

File: C:\CR\SD00000\dwg Path: P:\Colorado\castle rock\boduch design group\the little school daycare #23-222-002\2 drawings\ Plotted by: Adam Date: 23-Aug-24 3:48:06pm

SITE DATA

LOT 1 0.245± AC
TOTAL 0.245± AC

ZONING: B (BUSINESS/COMMERCIAL)
- WITHIN DOWNTOWN OVERLAY DISTRICT

LOCAL JURISDICTION: CASTLE ROCK, COLORADO

BASIS OF BEARING

ORIGINAL PLAT IS INTERIOR ANGLES. BEARINGS ARE ASSUMED AND BASED ON THE CONSIDERATION THAT THE EAST LINE OF LOT 6 & THE SOUTH 1/2 OF LOT 5, TOWN OF CASTLE ROCK REC NO. 1874010001, COUNTY OF DOUGLAS, STATE OF COLORADO S 00°31'17" W; NORTHEAST CORNER IS A #5 REBAR WITH A 1-1/2" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 36570; SOUTHEAST CORNER IS AN "X" CHISELED INTO CONCRETE WALL AS SHOWN HERON BETWEEN THOSE IDENTIFIES MONUMENTS.

BASIS OF ELEVATIONS

DOUGLAS COUNTY BENCHMARK:
DCBM 3020015
ELEVATION = 6255.00 (NAVD88)

LEGAL DESCRIPTION

LOT 6 & S 1/2 OF LOT 5 BLOCK 22,
TOWN OF CASTLE ROCK, STATE OF COLORADO, COUNTY OF DOUGLAS

PROJECT CONTACTS:

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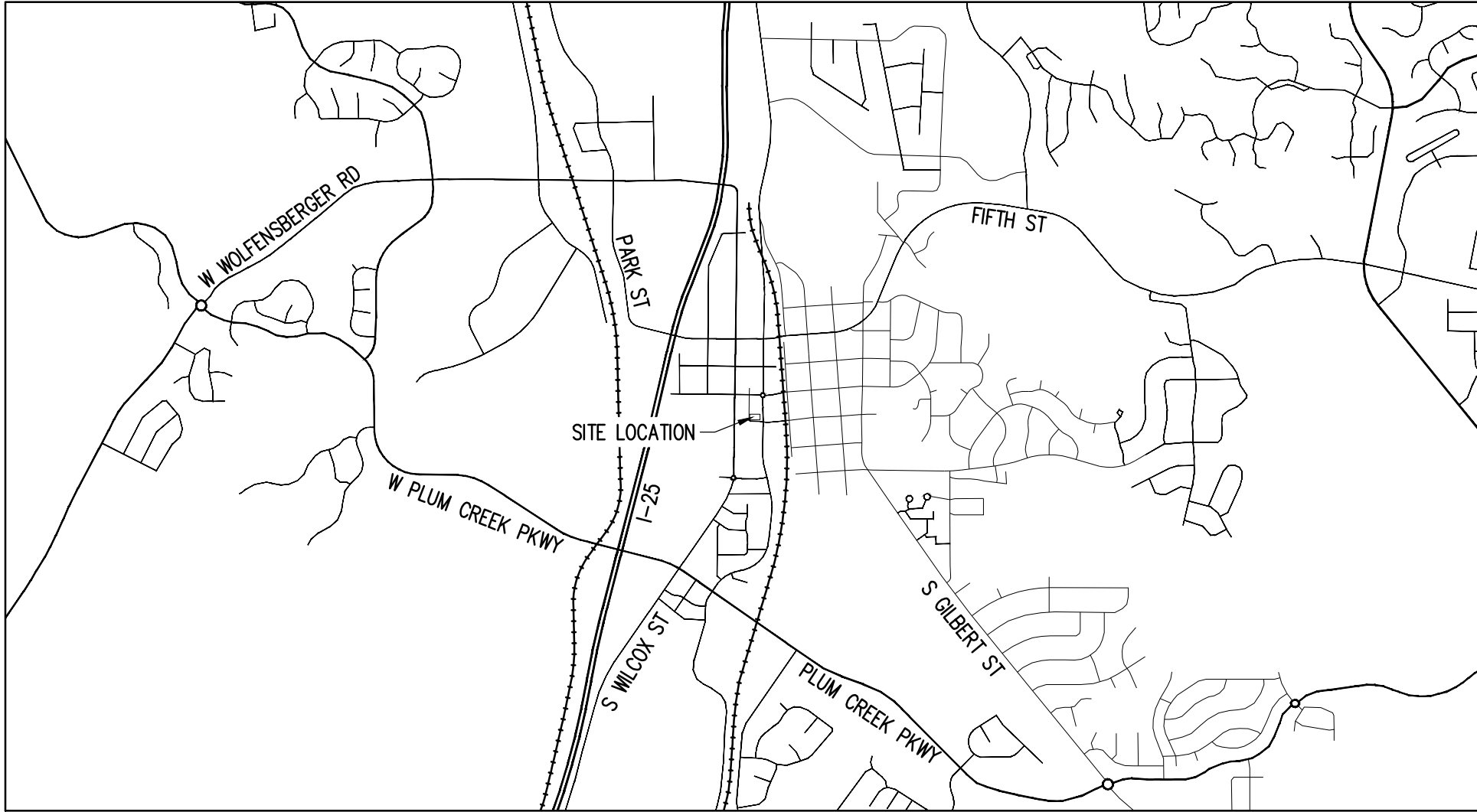
DEVELOPER/APPLICANT
THE LITTLE SCHOOL ON PERRY ST.
203 PERRY ST.
CASTLE ROCK, CO 80104
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SURVEYOR
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CASTLE ROCK PUBLIC WORKS DEPARTMENT
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CASTLE ROCK, CO 80109
(720) 733-2462

CASTLE ROCK WATER DEPARTMENT
175 KELLOGG CT.
CASTLE ROCK, CO 80109
(720) 733-6000

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
TOWN OF CASTLE ROCK SUBDIVISION
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



VICINITY MAP

1" = 2000'



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WATER RIGHTS DEDICATION AGREEMENT
THE TOWN OF CASTLE ROCK HAS ACQUIRED CONTROL OF THE WATER RIGHTS THROUGH THE ADOPTION OF ORDINANCE NO. 97-17 AND PURSUANT TO THE IMPLIED CONSENT PROVISION OF C.R.S. 37-90-137(8).

NOTE:
PER THE RECORDED PLAT AND AFTER REVIEW OF THE TITLE COMMITMENT, THE ONLY EASEMENTS ON THIS SITE ARE UTILITY AND BLANKET IN NATURE.

UTILITY NOTE

CONTRACTOR TO FIELD VERIFY ALL UTILITY INVERTS PRIOR TO ANY CONSTRUCTION OR EARTHWORK MODIFICATIONS.

NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO

541 E. Garden Drive, Windsor, CO 80550
T (970) 663-4552
Unit N W ridgeTOPeng.com

SEAL

PROJECT TITLE

LITTLE SCHOOL ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL PROPERTIES BAYSIDE

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY: AUS
CHECKED BY: MRB
PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

SHEET INFORMATION

CV-1.0

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PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. TBD

FIRE NOTES

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD ISREQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
- NO PARKING FIRE LANE: SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.
- TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

WATER LINE CONSTRUCTION NOTES

- ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
- ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151;OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8"AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
- WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESSTHAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
- ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
- GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SUIP-ON CONNECTIONS(TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROWCAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
- ALL FIRE HYDRANTS SHALL BE PACER W667-250"BY WATEROUS CO. OR "SUPER CENTURION 250"BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
- ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
- ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
- CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
- ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
- PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5-2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
- DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
- ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
- WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
- WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
- TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.
- THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
- MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
- ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
- THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
- THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET. WHEN INSTALLING OUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE OUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:
 - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
 - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE DETECTOR ASSEMBLY.
 - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.THE DOUBLE CHECK DETECTOR ASSEMBLY (DCCA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION.

SANITARY SEWER CONSTRUCTION NOTES

- ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
- ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
- ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
- ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.
- ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.
- SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
- ALL SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET EDGE-TO-EDGE FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
- ALL SANITARY SEWER LINES MUST BE TESTED IN ACCORDANCE WITH SECTION 450.6 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL IN THE PRESENCE OF A TCR CONSTRUCTION INSPECTOR.
- ALL SANITARY SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- SANITARY SEWER SERVICES SHALL BE CONNECTED A MINIMUM OF 5 FEET OUTSIDE OF MANHOLES WITH A WYE CONNECTION IN ACCORDANCE WITH TCR STANDARD DETAIL SS-2.
- MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
- ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED ALONG THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WASTEWATER SYSTEM DESIGN CRITERIA MANUAL.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
- THE PLUM CREEK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
- ALL MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

LANDSCAPE NOTES

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

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
- WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
- IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
- VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
- NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
- THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

TRACER WIRE INSTALLATION NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
- TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
- TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
- "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HOPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
- TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
- TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
- A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
- TRACER WIRE MUST BE PROPERLY GROUNDDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HOPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
- TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
- TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
- ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

CONSTRUCTION DOCUMENT GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING OR 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 TCR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY TCR WATER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
- THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY(30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE _____ AS PER FEMA FIRM PANEL NO. _____ DATED _____. [IF APPLICABLE] PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
- PROVIDE BENCHMARK INFORMATION HERE – THE LOCATION, DESCRIPTION AND NAVD88 ELEVATION OF THE PROJECT'S SURVEY BENCHMARK. THE PROJECT BENCHMARK SHALL HAVE A PUBLISHED NAVD88 ELEVATION. I.E. NGS BENCHMARKS OR DOUGLAS COUNTY CONTROL POINTS. IN ADDITION TO THE PROJECT BENCHMARK, ANY ON-SITE BENCHMARKS SHOULD ALSO BE PROVIDED FOR CONTRACTOR USE.
- PROVIDE A BASIS OF BEARINGS STATEMENT PER COLORADO STATE STATUTE.

SIGNAGE AND STRIPING NOTES

- ALL SIGNAGE AND STRIPINGS IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
- ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
- ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
- THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
- ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
- ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
- STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
- ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
- ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

UTILITY NOTE

CONTRACTOR TO FIELD VERIFY ALL UTILITY INVERTS PRIOR TO ANY CONSTRUCTION OR EARTHWORK MODIFICATIONS.

NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

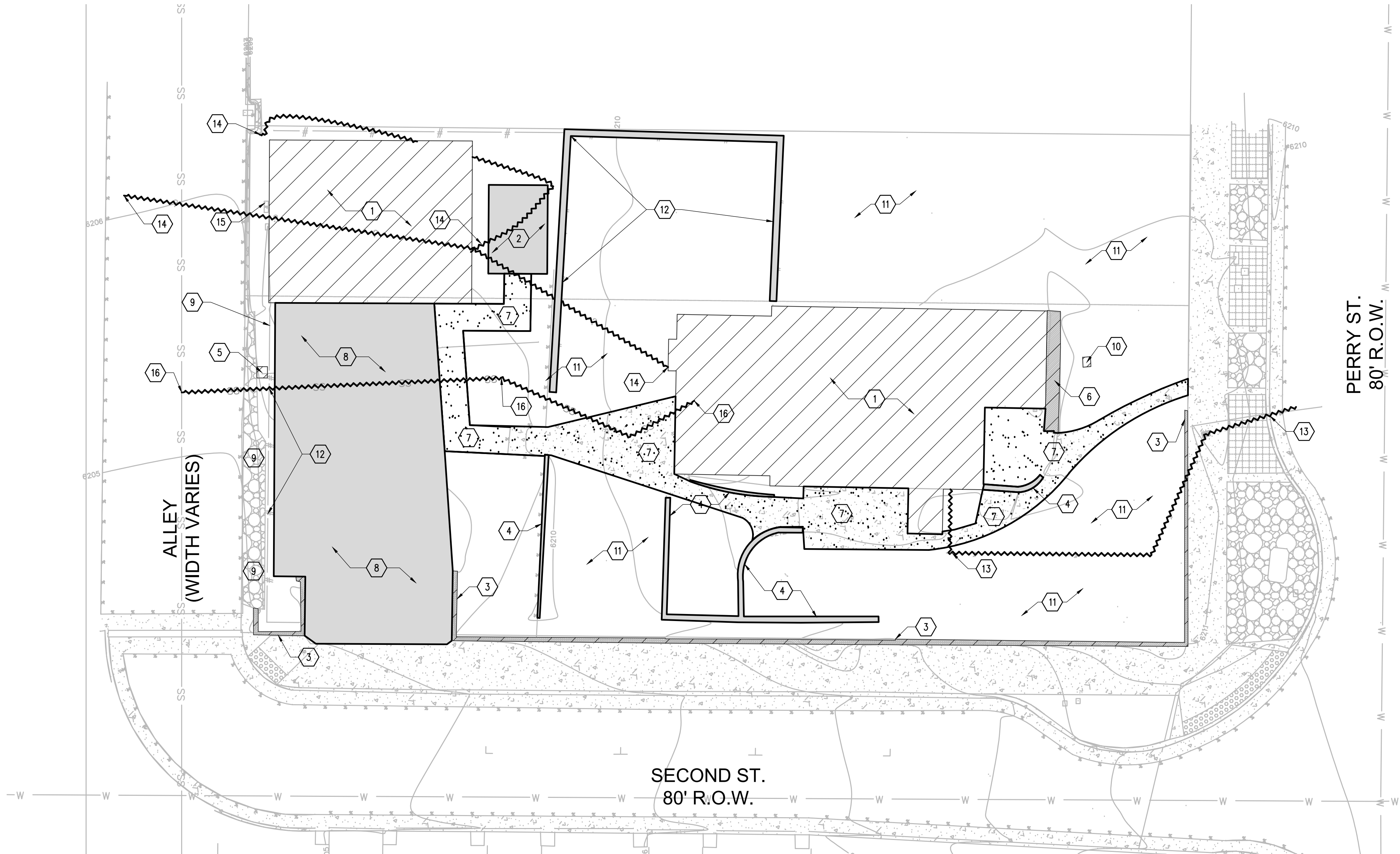
SITE DEVELOPMENT PLAN
LOT 6 & S ½ OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO	
<div>541 E. Garden Drive, Unit N Windsor, CO 80550</div> <div>T (877) 663-4660 W ridgepng.com</div>	
SEAL	
PROJECT TITLE	
LITTLE SCHOOL ON PERRY ST	
203 PERRY ST. CASTLE ROCK, CO 80104	
PREPARED FOR	
MISSION CAPITAL PROPERTIES BAYSIDE	
16 SUN GLOW LN LAS VEGAS, NV 89135	
SUBMITTAL	
CONSTRUCTION DOCUMENTS	
DRAWN BY: AUS	
CHECKED BY: MRB	
PROJECT NO.: 23-222-002	
REVISIONS	
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DATE	
08/31/2023	
SHEET TITLE	
CN-1.0	
SHEET INFORMATION	
2 of 18	

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



LEGEND

PROPERTY LINE	---
REMOVE/REPLACE EX. PAVEMENT HARDSCAPE	[Solid Grey Box]
PROTECT EXISTING	[Diagonal Hatching]
REMOVE/REPLACE EXISTING CONCRETE/SIDEWALK	[Stippled Pattern]
CURB REMOVAL	+++++
SAW CUT	----
UTILITIES TO BE DEMOED	~~~~~

NOTE: FOR ANY REMOVALS BACK TO MAIN OR SIMILAR; ALL HARD SURFACES, BASE MATERIAL, CURB AND GUTTER, ETC MUST BE REPLACED WITH SAME TYPE/COLOR MATERIAL AS REMOVED.

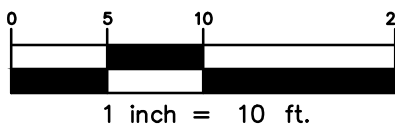
NOTES

- DEMOLITION NOTES ARE FOR CLARIFICATION ONLY AND ARE SHOWN FOR THE CONTRACTOR'S BENEFIT. THESE NOTES ARE NOT INTENDED TO BE COMPREHENSIVE. THE CONTRACTOR SHALL REMOVE OR RELOCATE ALL EXISTING ON-SITE IMPROVEMENTS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY DAVID ARCHER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
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 UTILITIES, 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 APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR IS TO REMOVE ALL EXISTING SURFACE IMPROVEMENTS AND DEBRIS WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL DEBRIS FOUND ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE CODES.
- CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN.
- REMOVE EXISTING PIPES LOCATED OUTSIDE PROPOSED BUILDING PAD LIMITS.
- CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURES, VALVE BOXES, VAULT LIDS AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY PROPOSED CONSTRUCTION.

DEMOLITION KEY

- PROTECT EXISTING BUILDING. TO REMAIN.
- DEMOLISH EXISTING SHED
- PROTECT EXISTING RETAINING WALLS
- DEMOLISH AND REMOVE EXISTING RETAINING/ROCKERY WALLS
- REMOVE EXISTING GAS METER. TO BE RELOCATED.
- PROTECT EXISTING PLANTER - SEE ARCH. DRAWINGS
- REMOVE EXISTING SIDEWALKS AND PATHWAYS
- DEMOLISH AND REMOVE EXISTING ASPHALT PAVEMENT/CONCRETE TO DEPTH SUFFICIENT TO CONSTRUCT NEW PAVING AND IMPROVEMENTS.
- DEMOLISH EXISTING CONCRETE CURB
- PROTECT HISTORICAL MARKER. TO REMAIN.
- CLEAR AND GRUB AREA OF ANY EXISTING IMPROVEMENTS IN THE WAY OF THE PROPOSED BUILDING AND SITE IMPROVEMENTS.
- REMOVE ALL EXISTING FENCING FROM SITE
- DEMOLISH EXISTING WATER LINE AND METER UP TO METER.
- DEMOLISH EXISTING PRIVATE OVERHEAD POWER LINE. TO BE RELOCATED.
- PROTECT EXISTING METERING POINT TO REMAIN.
- DEMOLISH EXISTING SANITARY LINE TO MAIN. CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION

NORTH



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO



SEAL

PROJECT TITLE

LITTLE SCHOOL
ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL
PROPERTIES
BAYSIDE

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL

CONSTRUCTION
DOCUMENTS

DRAWN BY: AUS

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

DEMO PLAN

SHEET INFORMATION

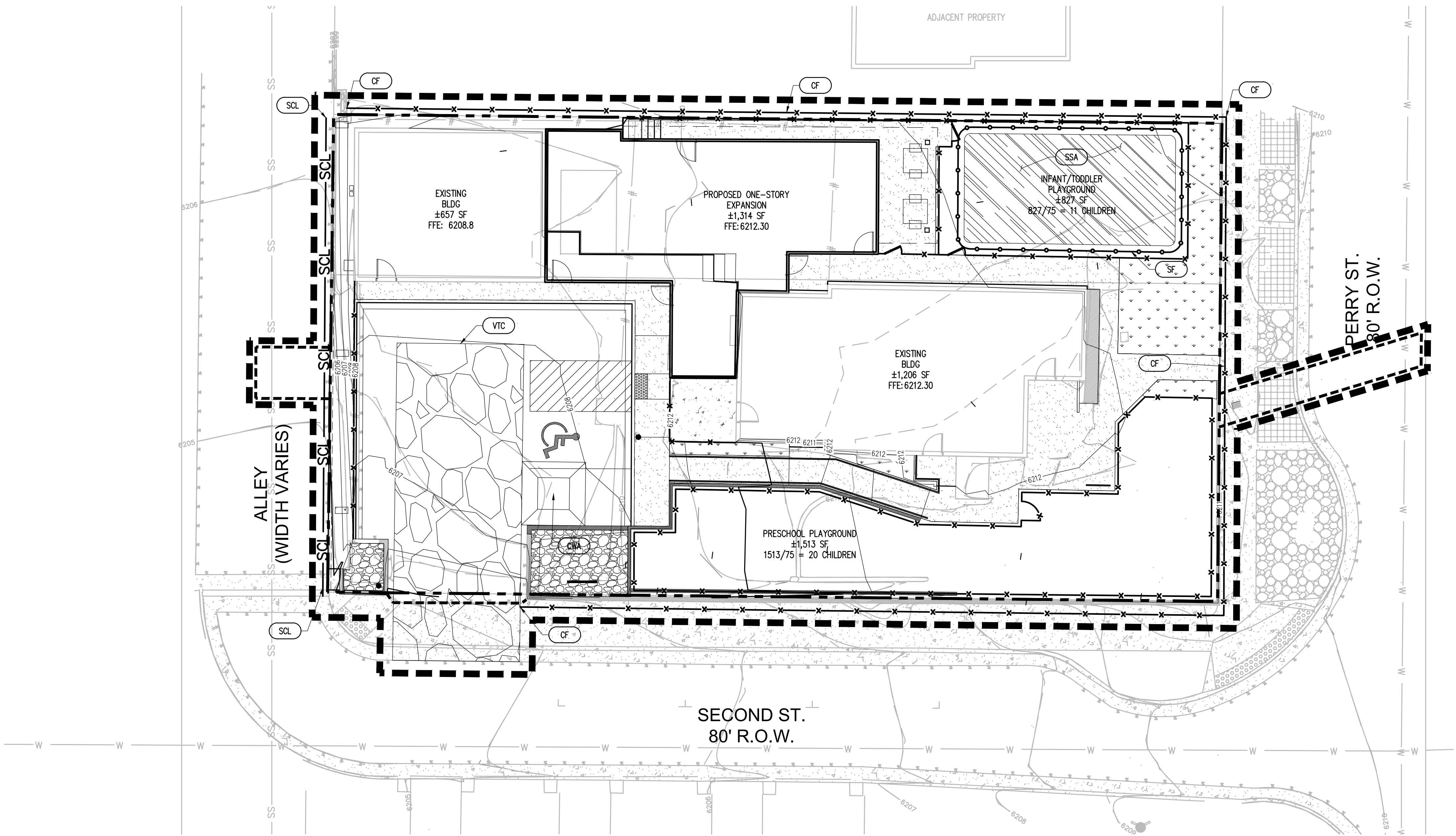
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PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



LEGEND

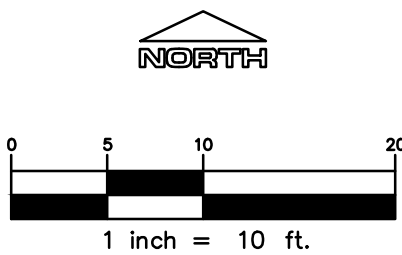
EX. CONTOUR
LIMITS OF DISTURBANCE
PROPERTY LINE

EROSION DETAILS

- VTC CONSTRUCTION EXIT (1 ER-2.0)
- SF SILT FENCE (2 ER-2.0)
- SCL SEDIMENT CONTROL LOG (1 ER-2.1)
- CF CONSTRUCTION FENCE (3 ER-2.0)
- CWA CONCRETE WASHOUT (2 ER-2.1)
- SSA STAGING & STORAGE (3 ER-2.1)
- RS ROCK SOCK (1 ER-2.2)

ACREAGE SUMMARY (IN ACRES)

SITE AREA	0.24 AC±
ON-SITE DISTURBED AREA	0.24 AC±
OFF-SITE DISTURBED AREA	0.05 AC±
TOTAL DISTURBED AREA	0.29 AC±



Know what's below.
Call before you dig.

NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO

ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T: (970) 663-4562 W: ridgetopeng.com

SEAL

PROJECT TITLE

LITTLE SCHOOL
ON PERRY ST

PREPARED FOR

MISSION CAPITAL
PROPERTIES
BAYSIDE

203 PERRY ST.
CASTLE ROCK, CO 80104

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL

CONSTRUCTION
DOCUMENTS

DRAWN BY: AJIS
CHECKED BY: MRB
PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

EROSION
CONTROL
PLAN

SHEET INFORMATION

ER-1.0

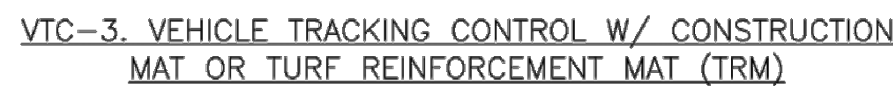
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LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



- CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION FENCE.
 2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
 4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
 5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

Vehicle Tracking Control (VTC) **SM-4**



VEHICLE TRACKING CONTROL

NTS

1

SM-4 Vehicle Tracking Control (VTC)

1. SEE PLAN VIEW FOR
- LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
- TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRAIL).
2. CONSTRUCTION MAT OR TRAIL STABILIZATION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) AND ARE NOT TO BE USED FOR LONG DURATION PROJECTS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACROSS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT TO BE PLACED ON TOP OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL AGENCY, STABILIZATION ROCK SHALL CONSIST OF DUST FREE, WASHED, #40 TO #60 (MINUS) GRADE OR #40 (MINUS) ROCK.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS WEATHER CONDITIONS ALLOW. REPAIR OR REPLACE BMPs AS NECESSARY TO PREVENT EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACER DRAINS OR PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND BY THE END OF THE DAY. ANY SHOVELING OR SWEEPING, SEDIMENT MAY NOT BE WASHED DOWN STREET TRUCK DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOKFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

SC-1 Silt Fence (SF)

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER FLOW AND TO PREVENT EROSION. SILT FENCE SHOULD BE PLACED AT THE LOCATION AT LEAST SEVERE FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND SEDIMENTATION.
2. A UNIFORM 6" X 4" ANCHOR FABRIC SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION GUIDE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. SLOPE SHOULD BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHORS. TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO SLACK IN THE SILT FENCE.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" SHOULD BE TURNED TO RESIST FLOW OF WATER. THE TURN SHOULD BE LONG ENOUGH TO PREVENT WINDUP FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10-15 FEET).
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

1. INSPECT BMPs EACH WORRDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE AFTER A STORM, AND REPAIR OR REPLACE BMPs AS SOON AS POSSIBLE TO PREVENT EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. REPAIRS SHOULD BE COMPLETED AS SOON AS POSSIBLE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING OR COLLAPSE OF THE FENCE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERMITTED ALTERNATIVE.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SILT FENCE

NTS

(2)

Construction Fence (CF)	SM-
-------------------------	-----

Construction Fence (CF)

SM-3

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE AFTER ANY WEATHER EVENT THAT COULD CAUSE A STORM THAT CAUSES SOIL EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF WEAR SUCH AS CRACKS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH TH INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH SEED AND MULCHED, OR OTHERWISE STABILIZED AND APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NTS

3



NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S ½ OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD

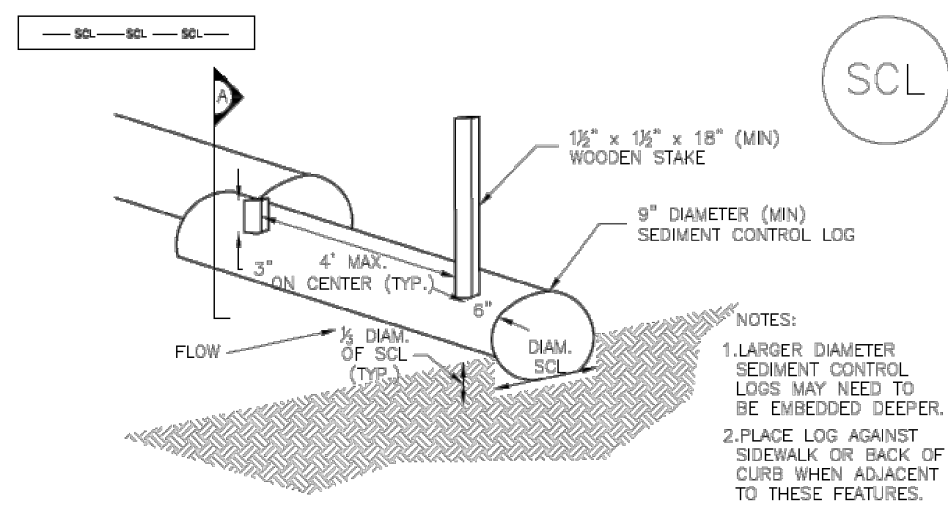


Diagram illustrating the center stake in a control log. The diagram shows a cross-section of a trench with a center stake (SCL) passing through it. The trench is filled with compacted excavated soil. The center stake is labeled "CENTER STAKE IN CONTROL LOG". The diameter of the stake is labeled "9\" diameter (min) SEDIMENT CONTROL LOG". The diameter of the stake is also labeled "3/8\" diam. SCL (TYP.)". The trench width is labeled "3\"". The trench depth is labeled "6\"". The flow direction is indicated by an arrow labeled "FLOW".

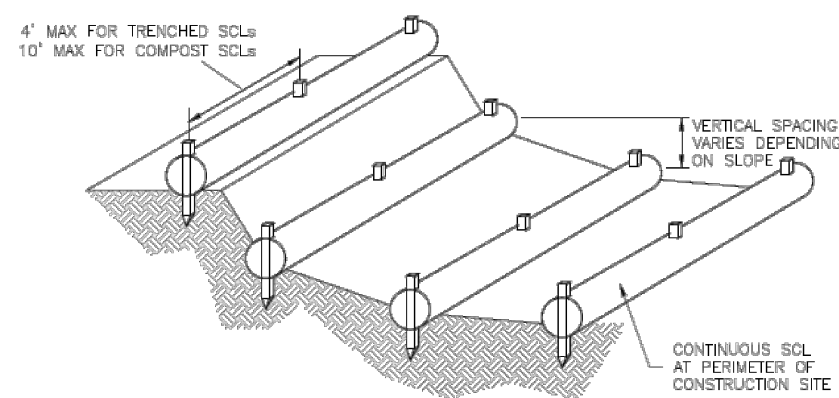
12" OVERLAP (MIN.)

9" DIAMETER (MIN.) SEDIMENT CONTROL LOG

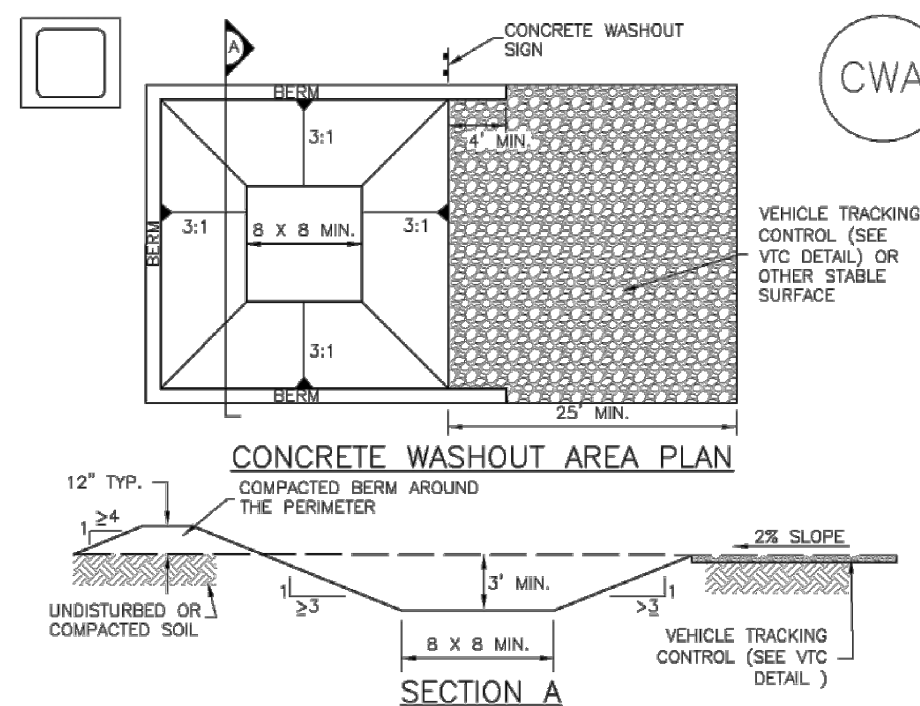
$1\frac{1}{2}" \times 1\frac{1}{2}" \times 18"$ (MIN) WOODEN STAKE

SCL-1. TRENCHED SEDIMENT CONTROL LOG

SCL-3



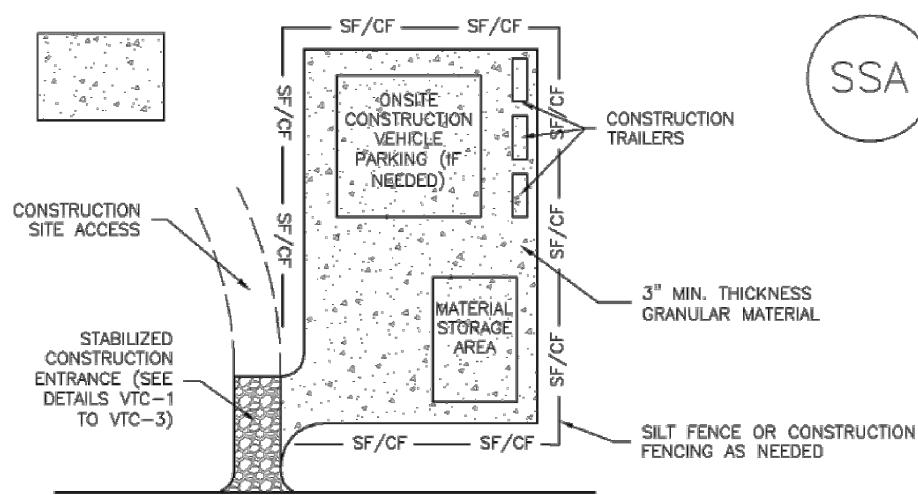
SCL-5



CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATER BODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRIVING WATER SOURCES. SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR CONSIDER THE FOLLOWING ALTERNATIVE: STORING IMPERMEABLE CONCRETE WASKOUT DEVICES ON A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 12" DEEP.
5. BERM SURROUNDING SITES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERMETER BERM CONSTRUCTION.

CWA-3



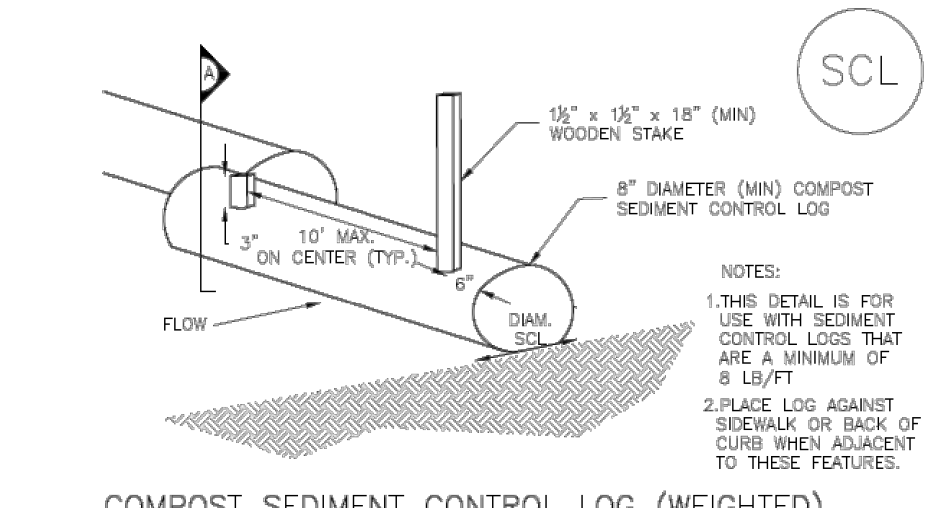
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
- LOCATION OF STAGING AREA(S).
- CONTINUE MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE.
- CONSTRUCTION MAY ADJUST LOCATION TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DO. SPEC. #703, AMSH# 3 COARSE AGGREGATE OR #6 (MINUS) ROCK.
6. ADDITIONAL PERMEABLE BMP MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs: EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND AS OFTEN AS POSSIBLE) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMP HAS FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REPLACED OR REGRADED AS NECESSARY IF SIFTING OCCURS OR UNDESIRABLE MATERIALS BECOMES EXPOSED.

SSA-3

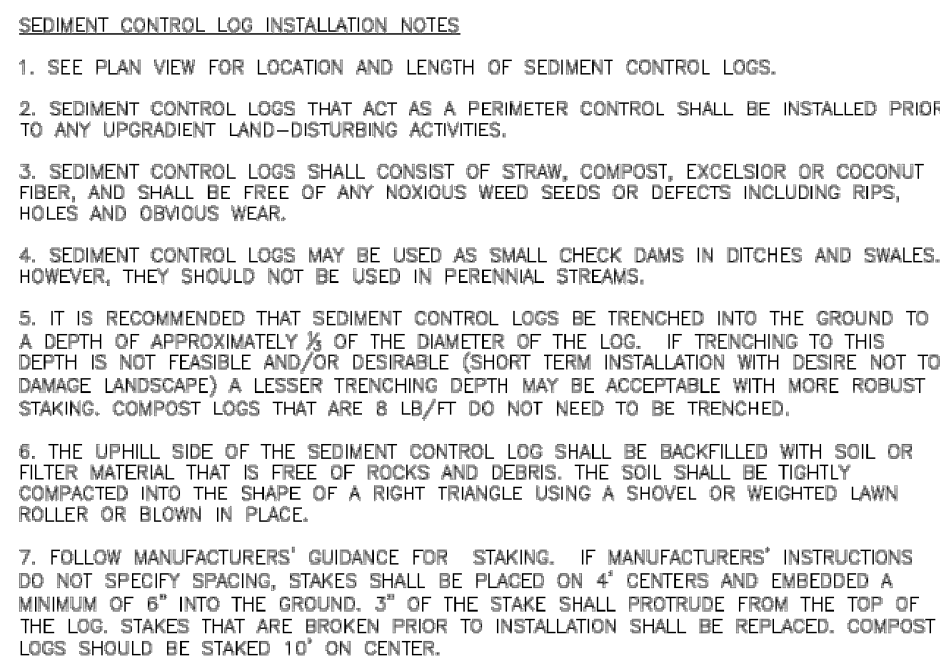


12" OVERLAP (MIN.)

9" DIAMETER (MIN)
SEDIMENT CONTROL LOG

1 1/2" x 1 1/2" x 18" (MIN)
WOODEN STAKE

November 2015

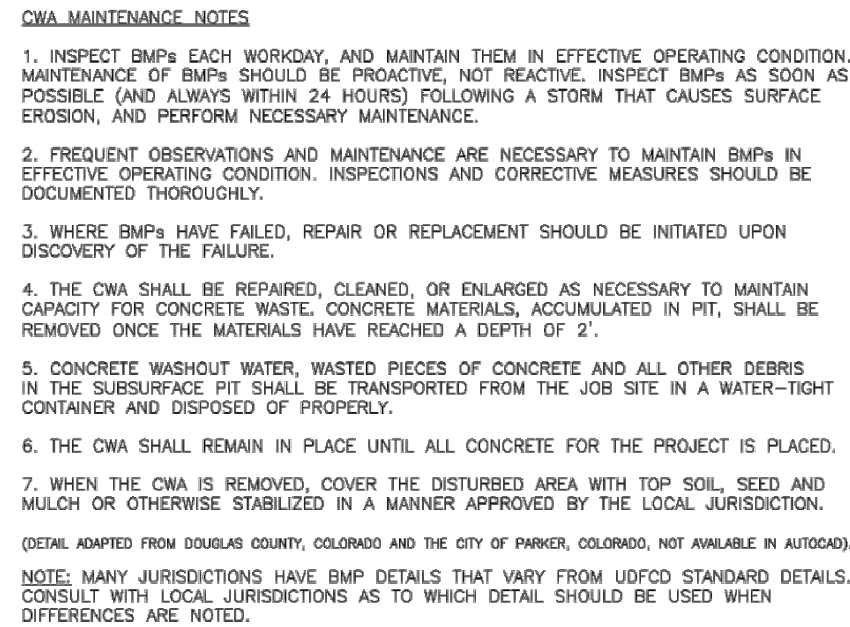


1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROGNOSTIC, NOT REACTIVE. INSPECT BMPs AS SOON AS THERE IS A SIGN OF A PROBLEM, SUCH AS A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED AS NECESSARY TO MAINTAIN THE FUNCTION OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY X% OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION COMPOST AND REUSE OF THE REMOVED SEDIMENT SHALL BE ENCOURAGED. IF THE REMOVED SEDIMENT AREA SEEDS, IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER PROVIDED BY THE LOCAL AGENCY.

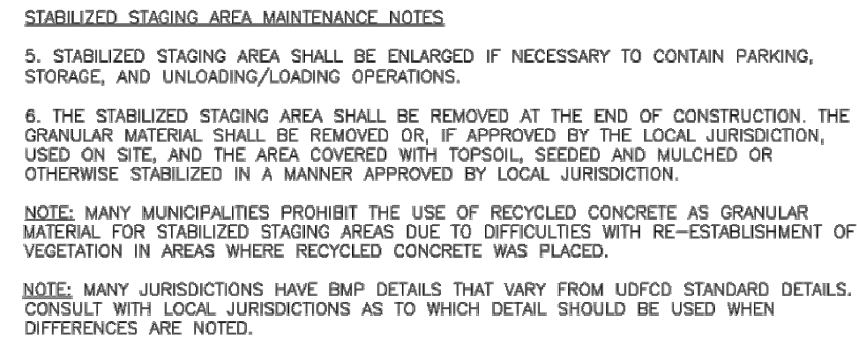
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2015



ber 2010



November 2010



NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S ½ OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

File: CD-CRLSD240DER.dwg Path: P:\Colorado\castle rock\budget design group\the little school\layers #23-222-002\2 drawings\ Plotted by: Adam Date: 23-Aug-24 3:48:50pm

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK

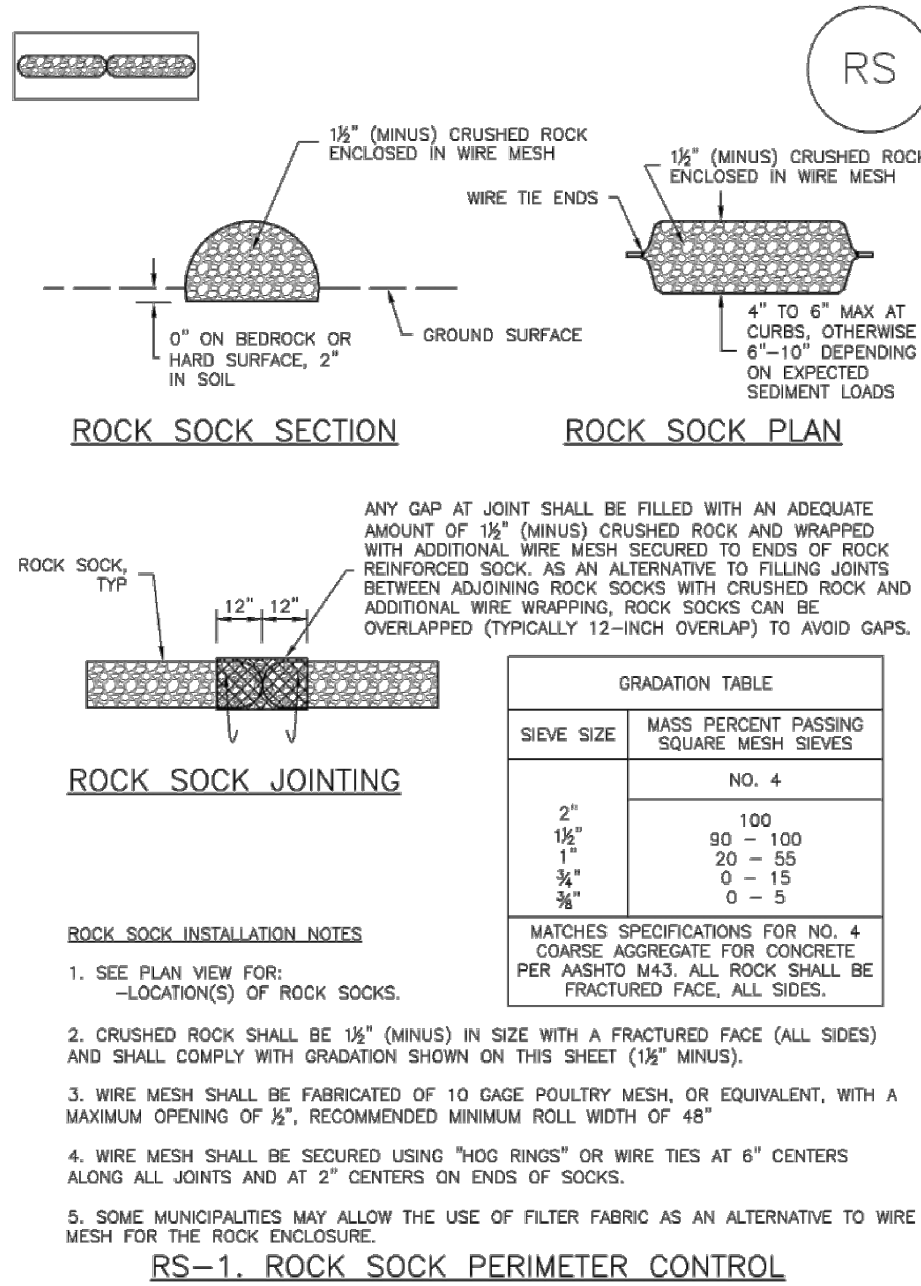
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. TBD

SC-5

Rock Sock (RS)



RS-2

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Rock Sock (RS)

SC-5

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

November 2010

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

RS-3

ROCK SOCKS

NTS

1



Know what's below.
Call before you dig.

NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, T (877) 863-4552
Unit N W ridgeTOPeng.com
Windsor, CO 80550

SEAL

PROJECT TITLE

LITTLE SCHOOL
ON PERRY ST

PREPARED FOR

203 PERRY ST.
CASTLE ROCK, CO 80104

MISSION CAPITAL
PROPERTIES
BAYSIDE

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL

CONSTRUCTION
DOCUMENTS

DRAWN BY: AUS

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

EROSION
CONTROL
DETAILS

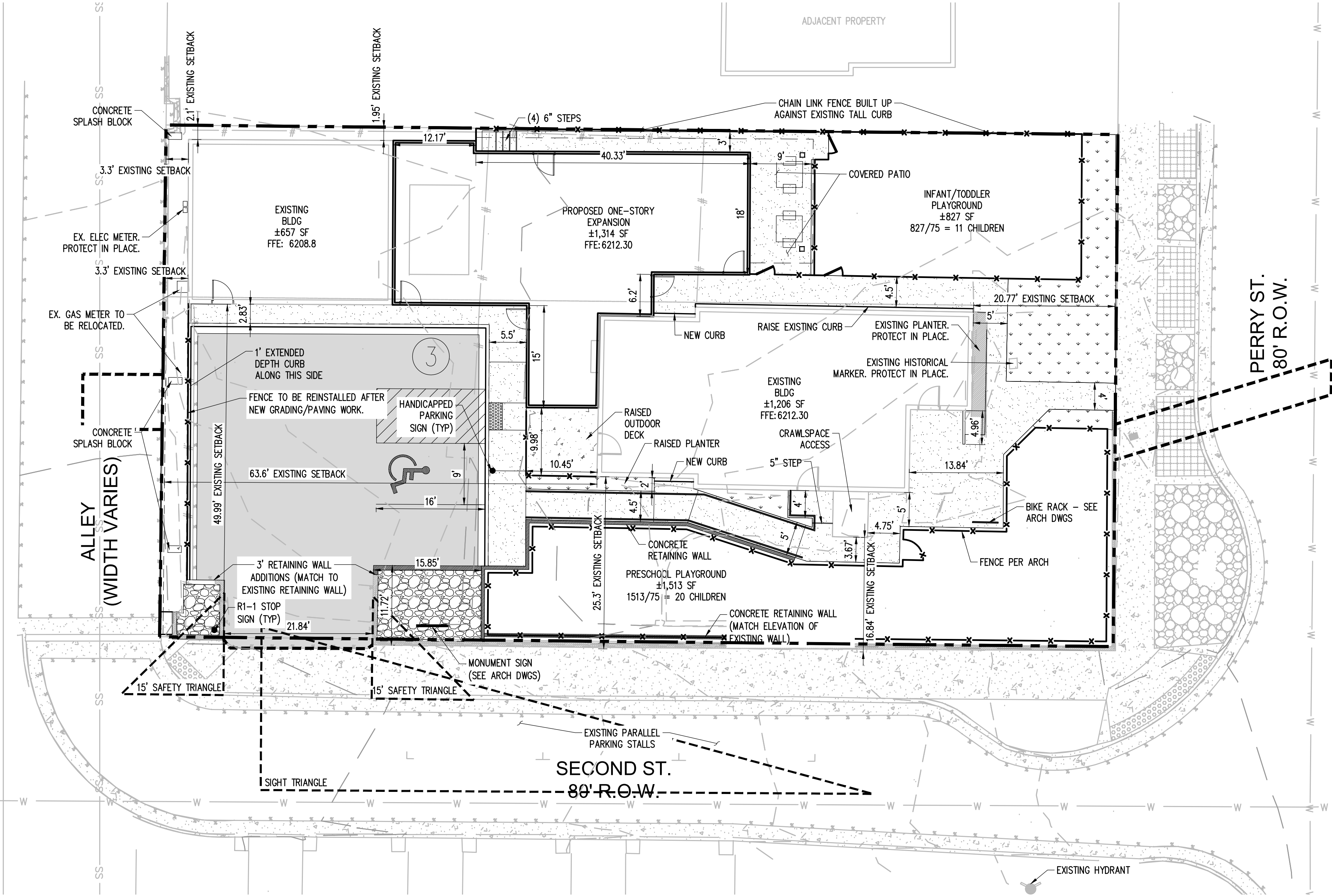
SHEET INFORMATION

ER-2.2

7 of 18

File: CD-CR1301005.dwg Path: P:\Colorado\castle rock\houch design group\the little school daycare #22-222-002\2 drawings\ Plotted by: Adam Date: 23-Aug-24 3:48:04pm

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
TOWN OF CASTLE ROCK SUBDIVISION
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



LEGEND	
	PORTLAND CEMENT CONCRETE PAVEMENT
	ASPHALTIC CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	SAW CUT
	BUILDING
	FENCE
	ROCK GARDEN
	EXISTING HARDSCAPE (TO REMAIN)

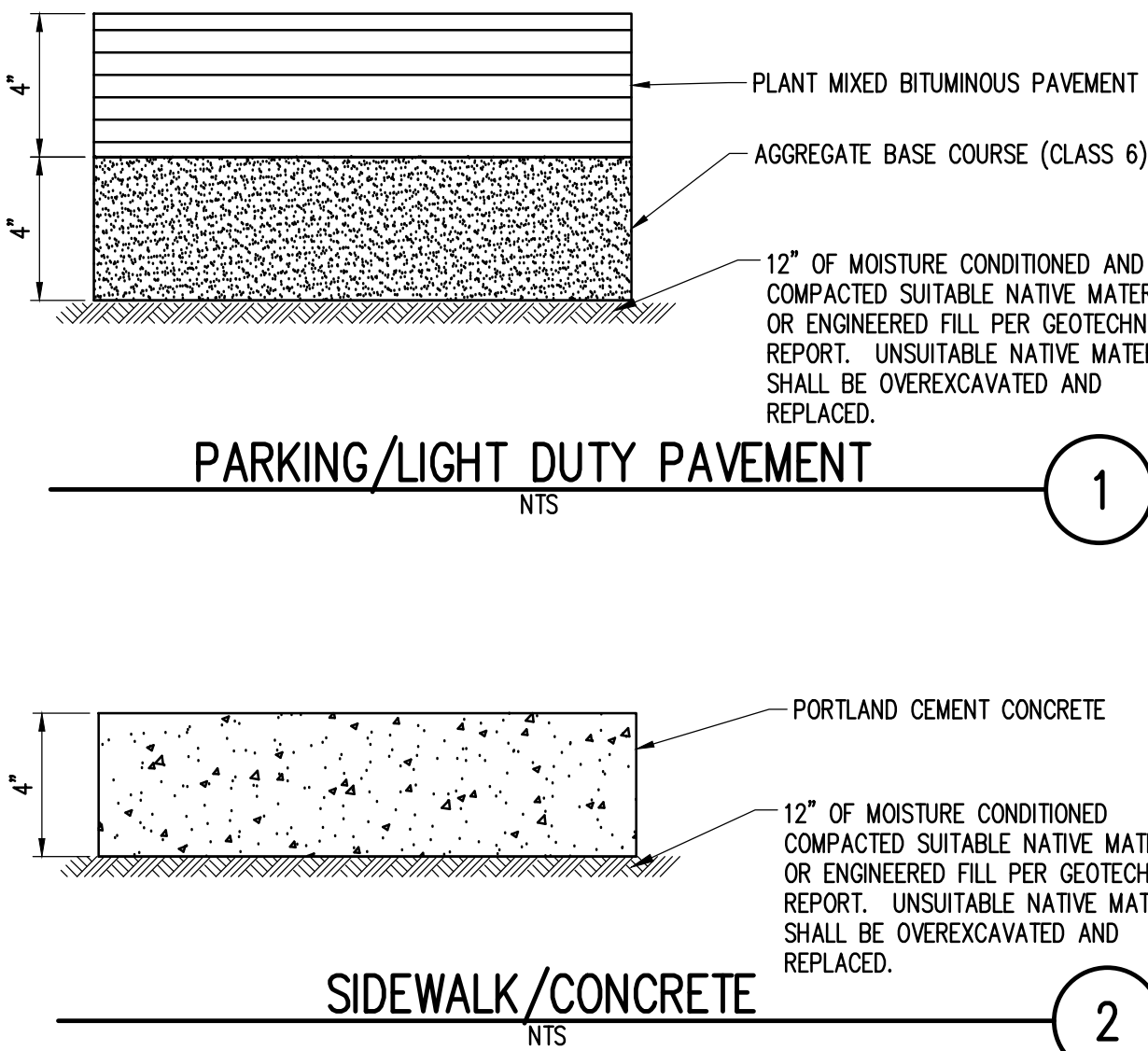
- NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY DAVID E. ARCHER & ASSOCIATES INC., DATED 10/15/2021. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
 - CAUTION - NOTICE TO CONTRACTOR**
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 UTILITIES, 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 APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE TOWN ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
 - REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ZONING DATA	
LOT 1	0.245± AC
TOTAL	0.245± AC
ZONING:	B (BUSINESS/COMMERCIAL)
LOCAL JURISDICTION:	CASTLE ROCK, COLORADO

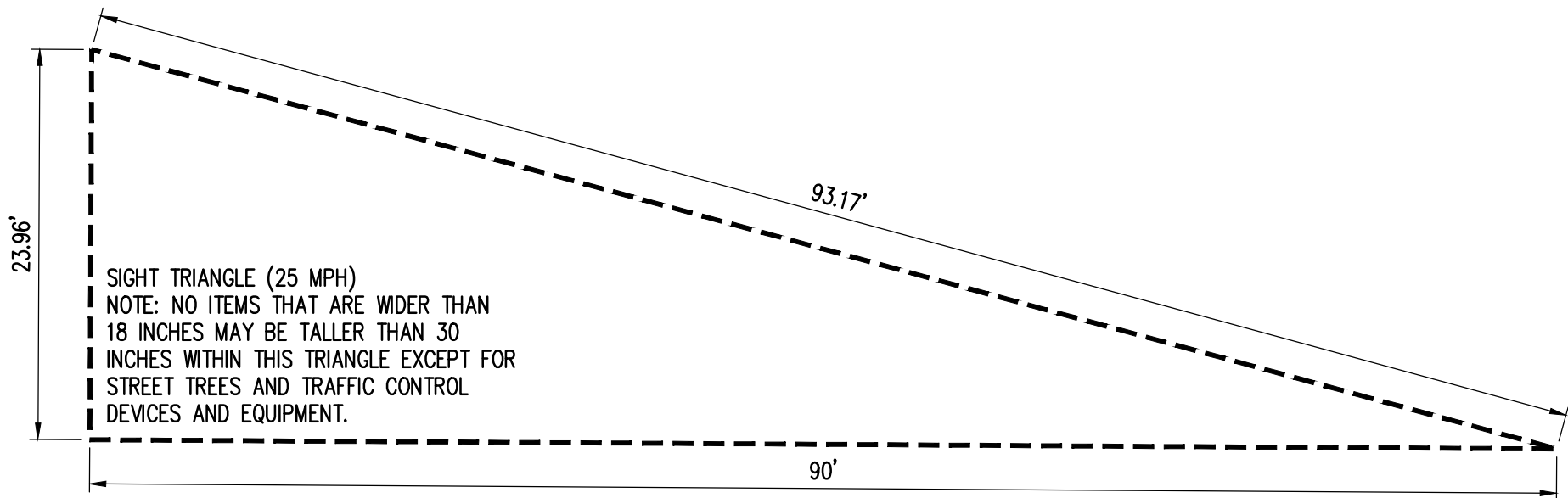
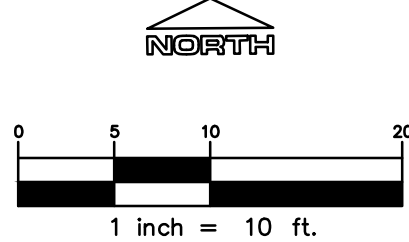
PARKING DATA	
PARKING PROVIDED	
STANDARD STALLS	= 2 STALLS
ACCESSIBLE STALLS	= 1 STALL
TOTAL STALLS	= 3 STALLS
PARKING REQUIRED: 3	
TYPICAL STALL DIMENSIONS: 9' X 19' STANDARD	
BIKE PARKING: 1	

NOTE: BASED ON THE TRAFFIC IMPACT STUDY FOR A LITTLE SCHOOL ON PERRY STREET, CASTLE ROCK, COLORADO, REVISED DECEMBER 2023 BY SM ROCHA LLC, TRAFFIC PRODUCED BY THIS SITE SHOULD HAVE MINIMAL IMPACT ON SECOND ST AND PERRY ST.

- PAVEMENT NOTES
- MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
 - SUITABLE ON-SITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBGRADE PROVIDED SOILS MEET REQUIREMENTS AS SET FORTH IN THE GEOTECHNICAL REPORT.
 - PROOFROLLING OF PAVEMENT SUBGRADES UNDER GEOTECHNICAL SUPERVISION SHOULD BE COMPLETED TO HELP IDENTIFY UNSTABLE AREAS. ANY INSTABILITY OF THE SUBGRADE SOILS OBSERVED AT THE TIME OF PROOFROLLING, SHOULD BE REPAIRED. IF PROOFROLLING CANNOT BE ACHIEVED, THE SUBGRADE SHALL BE STABILIZED.
 - THE SUBGRADE SHOULD BE SCARIFIED TO THE REQUIRED DEPTH AND THEN COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS OBTAINED BY ASTM D698 AND MOISTURE CONTENT BETWEEN -2 TO +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. BASE COURSE MATERIAL SHOULD BE PLACED IMMEDIATELY UPON COMPLETION OF THE SUBGRADE COMPACTION OPERATION TO PREVENT DRYING OF THE SOILS DUE TO EXPOSURE.
 - ASPHALTIC CONCRETE SHOULD CONSIST OF A BITUMINOUS PLANT MIX COMPOSED OF A MIXTURE OF AGGREGATE, FILLER, BINDERS AND ADDITIVES (IF REQUIRED) MEETING THE DESIGN REQUIREMENTS FOR THE TOWN OF CASTLE ROCK. AGGREGATE USED IN ASPHALT CONCRETE SHOULD MEET TABLE 11 OF THE PAVEMENT MATERIALS AS INDICATED IN THE PROJECT GEOTECHNICAL REPORT.
 - AGGREGATE BASE COURSE SHOULD BE CONSISTENT WITH CDOT REQUIREMENTS FOR CLASS 6 AGGREGATE BASE.
 - ALL ASPHALT PAVEMENTS MATERIALS SHALL COMPLY WITH TOWN OF CASTLE ROCK AND MDC SPECIFICATIONS.
 - SEE "GEOTECHNICAL ENGINEERING REPORT - THE LITTLE SCHOOL ON PERRY STREET, 203 PERRY STREET, - CASTLE ROCK, COLORADO 80104" PREPARED BY TRIAX ENGINEERING DATED SEPTEMBER 22, 2023 FOR MORE INFORMATION.
 - SEE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING ASPHALT AND CONCRETE PAVEMENTS.



SIGHT TRIANGLE DIMENSIONS



NOTE: PER THE RECORDED PLAT AND AFTER REVIEW OF THE TITLE COMMITMENT, THE ONLY EASEMENTS ON THIS SITE ARE UTILITY AND BLANKET IN NATURE.

NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION



SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO

541 E. Garden Drive,
Suite N
Windsor, CO 80550

T (877) 663-4562
W ridgektopeng.com

PROJECT TITLE

LITTLE SCHOOL
ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL
PROPERTIES
BAYSIDE

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL

CONSTRUCTION
DOCUMENTS

DRAWN BY: AUS

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

SITE PLAN

SHEET INFORMATION

C-1.0

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of

18

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK PROJECT NO. TBD

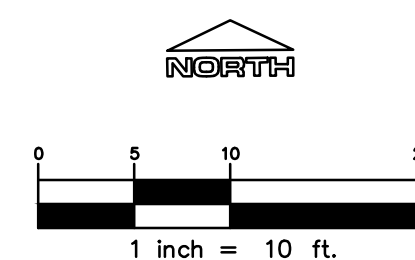


LEGEND

EX. CONTOUR	
PROPOSED CONTOUR	
PROPERTY LINE	
SPOT ELEVATION	
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME
FLOW LINE	FL
HIGH POINT	HP
TOP OF WALL	TW
BOTTOM OF WALL	BW

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE PLANS SHOWN ARE BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY DAVID E. ARCHER & ASSOCIATES INC., DATED 10/15/2021. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. **CAUTION — NOTICE TO CONTRACTOR**
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4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
6. REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
7. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, STREET TRAFFIC SIGNS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

1. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3% OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
2. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
4. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. PROPERTIES AND ADJACENT WATERSHEDS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
7. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
8. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
9. REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
10. SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, SWALE FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
11. CONTRACTOR TO PERFORM A CUT AND FILL QUANTITY CALCULATION AND INCLUDE IN THE BASE BID. ANY CUT OR FILL REQUIRED IN ADDITION TO THE BASE BID SHALL BE AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND ARENAS. ADDITIONAL SWALES OR MINOR CHANNELIZATION GRADING EFFORTS MAY BE REQUIRED PRIOR TO SEEDING OR INSTALLING GRAVEL, ETC.



NOTE:
PER THE RECORDED PLAT AND AFTER REVIEW OF
THE TITLE COMMITMENT, THE ONLY EASEMENTS ON
THIS SITE ARE UTILITY AND BLANKET IN NATURE.

NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION



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

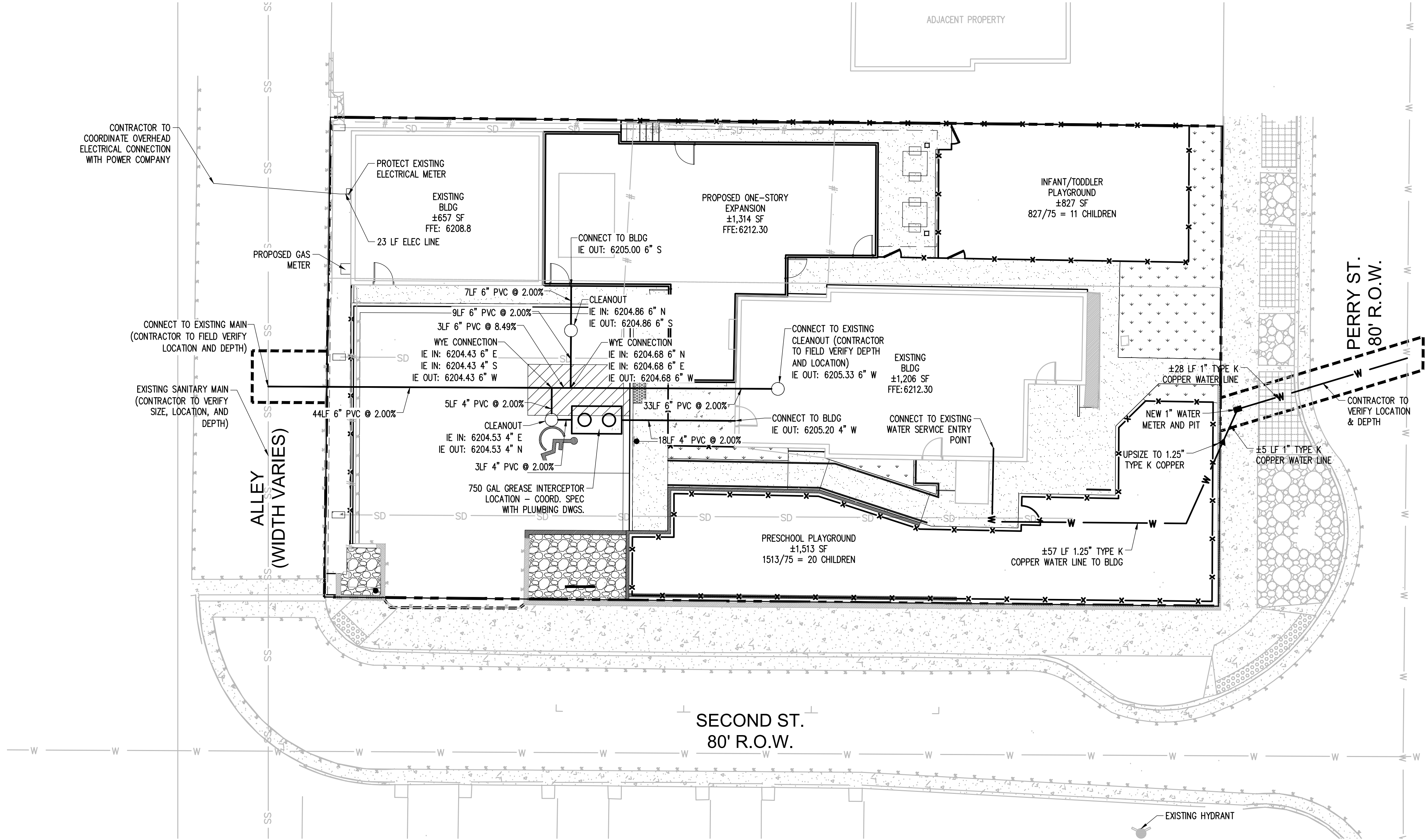
LOT 6 & S ½ OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO	
 <p>RIDGE TOP ENGINEERING & SURVEYING 541 E. Garden Drive, Unit N Windsor, CO 80550 T (970) 663-4455 W ridgektopeng.com</p>	
SEAL	
PROJECT TITLE	
LITTLE SCHOOL ON PERRY ST	
203 PERRY ST. CASTLE ROCK, CO 80104	
PREPARED FOR	
MISSION CAPITAL PROPERTIES BAYSIDE	
16 SUN GLOW LN LAS VEGAS, NV 89135	
SUBMITTAL	
CONSTRUCTION DOCUMENTS	
DRAWN BY:	AJS
CHECKED BY:	MRE
PROJECT NO.:	23-222-002
REVISIONS	
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DATE	
08/31/2023	
SHEET TITLE	
GENERAL GRADING PLAN	
SHEET INFORMATION	
C-2.0	
9	OF 18

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



GENERAL UTILITY NOTES

- ALL IMPROVEMENTS SHALL MEET LOCAL, STATE DOT AND A.P.W.A. STANDARD SPECIFICATIONS.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- ALL FILL MATERIAL SHALL BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MINIMUM WATER AND SANITARY SEWER TRENCH WIDTH SHALL BE 2 FEET.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINE (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL BE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 AND ANSI A21.11 (AWWA C-151) (CLASS 50).
- ALL LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR TO PROVIDE TRENCHING, BACKFILL, 2 - 4" PVC SCHEDULE 40 CONDUITS, AND PULLING WIRES FOR UNDERGROUND TELEPHONE SERVICE FROM EXISTING FACILITIES AS SHOWN ON PLANS. CONTRACTOR TO COORDINATE INSTALLATION AND POINT OF CONNECTION WITH UTILITY PROVIDER.
- CONTRACTOR IS TO PROVIDE TRENCHING, CONDUIT, AND BACKFILL FOR ALL UNDERGROUND POWER LINE AND VAULTS AS REQUIRED BY UTILITY PROVIDER. POWER LINES AND POLES TO BE INSTALLED BY UTILITY PROVIDER. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING AND FOR PRIMARY ELECTRIC SERVICE LOCATIONS.
- GAS PIPING SHOWN FOR COORDINATION ONLY. INSTALLATION OF THE GAS MAIN AND METER TO BE ACCOMPLISHED BY UTILITY PROVIDER.
- BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED INSIDE THE BUILDING FOR EACH APPLICABLE USE INCLUDING DOMESTIC, FIRE, AND IRRIGATION SYSTEMS. CONTRACTOR SHALL COORDINATE AND SUPPLY A BACKFLOW TEST REPORT TO THE WATER AND SEWER DEPARTMENT UPON INSTALLATION. OWNER IS REQUIRED TO SUPPLY AN ANNUAL BACKFLOW TEST REPORT TO THE WATER AND SEWER DEPARTMENT.

UTILITY NOTES

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
REVISED: 11/5/2019
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- FENCE
- BUILDING SETBACK
- PROPOSED BUILDING
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRIC LINE
- COMMUNICATIONS LINE
- SANITARY MANHOLE

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, T (877) 863-4562
Unit N Windsor, CO 80550 W ridgetopeng.com

PROJECT TITLE

LITTLE SCHOOL ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL PROPERTIES BAYSIDE

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY: KNW
CHECKED BY: MRB
PROJECT NO.: 23-222-002

REVISIONS

NO.	DESCRIPTION	DATE

DATE

08/31/2023

SHEET TITLE

GENERAL UTILITY PLAN

SHEET INFORMATION

C-3.0

10 of 18

0 5 10 20
1 inch = 10 ft.

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

NOTE: PER THE RECORDED PLAT AND AFTER REVIEW OF THE TITLE COMMITMENT, THE ONLY EASEMENTS ON THIS SITE ARE UTILITY AND BLANKET IN NATURE.

NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.

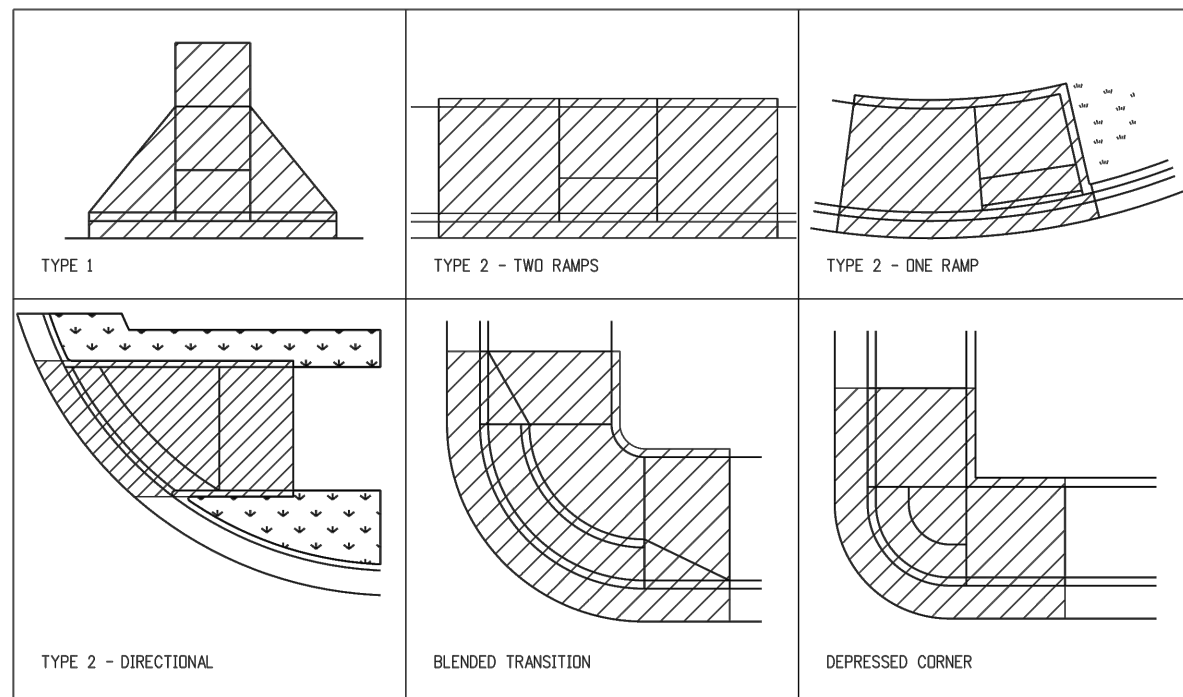
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. TBD

CURB RAMP GENERAL NOTES:

- IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMP SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
- ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, RECONSTRUCTION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
- A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
- IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP ON THE APPROACH SHALL BE PROVIDED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMP ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
- DETECTABLE WARNING SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - CURB RAMP, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
 - PEDESTRIAN CROSSING ISLANDS (6 FEET IN WIDTH OR GREATER);
 - BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
 - BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
- IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMP LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
- ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
- IN NEW CONSTRUCTION, FULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VALVE LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GREATER THAN 1/2 INCH ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE REVEALED WITH A SLOPE NOT STEEPER THAN 2:1. THE REVEAL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
- CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
- ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0"-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
- THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
- FLARED SIDE SLOPES MAY EXCEED 10:0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
- THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33% THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
- GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- A BROAD FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
- IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED .3% PER LINEAR FOOT.
- DESIGN AND CONSTRUCT CURB RAMP, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
 - RAMP RUNNING SLOPE 7.5%
 - RAMP CROSS SLOPE 1.5%
 - TURNING SPACE RUNNING SLOPE 1.5%
 - TURNING SPACE CROSS SLOPE 1.5%
 - FLARE SLOPE 8.0-9.0%

CURB RAMP PAY AREAS



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

GENERAL NOTES & PAY AREAS

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Creation Date: 07/31/19
Designer Initials: JBK
Last Modification Date: 07/31/19
Detailer Initials: LTA
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions
Date: _____
Comments: _____

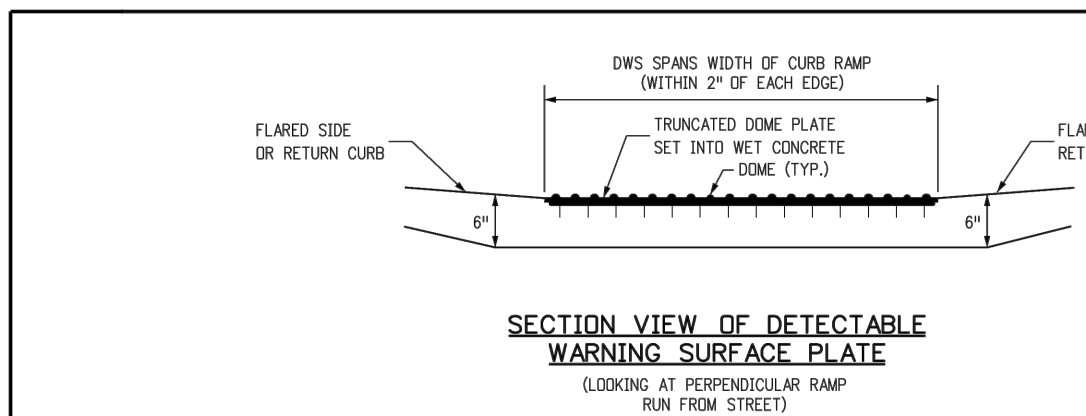
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB RAMP

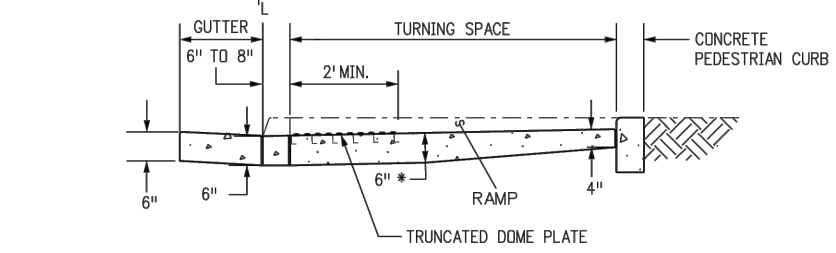
STANDARD PLAN NO.
M-608-1
Standard Sheet No. 1 of 10

Issued by the Project Development Branch: July 31, 2019

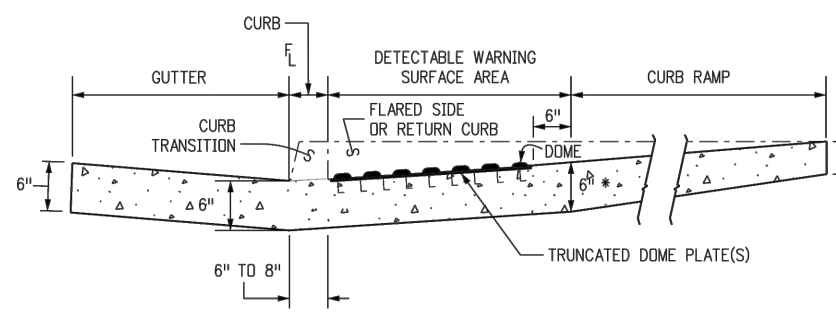
ADA CURB RAMP DETAILS



SECTION VIEW FOR PARALLEL CURB RAMP TYPES



SECTION VIEW FOR PERPENDICULAR CURB RAMP TYPES



DETECTABLE WARNING SURFACE DETAILS

Computer File Information
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Colorado Department of Transportation
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Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
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CURB RAMP

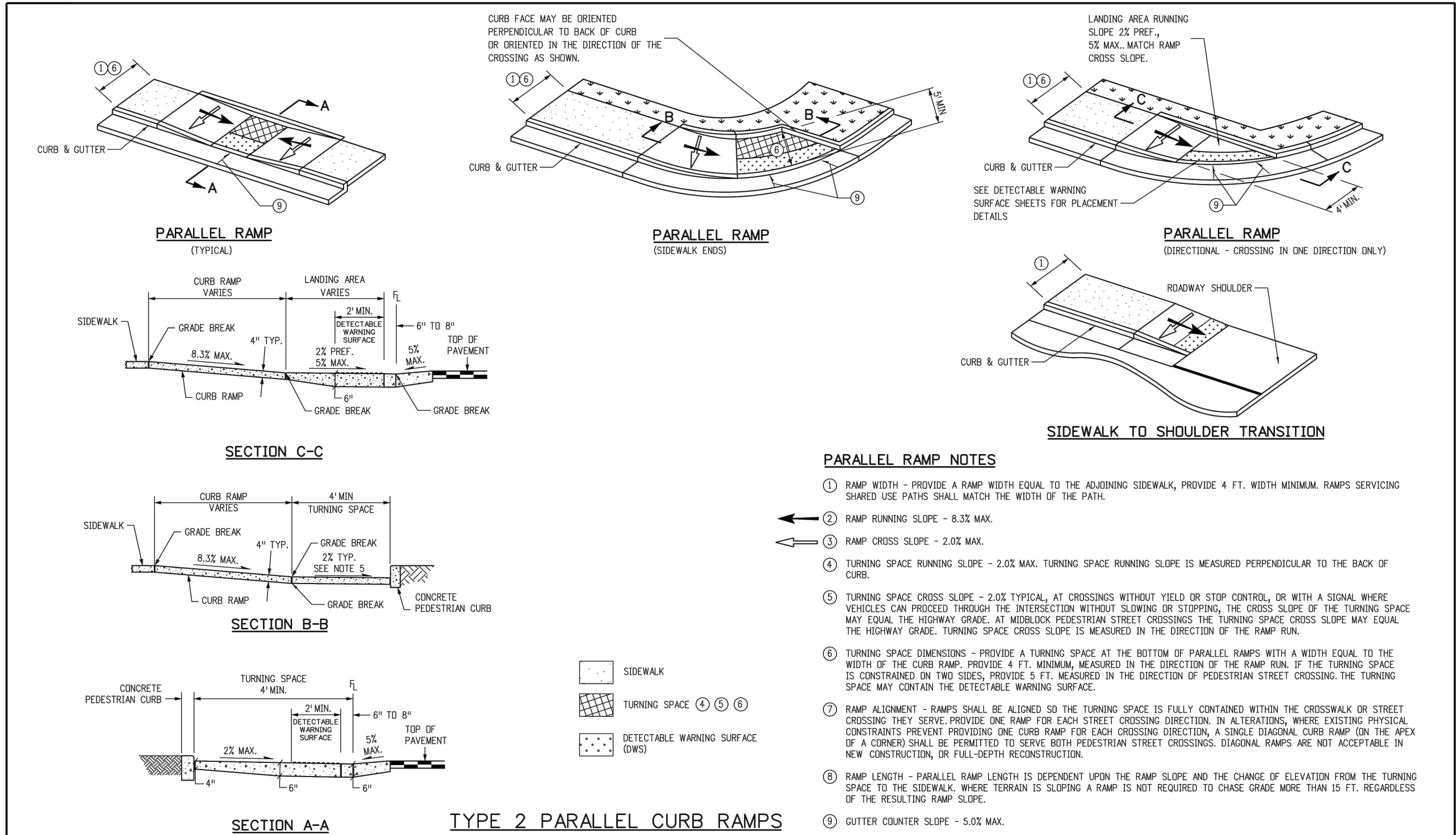
STANDARD PLAN NO.
M-608-1
Standard Sheet No. 10 of 10

Issued by the Project Development Branch: July 31, 2019

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2



PARALLEL RAMP NOTES

- RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMP SERVING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- RAMP RUNNING SLOPE - 6.3% MAX.
- RAMP CROSS SLOPE - 2.0% MAX.
- TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.
- TURNING SPACE CROSS SLOPE - 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLUING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.
- TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMP WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.
- RAMP ALIGNMENT - RAMP SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP ON THE APPEX OF A CORNER SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMP ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
- RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
- GUTTER COUNTER SLOPE - 5.0% MAX.

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Designer Initials: JBK
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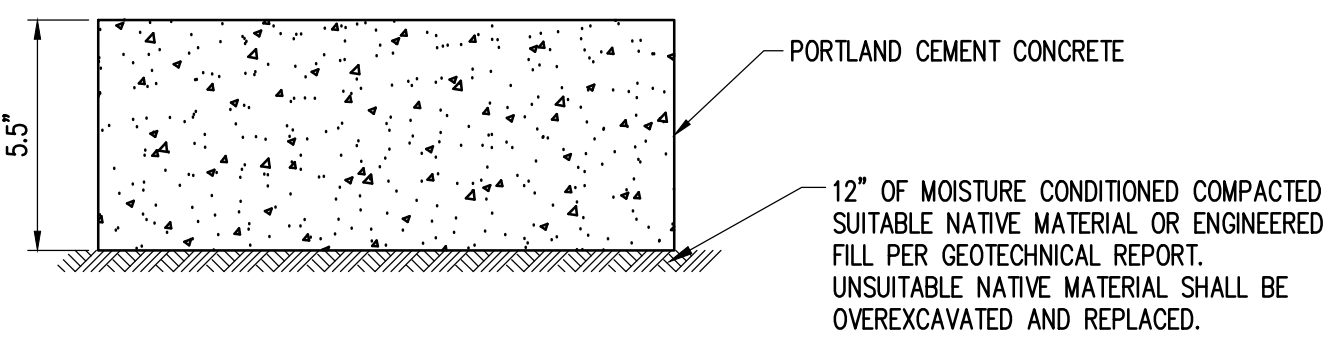
CURB RAMP

STANDARD PLAN NO.
M-608-1
Standard Sheet No. 4 of 10

Project Sheet Number:

NTS

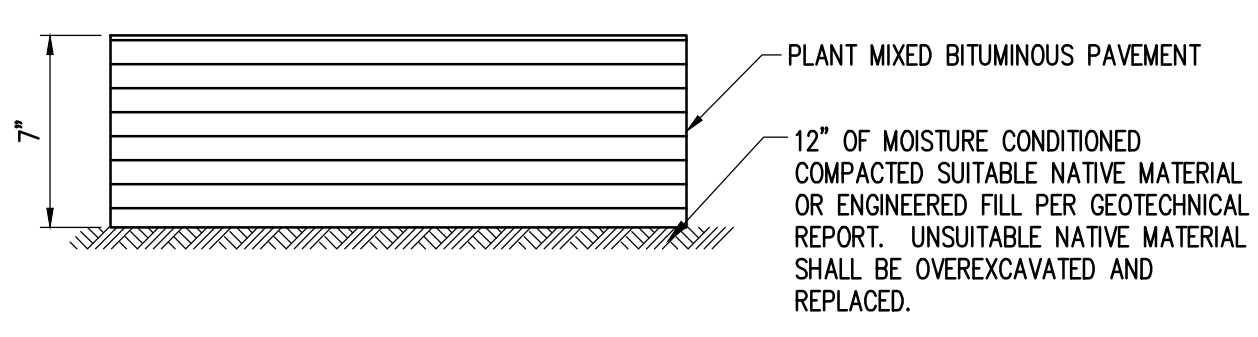
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HEAVY DUTY (FIRE LANE)

NTS

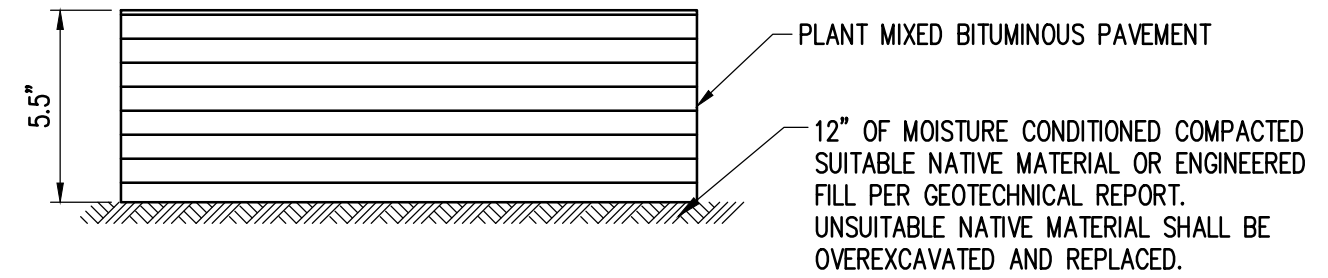
1A



HEAVY DUTY/TRASH PADS

NTS

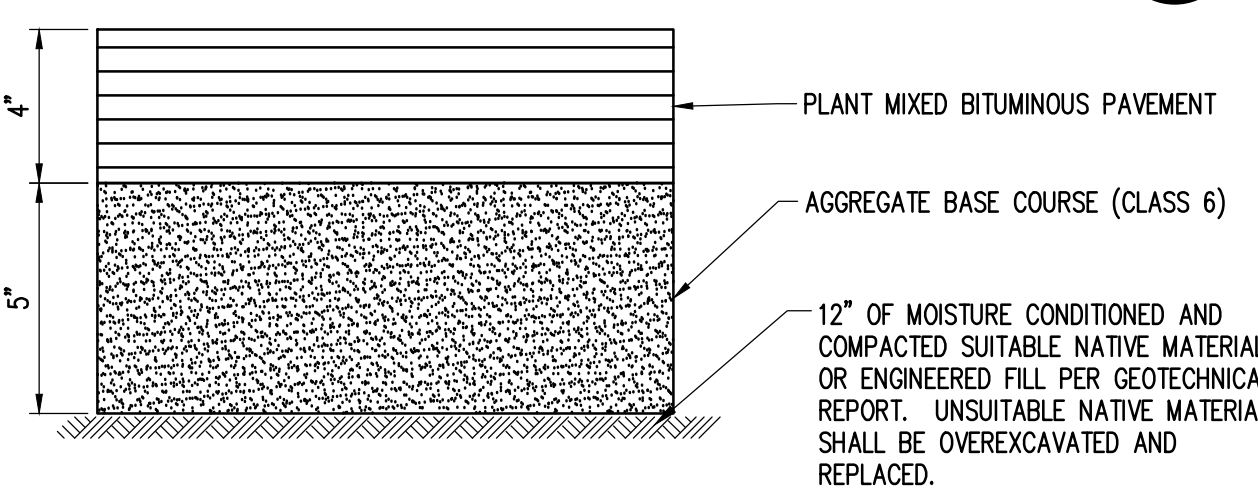
1B



PARKING/LIGHT DUTY (OPTION A)

NTS

2A



PARKING/LIGHT DUTY (OPTION B)

NTS

2B

PAVEMENT NOTES

- MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
- SUITABLE ON-SITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBGRADE PROVIDED SOILS MEET REQUIREMENTS AS SET FORTH IN THE GEOTECHNICAL REPORT.
- PROOFROLLING OF PAVEMENT SUBGRADES UNDER GEOTECHNICAL SUPERVISION SHOULD BE COMPLETED TO HELP IDENTIFY UNSTABLE AREAS. ANY INSTABILITY OF THE SUBGRADE SOILS OBSERVED AT THE TIME OF PROOFROLLING, SHOULD BE REPAIRED. IF PROOFROLLING CANNOT BE ACHIEVED, THE SUBGRADE SHALL BE STABILIZED.
- THE SUBGRADE SHOULD BE SCARIFIED TO THE REQUIRED DEPTH AND THEN COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AS OBTAINED BY ASTM D698 AND MOISTURE CONTENT BETWEEN -2 TO +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. BASE COURSE MATERIAL SHOULD BE PLACED IMMEDIATELY UPON COMPLETION OF THE SUBGRADE COMPACTION OPERATION TO PREVENT DRYING OF THE SOILS DUE TO EXPOSURE.
- ASPHALTIC CONCRETE SHOULD CONSIST OF A BITUMINOUS PLANT MIX COMPOSED OF A MIXTURE OF AGGREGATE, FILLER, BINDERS AND ADDITIVES (IF REQUIRED) MEETING THE DESIGN REQUIREMENTS OF THE CITY AND COUNTY OF DENVER. AGGREGATE USED IN ASPHALT CONCRETE SHOULD MEET SPECIFIC GRADATION REQUIREMENTS SUCH AS COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) GRADING S OR SC (BOTTOM LIFTS ONLY) OR SX (TOP LIFT ONLY) SPECIFICATIONS, OR EQUIVALENT.
- AGGREGATE BASE COURSE SHOULD BE CONSISTENT WITH CDOT REQUIREMENTS FOR CLASS 6 AGGREGATE BASE, PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES THICK AND COMPACTED TO AT LEAST 95% OF THE MATERIALS STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ALL ASPHALT PAVEMENTS SHALL CONFORM TO SPECIFICATIONS IN CDOT SECTION 401 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- SEE "GEOTECHNICAL ENGINEERING REPORT - THE LITTLE SCHOOL ON PERRY STREET, 203 PERRY STREET. - CASTLE ROCK, COLORADO 80104" PREPARED BY TRIAX ENGINEERING DATED SEPTEMBER 22, 2023 FOR MORE INFORMATION.
- SEE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING ASPHALT AND CONCRETE PAVEMENTS.



Know what's below.
Call before you dig.

NOTE: CURRENT PLAN SET
IS NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032



PROJECT TITLE

LITTLE SCHOOL
ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL
PROPERTIES
BAYSIDE

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL

CONSTRUCTION
DOCUMENTS

DRAWN BY:	AUS
CHECKED BY:	MRB
PROJECT NO.:	23-222-002
REVISIONS	

DATE

08/31/2023

SHEET TITLE

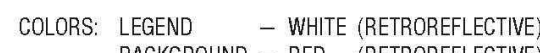
DETAILS

SHEET INFORMATION

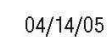
C-9.0

11 of 18

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



NTS



1-92



NTS



NTS



NTS

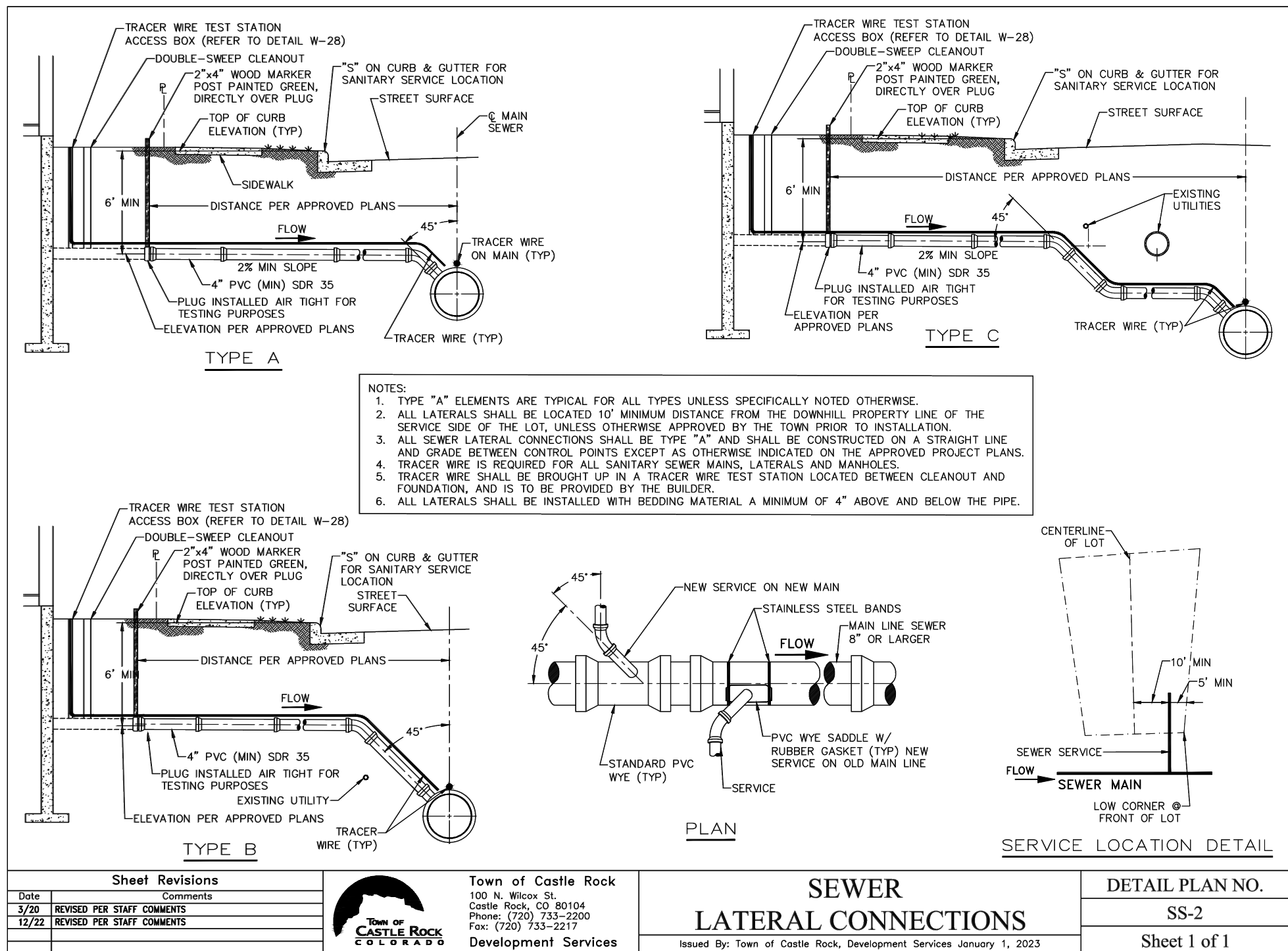


SITE DEVELOPMENT PLAN
LOT 6 & S ½ OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

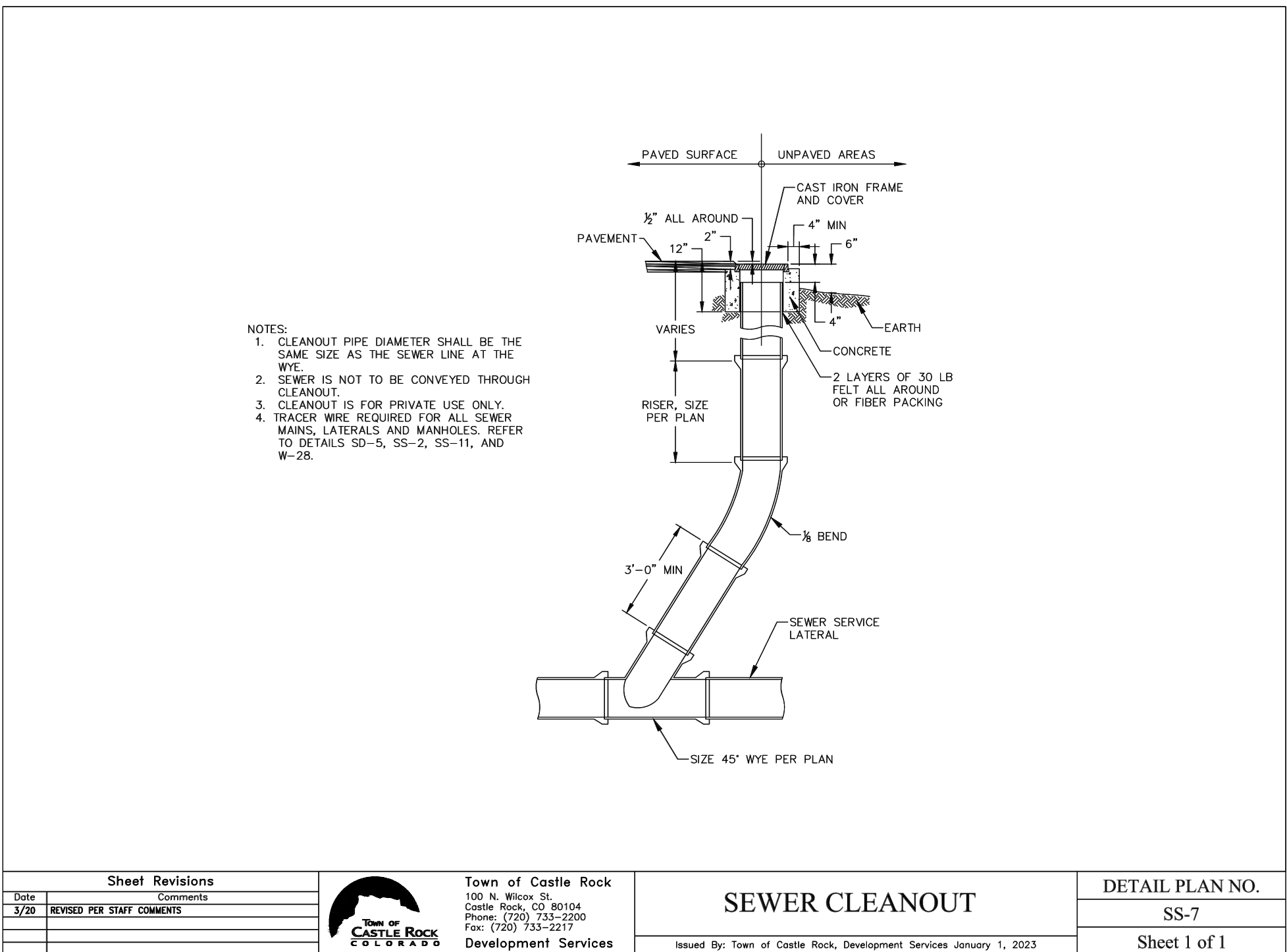
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



SANITARY LATERAL CONNECTION DETAIL

NTS

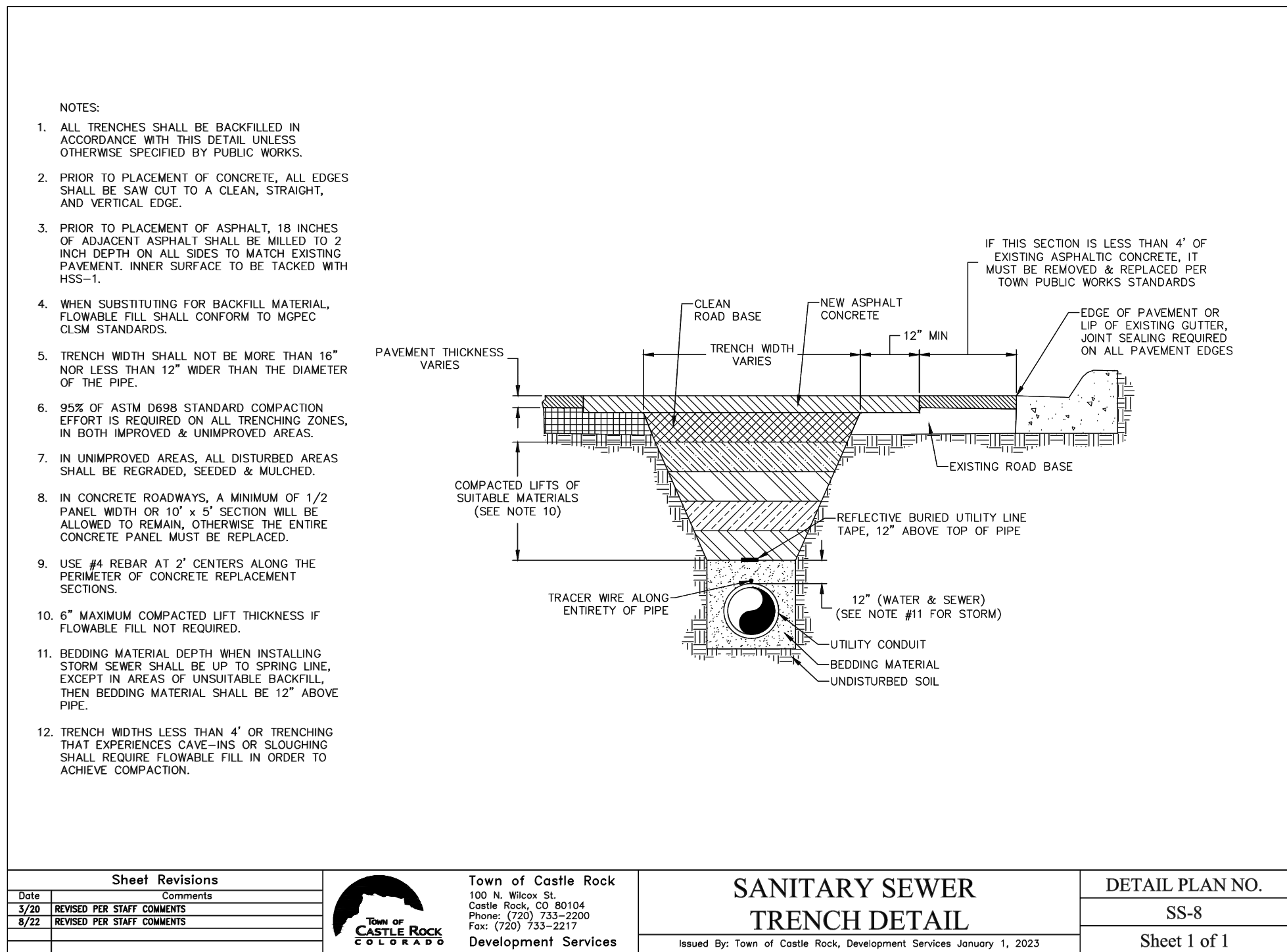
1



SANITARY SEWER CLEANOUT DETAIL

NTS

2



SANITARY SEWER TRENCH DETAIL

NTS

3

LOGO

ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (970) 663-4562
W ridgepeng.com

PROJECT TITLE

LITTLE SCHOOL ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL PROPERTIES BAYSIDE

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY: AUS
CHECKED BY: MRB
PROJECT NO.: 23-222-002

REVISIONS

NO.	DESCRIPTION	DATE

DATE

08/31/2023

SHEET TITLE

DETAILS

SHEET INFORMATION

C-9.2

13 of 18



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION

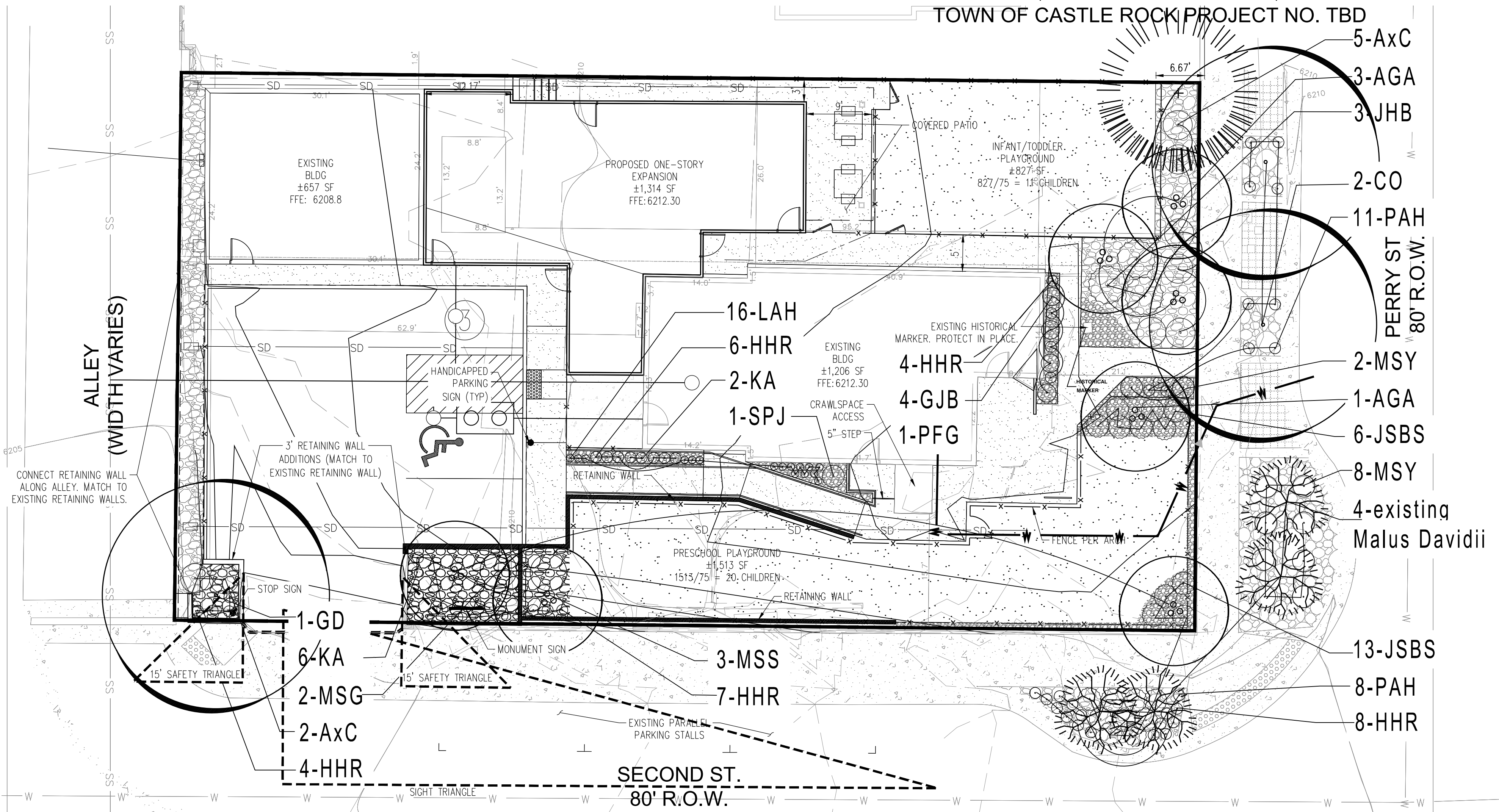
SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. TBD



ANNUAL WATER NEEDS

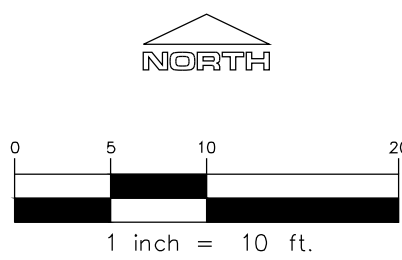
LOW WATER ZONE

1,144sf x 7gal. = 8,000 gallons annually

PLANTING SCHEDULE								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Shade Tree	CO	2	Celtis occidentalis	Western Hackberry	2.0" Cal.	30'-50'	B & B	L
	GD	1	Gynocladus dioicus	Kentucky Coffeetree	2.0 cal.	30'-50'	B & B	L
Ornamental	AGA	4	Amelanchier Grandiflora 'Autumn Brilli'	Autumn Brilliant Serviceberry	1.5" Cal	15'-20'	B & B	L-M
	MSS	3	Malus 'Spring Snow'	Spring Snow Crabapple	1.5" Cal	15'-20'	B & B	M
Shrubs								
Evergreen Shrub	JHB	3	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	5 gal.	3'-4'	5' OC	L
	JHBC	19	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	2'-3'	5' OC	L
Deciduous	AxC	7	Arctostaphylos X Coloradoensis	Panchito Manzanita	5 Gal	3'	5' OC	L
	SJN	1	Spiraea Japonica 'Neon Flash'	Neon Splash Spirea	5 Gal	3'	3' OC	L
Perennials & Ornamental Grasses								
Perennial	KA	8	Calamagrostis X Acutiflora 'Karl Forester'	Karl Forester Grass	1 Gal		4' OC	L
	GJB	4	Geranium 'Johnson's Blue'	Blue Cranesbill	1 gal		30" OC	L
	PAH	19	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal		18" OC	L
	MSY	10	Miscanthus sinensi 'Yaku Jima'	Yaku Jima Maiden Grass	2 gal		30" OC	L
	LAH	16	Lavendula angustifolia 'Hidcote'	Deep Blue Lavender	1 gal.		12" OC	L
	MSG	2	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal		5' OC.	L

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREE
- EVERGREEN SHRUBS
- EXISTING ROCK MULCH
- 3/4" RIVER ROCK
- SYNTHETIC TURF
- 1" DECORATIVE ROCK



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION

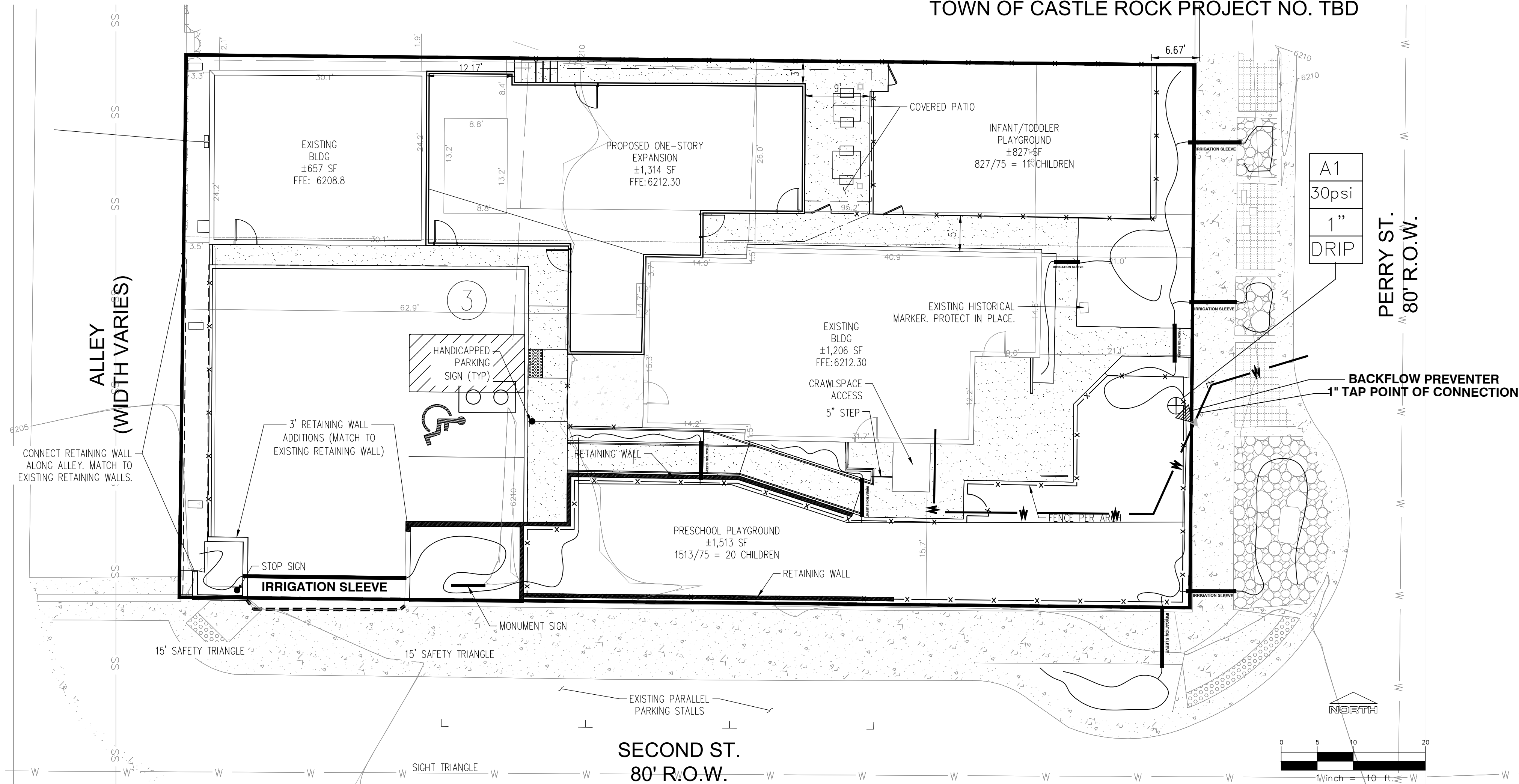


SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

TOWN OF CASTLE ROCK SUBDIVISION

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. TBD



COMPOSITE LANDSCAPE WATER USE RATING CHART	
LANDSCAPE ZONE	LWU RATING RANGE
Very low	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

Landscape and Irrigation Notes:

- Installing contractor shall contact Castle Rock Water at 720.733.6017 to schedule a pre-construction meeting before beginning the installation of the landscaping.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Soil inspection is required before plant installation and scheduling soil inspection should be discussed at the landscape preconstruction meeting.
- Installing Contractor is to provide submittal from suppliers for sod and native seed mix at time of landscape inspection.
- Soil amendment shall be a minimum of four (4) cubic yards of organic matter per one-thousand square feet. This soil amendment shall be rototilled to a depth of six (6) inches. Class I or Class II compost is required.
- Trees, large shrubs and permanent objects are not permitted in water, sanitary and storm sewer utility easements.
- All landscape is to be installed per Town of Castle Rock planting details.
- Plant species and location should follow the approved plan, if site conditions or plant availability require changes to the plan, the contractor must obtain approval from the Town of Castle Rock and the owner's representative.
- Town of Castle Rock is not responsible for replacing landscape or irrigation removed in utility easements due to utility line maintenance or repair (PWR 14.3.13)
- Town permit and Town approved landscape plans are required on site during installation of the landscape and irrigation.
- Town inspectors will not approve landscape and overhead irrigation on slopes steeper than 3:1.
- Overhead irrigation is not permitted on slopes equal to 3:1 or in areas less than 10' in width.

Irrigation Sheets

- Installing contractor shall contact the Town of Castle Rock utilities department at 720.733.6017 to schedule a pre-construction meeting before beginning the installation of the irrigation system.
- Irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Backflow to be tested by a certified backflow technician approved by the utility department within 10 days of the irrigation meter installation and annually thereafter.
- Irrigation exemption must be obtained from the Castle Rock Water if irrigating the native seed or the sod on a daily basis for establishment during the months of June and August. Irrigation exemptions will not be issued during the month of July.
- Irrigation systems must be designed to operate within the Town of Castle Rock Water Use Management plan. Current commercial hours of operation are a three fixed days a week from 10 pm to 6 am.
- Overhead irrigation in areas less than 10' in width or installed on slopes steeper than 3:1 will not be approved by Town of Castle Rock inspectors.
- All irrigation installations must meet Town of Castle Rock details
- Please note that the irrigation tap, line, meter and backflow prevention assembly must be the same size from the tap to a minimum distance of 10 pipe diameters past the backflow prevention assembly and winterization tee.
- All sprinkler heads to be adjusted to minimize/eliminate over spray on to hard surfaces or unintended areas. Per Town of Castle Rock Water Use Management Plan Water Waste is not allowed
- Irrigation systems are to be winterized annually in the fall.

CLWUR CHART (LWUR X IA) / TA								
IRRIGATION ZONE	PLANT NAME	APP RATE (INCHES/MONTH)	ZONE (VL, L M, H)	% OF TOTAL AREA	IA (Irrigated area in SF for each zone)	LWUR (Landscape Water Use Rating)	TA (Total area of all irrigated landscape zones)	CLWUR (LWUR X IA/TA)
Drip	Deciduous Shrub and Perennial beds	2	Low	100%	1,144 SF	2	1,144 SF	2
TOTALS					1,144 SF			2

IRRIGATION LEGEND

- ⊗ REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS RAINBIRD PEB (SIZE PER PLAN)
- A1 — INDICATES CONTROLLER STATION
- 30ps — INDICATES PRESSURE REDUCED FOR DRIP
- 1" — INDICATES VALVE SIZE (INCHES)
- DRIP — INDICATES LANDSCAPE APPLICATION

- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (3/4-INCH SIZE, ROUTING BACK) FLOW PREVENTER DETAIL THIS SHEET



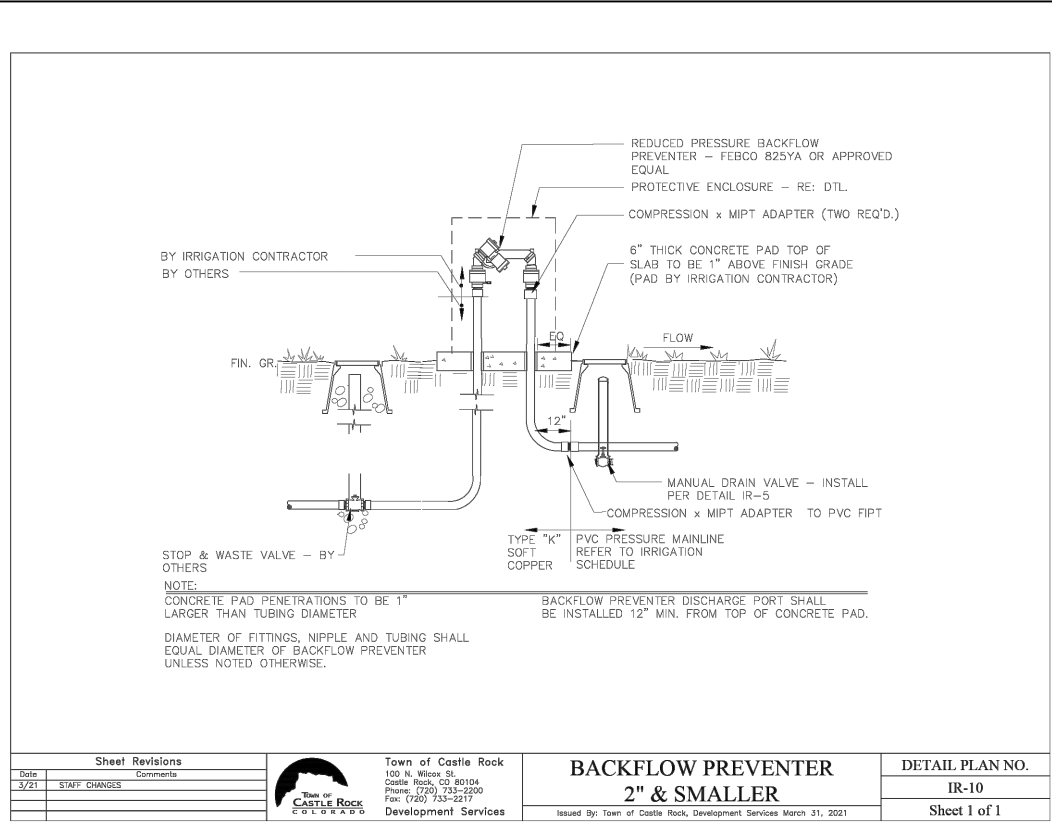
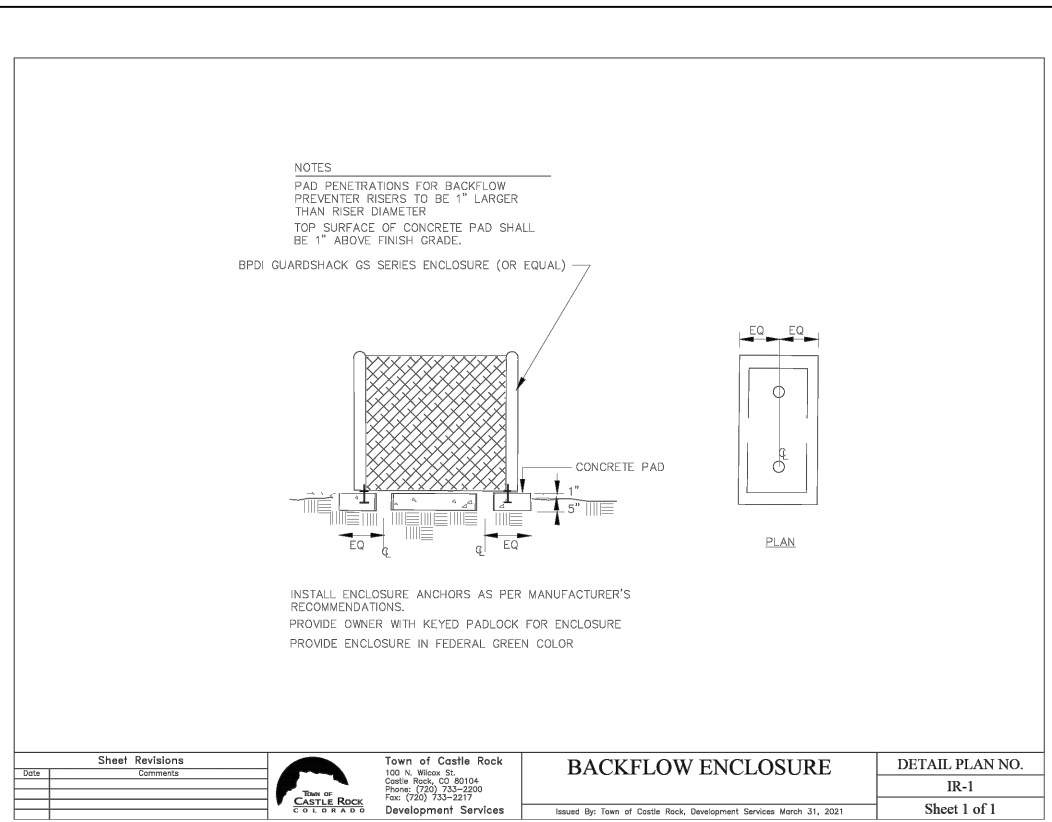
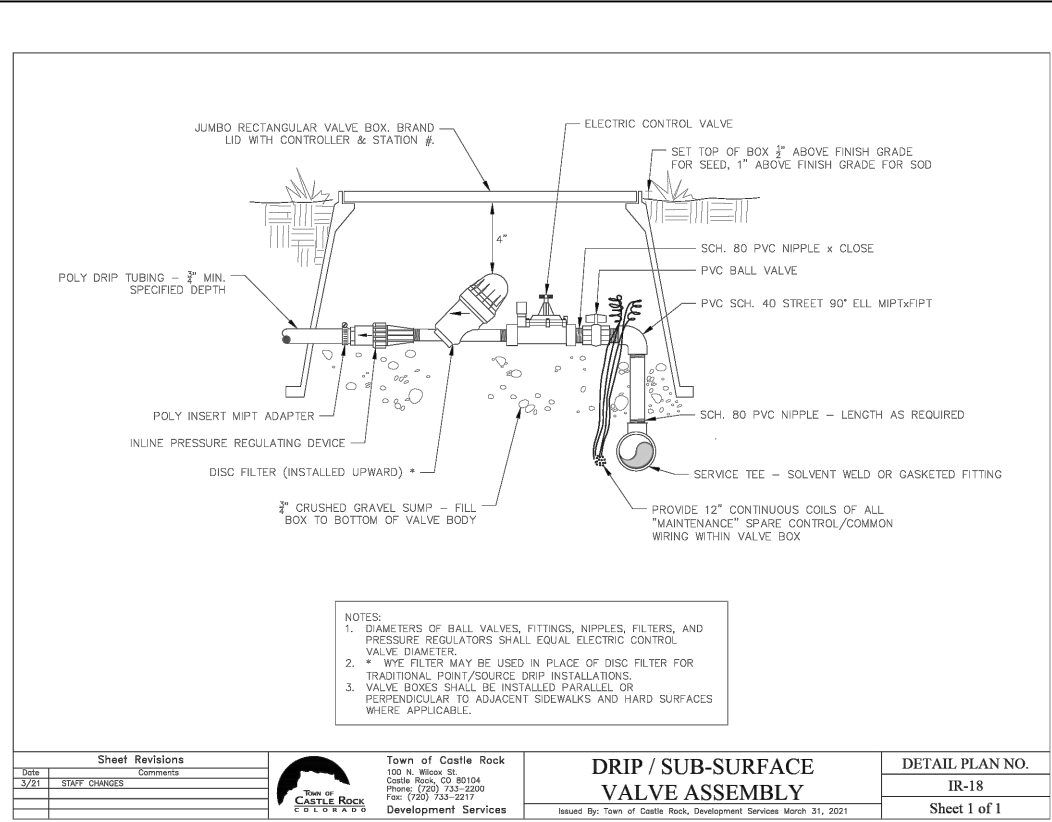
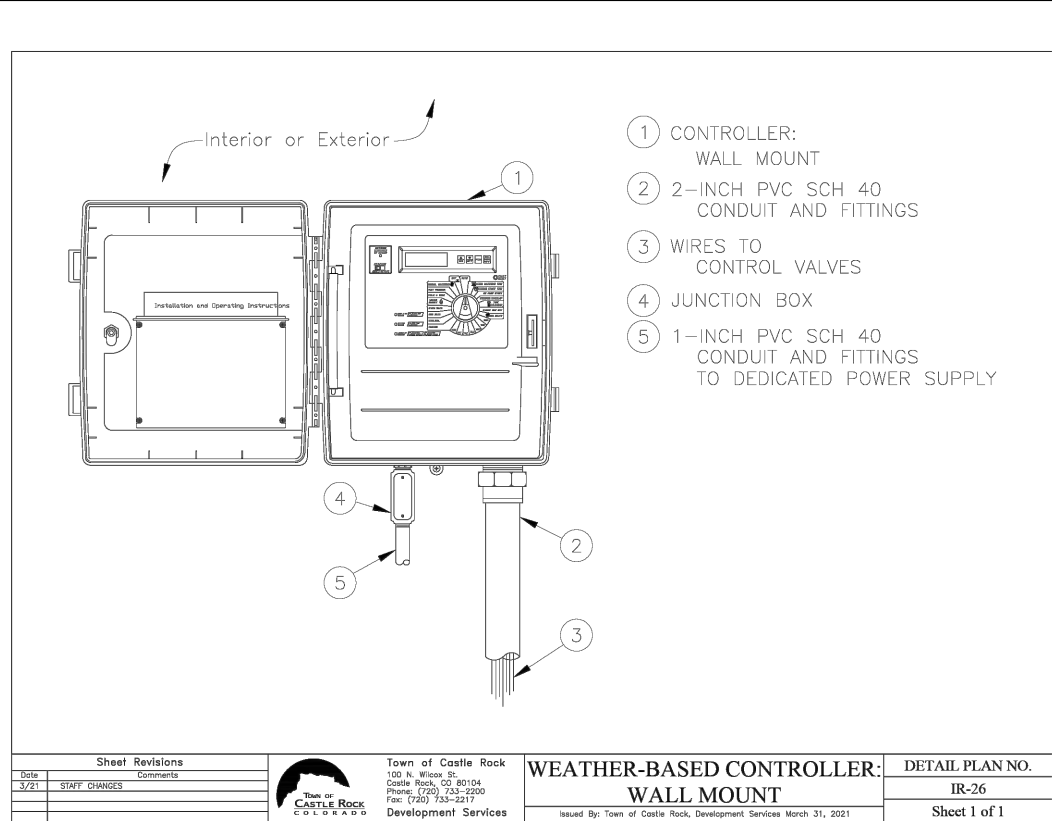
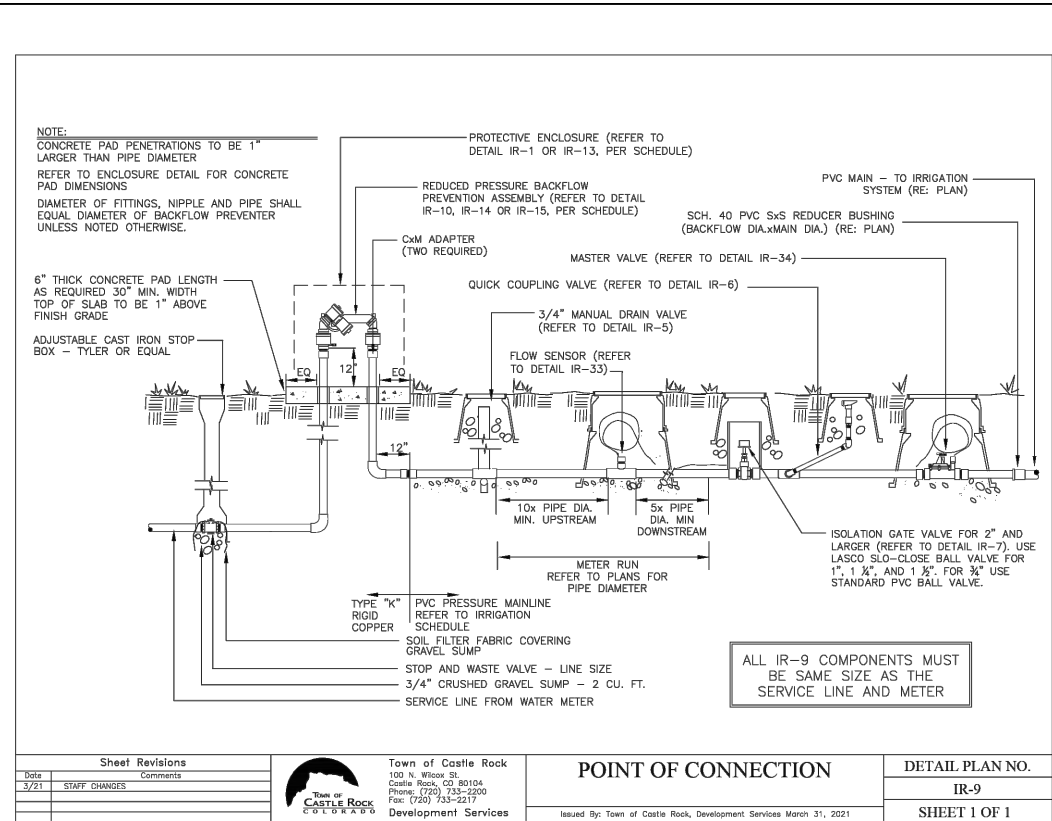
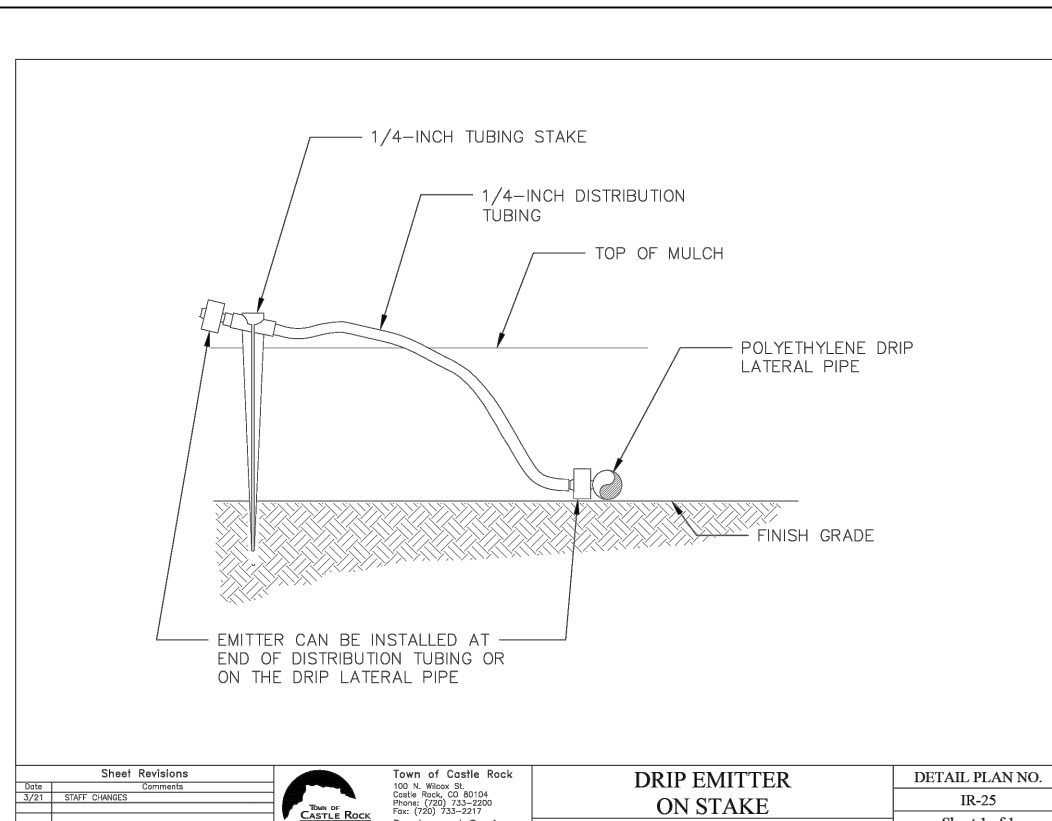
Know what's below.
Call before you dig.

NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION

ANNUAL WATER NEEDS

LOW WATER ZONE

1,144sf x 7gal. = 8,000 gallons annually



LOGO

ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N
Windsor, CO 80550
T (970) 663-4552
W ridgelineeng.com

PROJECT TITLE

LITTLE SCHOOL ON PERRY ST

203 PERRY ST.
CASTLE ROCK, CO 80104

PREPARED FOR

MISSION CAPITAL PROPERTIES BAYSIDE

16 SUN GLOW LN
LAS VEGAS, NV 89135

SUBMITTAL CONSTRUCTION DOCUMENTS

DRAWN BY: ####

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

IRRIGATION PLAN

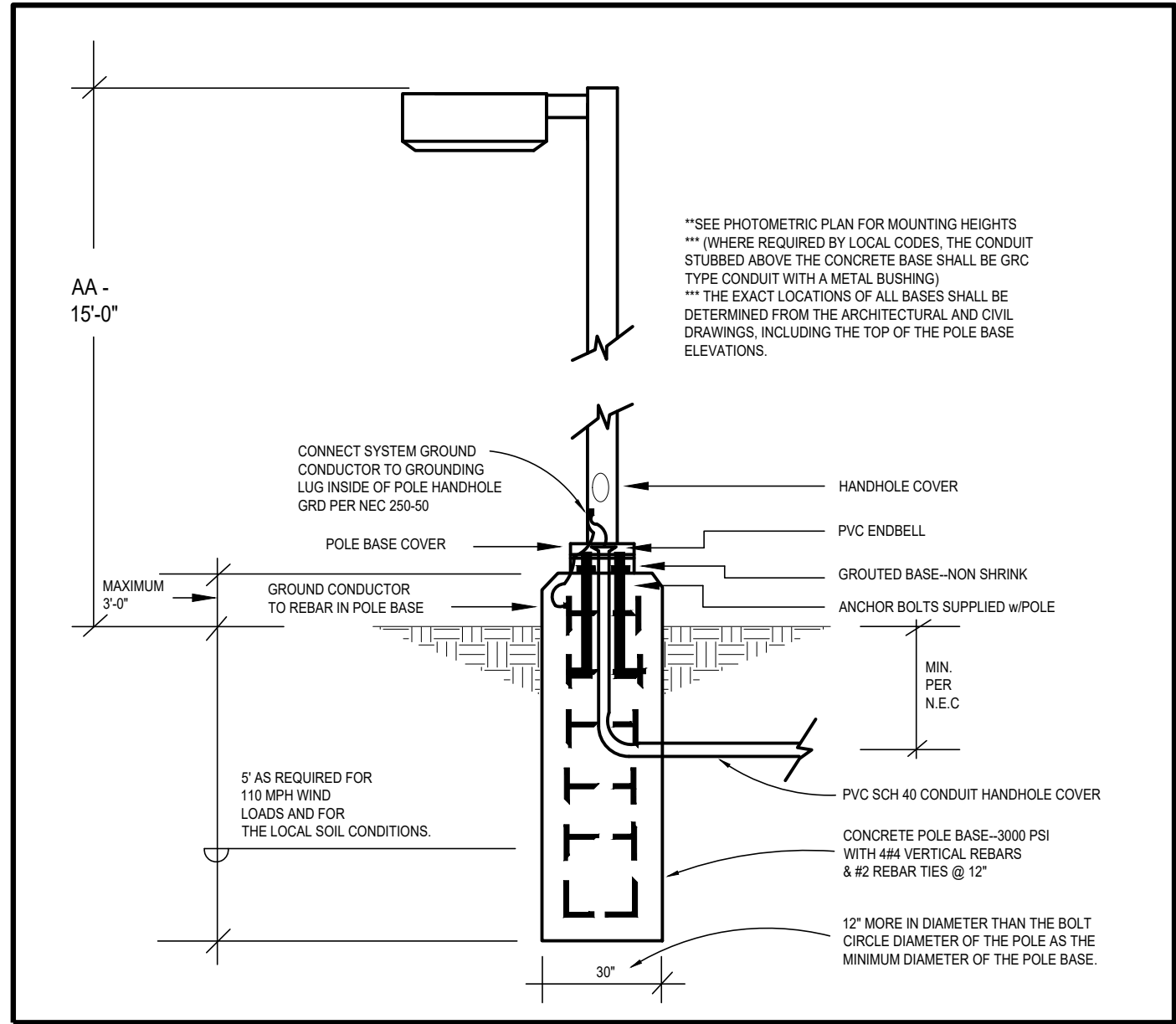
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LS3

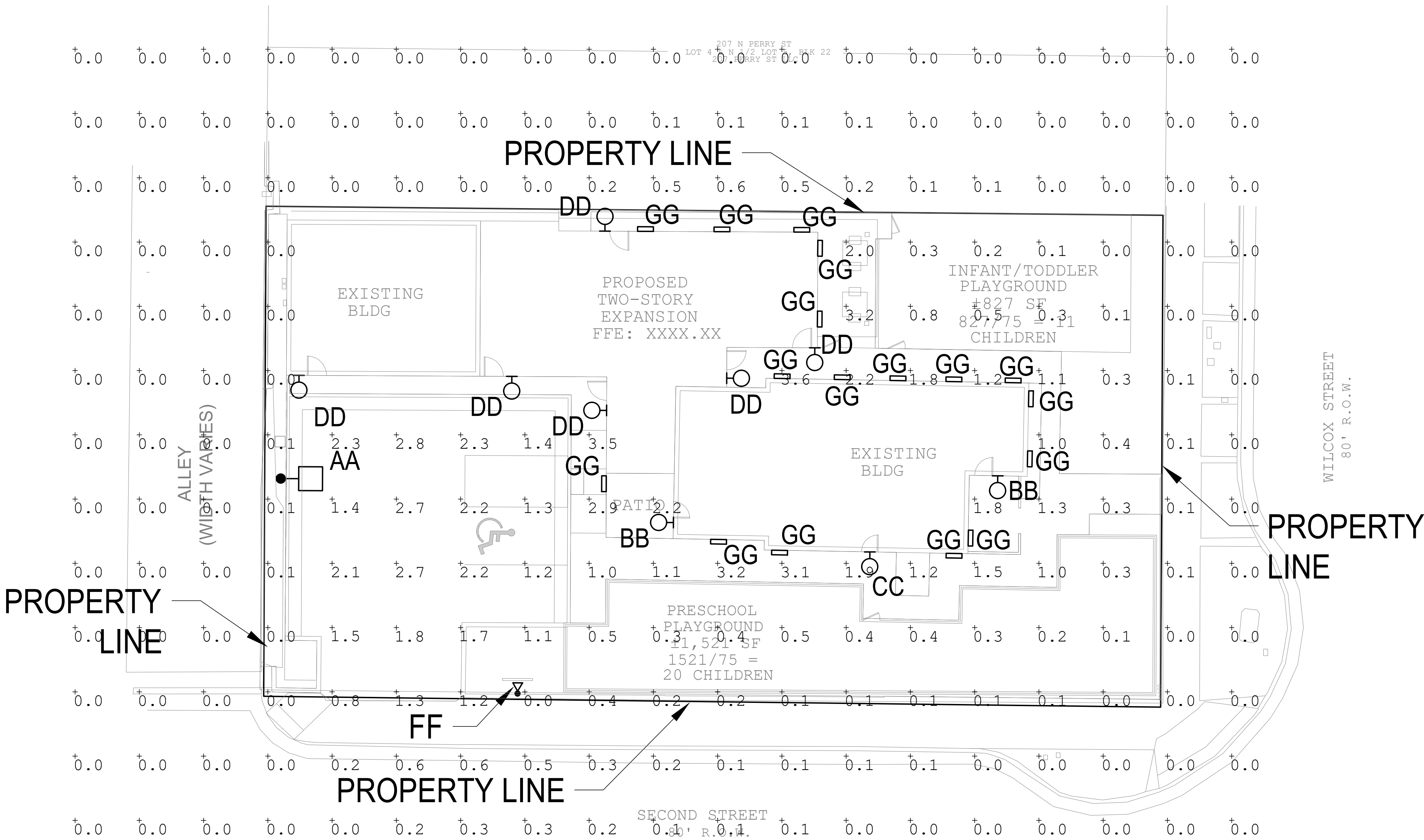
16 of 18

CONSTRUCTION DOCUMENTS

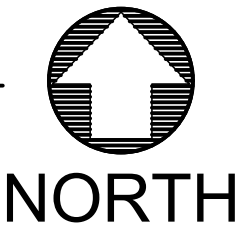
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



2 TYPICAL POLE BASE DETAIL
scale: N.T.S.



1 PHOTOMETRIC PLAN
scale: 3/32" = 1'-0"



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	0.43	3.6	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.97	2.8	1.2	1.64	2.33

LUMINAIRE SCHEDULE

FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA / INITIAL LUMEN RATING	LAMP WATTS	LIGHT LOSS FACTOR (LLF)	MOUNTING METHOD	QUANTITY	MTG HEIGHT	DESCRIPTION WITH DISTRIBUTION TYPE	VOLTS	CUTOFF
	NAME	CATALOG NUMBER										
AA	LSI INDUSTRIES	MRS-LED-9L-SIL-3-UNV-30-70CRI-BLK-IL	BLACK	LED / 6016	63	1.0	POLE	1	15'-0"	SITE LIGHTING SINGLE HEAD TYPE III WITH HOUSE SIDE SHIELD, 3000K 70CRI	UNV	FULL CUTOFF
BB	TRANSGLOBE	40455-BK	BLACK	LED / 806	9	1.0	SURFACE	2	6'-0"	8" WALL LANTERN, 1 E26 60W LED EQUIVALENT BULB, 3000K, VERIFY MOUNTING HEIGHT PRIOR TO INSTALLATION	120	NON-FULL CUTOFF
CC	TRANSGLOBE	51390-BK	BLACK	LED / 806	9	1.0	SURFACE	1	-	11T WALL LANTERN, 1 E26 60W LED EQUIVALENT BULB, 3000K, VERIFY MOUNTING HEIGHT PRIOR TO INSTALLATION	120	NON-FULL CUTOFF
DD	WAC LIGHTING	DS-WS0517-N-30-S-BK	BLACK	LED / 2300	17	1.0	SURFACE	6	8'-0"	LED DOWNLIGHT, 3000K, VERIFY MOUNTING HEIGHT PRIOR TO INSTALLATION	120	FULL CUTOFF
FF	KIM	EL218-F-3-8L-3K-UV-BK, LED LAMP	BLACK	LED / 889	16	1.0	GROUND	1	-	WATERPROOF SPOT LIGHTIN FOR MONUMENT SIGN, PROVIDE WITH LOUVERS (NARROW FLOOD), 3000K	UNV	NON-FULL CUTOFF
GG	REBELLE	1645-15L-30-120-LV-EM-BT	BLACK	LED / 1580	11.2	1.0	SURFACE	17	3'-0"	WALKWAY AREA LIGHT WITH INTEGRATED BATTERY BACKUP AND INTEGRATED LOUVER, 3000K	120	FULL CUTOFF

GENERAL LIGHTING PLAN STANDARD NOTES:

- ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
- ALL FIXTURES TO BE CONTROLLED VIA TIMECLOCK. TIMER TO BE SET TO GO OFF AFTER 30MIN CLOSE OF BUSINESS. FIXTURES TO TURN ON 30MIN PRIOR TO OPENING OF BUSINESS. BUILDING HOURS OF OPERATION TO BE FROM 6:30AM-7:00PM.
- PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.
- THE FOLLOWING LIGHT TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.

TOTAL NON-FULL CUTOFF LUMENS: 3,307 LUMENS TOTAL FULL CUTOFF LUMENS: 46,676 LUMENS TOTAL SITE LUMENS: 49,983 LUMENS



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION.

SITE DEVELOPMENT PLAN
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
TOWN OF CASTLE ROCK PROJECT NO: SDP23-0032

LOGO

RIDGE TOP
ENGINEERING + SURVEYING
541 E. Garden Drive,
Unit N
Windsor, CO 80550
T (970) 663-4662
W ridgetopeng.com

SEAL

03/14/2024

PROJECT TITLE

LITTLE SCHOOL ON PERRY STREET

PREPARED FOR

MISSION CAPITAL PROPERTIES BAYSIDE

SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY:

ATE

CHECKED BY:

ATE

PROJECT NO.:

23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

EP-100

SHEET INFORMATION

PHOTOMETRIC PLAN

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CONSTRUCTION DOCUMENTS

LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TYPE 'AA'

LSI Industries Inc. 10000 Alliance Road Cincinnati, OH 45242 • (513) 372-5200 • www.lsi.com

Mirada Small Area (MRS)

Outdoor LED Area Light

OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	39 - 196
Efficacy Range (LRW)	102 - 158
Weight (kg)	20 (9.1)
Control Options	MSBT, ALB, ALS, 7-pin, PCI

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- 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.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- 2 zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Integral louver (L) and integral half louver (H) options available for enhanced backlight control.

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 (541-480 VAC).
- L70 Calculated Life: >60k Hours
- 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 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/terms-conditions-warranty/> for more information.

Lists

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated luminaire per IEC 60598-1.
- 3K8 rated for ANSI C136.31 high vibration applications are qualified.
- IP68 rated luminaire per IEC 66262 mechanical impact codes.
- DesignLight Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlightinc.com/dlc/ to confirm which versions are qualified.

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TYPE 'AA'

Mirada Small Area Light (MRS)

ORDERING GUIDE

Back to Catalog Links

TYPICAL ORDER EXAMPLE: MRS LED 30L SL FT UNV DM 40 70CRI ALBCK1 BUX RH

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation	Voltage	Driver
MRS - Mirada Small Area Light	LED	6,000lm, 39W 12,000lm, 80W 18,000lm, 110W 24,000lm, 150W 28,000lm, 196W Custom Lumen Package	SL - Square CL - Round FL - Round	2-Tier 7 4-Tier 1 5W - Spot 5 Wides FT - Forward Throw LC - Left Corner RC - Right Corner	Default - Standard L - Optics rotated left 90° R - Optics rotated right 90°	DM - Universal Voltage (120-277V) HV - High Voltage (541-480V)	DM - 0-10V Dimming (0-35%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
30 - 5000 (ET) 35 - 4000 (ET) 50 - 5000 (ET)	90+ - 95+	MSBT - Bluetooth Wired Control System ALB - AirLink Wireless Control System with 12-20' Wireless Sensor ALS - AirLink Wireless Control System with 30-40' Wireless Sensor ALS - AirLink Wireless Motion & Photo Sensor Control (0-2' WPI) ALS - AirLink Wireless Motion & Photo Sensor Control (25-40' WPI) Star-Align Controls ET - 2-pin 100V/120V plug required for hardwired CET - 7-pin Control Receiver (80-120V) MSBT - Integral Bluetooth Motion and Photo Sensor (25-40' WPI) MSBT - Integral Bluetooth Motion and Photo Sensor (25-40' WPI) Shorting Cap for use with CDP	SL - Black SL - Silver CL - Silver FL - Silver MS - Gun Metal Gray GT - Gold MS - Nickel Silver PS - Platinum Silver MS - Satin Nickel WH - White	IN - Integral Half Louver (Modeste Spill Limit Control) LC - Integral Louver (Shade Spill Limit Control)

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

CONTROLS ACCESSORIES	Order Number	DESCRIPTION	SHIELDING OPTIONS	Order Number
Twist Lock Photocell (20V) for use with CDP	127314	Single Fusing (20V)	Mirada Small	
Twist Lock Photocell (20V-277V) for use with CDP	127315	Single Fusing (277V)	Mirada Medium	
Twist Lock Photocell (277V) for use with CDP	127316	Double Fusing (277V, 240V)	Mirada Large	
Twist Lock Photocell (480V) for use with CDP	127317	Double Fusing (480V)	Zero Medium	
AirLink 3 Pin Twist Lock Controller	664009	Double Fusing (180V)	Zero Large	
AirLink 7 Pin Twist Lock Controller	664010	Double Fusing (240V)	Zero Medium	
Shorting Cap for use with CDP	341028			

1. Custom lumens and wattage packages available. Consult factory. Values are within industry standard tolerances but not 100% exact.
2. Not available in "Spot 5" distribution.
3. Control boxes are not included in the standard warranty. See factory for more information.
4. Motion sensor on field (not included in the standard warranty) can be downloaded from our website's online app.
5. Distribution on integral photocell not included.
6. "GT" denotes Gold finish. Not available in "Spot 5" distribution.
7. "GT" denotes Gold finish. Not available in "Spot 5" distribution.
8. "GT" denotes Gold finish. Not available in "Spot 5" distribution.

LSI Industries Inc. 10000 Alliance Road Cincinnati, OH 45242 • (513) 372-5200 • www.lsi.com

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TYPE 'BB'

Trans Globe Lighting

40455

8" Wall Lantern

Width (in): 4.5
Height (in): 8
Depth (in): 6
Glass Type: Clear Beveled
Bulb Type: Medium Base
Number of Bulbs: 1
Wattage: 60
Finish Shown: Rust, Black, White
Available Finishes: Rust (RT), Black (BK), White (WH)
UL Listed: Wet
Country of Origin: China
Material: Metal, Glass, Electrical
Multiple finishes available

Job Name: Job Type: Contact:

Fixture Location: Quantity: Additional Notes:

Shipping Box	Width	Height	Depth	Ship Wt	Method	Oversize	Case QTY
Ship QTY: 1 ea					Ground	No	
UPC: by finish	Finish:			Warranty: 1 year limited parts, repair, and replacement			

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TYPE 'CC'

Trans Globe Lighting

51390

1LT WALL LANTERN-SML

Width (in): 5.5
Height (in): 8.5
Depth (in): 6.375
Glass Type: White Frosted
Bulb Type: Medium Base E26
Number of Bulbs: 1
Wattage: 60
Finish Shown: Black (BK)
Available Finishes: Black (BK)
UL Listed: Wet
Country of Origin: China
Material: Metal, Electrical

Job Name: Job Type: Contact:

Fixture Location: Quantity: Additional Notes:

Shipping Box	Width	Height	Depth	Ship Wt	Method	Oversize	Case QTY
Ship QTY: 1 ea					Ground	No	
UPC: by finish	Finish:			Warranty: 1 year limited parts, repair, and replacement			

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TYPE 'DD'

TUBE ARCHITECTURAL DS-WS05

LED Wall Mounts

WAC LIGHTING

Fixture Type: Catalog Number: Project: Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light.
- Fixture can install upside down to alter light distribution.
- Solid aluminum construction.
- 5 year warranty.

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color Temp	Reference Output CBI	Efficacy (lm/w)	Light Distribution	Finish
5"	25W	25°	3000K	1825	10050	25	OK Black
5"	25W	25°	3000K	1825	10050	25	WT White
5"	25W	25°	3000K	1825	10050	25	BZ Bronze
5"	25W	25°	3000K	1825	10050	25	GH Graphite
5"	25W	25°	3000K	1825	10050	25	OK Black
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