

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

LEGAL DESCRIPTION

LOT 1, TRACT P, AND TRACT E, BLOCK 4 OF BRICKYARD FILING NO. 1, RECORDED AT RECEPTION NO. _____ TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NVAD88.

BASIS OF BEARINGS

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

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 (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 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 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, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TOR 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 TOR 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 TOR 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 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 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.

20. BENCHMARK: BENCHMARK IS NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NVAD88.

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

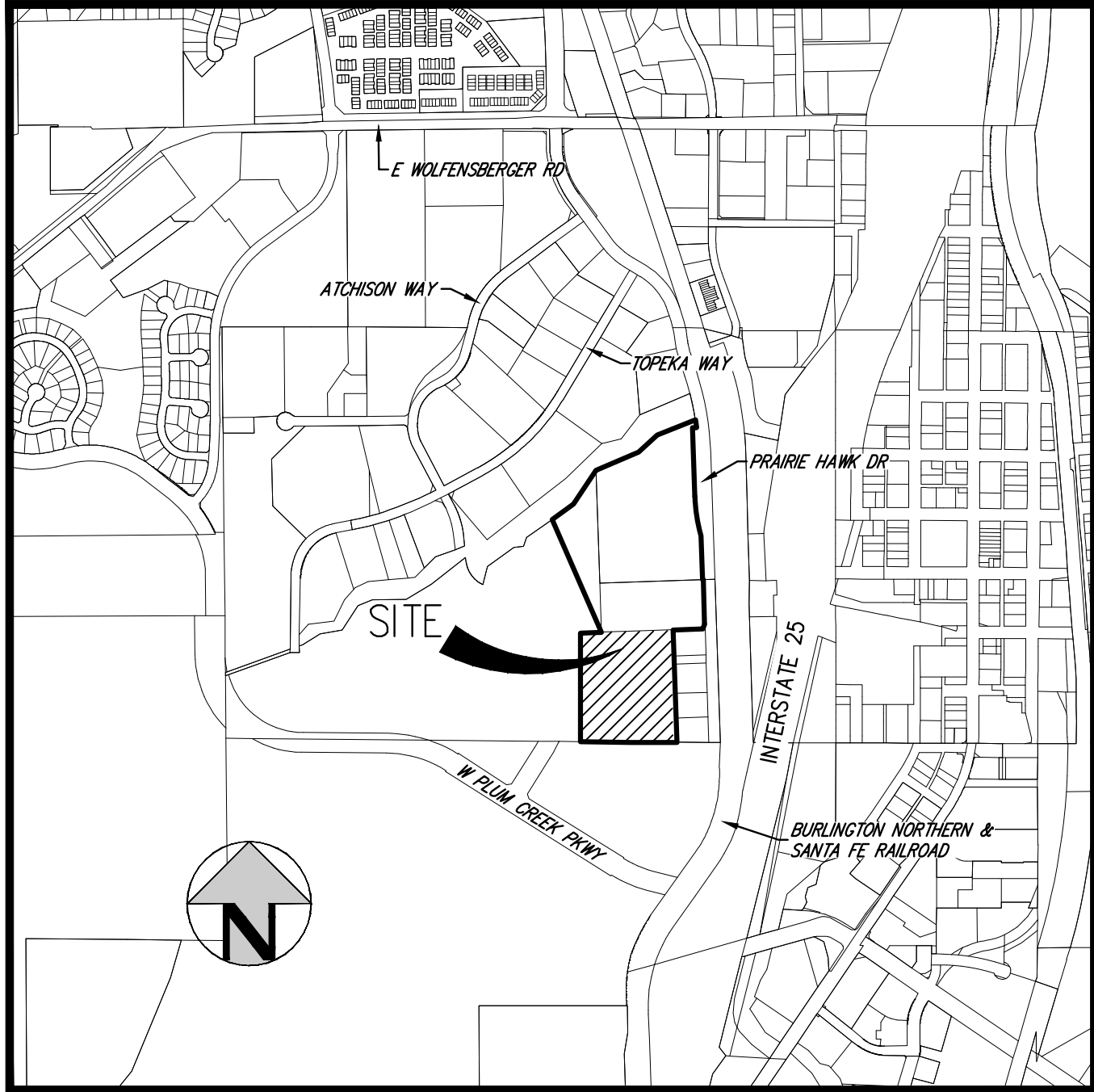
22. FUTURE (FUTR) UTILITIES AND ROADWAY IMPROVEMENTS SHOWN IN THIS PLAN SET WILL BE INSTALLED BY OTHERS (UNDER A SEPARATE CONTRACT) AS PART OF THE CD24-0030 PLAN SET.

23. TIME AND MATERIALS UTILITY PERMIT WILL BE REQUIRED WHERE THE SITE WILL TIE INTO OR CROSS CRITICAL INFRASTRUCTURE. TMU PERMIT FEES PER THE TMU COST ESTIMATE WILL BE REQUIRED TO BE PAID PRIOR TO CONSTRUCTION.

24. FDC IS TO BE FREESTANDING IN A LOCAL APPROVED BY THE FIRE CODE OFFICIAL. THE LINE TO THE FDC SHALL TERMINATE WITH A FIVE-INCH STORZ FITTING WITH PERMANENTLY ATTACHED CAP, AND A 22-30 DEGREE ELBOW TO DIRECT THE STORZ HALFWAY BETWEEN HORIZONTAL AND THE GROUND.

APPROVED VARIANCES		
TCV#	APPROVAL DATE	PURPOSE / DESCRIPTION

FIELD CHANGE ORDER TABLE		
FCO#	DATE	PURPOSE / DESCRIPTION



VICINITY MAP

SCALE: 1" = 1000'

ABBREVIATIONS	
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EV	ELECTRIC VEHICLE
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FI	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTIC
FUTR	FUTURE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
IR	IRRIGATION
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
SW	SIDEWALK
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TKC	TYPE K COPPER
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
VERT	VERTICAL
WAT	WATER
XING	CROSSING

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LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
LIMITS OF CONSTRUCTION	---	---
UTILITY EASEMENT	---	---
ACCESS EASEMENT	---	---
ACCESSIBLE ROUTE	---	---
SANITARY SEWER W/ MANHOLE	---	---
SANITARY SERVICE W/CLEANOUT	---	---
WATER LINE AND GATE VALVE	---	---
WATER SERVICE	---	---
STORM SEWER W/ MANHOLE & INLETS	---	---
WATER METER MANHOLE	---	---
FIRE HYDRANT	---	---
STREET LIGHT	---	---
SIGN	---	---
FENCE	---	---
TRANSFORMER	---	---

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

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.

TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.	
Approved By:	Date
Development Services	Date

TOWN OF CASTLE ROCK PUBLIC WORK DEPARTMENT

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CIVIL ENGINEER

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ISSUE DATE: 05-24-2024	PROJECT #: 200726
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



FILE PATH: P:\2020\07\26\ENGINEERING\CD\REC CENTER\CD - COVER SHEET.DWG LAYOUT: LAYOUT2
4:45 PM 11/08/2024
PLOTTED: THU 11/08/2023 3:17:35P BY: LIBBEY ENDERSBEE

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

STREET CONSTRUCTION NOTES

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

SIGNAGE AND STRIPING NOTES

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

FIRE NOTES

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

WATER LINE CONSTRUCTION NOTES

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, CL350 (6"-12"), CL250 (16" AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.
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 C515-01, 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 MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE PACER WB67-250" 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 PIPED 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.
18. 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.

19. 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 TAP, 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.

THE DOUBLE CHECK DETECTOR ASSEMBLY (DCCA) IS THE ONLY BACK FLOW PREVENTION DEVICE RATED FOR HORIZONTAL OR VERTICAL INSTALLATION.

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¼" 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.

SANITARY SEWER CONSTRUCTION NOTES

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. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.
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. ALL SANITARY SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
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 SYSTEM DESIGN CRITERIA MANUAL.
13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
14. THE PLUM CREEK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
15. ALL MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¼" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

LANDSCAPE NOTES

1. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESCO) STANDARD DETAIL #17.
 2. NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
 3. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
 4. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
 5. NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
 6. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15/PER GROWING SEASON.
- ## IRRIGATION NOTES
1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
 2. IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
 3. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
 4. IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
 5. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
 6. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
 7. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

TRACER WIRE INSTALLATION NOTES

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

PROFESSIONAL ENGINEER CERTIFICATION

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

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	

PRELIMINARY
NOT FOR
CONSTRUCTION



Know what's below.
Call before you dig.

DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
GENERAL NOTES

PROJECT #: 200726
SHEET NUMBER

CD2

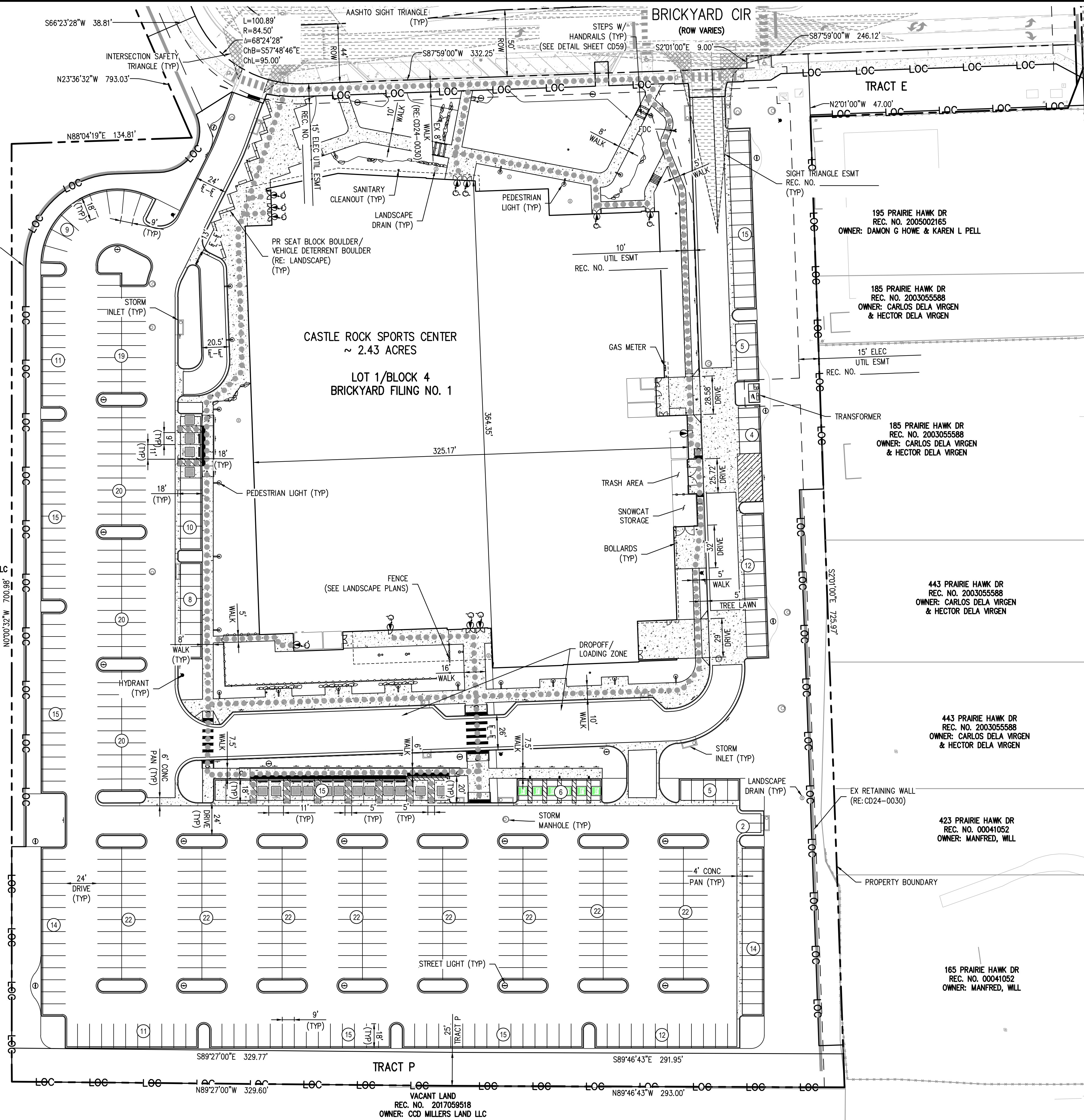
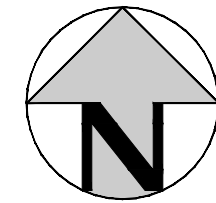
2 OF 70

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

FILE PATH: P:\2020\2027\ENGINEERING\CD\REC CENTER\CD - SITE PLAN\DWG LAYOUT\LAYOUT1.TB5
DESIGNED BY: JDO
CHECKED BY: JDO
PLOTTED: THU 03/06/25 3:17:54P BY: LIBBEY ENDERSBEE

PRAXIS ST
(ROW VARIES)

LOT 2, BLOCK 7
CITADEL STATION
FILING NO. 6 FINAL PLAT
REC. NO. 8708767
OWNER: CCD MILLERS LAND LLC



PARKING COUNT	
STANDARD PARKING	446
STANDARD EV PARKING	6
ACCESSIBLE STANDARD PARKING	12
ACCESSIBLE VAN PARKING	2
ACCESSIBLE EV PARKING	1
ACCESSIBLE EV VAN PARKING	1
TOTAL	468

LEGEND:

PROPERTY BOUNDARY	---
PROPOSED EASEMENT	- - -
EXISTING EASEMENT	- - -
PROPOSED ACCESSIBLE (ADA) PATH	●●●●●●●●
LIMITS OF CONSTRUCTION	LOC
PROPOSED CONCRETE	▨
PROPOSED CONCRETE LOADING PAD	▨
EXISTING RETAINING WALL	---
PROPOSED BUILDING ENTRANCE	⬆
PROPOSED PARKING COUNT	⓪
LANDSCAPE BOULDER WALL	⓪
PROPOSED FIRE HYDRANT	⦿

VERTICAL DATUM

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

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.

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

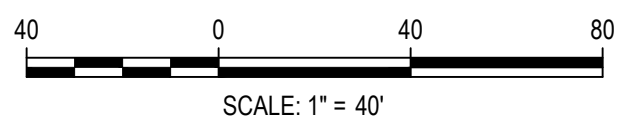
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

Approved By:

Development Services

Date

PRELIMINARY
NOT FOR
CONSTRUCTION



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	60% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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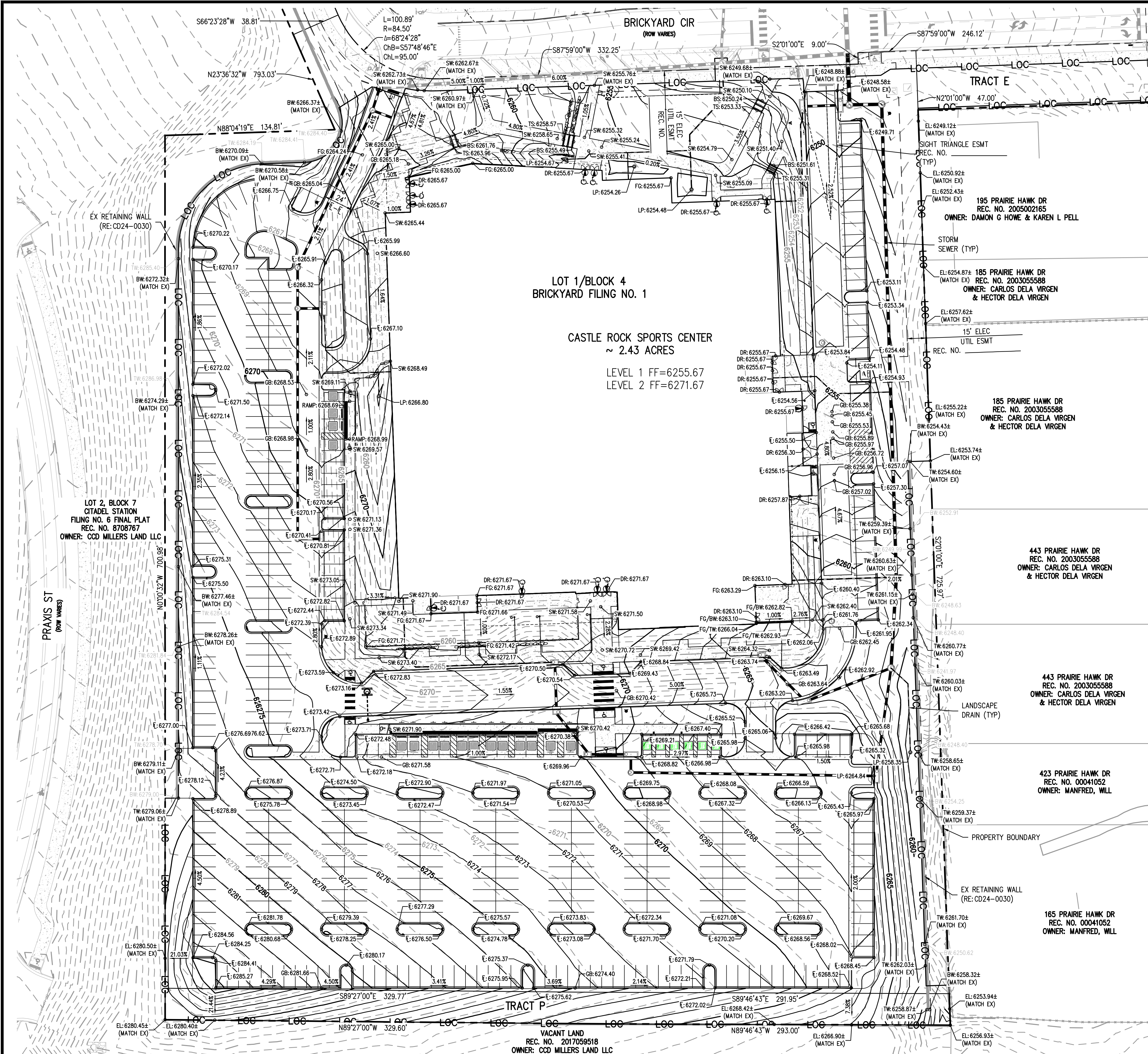
CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
SITE PLAN

PROJECT #: 200726
SHEET NUMBER

CD3

3 OF 70



GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. 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.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. 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.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

VERTICAL DATUM

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

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.

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 APPROVAL

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

Approved By:

Development Services

PROJECT #: 200726

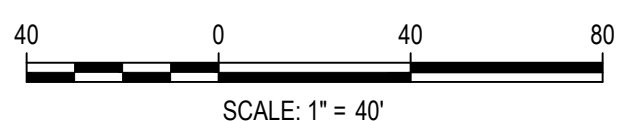
SHEET NUMBER

CD5

5 OF 70



Know what's below.
Call before you dig.



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
------	-------------------

06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER OVERALL GRADING PLAN

PROJECT #: 200726

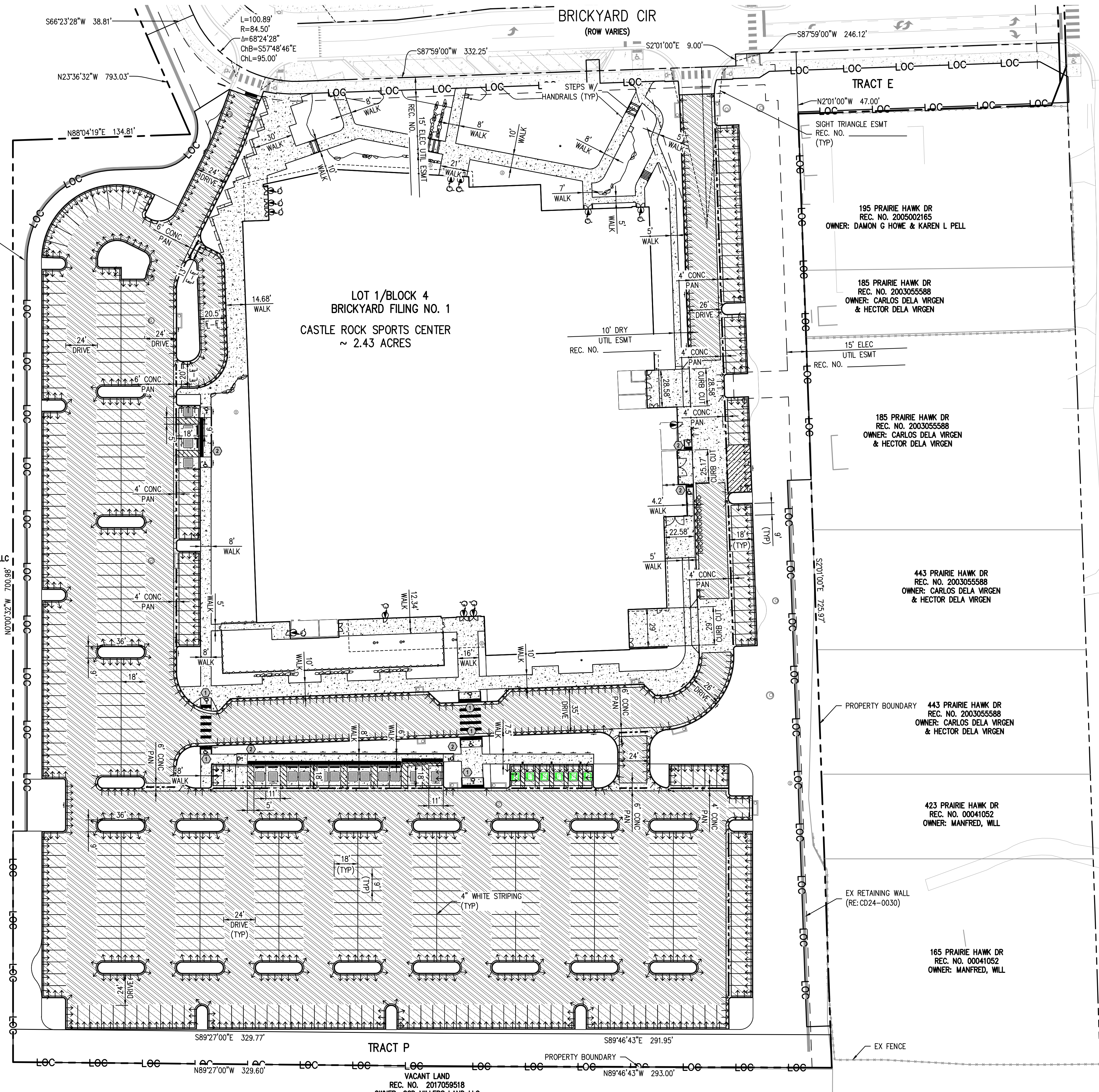
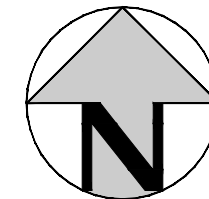
SHEET NUMBER

CD5

5 OF 70

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

FILES: H:\P\2007059518\ENGINEERING\ROADWAY\REC CENTER\CD - PAVING PLAN - REC CENTER.DWG LAYOUT: LAYOUT1
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PLOT: 11/08/2024 10:00 AM PLOTTER: HP DesignJet T1100e PLOT: 11/08/2024 10:00 AM PLOTTER: HP DesignJet T1100e



LEGEND:

- LIGHT DUTY TRAFFIC ASPHALT
- HEAVY DUTY TRAFFIC ASPHALT
- PROPOSED PORTLAND CEMENT CONCRETE
-4" FOR WALKWAYS
-6" FOR HEAVY DUTY PAVEMENT
- EXISTING/FUTURE PORTLAND CEMENT CONCRETE
- CDOT TYPE 1 CURB RAMP
(SEE DETAIL ON SHEET CD32)
- CDOT TYPE 2 CURB RAMP
(SEE DETAIL ON SHEET CD32)
- PROPOSED 4' VALLEY PAN
(SEE TOCR DETAIL ON SHEET CD31)
- PROPOSED CURB & GUTTER TYPE VC2
(SEE TOCR DETAIL ON SHEET CD31)
- PROPOSED CURB & GUTTER TYPE VC1
(SEE TOCR DETAIL ON SHEET CD31)
- PROPOSED CURB & GUTTER TYPE MS2
(SEE TOCR DETAIL ON SHEET CD31)
- PROPOSED ROCK MULCH
(SEE LANDSCAPE PLANS)

NOTE:

- PAVEMENT THICKNESSES ARE SHOWN FOR INFORMATION ONLY. PAVEMENT SECTIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK APPROVED PAVEMENT DESIGN REPORT. A PAVEMENT DESIGN REPORT IS REQUIRED FOR PERMITTING AND SHALL BE SUBMITTED BY THE CONTRACTOR/GEOTECHNICAL ENGINEER.

VERTICAL DATUM

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

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 ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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 _____

PRELIMINARY
NOT FOR
CONSTRUCTION



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	60% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL

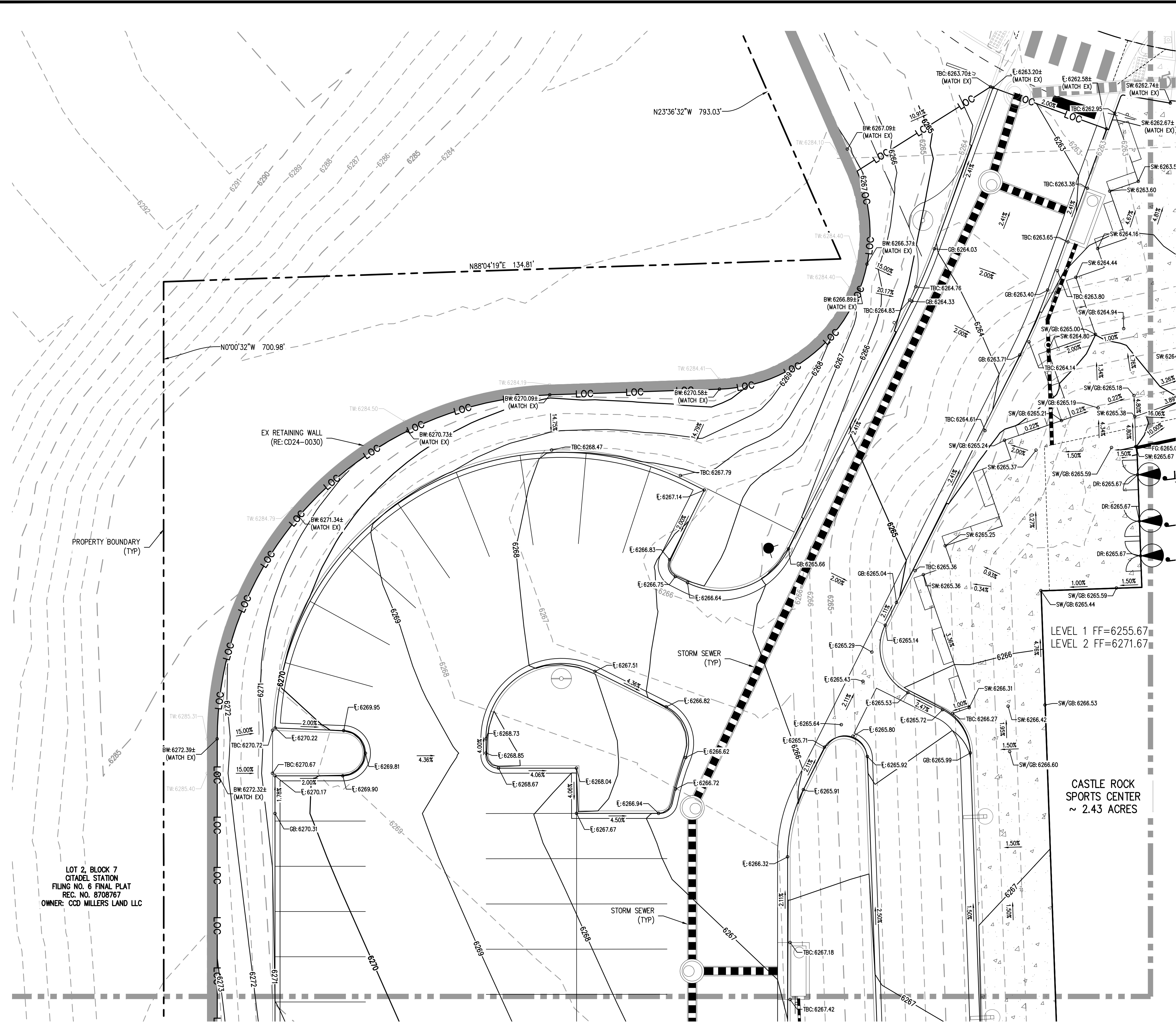
HKS HARRIS KOCHER SMITH

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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
PAVING PLAN

PROJECT #: 200726
SHEET NUMBER
CD7
7 OF 70



GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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. CUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIAL SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. 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.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. 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.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH TO THE SIDEWALK).
18. RETAINING OF RETAINMENT WALLS 4-FOOT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

VERTICAL DATUM

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HORIZONTAL CONTROL

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AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROD W/ 2"
CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS
SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

PROFESSIONAL ENGINEER CERTIFICATION

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PRELIMINARY
NOT FOR
CONSTRUCTION

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

ECT #: 200726

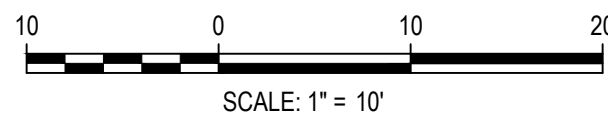
HEET NUMBER

CD8

8 OF 70



Know what's below.
Call before you dig



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER

DETAILED GRADING PLAN

PROJECT #: 200726

HEET NUMBER

CD8

8 OF 70

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

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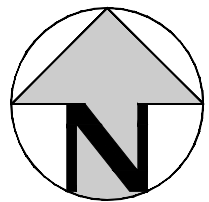
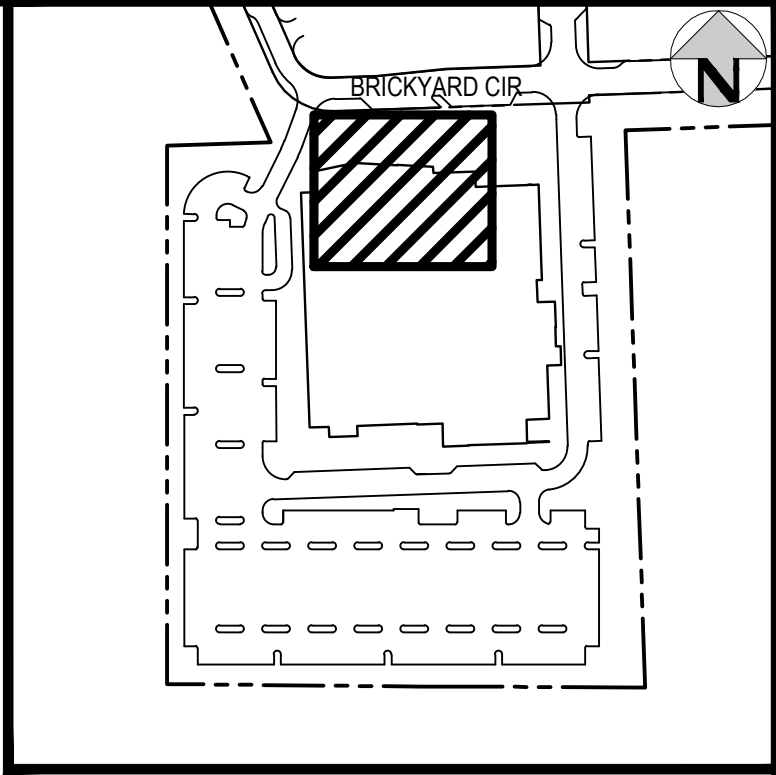
MATCH LINE - SEE SHEET CD8

TER
ES

55.67
71.67

CASTLE ROCK SPORTS CENTER
~ 2.43 ACRES
LEVEL 1 FF=6255.67
LEVEL 2 FF=6271.67

MATCH LINE - SEE SHEET CD10



KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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).
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8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
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10. 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.
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VERTICAL DATUM

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PROFESSIONAL ENGINEER CERTIFICATION

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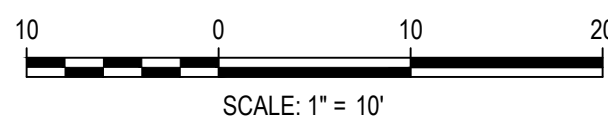
TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services

Date



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

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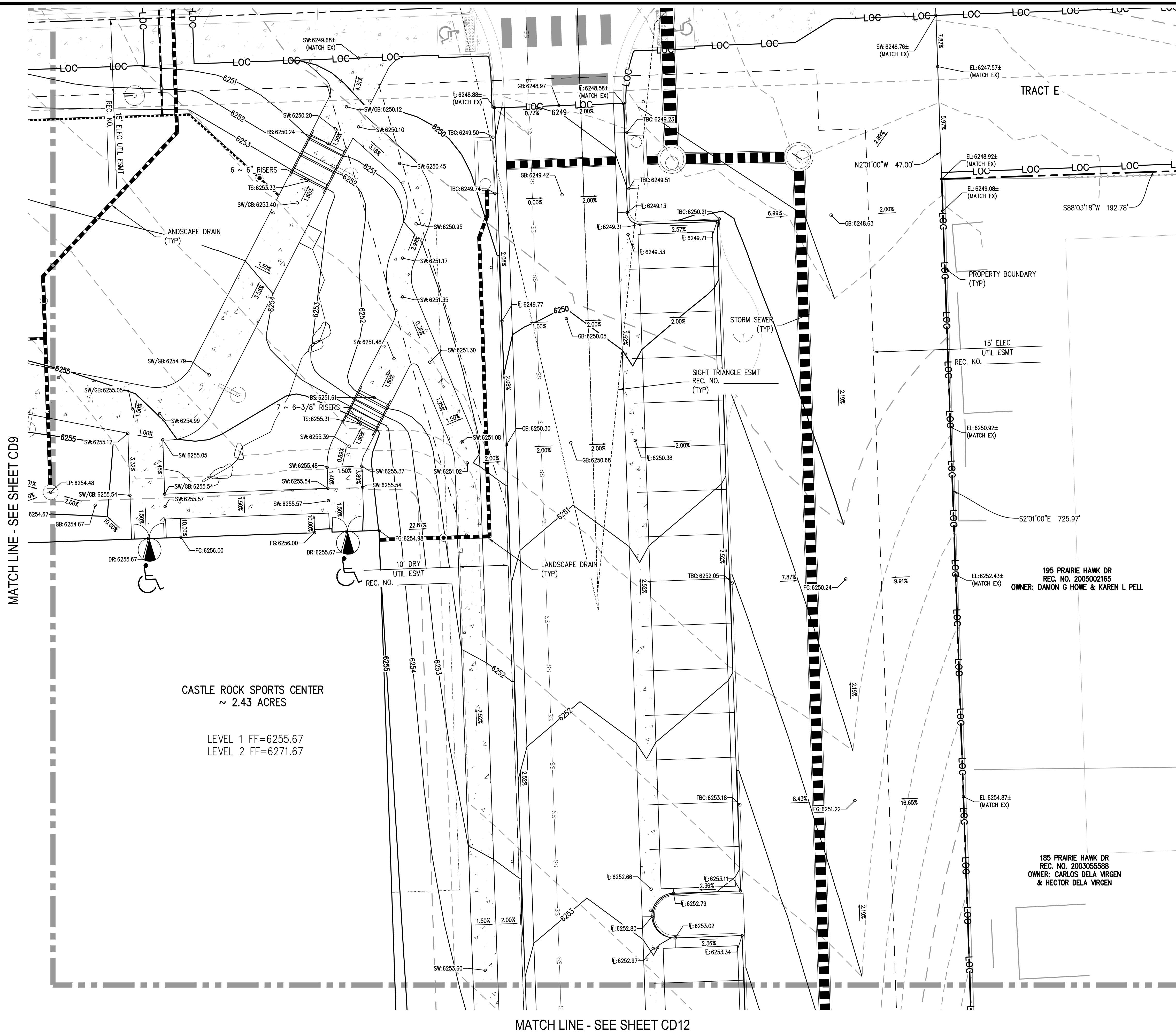
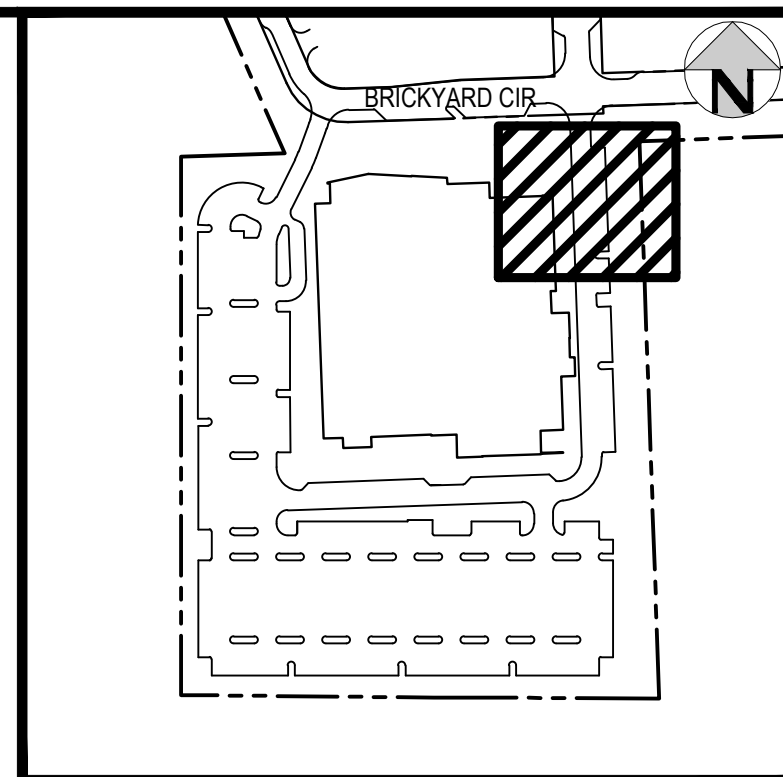
CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

CD9

9 OF 70



KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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%.
4. CURB RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
5. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
6. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
7. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
8. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT ALLOW WATER TO RUN TO THE LANDSCAPE EDGE WATER SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
9. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
10. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
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12. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
13. 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.
14. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
15. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL CORRELATE WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT FINISH FLOOR ELEVATIONS.
16. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY.
17. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
18. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
19. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MAINTAINING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
20. RETAINING WALLS, WHETHER FINISHED OR RAINING, IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

VERTICAL DATUM

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

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 REDE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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

DAT

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services

PROJECT #: 200726

SHEET NUMBER

CD10

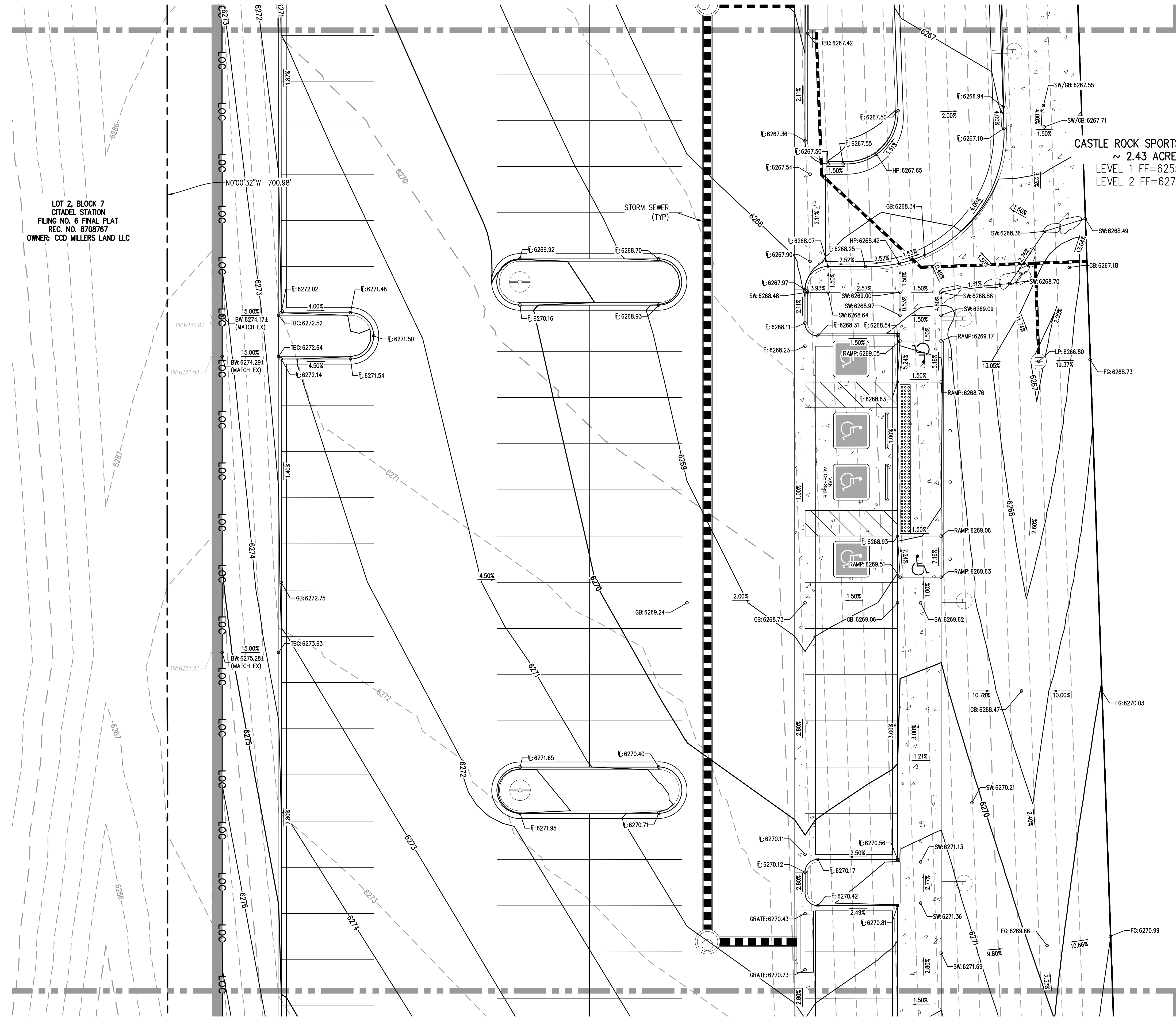
10 OF 70

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

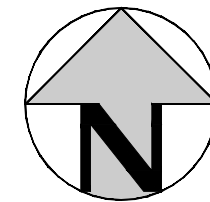
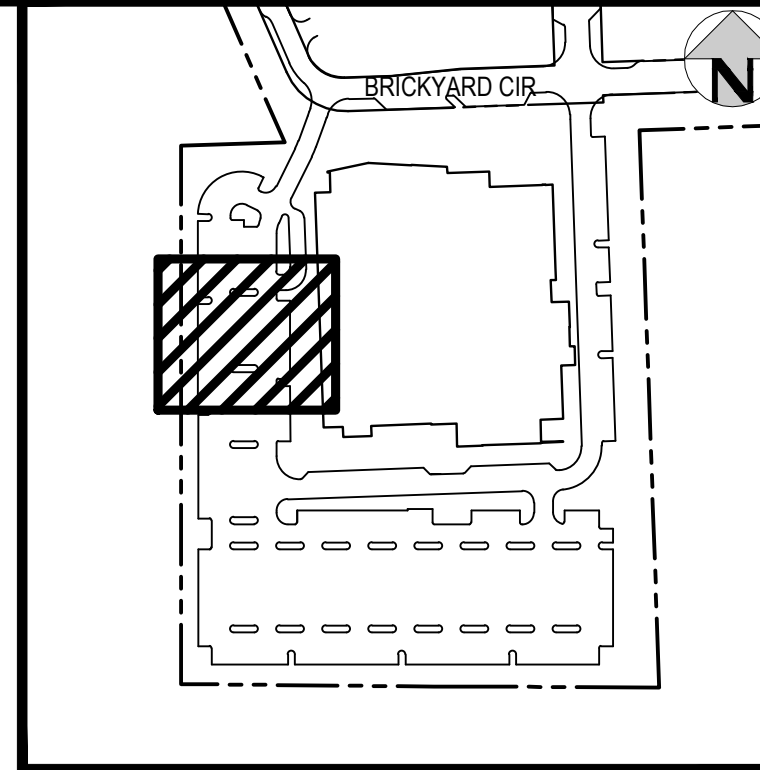
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DESIGNED BY: JDO
CHECKED BY: JDO
PLOTTED: THU 03/06/2025 3:18:33 PM BY: LIBBEY ENDERSBEE

MATCH LINE - SEE SHEET CD8

LOT 2, BLOCK 7
CITADEL STATION
FILING NO. 6 FINAL PLAT
REC. NO. 8708767
OWNER: CCD MILLERS LAND LLC



MATCH LINE - SEE SHEET CD13



KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. 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.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. 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.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. RETAINING WALLS: SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

VERTICAL DATUM

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

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 ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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

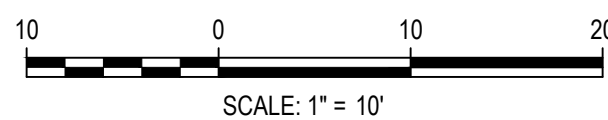
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

Approved By:

Development Services

Date

PRELIMINARY
NOT FOR
CONSTRUCTION



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	60% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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

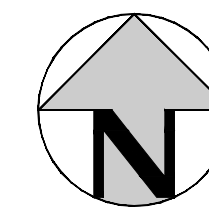
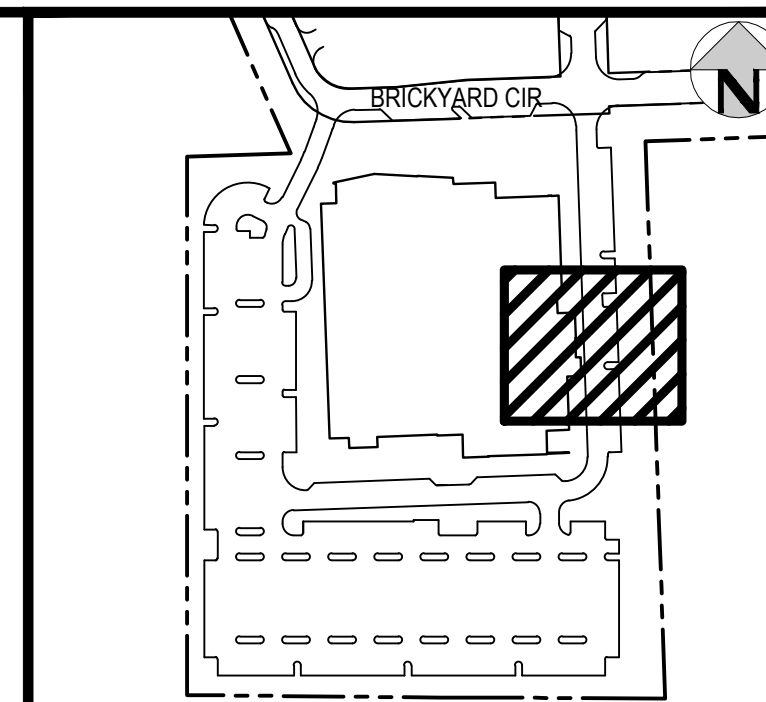
CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

CD11

11 OF 70



KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. QUICKEZ PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. 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.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. 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.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MINIMUM CLEARANCES AND/OR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. RETAINING WALLS, RETAINING WALLS 4-Feet IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

VERTICAL DATUM

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

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 ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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. #4332

DA

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services

PROJECT #:	200726
SHEET NUMBER	

CD12

12 OF 70

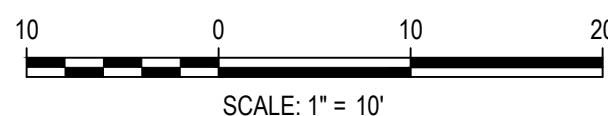
CASTLE ROCK SPORTS CENTER
~ 2.43 ACRES

LEVEL 1 FF=6255.67
LEVEL 2 FF=6271.67

MATCH LINE - SEE SHEET CD15



Know what's below.
Call before you dig.



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

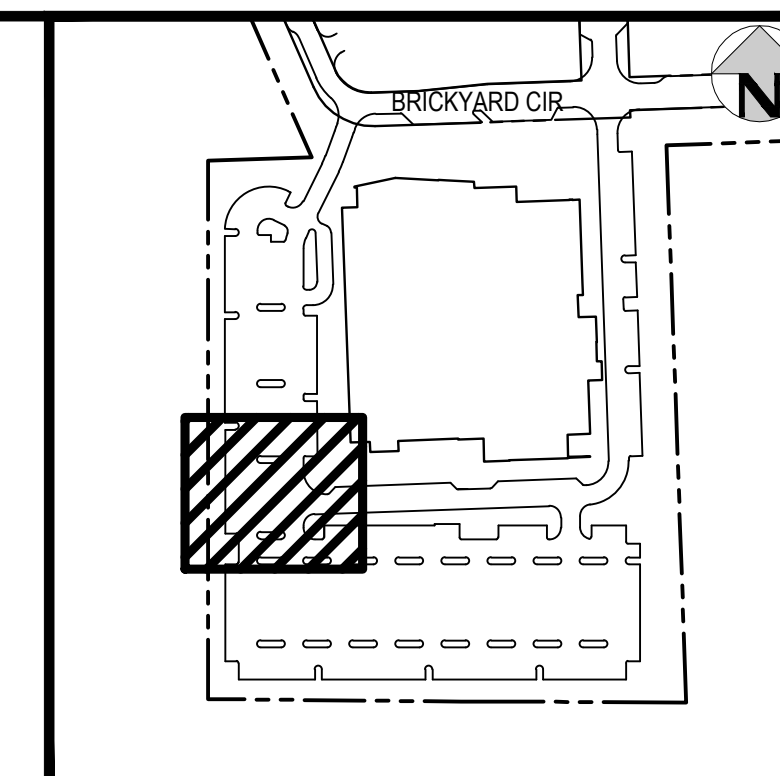
ISSUE DATE: 03-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER DETAILED GRADING PLAN



KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. THE 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.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION SET LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISE 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.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

VERTICAL DATUM

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

HORIZONTAL CONTROL

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 FILE NO. 6.

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

DA

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services

PROJECT #: 200726

SHEET NUMBER

CD13

13 OF 70

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

LOT 2, BLOCK 7
CITADEL STATION
FILING NO. 6 FINAL PLAT
REC. NO. 8708767
OWNER: CCD MILLERS LAND LLC

N0°00'32"W 700.98'—

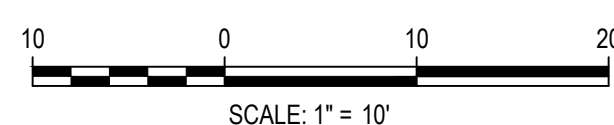
PROPERTY BOUNDARY
(TYP)

MATCH LINE - SEE SHEET CD16

MATCHLINE - SEE SHEET CD14



Know what's below.
Call before you dig.



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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

CONFLUENCE COMPANIES, LLC

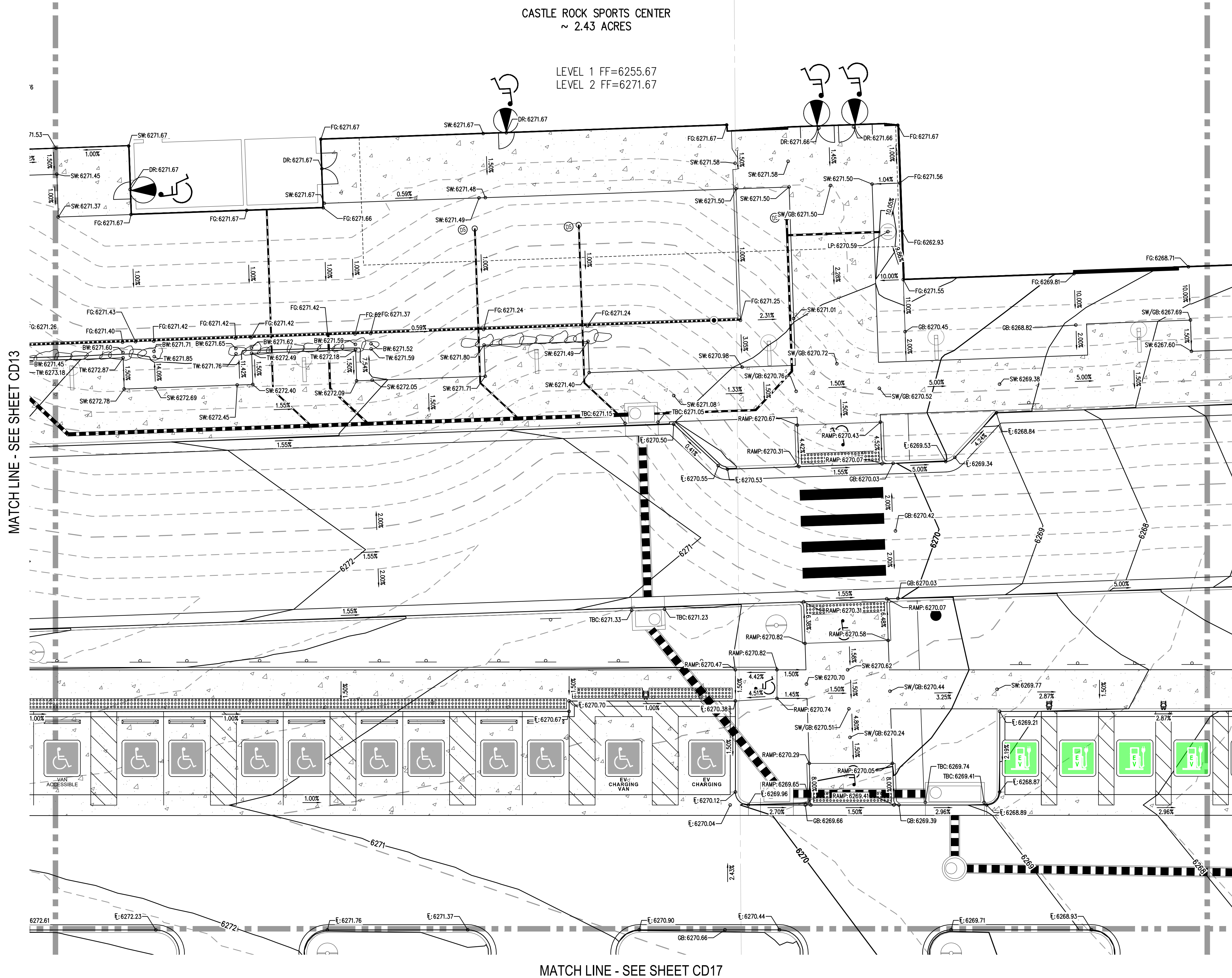
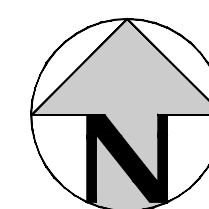
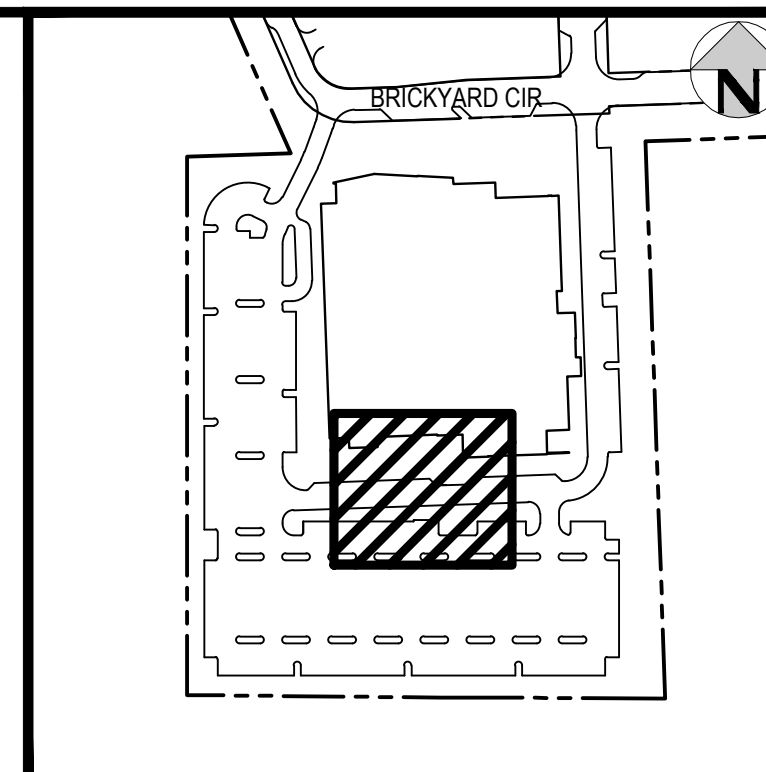
CASTLE ROCK SPORT CENTER DETAILED GRADING PLAN

PROJECT #:	200726
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SHEET NUMBER

CD13

13 OF 70



KEY MAP

SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE. SHOWN ON THESE PLANS, ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJURE TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. THE 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.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISE 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.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

VERTICAL DATUM

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

HORIZONTAL CONTROL

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 ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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

DA

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services

PROJECT #: 200726

PROJECT #:	200720
SHEET NUMBER	

CD14

14 OF 70

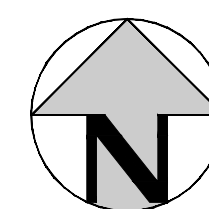
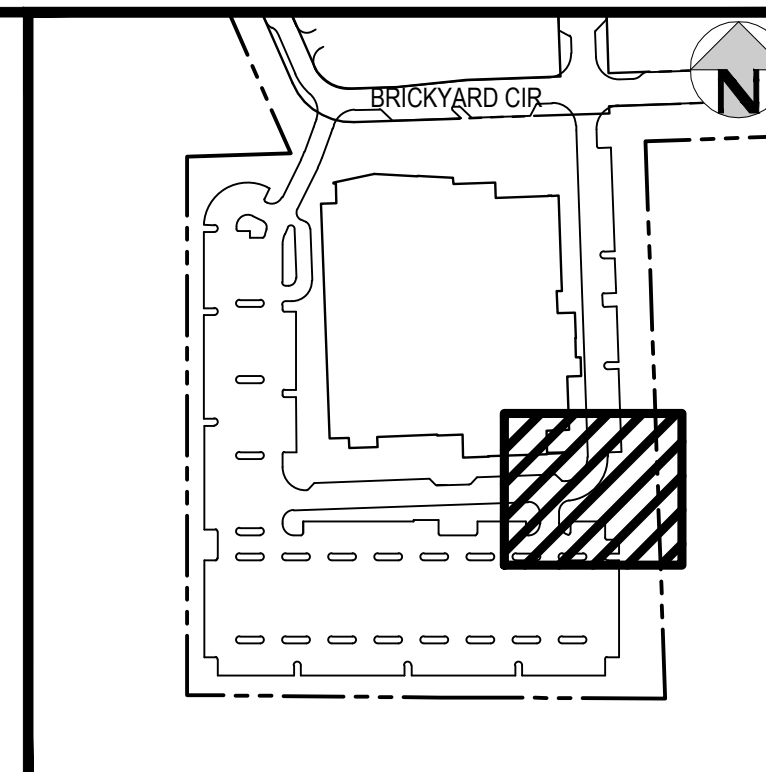


LEVEL 1 FF=6255.67
LEVEL 2 FF=6271.67

443 PRAIRIE HAWK DR
REC. NO. 2003055588
OWNER: CARLOS DELA VIRGEN
& HECTOR DELA VIRGEN

443 PRAIRIE HAWK DR
REC. NO. 2003055588
OWNER: CARLOS DELA VIRGEN
& HECTOR DELA VIRGEN

423 PRAIRIE HAWK DR
REC. NO. 00041052
OWNER: MANFRED, WILL



KEY MAP
SCALE: 1" = 250'

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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. OUTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRASS ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
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15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET AT A MINIMUM OF 2'-0" ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE CONTRACTOR SHALL PROVIDE A COMPLETE TURNDOWN AS NECESSARY.
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NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF
CONCRETE POST, ELEVATION = 6231.61 NAVD88

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.

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

DATE _____

Approved By:

Development Services

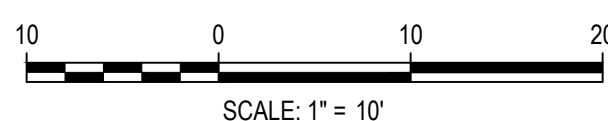
SHEET NUMBER

CD15

15 OF 70



Know what's below.
Call before you dig.



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL

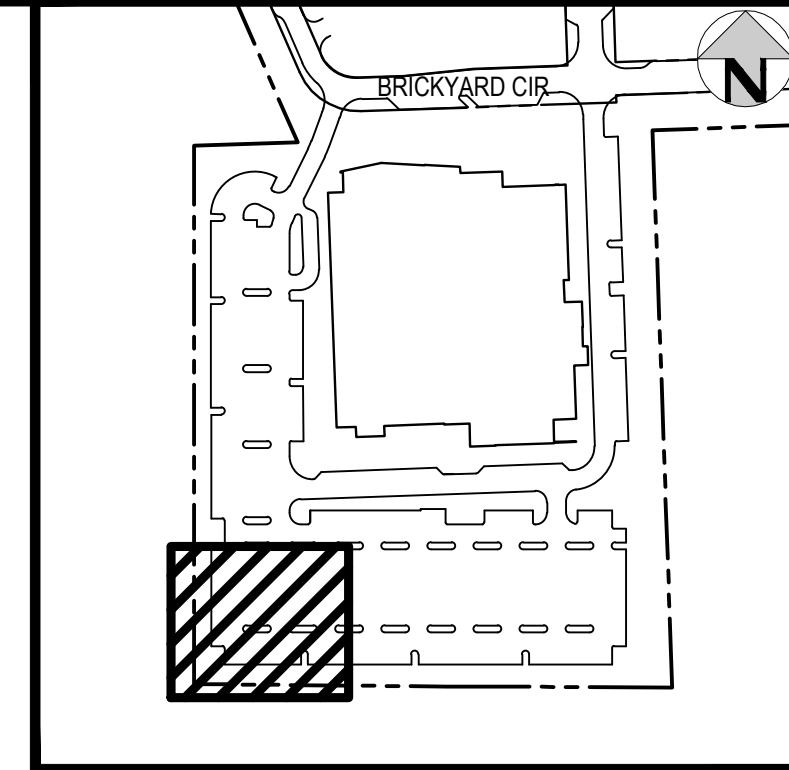


1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER DETAILED GRADING PLAN

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

[illegible]

GENERAL GRADING NOTES:

- VERTICAL DATUM

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

HORIZONTAL CONTROL

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PRELIMINARY
NOT FOR
CONSTRUCTION

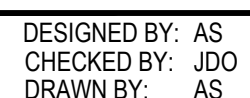
JOHN D O'ROURKE, P.E. #43327 DATE _____

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: _____

Development Services Date _____



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

CASTLE ROCK SPORT CENTER DETAILED GRADING PLAN

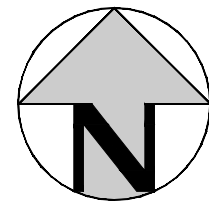
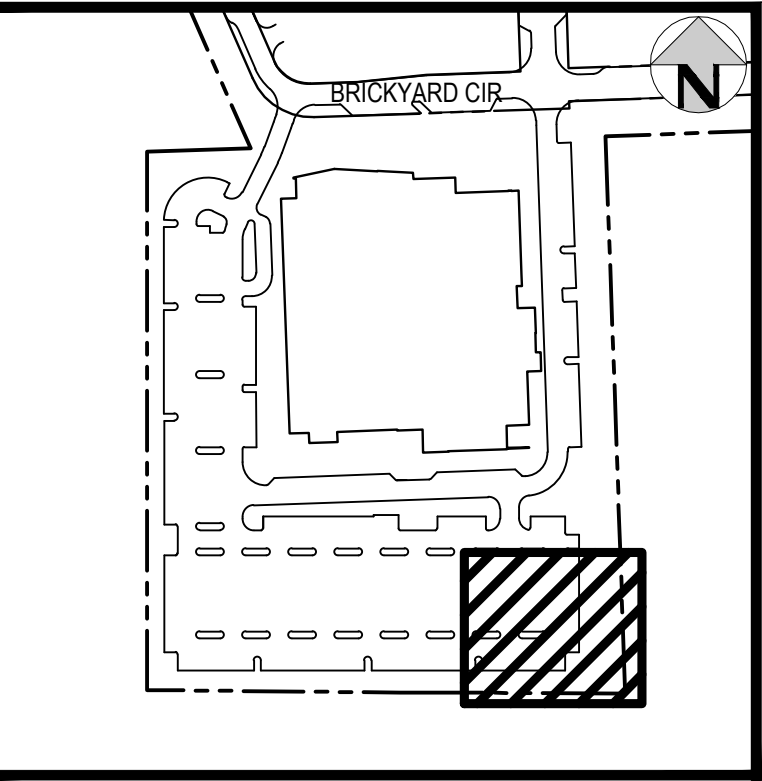
PROJECT #:	200726
SHEET NUMBER	

CD16

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

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1-LEGEND
2-GENERAL NOTES
3-KEY MAP
4-PLAN
5-SECTION
6-DETAILS
7-AS-BUILT
8-CONSTRUCTION
9-UTILITY
10-PAVEMENT
11-RETAINING WALLS
12-ROCK MULCH
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MATCH LINE - SEE SHEET CD15



KEY MAP
SCALE: 1" = 250'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, 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. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT MINIMUM 8-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
9. NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 1%, UNLESS OTHERWISE NOTED.
10. 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.
11. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
12. 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.
13. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES (PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
14. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
15. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
16. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
17. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
18. RETAINING WALLS: SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

VERTICAL DATUM

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

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 ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

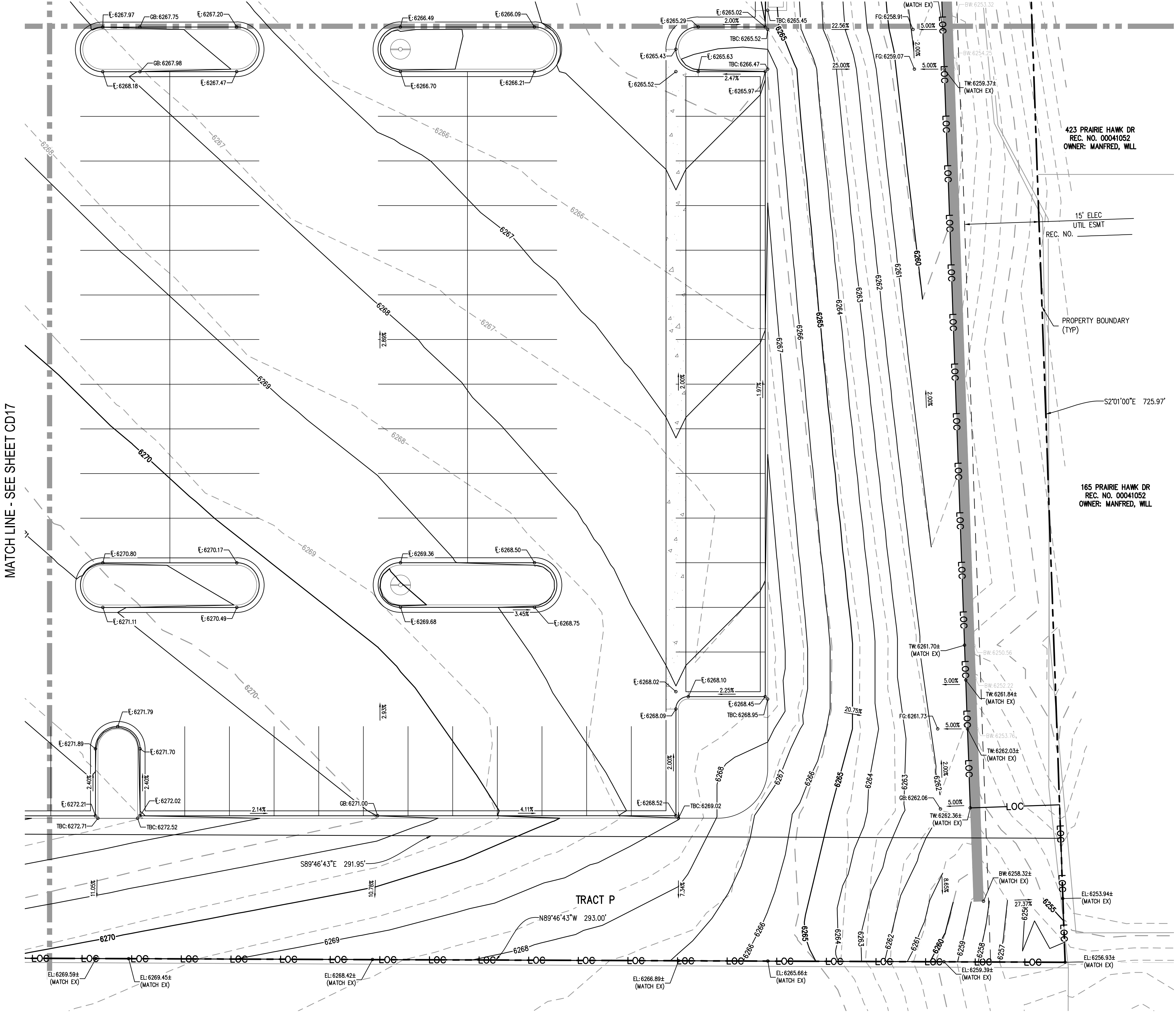
PROFESSIONAL ENGINEER CERTIFICATION

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 APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	
Development Services	Date

MATCH LINE - SEE SHEET CD17

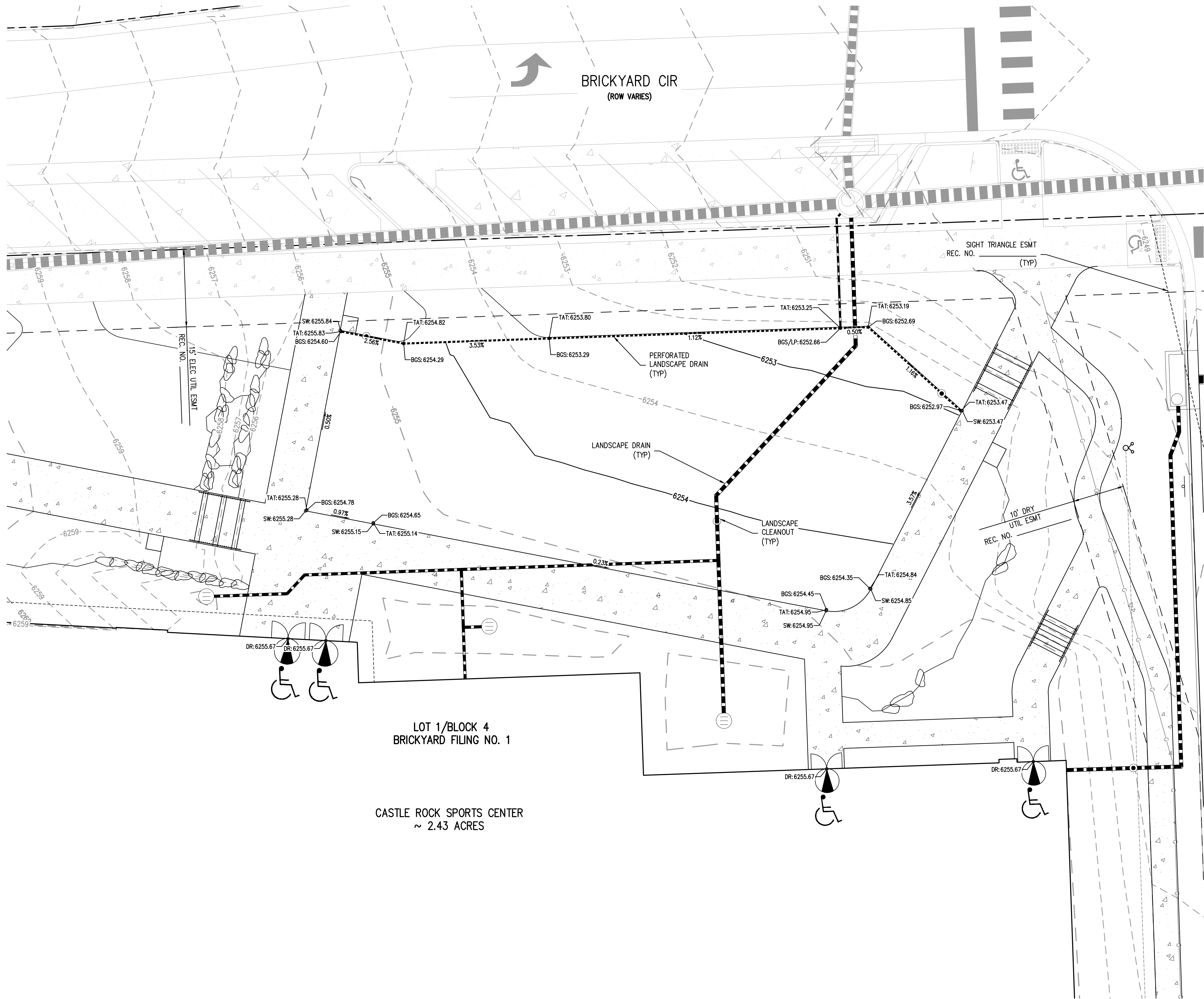


DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	

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

FILES: TH: P1202020706ENGINEERING GRADING REC CENTER CD - TURF DETAIL GRADING PLAN DWG LAYOUT LAYOUT
T: 11/08/2024
C: 11/08/2024
P: 11/08/2024
PLOT: TH: 03/06/2025 3:28:41P BY: LIBBEY ENDERSBEE



ABBREVIATIONS (SEE LANDSCAPE DETAILS)	
BGS	BOTTOM OF GRAVEL SUBBASE
TAT	TOP OF ARTIFICIAL TURF
SW	SIDEWALK (FG)

GENERAL LANDSCAPE DRAIN NOTES:

- CONTRACTOR SHALL USE 90-DEGREE WYES AT PERPENDICULAR JOINTS WHERE POSSIBLE.
- CONTRACTOR SHALL USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. WHERE ECCENTRIC REDUCERS ARE USED THE INVERTS MUST MATCH.
- CONTRACTOR SHALL USE STANDARD PVC FITTINGS WHEN POSSIBLE UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL LANDSCAPE DRAIN PIPES SHALL BE WATERTIGHT PVC, RIGID HDPE WITH SMOOTH INNER WALL, WRAP WITH FILTER FABRIC, OR ENGINEER-APPROVED EQUIVALENT.
- ALL PERFORATED LANDSCAPE DRAIN PIPES SHALL BE PVC, RIGID HDPE WITH SMOOTH INNER WALL, OR ENGINEERING EQUIVALENT.
- ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 2'-FT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
- LANDSCAPE DRAIN GRATES IN LANDSCAPED AREAS SHALL BE NYLOPLAST 12-INCH DOME STYLE GRATES/COVERS, OR ENGINEER-APPROVED EQUIVALENT. FOR DETAIL - SEE SHEET CD34.
- LANDSCAPE DRAIN GRATES IN PAVEMENT SHALL BE PEDESTRIAN-FRIENDLY, 4-INCH ROUND BRASS GRATES OR ENGINEER-APPROVED EQUIVALENT UNLESS OTHERWISE NOTED ON THE PLAN.
- TRENCH DRAINS SHALL BE ACO KLASIK KS100S WITH TYPE 461Q DUCTILE IRON SLOTTED GRATE OR ENGINEER-APPROVED EQUIVALENT. TRENCH DRAINS SHALL HAVE AN INVERT SLOPE OF AT LEAST 0.50%. TRENCH DRAIN INVERT SHALL MATCH THE CONNECTING LANDSCAPE DRAIN PIPE INVERT. FOR GRATE ELEVATIONS SEE SHEET(S) CD8 - CD18.
- LANDSCAPE DRAINS LOCATED AT THE END OF A LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
- LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
- INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
- AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- FOR GRATE ELEVATIONS SEE DETAILED GRADING PLAN SHEET(S).

VERTICAL DATUM

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

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 ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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

PROJECT #: 200726

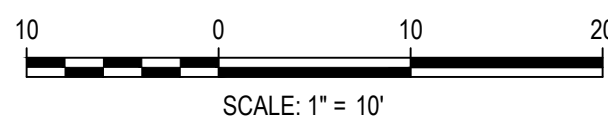
SHEET NUMBER

CD19

19 OF 70



Know what's below.
Call before you dig.



DESIGNED BY: BS
CHECKED BY: JDO
DRAWN BY: BS

ISSUE DATE: 05-24-2024

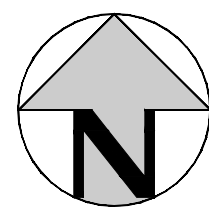
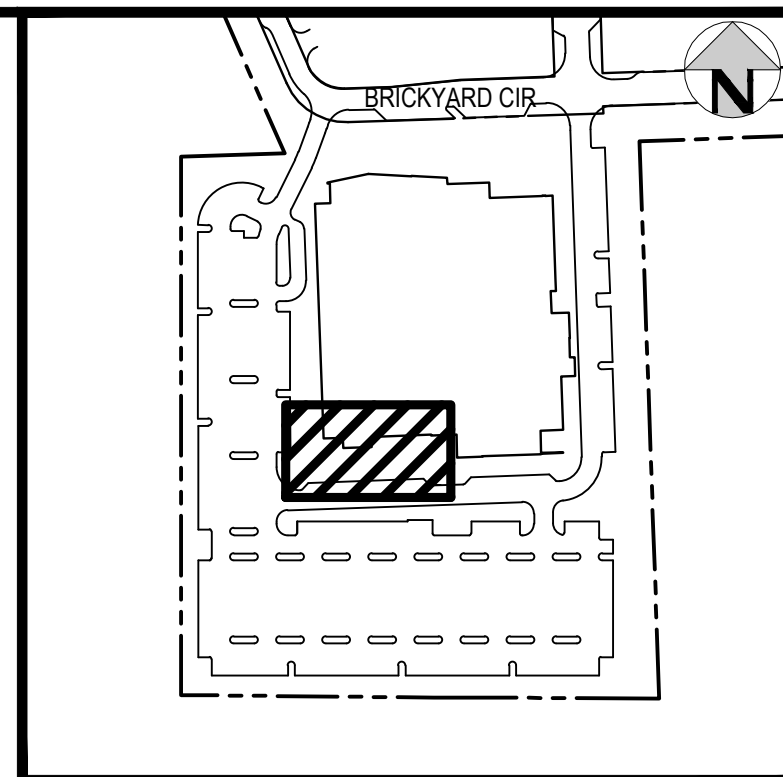
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07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
NORTH TURF SUBSURFACE DETAILED GRADING PLAN



KEY MAP
SCALE: 1" = 250'

ABBREVIATIONS (SEE LANDSCAPE DETAILS)	
BGS	BOTTOM OF GRAVEL SUBBASE
TAT	TOP OF ARTIFICIAL TURF
SW	SIDEWALK (FG)

GENERAL LANDSCAPE DRAIN NOTES:

1. CONTRACTOR SHALL USE 90-DEGREE WYES AT PERPENDICULAR JOINTS WHERE POSSIBLE.
2. CONTRACTOR SHALL USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. WHERE ECCENTRIC REDUCERS ARE USED THE INVERTS MUST MATCH.
3. CONTRACTOR SHALL USE STANDARD PVC FITTINGS WHEN POSSIBLE UNLESS OTHERWISE NOTED ON THE PLAN.
4. ALL LANDSCAPE DRAINS PIPES SHALL BE WATERTIGHT PVC, RIGID HOPE WITH SMOOTH INNER WALL, WRAP WITH FIBER FILIC, OR ENGINEER APPROVED EQUIVALENT.
5. ALL PERFORATED LANDSCAPE DRAIN PIPES SHALL BE PVC, RIGID HOPE WITH SMOOTH INNER WALL, OR ENGINEERING EQUIVALENT.
6. ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 2-FIT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
7. LANDSCAPE DRAIN GRATES IN LANDSCAPED AREAS SHALL BE NYLOPLAST 12-INCH DOME STYLE GRATES/COVERS, OR ENGINEER-APPROVED EQUIVALENT. FOR DETAIL - SEE SHEET CD34
8. LANDSCAPE DRAIN GRATES IN PAVEMENT SHALL BE PEDESTRIAN-FRIENDLY, 18-INCH SQUARE GRASS GRATES OR ENGINEER-APPROVED EQUIVALENT UNLESS OTHERWISE NOTED ON THE PLAN.
9. TRENCH DRAINS SHALL BE ACO CLASSIC K500S WITH TYPE 461Q DUCTILE INERT SLOTTED GRATE OR ENGINEER-APPROVED EQUIVALENT. TRENCH DRAINS SHALL HAVE AN INVERT SLOPE OF AT LEAST 0.50%. TRENCH DRAIN INVERT SHALL MATCH THE CONNECTING LANDSCAPE - DRAIN PIPE INVERT. FOR GRATE ELEVATIONS SEE SHEET(S) CD8 - CD18.
10. LANDSCAPE DRAINS LOCATED AT THE END OF A LINE SHALL BE INSTALLED WITH A 90 AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
11. LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
12. INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
13. AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
14. FOR GRATE ELEVATIONS SEE DETAILED GRADING PLAN SHEET(S).

VERTICAL DATUM

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

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.

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

DAT

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

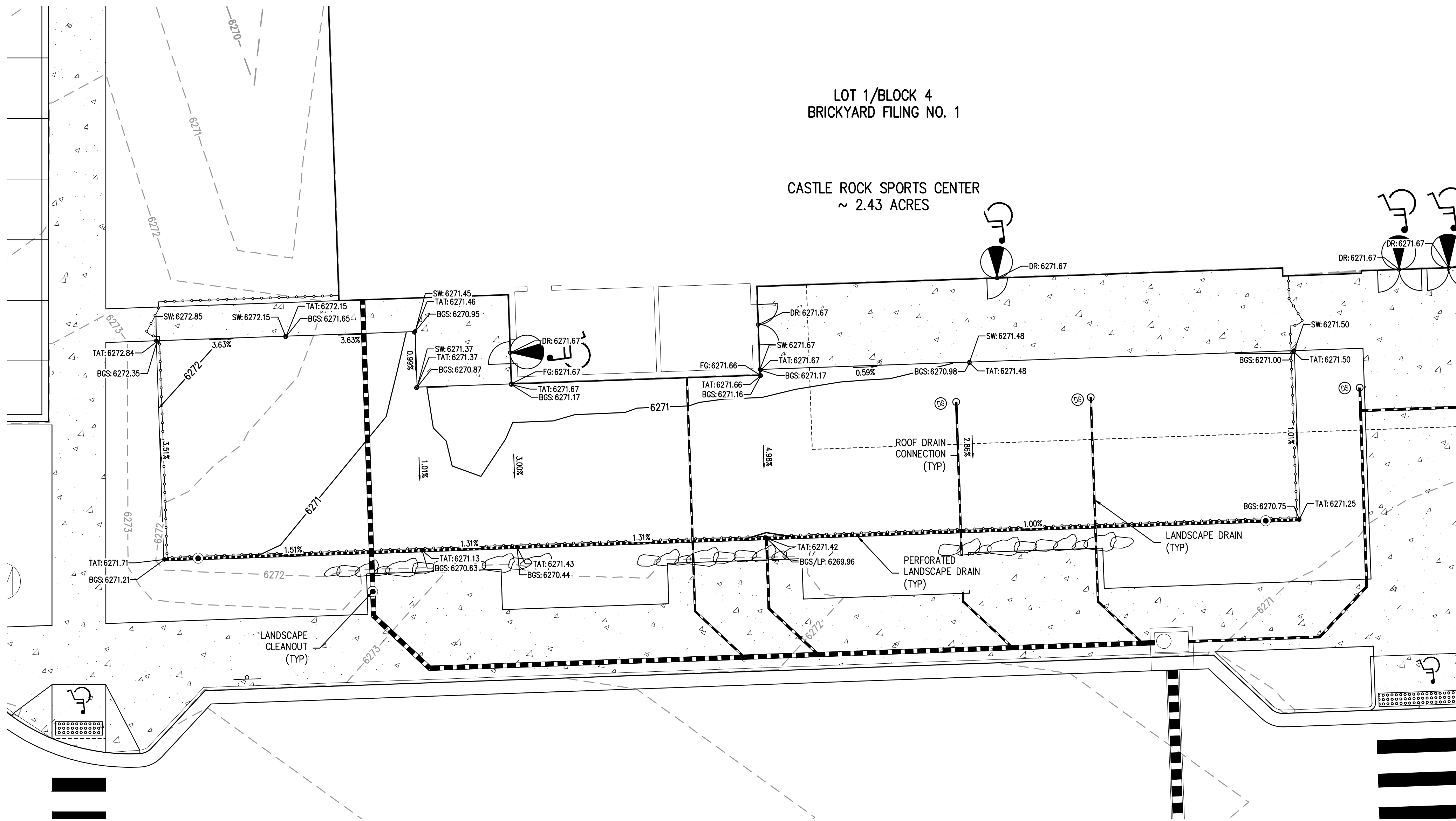
Development Services

PROJECT #: 200726

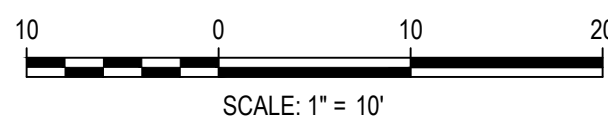
SHEET NUMBER

CD20

20 OF 70



Know what's below.
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DESIGNED BY: BS
CHECKED BY: JDO
DRAWN BY: BS

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER

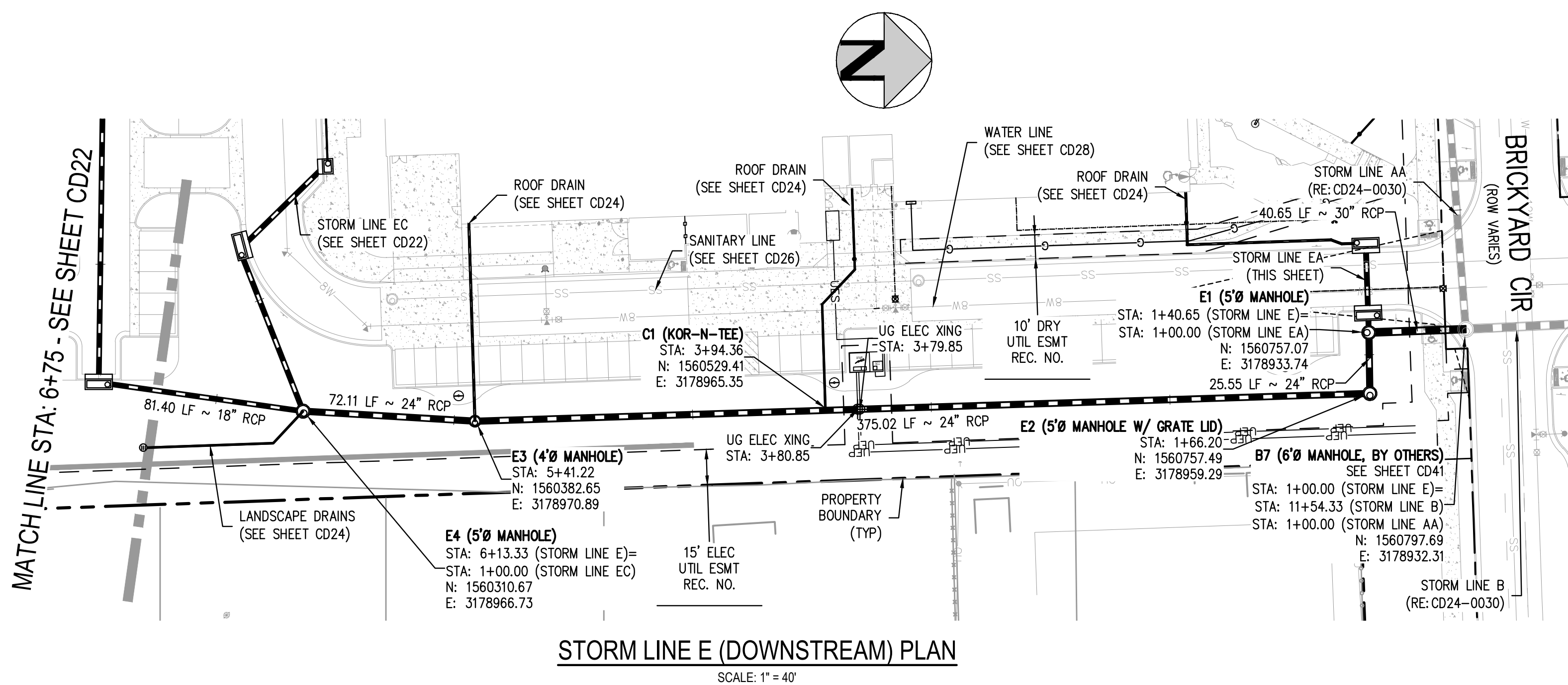
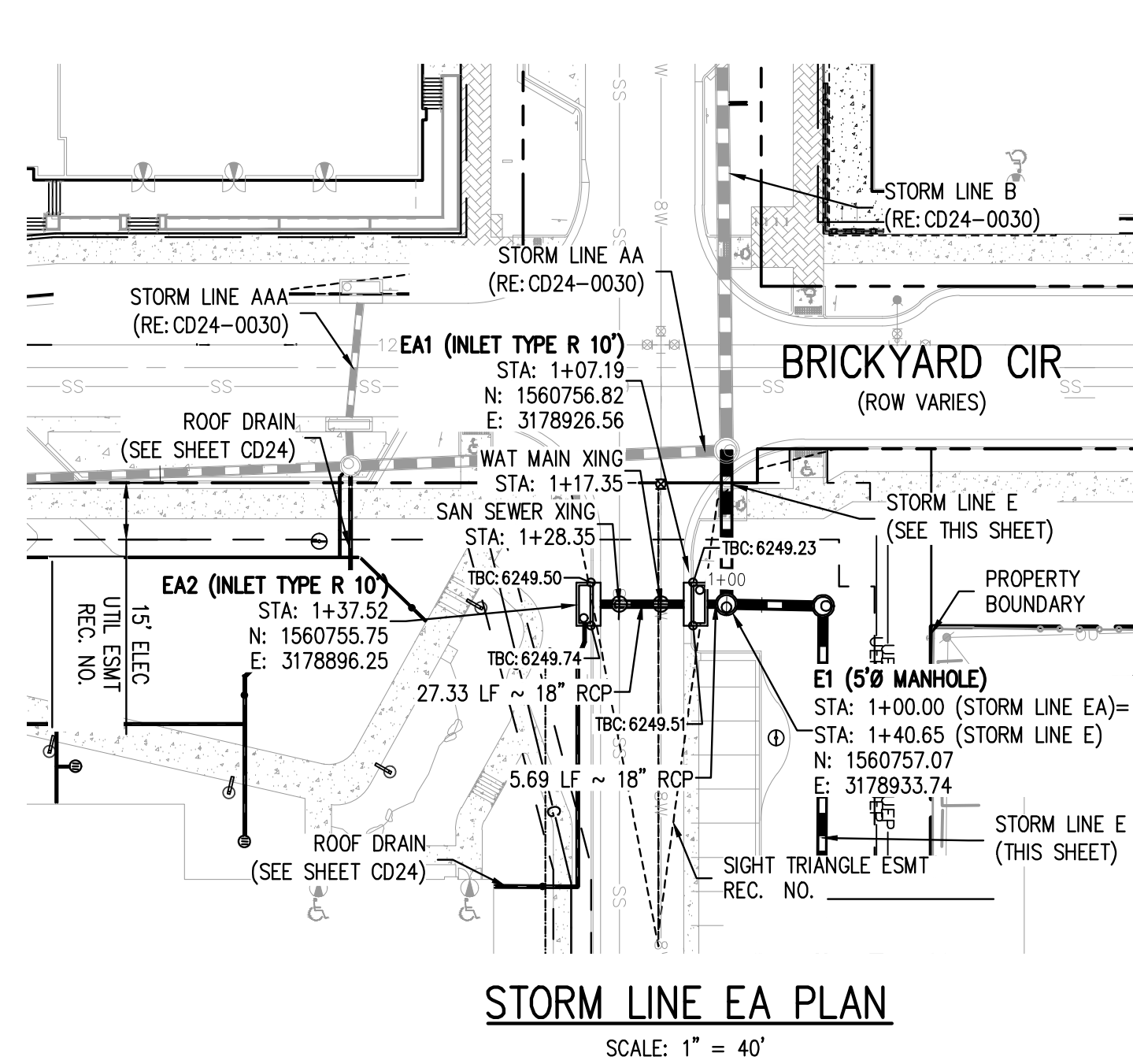
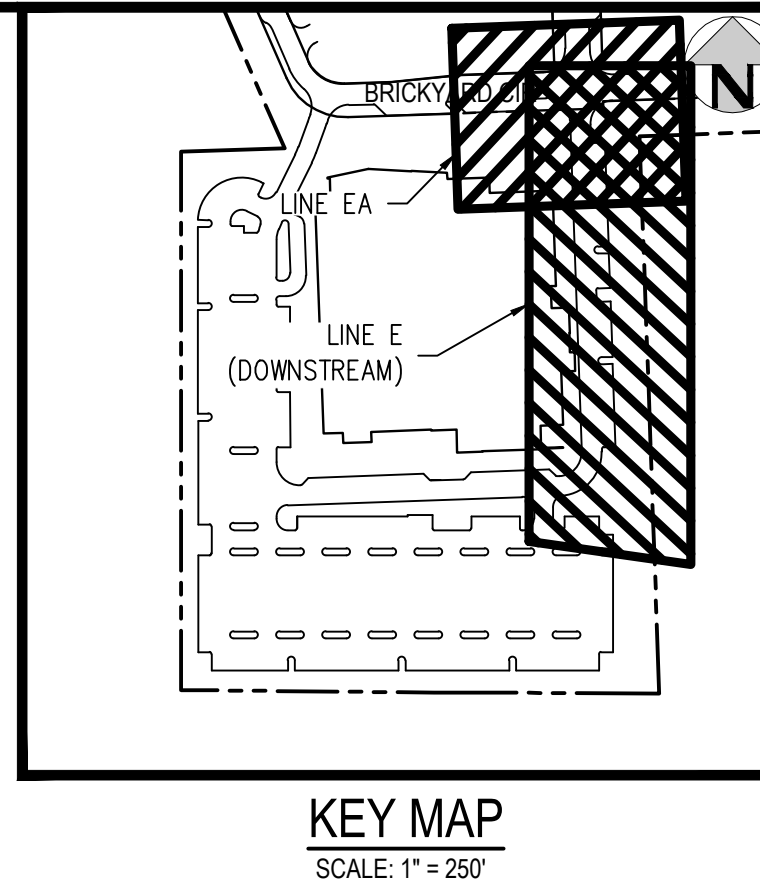
SOUTH TURF SUBSURFACE DETAILED GRADING PLAN

PROJECT #: 200726

SHEET NUMBER

CD20

20 OF 70



- ## GENERAL STORM NOTES:
1. THE CONTRACTOR SHALL NOTIFY COLORADO B11 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
 3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
 4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
 5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
 6. CONTRACTOR SHALL USE RCP, PVC, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL. REGARDLESS OF PIPE MATERIAL, ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
 7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
 8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
 9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
 10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
 11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
 12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
 13. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS' NOTICE TO THE ON-SITE TOR CONSTRUCTION INSPECTOR, (720)-733-2200, PRIOR TO MAKING ANY CONNECTION OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS; NOTICE TO THE TOR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR OR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY OR WATER PRIOR COMMENCING WORK.
 14. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE FOR ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RETENTION RATES DESIGNED BY PROFESSIONAL ENGINEERS. SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), Dewatering, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

VERTICAL DATUM

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

HORIZONTAL CONTROL

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF
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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.

PROFESSIONAL ENGINEER CERTIFICATION

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PRELIMINARY
NOT FOR
CONSTRUCTION

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:

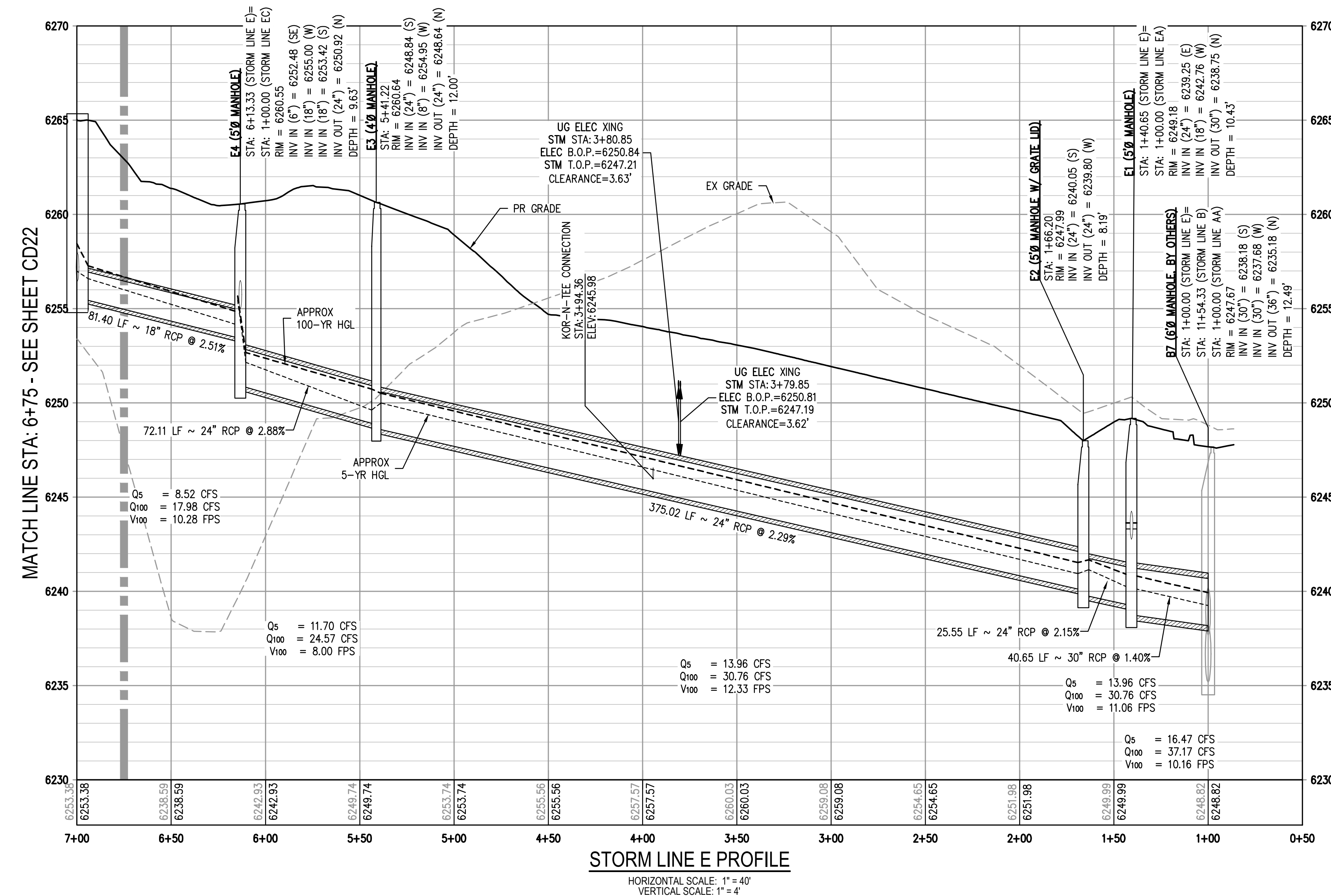
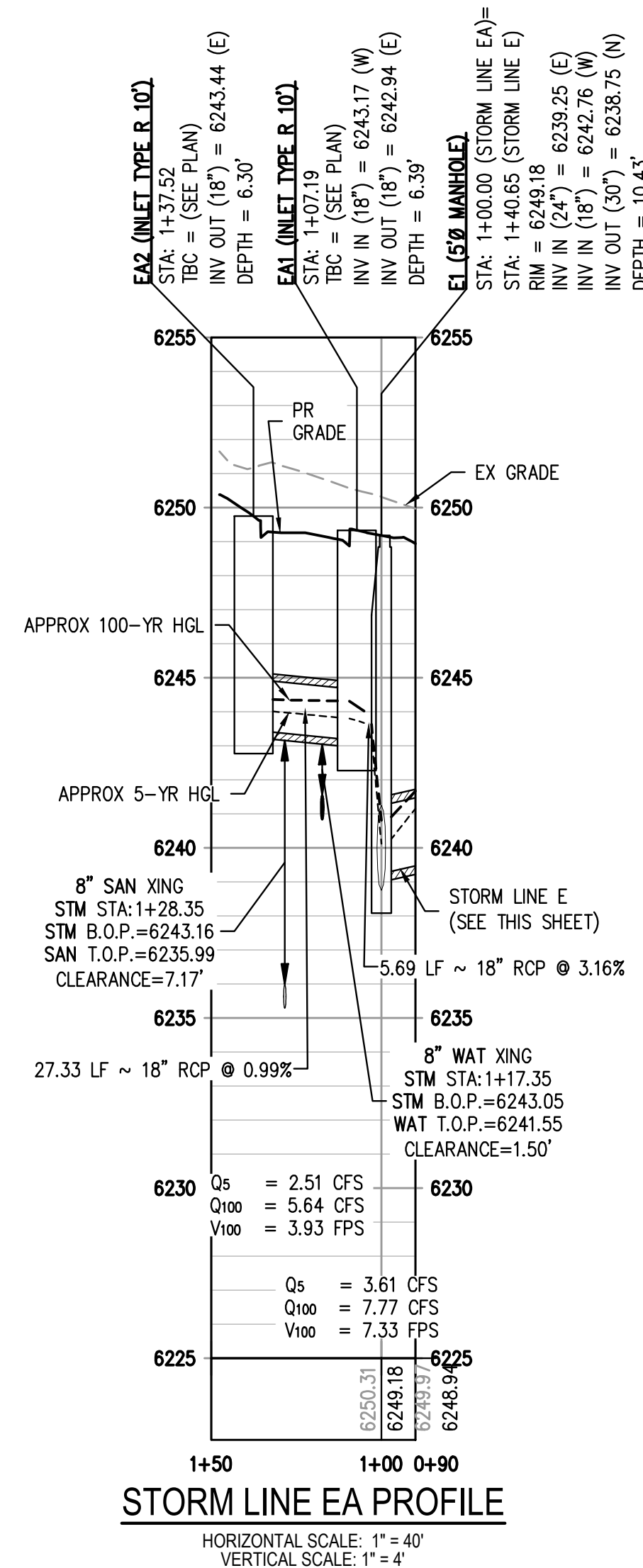
Development Services

PROJECT #: 200726

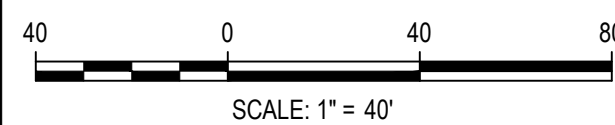
SHEET NUMBER

CD21

21 OF 70



Know what's below.
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DESIGNED BY: AML
CHECKED BY: MAW
DRAWN BY: AML

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
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06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



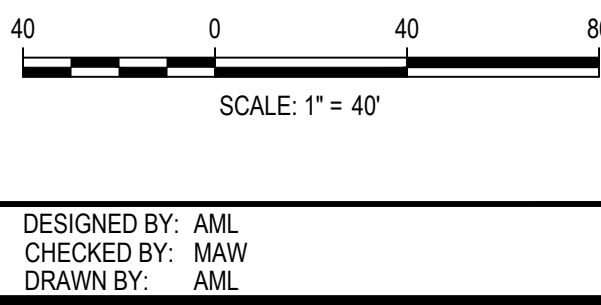
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
STORM LINES E (DOWNSTREAM) & EA

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

FILE PATH: P:\2020\2007\2007\ENGINEERING\UTILITIES\STORMCASTLE ROCK SPORTS CENTER\CD - STORM P&P - LINE EDWG LAYOUT\CD22.DWG
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E: JLS
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P: JLS
PLOT: THU 03/06/25 3:31:15P BY: LIBBY ENDERSBEE



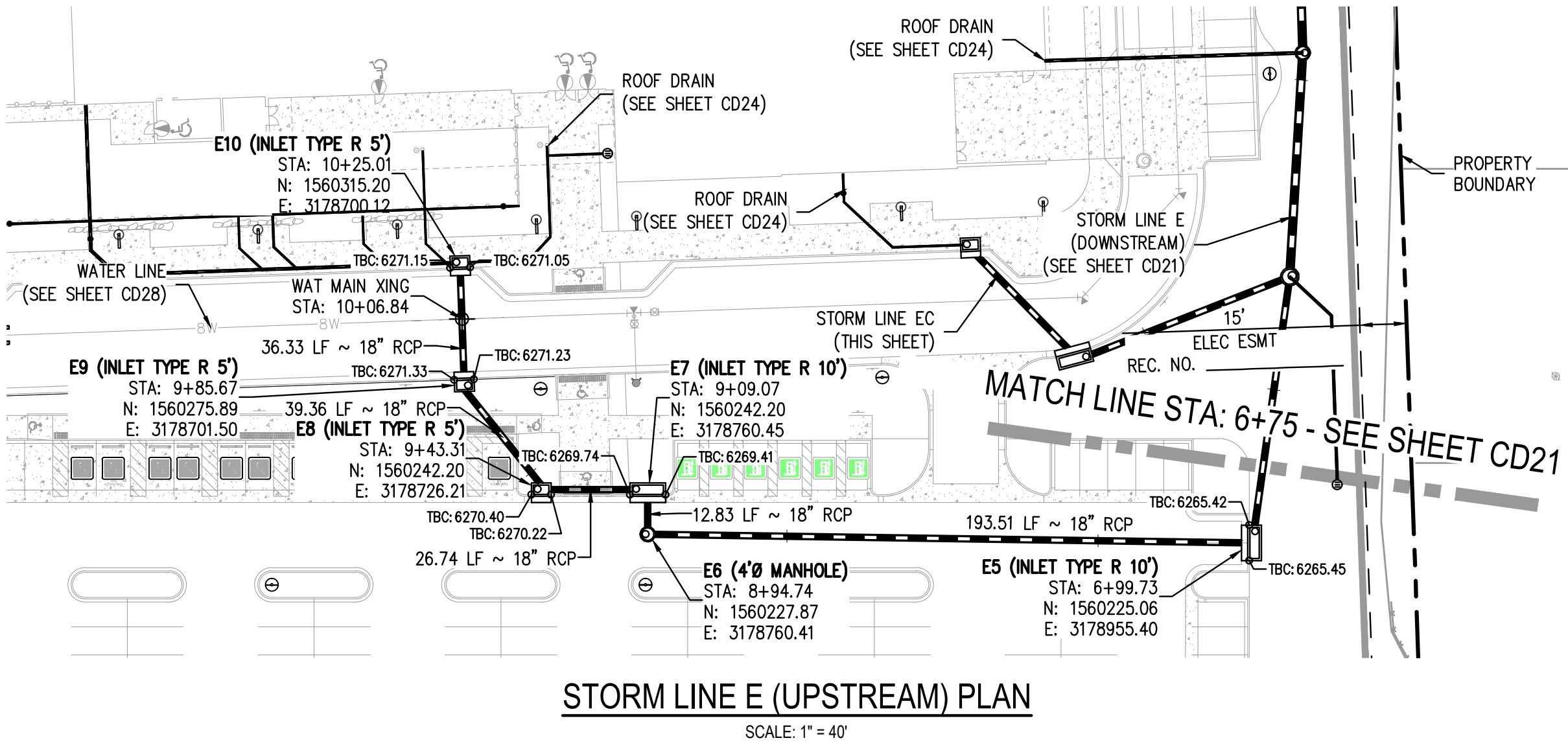
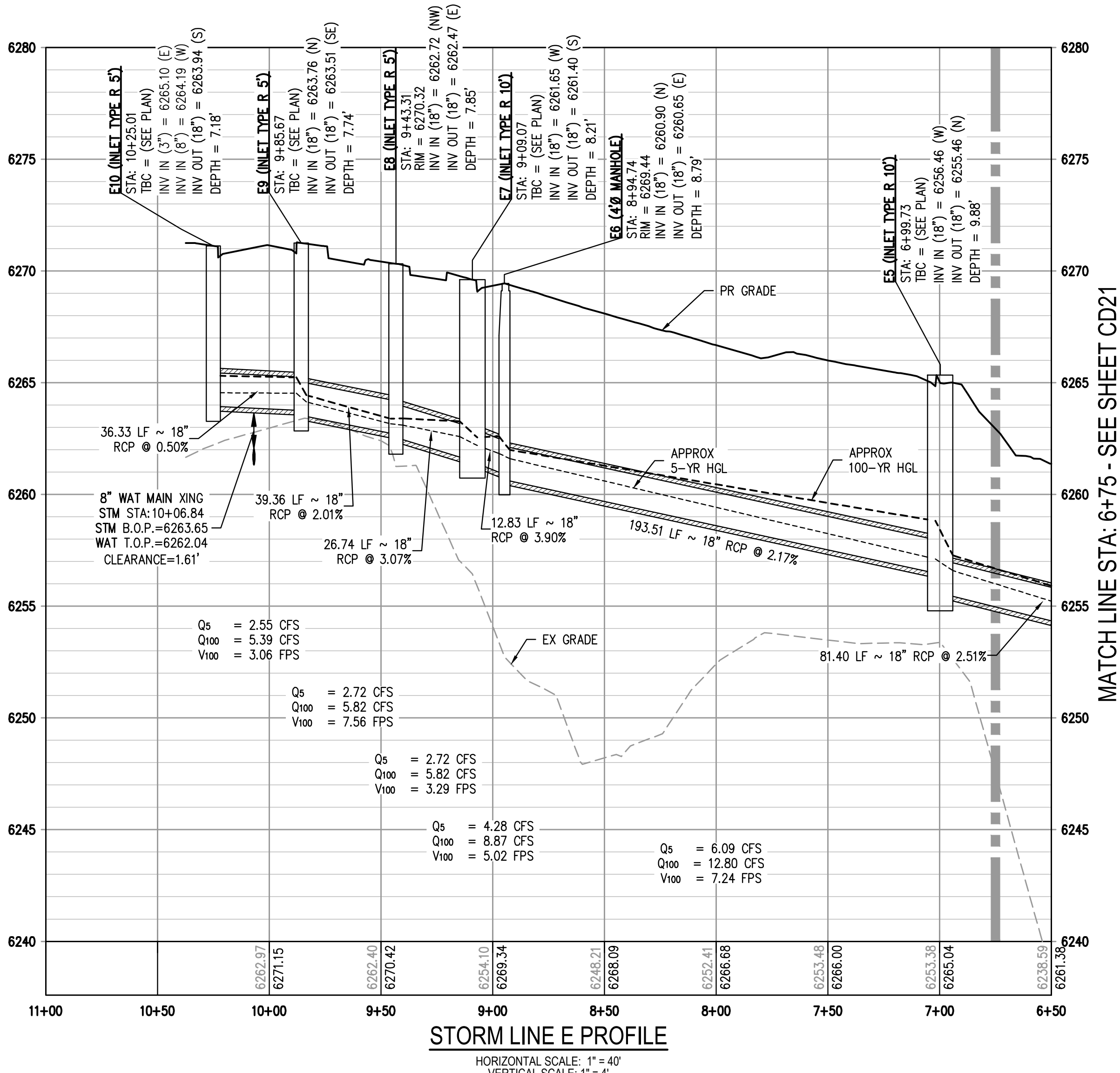
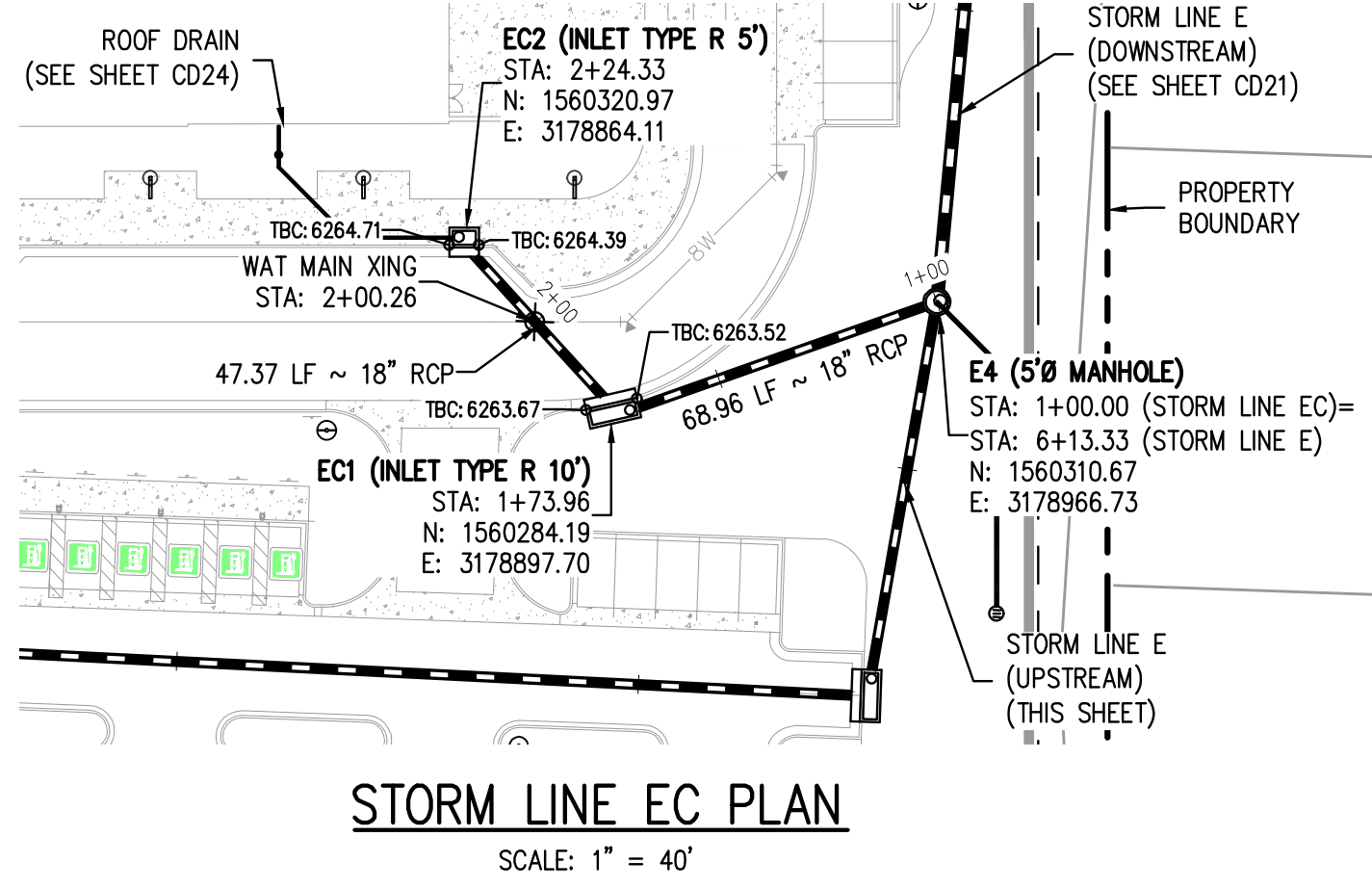
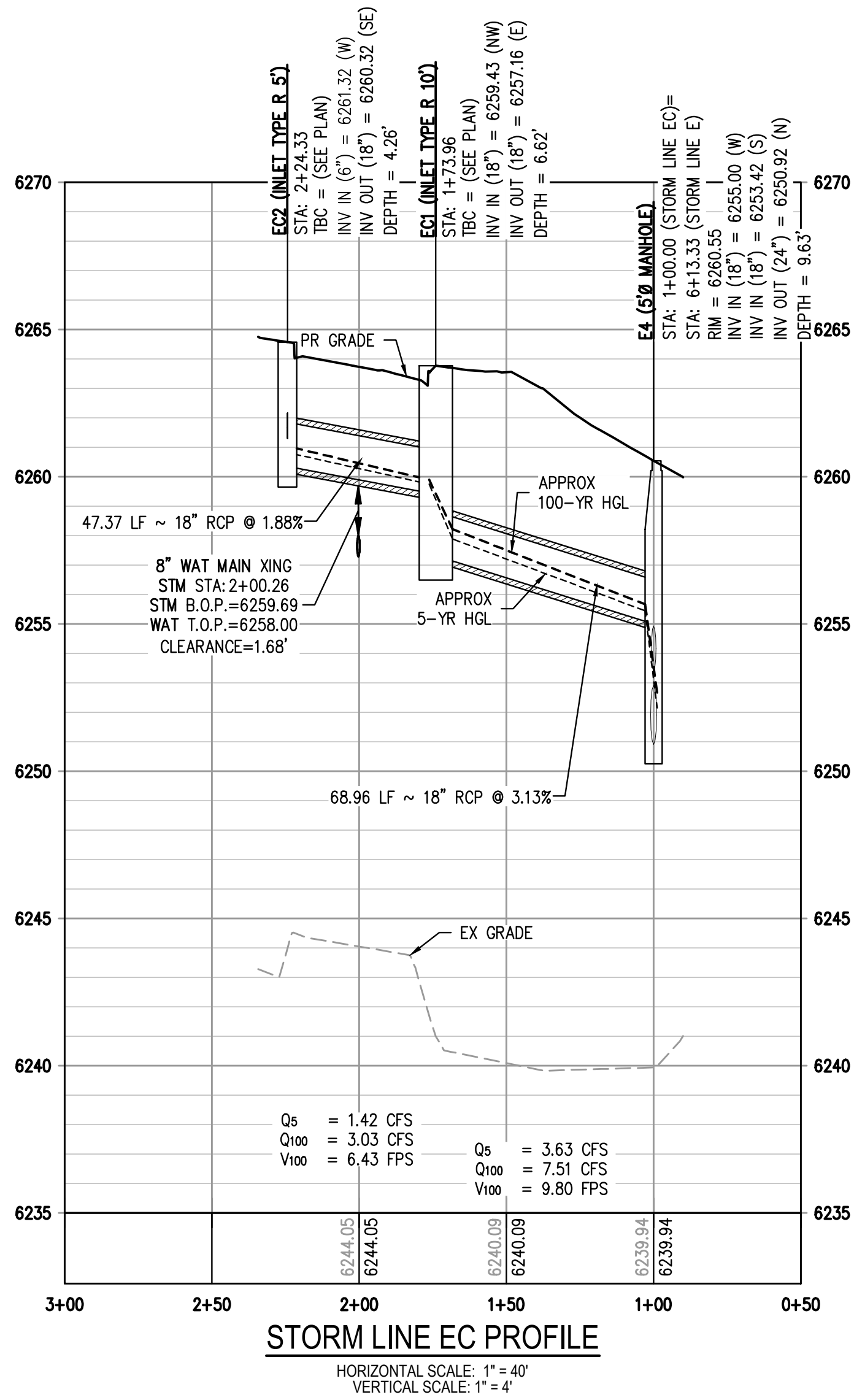
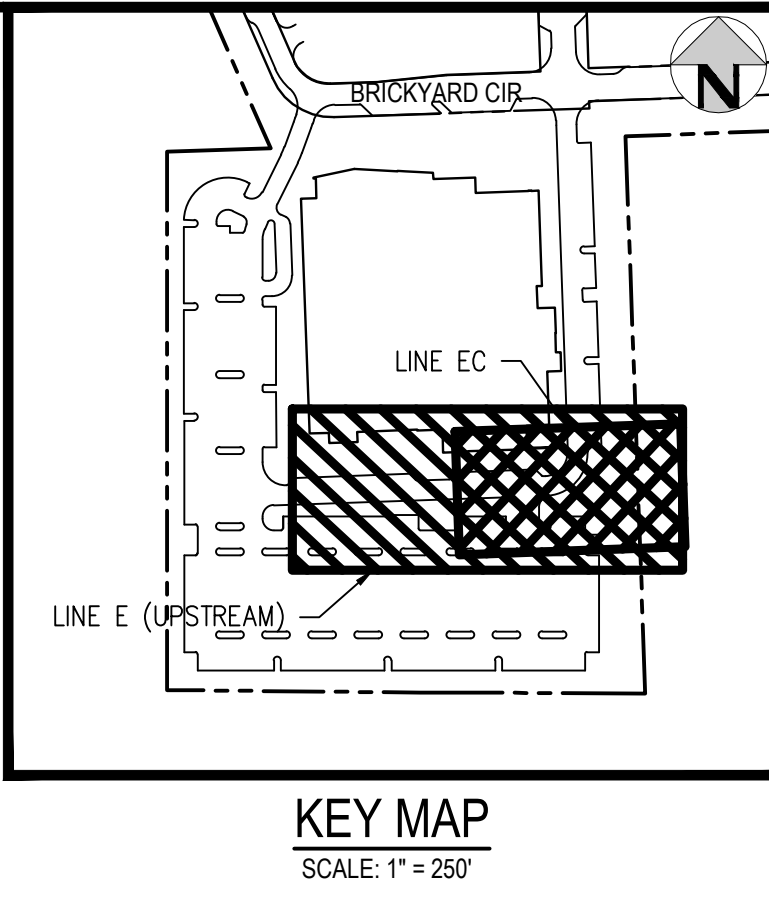
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10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
STORM LINES E (UPSTREAM), EC

PROJECT #: 200726
SHEET NUMBER
CD22
22 OF 70



- GENERAL STORM NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
 3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
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 12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING Baffles, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
 13. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY TWO (72) HOURS NOTICE TO THE ON-SITE TOR CONSTRUCTION INSPECTOR, (720)-733-2200, PRIOR TO MAKING ANY CONNECTION OR TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE. THEN, CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TOR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR OR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY OR WATER PRIOR COMMENCING WORK.
 14. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL ENGINEER'S SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), DEWATERING, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

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

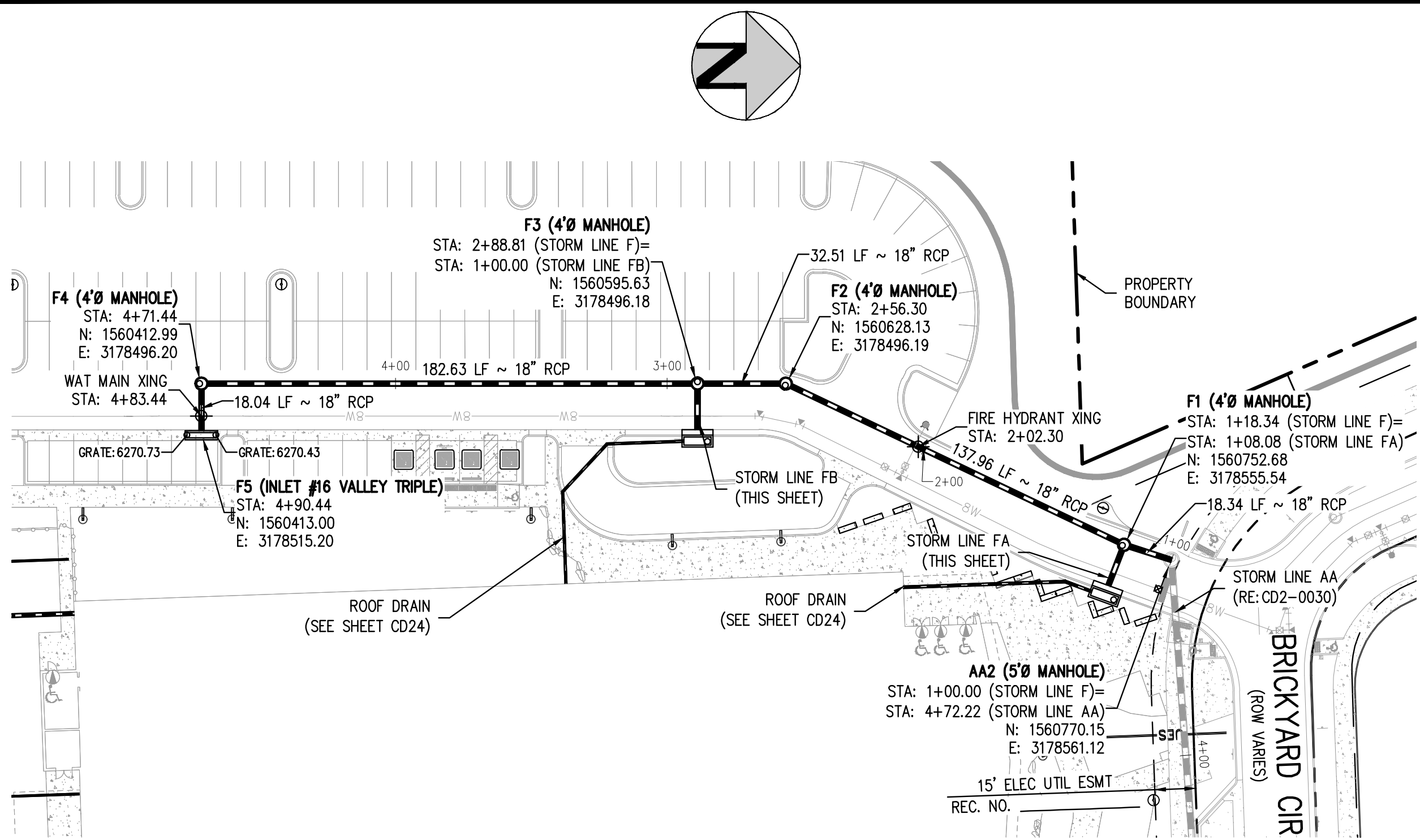
HORIZONTAL CONTROL
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 0025°11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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.

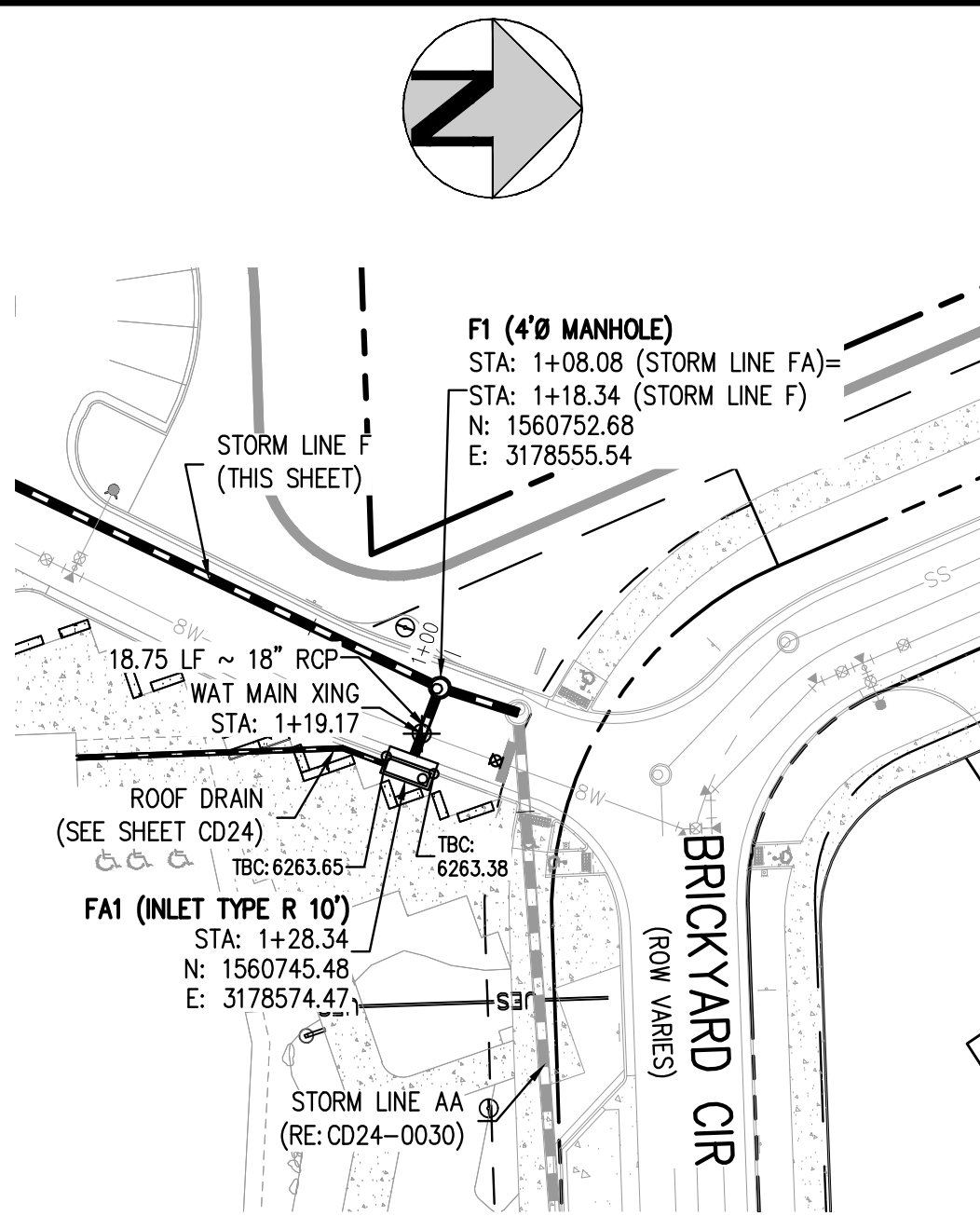
JOHN D O'ROURKE, P.E. #43327 DATE
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: _____
Development Services Date _____

PRELIMINARY
NOT FOR
CONSTRUCTION

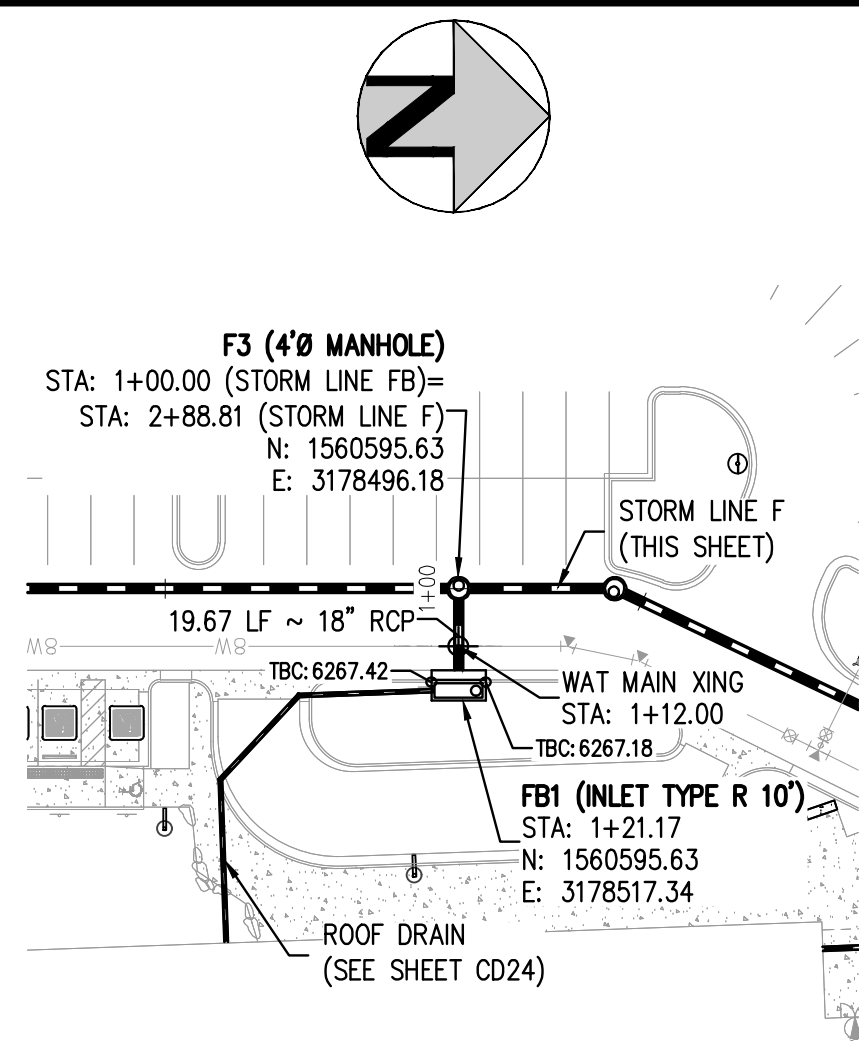
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



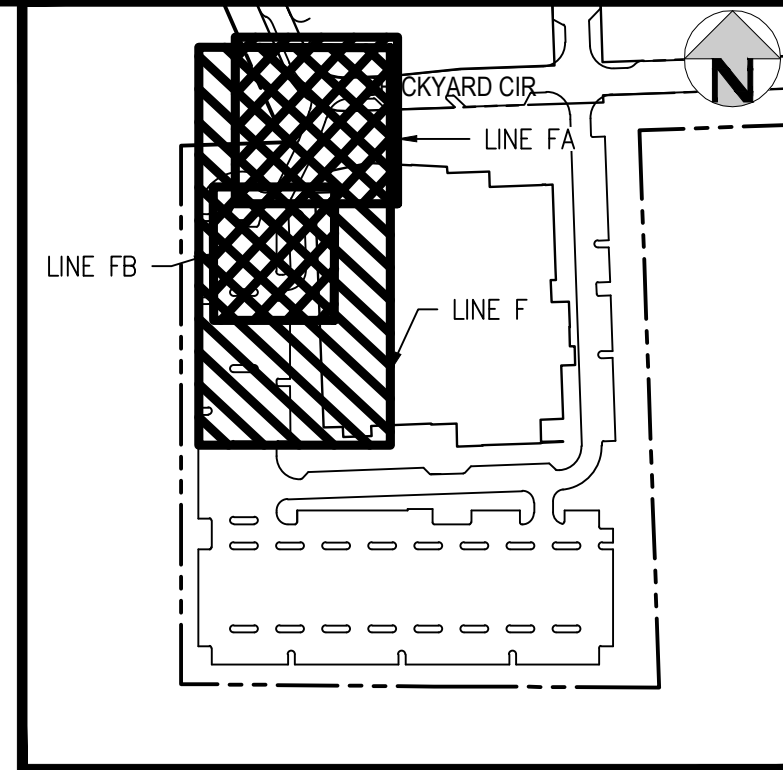
STORM LINE F PLAN
SCALE: 1" = 40'



STORM LINE FA PLAN
SCALE: 1" = 40'



STORM LINE FB PLAN
SCALE: 1" = 40'



KEY MAP
SCALE: 1" = 250'

GENERAL STORM NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL USE RCP, PVC, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL. REGARDLESS OF PIPE MATERIAL, ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING Baffles, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
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VERTICAL DATUM

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

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 0025°11' WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

PROFESSIONAL ENGINEER CERTIFICATION

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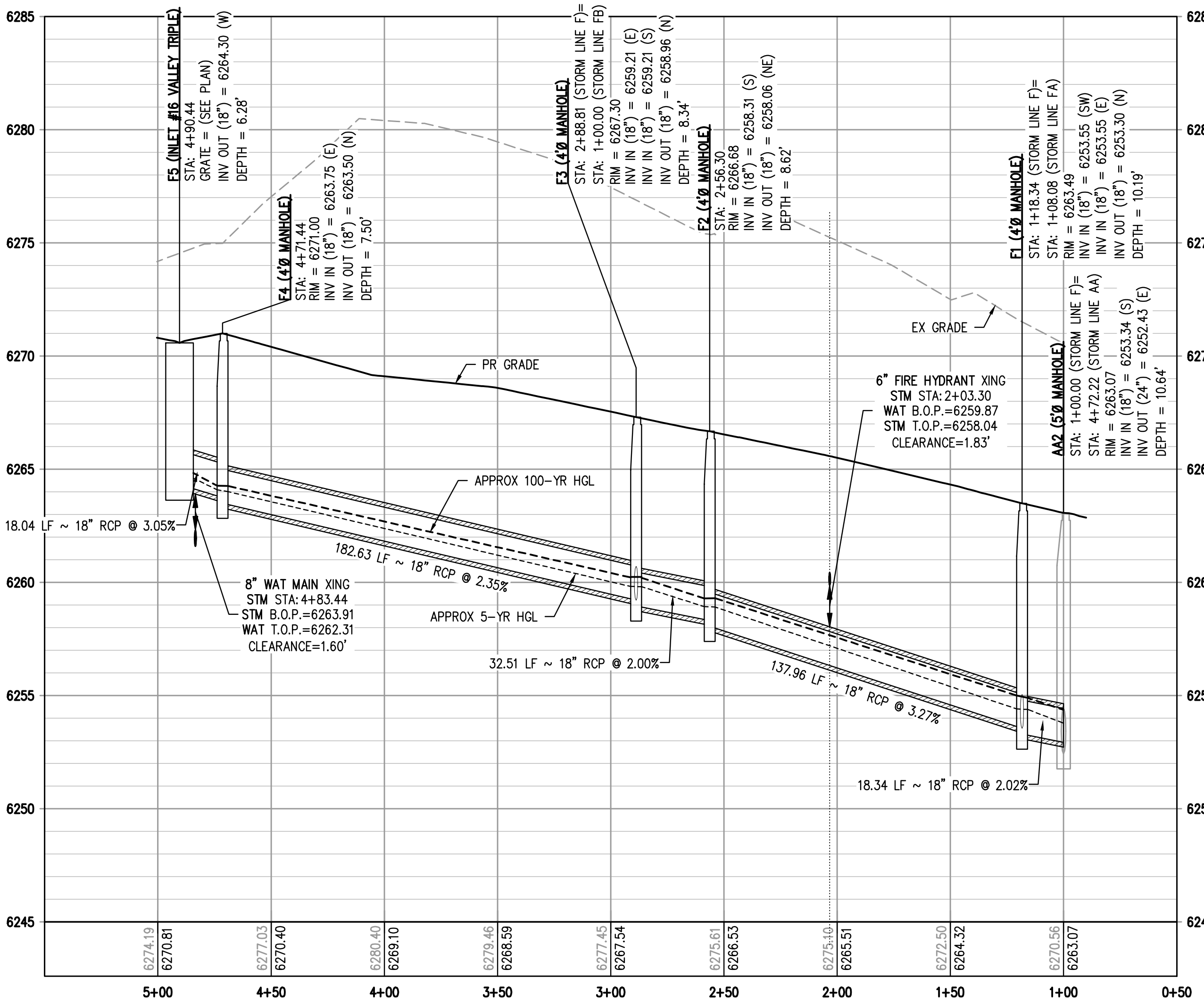
JOHN D O'ROURKE, P.E. #43327 DATE

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

Approved By:

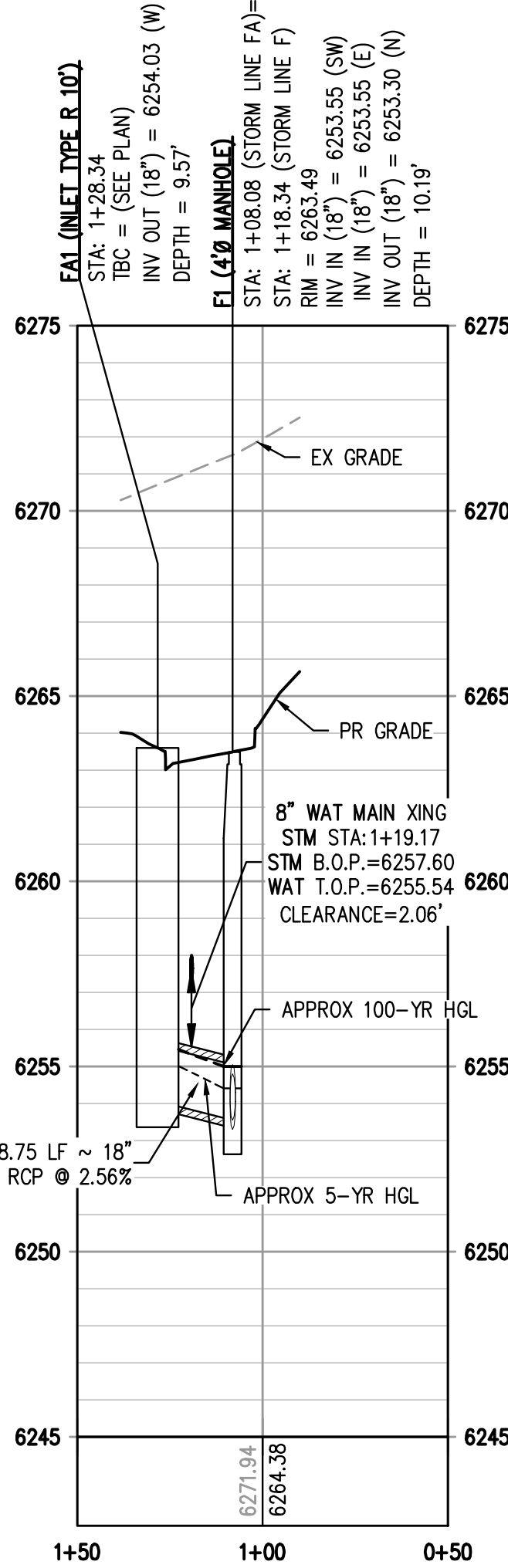
Development Services

Date



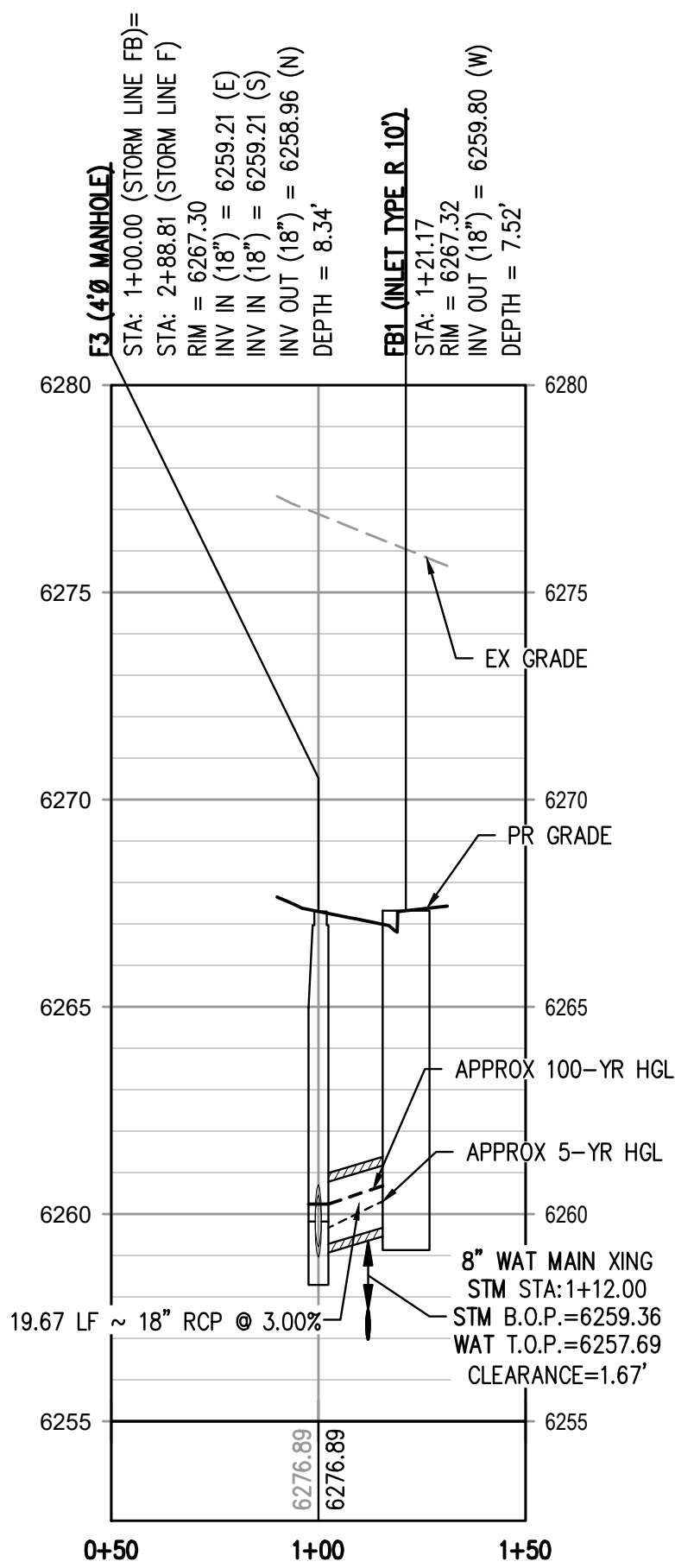
STORM LINE F PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



STORM LINE FA PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

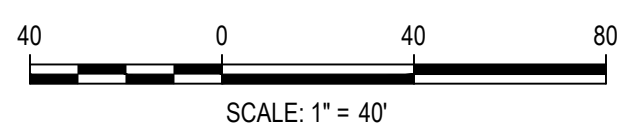


STORM LINE FB PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



Know what's below.
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DESIGNED BY: AML
CHECKED BY: MAW
DRAWN BY: AML

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
07-31-2024	30% CD
08-30-2024	50% CD
10-02-2024	70% CD
10-22-2024	95% CD
11-08-2024	PRICING SET
02-28-2025	TOWN SUBMITTAL



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
STORM LINES F, FA, & FB PLAN & PROFILE

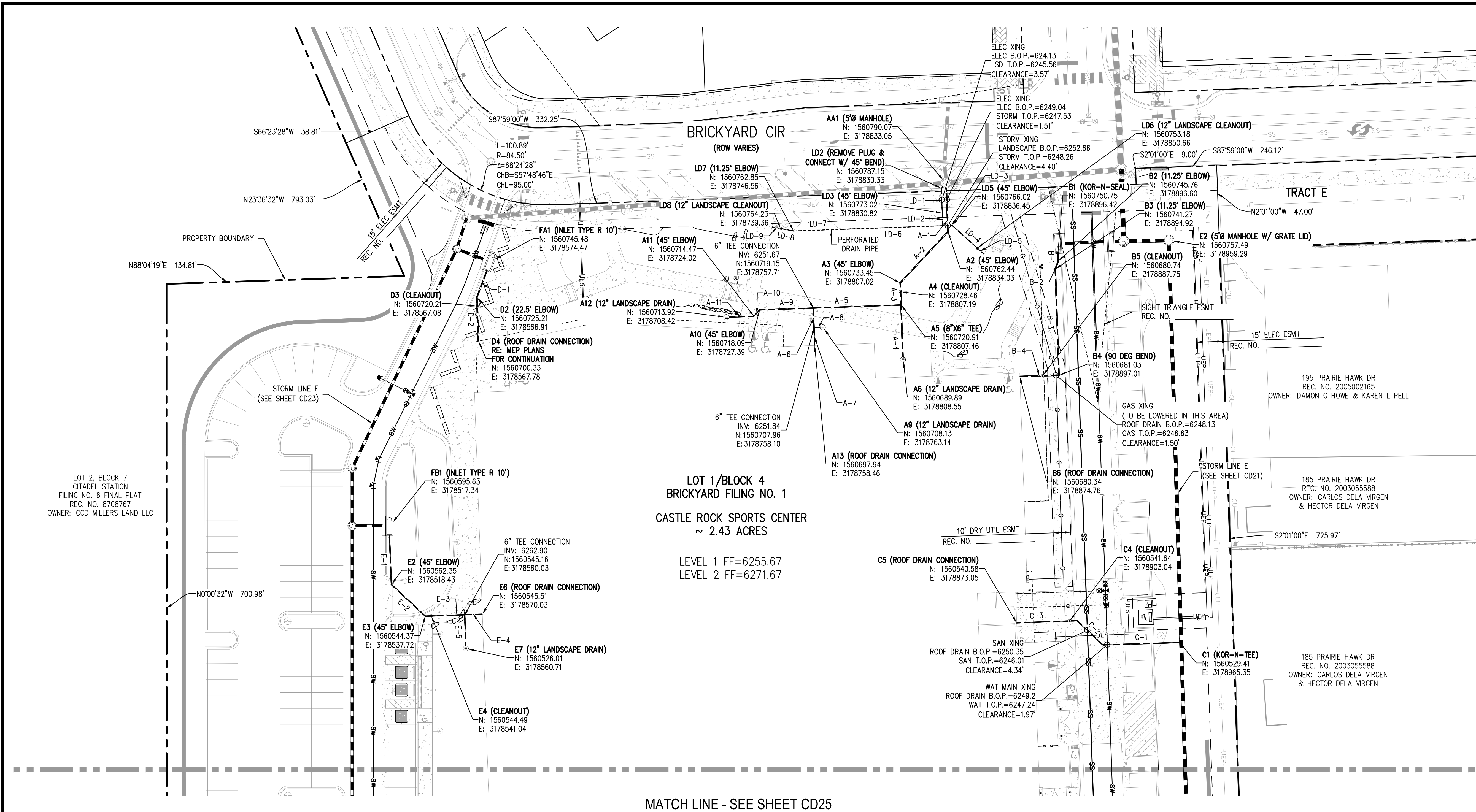
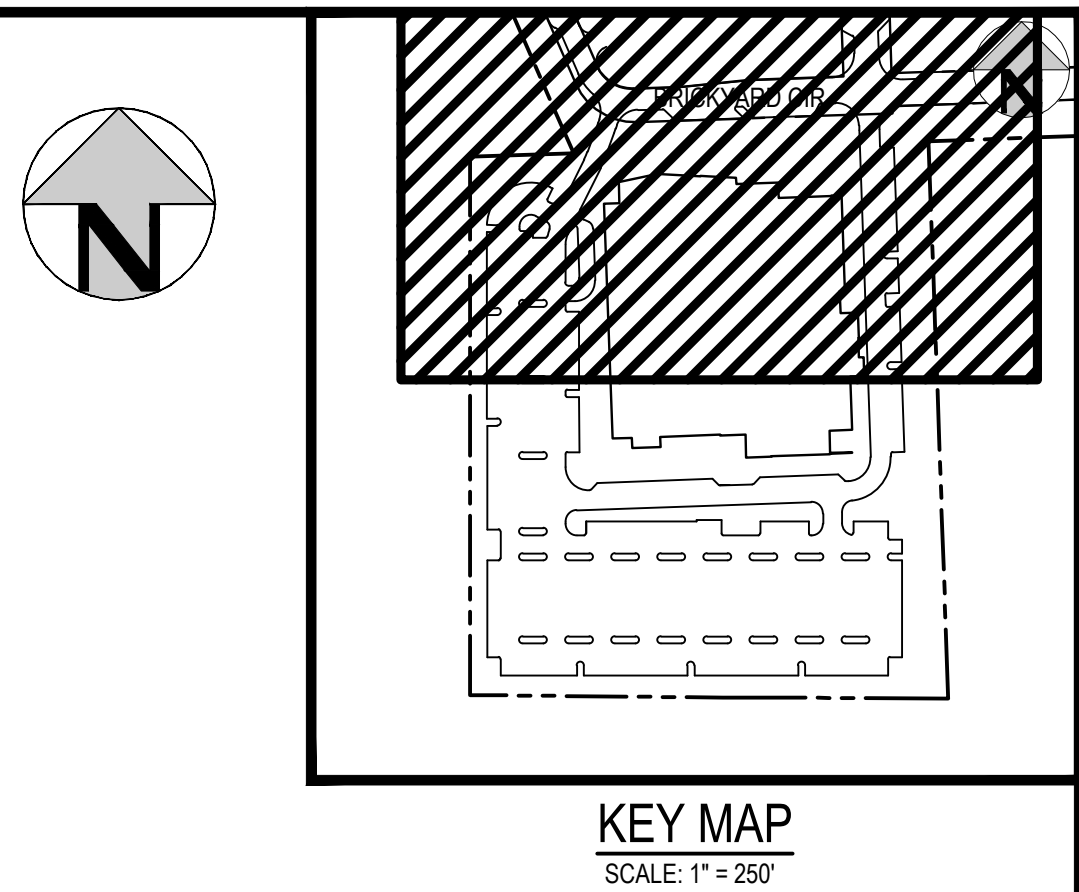
PROJECT #: 200726

SHEET NUMBER

CD23

23 OF 70

FILE PATH: P:\2020\2020\ENGINEERING\OUTLINES\STORMCASTLE ROCK SPORTS CENTER\CD - STORM P&P - LINES & DWG LAYOUT\LINE F FA & FB
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PLOTTER: HP DesignJet T1200
PLOT DATE: 05/24/2024 10:40 AM
PLOT BY: LIBBY ENDERSBEE



- # GENERAL LANDSCAPE DRAIN NOTES:
1. CONTRACTOR SHALL USE 90-DEGREE WYES AT PERPENDICULAR JOINTS WHERE POSSIBLE.
 2. CONTRACTOR SHALL USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. WHERE ECCENTRIC REDUCERS ARE USED THE INVERTS MUST MATCH.
 3. CONTRACTOR SHALL USE STANDARD PVC FITTINGS WHEN POSSIBLE UNLESS OTHERWISE NOTED ON THE PLAN.
 4. ALL LANDSCAPE DRAIN PIPES SHALL BE WATERPROOF PVC, RIGID HOPE WITH SMOOTH INNER WALL, WRAP WITH FILTER FABRIC, OR ENGINEER APPROVED EQUIVALENT.
 5. ALL PERFORATED LANDSCAPE DRAIN PIPES SHALL BE PVC, RIGID HOPE WITH SMOOTH INNER WALL, OR ENGINEERING EQUIVALENT.
 6. ALL LANDSCAPE DRAIN PIPES SHALL BE A MINIMUM OF 2-FT DEEP (UNLESS OTHERWISE NOTED) AND SHALL HAVE A 0.50% MINIMUM SLOPE.
 7. LANDSCAPE DRAIN GRATES IN LANDSCAPED AREAS SHALL BE NYLOPLAST 12-INCH DOME STYLE GRATES/COVERS, OR ENGINEER-APPROVED EQUIVALENT. FOR DETAIL - SEE SHEET CD34
 8. LANDSCAPE DRAIN GRATES IN PAVEMENT SHALL BE PEDESTRIAN-FRIENDLY, 4-INCH ROUND BRASS GRATES OR ENGINEER-APPROVED EQUIVALENT UNLESS OTHERWISE NOTED ON THE PLAN.
 9. TRENCH DRAINS SHALL BE ACO CLASSIC KS100S WITH TYPE 461Q DUCTILE IRON SLOTTED GRATE OR ENGINEER-APPROVED EQUIVALENT. TRENCH DRAINS SHALL HAVE AN INVERT SLOPE OF AT LEAST 0.50% TRENCH DRAIN INVERT SHALL MATCH THE CONNECTING LANDSCAPE DRAIN PIPE INVERT. FOR GRADE ELEVATIONS SEE SHEETS) CD8 - CD9
 10. LANDSCAPE DRAINS LOCATED AT THE END OF A LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
 11. LANDSCAPE DRAINS CONNECTING TO ROOF DOWNSPOUTS SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE ROOF DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
 12. INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TIE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
 13. AT ANY LOCATION WHERE MORE THAN TWO LANDSCAPE DRAIN PIPES INTERSECT AND CANNOT BE CONNECTED WITH STANDARD FITTINGS, A DRAIN BASIN SHALL BE INSTALLED. THE DRAIN BASIN SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 14. FOR GRADE ELEVATIONS SEE DETAILED GRADING PLAN SHEET(S).

PROFESSIONAL ENGINEER CERTIFICATION

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

DATE _____

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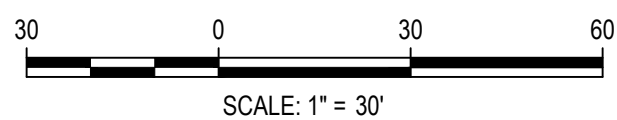
Approved By:

Development Services

Date _____



Know what's below.
Call before you dig.



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
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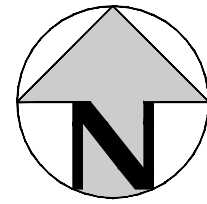
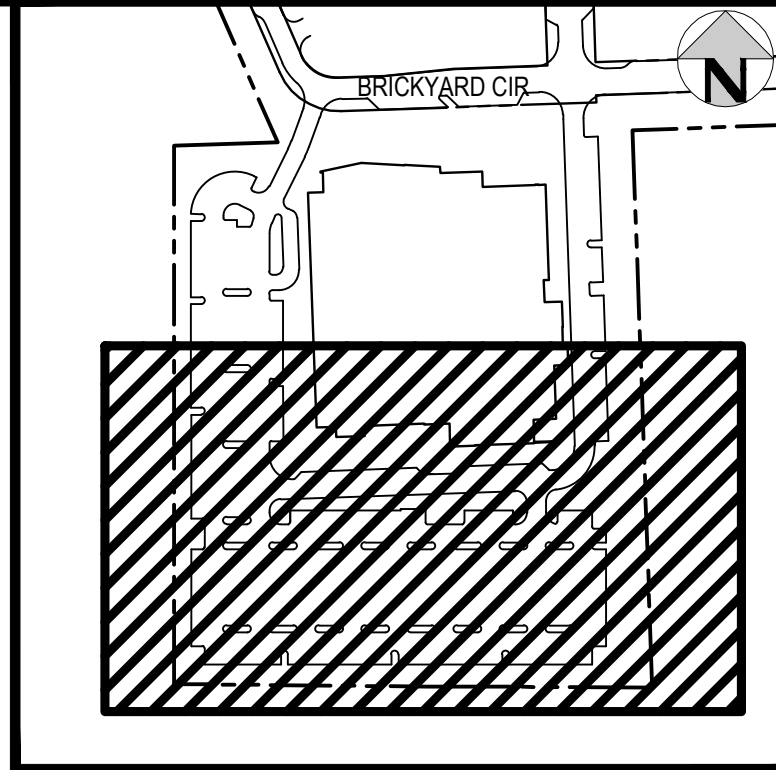
CASTLE ROCK SPORT CENTER

LANDSCAPE DRAIN PLAN

PROJECT #: 200726
SHEET NUMBER

CD24

MATCH LINE - SEE SHEET CD24



KEY MAP
SCALE: 1" = 250'

GENERAL LANDSCAPE DRAIN NOTES:

- CONTRACTOR SHALL USE 90-DEGREE WYES AT PERPENDICULAR JOINTS WHERE POSSIBLE.
- CONTRACTOR SHALL USE CONCENTRIC REDUCERS UNLESS OTHERWISE NOTED. WHERE ECCENTRIC REDUCERS ARE USED THE INVERTS MUST MATCH.
- CONTRACTOR SHALL USE STANDARD PVC FITTINGS WHEN POSSIBLE UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL LANDSCAPE DRAIN PIPES SHALL BE WATERTIGHT PVC, RIGID HDPE WITH SMOOTH INNER WALL, WRAP WITH FILTER FABRIC, OR ENGINEER APPROVED EQUIVALENT.
- ALL PERFORATED LANDSCAPE DRAIN PIPES SHALL BE PVC, RIGID HDPE WITH SMOOTH INNER WALL, OR ENGINEER EQUIVALENT.
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- TRENCH DRAINS SHALL BE ACO KLASSIC KS100S WITH TYPE 461Q DUCTILE IRON SLOTTED GRATE OR ENGINEER-APPROVED EQUIVALENT. TRENCH DRAINS SHALL HAVE AN INVERT SLOPE OF AT LEAST 0.50%. TRENCH DRAIN INVERT SHALL MATCH THE CONNECTING LANDSCAPE DRAIN PIPE INVERT. FOR GRATE ELEVATIONS SEE SHEET(S) CD8 - CD18.
- LANDSCAPE DRAINS LOCATED AT THE END OF A LINE SHALL BE INSTALLED WITH A RISER AND 90 DEGREE BEND MATCHING THE SIZE OF THE PIPE CONNECTING TO THE DRAIN AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE.
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- INLINE LANDSCAPE DRAINS SHALL BE INSTALLED WITH A RISER AND TEE FITTING MATCHING THE SIZE OF THE MAIN LINE CONNECTION AS CALLED OUT IN THE LANDSCAPE DRAIN TABLE. IF TWO OR MORE PIPE SIZES INTERSECT AT THE INLINE DRAIN CONNECTION THEN THE LARGER PIPE SIZE SHALL DICTATE THE SIZE OF THE RISER.
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PRELIMINARY
NOT FOR
CONSTRUCTION

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

TOWN OF CASTLE ROCK APPROVAL
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Approved By:

Development Services

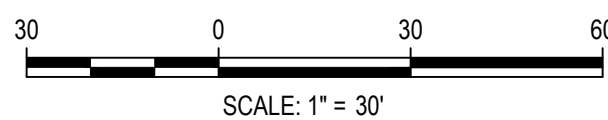
Date

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM INVERT	DOWNSTREAM INVERT
A-12	8"	82.81'	6.00%	PVC	6259.92	6254.95
F-1	6"	18.32'	1.50%	PVC	6252.75	6252.48
F-2	6"	54.40'	1.50%	PVC	6253.57	6252.75
G-1	4"	22.45'	2.21%	PVC	6261.82	6261.32
G-2	4"	21.45'	2.21%	PVC	6262.29	6261.81
G-3	4"	9.45'	2.22%	PVC	6262.50	6262.29
H-1	8"	1.84'	1.09%	PVC	6264.21	6264.19
H-2	8"	19.33'	1.00%	PVC	6264.40	6264.21
H-3	8"	28.89'	1.01%	PVC	6264.69	6264.40

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM INVERT	DOWNSTREAM INVERT
H-4	8"	10.99'	1.01%	PVC	6264.80	6264.69
H-5	8"	46.79'	1.01%	PVC	6265.27	6264.80
H-6	8"	11.39'	1.00%	PVC	6265.38	6265.27
H-7	8"	47.01'	1.00%	PVC	6265.85	6265.38
LD-10	4"	10.02'	24.98%	PVC	6267.36	6264.85
LD-11	4"	10.44'	24.96%	PVC	6269.96	6267.35
LD-13	4"	5.00'	1.00%	PVC	6270.75	6270.70
LD-14	4"	51.20'	1.31%	PVC	6270.63	6269.96
LD-16	4"	5.00'	1.51%	PVC	6271.21	6271.13

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM INVERT	DOWNSTREAM INVERT
RD-1	4"	19.52'	4.89%	PVC	6266.05	6265.10
RD-2	4"	10.24'	4.89%	PVC	6266.55	6266.05
RD-3	4"	26.14'	4.89%	PVC	6267.83	6266.55
RD-4	4"	3.40'	5.01%	PVC	6268.00	6267.83
RD-5	4"	19.39'	1.50%	PVC	6268.12	6267.83
RD-6	3"	9.06'	9.36%	PVC	6265.26	6264.42
RD-7	3"	30.37'	9.00%	PVC	6268.00	6265.26
RD-8	3"	10.02'	8.51%	PVC	6265.47	6264.62
RD-9	3"	29.70'	8.52%	PVC	6268.00	6265.47

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	UPSTREAM INVERT	DOWNSTREAM INVERT
RD-10	3"	10.02'	1.90%	PVC	6265.20	6265.00
RD-11	3"	34.56'	1.90%	PVC	6265.85	6265.20



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
LANDSCAPE DRAIN PLAN

PROJECT #: 200726
SHEET NUMBER

CD25

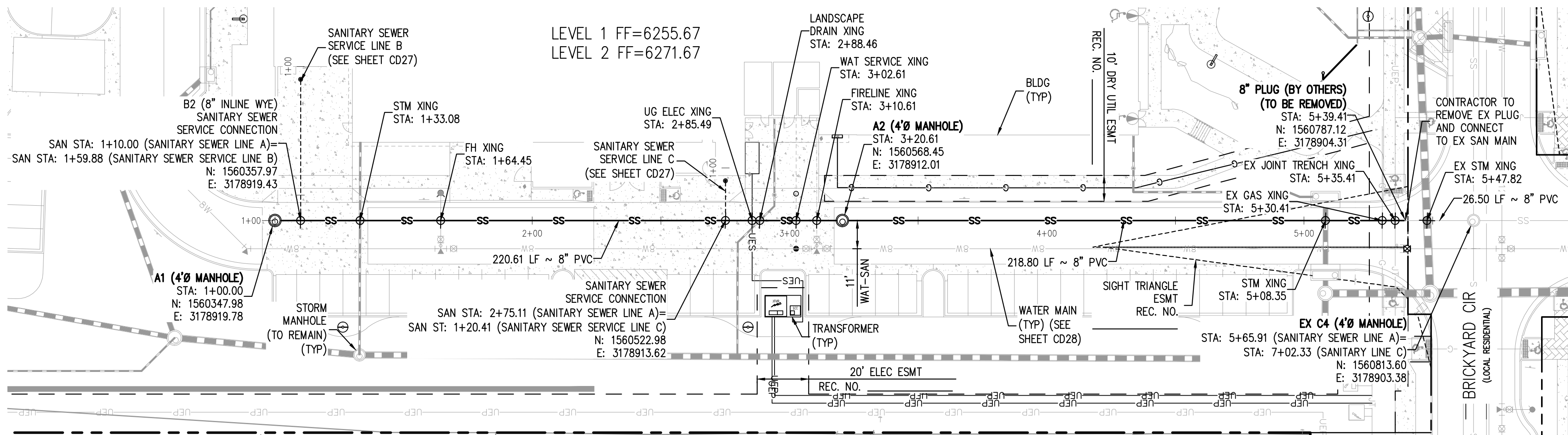
25 OF 70

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

LOT 2, BLOCK 7
CITADEL STATION
FILING NO. 6 FINAL PLAT
REC. NO. 8708767
OWNER: CCD MILLERS LAND LLC

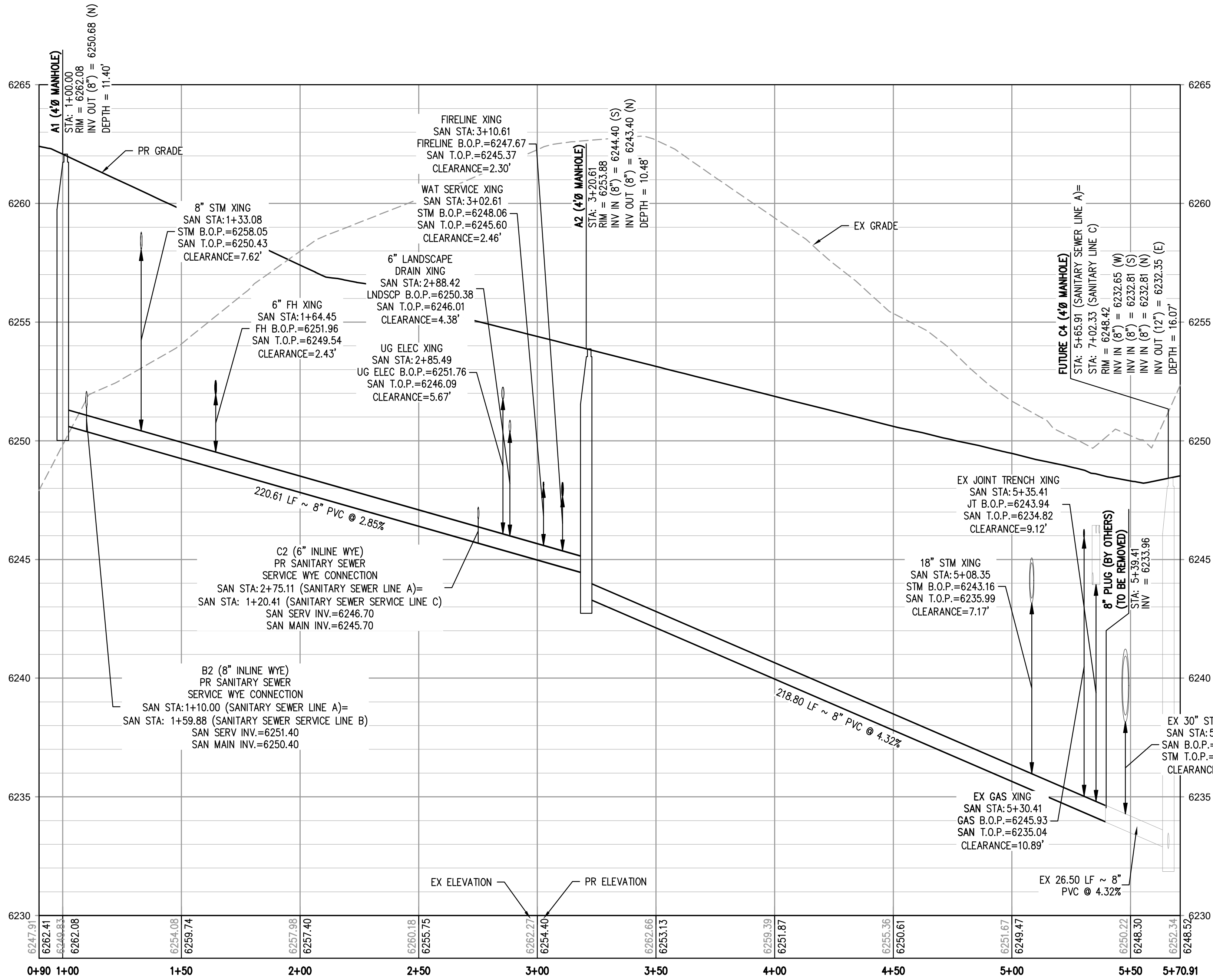
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FILE NO: 200726-CD-25
DESIGNED BY: JDO
CHECKED BY: JDO
DRAWN BY: JDO
PLOTTED: THU 03/06/25 3:22:17P BY: LIBBY ENDERSBEE

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



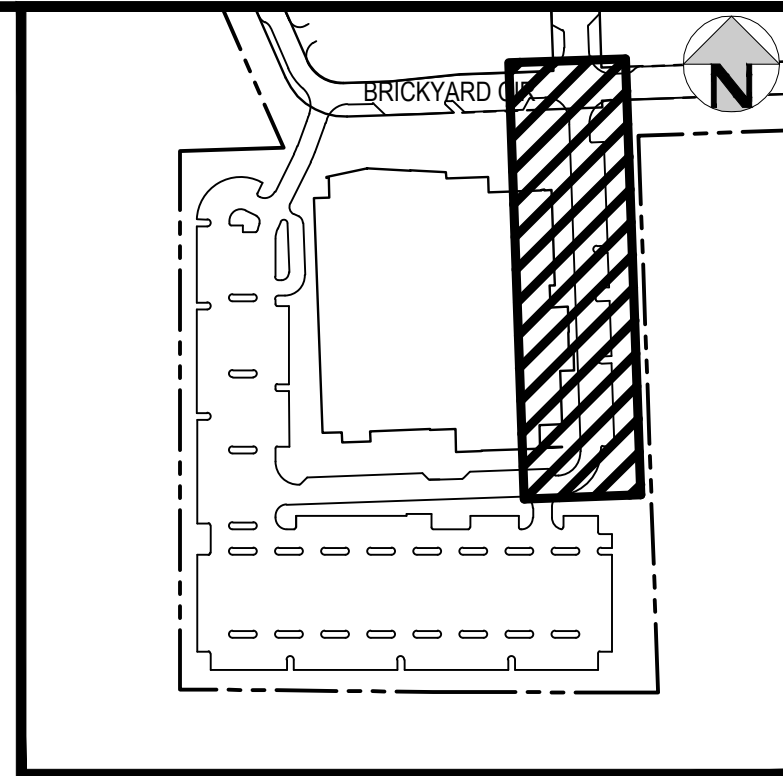
SANITARY SEWER LINE A - PLAN

SCALE: 1" = 30'



SANITARY SEWER LINE A PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



KEY MAP

SCALE: 1" = 250'

GENERAL SANITARY NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE. AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
5. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY THE UTILITY PROVIDER'S REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN THERE IS A LACK OF ADHERENCE TO STANDARD CONSTRUCTION PRACTICES.
6. MAINTAIN A MINIMUM OF TEN FEET OF HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND DOMESTIC WATER MAINS AND SERVICES IN ACCORDANCE WITH STATE OF COLORADO AND JURISDICTIONAL UTILITY PROVIDER SPECIFICATIONS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
9. ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
10. 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 OR 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 REQUIRES A LINE SHUTDOWN, OR 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.
11. THE CONTRACTOR IS RESPONSIBLE FOR:
 - a. OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION.
 - b. VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
 - c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.

LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	SW
PROPOSED LANDSCAPE DRAIN PIPE	⊙
PROPOSED LANDSCAPE AREA DRAIN	⊙
PROPOSED SANITARY SEWER W/ MANHOLE	SS-⊙
PROPOSED SANITARY SERVICE	---
PROPOSED WATER LINE	SW
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE	---
PROPOSED GAS LINE	G
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	★

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 APPROVAL

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

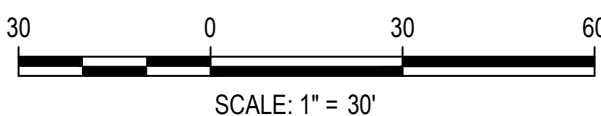
Approved By:

Development Services

Date



Know what's below.
Call before you dig.



DESIGNED BY: JTKR
CHECKED BY: JDO
DRAWN BY: JTKR

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



1120 Lincoln Street, Suite 1000
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P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
SANITARY SEWER LINE A PLAN & PROFILE

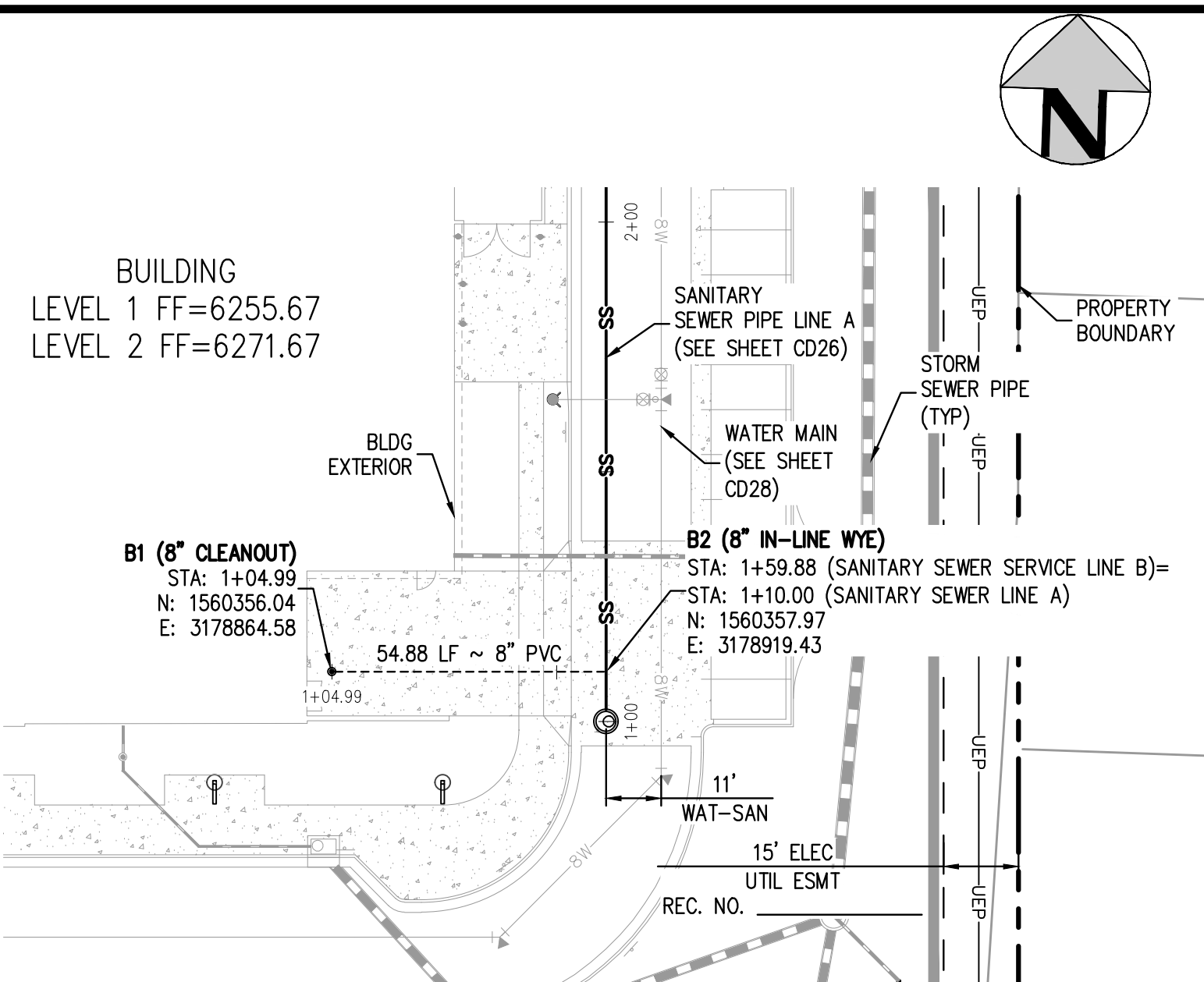
PROJECT #: 200726

SHEET NUMBER

CD26

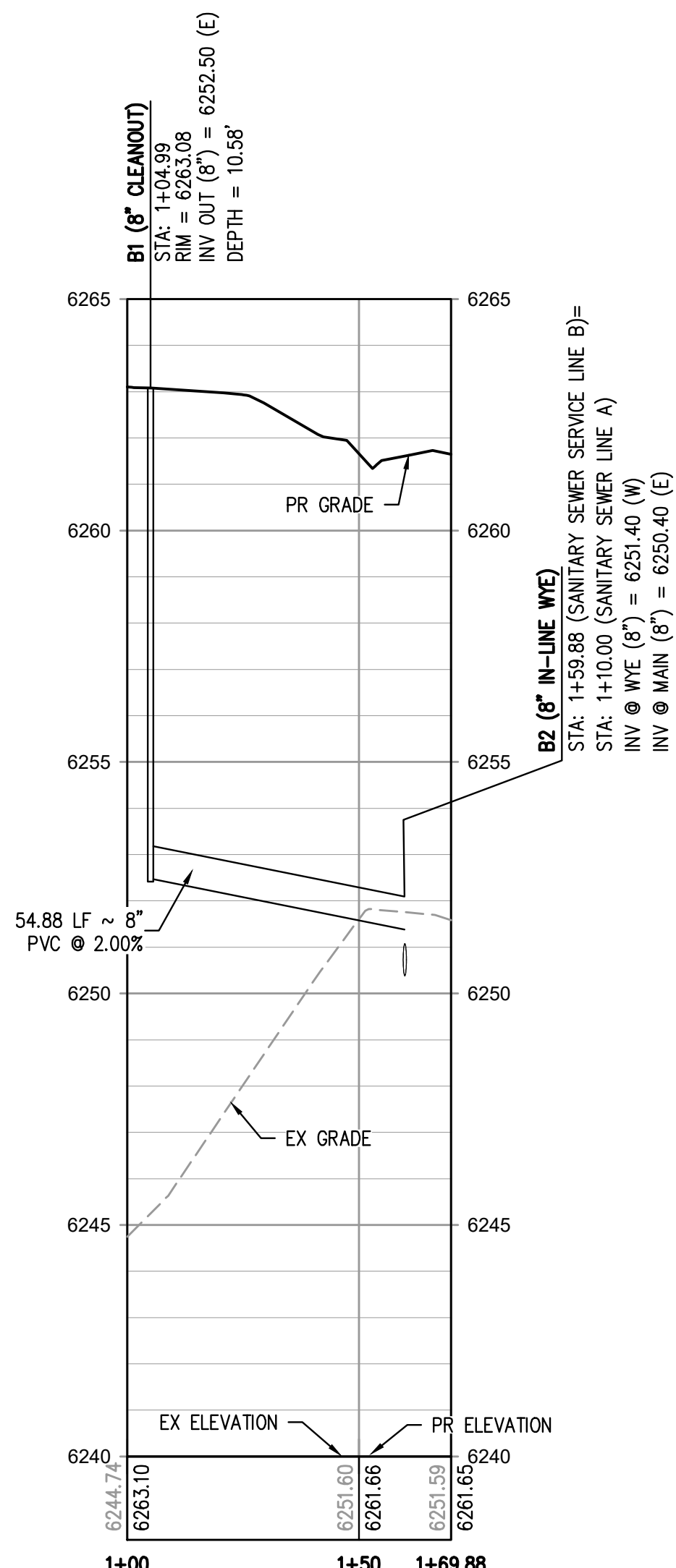
26 OF 70

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DESIGNED BY: JTKR, CHECKED BY: JDO, DRAWN BY: JTKR, PLOTTED: THU 03/06/25 3:22:37P BY: LIBBEY ENDERSBEE



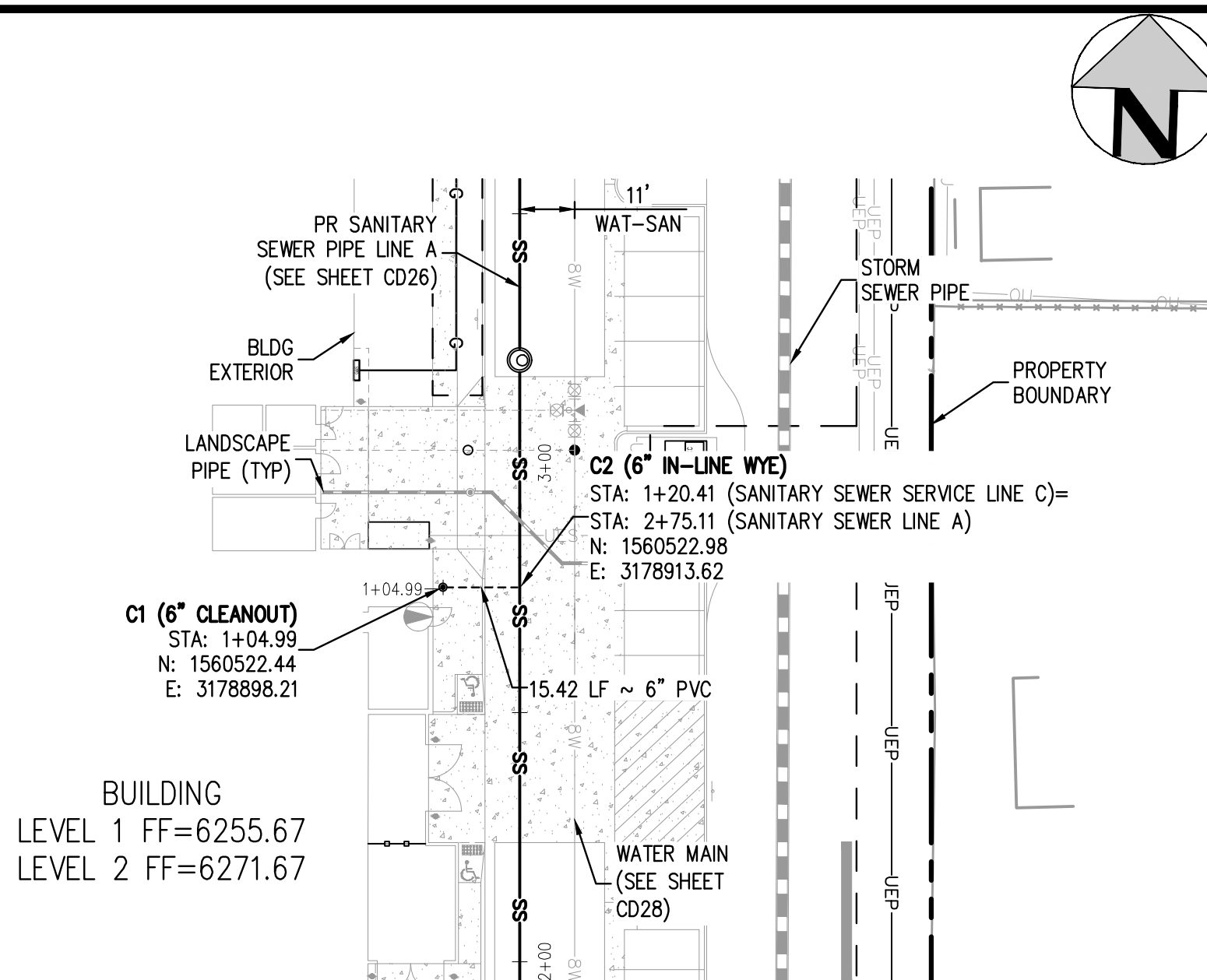
SANITARY SEWER SERVICE LINE B PLAN

SCALE: 1" = 30'



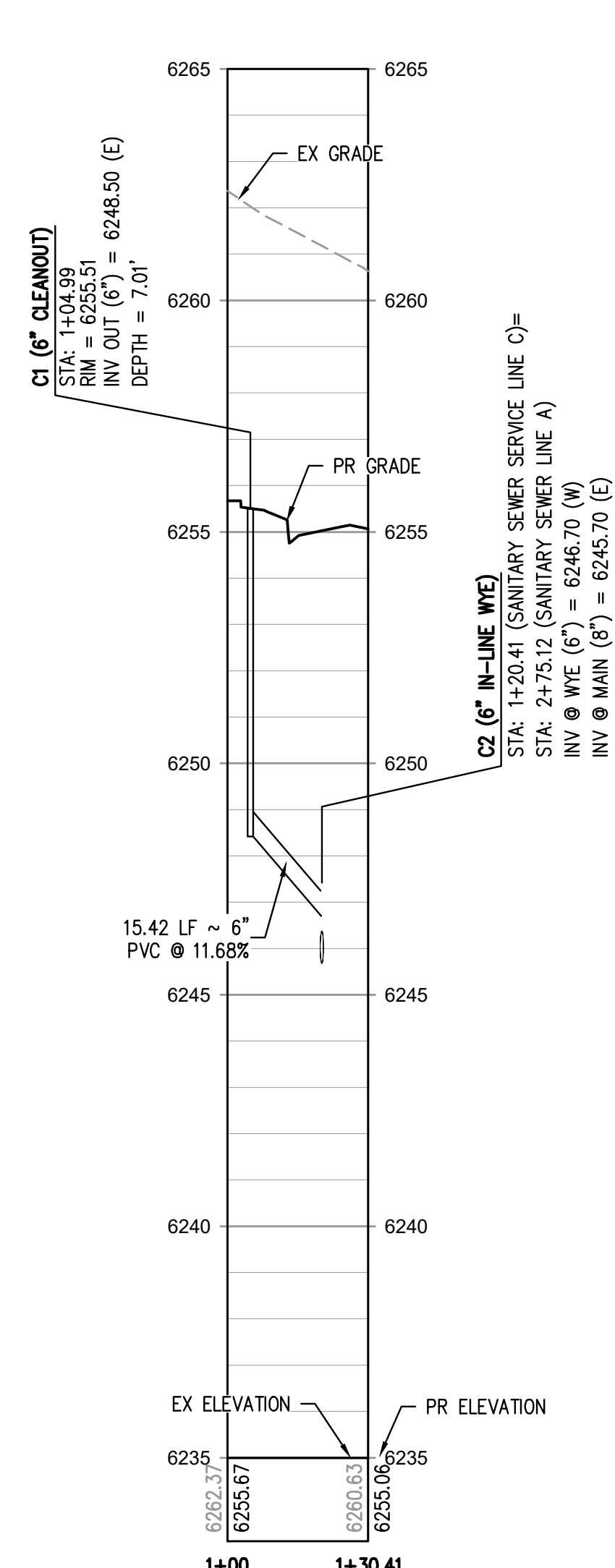
SANITARY SEWER SERVICE LINE B PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



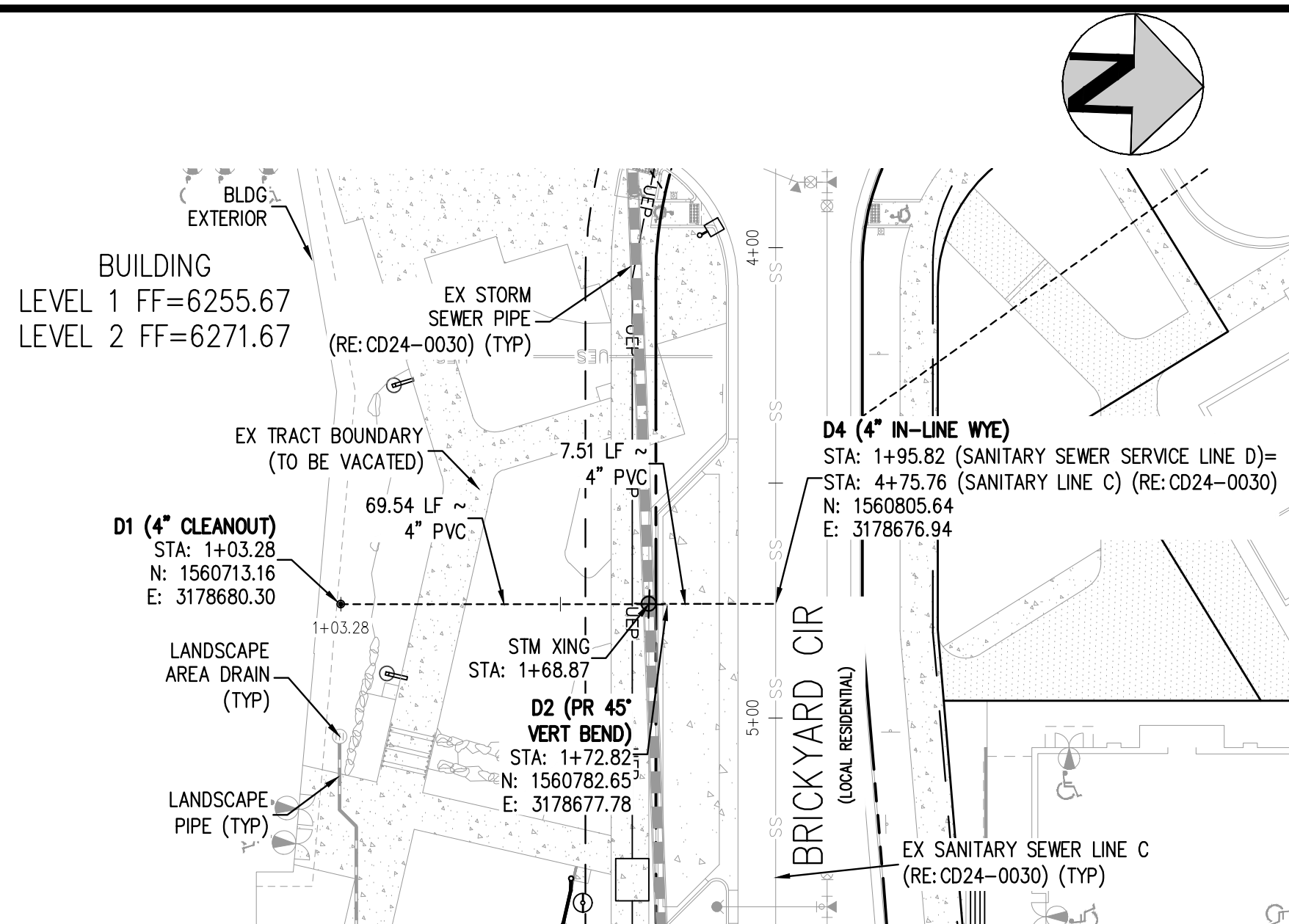
SANITARY SEWER SERVICE LINE C PLAN

SCALE: 1" = 30'



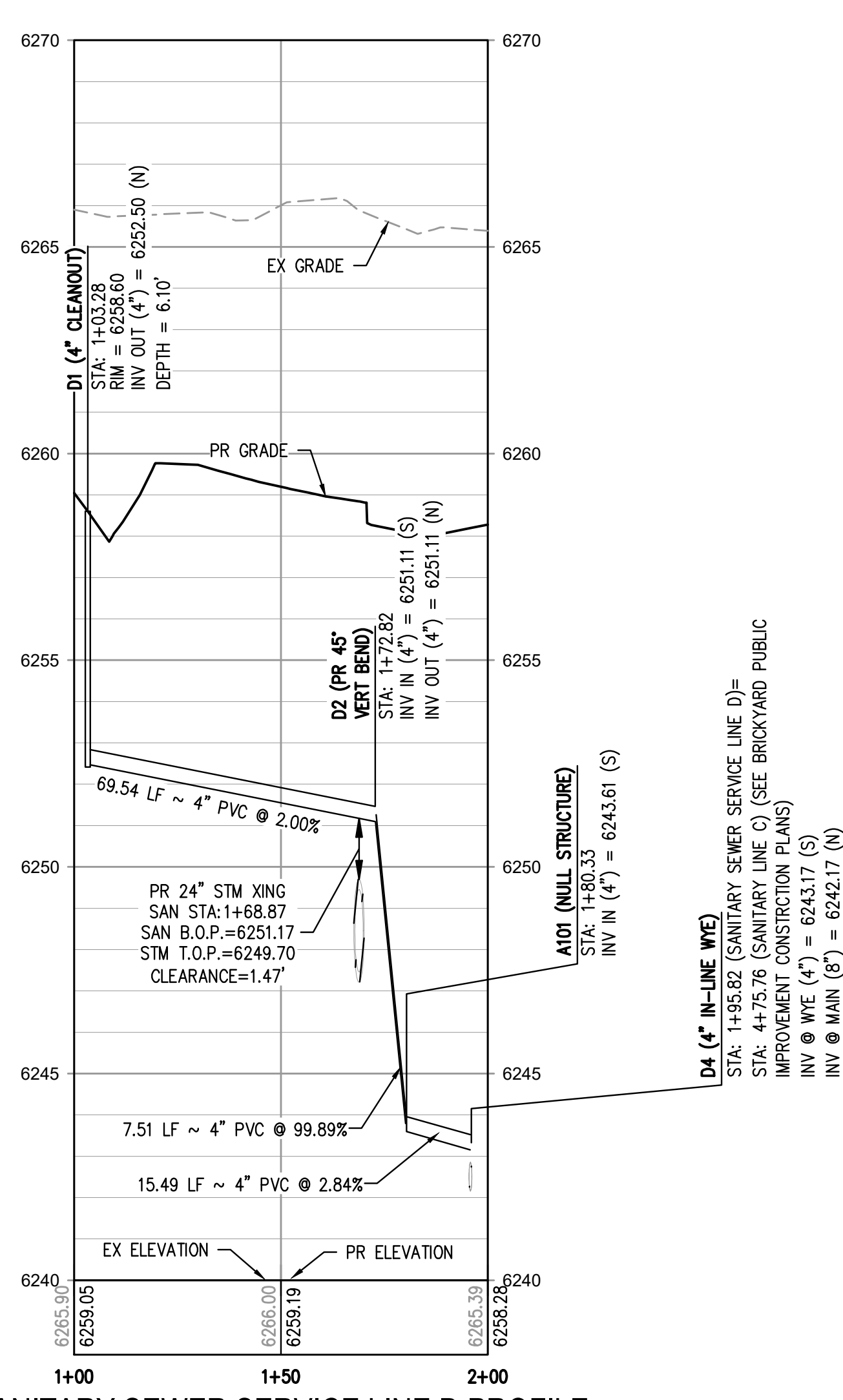
SANITARY SEWER SERVICE LINE C PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



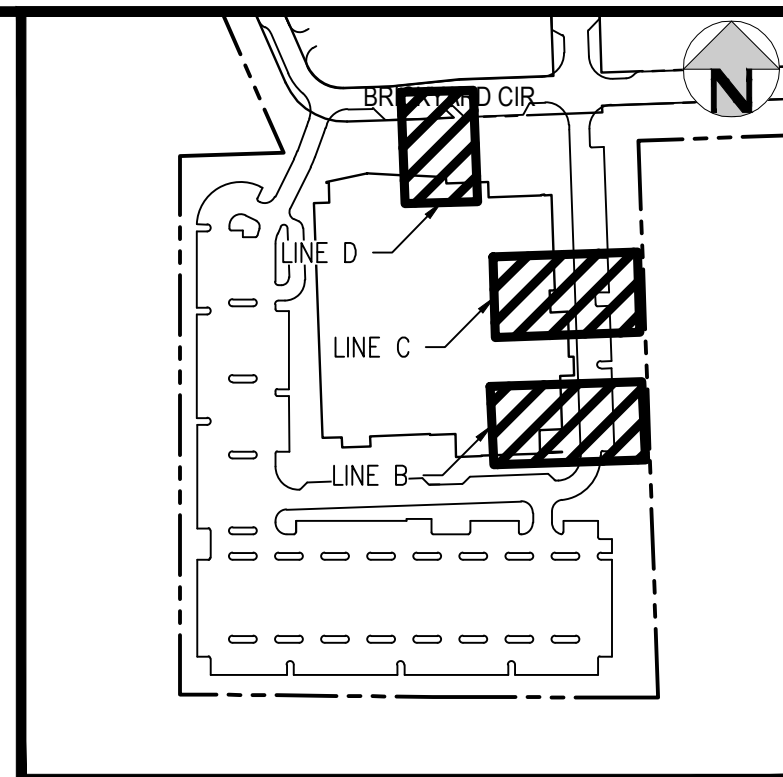
SANITARY SEWER SERVICE LINE D PLAN

SCALE: 1" = 30'



SANITARY SEWER SERVICE LINE D PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



KEY MAP

SCALE: 1" = 250'

GENERAL SANITARY NOTES:

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 - c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.

LEGEND:

PROPERTY BOUNDARY

EXISTING SANITARY SEWER

EXISTING WATER LINE

EXISTING STORM LINE

PROPOSED LANDSCAPE PIPE W/DRAIN

PROPOSED SANITARY SEWER W/ MANHOLE

PROPOSED SANITARY SERVICE

PROPOSED WATER LINE

PROPOSED DOMESTIC WATER SERVICE

PROPOSED FIRE SERVICE

PROPOSED STORM LINE

PROPOSED GAS LINE

PROPOSED ELECTRIC LINE

PROPOSED WALL

PROPOSED HYDRANT

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. #43321

DAT

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

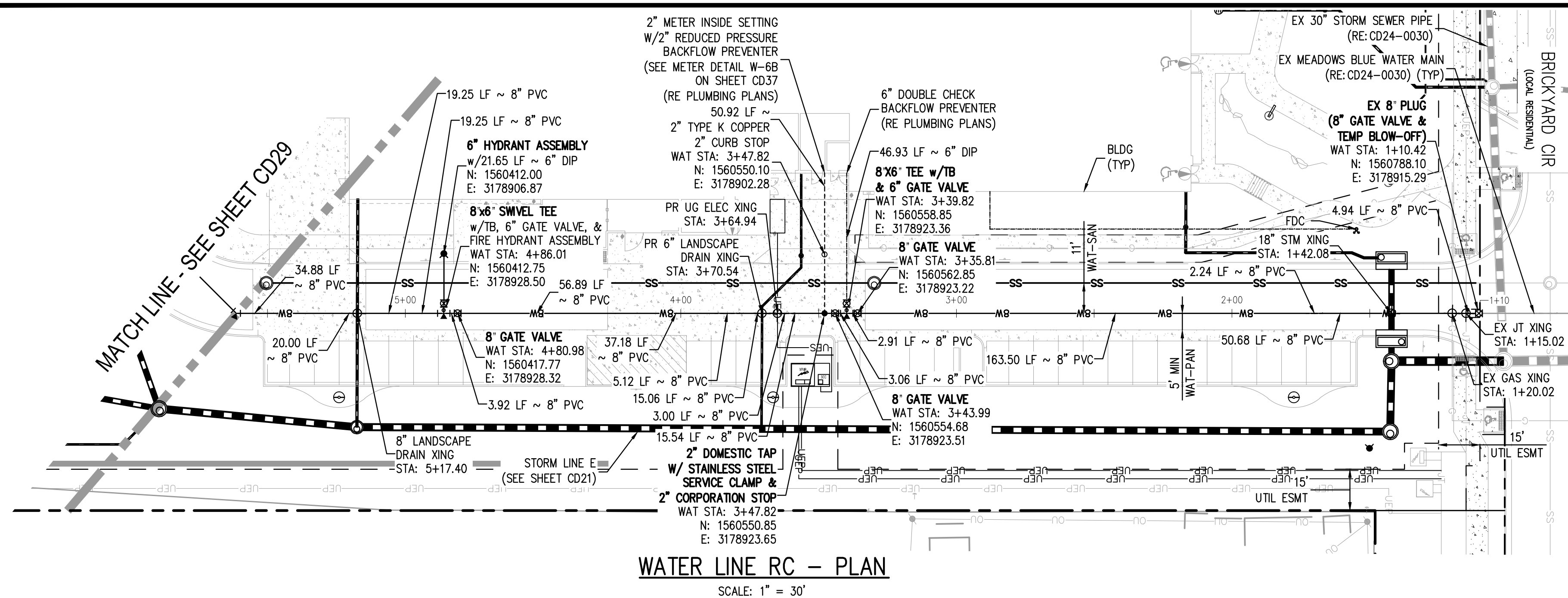
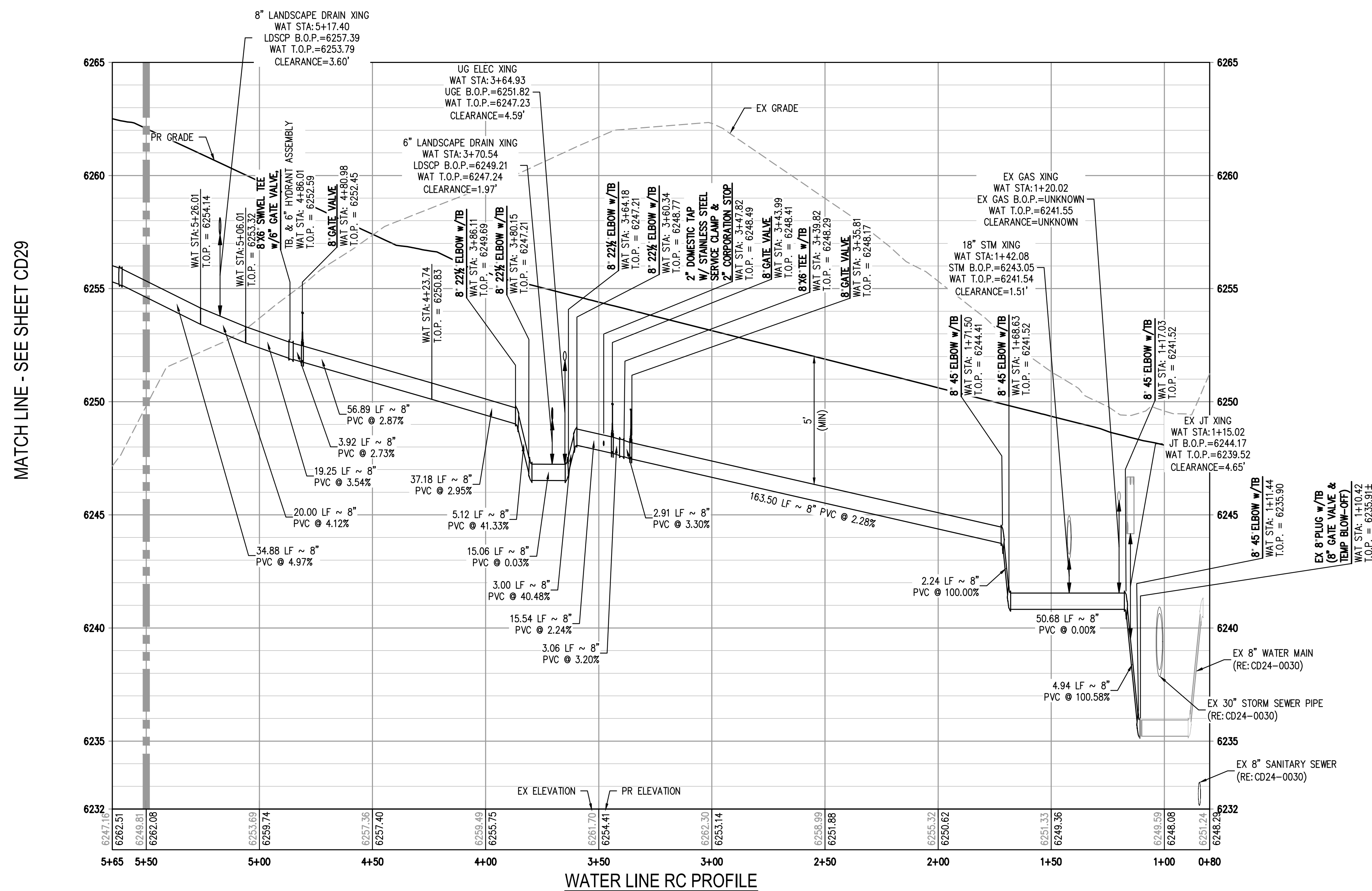
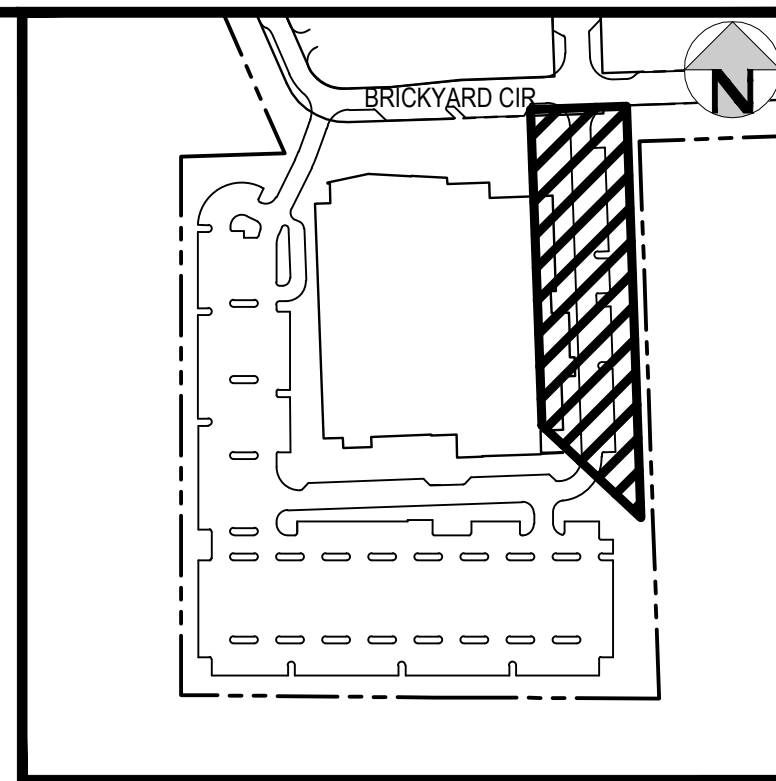
Development Services

PROJECT #: 200726

SHEET NUMBER

CD27

27 OF 70



KEY MAP
SCALE: 1" = 250'

NOTES:

3. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. ANY EXISTING WATER SERVICES SHALL BE CUT OFF AT THE MAIN, NO WATER OR SEWER STUBS CAN BE LEFT IN THE GROUND. WATER MAIN SHALL BE RETURNED TO THE UTILITIES DEPARTMENT.
5. REFER TO SHEET # FOR TOWN OF CASTLE ROCK WATER LINE CONSTRUCTION NOTES.
6. TEMPORARY BLOW-OFFS WILL BE REQUIRED TO BE INSTALLED AT ANY PLUG LOCATION IF THE FUTURE PHASE WATER MAIN WILL NOT BE CONNECTED WITHIN 6-MONTHS AFTER THE PUBLIC INFRASTRUCTURE MAIN IS COMPLETED AND ACTIVE.
7. WHEN A WATER MAIN CROSSES OVER A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER AS POSSIBLE.
8. WHEN A WATER MAIN CROSSES OVER A STORM SEWER WITH LESS THAN TWO FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE STORM SEWER, THE STORM SEWER SHALL BE ENCASED WITH A MINIMUM OF SIX INCHES OF CONCRETE FROM SPRINGLINE TO SIX INCHES ABOVE THE TOP OF THE STORM SEWER. THE ENCASEMENT SHALL EXTEND ALONG THE CENTERLINE OF THE STORM SEWER FOR A MINIMUM OF ONE FOOT BEYOND THE OUTSIDE OF THE WATER MAIN AT EACH END.
9. WHEN A WATER MAIN CROSSES UNDER A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER AS POSSIBLE.
10. WHEN A WATER MAIN CROSS A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE AND WHICH PIPE CROSSES OVER THE OTHER, EACH JOINT OF THE STORM SEWER WITHIN THE TRENCH WIDTH OF THE CROSSING SHALL BE ENCASED IN A CONCRETE COLLAR AT LEAST SIX INCHES THICK AND EXTENDING AT LEAST SIX INCHES EACH SIDE OF EACH JOINT.
11. WHEN WATER MAINS CROSS UNDER A STORM SEWER PIPE GREATER THAN 48-INCHES IN DIAMETER, OR A CULVERT 4'x4' OR LARGER, THE WATER MAIN MUST BE INSTALLED WITHIN A CASING PIPE THAT CONFORMS WITH SECTION 4.4.6 OF THIS CRITERIA, AND EXTENDS AT LEAST FIVE FEET BEYOND THE OUTSIDE EDGE OF THE CULVERT, OR AS DETERMINED BY PLAN REVIEW.
12. AT ALL INSTANCES WHERE A WATER MAIN CROSSES A SANITARY SEWER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE SANITARY SEWER MAIN OR STORM SEWER CROSSING AS POSSIBLE.
13. ALL HYDRANT LATERALS AND FIRE SERVICE LINES SHALL BE FULLY RESTRAINED IN THEIR ENTIRETY USING MEG-A-LUG JOINT RESTRAINT OR APPROVED EQUAL.
14. WHERE WATER MAINS ARE CONSTRUCTED IN FILL AREAS, ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED TO FINAL GRADE PRIOR TO THE INSTALLATION OF THE WATER MAIN AND APPURTENANCES. ALL FILL MATERIAL SHALL MEET THE TOWN'S STANDARDS AND BE APPROVED BY CASTLE ROCK WATER. WATER MAINS WITHIN FILL AREAS SHALL HAVE RESTRAINED JOINTS IN ACCORDANCE WITH STANDARD DETAIL W-18.
15. 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 OR 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 REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY OR WATER PRIOR TO ANY WORKING.
16. FDC IS TO BE FREESTANDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. THE LINE TO THE FDC SHALL TERMINATE WITH A FIVE-INCH STORZ FITTING WITH PERMANENTLY ATTACHED CAP, AND A 22-30 DEGREE ELBOW TO DIRECT THE STORZ HALFWAY BETWEEN HORIZONTAL AND THE GROUND.

VERTICAL DATUM

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

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 ROD W/ 2"
CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS
SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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. #4332

DATE _____

TOWN OF CASTLE ROCK APPROVA

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

Approved By _____

Development Service

PROJECT #: 200726

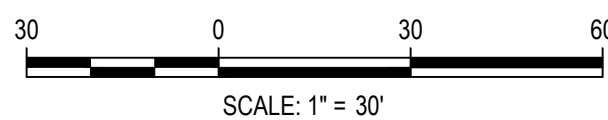
SHEET NUMBER

CD28

28 OF 70



Know what's below.
Call before you dig



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER

WATER PLAN & PROFILE

PROJECT #: 200726

SHEET NUMBER

CD28

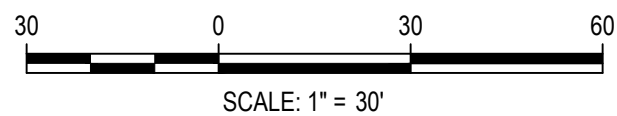
28 OF 70

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

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PLOTTED: THU 06/25/2020 3:28:43P BY: LIBBEY ENDERSBEE



Know what's below.
Call before you dig.



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	60% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

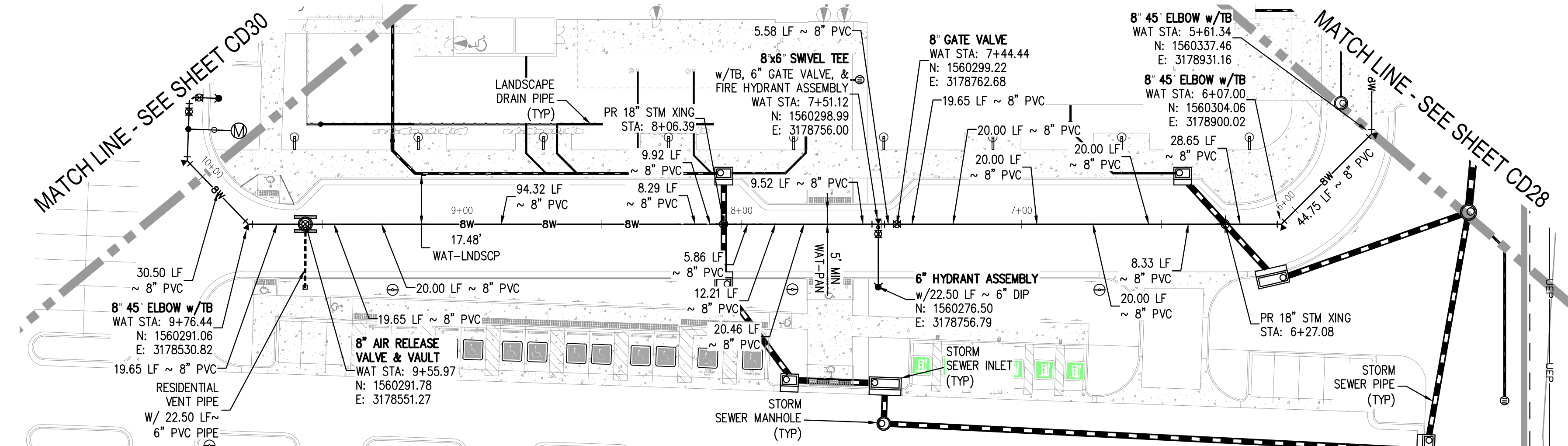
CASTLE ROCK SPORT CENTER
WATER PLAN & PROFILE

PROJECT #: 200726

SHEET NUMBER

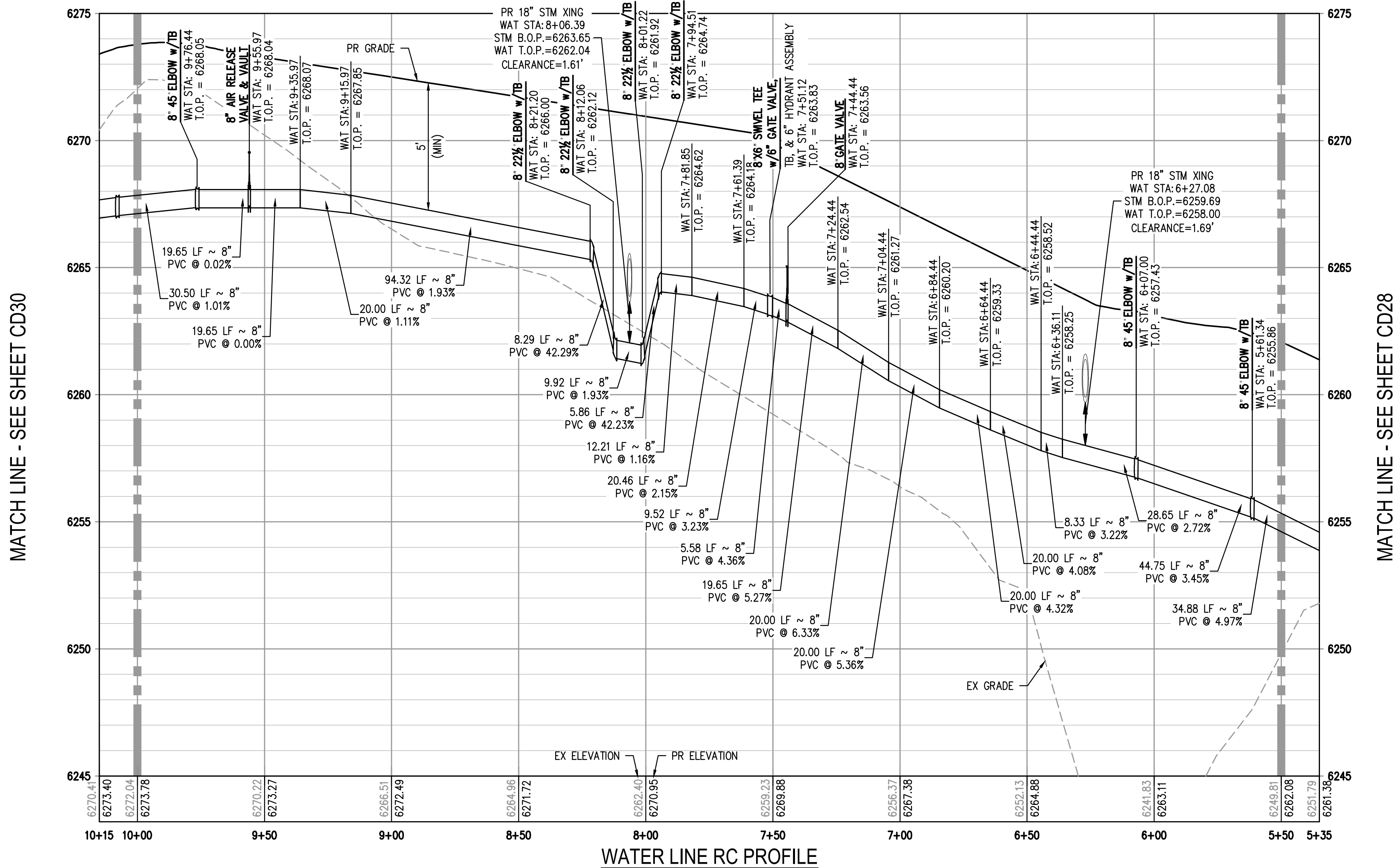
CD29

29 OF 70



WATER LINE REC CENTER - PLAN

SCALE: 1" = 30'



WATER LINE RC PROFILE

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 3'

NOTES:

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- WHEN A WATER MAIN CROSSES OVER A STORM SEWER WITH LESS THAN TWO FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE STORM SEWER, THE STORM SEWER SHALL BE ENCASED WITH A MINIMUM OF SIX INCHES OF CONCRETE FROM SPRINGLINE TO SIX INCHES ABOVE THE TOP OF THE STORM SEWER. THE ENCASEMENT SHALL EXTEND ALONG THE CENTERLINE OF THE STORM SEWER FOR A MINIMUM OF ONE FOOT BEYOND THE OUTSIDE OF THE WATER MAIN AT EACH END.
- WHEN A WATER MAIN CROSSES UNDER A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER AS POSSIBLE.
- WHEN WATER MAINS CROSS A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE AND WHICH PIPE CROSSES OVER THE OTHER, EACH JOINT OF THE STORM SEWER WITHIN THE TRENCH WIDTH OF THE CROSSING SHALL BE ENCASED IN A CONCRETE COLLAR AT LEAST SIX INCHES THICK AND EXTENDING AT LEAST SIX INCHES EACH SIDE OF EACH JOINT.
- WHEN WATER MAINS CROSS UNDER A STORM SEWER PIPE GREATER THAN 48-INCHES IN DIAMETER, OR A CULVERT 4'X4' OR LARGER, THE WATER MAIN MUST BE INSTALLED WITHIN A CASING PIPE THAT CONFORMS WITH SECTION 4.4.6 OF THIS CRITERIA, AND EXTENDS AT LEAST FIVE FEET BEYOND THE OUTSIDE EDGE OF THE CULVERT, OR AS DETERMINED BY PLAN REVIEW.
- AT ALL INSTANCES WHERE A WATER MAIN CROSSES A SANITARY SEWER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE SANITARY SEWER MAIN OR STORM SEWER CROSSING AS POSSIBLE.
- ALL HYDRANT LATERALS AND FIRE SERVICE LINES SHALL BE FULLY RESTRAINED IN THEIR ENTIRETY USING MEG-A-LUG JOINT RESTRAINT OR APPROVED EQUAL.
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- 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 OR 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 REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS' NOTICE TO THE TCR TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
- FDC IS TO BE PRE-ESTANDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. THE LINE TO THE FDC SHALL TERMINATE WITH A FIVE-INCH STORZ FITTING WITH PERMANENTLY ATTACHED CAP, AND A 22-30 DEGREE ELBOW TO DIRECT THE STORZ HALFWAY BETWEEN HORIZONTAL AND THE GROUND.

LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM SEWER	SW
EXISTING FIBER OPTIC	FO
EXISTING GAS	G
EXISTING UNDERGROUND ELECTRIC	UE
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED LANDSCAPE AREA DRAIN	---
PROPOSED SANITARY SEWER W/MANHOLE	SS-M
PROPOSED SANITARY SERVICE	---
PROPOSED 8" WATER LINE	8W
PROPOSED 12" WATER LINE	12W
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE W/ MANHOLE	SW-M
PROPOSED GAS LINE	G
PROPOSED JOINT TRENCH	JT
PROPOSED UNDERGROUND ELECTRIC	UE
PROPOSED WALL	---
PROPOSED FIRE HYDRANT	---
PROPOSED GATE VALVE	---
PROPOSED BEND (11.25°, 22.5°, 45°)	---
PROPOSED TEE	---
PROPOSED SWIVEL TEE	---
PROPOSED PLUG	---
PROPOSED REDUCER	---
PROPOSED CROSS	---

VERTICAL DATUM

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

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 ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

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. #433327 DATE

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

Approved By:

Development Services Date

PRELIMINARY
NOT FOR
CONSTRUCTION

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

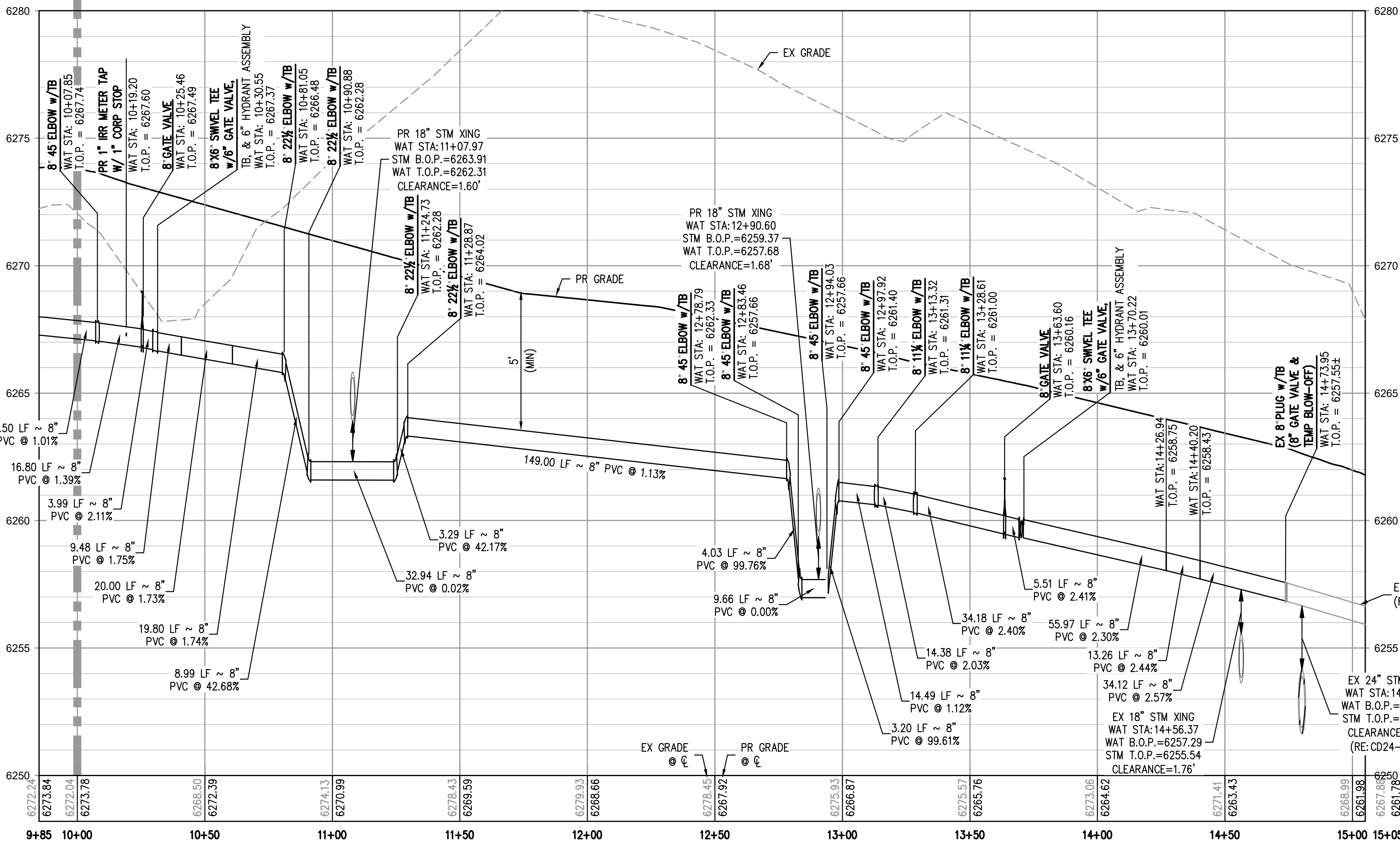
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MATCH LINE - SEE SHEET CD29

WATER LINE REC CENTER - PLAN

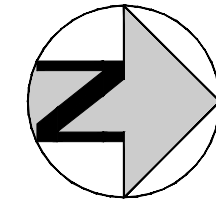
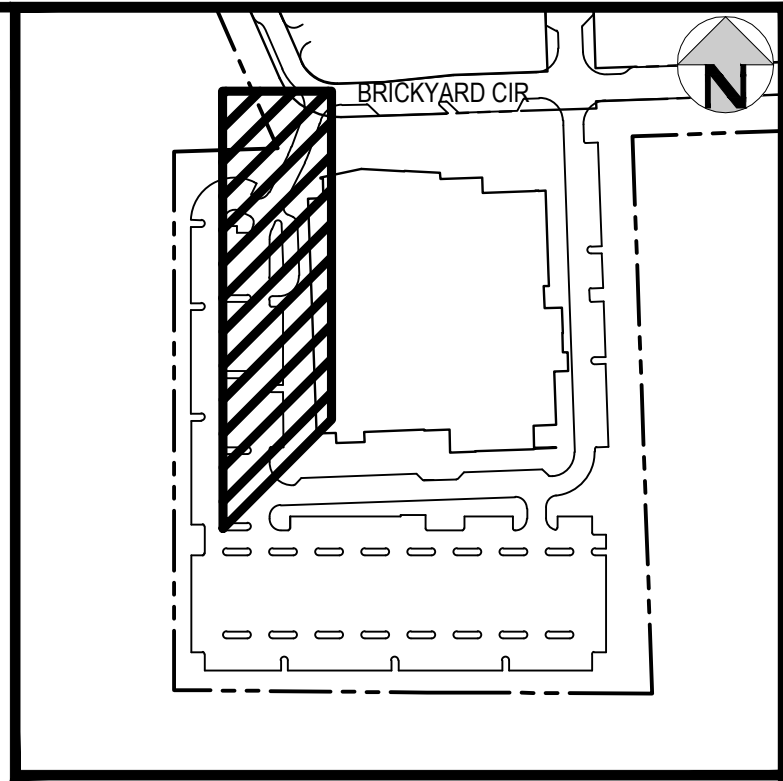
SCALE: 1" = 30'

MATCH LINE - SEE SHEET CD29



WATER LINE RC PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



KEY MAP

SCALE: 1" = 250'

NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. ANY EXISTING WATER SERVICES SHALL BE CUT OFF AT THE MAIN. NO WATER OR SEWER STUBS CAN BE LEFT IN THE GROUND. WATER METER SHALL BE RETURNED TO THE UTILITIES DEPARTMENT.
5. REFER TO SHEET # FOR TOWN OF CASTLE ROCK WATER LINE CONSTRUCTION NOTES.
6. TEMPORARY BLOW-OFFS WILL BE REQUIRED TO BE INSTALLED AT ANY PLUG LOCATION IF THE FUTURE PHASE WATER MAIN WILL NOT BE CONNECTED WITHIN 6-MONTHS AFTER THE PUBLIC INFRASTRUCTURE MAIN IS COMPLETED AND ACTIVE.
7. WHEN A WATER MAIN CROSSES OVER A STORM SEWER WITH LESS THAN TWO FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE STORM SEWER, THE STORM SEWER SHALL BE ENCASED WITH A MINIMUM OF SIX INCHES OF CONCRETE FROM SPRINGLINE TO SIX INCHES ABOVE THE TOP OF THE STORM SEWER. THE ENCASEMENT SHALL EXTEND ALONG THE CENTERLINE OF THE STORM SEWER FOR A MINIMUM OF ONE FOOT BEYOND THE OUTSIDE OF THE WATER MAIN AT EACH END.
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LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM SEWER	SW
EXISTING FIBER OPTIC	FO
EXISTING GAS	G
EXISTING UNDERGROUND ELECTRIC	UE
PROPOSED LANDSCAPE DRAIN PIPE	---
PROPOSED LANDSCAPE AREA DRAIN	---
PROPOSED SANITARY SEWER W/MANHOLE	SS-M
PROPOSED SANITARY SERVICE	SS
PROPOSED 8" WATER LINE	8W
PROPOSED 12" WATER LINE	12W
PROPOSED WATER SERVICE	---
PROPOSED SANITARY SERVICE	---
PROPOSED STORM LINE W/ MANHOLE	SW-M
PROPOSED GAS LINE	G
PROPOSED JOINT TRENCH	JT
PROPOSED UNDERGROUND ELECTRIC	UE
PROPOSED WALL	---
PROPOSED FIRE HYDRANT	---
PROPOSED GATE VALVE	---
PROPOSED BEND (11.25', 22.5', 45')	---
PROPOSED TEE	---
PROPOSED SWIVEL TEE	---
PROPOSED PLUG	---
PROPOSED REDUCER	---
PROPOSED CROSS	---

VERTICAL DATUM

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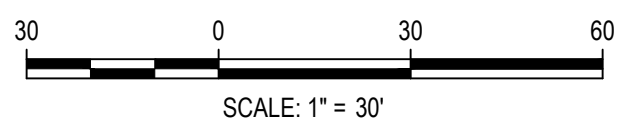
JOHN D O'ROURKE, P.E. #43327 DATE

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Approved By:

Development Services Date

PRELIMINARY
NOT FOR
CONSTRUCTION



DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	60% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



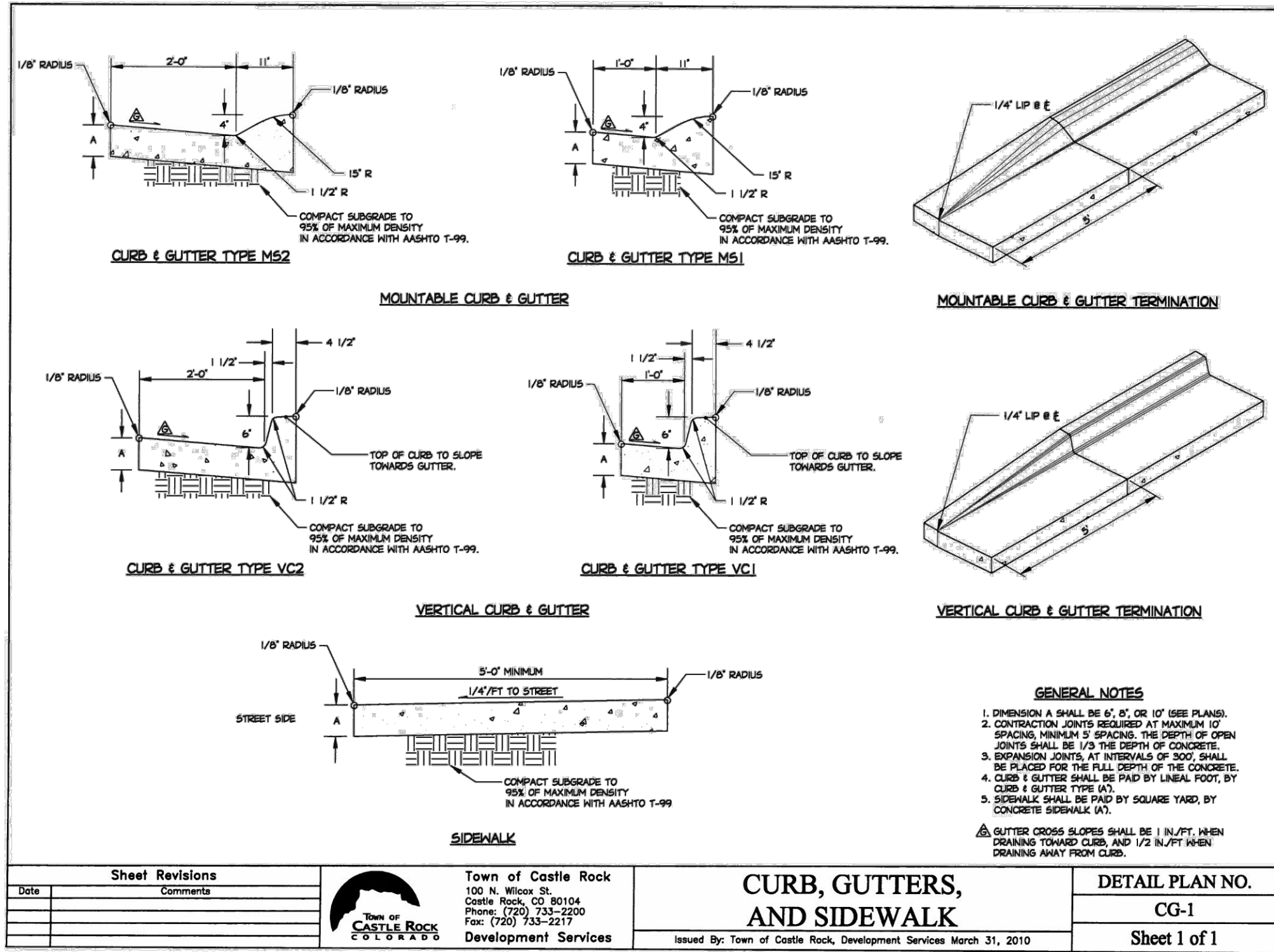
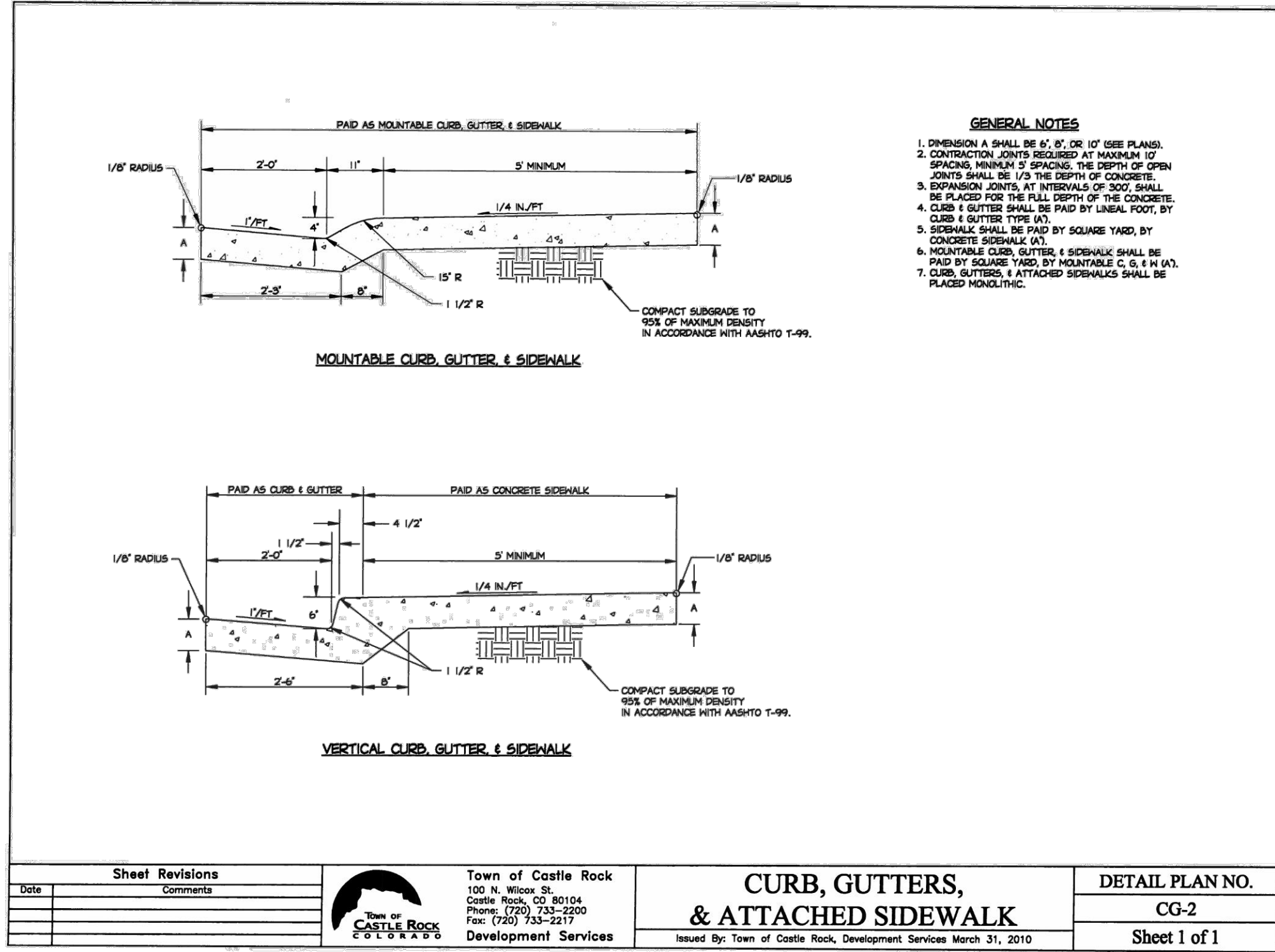
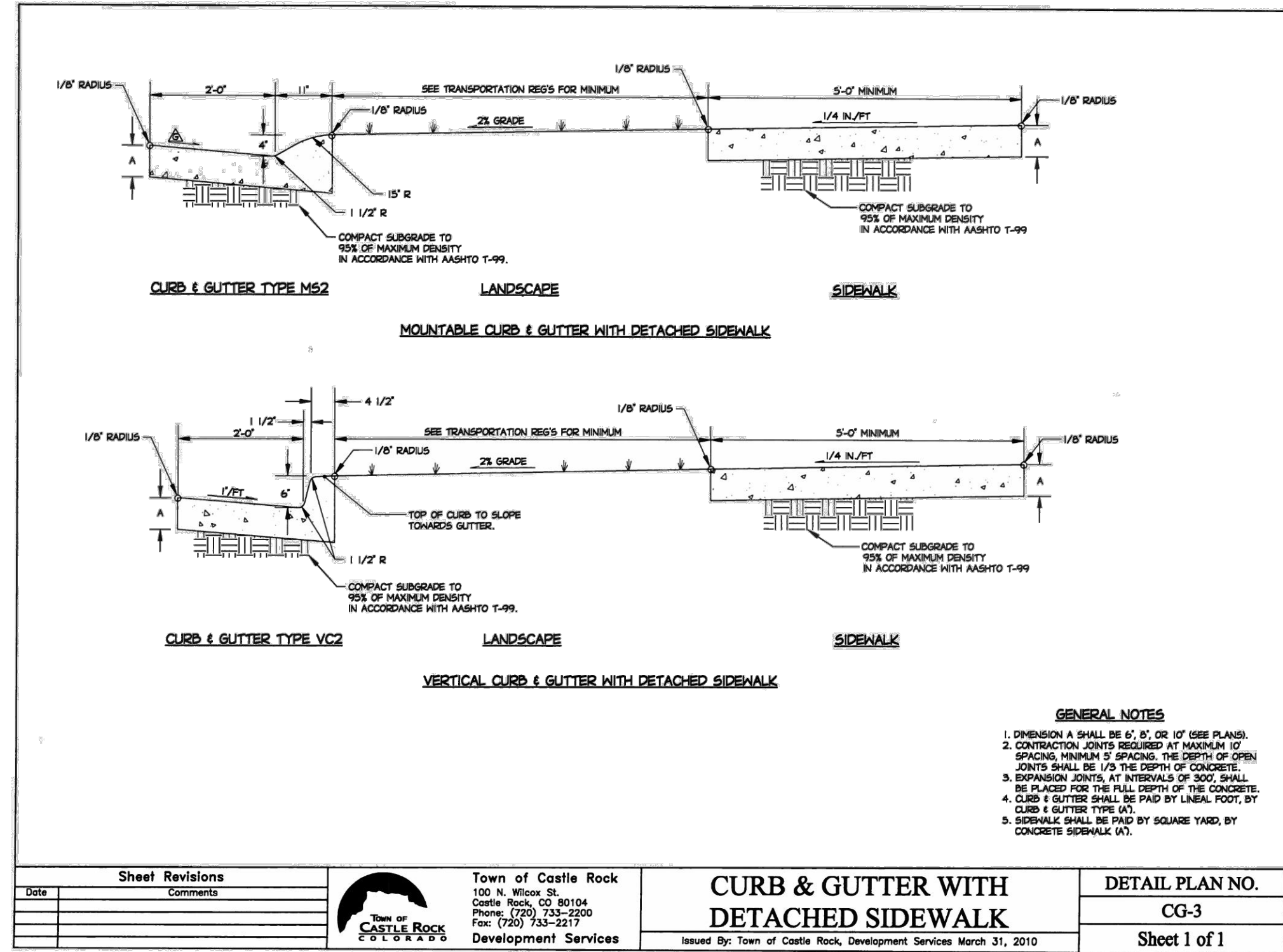
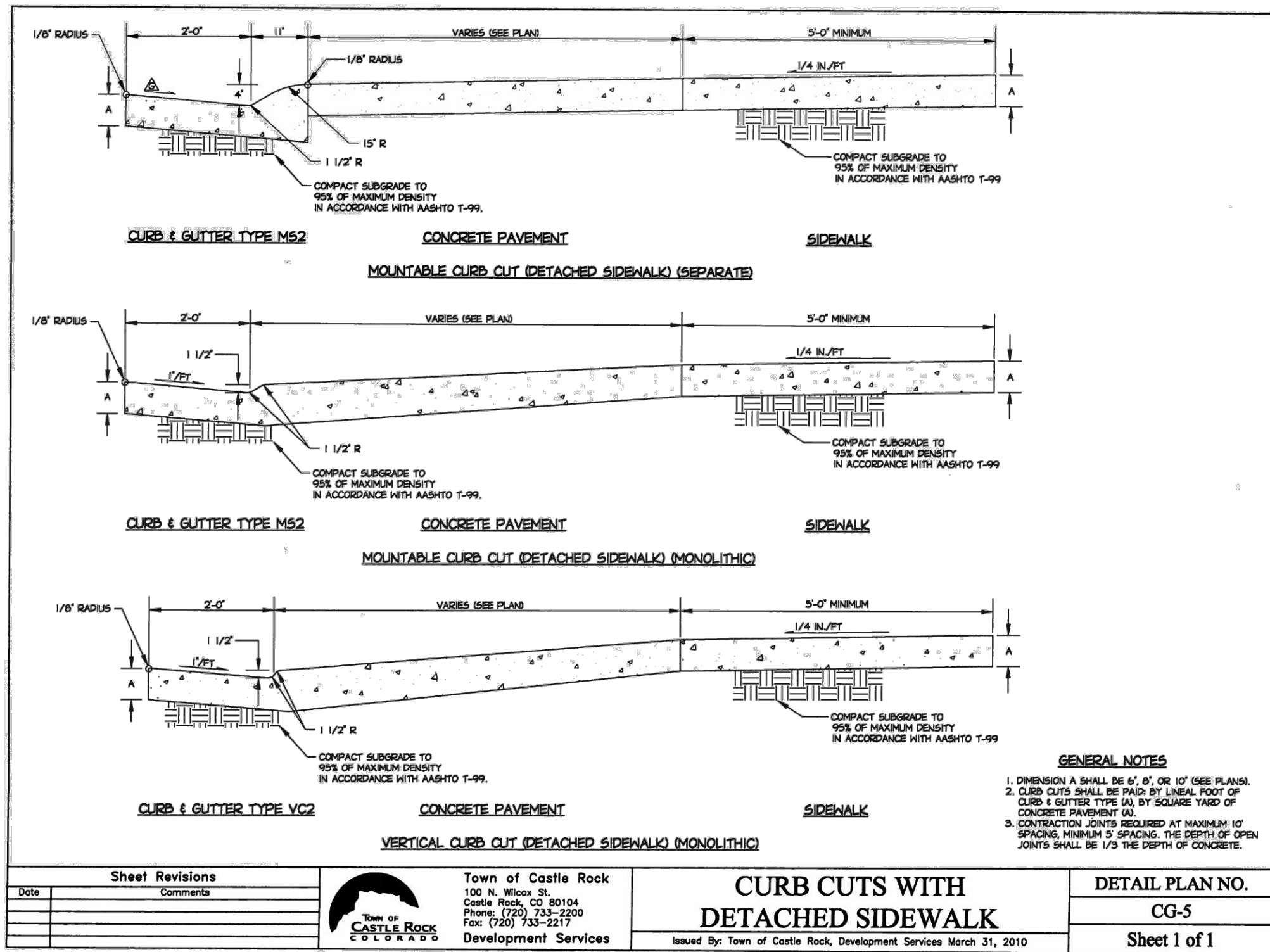
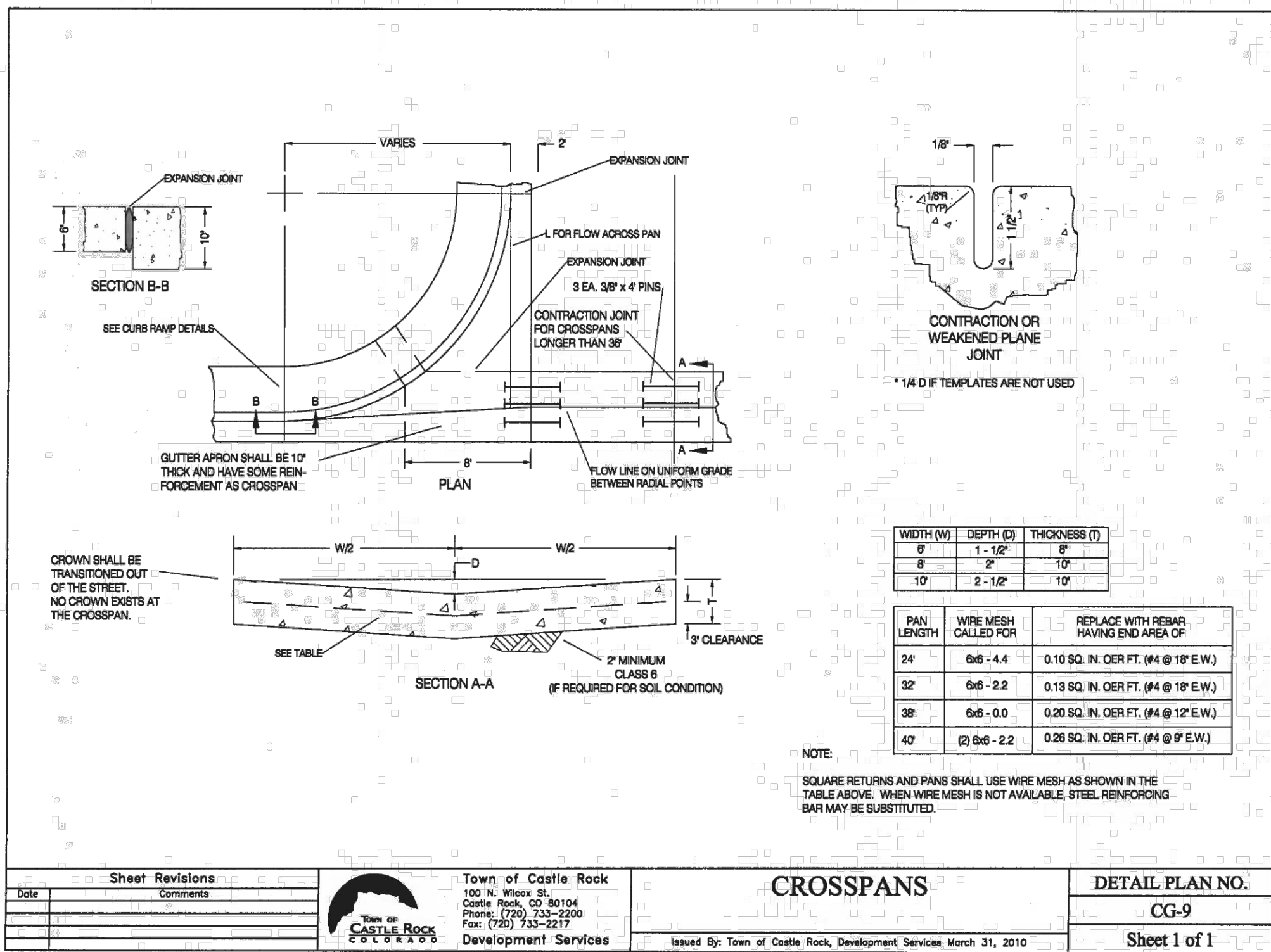
CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
WATER PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER

CD30

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



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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.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL

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

CONFLUENCE COMPANIES, LLC

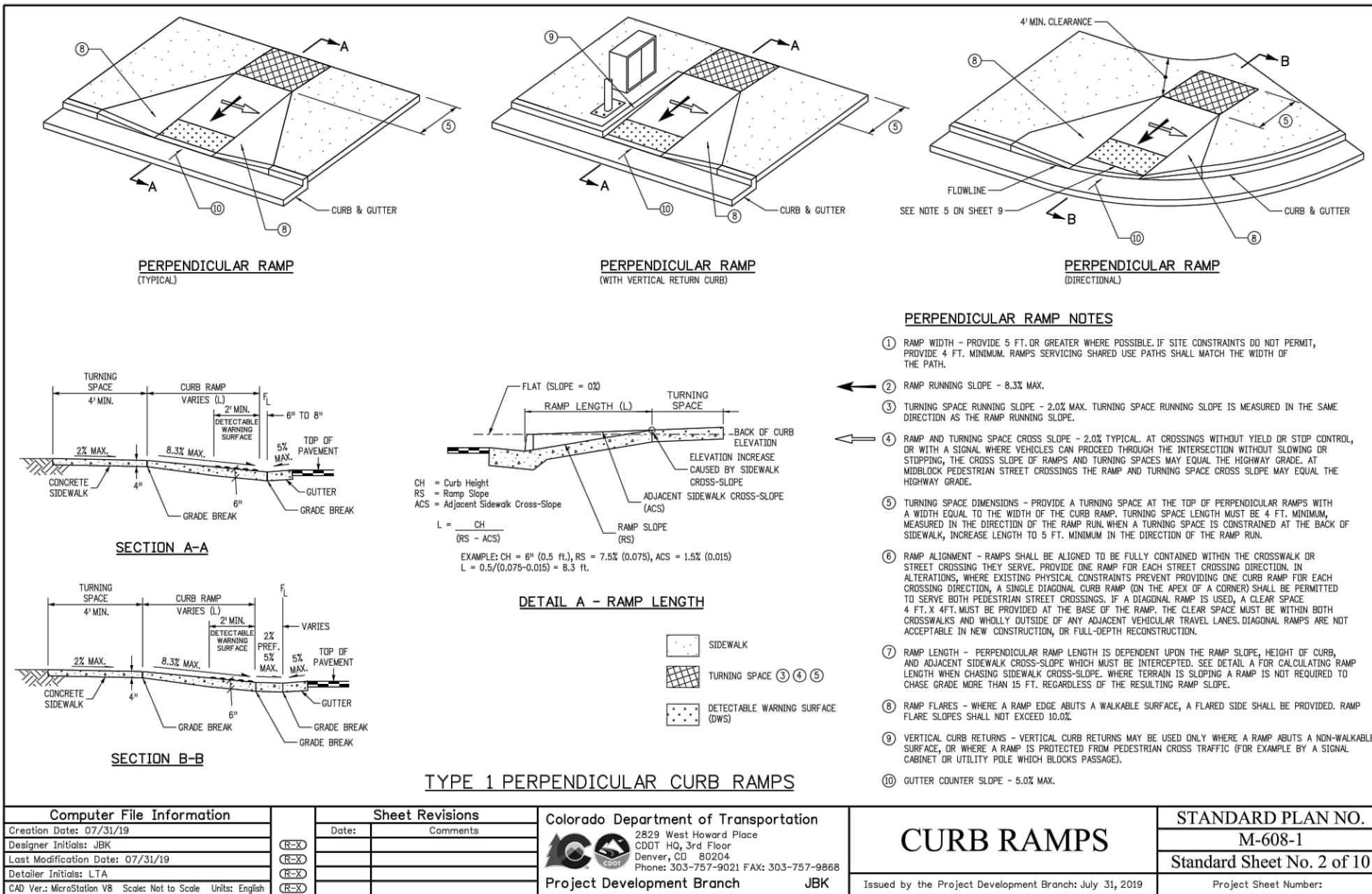
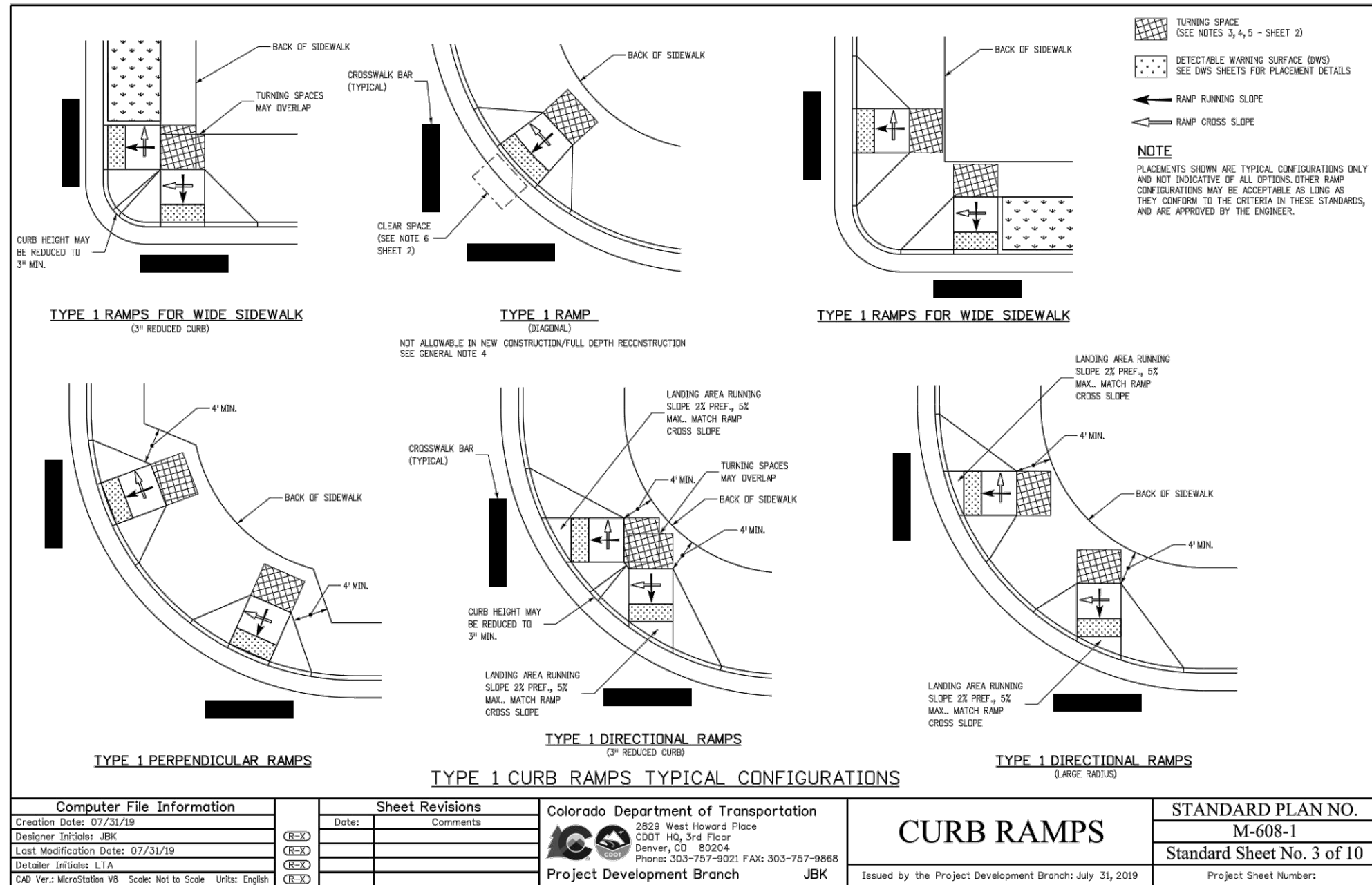
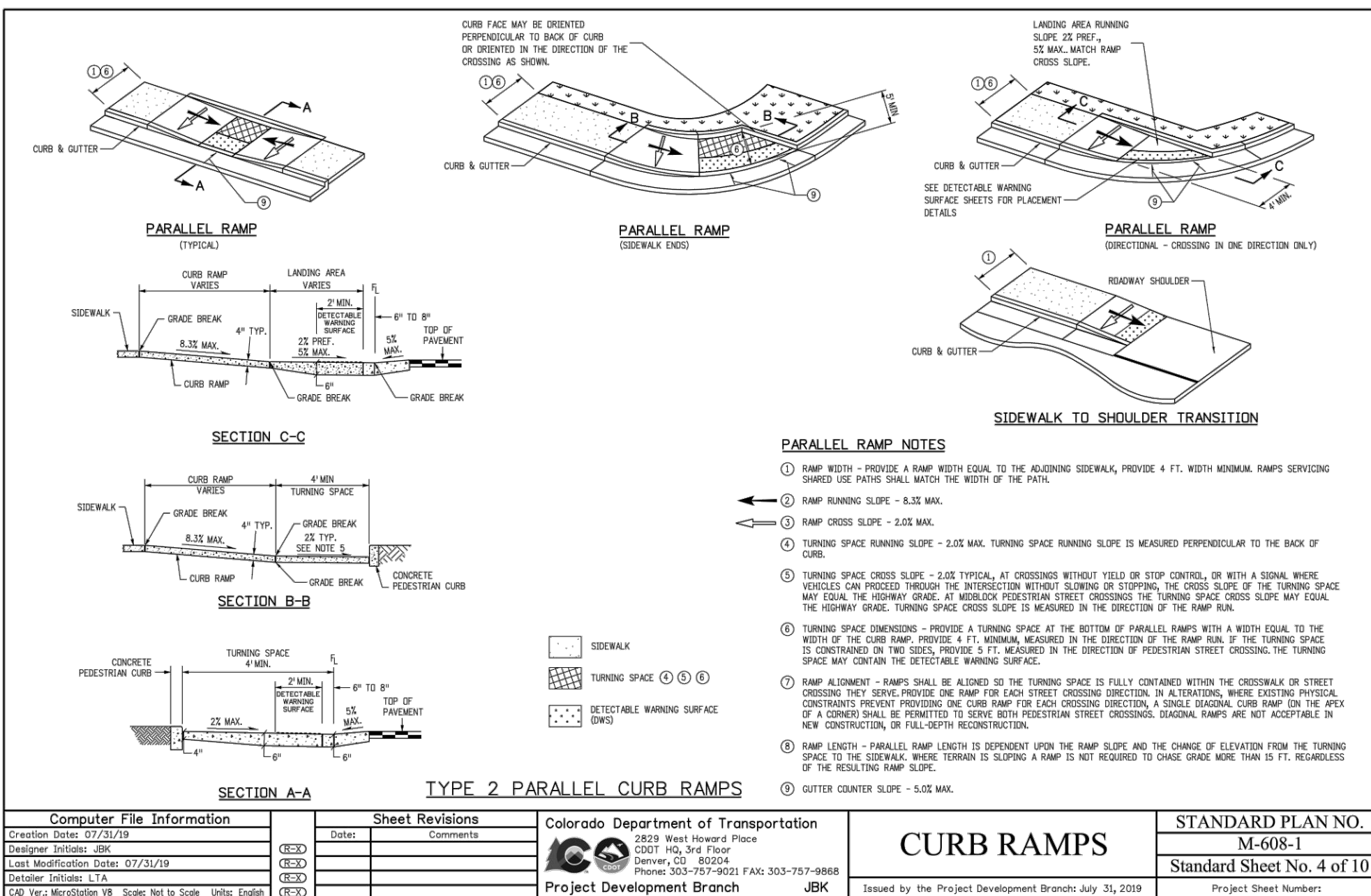
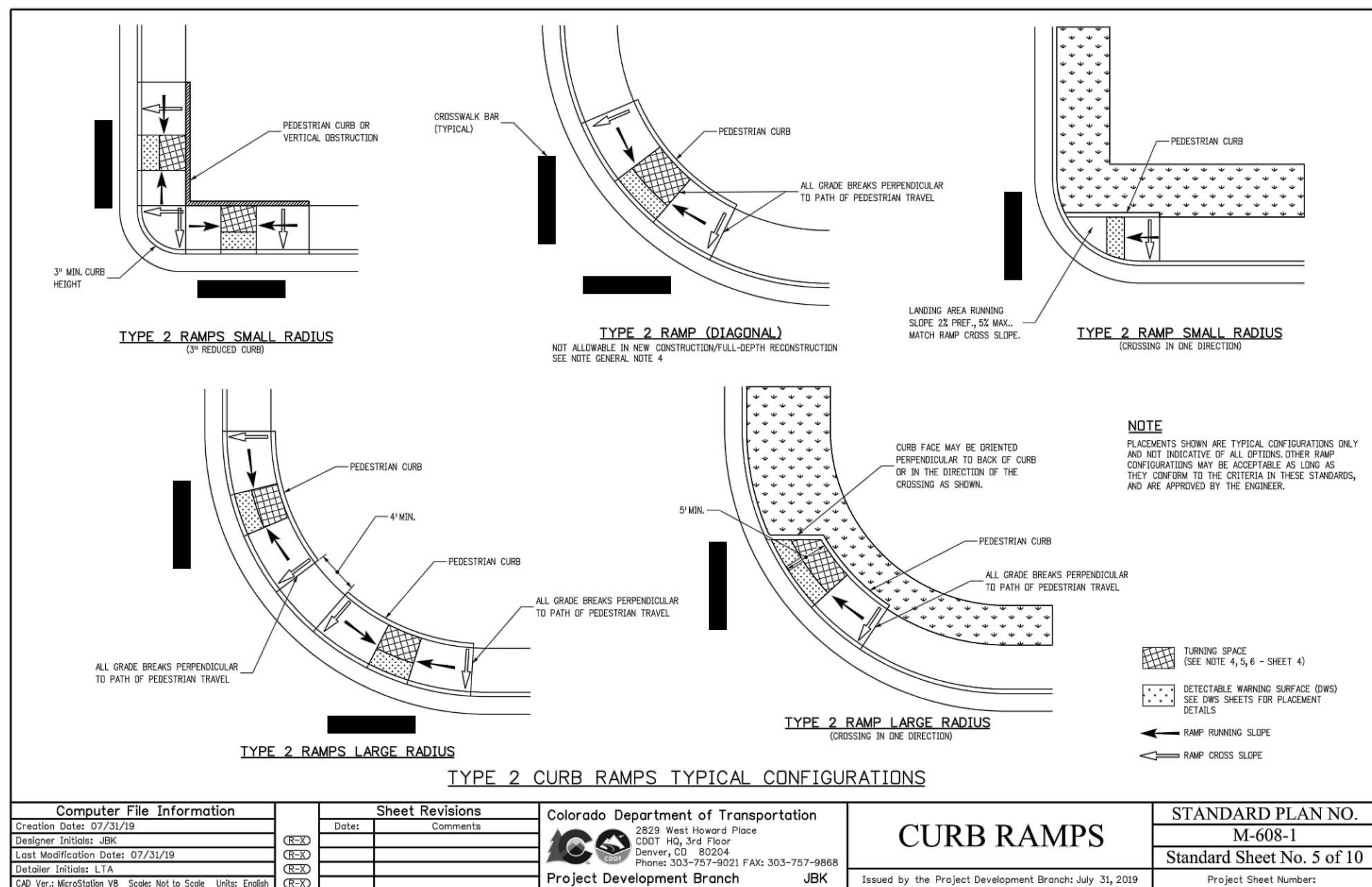
CASTLE ROCK SPORT CENTER
GENERAL DETAILS

PROJECT #: 200726
SHEET NUMBER

CD31

31 OF 70

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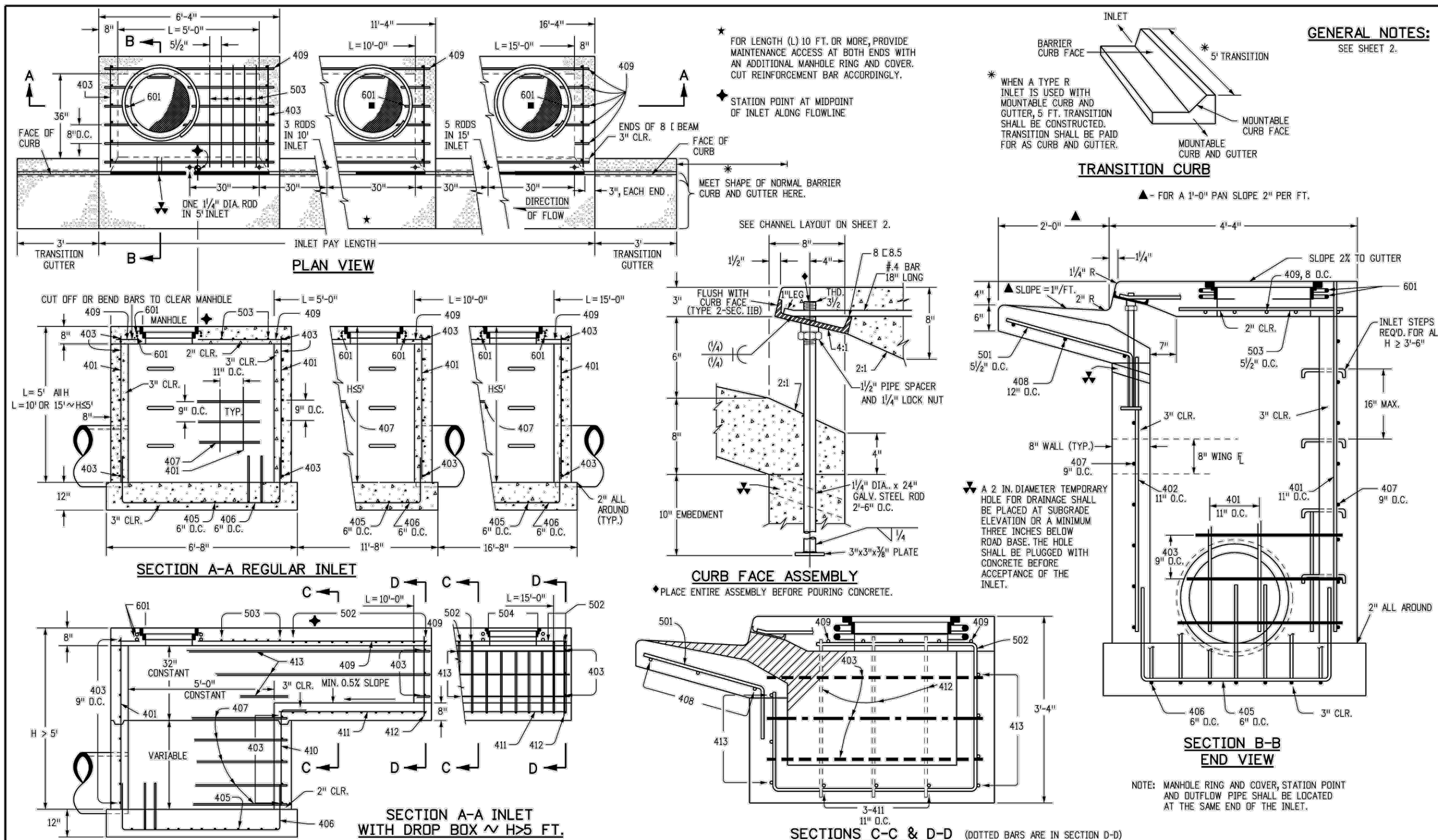
CASTLE ROCK SPORT CENTER

GENERAL DETAILS

PROJECT #:	200726
SHEET NUMBER	

CD32

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



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place				M-604-12	
Designer Initials: JBK	(R-2)			CODOT 400, 3rd Floor				Standard Sheet No. 1 of 2	
Last Modification Date: 07/31/19	(R-2)			Denver, CO 80204					
Detailer Initials: LTA	(R-2)			Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	(R-2)			Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	

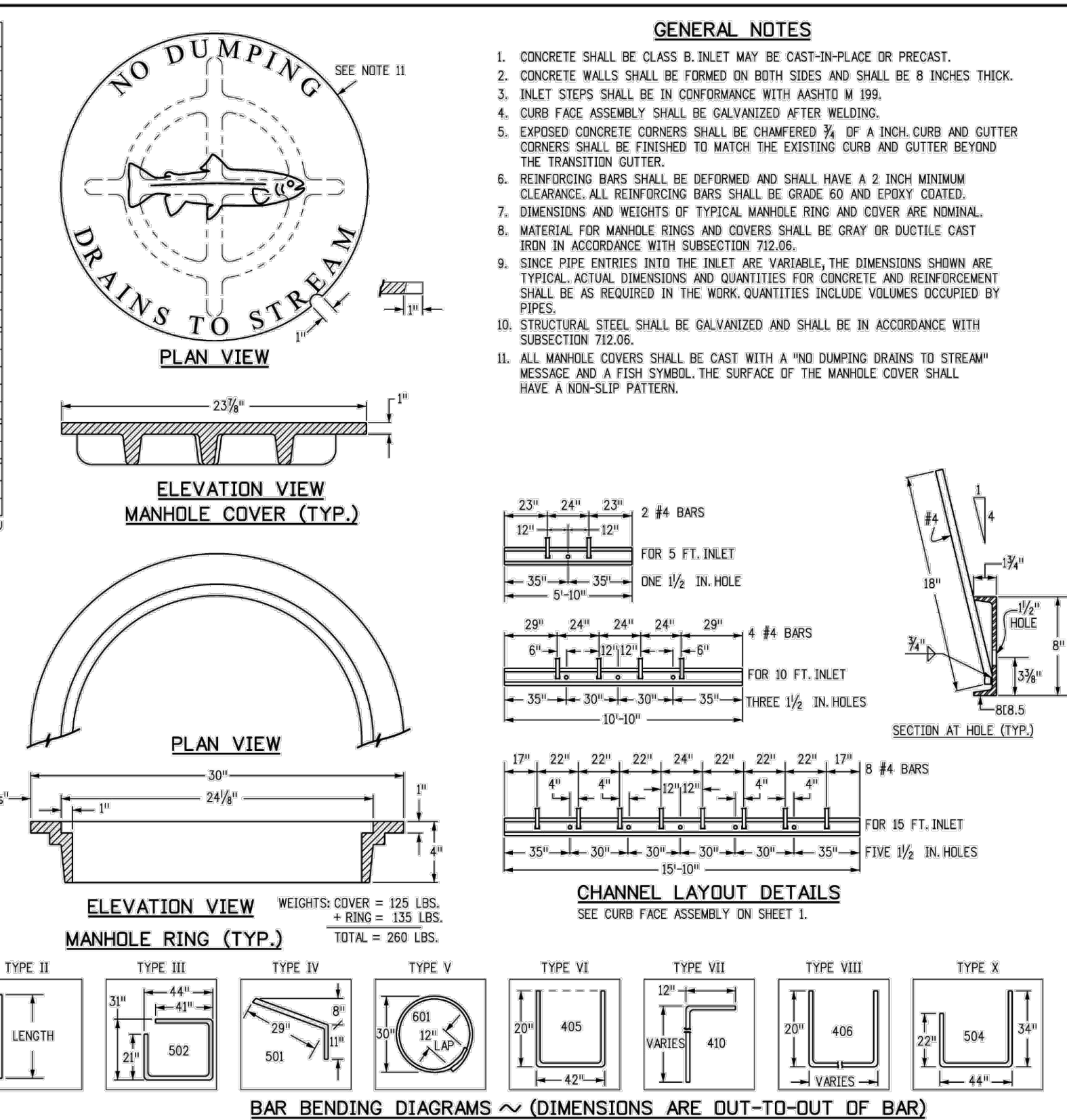
MARK	BAY OR SIZE	O.C. SPACING	TYPE	ALL INLETS				INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.			
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*	7	*
403	4	9"	II	*	4'-0"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

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

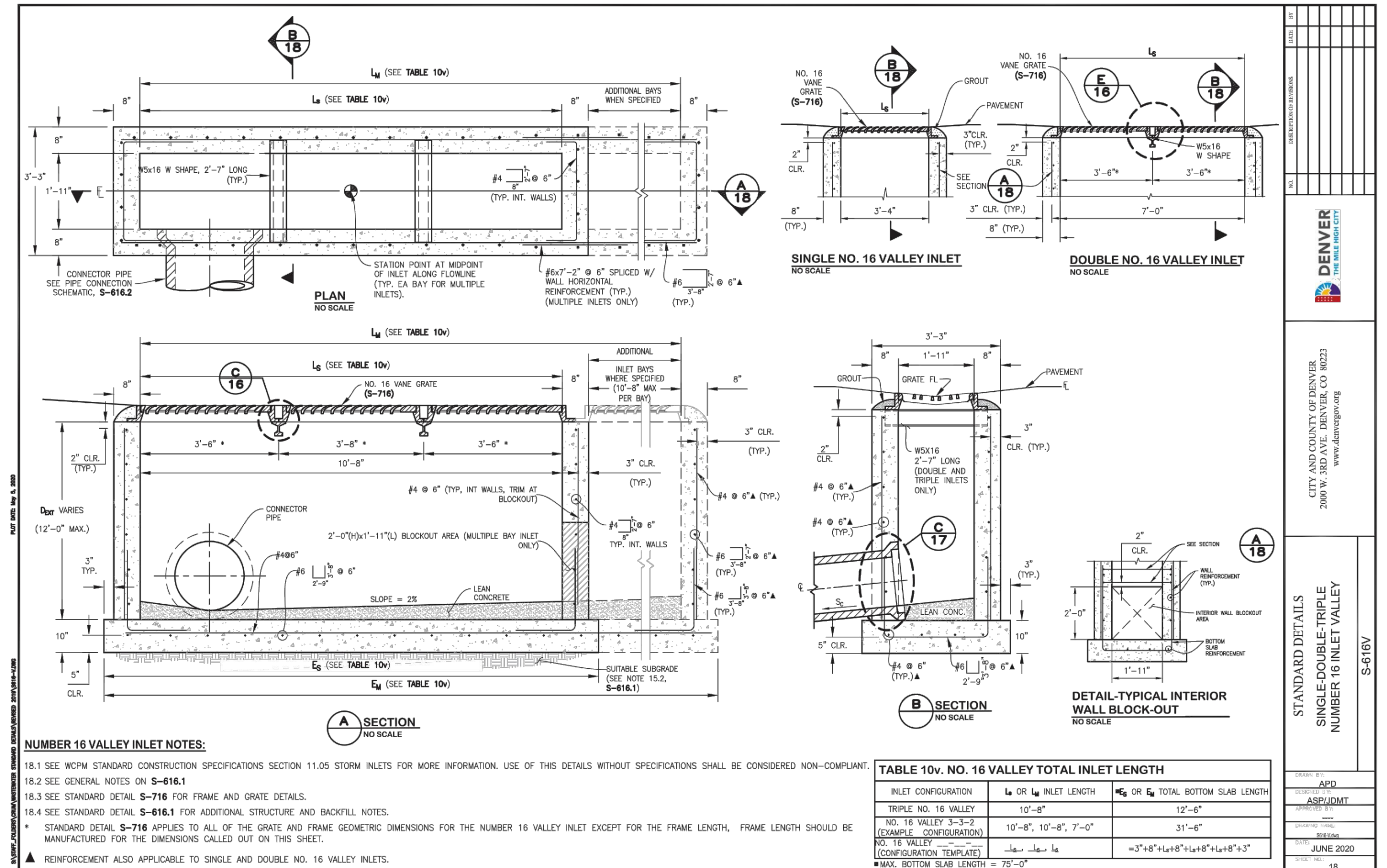
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"											
1/4"	LENGTH	NO. REQ'D.		NO. REQ'D.	DROP BOX	L = 5 FT.		L = 10 FT.		L = 15 FT.	
		REGULAR	403		407	CONC. CO. YDS.	STEEL LBS.	CONC. CO. YDS.	STEEL LBS.	CONC. CO. YDS.	STEEL LBS.
3'-0"	2'-8"	1'-8"	10	7		3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"	10	7		3.4	305	5.7	526	7.9	747
4'-0"	3'-6"	2'-6"	12	9		3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"	12	9		3.9	334	6.4	571	8.8	803
5'-0"	4'-6"	3'-6"	14	11		4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	15	13		4.4	375	7.0	607	7.4	850
6'-0"	5'-8"	4'-8"	16	13		4.6	382	7.2	616	7.6	860
6'-6"	6'-2"	5'-2"	16	15		4.8	402	8.4	537	7.5	880
7'-0"	6'-8"	5'-8"	20	17		5.0	433	8.6	564	8.0	897
7'-6"	7'-2"	6'-2"	20	17		5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	22	19		5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	24	21		5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	24	21		6.0	479	7.5	711	9.0	954
9'-6"	9'-2"	8'-2"	26	23		6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	28	25		6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	28	25		6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	30	27		6.9	547	8.5	779	9.9	1022

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

Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments:	2829 West Howard Place				M-604-12	
Designer Initials: JBK	(R-2)			CODOT 400, 3rd Floor				Standard Sheet No. 2 of 2	
Last Modification Date: 07/31/19	(R-2)			Denver, CO 80204					
Detailer Initials: LTA	(R-2)			Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	(R-2)			Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
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CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	(R-2)			Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	

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PLOTTED: THU 03/06/25 3:24:12P BY: LIBBEY ENDERSBE



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CHECKED BY: JDO
DRAWN BY: VCB

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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CASTLE ROCK SPORT CENTER
STORM SEWER DETAILS

PROJECT #: 200726
SHEET NUMBER

CD33

33 OF 70

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

FILE PATH: P:\2020\2007\26ENGINEERING\OUTLINES\STORMCASTLE ROCK SPORTS CENTER\CD - STORM DETAILS DWG LAYOUT- LAYOUT(2).DWG
PLOT DATE: 11/06/2025 3:24:17P BY: LIBBEY ENDERSBEE

Kor-N-Tee® Pipe-to-Pipe Connector

Economical,
watertight seal for
concrete or smooth
wall pipe.

The Kor-N-Tee Pipe-to-Pipe Connector is an economical, watertight seal for concrete pipe that can be installed quickly and easily without complete excavation of the pipe and disruption of the bedding.

Designed for concrete pipe 12 inches and larger with lateral connections 4-10 inches; it provides a flexible lateral connection that accommodates ground movement and helps prevent shear. The toggle and wedge installation band eliminates the need for glue, epoxy or grout when making a connection.

The "positive stop" located inside of the Kor-N-Tee prohibits protrusion of the lateral pipe into the main line and materials of construction meet or exceed ASTM C-923 specifications.

INSTALLATION INSTRUCTIONS:

1. Core a hole in the main line consistent with the model number for the lateral pipe O.D.
2. Inspect the inside surface of the cored hole. If there is porosity or wire-to-cement separation, use patching or hydraulic cement to smooth the surface.
3. Insert the Kor-N-Tee Assembly into the hole and expand the Wedge or Toggle Korband.
4. Insert the lateral pipe until it "bottoms" on the positive stop in the Kor-N-Tee.
5. Install the Lateral Pipe Clamp in the molded groove and tighten to 60 inch pounds using T-Handle Torque Wrench, P/N 80090.

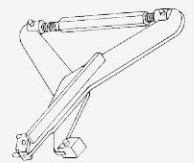
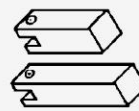
SIZING CHART

Connector P/N	Lateral Pipe O.D. Range (inches)	Hole Size Range (inches)	Pipe Clamp	Min. Pipe I.D. (inches)	Min. Wall Thickness (inches)	Installation Tools Required
S006-5	4.125 - 4.800	4.960 -5.010	I-80	12	2.00	90349
S006-6	5.125 - 5.625	5.960 - 6.010	I-128	12	2.00	90349
S006-7B	5.875 - 6.375	6.995 - 7.055	I-128	12	2.00	90225
S006-7BWS						Torque Wrench
S006-7A	6.750 - 7.750	6.995 - 7.055	I-128	12	2.00	90225
S006-9A	8.000 - 8.750	8.990 - 9.050	I-180	18	2.25	90225 & 10831
S006-9	8.500 - 9.875	8.990 - 9.050	I-180	18	2.25	90225 & 10831
S006-11	10.000 - 10.750	11.025 - 11.115	I-190	21	2.50	90225 & 12305

* The S006-7BWS with Steel Wedge requires 1/2" socket wrench. Torque to 8ft/ Lbs.

INSTALLATION TOOLS FOR TOGGLE KORBAND:

Korband Expander Assembly
(P/N 90349 for 5" & 6")
(P/N 90225 for 7", 9", & 11")



Foot Exentions for 9"and 11"
9": P/N 10831
11": P/N 12305
Use in conjunction with P/N 90225

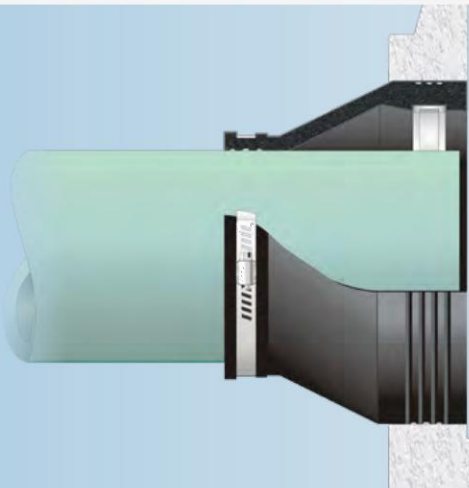


WWW.TRELLEBORG.COM/PIPE-SEALS

Trelleborg Pipe Seals B.V., P.O. Box 62, NL-8200 AB Lelystad, Telefon +31 320 2679-79, Fax +31 320 2679-90
Trelleborg Pipe Seals Milford Inc, 250 Elm Street Milford, New Hampshire 03055, USA, Tel: +1 603 673 8860, Fax: +1 603 673 7271

Kor-N-Seal® I

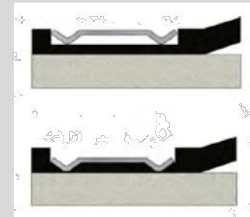
106/406 Series Pipe-to-Manhole Connector



KEY FEATURES & BENEFITS

- **Most widely used flexible connector in sanitary sewer applications throughout the world**
- **Easy-to-Install**
- **Meets the specifications of ASTM C923**

PATENT



Patented Waveband technology creates a more effective seal by concentrating the compressive

force of the expansion band. The rubber is "captured" between the band and the concrete. **Covered under U.S. Patent No. 5,738,359**

RECOMMENDED TORQUE VALUES

Connectors with 8" hole size and smaller:

Steel Wedge - 1/2" Socket Wrench - 8 ft. lbs.

Connectors with 10-20" hole sizes:

Ex Series - 1/2" Socket Wrench - 12 ft. lbs.

Steel Wedge - 1/2" Socket Wrench - 12 ft. lbs.

Preset torque limiters are available. Contact Customer Service at 1-800-626-2180 for more information.

FOR LARGER PIPE SIZES REFER TO KOR-N-SEAL II SERIES CONNECTORS

206 Series - For pipe sizes 15" - 51" in diameter.

Larger sizes available - contact Customer Service.

306 Series - To fit larger pipe into smaller diameter manholes.

506 Series - Designed specifically for stormwater applications

USING CORRUGATED PIPE

Adapters are required when using Corrugated Pipe.

Refer to the Corrugated Pipe Adapter Data Sheet for details.

WEDGE STYLE CONNECTORS EX SERIES PLASTIC OR STAINLESS STEEL

Installation requires a 1/2" socket wrench & preset torque limiter.



PIPE O.D. RANGE (inches)	MODEL NUMBER	NOMINAL HOLE SIZE (inches)
1.50-4.80	S106-7MWS	7"
3.50-4.50	S106-7WS	7"
4.20-6.40	S106-8SRWS	8"
1.50-4.80	S106-8MWS	8"
5.10-5.90	S106-8WS	8"
*6.00-6.75	S406-10AW	10"
*7.50-8.20	S406-10W	10"
*6.00-6.75	S406-10.5AW	10 ^{1/2} "
*7.50-8.70	S406-10.5W	10 ^{1/2} "
*6.00-7.00	S406-11BW	11"
*7.50-9.00	S406-11AW	11"
*3.50-6.90	S106-12M	12"
*6.00-7.00	S406-12CW	12"
*6.25-7.50	S406-12BW	12"
*7.50-9.00	S406-12AW	12"
*9.00-10.20	S406-12W	12"
*5.75-7.00	S106-12BW	12"
*7.00-8.50	S106-12AW	12"
*8.25-9.75	S106-12W	12"
*9.50-11.25	S106-14AW	14"
*9.50-11.25	S106-16BW	16"
*11.25-13.00	S106-16AW	16"
*13.00-14.20	S106-16W	16"
*14.00-15.50	S106-20BW	20"
*15.50-17.00	S106-20AW	20"
*17.00-18.15	S106-20W	20"

Refer to Recommended Installation Instructions.
*These sizes available in Plastic "EX" Wedge or Steel Wedge.

TOGGLE STYLE CONNECTORS (JACK-IN-STYLE)

Installation requires a hydraulic jack assembly.



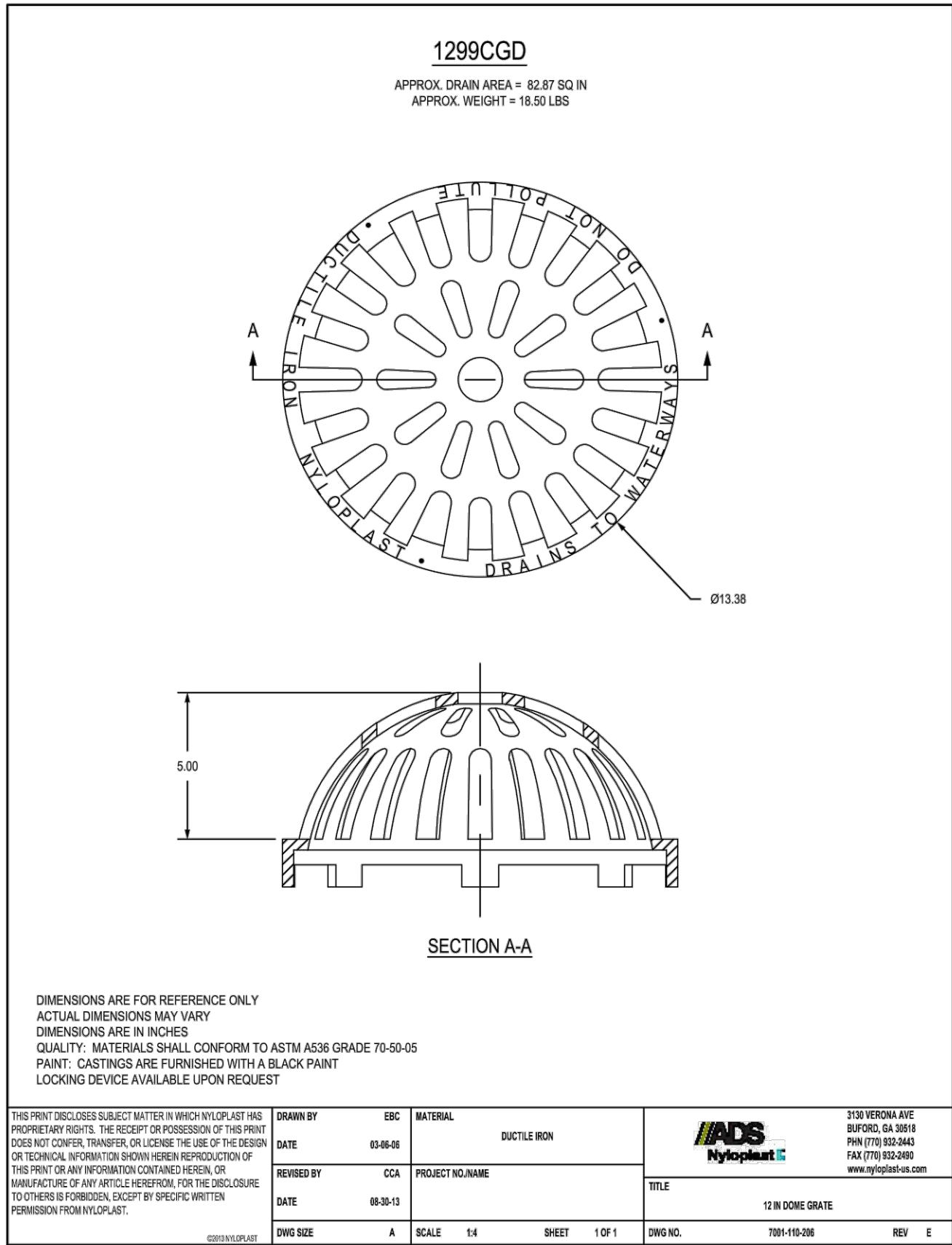
PIPE O.D. RANGE (inches)	MODEL NUMBER	NOMINAL HOLE SIZE (inches)
1.50-4.80	S106-7MT	7"
3.50-4.50	S106-7T	7"
4.20-6.40	S106-8SRT	8"
1.50-4.80	S106-8MT	8"
5.10-5.90	S106-8T	8"
6.00-6.75	S406-10AT	10"
7.50-8.40	S406-10T	10"
6.00-6.75	S406-10.5AT	10 ^{1/2} "
7.50-8.90	S406-10.5T	10 ^{1/2} "
6.00-7.00	S406-11BT	11"
7.50-9.00	S406-11AT	11"
3.50-6.90	S106-12MT	12"
6.00-7.00	S406-12CT	12"
6.25-7.50	S406-12BT	12"
7.50-9.00	S406-12AT	12"
9.00-10.50	S406-12T	12"
5.75-7.00	S106-12BT	12"
7.00-8.50	S106-12AT	12"
8.25-9.75	S106-12T	12"
9.50-11.25	S106-14AT	14"
9.50-11.25	S106-16BT	16"
11.25-13.00	S106-16AT	16"
13.00-14.50	S106-16T	16"

Refer to Recommended Installation Instructions.
To install 7" & 8" Toggle Style Connectors:
Expander Assembly (p/n 90225) 8" Extension (p/n 13808)

Refer to 206 or 306 Series for larger diameters.

ORDERING INFORMATION

The 106 Series connector is 8 inches long, the 406 Series connector is 6 inches long. The number following the hyphen in our model numbers is the required hole size.



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 APPROVAL

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

Approved By:

Development Services

Date

PROJECT #: 200726

SHEET NUMBER

CD34

34 OF 70



Know what's below.
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CHECKED BY: JDO
DRAWN BY: VCB

ISSUE DATE: 05-24-2024

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06-04-2024	30% CD
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08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL

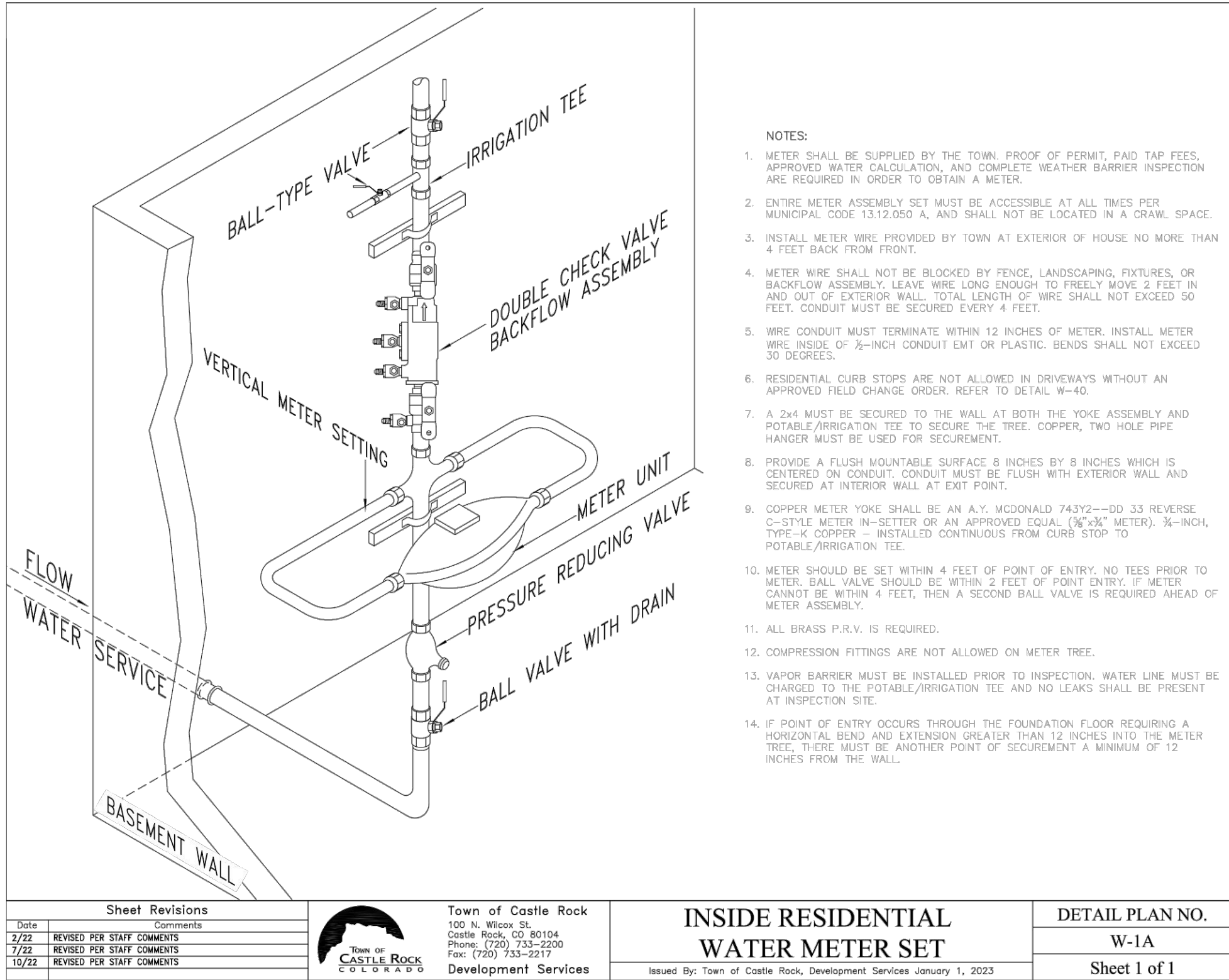
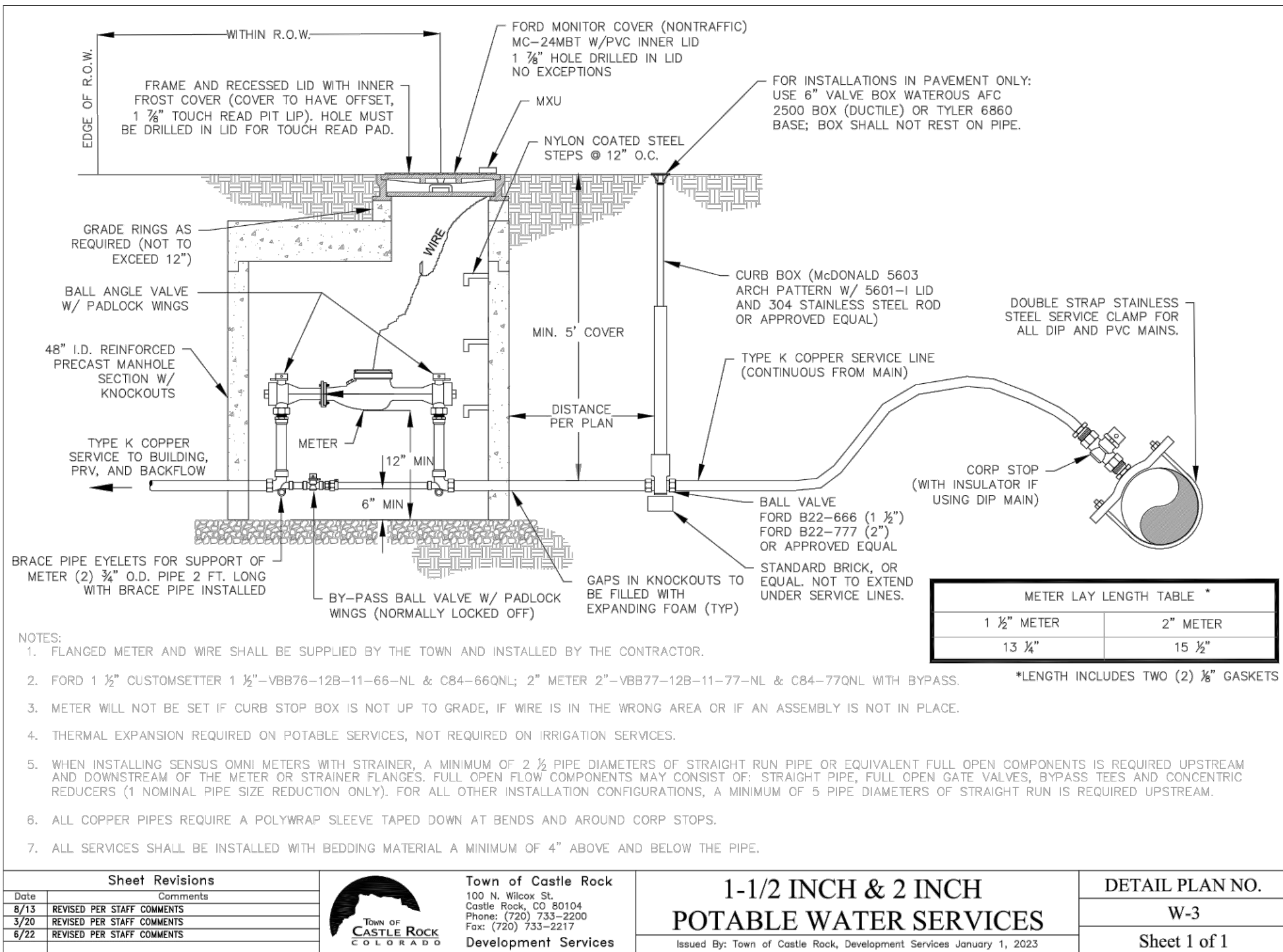
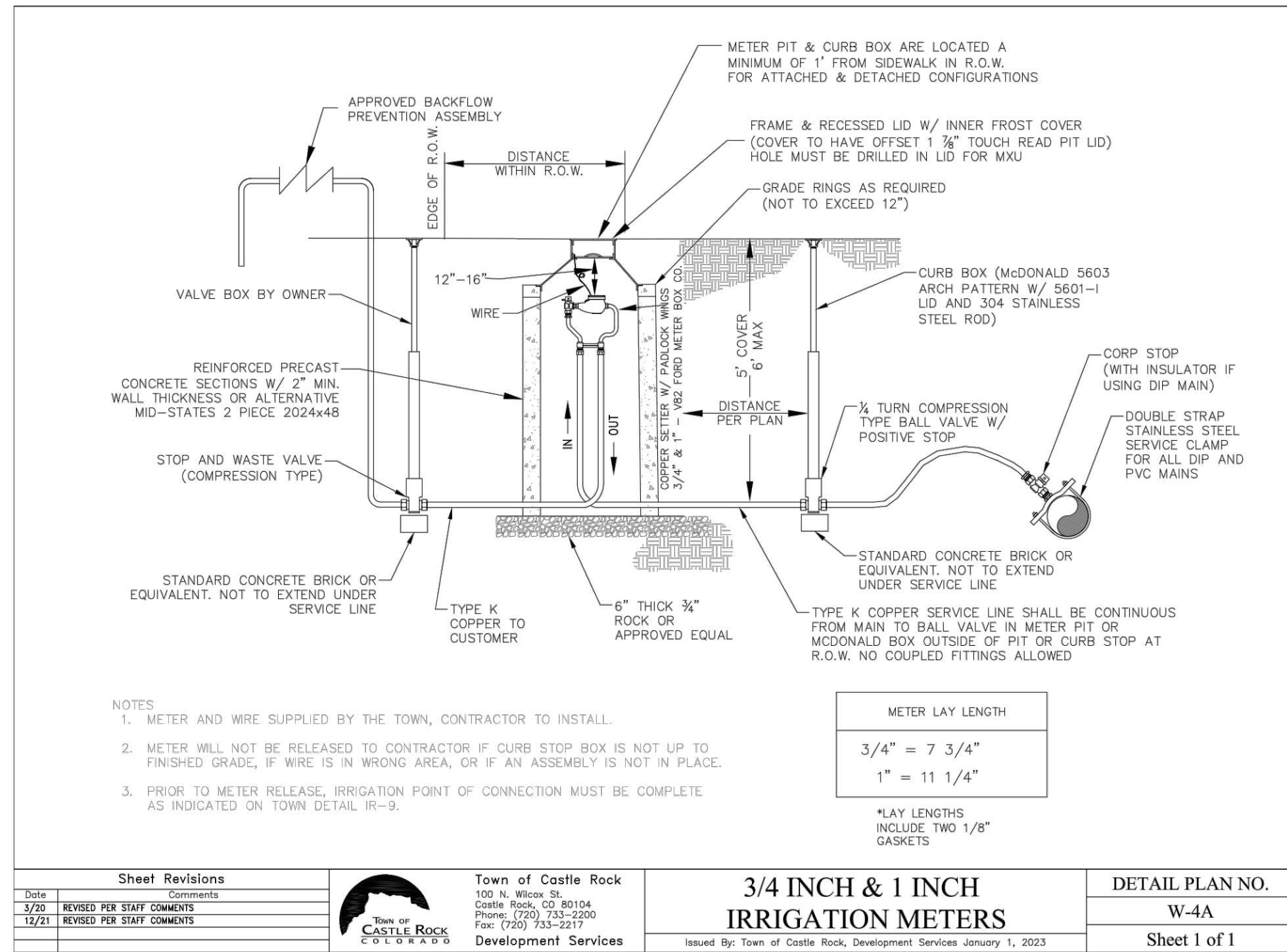
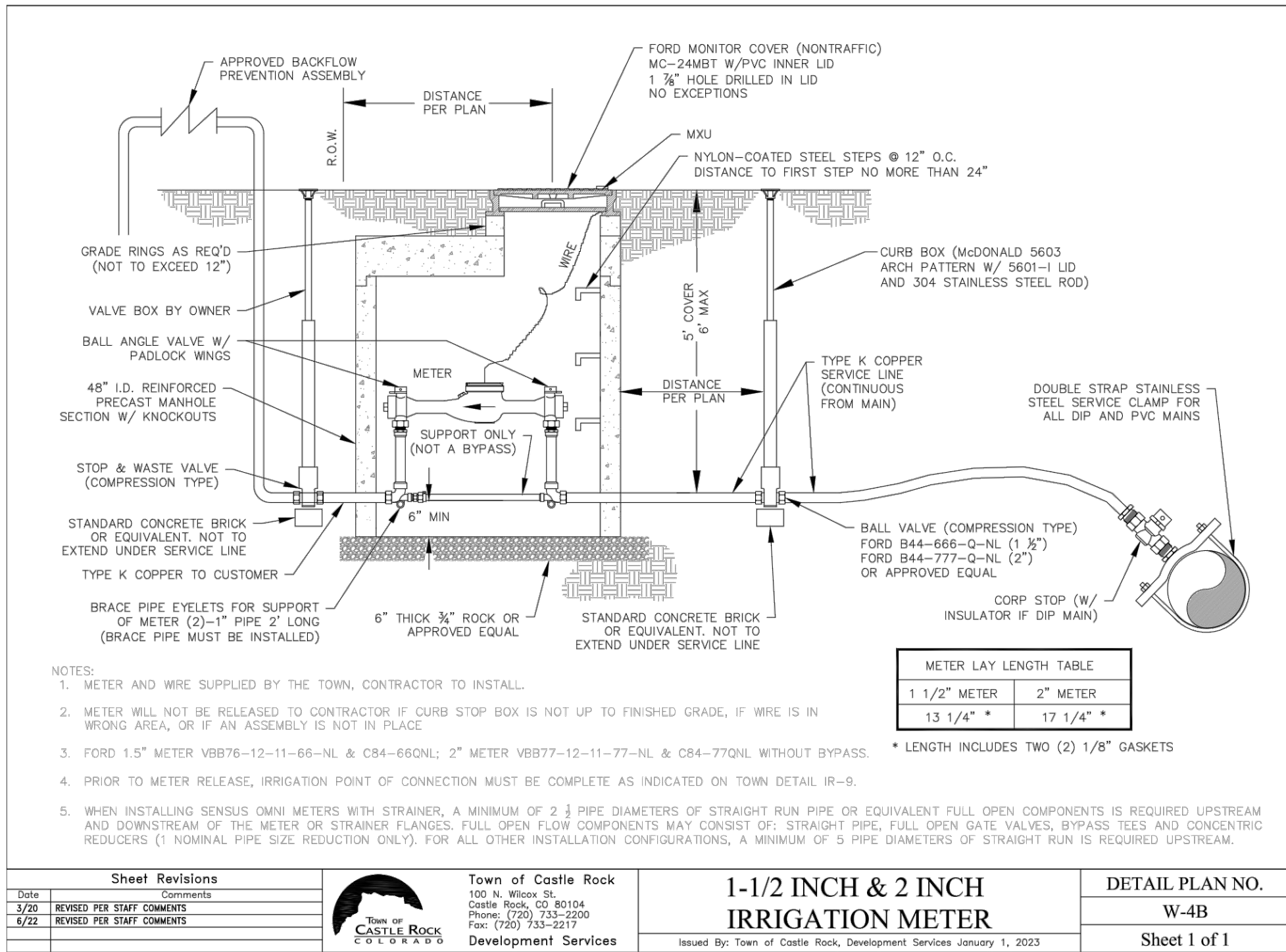
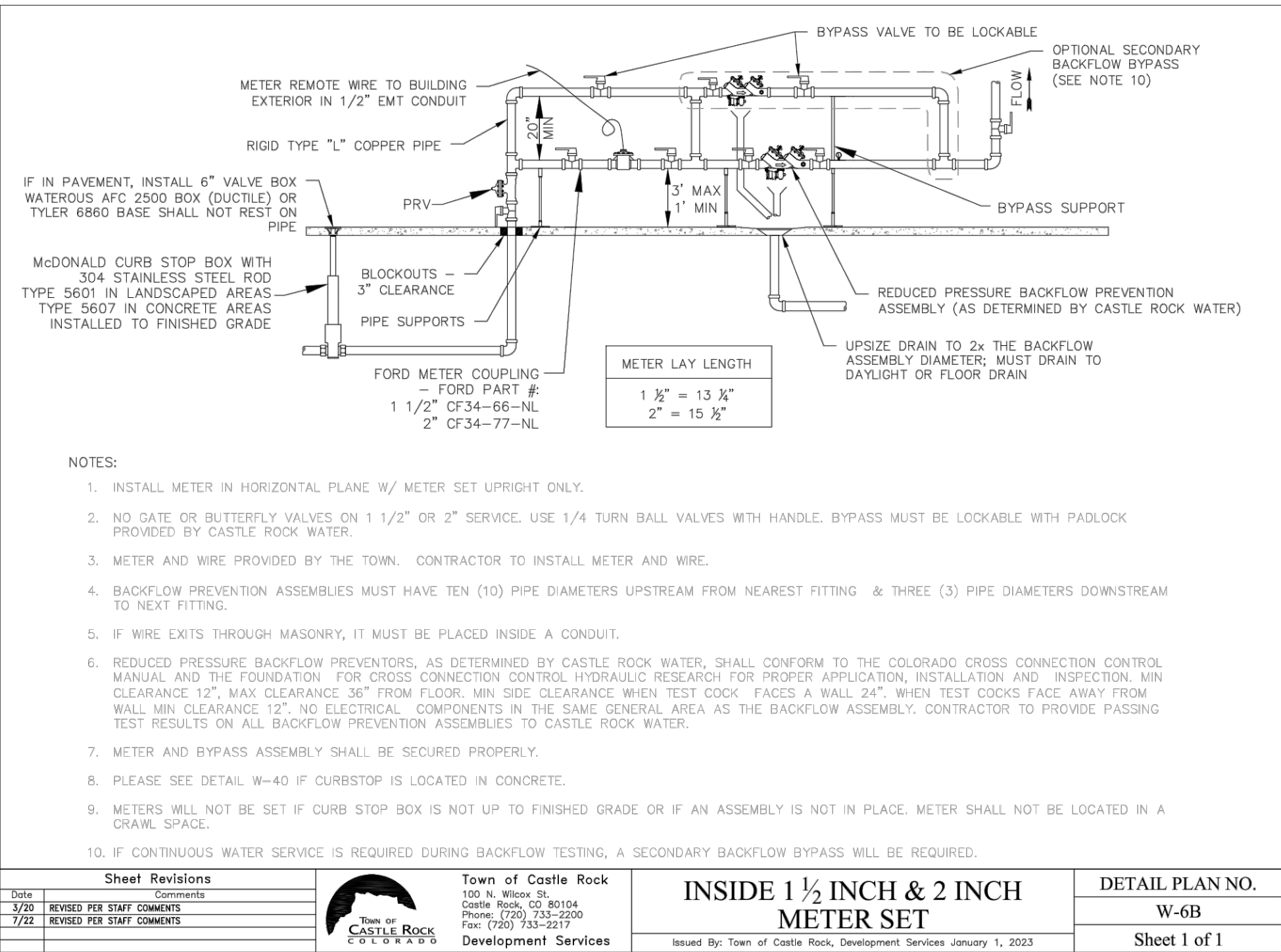
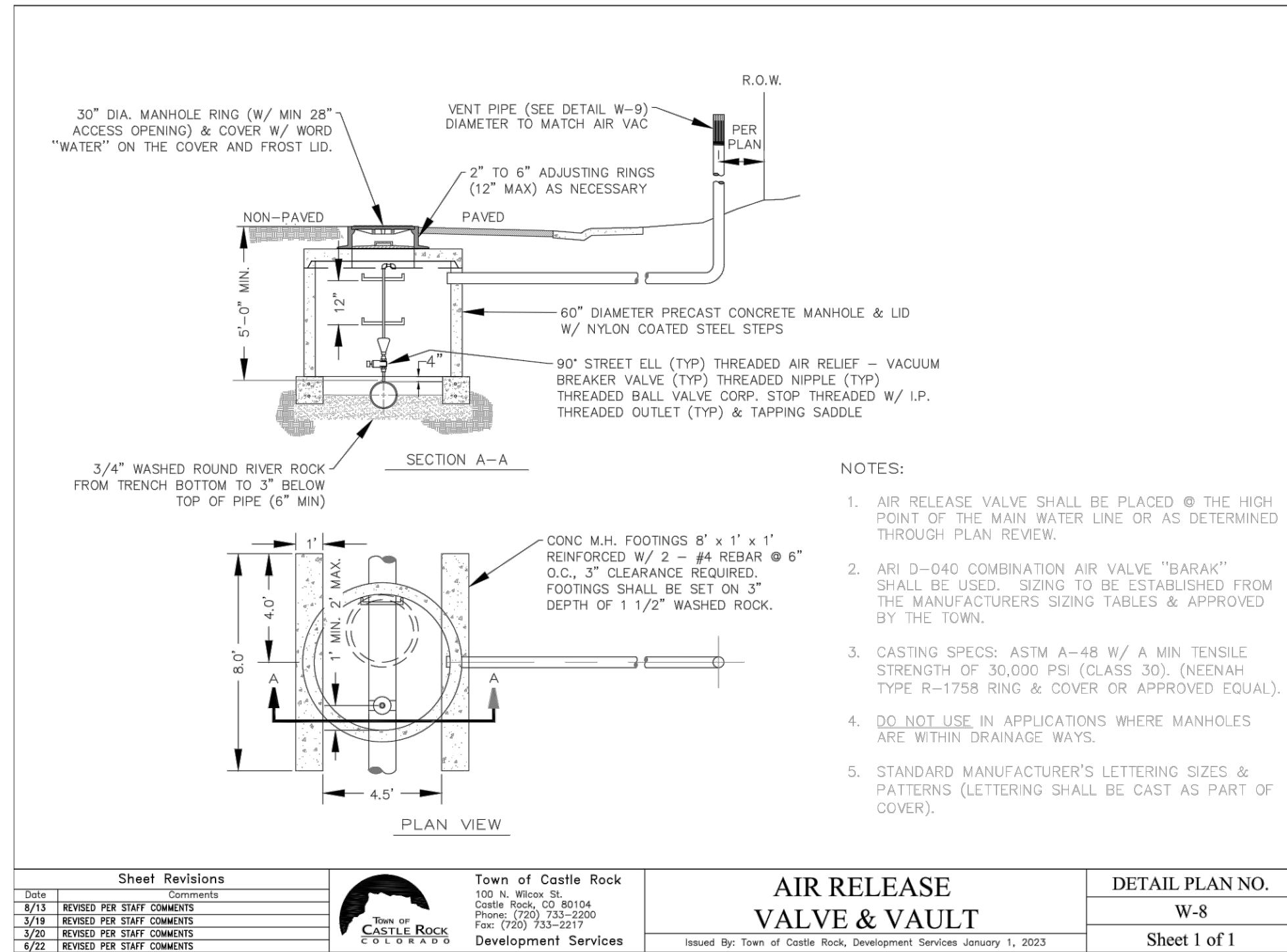


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CASTLE ROCK SPORT CENTER
LANDSCAPE DRAIN DETAILS

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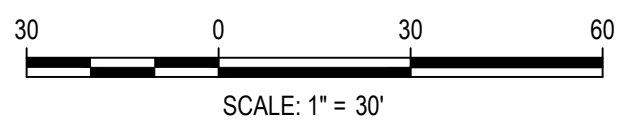
JOHN D O'ROURKE, P.E. #43327 DATE

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

Approved By: Development Services Date



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CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	60% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL

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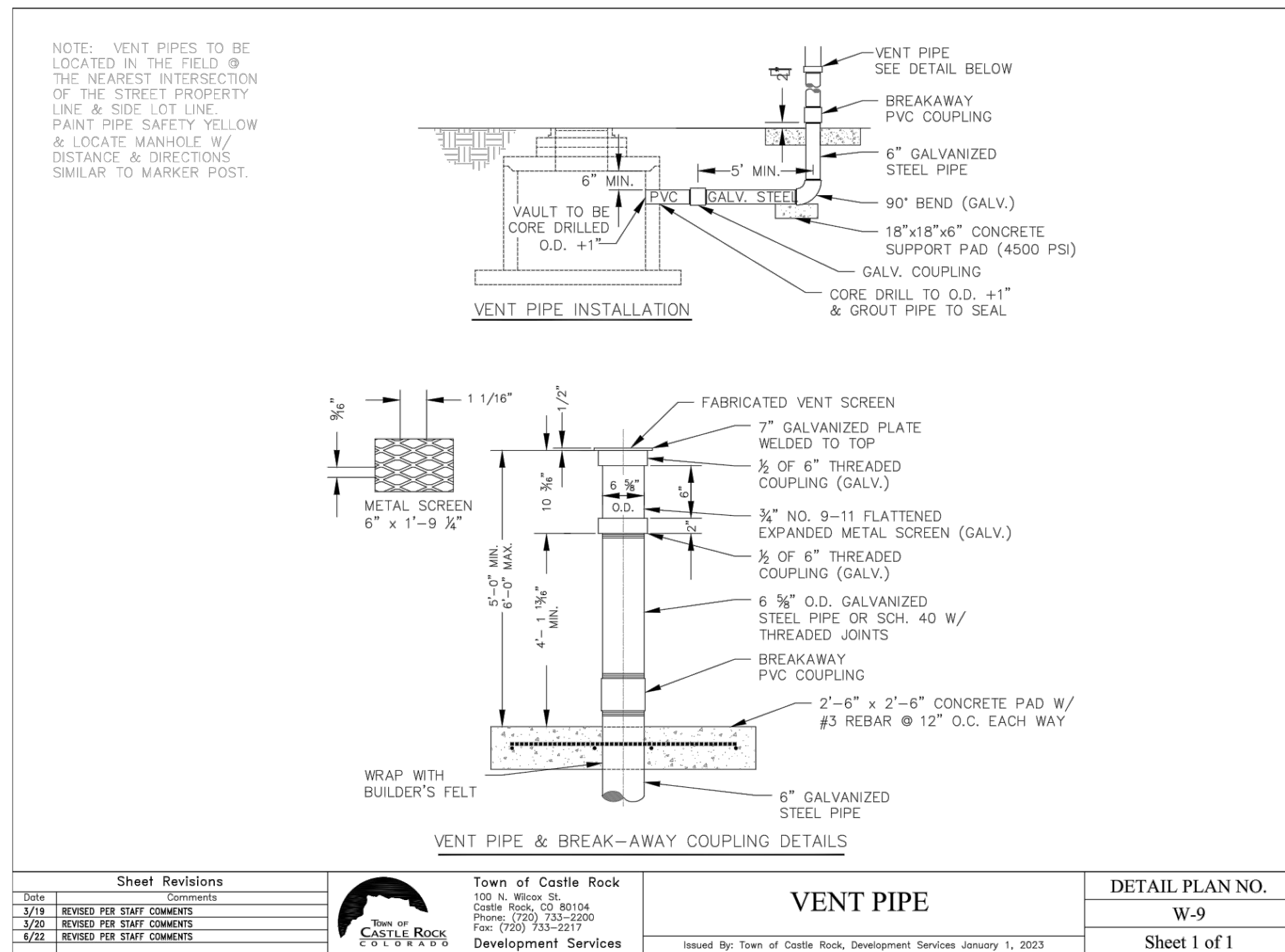
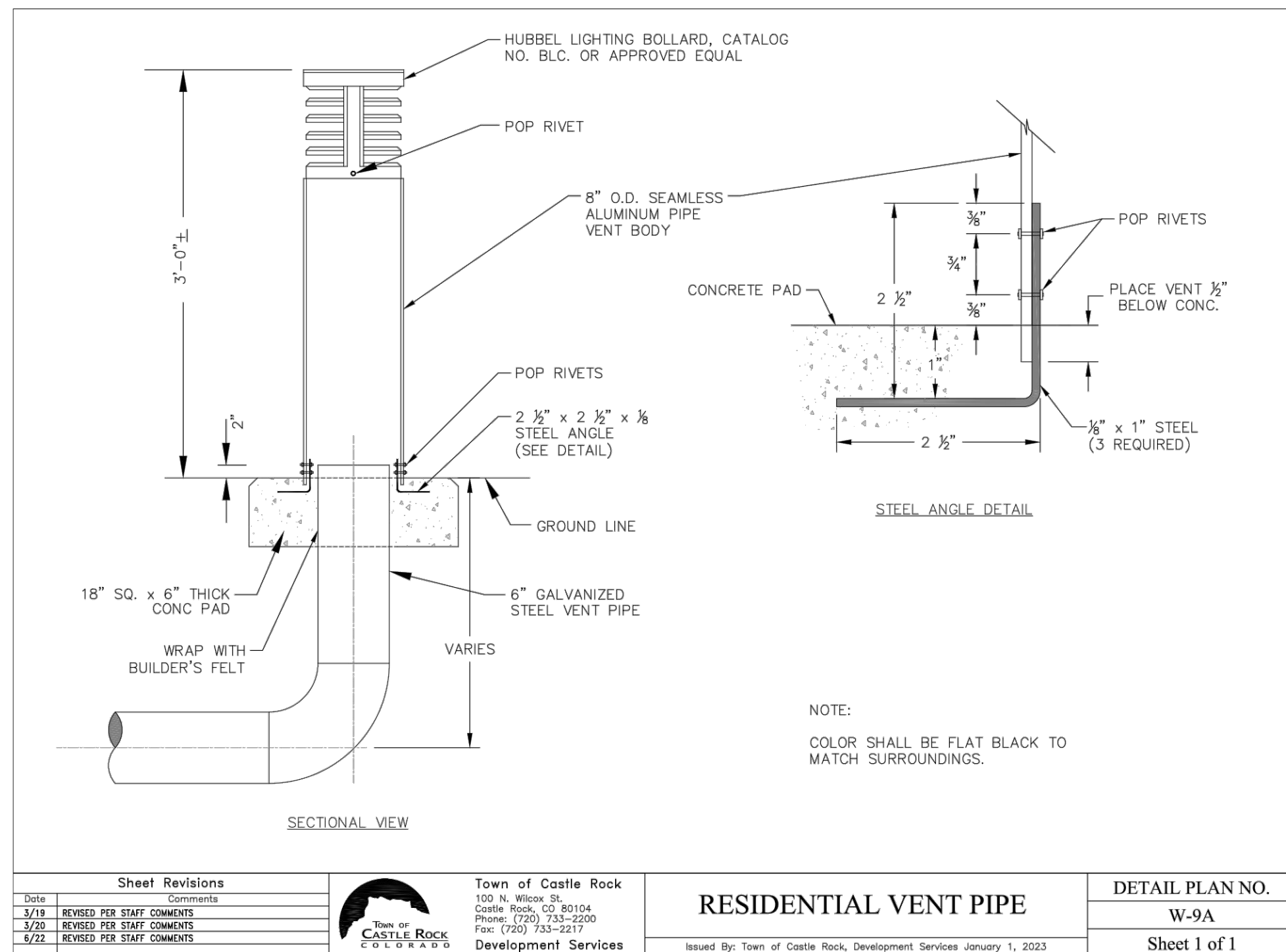
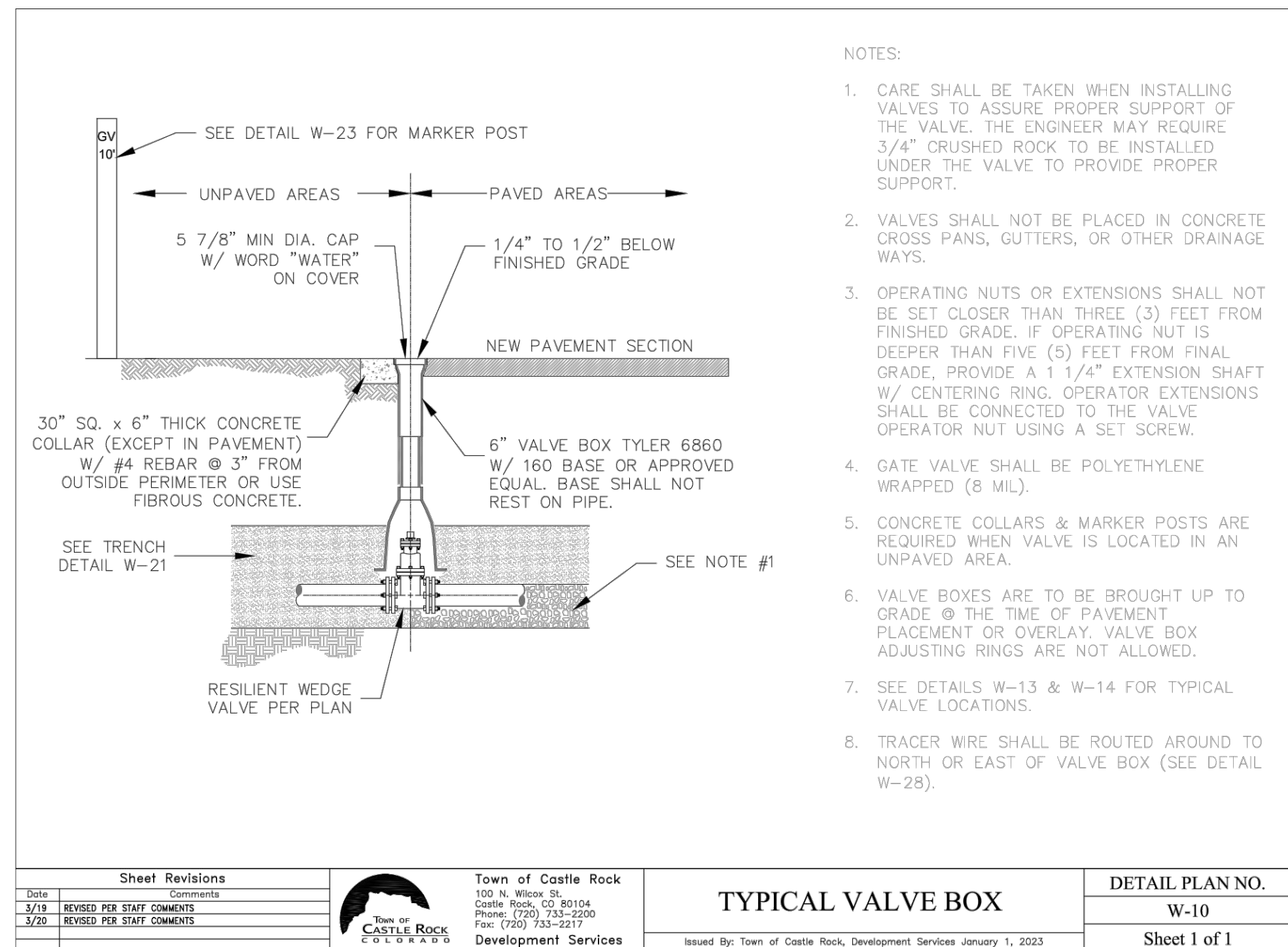
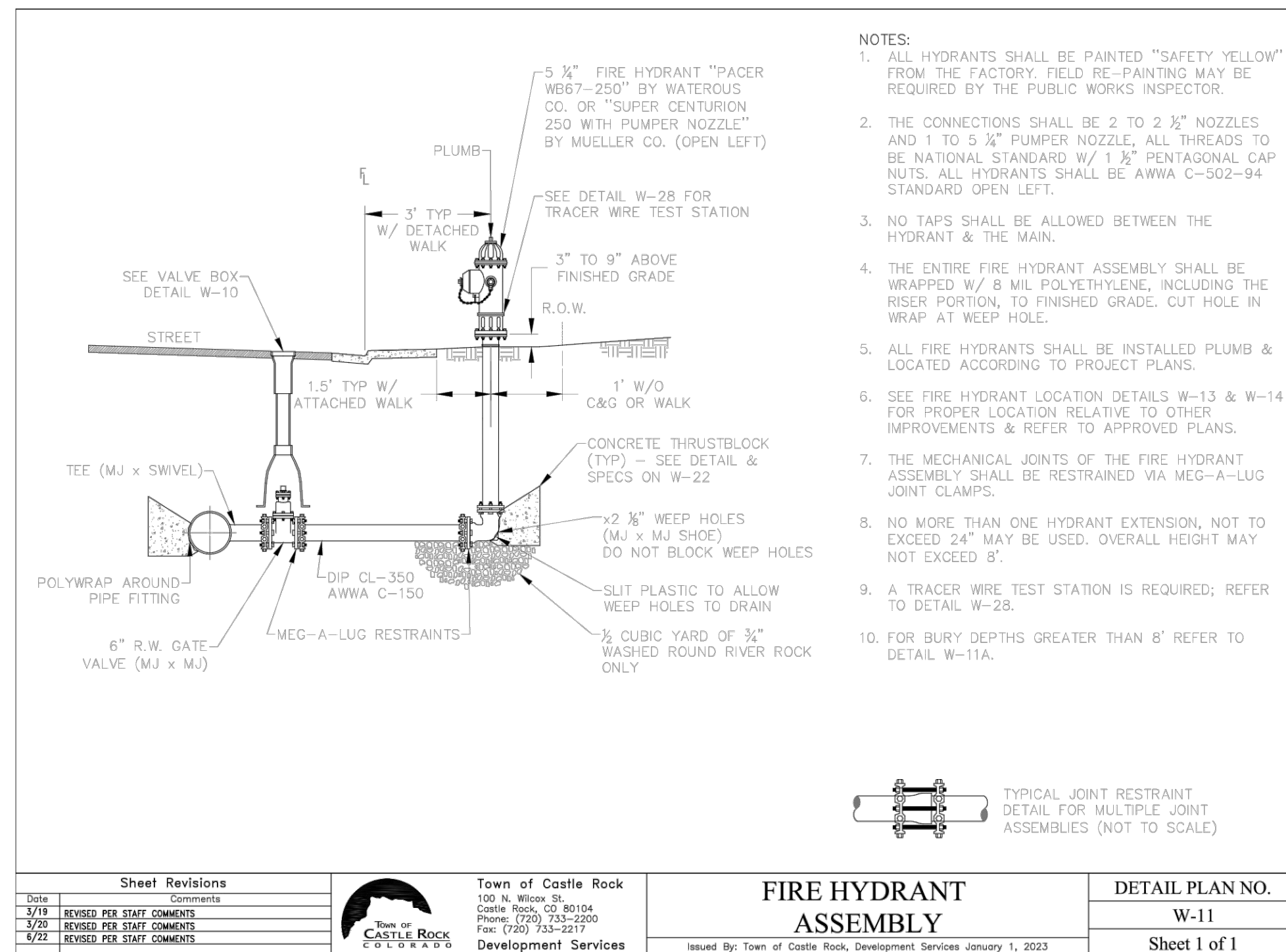
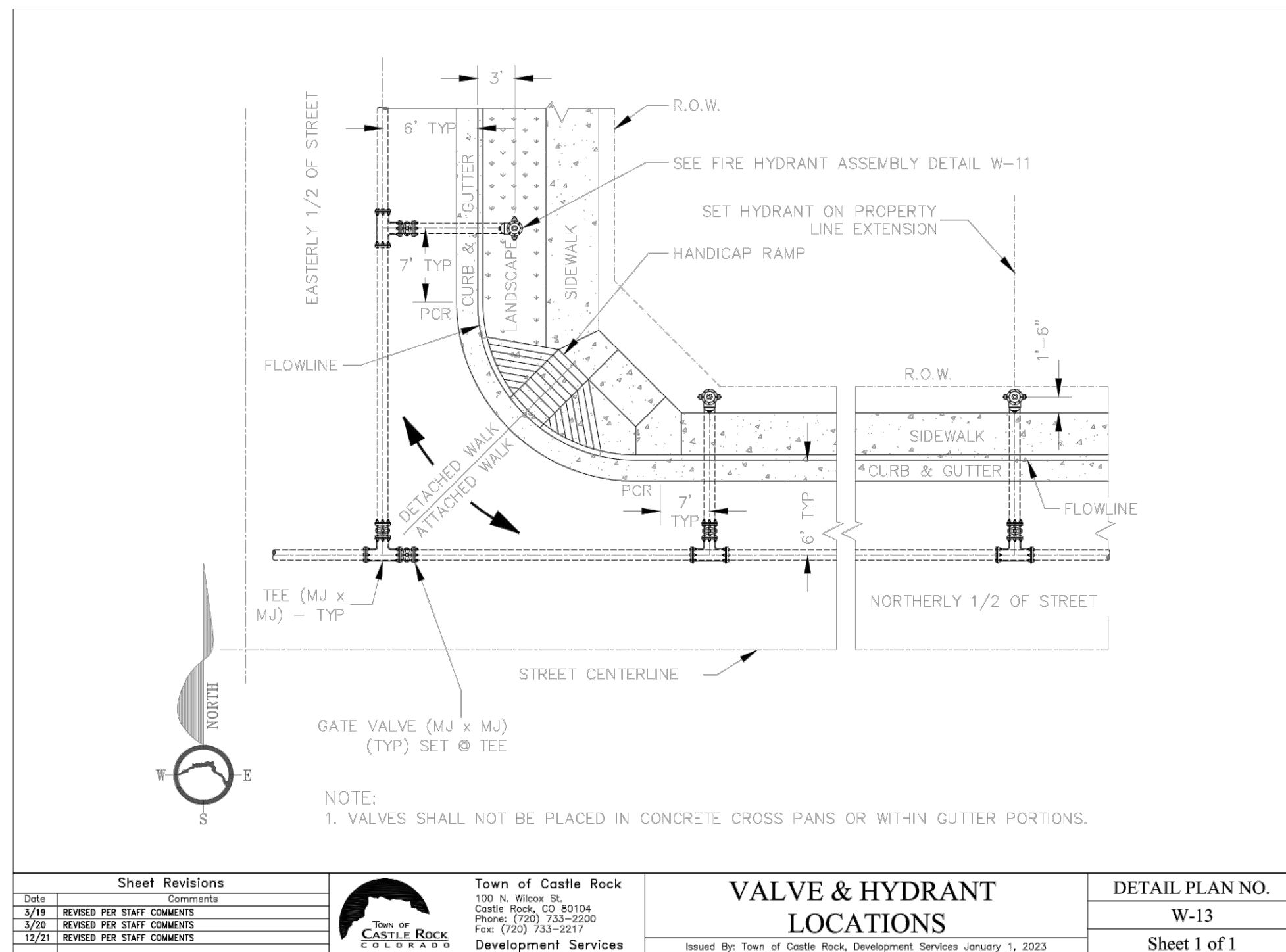
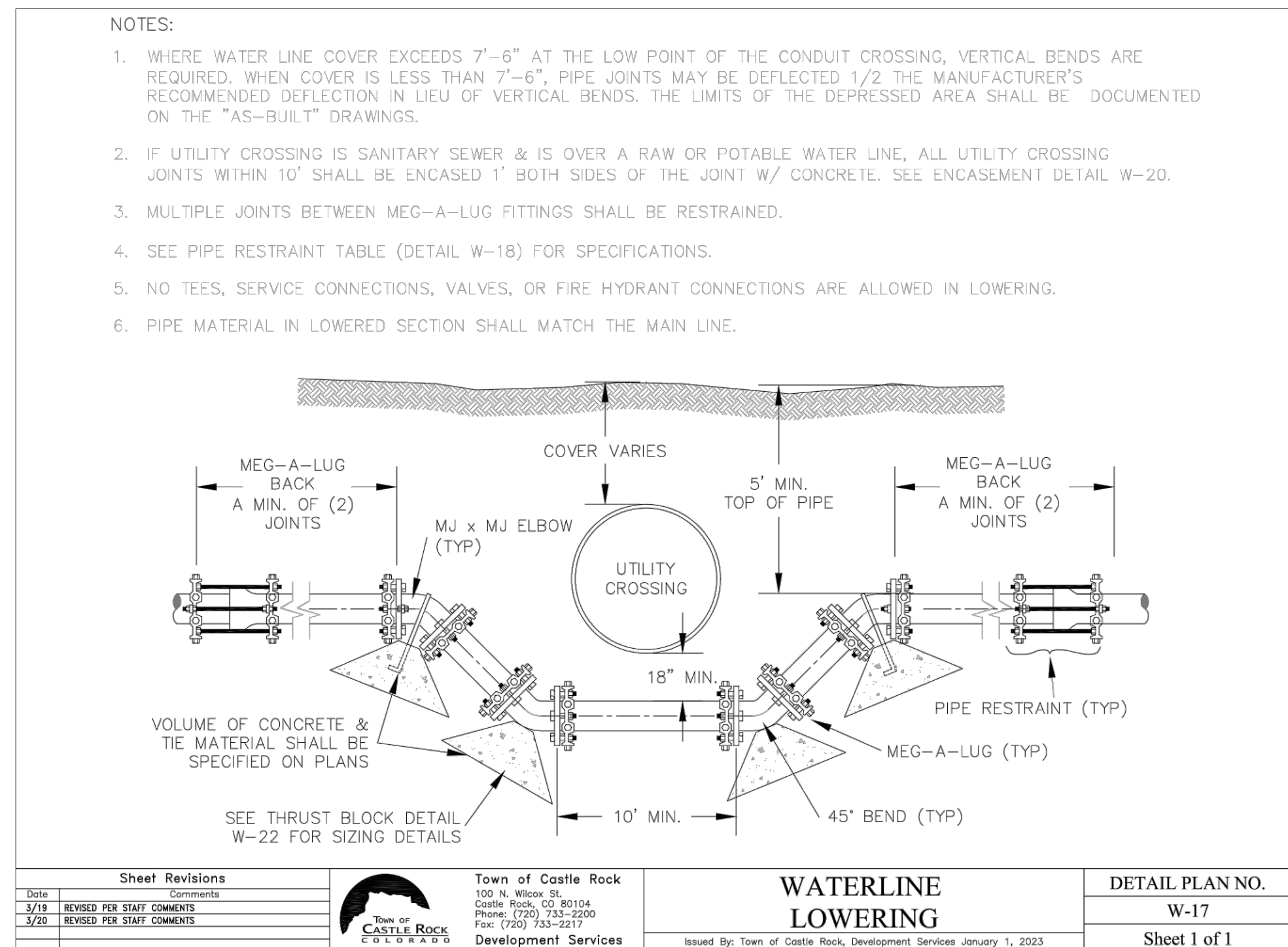
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CASTLE ROCK SPORT CENTER
WATER DETAILS

PROJECT #: 200726
SHEET NUMBER

CD35

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DEVELOPMENT SERVICES APPROVAL

Approved By:

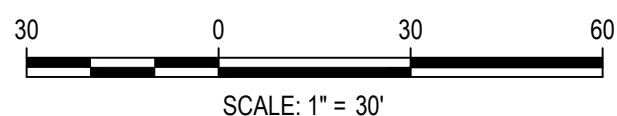
Development Services	Date
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JOHN D O'ROURKE, P.E. #43327

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DATE	REVISION COMMENTS
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07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



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CASTLE ROCK SPORT CENTER

WATER DETAILS

PROJECT #:	200726
SHEET NUMBER	

CD36

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LENGTH OF RESTRAINED PIPE							
PIPE SIZE	4"	6"	8"	12"	16"	20"	24"
FITTING	L	L	L	L	L	L	L
90° BEND, TEE, PLUG OR VALVE	30'	45'	60'	86'	108'	132'	155'
45° BEND	M1	13'	18'	M1	25'	32'	39'
22 1/2° BEND	M1	M1	M1	M1	M1	M1	M1
11 1/4° BEND	--	--	M1	M1	M1	M1	M1

LEGEND
L = LENGTH
M1 = MINIMUM OF 1 FULL LENGTH OF PIPE

TEE OR VALVE

BENDS

90° BEND

NOTES:
1. LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES & BENDS.
2. MINIMUM 5' GROUND COVER REQUIRED.
3. ALL FITTINGS SHALL BE FITTED WITH MEG-A-LUGS.
4. PIPE RESTRAINTS SHALL BE AS FOLLOWS:
A. D.I.P. - RESTRAINTS FOR STD. MECHANICAL JOINTS SHALL BE OF HIGH STRENGTH DUCTILE IRON CONFORMING TO ASTM A536, GRADE 65-45-12. MECH. JOINTS SHALL HAVE A WATER WORKING PRESSURE OF 100 P.S.I. MINIMUM AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100, FORD METER BOX CO., UNI-FLANGE 1400 OR APPROVED EQUAL.
B. PVC - RESTRAINT DEVICES SHALL BE MANUFACTURED OF HIGH STRENGTH DUCTILE IRON, ASTM A536, GRADE 65-45-12 IN 2" - 24" SIZES, ASTM A36 IN SIZES 30" - 36". FULL RATED PRESSURE OF THE PVC PIPE AND SHALL BE EBBA IRON INC., MEG-A-LUG SERIES 1100 FORD METER BOX, UNI-FLANGE 1400 OR APPROVED EQUAL.

Sheet Revisions	Town of Castle Rock	PIPE RESTRAINT TABLE	DETAIL PLAN NO.
Date 3/19 REVISED PER STAFF COMMENTS 3/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-18 Sheet 1 of 1

PIPE ENCASEMENT		DETAIL PLAN NO.
PIPE I.D.		NO. OF LONGITUDINAL BARS & LOCATION
6" TO 8"	4 - #4 BARS	1 EACH CORNER
10" TO 18"	8 - #4 BARS	3 EACH SIDE
21" TO 33"	12 - #4 BARS	4 EACH SIDE
36"	16 - #4 BARS	5 EACH SIDE

NOTES:
1. CONCRETE ENCASEMENT WILL BE REQUIRED ON SEWER LINE WHEN CLEAR VERTICAL DISTANCE FROM WATER LINE IS LESS THAN 1'-6" OR HORIZONTAL DISTANCE IS LESS THAN 10' BETWEEN PARALLEL LINES. CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE OR IS UNDER A WATERWAY CROSSING.
2. TRACER WIRE SHALL BE CONTINUOUS ON TOP CENTER OF WATER AND SEWER MAINS. PER TRACER WIRE GENERAL NOTES. CONCRETE WILL BE POURED OVER TOP OF TRACER WIRE.

SECTION A - A

Sheet Revisions	Town of Castle Rock	PIPE ENCASEMENT	DETAIL PLAN NO.
Date 3/19 REVISED PER STAFF COMMENTS 3/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-20 Sheet 1 of 1

WATER TRENCH DETAIL		DETAIL PLAN NO.
TRENCH WIDTH VARIES (SEE NOTES 5 AND 12)		W-21
6" FULL DEPTH ASPHALT OR 3/4" COMPOSITE SECTION	12" MIN.	Sheet 1 of 1

NOTES:
1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.
2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.
3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE MILLED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.
4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MPEC CSM STANDARDS.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE DIAMETER OF THE PIPE.
6. 95% OF ASTM D698 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.
7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED & MULCHED.
8. IN CONCRETE ROADWAYS, A MINIMUM OF 1/2 PANEL WIDTH OR 10' x 5' SECTION WILL BE ALLOWED TO REMAIN, OTHERWISE THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.
10. 6" MAXIMUM COMPACTION LIFT THICKNESS IF FLOWABLE FILL NOT REQUIRED.
11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNSUITABLE BACKFILL, THEN BEDDING MATERIAL SHALL BE 12" ABOVE PIPE.
12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.

SECTION A - A

Sheet Revisions	Town of Castle Rock	WATER TRENCH DETAIL	DETAIL PLAN NO.
Date 3/19 REVISED PER STAFF COMMENTS 3/20 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-21 Sheet 1 of 1

HORIZONTAL BEND THRUSTBLOCKS		DETAIL PLAN NO.
MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)		W-22
SIZE OF PIPE	11 1/4" 22 1/2" 45" 90" DEAD END	Sheet 1 of 1

NOTES:
1. BEARING AREAS SHOWN ON THE CHART ARE MINIMUM AREAS & ARE DESIGNED USING THE FOLLOWING CRITERIA:
A. INTERNAL WORKING PRESSURE OF 150 PSI.
B. TRANSIENT (WATER HAMMER) PRESSURE OF 120 PSI FOR 4", 6" & 8" DIAMETER LINES, 110 PSI FOR 12" LINES, & 70 PSI FOR 20" LINES.
C. THRUSTBLOCK CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 4500 PSI.
2. ALL SIZES OF BENDS, TEES & DEAD ENDS SHALL HAVE CONCRETE THRUSTBLOCKS.
3. THRUSTBLOCKS ARE NOT A SUBSTITUTE FOR JOINT RESTRAINT.

11 1/4, 22 1/2 & 45 BENDS

DEAD END

TEE

TYPICAL CROSS SECTION

Sheet Revisions	Town of Castle Rock	HORIZONTAL BEND THRUSTBLOCKS	DETAIL PLAN NO.
Date 3/19 REVISED PER STAFF COMMENTS 3/20 REVISED PER STAFF COMMENTS 6/22 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-22 Sheet 1 of 1

WATER MANHOLE 24 INCH RING & COVER		DETAIL PLAN NO.
LIFTING NOTCH 1" WIDE x 1-1/2" DEEP		W-26
23 7/8"	24 1/8"	Sheet 1 of 1

NOTES:
1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 RING AND COVER OR EQUIVALENT).
2. H-20 DESIGN LOAD RATING IS REQUIRED.
3. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
4. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS. (LETTERING SHALL BE CAST AS PART OF COVER).
5. MANHOLES PLACED OUTSIDE OF ROW MUST HAVE CARSONITE MARKER.

HALF PLAN

SECTION A - A

Sheet Revisions	Town of Castle Rock	WATER MANHOLE 24 INCH RING & COVER	DETAIL PLAN NO.
Date 3/19 REVISED PER STAFF COMMENTS 3/20 REVISED PER STAFF COMMENTS 6/22 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-26 Sheet 1 of 1

TRACER WIRE DETAIL		DETAIL PLAN NO.
TRACER WIRE ACCESS MUST BE 10"-12" ABOVE GRADE		W-28
23 7/8"	24 1/8"	Sheet 1 of 1

NOTES:
1. REFER TO STANDARD NOTES FOR TOWN OF CASTLE ROCK GENERAL TRACER WIRE REQUIREMENTS. FOR TEST STATION AT MANHOLE, REFER TO DETAIL SD-5.
2. TRACER WIRE AND TEST STATION LIDS SHALL BE BLUE FOR POTABLE WATER DISTRIBUTION SYSTEM AND PURPLE FOR RECLAIMED OR RAW WATER COMPONENTS.
3. TRACER WIRE IN PLAN IS SHOWN AWAY FROM PIPE FOR CLARITY. TRACER WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5-FOOT INTERVALS.
4. TRACER WIRE SHALL BE LAID CONTINUOUSLY, PASSING AROUND THE OUTSIDE OF VALVES AND FITTINGS ON THE NORTH OR EAST SIDE.
5. TEST STATIONS SHALL BE INSTALLED AT EVERY FIRE HYDRANT, AS SHOWN, OR AT A MINIMUM INTERVAL OF 500 FEET. TEST STATIONS NOT LOCATED NEAR HYDRANTS MUST BE PLACED BEHIND EDGE OF PAVEMENT.
6. AT ALL TEMPORARY BLOW-OFFS, THE END OF THE TRACER WIRE SHALL BE CONTAINED WITHIN A CORROSION PREVENTION CAP, THEN BROUGHT TO SURFACE AND ATTACHED TO THE RISER PIPE AT GRADE WITHIN THE EASEMENT OR R.O.W.
7. TEST STATIONS SHALL LIE WITHIN UTILITY EASEMENT OR PUBLIC R.O.W.
8. PROVIDE ADEQUATE LENGTH OF TRACER WIRE TO EXTEND 12 INCHES ABOVE GRADE.
9. TEST STATIONS NOT LOCATED AT A FIRE HYDRANT MUST BE AT GRADE WITH LOCKING LID.

TRACER WIRE SAMPLE PLAN

FIRE HYDRANT TRACER WIRE DETAIL

Sheet Revisions	Town of Castle Rock	TRACER WIRE DETAIL	DETAIL PLAN NO.
Date 3/19 REVISED PER STAFF COMMENTS 3/20 REVISED PER STAFF COMMENTS 7/22 REVISED PER STAFF COMMENTS	100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services January 1, 2023	W-28 Sheet 1 of 1

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 RESPONSES RELATIVE TO SAID PLANS.

PRELIMINARY
NOT FOR
CONSTRUCTION

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.

30 0 30 60

SCALE: 1" = 30'

DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024

DATE	REVISION COMMENTS
06-04-2024	30% CD
07-31-2024	50% CD
08-30-2024	70% CD
10-02-2024	95% CD
10-22-2024	PRICING SET
11-08-2024	TOWN SUBMITTAL
02-28-2025	TOWN SUBMITTAL



HARRIS KOCHER SMITH

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Denver, Colorado 80203
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HarrisKocherSmith.com

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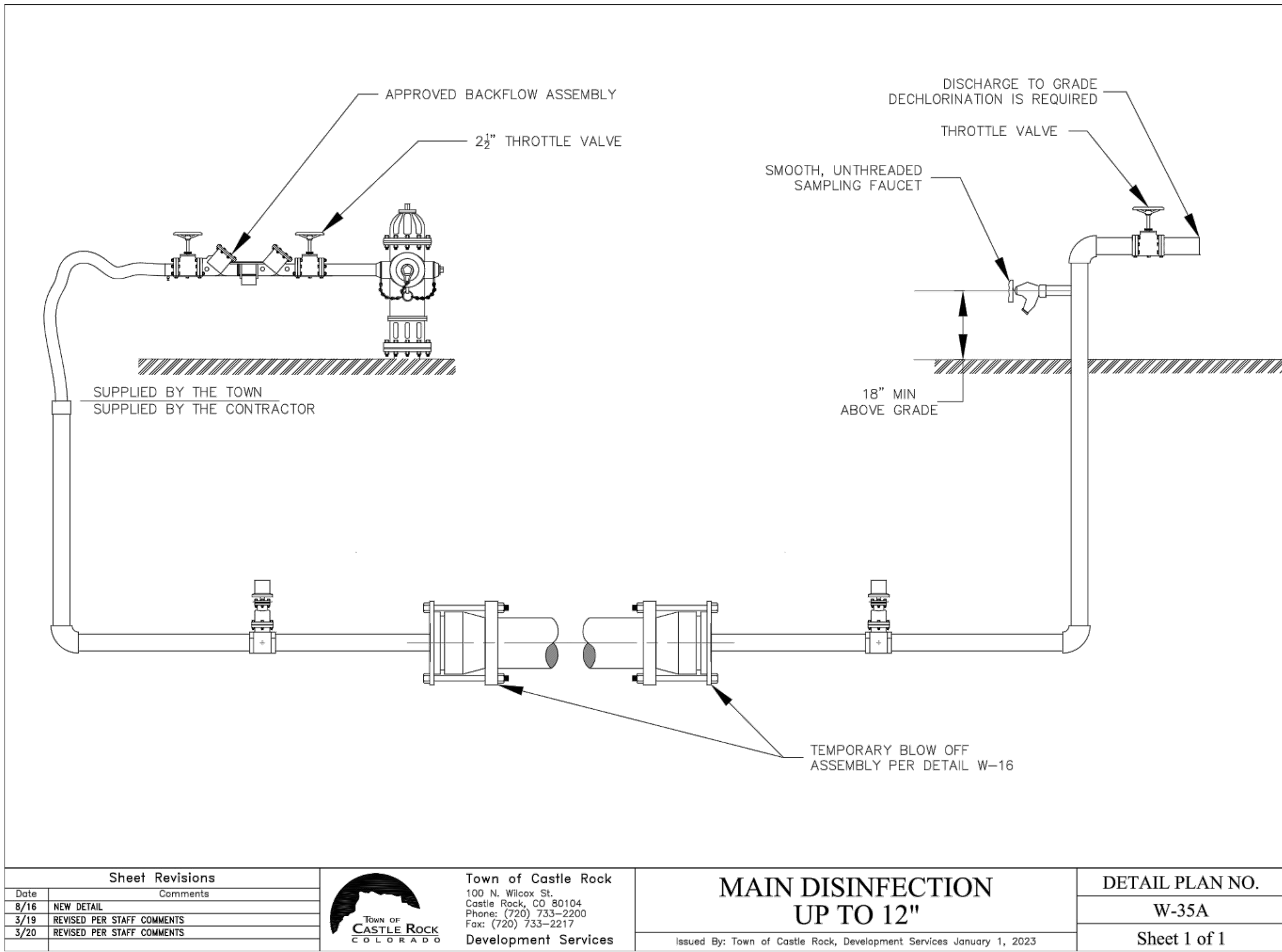
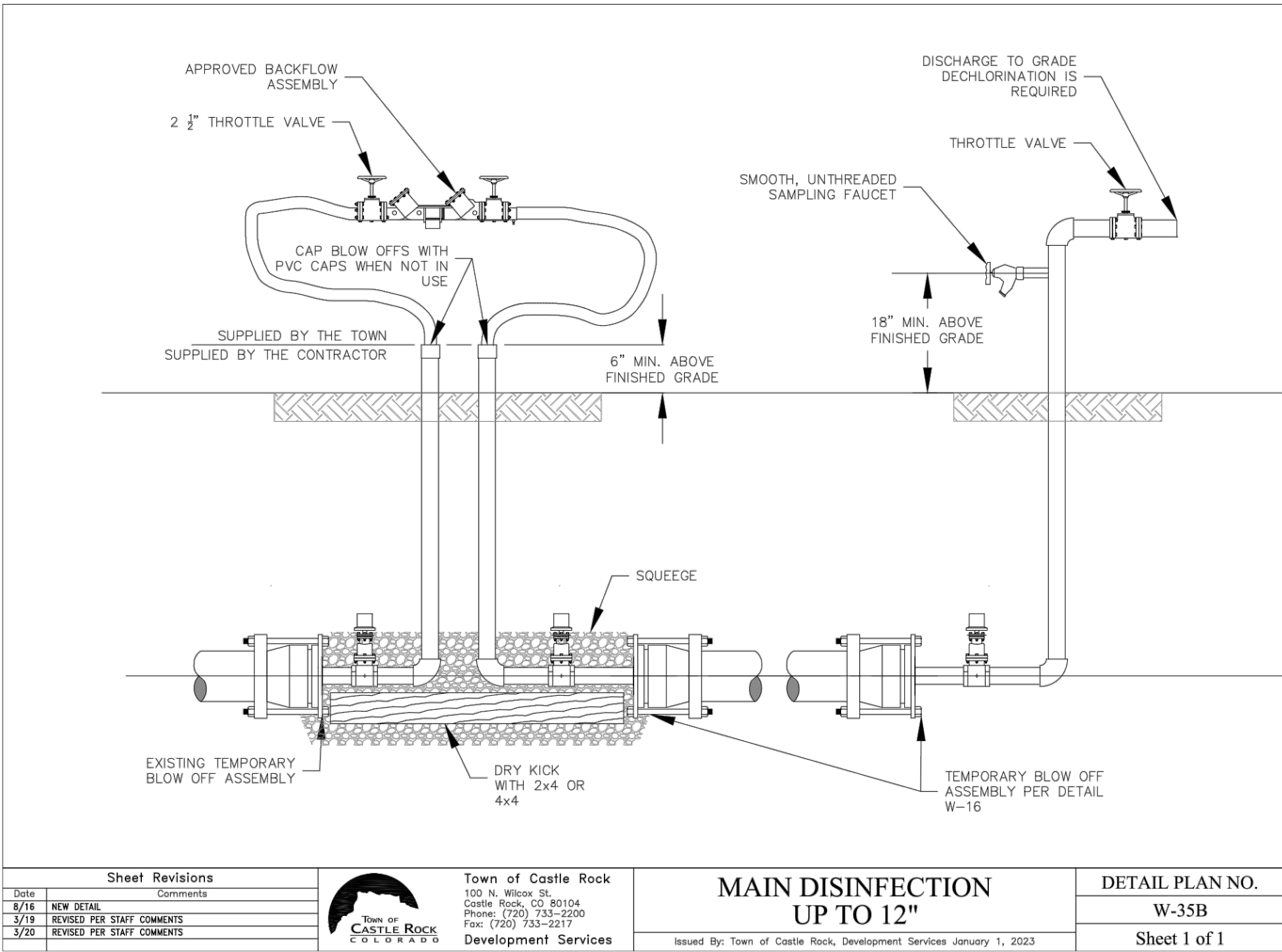
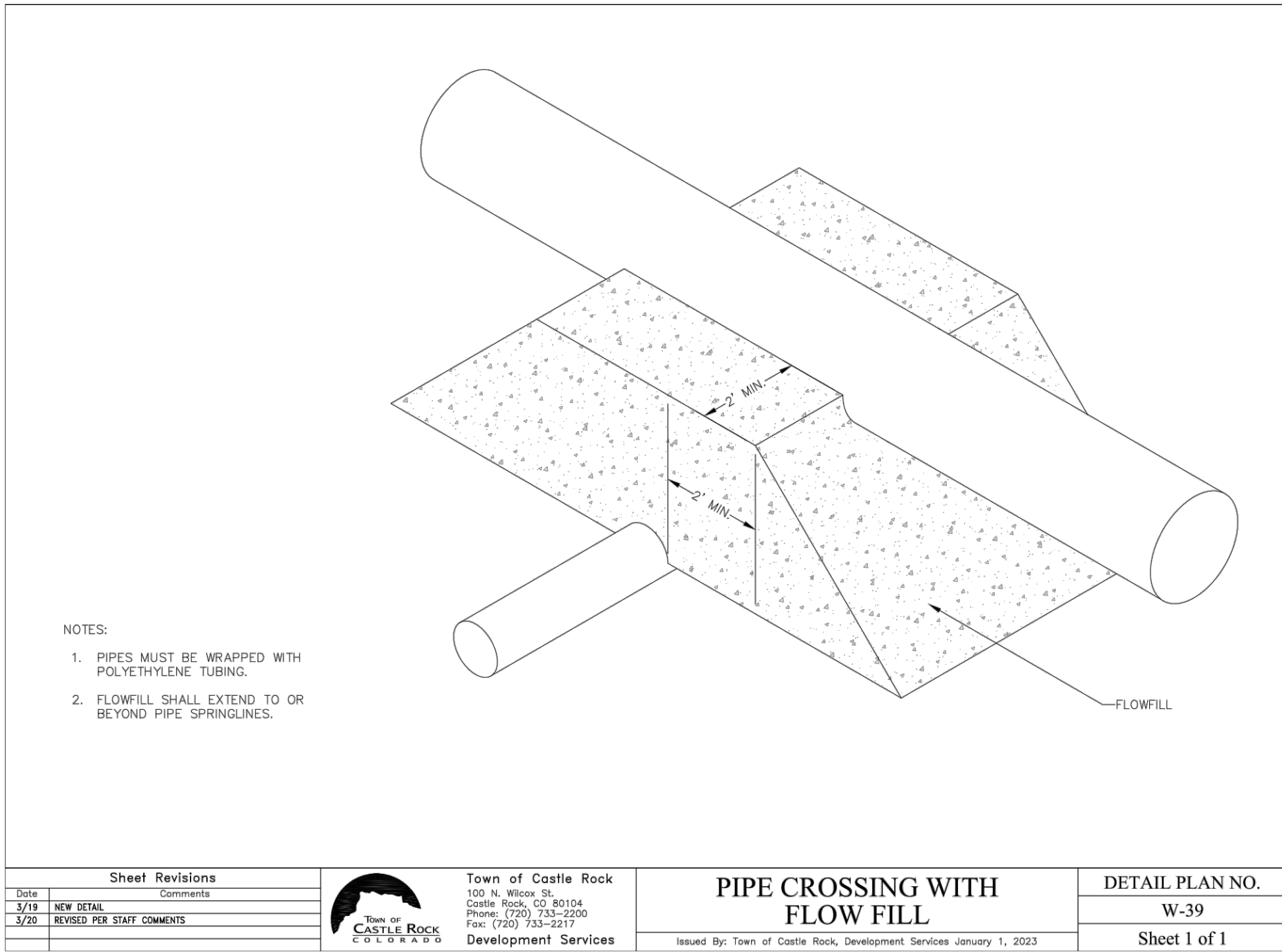
CASTLE ROCK SPORT CENTER
WATER DETAILS

PROJECT #: 200726
SHEET NUMBER

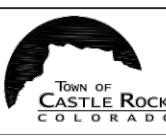
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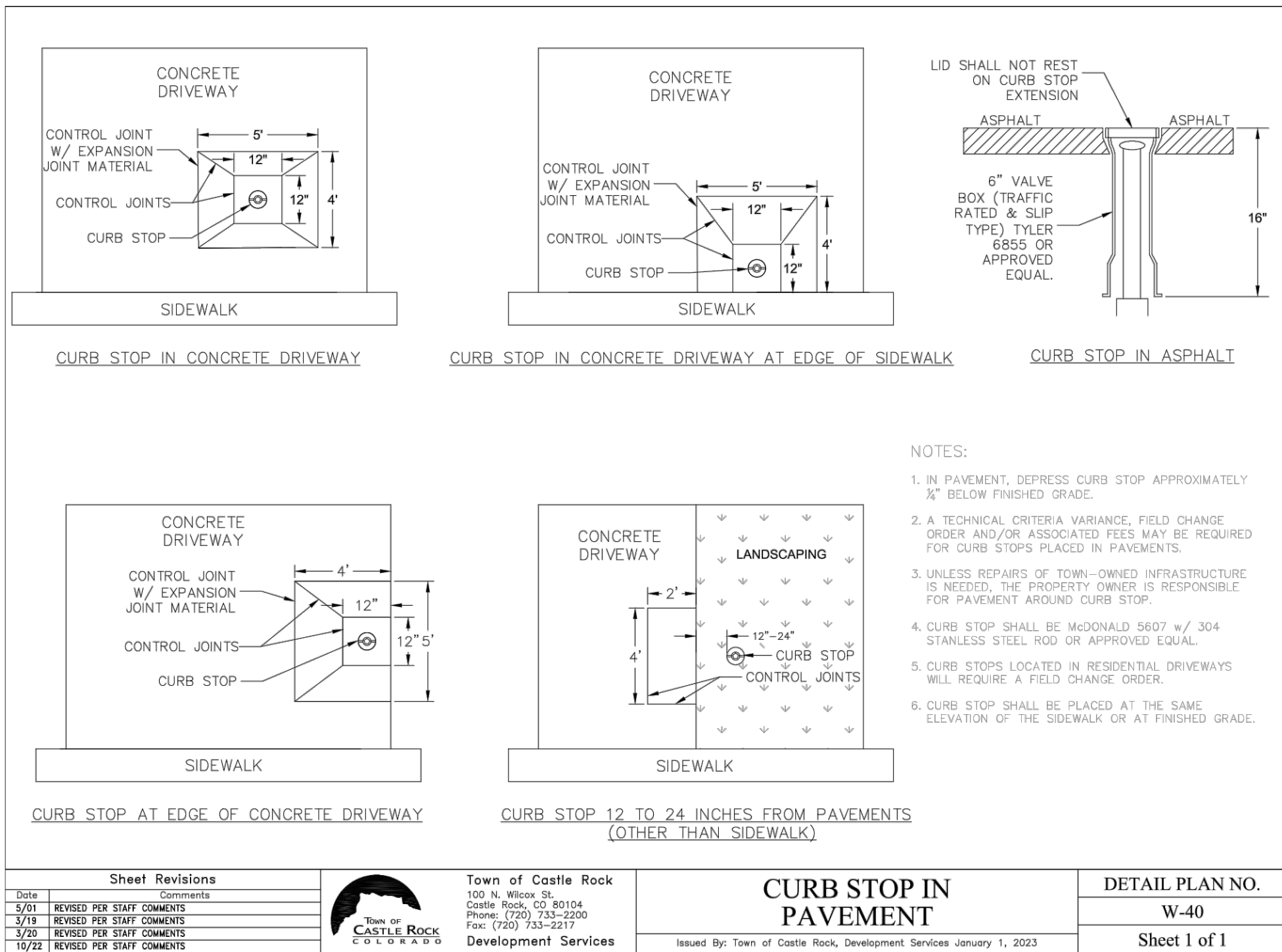
37 OF 70

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

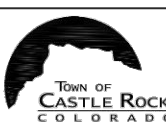


- NOTES:
1. PIPES MUST BE WRAPPED WITH POLYETHYLENE TUBING.
 2. FLOWFILL SHALL EXTEND TO OR BEYOND PIPE SPRINGLINES.

Sheet Revisions			Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	PIPE CROSSING WITH FLOW FILL	Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO.	
Date	Comments					W-39	
8/18	NEW DETAIL					Sheet 1 of 1	
3/18	REVISED PER STAFF COMMENTS						



- NOTES:
1. IN PAVEMENT, DEPRESS CURB STOP APPROXIMATELY 1/4" BELOW FINISHED GRADE.
 2. A TECHNICAL CRITERIA VARIANCE, FIELD CHANGE ORDER AND/OR ASSOCIATED FEES MAY BE REQUIRED FOR CURB STOPS PLACED IN PAVEMENTS.
 3. UNLESS REPAIRS OF TOWN-OWNED INFRASTRUCTURE IS NEEDED, THE PROPERTY OWNER IS RESPONSIBLE FOR PAVEMENT AROUND CURB STOP.
 4. CURB STOP SHALL BE McDONALD 5607 w/ 304 STAINLESS STEEL ROD OR APPROVED EQUAL.
 5. CURB STOPS LOCATED IN RESIDENTIAL DRIVEWAYS WILL REQUIRE A FIELD CHANGE ORDER.
 6. CURB STOP SHALL BE PLACED AT THE SAME ELEVATION OF THE SIDEWALK OR AT FINISHED GRADE.

Sheet Revisions			Town of Castle Rock 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	CURB STOP IN PAVEMENT	Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO.	
Date	Comments					W-40	
8/01	REVISED PER STAFF COMMENTS					Sheet 1 of 1	
3/18	REVISED PER STAFF COMMENTS						

PROFESSIONAL ENGINEER CERTIFICATION

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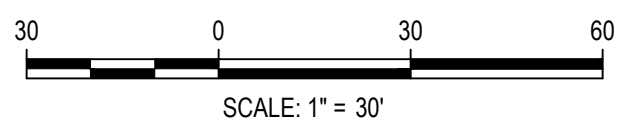
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NOT FOR
CONSTRUCTION

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.
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DESIGNED BY: AS
CHECKED BY: JDO
DRAWN BY: AS

ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
02-28-2025	TOWN SUBMITTAL

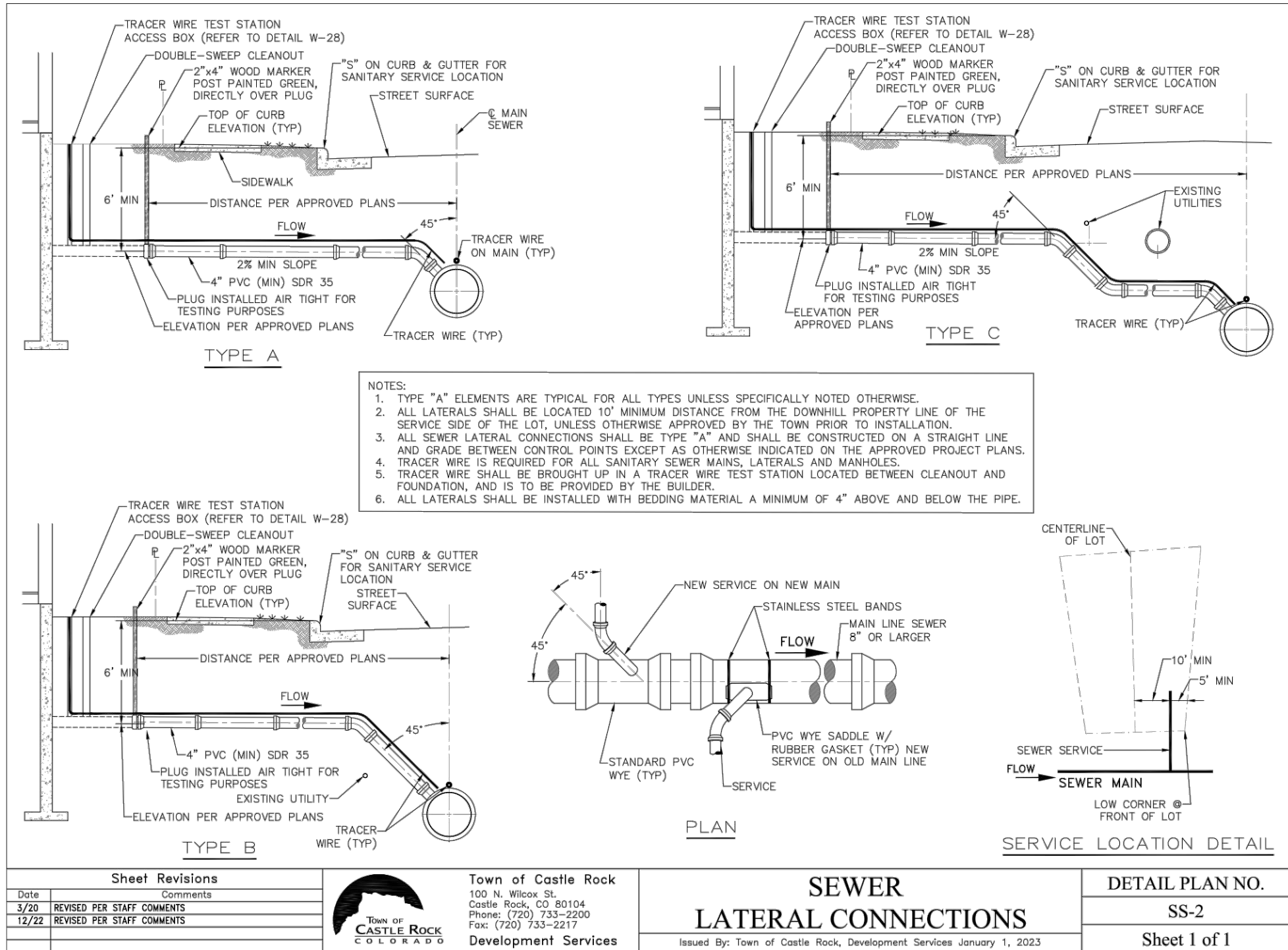
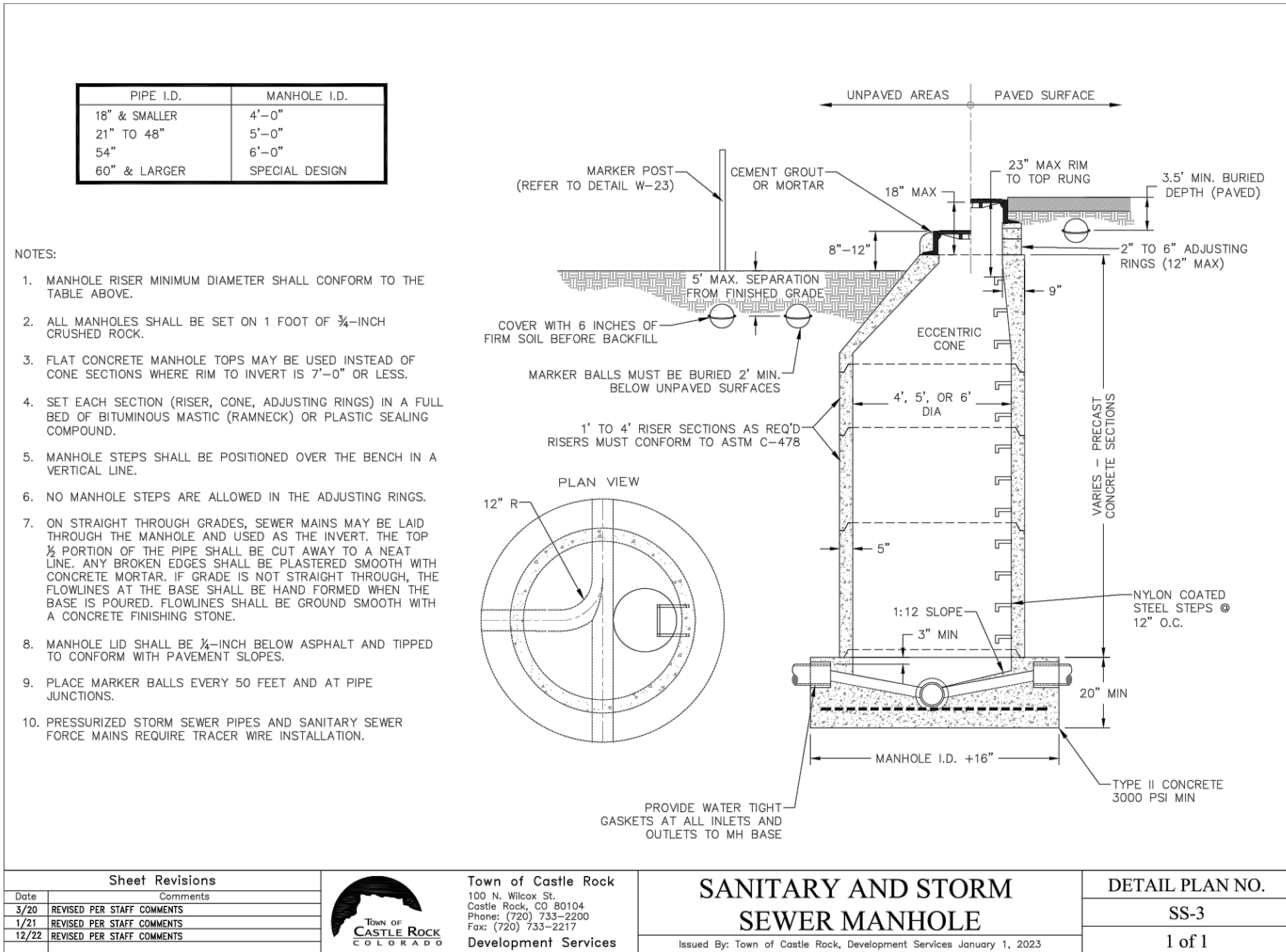
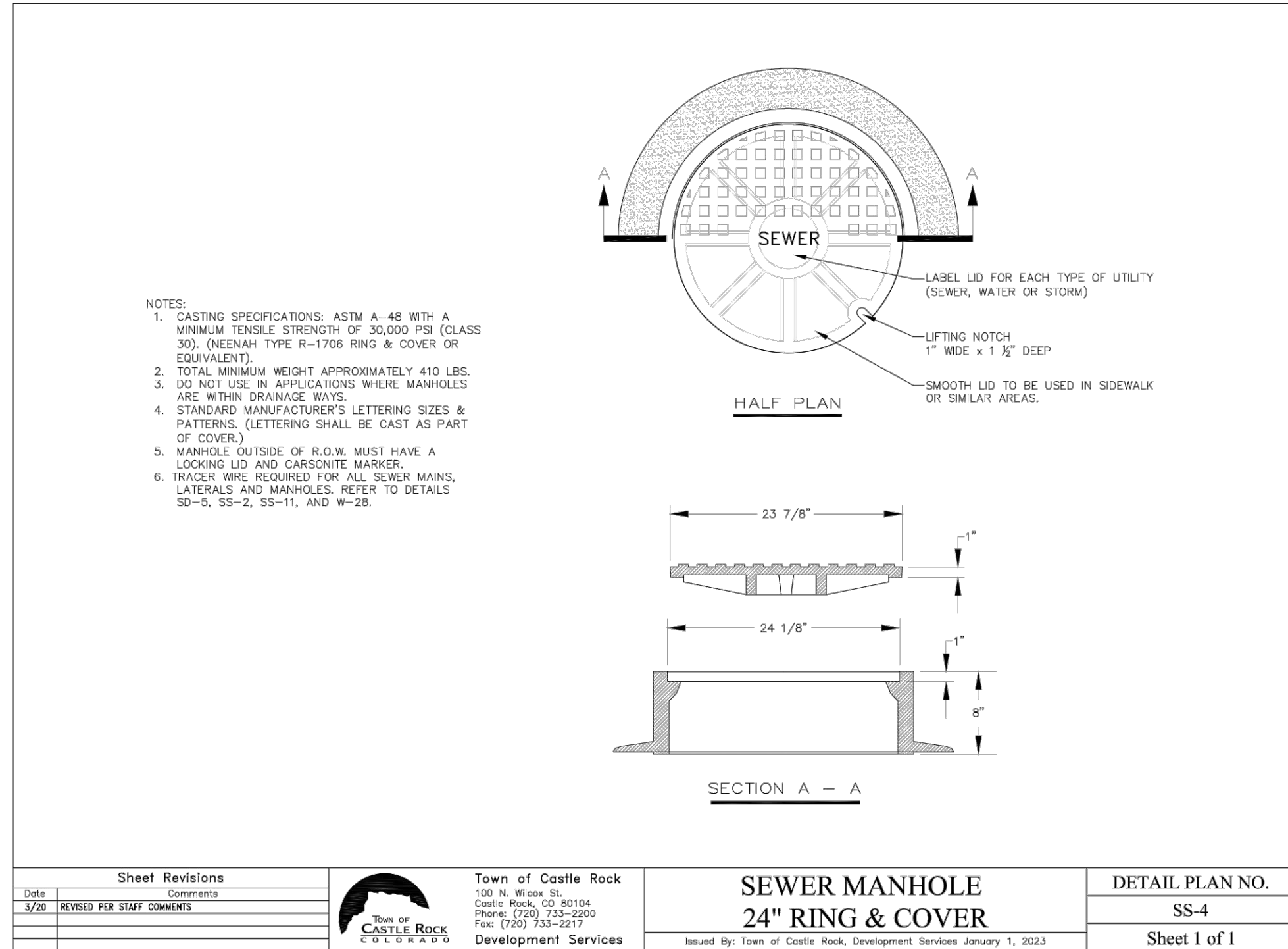
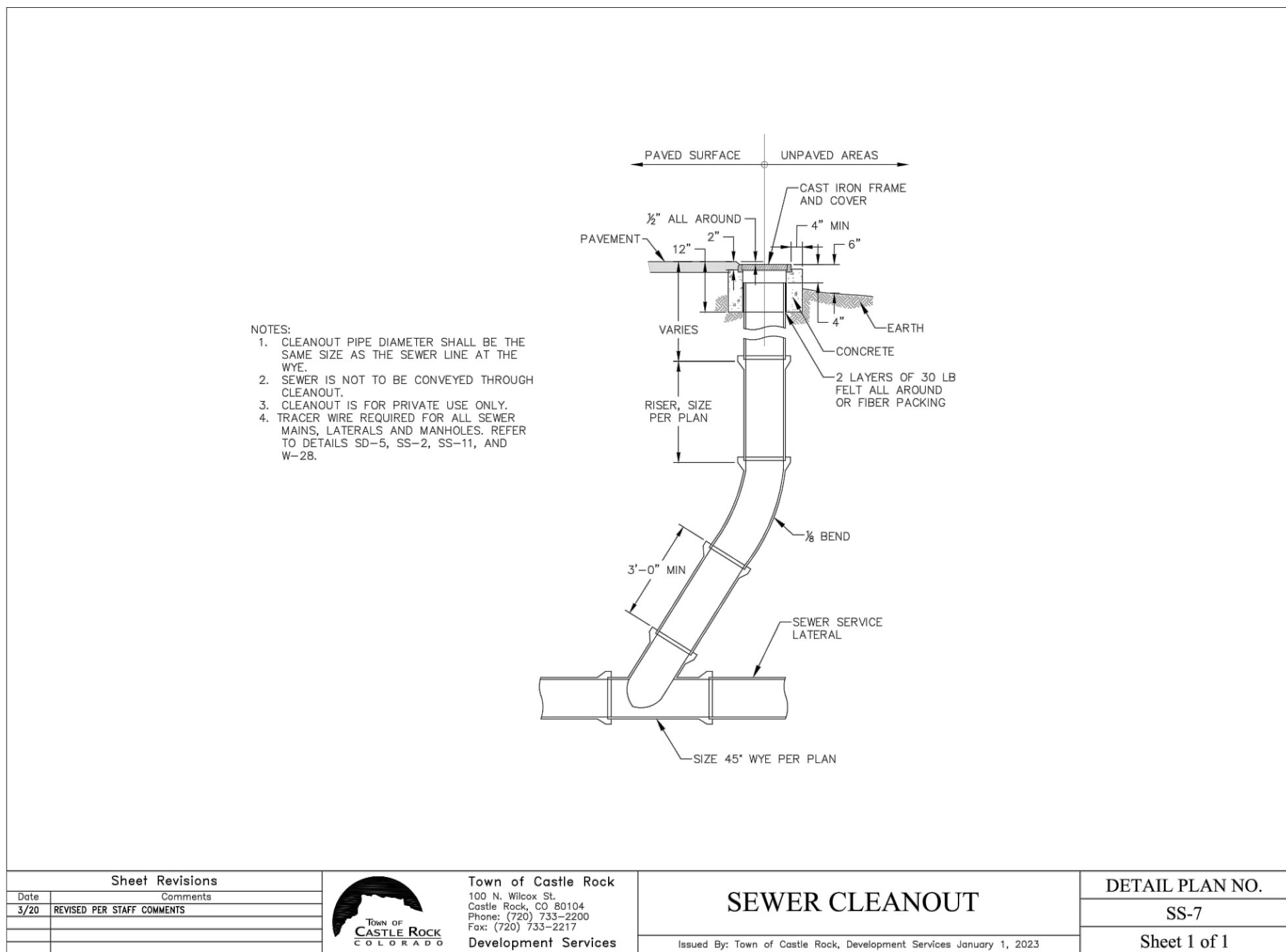
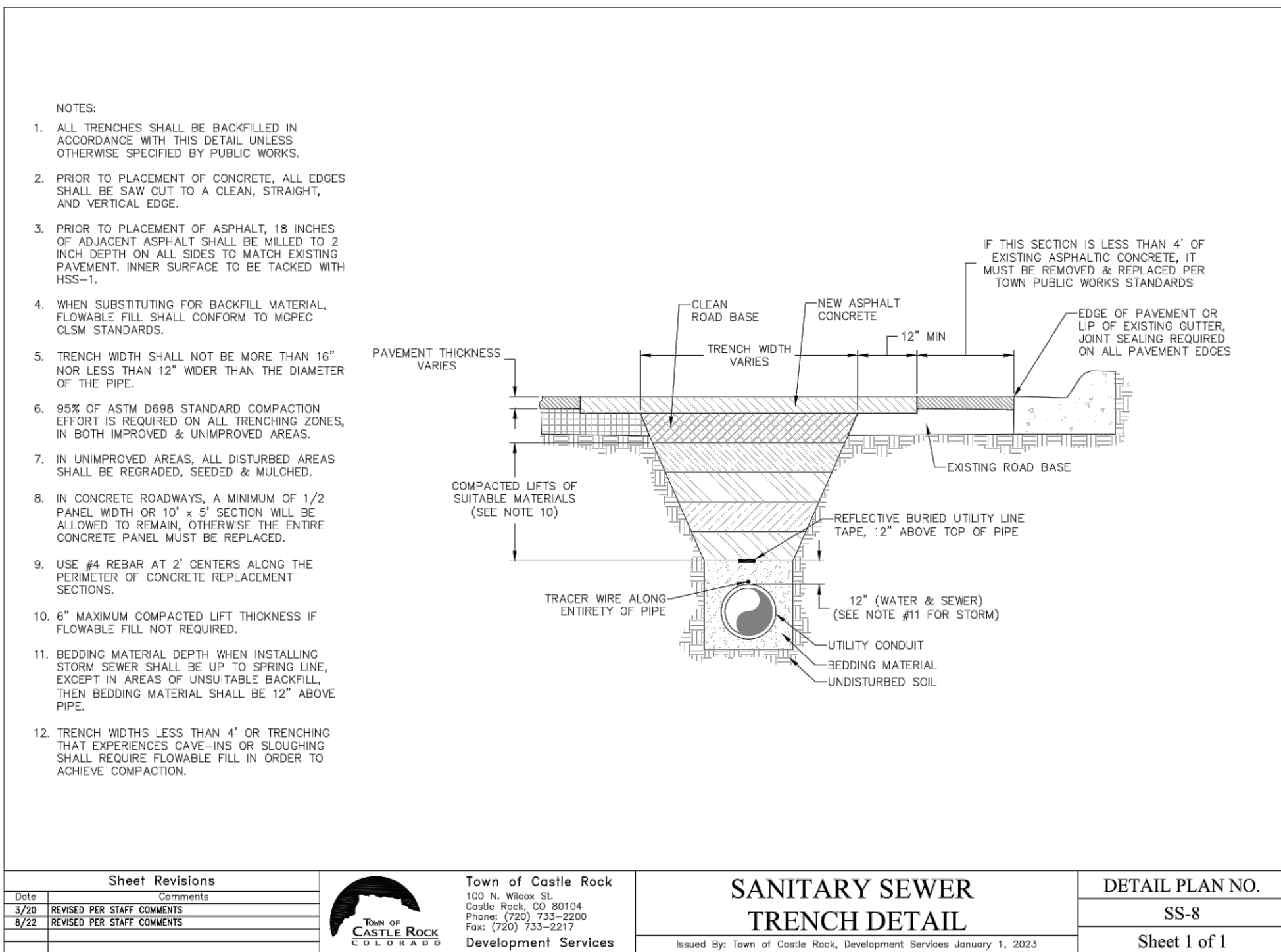
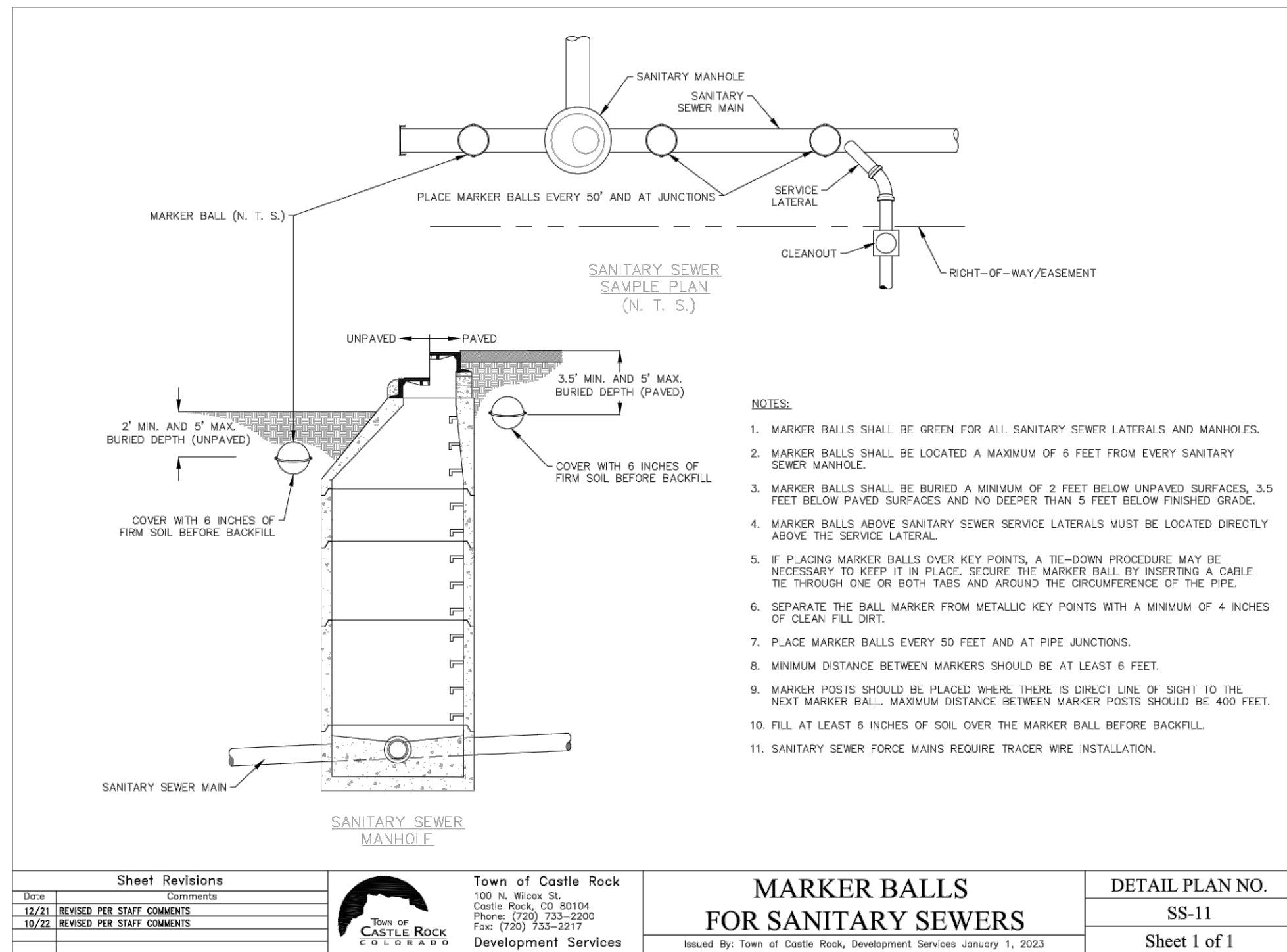


CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
WATER DETAILS

PROJECT #: 200726
SHEET NUMBER
CD38
38 OF 70

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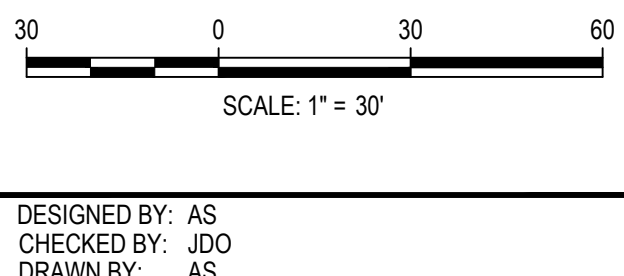
PROFESSIONAL ENGINEER CERTIFICATION
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PRELIMINARY
NOT FOR
CONSTRUCTION

TOWN OF CASTLE ROCK APPROVAL
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Approved By: _____
Development Services Date _____

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



ISSUE DATE: 05-24-2024	
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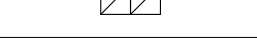
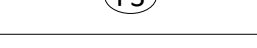
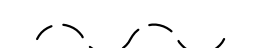
CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORT CENTER
SANITARY SEWER DETAILS

PROJECT #: 200726
SHEET NUMBER
CD39
39 OF 70

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY BACK40. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS, CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 92 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 86 PSI MINIMUM.
3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, EIGHT HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
- ORNAMENTAL PLANTINGS 0.54" PER WEEK PEAK SEASON
NATIVE SEED MIXES 038" PER WEEK PEAK SEASON (TWO SEASONS)
- NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
6. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
7. PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
8. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
9. ROTARY SPRAY NOZZLES - RAINBIRD AT 45 PSI; CONTRACTOR TO INSTALL PLASTIC ROTARY NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL R14 SERIES NOZZLES ON HEADS SPACED 8' TO 13'. INSTALL R18 SERIES NOZZLES ON ALL HEADS SPACED AT 13' TO 17'. INSTALL R24 SERIES NOZZLES ON ALL HEADS SPACED AT 17' TO 24'. R-VAN SERIES VARIABLE ARC SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
10. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
11. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
12. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
- SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & (QUANTITY)
- | | |
|----------------------|------------|
| ¾" - 1¼" PIPING | 2" PVC (1) |
| 1½" - 2" PIPING | 4" PVC (1) |
| 1-25 CONTROL WIRES | 2" PVC (1) |
| 26-50 CONTROL WIRES | 3" PVC (1) |
| 51-100 CONTROL WIRES | 3" PVC (2) |
| COMMUNICATION CABLE | 2" PVC (1) |
13. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
14. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
15. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.
16. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
17. BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
18. CITY DETAILS - HYDROSYSTEMS-KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. DETAIL #TOCR-IR-XX ARE STANDARD DETAILS DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY, TOWN OF CASTLE ROCK. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THESE DETAILS. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THESE DETAILS, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THESE DETAILS.
19. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
20. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
- 27.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
- 27.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
- 27.3 LEAKS - DETECT AND REPAIR LEAKS.
- 27.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
- 27.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
- 27.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1812 SAM P45 WITH R14 SERIES NOZZLE	HI-POP ROTARY SPRAY HEAD	TOCR IR-2
	RAIN BIRD	1812 SAM P45 WITH R18 SERIES NOZZLE	HI-POP ROTARY SPRAY HEAD	TOCR IR-2
	RAIN BIRD	5012-PC/FC-SAM-R WITH #NOZZLE	HI-POP GEAR DRIVEN ROTOR	TOCR IR-11
	RAIN BIRD	PEB-PRS-D	ELECTRIC CONTROL VALVE	TOCR IR-16
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	TOCR IR-6 & TOCR IR-9B
	WEATHERMATIC	SL4848-1YR-BDL-FLOW-MINA	ELECTRIC CONTROLLER	IR-26
	WEATHERMATIC	SLM5	WEATHER SENSOR DEVICE - TO BE INSTALLED BY THE TOWN	IR-29
	FEBCO	825YA	RP BACKFLOW PREVENTER	TOCR IR-10 & TOCR IR-9B
N/S	STRONG BOX	SBBG-22AL	BACKFLOW PREVENTER ENCLOSURE	TOCR IR-1
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	MACDONALD	AY 1/4 TURN - 1"	STOP & WASTE VALVE	TOCR IR-5B
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	TOCR IR-7 & TOCR IR-9B
	RAIN BIRD	PEB-PRS-D (1")	MASTER CONTROL VALVE	TOCR IR-36A & TOCR IR-9B
	GST	FSI-T10-001 (1")	FLOW SENSOR	TOCR IR-35 & TOCR IR-9B
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	TOCR IR-21
		TYPE K COPPER	HARD COPPER PIPE	TOCR IR-10
		CLASS 200 BE	PVC LATERAL	TOCR IR-21
		CLASS 160	PVC SLEEVING	1
	RAIN BIRD	XCZ-100-PRF	DRIP VALVE ASSEMBLY	TOCR IR-18 & IR-19
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	TOCR IR-18, TOCR IR-19, TOCR IR-25 & 2
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	TOCR IR-25 & 2
			DRIP LINE BLOW-OUT STUB	TOCR IR-32
			DRIP LINE INDICATOR HEAD	TOCR IR-34
	NIBCO		PVC BALL VALVE	3
			WATER METER	BY OTHERS
 CONTROLLER & STATION NO. _____ CONTROL VALVE SIZE _____				
 A (controller) NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES				

DIRECTORY

IRRIGATION SCHEDULE

CD40

IRRIGATION NOTES

CD40

OVERALL IRRIGATION PLAN

CD41

IRRIGATION PLANS

CD42 - CD44

IRRIGATION DETAILS

CD45 - CD48

IRRIGATION CHARTS

CD48

Registered Landscape
Professional/Irrigation Designer:
Jill Bersano #15-1080



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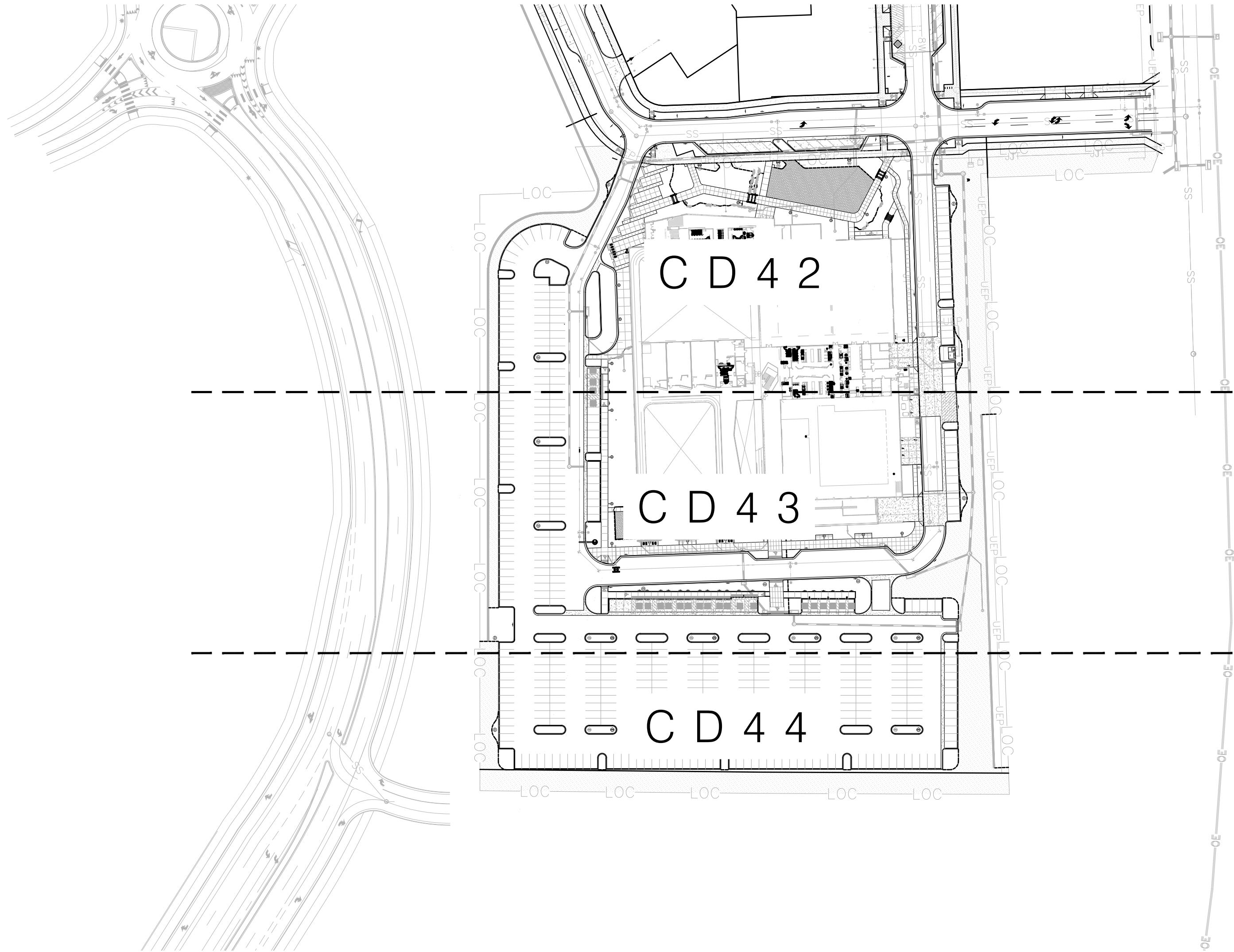
CASTLE ROCK SPORTS CENTER
IRRIGATION NOTES & SCHEDULE

PROJECT #:
SHEET NUMBER

CD40

40 OF 70

FILEPATH: T:\000-809-4083827-CASTLE ROCK SPORTS CENTER\027-CASTLE ROCK SPORTS CENTER\IRR-100 % CD 02.25.DWG LAYOUT: CD41
PLOTTED: FR 02/28/25 11:44:23A BY: JILL BERSANO



1 OVERALL IRRIGATION PLAN
SCALE: 1" = 100'-0"

DIRECTORY

- IRRIGATION SCHEDULE
- IRRIGATION NOTES
- OVERALL IRRIGATION PLAN
- IRRIGATION PLANS
- IRRIGATION DETAILS
- IRRIGATION CHARTS

- CD40
- CD40
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- CD48

Registered Landscape
Professional/Irrigation Designer:
Jill Bersano #15-1080

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c. 303.980.5327

Lakewood, Colorado 80401
www.hydrosystemsmdi.com

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HKS

HARRIS
KOCHER
SMITH

1120 Lincoln Street, Suite 1000

Denver, Colorado 80203

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HarrisKocherSmith.com

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CASTLE ROCK SPORTS CENTER

OVERALL IRRIGATION PLAN

PROJECT #:

SHEET NUMBER

CD41

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DIRECTORY

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IRRIGATION PLANS	CD42 - CD44
IRRIGATION DETAILS	CD45 - CD48
IRRIGATION CHARTS	CD48

CD40

CD40

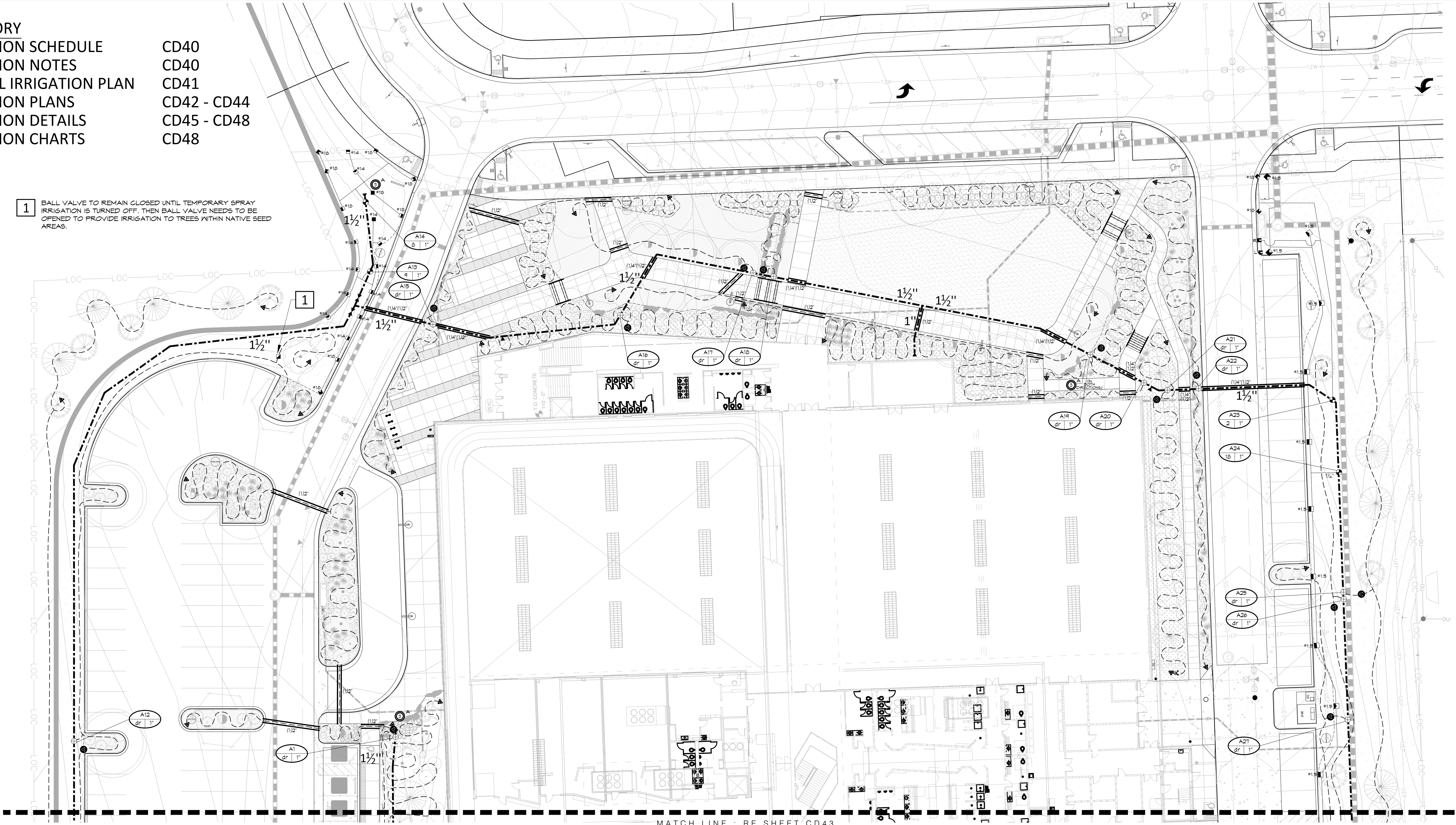
CD41

CD42 - CD44

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CD48

1 BALL VALVE TO REMAIN CLOSED UNTIL TEMPORARY SPRAY IRRIGATION IS TURNED OFF. THEN BALL VALVE NEEDS TO BE OPENED TO PROVIDE IRRIGATION TO TREES WITHIN NATIVE SEED AREAS.



1 IRRIGATION PLAN (NORTH)

SCALE: 1" = 20'-0"



Registered Landscape
Professional/Irrigation Designer:
Jill Bersano #15-1080

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CASTLE ROCK SPORTS CENTER
IRRIGATION PLAN

PROJECT #:
SHEET NUMBER
CD42
42 OF 70

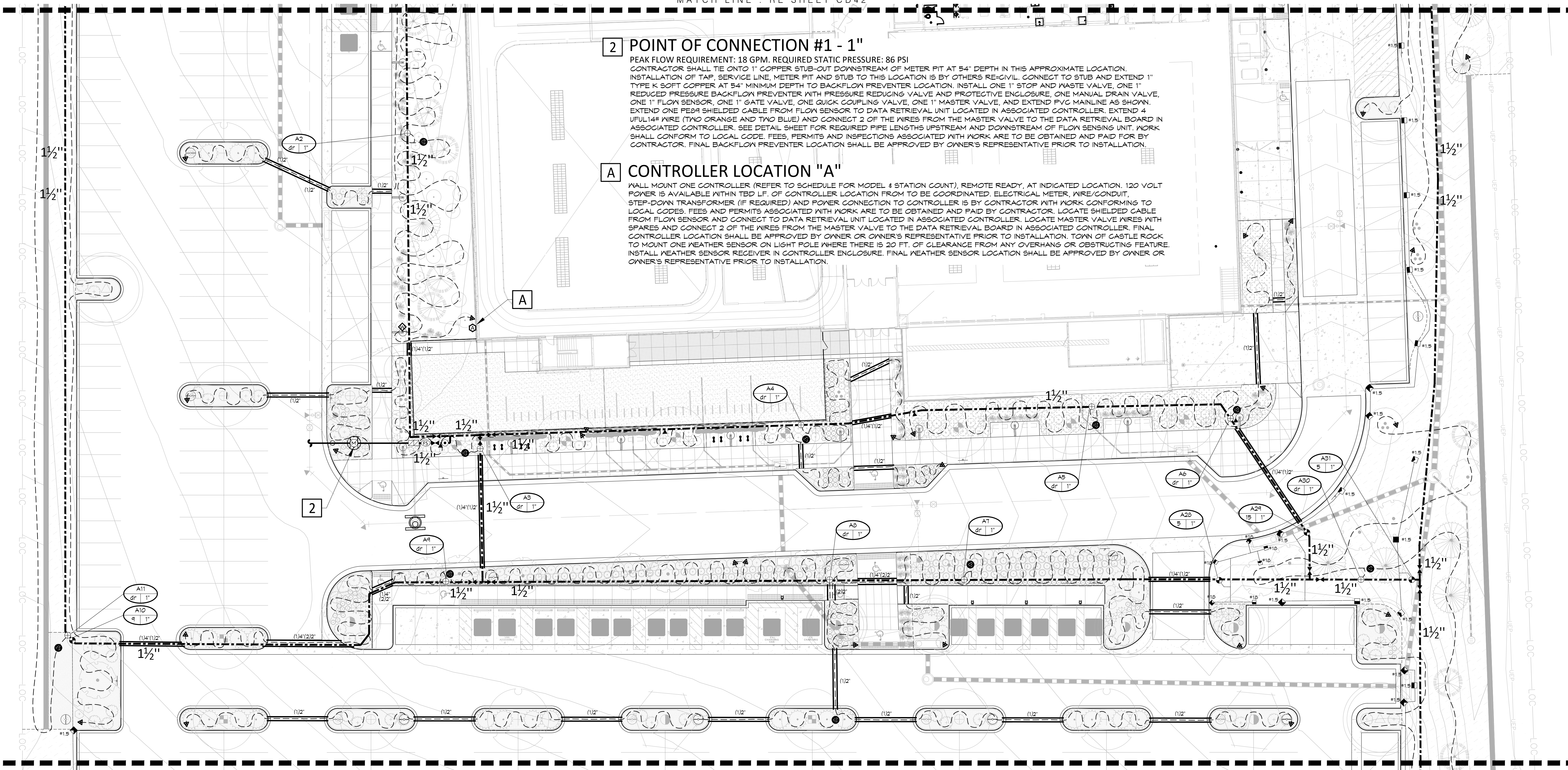
MATCH LINE : RE SHEET CD42

2 POINT OF CONNECTION #1 - 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 86 PSI
CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS REG-IVL. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

A CONTROLLER LOCATION "A"

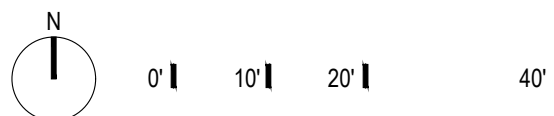
WALL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN TBD LF. OF CONTROLLER LOCATION FROM TO BE COORDINATED. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. TOWN OF CASTLE ROCK TO MOUNT ONE WEATHER SENSOR ON LIGHT POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



MATCH LINE : RE SHEET CD44

1 IRRIGATION PLAN (SOUTH)

SCALE: 1" = 20'-0"



DIRECTORY

IRRIGATION SCHEDULE

CD40

IRRIGATION NOTES

CD40

OVERALL IRRIGATION PLAN

CD41

IRRIGATION PLANS

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IRRIGATION DETAILS

CD45 - CD48

IRRIGATION CHARTS

CD48



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Jill Bersano #15-1080



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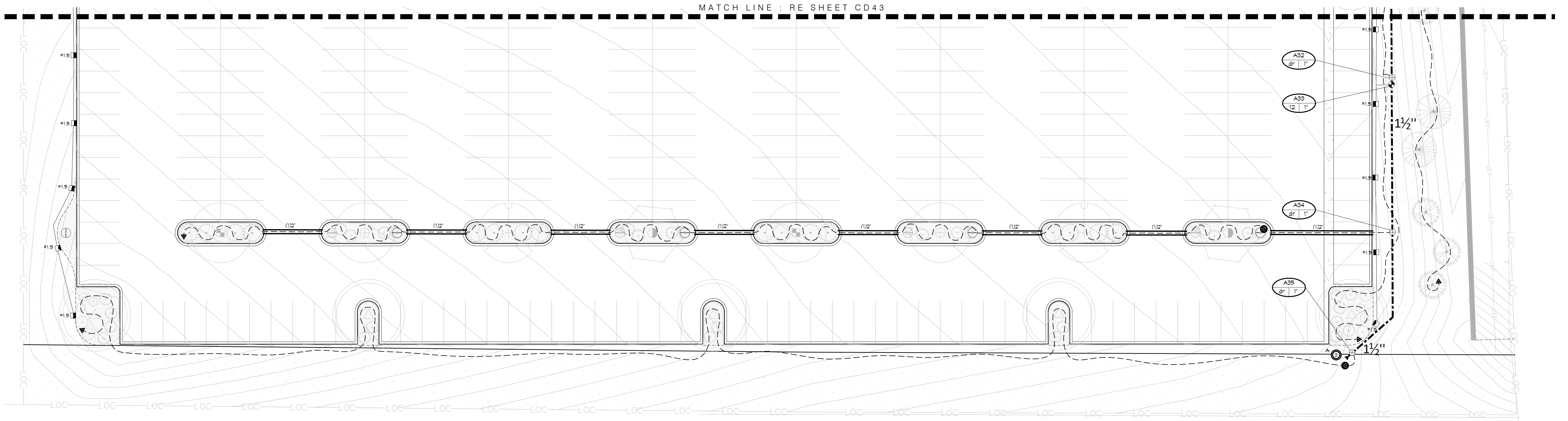
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CD43

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1 IRRIGATION PLAN (SOUTH)
SCALE: 1" = 20'-0"

DIRECTORY

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CASTLE ROCK SPORTS CENTER
IRRIGATION PLAN

PROJECT #:
SHEET NUMBER
CD44
44 OF 70

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OVERALL IRRIGATION PLAN

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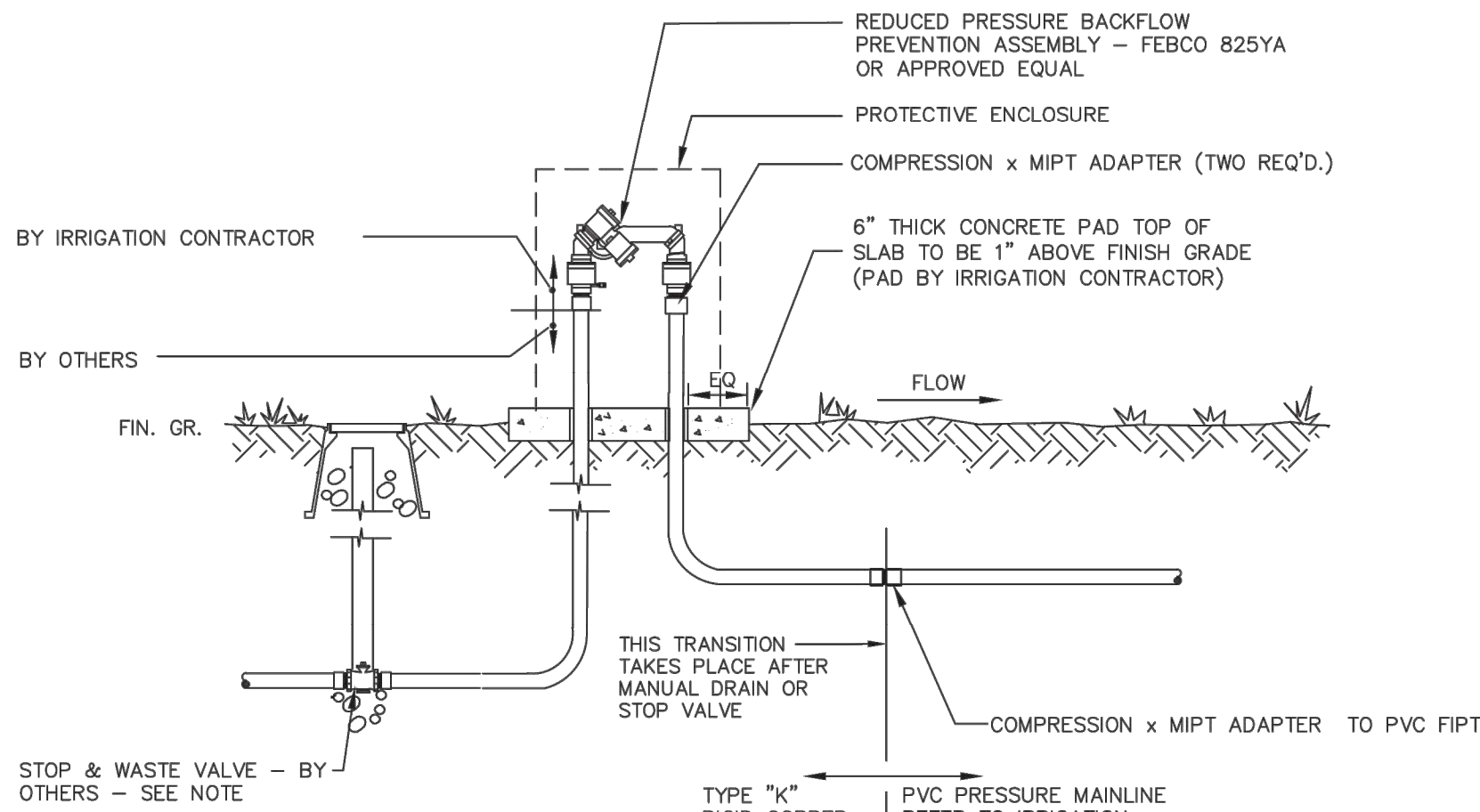
Date

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CD46

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NOTE:

CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER

DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.

BACKFLOW PREVENTER DISCHARGE PORT SHALL BE INSTALLED 12" MIN. FROM TOP OF CONCRETE PAD.

STOP & WASTE VALVE SHALL BE COMPRESSION FITTING ONLY. NO THREADS OR FLARED FITTINGS.

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES
8/23	REVIEWED BY STAFF
1/24	REVIEWED BY STAFF



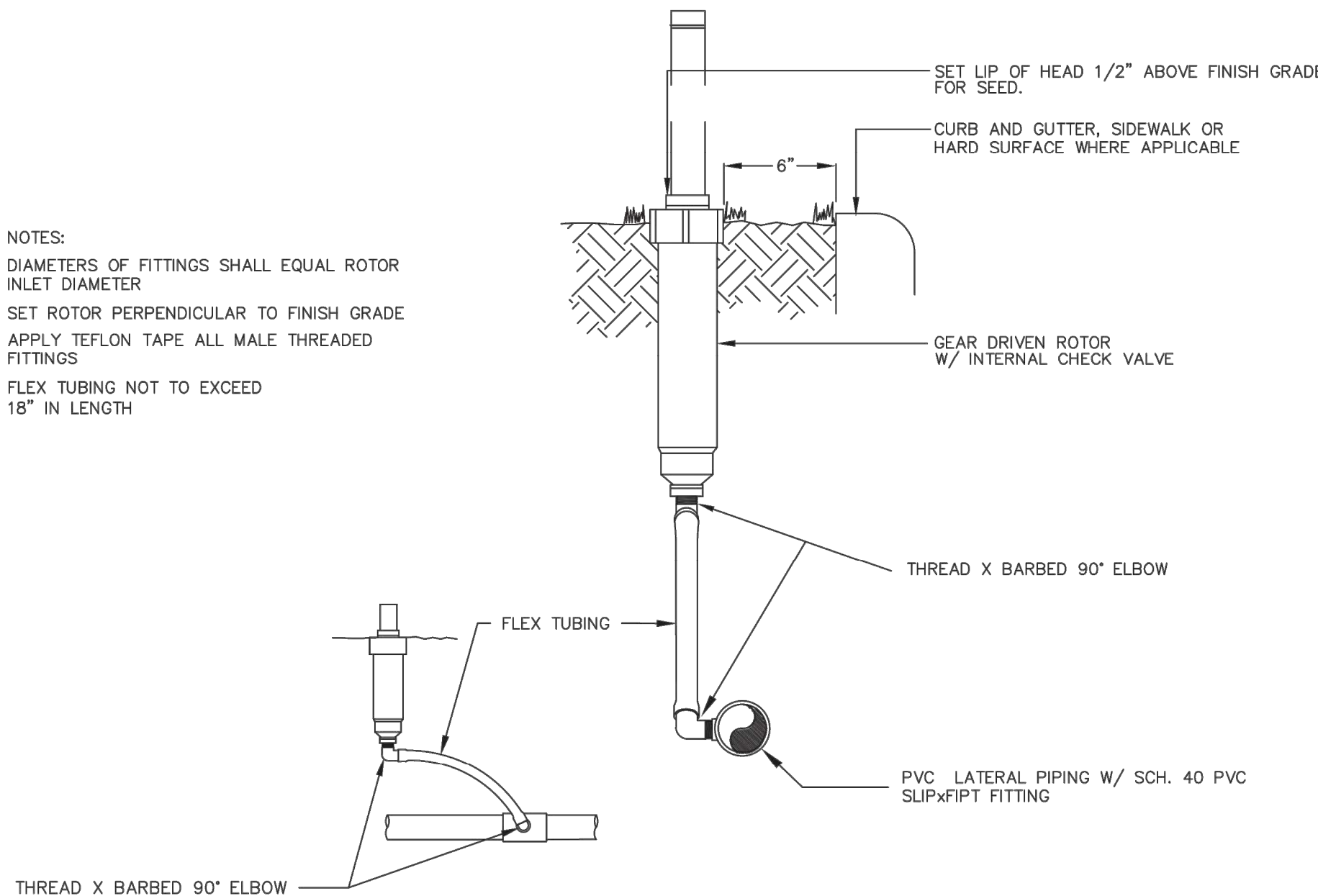
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BACKFLOW PREVENTER 2" & SMALLER

Issued By: Town of Castle Rock, Development Services February 1, 2024

DETAIL PLAN NO.
IR-10
Sheet 1 of 1

NOTES:
DIAMETERS OF FITTINGS SHALL EQUAL ROTOR INLET DIAMETER
SET ROTOR PERPENDICULAR TO FINISH GRADE
APPLY TEFLON TAPE ALL MALE THREADED FITTINGS
FLEX TUBING NOT TO EXCEED 18" IN LENGTH



Sheet Revisions	
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1/24	REVIEWED BY STAFF

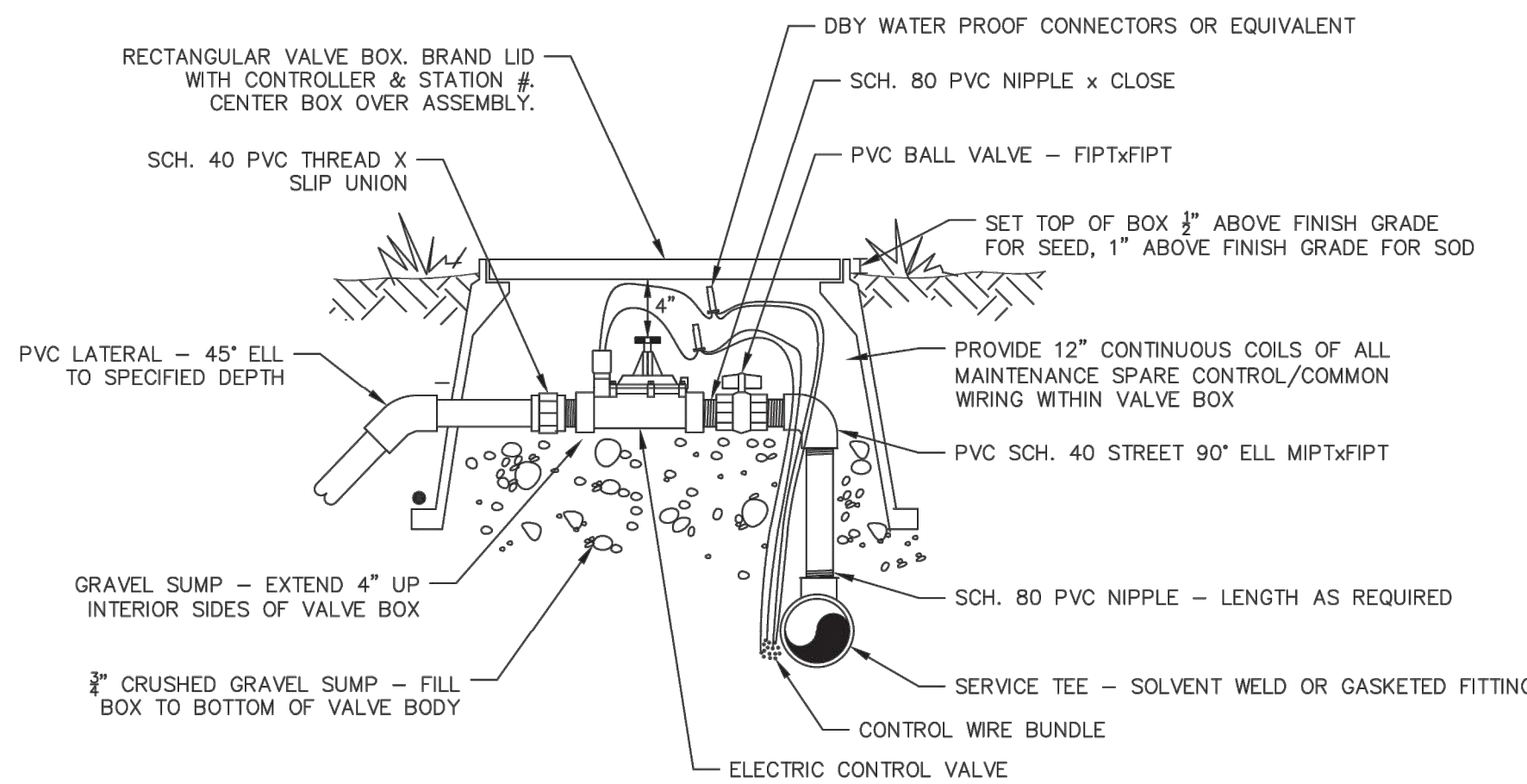


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HI-POP (12") GEAR DRIVEN ROTOR

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DETAIL PLAN NO.
IR-11
Sheet 1 of 1



NOTES:

- DIAMETERS OF BALL VALVES, PVC FITTINGS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER
- VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE
- APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS
- MAINLINE DEPTH 24" (TYPICAL)

Sheet Revisions	
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3/21	STAFF CHANGES
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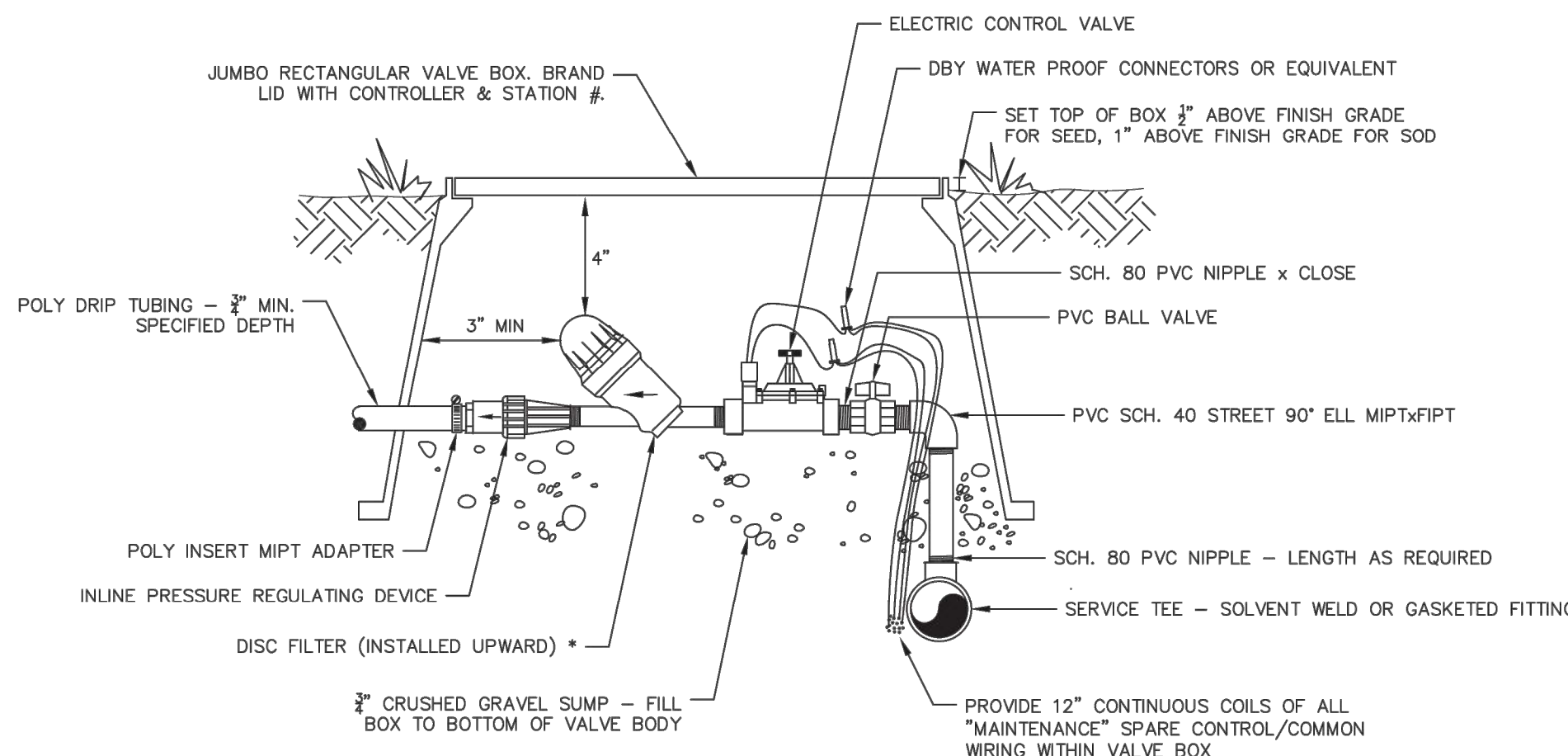


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ELECTRIC CONTROL VALVE

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DETAIL PLAN NO.
IR-16
Sheet 1 of 1



NOTES:

- DIAMETERS OF BALL VALVES, FITTINGS, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
- * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
- VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

Sheet Revisions	
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4/23	REVIEWED BY STAFF
1/24	REVIEWED BY STAFF

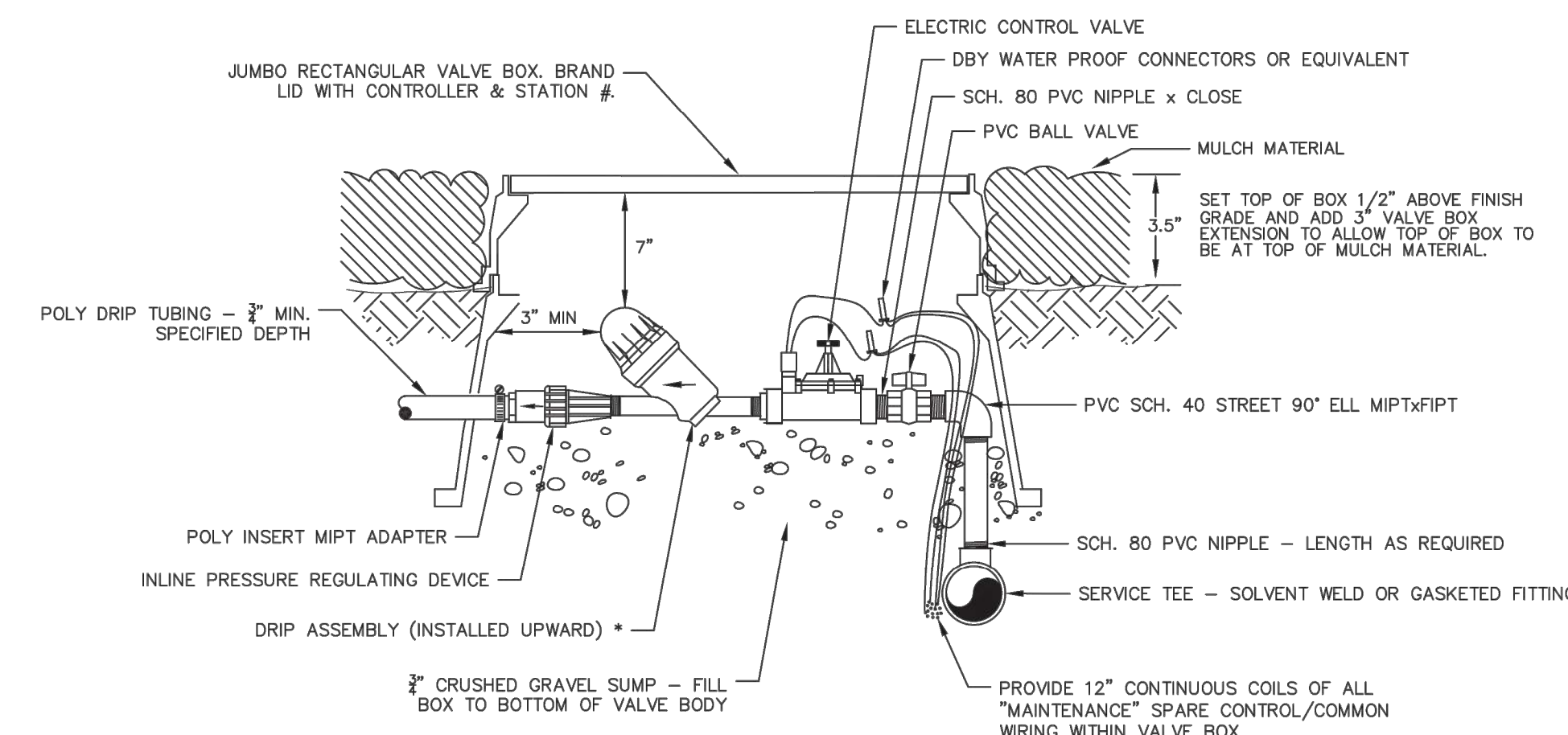


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DRIP / SUB-SURFACE VALVE ASSEMBLY

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DETAIL PLAN NO.
IR-18
Sheet 1 of 1



NOTES:

- DIAMETERS OF BALL VALVES, FITTINGS, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
- * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
- VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

Sheet Revisions	
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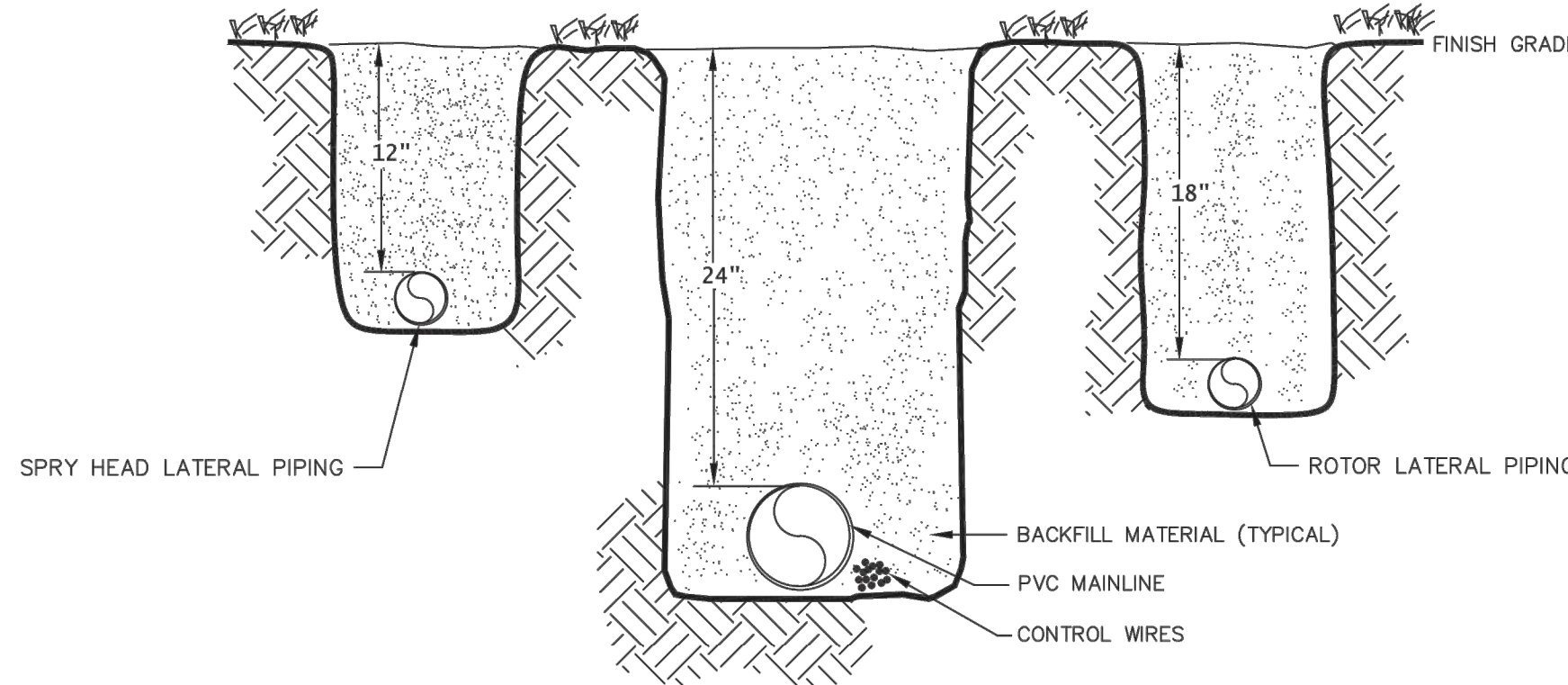


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DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS

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DETAIL PLAN NO.
IR-19
Sheet 1 of 1



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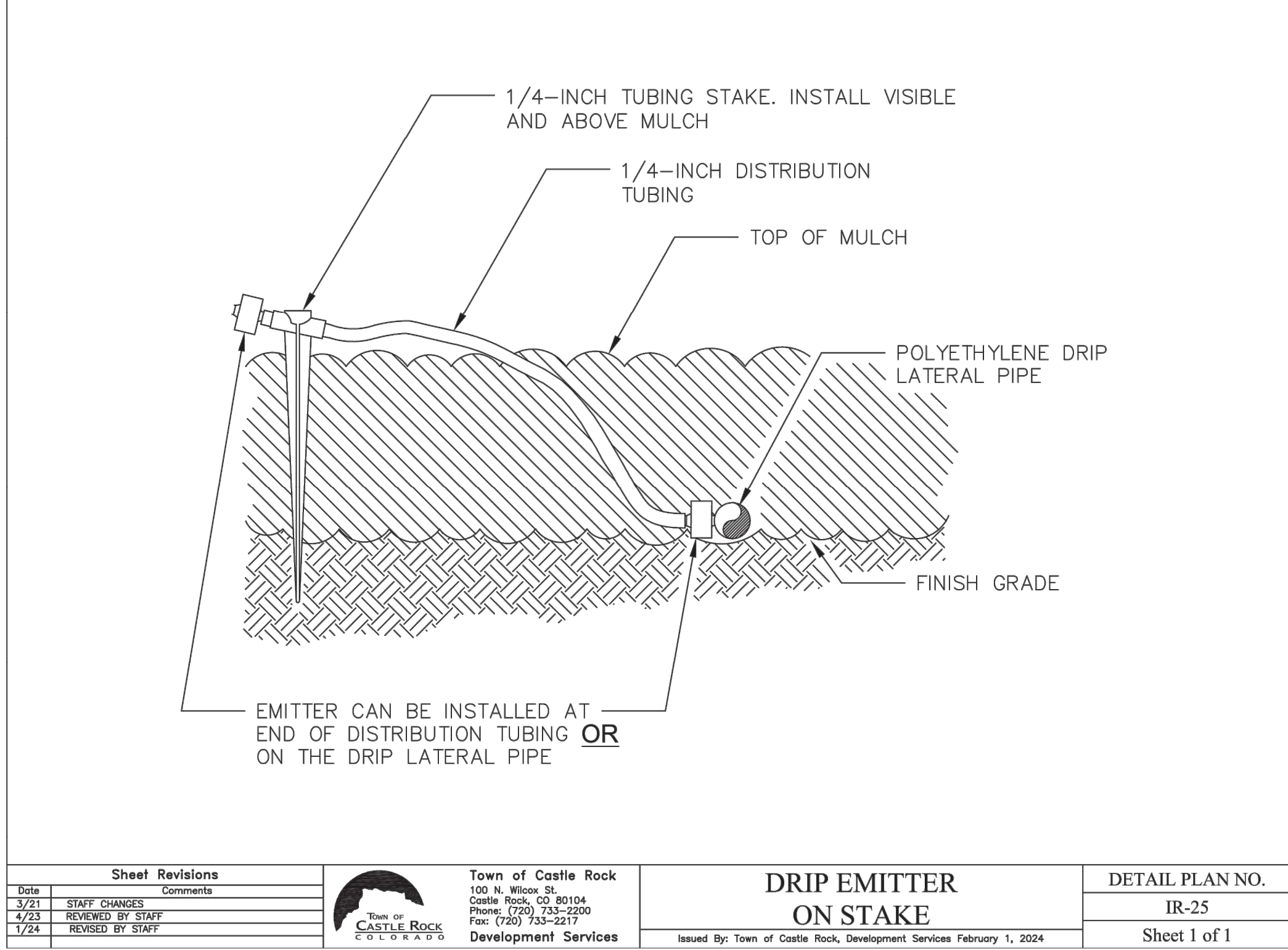


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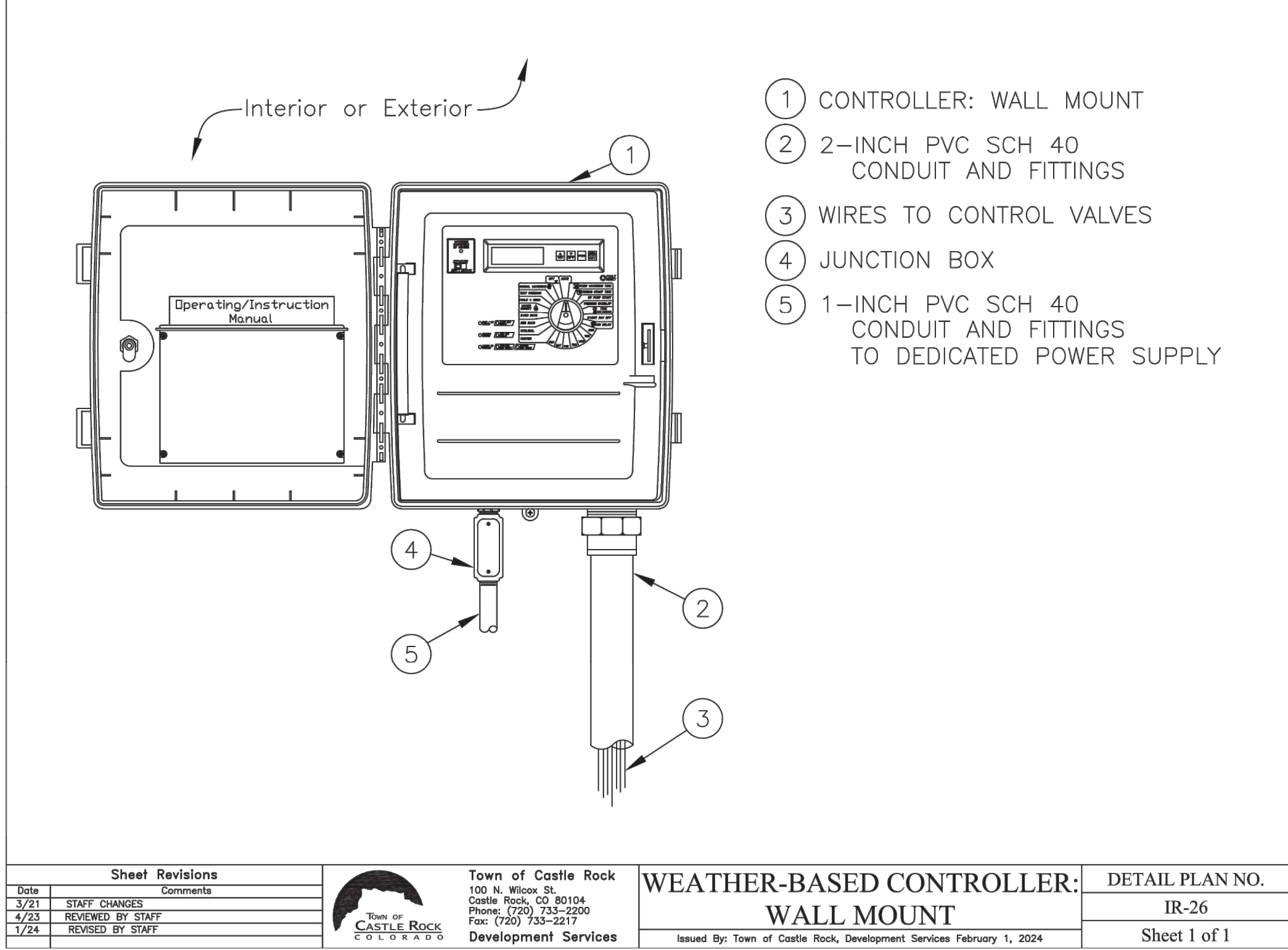
MAIN LINE & LATERAL TRENCH

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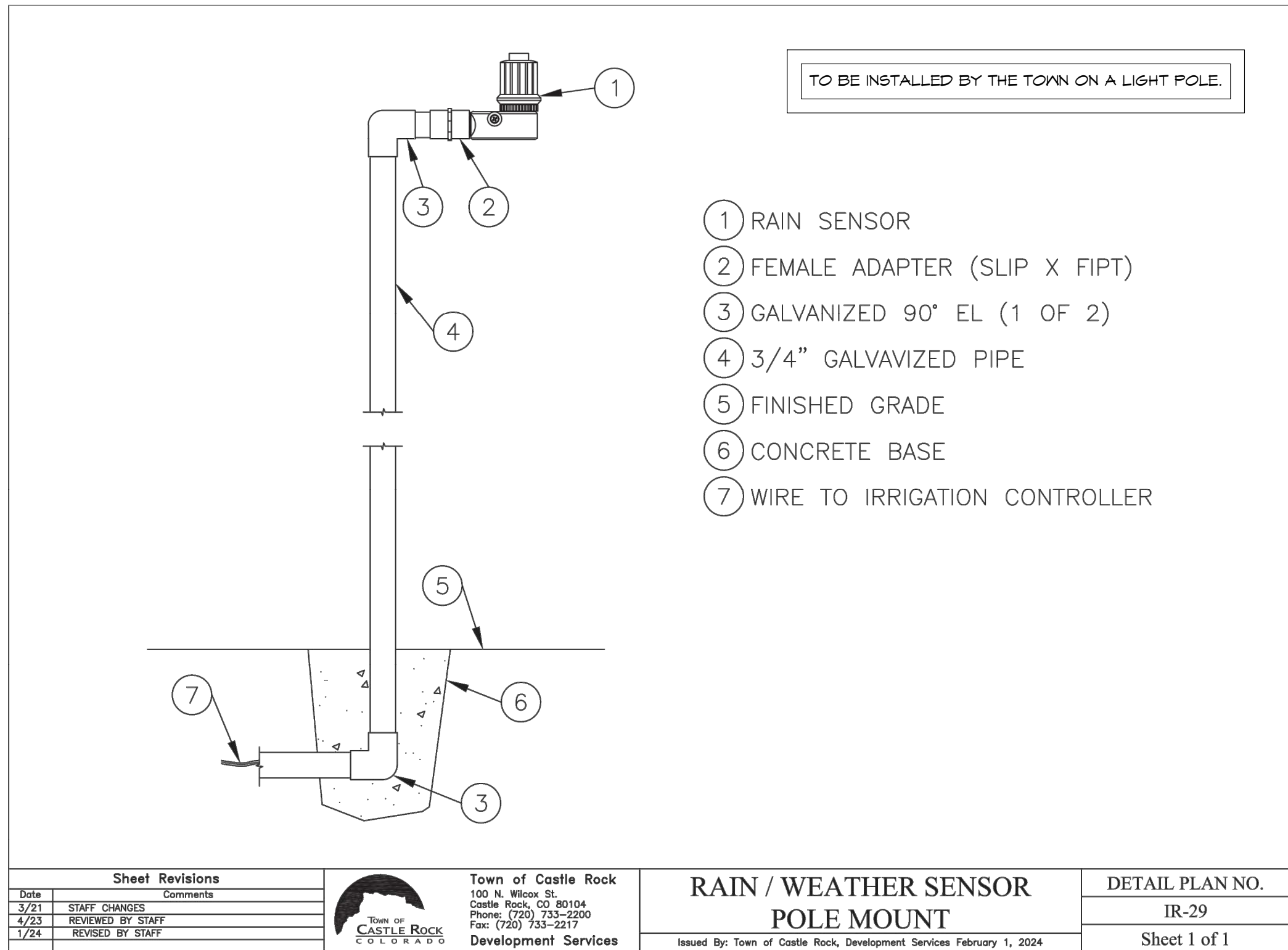
DETAIL PLAN NO.
IR-21
Sheet 1 of 1



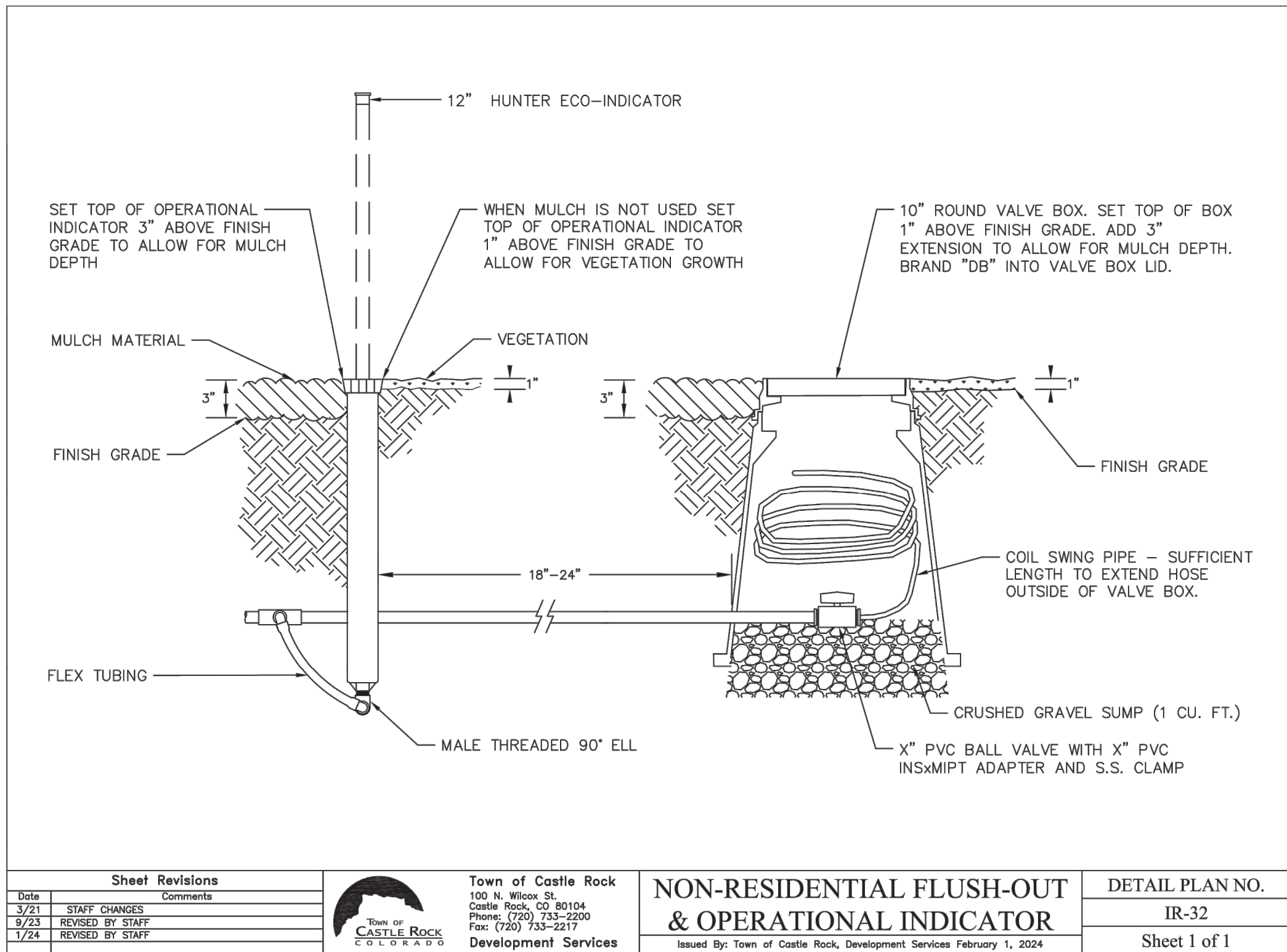
Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Date	Comments				IR-25
3/21	STAFF CHANGES				Sheet 1 of 1
4/23	REVIEWED BY STAFF				
1/24	REVIEWED BY STAFF				
		Issued By: Town of Castle Rock, Development Services February 1, 2024			



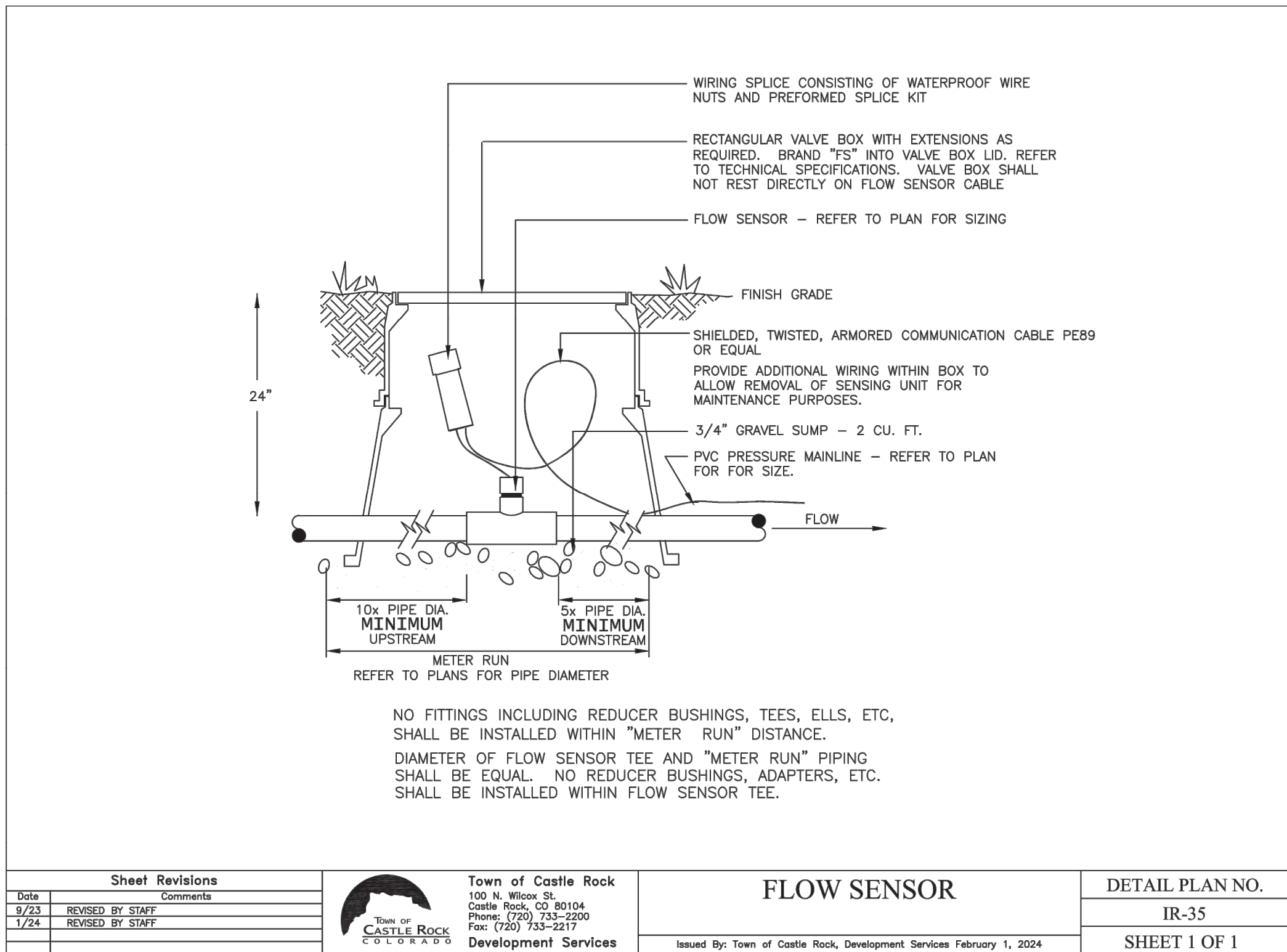
Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	WEATHER-BASED CONTROLLER: WALL MOUNT	DETAIL PLAN NO.
Date	Comments				IR-26
3/21	STAFF CHANGES				Sheet 1 of 1
4/23	REVIEWED BY STAFF				
1/24	REVIEWED BY STAFF				
Issued By: Town of Castle Rock, Development Services February 1, 2024					



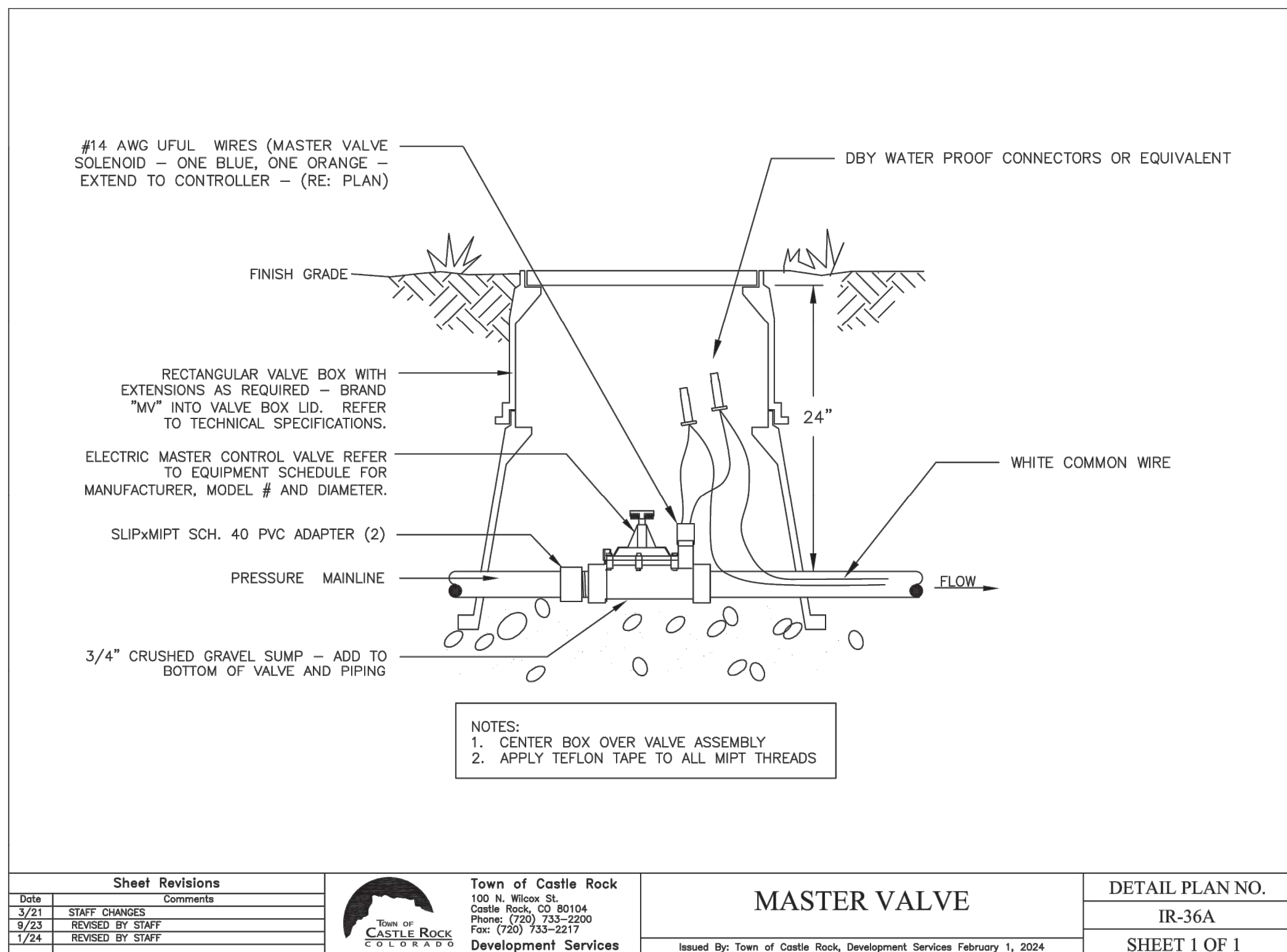
Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	RAIN / WEATHER SENSOR POLE MOUNT	DETAIL PLAN NO. IR-29 Sheet 1 of 1
Date	Comments				
3/21	STAFF CHANGES				
4/23	REVIEWED BY STAFF				
1/24	REVIEWED BY STAFF				
Issued By: Town of Castle Rock, Development Services February 1, 2024					



Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	NON-RESIDENTIAL FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO. IR-32
Date	Comments				
3/21	STAFF CHANGES				
4/23	REVIEWED BY STAFF				
1/24	REVIEWED BY STAFF				
Issued By: Town of Castle Rock, Development Services February 1, 2024		Sheet 1 of 1			



Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	FLOW SENSOR	DETAIL PLAN NO. IR-35
Date	Comments				
1/24	REMOVED BY STAFF				
1/24	REMOVED BY STAFF				
		Issued By: Town of Castle Rock, Development Services February 1, 2024		SHEET 1 OF 1	



Sheet Revisions			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	MASTER VALVE	DETAIL PLAN NO. IR-36A
Date	Comments				
3/21	STAFF CHANGES				
3/23	REVIEWED BY STAFF				
1/24	REVIEWED BY STAFF				
		Issued By: Town of Castle Rock, Development Services February 1, 2024		SHEET 1 OF 1	

DIRECTORY

IRRIGATION SCHEDULE

CD40

IRRIGATION NOTES

CD40

OVERALL IRRIGATION PLAN

CD41

IRRIGATION PLANS

CD42 - CD44

IRRIGATION DETAILS

CD45 - CD48

IRRIGATION CHARTS

CD48



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 11-08-2024

DATE	REVISION COMMENTS
01-31-2025	2ND CD SUBMITTAL
02-28-2025	TOWN SUBMITTAL



1120 Lincoln Street, Suite 1000
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P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

Registered Landscape
Professional/Irrigation Designer:
Jill Bersano #15-1080



Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260
Lakewood, Colorado 80401
a: 303.980.5327
www.hydrosystemsmdi.com

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

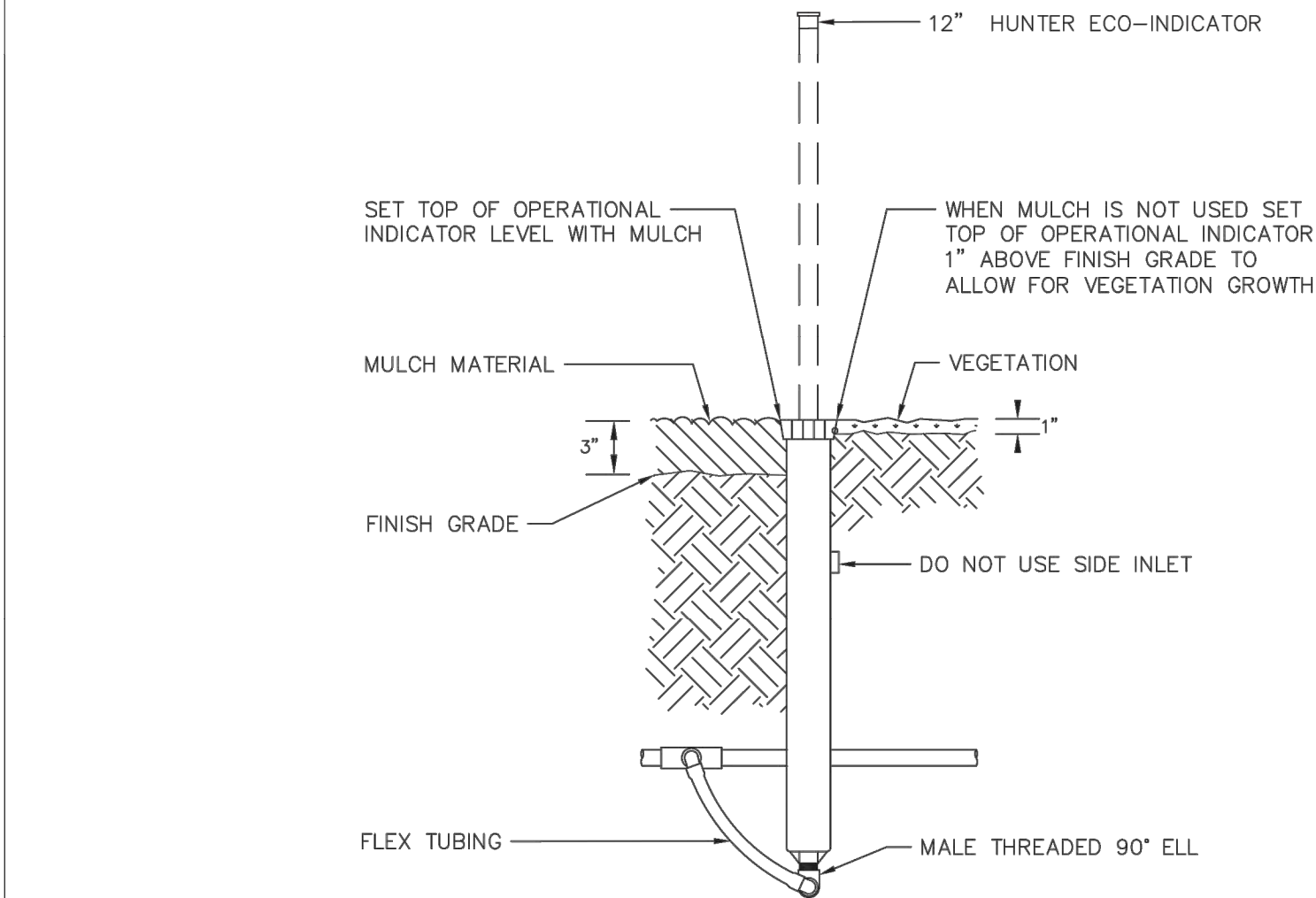
Approved By:

Development Services

PROJECT #:
SHEET NUMBER

CD47

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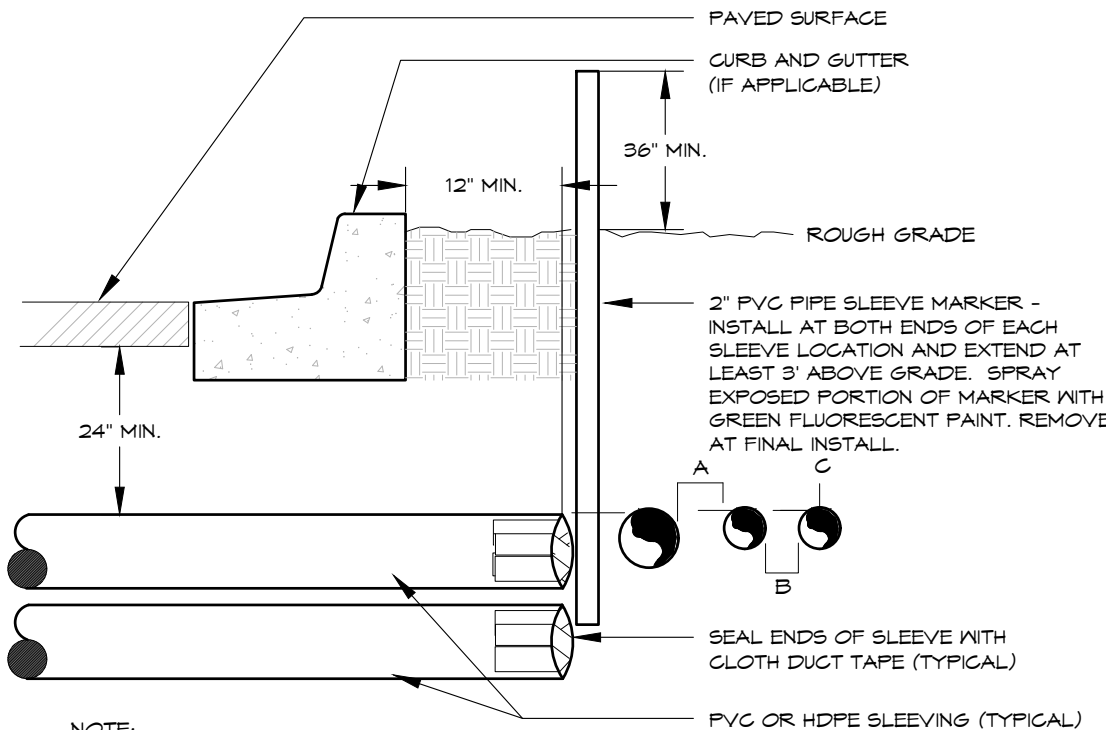
Rev	Sheet Revisions	Comments
1/04	STAFF CHANGES	
2/23	STAFF CHANGES	
1/24	REVISED BY: JILL	



Town of Castle Rock
100 N. Wilson St.
Castle Rock, CO 80104
Phone: (303) 733-2200
Fax: (303) 733-2217

Development Services
Issued By: Town of Castle Rock, Development Services February 1, 2024

DETAIL PLAN NO.
IR-34
Sheet 1 of 1

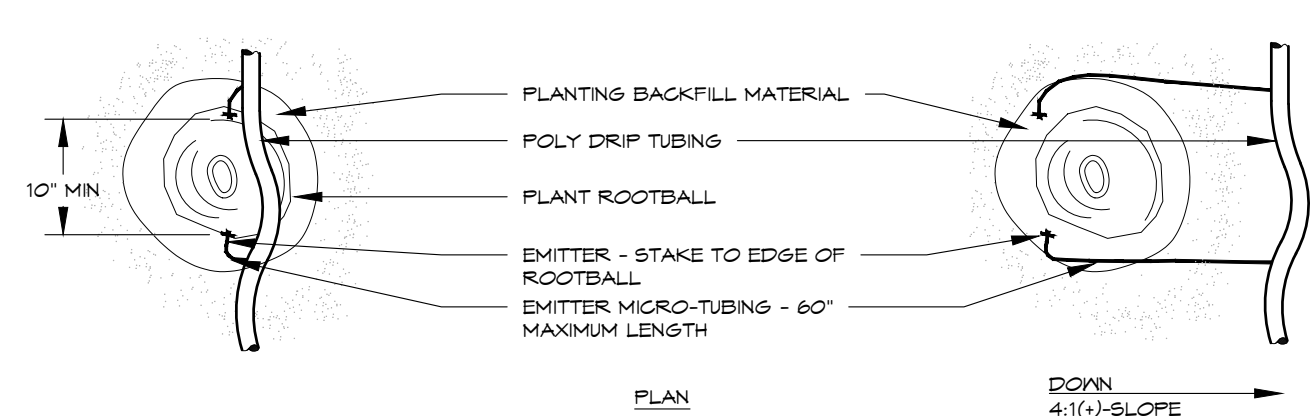


- NOTE:
- 1. ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
 - 2. INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4 TO 6 inches APART. DO NOT STACK SLEEVES VERTICALLY.
 - 3. CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A V IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
 - 4. SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
 - 5. AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

IRRIGATION SLEEVING

TYPICAL

1

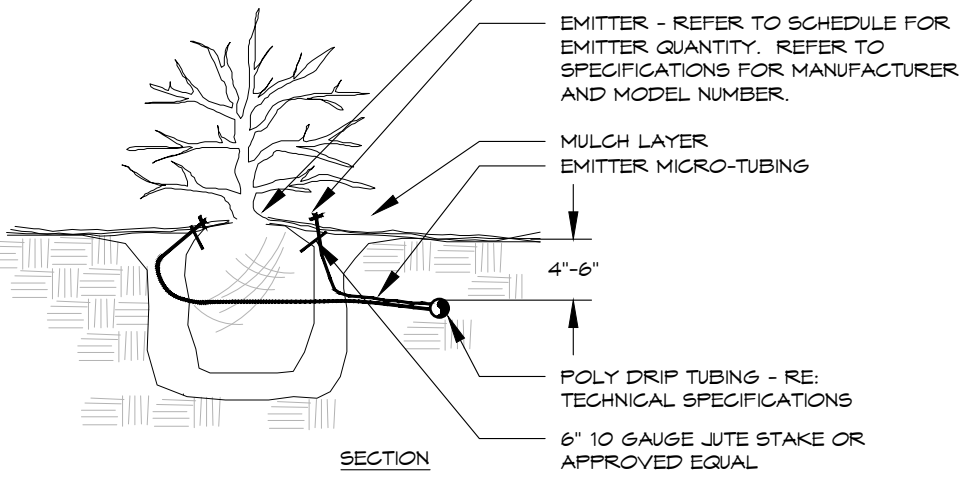


PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	1.0 GPH	ONE EACH	ONE EACH
3 - 5 GALLON MATERIAL	1.0 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	2.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	2.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	2.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	2.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	2.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	2.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	2.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	2.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	2.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	2.0 GPH	TEN EACH	FOURTEEN EACH

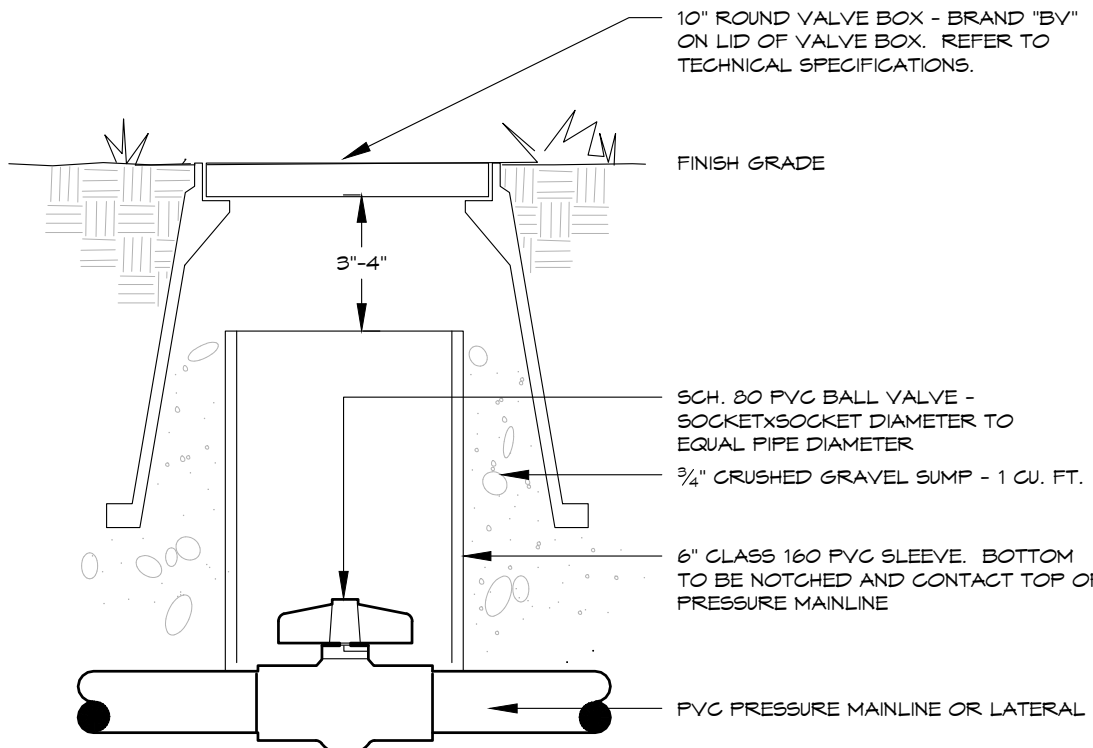
DRIP EMITTER

BELOW GRADE

2



- NOTES:
- 1. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - 2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 - 3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 - 4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 - 5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
 - 6. DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
 - 7. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
 - 8. SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
 - 9. EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
 - 10. EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
 - 11. PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.



PIPING SHUT-OFF VALVE

3

Project Name: Castle Rock Sports Center Project Location: Castle Rock, CO Tap Description: Tap 1 Date prepared: 28-Feb-25					
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.					
Irrigated Area (Acres)		Application Rate (in/mo/sqft)		Water Application (gallons)	Peak Season Projected Demand (GPM)
Native Tall Grass Spray Irrigated	May	1.17		29,758	6.7
	June	1.56		39,597	
	July	1.68		42,777	
	August	1.46		37,198	
Irrigation Season Totals		1.13		28,798	
		7.00		178,129	
		0.55		acre-feet	
Shrubs & Trees Drip Irrigated	May	1.67		29,821	6.7
	June	2.22		39,681	
	July	2.40		42,867	
	August	2.09		37,276	
Irrigation Season Totals		1.62		28,859	
		10.00		178,504	
		0.55		acre-feet	
Site Totals					
Irrigated Area:		69,461 Sq.Ft.		1.59 Acres	
Water Use per Year:		356,633 Gallons		1.09 Acre-foot	
Average Water per Year:		5.13 Gallons/SqFt		8.24 Inches/SqFt	
Peak Season Monthly Water Use:		85,645 Gallons		0.26 Acre-foot	
Average Peak Season Flow:		13 GPM			
Required Tap Size:		1 Inches			
Projections are based on a three day per week, eight hour per day, peak season watering schedule. Peak season application for Native Tall Grass is 0.38" per week. Peak season application for Shrubs & Trees is 0.54" per week.					

WATER USE CHART

POINT OF CONNECTION #1

C1

HYDRAULIC WORKSHEET

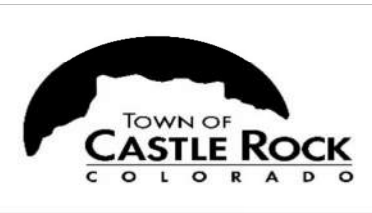
POINT OF CONNECTION #1

C2

CONTROLLER CHART

POINT OF CONNECTION #1

C3



IRRIGATION CHART

Contact Information
Registered Landscaper
Company Name: HydroSystemsKDI
Address: 860 Tabor St., Suite 200
Phone: 303.980.5327
Email: See Stamp, Same Sheet

Zone	Hydrozone Low (5'-10') Med. (10'-15') High (>15')	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle* (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Day)	Water Usage (Gallons per month)
Ex: 1	High	Blue Grass	RB 1806 SAM PRS	15'	1.83	15	6	197		2951
Ex: 2	Low	Buffalo Grass	Hunter I-20	3	0.4	15	7	190	15	2250
A1	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288		865
A2	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288		865
A3	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
A4	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
						10			22	
A5	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288		865
A6	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288		288
A7	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288		865
A8	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
						9			22	
A9	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288		865
A11	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
A12	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
A18	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
						9			22	
A19	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288		865
A20	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
A21	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288		865
A22	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
						10			22	
A15	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
A25	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288		288
A30	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
A35	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
						7			22	
A16	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288		865
A17	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288		288
A26	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
A27	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	1	2.4	288		288
						7			22	
A32	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
A34	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	2	2.4	288		576
						4			22	
A13	Low	Native Tall Grass	Head - Hippo	#18	0.73	9	1.7	138		1244
A23	Low	Native Tall Grass	Head - Hippo	#18	0.73	2	1.7	138		276
						11			10	
A14	Low	Native Tall Grass	Head - Hippo	#18	0.73	8	1.7	138		1105
A28	Low	Native Tall Grass	Head - Hippo	#18	0.73	5	1.7	138		691
						13			10	
						10207		337		42508
A10	Low	Native Tall Grass	Head - Rotor	#1.5 PC	0.28	9	1.7	360	27	3242
A24	Low	Native Tall Grass	Head - Rotor	#1.5 PC	0.28	18	1.7	360	27	6484
A29	Low	Native Tall Grass	Head - Rotor	#1.5 PC	0.28	15	1.7	360	27	5403
A33	Low	Native Tall Grass	Head - Rotor	#1.5 PC	0.28	12	1.7	360	27	4323
A31	Low	Native Tall Grass	Head - Rotor	#1.5 PC	0.14	5	1.7	720	54	3602
Total								Min/Month	Min/cycle	Gallons/Month

*Zones noting "Assorted" nozzles contain a mix of pop up heads from the same family, in multiple throw radii. Refer to plans & construction notes for spacing and throw of each head.

Registered Landscape
Professional/Irrigation Designer:
Jill Bersano #15-1080



Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemsmdi.com

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

Approved By:

Development Services

Date

PROJECT #:
SHEET NUMBER

CD48

48 OF 70



Know what's below.
Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 11-08-2024
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01-31-2025 2ND CD SUBMITTAL
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CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
IRRIGATION DETAILS & CHARTS

FILEPATH: \\BACK40\DESKTOP-01_TALLIED\T\NET\BACK40\PROJECTS\2022\22-017 BRICKYARD\B014 CAD-REV\T\BACK40\01 REC CENTER\SHEETS\SSDP DOCUMENTATION\CD49 LANDSCAPE NOTES SCHEDULES & SHEET INDEX
PLOTTED: THU 02/27/25 1:39:43P BY: NATHAN KROHN

ABBREVIATIONS ("L" SHEETS ONLY)

APPROX ARCH AVG	APPROXIMATE ARCHITECT AVERAGE	MH MIN MISC	MANHOLE MINIMUM MISCELLANEOUS
B&B BLDG BM BOC BR BS BW	BALLED AND BURLAPPED BUILDING BENCHMARK BACK OF CURB BOTTOM OF RAMP BOTTOM OF STEP BOTTOM OF WALL	NIC NMS NTS OC OD OPP	NOT IN CONTRACT NOMINAL NOT TO SCALE ON CENTER(S) OUTSIDE DIAMETER OPPOSITE
CAL CF CIP CJ CL CLR COMP CONC CONT CONTR CU	CALIPER CUBIC FEET CAST-IN-PLACE CONTROL JOINT CENTERLINE CLEAR(ANCE) COMPACTED CONCRETE CONTINUOUS CONTRACTOR CUBIC	PA PC PERF PED PERM PL POB PSF PSI PT PVC PVM PVT	PLANTING AREA POINT OF CURVATURE PERFORATE (D) PEDESTRIAN PERIMETER PROPERTY LINE POINT OF BEGINNING POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT, POINT OF TANGENCY POLYVINYL CHLORIDE PAVEMENT PAVER(S)
DBL DEG DEMO DIA DIM DN DTL DWG	DOUBLE DEGREE DEMOLISH, DEMOLITION DIAMETER DIMENSION DOWN DETAIL DRAWING	QTY	QUANTITY
EA EF EJ ELEV ELECT ENG EQ EST EW EXIST	EACH EACH FACE EXPANSION JOINT ELEVATION ELECTRICAL ENGINEER EQUAL ESTIMATE EACH WAY EXISTING	R RE REQD REV RIM ROW RP	RADIUS REFERENCE REINFORCE(D), (ING) REQUIRED REVISION(S), REVISED RIM ELEVATION RIGHT-OF-WAY RADIUS POINT
FG FIN FL FOB FOW FS FT FTG	FINISHED GRADE FINISH FLOW LINE FACE OF BUILDING FACE OF WALL FINISH SURFACE FOOT (FEET) FOOTING	SAN SCH SD SEC SF SHT SIM SPECS SQ STA STD STL STRUCT SYM	SANITARY SCHEDULE STORM DRAIN SECTION SQUARE FOOT (FEET) SHEET SIMILAR SPECIFICATIONS SQUARE STATION STANDARD STEEL STRUCTURAL SYMMETRICAL
GA GAL GALV GB GC GPM	GAUGE GALLON GALVANIZED GRADE BREAK GENERAL CONTRACT(OR) GALLON PER MINUTE	TBC TC THK TLF TO TOPO TR TRANS TS TW TYP	TOP OF BACK OF CURB TOP OF CURB THICK TOP OF LIGHT FOOTING TOP OF TOPOGRAPHY TOP OF RAMP TRANSFORMER TOP OF STEP TOP OF WALL TYPICAL
HP HT	HORIZONTAL HIGH POINT HEIGHT	UNFIN	UNFINISHED
ID INV IN INCL IRR	INSIDE DIAMETER INVERT ELEVATION INCHES INCLUDE(D) IRRIGATION	VAR VERT VEH VOL	VARIES VERTICAL VEHICLE VOLUME
JT	JOINT(S)	W/ W/O WT WWF	WITH WITHOUT WEIGHT WELDED WIRE FABRIC
LIN LP LT	LINEAR LOW POINT LIGHT	YD	YARD
MATL MAX MECH	MATERIAL MAXIMUM MECHANICAL		

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
- EXISTING BUILDINGS, GRADING, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY THE CIVIL ENGINEER.
- VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING WORK.
- THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BICYCLE RACKS IS TO BE STAKED IN THE FIELD AND APPROVED BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRED FOR FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.
- A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATION CAREFULLY AND NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
- ALL SYMBOLS ARE SHOWN DIAGRAMMATIC ALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE ARCHITECT.
- LIMIT OF WORK LINE FOR CONSTRUCTION IS SHOWN DIAGRAMMATICALLY AND OCCURS AT BACK OF CURB, EDGE OF ROAD, FACE OF BUILDING WALL OR PROPERTY LINE EXCEPT WHERE OTHERWISE NOTED. WHERE LIMIT OF WORK IS SHOWN IN LANDSCAPE AREAS, LIMIT DISTURBANCE TO UNDISTURBED AREAS AND REINSTATE LANDSCAPE AS SHOWN ON PLANS.
- ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, (BOC), FACE OF WALL, (FOW) OR FACE OF BUILDING(FOB) UNLESS OTHERWISE NOTED.
- ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY FIELD DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.
- SPECIAL CONSIDERATION HAS BEEN GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN LANDSCAPE MATERIALS, FINISHES AND LAYOUT IN RELATIONSHIP TO THE ARCHITECTURE AND/OR STREET, CURB & GUTTER AND SIDEWALK SYSTEMS. PAVEMENT JOINTING, FINISHES, COLOR AND GRADES HAVE BEEN STRICTLY COORDINATED. CONSTRUCTION OF THESE SYSTEMS SHALL ALSO BE STRICTLY COORDINATED.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION. WORK INSTALLED NOT IN COMPLIANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM

- DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES, IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
 - CONTOUR LINES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ACTUAL GRADING AND DRAINAGE INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMPLETION OF ROUGH GRADING WORK.
 - ARCHITECTURAL ELEMENTS ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL ARCHITECTURAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - COORDINATE PROPOSED WALKS AND RAMPS WITH ANY EXISTING CONDITIONS INCLUDING PUBLIC SIDEWALKS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.
 - NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
 - THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NOTES

- IRRIGATION DESIGN SHALL CONFORM TO TOWN OF CASTLE ROCK WATER DEPARTMENT WATER CONSERVATION GUIDELINES. TREES WILL BE ON A SEPARATE ZONE FROM TURF AND WILL BE WATERED BY BUBBLERS.
- NO ITEMS 30" OR TALLER ALLOWED IN THE SIGHT TRIANGLE.
- EXISTING TREES MUST BE EVALUATED BY TOWN OF CASTLE ROCK TO OBTAIN A PERMIT TO BE REMOVED.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

PLANTING NOTES

- THE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND PLANT SPACING. GRAPHIC QUANTITIES SHALL TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN AND ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE SELECTED AT THE NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
- FIELD STAKE ALL TREE AND SHRUB LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECTS APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
- PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
- ALL ROOT WRAPPING MADE OF SYNTHETIC OR PLASTIC MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.
- ALL PLANT AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
- ALL DECIDUOUS TREES SHALL BE WRAPPED. REFER TO SPECIFICATIONS FOR WRAP TYPE AND TIMING.
- ALL SHRUB AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS.
- PERFORM PERCOLATION TEST ON ALL TREE HOLES AND PLANTING BEDS PRIOR TO PLANTING. INFORM LANDSCAPE ARCHITECT OF RESULTS. REFER TO CONTRACT SPECIFICATIONS FOR FURTHER INFORMATION.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PROJECT INCLUDES EXTENSIVE IRRIGATION AND UTILITY SYSTEMS. MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS SHALL BE RESOLVED IN THE FIELD BY THE ARCHITECT.
- PLANT AND EDGING LAYOUT SHALL TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER.
- REFER TO LAYOUT DRAWINGS FOR STEEL EDGER LAYOUT. STAKE AND REVIEW LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IRRIGATION SYSTEM TO BE DESIGN/BUILD CONSTRUCTION.

GRADING NOTES

- MAXIMUM SLOPE 3:1, MINIMUM SLOPE 2% IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
- FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SEEDING OR PLANTING.
- PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED IN THE DRAWINGS.
- PROVIDE 2% CROSS SLOPE ON ALL CONCRETE WALKS UNLESS OTHERWISE NOTED.
- ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT OF WORK.

SOIL PREP NOTES

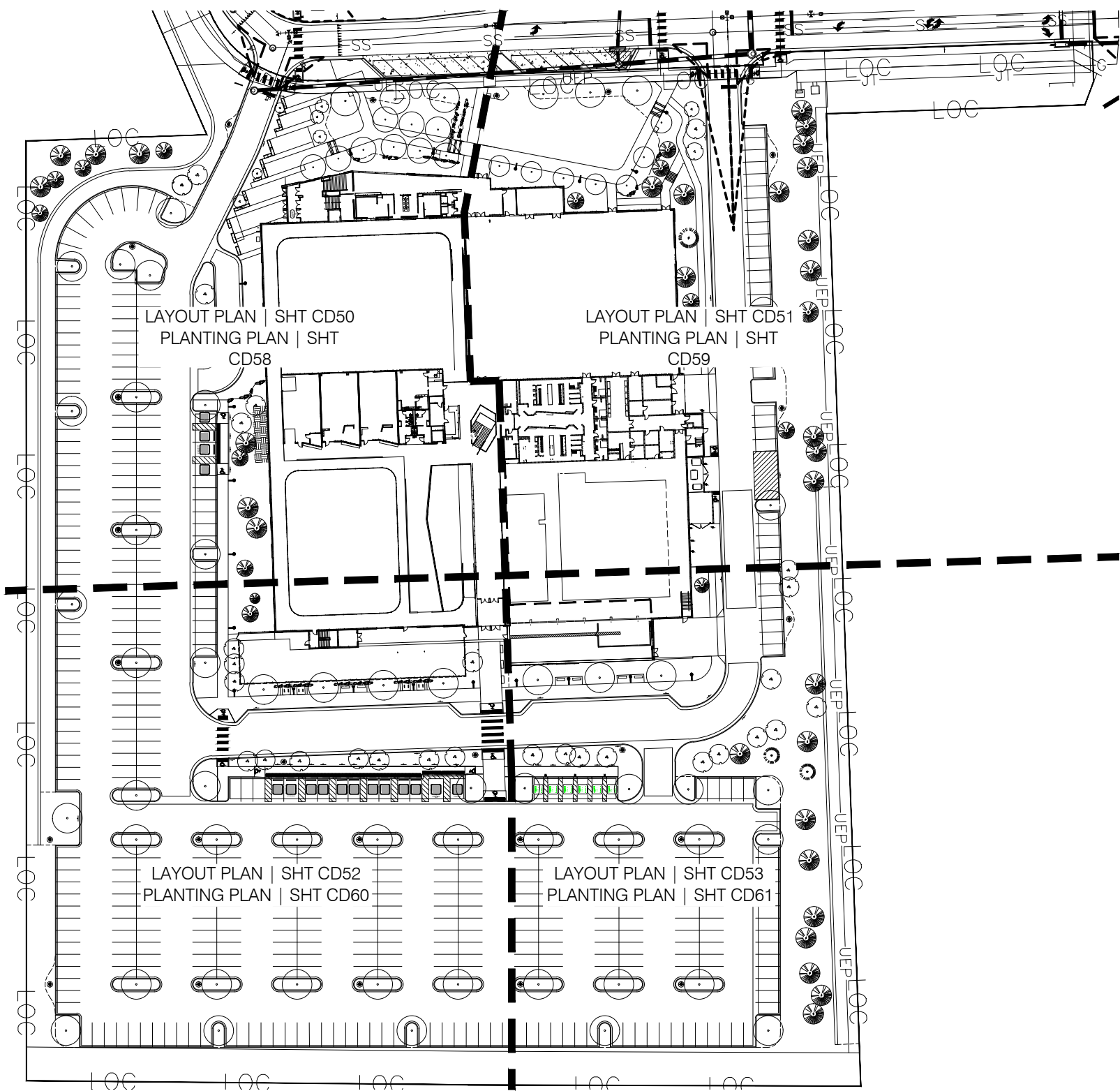
- DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS
1.A. ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS
1.B. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
1.B.A. ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TILL TO: DEPTH OF 18"
1.B.B. ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR: NATIVE SOIL
- SOIL BULK DENSITY TESTING REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. REMEDIATION MAY BE REQUIRED AS DETERMINED BY SOIL TYPE.

LANDSCAPE SHEETS

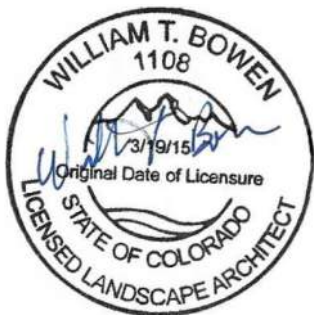
DWG #	SHEET #	SHEET TITLE
49	CD49	LANDSCAPE NOTES SCHEDULES & SHEET INDEX
50	CD50	LANDSCAPE LAYOUT PLAN (NORTHWEST)
51	CD51	LANDSCAPE LAYOUT PLAN (NORTHEAST)
52	CD52	LANDSCAPE LAYOUT PLAN (SOUTHWEST)
53	CD53	LANDSCAPE LAYOUT PLAN (SOUTHEAST)
54	CD54	LANDSCAPE LAYOUT ENLARGEMENT PLAN (NORTH PARK - WEST)
55	CD55	LANDSCAPE LAYOUT ENLARGEMENT PLAN (NORTH PARK - EAST)
56	CD56	LANDSCAPE LAYOUT ENLARGEMENT PLAN (SOUTH PARK & PLAZA)
57	CD57	LANDSCAPE ALTERNATE SCOPES
58	CD58	LANDSCAPE PLANTING PLAN (NORTHWEST)
59	CD59	LANDSCAPE PLANTING PLAN (NORTHEAST)
60	CD60	LANDSCAPE PLANTING PLAN (SOUTHWEST)
61	CD61	LANDSCAPE PLANTING PLAN (SOUTHEAST)
62	CD62	L300 LANDSCAPE MULCH PLAN
63	CD63	LANDSCAPE DETAILS
64	CD64	LANDSCAPE DETAILS
65	CD65	LANDSCAPE DETAILS
66	CD66	LANDSCAPE DETAILS
67	CD67	ALTERNATE LANDSCAPE DETAILS

LANDSCAPE KEYNOTES

- EXISTING CONDITIONS
- PAVING
- 1.1 CIP CONCRETE PAVING, SAWN JTS
A | TYPE 1
COLOR: GRAY
FINISH: MEDIUM BROOM
B | TYPE 2
COLOR: INTEGRAL, (TBD)
FINISH: SAND / SANDSCAPE
- 1.4 ARTIFICIAL TURF
MANUFACTURER: SYNLAWN
A | TYPE 1: PLAY PLATINUM W/ SAFETY PAD
B | TYPE 2: SYNAUGUSTINE 347
DECOMPOSED GRANITE (STABILIZED)
- PAVEMENT JOINTING
- 2.1 EXPANSION JOINT
2.2 SAWN CONTROL JOINT
- CURBS, EDGES, STEPS
- 3.1 EDGER
B | ARTIFICIAL TURF ADJ PLANTING STEEL RESTRAINT
C | PLANTING AREA STEEL EDGING RESTRAINT
- 3.2 CIP CONC STEPS W/ SS HANDRAIL
COLOR: TBD
FINISH: MED. BROOM
A | 6 RISERS
B | 7 RISERS
C | 5 RISERS
- WALLS
- 4.1 CIP CONCRETE RETAINING WALL
- SITE FURNISHINGS AND ELEMENTS
- 5.1 CO BUFF SANDSTONE BOULDER
SIZES VARY, RE PLANS
A | LANDSCAPE RETAINING BOULDER
B | SLAB SEATING (24Hx18DxL, VARIES)
D | TERRACE BOULDER SEATING FEATURE
E | LANDSCAPE BOULDER
F | TERRACE BOULDER SEATING FEATURE
- 5.2 BIKE RACK (OWNER FURNISHED)
5.3 TRASH RECEPTACLE (OWNER FURNISHED)
5.12 FENCING - PLAY AREA
- SITE LIGHTING
- 6.1 POLE MOUNTED OVERHEAD LIGHTS
A | STREET
B | PARKING LOT
- 6.2 PEDESTRIAN LIGHT
- PLANTING
- 7.1 TREES
A | DECIDUOUS TREE
B | EVERGREEN TREE
C | ORNAMENTAL TREE
- 7.2 MULCH
A | WOOD
B | COBBLE
- 7.3 NATIVE SEED



1 OVERALL SITE PLAN
SCALE: 1" = 100'-0"



PROFESSIONAL LANDSCAPE ARCHITECT 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.
WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

1/31/2025 1:37:51 PM
DATE

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By:
Development Services
Date



ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
01-31-2025	2ND CD SUBMITTAL
02-28-2025	TOWN SUBMITTAL

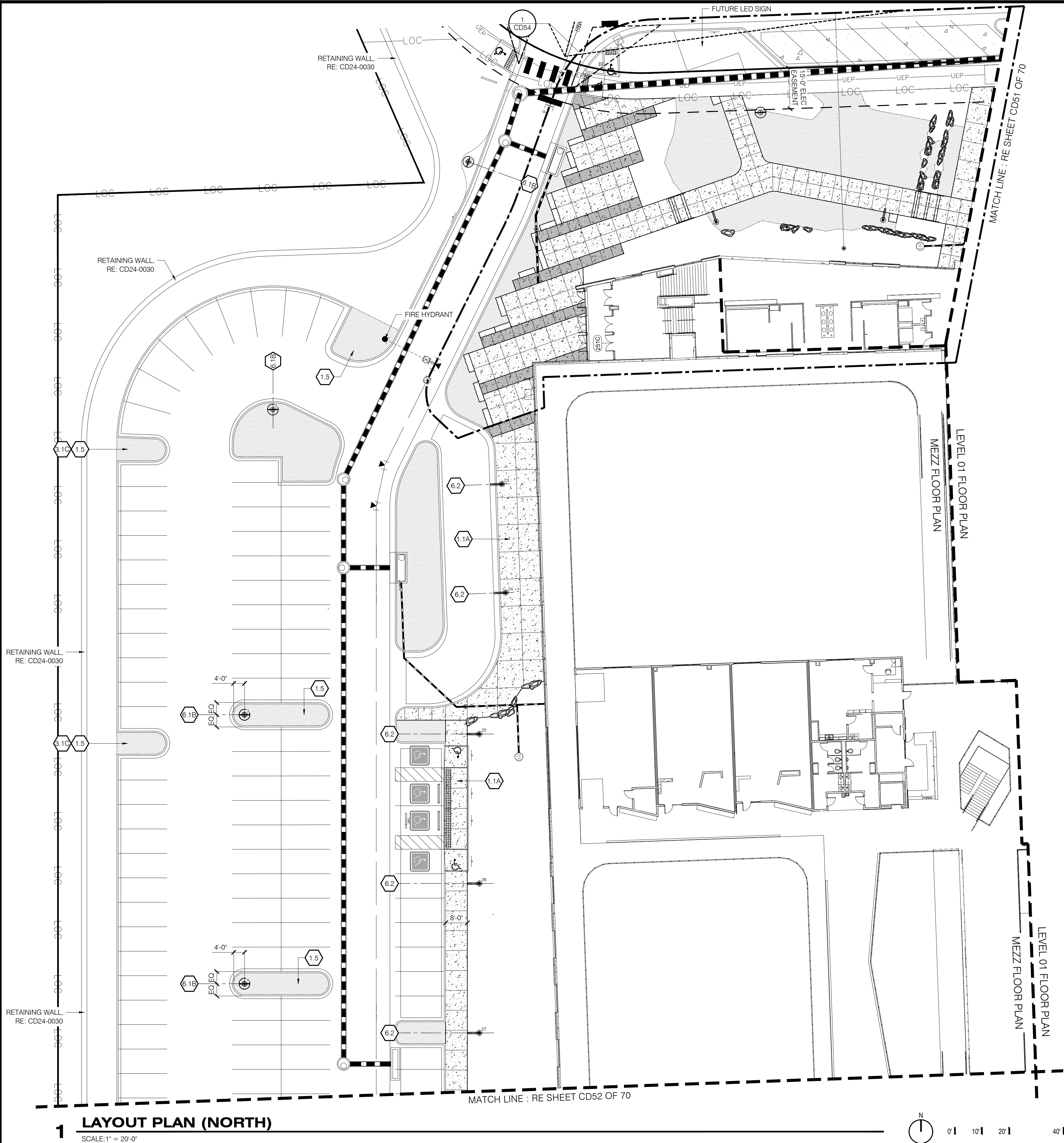


CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
LANDSCAPE NOTES SCHEDULES & SHEET INDEX

PROJECT #:
SHEET NUMBER
CD49
1 OF 62

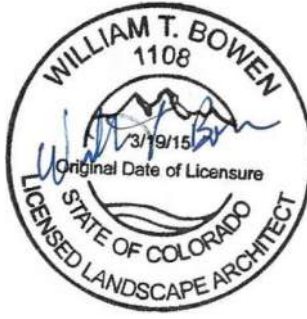
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PLOTTED: THU 02/27/25 1:39:56P BY: NATHAN KROHN



NORTHING/EASTING POINT SCHEDULE				
POINT	DESCRIPTION	NORTHING	EASTING	
1	LIGHT POLE (EA1 @ 25) FOOTER CENTER POINT	N 1560744.9911	E 3178542.0965	
2	LIGHT POLE (EA1 @ 25) FOOTER CENTER POINT	N 1560653.8252	E 3178470.1690	
3	LIGHT POLE (EA1 @ 25) FOOTER CENTER POINT	N 1560541.4913	E 3178459.6846	
4	LIGHT POLE (EA1 @ 25) FOOTER CENTER POINT	N 1560442.4907	E 3178459.6996	
5	LIGHT POLE (EA1 @ 25) FOOTER CENTER POINT	N 1560343.4913	E 3178459.7150	
14	LIGHT POLE (EA4 @ 25) FOOTER CENTER POINT	N 1560269.3906	E 3178583.2597	
15	LIGHT POLE (EA3 @ 25) FOOTER CENTER POINT	N 1560274.5709	E 3178726.0969	
16	LIGHT POLE (EA4 @ 25) FOOTER CENTER POINT	N 1560278.2856	E 3178835.8568	
17	LIGHT POLE (EA2 @ 25) FOOTER CENTER POINT	N 1560375.8500	E 3178960.3227	
18	LIGHT POLE (EA2 @ 25) FOOTER CENTER POINT	N 1560533.2538	E 3178954.7798	
19	LIGHT POLE (EA2 @ 25) FOOTER CENTER POINT	N 1560722.1354	E 3178948.1285	
20	LIGHT POLE (EA4 @ 25) FOOTER CENTER POINT	N 1560769.3318	E 3178825.4948	
21	LIGHT POLE (EA1 @ 25) FOOTER CENTER POINT	N 1560766.3919	E 3178742.0092	
22	LIGHT POLE (EA4 @ 25) FOOTER CENTER POINT	N 1560763.1390	E 3178649.6333	
23	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560626.4070	E 3178554.4927	
24	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560586.4318	E 3178555.9004	
25	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560534.3825	E 3178546.1839	
26	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560479.3825	E 3178546.1920	
27	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560424.3825	E 3178546.2002	
28	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560369.3825	E 3178546.2083	
29	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560322.6196	E 3178546.2776	
30	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560324.1769	E 3178590.5000	
31	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560325.7516	E 3178635.2199	
32	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560327.3264	E 3178679.9399	
33	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560328.9012	E 3178724.6598	
34	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560722.8347	E 3178633.3452	
35	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560723.5418	E 3178694.7023	
36	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560711.7635	E 3178756.1366	
37	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560702.5960	E 3178803.9535	
38	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560709.5354	E 3178846.3136	
39	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560753.7379	E 3178868.9591	
39	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560753.7379	E 3178868.9591	
40	LIGHT POLE (EA4 @ 25) FOOTER CENTER POINT	N 1560211.5558	E 3178879.7324	
41	LIGHT POLE (EA4 @ 25) FOOTER CENTER POINT	N 1560103.5558	E 3178879.7517	
42	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560330.0317	E 3178756.8216	
43	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560331.4051	E 3178795.8193	
44	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560333.0264	E 3178841.8772	
45	LIGHT POLE (EA5 @ 14) FOOTER CENTER POINT	N 1560334.6358	E 3178887.5125	

LANDSCAPE KEYNOTES		
00	EXISTING CONDITIONS	
10	PAVING	
1.1	CIP CONCRETE PAVING, SAWN JTS A TYPE 1 COLOR: GRAY FINISH: MEDIUM BROOM B TYPE 2 COLOR: INTEGRAL (TBD) FINISH: SAND / SANDSCAPE	DTL 12 / SHT CD63 DTL 14 / SHT CD63
1.4	ARTIFICIAL TURF MANUFACTURER: SYNLAWN A TYPE 1: PLAY PLATINUM W/ SAFETY PAD B TYPE 2: SYNAUGUSTINE 347	
1.5	DECOMPOSED GRANITE (STABILIZED)	DTL 11 / SHT CD63
20	PAVEMENT JOINTING	
2.1	EXPANSION JOINT	DTL 15 / SHT CD63
2.2	SAWN CONTROL JOINT	DTL 15 / SHT CD63
30	CURBS, EDGES, STEPS	
3.1	EDGER B ARTIFICIAL TURF ADJ PLANTING STEEL RESTRAINT C PLANTING AREA STEEL EDGING RESTRAINT	DTL 6 / SHT CD63
3.2	CIP CONC STEPS W/ SS HANDRAIL COLOR: TBD FINISH: MED. BROOM A 6 RISERS B 7 RISERS C 5 RISERS	DTL 2 / SHT CD64 DTL 1 / SHT CD64 DTL 2A / SHT CD64
40	WALLS	
4.1	CIP CONCRETE RETAINING WALL	DTL 17 / SHT CD63
50	SITE FURNISHINGS AND ELEMENTS	
5.1	CO BUFF SANDSTONE BOULDER SIZES VARY, RE PLANS A LANDSCAPE RETAINING BOULDER B SLAB SEATING (24Hx18DL VARIES) D TERRACE BOULDER SEATING FEATURE E LANDSCAPE BOULDER F TERRACE BOULDER SEATING FEATURE	DTL 5 / SHT CD63 DTL 8 / SHT CD63 DTL 9 / SHT CD63
5.2	BIKE RACK (OWNER FURNISHED)	
5.3	TRASH RECEPTACLE (OWNER FURNISHED)	
5.12	FENCING - PLAY AREA	SHT CD65
60	SITE LIGHTING	
6.1	POLE MOUNTED OVERHEAD LIGHTS A STREET B PARKING LOT	DTL 3 / SHT CD64 DTL 4 / SHT CD64
6.2	PEDESTRIAN LIGHT	
70	PLANTING	
7.1	TREES A DECIDUOUS TREE B EVERGREEN TREE C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66 DTL 1 & 2 / SHT CD66 DTL 1 & 2 / SHT CD66
7.2	MULCH A WOOD B COBBLE	DTL 7 / SHT CD66 DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND		UTILITY LEGEND	
1.1A	CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN	SS	SANITARY SEWER LINE
1.1B	ENHANCED CIP CONC PVMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN	W	WATER LINE
1.4	ARTIFICIAL TURF	ST	STORM SEWER LINE
1.5	DECOMPOSED GRANITE (STABILIZED)	E	ELECTRICAL LINE
		G	GAS LINE
		NOTE: REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.	



PROFESSIONAL LANDSCAPE ARCHITECT 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.
WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

1/31/2025 1:37:51 PM
DATE

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL
Approved By: _____
Development Services Date

1 LAYOUT PLAN (NORTH)

SCALE: 1" = 20'-0"



ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
01-31-2025	2ND CD SUBMITTAL
02-28-2025	TOWN SUBMITTAL

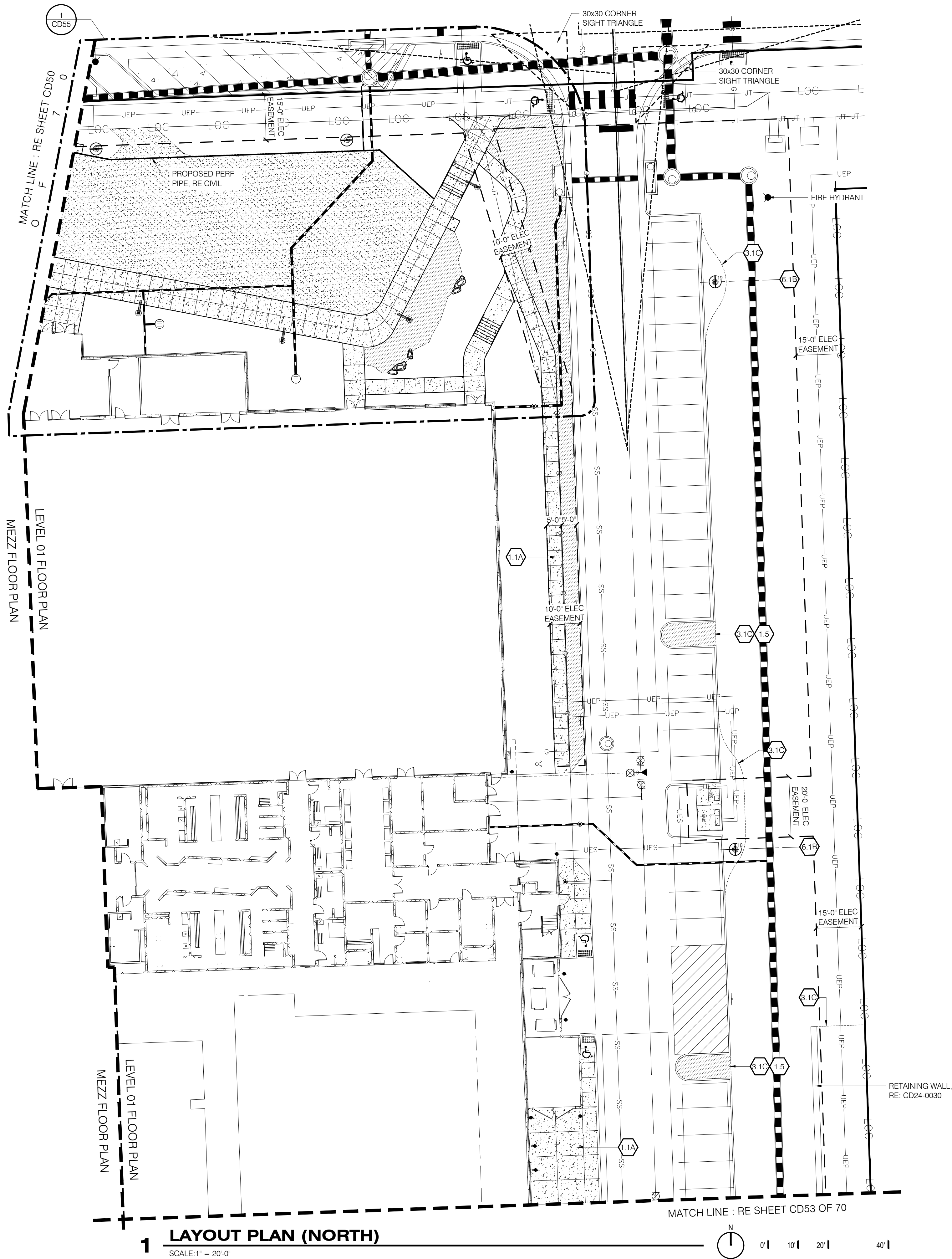
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
LANDSCAPE LAYOUT PLAN (NORTHWEST)

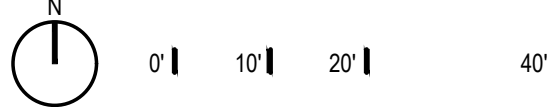
PROJECT #:
SHEET NUMBER
CD50
1 OF 62

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PLOTTED: THU 02/27/25 14:06P BY: NATHAN KROHN



1 LAYOUT PLAN (NORTH)

SCALE: 1" = 20'-0"



NORTHING/EASTING POINT SCHEDULE			
POINT	DESCRIPTION	NORTHING	EASTING
1	LIGHT POLE (EA1 @ 25') FOOTER CENTER POINT	N 1560744.9911	E 3178542.0965
2	LIGHT POLE (EA1 @ 25') FOOTER CENTER POINT	N 1560653.8252	E 3178470.1690
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33	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560328.9012	E 3178724.6598
34	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560722.8347	E 3178633.3452
35	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560723.5418	E 3178694.7023
36	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560711.7635	E 3178756.1366
37	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560702.5960	E 3178803.9535
38	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560709.5354	E 3178846.3136
39	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560753.7379	E 3178868.9591
39	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560753.7379	E 3178868.9591
40	LIGHT POLE (EA4 @ 25') FOOTER CENTER POINT	N 1560211.5558	E 3178879.7324
41	LIGHT POLE (EA4 @ 25') FOOTER CENTER POINT	N 1560103.5558	E 3178879.7517
42	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560330.0317	E 3178756.8216
43	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560331.4051	E 3178795.8193
44	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560333.0264	E 3178841.8772
45	LIGHT POLE (EA5 @ 14') FOOTER CENTER POINT	N 1560334.6358	E 3178887.5125

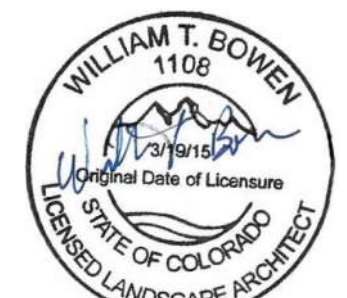
- LANDSCAPE KEYNOTES

 - 0.0 EXISTING CONDITIONS
 - 1.0 PAVING
 - 1.1 CIP CONCRETE PAVING, SAWN JTS
 - A | TYPE 1
 - COLOR: GRAY
 - FINISH: MEDIUM BROOM
 - B | TYPE 2
 - COLOR: INTEGRAL (TBD)
 - FINISH: SAND / SANDSCAPE
 - 1.4 ARTIFICIAL TURF
 - MANUFACTURER: SYNLAWN
 - A | TYPE 1: PLAY PLATINUM W/ SAFETY PAD
 - B | TYPE 2: SYNAUGUSTINE 347
 - 1.5 DECOMPOSED GRANITE (STABILIZED)
 - 2.0 PAVEMENT JOINTING
 - 2.1 EXPANSION JOINT
 - 2.2 SAWN CONTROL JOINT
 - 3.0 CURBS, EDGES, STEPS
 - 3.1 EDGER
 - B | ARTIFICIAL TURF ADJ PLANTING STEEL RESTRAINT
 - C | PLANTING AREA STEEL EDGING RESTRAINT
 - 3.2 CIP CONC STEPS W/ SS HANDRAIL
 - COLOR: TBD
 - FINISH: MED. BROOM
 - A | 6 RISERS
 - B | 7 RISERS
 - C | 5 RISERS
 - 4.0 WALLS
 - 4.1 CIP CONCRETE RETAINING WALL
 - 5.0 SITE FURNISHINGS AND ELEMENTS
 - 5.1 CO BUFF SANDSTONE BOULDER
 - SIZES VARY, RE PLANS
 - A | LANDSCAPE RETAINING BOULDER
 - B | SLAB SEATING (24Hx18DXL VARIES)
 - D | TERRACE BOULDER SEATING FEATURE
 - E | LANDSCAPE BOULDER
 - F | TERRACE BOULDER SEATING FEATURE
 - 5.2 BIKE RACK (OWNER FURNISHED)
 - 5.3 TRASH RECEPTACLE (OWNER FURNISHED)
 - 5.12 FENCING - PLAY AREA
 - 6.0 SITE LIGHTING
 - 6.1 POLE MOUNTED OVERHEAD LIGHTS
 - A | STREET
 - B | PARKING LOT
 - 6.2 PEDESTRIAN LIGHT
 - 7.0 PLANTING
 - 7.1 TREES
 - A | DECIDUOUS TREE
 - B | EVERGREEN TREE
 - C | ORNAMENTAL TREE
 - 7.2 MULCH
 - A | WOOD
 - B | COBBLE
 - 7.3 NATIVE SEED
- MATERIALS LEGEND

 - 1.1A CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN
 - 1.1B ENHANCED CIP CONC PVMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN
 - 1.4 ARTIFICIAL TURF
 - 1.5 DECOMPOSED GRANITE (STABILIZED)
- UTILITY LEGEND

 - SS SANITARY SEWER LINE
 - W WATER LINE
 - ST STORM SEWER LINE
 - E ELECTRICAL LINE
 - G GAS LINE

NOTE: REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

1/31/2025 1:37:51 PM
DATE

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

Approved By: _____
Development Services

Date

CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
LANDSCAPE LAYOUT PLAN (NORTHEAST)

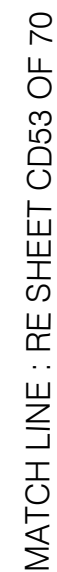
PROJECT #:
SHEET NUMBER
CD51
1 OF 62



ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
01-31-2025	2ND CD SUBMITTAL
02-28-2025	TOWN SUBMITTAL

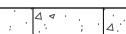
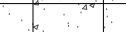
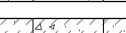
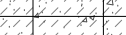
HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

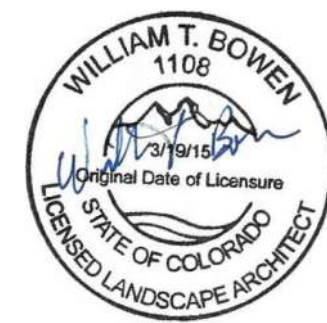
DESIGNED BY:
CHECKED BY:
DRAWN BY:



NORTHING/EASTING POINT SCHEDULE					
6	LIGHT POLE (EA4 @ 25)	FOOTER CENTER POINT	N 1560211.4835	E 3178408.7324	
7	LIGHT POLE (EA4 @ 25)	FOOTER CENTER POINT	N 1560103.4805	E 3178408.7517	
8	LIGHT POLE (EA1 @ 25)	FOOTER CENTER POINT	N 1560211.5035	E 3178519.7324	
9	LIGHT POLE (EA1 @ 25)	FOOTER CENTER POINT	N 1560103.5005	E 3178519.7517	
10	LIGHT POLE (EA1 @ 25)	FOOTER CENTER POINT	N 1560211.5190	E 3178639.7324	
11	LIGHT POLE (EA1 @ 25)	FOOTER CENTER POINT	N 1560103.5190	E 3178639.7517	
12	LIGHT POLE (EA1 @ 25)	FOOTER CENTER POINT	N 1560211.5374	E 3178759.7324	
13	LIGHT POLE (EA1 @ 25)	FOOTER CENTER POINT	N 1560103.5374	E 3178759.7517	
41	LIGHT POLE (EA4 @ 25)	FOOTER CENTER POINT	N 1560103.0558	E 3178879.7517	
42	LIGHT POLE (EA5 @ 14)	FOOTER CENTER POINT	N 1560330.3317	E 3178756.8216	

LANDSCAPE KEYNOTES			
0.0	EXISTING CONDITIONS		
1.0	PAVING		
1.1	CIP CONCRETE PAVING, SAWN JTS A TYPE 1 COLOR: GRAY FINISH: MEDIUM BROOM B TYPE 2 COLOR: INTEGRAL, (TBD) FINISH: SAND / SANDSCAPE	DTL 12 /	SHT CD63
1.4	ARTIFICIAL TURF MANUFACTURER: SYNLAWN A TYPE 1: PLAY PLATINUM W/ SAFETY PAD B TYPE 2: SYNAUGUSTINE 347	DTL 14 /	SHT CD63
1.5	DECOMPOSED GRANITE (STABILIZED)	DTL 11 /	SHT CD63
2.0	PAVEMENT JOINTING		
2.1	EXPANSION JOINT	DTL 15 /	SHT CD63
2.2	SAWN CONTROL JOINT	DTL 15 /	SHT CD63
3.0	CURBS, EDGES, STEPS		
3.1	EDGER B ARTIFICIAL TURF ADJ PLANTING STEEL RESTRAINT C PLANTING AREA STEEL EDGING RESTRAINT	DTL 6 /	SHT CD63
3.2	CIP CONC STEPS W/ SS HANDRAIL COLOR: TBD FINISH: MED. BROOM A 6 RISERS B 7 RISERS C 5 RISERS	DTL 2 / DTL 1 / DTL 2A /	SHT CD64 SHT CD64 SHT CD64
4.0	WALLS		
4.1	CIP CONCRETE RETAINING WALL	DTL 17 /	SHT CD63
5.0	SITE FURNISHINGS AND ELEMENTS		
5.1	CO BUFF SANDSTONE BOULDER SIZES VARY. RE PLANS A LANDSCAPE RETAINING BOULDER B SLAB SEATING (24"x18DxL VARIES) D TERRACE BOULDER SEATING FEATURE E LANDSCAPE BOULDER F TERRACE BOULDER SEATING FEATURE	DTL 5 / DTL 8 / DTL 9 /	SHT CD63 SHT CD63 SHT CD63
5.2	BIKE RACK (OWNER FURNISHED)		
5.3	TRASH RECEPTACLE (OWNER FURNISHED)		
5.12	FENCING - PLAY AREA		SHT CD65
6.0	SITE LIGHTING		
6.1	POLE MOUNTED OVERHEAD LIGHTS A STREET B PARKING LOT	DTL 3 / DTL 4 /	SHT CD64 SHT CD64
6.2	PEDESTRIAN LIGHT		
7.0	PLANTING		
7.1	TREES A DECIDUOUS TREE B EVERGREEN TREE C ORNAMENTAL TREE	DTL 1 & 2 / DTL 1 & 2 / DTL 1 & 2 /	SHT CD66 SHT CD66 SHT CD66
7.2	MULCH A WOOD B COBBLE	DTL 7 / DTL 6 /	SHT CD66 SHT CD66
7.3	NATIVE SEED		SPEC SECTION 32 9200

MATERIALS		LEGEND	UTILITY		LEGEND
1.1A		CIP CONC PVMT, GRAY, SAWN JTS, MED BROOM FIN	SS	—	SANITARY SEWER LINE
1.1B		ENHANCED CIP CONC PVMT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN	W	—	WATER LINE
1.4		ARTIFICIAL TURF	ST	—	STORM SEWER LINE
1.5		DECOMPOSED GRANITE (STABILIZED)	E	—	ELECTRICAL LINE
			G	—	GAS LINE
			NOTE: REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.		



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION	
<p>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.</p>	
<p>WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108</p>	<p>1/31/2025 1:37:51 PM</p>
<p>(PLA SIGNATURE AND SEAL HERE)</p>	<p>DATE</p>

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

Approved By: _____

 Development Services Date



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g. CHECKED BY:
DRAWN BY:

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Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

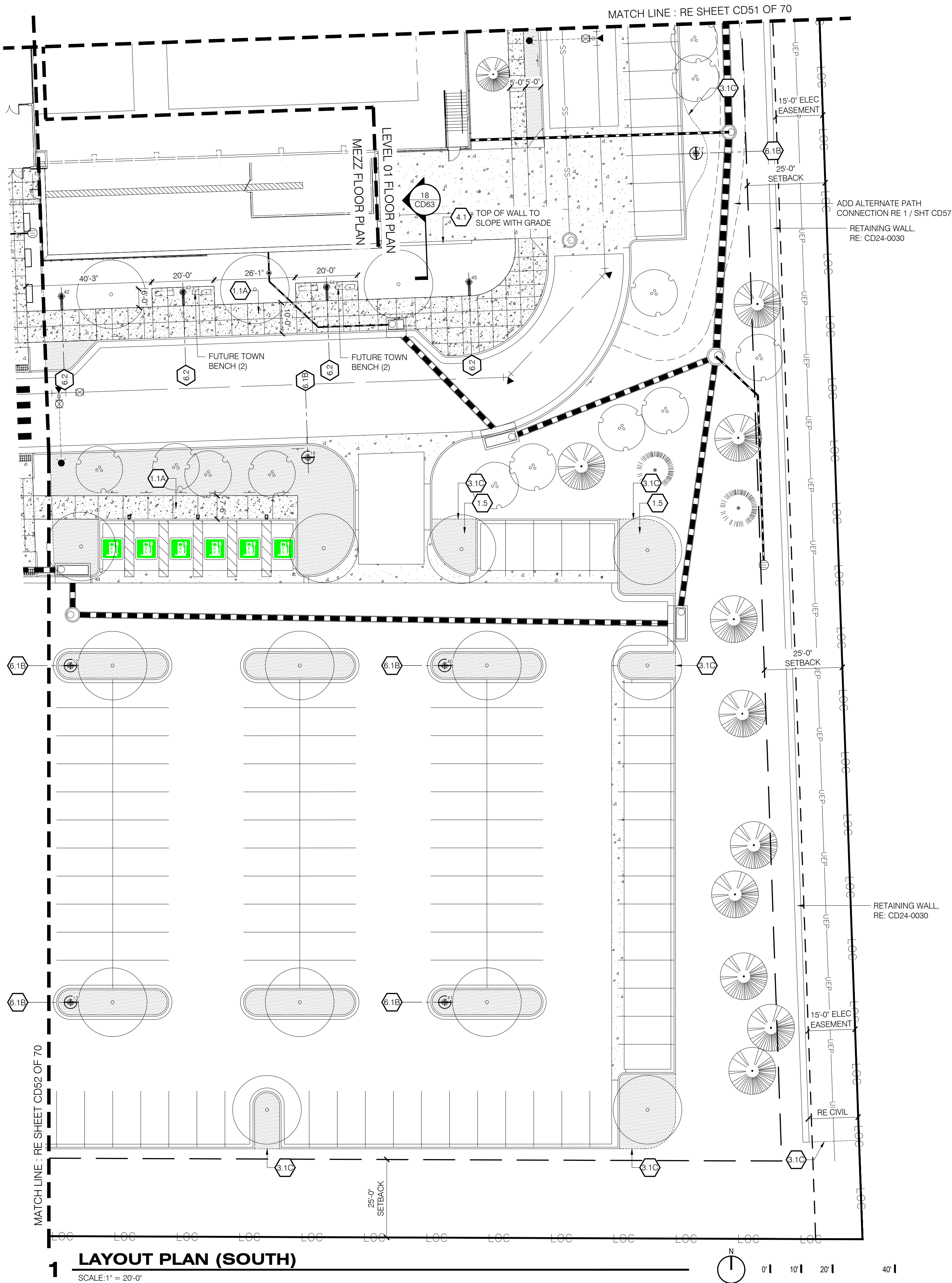
CASTLE ROCK SPORTS CENTER LANDSCAPE LAYOUT PLAN (SOUTHWEST)

PROJECT #:

CD52

OF 62

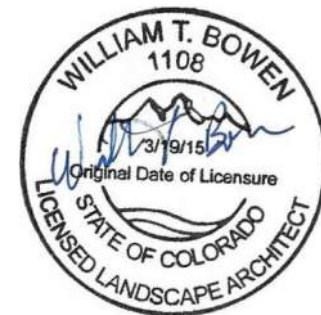
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PLOTTED: THU 02/27/25 14:04:3P BY: NATHAN KROHN



NORTHING/EASTING POINT SCHEDULE					
6	LIGHT POLE (EA4 @ 25')	FOOTER CENTER POINT	N 1560211.4835	E 3178408.7324	
7	LIGHT POLE (EA4 @ 25')	FOOTER CENTER POINT	N 1560103.4835	E 3178408.7517	
8	LIGHT POLE (EA1 @ 25')	FOOTER CENTER POINT	N 1560211.5005	E 3178519.7324	
9	LIGHT POLE (EA1 @ 25')	FOOTER CENTER POINT	N 1560103.5005	E 3178519.7517	
10	LIGHT POLE (EA1 @ 25')	FOOTER CENTER POINT	N 1560211.5190	E 3178639.7324	
11	LIGHT POLE (EA1 @ 25')	FOOTER CENTER POINT	N 1560103.5190	E 3178639.7517	
12	LIGHT POLE (EA1 @ 25')	FOOTER CENTER POINT	N 1560211.5374	E 3178759.7324	
13	LIGHT POLE (EA1 @ 25')	FOOTER CENTER POINT	N 1560103.5374	E 3178759.7517	
41	LIGHT POLE (EA4 @ 25')	FOOTER CENTER POINT	N 1560103.5558	E 3178879.7517	
42	LIGHT POLE (EA5 @ 14')	FOOTER CENTER POINT	N 1560330.0317	E 3178756.8216	

LANDSCAPE KEYNOTES		
0.0	EXISTING CONDITIONS	
1.0	PAVING	
1.1	CIP CONCRETE PAVING, SAWN JTS	DTL 12 / SHT CD63
	A TYPE 1	
	COLOR: GRAY	
	FINISH: MEDIUM BROOM	
	B TYPE 2	
	COLOR: INTEGRAL (TBD)	
	FINISH: SAND / SANDSCAPE	
1.4	ARTIFICIAL TURF	DTL 14 / SHT CD63
	MANUFACTURER: SYNLAWN	
	A TYPE 1: PLAY PLATINUM W/ SAFETY PAD	
	B TYPE 2: SYNAUGUSTINE 347	
1.5	DECOMPOSED GRANITE (STABILIZED)	DTL 11 / SHT CD63
2.0	PAVEMENT JOINTING	
2.1	EXPANSION JOINT	DTL 15 / SHT CD63
2.2	SAWN CONTROL JOINT	DTL 15 / SHT CD63
3.0	CURBS, EDGES, STEPS	
3.1	EDGER	
	B ARTIFICIAL TURF ADJ PLANTING STEEL RESTRAINT	DTL 6 / SHT CD63
	C PLANTING AREA STEEL EDGING RESTRAINT	
3.2	CIP CONC STEPS W/ SS HANDRAIL	
	COLOR: TBD	
	FINISH: MED. BROOM	
	A 6 RISERS	DTL 2 / SHT CD64
	B 7 RISERS	DTL 1 / SHT CD64
	C 5 RISERS	DTL 2A / SHT CD64
4.0	WALLS	
4.1	CIP CONCRETE RETAINING WALL	DTL 17 / SHT CD63
5.0	SITE FURNISHINGS AND ELEMENTS	
5.1	CO BUFF SANDSTONE BOULDER	
	SIZES VARY, RE PLANS	
	A LANDSCAPE RETAINING BOULDER	
	B SLAB SEATING (24Hx18DXL VARIES)	
	D TERRACE BOULDER SEATING FEATURE	DTL 5 / SHT CD63
	E LANDSCAPE BOULDER	DTL 8 / SHT CD63
	F TERRACE BOULDER SEATING FEATURE	DTL 9 / SHT CD63
5.2	BIKE RACK (OWNER FURNISHED)	
5.3	TRASH RECEPTACLE (OWNER FURNISHED)	
5.12	FENCING - PLAY AREA	SHT CD65
6.0	SITE LIGHTING	
6.1	POLE MOUNTED OVERHEAD LIGHTS	
	A STREET	
	B PARKING LOT	DTL 3 / SHT CD64
6.2	PEDESTRIAN LIGHT	DTL 4 / SHT CD64
7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
	A WOOD	DTL 7 / SHT CD66
	B COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND		UTILITY LEGEND	
1.1A	CIP CONC P/MT, GRAY, SAWN JTS, MED BROOM FIN	SS	SANITARY SEWER LINE
1.1B	ENHANCED CIP CONC P/MT, TYPE 1, INT COLOR, SAWN JTS, SAND FIN	W	WATER LINE
1.4	ARTIFICIAL TURF	ST	STORM SEWER LINE
1.5	DECOMPOSED GRANITE (STABILIZED)	E	ELECTRICAL LINE
		G	GAS LINE
		NOTE: REFERENCE CIVIL ENGINEER'S DRAWINGS FOR ALL UTILITY INFORMATION AND SYMBOLS.	



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

1/31/2025 1:37:51 PM
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TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

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Development Services

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ISSUE DATE: 05-24-2024	
DATE	REVISION COMMENTS
01-31-2025	2ND CD SUBMITTAL
02-28-2025	TOWN SUBMITTAL

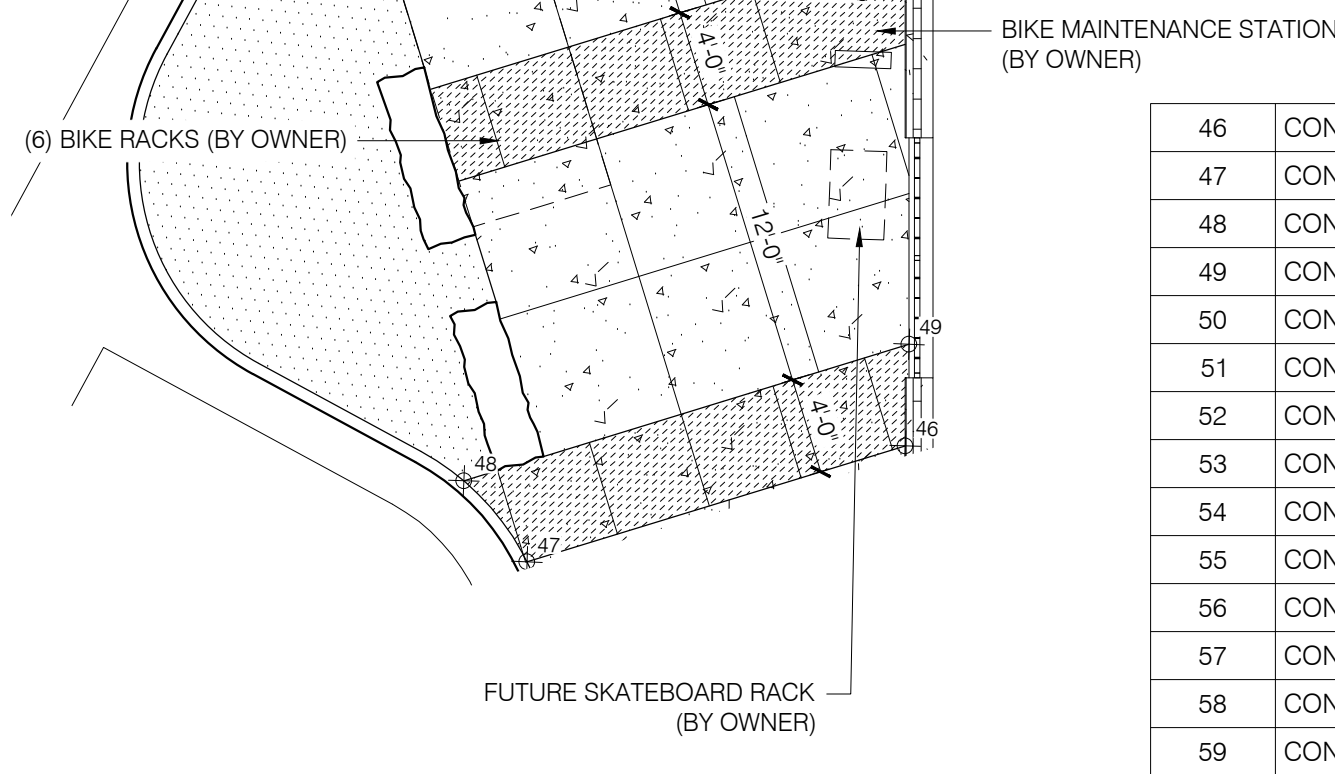


CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
LANDSCAPE LAYOUT PLAN (SOUTHEAST)

PROJECT #:
SHEET NUMBER
CD53
1 OF 62

POINT	DESCRIPTION	NORTHING	EASTING
22	LIGHT POLE (EA4 @ 25')	N 1560763.1390	E 3178649.6333
34	LIGHT POLE (EA5 @ 14')	N 1560722.8347	E 3178633.3452
35	LIGHT POLE (EA5 @ 14')	N 1560723.5418	E 3178694.7023
34	LIGHT POLE (EA5 @ 14')	N 1560722.8347	E 3178633.3452
35	LIGHT POLE (EA5 @ 14')	N 1560723.5418	E 3178694.7023
36	LIGHT POLE (EA5 @ 14')	N 1560711.7635	E 3178756.1366
37	LIGHT POLE (EA5 @ 14')	N 1560702.5960	E 3178803.9535
38	LIGHT POLE (EA5 @ 14')	N 1560709.5354	E 3178846.3136
39	LIGHT POLE (EA5 @ 14')	N 1560753.5379	E 3178868.9591
40	LIGHT POLE (EA4 @ 25')	N 1560211.5558	E 3178879.7324
41	LIGHT POLE (EA4 @ 25')	N 156030.5558	E 3178879.7517
42	LIGHT POLE (EA5 @ 14')	N 1560130.0317	E 3178756.8216
43	LIGHT POLE (EA5 @ 14')	N 1560331.4051	E 3178795.8193
44	LIGHT POLE (EA5 @ 14')	N 1560333.0264	E 3178841.8772
45	LIGHT POLE (EA5 @ 14')	N 1560334.6358	E 3178887.5125



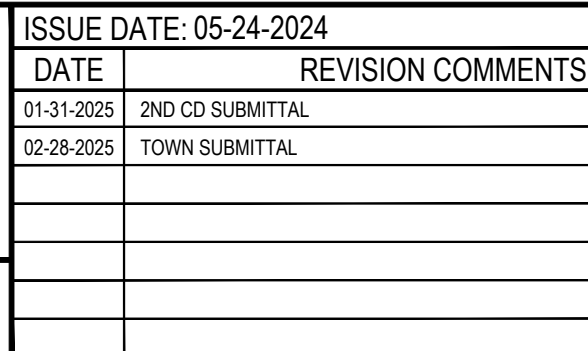
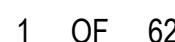
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60	CONCRETE CORNER	N 1560728.3361	E 3178606.1146
61	CONCRETE CORNER	N 1560731.6022	E 3178615.5662
62	CONCRETE CORNER	N 1560719.0525	E 3178567.0018
63	CONCRETE CORNER	N 1560722.3186	E 3178576.4534
64	CONCRETE CORNER	N 1560732.1168	E 3178604.8082
65	CONCRETE CORNER	N 1560733.6605	E 3178572.5341
66	CONCRETE CORNER	N 1560735.6202	E 3178578.2050
67	CONCRETE CORNER	N 1560743.4587	E 3178600.8889
68	CONCRETE CORNER	N 1560745.4184	E 3178606.5959
69	CONCRETE CORNER	N 1560739.4008	E 3178576.8986
70	CONCRETE CORNER	N 1560741.3604	E 3178582.5696
71	CONCRETE CORNER	N 1560749.1990	E 3178605.2534
72	CONCRETE CORNER	N 1560750.8120	E 3178579.3035
73	CONCRETE CORNER	N 1560752.7717	E 3178584.9745

98	CONCRETE CORNER	N 1560770.9401	E 3178686.4680
99	CONCRETE CORNER	N 1560763.9721	E 3178692.0580
100	CONCRETE CORNER	N 1560760.1044	E 3178712.2314
101	CONCRETE CORNER	N 1560772.3845	E 3178727.4853
102	CONCRETE CORNER	N 1560731.9785	E 3178719.7387
103	CONCRETE CORNER	N 1560722.1574	E 3178717.8558

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION	
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<p>WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108</p>	<p>1/31/2025 1:37:51 PM</p>
<p>(PLA SIGNATURE AND SEAL HERE)</p>	<p>DATE</p>

Development Services	Date
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SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

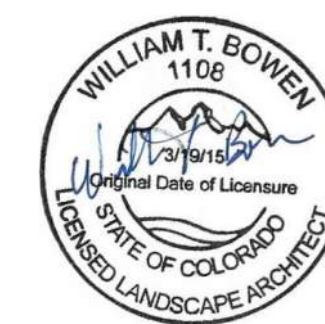


— SS — SANITARY SEWER LINE
— W — WATER LINE
— ST — STORM SEWER LINE

— E — ELECTRICAL LINE
— G — GAS LINE

POINT	DESCRIPTION	NORTHING	EASTING
15	LIGHT POLE (EA3 @ 25)	N 1560274.579	E 3178726.099
22	LIGHT POLE (EA4 @ 25)	N 1560763.130	E 3178649.633
23	LIGHT POLE (EA5 @ 14)	N 1560626.400	E 3178554.492
24	LIGHT POLE (EA5 @ 14)	N 1560586.4318	E 3178555.908
25	LIGHT POLE (EA5 @ 14)	N 1560534.3825	E 3178546.1839

26	LIGHT POLE (EAS @ 14)	FOOTER CENTER POINT	N 1560479.3825	E 3178546.1920
27	LIGHT POLE (EAS @ 14)	FOOTER CENTER POINT	N 1560424.3825	E 3178546.2002
28	LIGHT POLE (EAS @ 14)	FOOTER CENTER POINT	N 1560369.3825	E 3178546.2083
29	LIGHT POLE (EAS @ 14)	FOOTER CENTER POINT	N 1560322.6196	E 3178546.2776
30	LIGHT POLE (EAS @ 14)	FOOTER CENTER POINT	N 1560324.1799	E 3178590.5000
31	LIGHT POLE (EAS @ 14)	FOOTER CENTER POINT	N 1560325.7516	E 3178635.2199
32	LIGHT POLE (EAS @ 14)	FOOTER CENTER POINT	N 1560327.3264	E 3178679.9399
33	LIGHT POLE (EAS @ 14)	FOOTER CENTER POINT	N 1560328.9012	E 3178724.6599



PROFESSIONAL LANDSCAPE ARCHITECT 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.

WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE
ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

DATE

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

Approved By:

Development Services

PROJECT #:
SHEET NUMBER

CD56

OF 62



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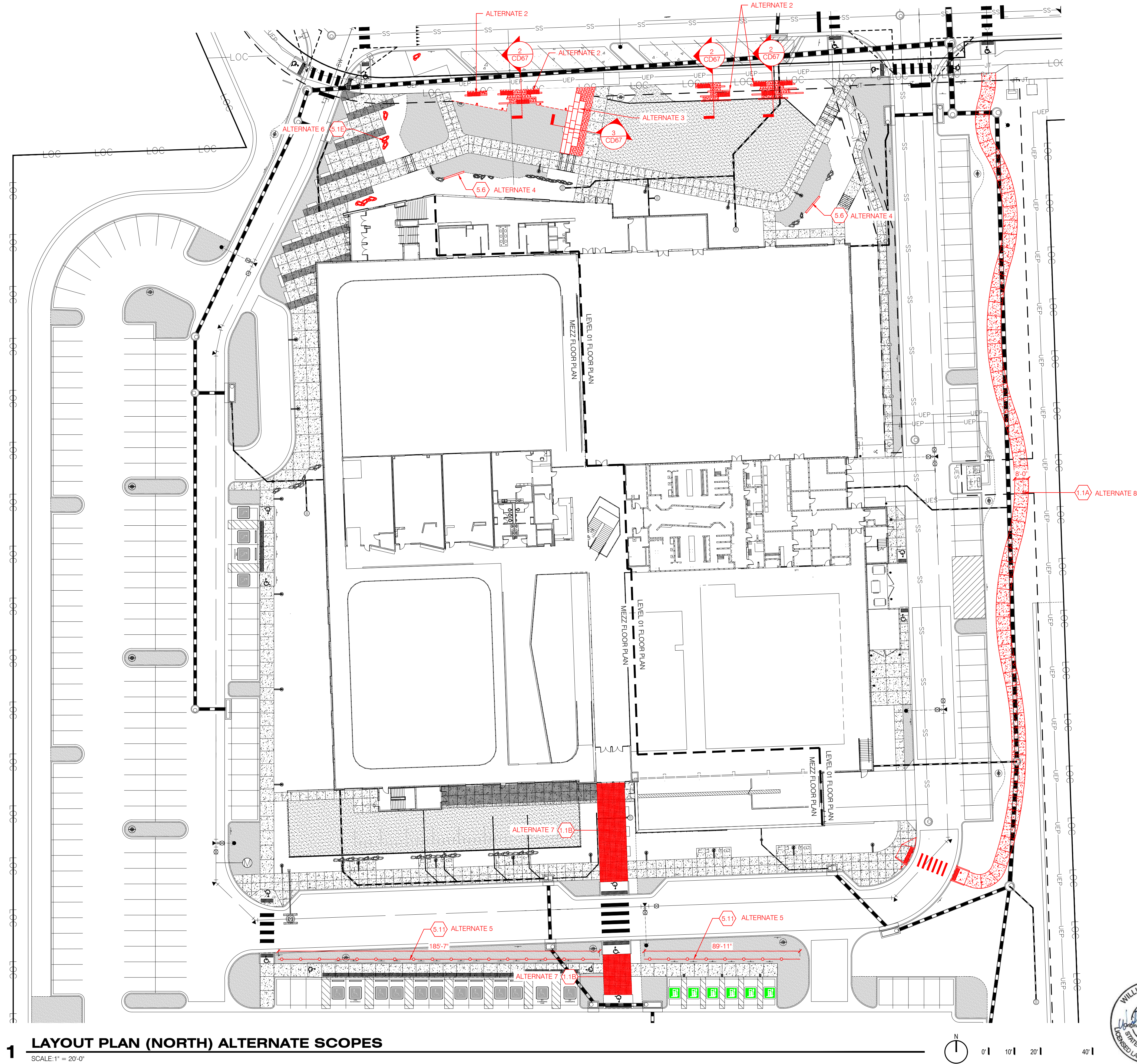
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CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
LANDSCAPE LAYOUT ENLARGEMENT PLAN (SOUTH PARK & PLAZA)

PROJECT #.

FILEPATH: \\BACK40\DESKTOP-01-TALUED7D\TS\NET\BACK40\PROJECTS\2022\22417 BRICKYARD\04 CAD-REV\T\BACK40\01 REC CENTER\SHEETS\SSDP DOCUMENTATION\CD57 LANDSCAPE ALTERNATE SCOPES.DWG LAYOUT: CD57 LANDSCAPE ALTERNATE SCOPES
PLOTTED: THU 02/27/25 14:29P BY: NATHAN KROHN



1 LAYOUT PLAN (NORTH) ALTERNATE SCOPES
SCALE: 1" = 20'-0"

LANDSCAPE KEYNOTES

- 0.0 EXISTING CONDITIONS
- 1.0 PAVING
 - 1.1 CIP CONCRETE PAVING, SAWN JTS DTL 12 / SHT CD63
 - B | TYPE 2 (ALTERNATE 7)
 - COLOR: INTEGRAL (TBD)
 - FINISH: SAND / SANDSCAPE
- 2.0 PAVEMENT JOINING
- 3.0 CURBS, EDGES, STEPS
- 4.0 WALLS
- 5.0 SITE FURNISHINGS AND ELEMENTS
 - 5.1 CO BUFF SANDSTONE BOULDER SIZES VARY, RE PLANS
 - C | TERRACED SLAB SEATING FEATURE (ALTERNATE 3) DTL 3 / SHT CD67
 - 5.4 BENCH (ALTERNATE 2)
 - MANUFACTURER: FORMS + SURFACES
 - SLATS: EXTRUDED ALUMINUM
 - COLOR: TBD
 - A | TYPE 1 | BACKED, SURFACE MOUNTED
 - MODEL #: SBKNI-096BA
 - ALTERNATE 2A: ANOVA EQUAL
 - B | TYPE 2 | BACKLESS, SURFACE MOUNT
 - MODEL #: SBKNI-096NA
 - ALTERNATE 2A: ANOVA EQUAL
 - 5.6 NATURE'S PLAY FEATURES (ALTERNATE 4)
 - A | HARDWOOD LOG BORDER DTL 4 / SHT CD67
 - 5.11 FENCING - DIRECTIONAL WAYFINDING (ALTERNATE 5) DTL 5 / SHT CD67
- 6.0 SITE LIGHTING
- 7.0 PLANTING

ALTERNATE 1:
NOT USED

ALTERNATE 2:
TERRACED BENCHES AT NORTH PARK STREETSCAPE EDGE

ALTERNATE 3:
TERRACED SEATING ELEMENT IN NORTH PARK

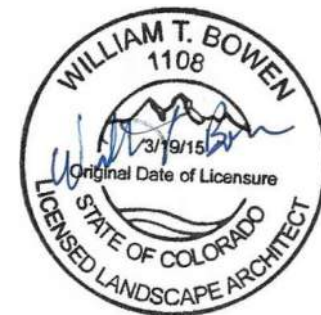
ALTERNATE 4:
SEATING LOGS IN NORTH PARK

ALTERNATE 5:
LANDSCAPE FENCE BETWEEN PARKING LOT AND SOUTH DRIVE

ALTERNATE 6:
LANDSCAPE BOULDERS AT NORTH WEST PATH CONNECTION

ALTERNATE 7:
ENHANCED PAVING AT SOUTH ENTRY

ALTERNATE 8:
BIKE PATH CONNECTION ALONG EAST PROPERTY LINE



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR, FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
Approved By: _____
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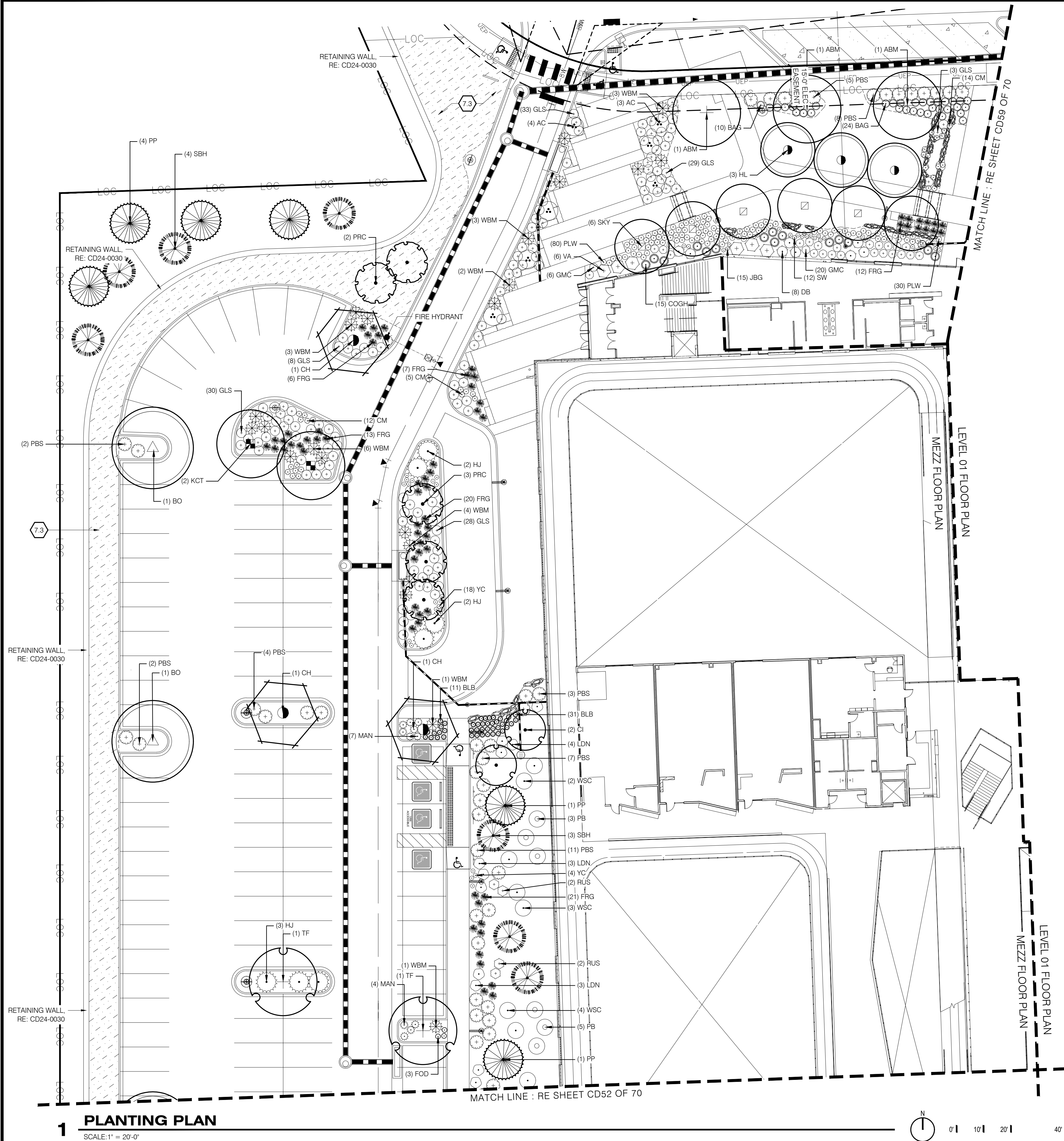


CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
LANDSCAPE ALTERNATE SCOPES

PROJECT #:
SHEET NUMBER
CD57
1 OF 62

FILEPATH: \\BACK40\DESKTOP-01\TALUED\TD\TS\NET\BACK40\PROJECTS\2022\22417 BRICKYARD\04 CAD-REV\T\BACK40\01 REC CENTER\SHEETS\SSDP DOCUMENTATION\CD58 LANDSCAPE PLANTING PLAN (NORTHWEST).DWG LAYOUT: CD58 LANDSCAPE PLANTING PLAN (NORTHWEST)
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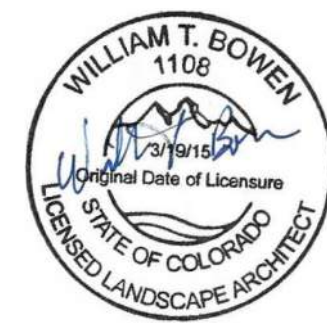
LANDSCAPE KEYNOTES		
0.0	EXISTING CONDITIONS	
1.0	PAVING	
1.1	CIP CONCRETE PAVING, SAWN JTS	DTL 12 / SHT CD63
	A TYPE 1	
	COLOR: GRAY	
	FINISH: MEDIUM BROOM	
	B TYPE 2	
	COLOR: INTEGRAL (TBD)	
	FINISH: SAND / SANDSCAPE	
1.4	ARTIFICIAL TURF	DTL 14 / SHT CD63
	MANUFACTURER: SYNLAWN	
	A TYPE 1: PLAY PLATINUM W/ SAFETY PAD	
	B TYPE 2: SYNAUGUSTINE 347	
1.5	DECOMPOSED GRANITE (STABILIZED)	DTL 11 / SHT CD63
2.0	PAVEMENT JOINTING	
2.1	EXPANSION JOINT	DTL 15 / SHT CD63
2.2	SAWN CONTROL JOINT	DTL 15 / SHT CD63
3.0	CURBS, EDGES, STEPS	
3.1	EDGER	
	B ARTIFICIAL TURF ADJ PLANTING STEEL RESTRAINT	DTL 6 / SHT CD63
	C PLANTING AREA STEEL EDGING RESTRAINT	
3.2	CIP CONC STEPS W/ SS HANDRAIL	
	COLOR: TBD	
	FINISH: MED. BROOM	
	A 6 RISERS	DTL 2 / SHT CD64
	B 7 RISERS	DTL 1 / SHT CD64
	C 5 RISERS	DTL 2A / SHT CD64
4.0	WALLS	
4.1	CIP CONCRETE RETAINING WALL	DTL 17 / SHT CD63
5.0	SITE FURNISHINGS AND ELEMENTS	
5.1	CO BUFF SANDSTONE BOULDER	
	SIZES VARY, RE PLANS	
	A LANDSCAPE RETAINING BOULDER	
	B SLAB SEATING (24"x18"XL VARIES)	DTL 5 / SHT CD63
	D TERRACE BOULDER SEATING FEATURE	DTL 8 / SHT CD63
	E LANDSCAPE BOULDER	DTL 9 / SHT CD63
	F TERRACE BOULDER SEATING FEATURE	
5.2	BIKE RACK (OWNER FURNISHED)	
5.3	TRASH RECEPTACLE (OWNER FURNISHED)	
5.12	FENCING - PLAY AREA	SHT CD65
6.0	SITE LIGHTING	
6.1	POLE MOUNTED OVERHEAD LIGHTS	
	A STREET	DTL 3 / SHT CD64
	B PARKING LOT	DTL 4 / SHT CD64
6.2	PEDESTRIAN LIGHT	
7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
	A WOOD	DTL 7 / SHT CD66
	B COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND	
7.3	NATIVE SEED

UTILITY LEGEND	
SS	SANITARY SEWER LINE
W	WATER LINE
ST	STORM SEWER LINE
E	ELECTRICAL LINE
G	GAS LINE

NOTE:
REFERENCE CIVIL ENGINEER'S
DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

PLANT SCHEDULE	
RE SHEET CD61 FOR PLANT SCHEDULE	



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
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1 PLANTING PLAN

SCALE: 1" = 20'-0"



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CASTLE ROCK SPORTS CENTER
LANDSCAPE PLANTING PLAN (NORTHWEST)

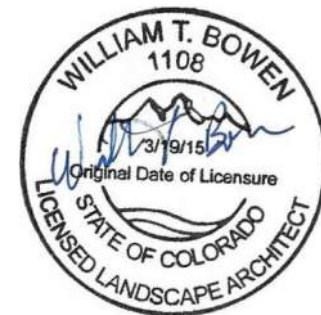
PROJECT #:
SHEET NUMBER
CD58
1 OF 62

7.3 NATIVE SEED

— SS — SANITARY SEWER LINE — E — ELECTRICAL LINE
 — W — WATER LINE — G — GAS LINE
 — ST — STORM SEWER LINE NOTE:

NOTE:
REFERENCE CIVIL ENGINEER'S
DRAWINGS FOR ALL UTILITY
INFORMATION AND SYMBOLS.

RE SHEET CD61 FOR PLANT SCHEDULE



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE
ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

CERTIFICATION	<u>TOWN OF CASTLE ROCK APPROVAL</u>
WAS PREPARED UNDER MY	PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF
TOWN OF CASTLE ROCK	DEVELOPMENT SERVICES APPROVAL

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CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER LANDSCAPE PLANTING PLAN (SOUTHWEST)

PROJECT #:
SHEET NUMBER

CD60

1 OF 62



PERENNIALS	
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MATERIALS LEGEND

PLANT SCHEDULE

RE SHEET CD61 FOR PLANT SCHEDULE



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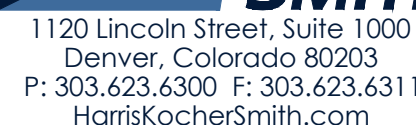
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Development Services	Date
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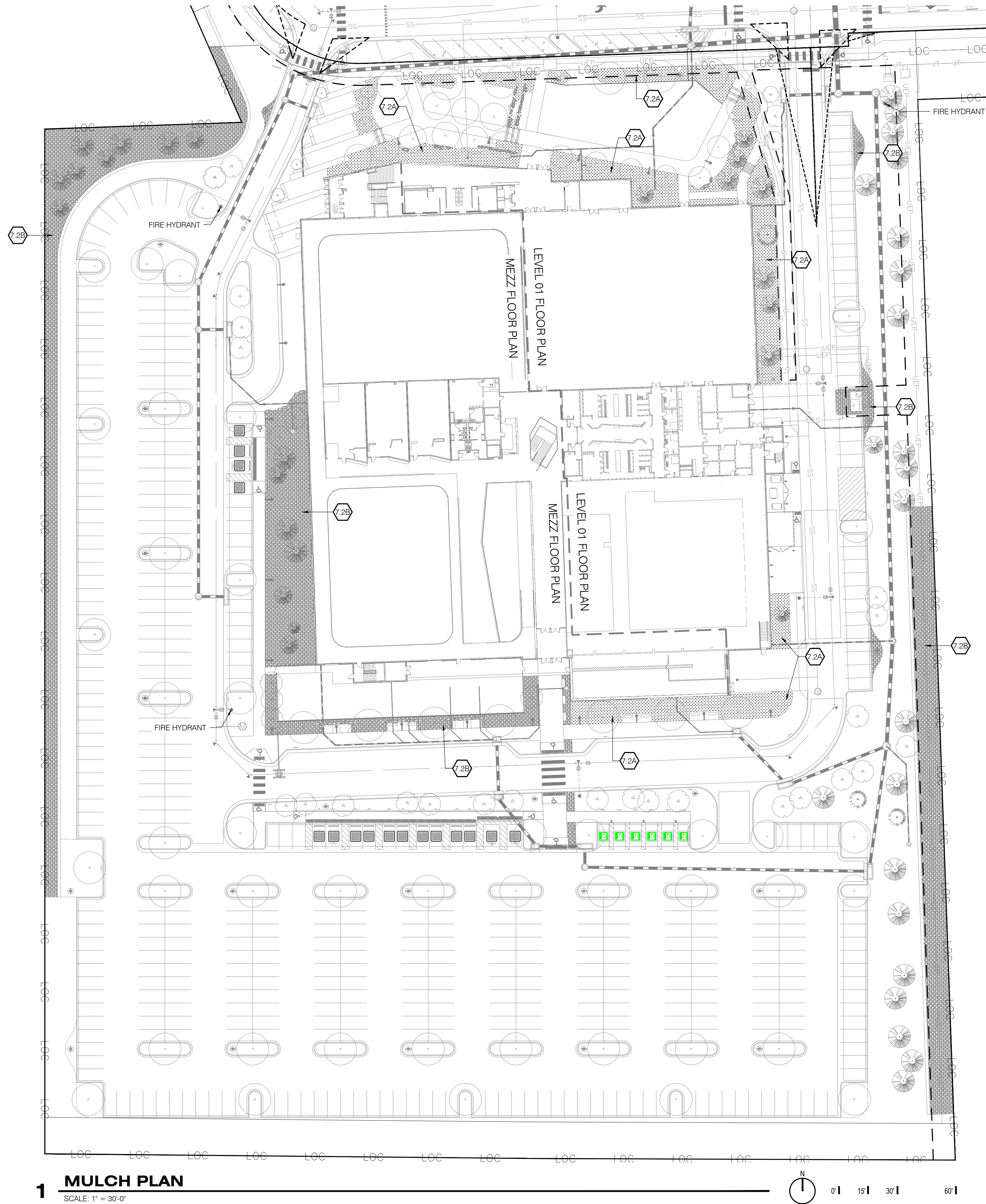
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CASTLE ROCK SPORTS CENTER LANDSCAPE PLANTING PLAN (SOUTHEAST)

CD61

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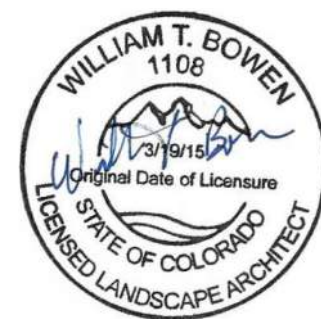
1 MULCH PLAN
SCALE: 1" = 30'-0"

LANDSCAPE KEYNOTES

0.0	EXISTING CONDITIONS	
1.0	PAVING	
1.1	CIP CONCRETE PAVING, SAWN JTS	DTL 12 / SHT CD63
	A TYPE 1	
	COLOR: GRAY	
	FINISH: MEDIUM BROOM	
	B TYPE 2	
	COLOR: INTEGRAL (TBD)	
	FINISH: SAND / SANDSCAPE	
1.4	ARTIFICIAL TURF	DTL 14 / SHT CD63
	MANUFACTURER: SYNLAWN	
	A TYPE 1: PLAY PLATINUM W/ SAFETY PAD	
	B TYPE 2: SYNAUGUSTINE 347	
1.5	DECOMPOSED GRANITE (STABILIZED)	DTL 11 / SHT CD63
2.0	PAVEMENT JOINTING	
2.1	EXPANSION JOINT	DTL 15 / SHT CD63
2.2	SAWN CONTROL JOINT	DTL 15 / SHT CD63
3.0	CURBS, EDGES, STEPS	
3.1	EDGER	
	B ARTIFICIAL TURF ADJ PLANTING STEEL RESTRAINT	DTL 6 / SHT CD63
	C PLANTING AREA STEEL EDGING RESTRAINT	
3.2	CIP CONC STEPS W/ SS HANDRAIL	
	COLOR: TBD	
	FINISH: MED. BROOM	
	A 6 RISERS	DTL 2 / SHT CD64
	B 7 RISERS	DTL 1 / SHT CD64
	C 5 RISERS	DTL 2A / SHT CD64
4.0	WALLS	
4.1	CIP CONCRETE RETAINING WALL	DTL 17 / SHT CD63
5.0	SITE FURNISHINGS AND ELEMENTS	
5.1	CO BUFF SANDSTONE BOULDER	
	SIZES VARY, RE PLANS	
	A LANDSCAPE RETAINING BOULDER	
	B SLAB SEATING (24"x18"XL VARIES)	
	D TERRACE BOULDER SEATING FEATURE	DTL 5 / SHT CD63
	E LANDSCAPE BOULDER	DTL 8 / SHT CD63
	F TERRACE BOULDER SEATING FEATURE	DTL 9 / SHT CD63
5.2	BIKE RACK (OWNER FURNISHED)	
5.3	TRASH RECEPTACLE (OWNER FURNISHED)	
5.12	FENCING - PLAY AREA	SHT CD65
6.0	SITE LIGHTING	
6.1	POLE MOUNTED OVERHEAD LIGHTS	
	A STREET	
	B PARKING LOT	DTL 3 / SHT CD64
6.2	PEDESTRIAN LIGHT	DTL 4 / SHT CD64
7.0	PLANTING	
7.1	TREES	
	A DECIDUOUS TREE	DTL 1 & 2 / SHT CD66
	B EVERGREEN TREE	DTL 1 & 2 / SHT CD66
	C ORNAMENTAL TREE	DTL 1 & 2 / SHT CD66
7.2	MULCH	
	A WOOD	DTL 7 / SHT CD66
	B COBBLE	DTL 6 / SHT CD66
7.3	NATIVE SEED	SPEC SECTION 32 9200

MATERIALS LEGEND

7.2A		MULCH - TYPE 1 (WOOD)
7.2B		MULCH - TYPE 2 (ROCK)



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
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CHECKED BY:
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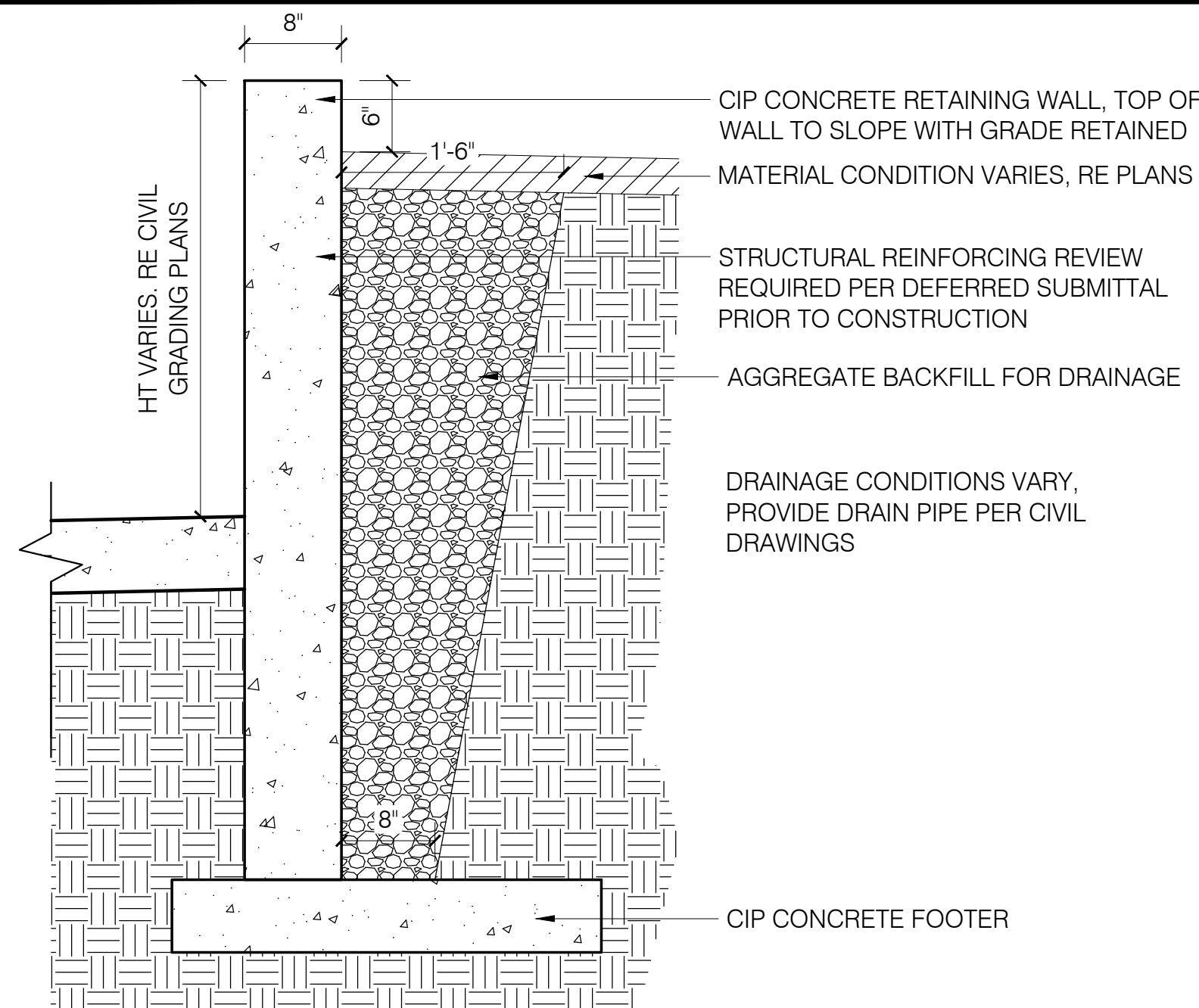
HKS **HARRIS KOCHER SMITH**
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
L300 LANDSCAPE MULCH PLAN

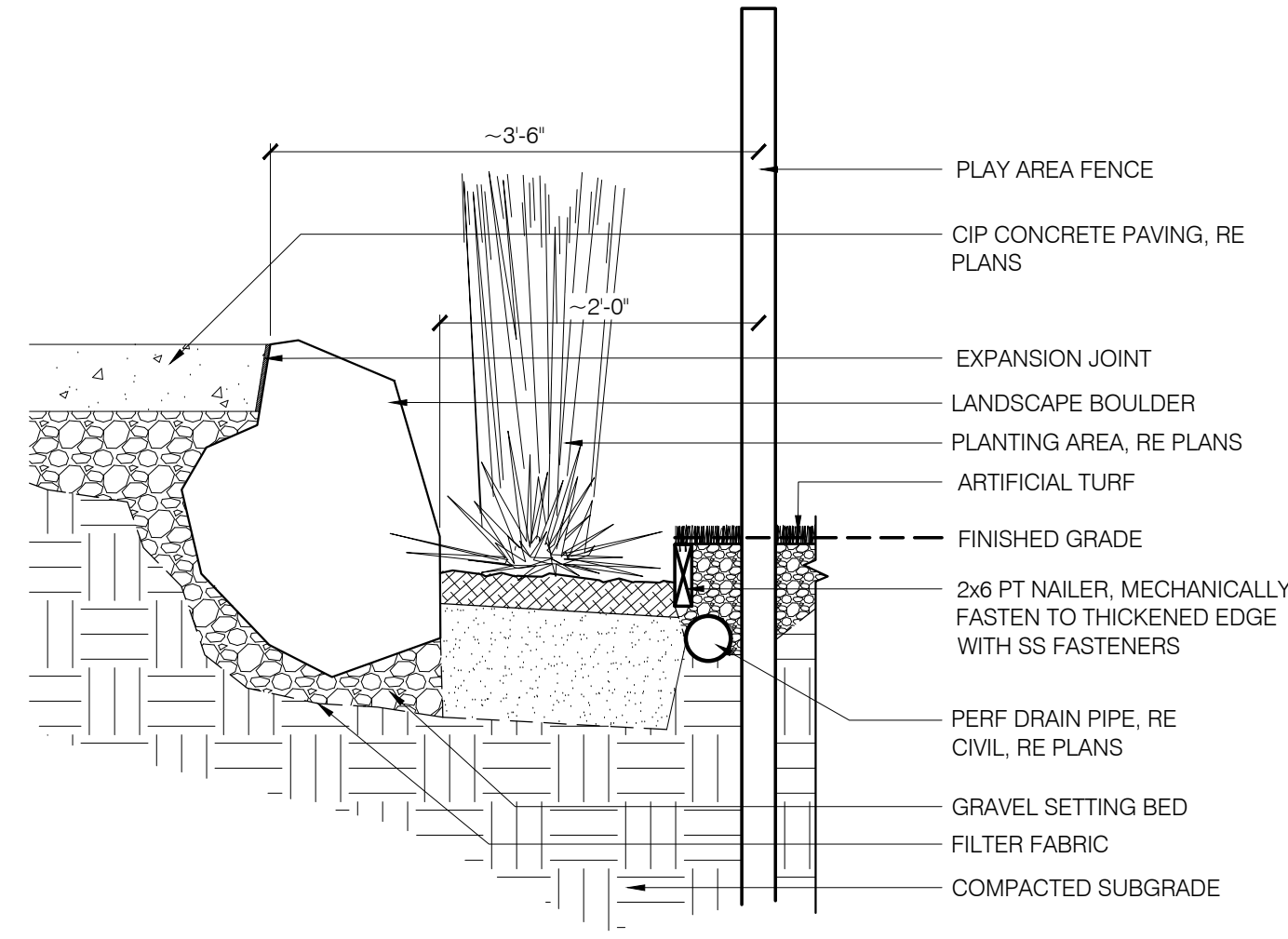
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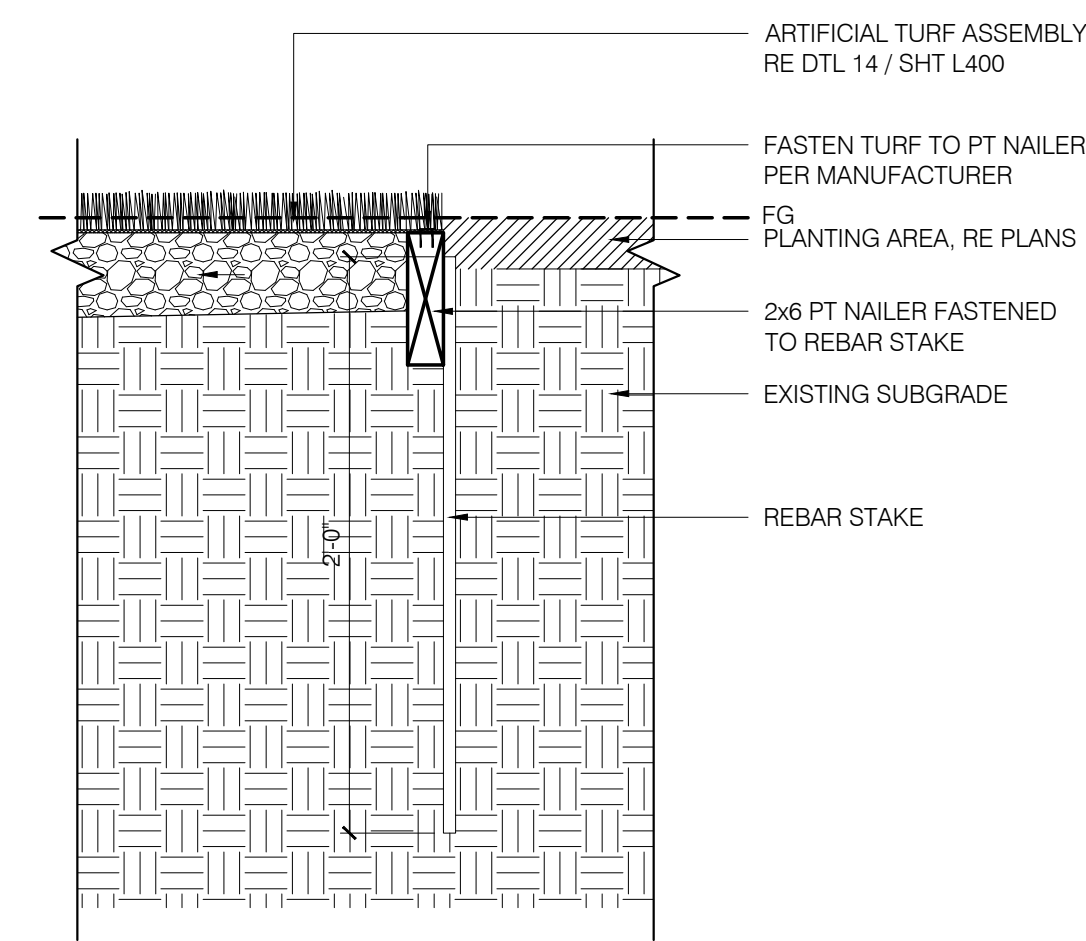
18 CIP CONCRETE RETAINING WALL

SCALE: 1" = 1'-0"



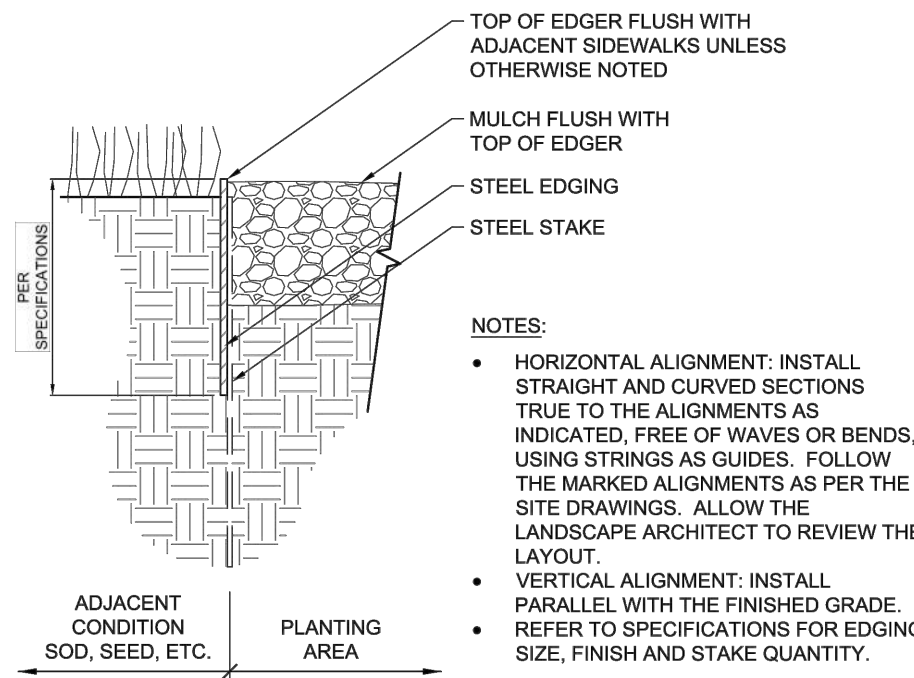
9 RETAINING BOULDERS ALONG PLAY FENCE

SCALE: 3/4" = 1'-0"



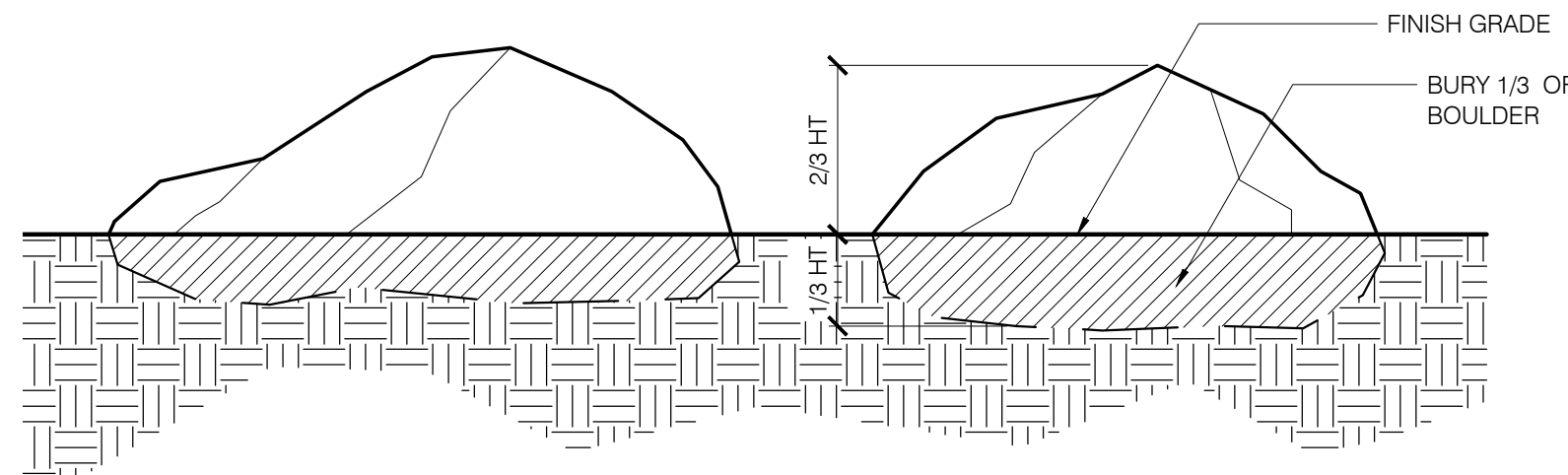
6 ARTIFICIAL EDGE RESTRAINT

SCALE: 1 1/2" = 1'-0"



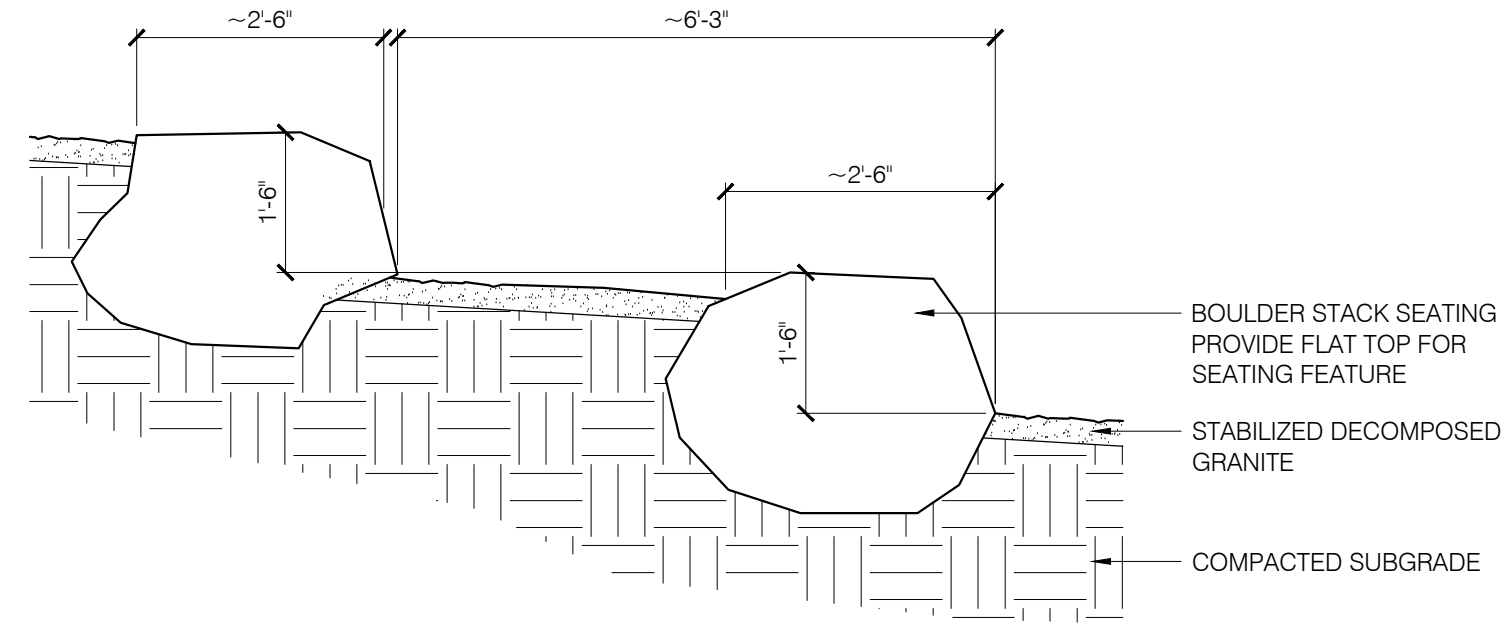
7 PLANTING EDGER

SCALE: 3" = 1'-0"



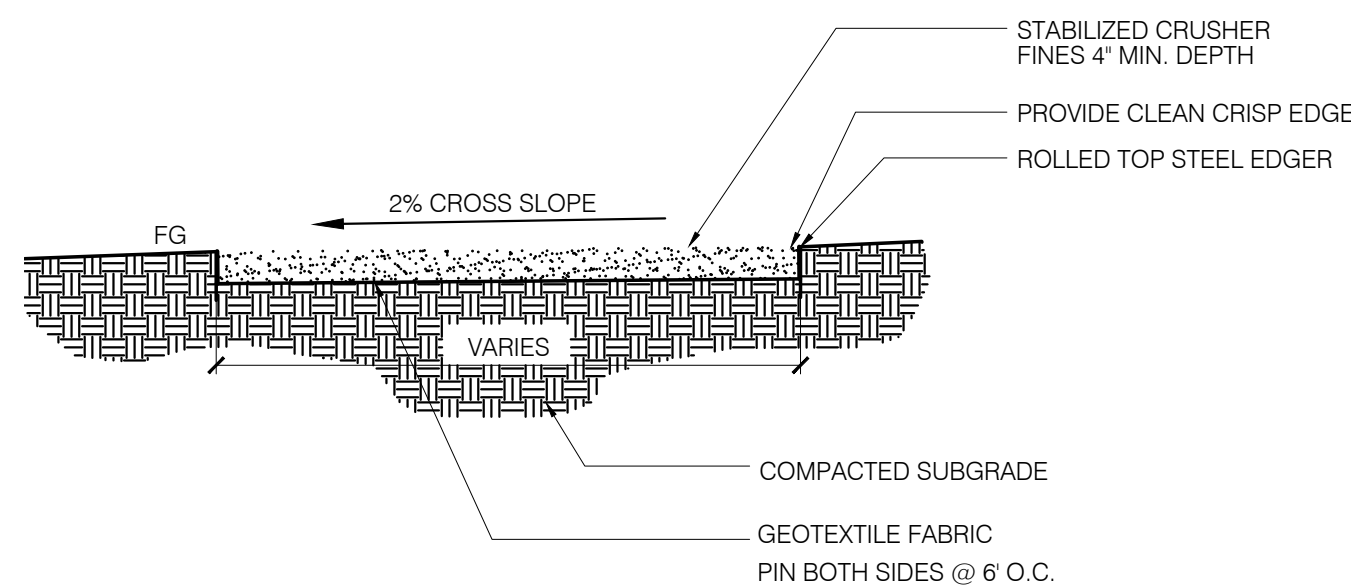
8 BOULDER

SCALE: 3/4" = 1'-0"



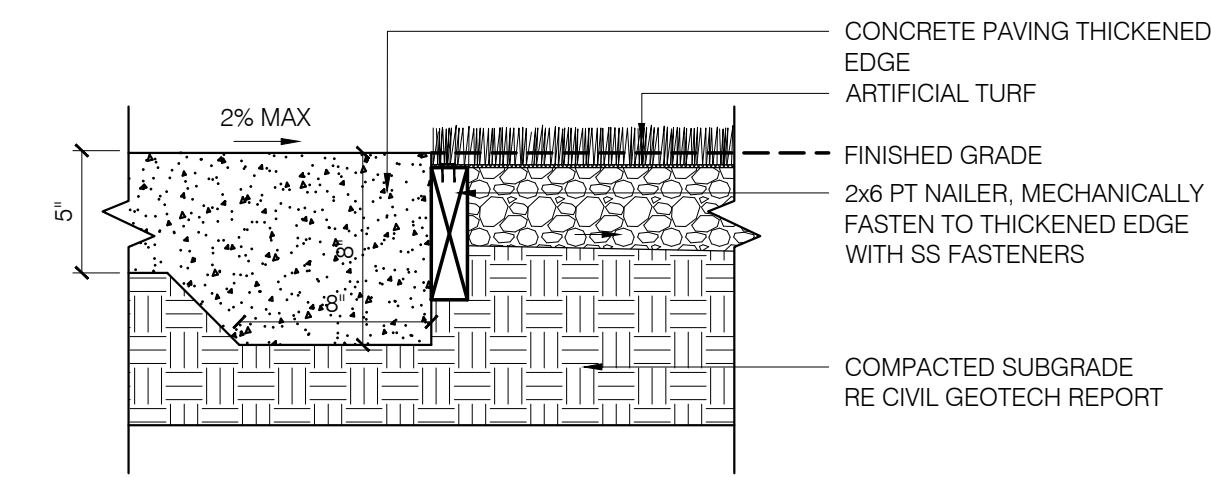
5 TERRACE BOULDER SEATING FEATURE

SCALE: 1/2" = 1'-0"



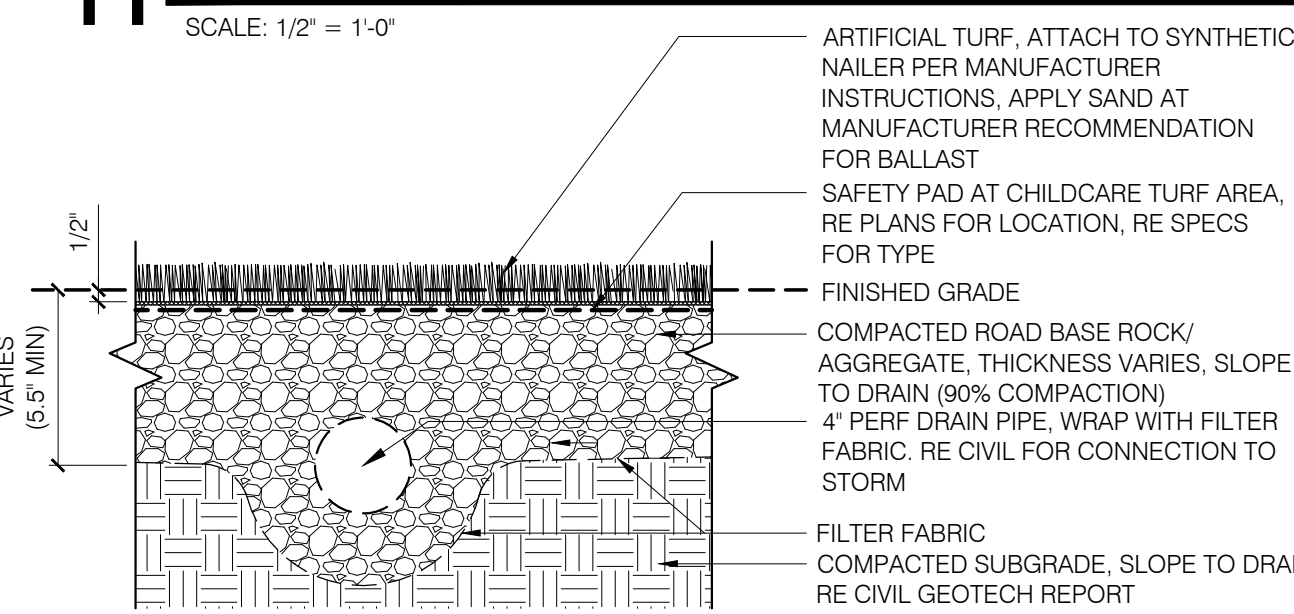
11 DECOMPOSED GRANITE PAVING

SCALE: 1/2" = 1'-0"



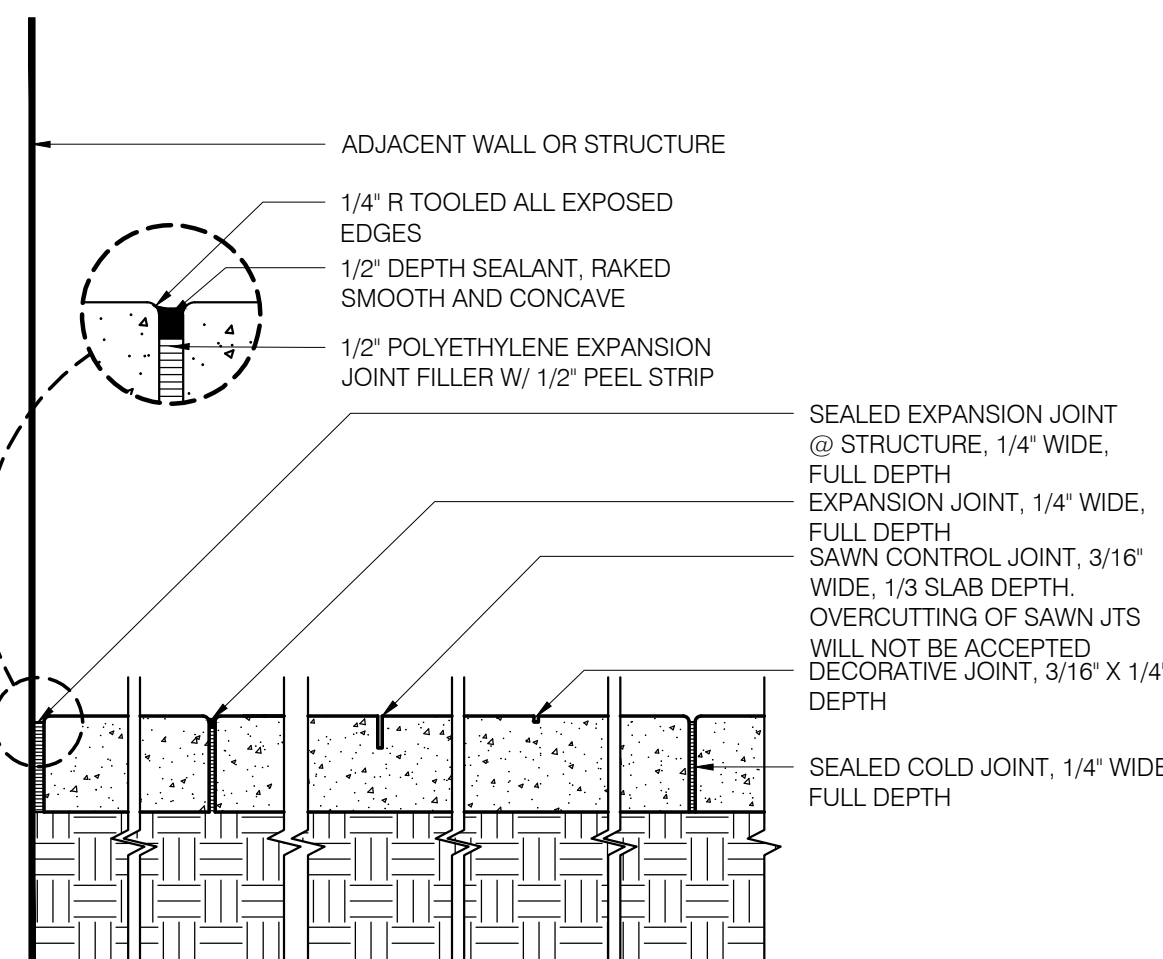
13 CONCRETE PAVING ADJ ARTIFICIAL TURF

SCALE: 1 1/2" = 1'-0"



14 ARTIFICIAL TURF OVER AGGREGATE

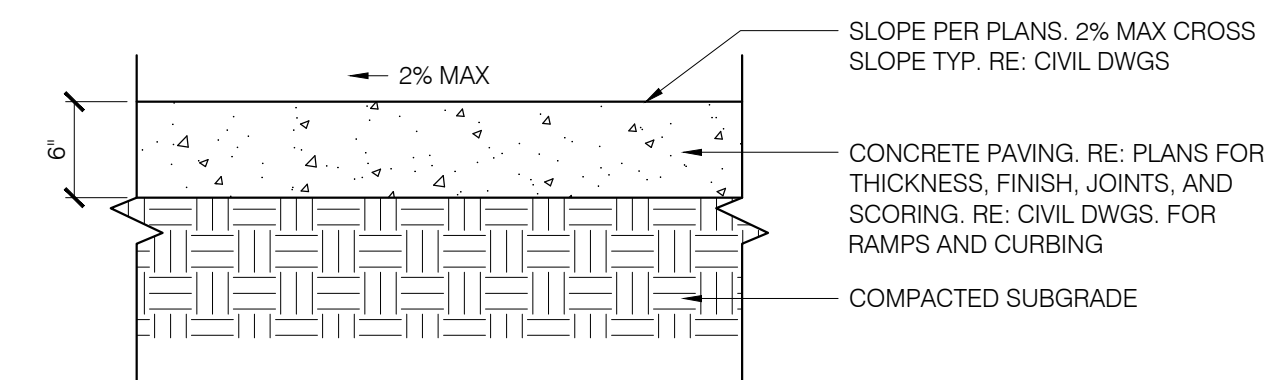
SCALE: 1 1/2" = 1'-0"



NOTES:
1. RE LANDSCAPE PLANS FOR JOINT LOCATIONS
2. SEALANT TO MATCH ADJACENT CONCRETE. SUBMIT SAMPLE FOR APPROVAL.

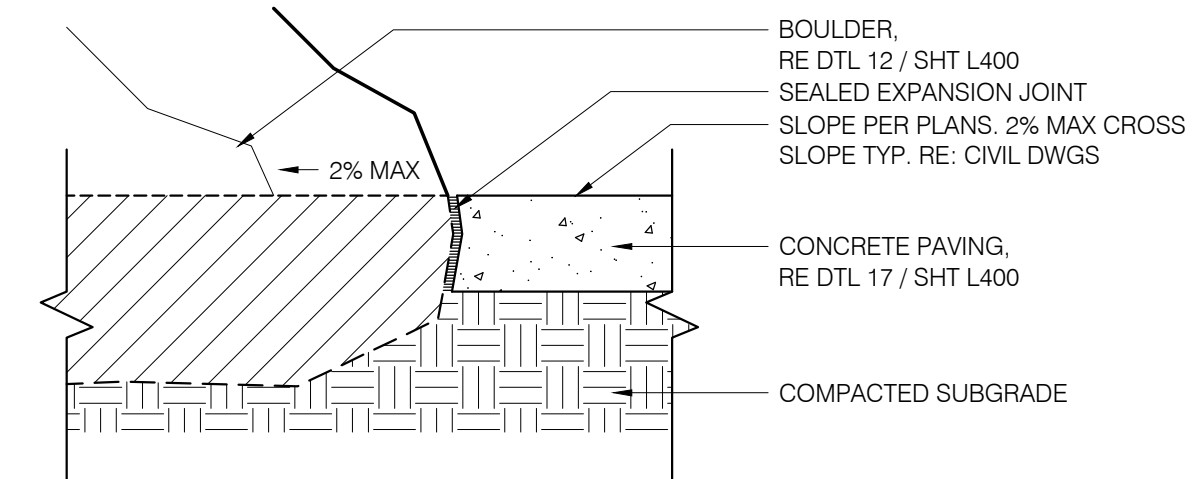
15 JOINTING DETAIL

SCALE: 1 1/2" = 1'-0"



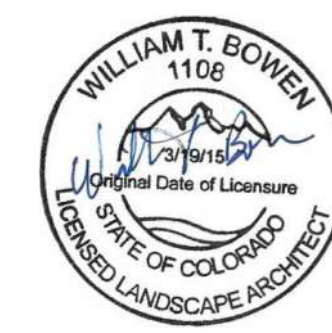
12 CIP CONCRETE PAVING

SCALE: 1-1/2" = 1'-0"



16 CIP CONCRETE PAVING AT BOULDER

SCALE: 1-1/2" = 1'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE) DATE 1/31/2025 1:37:51 PM

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Approved By: _____
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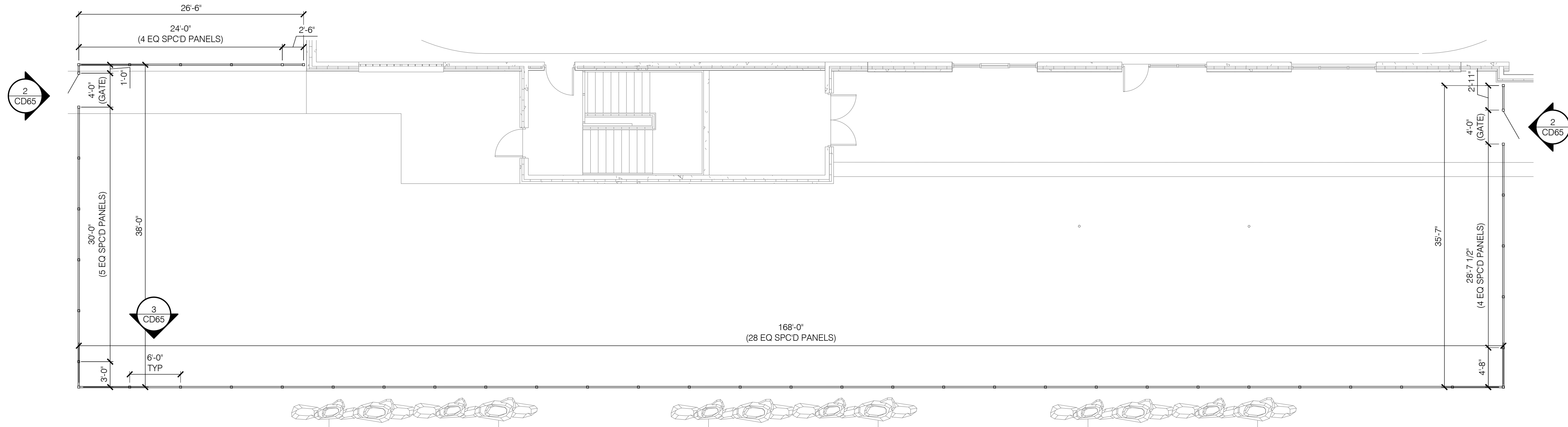
CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
LANDSCAPE DETAILS

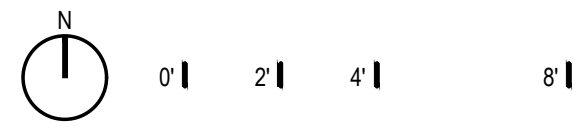
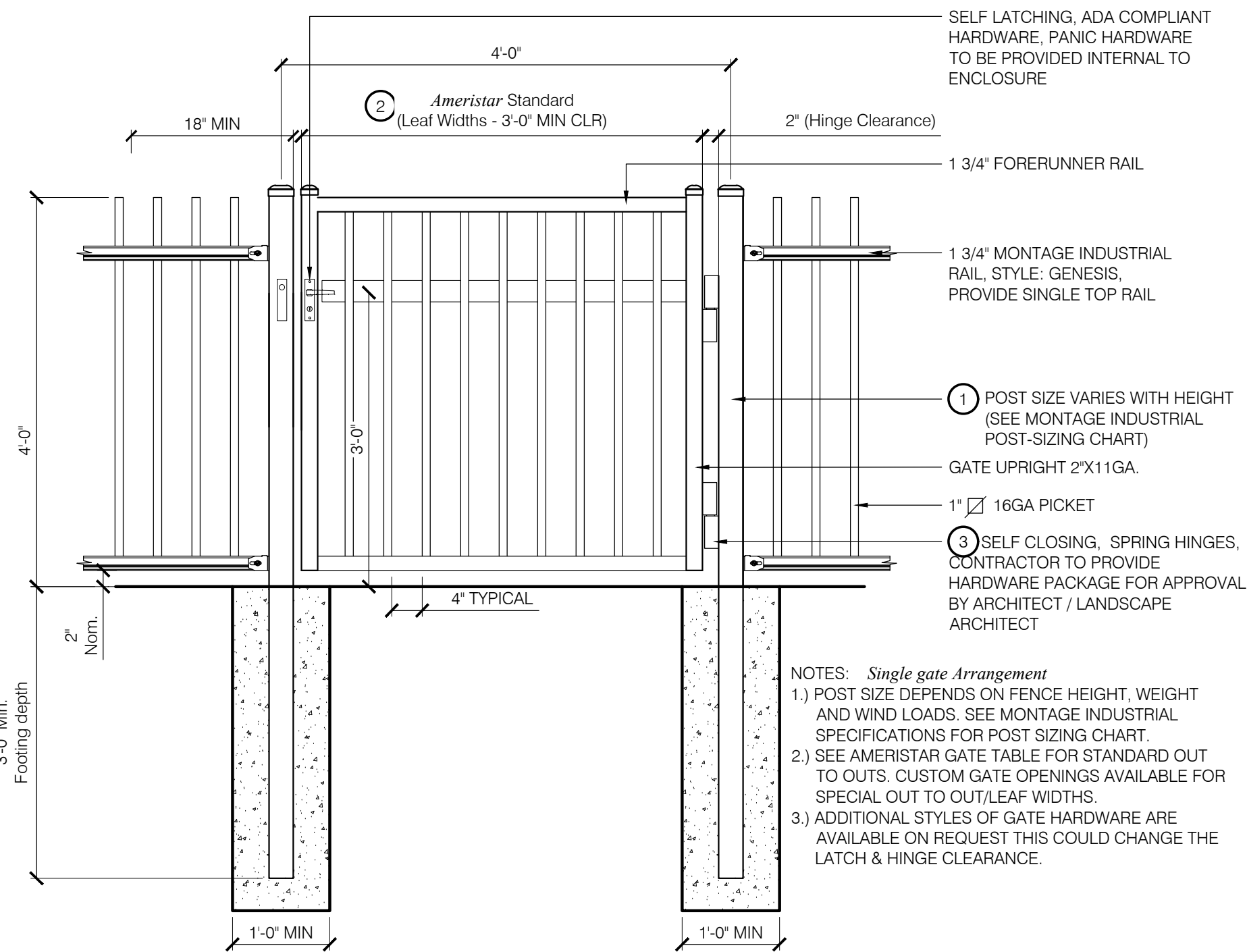
PROJECT #:
SHEET NUMBER

CD63

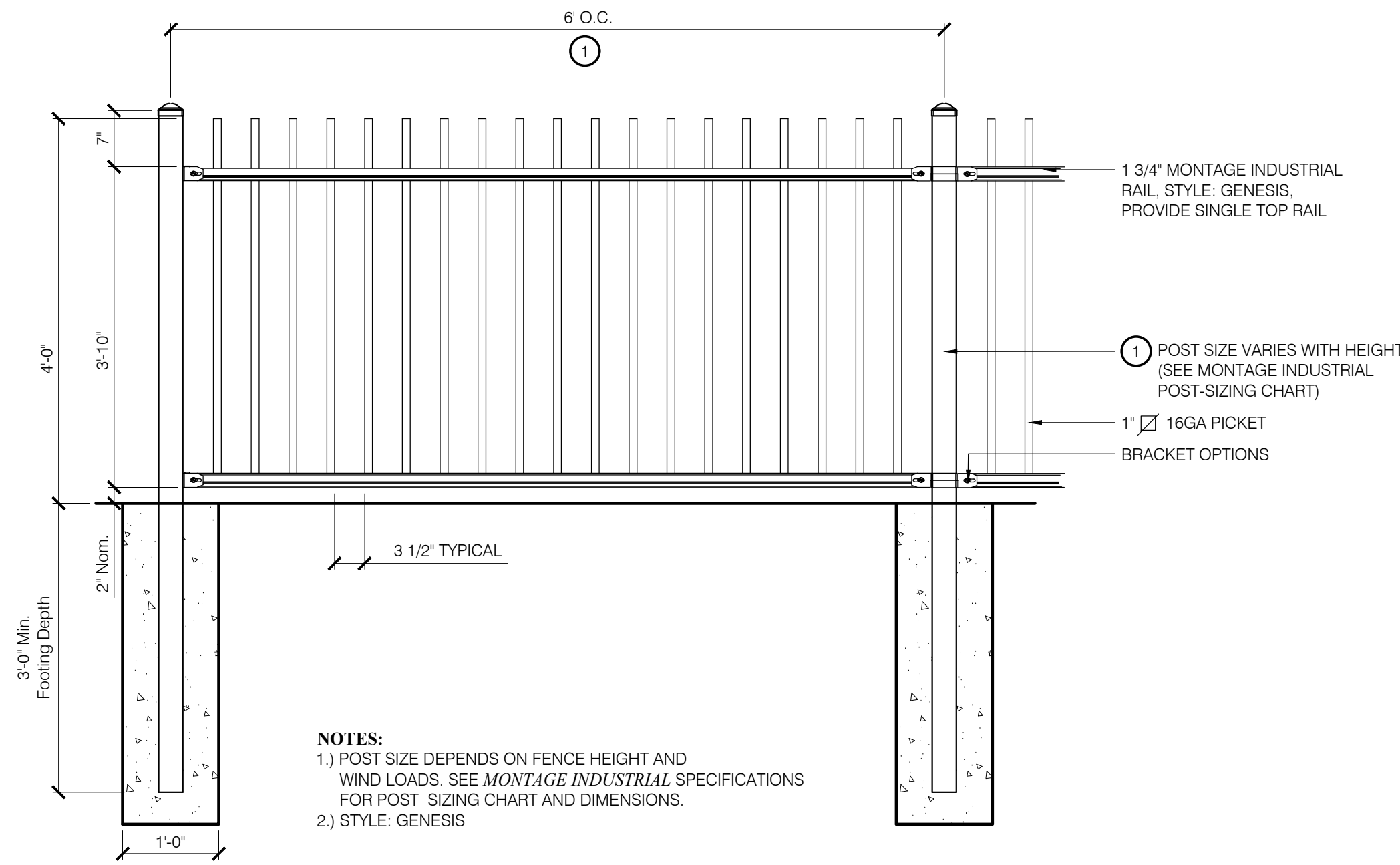
1 OF 62



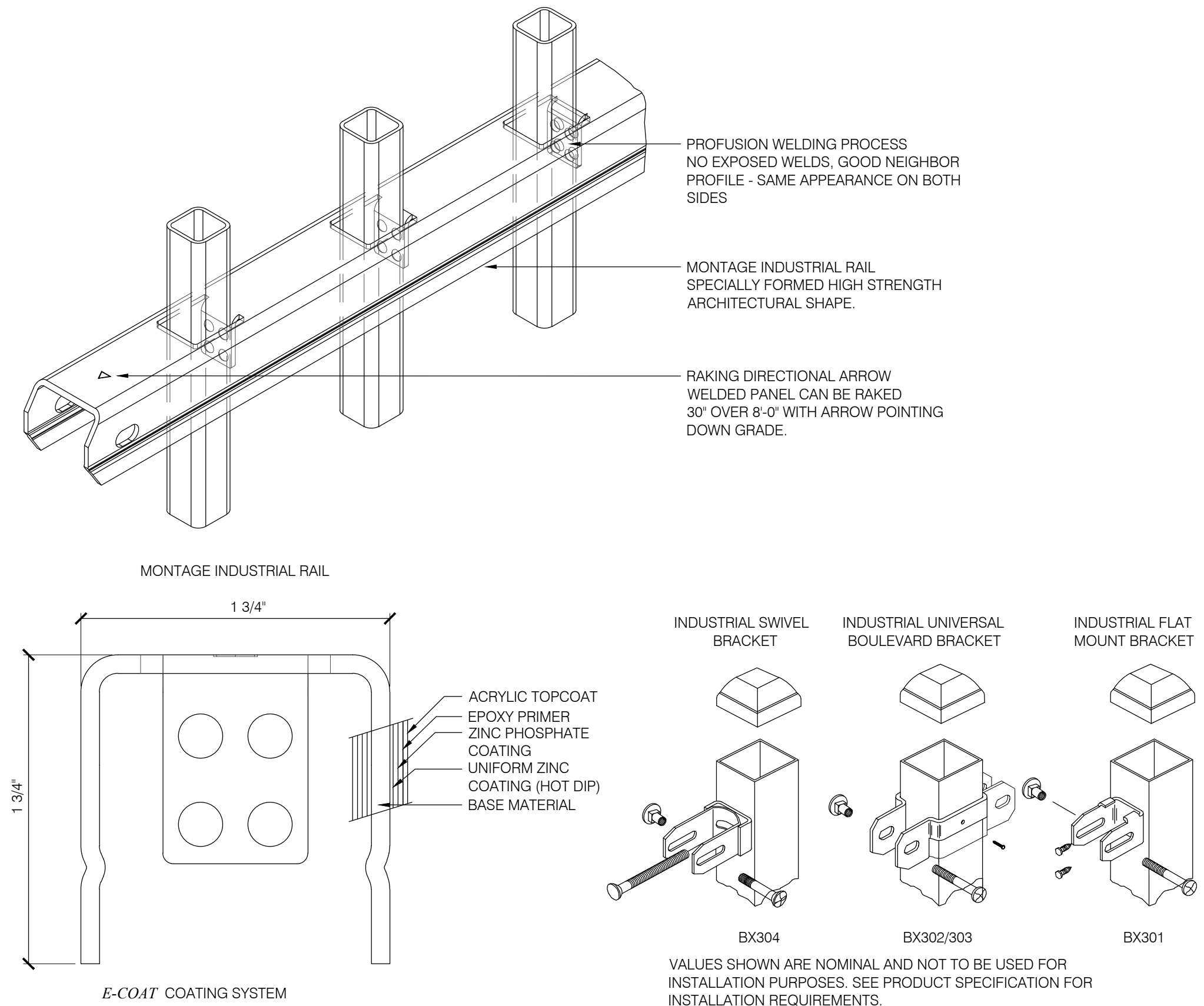
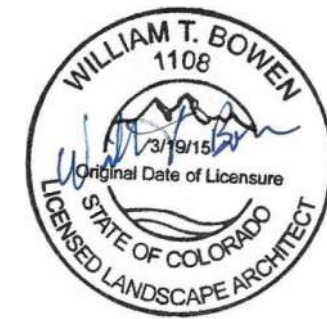
1 FENCE LAYOUT ENLARGEMENT PLAN
SCALE: 1/4" = 1'-0"



2 GATE - MONTAGE INDUSTRIAL GENESIS BY AMERISTAR FENCE
SCALE: 3/4" = 1'-0"



3 FENCE - MONTAGE INDUSTRIAL GENESIS BY AMERISTAR FENCE
SCALE: 3/4" = 1'-0"



PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION
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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR, FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
Approved By: _____
Development Services Date



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DATE	REVISION COMMENTS
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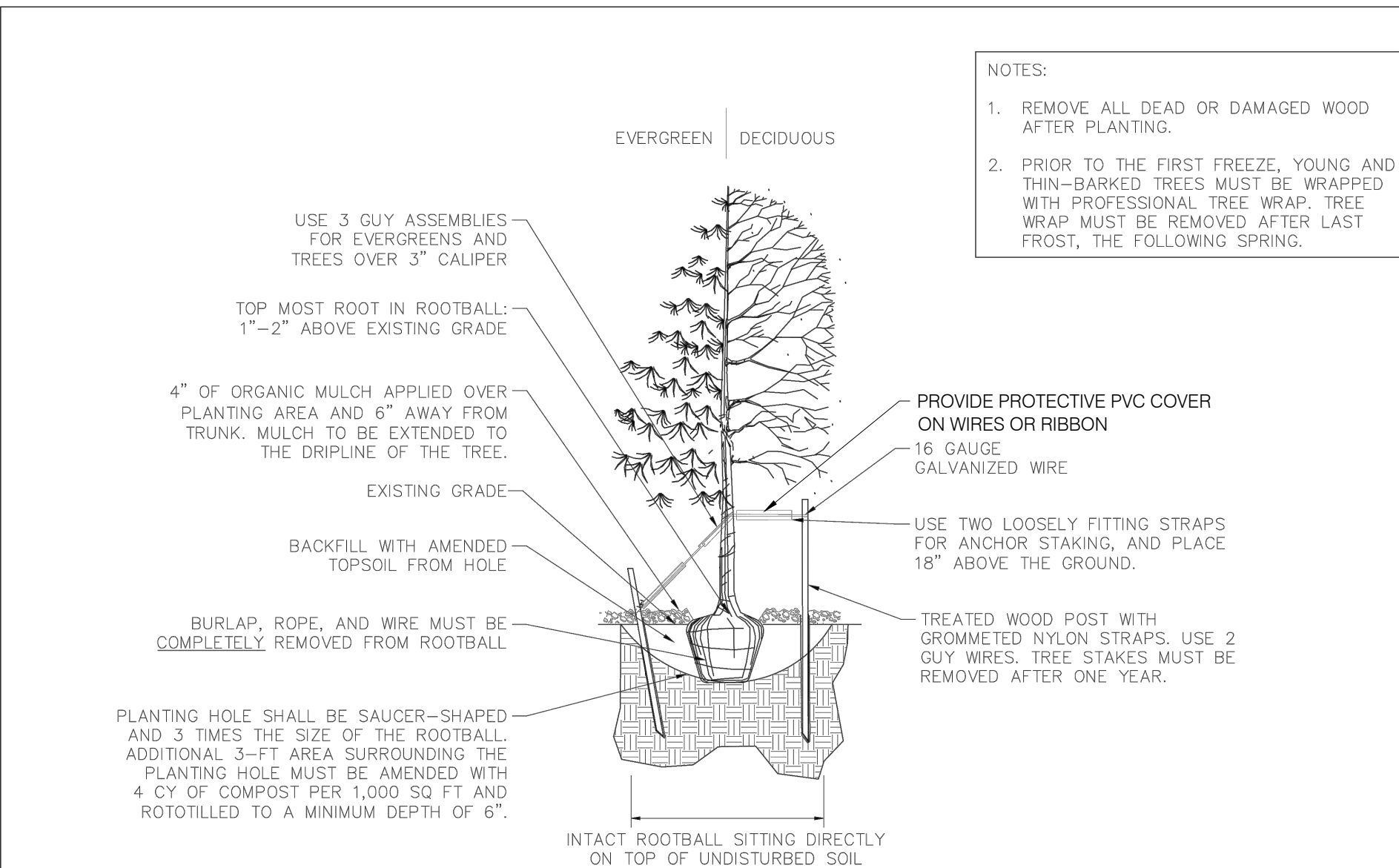
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Denver, Colorado 80203
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CASTLE ROCK SPORTS CENTER
LANDSCAPE DETAILS

PROJECT #:
SHEET NUMBER
CD65
1 OF 62

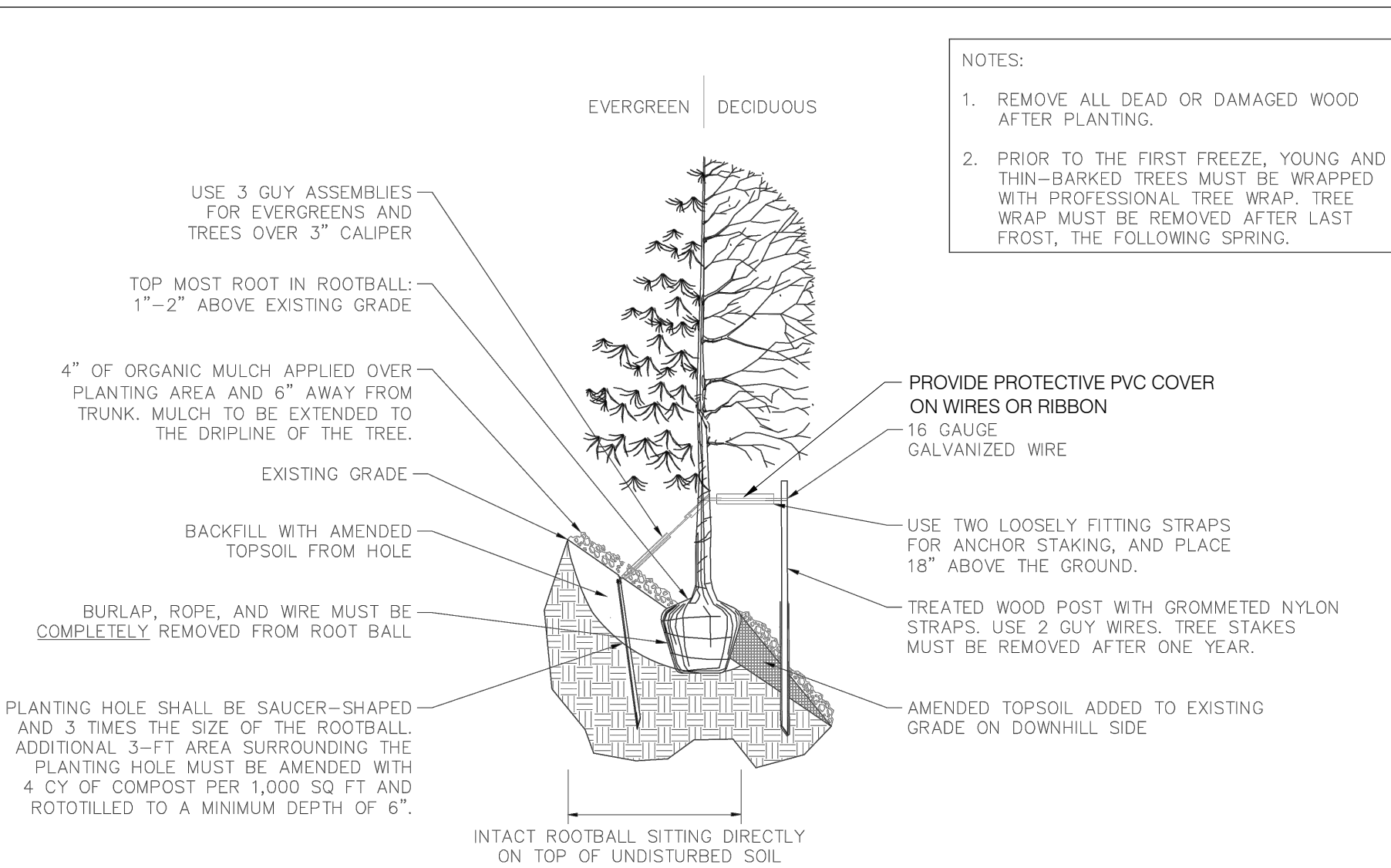
FILEPATH: \\BACK40\DESKTOP-01\TALEUTD\TS\NET\BACK40\PROJECTS\2022\22-417 BRICKYARD\B04 CAD-REV\T\BACK40\01 REC CENTER\SHEETS\SDP DOCUMENTATION\CD66 LANDSCAPE DETAILS.DWG LAYOUT: CD66 LANDSCAPE DETAILS
PLOTTED: THU 02/27/25 14:41:3P BY: NATHAN KROHN



Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2317 Development Services	TREE PLANTING	DETAIL PLAN NO. LS-1 Sheet 1 of 2
Date	Comments				
3/21	SWF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	

1 TREE PLANTING

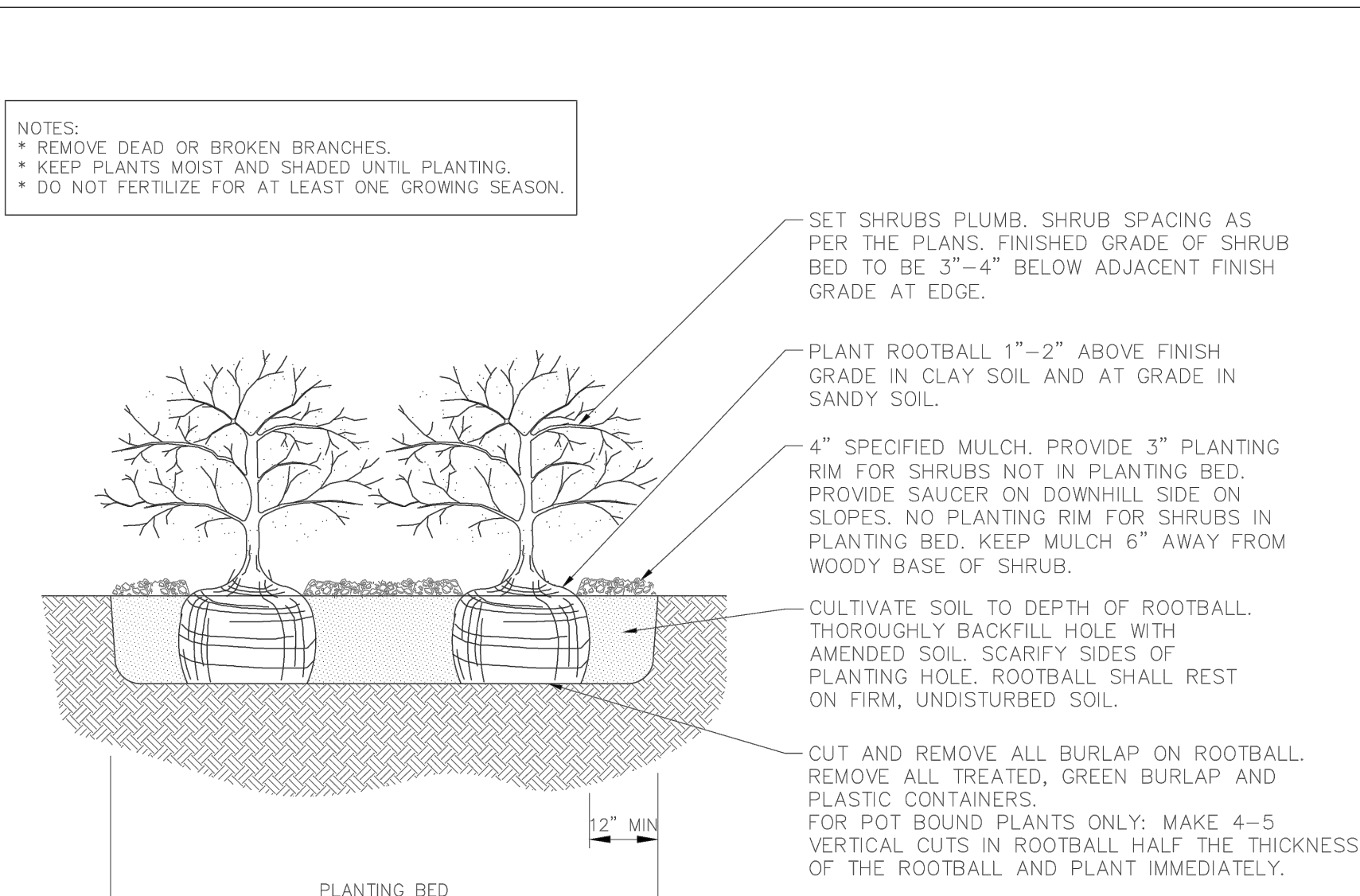
N.T.S.



Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2317 Development Services	TREE PLANTING SLOPES	DETAIL PLAN NO. LS-2 Sheet 2 of 2
Date	Comments				
3/21	SWF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	

2 TREE PLANTING SLOPES

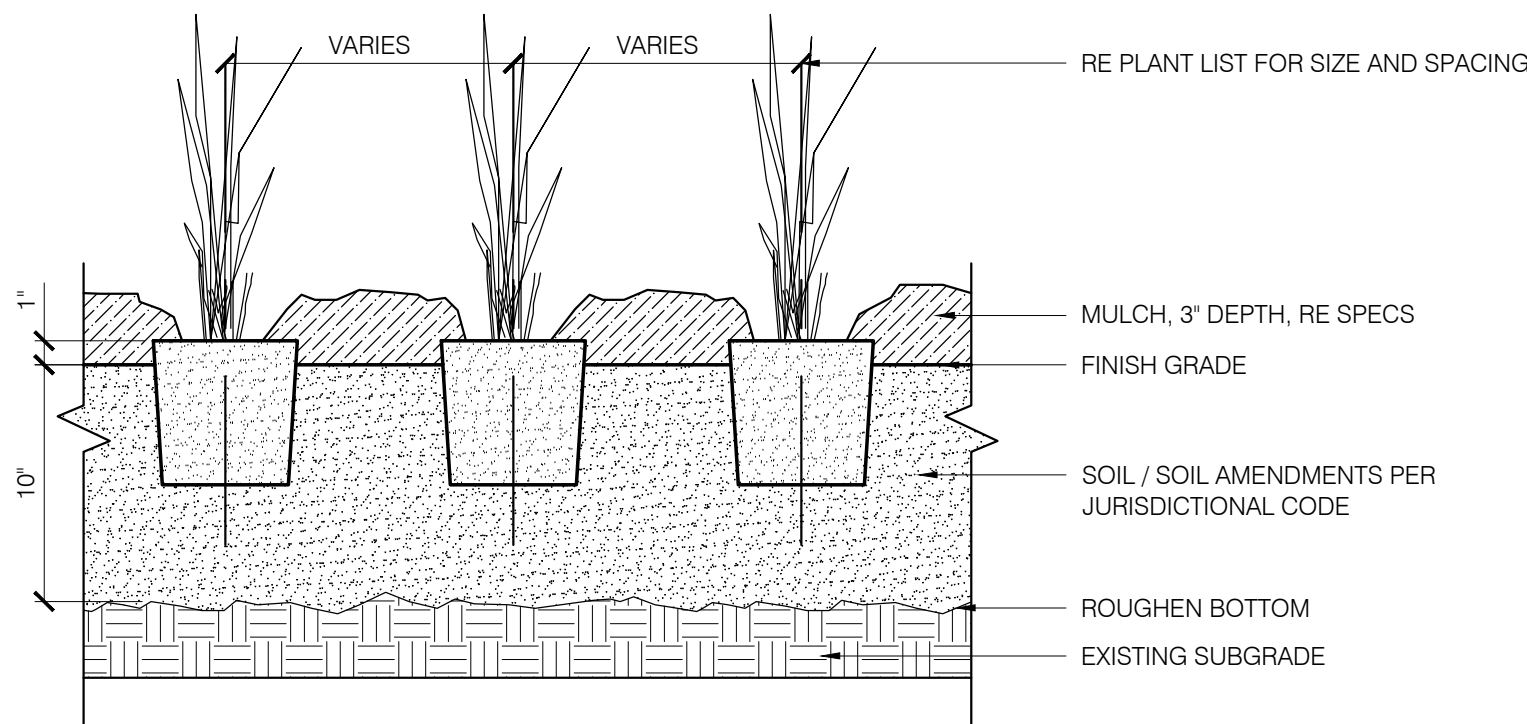
N.T.S.



Sheet Revisions			Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2317 Development Services	SHRUB PLANTING	DETAIL PLAN NO. LS-3 Sheet 1 of 1
Date	Comments				
3/21	SWF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	

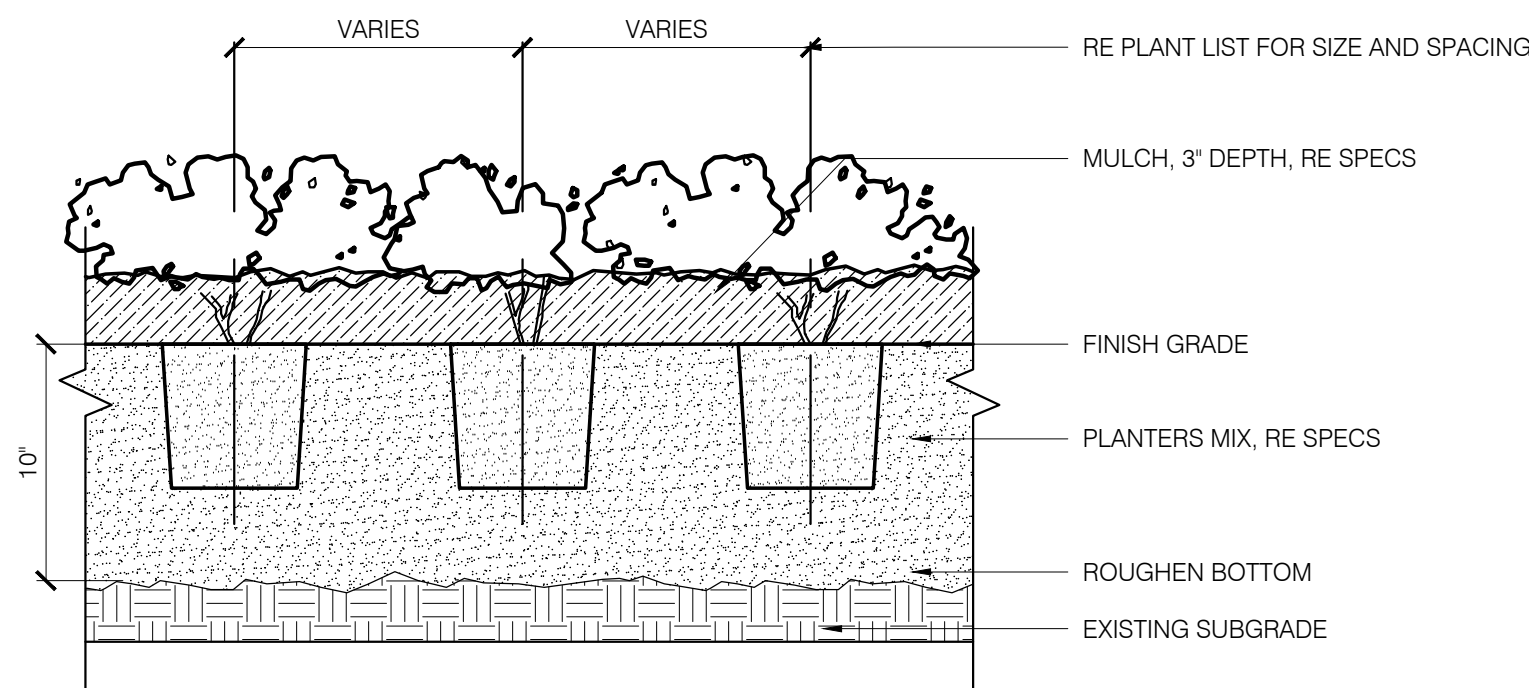
3 SHURB PLANTING

N.T.S.



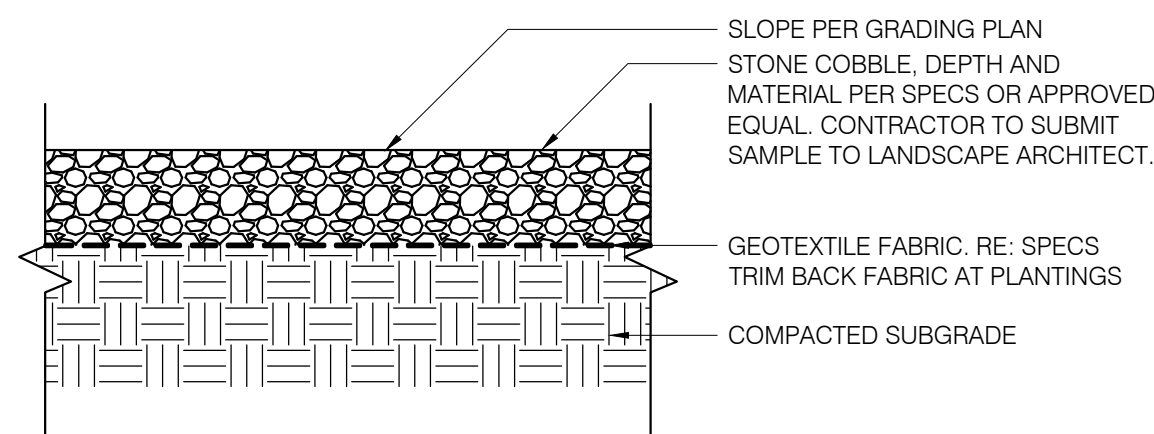
4 PERENNIAL PLANTING

SCALE: 1 1/2" = 1'-0"



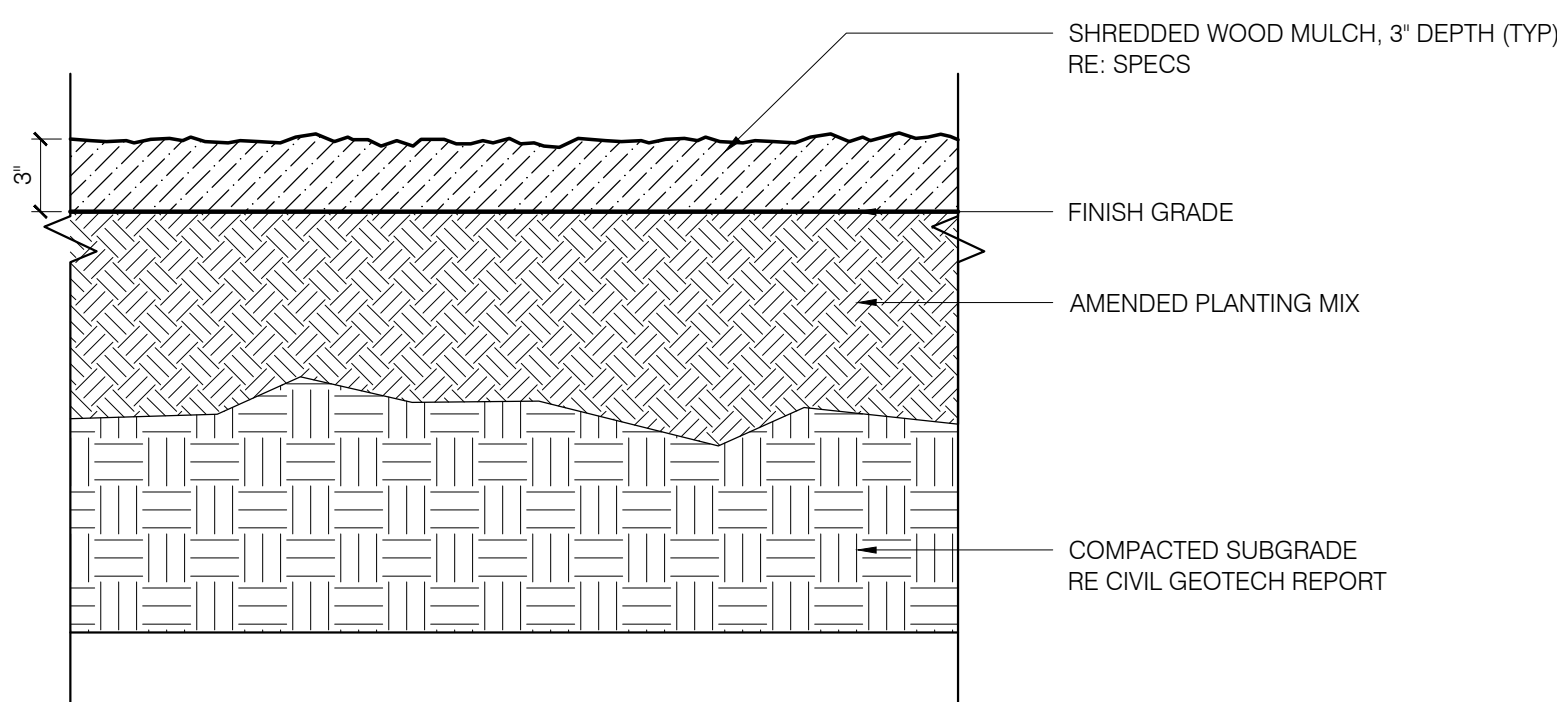
5 GROUNDCOVER PLANTING

SCALE: 1 1/2" = 1'-0"



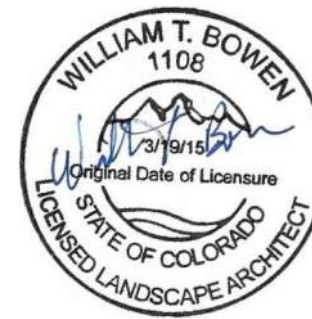
6 MULCH - TYPE 2 (ROCK)

SCALE: 1 1/2" = 1'-0"



7 MULCH - TYPE 1 (WOOD)

SCALE: 1 1/2" = 1'-0"



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WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

1/31/2025 1:37:51 PM
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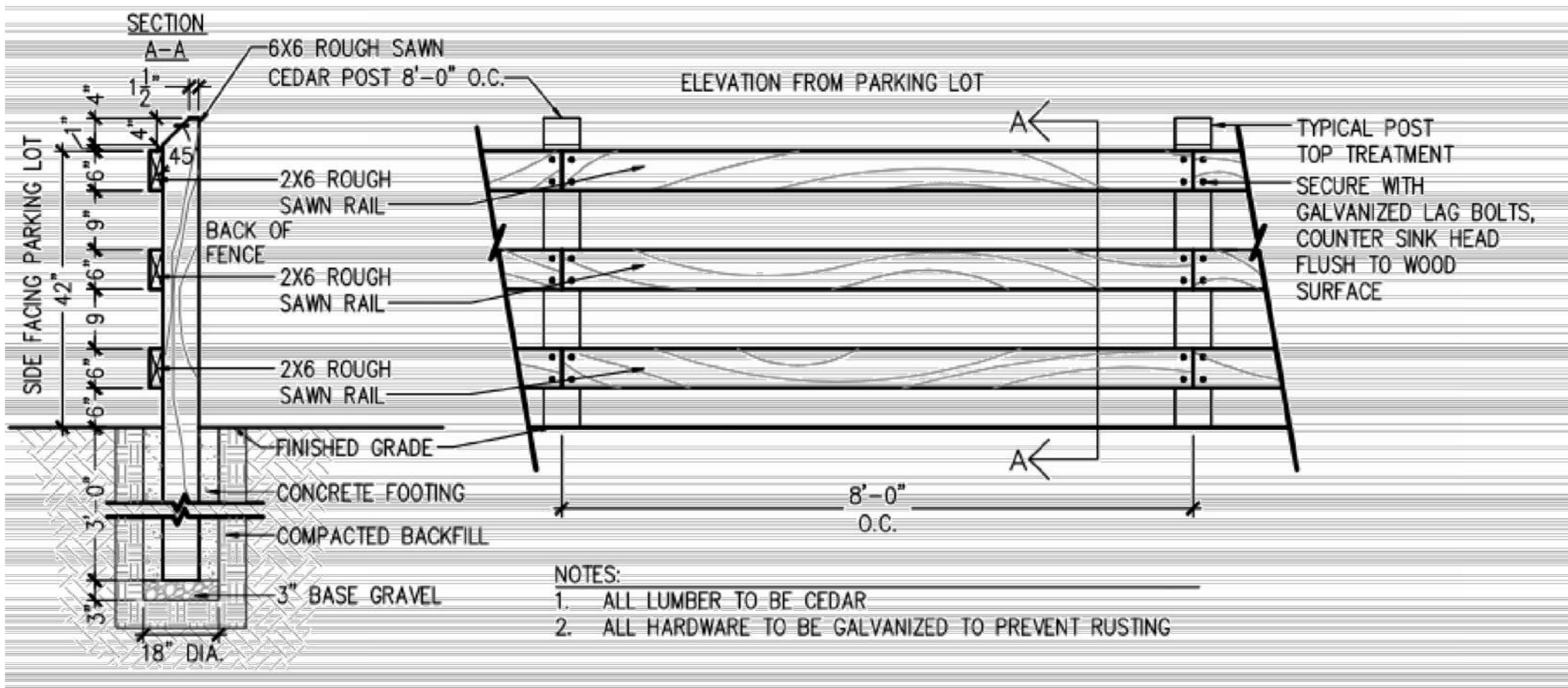


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CASTLE ROCK SPORTS CENTER
LANDSCAPE DETAILS

PROJECT #:
SHEET NUMBER
CD66
1 OF 62



ALTERNATE 5

5 DIRECTION WAYFINDING FENCE

SCALE: NTS

ALTERNATE 6

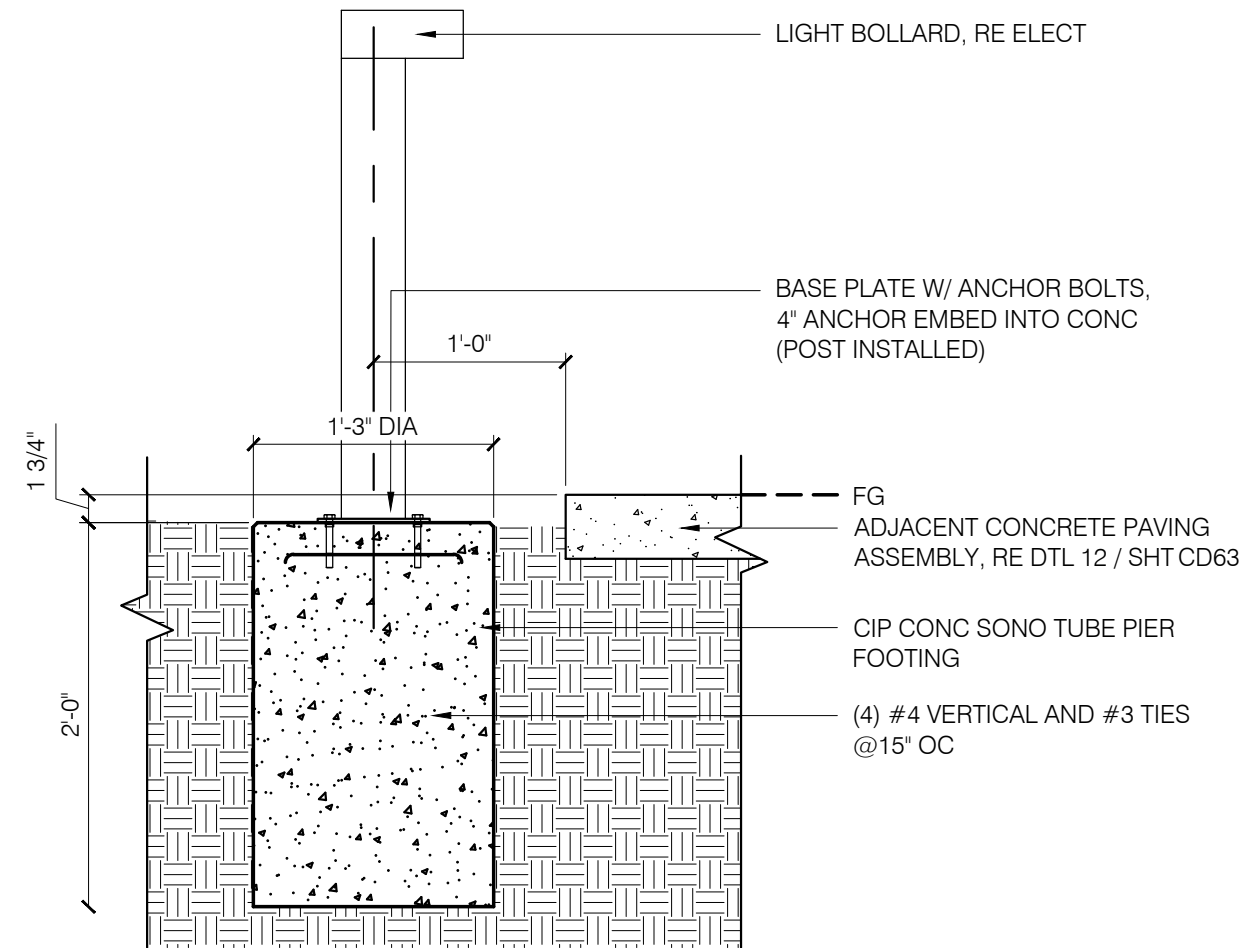
BOULDERS AT NORTH WEST ENTRY PLAZA

ALTERNATE 7

COLORLED SANDSCAPE PAVING AT SOUTH ENTRY

ALTERNATE 8

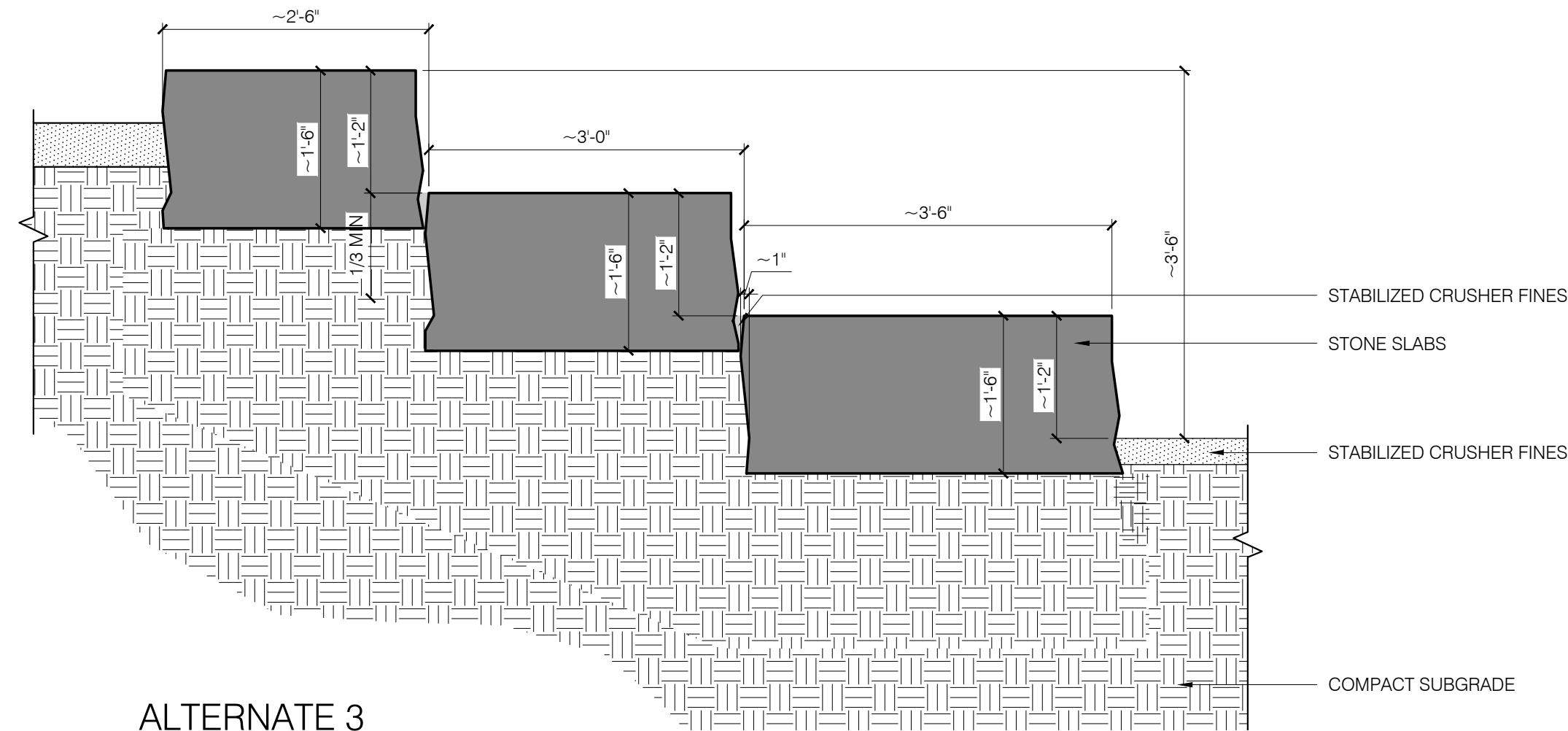
EAST CONCRETE BIKE PATH CONNECTION



ALTERNATE 1

1 BOLLARD LIGHT

SCALE: 3/4" = 1'-0"



ALTERNATE 3

3 TERRACED SLAB SEATING FEATURE

SCALE: 3/4" = 1'-0"

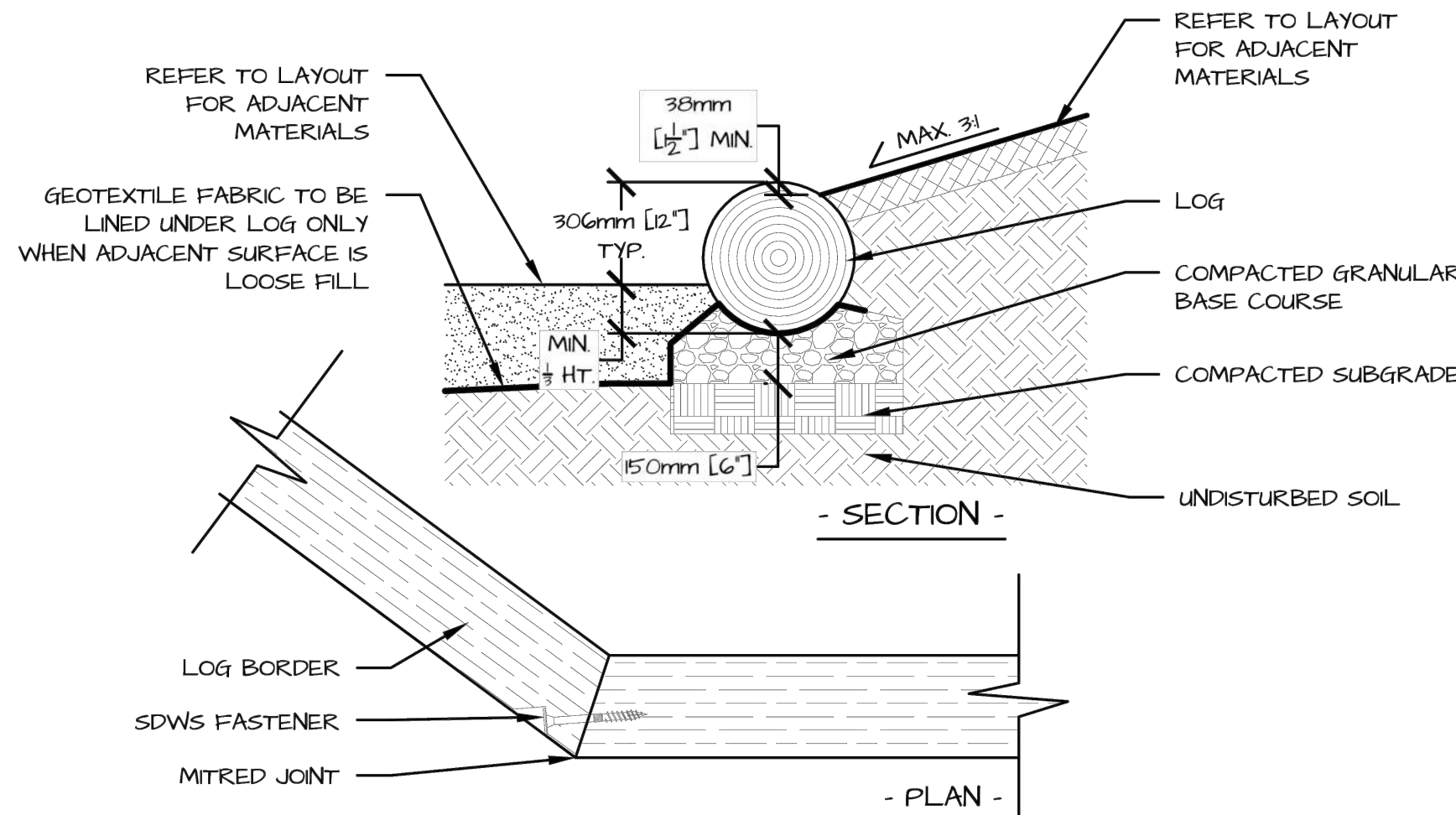
COMPONENTS

- NATURE'S INSTRUMENTS N-1PG-605-07 HORIZONTAL 450mm [18"] Ø HARDWOOD LOG BORDER. N PACKAGE INCLUDES:-
- PRE-MITRED HARDWOOD LOGS, LABELED SO THE MITRED JOINTS CAN BE MATCHED. ORDER PER LINEAR FOOT.
 - SDWS FASTENERS: x 2 PER LOG

GRANULAR BASE COURSE AND FILTER FABRIC ARE NOT SUPPLIED.

NOTES

1. TO BUILD THE HORIZONTAL LOG BORDER WITH THE CORRECT ANGLE ON THE MITRED CORNERS, A LAYOUT PLAN MUST BE SUPPLIED TO NATURE'S INSTRUMENTS WHEN PLACING THE ORDER.
 2. POSITION BORDER ACCORDING TO THE LAYOUT PLAN.
 3. SET INTO FINISHED GRADE.
 - 3.1. LOGS MUST BE PLACED SO THAT A MINIMUM OF 1/4" THE LOG'S HEIGHT IS BURIED BELOW FINISHED GRADE OF THE LOWEST SURROUNDING SURFACE.
 4. IF BORDER LOGS ARE USED TO RETAIN A LOOSE FILL MATERIAL, FILTER FABRIC IS TO BE INSTALLED UNDER THE BORDER LOG AND CONTINUE UNDER THE LOOSE FILL.
 5. GRANULAR BASE COURSE TO BE 150mm [6"] MIN DEPTH OF CRUSHED GRAVEL (OR 3/4" CLEAR GRAVEL) COMPACTED TO 98% SPDD.
 6. LINE UP MITRED JOINTS MATCHING THE LABELS ON EACH LOG. MITERS ARE TO HAVE A GAP NO LARGER THAN 15mm [1/2"].
 7. FASTEN MITRES TOGETHER WITH SDWS STRUCTURAL SCREWS IN PRE-DRILLED, COUNTERSUNK HOLES.
- FILL MATERIAL TO PREVENT ACCESS TO THE BORDER BASE OR THE TERRA-FIRMA UNDER THE LOG BORDER.
- 4.1. FILTER FABRIC TO BE NILEX 4535 NON-WOVEN GEO-TEXTILE, OR APPROVED EQUAL.



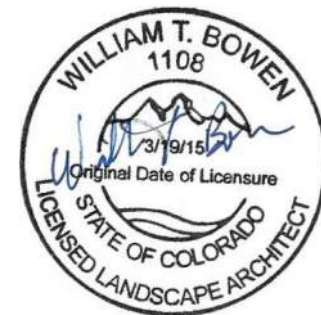
DETAIL 450mm [18"] Ø HARDWOOD LOG BORDER					
PRODUCT NUMBER	PAGE	SCALE: 0.054	DRAWN	CHECKED	PHONE NUMBER
N-1PG-605-07	1 OF 1	NTS.	RJ	SE	1-877-733-7459

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ALTERNATE 4

4 VERTICAL LOG BORDER

N.T.S.



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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108
(PLA SIGNATURE AND SEAL HERE)

1/31/2025 1:37:51 PM
DATE

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Approved By: _____

Development Services _____ Date _____



ISSUE DATE: 05-24-2024	
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01-31-2025	2ND CD SUBMITTAL
02-28-2025	TOWN SUBMITTAL



CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
ALTERNATE LANDSCAPE DETAILS

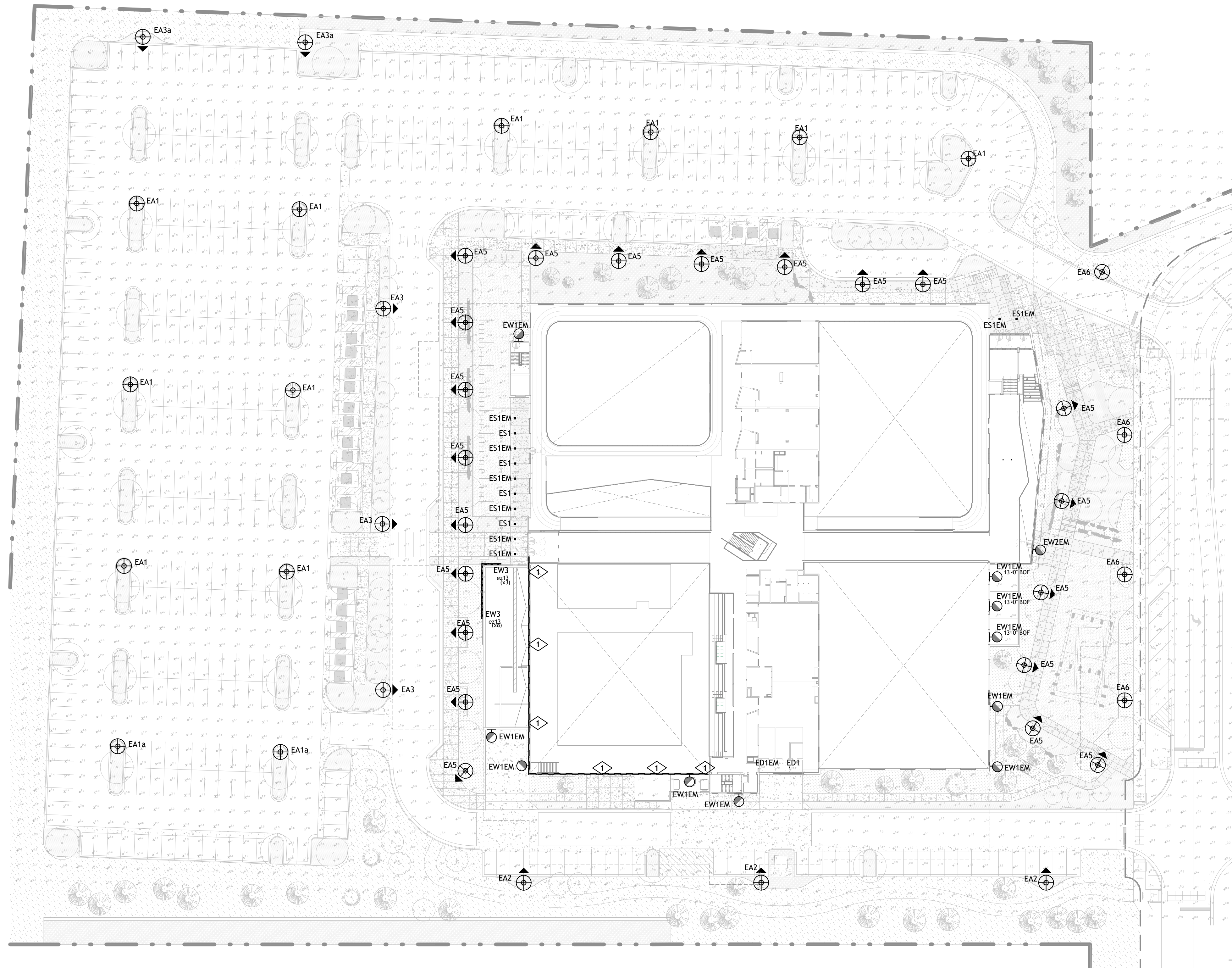
PROJECT #:
SHEET NUMBER
CD67
1 OF 62

PHOTOMETRIC GENERAL NOTES	
1.	THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.
2.	ILLUMINANCE VALUES SHOWN SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
3.	ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
4.	REFER TO LIGHTING FIXTURE SCHEDULE FOR MOUNTING HEIGHT.
5.	SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
6.	FOR ALL PARKING LOTS, MAXIMUM POLE MOUNTING HEIGHT IS LESS THAN 40-FEET ABOVE FINISHED GROUND WITH MAXIMUM 10 FOOTCANDLES. FOR ALL BUILDING MOUNTED LIGHTING, FIXTURES HAVE 3500 LM OR LESS OUTPUT. FOR ALL WALKWAY AND GENERAL SITE LIGHTING, MAXIMUM MOUNTING HEIGHT IS 25 FEET OR LESS WITH 3500 LM OUTPUT OR LESS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	1.5 fc	19.4 fc	0.0 fc	N/A	N/A
PARKING	X	1.7 fc	2.9 fc	0.3 fc	9.7:1	5.7:1

SITE SEQUENCE OF OPERATIONS

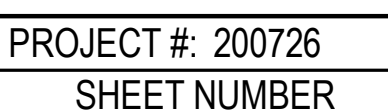
THE FOLLOWING CONTROL SEQUENCE OF OPERATIONS ARE UTILIZED IN THIS PLAN. REFER TO PLAN AND/OR ZONE/RELAY SCHEDULE FOR SPECIFIC ASSOCIATED SEQUENCE.



**HARRIS
KOCHER
SMITH**

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

CASTLE ROCK SPORTS CENTER PHOTOMETRIC LIGHTING PLAN



8 OF 70

PHOTOMETRIC LIGHTING FIXTURE SCHEDULE												
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP WATTAGE	LAMP / CCT / CRI	MAX WATTAGE	LUMEN OUTPUT	DIMMING / MIN LEVEL	MOUNTING	BOF/RFD/OFH	LIGHT LOSS FACTOR
EA1	25' TALL POST TOP PEDESTRIAN STYLE POLE, 28" WIDE POST TOP, TYPE V SQUARE MEDIUM DISTRIBUTION, LENSLESS, WITH HEAVY DUTY POLE BASE PLATE	KIM LIGHTING	UR28-96L-185-3K8-5QM-UNV-FM44-BLT-CLR-PT	277 V	185 W	LED / 3000K / 80 CRI	185 VA	22057	SWITCHING	POST TOP	25'-0" OFH	1.0
EA1a	30' TALL POST TOP PEDESTRIAN STYLE POLE, 28" WIDE POST TOP, TYPE V SQUARE MEDIUM DISTRIBUTION, LENSLESS, WITH HEAVY DUTY POLE BASE PLATE	KIM LIGHTING	UR28-96L-185-3K8-5QM-UNV-FM44-BLT-CLR-PT	277 V	185 W	LED / 3000K / 80 CRI	185 VA	22057	SWITCHING	POST TOP	30'-0" OFH	1.0
EA2	30' TALL POST TOP PEDESTRIAN STYLE POLE, 28" WIDE POST TOP, TYPE III DISTRIBUTION, LENSLESS, WITH HEAVY DUTY POLE BASE PLATE	KIM LIGHTING	UR28-96L-185-3K8-3-UNV-FM44-BLT-CLR-PT	277 V	185 W	LED / 3000K / 80 CRI	185 VA	22639	SWITCHING	POST TOP	30'-0" OFH	1.0
EA3	25' TALL POST TOP PEDESTRIAN STYLE POLE, 28" WIDE POST TOP, TYPE III DISTRIBUTION, BACK-LIGHT CONTROL, LENSLESS, WITH HEAVY DUTY POLE BASE PLATE	KIM LIGHTING	UR28-96L-155-3K8-3-UNV-FM44-BLT-BC-CLR-PT	277 V	155 W	LED / 3000K / 80 CRI	155 VA	10873	SWITCHING	POST TOP	25'-0" OFH	1.0
EA3a	30' TALL POST TOP PEDESTRIAN STYLE POLE, 28" WIDE POST TOP, TYPE III DISTRIBUTION, BACK-LIGHT CONTROL, LENSLESS, WITH HEAVY DUTY POLE BASE PLATE	KIM LIGHTING	UR28-96L-155-3K8-3-UNV-FM44-BLT-BC-CLR-PT	277 V	155 W	LED / 3000K / 80 CRI	155 VA	10873	SWITCHING	POST TOP	30'-0" OFH	1.0
EA5	14' TALL POST TOP PEDESTRIAN STYLE POLE, 20" WIDE POST TOP, TYPE III DISTRIBUTION, LENSLESS, WITH HEAVY DUTY POLE BASE PLATE	KIM LIGHTING	UR20-28L-30-3K8-3-UNV-FM5A34-BLT-HDL-PT	277 V	30 W	LED / 3000K / 80 CRI	30 VA	2917	SWITCHING	POST TOP	14'-0" OFH	1.0
EA6	20' TALL POST TOP PEDESTRIAN STYLE POLE, 28" WIDE POST TOP, TYPE V SQUARE MEDIUM DISTRIBUTION, LENSLESS, WITH HEAVY DUTY POLE BASE PLATE	KIM LIGHTING	UR28-96L-185-3K8-5QM-UNV-FM44-BLT-CLR-PT	277 V	185 W	LED / 3000K / 80 CRI	185 VA	22057	SWITCHING	POST TOP	20'-0" OFH	1.0
ED1	EXTERIOR 4" WIDE RECESSED DOWNLIGHT, WET RATED, GYP CEILING, REGRESSED HIGH EFFICIENCY LENS, 50 DEGREE BEAM SPREAD	ALPHABET	NUE4-RD-SW-10LM-35K-90-60D-HET-BK-BK-NC-UNV-DIM10	277 V	11 W	LED / 3000K / 90 CRI	11 VA	1070	0-10V TO 1%	CEILING RECESSED	0'-3.25' RFD	1.0
ED1EM	EXTERIOR 4" WIDE RECESSED DOWNLIGHT, WET RATED, GYP CEILING, REGRESSED HIGH EFFICIENCY LENS, 50 DEGREE BEAM SPREAD, WITH INTEGRAL EMERGENCY BATTERY BACKUP	ALPHABET	NUE4-RD-SW-10LM-35K-90-60D-HET-BK-BK-NC-UNV-DIM10-EM7	277 V	11 W	LED / 3000K / 90 CRI	11 VA	1070	0-10V TO 1%	CEILING RECESSED	0'-3.25" RFD	1.0
ES1	EXTERIOR 3.94" LONG, 3.74" WIDE SURFACE MOUNTED CYLINDER, IP66 WET RATED, 1700 LUMENS, 60 DEGREE BEAM SPREAD	BINA LIGHTING	A-CYL66-5-RD-20W-30K-60D-HC-BL-B-BL-10	277 V	20 W	LED / 3000K / 90 CRI	20 VA	1700	DIMMING	CEILING SURFACE	0'-3.94" OFH	1.0
ES1EM	EXTERIOR 3.94" LONG, 3.74" WIDE SURFACE MOUNTED CYLINDER, IP66 WET RATED, 1700 LUMENS, 60 DEGREE BEAM SPREAD, WITH INTEGRAL EMERGENCY BATTERY BACKUP	BINA LIGHTING	A-CYL66-5-RD-20W-30K-60D-HC-BL-B-10-EM10	277 V	20 W	LED / 3000K / 90 CRI	20 VA	1700	DIMMING	CEILING SURFACE	0'-3.94" OFH	1.0
EW1EM	EXTERIOR WALL MOUNTED SCONCE, DIRECT OPTICS, TYPE II DISTRIBUTION, TRIANGLE FASCIA, WITH INTEGRAL EMERGENCY BATTERY BACKUP	KIM LIGHTING	CY2-25-3K8-1-2-UNV-BLT-T-FPP-EM	277 V	40 W	LED / 3000K / 80 CRI	40 VA	3500	0-10V TO 10%	WALL SURFACE	8'-0" BOF UON	1.0
EW2EM	EXTERIOR MULLION MOUNTED CYLINDER WITH REMOTE EMERGENCY INVERTER BACKUP, INTEGRAL DRIVER, 30 DEGREE OPTICS, MOUNTING MODIFICATION	HK LIGHTING	FIXTURE: ZWL16-IR1-S-B-UNIV-10W-30-M-12-LVR ACCESSORY: SURFACE MOUNT BOX CB3.5 FOR MOUNTING TO MULLION	277 V	10 W	LED / 3000K / 80 CRI	10 VA	1000	ELV TO 10%	MULLION MOUNTED	BOF 0'-6" ABOVE DOOR FRAME	1.0
EW3	4" LONG WALL MOUNTED CANTILEVERED WALL WASH LINEAR, 1.13" WIDE, 6" LONG ARMS, MOUNTED END-TO-END FOR A CONTINUOUS LOOK	INSIGHT LIGHTING	ESX-LO-30K-DL-EA-6-48-DIM-TBL-ILV-HCRI	277 V	17 W	LED / 3000K / 90 CRI	17 VA	1610	0-10V	SCREEN SURFACE	9'-0" BOF UON	1.0

PHOTOMETRIC LIGHTING SEQUENCE OF OPERATION						
CONTROL SEQUENCE	ON	OFF	SENSOR TYPE	TIME OUT	DIMMING	NOTES
ET1	TIMECLOCK AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET, TIMECLOCK AUTOMATIC ON AT 6AM	TIMECLOCK AUTOMATIC OFF 30 MINUTES AFTER SUNRISE, OFF AFTER MIDNIGHT	NONE	N/A	DIMMING	

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APPROVAL

Approved By: _____

Development Services

Date



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CHECKED BY: MS, KM, AW, JM, LK
DRAWN BY: CW, JF

ISSUE DATE: 11-08-2024

DATE	Per Sheet	REVISION COMMENTS
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CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
PHOTOMETRIC LIGHTING PLAN



PROJECT #: 200726
SHEET NUMBER

CD69

69 OF 70

KIMLIGHTING®

UR28 - Post Top
ARCHITECTURAL AREA/SITE

FEATURES

- 28" size in post top, pole and wall mount
- High performance optics up to 35,000 delivered lumens
- Elegant form factor
- Diffusion lens for low glare comfort
- UL/cUL listed for wet locations, IP66 and 4G/15G vibration rated



CONTROL TECHNOLOGY
LIGHTING CONTROLS LIGHTGRID®

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS

- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional future finish optical surfaces will not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish.

LENSES

- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10



RELATED PRODUCTS

Ouro Large Arm Mount Ouro Small Post Top Ouro Small Arm Mount

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a 50% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiping: No. 18AWM rated 105°C, wet rating.

LENSES

CONSTRUCTION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

KEY DATA	
Lumen Range	1877 - 3740
Wattage Range	55 - 35
Efficacy Range (LPW)	103 - 140
Reported Life (Hours)	170,000,000
Weight	56 lbs. - 25.4 Kg
EPA	1759

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KL_UR28pt_top_R06

KIMLIGHTING®

UR20 - Post Top
ARCHITECTURAL AREA/SITE

FEATURES

- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/15G vibration rated



CONTROL TECHNOLOGY
LIGHTING CONTROLS LIGHTGRID®

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- All external fasteners are stainless steel.
- Cover is secured to Lens frame by the latch and hinge.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional future finish optical surfaces will not exceed BUG ratings of the standard white finish.

LENSES

- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

KEY DATA	
Lumen Range	2694 - 16874
Wattage Range	25 - 150
Efficacy Range (LPW)	95 - 133
Reported Life (Hours)	170,000,000
Weight	35 lbs. - 15.8 Kg
EPA	0.628

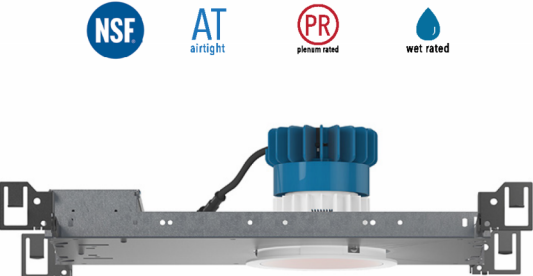
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alphabet
NU essentials

4" Round & Square Downlight Standard White



FEATURES

- Economical choice for budget projects
- Thermally optimized for LED longevity
- Fully casted assembly
- 30" - 80" optical beam control
- Reradiating material consists of 60-80% post-consumer recycled fiber

LED

- >90 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs
- >80 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs
- >80 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs
- >80 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs

DIMMING AND CONTROLS

- >80 CRI Flicker free 0-10V dimming to 1%
- >80 CRI Flicker free 0-10V dimming to 1%
- >80 CRI Flicker free 0-10V dimming to 1%

LISTING

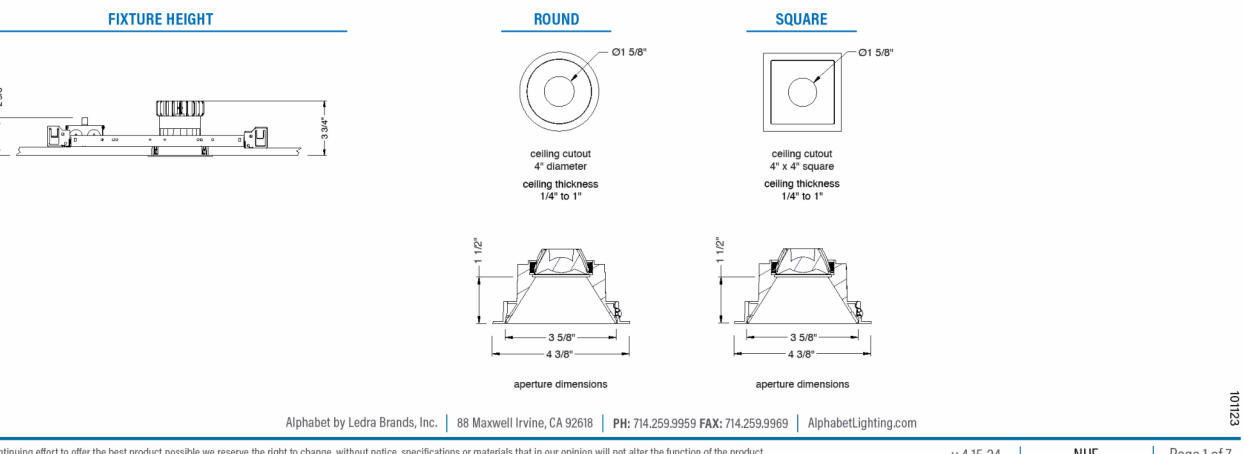
- >80 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs
- >80 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs
- >80 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs

CONSTRUCTION

- Aluminum trim and bezel
- Electrocoat II 6-gal cold-rolled steel construction
- >80 CRI Flicker free 0-10V dimming to 1%

ELECTRICAL

- >90 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs
- >90 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs
- >90 CRI; 500M - 2-step MacAdam Ellipse, Lumen Maintenance > 65,000 hrs



Adapted by Leda Brands, Inc. | 80 Brandel Drive, CA 92009 | P/N: 74.230.0055 RAL 74.230.0055 | Registered: lighting.com

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KIMLIGHTING®

CY2
ARCHITECTURAL AREA/SITE

FEATURES

- Integral Battery Backup Option
- 302" Light Distribution
- RGBW or Basic White Luminous Front Option
- Multiple Fascia Options and Finishes
- 4G Vibration Tested



CONTROL TECHNOLOGY
LIGHTING CONTROLS LIGHTGRID®

SPECIFICATIONS

CONSTRUCTION

- Main housing shroud is made of fabricated 5052-H32 aluminum alloy
- Housing mounting interface has a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Bracketry and hardware are stainless steel
- Luminaire finish consists of a five stage pretreatment regimen with a polymer primer sealant, oven dry off, and top coated with a thermoset super TGC polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Optical lenses are clear injection molded PMMA acrylic
- Optical array is recessed in order to shield each LED optic across the length of the aperture
- Optical array is sealed for IP66 rating
- Secondary lens is impact resistant 5/32" tempered glass

INSTALLATION

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates

LENSES

- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

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KL_CY2_wall_R02

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.

DESIGNED BY: CW, JF
CHECKED BY: MS, KM, AM, JW, LK
DRAWN BY: CW, JF

ISSUE DATE: 11-08-2024

DATE: Per Sheet REVISION COMMENTS
01-31-2025 2ND CD SUBMITTAL



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CONFLUENCE COMPANIES, LLC

CASTLE ROCK SPORTS CENTER
PHOTOMETRIC CUTSHEETS



PROJECT #: 200726

SHEET NUMBER

CD70

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