

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

PLUM CREEK SOUTH PARK

A PARCEL OF LAND BEING IN SECTION 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH PRIME MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. 21-0057

INDEMNIFICATIONS AND ADHERENCE TO STANDARDS STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, TECHNICAL MANUALS AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

TOWN APPROVAL SIGNATURE BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER'S CERTIFICATION

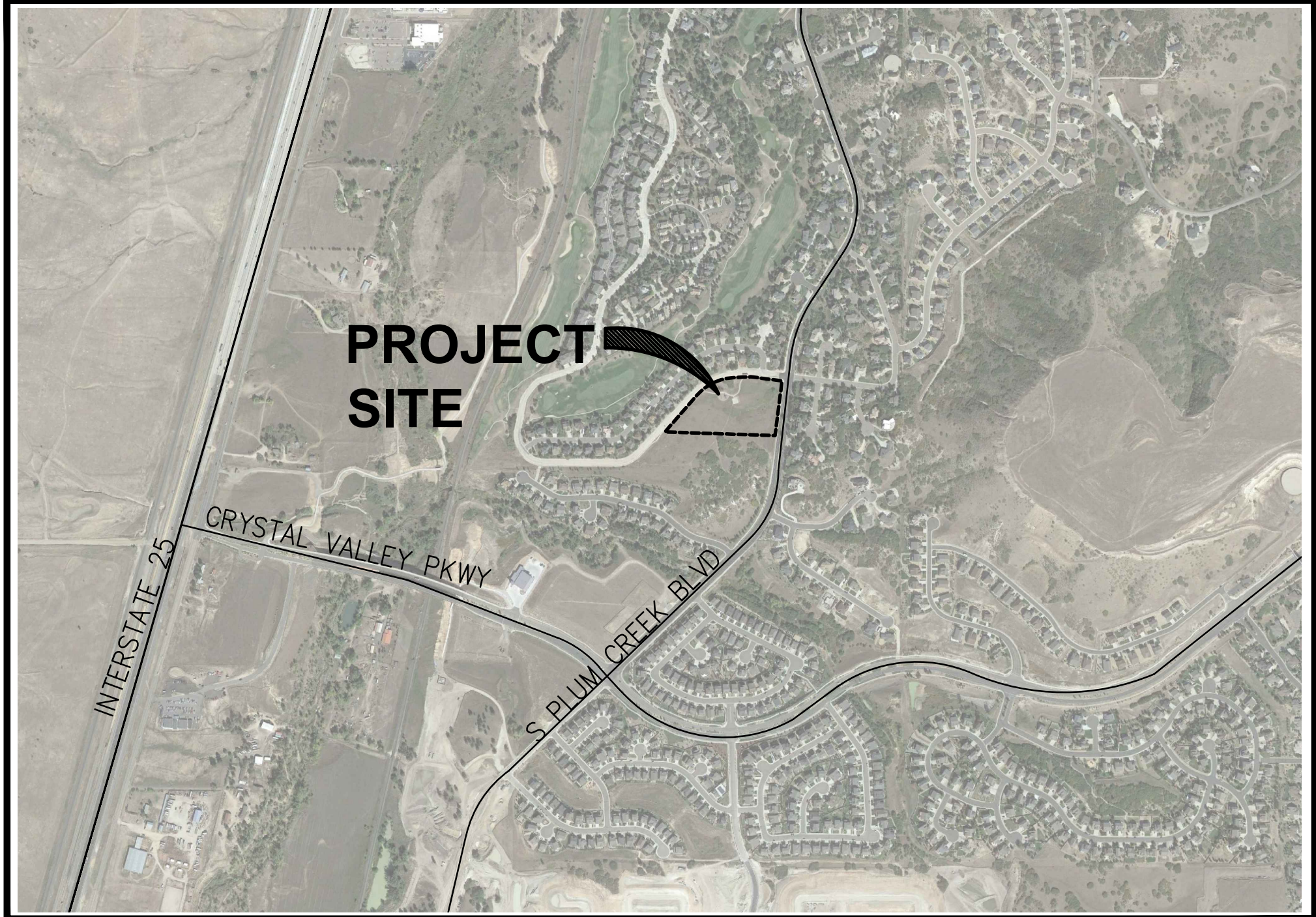
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

(CIVIL ENGINEER SIGNATURE AND SEAL HERE) DATE

TOWN OF CASTLE ROCK GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

VICINITY MAP



NOT TO SCALE

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
- THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY(30) INCHES IN HEIGHT ABOVE THE FLOW-LINE 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE _____ AS PER FEMA FIRM PANEL NO. _____ DATED _____. [IF APPLICABLE] PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- PROVIDE BENCHMARK INFORMATION HERE - THE LOCATION, DESCRIPTION AND NAVD88 ELEVATION OF THE PROJECT'S SURVEY BENCHMARK. THE PROJECT BENCHMARK SHALL HAVE A PUBLISHED NAVD88 ELEVATION, I.E. NGS BENCHMARKS OR DOUGLAS COUNTY CONTROL POINTS. IN ADDITION TO THE PROJECT BENCHMARK, ANY ON-SITE BENCHMARKS SHOULD ALSO BE PROVIDED FOR CONTRACTOR USE.
- PROVIDE A BASIS OF BEARINGS STATEMENT PER COLORADO STATE STATUTE.

SHEET INDEX

LANDSCAPE PLANS:

-- COVER SHEET
-- STAMPED PROJECT SURVEY
GN1.0--GN1.1 GENERAL NOTES
BP1.0 BOUNDARY PLAN
SP1.0 OVERALL SITE PLAN
L1.0 EXISTING CONDITIONS & DEMOLITION PLAN
L2.0 LAYOUT & MATERIALS PLAN
L3.0 ENLARGEMENT PLAN
L4.0 LANDSCAPE PLAN
L5.0--L5.2 SITE DETAILS
L6.0--L6.4 SITE DETAILS

CIVIL ENGINEERING PLANS:

C1 SITE PLAN
C2 GRADING AND UTILITY PLAN
C3 PLUM CREEK PARK SOUTH DRAINAGE BASINS

LEGEND

- PROPERTY LINE
--- EASEMENT LINE
--- NG(B) EX. GAS LINE
--- C(B) EX. COMMUNICATIONS LINE
--- UGEL(B) EX. UNDERGROUND ELECTRIC LINE
--- W(B) EX. WATER LINE
--- VEGETATION
- EX. TREE TO REMAIN
EX. LIGHT POLE
EX. IRRIGATION VALVE
EX. SURVEY MONUMENT
EX. SIGN
EX. BOLLARD
EX. CONTOUR - MAJOR
EX. CONTOUR - MINOR

- LIMITS OF DISTURBANCE
CONCRETE PAVING
CRUSHER FINES SURFACING
PLAY PIT WALL
FLAGSTONES
LANDSCAPE BOULDERS
BID ALTERNATE
NATIVE SEED

SURVEY BENCHMARK

ELEVATIONS ARE BASED UPON "CP BH2021046600005008", GEOGRAPHIC POSITION (NAD 1983), COLORADO STATE PLANE GRID COORDINATES (CENTRAL ZONE), N=1549928.022, E=3180049.064, NAVD 1988 ELEVATION = 6388.81 FEET. COMBINED FACTOR OF 0.99964082 WAS USED TO MODIFY STATE PLANE COORDINATES (SPN/0.99964044 = MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE/DESCRIPTION

OWNER

TOWN OF CASTLE ROCK, COLORADO
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
PHONE: 303-660-1015

PROJECT TEAM

LANDSCAPE ARCHITECT

DHM DESIGN CORPORATION
900 SOUTH BROADWAY, SUITE 300
DENVER, CO 80209
PHONE: 303-892-5566
CONTACT: MATTHEW WHIPPLE

CIVIL ENGINEER

BOHANNAN HUSTON INC
9785 MAROON CIR #140
ENGLEWOOD, CO 80112
PHONE: 303-763-3969
CONTACT: JARED LEE

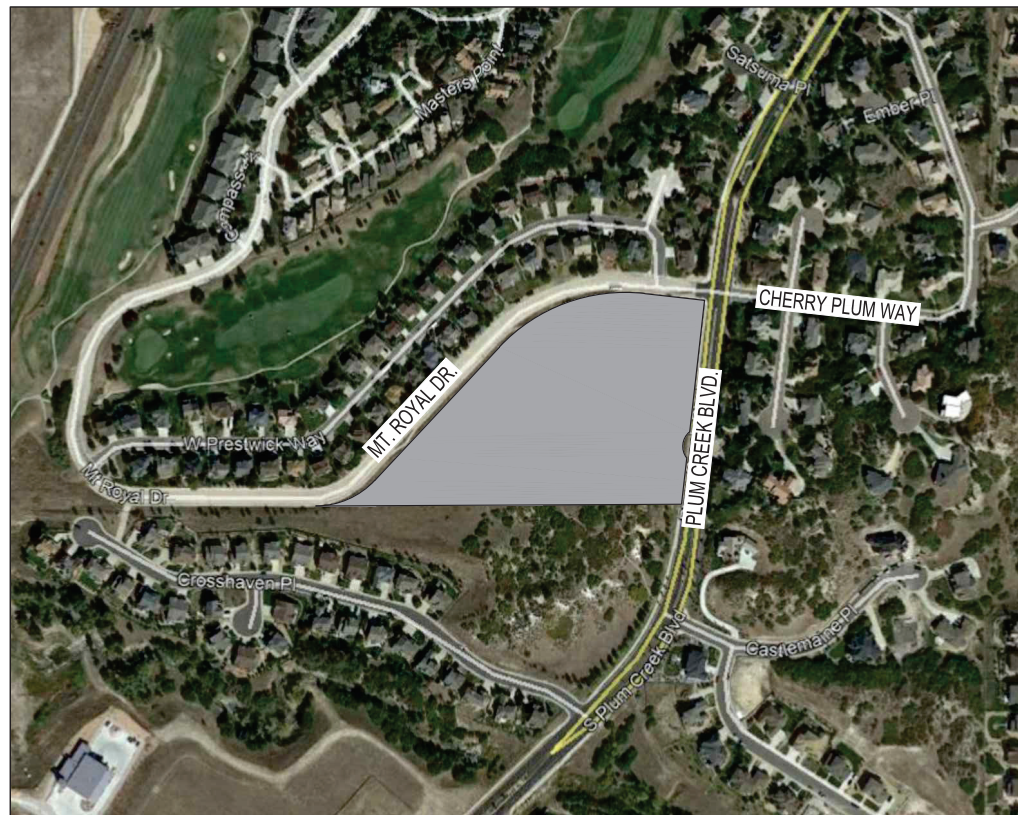


DHM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

DATE

OCTOBER 25, 2021

REVISION DATE: XX-XX-XXXX
XX-XX-XXXX
XX-XX-XXXX



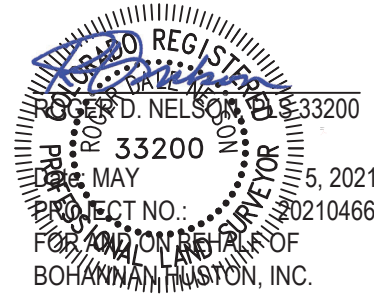
LOCATION MAP
NOT TO SCALE

NOTES:

1. UNIT OF MEASUREMENT
THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. SURVEY FEET.
2. STATUTE OF LIMITATIONS
NOTICE: ACCORDING TO COLORADO LAW 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. UTILITY LOCATIONS
UTILITY INFORMATION SHOWN HEREON IS FROM APPARENT SURFACE EVIDENCE AND AVAILABLE UTILITY COMPANY MAPS AND UTILITY LOCATES PROVIDED BY OTHERS, AND THEREFORE MAY NOT BE COMPLETE. UTILITIES ARE SHOWN FOR EVIDENCE OF POSSIBLE EASEMENTS. INTERESTED PARTIES REQUIRING MORE COMPLETE LOCATION INFORMATION ARE DIRECTED TO CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR ON SITE MARKING OF UNDERGROUND UTILITIES.
4. BENCHMARK
ELEVATIONS ARE BASED UPON "CP BH2021046600005008", GEOGRAPHIC POSITION (NAD 1983), COLORADO STATE PLANE GRID COORDINATES (CENTRAL ZONE), N=1549928.022, E=3180049.064, NAVD 1988 ELEVATION = 6388.81 FEET. COMBINED FACTOR OF 0.99964082 WAS USED TO MODIFY STATE PLANE COORDINATES (SPN/0.99964044 = MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)
5. DATE OF SURVEY
THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON APRIL 27, 2021.
6. THIS TOPOGRAPHIC SURVEY DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY. IT IS INTENDED ONLY TO DEPICT THE APPROXIMATE BOUNDARY LOCATIONS FOR PARK IMPROVEMENTS.

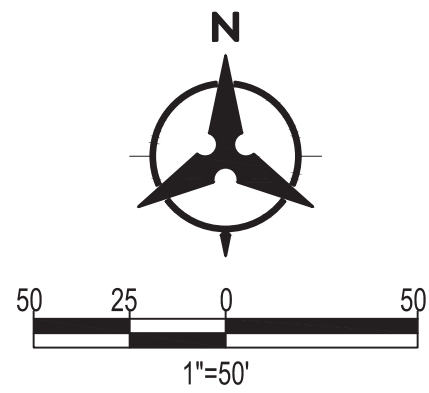
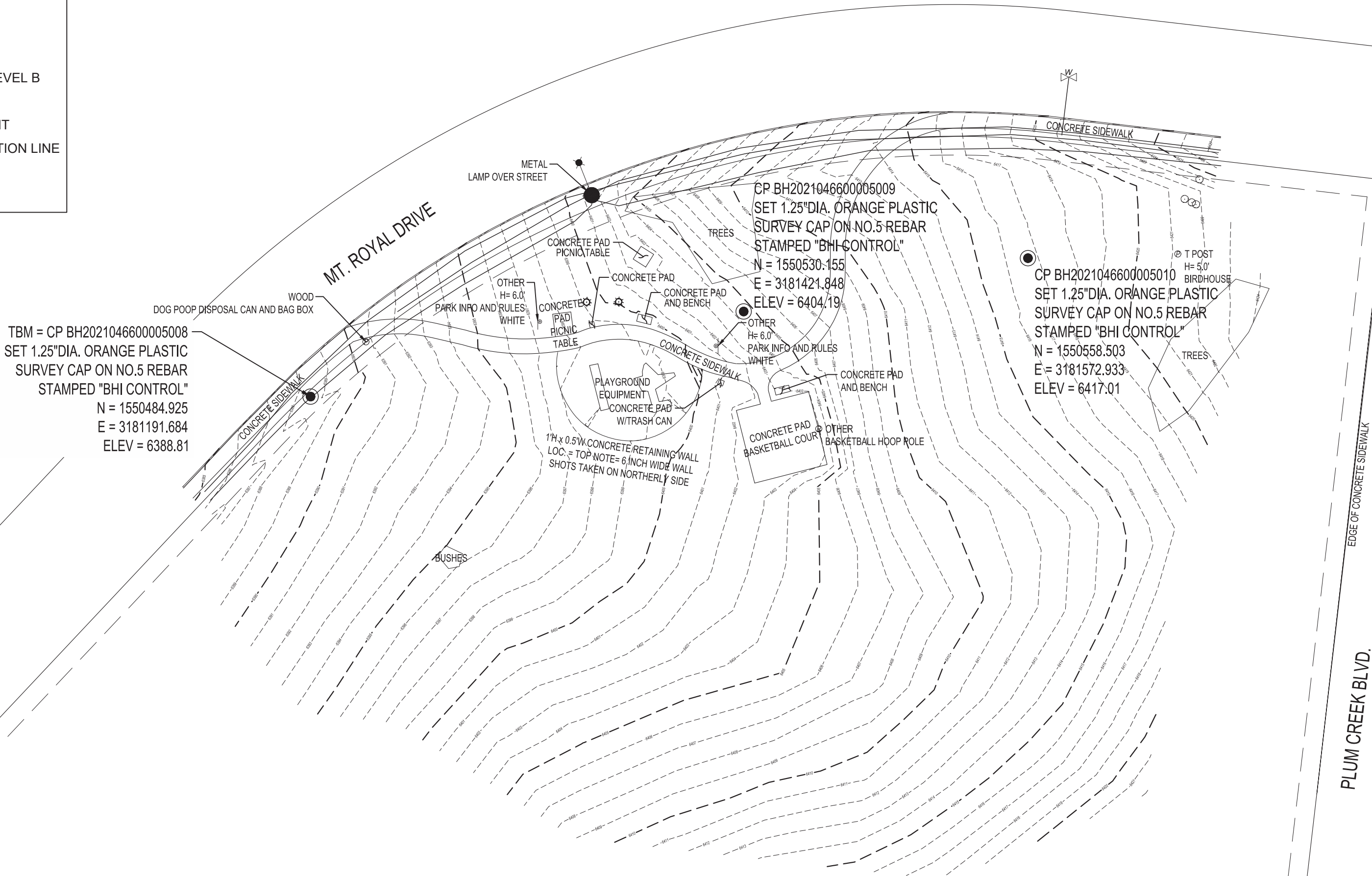
SURVEYOR'S CERTIFICATION:

I, ROGER D. NELSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THE TOPOGRAPHIC SURVEY AND THIS RESULTING MAP WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS MAP AND THE NOTES SHOWN HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



BH2021046600000101
TYPE: FOUND CHISELED MARK
AGENCY: PLS
CONDITION: GOOD
NOTE: CHISELED X IN NARROW GAUGE
RR-CAP REPORTED IN FILED PLATS IS MISSING

LEGEND	
	BOLLARD
	ELECTRICAL POLE
	GROUND SHOT
	LIGHTING POLE
	SET SURVEY MONUMENT CONTROL PLASTIC CAP
	SIGNAGE
	SURFACE SHOT
	TREE
	TREE
	WATER VALVE
	COMMUNICATIONS LINE SUE LEVEL B
	ELECTRICAL LINE UNDERGROUND SUE LEVEL B
	NATURAL GAS LINE SUE LEVEL B
	SURVEY EASEMENTS EXISTING EASEMENT
	SURVEY PROPERTY PLSS QUARTER SECTION LINE
	VEGETATION
	WATER LINE SUE LEVEL B



TOWN OF CASTLE ROCK
TRACT D, BLOCK 2
THE ESTATES ABOVE PLUM CREEK, SUBDIVISION FILING No. 4
Rec. No. 0316988

TOPOGRAPHIC MAP OF
PLUM CREEK SOUTH PARK
SECTION 23
TOWNSHIP 8 SOUTH, RANGE 67 WEST, 6TH P.M.
CASTLE ROCK, DOUGLAS COUNTY, COLORADO
MAY 5, 2021

BH2021046600000106
TYPE: FOUND IRON PIPE
POST Ø: 0.5 INCHES
AGENCY: PLS
CONDITION: GOOD
BH2021046600000105
TYPE: FOUND ALUMINUM CAP
CAP Ø: 2.5 INCHES
POST Ø: 1 INCHES
AGENCY: PLS
STAMP: 1999 T6S R67W C1/4 S23 LS 6935
ARCHER AND ASSOC
CONDITION: GOOD
NOTE: NEXT TO OLD FENCE CORNER
AND BRACE POST

Bohannon Huston
Meridian One 9785 Maroon Circle, Suite 140
Englewood, CO 80112 (303) 799-5103

STREET CONSTRUCTION NOTES

- ### SIGNAGE AND STRIPING NOTES

- FIRE NOTES

- ## WATER LINE CONSTRUCTION NOTES

- PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733- 2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE ASFOLLOWS:
 - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
 - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
 - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

STORM DRAINAGE CONSTRUCTION NOTES

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

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.
5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.
6. SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
7. ALL SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET EDGE-TO-EDGE FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL SANITARY SEWER LINES MUST BE TESTED IN ACCORDANCE WITH SECTION 450.6 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL IN THE PRESENCE OF A TCR CONSTRUCTION INSPECTOR.
9. ALL SANITARY SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

- LANDSCAPE NOTES

- ### IRRIGATION NOTES

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

TRACER WIRE INSTALLATION NOTES

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

TOWN APPROVAL SIGNATURE BLOCK

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

DEVELOPMENT SERVICES _____ DATE _____

SURVEY BENCHMARK

ELEVATIONS ARE BASED UPON "CP BH201046600005008",
GEOGRAPHIC POSITION (NAD 1983),
COLORADO STATE PLANE GRID COORDINATES (CENTRAL ZONE),
N=1549928.022, E=3180049.064,
NAVD 1988 ELEVATION = 6388.81 FEET.
COMBINED FACTOR OF 0.99964082 WAS
USED TO MODIFY STATE PLANE COORDINATES (SPN)/0.99964044 =
MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)

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TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER:	DATE
20104.02	10.25.2021

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE: _____
JOB DESCRIPTION: _____
CONSTRUCTION DOCUMENTS

SHEET TITLE:
GENERAL NOTES

SCALE: AS SHOWN

.....
SHEET NUMBER:

GN1.0

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1. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLAN MAY VARY FROM THE ACTUAL CONDITIONS; ADDITIONAL UTILITIES, NOT SHOWN ON PLANS, MAY ALSO EXIST. CONTRACTOR TO FIELD VERIFY ALL UTILITIES, PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS, PAVING, LANDSCAPE IMPROVEMENTS, IRRIGATION, OTHER EXISTING STRUCTURES AND IMPROVEMENTS & CONDITIONS THAT ARE TO REMAIN, AS A RESULT OF THE CONTRACTOR'S WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO DOCUMENT ALL EXISTING DAMAGES AND BRING TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY PRIOR TO MOVING FORWARD WITH ANY WORK. FAILURE TO IMMEDIATELY NOTIFY THE OWNER AND LANDSCAPE ARCHITECT WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY FOR ADJUSTMENTS TO THE DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
2. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES AND PUBLIC RIGHT-OF-WAYS AS A RESULT OF THIS PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER. REFER TO ADDITIONAL EROSION CONTROL PLANS AND TOWN STANDARDS FOR ADDITIONAL INFORMATION.
3. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. CONTRACTOR SHALL PROVIDE A SMOOTH FINISH GRADE THROUGHOUT THE ENTIRE PROJECT FREE OF RUTS, DEPRESSIONS AND IRREGULARITIES. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SWALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
4. CONTRACTOR TO REFER TO CIVIL PLANS FOR STORMWATER MANAGEMENT & EROSION CONTROL STANDARD NOTES AND DETAILS.

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2. THE CONTRACTOR SHALL STAKE ALL KEY AREAS TO BE REVIEWED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO REVIEW ALL PROJECT AND SURVEY INFORMATION AND FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING ON PROJECT AND PERFORMING ANY CONSTRUCTION OPERATIONS.
4. PROVIDE PROTECTIVE BARRIERS, FENCING, ETC., AS REQUIRED BY THE TOWN OF CASTLE ROCK STANDARDS, PLANS AND SPECIFICATIONS, AS PART OF ORIGINAL BID.
5. BEFORE CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES WITH RESPECTIVE UTILITY COMPANIES AND BECOME FAMILIAR WITH ALL EXISTING UTILITY CONDITIONS. CONTRACTOR TO REVIEW AND COMPARE SURVEY INFORMATION AND UTILITY LOCATES FOR DISCREPANCIES, ERRORS AND OMISSIONS AND BRING TO THE ATTENTION OF THE OWNER AND THE LANDSCAPE ARCHITECT IMMEDIATELY.

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1. ALL PLANT MATERIAL IS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG CURBS AND WALKWAYS TO ACCOMMODATE SEED. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
3. ALL AREAS TO BE SEEDED WILL HAVE THE TOPSOIL INSTALLED. THESE AREAS WILL THEN BE TILLED TO A MINIMUM 6" DEPTH INCORPORATING A-1 ORGANICS BIOMIX CLASS 1 COMPOST AT A MINIMUM RATE OF 4 C.Y. PER 1000 S.F. THE DISTURBED AREAS OF THE SITE WILL THEN BE FINE GRADED IN PREPARATION FOR SEEDING AS SPECIFIED IN THE PLANS AND SPECIFICATIONS.
4. ALL PLANT MATERIALS WILL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN AND STATE OF COLORADO INDUSTRY STANDARDS.

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4. ALL PLANT MATERIALS WILL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN AND STATE OF COLORADO INDUSTRY STANDARDS.

PLUM CREEK SOUTH PARK
TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO 80104

PROJECT NUMBER:	DATE
20104.02	10.25.2021

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE: _____
JOB DESCRIPTION: _____
CONSTRUCTION DOCUMENTS

SHEET TITLE:
GENERAL NOTES

SCALE: AS SHOWN
SHEET NUMBER:

GN1.1

TOWN APPROVAL SIGNATURE BLOCK

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

DEVELOPMENT SERVICES	DATE
----------------------	------

SURVEY BENCHMARK

ELEVATIONS ARE BASED UPON "CP BH201046600005008",
GEOGRAPHIC POSITION (NAD 1983),
COLORADO STATE PLANE GRID COORDINATES (CENTRAL ZONE),
N=1549928.022, E=3180049.064,
NAD 1988 ELEVATION = 6388.81 FEET.
COMBINED FACTOR OF 0.99964082 WAS
USED TO MODIFY STATE PLANE COORDINATES (SPN)/0.99964044 =
MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)

TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE 10.25.2021

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

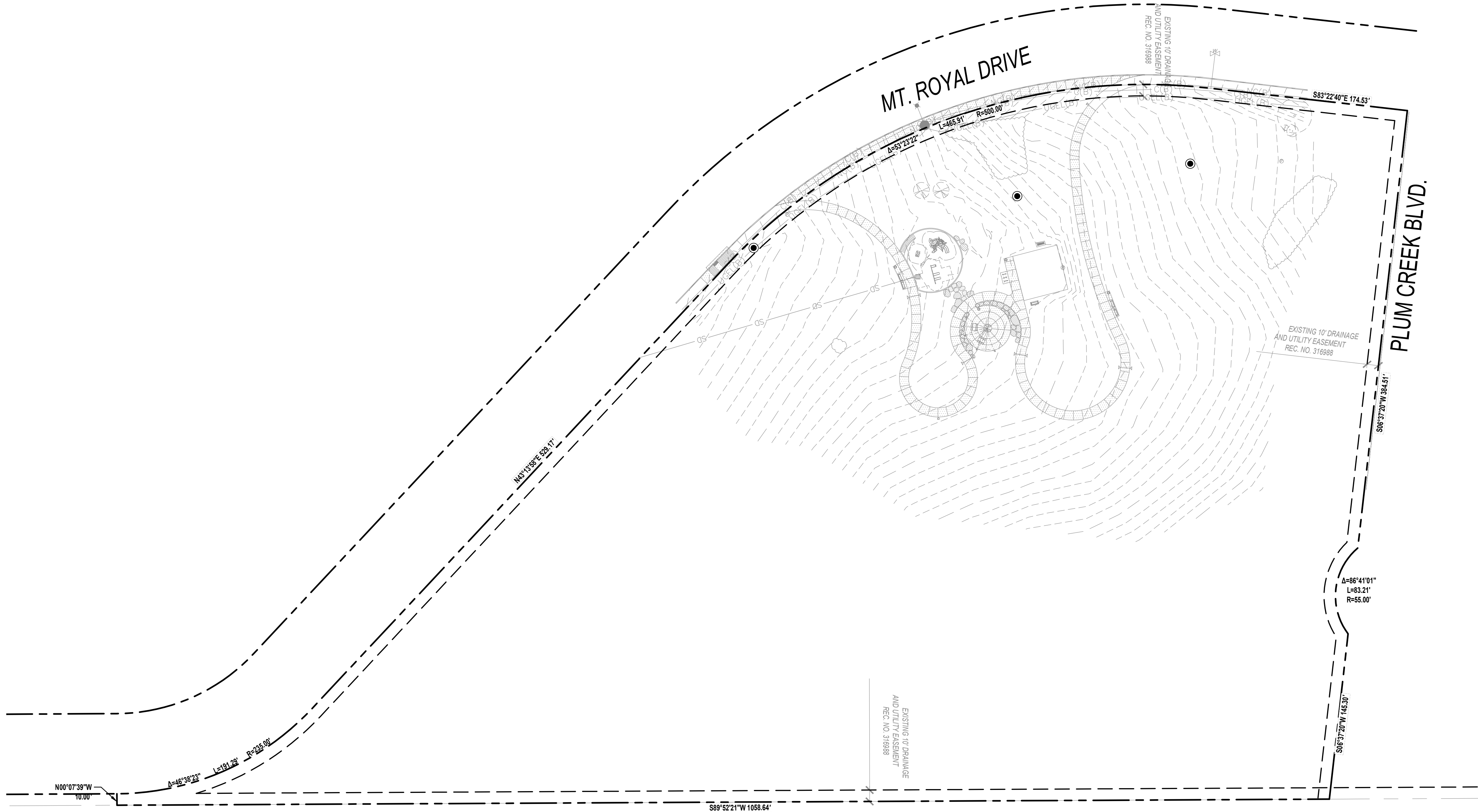
REVISION DATE: _____
JOB DESCRIPTION: _____
CONSTRUCTION DOCUMENTS

SHEET TITLE:
BOUNDARY PLAN

SCALE: AS SHOWN
SHEET NUMBER:

BP1.0

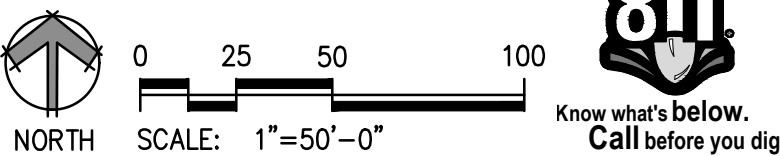
1. REFER TO SHEET SP1.0 FOR LIMITS OF DISTURBANCE



TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR
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PLUM CREEK SOUTH PARK
TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 0104.02 DATE 10.25.2021

DESIGNED: MTW/I

RAWN: KD

CHECKED: MTW

EVISIONS:

REVISION DATE:

CONSTRUCTION DOCUMENTS

SHEET TITLE:
OVERALL SITE PLAN

SCALE: AS SHOWN

HEET NUMBER:

SP1.0

	PROPERTY LINE
	EASEMENT LINE
	EX. GAS LINE
	EX. COMMUNICATIONS LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. WATER LINE
	EX. VEGETATION

EX. TREE TO REMAIN

EX. LIGHT POLE

EX. IRRIGATION VALVE

EX. SURVEY MONUMENT

EX. SIGN

EX. BOLLARD

EX. CONTOUR = MAJOR

EX. CONTOUR =

LIMITS OF DISTURBANCE

CONCRETE PAVING

PLAY PIT WALL

EL ACETONES

LANDSCAPE DESIGN

BID ALTERNATE

☐ NATIVE SEED

1. REFER TO SHEET BP1.0 FOR EXTENTS OF PROPERTY BOUNDARY.

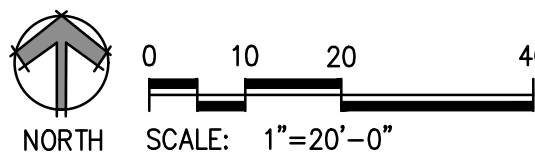
TOWN APPROVAL SIGNATURE BLOCK

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Know what's below
Call before you

LEGEND

- PROPERTY LINE
EASEMENT LINE
NG(B)
C(B)
UGEL(B)
W(B)
EX. GAS LINE
EX. COMMUNICATIONS LINE
EX. UNDERGROUND ELECTRIC LINE
EX. WATER LINE
EX. VEGETATION
EX. TREE TO REMAIN
EX. LIGHT POLE
EX. IRRIGATION VALVE
EX. SURVEY MONUMENT
EX. SIGN
EX. BOLLARD
EX. CONTOUR - MAJOR
EX. CONTOUR - MINOR
LIMITS OF DISTURBANCE
AREA TO BE REMOVED
TREE PROTECTION

NOTES

1. REFER TO STAMPED SURVEY SHEET FOR ADDITIONAL INFORMATION.

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PLUM CREEK SOUTH PARK

TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE: 10.25.2021

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE:

JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:
EXISTING CONDITIONS
AND DEMOLITION PLAN

SCALE: AS SHOWN

SHEET NUMBER:

L1.0

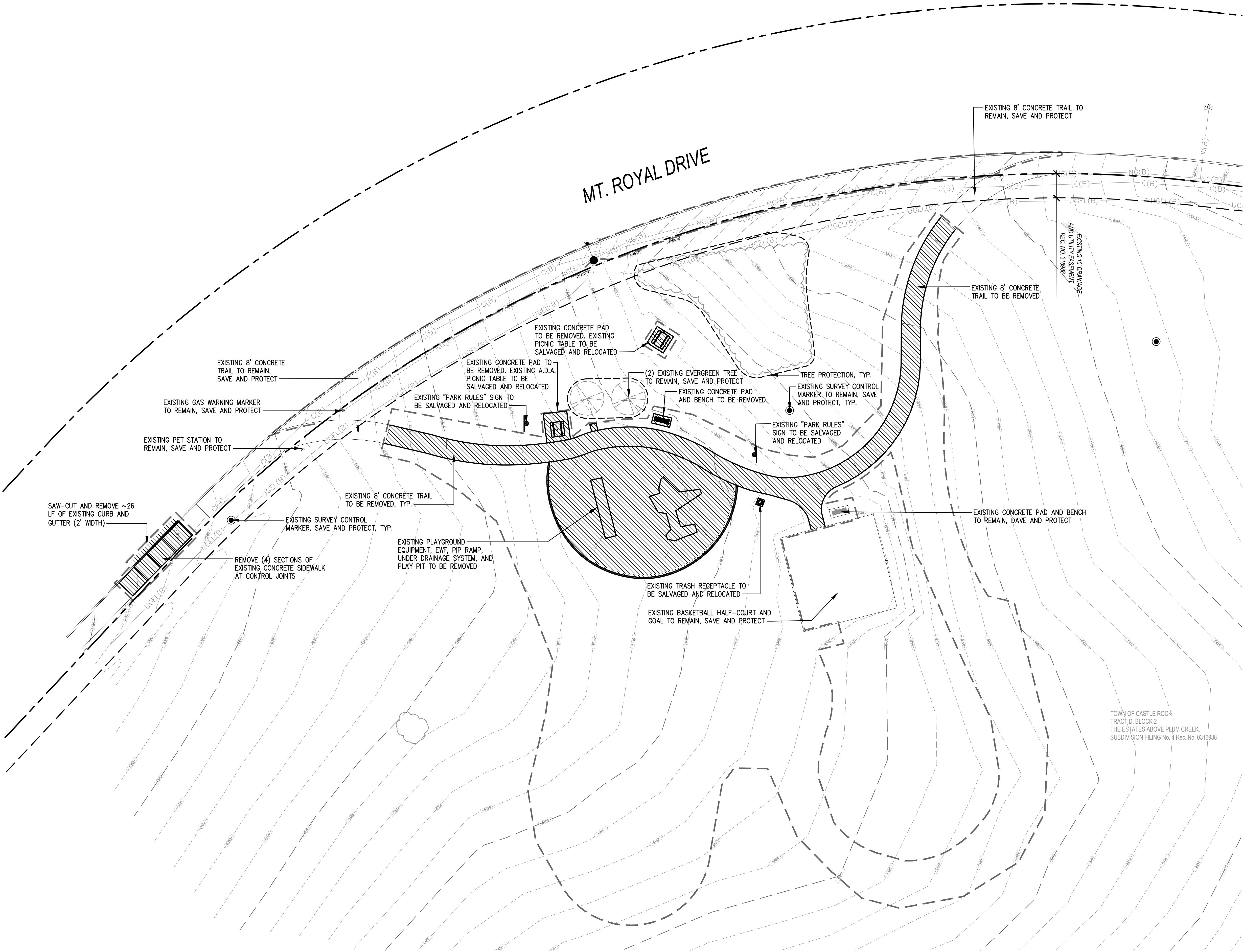
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TOWN OF CASTLE ROCK
TRACT D, BLOCK 2
THE ESTATES ABOVE PLUM CREEK,
SUBDIVISION FILING No. 4 Rec. No. 0318988

FILE NAME: P:\Users\jlee\OneDrive\Documents\20104.02\20104.02.dwg
PLOT DATE: 10/25/2021
PLOT TIME: 10:00:00 AM
PLOT USER: jlee
PLOT DEVICE: HP DesignJet T1100e
PLOT SCALE: 1"=20'-0"

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- NG(B)
- C(B)
- UGEL(B)
- W(B)
- EX. VEGETATION
- EX. TREE TO REMAIN
- EX. LIGHT POLE
- EX. IRRIGATION VALVE
- EX. SURVEY MONUMENT
- EX. SIGN
- EX. BOLLARD
- LIMITS OF DISTURBANCE
- CONCRETE PAVING
- CRUSHER FINES SURFACING
- PLAY PIT WALL
- FLAGSTONES
- LANDSCAPE BOULDERS
- BID ALTERNATE

NOTES

- REFER TO CIVIL FOR ADDITIONAL STORM WATER IMPROVEMENTS.
- ALL CONCRETE SCORING SHALL BE PERPENDICULAR (90° ANGLE) TO EDGE OF CONCRETE AND LOCATED AS SHOWN ON PLANS. INCORRECT SCORING IS SUBJECT TO CONCRETE REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST.

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PLUM CREEK SOUTH PARK

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CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

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DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE:
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:
LAYOUT AND MATERIALS PLAN

SCALE: AS SHOWN

SHEET NUMBER:

L2.0

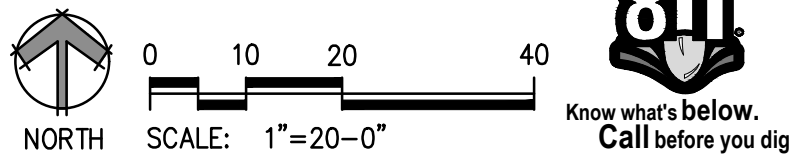
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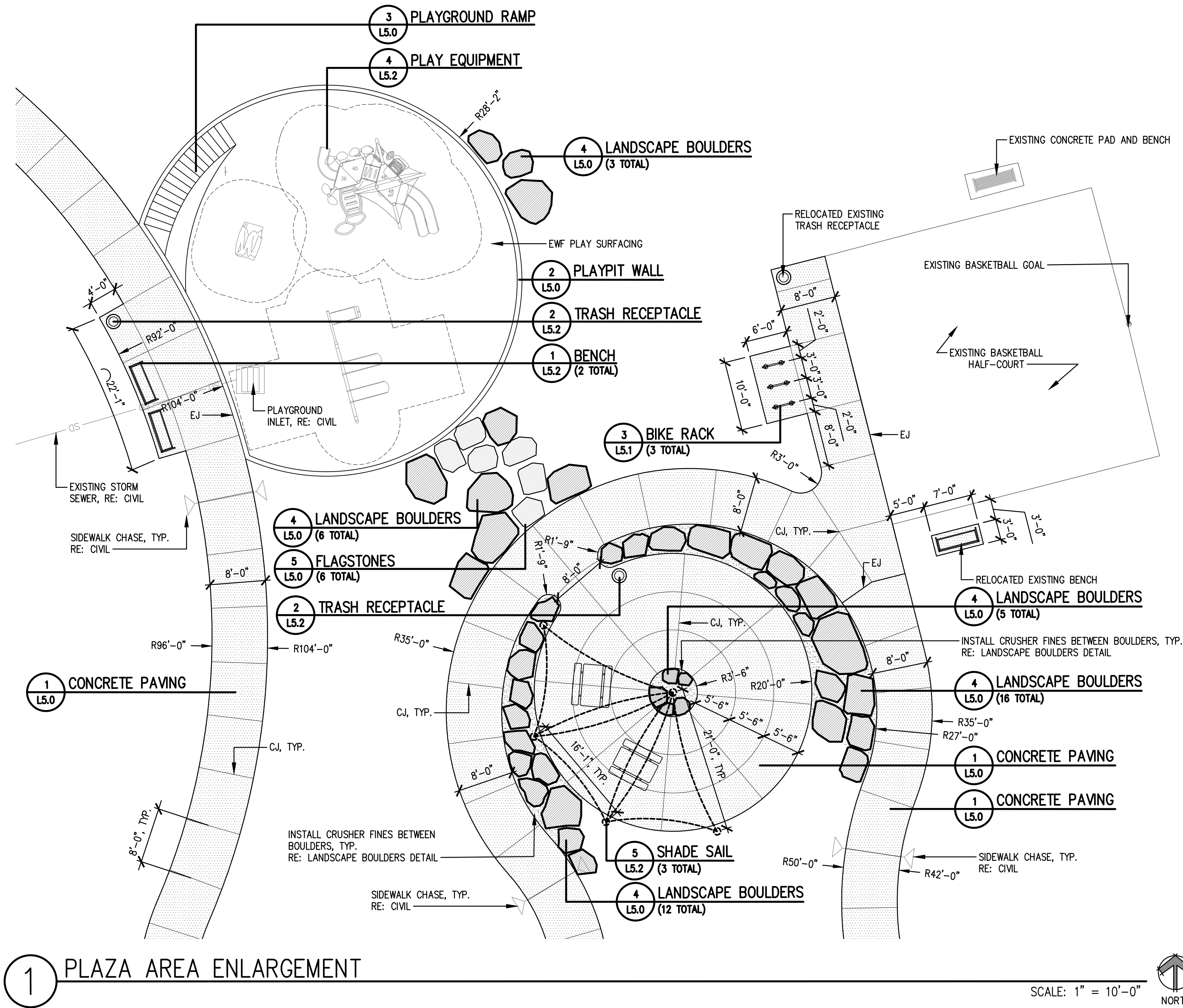


LEGEND

- PROPERTY LINE
--- EASEMENT LINE
--- NG(B) EX. GAS LINE
--- C(B) EX. COMMUNICATIONS LINE
--- UGEL(B) EX. UNDERGROUND ELECTRIC LINE
--- W(B) EX. WATER LINE
--- EX. VEGETATION
- EX. TREE TO REMAIN
EX. LIGHT POLE
EX. IRRIGATION VALVE
EX. SURVEY MONUMENT
EX. SIGN
EX. BOLLARD
- CONCRETE PAVING
CRUSHER FINES SURFACING
PLAY PIT WALL
FLAGSTONES
LANDSCAPE BOULDERS

NOTES

1. REFER TO CIVIL SHEETS FOR PLAYGROUND DRAINAGE SYSTEM.
2. ALL CONCRETE SCORING SHALL BE PERPENDICULAR (90° ANGLE) TO EDGE OF CONCRETE AND LOCATED AS SHOWN ON PLANS. INCORRECT SCORING IS SUBJECT TO CONCRETE REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST.



1 PLAZA AREA ENLARGEMENT

TOWN APPROVAL SIGNATURE BLOCK

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

DEVELOPMENT SERVICES DATE

SURVEY BENCHMARK

ELEVATIONS ARE BASED UPON "CP BH2021046600005008", GEOGRAPHIC POSITION (NAD 1983), COLORADO STATE PLANE GRID COORDINATES (CENTRAL ZONE), N=1549928.022, E=3180049.064, NAVD 1988 ELEVATION = 6388.81 FEET. COMBINED FACTOR OF 0.99964082 WAS USED TO MODIFY STATE PLANE COORDINATES (SPN/0.99964044 = MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)



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PLUM CREEK SOUTH PARK
TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE: 10.25.2021

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE:
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:
ENLARGEMENT PLAN

SCALE: AS SHOWN

SHEET NUMBER:

L3.0

LEGEND

- PROPERTY LINE
EASEMENT LINE
NG(B) EX. GAS LINE
C(B) EX. COMMUNICATIONS LINE
UGEL(B) EX. UNDERGROUND ELECTRIC LINE
W(B) EX. WATER LINE
EX. VEGETATION
- EX. TREE TO REMAIN
EX. LIGHT POLE
EX. IRRIGATION VALVE
EX. SURVEY MONUMENT
EX. SIGN
EX. BOLLARD
EX. CONTOUR - MAJOR
EX. CONTOUR - MINOR
LIMITS OF DISTURBANCE
CONCRETE PAVING
PLAY PIT WALL
FLAGSTONES
LANDSCAPE BOULDERS
NATIVE SEED

NOTES

1. REFER TO CIVIL SHEETS FOR EROSION CONTROL INFORMATION.

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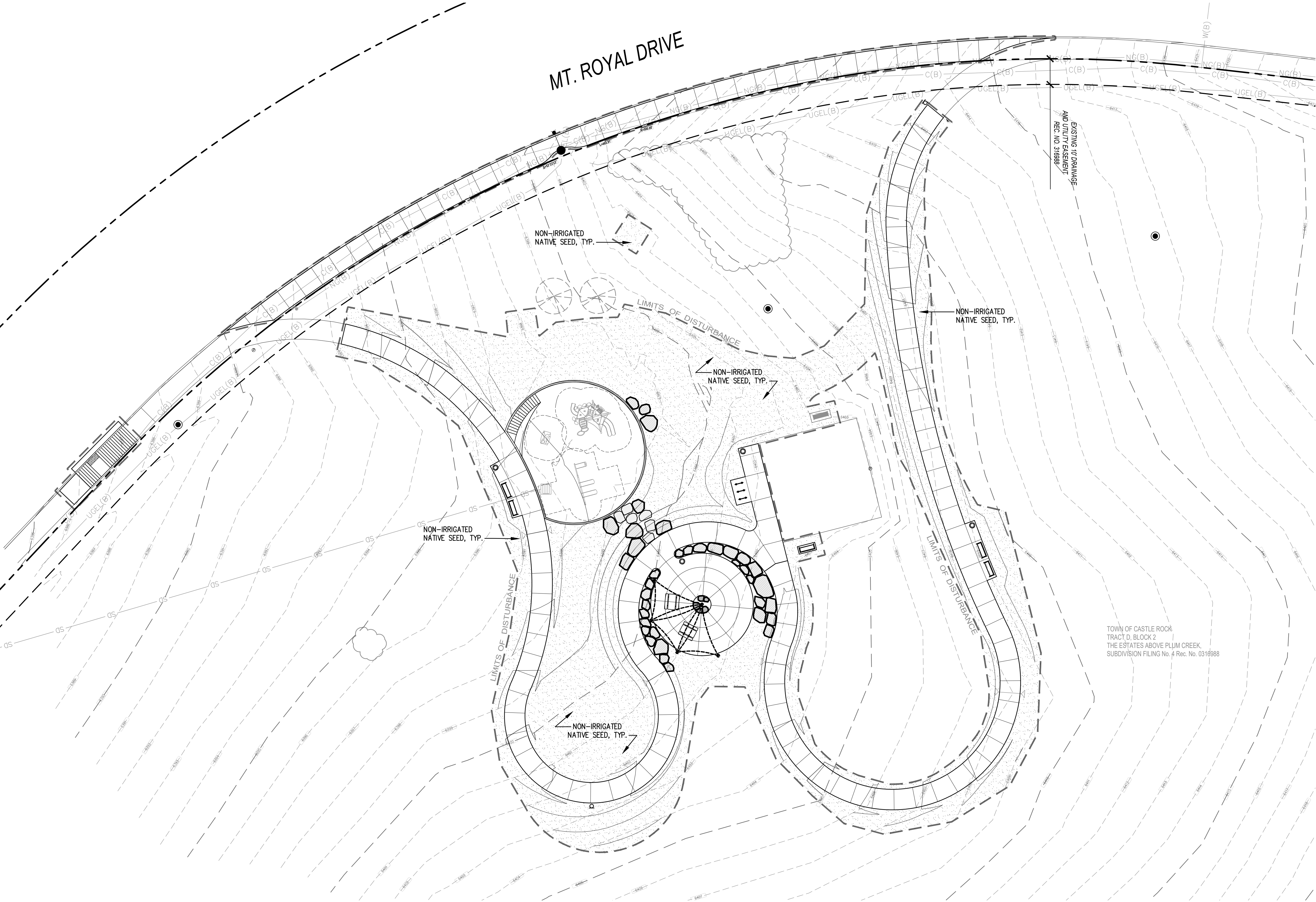
REVISION DATE:
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:
LANDSCAPE PLAN

SCALE: AS SHOWN

SHEET NUMBER:

L4.0



TOWN OF CASTLE ROCK LANDSCAPE NOTES

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

SEED DESCRIPTIONS

NATIVE SEED (DOUGLAS COUNTY PERMANENT SEED)

PROVIDED BY: ARKANSAS VALLEY SEED
APPLICATION METHOD: DRILLED SEED
APPLICATION RATE: 9.2 LBS/ACRE (PURE LIVE SEED)

COMMON NAME	MIX % PER MFR. (PROPRIETARY)
BIG BLUESTEM	
INDIAN GRASS	
SWITCHGRASS	
SIDEOTS GRAMA	
WESTERN WHEATGRASS	
BLUE GRAMA	
THICKSPIKE WHEATGRASS	
PRAIRIE SANDREED	
GREEN NEEDLEGRASS	
SLENDER WHEATGRASS	
STREAMBANK WHEATGRASS	

WATER USE: VERY LOW (NON-IRRIGATED)

LANDSCAPE SUMMARY TABLE

GROSS DISTURBED SITE AREA:	34,442 SQ.FT.
LANDSCAPE AREA (TOTAL):	19,127 SQ.FT. (55.5%)
IRRIGATED LANDSCAPE:	0 SQ.FT. (0%)
NON-IRRIGATED LANDSCAPE:	19,127 SQ.FT. (55.5%)
LIVING GROUND COVER:	19,127 SQ.FT. (55.5%)
NON-LIVING GROUND COVER:	0 SQ.FT. (0%)
IRRIGATED TURF:	0 SQ.FT. (0%)



0 10 20 40
SCALE: 1"=20'-0"



REGISTERED LANDSCAPE ARCHITECT

Bill Neumann, TOCR CERTIFICATION # 18-2655

Signature: _____, PLA License # 175

TOWN APPROVAL SIGNATURE BLOCK

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- ① IN A NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMP(S) SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONCEPT PLANS.
- ② ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
- ③ A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

④ IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP (ON THE APEX) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.

⑥ DETECTABLE WARNING SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONVICTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

1. CURB RAMP, BLENDED TRANSITIONS, AND DEPRESSION CORNERS AT PEDESTRIAN STREET CROSSINGS;
2. PEDESTRIAN REFUGE ISLANDS (6 FEET IN WIDTH OR GREATER);
3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.

⑥ DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.

⑦ IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMP LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP FINISH SLOPE.

⑧ ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.

(10) IN NEW CONSTRUCTION, PULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY

PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GREATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1V:2H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.

(11) CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.

(13) THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.

(14) FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.

15) THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.

15. GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

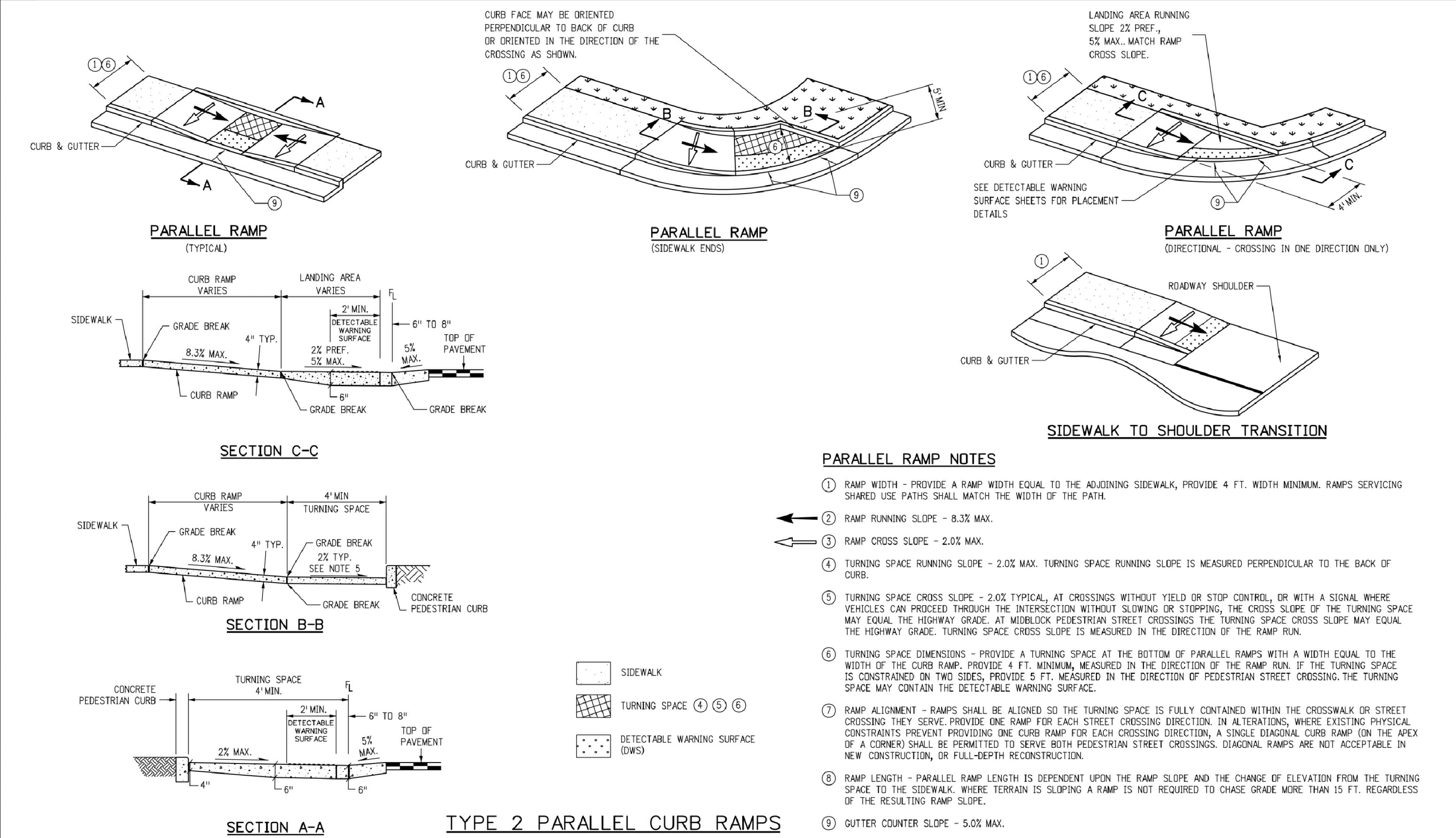
(18) IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST BE TIED INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE PLACED TO TRANSITION TO THE DENVER CROSS GRADE. THE TRANSITION TO THE DENVER CROSS GRADE SHALL BE DONE IN SUCH A MANNER THAT THE

LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 3% PER LINEAR FOOT.

(19) DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:

GENERAL NOTES & PAY AREAS

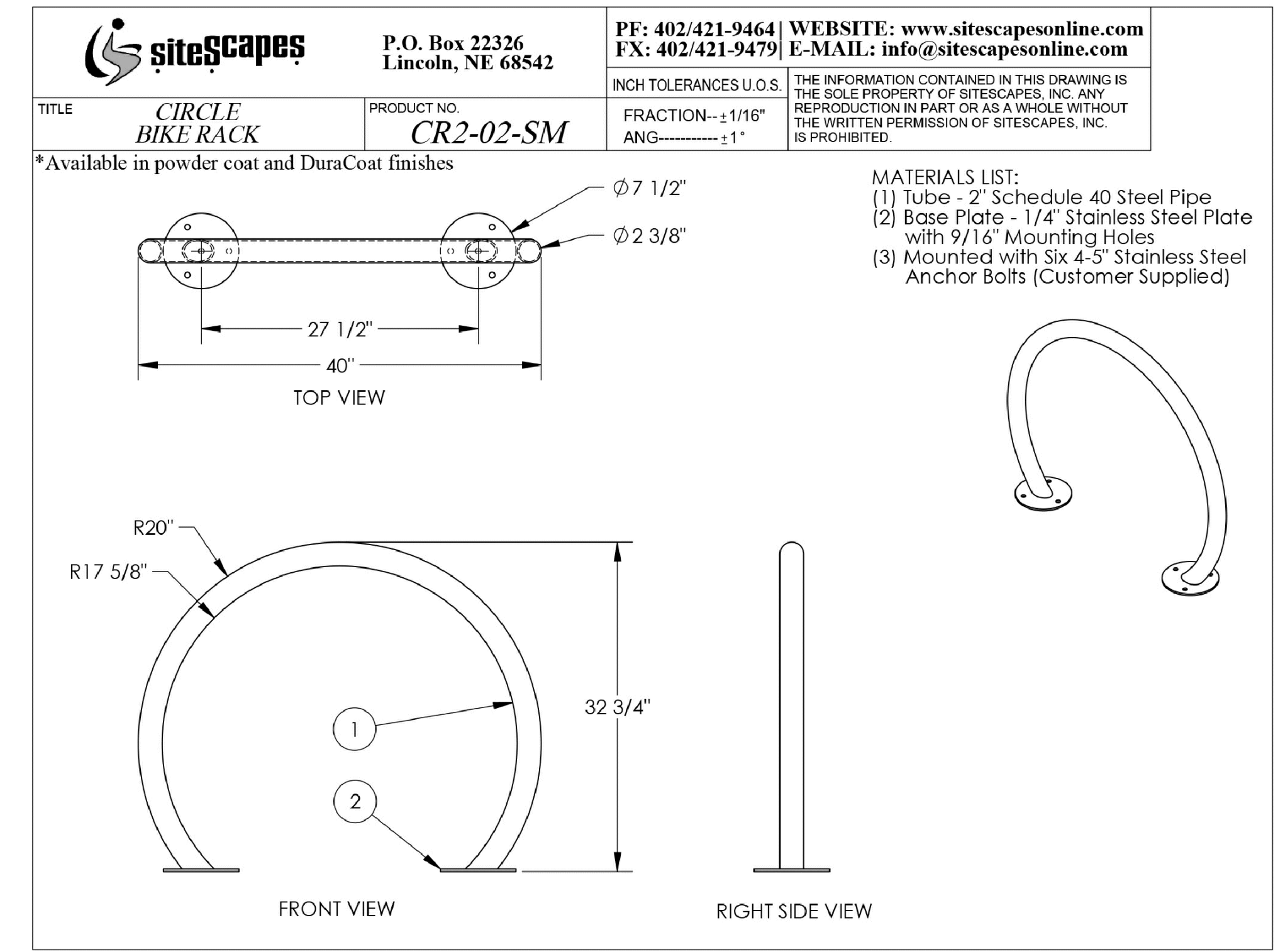
20. WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMMODATE SUCH EQUIPMENT.
21. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN ANY RIGID PAVEMENT, OR STRUCTURE, THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CURB SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SLAB.
22. PROVIDE TIE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.



- ① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- ② RAMP RUNNING SLOPE - 0.33 MAX.
- ③ RAMP CROSS SLOPE - 2.0% MAX.
- ④ TURNING SPACE RUNNING SLOPE - 4.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.
- ⑤ TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL, WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.
- ⑥ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RUN. PROVIDE 4 FT. MINIMUM MEASURED IN THE DIRECTION OF THE RAMP RUN IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.
- ⑦ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERNATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT THE ONE CURB RAMP PER EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APPEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
- ⑧ RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE ADJOINING TERRAIN. IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
- ⑨ BUTTER COUNTER SLOPE - 5.0% MAX.

Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB RAMPS		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments:	 2823 West Howard Place 0201 HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-608-1		Standard Sheet No. 4 of 10	
Designer Initials: JJB	(X-X)								
Last Modification Date: 07/31/19	(X-X)								
Detailer Initials: LTA	(X-X)								
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch		JBK		Issued by the Project Development Branch: July 31, 2019	
								Project Sheet Number:	

NOT TO SCALE



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NOT TO SCALE

NOT TO SCALE

MANUFACTURE: SITESCAPES
MODEL: CIRCLE RACK #CR2-02-SM PF
COLOR: BLACK
INSTALL: SURFACE MOUNT
OR APPROVED SUBSTITUTE

P.O. Box 22326
Lincoln, NE 68542

PF: 402/421-9464
FX: 402/421-9479

WEBSITE: www.sitescapesonline.com
E-MAIL: info@sitescapesonline.com

TITLE <i>CITYVIEW FLAT BENCH</i>	PRODUCT NO. <i>CV1-1100</i>
--	---------------------------------------

INCH TOLERANCES U.O.S.

FRACTION-- $\pm 1/16"$
ANG----- $\pm 1^\circ$

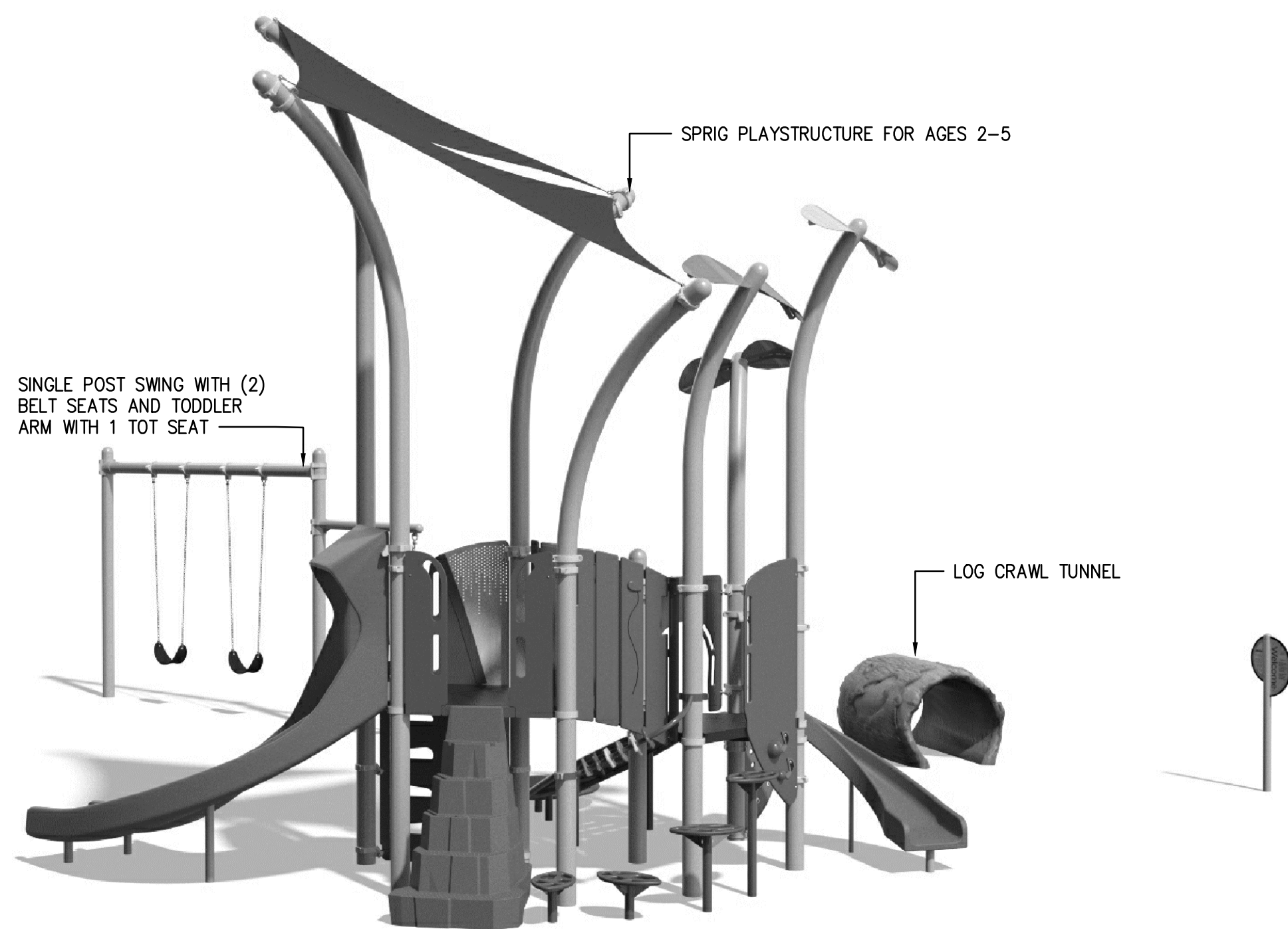
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*Available in powder coat and DuraCoat finishes

Materials List

- (1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar
- (2) Support Pipes - ϕ 1.315" x .133" Steel Pipe
- (3) End Units - 1" Square Solid Steel Bar
- (4) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
- (5) Mounted with Four ϕ 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

1 BENCH
 MANUFACTURE: SITESCAPES
 MODEL: CITYVIEW BACKLESS BENCH # CV1-1100-PF
 COLOR: BLACK
 INSTALL: SURFACE MOUNT
 OR APPROVED SUBSTITUTE



4	PLAY EQUIPMENT
	MANUFACTURE: LANDSCAPE STRUCTURES INC.
	MODEL: SMARTPLAY #1158519-01-01
	COLOR: POSTS - DUNE
	CLAMPS - LIMON
	SLIDES, SUMMIT CLIMBER - LEAF
	PANELS - ACORN
	SAILS - PINE GREEN
	SWINGS - DUNE WITH LIMON
	POST ACCENTS - LEAF AND LIMON
	NO SUBSTITUTES

siteScapes P.O. Box 22326 Lincoln, NE 68542		PF: 402/421-9464 WEBSITE: www.sitescapesonline.com FX: 402/421-9479 E-MAIL: info@sitescapesonline.com	
TITLE CITYVIEW TRASH RECEPTACLE	PRODUCT NO. CV2-1000	INCH TOLERANCES U.O.S. FRACTION-- ± 1/16" ANG----- ± 1°	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

* Available in powder coat and DuraCoat finishes

TOP VIEW

Materials List

- (1) Vertical Straps - 5/16" x 1 1/2" Steel Flat Bar
- (2) Top Ring - Ø 5/8" Steel Round Bar
- (3) Support Rings - 1/4" x 2" Steel Flat Bar
- (4) Support Bars - 1/2" x 1" Steel Flat Bar
- (5) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
- (6) Lid - Ø 24" x .075" Wall Steel Lid

Attached to Basket with Stainless Steel Airline Cable

(7) Mounted with Three Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

(8) 40 Gallon Rigid Plastic Liner with Handles Included

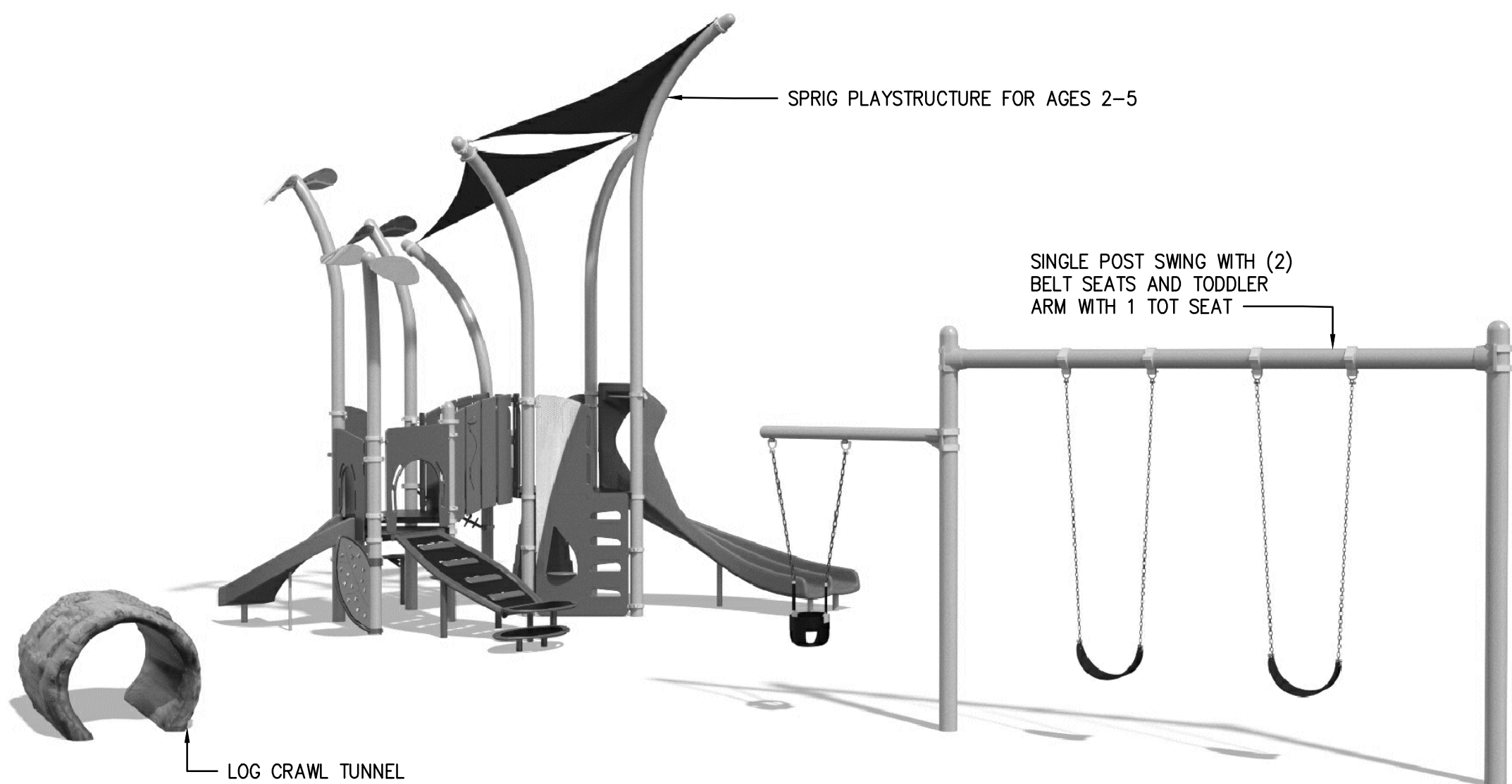
FRONT VIEW

BOTTOM VIEW
MOUNTING DETAIL

2	TRASH RECEPTACLE	NOT TO SCALE
	MANUFACTURE: SITESCAPES	
	MODEL: CITYVIEW #: CV2-1000-PF	
	COLOR: BLACK	
	INSTALL: SURFACE MOUNT	
	OR APPROVED SUBSTITUTE	



3 PET STATION
MANUFACTURE: ZERO WASTE USA NOT TO SCALE
MODEL: SENTRY DOG STATION
DISPENSER: ROLL BAG SYSTEM
COLOR: GREEN
INSTALL: IN-GROUND, PER MANUFACTURER'S RECOMMENDATIONS
OR APPROVED SUBSTITUTE



NOTE:
CONTRACTOR TO PROVIDE (3)
SHADE SAILS AND (5) POSTS
FOR SHADE STRUCTURE.

5	SHADE SAIL MANUFACTURE: LANDSCAPE STRUCTURES INC. MODEL: SKYWAYS TRIANGLE SAIL COLOR: POSTS – DUNE SAILS – PINE GREEN NO SUBSTITUTES
---	---

TOWN APPROVAL SIGNATURE BLOCK
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APPROVED BY:

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PLUM CREEK SOUTH PARK
TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE 10.25.2021

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE: _____
JOB DESCRIPTION: _____
CONSTRUCTION DOCUMENTS

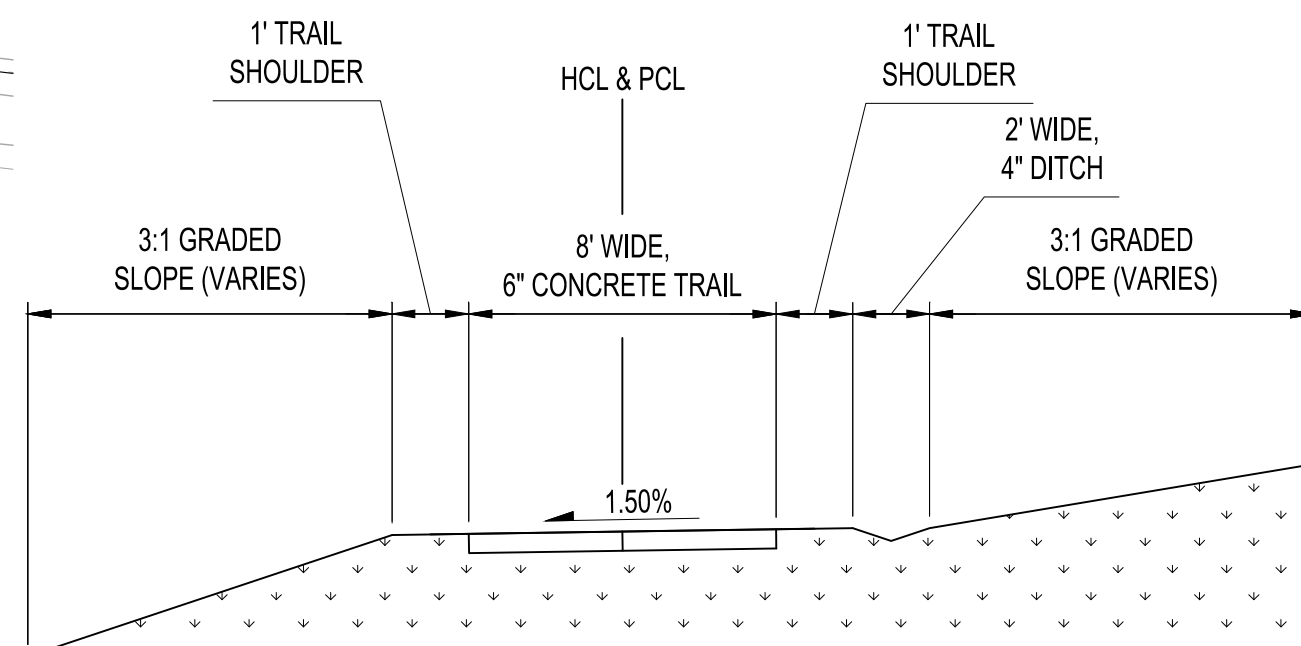
SHEET TITLE:
SITE DETAILS

SCALE: AS SHOWN

SHEET NUMBER: _____

L5.2

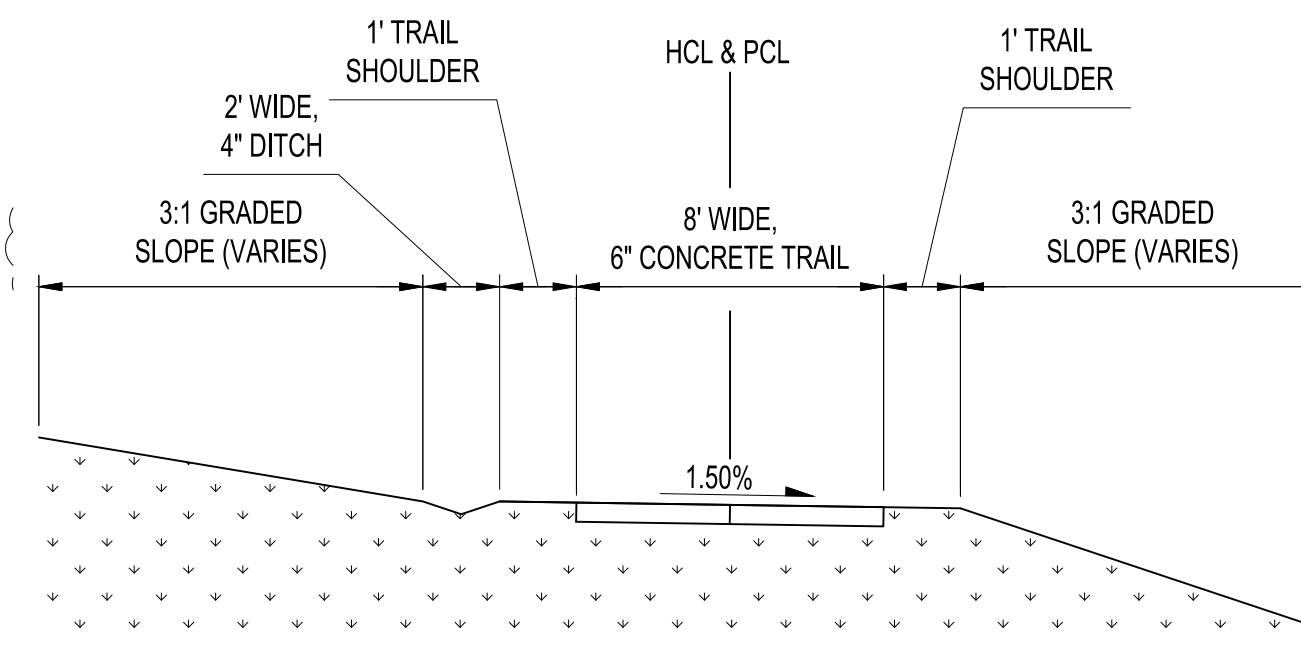
TYPE I TRAIL SECTION
WITH RIGHT HAND DITCH



NOT TO SCALE

STA. 02+00.00 TO STA. 04+07.69
STA. 05+00.00 TO STA. 08+24.65

TYPE I TRAIL SECTION WITH LEFT HAND DITCH



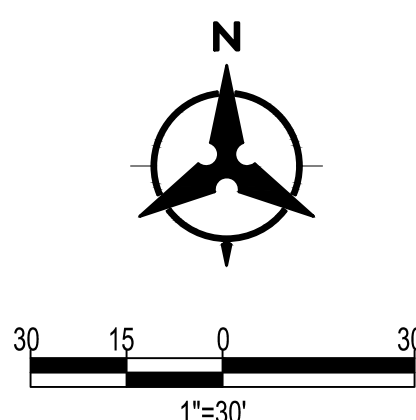
NOT TO SCALE

STA. 00+00.00 TO STA. 02+00.00
STA. 04+07.69 TO STA. 05+00.00

LEGEND

— — — — — EXISTING CONTOUR

PROPOSED CONCRETE TRAIL



PROFESSIONAL ENGINEER'S CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

(CIVIL ENGINEER SIGNATURE AND SEAL HERE) DATE

TOWN APPROVAL SIGNATURE BLOCK

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

DEVELOPMENT SERVICES	DATE _____
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SURVEY BENCHMARK

ELEVATIONS ARE BASED UPON "CP BH2021046600005008",
GEOGRAPHIC POSITION (NAD 1983),
COLORADO STATE PLANE GRID COORDINATES (CENTRAL ZONE),
N=1549928.022, E=3180049.064,
NAD 1988 ELEVATION = 6388.81 FEET.
COMBINED FACTOR OF 0.99964082 WAS
USED TO MODIFY STATE PLANE COORDINATES (SPN/0.99964044
= MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER WITH A VERTICAL RAILROAD RAIL WITH A CHISELED "X" IN THE TOP AND AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER WITH A 1/2" DIAMETER IRON PIPE (CONFLICTING MONUMENT BEARS S00D1712"E A DISTANCE OF 7.31 FEET, BEING MONUMENTED WITH A 1" PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED: "SURVEY MONUMENT ARCHER & ASSOCIATES T 6 S, R 67 W, C 1/4 L 6395 1999") AS BEARING N89D42'46"E A DISTANCE OF 2625.48 FEET.

PLUM CREEK SOUTH PARK

TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER:	DATE
20104.02	10.25.2021

DESIGNED: JML
DRAWN: DP/CH
CHECKED: JML

REVISIONS

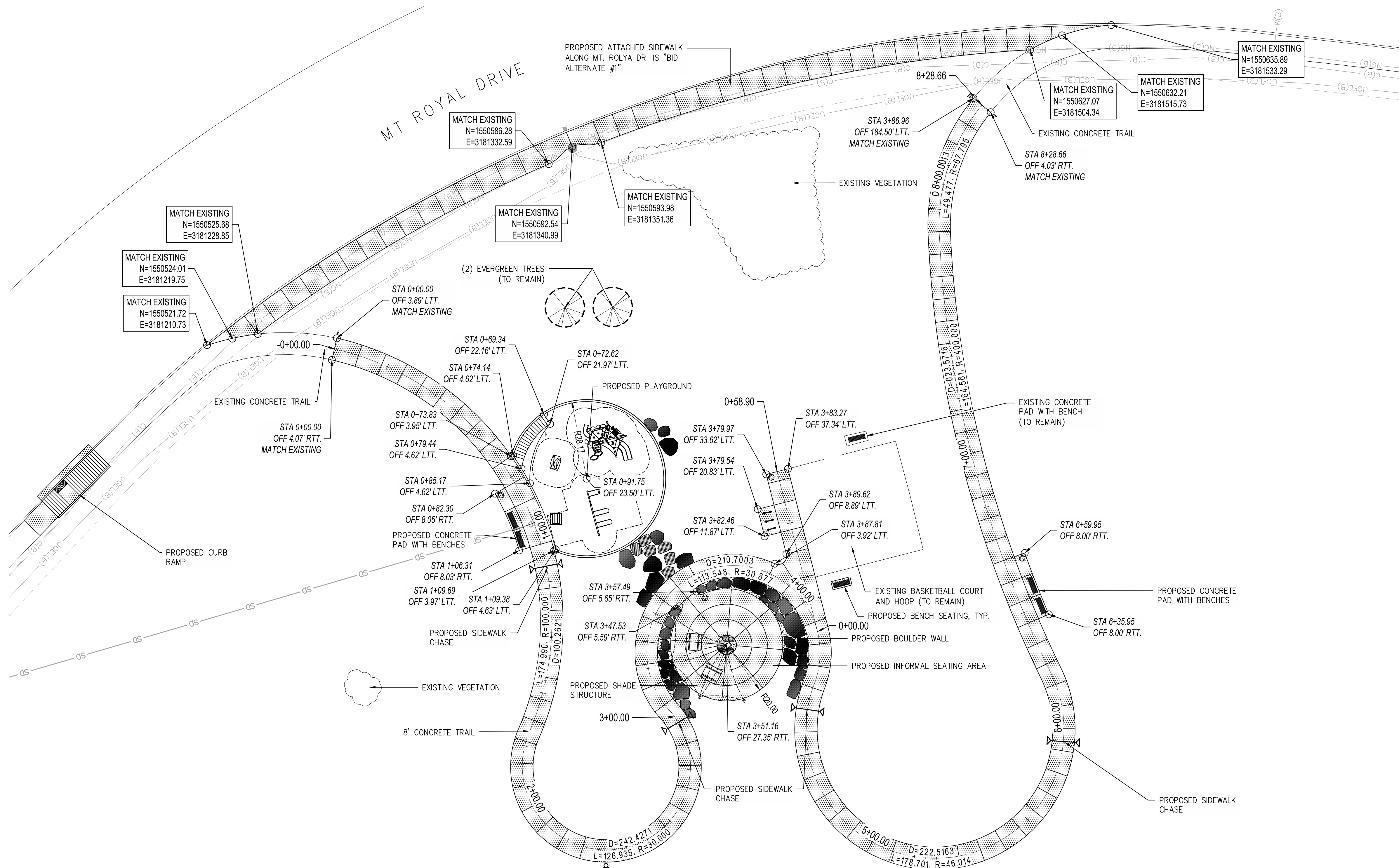
REVISION DATE:
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1



NOTES

1. 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 UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
2. PURSUANT TO SECTION 4.3 AND 8.2.3 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.
3. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS
4. 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.

5. THE CONTRACTOR SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
6. APPROVAL OF THIS CONSTRUCTION DOCUMENT 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.
7. 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 SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS
8. 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.

9. 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.
10. TRAIL TO BE CONSTRUCTED WILL BE A TYPE I TRAIL PER DETAIL TRAILS CROSS SECTIONS TB-1
11. SIDEWALK CULVERTS ARE TO BE STANDARD CURB CHASES PER DETAIL SIDEWALK CURB CHASE CG-11
12. STANDARD 50 FOOT TRANSITION BETWEEN CROSS SLOPES WHEN CHANGING BETWEEN TYPICAL SECTIONS

PLUM CREEK PARK SOUTH SITE PLAN

[illegible]

REUSE OF DOCUMENT
This document is the property of DHM Design Corp. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of DHM Design Corp.

PLUM CREEK SOUTH PARK
TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTILL KOCK, COLORADO 80104

PROJECT NUMBER:	DATE
0104.02	10.25.2021

DESIGNED: JML
DRAWN: DP/CH
CHECKED: JML

VISIONS:

REVISION DATE:
SUB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:

GRADING AND UTILITY PLAN

SHEET NUMBER:

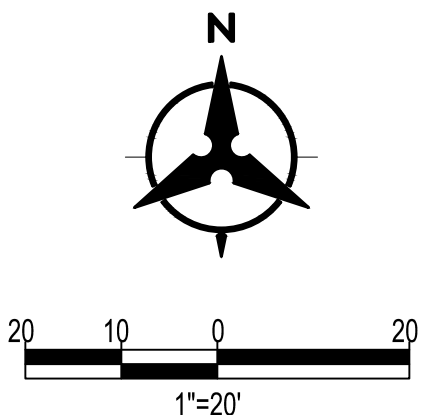
C2

NOTES

1. THE GRADING PLAN INCLUDED HEREIN IS ON FILE AT THE TOWN OF CASTLE ROCK AND APPEARS TO FULFILL APPLICABLE TOWN OF CASTLE ROCK GRADING CRITERIA, AS AMENDED. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEE(S) DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED GRADING PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS GRADING PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTEE(S) UNTIL SUCH TIME AS THE GRADING PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.
2. TRAIL TO BE CONSTRUCTED WILL BE A TYPE I TRAIL PER DETAIL TRAILS CROSS SECTIONS TB-1
3. SIDEWALK CULVERTS ARE TO BE STANDARD CURB CHASES PER DETAIL SIDEWALK CURB CHASE CG-11
4. STANDARD 50 FOOT TRANSITION BETWEEN CROSS SLOPES WHEN CHANGING BETWEEN TYPICAL SECTIONS
5. ALL SPOT ELEVATIONS ARE PROPOSED FINAL GRADE UNLESS OTHERWISE NOTED:
ME: MATCH EXISTING
INV: INVERT
TOW: TOP OF WALL
BOW: BOTTOM OF WALL

LEGEND

-
-  EXISTING CONTOUR
 PROPOSED CONTOUR
 LIMITS OF GRADING
 DIRECTION OF FLOW



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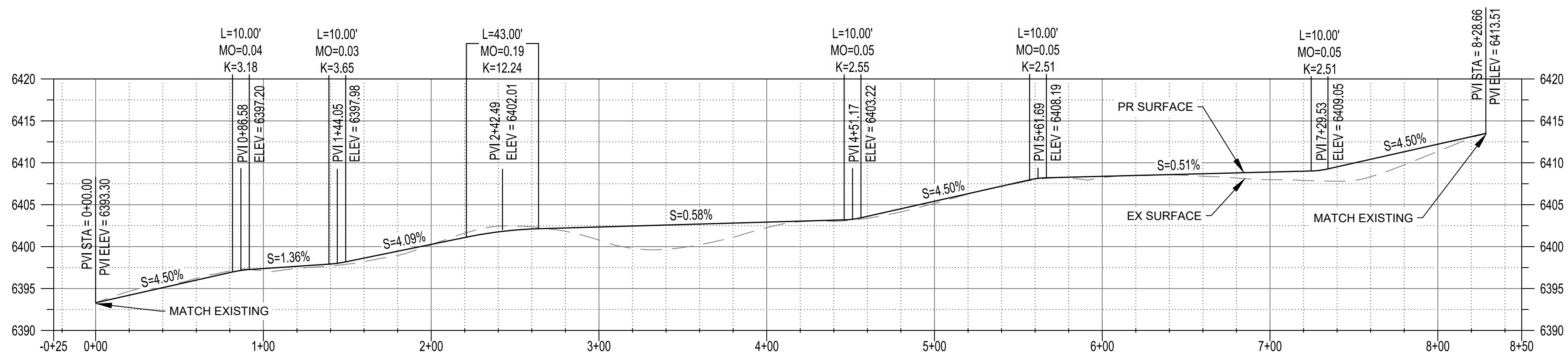
SURVEY BENCHMARK

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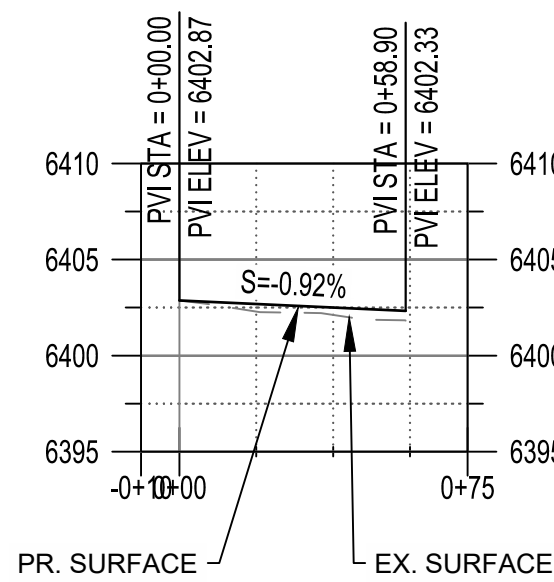
BASIS OF BEARINGS

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(CONFLICTING MONUMENT BEARS S00D17°12'E A DISTANCE OF
7.31 FEET, BEING MONUMENTED WITH A 1" PIPE WITH A 2"
DIAMETER ALUMINUM CAP STAMPED: "SURVEY MONUMENT
ARCHER & ASSOCIATES I 6 S, R 67 W, T 6 N, S 8935 1999."
AS BEARING N88D042°46'E A DISTANCE OF 2625.48 FEET.

MAIN PARK TRAIL PROFILE



MAIN TRAIL EXTENSION PROFILE



XREFS
 Z2010466.BORDER.GENERAL.DIMM_24X36 [.. Border, Design\Z2010466.BORDER.GENERAL.DIMM_24X36.dwg]
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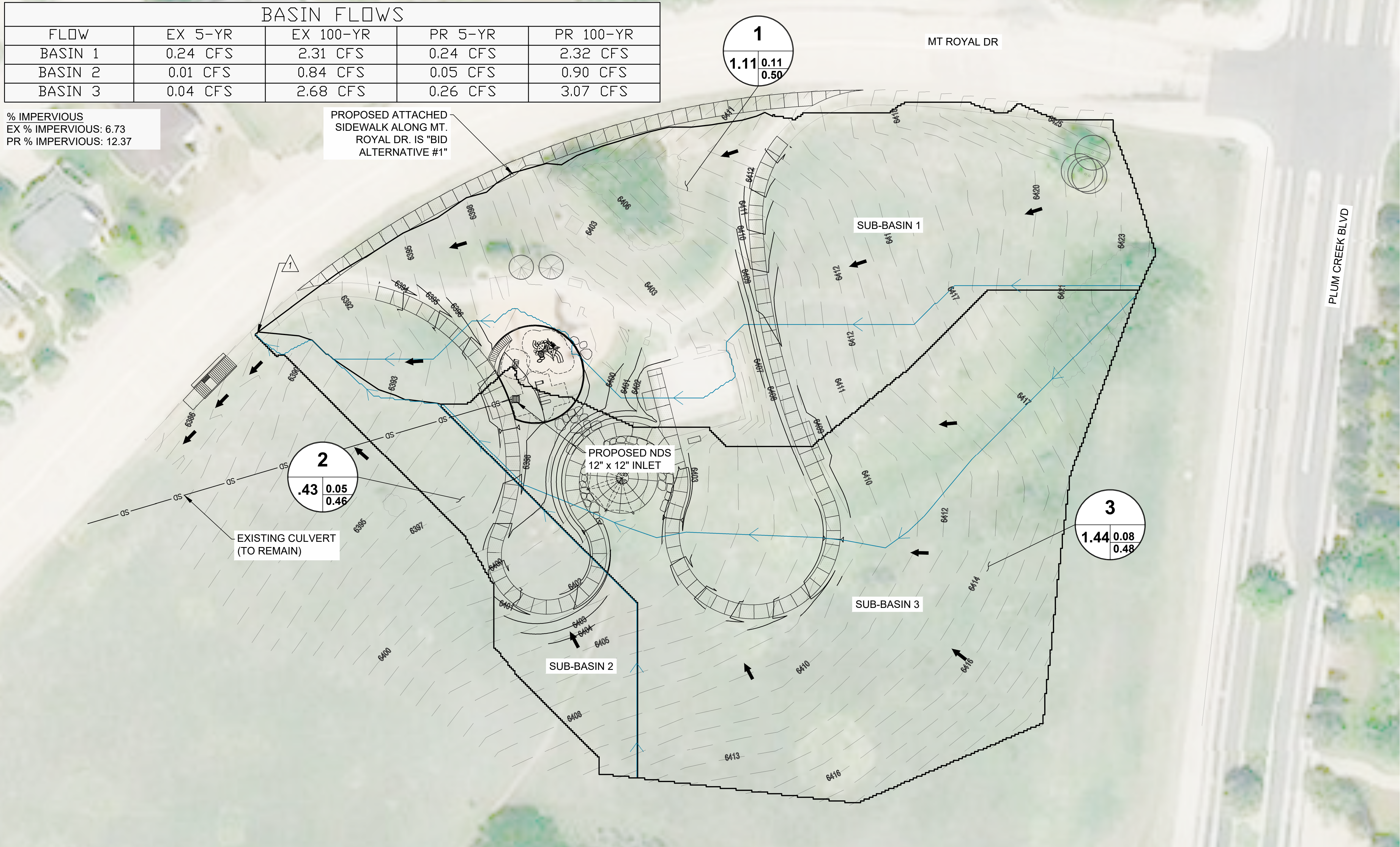
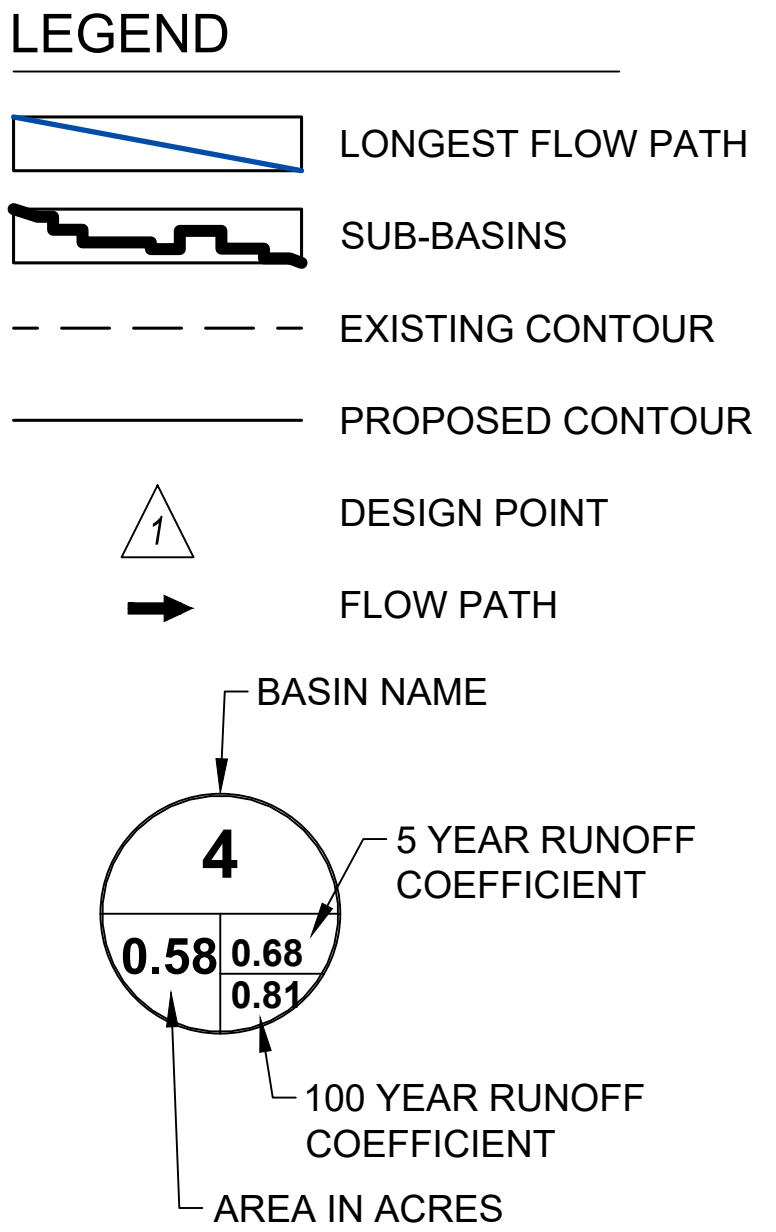
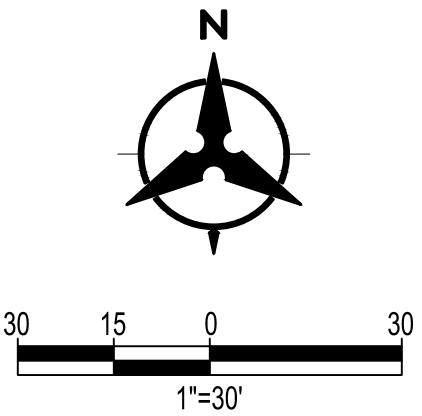
BASIN FLOWS				
FLOW	EX 5-YR	EX 100-YR	PR 5-YR	PR 100-YR
BASIN 1	0.24 CFS	2.31 CFS	0.24 CFS	2.32 CFS
BASIN 2	0.01 CFS	0.84 CFS	0.05 CFS	0.90 CFS
BASIN 3	0.04 CFS	2.68 CFS	0.26 CFS	3.07 CFS

% IMPERVIOUS
EX % IMPERVIOUS: 6.73
PR % IMPERVIOUS: 12.37

PROPOSED ATTACHED
SIDEWALK ALONG MT.
ROYAL DR. IS "BID
ALTERNATIVE #1"

PROPOSED NDS
12" x 12" INLET

EXISTING CULVERT
(TO REMAIN)



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NOTES:

- ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
- ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
- ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
- ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
- ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.

NOTES CONT'D:

- ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF 3/4" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH 3/4" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.
- DEVELOPMENT WILL MAINTAIN EXISTING DRAINAGE CONDITIONS AND NOT NEGATIVELY IMPACT THE EXISTING FLOW.