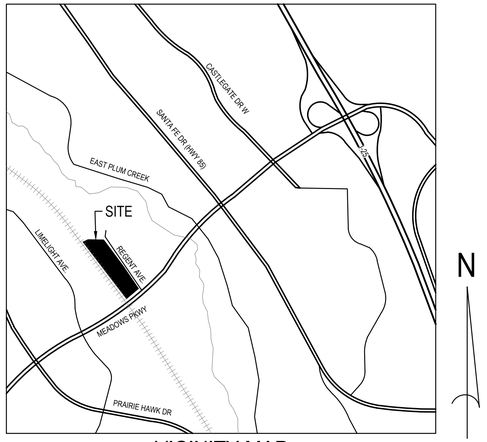
GENERAL NOTES:

1. TOPOGRAPHIC MAPPING AS OF DECEMBER 08, 2023 PREPARED BY ENGINEERING SERVICES COMPANY. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN HE SHALL, AT HIS EXPENSE, HAVE NEW MAPPING PREPARED BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR ACCEPTANCE AND APPROVAL.
2. CONTRACTOR SHALL REFER TO THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN FOR ADDITIONAL REQUIREMENTS. NO WORK SHALL OCCUR UNTIL THE BMPs DEPICTED ON THE GESC HAVE BEEN INSTALLED AND ARE APPROVED BY THE CITY. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. EXISTING CONTOURS ARE SHOWN AT 1-FOOT INTERVALS; PROPOSED OVERLOT CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
4. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT. THE CONTRACTOR IS REQUIRED TO HAVE A SIGNED AND SEALED COPY OF THE REPORT AT THE SITE AT ALL TIMES. DURING CONSTRUCTION, IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED, THE GEOTECHNICAL ENGINEER SHALL BE CONTACTED BY THE CONTRACTOR FOR RECOMMENDATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR:
   a. VERIFYING ALL UTILITIES, WHETHER SHOWN OR NOT SHOWN, AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES TO REMAIN (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE PROTECTED FROM DAMAGE AND ADJUSTED TO FINAL GRADE.
   b. PREPARING ANY TRAFFIC CONTROL PLANS, AS MAY BE REQUIRED TO PERFORM THE WORK, AND PROVIDING ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES,FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK. THE PLAN FOR TRAFFIC CONTROL SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO COMMENCING ANY WORK IN THE RIGHTS-OF-WAY.
   c. OBTAINING ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK AND TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
   d. KEEPING ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
   e. COORDINATING PRIOR TO CONSTRUCTION WITH THE GEOTECHNICAL ENGINEER, THE CITY, AND UTILITY AND STORMWATER DISTRICT INSPECTORS TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS.
   f. KEEPING TRACK OF ALL APPROVED DEVIATIONS FROM THE PLANS AND PROVIDING THE PROJECT ENGINEER WITH AS-BUILT DRAWINGS OF ALL IMPROVEMENTS REQUIRED FOR THE WORK.
   g. COMPLYING WITH CITY GENERAL REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
   h. PROVIDING AS-BUILT DRAWINGS OF CONSTRUCTED UTILITIES UPON COMPLETION OF THE WORK.
6. THE OWNER SHALL ACQUIRE AND EXAMINE A TITLE REPORT FOR THE PROPERTY TO DETERMINE THE LOCATION OF EASEMENTS AND VERIFY SAID EASEMENTS DO NOT IMPACT THE WORK AREA. A FULL ALTA SURVEY WAS NOT PERFORMED FOR THE SITE AT THE DIRECTION OF THE OWNER.
7. BURIED UTILITIES AND PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTION UTILITY LINES AND/OR LOCATION DERIVED FROM THE FIELD SURVEY OF UTILITY MARKINGS PROVIDED BY AN INDEPENDENT UTILITY LOCATING FIRM. NO GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. PERCEPTION DESIGN GROUP DOES NOT ALLOW FIELD PERSONAL TO ACCESS UTILITY MANHOLES OR ENCLOSED STRUCTURES, THEREFORE SUB-SURFACE PIPE SIZES IF NOTED HEREIN ARE OBSERVED FROM SURFACE LOCATIONS AND/OR TAKEN FROM RECORD DRAWINGS. IF MORE ACCURATE LOCATIONS AND/OR SIZES OF UNDERGROUND UTILITIES OF PIPELINES ARE REQUIRED, THE UTILITY OR PIPELINE LOCATION AND/OR SIZE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. PERCEPTION DESIGN GROUP AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UNDERGROUND UTILITIES AND PIPELINES.

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

SITUATED IN THE SW 1/4 OF SECTION 27 AND THE NW 1/4 OF SECTION 34,TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0017



VICINITY MAP

SCALE: 1" = 1000'

0 500 1000 2000

LEGAL DESCRIPTION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED FEBRUARY 8, 2017 UNDER RECEPTION NO. 2017009633, COUNTY OF DOUGLAS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON JUNE 3, 2021 AT RECEPTION NUMBER 2021069457 IN DOUGLAS COUNTY, COLORADO.

BENCHMARK

BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT #2015030 - 3-1/4" DIAMETER BRASS CAP, STAMPED "DC-BM" "2.015030", SET FLUSH WITH GRADE, LOCATED ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILROAD TRACKS, APPROXIMATELY 2,630 FEET SOUTHEASTERLY OF N. MEADOWS DRIVE AND APPROXIMATELY 3,180 FEET NORTHWEST OF MEADOWS PARKWAY, APPROXIMATELY 430 FEET NORTHEAST OF THE CENTERLINE OF THE TRACKS AND APPROXIMATELY 230 FEET SOUTHEASTERLY OF THE EASTERN MOST FENCE CORNER OF A POWER SUB-STATION. ELEVATION: 6082.185 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2, HAVING A GRID BEARING OF N38°12'27"W AS MEASURED AND BOUNDED BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666" SET 0.1' ABOVE GRADE AT THE SOUTHERLY END OF SAID LINE AND BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666" SET FLUSH WITH GRADE AT THE NORTHERLY END OF SAID LINE.

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.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (ZONE X IS DEFINED AS THE AREAS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2 PERCENT-ANNUAL-CHANCE (OR 500 YR) FLOOD) AS SHOWN ON FEMA FIRM MAP #08035C0167G AND #08035CO169G, DATED MARCH 16, 2016.

ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY W. DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

OWNER

CASTLE ROCK SELF STORAGE OWNER LP
600 NEWPORT BEACH CENTER DRIVE #1450
NEWPORT BEACH, CA 92660
(909) 519-0487
CONTACT: JOSEPH HUBBARD
JOSEPH@WESTPORTPROPERTIES.COM

LIGHTING ENGINEER

3 CONSULTING ENGINEERS
1415 PARK AVE. W.
DENVER, CO 80205
303-357-1998
CONTACT: CHAD SMITH
CS@3CONSULTINGENGINEERS.COM

WATER

CASTLE ROCK WATER
175 KELLOGG COURT
CASTLE ROCK, C0 80109
(720) 733-6000
WATER@CRGOV.CO

PUBLIC WORKS

TOWN OF CASTLE ROCK PUBLIC WORKS
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
720-896-8696

SURVEYOR

ENGINEERING SERVICE COMPANY
14190 EAST EVAN AVENUE
AURORA, CO 80014
303-337-1393
CONTACT: JEFFREY A. MILLER
JMILLER@ENGINEERINGSERVICECO.COM

ARCHITECT

STUDIO DH ARCHITECTURE
1300 JACKSON STREET, SUITE 200
GOLDEN, CO 80401
(720) 279-0997
CONTACT: JUSTIN FRIES
JUSTIN@STUDIO-DH.US

ELECTRIC

CORE ELECTRIC COOPERATIVE
5496 N. U.S. HIGHWAY 85
SEDALIA, CO 80135

GAS

XCEL
6585 COLLEGIATE DR.
LITTLETON, CO 80130
(720) 354-5537

LEGEND

- PROPERTY LINE
- PROPOSED HANDICAP PARKING STALL
- 10 — PROPOSED PARKING COUNT PER ROW
- LS — PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED SITE SIGNAGE
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH SPILL PAN
- PROPOSED CURB AND GUTTER WITH CATCH PAN
- SAWCUT LINE
- 6260 — EXISTING CONTOUR
- 59 — PROPOSED CONTOUR
- BW — FINISHED GRADE AT BOTTOM OF WALL
- TW — TOP OF WALL
- 59.40 — PROPOSED SPOT ELEVATION
- 59.40 — EXISTING SPOT ELEVATION
- FL — FLOWLINE ELEVATION
- TC — TOP OF CURB ELEVATION
- SW — SIDEWALK ELEVATION
- HP — HIGH POINT ELEVATION
- LP — LOW POINT ELEVATION
- E/T/G/FO — EXISTING ELECTRIC/TELEPHONE/GAS/FIBER LINE
- ST 18"RCP — EXISTING STORM SEWER WITH MANHOLE
- S 8"SAN — EXISTING SANITARY SEWER WITH MANHOLE
- 6"WTR — EXISTING WATERLINE WITH HYDRANT
- 18"STM — PROPOSED STORM SEWER W/ MANHOLE AND INLET
- 4"SAN — PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
- 6"WTR — PROPOSED WATERLINE AND HYDRANT
- 1"WTR — PROPOSED WATER SERVICE LINE
- EASEMENT
- T — TRANSFORMER

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE DESCRIPTION

SHEET INDEX

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5 OF 14	OVERALL SITE PLAN
6 OF 14	SITE PLAN
7 OF 14	HORIZONTAL CONTROL PLAN
8 OF 14	GRADING PLAN
9 OF 14	STORM PLAN AND PROFILE
10 OF 14	STORM DETAILS
11 OF 14	STORM DETAILS
12 OF 14	DETAILS
13 OF 14	PHOTOMETRIC PLAN
14 OF 14	LIGHTING DETAILS

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.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

APPROVED BY: DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 10/31/2024
APPROVED-CD24-0017 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1- 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315. LITTLETON, CO 80128 303-232-8088
WWW.PERCEPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS	DATE	DESCRIPTION
	05/10/24	INITIAL SUBMITTAL
	06/28/24	2ND SUBMITTAL
	08/12/24	FOR APPROVAL

COVER SHEET

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014
date: 05/10/24

SHEET
1 OF 14

CD24-0017

COVER SHEET GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.

3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.

6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.

9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.

10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.

13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.

15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.

16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.

18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G AND NO. 08035CO169G, DATED MARCH 16, 2016.

20. BENCHMARK: DOUGLAS COUNTY CONTROL MONUMENT #2015030 - 3-1/4" DIAMETER BRASS CAP, STAMPED "DC-BM" "2.015030", SET FLUSH WITH GRADE, LOCATED ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILROAD TRACKS, APPROXIMATELY 2,630 FEET SOUTHEASTERLY OF N. MEADOWS DRIVE AND APPROXIMATELY 3,180 FEET NORTHWEST OF MEADOWS PARKWAY, APPROXIMATELY 430 FEET NORTHEAST OF THE CENTERLINE OF THE TRACKS AND APPROXIMATELY 230 FEET SOUTHEASTERLY OF THE EASTERN MOST FENCE CORNER OF A POWER SUB-STATION. ELEVATION: 6082.185 FEET (NAVD 1988 DATUM). THE CONTOURS SHOWN HEREON ARE AT ONE (1) FOOT INTERVALS.

21. BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2, HAVING A GRID BEARING OF N38°12'27"W AS MEASURED AND BOUNDED BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666" SET 0.1' ABOVE GRADE AT THE SOUTHERLY END OF SAID LINE AND BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 17666" SET FLUSH WITH GRADE AT THE NORTHERLY END OF SAID LINE.

STREET CONSTRUCTION NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.

2. A PAVING SECTION DESIGN, SIGNED AND SEALED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, MUST BE SUBMITTED TO THE TCR PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET CONSTRUCTION ACTIVITY (FULL-DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.

3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.

4. STREET SUBGRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.

5. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

SIGNAGE AND STRIPING NOTES

1. ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.

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

3. ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.

4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.

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

6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.

7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.

8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.

9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.

3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.

4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.

5. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.

6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.

7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE CONSTRUCTION NOTES LISTED HEREIN.

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.

2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.

3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.

4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.

5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE

7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.

8. ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR

LANDSCAPE NOTES

1. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.

2. NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.

3. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.

4. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.

5. NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.

6. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.

2. IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.

3. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.

4. IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.

5. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.

6. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.

7. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

TRACER WIRE INSTALLATION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.

2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.

3. TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.

4. "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.

5. TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.

6. TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.

7. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.

8. A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.

9. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.

10. TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.

11. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.

12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.

13. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

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.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 10/31/2024
APPROVED-CD24-0017 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315. LITTLETON, CO 80128 303-232-8808
WWW.PERCEPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS	DESCRIPTION	DATE
1	FOR APPROVAL	08/12/24
2	2ND SUBMITTAL	06/28/24
3	INITIAL SUBMITTAL	05/10/24

TOWN OF CASTLE ROCK GENERAL NOTES

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014
date: 05/10/24

SHEET
2 OF 14

CD24-0017

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF IMPROVEMENTS SHALL MEET OR EXCEED THE CITY AND APPLICABLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS. ALL REFERENCES TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.

2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE PLANS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED, AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

3. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY TO FURNISH SAFE WORKING CONDITIONS FOR THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY RULES AND REGULATIONS.

4. 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 ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER 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 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 AND TO COORDINATE SUCH RELOCATIONS WITH THE APPROPRIATE UTILITY PROVIDER AND ALL AFFECTED PARTIES.

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY/DISTRICT TO OBTAIN TEMPORARY POWER, TELEPHONE, AND WATER SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY AND ALL UTILITY COMPANIES/DISTRICTS 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.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

9. THE CONTRACTOR SHALL INSTALL AND MAINTAIN CONSTRUCTION FENCE PRIOR TO, AND THROUGHOUT CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY, STATE, OR LOCAL DISTRICTS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH INSPECTION.

11. THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DISTRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

12. THE CONTRACTOR SHALL NOTIFY THE CITY AND LOCAL UTILITY COMPANIES/DITRICTS AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

14. INCLUDED IN THIS PACKAGE IS THE DEMOLITION AND DISPOSAL OF ALL EXISTING UTILITIES, SITE IMPROVEMENTS AND SITE FURNISHINGS NEEDED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN IN THIS SET OF CONSTRUCTION DRAWINGS. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.

15. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

    COORDINATES PROVIDED ON THE DRAWING SHALL BE VERIFIED. ANY WORK DONE INCORRECTLY BASED UPON THE PROVIDED COORDINATES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND FIXED AT HIS OWN EXPENSE.

16. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE CITY OR UTILITY COMPANY/DISTIRCT STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

17. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE OWNER/DEVELOPER AND THE ENGINEER IMMEDIATELY.

18. BENCHMARK VERIFICATION: THE CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

19. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.

20. THE SITE IS SHOWN ON FLOOD INSURANCE RATE MAP 08035C0301G WITH EFFECTIVE DATE MARCH 16, 2016. THE SITE IS INDICATED IN ZONE X - UNSHADED - ON SAID MAPPING.

SITE/GRADING GENERAL NOTES

1. CONTOURS SHOWN REPRESENT FINISHED ELEVATIONS. ADJUSTMENT TO SUBGRADE FOR ALL STRUCTURES (IE PAVING, SIDEWALKS, SLABS, ETC) IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

2. EXISTING SPOT ELEVATIONS AT MATCH POINTS WERE DERIVED FROM CONTOURS PROVIDED WITH THE SITE MAPPING AND ARE ANTICIPATED TO BE +/- AND SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION. ANY DEVIATION SHALL BE REPORTED TO THE ENGINEER.

3. PRIOR TO PLACING ANY CONCRETE CURB, GUTTER, PANS, AND ACCESSIBLE RAMPS, THE FORMWORK ELEVATIONS SHALL BE VERIFIED AND PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. ANY WORK THAT DOES NOT COMPLY WITH THIS REQUIREMENT AND IS PLACED IN ERROR WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. NO PROPOSED LANDSCAPED SLOPE SHALL EXCEED 3:1, OR AS SPECIFIED OTHERWISE BY LOCAL CODE.

5. CONTRACTOR SHALL REFER TO BUILDING ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF BUILDINGS AND APPURTENANCES. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.

6. ALL LANDSCAPED AREAS ARE TO BE CONDITIONED PER THE REQUIREMENTS OF THE LANDSCAPE PLANS. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED ACCORDING TO THE LANDSCAPE PLAN(S) AND GRADING, EROSION AND SEDIMENT CONTROL PLAN(S).

7. ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. CONTRACTOR SHALL NOTIFY ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DATA SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

8. ASPHALT GRADES SHALL NOT BE LESS THAN 1.00% IN THE DIRECTION OF FLOW; CURB AND GUTTER AND CONCRETE PAN GRADES SHALL NOT BE LESS THAN 0.50% IN THE DIRECTION OF FLOW. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. PAVEMENT OR CURBS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

9. HANDICAP PARKING STALLS SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.

10. HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS AND REGULATIONS.

11. THE FOLLOWING IS APPLICABLE TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT:

    a. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

    b. THE GRADE OF HANDICAP PARKING STALLS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. HANDICAP PARKING SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS.

    c. HANDICAP ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL GRADE OF 5.0%. ACCESSIBLE ROUTES EXCEEDING 5.0% SHALL BE CONSTRUCTED WITH RAMPS AND HAND RAILS HAVING A MAXIMUM SLOPE OF 8.33% FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT LANDING PAD (WITH A 2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ALL RAMP.

12. PRIOR TO PLACEMENT OF CURB AND PAVEMENT CONTRACTOR SHALL VERIFY COMPLIANCE WITH ADA STANDARDS.

13. IF DURING THE GRADING AND CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER FOR THE DEVELOPER/OWNER, THE ENGINEER, AND THE GEOTECHNICAL ENGINEER IMMEDIATELY.

14. ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

15. ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES, AND CONCRETE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED SPECIFICALLY FOR THIS SITE.

16. CONCRETE PAVEMENT JOINTS SHALL MEET THE REQUIREMENTS OF CDOT STANDARDS AND SPECIFICATIONS, AND CDOT STANDARD PLAN NO. M-412-1, UNLESS NOTED OTHERWISE.

17. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.

18. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.

19. CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH OWNER AND SIGNAGE MANUFACTURER.

20. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER AND SIGNAGE MANUFACTURER, AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO THE OWNER FOR APPROVAL.

21. REFER TO THE SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.

22. GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

23. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREAS.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.

25. IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSE OUT.

26. THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK(S) THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE PROJECT.

27. THE CONTRACTOR SHALL INSPECT AND REPAIR EXISTING DRAINAGE STRUCTURES AS NEEDED, AND CLEAN OUT EXISTING PIPES TO REMOVE ALL SILT AND DEBRIS.

MSE RETAINING WALL GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE FULL DESIGN AND CONSTRUCTION OF THE MSE RETAINING WALLS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND INDUSTRY STANDARDS AND SPECIFICATIONS.

2. THE ALIGNMENT OF THE MSE WALLS IS SHOWN ON THE PLANS AND ASSOCIATED PROFILES DEPICTING THE FINISHED GRADE AT THE TOP OF THE WALL (TOW) AND BOTTOM OF THE WALL (BOW) AND IS NOT INTENDED TO SHOW ANY PORTION OF THE WALL BELOW FINISHED GRADE. CHANGES IN THE TOP OF WALL ELEVATIONS SHALL BE ACHIEVED BY UNIFORMLY STEPPING THE WALL.

3. CONTRACTOR IS REQUIRED TO:

    a. REVIEW THE GEOTECHNICAL REPORT FOR THE SITE AND VERIFY THE REPORT PROVIDES ALL INFORMATION REQUIRED FOR THE DESIGN OF THE WALL.

    b. PROVIDE FULL DESIGN OF THE WALL INCLUDING DESIGN CALCULATIONS AND CONSTRUCTION DRAWINGS PREPARED BY A LICENSED ENGINEER TO BE SUBMITTED TO THE CITY FOR APPROVAL. THE DESIGN SHALL CONSIDER THE LONG TERM STRUCTURAL STABILITY OF THE WALL AND ADDRESS DRAINAGE BEHIND THE WALL.

    c. OBTAIN ALL PERMITS REQUIRED FOR THE WORK.

    d. VERIFY EXISTING AND PROPOSED ELEVATIONS AT TOP OF WALL.

    e. PROVIDE ALL MATERIALS AND LABOR REQUIRED FOR CONSTRUCTION AND INSTALLATION OF THE WALL.

    f. PROVIDE MATERIAL TESTING OF ALL MATERIALS USED FOR CONSTRUCTION OF WALLS.

    g. DETAIL, PROVIDE, AND INSTALL A PEDESTRIAN GUARDRAIL ALONG THE TOP OF ALL WALLS INSTALLED. SUBMIT DETAILS TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

    h. SUBMIT TO THE ARCHITECT A COLOR AND TEXTURE SAMPLE OF THE BLOCK TO BE USED PRIOR TO INSTALLATION.

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1- 800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PROFESSIONAL ENGINEER CERTIFICATION:

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JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES — APPROVED
By jkirkpatrick on 10/31/2024
APPROVED-CD24-0017 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8808
WWW.PERCEPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

△	DATE	DESCRIPTION
1	08/12/24	FOR APPROVAL
2	06/28/24	2ND SUBMITTAL
3	05/10/24	INITIAL SUBMITTAL

REVISIONS

GENERAL NOTES

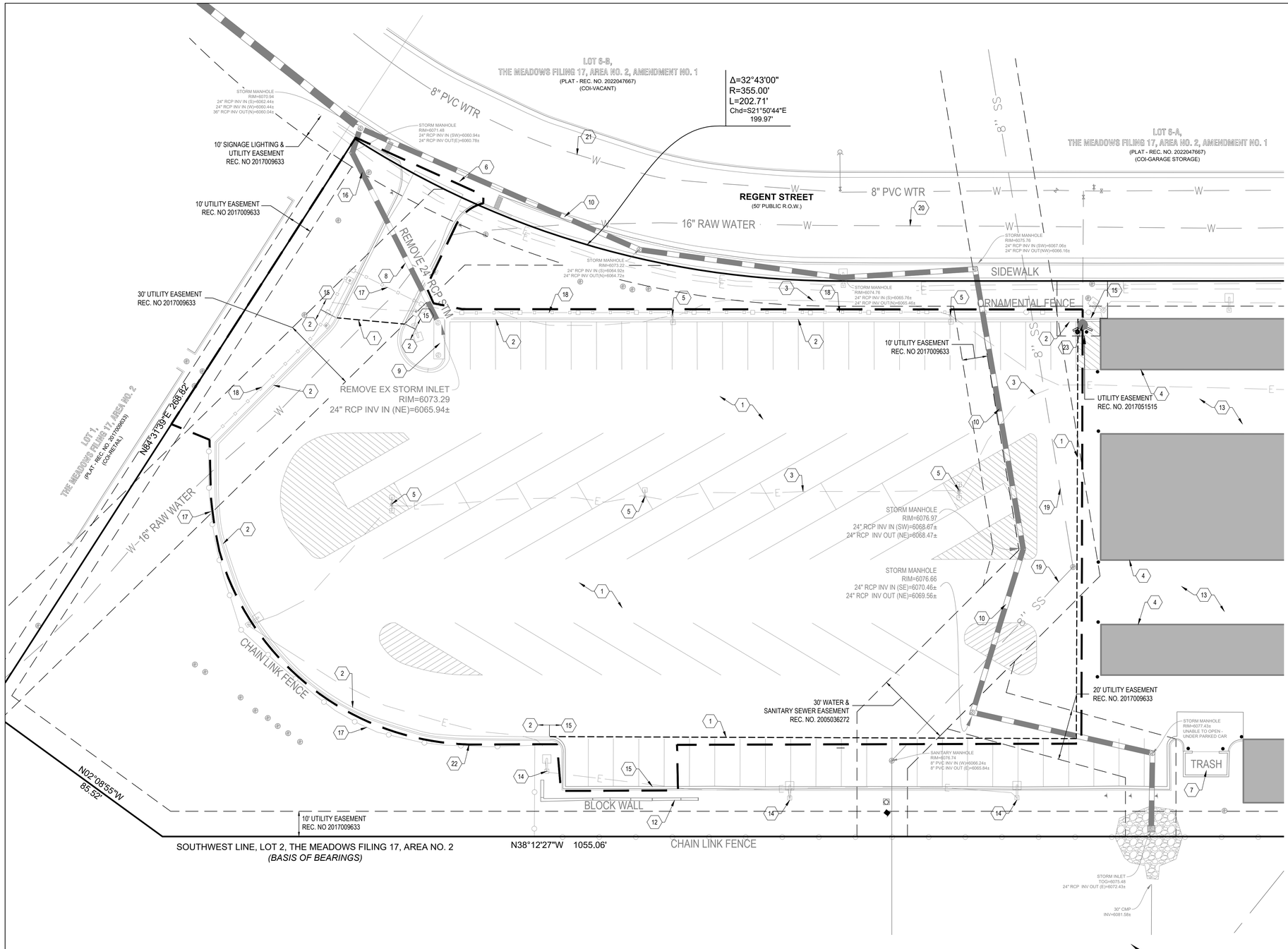
US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014
date: 05/10/24

SHEET
3 OF 14

CD24-0017



DEMOLITION NOTES:

1. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT.
2. DEMOLISH AND REMOVE EXISTING CURB AND GUTTER.
3. REMOVE OR RELOCATE EXISTING ELECTRIC SERVICES. SEE SITE ELECTRICAL PLANS FOR DETAILS.
4. EXISTING BUILDING TO REMAIN.
5. DEMOLISH AND REMOVE EXISTING LIGHT POLE.
6. EXISTING CONCRETE PAN TO REMAIN.
7. EXISTING TRASH ENCLOSURE TO REMAIN.
8. REMOVE EXISTING 24" RCP STORM SEWER.
9. REMOVE EXISTING STORM SEWER INLET.
10. EXISTING STORM SEWER TO REMAIN.
11. EXISTING SIDEWALK TO REMAIN.
12. EXISTING WALL TO REMAIN.
13. EXISTING ASPHALT PAVEMENT TO REMAIN.
14. EXISTING LIGHT FIXTURE TO REMAIN.
15. EXISTING CURB TO REMAIN.
16. REFERENCE STORM SEWER PLANS FOR LIMIT OF REMOVAL.
17. EXISTING FENCE TO REMAIN.
18. REMOVE FENCE. SALVAGE FOR RE-INSTALLATION.
19. EXISTING 8" SANITARY SEWER LINE.
20. EXISTING 16" RAW WATER LINE.
21. EXISTING 8" PVC WATER LINE.
22. LIMITS OF CONSTRUCTION.
23. EXISTING FIRE HYDRANT TO REMAIN.

GRAPHIC SCALE

20 0 10 20 40

1 INCH = 20 FEET

COLORADO 811
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REVISIONS

DEMOLITION PLAN

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
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date: 05/10/24

SHEET
4 OF 14

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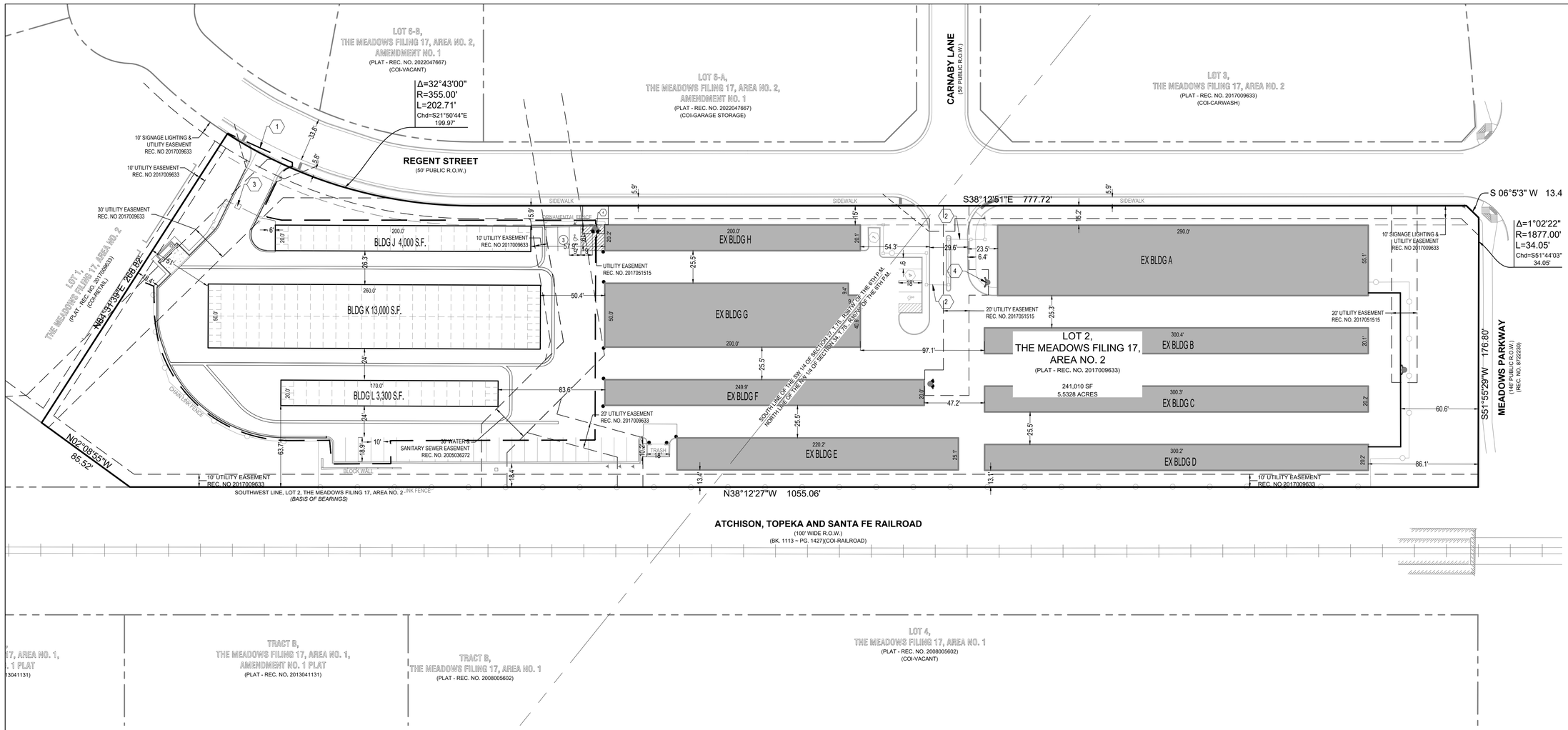

CONSTRUCTION NOTES

1. LIMITS OF CONSTRUCTION.
2. EXISTING GATE WITH KNOX BOX.
3. INSTALL GATE WITH KNOX BOX.
4. EXISTING FIRE HYDRANT TO REMAIN.

GRAPHIC SCALE

20 0 10 20 40

1 INCH = 20 FEET

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JERRY W. DAVIDSON, P.E. COLORADO LICENSE NO. 38220

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REVISIONS

OVERALL SITE PLAN

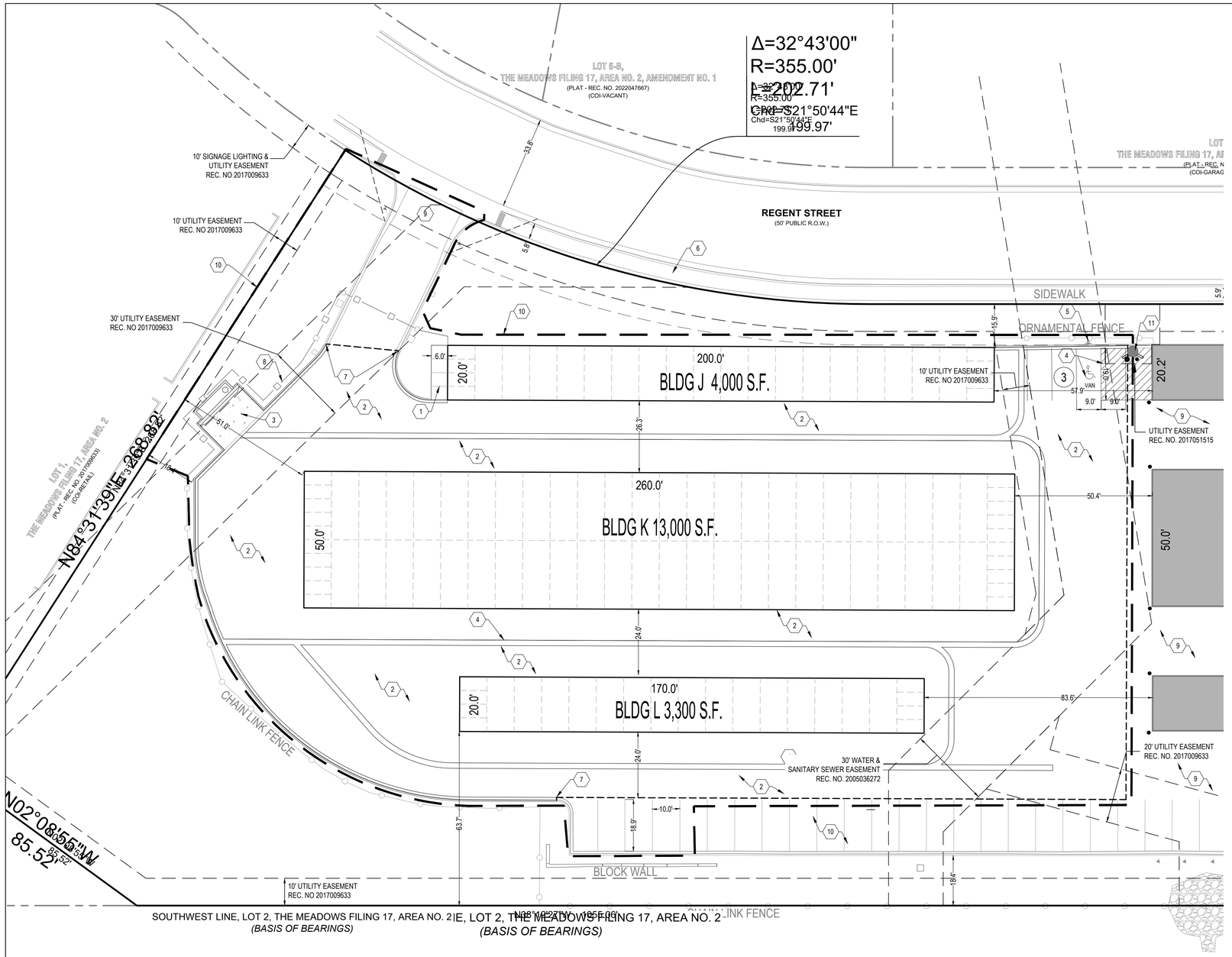
US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014
date: 05/10/24

SHEET
5 OF 14

CD24-0017



LEGEND

- PROPERTY LINE
- PROPOSED HANDICAP PARKING STALL
- 10 — PROPOSED PARKING COUNT PER ROW
- LS — PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED SITE SIGNAGE
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER WITH SPILL PAN
- PROPOSED CURB AND GUTTER WITH CATCH PAN
- SAWCUT LINE

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE SIDEWALK. SEE SHEET 12.
2. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT. MATCH EXISTING ASPHALT ON SAWCUT LINES. SEE GEOTECHNICAL REPORT.
3. CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT. SEE GEOTECHNICAL REPORT.
4. PAINT ACCESSIBLE STRIPING AND SYMBOL. SEE SHEET 12.
5. INSTALL ACCESSIBLE PARKING SIGN AND "VAN" SIGN. SEE SHEET 12.
6. EXISTING SIDEWALK TO REMAIN.
7. MATCH EXISTING CURB.
8. INSTALL FENCE.
9. EXISTING ASPHALT TO REMAIN.
10. LIMITS OF CONSTRUCTION.
11. EXISITNG FIRE HYDRANT TO REMAIN.

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GRAPHIC SCALE
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	DATE	DESCRIPTION
1	05/10/24	INITIAL SUBMITTAL
2	06/28/24	2ND SUBMITTAL
3	08/12/24	FOR APPROVAL

REVISIONS

SITE PLAN

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
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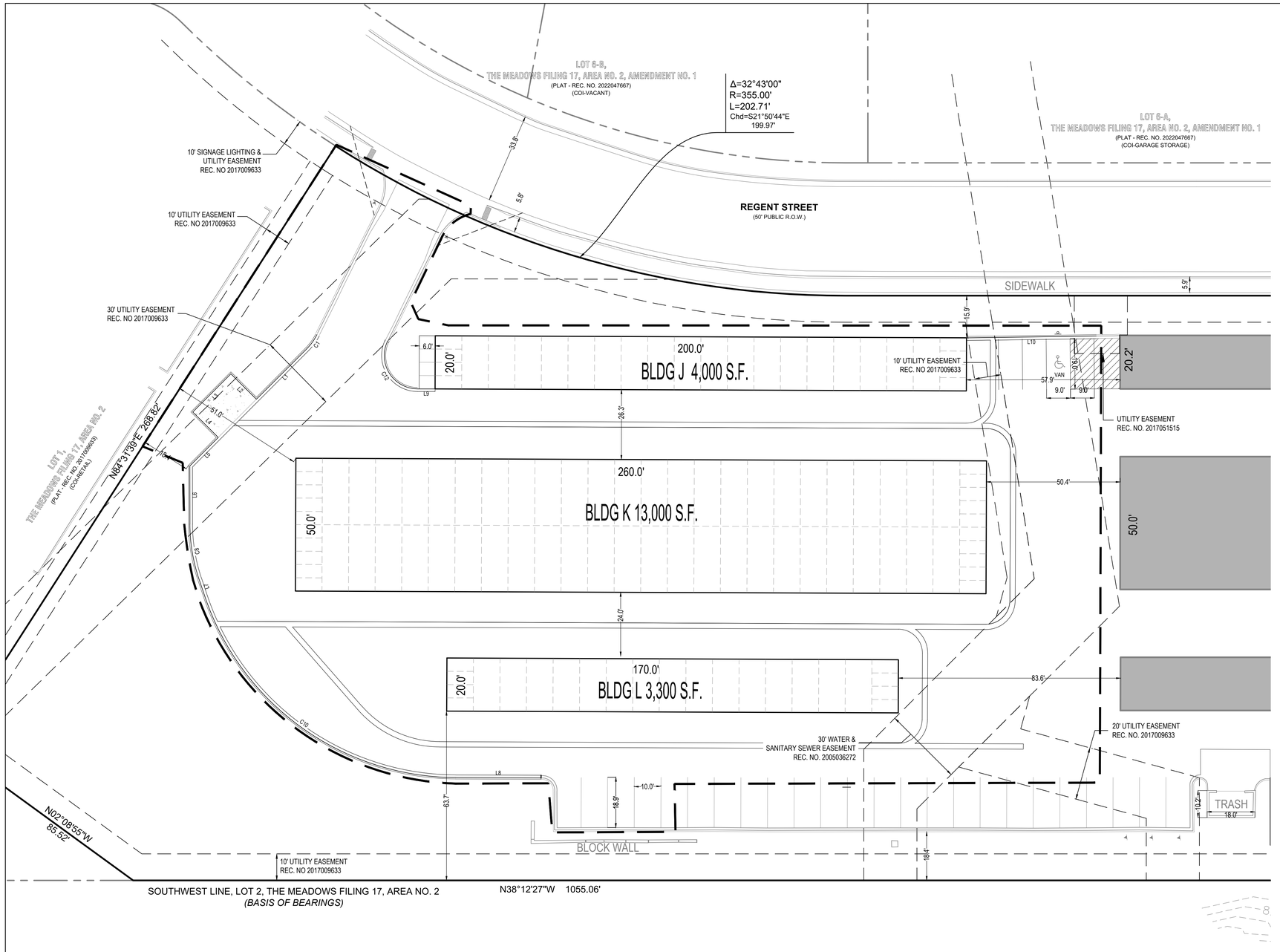
date: 05/10/24

SHEET
6 OF 14

CD24-0017



Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	6.56'	18°47'21"	20.00
C8	21.00'	18°30'45"	65.00
C10	124.21'	71°10'11"	100.00
C12	25.33'	116°05'27"	12.50
L1	26.93	N83°14'53"W	
L2	13.55	N6°42'54"E	
L3	20.34	N83°14'53"W	
L4	13.55	S6°45'07"W	
L5	15.12	N83°14'53"W	
L6	21.92	S51°41'37"W	
L7	7.07	S33°10'53"W	
L8	32.17	S37°59'18"E	
L9	6.60	S38°07'40"E	
L10	48.85	S38°58'43"E	

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REVISIONS		
DESCRIPTION	DATE	
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HORIZONTAL CONTROL PLAN

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

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JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

GRAPHIC SCALE

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APPROVED BY: DEVELOPMENT SERVICES — APPROVED
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SHEET

7 OF 14

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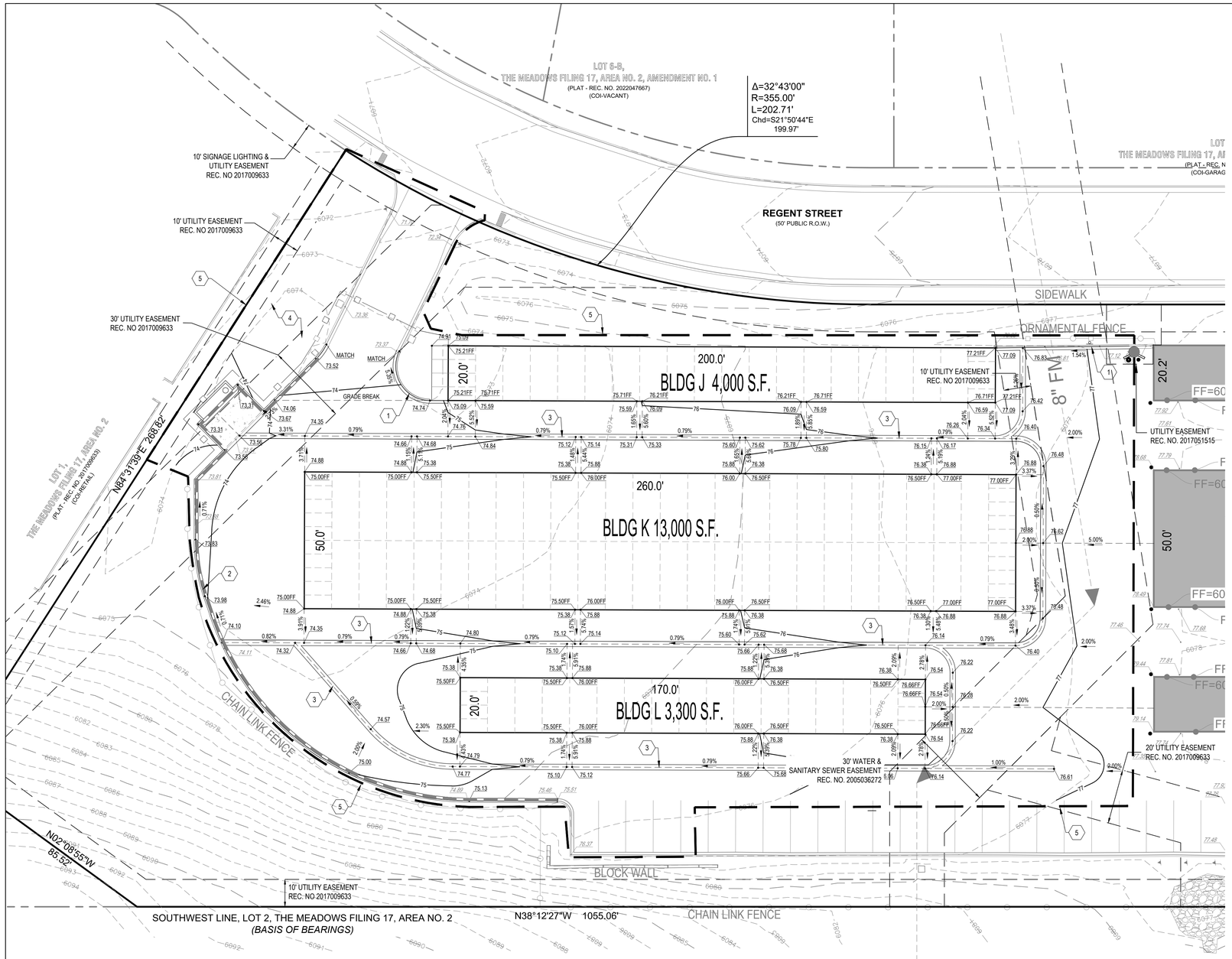

LEGEND

	PROPERTY LINE		EXISTING CURB AND GUTTER
	PROPOSED HANDICAP PARKING STALL		PROPOSED CURB AND GUTTER WITH SPILL PAN
			PROPOSED CURB AND GUTTER WITH CATCH PAN
			SAWCUT LINE
10	PROPOSED PARKING COUNT PER ROW	6260	EXISTING CONTOUR
LS	PROPOSED LANDSCAPED AREA	59	PROPOSED CONTOUR
	PROPOSED SIDEWALK	59.40	PROPOSED SPOT ELEVATION
		59.40	EXISTING SPOT ELEVATION
	PROPOSED HANDICAP RAMP	FL	FLOWLINE ELEVATION
		TC	TOP OF CURB ELEVATION
	PROPOSED SITE SIGNAGE	SW	SIDEWALK ELEVATION
		HP	HIGH POINT ELEVATION
		LP	LOW POINT ELEVATION

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" SPILL PAN. SEE SHEET 12 FOR DETAIL.
2. CONSTRUCT CONCRETE CURB AND GUTTER WITH 12" CATCH PAN. SEE SHEET 12 FOR DETAIL.
3. CONSTRUCT 2' WIDE VALLEY PAN. SEE SHEET 12 FOR DETAIL.
4. RETURN LANDSCAPED AREA TO ORIGINAL CONDITION.
5. LIMITS OF CONSTRUCTION.

RETAINING WALLS STATEMENT

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."

FLOODPLAIN STATEMENT

THERE ARE NO FLOODPLAINS LOCATED WITHIN THE BOUNDARIES OF THIS SITE.

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REVISIONS	DESCRIPTION	DATE
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GRADING PLAN

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by:	JWD
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project no.:	2023-014
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SHEET

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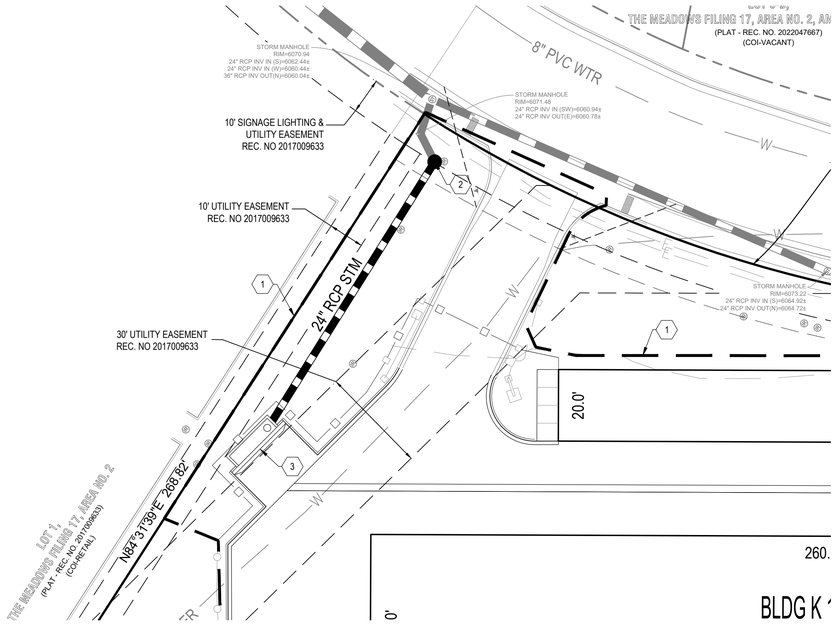

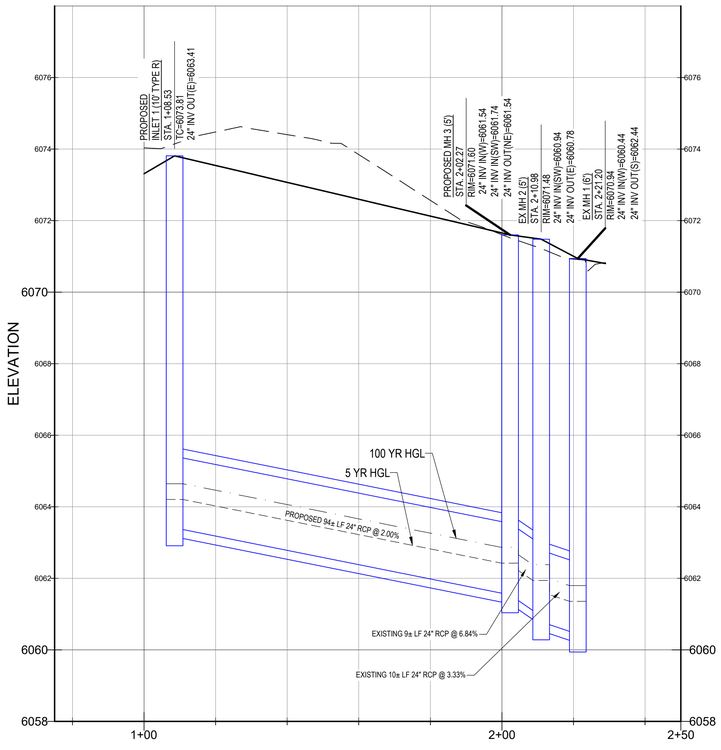

CONSTRUCTION NOTES

1. LIMITS OF CONSTRUCTION.
2. CONSTRUCT 5' MANHOLE. SEE SHEET 11.
3. CONSTRUCT 15' TYPE R INLET. SEE SHEET 10.
4. EXISTING ELECTRICAL LIGHT TO REMAIN.

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COLORADO 52225 REGISTERED PROFESSIONAL ENGINEER

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 52226

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REVISIONS

STORM PLAN AND PROFILE

US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

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9 OF 14

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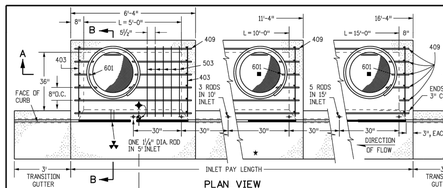
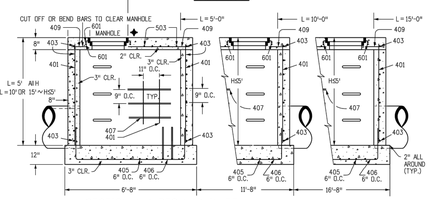


PLAN VIEW

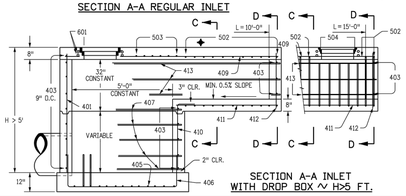
★ FOR LENGTH 0.3 TO 1FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

✦ STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE

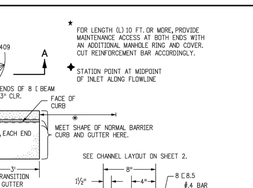
* MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.



SECTION A-A REGULAR INLET

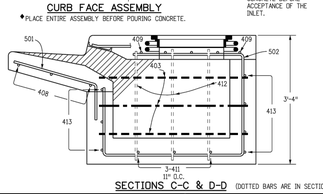


SECTION A-A INLET
WITH DROP BOX ~ H>5 FT.

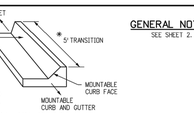


CURB FACE ASSEMBLY

★ PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.

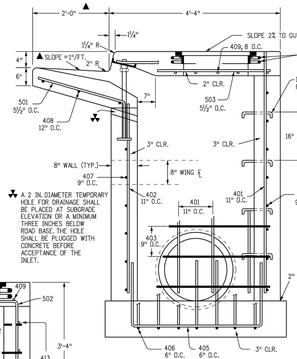


SECTIONS C-C & D-D (DOTTED BARS ARE IN SECTION D-D)



★ WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

TRANSITION CURB



▲ A 2 IN. DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

SECTION B-B
END VIEW

NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

GENERAL NOTES:
SEE SHEET 2.

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Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
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CURB INLET TYPE R

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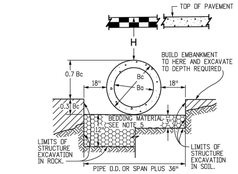
STANDARD PLAN NO.
M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:



NOTE: Bc IS THE OUTSIDE DIMENSION FOR DIAMETER, SPAN OR RISE.

PIPE INSTALLATION
(WITH 0.7 PROJECTION RATIO)

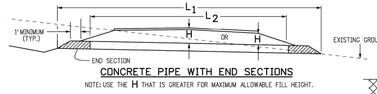
△ PIPE SIZE= Ba (INSIDE DIA)	WALL THICKNESS	0.3 Bc (OUTSIDE DIA)
IN.		FT.
12	2	0.40
15	2-¼	0.49
18	2-½	0.58
21	2-¾	0.66
24	3	0.75
27	3-¼	0.84
30	3-½	0.92
33	3-¾	1.01
36	4	1.10
42	4-½	1.28
48	5	1.45
54	5-½	1.62
60	6	1.80
66	6-½	1.97
72	7	2.15
78	7-½	2.32
84	8	2.50
90	8-½	2.68
96	9	2.85
102	9-½	3.02
108	10	3.20

VERTICAL ELLIPTICAL (VE) SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE
IN.			FT.
29	45	4-½	1.35
34	53	5	1.58
38	60	5-½	1.78
43	68	6	2.00
48	76	6-½	2.23
53	83	7	2.43
58	91	7-½	2.65
63	98	8	2.85
68	106	8-½	3.08
72	113	9	3.28
77	121	9-½	3.50
82	128	9-¾	3.69
87	136	10	3.90

HORIZONTAL ELLIPTICAL (HE) SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE
IN.			FT.
23	14	2-¾	0.49
30	19	3-¼	0.66
34	22	3-½	0.73
38	24	3-¾	0.79
45	29	4-½	0.95
53	34	5	1.10
60	38	5-½	1.23
68	43	6	1.38
76	48	6-½	1.53
83	53	7	1.68
91	58	7-½	1.83
98	63	8	1.98
106	68	8-½	2.13
113	72	9	2.25
121	77	9-½	2.40
128	82	9-¾	2.54
136	87	10	2.68

△ ALSO EQUIVALENT ROUND DIMENSION FOR ELLIPTICAL PIPE.

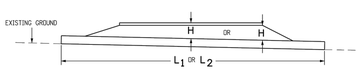
DIMENSIONS FOR REINFORCED CONCRETE PIPE
(FOR INFORMATION ONLY)



CONCRETE PIPE WITH END SECTIONS

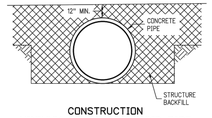
NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.

H = HEIGHT OF FILL OVER TOP OF PIPE, INCLUDING PAVEMENT THICKNESS.
L_1 = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.
L_2 = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.



CONCRETE PIPE WITHOUT END SECTIONS

NOTE: USE THE H THAT IS GREATER FOR MAXIMUM ALLOWABLE FILL HEIGHT.



CONSTRUCTION
MINIMUM COVER FOR RIGID PIPE

TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET)				
	CLASS OF PIPE (0.01 IN. CRACK D-LOAD)				
	CLASS CIR II / CLASS VE II / CLASS HE II	CLASS CIR III / CLASS VE III / CLASS HE III	CLASS CIR IV / CLASS VE IV / CLASS HE IV	CLASS CIR V / CLASS VE V	CLASS VE VI
	1000 D	1350 D	2000 D	3000 D	4000 D
CIRCULAR (CIR)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	
VERTICAL ELLIPTICAL (VE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	± 45 TO 62
HORIZONTAL ELLIPTICAL (HE)	1 TO 18	1 TO 25	± 25 TO 37		

ALLOWABLE RANGE OF HEIGHTS FOR FILL OVER REINFORCED CONCRETE PIPE
(ALL SIZES)

GENERAL NOTES

REINFORCED CONCRETE PIPE

1. FILL HEIGHTS GREATER THAN MAXIMUM ALLOWED IN THE HEIGHTS OF FILL TABLE ON THIS SHEET REQUIRE SPECIAL DESIGN OF STRUCTURE.
2. PIPE DESIGN IS BASED ON SAFETY FACTOR OF 1.33 ON ULTIMATE STRENGTH.
3. THE HEIGHTS OF FILL OVER TOP OF PIPE ARE BASED ON UNIT WEIGHT OF SOIL AT 135 LBS. PER CUBIC FT.
4. PIPE CLASS IS DETERMINED FROM 0.01 IN CRACK D-LOAD.
5. BEDDING IS CLASS B (MODIFIED) (FROM CONCRETE PIPE DESIGN MANUAL-AMERICAN CONCRETE PIPE ASSOCIATION) WITH SETTLEMENT RATIO $R = 0.0$ or (YIELDING BED). BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 2; BEDDING MATERIAL FOR RIGID PIPE IN ROCK SHALL BE 12 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 1.
6. CHANGES IN DESIGN FACTORS REQUIRE COMPENSATING CHANGES IN PIPE DESIGN.
7. MINIMUM WALL THICKNESS DIMENSIONS ARE BASED ON AASHTO M 170 (WALL B) FOR CIRCULAR PIPE, AND AASHTO M 207 FOR ELLIPTICAL PIPE.
8. SPACING FOR MULTIPLE PIPE INSTALLATIONS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN M-206-1.
9. WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL PIPE INSTALLATION SHALL BE USED.

NONREINFORCED CONCRETE PIPE

1. AT THE OPTION OF THE CONTRACTOR, NONREINFORCED CONCRETE PIPE CONFORMING TO AASHTO M 86 MAY BE USED IN LIEU OF REINFORCED CONCRETE PIPE FOR ALL SIZES 36 INCHES IN DIAMETER AND SMALLER. THE NONREINFORCED CONCRETE PIPE SHALL MEET THE SAME D-LOAD TO PRODUCE THE ULTIMATE LOAD UNDER THE THREE-EDGE BEARING METHOD AS SPECIFIED FOR REINFORCED CONCRETE PIPE IN CONFORMANCE WITH AASHTO M 170. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION OF CONFORMANCE. THE WALL THICKNESS OF THE NONREINFORCED PIPE MAY BE INCREASED AS REQUIRED TO MEET D-LOAD REQUIREMENT.
2. ALL REQUIREMENTS FOR REINFORCED CONCRETE PIPE, EXCEPT THOSE REFERRING TO REINFORCEMENT, SHALL APPLY TO NONREINFORCED CONCRETE PIPE.

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Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

REINFORCED CONCRETE PIPE

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STANDARD PLAN NO.
M-603-2
Standard Sheet No. 1 of 1
Project Sheet Number:

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
R8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				3 BARS, 1 RODS	——	4 BARS, 3 RODS	——	4 BARS, 5 RODS	——	4 BARS, 3 RODS	——	4 BARS, 5 RODS	——

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

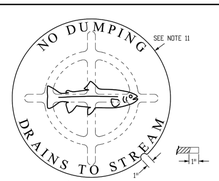
REGULAR INLETS | DROP BOX INLETS

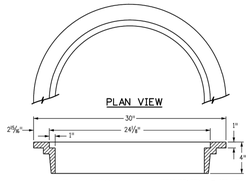
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

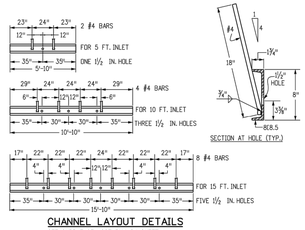
"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT, L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

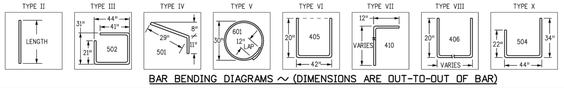
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"







CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.



BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

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Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
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Project Development Branch JBK

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 2 of 2
Project Sheet Number:

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.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30226

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

APPROVED BY: DEVELOPMENT SERVICES APPROVED
Town of Castle Rock Colorado
By jkirkpatrick on 10/31/2024
APPROVED-CD24-0017 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PERCEPTION
DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

△	DATE	DESCRIPTION
	08/12/24	FOR APPROVAL
	06/28/24	2ND SUBMITTAL
	05/10/24	INITIAL SUBMITTAL

REVISIONS

STORM DETAILS

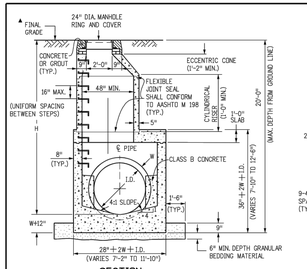
US STORAGE CENTERS EXPANSION

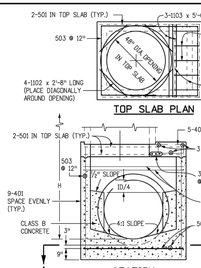
LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

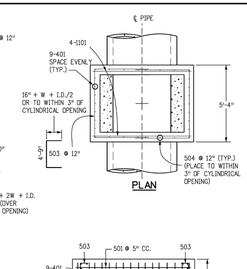
design by: JWD
approved by: CLN
project no.: 2023-014
date: 05/10/24

SHEET
10 OF 14

CD24-0017







GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

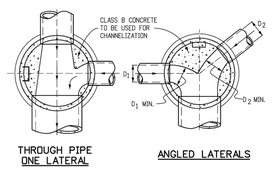
▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

MAHHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	I.D. 60"	I.D. 66"	I.D. 72"	I.D. 84"	I.D. 96"	FORMULAS
401	4	I	0.668	(NO. REQ'D. (LENGTH (WEIGHT *	18 8'-5" 97.2	18 8'-8" 104.2	18 9'-3" 111.2	18 9'-10" 118.2	18 11'-0" 132.3	18 12'-2" 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQ'D. (LENGTH (WEIGHT *	5 5'-5" 18.1	5 6'-0" 20.0	5 6'-7" 22.0	5 7'-2" 23.9	5 8'-4" 27.8	5 9'-6" 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ'D. (LENGTH (WEIGHT *	17 7'-5" 131.5	17 8'-0" 141.8	17 8'-7" 152.2	17 9'-2" 162.5	17 10'-4" 183.2	17 11'-6" 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQ'D. (LENGTH (WEIGHT *	27 5'-0" 114.7	23 5'-0" 119.9	25 5'-0" 130.4	28 5'-0" 135.6	29 5'-0" 151.2	32 5'-0" 166.9	502 NUMBER BARS REQ'D. = 3 + $\left(\frac{24+I.D.+2W}{@\ 5"}+1\right)$
503	5	II	1.043	(NO. REQ'D. (LENGTH (WEIGHT	16 13'-10" 214.2	16 13'-5" 223.5	18 14'-0" 262.6	18 14'-7" 273.8	20 15'-9" 328.5	24 16'-11" 423.5	503 NUMBER BARS REQ'D. = $2\left(\frac{1.5H.I.D.+2W}{@\ 12"}+1\right)$ BAR LENGTH = 4'-0"+2(10W+H.I.D./2)
504	5	I	1.043	(NO. REQ'D. (LENGTH (WEIGHT *	12 8'-0" 101.2	14 8'-3" 126.6	14 9'-3" 135.1	16 9'-10" 164.1	18 11'-0" 206.5	20 12'-2" 253.8	504 NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	(NO. REQ'D. (LENGTH (WEIGHT *	4 7'-2" 152.3	4 7'-9" 164.7	4 8'-4" 177.1	4 8'-11" 189.5	4 10'-1" 214.3	4 11'-3" 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D. (LENGTH (WEIGHT *	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	BENDING TYPE I STRAIGHT
1103	11	I	5.313	(NO. REQ'D. (LENGTH (WEIGHT *	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	TYPE II 4'-9" 16"+W+I.D./2
* REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III 12" 12" 3" I.D.+2W-36"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.8	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE



TYPICAL CHANNELIZATION DETAILS

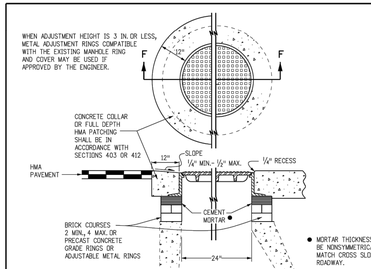
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	REV.		
Last Modification Date: 07/31/19	REV.		
Detailer Initials: LTA	REV.		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV.		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

MANHOLES

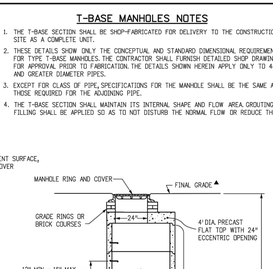
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-20
Standard Sheet No. 1 of 3
Project Sheet Number:



T-BASE MANHOLES NOTES

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.



MANHOLE T-BASE

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
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Last Modification Date: 07/31/19	REV.		
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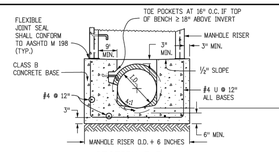
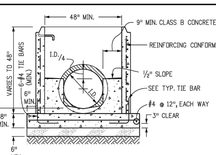
Project Development Branch JBK

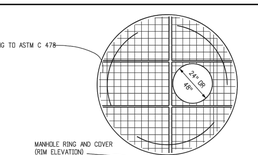
MANHOLES

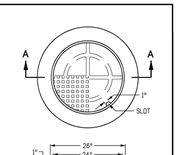
Issued by the Project Development Branch: July 31, 2019

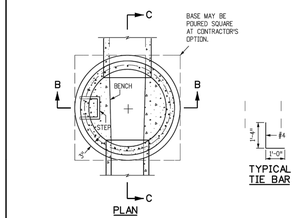
STANDARD PLAN NO. M-604-20
Standard Sheet No. 3 of 3
Project Sheet Number:

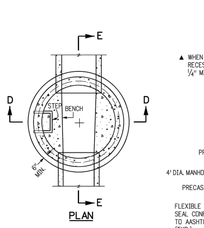


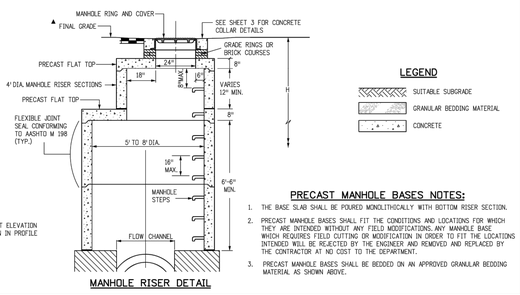












LEGEND
SUITABLE SUBGRADE
GRANULAR BEDDING MATERIAL
CONCRETE

PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	REV.		
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Colorado Department of Transportation
2829 West Howard Place
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Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

MANHOLES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-20
Standard Sheet No. 2 of 3
Project Sheet Number:

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.

JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 30225

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 10/31/2024
APPROVED-CD24-0017 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET SUITE 315, LITTLETON, CO 80128 303-232-8868
WWW.PERCEPTIONDESIGNGROUP.COM

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS	DESCRIPTION	DATE
1	FOR APPROVAL	08/12/24
2	2ND SUBMITTAL	06/28/24
3	INITIAL SUBMITTAL	05/10/24

STORM DETAILS

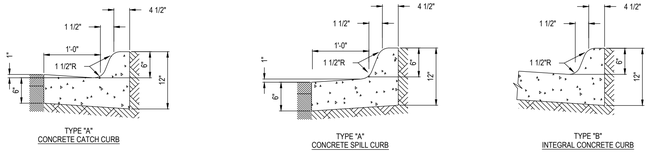
US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014
date: 05/10/24

SHEET
11 OF 14

CD24-0017



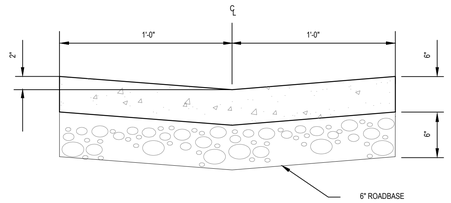
TYPE "A"
CONCRETE CATCH CURB

TYPE "A"
CONCRETE SPILL CURB

TYPE "B"
INTEGRAL CONCRETE CURB

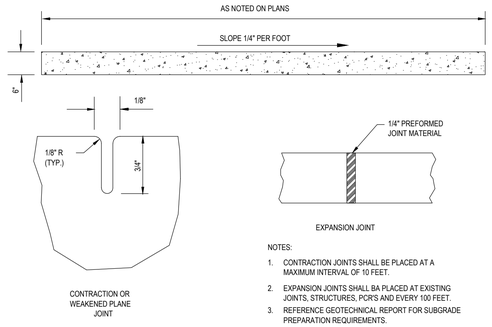
CURB DETAIL

NOT TO SCALE



CONCRETE VALLEY PAN DETAIL

NOT TO SCALE

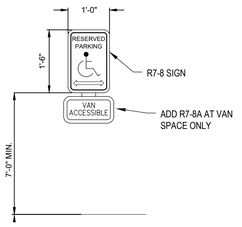


NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 10 FEET.
2. EXPANSION JOINTS SHALL BA PLACED AT EXISTING JOINTS, STRUCTURES, PCR'S AND EVERY 100 FEET.
3. REFERENCE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION REQUIREMENTS.

SIDEWALK DETAIL

NOT TO SCALE



1. SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS.

2. SIGN POSTS IN LANDSCAPE AREAS SHALL BE 12 GAUGE Nex/S-SQUARE TUBE STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".

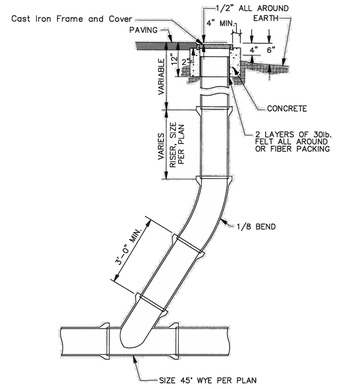
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.

4. SIGN SHEETING SHALL BE HIGH INTENSITY PRISMATIC

5. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE COUNTY

DETAIL FOR CLEANOUTS IN PAVED SURFACES

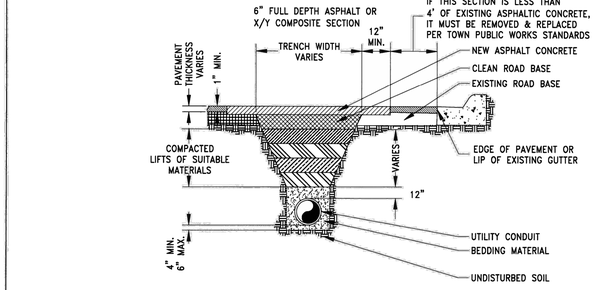
DETAIL FOR CLEANOUTS IN EASEMENTS



Note: Cleanout pipe diameter shall be the same size as the sewer line at the wye.

Sheet Revisions			
Date	Comments		
		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3500 Fax: (720) 733-3277 Development Services	SEWER CLEANOUT Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
SS-7
Sheet 1 of 1

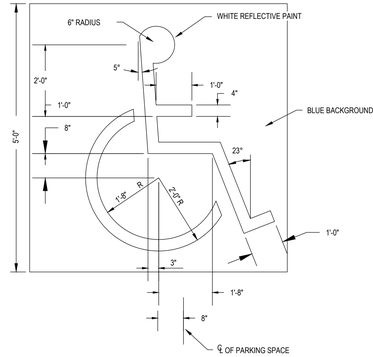


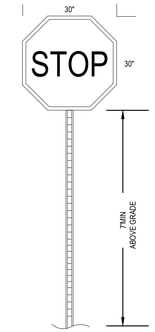
NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE ABOVE DETAIL UNLESS OTHERWISE SPECIFIED BY THE TOWN.
2. PRIOR TO PLACEMENT OF ASPHALT CONCRETE, PAVEMENT EDGE SHALL BE SAW CUT TO A CLEAN, VERTICAL & STRAIGHT EDGE.
3. 1-SAC SAND/CEMENT SLURRY MAY BE SUBSTITUTEED FOR BACKFILL MATERIAL.
4. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
5. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
6. 95% COMPACTION IS REQUIRED ON ALL TRENCHING ZONES, BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.

Sheet Revisions			
Date	Comments		
		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3500 Fax: (720) 733-3277 Development Services	SEWER TRENCH DETAIL Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
SS-8
Sheet 1 of 1

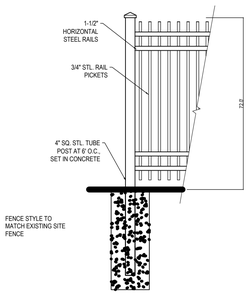




R1-1 STOP SIGN

SIGNAGE AND STRIPING DETAILS

NOT TO SCALE



FENCE DETAIL

NOT TO SCALE

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JERRY W. DAVIDSON, P.E. COLORADO LICENSE NUMBER 35225

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 APPROVED
By jkirkpatrick on 10/31/2024
APPROVED-CD24-0017 Plans.pdf
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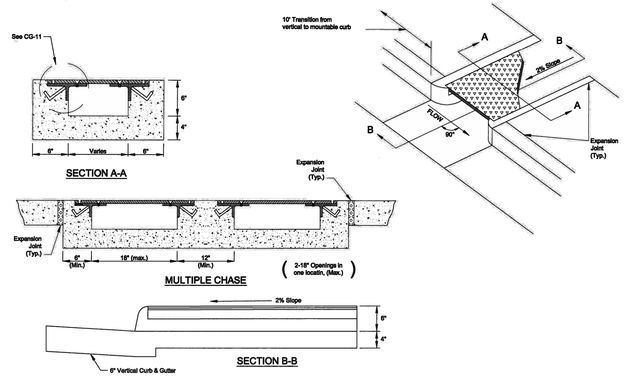
DEVELOPMENT SERVICES DATE

Sheet Revisions			
Date	Comments		
		Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3500 Fax: (720) 733-3277 Development Services	SIDEWALK CURB CHASE Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-10
Sheet 1 of 2



Sheet Revisions			
Date	Comments		
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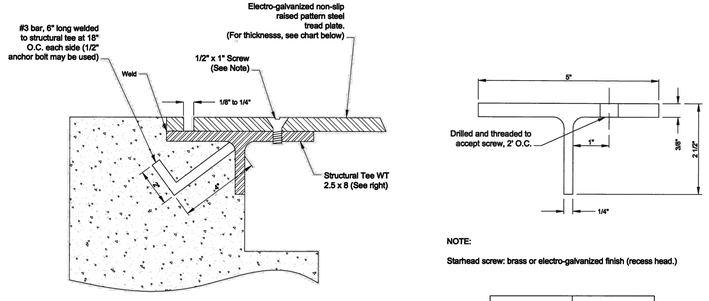
DETAIL PLAN NO.
CG-11
Sheet 2 of 2



NOTE:

Starhead screw: brass or electro-galvanized finish (recess head.)

WIDTH OF OPENING	THREAD PLATE THICKNESS
6"	3/8"
6" - 12"	1/2"
12" - 18"	5/8"

PREPARED UNDER THE DIRECT SUPERVISION OF
JERRY W. DAVIDSON, P.E.
COLORADO REG # 30226
FOR AND ON BEHALF OF
PERCEPTION DESIGN GROUP, INC.

REVISIONS		
DESCRIPTION	DATE	
FOR APPROVAL	08\2\24	
2ND SUBMITTAL	06\28\24	
INITIAL SUBMITTAL	05\10\24	

DETAILS

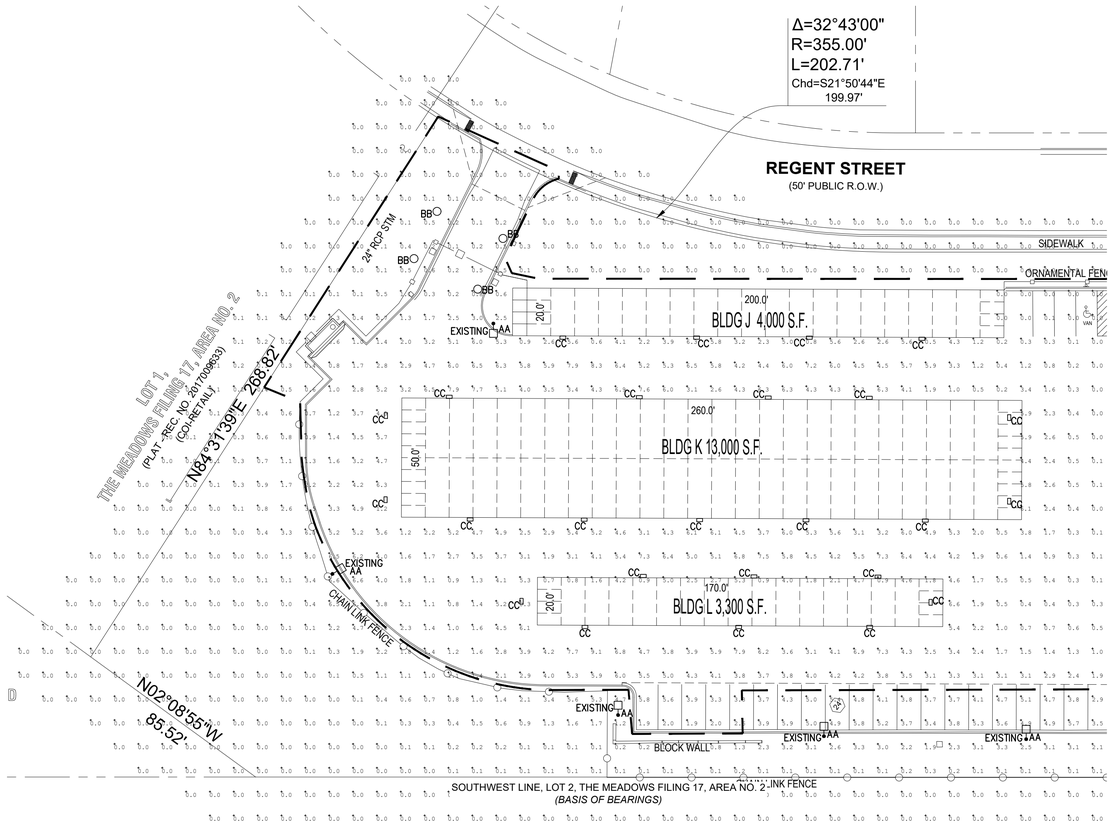
US STORAGE CENTERS EXPANSION

LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014
date: 05/10/24

SHEET
12 OF 14

CD24-0017



1 **SITE PHOTOMETRIC**
1" = 30'-0"

Luminaire Schedule								
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.	Color	Catalog
	9	AA	113	10,800	1.000	20'-0"	BRONZE	LSI LIGHTING #XALM-3-LED-SS-40-IL (EXISTING)
	4	BB	12.6	1,500	1.000	42"	BRONZE	ANP LIGHTING #BL6051-FR-M031LD-N-T5-40K
	25	CC	30.3	3410	1.000	9'-0"	BRONZE	LSI LIGHTING #XWM-3-LED-03-40

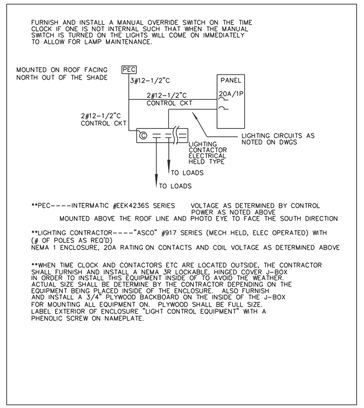
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	1.39	9.1	0.0	0.0	0.0

Lighting Hours of Operation - 24 hour Facility						
Sunday	Monday	Tuesday	Weds.	Thurs.	Friday	Saturday
DUSK/DAWN	DUSK/DAWN	DUSK/DAWN	DUSK/DAWN	DUSK/DAWN	DUSK/DAWN	DUSK/DAWN

..\Images\Co811.jpeg

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) – 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



A EXTERIOR LIGHT CONTROL
N.T.S.

Lighting Standard Notes:

1.) Light Loss Factor is 1 (Must be shown on the Luminary summary table)

2.) List the hours of light operation and how this will be achieved. Control descriptions including type of controls, the luminaires to be controlled by each type, and control schedule. Post curfew control method and schedule must be addressed in the plan.

3.) Describe the objective of each area of the site for lighting (Describe how this will be accomplished.)

4.) Describe the mitigation efforts for neighboring properties (Describe how this will be accomplished.)

5.) Exterior lighting for egress travel (to the public way or egress court) shall comply with the currently adopted building code.

6.) Forward Throw Luminaires: The following types are prohibited: Forward throw luminaires (Type IV distribtion), pole mounted lights aimed at a building's facade, and unshielded wall packs are prohibited.

Illumination Notes:

1.) Light Loss Factor is 1 (Must be shown on the Luminary summary table)

Calculation points are 10' on center.

All luminance values are shown at grade and are calculated with no light loss factor.

See Luminare Schedule on this sheet for further technical detail.

2.) All hours of illumination are noted in the Light Hours of Operation schedule included on this sheet. Please see the adjacent lighting control detail for technical information.

3.) Provide a safe, operational illuminance level for loading & unloading personal storage from dusk to dawn.

4.) All Light fixtures specified on the project are full cut off . These full cut-off light fixtures are engineered to mitigate glare & light trespass to adjacent properties & neighborhoods.

5.) Exterior lighting for egress travel (to the public way or egress court) shall comply with the currently adopted building code.

6.) Forward throw fixtures are not designed into this project and will not be aimed at the building facade for illumination.

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

PROFESSIONAL ENGINEER CERTIFICATION:

COLORADO LICENSED JOHN EDWARD HOWE III 42510 PROFESSIONAL ENGINEER

8-12-2024

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.

JOHN EDWARD HOWE III, P.E. COLORADO LICENSE NUMBER 42510

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 10/31/2024
APPROVED-CD24-0017 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PERCEPTION
DESIGN GROUP, INC.
8001 SOUTH PIERCE STREET SUITE 315. LITTLETON, CO 80128 303-232-8888
WWW.PERCEPTIONDESIGNGROUP.COM

REVISIONS		
DESCRIPTION	DATE	
INITIAL SUBMITTAL	05/10/24	
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US STORAGE CENTERS EXPANSION
LOT 2, THE MEADOWS FILING NO. 17, AREA NO. 2

design by: JWD
approved by: CLN
project no.: 2023-014
date: 05/10/24

SHEET
E1.0

CD24-0017

Catalog # :	Project :
Prepared By :	Date :

Mirada - XALM
Outdoor LED Area Light

The Mirada's sleek design makes it perfectly-suited for architectural applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance silicone optics, die cast aluminum housing, 35,000+ lumens and is available with integral wireless controls.

Features & Specifications

Optical System

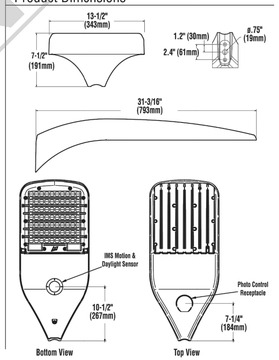
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70. 90CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: - -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Dimmable · Wireless Controls · IP66 · RoHS Compliant · ARRA Funding Compliant · Title 24 · cULus Listed · DLC Premium · IDA Certified

Product Dimensions

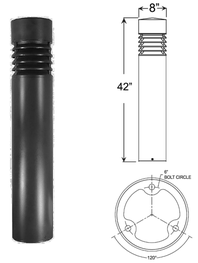


LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved.

TYPE AA: LSI LIGHTING #XALM-3-LED-SS-40-IL (EXISTING)

ANP Lighting

Specifications BL6051



BL6051 - LED

Weight: 25.5 lbs

Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

Illuminating Engineering Society

Specifications

Material:
All parts are durable 356 cast aluminum and high strength aluminum extrusion and spinnings.

Lens:
Choice of acrylic lens

Mounting:
Standard anchor bolts are 3/8" x 10" x 2". Bolts, nuts and washers shall be hot dipped galvanized steel. Bolt pattern diameter is 6".

Drivers:
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED module.

See page 2 table for LED engine and driver specs, voltage and dimming protocols.

Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and long retention. Products undergo an aluminum five-step cleansing and pre-treatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

Modifications:
Consult factory for custom or modified designs.

Catalog Logic

BL6051	CL	M016LDD	N	40K	· CGFI ·	72
Bollard Series	Lens	Light Source & Wattage	Optics	CCT	Accessories	Finish

Catalog Number

BL6051	1	2	3	4	5	6
					—	—

1 LENS

CL	(Clear Acrylic)
FR	(Frosted Acrylic)
WH	(White Opal Acrylic)

2 LIGHT SOURCE & WATTAGES

M010LDD	(10w Cree Module)
M016LDD	(16w Cree Module)
M024LDD	(24w Cree Module)
M037LDD	(37w Cree Module)

3 OPTICS

W	(T5 Wide Distribution with Dome LED Lens)
N	(T5 Narrow Distribution with Flat LED Lens)

4 COLOR TEMPERATURE (CCT)

27K	(2700K)
30K	(3000K)
35K	(3500K)
40K	(4000K)

5 ACCESSORIES

HSSC90	(90° House Side Shield, polished)
HSSC180	(180° House Side Shield, polished)
IBOLT	(Eye Bolt)
***EMG-LED5**	(5w, LED Emergency Driver)
***EMG-LED7**	(7w, LED Emergency Driver)
***EMG-LED10**	(10w, LED Emergency Driver)
GFI15	(15 amp GFCI receptacle outlet)
GFI20	(20 amp GFCI receptacle outlet)
GFI-WPU	(20 amp GFCI receptacle w/weather proof
CGFI	(20 amp Concealed GFCI receptacle w/hinged door)

***For Emergency lumen output data, see Resources section at** www.ANPlighting.com.

6 FINISHES

"Marine Grade Finish has an additional charge

Standard Colors	Standard Gloss	Marine Gloss*	Standard Colors	Standard Gloss	Marine Gloss*
Aspen Green	10	10M	Copper Clay	53	53M
Caribbean	11	11M	Silver	56	56M
Lilac	12	12M	Black Verde	61	61M
Putty	13	13M	Painted Chrome	70	70M
Raw Unfinished	40	N/A	Painted Copper	71	71M
Black	41	41M	Textured Black	72	72M
Forest Green	42	42M	Matte Black	73	73M
Bright Red	43	43M	Textured Architectural Bronze	76	76M
White	44	44M	Textured White	77	77M
Bright Blue	45	45M	Textured Silver	78	78M
Sunny Yellow	46	46M			
Aqua Green	47	47M			
Galvanized	49	N/A			
Navy	50	50M			
Architectural Bronze	91	91M			
Patina Verde	92	92M			

Consult Factory for additional paint charges and availability.

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ANP reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.

1-800-548-3227
ANPlighting.com

SHA25271

TYPE BB: ANP LIGHTING #BL6051-FR-M031LD-N-T5-40K

Catalog #: _____ Project: _____ Type: _____

Prepared By: _____ Date: _____

Mirada Medium Wall Sconce (XWM)
Outdoor Wall Sconce

Made in the USA · Title 24 · DLC Premium · IDA Certified · IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

Ordering Guide · Performance · Photometrics · Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com
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Page 1/7 Rev. 09/12/23
SPEC.1024.C.0823

TYPE CC: LSI LIGHTING #XWM-3-LED-03-40

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GRAPHIC SCALE

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1 INCH = 20 FEET

COLORADO LICENSED JOHN EDWARD HOWE III 42510 PROFESSIONAL ENGINEER

8-12-2024

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JOHN EDWARD HOWE III, P.E. COLORADO LICENSE NUMBER 42510

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES — APPROVED
By jkirkpatrick on 10/31/2024
APPROVED-CD24-0017 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PERCEPTION
DESIGN GROUP, INC.
8001 SOUTH PIERCE STREET SUITE 315 LITTLETON, CO 80128 303-232-8888
WWW.PERCEPTIONDESIGNGROUP.COM

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