

PATH: K:\HINES\PC\CADD\CIVIL\22 FOUNDERS PARKWAY CD\922CS1.DWG
PLOTTED BY: BRIAN MOSS PLOT DATE: 11/7/2025 12:14 PM
XREFS:

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
CANYONS FAR SOUTH - FOUNDERS PARKWAY
SITUATED IN PORTIONS OF SECTIONS 30 AND 31 IN TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND PORTIONS OF SECTION 25 IN TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0013

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38 TOTAL

PROJECT VARIANCES

TCV25-0015: MACANTA BLVD. LANDSCAPE APPROVED _____
TCV25-0016: FOUNDERS PKWY LANDSCAPE APPROVED _____

FCO #	DATE	PURPOSE/DESCRIPTION

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.

BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702
FOR AND ON BEHALF OF COVER 3 ENGINEERING

DRY UTILITY PROVIDERS

BLACK HILLS ENERGY - GAS
CASEY KIMBLE casey.kimble@blackhillscorp.com

CENTURYLINK - TELEPHONE
GINA DALY gina.daly@lumen.com

COMCAST - CABLE
TOD A. BELL 719-313-1567

CORE - ELECTRIC
BROOKS KAUFMAN bkaufman@core.coop

TOWN APPROVAL BLOCK

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

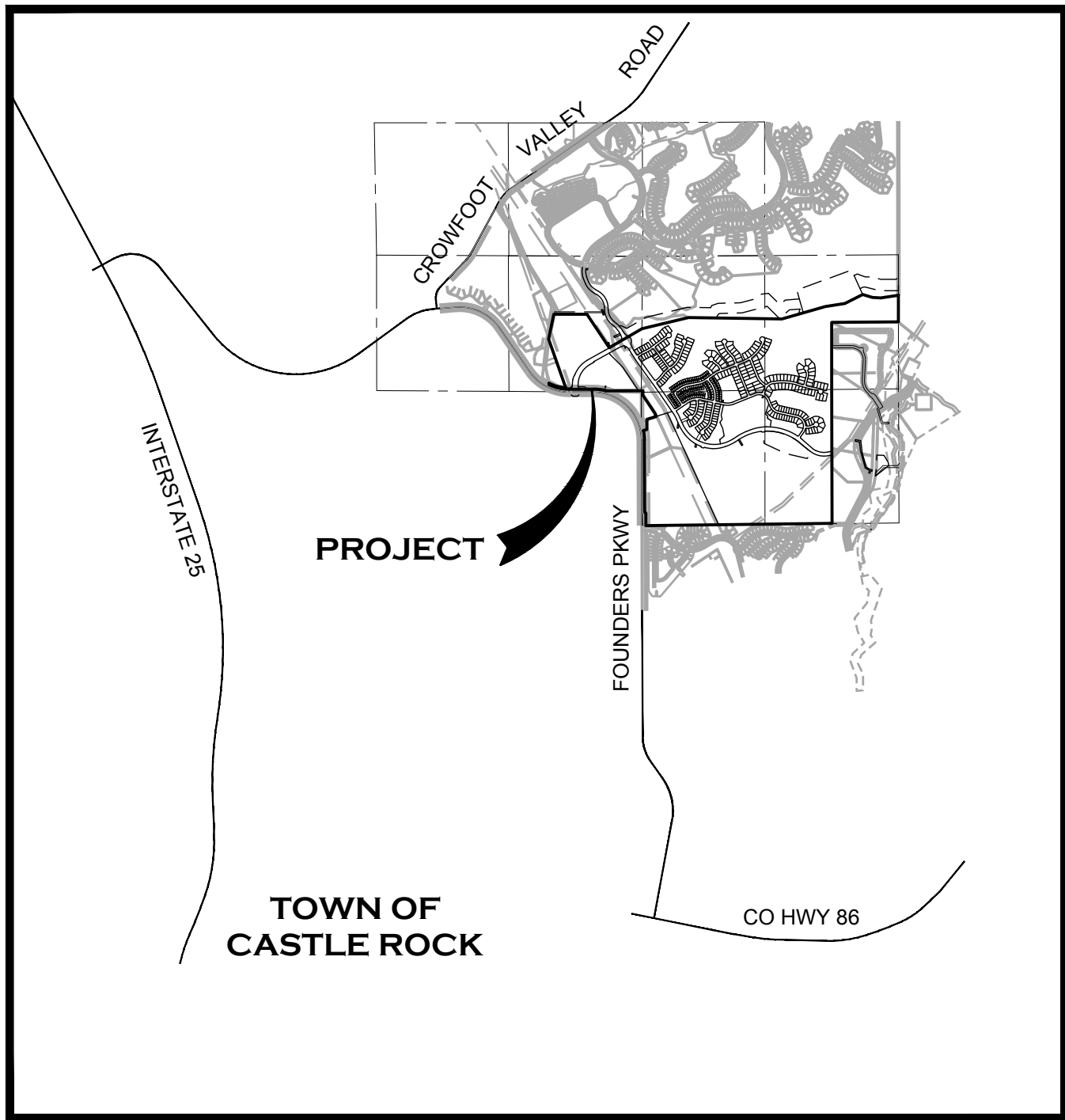
APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

TOCR PROJECT NO: CD24-0013

LEGEND

ROW/PROPERTY LINE	---
CENTERLINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
PROP. WATER MAIN	—W—W—
PROP. WATER VALVE	⌘
PROP. FIRE HYDRANT	←
PROP. SANITARY SEWER MAIN	—⊙—
PROP. STORM DRAIN	—⊖—
PROP. STORM DRAIN INLET	▢
SANITARY SEWER MANHOLE NUMBER	16
STORM DRAINAGE MANHOLE NUMBER	MH-5
EX. GAS MAIN	—G—G—G—
EX. WATER MAIN	—W—W—W—
EX. WATER VALVE	⌘
EX. FIRE HYDRANT	←
EX. SANITARY SEWERS	—⊙—
EX. STORM DRAIN	—⊖—
EX. STORM DRAIN INLET	▢
EX. POWER POLE	—○—
EX. UNDERGROUND ELECTRIC	—E—E—
EX. UNDERGROUND TELEPHONE	—T—
EX. FENCE	—X—X—X—



VICINITY MAP

SCALE: 1"=2000'

PROJECT BENCHMARK:

(AZTEC #401)
DOUGLAS COUNTY BENCHMARK TT17A

(NAVD88 DATUM) ELEVATION=6483.68

BASIS OF BEARINGS:

EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20, MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 131155" AND ON THE SOUTH END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 23515" "2003", ASSUMED TO BEAR SOUTH 00°30'17" EAST 1,324.72 FEET.

OWNER/DEVELOPER:

CANYONS FAR SOUTH OWNER, LP
1144 15TH STREET, SUITE 2600
DENVER, CO 80202
(720) 932-0522
CONTACT: RICHARD CROSS

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
(303) 713-1898
CONTACT: DANIEL DAVIS

ENGINEER:

COVER 3 ENGINEERING
CENTENNIAL, CO 80016
(303) 587-6260
CONTACT: BRIAN MOSS

SOILS ENGINEER:

CTL/THOMPSON
1971 WEST 12th AVENUE
DENVER, CO 80204
(303) 825-0777
CONTACT: DAVID GLATER

TOWN OF CASTLE ROCK PUBLIC WORKS

4175 CASTLETON COURT
CASTLE ROCK, CO 80109
(720) 733-2462
Roads@CRgov.com

TOWN OF CASTLE ROCK - WATER

175 KELLOGG COURT
CASTLE ROCK, CO 80109
(720) 733-6000
Water@CRgov.com
STORMWATER: 720-733-2235
Stormwater@CRgov.com



UNCC
CALL BEFORE
YOU DIG
811
OR

1-800-922-1987

Utility Notification
Center of Colorado

Administrative Office 303-232-1991
16361 Table Mountain Parkway
Golden, Co. 80403

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

COVER 3 ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

DATE	REVISION	DESCRIPTION

Job Number HINES LP		
Chk BKM	Drw RLS	Des RLS
Drawing Name: 22CS1.dwg		

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A

(NAVD88 DATUM)
ELEVATION=6483.68

Hines



CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
TITLE SHEET

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Date OCTOBER 1, 2025	

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COLORADO
DEPARTMENT OF TRANSPORTATION
M&S STANDARDS PLANS LIST
July 31, 2019

Revised on April 25, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED
AND REVISED, APPLY TO THIS PROJECT WHEN USED
BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX ■, AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

DATE	REVISION	DESCRIPTION				PROJECT BENCHMARK (AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A (NAVD88 DATUM) ELEVATION=6483.68		  CANYONS FAR SOUTH FOUNDERS PARKWAY IMPROVEMENT PLANS STANDARD PLAN LIST	Sheet SPL1 of 32	Date OCTOBER 1, 2025
			Job Number HINES LP							
			Chk BKM	Drw RLS	Des RLS	22SPL1.dwg	Drawing Name			

PATH: K:\HINES\LP\CADD\CIVIL\22 FOUNDERS PARKWAY CD\S\22SPL1.DWG
PLOTTED BY: BRIAN MOSS PLOT DATE: 11/7/2025 12:14 PM
XREFS:

TOWN OF CASTLE ROCK
GENERAL NOTES CONTINUED

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

TOWN OF 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.

TOWN OF CASTLE ROCK
STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ANY EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

1. LOCATION OF ALL EXISTING UTILITIES (PRIVATE OR PUBLIC) SHALL BE IDENTIFIED OR VERIFIED BY CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION, OR ORDERING OF MATERIALS. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 1-800-922-1987 OR LOCAL AGENCY, PRIVATE ENTITY, OR OTHER ASSOCIATED ENTITIES WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
3. IN SOME CASES THERE ARE AREAS OF THE SITE DEPICTED ON MORE THAN ONE PAGE OF THE PLANS, HOWEVER ALL IMPROVEMENTS ARE NOT DEPICTED ON EVERY PAGE. THE CONTRACTOR SHALL REVIEW EACH PAGE OF THE PLANS AND DETAILS AND SHALL CONSTRUCT ALL IMPROVEMENTS REGARDLESS OF WHETHER THEY ARE SHOWN ON EVERY PAGE. WHERE DISCREPANCIES ARE FOUND ON PLANS OR DETAILS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO FAILURE TO REVIEW ALL PLANS.
4. THE MANUFACTURER/SUPPLIER SHALL DETERMINE PIPE CLASS BASED ON THE MAXIMUM COVER AND BEDDING SHOWN ON THE PLANS AND SOIL TYPE SHOWN IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL PROVIDE PIPE DLOAD CALCULATIONS STAMPED BY A REGISTERED ENGINEER. IN NO CASE SHALL RCP PIPE CLASS BE LESS THAN CLASS III.
5. CUT AND FILL QUANTITIES REPORTED ARE MATHEMATICAL MEASUREMENTS BETWEEN THE EXISTING TERRAIN MODEL AND THE PROPOSED TERRAIN MODEL, AND HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR STRIPPING, ROCK OR MULCH EXCAVATION, SHRINKAGE, OR ANY OTHER FACTOR. ACTUAL FIELD CONDITIONS, FINAL DESIGN AND FINAL ADJUSTMENTS WILL DETERMINE FINAL QUANTITIES.

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

TOWN APPROVAL BLOCK

APPROVED BY:

TOCR PROJECT NO: CD24-001

Sheet

GN 1

Date OCTOBER 1, 2025

PATH: K:\HINES LP\CADD\CIVIL\22 FOUNDERS PARKWAY CD\S\22GN1.DWG
 PLOTTED BY: BRIAN MOSS PLOT DATE: 11/7/2025 12:14 PM
 XREFS:

DATE	REVISION DESCRIPTION		Job Number HINES LP			
			Chk	Drw	Des	Drawing Name
			BKM	RLS	RLS	
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PROJECT BENCHMARK

(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A

(NAVD88 DATUM)
ELEVATION=6483.68

Job Number

HINES LP

Chk	Drw
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Drw

Des

Drawing Name

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COVER
ENGINEERING

CANYONS FAR SOUTH

FOUNDERS PARKWAY IMPROVEMENT PLANS

GENERAL NOTES

PATH: K:\HINES\UP\CADD\CIVIL\22 FOUNDERS PARKWAY CD\5/22/2021.DWG
 PLOTTED BY: BRIAN MOSS
 PLOT DATE: 11/7/2025 12:14 PM
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TOWN OF CASTLE ROCK
 TRACER WIRE INSTALLATION NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
- TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
- TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
- "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
- TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
- TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
- A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
- TRACER WIRE MUST BE PROPERLY 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 OF CASTLE ROCK
 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.

TOWN OF CASTLE ROCK
 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 C509-1 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 ARROWCAST 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 WATEROUS CO. OR "SUPER CENTURION 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 BACK FLOW 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 WATERLINE 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.

TOWN OF CASTLE ROCK
 FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "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 ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE.
 - ALL DESIGNATED FIRE LANES AND FIRE HYDRANTS SHALL BE ACCOMPANIED WITH CURB MARKINGS IN IN A WEATHER-RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY.
 - CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER-CASE LETTERS
 - 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.
 - CURB MARKINGS FOR A 15 FOOT DISTANCE ON EITHER SIDE OF THE LOCATION OF A HYDRANT, MEASURED AT THE CURB PERPENDICULAR (IN LINE), TO THE HYDRANT ARE REQUIRED AT ALL TIMES REGARDLESS OF ROAD WIDTH.
 - 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. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.
- FDC REQUIREMENTS: CASTLE ROCK MUNICIPAL CODE 15.38.030 FIRE PROTECTION SERVICE LINES AND FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS SHALL BE INCLUDED ON THE CONSTRUCTION DRAWINGS. FDCS ARE TO BE FREESTANDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. THE CONNECTION SHALL BE AT A DISTANCE OF ONE AND A HALF TIMES THE BUILDING HEIGHT, OFFSET FROM ONE OF THE CORNERS OF THE BUILDING FOR EASY ACCESSIBILITY. THE LINE TO THE FDC SHALL TERMINATE WITH A FIVE-INCH STORZ FITTING WITH PERMANENTLY ATTACHED CAP, AND A 22-30 DEGREE ELBOW TO DIRECT THE STORZ HALFWAY BETWEEN HORIZONTAL AND THE GROUND. THE FIRE CODE OFFICIAL MAY WAIVE THE REQUIREMENT OF A FREE STANDING FDC DUE TO DISTANCE FROM THE BUILDING. ALTERNATE MEANS AND METHODS MAY BE REVIEWED TO ENSURE FIREFIGHTER SAFETY ALONG WITH DEVELOPER NEEDS.

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.

BRIAN K. MOSS _____ DATE _____
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF COLORADO NO. 37702

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 _____
 TOCR PROJECT NO: CD24-0013

DATE	REVISION DESCRIPTION

Job Number		
HINES LP		
Chk	Drw	Des
BKM	RLS	RLS

Drawing Name:
22GN1.dwg

PROJECT BENCHMARK

(AZTEC #401)
 DOUGLAS COUNTY
 BENCHMARK TT17A

(NAVD88 DATUM)
 ELEVATION=6483.68

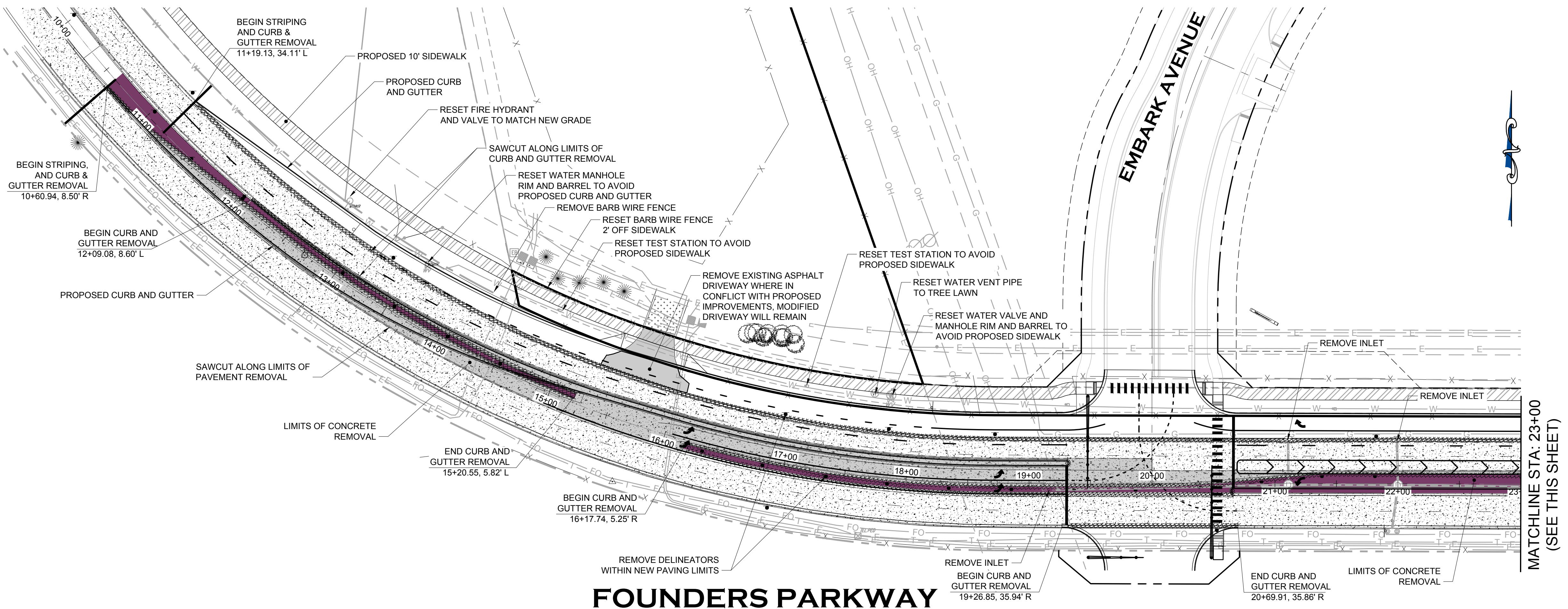
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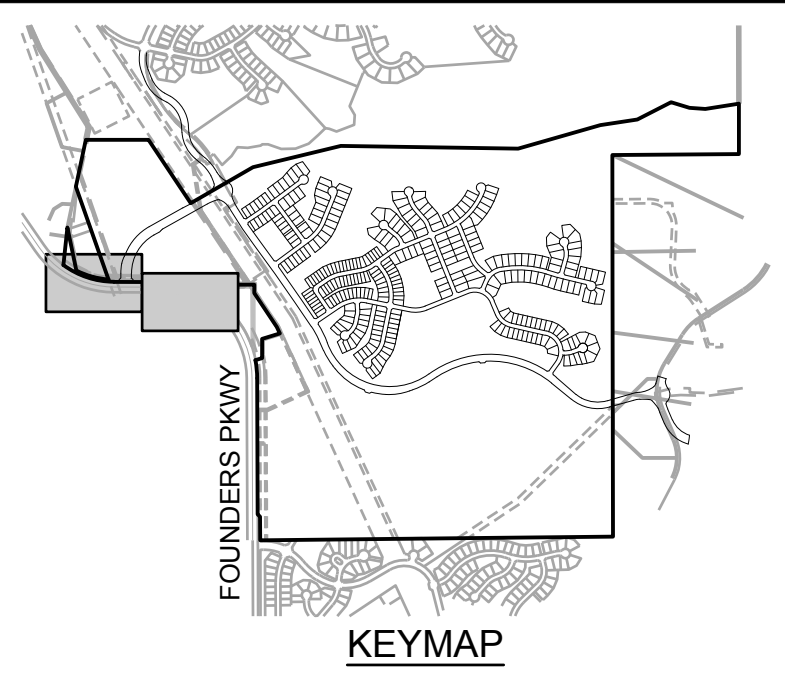
CANYONS FAR SOUTH
 FOUNDERS PARKWAY IMPROVEMENT PLANS
 GENERAL NOTES

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GN2	of 32
Date	OCTOBER 1, 2025

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FOUNDERS PARKWAY



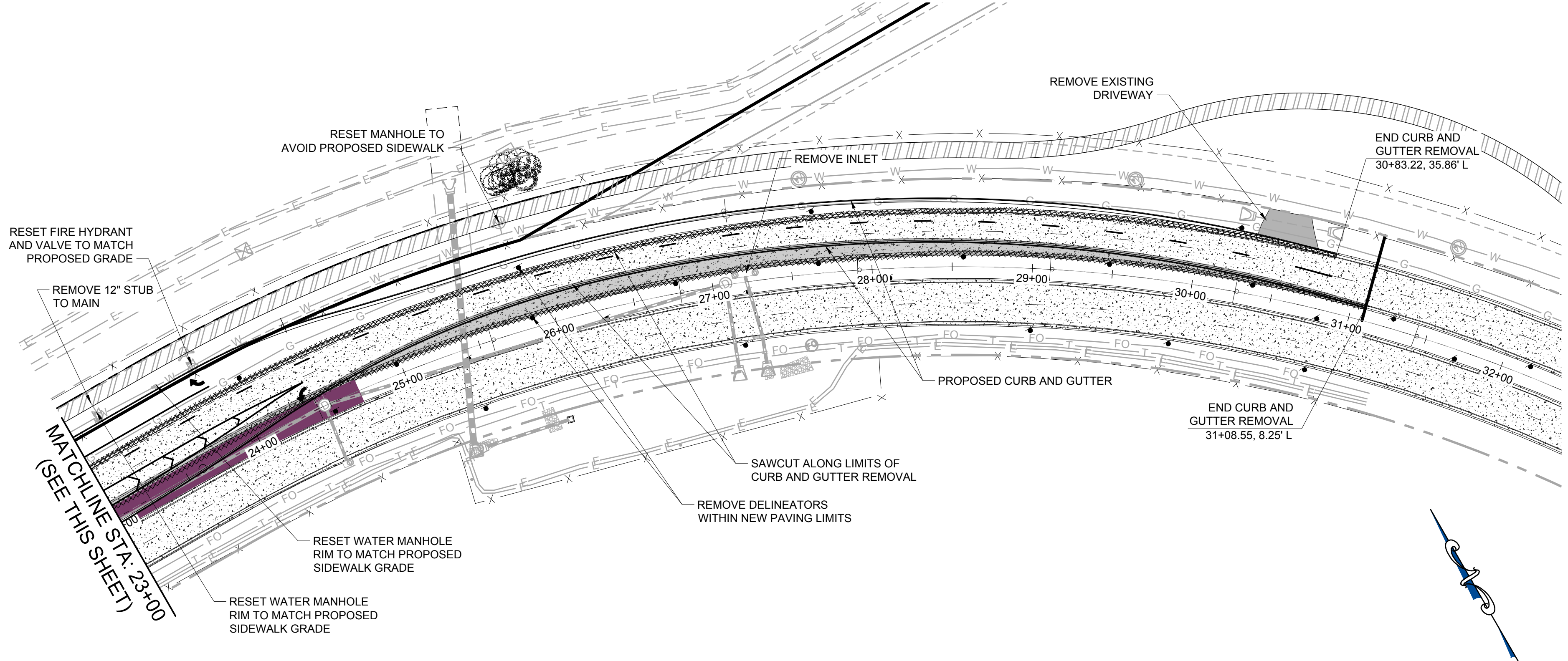
KEYMAP

GENERAL NOTES:

- ALL ROADWAY CONSTRUCTION WILL CONFORM TO COLORADO DEPARTMENT OF TRANSPORTATION M & S STANDARDS AND SPECIFICATIONS LATEST REVISION.
- ALL DIMENSIONS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.
- REMOVAL OF CURB AND GUTTER SHALL BE TO THE NEAR JOINT BEYOND THE POINT IDENTIFIED ON THE PLANS.
- MEDIAN COVER REMOVAL LIMITS SHALL BE DETERMINED ONSITE WITH CDOT INSPECTOR. LIMITS SHOWN ON PLANS MAY BE ALTERED AT THAT TIME.
- REMOVAL OF STORM INLETS SHALL INCLUDE RCP IF DAMAGED DURING INLET REMOVAL.

LEGEND

- REMOVE PAVEMENT FULL-DEPTH
- REMOVE COLORED MEDIAN PAVEMENT
- GRAVEL DRIVEWAY
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- REMOVE CURB & GUTTER



FOUNDERS PARKWAY

BASIS OF BEARINGS

PROJECT BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING SOUTH 00°03'56" EAST, FROM THE EAST QUARTER CORNER OF SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

PROFESSIONAL ENGINEER CERTIFICATION

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

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
TOCR PROJECT NO: CD24-0013

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk	Drw	Des
BKM	RLS	

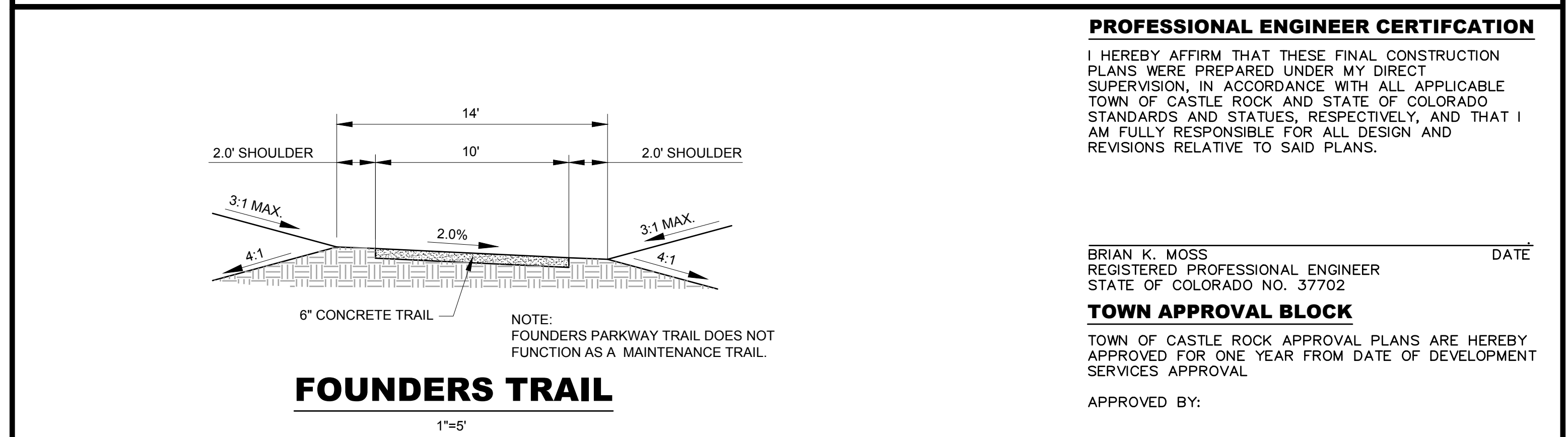
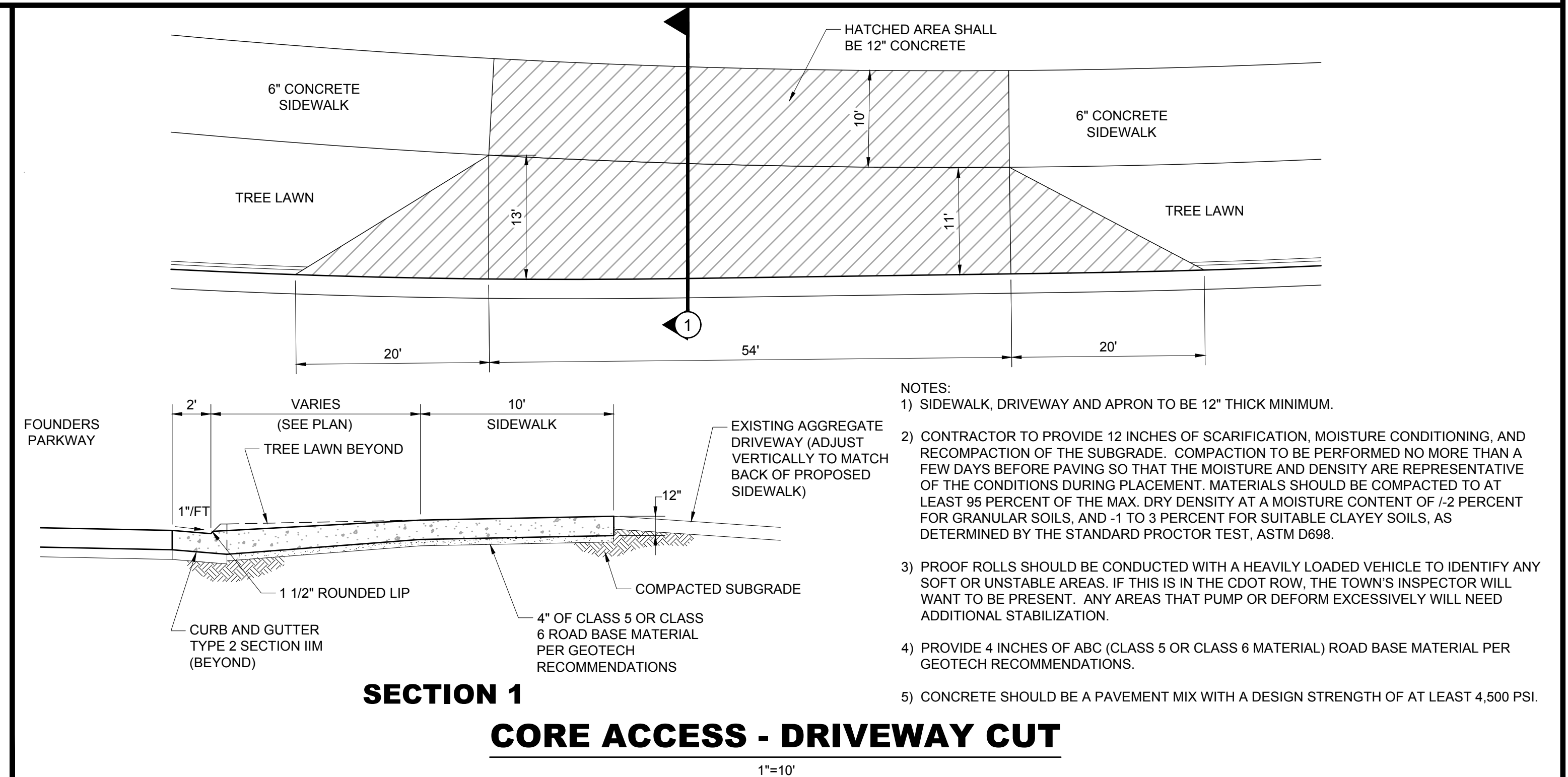
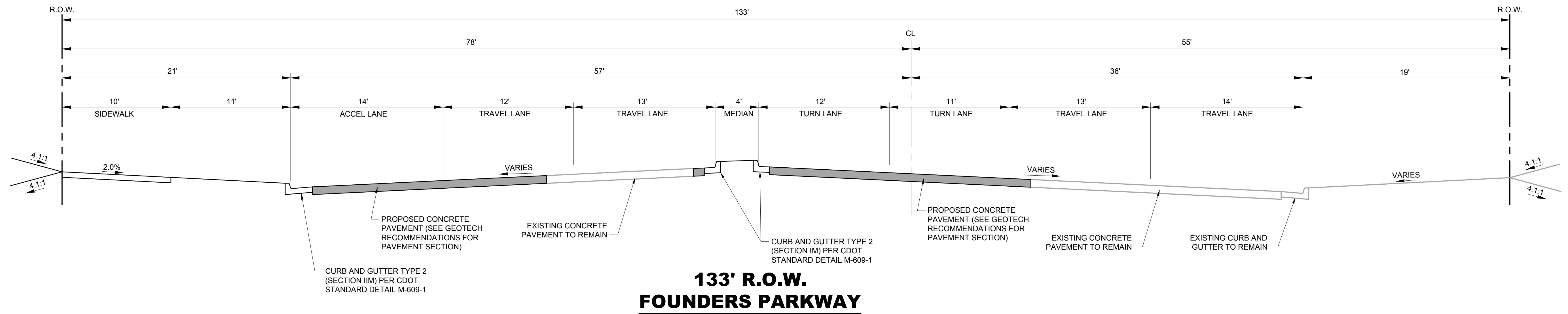
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PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
DEMOLITION PLAN

Sheet
DM1
Date
OCTOBER 1, 2025

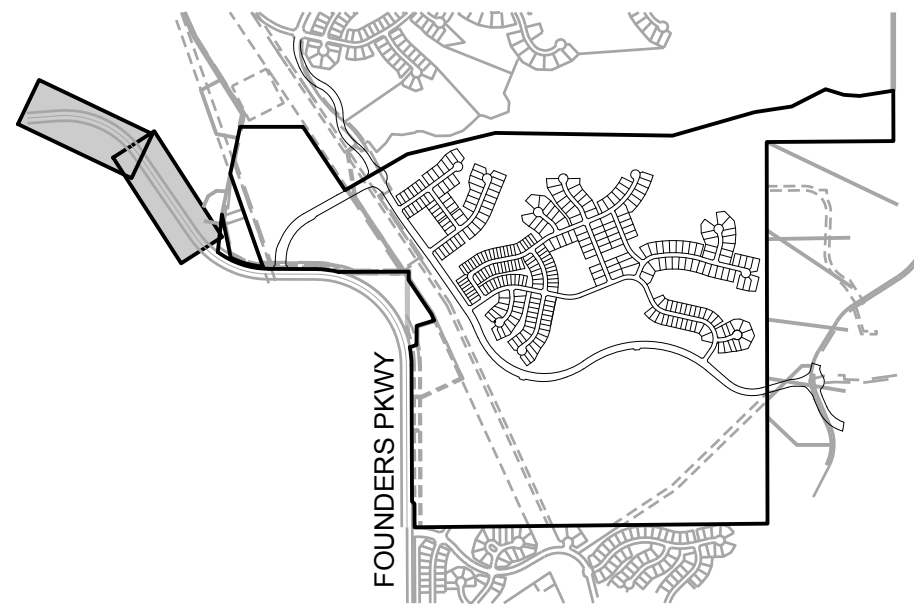
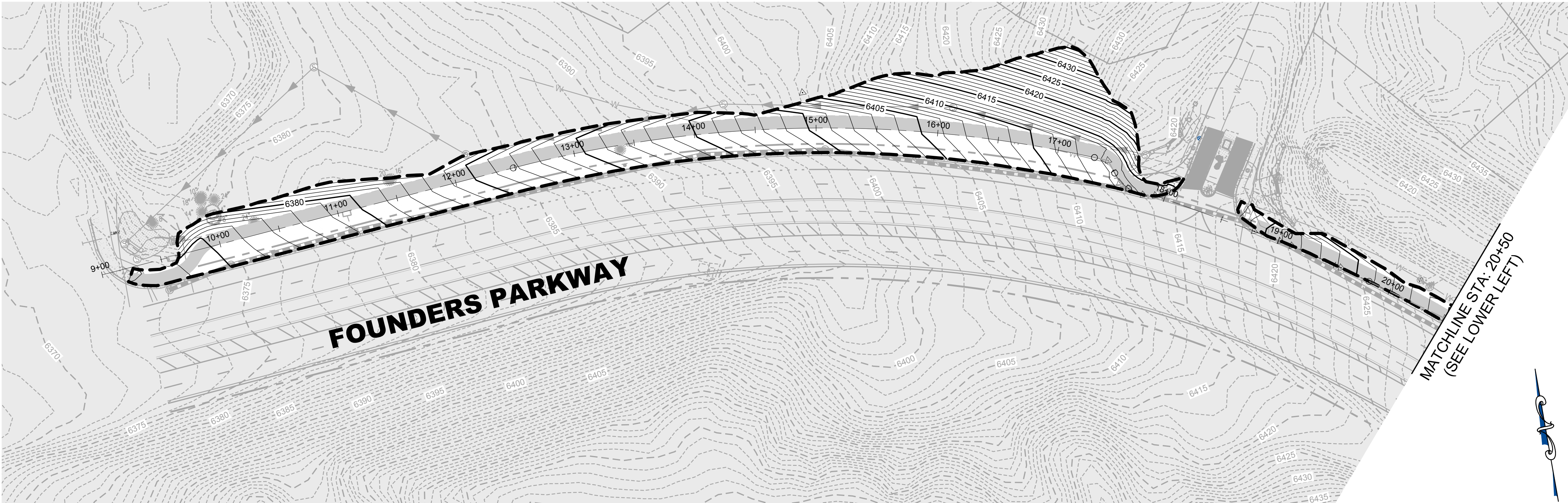
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DATE	REVISION DESCRIPTION			Job Number HINES LP Chk BKM Drw RLS Des RLS			22TY1.dwg Drawing Name		PROJECT BENCHMARK (AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A (NAVD88 DATUM) ELEVATION=6483.68		Hines		COVER ENGINEERING		CANYONS FAR SOUTH FOUNDERS PARKWAY IMPROVEMENT PLANS TYPICAL SECTIONS				Sheet TY1 6 of 32	
									Date OCTOBER 1, 2025											

CROWFOOT VALLEY ROAD

BEECHNUT PLACE



KEYMAP

CONSTRUCTION NOTES:

- SEE TESC PLANS FOR EROSION CONTROL MEASURES.
- SEE SD1 FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS AND OUTLET PROTECTION.
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LEGEND:

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- PROPOSED STORM DRAIN INLET
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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

DATE

TOWN APPROVAL BLOCK

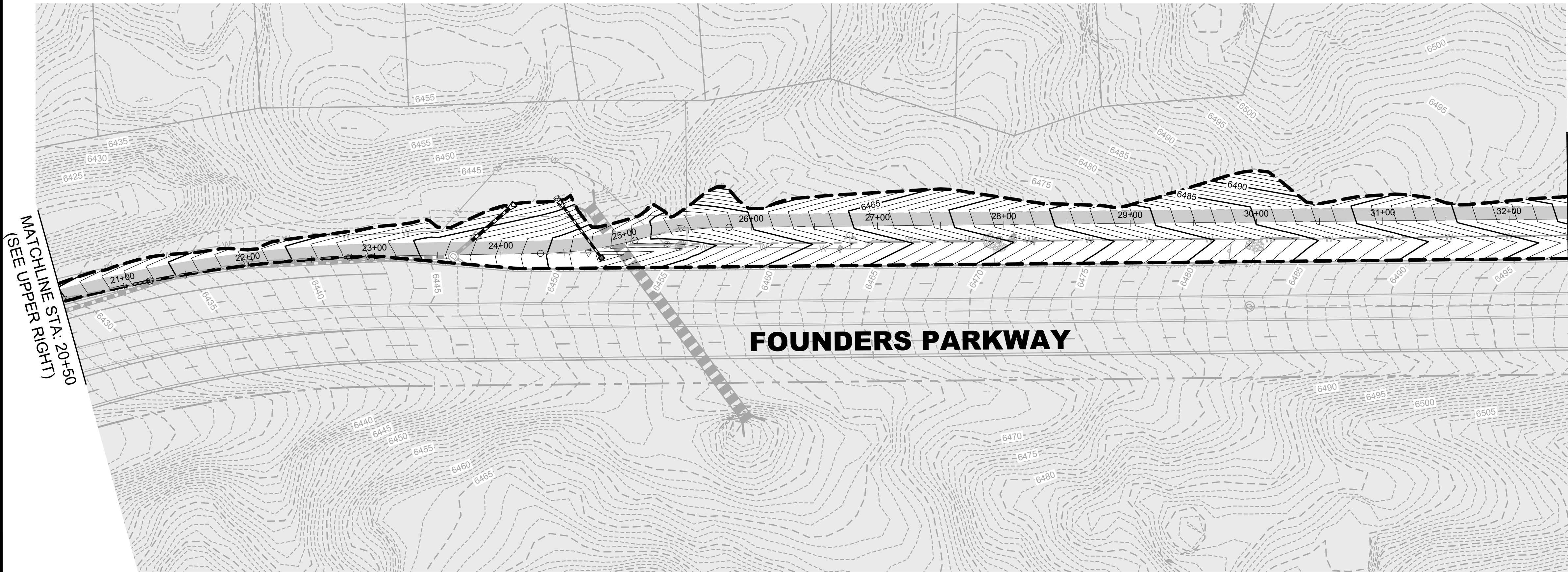
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DEVELOPMENT SERVICES

DATE

TOCR PROJECT NO: CD24-0013



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PLOTTED BY: BRIAN MOSS PLOT DATE: 11/7/2025 12:38 PM
XREFS:

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dwn RLS	Des RLS

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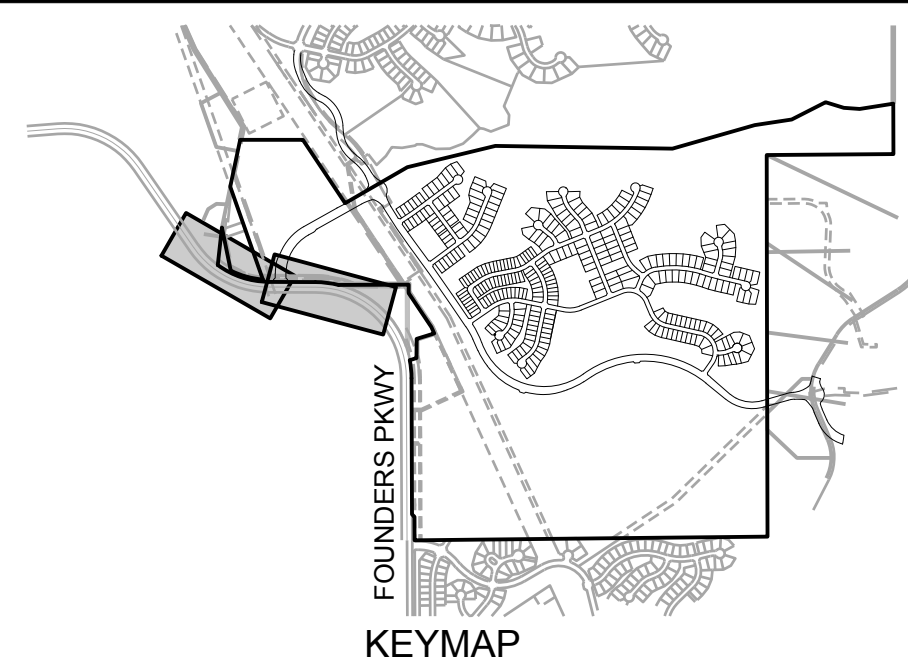
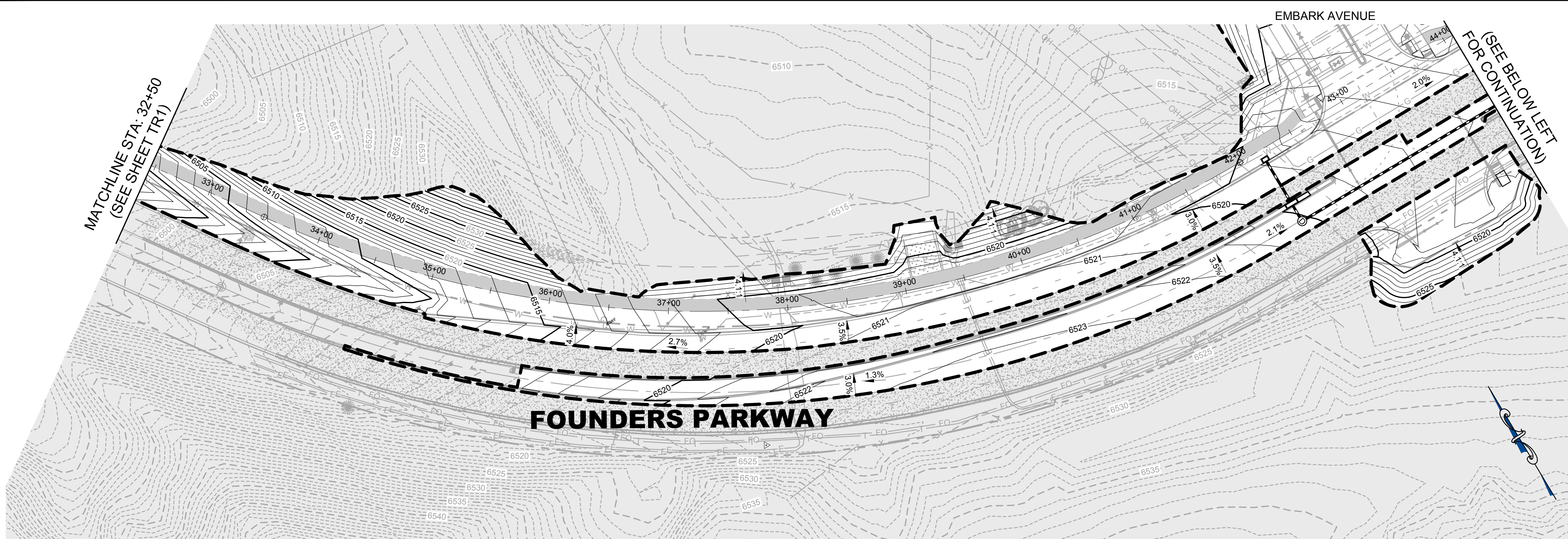
PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

Hines

COVER
ENGINEERING

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
GRADING PLAN

Sheet
GR1
Date
OCTOBER 1, 2025
7 of 32



- CONSTRUCTION NOTES:**
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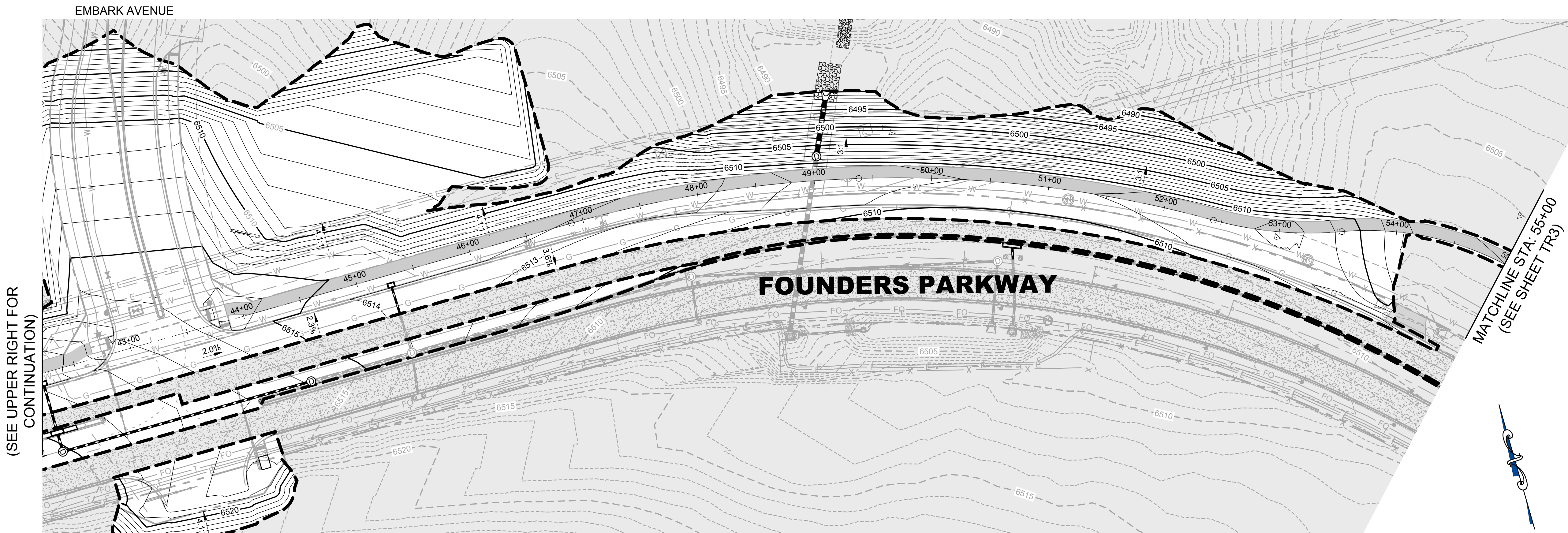
BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

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APPROVED BY: _____ DATE: _____

DEVELOPMENT SERVICES _____ DATE: _____
TOCR PROJECT NO: CD24-0013



(SEE UPPER RIGHT FOR CONTINUATION)

MATCHLINE STA: 55+00
(SEE SHEET TR3)

PATH: K:\HINES\PCADD\CIVIL\22 FOUNDERS PARKWAY CD\22GR1.DWG
PLOTTED BY: BRIAN MOSS PLOT DATE: 11/7/2025 12:39 PM
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DATE	REVISION DESCRIPTION

Job Number HINES LP		
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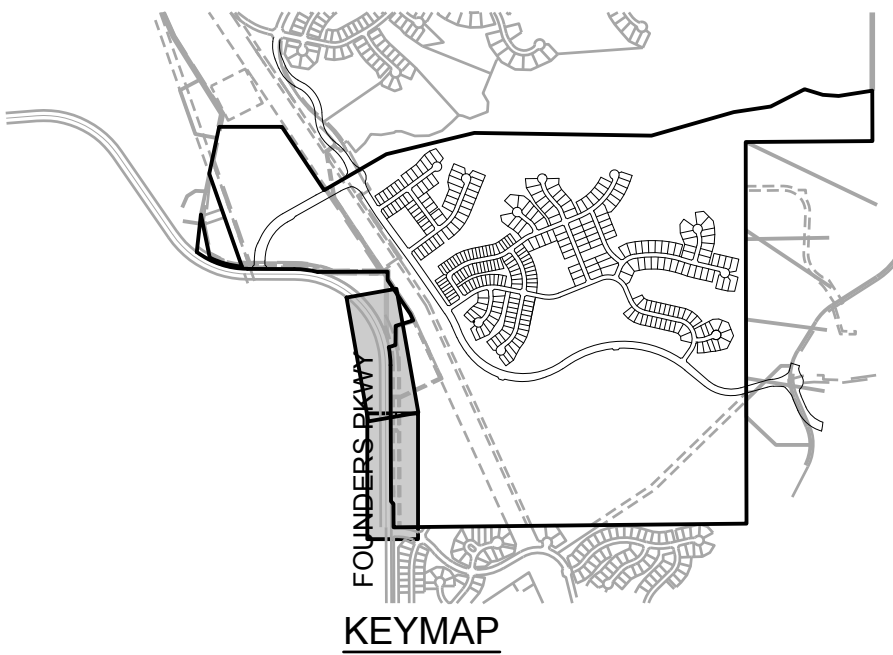
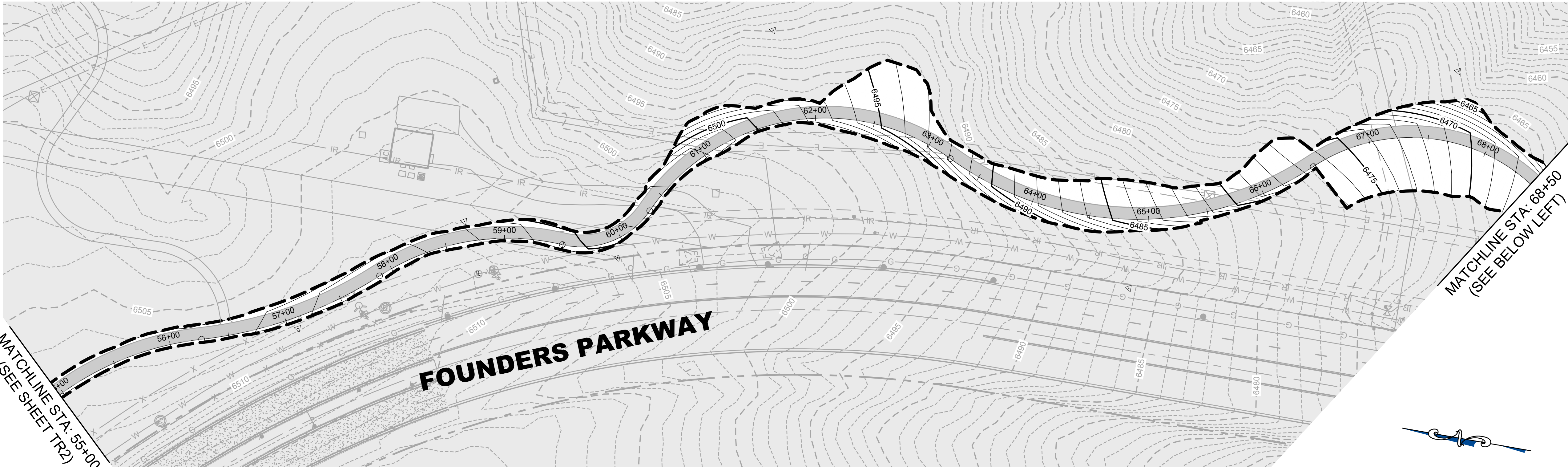
PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

Hines

COVER
ENGINEERING

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
GRADING PLAN

Sheet GR2	8 of 32
Date OCTOBER 1, 2025	



CONSTRUCTION NOTES:

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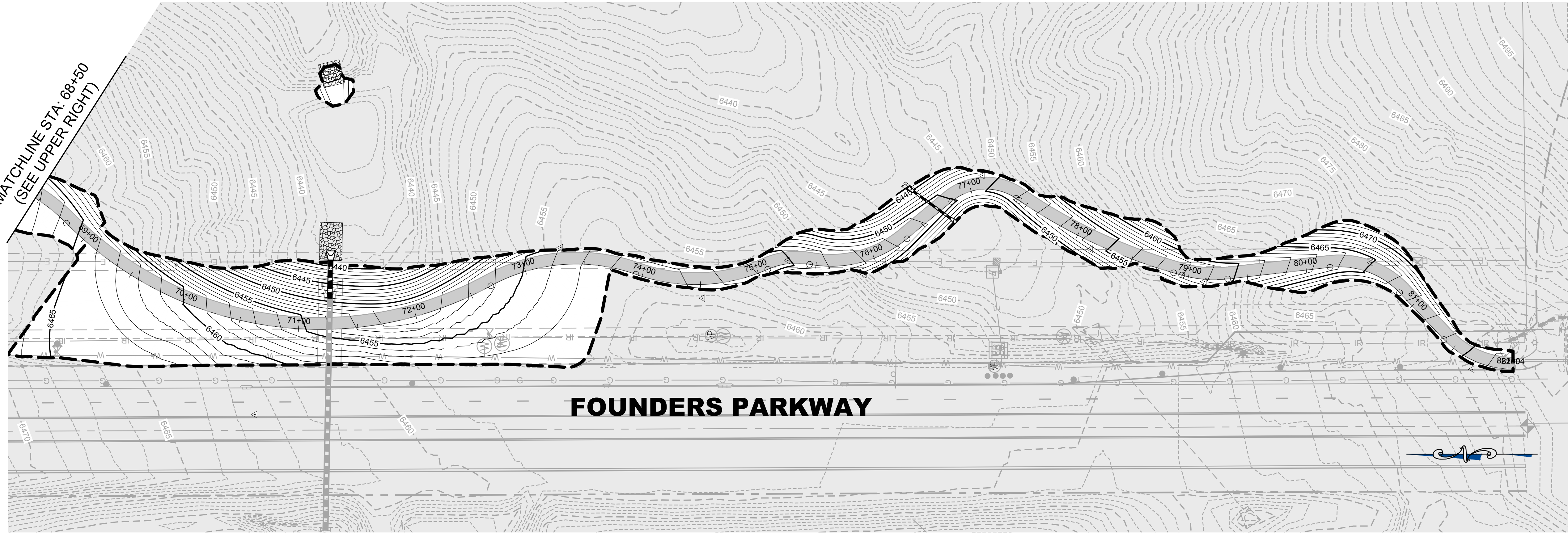
BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

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DEVELOPMENT SERVICES _____ DATE _____
TOCR PROJECT NO: CD24-0013



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PLOT BY: BRIAN MOSS
PLOT DATE: 11/7/2025 12:39 PM
XREFS:

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS

0 25 50 100 1 inch = 50 ft.	Drawing Name 22GR1.dwg
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PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

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ENGINEERING

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
GRADING PLAN

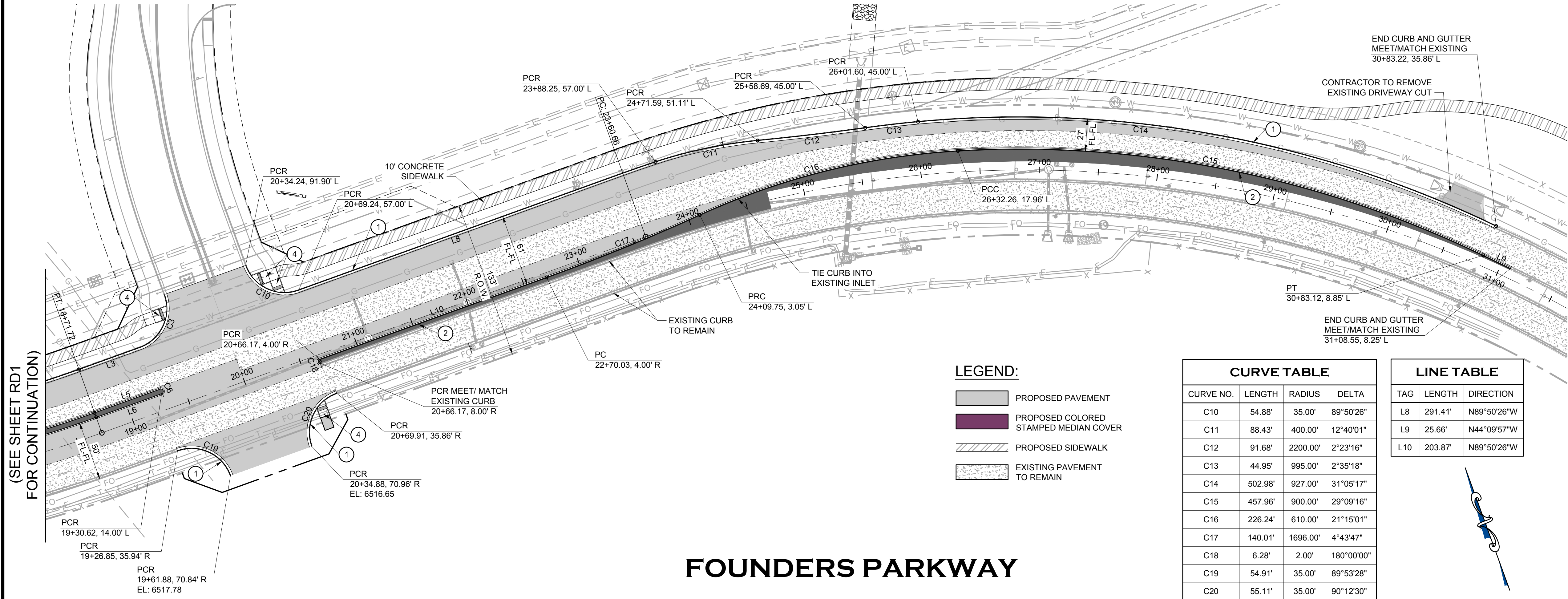
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OCTOBER 1, 2025



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date
OCTOBER 1, 2025

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PLOT DATE: 11/7/2025 12:39 PM
XREFS:

FUTURE EMBARK AVENUE
SEE CANYONS FAR SOUTH FILING 1 PLANS



FOUNDERS PARKWAY

LEGEND:

- PROPOSED PAVEMENT
- PROPOSED COLORED STAMPED MEDIAN COVER
- PROPOSED SIDEWALK
- EXISTING PAVEMENT TO REMAIN

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA
C10	54.88'	35.00'	89°50'26"
C11	88.43'	400.00'	12°40'01"
C12	91.68'	2200.00'	2°23'16"
C13	44.95'	995.00'	2°35'18"
C14	502.98'	927.00'	31°05'17"
C15	457.96'	900.00'	29°09'16"
C16	226.24'	610.00'	21°15'01"
C17	140.01'	1696.00'	4°43'47"
C18	6.28'	2.00'	180°00'00"
C19	54.91'	35.00'	89°53'28"
C20	55.11'	35.00'	90°12'30"

LINE TABLE

TAG	LENGTH	DIRECTION
L8	291.41'	N89°50'26"W
L9	25.66'	N44°09'57"W
L10	203.87'	N89°50'26"W

KEYMAP

GENERAL NOTES:

- ALL ROADWAY CONSTRUCTION WILL CONFORM TO COLORADO DEPARTMENT OF TRANSPORTATION M & S STANDARDS AND SPECIFICATIONS LATEST REVISION.
- ALL DIMENSIONS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS PROVIDED ARE EDGE OF PAVEMENT OR LIP OF GUTTER. (SEE TYPICAL SECTION CONTROL POINTS FOR REFERENCE).
- ALL STORM SEWER IS PUBLIC EXCEPT AS INDICATED.
- ALL INLET ELEVATIONS ARE TOP OF CURB (TC) ELEVATIONS. SUMP INLET TC's ARE BASED OFF OF THE TYPICAL SECTION AND SHOULD BE CONSTRUCTED FLAT UNLESS OTHERWISE NOTED. ALL ON-GRADE INLETS HAVE THE TC INDICATED FOR CENTER OF THE INLET. INLET SHALL MATCH STREET GRADE.

CONSTRUCTION NOTES:

- TYPE 2 CURB & GUTTER SECTION IIM - DTL M-609-1 (SHEET 1).
- TYPE 2 CURB & GUTTER SECTION IM - DTL M-609-1 (SHEET 1).
- STANDARD ATTACHED OR DETACHED SIDEWALK DTL M-609-1 (SHEET 1).
- CDOT TYPE 2 DIRECTIONAL CURB RAMP, M-608-1 (SHEET 2).
- DRIVEWAY ENTRANCE TYPE 1 - DTL M-609-1 (SHEET 3).
- EDGE DRAIN - CDOT DTL M-605-1.
- SAWCUT PAVEMENT FULL-DEPTH.

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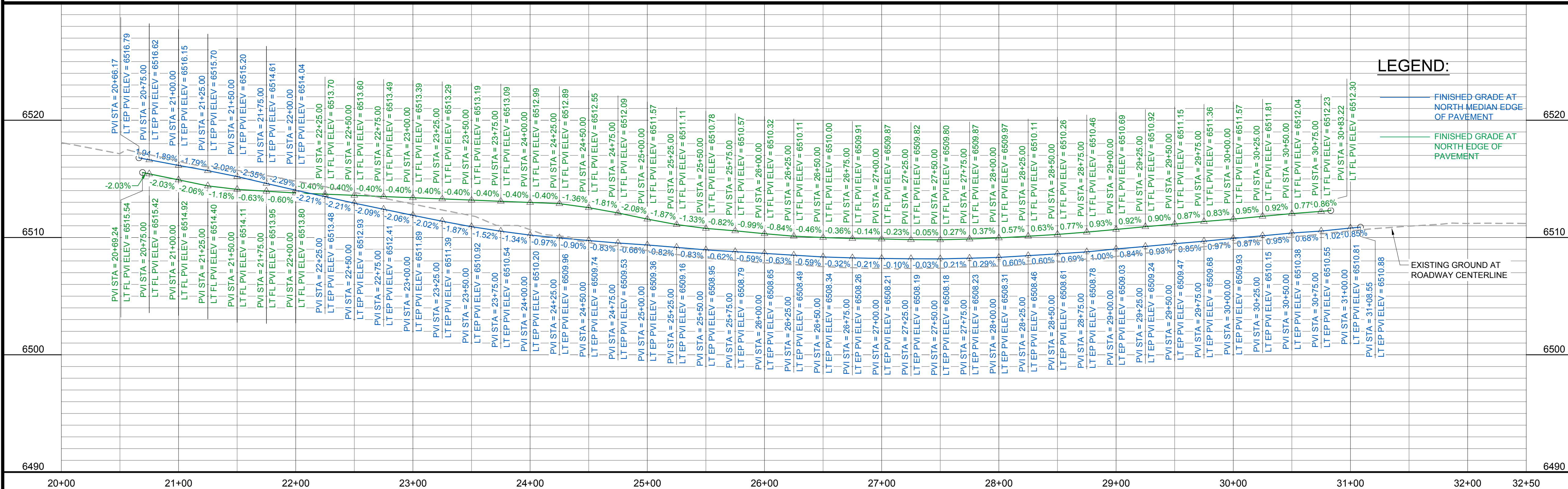
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TOCR PROJECT NO: CD24-0013

LEGEND:

- FINISHED GRADE AT NORTH MEDIAN EDGE OF PAVEMENT
- FINISHED GRADE AT NORTH EDGE OF PAVEMENT
- EXISTING GROUND AT ROADWAY CENTERLINE



PROJECT BENCHMARK

(AZTEC #401)
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BENCHMARK TT17A
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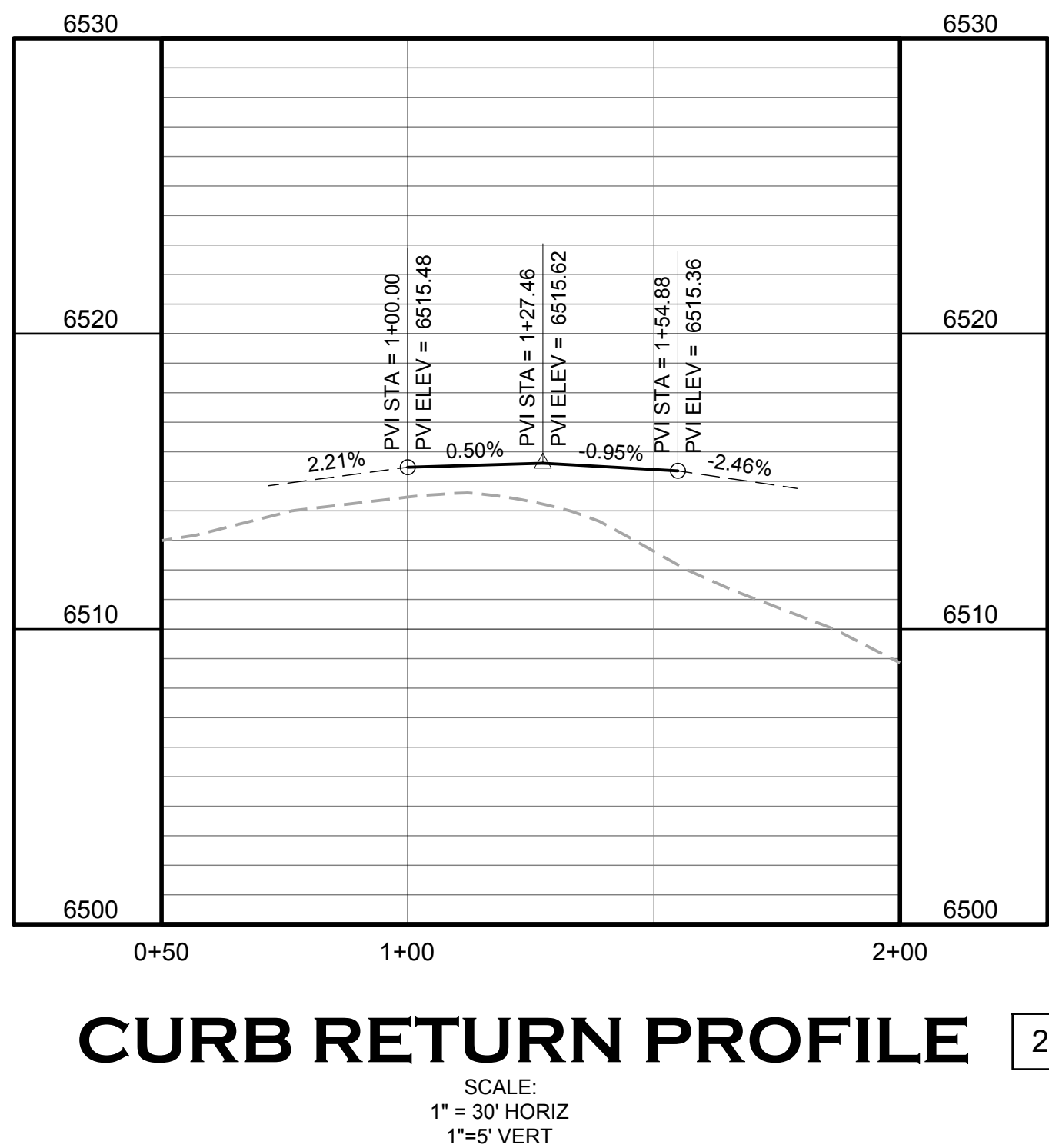
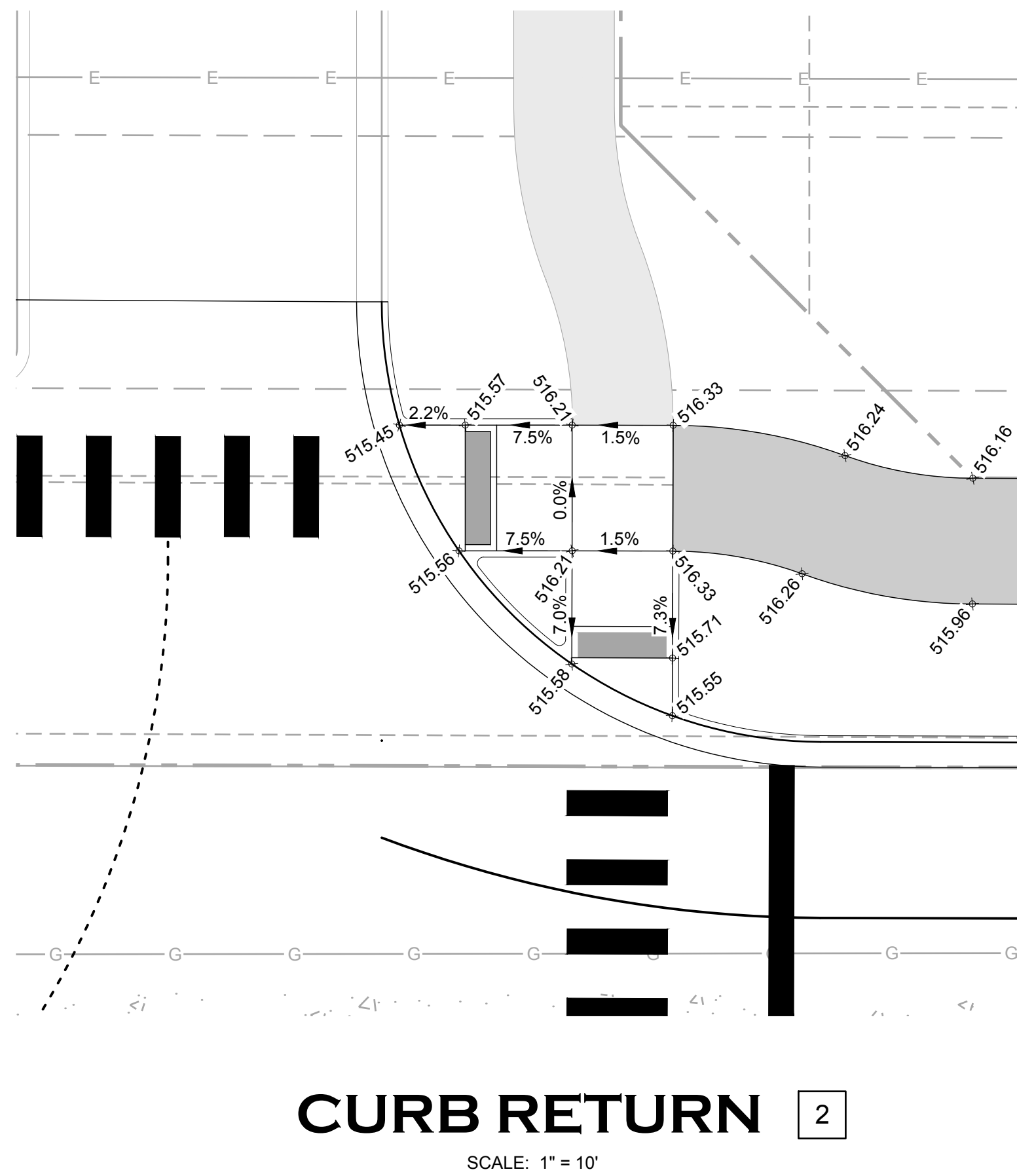
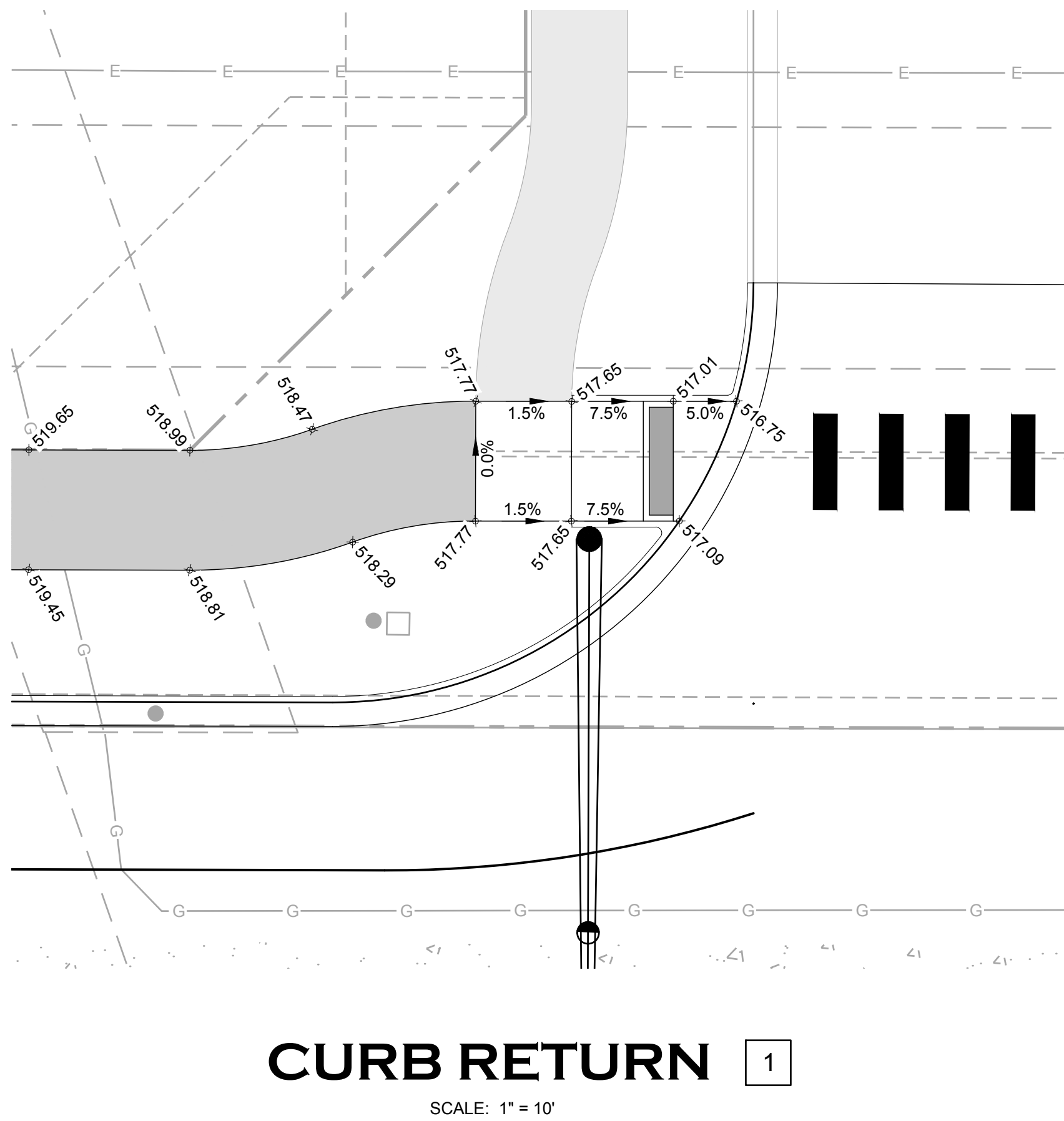
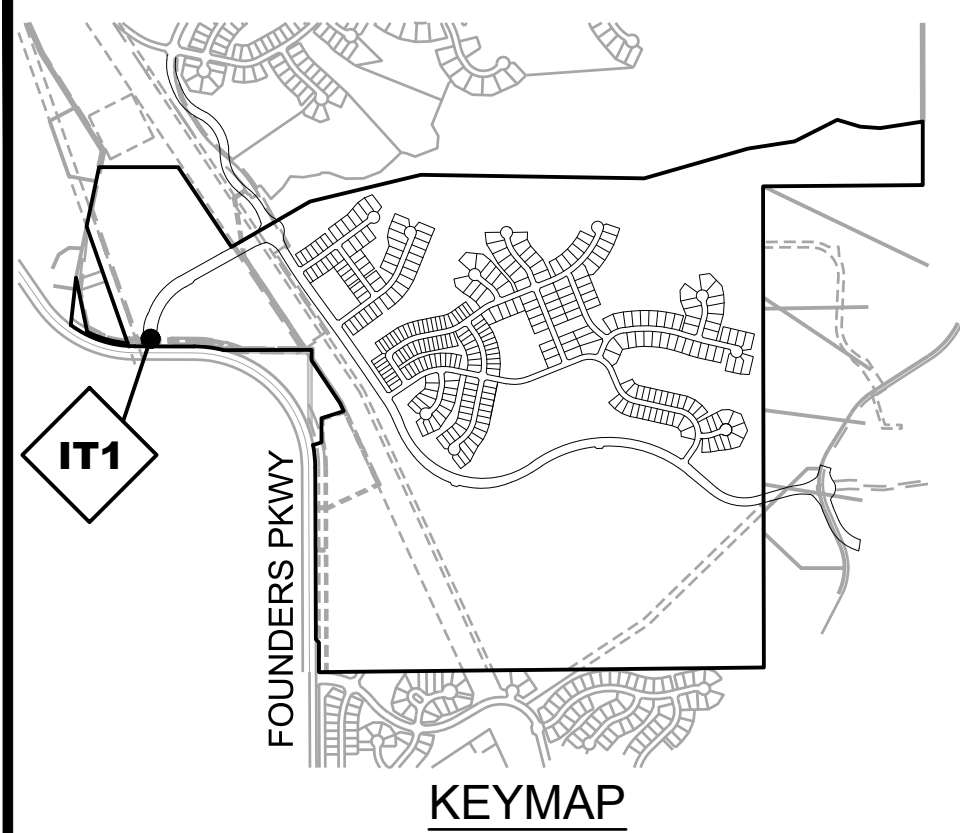
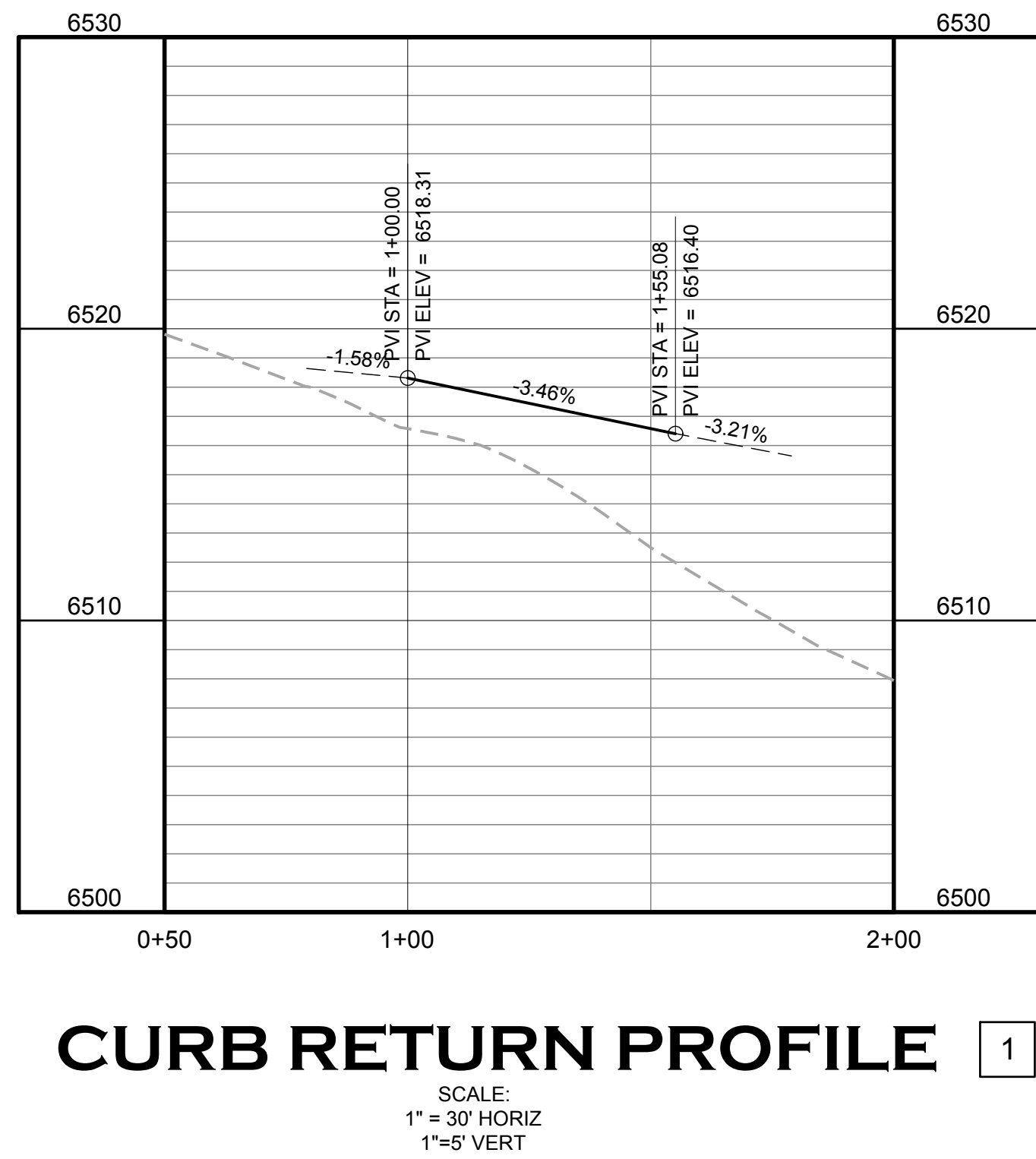
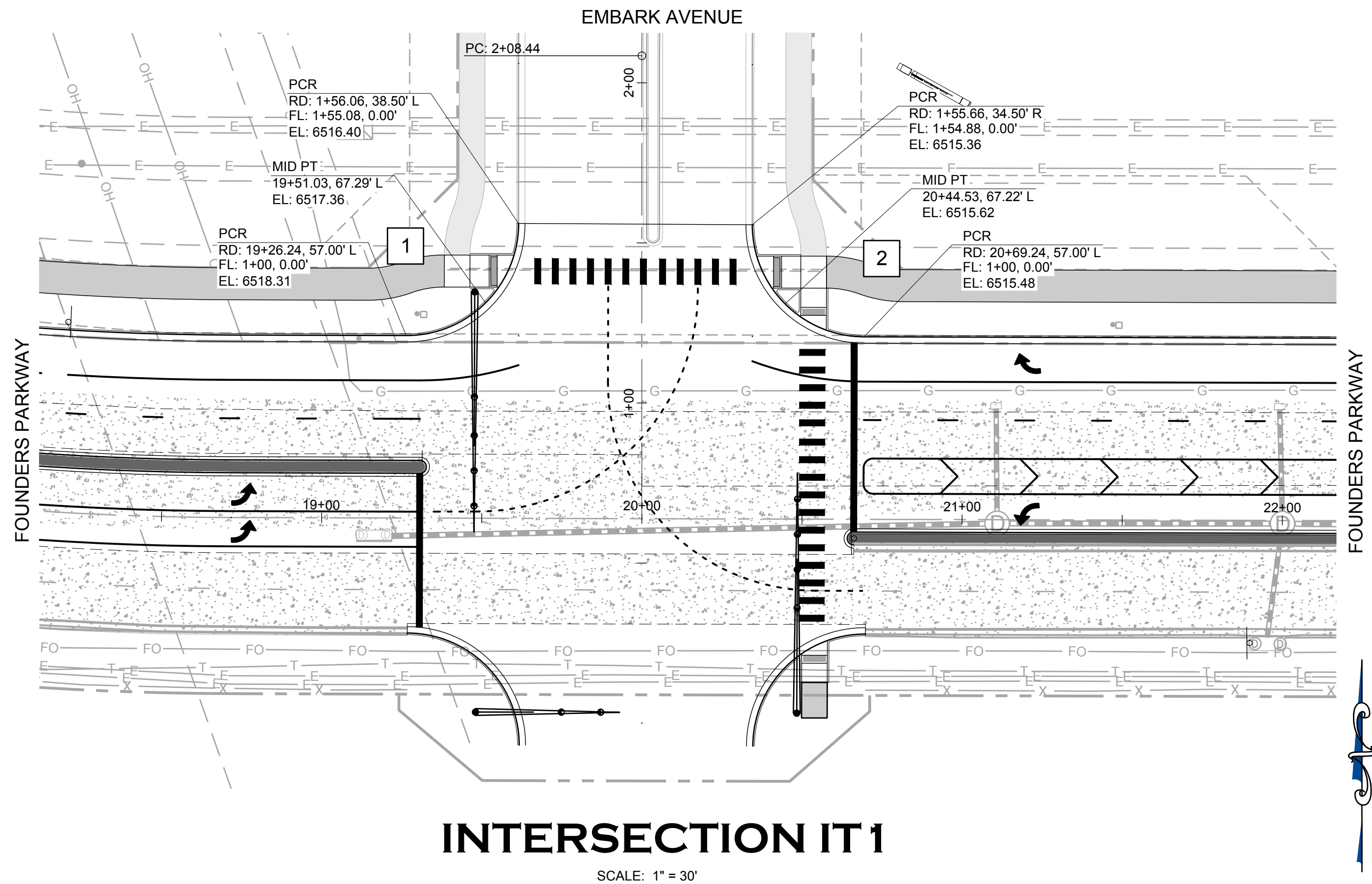
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ENGINEERING

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
ROADWAY PLAN AND PROFILE

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of
32
Date
OCTOBER 1, 2025

PATH: K:\HINES\LP\CADD\CIVIL\22 FOUNDERS PARKWAY CD\22IT1.DWG
PLOTTED BY: BRIAN MOSS PLOT DATE: 11/7/2025 12:40 PM
XREFS:



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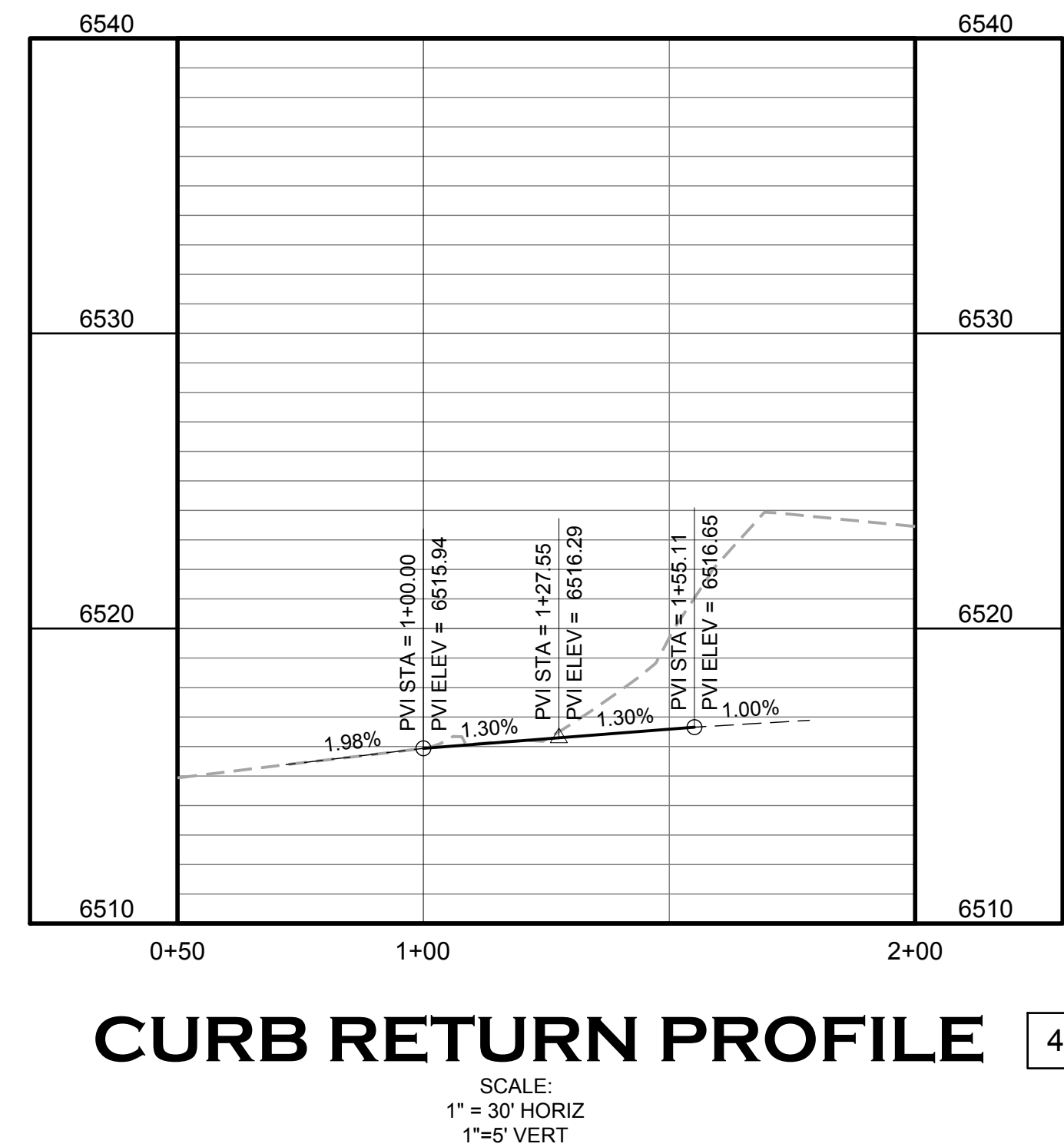
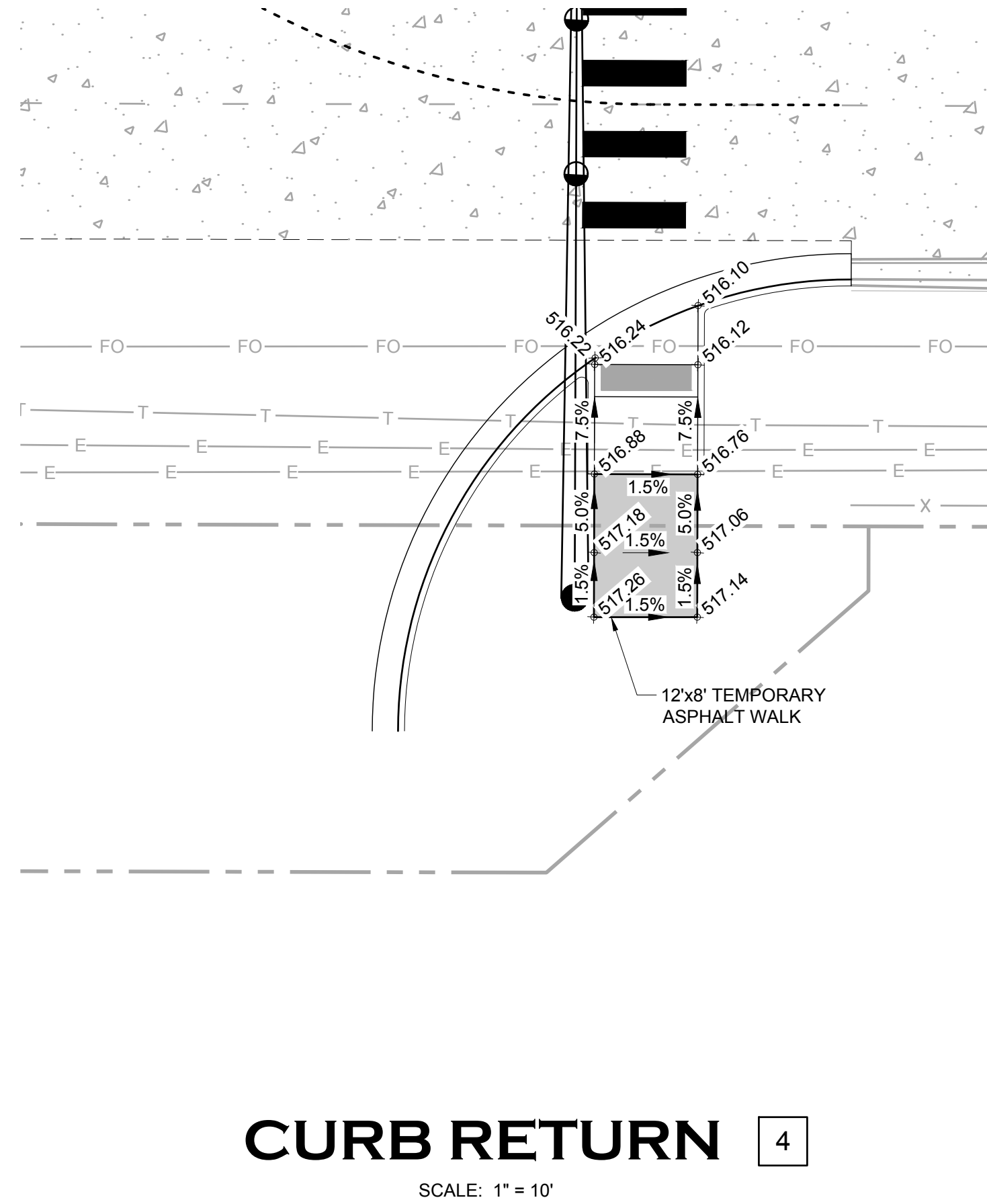
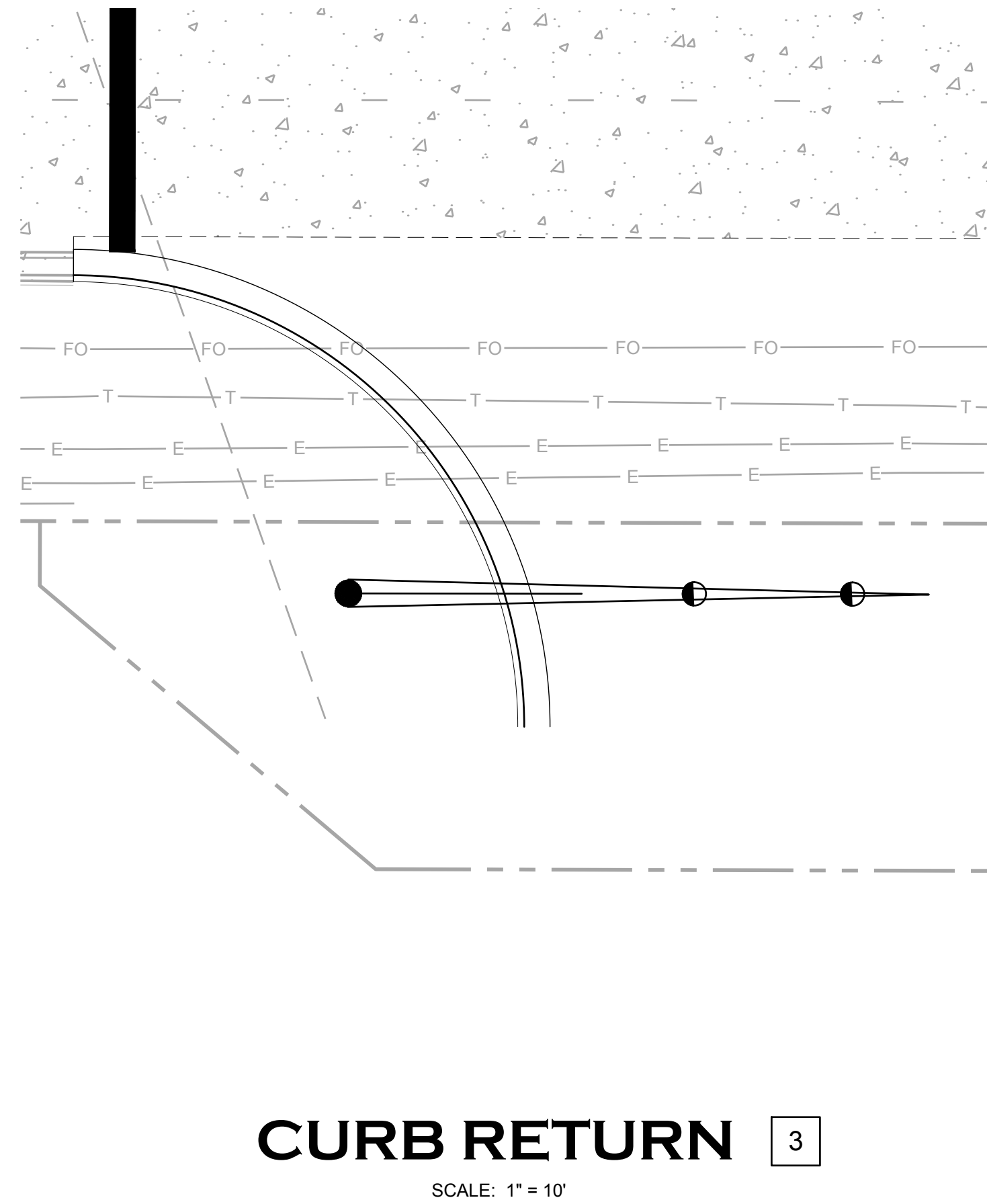
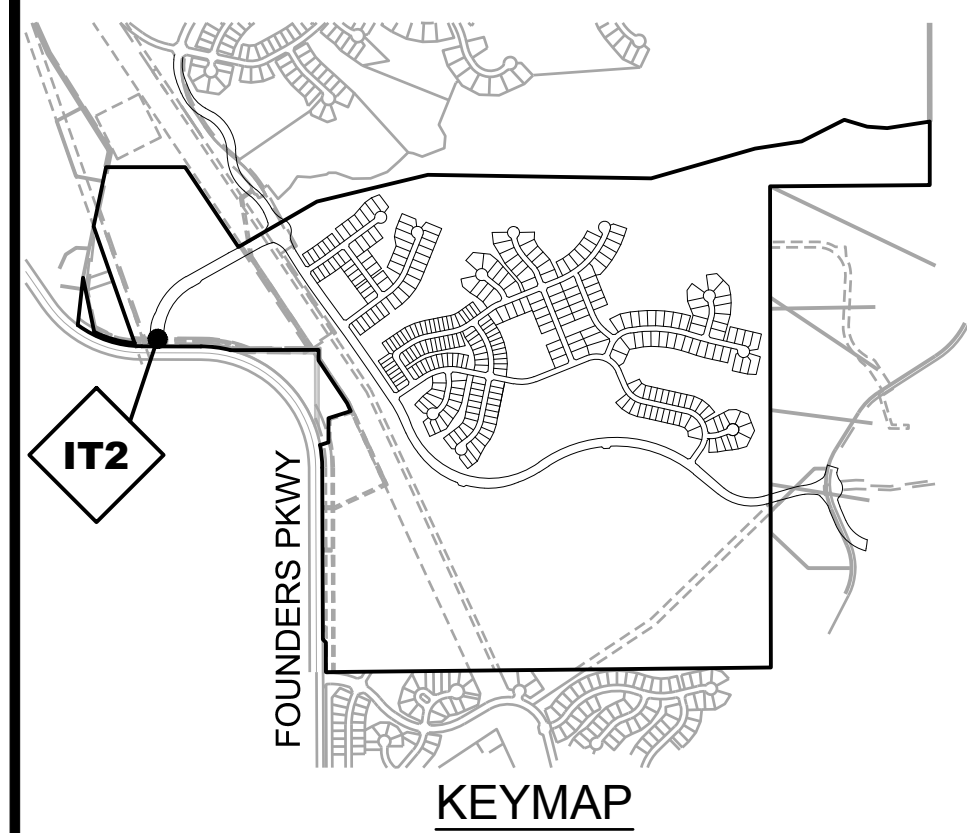
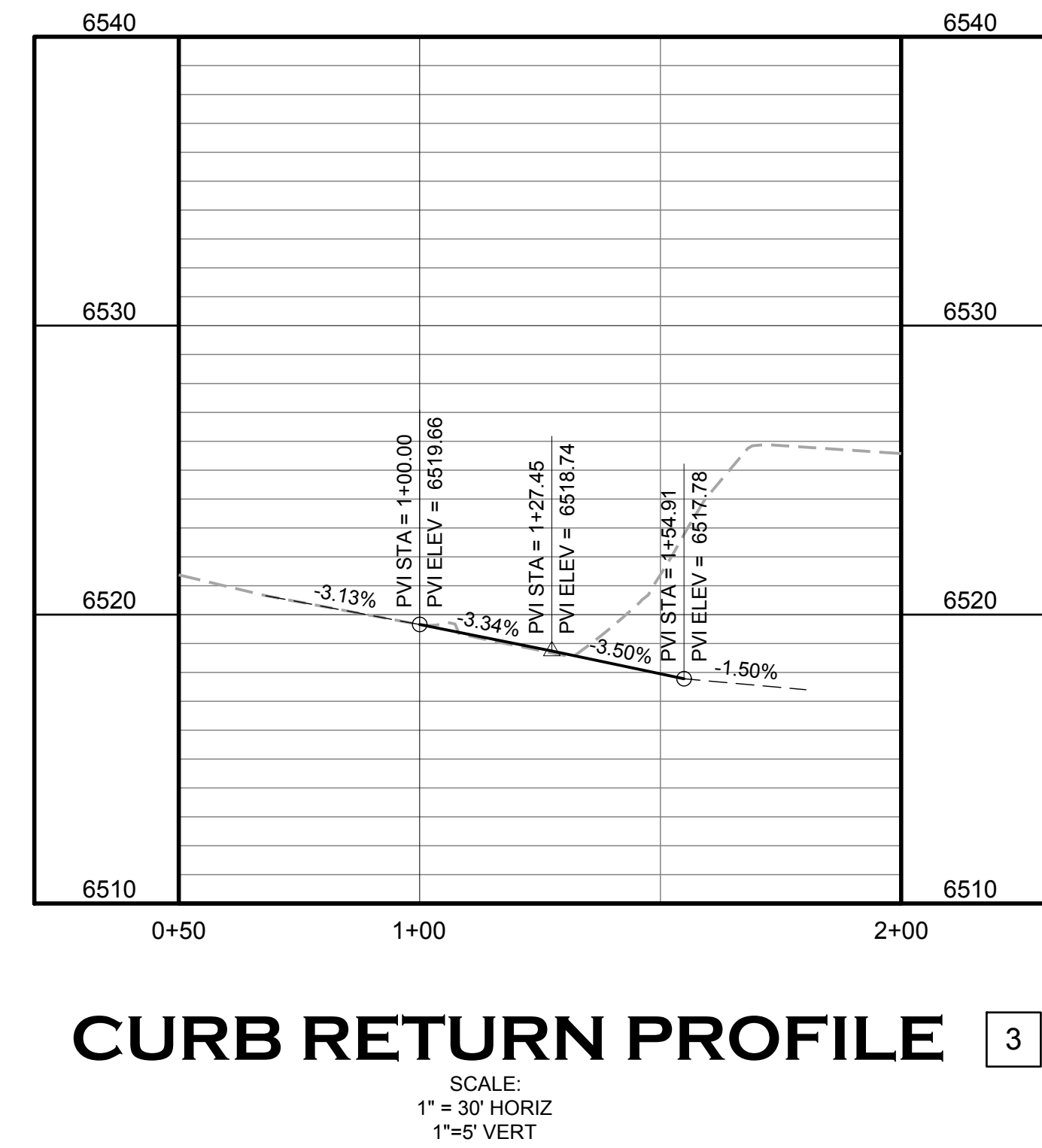
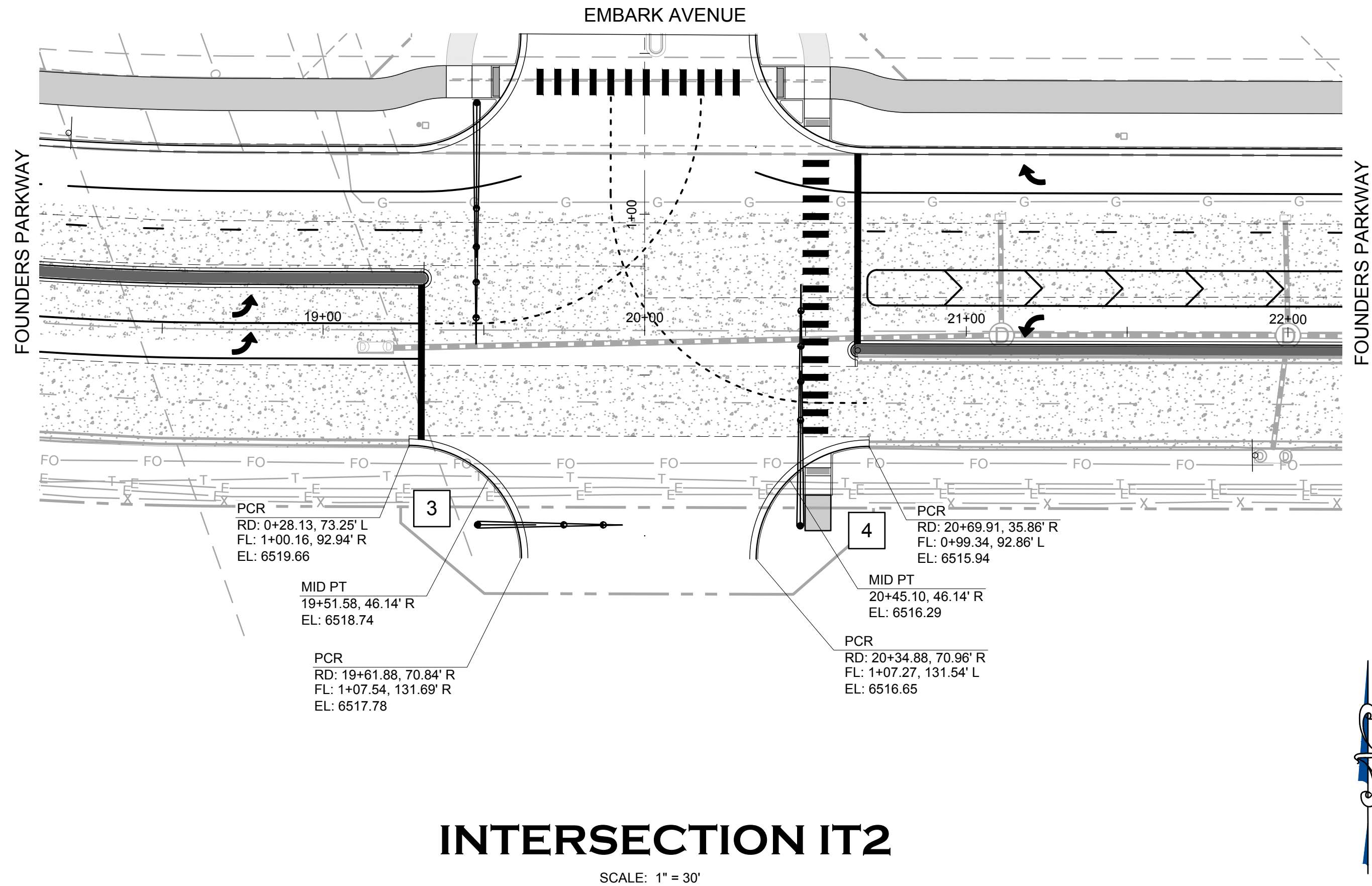
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Chk BKM	Drw RLS	Des RLS
22IT1.dwg		

PROJECT BENCHMARK (AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A (NAVD88 DATUM) ELEVATION=6483.68
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CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
INTERSECTION DESIGN - IT1

Sheet
IT1
Date
OCTOBER 1, 2025

12
of
32



BASIS OF BEARINGS
PROJECT BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING SOUTH 00°03'56" EAST, FROM THE EAST QUARTER CORNER OF SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

PROFESSIONAL ENGINEER CERTIFICATION
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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

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

APPROVED BY: _____ DATE _____

DEVELOPMENT SERVICES _____ DATE _____
TOCR PROJECT NO: CD24-0013

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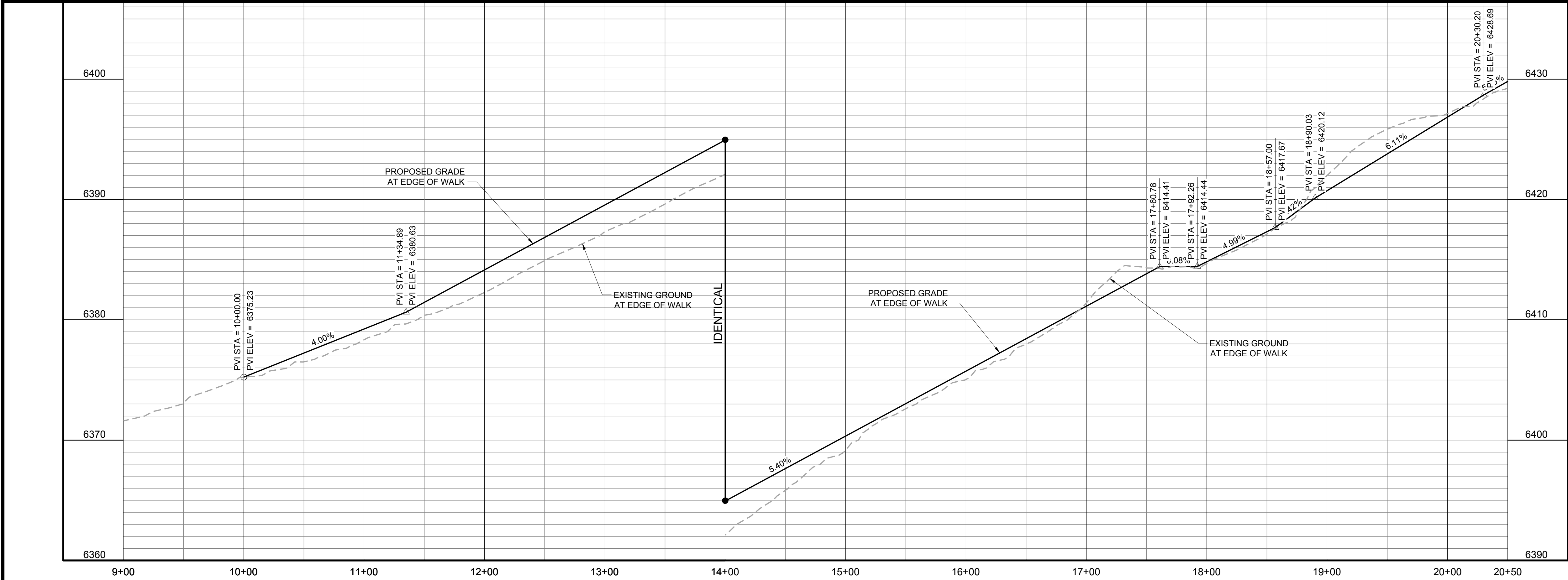
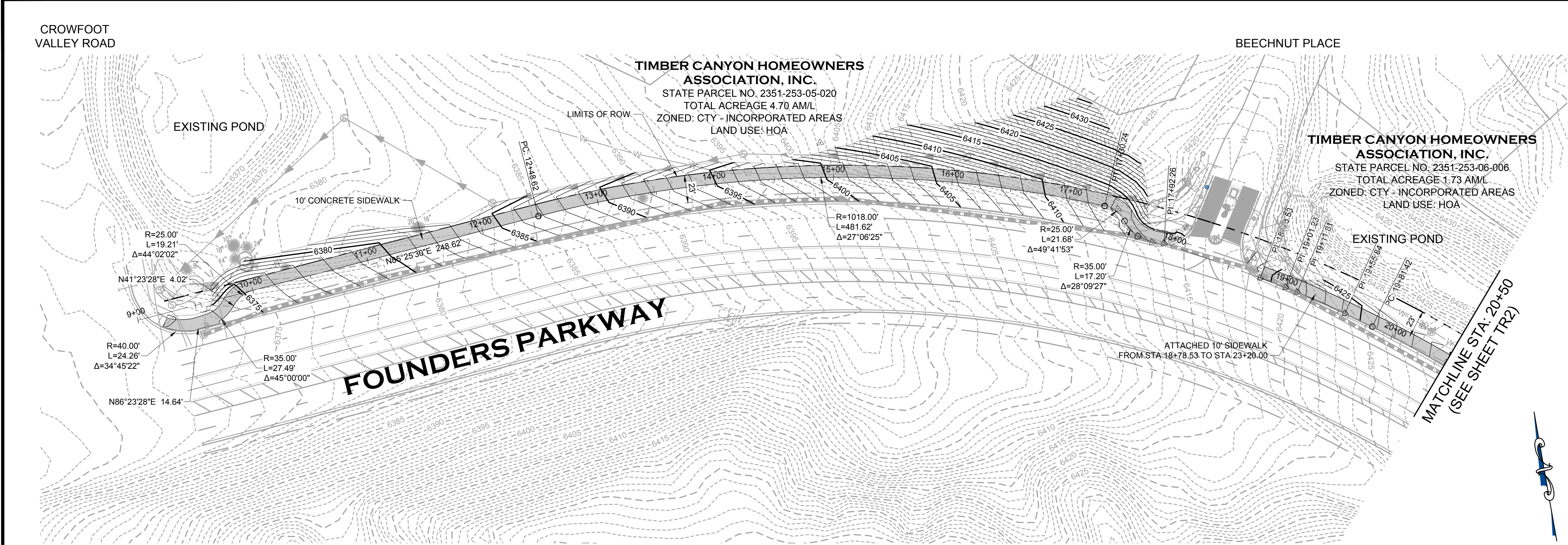
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Chk BKM	Dwn RLS	Des RLS
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PROJECT BENCHMARK (AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A (NAVD88 DATUM) ELEVATION=6483.68
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CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
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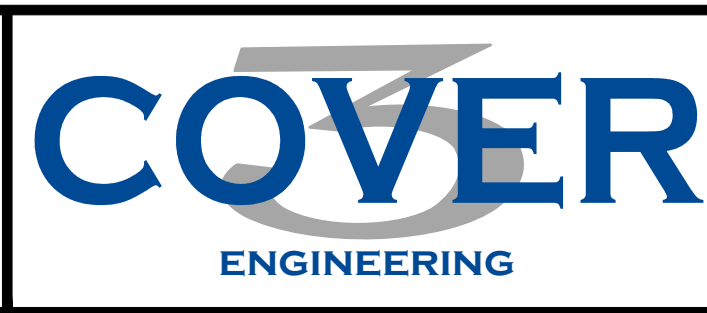
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13 of 32
Date
OCTOBER 1, 2025



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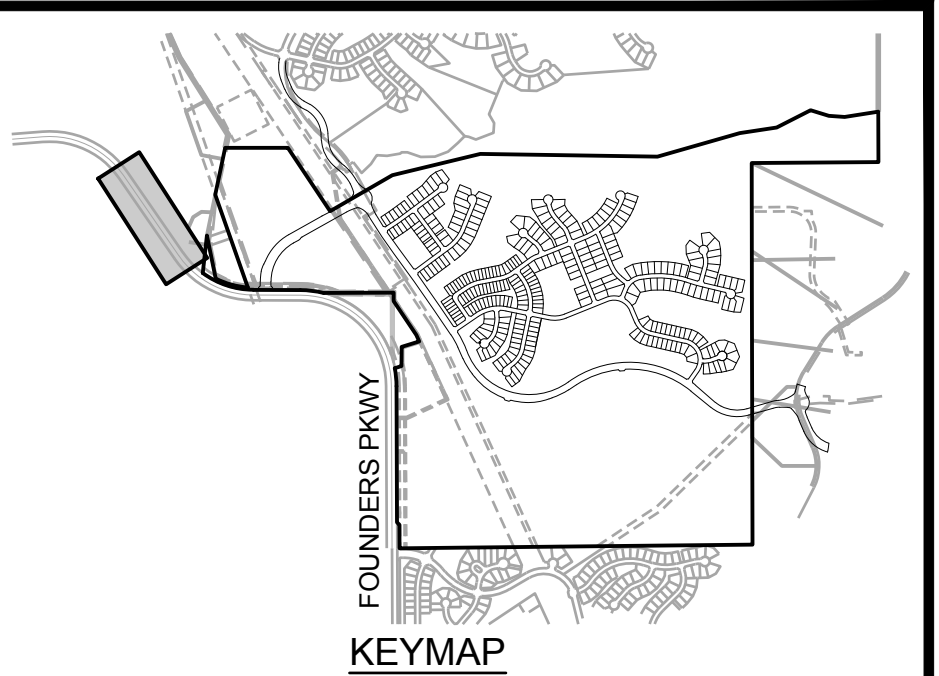
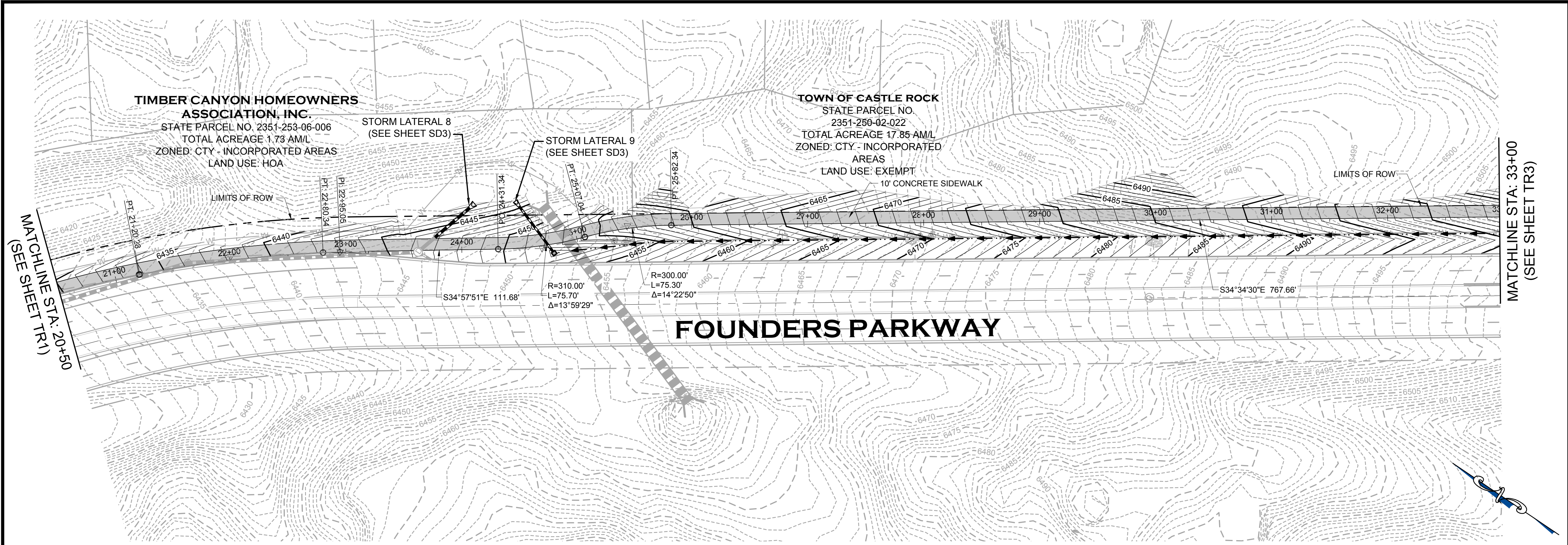
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Chk	BKM
Des	RLS
Drawing Name	22TR01-TR03.dwg

PROJECT BENCHMARK
(AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A (NAVD88 DATUM) ELEVATION=6483.68



CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
10 FT CONCRETE TRAIL

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PLOT DATE: 11/7/2025 12:41 PM
XREFS:



GENERAL NOTES:

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CONSTRUCTION NOTES:

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- EDGE DRAIN - CDOT DTL M-605-1.
- SAWCUT PAVEMENT FULL-DEPTH.

BASIS OF BEARINGS

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

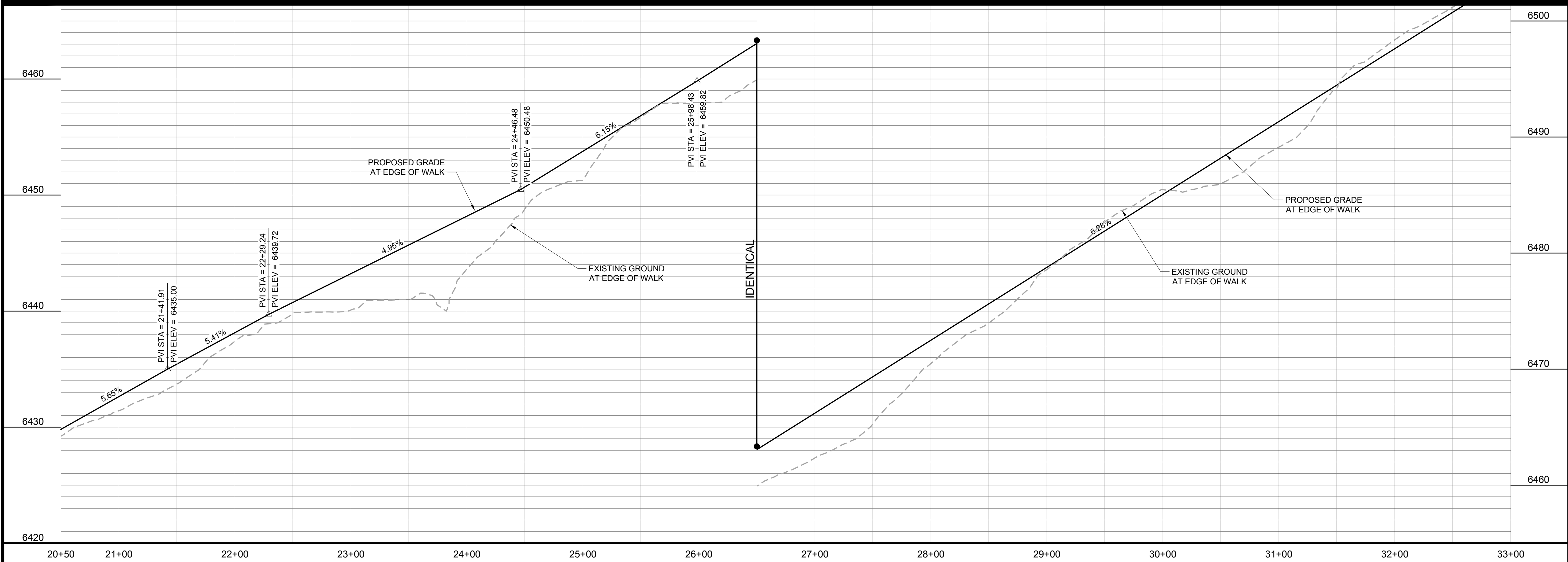
TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

TOCR PROJECT NO: CD24-0013



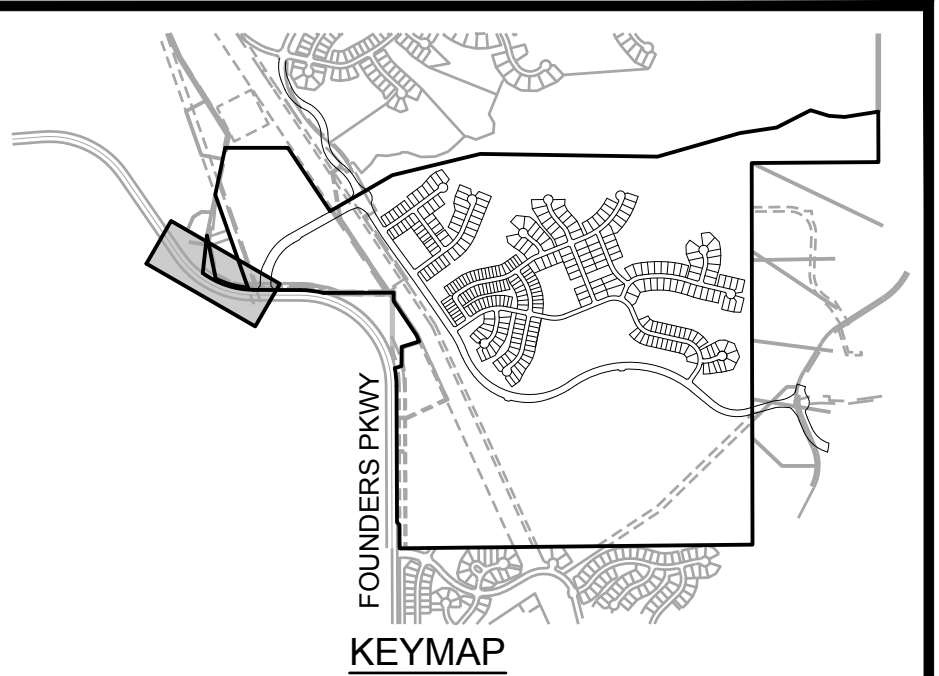
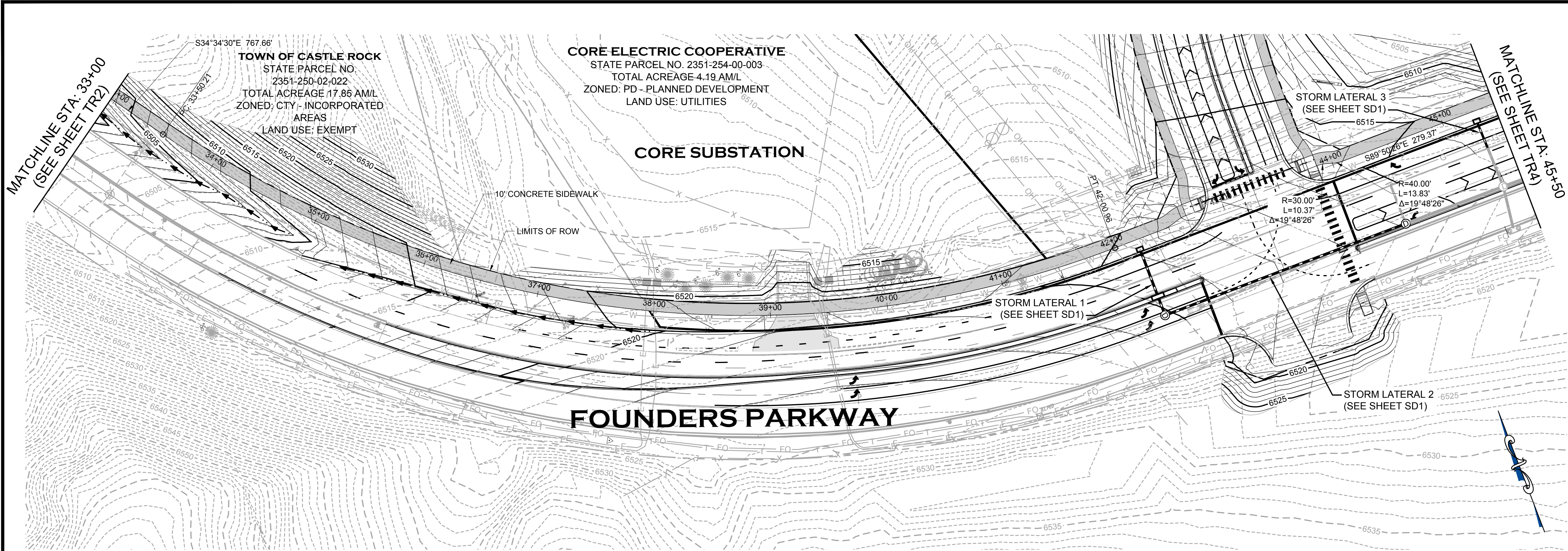
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Job Number HINES LP		
Chk	Dwn	Des
BKM	RLS	
Drawing Name RLS 22TR01-TR03.dwg		

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
10 FT CONCRETE TRAIL

Sheet
TR2
of
32
Date
OCTOBER 1, 2025



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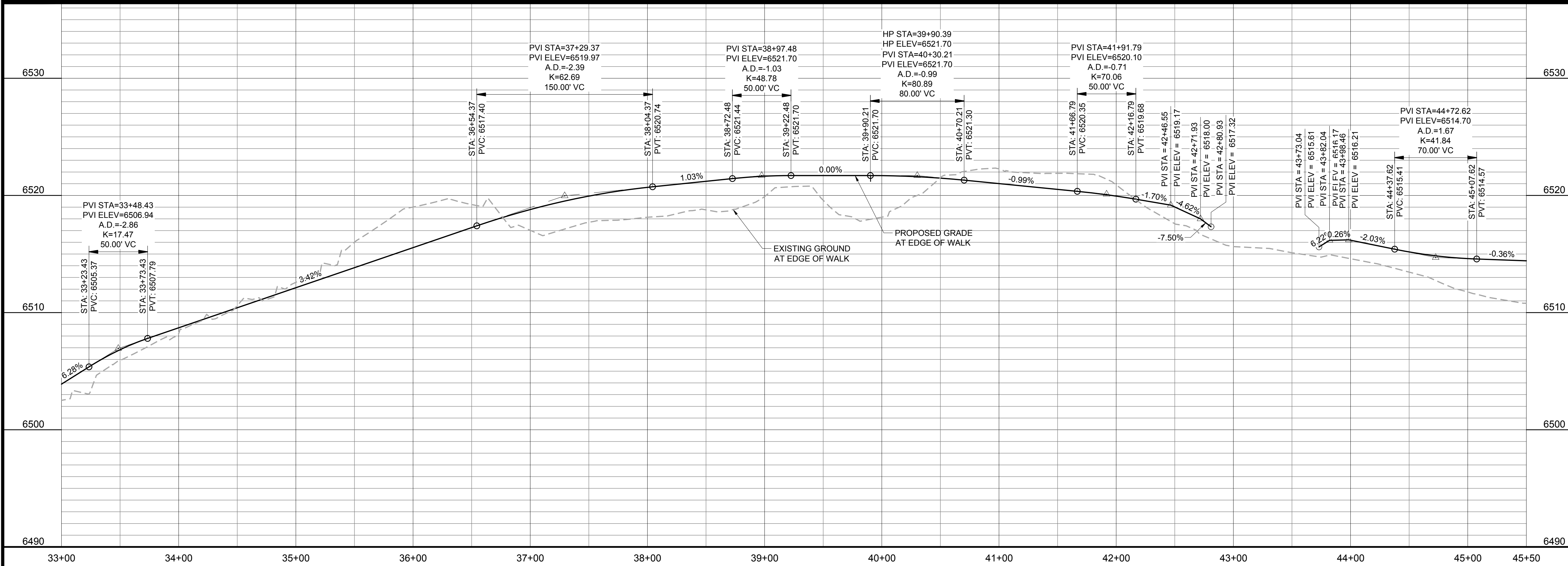
BRIAN K. MOSS
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STATE OF COLORADO NO. 37702

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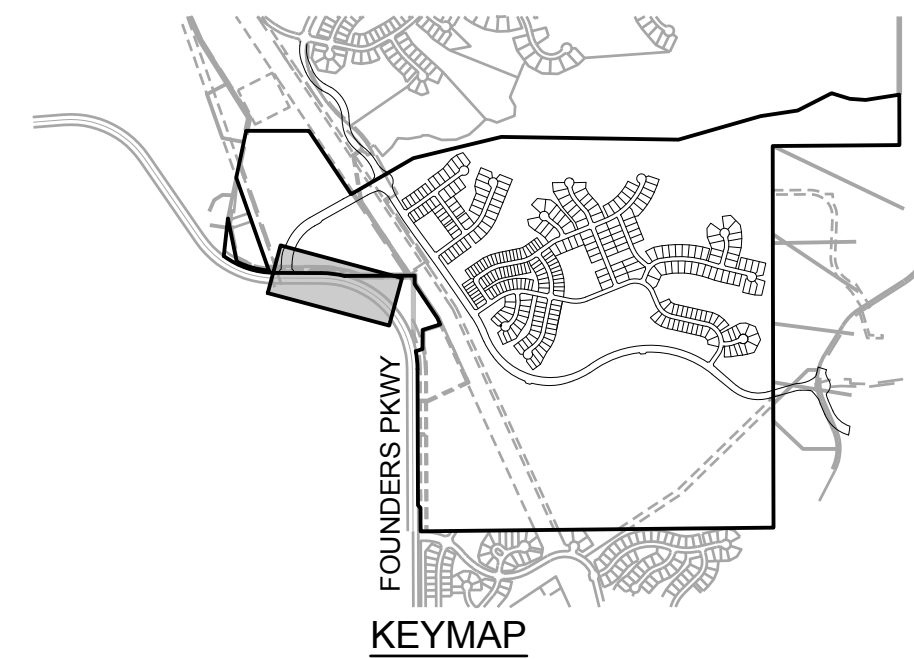
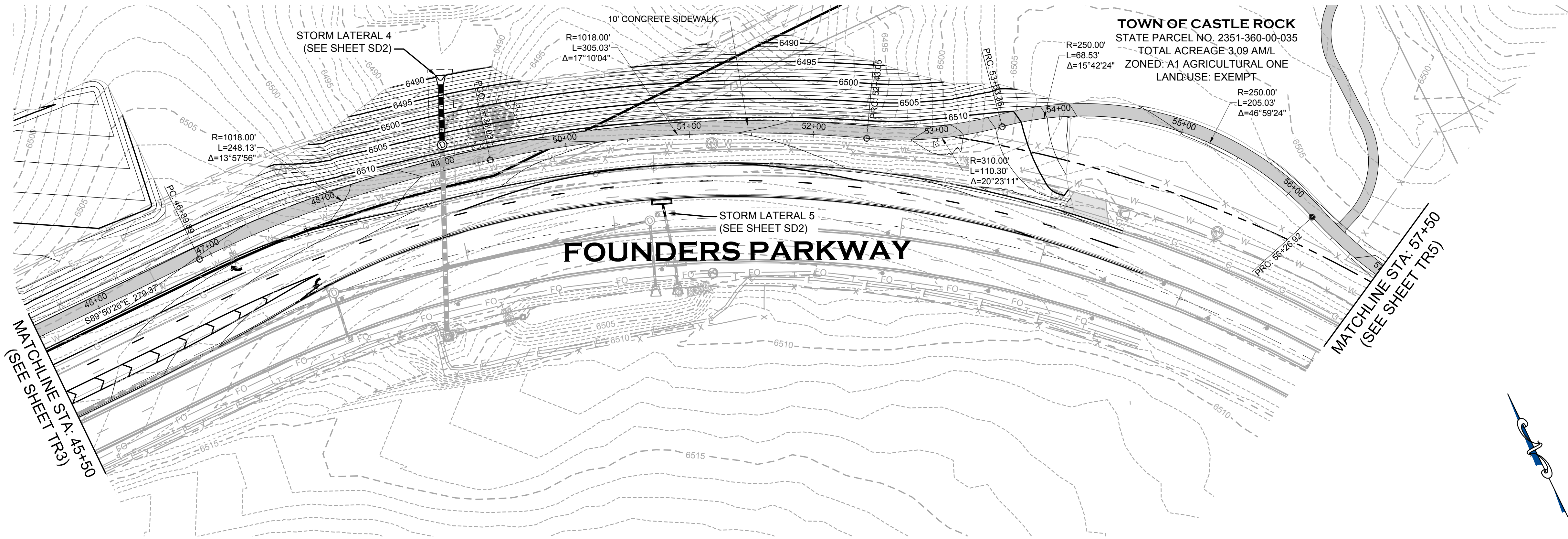
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BKM	RLS	
Drawing Name 22TR01-TR03.dwg		

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
10 FT CONCRETE TRAIL

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TR3
of
32
Date
OCTOBER 1, 2025

PATH: K:\HINES\PCAD\CIVIL\22 FOUNDERS PARKWAY CD\22TR01-TR03.DWG
PLOT BY: BRIAN MOSS
PLOT DATE: 11/7/2025 12:42 PM
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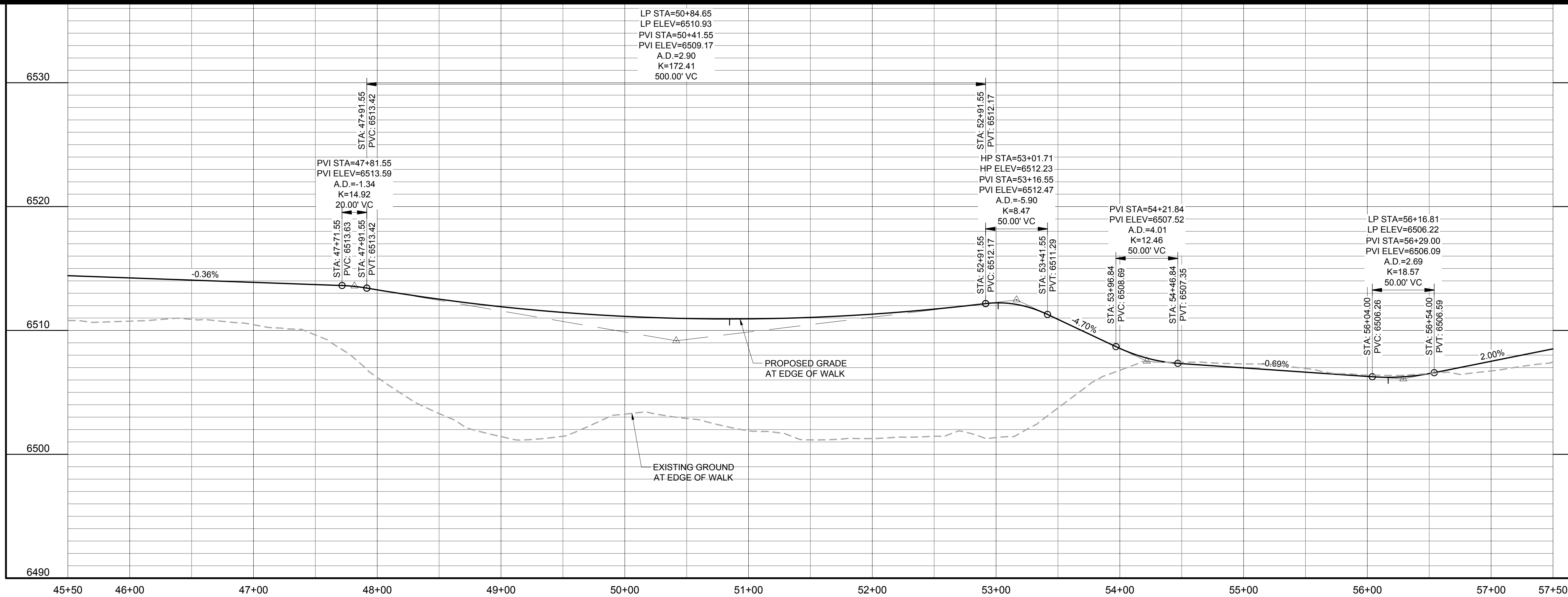
BRIAN K. MOSS
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STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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APPROVED BY:

DEVELOPMENT SERVICES
TOCR PROJECT NO: CD24-0013



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DATE	REVISION DESCRIPTION

Job Number HINES LP	Drawing Name 22TR01-TR03.dwg
Chk BKM	Des RLS

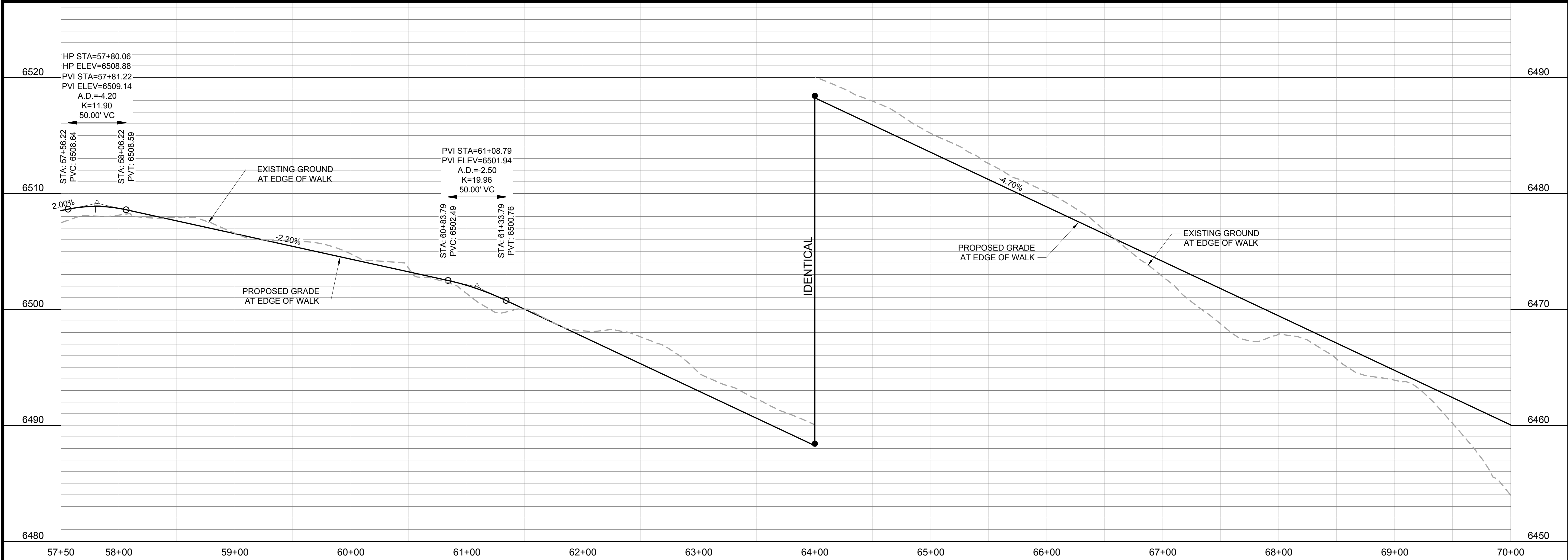
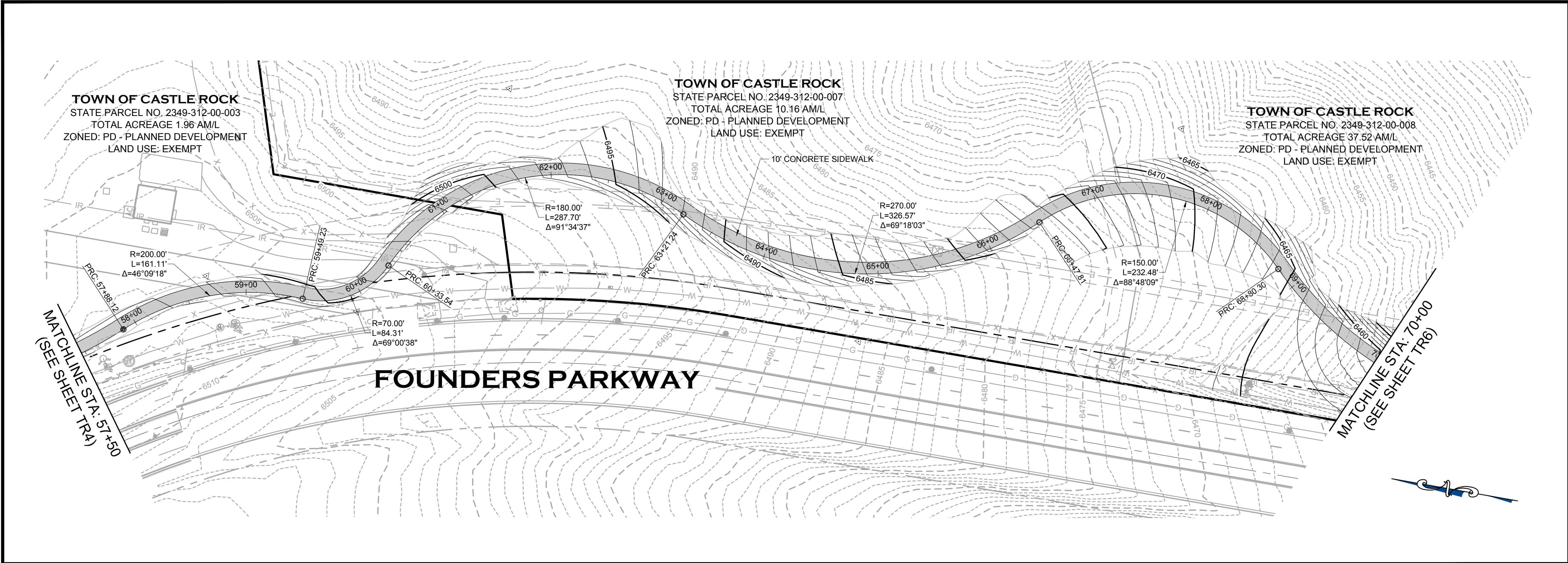
PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

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ENGINEERING

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
10 FT CONCRETE TRAIL

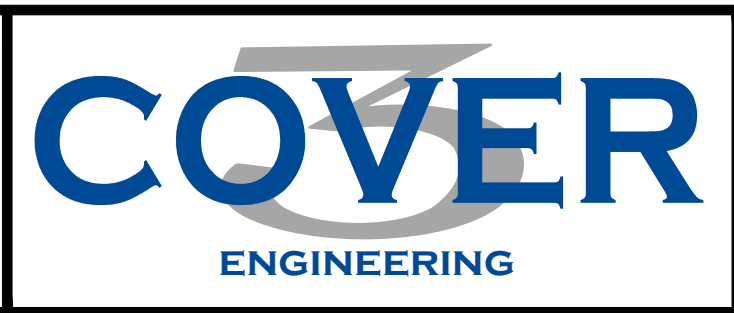
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Date
OCTOBER 1, 2025
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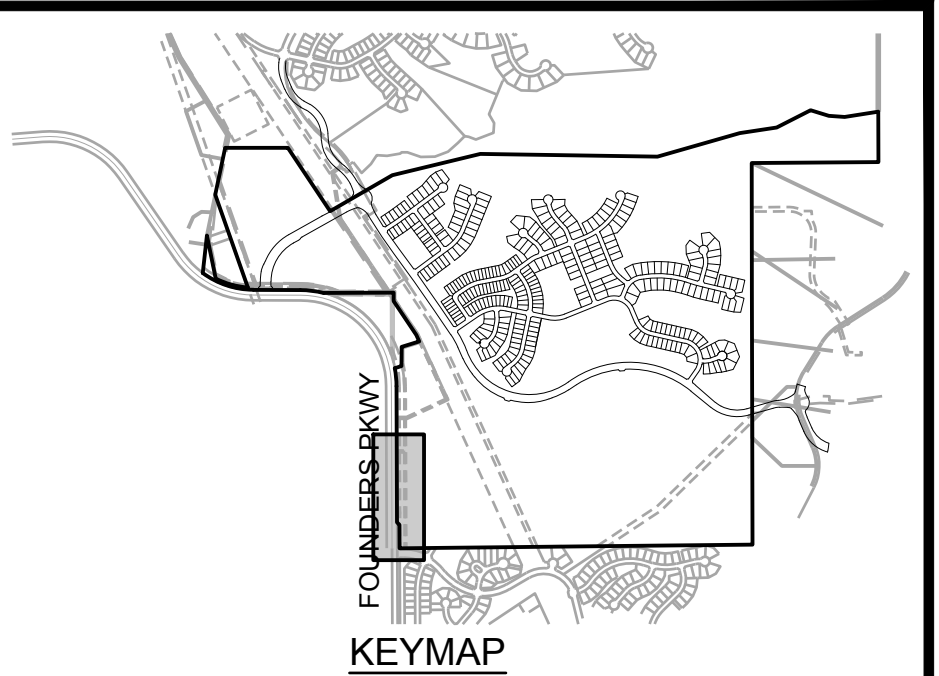
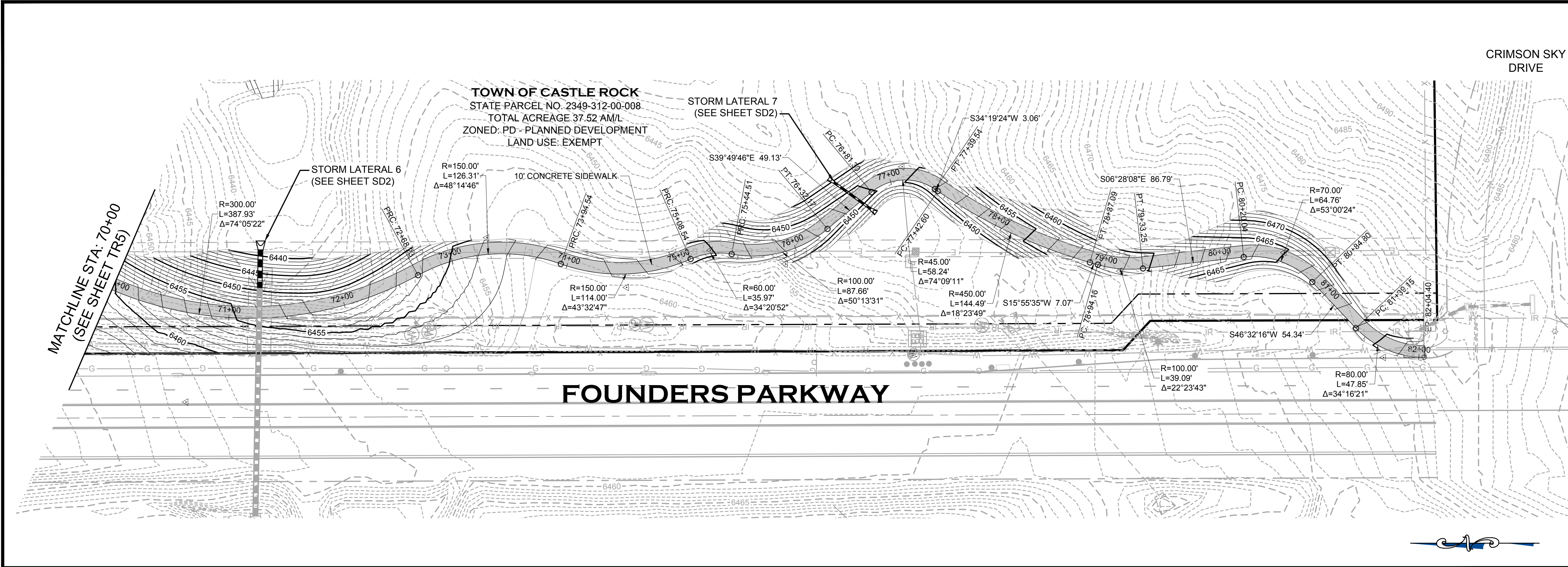
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Chk BKM	Des RLS

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
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CANYONS FAR SOUTH
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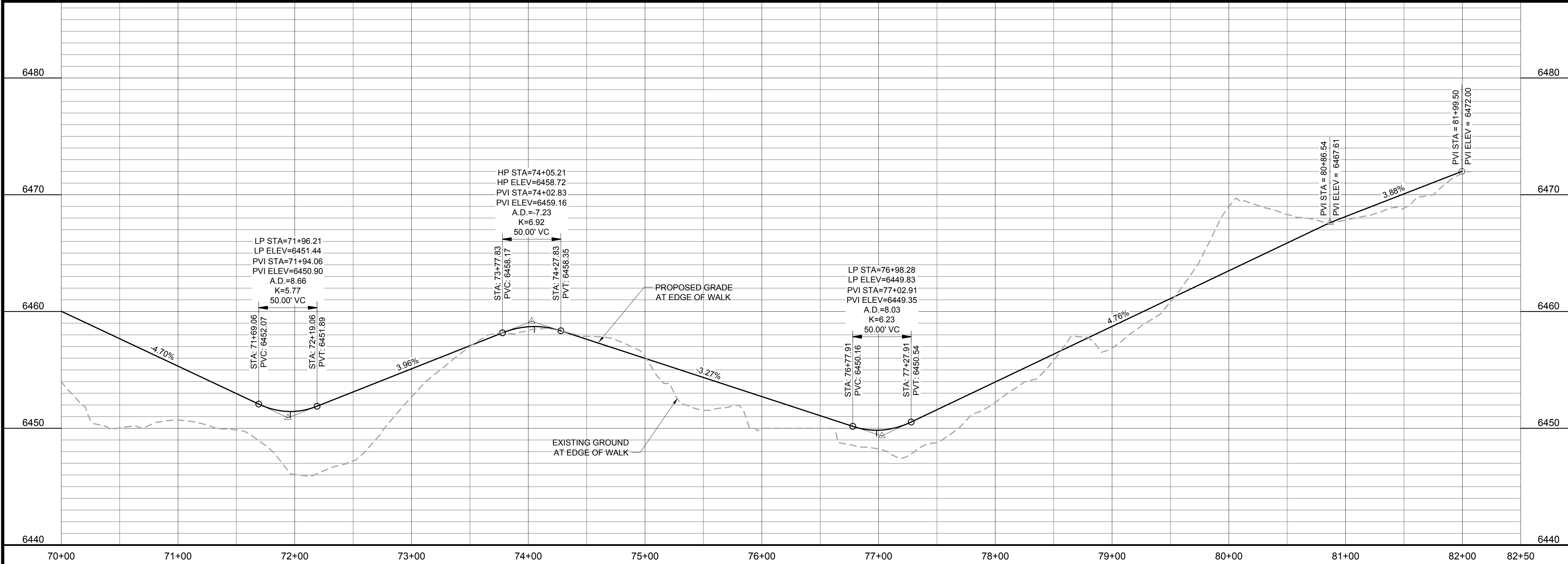
BRIAN K. MOSS
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TOWN APPROVAL BLOCK

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Job Number HINES LP		
Chk	Drw	Des
BKM	RLS	
Drawing Name 22TR01-TR03.dwg		

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
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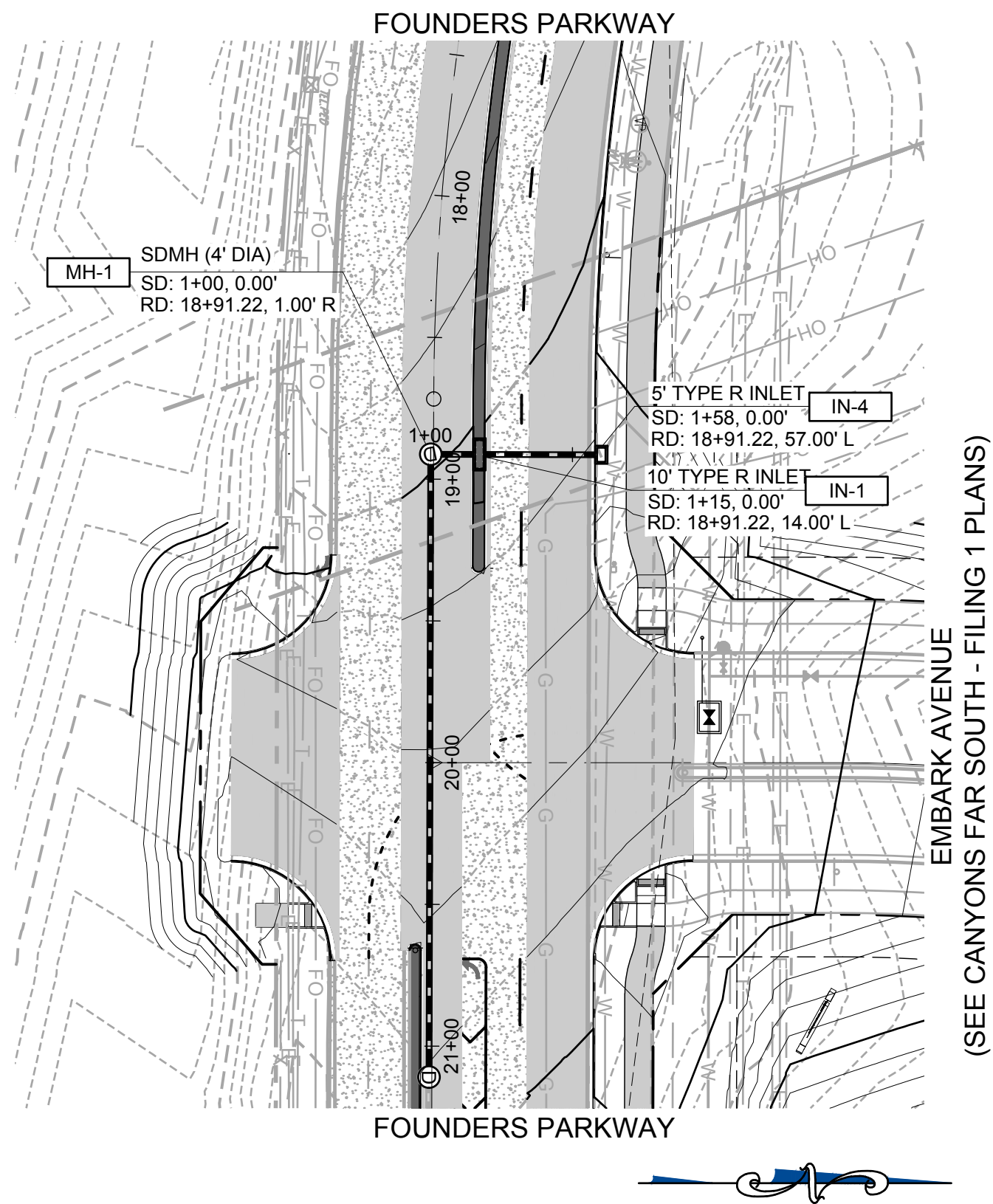
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ENGINEERING

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
10 FT CONCRETE TRAIL

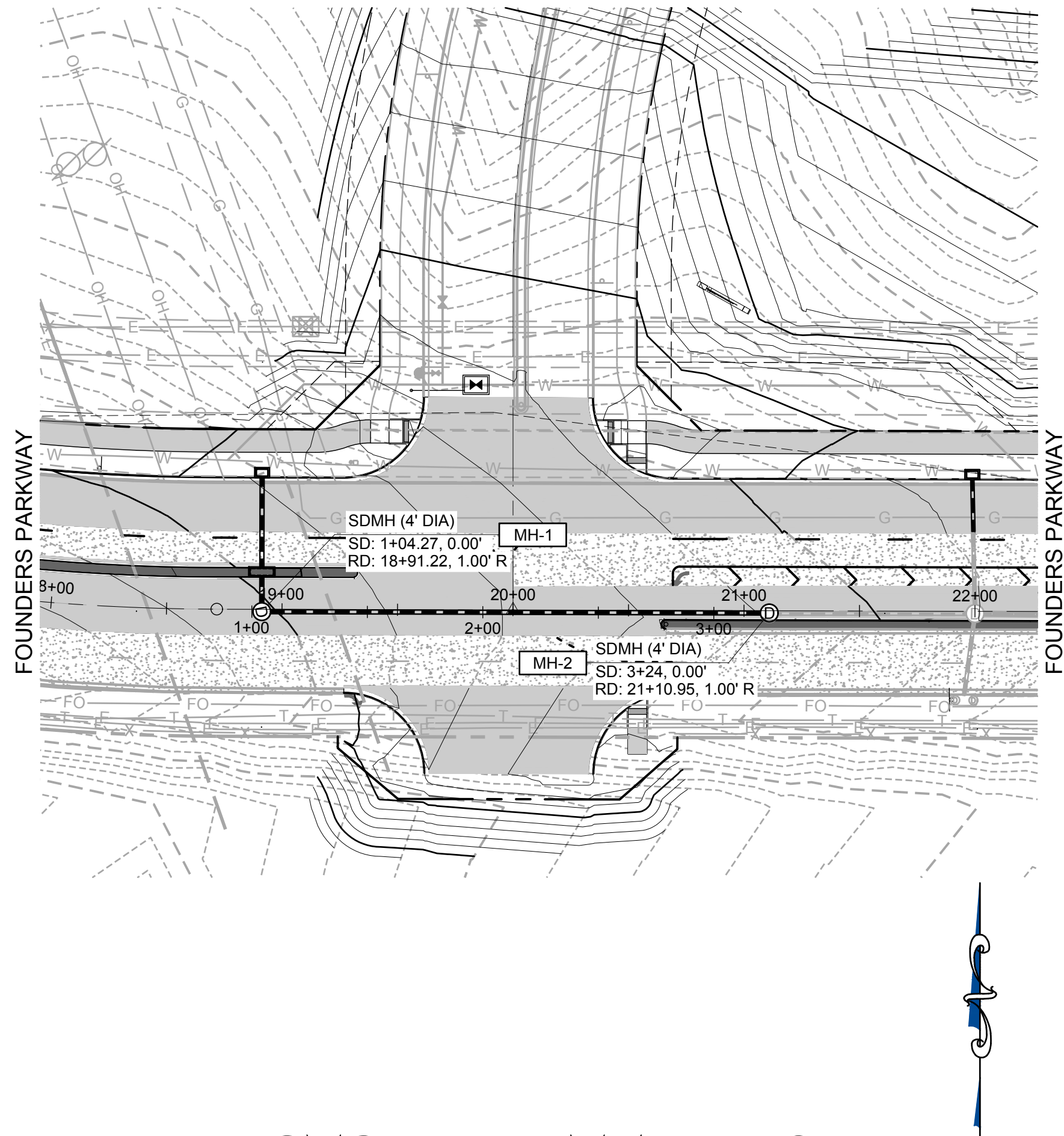
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Date
OCTOBER 1, 2025

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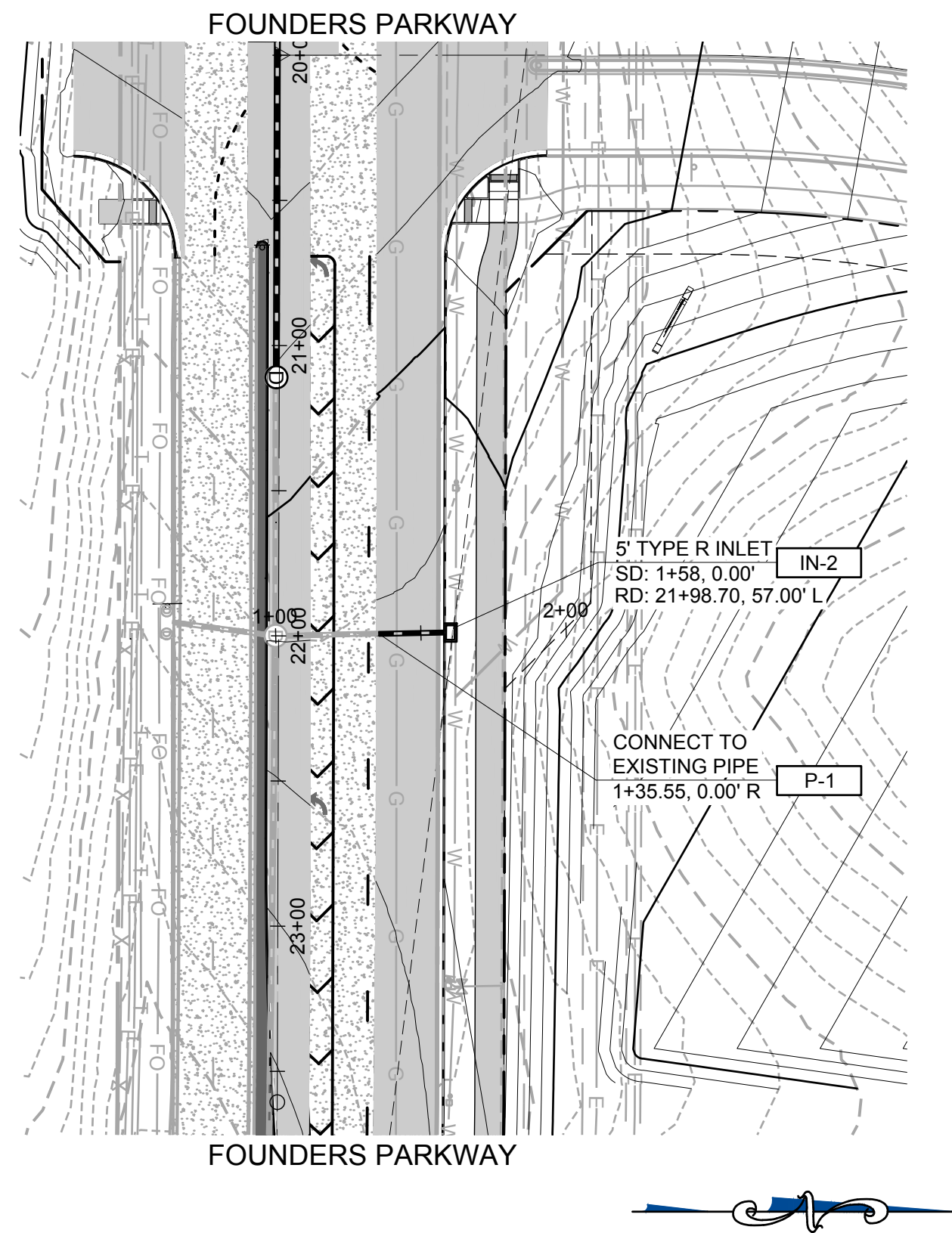
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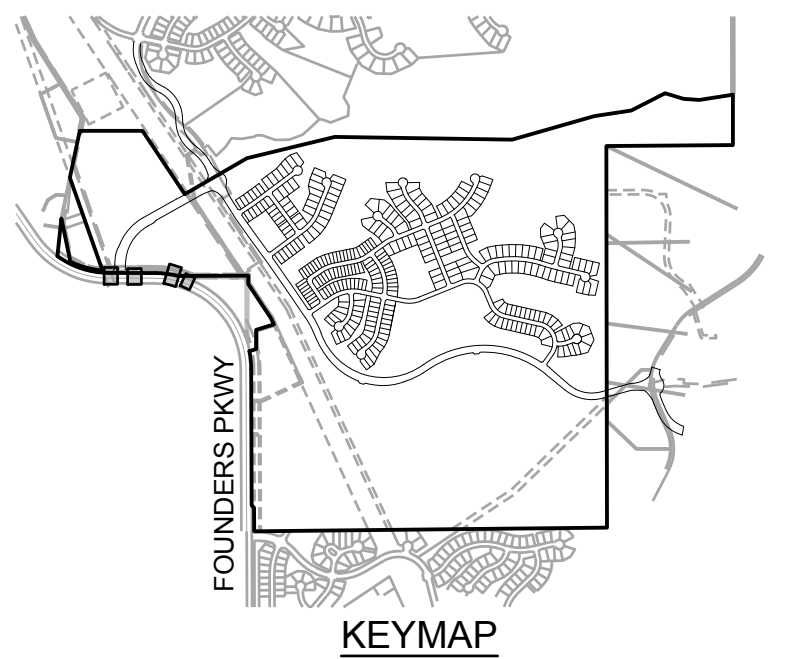
STORM LATERAL 1



STORM LATERAL 2



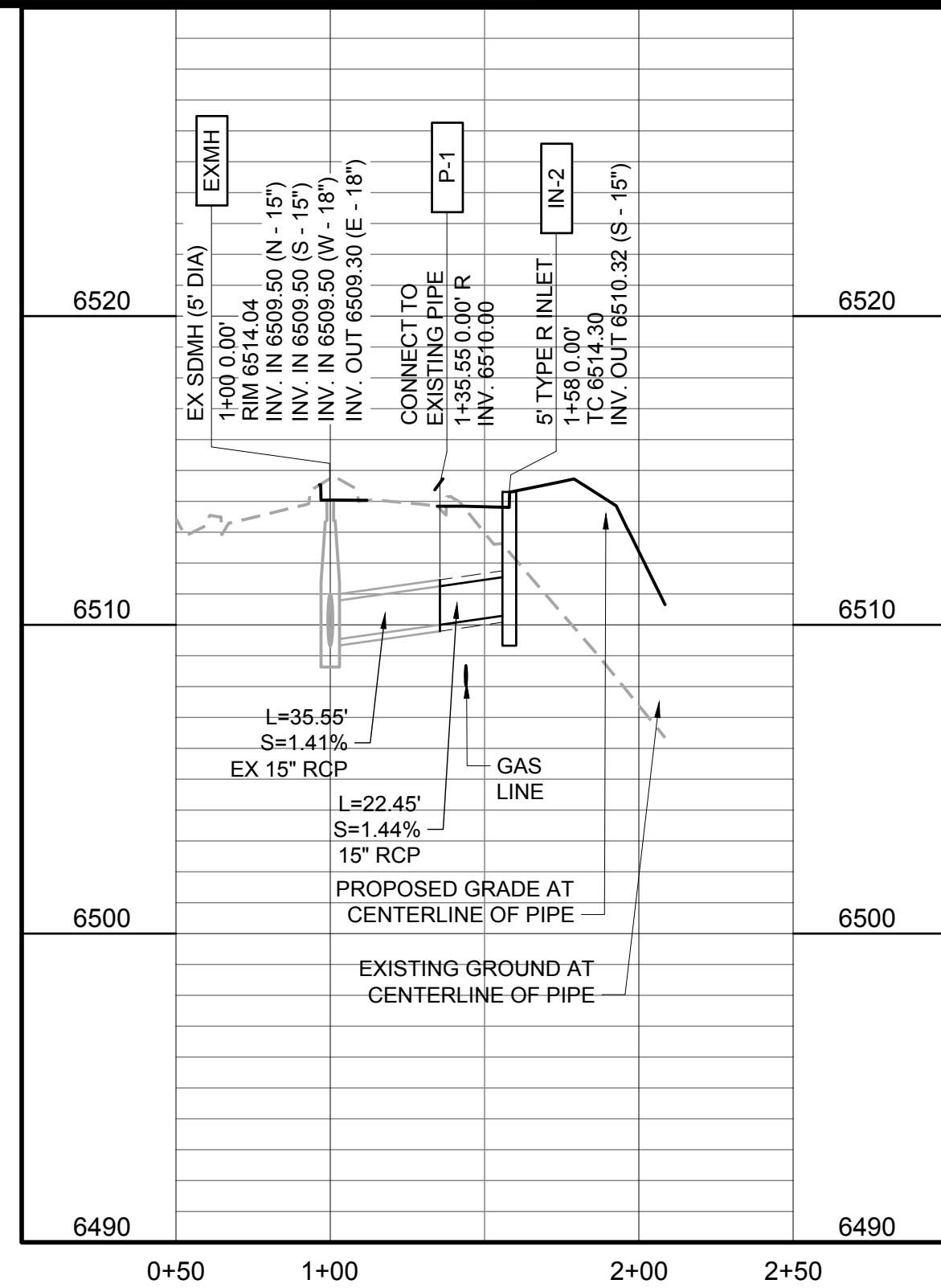
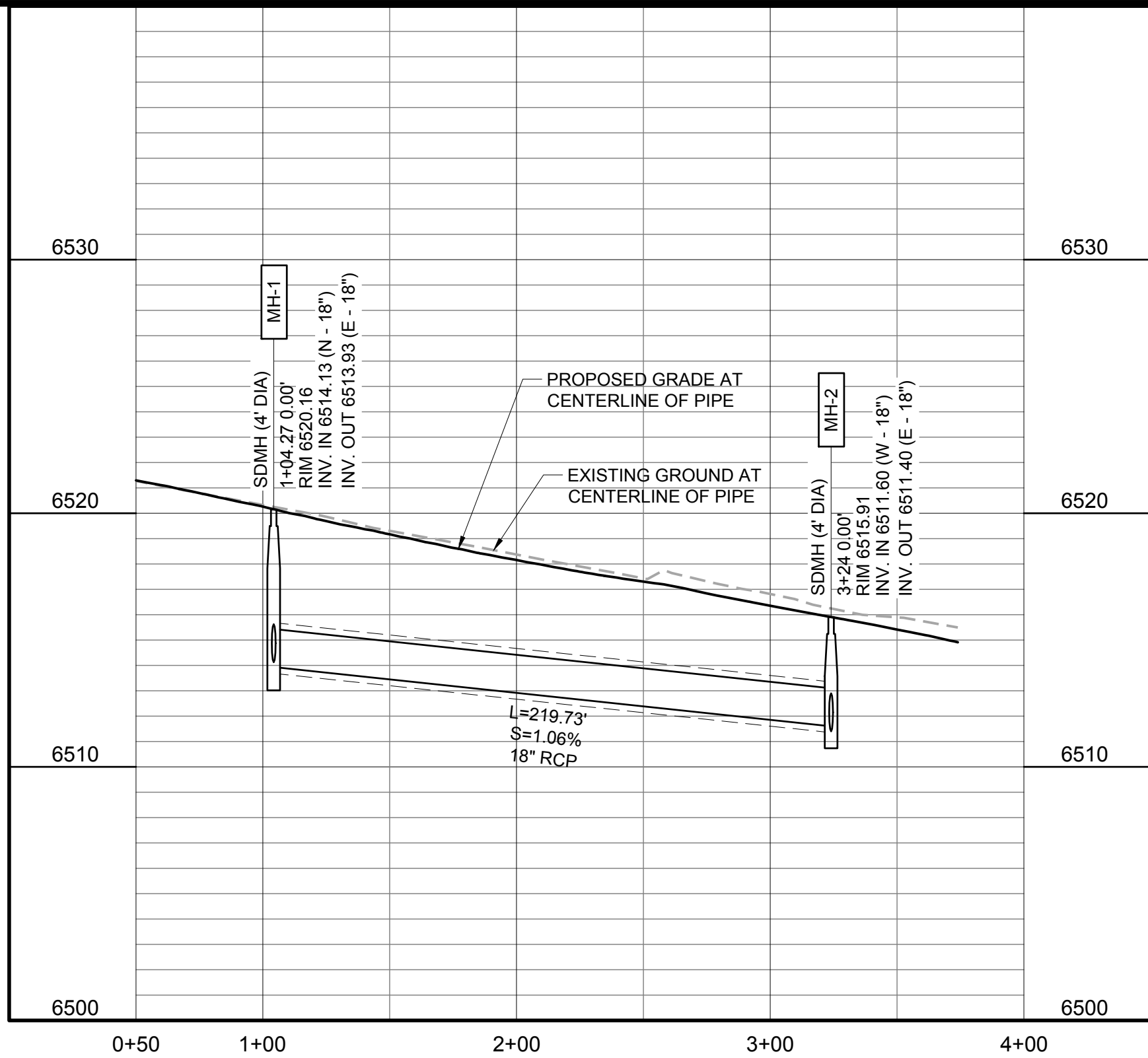
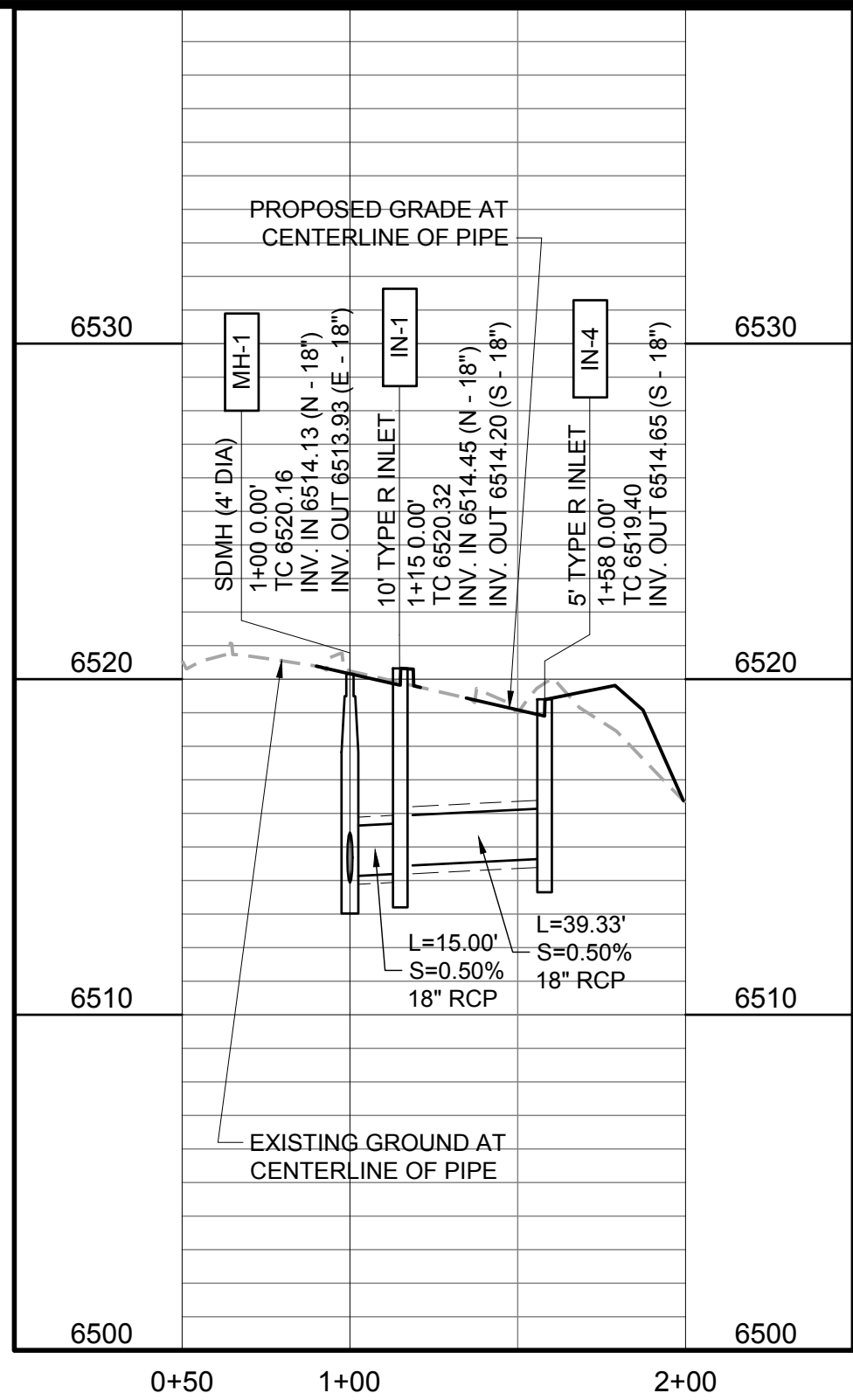
STORM LATERAL 3



GENERAL NOTES:

- ALL STORM LOCATED WITHIN THE RIGHT-OF-WAY IS PUBLIC AND ALL STORM SEWER OUTSIDE OF RIGHT-OF-WAY IS PRIVATE. ALL PRIVATE STORM SEWER WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
- ALL STORM IS SIZED FOR THE 100-YEAR EVENT UNLESS OTHERWISE NOTED.
- ALL DRAINAGE CHANNELS AND SWALES ARE PRIVATE AND SIZED FOR THE 100-YEAR EVENT UNLESS OTHERWISE NOTED.
- THE METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTAINING ALL CHANNEL IMPROVEMENTS (RIPRAP, ETC.).
- IN ALL LOCATIONS WHERE STORM SEWER CROSSES WATER, ABOVE OR BELOW, EACH STORM SEWER JOINT WITHIN THE TRENCH WIDTH OF THE CROSSING SHALL BE ENCASED IN A 6" THICK CONCRETE COLLAR EXTENDING 6" BEYOND BOTH SIDES OF THE JOINT.
- WHERE DOUBLE CDOT TYPE R INLETS ARE UTILIZED, A PIPE SHALL BE PLACED BETWEEN THE 2 INLETS. FLOW WILL BE PASSED BETWEEN THE INLETS VIA A 18" RCP.

① INDICATES UTILITY CROSSING NUMBER
(SEE CROSSING TABLE LEFT COLUMN)



BASIS OF BEARINGS

PROJECT BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING SOUTH 00°03'56" EAST, FROM THE EAST QUARTER CORNER OF SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

PROFESSIONAL ENGINEER CERTIFICATION

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

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
TOCR PROJECT NO: CD24-0013

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dwn RLS	Des RLS

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PROJECT BENCHMARK (AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A (NAVD88 DATUM) ELEVATION=6483.68
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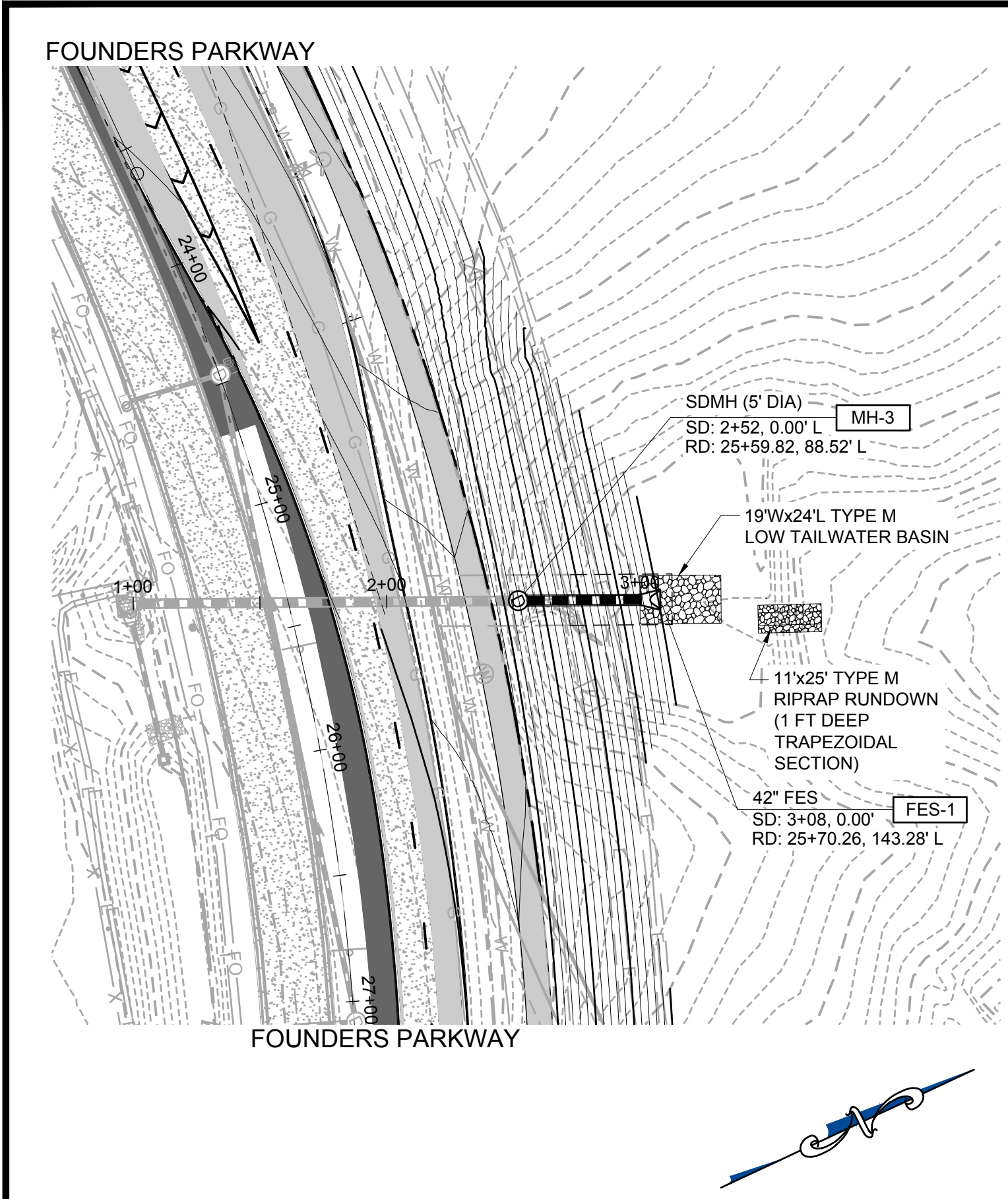
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ENGINEERING

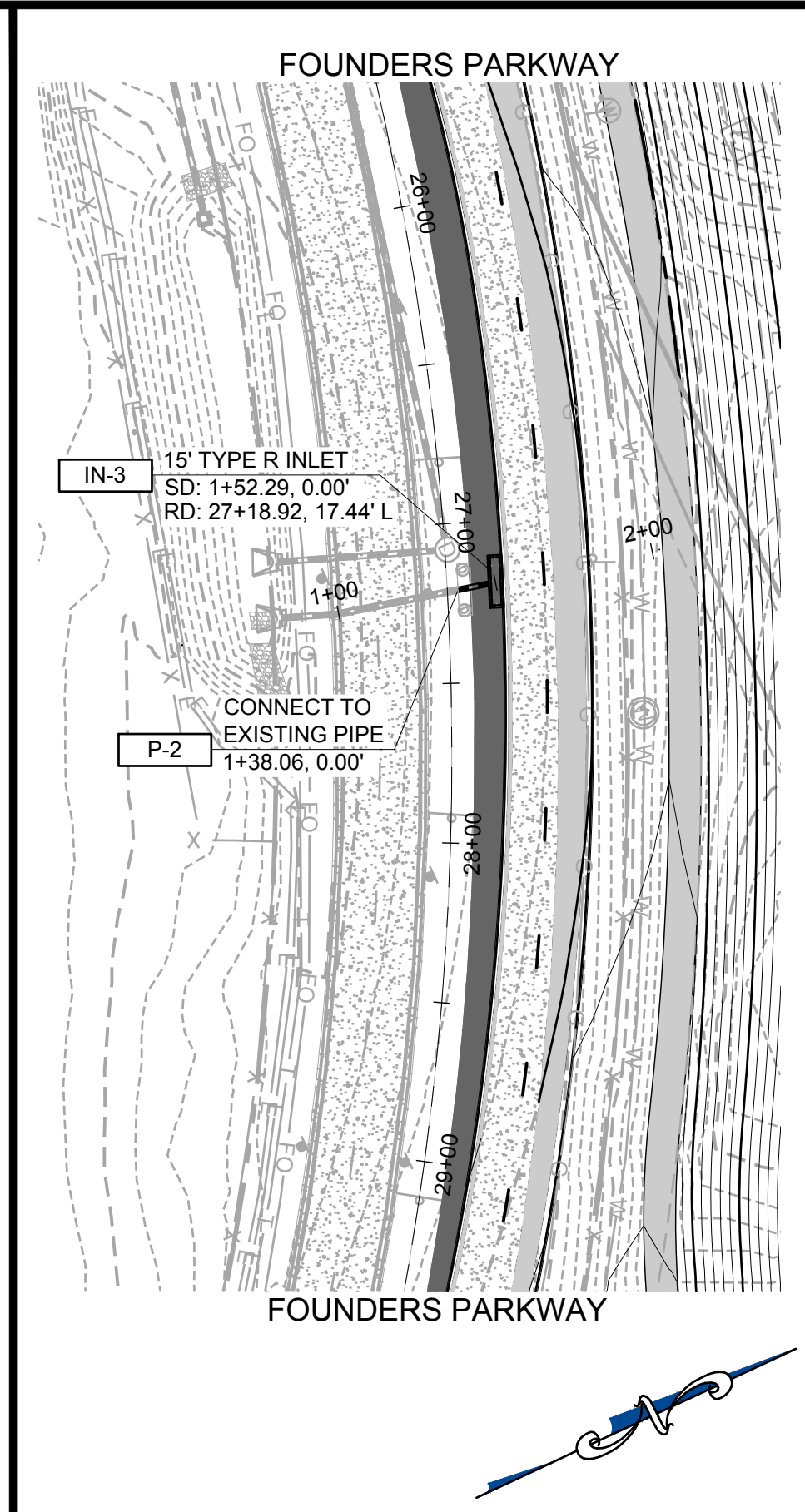
CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
STORM DRAIN PLAN AND PROFILE

Sheet SD1	20 of 32
Date OCTOBER 1, 2025	

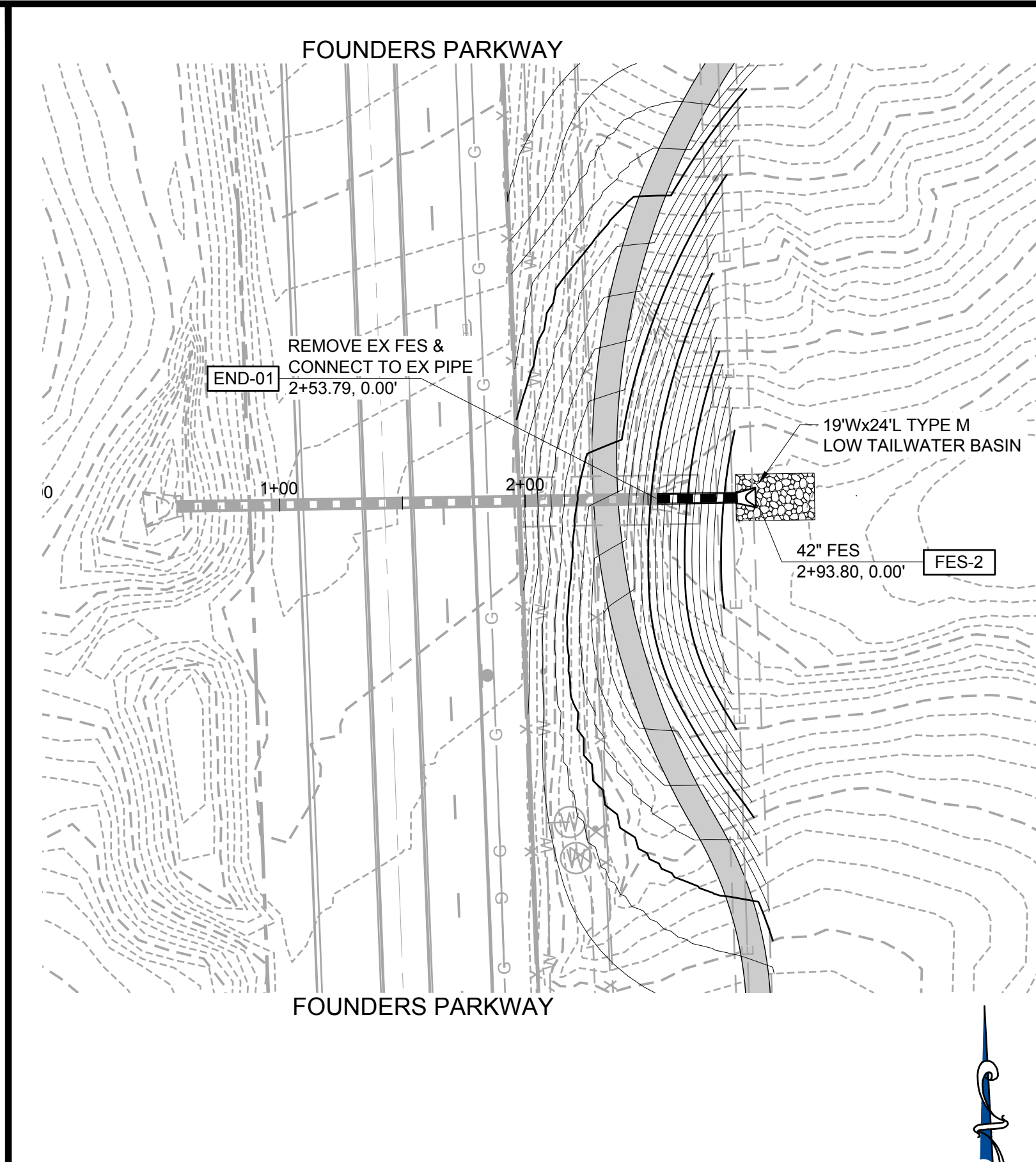
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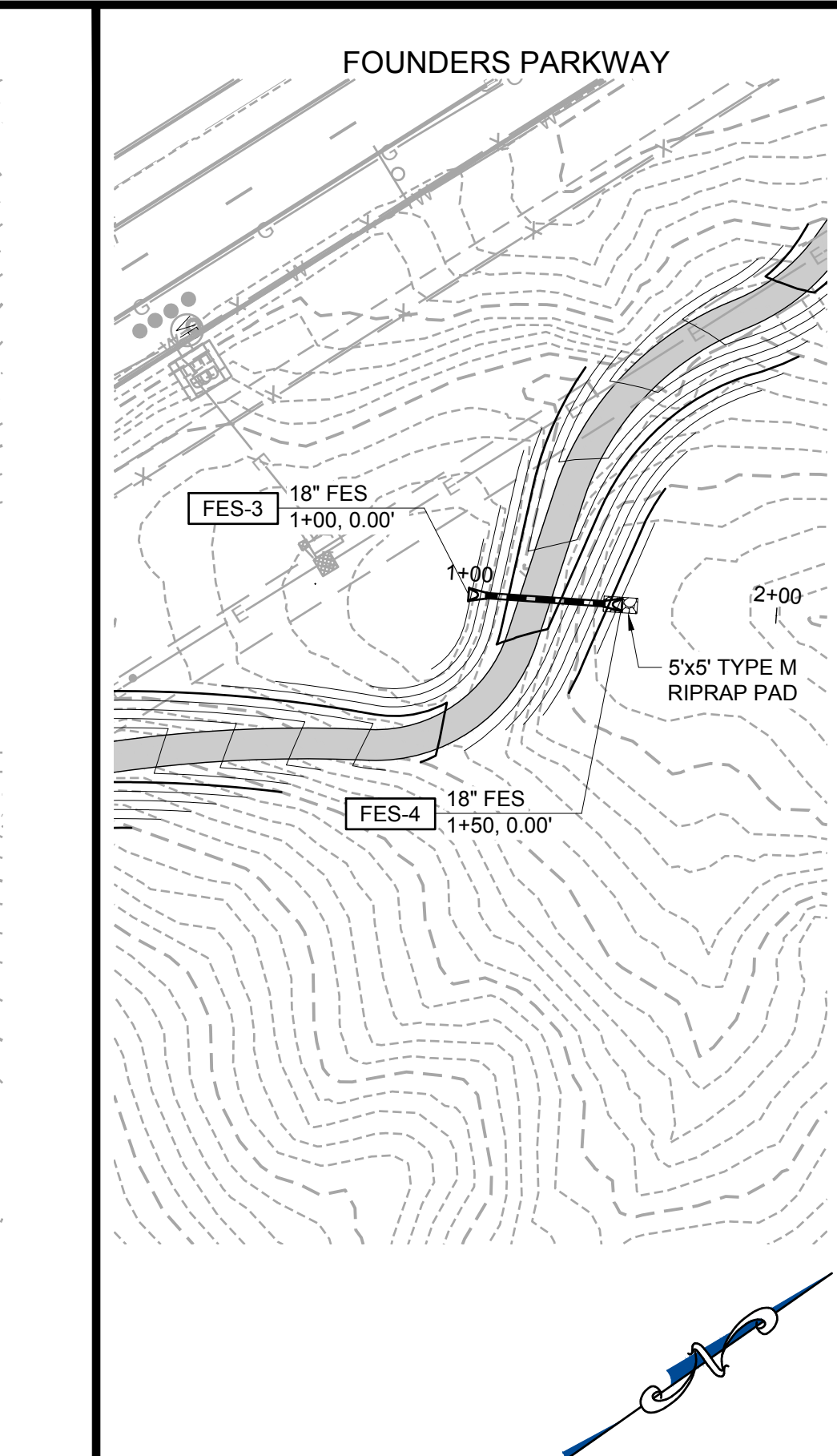
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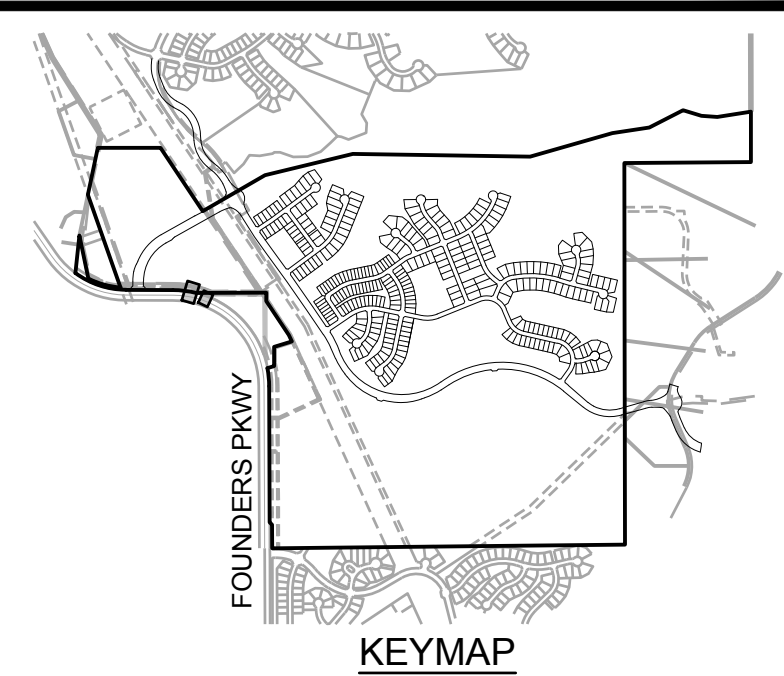
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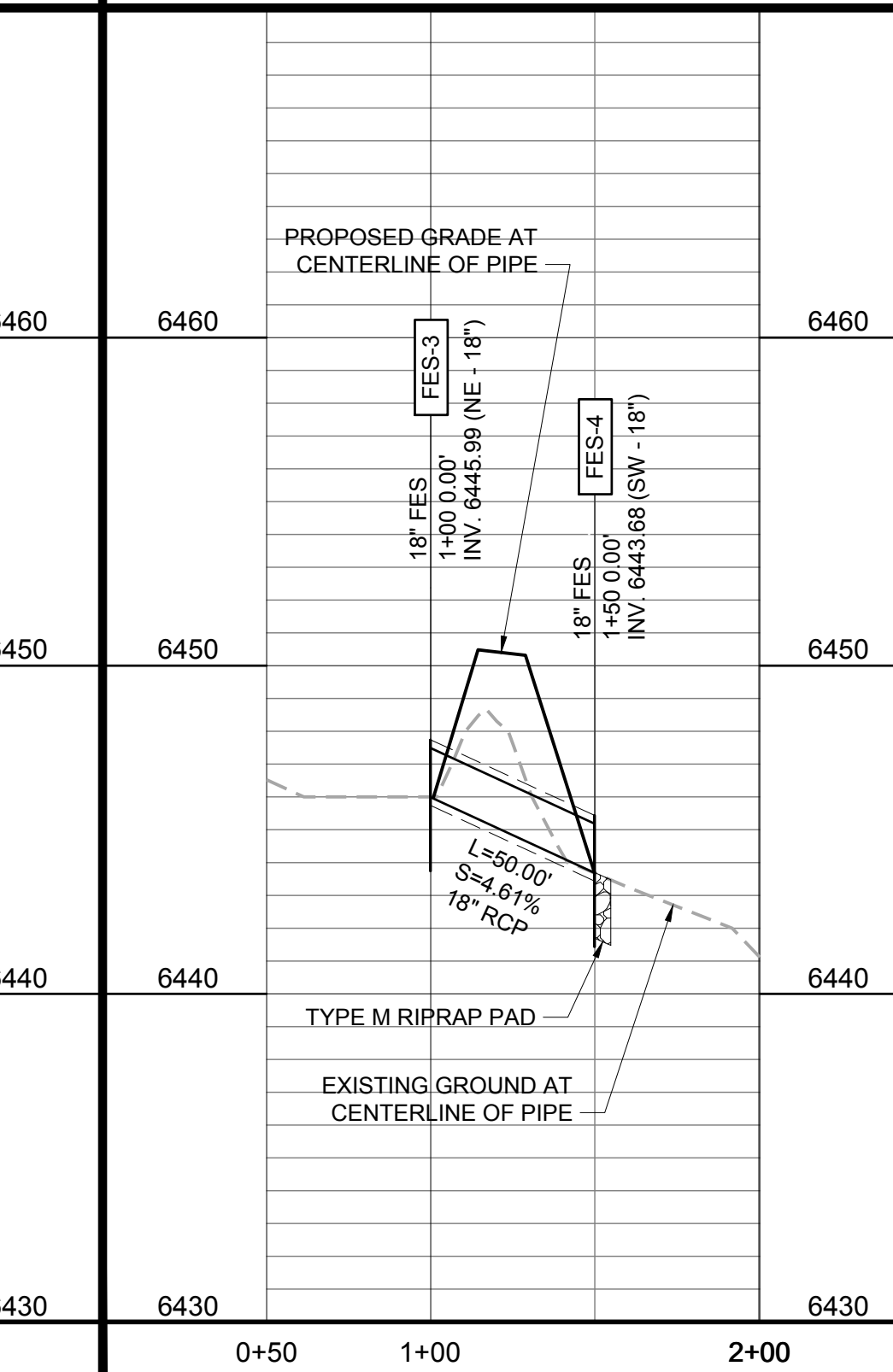
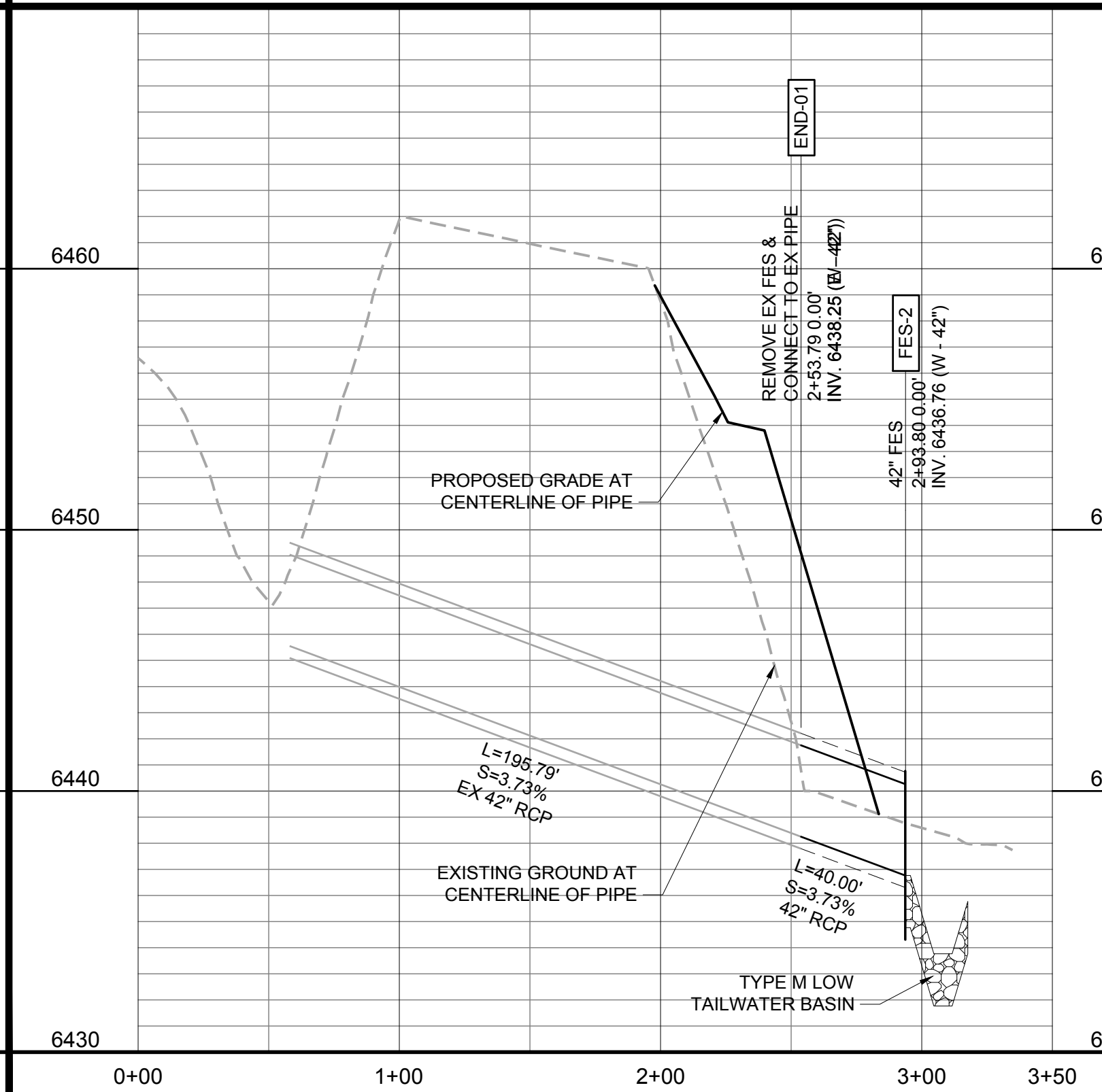
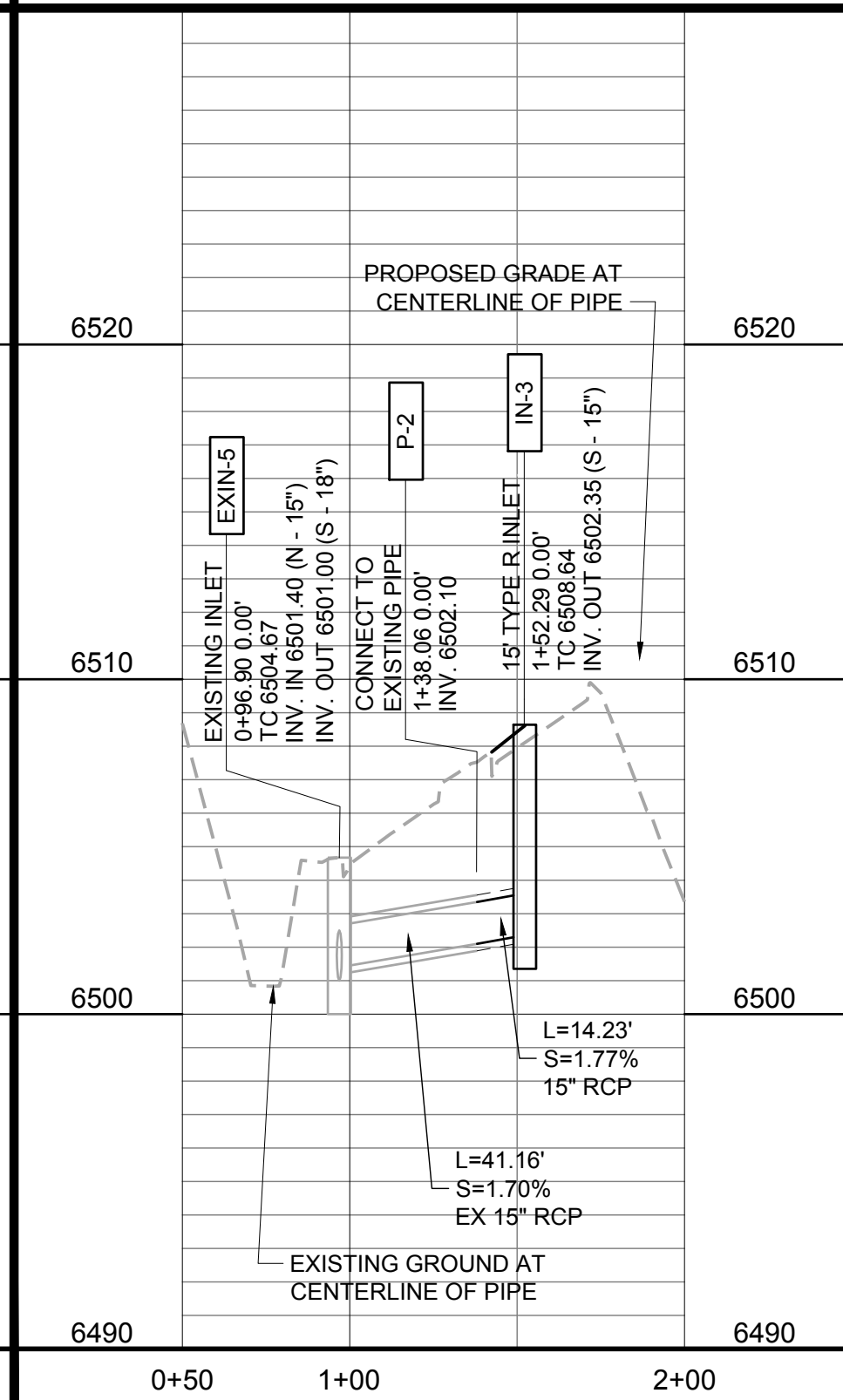
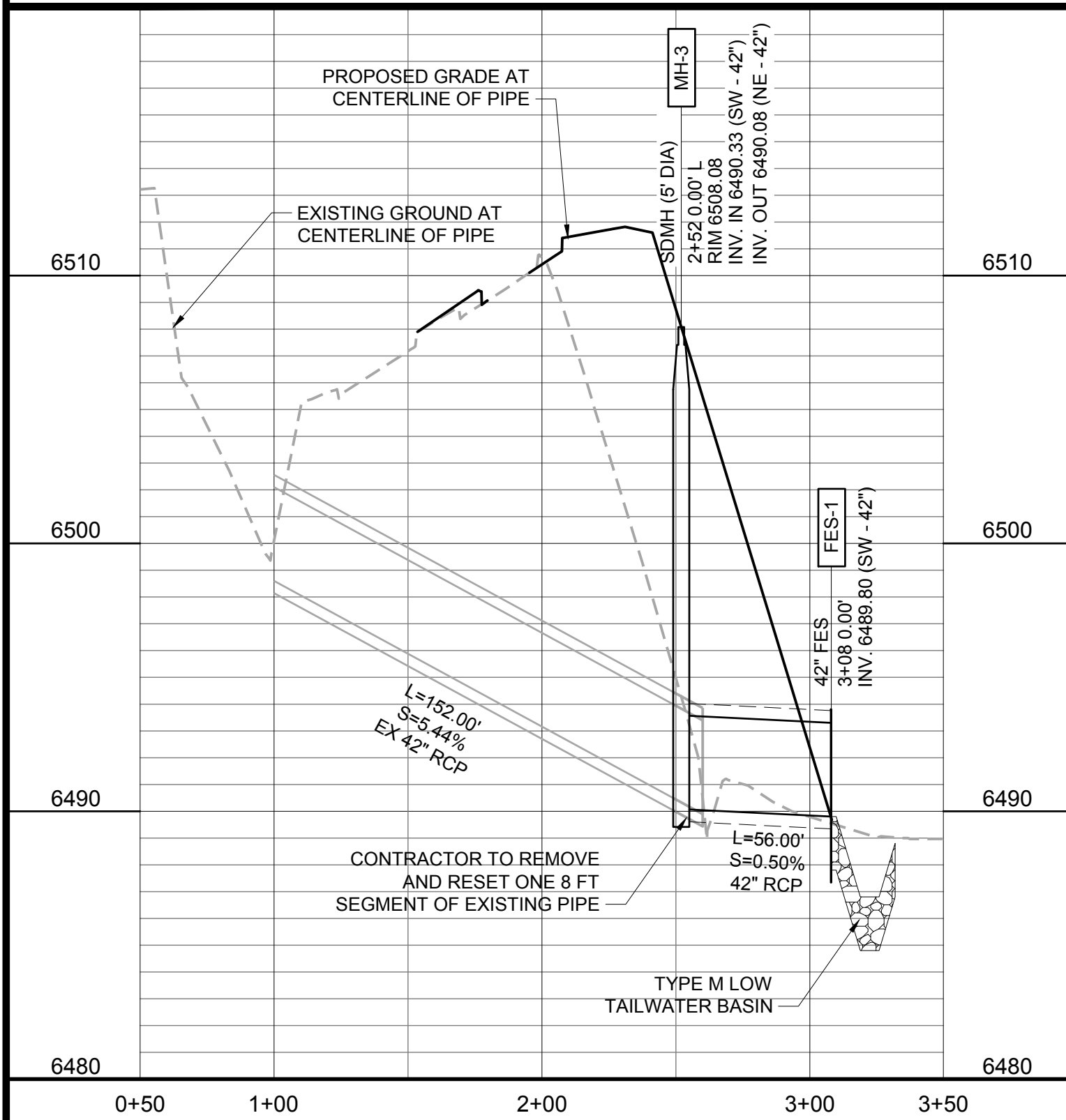
STORM LATERAL 6



STORM LATERAL 7



- GENERAL NOTES:**
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 - ALL DRAINAGE CHANNELS AND SWALES ARE PRIVATE AND SIZED FOR THE 100-YEAR EVENT UNLESS OTHERWISE NOTED.
 - THE METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTAINING ALL CHANNEL IMPROVEMENTS (RIPRAP, ETC.).
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 - WHERE DOUBLE CDOT TYPE R INLETS ARE UTILIZED, A PIPE SHALL BE PLACED BETWEEN THE 2 INLETS. FLOW WILL BE PASSED BETWEEN THE INLETS VIA A 18" RCP.
- ① INDICATES UTILITY CROSSING NUMBER (SEE CROSSING TABLE LEFT COLUMN)



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STATE OF COLORADO NO. 37702

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APPROVED BY: _____

DEVELOPMENT SERVICES _____ DATE _____

TOCR PROJECT NO: CD24-0013

DATE	REVISION DESCRIPTION

Job Number HINES LP	Drawing Name 22SD1.dwg
Chk BKM	Des RLS
Drw RLS	

PROJECT BENCHMARK

(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

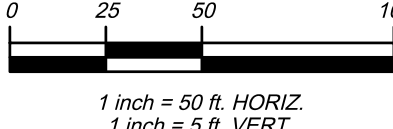
CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
STORM DRAIN PLAN AND PROFILE

Sheet
SD2
of
32
Date
OCTOBER 1, 2025

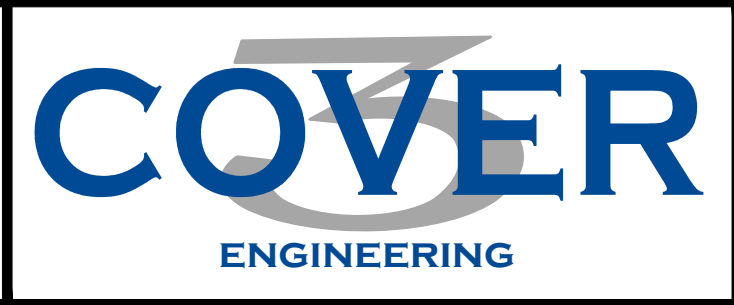
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DATE	REVISION DESCRIPTION

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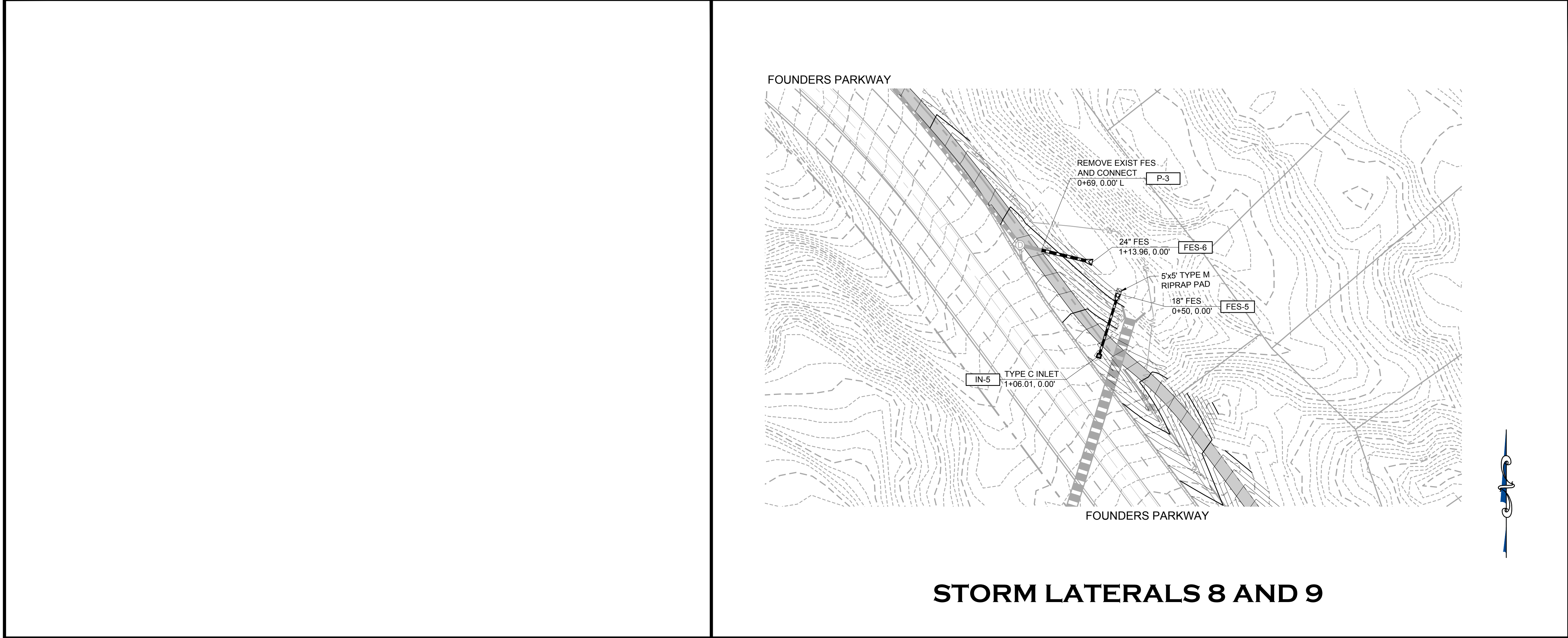
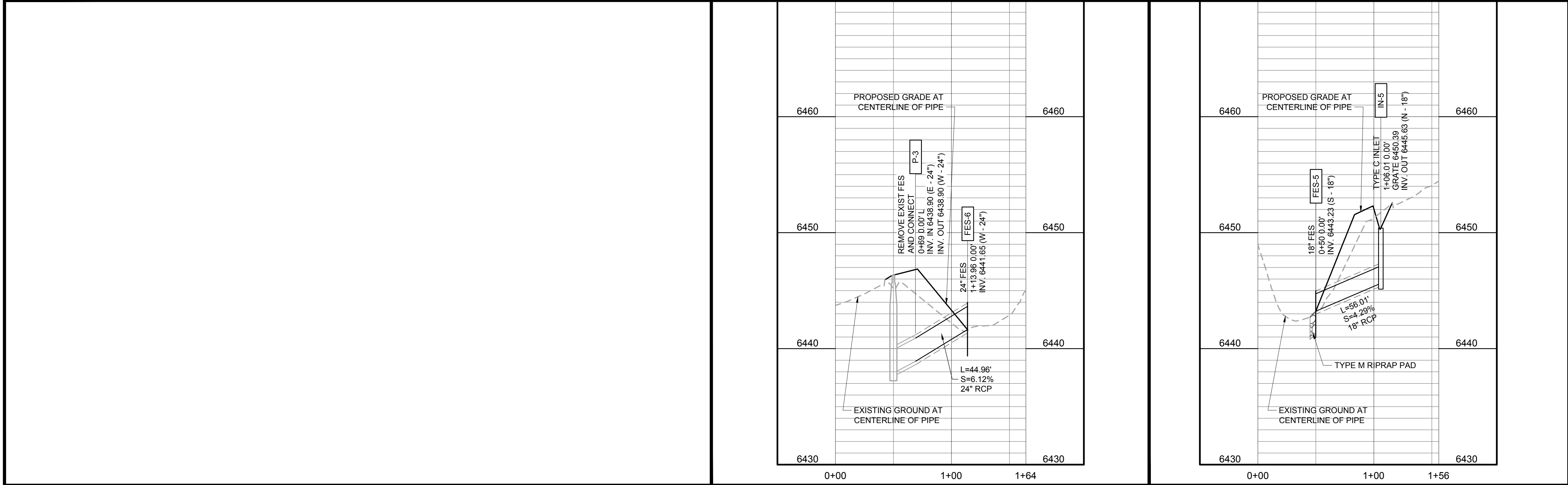
	
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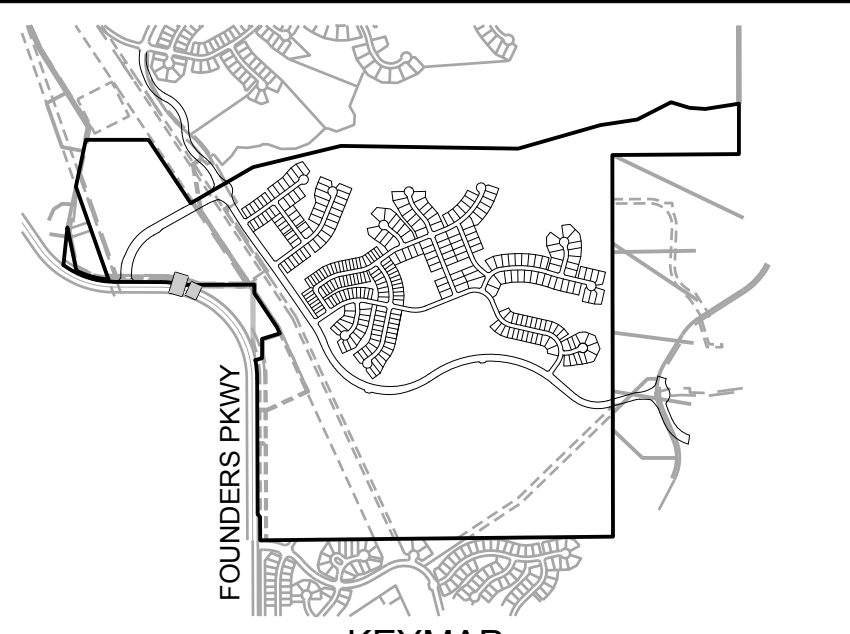
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CANYONS FAR SOUTH FOUNDERS PARKWAY IMPROVEMENT PLANS STORM DRAIN PLAN AND PROFILE
--

Sheet SD3 Date OCTOBER 1, 2025	22 of 32
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KEYMAP

GENERAL NOTES:

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

DATE _____

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DEVELOPMENT SERVICES
TOCR PROJECT NO: CD24-0013

DATE _____

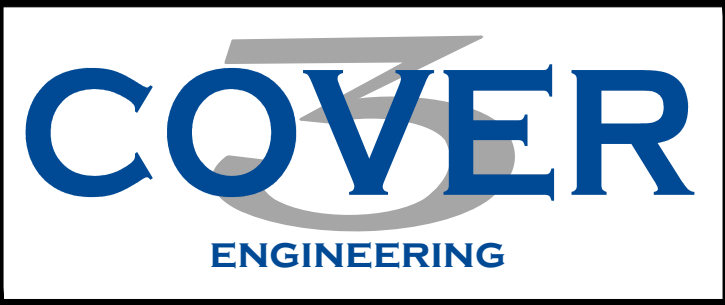
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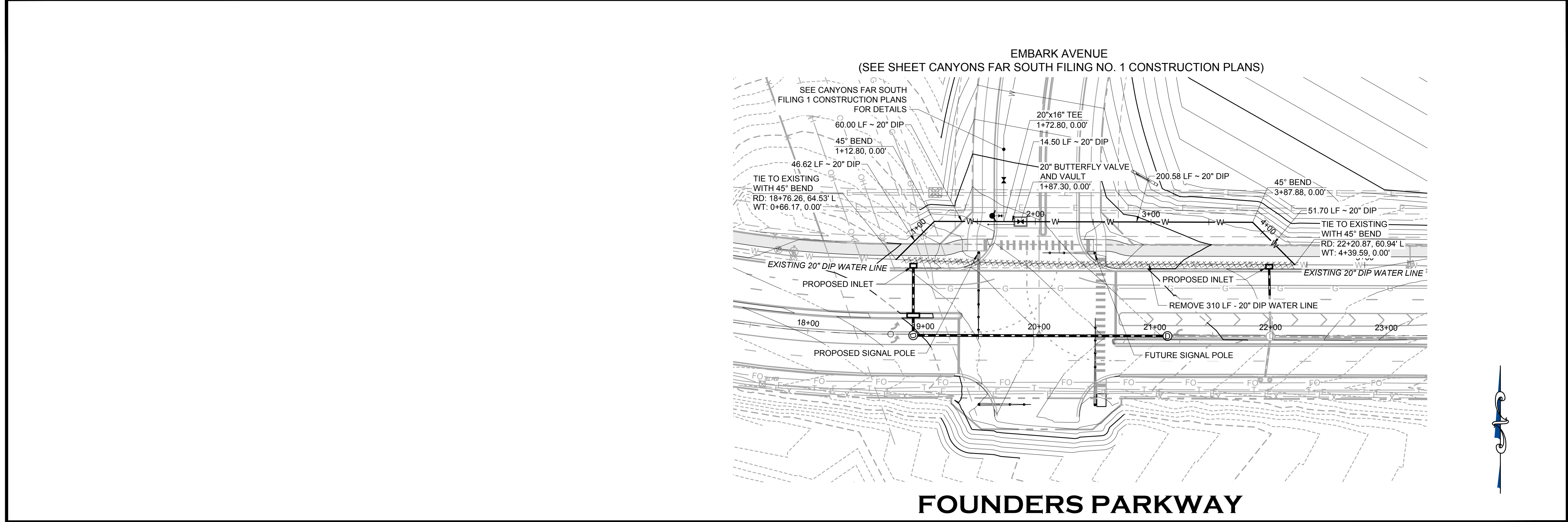
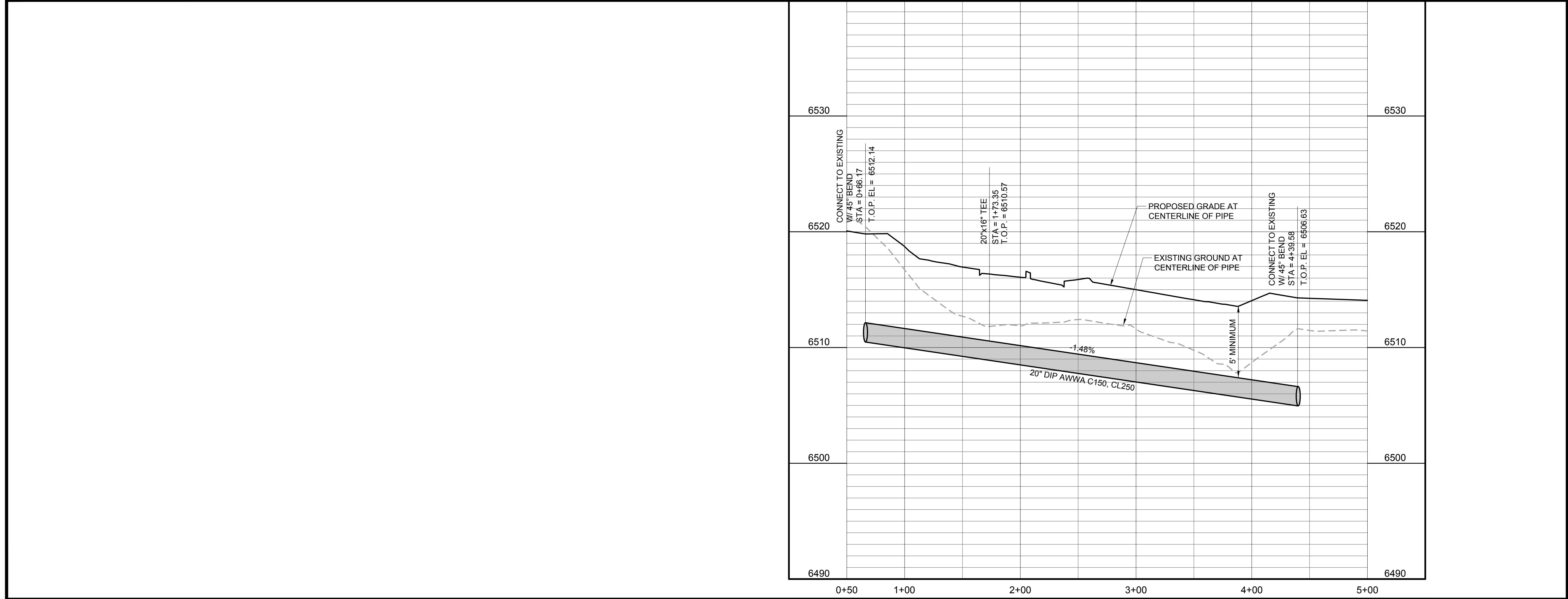
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PROJECT BENCHMARK (AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A (NAVD88 DATUM) ELEVATION=6483.68
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CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
WATER PLAN AND PROFILE

Sheet WT1	23 of 32
Date OCTOBER 1, 2025	



KEYMAP

CONSTRUCTION NOTES:

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE TOWN OF CASTLE ROCK WASTEWATER COLLECTION DESIGN CRITERIA MANUAL, WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.

2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.

3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.

4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.

5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.

6. 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.

7. 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.

8. 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.

9. ALL MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF 3/4" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH 3/4" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

10. ALL MANHOLES LOCATED OUTSIDE OF PAVED ROW SHALL BE CONSTRUCTED WITH A LOCKING-TYPE COVER WITH THE MANHOLE RING BOLTED TO THE MANHOLE CONE AND RAISED 8"-12" ABOVE GRADE PER STANDARD DETAIL SS-3.

11. ALL WATER SERVICES THAT CROSS A STORM MAIN 24" OR LARGER AND/OR ARE LESS THAN 4 FEET DEEP WILL REQUIRE INSULATION PER TCR STANDARDS.

INDICATES UTILITY CROSSING
NUMBER (SEE CROSSING
TABLE LEFT COLUMN)

INDICATES WATER
LOWERING PER TOCR
DETAIL W-17 (SEE
SHEET DT4)

BASIS OF BEARINGS

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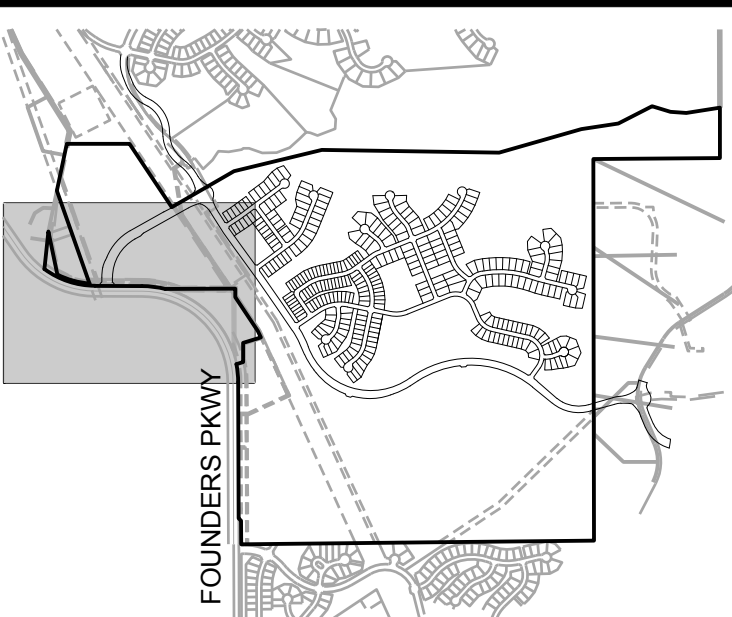
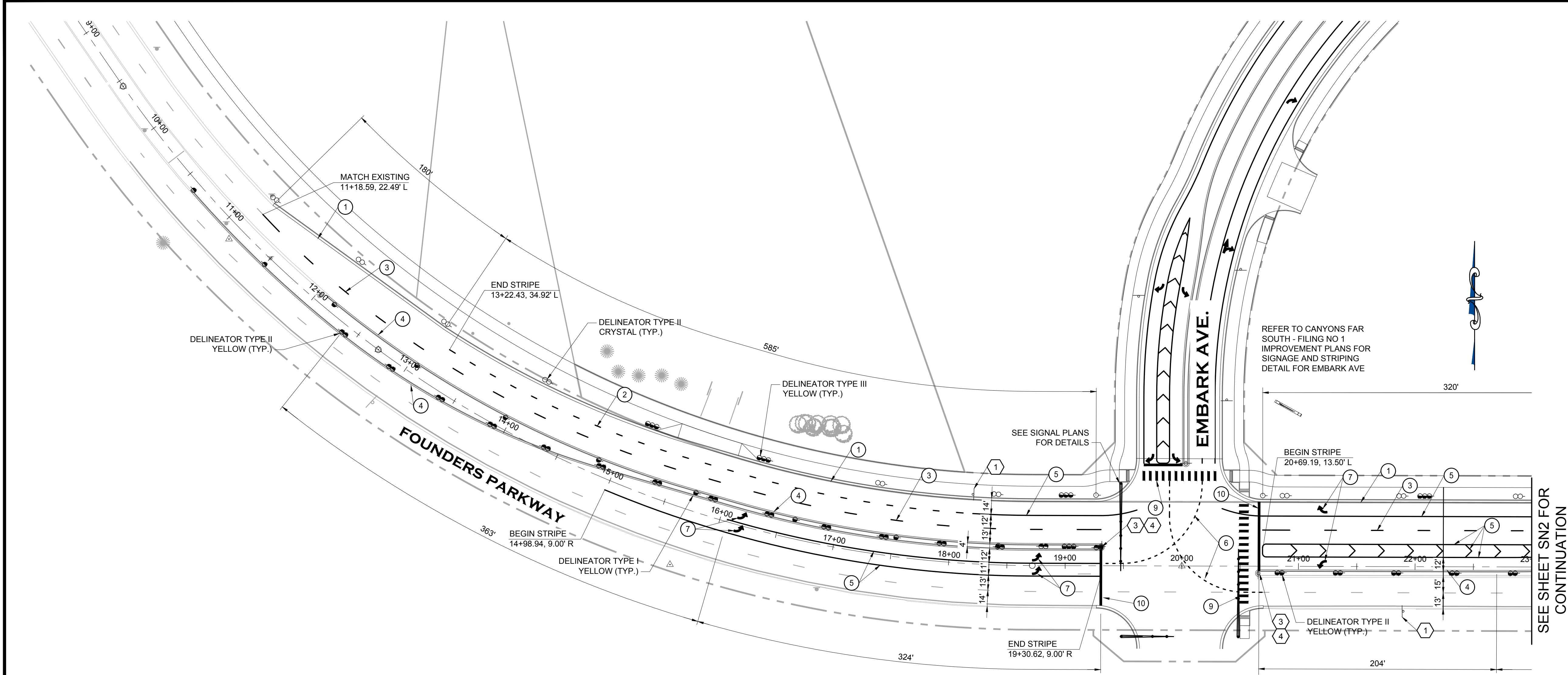
APPROVED BY:

DEVELOPMENT SERVICES

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TOCR PROJECT NO: CD24-0013

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PLOTTED BY: BRIAN MOSS PLOT DATE: 11/7/2025 12:23 PM
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- LEGEND:**
- TYPICAL STREET SIGN
 - TYPICAL TYPE III BARRICADE
 - DELINEATOR TYPE I (CRYSTAL)
 - DELINEATOR TYPE I (YELLOW)
 - DELINEATOR TYPE II (CRYSTAL)
 - DELINEATOR TYPE II (YELLOW)
 - DELINEATOR TYPE III (YELLOW)

- SIGNAGE INDEX:**
- 1 R2-1 SPEED LIMIT SIGN - 50 MPH
 - 2 R3-7R RIGHT LANE MUST TURN RIGHT SIGN
 - 3 R4-7 MEDIAN KEEP RIGHT SIGN
 - 4 TYPE 3 OM3-L OBJECT MARKER

- PAVEMENT MARKINGS:**
- 1 6" SOLID WHITE LINE
 - 2 6" WHITE LINE (3' DASH WITH 12' GAP)
 - 3 6" WHITE LINE (10' DASH WITH 30' GAP)
 - 4 4" SOLID YELLOW LINE
 - 5 8" SOLID WHITE LINE
 - 6 8" DASHED WHITE LINE (2' DASH WITH 4' GAP)
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 - 8 "ONLY" MARKING
 - 9 2'x8' WHITE CROSSWALK BAR
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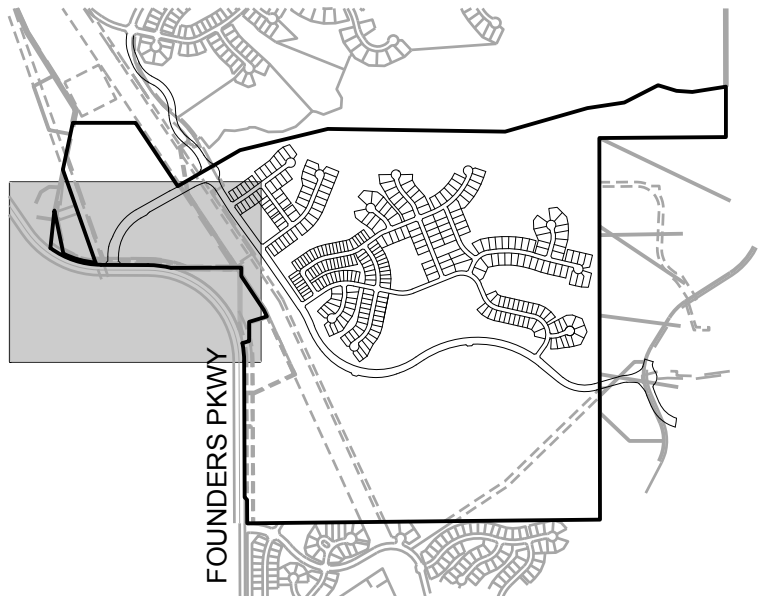
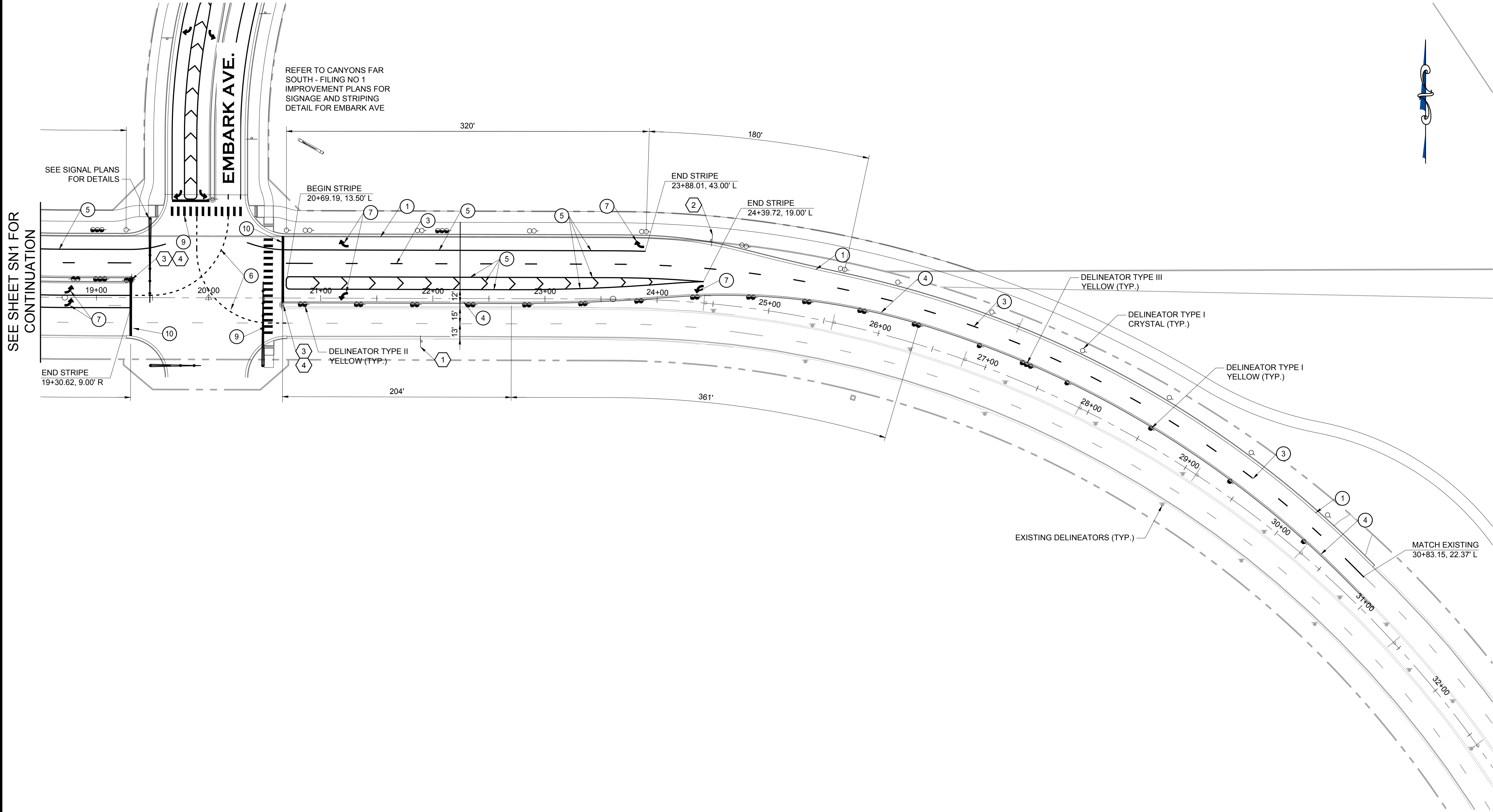
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PROJECT BENCHMARK
(AZTEC #401)
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BENCHMARK TT17A
(NAVD88 DATUM)
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CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
SIGNAGE AND STRIPING

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of
32
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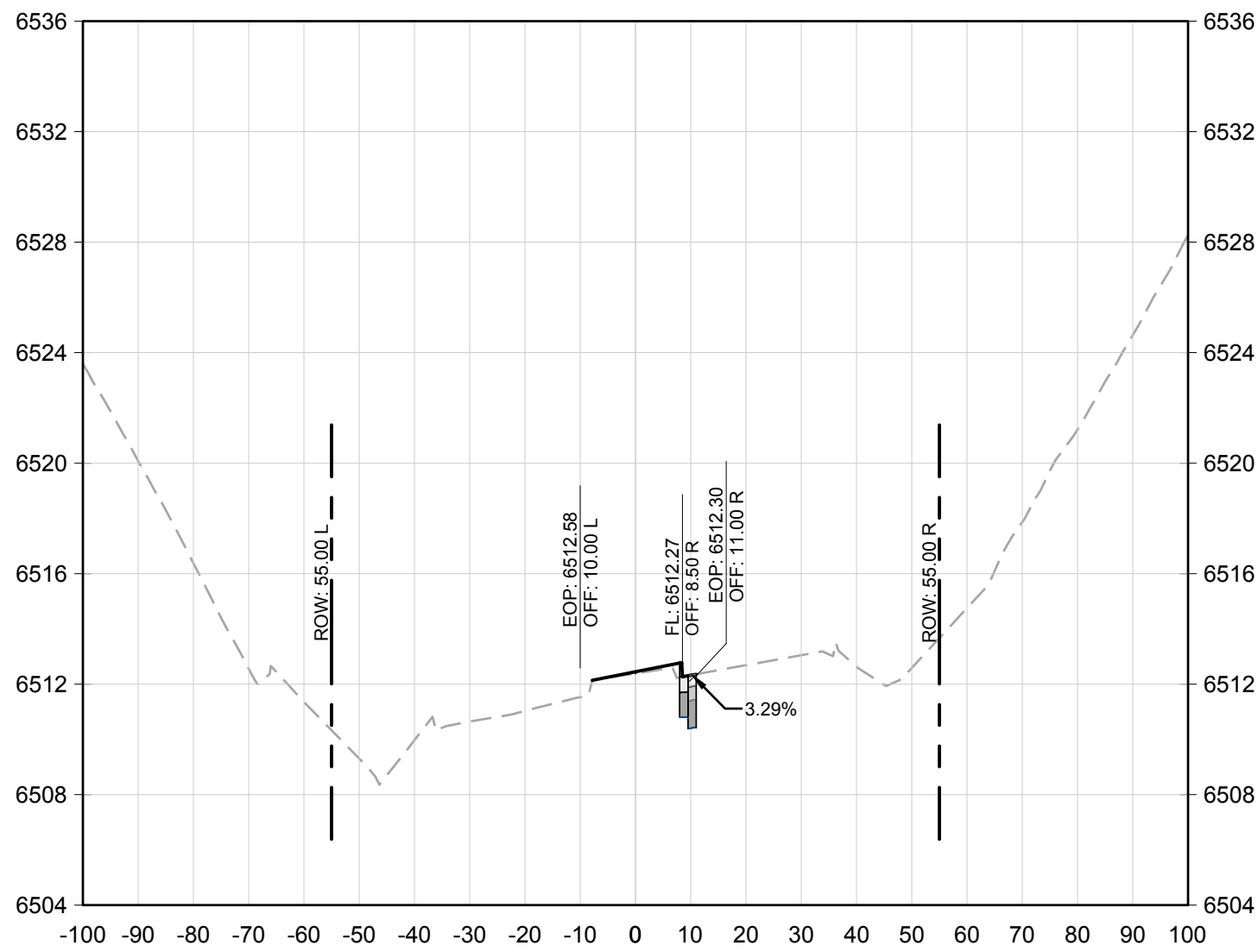
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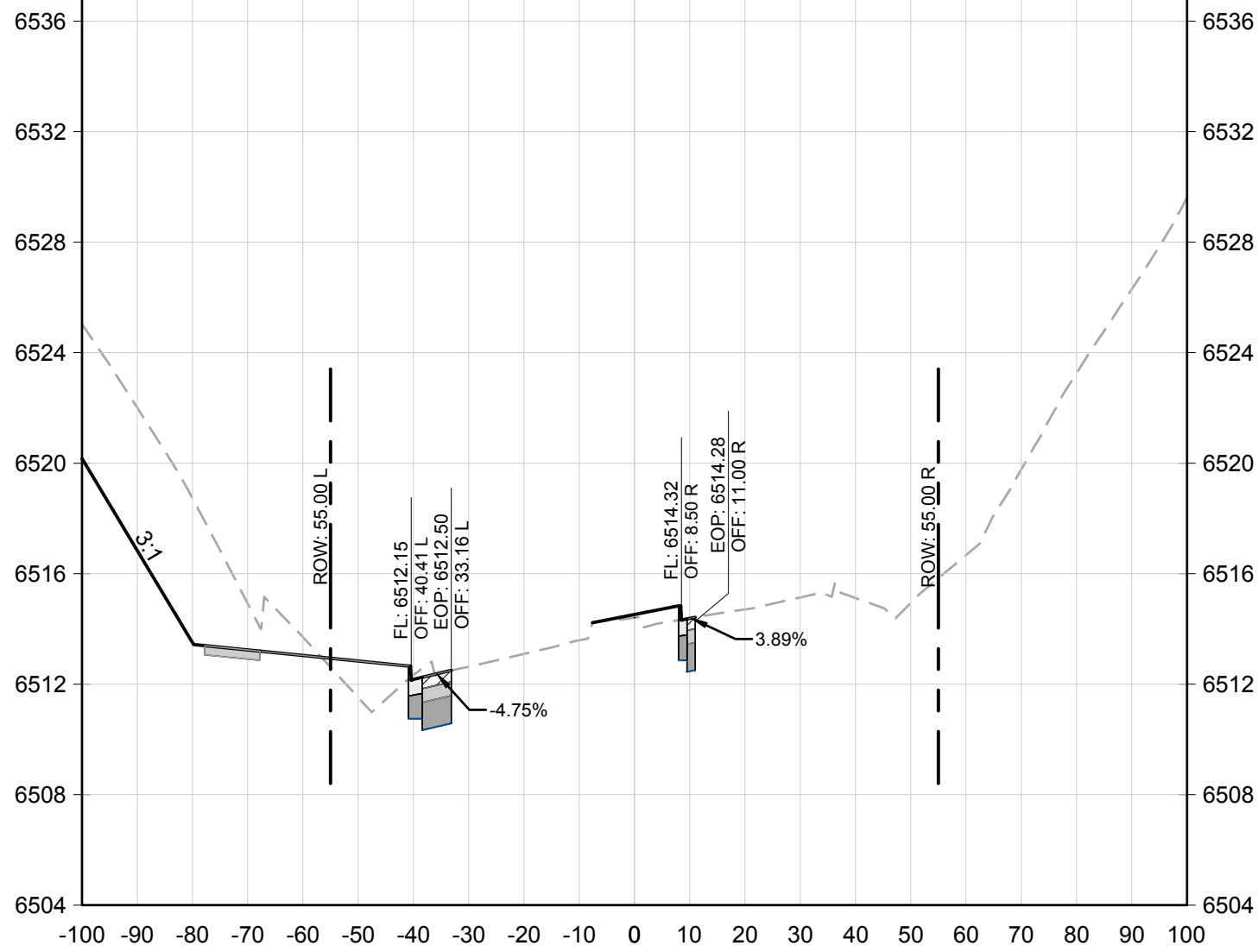
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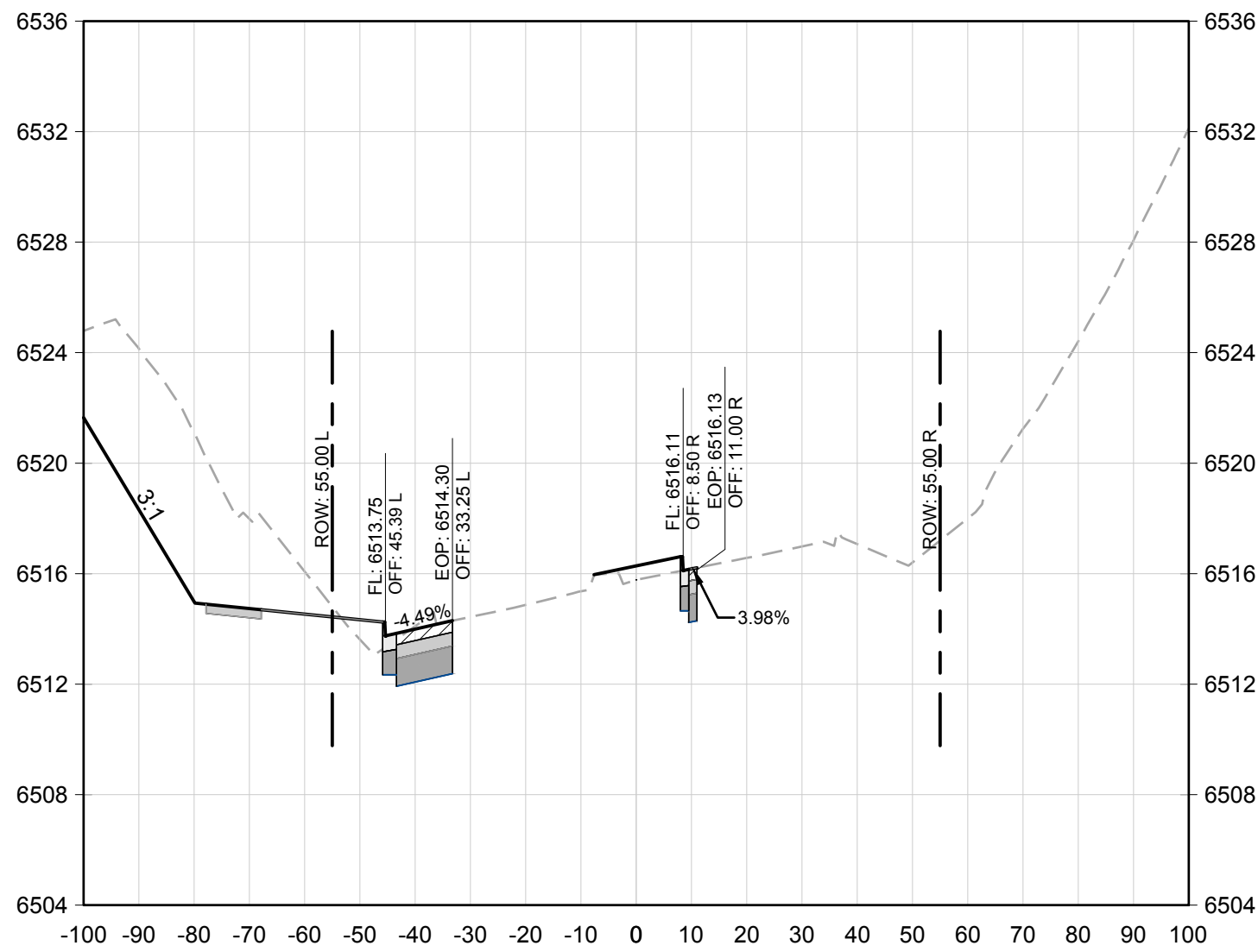
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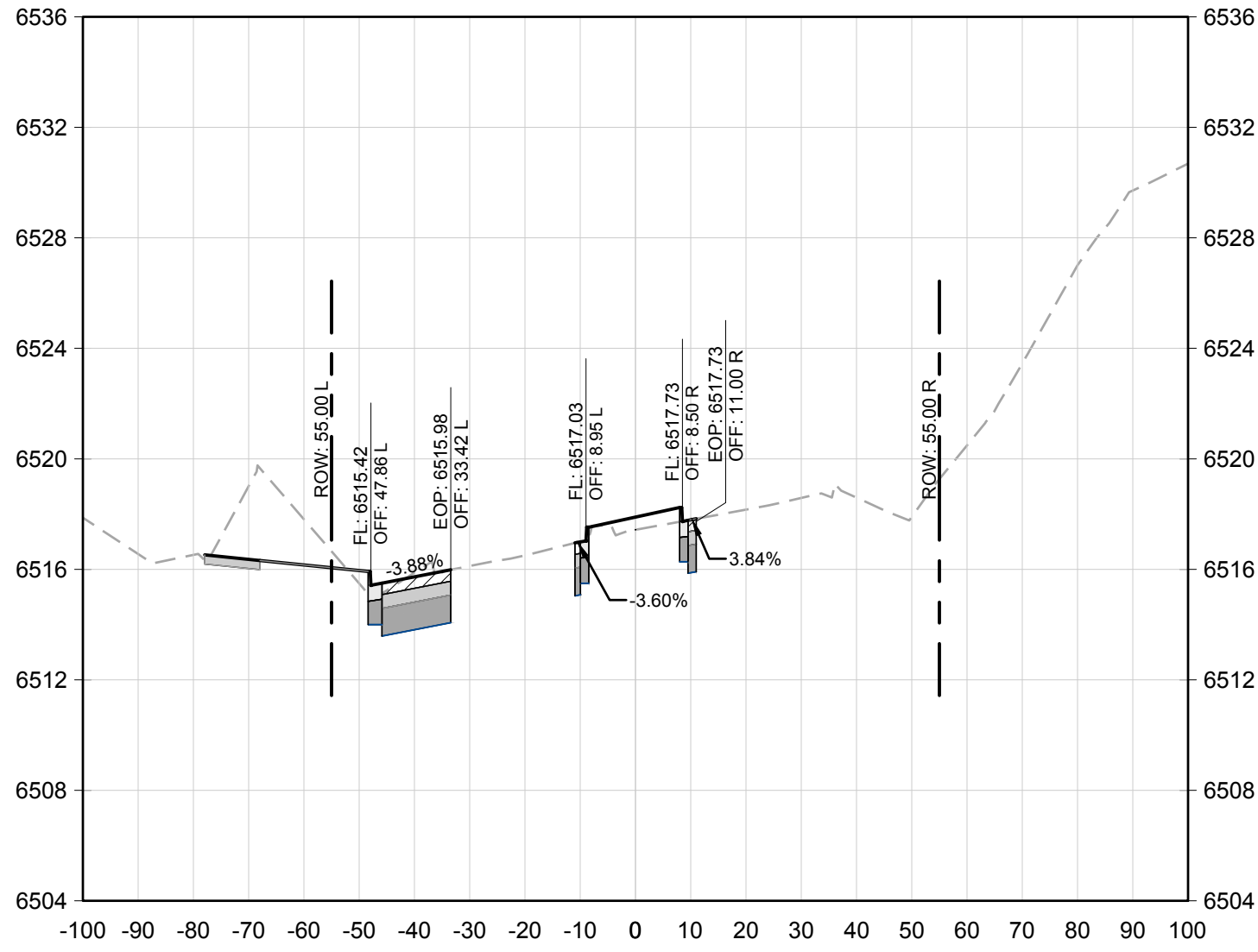
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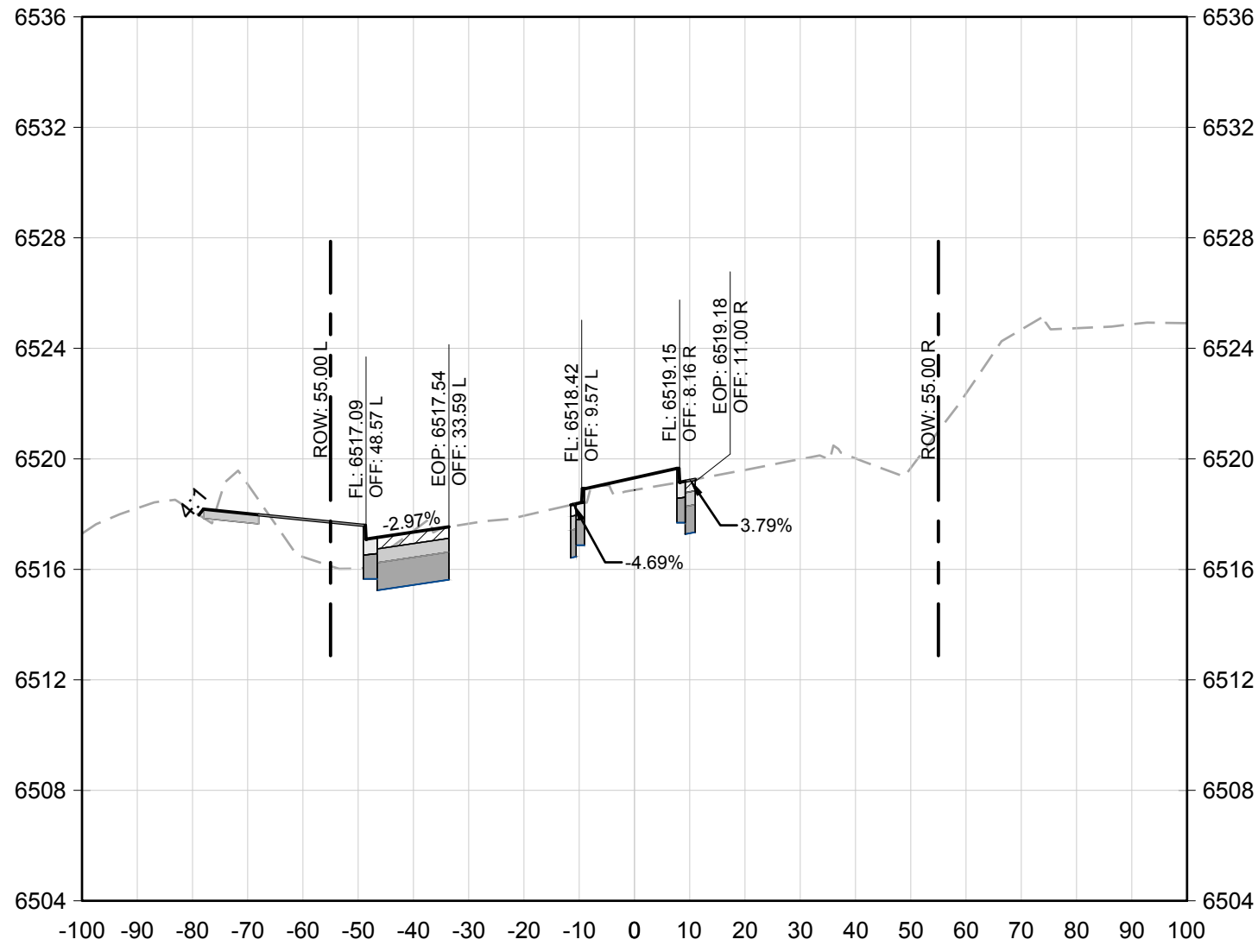
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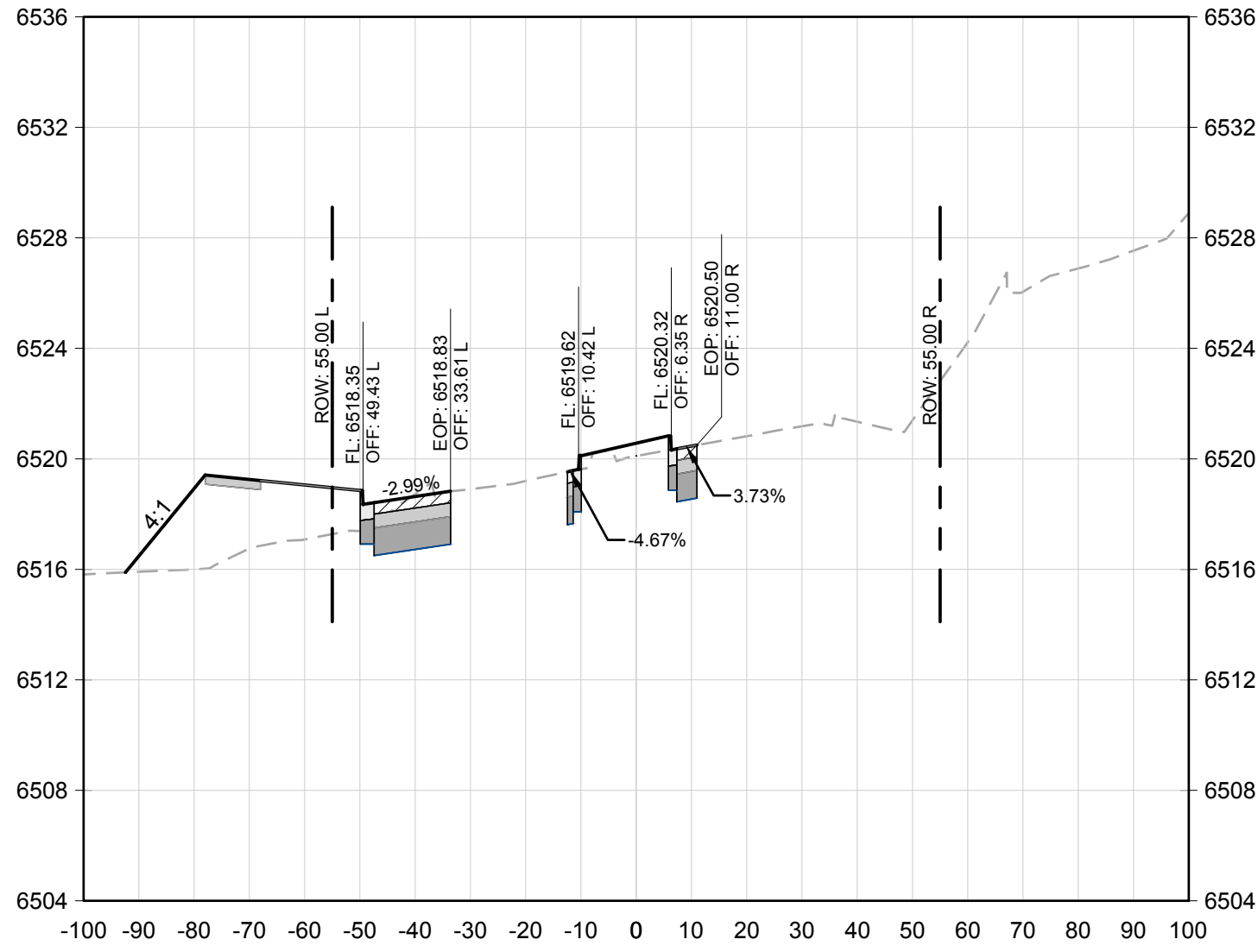
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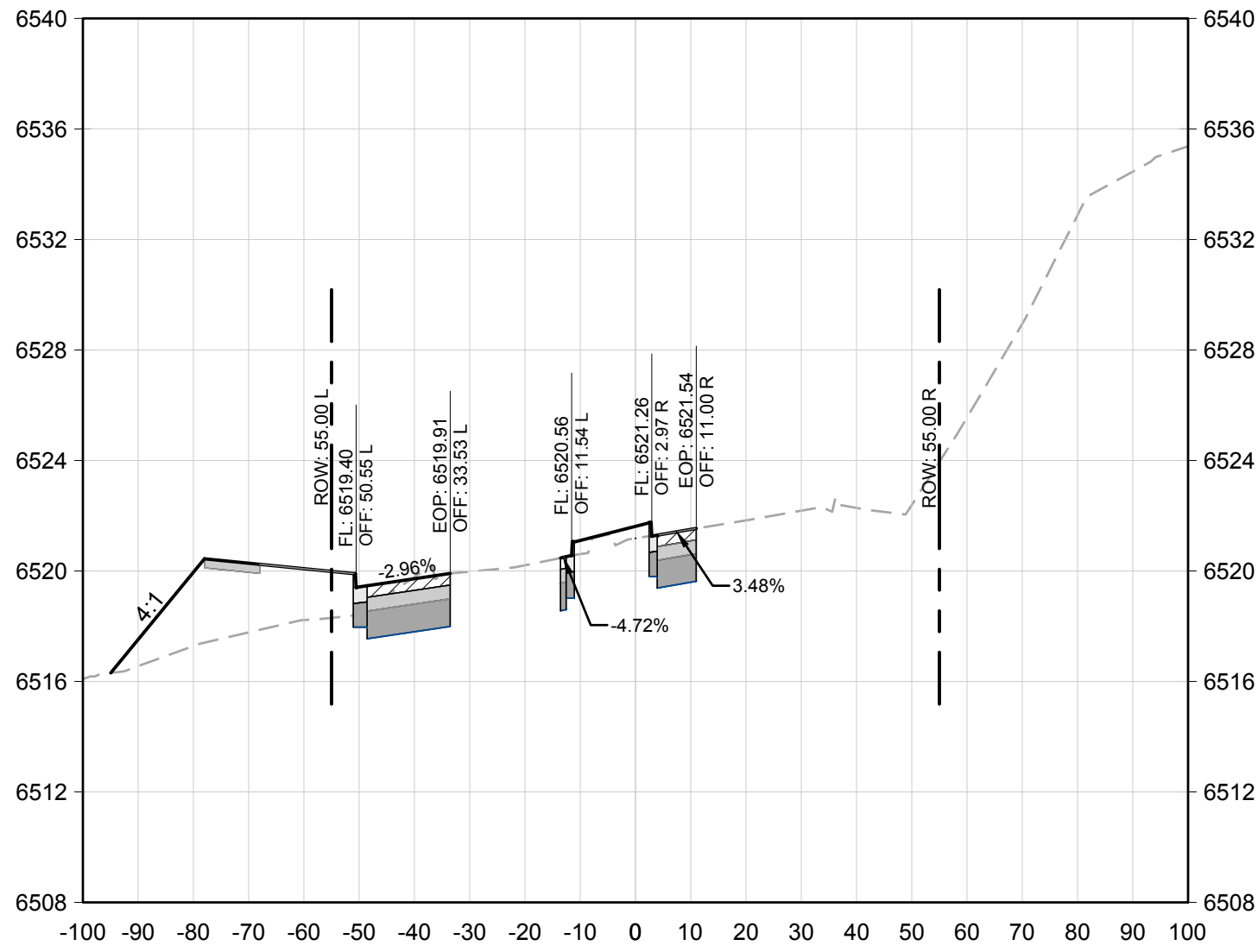
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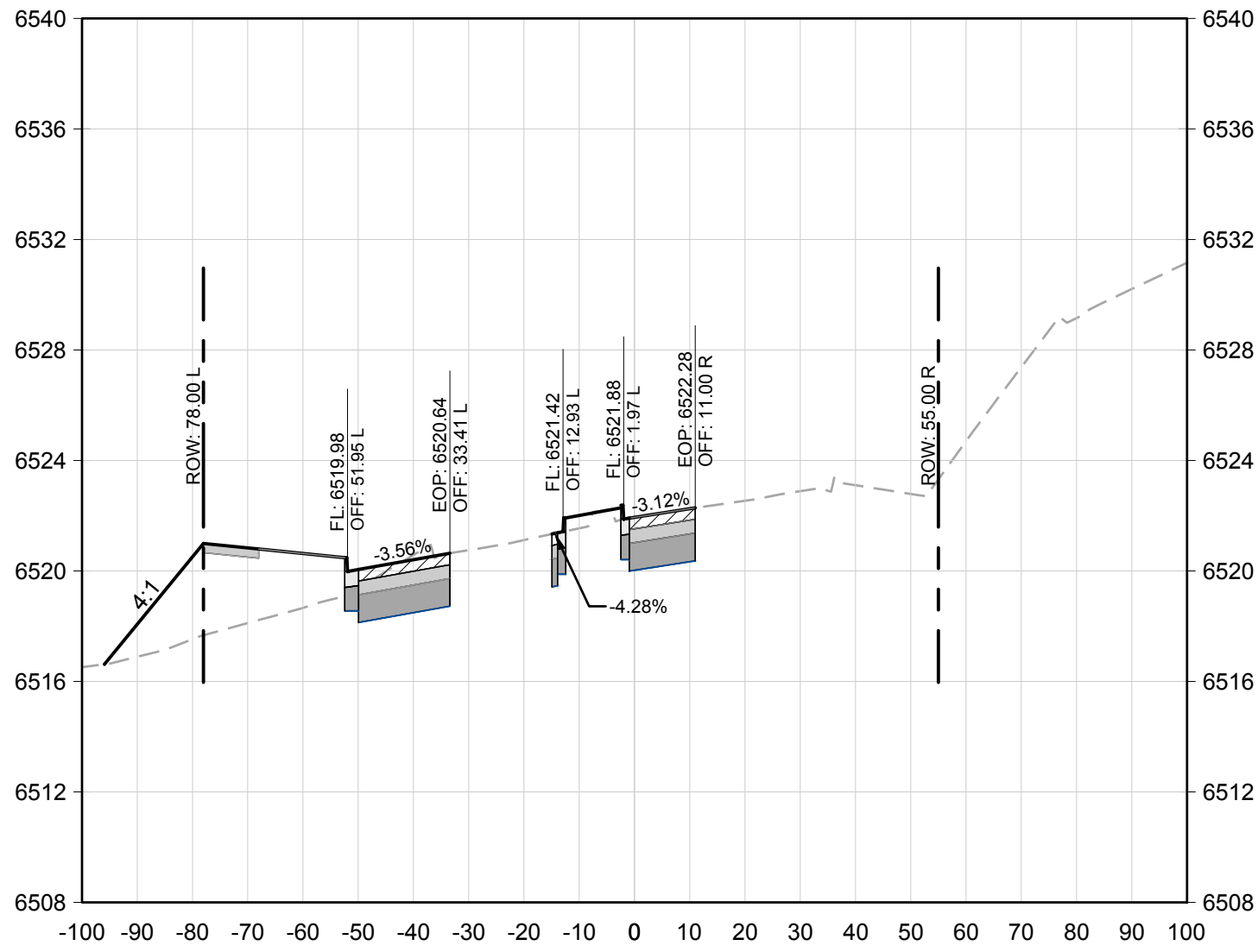
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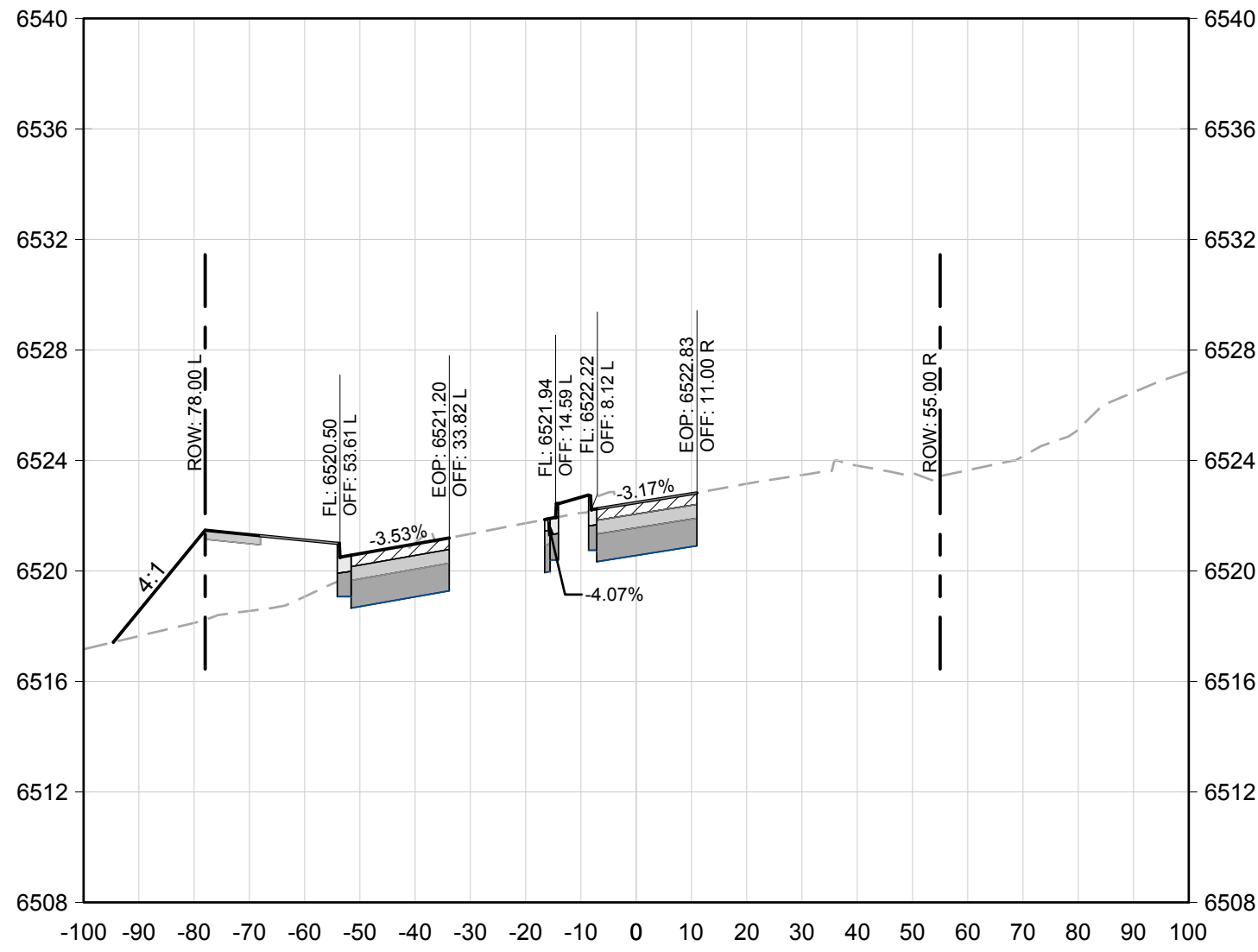
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14+00



14+50



15+00

PROFESSIONAL ENGINEER CERTIFICATION

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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

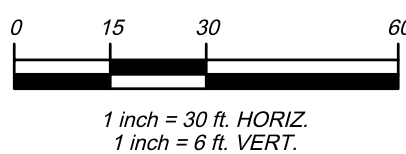
APPROVED BY:

DEVELOPMENT SERVICES

TOCR PROJECT NO: CD24-0013

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Drw RLS	Des RLS
Drawing Name 22XS1-5.dwg		



PROJECT BENCHMARK

(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

Hines

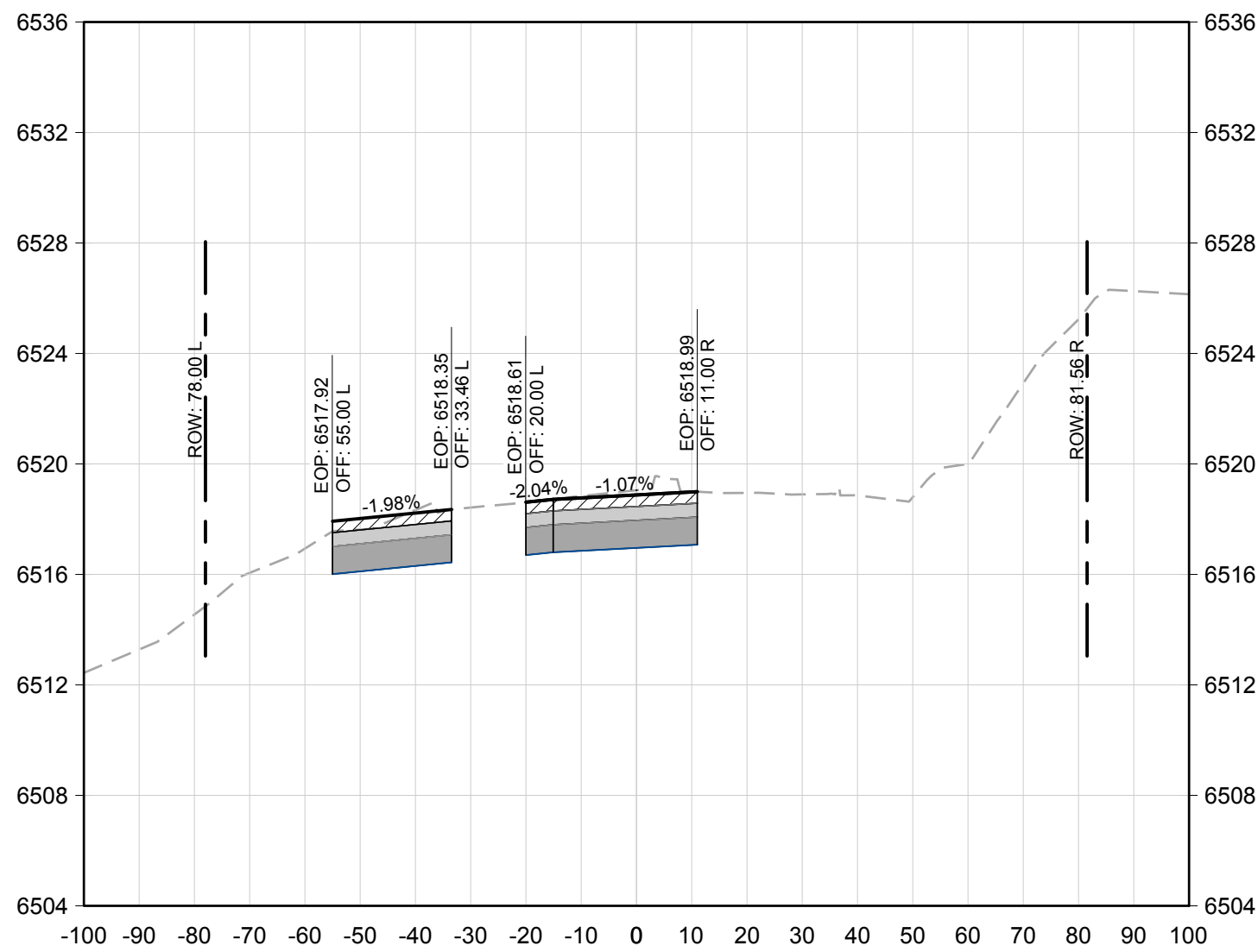
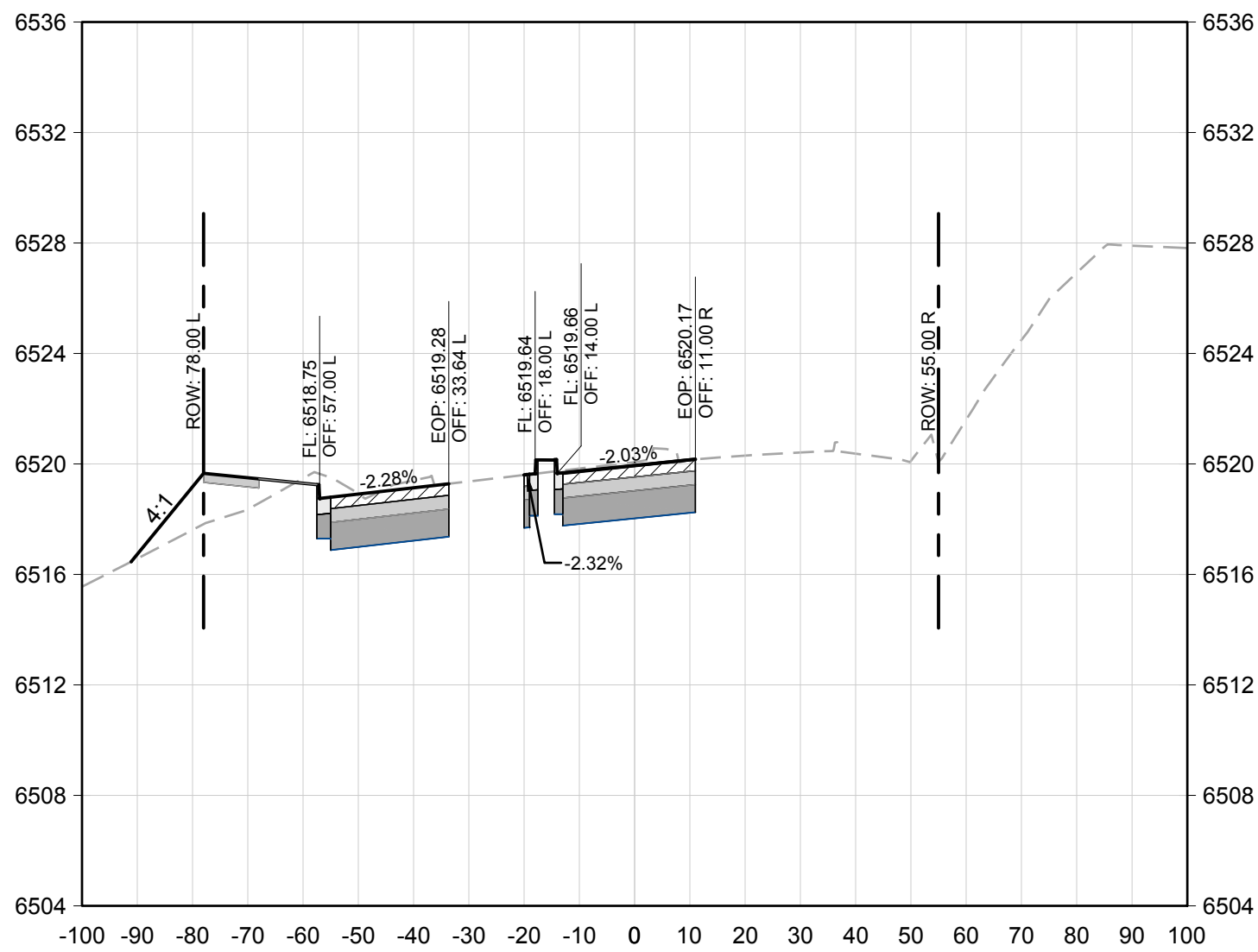
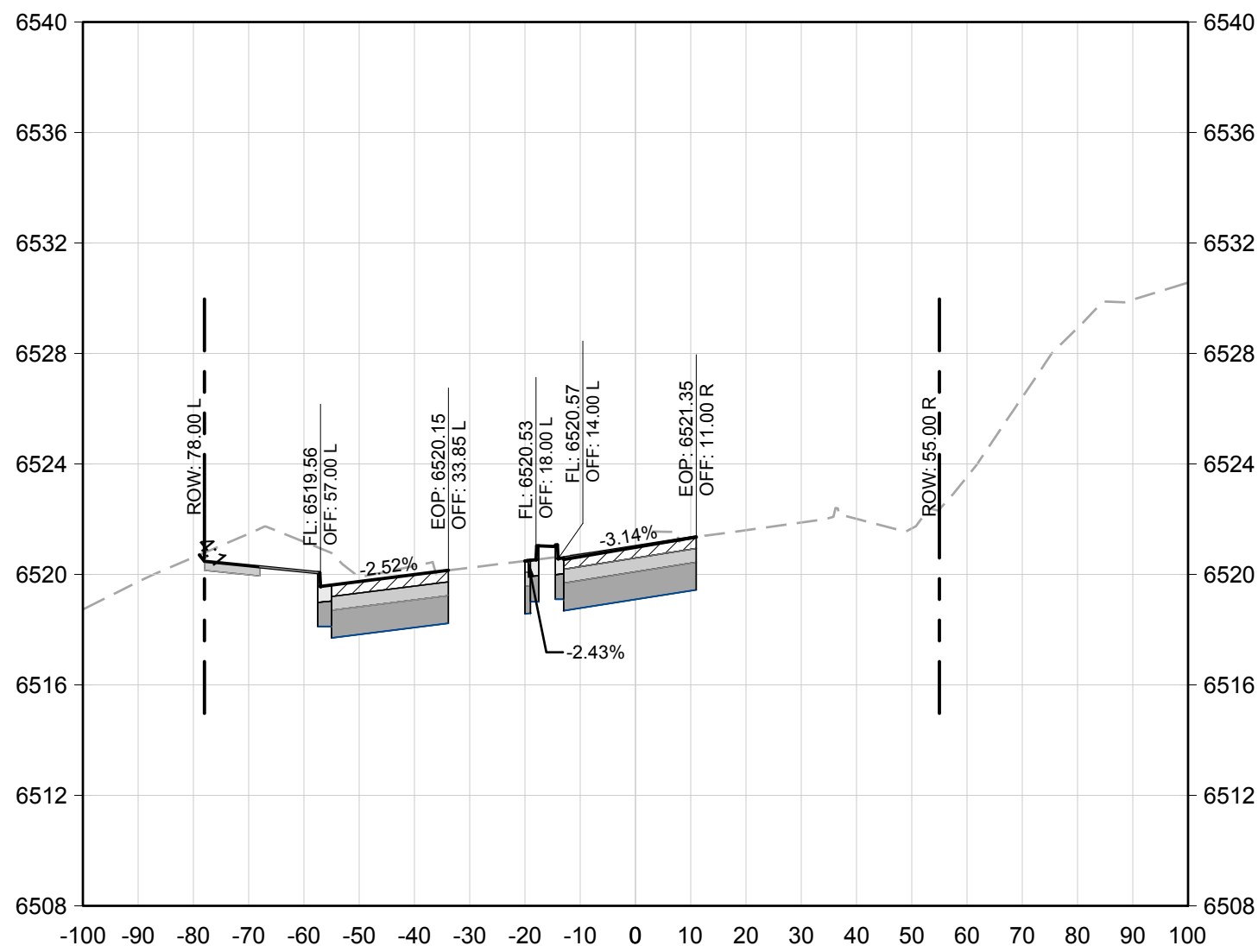
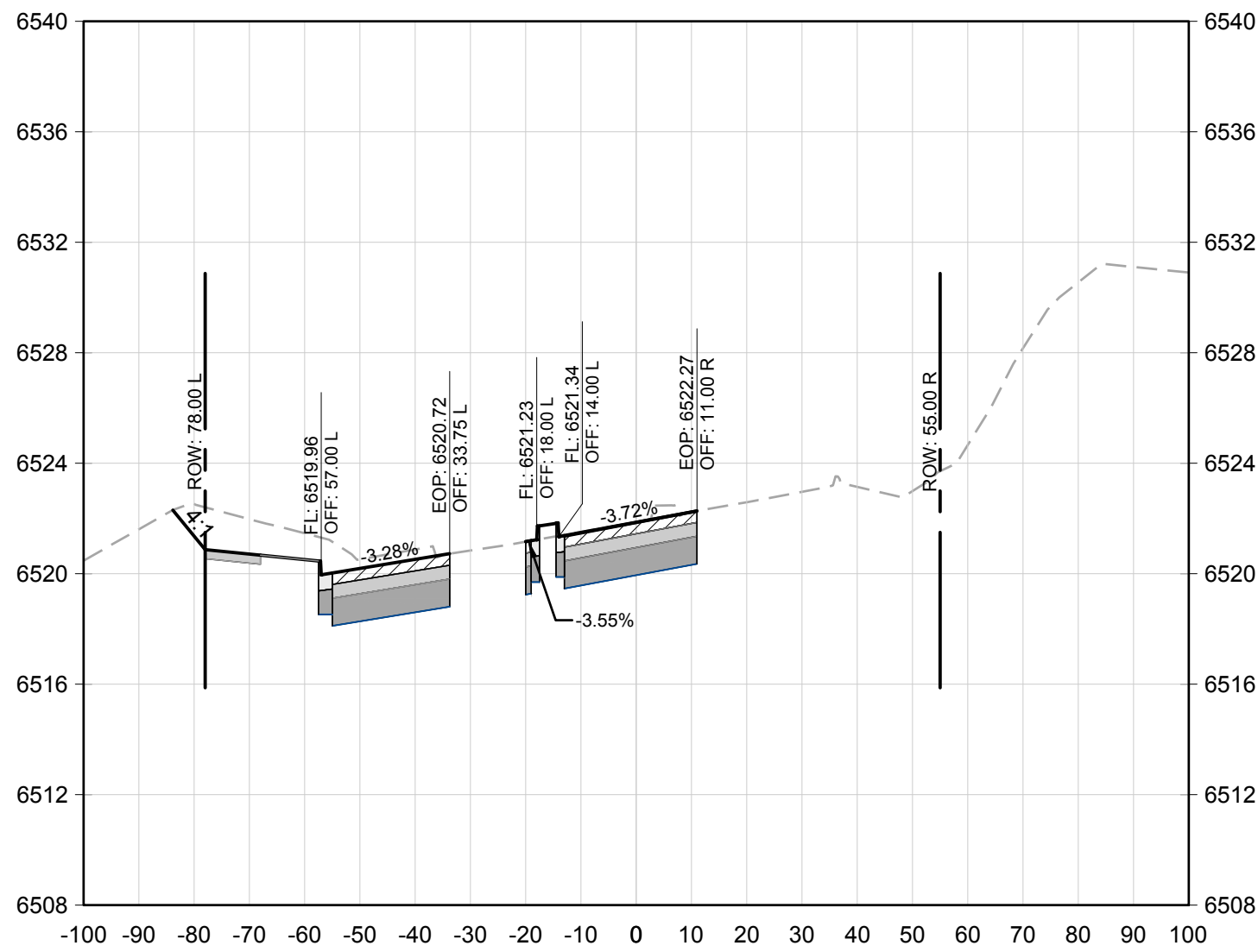
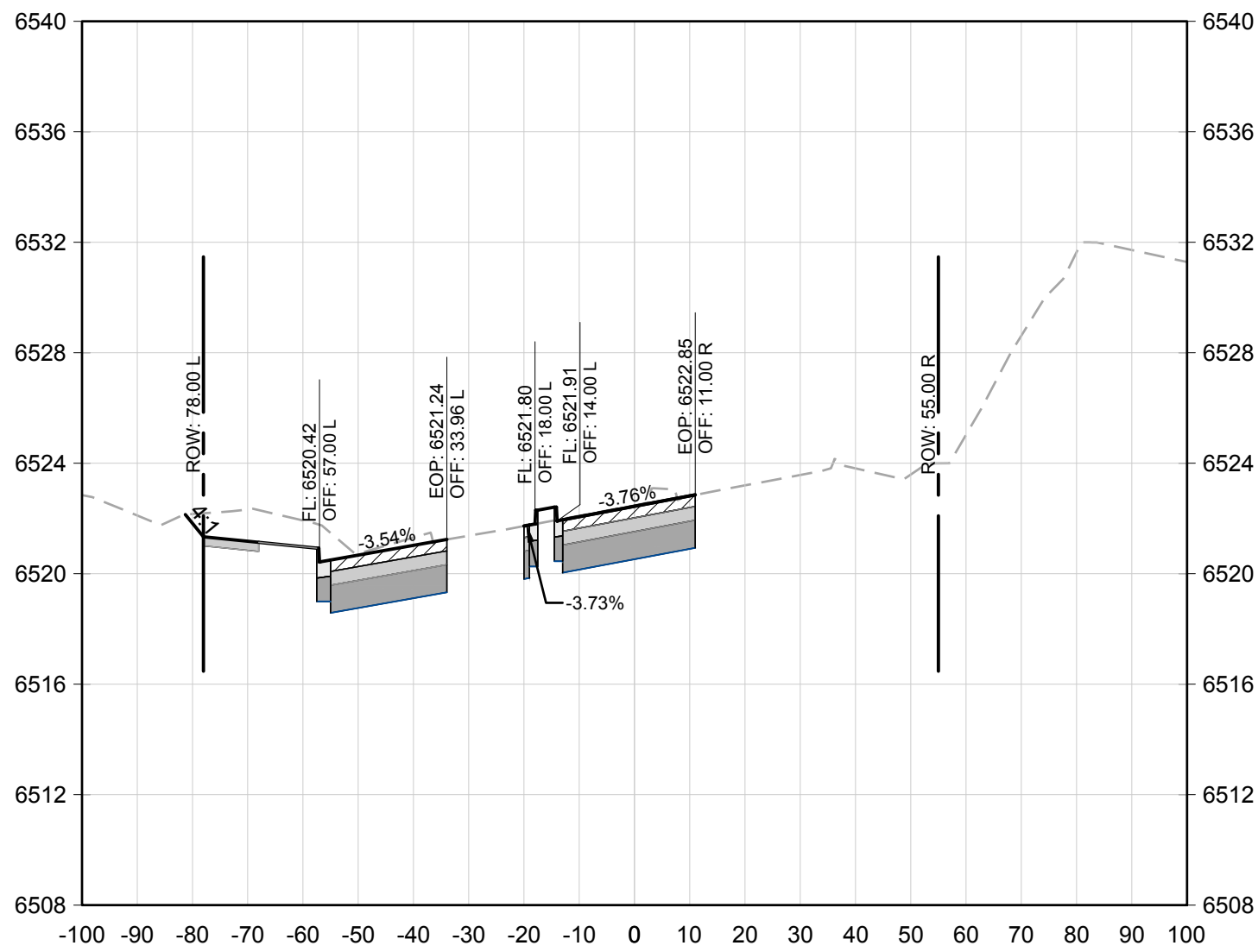
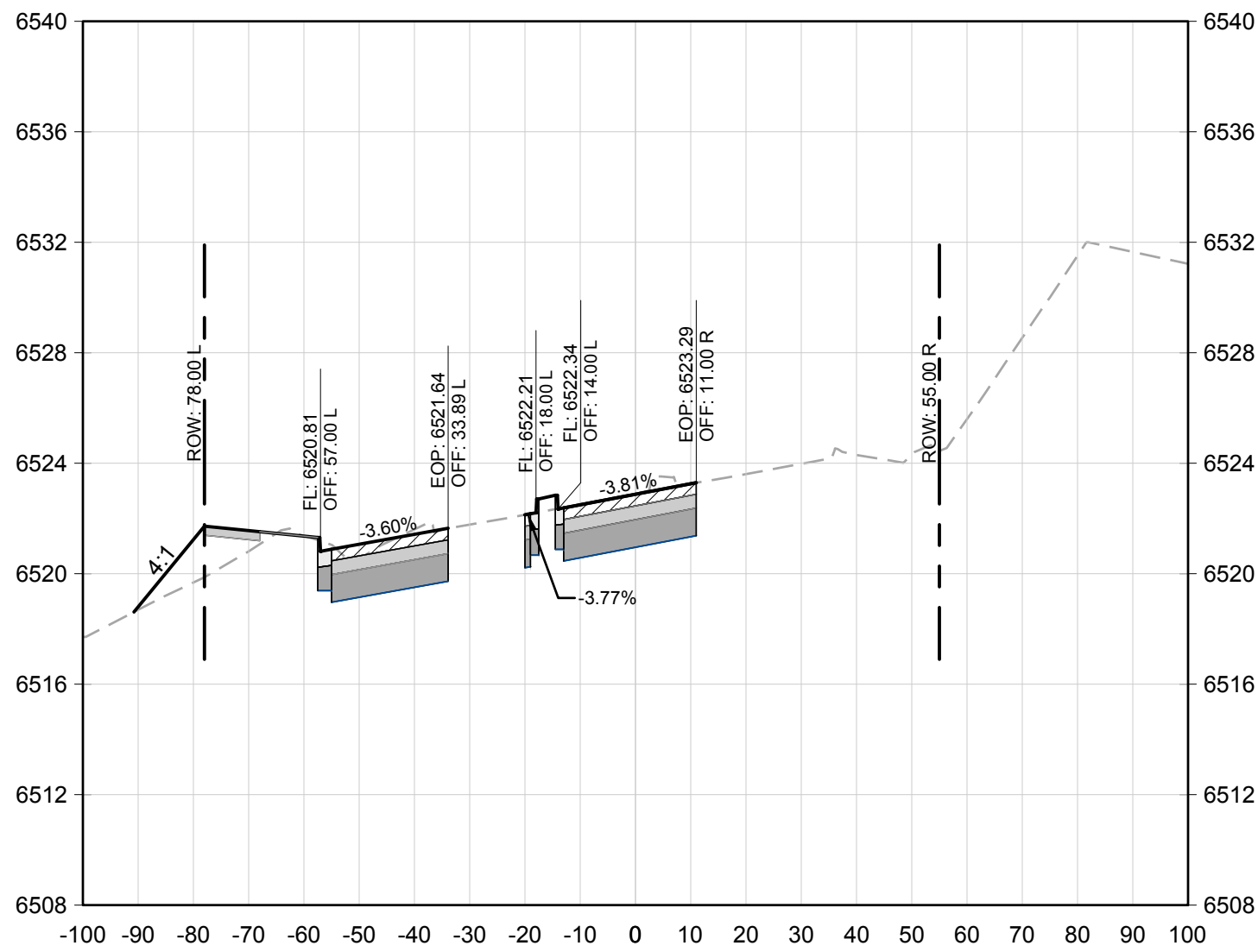
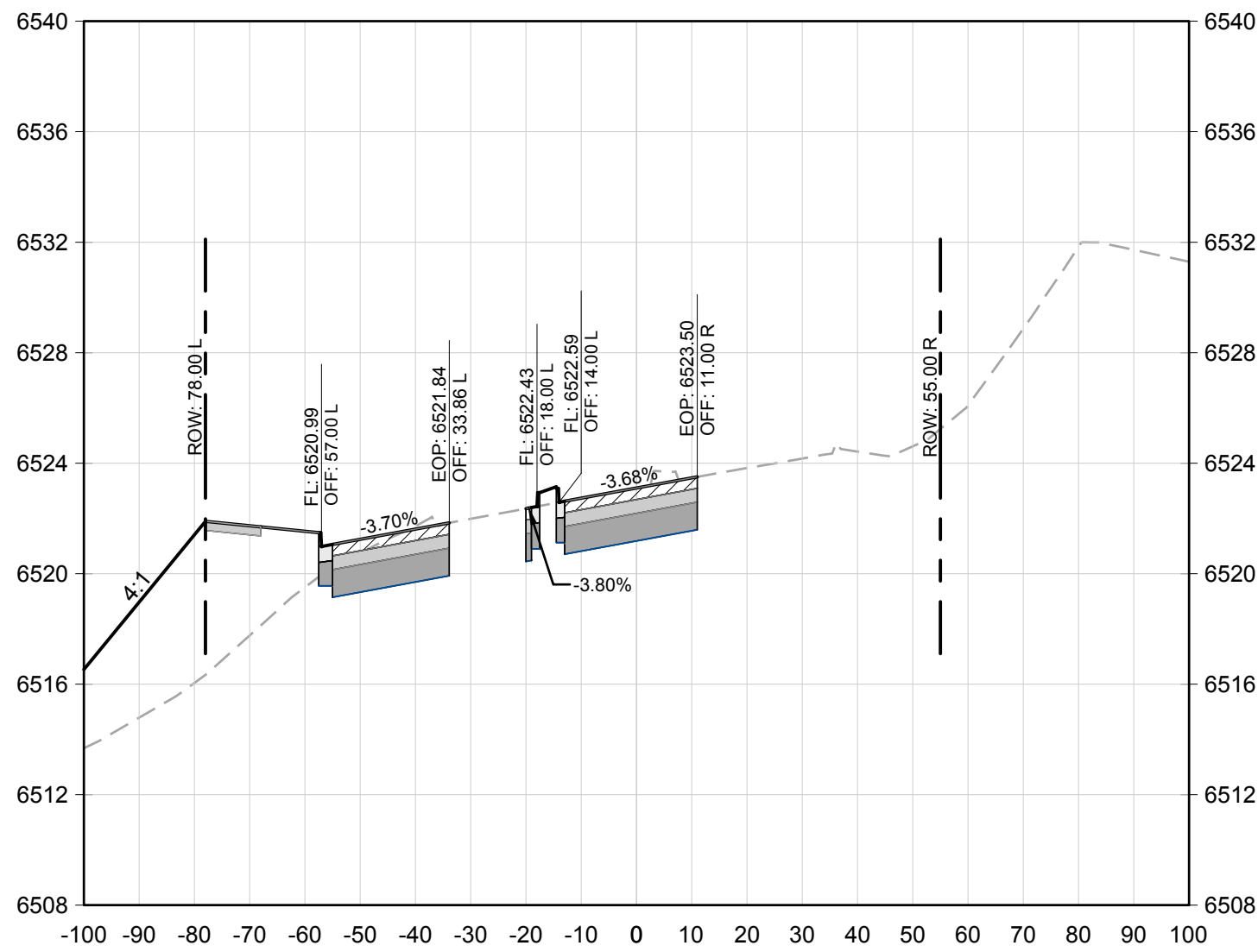
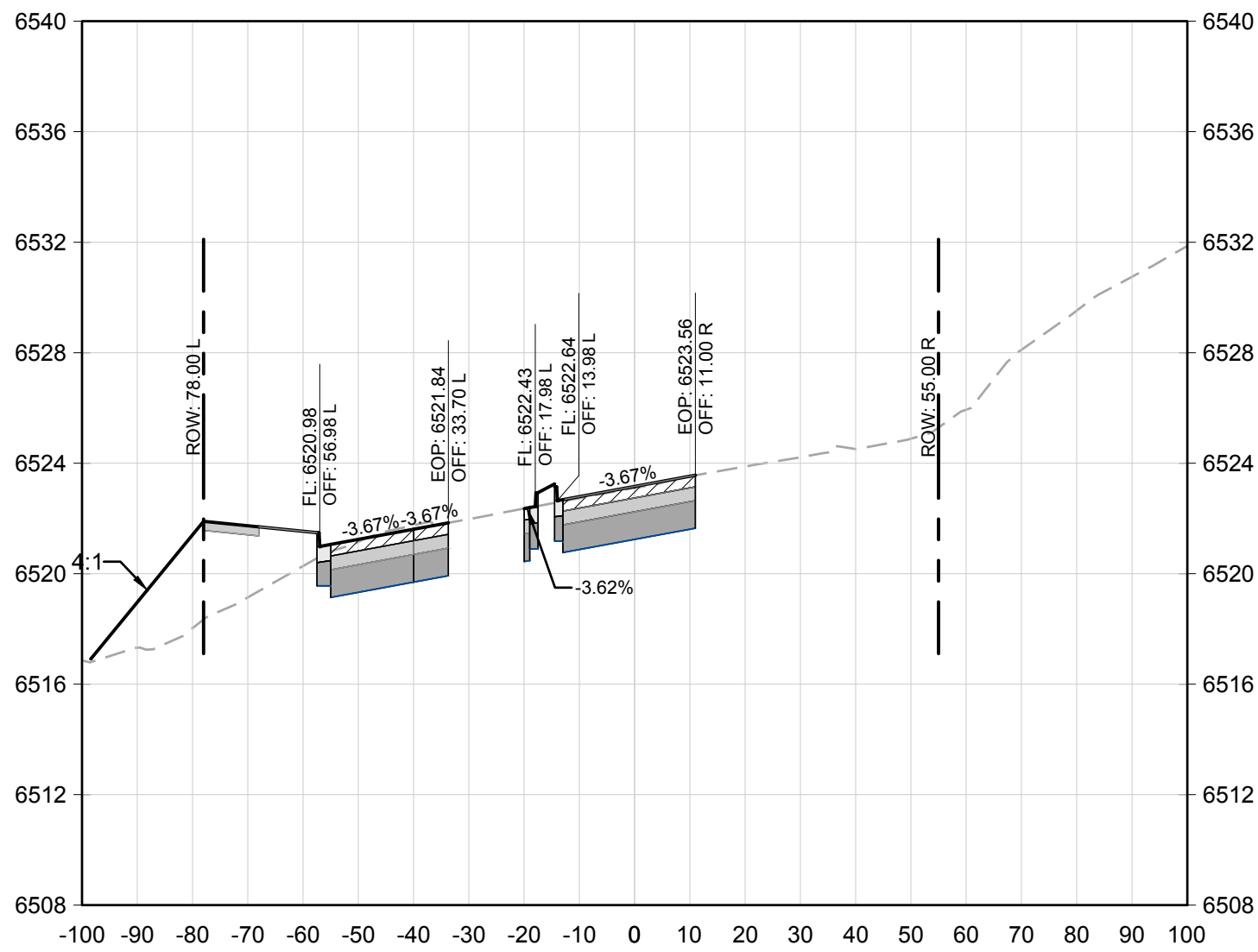
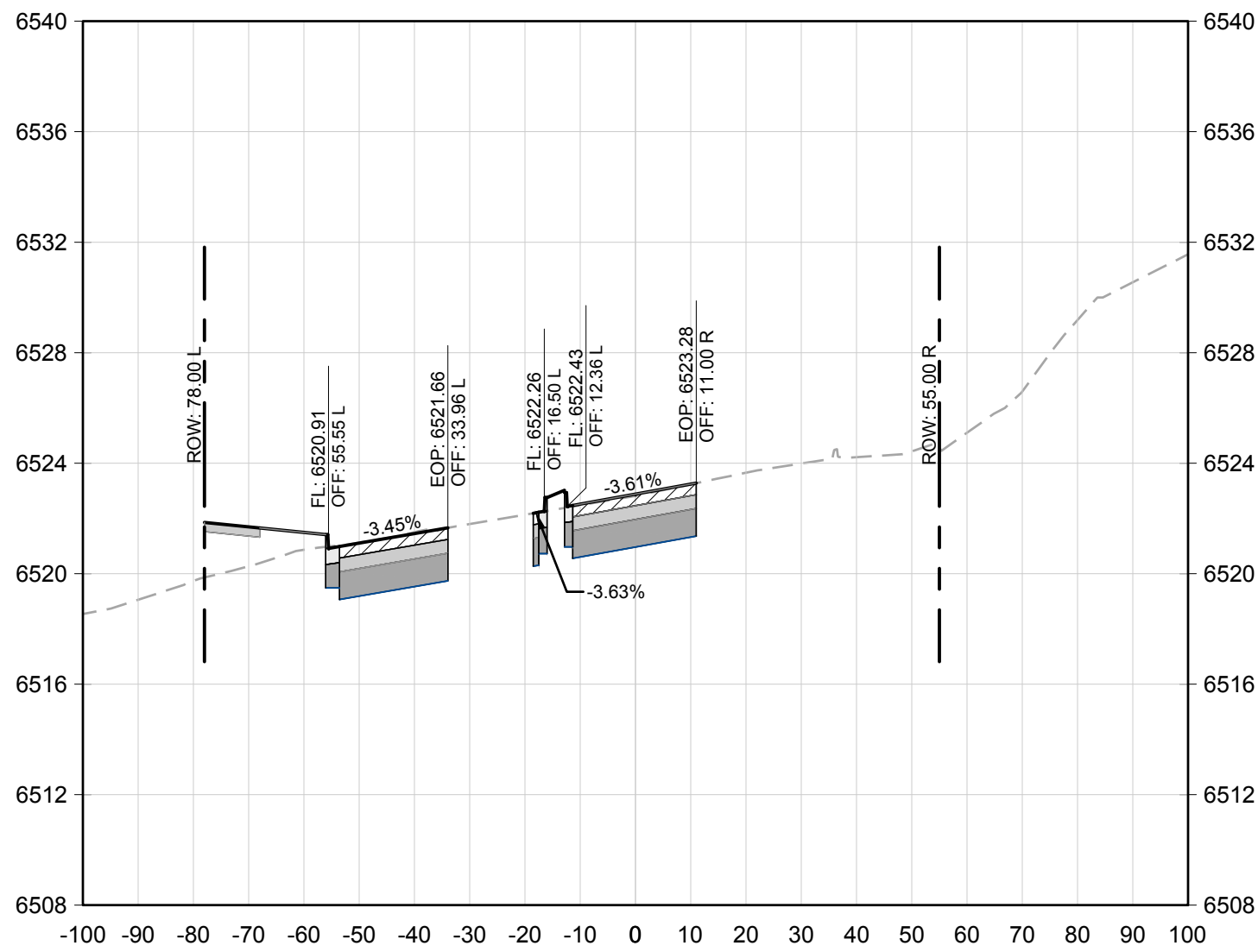
COVER
ENGINEERING

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
CROSS SECTIONS

Sheet
XS1
Date
OCTOBER 1, 2025

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PATH: K:\HINES\PCADD\CIVIL\22 FOUNDERS PARKWAY CD\22XS1-5.DWG
PLOT DATE: 11/7/2025 12:23 PM
PLOT BY: BRIAN MOSS
XREFS:



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APPROVED BY:

DEVELOPMENT SERVICES

TOCR PROJECT NO: CD24-0013

DATE	REVISION DESCRIPTION

Job Number	HINES LP
Chk	BKM
Drw	RLS
Des	RLS

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1 inch = 6 ft. VERT.
Drawing Name

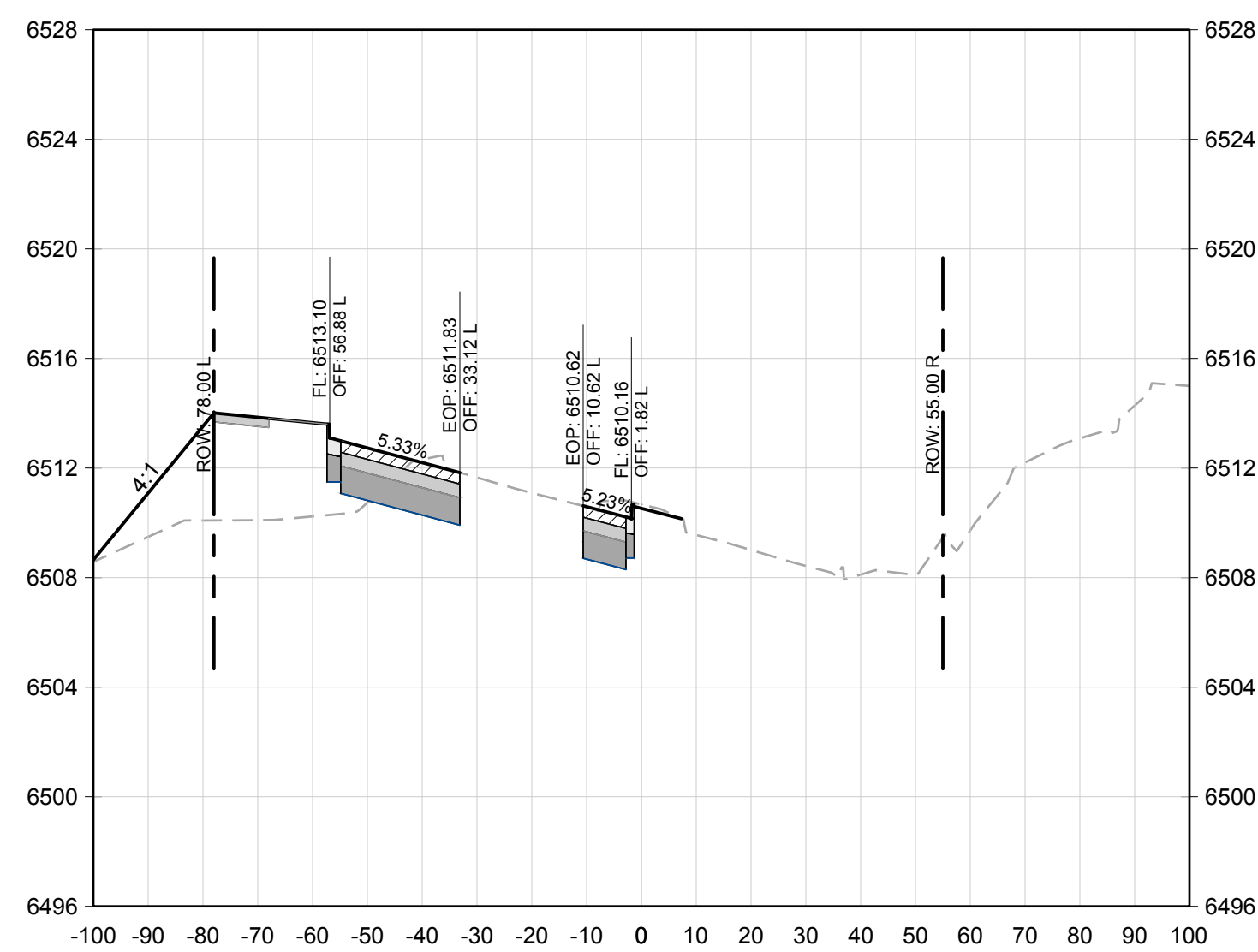
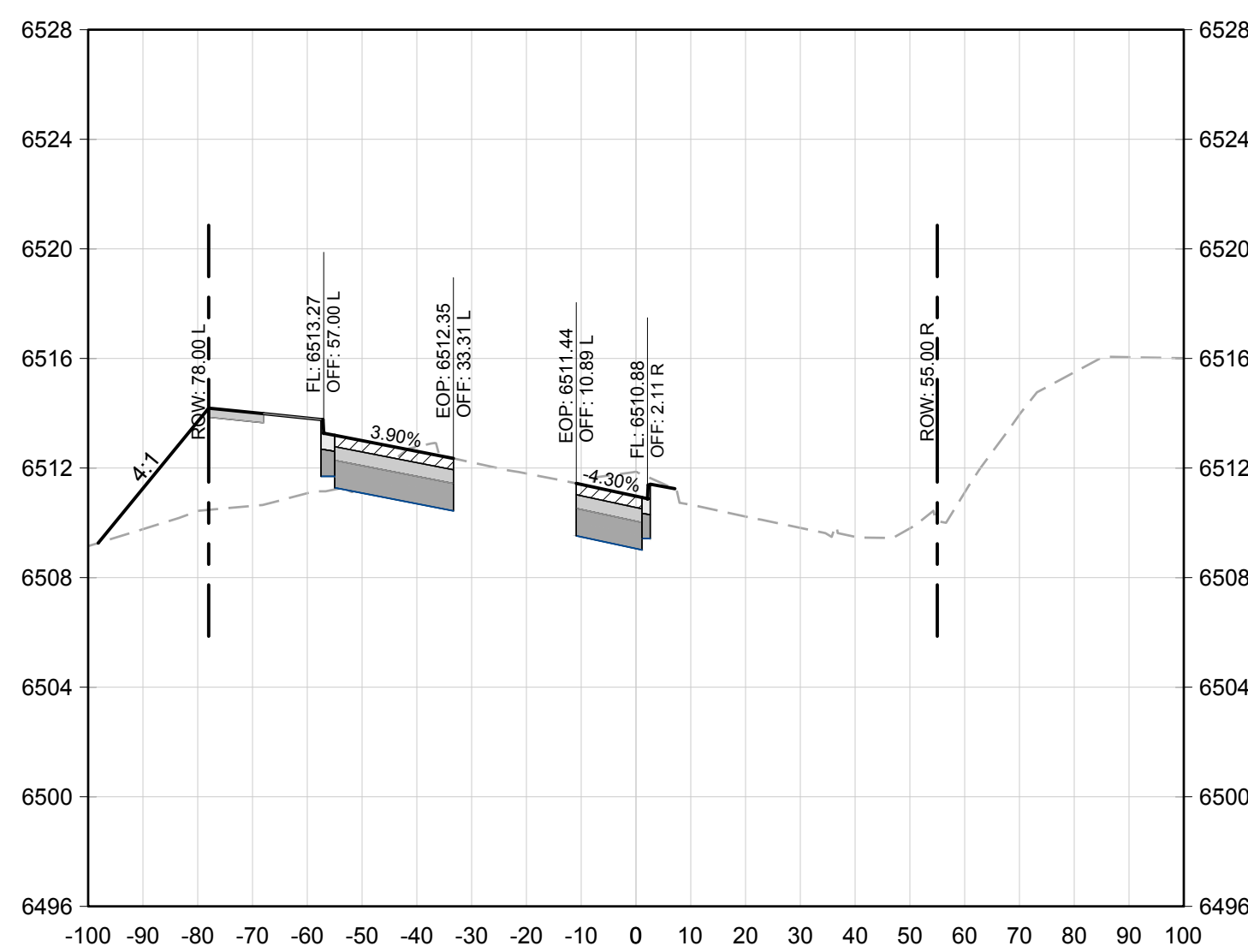
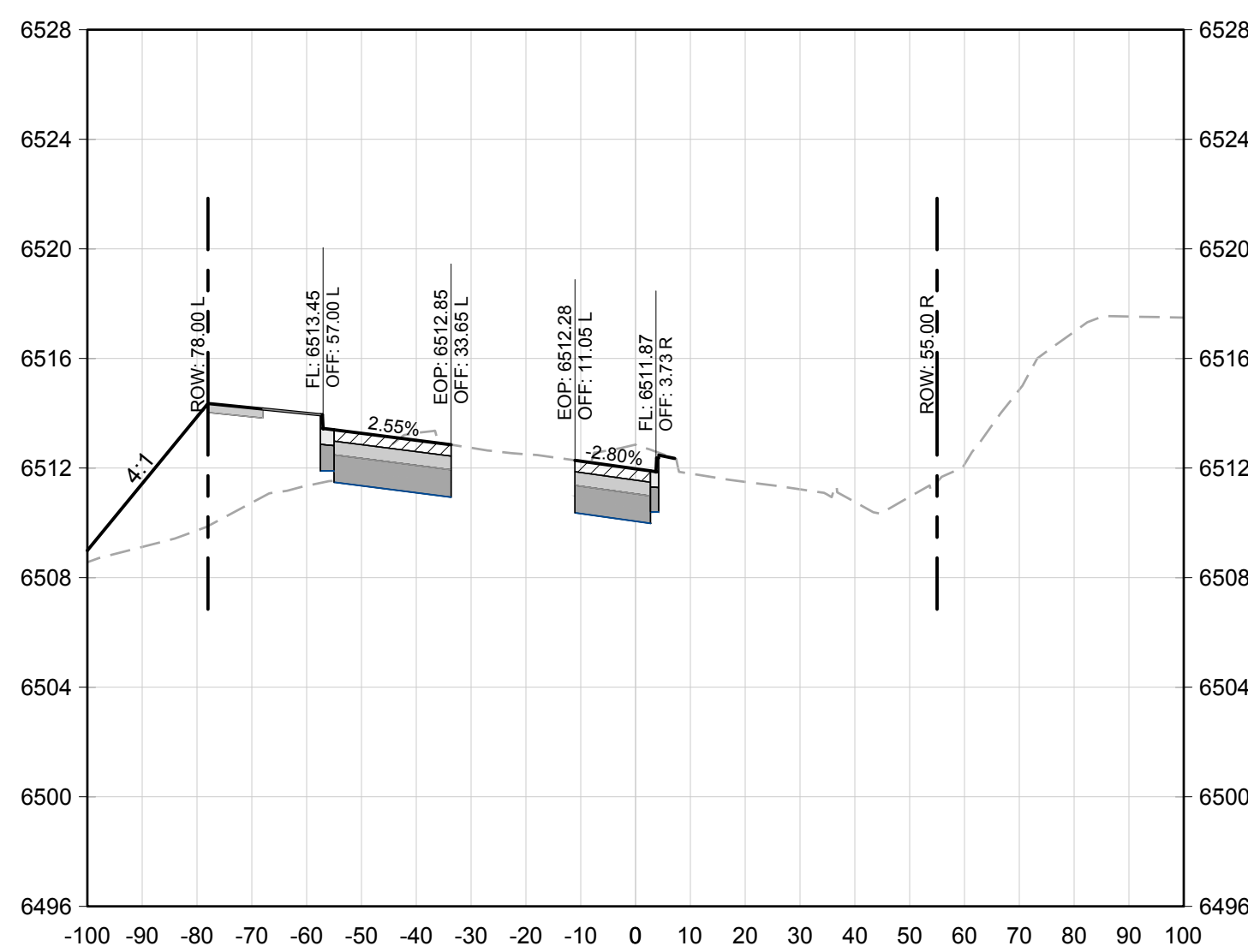
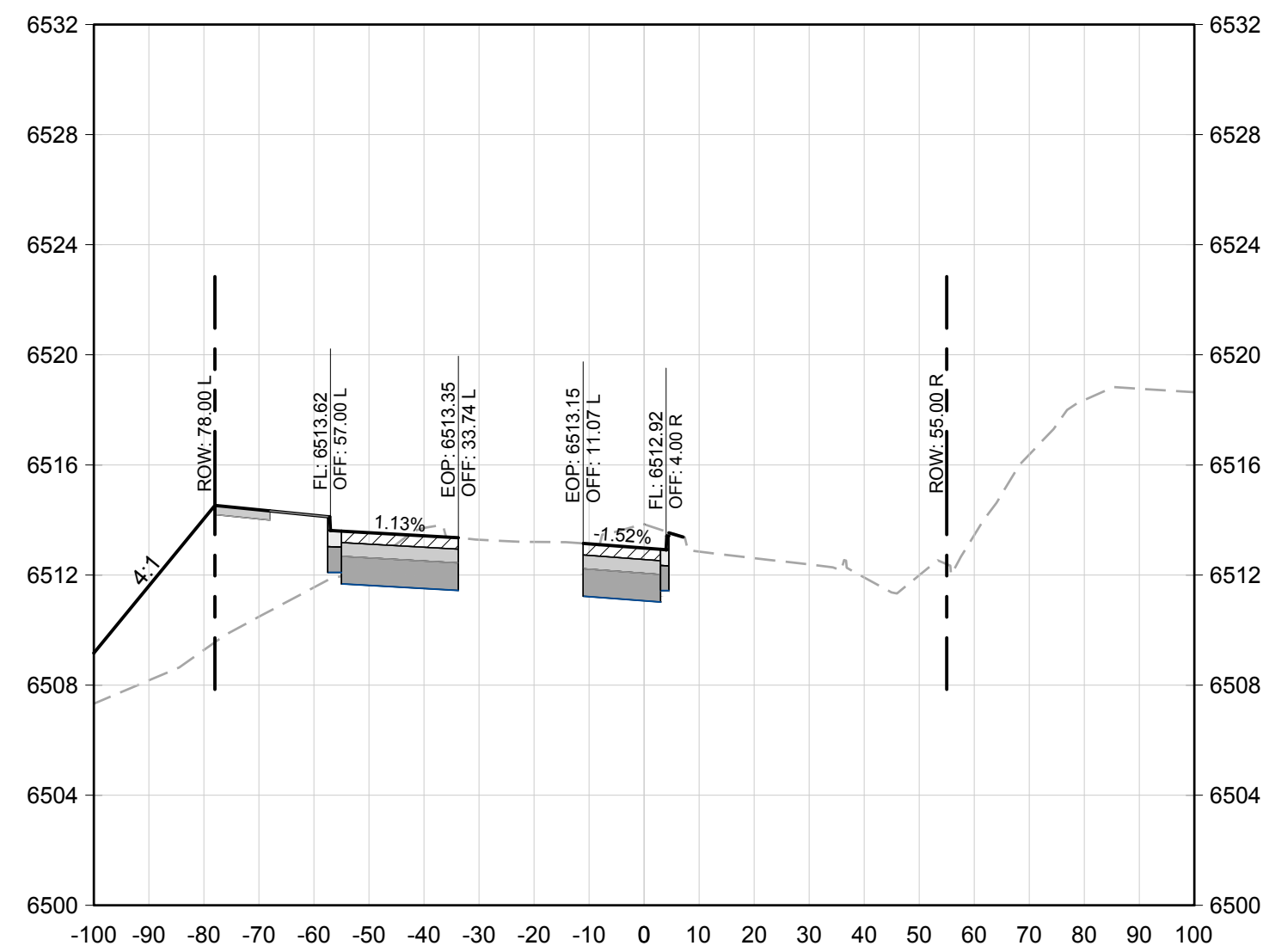
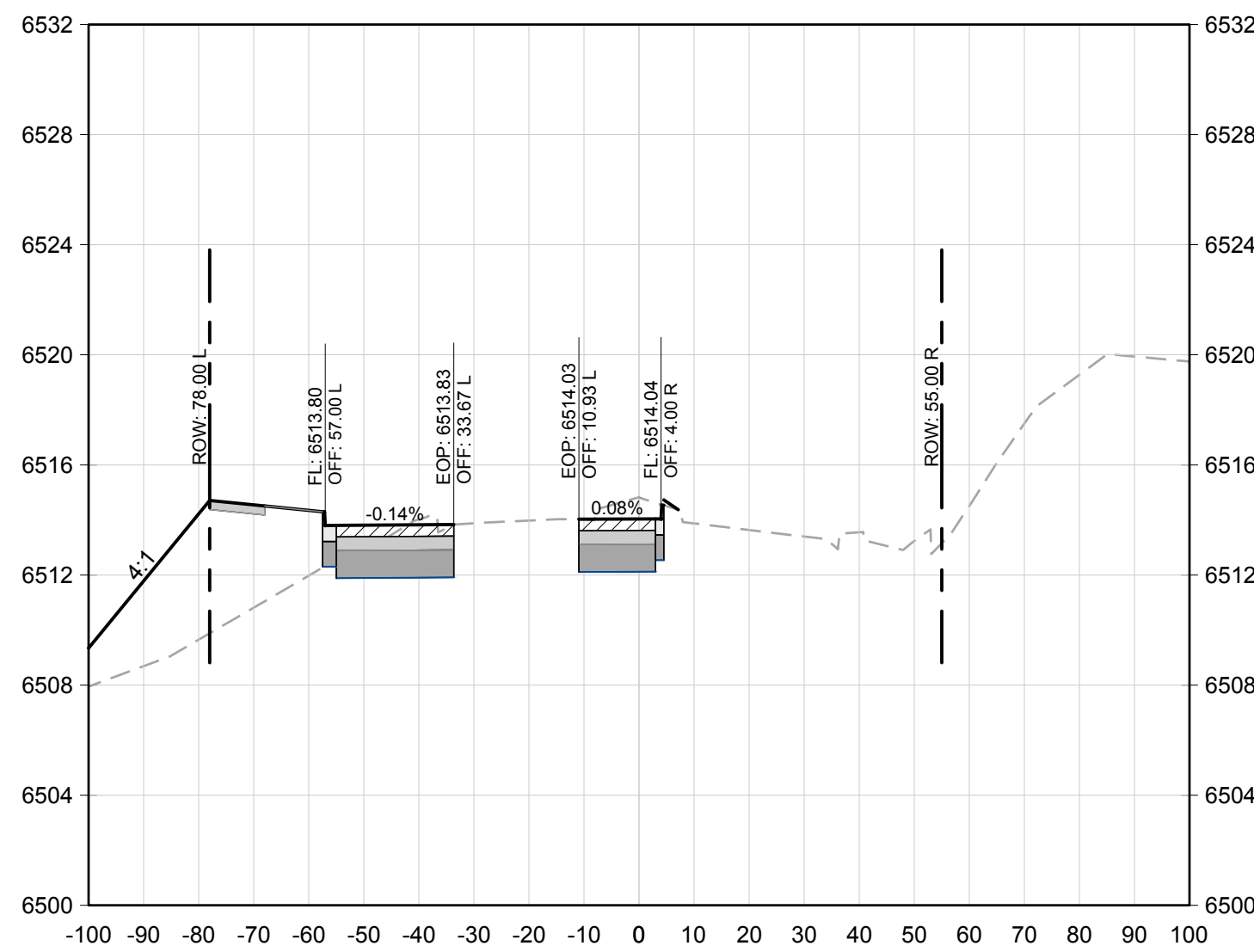
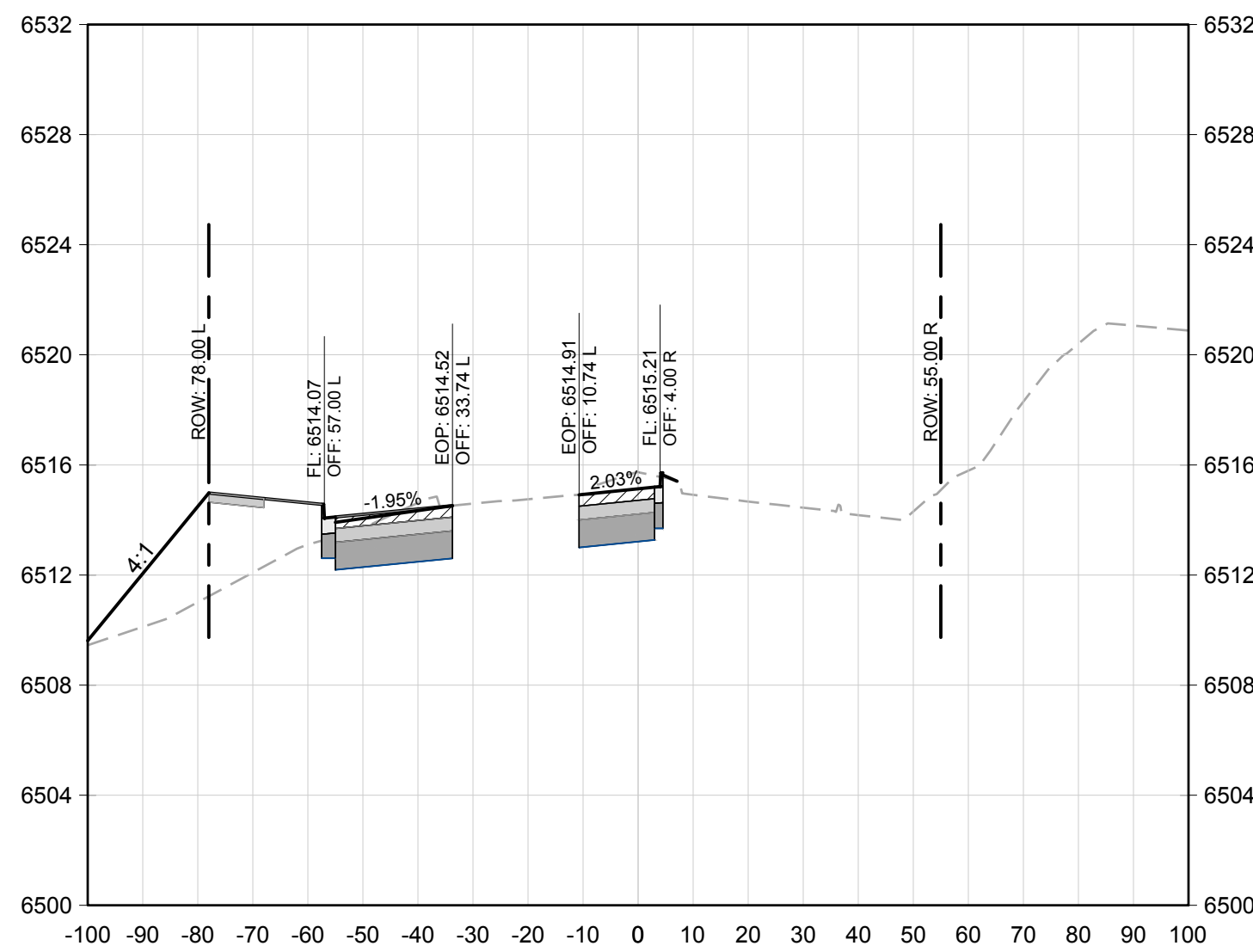
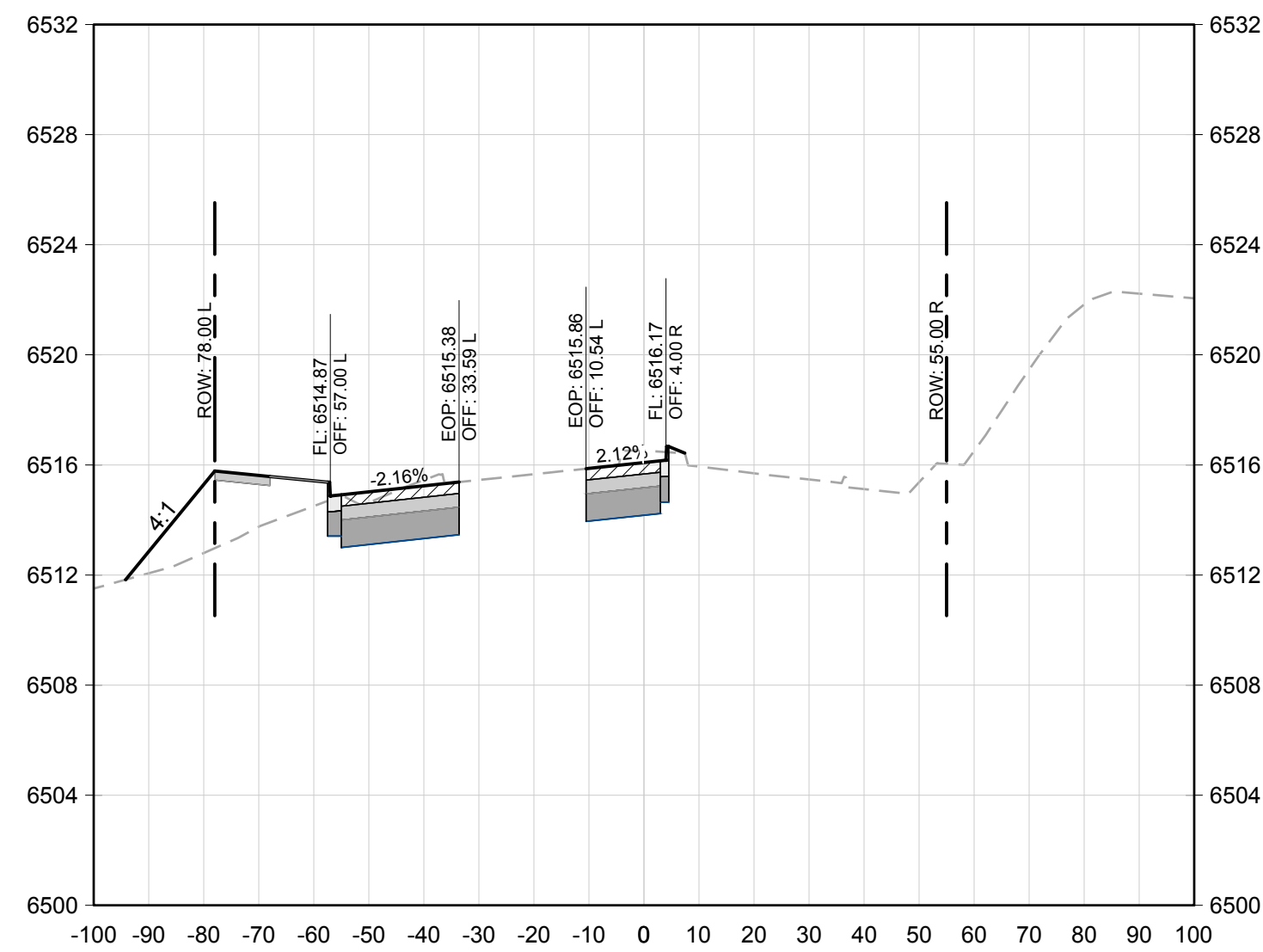
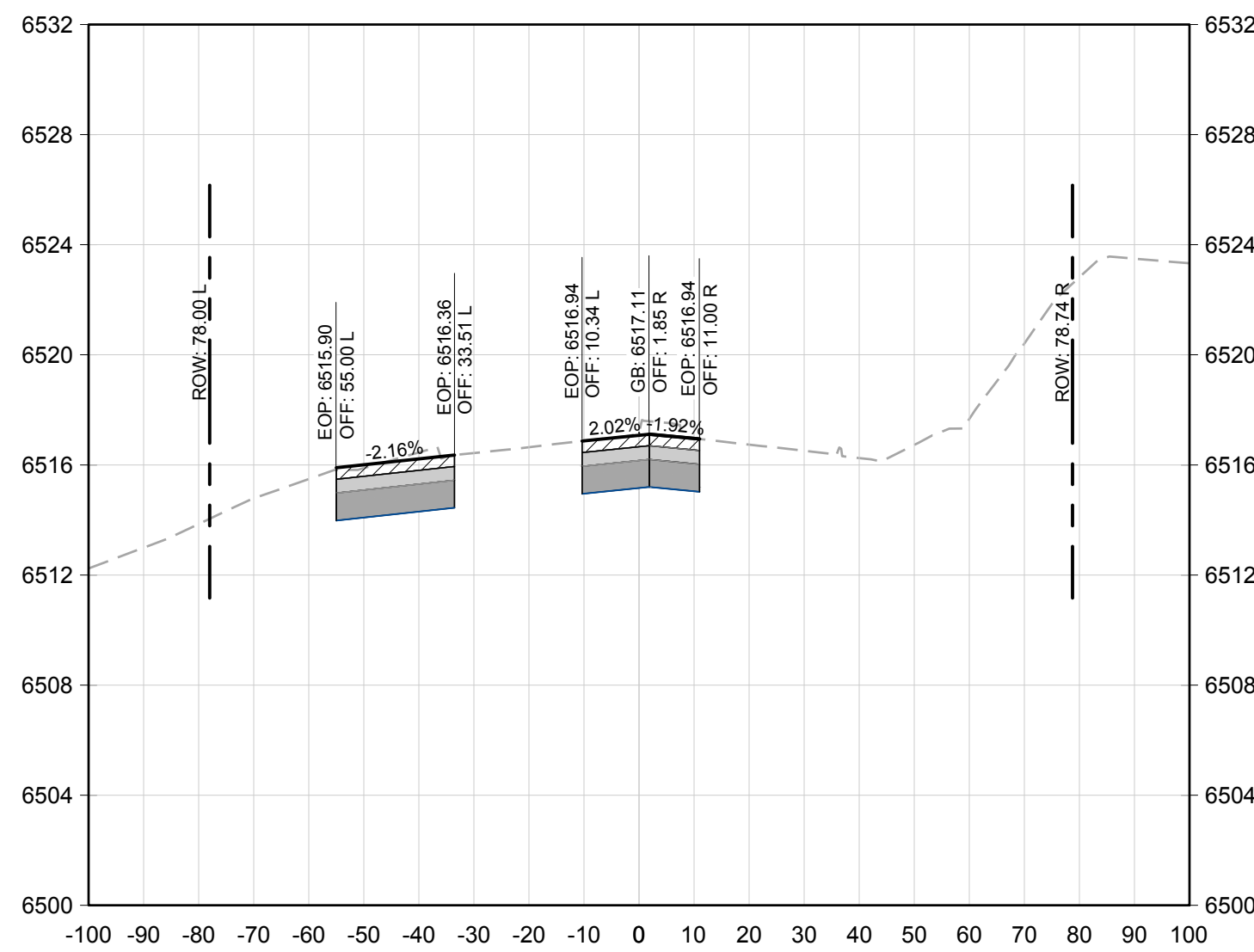
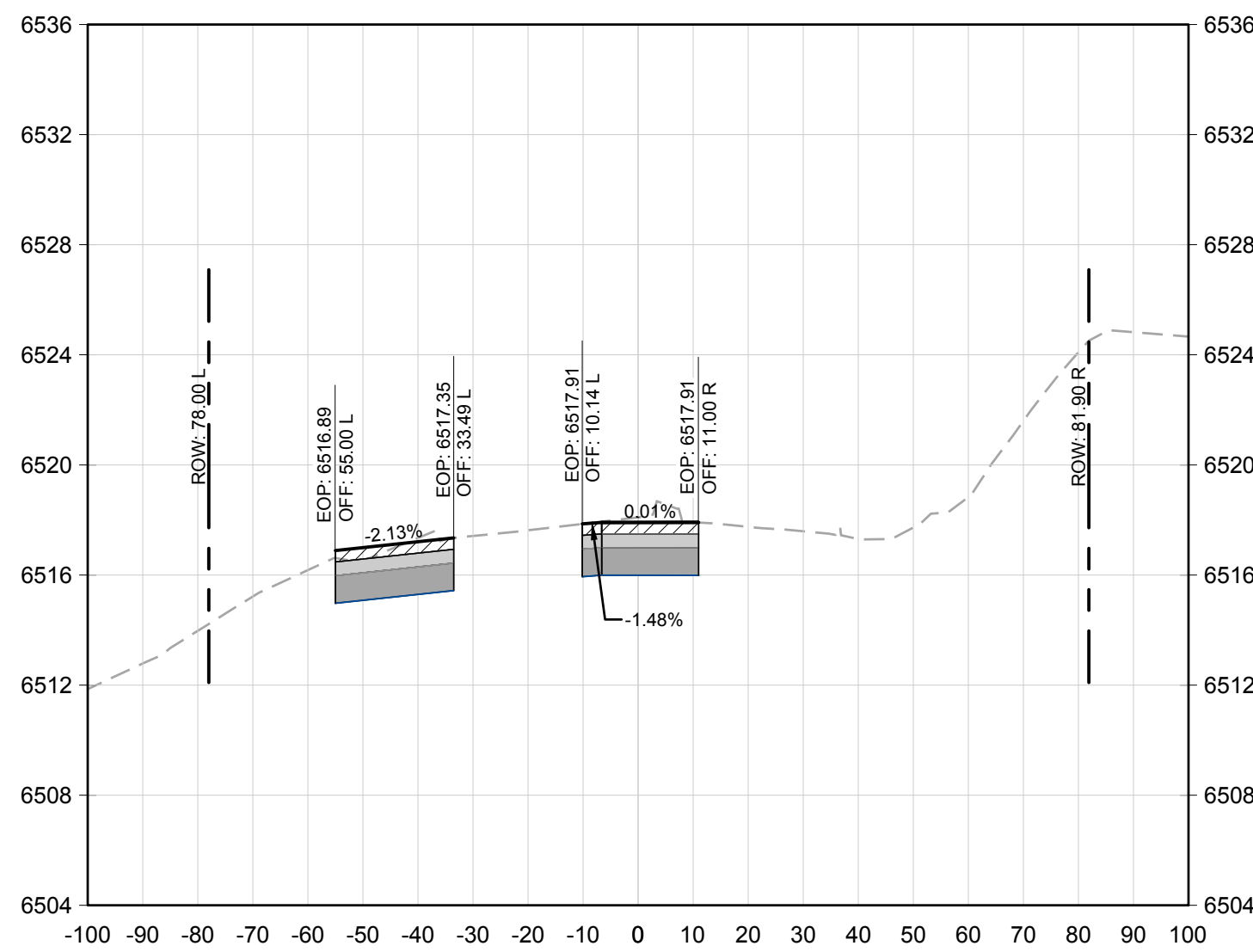
PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

Hines

COVER
ENGINEERING

CANYONS FAR SOUTH
FOUNDERS PARKWAY IMPROVEMENT PLANS
CROSS SECTIONS

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Date	OCTOBER 1, 2025



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APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT
SERVICES APPROVAL

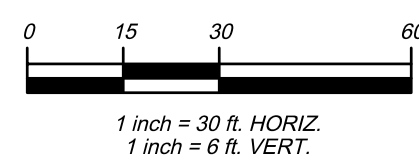
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DEVELOPMENT SERVICES _____ DATE _____

TOCR PROJECT NO: CD24-0013

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Job Number		
HINES LP		
Chk BKM	Drw RLS	Des RLS



PROJECT BENCHMARK

(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A

(NAVD88 DATUM)
ELEVATION=6483.68

Drawing Name

22XS1-5.dwg

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ENGINEERING

CANYONS FAR SOUTH

FOUNDERS PARKWAY IMPROVEMENT PLANS

CROSS SECTIONS

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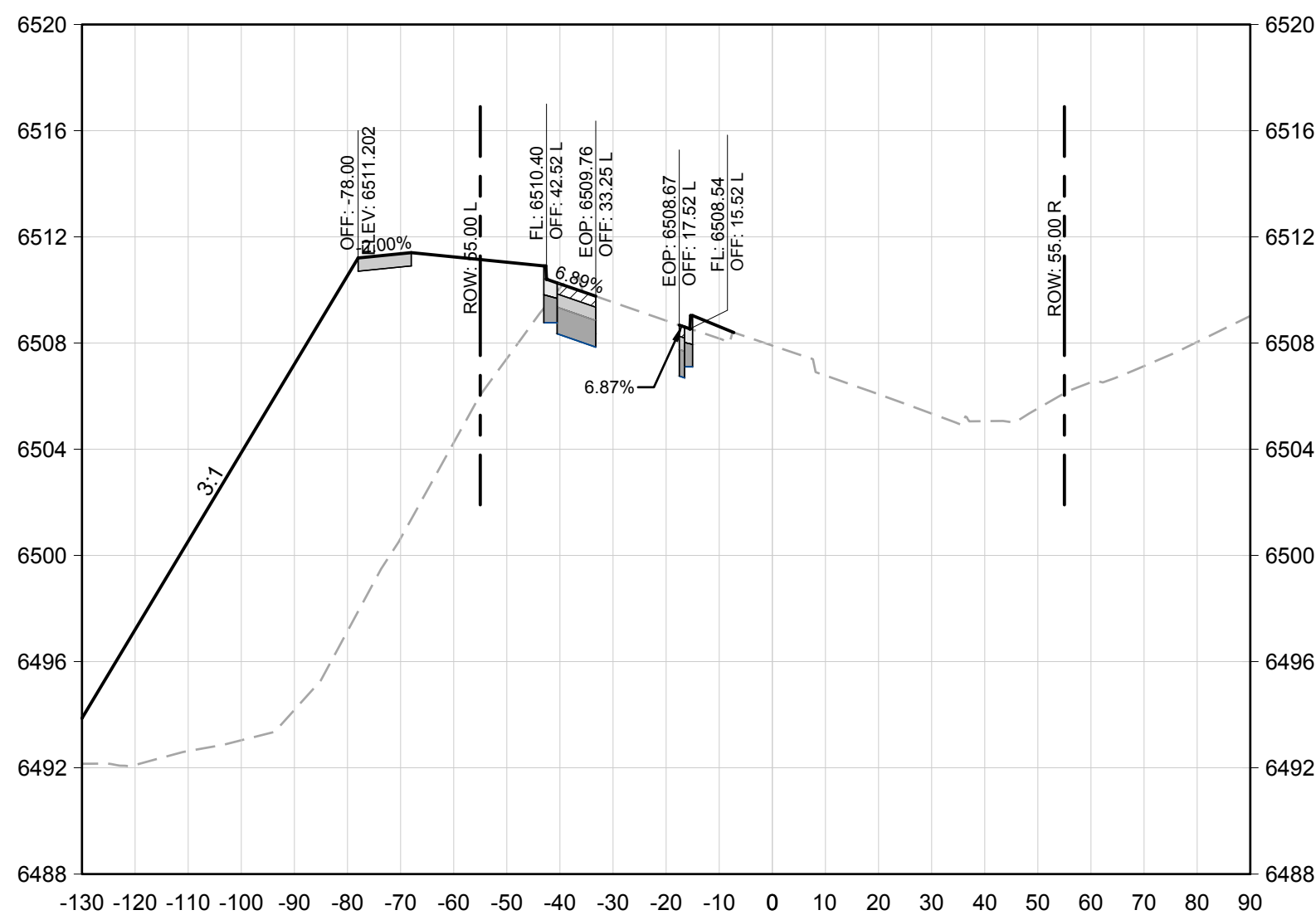
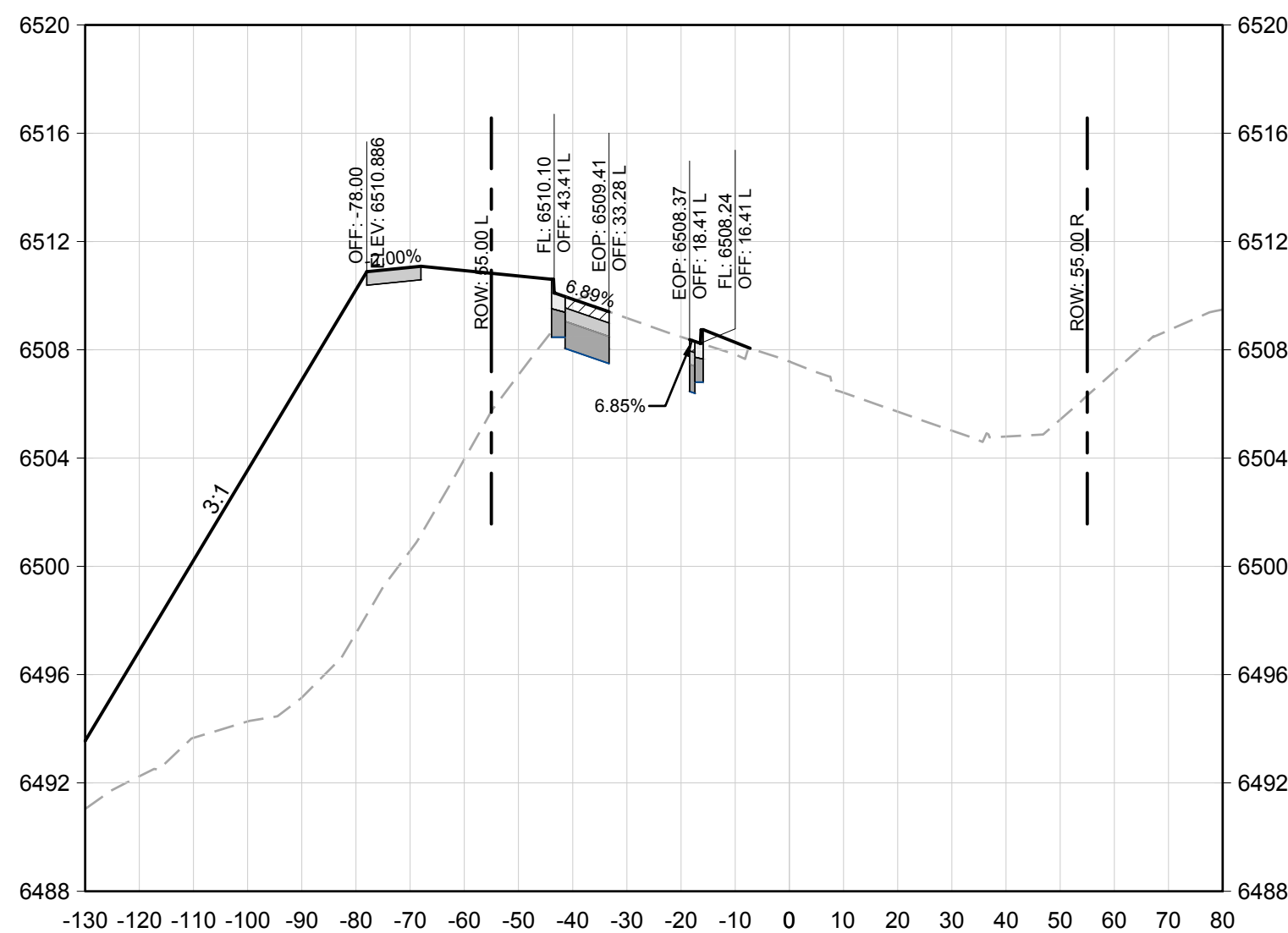
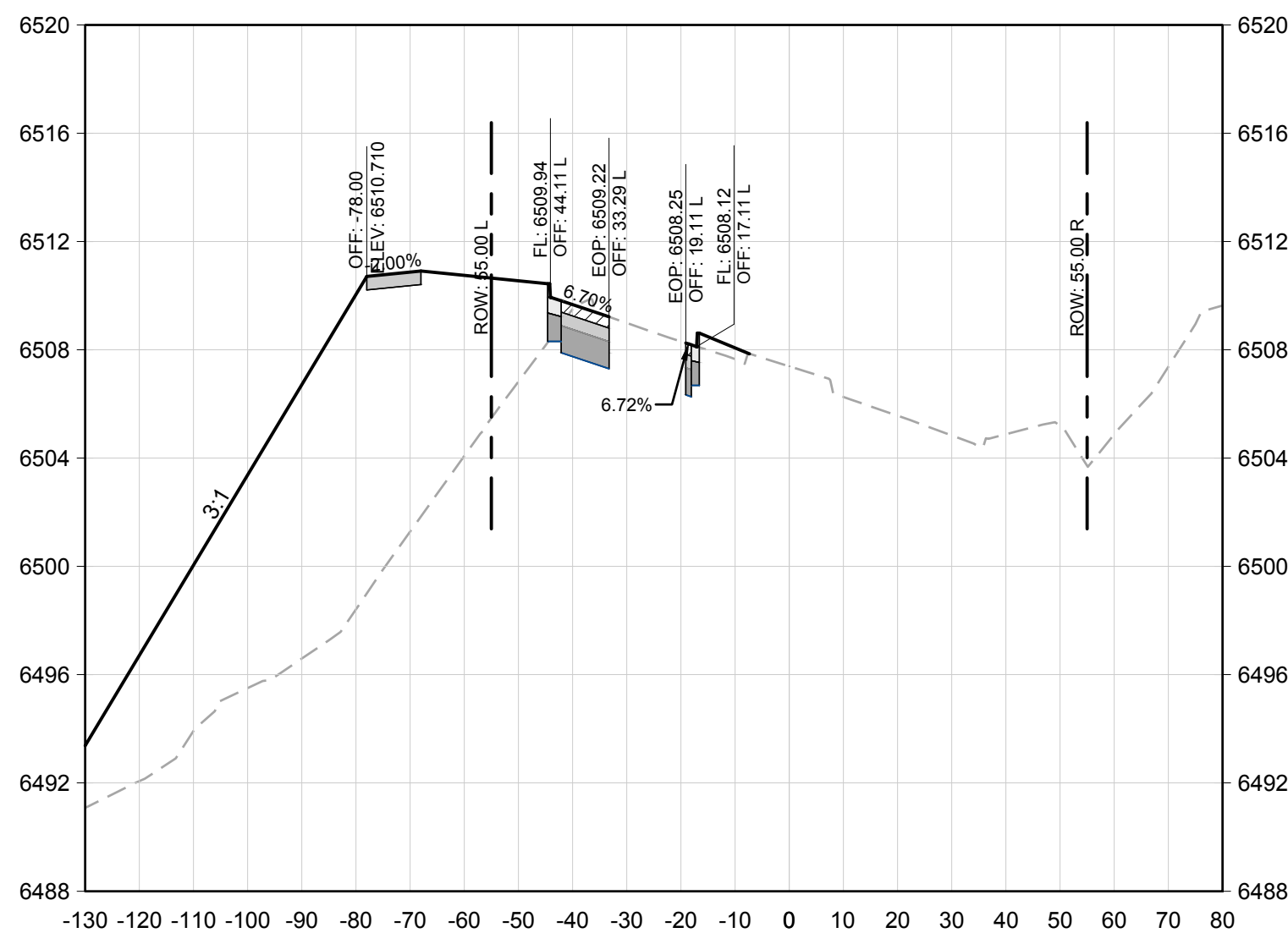
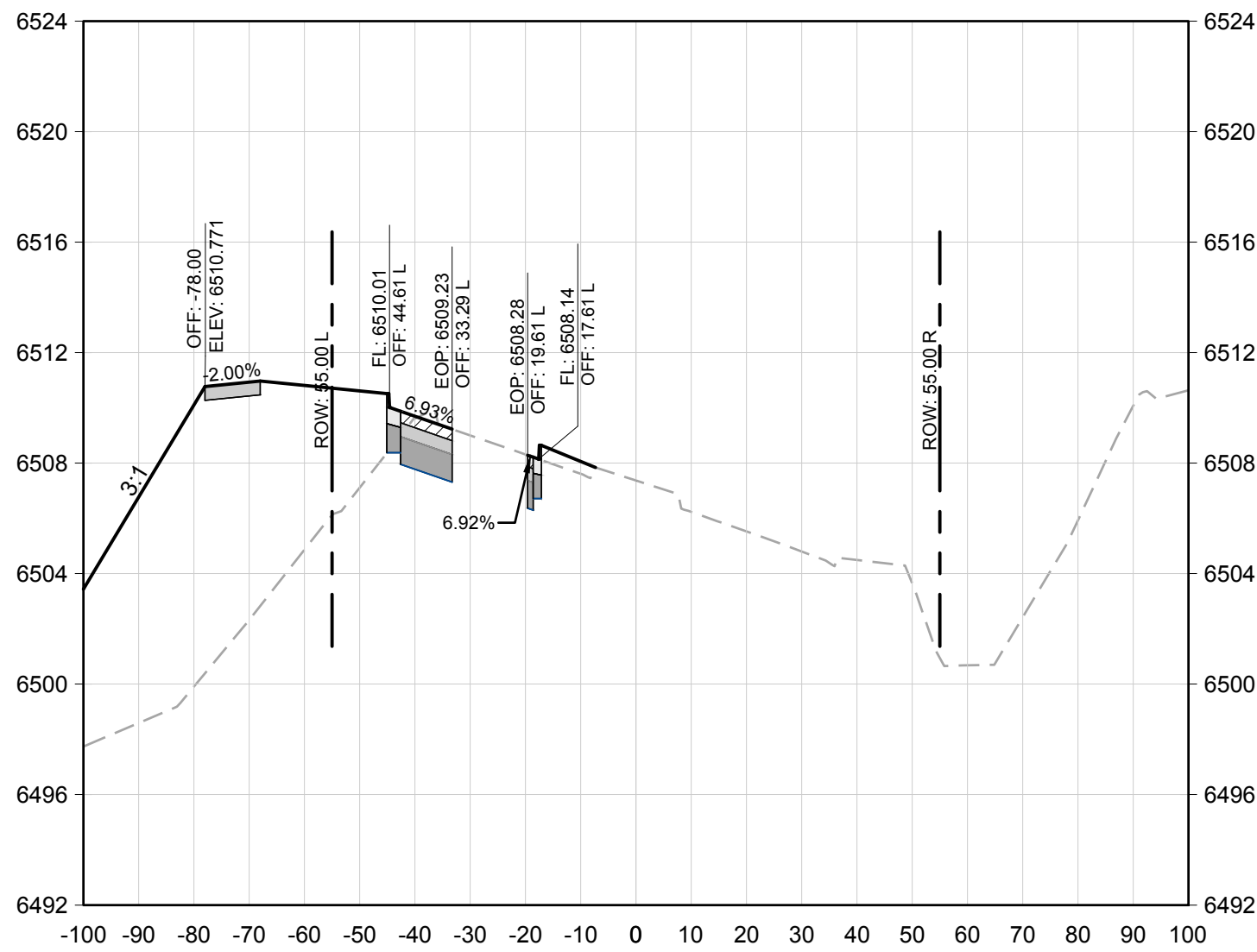
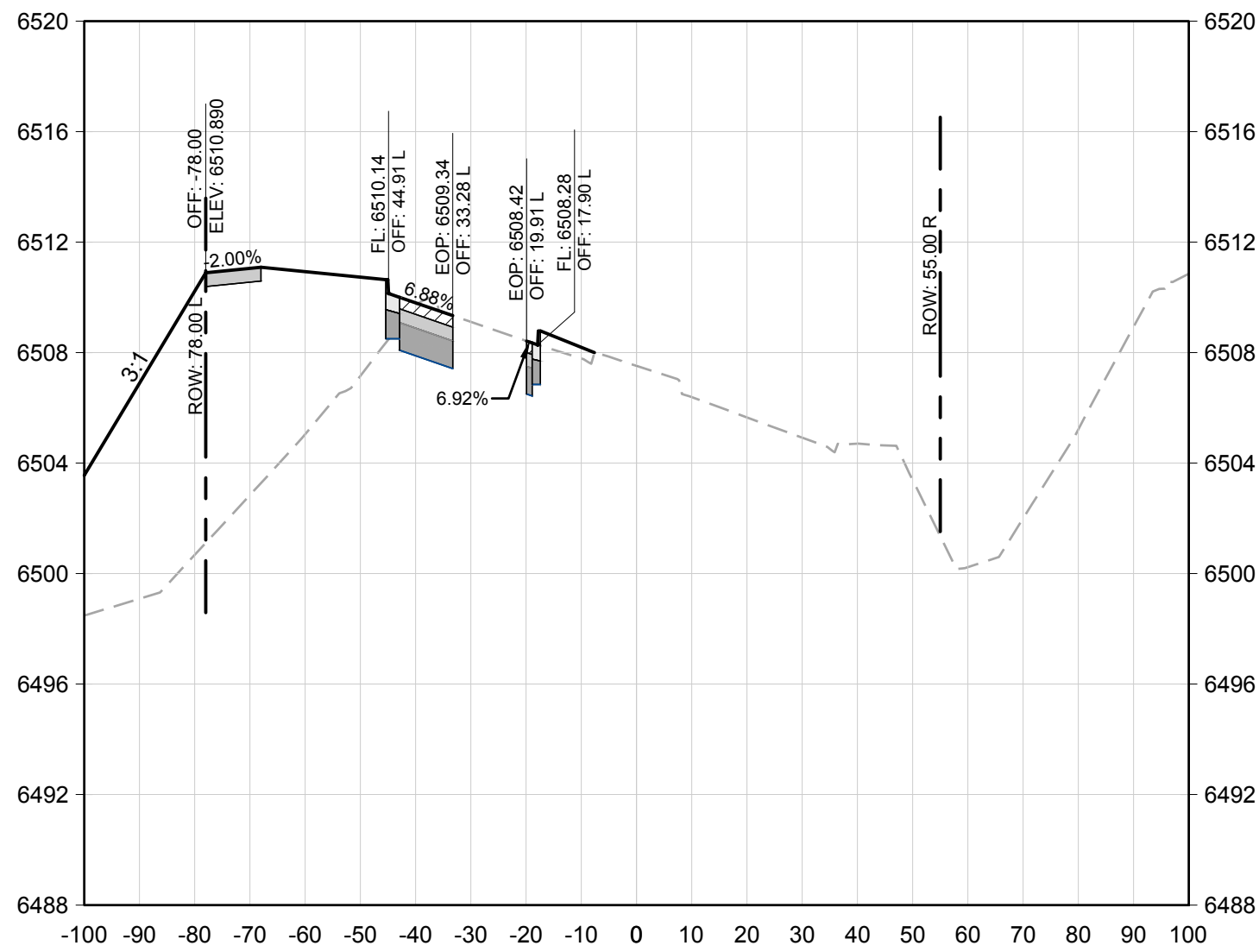
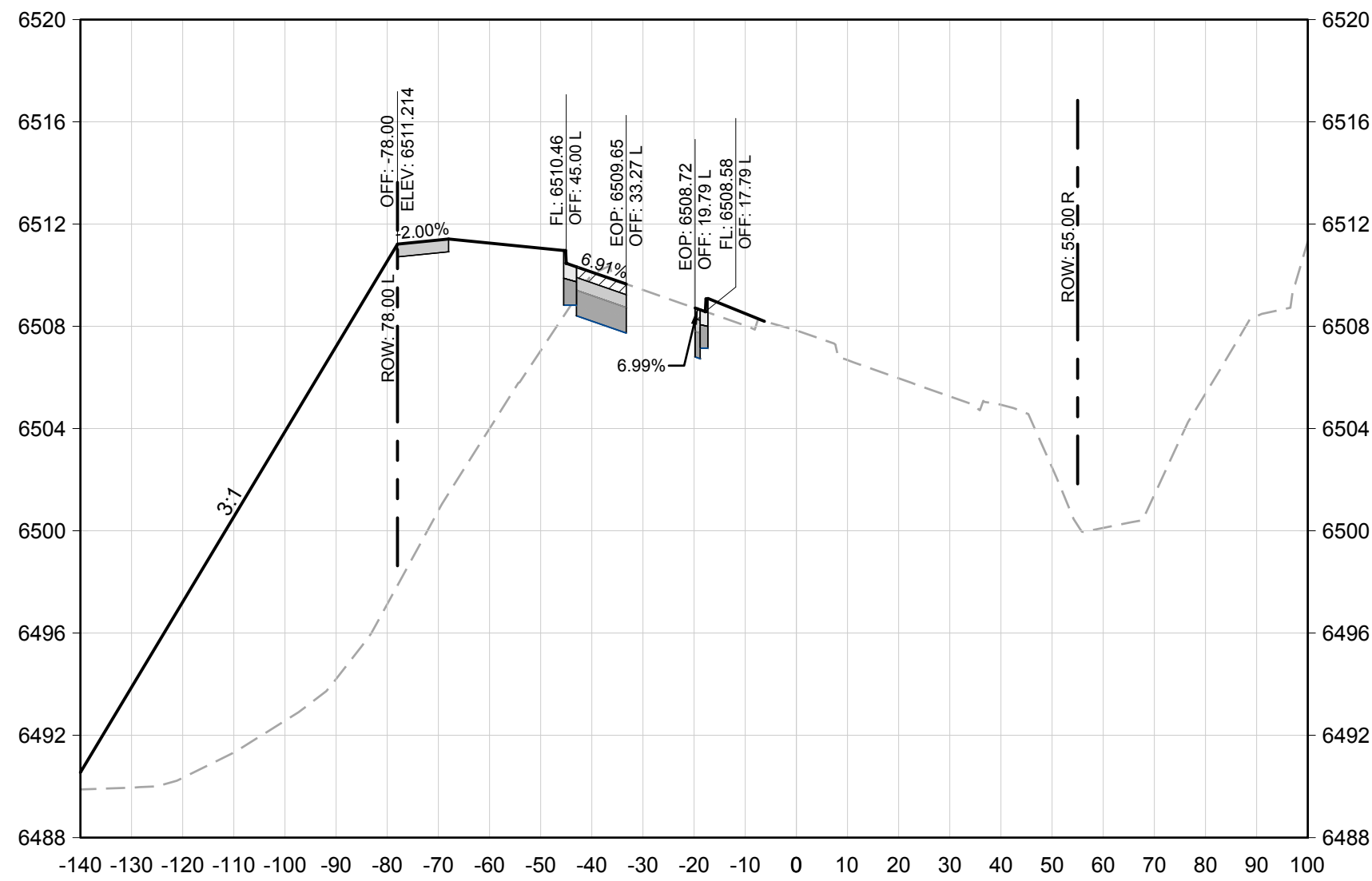
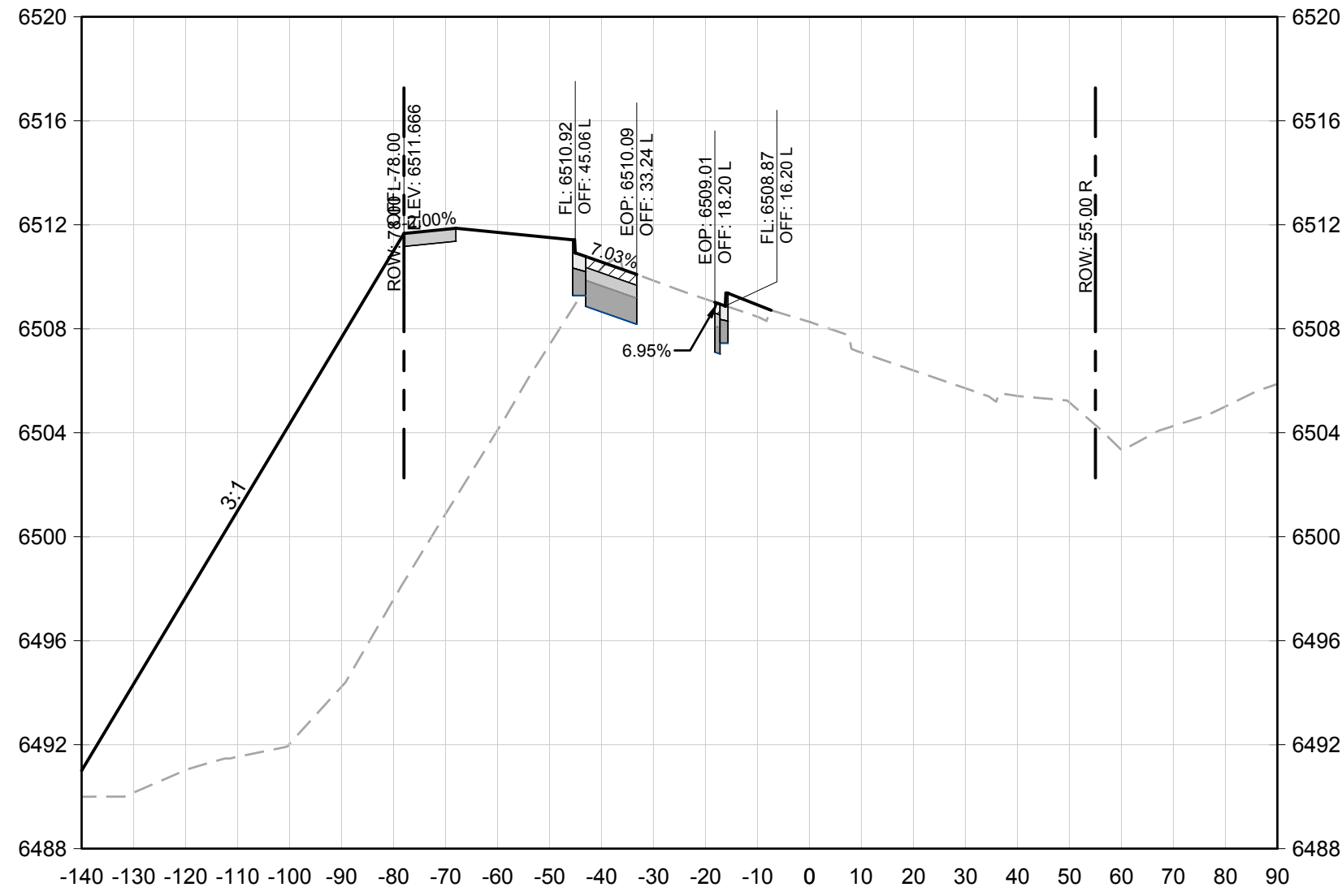
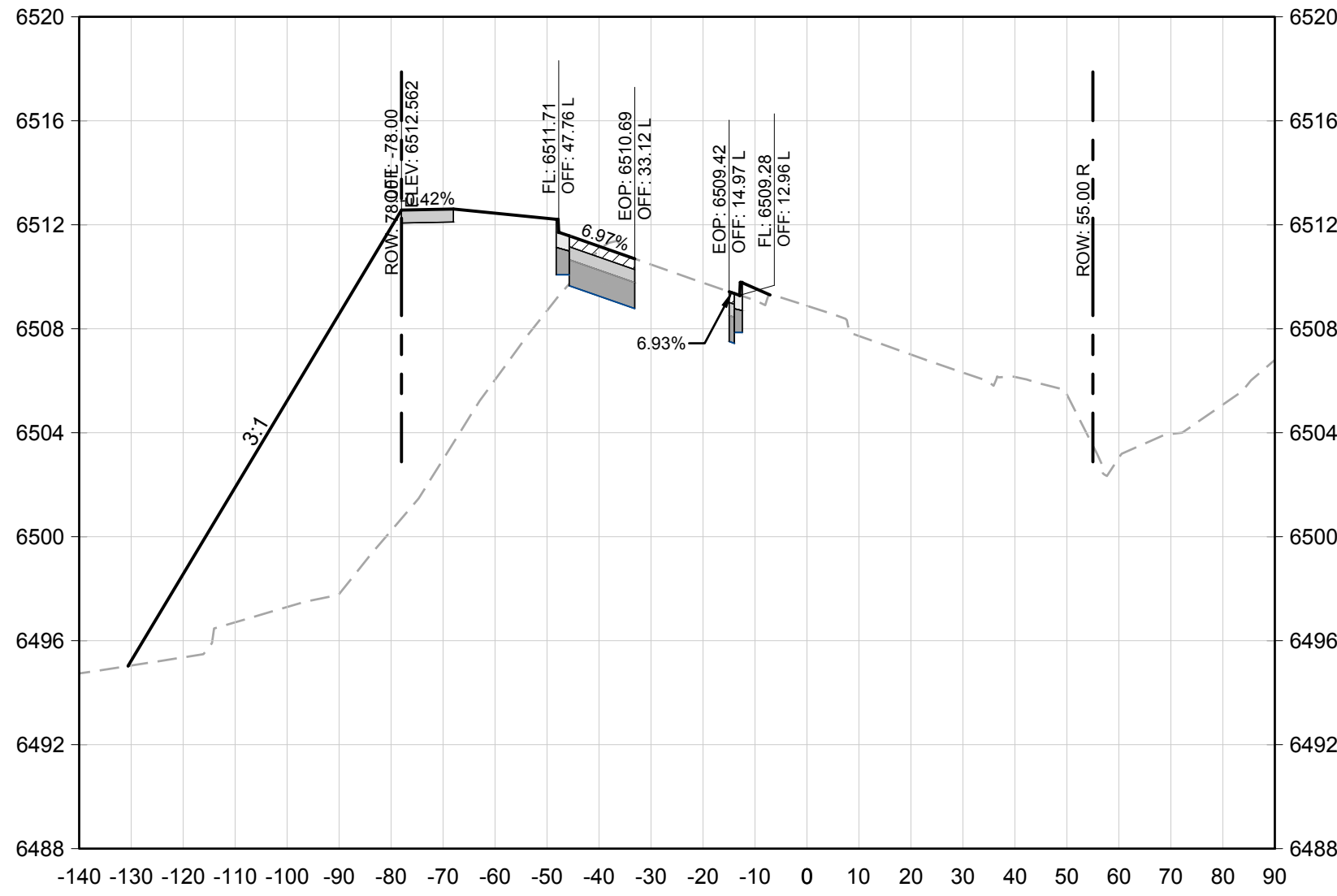
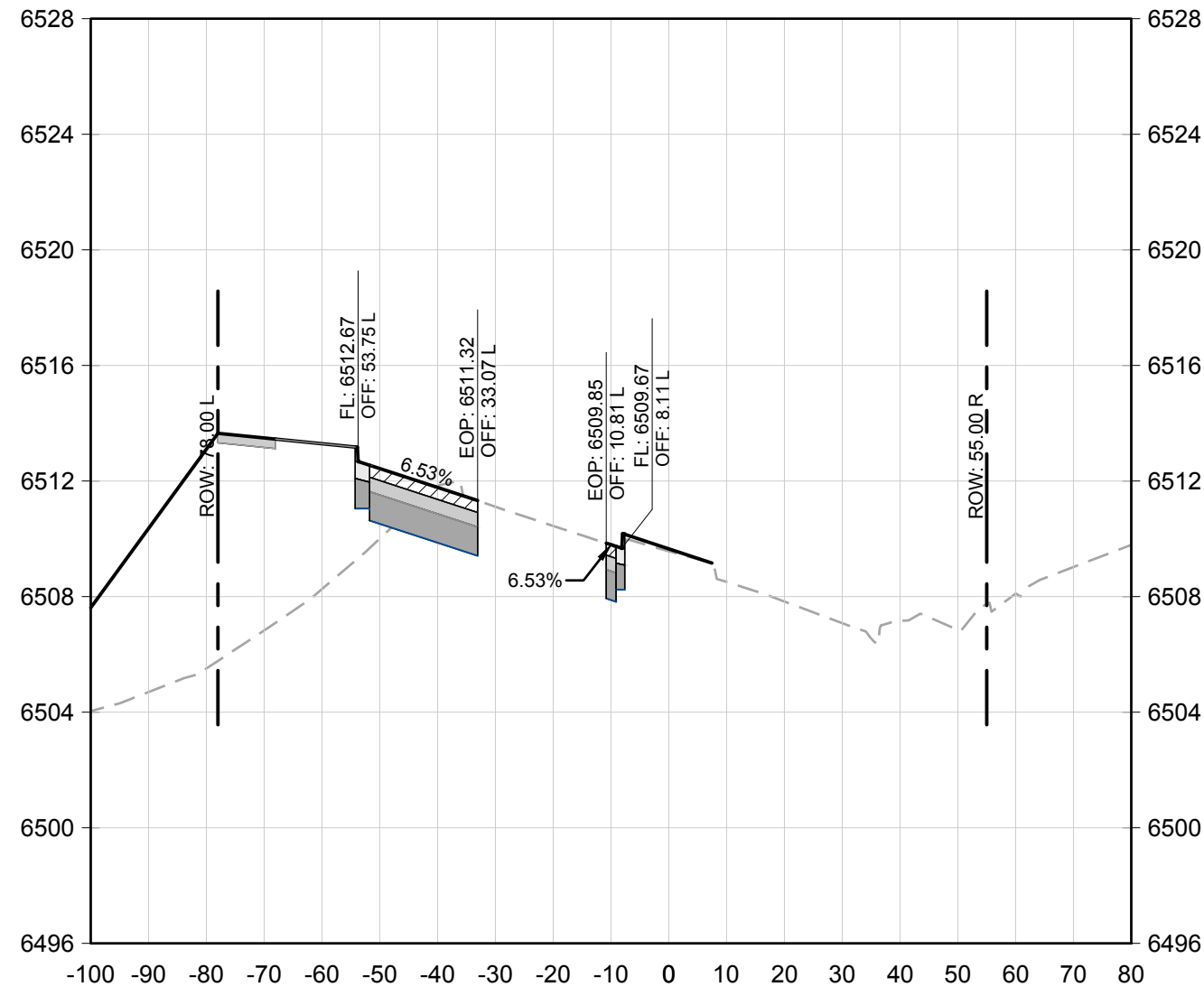
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DATE
OCTOBER 1, 2025

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STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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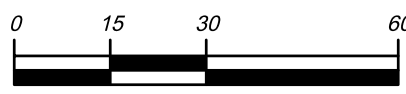
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DEVELOPMENT SERVICES DATE

TOCR PROJECT NO: CD24-0013

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dwn RLS	Des RLS
Drawing Name: 22XS1-5.dwg		



PROJECT BENCHMARK

(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

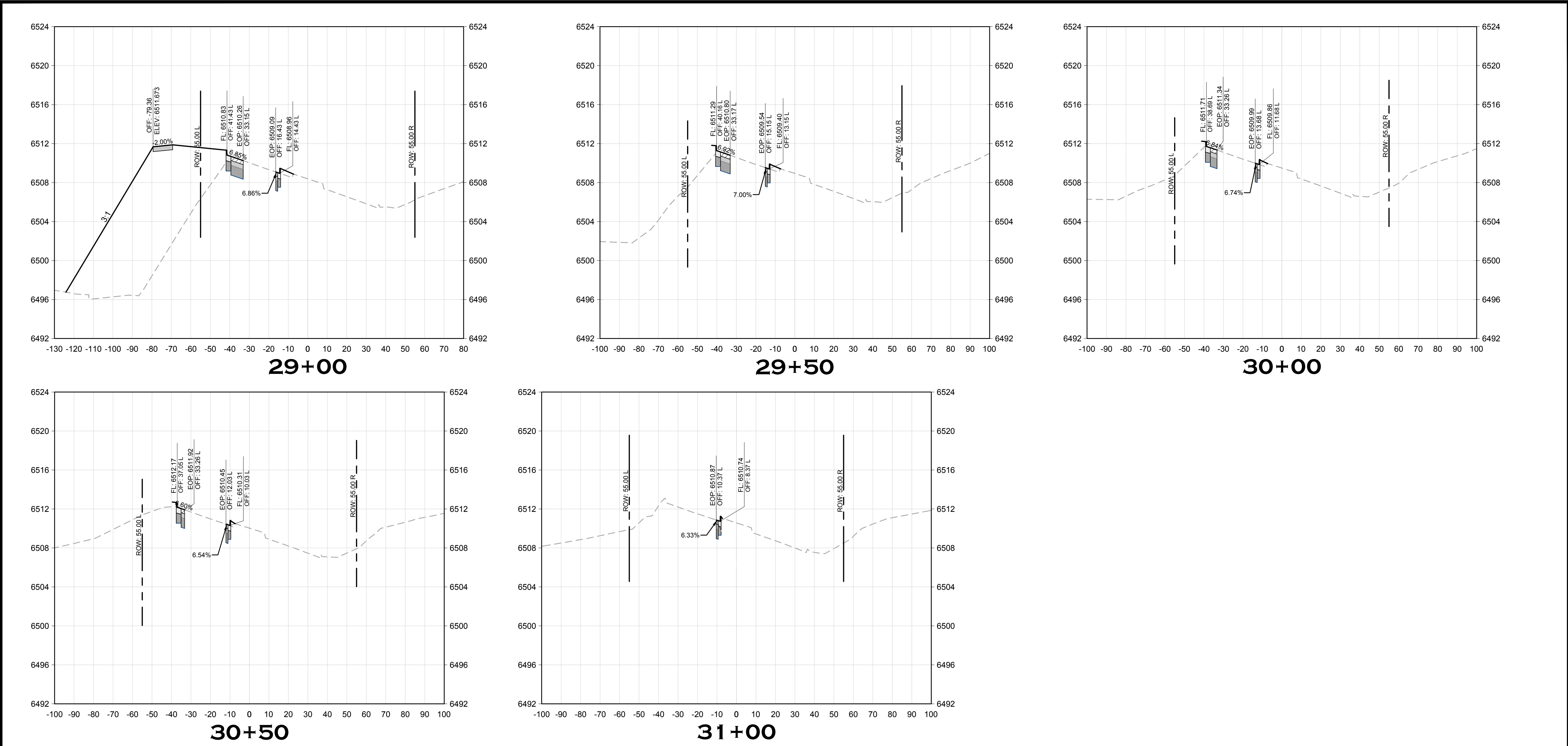
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CANYONS FAR SOUTH
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CROSS SECTIONS

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32
Date
OCTOBER 1, 2025

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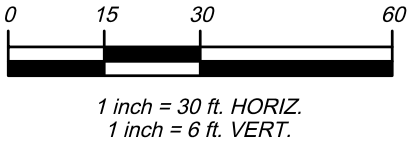
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DEVELOPMENT SERVICES
TOCR PROJECT NO: CD24-0013

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS
Drawing Name: 22XS1-5.dwg		



PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
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ENGINEERING

CANYONS FAR SOUTH
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Date
OCTOBER 1, 2025

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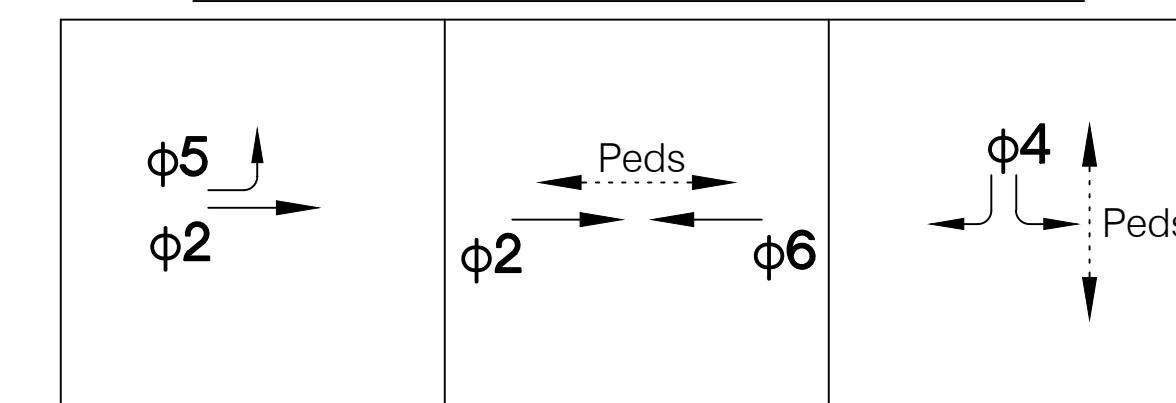
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TOWN OF CASTLE ROCK

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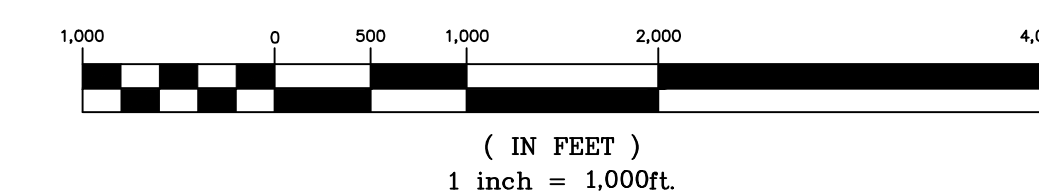
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TS-2 Standard Plans List
TS-3 General Notes
TS-4 General Notes (Continued)
TS-5 Traffic Signal Plan
TS-6 Potential Buildout Traffic Signal Plan

Note: This traffic signal is not expected to be warranted for a few years. Detailed special provisions and a one-line diagram will be prepared at the time a traffic warrant is close to being met.

TRAFFIC SIGNAL PHASING DIAGRAM



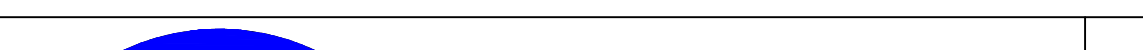
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Drawing File Name:		230780_Signal.dwg	
Horiz. Scale: As Noted		Vert. Scale: As Noted	
Unit Information			
LSC TRANSPORTATION CONSULTANTS 1889 YORK ST. DENVER, CO. 80206 TELEPHONE: 303.333.1105 FAX: 303.333.1107			

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Sheet Revisions		
Date:	Comments:	Init.
9/12/25	Response to Comments	MR/CSM
11/6/25	Response to Comments	MR/CSM



TOWN OF
CASTLE ROCK
C O L O R A D O

As Constructed	Contract Information		LSC # 230780
No Revisions:	Contractor:		SIGNAL PLANS
Revised:	Field Inspector:		Cover Sheet
Void:	Project Engineer:		Sheet Number
	PROJECT STARTED: / / ACCEPTED: / /		1
	Comments:		

TRAFFIC SIGNAL GENERAL NOTES:

39. MAST ARMS SHOULD BE OF SUFFICIENT LENGTH TO ALLOW ALL SIGNAL HEADS TO BE CENTERED OVER THE LANES. POLE AND PEDESTAL POLE LOCATIONS SHALL BE STAKED IN THE FIELD AND FIELD VERIFIED BY THE INSPECTOR PRIOR TO DRILLING THE CAISSONS.

40. ALL VEHICLE AND PEDESTRIAN SIGNAL INDICATIONS SHALL BE APPROVED SOLID STATE LED TYPE. ALL VEHICLE HEAD HOUSINGS SHALL BE YELLOW IN COLOR.

41. LUMINAIRES SHALL BE LED TYPE WITH CUT-OFF LENSES.

42. PAYMENT SHALL BE MADE ONLY FOR ITEMS IN THE MATERIALS LIST. ALL OTHER ITEMS NECESSARY TO PROVIDE A FULLY FUNTIONAL TRAFFIC SIGNAL INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THE WORK.

43. THE TRAFFIC SIGNAL CABINET FOUNDATION SHALL BE PRE-FORMED, POLYMER CONCRETE.

44. TRAFFIC SIGNALS THAT ARE MOUNTED ON MAST ARMS SHALL BE FURNISHED WITH MOUNTING BRACKETS AND BLACK LOUVERED BACKING PLATES. TWO INCH YELLOW REFLECTIVE TAPE SHALL BE INSTALLED ON THE BACK PLATES.

45. SIGNAL HEADS SHALL BE BAGGED WITH A HEAVY BLACK PLASTIC UNTIL READY FOR OPERATION.

46. PULL BOX LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE INSPECTOR. ALL PULL BOXES SHALL BE FLUSH WITH FINISHED GROUND SURFACE.

47. ALL TOPS OF CAISSONS SHALL BE FLUSH WITH FINISHED GROUND SURFACE, UNLESS OTHERWISE NOTED.

48. ALL CONDUIT SHALL HAVE A PULL ROPE LEFT IN THEM WHEN CONSTRUCTION IS COMPLETED. ALL CONDUIT UNDER THE ROADWAY SHALL BE DIRECTIONALLY BORED WITH A MINIMUM OF 3' BELOW EXISTING PAVEMENT. ALL CONDUIT AND FITTINGS SHALL BE SCHEDULE 80 PVC. ALL CONDUIT SHALL BE SEALED WITH DUCT SEAL PUTTY.

49. ALL CONDUIT RUNS WITH MULTIPLE CONDUITS SHALL BE INSTALLED IN A COMMON BORE OR TRENCH. ALL CONDUIT RUNS SHALL HAVE TRACER WIRE INSTALLED FOR FUTURE LOCATES.

50. PULL BOXES SHALL BE MANUFACTURED OF POLYMER CONCRETE AND BE RATED FOR VEHICLE TRAFFIC. NOMINAL PULL BOX SIZES ARE:

TYPE 3 - 17”X30”X12”

TYPE 4 - 24”X36”X24”

TYPE 5 - 30”X48”X24”

51. THE CONTRACTOR'S SIGNAL ELECTRICIAN IS REQUIRED TO BE ON SITE, AT A MINIMUM, DURING AM & PM PEAK HOURS FOLLOWING THE NEXT DAY A SIGNAL IS TURNED ON TO OBSERVE OPERATION AND MAKE ADJUSTMENTS AS NEEDED.

52. REMOVED STOP/STREET NAME SIGNS SHALL BE DELIVERED TO THE TOWN OF CASTLE ROCK PUBLIC WORKS DEPARTMENT AT 4175 CASTLETON COURT, CASTLE ROCK, 80109. (CONTACT: DON WISELY, 720-733-2479).

53. THE CONTRACTOR SHALL PROVIDE THE TOWN OF CASTLE ROCK AND CDOT WITH THREE (3) SETS OF EQUIPMENT SPECIFICATIONS/DESCRIPTIONS AND OBTAIN APPROVALS PRIOR TO ORDERING THE EQUIPMENT.

54. ALL MANUALS, INSTALLATION GUIDES AND ASSOCIATED EQUIPMENT SHALL BE PROVIDED TO THE INSPECTOR AT TIME OF INSPECTION.

55. LOCATIONS OF THE TRAFFIC SIGNAL POLES AND PEDESTAL POLE FOUNDATIONS SHALL BE ADJUSTED BY THE ENGINEER IF NECESSARY.

56. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUPPLY THE TOWN OF CASTLE ROCK AND CDOT WITH TWO (2) SETS OF RECORD DRAWINGS AND CORRECTED PLANS.

57. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS/INSPECTIONS REQUIRED TO COMPLETE THE SCOPE OF WORK PRESENTED HEREIN.

58. TRAFFIC SIGNAL CAISSONS SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD S-614-40 AND S-614-40A AS APPROPRIATE. TRAFFIC SIGNAL PEDESTAL POLES AND CAISSONS SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARDS S-614-44.

59. THE SIGNAL POLES AND PEDESTAL POLES SHALL BE GALVANIZED, GREEN IN COLOR PER TOWN STANDARD - PAINT WILL BE MAINTAINED BY THE TOWN.

60. THE CONTRACTOR SHALL HAVE A LICENSED JOURNEYMAN ELECTRICIAN ON THE JOB SITE DURING ALL TRAFFIC SIGNAL AND ELECTRICAL WORK, INCLUDING THE INSTALLATION OF ALL CONDUITS. A COPY OF LICENSE SHALL BE SUBMITTED BEFORE ANY WORK IS DONE. COLORADO STATE ELECTRICAL BOARD RULES PERTAINING TO JOURNEYMAN/APPRENTICE RATIO SHALL BE ENFORCED.

61. AN ELECTRICAL PERMIT FROM DORA (STATE ELECTRICAL BOARD) SHALL BE OBTAINED BY THE CONTRACTOR BEFORE ANY WORK STARTS, AND A COPY OF THE PERMIT SHALL BE GIVEN TO CDOT FOR RECORDS.

62. ISMA LEVEL II BENCH TACH CERTIFIED TECHNICIAN IS REQUIRED FOR ALL WORK BEING DONE IN THE TRAFFIC SIGNAL CABINET.

63. VEHICLE DETECTION SHALL BE RADAR BASED PER THE ATTACHED SPECIAL PROVISIONS PROVIDED BY CDOT FOR STOP BAR AND ADVANCE DETECTION. THE SPECIAL PROVISIONS ARE REVISIONS TO SECTION 614 OF THE CDOT SPECIFICATIONS.

SIGNING AND STRIPING NOTES (FROM CASTLE ROCK):

64. ALL SIGNING AND STRIPING IS SUBJECT TO THE GENERAL NOTES OF THESE PLANS AS WELL AS THE SIGNING AND STRIPING NOTES LISTED HERE.

65. ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.

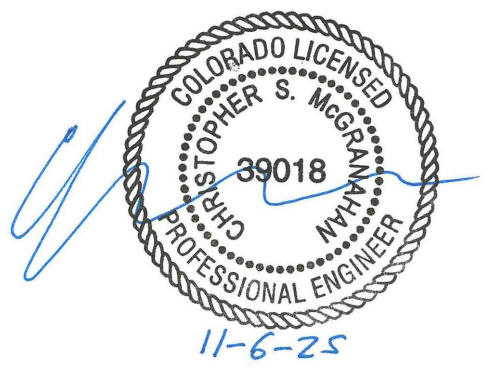
66. ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

67. ALL ROADWAY SIGNING SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.

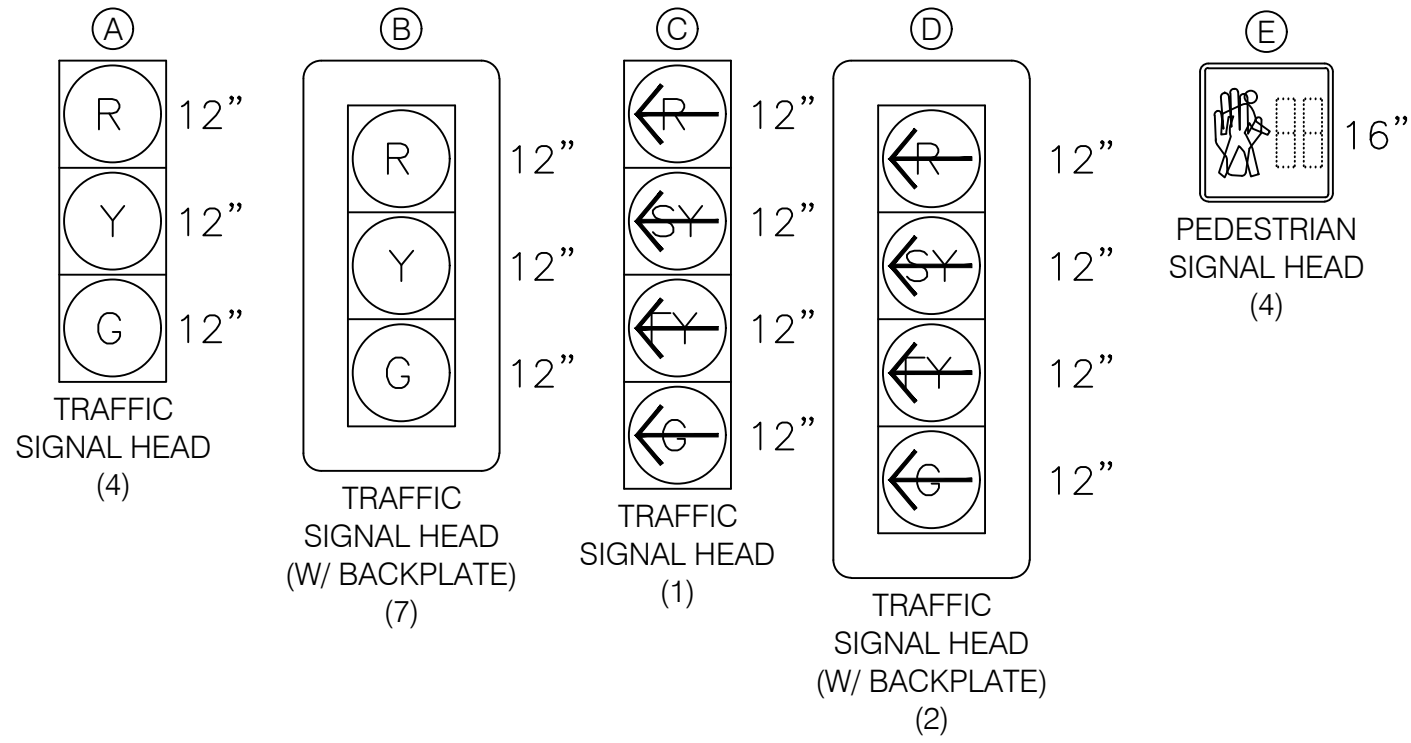
68. ALL SIGN POSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

69. ALL CONDUIT SHALL BE SCHEDULE 80, CONNECTIONS BETWEEN PVC AND BORED CONDUIT SHALL BE UL LISTED APPROVED COUPLING.

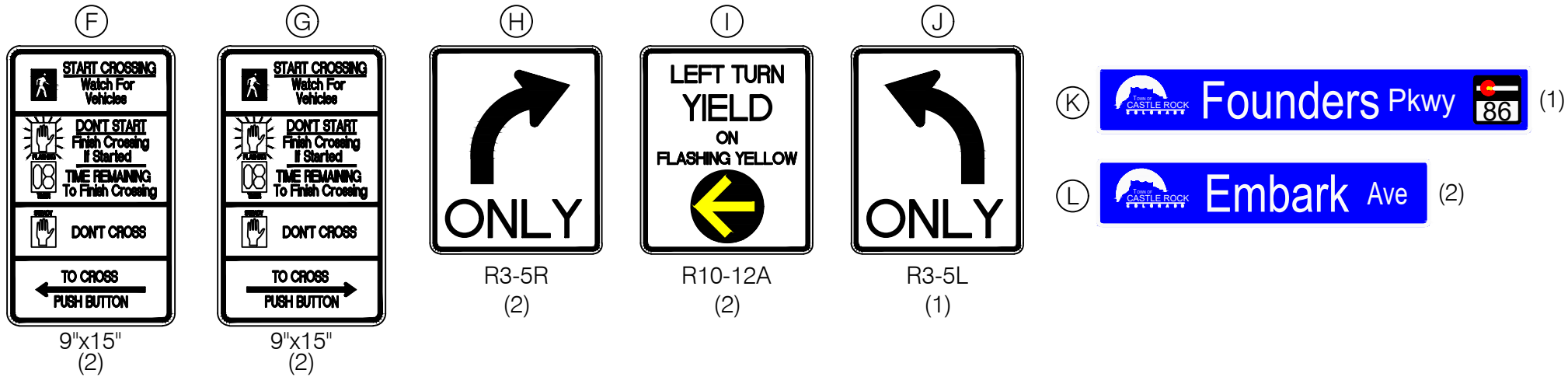
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Horiz. Scale: As Noted	Vert. Scale: As Noted		9/12/25	Response to Comments	MR/CSM		Revised:	Field Inspector:		General Notes
Unit Information			11/6/25	Response to Comments	MR/CSM		Void:	Project Engineer:		Sheet Number
 LSC TRANSPORTATION CONSULTANTS	1889 YORK ST. DENVER, CO. 80206 TELEPHONE: 303.333.1105 FAX: 303.333.1107							PROJECT STARTED: / /	ACCEPTED: / /	4
								Comments:		



SIGNAL FACE DETAILS



MAST ARM & POLE SIGN DETAILS



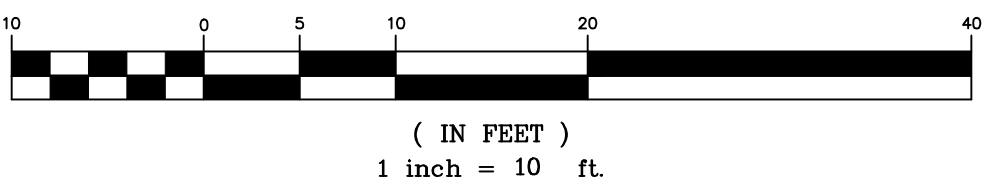
MATERIALS LIST

ITEM	DESCRIPTION	UNIT	QUANTITY
503-00036	DRILLED CAISSON (36 INCH DIAMETER)	LF	38
503-00054	DRILLED CAISSON (34 INCH DIAMETER)	LF	42
614-70336	SIGNAL HEAD (12"x12"x12" SOLID)	EACH	11
614-70448	SIGNAL HEAD (12"x12"x12" FYA)	EACH	3
614-70150	PEDESTRIAN SIGNAL FACE (16" COUNTDOWN)	EACH	4
613-10000	WIRING	LS	1
624-00000	MOBILIZATION	LS	1
203-01597	UTILITY POTHOLES	LS	1
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1
614-86248	TRAFFIC SIGNAL CONTROLLER (TYPE 2070LC)	EACH	1
614-72836	CONFLICT MONITOR	EACH	1
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	1
614-72860	PEDESTRIAN PUSH BUTTON W/ 9'x12" PED ACTIVATION SIGN (L)	EACH	2
614-72860	PEDESTRIAN PUSH BUTTON W/ 9'x12" PED ACTIVATION SIGN (R)	EACH	2
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	3
613-80130	SERVICE METER CABINET	EACH	1
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	460
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	820
614-81140	SIGNAL LIGHT POLE STEEL (1-50 FOOT)	EACH	1
614-81145	SIGNAL LIGHT POLE STEEL (1-70 FOOT)	EACH	2
614-84000	TRAFFIC SIGNAL PEDESTAL POLE STEEL	EACH	1
613-07004	PULLBOX TYPE 4	EACH	3
613-07005	PULLBOX TYPE 5	EACH	1
614-72885	TRAFFIC SIGNAL VEHICLE DETECTION (SPECIAL) (STOP BAR)	EACH	3
614-72885	TRAFFIC SIGNAL VEHICLE DETECTION (SPECIAL) (ADVANCE)	EACH	2
613-13006	LUMINAIRE (LED) (8500 LUMENS)	EACH	4
614-72864	FIRE PRE-EMPTION UNIT	EACH	3
614-00011	MAST ARM MOUNTED LEFT-TURN ONLY SIGN	EACH	1
614-00011	MAST ARM MOUNTED RIGHT-TURN ONLY SIGN	EACH	2
614-00011	MAST ARM MOUNTED LEFT-TURN YIELD ON FLASHING YELLOW SIGN	EACH	2
614-00011	MAST ARM MOUNTED STREET NAME SIGN	EACH	3

PROPOSED SIGNAL LEGEND

- SIGNAL FACE WITHOUT BACKPLATE
- SIGNAL FACE WITH BACKPLATE
- CONTROLLER, CABINET, & FOUNDATION
- PULL BOX
- SERVICE METER CABINET
- MAST ARM MOUNTED SIGN
- PED PUSH BUTTON/ASSEMBLY
- PED SIGNAL FACE
- STOP LINE / XING MARKING
- FIRE PRE-EMPT UNIT
- SIGNAL MAST ARM
- PEDESTAL POLE OR POST
- POLE-MOUNTED LUMINAIRE
- ADVANCED RADAR DETECTOR
- STOP BAR RADAR DETECTOR

GRAPHIC SCALE



NOTE: A 36" DIAMETER CAISSON WITH A DEPTH OF 19 FEET IS PROPOSED FOR THE NORTHEAST CORNER TO SUPPORT A FUTURE TRAFFIC SIGNAL MAST ARM WHEN THE SOUTH LEG OF THE INTERSECTION DEVELOPS. THE MAST ARM LOADING WILL BE SIMILAR TO THE MAST ARM CURRENTLY PROPOSED ON THE SOUTHWEST CORNER.



Original Print Date: March 25, 2024

Drawing File Name: 230780_Signal.dwg

Horiz. Scale: As Noted Vert. Scale: As Noted

Unit Information

LSC TRANSPORTATION CONSULTANTS 1889 YORK ST. DENVER, CO. 80206 TELEPHONE: 303.333.1105 FAX: 303.333.1107

Sheet Revisions

Date:	Comments:	Init.
9/12/25	Response to Comments	MR/CSM
11/6/25	Response to Comments	MR/CSM



As Constructed

No Revisions:

Revised:

Void:

Contract Information

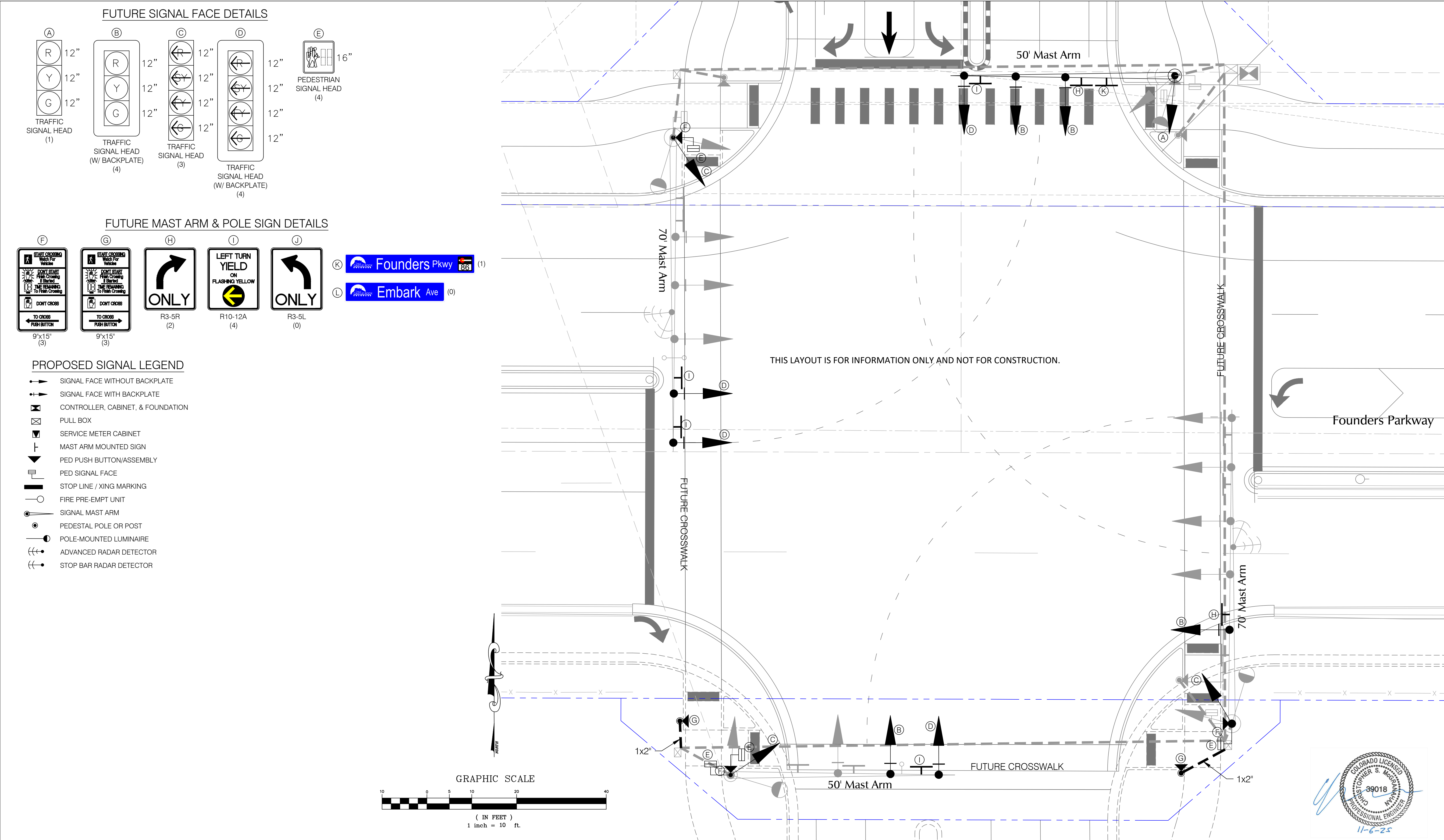
Contractor:	
Field Inspector:	
Project Engineer:	
PROJECT STARTED:	/ /
ACCEPTED:	/ /
Comments:	

LSC # 230780

SIGNAL PLANS

Traffic Signal Plan

Sheet Number 5



Original Print Date: March 25, 2024			Sheet Revisions			TOWN OF CASTLE ROCK C O L O R A D O	As Constructed		Contract Information		LSC # 230780	
Drawing File Name: 230780_Signal.dwg			Date:	Comments:	Init.		No Revisions:		Contractor:		SIGNAL PLANS	
Horiz. Scale: As Noted Vert. Scale: As Noted			9/12/25	Response to Comments	MR/CSM		Revised:		Field Inspector:		Potential Buildout Traffic Signal Plan	
Unit Information			11/6/25	Response to Comments	MR/CSM		Void:		Project Engineer:		Sheet Number	
LSC TRANSPORTATION CONSULTANTS 1889 YORK ST. DENVER, CO, 80206 TELEPHONE: 303.333.1105 FAX: 303.333.1107									PROJECT STARTED: / / ACCEPTED: / /		6	
									Comments:			



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