

File: CD-CR15D0000C\\dwg Path: P:\Colorado\castle rock\bodycare design group\the little school daycare #23-222-002\2 drawings\ Plotted by: Adam Date: 12-Dec-24 10:06:28am

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 HEREON 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:

CIVIL ENGINEER
RIDGETOP ENGINEERING
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(970) 663-4552
CONTACT: MIKE BEACH, P.E.

DEVELOPER/APPLICANT
THE LITTLE SCHOOL ON PERRY ST.
203 PERRY ST.
CASTLE ROCK, CO 80104
(949) 355-5355
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ARCHITECT
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SURVEYOR
DAVID E. ARCHER & ASSOCIATES, INC.
105 WILCOX ST.
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CASTLE ROCK PUBLIC WORKS DEPARTMENT
4175 CASTLETON CT.
CASTLE ROCK, CO 80109
(720) 733-2462

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

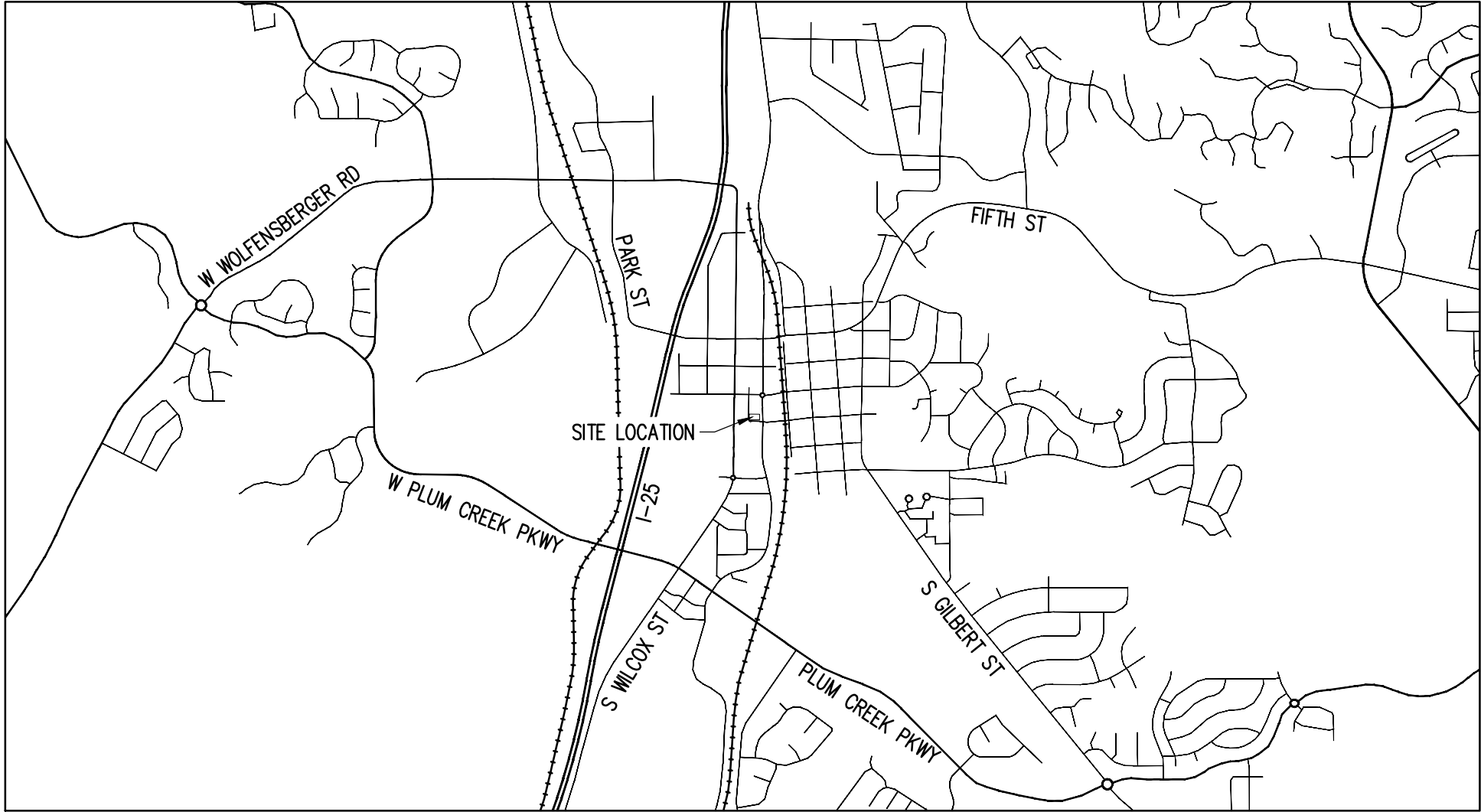
CORE ELECTRIC COOPERATIVE
5496 US-85
SEDALIA, CO 80135
(800) 332-9540

FIELD CHANGE ORDER TABLE		
FCO#	DATE	PURPOSE/DESCRIPTION

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE LITTLE SCHOOL ON PERRY STREET

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. CD24-0028



VICINITY MAP

1" = 2000'



DRAWING INDEX

SHEET	TITLE	#
CV-1.0	COVER SHEET	1
CN-1.0	NOTES SHEET	2
DM-1.0	DEMO PLAN	3
C-1.0	SITE PLAN	4
C-2.0	GENERAL GRADING PLAN	5
C-3.0	GENERAL UTILITY PLAN	6
C-9.0	DETAILS	7
C-9.1	DETAILS	8
C-9.2	DETAILS	9
C-9.3	DETAILS	10
LS1	LANDSCAPE PLAN	11
LS2	LANDSCAPE NOTES	12
IR1	IRRIGATION PLAN	13
IR2	IRRIGATION DETAILS	14
EP-100	SITE PHOTOMETRICS PLAN	15
EP-101	PHOTOMETRICS CUT SHEETS	16

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.

INDEMNIFICATION AND ADHERENCE TO
STANDARDS STATEMENTS

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

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

PROFESSIONAL ENGINEER CERTIFICATION

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

MICHAEL ROBERT BEACH, P.E. NO. 45088

DATE

TOWN APPROVAL BLOCK

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

APPROVED BY:



DEVELOPMENT SERVICES
APPROVED

By jkirkpatrick
on 12/16/2024
APPROVED-CD24-0028 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES

DATE

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

RESUBMITTAL 11/06/24
RESUBMITTAL 12/02/24
RESUBMITTAL 12/12/24

DATE

08/31/2023

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1.0

1 of 16

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. CD24-0028

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

1. 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.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, C1530 (6"-12"), C1250 (16" AND 20"), C1200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-INLET 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", C1305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", C1235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-1, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES), WHERE ALLOWED, SHALL BE FLANGE X VALVE. END 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. VALVES 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.
6. ALL FIRE HYDRANTS SHALL BE PACER W867-250" BY WATEROUS CO. OR SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. 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.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER TIPIED UTILITIES.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. 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.
18. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. 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.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION PIP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:
 - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
 - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
 - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
27. THE DOUBLE CHECK DETECTOR ASSEMBLY (DODA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION.

1. 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.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.
5. MANHOLE RIM ELEVATIONS OR OTHERS ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.
6. SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
7. 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.
8. 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.
9. MANHOLE RIM ELEVATIONS SHALL BE SLOPE 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.
10. 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.
11. MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
12. ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED ALONG THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WASTEWATER UTILITY DESIGN CRITERIA MANUAL.
13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN SYSTEM LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
14. THE PLUM CROCK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
15. 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.

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

2. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
3. 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.
4. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
5. IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
6. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
7. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
8. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

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

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TOR) MUNICIPAL CODE, TOR 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 TOR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY INFORMATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT LOCATIONS FOR THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE.
5. THE CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TOR 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, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TOR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR THE TOWN TO PROVIDE WRITTEN NOTICE TO AFFECTED CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY TOR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CERTINUS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TOR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TOR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR POULT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS OF MITIGATING DUST DURING OVERLIFT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO COMPLY WITH ALL DUST MITIGATION ACTIVITIES, THE CONTRACTOR SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TOR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SLOID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY(30) INCHES IN HEIGHT SHALL BE PLACED IN THE RIGHT-OF-WAY ELEVATION OF THE ADJACENT STREET INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS LOCATED WITHIN X AS PER FEMA FIRM PANEL NO. 080350301G DATED MARCH 16, 2016.
20. DOUGLAS COUNTY BENCHMARK: DCBM 3202015; ELEVATION = 6255.22 (NAVD88).
21. BASIS OF BEARINGS: 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. 1874000001, 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 PL3 36570; SOUTHEAST CORNER IS AN "X" CHEELED INTO CONCRETE WALL AS SHOWN HEREON BETWEEN THOSE IDENTIFIES MONUMENTS.

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

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 SPECIFICATION STRIPING MACHINE. PAVEMENT MARKING TAPE, REFLECTIVE BEADS SHALL BE APPLIED BY THE CONTRACTOR TO THE STRIPES AND SPECIFIED SPACING. ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURERS 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 SIGNS SHALL BE 60 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 NO

Know what's below.
Call before you dig.

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

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

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



DEVELOPMENT SERVICES
APPROVED

By jkirkpatrick
on 12/16/2024

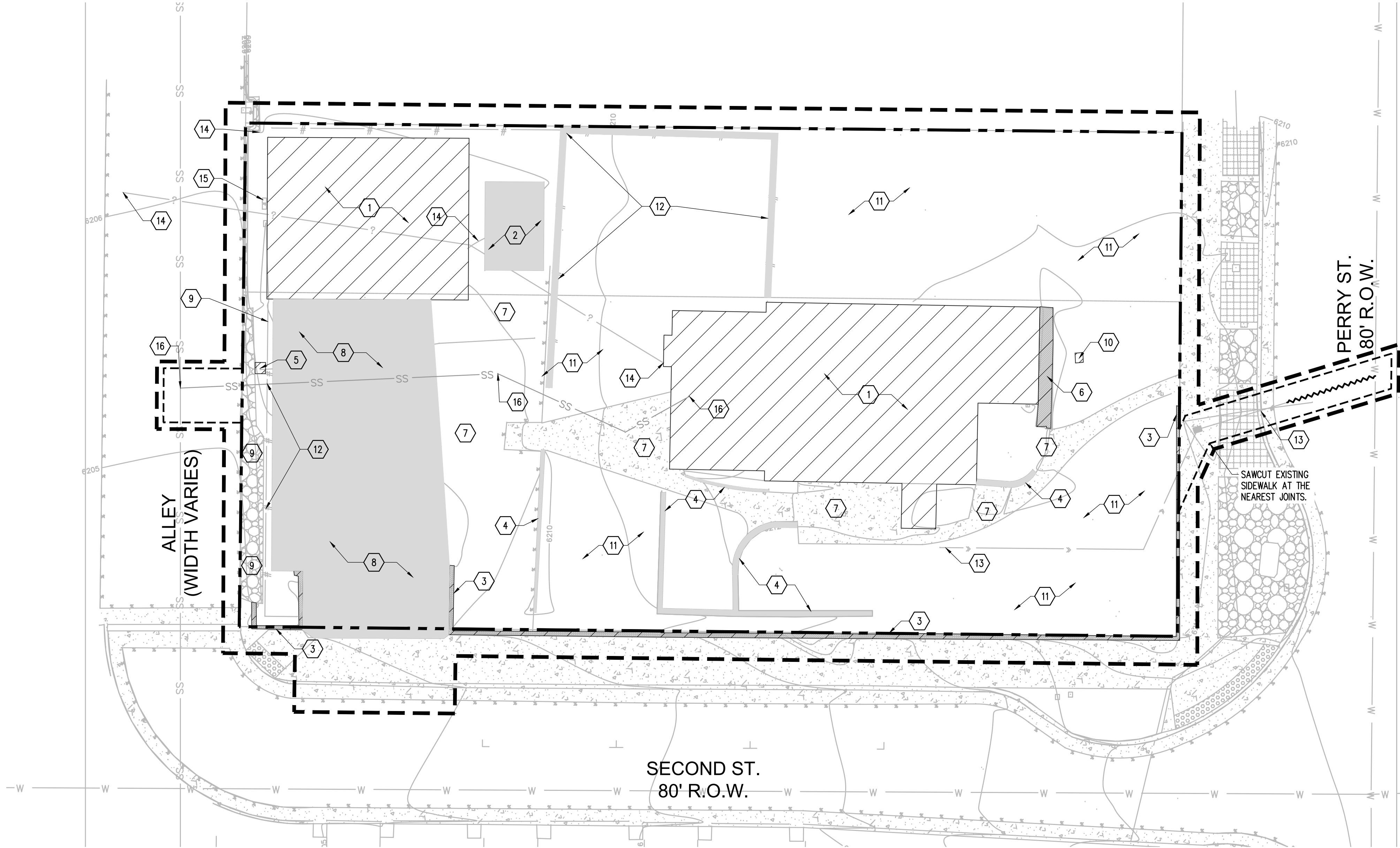
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DATE _____



PUBLIC IMPROVEMENT CONSTRUCTION PLANS
THE LITTLE SCHOOL ON PERRY STREET

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. CD24-0028



NOTE: ALL STREET CUTS FOR UTILITY CONNECTIONS WITHIN THE R.O.W. REQUIRE A R.O.W. PERMIT. MUST BE BACKFILLED WITH FLOWABLE FILL. PERIMETER SHALL BE SAW CUT AND EDGE MILLED. A MILL AND OVERLAY MAY BE REQUIRED. COORDINATE WITH THE CONSTRUCTION INSPECTOR.

LEGEND

- PROPERTY LINE
LIMITS OF DISTURBANCE
REMOVE/REPLACE EX.
PAVEMENT HARDSCAPE
PROTECT EXISTING
REMOVE/REPLACE EXISTING CONCRETE/SIDEWALK
CURB REMOVAL
SAW CUT
UTILITIES TO BE DEMOED

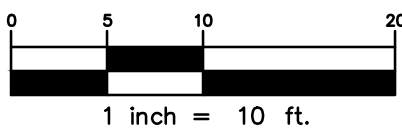
NOTE: FOR ANY REMOVALS BACK TO MAIN OR SIMILAR; ALL HARD SURFACES, BASE MATERIAL, CURB AND GUTTER, ETC MUST BE REPLACED WITH SAME TYPE/COLOR MATERIAL AS REMOVED.

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 THE 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



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

PROFESSIONAL ENGINEER CERTIFICATION

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

MICHAEL ROBERT BEACH, P.E. NO. 45088 DATE

NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION



TOWN APPROVAL BLOCK

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

APPROVED BY:



DEVELOPMENT SERVICES
APPROVED

By jkirpatrick
on 12/16/2024

APPROVED-CD24-0028 Plans.pdf
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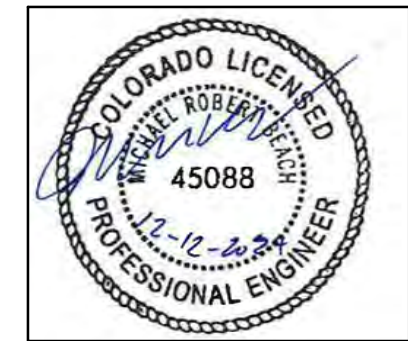
DEVELOPMENT SERVICES

DATE

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

RESUBMITTAL 11/06/24

RESUBMITTAL 12/02/24

RESUBMITTAL 12/12/24

DATE

08/31/2023

SHEET TITLE

DEMO PLAN

SHEET INFORMATION

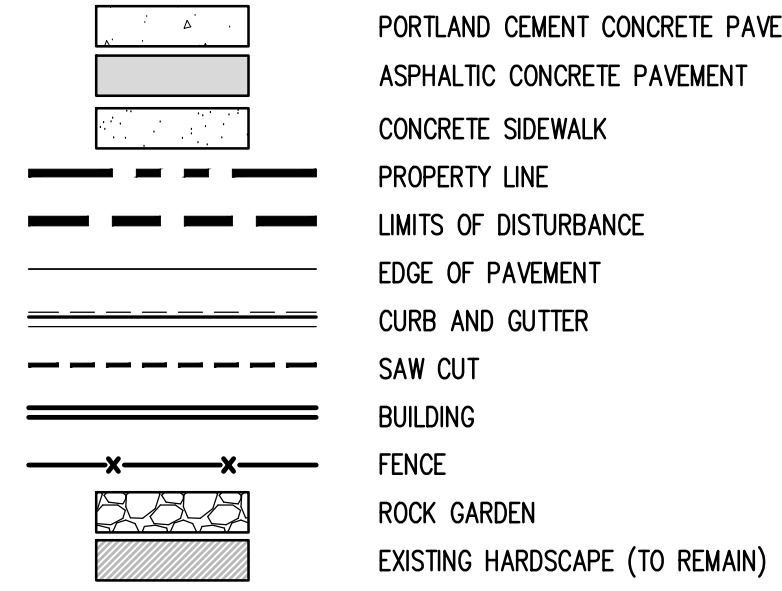
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PUBLIC IMPROVEMENT CONSTRUCTION PLANS
THE LITTLE SCHOOL ON PERRY STREET
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0028

LEGEND



NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. 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.
3. 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.
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 TOWN 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 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

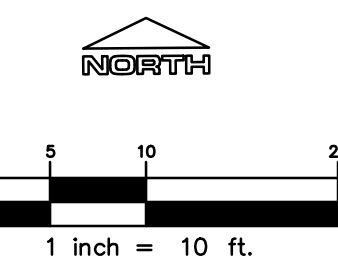
PARKING PROVIDED	
STANDARD STALLS	= 2 STALLS
ACCESSIBLE STALLS	= 1 STALL
TOTAL STALLS	= 3 STALLS

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.

NOTE: ALL STREET CUTS FOR UTILITY CONNECTIONS WITHIN THE R.O.W. REQUIRE A R.O.W. PERMIT. MUST BE BACKFILLED WITH FLOWABLE FILL. PERIMETER SHALL BE SAW CUT AND EDGE MILLED. A MILL AND OVERLAY MAY BE REQUIRED. COORDINATE WITH THE CONSTRUCTION INSPECTOR.



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

TOWN APPROVAL BLOCK

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

APPROVED BY:



DEVELOPMENT SERVICES
APPROVED

By jkirpatrick
on 12/16/2024
APPROVED-CD24-0028 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES

DATE

PROFESSIONAL ENGINEER CERTIFICATION

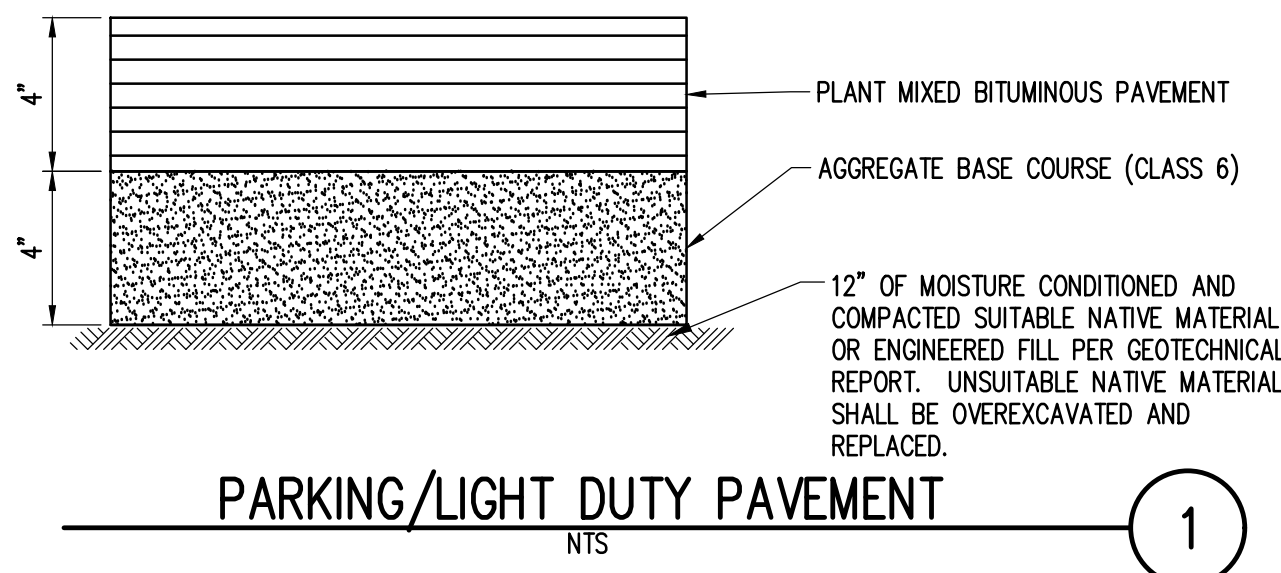
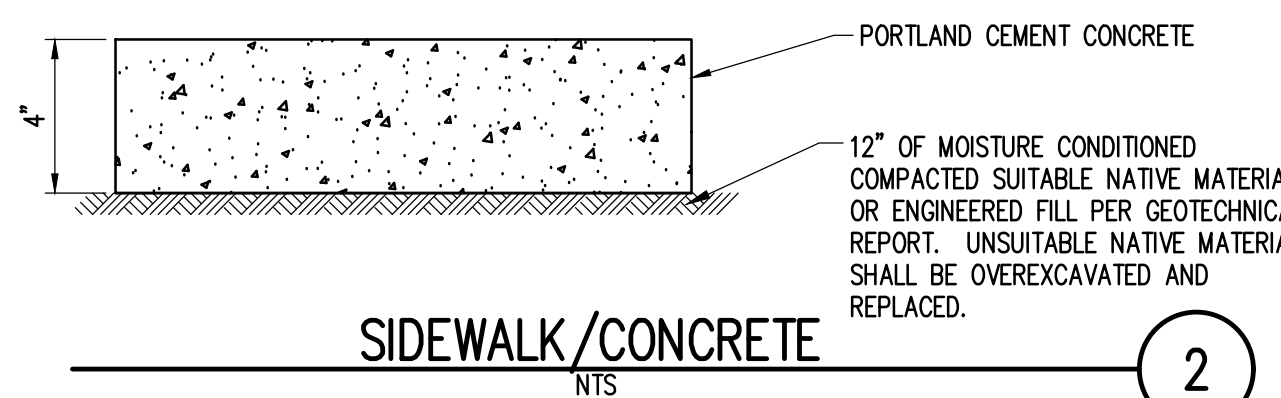
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MICHAEL ROBERT BEACH, P.E. NO. 45088

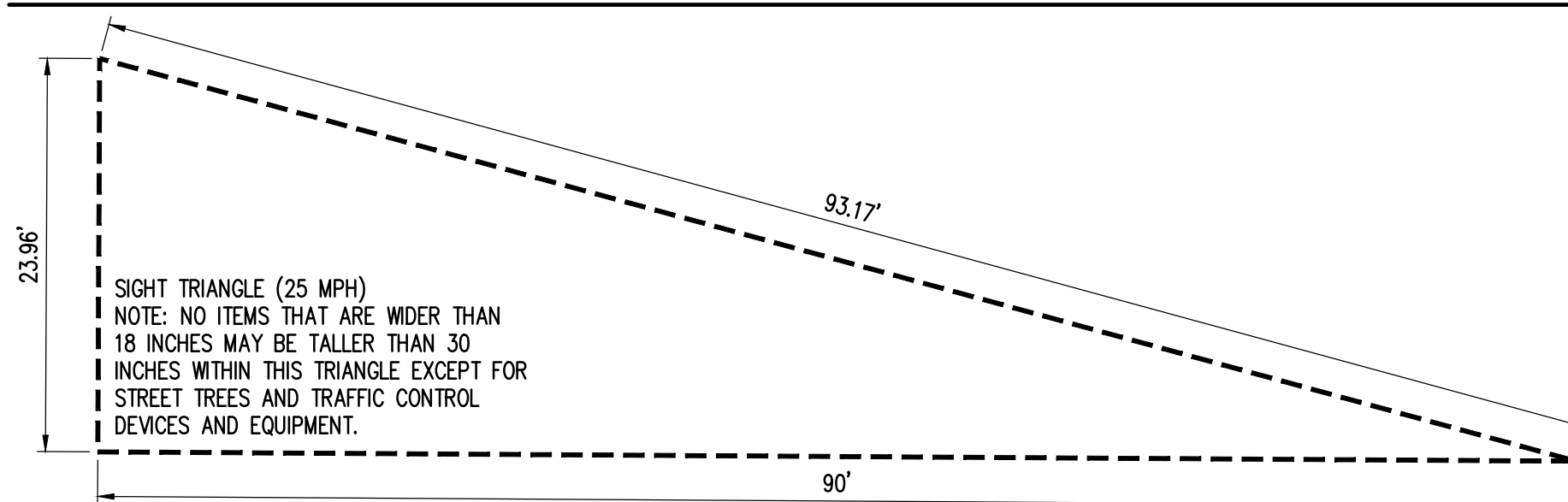
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PAVEMENT NOTES

1. MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
2. 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.
3. 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.
4. 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.
5. 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.
6. AGGREGATE BASE COURSE SHOULD BE CONSISTENT WITH CDOT REQUIREMENTS FOR CLASS 6 AGGREGATE BASE.
7. ALL ASPHALT PAVEMENTS MATERIALS SHALL COMPLY WITH TOWN OF CASTLE ROCK AND MPEC SPECIFICATIONS.
8. 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.
9. SEE TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING ASPHALT AND CONCRETE PAVEMENTS.



SIGHT TRIANGLE DIMENSIONS



NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

LOGO

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

T (877) 863-4562
W ridgektopeng.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

RESUBMITTAL	11/06/24
RESUBMITTAL	12/02/24
RESUBMITTAL	12/12/24

DATE

08/31/2023

SHEET TITLE

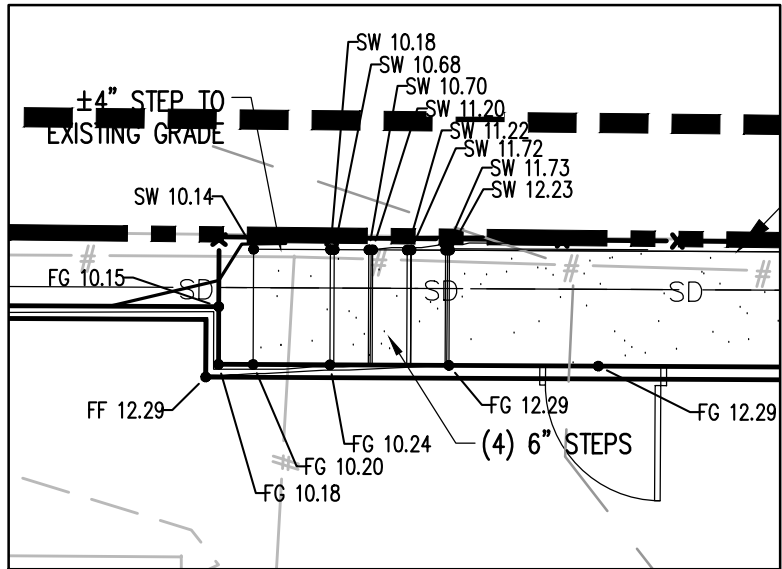
SITE PLAN

SHEET INFORMATION

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4 of 16

File: CD-CR13072026.dwg Path: P:\Colorado\castle rock\outch design group\the little school daycare (#2-222-002)\2 drawings\ Plotted by: Adam Date: 12-Dec-24 10:07:02am

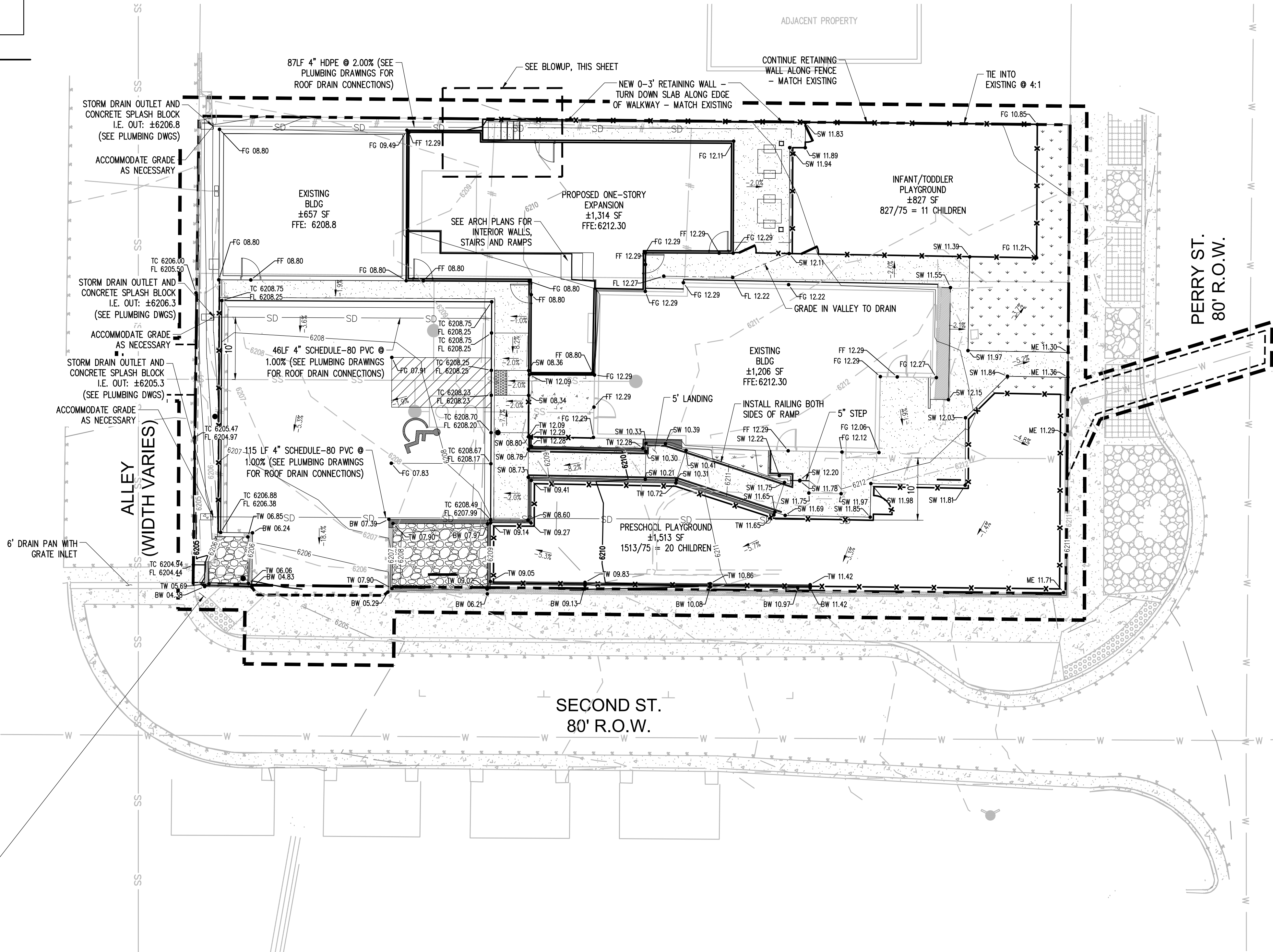


SITE BLOWUP 1

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE LITTLE SCHOOL ON PERRY STREET

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. CD24-0028



LEGEND

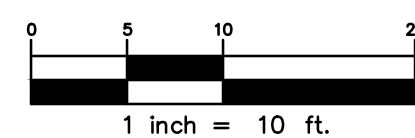
EX. CONTOUR	---
PROPOSED CONTOUR	---
PROPERTY LINE	---
LIMITS OF DISTURBANCE	---
SPOT ELEVATION	4653
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME
FLOW LINE	FL
HIGH POINT	HP
TOP OF WALL	TW
BOTTOM OF WALL	BW

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 THE 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 CITY 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.

GRADING NOTES

- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- 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.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- 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.
- PROPERTIES AND WATERWAYS 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.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
- SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, SWALE FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL 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.
- 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.

PROFESSIONAL ENGINEER CERTIFICATION

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

MICHAEL ROBERT BEACH, P.E. NO. 45088

DATE

TOWN APPROVAL BLOCK

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

APPROVED BY:



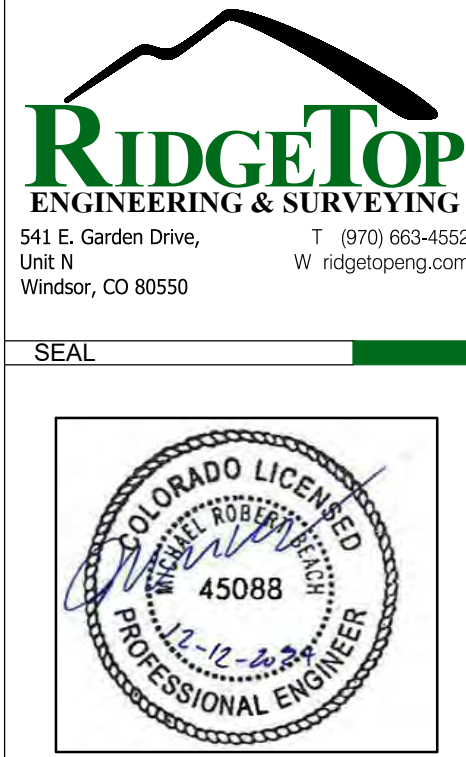
DEVELOPMENT SERVICES
APPROVED

By jkirpatrick
on 12/16/2024
APPROVED-CD24-0028 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES

DATE

LOGO



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:

MRB

PROJECT NO.:

23-222-002

REVISIONS

RESUBMITTAL	11/06/24
RESUBMITTAL	12/02/24
RESUBMITTAL	12/12/24

DATE

08/31/2023

SHEET TITLE

GENERAL
GRADING
PLAN

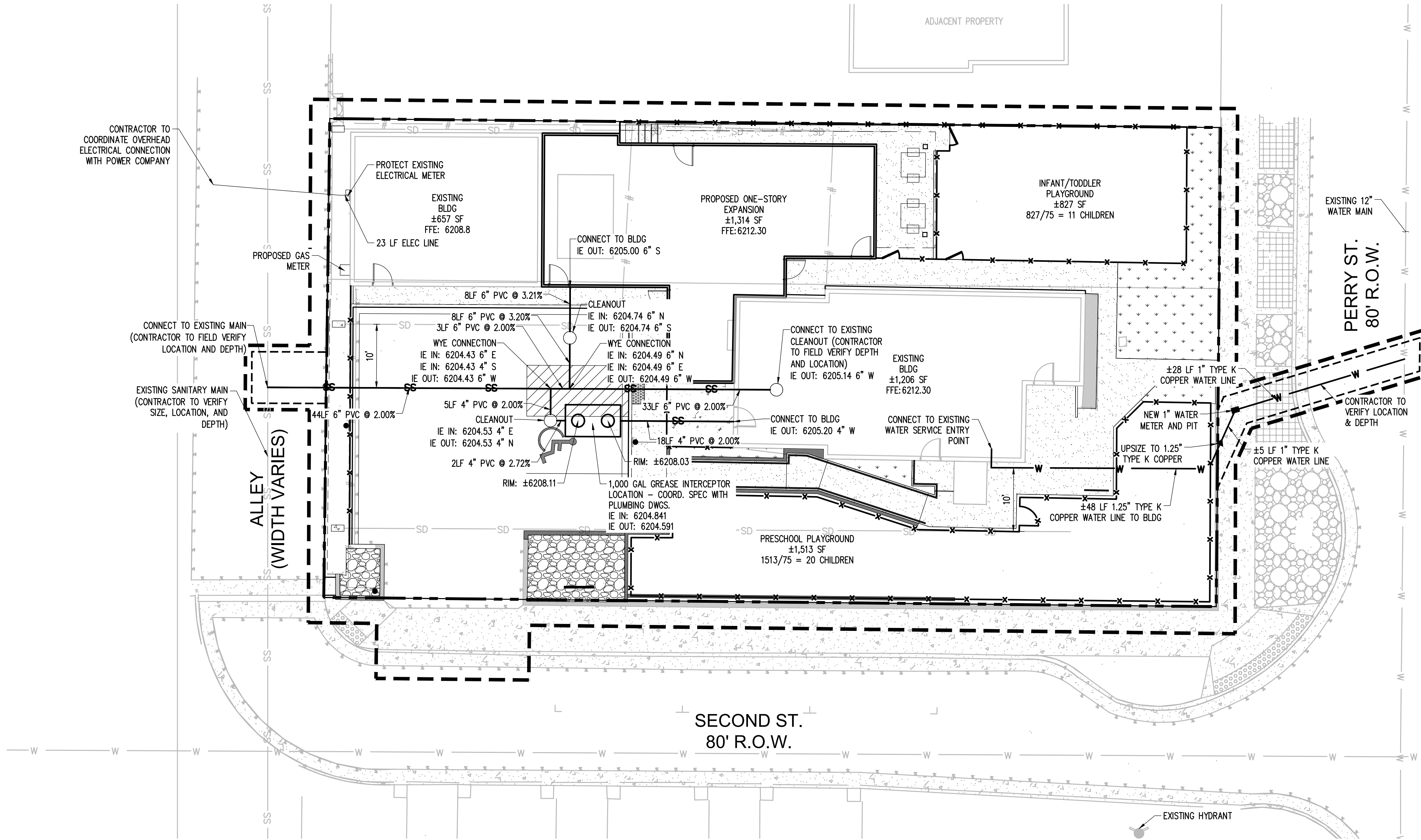
SHEET INFORMATION

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PUBLIC IMPROVEMENT CONSTRUCTION PLANS
THE LITTLE SCHOOL ON PERRY STREET
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. CD24-0028



LEGEND	
	PROPERTY LINE
	LIMITS OF DISTURBANCE
	CURB AND GUTTER
	FENCE
	BUILDING SETBACK
	PROPOSED BUILDING
	WATER LINE
	SEWER LINE
	GAS LINE
	ELECTRIC LINE
	COMMUNICATIONS LINE
	STORM DRAIN LINE
	SANITARY MANHOLE

- 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.
 - THE GREASE INTERCEPTOR USED ON THIS SITE SHALL BE IN ACCORDANCE WITH THE PLUM CREEK WATER RECLAMATION AUTHORITY CODE OF RULES AND REGULATIONS.
 - THE FINAL METER SIZE WILL BE DETERMINED BASED ON THE REQUIRED DEMAND OF THE TOTAL BUILDING WATER SUPPLY FIXTURE UNITS AND ANY ADDITIONAL WATER USAGE, AS SHOWN ON THE COMMERCIAL FIXTURE UNIT WORKSHEET TO BE PROVIDED TO THE TOWN OF CASTLE ROCK AT THE TIME OF BUILDING PERMITTING.
- NOTE: ALL STREET CUTS FOR UTILITY CONNECTIONS WITHIN THE R.O.W. REQUIRE A R.O.W. PERMIT. MUST BE BACKFILLED WITH FLOWABLE FILL. PERIMETER SHALL BE SAW CUT AND EDGE MILLED. A MILL AND OVERLAY MAY BE REQUIRED. COORDINATE WITH THE CONSTRUCTION INSPECTOR.

NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION



PROFESSIONAL ENGINEER CERTIFICATION

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

MICHAEL ROBERT BEACH, P.E. NO. 45088 DATE

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES **APPROVED** By jkirpatrick on 12/16/2024 APPROVED-CD24-0028 Plans.pdf Record Document on File

DEVELOPMENT SERVICES DATE

LOGO

541 E. Garden Drive, Unit N Windsor, CO 80550 T (970) 663-4662 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: KNW

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

RESUBMITTAL	11/06/24
RESUBMITTAL	12/02/24
RESUBMITTAL	12/12/24

DATE

08/31/2023

SHEET TITLE

GENERAL UTILITY PLAN

SHEET INFORMATION

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PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE LITTLE SCHOOL ON PERRY STREET

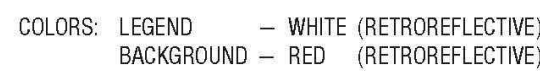
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0028

CURB RAMP GENERAL NOTES:			
① IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTACT PLANS.			
② 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, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.			
③ 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.			
④ IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP ON THE WALK SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.			
⑤ 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 WARNING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: 1. CURB RAMPS, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS. 2. PEDESTRIAN REFUGE ISLANDS 18 FEET IN WIDTH OR GREATER. 3. BLENDED TRANSITIONS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC. 4. BLENDED AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.			
⑥ 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.			
⑦ IN ALTERATIONS, TO AVOID CHANGING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMPS LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.			
⑧ ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.			
⑨ DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.			
⑩ IN NEW CONSTRUCTION, PAUL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, WALL 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 1/4" INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4" INCH AND 1/2" INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1V:3H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.			
⑪ 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.			
⑫ ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0'-10"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.			
⑬ THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID POCKETING IN THE FINAL CONFIGURATION.			
⑭ FLARE SIZE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ADJUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.			
⑮ 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%.			
⑯ 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.			
⑰ A BROAD FINISH, WITH SWEPTS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.			
⑱ IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST BE 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 SKEWED 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.			
⑲ DESIGN AND CONSTRUCT CURB RAMPS, 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%			
GENERAL NOTES & PAY AREAS			
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19	CECO	Date:	Comments:
Designer Initials: JBK	CECO		
Last Modification Date: 07/31/19	CECO		
Detailer Initials: LTA	CECO		
CD: Ver: Modification: 18 Scale: Not to Scale Units: English	CECO		
Colorado Department of Transportation		Project Development Branch	
2829 West Howard Place C2017 1st, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9998		JBK	
CURB RAMPS		STANDARD PLAN NO.	
M-608-1		M-608-1	
Standard Sheet No. 1 of 10		Project Sheet Number:	

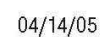
CURB RAMP PAY AREAS			
① WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMMODATE SUCH EQUIPMENT.			
② PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJACENT CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.			
③ PROVIDE TIE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED AT 18 INCHES CENTER TO CENTER WINDOW).			
PARALLEL RAMP			
① PARALLEL RAMP (TYPICAL)			
② PARALLEL RAMP (SIDEWALK ENDS)			
③ PARALLEL RAMP (CROSSWALK - CROSSING IN ONE DIRECTION ONLY)			
SECTION C-C			
SECTION B-B			
SECTION A-A			
TYPE 2 PARALLEL CURB RAMPS			
Computer File Information		Sheet Revisions	
Creation Date: 07/31/19	CECO	Date:	Comments:
Designer Initials: JBK	CECO		
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2829 West Howard Place C2017 1st, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9998		JBK	
CURB RAMPS		STANDARD PLAN NO.	
M-608-1		M-608-1	
Standard Sheet No. 4 of 10		Project Sheet Number:	

ADA CURB RAMP DETAILS			
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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. CD24-0028



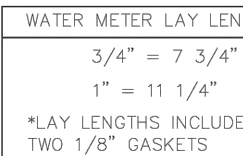
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NTS

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

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



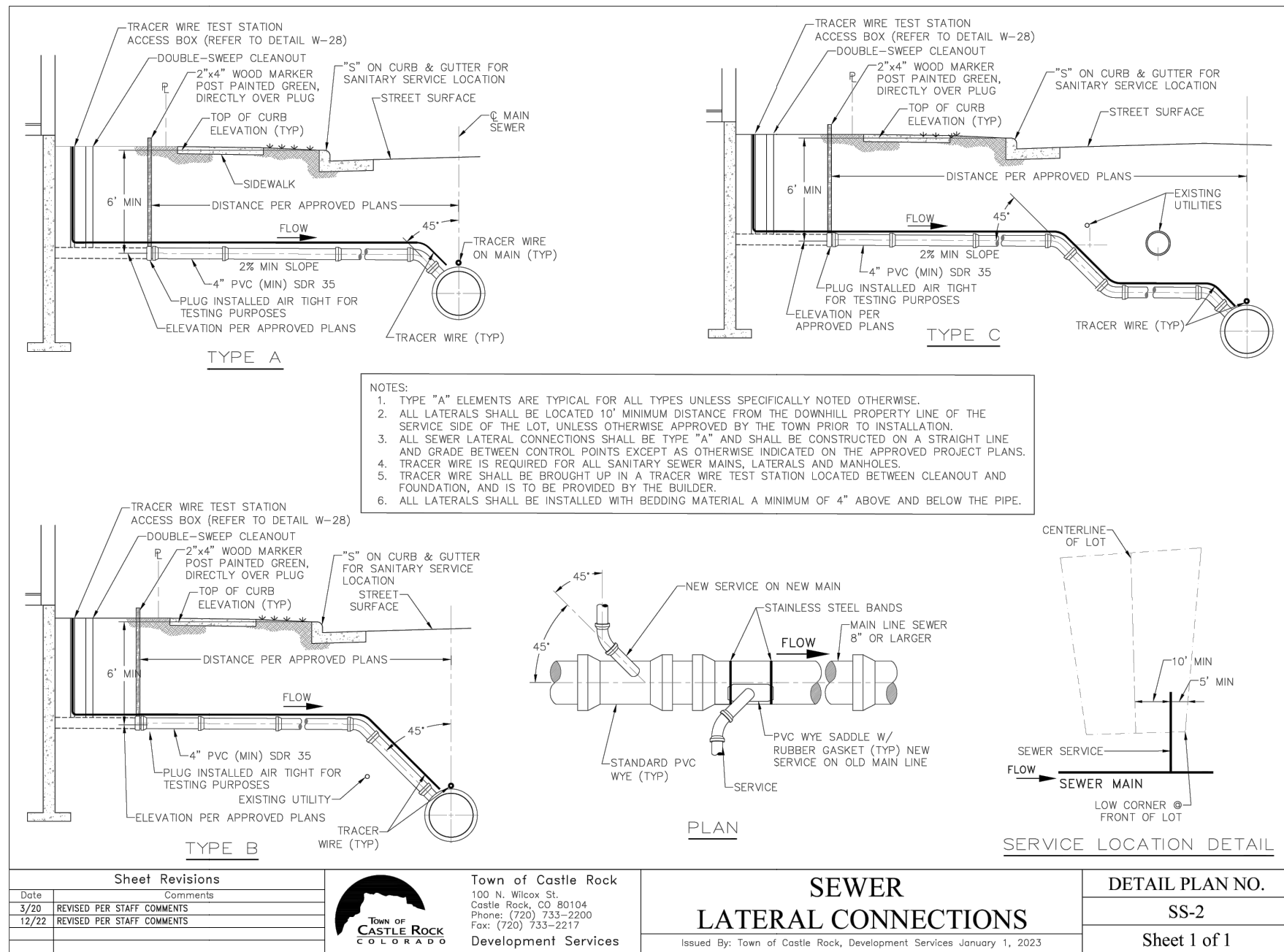
Buildings

APPROVED-CD24-0028 Plans.pdf
Record Document on File

DAT

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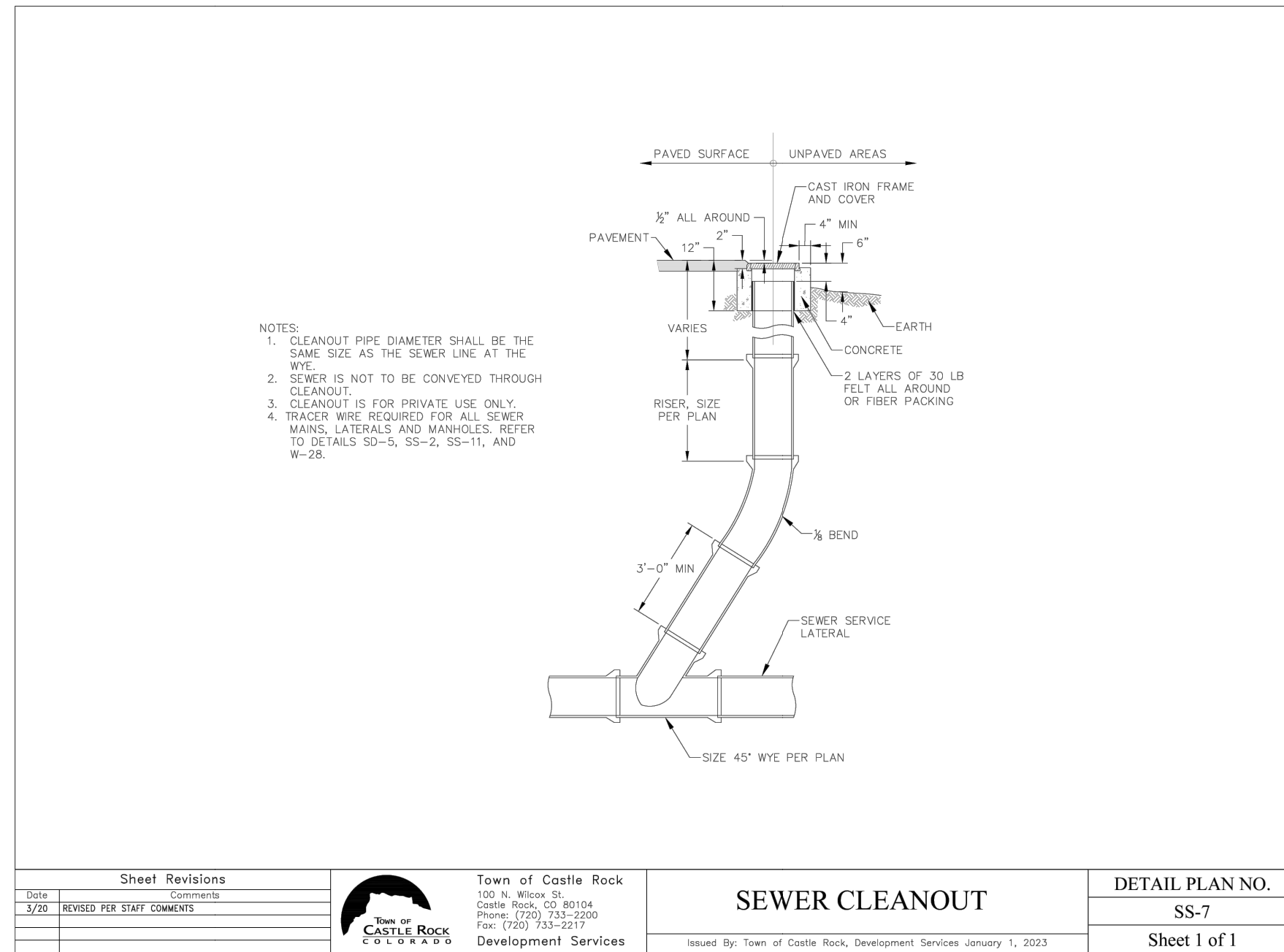
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
THE LITTLE SCHOOL ON PERRY STREET
LOT 6 & S 1/2 OF LOT 5, BLOCK 22, TOWN OF CASTLE ROCK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0028



SANITARY LATERAL CONNECTION DETAIL

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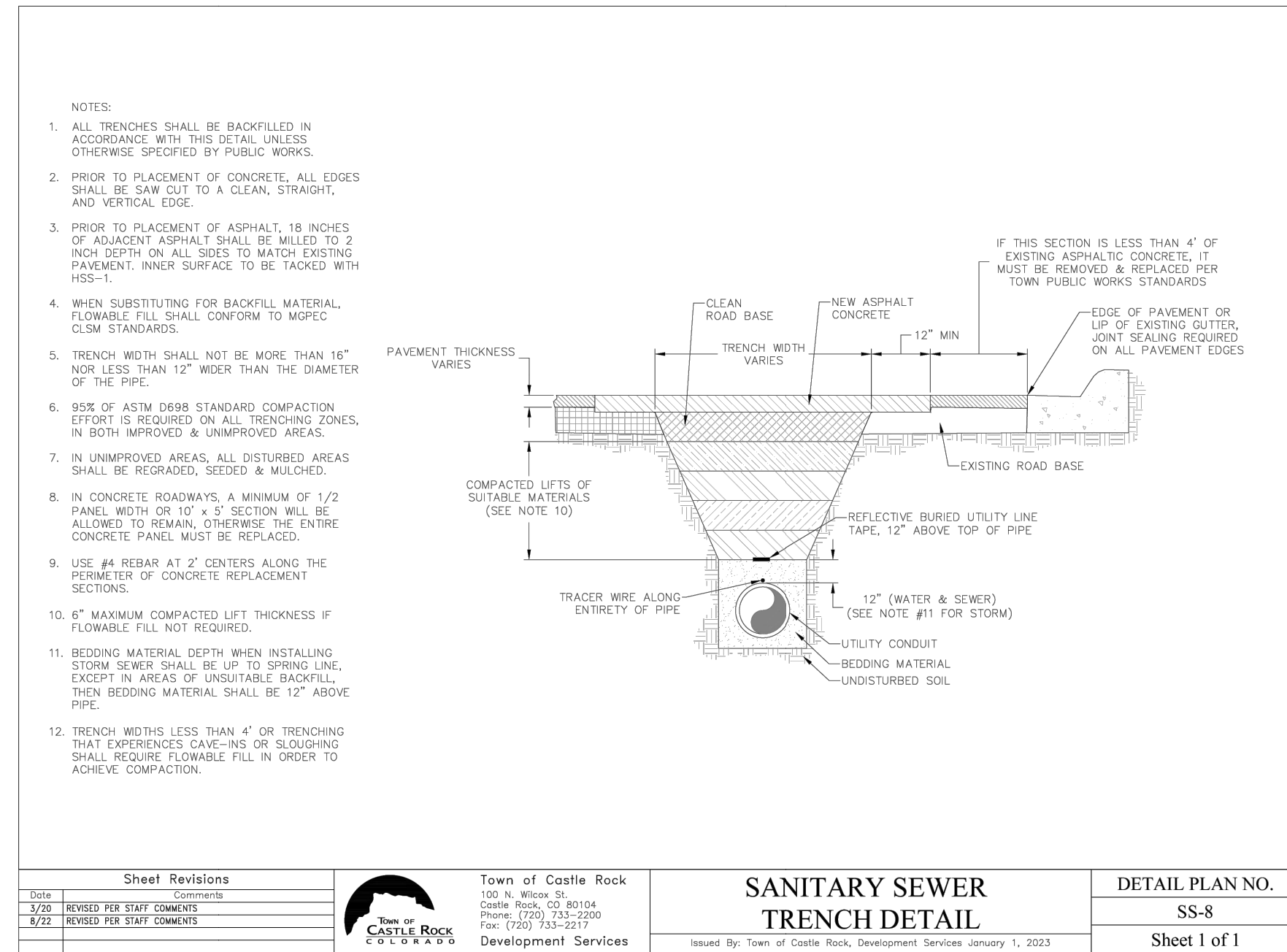
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SANITARY SEWER CLEANOUT DETAIL

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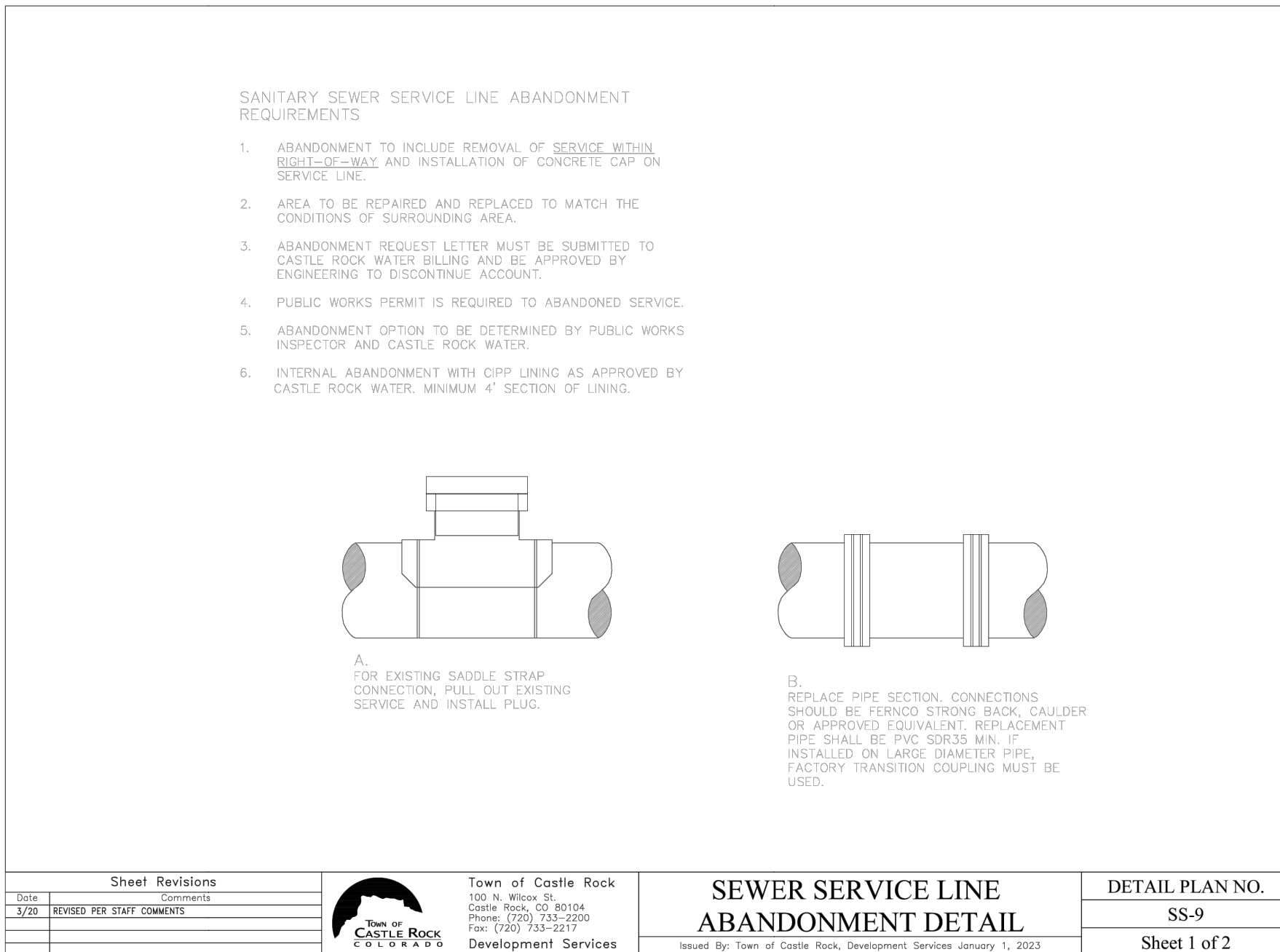
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SANITARY SEWER TRENCH DETAIL

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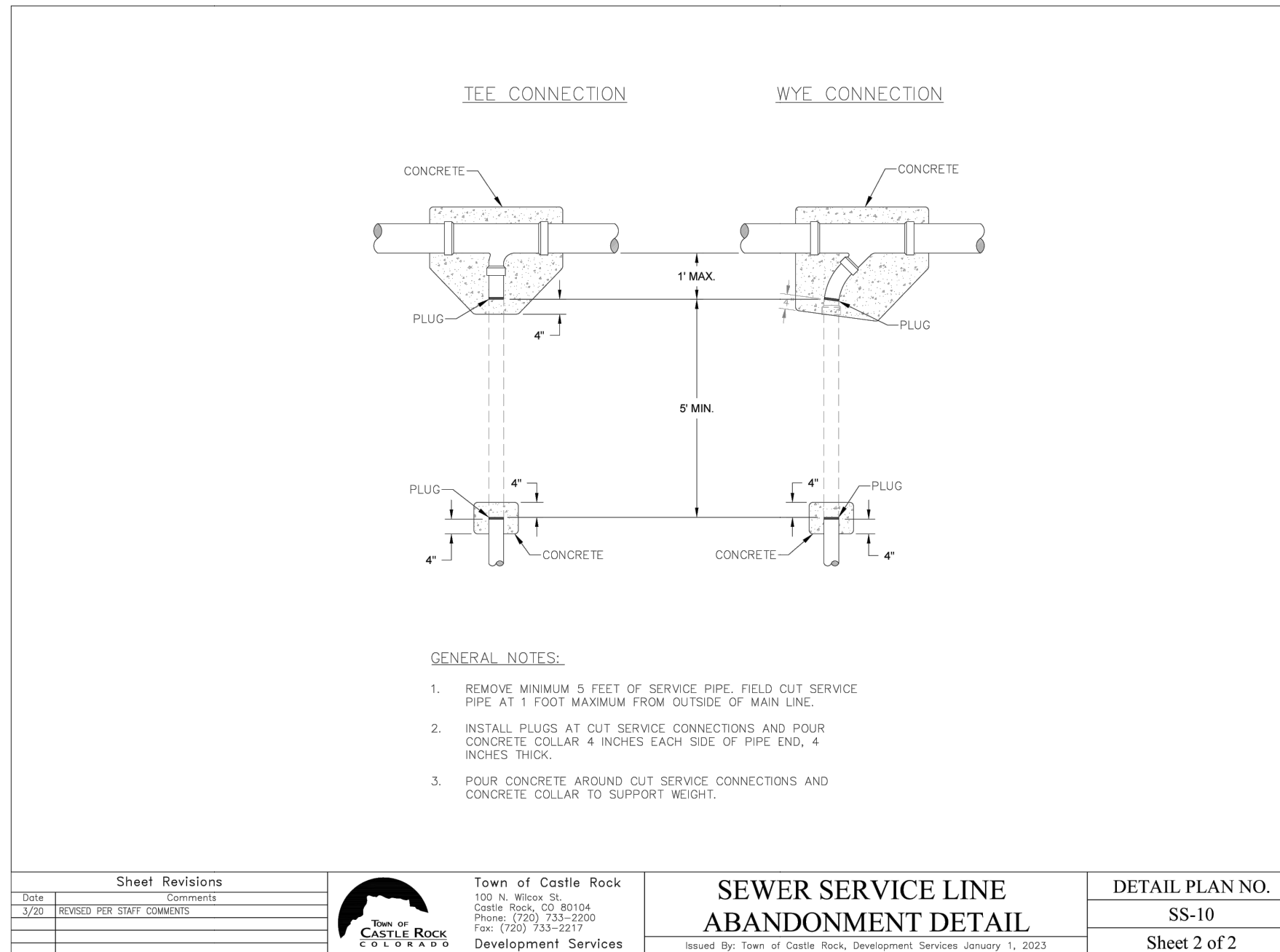
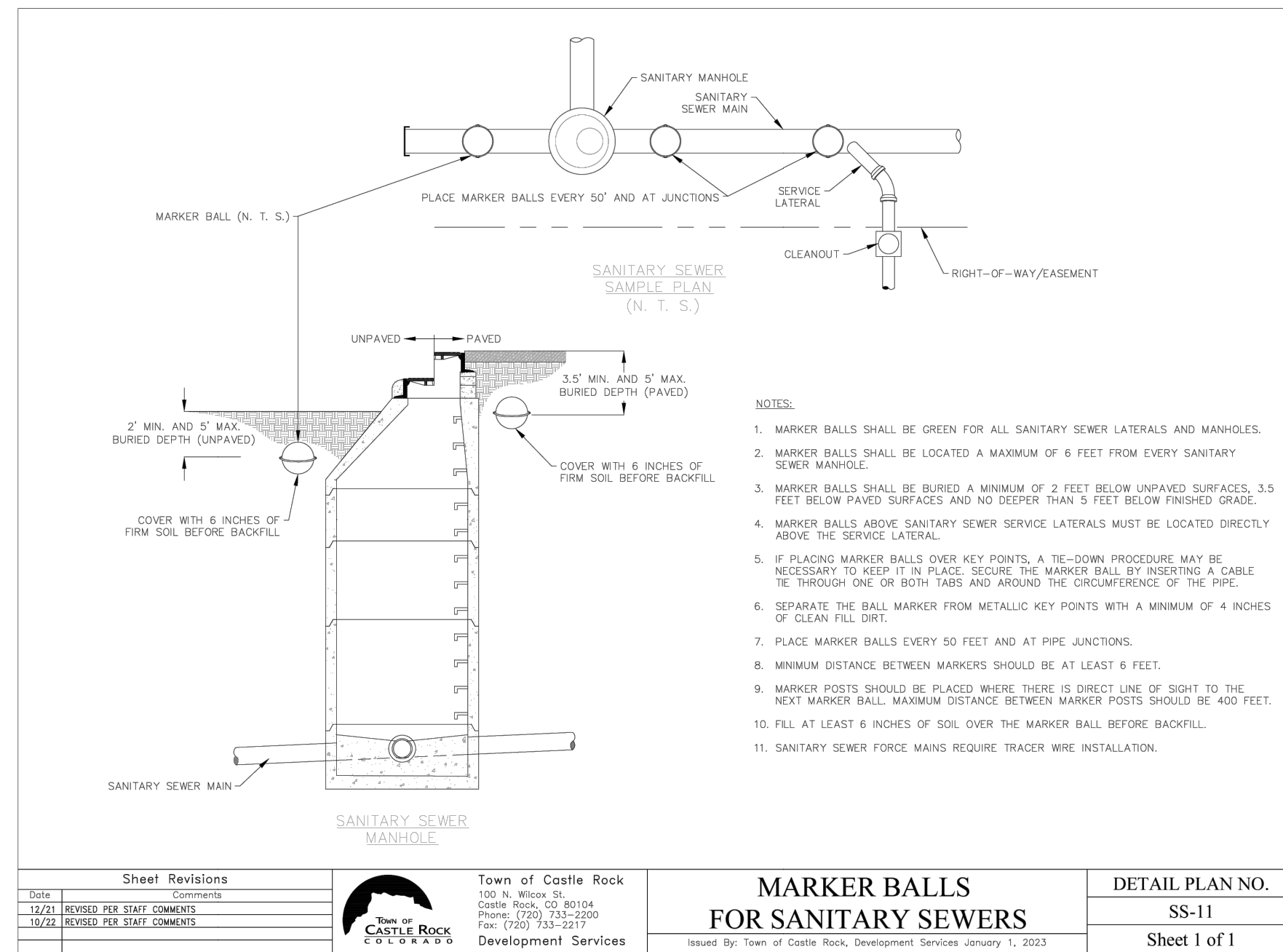
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SANITARY LINE ABANDONMENT DETAIL

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MARKER BALLS FOR SAN. SEWER DETAIL

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NOTE: CURRENT PLAN SET IS NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

PROFESSIONAL ENGINEER CERTIFICATION

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

MICHAEL ROBERT BEACH, P.E. NO. 45088

DATE

TOWN APPROVAL BLOCK

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

APPROVED BY:



DEVELOPMENT SERVICES
APPROVED

By jkirpatrick

on 12/16/2024

APPROVED-CD24-0028 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES

DATE

LOGO

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

T (870) 863-4562
W ridgepng.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

REVISIONS	DATE
RESUBMITTAL	11/06/24
RESUBMITTAL	12/02/24
RESUBMITTAL	12/12/24

DATE

08/31/2023

SHEET TITLE

DETAILS

SHEET INFORMATION

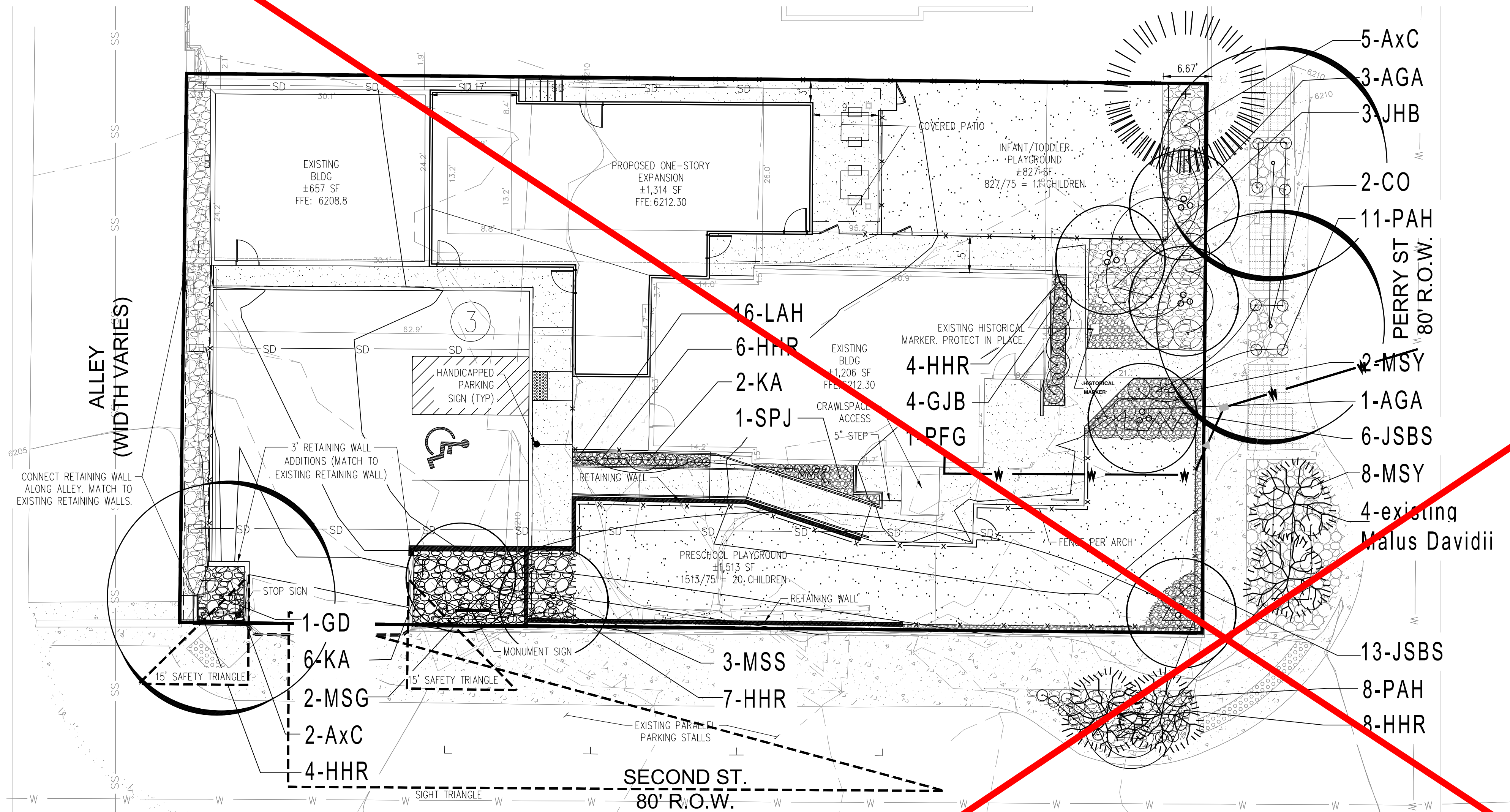
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9 of 16

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE LITTLE SCHOOL ON PERRY STREET

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. CD24-0028



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
Trees							
Shade Tree	CO	2	Celtis occidentalis	Western Hackberry	2.0" Cal.	30'-50'	B & B L
	GD	1	Gynocladus dioicus	K. Lucky Coffeetree	2.0 cal.	30'-50'	B & B L
Ornamental	AGA	4	Amelanchier Grandiflora 'Autumn Brill'	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
	JBC	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
	SUN	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 sinensis '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

PROFESSIONAL ENGINEER CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
MICHAEL ROBERT BEACH, P.E. NO. 45088 DATE

TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
APPROVED BY: **DEVELOPMENT SERVICES**
APPROVED
By jkirkpatrick on 12/16/2024
APPROVED-CD24-0028 Plans, Record Document on File
DEVELOPMENT SERVICES DATE

LOGO

ENGINEERING & SURVEYING
541 E. Main Drive, Windsor, CO 80550
T (970) 663-4552
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

Know what's below.
Call before you dig.

SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY: ####

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

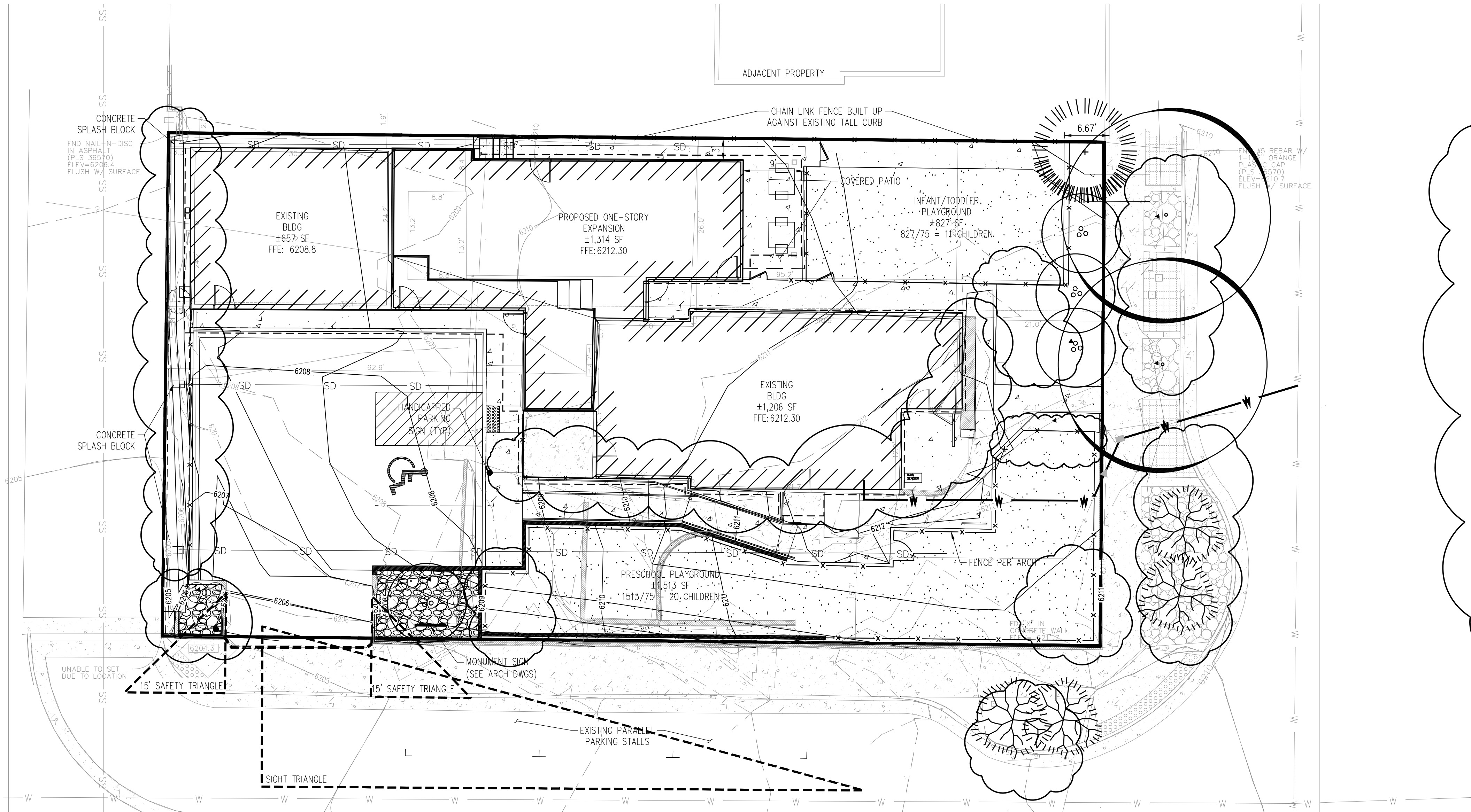
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11 of 16

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE LITTLE SCHOOL ON PERRY STREET

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. CD24-0028 & FCO26-0045



ANNUAL WATER NEEDS

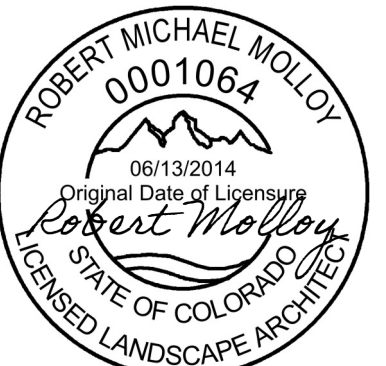
LOW WATER ZONE

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

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
- 4"-6" RIP RAP

PLANTING SCHEDULE									
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE	
Trees									
CANOPY TREE	QRF	3	Quercus robur 'Fastigiata'	Columnar English Oak	2" Cal	15'–20'	B & B	L–M	
	CO	2	Celtis occidentalis	Western Hackberry	2" Cal	30'–40'	B & B	L	
	COF	1	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel Hackberry	2" Cal	45'	B & B	L	
EXISTING		4	Malus david	David Crabapple	4"–6" Cal	15'	Existing	L	
EXISTING		1	Picea pungens glauca Colorado	Colorado Blue Spruce	8" Cal	30'–40'	Existing	L	
Shrubs									
Evergreen Shrub	JSBS	18	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 gal.	1'–2'	3' OC	L	
Deciduous	AxC	3	Arctostaphylos X Coloradoensis	Panchito Manzanita	5 Gal	3'	5' OC	L	
	PFG	4	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 Gal	3'	3' OC	L	
Perennials & Ornamental Grasses									
Perennial	KA	6	Calamagrostis X Acutiflora 'Karl Forester'	Karl Forester Grass	1 Gal		4' OC	L	
	FOG	8	Festuca ovina glauca	Dwarf Fescue	1 gal		16" OC	L	
	PAH	3	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal		18" OC	L	
	HHR	14	Heemerocallis 'Happy Returns'	Dwarf Daylily	1 Gal		18" OC	L	
	MSY	2	Miscanthus sinensi 'Yaku Jima'	Yaku Jima Maiden Grass	2 gal		30" OC	L	



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



Know what's below.
Call before you dig.

SUBMITTAL

CONSTRUCTION DOCUMENTS

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

REVISIONS	
FOCUS: 0046: landscape materials and locations	

DATE

7/26/2026

SHEET TITLE

LANDSCAPE PLAN AMENDED

SHEET INFORMATION

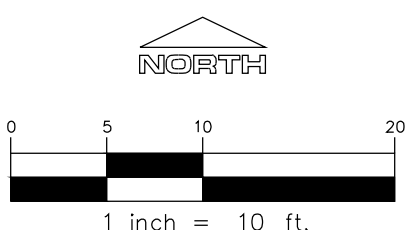
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TOWN APPROVAL BLOCK

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

APPROVED BY:
**DEVELOPMENT SERVICES**
APPROVED
By jkirpatrick
on 07/28/2026
APPROVED-FCO26-0045 Plans.pdf
Record Document on File

DATE



~~DOWNTOWN LANDSCAPE TABLES~~

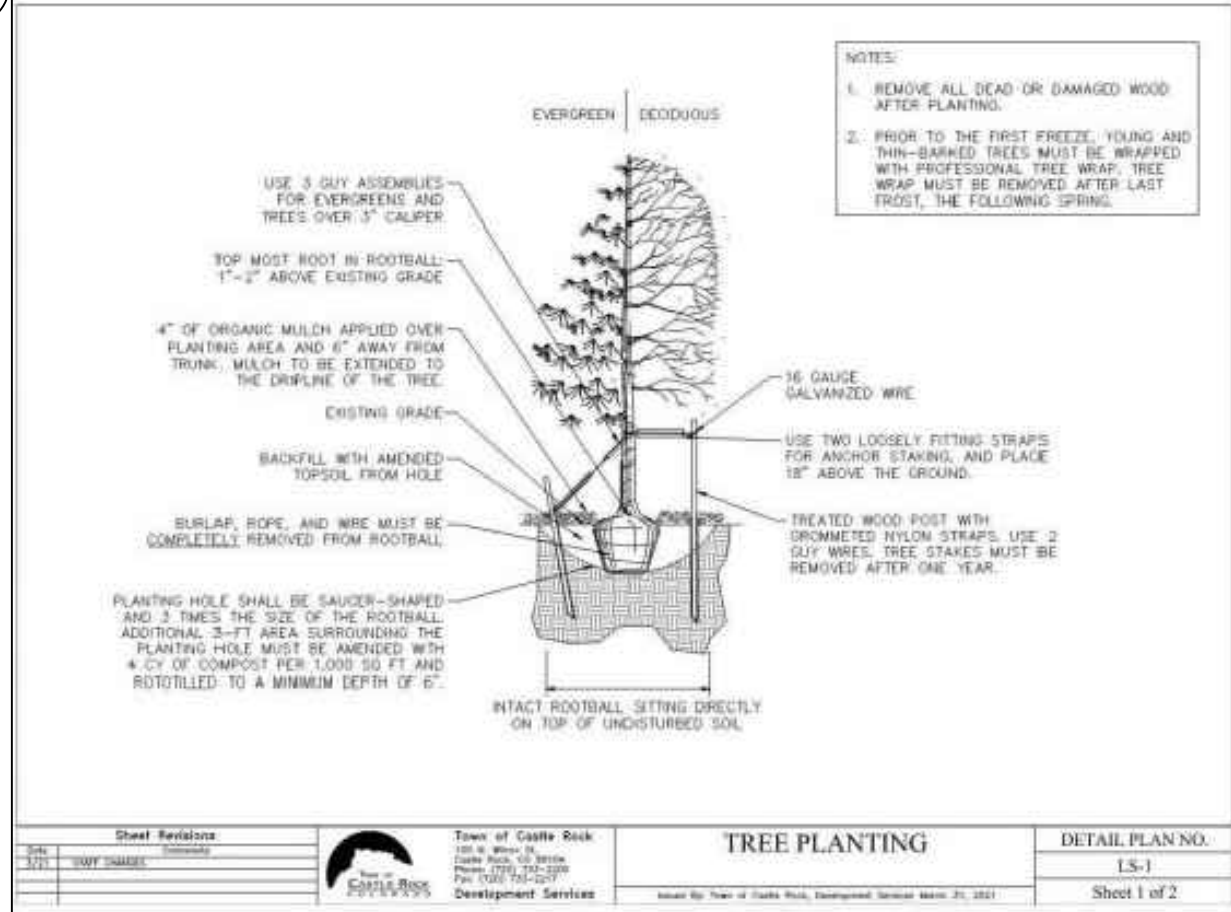
Street Name	Linear Feet (LF)
Wilcox Street	75
Fourth Street	140
Total	216

Tree Type	Number of Trees	Linear Credit per Tree	Linear Credit
Small Canopy Trees	11	15	165
Large Canopy Trees	4	22	88
Total			253

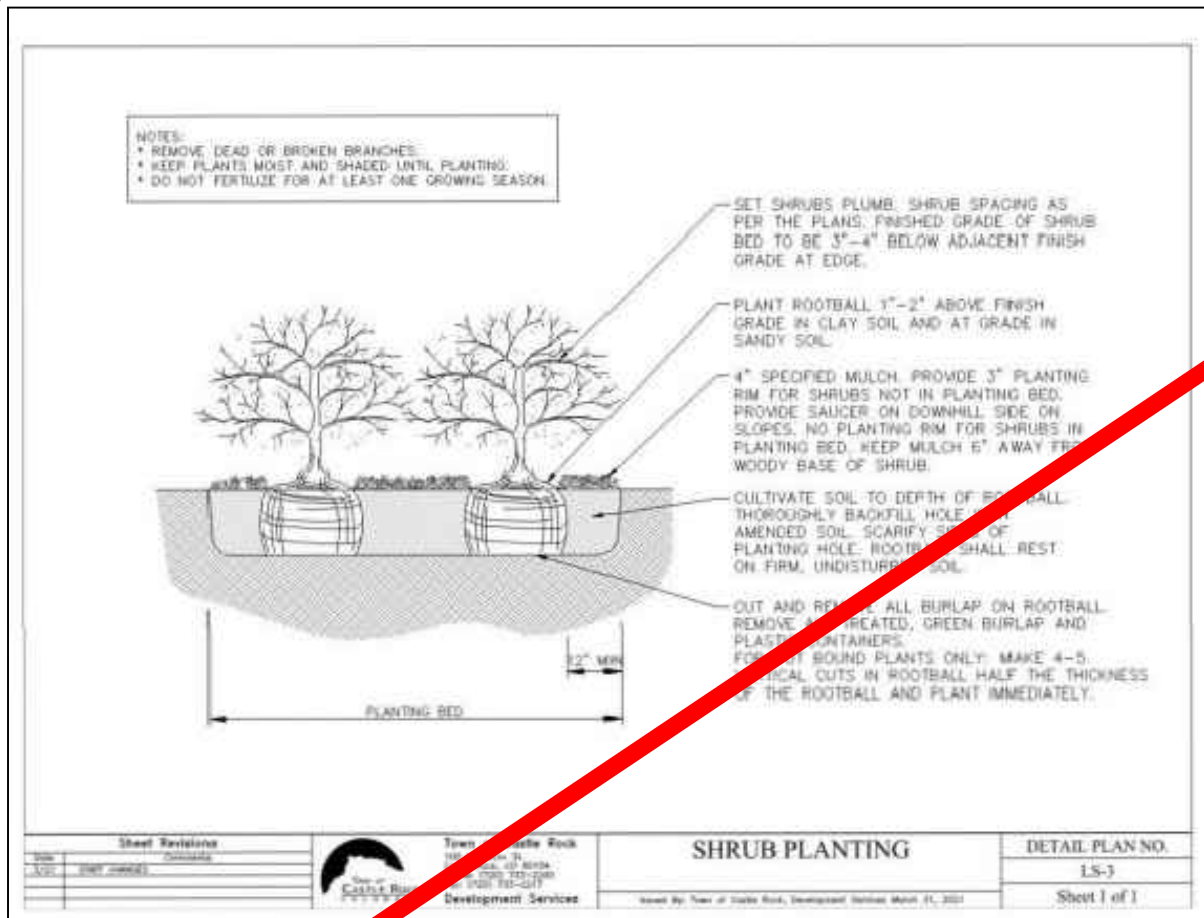
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Plantings	Number of Plantings	Tree Credit
Shrubs	25	5
Perennials	56	8
Trees above minimum requirements	2	0
Total		13

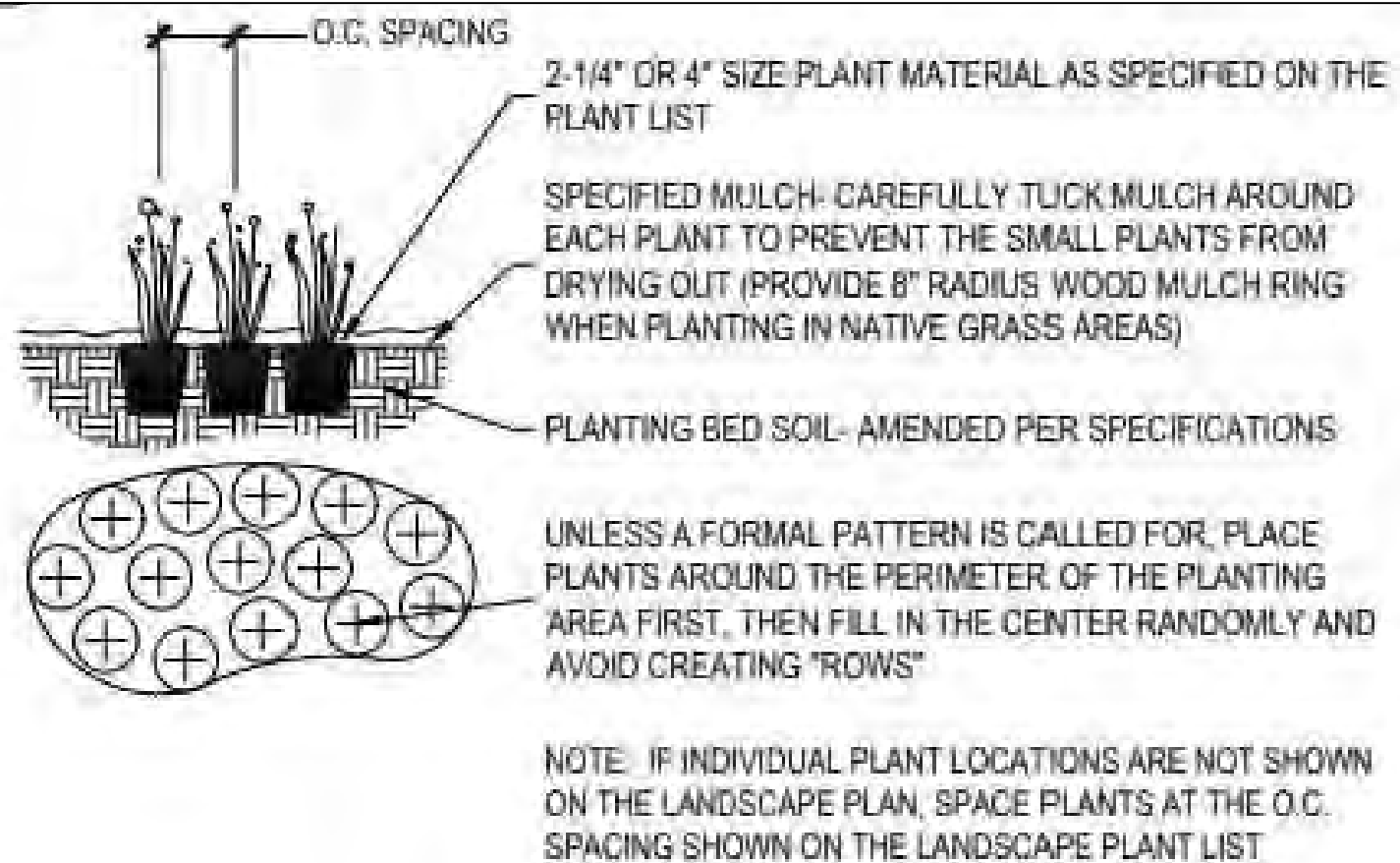
PLANTING DETAIL FOR ALL TREES



PLANTING DETAIL FOR SRHUBS



~~C~~ PLANTING DETAIL FOR PRENNIALS



LANDSCAPE AND IRRIGATION NOTES

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
9. If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
10. No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.23 and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
14. Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
15. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

16. Installing contractor shall contact Castle Rock Water at 720.733.6017 to schedule a pre-construction meeting before beginning the installation of the landscaping.
17. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
18. Soil inspection is required before plant installation and scheduling soil inspection should be discussed at the landscape preconstruction meeting.
19. Installing Contractor is to provide submittal from suppliers for sod and native seed mix at time of landscape inspection.
20. 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.
21. Trees, large shrubs and permanent objects are not permitted in water, sanitary and storm sewer utility easements.
22. All landscape is to be installed per Town of Castle Rock planting details.
23. 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.
24. 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)
25. Town permit and Town approved landscape plans are required on site during installation of the landscape and irrigation.
26. Town inspectors will not approve landscape and overhead irrigation on slopes steeper than 3:1.
27. Overhead irrigation is not permitted on slopes equal to 3:1 or in areas less than 10' in width.

~~Irrigation Sheets~~

15. 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.
16. Irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
17. 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.
18. 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.
19. 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.
20. 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.
21. All irrigation installations must meet Town of Castle Rock details
22. 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.
23. All sprinkler heads to be adjusted to minimize/eliminate over spray on to hard surfaces or unintended areas. Per Town of Castle Rock Water Use Management Plan Water Waste is not allowed
10. Irrigation systems are to be winterized annually in the fall.

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

BUILDING FOOTPRINT	3,290 SF	0.07 AC	31%
OPEN SPACE	3,153 SF	0.07 AC	30%
PARKING, DRIVES & SIDEWALKS	4,102 SF	0.09	39%
TOTAL	10,545 SF	0.24 AC	100%

PROFESSIONAL ENGINEER CERTIFICATION

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

MICHAEL ROBERT BEACH, P.E. NO. 45088 DATE _____

TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	
	DEVELOPMENT SERVICES APPROVED By jkirpatrick on 12/16/2024 APPROVED-CD24-00228 Plans.pdf Record Document on File
DEVELOPMENT SERVICES	DATE

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. CD24-0028 & FCO26-0045

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.

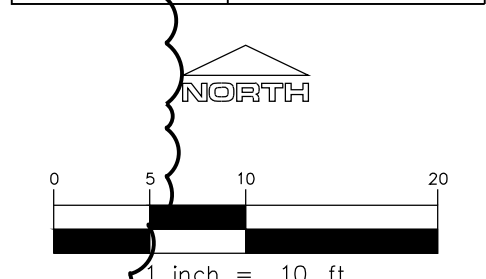
- ## PLANTING DETAIL FOR PRENNIALS



Irrigation Sheets

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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



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

SUBMITTAL

CONSTRUCTION
DOCUMENTS

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

REVISIONS	
FC026-0045: landscape materials and locations	1

[illegible]

DATE _____

7/26/2026

SHEET TITLE

LANDSCAPE
NOTES
AMENDED

SHEET INFORMATION

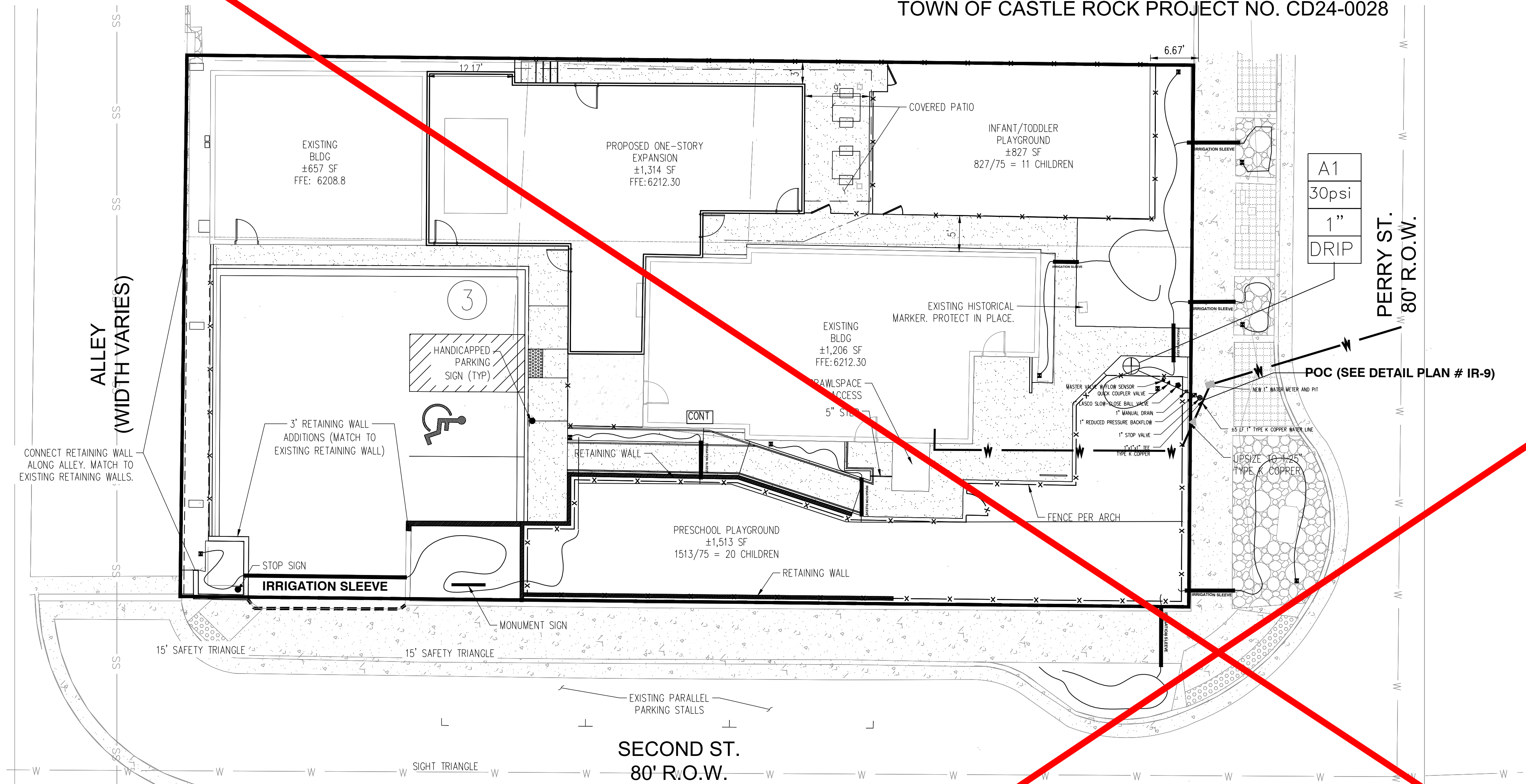
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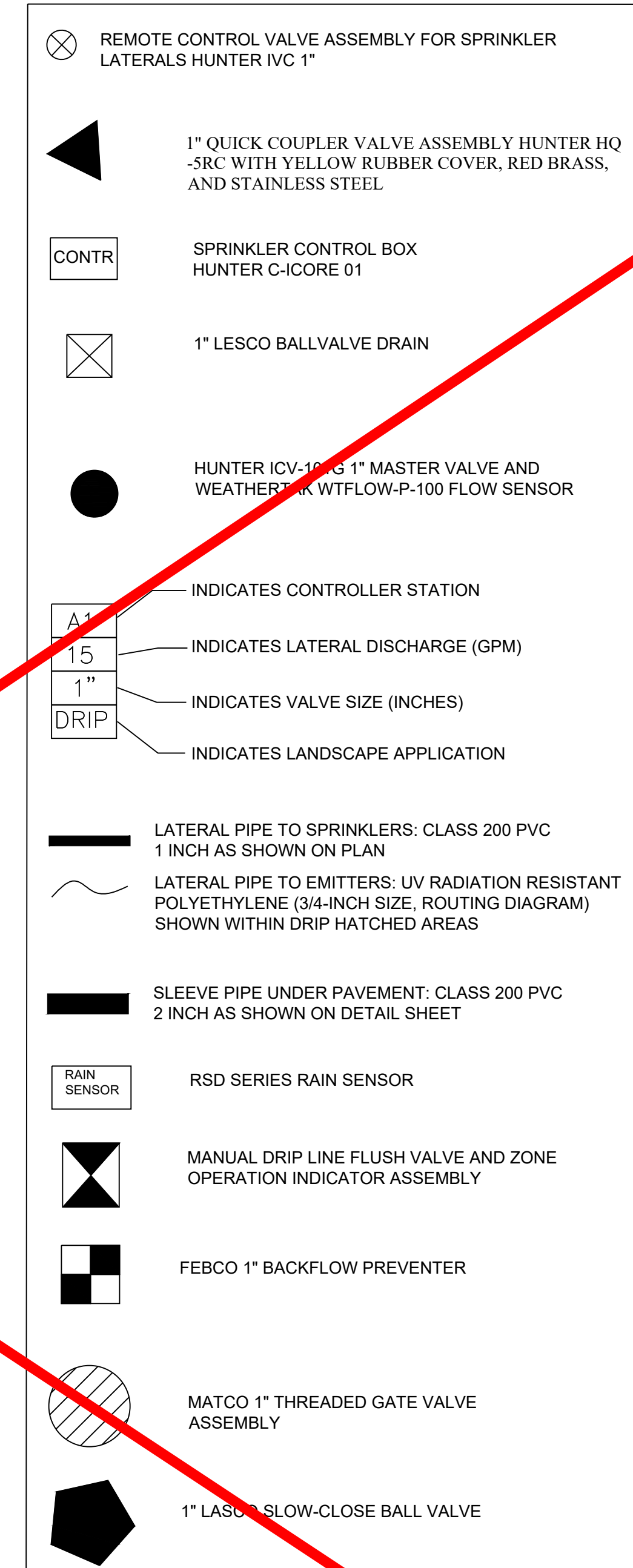
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE LITTLE SCHOOL ON PERRY STREET

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. CD24-0028



IRRIGATION LEGEND



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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

TOWN OF CASTLE ROCK IRRIGATION CHART											
Registered Professional: Robert Molloy Registration PLA #0001064 Date: November 6, 2024 Company Name: Planscapes LLC Address: 980 Norway Maple Drive Loveland CO Phone: 970-988-5301 Email: rmmolloy@men.com Clock: Make Hunter Model: PRO-HC Monday, Wednesday, Friday (west side of I-25) Tuesday, Thursday, Saturday (east side of I-25)											
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage	
	Very Low (VLT) Low (L) Medium (M) High (H)	(Ref: native shrubs, perennials, trees, annuals, etc.)	(Ref: rotary, stream, drip, SOI, etc.)	(Ref: emitter, orifice, etc.)	(gallons/hour)	(per zone)	(peak not to exceed 1" per month or 1.5" per week)	(minutes per month)	(minutes per day)	(gallons per month)	
1	Low	Shrub	Drip	1 gph	0.28	1	2.89	667	67	667	
Total								Min/month	Min/cycle	Gallons/month	

ANNUAL WATER NEEDS

LOW WATER ZONE

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

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

PROFESSIONAL ENGINEER CERTIFICATION

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MICHAEL ROBERT BEACH, P.E. NO. 45088 DATE _____

TOWN APPROVAL BLOCK

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

APPROVED BY: **DEVELOPMENT SERVICES APPROVED**
By Kirkpatrick on 12/16/2024
APPROVED-CD24-0028 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE _____

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit 100 Castle Rock, CO 80550
T (970) 663-4552 W ridgetopeng.com

SEAL

ROBERT MICHAEL MOLLOY
0001064
06/13/2014
Original Date of Licensure
Robert Molloy
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

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

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

SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY: #####

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

DATE

08/31/2023

SHEET TITLE

IRRIGATION PLAN

SHEET INFORMATION

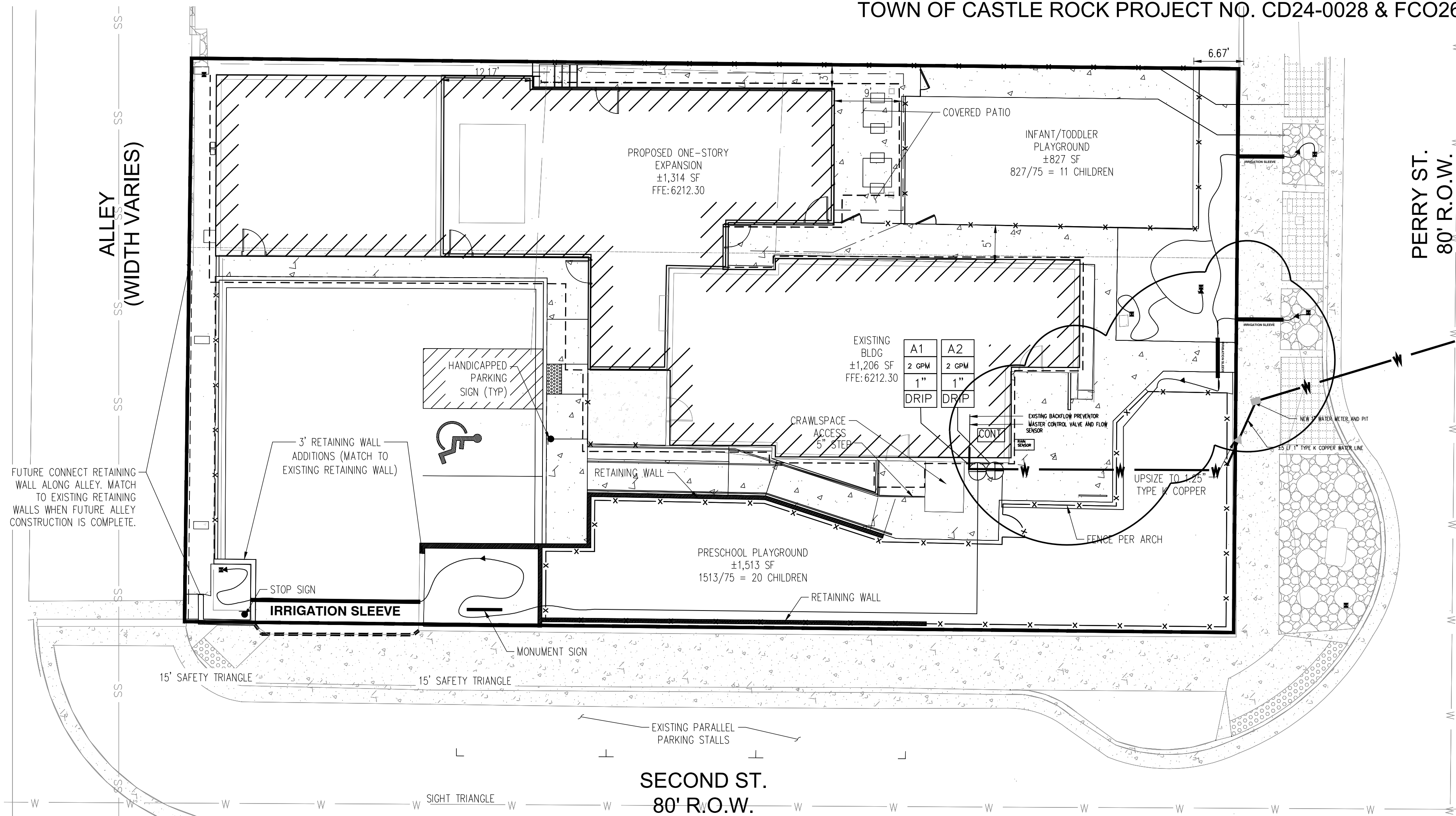
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13 of 16

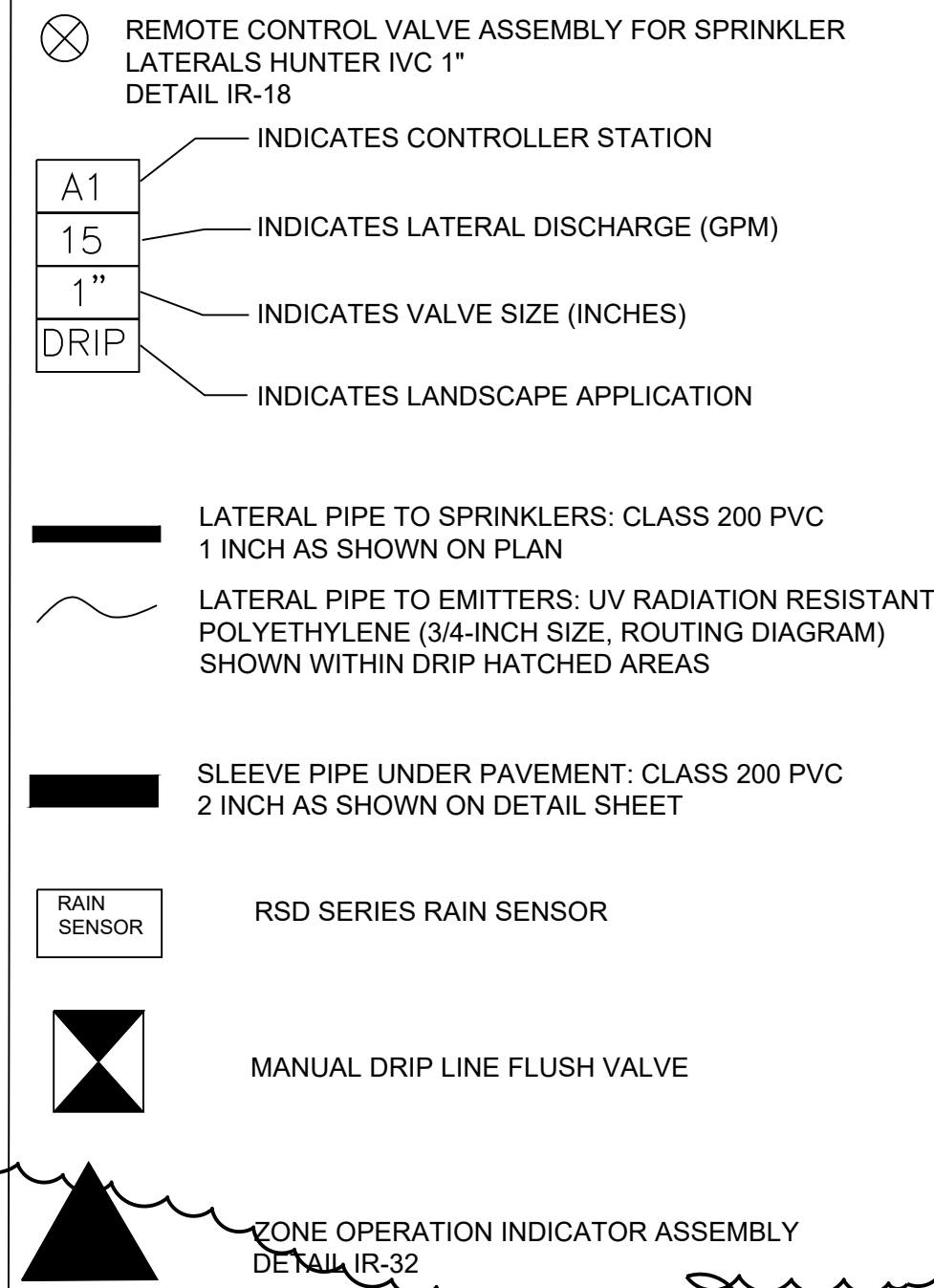
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE LITTLE SCHOOL ON PERRY STREET

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. CD24-0028 & FCO26-0045



IRRIGATION LEGEND



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CLWUR CHART (LWUR X IA) /TA							
IRRIGATION ZONE	PLANT NAME	APP RATE (INCHES/MONTH)	ZONE (V.L. 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)
Drip	Deciduous Shrub and Perennial beds	2	Low	100%	200 SF	2	691 SF
Drip	Deciduous Shrub and Perennial beds	2	Low	100%	491 SF	2	691 SF
TOTALS					691 SF		2



IRRIGATION CHART

Registered Professional
Robert Molloy
Registration PLA #0001064
Date July 8, 2026

Company Name Planscapes LLC
Address 3911 Rainbow Lane, Loveland CO

Phone 970-988-5301
Email rmmolloy@msn.com
Click Make Rainbird
Model ESP-ME3

Monday, Wednesday, Friday (west side of I-25)
Tuesday, Thursday, Saturday (east side of I-25)

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
								(minutes per month)	(minutes per day)	(gallons per month)
	Very Low (<5") Low (5-10") Medium (10-15") High (>15")	(nat. native, exotics, perennials, trees, annuals, etc.)	(rotary, spray, bubblers, drip, SCL, etc.)	(nozzle/emitter size)			(peak not to exceed 1" per month or 1.5" per week)			
1	Low	Trees and Shrub	Drip	1 gph	1	2	2.4	144	14	216
2	Low	Trees and Shrub	Drip	1 gph	1	2	2.4	144	14	288
Total								288	29	504
								Min/month	Min/cycle	Gallons/month

ANNUAL WATER NEEDS

LOW WATER ZONE
691sf x 7gal. = 4,837 gallons annually

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

TOWN APPROVAL BLOCK	
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	DEVELOPMENT SERVICES
	APPROVED
	By jkirkpatrick on 07/28/2026
	APPROVED-FCO26-0045 Plans.pdf
	Record Document on File
DEVELOPMENT SERVICES	DATE

LOGO

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

811

Know what's below.
Call before you dig.

SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY: #####

CHECKED BY: MRB

PROJECT NO.: 23-222-002

REVISIONS

FCO26-0045: landscape materials and locations

DATE

SHEET TITLE

IRRIGATION PLAN

SHEET INFORMATION

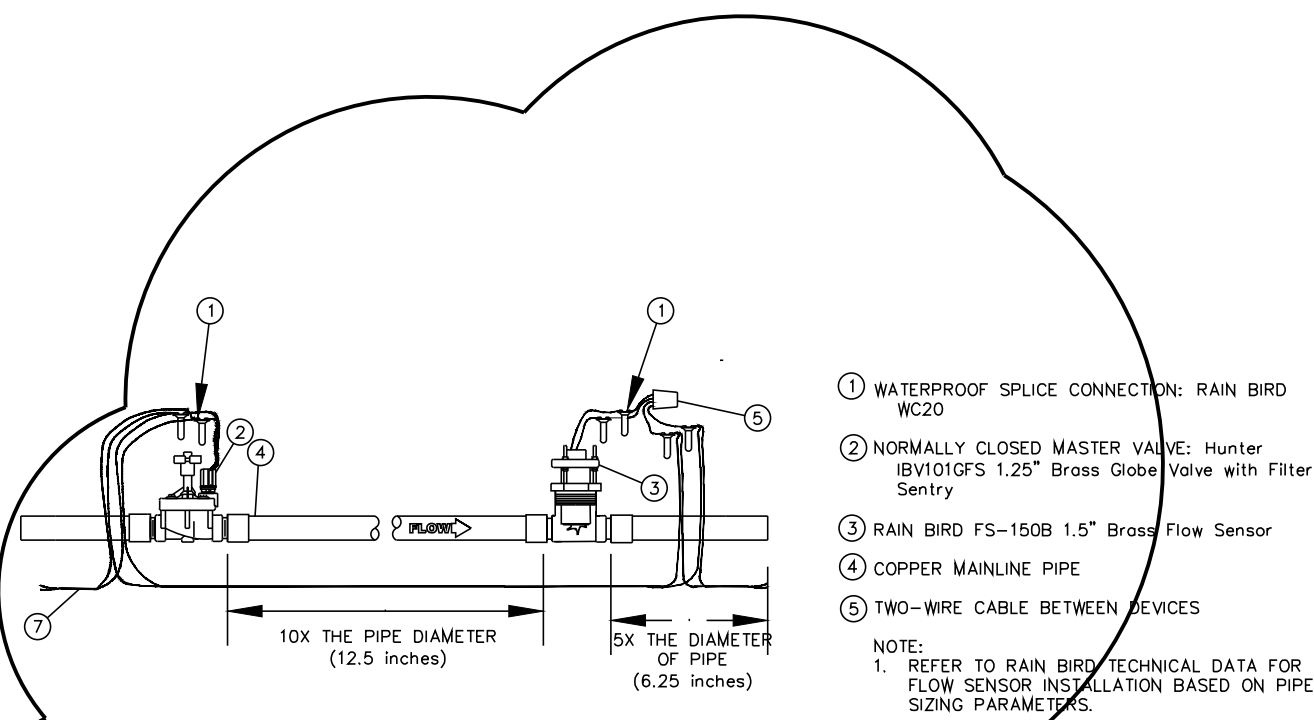
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13 Of 16

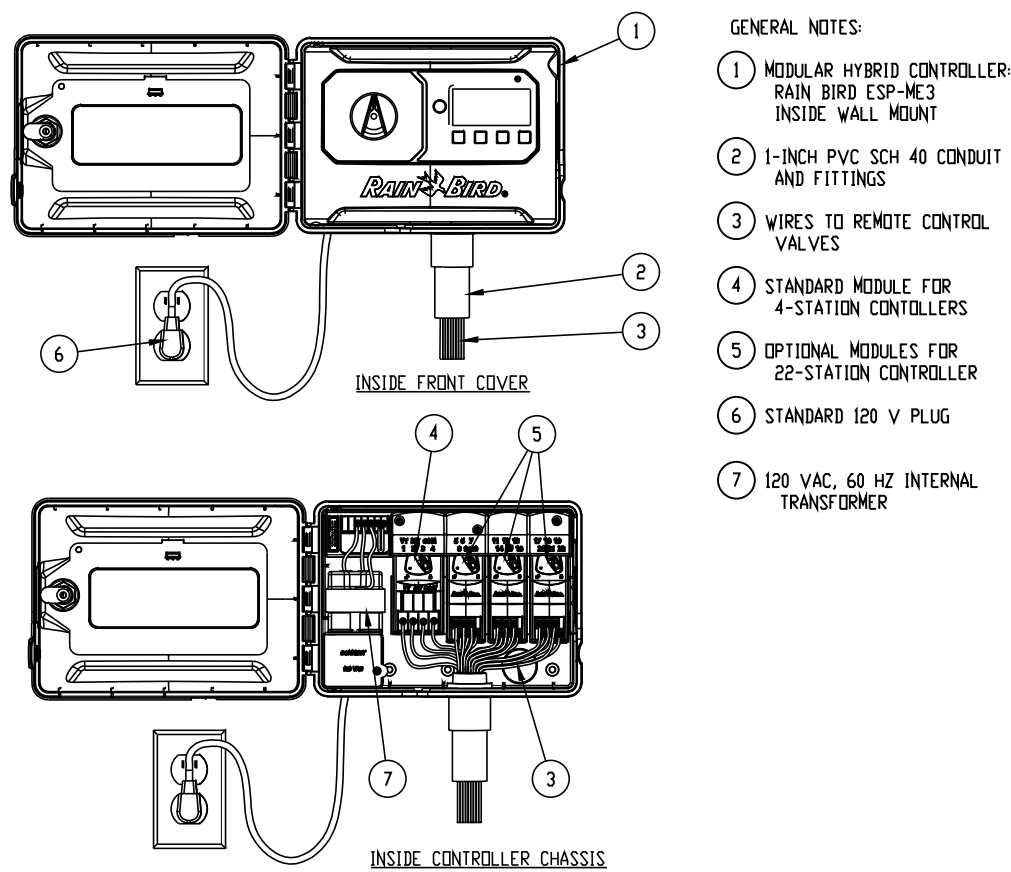
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE LITTLE SCHOOL ON PERRY STREET

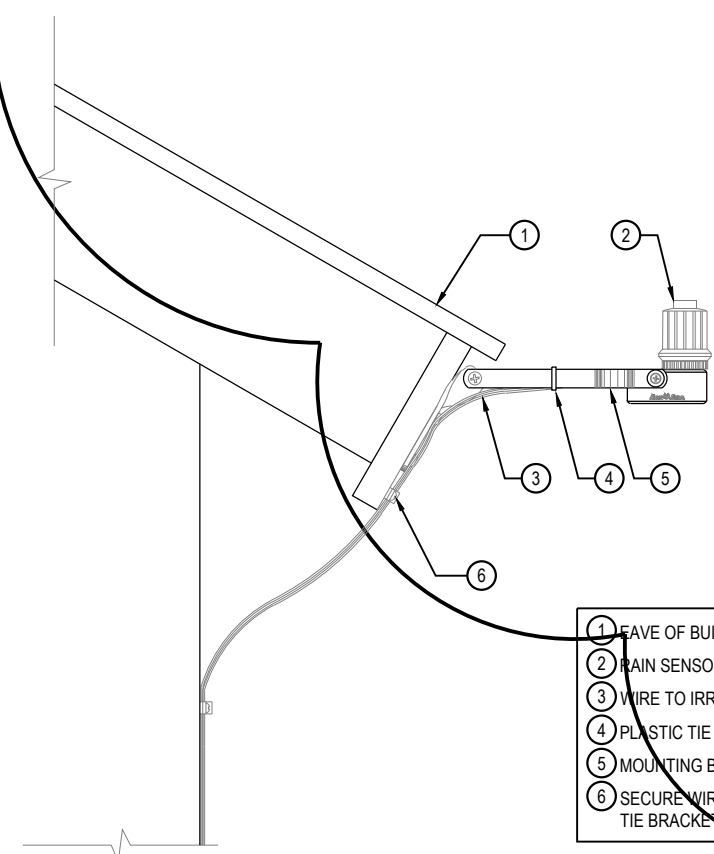
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0028 & FCO26-0045



A Hunter IBV101GFS Master Valve with Rainbird FS-150B Flow Sensor
308 (N.T.S.)

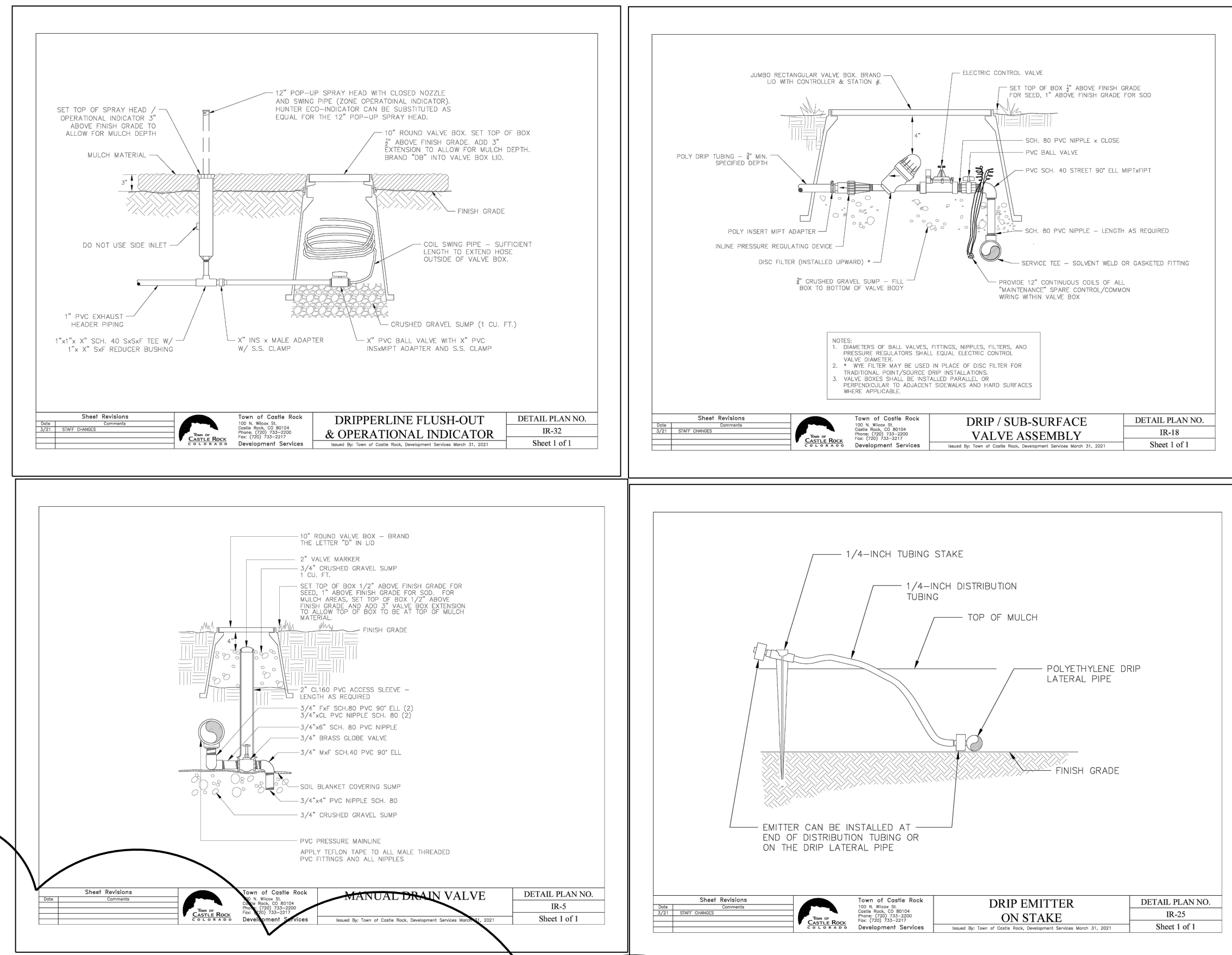
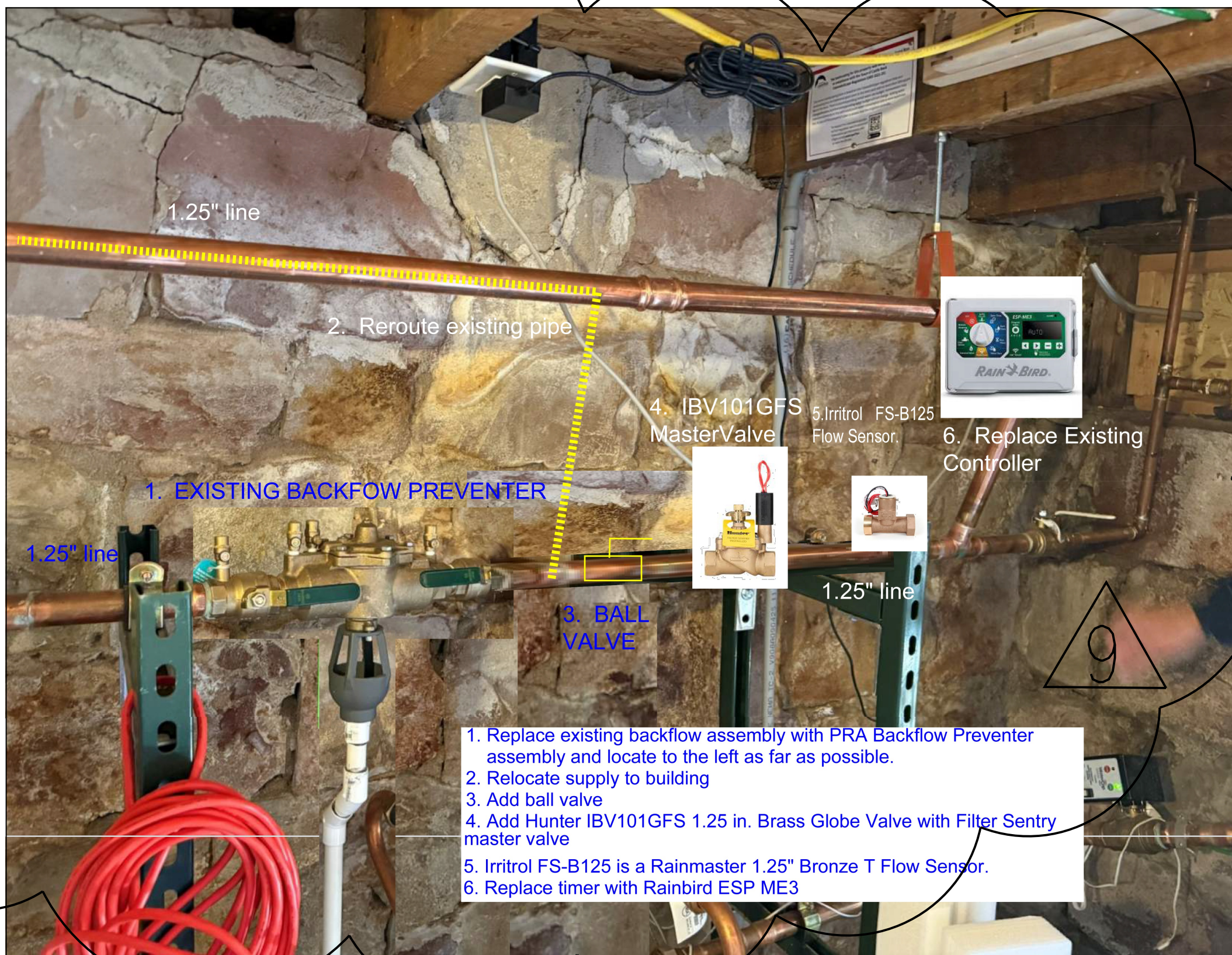


B ESP-MC3 MODULAR HYBRID CONTROLLER
4-3/8" N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 045-293.

C RAIN SENSOR
RSD-BEX ROOF BRACKET (N.T.S.)



Irrigation System Hydraulic Worksheet

Project Name: Little School House on Perry Street Date: July 6, 2026
Project Location: Prepared by: Robert Molloy Current TOCR Registration # #0001064
Tap Size: 1.25" Static Water Pressure: 65 psi Source of Pressure: Standard Castle Rock
Hydraulic Grade At Zone: 6212 Company: Planscapes LLC

Service Line (tap to meter):	Water Meter:	Service Line (meter to backflow):	Backflow:	Master Valve:	Pressure Required at Head:	Latent Allowance:	Control Valve Allowance:
15 LF	1.25	75 LF	1.25	1	30	0.50	1.80
1.25	1.25	1.25	1.25	1	30	0.50	1.80

Mainline Allowances:

Length of Mainline	Pipe Material	Size	Gals.	GPM	Friction Loss (from chart)	Flow-GPM	Loss/Gain
12 LF	CL200BE	1.250"	2	GPM-Looped	0.39 /100 FT	2	0.60
0 LF	CL200BE	1.250"	2	GPM-Looped	0.00 /100 FT	2	0.30

Elevation: Tap elevation: 6,212 High/Low: 6,212

Green shading indicates required information you must provide

Total System requirements (PSI) 53.24

Available System Pressure (PSI) 65.00

Town of Castle Rock provides a minimum of 43 psi

Total irrigated area for tap # _____ is _____ sq. ft.

Revised 7/10/2026



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



Know what's below.
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SUBMITTAL
CONSTRUCTION DOCUMENTS

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

REVISIONS
FCO26-0045: landscape materials and locations

DATE
7/26/2026

SHEET TITLE

IRRIGATION DETAILS

SHEET INFORMATION

IR 2

14 of 16

TOWN APPROVAL BLOCK

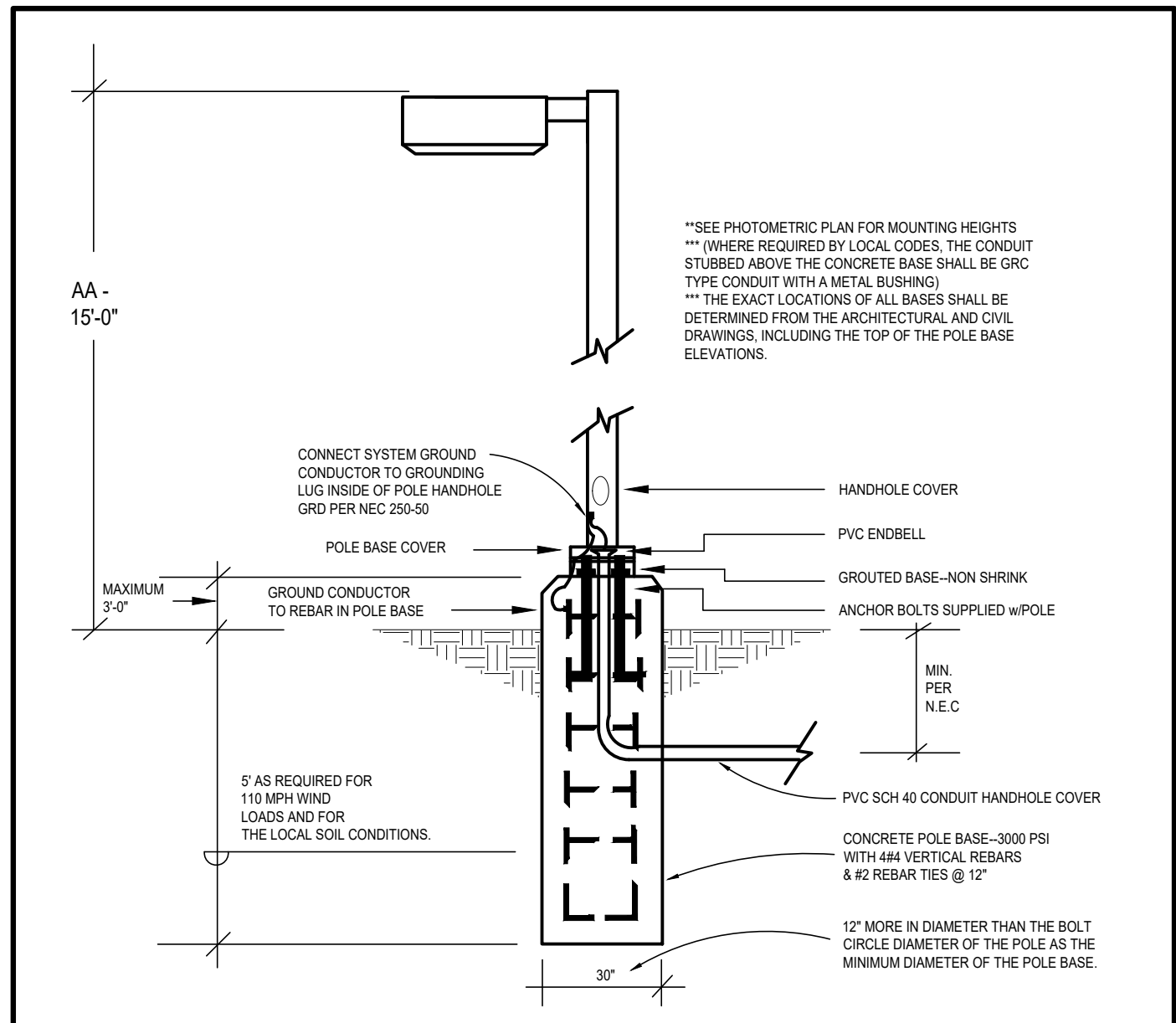
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APPROVED BY: DEVELOPMENT SERVICES
By jkpatrick on 07/26/2026
APPROVED-FCO26-0045 Plans.pdf
Record Document on File

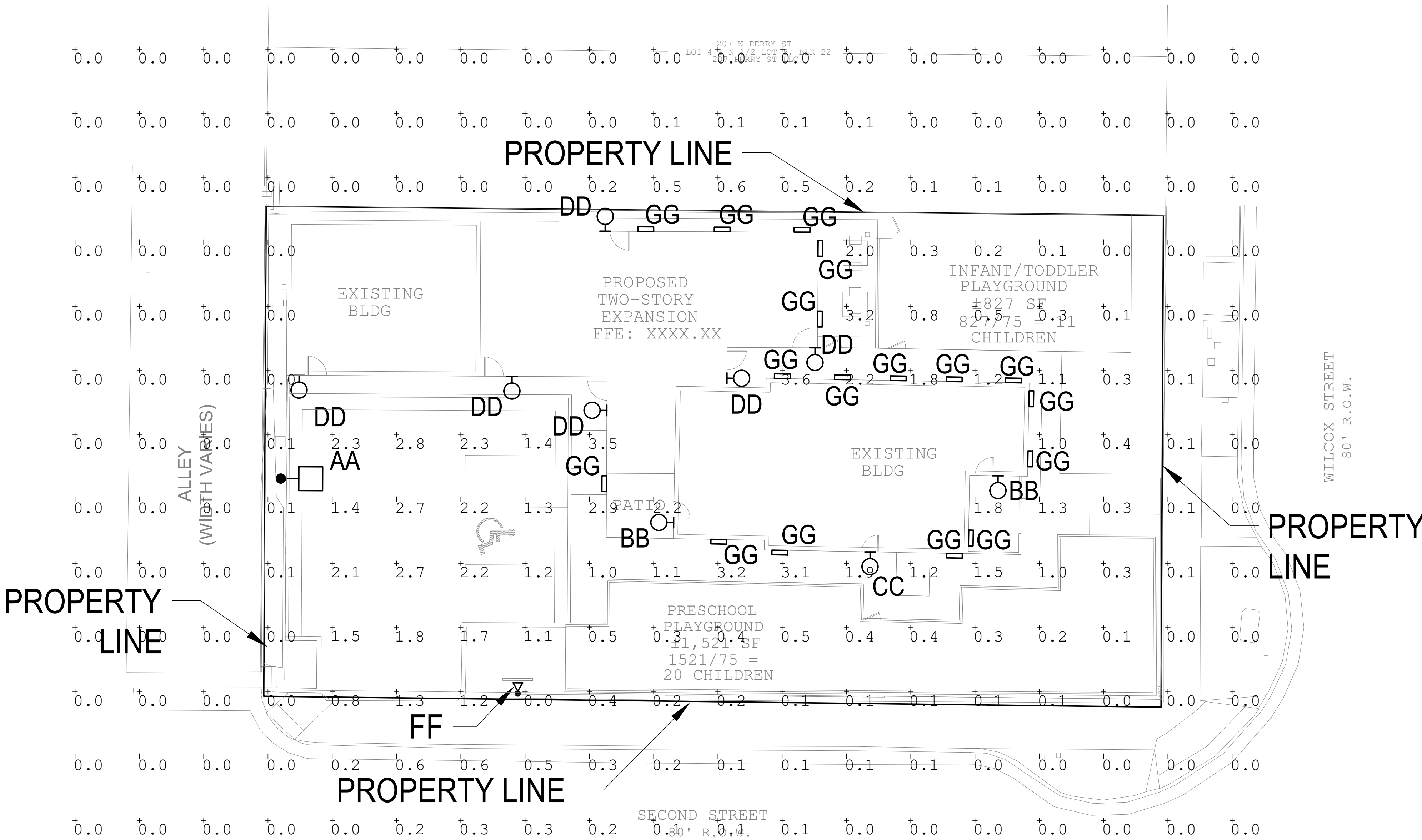
DATE

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

GENERAL LIGHTING PLAN STANDARD NOTES:
1. ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
2. 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.
3. PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.
4. THE FOLLOWING LIGHT TYPES ARE PROHIBITED: FORWARD THROW (TYPE IV) DISTRIBUTION, POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHIELDED WALL PACKS.



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,
Windsor, CO 80550
T (970) 663-6562
W ridgetopeng.com

SEAL

PROJECT TITLE

LITTLE SCHOOL ON PERRY STREET

PREPARED FOR

MISSION CAPITAL PROPERTIES BAYSIDE

203 PERRY ST.
CASTLE ROCK, CO 80104

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

15 of 16

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 A

TUBE ARCHITECTURAL DS-WS05

WAC LIGHTING

LED Wall Mounts

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.	CRI	Reference Output Lumen	CRP CCT	Efficacy (lm/w)	Light Distribution	Finish
DS-WS05	5" 25W	16°	9275 2700K	90	1625	10050	77		
			275 2700K	85	2190	12057	88		
			3305 3000K	90	2190	12057	88		
			355 3000K	85	2300	12544	93		
			405 4000K	90	2310	12607	93		
			405 4000K	85	2370	13062	95		
	5" 25W	25°	9275 2700K	90	1810	5380	77		
			275 2700K	85	2170	6335	87		
			3305 3000K	90	1880	1478	79		
			355 3000K	85	2275	8691	97		
			355 3500K	85	2330	6797	93		
			405 4000K	85	2310	5853	95		
DS-WS0517	5" 25W	33°	9275 2700K	90	1800	4515	76		
			275 2700K	85	2280	3417	81		
			3305 3000K	90	1300	4683	79		
			355 3000K	85	2380	5891	98		
			355 3500K	85	2445	5812	98		
			405 4000K	85	2470	5870	99		
	5" 25W	N/A	927A 2700K	90	2000	80	100		
			27A 2700K	85	2400	98	100		
			30A 3000K	90	2075	81	101		
			31A 3100K	85	2500	101	102		
			35A 3500K	85	2575	103	103		
			40A 4000K	85	2600	104	104		
DS-WS05	5" 25W	N/A	927B 2700K	90	2000	80	100		
			27B 2700K	85	2400	96	102		
			30B 3000K	90	2075	83	103		
			31B 3100K	85	2500	102	103		
			35B 3500K	85	2575	103	103		
			40B 4000K	85	2600	104	104		

DS-WS05-

*Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: DS

TYPE

KIM LIGHTING

**EL218
Micro-Flood® LED**
kl_el218_spec.pdf

JOB _____	TYPE _____
NOTES _____	APPROVALS _____

FEATURES

- Unique swivel mount provides superior aiming without loosening over time
- IP66 Certified to keep dust and moisture out
- Available in 3000K, 4000K and 5000K standard CCT
- Spot, Narrow Flood and Wide Flood distributions

Certifications

SPECIFICATIONS

SIDE VIEW: Shows beam angles of 1° and 4°. Mounting hole diameter is Ø1.75 (44 mm).

FRONT VIEW: Shows mounting dimensions: 3.5" (89 mm) total width, 0.5" (13 mm) top offset, 4.5" (113 mm) bottom offset, 0.5" (13 mm) right offset, 1" (25 mm) depth, and 2.5" (64 mm) base width.

Approx. Weight = 3.16 lbs.

ORDERING CODE

[EL218]	[]	[]	[]	[]	[]
Fixture*	Distribution	Drive Current	Source	Electrical Module	Fixture Finish
5 Spec	2 Flood, 1 Spot	2 Flood, 1 Spot	BL F1LED	DR 120V/277V 4K CCR SC 5000K with a ±10% tolerance	BL Black DB Dlx B202L GR Vinyl Green
* Narrow Flood	N Wide Flood				

[]	[]
Fixture Options	Mounting Options
Bem-Drops B0218BL Black B0215DB Dark Inconer B0215GR Vinyl Green	Refer to ID Vail Mounting Options Spec Sheet http://kimlighting.com/content/products/specs_kimkl_1lbmounting_spec.pdf for individual mounting options.
Red Head FH218BL Black FH215DB Dark Inconer FH215GR Vinyl Green	

* U.S. Patent 6298,656

Kim Lighting reserves the right to change specifications without notice

© 2017 KIM LIGHTING | 17760 Rowland Street | City of Industry, CA 91748
P 626.968.5666 | F 626.369.2693 | www.kimlighting.com | Rev. Mar. 17, 2017

**HUBBELL
LIGHTING**

| 1 |

TYPE A

REBELLE
 LIGHTING
 C O R P O R A T I O N

Sightlines 1645LED Mid Step/Path Low Level Area Light

EXTERIOR

MODEL	LED	COLOR TEMPERATURE	VOLT	FACEPLATE	OPTIONS	COLOR
1645	15L 4000K 120V	4000K	120V	FS	None OK	WT White powder
	15L 4000K 120V	4000K	208	PR	Privacy grille	BT Black powder
	15L 4000K 120V	4000K	240			SB Smoke powder
	15L 4000K 120V	4000K	277	EM	Emergency	AM Aluminum/Anodized
						BZ Bronze
						GM Grey/Anodized
						WG White/Anodized
						BL Black/Anodized
						RAL Grey/Anodized

*Standard configuration unless otherwise specified

*Source lumens

SAMPLE CATALOG NUMBER: 1645-15L-40-120-LV-WT

Using the catalog number would order 1 model 1645 low level area light with 40 x 0.28 watt LEDs with a color temperature of 4000K, wired to 120 volts and a fluorescent faceplate painted with white texture polyester powder coat.

CONSTRUCTION	MOUNTING	OPTICAL	PROTECTION
<p>Materials</p> <p>Faceplate: Cast aluminum. Housing: .064" aluminum protected with high gloss white polyester powder coat. Reflector: High gloss white, bonded aluminum. Lens: Polycarbonate polycarbonate. Junction box: Gasketed, the cast aluminum, bottom mounted (field adjustable to rear mount) suitable for thorough bench circuit conduction, suitable for 95°C (211-215°F) NPT plugs, neoprene rubber gaskets.</p> <p>LED driver: constant current, 450mA (175) to 500mA (75). LED boards: 82 CR.</p>	<p>The Sightlines 1645LED series is designed for concrete post installations and hollow wall constructions. Units are not IC rated so the insulation is any must be kept 2" away from the housing and the housing should have 1/2" clearance all around except at the mounting points. See installation instructions on the Rebel website for further details. Conicals must be sealed against water entry into the fixture housing as outlined in the National Electric Code.</p>	<p>The Sightlines 1645LED are designed to be mounted within 1' to 2' of the ground or floor level. The faceplate is provided in a lowered style to eliminate glare and provide illumination on paths, stairs and stairs. An open face with a prismatic glass lens is available for areas that require higher intensity levels. LED output is maximized with a reflector system. The reflector system is sealed against the signs of water and other contaminants.</p>	<p>The Sightlines 1645LED series is listed for use in wet locations within four feet of the ground to CSA and UL standards. Conical must be sealed to exclude water from entering the housing.</p>

www.rebellelighting.com
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