PRAIRIE HAWK DRIVE PHASE 1

CONSTRUCTION DOCUMENTS

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD23-0001

CONTACTS

OWNER
CCD MILLER'S LANDING, LLC
115 WILCOX ST., #1624
CASTLE ROCK, CO 80104
PHONE (847) 323-5277
CONTACT: SCOTT SPRINGER

ENGINEER/SURVEYOR
CORE CONSULTANTS, INC.
3473 S BROADWAY
ENGLEWOOD, CO 80113
PHONE (303) 703-5986
CONTACT: ROB HANSEN, PE
RHANSEN@LIVEYOURCORE.COM

PLANNER/LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
PHONE: (303) 892-1166
CONTACT: RYAN HOLDORF
RHOLDORF@NORRIS-DESIGN.COM

TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
100 NORTH WILCOX STREET
CASTLE ROCK, CO 80104
PHONE (303) 660-1015

UTILITIES
TOWN OF CASTLE ROCK
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

PUBLIC WORKS
TOWN OF CASTLE ROCK
PUBLIC WORKS DEPARTMENT
4175 NORTH CASTLETON COURT
CASTLE ROCK, CO 80109
PHONE: (720) 733-2462
FAX: (303) 660-1025

UTILITY SERVICE PROVIDERS

WATER & SEWER
CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000
FAX: (303) 688-0437

ELECTRIC
IREA
5496 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
PHONE: (303) 688-3100

GAS
BLACK HILLS ENERGY
1515 WYNKOOP ST., 5TH FLOOR
DENVER, CO 80202
PHONE (888) 890-5554

CABLE
COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
PHONE (303) 930-2000

PHONE
CENTURY LINK
1801 CALIFORNIA ST.
DENVER, CO 80202
PHONE: (303) 296-2787

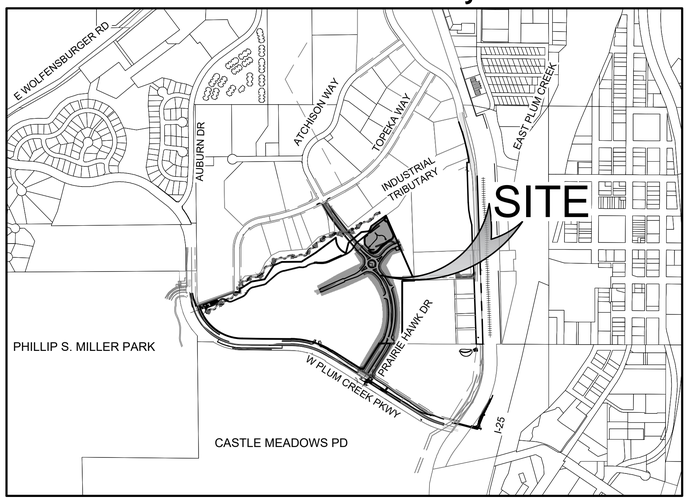
NOTES

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WHICH WOULD IMPACT THE CONSTRUCTION OF THE PROPOSED UTILITIES PRIOR TO THE START OF CONSTRUCTION.

ABBREVIATIONS

B.O.P.	BOTTOM OF PIPE	U.E.	UTILITY EASEMENT
B.O.W.	BOTTOM OF WALL (FG@BOTTOM FACE OF WALL)	D.E.	DRAINAGE EASEMENT
CL	CENTERLINE	S.E.	SANITARY EASEMENT
EL	ELEVATION	W.E.	WATER EASEMENT
ESMT	EASEMENT	D.U.E.	DRAINAGE & UTILITY EASEMENT
EX.	EXISTING		
FL	FLOWLINE		
HP	HIGH POINT		
LF	LINEAR FEET		
LP	LOW POINT		
MH	MANHOLE		
MIN	MINIMUM		
PL	PROPERTY LINE		
PROP.	PROPOSED		
ROW	RIGHT-OF-WAY		
SD	STORM DRAIN		
SS	SANITARY SEWER		
STA	STATION		
T.O.C.	TOP OF CHANNEL		
T.O.P.	TOP OF PIPE		
T.O.W.	TOP OF WALL		
TYP.	TYPICAL		
WTR	WATER LINE		

PHASING NOTE
THE IMPROVEMENTS DEPICTED IN THIS PLAN SET ARE INTENDED TO BE PHASED WITH DEVELOPMENT, AS MORE FULLY DESCRIBED IN ONE OR MORE SUBDIVISION IMPROVEMENT AGREEMENTS ACCOMPANYING EACH PHASE.



VICINITY MAP
0 500' 1,000'
1 inch = 500 ft.

SHEET INDEX

Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	OVERALL UTILITY PLAN
5	DEMOLITION PLAN
6	PAVING PLAN (1 of 2)
7	PAVING PLAN (2 of 2)
8	INTERIM GRADING PLAN
9	GRADING PLAN (1 OF 3)
10	GRADING PLAN (2 OF 3)
11	GRADING PLAN (3 OF 3)
12	GRADING PLAN - RAB
13	PRAIRIE HAWK P&P (1 of 2)
14	PRAIRIE HAWK P&P (2 of 2)
15	SADDLEMAKER P&P
16	INTERSECTION 1.1 - NW
17	INTERSECTION 1.1 - SE
18	INTERSECTION - RAB
19	INTERSECTION - RAB PROFILES
20	INTERIM SIGNAGE AND STRIPING
21	SIGNAGE AND STRIPING (1 of 2)
22	SIGNAGE AND STRIPING (2 of 2)
23	SIGNAGE AND STRIPING RAB
24	WATER P&P (1 OF 4)
25	WATER P&P (2 OF 4)
26	WATER P&P (3 OF 4)
27	WATER P&P (4 OF 4)
28	STORM P&P (1 OF 5)
29	STORM P&P (2 OF 5)
30	STORM P&P (3 OF 5)
31	STORM P&P (4 OF 5)
32	STORM P&P (5 OF 5)
33	POND F DETAIL SHEET
34	POND F OUTLET DETAILS
35	POND F FOREBAY DETAILS
36	POND E DETAIL SHEET
37	POND E OUTLET DETAILS
38	POND E FOREBAY DETAILS
39	STORM SEWER DETAILS
40	WATER DETAILS
41	WATER DETAILS CONT.
42	ROADWAY DETAILS
43	LANDSCAPE COVER SHEET
44	LANDSCAPE PLANT LIST AND SCHEDULE
45	OVERALL SITE PLAN
46	LANDSCAPE PLAN
47	LANDSCAPE PLAN
48	LANDSCAPE PLAN
49	LANDSCAPE DETAILS
50	IRRIGATION SCHEDULE AND NOTES
51	IRRIGATION CHARTS
52	OVERALL IRRIGATION PLAN
53	IRRIGATION PLAN
54	IRRIGATION PLAN
55	IRRIGATION PLAN
56	IRRIGATION DETAILS
57	IRRIGATION DETAILS
58	IRRIGATION DETAILS

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENTS
COVER

NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO. 17-069

SHEET 1 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 COVER AND GEN NOTES.dwg

COVER SHEET GENERAL NOTES

1. All materials, workmanship, and construction of Public Improvements shall meet or exceed the standards and specifications set forth in the Town of 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. The Contractor shall have one (1) signed copy of the approved Plans, one (1) copy of the appropriate criteria and specifications, and a copy of any permits and extension agreements needed for the job onsite at all times.
7. The Contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control, and security.
8. If during 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.
9. All references to any published Standards shall refer to the latest revision of said Standard unless specifically stated otherwise.
10. 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.
11. The Contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or as designated to be provided, installed, or constructed unless specifically noted otherwise.
12. The Contractor shall be responsible for recording As-Built information on a set of record drawings kept on the construction site and available to the TCR Construction Inspector at all times.
13. 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.
14. All initial sediment control measures shall be installed per the Temporary Erosion & Sediment Control (TESC) plan prior to any earth-disturbing activity. All erosion and sediment control practices must be maintained in effective operating 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.
15. 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.
16. 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.
17. 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.
18. No solid object (excluding fire hydrants and traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms, shall be placed within sight distance lines and sight distance easements.
19. This property is located within Zone ____ as per FEMA FIRM Panel No. ____ Dated _____. [If applicable] Portions of the property are located within a designated 100-year floodplain Zone A/AE.
20. Provide Benchmark information here - the location, description and NAVD88 elevation of the project's survey benchmark. The project benchmark shall have a published NAVD88 elevation. i.e. NGS Benchmarks or Douglas County Control Points. In addition to the project benchmark, any on-site benchmarks should also be provided for contractor use.
21. Provide a basis of bearings statement per Colorado State Statute.

STREET CONSTRUCTION NOTES

1. All street construction is subject to the General Notes on the Cover Sheet of these Plans as well as the Street Construction Notes listed here.
2. A paving section design, signed and sealed by a Colorado registered Professional Engineer, must be submitted to the TCR Public Works Department for approval prior to any street construction activity (full-depth asphalt sections are not permitted at a depth greater than 8" asphalt). The job mix shall be submitted for approval prior to placement of any asphalt.
3. Where proposed paving adjoins existing asphalt, the existing asphalt shall be saw cut a minimum distance of 12" from the existing edge to create a clean construction joint. The Developer shall be required to remove existing pavement to a distance where a clean construction joint can be made.
4. Street subgrades shall be scarified to a minimum depth of 12" and re-compacted prior to sub-base installation. No base material shall be laid until the subgrade has been inspected and approved by the TCR Construction Inspector.
5. Valve boxes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

SIGNAGE AND STRIPING NOTES

1. All signage and striping is subject to the General Notes on the Cover Sheet of these Plans as well as the Signage and Striping Notes listed here.
2. All paint shall be 15 mil thick upon installation and 8 mil thick when dry.
3. All permanent longitudinal pavement striping on asphalt surfaces (centerlines, lane lines, bay lines, etc.) shall be installed using an approved reflective traffic paint or pavement marking tape. Reflective beads shall be applied in accordance with CDOT's Standard Specifications for Road and Bridge Construction and the manufacturer's requirements. When tape is used on an asphalt street, it shall be "rolled" into the final lift. On concrete surfaces tape shall be utilized with a contrasting black edge and grooved into the pavement.
4. Thermo-plastic applications shall be as specified in the Plans and/or per Town criteria.
5. All surfaces that accept paint/thermo-plastic striping or pre-formed markings shall be first sandblasted and thoroughly cleaned prior to installation of striping or markings.
6. All Arrow Markings shall be pre-formed tape, thermo-plastic or epoxy-painted.
7. Stop Bars shall be 90 mil thermo-plastic.
8. All roadway signage shall conform to the MUTCD and/or the Town's criteria.
9. All signposts shall utilize breakaway assemblies and fasteners, per the TCR Standard detail.

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

1. All water line construction is subject to the General Notes on the cover sheet of these plans as well as the Water Line Construction Notes listed herein.
2. All water lines shall be: 1) ductile iron pipe (DIP), conforming to the requirements of AWWA C150, CL350 (6"-12"), CL250 (16"and 20"), CL200 (>24"), with push-on gasketed joints or mechanical joint ends, in conformance with AWWA C111. Pipe shall be cement-lined in accordance with AWWA C104, and an exterior coating in accordance with C151; or 2) PVC pipe, conforming to AWWA C900 for pipe sizes 8" and 12", CL305 (DR14) and AWWA C905 for pipe size of 16", CL235 (DR18). Minimum distribution main size shall be 8". Water lines that are 10", 14", and 18" in diameter are not permitted.
3. Water line fittings shall be DIP conforming to AWWA C153 or C110 and shall have a pressure rating not less than the pipe. All fittings shall be mechanical joint, unless approved by Castle Rock Water.
4. All DIP and fittings shall be encased in polyethylene to prevent corrosion. Polyethylene wrap, tape and installation shall meet the requirements of AWWA C105.

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 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.

LANDSCAPE AND IRRIGATION NOTES

(To be included on Landscape and Irrigation sheets)

Landscape Sheets

1. Installing contractor shall contact Castle Rock Water at 720.733.6017 to schedule a pre-construction meeting before beginning the installation of the landscaping.
2. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
3. Soil inspection is required before plant installation and scheduling soil inspection should be discussed at the landscape preconstruction meeting.
4. Installing Contractor is to provide submittal from suppliers for sod and native seed mix at time of landscape inspection.
5. 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.
6. Trees, large shrubs and permanent objects are not permitted in water, sanitary and storm sewer utility easements.
7. All landscape is to be installed per Town of Castle Rock planting details.
8. 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.
9. 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)
10. Town permit and Town approved landscape plans are required on site during installation of the landscape and irrigation.
11. Town inspectors will not approve landscape and overhead irrigation on slopes steeper than 3:1.
12. Overhead irrigation is not permitted on slopes equal to 3:1 or in areas less than 10' in width.

Irrigation Sheets

1. Installing contractor shall contact the Town of Castle Rock utilities department at 720.733.6017 to schedule a pre-construction meeting before beginning the installation of the irrigation system.
2. Irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
3. Backflow to be tested by a certified backflow technician approved by the utility department within 10 days of the irrigation meter installation and annually thereafter.
4. Irrigation exemption must be obtained from the Castle Rock Water if irrigating the native seed or the sod on a daily basis for establishment during the months of June and August. Irrigation exemptions will not be issued during the month of July.
5. Irrigation systems must be designed to operate within the Town of Castle Rock Water Use Management plan. Current commercial hours of operation are a three fixed days a week from 10 pm to 6 am.
6. Overhead irrigation in areas less than 10' in width or installed on slopes steeper than 3:1 will not be approved by Town of Castle Rock inspectors.
7. All irrigation installations must meet Town of Castle Rock details
8. Please note that the irrigation tap, line, meter and backflow prevention assembly must be the same size from the tap

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.
10. Sanitary sewer services shall be connected a minimum of 5 feet outside of manholes with a wye connection in accordance with TCR standard Detail SS-2.
11. Minimum cover for sanitary sewer service lines shall be 5 feet and the minimum slope shall be 2.0%.
12. All sanitary sewer service lines shall be constructed along the shortest and straightest route possible in conformance with the Town of Castle Rock Wastewater System Design Criteria Manual.
13. The minimum horizontal separation between utility lines carrying the same material (e.g., wastewater and wastewater) shall be 5 feet.
14. The Plum Creek Wastewater Authority must approve oil and grease interceptors for commercial installations.
15. All 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.

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 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 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 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.

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTRUCTURE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENTS
GENERAL NOTES

NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO. 17-069

SHEET 2 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 COVER AND GEN NOTES.dwg

FUTURE PHASE 2 CONSTRUCTION

RETAINING WALL

RETAINING WALL

TYPE 3 TRAFFIC BARRICADE

LOT 1, BLOCK 7, CITADEL STATION FILING NO. 6

TYPE 3 TRAFFIC BARRICADE

ROADWAY PROPOSED WITH INDUSTRIAL TRIBUTARY TRAIL CONSTRUCTION PLANS CD19-0029

REMAINDER OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6

REMAINDER OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6

PRAIRIE HAWK DRIVE

SADDLEMAKER TRAIL

TYPE 3 TRAFFIC BARRICADE

39' PRIVATE ROW & D.U.E.

120' R.O.W.

TYPE 3 TRAFFIC BARRICADE

TYPE 3 TRAFFIC BARRICADE

ROW

ROADWAY PROPOSED WITH FILING 1 CONSTRUCTION PLANS CD19-0019

REMAINDER OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6

ROW

29' FL-FL

L=26.62'
R=767.50'
D=1°59'14"

29' FL-FL

150' UE

120' R.O.W. TO BE DEDICATED BY MILLER'S LANDING FILING NO. 1 PLAT

L=143.52'
R=767.50'
D=10°42'52"

40' FL-FL

29' FL-FL

L=518.39'
R=840.50'
D=35°20'16"

L=45.18'
R=767.50'
D=3°22'22"

L=53.35'
R=35.00'
D=87°20'15"

S35° 15' 11"W 150.01'

30' UTIL EASEMENT

PROPERTY BOUNDARY
30' UTIL EASEMENT

REMAINDER OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6

PRAIRIE HAWK DRIVE

63' FL-FL

41' FL-FL

15' U.E.

S32° 14' 43"W 250.05'

L=78.54'
R=50.00'
D=89°59'58"

EXISTING 120' R.O.W.

PART OF PLUM CREEK PKWY IMPROVEMENTS

W. PLUM CREEK PARKWAY

PROPOSED 149' R.O.W.

PLUM CREEK PKWY. CONSTRUCTION DOCUMENTS (CD19-0031) TO BE REVISED WITH A FCO FOR MODIFIED PRAIRIE HAWK LANE LAYOUT

FUTURE ROW

EXISTING ROW

UNPLATTED (RECEPTION # 200000051)

UNPLATTED NOT A PART

UNPLATTED NOT A PART

CASTLE MEADOWS NE PARCEL

CASTLE MEADOWS NE PARCEL

165 PRAIRIE HAWK DR
VACANT LAND - INDUSTRIAL

10' ACCESS EASEMENT
20' UTILITY EASEMENT

EXISTING RAILROAD

DRAINAGE EASEMENT

EXISTING PROPERTY LINE

10' UTILITY ESMT
REC #2008085451
REC #2008082091

30' WATER ESMT
REC #2012058507

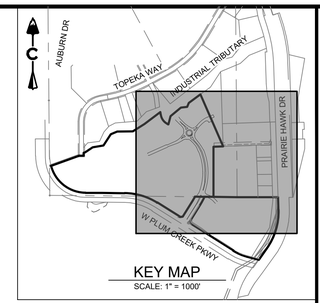
30' UTILITY ESMT
BK 650 PG 303

EXISTING 75' ELECTRIC EASEMENT

BURLINGTON NORTHERN SANTA FE RR3345
UTILITIES - COMMERCIAL

EXISTING 30' SANITARY EASEMENT

EXISTING 30' WATER EASEMENT



KEY MAP
SCALE: 1" = 1000'

0 80' 160'

1 inch = 80 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- RETAINING WALL
- EXISTING FENCE - CHAIN LINK
- EXISTING FENCE - WOOD POST

EXISTING / PROPOSED

- STREET LIGHT POLES
- STREET SIGNS
- RAMPS
- BLOCK NUMBER
- CRUSHER FINES MAINTENANCE ACCESS
- CONCRETE
- RIPRAP
- EXISTING GRAVEL ROAD
- PHASE 1 CONSTRUCTION
- APPROXIMATE SAWCUT LIMITS

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1

CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO. 17-069

SHEET 3 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Caddl\Plan\Prairie Hawk\Phase 2 SITE PLAN.dwg

CITADEL STATION FILING NO. 6 (RECEPTION # 8708767)

CITADEL STATION FILING NO. 6 (RECEPTION # 8708767)

DRAINAGE EASEMENT

UTILITY EASEMENT

ROW

PROPOSED 12" PVC

PROPOSED 10' TYPE R INLET

PROPOSED 36" RCP

PROPOSED 18" RCP

PROPOSED 5' DIA MH

PROPOSED 36" RCP

PROPOSED 10' TYPE R INLET

PROPOSED 12" PVC

PROPOSED 36" RCP

PROPOSED 5' DIA MH

UTILITY EASEMENT

PROPOSED 10' TYPE R INLET

PROPOSED 12" PVC

PROPOSED 6" HYDRANT

PROPOSED 6" PVC

PROPOSED 12" PLUG W. 2" BO

IMPROVEMENTS PROPOSED WITH FILING 1 CD19-0019

REMAINDER OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6

PROPOSED 24" RCP

PROPOSED 6" PVC

PROPOSED 6" HYDRANT

PROPOSED 10' TYPE R INLET

PROPOSED 24" RCP

PROPOSED 10' TYPE R INLET

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPOSED 24" RCP

PROPOSED 12" PVC

PROPOSED 10' TYPE R INLET

PROPERTY BOUNDARY

CITADEL STATION FILING NO. 6 (RECEPTION # 8708767)

LOT 1 BLOCK 10

CITADEL STATION FILING NO. 6 (RECEPTION # 8708767)

LOT 1 BLOCK 7

CITADEL STATION FILING NO. 2 (RECEPTION #305817)

LOT 1

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPOSED 6" HYDRANT

PROPOSED 6" PVC

PROPOSED 12" PVC

PROPOSED 36" RCP

PROPOSED 10' TYPE R INLET

39' PRIVATE ROW & D.U.E.

SADDLEMAKER DRIVE

PROPOSED 12" PLUG W. 2" BO

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPOSED 6" HYDRANT

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPERTY BOUNDARY

PROPOSED 12" PVC

PROPOSED 12" PVC

PROPERTY BOUNDARY

150' UE

120' R.O.W. TO BE DEDICATED BY MILLER'S LANDING FILING NO. 1 PLAT

PROPOSED 6" PVC

FUTURE 10" SS

REMAINDER OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6

PROPOSED 6" HYDRANT

PROPOSED 12" WL

TYPE 3 TRAFFIC BARRICADE

UNPLATTED NOT A PART

UNPLATTED NOT A PART

UNPLATTED NOT A PART

PROPOSED 12" WL

PROPOSED 5' DIA MH

PROPOSED 24" SD

30' UTIL EASEMENT

PROPOSED 5' DIA MH

PROPOSED 24" SD

PROPOSED 5' DIA MH

PROPOSED 18" SD

PROPOSED 10' TYPE R INLET

PROPOSED 10' TYPE R INLET

PROPOSED 149' R.O.W.

15' U.E.

10' ACCESS EASEMENT

PROPOSED 5' DIA MH

REMAINDER OF LOT 2, BLOCK 7, CITADEL STATION FILING NO. 6

CASTLE MEADOWS NE PARCEL

PROPOSED 18" SD

EXISTING 6" VALVE

EXISTING 6" WL

EXISTING 10' TYPE R INLET CONTINUOUS GRADE INLET

PART OF PLUM CREEK PKWY IMPROVEMENTS

EXISTING 120' R.O.W.

PROPOSED 10' TYPE R INLET

PROPOSED 18" SD

PROPOSED 10' TYPE R INLET

PROPOSED 12" WL

PROPOSED CONNECT TO EXISTING

PLUM CREEK PKWY CONSTRUCTION DOCUMENTS (CD19-0031) TO BE REVISED WITH A FCO FOR MODIFIED PRAIRIE HAWK LANE LAYOUT

EXISTING 12" WL

UNPLATTED (RECEPTION # 2000000051)

EXISTING 16" WL

EXISTING 18" SD

EXISTING 10' TYPE R INLET

EXISTING 24" SD

EXISTING 12" WL

EXISTING 6" HYDRANT

W. PLUM CREEK PARKWAY

151.18' R.O.W.

EXISTING ROW

EXISTING 16" WL

FUTURE ROW

UTILITY EASEMENT

PROPOSED 24" SD

20' UTILITY EASEMENT

PROPOSED 5' DIA MH

PROPOSED 24" SD

PROPOSED FOREBAY

PROPOSED 18" FES

165 PRAIRIE HAWK DR VACANT LAND - INDUSTRIAL

EXISTING ELECTRIC METER

EXISTING ELECTRIC TRANSFORMER

PROPOSED 18" SD

PROPOSED 5' DIA MH

PROPOSED 18" SD

EX SAN MANHOLE

EX 18" SAN INTERCEPTOR

EX 21" RAW WATER MAIN

EXISTING RAILROAD

EX REUSE WATER LINE

EMERGENCY SPILLWAY AND RIPRAP PAD

PROPOSED OUTLET STRUCTURE

PROPOSED 2' WIDE 6" DEEP CONCRETE TRICKLE CHANNEL

DRAINAGE EASEMENT

EXISTING PROPERTY LINE

BURLINGTON NORTHERN SANTA FE RR3345 UTILITIES - COMMERCIAL

10' UTILITY ESMT REC #2008085451 REC #2008082091

30' WATER ESMT REC #2012058507

30' UTILITY ESMT BK 650 PG 303

EXISTING 75' ELECTRIC EASEMENT

EXISTING 30' SANITARY EASEMENT

EXISTING 30' WATER EASEMENT

CASTLE MEADOWS NE PARCEL

PRAIRIE HAWK DRIVE

AUBURN DR

TOPEKA WAY

INDUSTRIAL TRIBUTARY

PRAIRIE HAWK DR

W PLUM CREEK PKWY

KEY MAP

SCALE: 1" = 1000'

0 80' 160'

1 inch = 80 ft.

LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY
- PROPOSED WATER & STUB OUT
- PROPOSED STORM
- EXISTING WATER & STUB OUT
- EXISTING SANITARY
- EXISTING STORM
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- RIPRAP
- RAMPS

EXISTING	PROPOSED	
		SANITARY MANHOLES
		AIR RELEASE VALVE MH & VENT PIPE
		WATER VALVES
		BEND AND THRUST BLOCK
		FIRE HYDRANTS
		WATER STUB WITH BLOW OFF
		STORM MANHOLES
		STORM INLETS
		STREET LIGHT POLES
		STREET SIGNS

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1

CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
OVERALL UTILITY PLAN

NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

SHEET 4 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Caddi\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set SITE PLAN.dwg

REMAINDER OF
LOT 2, BLOCK 7,
CITADEL STATION FILING NO. 6

UNPLATTED
NOT A PART

REMAINDER OF
LOT 2, BLOCK 7,
CITADEL STATION FILING NO. 6

CASTLE
MEADOWS
NE PARCEL

ROW

TYPE R INLET
TO REMAIN IN PLACE

PROTECT EXISTING UTILITIES

DEMO ASPHALT
1108 SF

DEMO CONCRETE SIDEWALK
113 SF

REMOVE RIPRAP
114 SF

PROTECT EXISTING UTILITIES

DEMO ASPHALT SIDEWALK
745 SF

DEMO MEDIAN
422 SF

REMOVE STRIPING

UNPLATTED
(RECEPTION # 200000051)

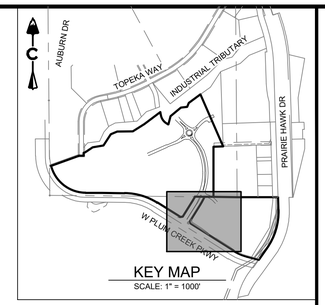
ROW

TYPE R INLET
TO REMAIN IN PLACE

REMOVE RIPRAP
254 SF

PROTECT EXISTING UTILITIES

W. PLUM CREEK PARKWAY
CD18-0001



KEY MAP
SCALE: 1" = 1000'

0 40' 80'

1 inch = 40 ft.

LEGEND

- EXISTING CURB & GUTTER
- DEMO CURB & GUTTER
- EXISTING STORM & STUB OUT
- CONCRETE
- EXISTING GRAVEL ROAD
- EXISTING ASPHALT ROAD
- DEMOLISH ASPHALT PAVEMENT
- DEMOLISH CONCRETE PAVEMENT

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
DEMOLITION PLAN

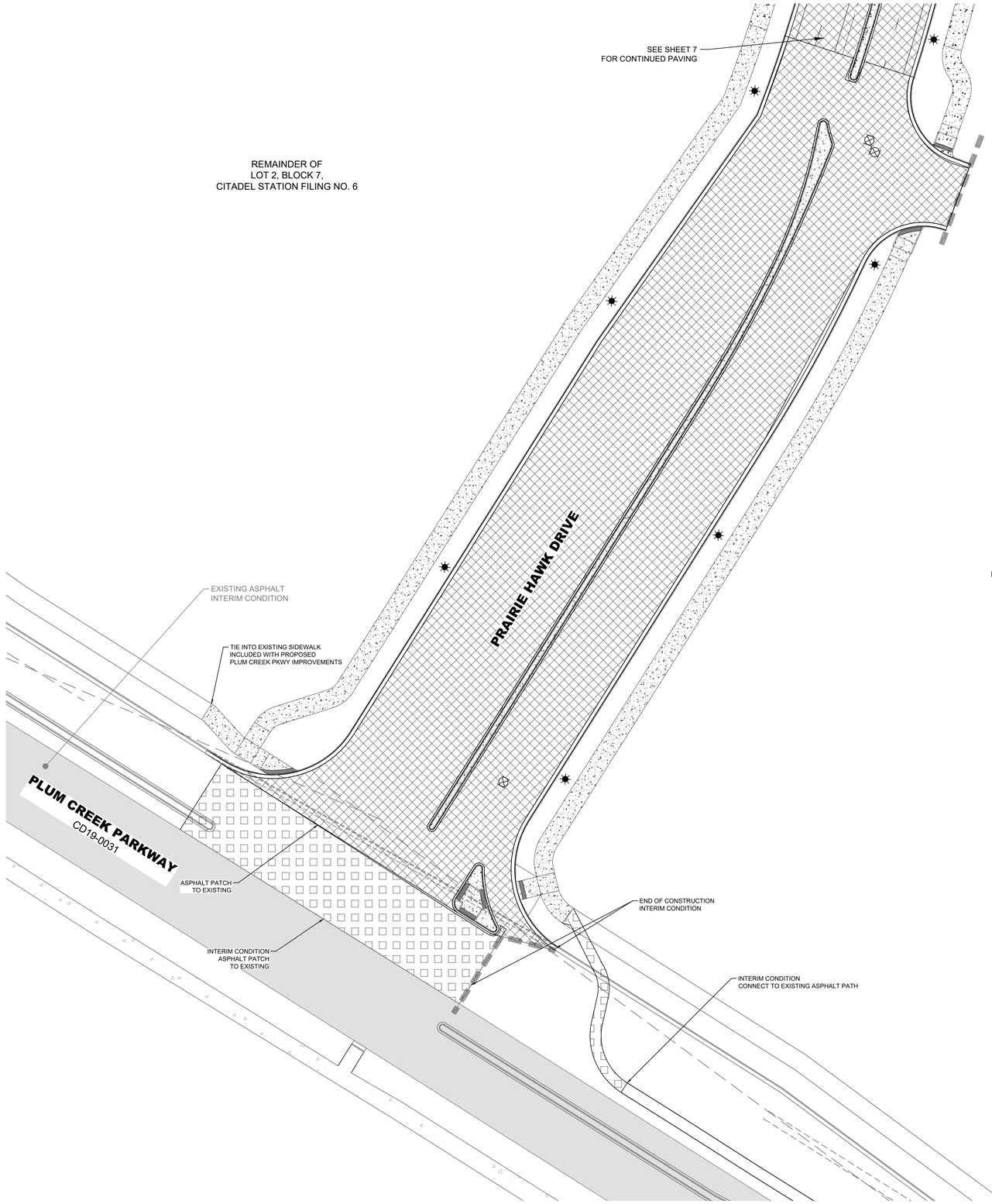
NOT FOR CONSTRUCTION

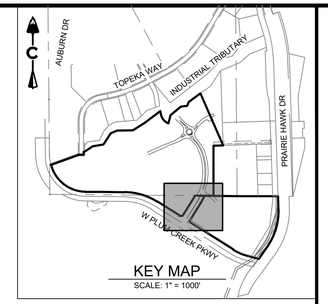
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

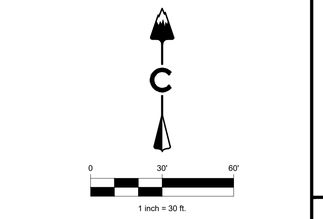
JOB NO.
17-069

SHEET
5 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set DEMOLITION PLAN.dwg







LEGEND

- ASPHALT - DRIVE LANE
- CONCRETE PAVEMENT
- INTERIM CONDITION ASPHALT

PAVEMENT AREAS	
CONCRETE	13232 SF
ASPHALT	49383 SF
INTERIM ASPHALT	8974 SF

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
PAVING PLAN (1 OF 2)

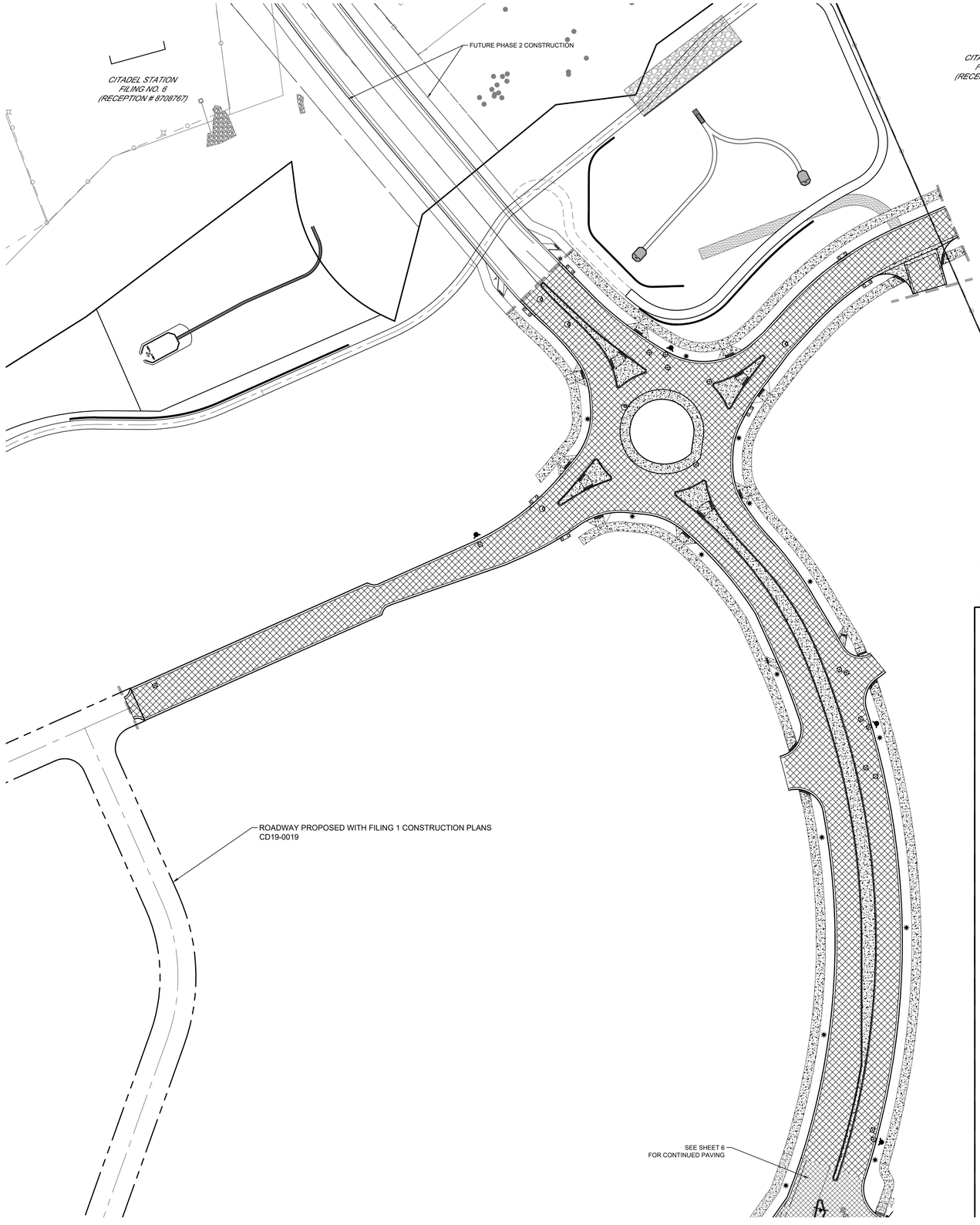
NOT FOR CONSTRUCTION

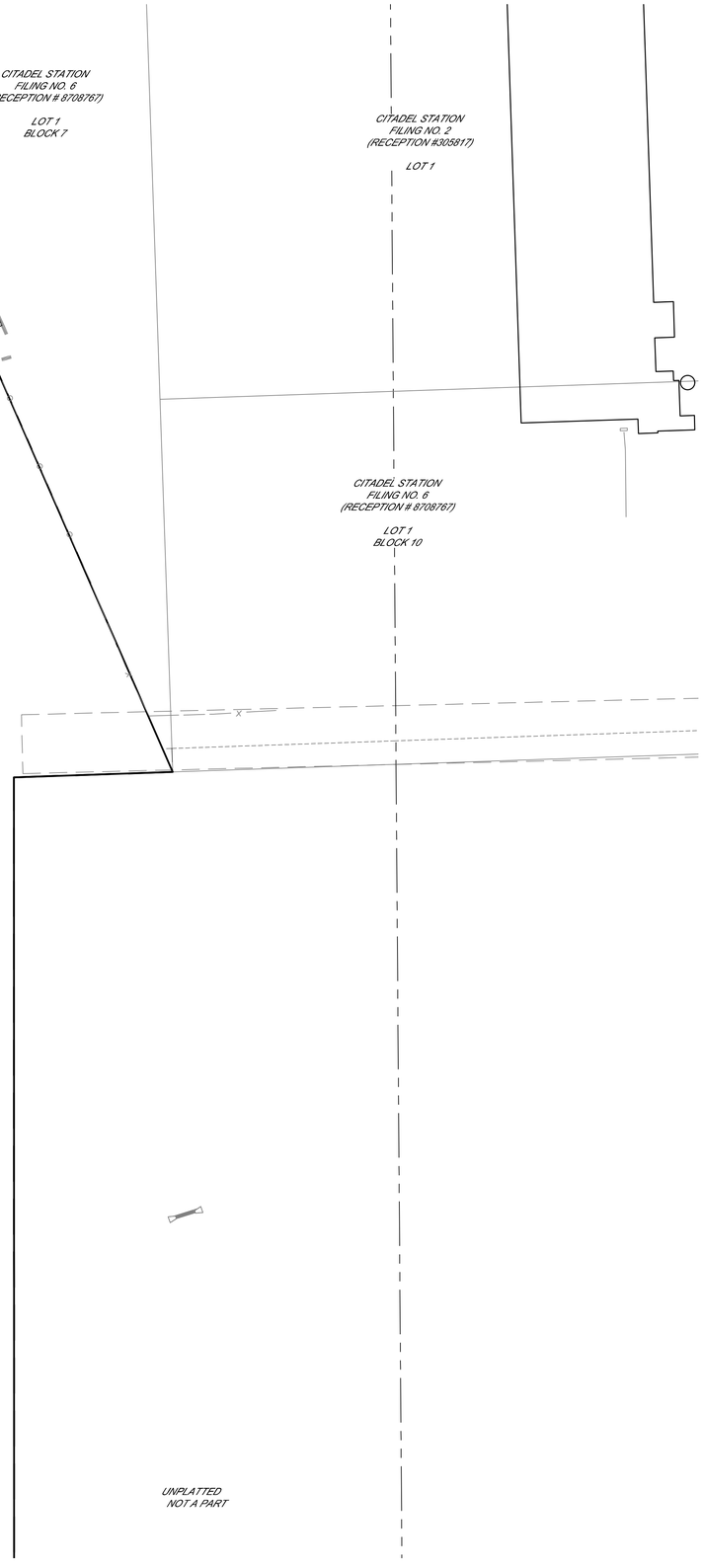
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

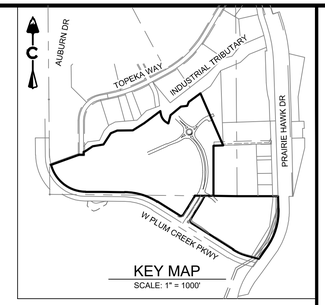
JOB NO.
17-069

SHEET
6 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set PAVING PLAN.dwg







KEY MAP
SCALE: 1" = 1000'

C

0 60' 120'

1 inch = 60 ft.

LEGEND

ASPHALT - DRIVE LANE
CONCRETE PAVEMENT

PAVEMENT AREAS
ASPHALT 94339 SF
CONCRETE 49604 SF

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
PAVING PLAN (2 OF 2)

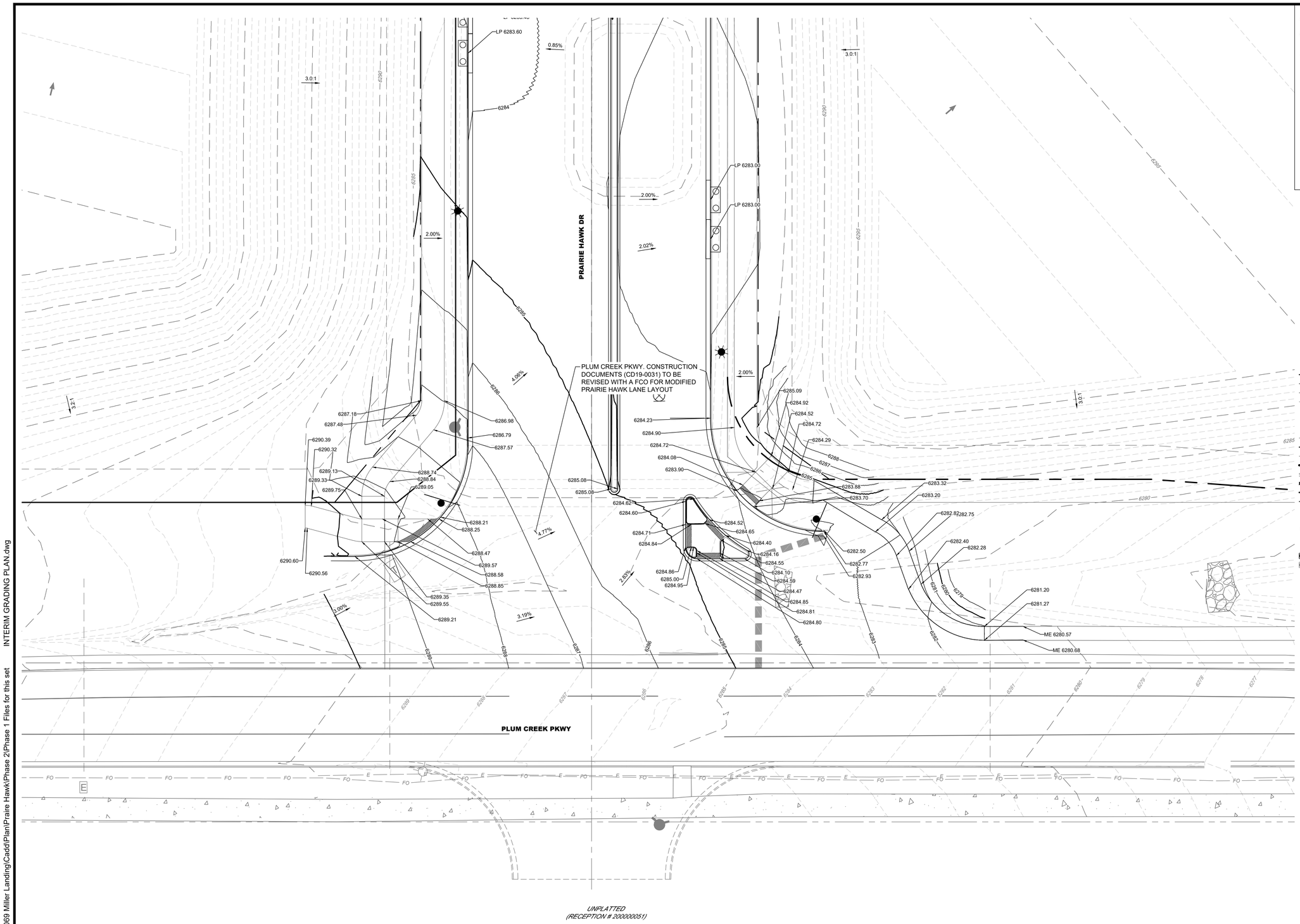
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO.
17-069

SHEET
7 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 PAVING PLAN.dwg



LEGEND

- 5280 — PROPOSED MAJOR CONTOUR
- 5279 — PROPOSED MINOR CONTOUR
- 5280 — EXISTING MAJOR CONTOUR
- 5279 — EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- 5150 — SPOT ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- SWALE

EXISTING	PROPOSED	
		STORM MANHOLES
		STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		PROPOSED STORM & STUB OUT
		EXISTING STORM & STUB OUT

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT
LP	LOW POINT

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
INTERIM GRADING PLAN

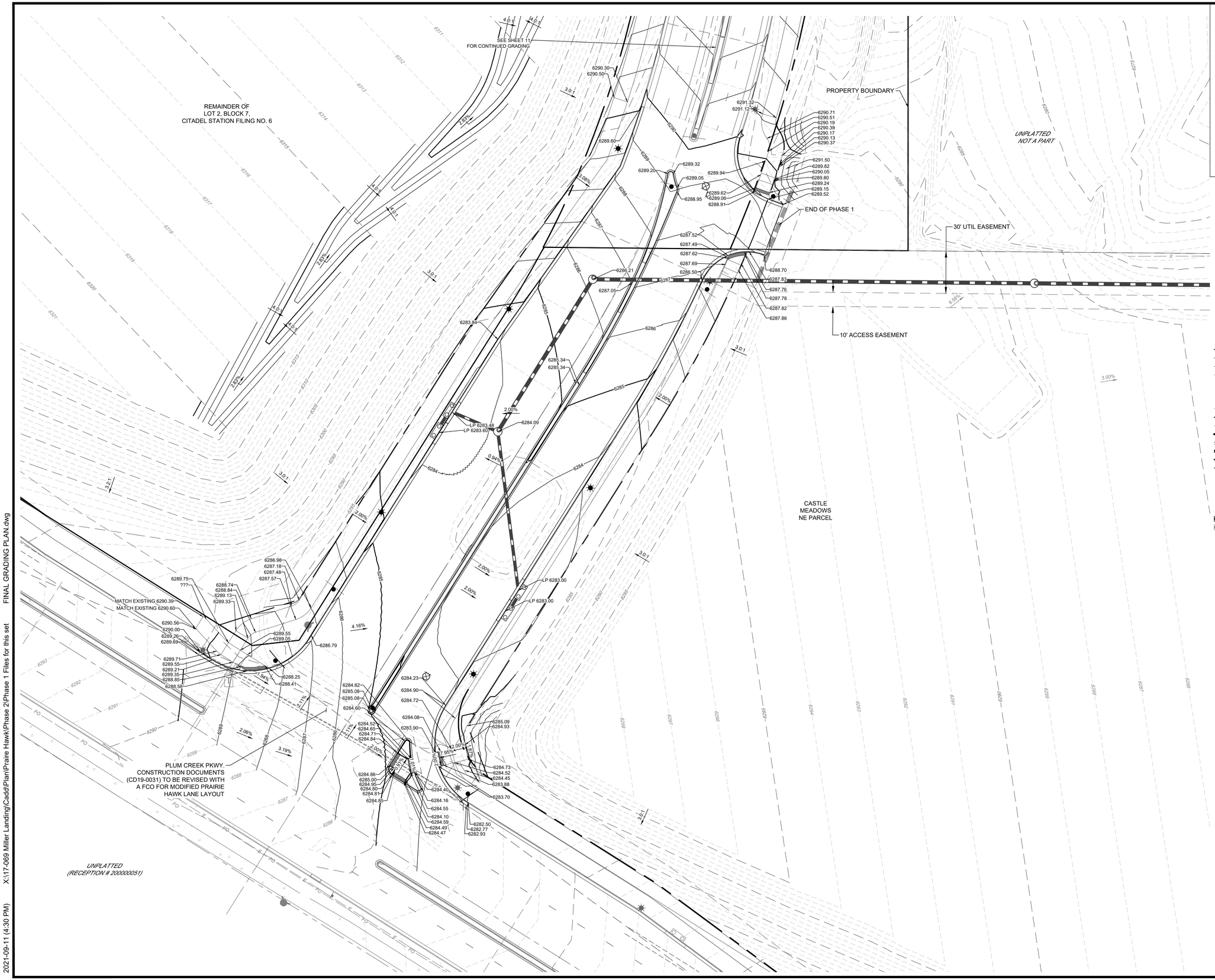
NOT FOR CONSTRUCTION

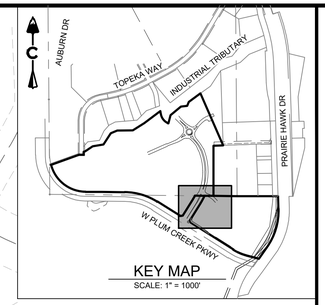
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

SHEET 8 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2\Phase 1 Files for this set INTERIM GRADING PLAN.dwg





KEY MAP
SCALE: 1" = 1000'

0 30' 60'

1 inch = 30 ft.

LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION (5150)
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- SWALE

EXISTING	PROPOSED	
		STORM MANHOLES
	SD	STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		PROPOSED STORM & STUB OUT
		EXISTING STORM & STUB OUT

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT
LP	LOW POINT

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1

CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
GRADING PLAN (1 OF 3)

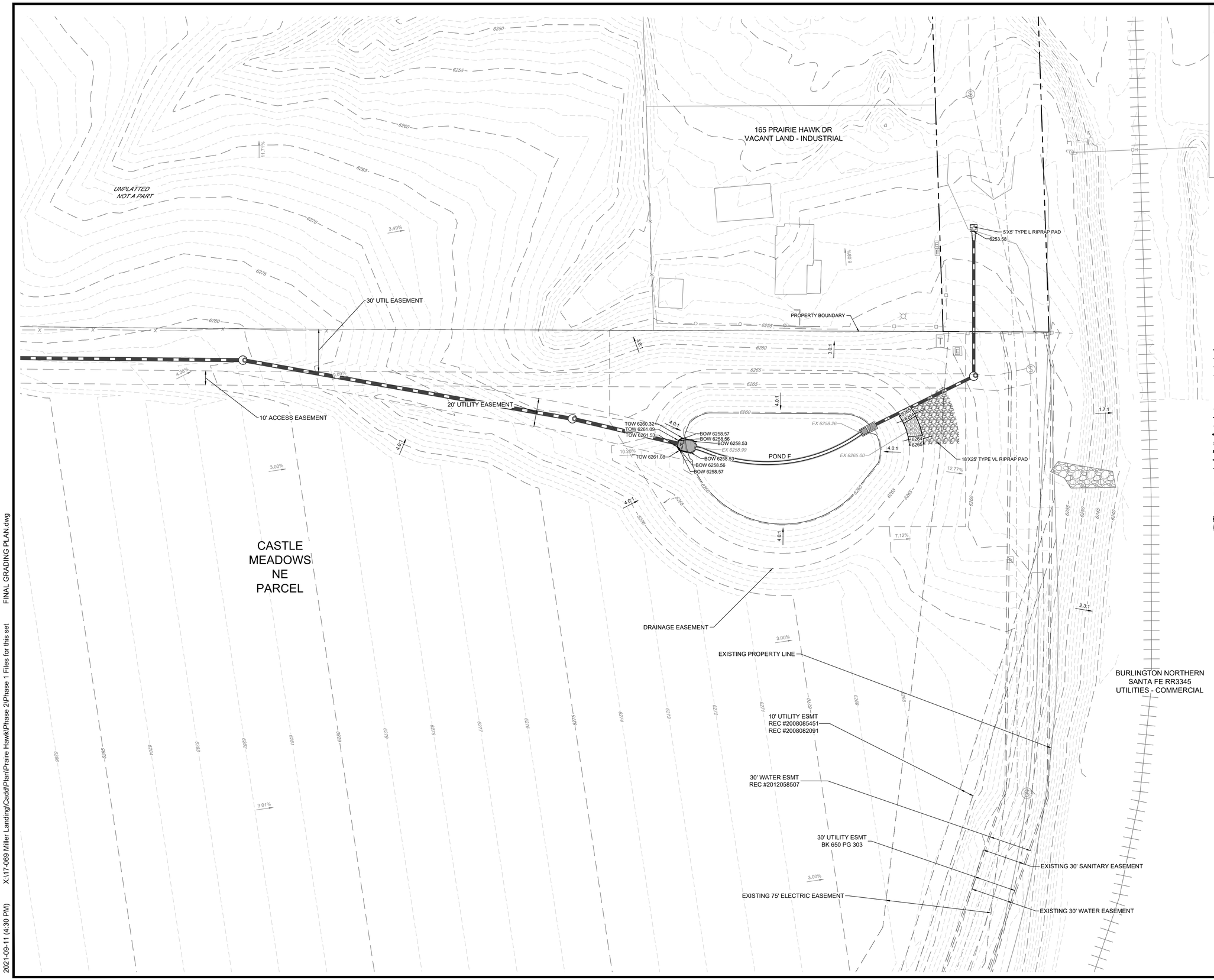
NOT FOR CONSTRUCTION

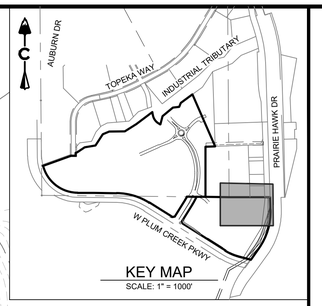
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO.
17-069

SHEET
9 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set FINAL GRADING PLAN.dwg





0 30' 60'

1 inch = 30 ft.

LEGEND

- 5280 — PROPOSED MAJOR CONTOUR
- 5279 — PROPOSED MINOR CONTOUR
- 5280 — EXISTING MAJOR CONTOUR
- 5279 — EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- 5150 — SPOT ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- SWALE

EXISTING	PROPOSED	
		STORM MANHOLES
		STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		PROPOSED STORM & STUB OUT
		EXISTING STORM & STUB OUT

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT
LP	LOW POINT

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1

CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
GRADING PLAN (2 OF 3)

NOT FOR CONSTRUCTION

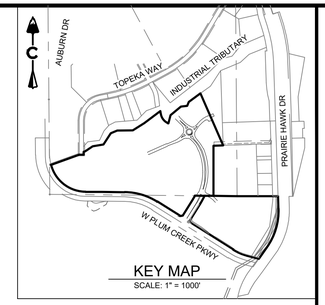
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO.
17-069

SHEET
10 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2\Phase 1 Files for this set FINAL GRADING PLAN.dwg





KEY MAP
SCALE: 1" = 1000'

0 60' 120'

1 inch = 60 ft.

LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION (5150)
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- SWALE

EXISTING / PROPOSED

- STORM MANHOLES
- STORM INLETS
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT
LP	LOW POINT

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENTS
GRADING PLAN (3 OF 3)

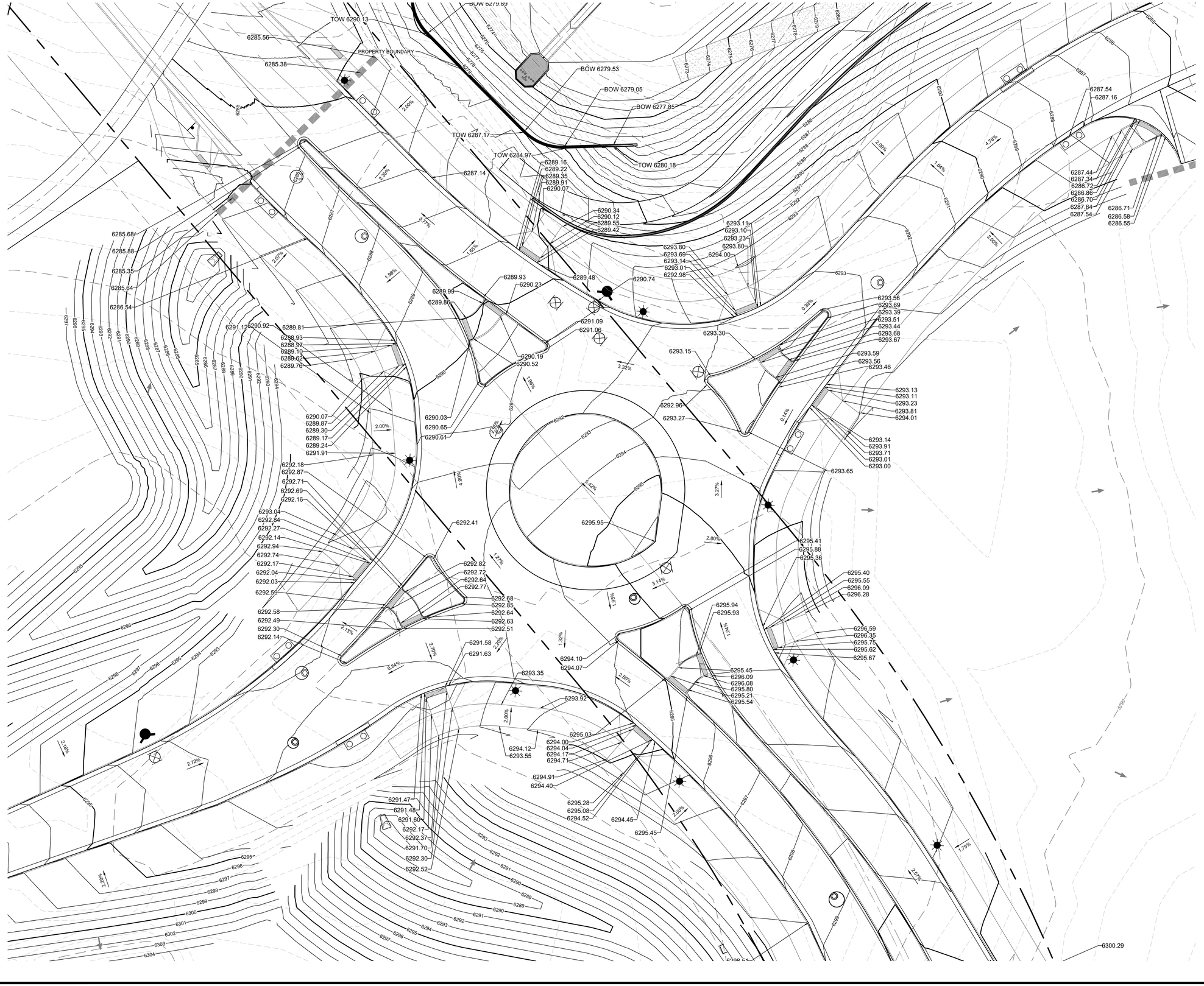
NOT FOR CONSTRUCTION

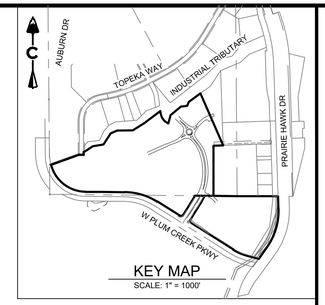
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO. 17-069

SHEET 11 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2 GRADING PLAN.dwg





KEY MAP
SCALE: 1" = 1000'

0 20' 40'

1 inch = 20 ft.

LEGEND

- PROPOSED MAJOR CONTOUR (5280)
- PROPOSED MINOR CONTOUR (5279)
- EXISTING MAJOR CONTOUR (5280)
- EXISTING MINOR CONTOUR (5279)
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION (5150)
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- SWALE

EXISTING / PROPOSED

- STORM MANHOLES
- STORM INLETS (SD)
- FES, FOREBAY, & TRICKLE CHANNEL
- OUTLET STRUCTURE
- PROPOSED STORM & STUB OUT
- EXISTING STORM & STUB OUT

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT
LP	LOW POINT

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
GRADING PLAN - RAB

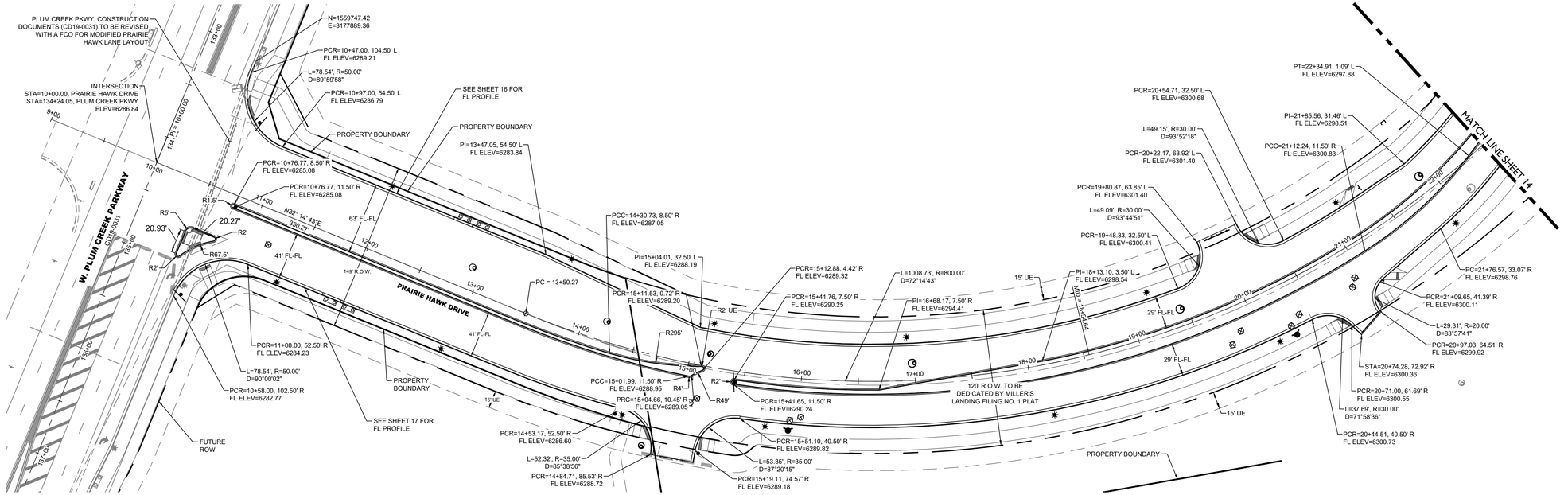
NOT FOR CONSTRUCTION

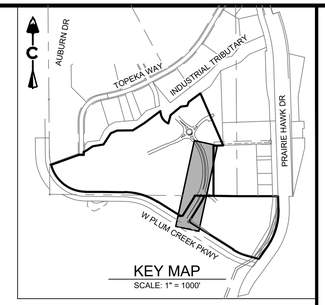
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO.
17-069

SHEET
12 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 RAB GRADING PLAN.dwg





KEY MAP
SCALE: 1" = 1000'

0 50' 100'
1 inch = 50 ft.

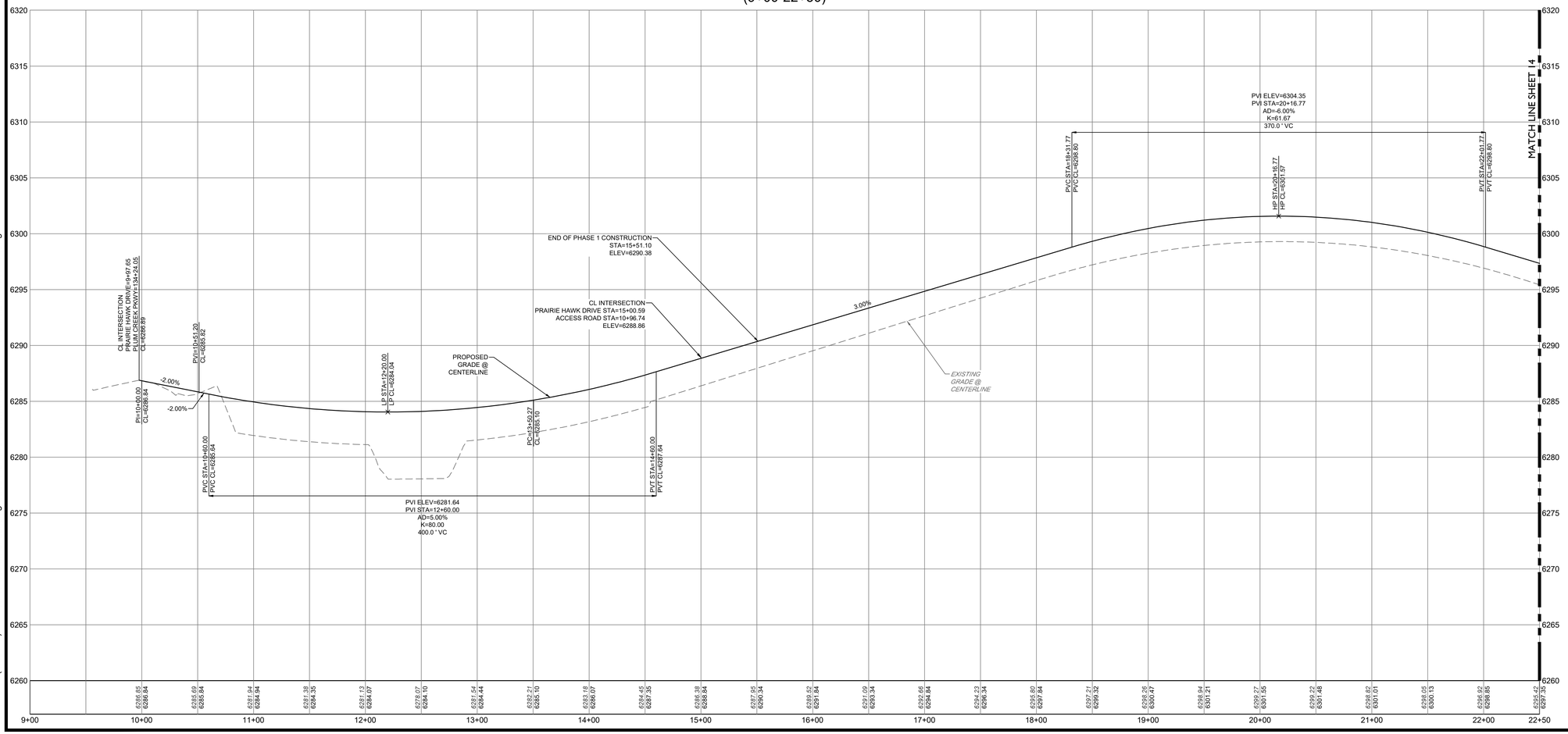
LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING CURB & GUTTER

EXISTING	PROPOSED	
		STREET LIGHT POLES
		STREET SIGNS
		RAMPS
		SANITARY MANHOLES
		WATER VALVES
		FIRE HYDRANTS
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS

PRAIRIE HAWK DRIVE

(9+00-22+50)



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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
PRAIRIE HAWK P&P (1 OF 2)

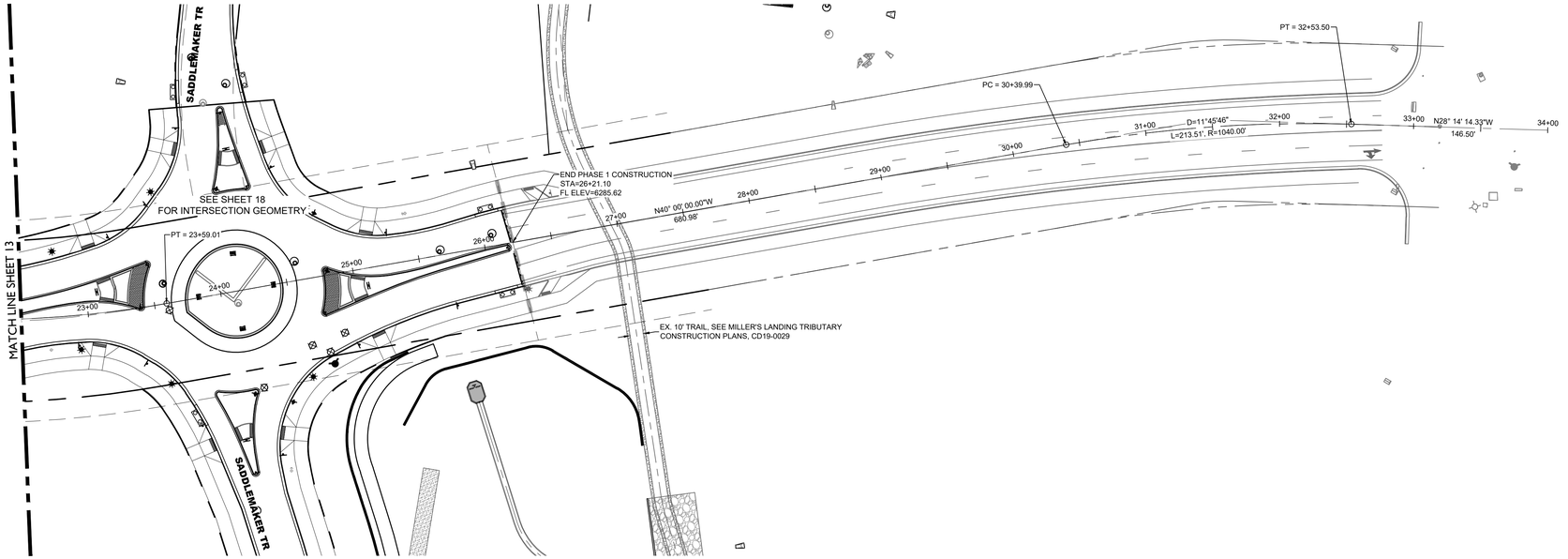
NOT FOR CONSTRUCTION

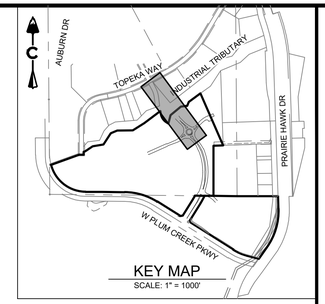
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

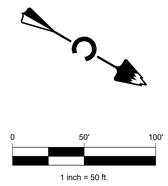
JOB NO. 17-069

SHEET 13 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 PRAIRIE HAWK P&P.dwg







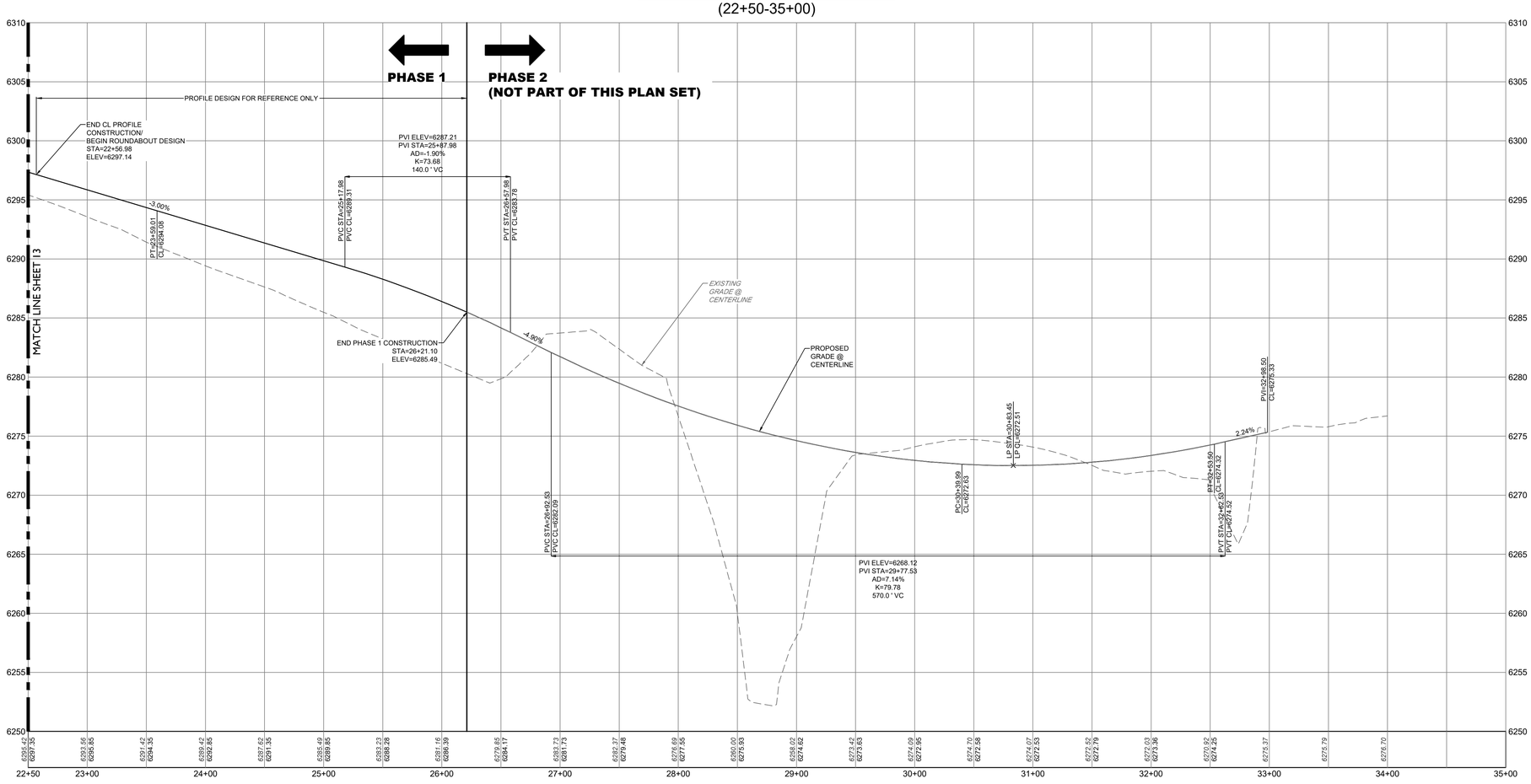
LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING CURB & GUTTER

EXISTING	PROPOSED	
		STREET LIGHT POLES
		STREET SIGNS
		RAMPS
		SANITARY MANHOLES
		WATER VALVES
		FIRE HYDRANTS
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS

PRAIRIE HAWK DRIVE

(22+50-35+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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENT
PRAIRIE HAWK P&P (2 OF 2)

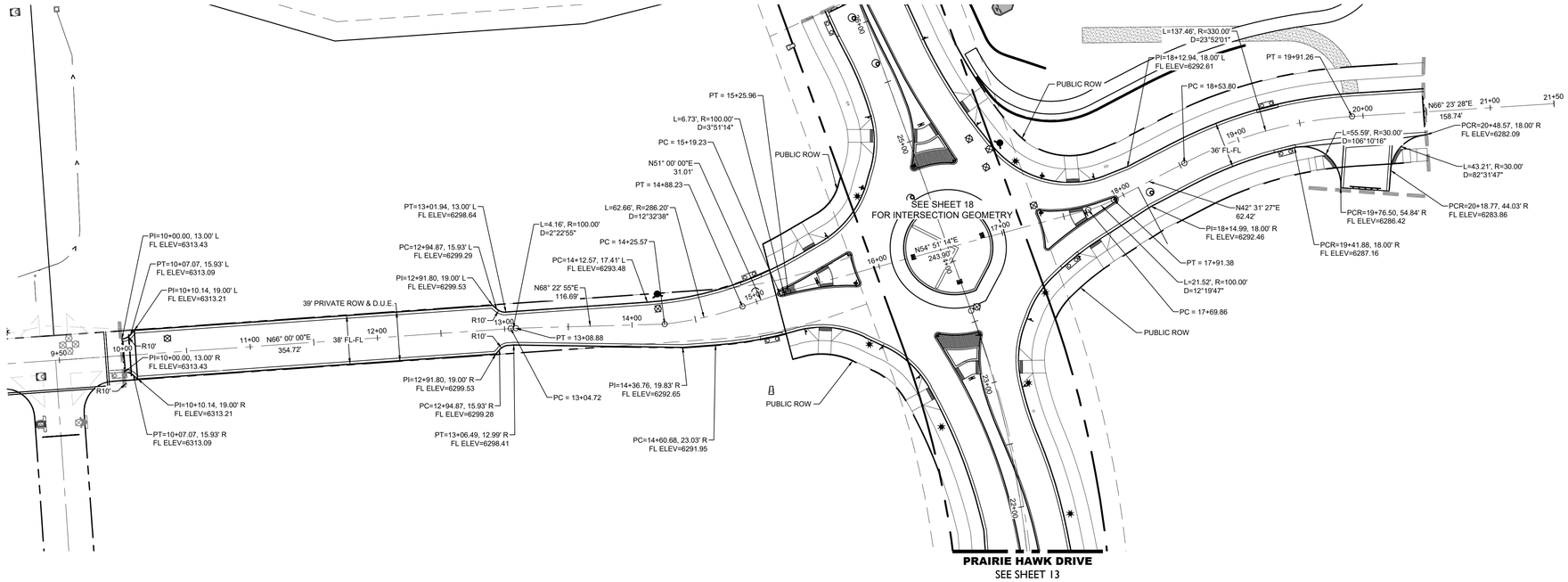
NOT FOR CONSTRUCTION

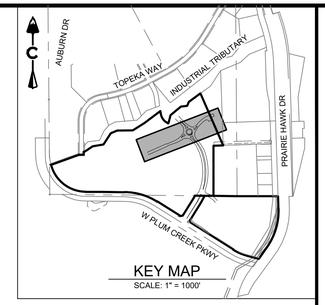
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

SHEET 14 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2 PRAIRIE HAWK P&P.dwg





0 50' 100'

1 inch = 50 ft.

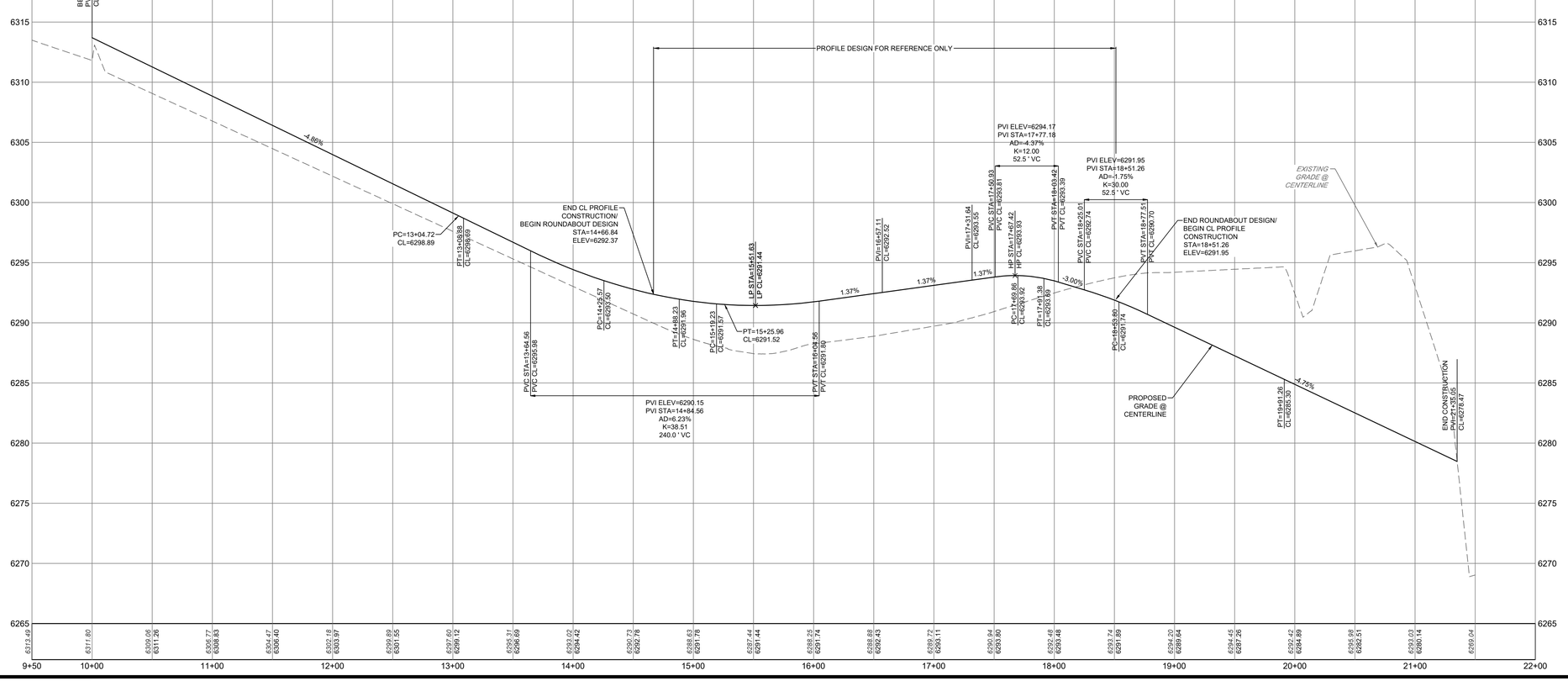
LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING CURB & GUTTER

EXISTING	PROPOSED	
		STREET LIGHT POLES
		STREET SIGNS
		RAMPS
		SANITARY MANHOLES
		WATER VALVES
		FIRE HYDRANTS
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS

SADDLEMAKER TRAIL

(9+50-22+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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
SADDLEMAKER TRAIL P&P

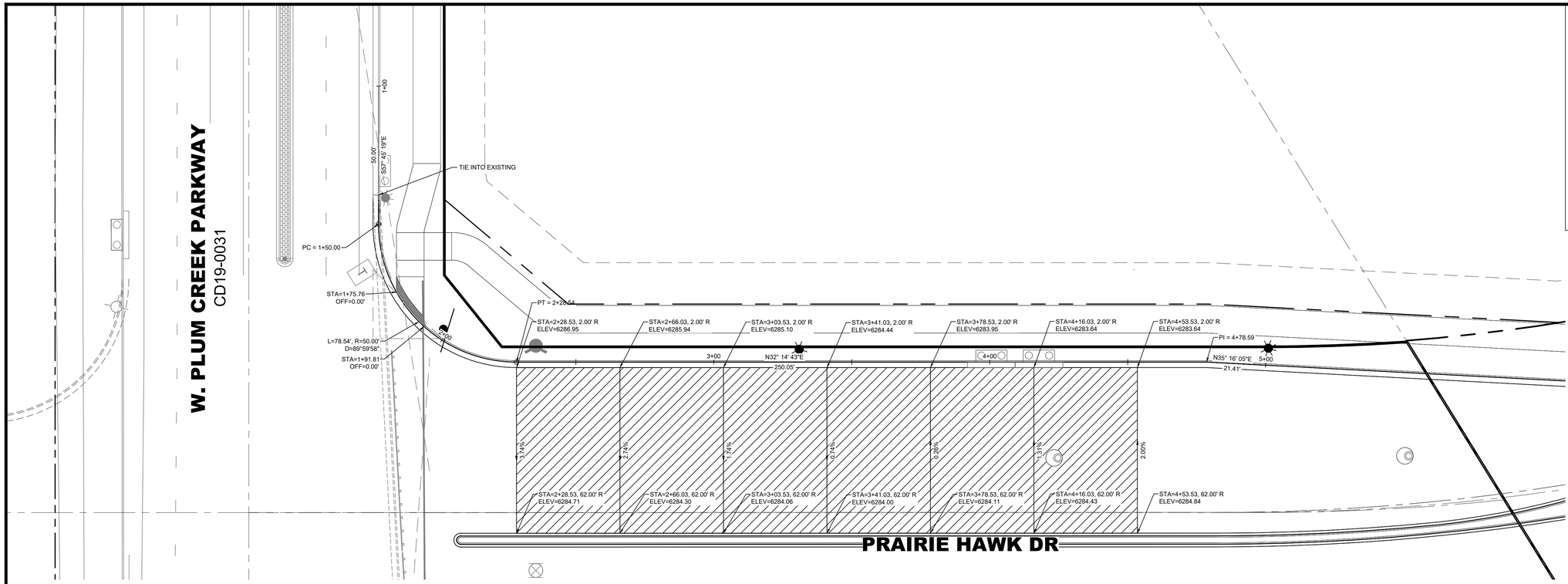
NOT FOR CONSTRUCTION

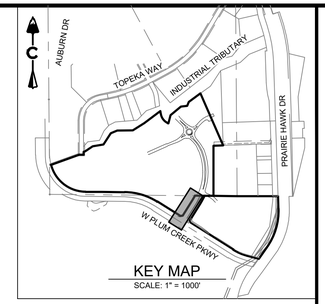
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO.
17-069

SHEET
15 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 SADDLEMAKER P&P.dwg





KEY MAP
SCALE: 1" = 1000'

0 20' 40'

1 inch = 20 ft.

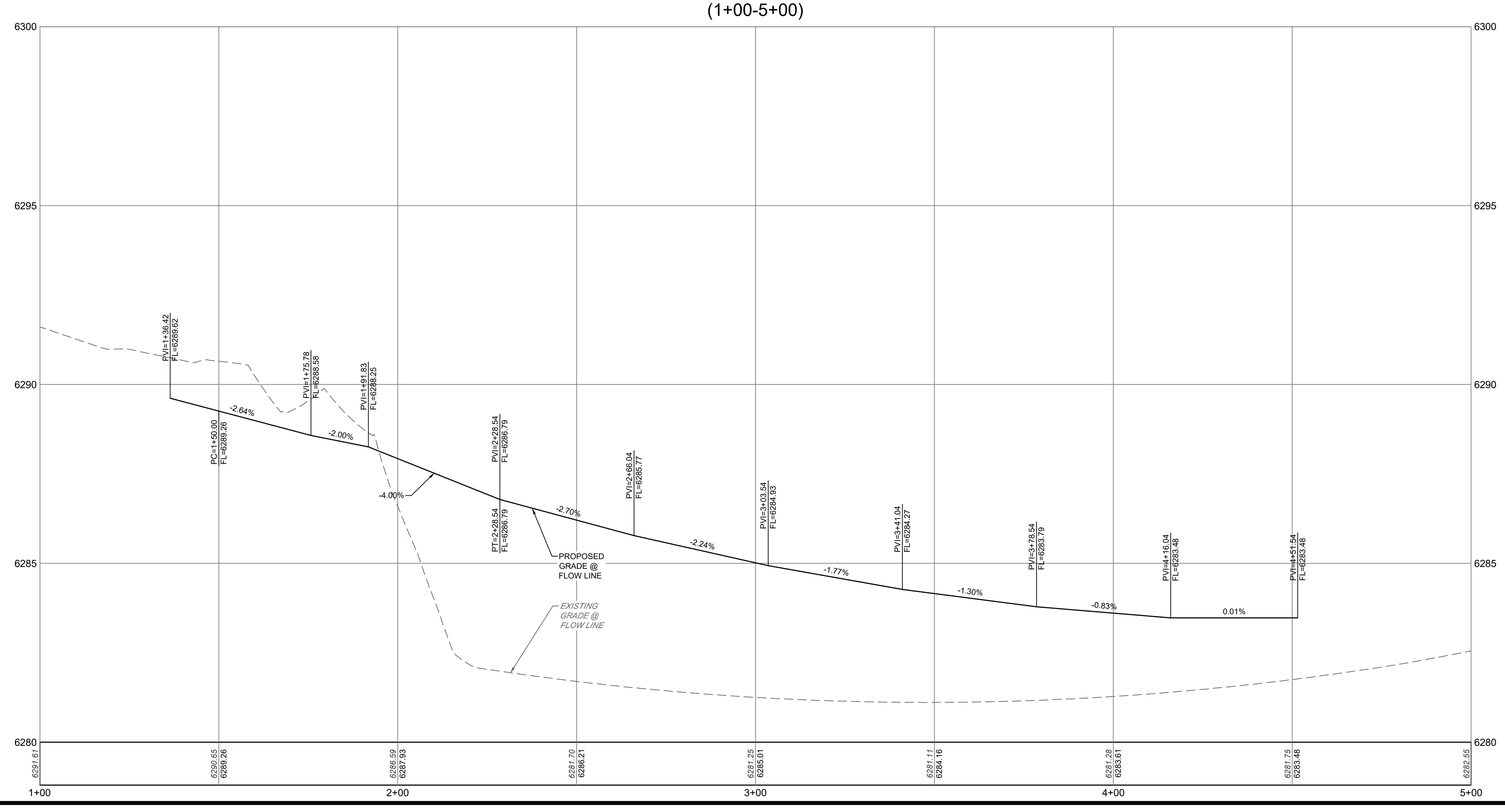
LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING CURB & GUTTER

EXISTING	PROPOSED	
		STREET LIGHT POLES
		STREET SIGNS
		RAMPS
		SANITARY MANHOLES
		WATER VALVES
		FIRE HYDRANTS
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS

INT 1.1 - NW

(1+00-5+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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENT
INTERSECTION 1.1 - NW

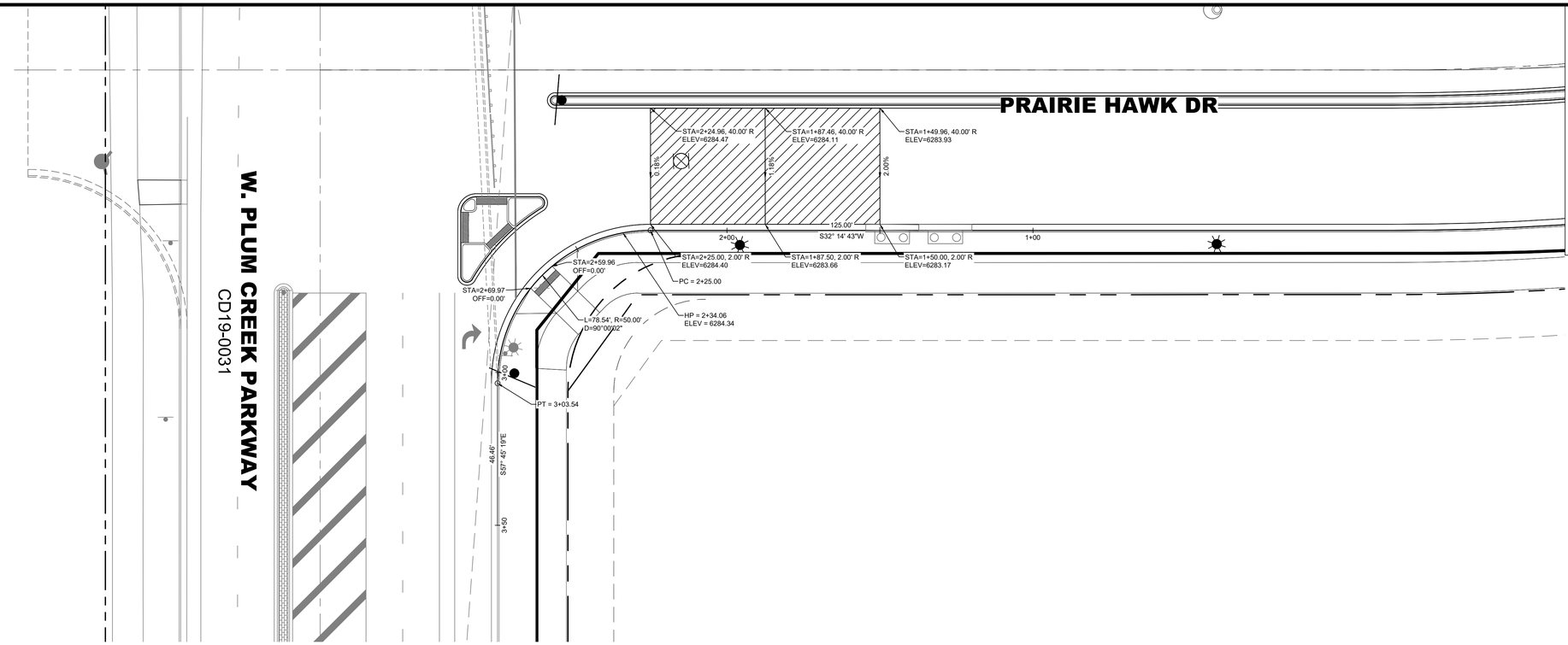
NOT FOR CONSTRUCTION

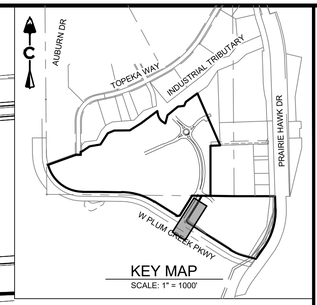
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

SHEET 16 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set INTERSECTION PnP.dwg







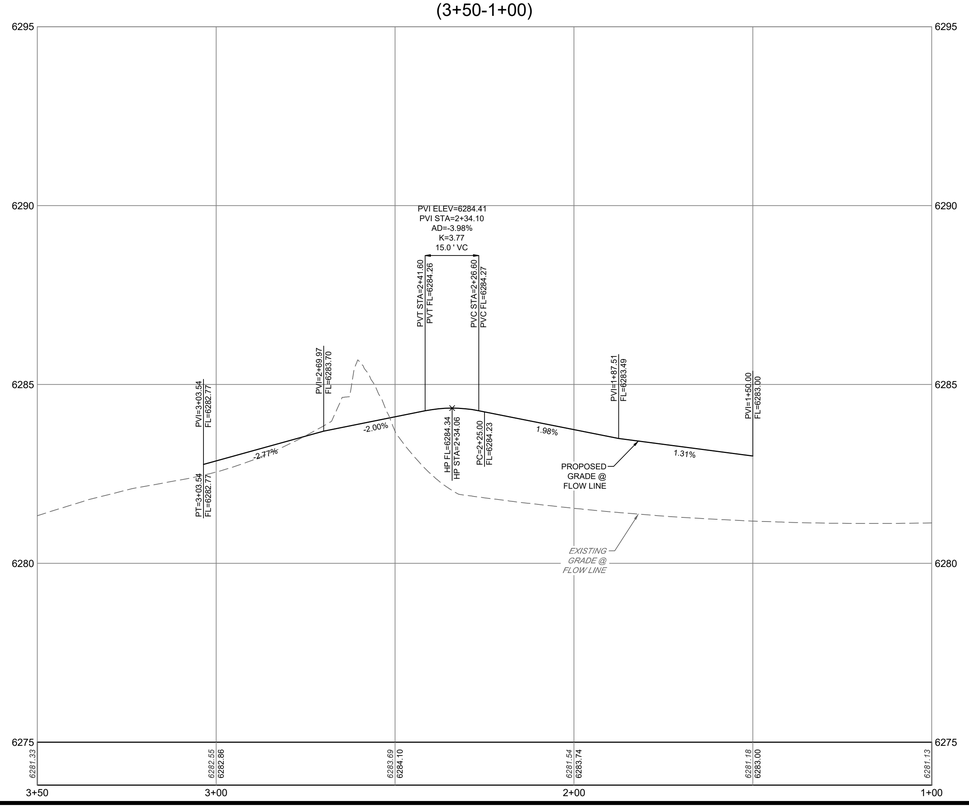
LEGEND

- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- SIGHT TRIANGLE
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- EXISTING CURB & GUTTER

EXISTING	PROPOSED	
		STREET LIGHT POLES
		STREET SIGNS
		RAMPS
		SANITARY MANHOLES
		WATER VALVES
		FIRE HYDRANTS
		AIR RELEASE VALVE MH & VENT PIPE
		STORM MANHOLES
		STORM INLETS

INT 1.1 - SE

(3+50-1+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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
INTERSECTION 1.1 - SE

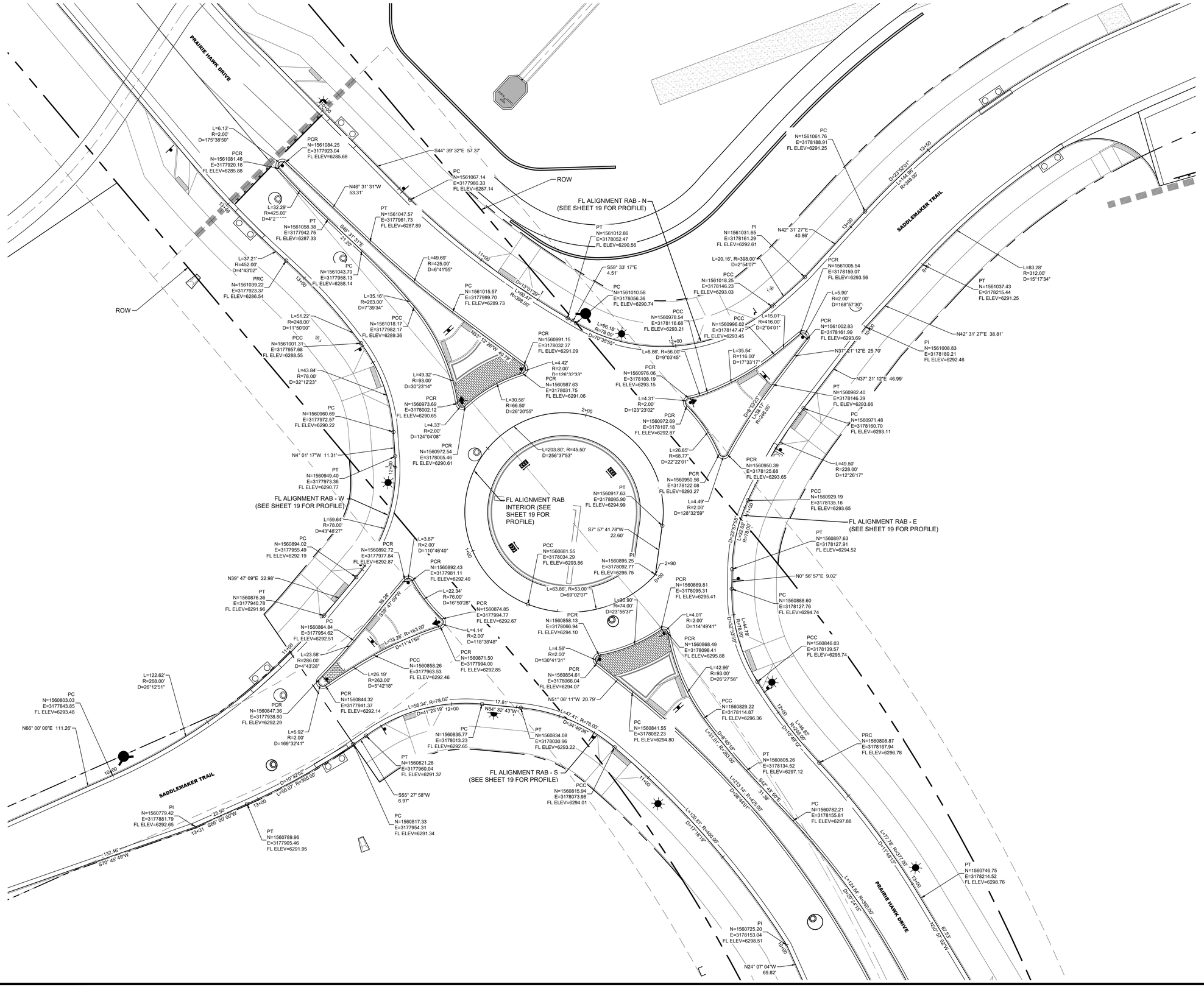
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO.
17-069

SHEET
17 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set INTERSECTION PnP.dwg



CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENTS
INTERSECTION - RAB

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

NOT FOR CONSTRUCTION

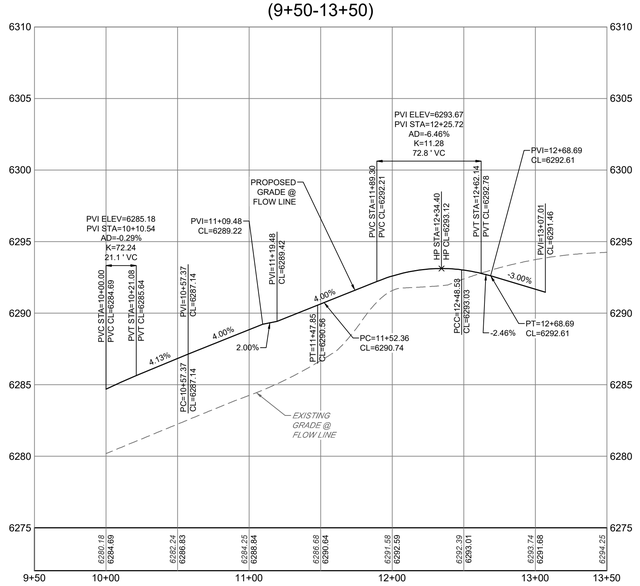
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO. 17-069

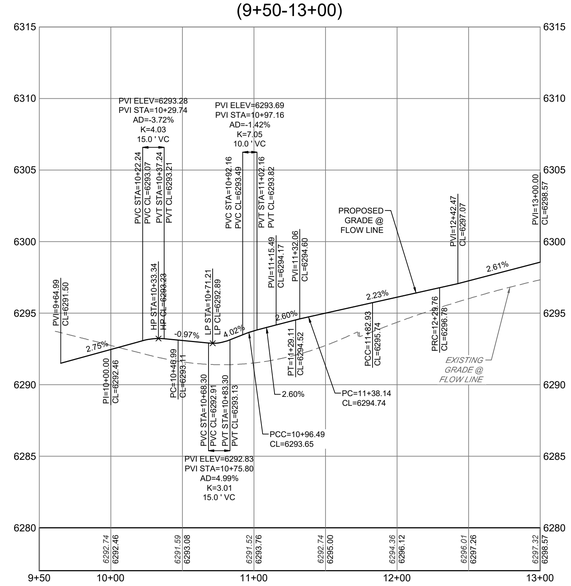
SHEET 18 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 INTERSECTION.dwg

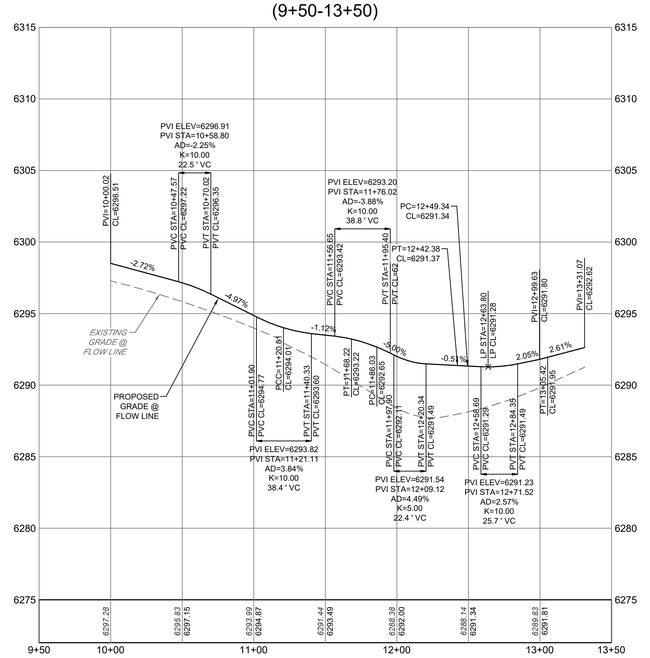
RAB - N
(9+50-13+50)



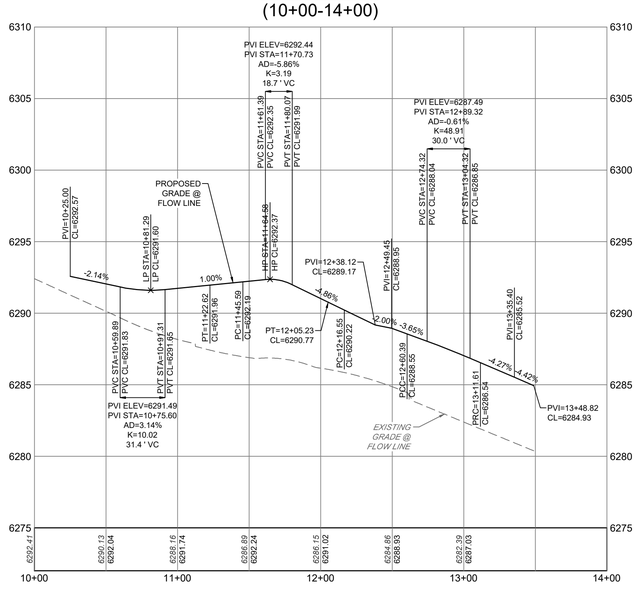
RAB - E
(9+50-13+00)



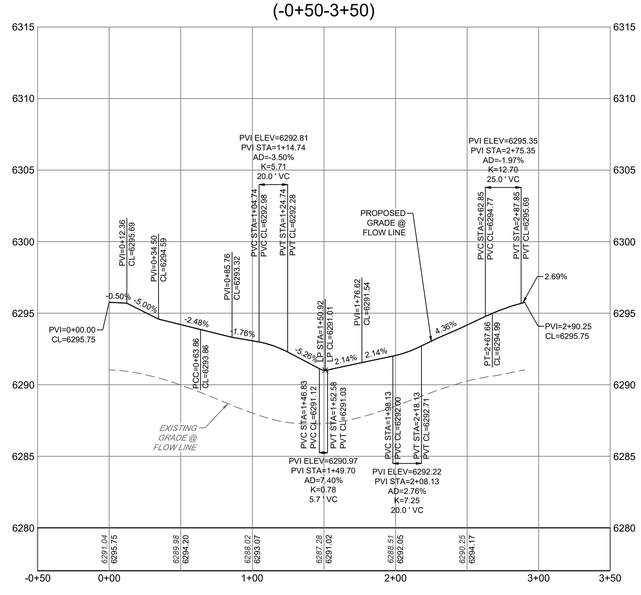
RAB - S
(9+50-13+50)

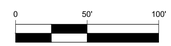


RAB - W
(10+00-14+00)



RAB INTERIOR
(-0+50-3+50)





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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
INTERSECTION - RAB PROFILES

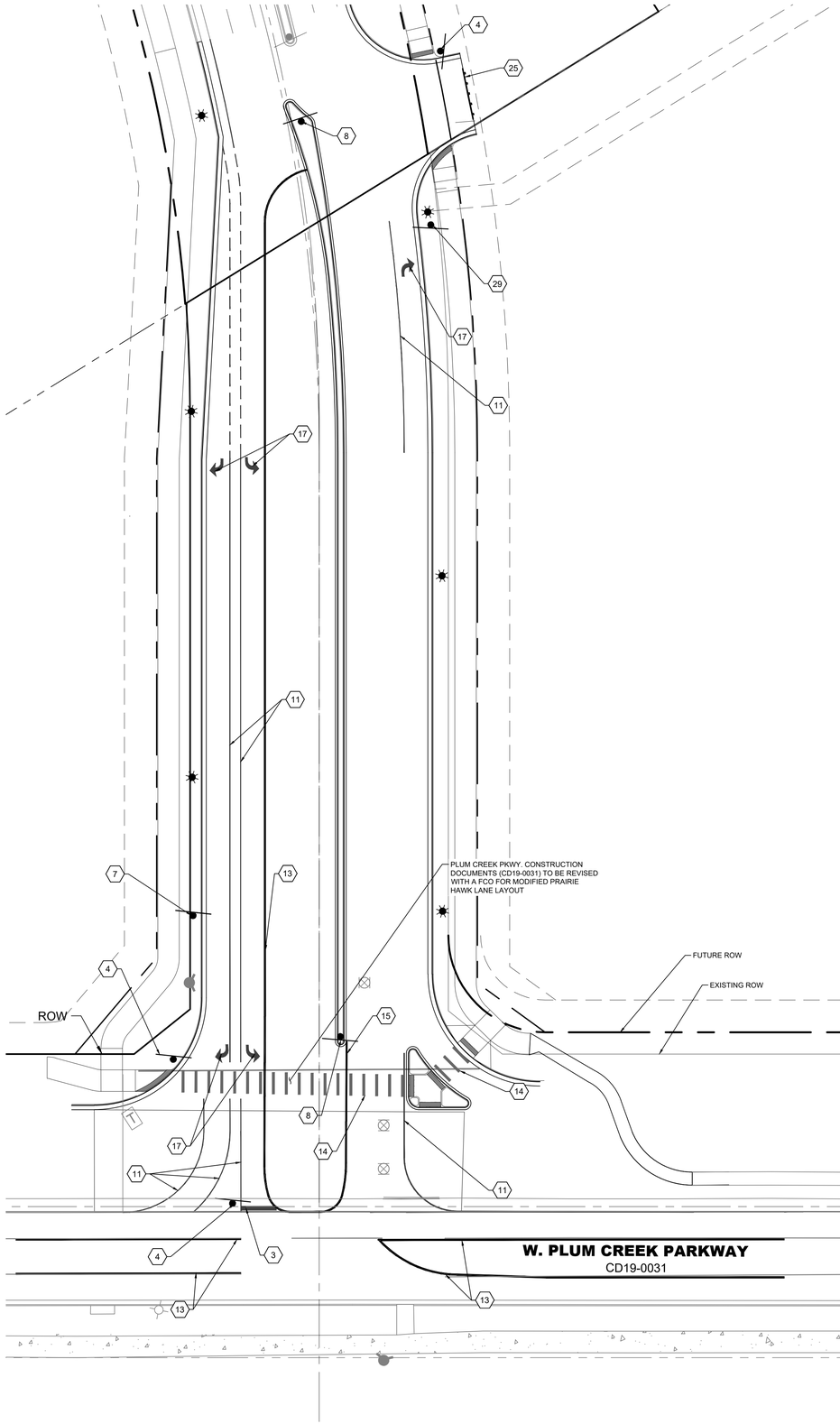
NOT FOR CONSTRUCTION

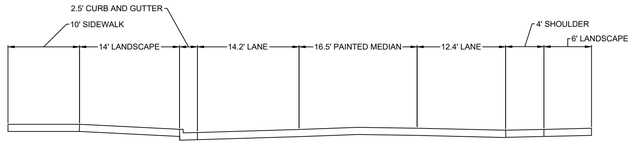
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO.
17-069

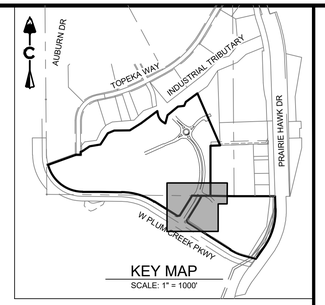
SHEET
19 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 INTERSECTION.dwg

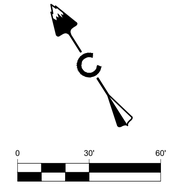




EXISTING PLUM CREEK PARKWAY CROSS SECTION
SCALE: N.T.S. (< SOUTH NORTH>)



KEY MAP
SCALE: 1" = 1000'



1 inch = 30 ft.

KEY NOTES:

NOTE: ALL SIGNS SHALL BE MUTCD COMPLIANT.

1. STREET LIGHT
2. SIGN PER PLAN
3. 24" SOLID WHITE STOP BAR
4. Street Name / Street Name — D3-1 (8" HEIGHT - VARIABLE LENGTH); STOP SIGN R1-1 WITH STREET NAME (30" X 30")
5. SPEED LIMIT 45 — R2-1 (24"X30")
6. YIELD — R1-2 (30"X30"X30")
7. RECTANGULAR RAPID FLASHING BEACON, SEE DETAIL SHEET 42
8. R4-7 (24"X30")
9. Street Name — D3-2~PER TOWN OF CASTLE ROCK CRITERIA
10. 4" DASHED WHITE LINE (12' SEGMENT, 28' GAP)
11. 6" SOLID WHITE LINE
12. 6" SOLID YELLOW LINE
13. 4" SOLID DOUBLE YELLOW LINE (4" GAP)
14. 10'X2' BAR, 2' GAP PEDESTRIAN CROSSWALK STRIPING PLACE BARS PARALLEL W/ WHEEL PATH
15. SIGN PER PLAN, ATTACH TO STREET LIGHT POLE
16. YIELD TRIANGLES SOLID WHITE, 2'W X3'H (1' GAPS)
17. SYMBOL: LEFT OR RIGHT TURN ARROW SOLID WHITE
18. SYMBOL: THRU-LEFT OR THRU-RIGHT ARROW SOLID WHITE
19. SYMBOL: THRU ARROW SOLID WHITE
20. SYMBOL: LEFT OR RIGHT MERGE ARROW
21. SYMBOL: ROUNDABOUT THRU LEFT OR RIGHT ARROW SOLID WHITE
22. SYMBOL: ROUNDABOUT LEFT ARROW SOLID WHITE
23. WHITE CHEVRON
24. WHITE DIAGONAL CROSSHATCH
25. TYPE III BARRICADE
26. 6" DASHED WHITE LINE (1' SEGMENT, 3' GAP)
27. 6" DASHED WHITE LINE (3' SEGMENT, 9' GAP)
28. R6-4 (30"x30")
29. L / R PROPOSED TURN LANE SIGN — R3-7L 30"X36" (LEFT LANE MUST TURN LEFT); R3-7R 30"X36" (RIGHT LANE MUST TURN RIGHT)
30. R3-8 (30"X30")
31. R3-8 (30"X30") ONLY
32. R1-5A (36"X48") ONLY PEDESTRIANS

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
INTERIM SIGNAGE AND STRIPING

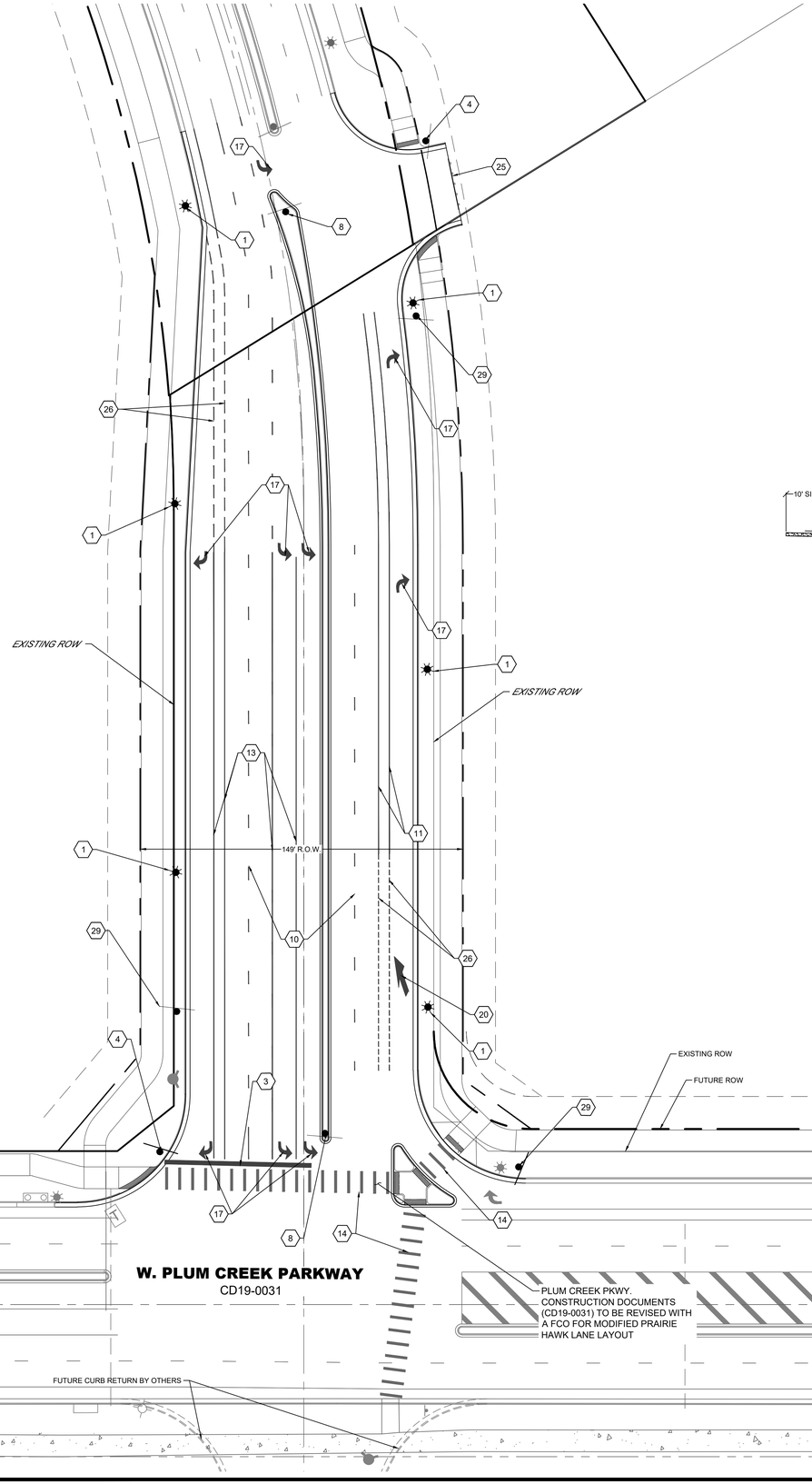
NOT FOR CONSTRUCTION

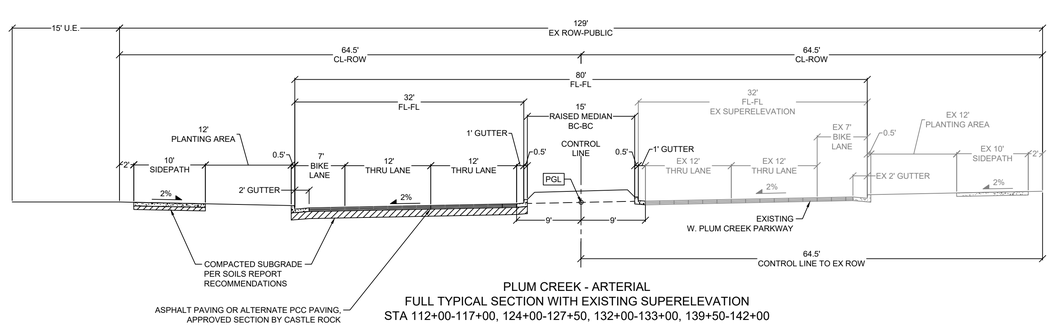
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

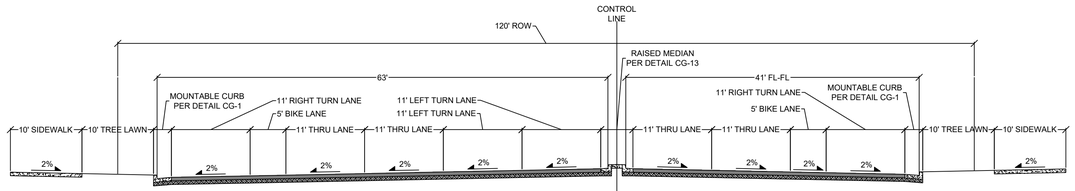
SHEET 20 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set SIGN AND STRIPE INTERIM.dwg

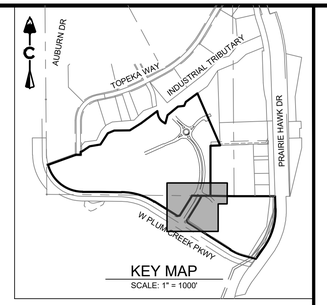




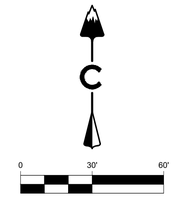
PLUM CREEK - ARTERIAL
FULL TYPICAL SECTION WITH EXISTING SUPERELEVATION
STA 112+00-117+00, 124+00-127+50, 132+00-133+00, 139+50-142+00



PRAIRIE HAWK - PHASE 1
FULL TYPICAL SECTION



KEY MAP
SCALE: 1" = 1000'



KEY NOTES:

NOTE: ALL SIGNS SHALL BE MUTCD COMPLIANT.

1. STREET LIGHT
2. SIGN PER PLAN
3. 24" SOLID WHITE STOP BAR
4. D3-1 (8" HEIGHT - VARIABLE LENGTH) — STOP SIGN R1-1 WITH STREET NAME (30" X 30")
5. R2-1 (24"X30")
6. R1-2 (30"X30"X30")
7. RECTANGULAR RAPID FLASHING BEACON, SEE DETAIL SHEET 42
8. R4-7 (24"X30")
9. D3-2~PER TOWN OF CASTLE ROCK CRITERIA
10. 4" DASHED WHITE LINE (12' SEGMENT, 28' GAP)
11. 6" SOLID WHITE LINE
12. 6" SOLID YELLOW LINE
13. 4" SOLID DOUBLE YELLOW LINE (4" GAP)
14. 10'X2' BAR, 2' GAP PEDESTRIAN CROSSWALK STRIPING PLACE BARS PARALLEL W/ WHEEL PATH
15. SIGN PER PLAN, ATTACH TO STREET LIGHT POLE
16. YIELD TRIANGLES SOLID WHITE, 2'W X3'H (1' GAPS)
17. SYMBOL: LEFT OR RIGHT TURN ARROW SOLID WHITE
18. SYMBOL: THRU-LEFT OR THRU-RIGHT ARROW SOLID WHITE
19. SYMBOL: THRU ARROW SOLID WHITE
20. SYMBOL: LEFT OR RIGHT MERGE ARROW
21. SYMBOL: ROUNDABOUT THRU LEFT OR RIGHT ARROW SOLID WHITE
22. SYMBOL: ROUNDABOUT LEFT ARROW SOLID WHITE
23. WHITE CHEVRON
24. WHITE DIAGONAL CROSSHATCH
25. TYPE III BARRICADE
26. 6" DASHED WHITE LINE (1' SEGMENT, 3' GAP)
27. 6" DASHED WHITE LINE (3' SEGMENT, 9' GAP)
28. R6-4 (30"X30")
29. PROPOSED TURN LANE SIGN — R3-7L (30"X36") LEFT LANE MUST TURN LEFT; RIGHT LANE MUST TURN RIGHT; R3-7R (30"X36")
30. R3-8 (30"X30")
31. R3-8 (30"X30") ONLY
32. R1-5A (36"X48") HERE TO PEDESTRIANS

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
SIGNAGE AND STRIPING (1 OF 2)

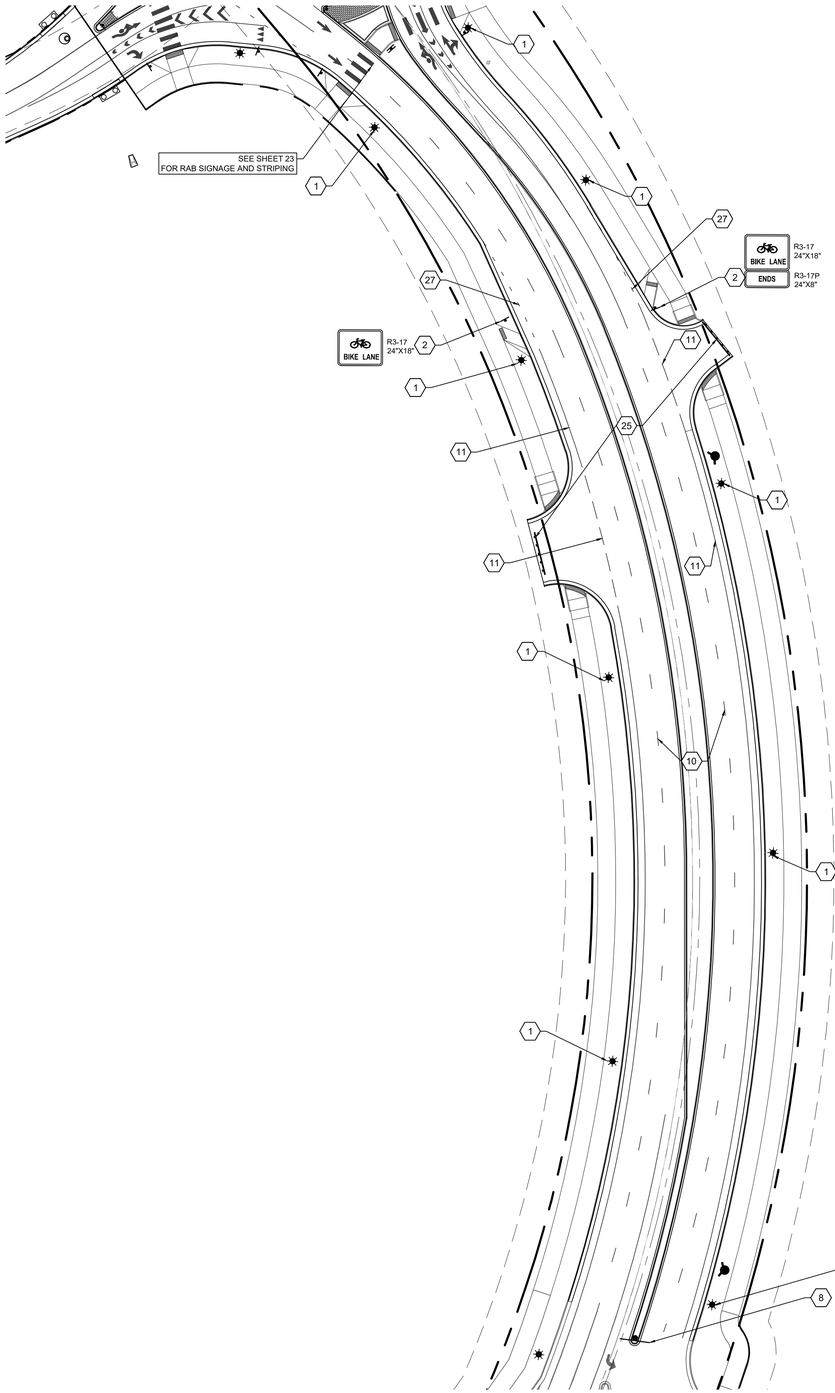
NOT FOR CONSTRUCTION

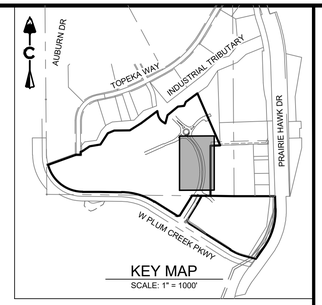
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

SHEET 21 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set SIGN AND STRIPE.dwg





KEY MAP
SCALE: 1" = 1000'

KEY NOTES:

NOTE: ALL SIGNS SHALL BE MUTCD COMPLIANT.

1. STREET LIGHT
2. SIGN PER PLAN
3. 24" SOLID WHITE STOP BAR
4. D3-1 (8" HEIGHT - VARIABLE LENGTH); STOP SIGN R1-1 WITH STREET NAME (30" X 30")
5. R2-1 (24"X30")
6. R1-2 (30"X30"X30")
7. RECTANGULAR RAPID FLASHING BEACON, SEE DETAIL SHEET 42
8. R4-7 (24"X30")
9. D3-2~PER TOWN OF CASTLE ROCK CRITERIA
10. 4" DASHED WHITE LINE (12' SEGMENT, 28' GAP)
11. 6" SOLID WHITE LINE
12. 6" SOLID YELLOW LINE
13. 4" SOLID DOUBLE YELLOW LINE (4" GAP)
14. 10'X2' BAR, 2' GAP PEDESTRIAN CROSSWALK STRIPING PLACE BARS PARALLEL W/ WHEEL PATH
15. SIGN PER PLAN, ATTACH TO STREET LIGHT POLE
16. YIELD TRIANGLES SOLID WHITE, 2'W X3'H (1' GAPS)
17. SYMBOL: LEFT OR RIGHT TURN ARROW SOLID WHITE
18. SYMBOL: THRU-LEFT OR THRU-RIGHT ARROW SOLID WHITE
19. SYMBOL: THRU ARROW SOLID WHITE
20. SYMBOL: LEFT OR RIGHT MERGE ARROW
21. SYMBOL: ROUNDABOUT THRU LEFT OR RIGHT ARROW SOLID WHITE
22. SYMBOL: ROUNDABOUT LEFT ARROW SOLID WHITE
23. WHITE CHEVRON
24. WHITE DIAGONAL CROSSHATCH
25. TYPE III BARRICADE
26. 6" DASHED WHITE LINE (1' SEGMENT, 3' GAP)
27. 6" DASHED WHITE LINE (3' SEGMENT, 9' GAP)
28. R6-4 (30"x30")
29. PROPOSED TURN LANE SIGN — R3-7L 36"X36" (LEFT LANE MUST TURN LEFT); R3-7R 36"X36" (RIGHT LANE MUST TURN RIGHT)
30. R3-8 (30"x30")
31. R3-8 (30"x30") ONLY
32. R1-5A (36"X48") PEDESTRIAN CROSSING

0 40' 80'

1 inch = 40 ft.

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING (2 OF 2)

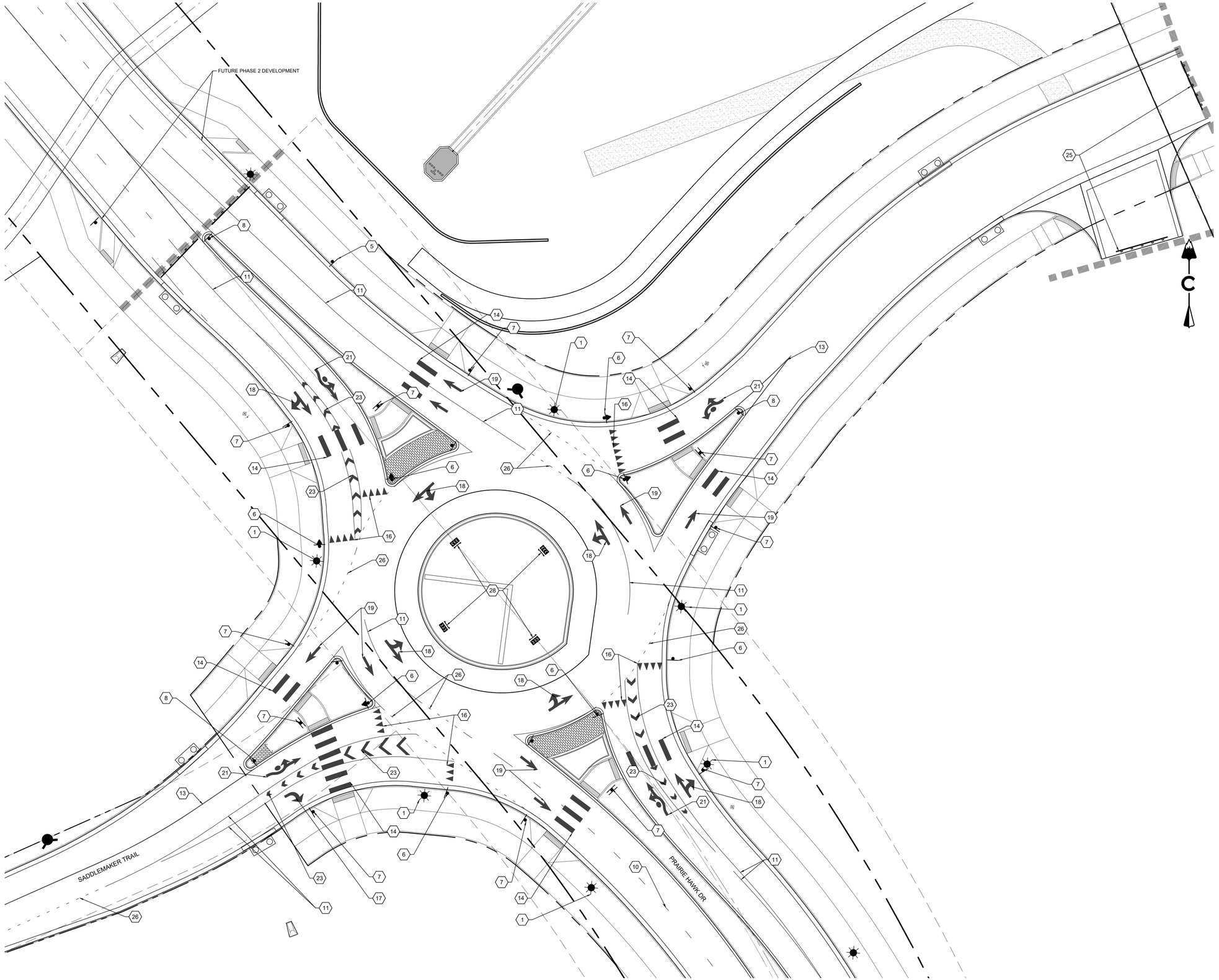
NOT FOR CONSTRUCTION

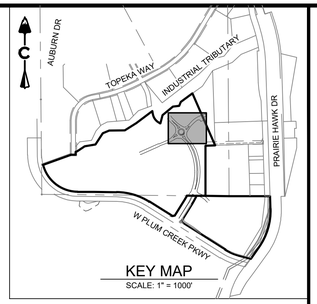
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO. 17-069

SHEET 22 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2 SIGNAGE & STRIPING PLAN.dwg





KEY MAP
SCALE: 1" = 1000'

0 20' 40'
1 inch = 20 ft.

KEY NOTES:

NOTE: ALL SIGNS SHALL BE MUTCD COMPLIANT.

1. STREET LIGHT
2. SIGN PER PLAN
3. 24" SOLID WHITE STOP BAR
4. D3-1 (8" HEIGHT - VARIABLE LENGTH) — STOP SIGN R1-1 WITH STREET NAME (30" X 30")
5. R2-1 (24"X30")
6. R1-2 (30"X30"X30")
7. RECTANGULAR RAPID FLASHING BEACON, SEE DETAIL SHEET 42
8. R4-7 (24"X30")
9. D3-2~PER TOWN OF CASTLE ROCK CRITERIA
10. 4" DASHED WHITE LINE (12' SEGMENT, 28' GAP)
11. 6" SOLID WHITE LINE
12. 6" SOLID YELLOW LINE
13. 4" SOLID DOUBLE YELLOW LINE (4" GAP)
14. 10'X2' BAR, 2' GAP PEDESTRIAN CROSSWALK STRIPING PLACE BARS PARALLEL W/ WHEEL PATH
15. SIGN PER PLAN, ATTACH TO STREET LIGHT POLE
16. YIELD TRIANGLES SOLID WHITE, 2'W X3'H (1' GAPS)
17. SYMBOL: LEFT OR RIGHT TURN ARROW SOLID WHITE
18. SYMBOL: THRU-LEFT OR THRU-RIGHT ARROW SOLID WHITE
19. SYMBOL: THRU ARROW SOLID WHITE
20. SYMBOL: LEFT OR RIGHT MERGE ARROW
21. SYMBOL: ROUNDABOUT THRU LEFT OR RIGHT ARROW SOLID WHITE
22. SYMBOL: ROUNDABOUT LEFT ARROW SOLID WHITE
23. WHITE CHEVRON
24. WHITE DIAGONAL CROSSHATCH
25. TYPE III BARRICADE
26. 6" DASHED WHITE LINE (1' SEGMENT, 3' GAP)
27. 6" DASHED WHITE LINE (3' SEGMENT, 9' GAP)
28. R6-4 (30"x30")
29. L / R PROPOSED TURN LANE SIGN — R3-7L 30"X36" (LEFT LANE MUST TURN LEFT); R3-7R 30"X36" (RIGHT LANE MUST TURN RIGHT)
30. R3-8 (30"x30")
31. R3-8 (30"x30") ONLY
32. R1-5A (36"X48") PICK YOUR LANE

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING RAB

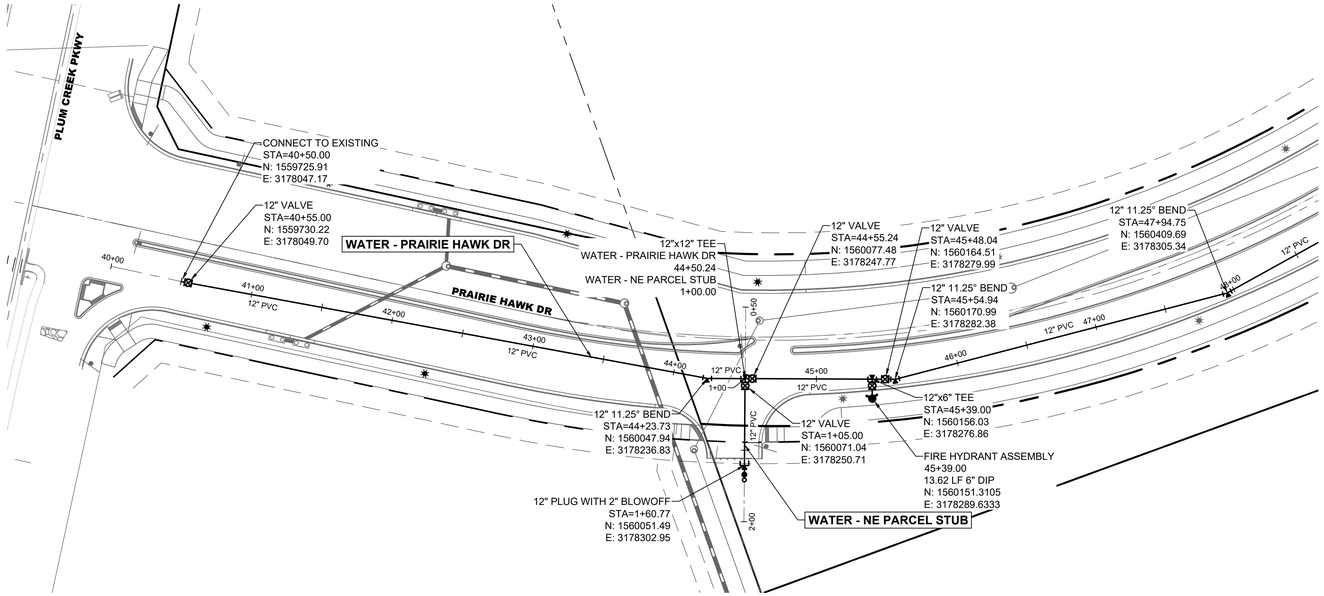
NOT FOR CONSTRUCTION

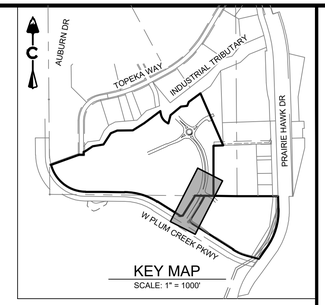
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

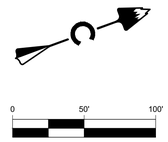
JOB NO. 17-069

SHEET 23 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 SIGNAGE AND STRIPING INTERSECTION.dwg







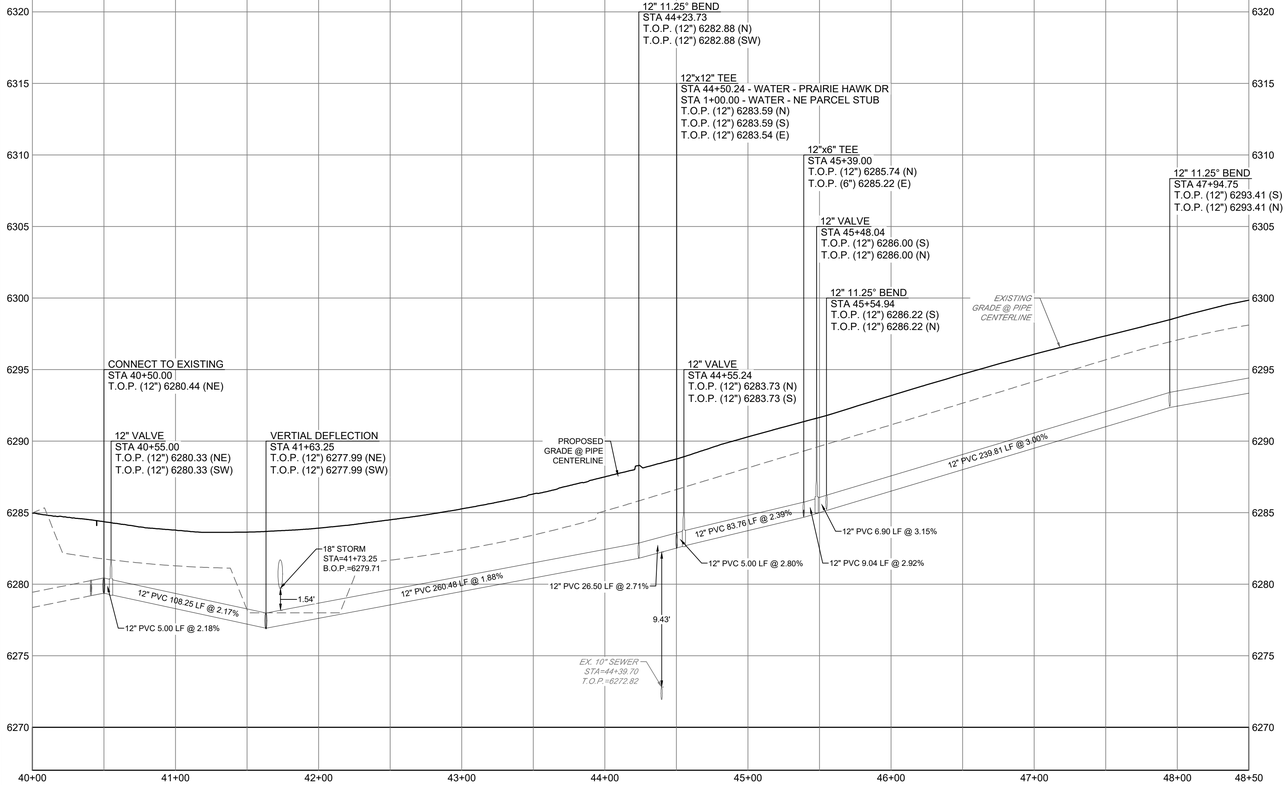
PROFILE
HORIZ: 1" = 50'
VERT: 1" = 5'

LEGEND

- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- SEWER WITH MANHOLE & PLUG
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- EX/PR WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATERLINE REDUCER
- BEND AND THRUST BLOCK
- EX. PLUG W/ BLOW-OFF ASSEMBLY
- AIR RELEASE VALVE (ARV) & VAULT AND VENT
- EXIST. AIR/VACUUM RELEASE VALVE (ARV) & VAULT AND VENT
- CAP WITH BLOW OFF
- HP / LP HIGH POINT / LOW POINT
- STORM SYSTEM

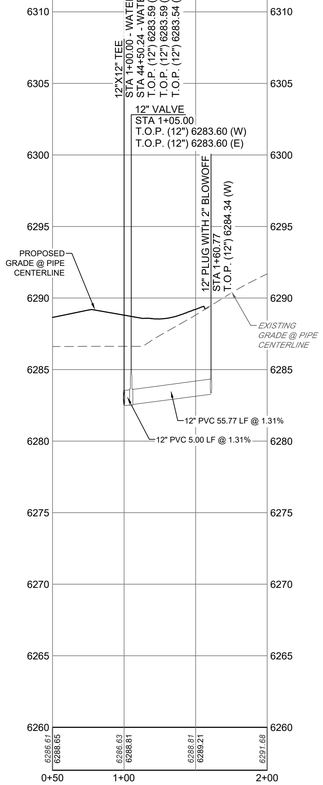
WATER - PRAIRIE HAWK DR

(40+00-48+50)



WATER - NE PARCEL STUB

(0+50-2+00)



CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1

CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
WATER P&P (1 OF 4)

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

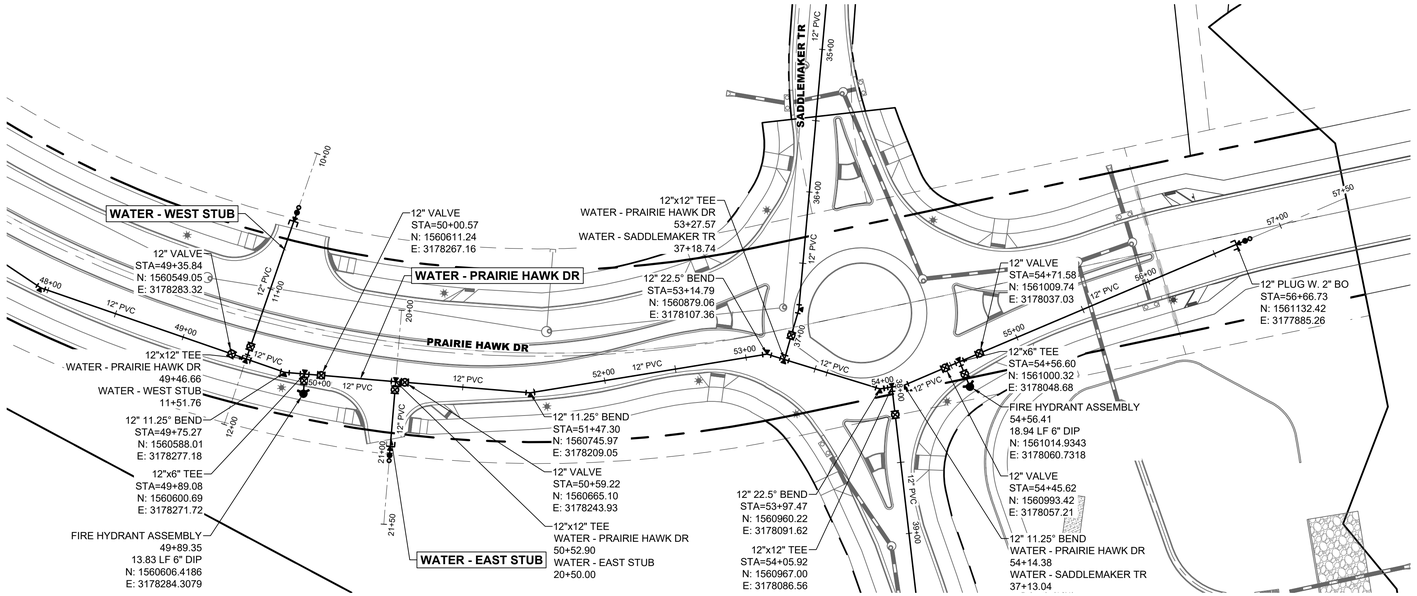
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO.
17-069

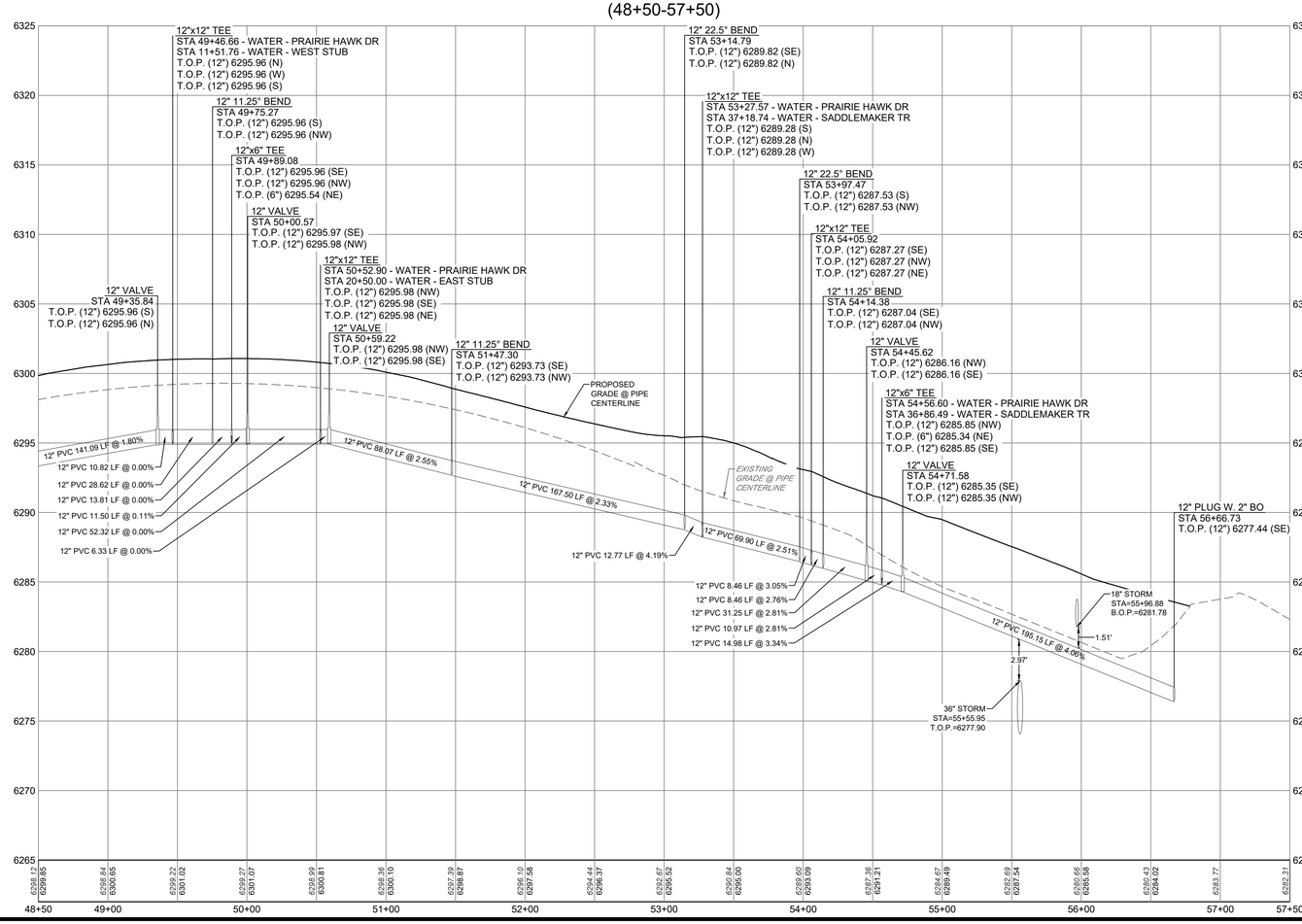
SHEET
24 OF 58

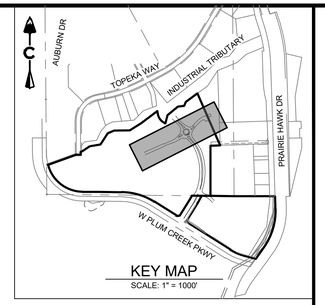
2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2 WATER P&P.dwg



WATER - PRAIRIE HAWK DR

(48+50-57+50)





KEY MAP
SCALE: 1" = 1000'

0 50' 100'

1 inch = 50 ft.

PROFILE
HORIZ: 1" = 50'
VERT: 1" = 5'

LEGEND

- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- SEWER WITH MANHOLE & PLUG
- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- EX/PR WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATERLINE REDUCER
- BEND AND THRUST BLOCK
- EX. PLUG W/ BLOW-OFF ASSEMBLY
- AIR RELEASE VALVE (ARV) & VAULT AND VENT
- EXIST. AIR/VACUUM RELEASE VALVE (ARV) & VAULT AND VENT
- CAP WITH BLOW OFF
- HP / LP — HIGH POINT / LOW POINT
- STORM SYSTEM

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO. 17-069

SHEET 25 OF 38

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

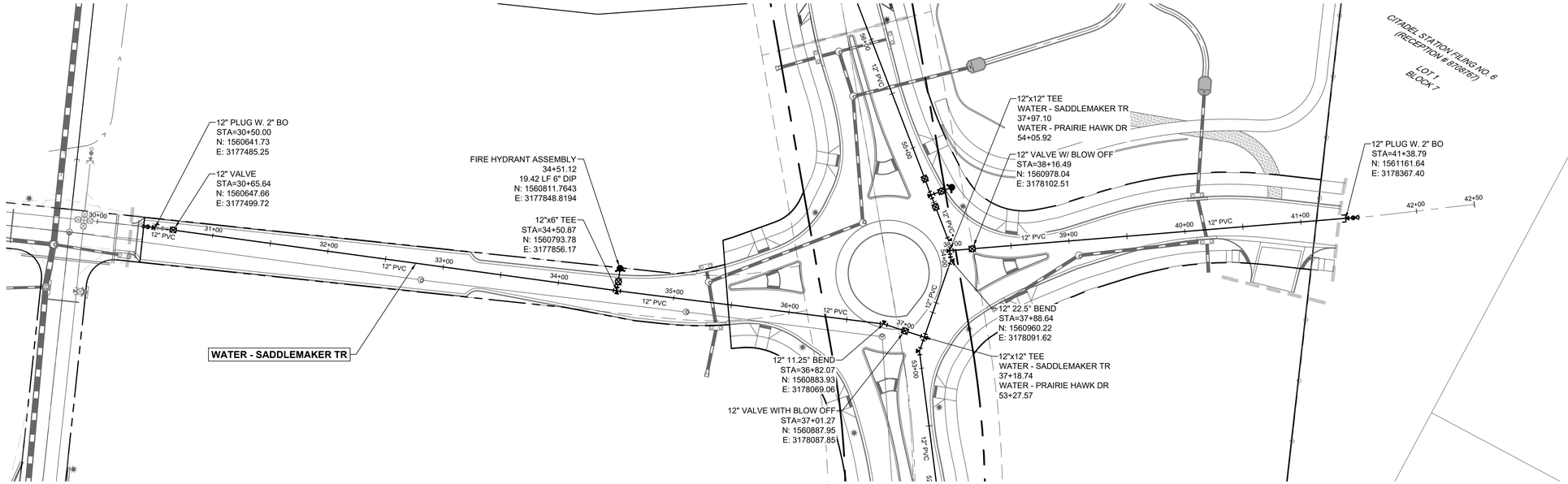
CORE

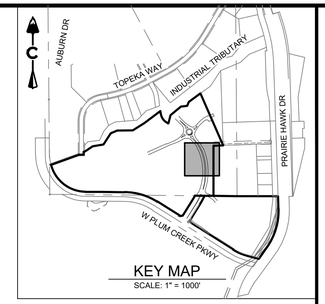
Know what's below. Call before you dig. 811

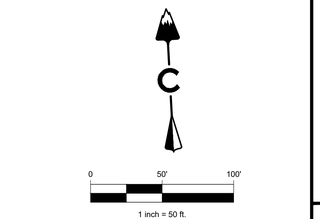
#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENTS
WATER P&P (2 OF 4)

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Caddi\Plan\Prairie Hawk\Phase 2 WATER P&P.dwg







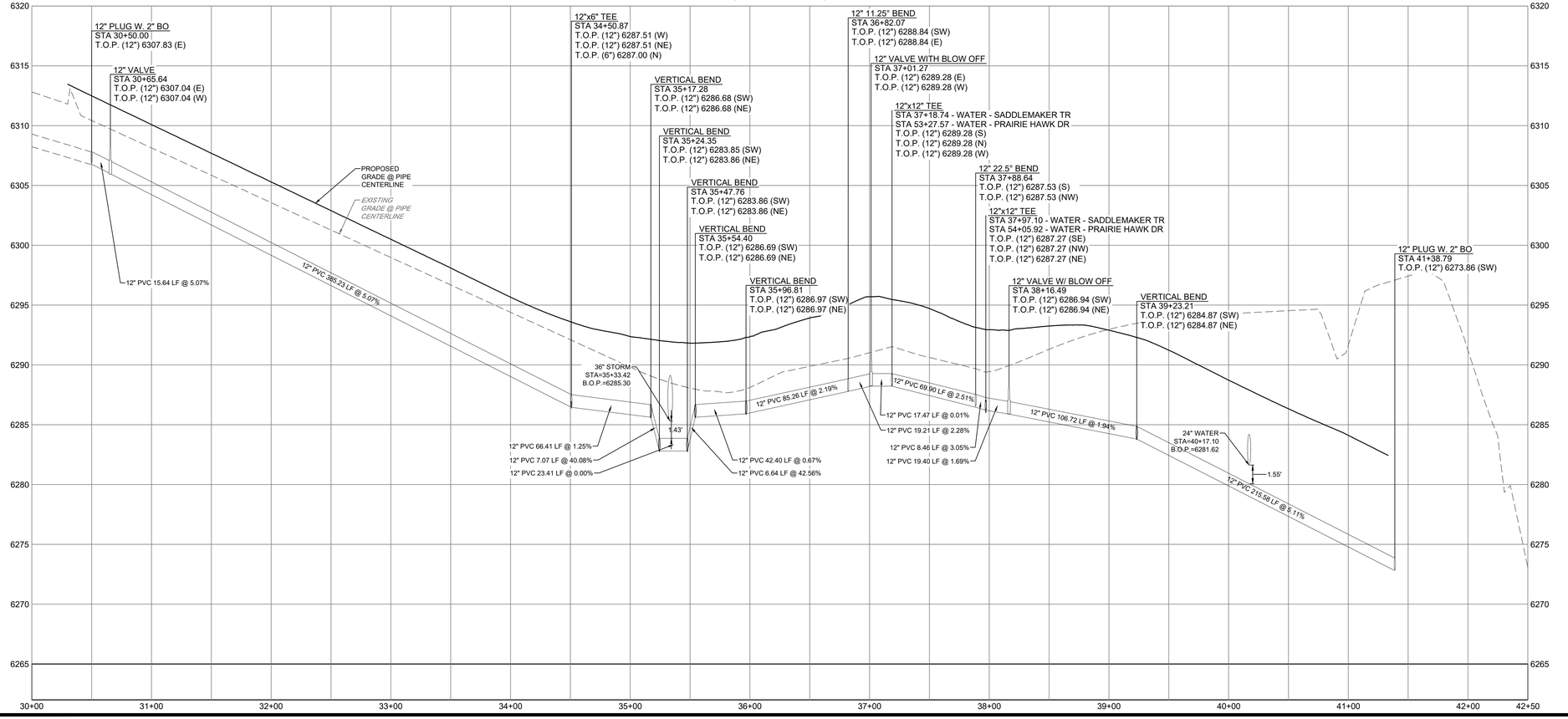
PROFILE
HORIZ: 1" = 50'
VERT: 1" = 5'

LEGEND

- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- SEWER WITH MANHOLE & PLUG
- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- EX/PR WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATERLINE REDUCER
- BEND AND THRUST BLOCK
- EX. PLUG W/ BLOW-OFF ASSEMBLY
- AIR RELEASE VALVE (ARV) & VAULT AND VENT
- EXIST. AIR/VACUUM RELEASE VALVE (ARV) & VAULT AND VENT
- CAP WITH BLOW OFF
- HP / LP — HIGH POINT / LOW POINT
- STORM SYSTEM

WATER - SADDLEMAKER TR

(30+00-42+50)



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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENTS
WATER P&P (3 OF 4)

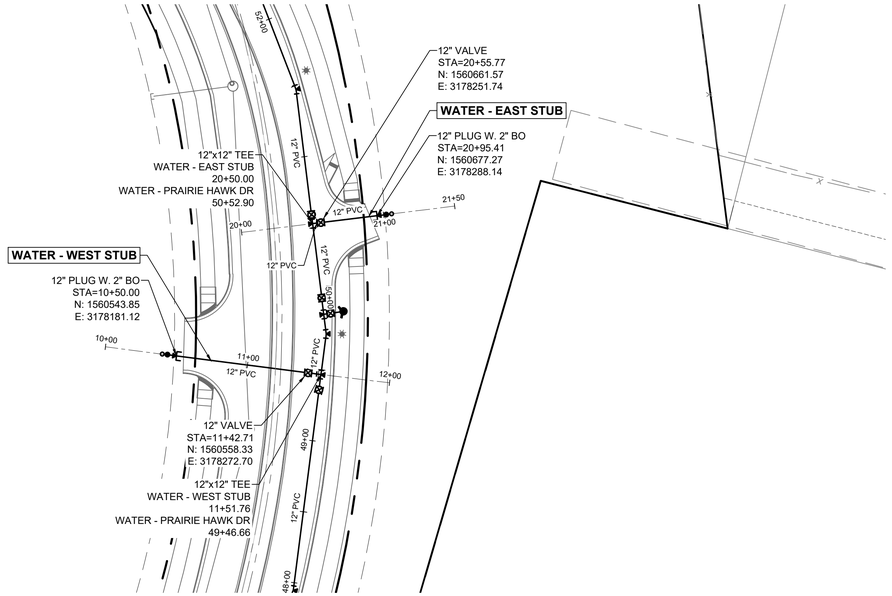
NOT FOR CONSTRUCTION

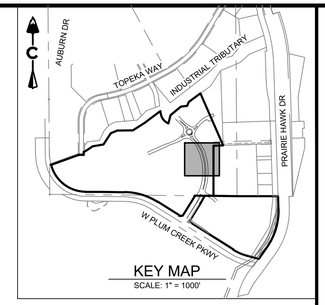
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

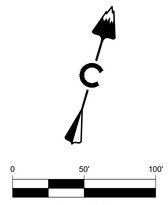
JOB NO.
17-069

SHEET
26 OF 38

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 WATER P&P.dwg







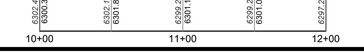
PROFILE
HORIZ: 1" = 50'
VERT: 1" = 5'

LEGEND

- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- SEWER WITH MANHOLE & PLUG
- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- EX/PR WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATERLINE REDUCER
- BEND AND THRUST BLOCK
- EX. PLUG W/ BLOW-OFF ASSEMBLY
- AIR RELEASE VALVE (ARV) & VAULT AND VENT
- EXIST. AIR/VACUUM RELEASE VALVE (ARV) & VAULT AND VENT
- CAP WITH BLOW OFF
- HP / LP — HIGH POINT / LOW POINT
- STORM SYSTEM

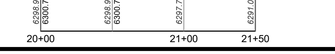
WATER - WEST STUB

(10+00-12+00)



WATER - EAST STUB

(20+00-21+50)



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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1

CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
WATER P&P (4 OF 4)

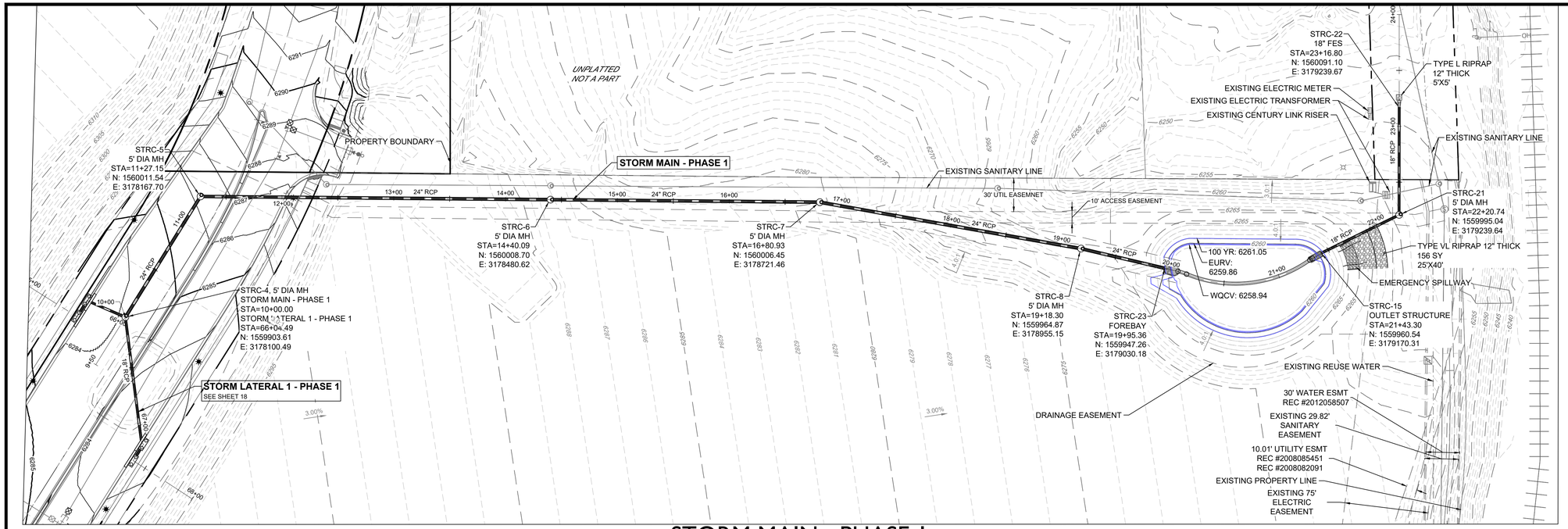
NOT FOR CONSTRUCTION

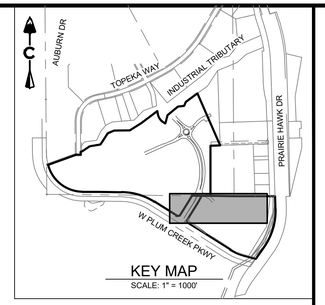
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

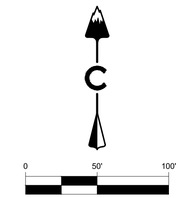
JOB NO. 17-069

SHEET 27 OF 38

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2 WATER P&P.dwg

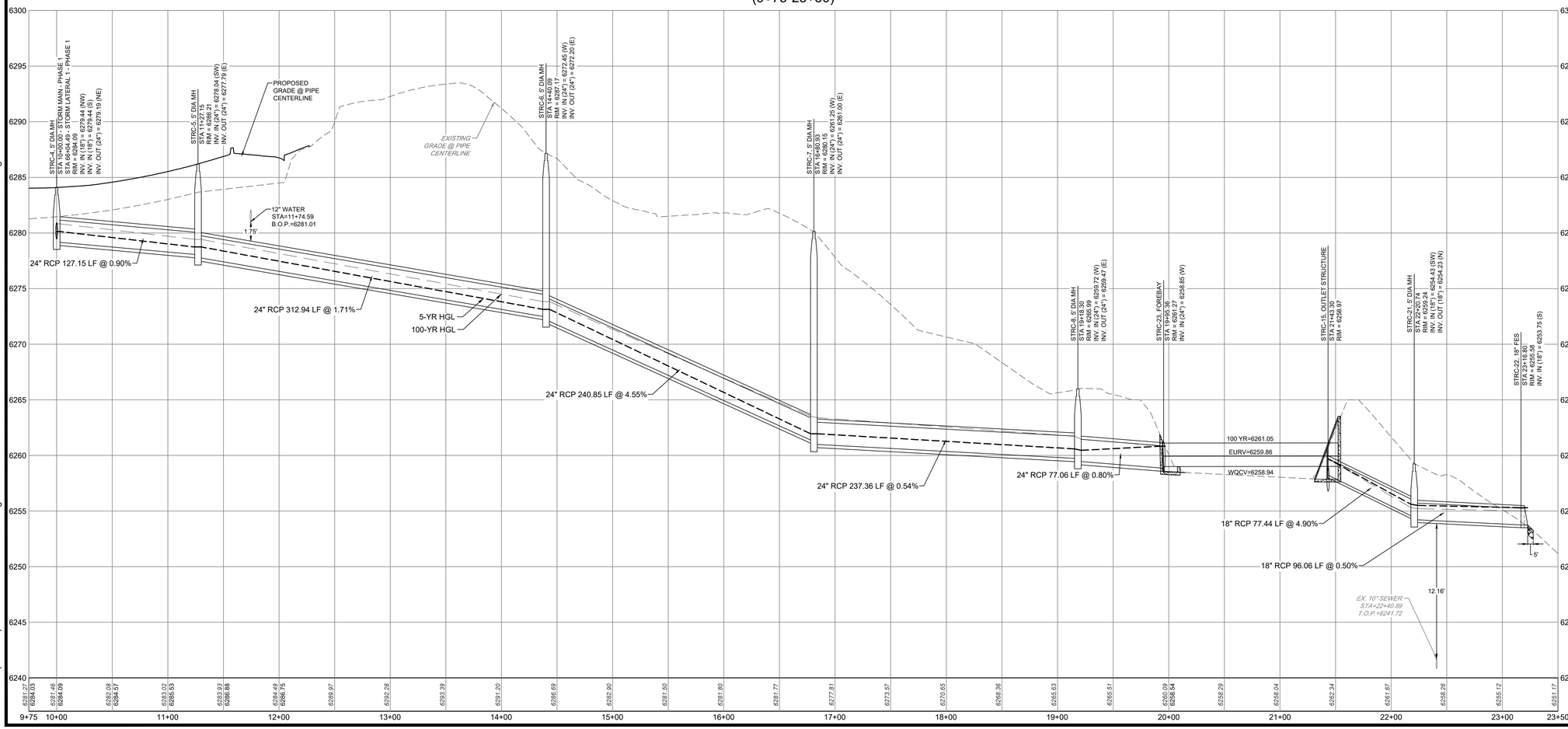






STORM MAIN - PHASE 1

(9+75-23+50)



LEGEND

- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- SEWER WITH MANHOLE & PLUG
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATERLINE REDUCER
- BEND AND THRUST BLOCK
- PLUG W/ BLOW-OFF ASSEMBLY
- AIR RELEASE VALVE (ARV) & VAULT AND VENT
- EXIST. AIR/VACUUM RELEASE VALVE (ARV) & VAULT AND VENT
- CAP WITH BLOW OFF
- PROPOSED INLETS
- PROPOSED MH AND FES
- EXISTING INLETS
- EXISTING MH AND FES
- RIPRAP
- 5YR HGL
- 100YR EGL
- 100YR FLOODPLAIN

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENT
STORM P&P (1 OF 5)

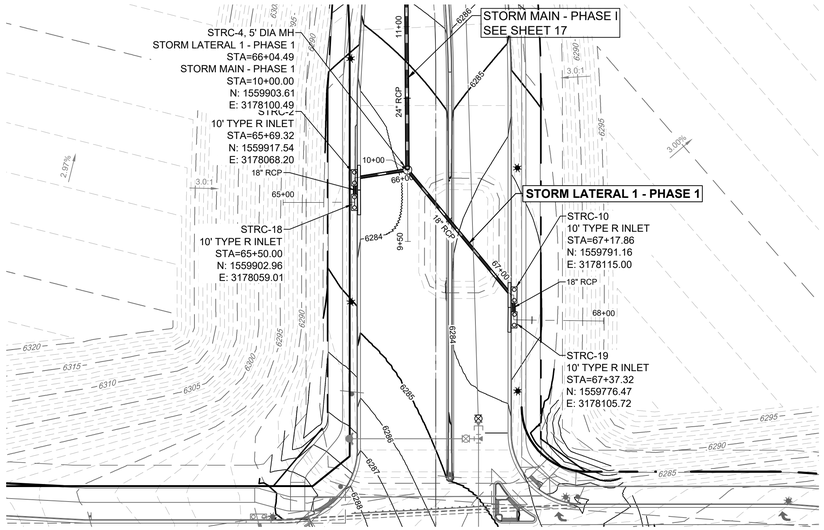
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO.
17-069

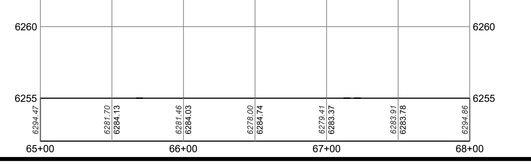
SHEET
28 OF 24

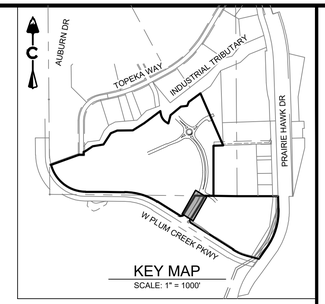
2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set STORM PnP.dwg

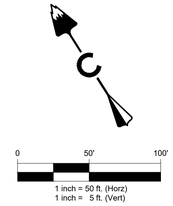


STORM LATERAL 1 - PHASE 1

(65+00-68+00)







LEGEND

- PROPOSED EASEMENT
- PROPOSED R.O.W.
- PROPOSED CENTER LINE
- PROPOSED PROPERTY BOUNDARY
- SEWER WITH MANHOLE & PLUG
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATERLINE REDUCER
- BEND AND THRUST BLOCK
- PLUG W/ BLOW-OFF ASSEMBLY
- AIR RELEASE VALVE (ARV) & VAULT AND VENT
- EXIST. AIR/VACUUM RELEASE VALVE (ARV) & VAULT AND VENT
- CAP WITH BLOW OFF
- PROPOSED INLETS
- PROPOSED MH AND FES
- EXISTING INLETS
- EXISTING MH AND FES
- RIPRAP
- 5YR HGL
- 100YR EGL
- 100YR FLOODPLAIN

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
STORM P&P (2 OF 5)

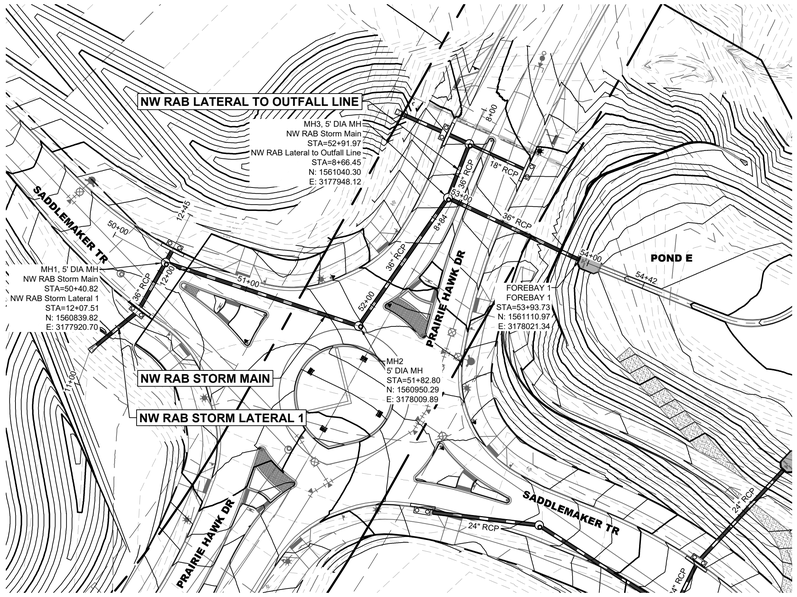
NOT FOR CONSTRUCTION

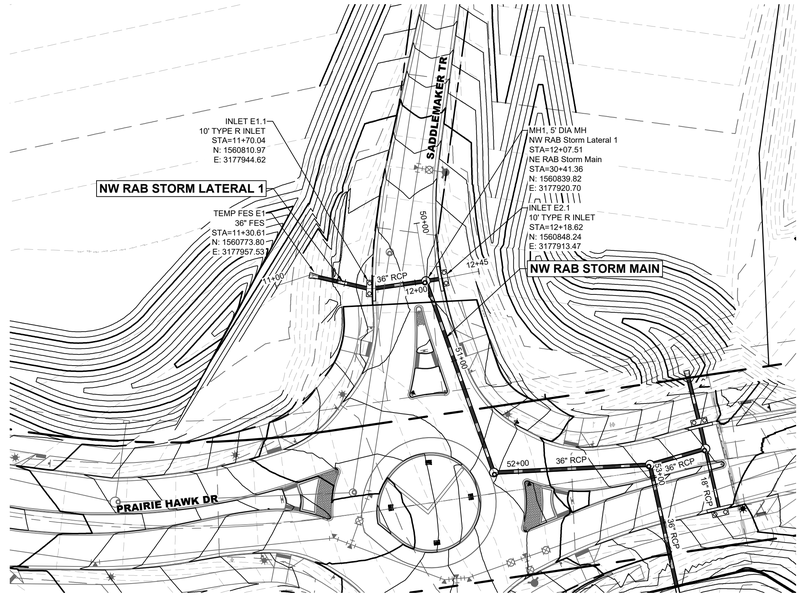
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

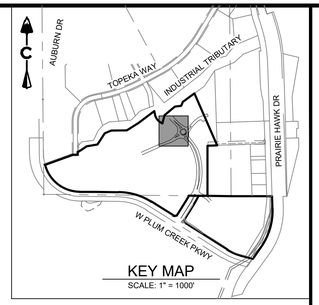
JOB NO.
17-069

SHEET
29 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set STORM PnP.dwg







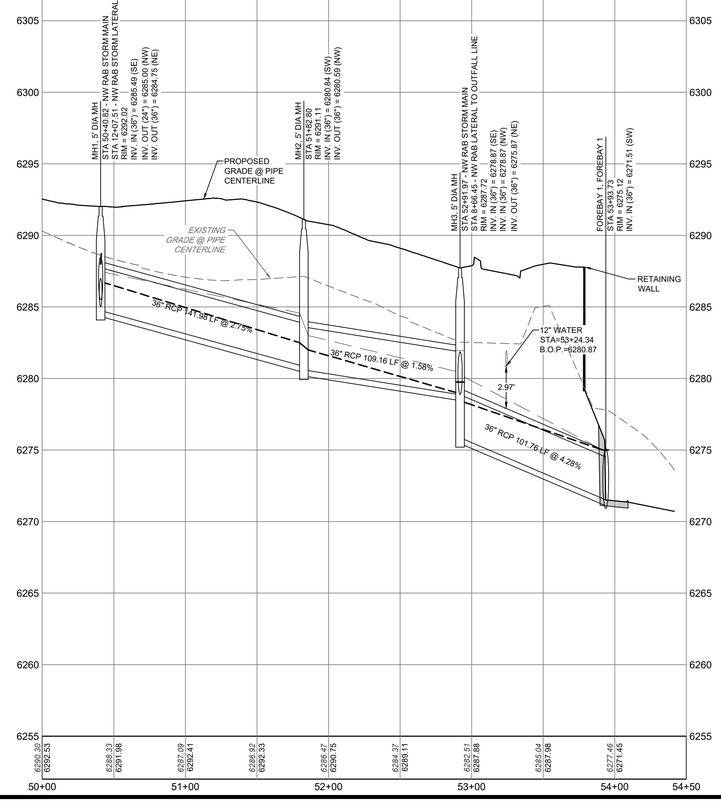
0 50' 100'

1 inch = 50 ft.

PROFILE
HORIZ: 1" = 50'
VERT: 1" = 5'

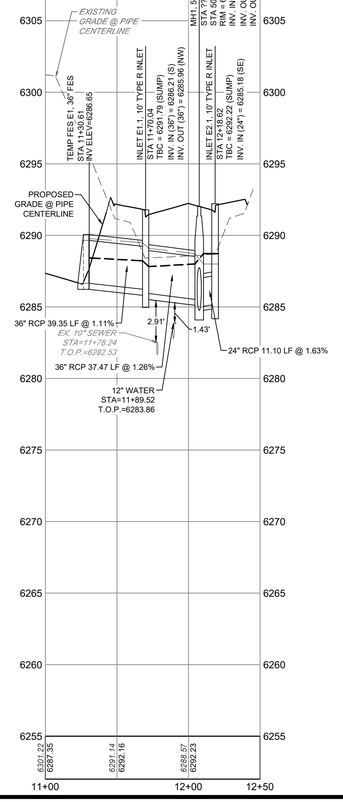
NW RAB STORM MAIN

(50+00-54+50)



NW RAB STORM LATERAL 1

(11+00-12+50)



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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
STORM P&P (3 OF 5)

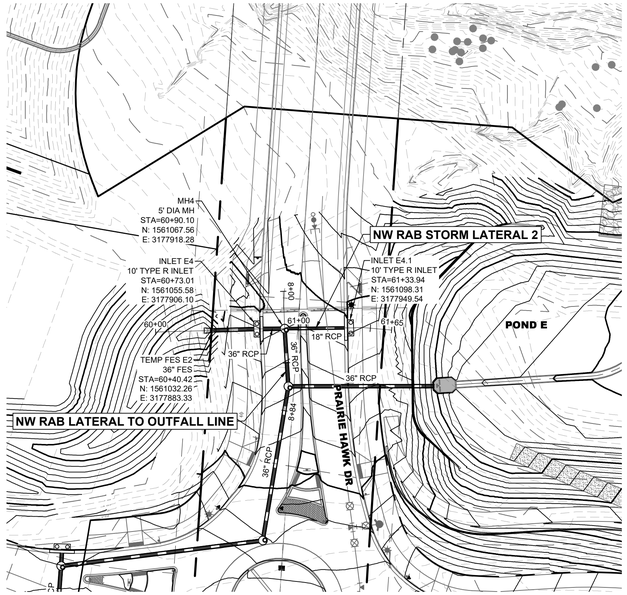
NOT FOR CONSTRUCTION

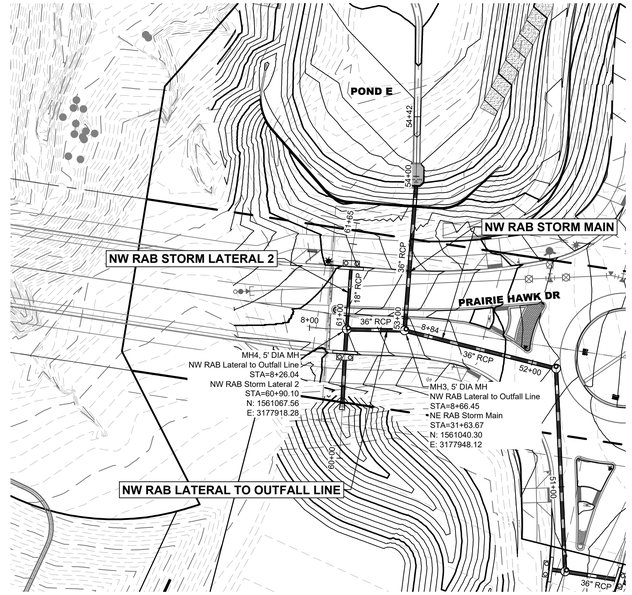
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

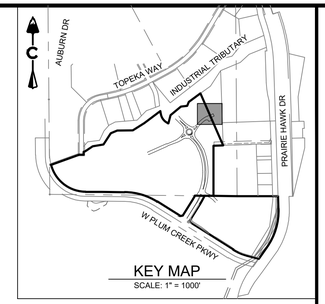
JOB NO.
17-069

SHEET
30 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2 STORM P&P.dwg







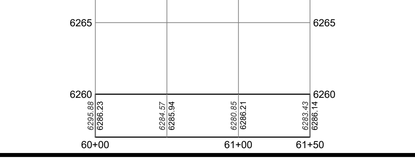
0 50' 100'

1 inch = 50 ft.

PROFILE
HORIZ: 1" = 50'
VERT: 1" = 5'

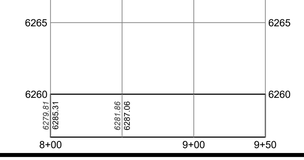
NW RAB STORM LATERAL 2

(60+00-61+50)



NW RAB LATERAL TO OUTFALL LINE

(8+00-9+50)



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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
STORM P&P (4 OF 5)

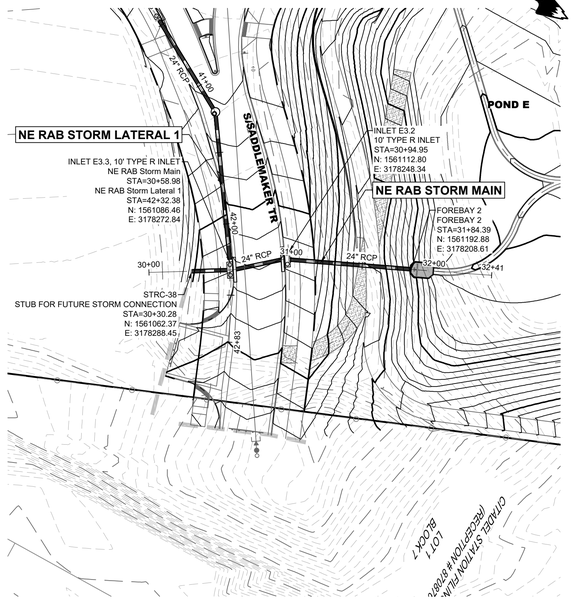
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO. 17-069

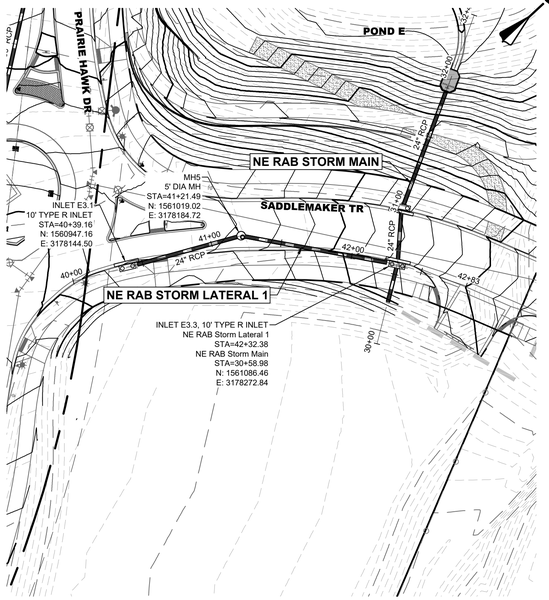
SHEET 31 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Caddi\Plan\Prairie Hawk\Phase 2 STORM P&P.dwg



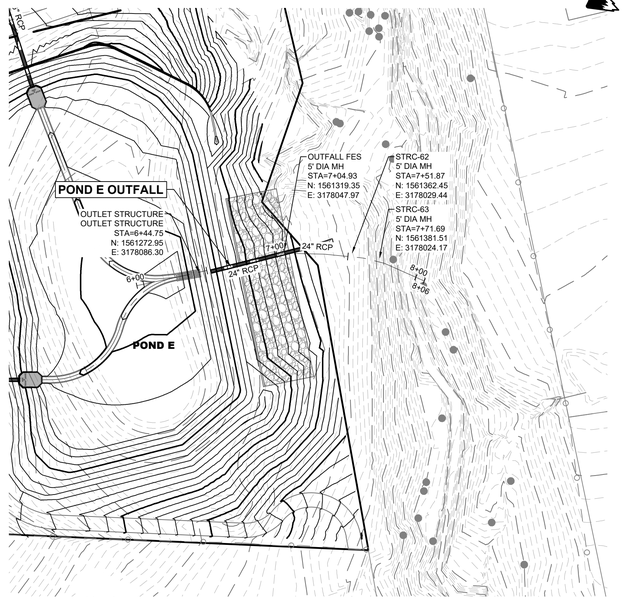
NE RAB STORM MAIN

(30+00-32+41)



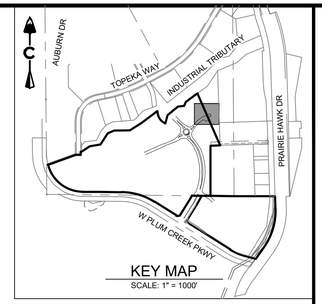
NE RAB STORM LATERAL 1

(40+00-42+83)



POND E OUTFALL

(6+00-8+50)



KEY MAP

SCALE: 1" = 1000'

0 50' 100'

1 inch = 50 ft.

PROFILE
HORIZ: 1" = 50'
VERT: 1" = 5'

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.

JEFFREY M. KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	03/16/23	JNK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENTS
STORM P&P (5 OF 5)

NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JMK

JOB NO.
17-069

SHEET
32 OF 58

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2 STORM P&P.dwg

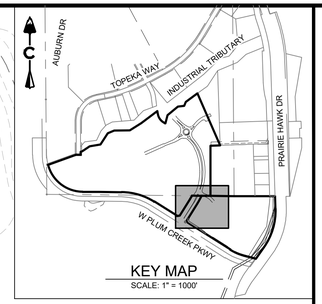
UNPLATTED
NOT A PART

165 PRAIRIE HAWK DR
VACANT LAND - INDUSTRIAL

POND F SUMMARY TABLE

DESCRIPTION	STAGE (FT)	ELEVATION	REQUIRED VOLUME (AC-FT)	VOLUME PROVIDED (AC-FT)	ALLOWABLE RELEASE RATE	ACTUAL RELEASE RATE
MICROPOOL	0	6257.89	NA	NA	NA	NA
WQCV	1.05	6258.94	0.08	0.08	>40 HR	41 HR
EURV	1.97	6259.86	0.27	0.27	<72 HR	66 HR
100-YR+0.5*WQCV	3.16	6261.05	1.02	1.02	8.85 CFS*	4.0 CFS
OVERFLOW WEIR	5.61	6263.5	NA	1.23	100 YR INFLOW - 10.8 CFS	10.8 CFS @ 0.40' DEPTH
BERM TOP	7.11	6265	NA	1.81	NA	NA

*80% of Historic Inflow (11.06 cfs * 80% = 8.85 cfs)



KEY MAP
SCALE: 1" = 1000'

0 30' 60'
1 inch = 30 ft.

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- SPOT ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- SWALE

EXISTING	PROPOSED	
		STORM MANHOLES
		STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		PROPOSED STORM & STUB OUT
		EXISTING STORM & STUB OUT

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT
LP	LOW POINT

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENT
POND F DETAIL SHEET

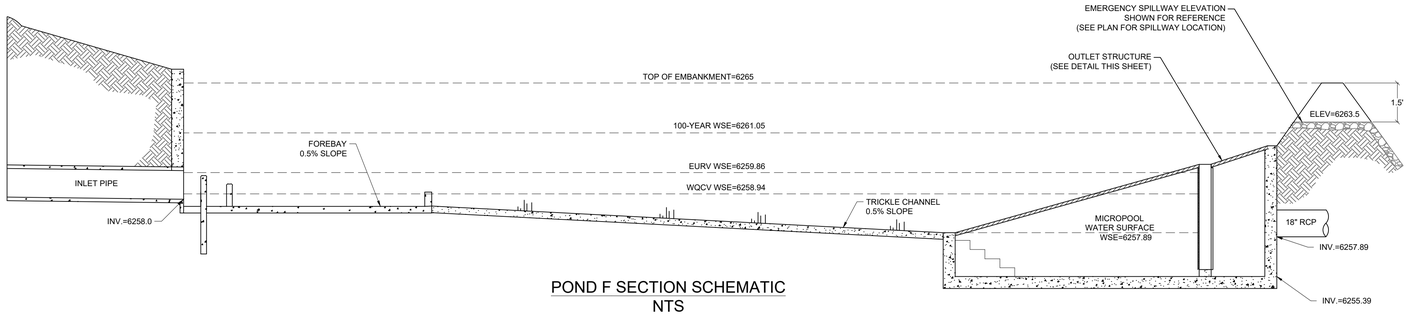
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

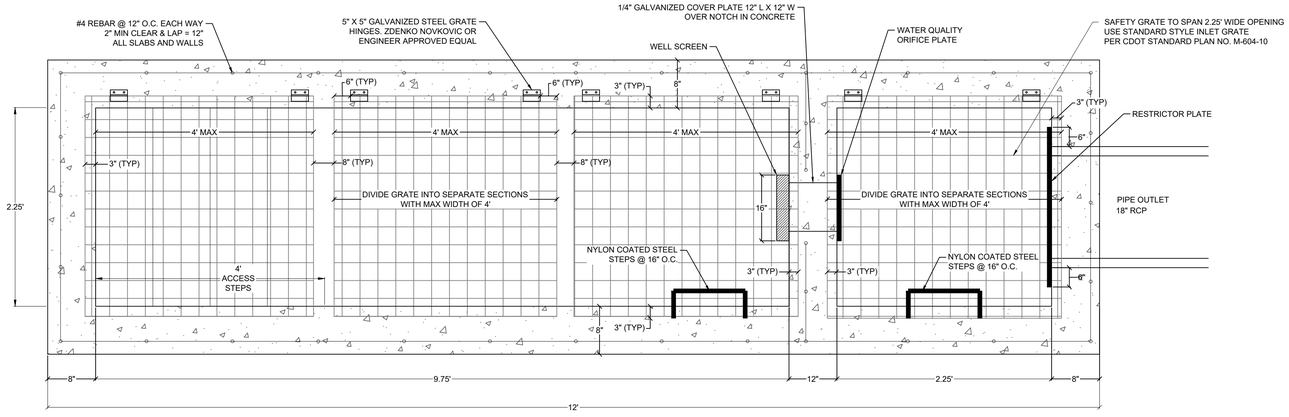
JOB NO. 17-069

SHEET 33 OF 24

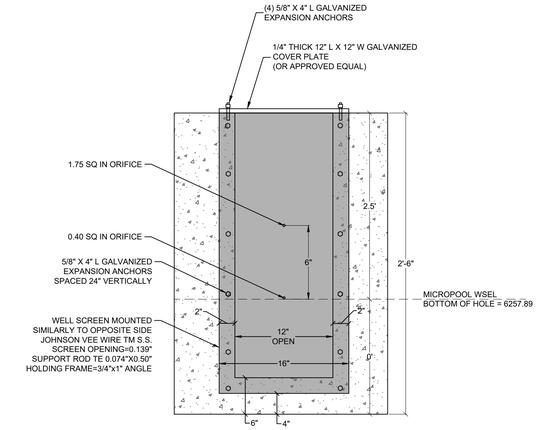
2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2\Phase 1 Files for this set POND SHEETS.dwg



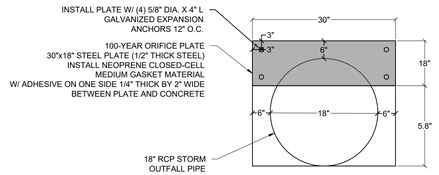
POND F SECTION SCHEMATIC
NTS



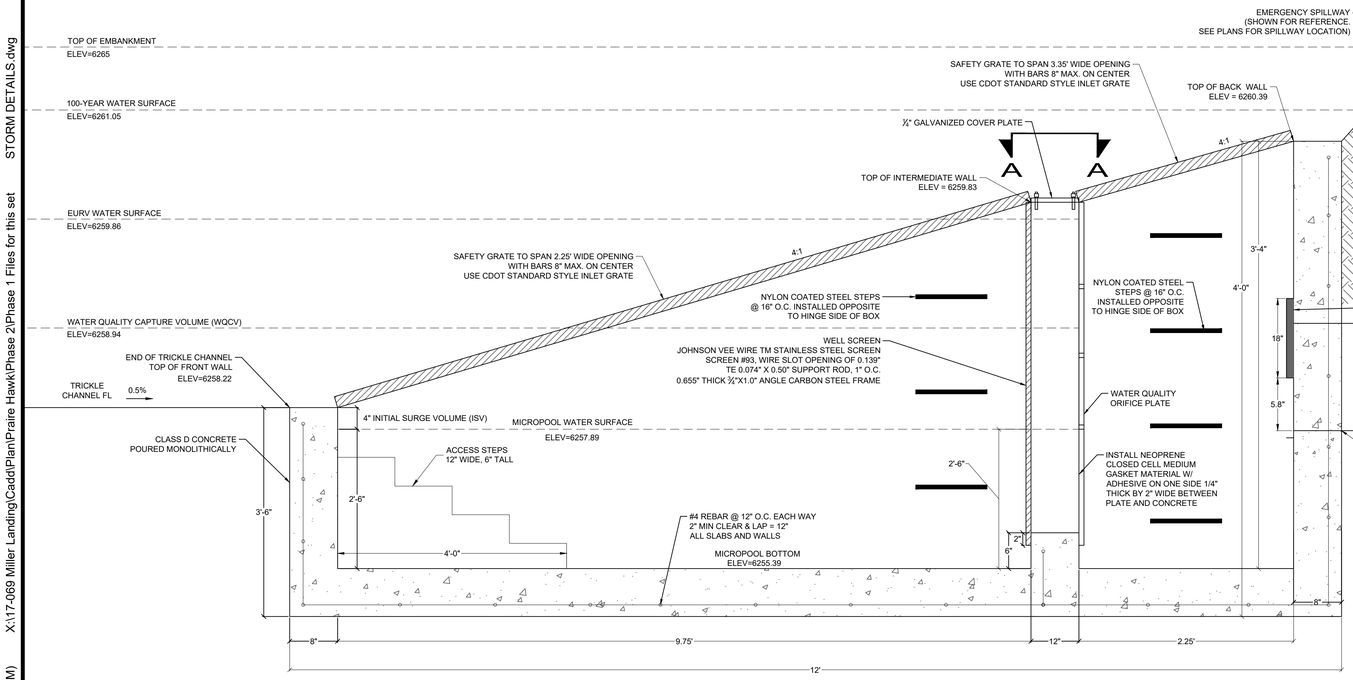
POND F OUTLET STRUCTURE PLAN
NTS



WATER QUALITY ORIFICE PLATE
NTS

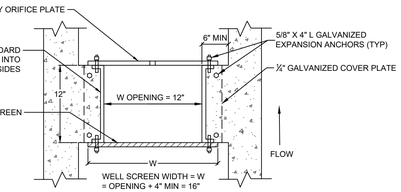


100-YEAR RESTRICTION PLATE
NTS



POND F OUTLET STRUCTURE SECTION
NTS

NOTES:
1. ALL EXPOSED CONCRETE EDGES SHALL BE CONSTRUCTED WITH 1/2" RADIUS OF CHAMFER.
2. ALL TRASH RACKS SHALL BE HOT DIPPED GALVANIZED (TYPICAL).
3. ALL STEEL REINFORCEMENT SHALL BE GALVANIZED OR EPOXY COATED.



WELL SCREEN/ORIFICE PLATE
SECTION A-A
NTS

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO.
17-069

SHEET
34 OF 24

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

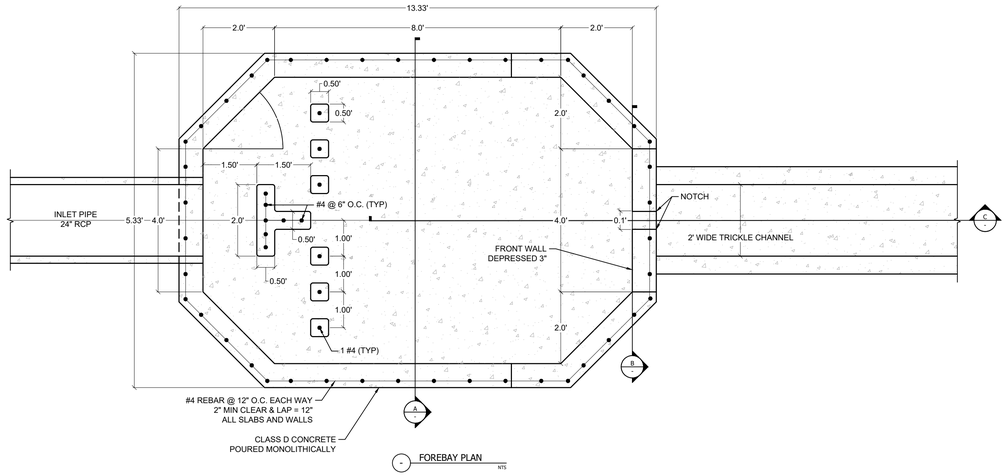
Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

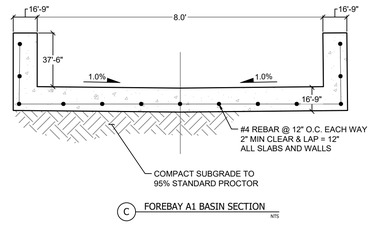
PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
POND F OUTLET DETAILS

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set STORM DETAILS.dwg

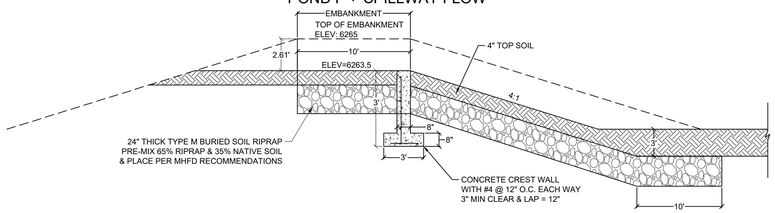


FOREBAY PLAN
NTS

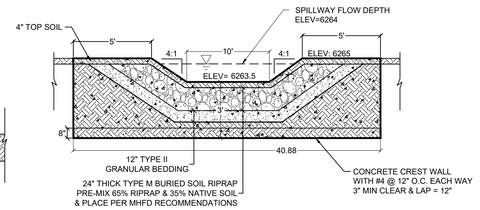


C FOREBAY A1 BASIN SECTION
NTS

POND F | SPILLWAY FLOW



EMERGENCY SPILLWAY SECTION
NTS

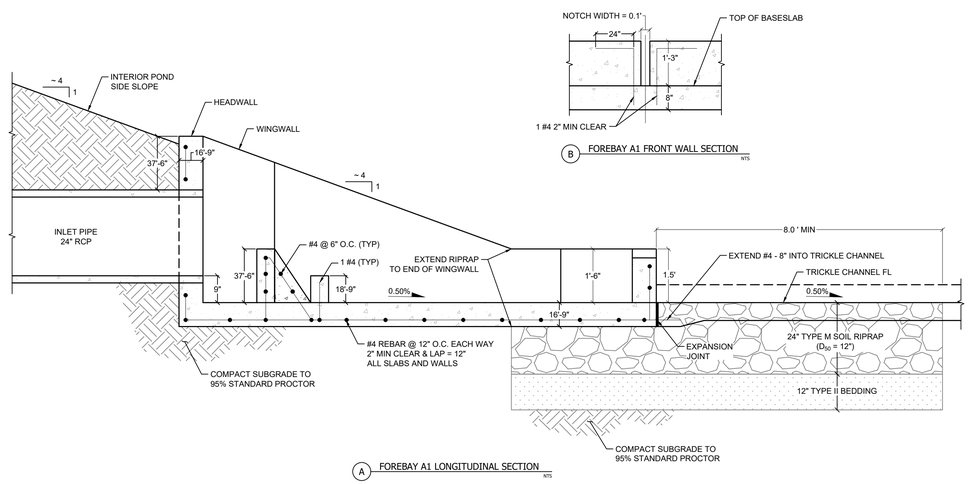


CONCRETE CREST WALL SECTION
NTS

TRICKLE CHANNEL TYPICAL SECTION
NTS

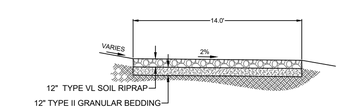
MAINTENANCE ACCESS TYPICAL SECTION
NTS

NOTES:
1. ALL EXPOSED CONCRETE EDGES SHALL BE CONSTRUCTED WITH 1/2" RADIUS OF CHAMFER.
2. ALL TRASH RACKS SHALL BE HOT DIPPED GALVANIZED (TYPICAL).
3. ALL STEEL REINFORCEMENT SHALL BE GALVANIZED OR EPOXY COATED.



B FOREBAY A1 FRONT WALL SECTION
NTS

A FOREBAY A1 LONGITUDINAL SECTION
NTS



14' POND MAINTENANCE ACCESS TYPICAL SECTION
NTS

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
POND F FOREBAY DETAILS

NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

SHEET 35 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set STORM DETAILS.dwg

POND E SUMMARY TABLE						
DESCRIPTION	STAGE (FT)	ELEVATION	REQUIRED VOLUME (AC-FT)	VOLUME PROVIDED (AC-FT)	ALLOWABLE RELEASE RATE	ACTUAL RELEASE RATE
MICROPOOL	0	6268	NA	NA	NA	NA
WQCV	3.83	6271.83	0.78	0.78	>40 HR	45 HR
EURV	5.2	6273.2	1.4	1.57	<72 HR	46 HR
100-YR+0.5*WQCV	7.47	6275.47	1.74	3.4	29.49 CFS*	24.3 CFS
OVERFLOW WEIR	9.5	6277.5	NA	5.36	100 YR INFLOW – 96.0 CFS	96.0 CFS @ 0.45' DEPTH
BERM TOP	11	6279	NA	6.97	NA	NA

*80% of Historic Inflow (36.7 cfs * 80% = 29.36 cfs)

CITADEL STATION
FILING NO. 5
(RECEPTION # 8600802)

PROPERTY BOUNDARY

CITADEL STATION
FILING NO. 6
(RECEPTION # 8708767)

LOT 1
BLOCK 7

INDUSTRIAL TRIBUTARY

TYPE VLR SOIL RIPRAP

CONCRETE CUTOFF WALL

100YR 6275.47

EURV 6273.20

WQCV 6271.83

133.86'

35'

OUTLET STRUCTURE
(SEE DETAIL, SHEET 37)

POND E

CONCRETE TRICKLE CHANNEL
(SEE DETAIL, SHEET 38)

CONCRETE FOREBAY 1
(SEE DETAIL, SHEET 38)

CONCRETE FOREBAY 2
(SEE DETAIL, SHEET 38)

RETAINING WALL
SEE SHEET 11 FOR GRADING

RETAINING WALL
SEE SHEET 11 FOR GRADING

12' WIDE MAINTENANCE ACCESS

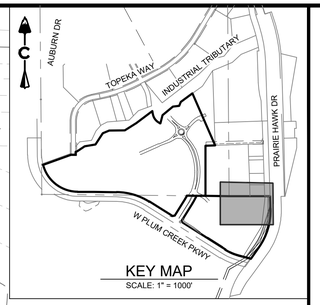
10' PEDESTRIAL TRAIL

9.74%

9.70%

3.25%

6.42%



KEY MAP
SCALE: 1" = 1000'

0 20' 40'

1 inch = 20 ft.

LEGEND

- 5280 PROPOSED MAJOR CONTOUR
- 5279 PROPOSED MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5279 EXISTING MINOR CONTOUR
- DIRECTIONAL FLOW ARROW
- EMERGENCY OVERFLOW ROUTE
- 5150 SPOT ELEVATION
- EASEMENT
- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROJECT BOUNDARY
- PROPOSED CURB & GUTTER
- LIMITS OF CONSTRUCTION
- 100 YEAR FLOODPLAIN
- SWALE

EXISTING	PROPOSED	
		STORM MANHOLES
	SD	STORM INLETS
		FES, FOREBAY, & TRICKLE CHANNEL
		OUTLET STRUCTURE
		PROPOSED STORM & STUB OUT
		EXISTING STORM & STUB OUT

ABBREVIATIONS:

BOTM	BOTTOM
FLPN	FLOODPLAIN
TF	TOP OF FOUNDATION
HP	HIGH POINT
LP	LOW POINT

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
POND E DETAIL SHEET

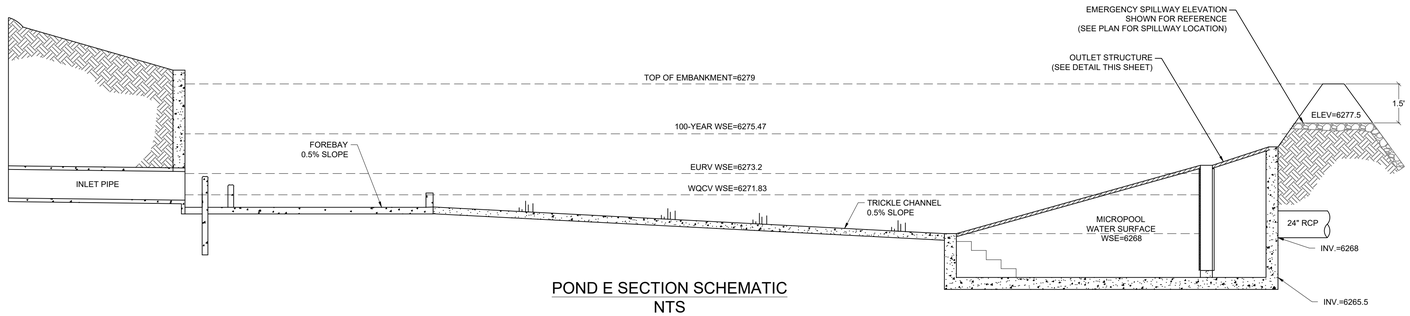
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

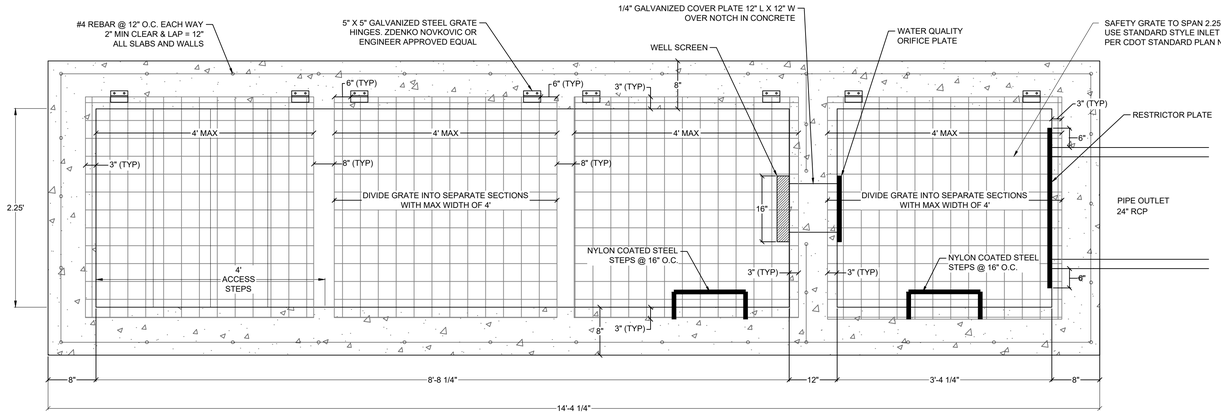
JOB NO.
17-069

SHEET
36 OF 24

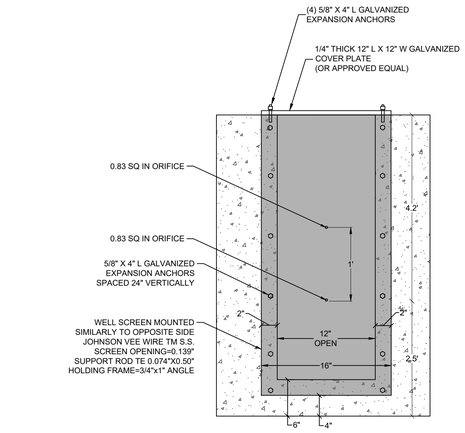
2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set POND SHEETS.dwg



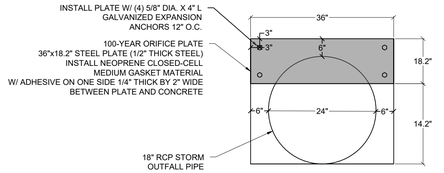
POND E SECTION SCHEMATIC
NTS



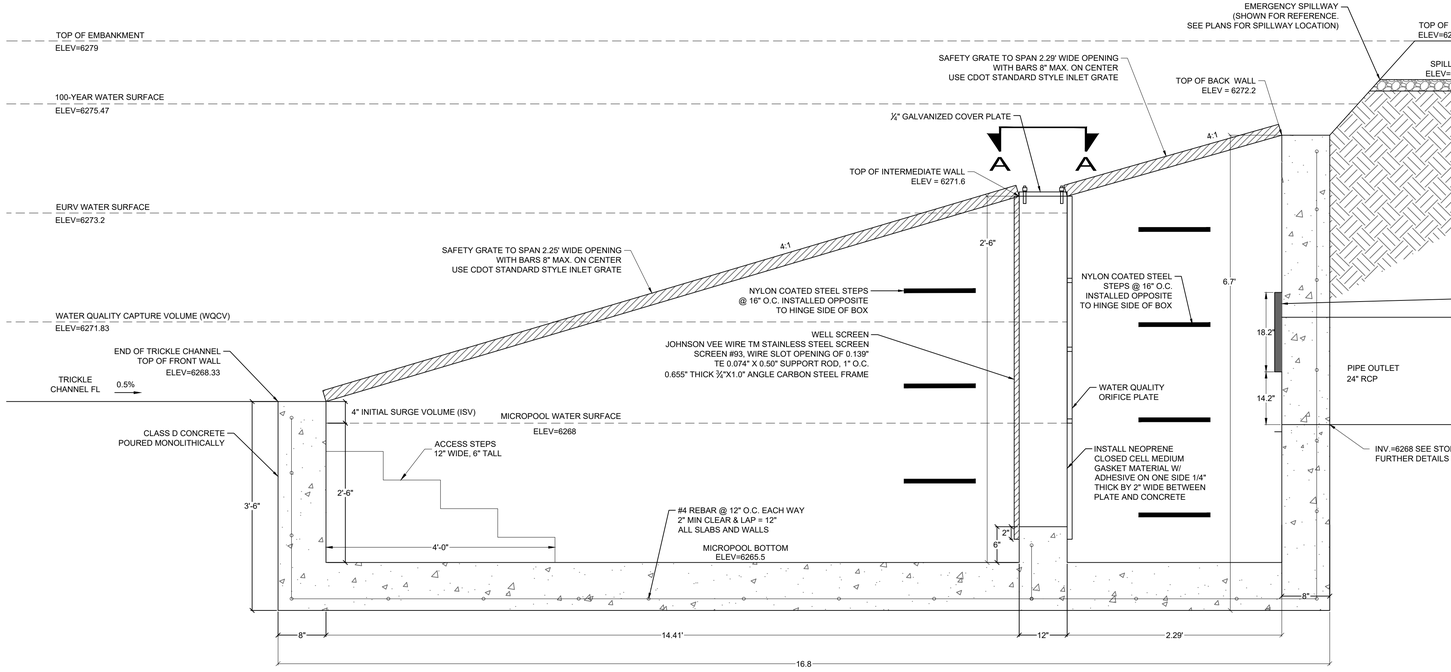
POND E OUTLET STRUCTURE PLAN
NTS



WATER QUALITY ORIFICE PLATE
NTS

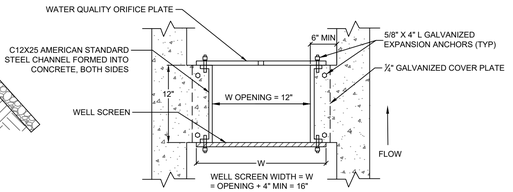


100-YEAR RESTRICTION PLATE
NTS



POND E OUTLET STRUCTURE SECTION
NTS

NOTES:
1. ALL EXPOSED CONCRETE EDGES SHALL BE CONSTRUCTED WITH 1/2" RADIUS OF CHAMFER.
2. ALL TRASH RACKS SHALL BE HOT DIPPED GALVANIZED (TYPICAL).
3. ALL STEEL REINFORCEMENT SHALL BE GALVANIZED OR EPOXY COATED.



WELL SCREEN/ORIFICE PLATE SECTION A-A
NTS

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

LAND DEVELOPMENT | ENERGY | PUBLIC INFRASTUCTURE
CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENT
POND E OUTLET DETAILS

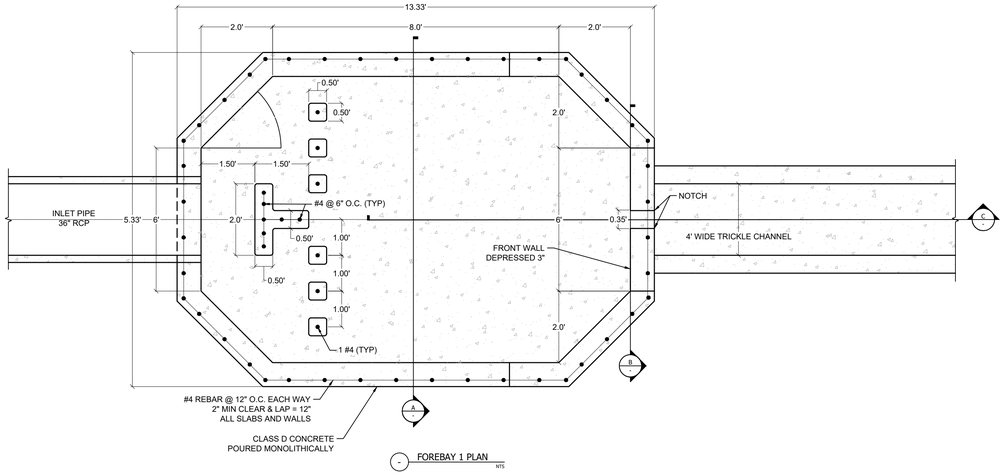
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

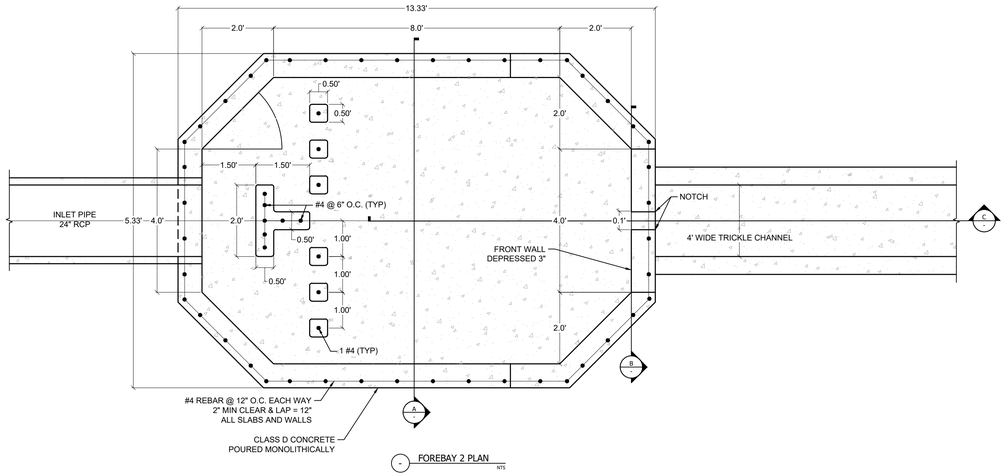
JOB NO. 17-069

SHEET 37 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set STORM DETAILS.dwg



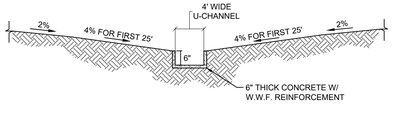
FOREBAY 1 PLAN
NTS



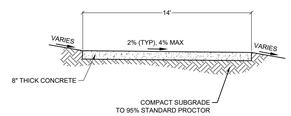
FOREBAY 2 PLAN
NTS

EMERGENCY SPILLWAY SECTION
NTS

CONCRETE CREST WALL SECTION
NTS

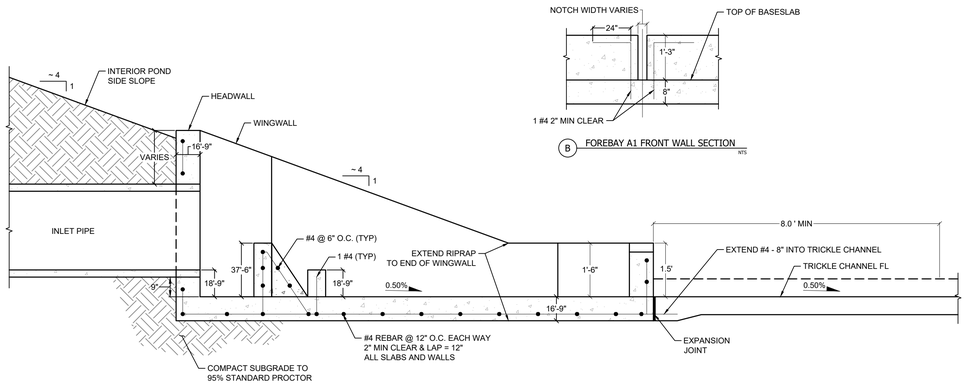


TRICKLE CHANNEL TYPICAL SECTION
NTS



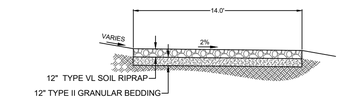
MAINTENANCE ACCESS TYPICAL SECTION
NTS

NOTES:
1. ALL EXPOSED CONCRETE EDGES SHALL BE CONSTRUCTED WITH 1/2" RADIUS OF CHAMFER.
2. ALL TRASH RACKS SHALL BE HOT DIPPED GALVANIZED (TYPICAL).
3. ALL STEEL REINFORCEMENT SHALL BE GALVANIZED OR EPOXY COATED.

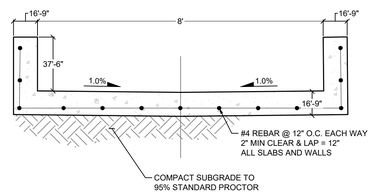


A FOREBAY A1 LONGITUDINAL SECTION
NTS

B FOREBAY A1 FRONT WALL SECTION
NTS



14' POND MAINTENANCE ACCESS TYPICAL SECTION
NTS



C FOREBAY A1 BASIN SECTION
NTS

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
POND E FOREBAY DETAILS

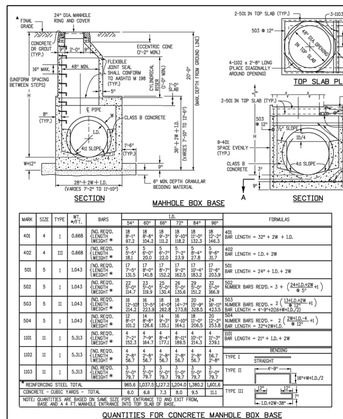
NOT FOR CONSTRUCTION

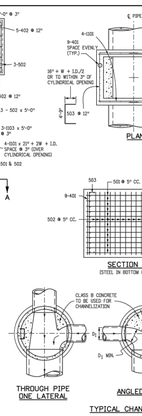
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO.
17-069

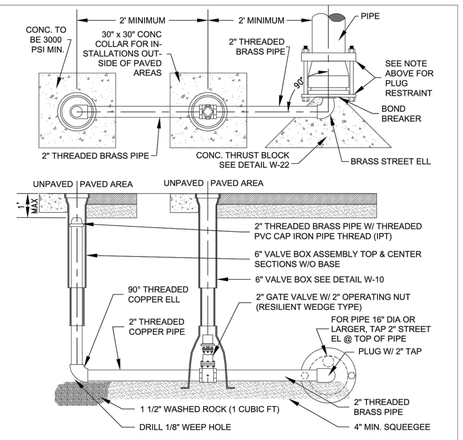
SHEET
38 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set STORM DETAILS.dwg





MARK	SIZE	TYPE	W1 W2	BARS	54°	60°	68°	72°	84°	90°	FORMULAS
401	4	I	0.668	(N) REQ. (LENGTH) WEIGHT ★	18 1'-6" 27.2	18 1'-6" 27.2	18 1'-6" 27.2	18 1'-6" 27.2	18 1'-6" 27.2	18 1'-6" 27.2	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(N) REQ. (LENGTH) WEIGHT ★	5 3'-0" 26.7	5 3'-0" 26.7	5 3'-0" 26.7	5 3'-0" 26.7	5 3'-0" 26.7	5 3'-0" 26.7	402 BAR LENGTH = I.D. + 2W
403	4	II*	0.668	(N) REQ. (LENGTH) WEIGHT ★	4 4'-0" 17.8	4 4'-0" 17.8	4 4'-0" 17.8	4 4'-0" 17.8	4 4'-0" 17.8	4 4'-0" 17.8	403 BAR LENGTH = 24" + I.D. + 2W
501	5	I	1.043	(N) REQ. (LENGTH) WEIGHT ★	17 13'-5" 119.3	17 13'-5" 119.3	17 13'-5" 119.3	17 13'-5" 119.3	17 13'-5" 119.3	17 13'-5" 119.3	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(N) REQ. (LENGTH) WEIGHT ★	27 21'-5" 374.7	27 21'-5" 374.7	27 21'-5" 374.7	27 21'-5" 374.7	27 21'-5" 374.7	27 21'-5" 374.7	502 NUMBER BARS REQ'D. = 3 + (24+I.D.+2W / 12 in)
503	5	II	1.043	(N) REQ. (LENGTH) WEIGHT ★	18 15'-0" 249.2	18 15'-0" 249.2	18 15'-0" 249.2	18 15'-0" 249.2	18 15'-0" 249.2	18 15'-0" 249.2	503 NUMBER BARS REQ'D. = 2 (24+I.D.+2W / 12 in) + 4"×(N-1)/12
504	5	I	1.043	(N) REQ. (LENGTH) WEIGHT ★	17 18'-5" 312.1	14 18'-5" 257.3	14 18'-5" 257.3	14 18'-5" 257.3	14 18'-5" 257.3	14 18'-5" 257.3	504 NUMBER BARS REQ'D. = 2 (24+I.D.+2W / 12 in) + 12"×(N-1)
101	11	I	5.313	(N) REQ. (LENGTH) WEIGHT ★	4 6'-3" 25.1	4 6'-3" 25.1	4 6'-3" 25.1	4 6'-3" 25.1	4 6'-3" 25.1	4 6'-3" 25.1	101 BAR LENGTH = 22" + I.D. + 2W
102	11	I	5.313	(N) REQ. (LENGTH) WEIGHT ★	4 6'-3" 25.1	4 6'-3" 25.1	4 6'-3" 25.1	4 6'-3" 25.1	4 6'-3" 25.1	4 6'-3" 25.1	BENDING TYPE I STRAIGHT
103	11	I	5.313	(N) REQ. (LENGTH) WEIGHT ★	5 7'-9" 31.3	5 7'-9" 31.3	5 7'-9" 31.3	5 7'-9" 31.3	5 7'-9" 31.3	5 7'-9" 31.3	TYPE II 4'-0" 2'-0" 1'-0" 2'-0" 4'-0" BEND I.D./2
★ REINFORCING STEEL TOTAL				WEIGHT	1,037.9	1,027.9	1,004.0	1,004.0	1,004.0	1,004.0	TYPE III 1'-0" 1'-0" 1'-0"



NOTES:

1. PLUG SHALL BE MECHANICALLY RESTRAINED:
   A. FOR SLEEVE TYPE MACHINED COUPLING PIPE OR PIPE WITHOUT BELL, ROD BACK TO THE NEXT COUPLING UPSTREAM.
   B. FOR BELL & SPIGOT PIPE, TIE TO BELL (SHOWN).
2. BLOW OFF ASSEMBLY SHALL BE INSTALLED AT TEMPORARY DEAD ENDS ONLY.

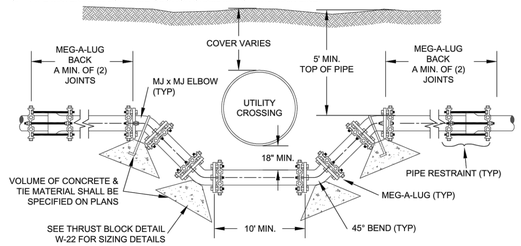
Sheet Revisions		
Date	Comments	
8/13	REVISED PER STAFF COMMENTS	
3/19	REVISED PER STAFF COMMENTS	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-3277
Development Services

TEMPORARY BLOW-OFF ASSEMBLY	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-16
	Sheet 1 of 1

NOTES:

1. WHERE WATER LINE COVER EXCEEDS 7'-6" AT THE LOW POINT OF THE CONDUIT CROSSING, VERTICAL BENDS ARE REQUIRED. WHEN COVER IS LESS THAN 7'-6", PIPE JOINTS MAY BE DEFLECTED 1/2 THE MANUFACTURER'S RECOMMENDED DEFLECTION IN LIEU OF VERTICAL BENDS. THE LIMITS OF THE DEPRESSED AREA SHALL BE DOCUMENTED ON THE "AS-BUILT" DRAWINGS.
2. IF UTILITY CROSSING IS SANITARY SEWER & IS OVER A RAW OR POTABLE WATER LINE, ALL UTILITY CROSSING JOINTS WITHIN 10' SHALL BE ENCASED 1' BOTH SIDES OF THE JOINT W/ CONCRETE. SEE ENCASEMENT DETAIL W-20.
3. MULTIPLE JOINTS BETWEEN MEG-A-LUG FITTINGS SHALL BE RESTRAINED.
4. SEE PIPE RESTRAINT TABLE (DETAIL W-18) FOR SPECIFICATIONS.
5. NO TEES, SERVICE CONNECTIONS, VALVES, OR FIRE HYDRANT CONNECTIONS ARE ALLOWED IN LOWERING.
6. PIPE MATERIAL IN LOWERED SECTION SHALL MATCH THE MAIN LINE.



Sheet Revisions		
Date	Comments	
8/13	REVISED PER STAFF COMMENTS	
3/19	REVISED PER STAFF COMMENTS	

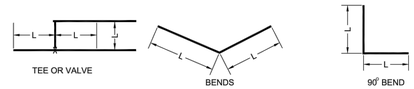
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-3277
Development Services

WATERLINE LOWERING	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-17
	Sheet 1 of 1

LENGTH OF RESTRAINED PIPE

PIPE SIZE	4"	6"	8"	12"	16"	20"	24"
FITTING	L	L	L	L	L	L	L
90° BEND, TEE, PLUG OR VALVE	30'	45'	60'	86'	108'	132'	155'
45° BEND	M1	13'	18'	25'	32'	39'	45'
22 1/2° BEND	M1	M1	M1	M1	M1	M1	M1
11 1/4° BEND	"	"	M1	M1	M1	M1	M1

LEGEND
L = LENGTH
M1 = MINIMUM OF 1 FULL LENGTH OF PIPE



NOTES:

1. LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES & BENDS.
2. MINIMUM 5' GROUND COVER REQUIRED.
3. ALL FITTINGS SHALL BE FITTED WITH MEG-A-LUGS.
4. PIPE RESTRAINTS SHALL BE AS FOLLOWS:
   A. D.I.P. - RESTRAINTS FOR STD. MECHANICAL JOINTS SHALL BE OF HIGH STRENGTH DUCTILE IRON CONFORMING TO ASTM A536, GRADE 65-45-12. MECH. JOINTS SHALL HAVE A WATER WORKING PRESSURE OF 100 P.S.I. MINIMUM AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100, FORD METER BOX CO., UNI-FLANGE 1400 OR APPROVED EQUAL.
   B. PVC - RESTRAINT DEVICES SHALL BE MANUFACTURED OF HIGH STRENGTH DUCTILE IRON, ASTM A536,GRADE 65-45-12 IN 2" - 24" SIZES, ASTM A36 IN SIZES 30" - 36". FULL RATED PRESSURE OF THE PVC PIPE AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100 FORD METER BOX, UNI-FLANGE 1400 OR APPROVED EQUAL.

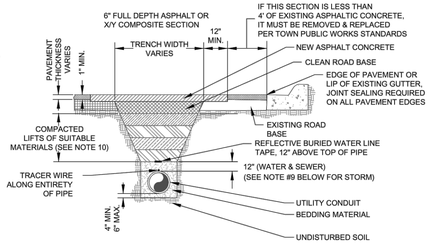
Sheet Revisions		
Date	Comments	
3/19	REVISED PER STAFF COMMENTS	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-3277
Development Services

PIPE RESTRAINT TABLE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-18
	Sheet 1 of 1

NOTES:

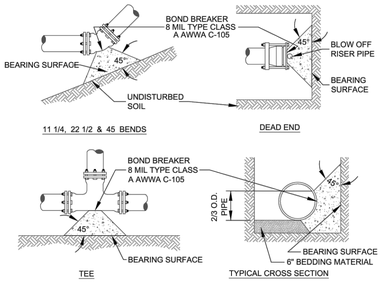
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE ABOVE DETAIL UNLESS OTHERWISE SPECIFIED.
2. PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE, PAVEMENT EDGE SHALL BE SAWN CUT TO A CLEAN, VERTICAL, & STRAIGHT EDGE.
3. 1-SAC SAND/CEMENT SLURRY MAY BE SUBSTITUTED FOR BACKFILL MATERIAL.
4. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
5. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
10. ALL TRENCHES IN EXISTING ASPHALT OR CONCRETE PAVED ROADWAYS SHALL BE FLOW FILLED TO THE BOTTOM OF PAVEMENT DEPTH. NO EXCEPTIONS.



Sheet Revisions		
Date	Comments	
8/13	REVISED PER STAFF COMMENTS	
3/19	REVISED PER STAFF COMMENTS	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-3277
Development Services

WATER TRENCH DETAIL	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-21
	Sheet 1 of 1



NOTES:

1. BEARING AREAS SHOWN ON THE CHART ARE MINIMUM AREAS & ARE DESIGNED USING THE FOLLOWING CRITERIA:
   A. INTERNAL WORKING PRESSURE OF 150 PSI.
   B. TRANSIENT (WATER HAMMER) PRESSURE OF 120 PSI FOR 4", 6" & 8" DIAMETER LINES, 110 PSI FOR 12" LINES, & 70 PSI FOR 20" LINES.
   C. THRUSTBLOCK CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI.
2. ALL SIZES OF BENDS, TEES & DEAD ENDS SHALL HAVE CONCRETE THRUSTBLOCKS.
3. THRUSTBLOCKS ARE NOT A SUBSTITUTE FOR JOINT RESTRAINT.

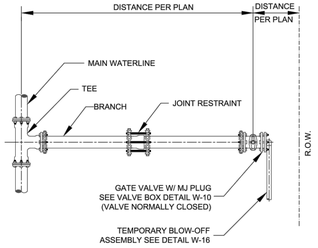
MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
6"	2.00	2.00	2.25	4.25	3.00
8"	2.00	2.00	4.00	8.00	5.25
12"	2.00	4.25	8.25	12.00	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	25.00

Sheet Revisions		
Date	Comments	
3/19	REVISED PER STAFF COMMENTS	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-3277
Development Services

HORIZONTAL BEND THRUSTBLOCKS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-22
	Sheet 1 of 1



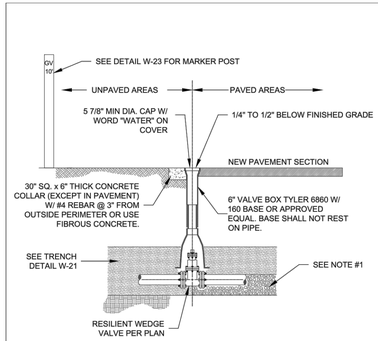
NOTES:

1. ALL FITTINGS SHALL BE MJ WITH MEG-A-LUG.
2. LOCATION OF STUB OUT SHALL BE PER PLAN.
3. LOCATION OF STUB OUT MUST BE SHOWN WITH CARSONITE MARKER.
4. STUB OUT SHALL BE PRESSURE TESTED & CLEAR WATER TESTED @ TIME OF MAIN LINE TESTING. VALVE SHALL BE CLOSED AFTER TESTS.
5. STUB OUT SHALL BE FULLY RESTRAINED FROM THE TEE.

Sheet Revisions		
Date	Comments	
8/13	REVISED PER STAFF COMMENTS	
3/19	REVISED PER STAFF COMMENTS	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-3277
Development Services

STUB OUT CONFIGURATION	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-15
	Sheet 1 of 1



NOTES:

1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE ENGINEER MAY REQUIRE 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
2. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.
3. OPERATING NUTS OR EXTENSIONS SHALL NOT BE SET CLOSER THAN THREE (3) FEET FROM FINISHED GRADE. IF OPERATING NUT IS DEEPER THAN FIVE (5) FEET FROM FINAL GRADE, PROVIDE A 1 1/4" EXTENSION SHAFT W/ CENTERING RING. OPERATOR EXTENSIONS SHALL BE CONNECTED TO THE VALVE OPERATOR NUT USING A SET SCREW.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 MIL).
5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA.
6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE @ THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
7. SEE DETAILS W-13 & W-14 FOR TYPICAL VALVE LOCATIONS.
8. NO TRACER WIRE ALLOWED INSIDE OF VALVE BOX. SHOULD HAVE SEPARATE MONUMENT STYLE VALVE BOX W/ CP TEST STATION FOR TRACER WIRE (SEE DETAIL W-28).

Sheet Revisions		
Date	Comments	
8/13	REVISED PER STAFF COMMENTS	
3/19	REVISED PER STAFF COMMENTS	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-3277
Development Services

TYPICAL VALVE BOX	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-10
	Sheet 1 of 1

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENT
WATER DETAILS

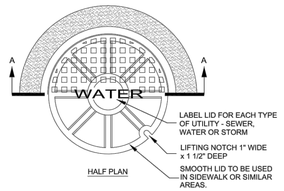
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

SHEET 40 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Praire Hawk\Phase 2\Phase 1 Files for this set WATER DETAILS.dwg



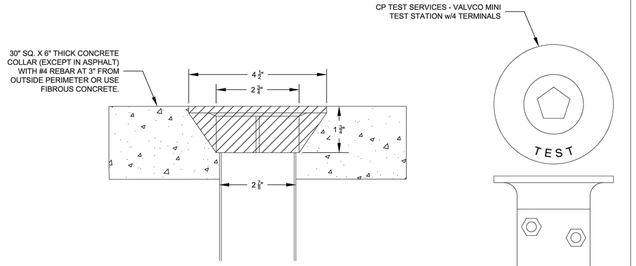
NOTES:

1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 RING AND COVER OR EQUIVALENT).
2. TOTAL MINIMUM WEIGHT APPROXIMATELY 410 LBS.
3. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
4. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS. (LETTERING SHALL BE CAST AS PART OF COVER).
5. MANHOLES PLACED OUTSIDE OF ROW MUST HAVE CARSONITE MARKER.

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
5/19	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO. 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

WATER MANHOLE 24" RING & COVER	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services May 2, 2019	W-26
	Sheet 1 of 1



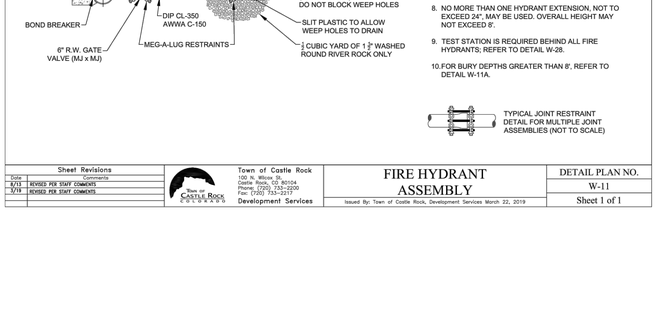
NOTES:

1. SPACE TRACE WIRE BOXES AT 500 FEET MAXIMUM SPACING.
2. TRACER WIRE SHALL BE AEF UL TYPE GOLF COURSE SPRINKLER WIRE 12 GAUGE 600 VOLT, SOLID CORE, INSULATION WALL 0.045, PRODUCT NUMBER 1212, OR APPROVED EQUAL. WIRE COLOR SHALL BE WHITE AND SHALL CONFORM TO UL 493, UL 83 AND UL 1581 PHYSICAL AND ELECTRICAL STANDARDS. SPLICING OF THE WIRE IF NEEDED SHALL UTILIZE A DBY DIRECT BURY SPLICE KIT AS MANUFACTURED BY 3M CORPORATION AND SIZED ACCORDING TO NUMBER OF 12 GAUGE CONDUCTORS TO BE JOINED.

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO. 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

TRACER WIRE TEST STATION	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-28
	Sheet 1 of 1



NOTES:

1. ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
2. THE CONNECTIONS SHALL BE 2 - 2 1/2" NOZZLES AND 1 - 5 1/4" PUMPER NOZZLE, ALL THREADS TO BE NATIONAL STANDARD W/ 1 1/2" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-502-94 STANDARD OPEN LEFT.
3. NO TAPS SHALL BE ALLOWED BETWEEN THE HYDRANT & THE MAIN.
4. THE ENTIRE FIRE HYDRANT ASSEMBLY SHALL BE WRAPPED W/ 8 MIL POLYETHYLENE, INCLUDING THE RISER PORTION, TO FINISHED GRADE. CUT HOLE IN WRAP AT WEEP HOLE.
5. ALL FIRE HYDRANTS SHALL BE INSTALLED PLUMB & LOCATED ACCORDING TO PROJECT PLANS.
6. SEE FIRE HYDRANT LOCATION DETAILS W-13 & W-14 FOR PROPER LOCATION RELATIVE TO OTHER IMPROVEMENTS & REFER TO APPROVED PLANS.
7. THE MECHANICAL JOINTS OF THE FIRE HYDRANT ASSEMBLY SHALL BE RESTRAINED VIA MEG-A-LUG JOINT CLAMPS.
8. NO MORE THAN ONE HYDRANT EXTENSION, NOT TO EXCEED 24", MAY BE USED. OVERALL HEIGHT MAY NOT EXCEED 8'.
9. TEST STATION IS REQUIRED BEHIND ALL FIRE HYDRANTS; REFER TO DETAIL W-28.
10. FOR BURY DEPTHS GREATER THAN 8', REFER TO DETAIL W-11A.

TYPICAL JOINT RESTRAINT DETAIL FOR MULTIPLE JOINT ASSEMBLIES (NOT TO SCALE)

Sheet Revisions	
Date	Comments
5/13	REVISED PER STAFF COMMENTS
7/19	REVISED PER STAFF COMMENTS

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO. 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

FIRE HYDRANT ASSEMBLY	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 22, 2019	W-11
	Sheet 1 of 1

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS. INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTUCTURE

CORE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO

CONSTRUCTION DOCUMENT
WATER DETAILS CONT.

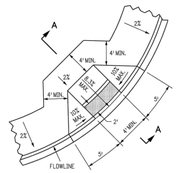
NOT FOR CONSTRUCTION

DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO.
17-069

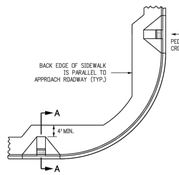
SHEET
41 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Caddl\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set WATER DETAILS.dwg

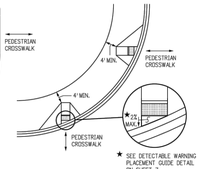


CURB RAMP TYPE 1A

SEE NOTE 9.

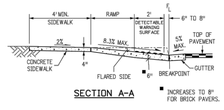


CURB RAMP TYPE 1B

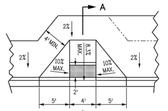


CURB RAMP TYPE 1B MODIFIED

NOTE: GRADE BREAKS SHALL NOT BE PERMITTED IN RAMPS, TURNING SPACES, AND SURFACE SLOPES.



SECTION A-A

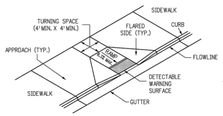


CURB RAMP TYPE 1B DETAIL

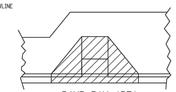
MAY BE USED IN MID-BLOCK.



CURB RAMP TYPE 1B OR 3B REDUCED CURB HEIGHT

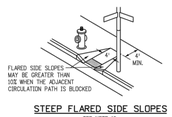


ISOMETRIC VIEW



RAMP PAY AREA

FOR CURB RAMPS TYPES 1A AND 1B.



STEEP FLARED SIDE SLOPES

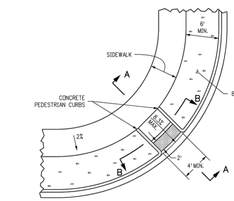
SEE NOTE 15.

GENERAL NOTES

1. THE DETECTABLE WARNINGS SHALL BE INSTALLED AT SIDEWALK TO STREET TRANSITIONS. THEY SHALL HAVE A TRUNCATED DOME SURFACE. THE DOMES SHALL BE IN A SQUARE GRID PATTERN AND ALIGNED WITH PEDESTRIAN TRAFFIC.
2. ALL DETECTABLE WARNING SURFACES SHALL START A MINIMUM OF 6 INCHES FROM THE FLOWLINE OF THE CURB AND NOT BE MORE THAN A MAXIMUM OF 8 INCHES FROM ANY POINT ON THE FLOWLINE OF THE CURB, WITH EXCEPTION FOR TYPES 1B MODIFIED AND 3B MODIFIED CURB RAMPS AS THIS DIMENSION MAY BE GREATER THAN 8 INCHES ON ONE SIDE OF THE RADIUS.
3. THE RAMP SLOPE AND DETECTABLE WARNING SURFACE SHALL BE 8.3% OR FLATTER.
4. TOLERANCE LIMITS ON THE RAMP RUNNING SLOPE AND FLARED SIDE SLOPES SHALL BE +0.5% MAXIMUM. THE DEPARTMENT WILL MEASURE THE SLOPES AND THOSE EXCEEDING THE MAXIMUM TOLERANCE WILL NOT BE ACCEPTED.
5. THE MINIMUM WIDTH FOR SIDEWALK IS 4 FEET.
6. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED IN THE CURB RAMP OR TURNING SPACE AREAS.
7. CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP.
8. IF THE PLACEMENT OF THE PEDESTRIAN PUSH BUTTON ASSEMBLY ON A TRAFFIC SIGNAL MAST POLE WILL NOT BE WITHIN EASY REACH (10 INCHES OR LESS AND UNOBSTRUCTED) OF ALL PEDESTRIANS ON ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT), THEN A SEPARATE PEDESTRIAN PUSH BUTTON POST ASSEMBLY (PPBPA) SHALL BE INSTALLED WITHIN ADA REACH RANGES. THE PPBPA SHALL MEET THE PROVISIONS FOUND IN "SECTION 4E.08 THROUGH 4E.13 – PEDESTRIAN DETECTORS" OF THE 2009 MUTCD MANUAL WITH REVISIONS 1 AND 2.
9. DIAGONAL CURB RAMPS (ON THE APEX) ARE NOT PREFERRED IN NEW CONSTRUCTION. A SINGLE DIAGONAL CURB RAMP (ON THE APEX) WILL ONLY BE PERMITTED DURING RECONSTRUCTION OR ALTERATION WHERE PHYSICAL OR SITE CONSTRAINTS PREVENT TWO CURB RAMPS FROM BEING INSTALLED. THE ENGINEER SHALL PROVIDE APPROVED JUSTIFICATION DOCUMENTATION (COST CURB RAMP DESIGN VARIANCE REQUEST FORM). ALL CURB RAMPS INSTALLED ON THE APEX MUST MEET THE STANDARDS AS DEFINED IN M-608-1.
10. CURB RAMPS EXCLUDING FLARED SIDES OR BLENDED TRANSITIONS SHALL BE WHOLLY CONTAINED WITHIN THE WIDTH OF THE CROSSWALK AND/OR THE PEDESTRIAN STREET CROSSING THEY SERVE.
11. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0"-1/4"). THE JOINT BETWEEN THE ROADWAY SURFACE AND GUTTER PAN SHALL BE FLUSH.
12. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
13. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, THE RAMP LENGTH SHALL NOT EXCEED 15 FEET. ADJUST THE RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
14. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%
15. FLARED SIDE SLOPES MAY EXCEED 10% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE OR THE ADJACENT CIRCULATION PATH IS BLOCKED.
16. THE STANDARD TURNING SPACE IS 4 FEET BY 4 FEET, WHERE THE TURNING SPACE IS CONSTRAINED, THE TURNING SPACE SHALL BE 4 FEET MINIMUM BY 5 FEET MINIMUM. THE 5 FOOT DIMENSION SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.

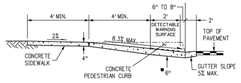
PERCENT SLOPE	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
EQUIVALENT SLOPE	100:1	50:1	20:1	14:1	12:1	10:1

SLOPE TABLE

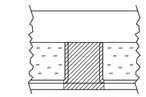


CURB RAMP TYPE 3A

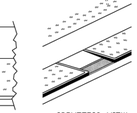
SEE NOTE 2.



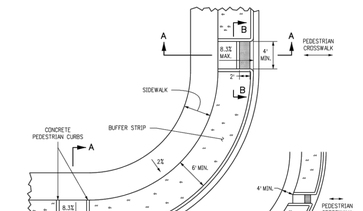
SECTION A-A



RAMP PAY AREA



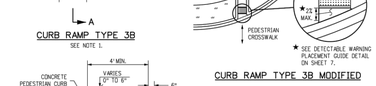
ISOMETRIC VIEW



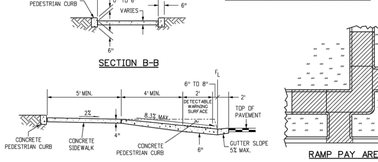
CURB RAMP TYPE 3B

SEE NOTE 1.

CURB RAMP TYPE 3B MODIFIED

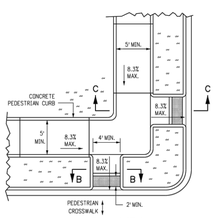


SECTION B-B

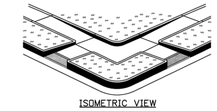


SECTION C-C

RAMP PAY AREA



PLAN VIEW



ISOMETRIC VIEW

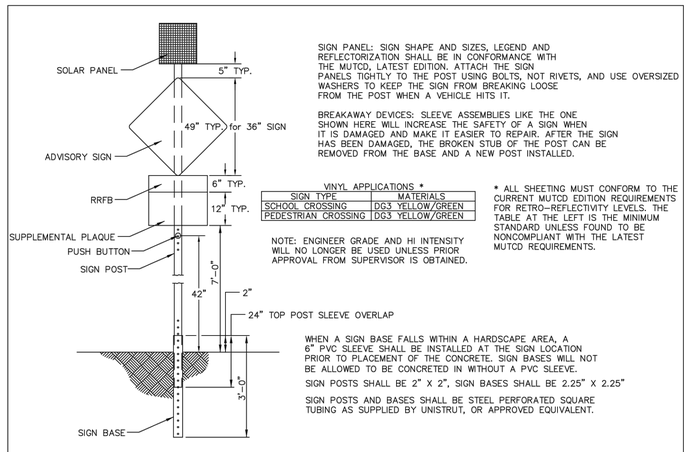
CURB RAMP TYPE 3C (COMBINATION)

NOTES

1. CURB RAMP TYPE 3B MAY BE USED IN MID-BLOCK.
2. DIAGONAL CURB RAMPS (ON THE APEX) ARE NOT PREFERRED IN NEW CONSTRUCTION. A SINGLE DIAGONAL CURB RAMP (ON THE APEX) WILL ONLY BE PERMITTED DURING RECONSTRUCTION OR ALTERATION WHERE PHYSICAL OR SITE CONSTRAINTS PREVENT TWO CURB RAMPS FROM BEING INSTALLED. THE ENGINEER SHALL PROVIDE APPROVED JUSTIFICATION DOCUMENTATION (COST CURB RAMP DESIGN VARIANCE REQUEST FORM). ALL CURB RAMPS INSTALLED ON THE APEX MUST MEET THE STANDARDS AS DEFINED IN M-608-1.

Computer File Information		Sheet Revisions			Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: JBK		Date:	Comments		4201 East Arkansas Avenue, Denver, Colorado 80222		M-608-1
Last Modification Date: 02/23/17 Initials: LTA	XXX	02/23/17	Added and revised the Curb Ramp details and nomenclature.		Phone: (303) 757-9021		
Full Path: www.coloradodot.info/business/designsupport	XXX				Fax: (303) 757-9820		Sheet No. 1 of 10
Drawing File Name: 608010010.dgn	XXX				Project Development Branch JBK/LTA	Issued By: Project Development Branch on July 4, 2012	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	XXX						

Computer File Information		Sheet Revisions			Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: JBK		Date:	Comments		4201 East Arkansas Avenue, Denver, Colorado 80222		M-608-1
Last Modification Date: 02/23/17 Initials: LTA	XXX	02/23/17	Added and revised the Curb Ramp details and nomenclature.		Phone: (303) 757-9021		
Full Path: www.coloradodot.info/business/designsupport	XXX				Fax: (303) 757-9820		Sheet No. 3 of 10
Drawing File Name: 608010010.dgn	XXX				Project Development Branch JBK/LTA	Issued By: Project Development Branch on July 4, 2012	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	XXX						



SIGN PANEL: SIGN SHAPE AND SIZES, LEGEND AND REFLECTORIZATION SHALL BE IN CONFORMANCE WITH THE MUTCD, LATEST EDITION. ATTACH THE SIGN PANELS TIGHTLY TO THE POST USING BOLTS, NOT RIVETS, AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST WHEN A VEHICLE HITS IT.

BREAKAWAY DEVICES: SLEEVE ASSEMBLIES LIKE THE ONE SHOWN HERE WILL INCREASE THE SAFETY OF A SIGN WHEN IT IS DAMAGED AND MAKE IT EASIER TO REPAIR. AFTER THE SIGN HAS BEEN DAMAGED, THE BROKEN STUB OF THE POST CAN BE REMOVED FROM THE BASE AND A NEW POST INSTALLED.

VINYL APPLICATIONS *

SIGN TYPE	MATERIALS
SCHOOL CROSSING	D3-3 YELLOW/GREEN
PEDESTRIAN CROSSING	D3-3 YELLOW/GREEN

NOTE: ENGINEER GRADE AND HI INTENSITY WILL NO LONGER BE USED UNLESS PRIOR APPROVAL FROM SUPERVISOR IS OBTAINED.

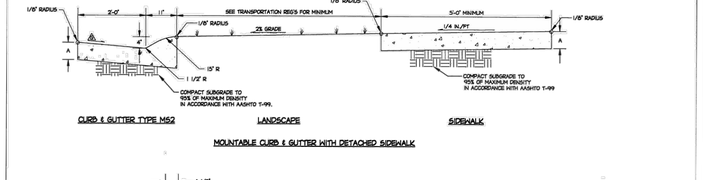
* ALL SHEETING MUST CONFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS. THE TABLE AT THE LEFT IS THE MINIMUM STANDARD UNLESS FOUND TO BE NONCOMPLIANT WITH THE LATEST MUTCD REQUIREMENTS.

WHEN A SIGN BASE FALLS WITHIN A HARDSCAPE AREA, A 6" PVC SLEEVE SHALL BE INSTALLED AT THE SIGN LOCATION PRIOR TO PLACEMENT OF THE CONCRETE. SIGN BASES WILL NOT BE ALLOWED TO BE CONCRETED IN WITHOUT A PVC SLEEVE.

SIGN POSTS SHALL BE 2" X 2", SIGN BASES SHALL BE 2.25" X 2.25"

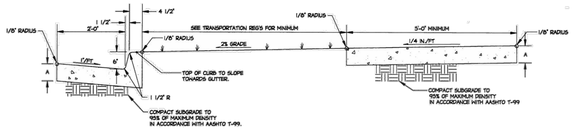
SIGN POSTS AND BASES SHALL BE STEEL PERFORATED SQUARE TUBING AS SUPPLIED BY UNISTRUT, OR APPROVED EQUIVALENT.

Sheet Revisions		Town of Castle Rock	RRFB SIGN POST & BASE DETAIL	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	ST-3
				Sheet 1 of 1



CURB & GUTTER TYPE M52 LANDSCAPE SIDEWALK

MOUNTABLE CURB & GUTTER WITH DETACHED SIDEWALK



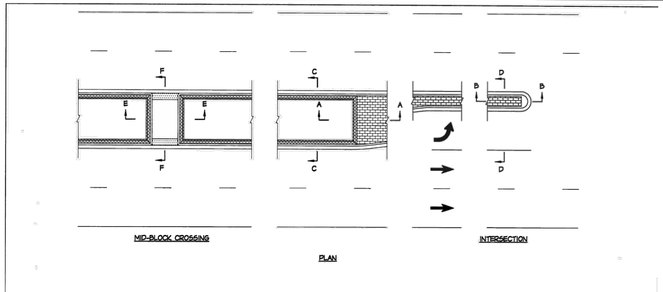
CURB & GUTTER TYPE VC2 LANDSCAPE SIDEWALK

VERTICAL CURB & GUTTER WITH DETACHED SIDEWALK

GENERAL NOTES

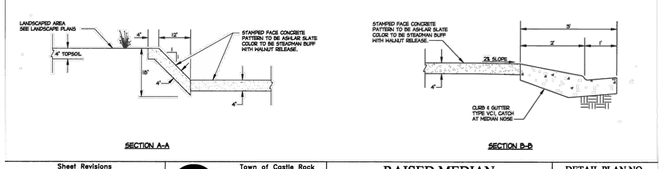
1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A").
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A").

Sheet Revisions		Town of Castle Rock	CURB & GUTTER WITH DETACHED SIDEWALK	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-3
				Sheet 1 of 1



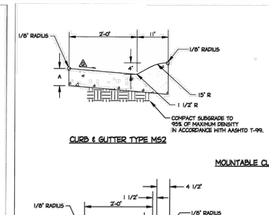
MID-BLOCK CROSSING INTERSECTION

PLAN

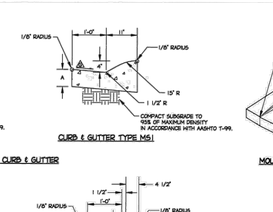


SECTION A-A SECTION B-B

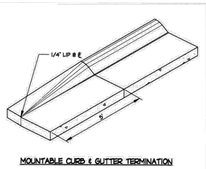
Sheet Revisions		Town of Castle Rock	RAISED MEDIAN	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-15
				Sheet 1 of 4



CURB & GUTTER TYPE M52

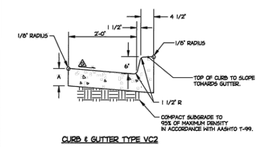


CURB & GUTTER TYPE M51

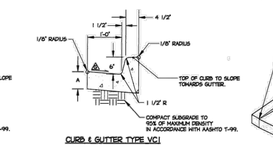


MOUNTABLE CURB & GUTTER TERMINATION

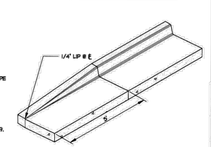
MOUNTABLE CURB & GUTTER



CURB & GUTTER TYPE VC2

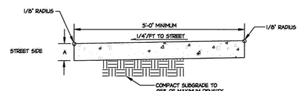


CURB & GUTTER TYPE VC1



VERTICAL CURB & GUTTER TERMINATION

VERTICAL CURB & GUTTER



SIDEWALK

GENERAL NOTES

1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A").
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A").

⚠ GUTTER CROSS SLOPES SHALL BE 1.5%/FT. WHEN DRAINING TOWARD CURB, AND 1/2 IN/FT WHEN DRAINING AWAY FROM CURB.

Sheet Revisions		Town of Castle Rock	CURB, GUTTERS, AND SIDEWALK	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-1
				Sheet 1 of 1

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.

JEFFREY KILLINGSWORTH, P.E.
STATE OF COLORADO # 41217

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	CONSTRUCTION DOCUMENTS SUBMITTAL 1	1/13/23	JK

PRAIRIE HAWK DRIVE PHASE 1
CASTLE ROCK, CO
CONSTRUCTION DOCUMENT
ROADWAY DETAILS

NOT FOR CONSTRUCTION

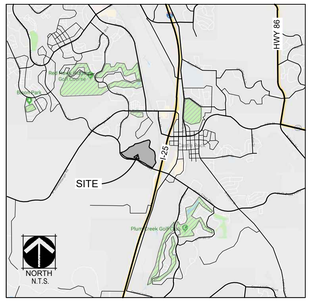
DESIGNED BY: JNK
DRAWN BY: DTG
CHECKED BY: JK

JOB NO. 17-069

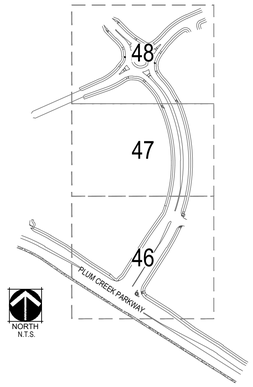
SHEET 42 OF 24

2021-09-11 (4:30 PM) X:\17-069 Miller Landing\Cadd\Plan\Prairie Hawk\Phase 2\Phase 1 Files for this set ROADWAY DETAILS.dwg

VICINITY MAP



KEY MAP



COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES : THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME *(COMMON)*	APPLICATION RATE *(INCHES/MONTH)*		LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA *(IRRIGATED AREA IN SQ FT FOR EACH ZONE)*	LWUR *(LANDSCAPE WATER USE RATING)*	TOTAL AREA *(TA)*	CLWUR *(LWUR X IA)/TA*
DRIP	SHRUB BED	2.0	in./mo.	LOW	26.74%	9,948	2.0	37,200	0.53
SPRAY ROTORS	IRRIGATED NATIVE SEED	2.0	in./mo.	LOW	73.26%	27,252	2.0		1.47
TOTALS					100.00%	37,200			2.0
							TOTAL OF THE CLWUR		2.0

* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED NATIVE SEED	27,252	71.0%
NON-IRRIGATED NATIVE SEED	1,171	3.1%
IRRIGATED BED	9,948	25.9%
TOTAL AREA LANDSCAPE	38,371	100%

STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED*	SHRUBS REQUIRED (4 SHRUBS / 1 TREE)	SHRUBS PROVIDED*
PRAIRIE HAWK DRIVE					
WEST SIDE SEGMENT A	848	22.0	22	88	88
WEST SIDE SEGMENT B	630	16.0	16	64	64
WEST SIDE SEGMENT C	472	12.0	12	48	48
EAST SIDE SEGMENT A	396	10.0	10	40	40
EAST SIDE SEGMENT B	568	15.0	15	60	60
EAST SIDE SEGMENT C	535	14.0	14	56	56
EAST SIDE SEGMENT D *	512	13.0	14	52	48
EAST SIDE SEGMENT E	PROVIDED WITH FUTURE PHASE				
	TOTAL	102	103	408	404

* EAST SIDE SEGMENT D - 1 TREE = 4 SHRUBS.

GENERAL NOTES:

1. THESE PLANS WILL BE USED FOR CONSTRUCTION AND INSPECTION BY THE TOWN OF CASTLE ROCK.
2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.

GENERAL NOTES CONTINUED:

25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
26. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
27. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
28. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
29. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

GRADING NOTES:

1. THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.
3. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
4. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
5. ALL FINAL GRADES FOR WALKS SHALL HAVE A MINIMUM 1/4"/FT CROSS SLOPE UNLESS OTHERWISE INDICATED ON THE PLANS.
6. EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS.
7. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR EARTHWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.
8. CONTRACTOR SHALL ENSURE EXISTING GRADES ARE WITHIN 1/4 OF A FOOT PRIOR TO START OF WORK.
9. CONTRACTOR SHALL ENSURE THEIR COMPLETED GRADES ARE WITHIN 1/10 OF A FOOT WHEN COMPLETED WITH WORK.

LAYOUT NOTES:

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED WASH OUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE THE STORM SEWER IS PROHIBITED.
7. THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
8. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
9. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

SHEET INDEX

43 LANDSCAPE COVER SHEET
44 LANDSCAPE SCHEDULES
45 OVERALL SITE PLAN
46 LANDSCAPE PLAN
47 LANDSCAPE PLAN
48 LANDSCAPE PLAN
49 LANDSCAPE DETAILS

50 IRRIGATION SCHEDULE & NOTES
51 IRRIGATION CHARTS
52 IRRIGATION OVERALL
53 IRRIGATION PLAN
54 IRRIGATION PLAN
55 IRRIGATION PLAN
56 IRRIGATION DETAILS
57 IRRIGATION DETAILS
58 IRRIGATION DETAILS

NOT FOR CONSTRUCTION

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

Development Services Date

NORRIS DESIGN
Planning | Landscape Architecture | Branding

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

CRS 9-1.5 ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS WERE PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	01/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
LANDSCAPE COVER SHEET

DESIGNED BY: ____
DRAWN BY: JH
CHECKED BY: RH

JOB NO.
17-069-001

SHEET
43 OF 58

3/15/2023 4:12 PM - \\NDI00\PROJECTS\CITADEL STATION CONCEPT PLAN - 0506-01-00\01MILLERS LANDING BID PHASES 1-4 - 0756-01-00\03DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH-P1-LAND.DWG

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
11. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
12. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
13. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
14. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
15. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE WOOD MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
16. A SPECIFIED ROLL TOP OR CAPPED STEEL EDGER SHALL BE USED TO SEPARATE BEDS FROM SEED AND SOD AREAS.
17. PER THE LANDSCAPE PLANS, TREE BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, HORIZON ROCK MULCH. ALL SHRUB AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH, GORILLA HAIR SHREDDED CEDAR WOOD MULCH OR ROCK MULCH. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDED.
18. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
19. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
20. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
21. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
22. CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.

CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

1. ALL PUBLIC AND PRIVATE LANDSCAPING AND IRRIGATION MAINTENANCE, INSTALLATION, AND INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.
2. REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, AND HANDICAP RAMPS.
3. IT IS THE INTENT TO SAVE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE. CONTRACTOR SHALL AVOID UNNECESSARY DISTURBANCE OF NATIVE VEGETATION DURING THE CONSTRUCTION PROCESS. TRAILS SHALL BE FIELD LOCATED BY OWNER'S AUTHORIZED REPRESENTATIVE TO ACHIEVE THIS END.
4. PRIOR TO ISSUE OF BUILDING PERMIT, A SOIL ANALYSIS SHALL BE CONDUCTED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE SOIL CONDITIONS AND PROPER SOIL AMENDMENT TO THE LANDSCAPE AREA. AT A MINIMUM, ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC MATTER PREPARATION AT 4 cu.yrds/1,000sf OF ORGANIC MATTER TILLED TO A DEPTH OF 6".
5. TREES, LARGE SHRUBS, AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS AND TREES, LARGE SHRUBS, PERMANENT STRUCTURES, ETC. MUST BE SEPARATED FROM UTILITY LINES BY A MINIMUM OF 10'.
6. TOP SOIL TO BE STOCK PILED AND REUSED ON SITE.
7. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
8. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN IN THE PLAN.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
10. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD NOTES AND DETAILS FOR SEEDING AND MULCHING DETAIL #17 PROVIDED BY THE TOWN OF CASTLE ROCK. ESTABLISHMENT IRRIGATION MAY REQUIRE AN IRRIGATION EXEMPTION FROM THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN RESTRICTION SCHEDULE AND SHALL BE APPLIED FOR PRIOR TO INSTALLATION OF PLANT MATERIAL.

CASTLE ROCK CONSTRUCTION NOTES:

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
4. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
5. 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.
6. 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).
7. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
8. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
9. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES GREATER THAN 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.
10. 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. SOIL AMENDMENT SHALL CONSIST OF CLASS I COMPOST OR CLASS II COMPOST.
11. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
12. TREES, LARGE SHRUBS AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY, AND STORM SEWER UTILITY EASEMENTS.

PLANT SCHEDULE

IRR. ZONE	DECIDUOUS CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DRIP	CA SP	8	NORTHERN CATALPA	CATALPA SPECIOSA	B & B	2"CAL	LOW	40`-50`	30`-40`
DRIP	CE OC	13	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	2"CAL	LOW	50`-80`	40`-60`
DRIP	GL SH	13	SHADEMASTER LOCUST	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	B & B	2"CAL	LOW	40`-50`	30`-40`
DRIP	GL SY	8	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	B & B	2" CAL.	LOW		
DRIP	GY DI	9	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA `ESPRESSO`	B & B	2"CAL	LOW	50`-80`	40`-60`
DRIP	QU BI	24	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B	2" CAL.	LOW		
DRIP	QU MA	28	BURR OAK	QUERCUS MACROCARPA	B & B	2"CAL	LOW	50`-80`	60`-80`
DRIP	QU RU	27	RED OAK	QUERCUS RUBRA	B & B	2" CAL.	LOW		
IRR. ZONE	DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DRIP	CA DA	89	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	CONT.	5 GAL.	LOW		
DRIP	PO GS	69	GOLD STAR BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'GOLD STAR'	CONT.	5 GAL.	VERY LOW		
DRIP	PR PB	38	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	CONT.	#5	LOW	2`-3`	5`-6`
DRIP	RH AU	18	AUTUMN AMBER SUMAC	RHUS TRILOBATA `AUTUMN AMBER`	CONT.	#5	VERY LOW	1`-2`	5`-6`
IRR. ZONE	EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DRIP	AR PA	92	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	CONT.	5 GAL.	LOW	2`-3`	5`-6`
DRIP	AR SM	100	SILVER MOUND ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	CONT.	5 GAL.	VERY LOW		
DRIP	MA CO	75	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	CONT.	5 GAL.	LOW		
DRIP	PI PU	30	DWARF MUGO PINE	PINUS MUGO 'PUMILIO'	CONT.	5 GAL.	LOW		
IRR. ZONE	ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DRIP	BO BA	233	BLOND AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS `BLONDE AMBITION`	CONT.	#1	VERY LOW	2`-3`	1`-2`
DRIP	CA KF	131	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	CONT.	#1	LOW	4`-5`	1`-2`
DRIP	PE RU	91	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM'	CONT.	#1	LOW		

PAVEMENT SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR/FINISH	SIZE/DIMS
	ENHANCED PAVING	SCOFIELD	STEADMAN BUFF	BUFF	4" DEPTH MINIMUM

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR / FINISH	SIZE / DIMENSIONS
	ROCK MULCH	PIONEER	HORIZON RIVER ROCK	MULTI. COLORED	4" DEPTH

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

NOT FOR CONSTRUCTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120
CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
Know what's below. Call before you dig. 811

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED ON INFORMATION FROM THE BEST AVAILABLE SOURCES. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
LANDSCAPE PLANT LIST & SCHEDULE

DESIGNED BY: ___
DRAWN BY: JH
CHECKED BY: RH

JOB NO. 17-069-001

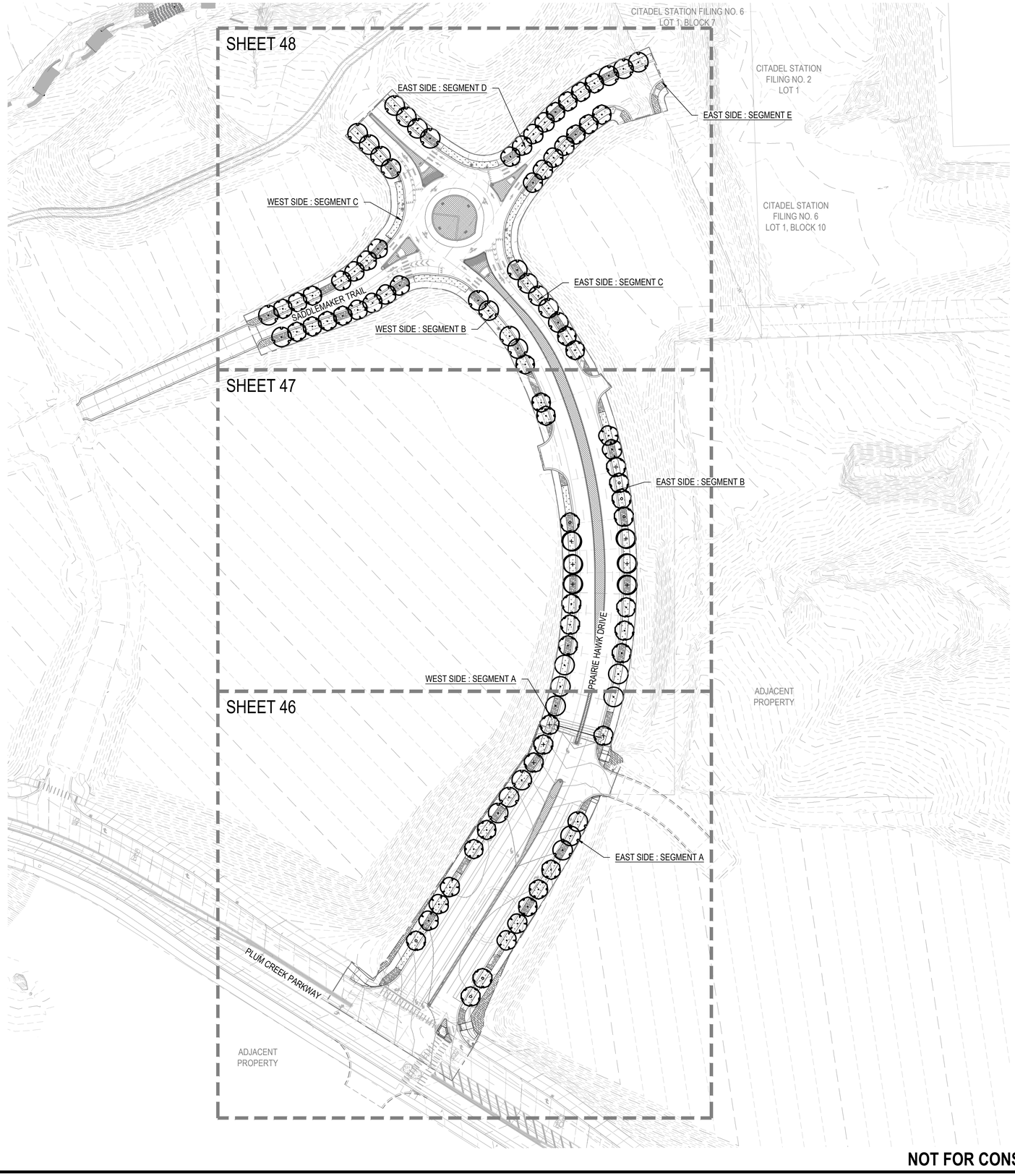
SHEET 44 OF 58

3/15/2023 4:12 PM - \\ND100\PROJECTS\CITADEL STATION CONCEPT PLAN - 0606-01-0001\MILLER'S LANDING BID PHASES 1-4- 0755-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH-P1-LAND.DWG

LEGEND

- MATCH LINE
- LIMIT OF WORK LINE
- EASEMENT LINE
- PROPERTY BOUNDARY

NOTE:
1. PER TOCR LANDSCAPE AND IRRIGATION REGULATIONS, THE DEVELOPER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE IMPROVEMENTS ALONG PRAIRIE HAWK DRIVE.
2. ALL ROAD SEGMENT LINEAR FOOTAGE AND REQUIRED TREE AND SHRUB COUNTS ARE ESTIMATES AND WILL BE FINALIZED WITH THE SITE DEVELOPMENT PLAN FOR THE ADJACENT LOT OR TRACT.



NORTH

0 30 60 120

SCALE 1" = 60'

NOT FOR CONSTRUCTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

Know what's below. Call before you dig. 811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL LOCATIONS PRIOR TO THE START OF, AND DURING THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/30/23	JP

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

DESIGNED BY: ___
DRAWN BY: JH
CHECKED BY: RH

JOB NO.
17-069-001

SHEET
45 OF 58

3/16/2023 4:13 PM - \\ND100\PROJECTS\CITADEL STATION CONCEPT PLAN - 0906-01-001\MILLERS LANDING BID PHASES 1-4 - 0706-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1-PLAN-ML-PH-P1-LAND.DWG

MATCHLINE (SEE SHEET: 47)

(4) PE RU
(2) MA CO
(1) GL SY
(3) AR PA
(6) BO BA
(4) CA DA

(6) BO BA
(2) RH AU
(3) GY DI
(3) AR PA
(4) PE RU
(4) AR SM

FUTURE PHASE

PHASE 1

(1) GL SY
N-04
(6) BO BA
(3) MA CO
(3) AR PA
(4) PE RU
(4) CA DA

(1) GY DI
(2) AR PA
(1) RH AU
(6) BO BA
(4) PE RU
(4) AR SM

PROPERTY LINE, TYP.

ADJACENT PROPERTY

N-03
N-02
N-01

(2) AR PA
(3) QU MA
(3) PR PB
(12) BO BA
(4) AR SM

(1) RH AU
(1) AR PA
(4) PE RU
(6) BO BA
(4) AR SM
(3) QU MA

(2) QU RU
(3) MA CO
(1) PI PU
(12) CA KF
(4) PO GS

26'-8"

14'-4"

(3) PR PB
(2) AR PA
(12) BO BA
(4) AR SM
(3) QU RU

(3) QU BI
(6) BO BA
(2) MA CO
(3) AR PA
(4) PE RU
(4) CA DA

(3) MA CO
(1) PI PU
(12) CA KF
(4) PO GS
(2) QU BI

(1) CE OC
(3) PE RU
(4) AR PA
(4) CA DA
(4) PR PB

N-06

PRAIRIE HAWK DRIVE

16'-4"

24'-6"

(6) CA DA
(6) BO BA
(2) MA CO
(1) AR PA
(4) PE RU

(2) CE OC

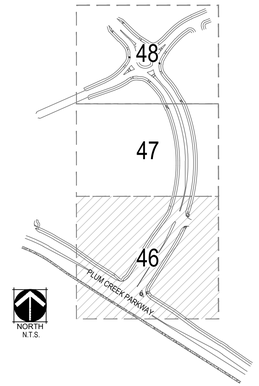
(4) PR PB
(4) CA DA
(2) AR PA
(3) PE RU

ADJACENT PROPERTY

ADJACENT PROPERTY

FO
G

KEY MAP



LEGEND

CANOPY TREE
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
IRRIGATED NATIVE SEED
IRRIGATED NATIVE SEED
ROCK MULCH
ENHANCED PAVING
MATCH LINE
LIMIT OF WORK
PHASE LINE
STEEL EDGER
PROPERTY LINE

KEY NOTES

CODE	DESCRIPTION
N-01	STORM SEWER, RE: CIVIL, TYP.
N-02	SANITARY LINE, RE:CIVIL, TYP.
N-03	WATER LINE, RE:CIVIL, TYP.
N-04	FIRE HYDRANT, RE:CIVIL, TYP.
N-05	STREET LIGHT, RE:CIVIL, TYP.
N-06	STREET SIGN, RE: CIVIL, TYP.

NORTH
0 15 30 60
SCALE 1" = 30'

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

NOT FOR CONSTRUCTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Know what's below. Call before you dig. 811

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR, TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

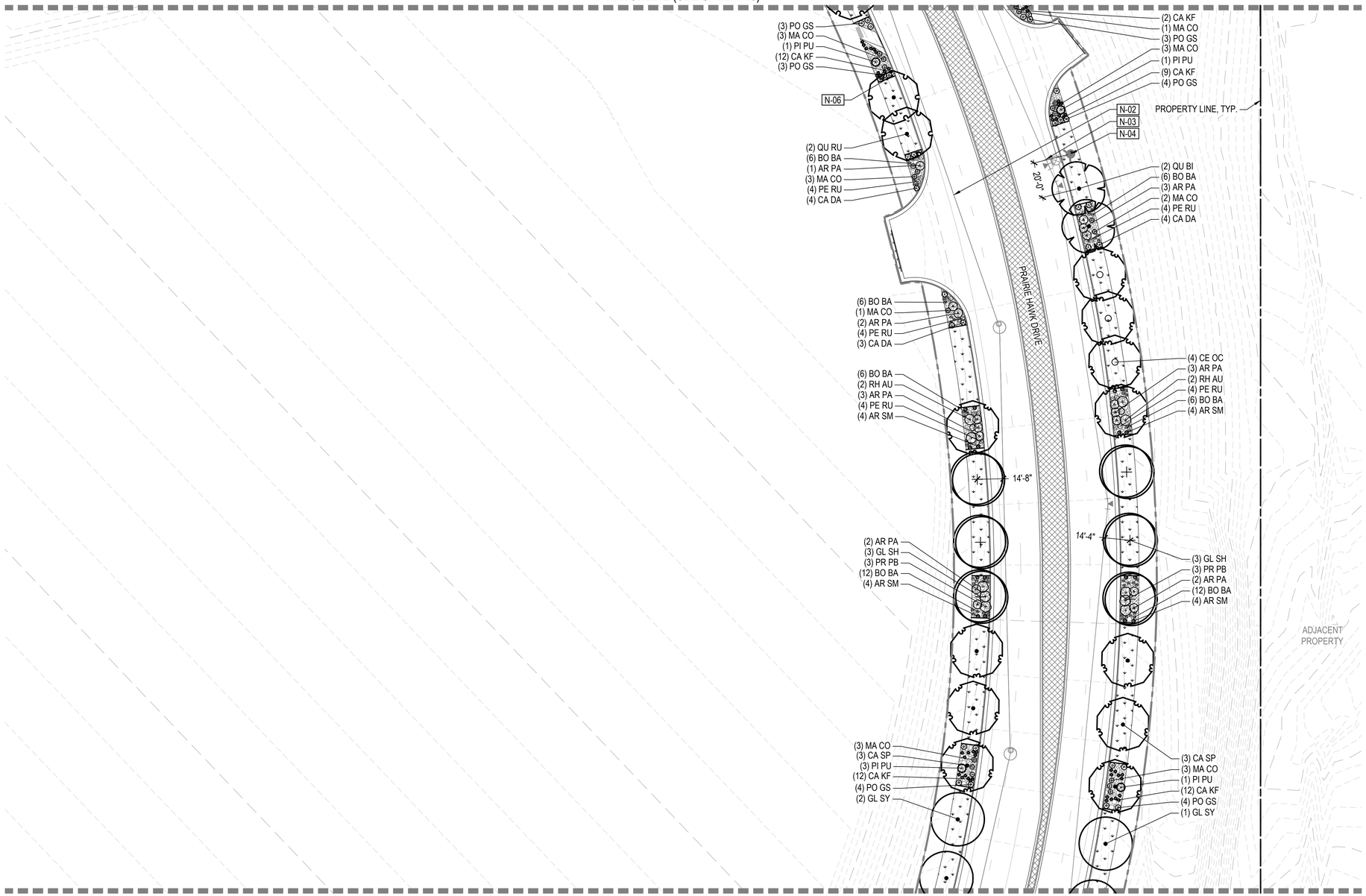
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

DESIGNED BY: ___
DRAWN BY: JH
CHECKED BY: RH

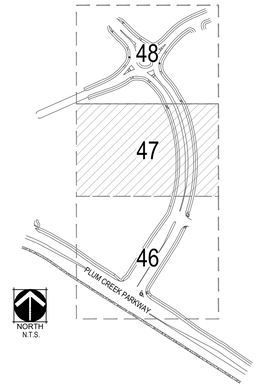
JOB NO.
17-069-001

SHEET
46 OF 58

3/16/2023 4:13 PM - \\ND100\PROJECTS\CITADEL STATION CONCEPT PLAN - 0906-01-00019\MILLERS LANDING BID PHASES 1-4 - 0756-01-00030\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1PLAN-ML-PH1-P1-LAND.DWG



KEY MAP



LEGEND

- CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- ROCK MULCH
- ENHANCED PAVING
- MATCH LINE
- LIMIT OF WORK
- PHASE LINE
- STEEL EDGER
- PROPERTY LINE

KEY NOTES

CODE	DESCRIPTION
N-01	STORM SEWER, RE: CIVIL, TYP.
N-02	SANITARY LINE, RE:CIVIL, TYP.
N-03	WATER LINE, RE:CIVIL, TYP.
N-04	FIRE HYDRANT, RE:CIVIL, TYP.
N-05	STREET LIGHT, RE:CIVIL, TYP.
N-06	STREET SIGN, RE: CIVIL, TYP.

NORTH

0 15 30 60

SCALE 1" = 30'

NORRIS DESIGN

Planning | Landscape Architecture | Branding

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

NOT FOR CONSTRUCTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Know what's below. Call before you dig. 811

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR, TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

DESIGNED BY: ___
DRAWN BY: JH
CHECKED BY: RH

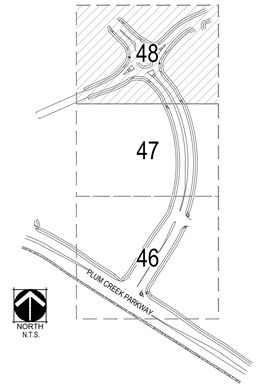
JOB NO.
17-069-001

SHEET
47 OF 58

3/15/2023 4:13 PM: \\ND100\PROJECTS\CITADEL STATION CONCEPT PLAN - 0606-01-000\MILLER'S LANDING BID PHASES 1-4- 0756-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\MLPRAIRIEHAWK-PH1PLAN-ML-PH-P1-LAND.DWG

MATCHLINE (SEE SHEET: 47)

KEY MAP



LEGEND

- CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- IRRIGATED NATIVE SEED
- IRRIGATED NATIVE SEED
- ROCK MULCH
- ENHANCED PAVING
- MATCH LINE
- LIMIT OF WORK
- PHASE LINE
- STEEL EDGER
- PROPERTY LINE

KEY NOTES

CODE	DESCRIPTION
N-01	STORM SEWER, RE: CIVIL, TYP.
N-02	SANITARY LINE, RE:CIVIL, TYP.
N-03	WATER LINE, RE:CIVIL, TYP.
N-04	FIRE HYDRANT, RE:CIVIL, TYP.
N-05	STREET LIGHT, RE:CIVIL, TYP.
N-06	STREET SIGN, RE: CIVIL, TYP.

NORTH

0 15 30 60
SCALE 1" = 30'

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

NOT FOR CONSTRUCTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120
CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
Know what's below. Call before you dig. 811

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

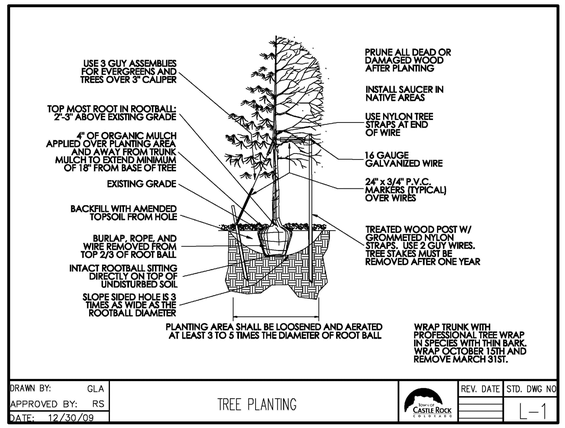
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

DESIGNED BY: ____
DRAWN BY: JH
CHECKED BY: RH

JOB NO.
17-069-001

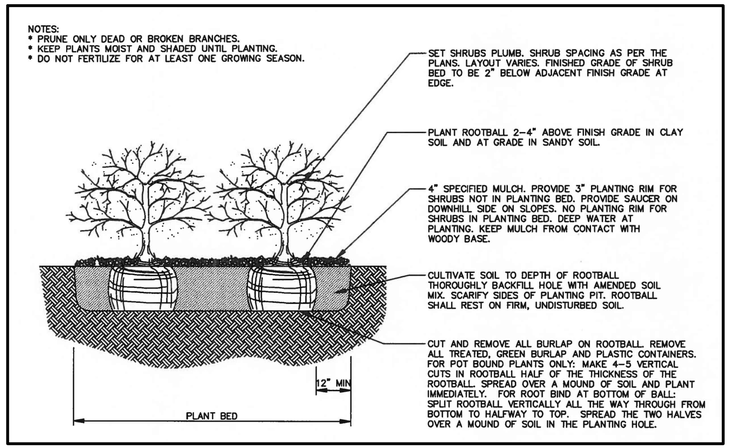
SHEET
48 OF 58

3/15/2023 4:13 PM - \\ND100\PROJECTS\CITADEL STATION CONCEPT PLAN - 0606-01-000\MILLERS LANDING BID PHASES 1-4 - 0755-01-000\DRAWINGS\CONSTRUCTION DOCUMENTS\MLPRAIRIEHAWK-PH1\PLAN-MLPH1P-LAND.DWG



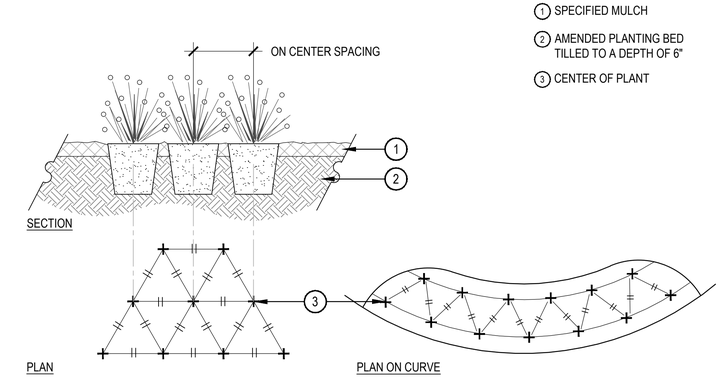
1 TREE PLANTING
TOCR STANDARD DETAIL

NOT TO SCALE



2 SHRUB PLANTING
TOCR STANDARD DETAIL

NOT TO SCALE



NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT
SCALE: 1" = 1'-0"

4 TREE AND SHRUB PROTECTION
SCALE: 1/8" = 1'-0"

TREE PROTECTION NOTES

1. ALL TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE OR SHRUB TRUNK, WHICHEVER IS GREATER.
4. TREE AND SHRUB ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
5. TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

5 STEEL EDGER
SCALE: 1" = 1'-0"

1 FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2 TURF THATCH
3 AMENDED SOIL PER SPECIFICATIONS
4 SUBGRADE
5 STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6 EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. TOWN OF CASTLE ROCK REQUIRES EDGING TO BE ROLLED OR CAPPED

NOT FOR CONSTRUCTION

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By:
Development Services Date

NORRIS DESIGN
Planning | Landscape Architecture | Branding

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120
CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE BASED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	IP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
LANDSCAPE DETAILS

DESIGNED BY:
DRAWN BY: JH
CHECKED BY: RH

JOB NO. 17-069-001

SHEET 49 OF 58

3/15/2023 4:13 PM - \\NDI100\PROJECTS\CITADEL STATION CONCEPT PLAN - 0606-01-00019\MILLERS LANDING BID PHASES 1-4 -0756-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH-P1-LAND.DWG

IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN IF PERFORMED WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
4. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
7. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR TESTING OF THE BACKFLOW PREVENTER BY A STATE CERTIFIED INSPECTOR. CONTRACTOR SHALL PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE AT THE TIME OF FINAL PROJECT ACCEPTANCE.
8. THE CONTRACTOR MUST VERIFY THE CURRENT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF HIS WORK THE IRRIGATION CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
9. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
10. ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, ROTORS, ROTARY SPRAYS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
11. ALL VALVE BOXES AND LIDS SHALL BE PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE GREEN. INSTALL PER THE CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS.
12. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS.THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE.
13. CONTRACTOR SHALL EXTEND SPARE DECODER WIRES AT THE END OF ALL MAINLINE BRANCHES OR TWO-WIRE PATH BRANCHES SERVING THAT CONTROLLER. COIL 30" LENGTH MIN. OF SPARE WIRES IN A 10" ROUND VALVE BOX.
14. CONTRACTOR SHALL INSTALL TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
16. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
17. THE CONTRACTOR SHALL STAKE THE LOCATION OF THE MAINLINE, DRIP IRRIGATION LINES, CONTROL VALVES, GATE VALVES, ETC. AND SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
18. LAYOUT DRIP LATERALS PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. STAKE 3/4" DRIP TUBING IN PLACE AT 12" DEPTH AND BURY. INSTALL HOSE END FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" POLYETHYLENE DRIP TUBING AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS.
19. TREES, SHRUBS, GROUNDCOVER AND PERENNIALS SHALL BE IRRIGATED BY PRESSURE REGULATING SINGLE OUTLET EMITTERS, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.
20. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
21. CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
22. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES, AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS OR PER THE TECHNICAL SPECIFICATION, WHICHEVER IS GREATER.
23. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE SPRAY IRRIGATION DURING A 480 MINUTE MAX WINDOW ON A FIXED 3 DAY PER WEEK SCHEDULE FOR THE TOWN OF CASTLE ROCK. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A 21 DAY PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
    - NATIVE SEED 0.81" PER WEEK PEAK SEASON
    - ORNAMENTAL PLANTINGS 0.75" PER WEEK PEAK SEASON

    NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.
24. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 1 AND END ON OCTOBER 1 TO INSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
    - CHECK HEADS FOR COVERAGE AND LEAKAGE.
    - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
    - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
    - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
    - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.

TWO-WIRE NOTES

1. GROUNDING FOR THE IRRIGATION CONTROLLER AND DECODERS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
2. CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE TWO-WIRE PATH AT THE FOLLOWING LOCATIONS, BUT ARE NOT LIMITED TO:
    - CONTROLLER TO BE GROUNDED INDEPENDENTLY FROM BUILDING.
    - GROUND 1ST DECODER ON WIRE PATH FROM CONTROLLER.
    - GROUND EVERY 8TH DECODER OR EVERY 500 FEET, WHICH EVER LENGTH IS SMALLER.
    - GROUND EVERY END OF WIRE PATH.
3. THE TWO-WIRE CONTROLLER REQUIRES EACH STATION/CONTROL VALVE AND SENSOR TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER NUMBER OF DECODERS PER VALVE MANIFOLD, SURGE SUPPRESSION AND GROUNDING. THE RAIN SENSOR AND FLOW SENSOR REQUIRE A SENSOR DECODER.

QTY OF STATIONS (VALVES) PER MANIFOLD	REQUIRED DECODER
1 STATION	FD-101TURF
FLOW SENSOR	SD-210TURF

4. CONTROLLER TWO-WIRE PATH SHALL BE MANUFACTURER'S APPROVED WIRE OR APPROVED EQUAL. CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBR/Y-6 OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
5. CONTRACTOR SHALL INCLUDE TWO-WIRE RUN PATHS ON AS-BUILT DRAWINGS.

IRRIGATION POINT OF CONNECTION NOTES:

1. POINT OF CONNECTION: THERE IS ONE (1) POINT OF CONNECTION TO DEDICATED IRRIGATION WATER METERS ON THIS PROJECT. LOCATION OF IRRIGATION WATER METER AND THE POINT OF CONNECTION IS SHOWN ON THE IRRIGATION CONNECTION PLAN (SHEET LI-1.01). REFER TO CIVIL UTILITY PLANS FOR FINAL LOCATIONS.
    a. POC #4 IS 1" IN SIZE, AS INDICATED ON THE PLANS. IT IS INTENDED TO IRRIGATE THE ROW AREAS FOR PRAIRIE HAWK DRIVE. THE CONTRACTOR SHALL CONNECT DOWN STREAM OF THE IRRIGATION WATER METER (PROVIDED BY OTHERS) WITH TYPE K COPPER (SAME SIZE AS METER) AT A DEPTH OF 48" OR PER LOCAL CODE, WHICHEVER IS GREATER FOR A MINIMUM DISTANCE OF 5' FROM METER TO ONE BACKFLOW PREVENTER (SIZE PER METER SIZE),EXTEND TYPE K COPPER MINIMUM 30" HORIZONTAL FROM BACKFLOW PREVENTER, TRANSITION TO AND EXTEND CL200 PVC MAINLINE (SEE SCHEDULE FOR SIZING), INSTALL ONE GATE VALVE, ONE MANUAL DRAIN VALVE, ONE GATE VALVE, ONE MASTER VALVE AND FLOW SENSOR ASSEMBLY, AND ONE 1" QUICK COUPLER VALVE. EXTEND CL200 MAINLINE TO CONTROL VALVES AS SHOWN.
    b. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF IRRIGATION CONNECTION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. CONTROLLER LOCATION: THERE IS ONE (1) IRRIGATION CONTROLLERS ON THIS PROJECT. THE APPROXIMATE LOCATIONS OF THE CONTROLLERS IS SHOWN ON THE IRRIGATION CONNECTION PLAN SHEET (SHEET L-4.01). CONTROLLER IS TO BE PEDESTAL MOUNTED IN PROXIMITY TO THE POINT OF CONNECTION, THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE AND THE ELECTRICAL PLANS FOR POWER SERVICE. ALL EQUIPMENT INSTALLATION SHALL CONFORM TO ALL LOCAL CODES.
3. RAIN SENSORS: MOUNT THE RAIN/FREEZE SENSOR ON A STEEL POLE AT EACH CONTROLLER LOCATION. THE SENSOR SHALL BE MOUNTED IN LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON THE IRRIGATION CONTROLLER PEDESTAL.
4. FINAL IRRIGATION CONTROLLER, SENSOR LOCATION AND SENSOR MOUNTING SYSTEM TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. SYSTEM PRESSURE: **THE MAXIMUM SAFE FLOW SHALL NOT EXCEED 5 FPS IN ANY PVC PIPE.** THE WATER PRESSURE IS EXPECTED TO BE TBD PSI AT THE METER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE DESIGN PRESSURE.
6. MASTER VALVE & FLOW SENSOR: THERE IS ONE (1) MASTER VALVE AND FLOW SENSOR . FLOW SENSOR IS 1-1/2" IN SIZE. NO FITTINGS MAY OCCUR IN THE FLOW SENSOR PIPE RUN SIZE PIPE DIAMETER AND LENGTH OF PIPE RUN PER FLOW SENSOR SIZE.
7. COMMUNICATION: THE CONTROLLERS ARE CAPABLE OF PROGRAMMING UP TO 8 VALVES AND OPERATING MULTIPLE VALVES SIMULTANEOUSLY ON UP TO 4 INDEPENDENT PROGRAMS. IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLERS BE CONNECTED TO A RAIN BIRD IQ SOFTWARE CENTRAL CONTROL SYSTEM USING A 3G CELL MODEM CONFIGURATION FOR OPTIMUM FUNCTION. EACH CONTROLLER SHALL BE CONNECTED VIA 3G CELL/WIFI/RADIO CONNECTION TO A CENTRAL COMPUTER TERMINAL. THE CONTRACTOR SHALL COORDINATE WITH DREW BARBER AT RAIN BIRD (970.846.7163/Abarber@rainbird.com) AND WITH THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING ANY CONTROLLERS FOR COMMUNICATION AND CONNECTIVITY UPGRADE OPTIONS.

SLEEVING COORDINATION NOTES

1. **INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.** SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
3. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
4. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVING.

SLEEVED PIPE SIZE/WIRE QTY.	REQUIRED SLEEVE SIZE AND QTY.
3/4" - 2" PIPING	6" PVC (1)
DECODER CABLE	2" PVC (1)

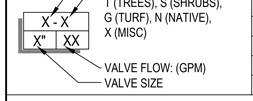
CASTLE ROCK STANDARD IRRIGATION NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE IRRIGATION SYSTEM.
2. IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
4. BACKFLOW TO BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPARTMENT WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
5. 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.
6. 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.
7. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES STEEPER THAN 3:1.
8. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
9. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
10. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.
11. ALL SPRINKLER HEADS TO BE ADJUSTED TO MINIMIZE/ELIMINATE OVER SPRAY ON TO HARD SURFACES OR UNINTENDED AREAS. PER TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER WASTE IS NOT ALLOWED
12. OVERHEAD IRRIGATION IN AREAS LESS THAN 10' IN WIDTH OR INSTALLED ON SLOPES EQUAL TO OR STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASTLE ROCK INSPECTORS.
13. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS
14. IRRIGATION EXEMPTION MUST BE OBTAINED FROM THE CASTLE ROCK WATER IF IRRIGATING THE NATIVE SEED OR THE SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY. JUNE, AUGUST AND SEPTEMBER.
15. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION ARE A THREE FIXED DAYS A WEEK FROM 10 PM TO 6 AM.
16. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
17. A COPY OF THE STAMPED AND TOWN APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO. / DESCRIPTION	DETAIL #	AND SHEET
M	IRRIGATION METER	**1" DEDICATED IRRIGATION METER** REFER TO CIVIL, UTILITY, AND WATER PLANS	1	56
C	IRRIGATION CONTROLLER	**CLASS 200 PVC** **ESPLXME2P W/ LXMMSS CASE, LXMMSSPED PEDESTAL, & IQ-NCC-4G COMMUNICATION CARTRIDGE** 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION(S)	4	56
	RAIN SENSOR	**RAIN BIRD WR2-RFC** REFER TO CONTROLLER NOTES	5	56
	BACKFLOW PREVENTER	**FEBCO 1" 825YA** SEE ENCLOSURE SPECIFICATIONS BELOW	2	56
NOT SHOWN	SECURITY ENCLOSURE	**GUARD SHACK GS-1 LIFT OFF ENCLOSURE** WITH FROSTGUARD BLANKET, POWDER COATED WOODLAND GREEN	3	56
D	MANUAL DRAIN VALVE	**MATCO-NORCA 3/4" 201X** INSTALLED IN AEP 910L-1G2G VALVE BOX	1	57
Q	QUICK COUPLER	**RAIN BIRD 44LRC** INSTALLED IN AEP 910L-1G2G VALVE BOX	2	57
MV	MASTER VALVE	**HUNTER ICV-151 SERIES** W/ FD-101TURF DECODER, INSTALLED IN AEP 1015-1G2G VALVE BOX	7	56
FS	FLOW SENSOR	**FLOWMEC QS-200-15** WITH SD-210TURF, INSTALLED IN AEP 1015-1G2G VALVE BOX	7	57
	ISOLATION GATE VALVE	**MATCO-NORCA 10RS** MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX	3	57
	TURF VALVE ASSEMBLY	**HUNTER ICV-G SERIES** WITH SCH 40 BALL VALVE, AND FD-101TURF, INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN	8 3	56 58
	DRIP VALVE ASSEMBLY	**RAIN BIRD XCZ-100-PRB** **HUNTER ICZ-101-LF** WITH SCH 40 BALL VALVE, AND FD-101 TURF, INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN	4 3	57 58
G	GROUNDING / LINE SURGE SUPRESSION	**COPPER-CLAD GROUNDING ROD** WITH WATERPROOF WIRE CONNECTORS AND LSP-1TURF, INSTALLED IN AEP 910L-1G2G VALVE BOX.	4	58
O T H F	NATIVE SEED SPRAY (FIXED)	**HUNTER PROS-12-PRS30-CV WITH TORO PRECISION SERIES NOZZLE** NOZZLE PER PLAN	8	57
	INLINE EMITTER TUBING (TURF)	**RAIN BIRD XFCV-06-18** INSTALLED AT THE OPTIMAL ROOTING DEPTH (4") WITH 18" LATERAL SPACING.	TBD	TBD
ADPT FV	PVC/INLINE ADAPTER & FLUSH VALVE	**PVC TO INLINE EMITTER TUBING TRANSITION FITTING & FLUSH VALVE** INSTALLED EACH IN AEP 910L-1G2G VALVE BOX	TBD	TBD
	SLEEVING	**CLASS 200 PVC** REFER TO SLEEVING NOTES	2	58
	SERVICE LINE	**TYPE K COPPER** SIZE: MATCH POC UNLESS OTHERWISE NOTED	1	56
	PVC MAINLINE	**CLASS 200 PVC BE/RT** SIZE: X" UNLESS OTHERWISE NOTED	6	56
	PVC TURF LATERAL	**CLASS 200 PVC BE** SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	6	56
	DRIP LATERAL	**UV RESISTANT POLYETHYLENE** SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED	6	56
	FLUSH END CAP	**HOSE END FLUSH CAP & OPERATIONAL INDICATOR** INSTALLED IN AEP 910L-1G2G VALVE BOX	5	57

VALVE CALLOUT



EMITTER SCHEDULE

PLANT TYPE	EMITTER	QTY.	TOTAL GPH
PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
TREES IN NATIVE	ROOT ZONE WATERING / TREE RING ASSEMBLY		

EMITTER NOTES

1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.
2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.
3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.
4. RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.
5. REFER TO DRIP IRRIGATION DETAIL 6 ON SHEET 57 AND DETAILS 6 & 7 ON SHEET 58

JASON NAUGHTIN TOCR #19-3239

NOT FOR CONSTRUCTION

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE TAKEN FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
IRRIGATION SCHEDULE & NOTES

DESIGNED BY: ____
DRAWN BY: JN
CHECKED BY: CS

JOB NO. 17-069-001

SHEET 50 OF 58

3/15/2023 3:48 PM P:\CITADEL STATION CONCEPT PLAN - 0606-01-001\MILLERS LANDING BID PHASES 1-4 0755-01-000\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH1-P1-IRR.DWG

IRRIGATION POC CHART / ZONE DATA - CONTROLLER 'D'

ToCR CHARTS TO BE INCLUDED IN FUTURE SUBMITTAL

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

NOTES : THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME *(COMMON)*	APPLICATION RATE *(INCHES/MONTH)*		LANDSCAPE ZONE	% OF IRRIGATED AREA (TA)	IA *(IRRIGATED AREA IN SQ FT FOR EACH ZONE)*	LWUR *(LANDSCAPE WATER USE RATING)*	TOTAL AREA *(TA)*	CLWUR *(LWUR X IA)/TA*
DRIP	SHRUB BED	2.0	in./mo.	LOW	42.37%	15,377	2.0	36,291	0.85
SPRAY ROTORS	IRRIGATED NATIVE SEED	2.0	in./mo.	LOW	57.63%	20,914	2.0	36,291	1.15
TOTALS					100.00%	36,291			2.0
							TOTAL OF THE CLWUR		2.0

* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

IRRIGATION SYSTEM HYDRAULICS - POC #4

ToCR CHARTS TO BE INCLUDED IN FUTURE SUBMITTAL

JASON NAUGHTIN TOCR #19-3239

NOT FOR CONSTRUCTION

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120
CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
Know what's below. Call before you dig. 811
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

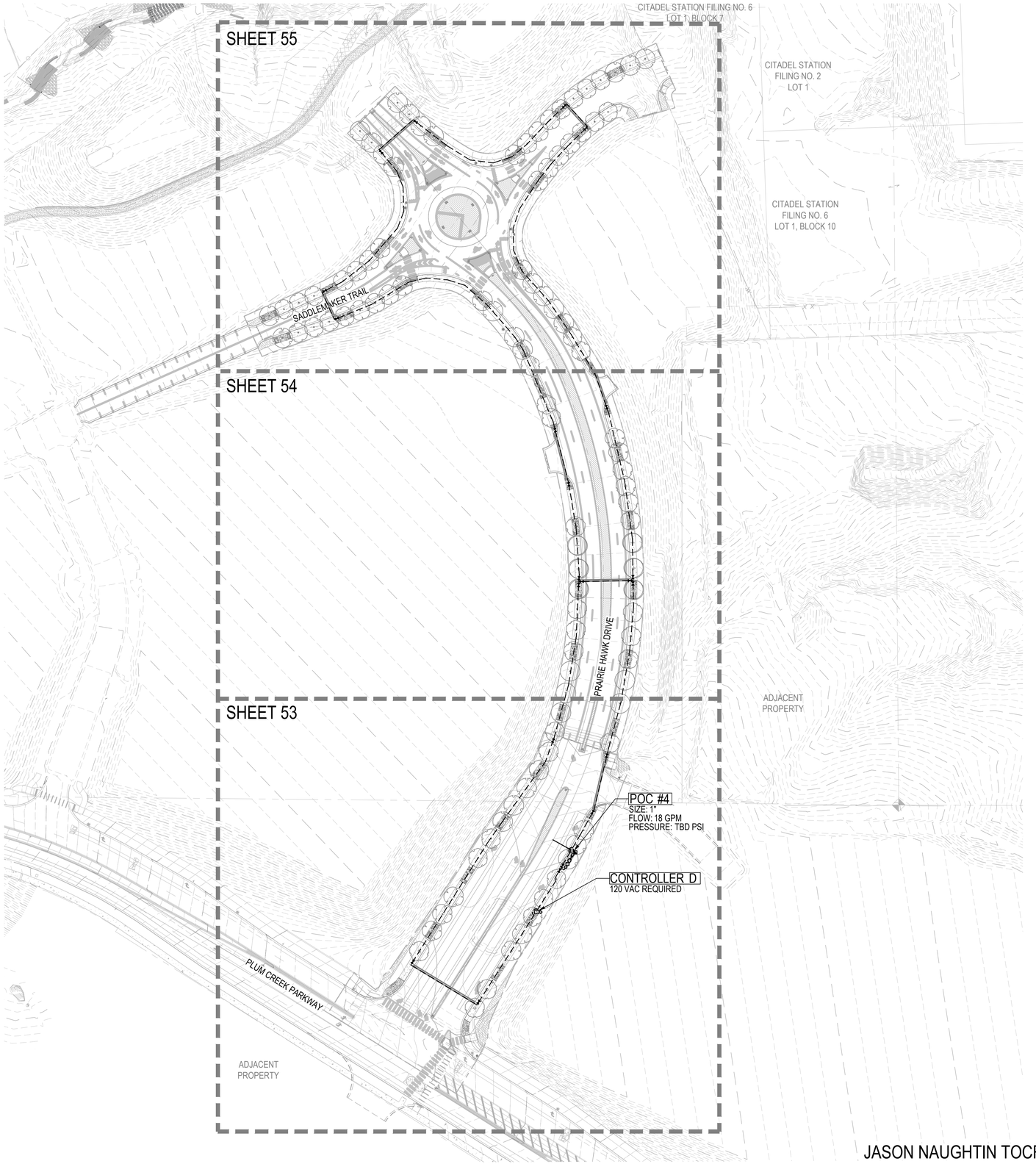
CONSTRUCTION DOCUMENTS
IRRIGATION CHARTS

DESIGNED BY: ____
DRAWN BY: JN
CHECKED BY: CS

JOB NO.
17-069-001

SHEET
51 OF 58

3/15/2023 3:48 PM P:\CITADEL STATION CONCEPT PLAN - 0605-01-001\MILLERS LANDING BID PHASES 1-4- 0755-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH1-IRR.DWG



NORTH

0 30 60 120

SCALE 1" = 60'

JASON NAUGHTIN TOCR #19-3239

NOT FOR CONSTRUCTION

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

Know what's **below.** **Call** before you dig. 811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL IRRIGATION PLAN

DESIGNED BY:
DRAWN BY: JN
CHECKED BY: CS

JOB NO.
17-069-001

SHEET
52 OF 58

3/15/2023 3:48 PM - P:\CITADEL STATION CONCEPT PLAN - 0606-01-001\MILLERS LANDING BID PHASES 1-4- 0715-01-0009\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH-P1-IRR.DWG

MATCHLINE (SEE SHEET: 54)

FUTURE PHASE

PHASE 1

ADJACENT PROPERTY

POC #4
SIZE: 1"
FLOW: 18 GPM
PRESSURE: TBD PSI

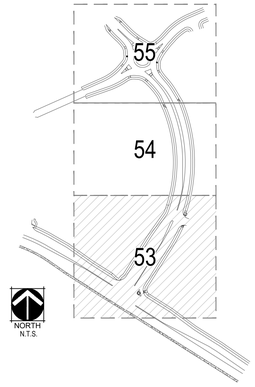
CONTROLLER D
120 VAC REQUIRED

PRAIRIE HAWK DRIVE

ADJACENT PROPERTY

ADJACENT PROPERTY

KEY MAP



NORTH

0 15 30 60
SCALE 1" = 30'

JASON NAUGHTIN TOCR #19-3239

NOT FOR CONSTRUCTION

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's **below.** **Call** before you dig. 811

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR, TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST. SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
IRRIGATION PLAN

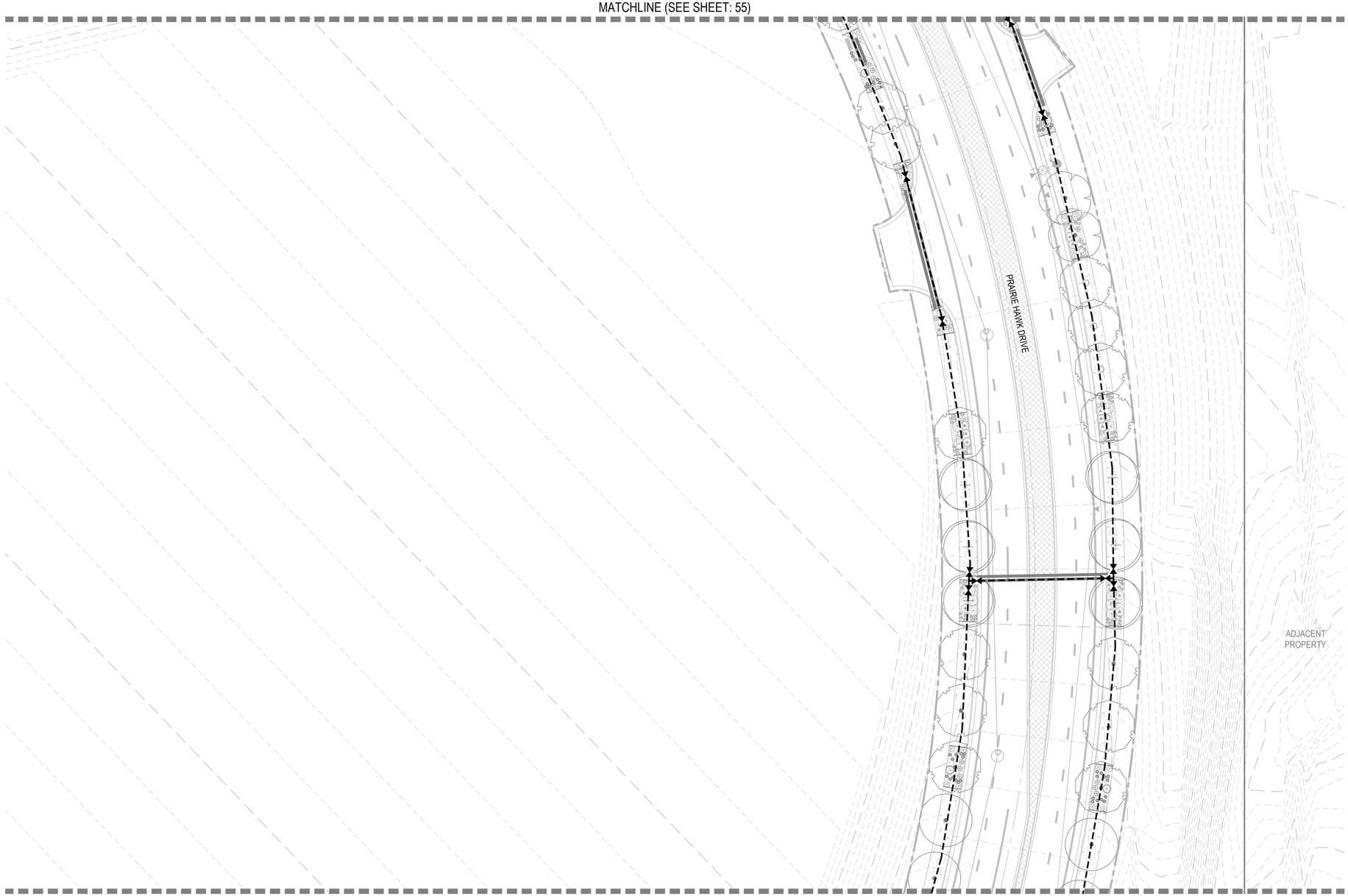
DESIGNED BY: ___
DRAWN BY: JN
CHECKED BY: CS

JOB NO.
17-069-001

SHEET
53 OF 58

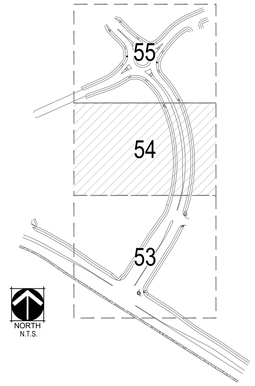
3/15/2023 3:49 PM - P:\CITADEL STATION CONCEPT PLAN - 0505-01-0001\MILLER'S LANDING BID PHASES 1-4 - 0755-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH-P1-IRR.DWG;

MATCHLINE (SEE SHEET: 55)



MATCHLINE (SEE SHEET: 53)

KEY MAP



NORTH

0 15 30 60

SCALE 1" = 30'

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

JASON NAUGHTIN TOCR #19-3239
NOT FOR CONSTRUCTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO FIELD TRIPS AND CONSTRUCTION, TO VERIFY ALL UTILITIES BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

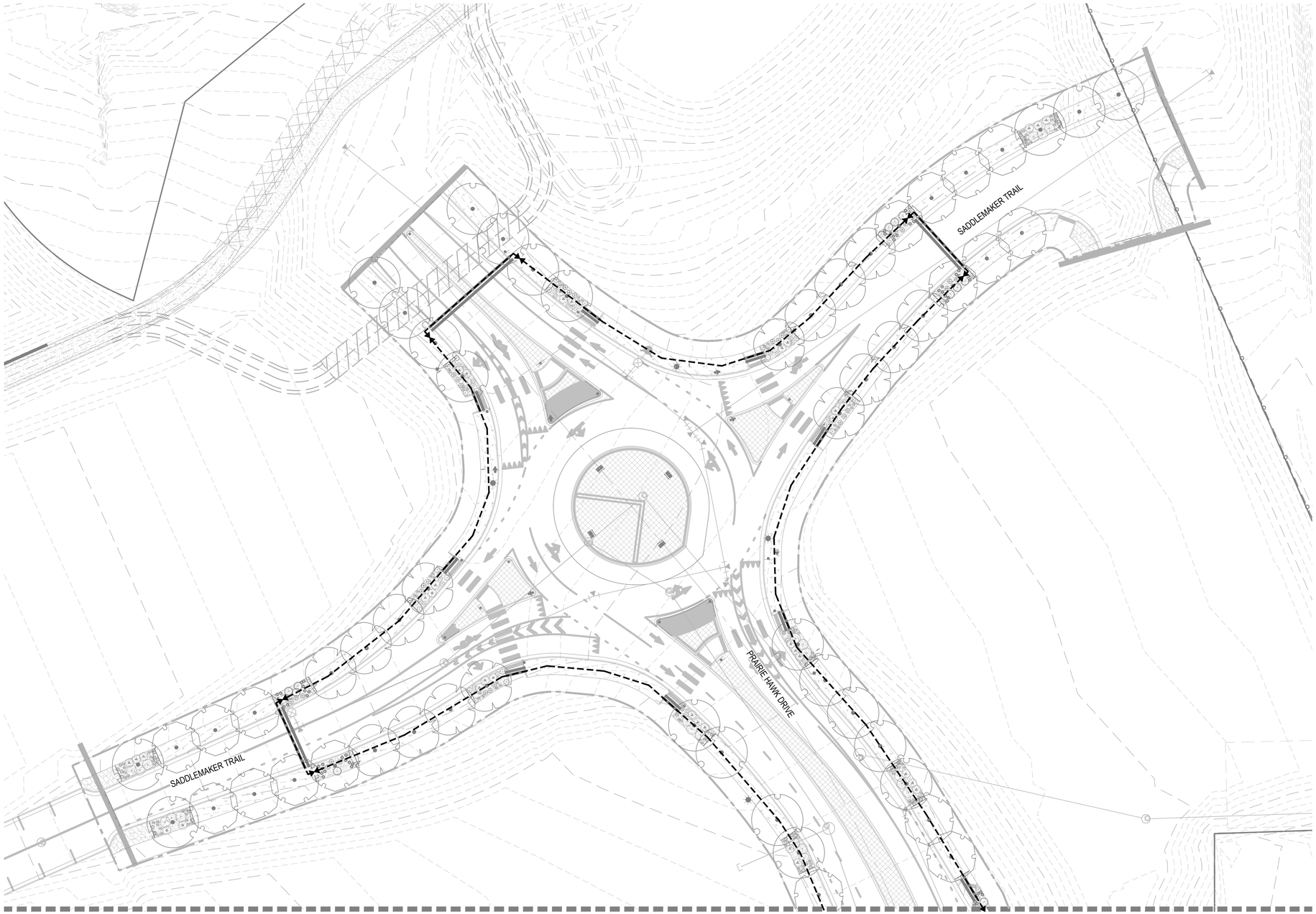
CONSTRUCTION DOCUMENTS
IRRIGATION PLAN

DESIGNED BY: ____
DRAWN BY: JN
CHECKED BY: CS

JOB NO.
17-069-001

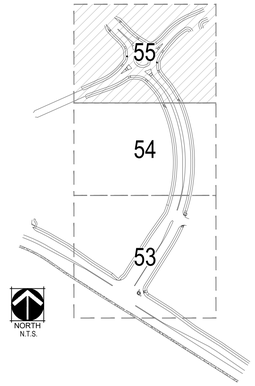
SHEET
54 OF 58

3/15/2023 3:49 PM, P:\CITADEL STATION CONCEPT PLAN - 0506-01-00\1\MILLERS LANDING BID PHASES 1-4 - 0756-01-00\3\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH-P1-IRR.DWG;



MATCHLINE (SEE SHEET: 54)

KEY MAP



NORTH

0 15 30 60

SCALE 1" = 30'

NORRIS DESIGN

Planning | Landscape Architecture | Branding

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

JASON NAUGHTIN TOCR #19-3239

NOT FOR CONSTRUCTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING

303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

Know what's **below.** **Call** before you dig. 811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR, TO FIELD VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I

CASTLE ROCK, COLORADO

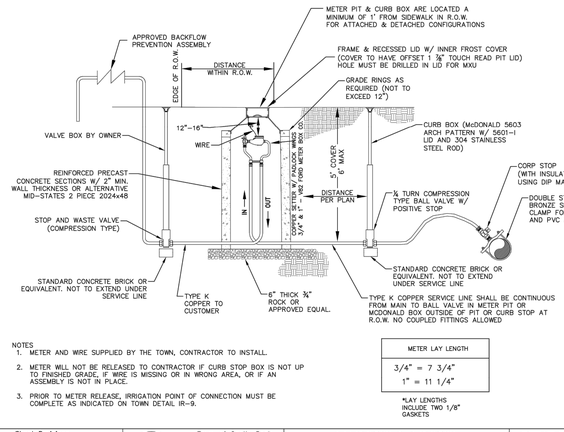
CONSTRUCTION DOCUMENTS
IRRIGATION PLAN

DESIGNED BY: ____
DRAWN BY: JN
CHECKED BY: CS

JOB NO.
17-069-001

SHEET
55 OF 58

3/15/2023 3:49 PM, P:\CITADEL STATION CONCEPT PLAN - 0506-01-0001\MILLERS LANDING BID PHASES 1-4 - 0755-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH1-IRR.DWG;



NOTES
1. METER AND WIRE SUPPLIED BY THE TOWN, CONTRACTOR TO INSTALL.
2. METER WILL NOT BE RELEASED TO CONTRACTOR IF CURB STOP BOX IS NOT UP TO FINISHED GRADE, IF WIRE IS MISSING OR IN WRONG AREA, OR IF AN ASSEMBLY IS NOT IN PLACE.
3. PRIOR TO METER RELEASE, IRRIGATION POINT OF CONNECTION MUST BE COMPLETE AS INDICATED ON TOWN DETAIL IR-9.

METER LAY LENGTH
3/4" = 7 3/4"
1" = 11 1/4"

*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

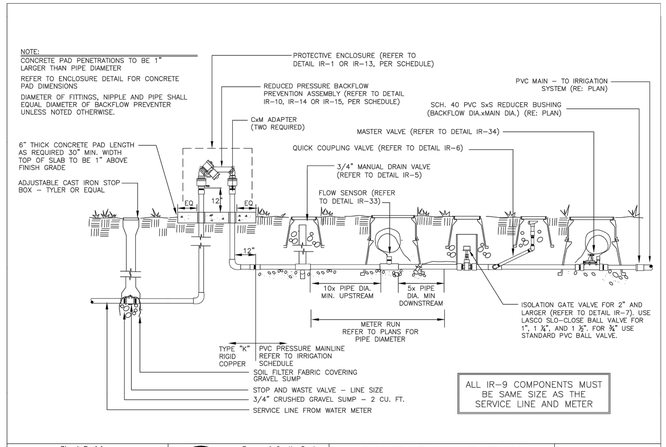
Sheet Revisions		
Date	Comments	
3/20	REVISED PER STAFF COMMENTS	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

3/4 INCH & 1 INCH IRRIGATION METERS
Issued By: Town of Castle Rock, Development Services March 2, 2020

DETAIL PLAN NO. W-4A
Sheet 1 of 1

1 IRRIGATION METER - 1-1/2" & 2"
SCALE: NTS



ALL IR-9 COMPONENTS MUST BE SAME SIZE AS THE SERVICE LINE AND METER

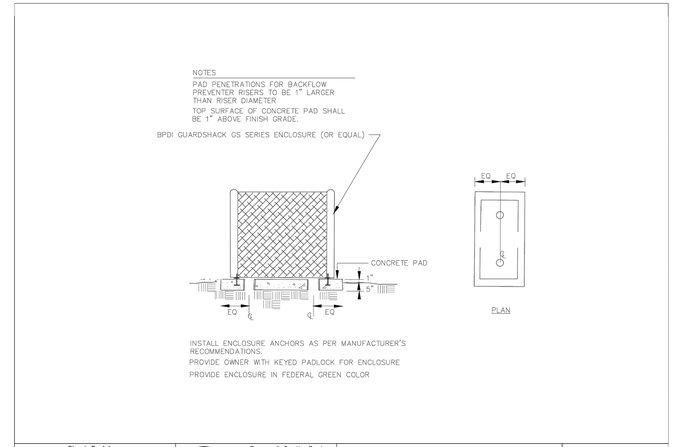
Sheet Revisions		
Date	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

POINT OF CONNECTION
Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-9
SHEET 1 OF 1

2 BACKFLOW PREVENTION ASSEMBLY
SCALE: NTS



Sheet Revisions	
Date	Comments

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

BACKFLOW ENCLOSURE
Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-1
Sheet 1 of 1

3 BACKFLOW ENCLOSURE
SCALE: NTS

1. PEDESTAL MOUNT CONTROLLER:
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS
3. FINISH GRADE
4. WIRES TO CONTROL VALVES
5. 3-INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL
6. 1-INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL TO DEDICATED POWER SUPPLY

Sheet Revisions		
Date	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

WEATHER BASED CONTROLLER: PEDESTAL MOUNT
Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-27
Sheet 1 of 1

4 PEDESTAL MOUNT CONTROLLER
SCALE: NTS

1. RAIN SENSOR
2. FEMALE ADAPTER (SLIP X FIPT)
3. GALVANIZED 90° EL (1 OF 2)
4. 3/4-INCH GALVAVIZED PIPE
5. FINISHED GRADE
6. CONCRETE BASE
7. WIRE TO IRRIGATION CONTROLLER

Sheet Revisions		
Date	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

RAIN / WEATHER SENSOR POLE MOUNT
Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-29
Sheet 1 of 1

5 POLE MOUNT RAIN SENSOR
SCALE: NTS

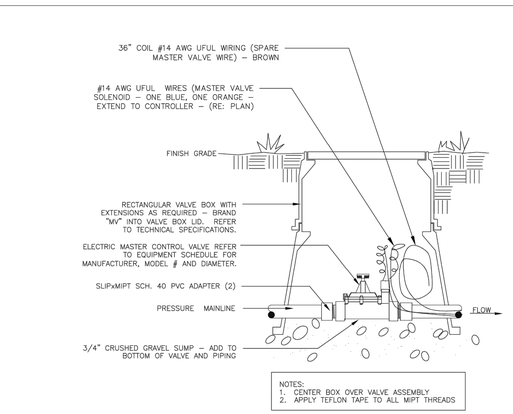
Sheet Revisions		
Date	Comments	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

MAIN LINE & LATERAL TRENCH
Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-21
Sheet 1 of 1

6 IRRIGATION TRENCH
SCALE: NTS



NOTES:
1. CENTER BOX OVER VALVE ASSEMBLY
2. APPLY TEFLON TAPE TO ALL MIPT THREADS

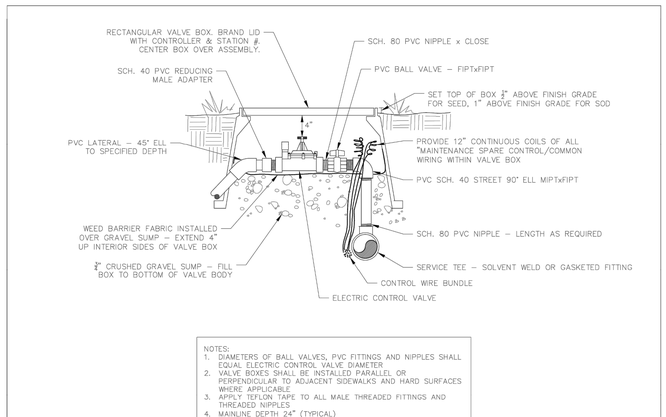
Sheet Revisions		
Date	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

MASTER VALVE
Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-34
SHEET 1 OF 1

7 MASTER VALVE
SCALE: NTS



NOTES:
1. DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER
2. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE
3. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES
4. MAINLINE DEPTH 24" (TYPICAL)

Sheet Revisions		
Date	Comments	
3/21	STAFF CHANGES	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

ELECTRIC CONTROL VALVE
Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO. IR-16
Sheet 1 of 1

8 CONTROL VALVE
SCALE: NTS

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

JASON NAUGHTIN TOCR #19-3239
NOT FOR CONSTRUCTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120
CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES
Know what's below. Call before you dig. 811
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	03/10/23 JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

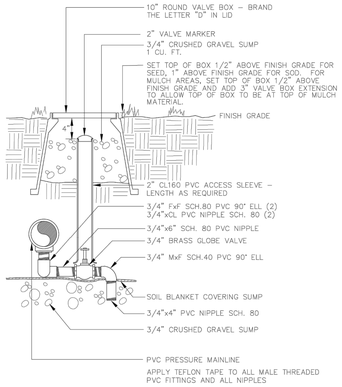
CONSTRUCTION DOCUMENTS
IRRIGATION DETAILS

DESIGNED BY: ____
DRAWN BY: JN
CHECKED BY: CS

JOB NO. 17-069-001

SHEET 56 OF 58

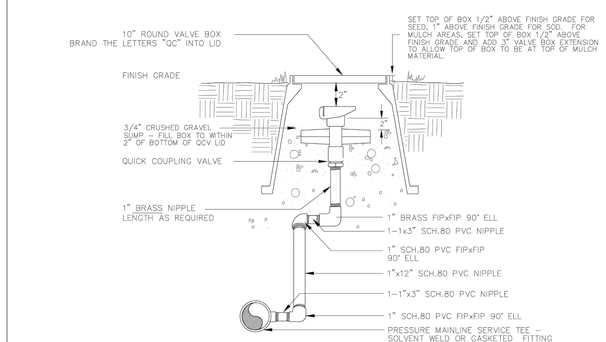
3/15/2023 3:49 PM - P:\CITADEL STATION CONCEPT PLAN - 0506-01-0001\MILLERS LANDING BID PHASES 1-4 - 0706-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH-P1-IRR.DWG;



Sheet Revisions			Town of Castle Rock	MANUAL DRAIN VALVE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-5
					Sheet 1 of 1

1 DRAIN VALVE

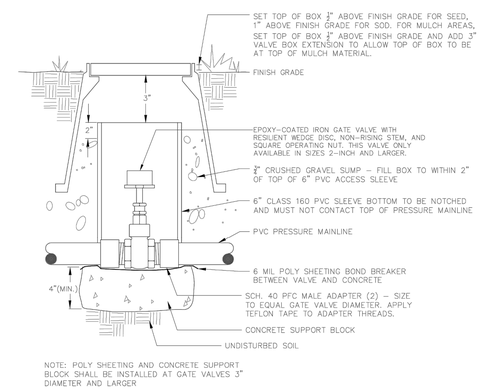
SCALE: NTS



Sheet Revisions			Town of Castle Rock	QUICK COUPLING VALVE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-6
					Sheet 1 of 1

2 QUICK COUPLER VALVE

SCALE: NTS

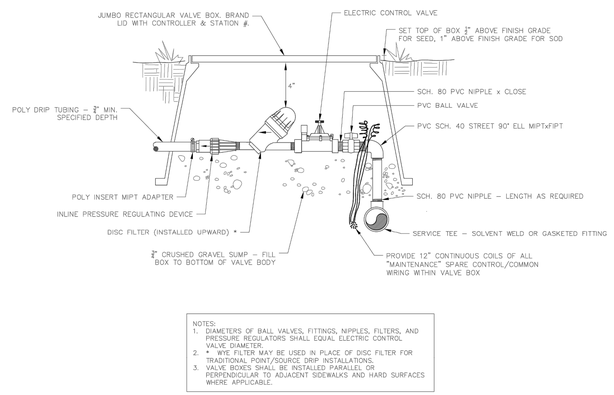


NOTE: POLY SHEETING AND CONCRETE SUPPORT BLOCK SHALL BE INSTALLED AT GATE VALVES 3" DIAMETER AND LARGER

Sheet Revisions			Town of Castle Rock	GATE VALVE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-7
3/21	STAFF CHANGES				Sheet 1 of 1

3 GATE VALVE

SCALE: NTS

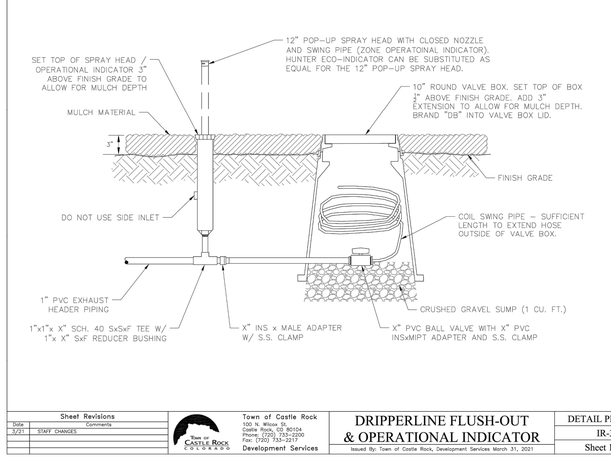


NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

Sheet Revisions			Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-18
3/21	STAFF CHANGES				Sheet 1 of 1

4 DRIP VALVE ASSEMBLY

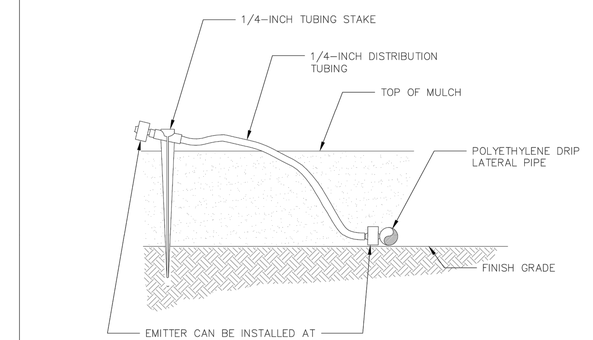
SCALE: NTS



Sheet Revisions			Town of Castle Rock	DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-32
3/21	STAFF CHANGES				Sheet 1 of 1

5 DRIP LINE FLUSH VALVE

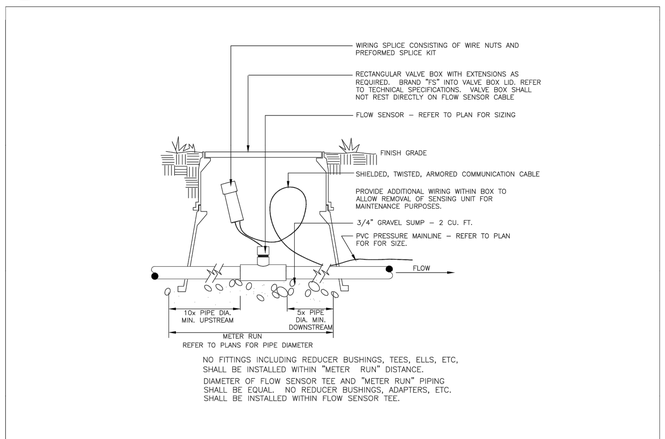
SCALE: NTS



Sheet Revisions			Town of Castle Rock	DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-25
3/21	STAFF CHANGES				Sheet 1 of 1

6 DRIP EMITTER

SCALE: NTS

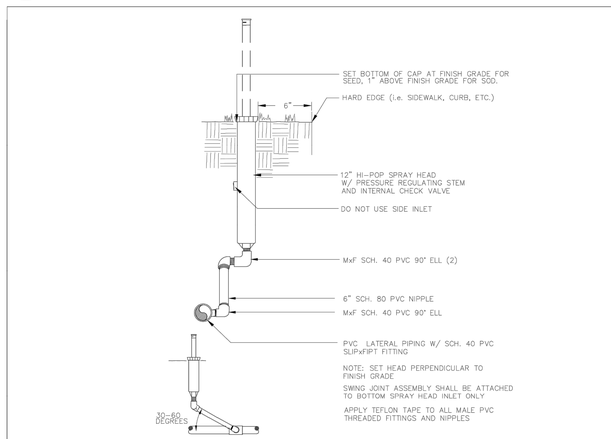


NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN "METER RUN" DISTANCE.
DIAMETER OF FLOW SENSOR TEE AND "METER RUN" PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

Sheet Revisions			Town of Castle Rock	FLOW SENSOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-33
					SHEET 1 OF 1

7 FLOW SENSOR

SCALE: NTS



Sheet Revisions			Town of Castle Rock	HI-POP (12") SPRAY HEAD	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-2
					Sheet 1 of 1

8 POP-UP SPRAY/ROTARY HEAD

SCALE: NTS

JASON NAUGHTIN TOCR #19-3239

NOT FOR CONSTRUCTION

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
IRRIGATION DETAILS

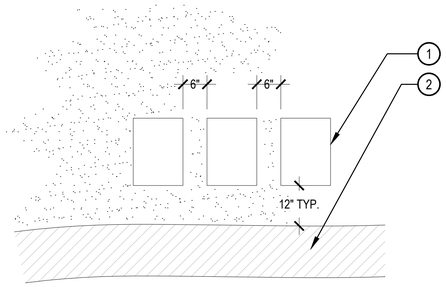
NORRIS DESIGN
Planning | Landscape Architecture | Branding

DESIGNED BY: ___
DRAWN BY: JN
CHECKED BY: CS

JOB NO. 17-069-001

SHEET 57 OF 58

3/15/2023 3:50 PM, P:\CITADEL STATION CONCEPT PLAN - 0505-01-0001\MILLERS LANDING BID PHASES 1-4- 0705-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN-ML-PH1-IRR.DWG;

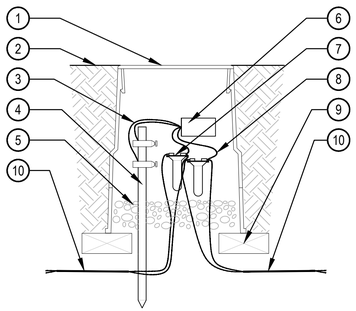


1. VALVE BOX; ALIGN EVENLY AND SPACE EVENLY FROM SIDEWALK, STRUCTURE, WALL, OR CURB
2. SIDEWALK OR PAVING

NOTE:
1. DO NOT PLACE VALVE(S) IN PEDESTRIAN OR TURF AREAS

1 VALVE BOX PLACEMENT

SCALE: NTS

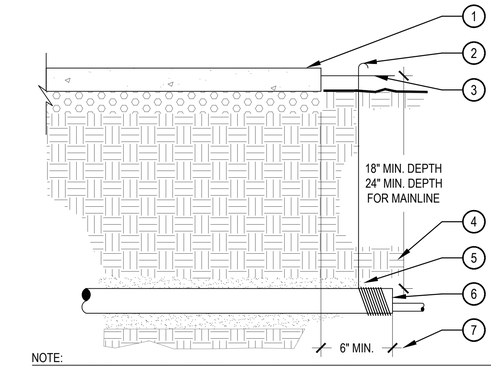


NOTES:
1. INSTALL A LINE SURGE PROTECTOR EVERY 8th DECODER OR EVERY 500 FT. WHICHEVER IS SHORTER AND AT THE END OF EACH WIRE RUN.
2. INSTALL THE GROUNDING WIRE AND EACH GROUNDING HARDWARE AT RIGHT ANGLES FROM THE TWO-WIRE PATHS, WHEN POSSIBLE.
3. EACH GROUND SYSTEM SHALL MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS OR LESS. REFER TO TWO-WIRE COMPONENTS MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR INSTALLATION.
4. INSTALL GROUNDING PER ASIC'S GUIDELINES.

1. VALVE BOX WITH COVER PER LEGEND
2. FINISH GRADE
3. WIRE FROM LINE SURGE PROTECTOR TO GROUNDING ROD BRASS CLAMPS (1 OF 2)
4. GROUNDING ROD: 10 OHMS OR LESS
5. 3 INCH MINIMUM DEPTH OF ¾ INCH WASHED GRAVEL
6. LINE SURGE ARRESTOR
7. WATERPROOF CONNECTORS
8. WIRE FROM DECODER TO WIRE CONNECTOR
9. BRICK (2 MINIMUM)
10. TWO-WIRE CABLE/COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR CONTROLLER

2 IRRIGATION SLEEVE

SCALE: NTS

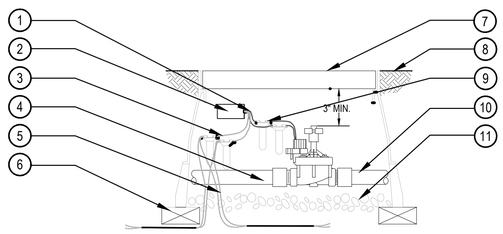


1. PAVING
2. WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE.
3. FINISH GRADE / TOP OF DG.
4. COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
5. WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS.
6. PVC SLEEVE PER SCHEDULE. TWICE DIAMETER OF THE SUM OF THE PIPES/ WIRES
7. EXTEND SLEEVES 6" BEYOND EDGES OF PAVING

NOTE:
1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
2. CAP SLEEVES UNTIL USE.
3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

3 FD-101TURF TURF FIELD DECODER CONNECTION TO VALVE

SCALE: NTS

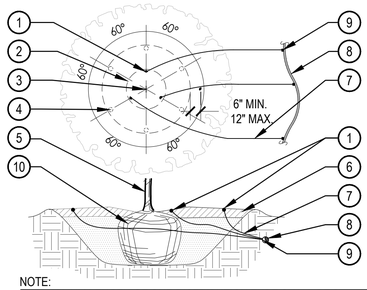


1. WHITE WIRE FROM FIELD DECODER (1 OF 2)
2. 2 WIRE DECODER
3. BLUE WIRE FROM FIELD DECODER (1 OF 2)
4. PVC LATERAL PIPE
5. COMMUNICATION WIRE TO NEXT DEVICE
6. BRICK (1 OF 4)
7. TOP OF VALVE BOX
8. FINISHED GRADE
9. WIRE CONNECTOR
10. PVC MAINLINE PIPE
11. 3" MIN DEPTH GRAVEL BED

NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET.
2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING.

4 LINE SURGE PROTECTION

SCALE: NTS

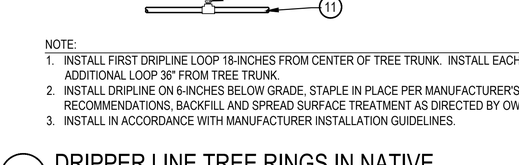


1. EMISSION POINT. DIFFUSER CAP W/ DRIP STAKE (TYP.)
2. PLANT ROOT BALL (TYP.)
3. PLANT CENTER (TYP.)
4. SECOND EMISSION POINTS SEE NOTE 3 BELOW
5. TREE TRUNK
6. MULCH LAYER
7. 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
8. 3/4" POLYETHYLENE DRIP TUBING
9. SINGLE OUTLET EMITTER
10. ROOTBALL

NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.
3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.
4. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

5 DRIPPER LINE TREE RINGS IN NATIVE

SCALE: NTS

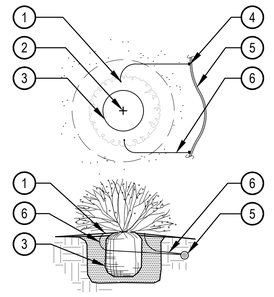


1. DRIPLINE. FLOW, DRIPPER SPACING, LINE SPACING PER SCHEDULE OR MANUFACTURER RECOMMENDATIONS
2. INSERT TEE (TYP)
3. TREE TRUNK
4. 6" SOIL STAPLE
5. BLANK DRIPLINE TUBING CONNECTION
6. INSERT CROSS (TYP)
7. 17mm BLANK DRIPLINE SUPPLY HEADER
8. 1"x17mm MALE ADAPTER
9. TYPICAL CL200 PVC LATERALS - 1" MINIMUM.
10. ALL DISTRIBUTION LINES SHALL BE BURIED 6" BELOW FINISHED GRADE
11. TYPICAL TECHLINE TUBING LATERALS WITH EMITTER SPACING AS NOTED.

NOTE:
1. INSTALL FIRST DRIPLINE LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP 36" FROM TREE TRUNK.
2. INSTALL DRIPLINE ON 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OWNER.
3. INSTALL IN ACCORDANCE WITH MANUFACTURER INSTALLATION GUIDELINES.

6 SINGLE OUTLET EMITTER PLACEMENT

SCALE: NTS



1. DIFFUSER CAP W/ DRIP STAKE
2. PLANT CENTER
3. PLANT ROOTBALL
4. SINGLE OUTLET EMITTER
5. 3/4" POLYETHYLENE DRIP TUBING
6. 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')

NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
3. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
2. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
3. EMITTERS SHALL BE SELF-FLUSHING AND PRESSURE COMPENSATING UNLESS NOTED OTHERWISE.
4. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS AND SUN EXPOSURE.
5. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.

7 TREE EMITTER PLACEMENT

SCALE: NTS

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below. Call before you dig. 811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	03/10/23	JP

MILLER'S LANDING PHASE I
CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
IRRIGATION DETAILS

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

Development Services Date

JASON NAUGHTIN TOCR #19-3239
NOT FOR CONSTRUCTION

DESIGNED BY:
DRAWN BY: JN
CHECKED BY: CS

JOB NO. 17-069-001

SHEET 58 OF 58

3/15/2023 3:50 PM, P:\CITADEL STATION CONCEPT PLAN - 0606-01-0001\MILLERS LANDING BID PHASES 1-4 - 0755-01-0003\DRAWINGS\CONSTRUCTION DOCUMENTS\ML-PRAIRIEHAWK-PH1\PLAN\ML-PH1-IRR.DWG;