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PROJECT TEAM

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P: (417) 576-6620

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1790 S. BRENTWOOD BLVD.
ST LOUIS, MO 63144
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ENGINEERING CONSULTANT

K2 CIVIL CONSULTANTS INC.
3801 E. FLORIDA AVE, SUITE 425
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P: (303) 572-7997

TOWN OF CASTLE ROCK PUBLIC WORKS DEPARTMENT

4175 CASTLETON COURT
CASTLE ROCK, CO 80109
P: (720) 733-2482

UTILITIES

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CORE ELECTRIC
5496 N. US HIGHWAY 85,
SEDALIA, CO 80135
CONTACT: BROOKS KAUFMAN
P: (800) 332-9540

FIBER OPTIC
TBD BY CONTRACTOR
AT TIME OF CONSTRUCTION

OIL & GAS
BLACK HILLS ENERGY

WATER & SANITARY
CASTLE ROCK WATER, CRWATER
175 KELLOGG COURT
BUILDING 171
CASTLE ROCK, CO 80109
P: (720) 733-6000

STORMWATER
CASTLE ROCK WATER, CRWATER
175 KELLOGG COURT
CASTLE ROCK, CO 80109
P: (720) 733-2235

LEGAL DESCRIPTION

LOT 6G-3A-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 17 RECORDER UNDER RECEPTION NO. 2023048782 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE.

BENCHMARKS:

BENCHMARK: DOUGLAS COUNTY MONUMENT BEING A 3-1/4" ALUMINUM CAP STAMPED (DCGIS 2.015030), LOCATED 425 FEET MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200 FEET MORE OR LESS NORTH OF MEADOWS PARKWAY.

NAVD88 ELEV=6082.185'

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE RECORD BEARINGS PER THE MEADOWS FILING NO. 17, AREA 4, AMENDMENT NO 15 AND ARE BASED UPON THE EASTERLY LINE OF LOT 6G-3A, BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 11°23'45" WEST, A DISTANCE OF 379.51 FEET.

GEOTECHNICAL ENGINEER

VIVID ENGINEERING GROUP, INC.
1053 ELKTON DRIVE
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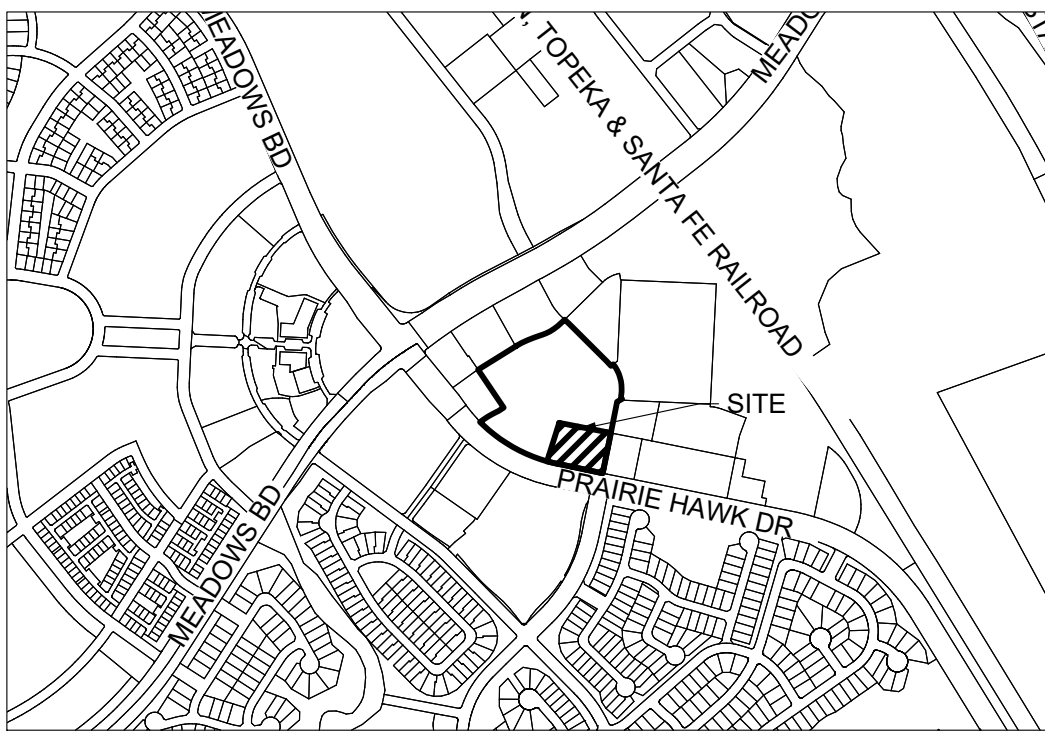
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AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE. #1
LITTLETON, CO 80122
CONTACT: TONY PEALL
P:(303) 327-7483

OWNER

ALDER REAL ESTATE.
3033 EAST 1ST AVE.
DENVER CO 80206
CONTACT: LAURA RICKOFF
P- 303 394-5510

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
LOT 6G-3A-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO.17,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
CD24-0008



VICINITY MAP

SCALE: 1" = 1000'

COVER SHEET 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 ON-SITE 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 TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0169G DATED MARCH 16, 2016.
- BENCHMARK: DOUGLAS COUNTY MONUMENT BEING A 3-1/4" ALUMINUM CAP STAMPED (DCGIS 2.015030), LOCATED 425 FEET MORE OR LESS EAST OF THE RAILROAD TRACKS AND 3200 FEET MORE OR LESS NORTH OF MEADOWS PARKWAY. NAVD88 ELEV=6082.185'
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FIELD CHANGE ORDER TABLE		
FCO#	DATE	PURPOSE/DESCRIPTION

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INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

TOWN APPROVAL BLOCK

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

APPROVED BY:

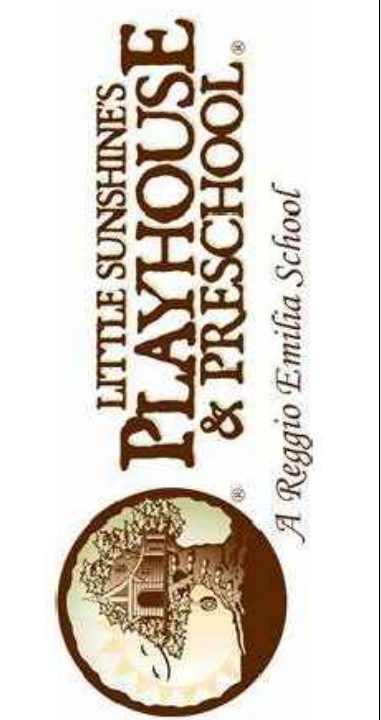
DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER 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.


Michael S. Goodhue PE 11/07/2024
Registered Professional Engineer, Colorado No. 48230 DATE

REVISION		DATE
No.	BY	DATE



CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

COVER SHEET

PROJECT NO:
DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 06/28/2024



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

P:\PLAYHOUSE DEVELOPMENT\CO, CASTLE ROCK - PRAIRIE HAWK AND LIMELIGHT\08 CAD\CD\COVER SHEET.DWG

STREET CONSTRUCTION NOTES

- 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.
- 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.
- 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.
- 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.
- 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

- 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.
- ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
- 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.
- THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
- 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.
- ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
- STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
- ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
- ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- 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.
- 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.
- "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.
- 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.
- 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.

STORM DRAINAGE CONSTRUCTION NOTES

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

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.

WATER LINE CONSTRUCTION NOTES

- 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.
- 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.
- 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.
- ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
- GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-I AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
- ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATERLOUS CO. OR "SUPER CATERING 250" BY MUELLER CO. OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
- ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
- ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
- ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
- PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
- DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
- ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP. FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
- WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
- WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
- TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
- THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
- MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
- ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
- THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
- THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
- WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:

- COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
- RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
- COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
- RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
- COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY. THE DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION.

LANDSCAPE NOTES

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

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- 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.
- 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.
- IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
- VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
- NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
- THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

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/SACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
- 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.
- 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.

TOWN APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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Michael S. Goodhue PE 11/07/2024
Registered Professional Engineer, Colorado No. 48230 DATE

No.	REVISION	BY	DATE



CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

CONSTRUCTION NOTES

PROJECT NO:

DESIGNED BY: LCG

DRAWN BY: LCG

DATE: 06/28/2024

C0.1

SHEET 2 OF 22

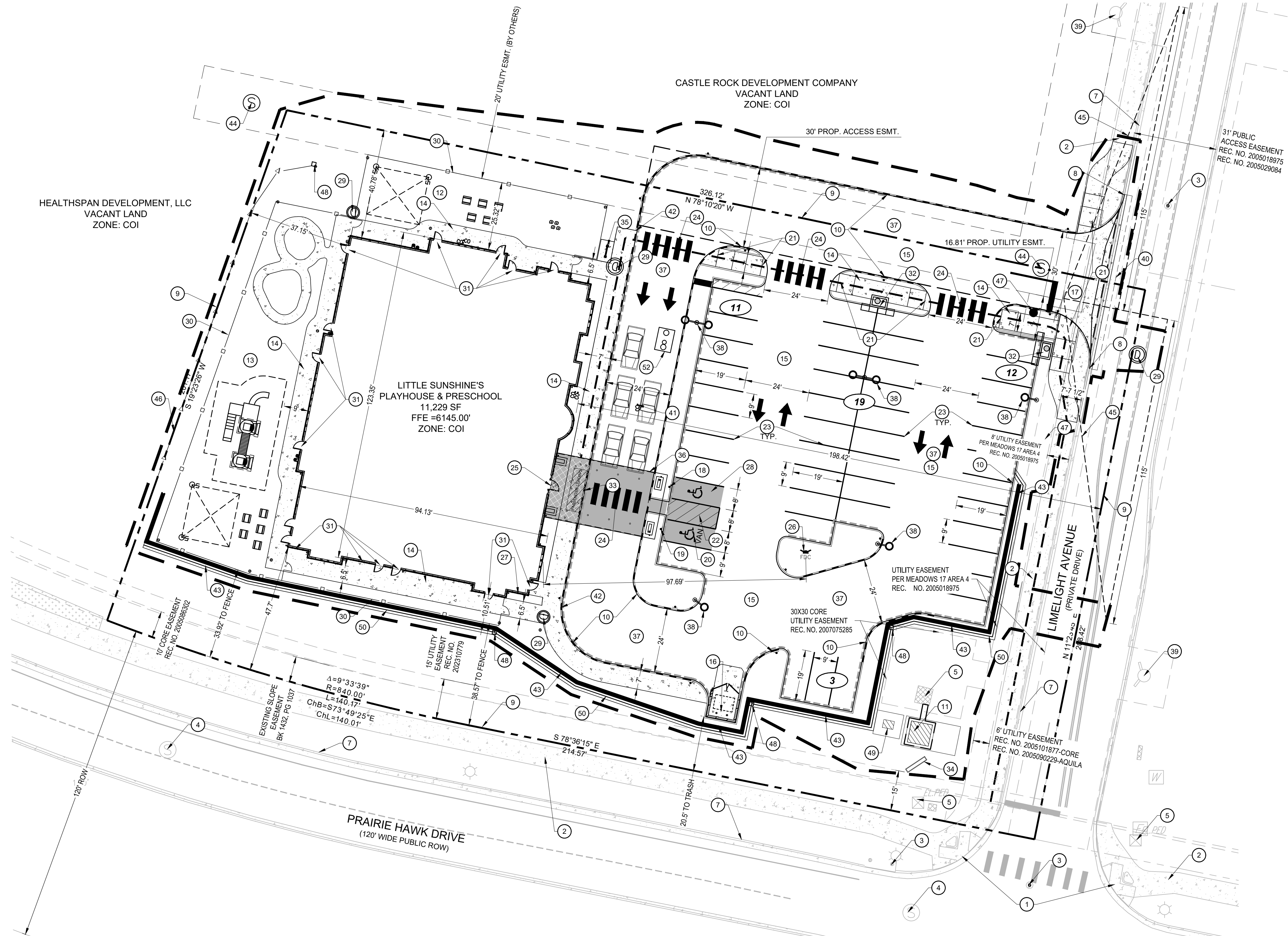


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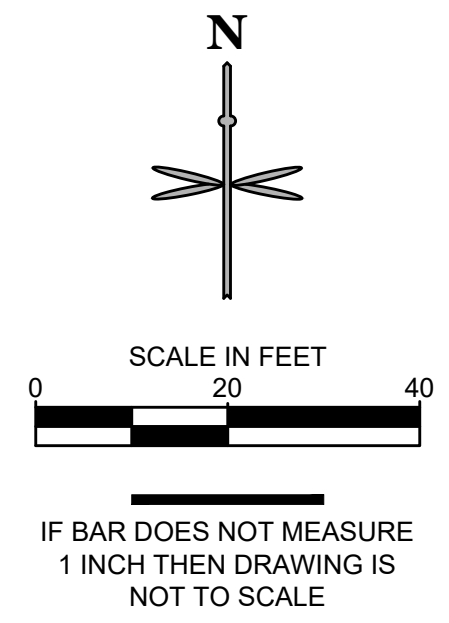
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CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



SITE PLAN LEGEND	
	PROPOSED PROPERTY BOUNDARY
	EXISTING EASEMENT
	PROPOSED BUILDING OVERHANG
	EXISTING CURB AND GUTTER
	PROPOSED CATCH CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED WALL
	ADA ACCESSIBLE ROUTE
	LIMITS OF CONSTRUCTION
	FIRE LANE CURB MARKING
	PARKING COUNT
	PROPOSED CONCRETE PAVEMENT
	DENOTES TRAFFIC FLOW PATTERNS



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SITE SCHEDULE:

- EXISTING ADA RAMP TO REMAIN.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING STORM STRUCTURE TO REMAIN.
- EXISTING SANITARY MANHOLE TO REMAIN.
- EXISTING ELECTRICAL TRANSFORMER PAD TO REMAIN
- EXISTING SIGN TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- BEGIN CURB CUT, MATCH EXISTING CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING (BY OTHERS).
- PROPERTY LINE.
- PR. 6" CURB & GUTTER (TYP.) PER TOC STD DETAIL CG-1, VC1.
- 8'X8' ELECTRICAL TRANSFORMER PAD. TRANSFORMER AND PAD TO BE INSTALLED BY UNITED POWER. SMALLER RECTANGLE IS PRIVATE SWITCH CABINET. TO BE INSTALLED BY DEVELOPER'S CONTRACTOR.
- PR. INFANT PLAYGROUND (APPROX. 2,500 S.F.). REFER TO PLAYGROUND ELEVATIONS.
- PR. PLAYGROUND (APPROX. 5,200 S.F.). REFER TO PLAYGROUND ELEVATIONS.
- PR. CONCRETE SIDEWALK PER TOC STD DETAIL CG-1.
- PR. ASPHALT PAVEMENT SEE GEOTECHINICAL REPORT.
- PR. TRASH ENCLOSURE. REFER TO TRASH ENCLOSURE ELEVATIONS.
- PR. STOP SIGN + STOP BAR .
- PR. ADA PARKING SIGNAGE R7-8.
- PR. ADA HANDICAP VAN ACCESSIBLE SIGN R7-8 AND R7-8A.
- PR. PAINT HC PARKING SYMBOL .
- PR. ADA RAMP PER CDOT M-608-1.
- PR. PAINT 4" SOLID WHITE PARKING STRIPES AT 16" O.C. AT 45° TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- PR. PAINT 4" 90° SOLID WHITE PARKING STRIPE (TYP.).
- PR. CROSSWALK STRIPING. 10'L X 2'W STRIPES, WITH 4' SEPARATIONS.
- FACILITY MAIN PUBLIC ENTRY.
- PR. REMOTE FIRE DEPARTMENT CONNECTION
- PR. FIRE RISER ROOM.
- SCREENED AREA DEFINES ADA COMPLIANT ZONE OF ACCESSIBILITY AT HANDICAP PARKING STALLS. CROSS SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- PROPOSED STORM MANHOLE
- 6' PROPOSED PLAYGROUND FENCE. SEE ELEVATION SHEETS.
- SECONDARY ENTRANCE.
- PROPOSED STORM INLET
- 24 LF FLUSH CURB AND GUTTER.
- PR. MONUMENT SIGN REFER TO ELEVATION SHEETS.
- PR. 5 BIKE WAVE RACK PER DETAIL ON C5.1.
- PR. PORTE COCHERE ROOF. SEE ELEVATION PLANS.
- PR. FIRE ACCESS W/ HD PAVEMENT PER GEOTECHNICAL PLAN.
- APPROX. LOCATION OF PR. LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP)
- EX. FIRE HYDRANT TO REMAIN.
- PR. 2' SAWCUT ADJACENT TO PR. SITE ACCESS.
- PR. HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- BEGIN TRANSITION OF 15 LF FLUSH-WITH-PAVEMENT TO 6" SPILL CURB AND GUTTER.
- PR. RETAINING WALL 6 FT MAX HEIGHT.
- PR. SANITARY MANHOLE (BY OTHERS).
- PR. SIGHT TRIANGLE
- TEMPORARY SWALE
- PROPOSED HYDRANT.
- PROPOSED AREA INLET
- PROPOSED 3'X4' ELECTRICAL USER CABINET W/ METER
- PROPOSED CONCRETE PAN
- 1,000 GALLON PRECAST GREASE INTERCEPTOR PER PLUM CREEK'S CRITERIA

PROFESSIONAL ENGINEER CERTIFICATION

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11/07/2024
(CIVIL ENGINEER SIGNATURE AND SEAL HERE) DATE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below.
Call before you dig.

CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

SITE PLAN

PROJECT NO: _____

DESIGNED BY: LCG

DRAWN BY: LCG

DATE: 06/28/2024

C1.0

SHEET 3 OF 22

DATE

BY

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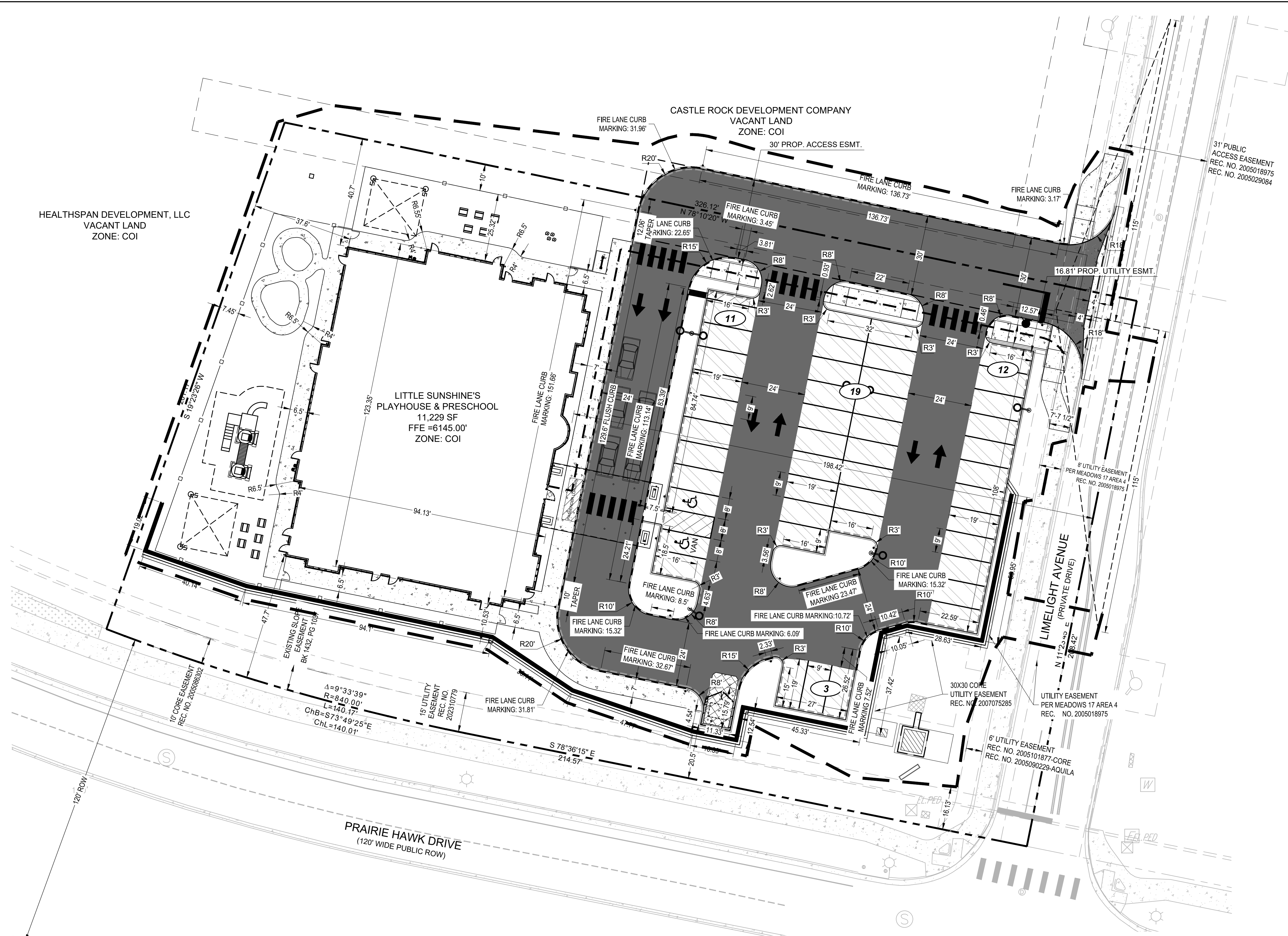
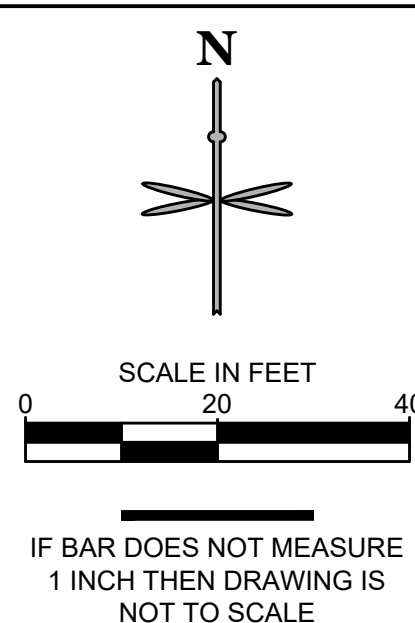


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PAVING PLAN LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING OVERHANG
- EXISTING CURB AND GUTTER
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED WALL
- ADA ACCESSIBLE ROUTE
- LIMITS OF CONSTRUCTION
- FIRE LANE CURB MARKING
- PROPOSED SIDEWALK
- PROPOSED CONCRETE WALK
- PROPOSED FIRE ACCESS AND SERVICE TRUCK ROUTE - HEAVY DUTY ASPHALT CONCRETE AREA
- PROPOSED PARKING AREA- STANDARD DUTY ASPHALT CONCRETE AREA
- PROPOSED TRASH ENCLOSURE AND DRIVE ACCESS - HEAVY DUTY PORTLAND CEMENT CONCRETE
- PARKING COUNT
- DENOTES TRAFFIC FLOW PATTERNS

- HORIZONTAL CONTROL NOTES:**
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLAND SHALL BE 3'.
 - THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.
 - SEE ARCHITECTURAL PLANS FOR BUILDING, SCREENING WALL, AND TRASH ENCLOSURE DIMENSIONS.

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Michael S. Goodhue PE
Registered Professional Engineer, Colorado No. 48230
DATE 11/07/2024

Table 8 Pavement Section Thickness Recommendations		
PAVEMENT AREA	PORTLAND CEMENT CONCRETE/ AGGREGATE BASE COURSE (INCHES) ¹	ASPHALT CONCRETE/ AGGREGATE BASE COURSE (INCHES) ¹
Light Duty Use	5/6	4/6
Heavy Duty Use	6/6	4.5/7

1) Overlaying a properly prepared subgrade as described in Section 4.7.3.

CONSTRUCTION DOCUMENTS

**LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL**

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

HORIZONTAL CONTROL & PAVING PLAN

PROJECT NO:

DESIGNED BY: LCG

DRAWN BY: LCG

DATE: 06/28/2024

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SHEET 4 OF 22

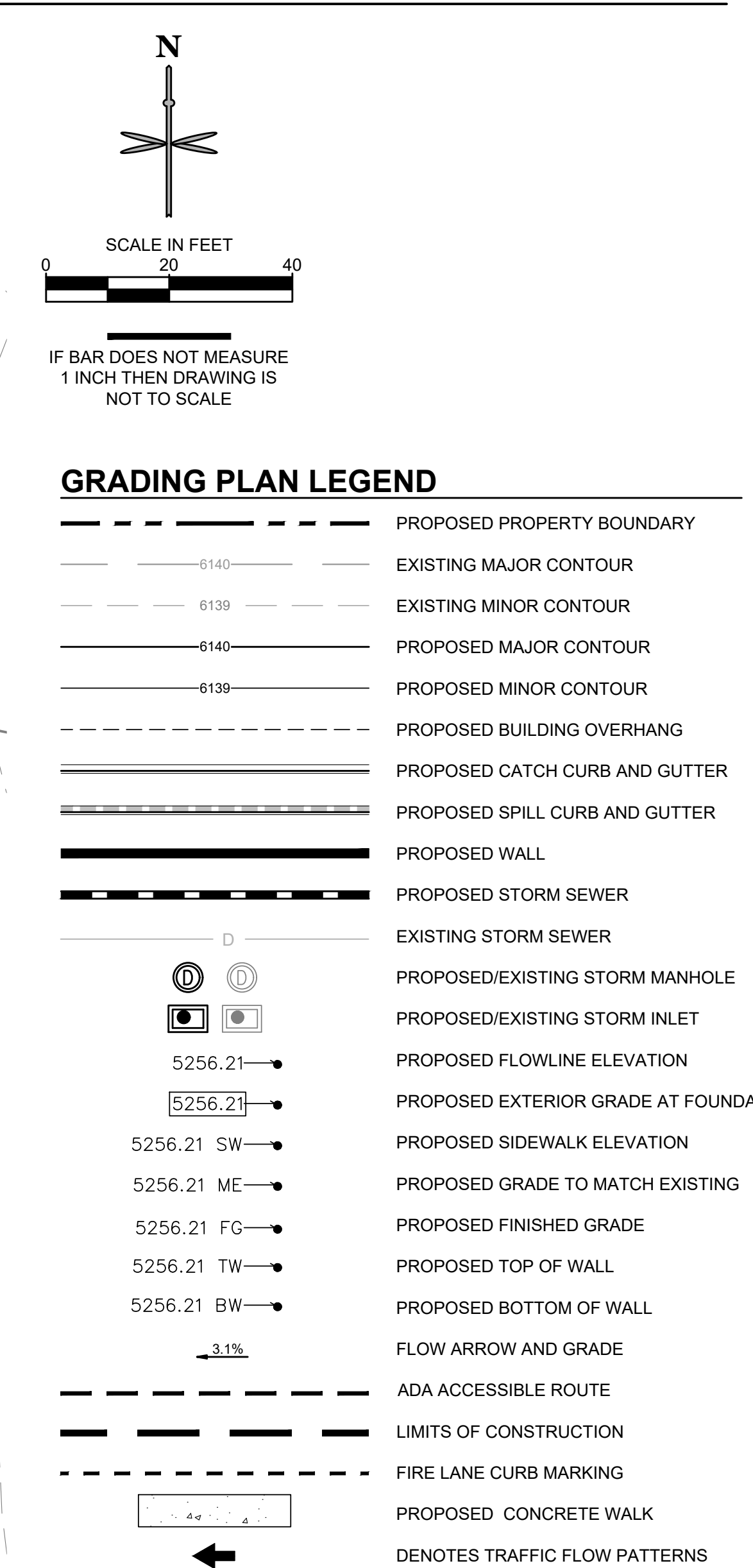
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GRADING NOTES:

1. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
2. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
3. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER. SEE "SOIL PREPARATION NOTE" THIS SHEET.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
5. SEE THE SITE SURVEY FOR SURVEY INFORMATION.
6. GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
7. GUTTER GRADES SHALL BE A MINIMUM 0.60%.
8. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN PRIVATE DRIVE AND TRASH ENCLOSURE.
9. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
10. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE

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 11/07/2024

Michael S. Goodhue PE
Registered Professional Engineer Colorado No. 48230 DATE

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CALL 3-BUSINESS DAYS* (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG.
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

SOIL PREPARATION NOTE

SOIL PREPARATION FOR NON-LANDSCAPE AREAS SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

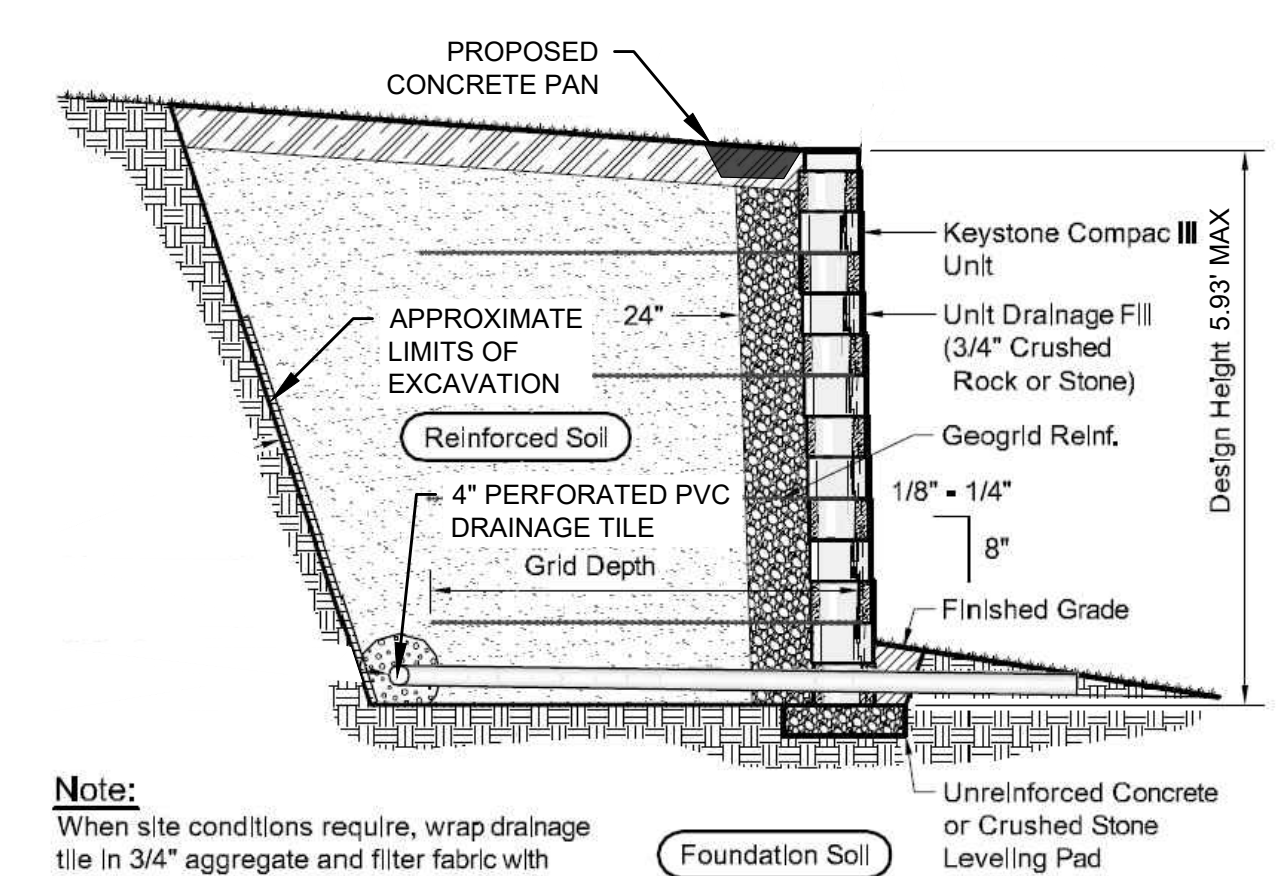
GEOTECHNICAL ENGINEER: VIVID ENGINEERING GROUP
PROJECT NO.:D23-1-355, DATED AUGUST 22, 2023

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THIS GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING AREA SOIL AMENDMENT PROCEDURES.



COLOR: SANDSTONE/BROWN

PROPOSED RETAINING WALL BLOCK

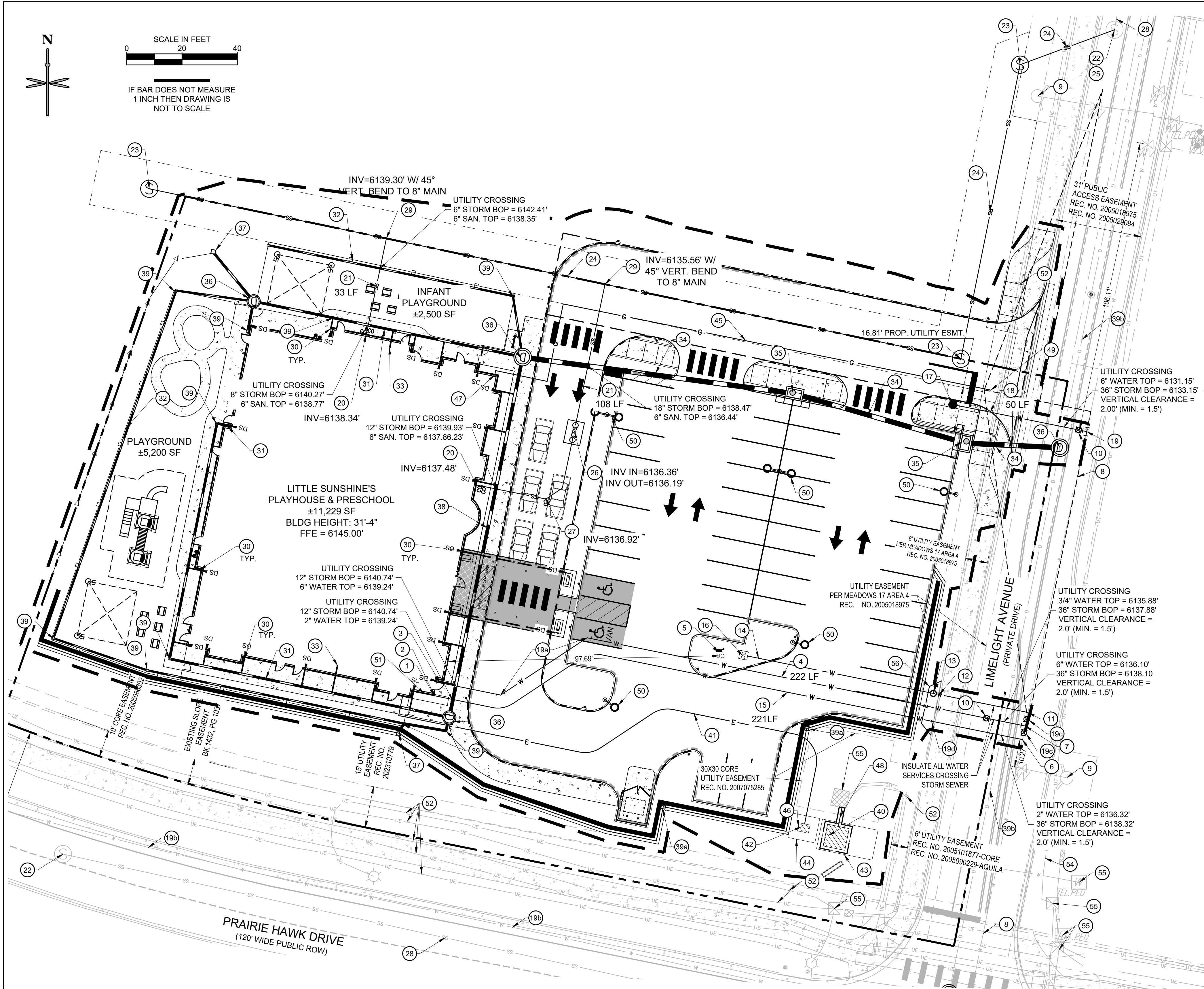


Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Foundation Soil

DETAIL NOT FOR CONSTRUCTION. DESIGN BUILD BY WALL MANUFACTURE..

Typical Reinforced Wall Section



UTILITY LEGEND

	PROPOSED PROPERTY BOUNDARY		EXISTING UNDERGROUND TELEPHONE		EXISTING FIRE HYDRANT
	EXISTING EASEMENT		LIMITS OF CONSTRUCTION		PROPOSED SITE LIGHT
	EXISTING SANITARY SEWER		PROPOSED BUILDING OVERHANG		EXISTING WATER VALVE
	EXISTING WATER		PROPOSED CATCH CURB AND GUTTER		PROPOSED WATER METER
	EXISTING STORM SEWER		PROPOSED SPILL CURB AND GUTTER		PROPOSED FIRE HYDRANT
	EXISTING UNDERGROUND ELECTRIC		PROPOSED SANITARY SEWER		ADA ACCESSIBLE ROUTE
	EXISTING UNDERGROUND COMMUNICATION		PROPOSED WATER		LIMITS OF CONSTRUCTION
	EXISTING GAS		PROPOSED STORM SEWER		FIRE LANE CURB MARKING
			PROPOSED ELECTRIC LINE		PROPOSED CONCRETE WALK
			PROPOSED GAS		DENOTES TRAFFIC FLOW PATTERNS
	EXISTING STORM INLET AND MANHOLE				
	PROPOSED STORM INLET AND MANHOLE				
	EXISTING STREET LIGHT				

UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.
5. UTILITY SERVICE INSTALLATION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF CASTLE ROCK SPECIFICATIONS. APPROVED BY:
6. ALL SEWER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE GRAVITY PIPE (PVC) SDR 35, MINIMUM BURY DEPTH PER TOWN OF CASTLE ROCK.
7. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
8. AT PROPOSED UTILITY CROSSINGS, CONTRACTOR IS TO VERIFY THE REQUIRED GRADES AND CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. ANY REQUIRED CHANGES ARE TO BE COORDINATED DIRECTLY WITH ENGINEER.
9. PIPE LENGTHS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR.
10. PARCEL IS CONTAINED IN MEADOWS 17 LIFT STATION BASIN.
11. UTILITY BURY DEPTH SHALL CONFORM TO TOWN OF CASTLE ROCK UTILITY STANDARDS.
12. REFER TO TOWN OF CASTLE ROCK UTILITY STANDARDS AND FOR SANITARY SEWER TRENCHING BACKFILL REQUIREMENTS.
13. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. PROTECT IN PLACE FROM DAMAGE.
14. SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
15. CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF ALL UTILITY WORK.
16. REFER TO MEP PLANS UNDER SEPARATE COVER FOR DIAGRAMMATIC LOCATIONS OF ELECTRICAL CONDUIT.
17. REFER TO STORM PLAN AND PROFILE SHEET FOR STORM DESIGN.
18. CONTRACTOR TO MATCH EXISTING PAVEMENT THICKNESS FOR ANY STREET CUTS AND TO SEAL ALL JOINTS BETWEEN NEW AND EXISTING PAVING.
19. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS' NOTICE TO THE ON-SITE TOWN OF CASTLE ROCK 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 CASTLE ROCK WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM 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.

WATER

1. PROPOSED 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE INSTALLED OFF 5' STUB TO BLDG. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION
2. 1.5" METER IN BUILDING
3. PROPOSED 6" DIP FIRE SERVICE LINE CONNECTION TO BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION
4. PROPOSED 6" DIP FIRE SERVICE LINE
5. PROPOSED REMOTE FDC WITH APPROVED KNOX PLUGS/CAPS.
6. PROPOSED 1.5" DOMESTIC WATER TAP CONNECTION TO PROPOSED 12" PVC WATER MAIN, W/ TAPPING SADDLE
7. PROPOSED 6" DIP FIRE SERVICE CONNECTION TO PROPOSED 12" PVC WATER MAIN, WITH 6" X 12" TEE, 6" VALVE AND 12" VALVE.
8. EX. 12" POTABLE WATER MAIN
9. EXISTING FIRE HYDRANT
10. 6" GATE VALVE
11. 3/4" X 12" TAPPING SLEEVE W/ 104 LF OF IRRIGATION LINE
12. 3/4" IRRIGATION CURB STOP VALVE
13. 3/4" IRRIGATION METER PIT
14. 1 1/4" IRRIGATION LINE. SEE IRRIGATION PLANS FOR CONTINUATION
15. 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE
16. IRRIGATION BACKFLOW PREVENTER
17. FIRE HYDRANT ASSEMBLY
18. 6" FIRE HYDRANT LINE
19. HYDRANT LINE TEE CONNECTION TO EX. WATER MAIN.
- 19a. 6" DIP 45° BEND W/ THRUSTBLOCK.
- 19b. EX. 12" RAW WATER MAIN
- 19c. 12" GATE VALVE
- 19d. 2" CURB STOP VALVE + CONCRETE COLLAR

SANITARY SEWER

20. PROPOSED 6" SANITARY SEWER STUB 5 FEET OFF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION
21. PROPOSED 6" PVC SDR 35 SANITARY SEWER SERVICE @ MIN. 2% SLOPE
22. EXISTING SANITARY MANHOLE. PROTECT IN PLACE
23. PROPOSED SANITARY MANHOLE (BY OTHERS)
24. PROPOSED 8" SANITARY MAIN (BY OTHERS)
25. CONNECT TO EX. MANHOLE
26. 1,000 GALLON PRECAST GREASE INTERCEPTOR PER PLUM CREEK'S CRITERIA.
27. PRIVATE HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT
28. EXISTING 8" PVC SANITARY SERVICE MAIN
29. CONNECT TO PR. SANITARY MAIN

STORM SEWER

30. PROPOSED DOWNSPOUT LOCATION WITH 6" SCH35 OR 40 PVC OR DUAL-WALL HDPE AND WATERTIGHT FITTINGS. UNDERGROUND STUB PIPES CONNECTED TO TRUNKLINES
31. PROPOSED DOWNSPOUT TRUCKLINE. 8" SCH 35 PVC OR DUAL-WALL HDPE WITH WATERTIGHT FITTINGS
32. PROPOSED TURF DRAIN
33. 6" INTERNAL ROOF DRAIN
34. PROPOSED STORM SEWER
35. PROPOSED TYPE R INLET
36. PROPOSED 6" MANHOLE
37. PROPOSED AREA INLET
38. PROPOSED DOWNSPOUT TRUCKLINE. 12" SCH 35 PVC OR DUAL-WALL HDPE WITH WATERTIGHT FITTINGS
39. PRIVATE STORM SEWER BEND
- 39a. PROPOSED AREA INLET W/ PIPE THROUGH WALL AND LAMBS TONGUE.
- 39b. EXISTING 36" RCP STORM

DRY UTILITIES

40. PROPOSED 8' X 8' ELECTRICAL TRANSFORMER PAD. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER
41. PROPOSED ELECTRIC LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
42. PROPOSED 3'X4' ELECTRICAL USER CABINET
43. PROPOSED TRANSFORMER CLEAR WORKING SPACE AREA
44. PROPOSED USER CABINET CLEAR WORKING SPACE AREA
45. PROPOSED 2" GAS LINE. (APPROXIMATE LOCATION, CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
46. PROPOSED ELECTRICAL METER. (LOCATION FOR REFERENCE ONLY)
47. PROPOSED GAS METER. (LOCATION FOR REFERENCE ONLY)
48. PROPOSED ELECTRIC LINE CONNECTION TO EXISTING ELECTRIC LINE. (LOCATION FOR REFERENCE ONLY)
49. PROPOSED GAS LINE CONNECTION TO PROP. MAIN BY OTHERS. (LOCATION FOR REFERENCE ONLY)
50. PROPOSED LIGHT POLE, BASE AND FIXTURE (SEE PHOTOMETRIC PLAN UNDER SEPARATE COVER)
51. PROPOSED FIRE RISER ROOM
52. EXISTING UNDERGROUND ELECTRIC TO REMAIN
53. EXISTING UNDERGROUND GAS LINE
54. EXISTING UNDERGROUND COMMUNICATION LINE
55. EXISTING UTILITY MANHOLE/STRUCTURE/BOX
56. REROUTE EXISTING ELECTRIC AROUND PROPOSED WATER

TOWN APPROVAL BLOCK

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DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION

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Michael S. Goodhue PE
Registered Professional Engineer, Colorado No. 48230
11/07/2024
DATE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811

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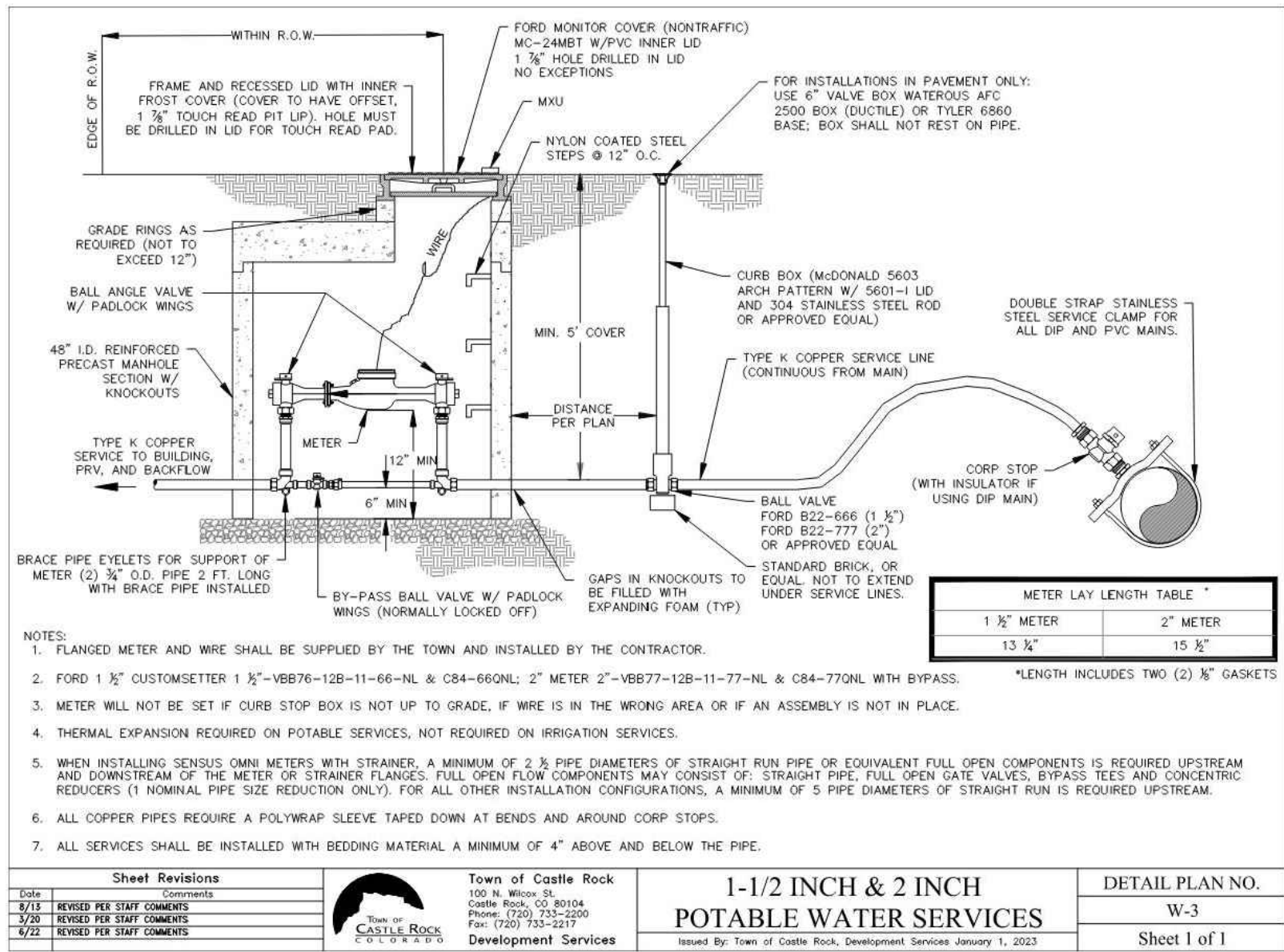
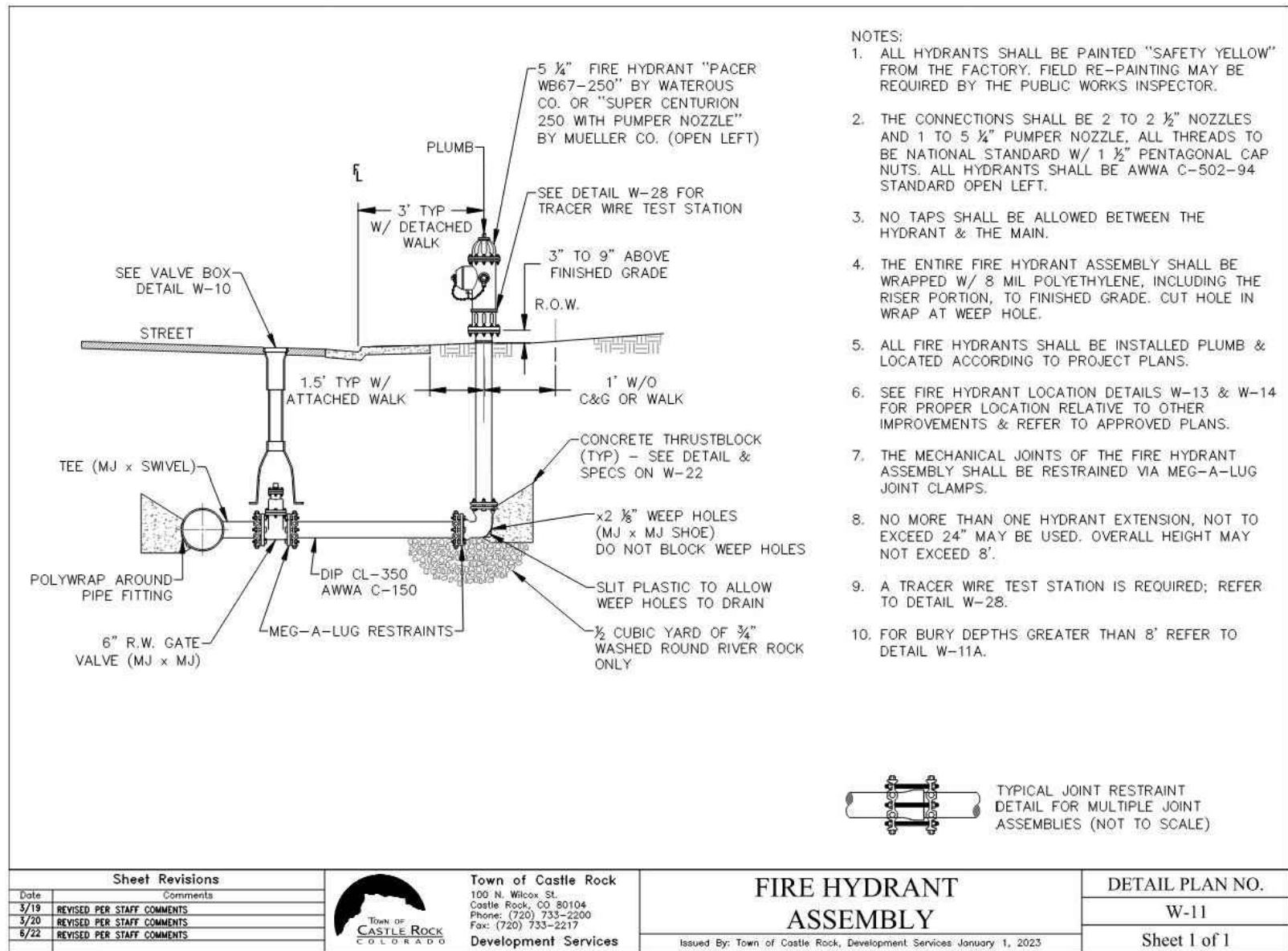
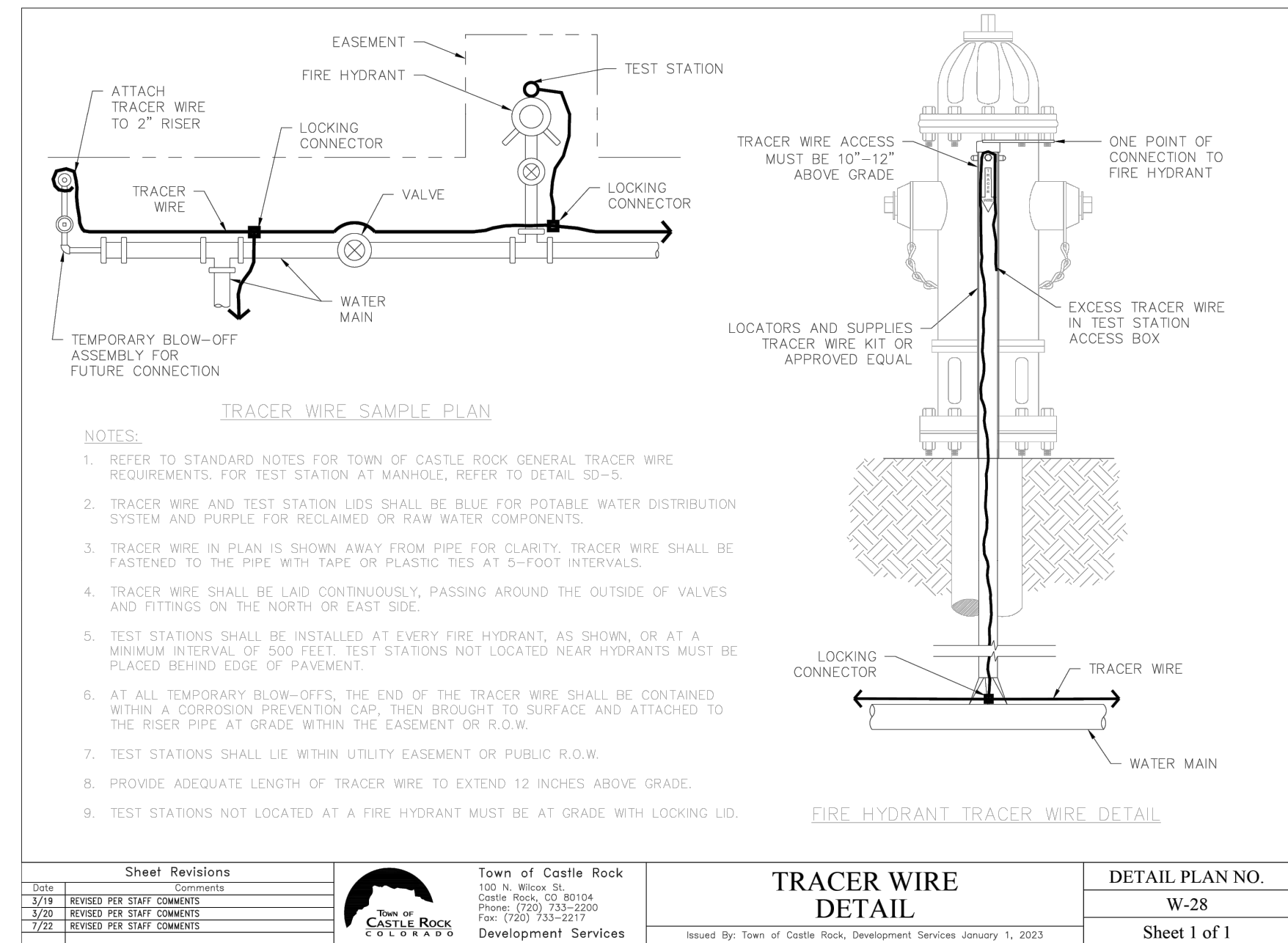
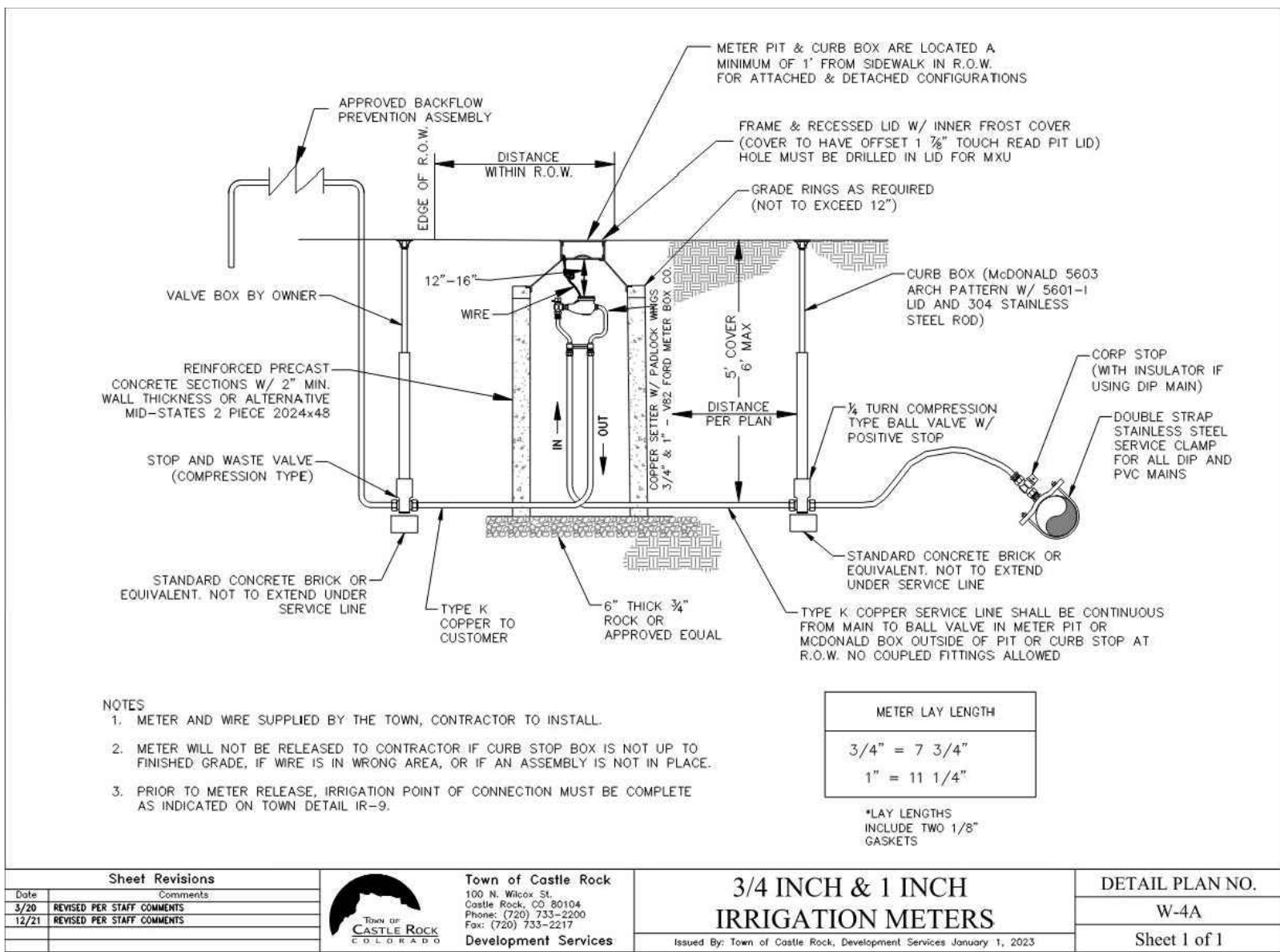
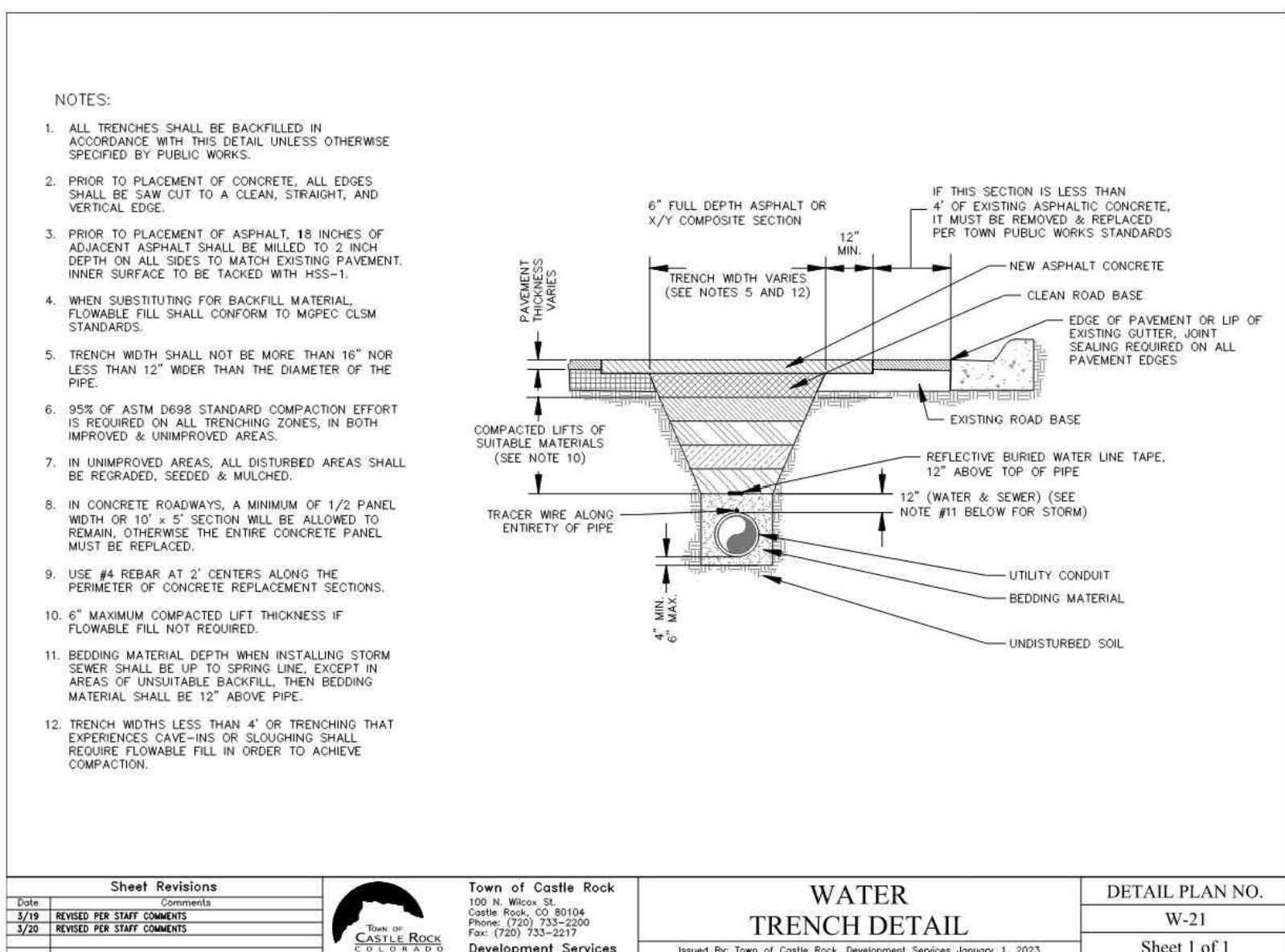
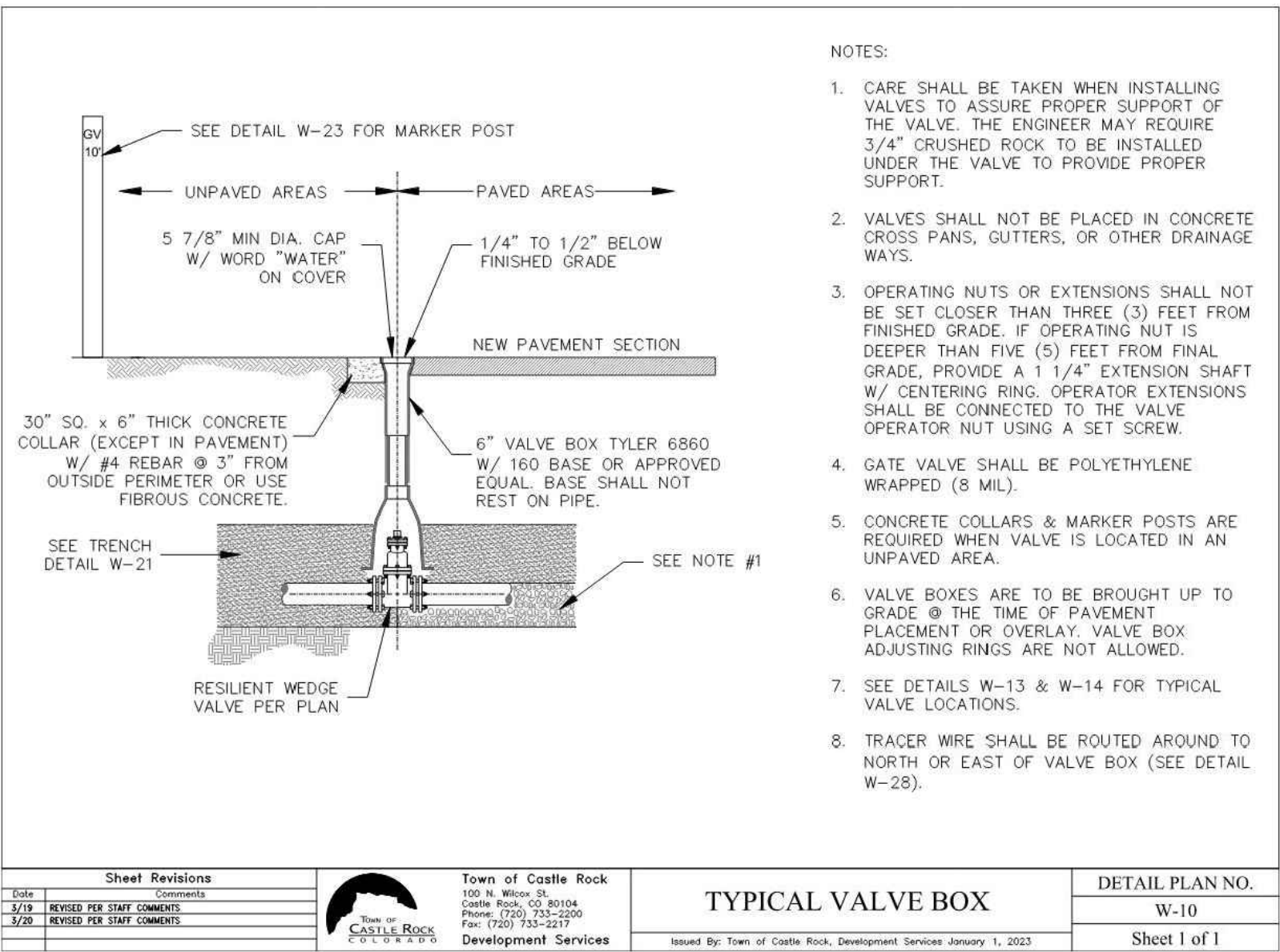
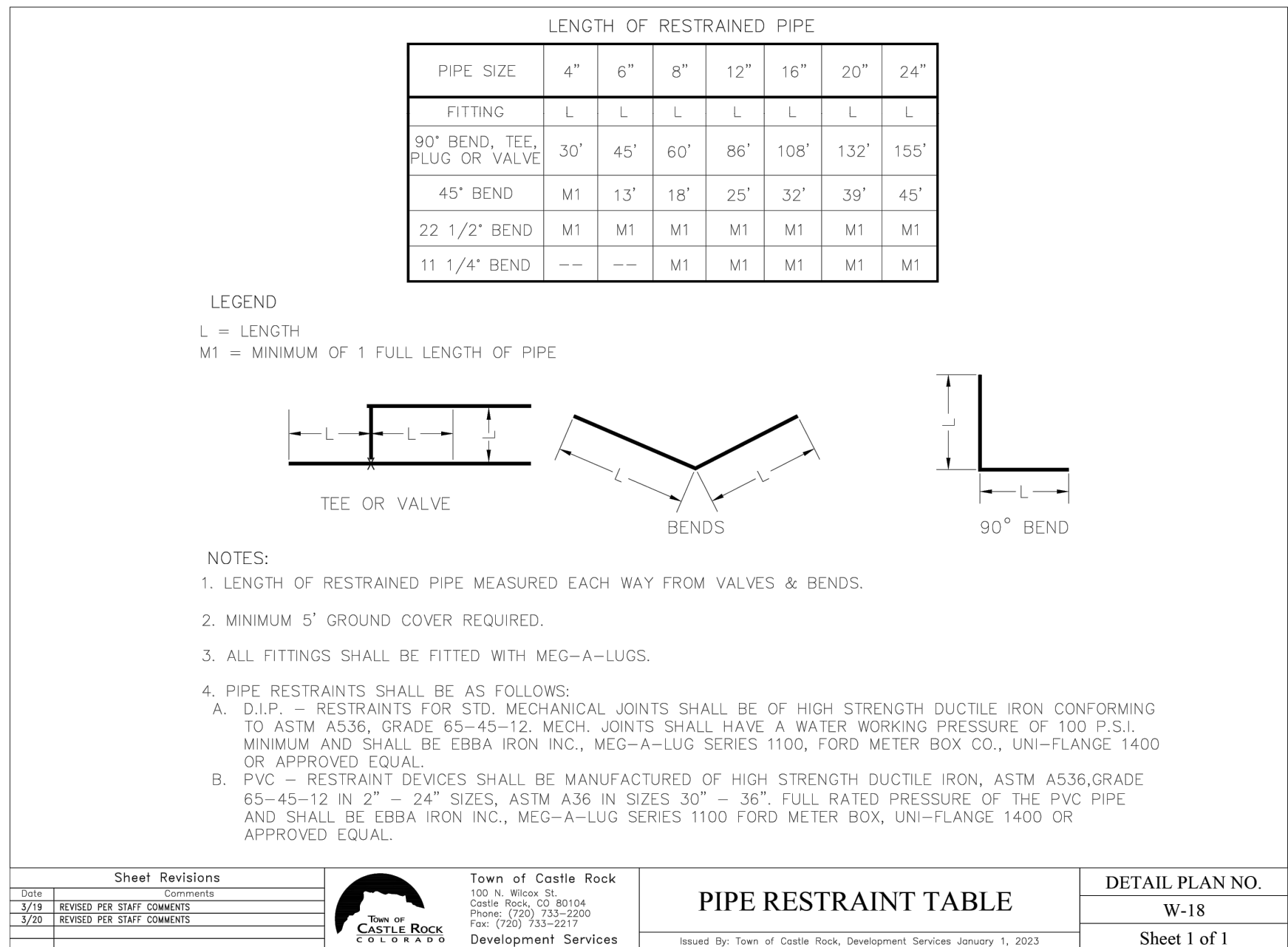
CONSTRUCTION DOCUMENTS
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

UTILITY PLAN

PROJECT NO.:
DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 06/28/2024

C4.0
SHEET 6 OF 22

DATE
BY
REVISION
No.



TOWN APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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11/07/2024
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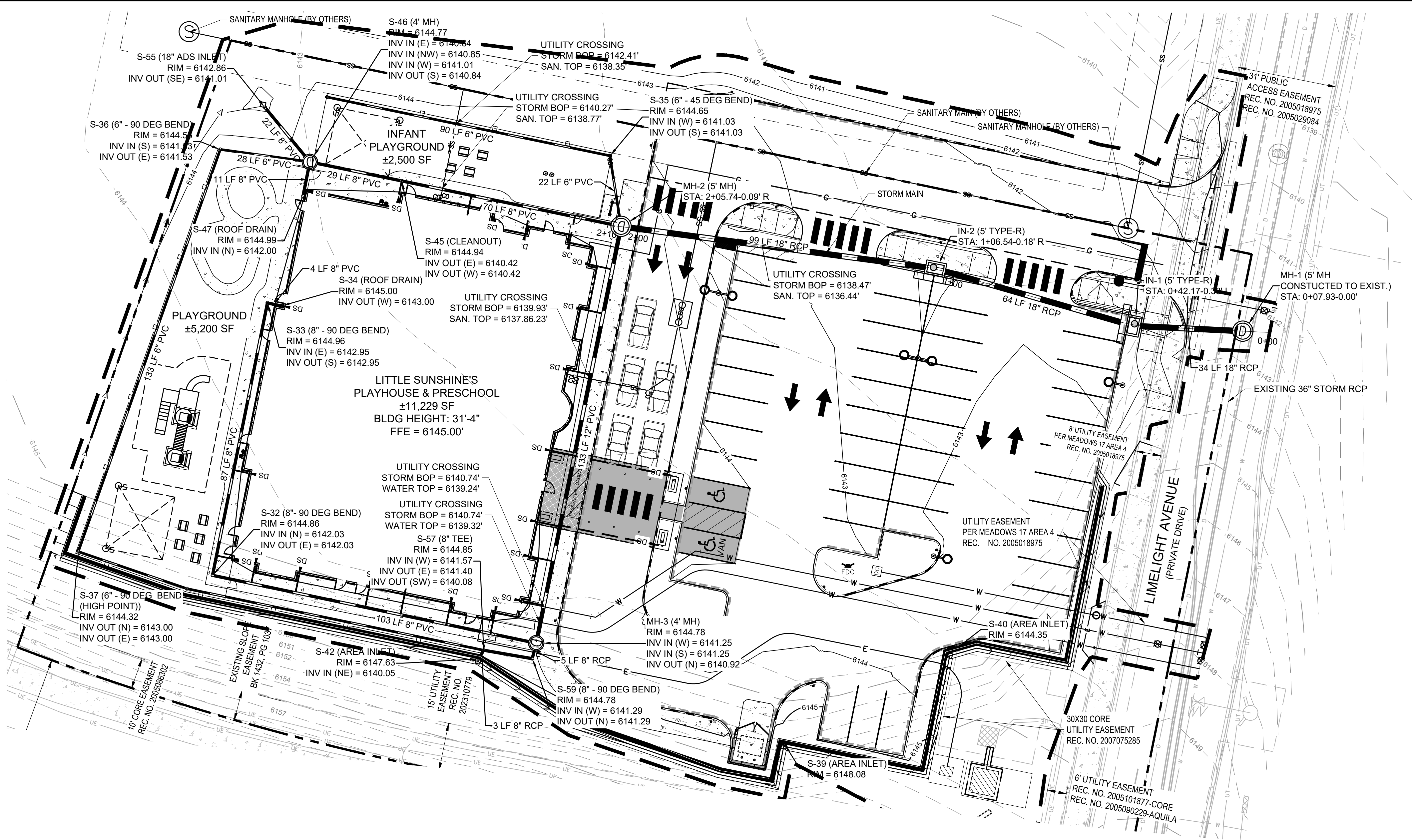
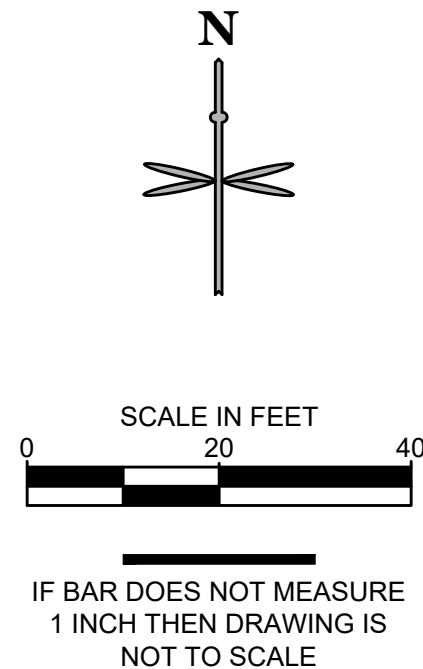
CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

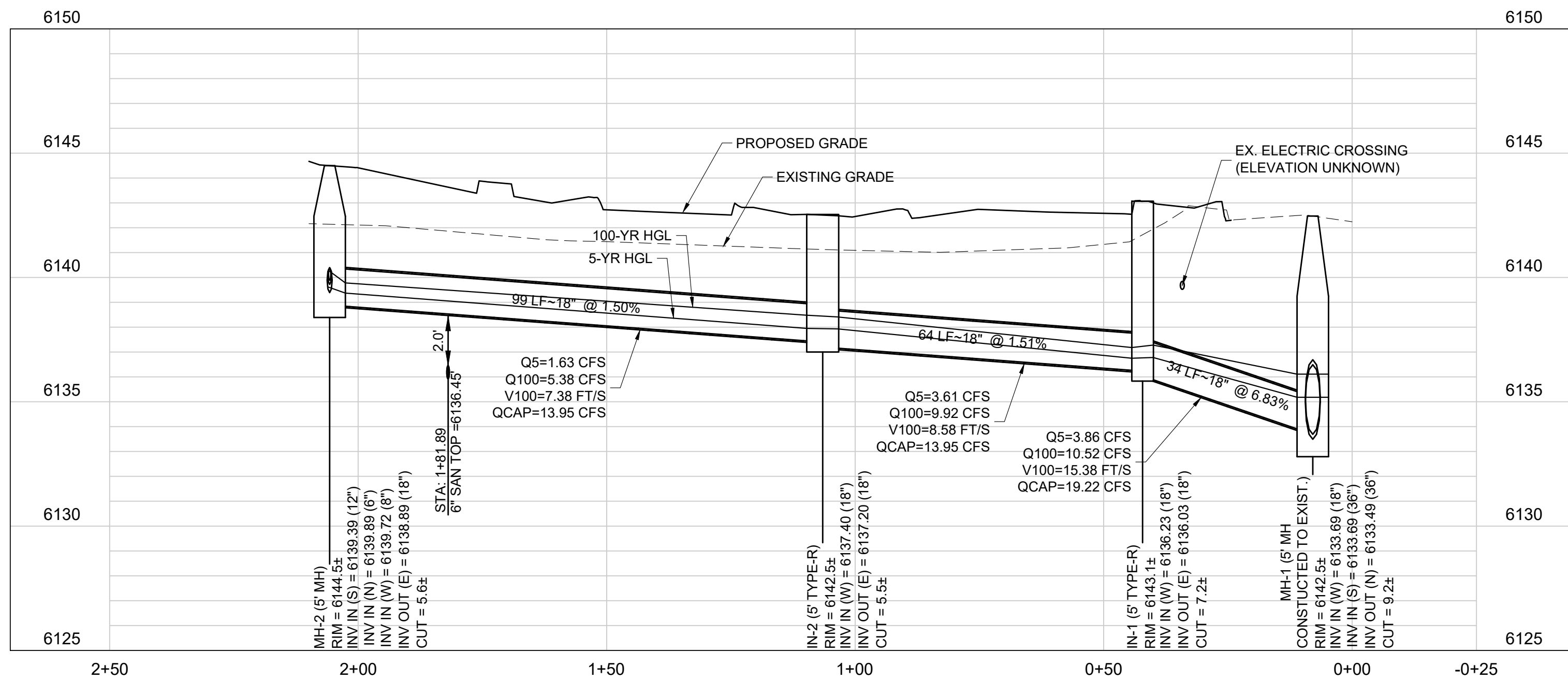
WATER DETAILS

PROJECT NO:
DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 06/28/2024
C4.1
SHEET 7 OF 22



UTILITY LEGEND

- PROPOSED PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING GAS
- EXISTING UNDERGROUND TELEPHONE
- LIMITS OF CONSTRUCTION
- PROPOSED BUILDING OVERHANG
- PROPOSED CATCH CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC LINE
- PROPOSED GAS
- EXISTING STORM INLET AND MANHOLE
- PROPOSED STORM INLET AND MANHOLE
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT
- EXISTING WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- ADA ACCESSIBLE ROUTE
- LIMITS OF CONSTRUCTION
- FIRE LANE CURB MARKING
- PROPOSED CONCRETE WALK
- DENOTES TRAFFIC FLOW PATTERNS



PROFILE STORM MAIN (STA: -0+25 TO 2+50)

SCALES: 1"=20' HORIZONTAL, 1"=4' VERTICAL

TOWN APPROVAL BLOCK

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APPROVED BY:

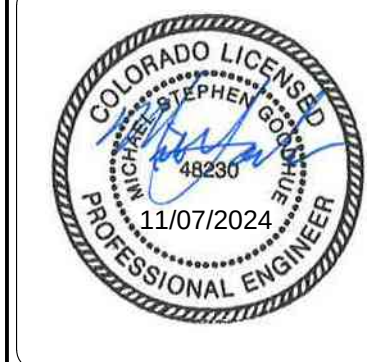
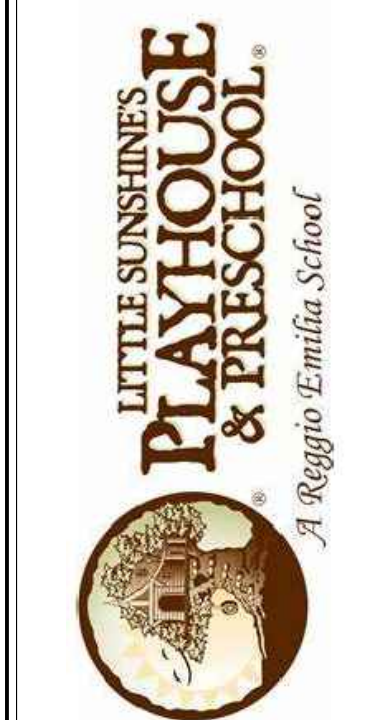
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Michael S. Goodhue 11/07/2024
Michael S. Goodhue PE
Registered Professional Engineer, Colorado No. 48230 DATE

DATE	
BY	
REVISION	
No.	



CONSTRUCTION DOCUMENTS
**LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL**
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE
STORM PLAN AND PROFILE

PROJECT NO:
DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 06/28/2024

C5.0
SHEET 9 OF 22

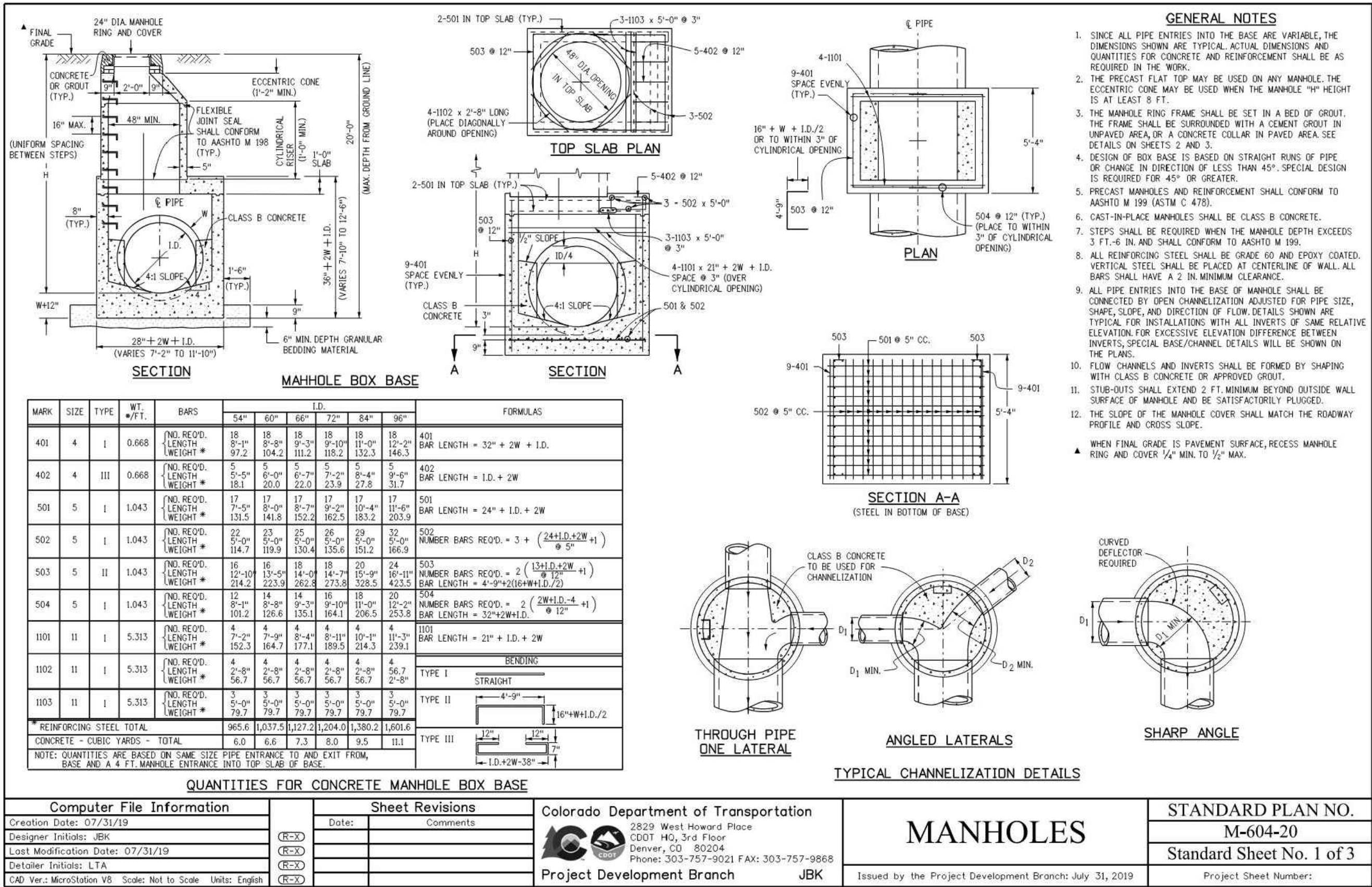
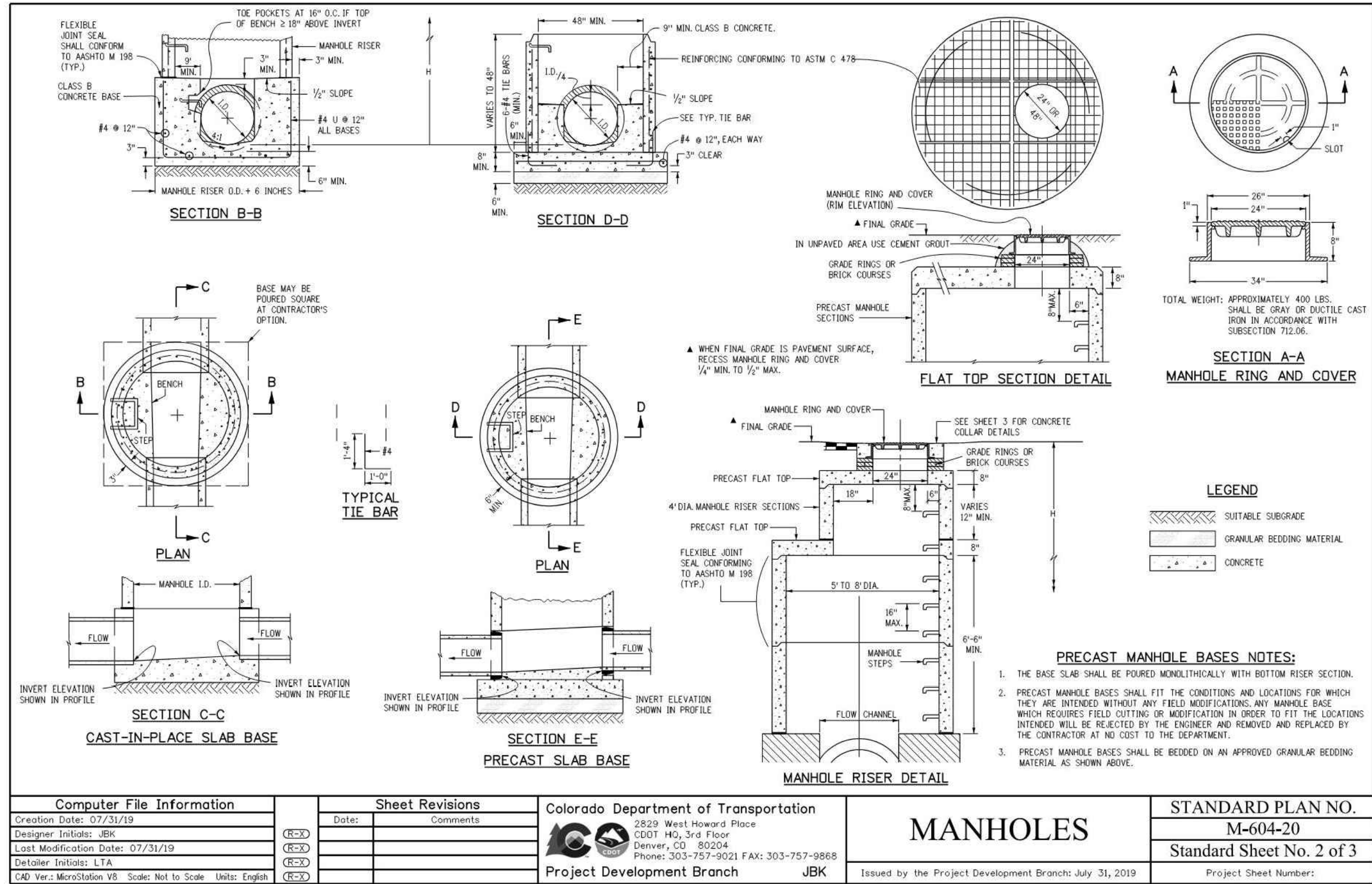
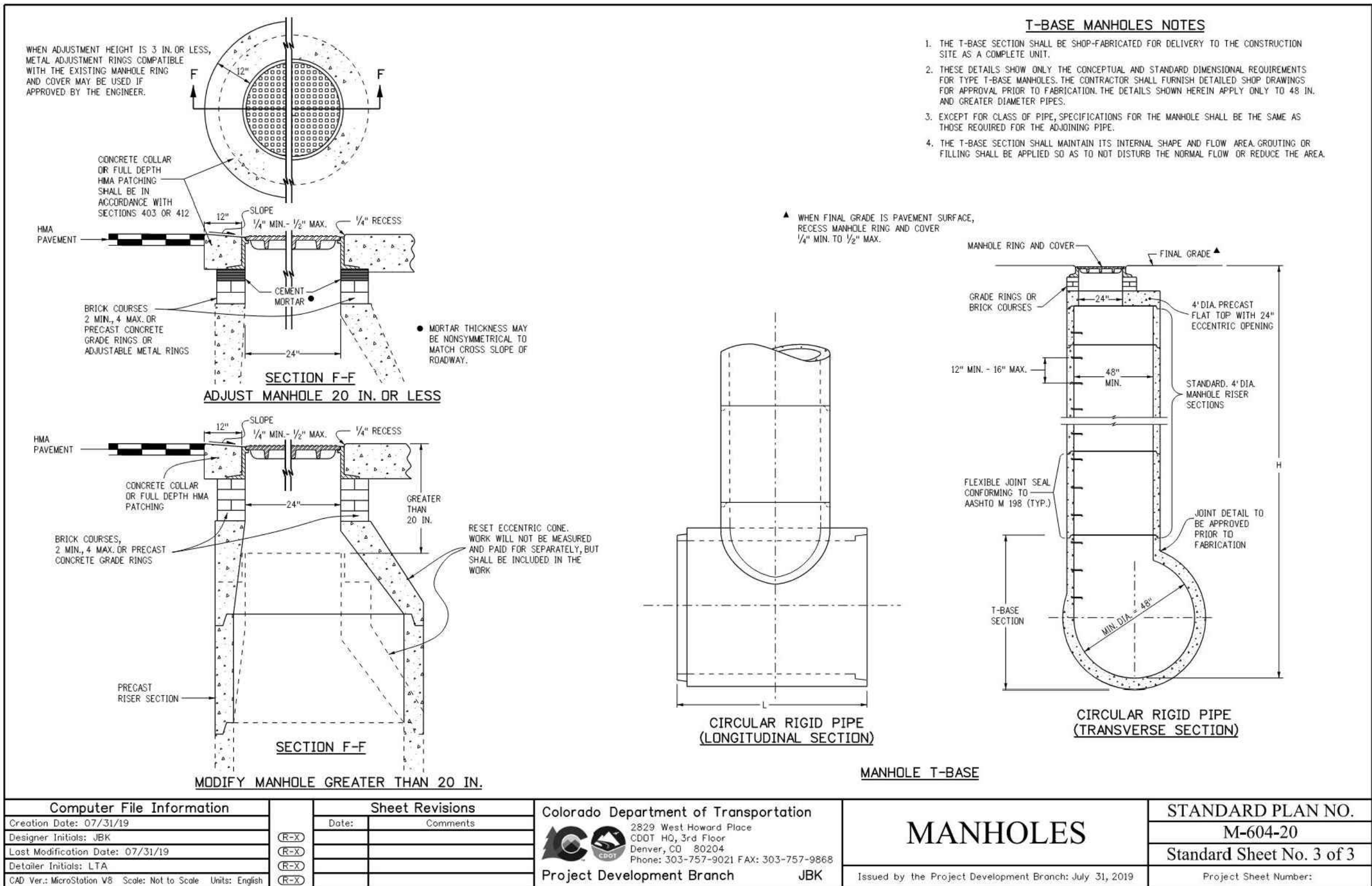
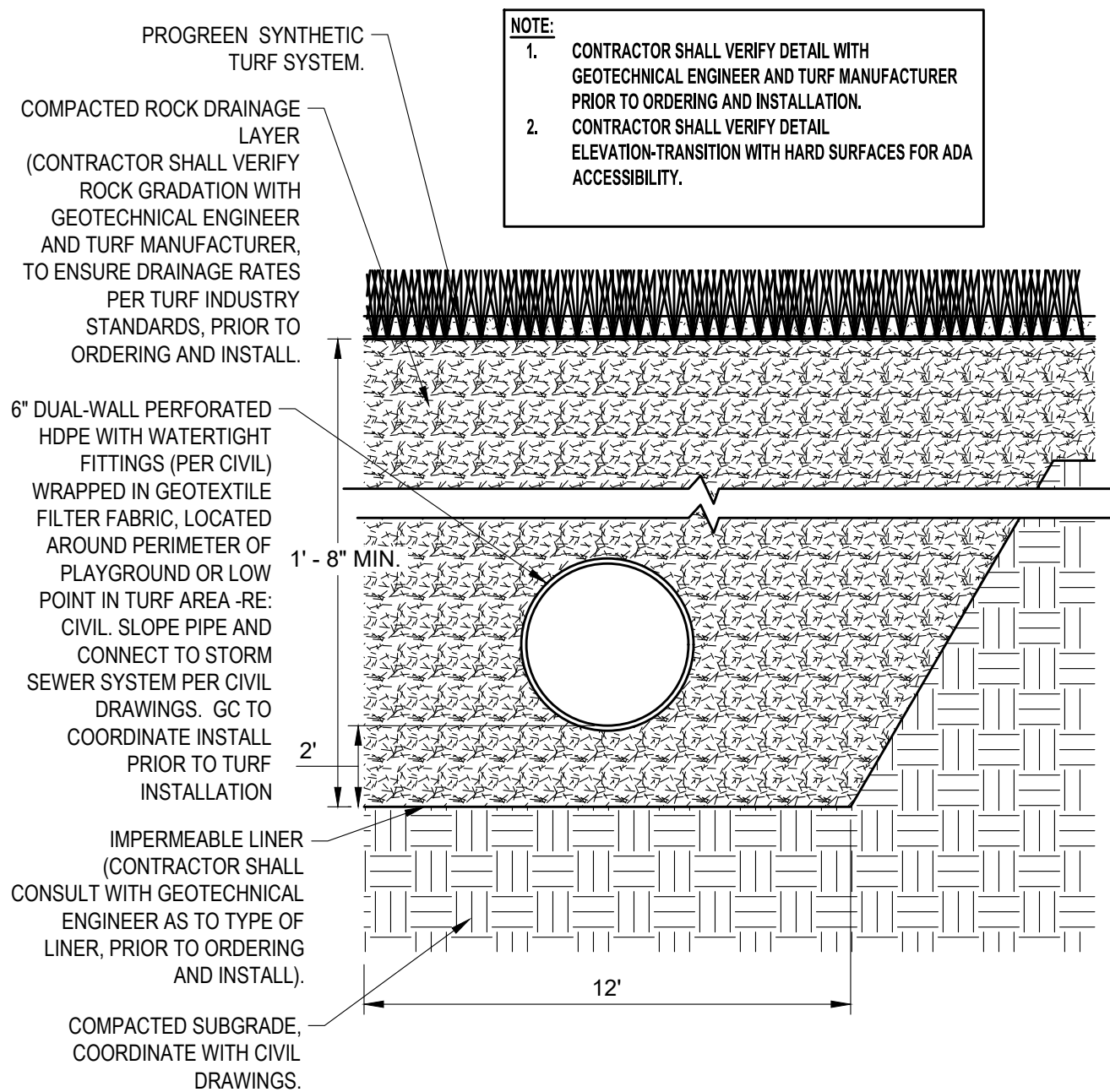


Know what's below.
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

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Michael S. Goodhue 11/07/2024
Michael S. Goodhue PE
Registered Professional Engineer Colorado No. 48230 DATE

DATE

BY

REVISION

No.

11/07/2024

48230

PROFESSIONAL ENGINEER

K2 CIVIL CONSULTANTS

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

A Reggio Emilia School

CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

STORM DETAILS 1

PROJECT NO:

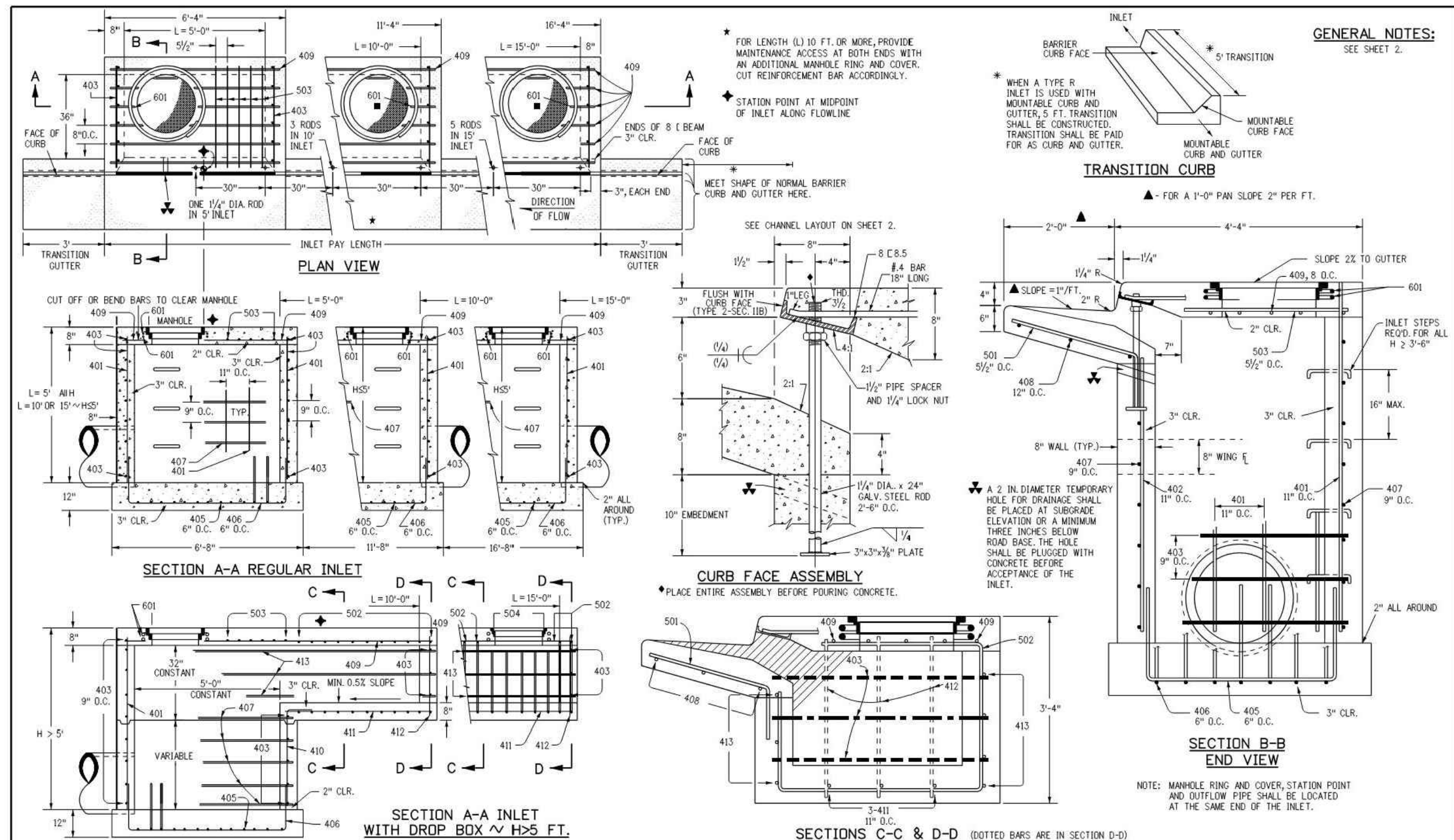
DESIGNED BY: LCG

DRAWN BY: LCG

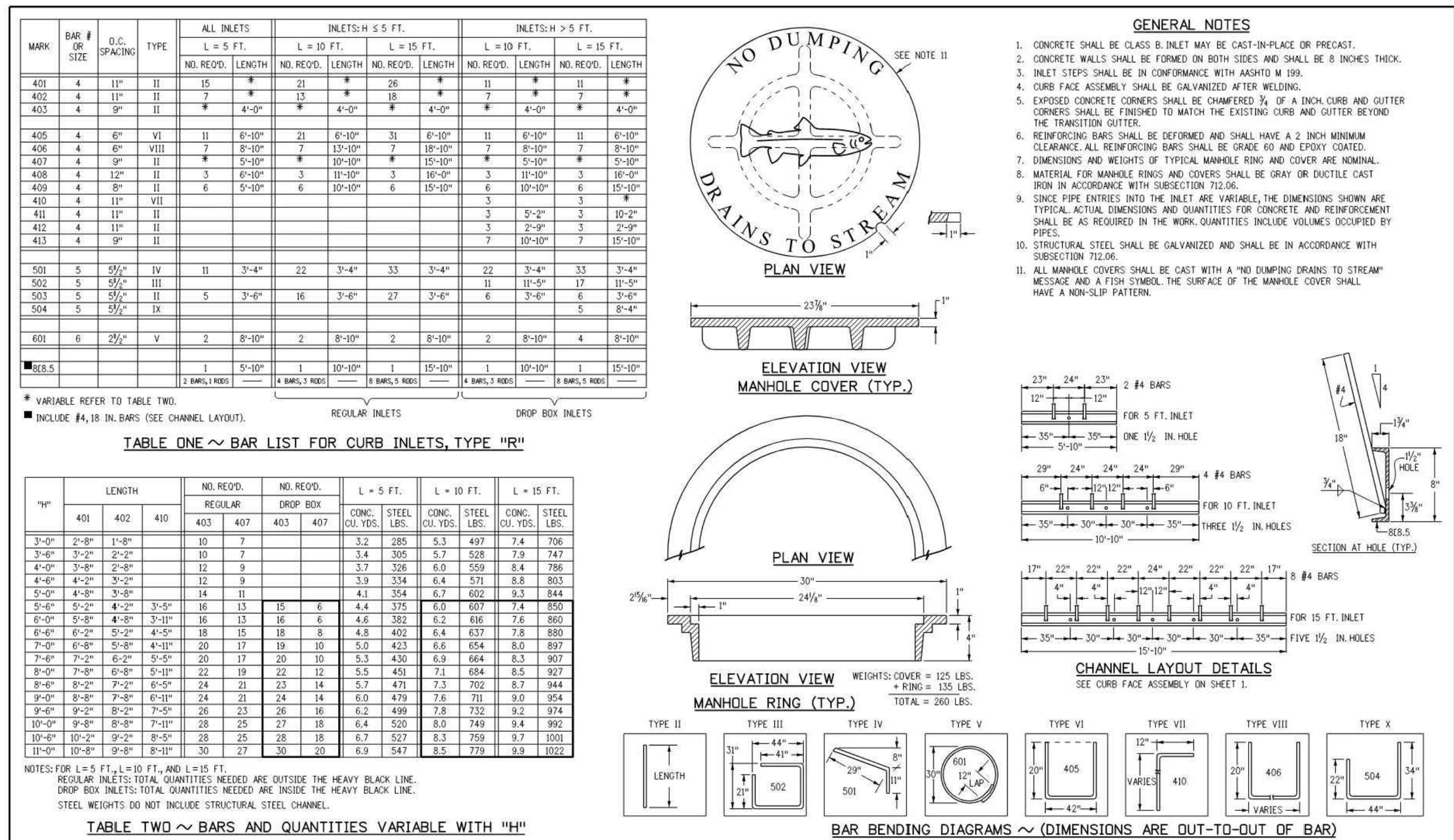
DATE: 06/28/2024

C5.1

SHEET 10 OF 22



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place		M-604-12			
Designer Initials: JBK	(EC)			CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 2			
Last Modification Date: 07/31/19	(EC)			Denver, CO 80204					
Detailer Initials: LTA	(EC)			Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	(EC)			Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place		M-604-12			
Designer Initials: JBK	(EC)			CDOT HQ, 3rd Floor		Standard Sheet No. 2 of 2			
Last Modification Date: 07/31/19	(EC)			Denver, CO 80204					
Detailer Initials: LTA	(EC)			Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	(EC)			Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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CONSTRUCTION DOCUMENTS
LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL

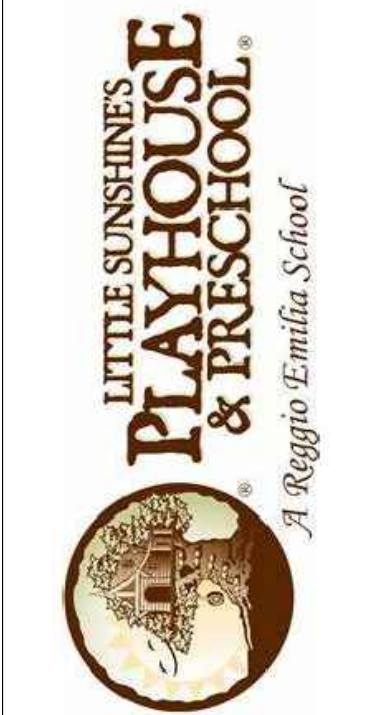
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

STORM DETAILS 2

PROJECT NO:
DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 06/28/2024

C5.2
SHEET 11 OF 22

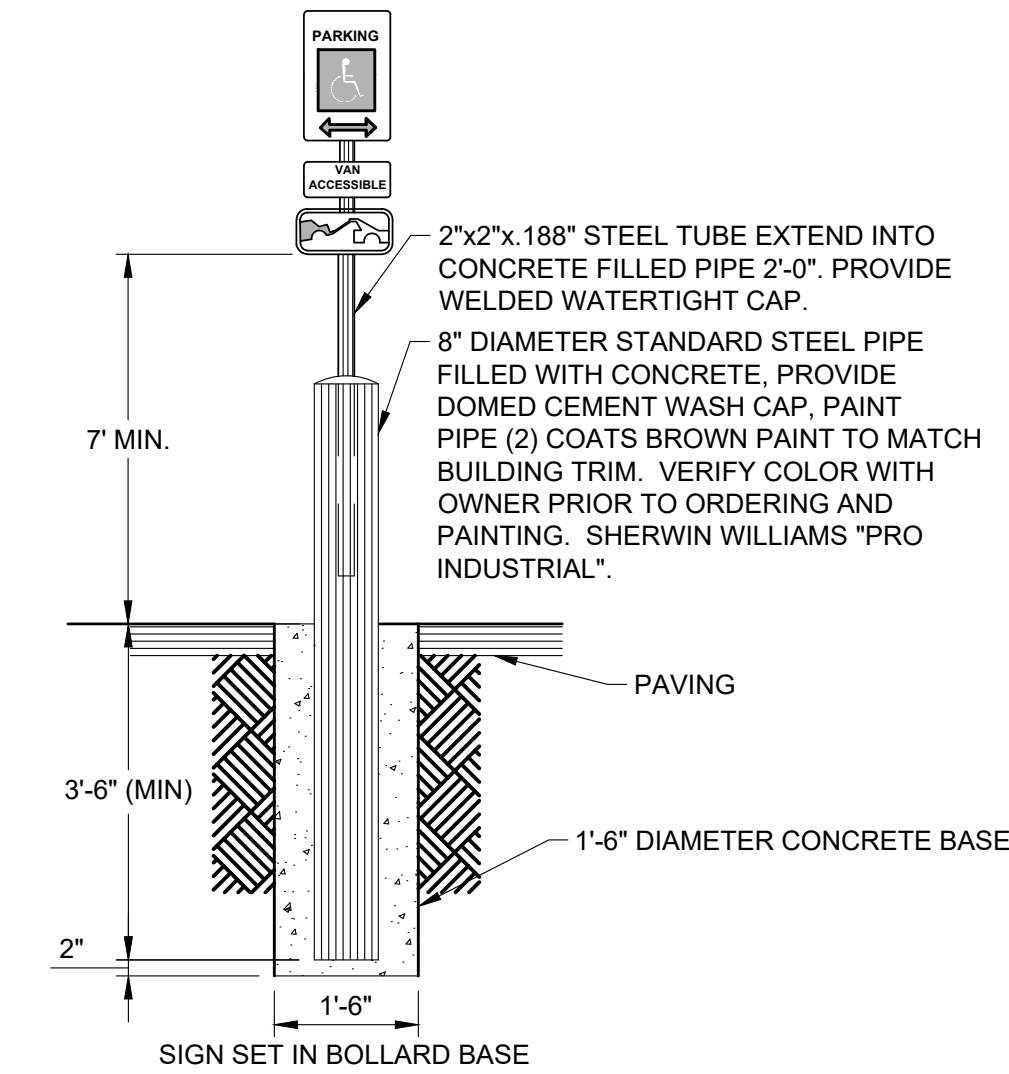
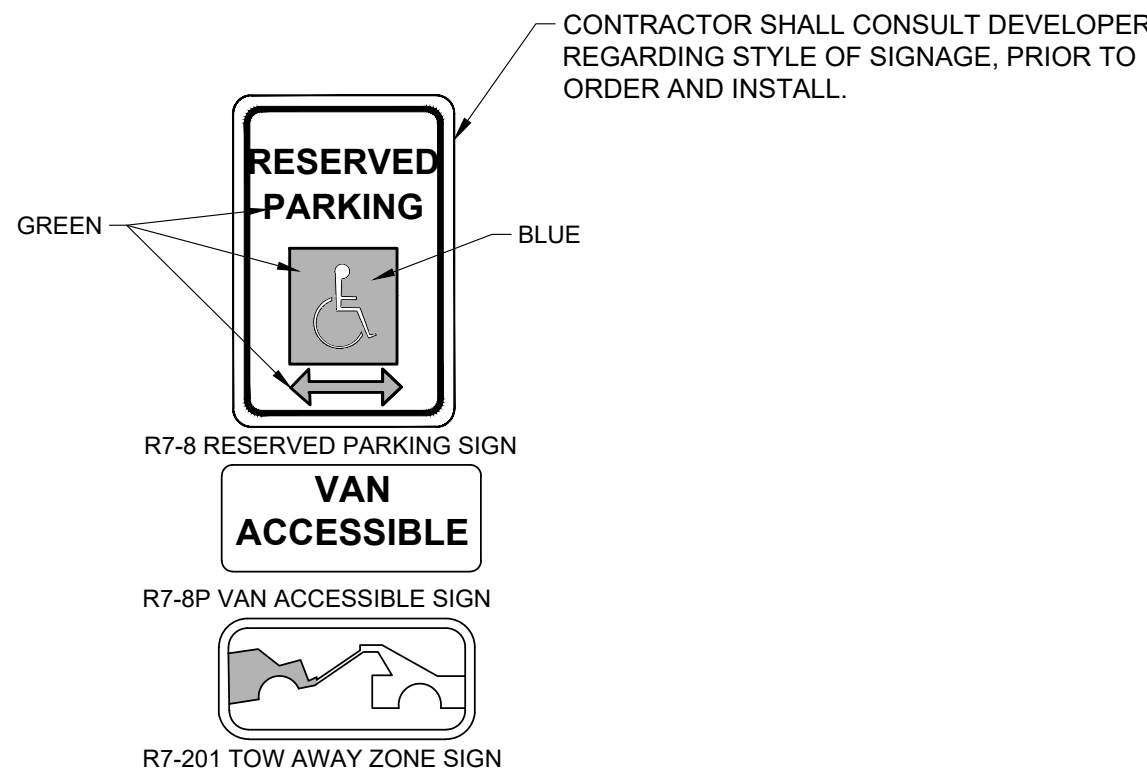
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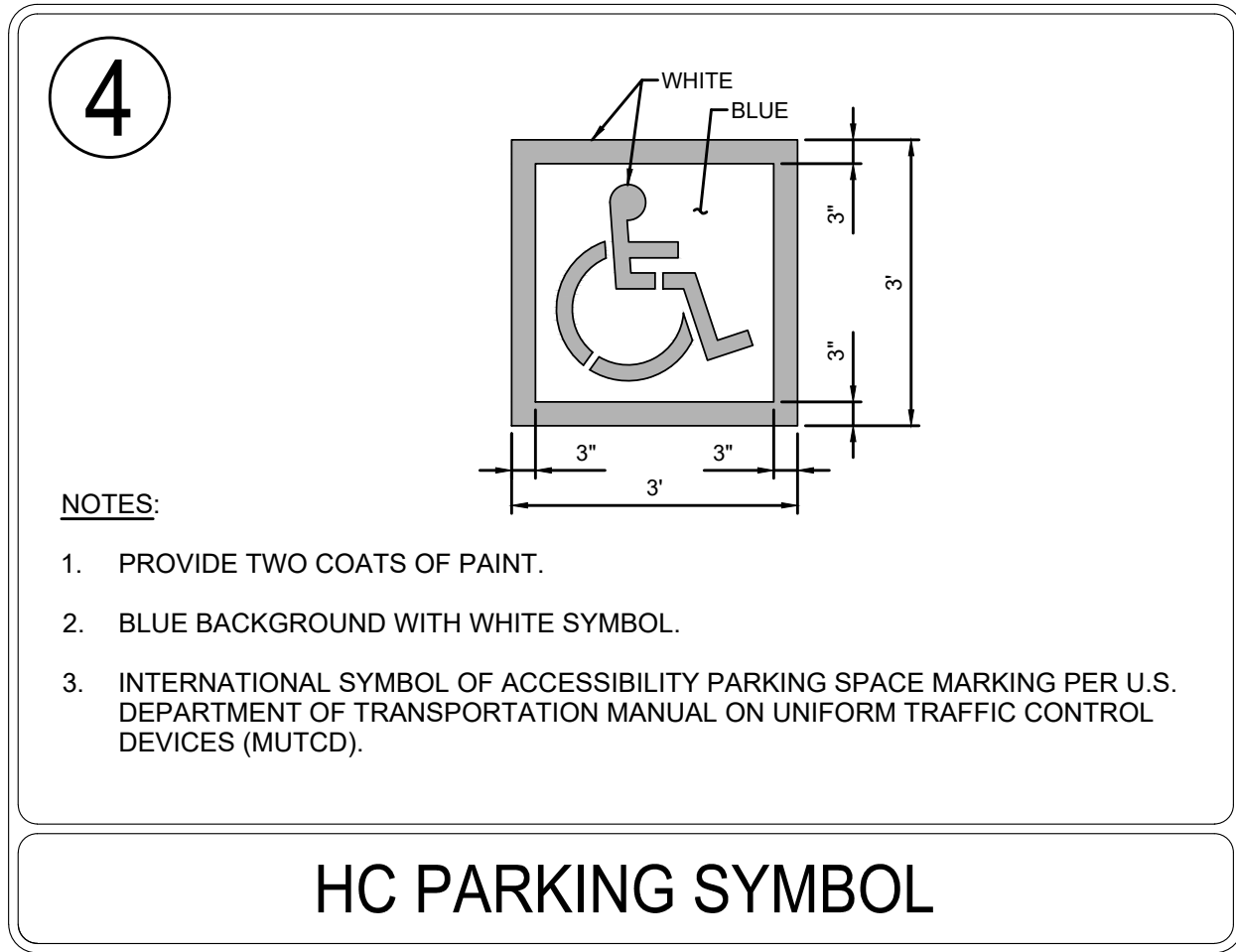
- NOTES:
- POSTING OF FIRE LANES:
1. POSTING OF FIRE LANES: THE POSTING OF THE "FIRE LANES" ARE REQUIRED:
 - ALL STREETS 20-26 FEET IN WIDTH SHALL BE POSTED ON BOTH SIDES FOR "NO PARKING FIRE LANE".
 - STREETS 28-32 FEET WIDE, SHALL BE POSTED ON ONE SIDE FOR "NO PARKING FIRE LANE".
 - STREETS GREATER THAN 32 FEET ALLOW FOR PARKING ON BOTH SIDES, AND REQUIRE NO FIRE LANE SIGNS.
 - AT NO POINT SHALL THE DRIVE AREA BETWEEN PARKING AREAS BE LESS THAN 20 FEET IN WIDTH
 - NO PARKING SIGNS SHALL BE PROVIDED AT ALL NORMAL AND EMERGENCY ACCESS POINTS TO STRUCTURES AND WITHIN 20 FEET OF EACH FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION (FDC).
 2. THE FOLLOWING ARE THE REQUIREMENTS FOR THE FIRE LANE SIGNAGE:
 - SIGNS NEED TO BE MOUNTED AT A HEIGHT OF AT LEAST 7'
 - SIGNS NEED TO BE MOUNTED AT A 30 TO 40 DEGREE ANGLE SO THAT THE SIGNS ARE VISIBLE WHEN ATTEMPTING TO PARK
 - A SIGN NEEDS TO BE INSTALLED AT THE ENDS OF EACH NO PARKING ZONE WITH ARROWS POINTING IN THE DIRECTION OF THE ZONE.
 - ADEQUATE SIGNAGE NEEDS TO BE INSTALLED TO PROVIDE DRIVERS WITH REASONABLE IDENTIFICATION OF THE FIRE LANE.

- "FIRE LANE NO PARKING" CURB MARKING:
1. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN IN A WEATHER-RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY.
 2. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER-CASE LETTERS
 3. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB.
 4. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY FEET (50') APART AND WITHIN FIVE FEET (5') OF THE BEGINNING AND END OF ANY FIRE LANE.



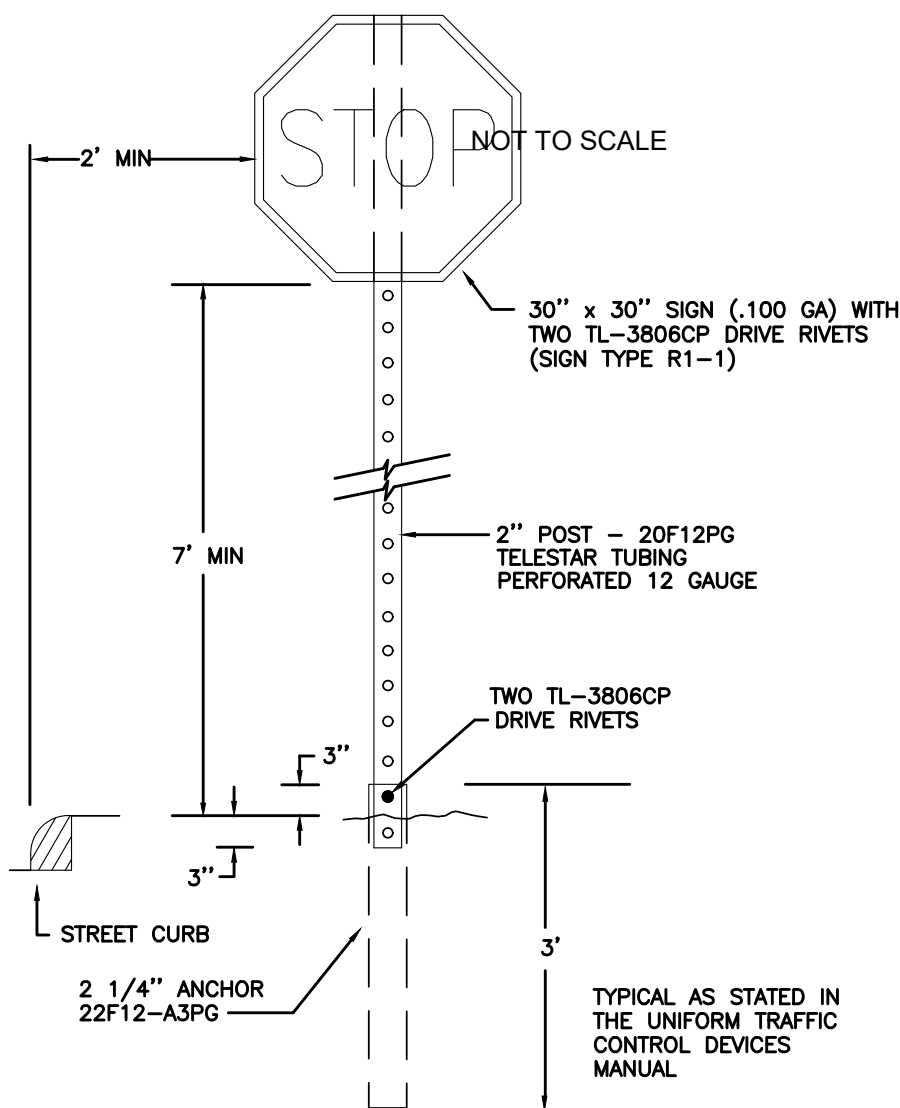
- NOTES:
1. FABRICATE ALL SIGNS FROM 16GA. ALUM.
 2. POST MOUNT: USE NON-CORROSIVE 3/8" DIA. MACHINE BOLTS W/WASHERS, 2 PER SIGN. 2"X2" GALV. STEEL TUBE.
 3. VAN ACCESSIBLE SIGNS SHOWN AS EXAMPLE, SEE SITE PLAN AND INSTALL ACCORDINGLY.
 4. CONTRACTOR SHALL VERIFY SIGNAGE WITH ALL PERMITTING JURISDICTIONS, PRIOR TO ORDER AND INSTALL.

ADA SIGNAGE

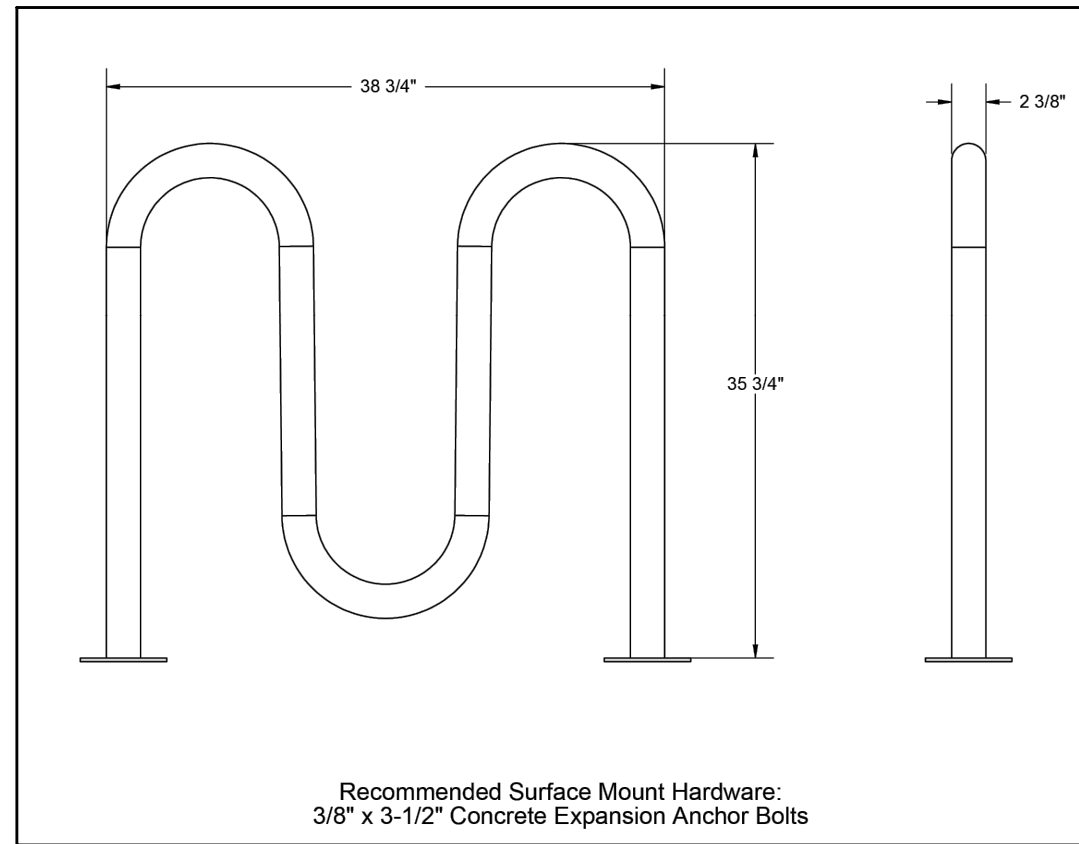


- NOTES:
1. PROVIDE TWO COATS OF PAINT.
 2. BLUE BACKGROUND WITH WHITE SYMBOL.
 3. INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING PER U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HC PARKING SYMBOL



STOP SIGN DETAIL



5 BIKE WAVE RACK - 2 3/8 " HEAVY DUTY - SURFACE MOUNT DETAIL

TOWN APPROVAL BLOCK

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

APPROVED BY:

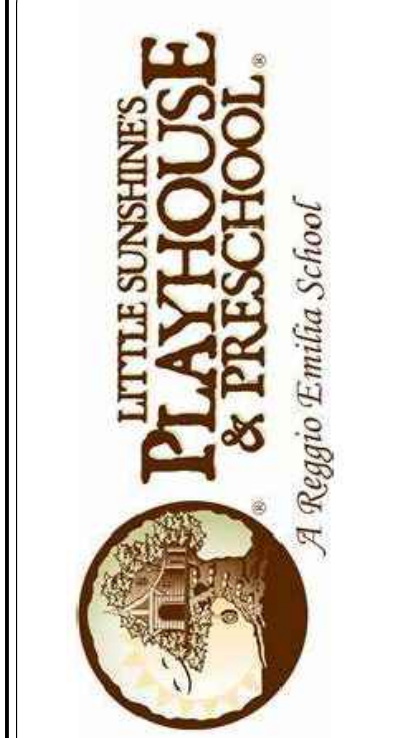
DEVELOPMENT SERVICES DATE

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.

Michael S. Goodhue PE 11/07/2024
Registered Professional Engineer Colorado No. 48230 DATE

No.	REVISION	BY	DATE



CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

CIVIL DETAILS

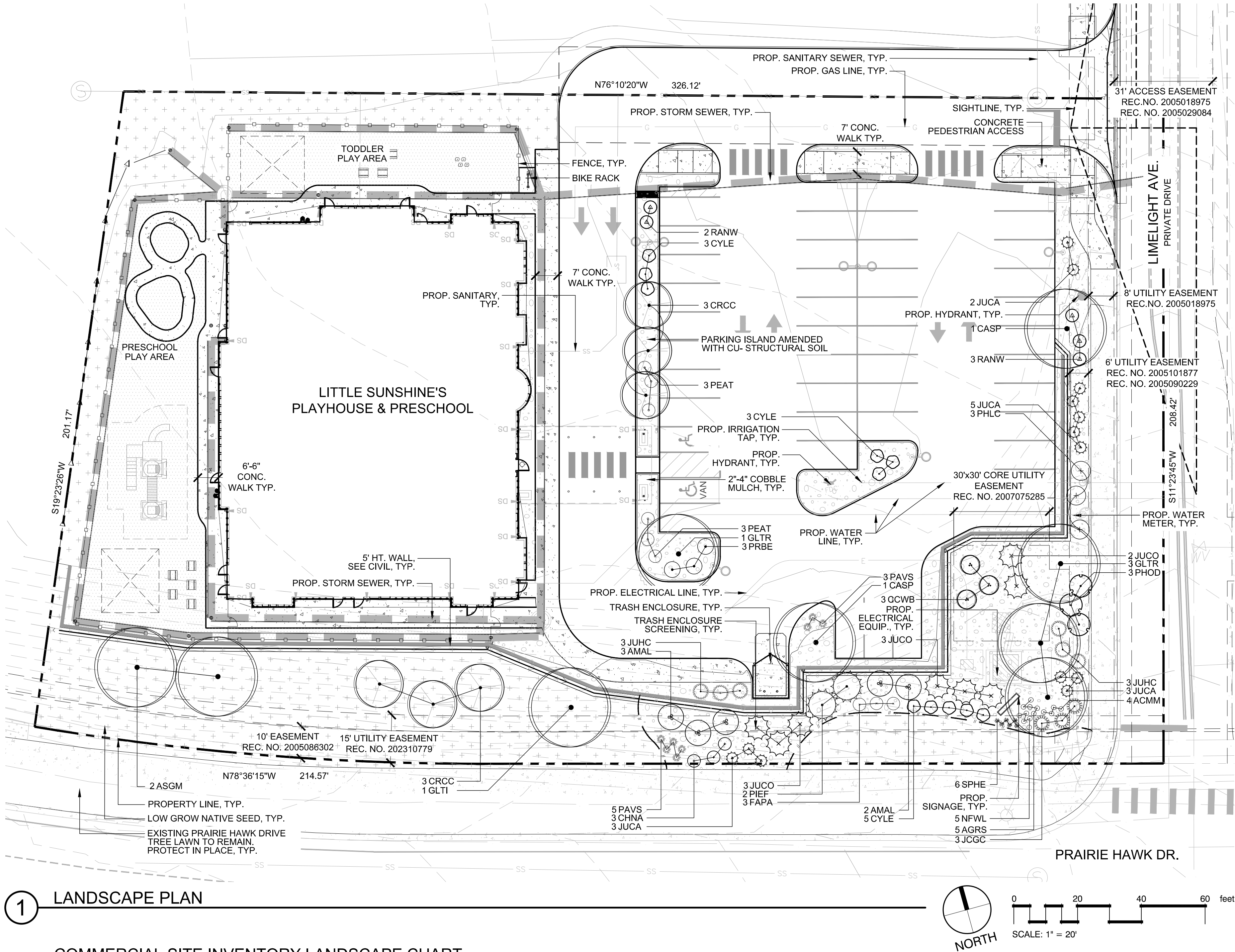
PROJECT NO:
DESIGNED BY: LCG
DRAWN BY: LCG
DATE: 06/28/2024

C6.1
SHEET 12 OF 22



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



1 LANDSCAPE PLAN

COMMERCIAL SITE INVENTORY LANDSCAPE CHART

GROSS SITE AREA	LANDSCAPE AREA SF REQUIRED / PROVIDED	TURF/GRASS SPECIES AREA SF	NONLIVING AREA SF	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	SOIL PREP AMOUNT - 4 CU YDS / 1,000 SF	SEPARATE IRRIGATION SERVICE CONNECTION
70,942 SF	10% REQ = 7,942 SF / PROVIDED 21,005 SF	0 SF	1,050 SF	16	17	32	86	21,005 SF / 1,000 SF = 21 x 4 CU = 84 CU YDS	YES
PARKING LOT AREA SF	PARKING LOT LANDSCAPE AREA SF	PARKING SPACES	NONLIVING AREA SF	NUMBER OF INTERIOR ISLANDS	MIN WIDTH OF INTERIOR LANDSCAPE ISLANDS	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
14,686 SF	4,415 SF	46	480 SF	4	8'	4	4	16	16

STREETSCAPE ROW LANDSCAPE CHART

LIMELIGHT AVENUE ROW LF	TREES REQUIRED (1 TREE PER 40 LF)	TREES PROVIDED	% OF LARGE DECIDUOUS TREES (75% REQUIRED)	SHRUBS REQUIRED (4 SHRUBS PER 1 TREE)	SHRUBS PROVIDED
160 LF	4	4	100%	16	16

* STREETSCAPE/ROW LANDSCAPE ALONG PRAIRIE HAWK DRIVE IS EXISTING AND INSTALLED BY OTHERS

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	H' X W'	HYDROZONE
DECIDUOUS TREES							
ASGM	2	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B & B	2" CAL	50' X 25'	L
CASP	2	CATALPA SPECIOSA	WESTERN CATALPA	B & B	2" CAL	50' X 30'	L
GLTR	4	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	B & B	2" CAL		L
GLTI	1	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	B & B	2" CAL	45' X 40'	L

EVERGREEN TREES

PIEF	2	PINUS EDULIS 'FARMY'	FARMY PINYON PINE	B & B	6-8' HT	10' X 10'	VL
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ORNAMENTAL TREES

CRCC	6	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	CRIMSON CLOUD HAWTHORN	B & B	MULTI-STEM		
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DECIDUOUS SHRUBS

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	H' X W'
AMAL	5	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	#5	15' X 15'
CHNA	3	CHRYSOETHAMNUS NAUSEOSUS 'NAUSEOSUS'	RABBITBRUSH	#5	3' X 3'
CCWB	3	COTINUS COGGYGRIA 'WITCHCRAFT BLACK'	WITCHCRAFT BLACK SMOKE TREE	#5	6' X 6'
CYLE	11	CYTISUS X 'LENA'	LENA BROOM	#5	3' X 4'
FAPA	3	FALLUGIA PARADOXA	APACHE PLUME	#5	6' X 6'
PEAT	6	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	5' X 4'
PHLC	3	PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCKORANGE	#5	5' X 6'
PHOD	3	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5	8' X 8'
PRBE	3	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5	2' X 5'
RANW	5	ROSA X 'NEARLY WILD'	NEARLY WILD FLORIBUNDA ROSE	#5	2' X 3'

EVERGREEN SHRUBS

JUCA	13	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	#5	4' X 4'
JUHC	6	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZII COLUMN JUNIPER	#5	15' X 5'
JCGC	3	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET COMMON JUNIPER	#5	10' X 6'
JUCO	8	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	#5	20' X 8'

ORNAMENTAL GRASSES

PAVS	8	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	5' X 3'
SPHE	6	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	3' X 3'

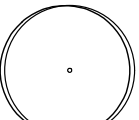
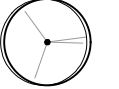
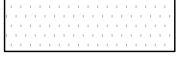
PERENNIALS

ACMM	4	ACHILLEA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	#1	2.5' X 2'
AGRS	5	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP	#1	3' X 3'
NFWL	5	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1	1.5' X 2.5'

GROUND COVERS

	11,418 SF	SHORT GRASS PRAIRIE NATIVE SEED MIX	NATIVE SEED	SEED	
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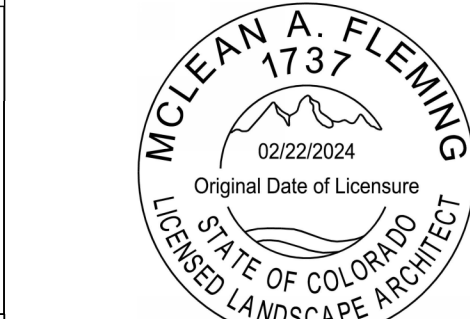
LEGEND

					PLANT MATERIAL QUANTITIES	
	DECIDUOUS TREE	SIZE 2" CAL	CONTAINER B&B	HYDROZONE L	LARGE CANOPY DECIDUOUS SHADE TREES	12
	EVERGREEN TREE	6'-8' HT.	B&B	L, VL	EVERGREEN TREES	2
	ORNAMENTAL TREE	6' HT. MULTI-STEM	B&B	L	ORNAMENTAL TREES	3
	DECIDUOUS SHRUBS	#5	CONT.	M, L, VL	TOTAL TREES	17
	EVERGREEN SHRUBS	#5	CONT.	L, VL	% OF LARGE DECIDUOUS TREES	71%
	ORNAMENTAL GRASS & PERENNIALS	#1	CONT.	L	DECIDUOUS SHRUBS	45
	LOW GROW NATIVE SEED				EVERGREEN SHRUBS	30
	2-4" ROCK COBBLE MULCH				TOTAL SHRUBS	75
	PLAY AREA, BY OTHERS					
	LANDSCAPE EDGER					

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX				
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF FLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOTS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
TOTAL				11.0

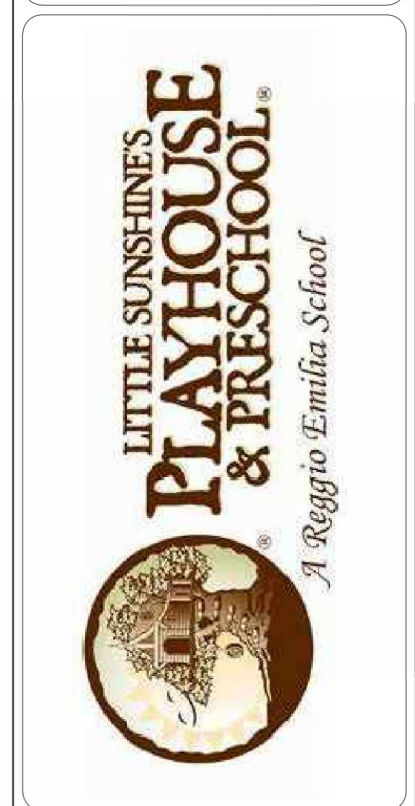
NOTE: SEE SHEET L1.1 FOR SEEDING NOTES.

TOWN OF CASTLE ROCK PROFESSIONAL: CASSIE KASLON
TOWN OF CASTLE ROCK REGISTRATION #: 18-2635
STATE OF COLORADO LANDSCAPE ARCHITECTURE #: 974
COMPANY NAME: VALERIAN
PHONE: 303.347.1200
EMAIL: CASSIE@VALERIANLLC.COM
LOT 6G-3A-3, THE MEADOWS FILING 17, AREA 4, AMENDMENT 17
TOWN OF CASTLE ROCK, PROJECT NO. CD23-0038



DATE: NOVEMBER 8, 2024

DATE	BY	REVISION
06.28.24	MF	#1
08.07.24	MF	#2
10.17.24	MF	#3
11.07.24	MF	#4



CONSTRUCTION DOCUMENTS	LANDSCAPE PLAN
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL	
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE	
PROJECT NO: 23-039	
DESIGNED BY: MF	
DRAWN BY: MF	
DATE: 04/22/2024	
L1.0	

GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

CLEARING & GRADING:

1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

SOIL SPECIFICATIONS:

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
4. IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
6. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/SALVAGED SOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
7. CU STRUCTURAL SOIL IS REQUIRED FOR LARGE CANOPY DECIDUOUS TREES PLANTED IN AREAS LESS THAN 10'.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL. SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTling PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

MULCH

1. PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1" GRAY CHIPPED GRANITE MULCH AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. DEPRESS MULCH 2" BELOW SURROUNDING CURBS AND WALKS. PLACE WITH TIGHT JOINTS. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
2. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - AREA OF SEEDING AND MULCHING.
 - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAF WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN TESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH), HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN TESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-FREE LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL PLAT GUM OF PLANTAGO INSULARIS, (DESERT INDIANWHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.6 +/-0.2%; ASH CONTENT = 2.7 +/-0.2%; FIBER = 4.0 +/-0.4%; PH 1% SOLUTION = 6.5 - 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 - PAR. B, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

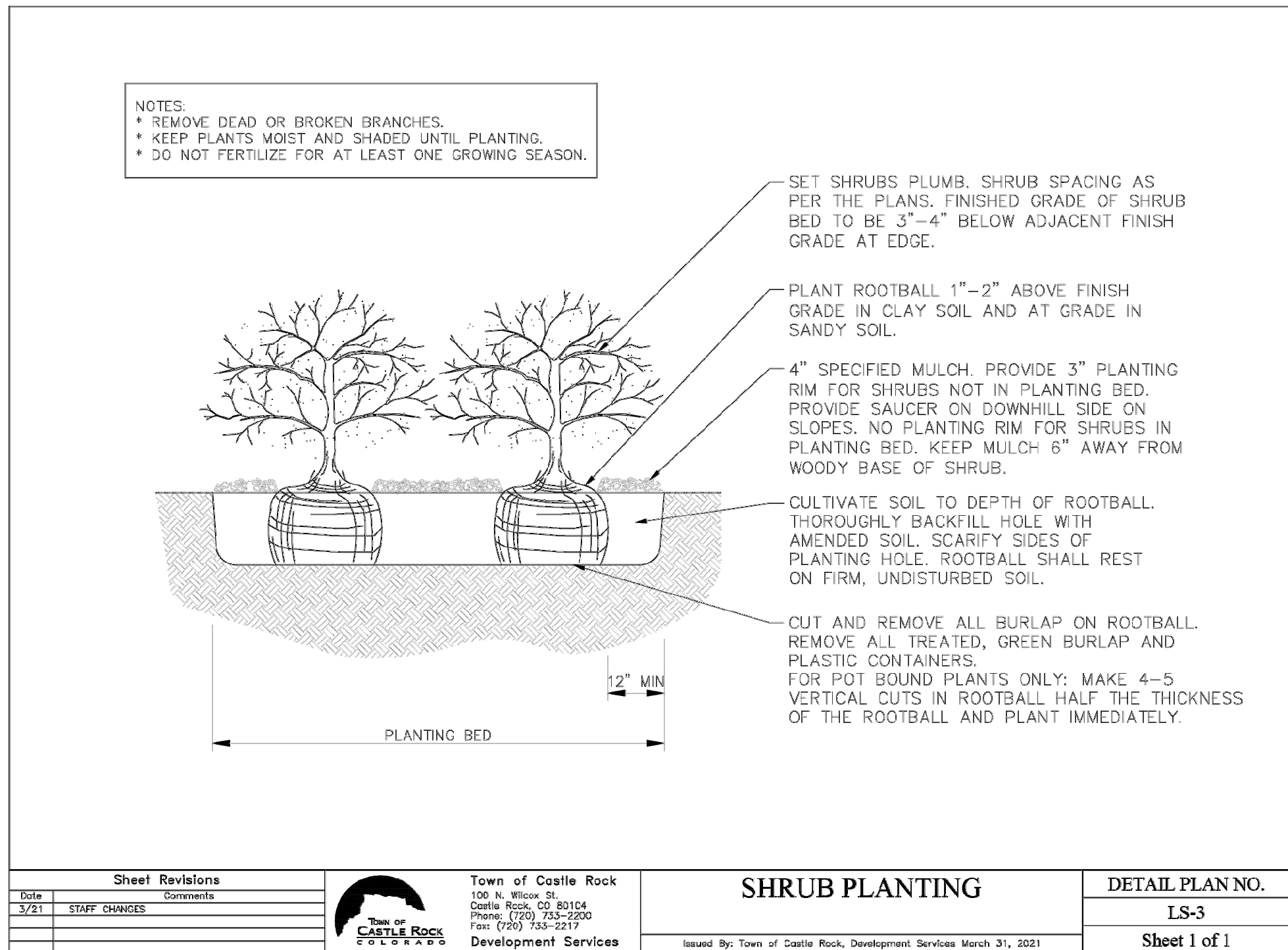
SEEDING AND MULCHING MAINTENANCE NOTES

1. ALL SEEDDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE TESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE TESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - 5.1. A UNIFORM VEGETATIVE COVER WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OR PRE-DISTURBANCE LEVELS AND NO LESS THAN THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE PLANTS SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.
 - 5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - 5.3. FREE OF ERODED AREAS.
 - 5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX

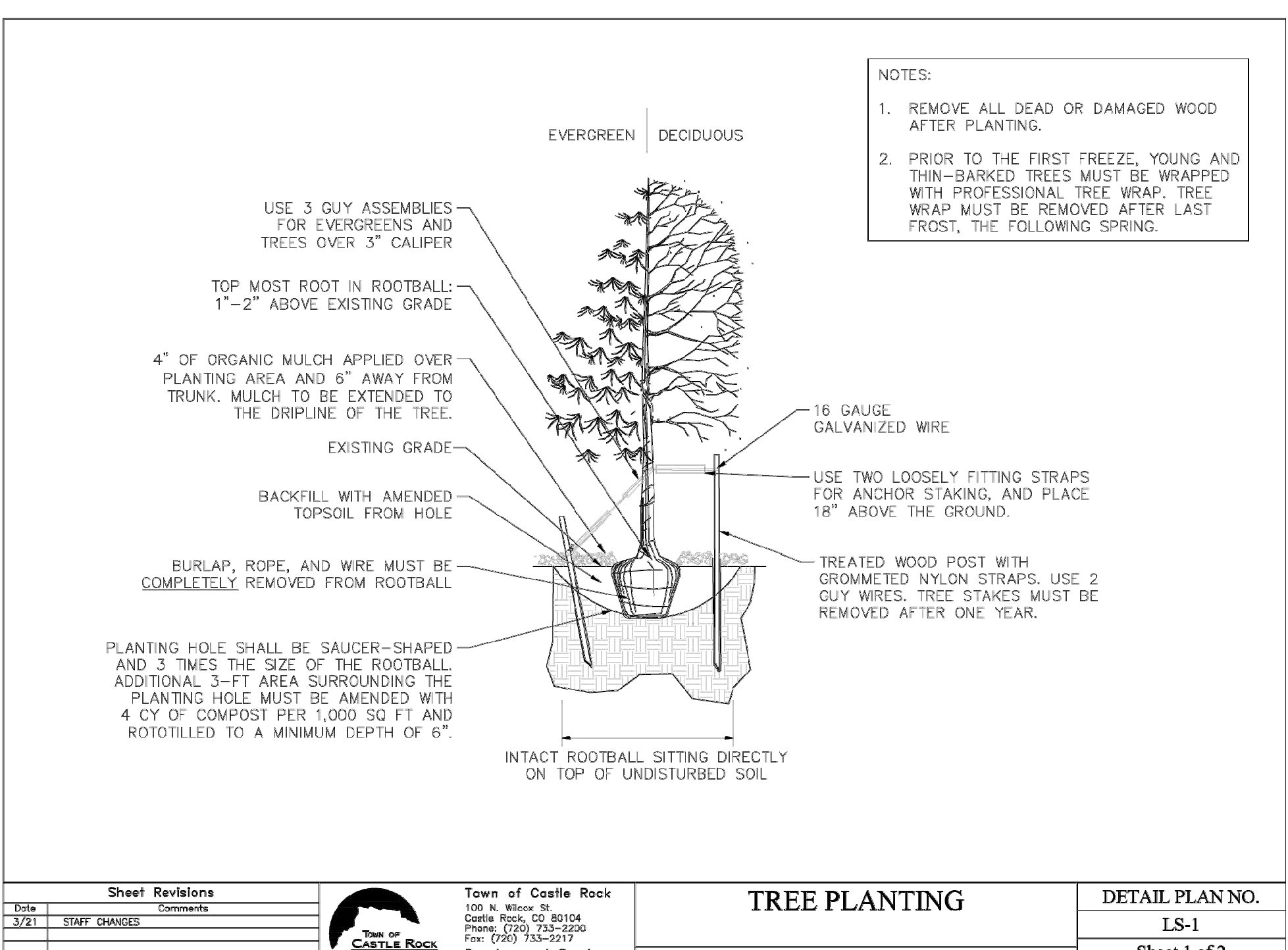
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOTS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
TOTAL				11.0

6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
 - 6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
 - 6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - 6.3. FREE OF ERODED AREAS.
 - 6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE TESC CRITERIA MANUAL.



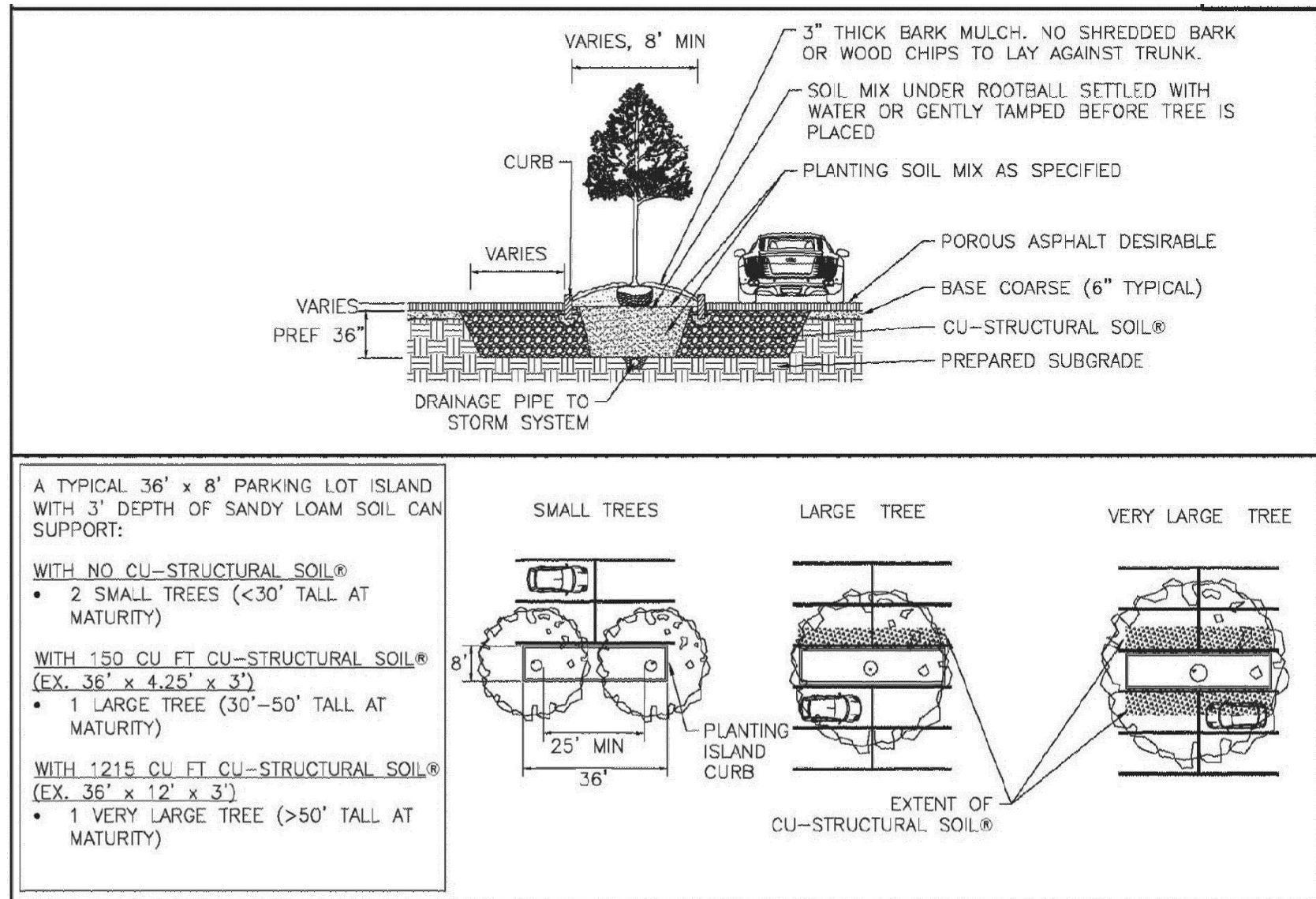
1 TOCR SHRUB PLANTING

NOT TO SCALE



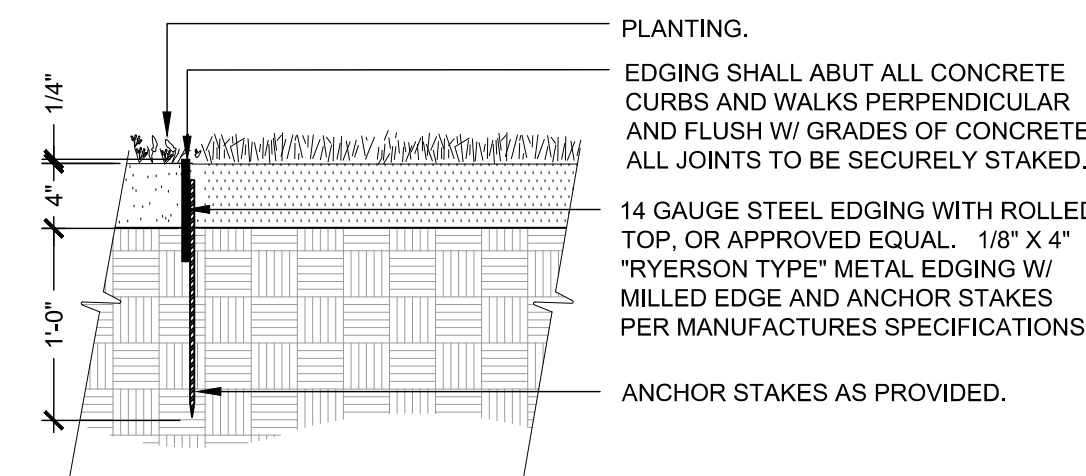
2 TOCR TREE PLANTING

NOT TO SCALE



3 CU STRUCTURAL SOIL

NOT TO SCALE



4 STEEL EDGING

1" = 1'-0"

329413.23-01

LOT 6G-3A-3, THE MEADOWS FILING 17, AREA 4, AMENDMENT 17
TOWN OF CASTLE ROCK, PROJECT NO. CD23-0038

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
PROFESSIONAL ENGINEER CERTIFICATION

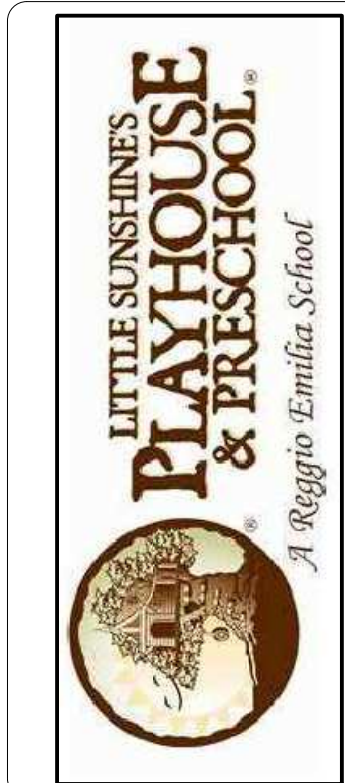
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.



DATE: NOVEMBER 8, 2024

DATE	BY	REVISION
06.28.24	MF	#2
08.07.24	MF	#3
10.17.24	MF	#4
11.07.24	MF	#5

No.	1	2	3	4



CONSTRUCTION DOCUMENTS
LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

LANDSCAPE NOTES & DETAILS

PROJECT NO: 23-039
DESIGNED BY: MF
DRAWN BY: MF
DATE: 04/22/2024

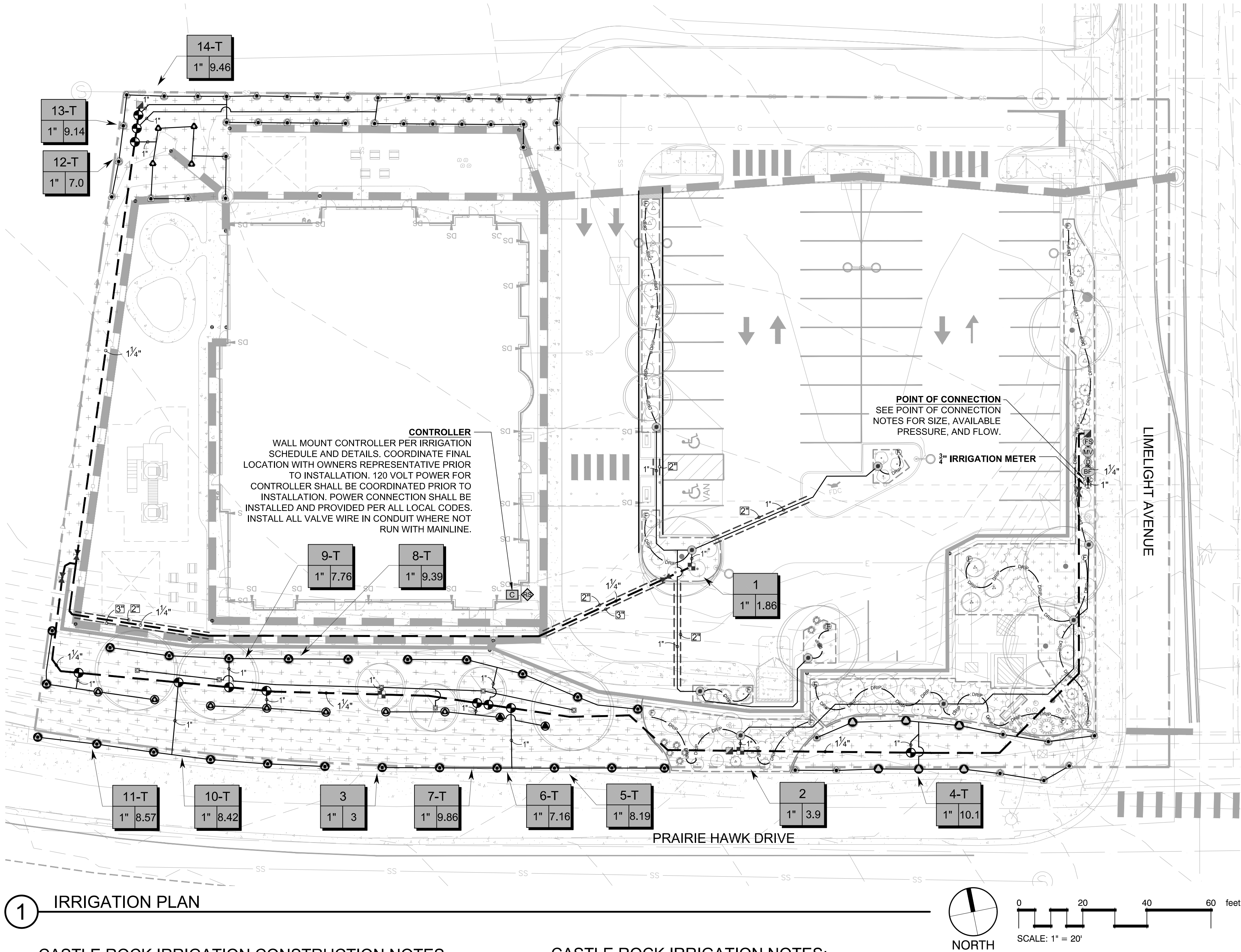
L1.1



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



1 IRRIGATION PLAN

CASTLE ROCK IRRIGATION CONSTRUCTION NOTES:

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRECONSTRUCTION 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 TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
9. 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
10. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
11. THE TEMPORARY IRRIGATION SYSTEM MUST BE INSTALLED ABOVE GROUND AND UPON EXPIRATION OF THE APPROVED ESTABLISHMENT PERIOD, ALL COMPONENTS OF THE TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED. EQUIPMENT TO BE REMOVED INCLUDES: CONTROL VALVES, MANUAL BALL VALVES, ALL FITTINGS USED TO CONNECT VALVES TO MAINLINE, VALVE BOXES, ABOVE GROUND LATERAL PIPING, SPRINKLER HEADS, AND ALL ASSOCIATED STAKING MATERIALS. BELOW GROUND IRRIGATION MAINLINE AND WIRING CAN BE ABANDONED IN PLACE.

CASTLE ROCK 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.

POINT OF CONNECTION (P.O.C.) NOTES:

POINT OF CONNECTION #1 - CONNECT TO 3/4" SERVICE LINE DOWNSTREAM OF 3/4" WATER METER (RE:CIVIL PLANS) IN APPROXIMATE LOCATION INDICATED ON PLANS WITH 3/4" TYPE 'K' COPPER STUB. EXTEND 3/4" TYPE 'K' COPPER PIPE TO 3/4" BACKFLOW.

AVAILABLE WATER PRESSURE: THE AVAILABLE PSI AT THE POINT OF CONNECTION 'A' IS 90 PSI.

DESIGN PRESSURE: 90 PSI

DESIGN FLOW: 10.1 GPM MAX, (SINGLE VALVE OPERATING AT ONE TIME)
MAX CAPACITY AND PEAK FLOW OF THE IRRIGATION SYSTEM BASED ON THE FLOW FROM THE PROPOSED IRRIGATION SYSTEM.

1. THE IRRIGATION SYSTEM IS DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE MULTIPLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY AND COORDINATE SCHEDULING WITH OWNER.
2. CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL CONTROLLERS IN LANDSCAPE BED OR INSIDE OF MECHANICAL ROOM, COORDINATE WITH LANDSCAPE INSTALLATION TO SCREEN CONTROLLERS FROM ADJACENT HOMES AND RIGHT-OF-WAYS AND TRIM PROPOSED IRRIGATION HEADS TO ELIMINATE OVERSPRAY ONTO THE IRRIGATION CONTROLLER, BACKFLOW ENCLOSURE.
3. ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNER AT COMPLETION OF WORK AS PER SPECIFICATIONS.
4. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED PER THE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS.
5. RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM, CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
6. EXISTING IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES AT THE TIME OF INSTALLATION. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	12" POP-UP WITH R-VAN14 RAIN BIRD R-VAN14 1812-SAM-P40, 8'-14' 40-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 12" POP-UP, WITH CHECK VALVE AND 40 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	49	40
	12" POP-UP WITH R-VAN18 RAIN BIRD R-VAN18 1806-SAM-P40, 13'-18' 40-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 12" POP-UP, WITH CHECK VALVE AND 40 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	8	40
	12" POP-UP WITH R-VAN24 RAIN BIRD R-VAN24 1806-SAM-P40, 17'-24' 40-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 12" POP-UP, WITH CHECK VALVE AND 40 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	31	40
	TREE DRIPLINE LOOP 1401 XFS-06-12 SUBSURFACE DRIP TUBING WITH 0.60 GPH, PRESSURE COMPENSATING EMITTERS INTERNALLY INSTALLED IN THE DRIP TUBING AT 12" O.C. SPACING. DRIP TUBING SHALL BE INSTALLED 2" BELOW FINISHED SOIL GRADE (NOT COUNTING GROUND COVER MATERIAL) AND IN A DUAL "RING" AROUND THE TRUNK TO BE 50 FEET IN LENGTH AND CONTAIN APPROXIMATELY 50 DRIP EMITTERS FOR A TOTAL FLOW RATE OF 0.5 GPM (50 X 0.6 GPH = 30 GPH = 0.5 GPM). SEE DETAIL DRAWING FOR ALL THE COMPONENTS REQUIRED FOR INSTALLATION OF EACH TREE DRIP ASSEMBLY.	6	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE ASSEMBLY RAIN BIRD XCZ-100-LC, WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	3
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	9
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	13
	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH-BLUE, 1.0GPH-BLACK, AND 2.0GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. 3/4" DRIP TUBING FOR DISTRIBUTION LINE SHALL BE INSTALLED. Emitter Notes: 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant) 2.0 GPH emitters (6 assigned to each B & B, 2" Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6-8" HT plant) 2.0 GPH emitters (6 assigned to each B & B, Multi-Stem plant)	5,008 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	REMOTE CONTROL VALVE RAIN BIRD PGA-PRS-D GLOBE, 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE. WITH PRESSURE REGULATOR MODULE.	11
	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	3
	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	4
	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1
	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1
	REDUCED PRESSURE BACKFLOW PREVENTER 3/4" FEBCO 825YA	1
	SMART CONTROLLER RAIN BIRD ESP4ME3 WITH (3) ESP-SM6, 22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER, FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
	RAIN SENSOR RAIN BIRD WR2-RFC, WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
	FLOW SENSOR RAIN BIRD FS-100-B, 1IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. POINT OF CONNECTION 3/4"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,753 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	819.4 L.F.
	IRRIGATION MAINLINE: TYPE K COPPER PIPE	4.2 L.F.
	PIPE SLEEVE: PVC CLASS 160 SDR 26	151.9 L.F.

#	Valve Callout
#	Valve Number
#	Valve Flow
#	Valve Size

LOT 6G-3A-3, THE MEADOWS FILING 17, AREA 4, AMENDMENT 17
TOWN OF CASTLE ROCK, PROJECT NO. CD23-0038

DATE: NOVEMBER 8, 2024

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
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.	





Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

IRRIGATION PLAN

PROJECT NO: 23-039

DESIGNED BY: MF

DRAWN BY: MF

DATE: 04/22/2024

IR1.0

REVISION

No.	BY	DATE
1	MF	06.28.24
2	MF	08.07.24
3	MF	10.17.24
4	MF	11.07.24

VALERIAN

LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL

A Reggio Emilia School

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C:\USERS\MACKLE\EMILIA\DRP\BOX\VALERIAN TEAM FOLDER\PROJECT\B23-0038_04-06_SUBMITTAL CDS23-038_04-06_VALERIAN IRRIGATION NOTES & CHARTS.DWG

IRRIGATION NOTES:

- THE CONTRACTOR SHALL INSTALL SYSTEM COMPONENTS IN A MANNER THAT WILL PROVIDE ADEQUATE WATER SUPPLY TO THE EXISTING IRRIGATION SYSTEM.
- REFER TO IRRIGATION SCHEDULE, NOTES, AND SPECIFICATIONS AND DETAILS FOR PRODUCT TYPES, SIZES AND INSTALLATION REQUIREMENTS.
- CONTRACTOR SHALL MEET ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
- VERIFY ALL SITE INFORMATION PRIOR TO CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES FROM PREPARED IRRIGATION PLANS.
- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING OF WORK. CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINES ON UTILITY INFORMATION PRIOR TO START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS CAUSED BY INSTALLATION OF SYSTEM COMPONENTS.
- CONTRACTOR IS TO REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION AND SITE PLANS. AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND EXISTING LANDSCAPE MATERIAL, EDGING, ETC. IRRIGATION PLAN EQUIPMENT LOCATIONS ARE DIAGRAMMATIC AND ARE LOCATED FOR GRAPHIC CLARITY ONLY. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS AND WITHIN THE COMMON LANDSCAPE TRACT PROPERTY LIMITS (NOT WITHIN PRIVATE LOT AREAS). ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES AND A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALES.
- CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES IN ACCORDANCE WITH THE CITY OF THORNTON STANDARDS, DETAILS AND SPECIFICATIONS.
- CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT AND NOTIFY OWNER WITH VERIFICATION FIGURES. FAILURE TO NOTIFY OF VERIFICATION WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS TO THE PLAN DUE TO VARIATIONS OF PRESSURE OR FLOW AT HIS/HER OWN RISK.
- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL AND IRRIGATION SCHEDULE.
- ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
- CONTRACTOR IS TO MAINTAIN ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER AND COORDINATE WITH UTILITY PROVIDER AND OWNER ON CONNECTION TO NEW CONTROLLER.
- CONTRACTOR SHALL EXTEND ONE YELLOW 14 GAUGE TRACER WIRE FROM THE BACKFLOW ASSEMBLY TO THE END OF THE NEW MAINLINE PIPE.
- MASTER VALVE/FLOW SENSOR WIRE SHALL BE CONTINUOUS/STRAIGHT RUNS (WITHOUT SPLICES) TO CONTROLLER LOCATION. WIRE SHALL BE SHIELDED PER THE SPECIFICATIONS
- CONTRACTOR SHALL GROUND THE IRRIGATION CONTROLLER PER RAINBIRD SPECIFICATIONS AND RECOMMENDATIONS.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
- ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. TRENCH SETTLEMENT SHALL BE REPAIRED THROUGHOUT THE WARRANTY PERIOD.
- CONTRACTOR SHALL WARRANTY THE IRRIGATION EQUIPMENT FOR A MINIMUM OF 1 YEAR AFTER FINAL ACCEPTANCE.
- CONTRACTOR SHALL REPAIR ANY EXISTING LANDSCAPE OR IRRIGATION DAMAGE DUE TO CONSTRUCTION OPERATIONS WITHIN THE LIMIT OF WORK AT NO ADDITIONAL COST TO THE OWNER.



Irrigation System Hydraulic Worksheet

Project Name: **Castle Rock Little Sunshine Playhouse** Date: **August 6, 2024**

Project Location: _____

Prepared by: **Lindsay Rappa** Current TDCR Registration # **22-0853**

Tap Size: **0.75" / 90 psi** Source of Pressure: **Castle Rock Fire Flow Test**

Static Water Pressure: _____

Hydraulic Grade At Zone: **6350** Company: **Valerian LLC**

	Pt. of Copper	Pipe Size (")	K Copper	Friction Loss (from chart)	Flow-GPM	Loss/Gain	
Service Line to meter:	(tap)						
Water Meter:	10	LF	0.75	K Copper	1.55 /100 FT	10	0.16
Service Line (meter to backflow):	5	LF	0.75	K Copper	1.55 /100 FT	10	0.08
Backflow:			0.75		11.3	10	11.30
Master Valve:			1		0.71	10	0.71

Pressure Required at Head: **40**

Lateral Allowance: **5.00**

Control Valve Allowance: **5.90**

Mainline Allowances:

Length of Mainline	Pipe Material	Size	Gals.	GPM	Loss/Gain	
	610 LF CL2008B	1.250" @	10	GPM	0.68 /100 FT	4.15
	0 LF CL2008B	1" @	10	GPM-Looped	/100 FT	0.00

Elevation: **6.143** High/Low: **6.154** **4.76**

Green shading indicates required information you must provide

Total System requirements (PSI) **77.05**

Available System Pressure (PSI) **90.00**

Town of Castle Rock provides a minimum of 43 psi

Total Irrigated area for tap # **1** is **7,570 sq. ft.**



IRRIGATION CHART

Registered Professional: **Lindsay Rappa** Registration # **22-0853** Date **4/10/2024**

Company Name: **Valerian LLC** Address **165 South Union Boulevard, Suite 366, Lakewood, CO 80228**

Phone **303-347-1300** Email **lindsay@valerianllc.com** Clock Make **Rainbird** Model **ESP4ME3**

_____X_____ Monday, Wednesday, Friday (west side of I-25) _____

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
		(Ref. notes, shrubs, perennials, trees, annuals, etc.)	(none, square bottom, etc. BCL etc.)	(nozzle emitter size)	(gallons/hour)	(per zone)	(based on 16 second @ per month or 1.5" per week)	(minutes per month)	(minutes per day)	(gallons per month)
1	L	Shrubs/Trees	Drip	0.03	0.5	2	2.76	331	33	583
2	L	Shrubs/Trees	Drip	0.03	0.5	4	2.76	331	33	1,265
3	L	Trees	Drip	0.09	0.5	3	2.76	331	33	994
4	L	Native	Rotary Spray	RVAN 14/18	0.62	10	2.76	267	27	2,698
5	L	Native	Rotary Spray	RVAN 24	0.61	9	2.76	271	27	2,223
6	L	Native	Rotary Spray	RVAN 24	0.61	7	2.76	271	27	1,944
7	L	Native	Rotary Spray	RVAN 18/24	0.62	10	2.76	267	27	2,634
8	L	Native	Rotary Spray	RVAN 24	0.61	9	2.76	271	27	2,549
9	L	Native	Rotary Spray	RVAN 24	0.61	8	2.76	271	27	2,107
10	L	Native	Rotary Spray	RVAN 24	0.61	8	2.76	271	27	2,286
11	L	Native	Rotary Spray	RVAN 24	0.61	9	2.76	271	27	2,327
12	L	Native	Rotary Spray	RVAN 14	0.62	7	2.76	267	27	1,870
13	L	Native	Rotary Spray	RVAN 14	0.62	9	2.76	267	27	2,441
14	L	Native	Rotary Spray	RVAN 14	0.62	9	2.76	267	27	2,527
15								0	0	0
16								0	0	0
17								0	0	0
18								0	0	0
19								0	0	0
20								0	0	0
21								0	0	0
22								0	0	0
23								0	0	0
24								0	0	0
25								0	0	0
26								0	0	0
27								0	0	0
28								0	0	0
29								0	0	0
30								0	0	0
Total								3,958	398	28,448
								Min/month	Min/cycle	Gallons/month

NOTE: ZONES 4-14 ARE TEMPORARY (AS MARKED BY A 'T' ON THE VALVE CALLOUT ON THE PLANS). THESE ZONES ARE INTENDED ONLY FOR ESTABLISHMENT OF NATIVE SEED.

revised 7/2018

0

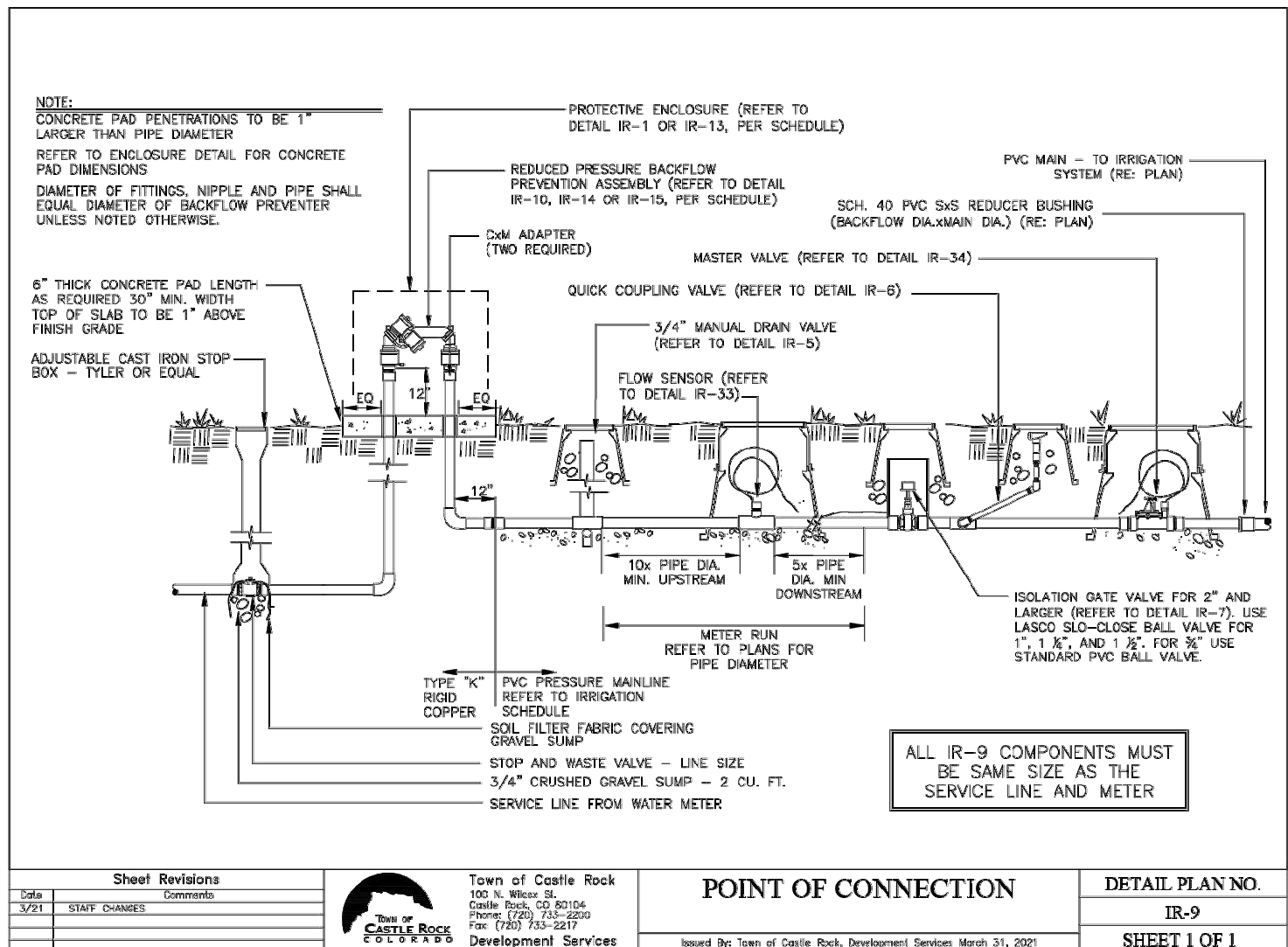
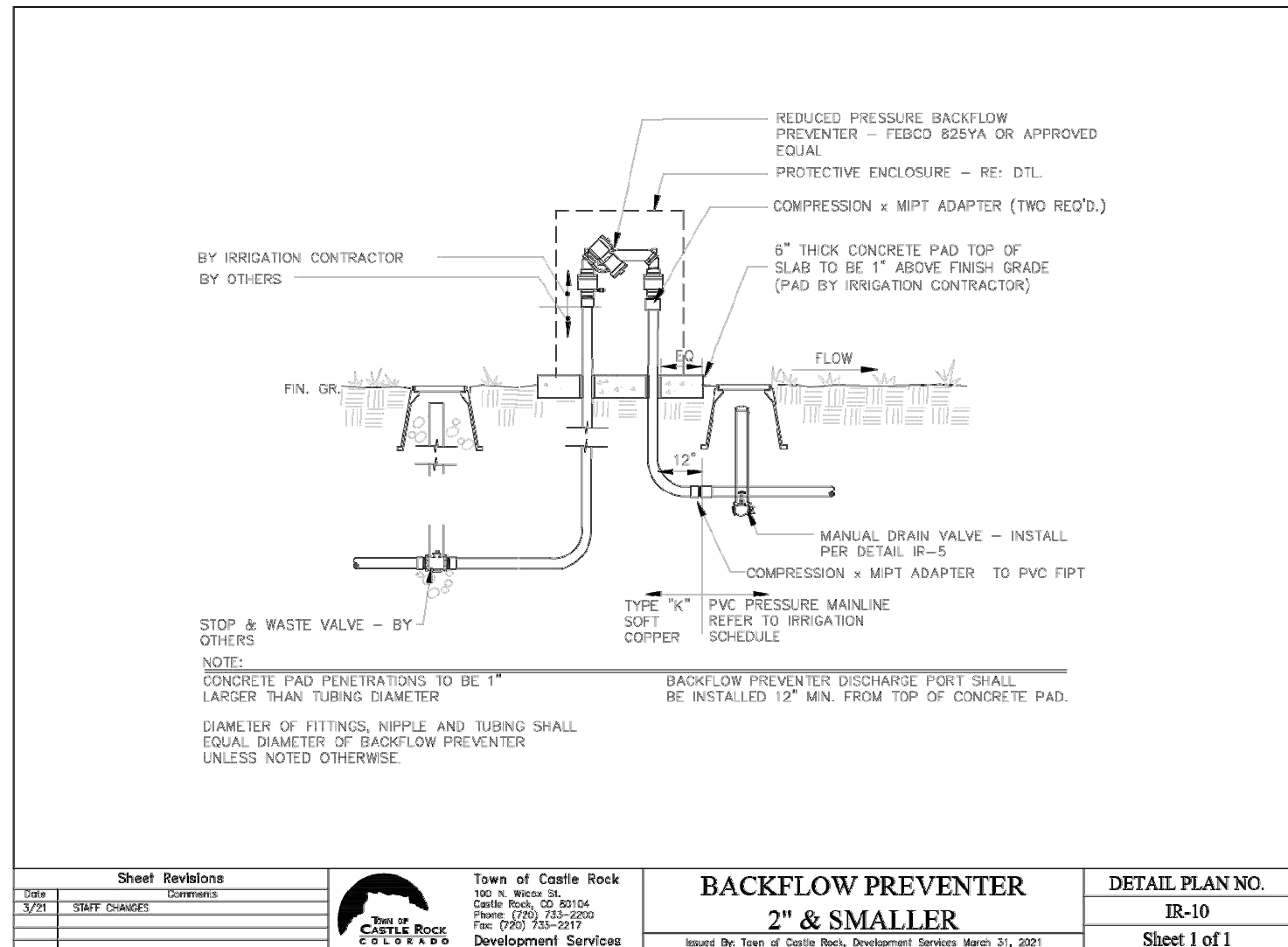
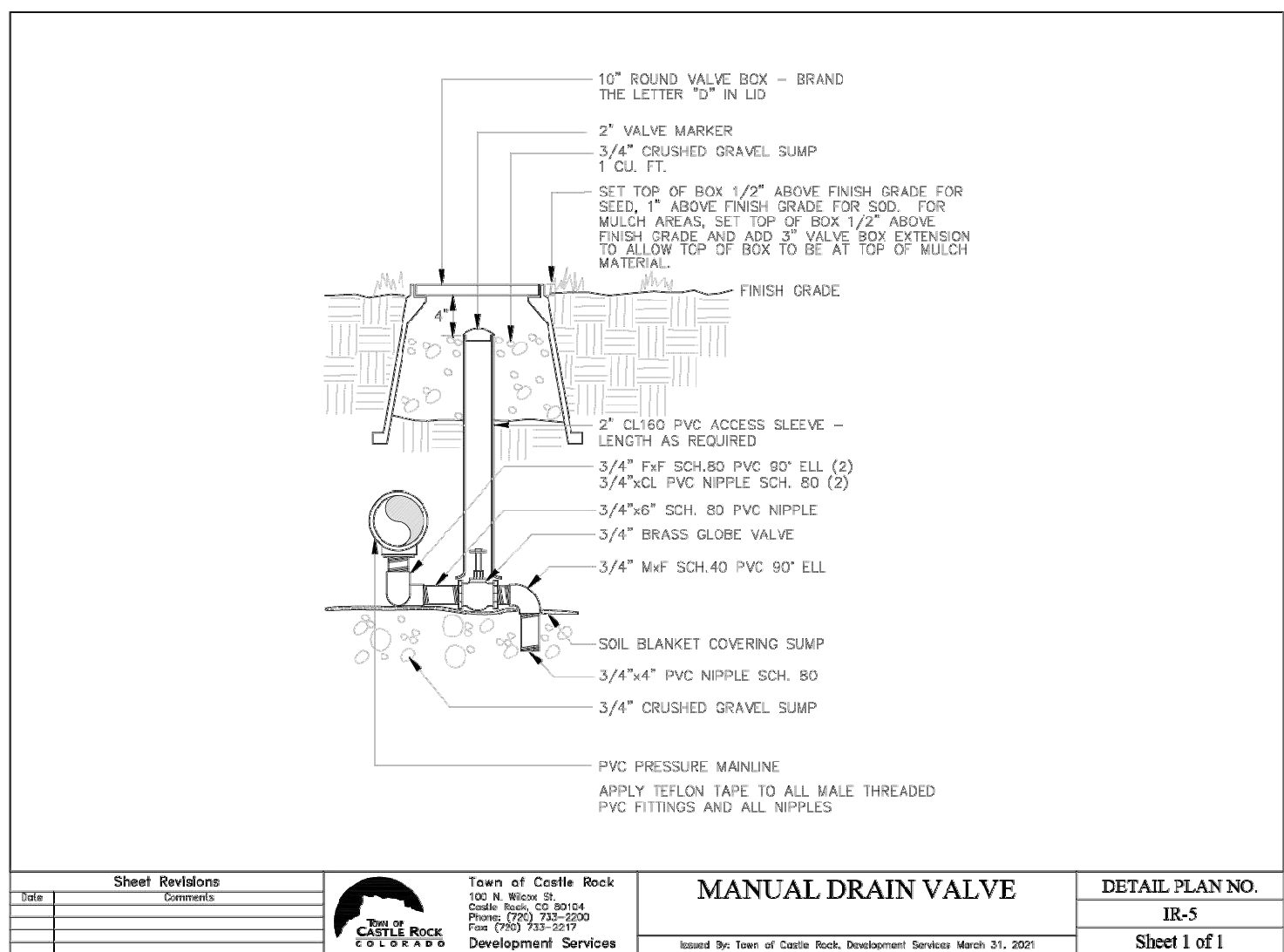
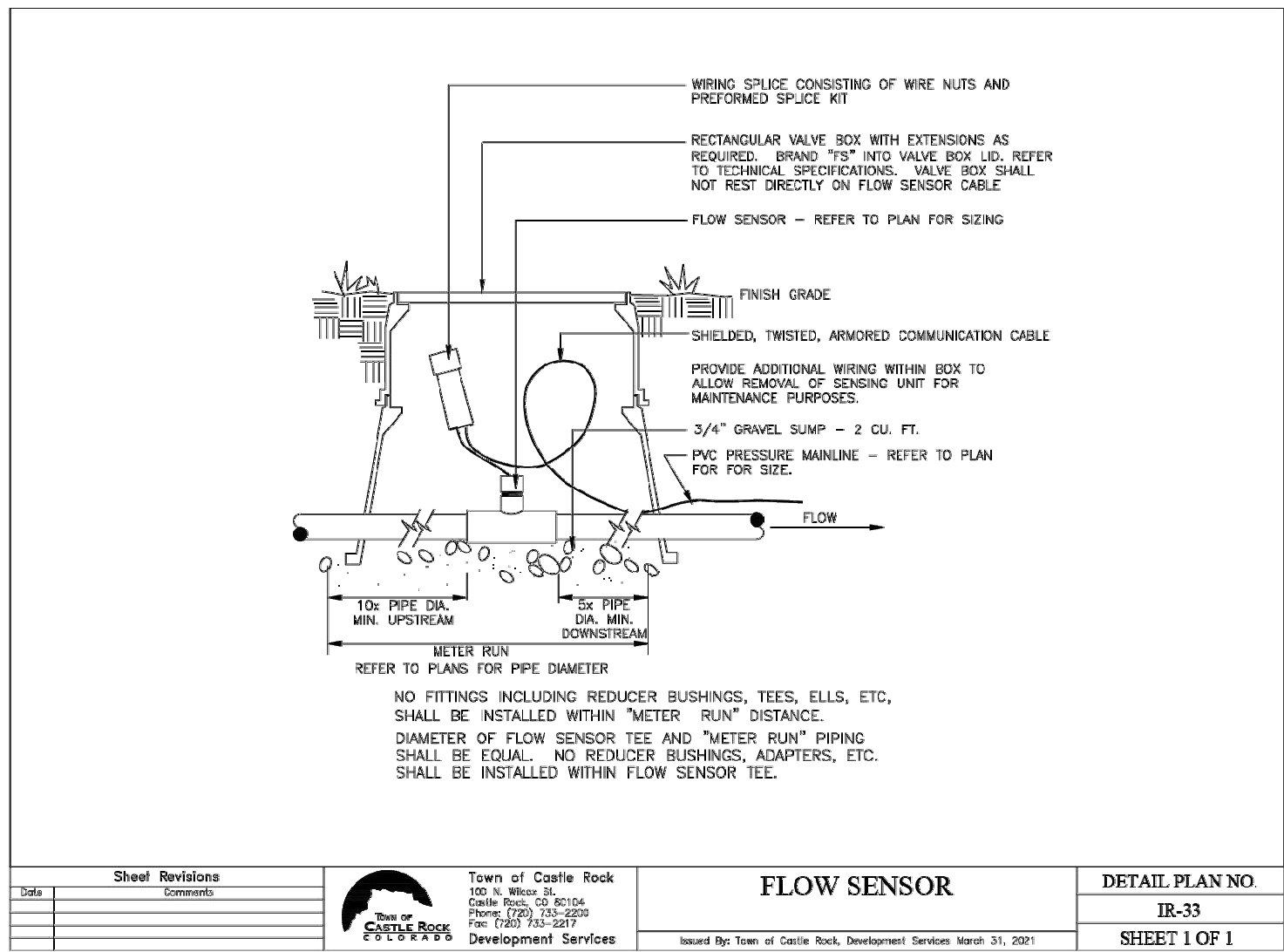
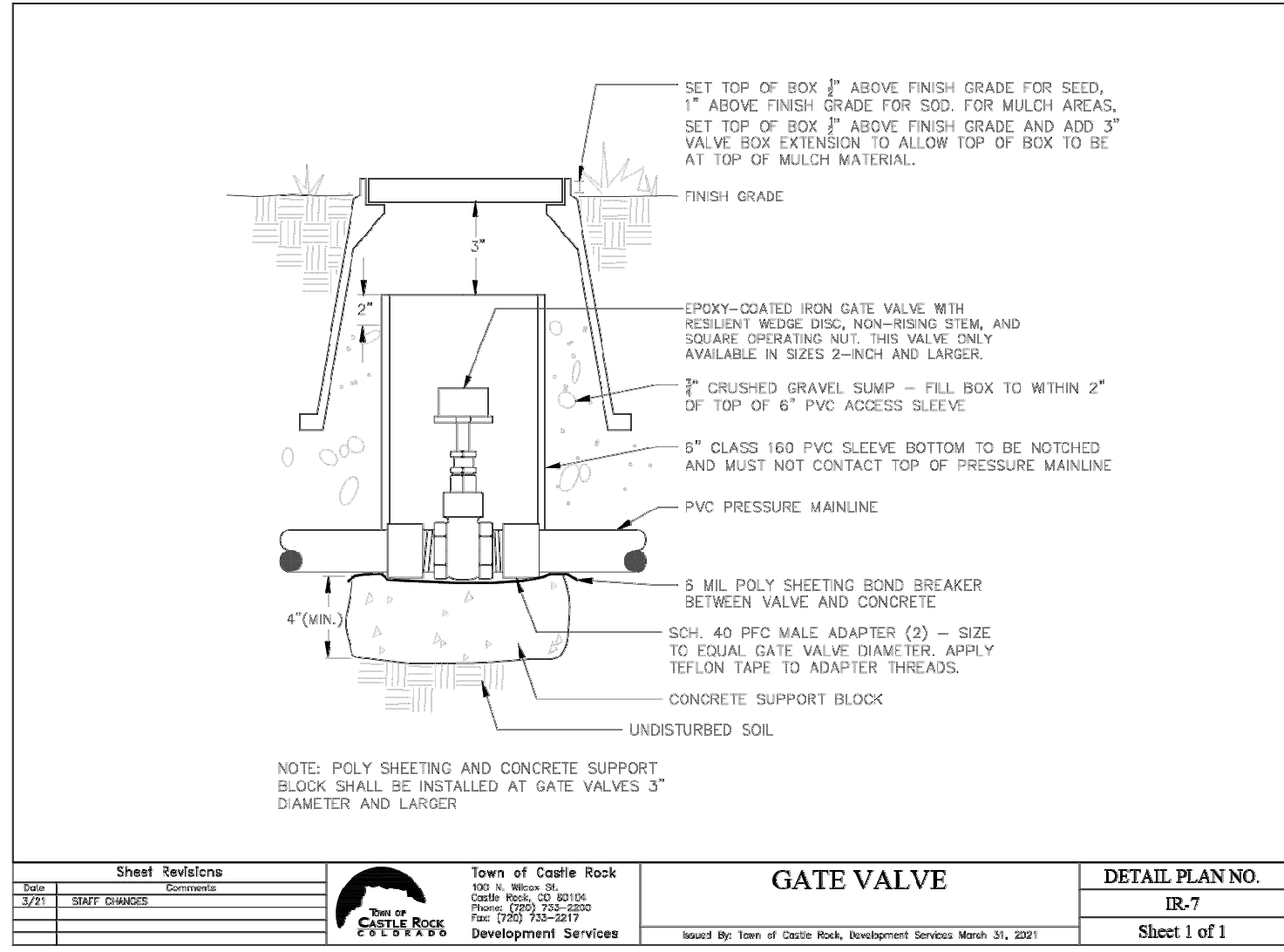
CLWUR (Composite landscape water use rating) Chart



Project Name: Little Sunshine Playhouse
Site Development Plan (SDP) Number: 23-0038

Reference Chapter 13.20 of the Castle Rock Municipal Code

NOTE: ZONES 4-14 ARE TEMPORARY (AS MARKED BY A 'T' ON THE VALVE CALLOUT ON THE PLANS). THESE ZONES ARE INTENDED ONLY FOR ESTABLISHMENT OF NATIVE SEED.



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 _____

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.



CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below. Call before you dig.

LOT 6G-3A-3, THE MEADOWS FILING 17, AREA 4, AMENDMENT 17
TOWN OF CASTLE ROCK, PROJECT NO. CD23-0038

DATE: NOVEMBER 8, 2024



CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

IRRIGATION NOTES & CHARTS

BY	DATE
MF	06.28.24
MF	08.07.24
MF	10.17.24
MF	11.07.24

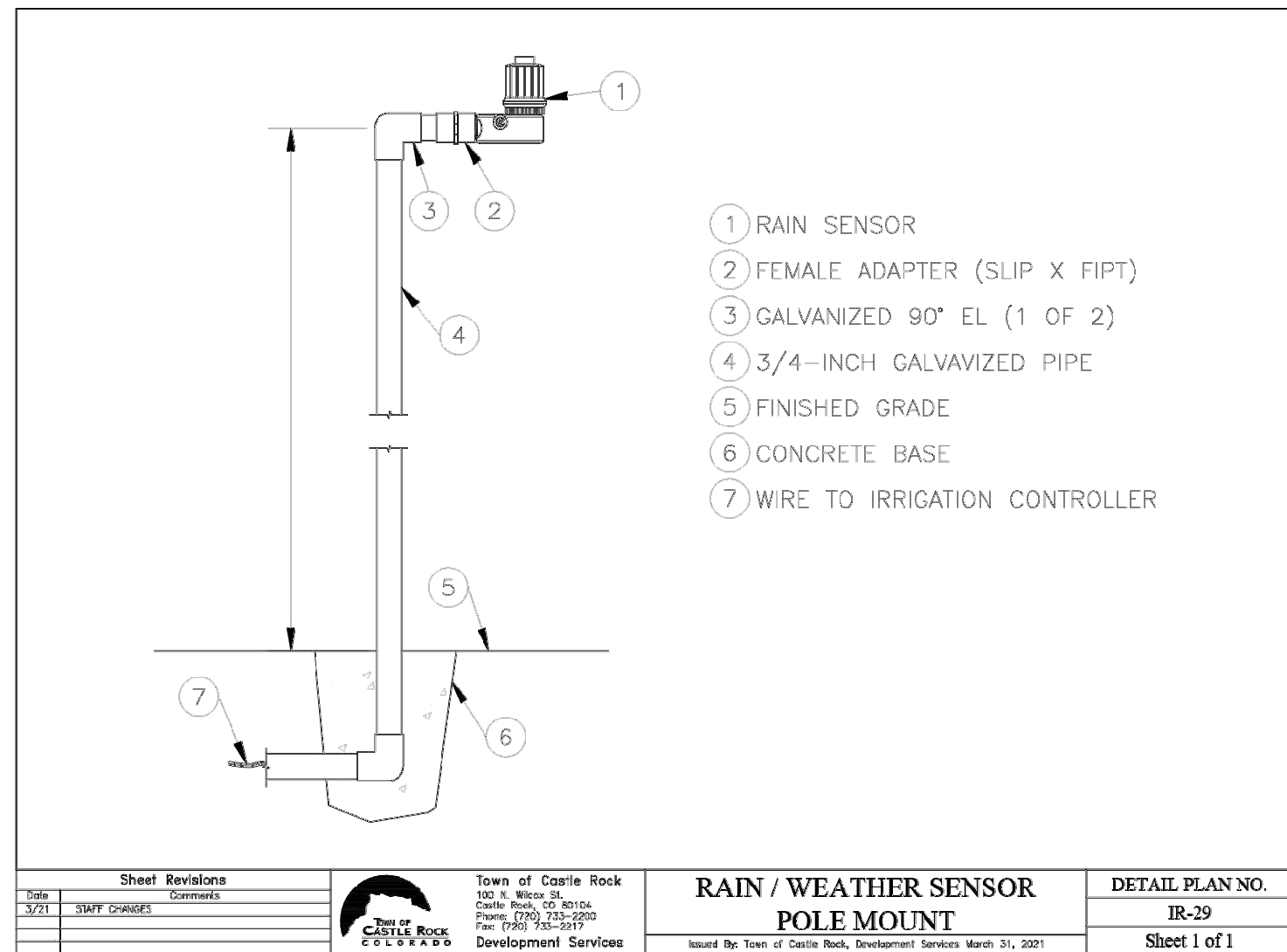
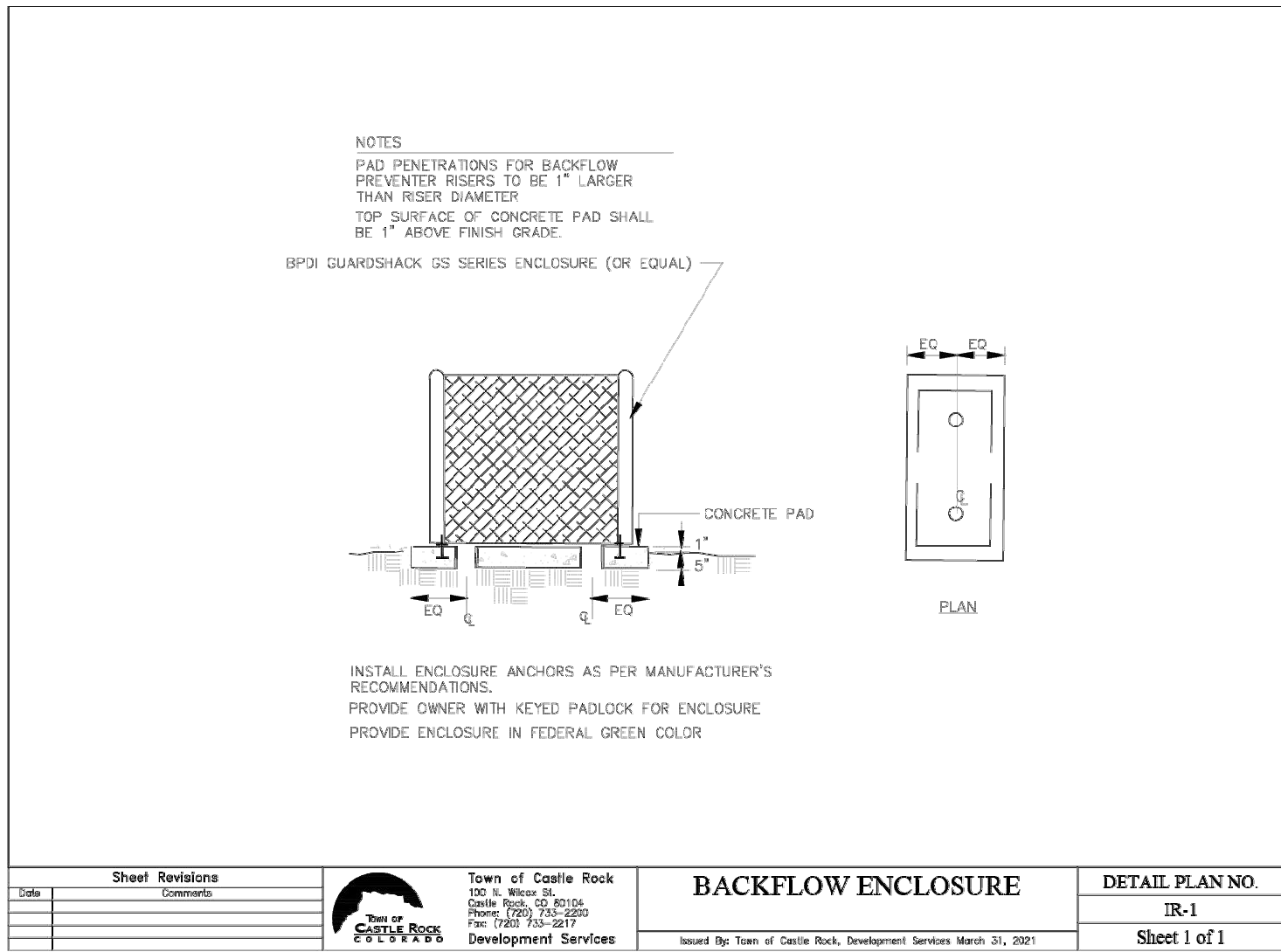
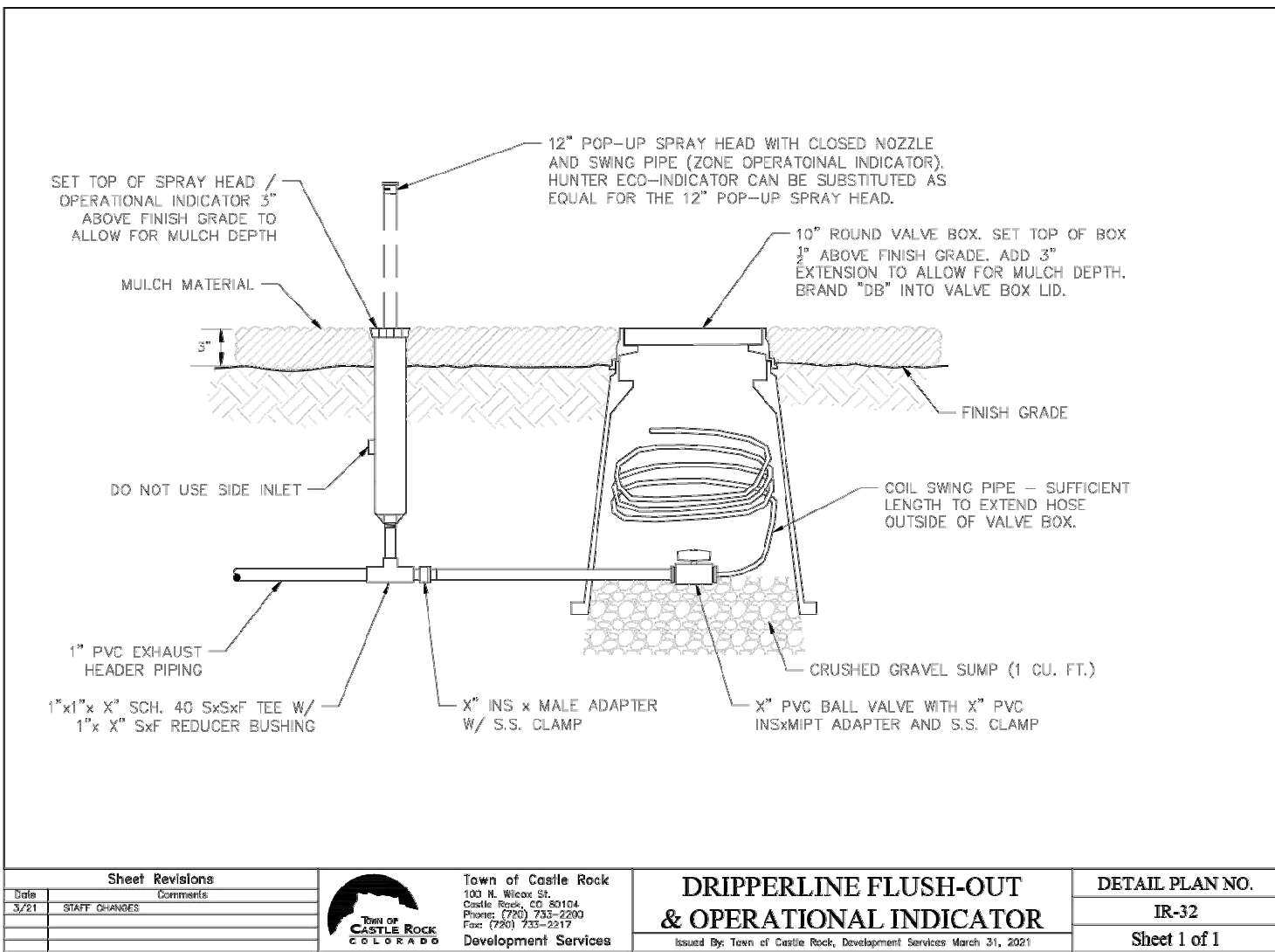
PROJECT NO: 23-039

DESIGNED BY: MF

DRAWN BY: MF

DATE: 04/22/2024

IR1.1



CONSTRUCTION DOCUMENTS		IRRIGATION DETAILS																					
<p>LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE</p>																							
																							
<table border="1"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SUBMITTAL #2</td> <td>MF</td> <td>06.28.24</td> </tr> <tr> <td>2</td> <td>SUBMITTAL #3</td> <td>MF</td> <td>08.07.24</td> </tr> <tr> <td>3</td> <td>SUBMITTAL #4</td> <td>MF</td> <td>10.17.24</td> </tr> <tr> <td>4</td> <td>SUBMITTAL #5</td> <td>MF</td> <td>11.07.24</td> </tr> </tbody> </table>		No.	REVISION	BY	DATE	1	SUBMITTAL #2	MF	06.28.24	2	SUBMITTAL #3	MF	08.07.24	3	SUBMITTAL #4	MF	10.17.24	4	SUBMITTAL #5	MF	11.07.24		
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<p>PROJECT NO: 23-039</p> <p>DESIGNED BY: MF</p> <p>DRAWN BY: MF</p> <p>DATE: 04/22/2024</p>		<p>IR1.2</p>																					

Site Luminary Summary Table

Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
D1	JUNO LIGHTING	IC22	IC22-27C-WH	6" IC OPEN ROUND DOWNLIGHT, WET LABEL.	Y	TYPE V	120V	N	9	UNDER CANOPY	14"	1	INCANDESCENT	50	600	3000K	1	CLEAR
G	ALCON LIGHTING	9092	9092-40K-BR	BOLLARD LIGHT, LED, 25W	Y	TYPE V	120-277V	N	7	BOLLARD	6"	1	LED	31	1325	4000K	1	BLACK
L2	MINKA-LAVERY	ARTISAN LANE	72251-66	WALL LIGHT. (1) GU10 HALOGEN BULB, 35W.	Y	TYPE V	120V	Y	15	WALL	8'	1	INCANDESCENT	35	558	3000K	1	CLEAR SEEDED
L3	MINKA-LAVERY	ARTISAN LANE	72253-66	WALL LIGHT. (2) GU10 HALOGEN BULBS, 35W.	Y	TYPE V	120V	Y	2	WALL	8'	2	INCANDESCENT	70	1116	3000K	1	CLEAR SEEDED
L4	WILLIAMS	VWMH Horizontal	VWMH-L20-740-T3-BLK-CGL-UNV	WALL LIGHT. (4) LUXEON M 4000K LEDs, 27W.	Y	TYPE III	120-277V	Y	12	WALL	8'	4	LED	27	2868	4000K	1	BLACK
PL1	MCGRAW-EDISON	GLEON	GALN-SA1A-740-U-T3	GALLEON POLE LIGHT WITH SINGLE HEAD.	Y	TYPE III	120-277V	Y	6	POLE	24'	16	LED	34	4589	4000K	1	BLACK
PL2	MCGRAW-EDISON	GLEON	GALN-SA1A-740-U-SLL	GALLEON POLE LIGHT WITH SINGLE HEAD.	Y	TYPE III	120-277V	Y	1	POLE	24'	16	LED	33	3989	4000K	1	BLACK

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY	■	4.4 fc	5.8 fc	2.8 fc	2.1:1	1.6:1
EXIT DISCHARGE PATH TO PUBLIC WAY	✕	2.4 fc	4.2 fc	1.0 fc	4.2:1	2.4:1
PARKING LOT	✕	1.8 fc	5.4 fc	0.6 fc	9.0:1	3.0:1
PROPERTY LINE	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
SITE	+	1.1 fc	5.8 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	✕	0.9 fc	1.3 fc	0.5 fc	2.6:1	1.8:1
10 FEET BEYOND PROPERTY LINE	✕	0.0 fc	0.5 fc	0.0 fc	N/A	N/A

CASTLE ROCK DEVELOPMENT COMPANY
C/O ALDER REAL ESTATE
VACANT LAND
ZONE: COI

CASTLE ROCK DEVELOPMENT COMPANY
C/O ALDER REAL ESTATE
VACANT LAND
ZONE: COI

LIGHTING STANDARD NOTES:

- LIGHT LOSS FACTOR IS 1 (AS SHOWN IN SITE LUMINARY SUMMARY TABLE).
- EXTERIOR LIGHTING (TYPES D1, G, L2, L3, L4, PL1, AND PL2) SHALL BE CONTROLLED BY COMBINATION PHOTOCELL/TIMECLOCK.
 - ALL EXTERIOR LIGHTS SHALL COME ON AT DUSK AND TURN OFF AT TIME DETERMINED BY OWNER, BUT NO LATER THAN MIDNIGHT.
 - ALL EXTERIOR LIGHTS SHALL TURN ON ONE HOUR BEFORE BUSINESS OPENING IF STILL DARK AND TURN OFF AT DUSK.
 - POST CURFEW CONTROL METHOD SHALL BE A LOCAL SWITCH ADJACENT TO THE TIME SWITCH.
- THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING IS AS FOLLOWS:
 - CANOPY AREA IS INTENDED TO BE USED FOR DRIVE-UP DROP-OFF AND PICK-UP, AND UNDER CANOPY DOWNLIGHTS PROVIDE PROPER ILLUMINATION FOR THESE ACTIVITIES TO OCCUR SAFELY IN LOW-LIGHT CONDITIONS.
 - EXIT DISCHARGE PATH TO PUBLIC WAY IS INTENDED TO BE USED FOR THE EGRESS OF INDIVIDUALS DURING NORMAL AND EMERGENCY SITUATIONS. POLE AND WALL LIGHTS PROVIDE NOT LESS THAN 1 NOR MORE THAN 5 FC WITH A MAX TO MIN LESS THAN 4:1 FOR SAFE NAVIGATION THROUGH THIS AREA IN LOW AMBIENT LIGHT CONDITIONS.
 - PARKING LOT AREA IS INTENDED TO BE USED FOR THE PARKING OF VEHICLES, AND POLE LIGHTS PROVIDE AN APPROPRIATE LEVEL OF ILLUMINATION FOR SAFE NAVIGATION THROUGH THIS AREA IN LOW-LIGHT CONDITIONS.
 - PROPERTY LINE AREA IS INTENDED TO SHOW THE DIVISION BETWEEN SITE PROPERTY AND NEIGHBORING PROPERTIES, AND THE LUMEN OUTPUT AND DIRECTION OF LUMINAIRES PREVENTS AN UNNECESSARY AMOUNT OF LIGHT FROM SHINING ACROSS THE PROPERTY LINE.
 - SITE AREA IS INTENDED TO REPRESENT THE SITE PROPERTY AND ALL RELATED STRUCTURES WITHIN ITS BOUNDS, AND THE SHOWN LIGHTING DESIGN PROVIDES PROPER ILLUMINATION DURING LOW-LIGHT CONDITIONS IN AREAS WHERE INDIVIDUALS CAN BE EXPECTED TO BE TRAVERSING DURING NORMAL OPERATING CONDITIONS ON THE SITE.
 - TRASH ENCLOSURE AREA IS USED FOR THE TEMPORARY STORAGE OF DISPOSABLES, AND THE SITE LIGHTING PROVIDES ENOUGH ILLUMINATION FOR INDIVIDUALS AND TRASH VEHICLES TO SAFELY NAVIGATE THE AREA DURING LOW-LIGHT CONDITIONS.
 - 10 FEET BEYOND PROPERTY LINE AREA IS INTENDED TO REPRESENT THE BEGINNING OF NEIGHBORING PROPERTIES, AND THE LUMEN OUTPUT AND DIRECTION OF LUMINAIRES PREVENTS AN UNNECESSARY AMOUNT OF LIGHT FROM POLLUTING THE NEIGHBORING PROPERTIES FROM THE SITE PROPERTY.
- THE MITIGATION OF LIGHTING EFFECTS ON NEIGHBORING PROPERTIES IS ACCOMPLISHED THROUGH THE USE OF FULL CUT-OFF LUMINAIRES WITH LENSED OPTICS AND BACK LIGHT CONTROL ON APPROPRIATELY LOCATE FIXTURES ON PROPER SCALE POLES.
- EXTERIOR LIGHTING FOR EGRESS TRAVEL TO THE PUBLIC WAY SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
- FORWARD THROW LUMINAIRES: THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINAIRES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS ARE PROHIBITED.

LEGEND	
—	PROPERTY LINE
○	POLE LIGHT FIXTURE
✕	WALL MOUNTED LIGHT FIXTURE
○	RECESSED CEILING LIGHT FIXTURE
○	BOLLARD FIXTURE

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APPROVED BY:

DEVELOPMENT SERVICES DATE

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Michael S. Goddard, PE
Registered Professional Engineer Colorado No. 48230
DATE 11/17/2024

CONSTRUCTION DOCUMENTS
LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL
PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

PROJECT NO:
DESIGNED BY: SSC
DRAWN BY: SSC
DATE: 11/07/2024

SHEET 19 OF 21

DATE
BY
REVISION
No.

11/08/24

PROFESSIONAL ENGINEER

SSC Engineering, Inc.

LITTLE SUNSHINE'S
PLAYHOUSE
& PRESCHOOL

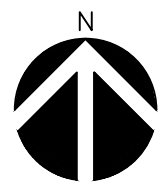


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UNDERGROUND MEMBER UTILITIES.



SITE PHOTOMETRICS

SCALE: 1" = 20'

1 of 2

Project	LITTLE SUNSHINE PLAYHOUSE	Catalog #	GLEON-SA1A-740-U-T3	Type	PL1
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Product Certifications

Connected Systems

- WaveLink Lite
- WaveLink

Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 1](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 11](#)

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 55W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Standard Pole Mount Arm

Pole Drilling Pattern

Number of Light Sources	Width "X"	Hanging Length "L"	Weight (lbs) Standard or 20' Pole	ETL with Standard or 20' Pole
1-4	10"	22"	29 lbs	0.95
5-6	12"	22"	39 lbs	0.95
7-8	12"	28-10"	48 lbs	1.1

Notes: Minimum requirements established for an anchoring steel section.

Notes: See McGraw-Edison website for product catalog, full set of standard and custom luminaire details.

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P100000020 page 1
Revised: 03/2020 10/14/20

1 of 1

thegreatoutdoors L2

• WEATHER-RESISTANT

Item #	UPN Code
72251-66	747396078571
Product Family Name	Essent
Artisan Line	Black
Category Type	
OUTDOOR WALL MOUNT	
Collection	3057374
Part Number	
Notes:	L2

Image File Name: 72251-66.jpg

MEASUREMENTS

Height:	Length:	Height:	Extension:
5.5		13	4.75
Height Adjustment:	Min Overall Height:	Min Overall Height (w/chain):	No
No	Chain Length:	Safety Cable Included:	No
7		No	3.44
Canopy Width:	Canopy Height:	Canopy Length:	Canopy to Bottom:
36.00	11.5	5.75	7.25
Canopy Depth:	Canopy to Top:		
4.63			

Clearance:	Material:
CLEAR SEED:	GLASS
Part #: Q72251	Quantity: 1
Width:	Length:
2.38	3.80

No. of Bulbs:	Light Type:
1	G10 HALOGEN
Max Bulb Voltage:	Socket:
30	G10, BI-PIN, TWIST & LOCK
Dimmable:	Ballast:
No	Fluorescent Life:
	PhotoCell:
	No
Bulb E.D. Included:	Color Temp.:
	3000K
	Dimmable:
	No

SHIPPING

Carton Width:	Carton Height:	Carton Length:
6.75	15.39	7.0
Carton Weight:	Carton Cubic Feet:	Small Package Shipable:
4.18	0.421	Yes
Master Pack Width:	Master Pack Height:	Master Pack Length:
Master Pack Weight:	Master Cubic Feet:	Master Pack:
		1

Dark Sky

Weather

ETL

WARNING: Handling this product may expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after handling, handling, cleaning or otherwise working this product. For more information go to: www.P65Warnings.gov.

For additional information, please contact Customer Care: 1-800-251-7071. Product assembly and use must be performed in United States Federal and/or State laws including UL Patent. Trademark and Copyright and under competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 10/2010 10/14/20

[illegible][illegible]

1 of 1

TYPE G

Project Name: Little Sunlight - Caffee Rock, CO

SHOP NOW >

Type: **Universal** Quantity: **7**

FIGURE SPECIFICATIONS

INTENDED USE

The Balzo LED Round Top High Efficiency Bolted Pathway Lighting is designed as an energy saving replacement of Metal Halide and High Pressure sodium lamps with a driver inside. The Balzo is an ideal solution for providing effective lighting for perimeter areas, public spaces, and other varieties of exterior spaces.

AVAILABLE FINISHES

Standard	Dark Bronze	RAL 8011
Non Standard	Let us know the change we would like to request for non standard finishes.	
	ALBONE	RAL 8000
	Dark Grey	RAL 7001
	Traffic Grey	RAL 7002
	White	RAL 9003

ORDERING INFORMATION Example (9000-300-8P)

Model	9002	Color Temp	4000K	Finish	JB
9000	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9001	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9002	Flat Top Gated	20K	3000K	DR	Dark Bronze - Standard
9003	Flat Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9004	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9005	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9006	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9007	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9008	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9009	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9010	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9011	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9012	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9013	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9014	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9015	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9016	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9017	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9018	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9019	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9020	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9021	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9022	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9023	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9024	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9025	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9026	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9027	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9028	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9029	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9030	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9031	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9032	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9033	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9034	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9035	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9036	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9037	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9038	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9039	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9040	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9041	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9042	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9043	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9044	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9045	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9046	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9047	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9048	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9049	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9050	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9051	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9052	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
9053	Round Top Sand Blasted	20K	3000K	DR	Dark Bronze - Standard
9054	Round Top Gated	20K	3000K	DR	Dark Bronze - Standard
905					

No.	REVISION	BY	DATE

11/08/24

(630) 930-7770
18007 Edison Ave.
Naperville, IL 60563
www.sscengineering.com

SSC Engineering, Inc.

LITTLE SUNSHINE'S
PLAYHOUSE & PRESCHOOL®

CONSTRUCTION DOCUMENTS

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

PRAIRIE HAWK DRIVE AND LIMELIGHT AVENUE

PROJECT NO:

DESIGNED BY: SSC

DRAWN BY: SSC

DATE: 11/07/2024

SHEET 20 OF 21

811
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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

APPROVED BY:

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.


Michael S. Goddhué, PE
Registered Professional Engineer Colorado No. 48230

