

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. 21-0046

## 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

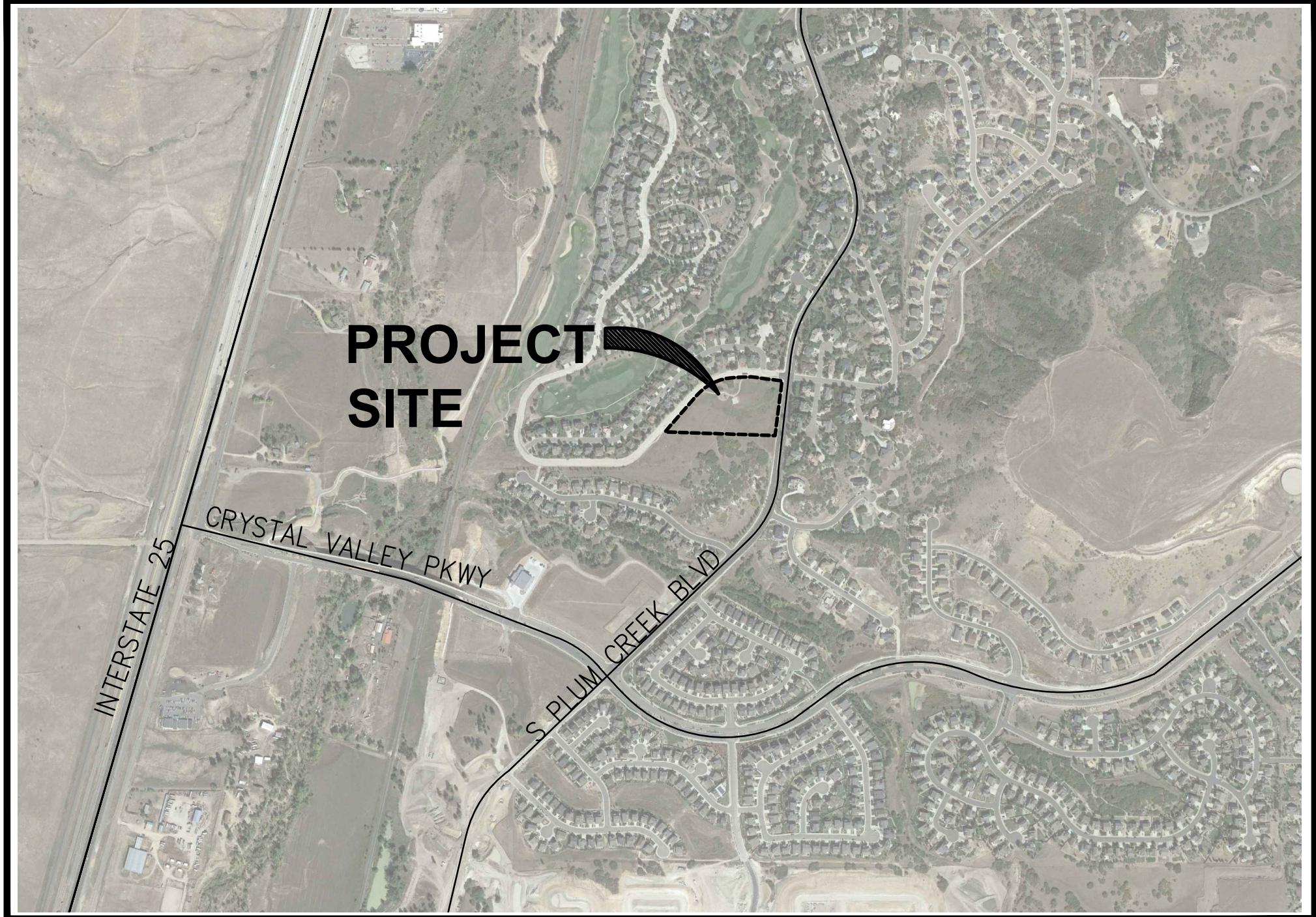
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

(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 OUTSIDE ZONE X AS PER FEMA FIRM PANEL NO. 08035C0303G DATED MARCH 16, 2016.
- 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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## 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  
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CASTLE ROCK, CO 80104  
PHONE: 303-660-1015

## PROJECT TEAM

### LANDSCAPE ARCHITECT

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BOHANNAN HUSTON INC  
9785 MAROON CIR #140  
ENGLEWOOD, CO 80112  
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CONTACT: JARED LEE



**DHM DESIGN**  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
URBAN DESIGN

## DATE

**DECEMBER 17, 2021**

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



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 1/2" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH 1/2" 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

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

### 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 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)

900 S. Broadway  
Suite 300  
Denver, CO 80209  
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TOWN OF CASTLE ROCK, COLORADO  
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

|                 |            |
|-----------------|------------|
| PROJECT NUMBER: | DATE       |
| 20104.02        | 12.17.2021 |

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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PROJECT NUMBER: 20104.02  
DATE: 12.17.2021  
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DRAWN: KD  
CHECKED: MTW

REVISIONS:

REVISION DATE:  
JOB DESCRIPTION:  
CONSTRUCTION DOCUMENTS

SHEET TITLE:  
GENERAL NOTES

SCALE: AS SHOWN

SHEET NUMBER:

## SITE DEMOLITION GENERAL NOTES

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.
4. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS PRIOR TO START OF THE PROJECT. ANY DISCREPANCIES BETWEEN EXISTING SITE CONDITIONS AND THIS PLAN MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO BIDDING FOR CONSIDERATION OF SCOPE MODIFICATION.
5. ALL EQUIPMENT AND MATERIALS TO BE DEMOLISHED AND REMOVED MUST BE DISPOSED OF OFFSITE BY THE CONTRACTOR UNLESS OTHERWISE NOTED AS PART OF THE BID AND AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. CONTRACTOR TO REVIEW AND FOLLOW ALL TOWN OF CASTLE ROCK STANDARDS & SPECIFICATIONS AS WELL AS REVIEW PROJECT SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. TOWN STANDARDS & SPECIFICATIONS SHALL TAKE PRECEDENCE OVER PROJECT STANDARDS & SPECIFICATIONS.

## SITE LAYOUT GENERAL NOTES

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 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS TESTING AND TESTING FREQUENCY, AS REQUIRED BY THE TOWN OF CASTLE ROCK. ALL RESULTS SHALL BE IMMEDIATELY SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT REVIEW.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.
8. ADDITIONAL CAD LAYOUT INFORMATION WILL BE PROVIDED TO THE SELECTED CONTRACTOR PRIOR TO CONSTRUCTION FOR LAYOUT PURPOSES ONLY.
9. DUE TO SCALE OF DRAWINGS, NOT ALL CONDITIONS/ITEMS CARRY A DETAIL CALLOUT OR NOTATION ON THE PLAN. THIS DOES NOT EXCLUDE THIS CONDITION/ITEM FROM THE PROJECT. QUESTIONS OR CONCERNS REGARDING WHAT IS INCLUDED WITHIN THIS PROJECT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO BIDDING OTHERWISE ALL ELEMENTS, FEATURES, UTILITIES, ETC. AS SHOWN ON THE PLAN SHALL BE INCLUDED WITHIN THE ORIGINAL BID.
10. CONTRACTOR TO REFER TO GEOTECHNICAL AND CIVIL PLANS AND REPORTS FOR ADDITIONAL INFORMATION.
11. CONTRACTOR TO REFER TO THE TOWN OF CASTLE ROCK STANDARD DETAILS AND SPECIFICATIONS FOR FURTHER DETAIL, INFORMATION AND REQUIREMENTS. TOWN STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION CONTAINED WITHIN THESE PLANS.

## SITE GRADING GENERAL NOTES

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.
5. CONTRACTOR TO REFER TO CIVIL SHEETS FOR ADDITIONAL SPOT ELEVATIONS AND GRADING INFORMATION. DISCREPANCIES SHALL BE BROUGHT TO LANDSCAPE ARCHITECTS ATTENTION PRIOR TO MOVING FORWARD, FOR FURTHER CLARIFICATION.
6. ALL SLOPES EXCEEDING 4:1 SHALL REQUIRE EROSION CONTROL SLOPE BLANKET. CONTRACTOR TO SUBMIT INFORMATION AND SMALL PRODUCT SAMPLES FOR REVIEW AND APPROVAL.
7. ALL LANDSCAPE BEDS TO BE SLIGHTLY MOUNDED TO ENSURE POSITIVE DRAINAGE WITHIN THE BED IS ALWAYS MET.
8. CONTRACTOR TO REFER TO THE TOWN OF CASTLE ROCK STANDARD DETAILS AND SPECIFICATIONS FOR FURTHER DETAIL, INFORMATION AND REQUIREMENTS FOR SITE ROUGH GRADING AND FINE GRADING. TOWN STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION CONTAINED WITHIN THESE PLANS.
9. CONTRACTOR TO REFER TO CIVIL PLANS FOR DETAILED DRAINAGE DESIGN AND LOCATIONS OF INLETS LOCATED THROUGHOUT SITE, INCLUDING ALL PLAYGROUND PLAYPIT.

## LANDSCAPE GENERAL NOTES

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 BIOCOMP 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.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
6. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. ALL FINE GRADING TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO SEEDING.
7. CONTRACTOR TO REFER TO THE TOWN OF CASTLE ROCK STANDARD DETAILS SPECIFICATIONS FOR FURTHER DETAIL, INFORMATION AND REQUIREMENTS FOR LANDSCAPE IMPROVEMENTS. TOWN STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION CONTAINED WITHIN THESE PLANS.
8. REFER TO THE LANDSCAPE SHEET FOR ADDITIONAL INFORMATION.

### TOWN APPROVAL SIGNATURE BLOCK

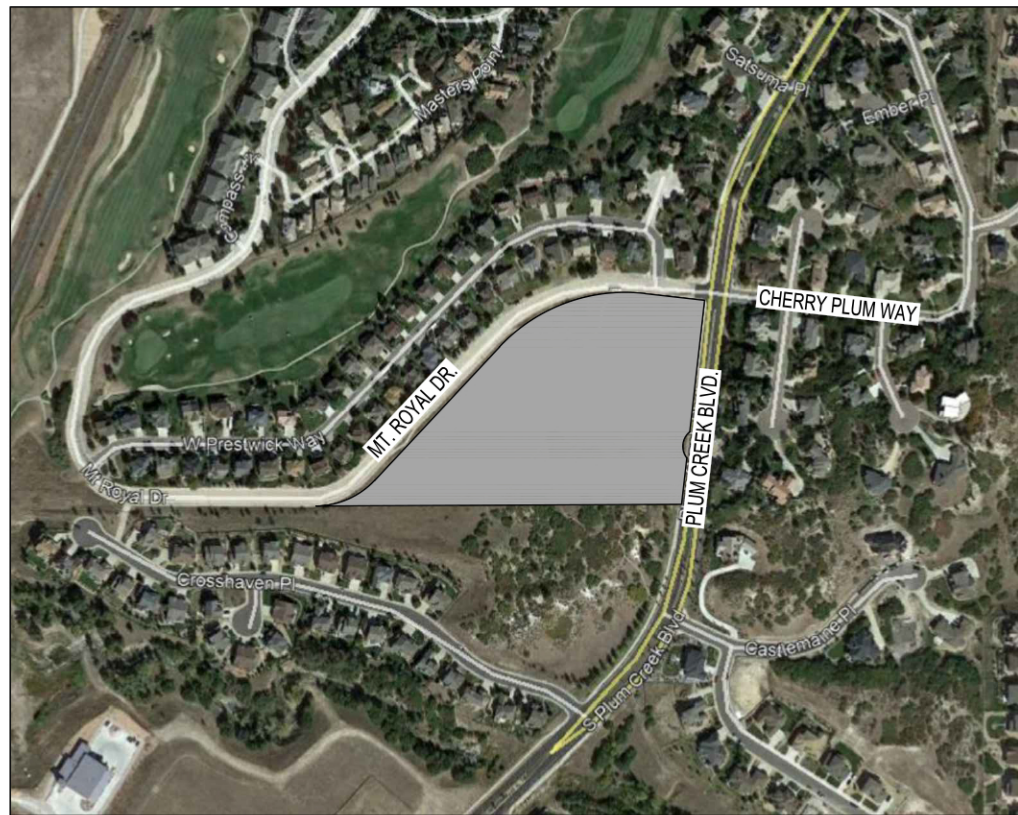
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL APPROVED BY:

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)





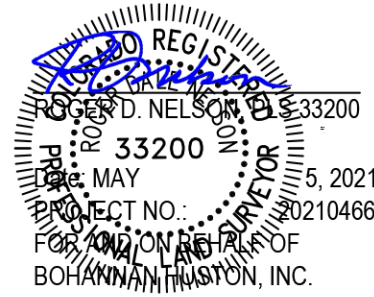
LOCATION MAP  
NOT TO SCALE

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.

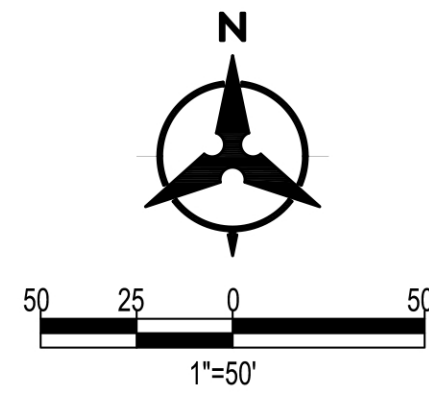
SURVEYOR'S CERTIFICATION:

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.

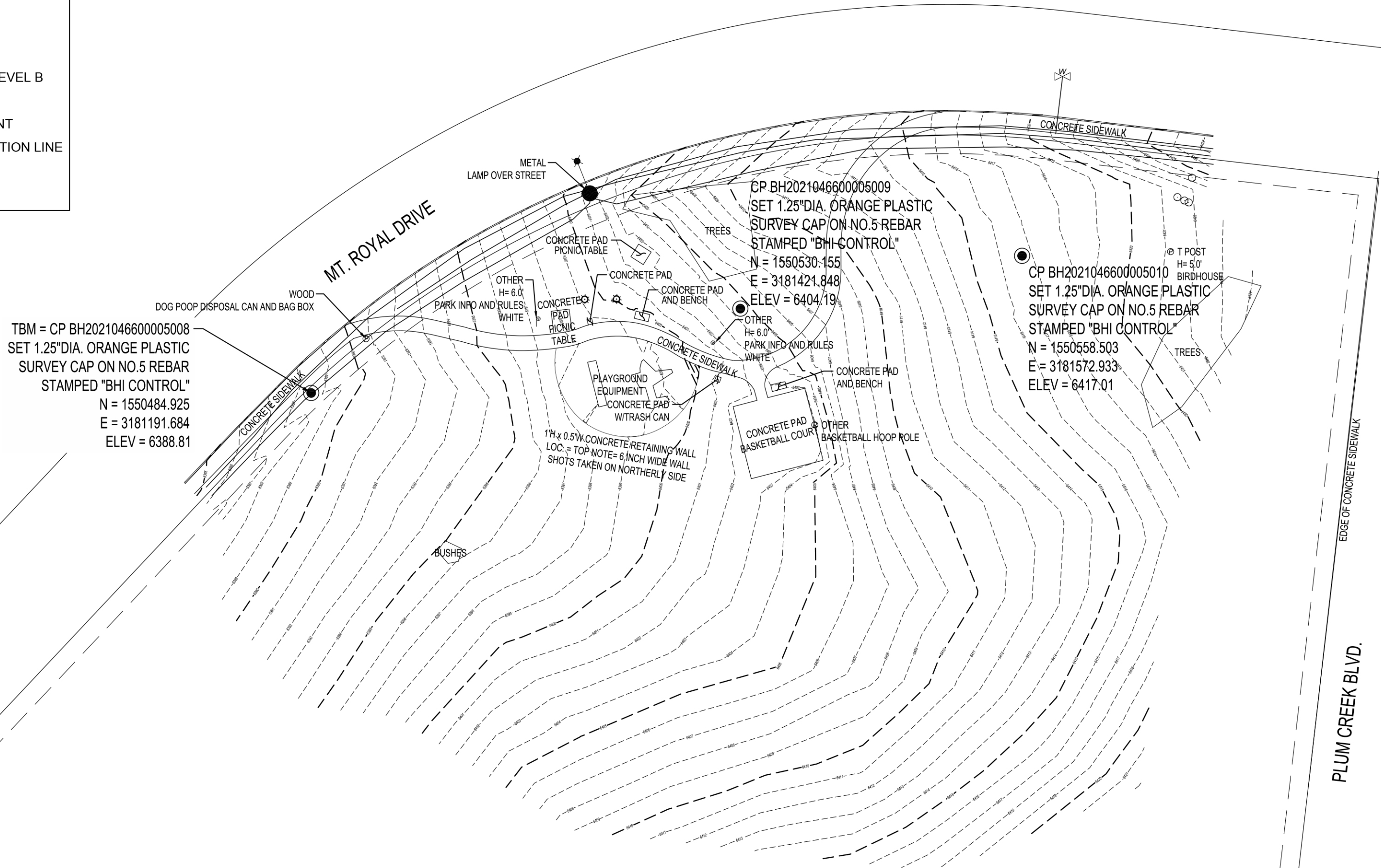


BH2021046600000101  
TYPE: FOUND CHISELED MARK  
AGENCY: PLS  
CONDITION: GOOD  
NOTE: CHISELED X IN NARROW GAUGE  
RR-CAP REPORTED IN FILED PLATS IS MISSING

| 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                    |



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



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

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

SHEET 1 OF 1

PROJECT SURVEY OF EXISTING CONDITOINS



LEGEND

- PROPERTY LINE  
EASEMENT LINE  
EX. SURVEY MONUMENT  
CONCRETE PAVING

NOTES

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

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PLUM CREEK SOUTH PARK

TOWN OF CASTLE ROCK, COLORADO  
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE: 12.17.2021

DESIGNED: MTW/KD  
DRAWN: KD  
CHECKED: MTW

REVISIONS:

REVISION DATE:  
JOB DESCRIPTION:  
CONSTRUCTION DOCUMENTS

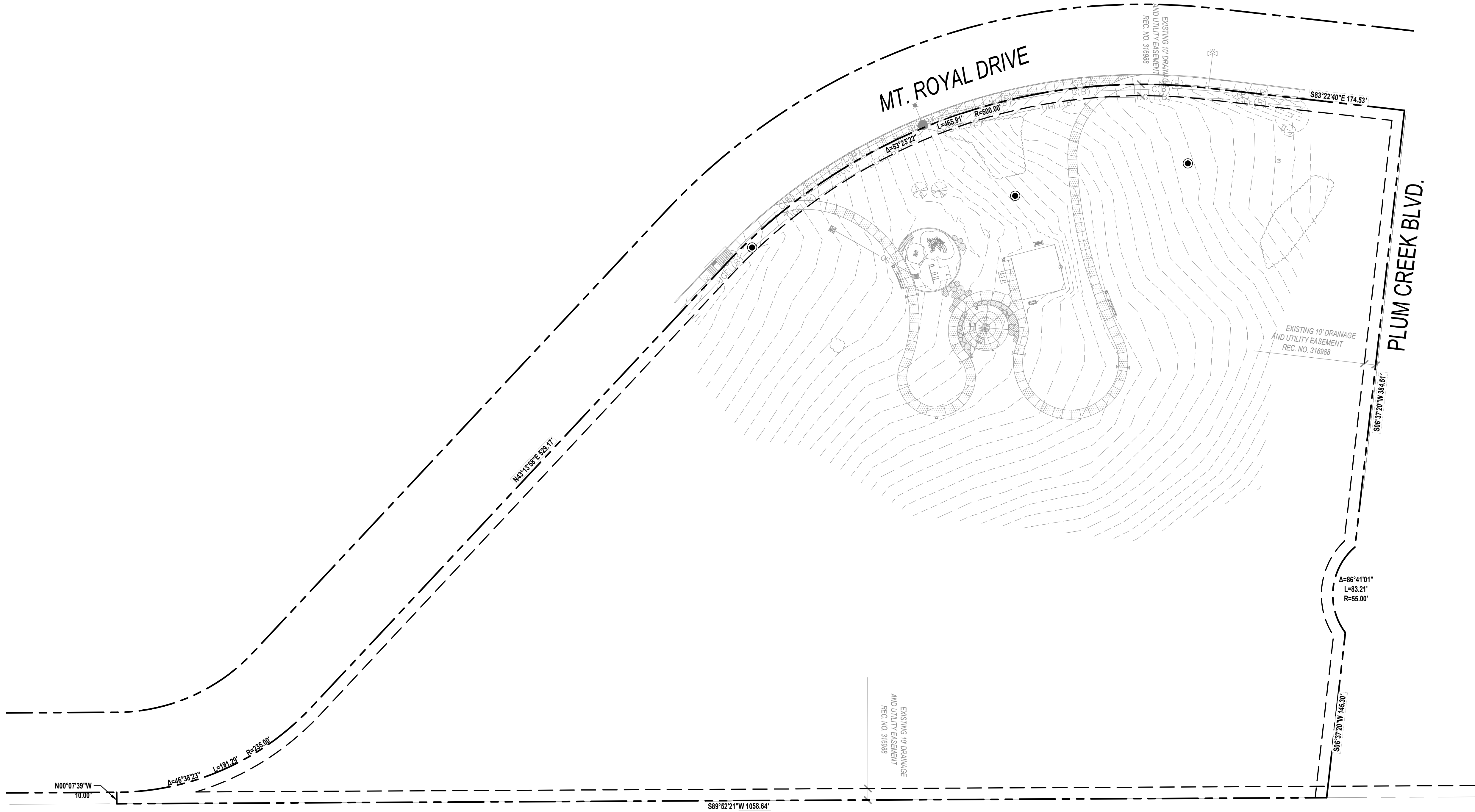
SHEET TITLE:  
BOUNDARY PLAN

SCALE: AS SHOWN

SHEET NUMBER:

BP1.0

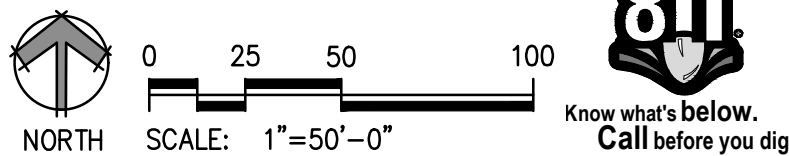
PAGE 5 OF 18



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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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  
CONCRETE PAVING  
PLAY PIT WALL  
FLAGSTONES  
LANDSCAPE BOULDERS  
BID ALTERNATE  
NATIVE SEED

NOTES

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

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PLUM CREEK SOUTH PARK

TOWN OF CASTLE ROCK, COLORADO  
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE: 12.17.2021

DESIGNED: MTW/KD  
DRAWN: KD  
CHECKED: MTW

REVISIONS:

REVISION DATE:

JOB DESCRIPTION:  
CONSTRUCTION DOCUMENTS

SHEET TITLE:  
OVERALL SITE PLAN

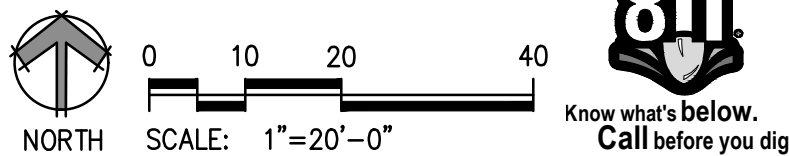
TOWN APPROVAL SIGNATURE BLOCK

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SURVEY BENCHMARK

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FILE NAME: I:\Projects\2021\20104.02\20104.02.dwg  
PLOT DATE: 12/17/2021  
PLOT TIME: 1:10:10 PM  
PLOT USER: MTW  
PLOT DEVICE: HP DesignJet T1100e  
PLOT SCALE: 1"=20'-0"



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1' TRAIL SHOULDER

HCL & PCL

3:1 GRADED SLOPE (VARIES)

8' WIDE, 6" CONCRETE TRAIL

1' TRAIL SHOULDER

2' WIDE, 4" DITCH

3:1 GRADED SLOPE (VARIES)

1.50%

NOT TO SCALE

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

Diagram illustrating the cross-section of a proposed concrete drainage ditch. The ditch is 8' wide and 6' deep, with a 1.50% slope. It is flanked by 1' wide shoulders and 3:1 graded slopes. The ditch is labeled "HCL & PCL" and "CONCRETE TRAIL". The diagram is labeled "NOT TO SCALE" and includes stationing information: "STA. 00+00.00 TO STA. 02+00.00" and "STA. 04+07.69 TO STA. 05+00.00".

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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USED TO FACTOR 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  $\frac{1}{4}$  SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> 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  $\frac{1}{2}$ " 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  $\frac{1}{4}$  LS 6935 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: 20104.02      DATE 12.13.2021

DESIGNED: JML  
DRAWN: DP/CH  
CHECKED: JML

REVISIONS

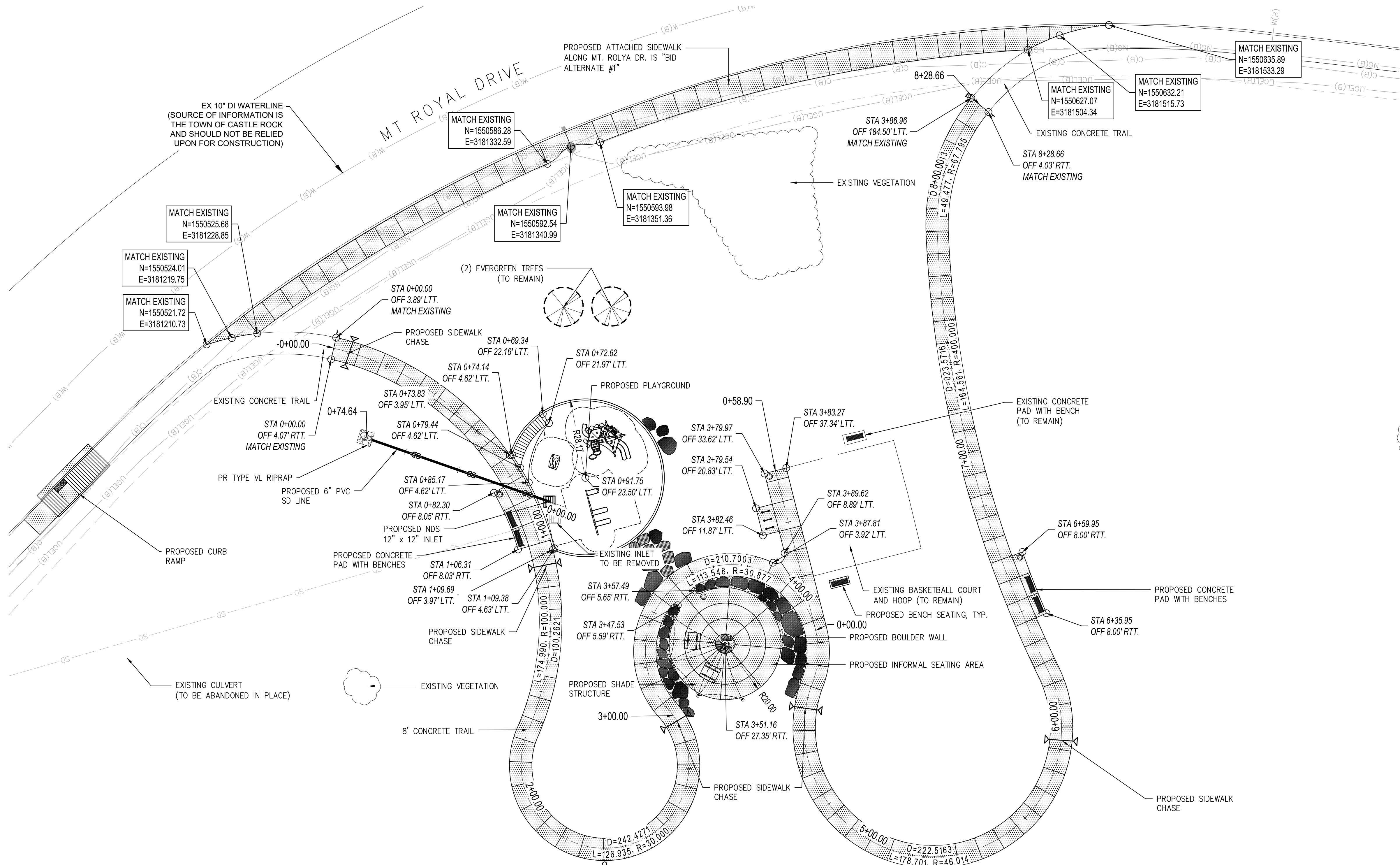
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JOB DESCRIPTION:  
CONSTRUCTION DOCUMENTS

.....  
SHEET TITLE

SITE PLAN

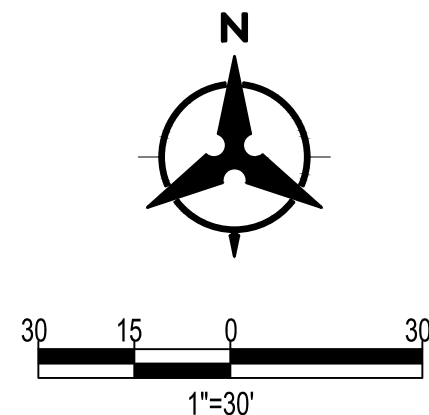
.....  
SHEET NUMBER

C1  
PAGE 7 OF 18



— — — — — EXISTING CONTOUR

 PROPOSED CONCRETE TRAIL



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

# PLUM CREEK PARK SOUTH SITE PLAN

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

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02      DATE 12.13.2021  
DESIGNED: JML  
DRAWN: DP/CH  
CHECKED: JML

REVISION DATE: .....  
JOB DESCRIPTION: .....  
CONSTRUCTION DOCUMENTS: .....

SHEET TITLE:

GRADING AND UTILITY PLAN

SHEET NUMBER:

C2  
PAGE 8 OF 18

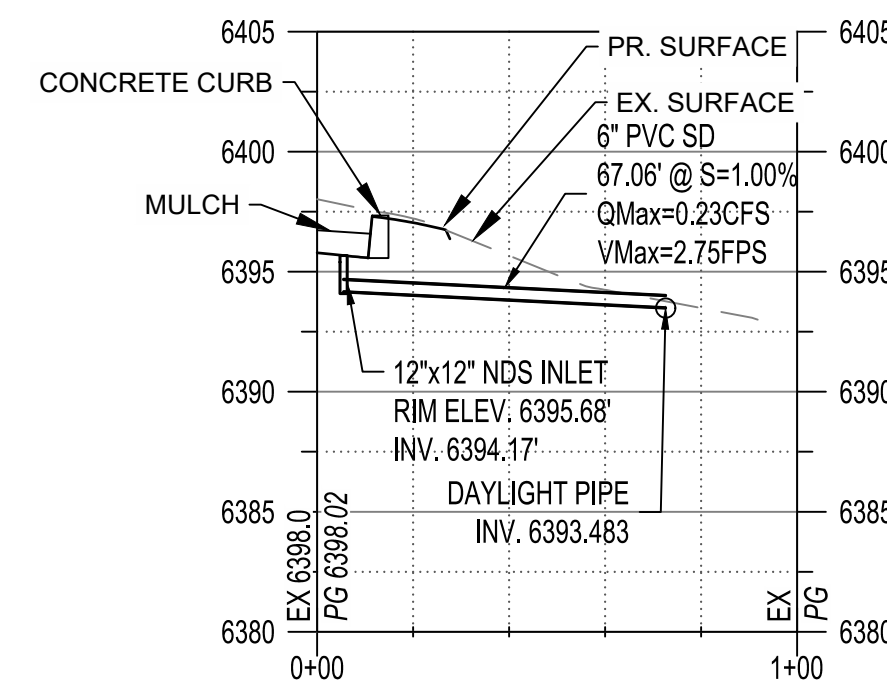
## NOTES

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

## EARTHWORK QUANTITIES

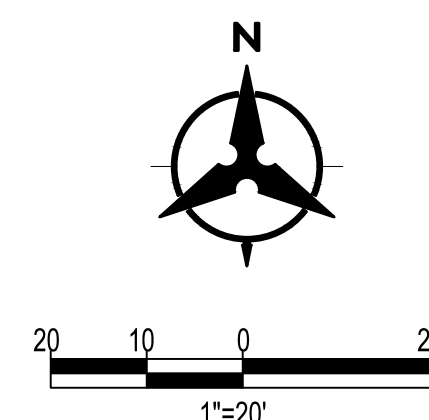
CUT: 246 CY  
FILL: 393 CY  
NET: 147 CY (FILL)

## STORM SEWER PIPE PROFILE



## LEGEND

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



## 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:

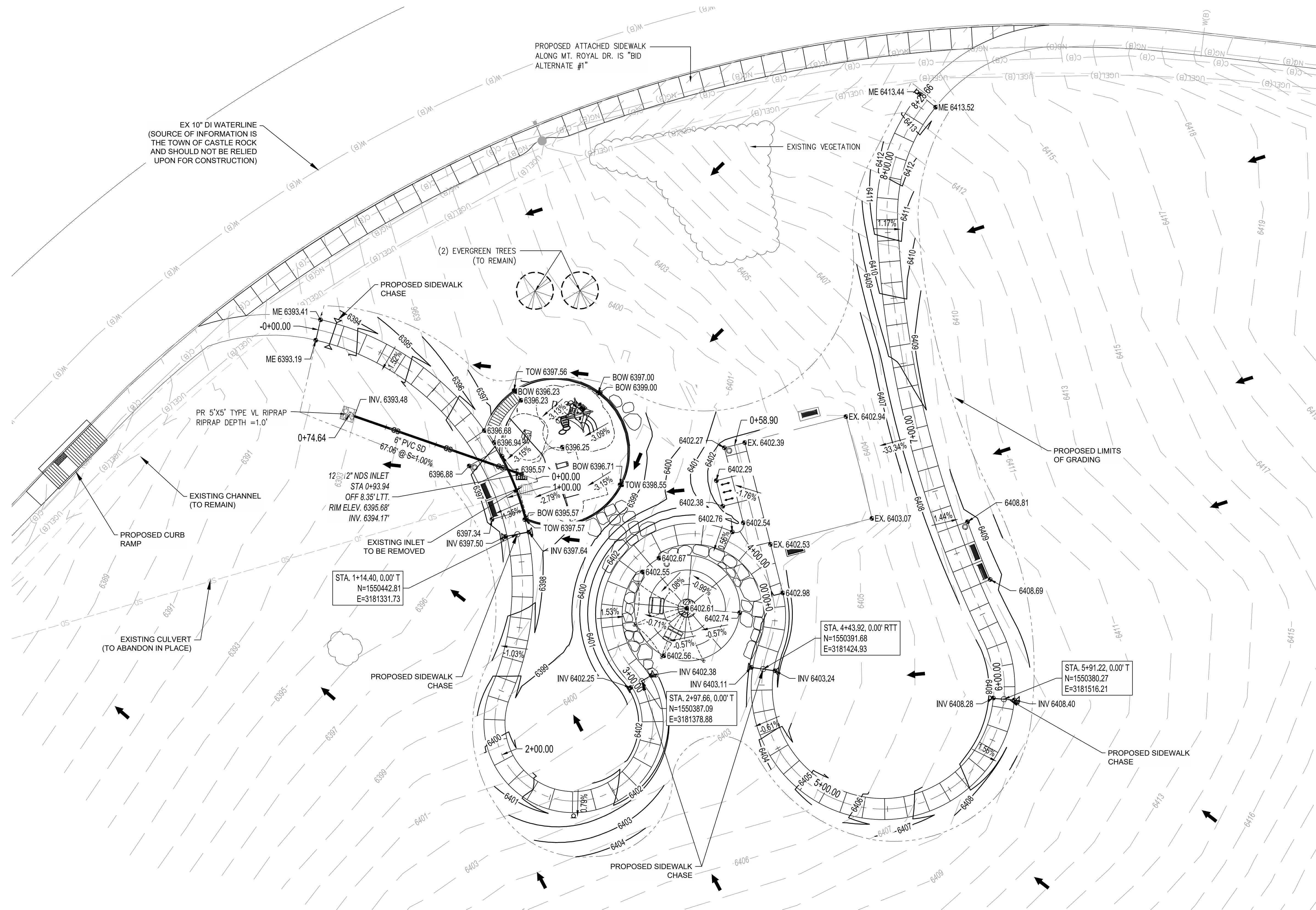
DEVELOPMENT SERVICES DATE

SURVEY BENCHMARK

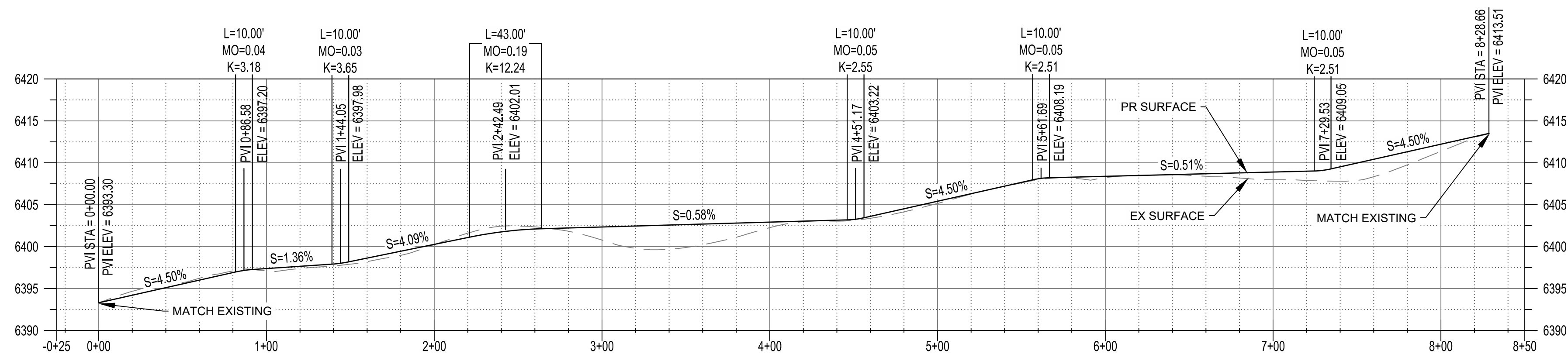
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N=1549928.022, E=3180049.064,  
NAVD 1988 ELEVATION = 6388.81 FEET.  
COMBINED FACTOR OF 0.99964082 WAS  
USED TO MODIFY STATE PLANE COORDINATES (SPN/0.99964044  
= MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)

## BASIS OF BEARINGS

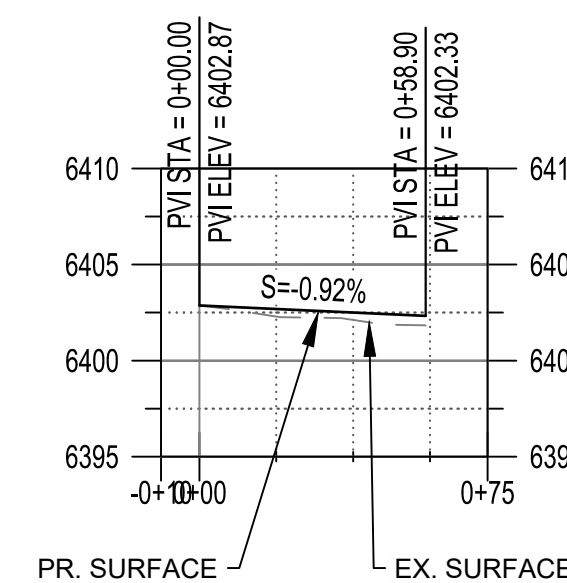
BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER WITH A VERTICAL RAILROAD RAIL WITH A CHISELED "X" IN THE TOP AND AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER WITH A 1/2" DIAMETER IRON PIPE (CONFLICTING MONUMENT BEARS S0001712"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 65 1935 1999") AS BEARING N89042'46"E A DISTANCE OF 2625.48 FEET.



## MAIN PARK TRAIL PROFILE



## MAIN TRAIL EXTENSION PROFILE

[illegible]FILE NAME  
\\202710466\FIN22EN\Blogs\Emulationary Blogs -- 0205\_202710466\_CRM\BLOGS\UTILITY PI AN.docx



FILE NAME: P:\2020\46660000\PlumCreekPark\PlumCreekPark.dwg  
PROJECT: 20104.02  
DATE: 12.13.2021  
DRAWN BY: JML  
CHECKED BY: JML  
DESIGNED BY: JML  
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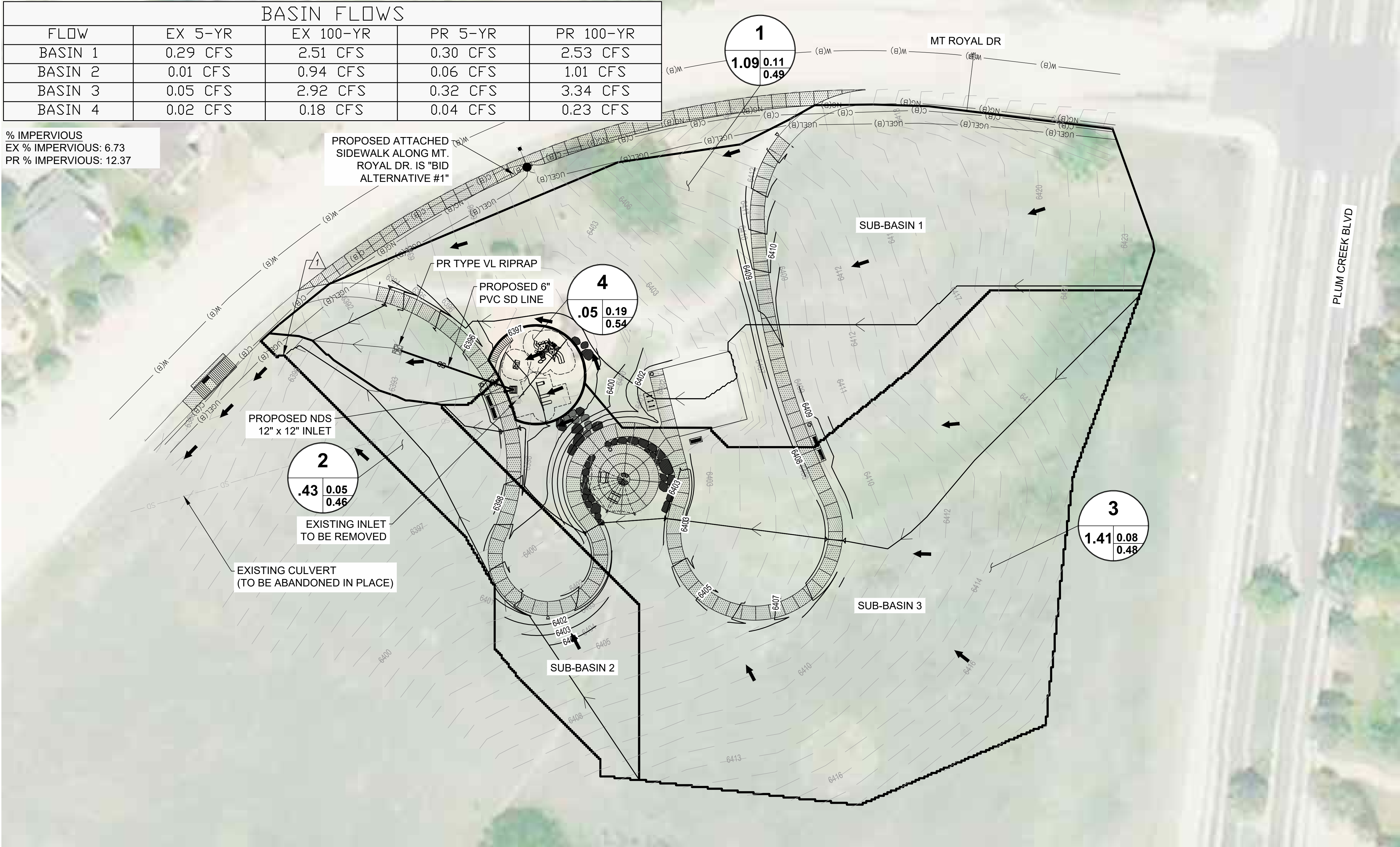
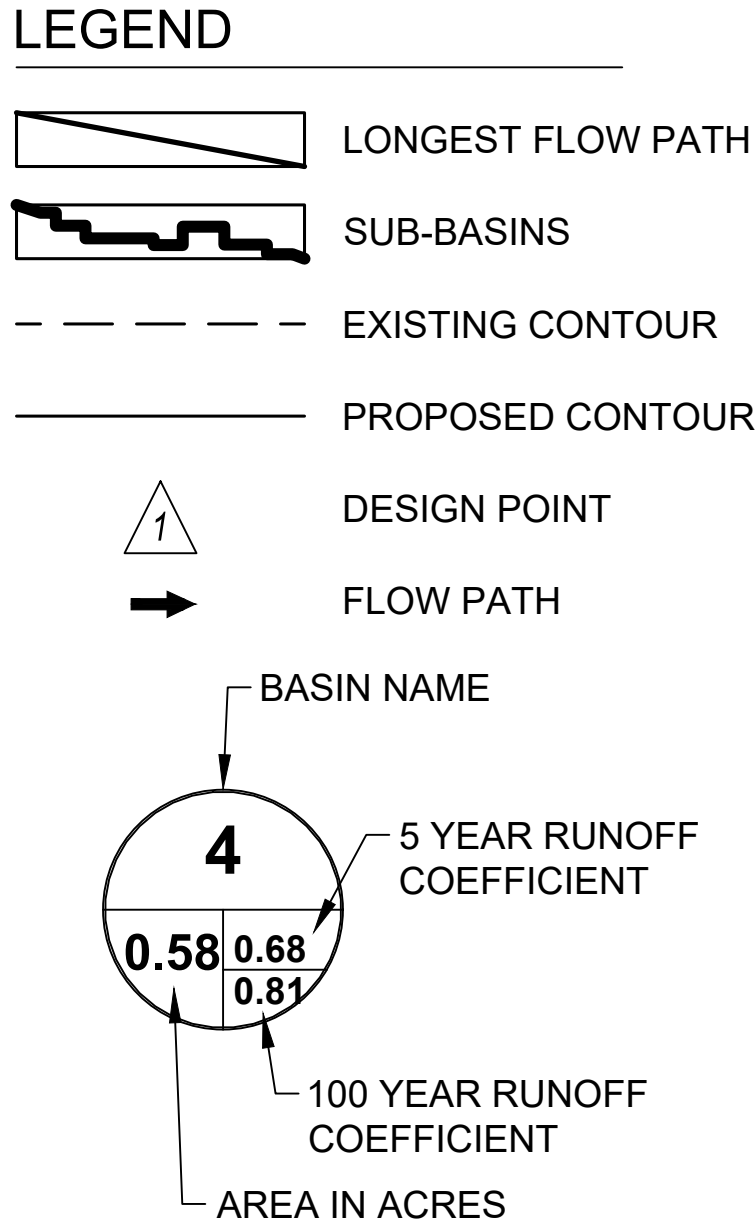
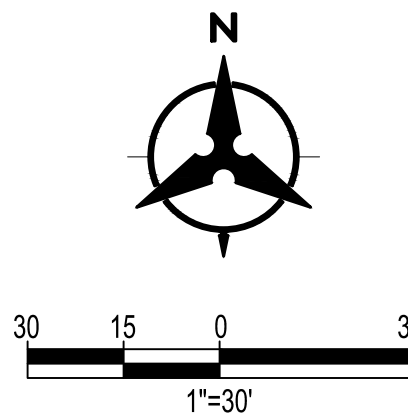
NOTES:  
1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.  
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.  
3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.  
4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.  
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.  
6. ALL 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:  
7. ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.  
8. DEVELOPMENT WILL MAINTAIN EXISTING DRAINAGE CONDITIONS AND NOT NEGATIVELY IMPACT THE EXISTING FLOW.

## PLUM CREEK PARK SOUTH DRAINAGE BASINS

| BASIN FLOWS |          |           |          |           |
|-------------|----------|-----------|----------|-----------|
| FLOW        | EX 5-YR  | EX 100-YR | PR 5-YR  | PR 100-YR |
| BASIN 1     | 0.29 CFS | 2.51 CFS  | 0.30 CFS | 2.53 CFS  |
| BASIN 2     | 0.01 CFS | 0.94 CFS  | 0.06 CFS | 1.01 CFS  |
| BASIN 3     | 0.05 CFS | 2.92 CFS  | 0.32 CFS | 3.34 CFS  |
| BASIN 4     | 0.02 CFS | 0.18 CFS  | 0.04 CFS | 0.23 CFS  |

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



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

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)

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 6<sup>TH</sup> 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 ½" 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 ¼ LS 6935 1999") AS BEARING N89D42'46"E A DISTANCE OF 2625.48 FEET.

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

CASTLE ROCK, COLORADO 80104

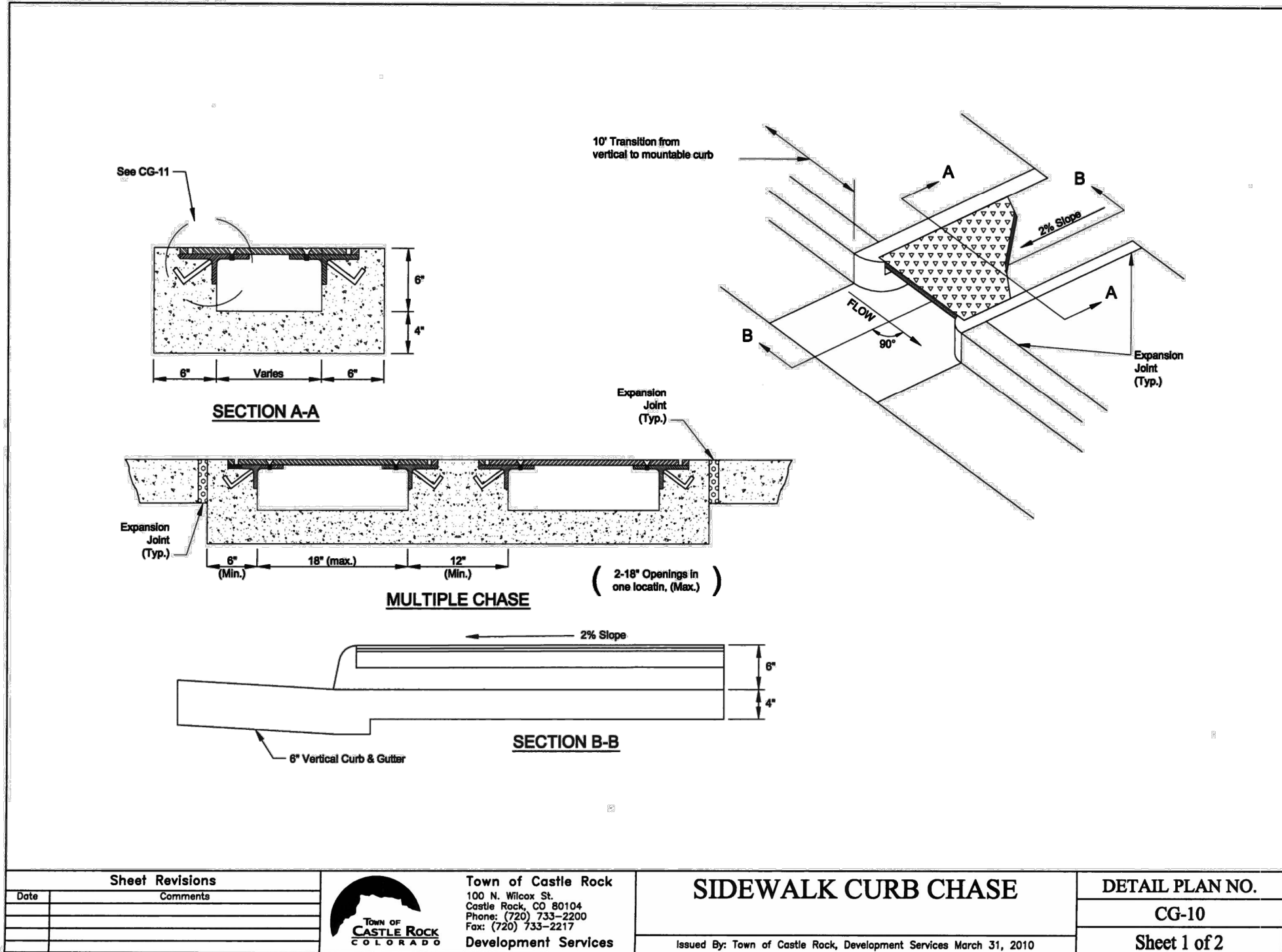
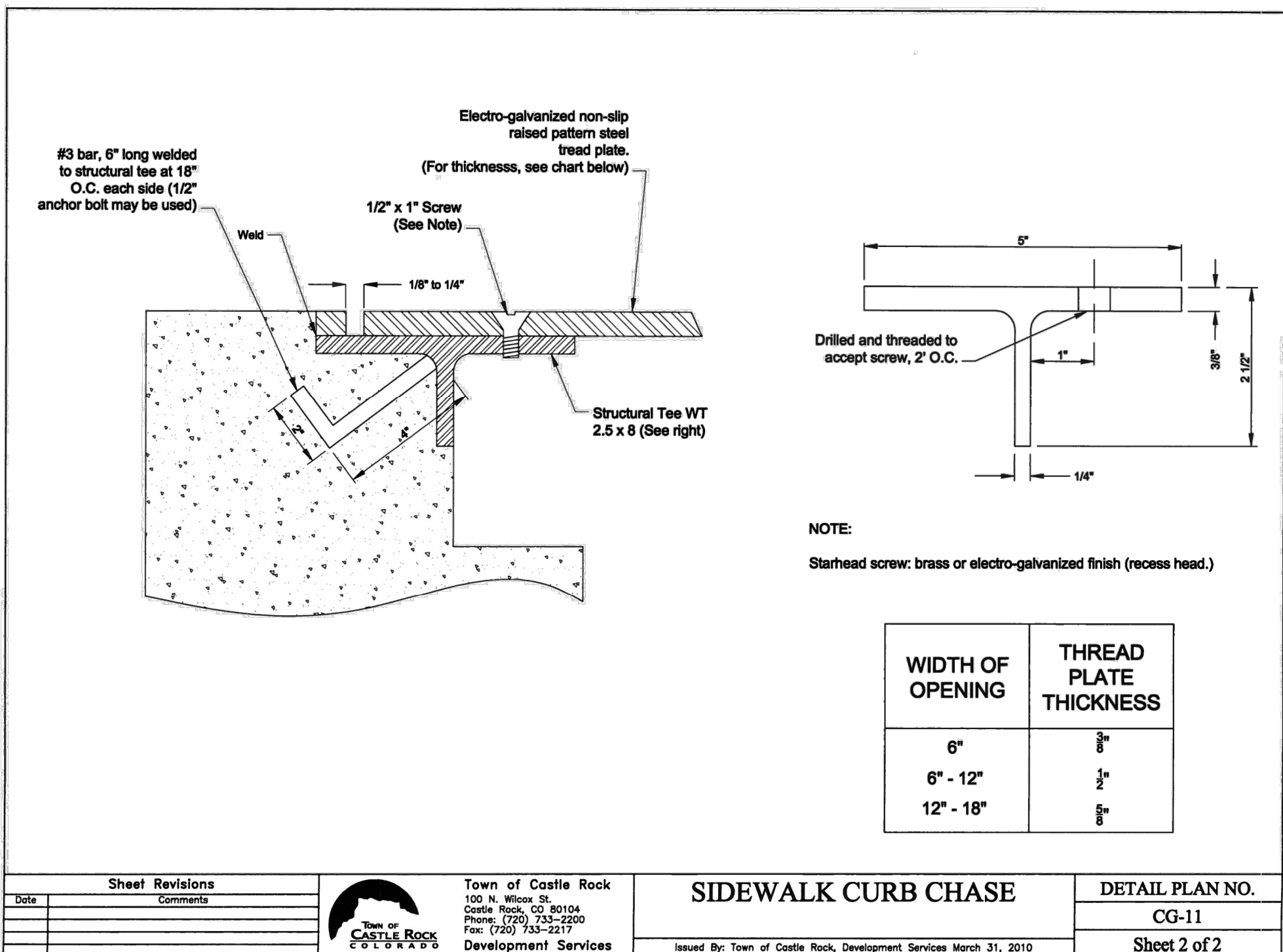
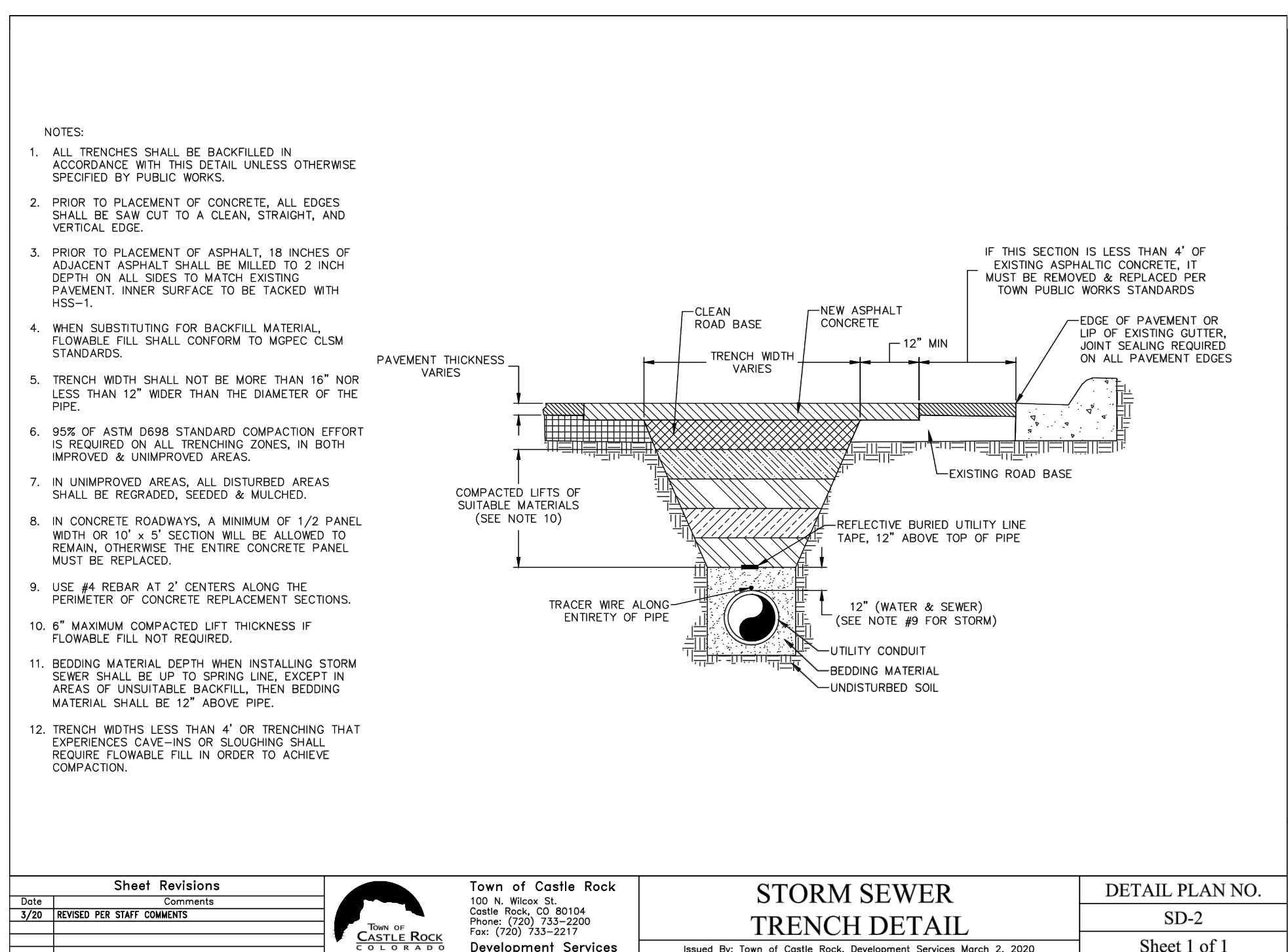
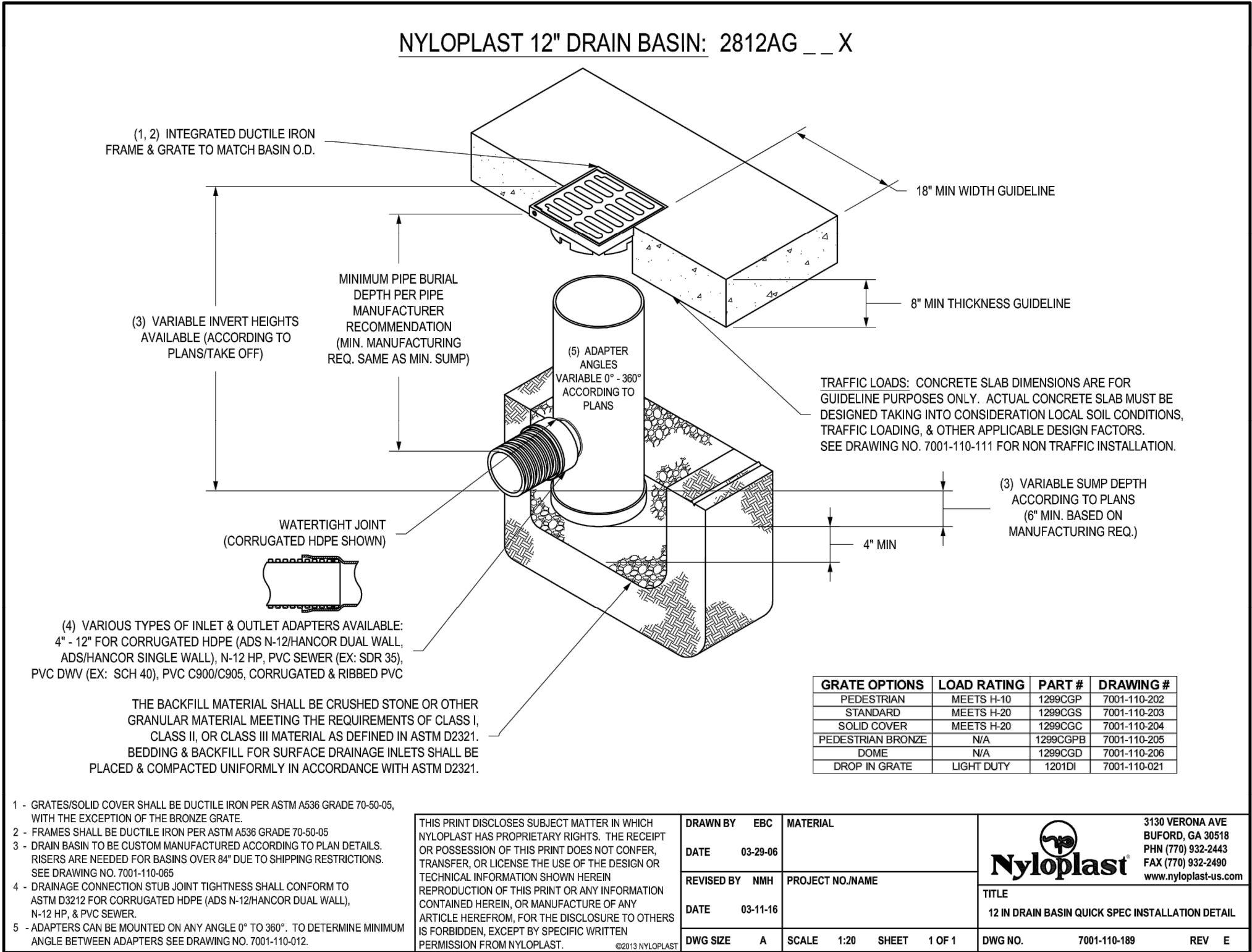
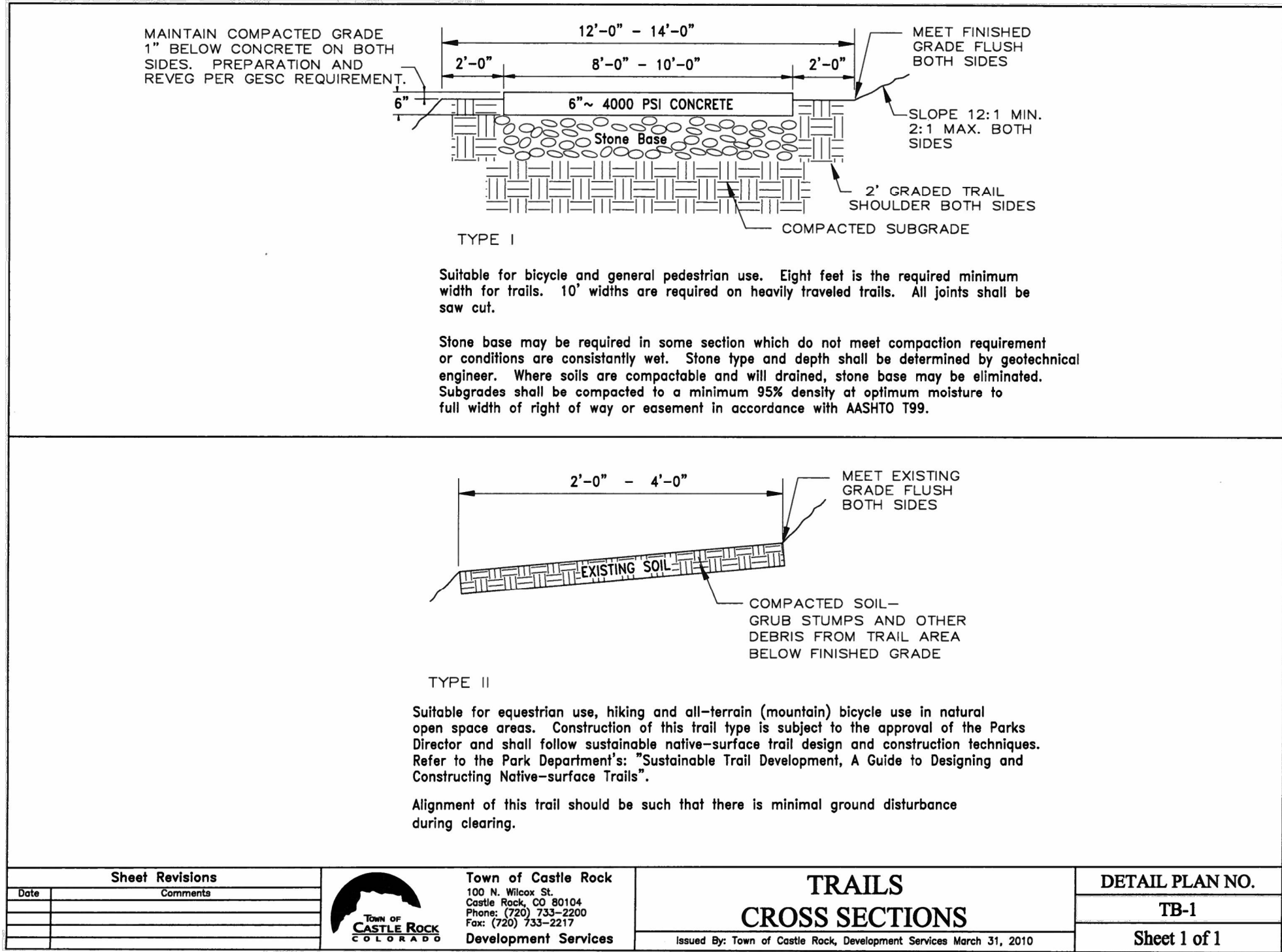
PROJECT NUMBER: 20104.02  
DATE: 12.13.2021  
DESIGNED BY: JML  
DRAWN BY: DP/CH  
CHECKED BY: JML

REVISIONS:  
REVISION DATE:  
JOB DESCRIPTION:  
CONSTRUCTION DOCUMENTS

SHEET TITLE:  
PLUM CREEK PARK SOUTH DRAINAGE BASINS

SHEET NUMBER:







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PLUM CREEK SOUTH PARK

TOWN OF CASTLE ROCK, COLORADO  
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104-02 DATE: 12.13.2021

DESIGNED: JML  
DRAWN: DP/CH  
CHECKED: JML

REVISIONS:

REVISION DATE:  
JOB DESCRIPTION:  
CONSTRUCTION DOCUMENTS

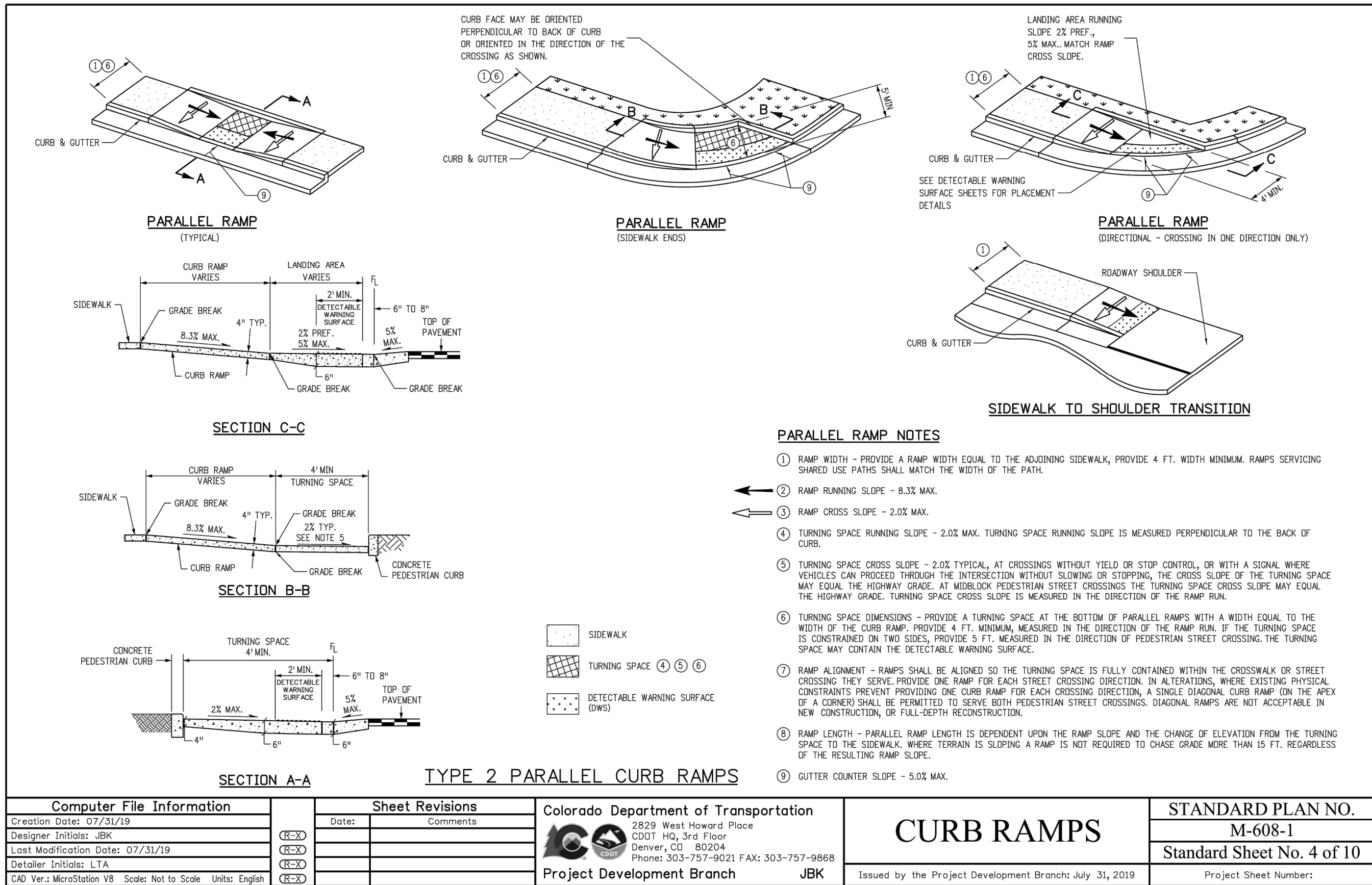
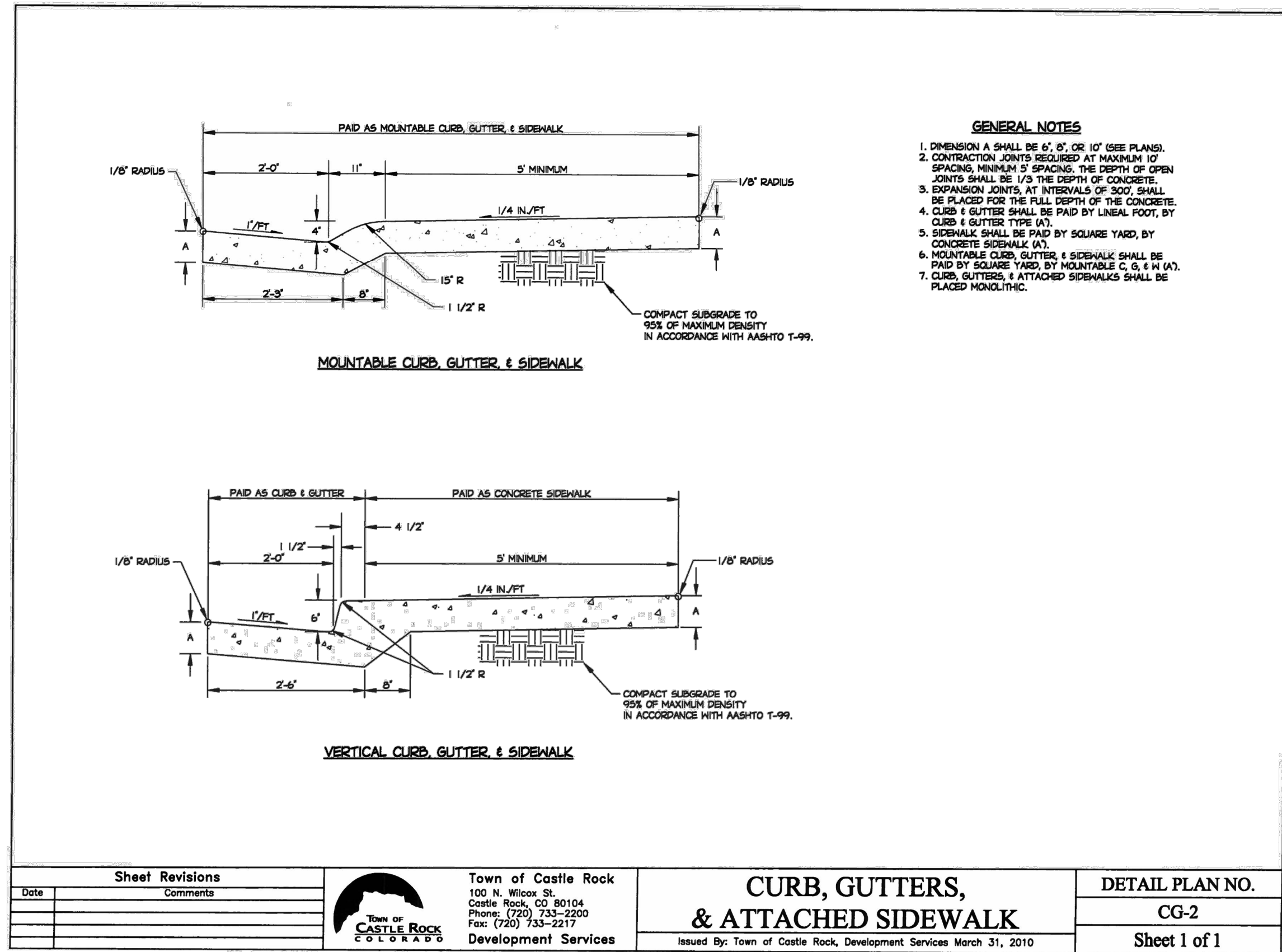
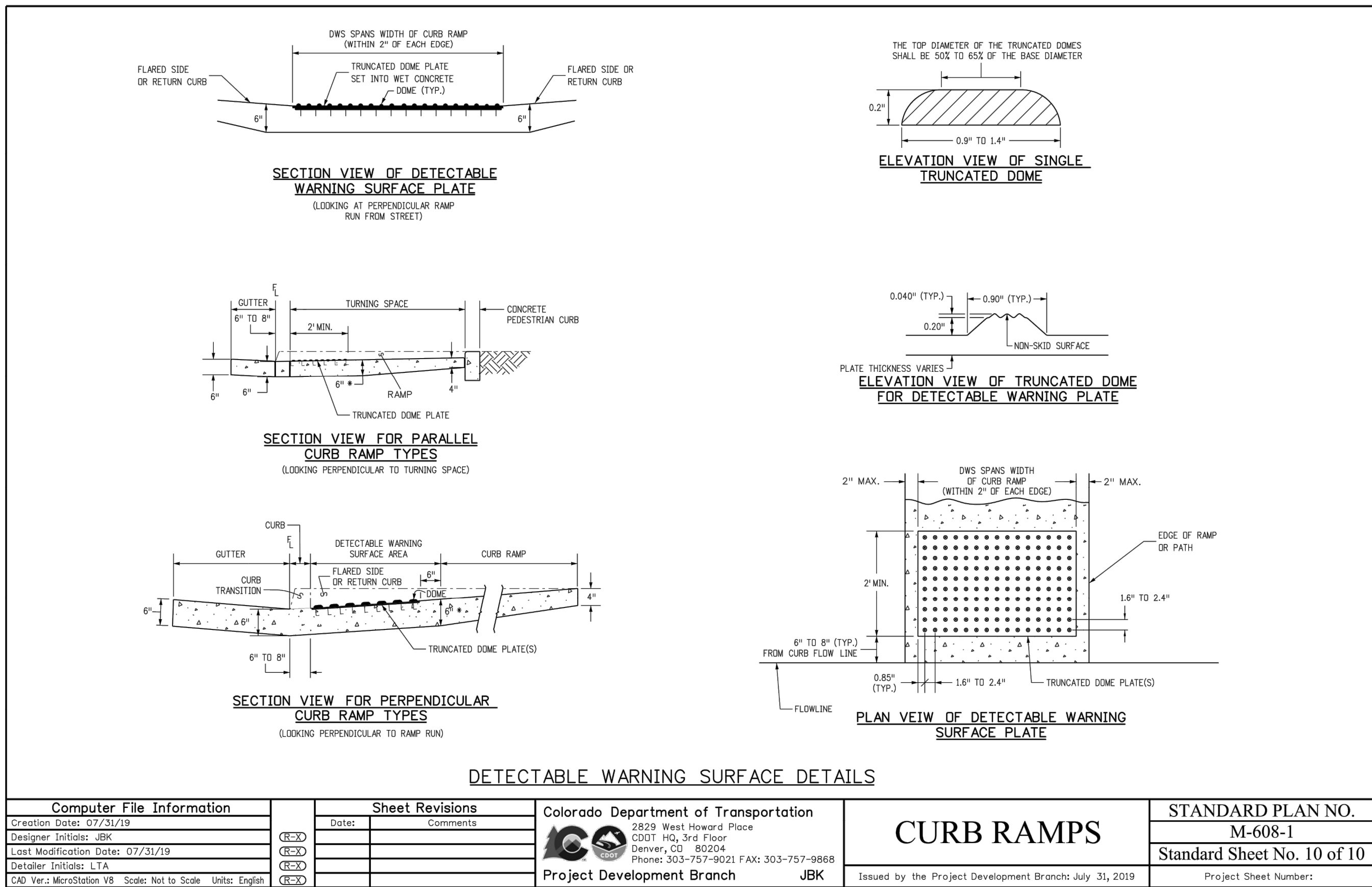
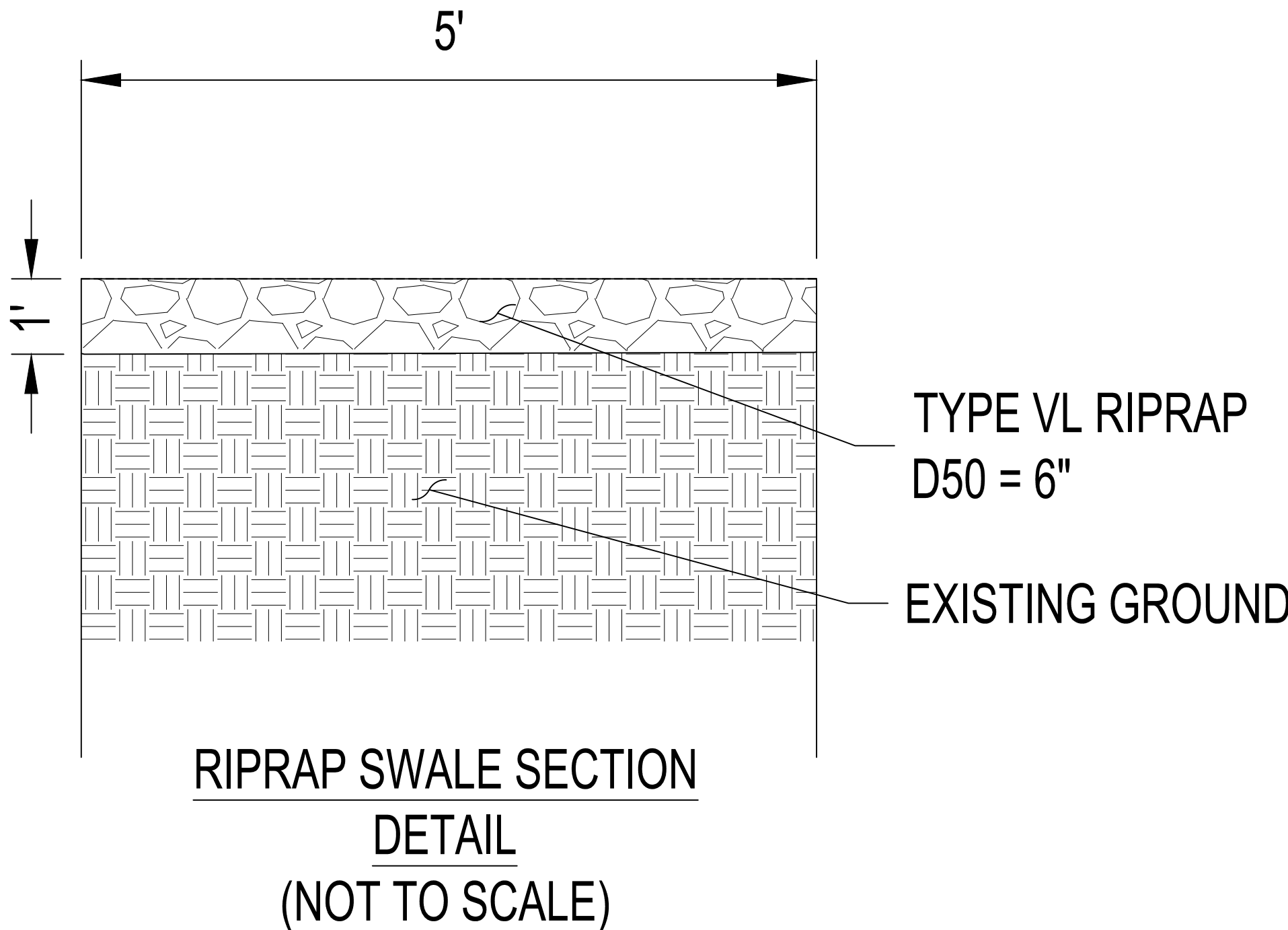
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DETAILS

SHEET NUMBER:

C5

PAGE 11 OF 18





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.

DHM DESIGN

900 S. Broadway  
Suite 300  
Denver, CO 80209  
303.892.5566  
www.dhmdesign.com

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PLUM CREEK SOUTH PARK

TOWN OF CASTLE ROCK, COLORADO  
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02  
DATE: 12.17.2021  
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

PAGE 12 OF 18

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)



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



Know what's below.  
Call before you dig.

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PLOT DATE: 12/17/2021  
PLOT BY: MTW  
PLOT SCALE: 1"=20'-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
- 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

TOWN OF CASTLE ROCK, COLORADO  
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE: 12.17.2021

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

PAGE 13 OF 18

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)



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



FILE NAME: P:\Projects\20104\20104.02\20104.02.dwg  
PLOT DATE: 12/17/2021  
PLOT BY: MTW  
PLOT SCALE: 1"=20'-0"



|                                                                                     |                               |
|-------------------------------------------------------------------------------------|-------------------------------|
|  | PROPERTY LINE                 |
|  | EASEMENT LINE                 |
|  | EX. GAS LINE                  |
|  | EX. COMMUNICATIONS LINE       |
|  | EX. UNDERGROUND ELECTRIC LINE |
|  | EX. WATER LINE                |
|  | EX. VEGETATION                |
| <br>                                                                                |                               |
|  | EX. TREE TO REMAIN            |
| <br>                                                                                |                               |
|  | EX. LIGHT POLE                |
|  | EX. IRRIGATION VALVE          |
|  | EX. SURVEY MONUMENT           |
|  | EX. SIGN                      |
|  | EX. BOLLARD                   |
| <br>                                                                                |                               |
|  | CONCRETE PAVING               |
|  | CRUSHER FINES SURFACING       |
| <br>                                                                                |                               |
|  | PLAY PIT WALL                 |
| <br>                                                                                |                               |
|  | FLAGSTONES                    |
|  | LANDSCAPE BOULDERS            |

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.





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.

DHM DESIGN

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PLUM CREEK SOUTH PARK

TOWN OF CASTLE ROCK, COLORADO  
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE: 12.17.2021

DESIGNED: MTW/KD  
DRAWN: KD  
CHECKED: MTW

REVISIONS:

REVISION DATE:  
JOB DESCRIPTION:  
CONSTRUCTION DOCUMENTS

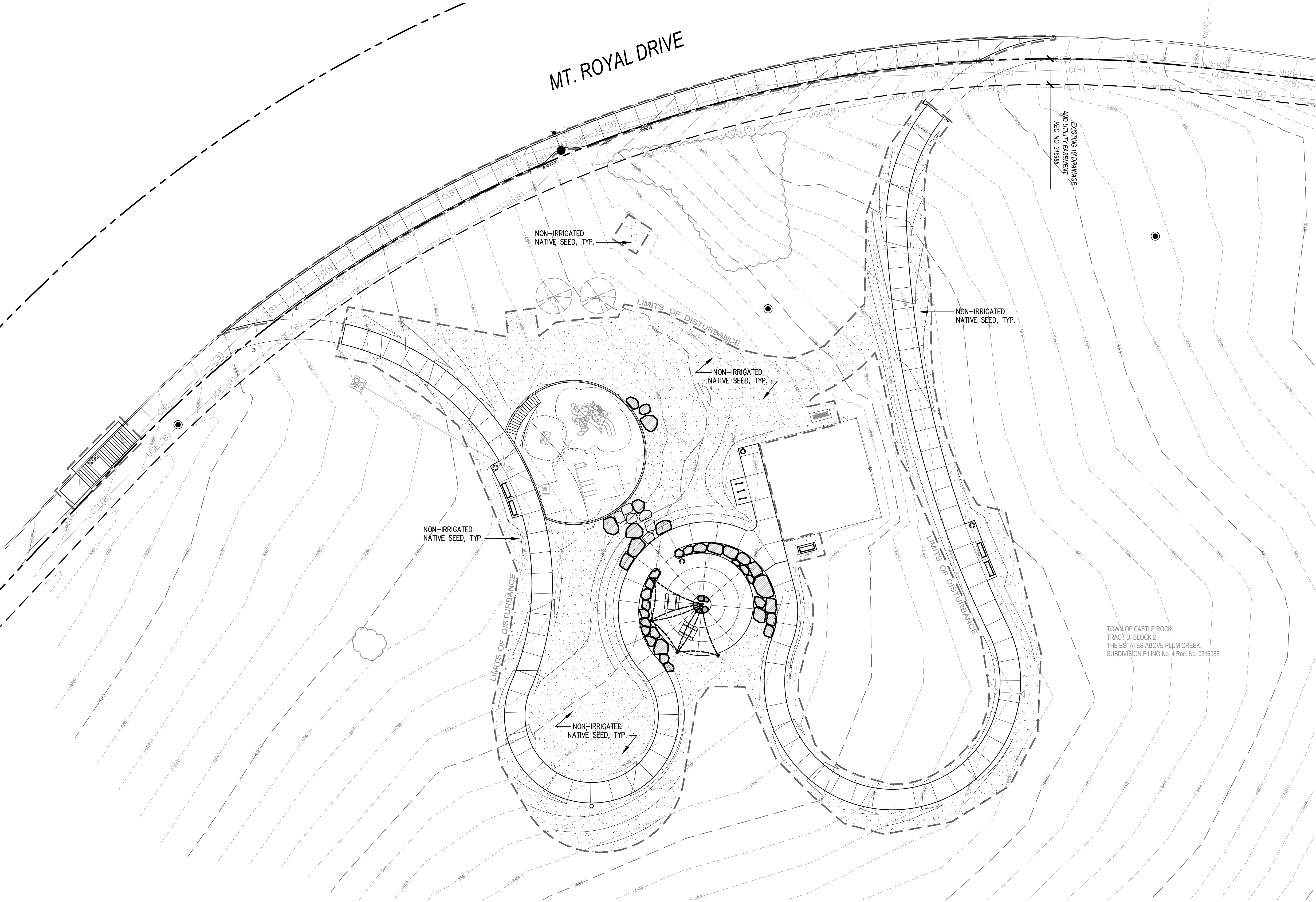
SHEET TITLE:  
LANDSCAPE PLAN

SCALE: AS SHOWN

SHEET NUMBER:

L4.0

PAGE 15 OF 18



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

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)







1. IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMP SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR, AS SHOWN ON THE CONTRACT DRAWINGS.
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 RETRAITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGMENT 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 APX) 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.
5. DETECTABLE WARNING SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH TRANSITION THAT CURED CONCRETE. DWS ARE NOT INTENDED TO PROVIDE WARNING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS;
  1. CURB RAMP, BLENDED TRANSITIONS, AND DERESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
  2. PEDESTRIAN REVERSE 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 PEDESTRIAN CROSSING 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 CURBED, 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 CHANGING SLOPE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMP'S LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
8. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
9. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
10. IN NEW CONSTRUCTION, PLUG 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 ELICITED 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 MUST 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 RAMP SHALL BE INCLUDED IN THE BID PRICE OF THE CORRECTED CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
12. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0+/-8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
13. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONSTRUCTION.
14. FLARED SIDE SLOPES MAY EXCEED 10:0.0 ONLY WHERE THEY ADJUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS CREATED 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%.
16. 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 PROMINENT ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
17. A BROWN FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
18. IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER 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 CONSTRUCTION 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:
  - RAMP RUNNING SLOPE 7.5%
  - RAMP CROSS SLOPE 1.5%
  - TURNING SPACE RUNNING SLOPE 1.5%
  - TURNING SPACE CROSS SLOPE 1.5%
  - FLARE SLOPE 8:0-9:0

**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 CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
22. PROVIDE THE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 1/2 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.

TYPE 1

TYPE 2 - TWO RAMPS

TYPE 2 - ONE RAMP

TYPE 2 - DIRECTIONAL

BLENDED TRANSITION

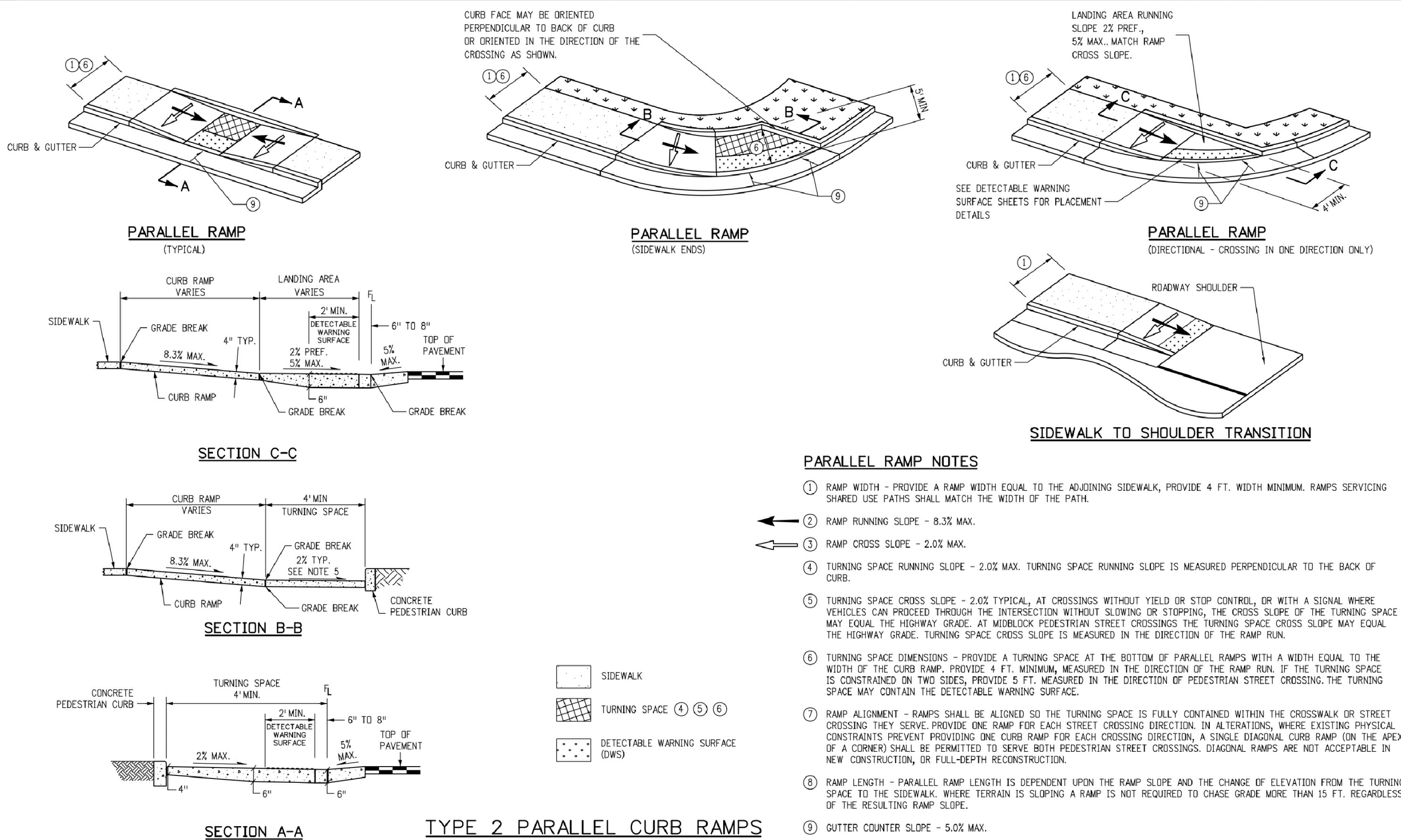
DEPRESSED CORNER

COMBINATION

| PERCENT SLOPE       | 1:0.5 | 2:0.5 | 5:0.5 | 7:1.5 | 8:3.5 | 10:0.5 |
|---------------------|-------|-------|-------|-------|-------|--------|
| EQUIVALENT RUN/RISE | 100:1 | 50:1  | 20:1  | 14:1  | 12:1  | 10:1   |

**SLOPE TABLE**

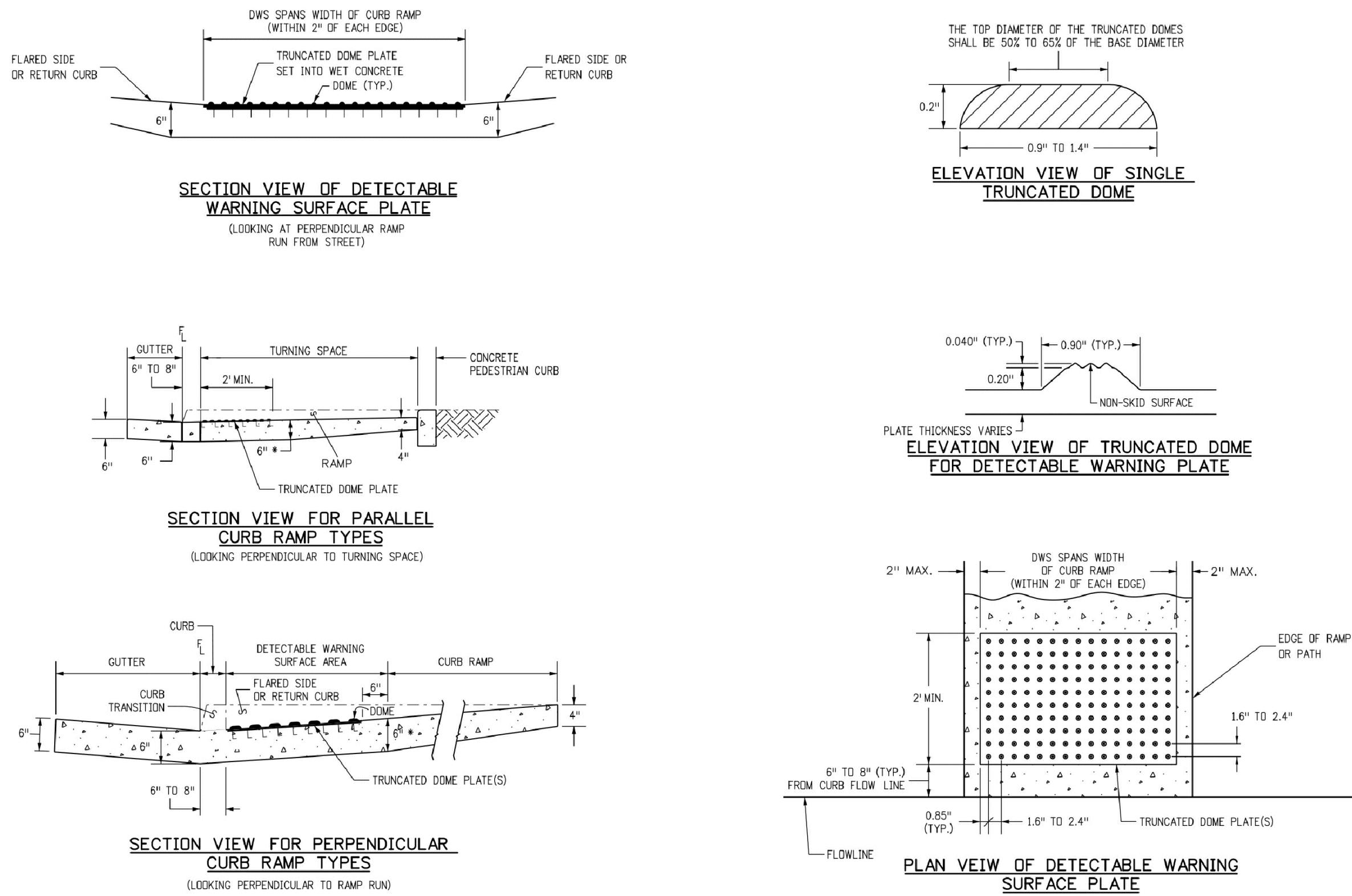
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|--------------------------------------------------------------|--|-------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------|--|---------------------------------------------------------|--|
| <b>Computer File Information</b>                             |  | <b>Sheet Revisions</b>              |  | <b>Colorado Department of Transportation</b>                                                                                                                                                |  | <b>CURB RAMPS</b> |  | <b>STANDARD PLAN NO.</b>                                |  |
| Creation Date: 07/31/19                                      |  | Date:                      Comments |  |  2825 West Howard Place<br>CDDT HQ, 3rd Floor<br>Denver, CO 80204<br>Phone: 303-757-9021 FAX: 303-757-9868 |  |                   |  | M-608-1                                                 |  |
| Designer Initials: JBK                                       |  |                                     |  |                                                                                                                                                                                             |  |                   |  | Standard Sheet No. 1 of 10                              |  |
| Last Modification Date: 07/31/19                             |  |                                     |  |                                                                                                                                                                                             |  |                   |  |                                                         |  |
| Detailer Initials: LTA                                       |  |                                     |  |                                                                                                                                                                                             |  |                   |  |                                                         |  |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English |  | CAD                                 |  | <b>Project Development Branch</b>                                                                                                                                                           |  | JBK               |  | Issued by the Project Development Branch: July 31, 2019 |  |
|                                                              |  |                                     |  |                                                                                                                                                                                             |  |                   |  | Project Sheet Number:                                   |  |



- ① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE A 4 FT. WIDTH MINIMUM. RAMP SERVICES SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- ② RAMP RUNNING SLOPE - 8.33 MAX.
- ③ RAMP CROSS SLOPE - 2.0% MAX.
- ④ TURNING SPACE RUNNING SLOPE - 2.0% 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 EXCEED 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 RAMP PROVIDED, A MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. 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. SERVE THE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERNATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE INLET OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN ALTERNATIONS.
- ⑧ RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK; WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
- ⑨ GUTTER COUNTER SLOPE - 5.0% MAX.

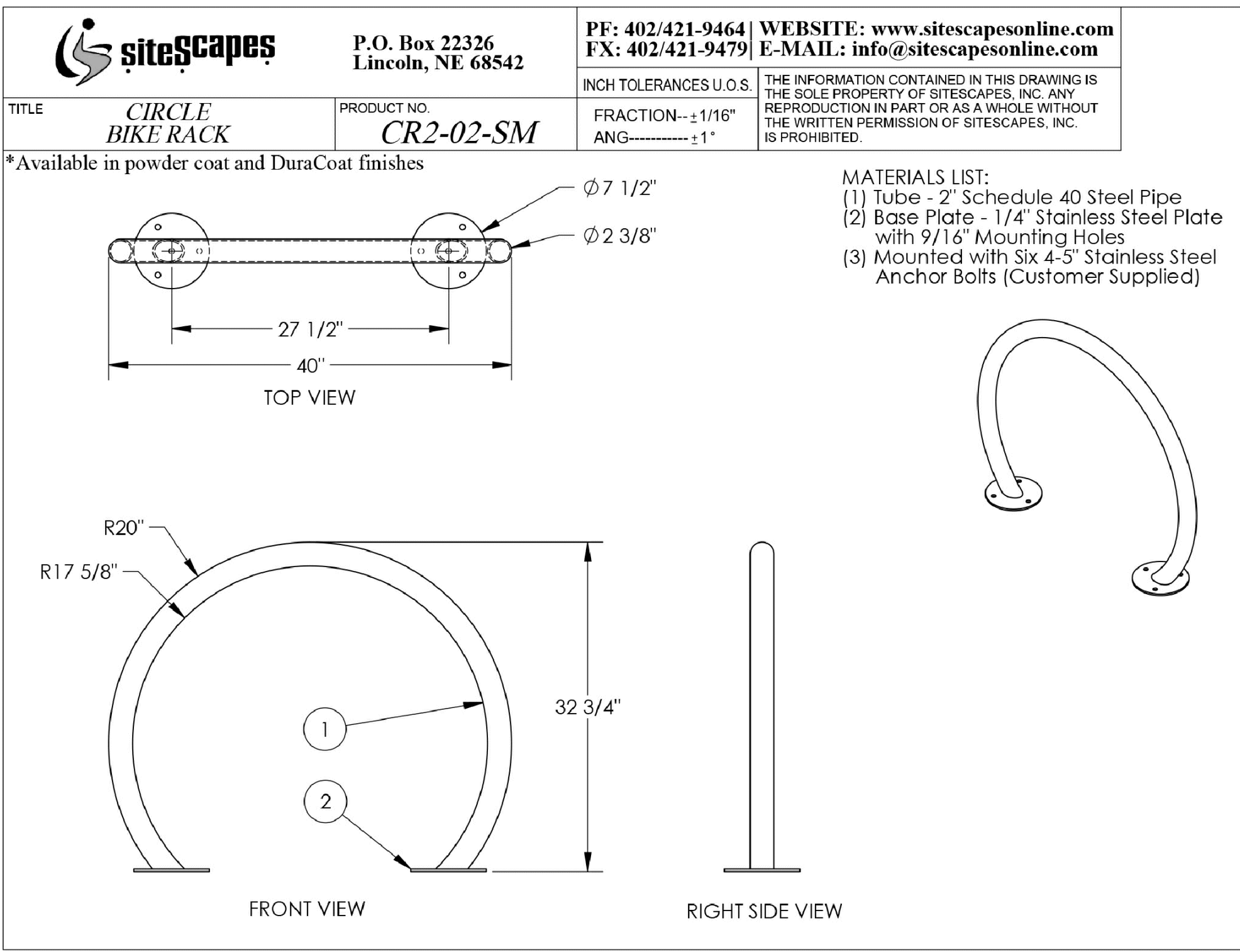
|                                                                |  |                        |  |                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                     |  |                                                         |  |
|----------------------------------------------------------------|--|------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------|--|
| <b>Computer File Information</b>                               |  | <b>Sheet Revisions</b> |  | Colorado Department of Transportation                                                                                                                                                                                                                                                                                                     |  | <div style="text-align: center;">  <h1 style="margin: 0;">CURB RAMPS</h1> </div> |  | STANDARD PLAN NO.                                       |  |
| Creation Date: 07/31/19                                        |  | Date:      Comments:   |  | <div style="display: flex; align-items: center;">  <div> <p>2829 West Howard Place<br/>           3207 W. 3rd Floor<br/>           Denver, CO 80204<br/>           Phone: 303-757-9021 FAX: 303-757-9868</p> </div> </div> |  |                                                                                                                                                                     |  | M-608-1                                                 |  |
| Designer Initials: JBK                                         |  |                        |  |                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                     |  | Standard Sheet No. 4 of 10                              |  |
| Modification Date: 07/31/19                                    |  |                        |  |                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                     |  |                                                         |  |
| Printer Initials: LTA                                          |  |                        |  | Project Development Branch                                                                                                                                                                                                                                                                                                                |  | JBK                                                                                                                                                                 |  | Issued by the Project Development Branch: July 31, 2019 |  |
| Ver.: MicroStation V8    Scale: Not to Scale    Units: English |  |                        |  |                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                     |  | Project Sheet Number:                                   |  |

NOT TO SCALE



|                                                              |  |                            |  |                                                                                                                                                                                               |  |                                                                                                       |  |                                                         |  |
|--------------------------------------------------------------|--|----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------|--|
| <b>Computer File Information</b>                             |  | <b>Sheet Revisions</b>     |  | Colorado Department of Transportation                                                                                                                                                         |  |  <b>CURB RAMPS</b> |  | STANDARD PLAN NO.                                       |  |
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| Designer Initials: JBK                                       |  |                            |  |                                                                                                                                                                                               |  |                                                                                                       |  | Standard Sheet No. 10 of 10                             |  |
| Last Modification Date: 07/31/19                             |  |                            |  |                                                                                                                                                                                               |  |                                                                                                       |  |                                                         |  |
| Detailer Initials: LTA                                       |  |                            |  | Project Development Branch                                                                                                                                                                    |  | JBK                                                                                                   |  | Issued by the Project Development Branch: July 31, 2019 |  |
| CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English |  |                            |  |                                                                                                                                                                                               |  |                                                                                                       |  | Project Sheet Number:                                   |  |

NOT TO SCALE



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

NOT TO SCALE

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

| DEVELOPMENT SERVICES                                                                                                                                                                                                                                                                                                                                                | DATE |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>SURVEY BENCHMARK</b>                                                                                                                                                                                                                                                                                                                                             |      |
| ELEVATIONS ARE BASED UPON "CP BH201046600005008",<br>GEOGRAPHIC POSITION (NAD 1983),<br>COLORADO STATE PLANE GRID COORDINATES (CENTRAL ZONE),<br>N=1549928.022, E=3180049.064,<br>NAD 1988 ELEVATION = 6388.81 FEET.<br>COMBINED FACTOR OF 0.99964082 WAS<br>USED TO MODIFY STATE PLANE COORDINATES (SPN/0.99964044<br>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 12.17.2021

DESIGNED: MTW/KD  
DRAWN: KD

CHECKED: MTW

REVISIONS:

REVISION DATE: \_\_\_\_\_  
JOB DESCRIPTION: \_\_\_\_\_

CONSTRUCTION DOCUMENTS

SHEET TITLE:  
SITE DETAILS

SCALE: AS SHOWN

SHEET NUMBER:

## L5.1

PAGE 17 OF 18



