

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
DAWSON TRAILS BLVD OFFSITE SANITARY SEWER
LOCATED IN PORTIONS OF SECTIONS 10, 11, 15, 22, & 27, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.
TOWN OF CASTLE ROCK PROJECT NO. CD23-0002

CONTACTS

OWNER

ACM DAWSON TRAILS VII JV LLC
4100 E. MISSISSIPPI AVE, STE. 500
GLENDALE, CO 80246
CONTACT: LAWRENCE JACOBSON
PHONE: (303) 984-9800

ENGINEER

CORE CONSULTANTS, INC.
3473 S. BROADWAY
ENGLEWOOD, CO 80113
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SURVEYOR

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3473 S. BROADWAY
ENGLEWOOD, CO 80113
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TOWN OF CASTLE ROCK DEVELOPMENT SERVICES

TOWN OF CASTLE ROCK
DEVELOPMENT SERVICES DEPARTMENT
100 NORTH WILCOX STREET
CASTLE ROCK, CO 80104
CONTACT: SANDY VOSSLER
PHONE: (303) 472-0826

TOWN OF CASTLE ROCK PUBLIC WORKS

TOWN OF CASTLE ROCK
PUBLIC WORK DEPARTMENT
4175 NORTH CASTLETON COURT
CASTLE ROCK, CO 80109
PHONE: (720) 733-2462

UTILITY SERVICE PROVIDERS

WATER & SEWER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, CO 80104
PHONE: (720) 733-6000

ELECTRIC

CORE ELECTRIC
5496 N. U.S. HWY 85
P.O. DRAWER A
SEDALIA, CO 80135
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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

LUMEN TECHNOLOGIES
931 14TH STREET
DENVER, CO 80202
PHONE: (800) 244-1111

NOTES

- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 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.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL ADJACENT PROPERTY BOUNDARIES PRIOR TO CONSTRUCTION. NO IMPROVEMENTS SHALL BE PERMITTED ON ADJACENT PROPERTIES UNLESS SPECIFICALLY NOTED IN THESE PLANS WITH PROPER ENCROACHMENT DOCUMENTATION IN PLACE.

TECHNICAL CODE VARIANCES

TOCR VARIANCE #TCV23-0021

TOCR WW CRITERIA MANUAL

- SECTION 4.4.8 SANITARY SEWERS AND MANHOLES
GREATER THAN TWENTY FEET SECTION

DESCRIPTION:

MANHOLE DEPTH TO BE ALLOWED GREATER THAN TWENTY FEET THROUGHOUT MULTIPLE SECTIONS OF SANITARY SEWER INTERCEPTOR.

CONDITIONS OF APPROVAL: XXXX

APPROVAL DATE: XXXX

TOCR VARIANCE #TCV23-0002

TOCR WW CRITERIA MANUAL

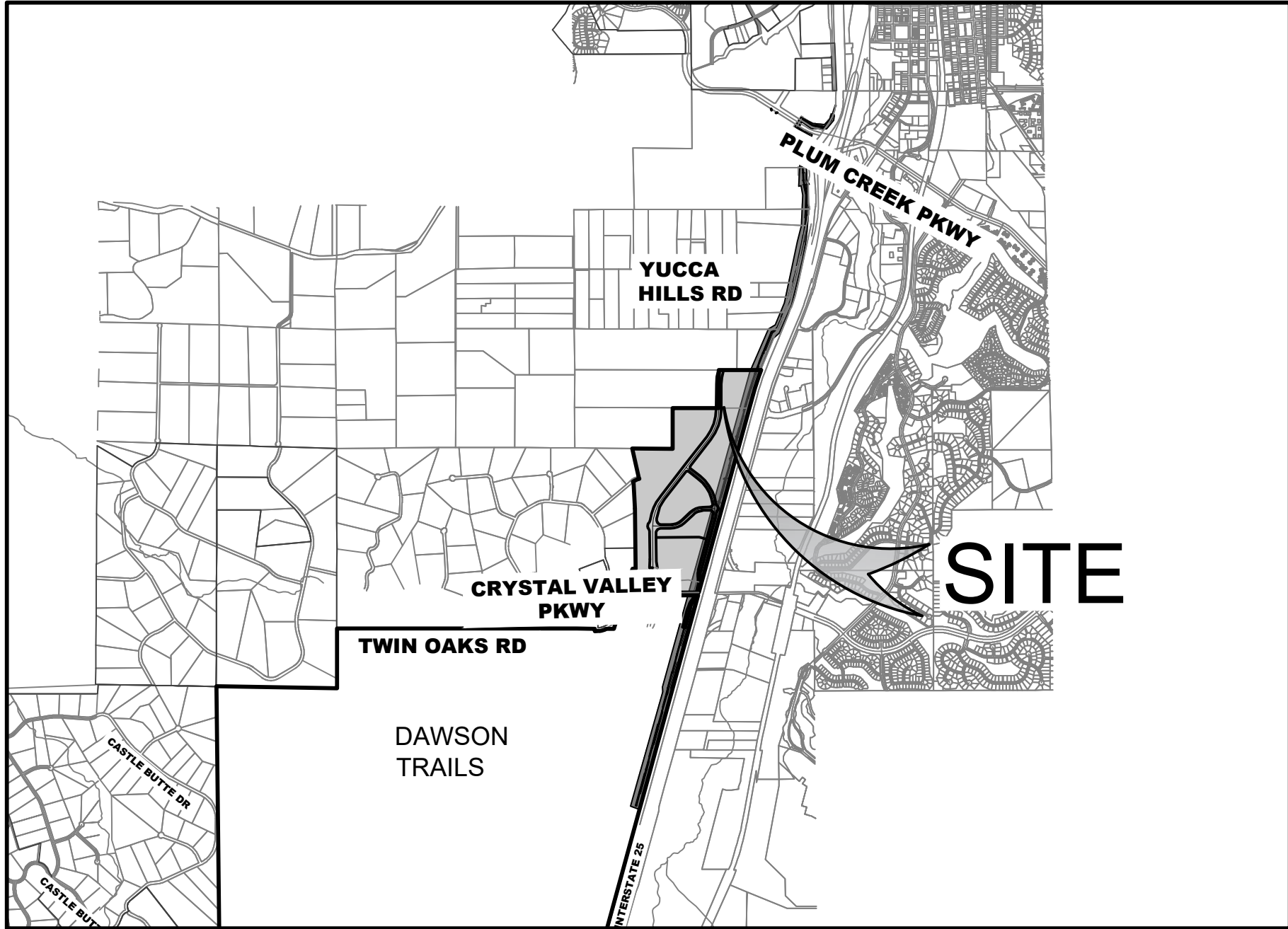
- SECTION 13.1.1 FULL SPECTRUM DETENTION SHALL BE
PROVIDED FOR ALL NEW DEVELOPMENT

DESCRIPTION:

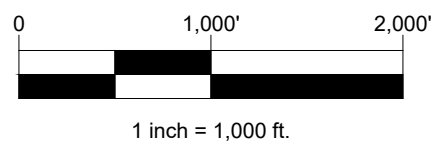
FULL SPECTRUM DETENTION REQUIRED DUE TO SITE CONSTRAINTS AND NEGLIGIBLE AREA ADDED.

CONDITIONS OF APPROVAL: APPROVED

APPROVAL DATE: 5/8/2023



VICINITY MAP



INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT. THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, TECHNICAL MANUALS, AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

JOSEPH F. FERRIS, PE #55846
CORE CONSULTANTS, INC.
3475 S. BROADWAY
ENGLEWOOD, CO 80113
PHONE (303) 730-5975

SHEET LIST TABLE

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2	GENERAL NOTES
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6	DEMO PLAN (3 OF 5)
7	DEMO PLAN (4 OF 5)
8	DEMO PLAN (5 OF 5)
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25	DETAILS (1 OF 2)
26	DETAILS (2 OF 2)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEARING S 89°31'22" E, FROM THE WEST SIXTEENTH CORNER OF SECTIONS 22/15, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "1.S 5112 - 1994". TO THE NORTH QUARTER CORNER OF SAID SECTION 22 BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "1.S 38002 - 2020", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331), BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOWN LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD86

PROFESSIONAL ENGINEER CERTIFICATION

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

JOSEPH F. FERRIS

STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

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

APPROVED BY:

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

DAWSON TRAILS BLVD OFFSITE SANITARY SEWER
CONSTRUCTION DOCUMENTS
PROJECT NO. CD23-0002

DEVELOPMENT SERVICES

DATE

DAWSON TRAILS BLVD OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

COVER



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
1 OF 26

Know what's below.
Call before you dig.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	RR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	06/05/23	JF

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
- THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWNS SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY(30) INCHES IN HEIGHT ABOVE THE 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.

08035C0282G, 08035C0301G, 08035C0283F, 08035C0284G, AND 08035C0292F DATED MARCH 16, 2016. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.

- BENCHMARK PROVIDED ON COVER SHEET.
- BASIS OF BEARING PROVIDED ON COVER SHEET.

SANITARY SEWER CONSTRUCTION NOTES

- 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.
- ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
- ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
- ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.
- 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.
- SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
- 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.
- 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.
- 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.
- 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.
- MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
- 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.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
- THE PLUM CREEK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
- 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.

TRACER WIRE INSTALLATION NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
- 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.
- 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.
- "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.
- 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.
- 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.
- 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.
- A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
- TRACER WIRE MUST BE PROPERLY GROUNDDED 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.
- TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
- TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
- 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.
- 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.

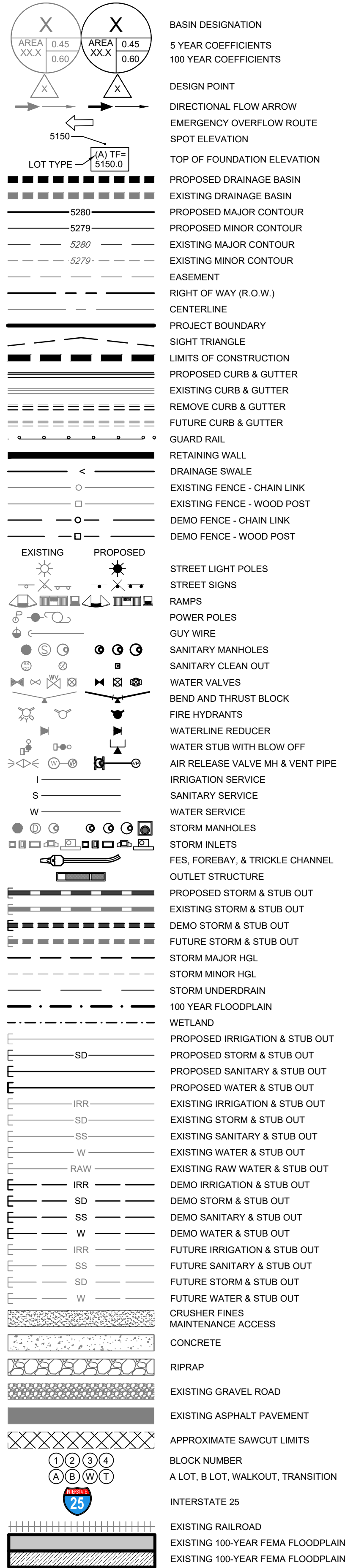
CORE ENGINEERING NOTES

IN ADDITION TO CITY STANDARD NOTES, THE FOLLOWING SHALL APPLY:

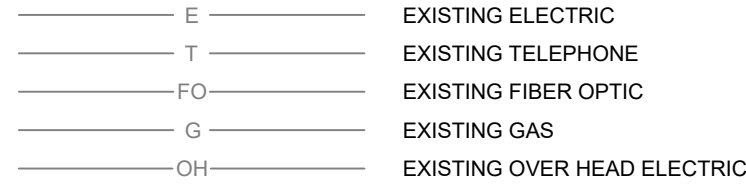
- CONTRACTOR SHALL OBTAIN ALL THE MOST RECENT APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARDS SHALL APPLY.
- ALL CONSTRUCTION IN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
- TRAFFIC AND PEDESTRIAN CONTROL SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION).
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF THE WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING Laid, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEWER WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS FROM THE MUNICIPALITY'S ENGINEERING DIVISION AS FIELD CONDITIONS WARRANT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, WQCD-P-82, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80246-1530. ATTENTION: PERMITS UNIT. PHONE (303) 692-3590.
- THE CONTRACTOR SHALL REGULARLY PATROL THE PUBLIC LANDS ADJACENT TO THE DEVELOPMENT, REMOVE CONSTRUCTION DEBRIS AND KEEP THE SITE CLEAN AND SAFE.
- CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, EMBANKMENT, AND TOPSOIL REMOVAL AND REPLACEMENT. FINAL PAVEMENT DESIGN TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR TO COORDINATE THIS WORK. THE CONSTRUCTION METHODS FOR EXCAVATION/EMBANKMENT, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEER'S INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN.
- ANY EARTHWORK QUANTITIES ARE RAW NUMBERS AND HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR SHRINK, SWELL, COMPACTION, UTILITY SPOILS, BUILDING FOUNDATION/BASEMENT ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EARTHWORK VALUES.
- NOTICE TO BIDDERS - UNLESS APPROVAL BLOCKS ARE SIGNED AND THE PLANS ARE STAMPED BY A PROFESSIONAL ENGINEER, THESE DOCUMENTS ARE PENDING JURISDICTIONAL APPROVAL AND SUBJECT TO CHANGE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 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
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL CALL THE UTILITY NOTIFICATION CENTER OF COLORADO FOR UTILITY LOCATIONS 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.
- ALL STORM SEWER PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE AND UTILIZING WATER TIGHT JOINTS UNLESS OTHERWISE NOTED.
- ALL AREAS DISTURBED BEYOND CONSTRUCTION LIMITS SHALL BE RESEDED/MULCHED AT THE CONTRACTORS EXPENSE.
- IF CONSTRUCTING NEW CURB AND GUTTER ADJACENT TO EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL REVIEW EXISTING PAVEMENT ELEVATIONS AND PROPOSED GRADES FOR CURB AND GUTTER AND NOTIFY ENGINEER IF MAXIMUM OR MINIMUM CROSS SLOPES ON ASPHALT PATCH ARE NOT WITHIN THE LIMITS OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE PUBLIC WORKS INSPECTOR AT ALL TIMES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWINGS. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

CORE ENGINEERING NOTES

LEGEND



EXISTING DRY UTILITIES



ABBREVIATIONS:

A	DELTA	LP	LOW POINT
AC	AIR CONDITIONING UNIT	LS	LANDSCAPE
AD	ALGEBRAIC DIFFERENCE (IN GRADE)	LT	LEFT
AE	ACCESS EASEMENT	MAT	MATERIAL
ASPH	ASPHALT	MAX	MAXIMUM
AVE	AVENUE	ME	MATCH EXISTING
BLDG	BUILDING	MH	MANHOLE
N	NORTH	MIN	MINIMUM
BLVD	BOULEVARD	MON	MONUMENT
BM	BENCHMARK	NO	NUMBER
BMP	BEST MANAGEMENT PRACTICE	NTS	NOT TO SCALE
BOP	BOTTOM OF PIPE	OC	ON CENTER
BOR	BOTTOM OF RAMP	OH	OVERHEAD
BOS	BOTTOM OF STAIR	OHE	OVERHEAD ELECTRICAL
BOW	BACK OF WALK	PB	PULL BOX
BP	BEGIN PROFILE	PC	POINT OF CURVATURE
BW	BOTTOM OF WALL (FG @ WALL FACE)	PCC	PORTLAND CEMENT CONCRETE
CAE	CROSS ACCESS EASEMENT	PCR	POINT OF CURB RETURN
CCP	CITY OF CASTLE PINES	PE	PROFESSIONAL ENGINEER
CDOT	CO. DEPT. OF TRANSPORTATION	PED	PEDESTAL
CL	CENTERLINE	PGL	PROFILE GRADE LINE
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION
CO	CLEANOUT	PL	PROPERTY LINE
COL	COLUMN	PLS	PROFESSIONAL LAND SURVEYOR
CON	CONCENTRIC	PP	POWER POLE
CONC	CONCRETE	PR	PROPOSED
COR	CORNER	PRC	POINT OF REVERSE CURVATURE
CR	CURB RAMP / CURB RETURN	PT	POINT OF TANGENCY
DE	DRAINAGE EASEMENT	PVC	POINT OF VERTICAL CURVATURE
DI	DUCTILE IRON	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	PVMT	PAVEMENT
DS	DOWNSPOUT	PVT	POINT OF VERTICAL TANGENCY
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
E	EAST / SUPERELEVATION RATE	R	RADIUS / RIGHT
E	ELECTICAL	RD	ROAD
EB	EASTBOUND	RE	REFERENCE
EAE	EMERGENCY ACCESS EASEMENT	RET	RETAINING
EC	EDGE OF CONCRETE	REV	REVISION
ECC	ECCENTRIC	ROW	RIGHT-OF-WAY
EG	EXISTING GRADE	RT	RIGHT
EL	ELEVATION	RW	RAW WATER
ELEC	ELECTRIC	S	SOUTH
EM	ELECTRIC METER	SANS	SANITARY SEWER
ENCL	ENCLOSURE	SC	SURVEY CONTROL
EOA	EDGE OF ASPHALT	SD	STORM DRAIN
EOC	EDGE OF CONCRETE	SEC	SECTION
EOP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EOW	EDGE OF WALK	ST	STREET / STORM
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SV	SERVICE
FES	FLARED END SECTION	SW	SIDEWALK
FF	FINISH FLOOR	SWL	SWALE
FH	FIRE HYDRANT	T	TELEPHONE
FG	FINISH GRADE	TC	TOP OF CURB / TRAFFIC CONTROL
FL	FLOWLINE	TBC	TOP BACK OF CURB
FO	FIBER OPTIC	TELE	TELEPHONE / COMMUNICATIONS
FT	FEET	TOB	TOP OF BANK
G	GRADE	TOE	TOE OF SLOPE
GB	GRADE BREAK	TOP	TOP OF FOUNDATION
GM	GAS METER	TOP	TOP OF PIPE
GND	GROUND	TOR	TOP OF RAMP
GP	GUARD POST	TOS	TOP OF STAIR
GR	GRADE	TOW	TOE OF WALL
GRL	GUARDRAIL	TV	TELEVISION
GRV	GRAVEL	TV	TELEVISION
GS	GARAGE SLAB	TYP	TYPICAL
GV	GATE VALVE	UE	UTILITY EASEMENT
HC	HANDICAP	UT	UTILITY
HOR	HORIZONTAL	VC	VERTICAL CURVE
HP	HIGH POINT	VC&G	VERTICAL CURB & GUTTER
HW	HEADWALL	VLT	VAULT
IN	INCHES OR INLET	VERT	VERTICAL
INT	INTERSECTION	W	WEST
INV	INVERT	WB	WEST BOUND
IRR	IRRIGATION	WI	SIDEWALK
JT	JOINT TRENCH	WM	WATER METER
K	DIST FOR 1% CHANGE OF GRADE	WT	WATER
L	LENGTH / LEFT	XC	CROSS-SECTION
LIP	LIP OF PAN	Y1	SINGLE YELLOW STRIPE
		Y2	DOUBLE YELLOW STRIPE

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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TOWN OF CASTLE ROCK APPROVAL
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DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

DEVELOPMENT SERVICES

DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

GENERAL NOTES



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
2 OF 26



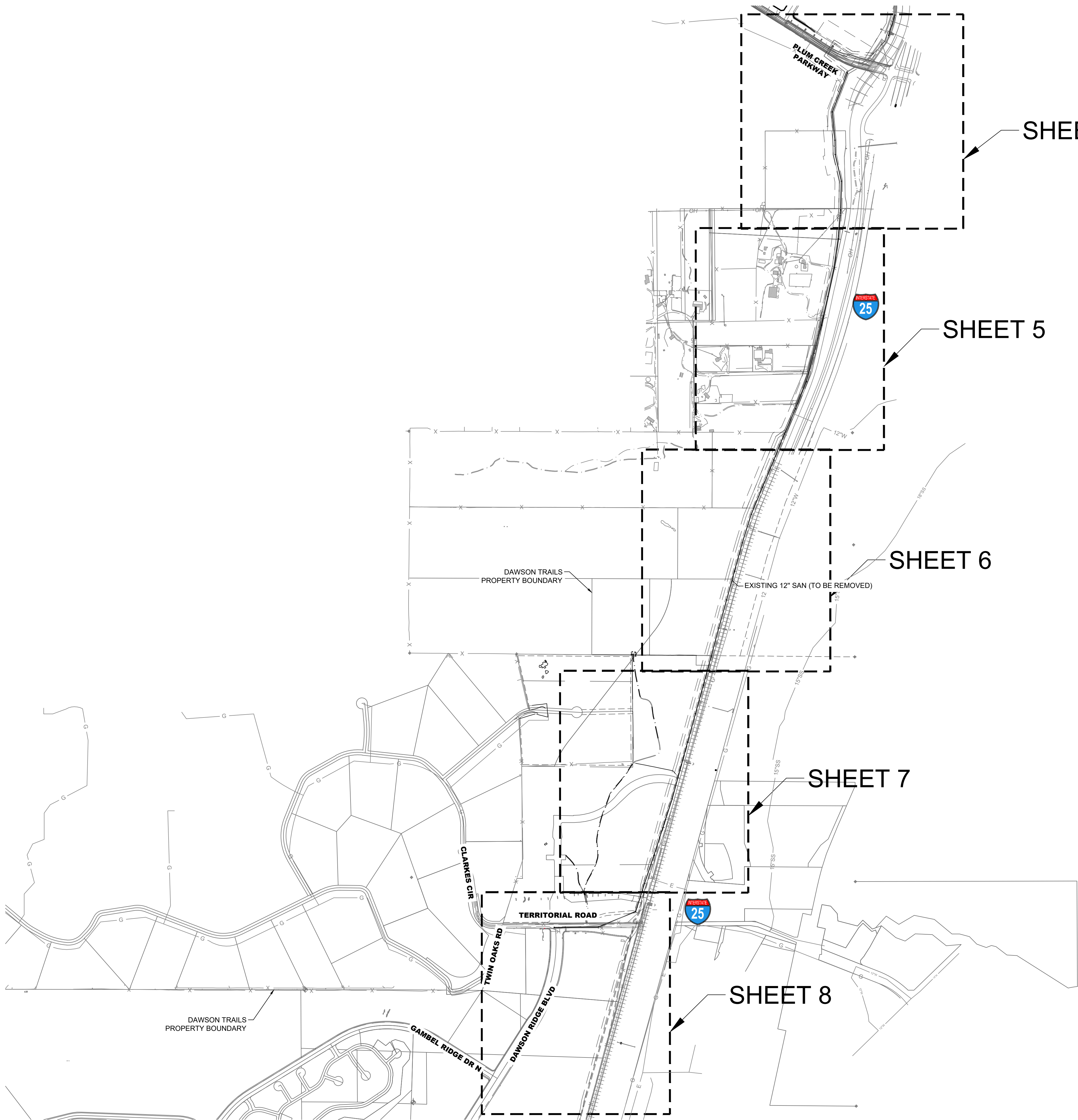
Know what's below.
Call before you dig.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	RR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	08/05/23	JF

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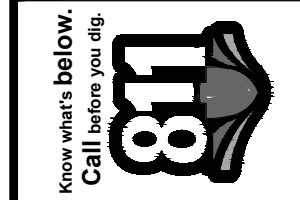
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APPROVED BY: _____
DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

DEVELOPMENT SERVICES _____ DATE _____

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL DEMO PLAN

WESTSIDE
DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF
JOB NO.
20-224
SHEET
3 OF 26

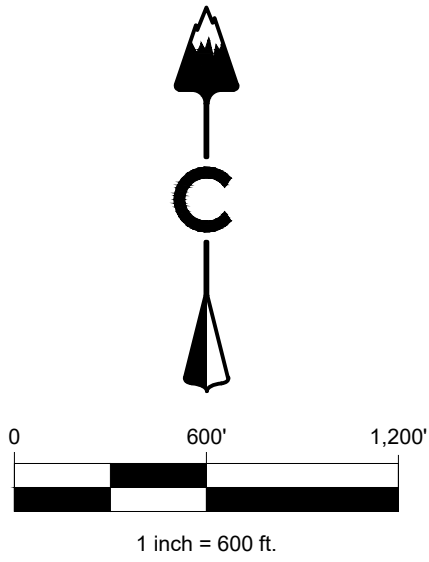


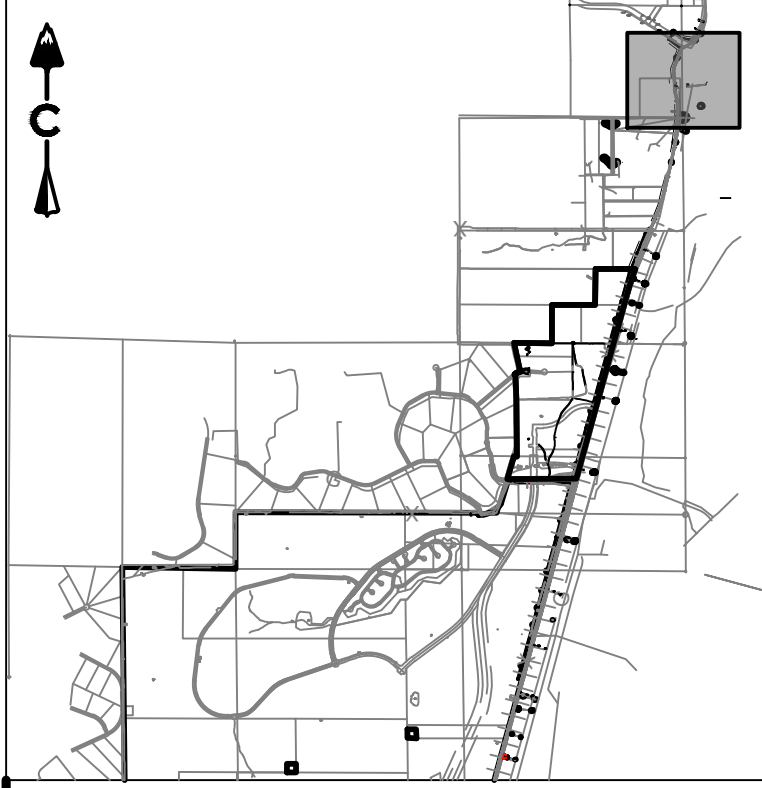
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/05/23	JF



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KEY MAP			
SCALE: 1" = 4500'			
LEGEND			
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NOTES:

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APPROVED BY:

DEVELOPMENT SERVICES

DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

DEMO PLAN (1 OF 5)

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

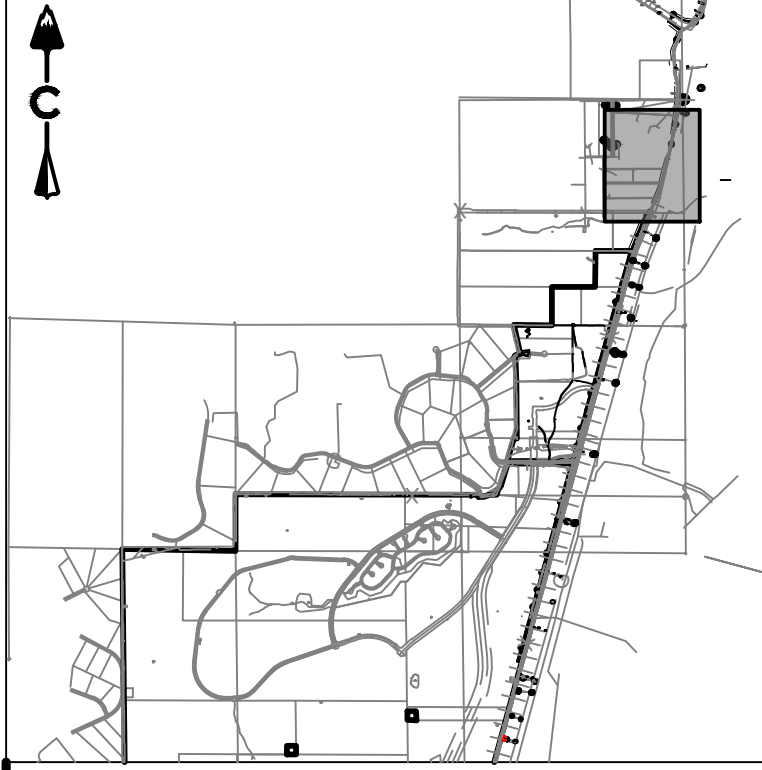
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LEGEND

=====	EXISTING CURB & GUTTER
=====	DEMO CURB & GUTTER
=====	EXISTING STORM & STUB OUT
=====	DEMO STORM & STUB OUT
=====	EXISTING WATER & STUB OUT
=====	DEMO WATER & STUB OUT
=====	EXISTING SANITARY & STUB OUT
=====	DEMO STORM & STUB OUT
=====	EXISTING IRRIGATION & STUB OUT
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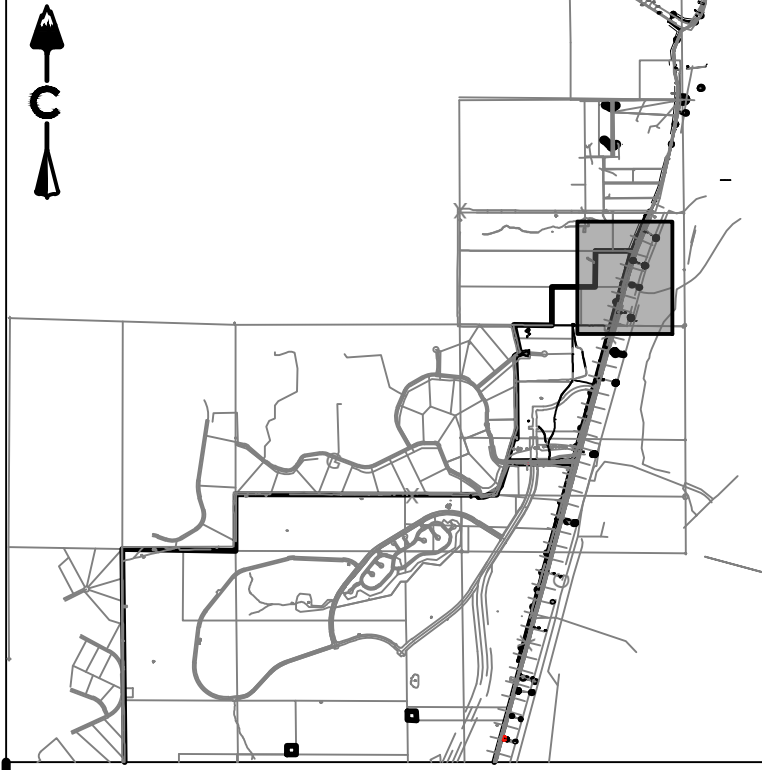
LAND DEVELOPMENT
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DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
DEMO PLAN (2 OF 5)

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
5 OF 26



KEY MAP
SCALE: 1" = 4500'

LEGEND

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APPROVED BY:	
DESIGNED BY: JB DRAWN BY: MB CHECKED BY: JF	
JOB NO. 20-224	
SHEET 6 OF 26	
DEVELOPMENT SERVICES	DATE

CORE CONSULTANTS, INC.
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

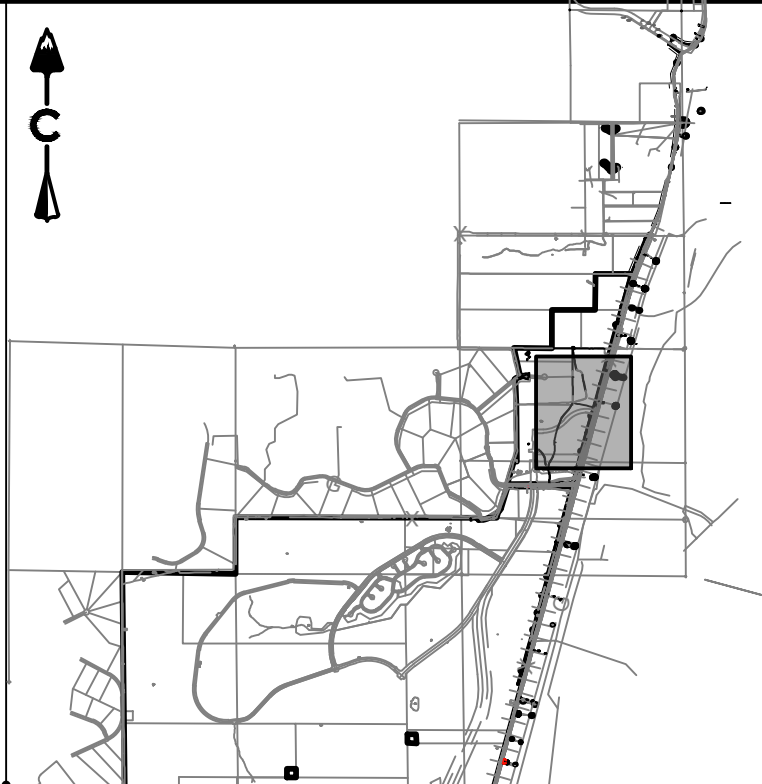
DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
DEMO PLAN (3 OF 5)

WESTSIDE

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
6 OF 26



LEGEND			
[Symbol]	EXISTING CURB & GUTTER		
[Symbol]	DEMO CURB & GUTTER		
[Symbol]	EXISTING STORM & STUB OUT		
[Symbol]	DEMO STORM & STUB OUT		
[Symbol]	EXISTING WATER & STUB OUT		
[Symbol]	DEMO WATER & STUB OUT		
[Symbol]	EXISTING SANITARY & STUB OUT		
[Symbol]	DEMO SANITARY & STUB OUT		
[Symbol]	EXISTING IRRIGATION & STUB OUT		
[Symbol]	DEMO IRRIGATION & STUB OUT		
[Symbol]	EXISTING STORM & STUB OUT		
[Symbol]	FUTURE STORM & STUB OUT		
[Symbol]	RETAINING WALL		
[Symbol]	EXISTING FENCE - CHAIN LINK		
[Symbol]	EXISTING FENCE - WOOD POST		
[Symbol]	DEMO FENCE - CHAIN LINK		
[Symbol]	DEMO FENCE - WOOD POST		
[Symbol]	IRRIGATION SERVICE		
[Symbol]	SANITARY SERVICE		
[Symbol]	WATER SERVICE		
[Symbol]	EXISTING ELECTRIC		
[Symbol]	EXISTING FIBER OPTIC		
[Symbol]	EXISTING GAS		
[Symbol]	EXISTING OVER HEAD ELECTRIC		
[Symbol]	CONCRETE		
[Symbol]	EXISTING GRAVEL ROAD		
[Symbol]	100 YEAR TOWN FLOODPLAIN		
[Symbol]	APPROXIMATE SAWCUT LIMITS		

NOTES:

1. EXISTING UTILITIES WITHIN DAWSON TRAILS PROPERTY OUTSIDE OF THE OFFSITE SANITARY SEWER BOUNDARY ARE TO BE REMOVED AS PART OF THE DAWSON TRAILS DEMOLITION (BY OTHERS).

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEARING S 89°31'22" E, FROM THE WEST SIXTEENTH CORNER OF SECTIONS 22/15, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 5112 - 1994". TO THE NORTH QUARTER CORNER OF SAID SECTION 22 BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 38002 - 2020", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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

JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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

APPROVED BY:
DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

DEVELOPMENT SERVICES DATE

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE CONSULTANTS, INC.
34733 S. BROADWAY
DENVER, CO 80113
303.703.4444
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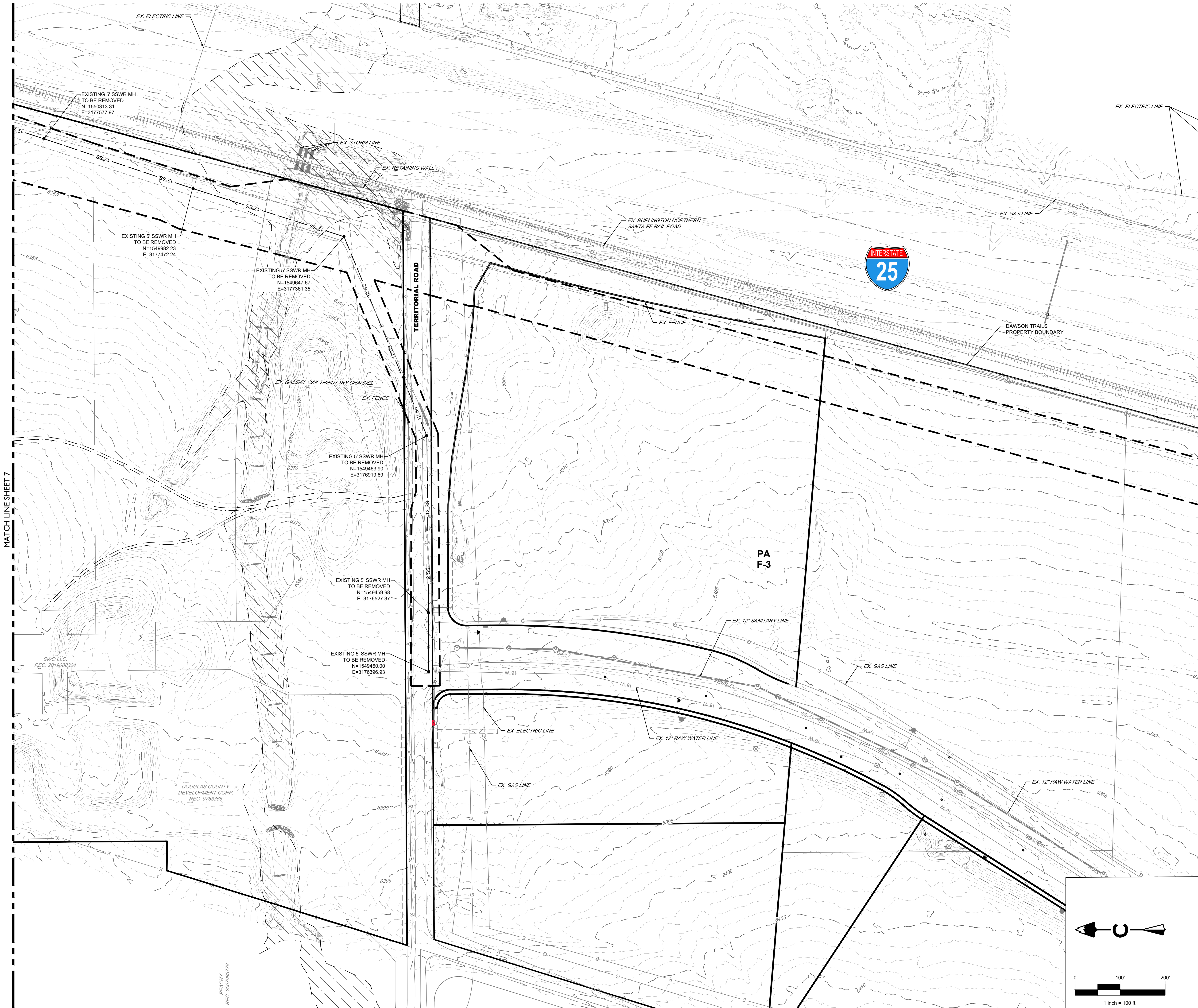
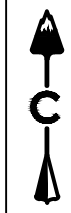
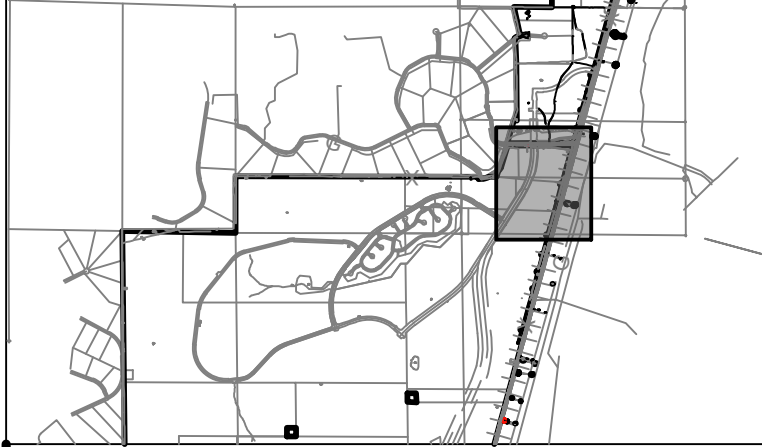
Know what's below.
Call before you dig.
811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/03/23	JF

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
DEMO PLAN (4 OF 5)

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
7 OF 26



LEGEND			
	EXISTING CURB & GUTTER		
	DEMO CURB & GUTTER		
	EXISTING STORM & STUB OUT		
	DEMO STORM & STUB OUT		
	EXISTING WATER & STUB OUT		
	DEMO WATER & STUB OUT		
	EXISTING SANITARY & STUB OUT		
	DEMO SANITARY & STUB OUT		
	EXISTING IRRIGATION & STUB OUT		
	DEMO IRRIGATION & STUB OUT		
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	DEMO FENCE - WOOD POST		
	IRRIGATION SERVICE		
	SANITARY SERVICE		
	WATER SERVICE		
	EXISTING ELECTRIC		
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	EXISTING GAS		
	EXISTING OVER HEAD ELECTRIC		
	CONCRETE		
	EXISTING GRAVEL ROAD		
	100 YEAR TOWN FLOODPLAIN		
	APPROXIMATE SAWCUT LIMITS		

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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

APPROVED BY:
DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

DEVELOPMENT SERVICES DATE

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
DEMO PLAN (5 OF 5)



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
8 OF 26



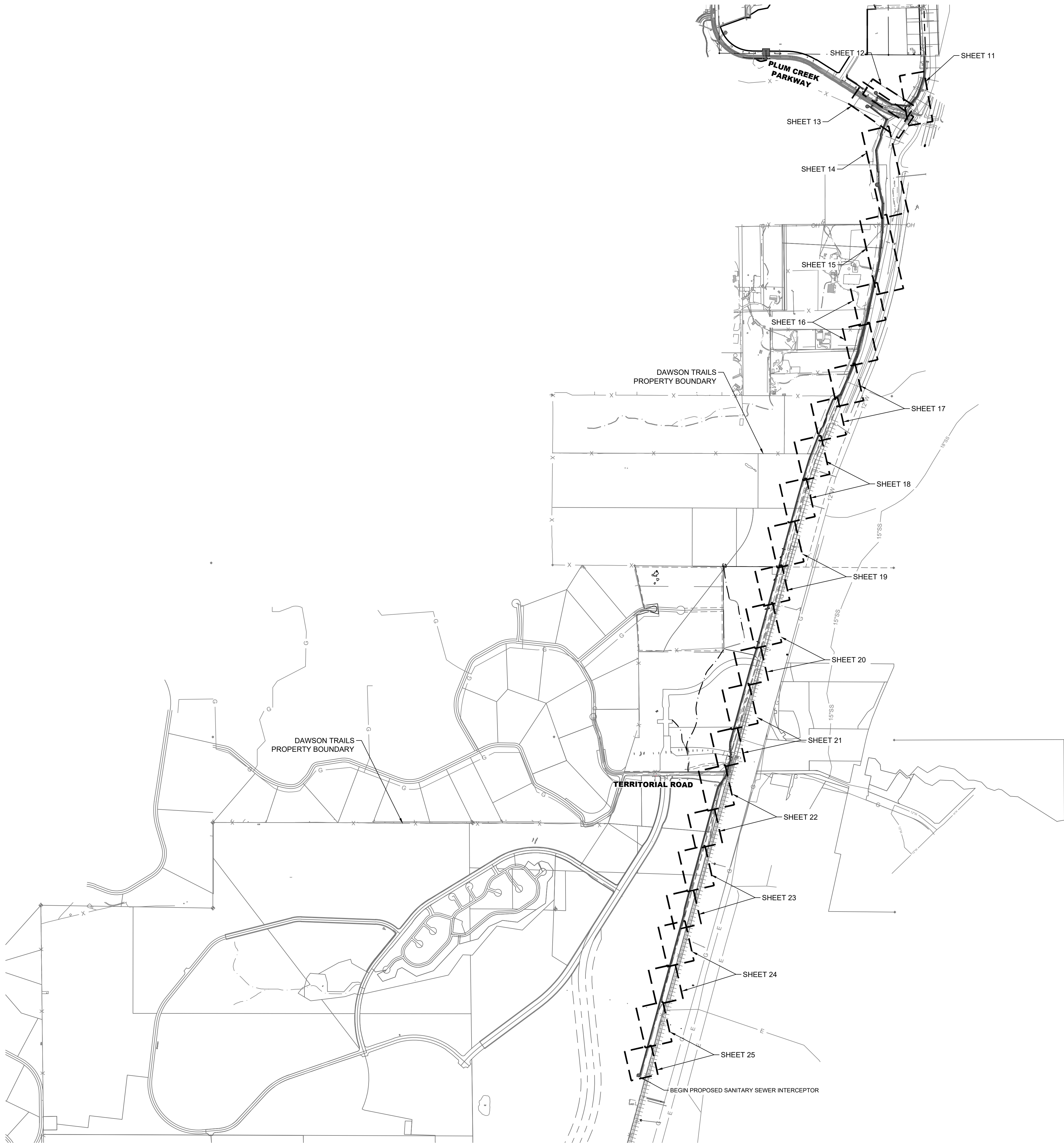
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#	REVISION DESCRIPTION	DATE	BY
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3	3RD SUBMITTAL	09/26/23	JF

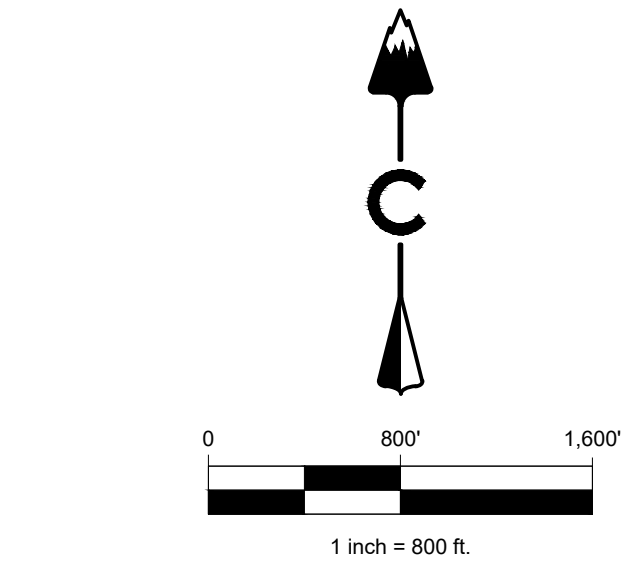
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34733 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVE@CORE.COM

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE





NOTE: 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 OR 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 REQUIRES A LINE SHUTDOWN, OR 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.



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SANITARY & STUB OUT
	EXISTING SANITARY & STUB OUT
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED WATER & STUB OUT
	EXISTING WATER & STUB OUT
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	CRUSHER FINES
	MAINTENANCE ACCESS
	BLOCK NUMBER
	LIMITS OF CONSTRUCTION (LOC)
	TOWN 100 YEAR FLOODPLAIN

NOTES:

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS
OVERALL SANITARY PLAN



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
9 OF 26

Know what's below.
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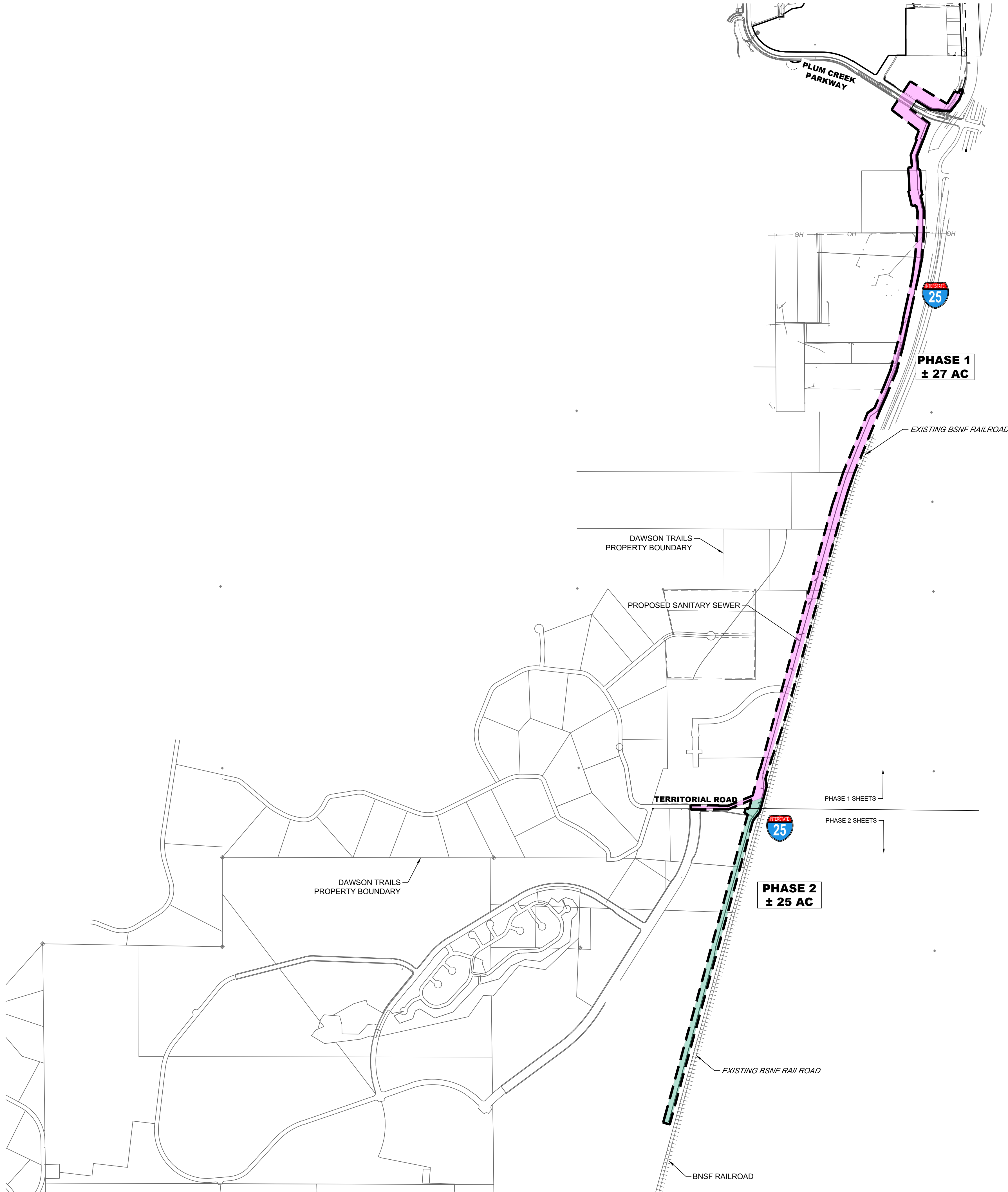
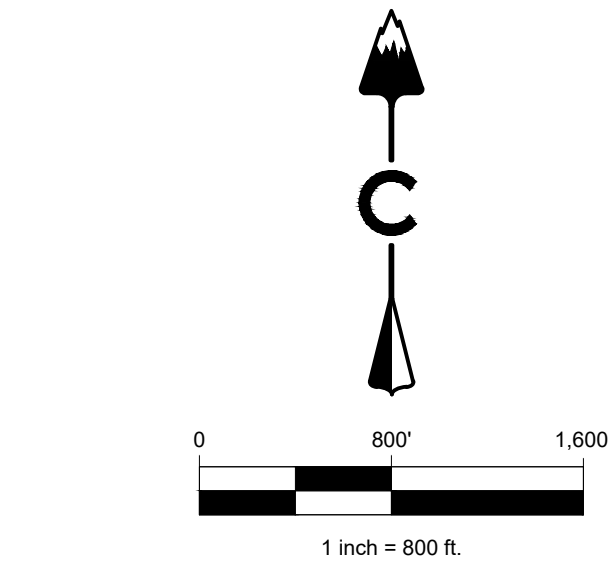


#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/23	JF

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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



LEGEND	
	PHASE BOUNDARY
	PHASE 1
	PHASE 2

BASIS OF BEARING
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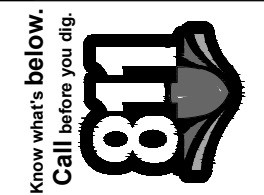
THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY AS AMENDED.		PROFESSIONAL ENGINEER CERTIFICATION I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.	
KEVIN ROHORBOUGH PE STATE OF COLORADO # 48992	DATE	JOSEPH F. FERRIS STATE OF COLORADO # 55846	
DOUGLAS COUNTY ACCEPTANCE BLOCK		TOWN APPROVAL BLOCK TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW		APPROVED BY:	
DATE		DESIGNED BY: JB DRAWN BY: MB CHECKED BY: JF	
THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.		JOB NO. 20-224	
ENGINEERING DIVISION ACCEPTANCE BLOCK		SHEET 10 OF 26	
		DEVELOPMENT SERVICES	
		DATE	

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
PHASING PLAN



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
10 OF 26

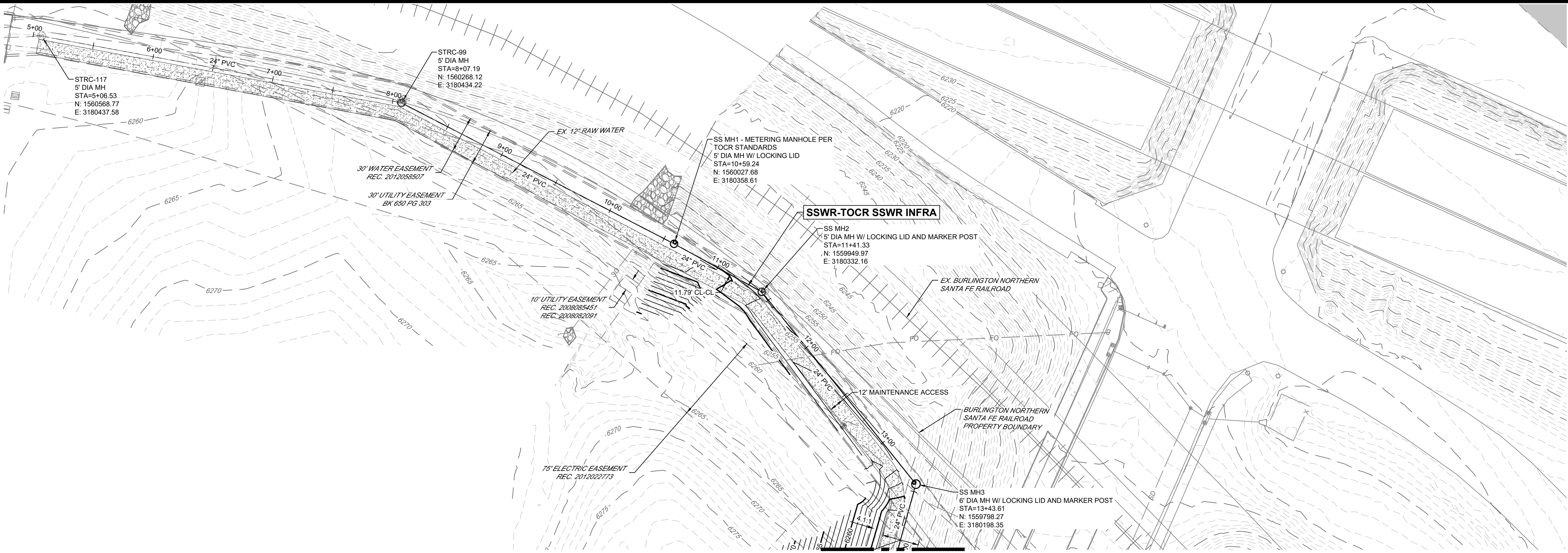


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2	2ND SUBMITTAL	04/26/23	JF
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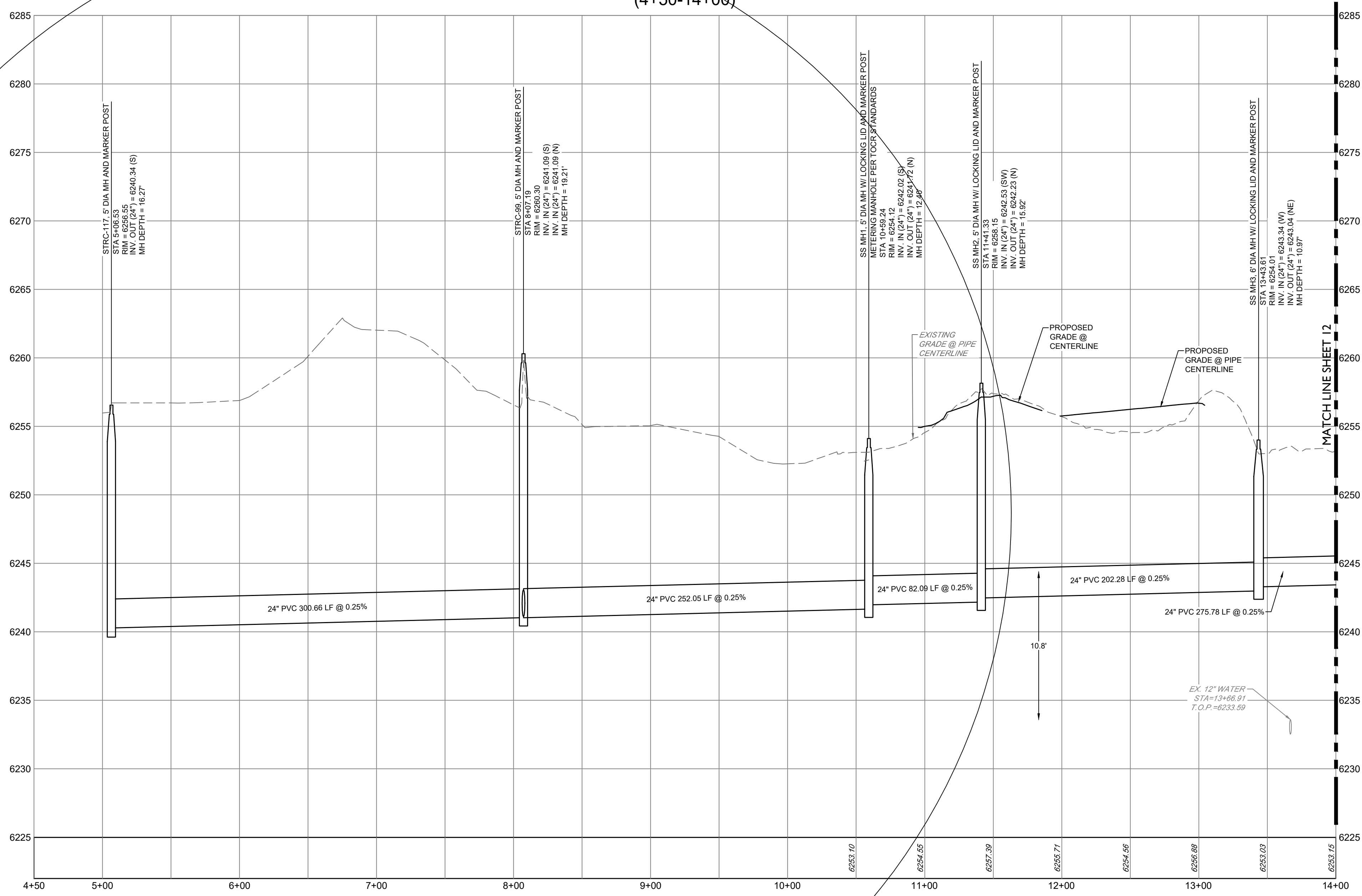
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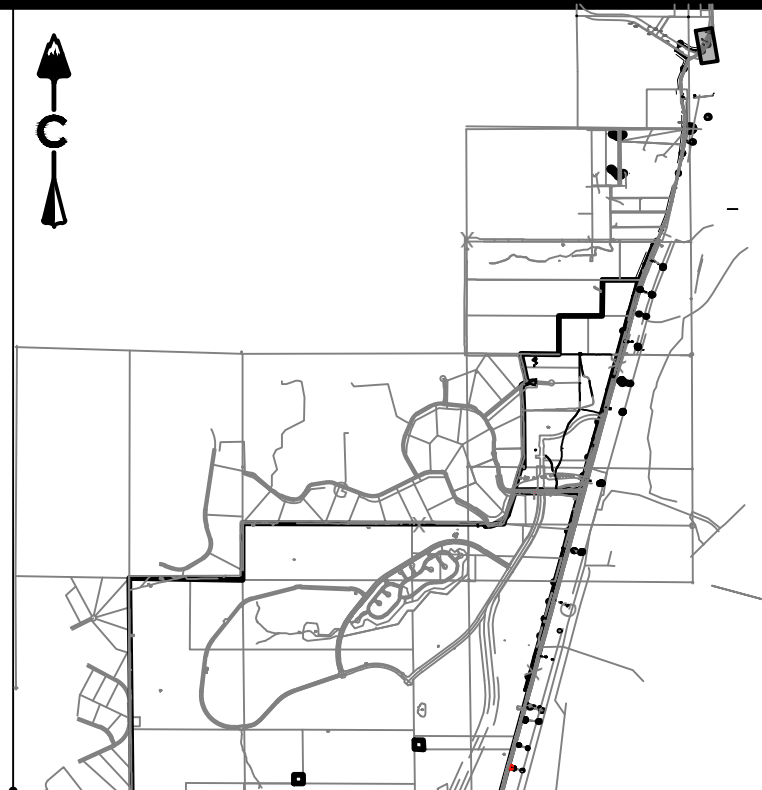




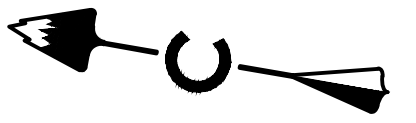
SSWR-TOCR SSWR INFRA
(4+50-14+00)



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KEY MAP
SCALE: 1" = 4500'



PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	SANITARY SERVICE
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---	SANITARY MANHOLES
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---	MAINTENANCE ACCESS
---	BLOCK NUMBER
---	LIMITS OF CONSTRUCTION (LOC)
---	TOWN 100 YEAR FLOODPLAIN

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (1 OF 15)



DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
11 OF 26

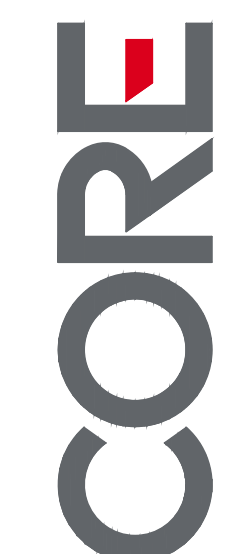


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2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/23	JF

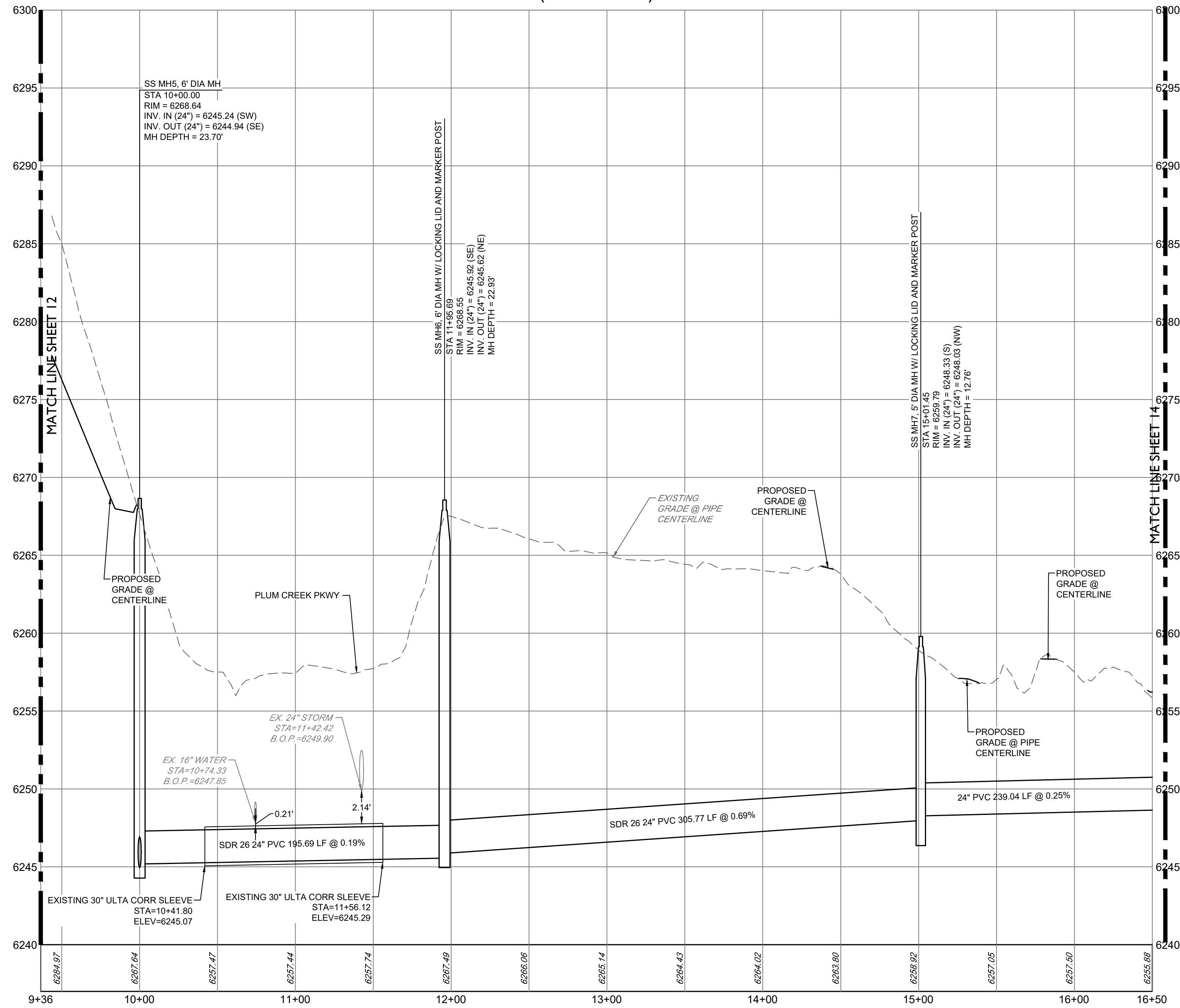
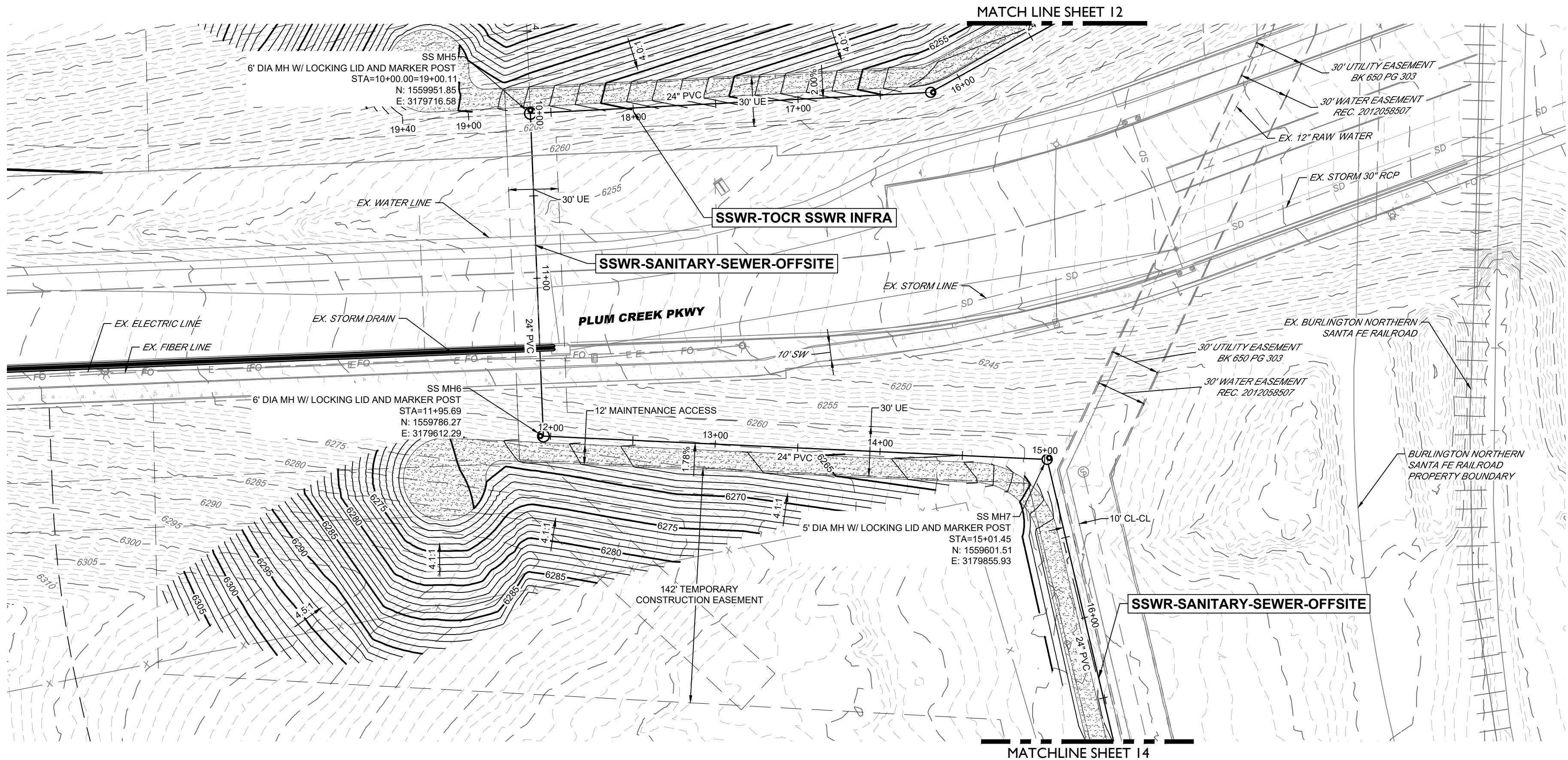
CORE CONSULTANTS, INC.
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DENVER, CO 80113
303.703.4444
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



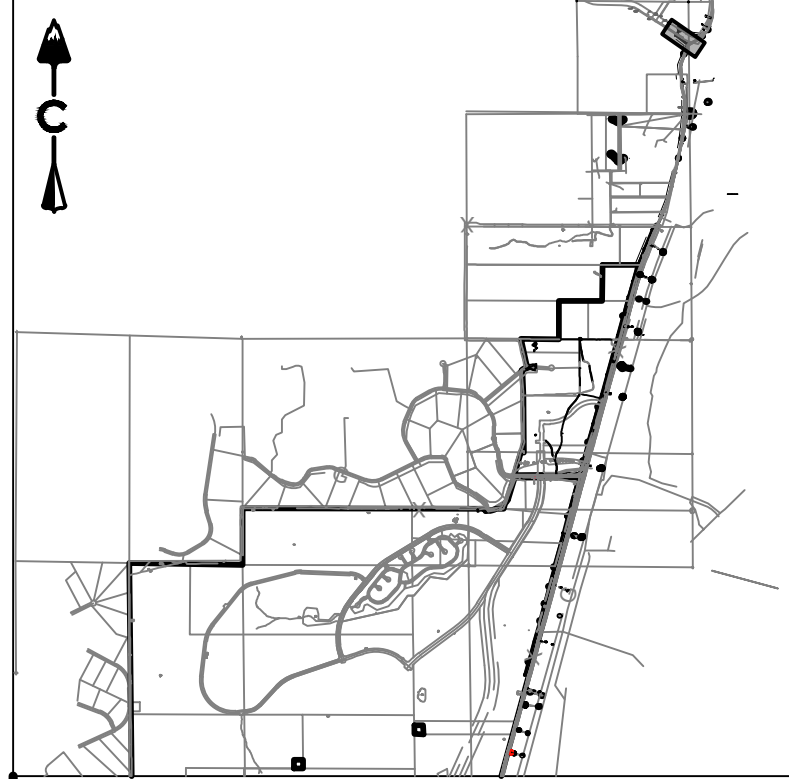
NOTES:

- 1A. PIPE MATERIAL SHALL BE SDR 26 PVC AND SHALL CONFORM TO ASTM D-3034. IF ANY PORTION OF A SANITARY SEWER BETWEEN ANY TWO MANHOLES IS MORE THAN TWENTY FEET DEEP FROM INVERT TO FINISH GRADE, THE ENTIRE SEGMENT OF SANITARY SEWER BETWEEN THE MANHOLES SHALL BE SDR 24 PVC PIPE.
- 1B. CLASS B BEDDING MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARDS.
- 2A. MANHOLES SHALL BE SIX-FOOT DIAMETER WITH AN EIGHT-FOOT DIAMETER BASE AND A 30" FRAME COVER.
- 2B. "RISER WRAP" TM AS MANUFACTURED BY PIPELINE SEAL AND INSULATOR, INC. (PSI) OR APPROVED EQUAL SHALL BE APPLIED TO EACH MANHOLE SECTION BEFORE IT IS SET IN PLACE. TO REDUCE SKIN FRICTION AND MITIGATE DIFFERENTIAL STRESSES ON THE MANHOLE.
- SEE VARIANCE #TCV23-0021 APPROVAL DATE UPON VARIANCE APPROVAL.



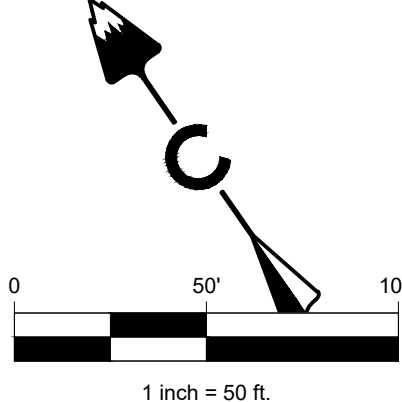
SSWR-SANITARY-SEWER-OFFSITE

(9+36-16+50)



KEY MAP

SCALE: 1" = 4500'



PROFILE

HORIZ: 1" = 50'

VERT: 1" = 10'

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	SANITARY SERVICE
---	WATER SERVICE
---	PROPOSED WATER & STUB OUT
---	EXISTING WATER & STUB OUT
---	PROPOSED STORM & STUB OUT
---	EXISTING STORM & STUB OUT
---	SANITARY MANHOLES
---	SANITARY CLEAN OUT
---	CRUSHER FINES
---	MAINTENANCE ACCESS
---	BLOCK NUMBER
---	LIMITS OF CONSTRUCTION (LOC)
---	TOWN 100 YEAR FLOODPLAIN

NOTES:

- CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.
- AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 87 WEST, BEARING S 89°31'22" E, FROM THE WEST SIXTEENTH CORNER OF SECTIONS 22/15, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 5112 - 1994". TO THE NORTH QUARTER CORNER OF SAID SECTION 22 BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 38002 - 2020", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 398 (PD RX1331), BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09 NAVD88

PROFESSIONAL ENGINEER CERTIFICATION

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

JOSEPH F. FERRIS
STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (3 OF 15)



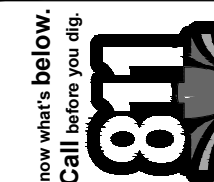
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DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
13 OF 26

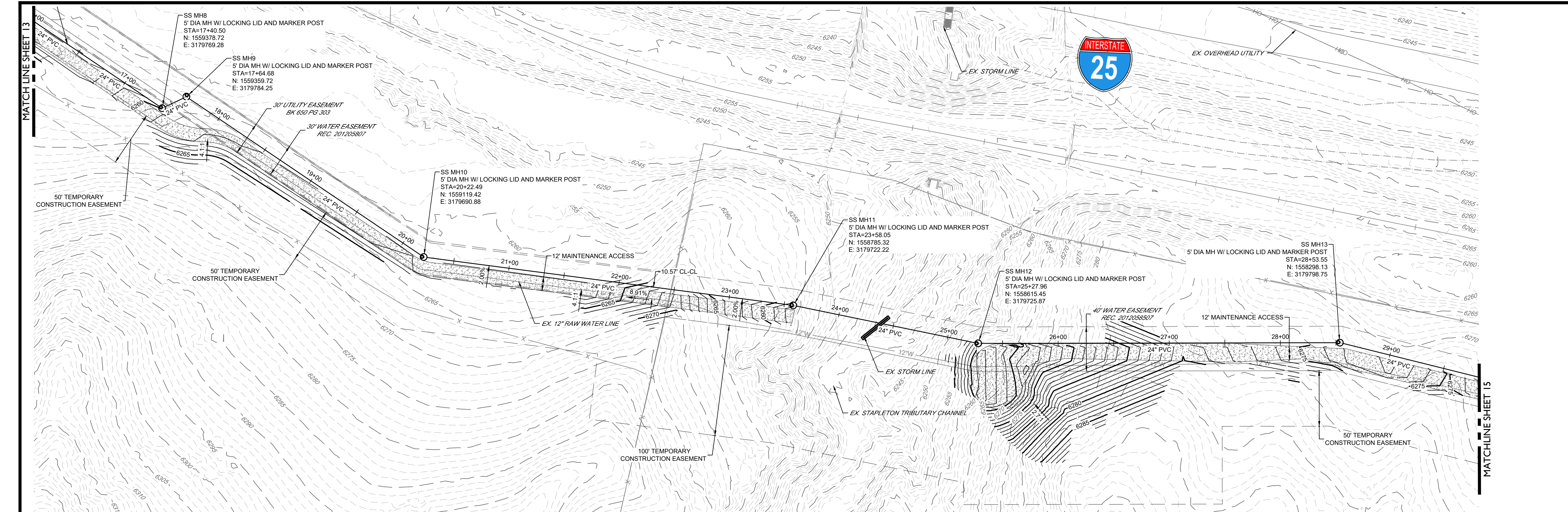
CORE CONSULTANTS, INC.
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CORE

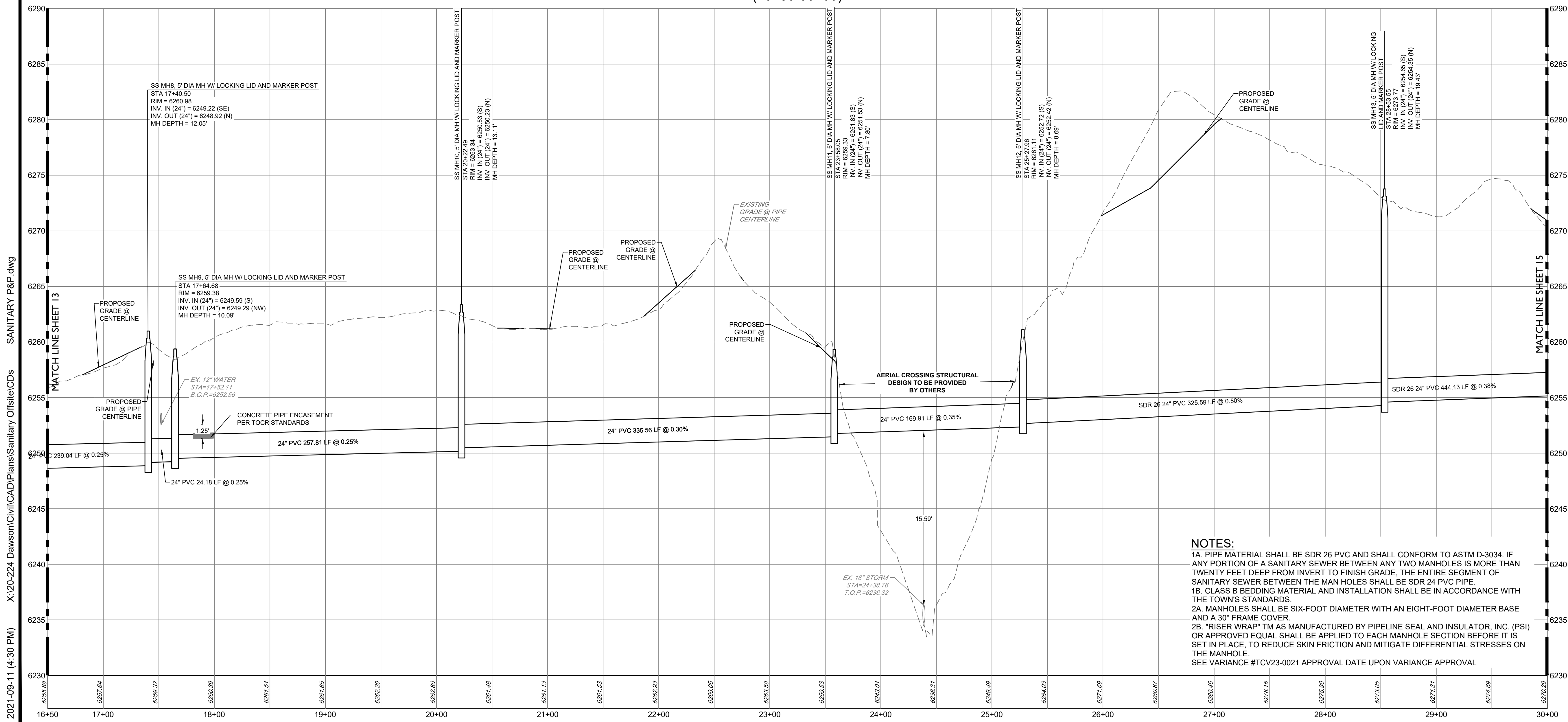
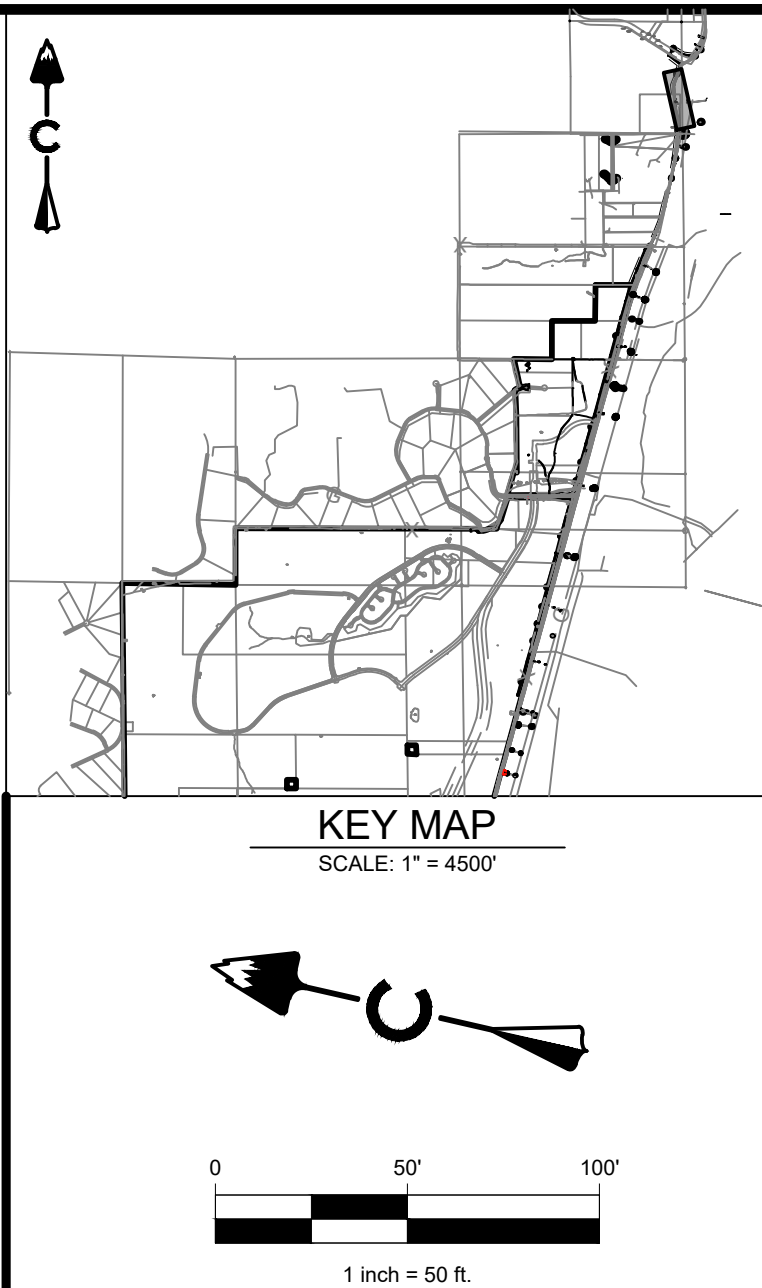


Know what's below.
Call before you dig.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/23	JF



SSWR-SANITARY-SEWER-OFFSITE
(16+50-30+00)



PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	SANITARY SERVICE
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---	PROPOSED WATER & STUB OUT
---	EXISTING WATER & STUB OUT
---	PROPOSED STORM & STUB OUT
---	EXISTING STORM & STUB OUT
SS	SANITARY MANHOLES
W	SANITARY CLEAN OUT
W	CRUSHER FINES
W	MAINTENANCE ACCESS
W	BLOCK NUMBER
W	LIMITS OF CONSTRUCTION (LOC)
W	TOWN 100 YEAR FLOODPLAIN

NOTES:

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BENCHMARK

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PROFESSIONAL ENGINEER CERTIFICATION

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JOSEPH F. FERRIS STATE OF COLORADO # 55846	TOWN APPROVAL BLOCK TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	APPROVED BY: DEVELOPMENT SERVICES	DATE
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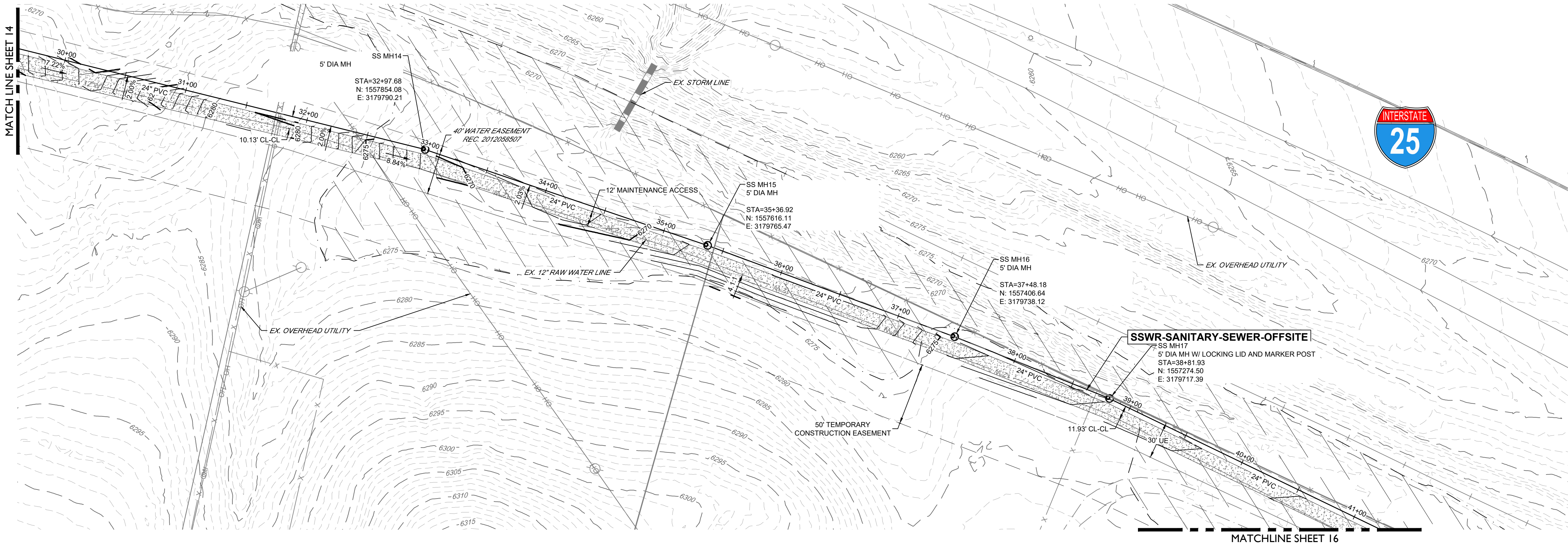
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LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

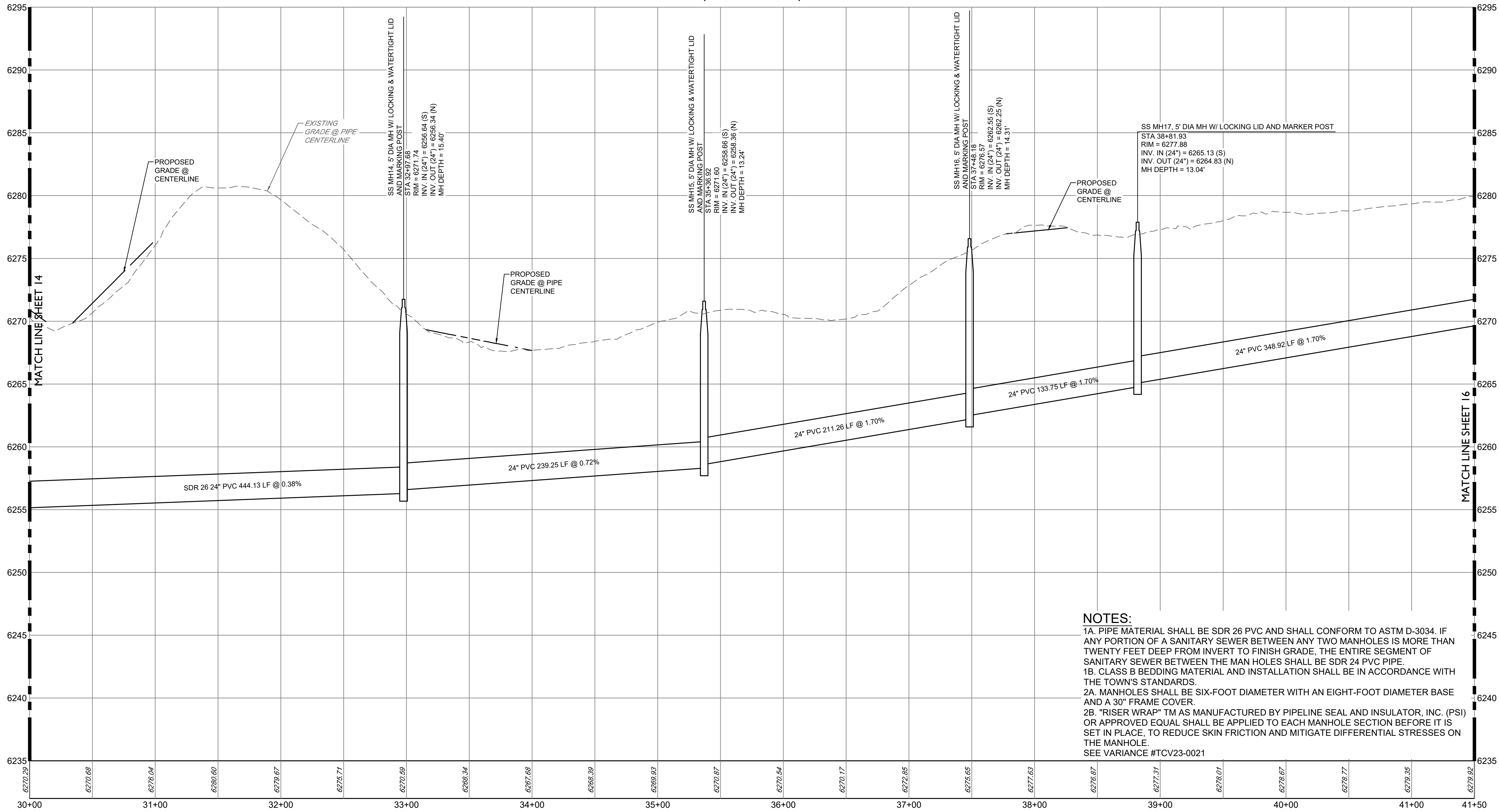
DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (4 OF 15)

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

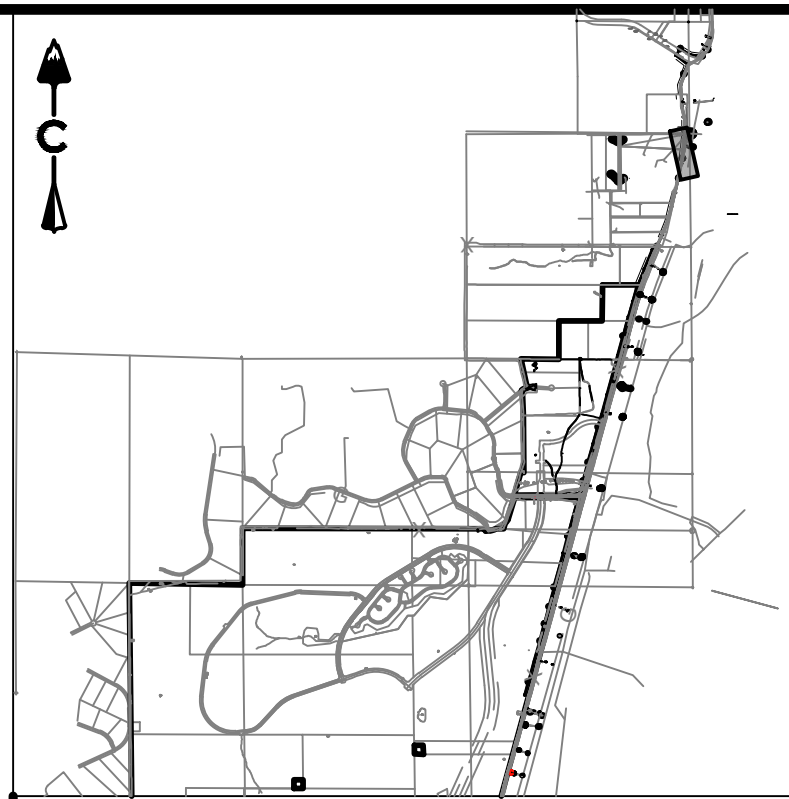
JOB NO.
20-224
SHEET
14 OF 26



SSWR-SANITARY-SEWER-OFFSITE (30+00-41+50)

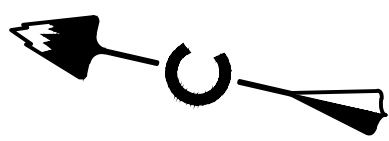


- NOTES:**
- 1A. PIPE MATERIAL SHALL BE SDR 26 PVC AND SHALL CONFORM TO ASTM D-3034. IF ANY PORTION OF A SANITARY SEWER BETWEEN ANY TWO MANHOLES IS MORE THAN TWENTY FEET DEEP FROM INVERT TO FINISH GRADE, THE ENTIRE SEGMENT OF SANITARY SEWER BETWEEN THE MAN HOLES SHALL BE SDR 24 PVC PIPE.
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- SEE VARIANCE #TCV23-0021



KEY MAP

SCALE: 1" = 4500'



0 50' 100'
1 inch = 50 ft.

PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SANITARY & STUB OUT
	EXISTING SANITARY & STUB OUT
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED WATER & STUB OUT
	EXISTING WATER & STUB OUT
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	CRUSHER FINES MAINTENANCE ACCESS
	BLOCK NUMBER
	LIMITS OF CONSTRUCTION (LOC)
	TOWN 100 YEAR FLOODPLAIN

NOTES:

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BENCHMARK

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PROFESSIONAL ENGINEER CERTIFICATION

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/03/23	JF

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

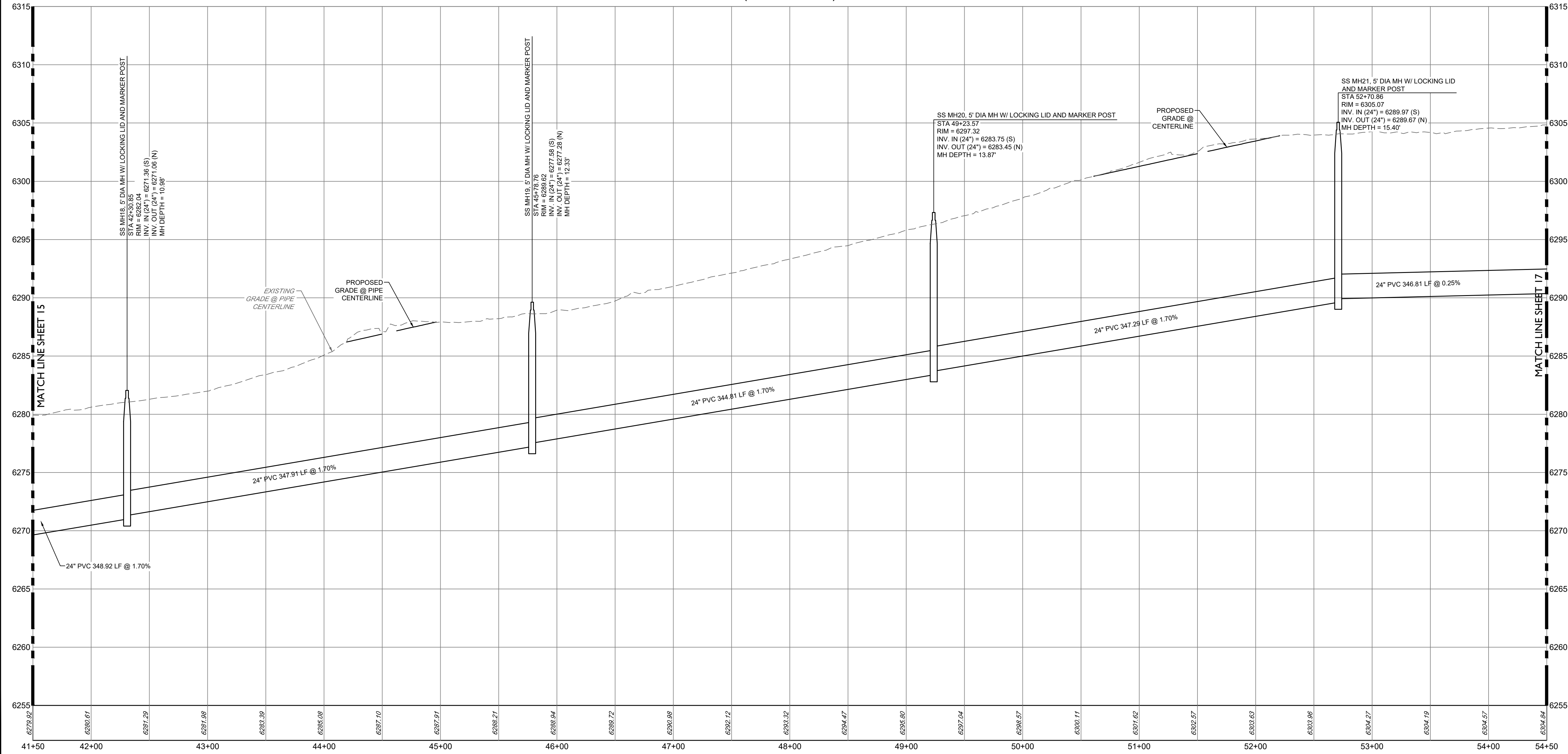
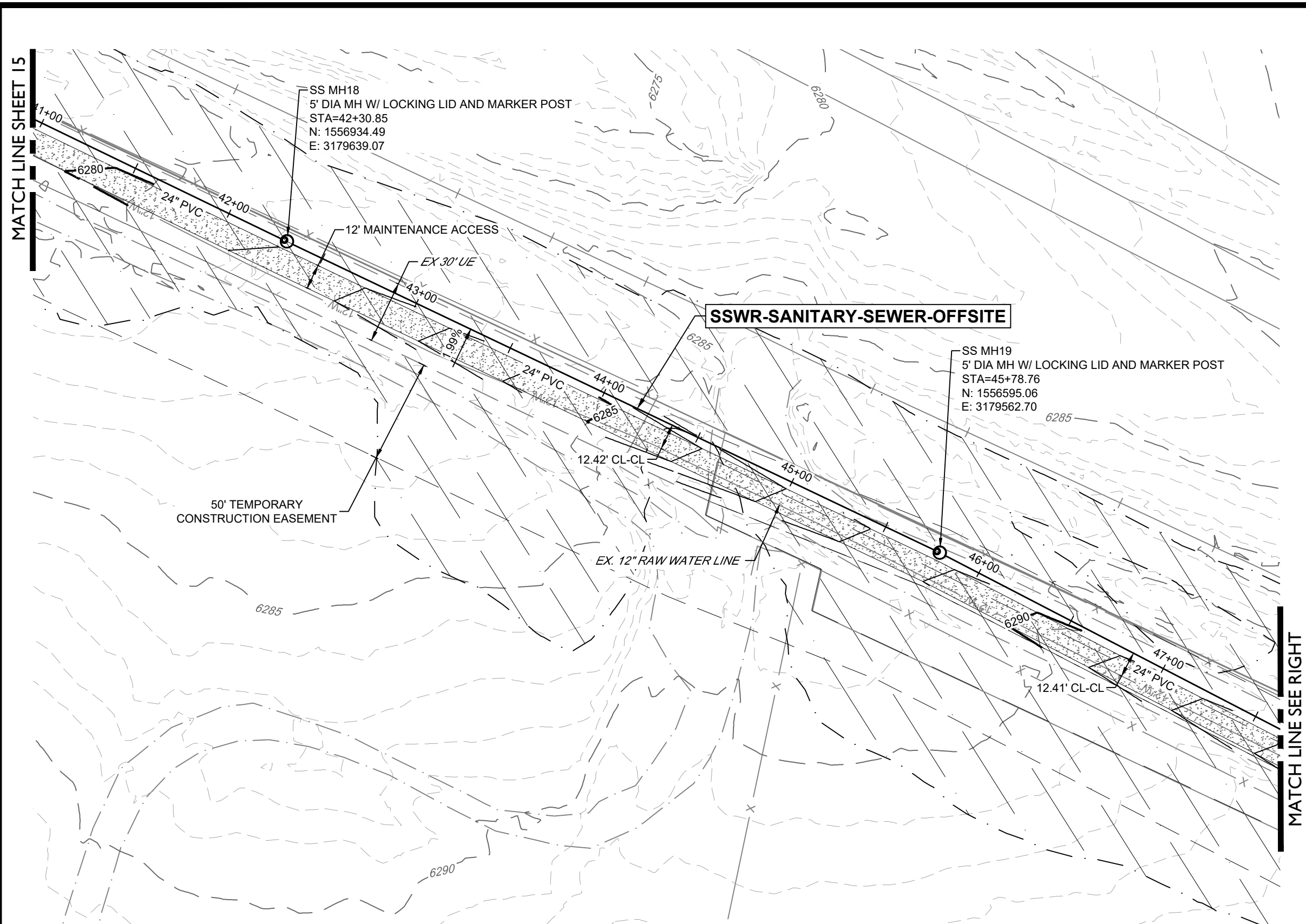
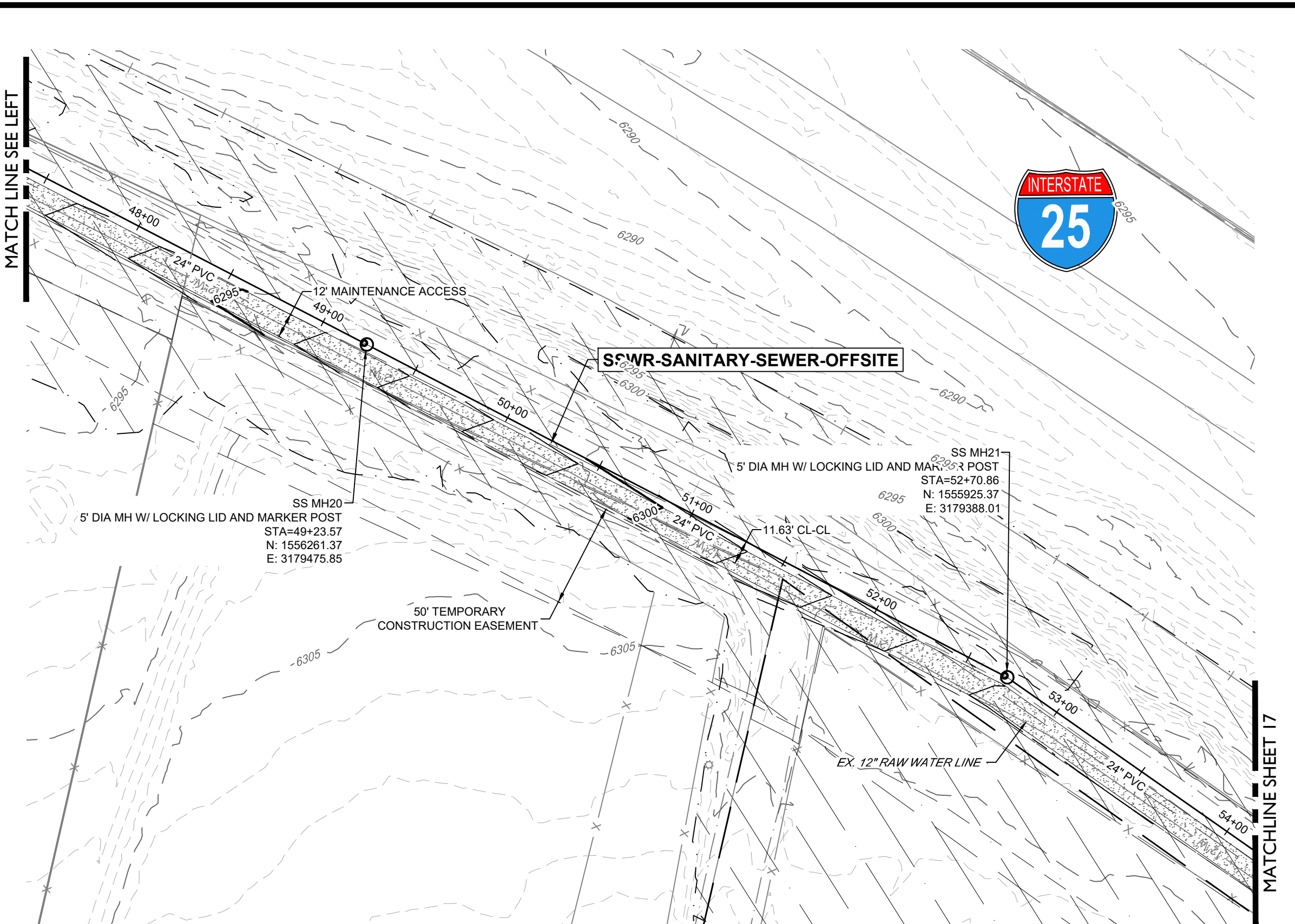
CONSTRUCTION DOCUMENTS

SANITARY P&P (5 OF 15)



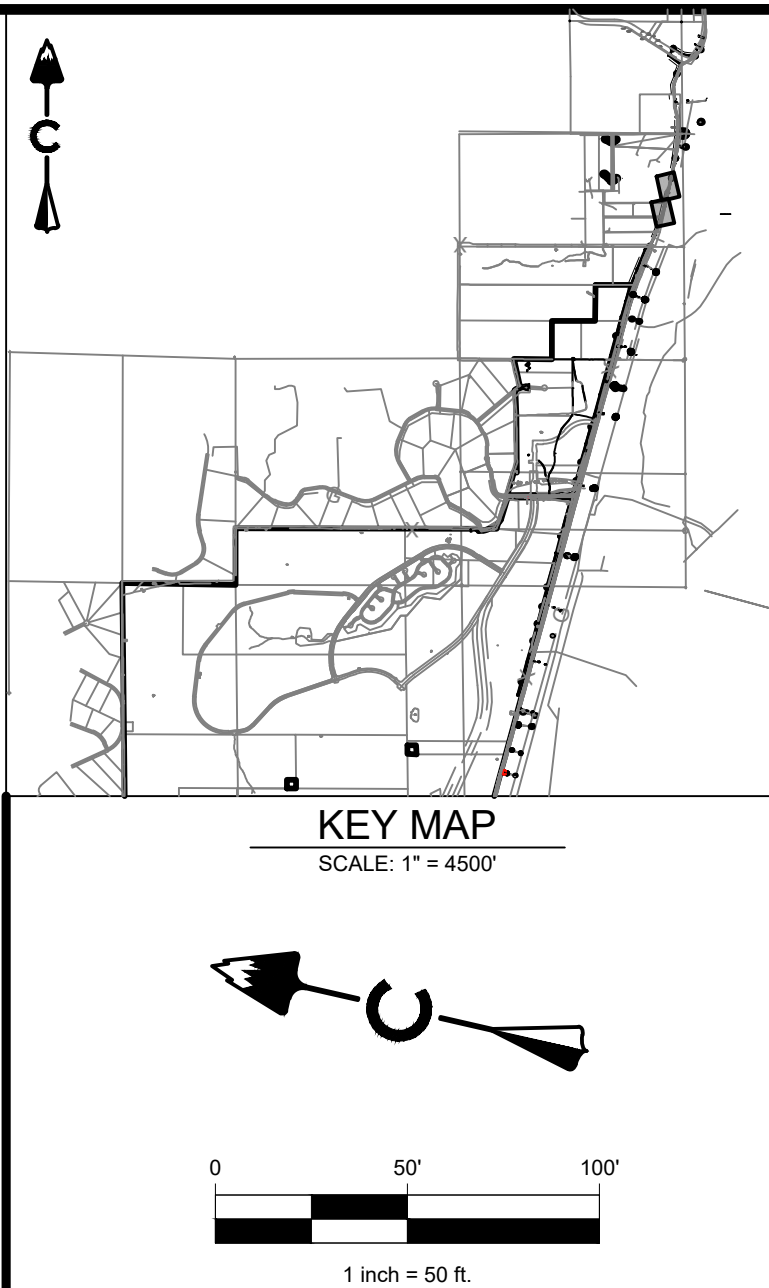
DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
15 OF 26



SSWR-SANITARY-SEWER-OFFSITE

(41+50-54+50)



LEGEND	
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED SANITARY & STUB OUT
	EXISTING SANITARY & STUB OUT
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED WATER & STUB OUT
	EXISTING WATER & STUB OUT
	PROPOSED STORM & STUB OUT
	EXISTING STORM & STUB OUT
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	CRUSHER FINES MAINTENANCE ACCESS
	BLOCK NUMBER
	LIMITS OF CONSTRUCTION (LOC)
	TOWN 100 YEAR FLOODPLAIN

NOTES:

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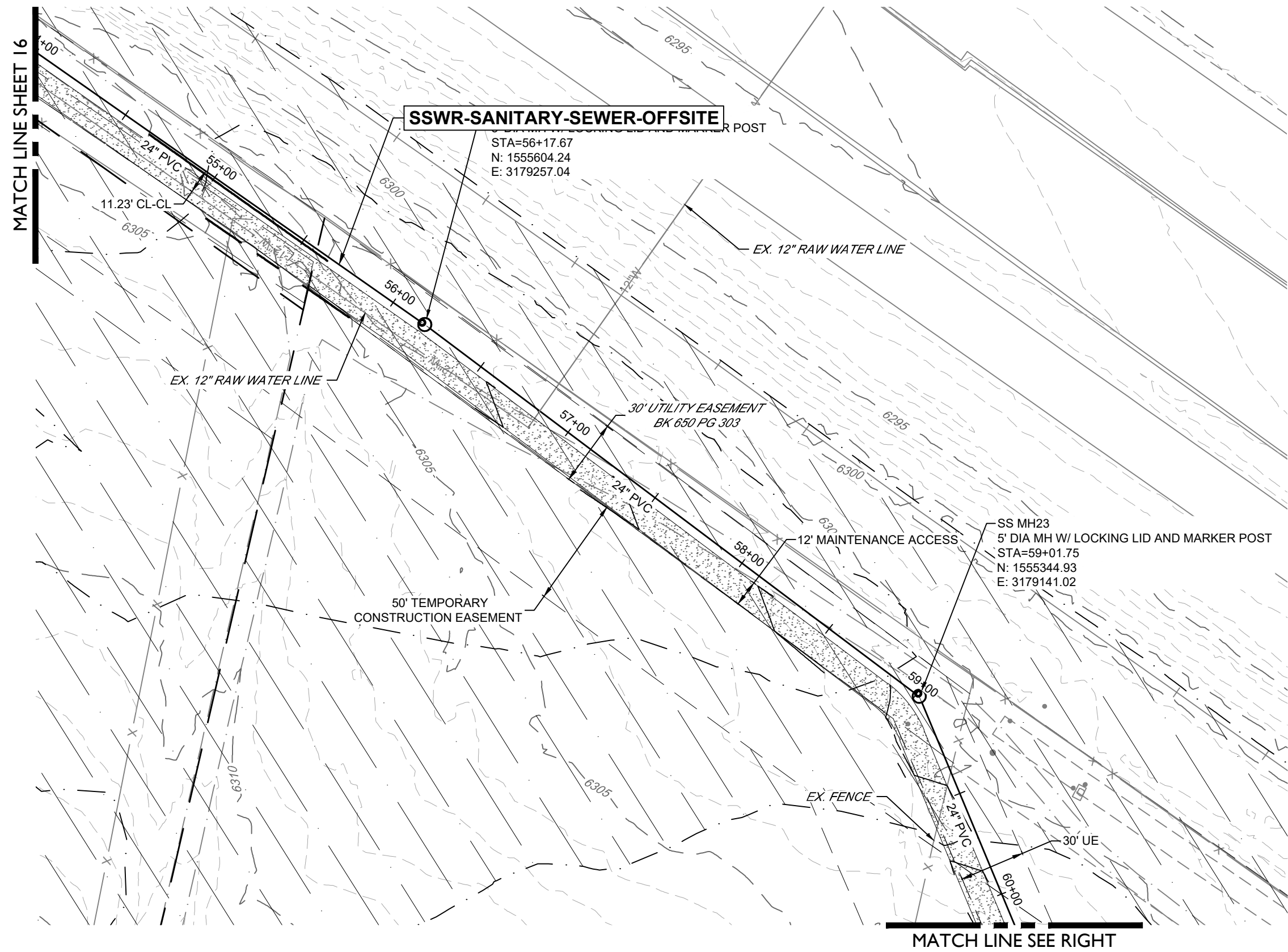
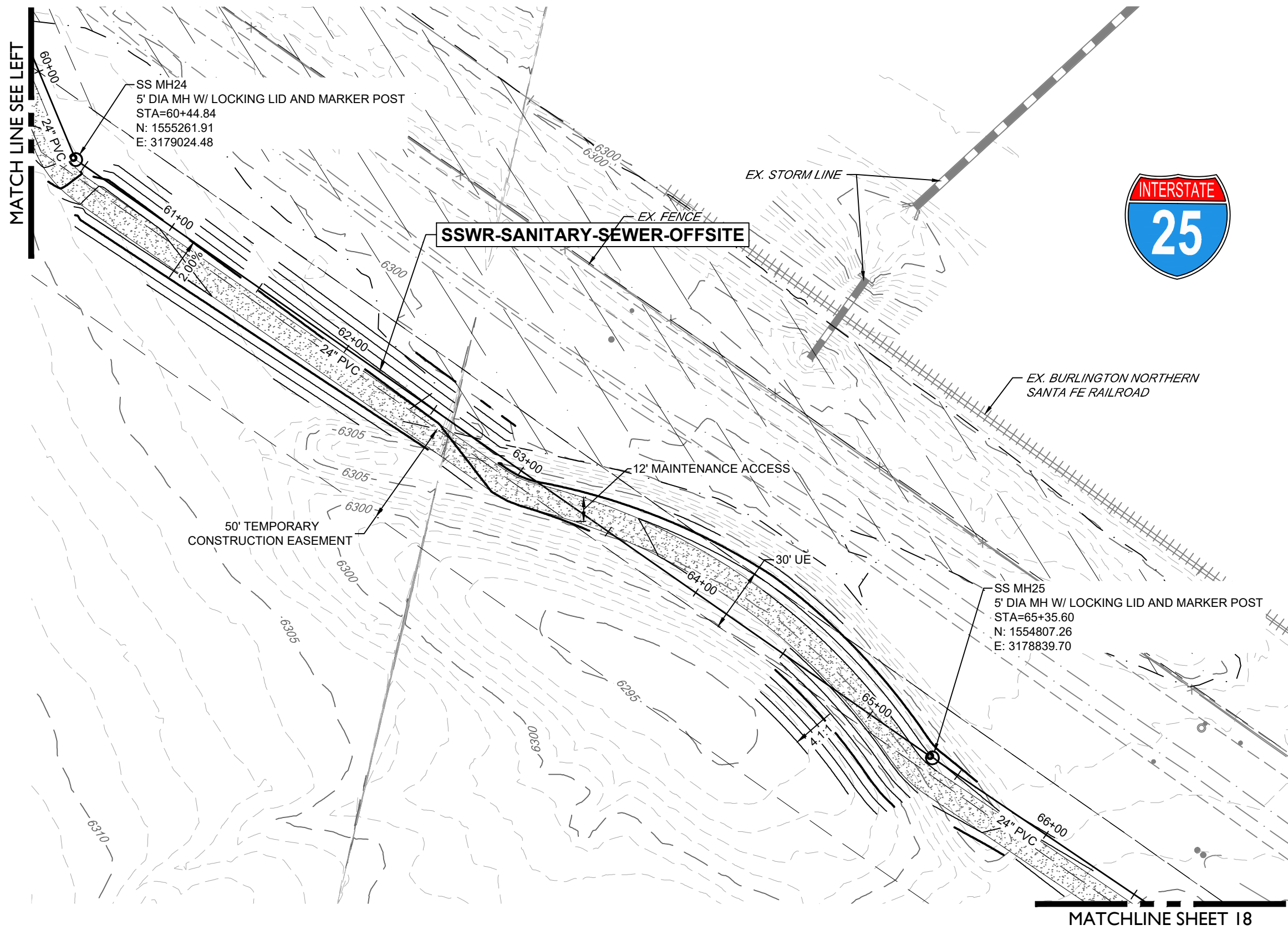
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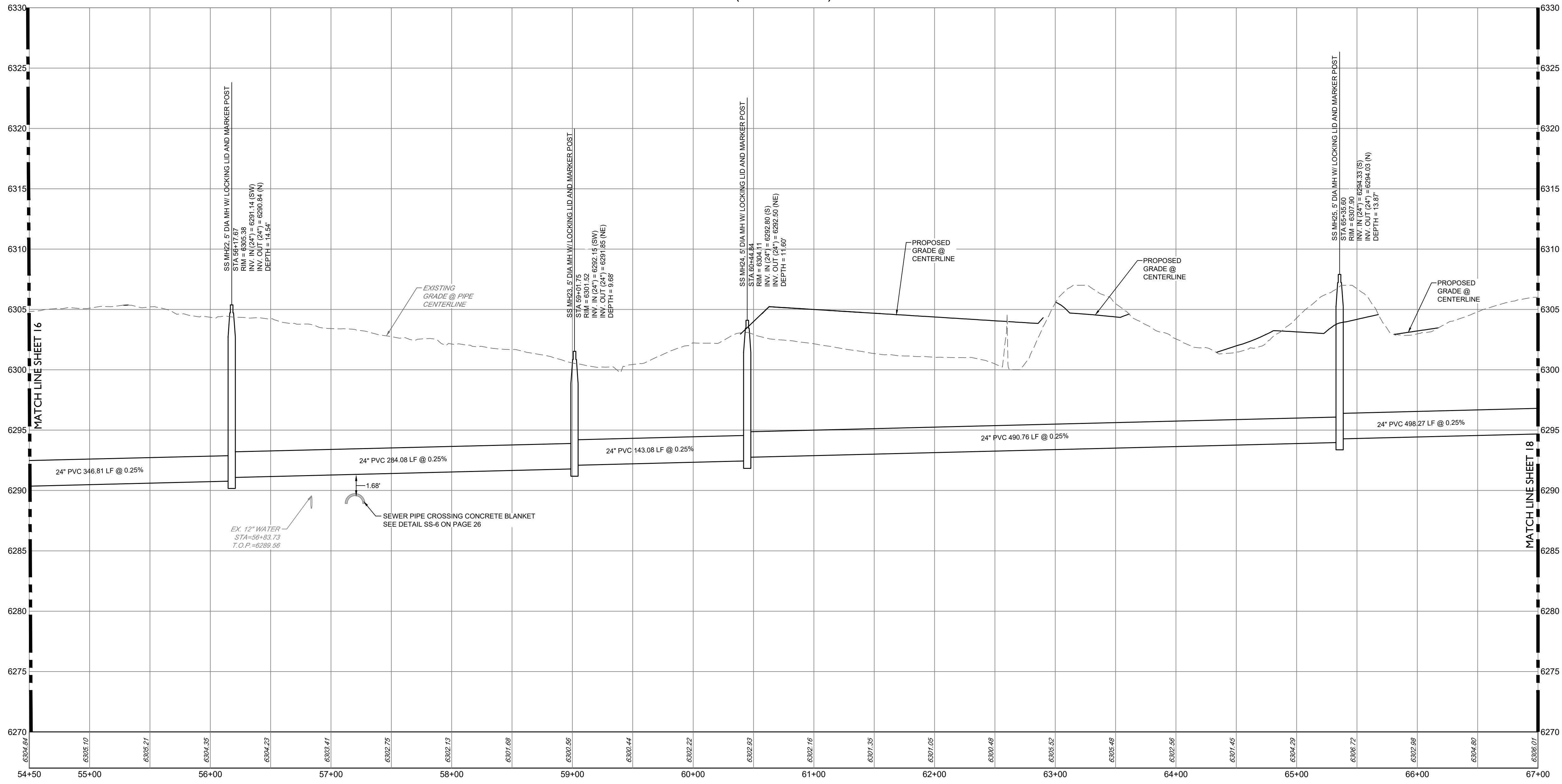
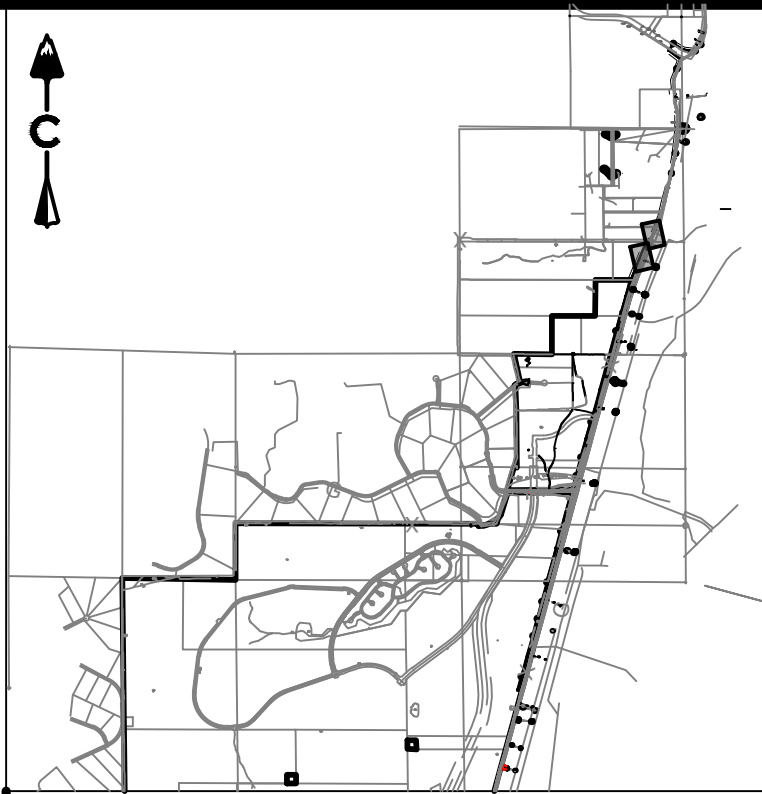
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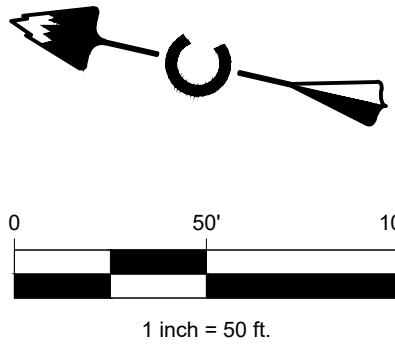
JOSEPH F. FERRIS STATE OF COLORADO # 55846	
TOWN APPROVAL BLOCK TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
APPROVED BY:	
DEVELOPMENT SERVICES	
DATE	



SSWR-SANITARY-SEWER-OFFSITE
(54+50-67+00)



KEY MAP
SCALE: 1" = 4500'



PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
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---	CRUSHER FINES
---	MAINTENANCE ACCESS
---	BLOCK NUMBER
---	LIMITS OF CONSTRUCTION (LOC)
---	TOWN 100 YEAR FLOODPLAIN

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BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 398 (PD RK1331), BEING A STANDARD NGS STEEL DEEPDOD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

PROFESSIONAL ENGINEER CERTIFICATION

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES
DATE

DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (7 OF 15)

CORE CONSULTANTS, INC.
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DENVER, CO 80113
303.703.4444
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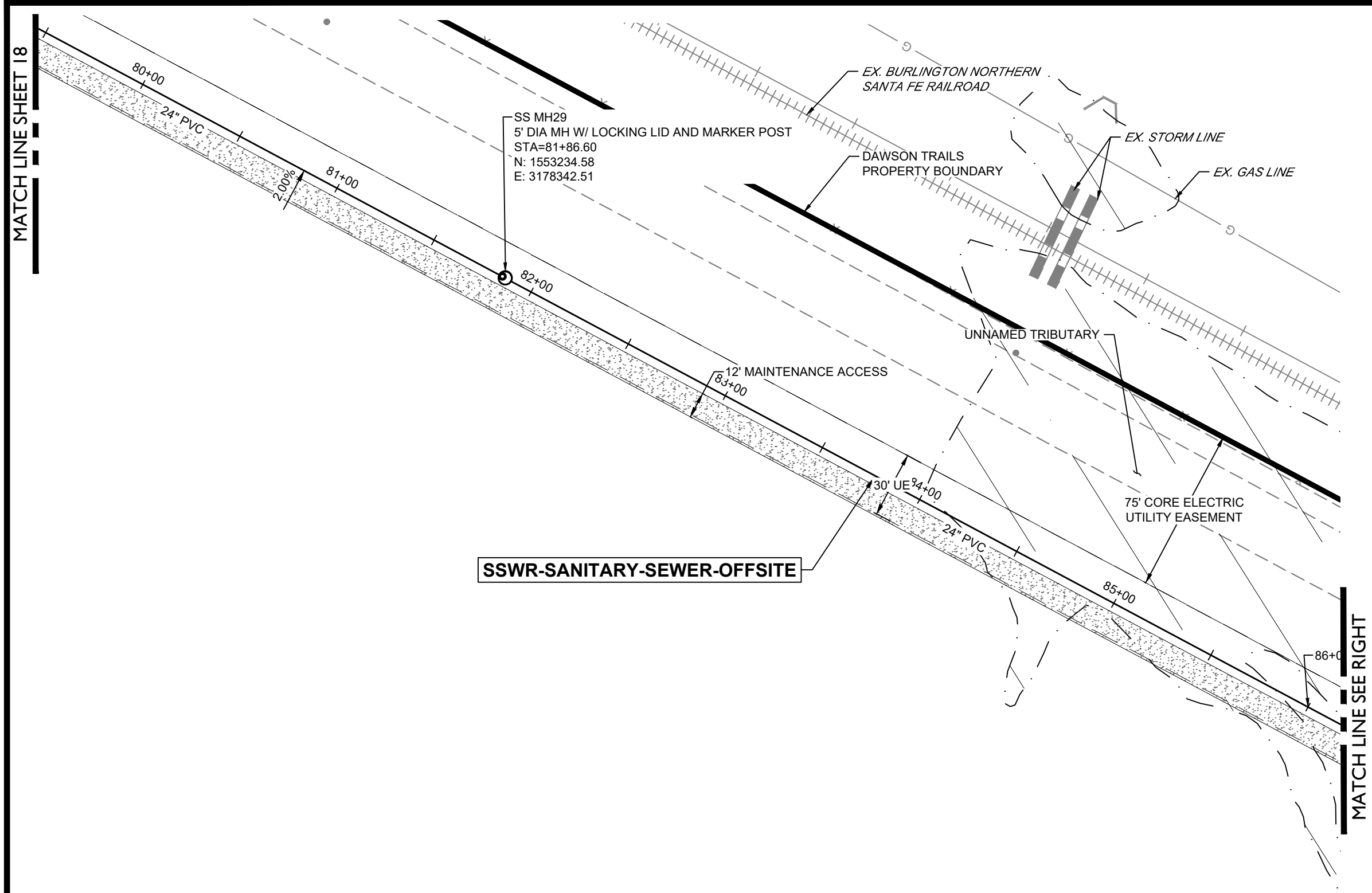


#	REVISION DESCRIPTION	DATE	BY
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2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/23	JF



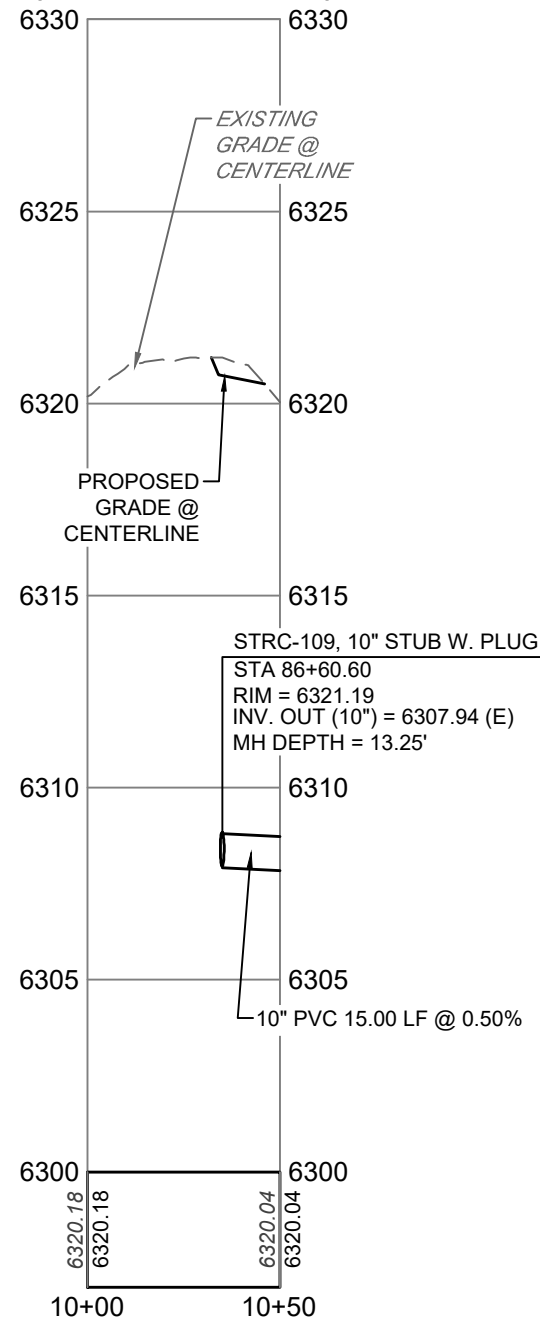
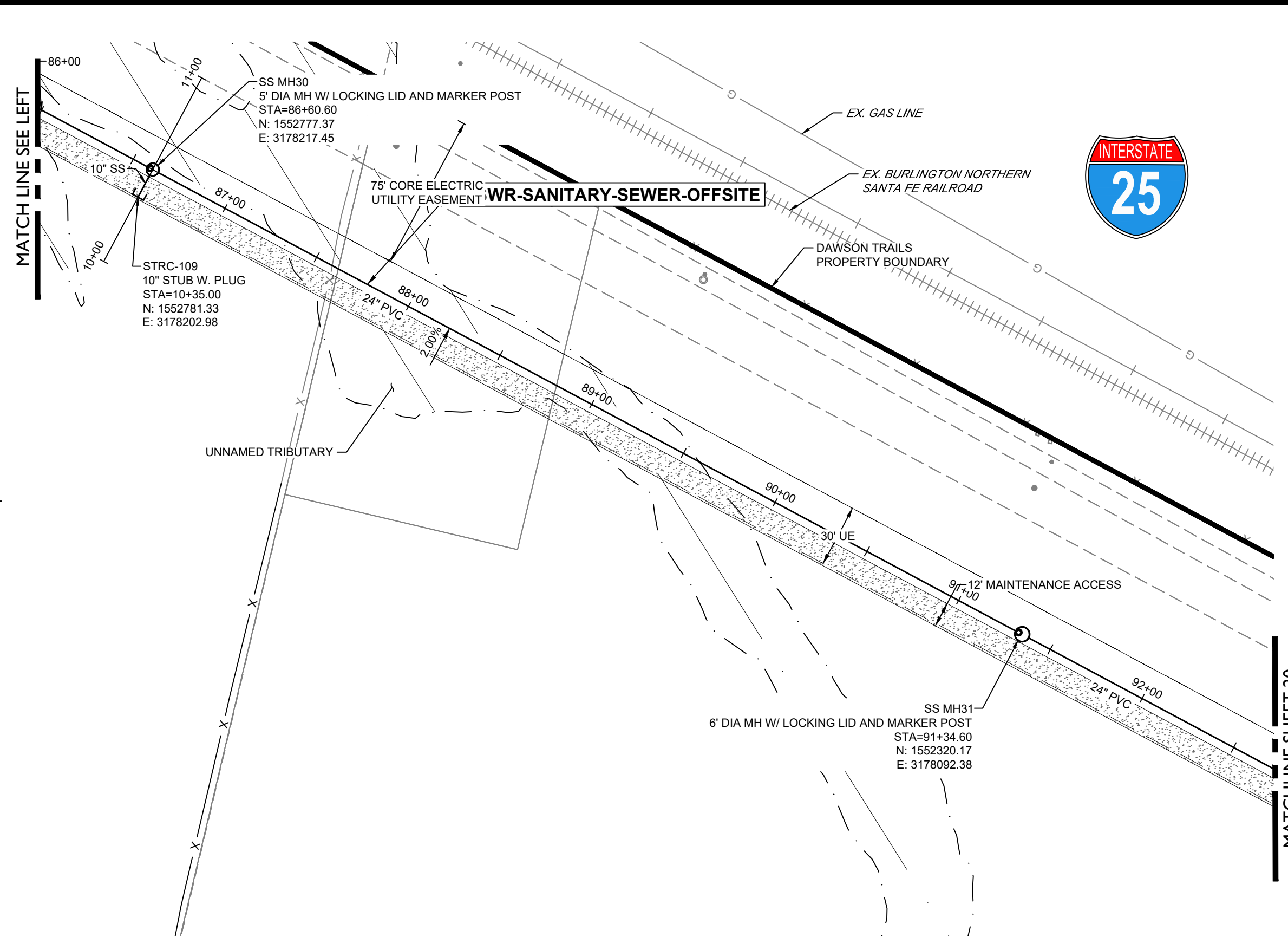
DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
17 OF 26



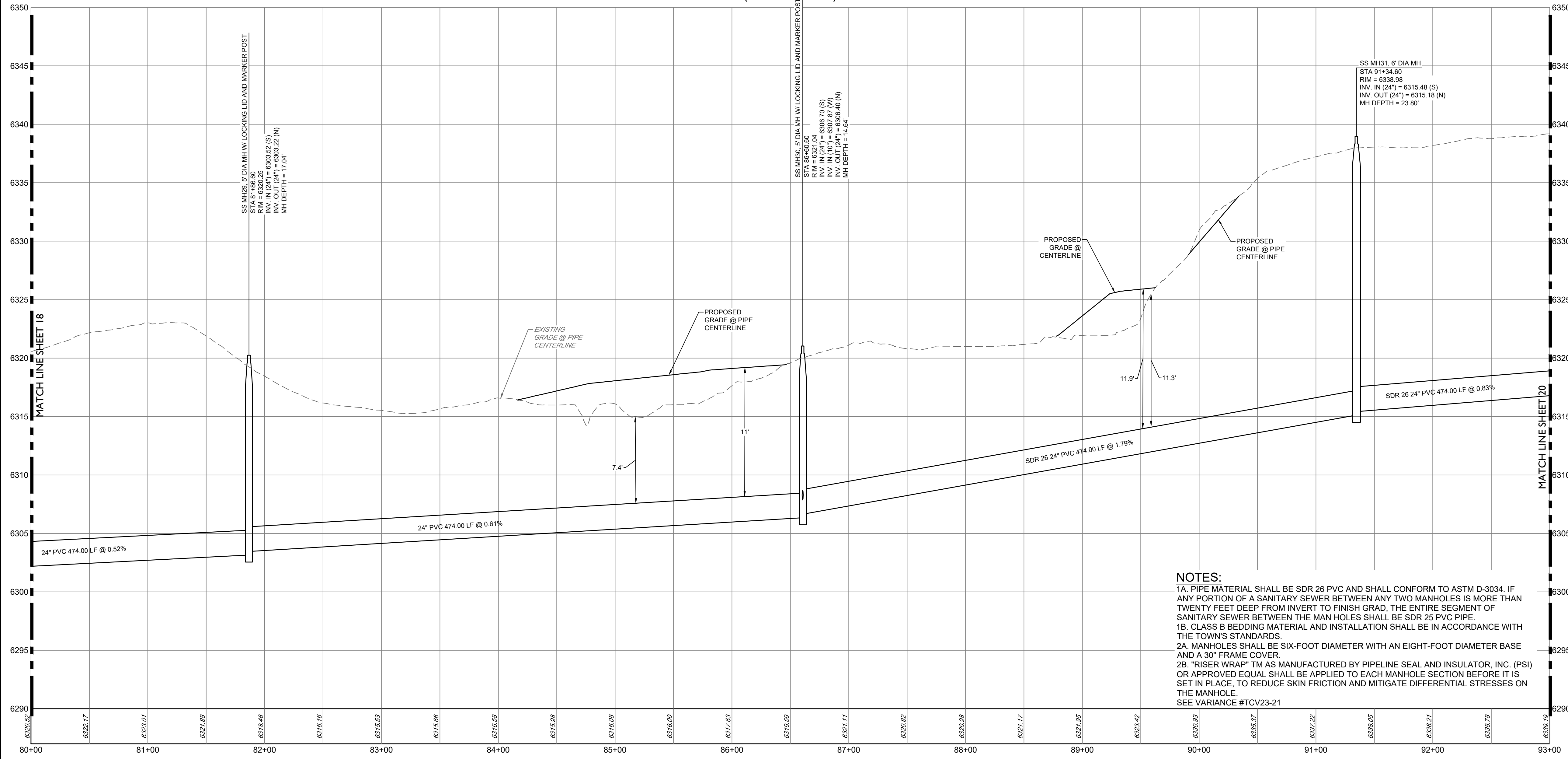
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(10+00-10+50)



SSWR-SANITARY-SEWER-OFFSITE

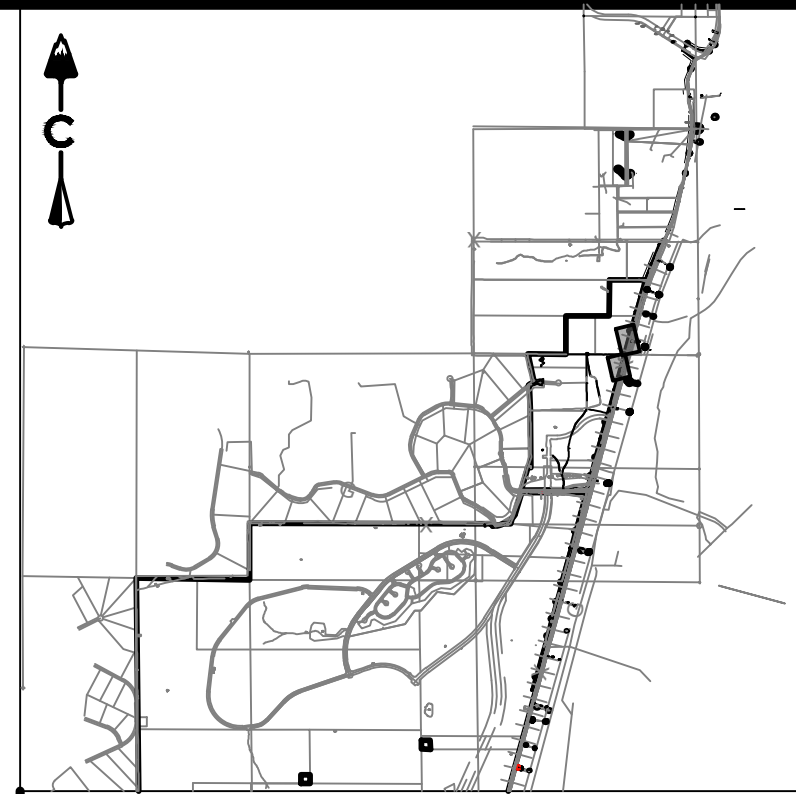
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NOTES:

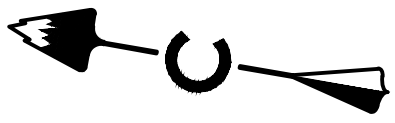
- 1A. PIPE MATERIAL SHALL BE SDR 26 PVC AND SHALL CONFORM TO ASTM D-3034. IF ANY PORTION OF A SANITARY SEWER BETWEEN ANY TWO MANHOLES IS MORE THAN TWENTY FEET DEEP FROM INVERT TO FINISH GRAD, THE ENTIRE SEGMENT OF SANITARY SEWER BETWEEN THE MAN HOLES SHALL BE SDR 25 PVC PIPE.
- 1B. CLASS B BEDDING MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARDS.
- 2A. MANHOLES SHALL BE SIX-FOOT DIAMETER WITH AN EIGHT-FOOT DIAMETER BASE AND A 30" FRAME COVER.
- 2B. "RISER WRAP" TM AS MANUFACTURED BY PIPELINE SEAL AND INSULATOR, INC. (PSI) OR APPROVED EQUAL SHALL BE APPLIED TO EACH MANHOLE SECTION BEFORE IT IS SET IN PLACE, TO REDUCE SKIN FRICTION AND MITIGATE DIFFERENTIAL STRESSES ON THE MANHOLE.

SEE VARIANCE #TCV23-21



KEY MAP

SCALE: 1" = 4500'



1 inch = 50 ft.

PROFILE
HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED SANITARY & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	SANITARY SERVICE
---	PROPOSED WATER & STUB OUT
---	EXISTING WATER & STUB OUT
---	PROPOSED STORM & STUB OUT
---	EXISTING STORM & STUB OUT
---	EXISTING
---	PROPOSED
---	SANITARY MANHOLES
---	SANITARY CLEAN OUT
---	CRUISHER FINES
---	MAINTENANCE ACCESS
---	BLOCK NUMBER
---	LIMITS OF CONSTRUCTION (LOC)
---	TOWN 100 YEAR FLOODPLAIN

NOTES:

1. CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.
2. AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

BASIS OF BEARING

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BENCHMARK

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/23	JF

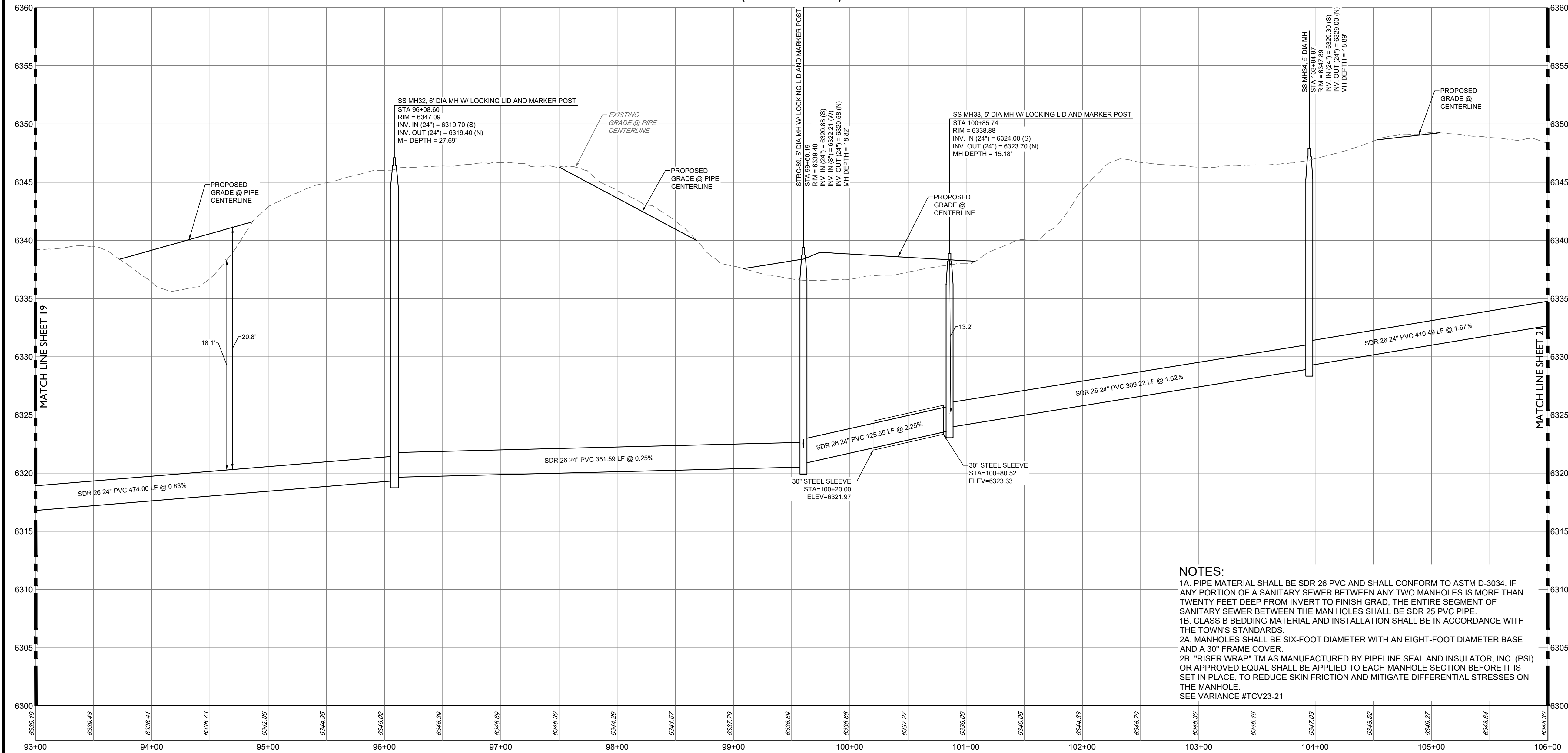
DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

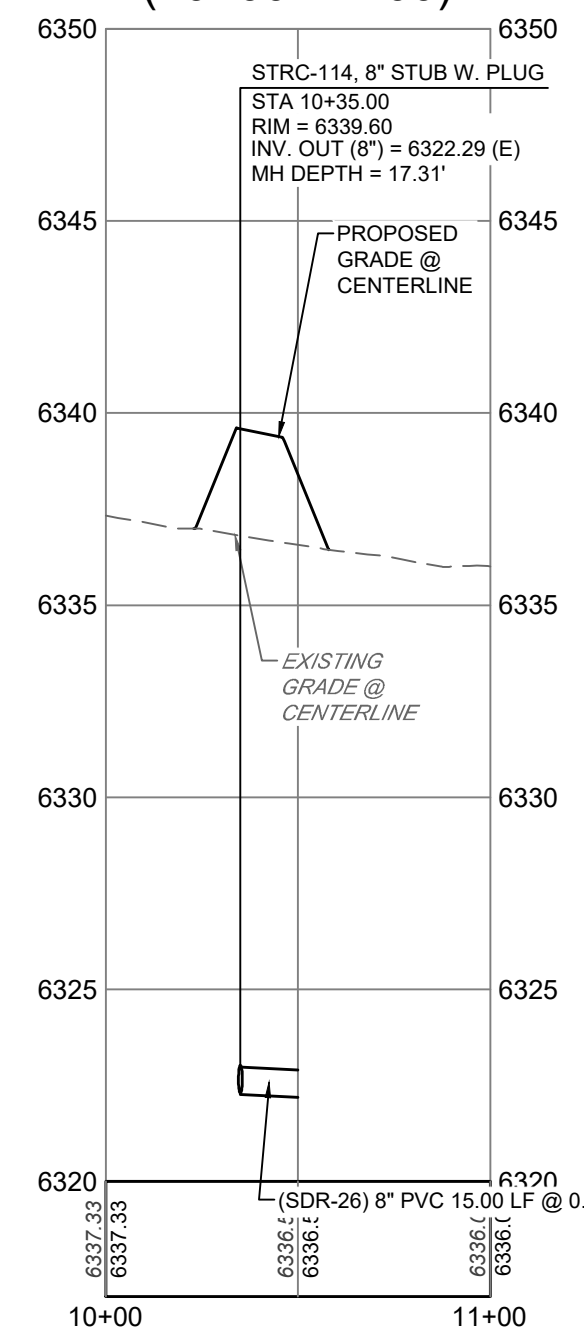
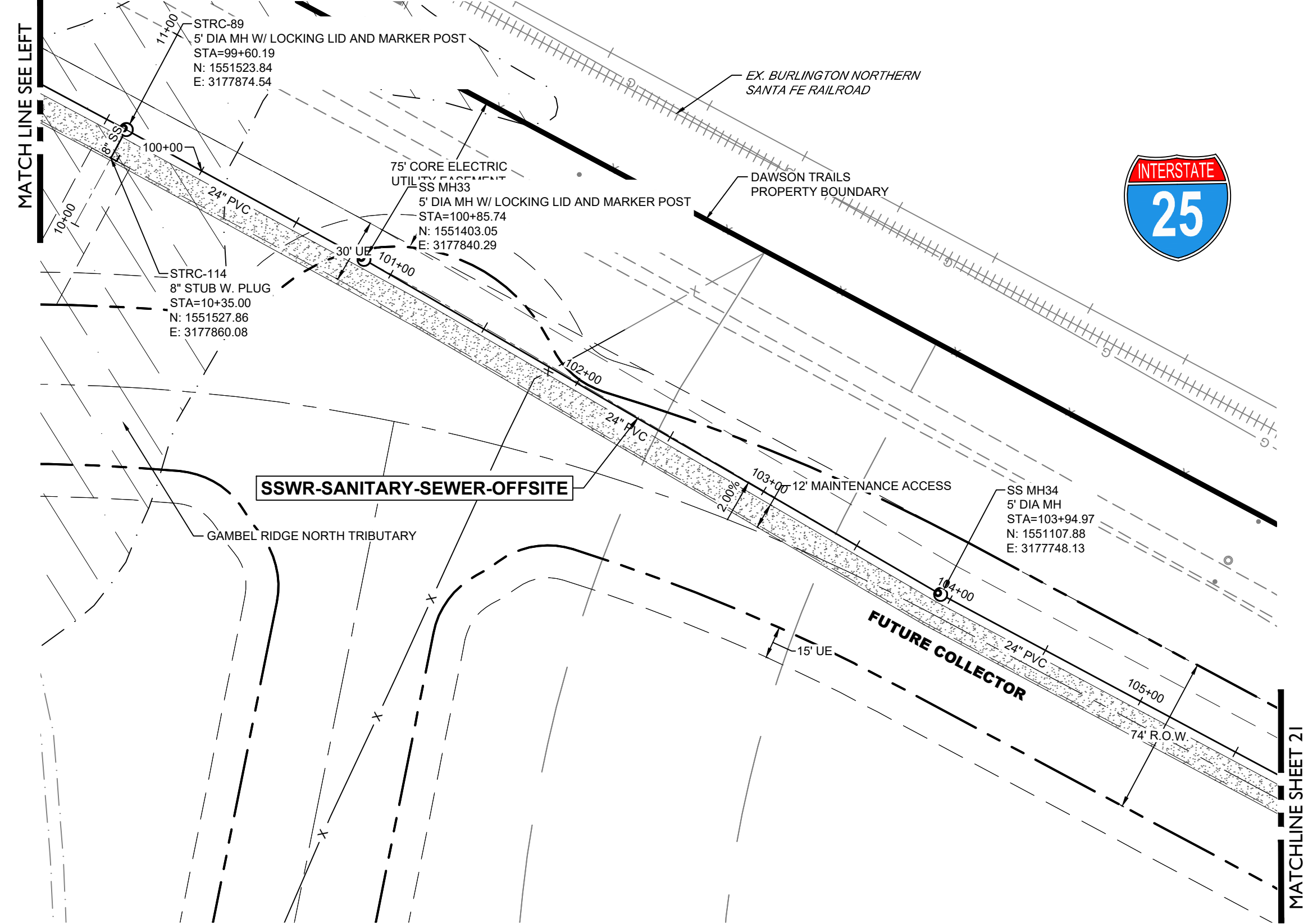
CONSTRUCTION DOCUMENTS

SANITARY P&P (9 OF 15)

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JFJOB NO.
20-224
SHEET
19 OF 26



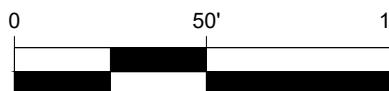
(10+00-11+00)



(93+00-106+00)



SCALE: 1" = 4500'



1 inch = 50 ft.

PROFILE

HORIZ: 1" = 50'
VERT: 1" = 10'

LEGEND

The diagram illustrates various symbols used in sanitary engineering drawings, organized into two columns:

- EASEMENT**
- RIGHT OF WAY (R.O.W.)**
- CENTERLINE**
- PROJECT BOUNDARY**
- PROPOSED CURB & GUTTER**
- PROPOSED SANITARY & STUB OUT**
- EXISTING SANITARY & STUB OUT**
- SANITARY SERVICE**
- WATER SERVICE**
- PROPOSED WATER & STUB OUT**
- EXISTING WATER & STUB OUT**
- PROPOSED STORM & STUB OUT**
- EXISTING STORM & STUB OUT**
- EXISTING** (with symbols for manholes, cleanouts, and other features)
- PROPOSED** (with symbols for manholes, cleanouts, and other features)
- SANITARY MANHOLES**
- SANITARY CLEAN OUT**
- CRUISHER FINES**
- MAINTENANCE ACCESS**
- BLOCK NUMBER**
- LIMITS OF CONSTRUCTION (LOC)**
- TOWN 100 YEAR FLOODPLAIN**

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BENCHMARK

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5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY
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FENCE. PUBLISHED ELEVATION = 6355.09 NAVD88

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JOSEPH F. FERRIS
STATE OF COLORADO # 55846

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APPROVED BY:

DEVELOPMENT SERVICES	DATE
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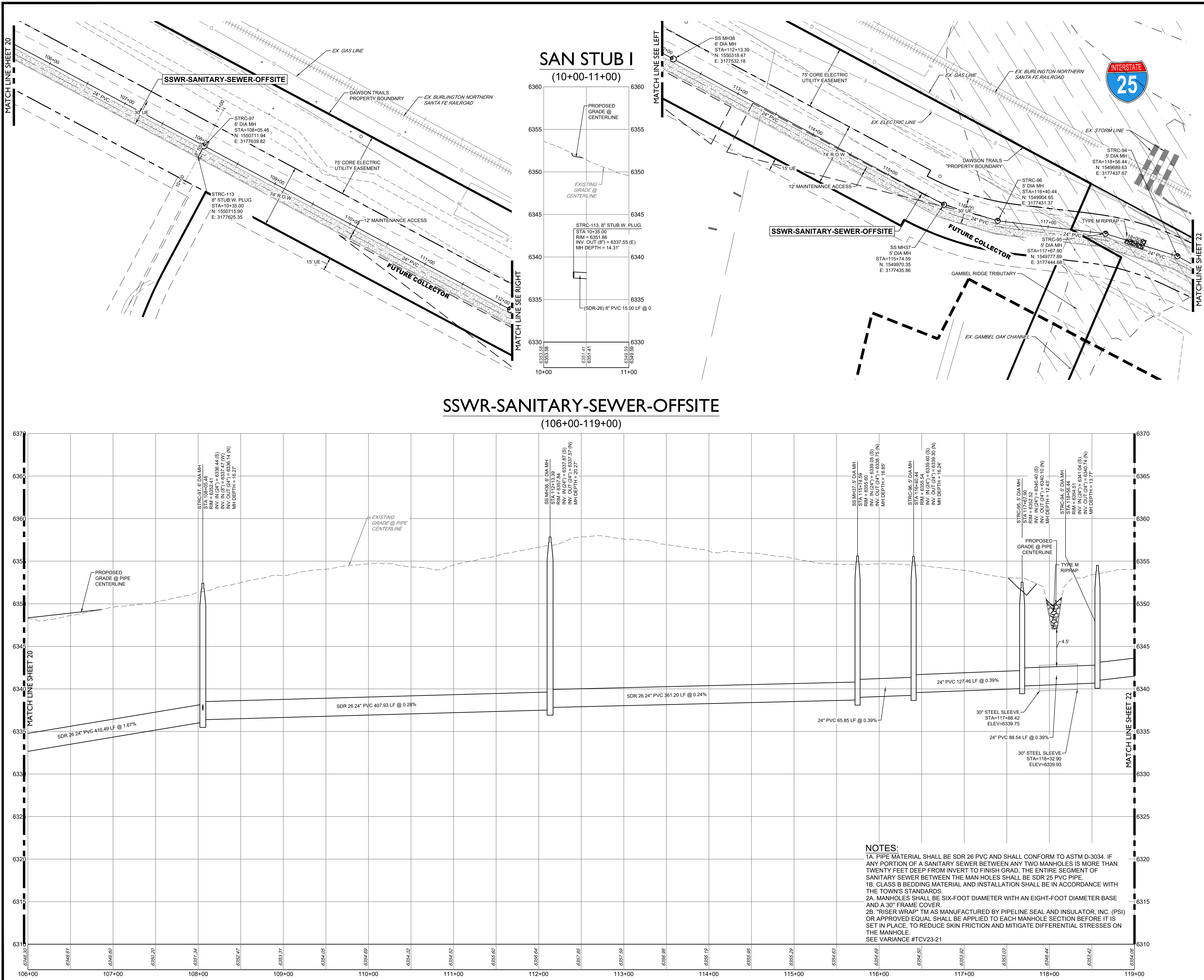


DESIGNED BY: JB
DRAWN BY: ME
CHECKED BY: JF

JOB NO. 20-224
SHEET 20 OF 26



now what's below.
Call before you dig.



KEY MAP
SCALE: 1" = 4500'

LEGEND

NOTES:
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TOWN APPROVAL BLOCK
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APPROVED BY:

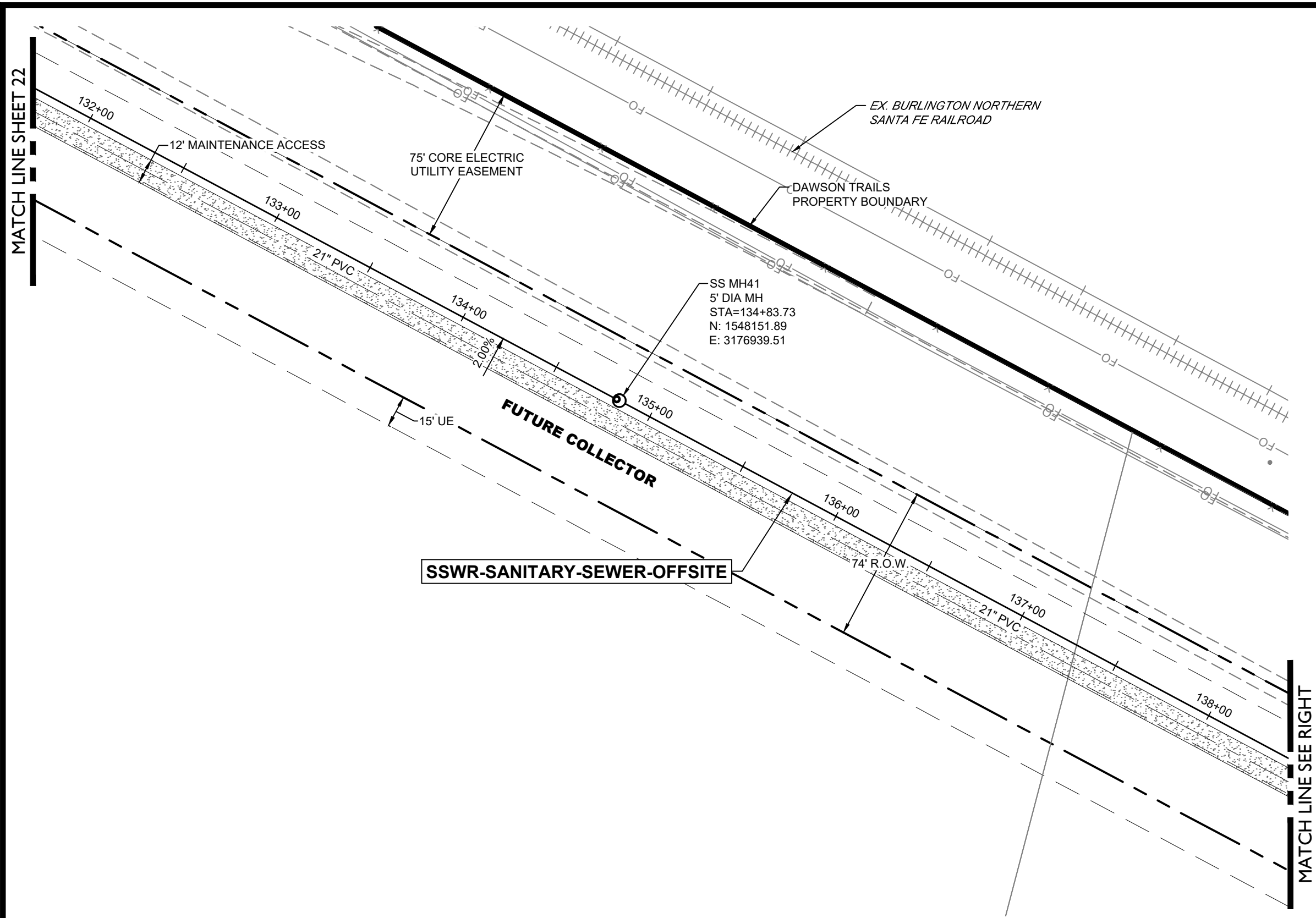
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DRAWN BY: MB
CHECKED BY: JF

JOB NO. 20-224
SHEET 21 OF 26

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (11 OF 15)

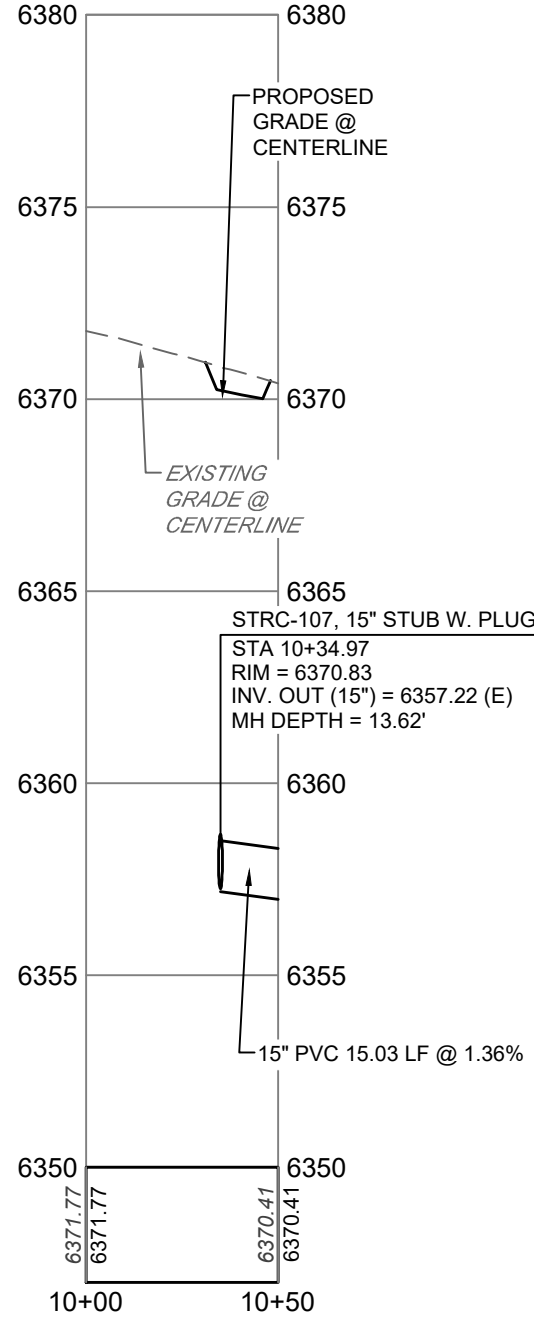
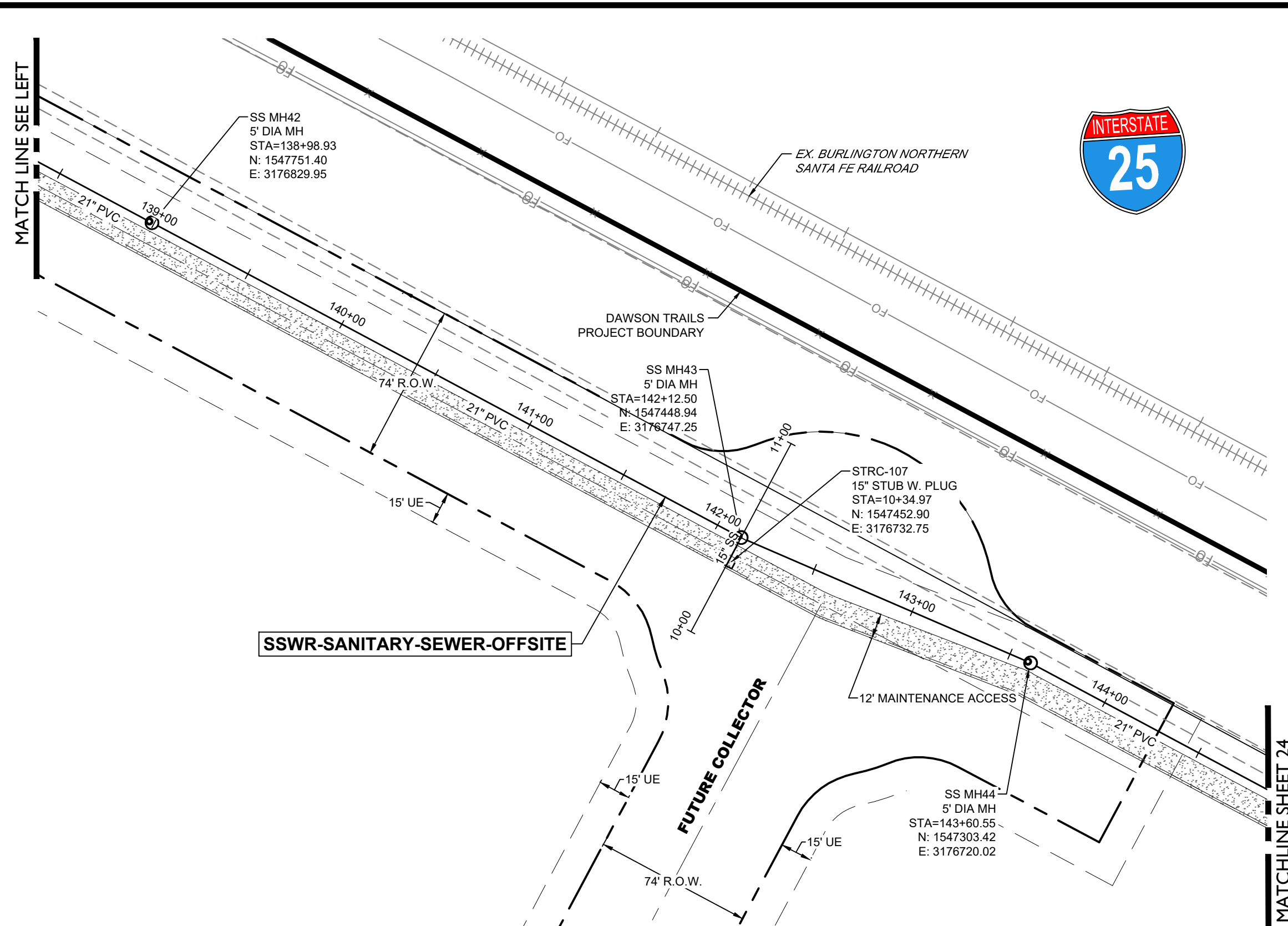
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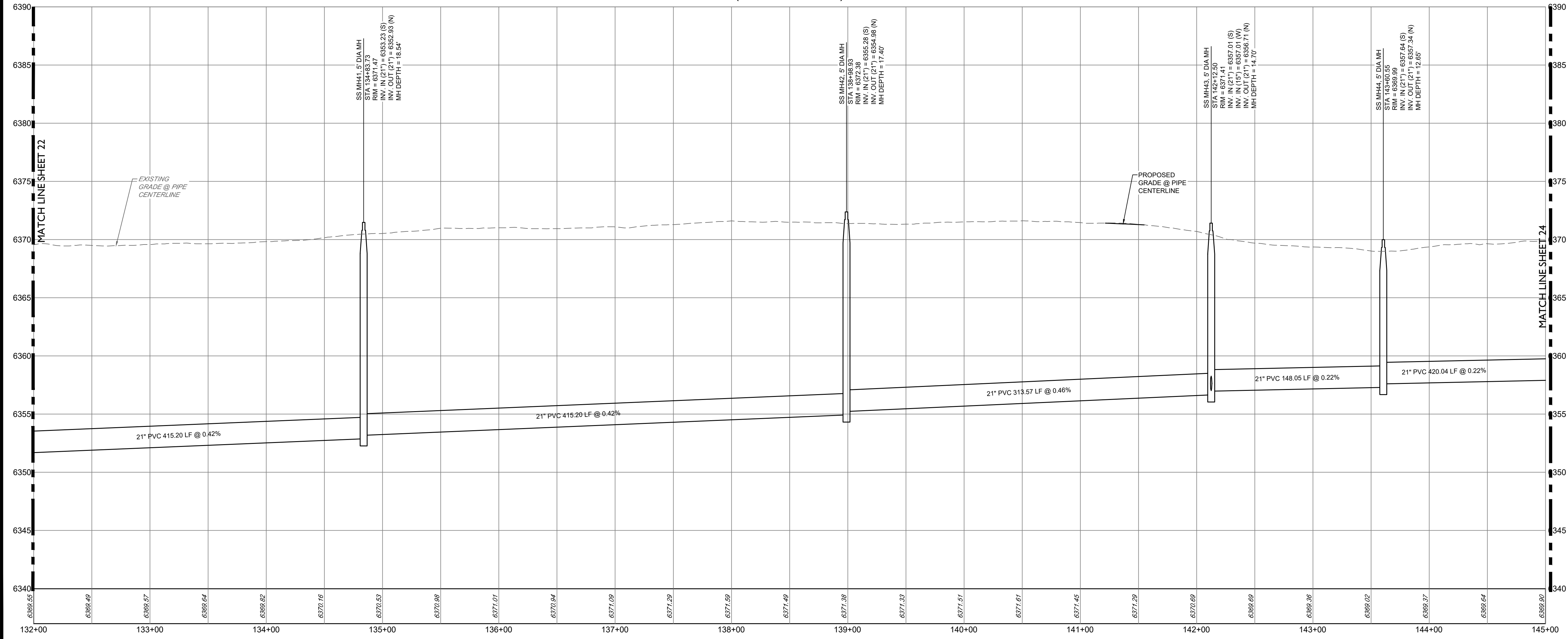
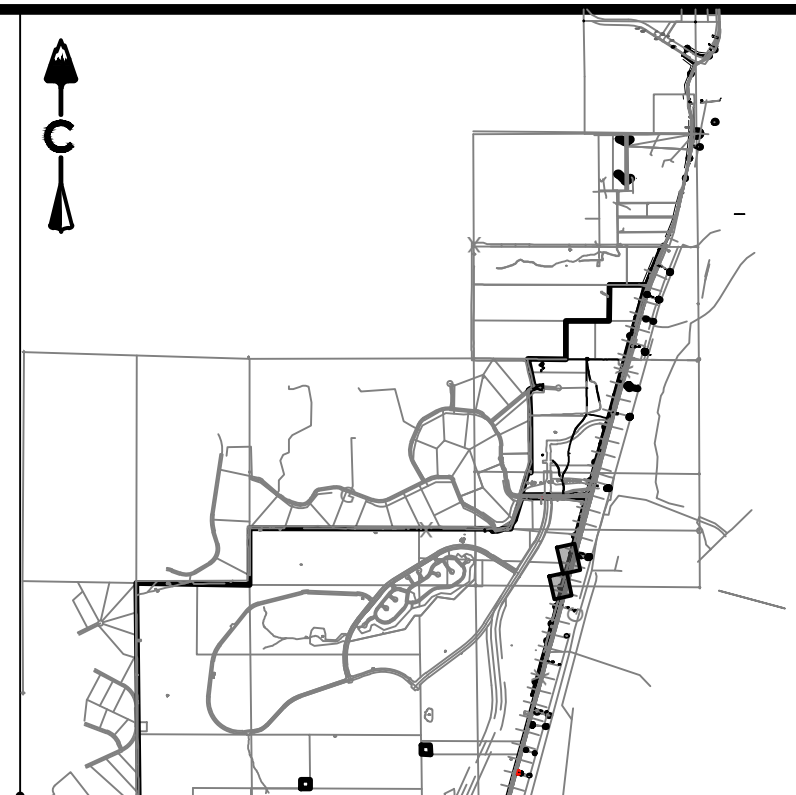
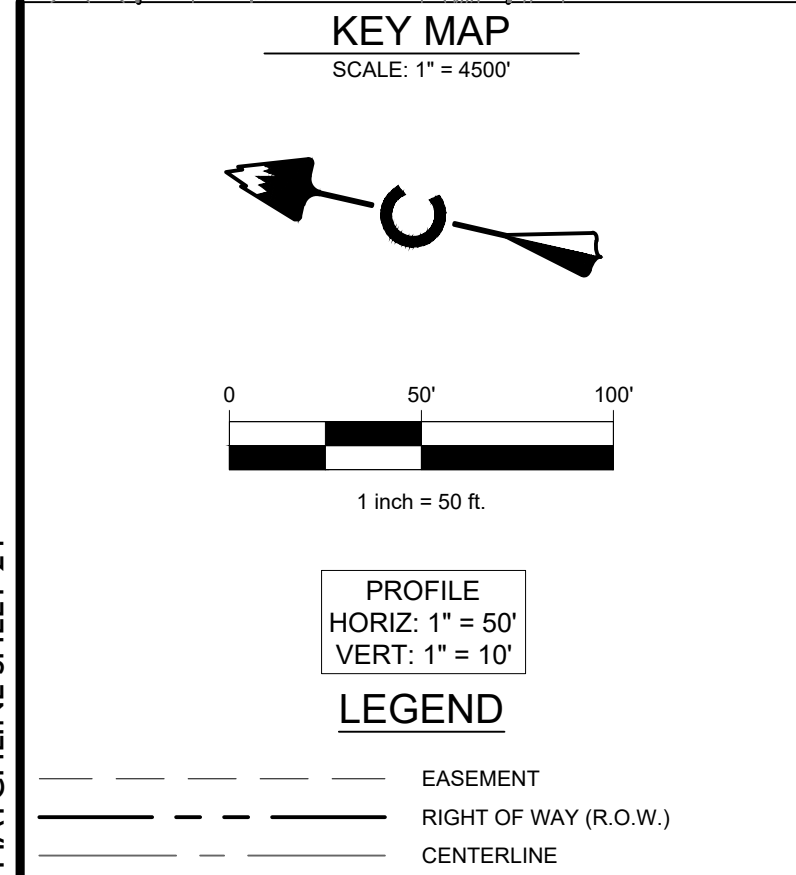
SAN STUB D

(10+00-10+50)



SSWR-SANITARY-SEWER-OFFSITE

(132+00-145+00)



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	12/22/22	KR
2	2ND SUBMITTAL	04/26/23	JF
3	3RD SUBMITTAL	09/23	JF

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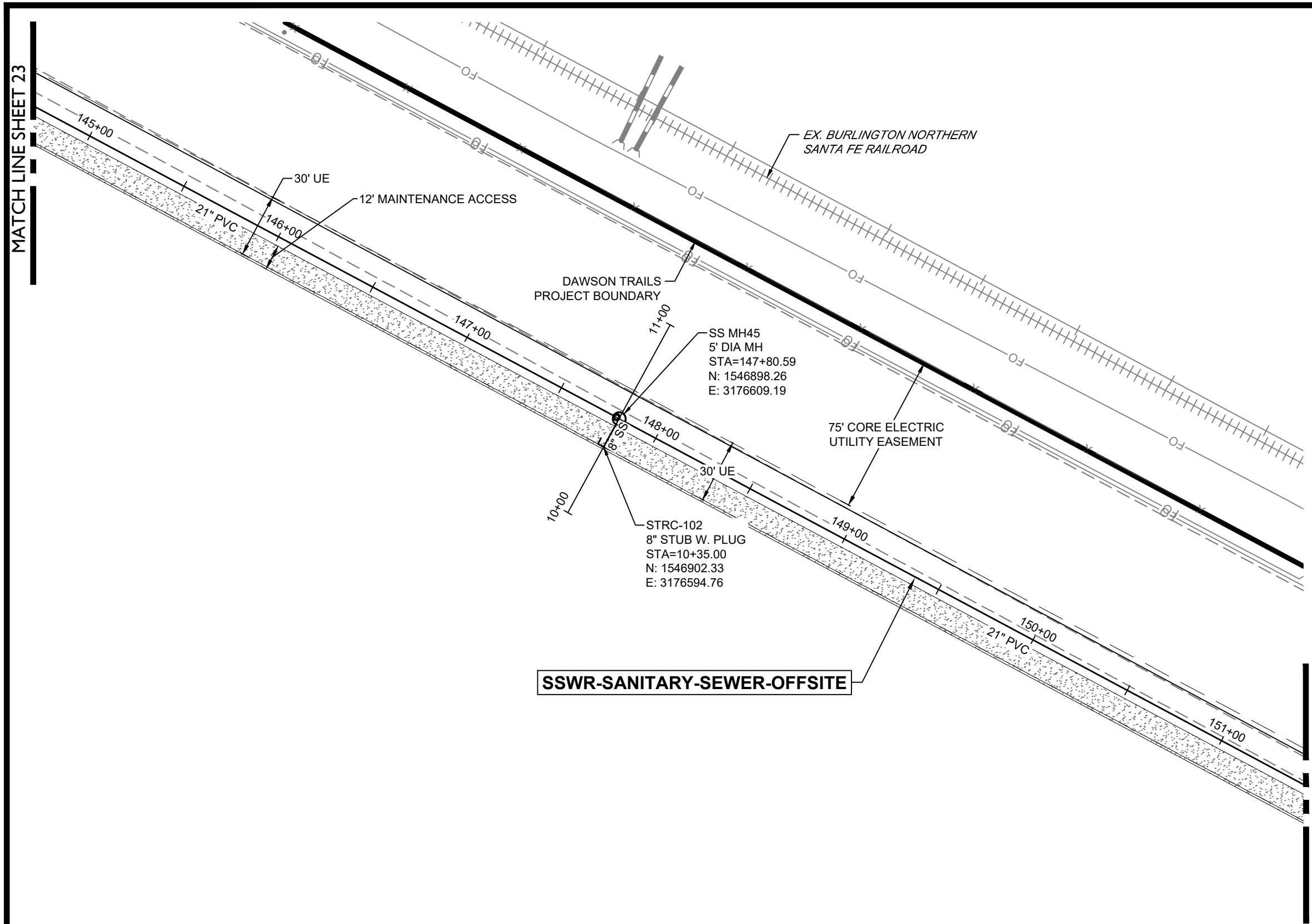
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BENCHMARK

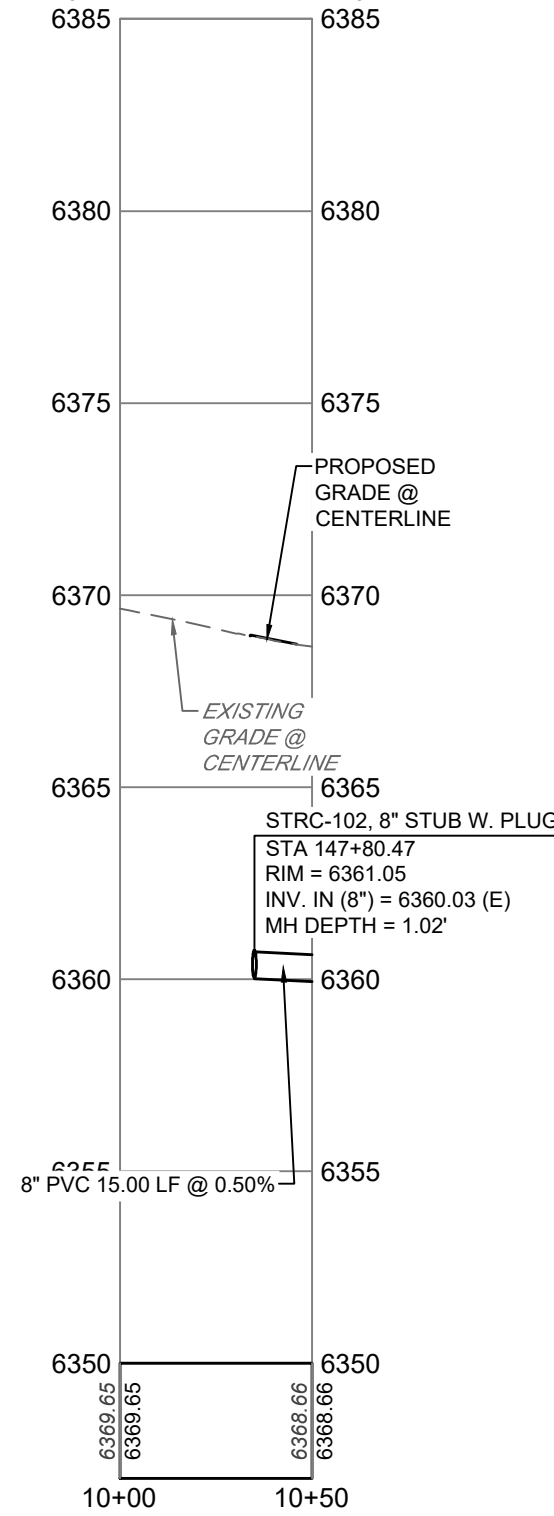
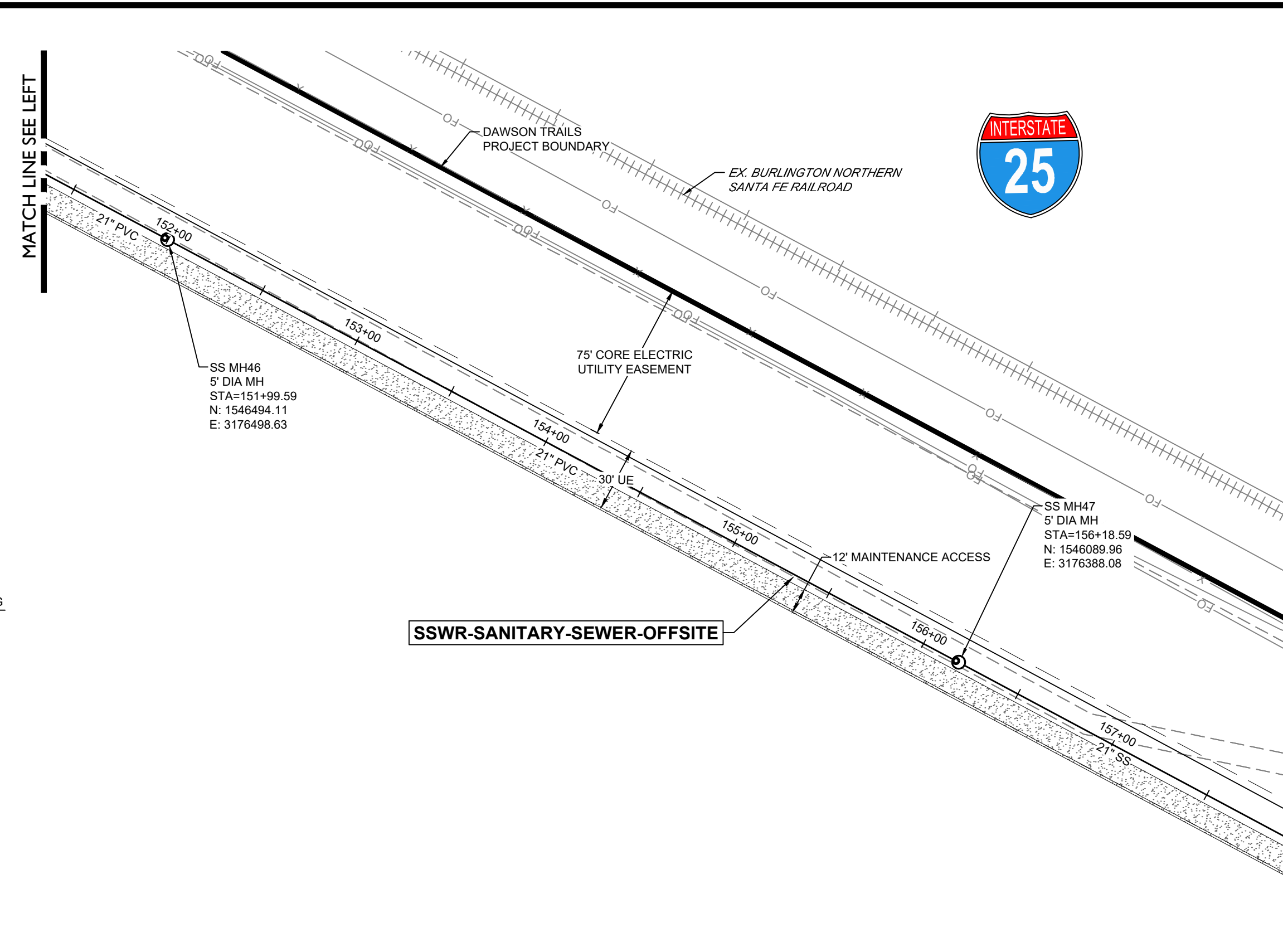
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TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
APPROVED BY:	
DESIGNED BY: JB DRAWN BY: MB CHECKED BY: JF	
JOB NO. 20-224	
SHEET 23 OF 26	



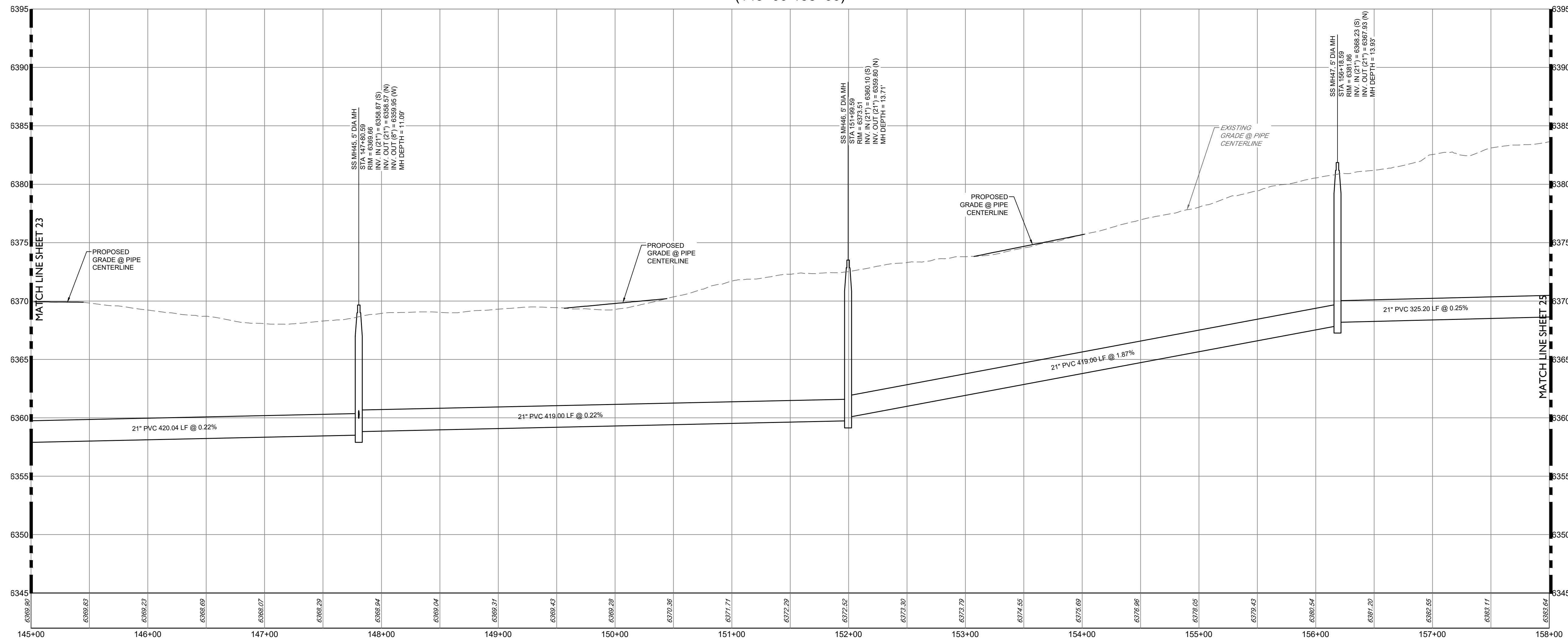
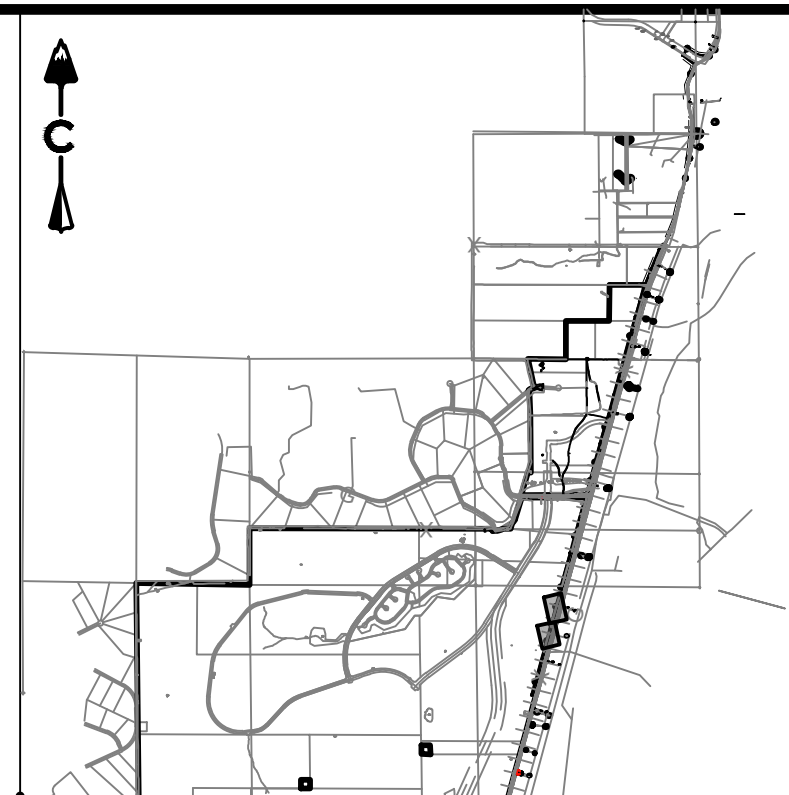
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(10+00-10+50)



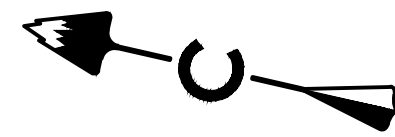
SSWR-SANITARY-SEWER-OFFSITE

(145+00-158+00)



KEY MAP

SCALE: 1" = 450'



1 inch = 50 ft.

PROFILE
HORIZ. 1" = 50'
VERT. 1" = 10'

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	CENTERLINE
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
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BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST, BEARING S 89°31'22" E, FROM THE WEST SIXTEENTH CORNER OF SECTIONS 22/15, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 5112 - 1994". TO THE NORTH QUARTER CORNER OF SAID SECTION 22 BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPED "LS 38002 - 2020", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PD RX1331), BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

PROFESSIONAL ENGINEER CERTIFICATION

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

JOSEPH F. FERRIS
STATE OF COLORADO # 55846

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

Know what's below.
Call before you dig.



DAWSON TRAILS OFFSITE SANITARY SEWER

CASTLE ROCK, COLORADO

CONSTRUCTION DOCUMENTS

SANITARY P&P (14 OF 15)



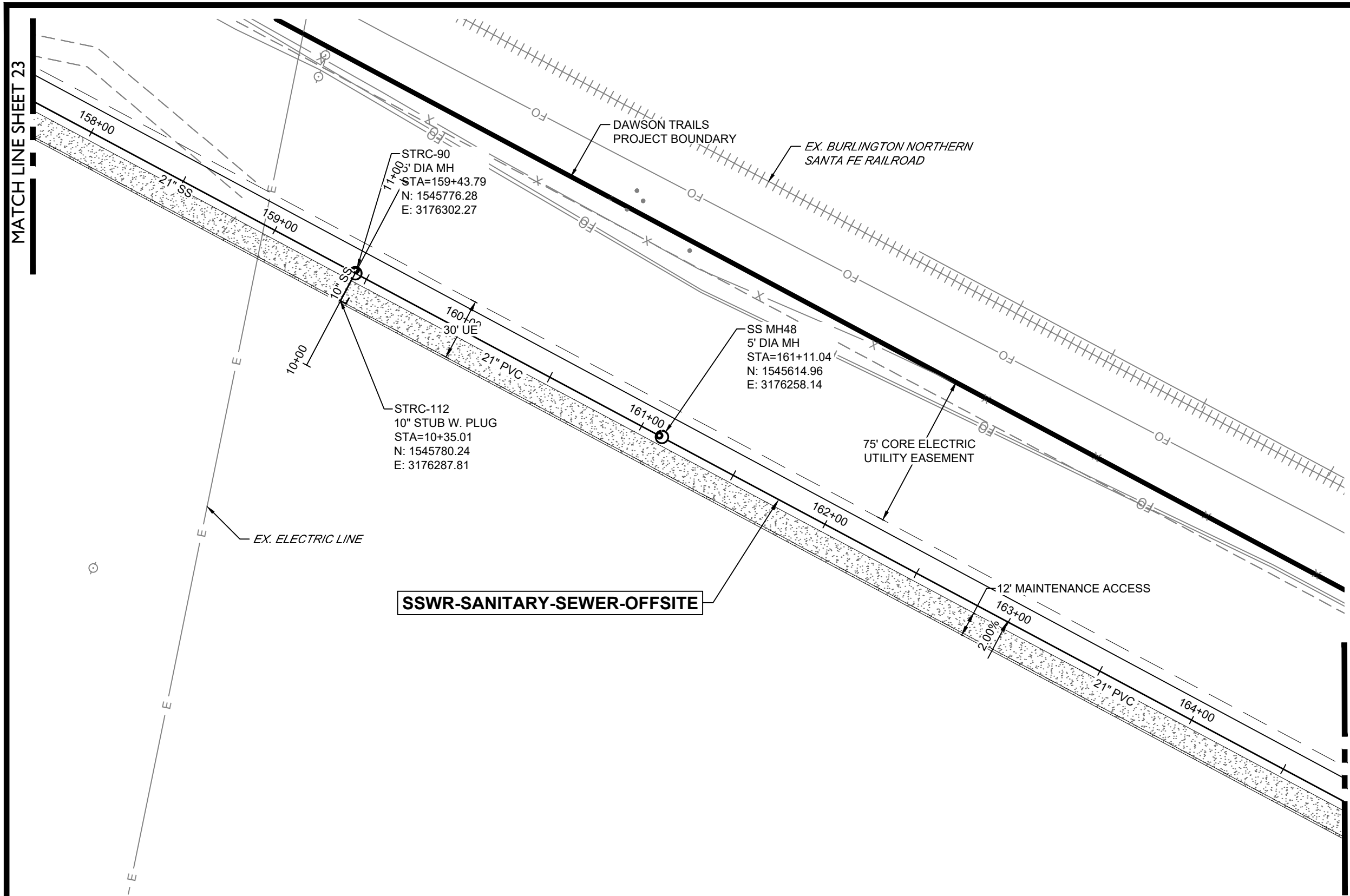
DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
24 OF 26

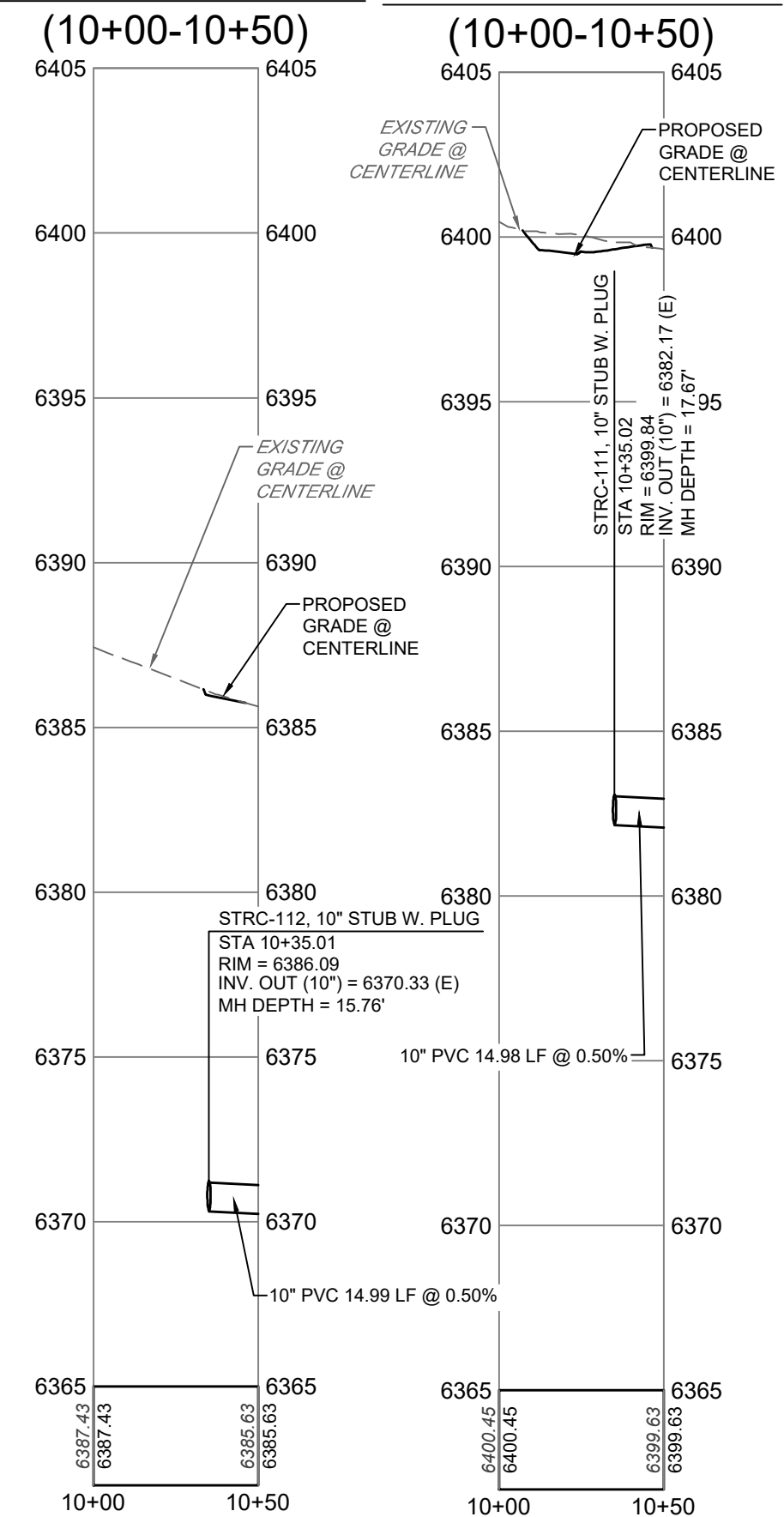
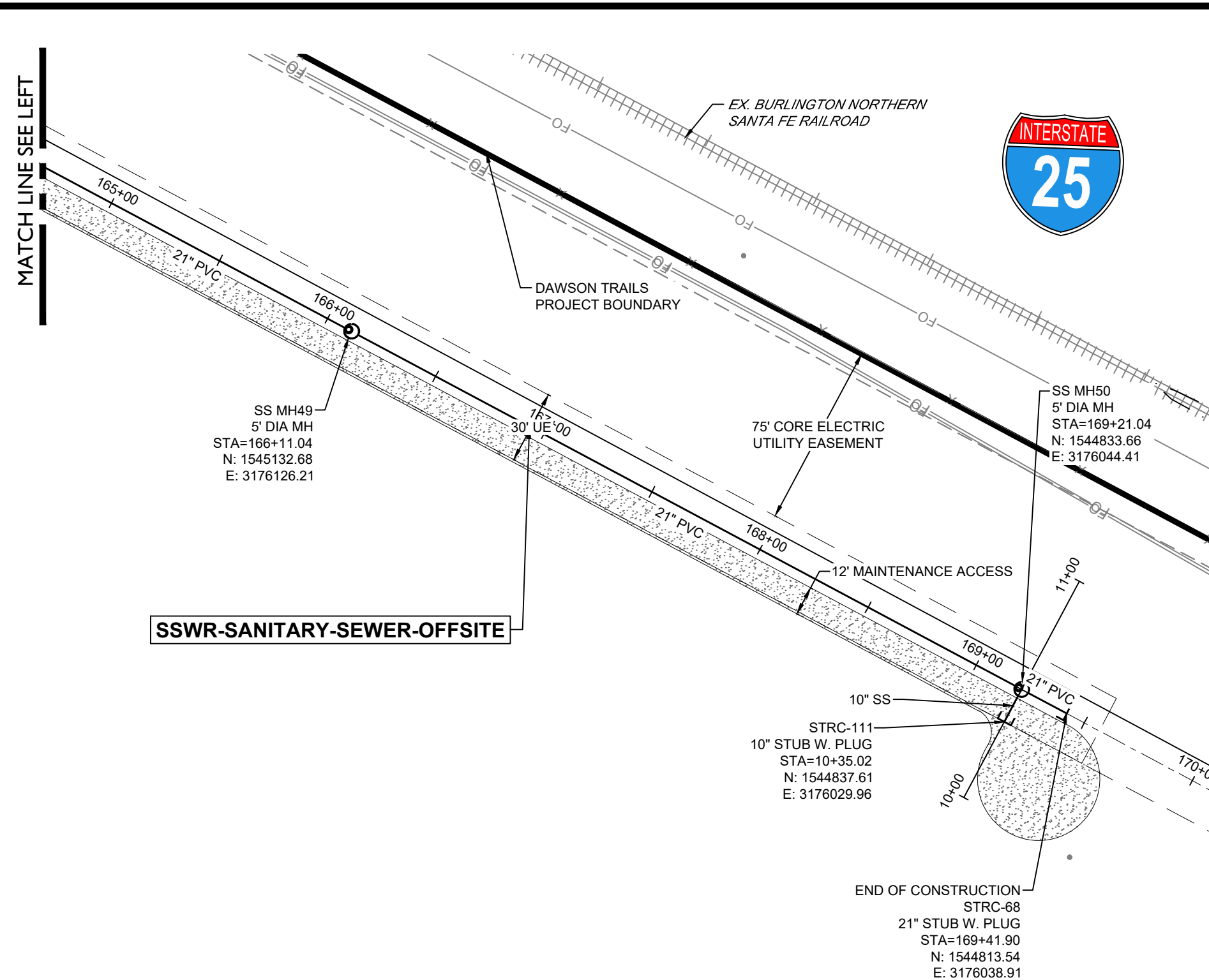
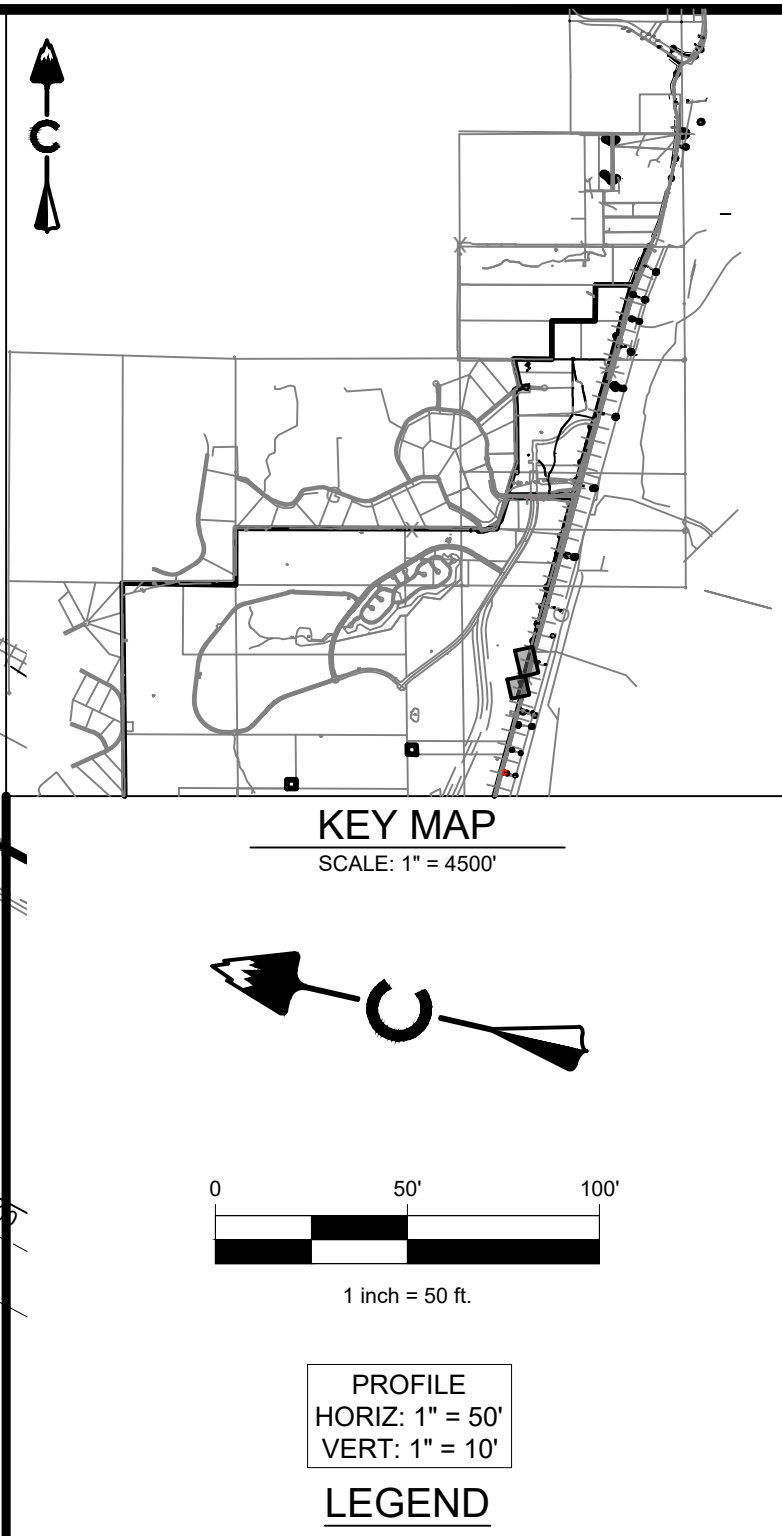
CORE CONSULTANTS, INC.
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVEYOURCORE.COM

CORE

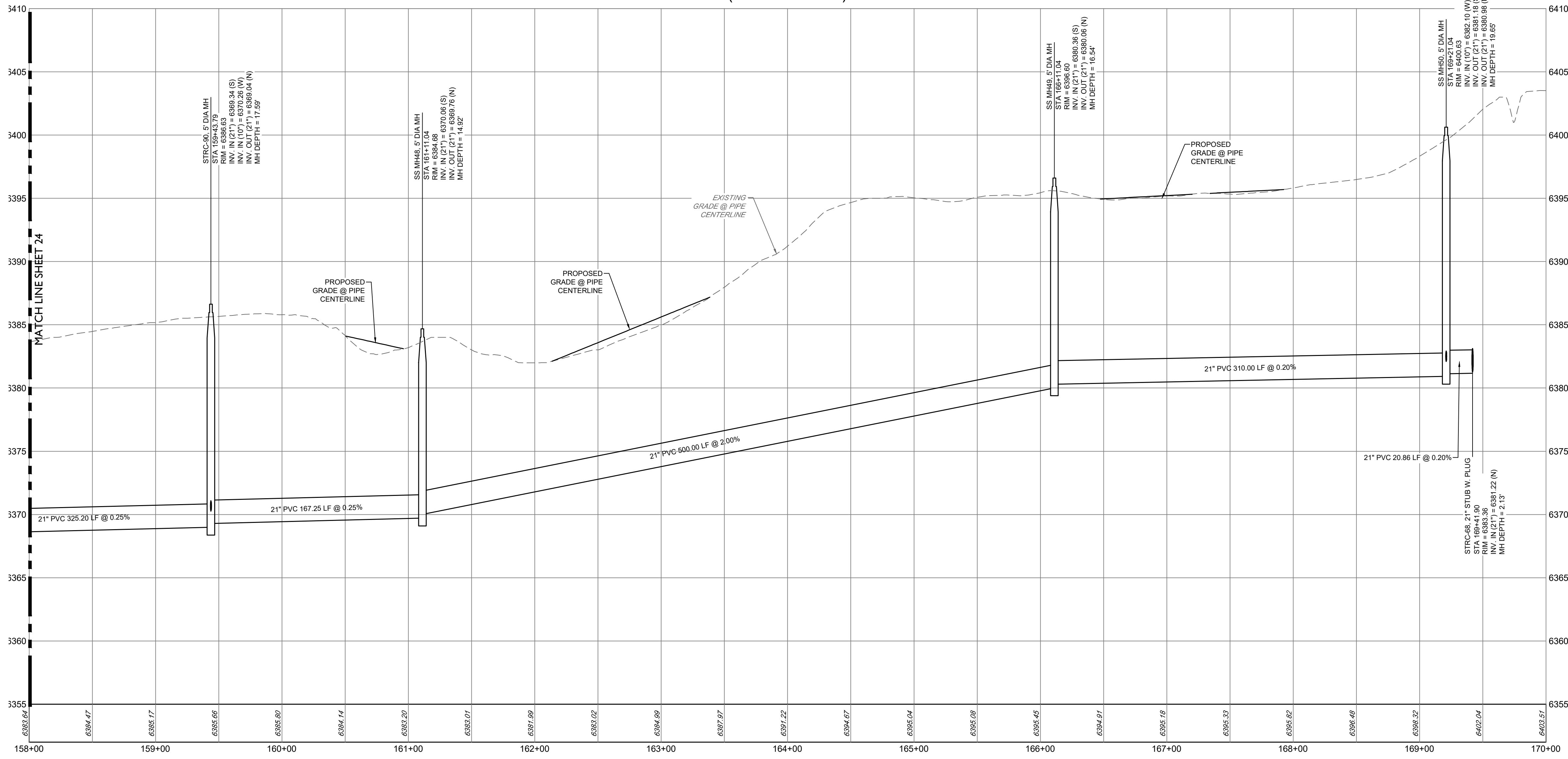
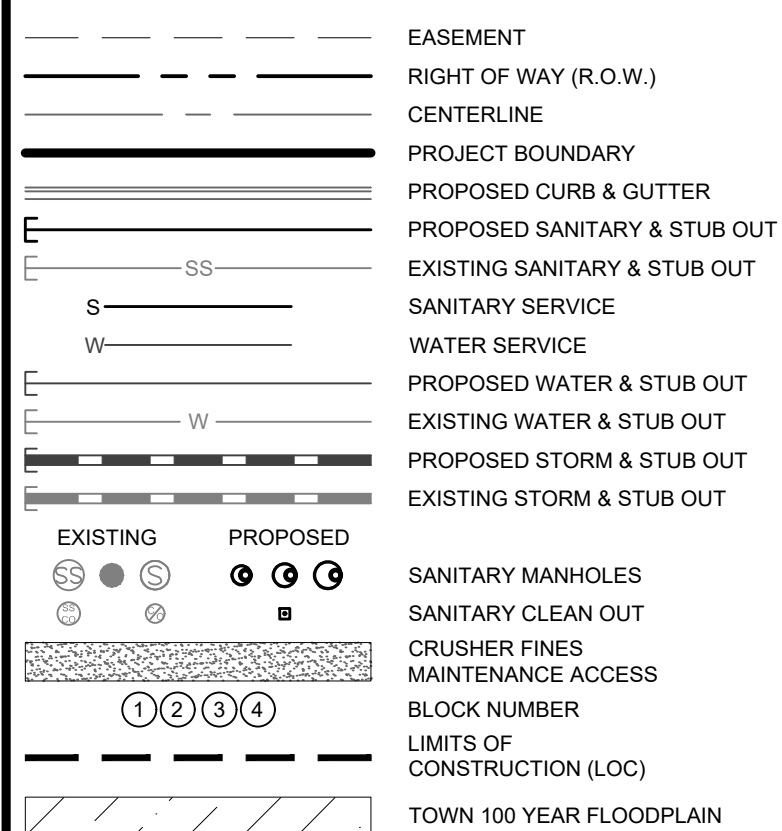
LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



SAN STUB F SAN STUB G



SSWR-SANITARY-SEWER-OFFSITE (158+00-170+00)



NOTES:

- CONTRACTOR TO MATCH LIMITS OF CONSTRUCTION TO EXISTING GRADE UPON PROJECT COMPLETION.
- AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.

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

APPROVED BY:

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224

SHEET
25 OF 26

DAWSON TRAILS OFFSITE SANITARY SEWER
CASTLE ROCK, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P (15 OF 15)

DESIGNED BY: JB
DRAWN BY: MB
CHECKED BY: JF

JOB NO.
20-224
SHEET
25 OF 26

DAWSON TRAILS PROJECT BOUNDARY
EX. BURLINGTON NORTHERN SANTA FE RAILROAD
EX. ELECTRIC LINE
SS MH48
5' DIA MH
STA=159+43.79
N: 1545776.28
E: 3176302.27
STRC-90
10" STUB W. PLUG
STA=10+35.01
N: 1545780.24
E: 3176287.81
SS MH49
5' DIA MH
STA=169+11.04
N: 1545614.96
E: 3176258.14
STRC-112
10" STUB W. PLUG
STA=10+35.02
N: 1544837.61
E: 3176029.96
SS MH50
5' DIA MH
STA=169+21.04
N: 1544833.66
E: 3176044.41
STRC-111
10" STUB W. PLUG
STA=10+35.02
N: 1544837.61
E: 3176029.96
SS MH49
5' DIA MH
STA=169+11.04
N: 1545132.68
E: 3176126.21
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STA=169+21.04
N: 1544833.66
E: 3176044.41
STRC-111
10" STUB W. PLUG
STA=10+35.02
N: 1544837.61
E: 3176029.96
SS MH49
5' DIA MH
STA=169+11.04
N: 1545132.68
E: 3176126.21
STRC-111
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