

GENERAL NOTES

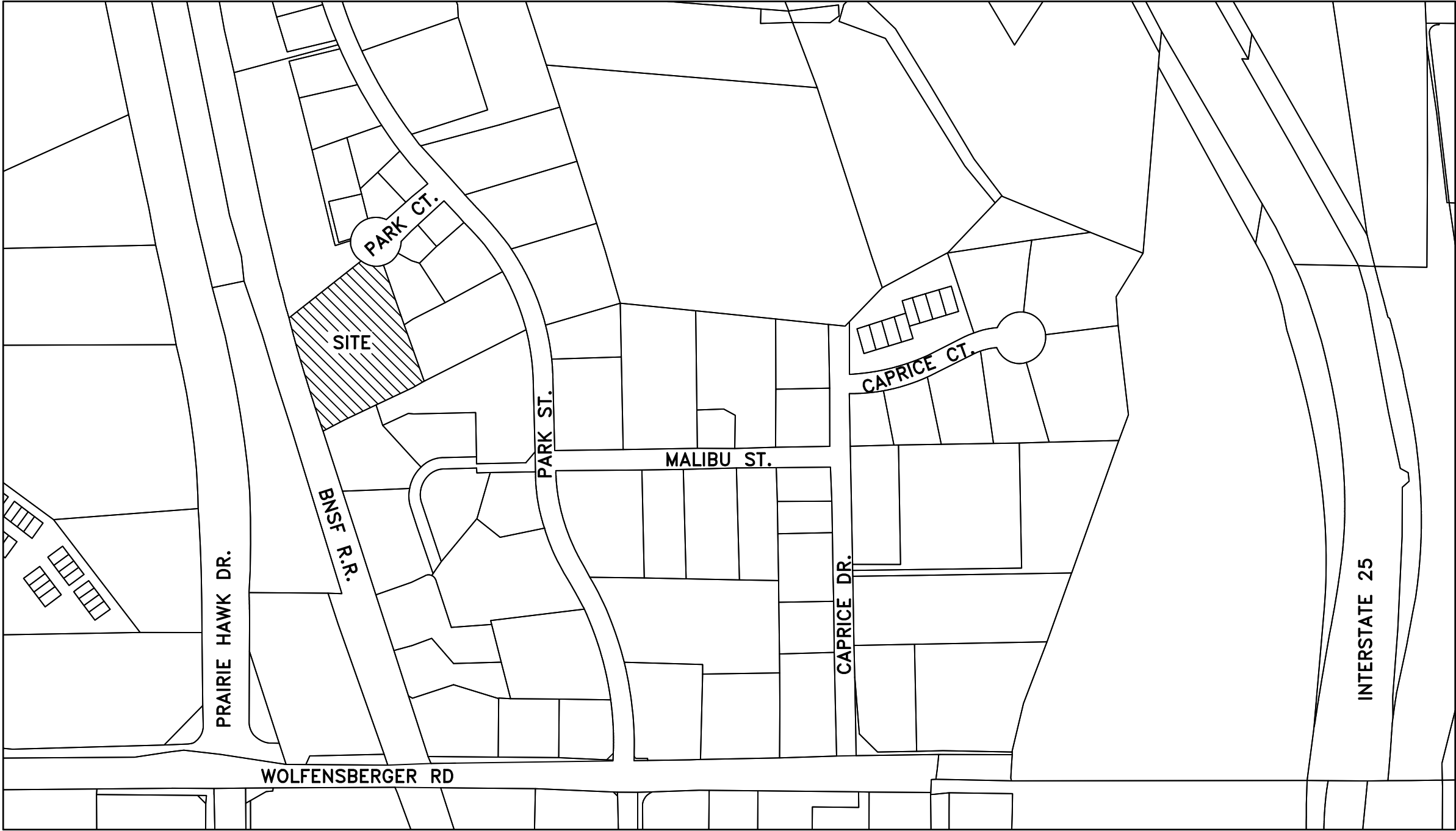
1. All materials, workmanship, and construction of Public Improvements shall meet or exceed the standards and specifications set forth in the Town of Castle Rock (TCR) Municipal Code, TCR Technical Manuals, and applicable State and Federal Regulations. Where there is conflict between these Plans and 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 any FEMA floodplain as per FEMA FIRM Panel No. 08035C0188G Dated March 16, 2016.
20. The project benchmark is Douglas County Benchmark DCBM 3.010030 ELEVATION=6394.53 (NAVD88)
21. The Basis of Bearing for the project is based on the consideration that the east line between Lots 2 & 4A bears N19 04' 14" between the monuments identified herein.

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

In Sec. 3, Township 8 South, Range 67 West,
6th P.M., Douglas County, Colorado.
LOT 2 VILLAGE NORTH 8TH AMDENDED

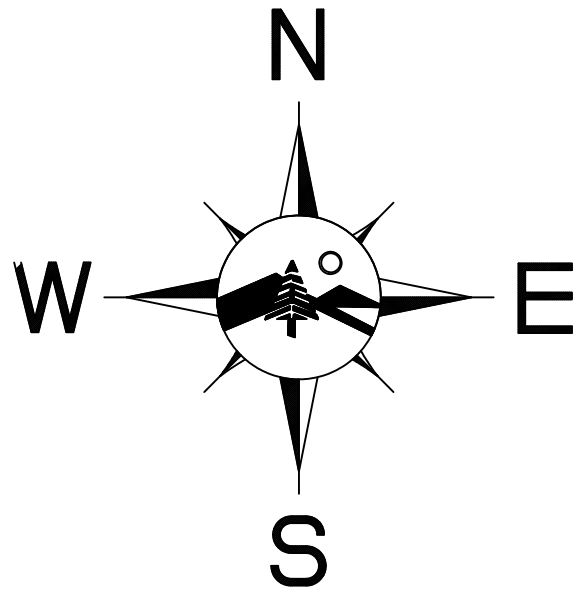
TOWN OF CASTLE ROCK PROJECT NO. CD24-0033

PARK COURT CASTLE ROCK CO 80109
PARK STREET STORAGE DETENTION POND



- VICINITY MAP -

SCALE: 1"=300'



STREET CONSTRUCTION NOTES

- ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.
- A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, MUST BE SUBMITTED TO THE TCR PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET CONSTRUCTION ACTIVITY (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
- WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.
- STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12" AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TCR PUBLIC WORKS INSPECTOR.
- VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

STORM DRAINAGE CONSTRUCTION NOTES

- ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
- ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III, INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. PVC SHALL BE IN ACCORDANCE WITH ASTM D-3034. HDPE PIPE IN ACCORDANCE WITH THE TCR PUBLIC WORKS REGULATIONS. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
- ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 24", UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
- ALL STORM DRAINAGE PIPE SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
- ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY, FOR SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
- ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.

SHEET INDEX

SHEET 1 of 3 = COVER SHEET
SHEET 2 of 3 = SITE PLAN
SHEET 3 of 3 = GRADING PLAN

FIELD CHANGE ORDER TABLE		
FCO#	DATE	PURPOSE / DESCRIPTION
-	-	-

TOWN OF CASTLE ROCK
UTILITIES DEPT.
PHONE: (720)733-6000

TOWN OF CASTLE ROCK PUBLIC WORKS
PHONE: (720)733-2462

GAS:
BLACK HILLS ENERGY
PHONE: (800) 890-5554

ELECTRIC:
IREA
PHONE: 303-688-3100

TELEPHONE:
CENTURY LINK COMMUNICATIONS
PHONE: 720-578-5142

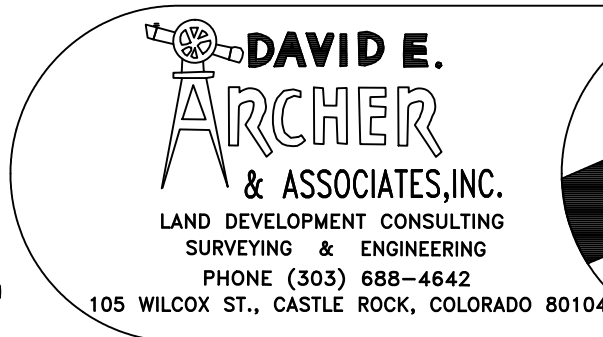
PROPERTY OWNER

PARK STREET STORAGE LLC
ATT: MARK HEATH
1500 PARK STREET
CASTLE ROCK, CO 80104
PHONE: (720)-530-7558

SURVEYOR/ENGINEER

DAVID E. ARCHER & ASSOCIATES, INC.
105 WILCOX STREET
CASTLE ROCK CO 80104
PHONE: (303)-688-4642
FAX: (303)-688-4675

SHEET 1 OF 4
OCTOBER 2024
JOB NUMBER 24-0800



UNCC

UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DOUGLAS COUNTY BENCHMARK:
DCBM 3.010030
ELEVATION = 6394.53 (NAVD88)

CONSTRUCTION NOTES:

GENERAL

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES EDITION IN USE AND WITH ANY OTHER CODES OF APPLICABLE REGULATORY AGENCIES.
SEISMIC - ZONE B
MAXIMUM SOIL LOAD - 2000 PSF
GROUND SNOW LOAD - 40 PSF
SURCHARGE LOAD - 100 PSF
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AND RESOLVED BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.

CONCRETE

- TYPE II MODIFIED CONCRETE SHALL BE USED IN ALL CONCRETE THAT CONTACTS THE SOIL. CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE.
- ALL STRUCTURAL CONCRETE SHALL ATTAIN 4,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS UNLESS OTHERWISE NOTED.
- CONCRETE SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH ACI 318, LATEST EDITION.
- CONCRETE SHALL HAVE A SLUMP GREATER THAN 2" AND LESS THAN 5".
- AIR ENTRAINMENT OF 4% TO 6% SHALL BE PROVIDED IN ALL CONCRETE MIXES.

REINFORCEMENT

- ALL REBAR SHALL CONFORM TO ASTM STANDARD A615 GRADE 60
- PROVIDE 3" CLEARANCE ON REINFORCING IN BOTTOM OF GRADE BEAMS AND FOOTINGS, 2" CLEARANCE ON SIDES OF GRADE BEAMS AND WALLS AGAINST SOILS.

SITE WORK

- FOOTINGS SHALL REST ON UNDISTURBED SOIL OR ON FILL WHICH HAS BEEN COMPACTED TO AT LEAST 95% MODIFIED PROCTOR DRY DENSITY.

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.

ZACHARY E THATCHER PE NO. 64656

DATE

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

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

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

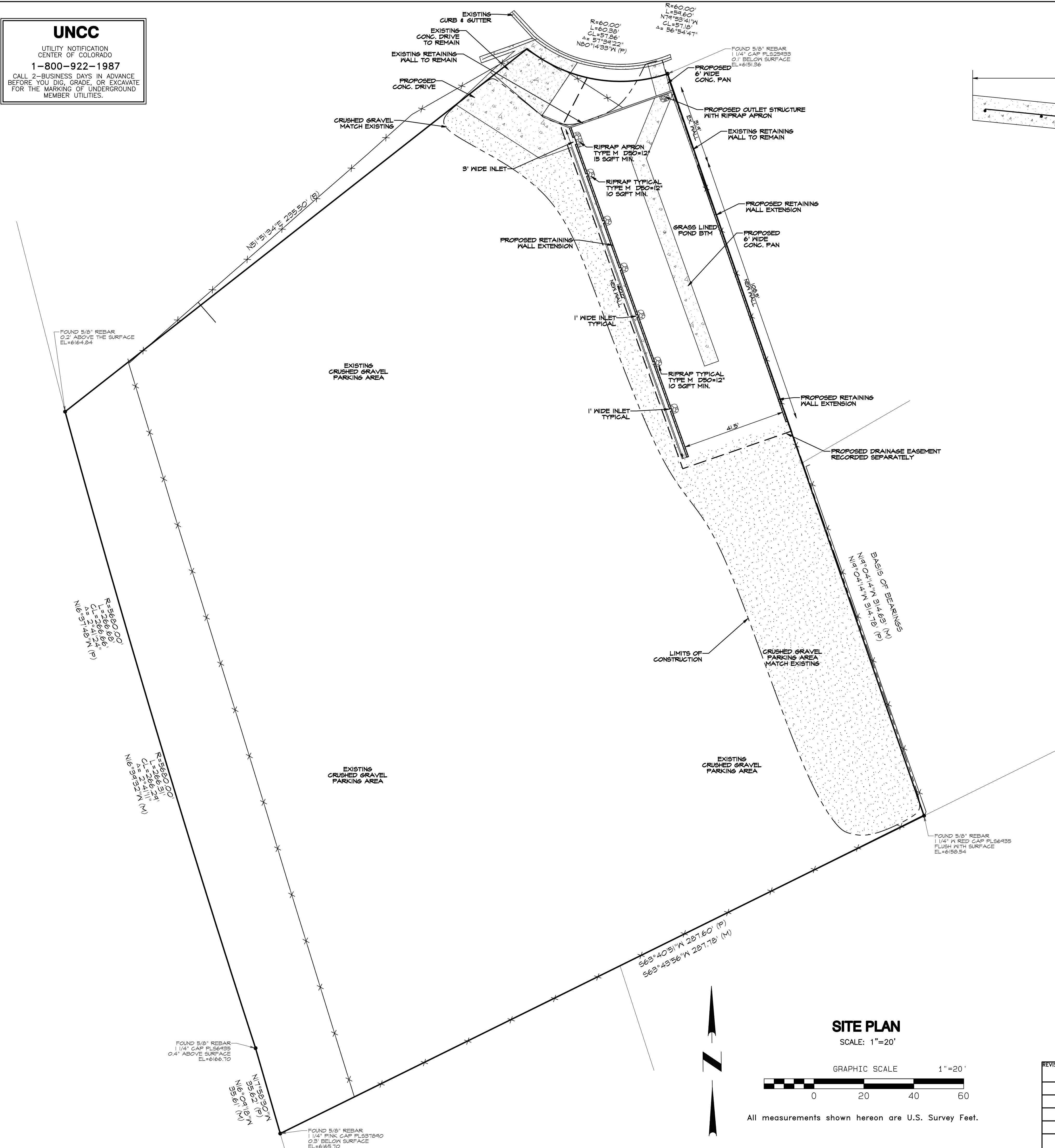
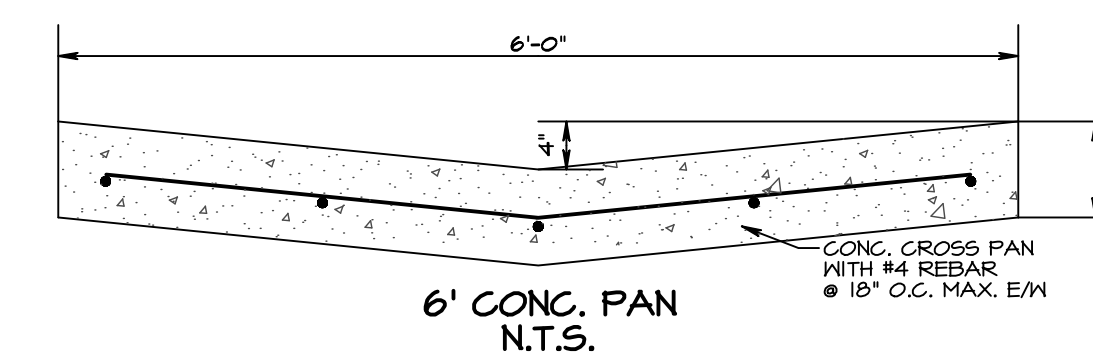
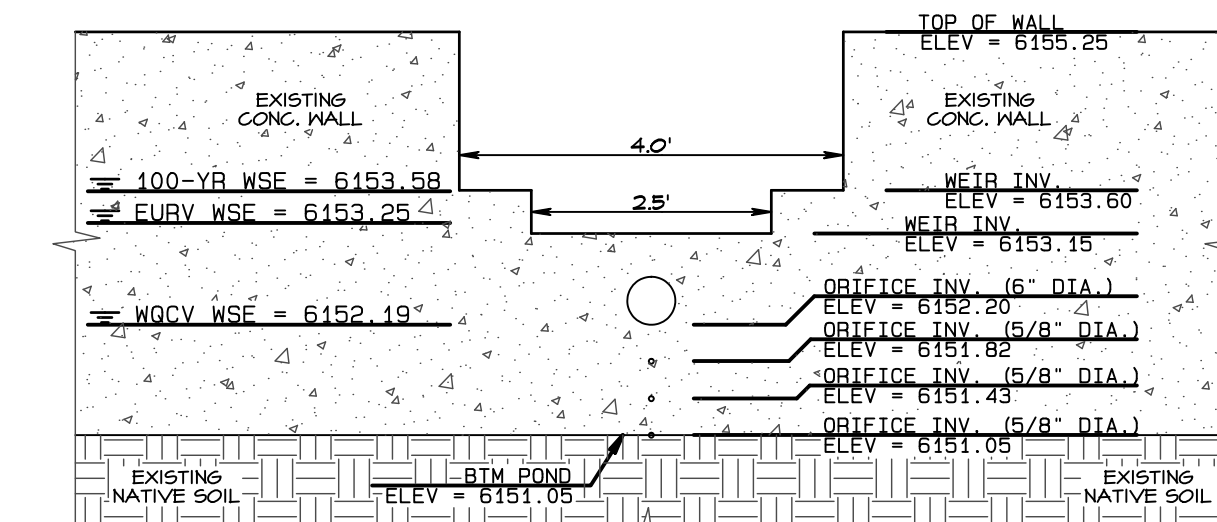
APPROVED BY:

DEVELOPMENT SERVICES DIRECTOR

DATE

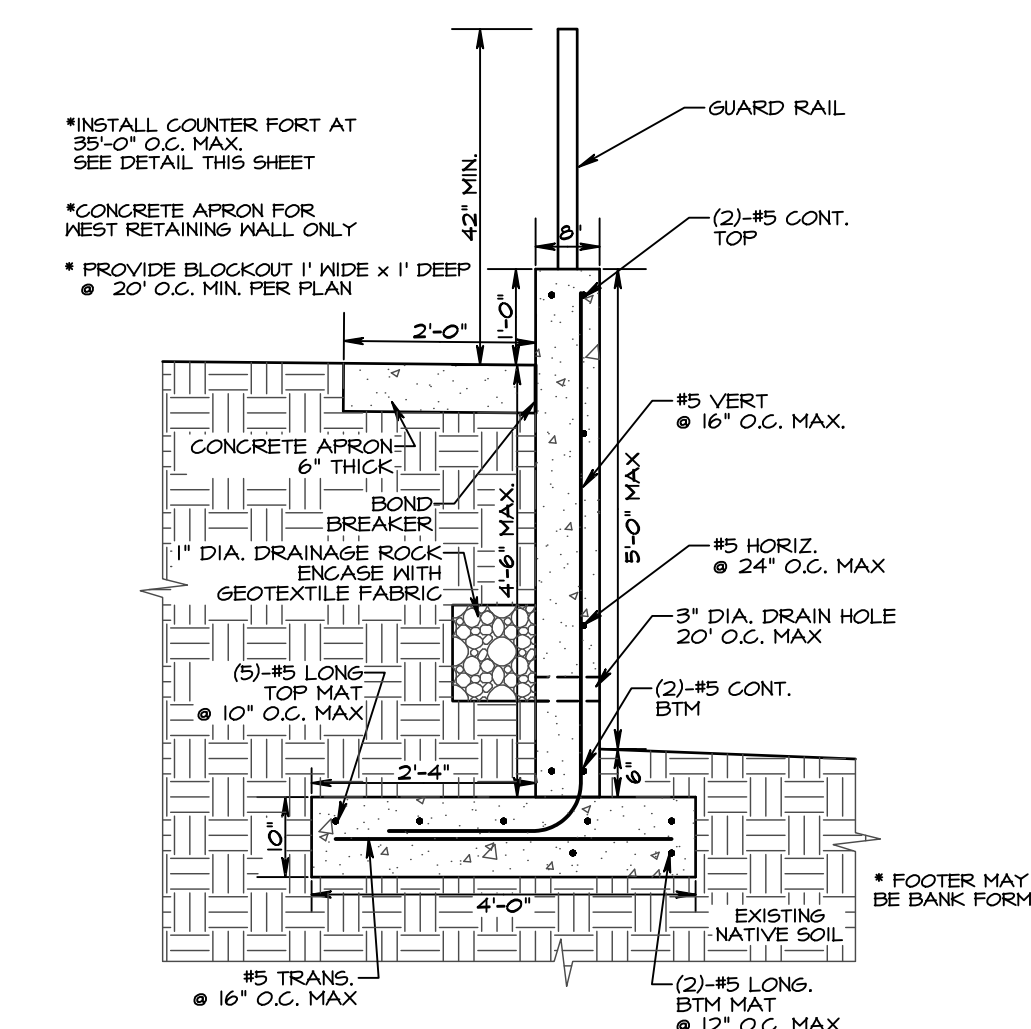
REVISIONS

UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
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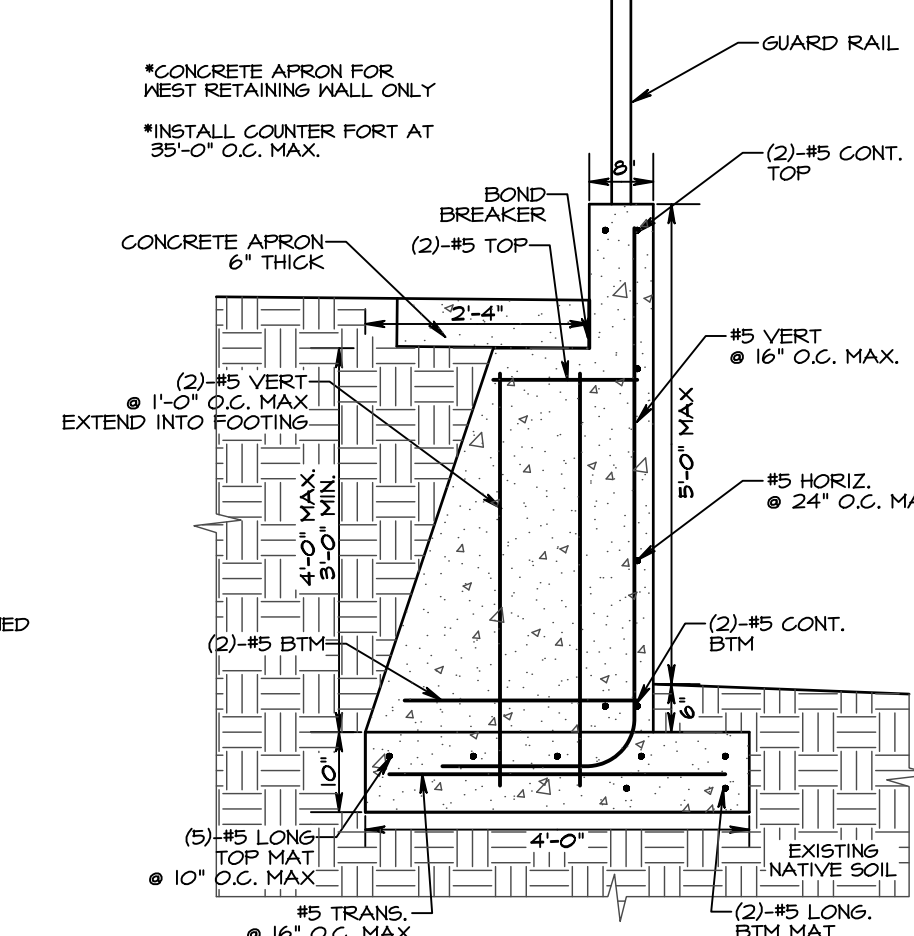


OUTLET STRUCTURE
PROFILE VIEW
N.T.S.

• PROVIDE RIPRAP APRON
AT BTM OF POND
TO HELP PREVENT CLOGGING
OF SMALL ORIFICES



NEW RETAINING WALL
SECTION VIEW
1" = 2'-0"



NEW COUNTERFORT DETAIL
SECTION VIEW
1" = 2'-0"

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ZACHARY E THATCHER PE NO. 64656

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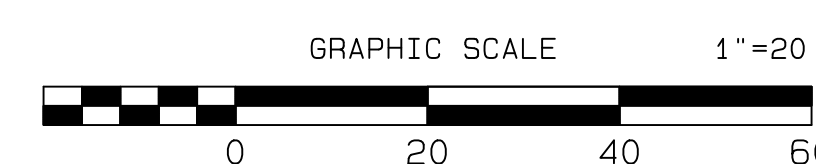
APPROVED BY:

DEVELOPMENT SERVICES DIRECTOR

DATE _____

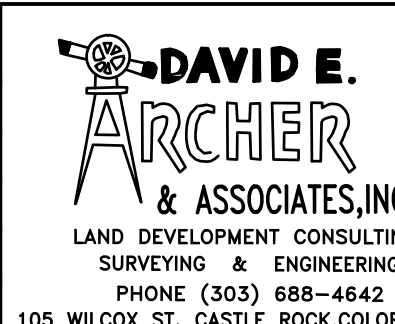
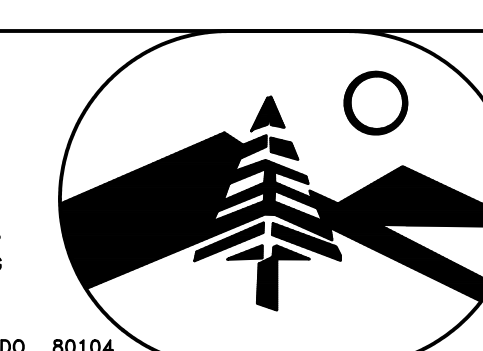
SITE PLAN

SCALE: 1"=20'



All measurements shown hereon are U.S. Survey Feet

REVISION



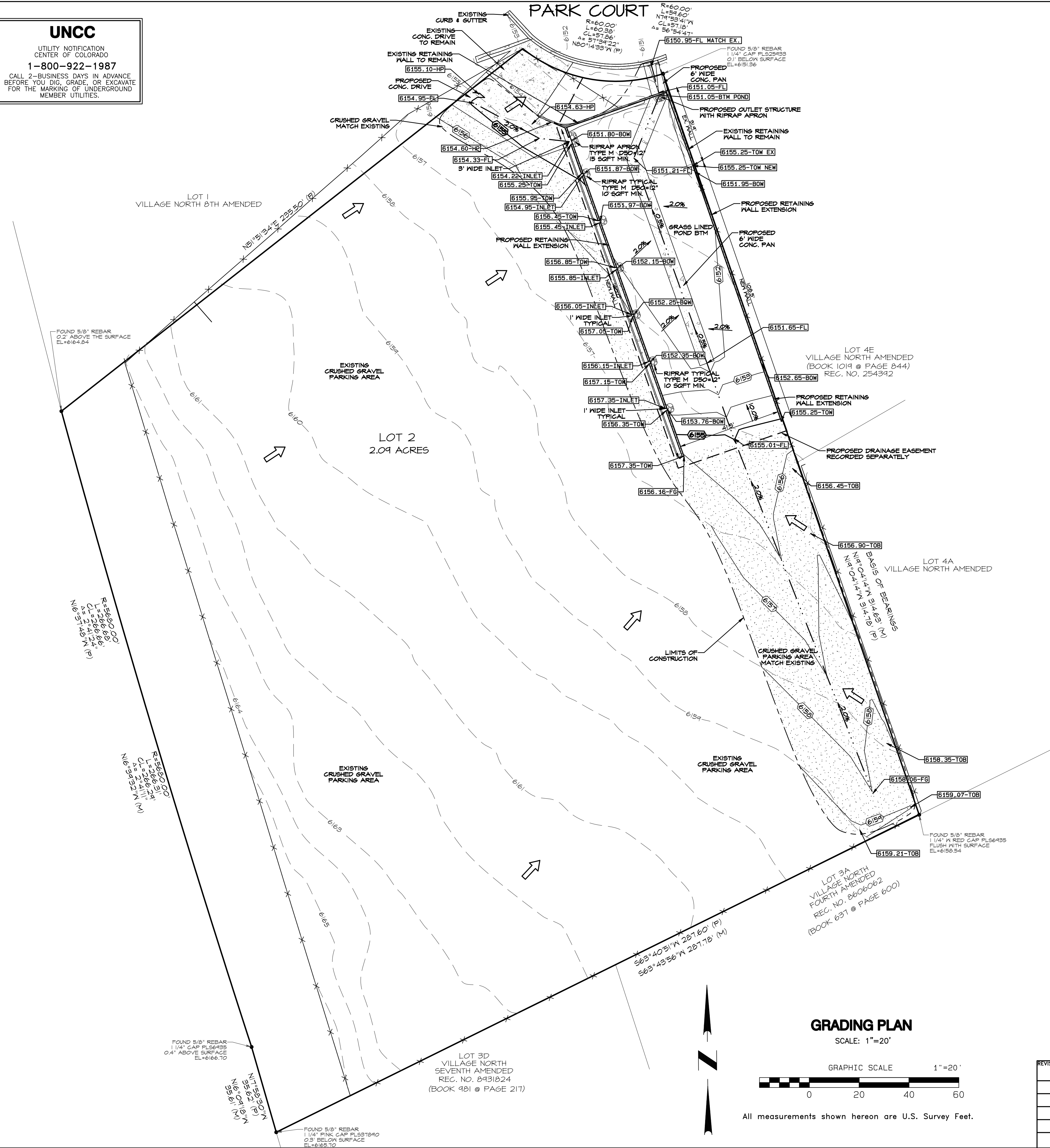
TITLE	SITE PLAN	
	LOT 2 VILLAGE NORTH 8TH AMENDED	
CLIENT	Park Street Storage	
Sheet	2 of 3	JOB NUMBER 24-0600

UNCC
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PARK COURT

LEGEND

- = DRAINAGE EASEMENT
(RECORDED SEPARATELY)
- = EXISTING CONTOUR (1' INTERVAL)
- = PROPOSED CONTOUR (1' INTERVAL)
- = PROPOSED SWALE W/ SLOPE
- = PROPOSED GRADE
- = SPOT ELEVATION
FG = FINISHED GRADE
FL = FLOW LINE
TOW = TOP OF WALL
BOW = BOTTOM OF WALL
TOB = TOP OF BERM
- NOTE
THE IMPROVEMENTS AS SHOWN HEREON DO NOT LIE WITHIN
ANY DESIGNATED 100 YEAR FLOOD PLAIN PER FIRM MAP NO.
08035C01886, DATED MARCH 16, 2016.
- DOUGLAS COUNTY BENCHMARK:
DCBM 3.010030
ELEVATION = 6394.53 (NAVD88)



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ZACHARY E THATCHER PE NO. 64656

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DEVELOPMENT SERVICES DIRECTOR

DATE

GRADING PLAN

SCALE: 1"=20'

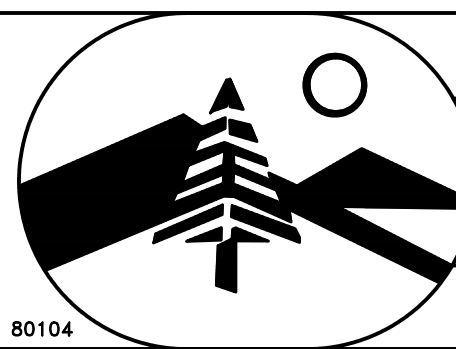
GRAPHIC SCALE

1"=20'

All measurements shown hereon are U.S. Survey Feet.

REVISIONS

DAVID E. ARCHER
& ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
SURVEYING & ENGINEERING
PHONE (303) 688-4642
105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE
GRADING PLAN
LOT 2 VILLAGE NORTH 8TH AMENDED
SCALE 1"=20'
DATE 10/09/24
CLIENT Park Street Storage
JOB NUMBER 24-0600
Sheet 3 of 3