

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. CD21-0046

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.

OWNER

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

PROJECT TEAM

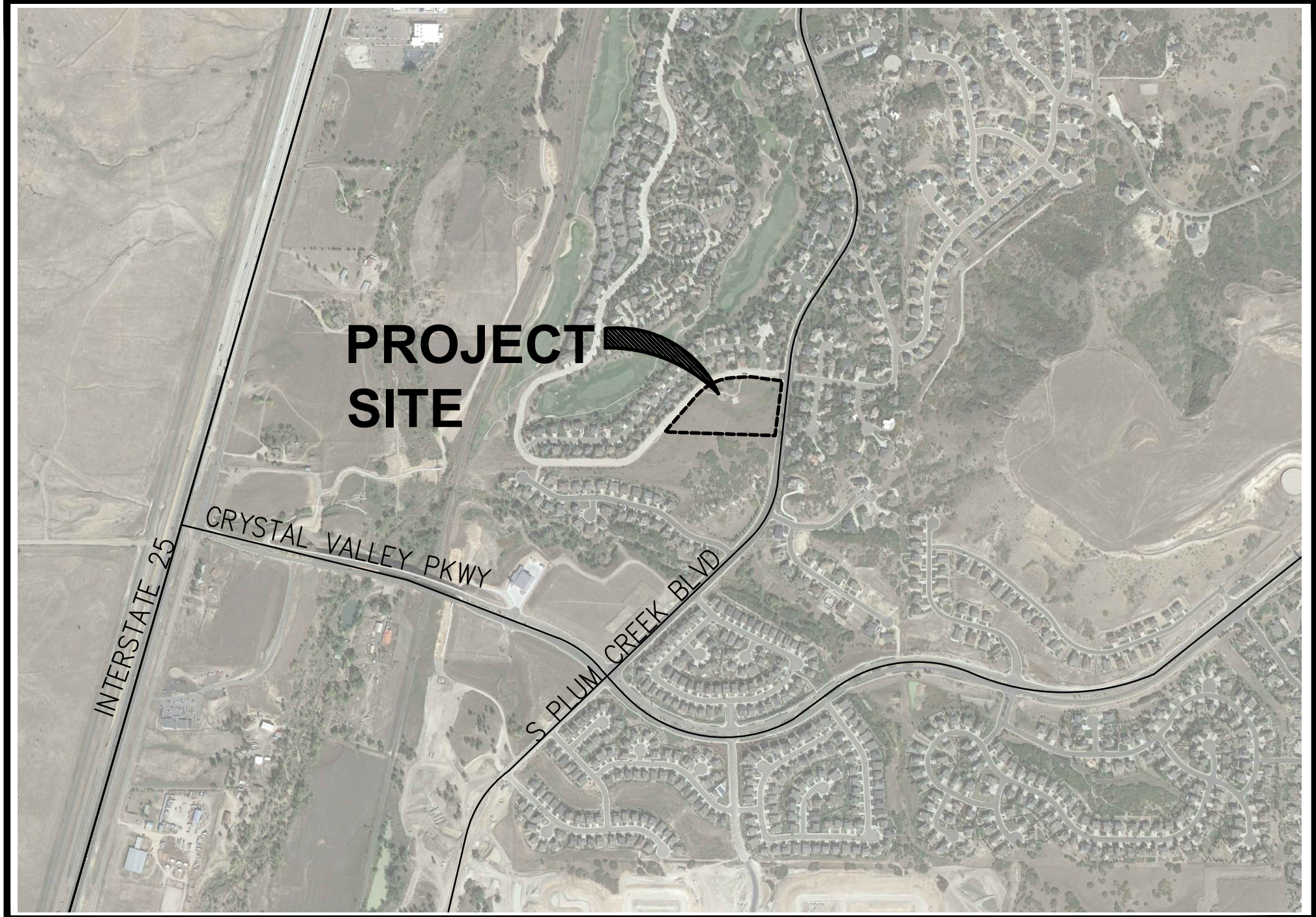
LANDSCAPE ARCHITECT

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VICINITY MAP



NOT TO SCALE

SHEET INDEX

SHEET # _____ PAGE # _____ SHEET TITLE _____

LANDSCAPE PLANS:

--	1	COVER SHEET
GN1.0-GN1.1	2-3	GENERAL NOTES
--	4	STAMPED PROJECT SURVEY OF EXISTING CONDITIONS
BP1.0	5	BOUNDARY PLAN
SP1.0	6	OVERALL COMBINED SITE PLAN
L1.0	13	EXISTING CONDITIONS & DEMOLITION PLAN
L2.0	14	LAYOUT & MATERIALS PLAN
L3.0	15	ENLARGEMENT PLAN
L4.0	16	LANDSCAPE PLAN
L5.0-L5.2	17-19	SITE DETAILS

CIVIL ENGINEERING PLANS:

C1	7	CIVIL SITE PLAN
C2-C3	8-9	GRADING AND UTILITY PLANS
C4	10	PLUM CREEK PARK SOUTH DRAINAGE BASINS
C5-C6	11-12	CIVIL DETAILS

LEGEND

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

DEFERRED SUBMITTALS

- SHADE SAIL - CONTRACTOR TO SUBMIT TO TOWN'S BUILDING DEPARTMENT

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



DHM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

DATE

JANUARY 7, 2022

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

STREET CONSTRUCTION NOTES

- ### SIGNAGE AND STRIPING NOTES

- FIRE NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.
7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

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 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/SKACK 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 TCR 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 TCR 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:

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= 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	01.07.2022

DESIGNED: MTW/KD

DRAWN: RD
CHECKED: MTW

REVISIONS:

REVISION DATE: _____
JOB DESCRIPTION: _____
CONSTRUCTION DOCUMENTS

SHEET TITLE:
GENERAL NOTES

SCALE: AS SHOWN

SHEET NUMBER:

GN1.0

PAGE 2 OF 19

SITE DEMOLITION GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. ALL EQUIPMENT AND MATERIALS TO BE DEMOLISHED AND REMOVED MUST BE DISPOSED OFFSITE BY THE CONTRACTOR UNLESS OTHERWISE NOTED AS PART OF THE BID AND AT NO ADDITIONAL EXPENSE TO THE OWNER.

SITE LAYOUT GENERAL NOTES

1. 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.
2. 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.
3. THE CONTRACTOR SHALL STAKE ALL KEY AREAS TO BE REVIEWED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. 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.
5. PROVIDE PROTECTIVE BARRIERS, FENCING, ETC., AS REQUIRED BY THE TOWN OF CASTLE ROCK STANDARDS, PLANS AND SPECIFICATIONS, AS PART OF ORIGINAL BID.
6. 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.
7. 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.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.
9. ADDITIONAL CAD LAYOUT INFORMATION WILL BE PROVIDED TO THE SELECTED CONTRACTOR PRIOR TO CONSTRUCTION FOR LAYOUT PURPOSES ONLY.
10. 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.
11. CONTRACTOR TO REFER TO GEOTECHNICAL AND CIVIL PLANS AND REPORTS FOR ADDITIONAL INFORMATION.

SITE GRADING GENERAL NOTES

1. 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.
2. CONTRACTOR TO REFER TO CIVIL PLANS FOR DETAILED DRAINAGE DESIGN AND LOCATIONS OF INLETS LOCATED THROUGHOUT SITE, INCLUDING ALL PLAYGROUND LAYOUT
3. 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.
4. 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.
5. 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 SVALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
6. CONTRACTOR TO REFER TO CIVIL PLANS FOR STORMWATER MANAGEMENT & EROSION CONTROL STANDARD NOTES AND DETAILS.
7. 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.
8. ALL SLOPES EXCEEDING 4:1 SHALL REQUIRE EROSION CONTROL SLOPE BLANKET. CONTRACTOR TO SUBMIT INFORMATION AND SMALL PRODUCT SAMPLES FOR REVIEW AND APPROVAL.
9. ALL LANDSCAPE BEDS TO BE SLIGHTLY MOUNDED TO ENSURE POSITIVE DRAINAGE WITHIN THE BED IS ALWAYS MET.

LANDSCAPE GENERAL NOTES

1. 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.
2. ALL PLANT MATERIAL IS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. 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.
4. 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.
5. ALL PLANT MATERIALS WILL CONFORM TO THE AMERICAN ASSOCIATION OF NURSE TREYMEN AND STATE OF COLORADO INDUSTRY STANDARDS.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
7. 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.
8. REFER TO THE LANDSCAPE 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 01.07.2022

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

PAGE 3 OF 19

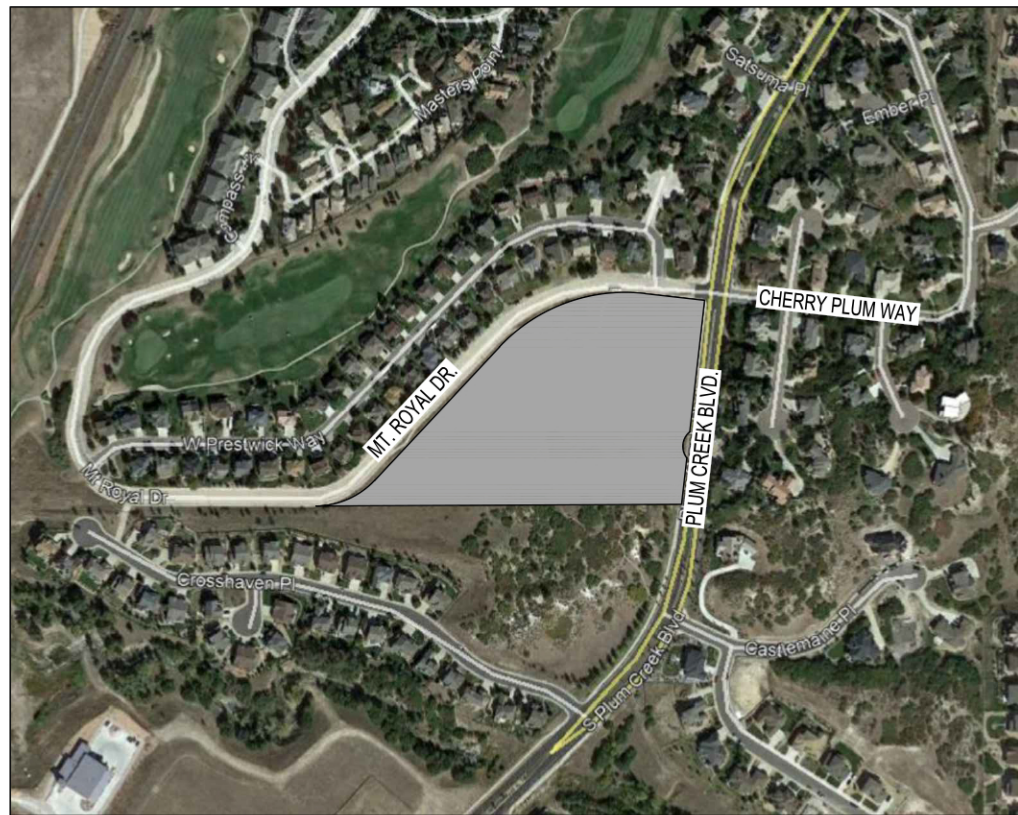
TOWN APPROVAL SIGNATURE BLOCK

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 BH2012046600005008",
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)



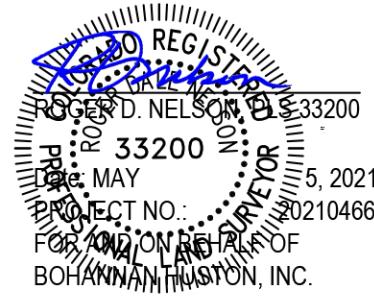
LOCATION MAP
NOT TO SCALE

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.

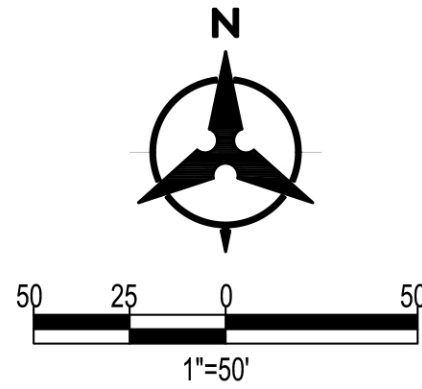
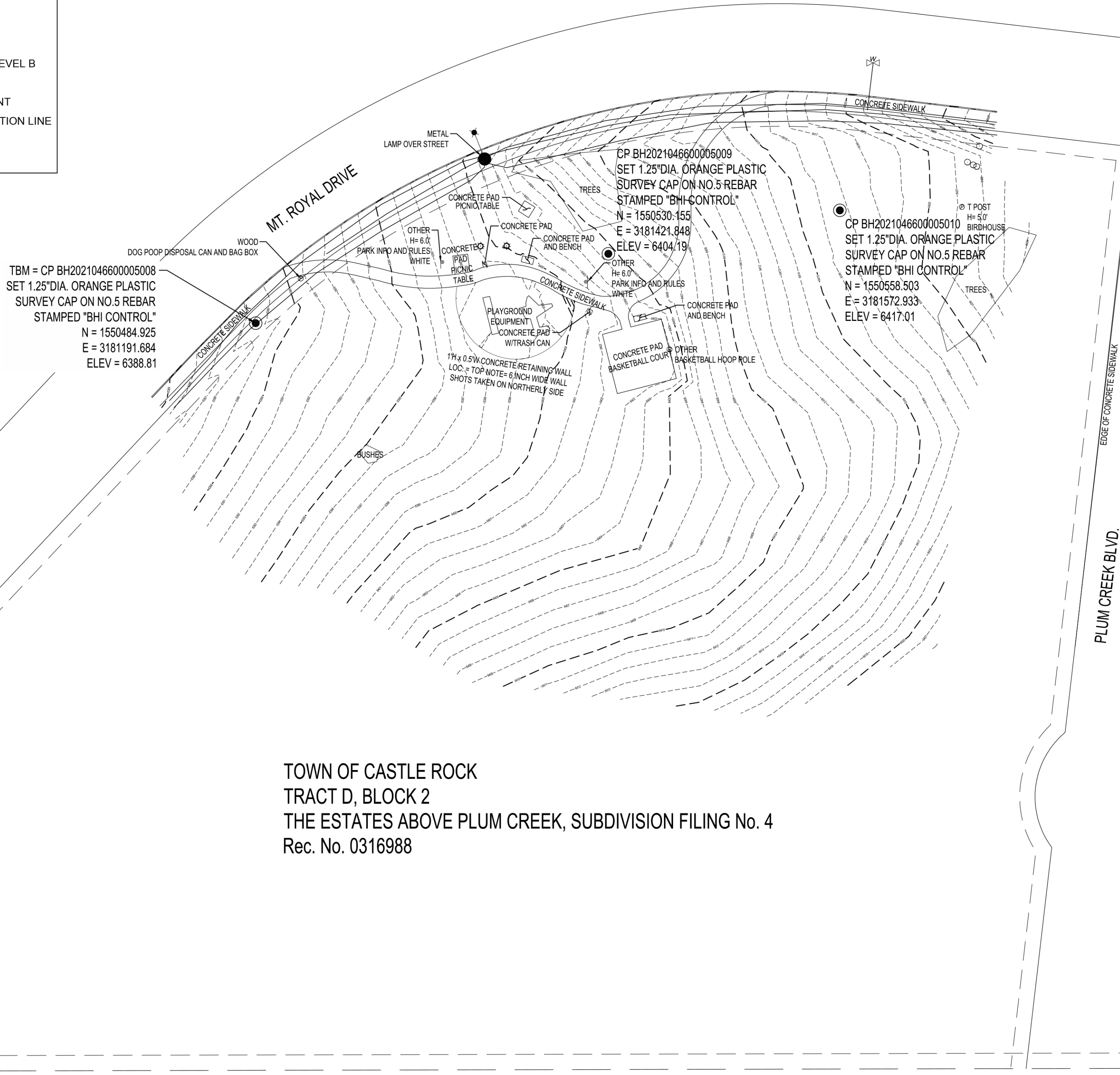
SURVEYOR'S CERTIFICATION:

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



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

SHEET 1 OF 1

PROJECT SURVEY OF EXISTING CONDITIONS

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: 01.07.2022

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE:

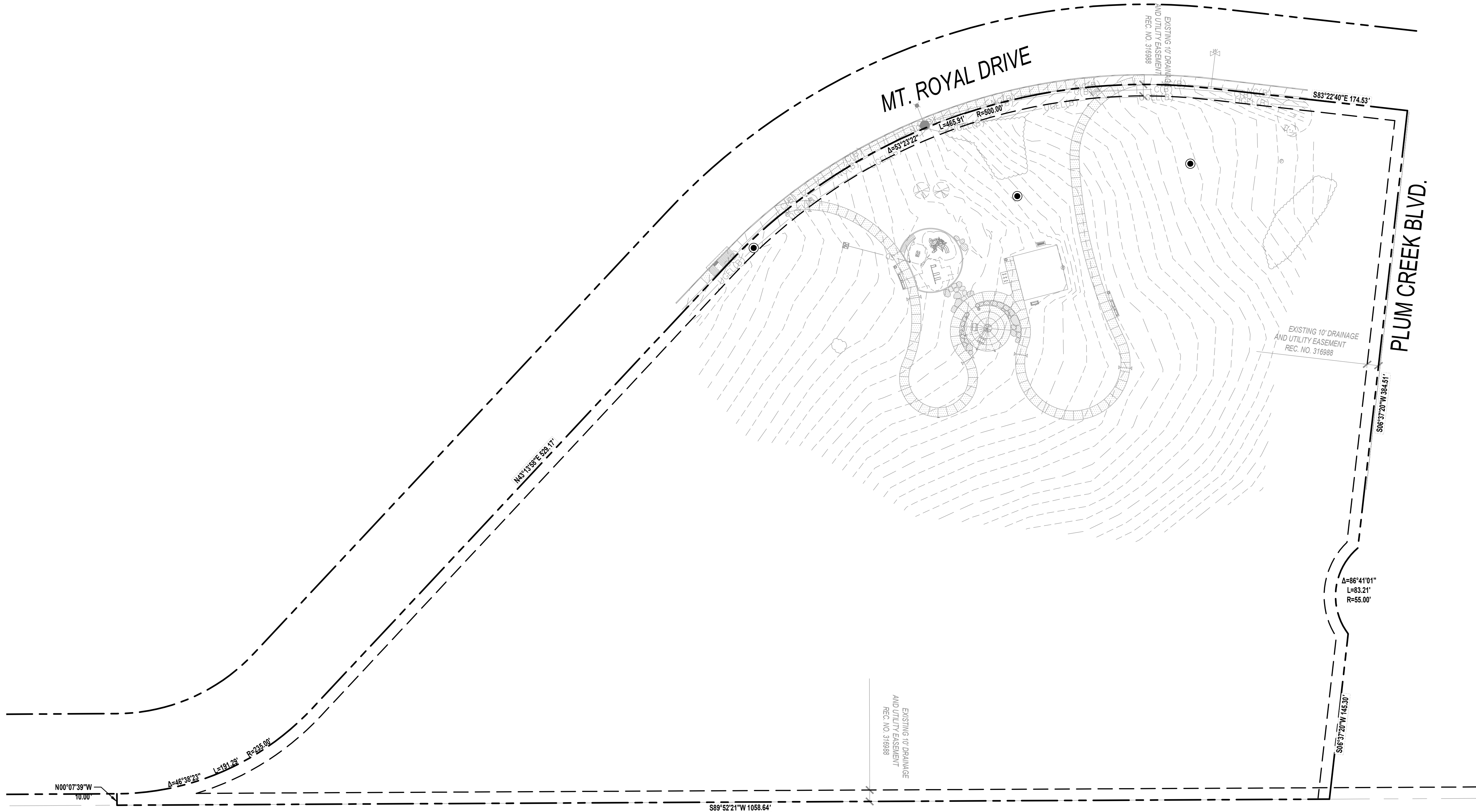
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:
BOUNDARY PLAN

SCALE: AS SHOWN

SHEET NUMBER:

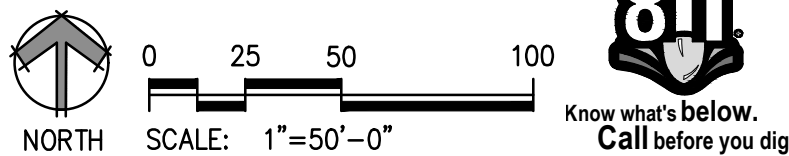
BP1.0
PAGE 5 OF 19



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

DEVELOPMENT SERVICES DATE

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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1' TRAIL SHOULDER

HCL & PCL

1' TRAIL SHOULDER

2' WIDE, 4" DITCH

3:1 GRADED SLOPE (VARIES)

8" WIDE, 6" CONCRETE TRAIL

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 trail and its surrounding features:

- Trail Structure:** An 8' wide, 6" concrete trail with a 1.50% slope.
- Shoulders:** 1' trail shoulders on both sides of the concrete trail.
- Ditch:** A 2' wide, 4' deep ditch located to the left of the trail, with a 3:1 graded slope.
- Slopes:** 3:1 graded slopes on the outer edges of the trail assembly.
- Labels:** "HCL & PCL" at the top center, "NOT TO SCALE" at the bottom center, and stationing information at the bottom: "STA. 00+00.00 TO STA. 02+00.00" and "STA. 04+07.69 TO STA. 05+00.00".

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.

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

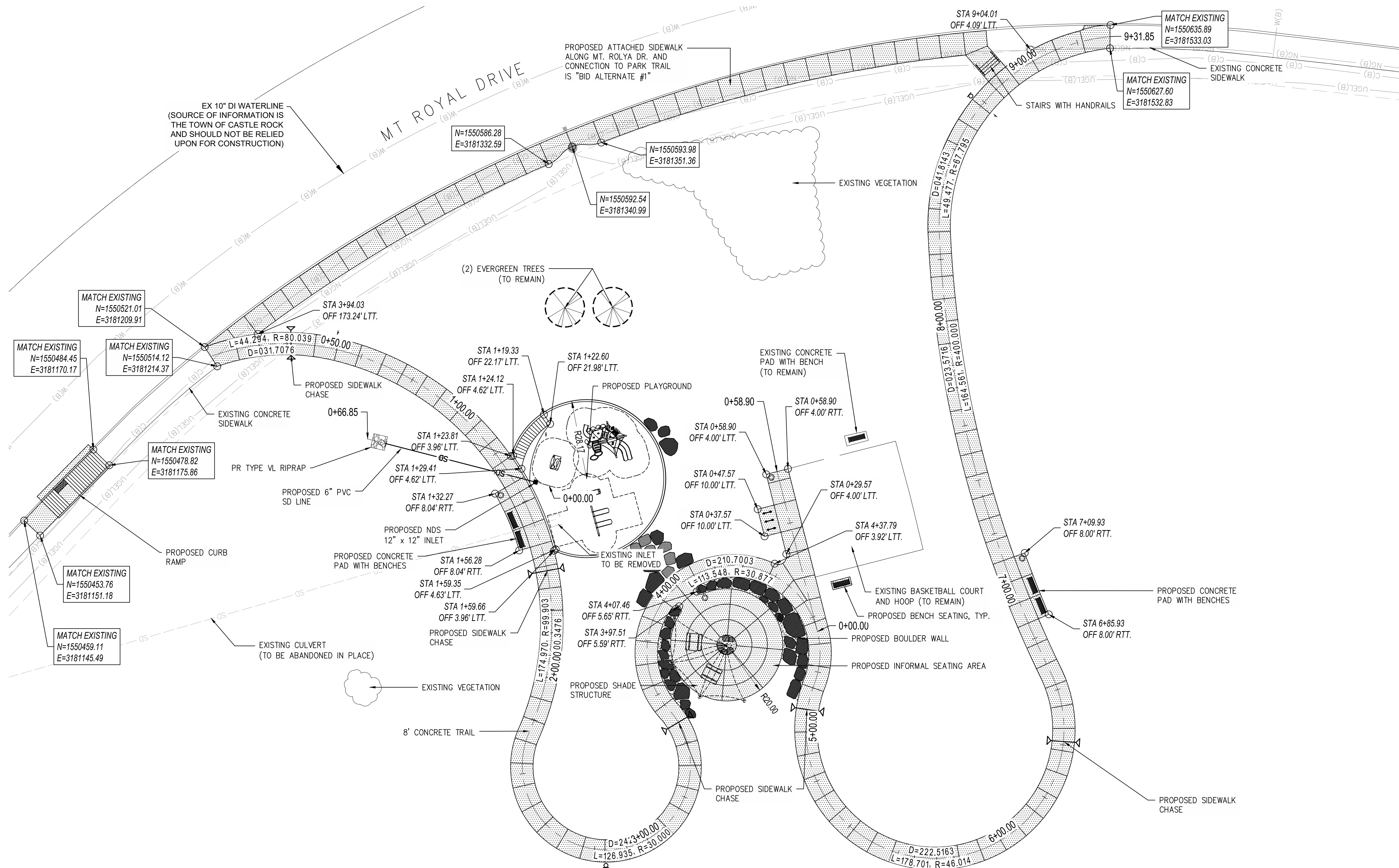
SURVEY BENCHMARK
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GEOGRAPHIC POSITION (NAD 1983).
COLORADO STATE PLANE GRID COORDINATES (CENTRAL ZONE),
N=1549928.022, E=3180049.064,
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USED TO MODIFY STATE PLANE COORDINATES (SPN/0.99964044
= MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST
 CORNER 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 S00D17°12'E A DISTANCE OF 7.31 FEET,
 BEING MONUMENTED WITH A 1" PIPE WITH A 2" DIAMETER ALUMINUM CAP
 STAMPED: "SURY MONUMENT ARCHER & ASSOCIATES T 6 S, R 67 W,
 C 1/4 LS 6935 1999") AS BEARING N89D42'46"E A DISTANCE OF 2625.48
 FEET.

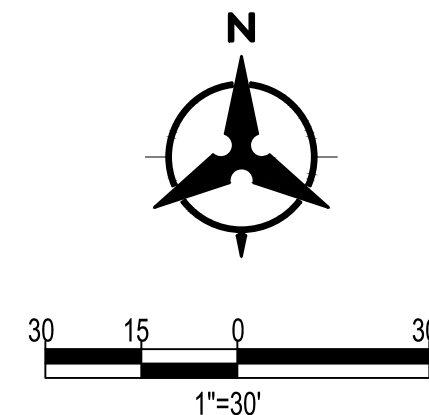
**TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS**

CASTLE ROCK, COLORADO 80104



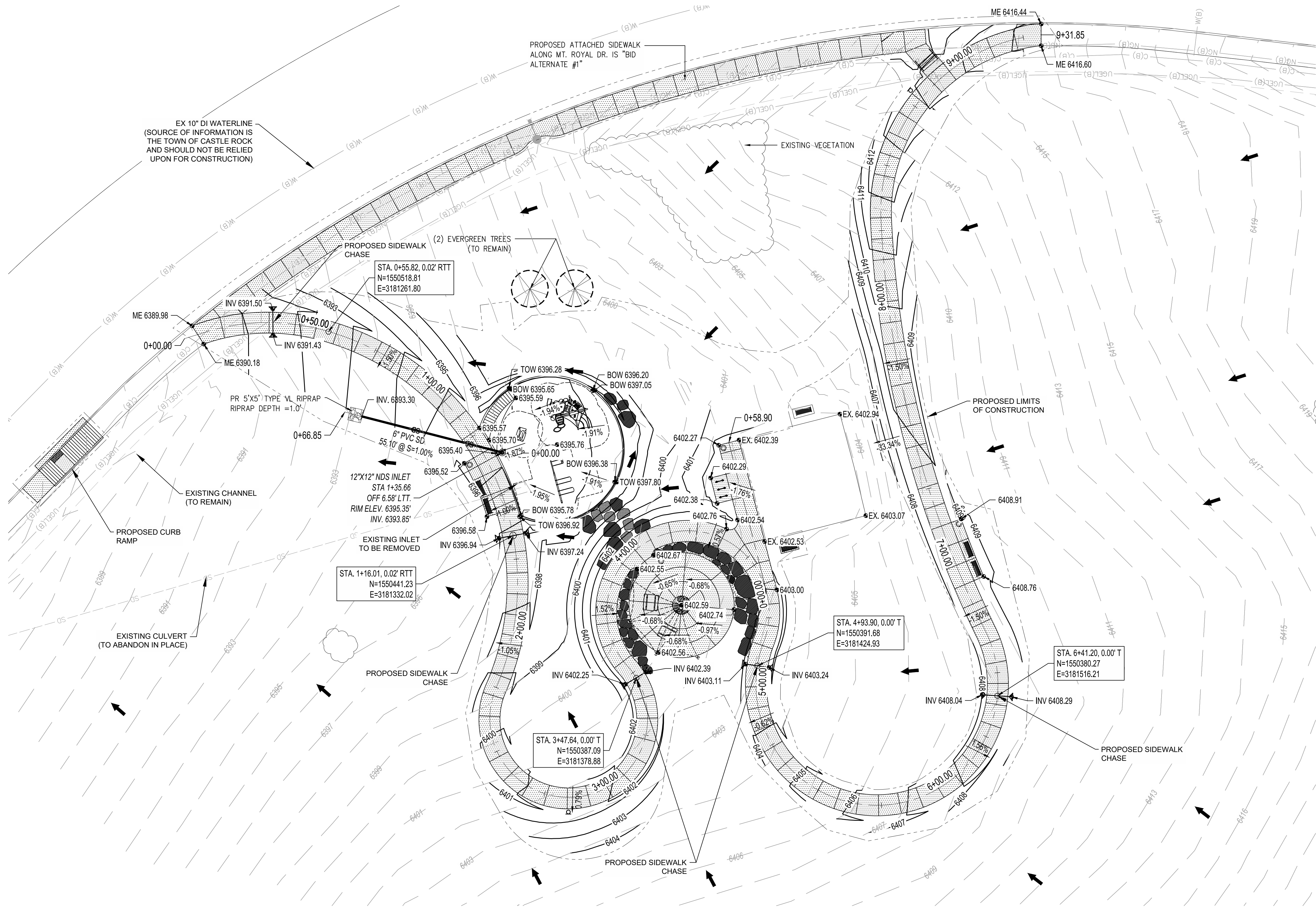
— — — — — EXISTING CONTOUR

 PROPOSED CONCRETE TRAIL

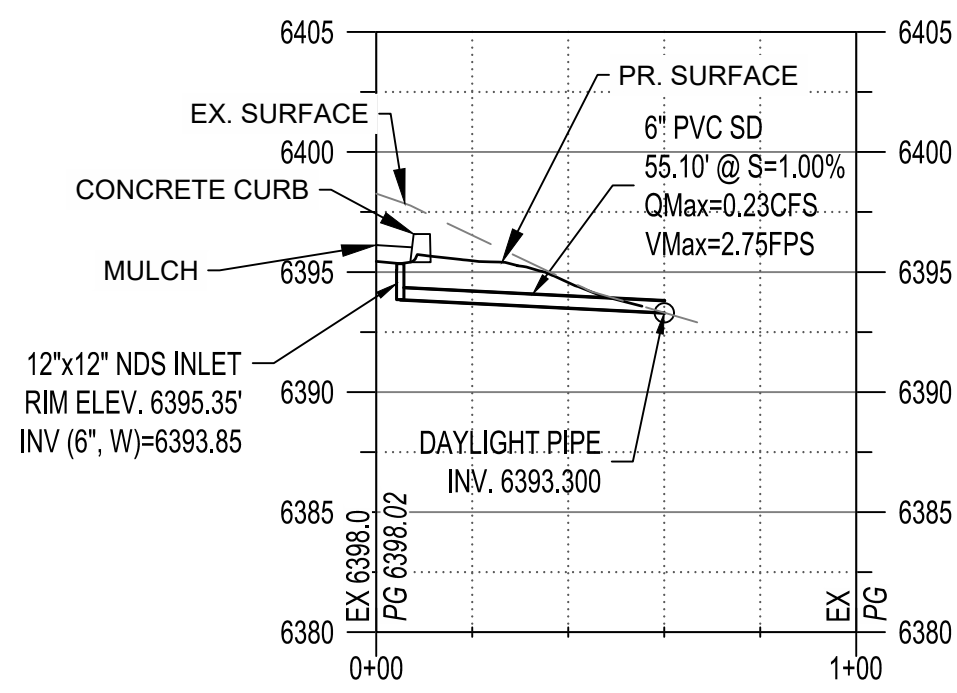


1. TRAIL TO BE CONSTRUCTED WILL BE A TYPE I TRAIL PER DETAIL TRAILS CROSS SECTIONS TB-1
2. SIDEWALK CULVERTS ARE TO BE STANDARD CURB CHASES PER DETAIL SIDEWALK CURB CHASE CG-11
3. STANDARD 50 FOOT TRANSITION BETWEEN CROSS SLOPES WHEN CHANGING BETWEEN TYPICAL SECTIONS

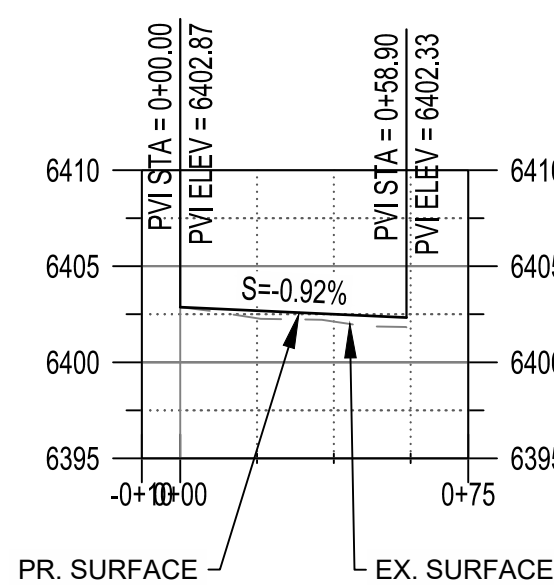
FILE NAME: C:\Users\jml\OneDrive\Documents\Plum Creek Park South Park\Plum Creek Park South Park Grading and Utility Plan.dwg
PLOT DATE: 07/07/2022
PLOT BY: JML
PLOT SCALE: 1"=20'
PLOT SHEET: 1 OF 1
PLOT STATUS: PLOTTED
PLOT COMMENTS: PLUM CREEK PARK SOUTH PARK GRADING AND UTILITY PLAN
PLOT DATE: 07/07/2022
PLOT BY: JML
PLOT SCALE: 1"=20'
PLOT SHEET: 1 OF 1
PLOT STATUS: PLOTTED
PLOT COMMENTS: PLUM CREEK PARK SOUTH PARK GRADING AND UTILITY PLAN



STORM SEWER PIPE PROFILE



MAIN TRAIL EXTENSION PROFILE



LEGEND

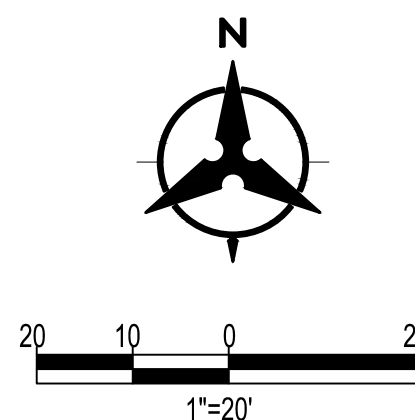
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ▭ LIMITS OF GRADING
- ➔ DIRECTION OF FLOW

NOTES

- 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.
- TRAIL TO BE CONSTRUCTED WILL BE A TYPE I TRAIL PER DETAIL TRAILS CROSS SECTIONS TB-1
- SIDEWALK CULVERTS ARE TO BE STANDARD CURB CHASES PER DETAIL SIDEWALK CURB CHASE CG-11
- STANDARD 50 FOOT TRANSITION BETWEEN CROSS SLOPES WHEN CHANGING BETWEEN TYPICAL SECTIONS
- ALL SPOT ELEVATIONS ARE PROPOSED FINAL GRADE UNLESS OTHERWISE NOTED:
ME: MATCH EXISTING
INV: INVERT
TOW: TOP OF WALL
BOW: BOTTOM OF WALL
- SEE NEXT SHEET FOR FULL MAIN TRAIL PROFILE

EARTHWORK QUANTITIES

CUT: 438.23 CY
FILL: 426.17 CY
NET: 12.06 CY (CUT)



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 BEARING

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 LS 6935 1999") AS BEARING N89D42'46"E A DISTANCE OF 2625.48 FEET.

REUSE OF DOCUMENT

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PROJECT NUMBER: 20104-02 DATE: 01.07.2022

DESIGNED: JML
DRAWN: DP/CH
CHECKED: JML

REVISIONS:

REVISION DATE:
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:

GRADING AND UTILITY PLAN

SHEET NUMBER:

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TOWN APPROVAL SIGNATURE BLOCK

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
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= MODIFIED SPN, SPC/0.99964120 = MODIFIED SPC)

BASIS OF BEARING

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

CASTLE ROCK, COLORADO 80104

GRADING AND UTILITY PLAN

SHEET NUMBER:

[illegible]

FILE NAME
P:\20210466\PROJECT\Plans\Preliminary Plans - 625\20210466_GROUNDUTILITYPLAN.dwg

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

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

PR TYPE VL RIPRAP

PROPOSED NDS
12" x 12" INLET

PROPOSED 6"
PVC SD LINE

EXISTING INLET
TO BE REMOVED

EXISTING CULVERT
(TO BE ABANDONED IN PLACE)

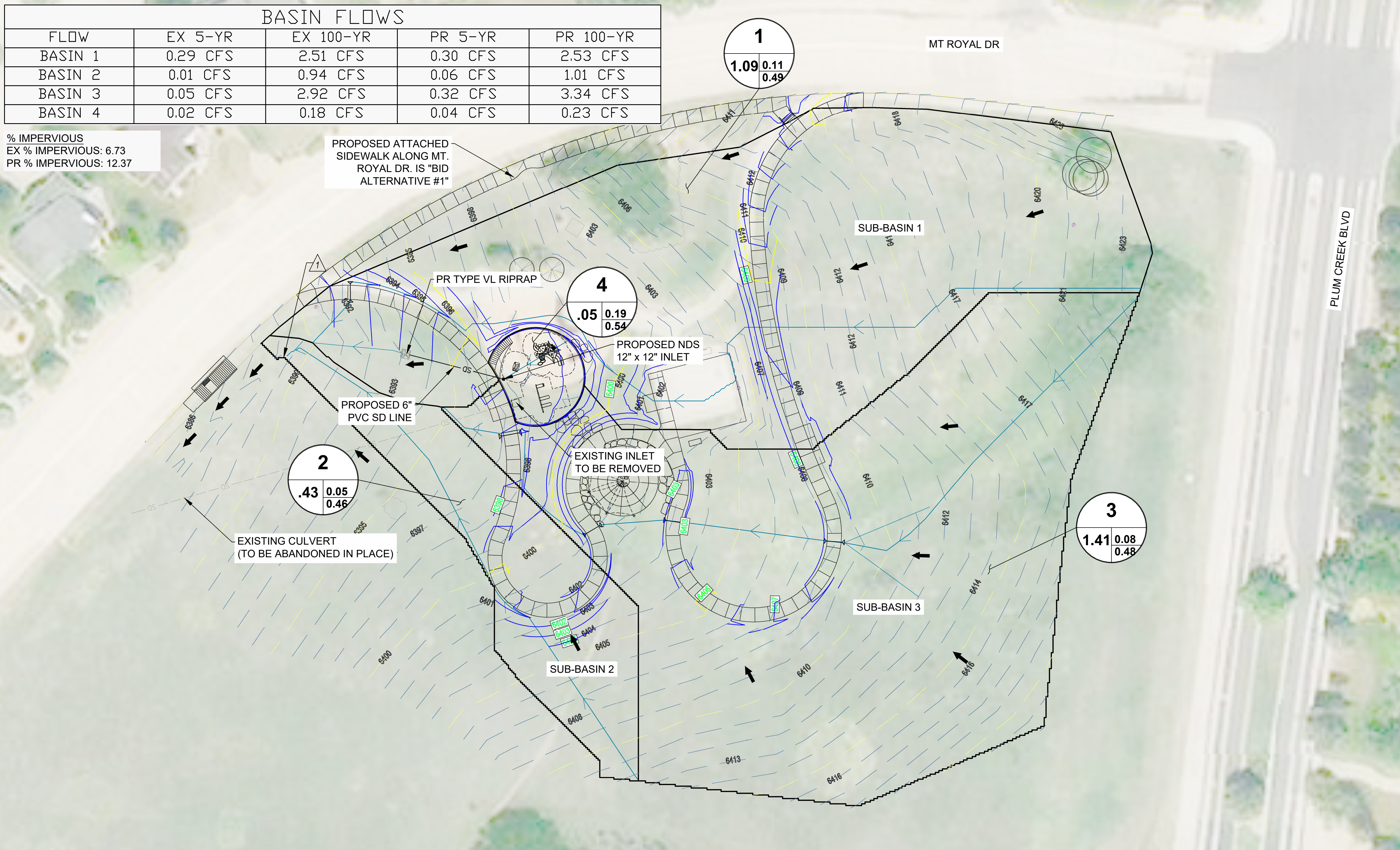
NOTES:

- 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:

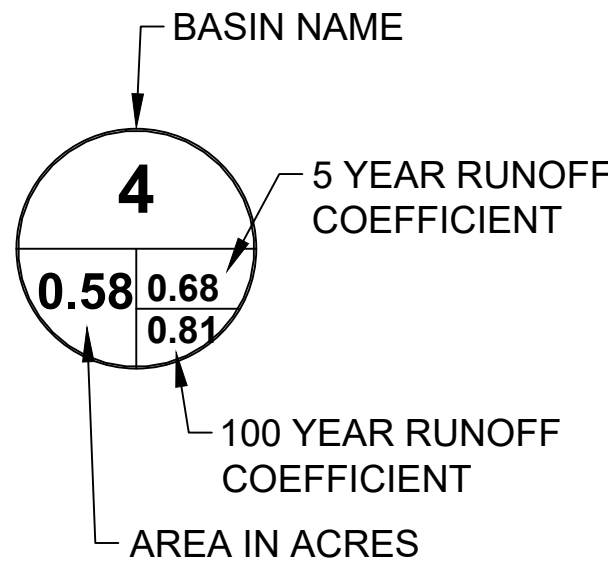
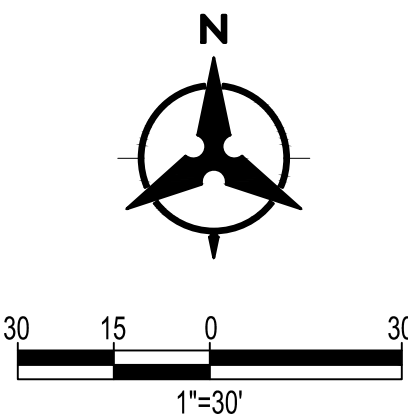
- ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.
- DEVELOPMENT WILL MAINTAIN EXISTING DRAINAGE CONDITIONS AND NOT NEGATIVELY IMPACT THE EXISTING FLOW.

PLUM CREEK PARK SOUTH DRAINAGE BASINS



LEGEND

- LONGEST FLOW PATH
- SUB-BASINS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DESIGN POINT
- FLOW PATH



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)

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PROJECT NUMBER: 20104.02 DATE: 01.07.2022

DESIGNED: JML
DRAWN: DP/CH
CHECKED: JML

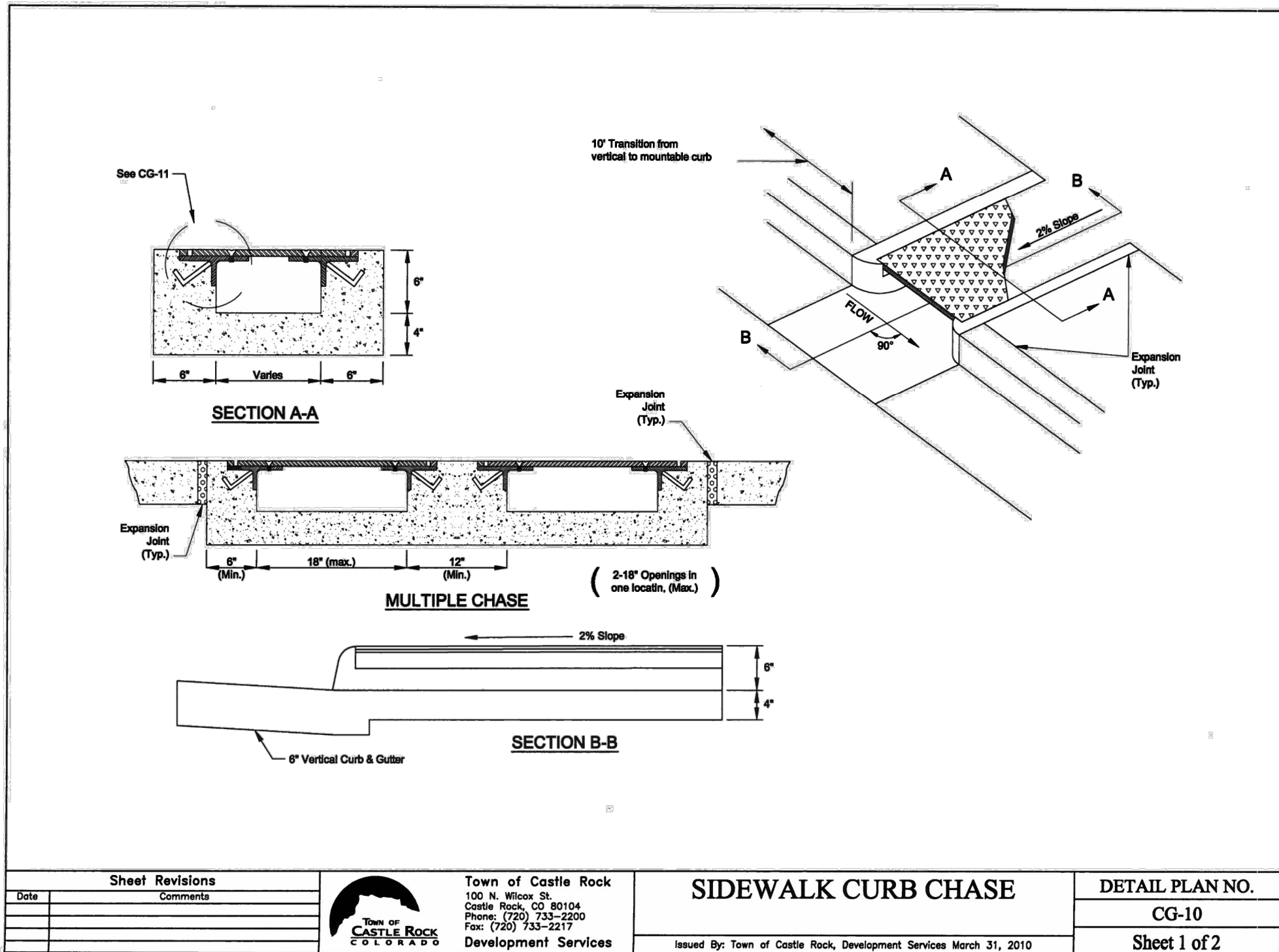
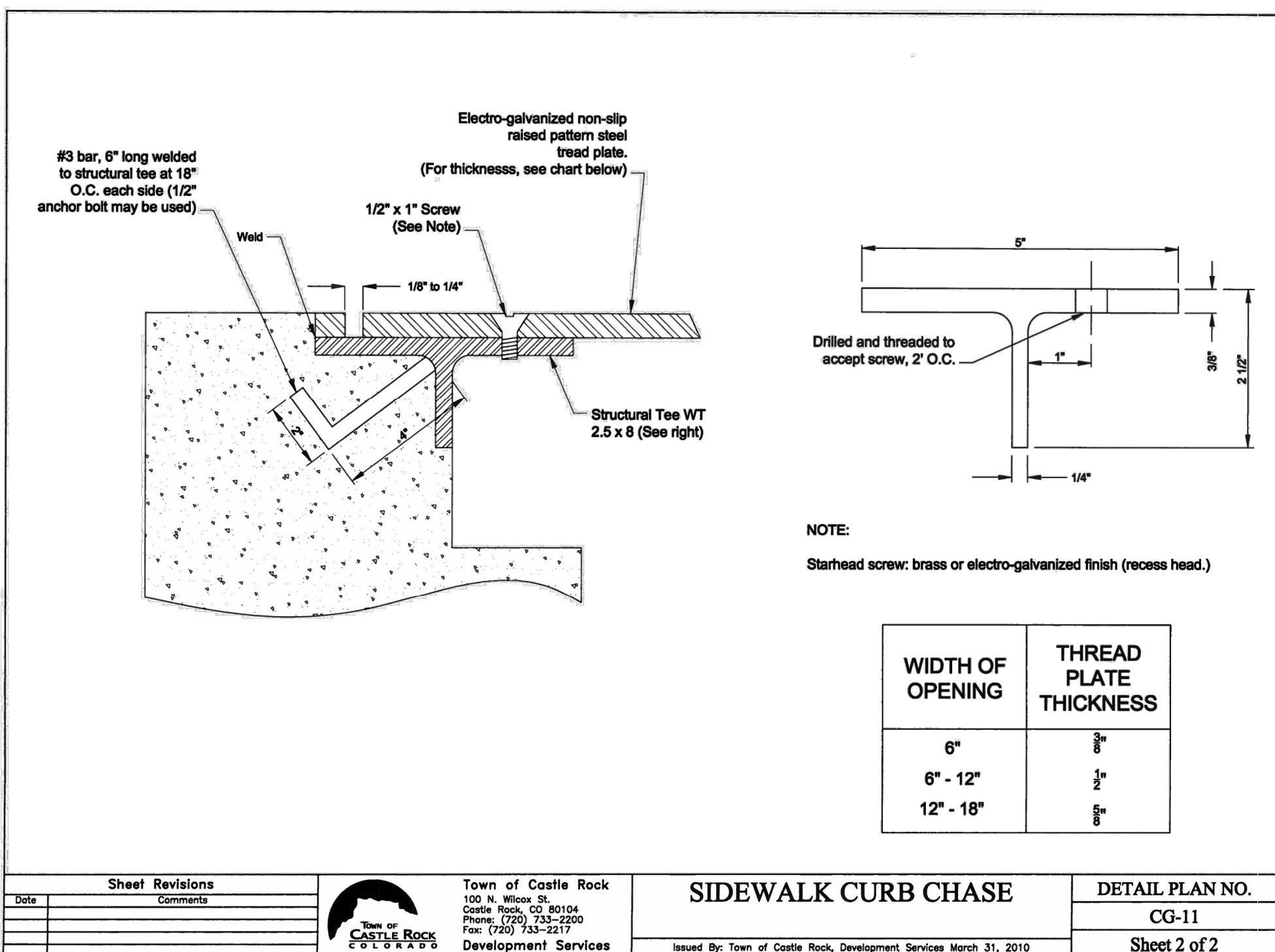
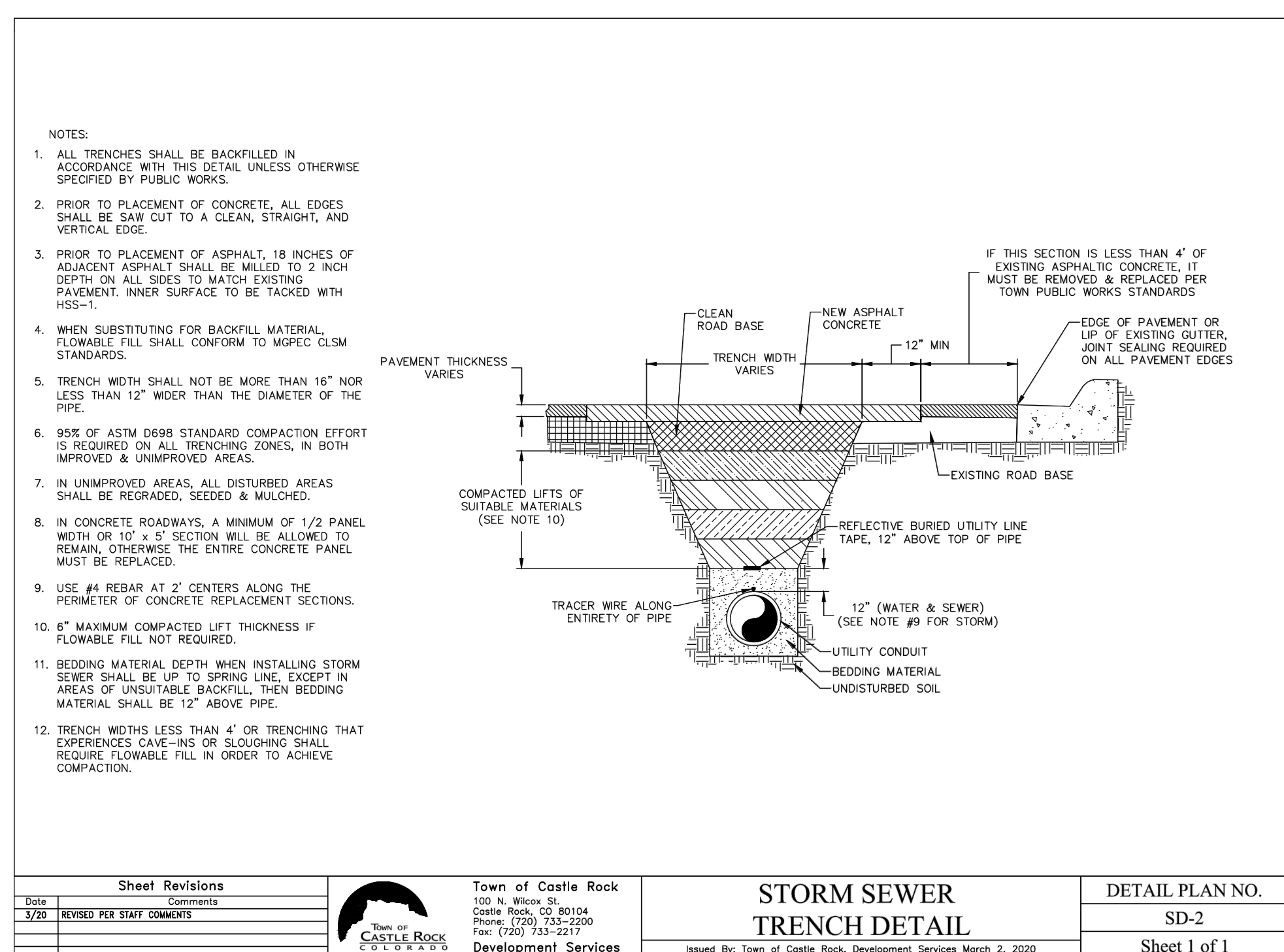
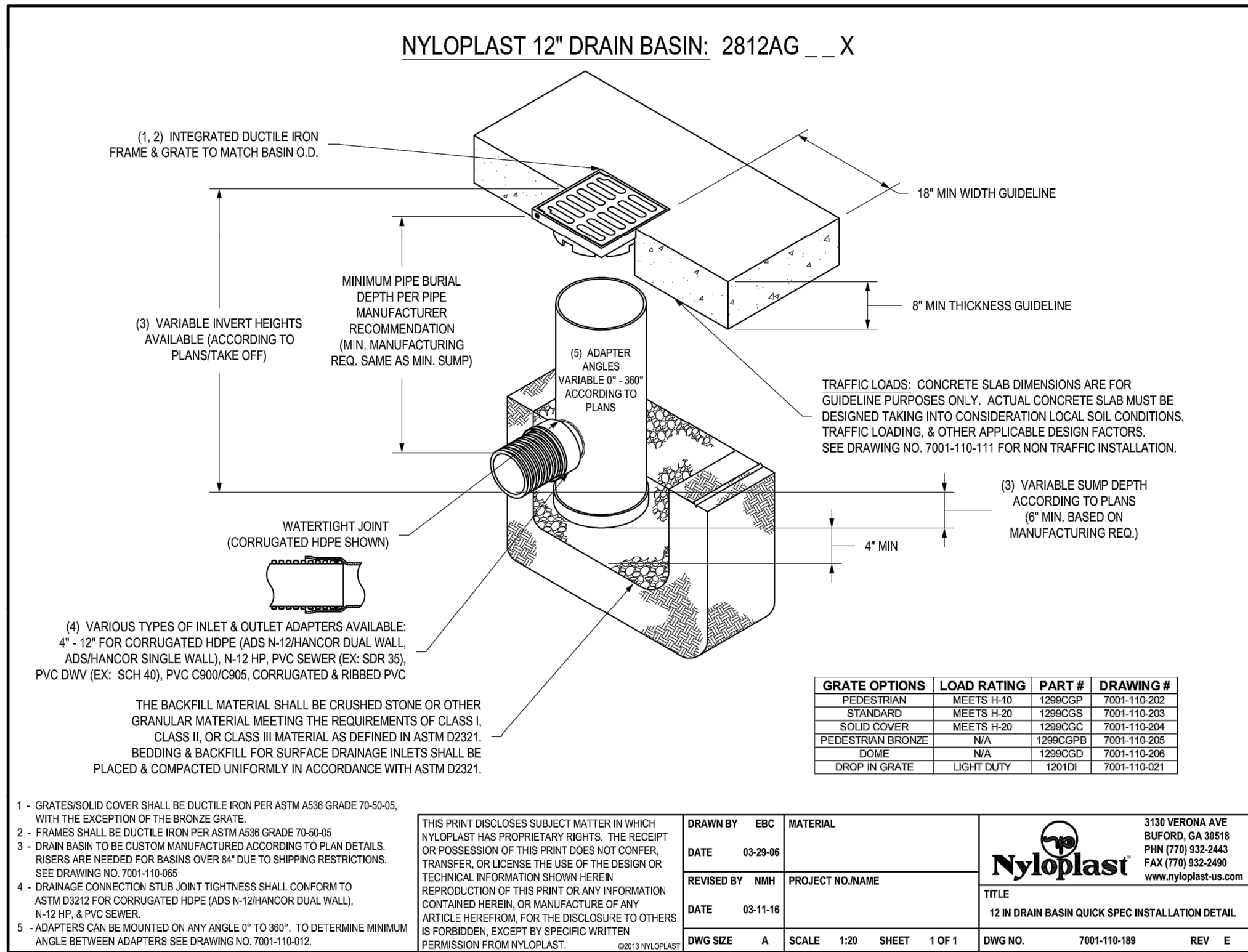
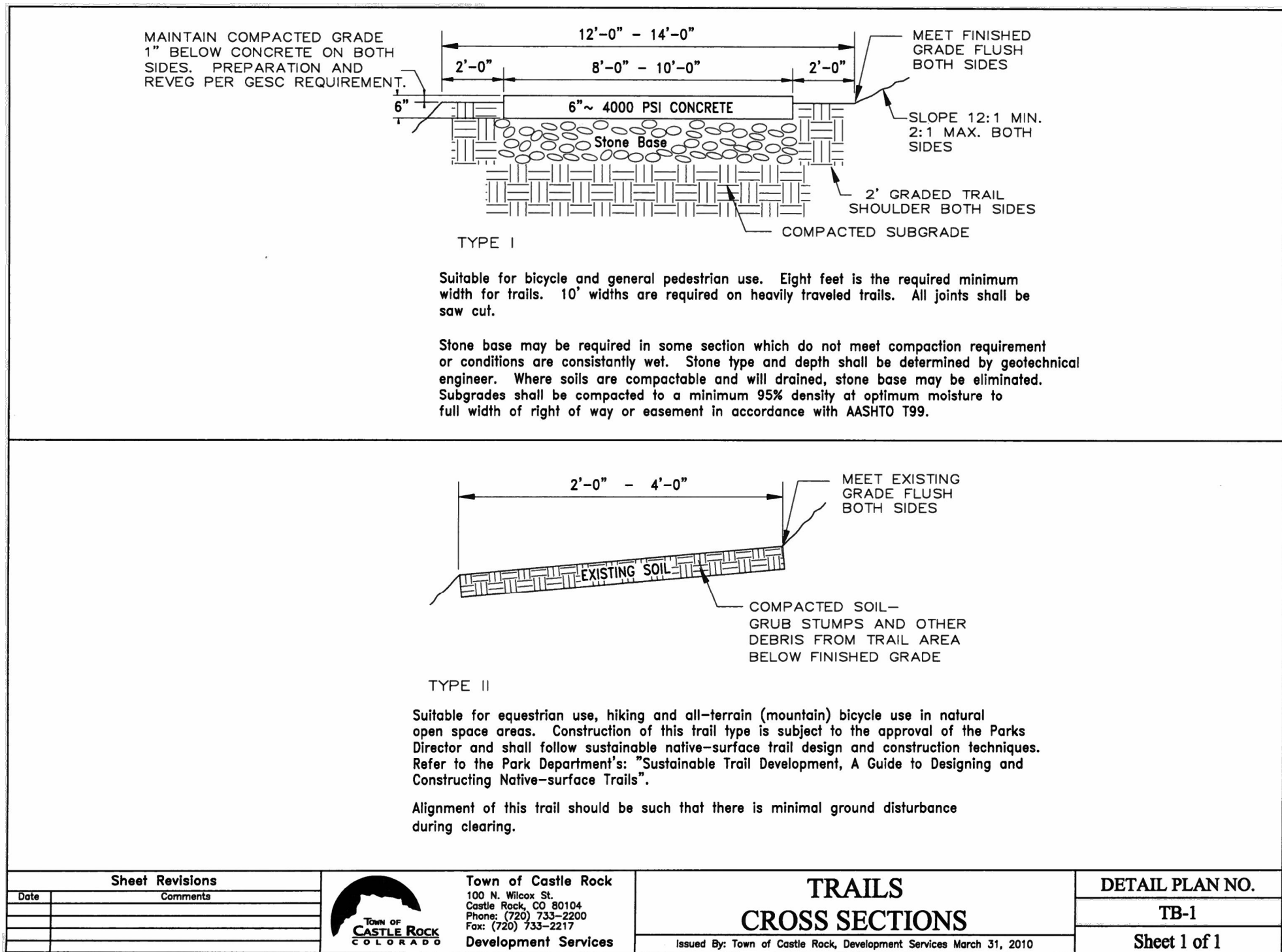
REVISIONS:

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: 01.07.2022

DESIGNED: JML
DRAWN: DP/CH
CHECKED: JML

REVISIONS:

REVISION DATE:
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

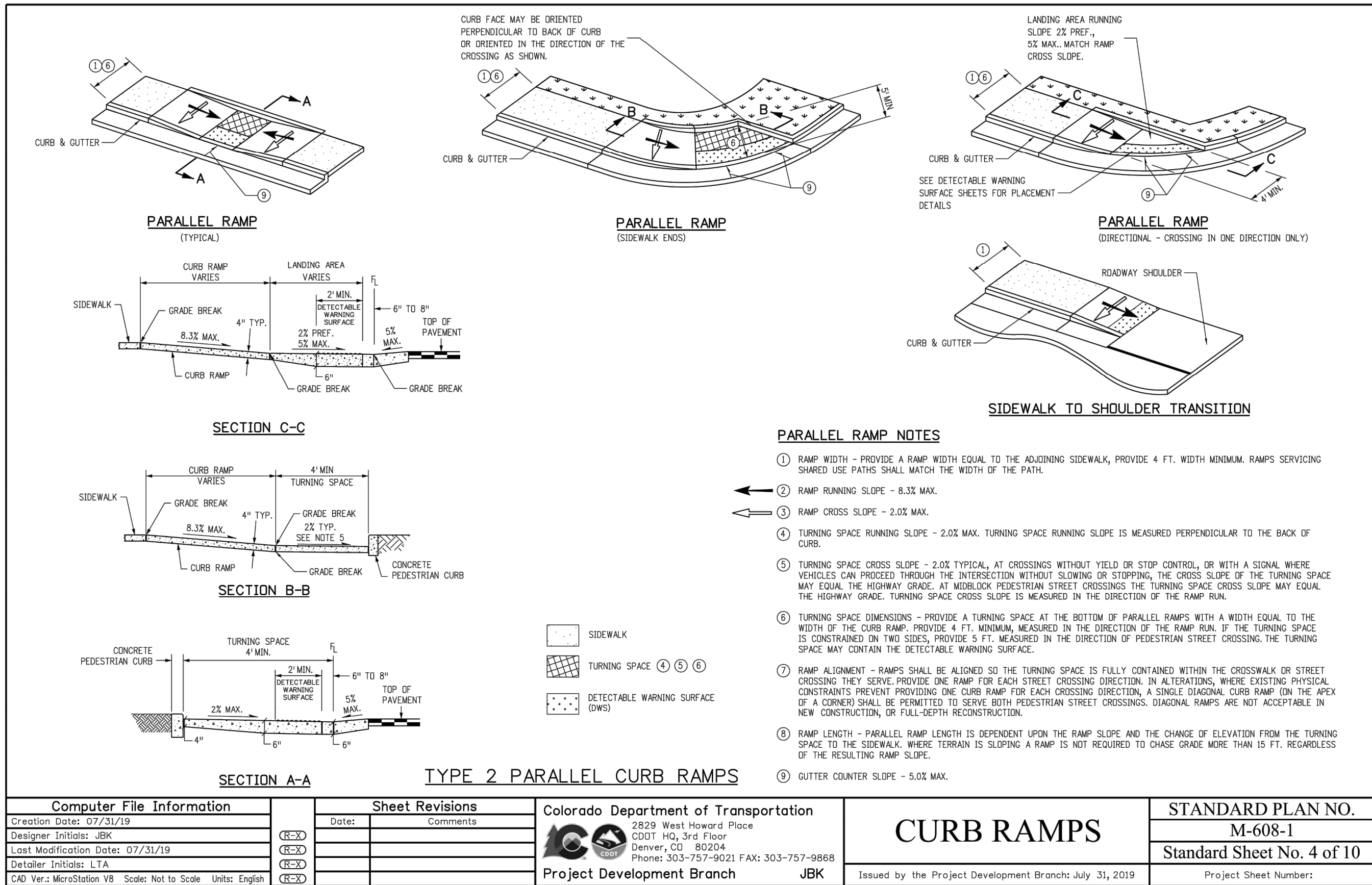
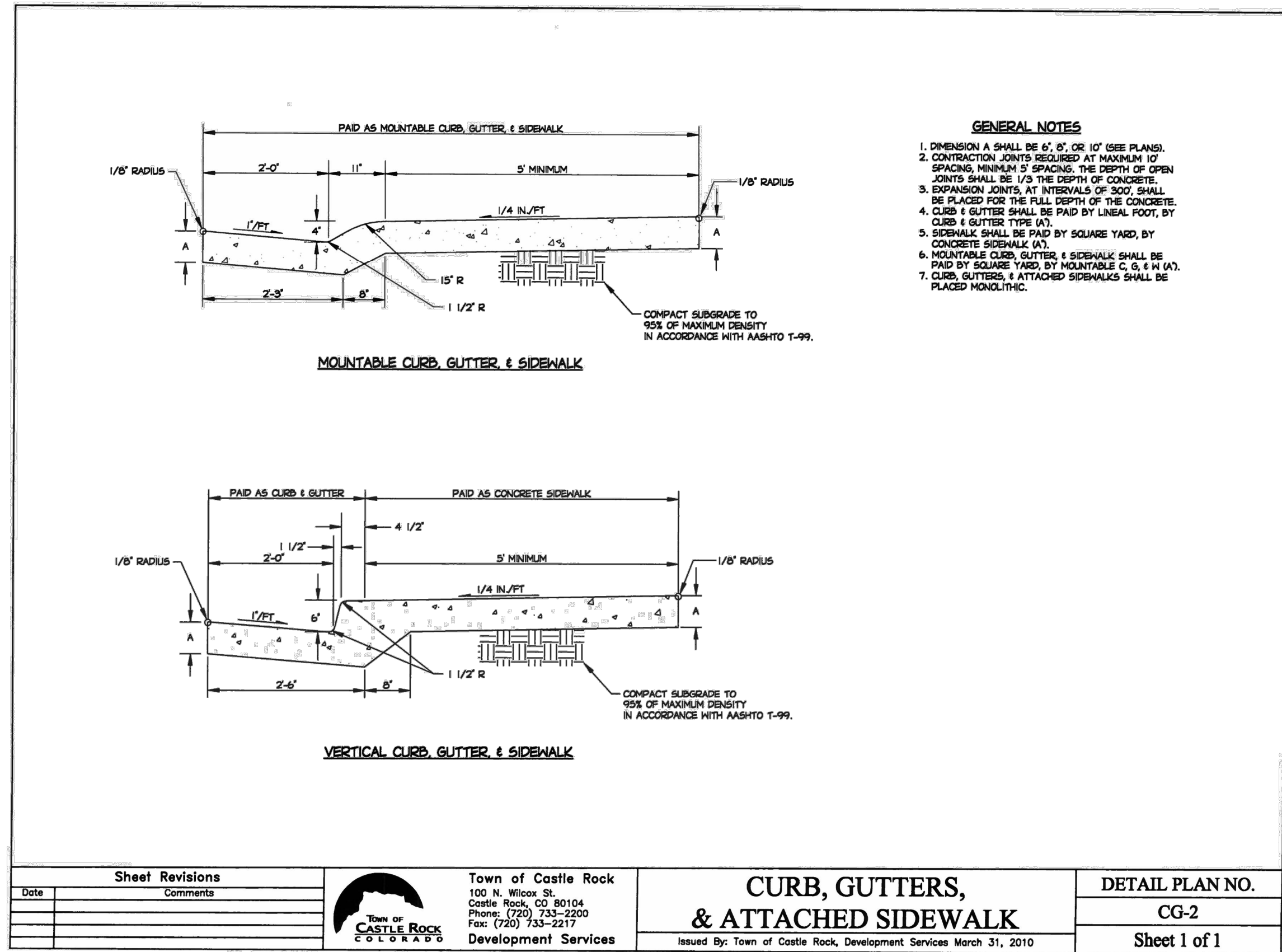
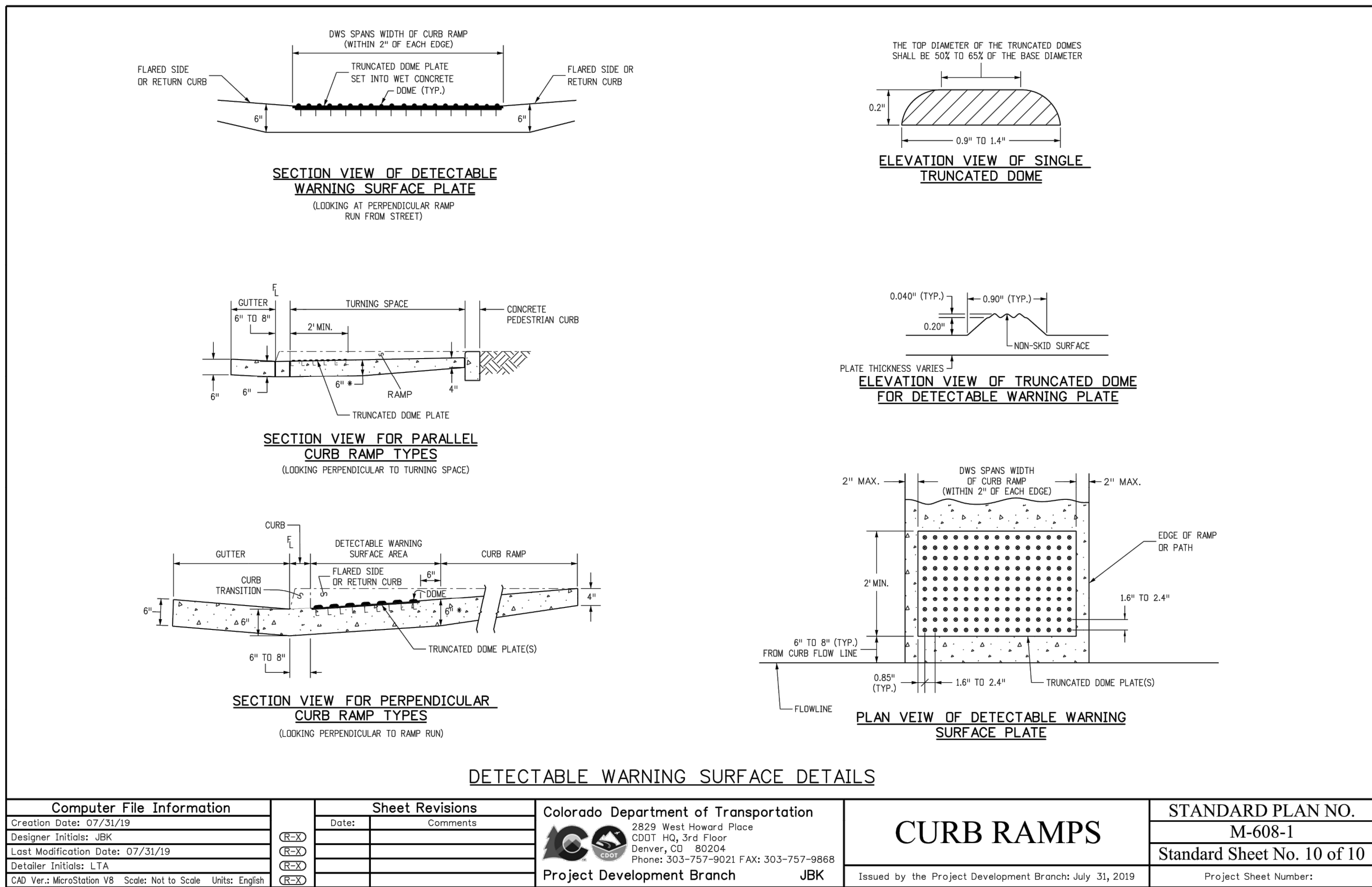
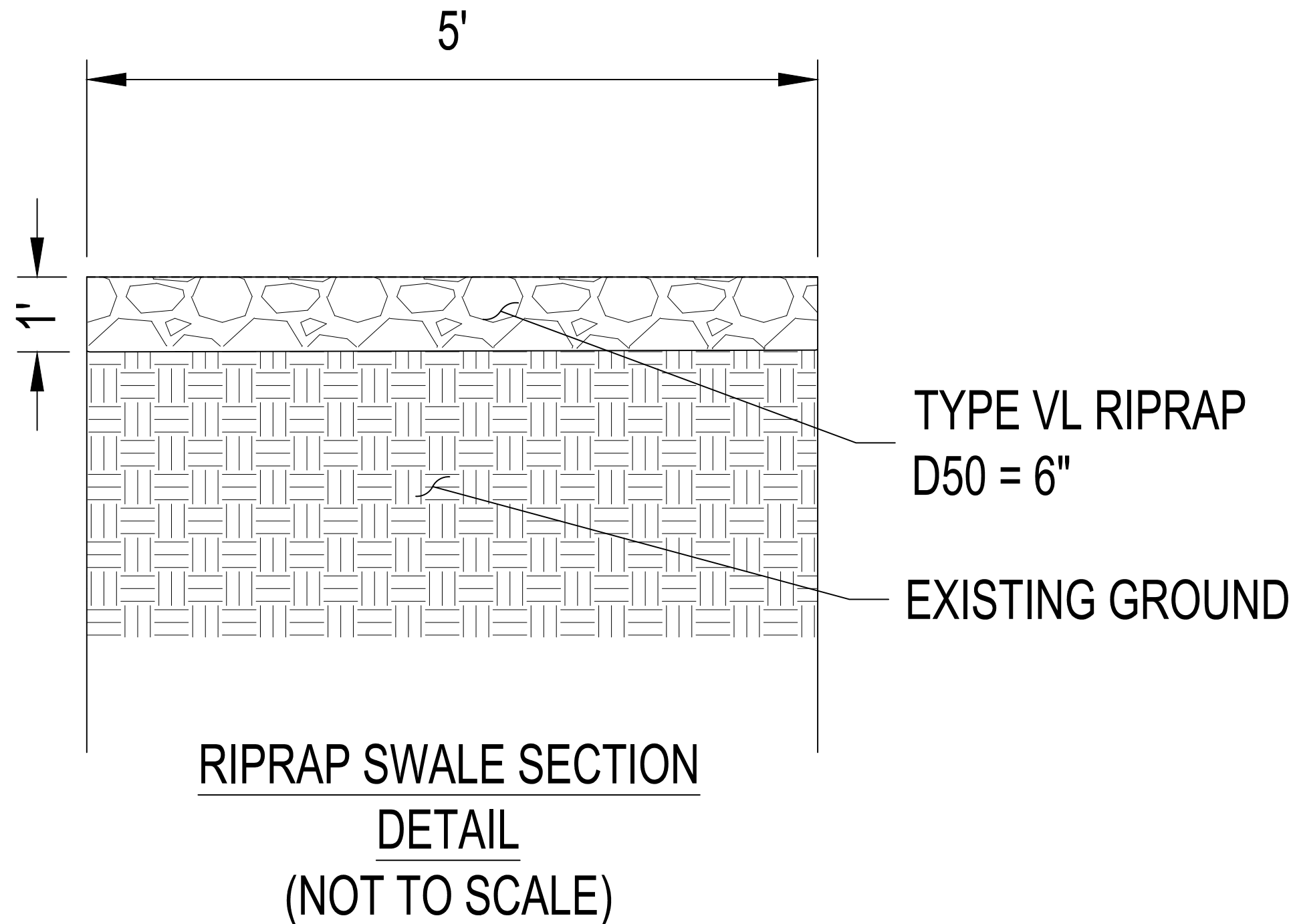
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DETAILS

SHEET NUMBER:

C6

PAGE 12 OF 19



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

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER:	DATE
0104.02	01.07.2022

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:

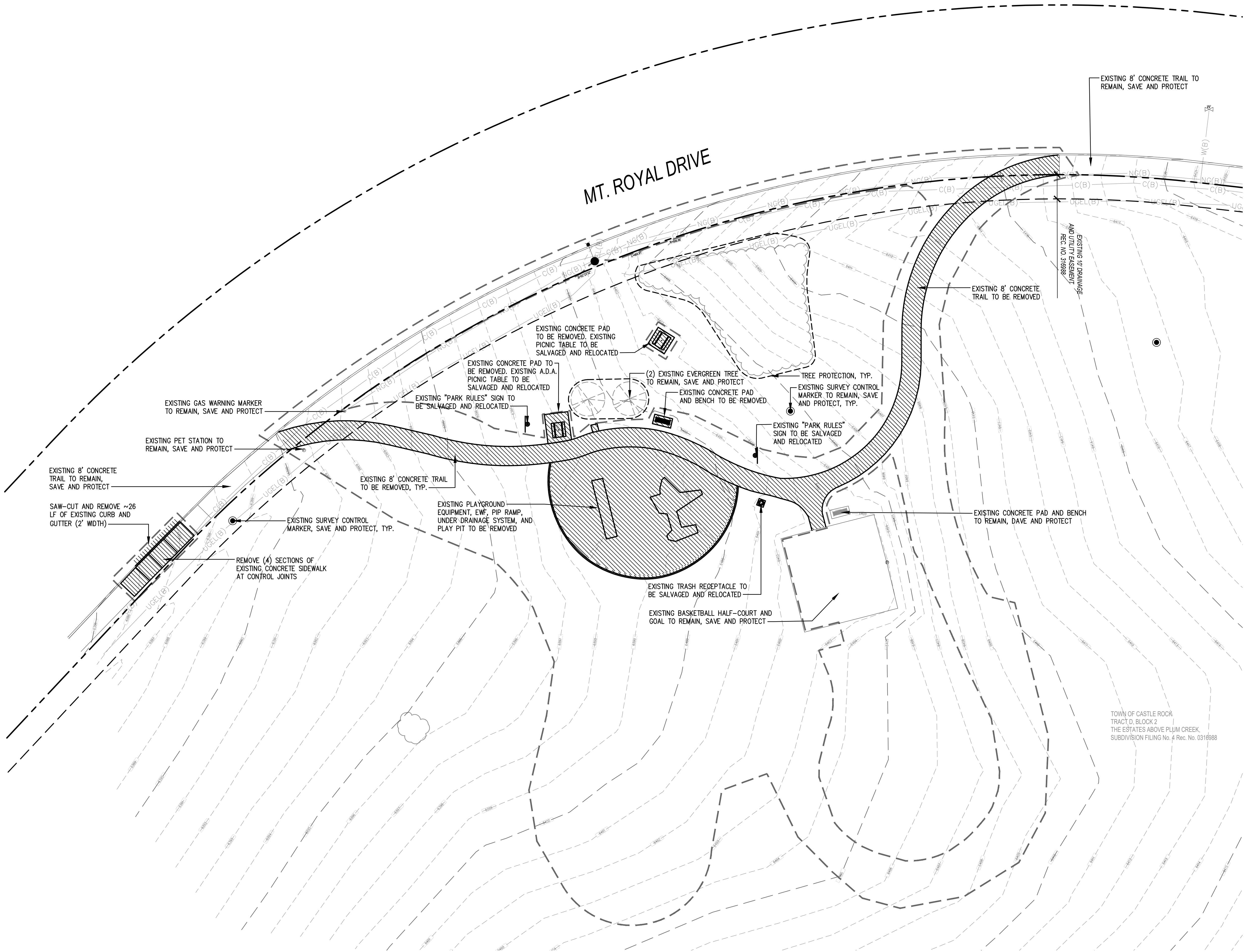
L1.0

PAGE 13 OF 19

 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 - MINOR
LIMITS OF DISTURBANCE
AREA TO BE REMOVED
TREE PROTECTION

1. REFER TO STAMPED SURVEY SHEET FOR ADDITIONAL INFORMATION.



REGISTERED LANDSCAPE ARCHITECT
Bill Neumann, TOCR CERTIFICATION # 18-2655

Signature _____, PLA License # 175

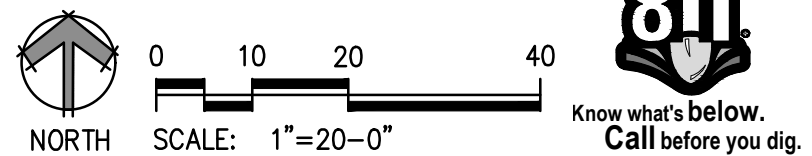
TOWN APPROVAL SIGNATURE BLOCK

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

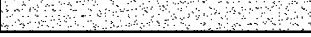
DEVELOPMENT SERVICES _____ DATE _____

SURVEY BENCHMARK

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



	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 |

1. REFER TO CIVIL FOR ADDITIONAL STORM WATER IMPROVEMENTS.
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.

TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 0104.02 DATE: 01.07.2022

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE:
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

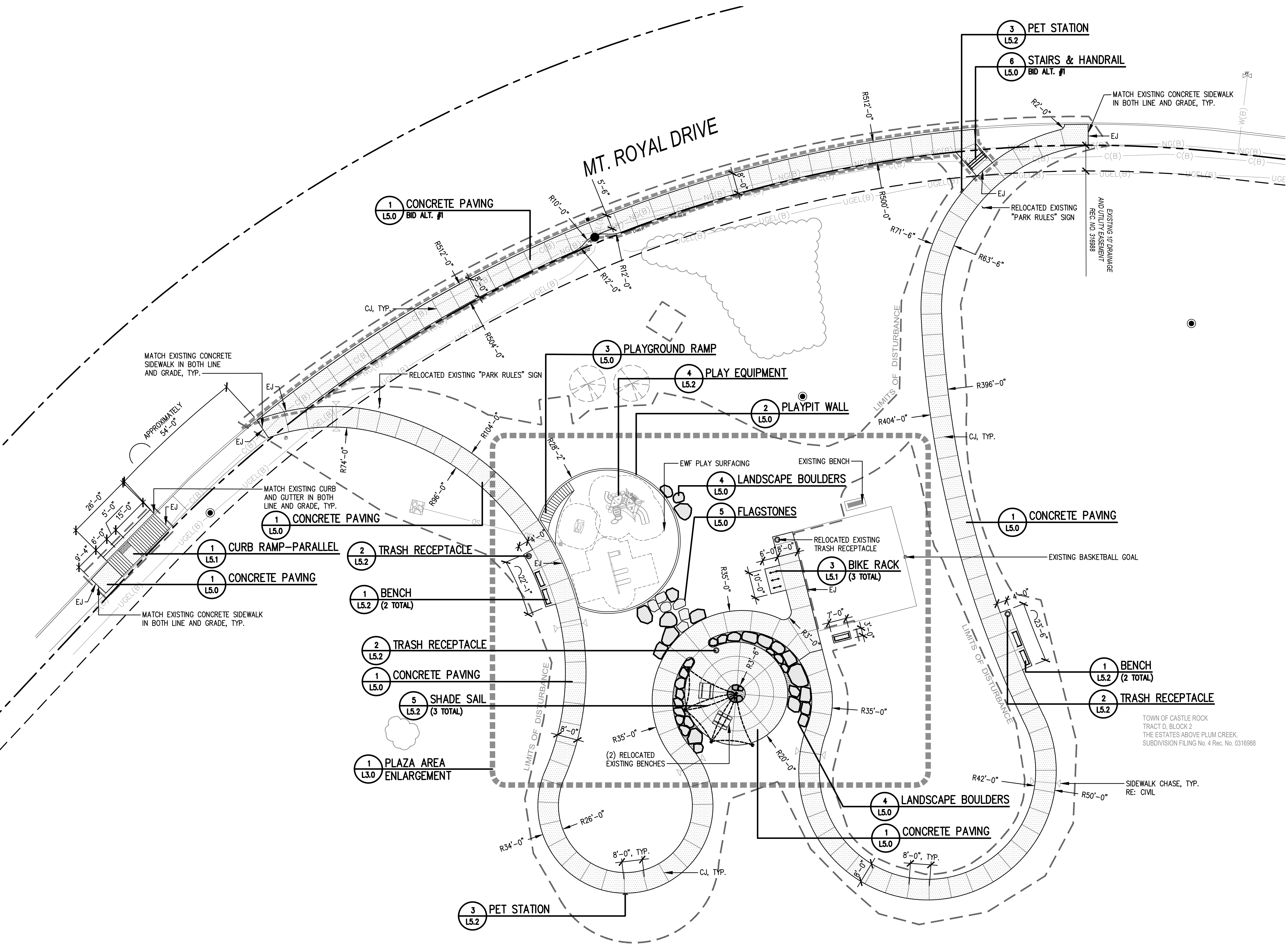
HEET TITLE:
LAYOUT AND MATERIALS
PLAN

SCALE: AS SHOWN

HEET NUMBER:

L2.0

PAGE 14 OF 19



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

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= MODIFIED SPN, SPE/0.99964120 = MODIFIED SPE)



0 10 20 40

SCALE: 1"=20'-0"



Know what's below.
Call before you dig

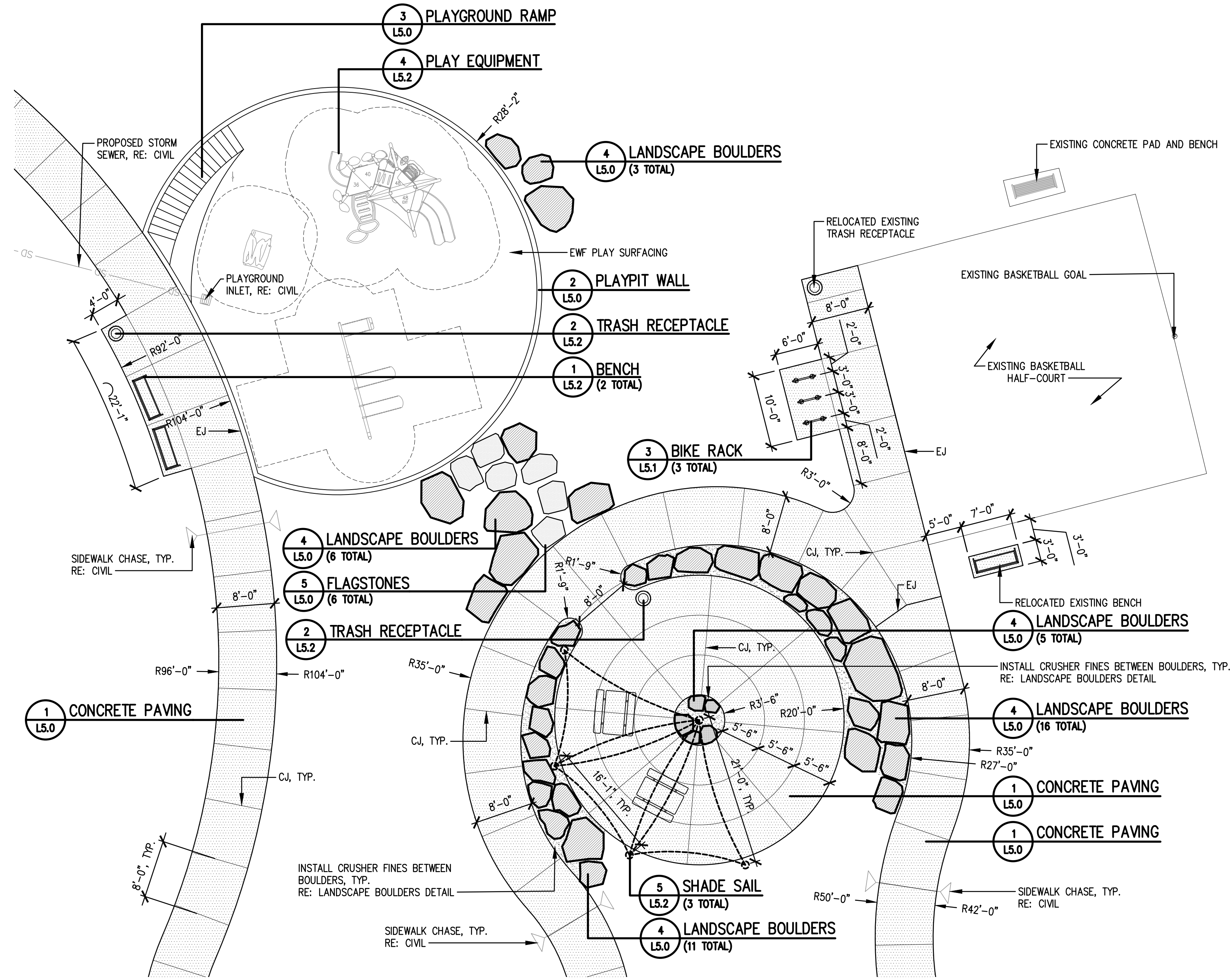
Call before you dig

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

- REFER TO CIVIL SHEETS FOR PLAYGROUND DRAINAGE SYSTEM.
- 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

SCALE: 1" = 10'-0" NORTH

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: 01.07.2022

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

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
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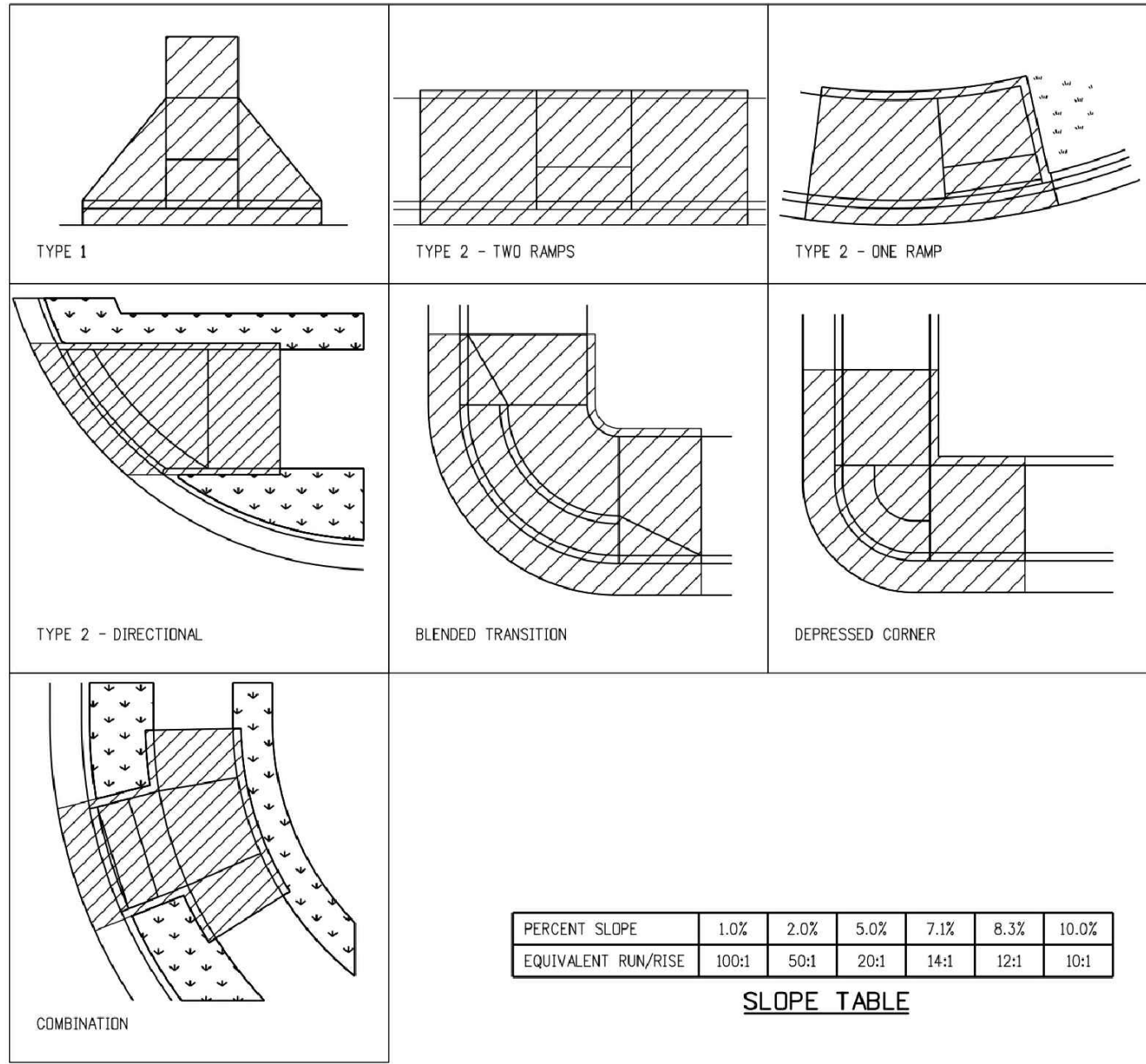
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PLOT DATE: 07/19/2024
XREF'S: 1 - (Thumbnails - 24x36.dwg)
PLOT DATE: 07/19/2024

CURB RAMP GENERAL NOTES:

- 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 PLANS.
- ② ALTERNATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERNATIONS 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 ALTERNATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP ON THE APPEX 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 RAMP 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 RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
1. CURB RAMP, BLENDED TRANSITIONS, AND DEPRESSED 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 ALTERNATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMP 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, RAIL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERNATIONS, 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.
- ⑫ ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0'-1/8"). 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 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%.
- 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 PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- ⑰ A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
- ⑱ IN ALTERNATIONS, WHERE A RAMP OR TURNING SPACE MUST BE 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 CONSTRUCT CURB RAMP, 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%

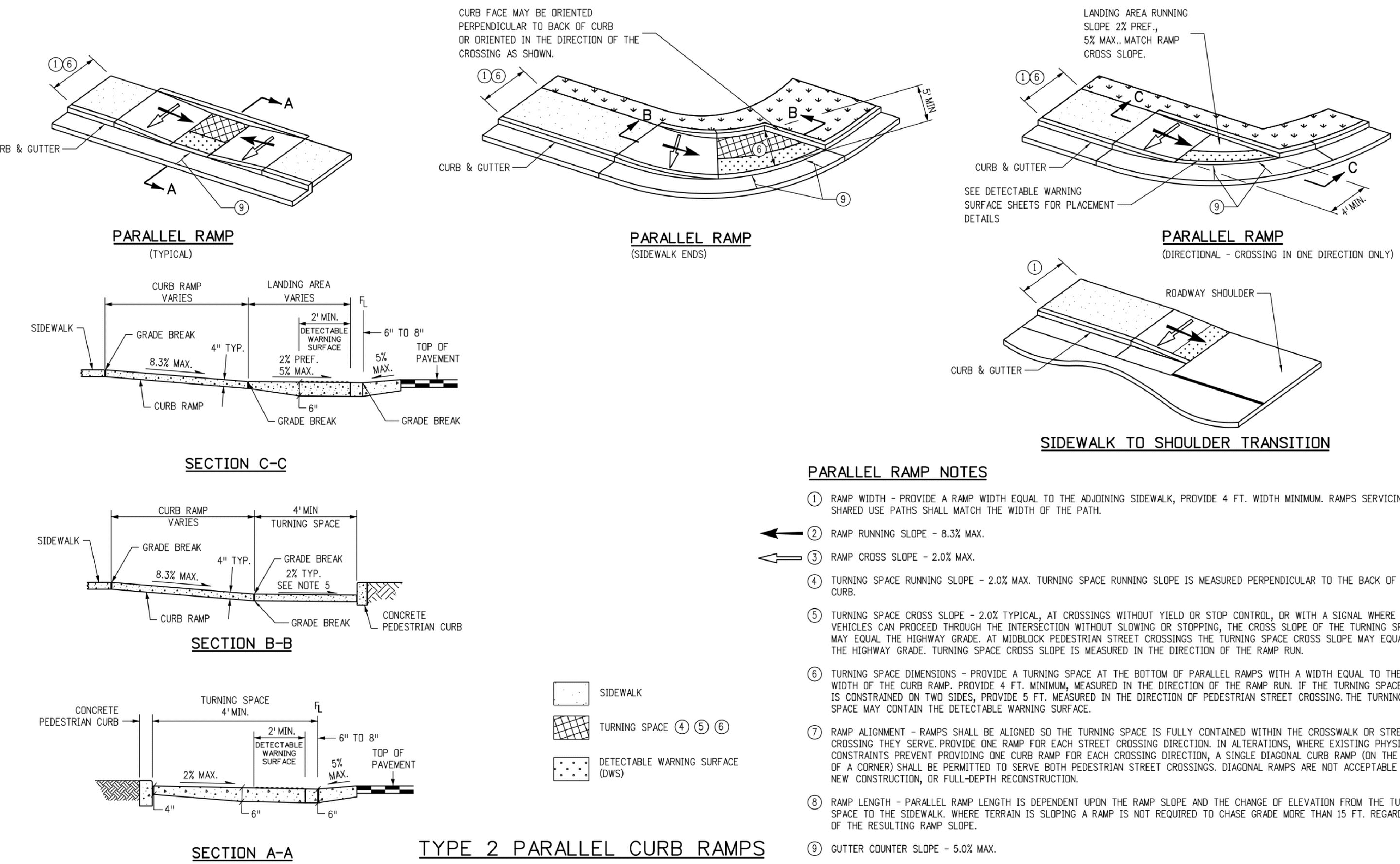
GENERAL NOTES & PAY AREAS

CURB RAMP PAY AREAS



1 CURB RAMP-PARALLEL

NOT TO SCALE



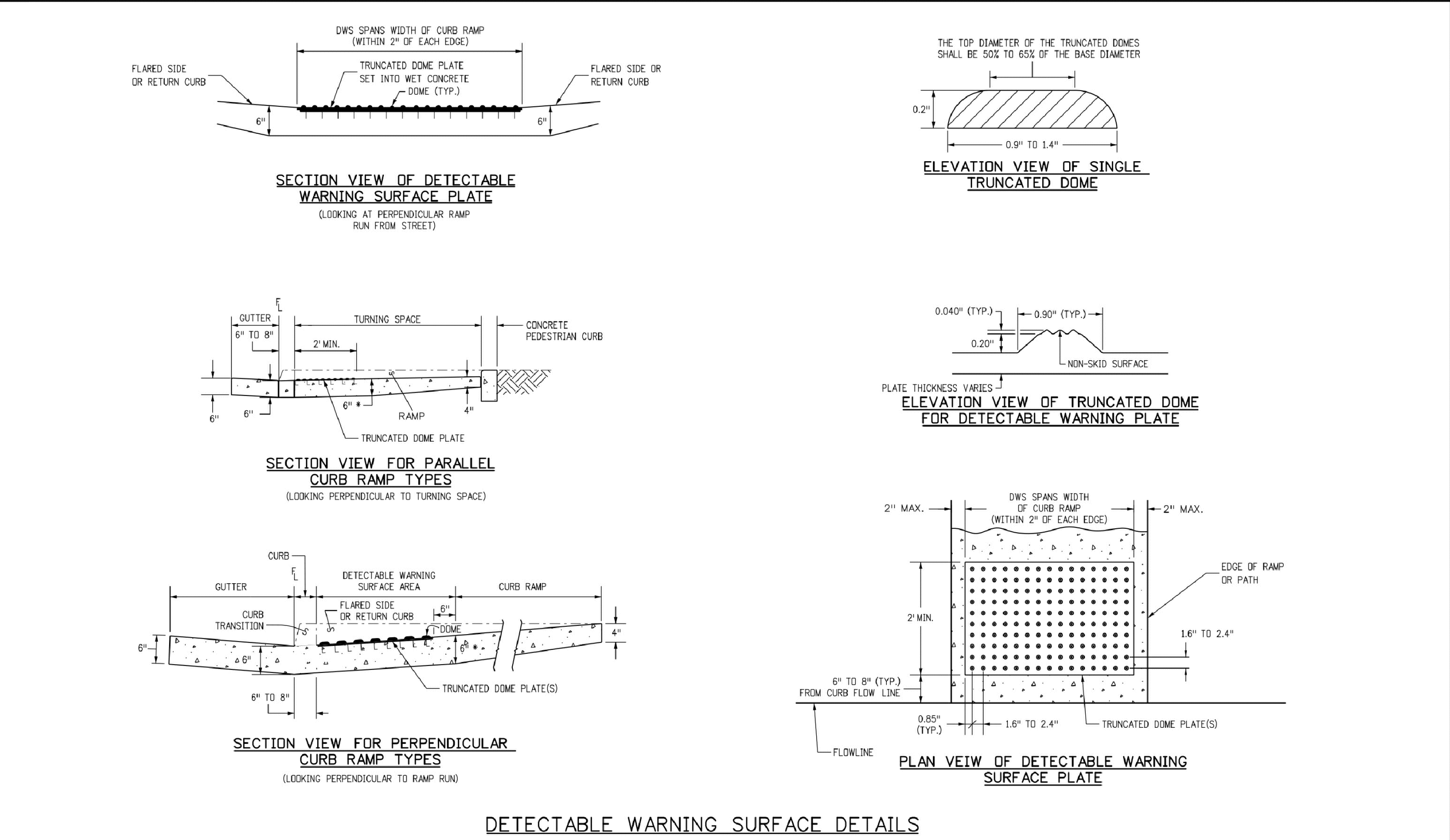
PARALLEL RAMP NOTES

- ① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMP SERVING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- ② RAMP RUNNING SLOPE - 8.3% 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 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 RAMP WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. 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 - RAMP 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 PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APPEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMP 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 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.

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place		M-608-1	
Designer Initials: JBK	(R) (X)			CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 10	
Last Modification Date: 07/31/19	(R) (X)			Denver, CO 80204			
Detailer Initials: LTA	(R) (X)			Phone: 303-757-9021 FAX: 303-757-9868			
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:

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place		M-608-1	
Designer Initials: JBK	(R) (X)			CDOT HQ, 3rd Floor		Standard Sheet No. 4 of 10	
Last Modification Date: 07/31/19	(R) (X)			Denver, CO 80204			
Detailer Initials: LTA	(R) (X)			Phone: 303-757-9021 FAX: 303-757-9868			
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



DETECTABLE WARNING SURFACE DETAILS

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place		M-608-1	
Designer Initials: JBK	(R) (X)			CDOT HQ, 3rd Floor		Standard Sheet No. 10 of 10	
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Detailer Initials: LTA	(R) (X)			Phone: 303-757-9021 FAX: 303-757-9868			
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:

2 DETECTABLE WARNING SURFACE

NOT TO SCALE

3 BIKE RACK

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

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 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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PLUM CREEK SOUTH PARK

TOWN OF CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS

CASTLE ROCK, COLORADO 80104

PROJECT NUMBER: 20104.02 DATE: 01.07.2022

DESIGNED: MTW/KD
DRAWN: KD
CHECKED: MTW

REVISIONS:

REVISION DATE:
JOB DESCRIPTION:
CONSTRUCTION DOCUMENTS

SHEET TITLE:
SITE DETAILS

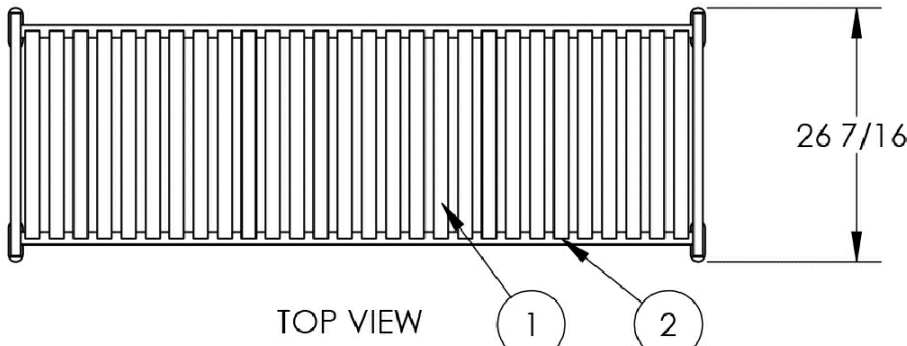
SCALE: AS SHOWN

SHEET NUMBER:

L5.1

	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-----$\pm 1^\circ$	

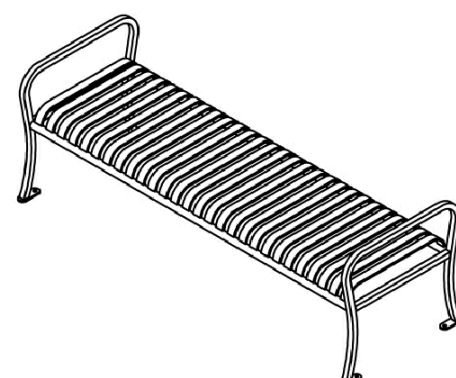
*Available in powder coat and DuraCoat finishes

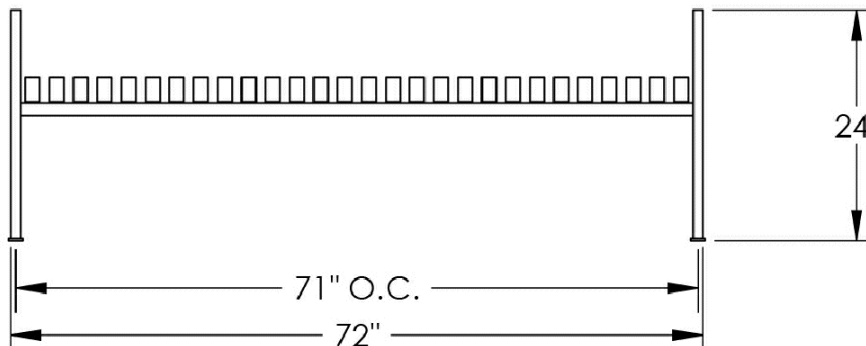


TOP VIEW

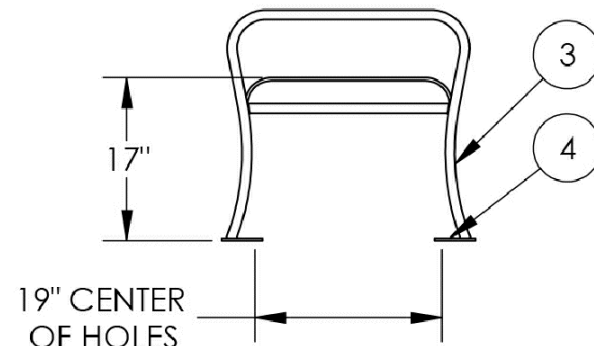
Materials List

- (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)





FRONT VIEW



RIGHT SIDE VIEW

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

	SiteScapes P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479 E-MAIL: info@sitescapesonline.com	WEBSITE: www.sitescapesonline.com
	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.		

TITLE <div style="text-align: center; font-weight: bold;">CITYVIEW TRASH RECEPTACLE</div>	PRODUCT NO. <div style="text-align: center; font-weight: bold;">CV2-1001</div>	INCH TOLERANCES U.O.S. FRACTION—: 1/16" ANG-----: 1°
--	---	--

* 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
- (7) Dome - Ø 16" x .105" Wall Steel Dome
- (8) Mounted with Three Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)
- (9) 4 Gallon Rigid Plastic Liner with Handles Included

FRONT VIEW

BOTTOM VIEW
MOUNTING DETAIL

2	TRASH RECEPTACLE	NOT TO SCALE
	MANUFACTURE: SITESCAPES	
	MODEL: CITYVIEW #: CV2-1001-PF	
	COLOR: BLACK	
	INSTALL: SURFACE MOUNT	
	OR APPROVED SUBSTITUTE	

INSTALL PER
MANUFACTURER
RECOMMENDATIONS WITH
SMALL CONCRETE FOOTER
BURIED UNDERGROUND.

INSTALL MOUNTING POST 6" FROM EDGE
OF SIDEWALK. THE MEASUREMENT FROM
THE SIDEWALK TO THE CENTER BAG
DISPENSER SHALL BE 40" HIGH.

A green box of Dog Waste Bags. At the top, a circular logo features a stylized 'G' with a dog's head inside. Below the logo, the text "PLEASE CLEAN UP AFTER YOUR PET" is written in large, white, bold letters. Underneath this text are three square icons: the first shows a hand dropping a bag, the second shows a hand holding a bag, and the third shows a hand tying a knot. Below the icons are three crumpled black waste bags. At the bottom left is a white silhouette of a person walking a dog. To the right of the silhouette is a white silhouette of a dog. Below the dog is a white silhouette of a hand dropping a bag. To the right of the hand is the text "Dog Waste Bags" in white. Below this text is a white arrow pointing down to the text "INSTRUCTIONS FOR USE". Below the arrow are three numbered instructions: "1) PLACE HAND INTO BAG", "2) PICK UP WASTE", and "3) TIE A KNOT AND DISPOSE".

3 PET STATION
MANUFACTURE: ZERO WASTE USA NOT TO SCALE
MODEL: ROLL BAG DISPENSER JWB10-GREEN
COLOR: GREEN
INSTALL: IN-GROUND, PER MANUFACTURER'S RECOMMENDATIONS
CONTACT: WWW.ZEROWASTEUSA.COM, TEL: (800) 789-2563
OR APPROVED SUBSTITUTE

SINGLE POST SWING WITH (2) BELT SEATS AND TODDLER ARM WITH 1 TOT SEAT

SPRIG PLAYSTRUCTURE FOR AGES 2-5

LOG CRAWL TUNNEL

4	<h2>PLAY EQUIPMENT</h2>
	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

LOG CRAWL TUNNEL

SPRIG PLAYSTRUCTURE FOR AGES 2-5

SINGLE POST SWING WITH (2) BELT SEATS AND TODDLER ARM WITH 1 TOT SEAT

NOT TO SCALE

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

CONTRACTOR TO SUBMIT STAMPED ENGINEERED DRAWINGS
(COLORADO REGISTERED P.E.) TO TOWN'S BUILDING
DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

5 SHADE SAIL (DEFERRED SUBMITTAL)

MANUFACTURE: LANDSCAPE STRUCTURES INC.
MODEL: SKYWAYS TRIANGLE SAIL
COLOR: POSTS - DUNE
SAILS - PINE GREEN

NOT TO SCALE

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:

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<div>PLUM CREEK SOUTH PARK</div> <div>TOWN OF CASTLE ROCK, COLORADO</div> <div>CONSTRUCTION DOCUMENTS</div> <div>CASTLE ROCK, COLORADO 80104</div>	
PROJECT NUMBER: 20104.02	DATE 01.07.2022
DESIGNED: MTW/KD DRAWN: KD CHECKED: MTW	
REVISIONS:	
REVISION DATE: JOB DESCRIPTION: CONSTRUCTION DOCUMENTS	
SHEET TITLE: SITE DETAILS	
SCALE: AS SHOWN	
SHEET NUMBER: <div>L5.2</div>	
PAGE 19 OF 19	