NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

THE BRICKYARD - TRAIL

SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. CD22-XXXX

TRAIL PUBLIC IMPROVEMENT CONSTRUCTION PLANS

LEGAL DESCRIPTION

PARCEL 1:
LOT 1, CITADEL STATION FILING NO. 2, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 2:
LOT 1, BLOCK 10, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 3:
A TRACT OF LAND SITUATED IN SECTIONS 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 329.60 FEET; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 704.21 FEET; THENCE ON AN ANGLE TO THE RIGHT OF 88 DEGREES 03 MINUTES 33 SECONDS A DISTANCE OF 597.47 FEET TO A POINT ON THE WEST LINE OF THE VACATED SANTA FE ADDITION; THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, COUNTY OF DOUGLAS, STATE OF COLORADO.

PARCEL 4:
LOT 1, BLOCK 7, CITADEL STATION, FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

BENCHMARK

NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88.

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 0306G DATED 03-16-2016.

LANDSCAPE NOTES

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

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

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

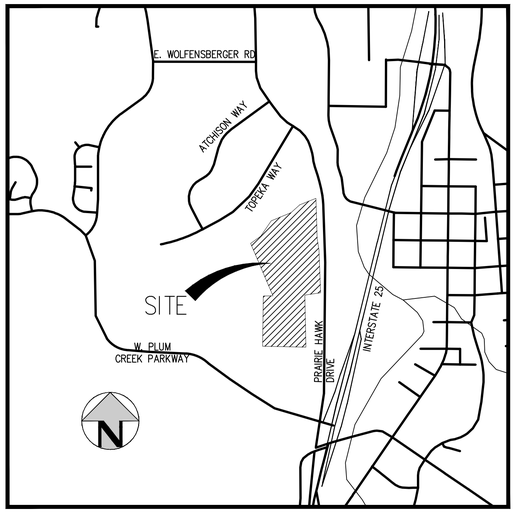
4. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.

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

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

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5% LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33% RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
5. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
6. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
7. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

1	COVER SHEET
2	OVERALL TRAIL LAYOUT
3	TRAIL PLAN & PROFILE
4	TRAIL PLAN & PROFILE
5	TRAIL PLAN & PROFILE
6	DETAILED GRADING PLAN
7	DETAILED GRADING PLAN
8	DETAILED GRADING PLAN
9	DETAILED GRADING PLAN
10	DETAILED GRADING PLAN
11	TRAIL DETAILS

ABBREVIATIONS

AC	ACRE
APPROX	APPROXIMATE
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
DTL	DETAIL
E	EAST, EASTING
ELEV	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FT	FEET
IN	INCH
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH, NORTHING
PL	PROPERTY LINE
PR	PROPOSED
RET	RETAINING
ROW	RIGHT-OF-WAY
STD	STANDARD

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
UTILITY EASEMENT		
ACCESS EASEMENT		
ACCESSIBLE ROUTE		
HANDRAIL		
GUARDRAIL		
RETAINING WALL		
CONTOURS	5173 / 5170	5173 / 5170
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT		
WATER LINE AND GATE VALVE	W	W
WATER SERVICE		
STORM SEWER W/ MANHOLE & INLETS	ST	
WATER METER MANHOLE		
FIRE HYDRANT		
STREET LIGHT		
SIGN		
FENCE		
TRANSFORMER		XFMR

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 AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

PRELIMINARY NOT FOR CONSTRUCTION

JOHN D O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK ROCK APPROVAL

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

Approved By:

Development Services Date

TOWN OF CASTLE ROCK
PUBLIC WORK DEPARTMENT
4175 N. CASTLETON COURT
CASTLE ROCK, CO 80109
P: 720.733.2462
EMAIL: MCAMMALLERI@CRGOV.COM

CASTLE ROCK WATER
175 KELLOGG COURT CASTLE ROCK, CO 80109
P: 720.733.6000
EMAIL: WATER@CRGOV.COM

DEVELOPER/CURRENT OWNER
CONFLUENCE COMPANIES, LLC
430 INDIANA STREET SUITE 200
GOLDEN, CO 80401
P: 303.643.5775
POC: DAN TOVADO
DTOVADO@CONFLUENCECO.COM

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LANDSCAPE ARCHITECT
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1130 31ST STREET SUITE 101
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CIVIL ENGINEER
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com
POC: JOHN O'ROURKE
JORourke@HKSENG.COM

Know what's below. Call before you dig.

ISSUE DATE: 08-07-2024	PROJECT #: 200726
DATE	REVISION COMMENTS

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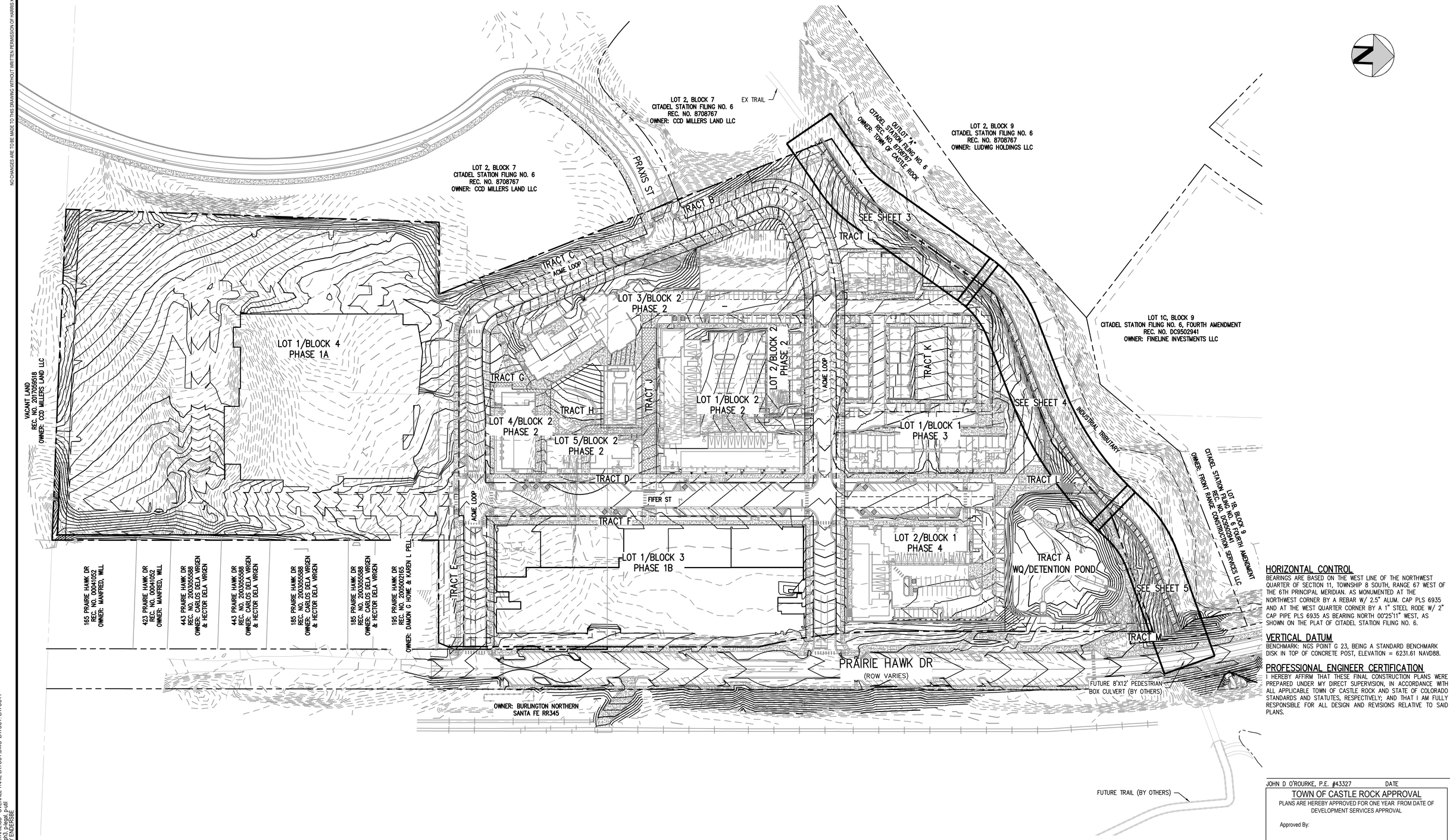
Plotted: WED 08/07/24 4:32:49P By: Libby Endebe

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



HORIZONTAL CONTROL

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

VERTICAL DATUM

BENCHMARK: NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88.

PROFESSIONAL ENGINEER CERTIFICATION

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

JOHN D O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

Know what's below. Call before you dig.

80 0 80 160
SCALE: 1" = 80'

DESIGNED BY: CLH
CHECKED BY: JDO
DRAWN BY: CLH

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
OVERALL TRAIL LAYOUT

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
2
2 OF 11

FILEPATH: P:\2020\200726\ENGINEERING\CDTRAIL\CD_OVERALL TRAIL LAYOUT.DWG LAYOUT: LAYOUT1
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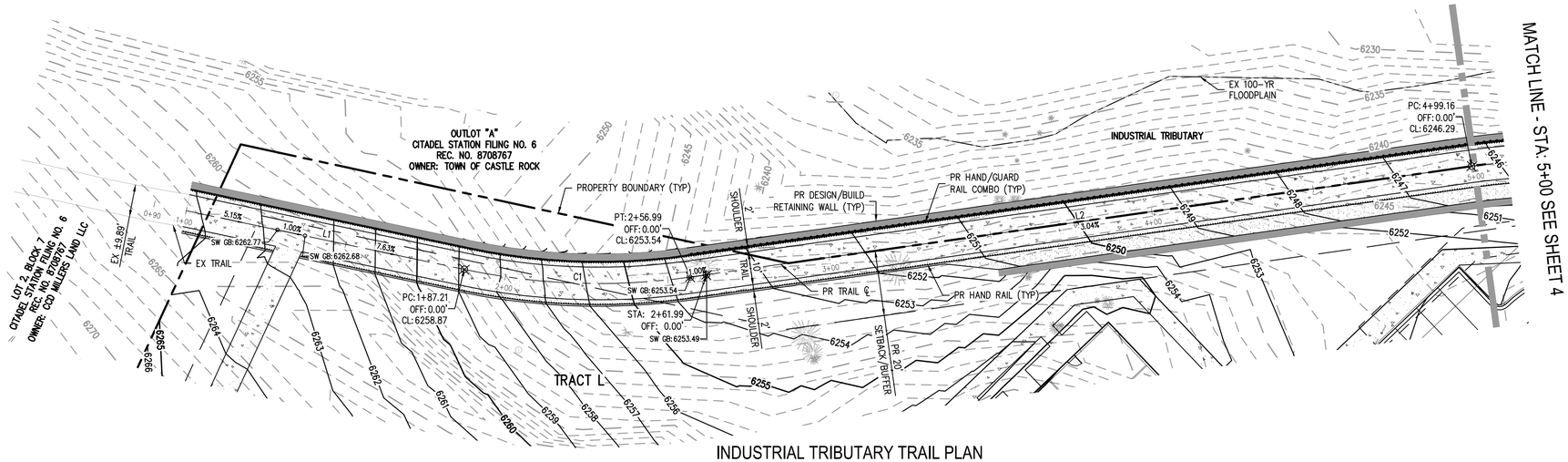
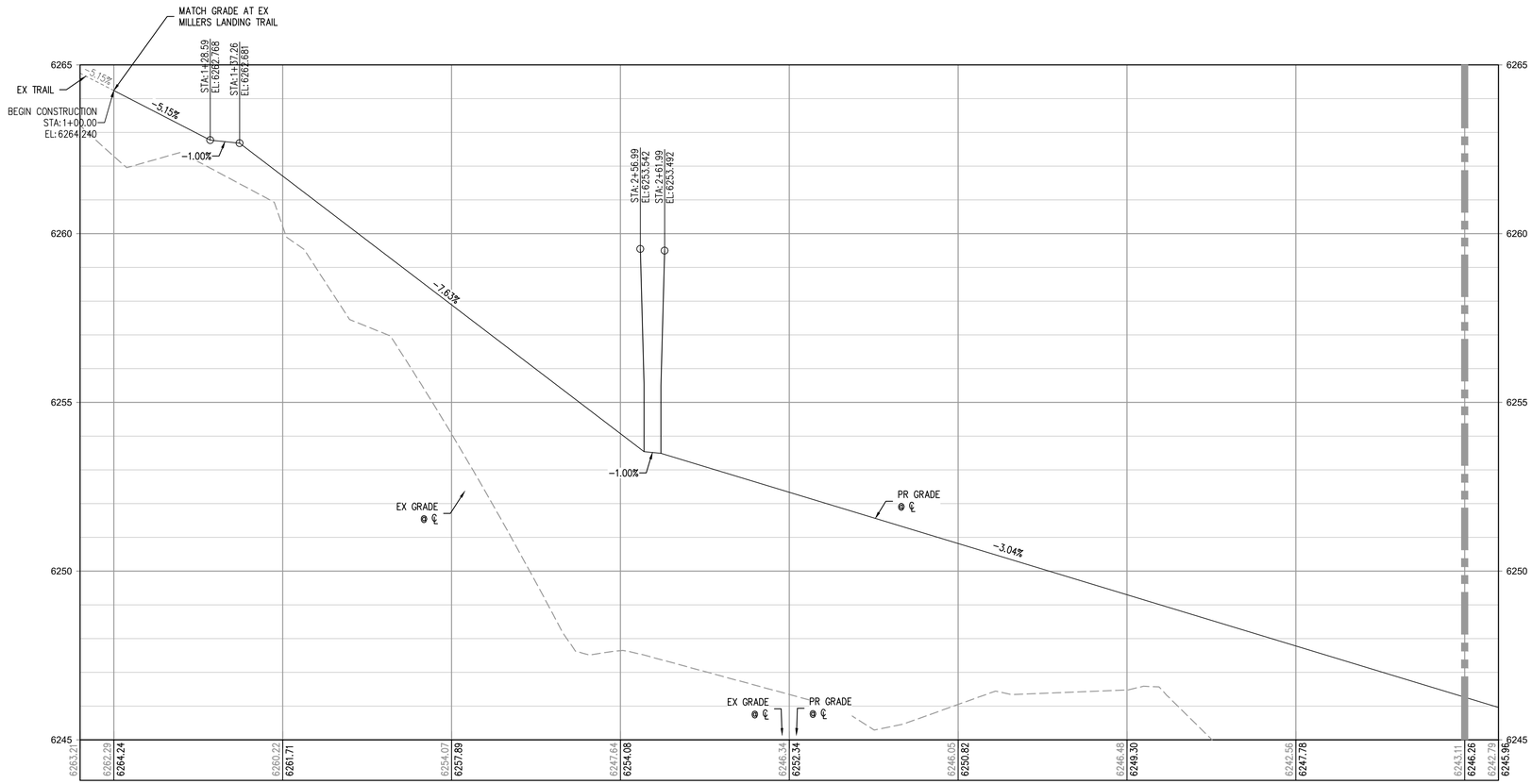
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



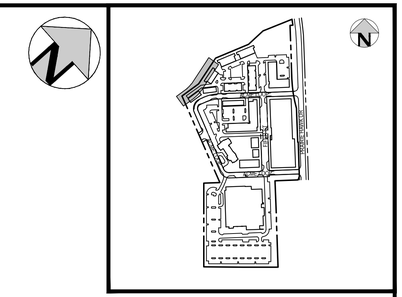
INDUSTRIAL TRIBUTARY TRAIL PLAN

SCALE: 1" = 20'



INDUSTRIAL TRIBUTARY TRAIL PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	87.21'	N53° 30' 17.02"E
L2	242.17'	N33° 30' 56.00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	69.78'	200.00'	19.99°	N43° 30' 37"E	69.42'

HORIZONTAL CONTROL

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

VERTICAL DATUM

BENCHMARK: NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88.

PROFESSIONAL ENGINEER CERTIFICATION

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JOHN D O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

Know what's below. Call before you dig.

SCALE: 1" = 20'

DESIGNED BY: CLH
CHECKED BY: JDO
DRAWN BY: CLH

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
TRAIL PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
3
3 OF 11

FILEPATH: P:\2020\200726\ENGINEERING\GRADING\TRAIL\DD_TRAIL P&P DWG LAYOUT: LAYOUT1
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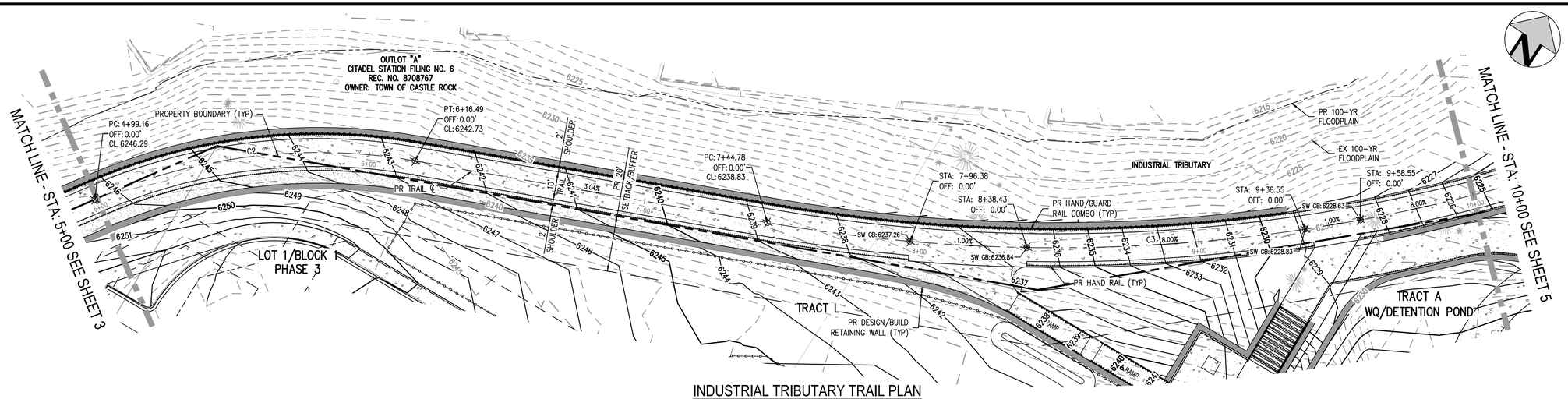
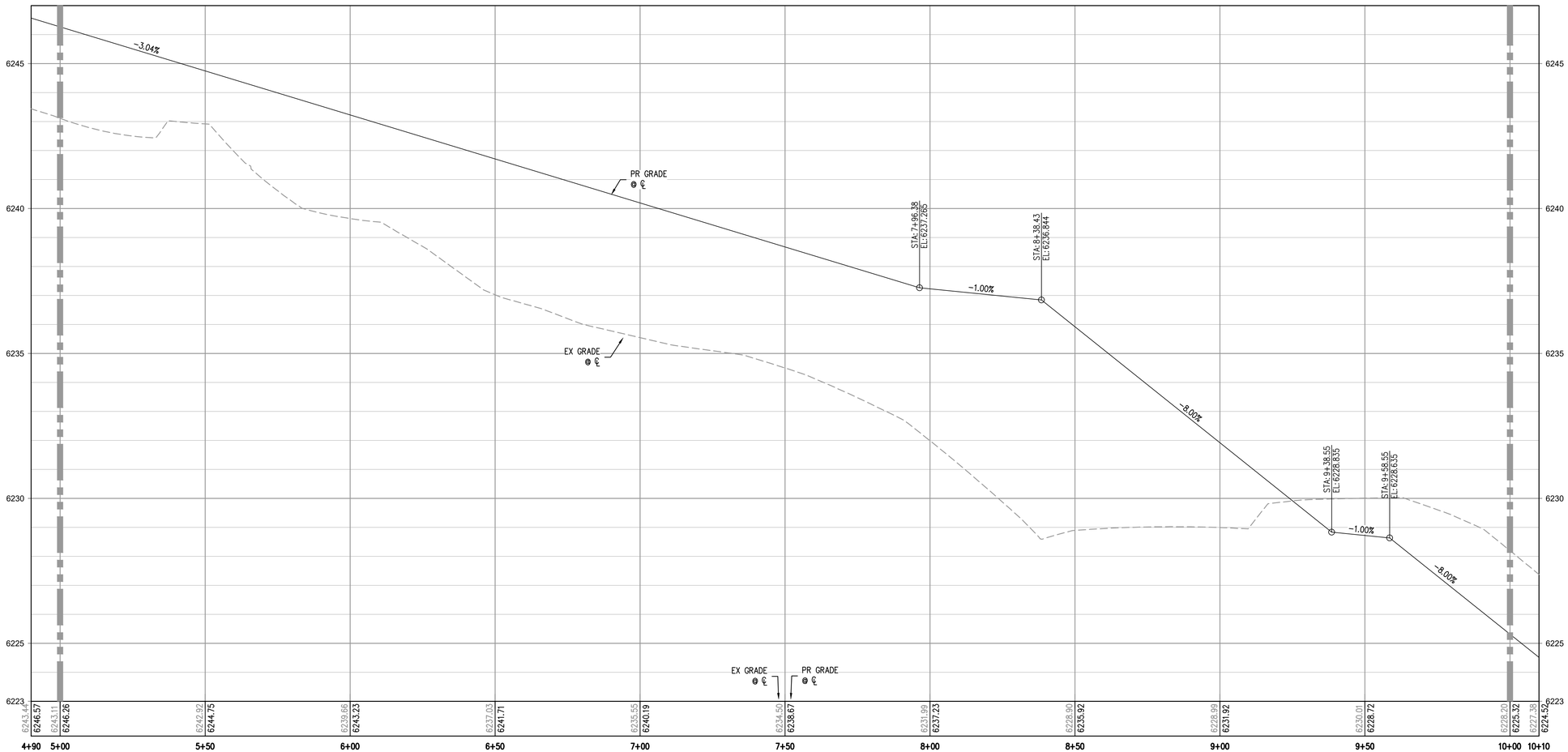
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



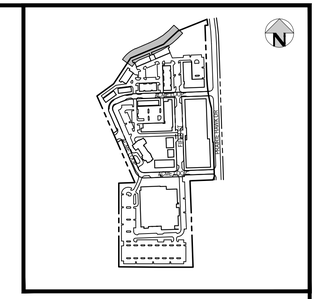
INDUSTRIAL TRIBUTARY TRAIL PLAN

SCALE: 1" = 20'



INDUSTRIAL TRIBUTARY TRAIL PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	128.29'	N67° 07' 37.00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	117.33'	200.00'	33.61°	N50° 19' 17"E	115.65'
C3	276.34'	600.00'	26.39°	N53° 55' 58"E	273.90'

HORIZONTAL CONTROL

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

VERTICAL DATUM

BENCHMARK: NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88.

PROFESSIONAL ENGINEER CERTIFICATION

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

JOHN D O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

Know what's below. Call before you dig.

SCALE: 1" = 20'

DESIGNED BY: LME
CHECKED BY: JDO
DRAWN BY: LME

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
TRAIL PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
4
4 OF 11

FILEPATH: P:\2020\200726\ENGINEERING\GRADING\TRAIL\CD_-TRAIL PAP.DWG LAYOUT: LAYOUT1 (2)
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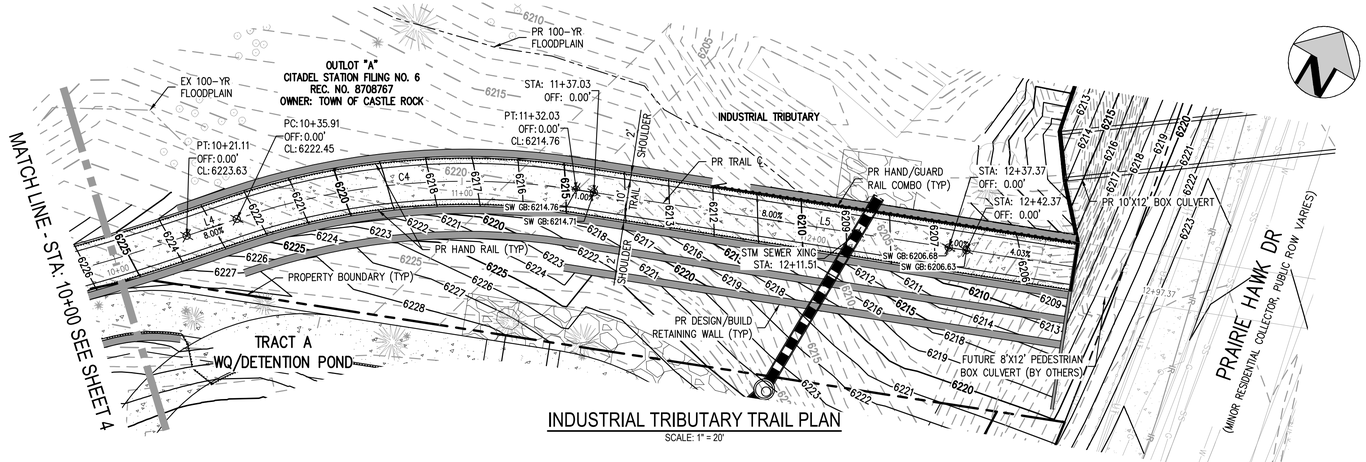
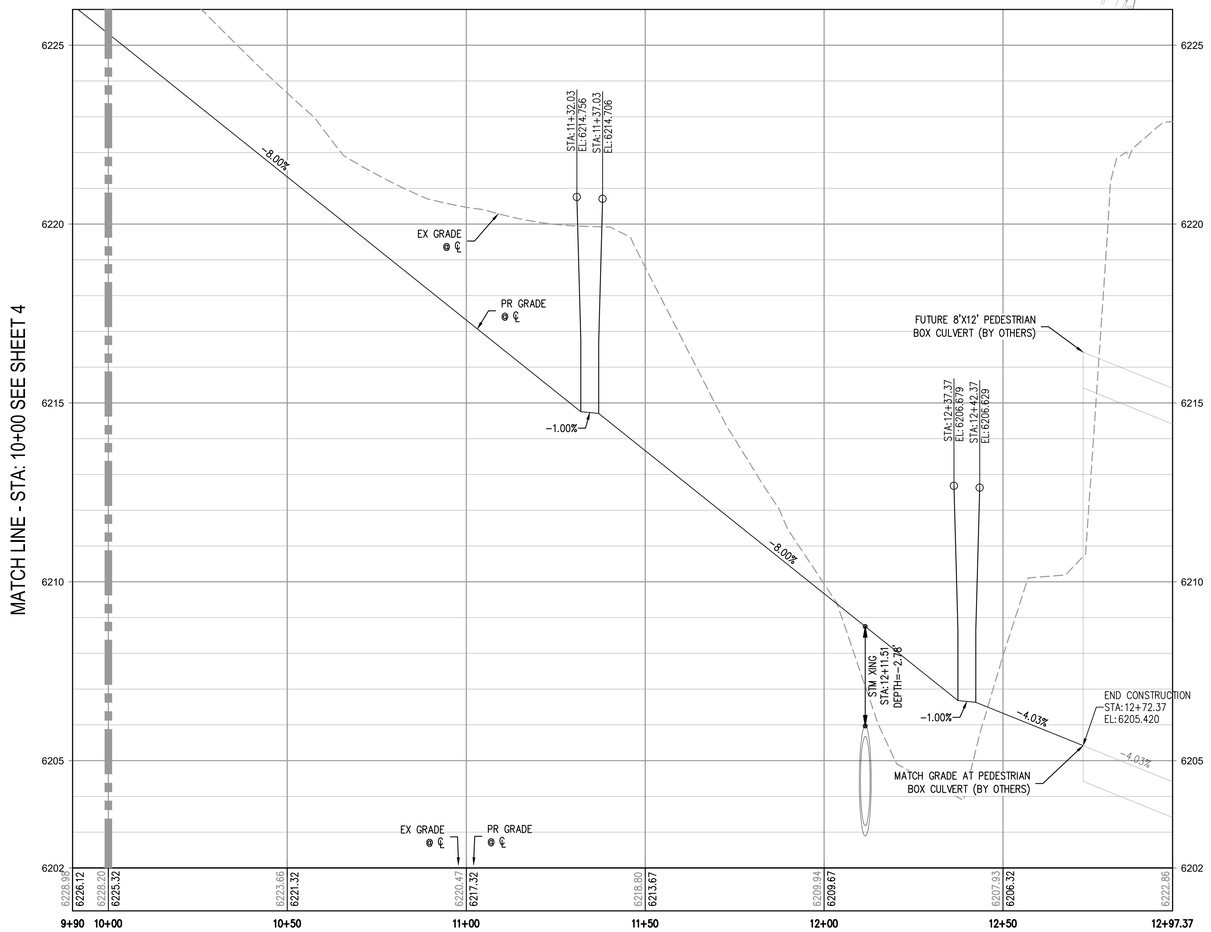
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



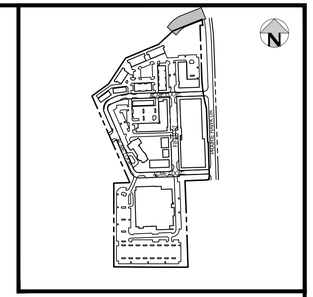
INDUSTRIAL TRIBUTARY TRAIL PLAN

SCALE: 1" = 20'



INDUSTRIAL TRIBUTARY TRAIL PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	14.80'	N40° 44' 19.37"E
L5	140.34'	N68° 16' 31.73"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	96.12'	200.00'	27.54°	N54° 30' 26"E	95.20'

HORIZONTAL CONTROL

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VERTICAL DATUM

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PROFESSIONAL ENGINEER CERTIFICATION

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JOHN D O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

DESIGNED BY: LME
CHECKED BY: JDO
DRAWN BY: LME

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
TRAIL PLAN & PROFILE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
5
5 OF 11

FILEPATH: P:\2020\200726\ENGINEERING\GRADING\TRAILCD_TRAIL P&P.DWG LAYOUT: LAYOUT1 (3)
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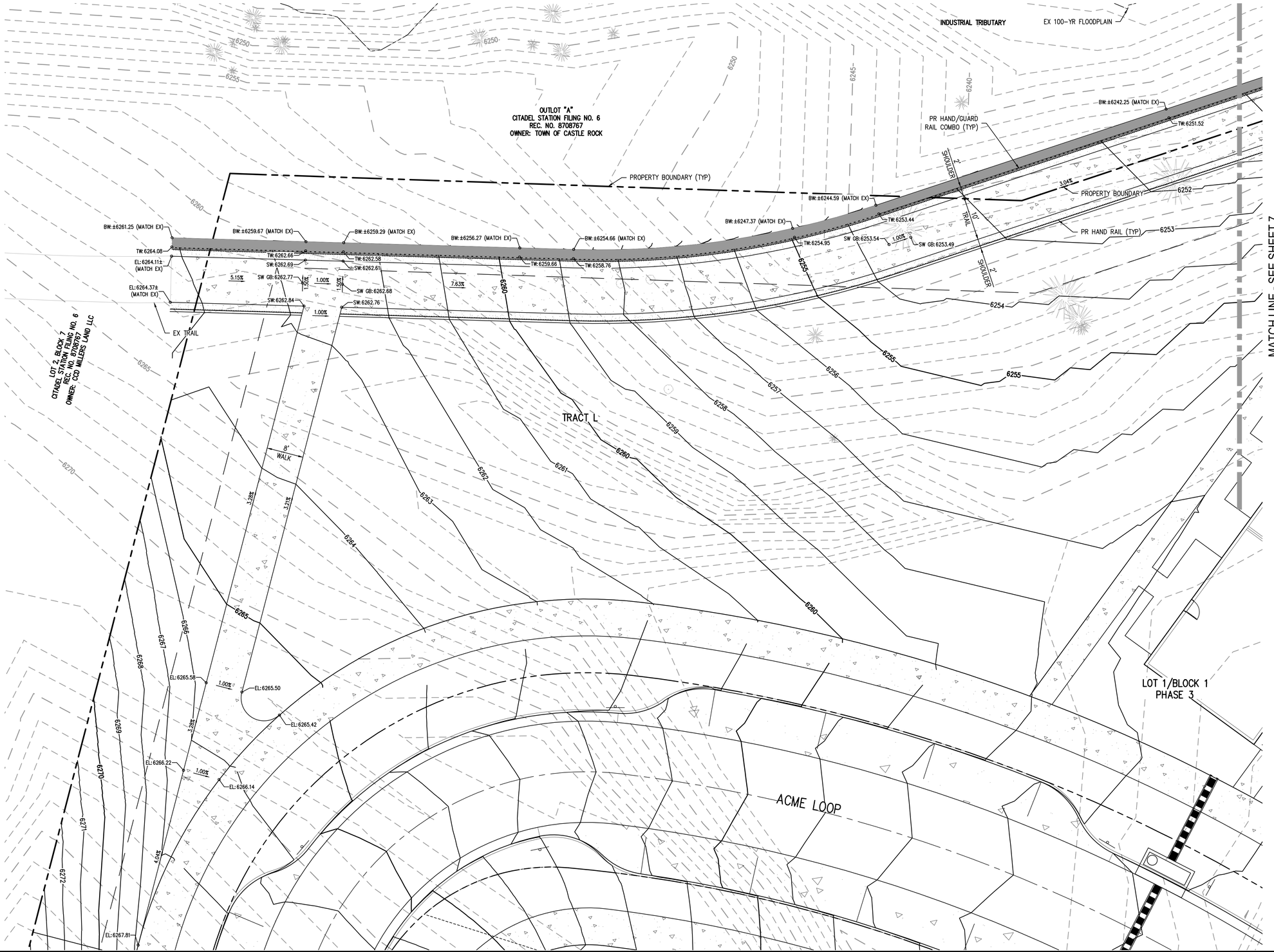
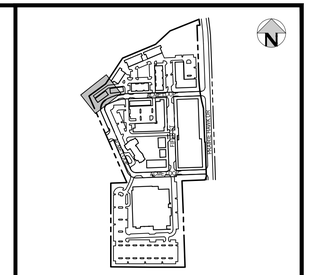


MATCH LINE - SEE SHEET 7



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JOHN D O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: CLH
CHECKED BY: JDO
DRAWN BY: CLH

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726

SHEET NUMBER 6

FILEPATH: P:\2020\200726\ENGINEERING\GRADING\TRAIL\CD - TRAIL DETAILED GRADING.DWG LAYOUT: LAYOUT1
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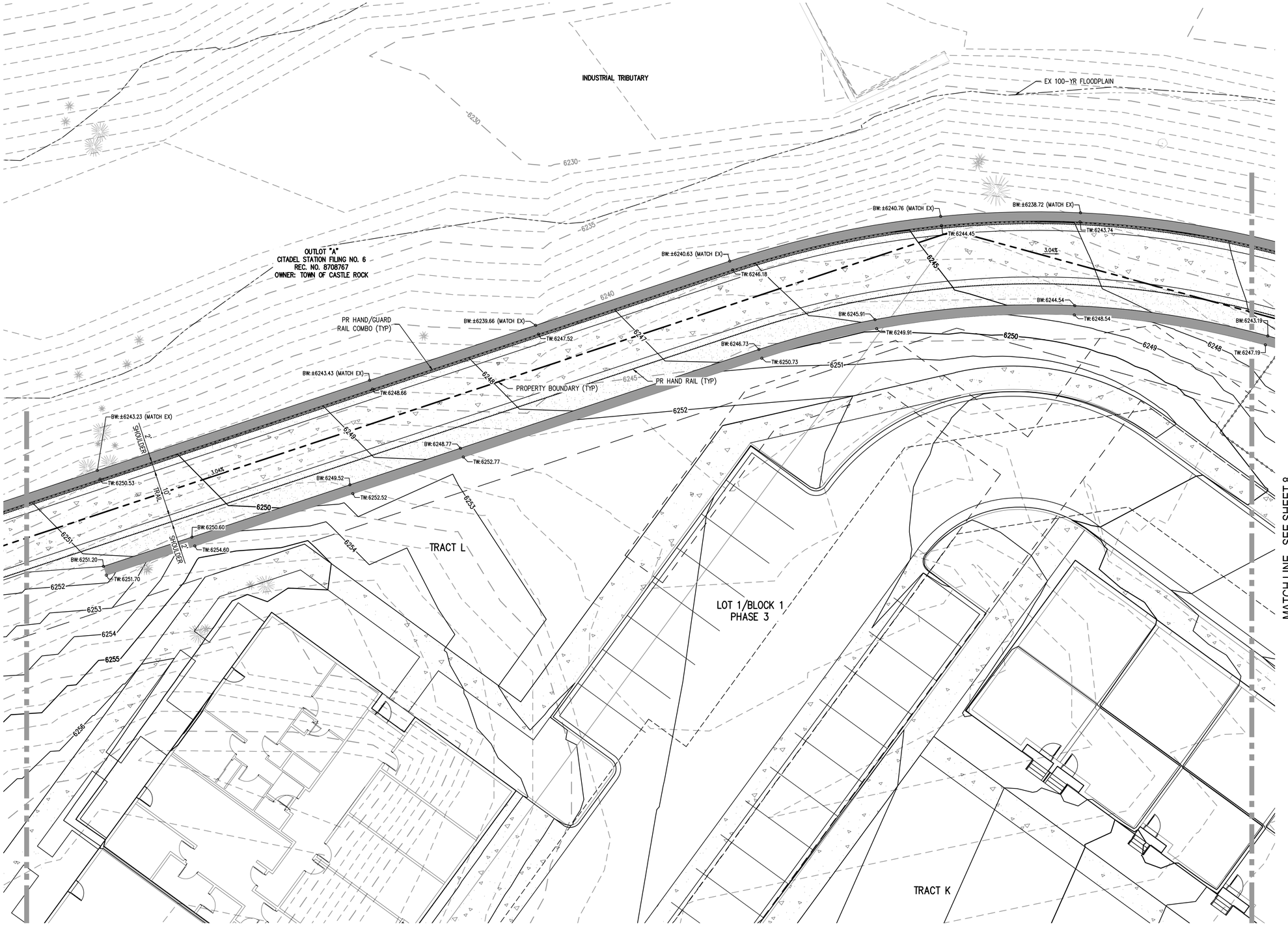
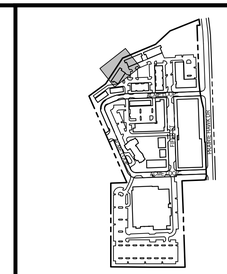
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.





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VERTICAL DATUM

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JOHN D O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: CLH
CHECKED BY: JDO
DRAWN BY: CLH

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
7
7 OF 11

FILEPATH: P:\2020\20072\ENGINEERING\GRADING\TRAIL\CD - TRAIL DETAILED GRADING.DWG LAYOUT: LAYOUT1 (2)
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PLOTTED: WED 08/07/24 5:33:41P BY: LIBBEY ENDERSBE

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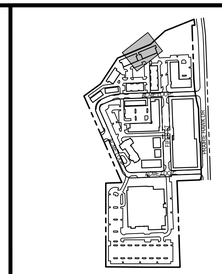

SECTION A–A
NTS

HORIZONTAL CONTROL

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Development Services Date

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SCALE: 1" = 10'

DESIGNED BY: CLH
CHECKED BY: JDO
DRAWN BY: CLH

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
8
8 OF 11

FILEPATH: P:\2020\200726\ENGINEERING\GRADING\TRAILCD - TRAIL DETAILED GRADING.DWG LAYOUT: LAYOUT1 (3)
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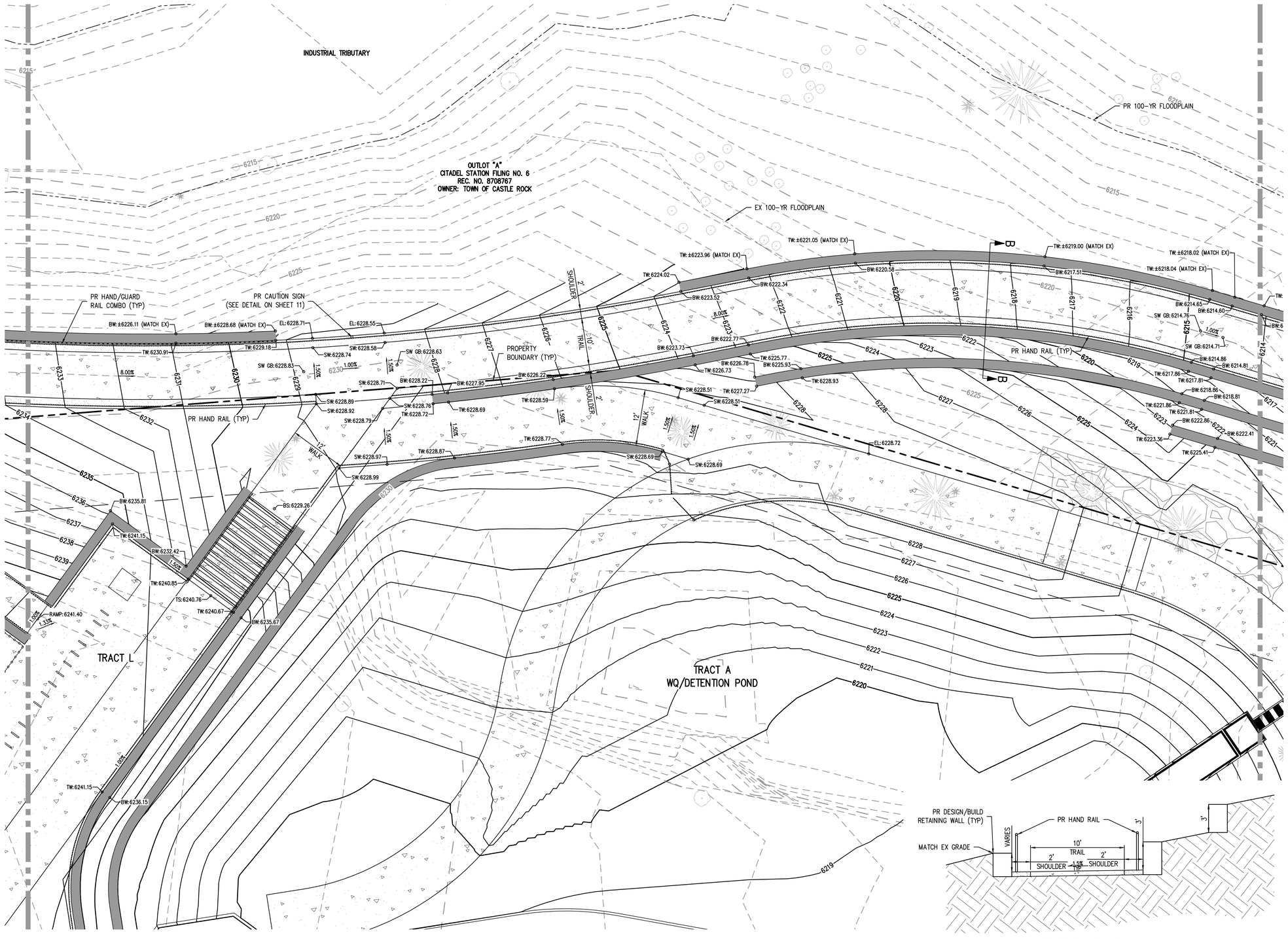

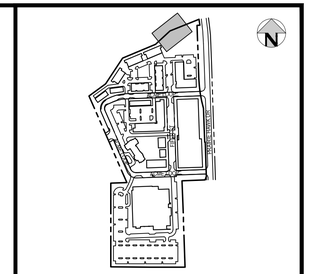

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JOHN D O'ROURKE, P.E. #43327 DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

SECTION B–B
NTS

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: CLH
CHECKED BY: JDO
DRAWN BY: CLH

ISSUE DATE: 08-07-2024	
DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
9
9 OF 11

FILEPATH: P:\2020\200726\ENGINEERING\GRADING\TRAILCD - TRAIL DETAILED GRADING.DWG LAYOUT: LAYOUT1 (4)
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PLOTTED: WED 08/07/24 5:33:51P BY: LIBBEY ENDERSBE

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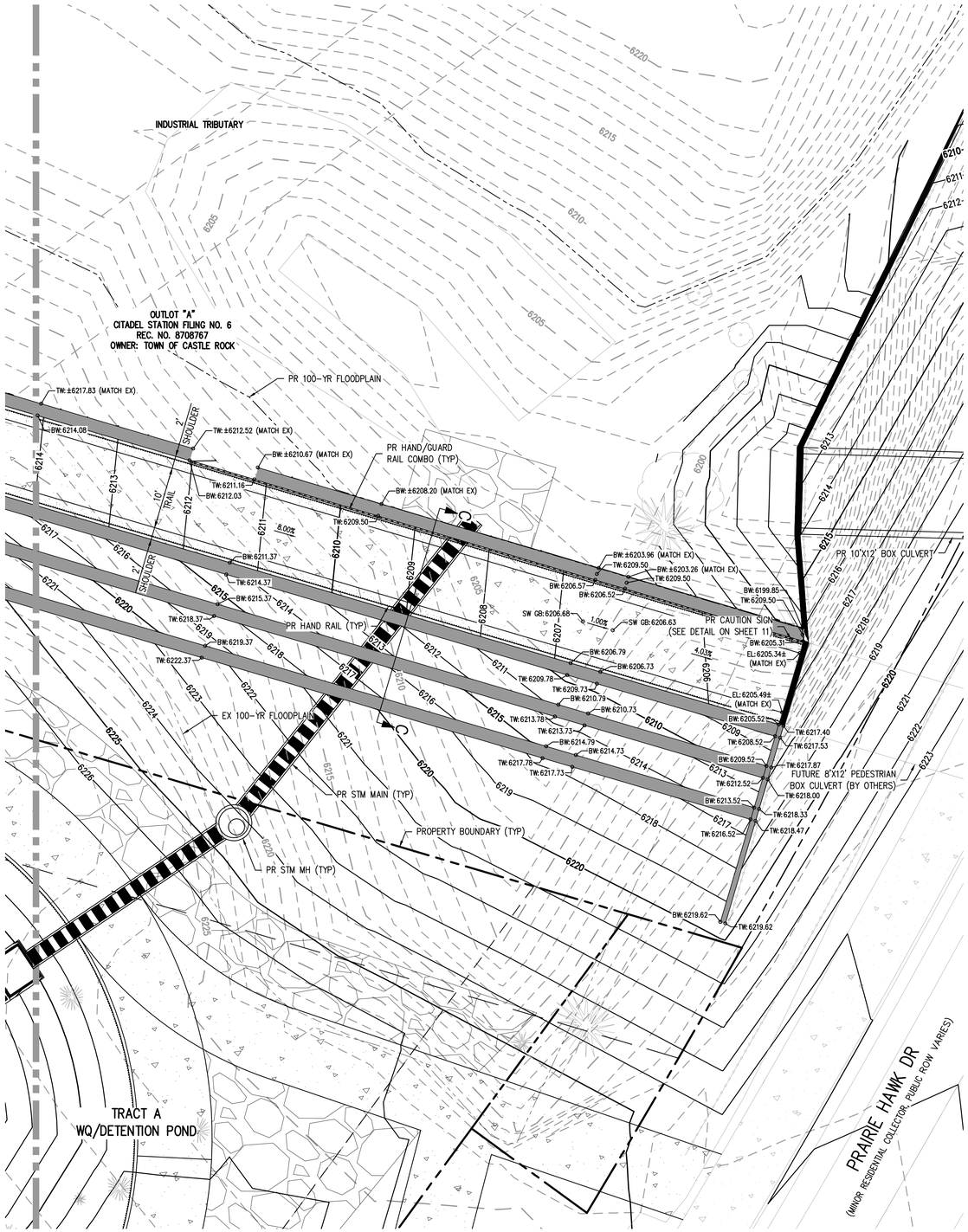

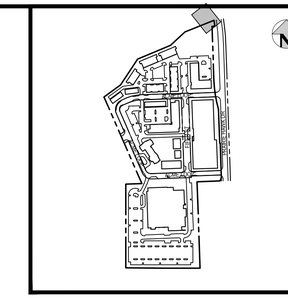

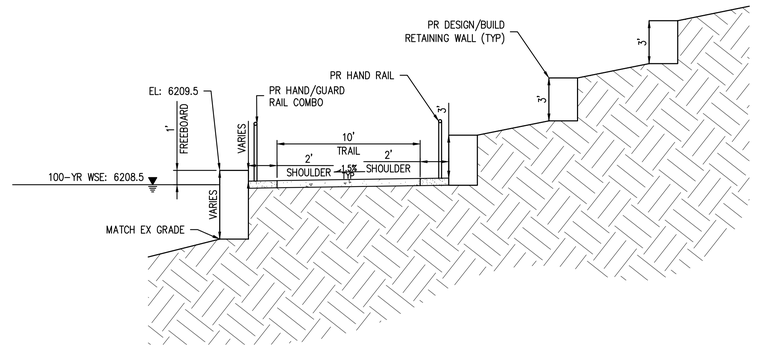

SECTION C-C
NTS

HORIZONTAL CONTROL
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DESIGNED BY: CLH
CHECKED BY: JDO
DRAWN BY: CLH

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
DETAILED GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
10
10 OF 11

FILEPATH: P:\2020\200726\ENGINEERING\GRADING\TRAILCD - TRAIL DETAILED GRADING.DWG LAYOUT: LAYOUT1 (6)
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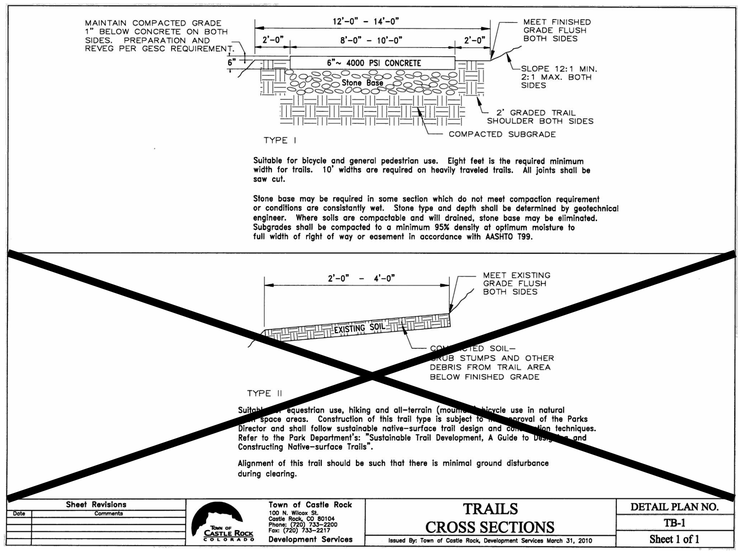
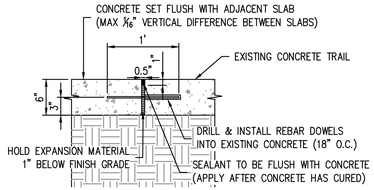


Sheet Revisions	
Date	Comments

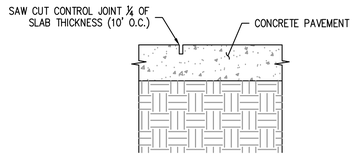
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

TRAILS
CROSS SECTIONS
Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
TB-1
Sheet 1 of 1

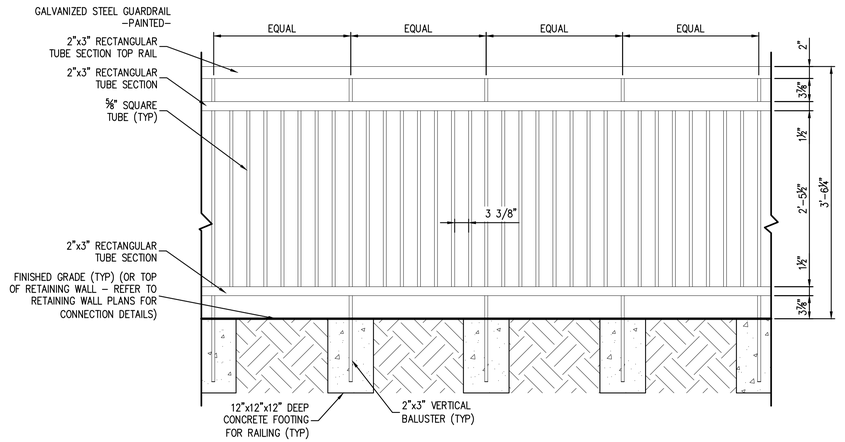


CONCRETE TRAIL @ EX. CONCRETE
NTS



CONCRETE TRAIL SECTION
NTS

FLOOD ACCESS CAUTION SIGN
NTS



HAND/GUARD RAIL COMBO
NTS

Know what's below. Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-07-2024

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - TRAIL
TRAIL DETAILS

PROJECT #: 200726
SHEET NUMBER
11
11 OF 11

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