

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

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 ON-SITE AT ALL TIMES.

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

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

9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED 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. 0306Q DATED 03-16-2016.

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

21. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL 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.

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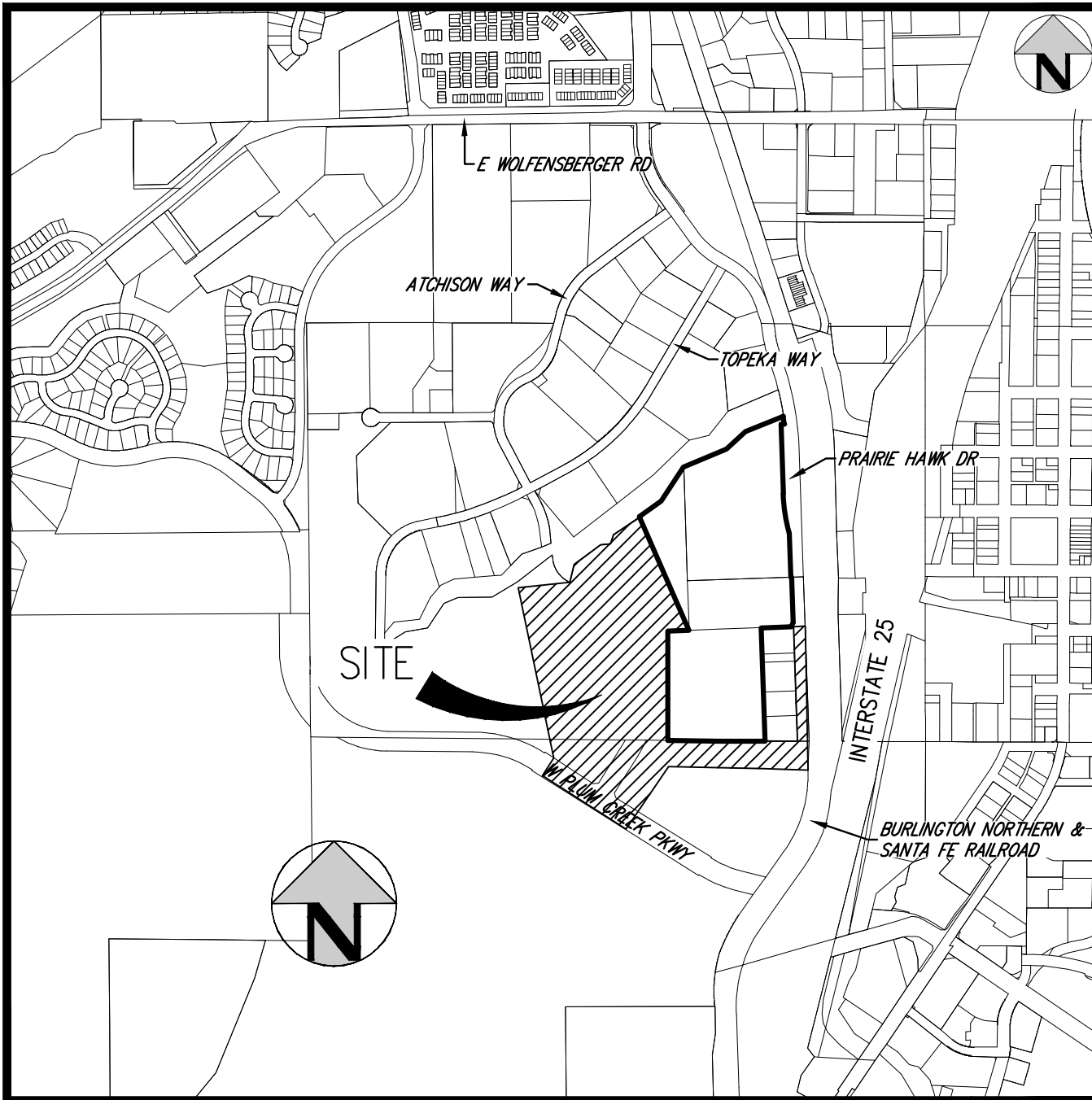
POC: JOHN O'ROURKE
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PUBLIC IMPROVEMENT CONSTRUCTION PLANS THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS (PHASE IB)

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 10 AND THE
NORTHWEST 1/4 OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0040

APPROVED VARIANCES		
TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

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



VICINITY MAP

SCALE: 1" = 1000'

SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- TYPICAL ROADWAY SECTIONS
- OVERALL SITE PLAN
- OVERALL UTILITY PLAN
- DEMOLITION PLAN
- PAVING PLAN
- PAVING PLAN
- PAVING PLAN
- GRADING PLAN
- GRADING PLAN
- GRADING PLAN
- GRADING PLAN
- GRADING PLAN
- GRADING PLAN
- GRADING PLAN
- PRAXIS ST PLAN & PROFILE
- PRAXIS ST PLAN & PROFILE
- PRAXIS ST PLAN & PROFILE
- PLUMB CREEK PKWY TURN LANE PLAN & PROFILE
- PLUMB CREEK PKWY CROSS SECTIONS
- DETAILED GRADING PLAN
- DETAILED GRADING PLAN
- SIGNAGE & STRIPING PLAN - PLUMB CREEK PKWY
- SIGNAGE & STRIPING PLAN - PRAXIS ST
- SIGNAGE & STRIPING PLAN - PRAXIS ST
- TRAFFIC SIGNAL PLAN
- ROADWAY DETAILS
- STORM LINE OS-A & OS-B PLAN & PROFILE
- STORM LINE OS-D PLAN & PROFILE
- STORM LINE OS-E (UPSTREAM) PLAN & PROFILE
- STORM LINE OS-E (DOWNSTREAM) PLAN & PROFILE
- STORM LINE OS-J PLAN & PROFILE
- PRAIRIE HAWK DRIVE CULVERT EXTENSION
- NORTH OFFSITE DETENTION POND PLAN
- NORTH OFFSITE DETENTION POND DETAILS
- SOUTH OFFSITE DETENTION POND PLAN & DETAILS
- SANITARY LINE OS-A PLAN & PROFILE
- WATER LINE PLAN & PROFILE
- WATER LINE PLAN & PROFILE
- WATER LINE PLAN & PROFILE
- STORM SEWER DETAILS
- STORM SEWER DETAILS
- SANITARY SEWER DETAILS
- WATER DETAILS
- WATER DETAILS
- WATER DETAILS
- WATER DETAILS
- LANDSCAPE PLANS - PREPARED BY WENK ASSOCIATES
- OVERALL LANDSCAPE PLAN & PLANT SCHEDULE
- SOILS PLAN
- LANDSCAPE PLAN ENLARGEMENT
- LANDSCAPE PLAN ENLARGEMENT
- LANDSCAPE PLAN ENLARGEMENT
- LANDSCAPE PLAN ENLARGEMENT
- LANDSCAPE DETAILS AND NOTES
- IRRIGATION SCHEDULE AND NOTES
- IRRIGATION OVERALL PLAN
- IRRIGATION PLAN
- IRRIGATION PLAN
- IRRIGATION PLAN
- IRRIGATION PLAN
- IRRIGATION DETAILS
- IRRIGATION DETAILS
- IRRIGATION DETAILS
- IRRIGATION DETAILS AND CHARTS

ABBREVIATIONS

AC	ACRE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BK	BOOK
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BW	BOTTOM OF WALL (FG)
CF	CUBIC FEET
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CR	CASTLE ROCK
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DTL	DETAIL
E	EAST, EASTING
ELEC	ELECTRIC
ELEV	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET
FUTR	FUTURE
HC	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
IN	INCH
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
OH	OVERHEAD
OHE	OVERHEAD ELECTRIC
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RET	RETAINING
ROW	RIGHT-OF-WAY
RR	RAILROAD
SAN	SANITARY
SDD&TCM	STORM DRAINAGE DESIGN & TECHNICAL CRITERIA MANUAL
STD	STANDARD
STM	STORM
SW	SIDEWALK
TBC	TOPIBACK OF CURB
UGE	UNDERGROUND ELECTRIC
WAT	WATER

LEGAL DESCRIPTION

A PORTION OF LOT 2, BLOCK 7 CITADEL STATION FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.

ADDITIONALLY, UNPLATTED PARCELS OF LAND IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PM IN DOUGLAS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 10, A 2 1/2" ALUMINUM CAP (LS 6935), THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, NORTH 89°27'29" WEST, A DISTANCE OF 587.50 FEET TO THE TRUE POINT OF BEGINNING;

- THENCE ALONG SAID NORTH 89°27'29" WEST, A DISTANCE OF 725.68 FEET;
- THENCE ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DISTANCE OF 214.59 FEET, SAID CURVE HAS A RADIUS OF 864.50 FEET, A CENTRAL ANGLE OF 141°31'19", AND A DISTANCE OF 214.04 FEET.
- THENCE NORTH 32°14'41" EAST, A DISTANCE OF 6 FEET.
- THENCE SOUTH 57°45'19" EAST, A DISTANCE OF 380.82 FEET;
- THENCE NORTH 53°29'12" EAST, A DISTANCE OF 274.89 FEET
- THENCE NORTH 32°14'41" EAST, A DISTANCE OF 53.16 FEET TO THE TRUE POINT OF BEGINNING, SAID CURVE HAS A RADIUS OF 790 FEET A CENTRAL ANGLE OF 351°20", AND A LONG CHORD THAT BEARS NORTH 301°01'01" EAST, A DISTANCE OF 53.15 FEET

PARCEL 3: BEGINNING AT THE EAST ONE-QUARTER CORNER OF SECTION 10 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S89°46'24"E ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 11, A DISTANCE OF 572.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BNSF RAILWAY.

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE:

N75°34'21"W, A DISTANCE OF 170.82 FEET TO A POINT OF CURVATURE;
ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.50 FEET, A CENTRAL ANGLE OF 11°54'30", A DISTANCE OF 138.32 FEET TO A POINT ON THE LAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10;
CONTINUING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.50 FEET, A CENTRAL ANGLE OF 5°54'34", A DISTANCE OF 68.64 FEET TO A POINT ON A RADIAL LINE: N321°44'22"E ALONG A RADIAL LINE, A DISTANCE OF 6 FEET;
N57°45'18"W, A DISTANCE OF 709.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE HAWK DRIVE RECORDED AT RECEPTION NO. 2008054850;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE:

N75°34'21"W, A DISTANCE OF 170.82 FEET TO A POINT OF CURVATURE;
ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.50 FEET, A CENTRAL ANGLE OF 11°54'30", A DISTANCE OF 138.32 FEET TO A POINT ON THE LAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10;
CONTINUING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.50 FEET, A CENTRAL ANGLE OF 5°54'34", A DISTANCE OF 68.64 FEET TO A POINT ON A RADIAL LINE: N321°44'22"E ALONG A RADIAL LINE, A DISTANCE OF 6 FEET;
N57°45'18"W, A DISTANCE OF 709.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE HAWK DRIVE RECORDED AT RECEPTION NO. 2008054850;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE:

N18°59'49"W, A DISTANCE OF 32.16 FEET;
N321°44'22"W A DISTANCE OF 275.60 FEET TO A POINT OF CURVATURE; ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 910 FEET, A CENTRAL ANGLE OF 7°46'48", A DISTANCE OF 123.56 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10;

THENCE S89°27'29"E ALONG THE SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 10; A DISTANCE OF 454.26 FEET TO THE POINT OF BEGINNING.

COUNTY OF DOUGLAS, STATE OF COLORADO.

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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

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

PROFESSIONAL ENGINEER CERTIFICATION

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

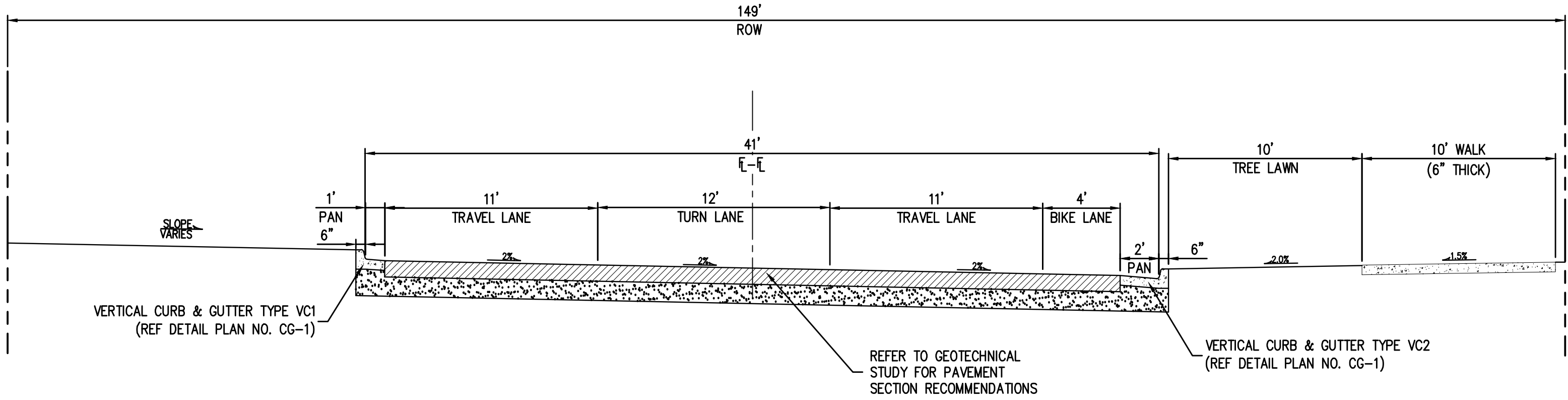
JOHN D O'ROURKE, P.E. #43327	DATE
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	
Development Services	Date



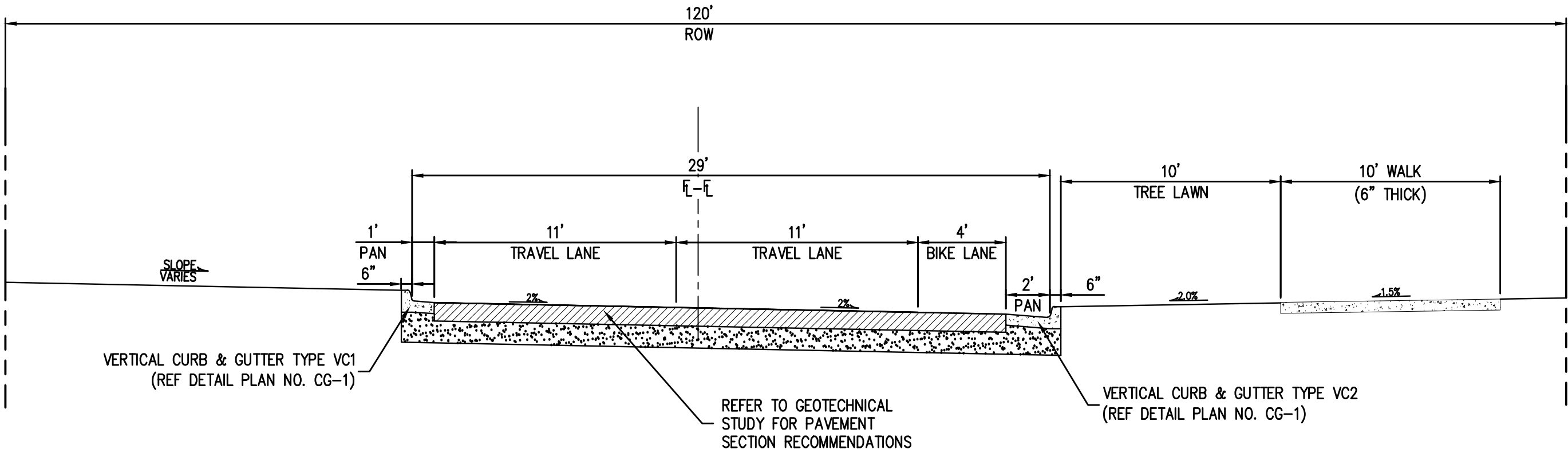
Know what's below.
Call before you dig.

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

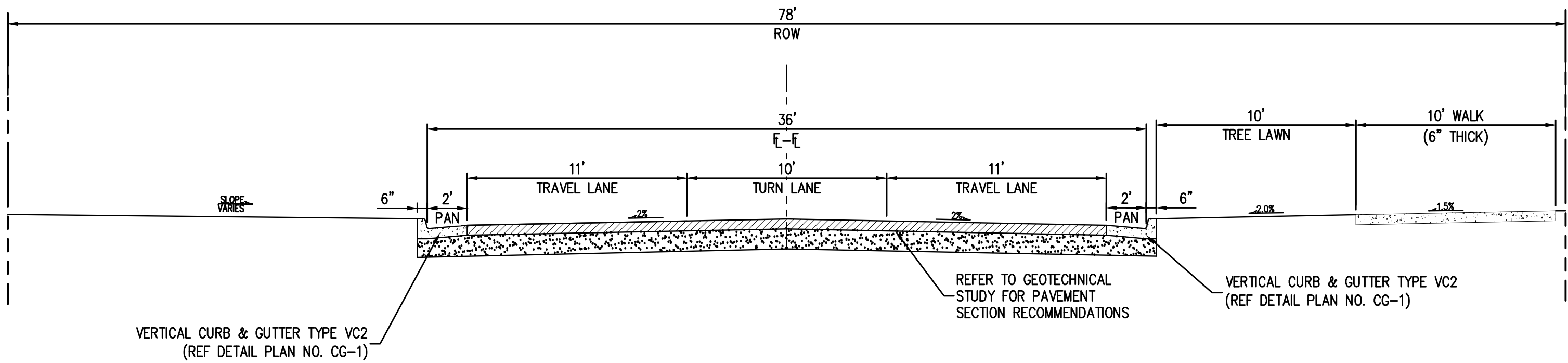
FILE PATH: P:\2020\20726\ENGINEERING\ROADWAY\PRAXIS\CD - OVERALL ROADWAY PLANNING LAYOUT.LAYOUT2
DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL
PLOTTED: THU 03/13/25 1:54:10P BY: LIBBEY ENDERSBEE



PRAXIS STREET 149' ROW
TYPICAL 38' STREET SECTION
(LOOKING NORTH)
SCALE: 1" = 5'



PRAXIS STREET 120' ROW
TYPICAL 26' STREET SECTION
(LOOKING NORTH)
SCALE: 1" = 5'



PRAXIS STREET 78' ROW
TYPICAL 32' STREET SECTION
(LOOKING EAST)
SCALE: 1" = 5'

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

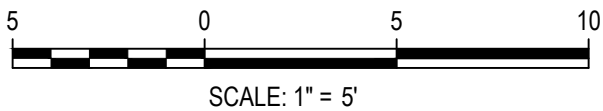
PROFESSIONAL ENGINEER CERTIFICATION
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PRELIMINARY
NOT FOR
CONSTRUCTION

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 Date



Know what's below.
Call before you dig.



DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

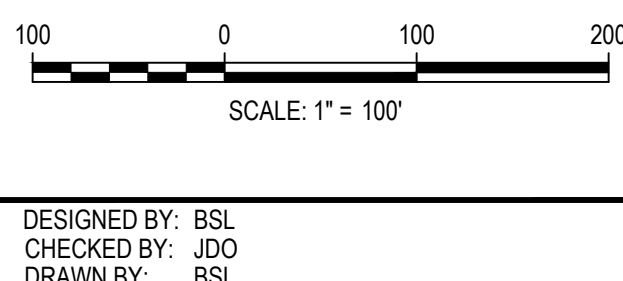
ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS

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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
TYPICAL ROADWAY SECTIONS

PROJECT #: 200726
SHEET NUMBER
3
3 OF 66



ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



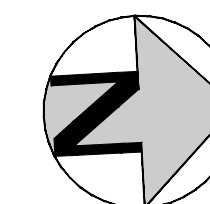
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
OVERALL SITE PLAN

PROJECT #: 200726
SHEET NUMBER

△

4 OF 66



LEGEND

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

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 FOOTING 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

DAT

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

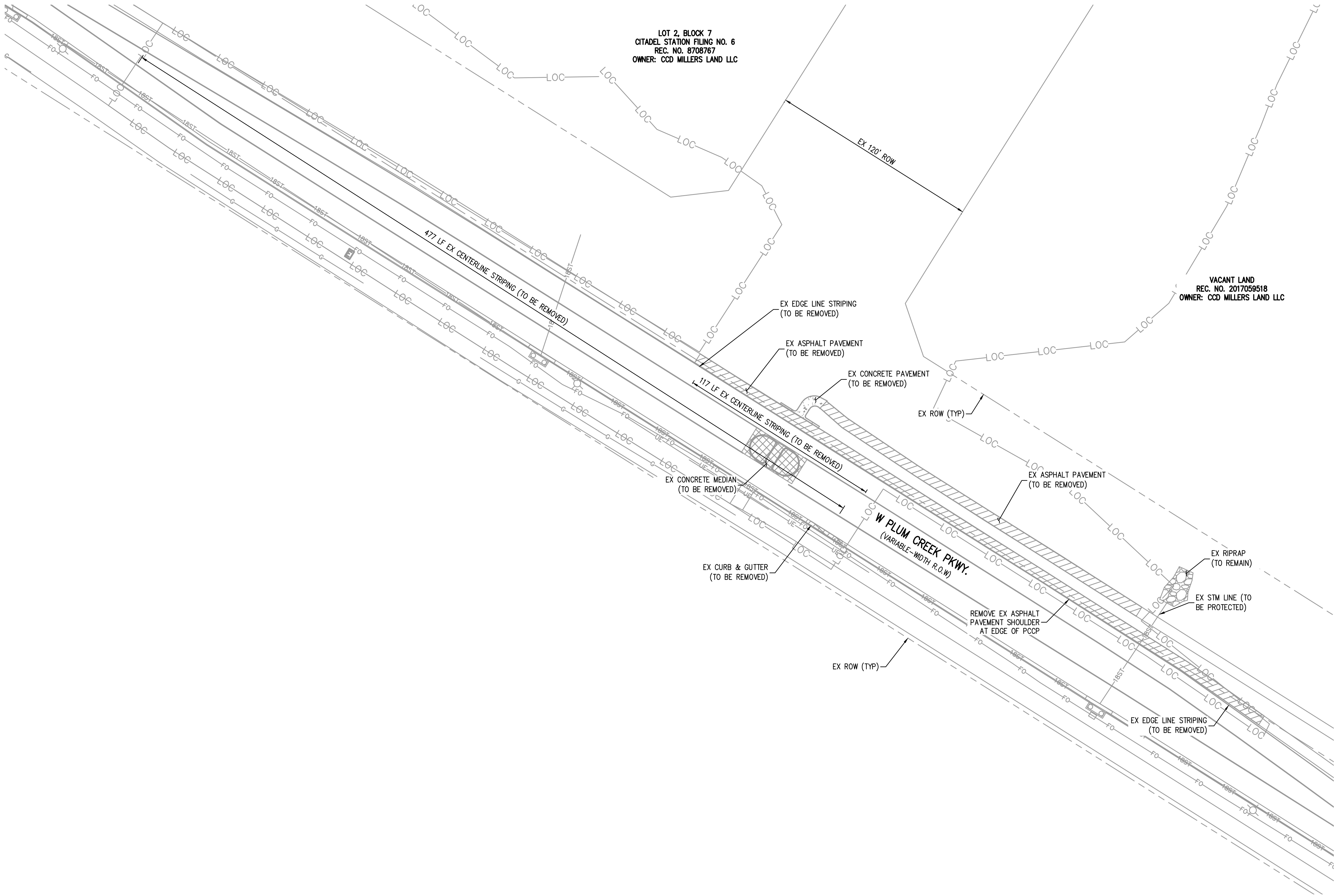
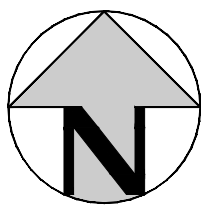
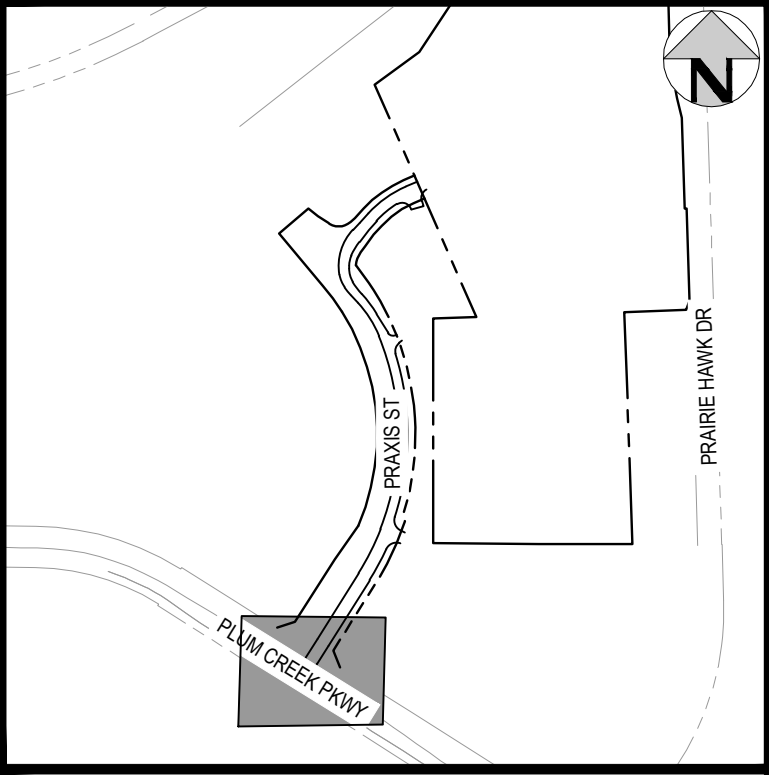
Development Services

Date _____

5 OF 66

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

FILES: P:\2020\2027\26\ENGINEERING\ROADWAY\PRAXIS\CD - DEMOLITION PLAN\DWG LAYOUT\T_LAYOUT1.dwg
DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL
PLOTTED: THU 03/13/25 1:54:51P BY: LIBBEY ENDERSBEE



KEY MAP
SCALE: 1" = 600'

NOTES:

1. THE LIMITS OF DEMOLITION SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE INTENDED TO GIVE THE CONTRACTOR A GENERAL EXPECTATION OF WHAT MAY/MAY NOT NEED TO BE REMOVED AND DEMOLISHED PRIOR TO CONSTRUCTION. THE LIMITS AND AMOUNT OF DEMOLITION MAY NEED TO BE ADJUSTED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS OF CONSTRUCTION. THE EXTENT OF DEMOLITION SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. EXISTING UTILITY MANHOLES/RIMS/BOXES/STRUCTURES/ETC. CALLED OUT TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER TO DETERMINE THE REQUIREMENTS FOR ADJUSTING EXISTING PULL BOXES/MANHOLES/STRUCTURES/ETC.

LEGEND:

- DEMOLISH RAISED MEDIAN
- DEMOLISH ASPHALT PAVEMENT
- LIMITS OF CONSTRUCTION

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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PROFESSIONAL ENGINEER CERTIFICATION

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PRELIMINARY
NOT FOR
CONSTRUCTION

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

DATE

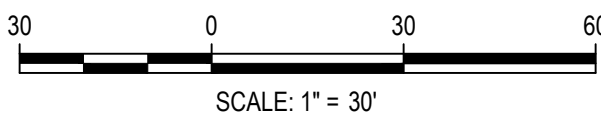
TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services

Date



DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
DEMOLITION PLAN

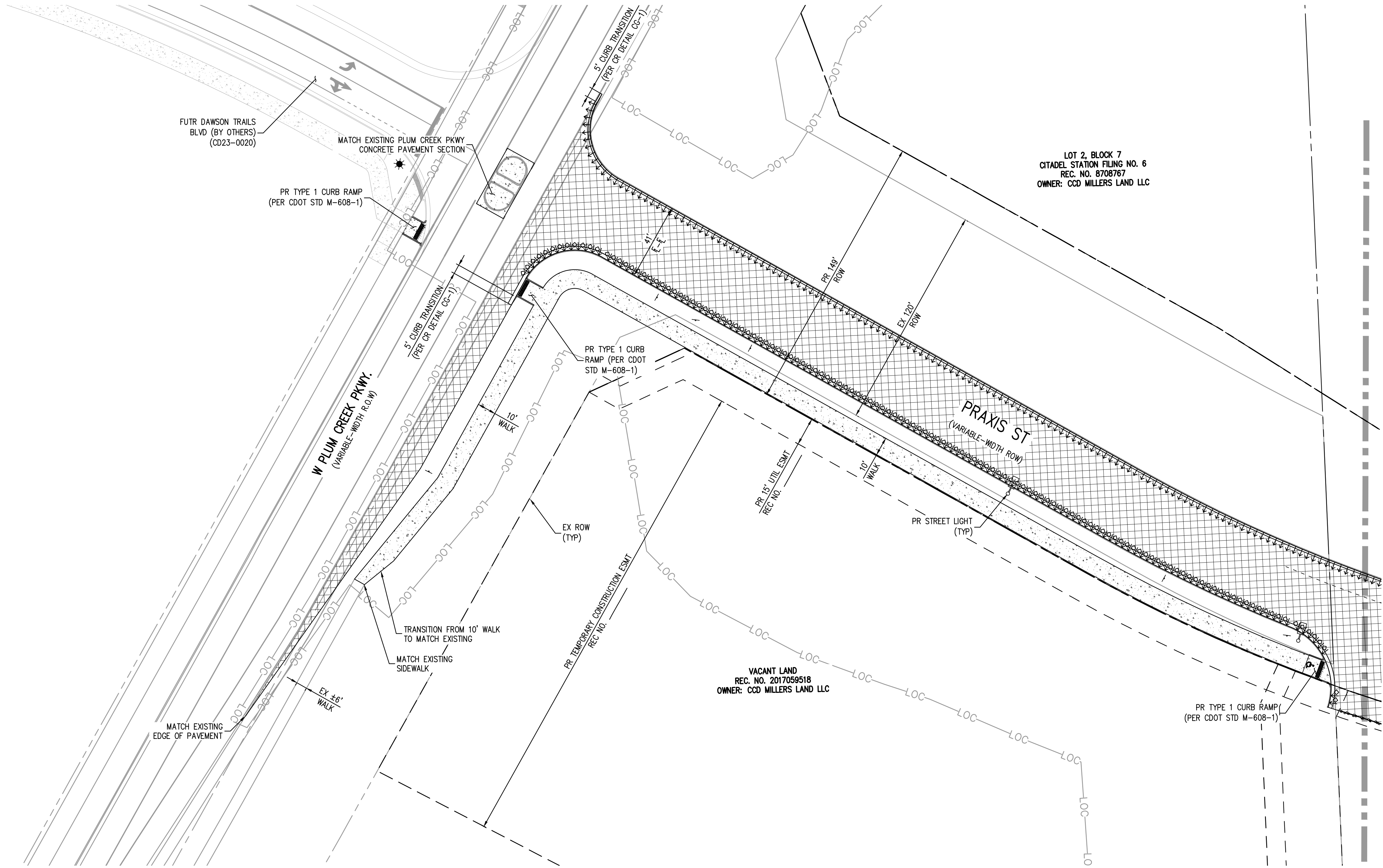
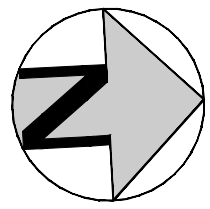
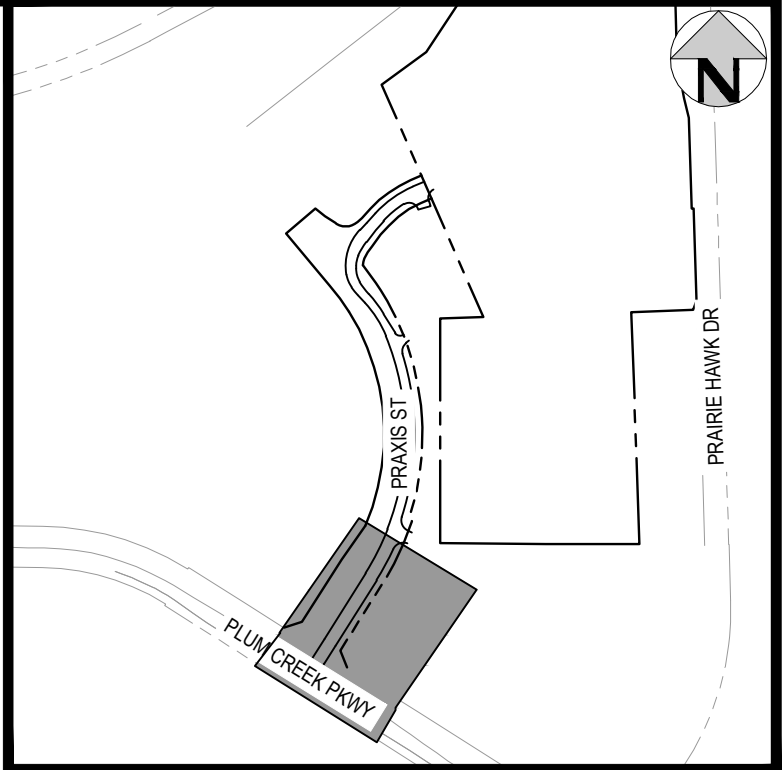
PROJECT #: 200726
SHEET NUMBER

6

6 OF 66

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

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PLOT: 03-13-2025 1:58:02P BY: LIBBEY ENDERSBEE



KEY MAP
SCALE: 1" = 600'

LEGEND:

- PROPOSED FULL-DEPTH ASPHALT SURFACE
- PROPOSED PORTLAND CEMENT CONCRETE
- PROPOSED CURB & GUTTER TYPE VC2 (DRAINING TOWARDS CURB)
- PROPOSED CURB & GUTTER TYPE VC1 (DRAINING AWAY FROM CURB)
- LIMITS OF CONSTRUCTION

TOTAL PAVEMENT AREAS
ASPHALT: 59,830 SF
CONCRETE: 24,350 SF

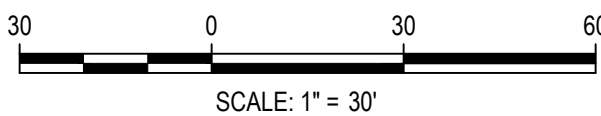
VERTICAL DATUM
NGS POINT G 23, BEING A STANDARD BENCHMARK DISK IN TOP OF CONCRETE POST, ELEVATION = 6231.61 NAVD88

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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:	Date
Development Services	Date



DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



**HARRIS
KOCHER
SMITH**

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

CONFLUENCE COMPANIES, LLC

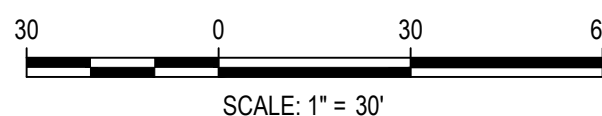
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PAVING PLAN

PROJECT #: 200726
SHEET NUMBER

7



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ISSUE DATE: 12-06-2024

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03-13-2025	PER TOWN COMMENTS



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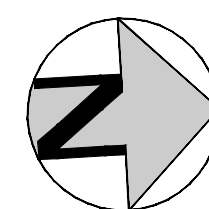
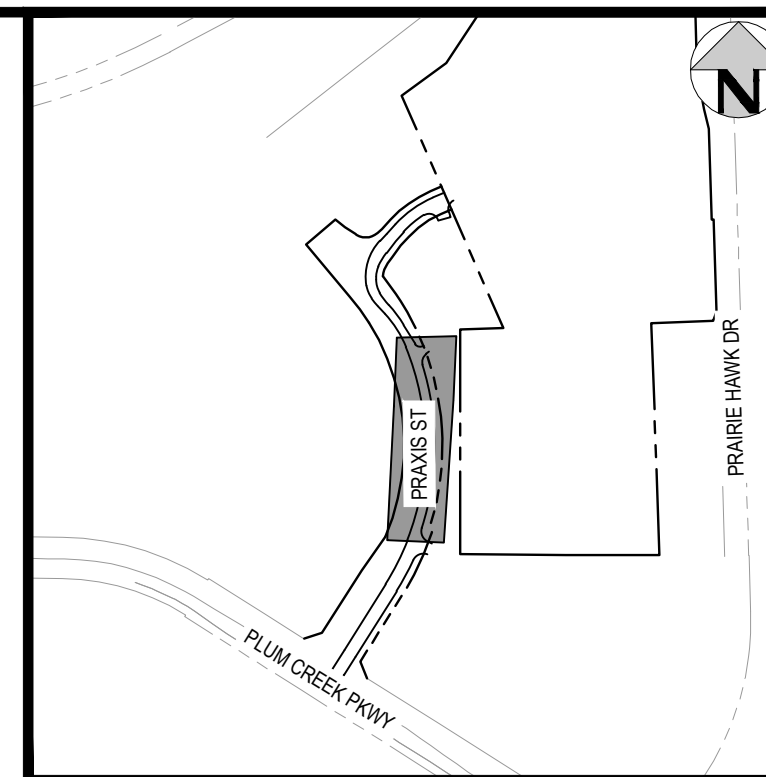
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PAVING PLAN

PROJECT #:	200726
SHEET NUMBER	

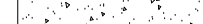
8

8 OF 66



KEY MAP
SCALE: 1" = 600'

LEGEND:

- | | |
|---|---|
|  | PROPOSED FULL-DEPTH ASPHALT SURFACE |
|  | PROPOSED PORTLAND CEMENT CONCRETE |
|  | PROPOSED CURB & GUTTER TYPE VC2 (DRAINING TOWARDS CURB) |
|  | PROPOSED CURB & GUTTER TYPE VC1 (DRAINING AWAY FROM CURB) |
|  | LIMITS OF CONSTRUCTION |

TOTAL PAVEMENT AREAS

ASPHALT: 59,830 SF
CONCRETE: 24,350 SF

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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PROFESSIONAL ENGINEER CERTIFICATION

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DATE _____

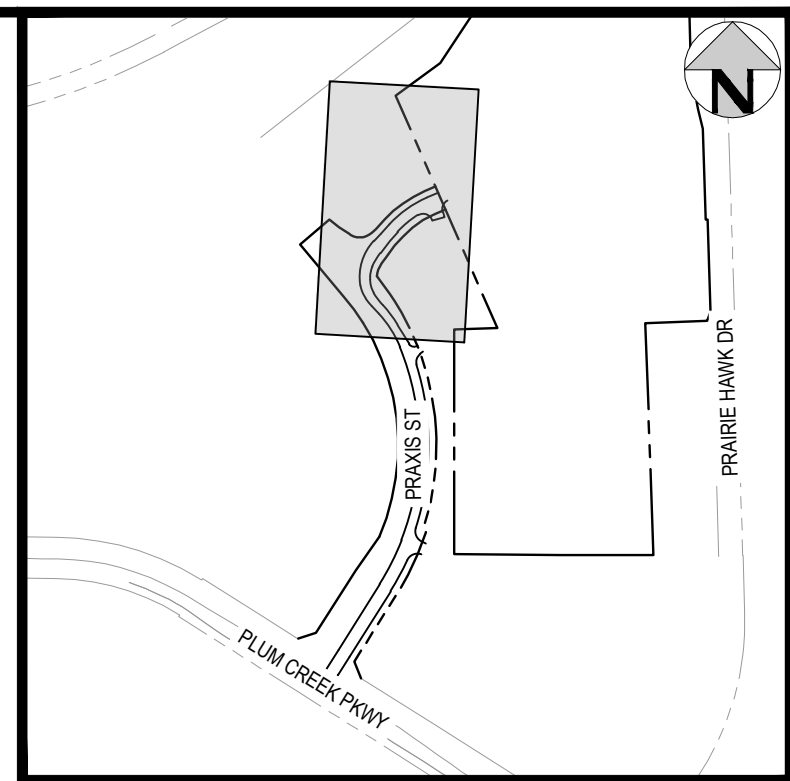
TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services

Date _____



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

TOWN OF CASTLE ROCK APPROVAL

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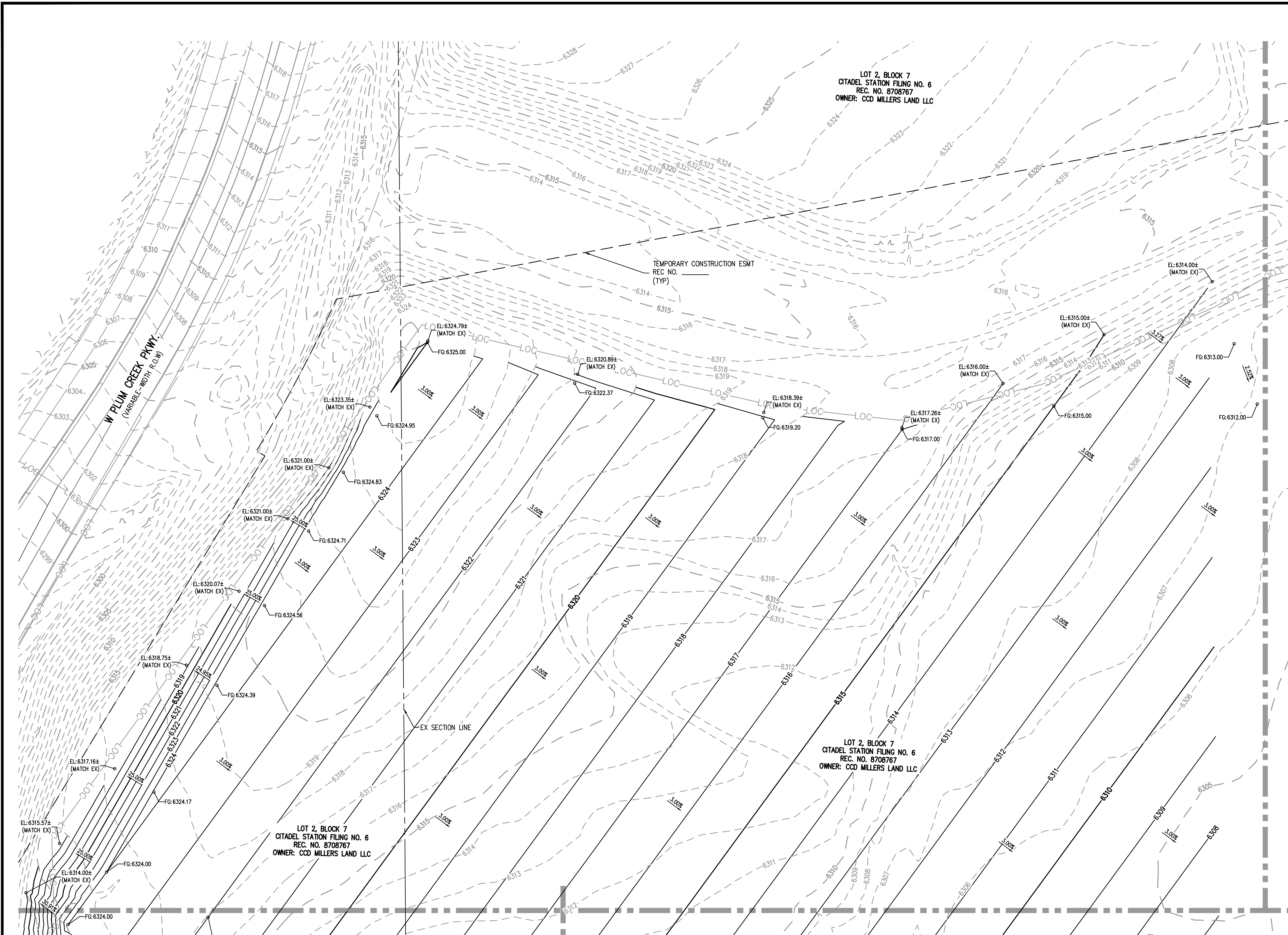
Approved By: _____

Development Services Date _____



15 XREFS: cd - cr approval block, cd - cr pe certification block, e-base, e-base-byot, e-base-byot-west trail, e-legal, e-legal-byot, e-legal-byot-dawson trails, p-base, p-base-byot-dawson trails, p-base-praxis, p-base-praxis-byot, p-legal, p-legal-praxis

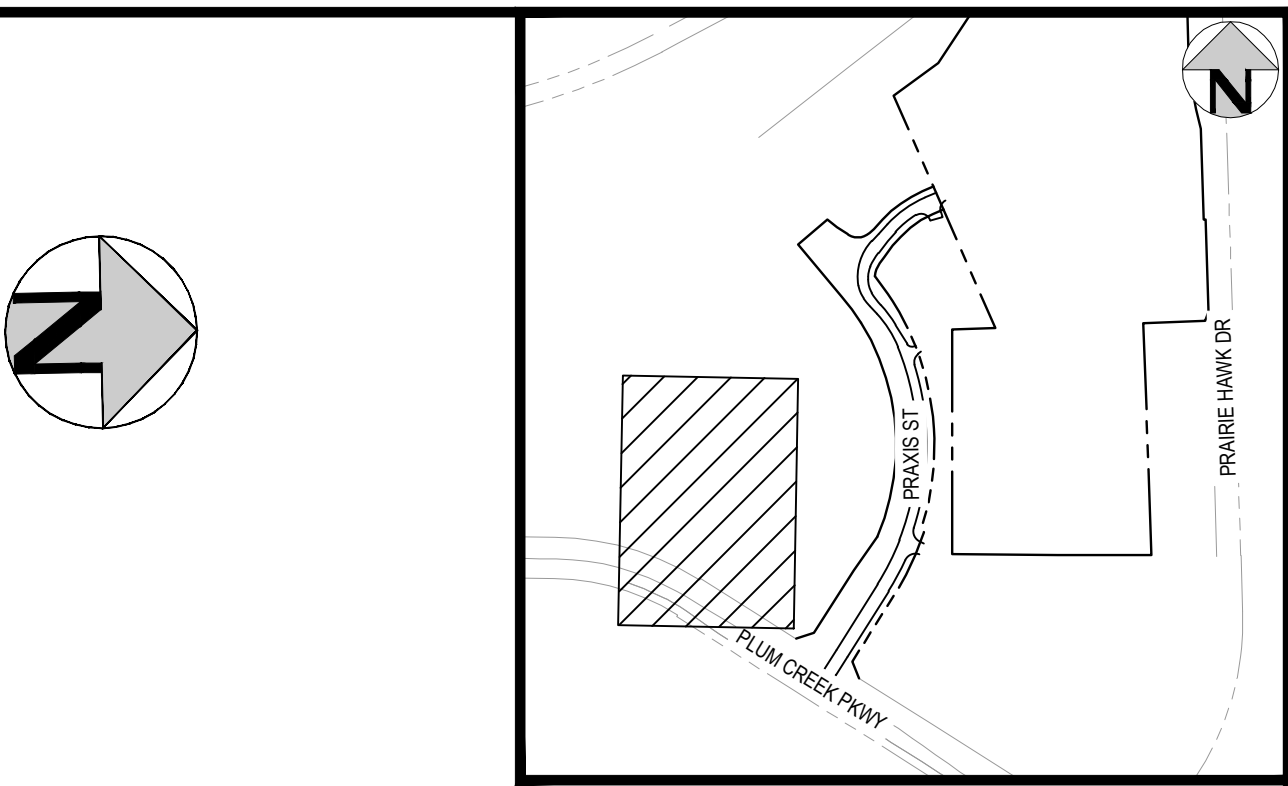
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MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 13



LEGEND

MANHOLE
STORM SEWER
CONTOURS

MANHOLE
INLET
STORM SEWER
CONTOURS

EXPR

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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CONSTRUCTION

JOHN D O'ROURKE, P.E. #43321

DATE _____

TOWN OF CASTLE ROCK APPROVAL

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DEVELOPMENT SERVICES APPROVAL

Approved By:

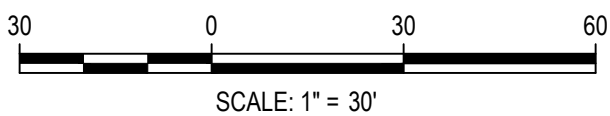
Development Services

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PROJECT #:	200726
SHEET NUMBER	

10

10 OF 66



DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
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01-31-2025	PER TOWN COMMENT
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03-13-2025	PER TOWN COMMENT
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CONFLUENCE COMPANIES, LLC

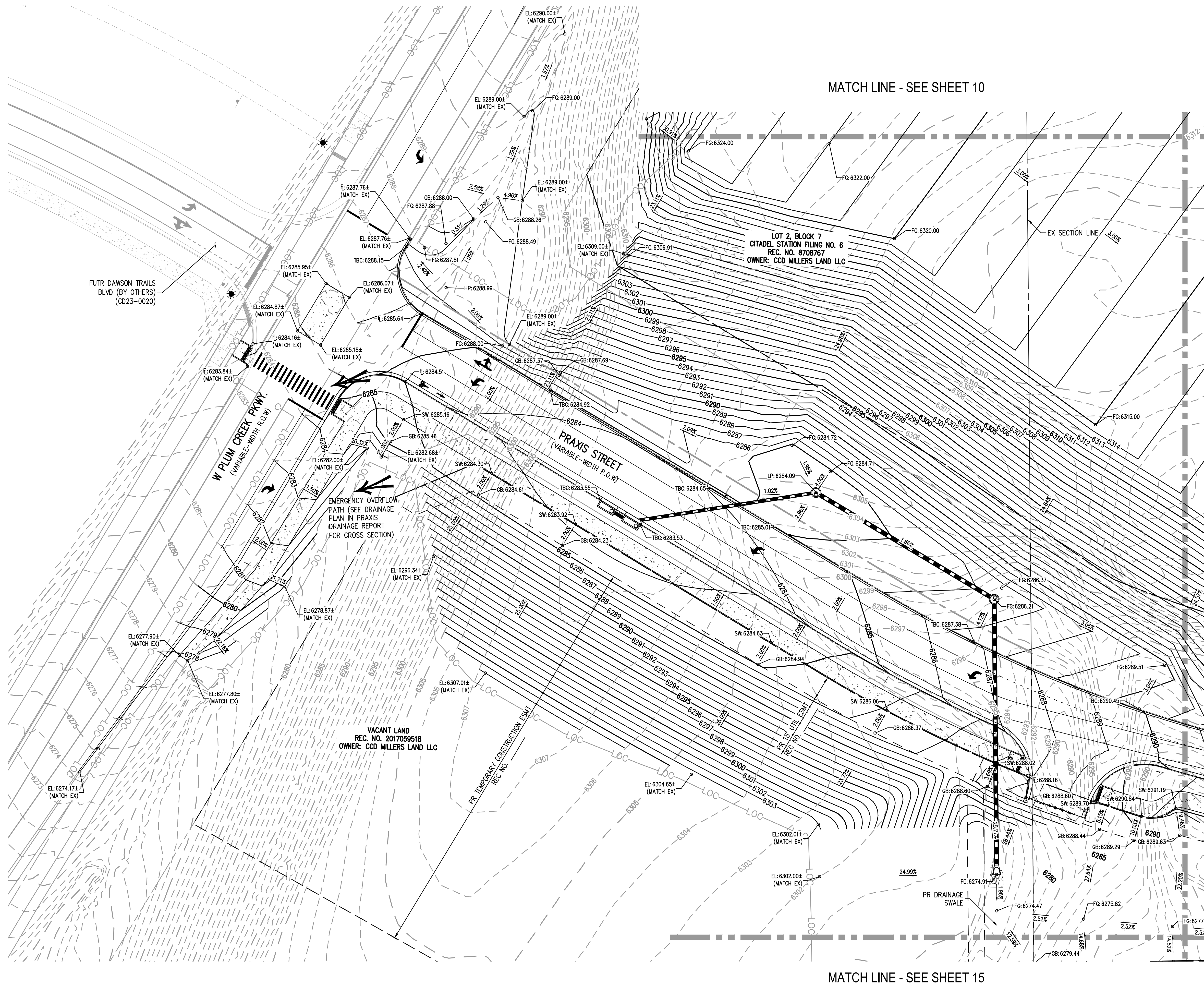
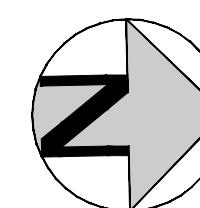
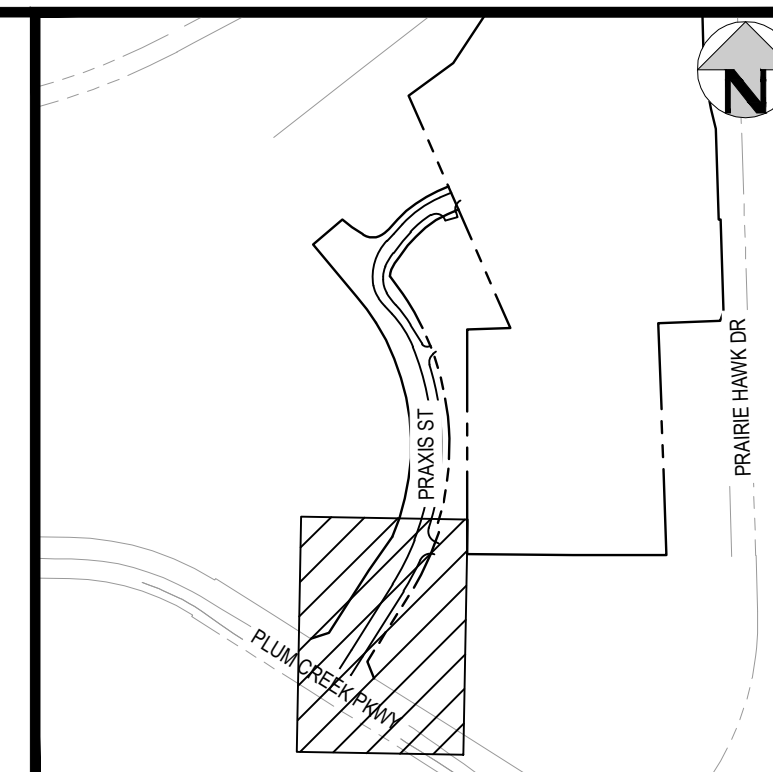
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS

GRADING PLAN

PROJECT #:	200726
SHEET NUMBER	

10

10 OF 66



KEY MAP
SCALE: 1" = 600'

LEGEND

MANHOLE
STORM SEWER
CONTOURS

MANHOLE
INLET
STORM SEWER
CONTOURS

EX

—ST—
—5320—

PR

5320

VERTICAL DATUM

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

HORIZONTAL CONTROL

HORIZONTAL CONTROL
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PRELIMINARY
NOT FOR
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JOHN D O'ROURKE, P.E. #43327

DA

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services

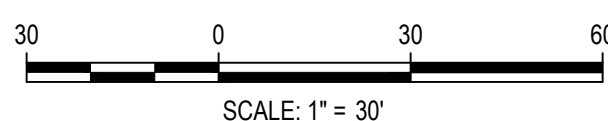
PROJECT #: 200726
SHEET NUMBER

12

12 OF 66



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DRAWN BY: BSL

ISSUE DATE: 12-06-2024

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01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



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THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS

PROJECT #:	200726
SHEET NUMBER	

12

12 OF 66

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

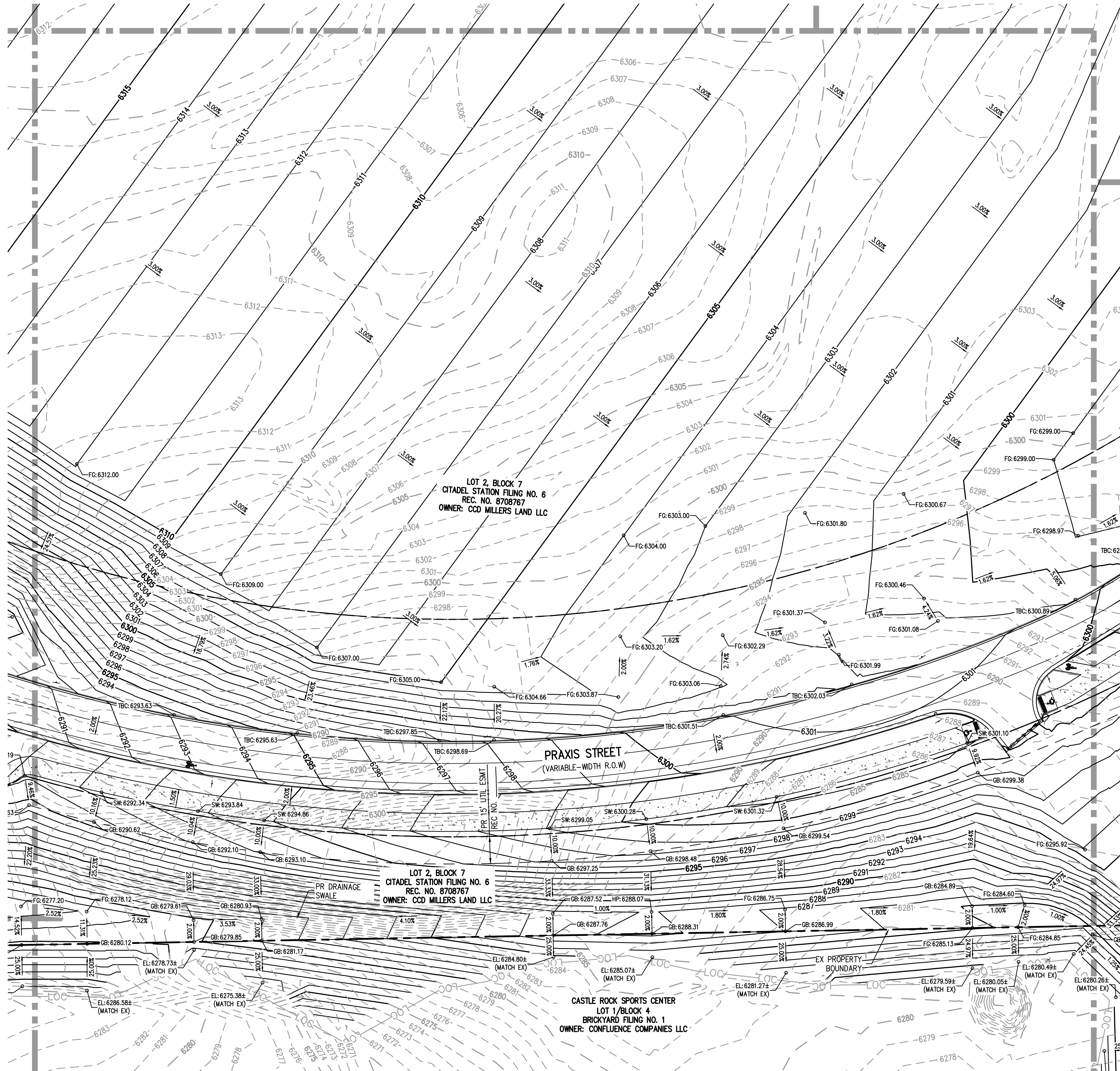
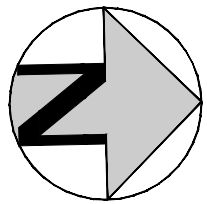
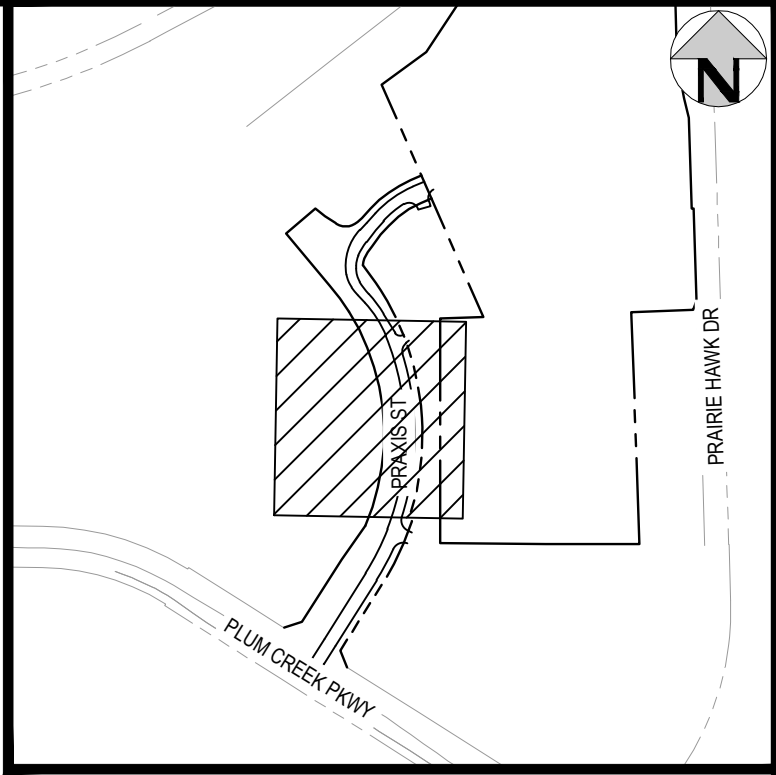
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PLOT BY: LIBBEY ENDERSBEE

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 12

MATCH LINE -
SEE SHEET 15



KEY MAP
SCALE: 1" = 600'

LEGEND

MANHOLE	EX
STORM SEWER	ST
CONTOURS	5320
MANHOLE	PR
INLET	5320
STORM SEWER	5320
CONTOURS	5320

VERTICAL DATUM

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

HORIZONTAL CONTROL

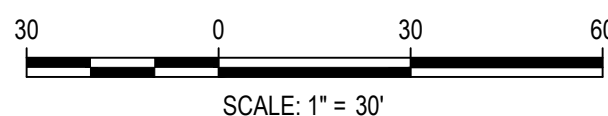
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JOHN D O'ROURKE, P.E. #43327	DATE
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	
Development Services	Date



DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

ISSUE DATE: 12-06-2024	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
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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

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

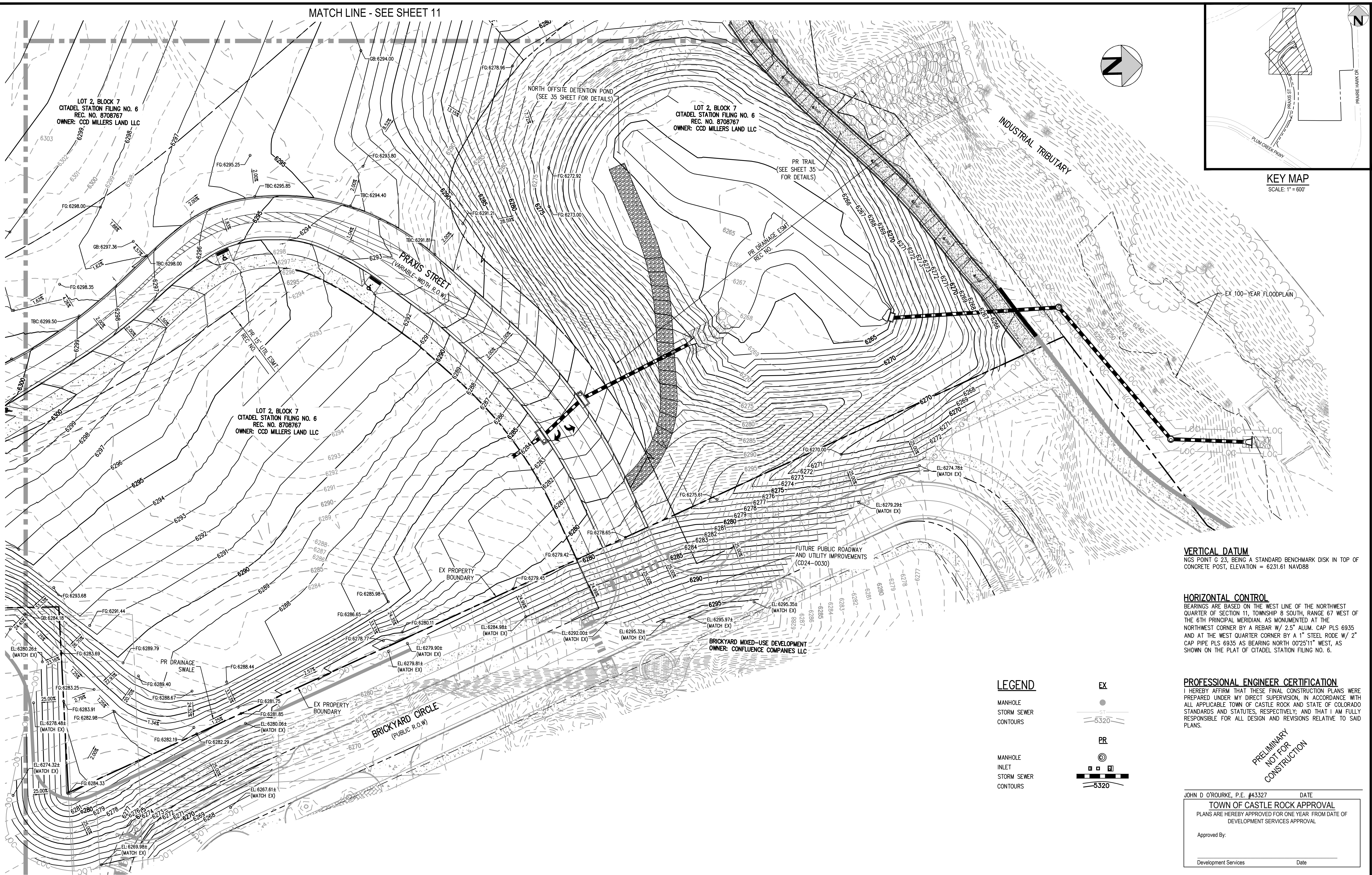
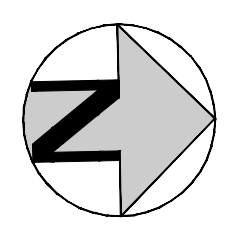
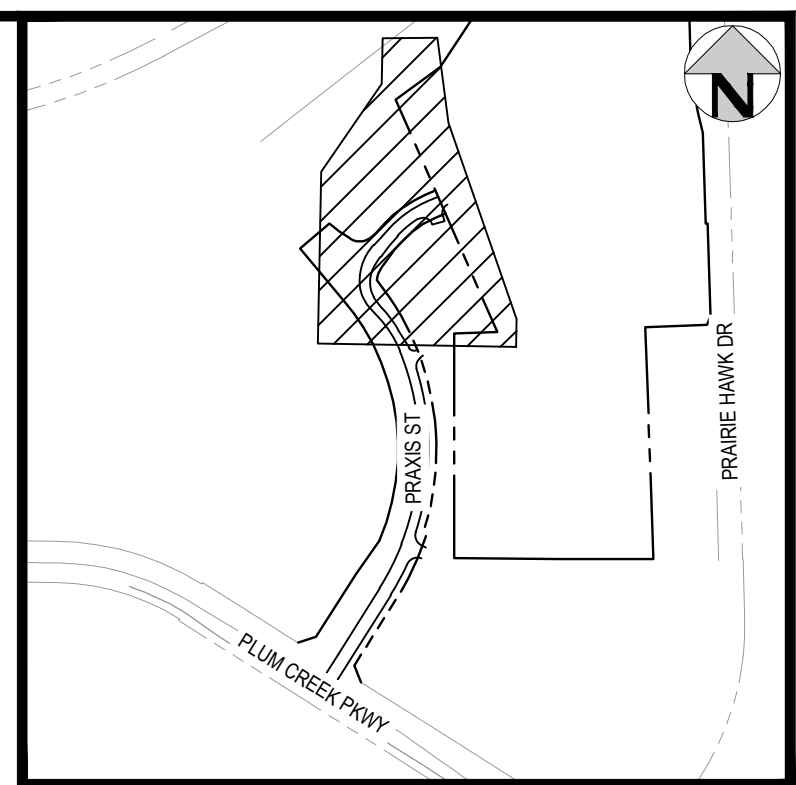
13

13 OF 66

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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PLS: 8/15/2020
PLOTTED: THU 03/13/2025 1:55:58P BY: LIBBEY ENDERSBEE

MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 11



KEY MAP
SCALE: 1" = 600'

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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LEGEND

- MANHOLE
- STORM SEWER
- CONTOURS
- MANHOLE
- INLET
- STORM SEWER
- CONTOURS



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 _____

PRELIMINARY
NOT FOR
CONSTRUCTION



DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS

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

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

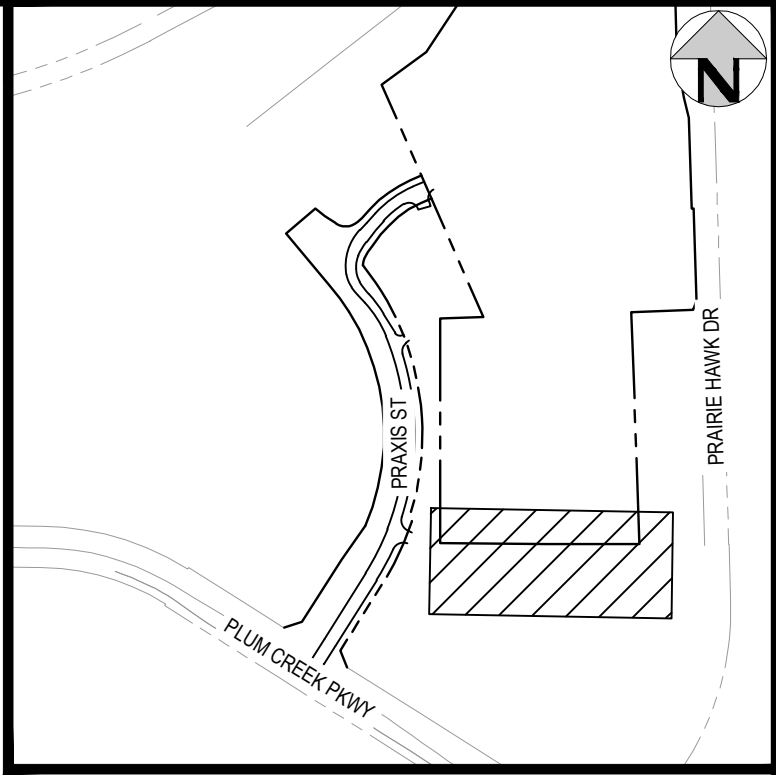
PROJECT #: 200726
SHEET NUMBER

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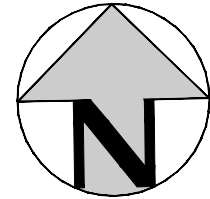
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

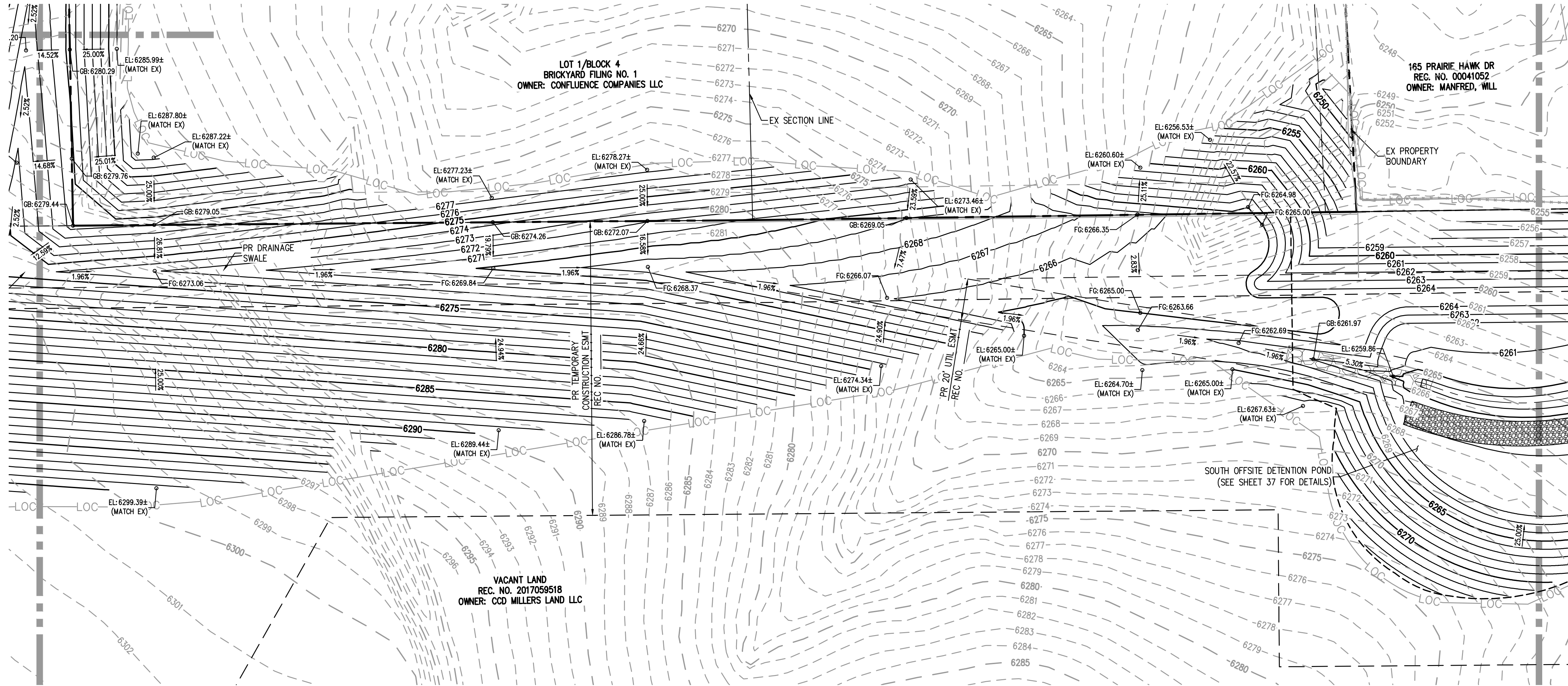
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PLOT DATE: 12-06-2024
PLOT BY: JDO
PLOT PLOT: THU 03/13/2025 1:56:03 PM BY: LIBBEY ENDERSBEE



KEY MAP
SCALE: 1" = 600'



MATCH LINE - SEE SHEET 13



MATCH LINE - SEE SHEET 16

LEGEND

- EX**
- MANHOLE
STORM SEWER
CONTOURS
- PR**
- MANHOLE
INLET
STORM SEWER
CONTOURS

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

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

DATE

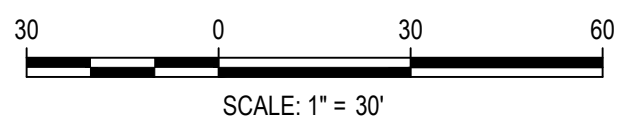
TOWN OF CASTLE ROCK APPROVAL

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Development Services

Date



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GRADING PLAN

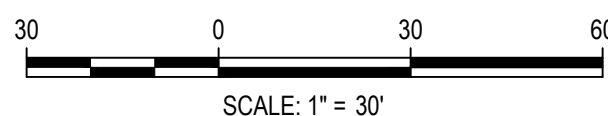
PROJECT #: 200726
SHEET NUMBER

15

15 OF 66



Know what's below.
Call before you dig.



DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
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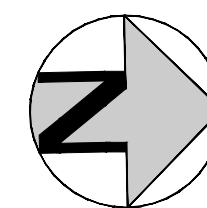
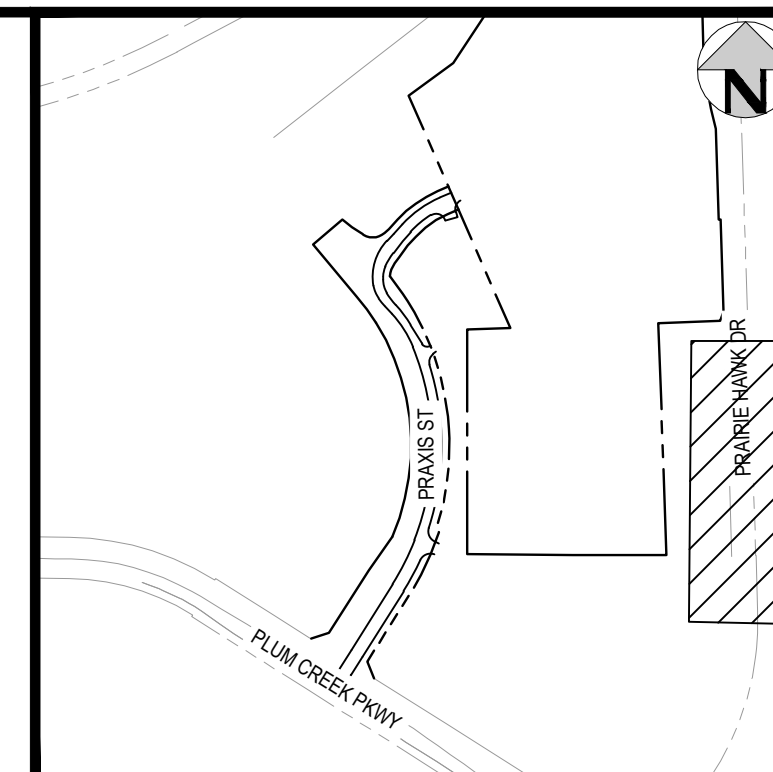
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER

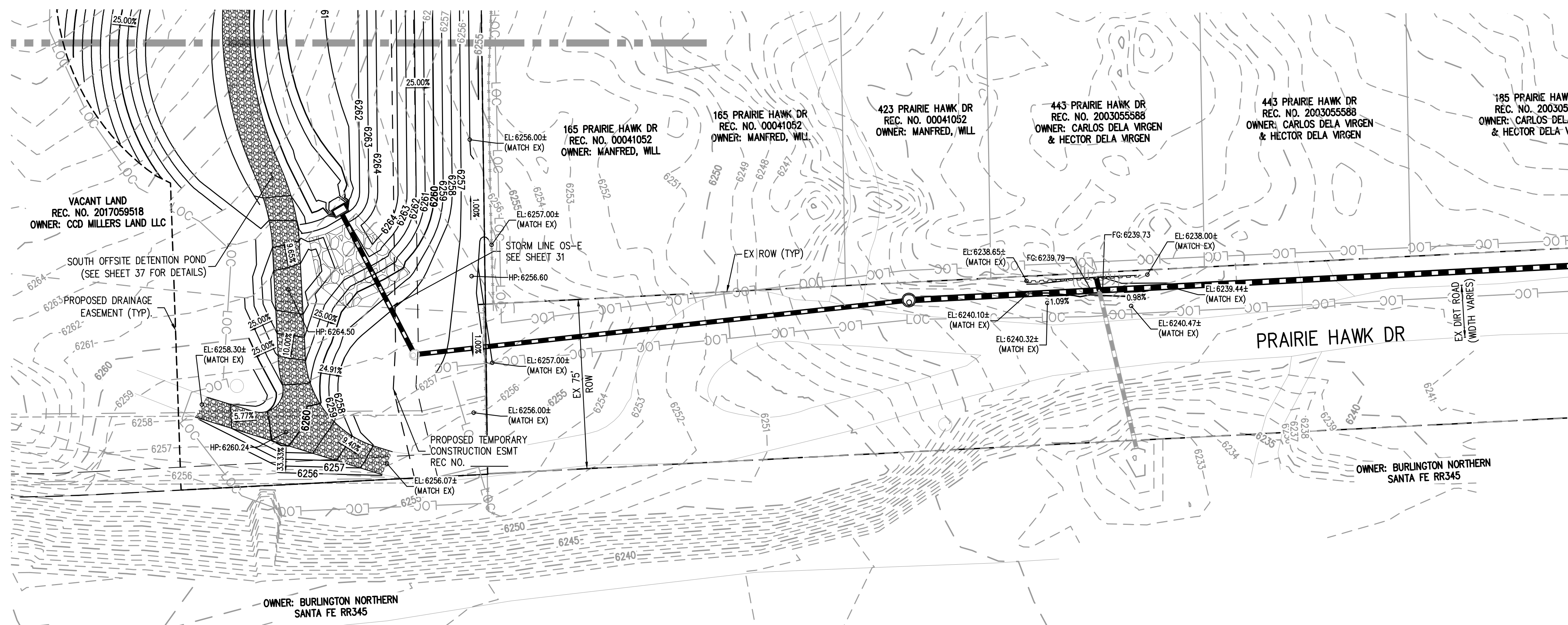
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16 OF 66



KEY MAP
SCALE: 1" = 600'

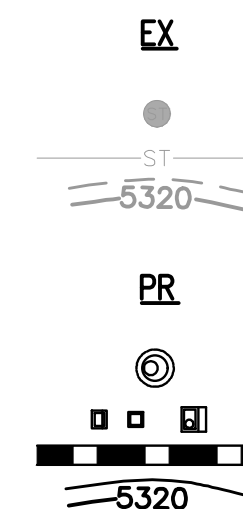
MATCH LINE - SEE SHEET 15



LEGEND

MANHOLE
STORM SEWER
CONTOURS

MANHOLE
INLET
STORM SEWER
CONTOURS

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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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.

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

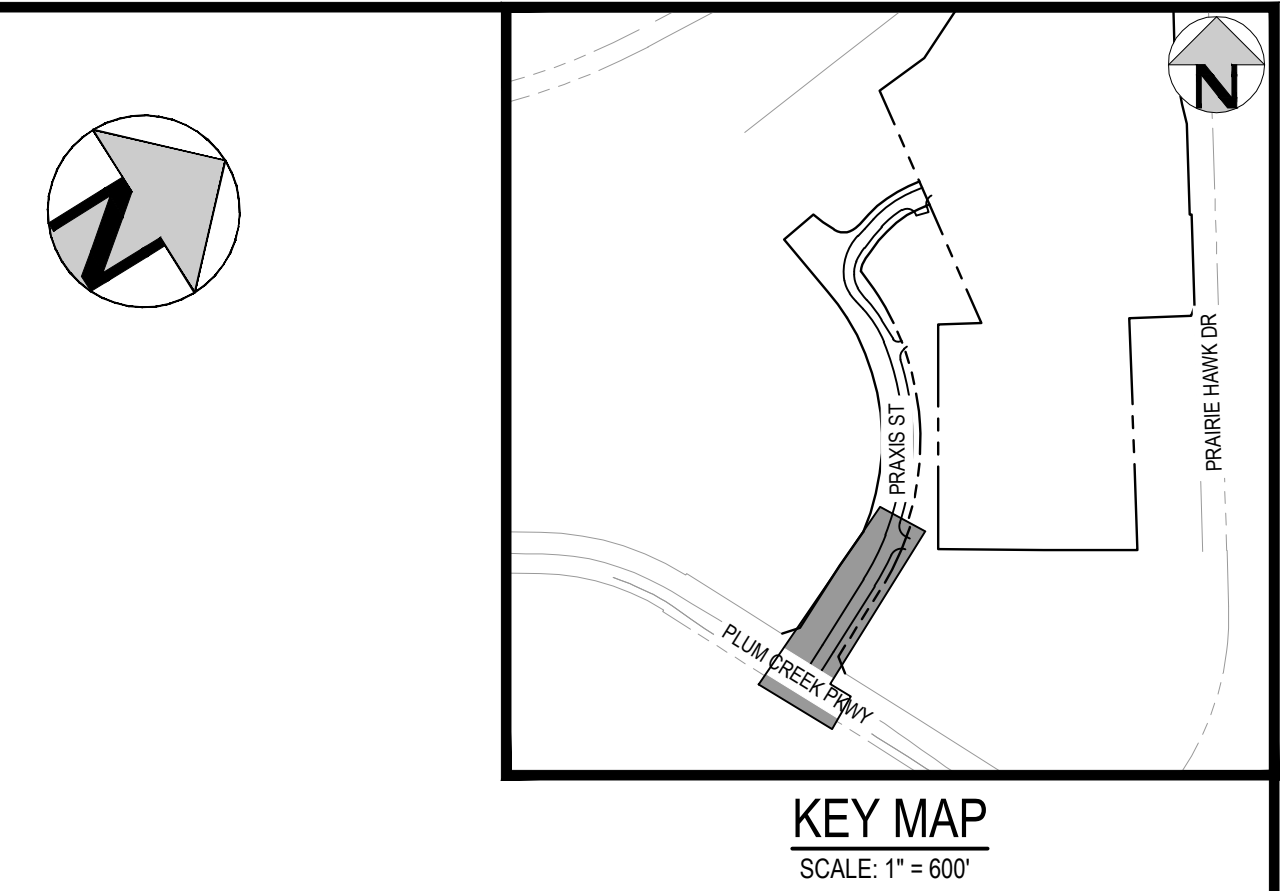
DAT

TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES APPROVAL

Approved By:

Development Services

Date _____



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.00'	30.00'	89.76°	N77° 38' 34"E	42.34'
C2	47.20'	30.00'	90.14°	S12° 49' 41"E	42.48'
C3	109.65'	852.50'	7.37°	N28° 33' 37"E	109.58'
C4	153.90'	811.50'	10.87°	N48° 48' 44"E	153.67'
C5	52.32'	35.00'	85.65°	S67° 42' 00"W	47.58'
C6	53.35'	35.00'	87.34°	N25° 48' 24"W	48.33'



PROPERTY BOUNDARY

RIGHT-OF-WAY

UTILITY EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

LIMITS OF CONSTRUCTION

SANITARY SEWER MANHOLE

STORM SEWER MANHOLE/INLET

FIRE HYDRANT

STREET LIGHT

SIGN

FENCE

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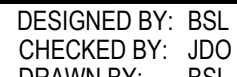
JOHN D O'ROURKE, P.E. #43327 DATE _____

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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PRAXIS ST PLAN & PROFILE

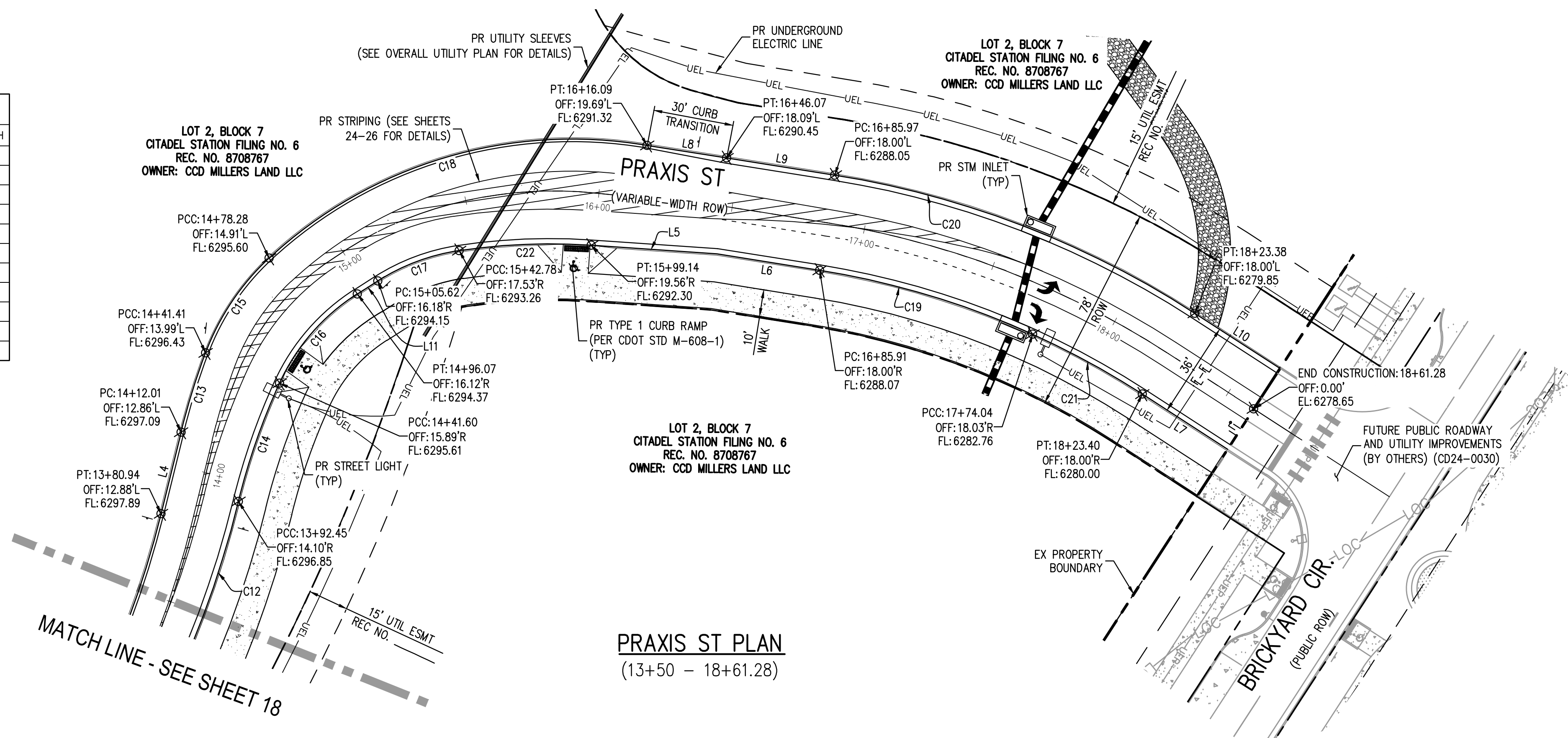
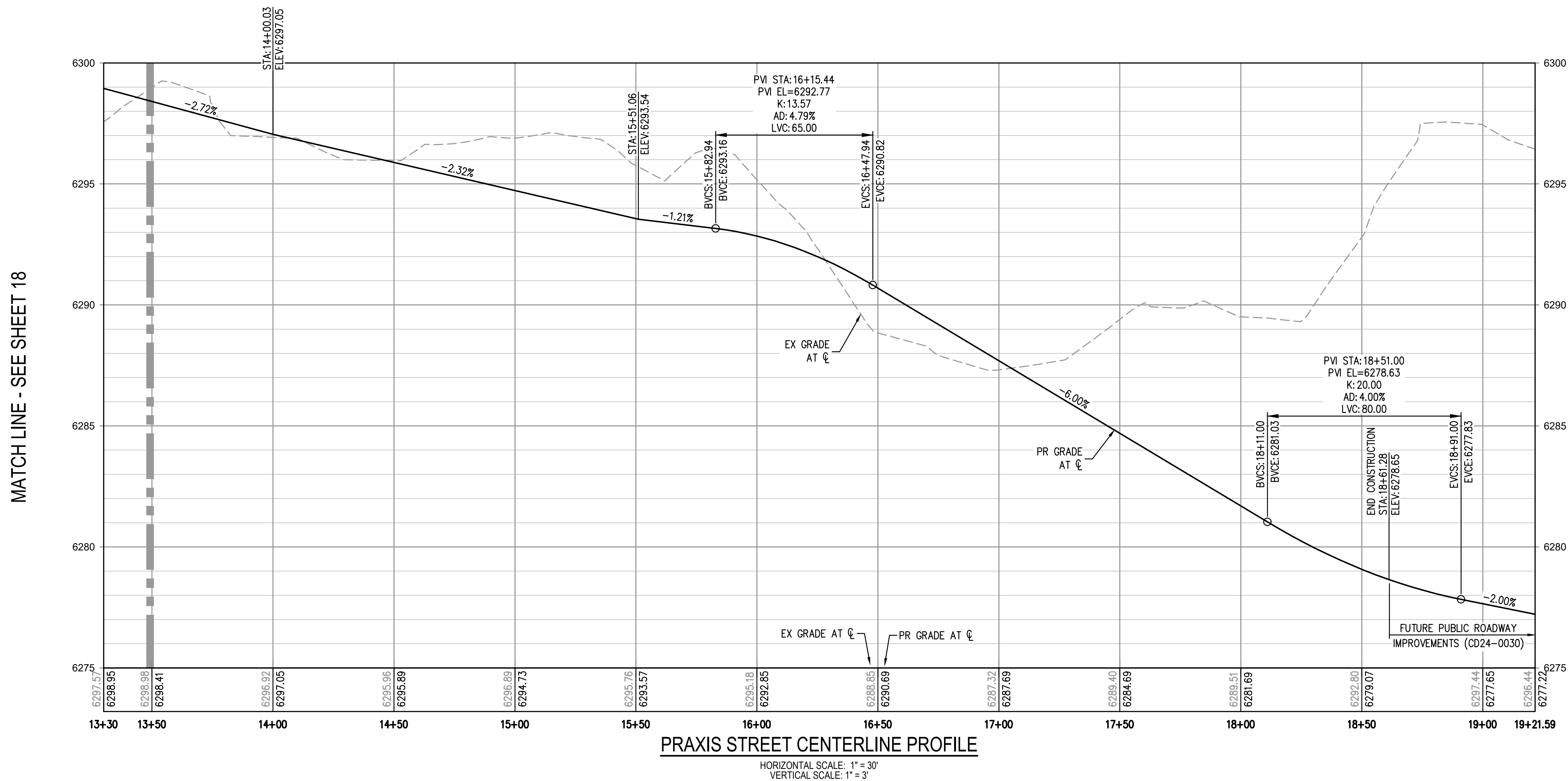
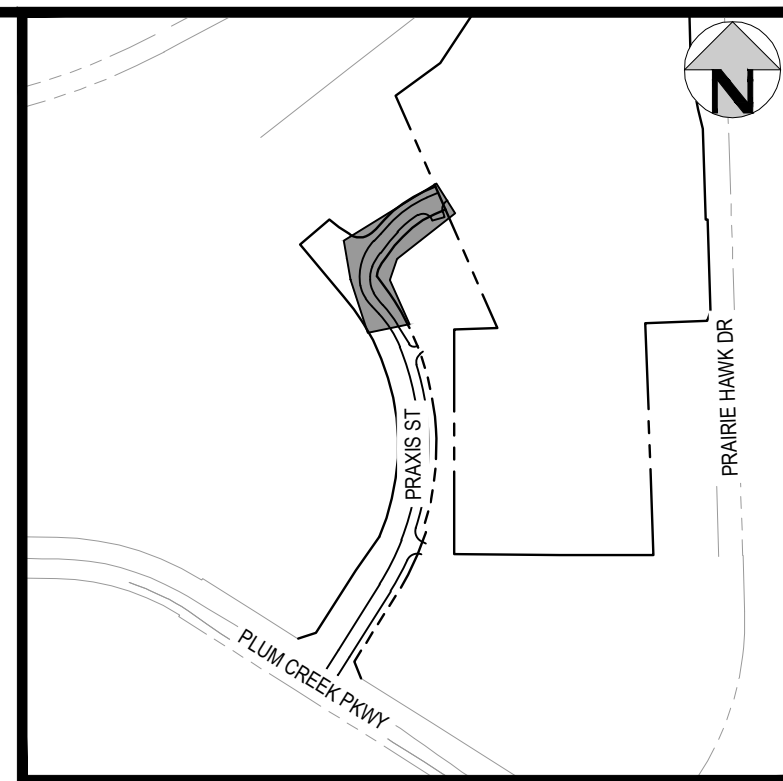
PROJECT #:	200726
SHEET NUMBER	

17

PLOTTED: THU 03/13/25 8:59:40P BY: LIBBEY ENDERSBE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C12	77.78	377.00	11.82°	N36° 51' 38"W	77.64
C13	31.01	263.00	6.75°	S39° 21' 11"E	31.09
C14	46.83	248.00	10.82°	S37° 21' 39"E	46.76
C15	42.96	93.00	26.47°	S22° 44' 35"E	42.58
C16	44.79	78.00	32.90°	S30° 30' 03"E	44.18
C17	32.63	78.00	23.97°	S12° 55' 56"W	32.39
C18	152.58	166.00	52.66°	S16° 50' 07"W	147.26
C19	129.57	312.00	23.87°	S54° 27' 27"W	129.03
C20	144.96	348.00	23.87°	S54° 27' 27"W	143.92
C21	129.57	312.00	23.87°	S54° 27' 27"W	129.03
C22	49.50	228.00	12.44°	S31° 03' 08"E	49.40

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	31.38'	N42° 43' 50.25"W
L5	46.99'	S37° 21' 11.80"W
L6	38.81'	S42° 31' 26.51"W
L7	37.89'	S66° 23' 28.00"W
L8	30.03'	N42° 20' 26.73"E
L9	40.94'	N42° 31' 26.62"E
L10	37.89'	N66° 23' 28.00"E
L11	9.02'	S0° 56' 56.67"W



KEY MAP
SCALE: 1" = 600'

LEGEND

- PROPERTY BOUNDARY _____
- RIGHT-OF-WAY - - - - -
- UTILITY EASEMENT _____
- TEMPORARY CONSTRUCTION EASEMENT _____
- LIMITS OF CONSTRUCTION _____ LOC _____
- SANITARY SEWER MANHOLE (⊙)
- STORM SEWER MANHOLE/INLET (⊙)
- FIRE HYDRANT (⊙)
- STREET LIGHT (⊙)
- SIGN (⊙)
- FENCE (—○—○—○—○—○—○—○—○—○—)

VERTICAL DATUM

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Approved By:

Development Services

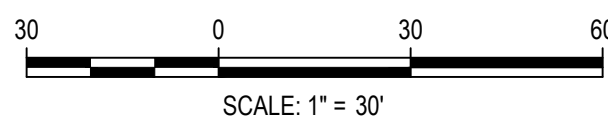
PROJECT #:	200726
SHEET NUMBER	

19

19 OF 66



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CHECKED BY: JDO
DRAWN BY: BSL

ISSUE DATE: 12-06-2024

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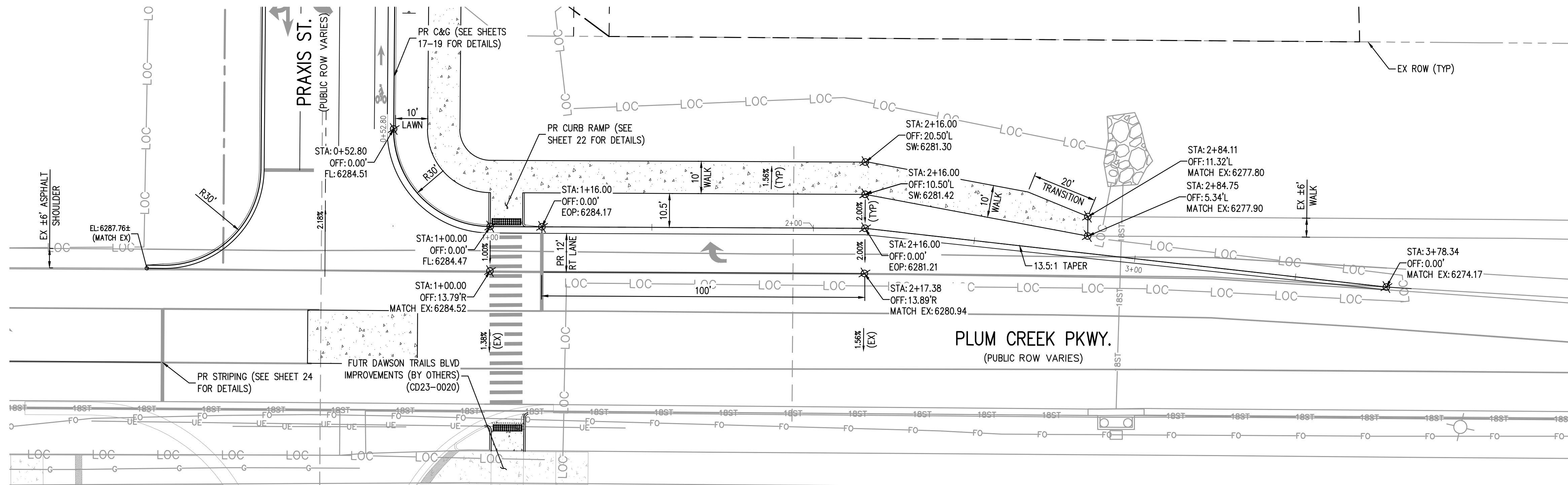


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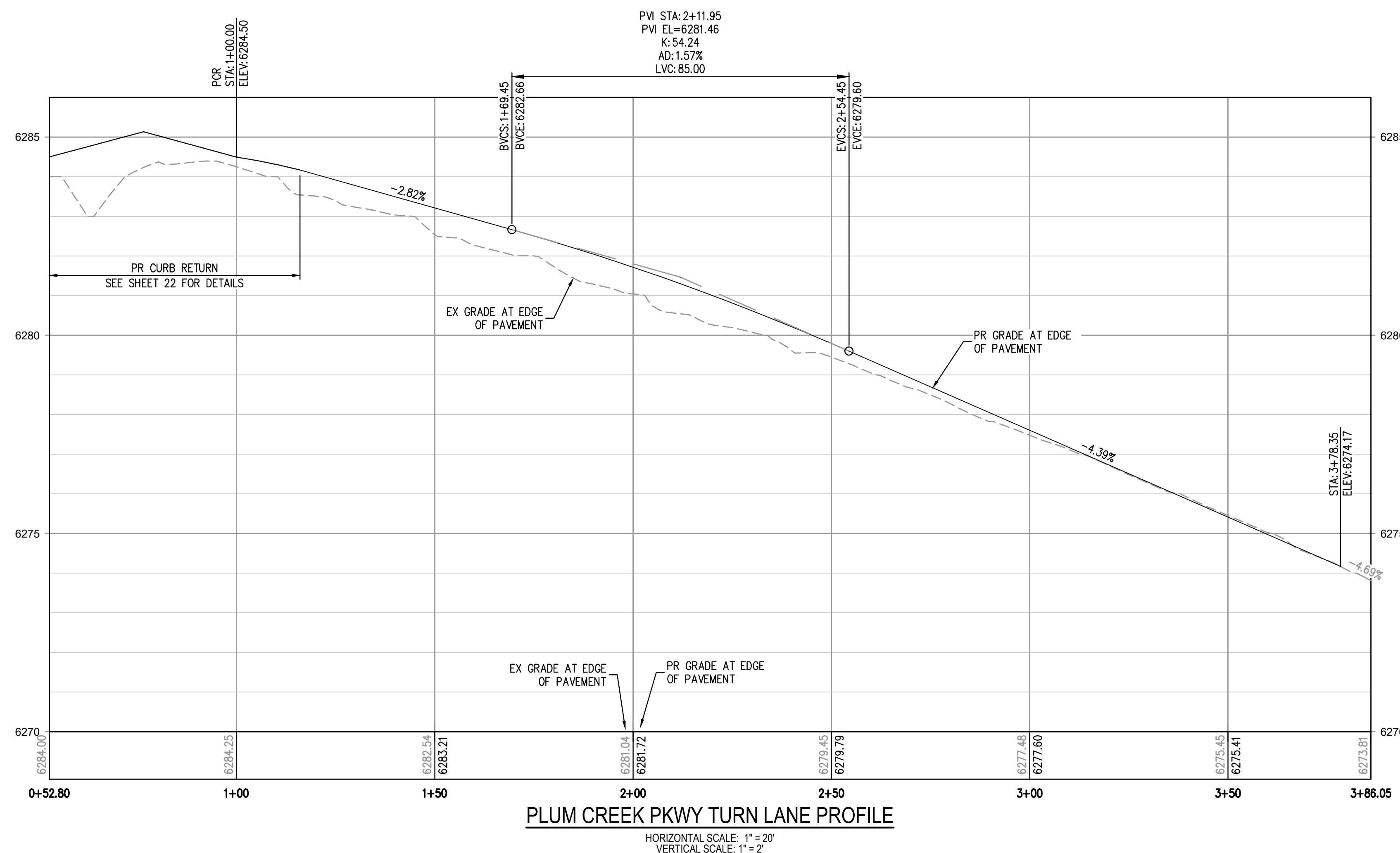
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PRAXIS ST PLAN & PROFILE

PROJECT #: 200726

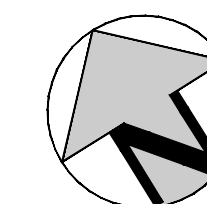
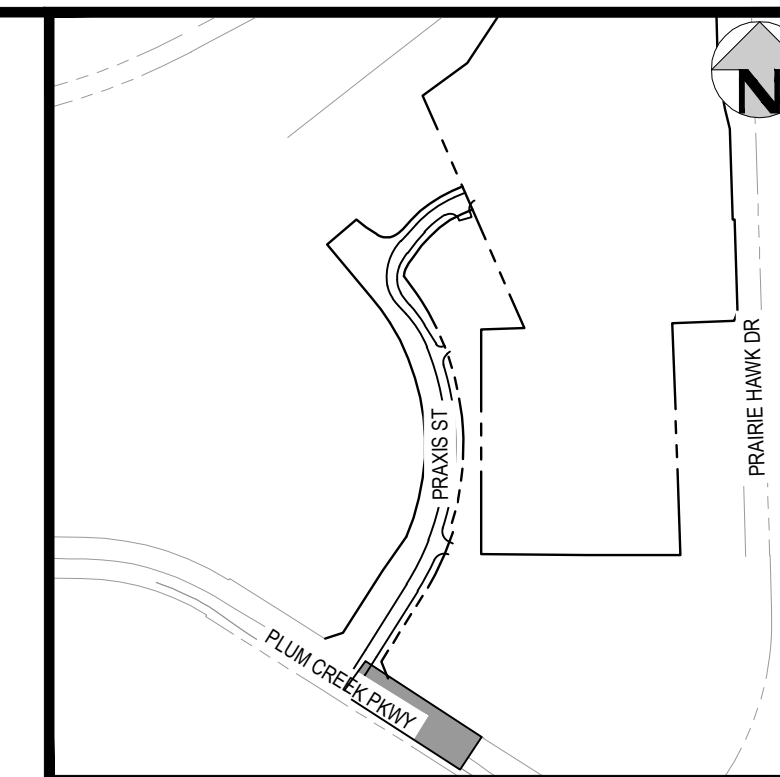


PLUM CREEK PKWY TURN LANE PLAN
(1+00 - 3+78.34)



PLUM CREEK PKWY TURN LANE PROFILE

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



KEY MAP
SCALE: 1" = 600'

LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY
UTILITY EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
LIMITS OF CONSTRUCTION
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE/INLET
FIRE HYDRANT
STREET LIGHT
SIGN
FENCE

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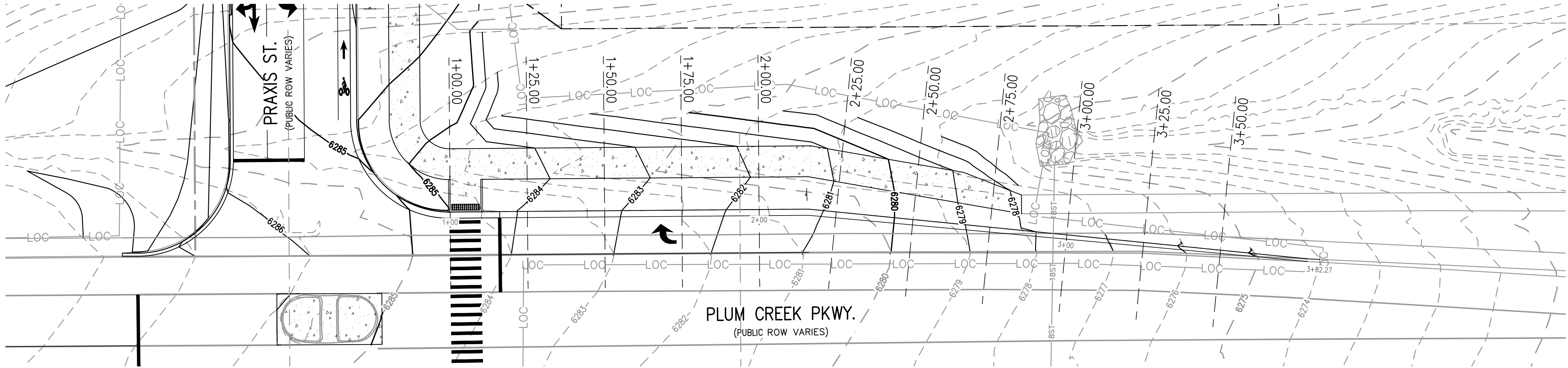
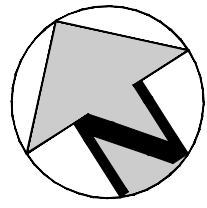
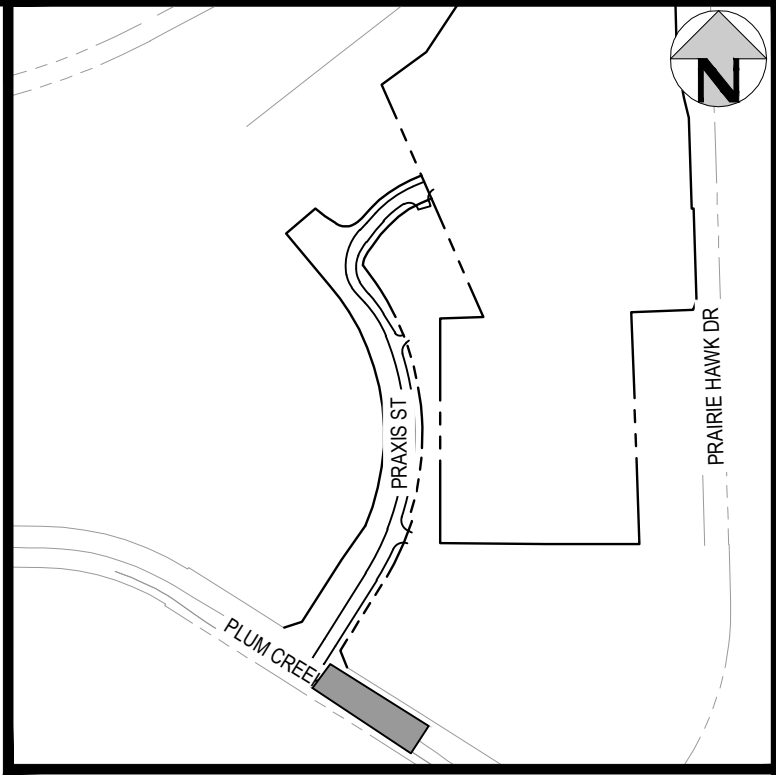
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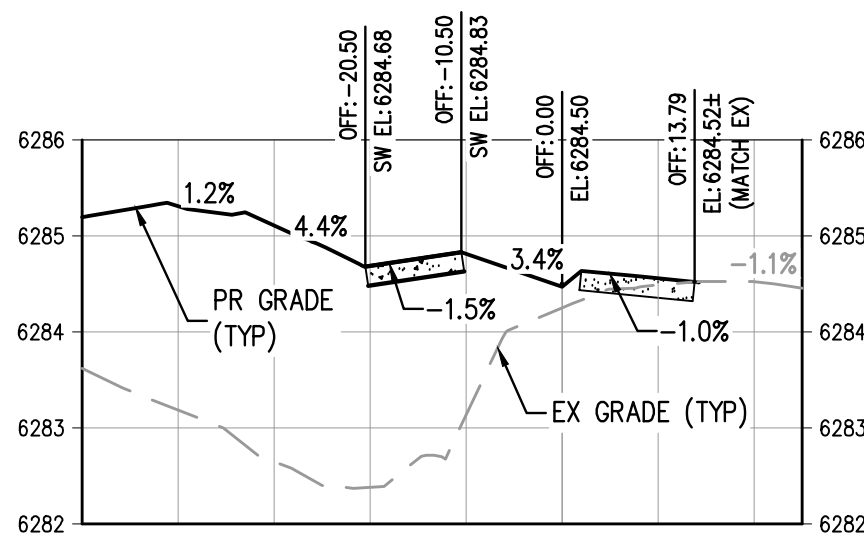
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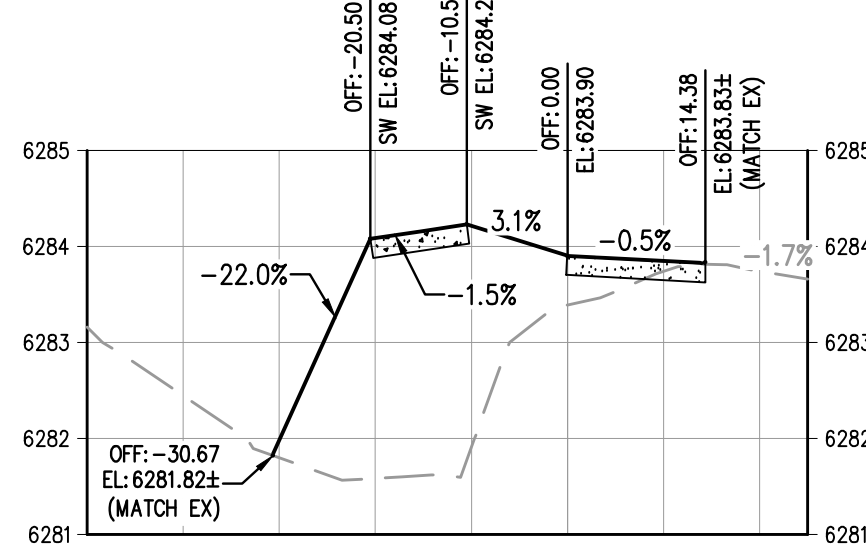
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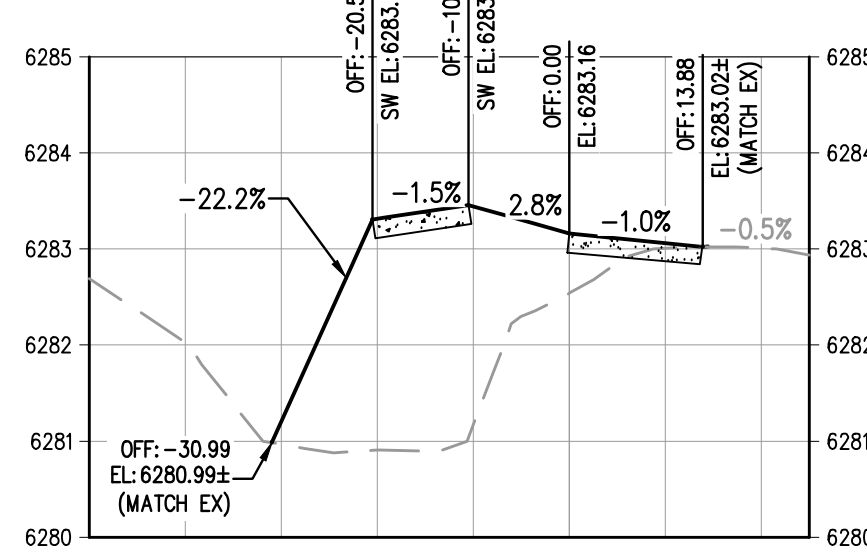
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SCALE: 1" = 600'



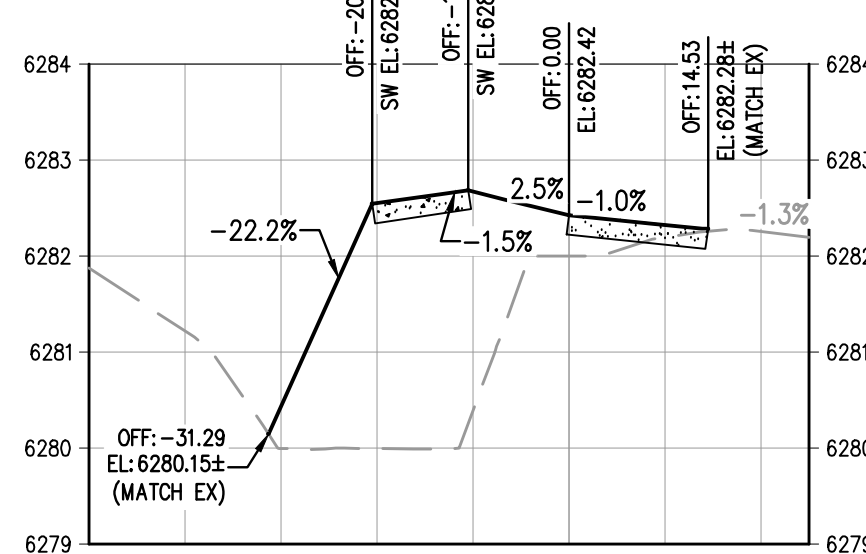
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VERTICAL SCALE: 1" = 2'



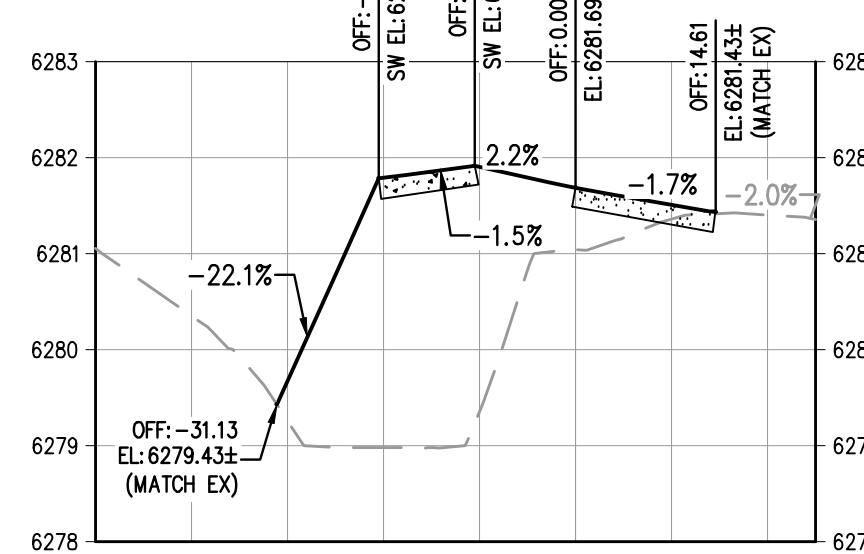
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VERTICAL SCALE: 1" = 2'



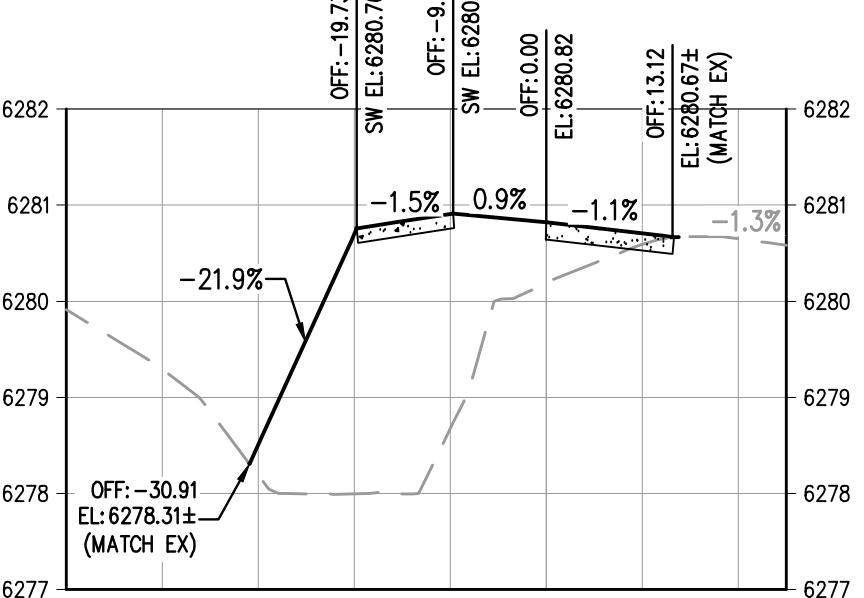
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VERTICAL SCALE: 1" = 2'



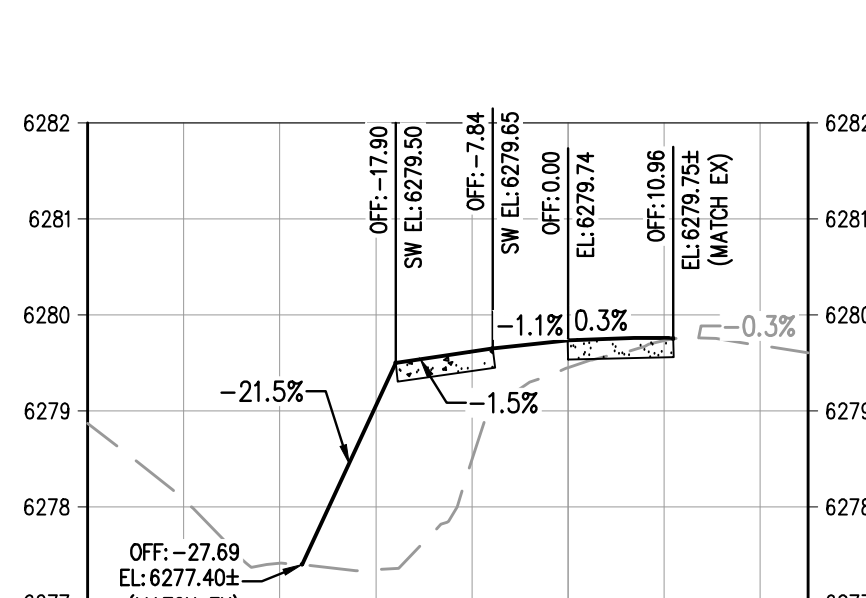
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VERTICAL SCALE: 1" = 2'



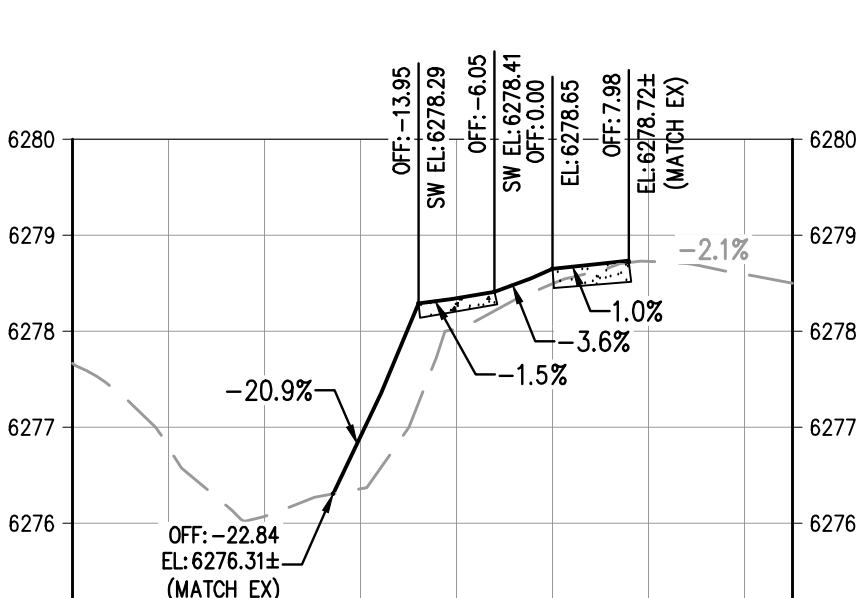
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VERTICAL SCALE: 1" = 2'



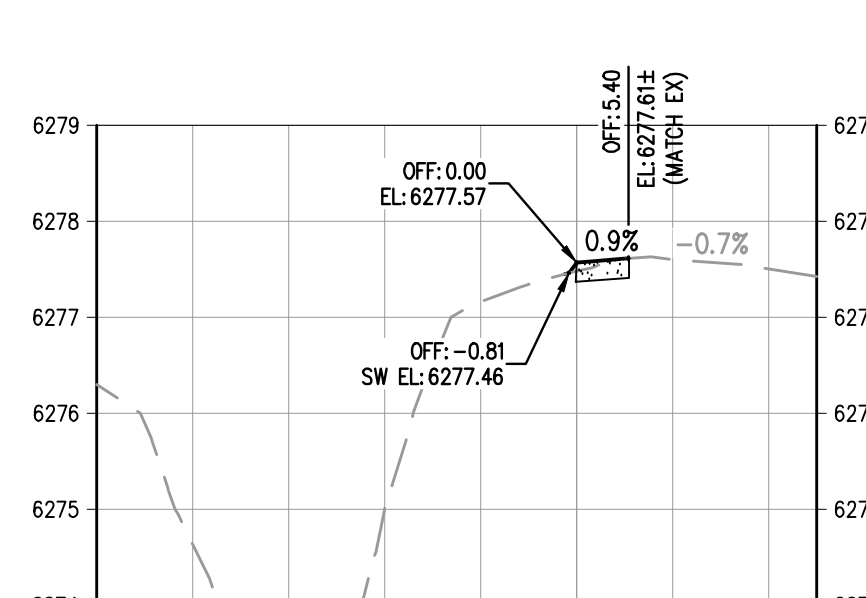
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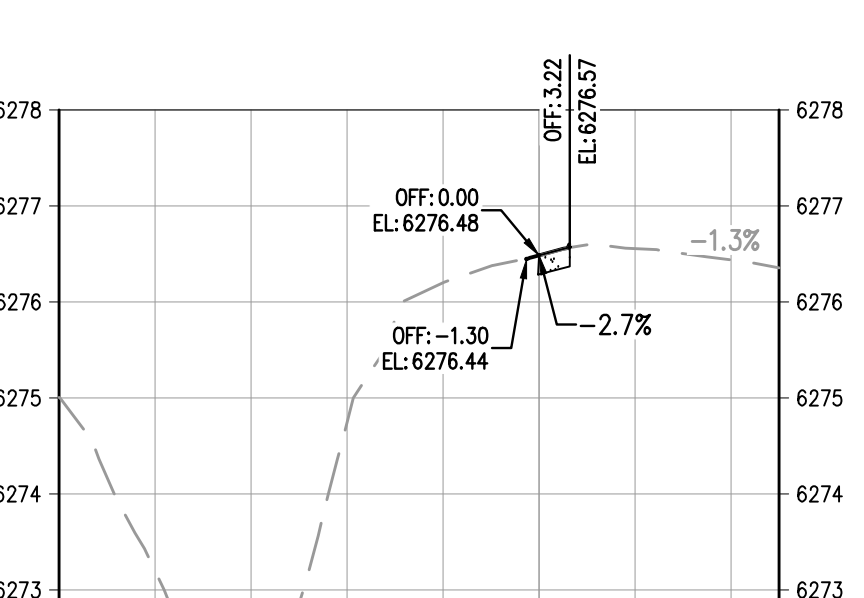
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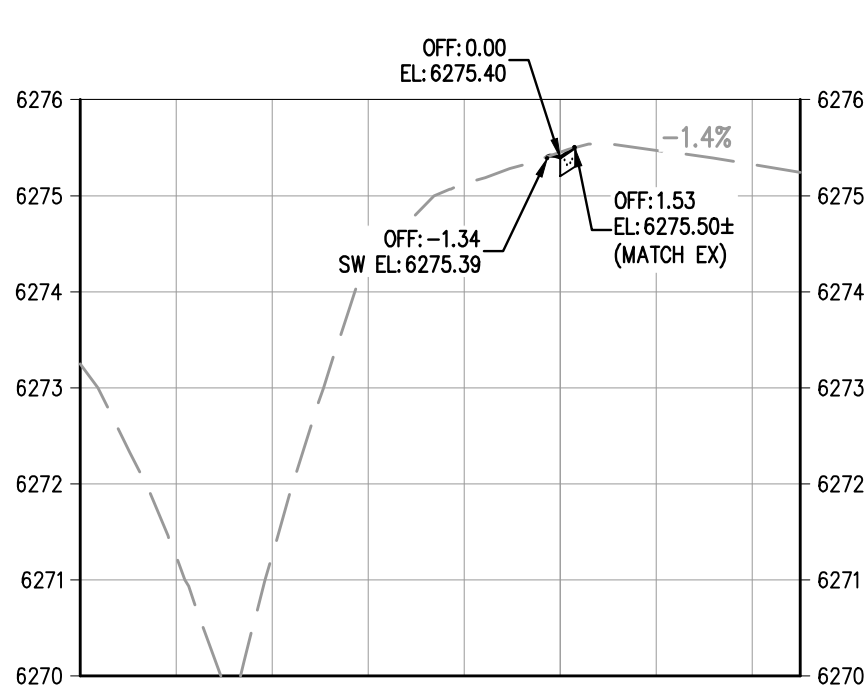
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HORIZONTAL SCALE: 1" = 20'
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3+00.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



3+25.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



3+50.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- LIMITS OF CONSTRUCTION
- LOC
- CONTOURS
- EX
- PR

VERTICAL DATUM

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

HORIZONTAL CONTROL

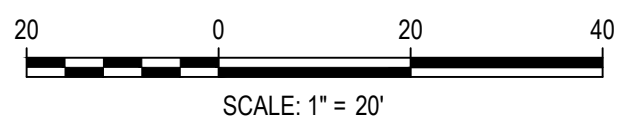
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROD W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 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



DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS

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

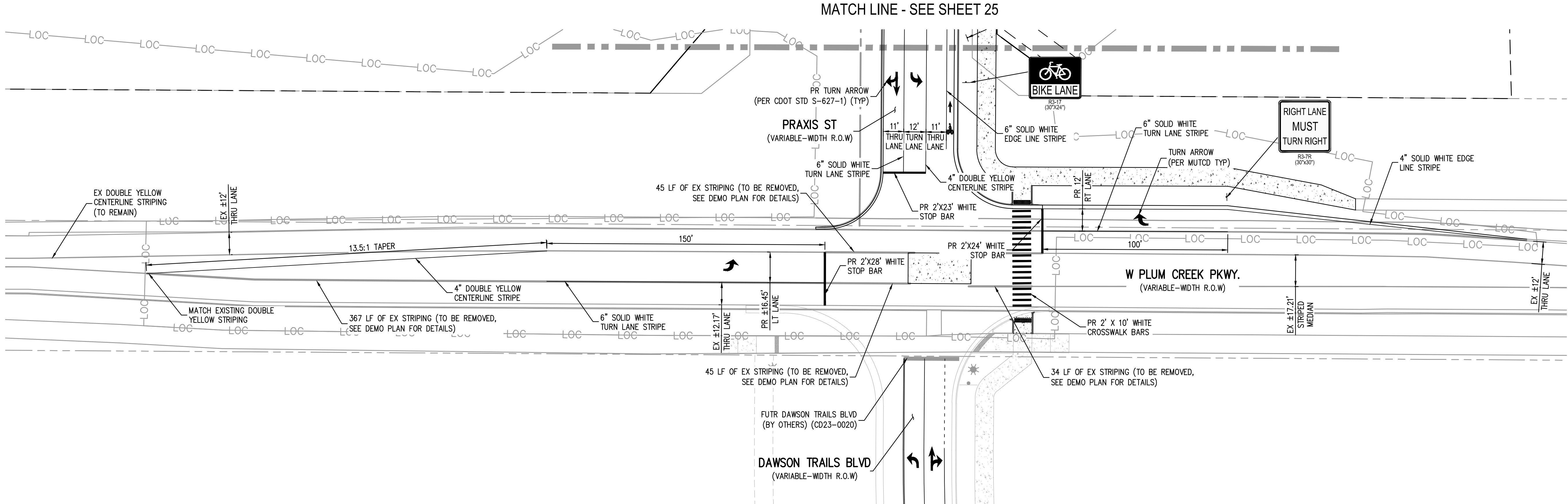
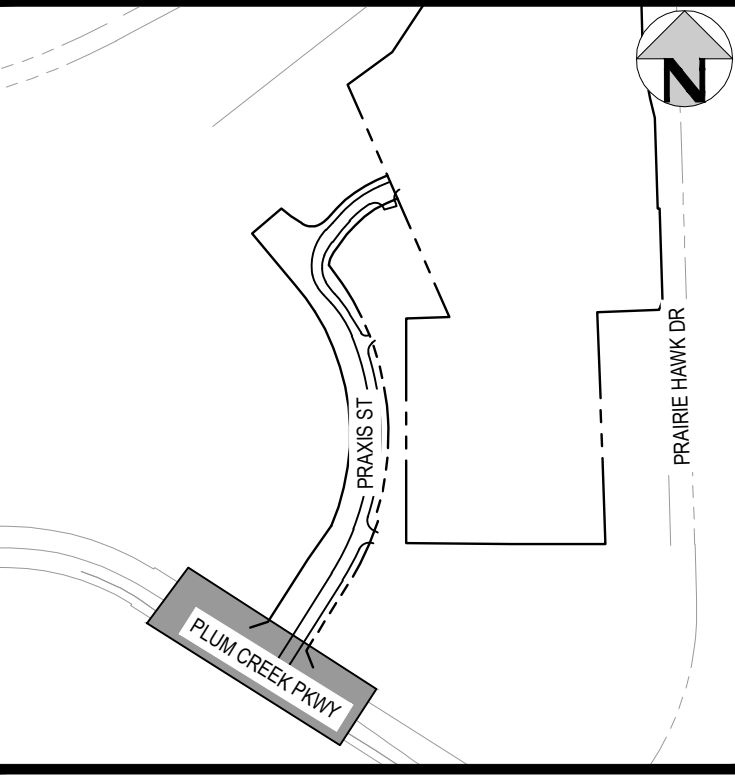
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PLUM CREEK PKWY CROSS SECTIONS

PROJECT #: 200726
SHEET NUMBER
21
21 OF 66

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

FILES: P:\2020\2020\ENGINEERING\ROADWAY\PRAXIS\CD - SIGNAGE & STRIPING PLAN.DWG - LAYOUT LAYOUT3
PLotted: 03-13-2025 1:57:34P BY: LIBBEY ENDERSBEE
P:\2020\2020\ENGINEERING\ROADWAY\PRAXIS\CD - SIGNAGE & STRIPING PLAN.DWG - LAYOUT LAYOUT3
PLotted: 03-13-2025 1:57:34P BY: LIBBEY ENDERSBEE



KEY MAP
SCALE: 1" = 600'

NOTES:

- ALL SIGNS SHALL MEET TOWN OF CASTLE ROCK TDCM CRITERIA AND BE MUTCD COMPLIANT.
- THE FOLLOWING ARE THE REQUIREMENTS FOR THE FIRE LANE SIGNAGE:
 - SIGNS NEED TO BE MOUNTED:
 - AT A HEIGHT OF AT LEAST 7'.
 - MOUNTED AT A 30 TO 40 DEGREE ANGLE SO THAT SIGNS ARE VISIBLE WHEN ATTEMPTING TO PARK.
 - A SIGN NEEDS TO BE INSTALLED AT THE ENDS OF EACH NO PARKING ZONE WITH ARROWS POINTING IN THE DIRECTION OF THE ZONE.
 - ADEQUATE SIGNAGE NEEDS TO BE INSTALLED TO PROVIDE DRIVERS WITH REASONABLE IDENTIFICATION OF THE FIRE LANE.
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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 ROPE 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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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

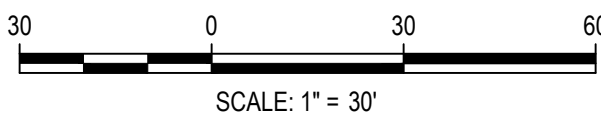
Date

LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
UTILITY EASEMENT	---
TEMPORARY CONSTRUCTION EASEMENT	---
LIMITS OF CONSTRUCTION	---
STREET LIGHT	---
SIGN	---
FENCE	---



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ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
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Denver, Colorado 80203
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SIGNAGE & STRIPING PLAN - PLUM CREEK PKWY

PROJECT #: 200726
SHEET NUMBER

24

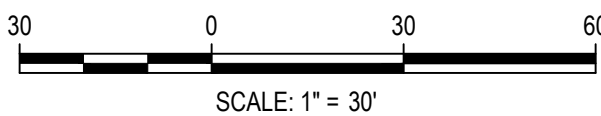
24 OF 66

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FILES: P:\2020\2020\ENGINEERING\ROADWAY\PRAXIS\CD - SIGNAGE & STRIPING PLAN.DWG LAYOUT LAYOUT
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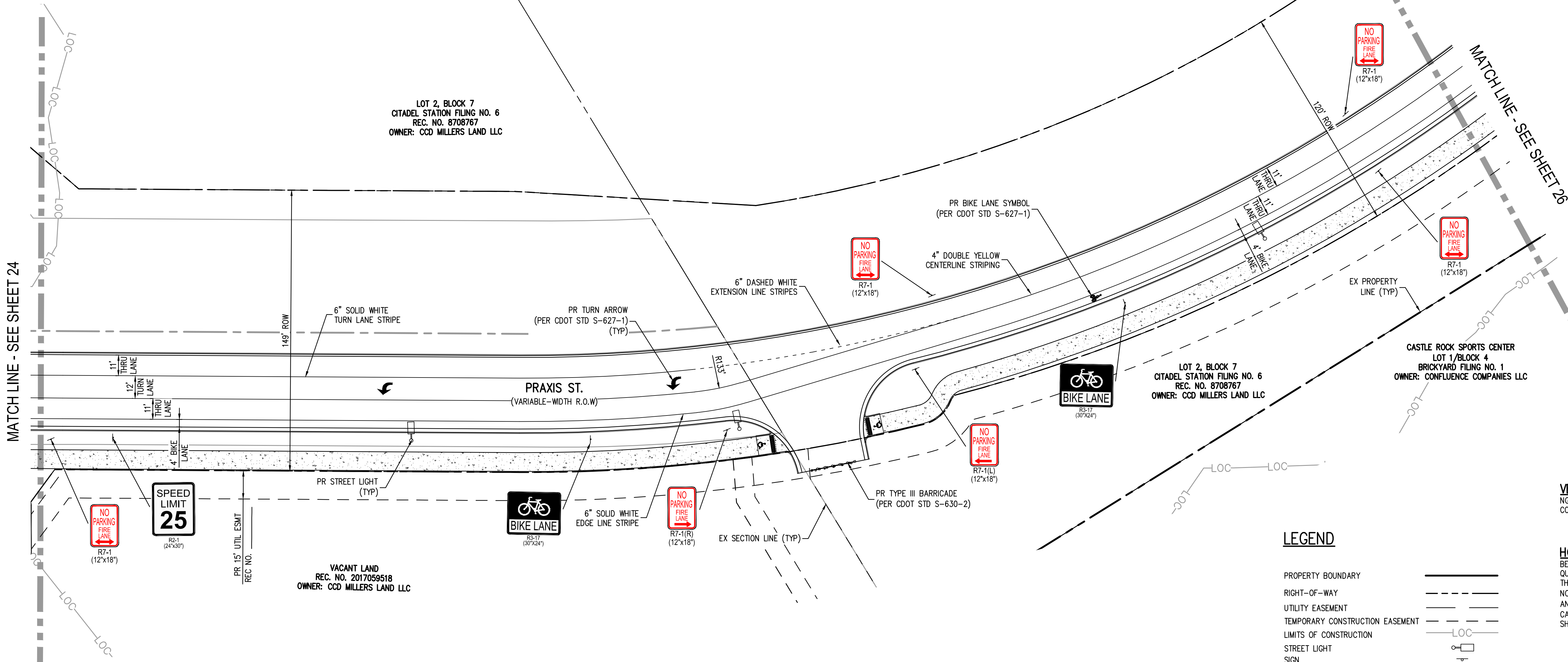
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SIGNAGE & STRIPING PLAN - PRAXIS ST

PROJECT #: 200726
SHEET NUMBER

25

25 OF 66



NOTES:

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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

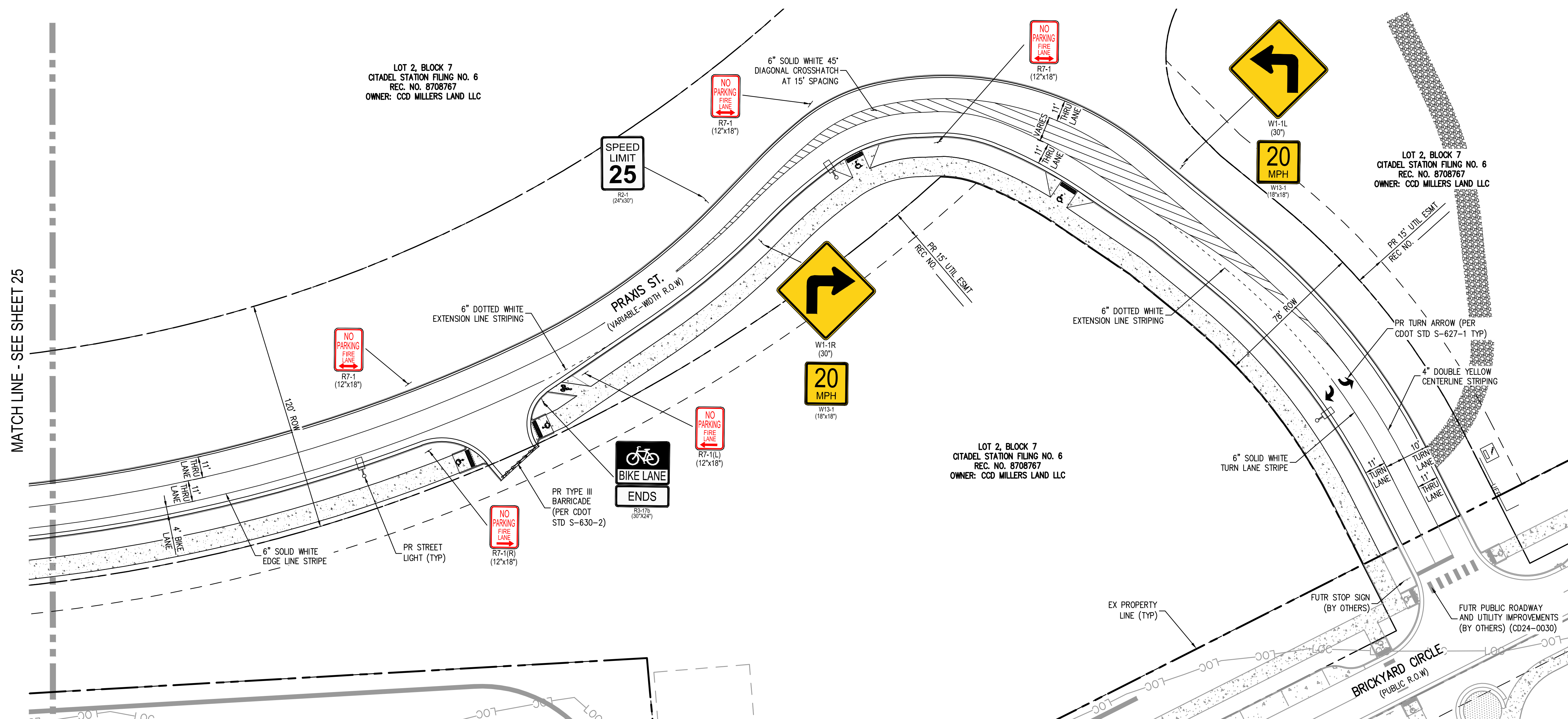
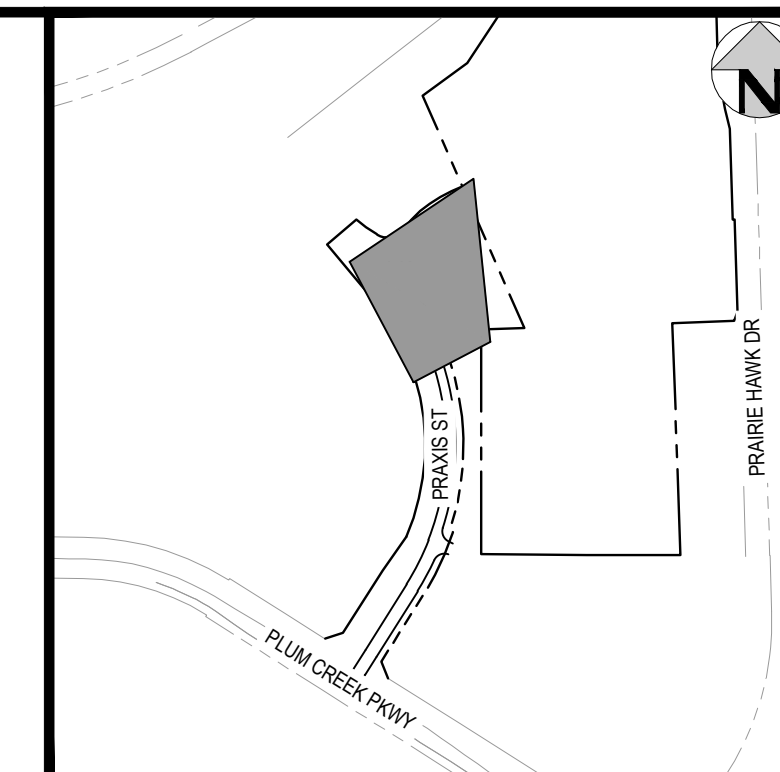
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PROFESSIONAL ENGINEER CERTIFICATION

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PRELIMINARY
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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:	Date
Development Services	Date



KEY MAP

SCALE: 1" = 600'

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VERTICAL DATUM

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HORIZONTAL CONTROL

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Approved By:

Development Services

PROJECT #:	200726
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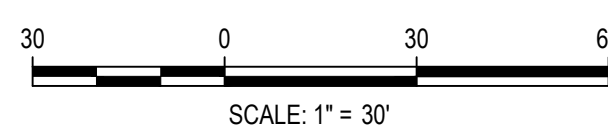
SHEET NUMBER

26

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ISSUE DATE: 12-06-2024

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THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SIGNAGE & STRIPING PLAN - PRAXIS ST

PROJECT #:	200726
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SHEET NUMBER

26

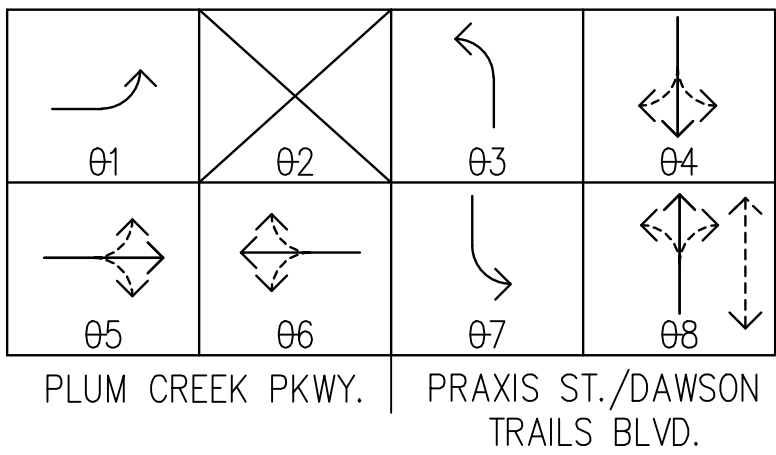
26 OF 61

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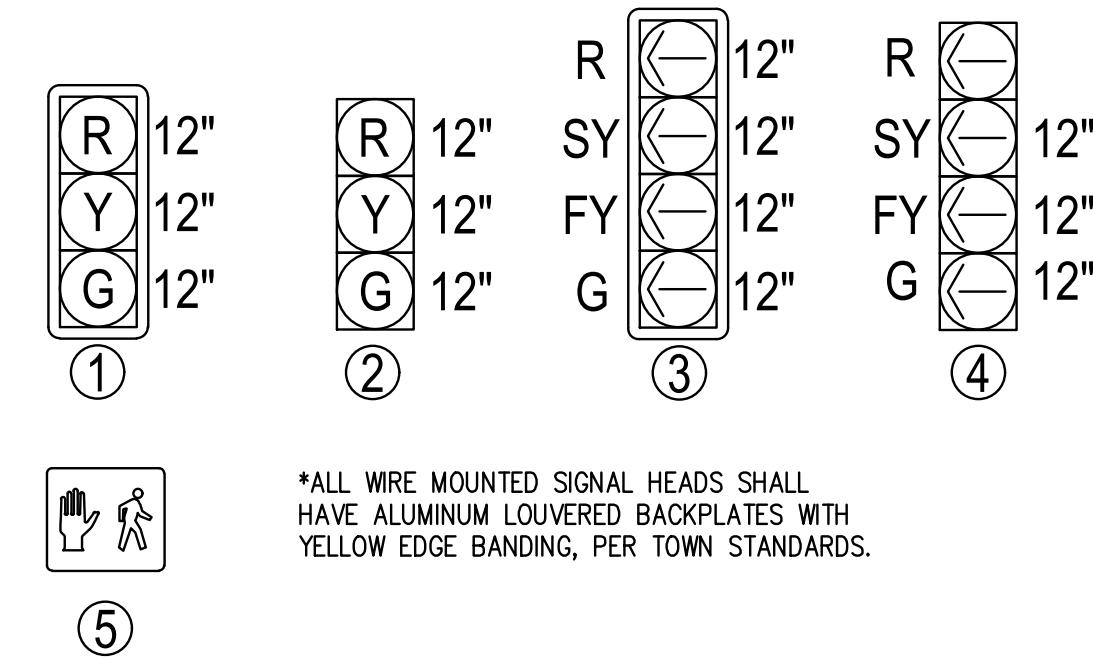
TRAFFIC SIGNAL LEGEND

- SIGNAL POLE AND SPAN WIRE
LUMINAIRE
SIGNAL HEAD WITH BACKPLATE
SIDE-OF-POLE-MOUNTED SIGNAL HEAD
PEDESTRIAN SIGNAL HEAD
PEDESTRIAN PUSHBUTTON AND SIGN
SIGNAL CONTROLLER CABINET
TYPE 1 PULL BOX
TYPE 3 PULL BOX
TYPE 4 PULL BOX
SERVICE METER CABINET
UNINTERRUPTED POWER SUPPLY
OPTICOM DETECTOR
VIDEO DETECTOR
SIGNAL WIRE CONDUIT
MOUNTED SIGN

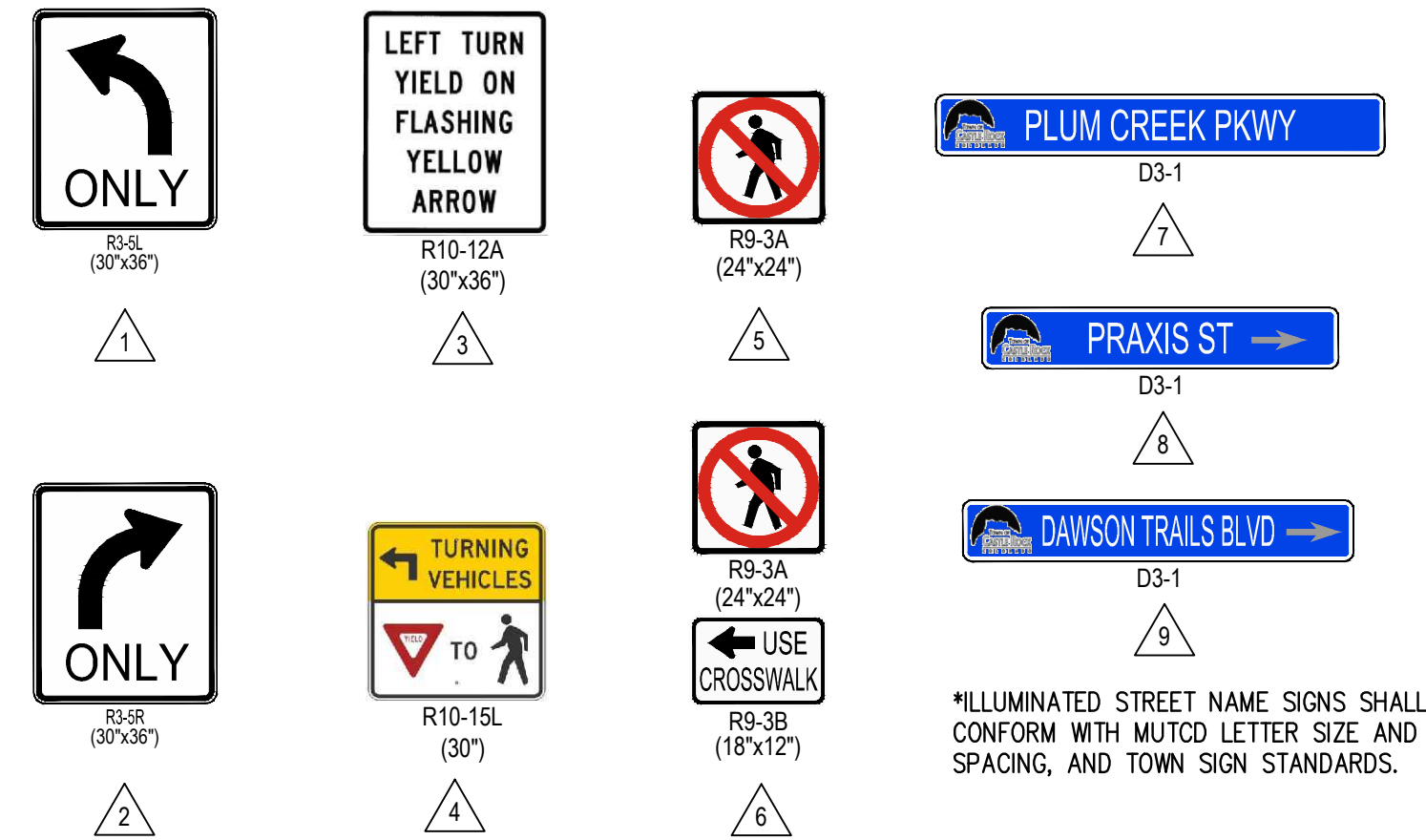
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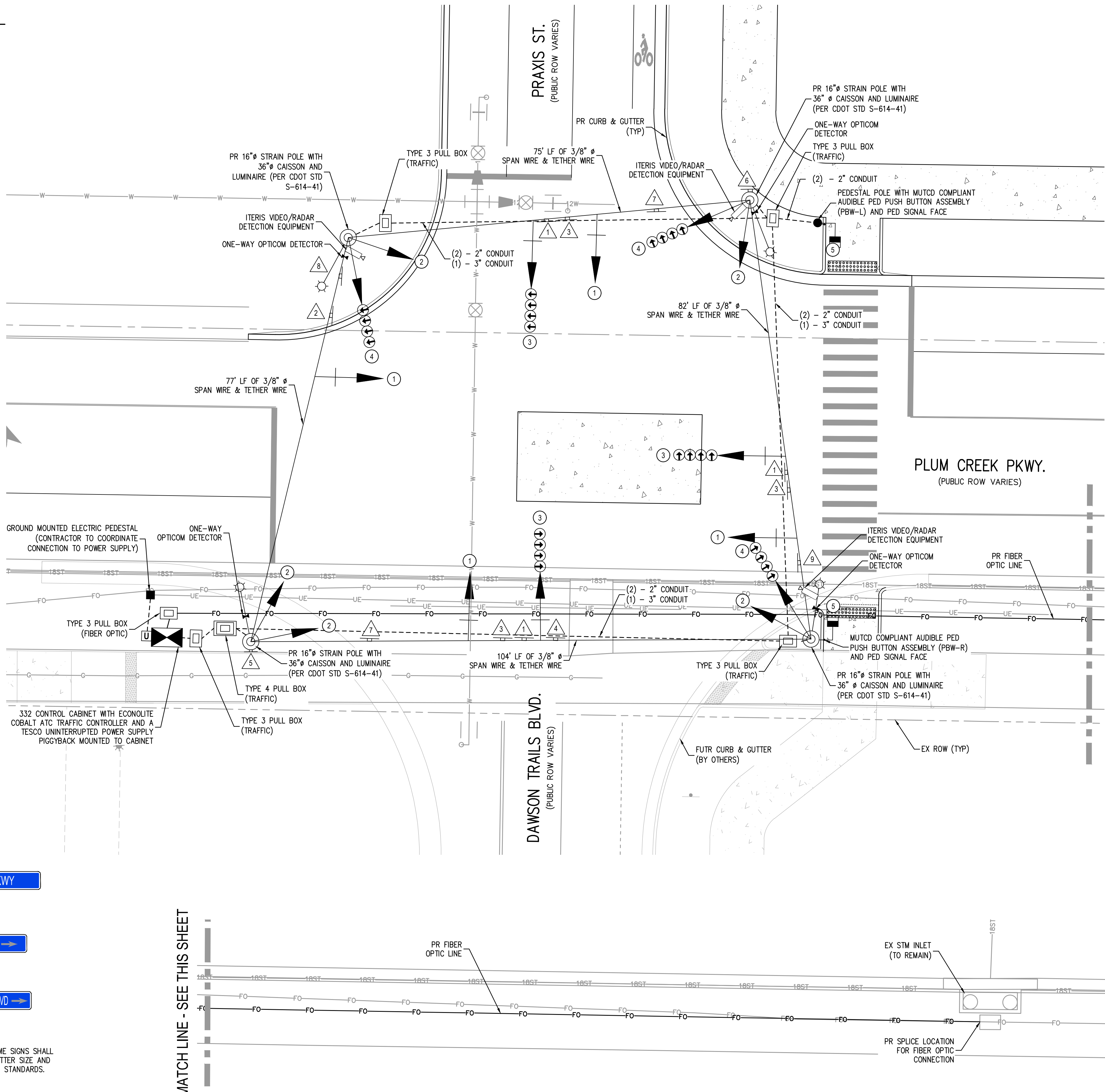
SIGNAL FACE DETAILS



SIGN DETAILS



*ILLUMINATED STREET NAME SIGNS SHALL CONFORM WITH MUTCD LETTER SIZE AND SPACING, AND TOWN SIGN STANDARDS.



NOTES:

- ALL TRAFFIC SIGNAL EQUIPMENT, STRUCTURES, AND FOUNDATIONS SHALL BE DESIGNED IN ACCORDANCE WITH CDOT'S TRAFFIC SIGNALS AND LIGHTING, TOWN OF CASTLE ROCK DETAIL PLANS AND SIGNAL CONSTRUCTION SPECIFICATIONS, AND CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL EQUIPMENT AND MATERIALS SPECIFIED MUST CONFORM TO CURRENT CDOT SPECIFICATIONS AND BE SUBMITTED FOR APPROVAL TO THE TRAFFIC ENGINEERING AND OPERATIONS DIVISION, PRIOR TO SIGNAL CONSTRUCTION.

SUMMARY OF QUANTITIES

DESCRIPTION	UNIT	PLAN
DRILLED SHAFT (36 INCH)	LF	70
2 INCH ELECTRICAL CONDUIT (BORED)	LF	560
3 INCH ELECTRICAL CONDUIT (BORED)	LF	275
CDOT TYPE THREE PULL BOX	EA	5
CDOT TYPE FOUR PULL BOX	EA	1
WIRING	LS	1
LUMINAIRE (LED) 14,000 LUMENS	EA	4
ELECTRICAL SERVICE METER PEDESTAL CABINET	EA	1
SIGN PANEL (CLASS 1)	EA	10
SIGNAL HEAD BACKPLATES	EA	7
PEDESTRIAN SIGNAL FACE (16) COUNTDOWN	EA	2
TRAFFIC SIGNAL FACE (12-12-12)	EA	8
TRAFFIC SIGNAL FACE (12-12-12)	EA	6
TRAFFIC SIGNAL CONTROLLER CABINET	EA	1
PEDESTRIAN PUSH BUTTON	EA	2
PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EA	2
TRAFFIC SIGNAL PEDESTAL POLE STEEL	EA	1
EMERGENCY VEHICLE PREEMPTION DETECTOR	EA	4
ITERIS NEXT INTERSECTION DETECTION (CAMERA)	EA	3
ITERIS INTERSECTION DETECTION (RADAR)	EA	3
16" Ø STRAIN POLE	EA	4
3/8" SPAN WIRE	LF	338
TETHER WIRE	LF	338
TELEMETRY (FIELD)	EA	1
COBALT TRAFFIC SIGNAL CONTROLLER	EA	1
UPS (UNINTERRUPTED POWER SUPPLY)	EA	1
CONSTRUCTION SURVEYING	LS	1
TRAFFIC CONTROL	LS	1

VERTICAL DATUM

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MICHAEL EUGENE KIBBEE, P.E. #27156 DATE

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

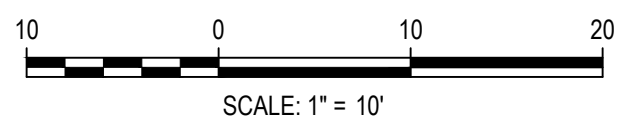
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Date

PROJECT #: 200726
SHEET NUMBER

27

27 OF 66



DESIGNED BY: BSL
CHECKED BY: MEK
DRAWN BY: BSL

ISSUE DATE: 12-06-2024	REVISION COMMENTS
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
TRAFFIC SIGNAL PLAN

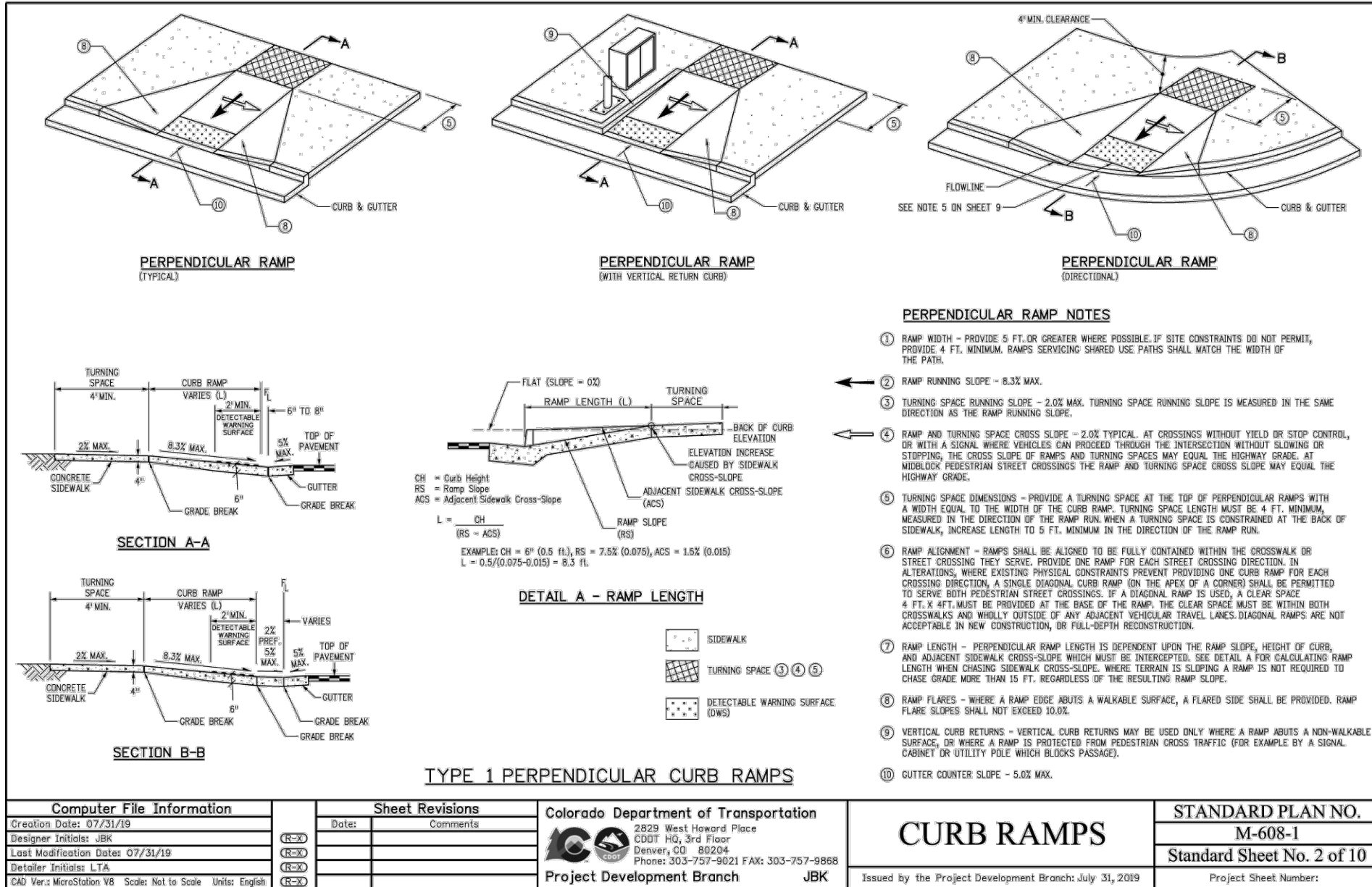
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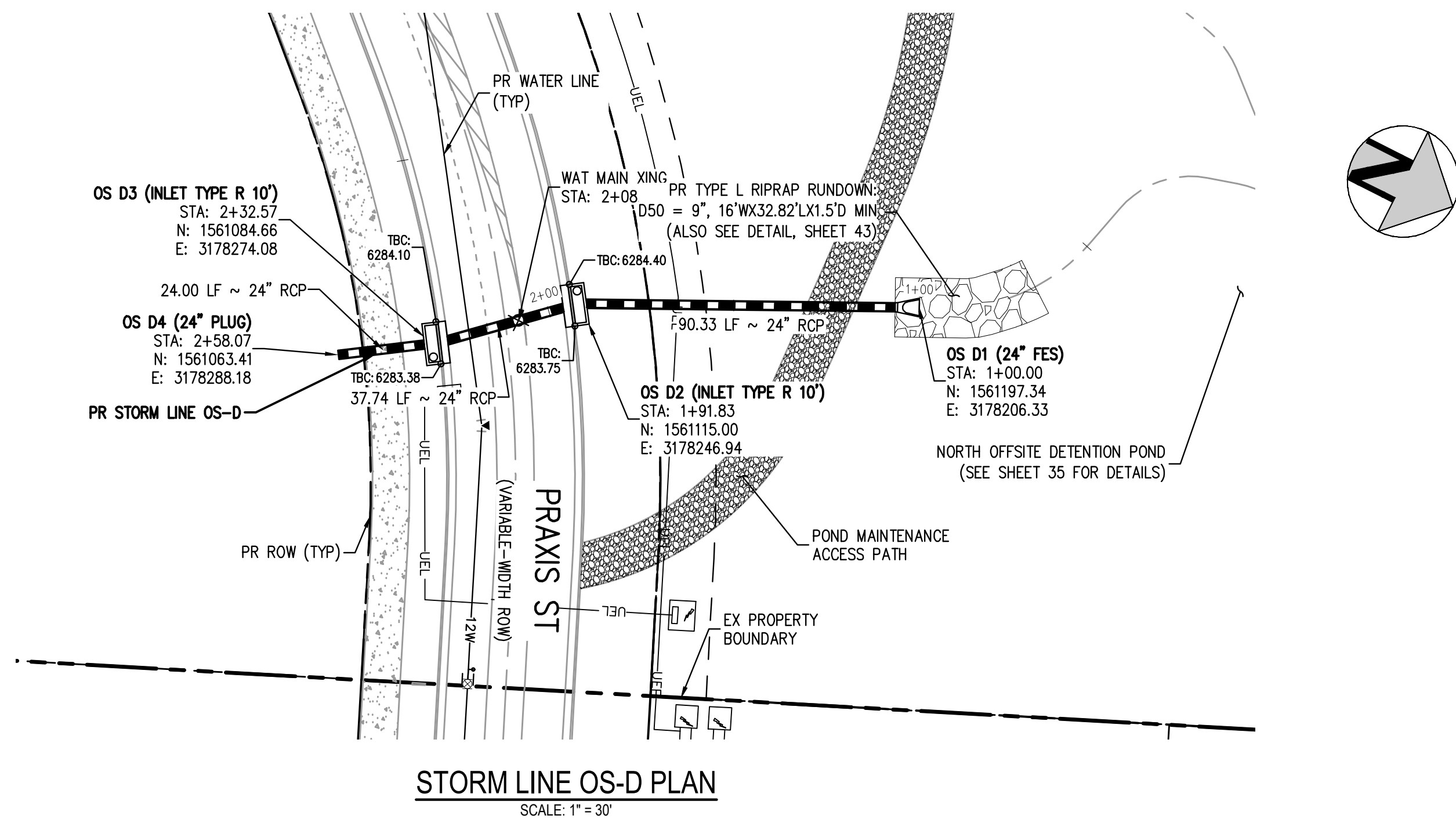
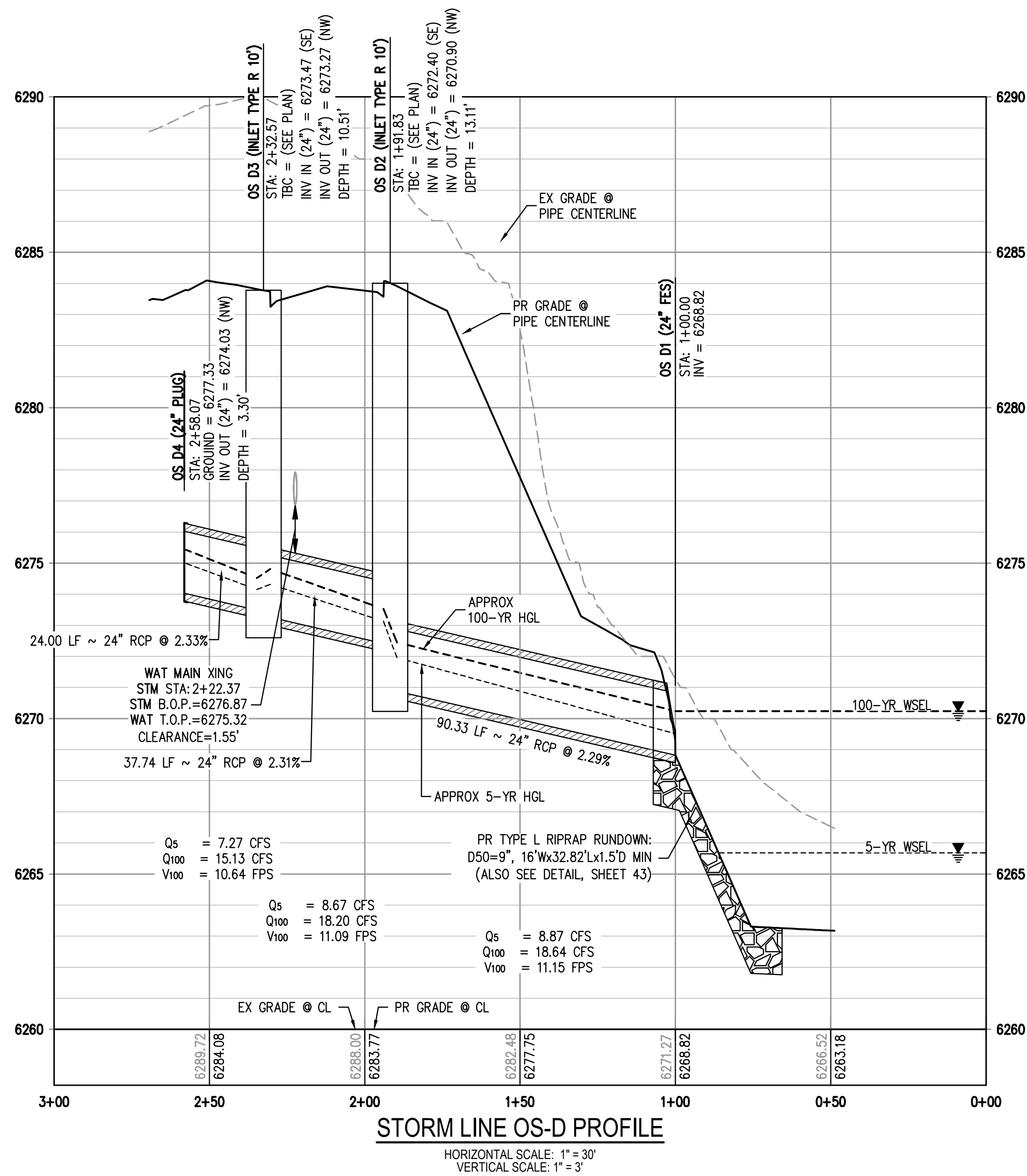
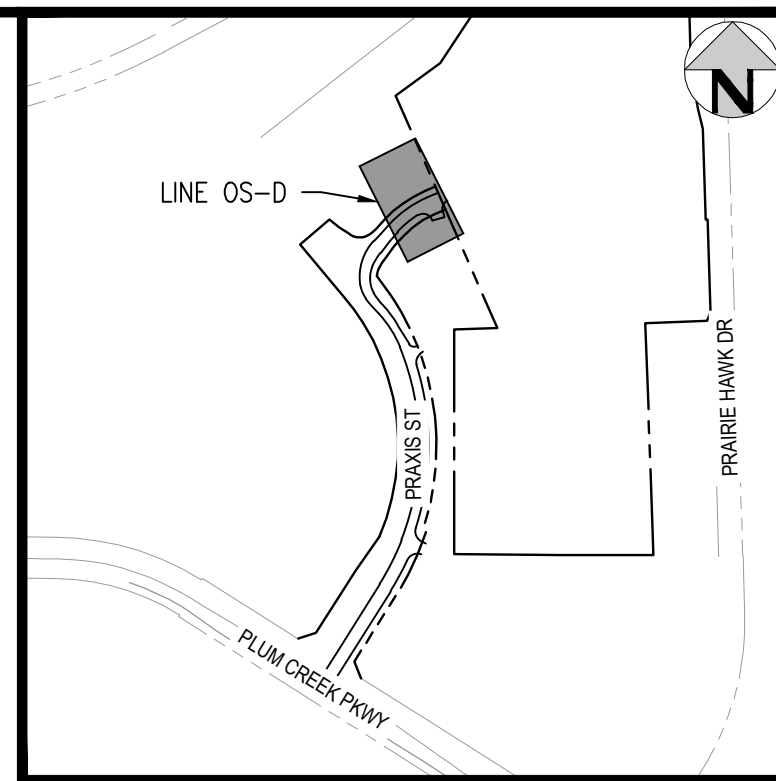
27

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DESIGNED BY: TOCR
CHECKED BY: TOCR
DRAWN BY: TOCR
PLOTTED: THU 03/13/2025 1:58:01 P BY: LIBBY ENDERSE





KEY MAP
SCALE: 1" = 600'

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 TO THE OUTSIDE 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 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 AND Baffles, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGN 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), DOWATERING, 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 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

MARK A. WEST, P.E. #38561

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

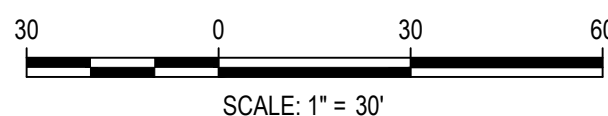
SHEET NUMBER

30

30 OF 66



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

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



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

CONFLUENCE COMPANIES, LLC

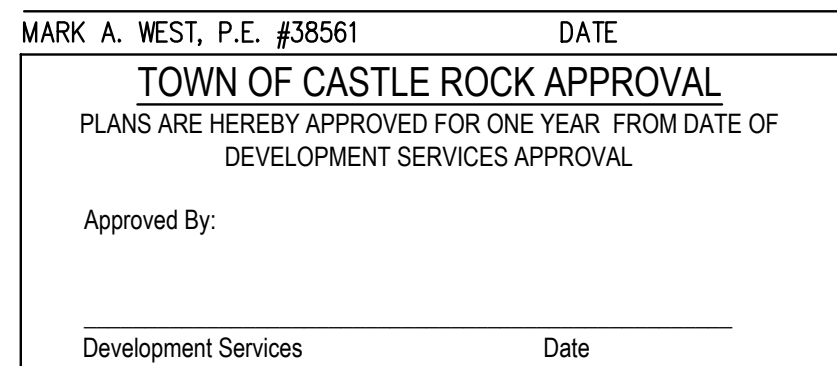
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM LINE OS-D PLAN & PROFILE

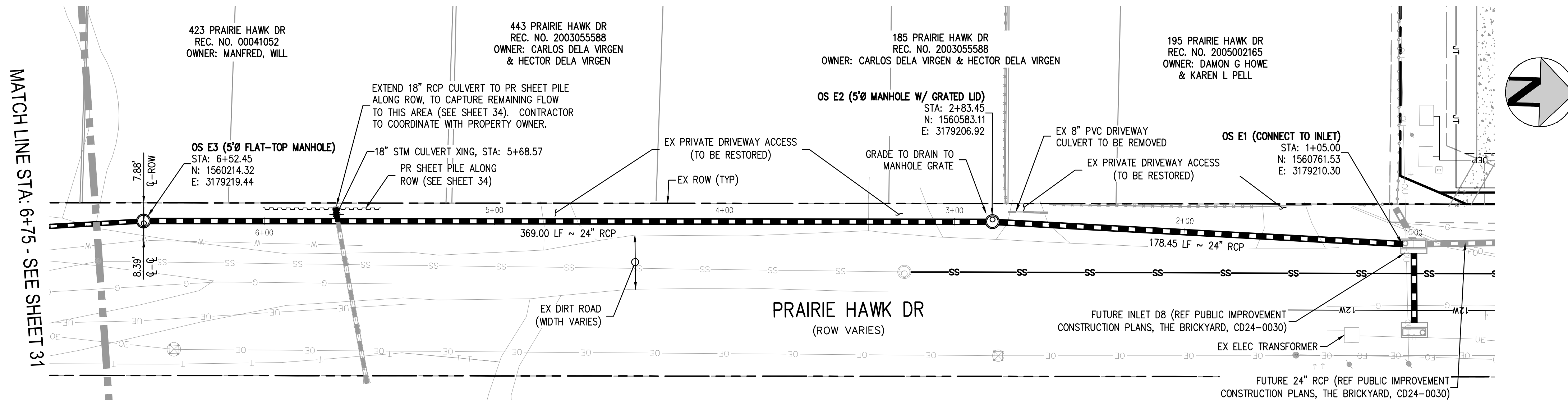
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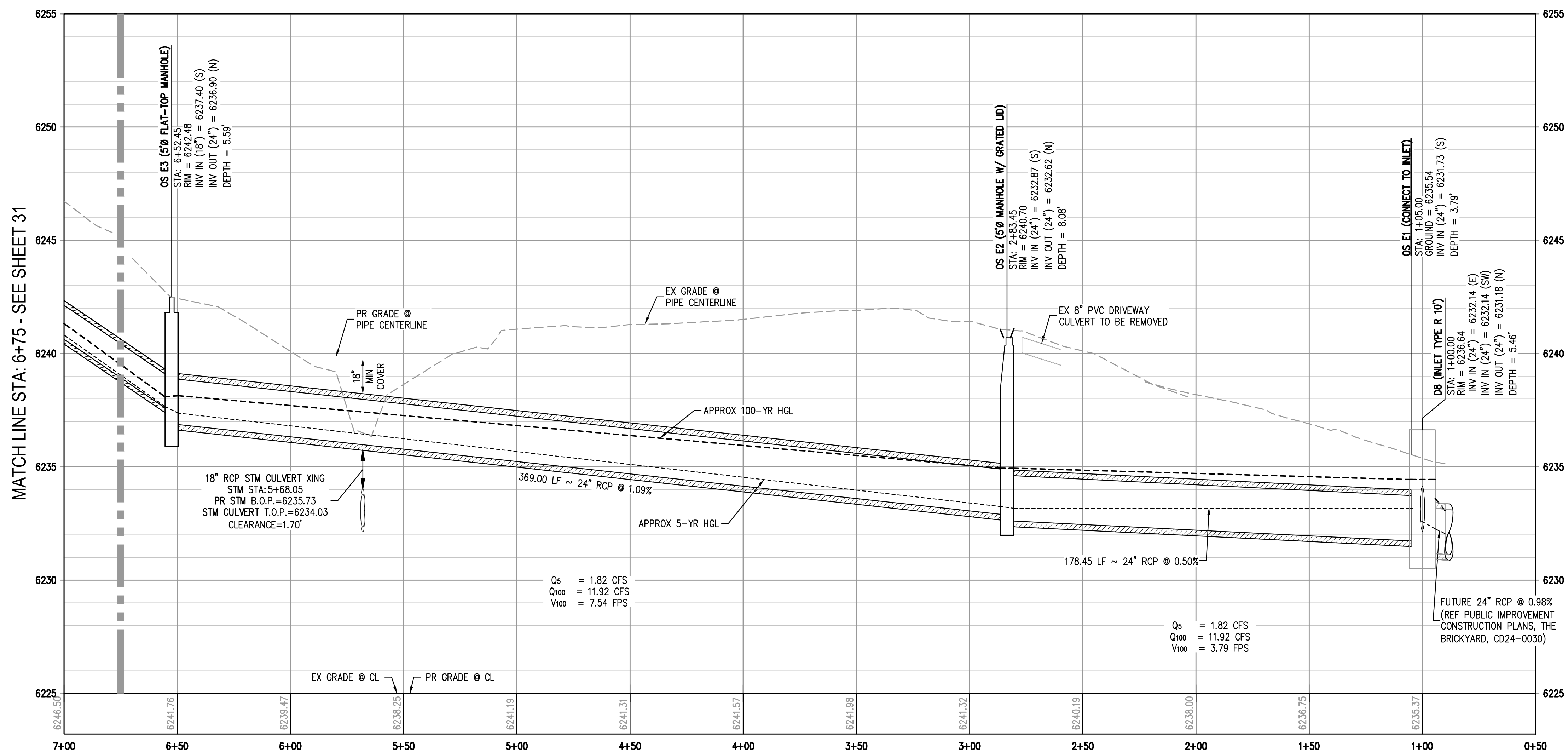
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30 OF 66





STORM LINE OS-E (DOWNSTREAM) PLAN



STORM LINE OS-E PROFILE

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 CIRCULAR, MANHOLE, AND BOX STRUCTURES TO THE INSIDE FACE OF INLET 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-CONCRETE 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 RIN 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.
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13. ALL SUBSURFACE AND SURFACE WATER QUALITY SYSTEM DESIGN 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), DOWATERING, 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

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PROFESSIONAL ENGINEER CERTIFICATION

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PRELIMINARY
NOT FOR
CONSTRUCTION

MARK A. WEST, P.E. #38561

DATE _____

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Approved By:

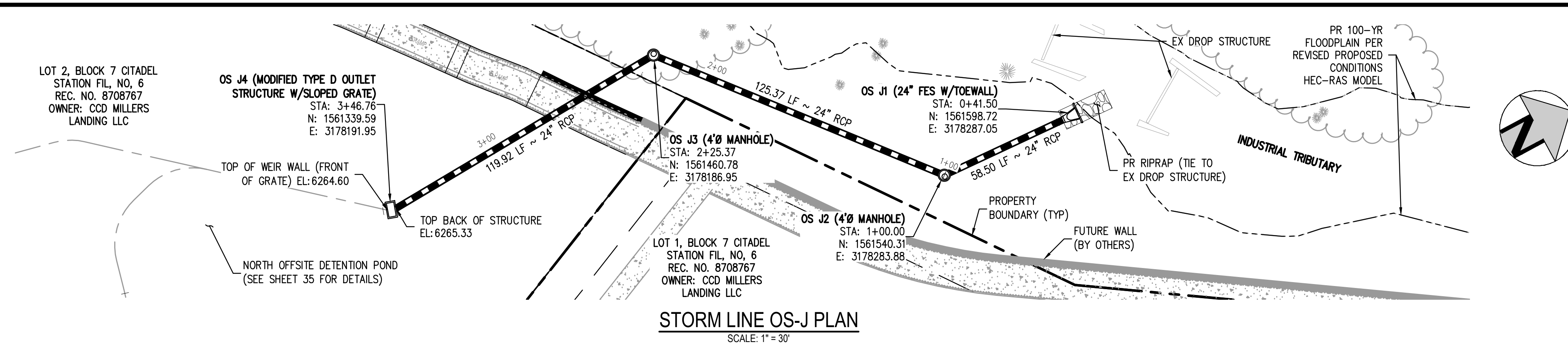
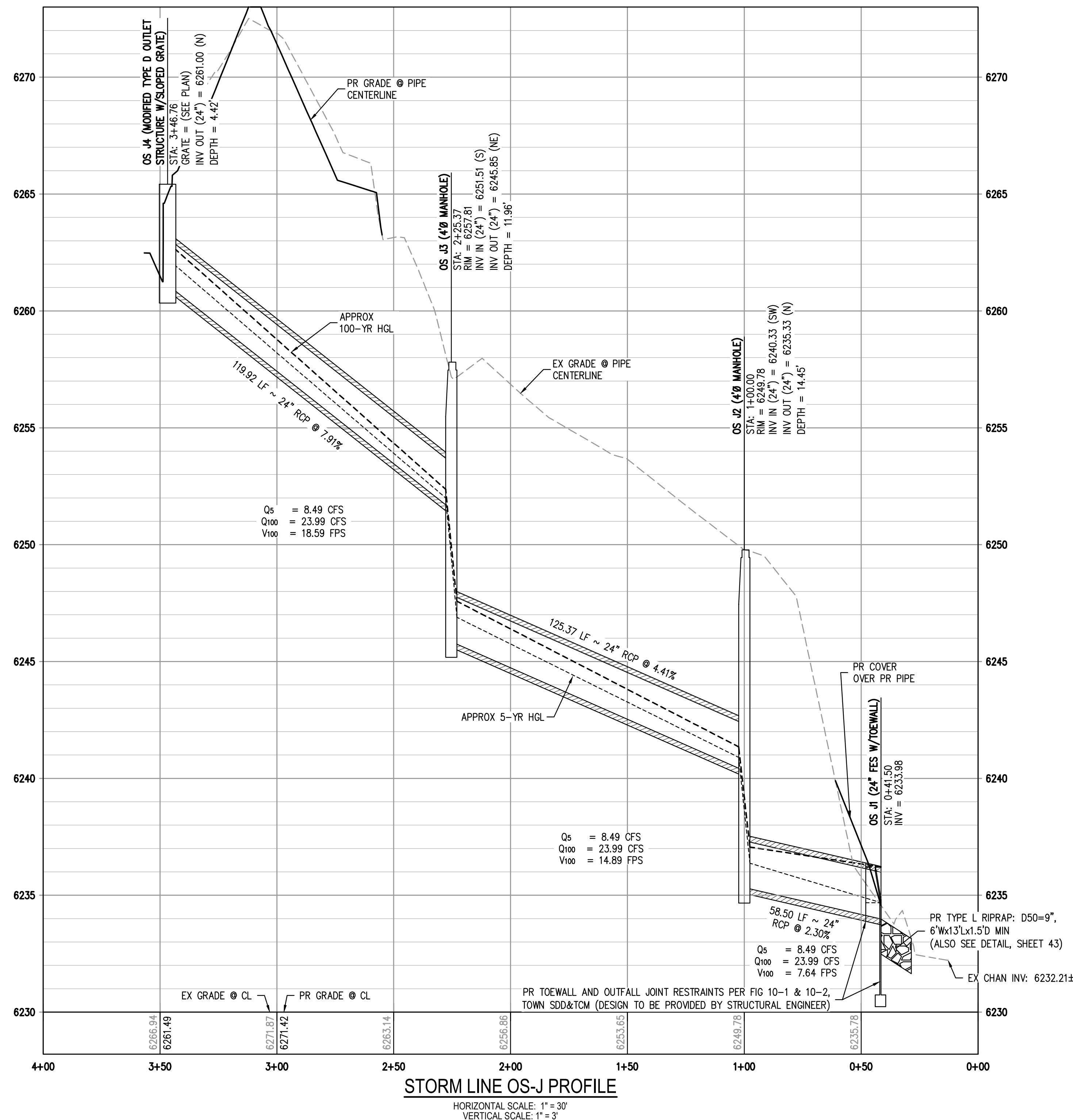
Development Services

PROJECT #: 200726

SHEET NUMBER

32

32 OF 66



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 CONDUCT A SIZE, LOCATION 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 MAN-CONCRETE MANHOLES, MANHOLE RINGS/COVERS AND STORM LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
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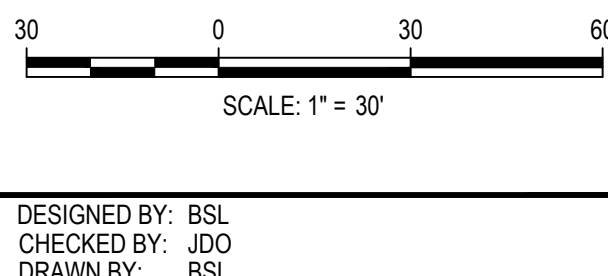
MARK A. WEST, P.E. #38561 DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: _____

Development Services Date



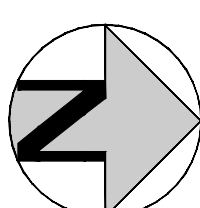
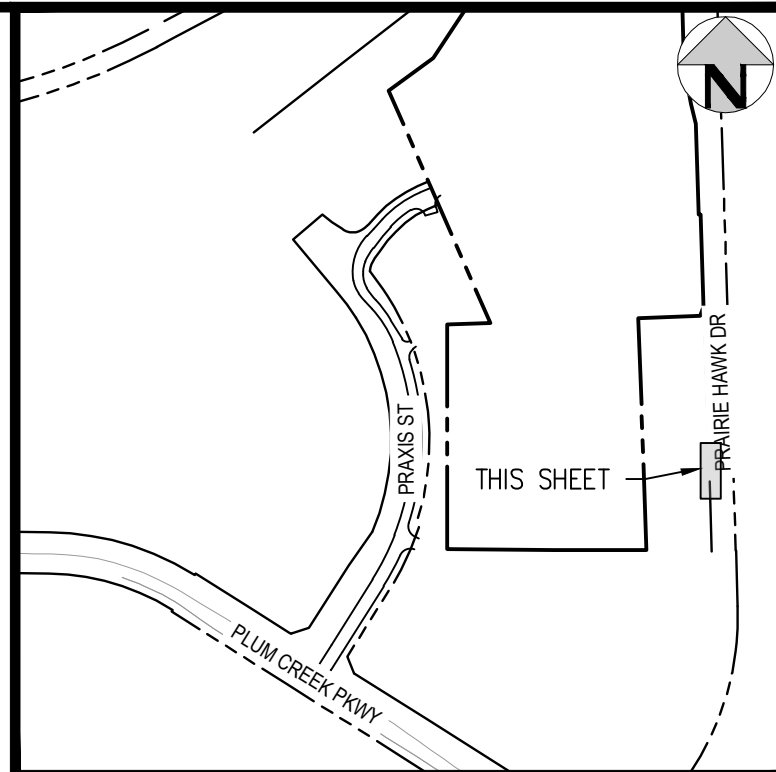
ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM LINE OS-J PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
33
33 OF 66



KEY MAP
SCALE: 1" = 600'

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 CENTER TO PIPE CENTER DISTANCE 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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7. FOR ALL NON-CANCEMENT MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE RATED AS SHOWN IN PLAN VIEW.
8. ALL LIDS AND INLETS SHALL HAVE CLOSE MESH GRATES.
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10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
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13. 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. CLOSE 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.

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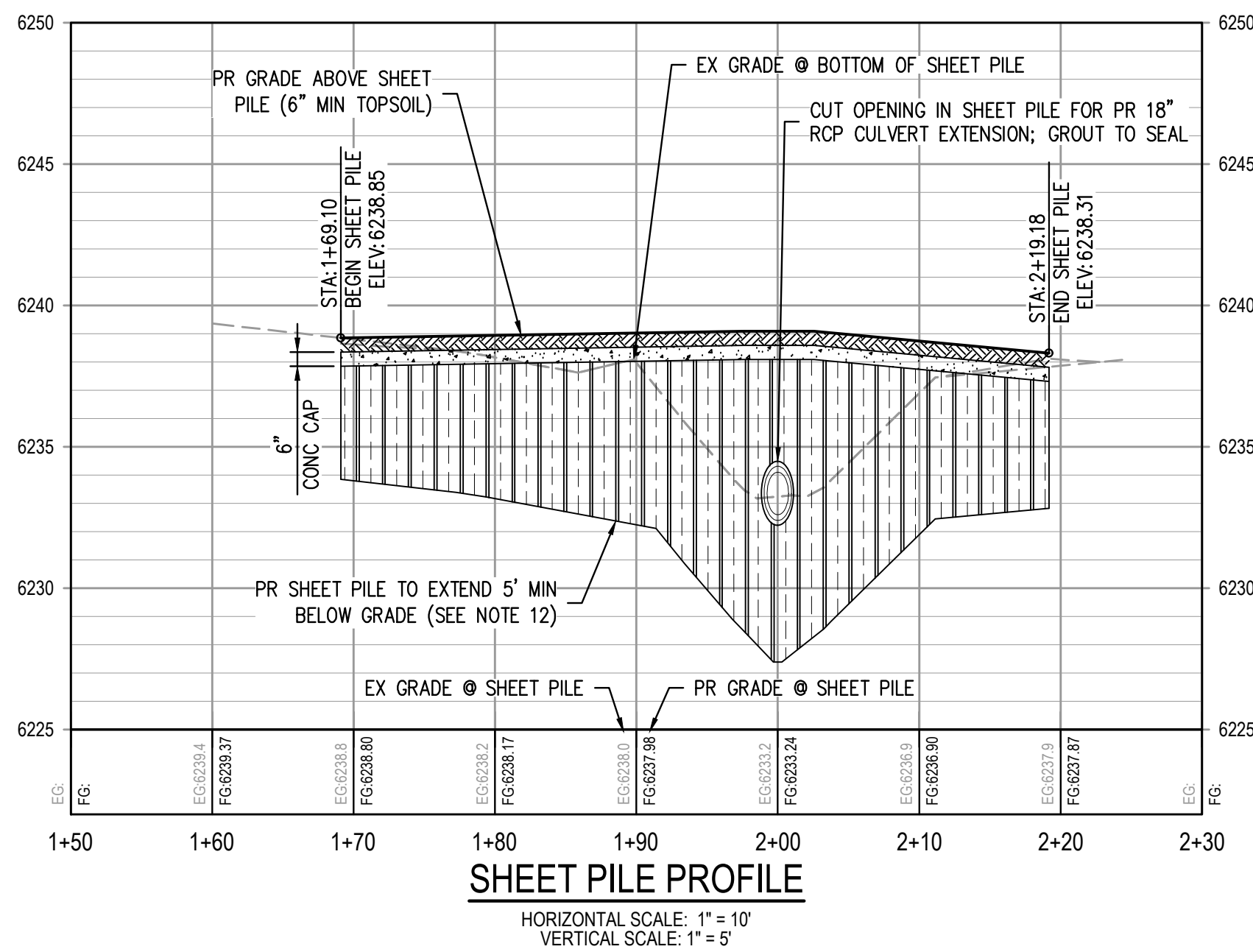
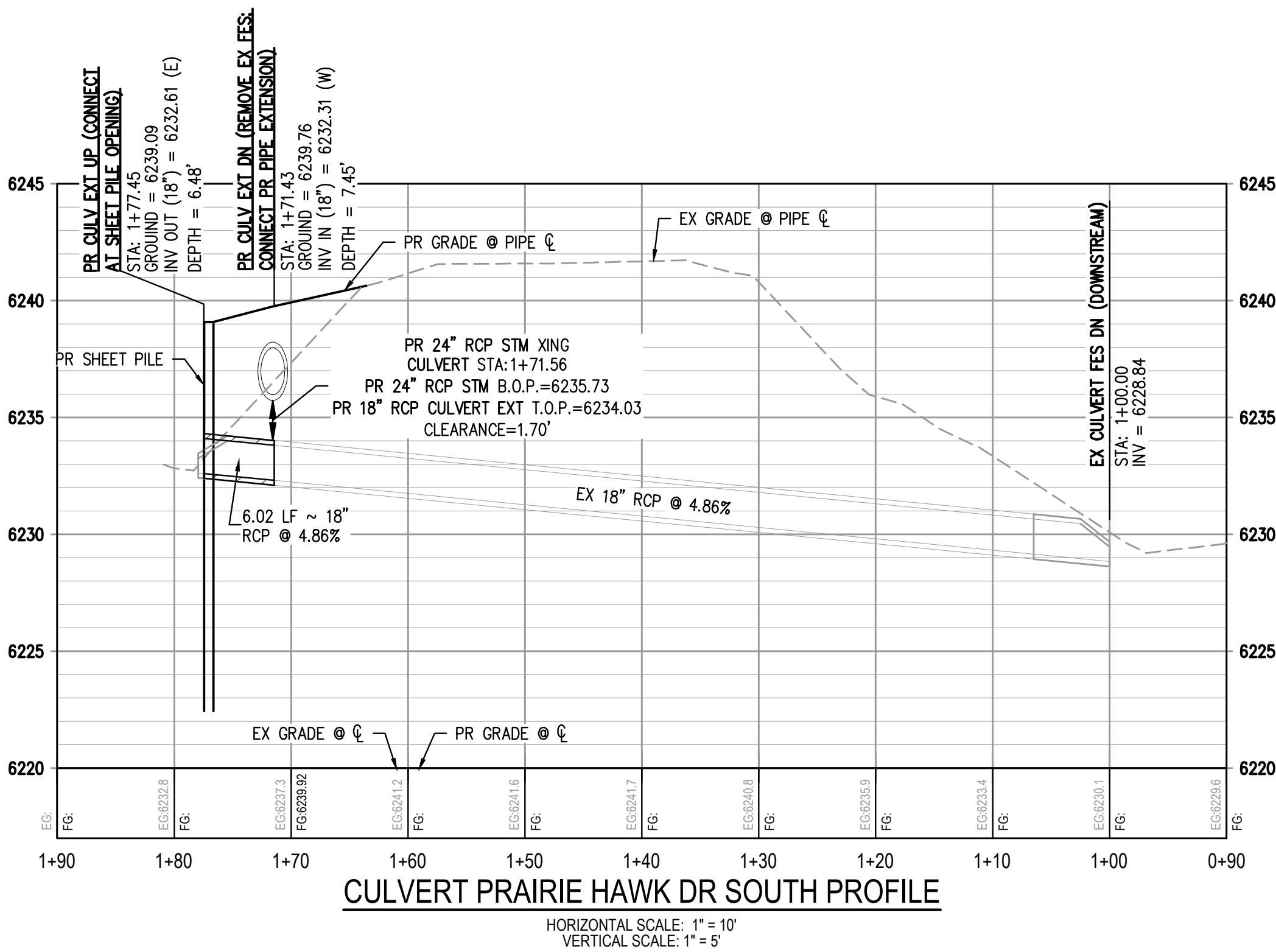
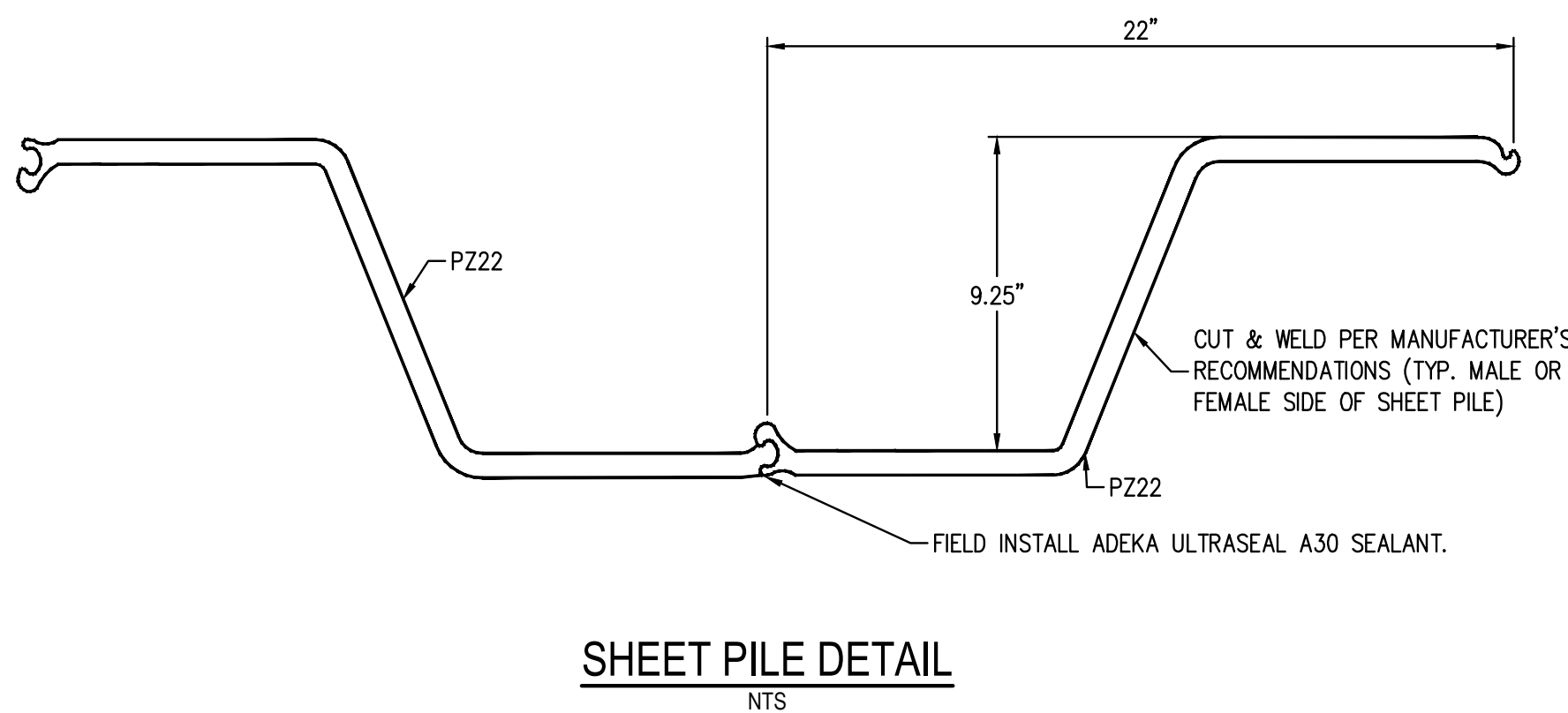
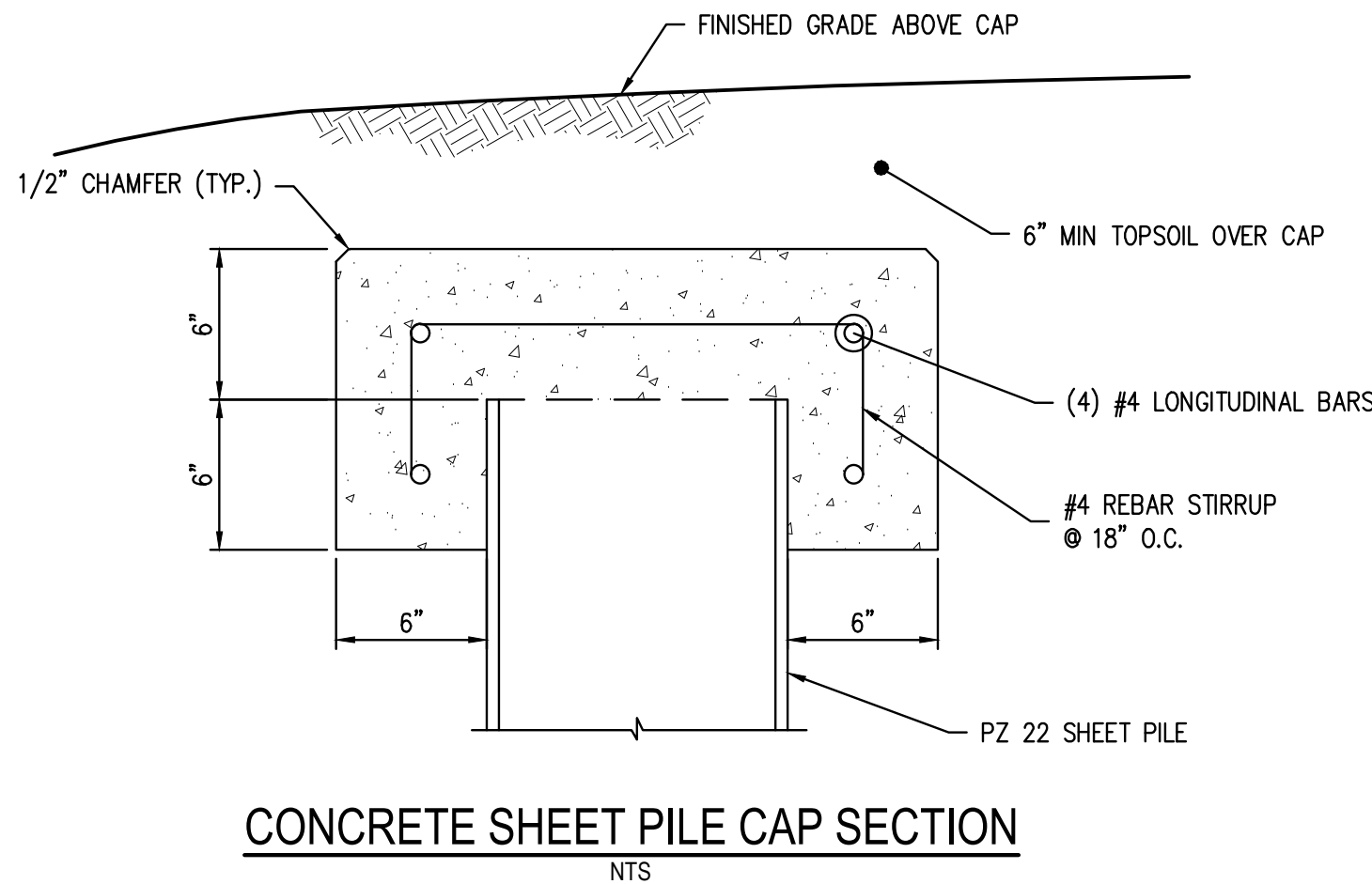
Development Services

ECT #: 200726

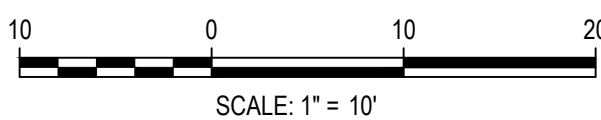
SHEET NUMBER

34

34 OF 66



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CHECKED BY: MAW
DRAWN BY: VCB

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



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

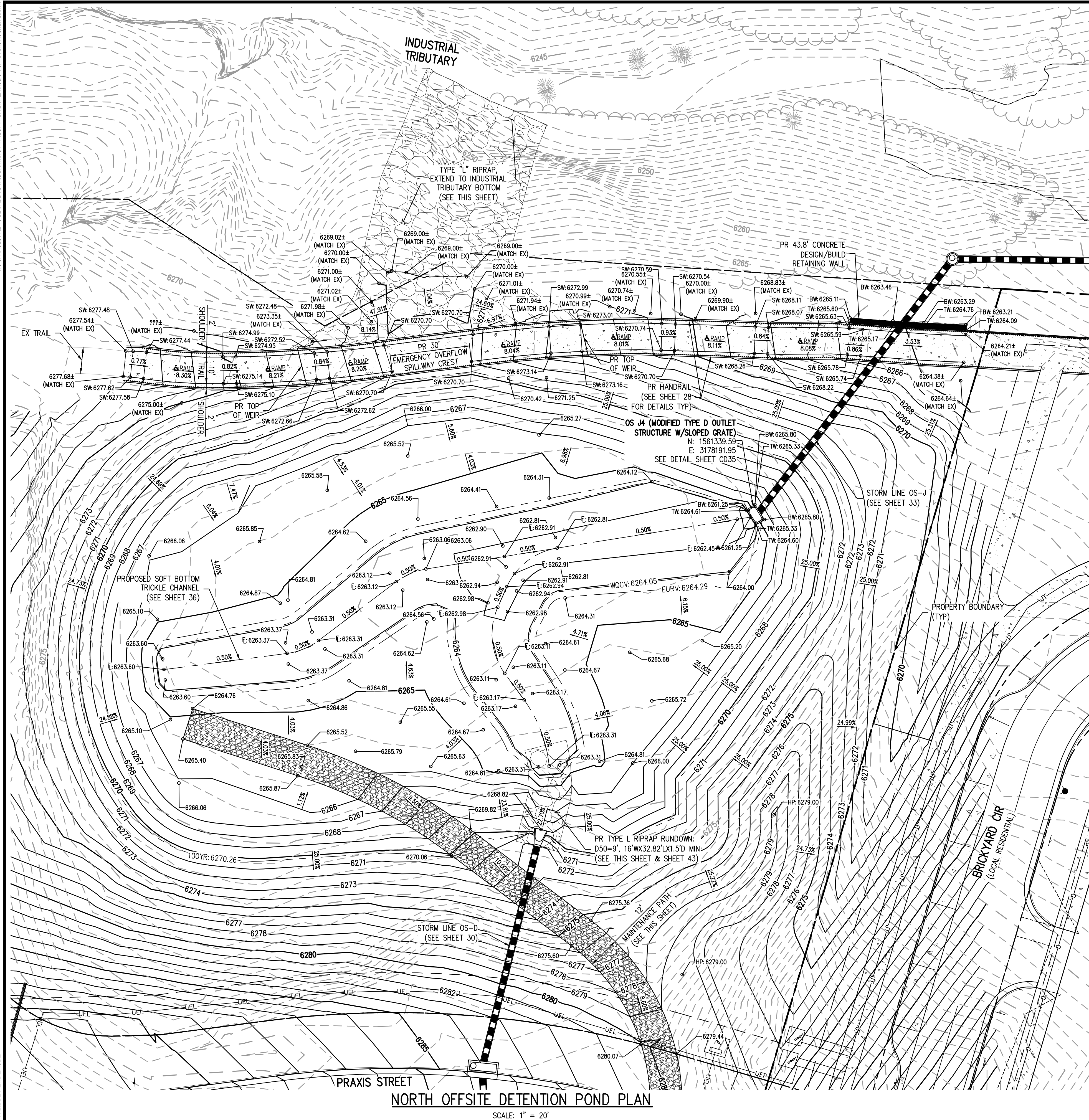
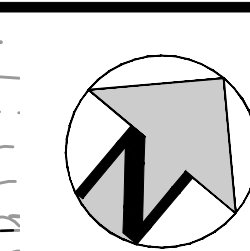
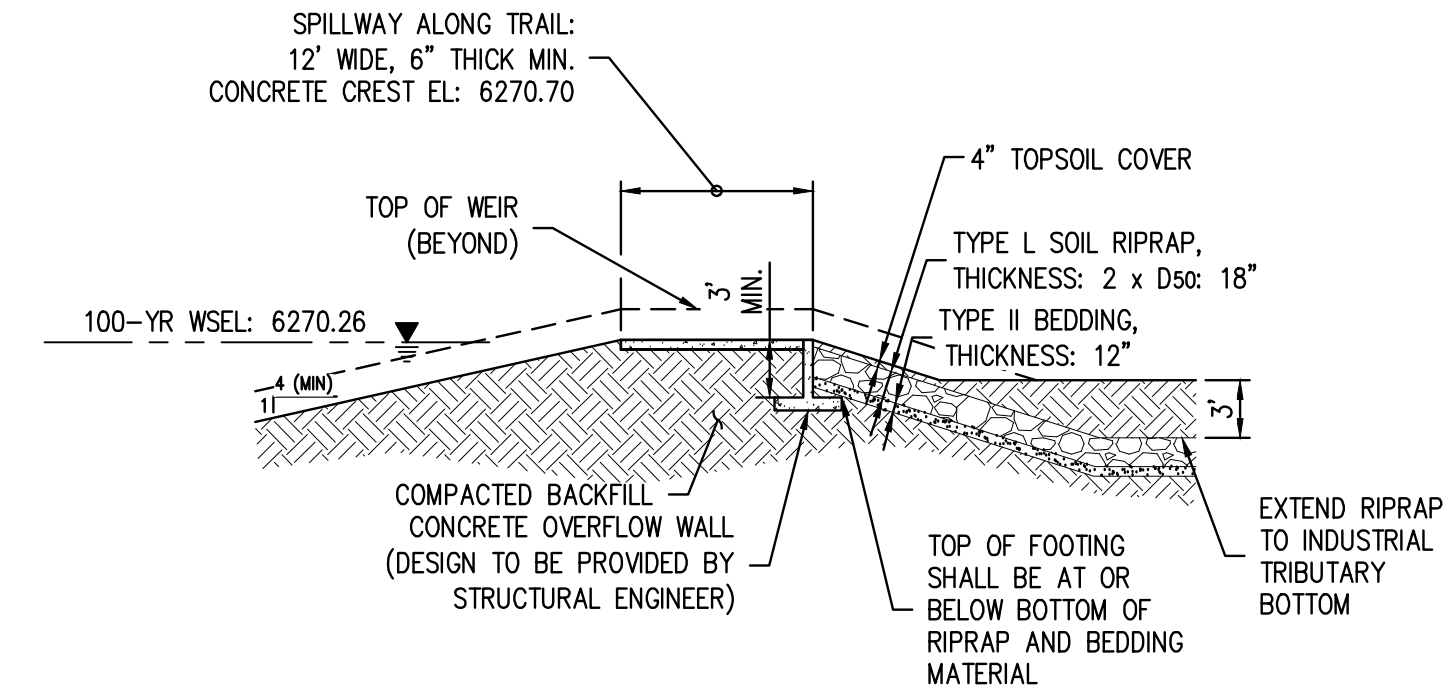
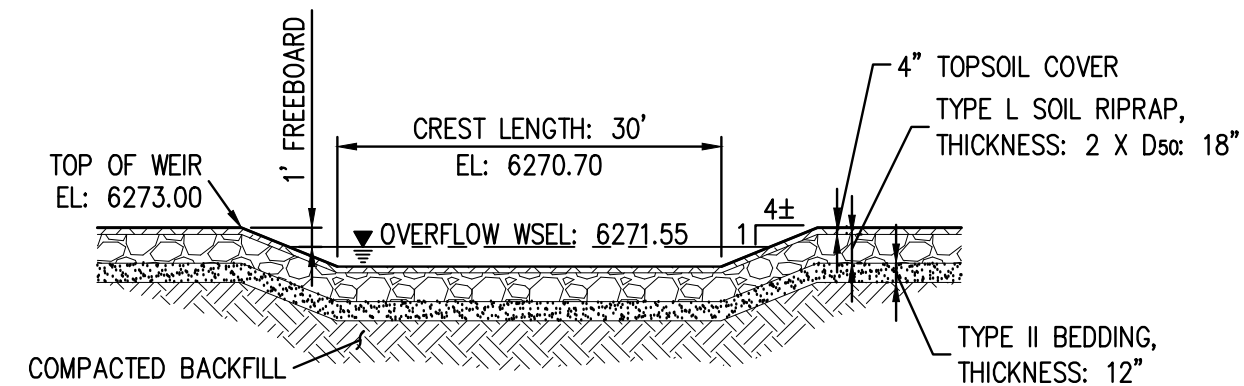
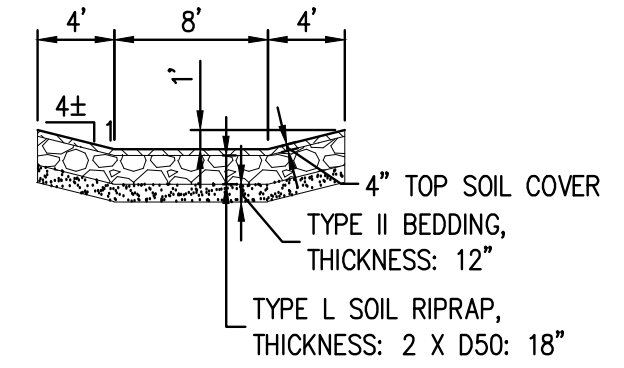
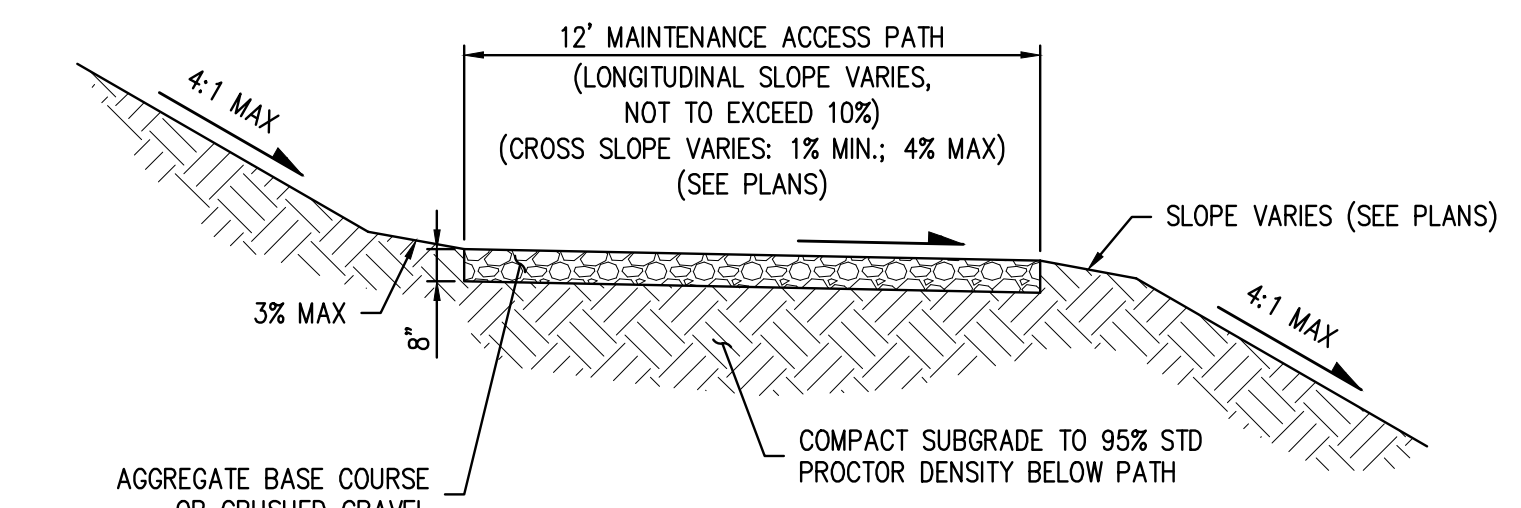
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PRAIRIE HAWK DRIVE CULVERT EXTENSION

PROJECT #: 200726

SHEET NUMBER

PLOTTED: THU 03/13/23 1:59:44P BY: LIBBEY ENDERSBEE



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.

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

MARK A. WEST, P.E. #38561 DATE

TOWN OF CASTLE ROCK APPROVAL

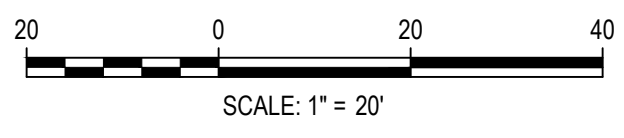
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF
DEVELOPMENT SERVICES APPROVAL

Approved By: _____

Development Services Date



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DESIGNED BY: AMC
CHECKED BY: MAW
DRAWN BY: AMC

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



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

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
NORTH OFFSITE DETENTION POND PLAN

PROJECT #: 200726
SHEET NUMBER

35

35 OF 66



PRELIMINARY
NOT FOR
CONSTRUCTION

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.

DATE _____

Approved By:

Development Services

SHEET NUMBER

36

36 OF 66



Know what's below.
Call before you dig.

DESIGNED BY: AMC
CHECKED BY: MAW
DRAWN BY: AMC

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS

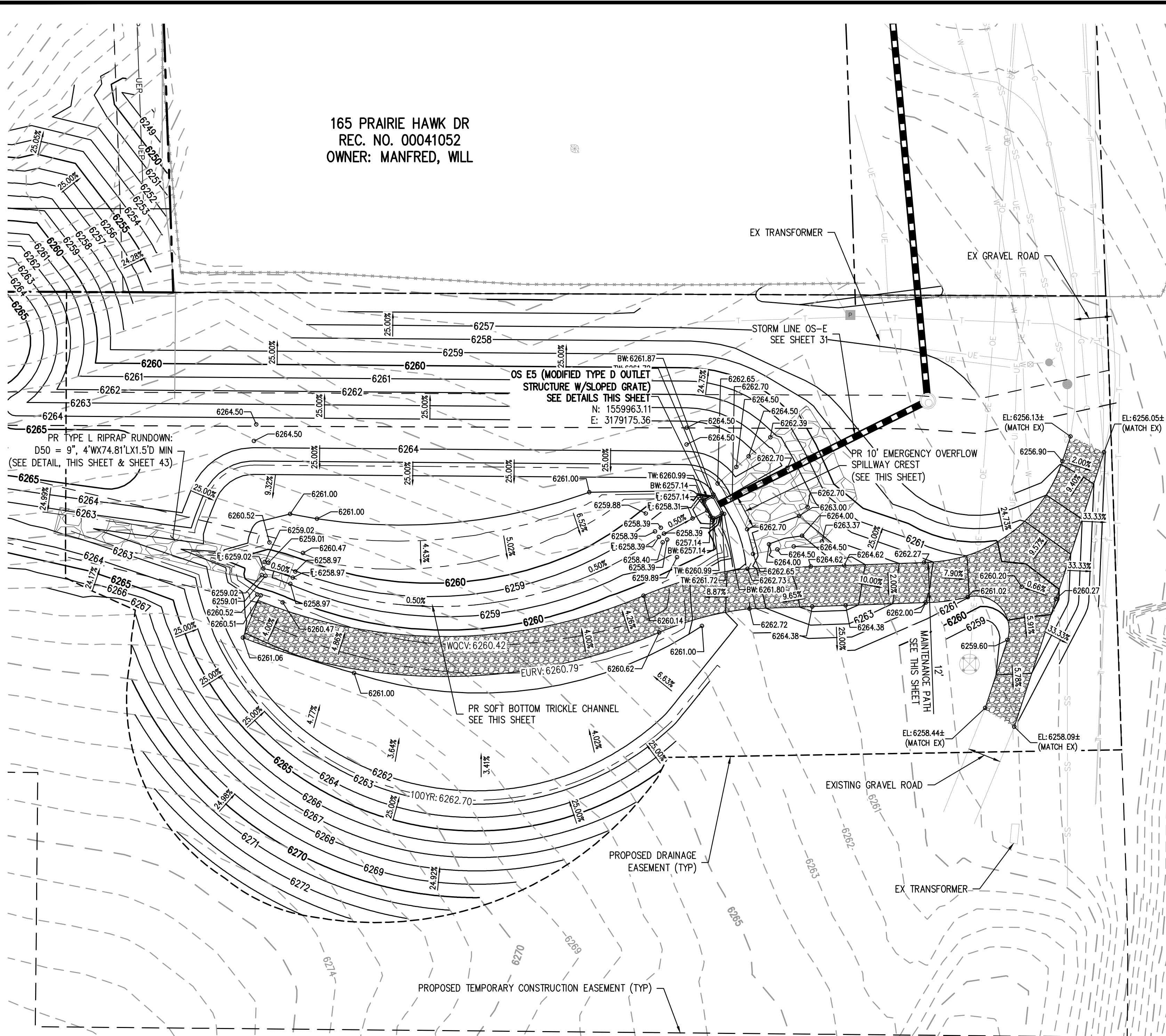


CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS

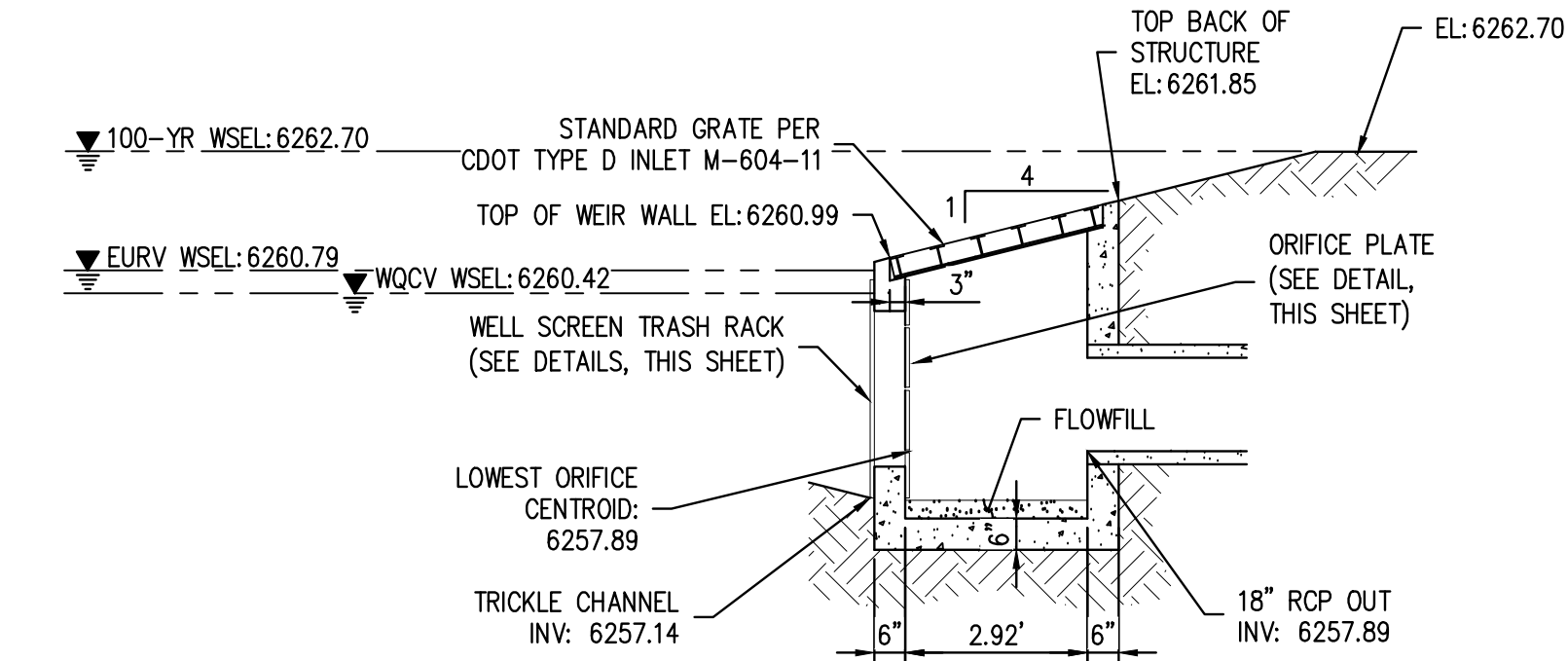
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\2020\20726\ENGINEERING\DRAWINGS\OFF-SITE\DETENTION PLANS & DETAILS\DWG LAYOUT LAYOUT1 (2)
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PLOT DATE: 12/06/2024 2:00:00 PM BY: LIBBY ENDERBEE



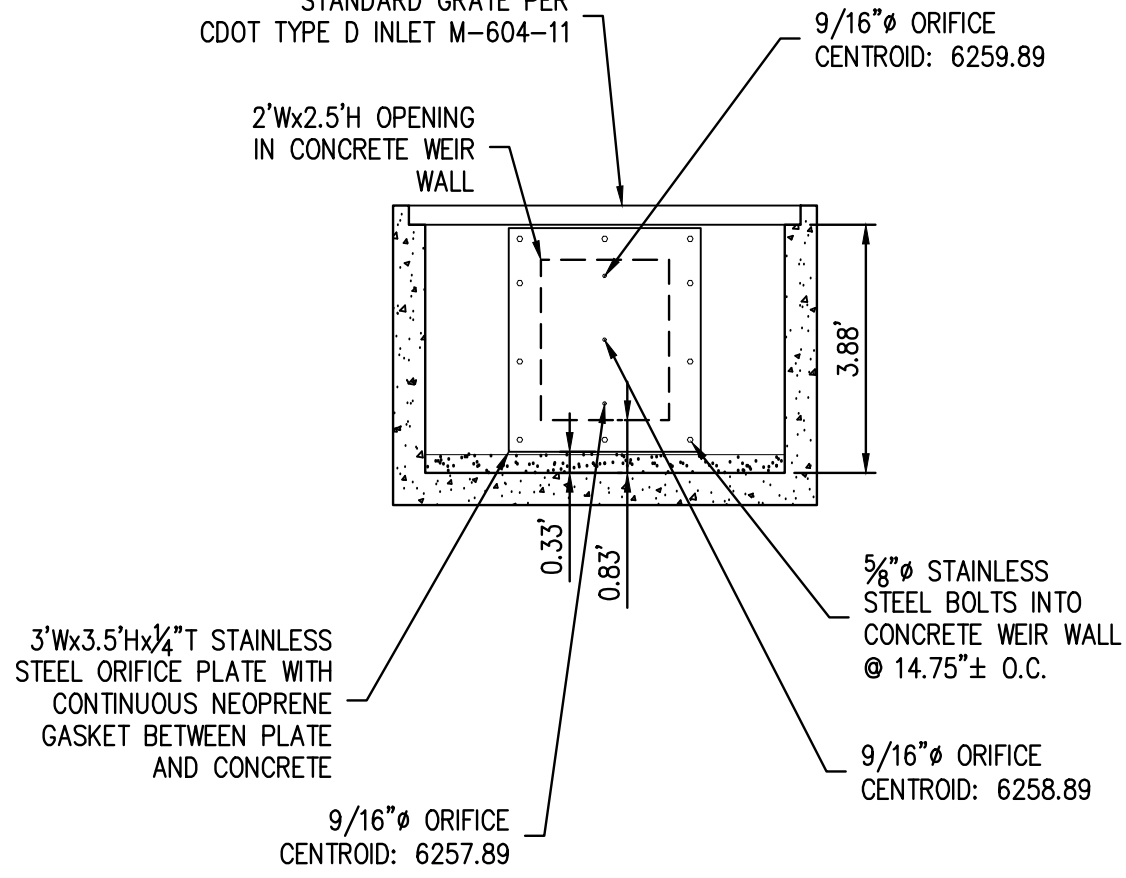
SOUTH OFFSITE DETENTION POND PLAN

SCALE: 1" = 20'



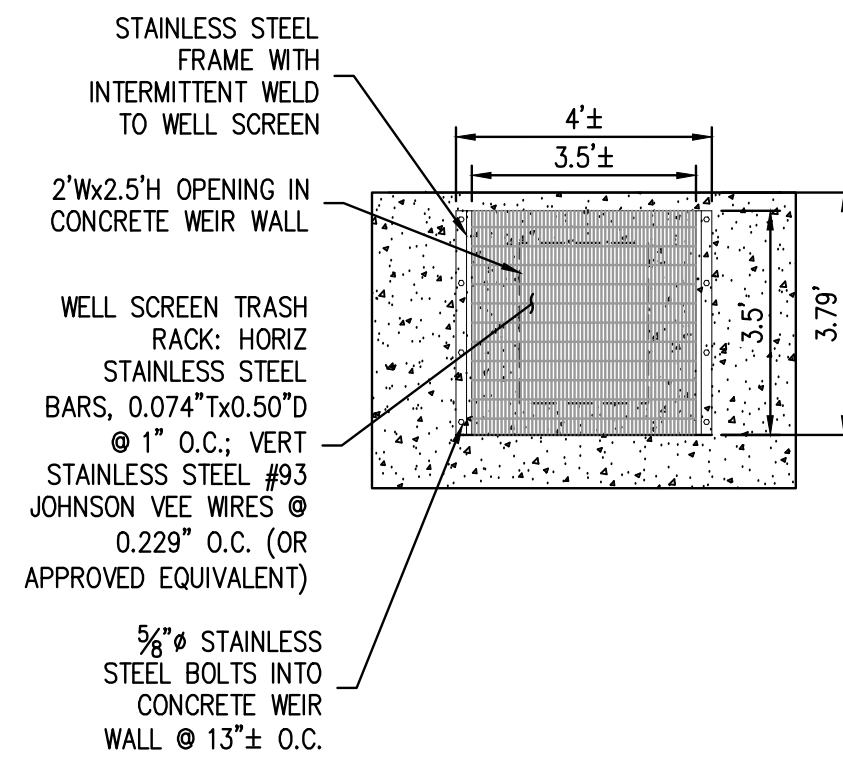
OUTLET STRUCTURE OS E5 SECTION

SCALE: 1" = 3'



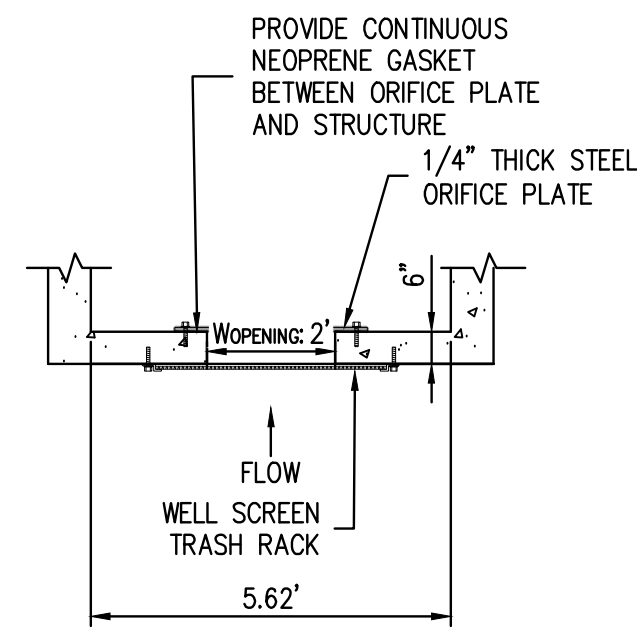
ORIFICE PLATE

SCALE: 1" = 3'



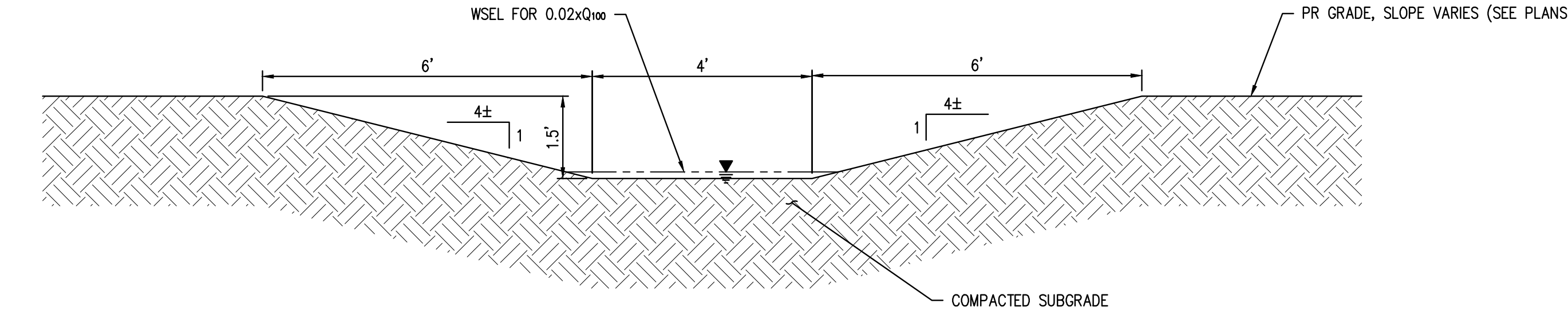
WELL SCREEN TRASH RACK

SCALE: 1" = 3'



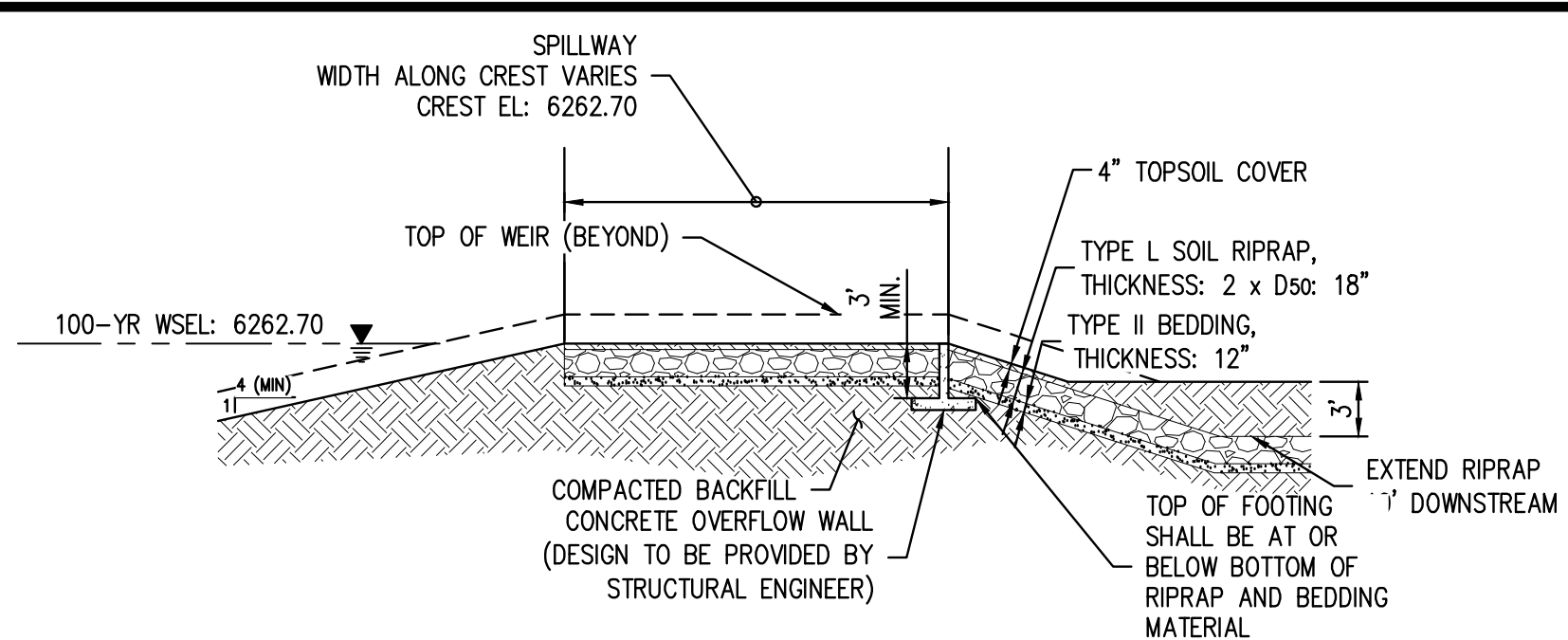
SECTION THRU WEIR WALL

NTS



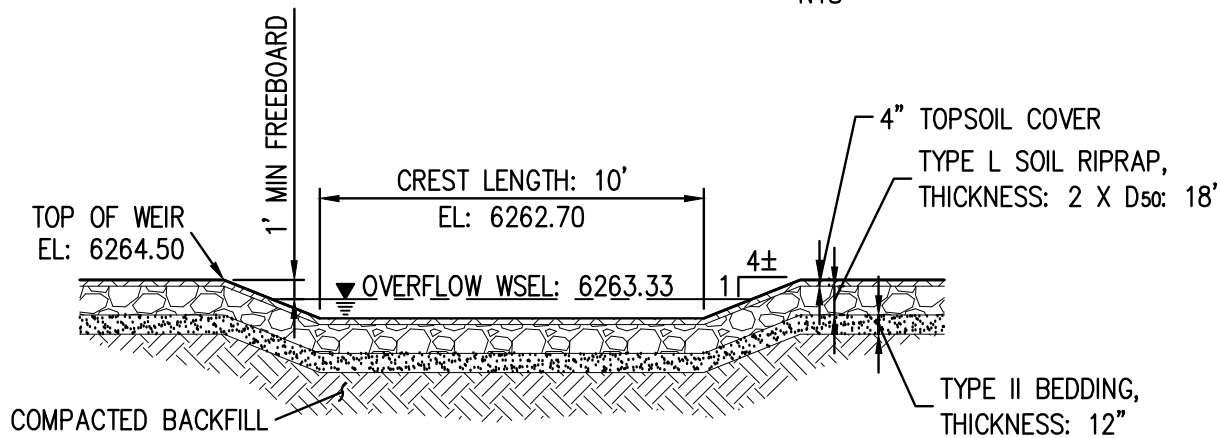
TRICKLE CHANNEL CROSS SECTION

NTS



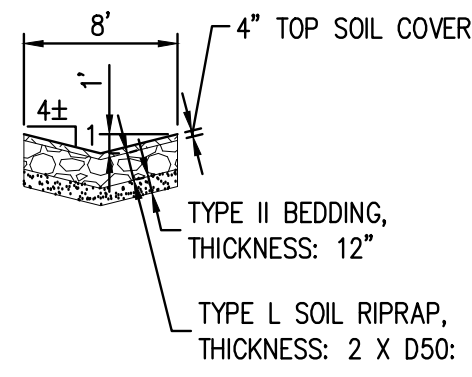
OVERFLOW SPILLWAY CROSS SECTION

NTS



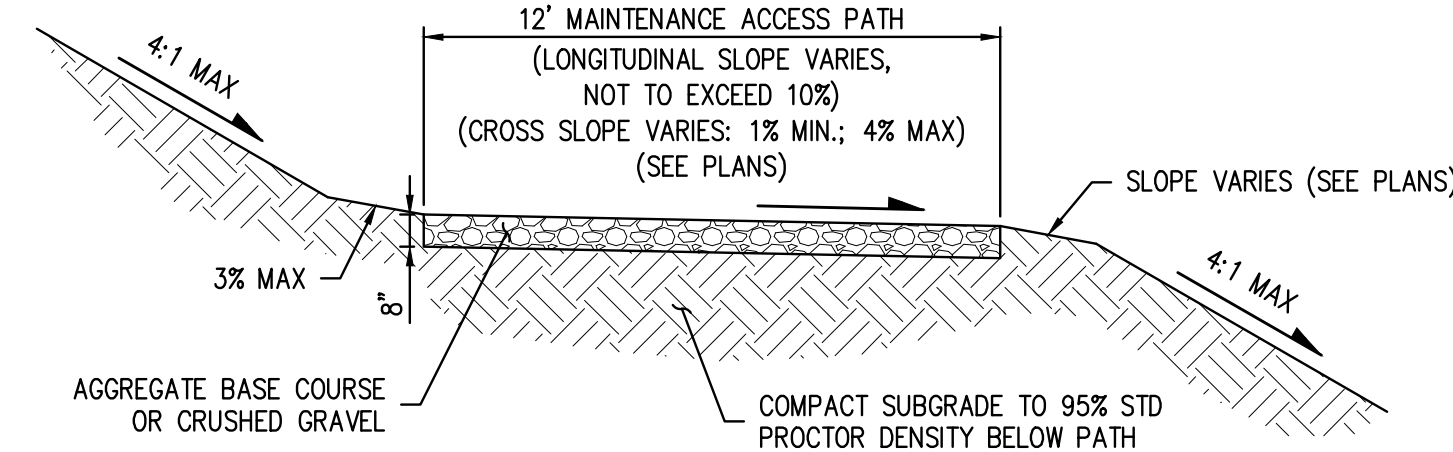
EMERGENCY OVERFLOW SPILLWAY LONGITUDINAL SECTION

NTS



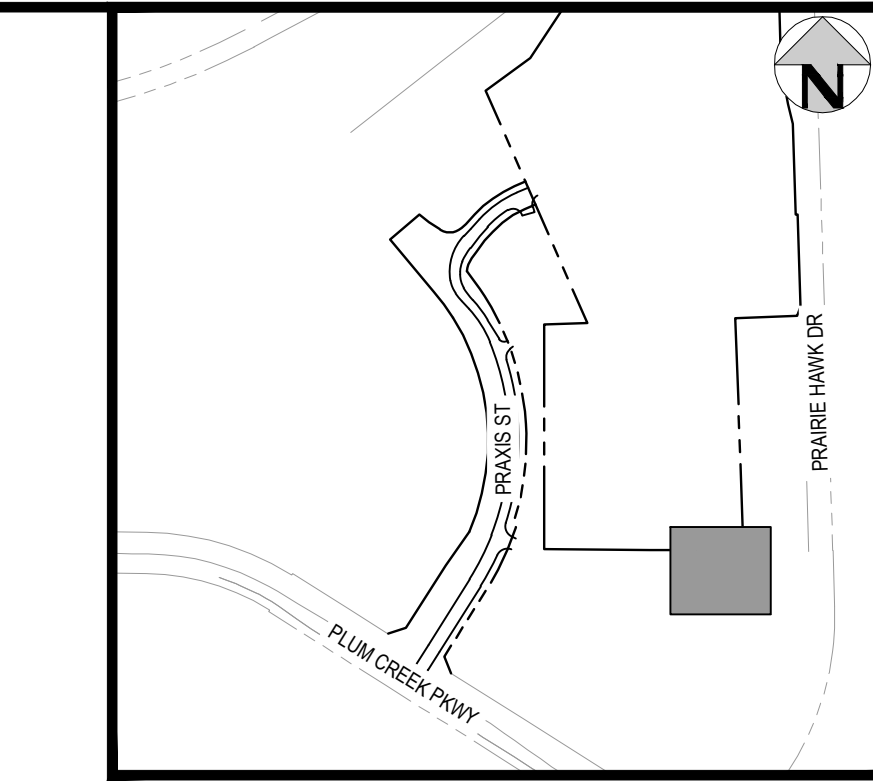
TYPE L RIPRAP RUNDOWN CROSS SECTION

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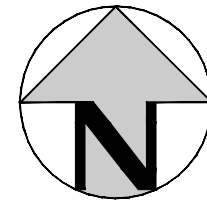
MAINTENANCE PATH CROSS SECTION

NTS



KEY MAP

SCALE: 1" = 600'

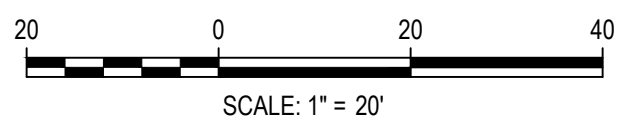


PROFESSIONAL ENGINEER CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS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

MARK A. WEST, P.E. #38561	DATE
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	
Development Services	Date

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.



DESIGNED BY: AMC
CHECKED BY: MAW
DRAWN BY: AMC

ISSUE DATE: 12-06-2024	REVISION COMMENTS
DATE	
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



CONFLUENCE COMPANIES, LLC

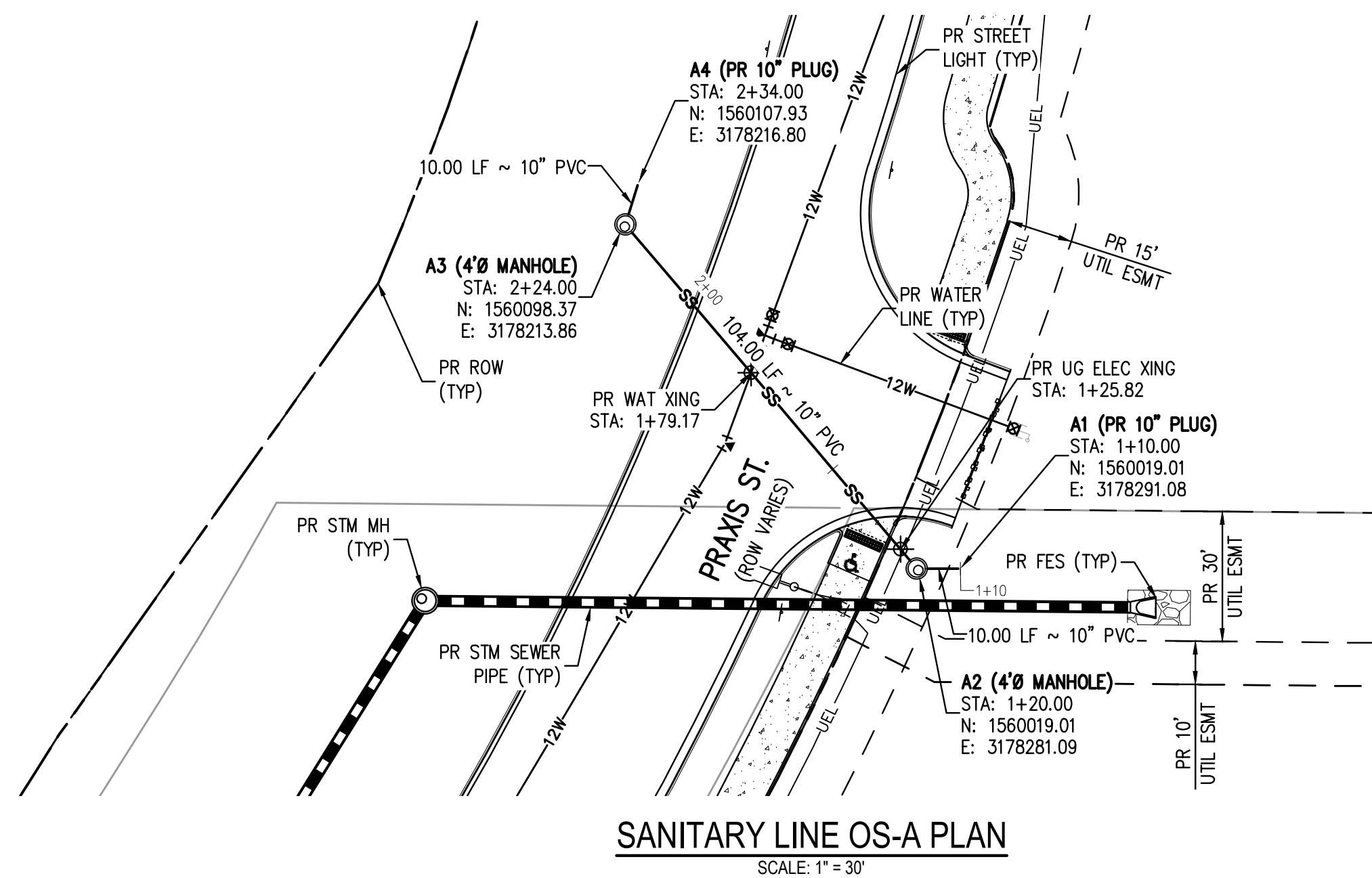
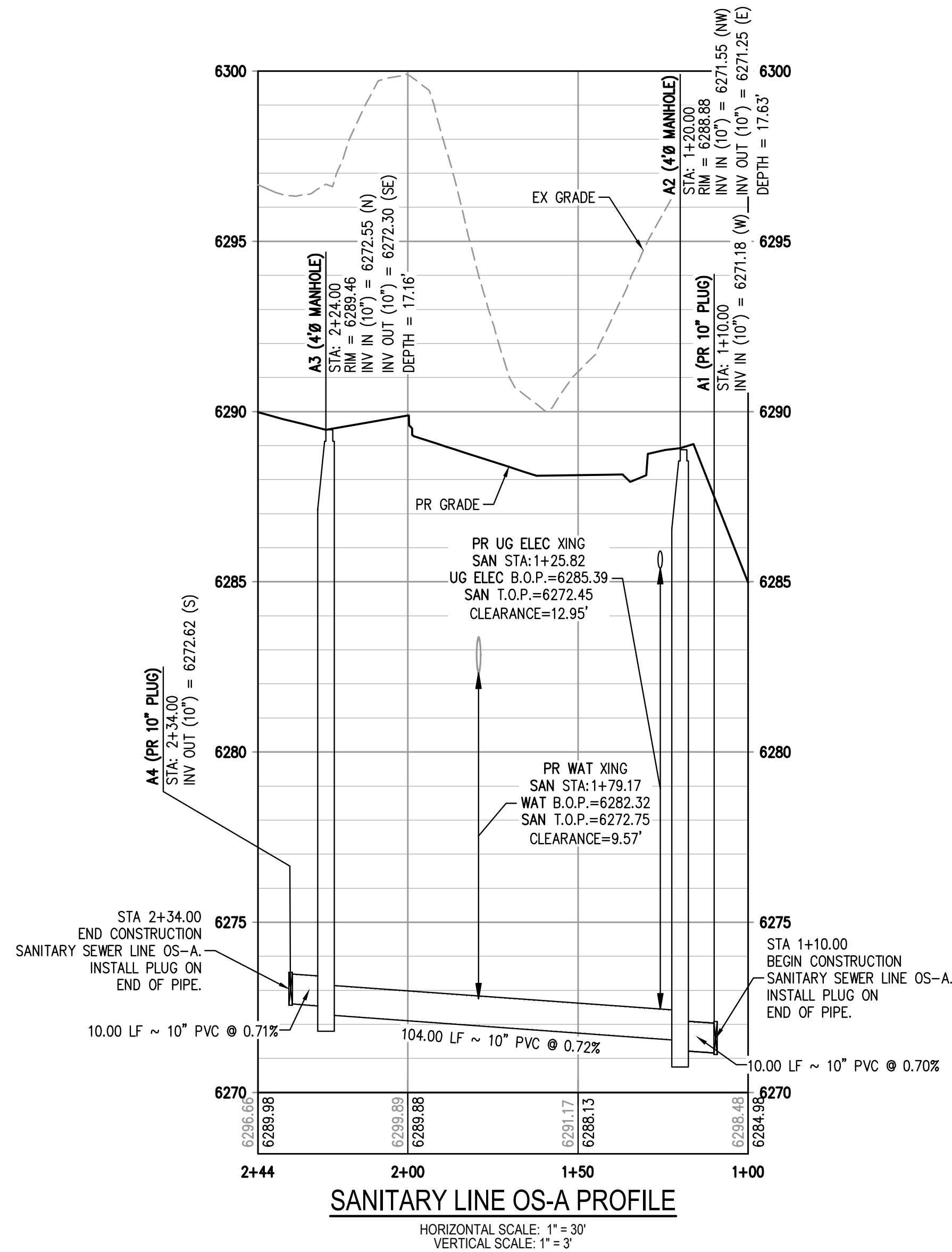
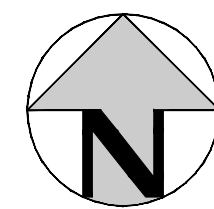
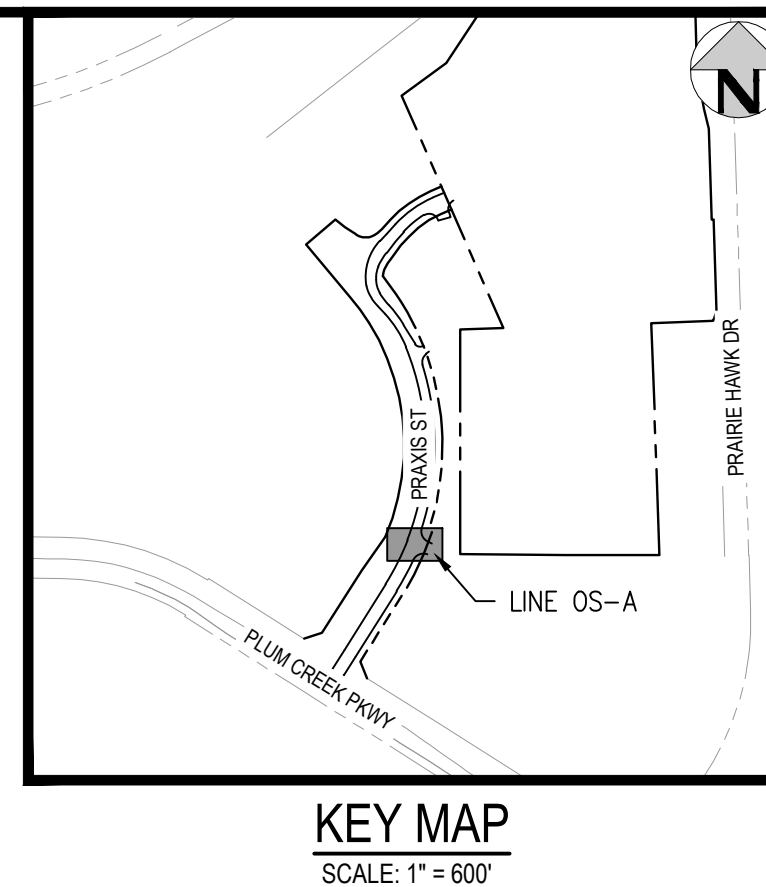
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SOUTH OFFSITE DETENTION POND PLAN & DETAILS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER

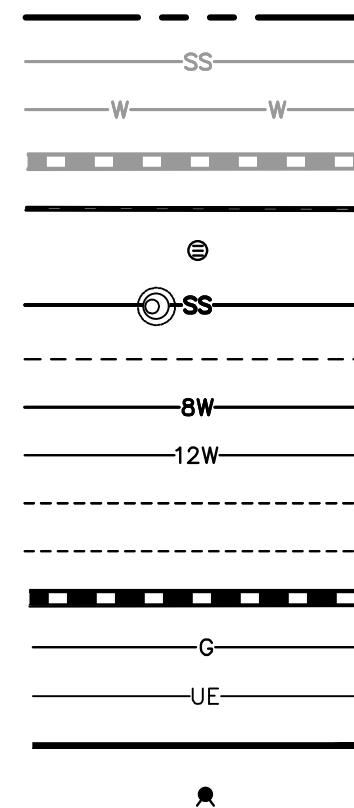
37

37 OF 66



LEGEND:

- PROPERTY BOUNDARY
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING STORM LINE
PROPOSED LANDSCAPE DRAIN PIPE
PROPOSED LANDSCAPE AREA DRAIN
PROPOSED SANITARY SEWER W/ MANHOLE
PROPOSED SANITARY SERVICE
PROPOSED 8" WATER LINE
PROPOSED 12" WATER LINE
PROPOSED WATER SERVICE
PROPOSED SANITARY SERVICE
PROPOSED STORM LINE W/ MANHOLE
PROPOSED GAS LINE
PROPOSED ELECTRIC LINE
PROPOSED RETAINING WALL
PROPOSED HYDRANT



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 EXISTING SIZE, 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 SEWER CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR:
 - a. OBTAINING ALL APPLICABLE PERMITS, 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.
11. ALL MANHOLES LOCATED OUTSIDE DEDICATED PAVED RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED WITH A LOCKING-TYPE COVER AND THE MANHOLE RINGS/COVERS OF THE MANHOLE CONE AND THE MANHOLE LID SHALL BE RAISED IN ACCORDANCE WITH THE TOWN'S STANDARD DETAIL SS-3. MARKER POSTS IN ACCORDANCE WITH THE TOWN'S STANDARD DETAILS SHALL BE INSTALLED TO MARK THE LOCATION OF MANHOLES OUTSIDE OF PAVEMENT.

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
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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. #4332

DATE _____

TOWN OF CASTLE ROCK APPROVAL

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

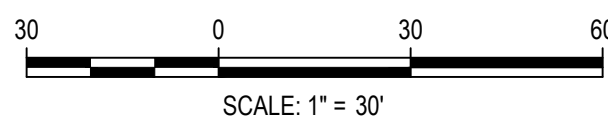
Approved By:

Development Services

Date _____



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

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



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Denver, Colorado 80203
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SANITARY LINE OS-A PLAN & PROFILE

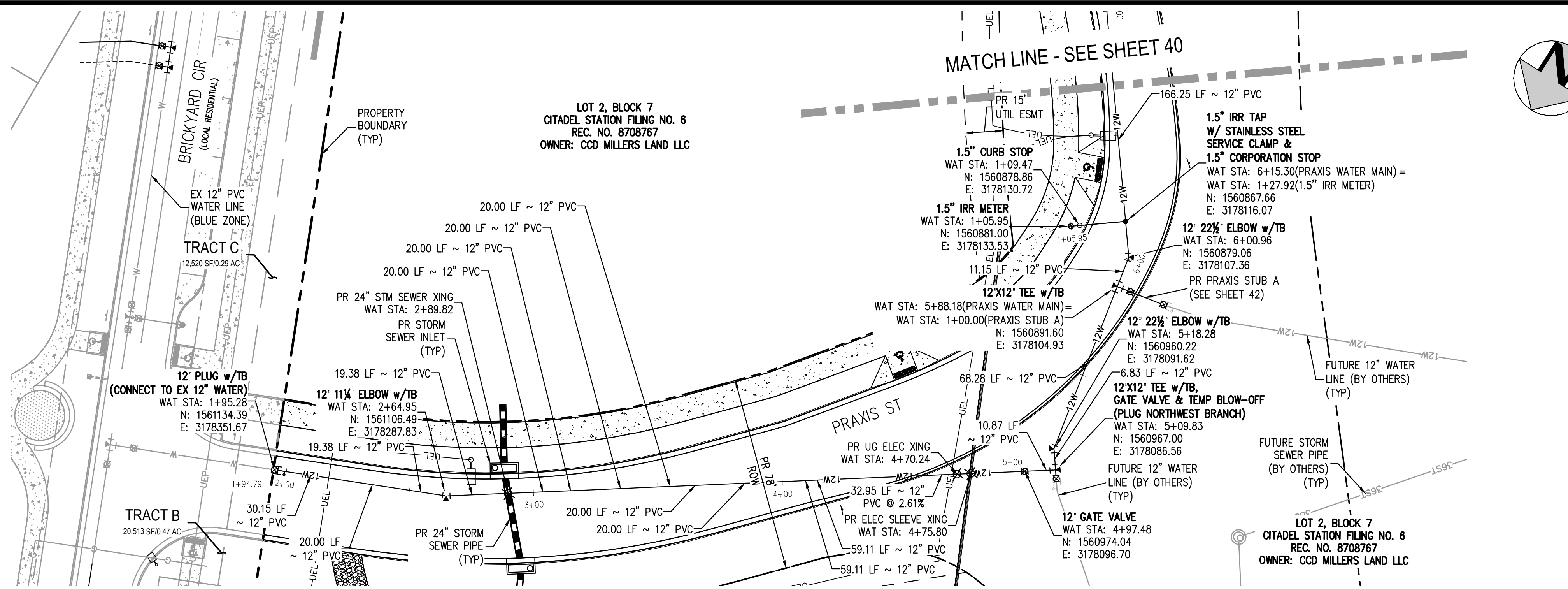
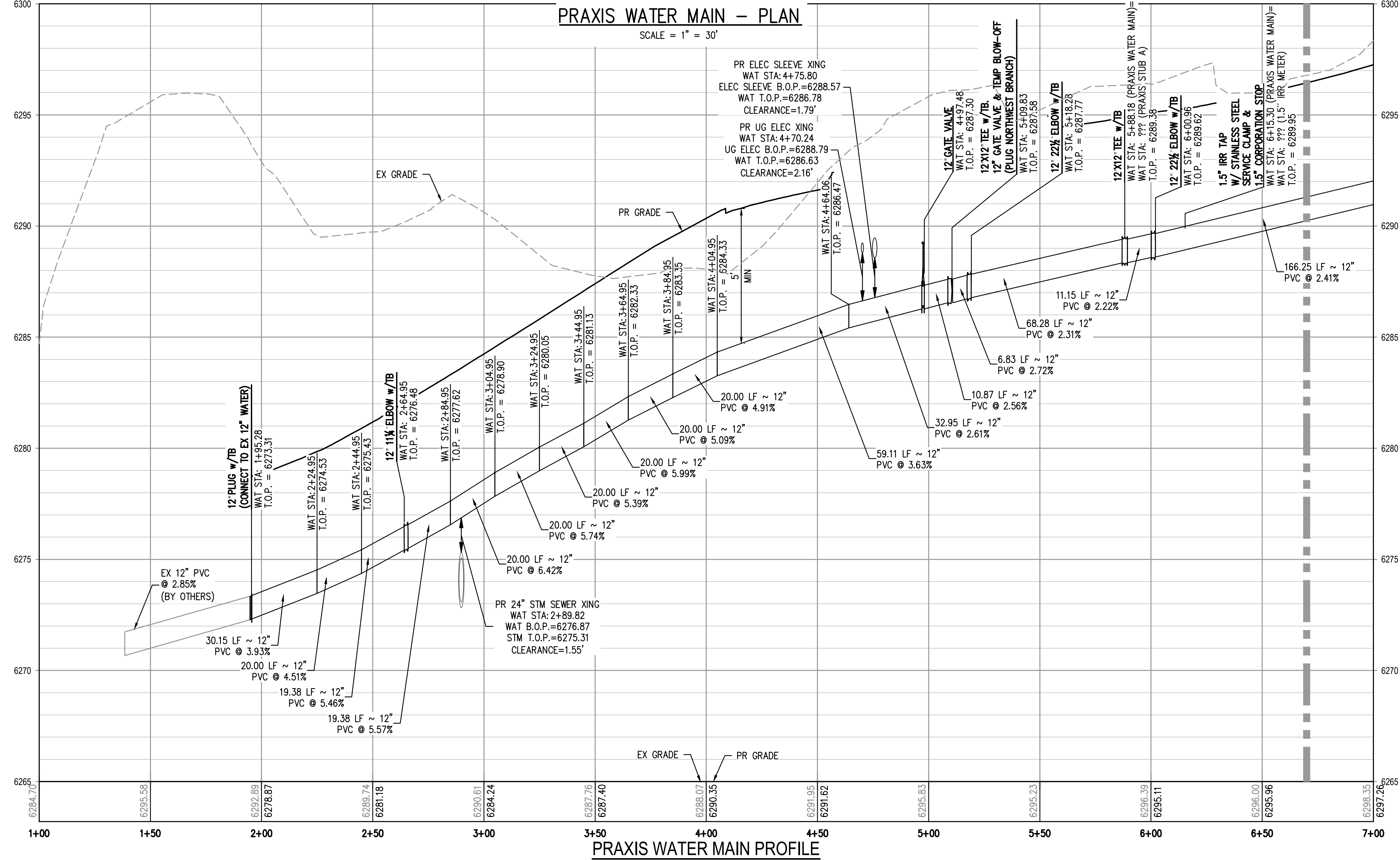
PROJECT #:	200726
SHEET NUMBER	

38

38 OF 66

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

FILES: P:\2020\0726\ENGINEERING\UTILITIES\WATER\CD - WATER PLANS\PRAXIS DWG LAYOUT LAYOUT.dwg
DESIGNED BY: JCH
CHECKED BY: JDO
DRAWN BY: JCH
PLOTTED: THU 03/13/25 2:01:04P BY: LIBBEY ENDERBBE



MATCH LINE - SEE SHEET 40

NOTES:

- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- 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.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- 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.
- REFER TO SHEET 2 FOR TOWN OF CASTLE ROCK WATER LINE CONSTRUCTION NOTES.
- 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.
- 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 WATER MAIN STUB-OUTS AND TEMPORARY BLOW-OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.
- 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 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 CASTLE ROCK 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 TOR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CASTLE ROCK WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CASTLE ROCK WATER PRIOR TO COMMENCING WORK.
- A CASTLE ROCK WATER PERMIT AND T&M REIMBURSABLE COSTS MAY BE REQUIRED FOR RELOCATING, SHUTTING DOWN, OR CROSSING CRITICAL INFRASTRUCTURE TO MAKE UTILITY CONNECTIONS.
- WHERE WATER MAINS ARE CONSTRUCTED IN FILL AREAS, ALL FILL MATERIALS 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.

LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	W
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
PROPOSED SANITARY SERVICE	---
PROPOSED 8" WATER LINE	8W
PROPOSED 12" WATER LINE	12W
PROPOSED WATER SERVICE	---
PROPOSED STORM LINE W/ MANHOLE	---
PROPOSED GAS LINE	G
PROPOSED JOINT TRENCH	JT
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	⊙
PROPOSED GATE VALVE	⊙
PROPOSED BEND (11.25', 22.5', 45')	⊙
PROPOSED TEE	⊙
PROPOSED SWIVEL TEE	⊙
PROPOSED PLUG	⊙
PROPOSED REDUCER	⊙
PROPOSED CROSS	⊙

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

PROJECT #: 200726

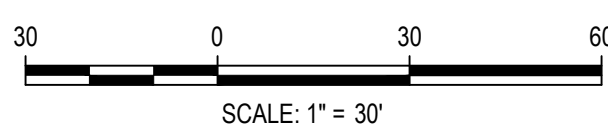
SHEET NUMBER

39

39 OF 66



Know what's below.
Call before you dig.



DESIGNED BY: JCH
CHECKED BY: JDO
DRAWN BY: JCH

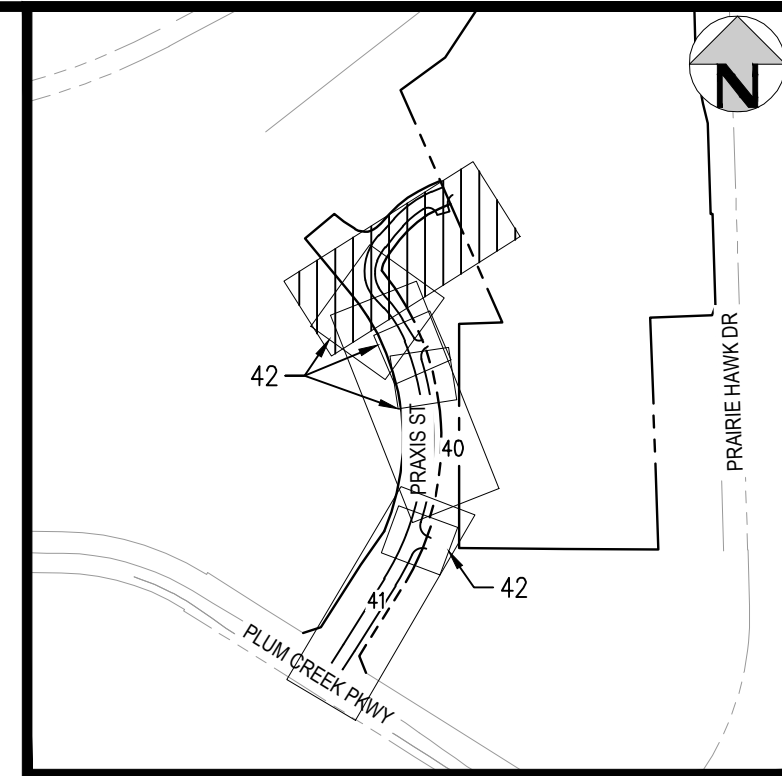
ISSUE DATE: 12-06-2024	REVISION COMMENTS
DATE	
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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

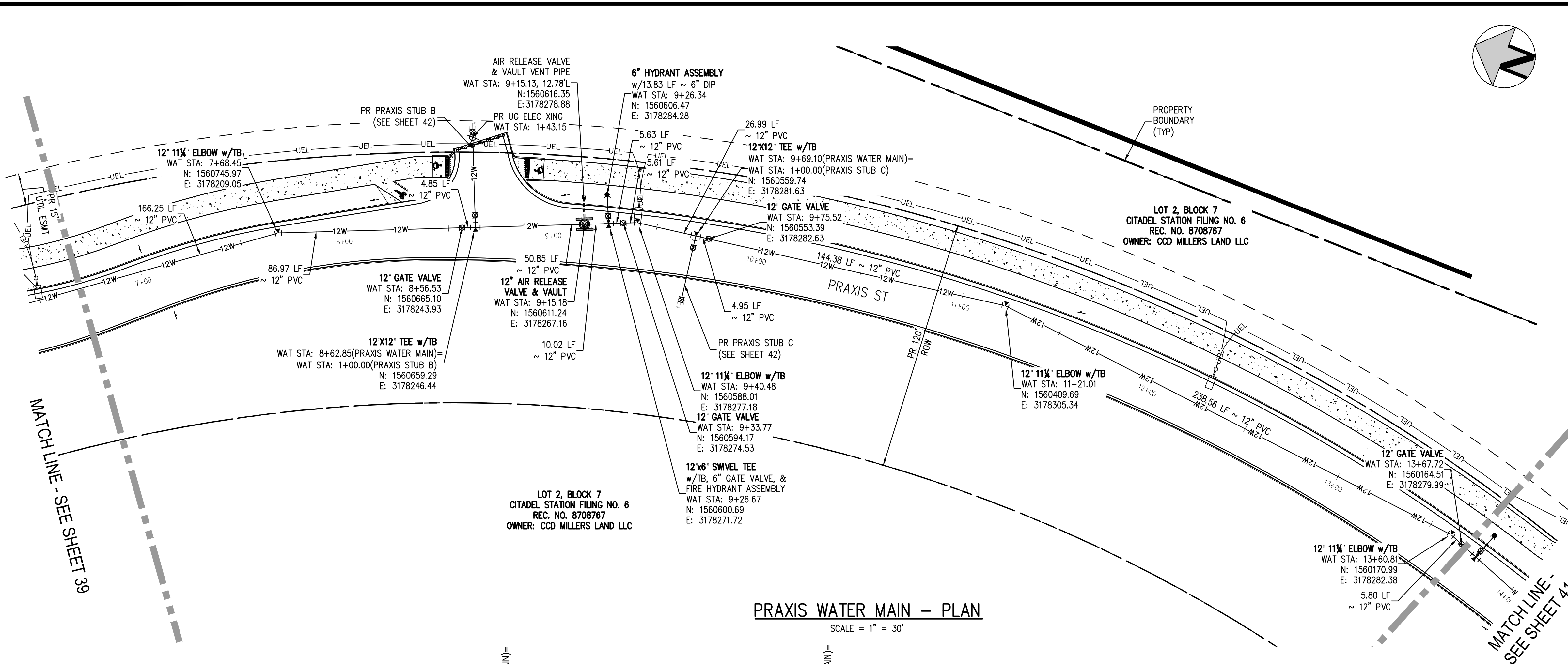
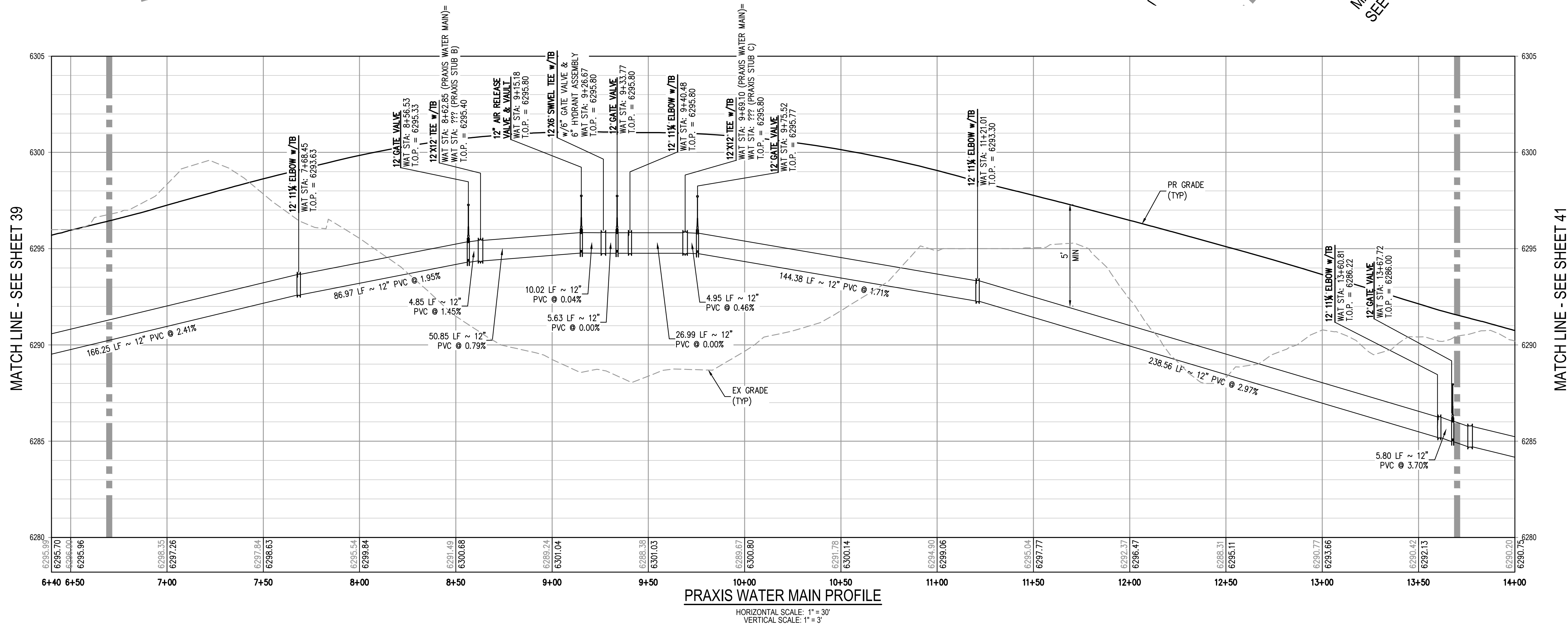
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER LINE PLAN & PROFILE

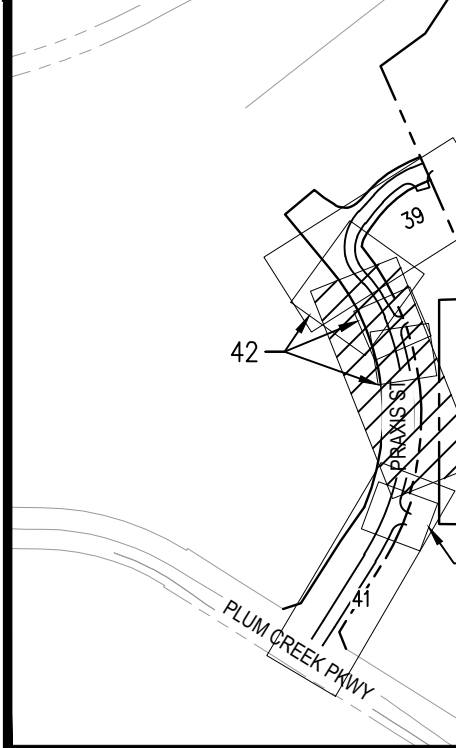


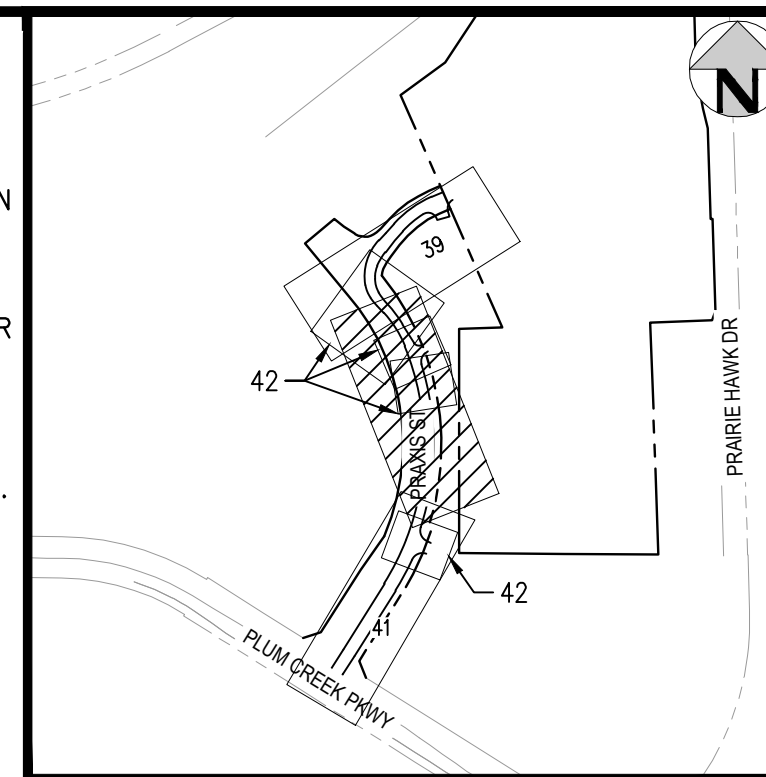
KEY MAP

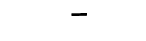
SCALE: 1" = 600'

16 XREFS: cd-stamp/U, cd - cr approval block, cd - cr pe certification block, e-base-byot, keymap-millers, p-base, p-base-praxis, p-egal, p-egal-praxis, p-egal-byot-dawson train, p-uti-byot-millers, p-uti-praxis
PLOTTED: THU 03/13/25 2:01:10P BY: LIBBEY ENDERSBE



- # 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.
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 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. 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 60" RCP SHALL BE INSTALLED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE
 8. ALL WATER MAIN STUB-OUTS AND TEMPORARY BLOW-OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.
 9. 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 CASTLE ROCK 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 CASTLE ROCK WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CASTLE ROCK WATER PRIOR TO COMMENCING WORK.
 10. A CASTLE ROCK WATER PERMIT AND T&M REIMBURSABLE COSTS MAY BE REQUIRED FOR RELOCATING, SHUTTING DOWN, OR CROSSING CRITICAL INFRASTRUCTURE TO MAKE UTILITY CONNECTIONS.
 11. FOR ALL TIE-INS TO EXISTING UTILITY, ALL FILL MATERIALS 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.
- 
- KEY MA**
- SCALE: 1" = 60'



- # LEGEND:
- | | |
|------------------------------------|---|
| PROPERTY BOUNDARY |  |
| EXISTING SANITARY SEWER |  |
| EXISTING WATER LINE |  |
| EXISTING STORM LINE |  |
| EXISTING FIBER OPTIC |  |
| EXISTING GAS |  |
| EXISTING UNDERGROUND ELECTRIC |  |
| PROPOSED LANDSCAPE DRAIN PIPE |  |
| PROPOSED LANDSCAPE AREA DRAIN |  |
| PROPOSED SANITARY SEWER W/ MANHOLE |  |
| PROPOSED SANITARY SEWER |  |
| PROPOSED 8" WATER LINE |  |
| PROPOSED 12" WATER LINE |  |
| PROPOSED WATER SERVICE |  |
| PROPOSED STORM LINE W/ MANHOLE |  |
| PROPOSED GAS LINE |  |
| PROPOSED JOINT TRENCH |  |
| PROPOSED ELECTRIC LINE |  |
| PROPOSED RETAINING WALL |  |
| PROPOSED HYDRANT |  |
| PROPOSED GATE VALVE |  |
| PROPOSED BEND (11.25°, 22.5°, 45°) |  |
| PROPOSED TEE |  |
| PROPOSED SWIVEL TEE |  |
| PROPOSED PLUG |  |
| PROPOSED REDUCER |  |
| PROPOSED CROSS |  |

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: _____

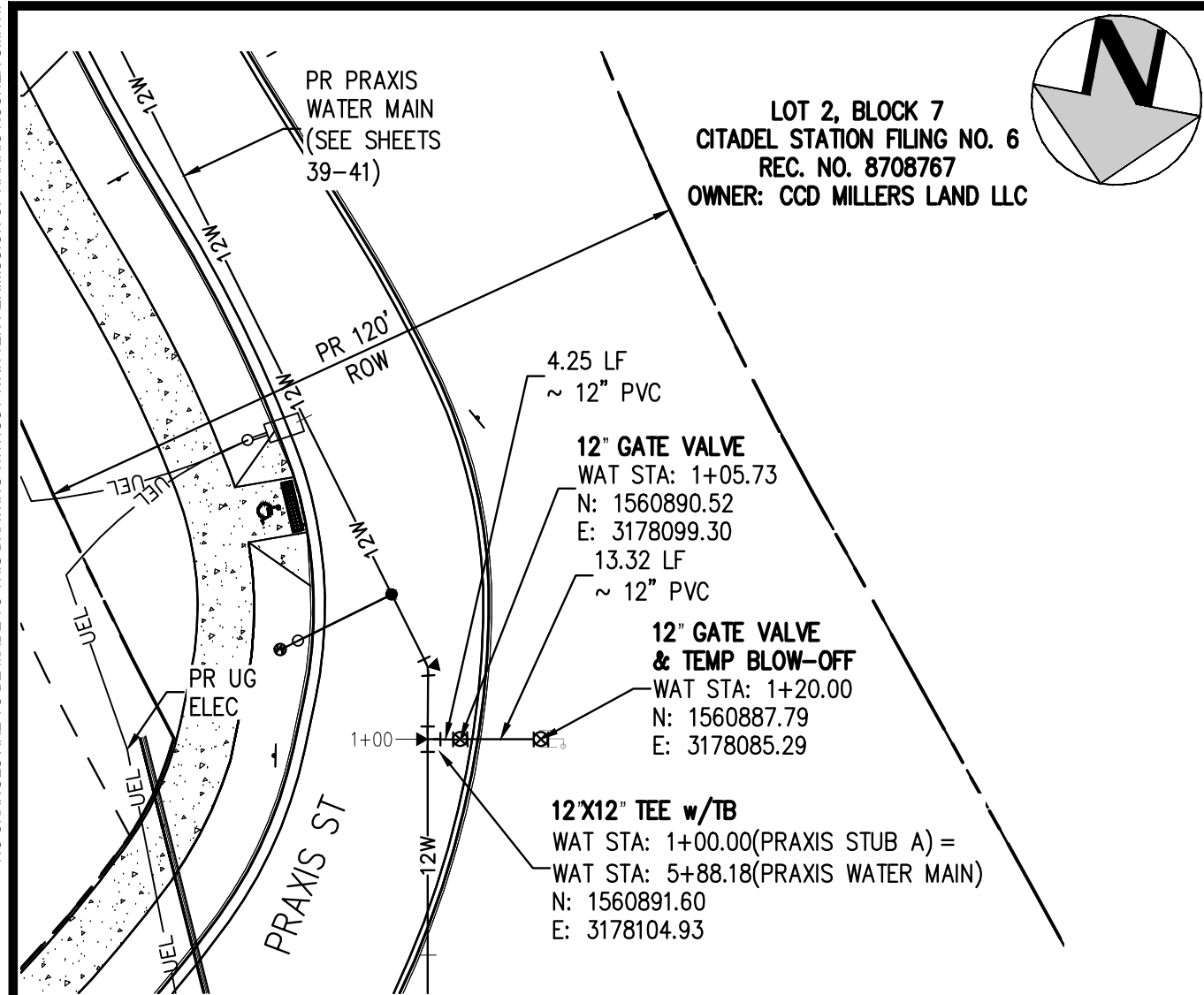
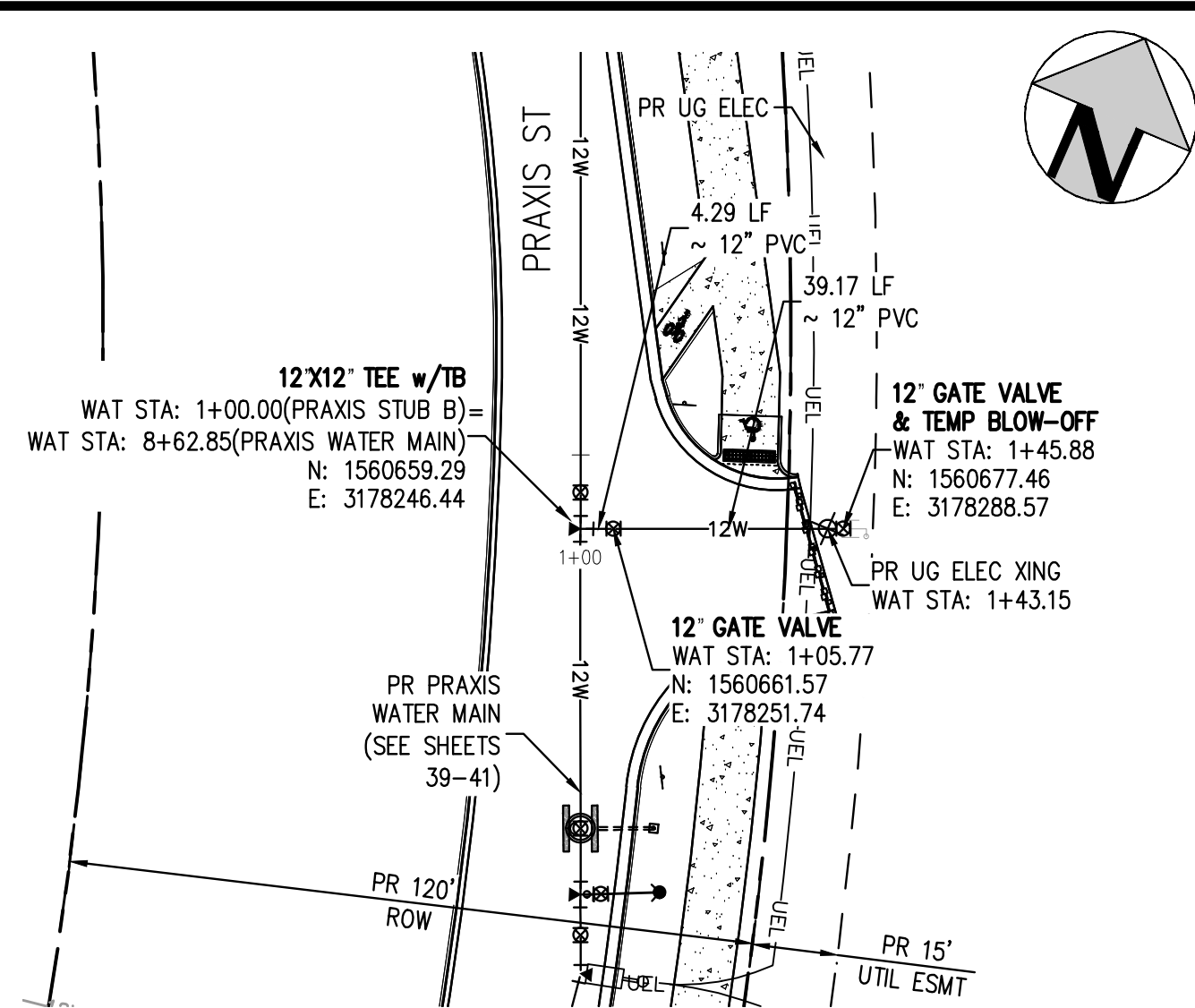
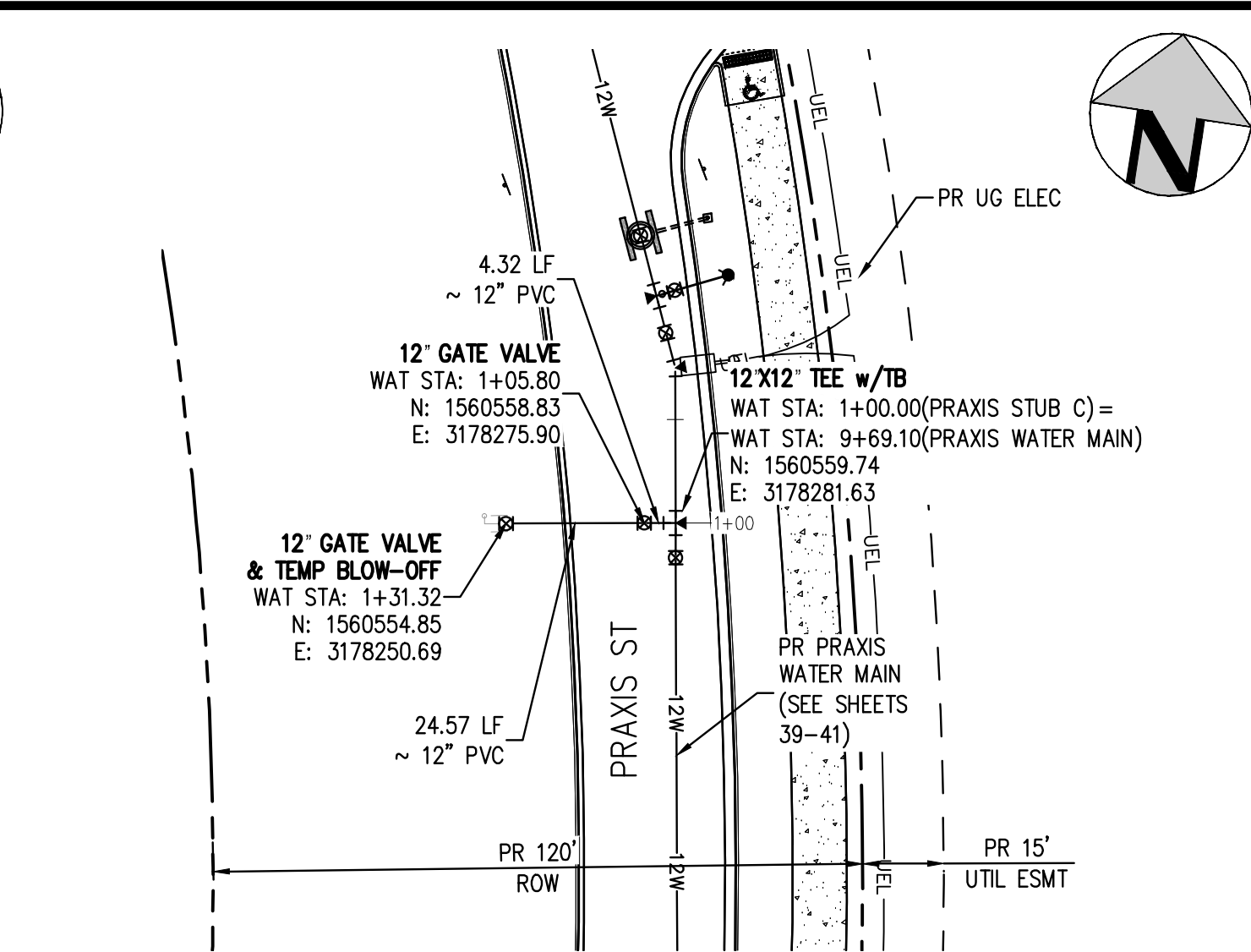
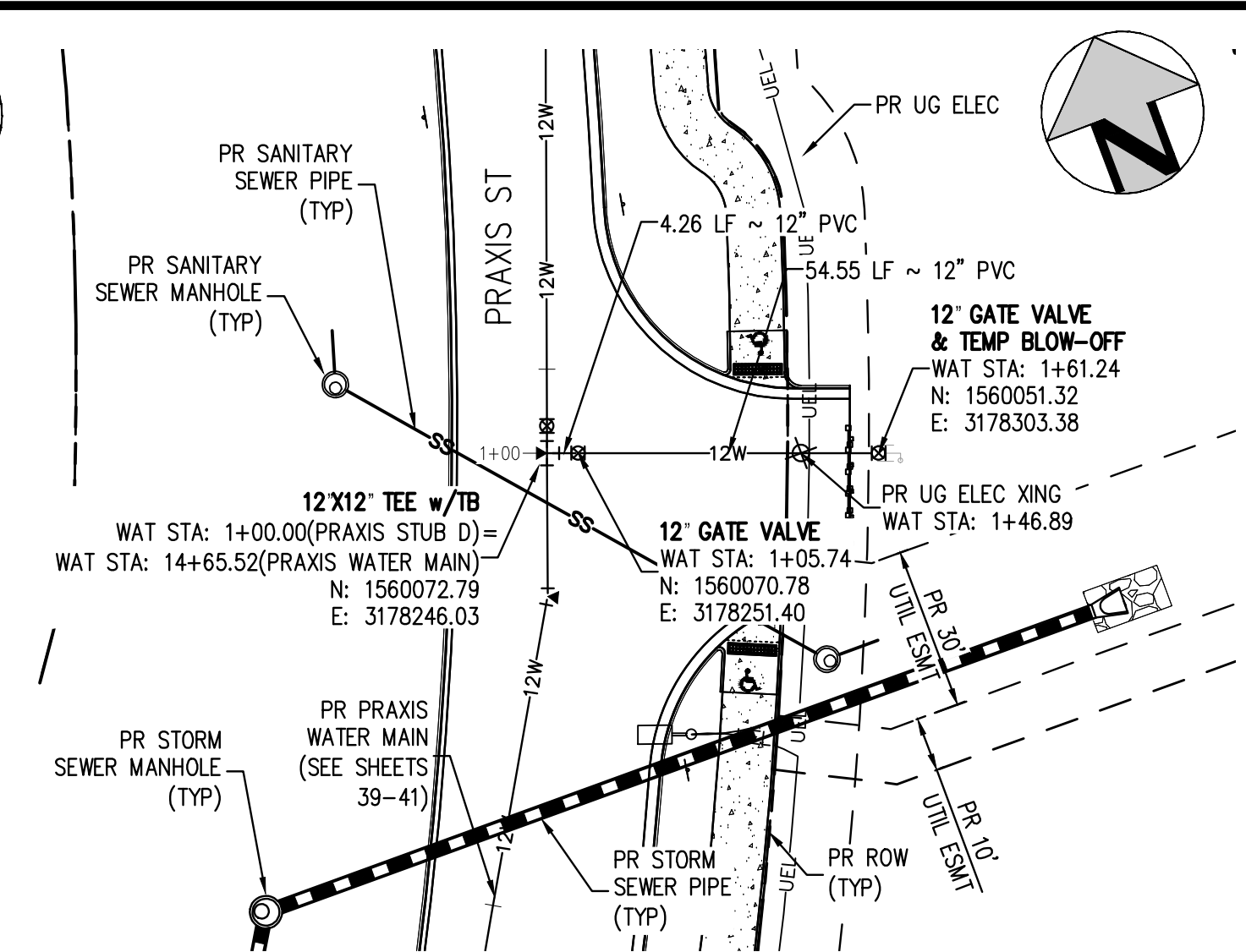
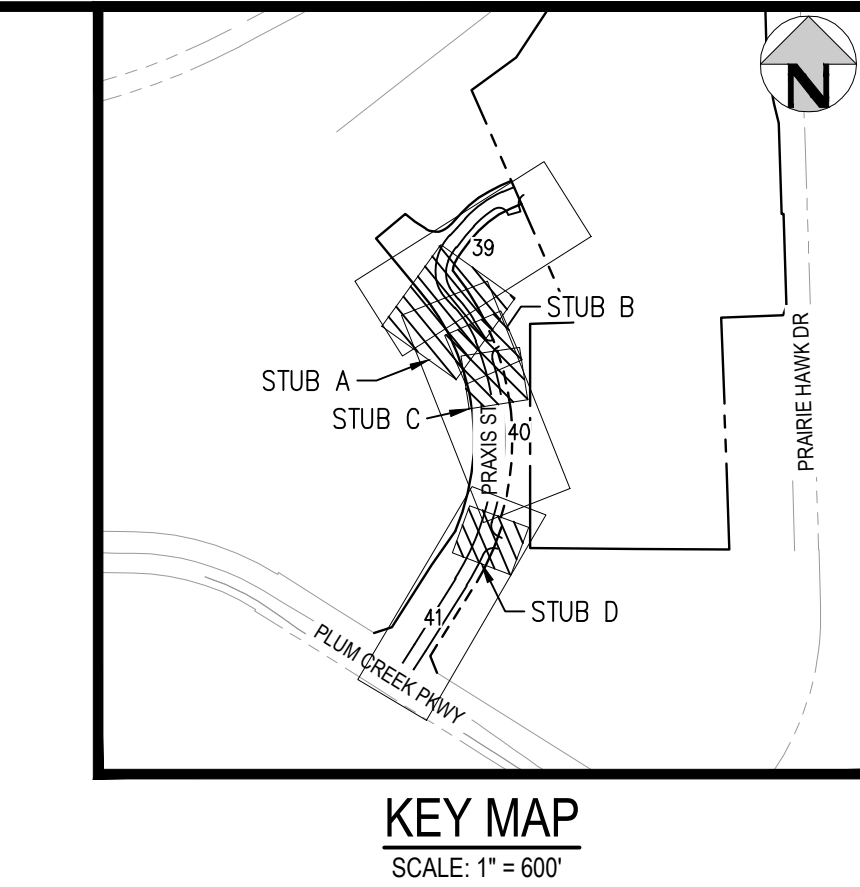
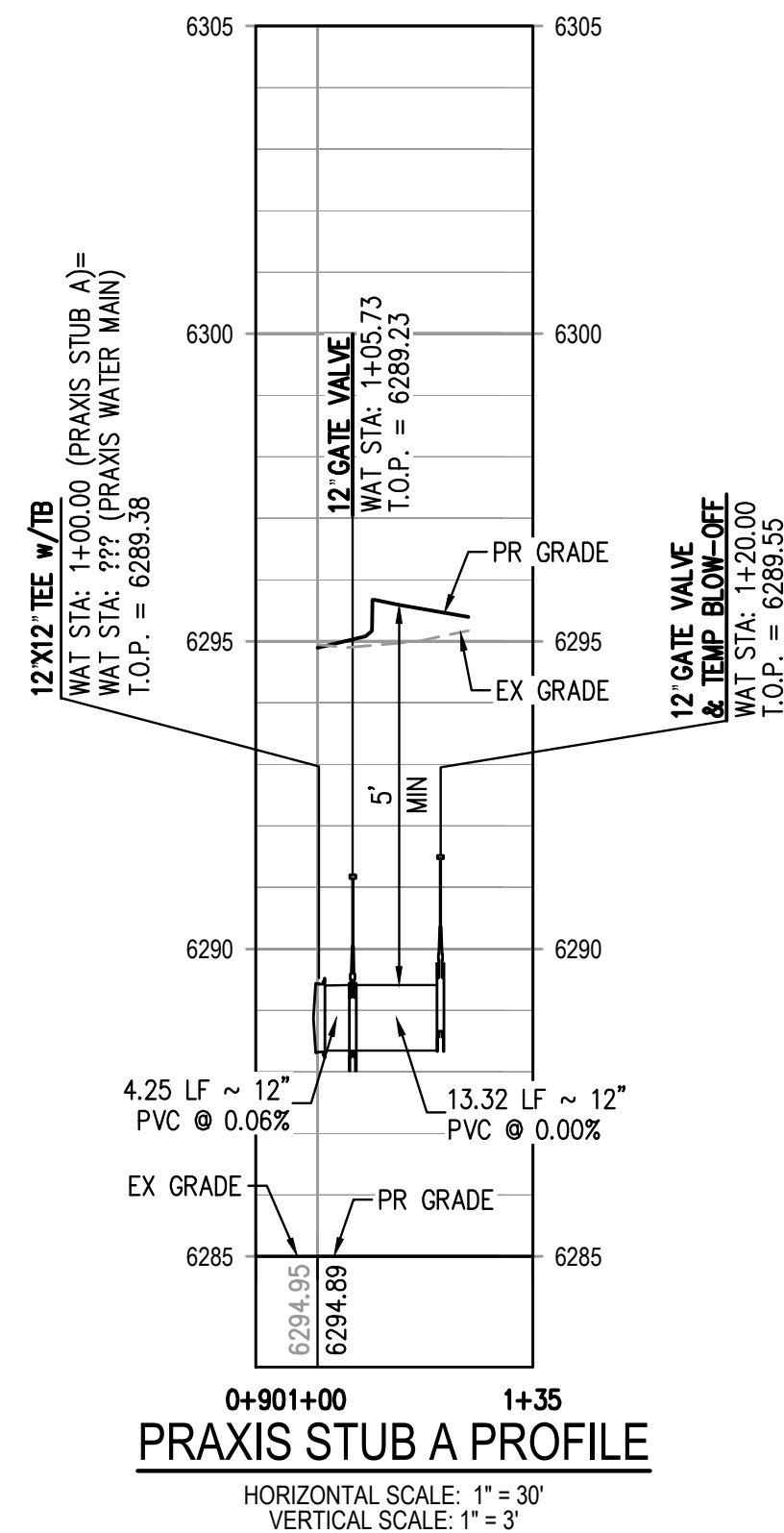
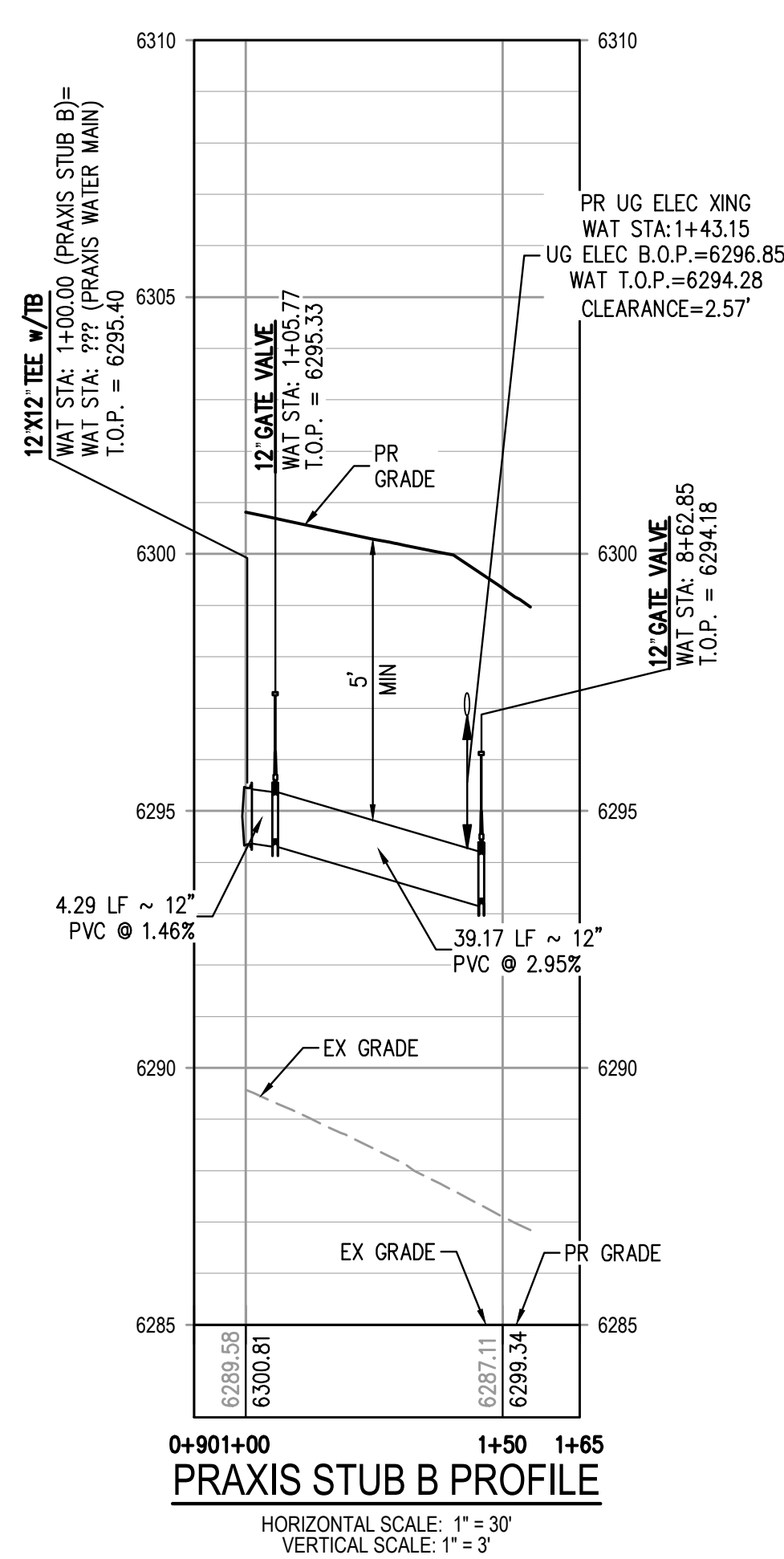
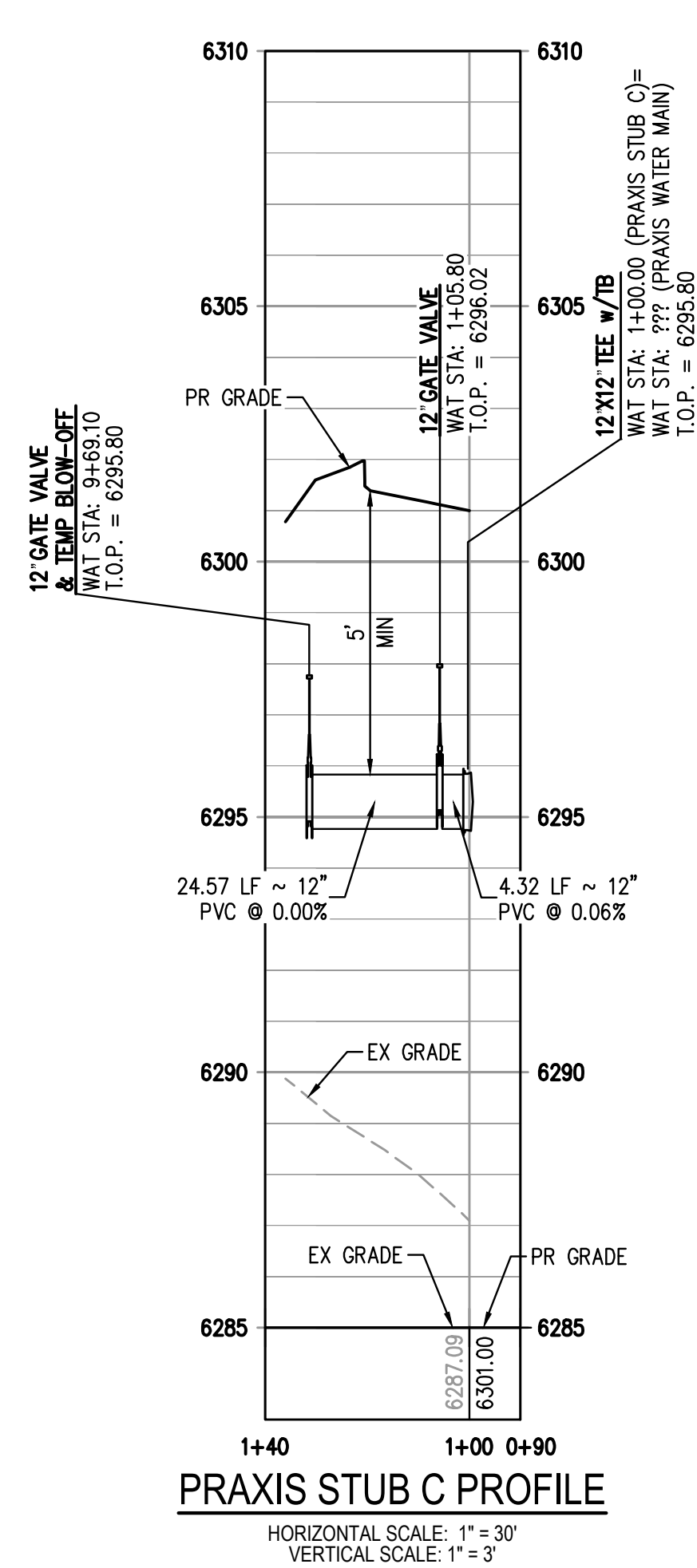
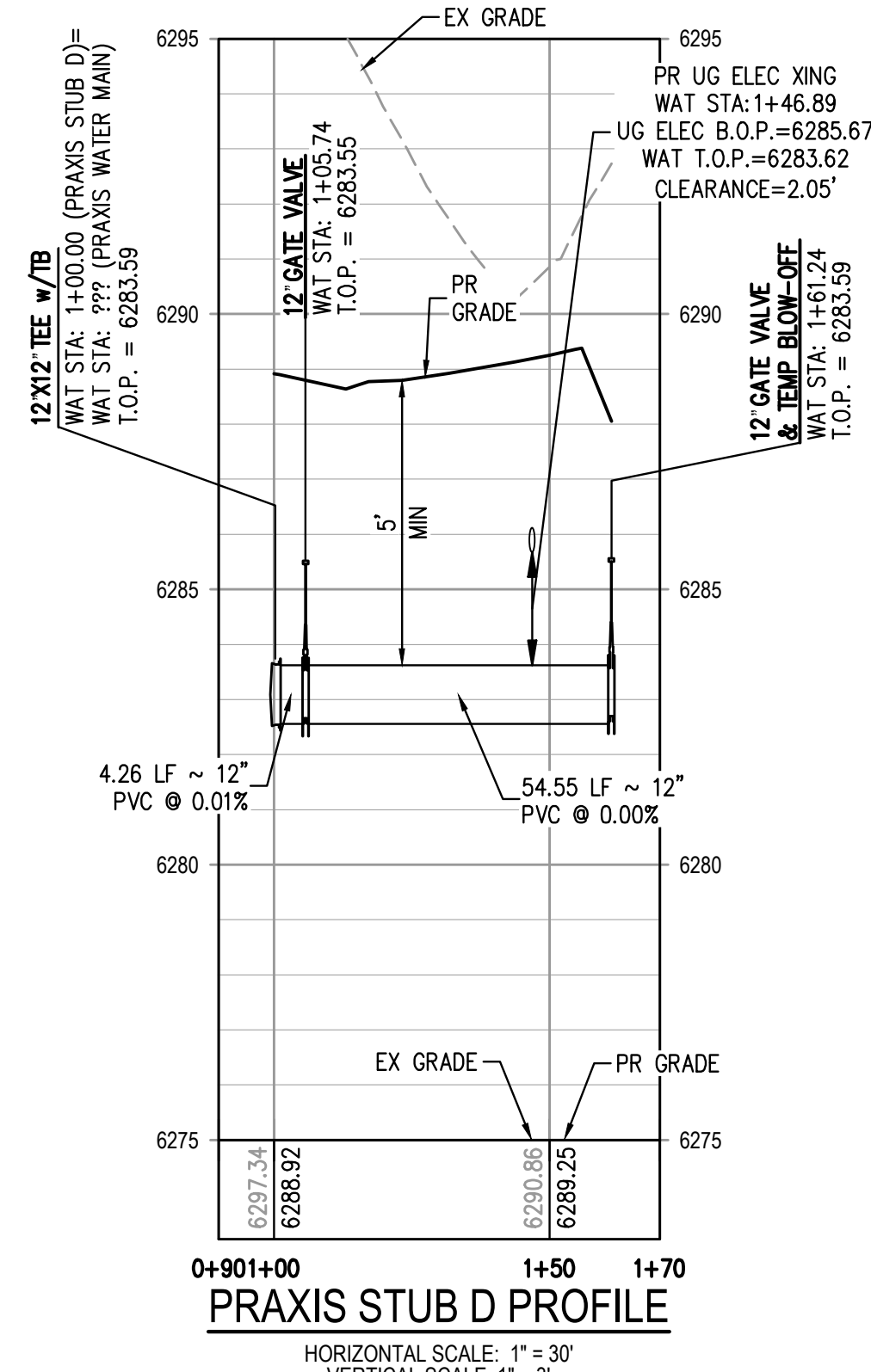
Development Services Date _____

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 200726
SHEET NUMBER
40
40 OF 66

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

FILE PATH: P:\2020\0726\ENGINEERING\UTILITIES\WATER\CD - WATER PLANS\PRAXIS DWG LAYOUT LAYOUT (4).
REVISION: 1.0
PLOT DATE: THU 03/12/25 2:01:34P BY: LIBBEY ENDERBBE



LEGEND:

PROPERTY BOUNDARY	---
EXISTING SANITARY SEWER	SS
EXISTING WATER LINE	W
EXISTING STORM LINE	---
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
PROPOSED SANITARY SERVICE	---
PROPOSED 8" WATER LINE	8W
PROPOSED 12" WATER LINE	12W
PROPOSED WATER SERVICE	---
PROPOSED STORM LINE W/ MANHOLE	---
PROPOSED GAS LINE	G
PROPOSED JOINT TRENCH	JT
PROPOSED ELECTRIC LINE	UE
PROPOSED RETAINING WALL	---
PROPOSED HYDRANT	▲
PROPOSED GATE VALVE	■
PROPOSED BEND (11.25', 22.5', 45')	⋈
PROPOSED TEE	⋈
PROPOSED SWIVEL TEE	⋈
PROPOSED PLUG	■
PROPOSED REDUCER	■
PROPOSED CROSS	⋈

PROFESSIONAL ENGINEER CERTIFICATION

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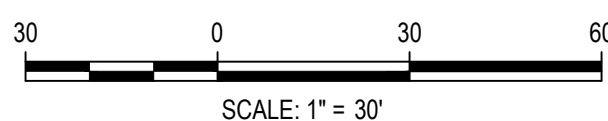
JOHN D O'ROURKE, P.E. #43327	DATE
TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
Approved By:	
Development Services	Date

NOTES:

- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- 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.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- 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.
- REFER TO SHEET 2 FOR TOWN OF CASTLE ROCK WATER LINE CONSTRUCTION NOTES.
- TEMPORARY BLOW-OFFS WILL BE REQUIRED 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.
- 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 WATER MAIN STUB-OUTS AND TEMPORARY BLOW-OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.
- 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 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 CASTLE ROCK 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 TOR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CASTLE ROCK WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CASTLE ROCK WATER PRIOR TO COMMENCING WORK.
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- WHERE WATER MAINS ARE CONSTRUCTED IN FILL AREAS, ALL FILL MATERIALS 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.



Know what's below.
Call before you dig.



DESIGNED BY: JCH
CHECKED BY: JDO
DRAWN BY: JCH

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
03-13-2025	PER TOWN COMMENTS



CONFLUENCE COMPANIES, LLC

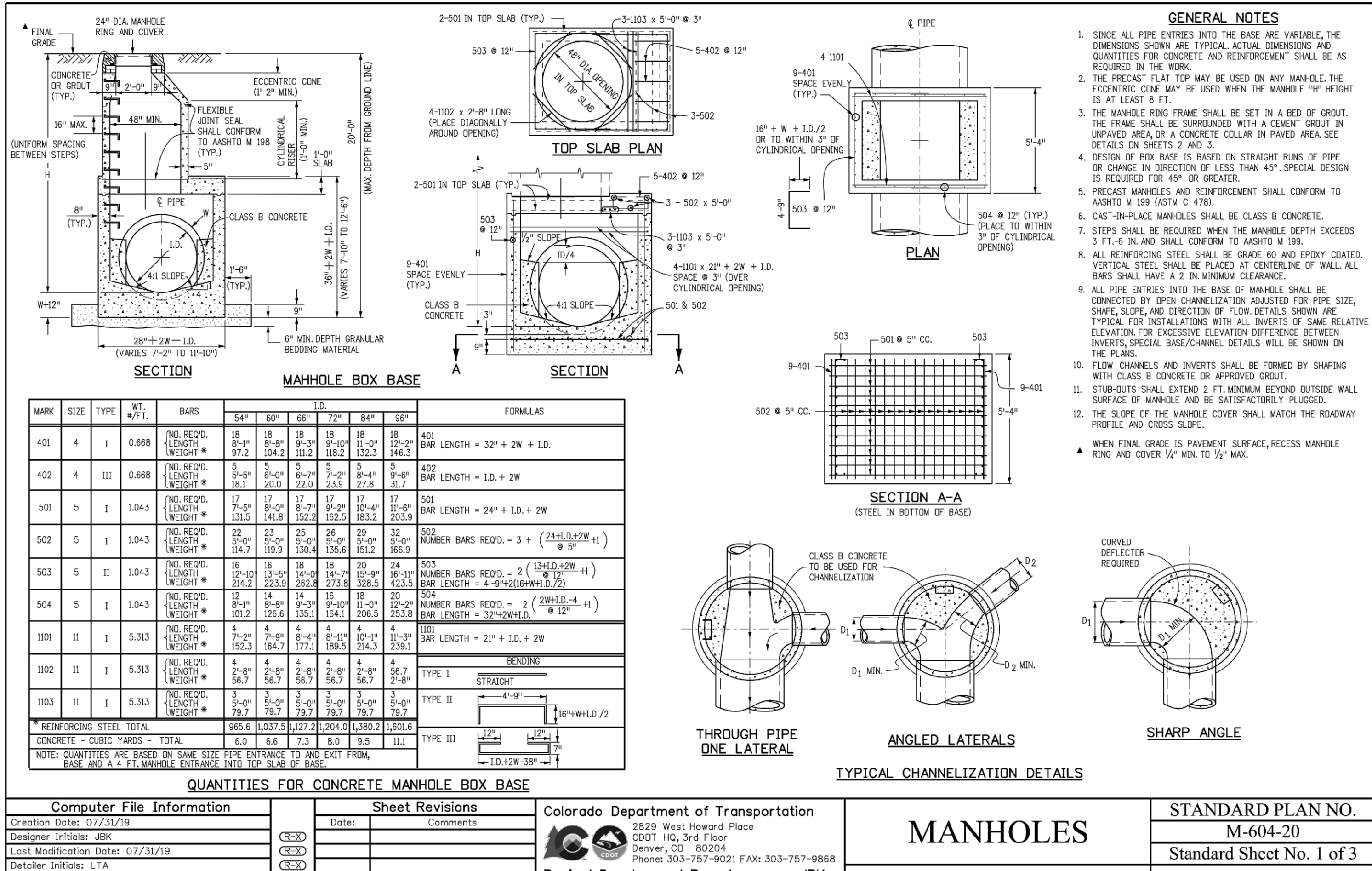
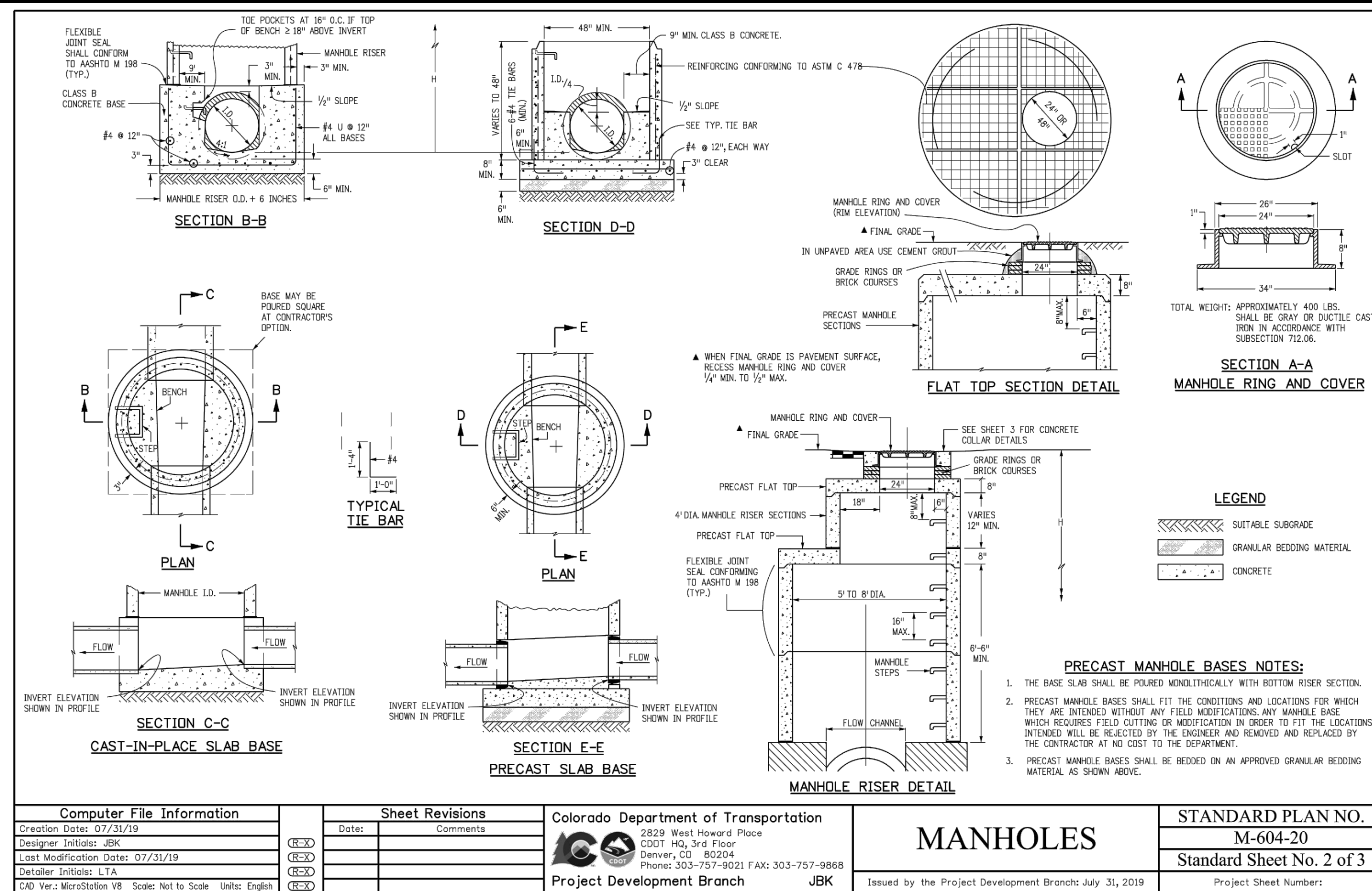
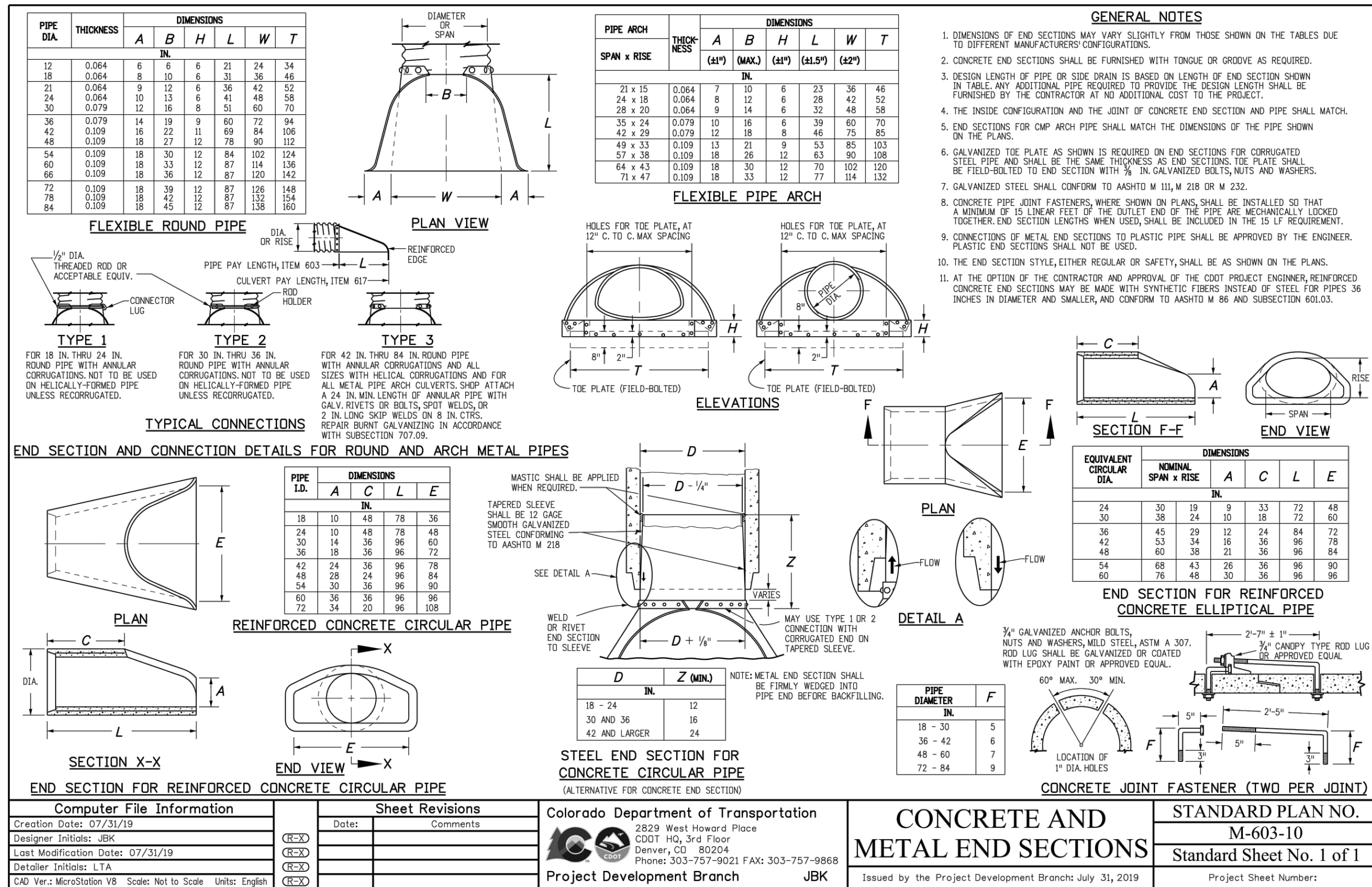
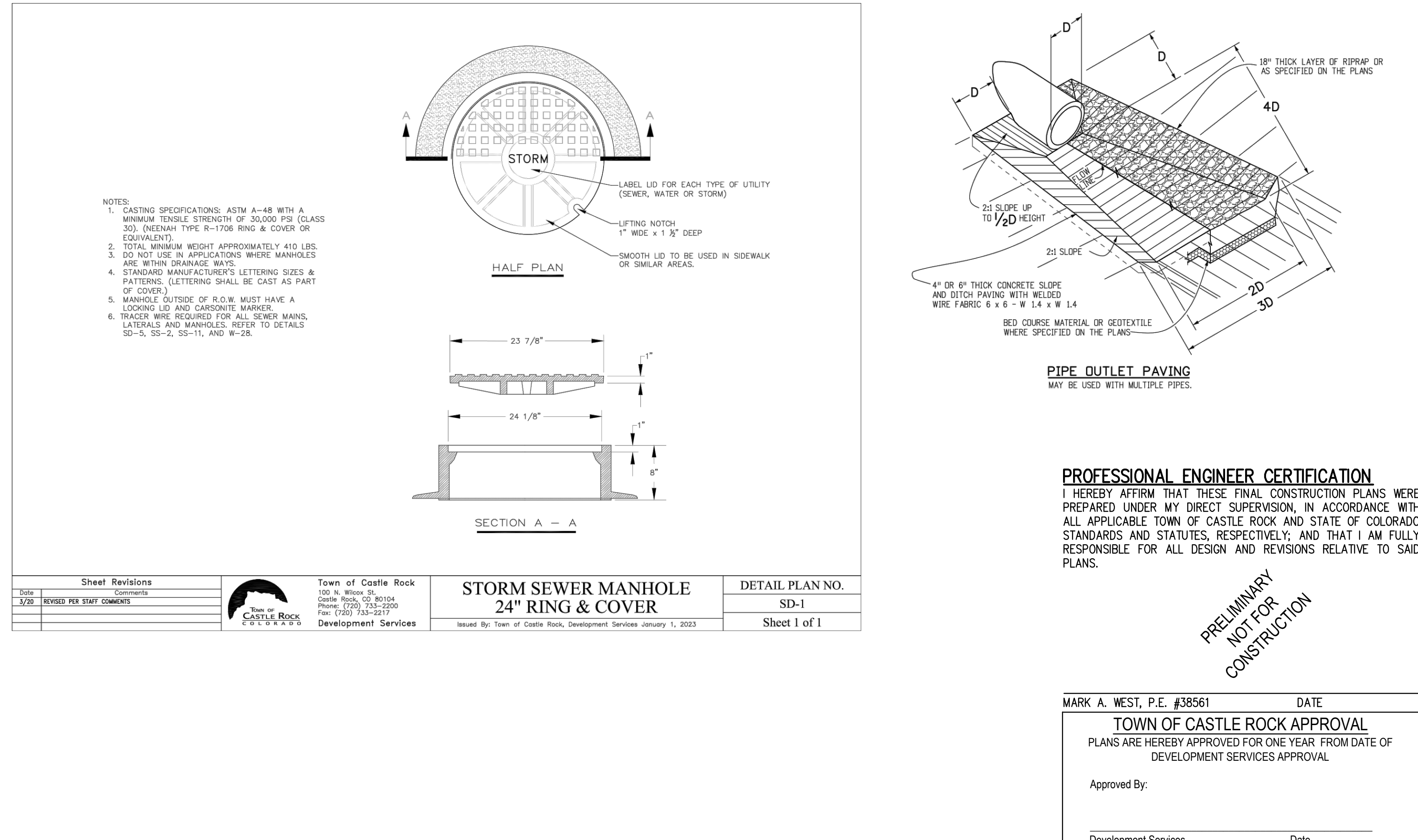
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER LINE PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER

42

42 OF 66

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



Know what's below.
Call before you dig.

DESIGNED BY: AC
CHECKED BY: MW
DRAWN BY: AC

ISSUE DATE: 12-06-2024
DATE
01-31-2025 PER TOWN COMMENTS
03-13-2025 PER TOWN COMMENTS

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

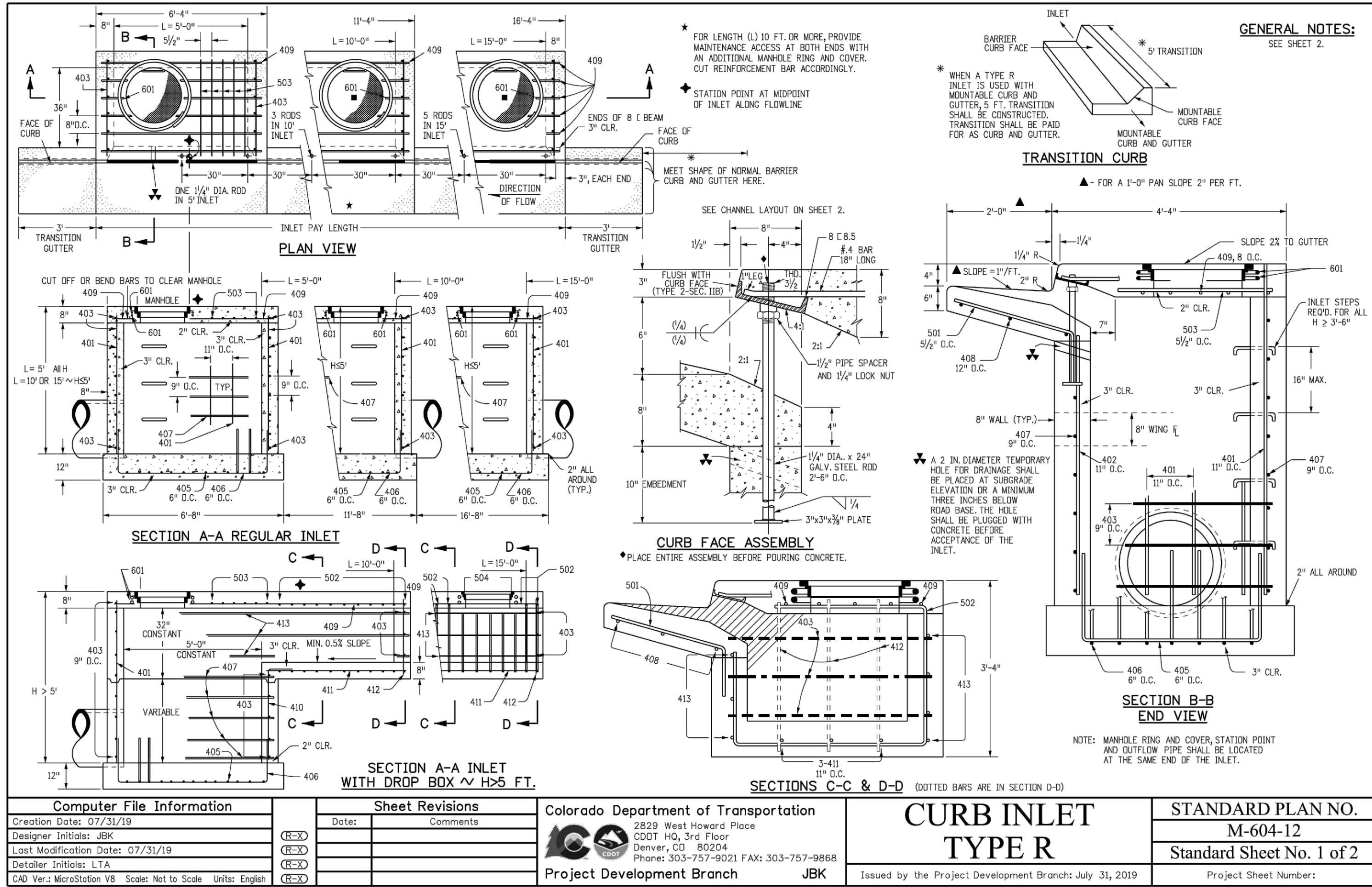
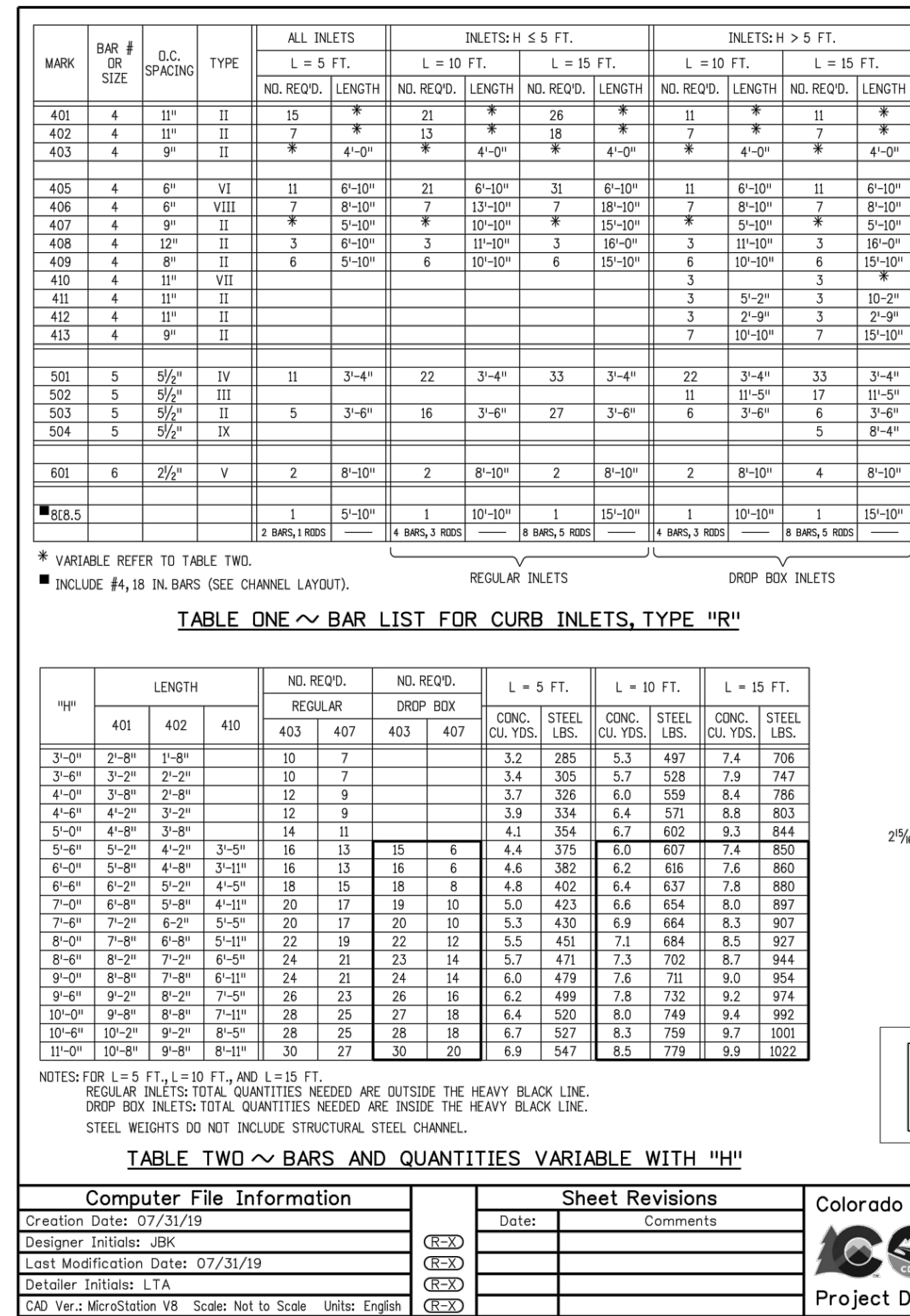
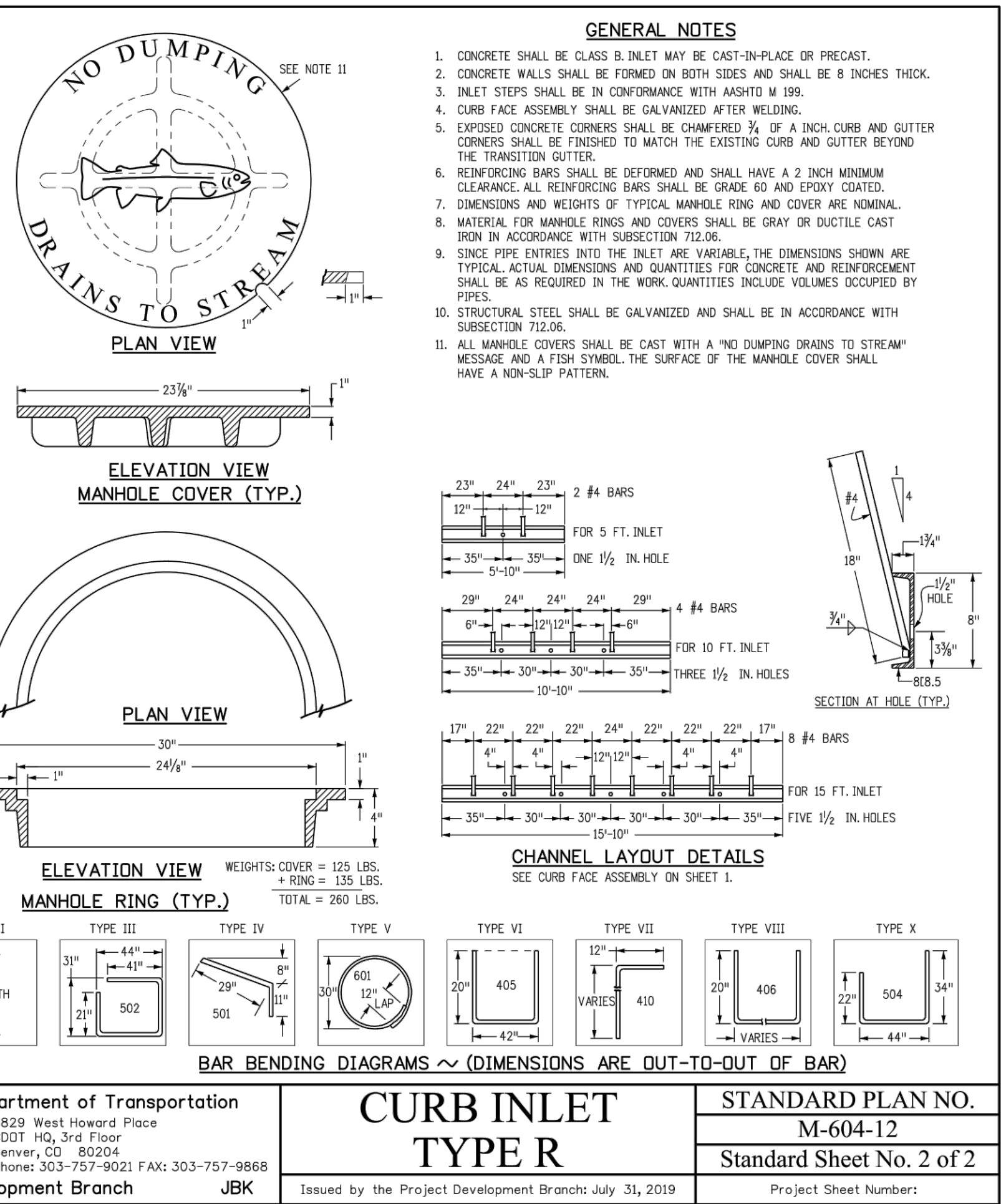
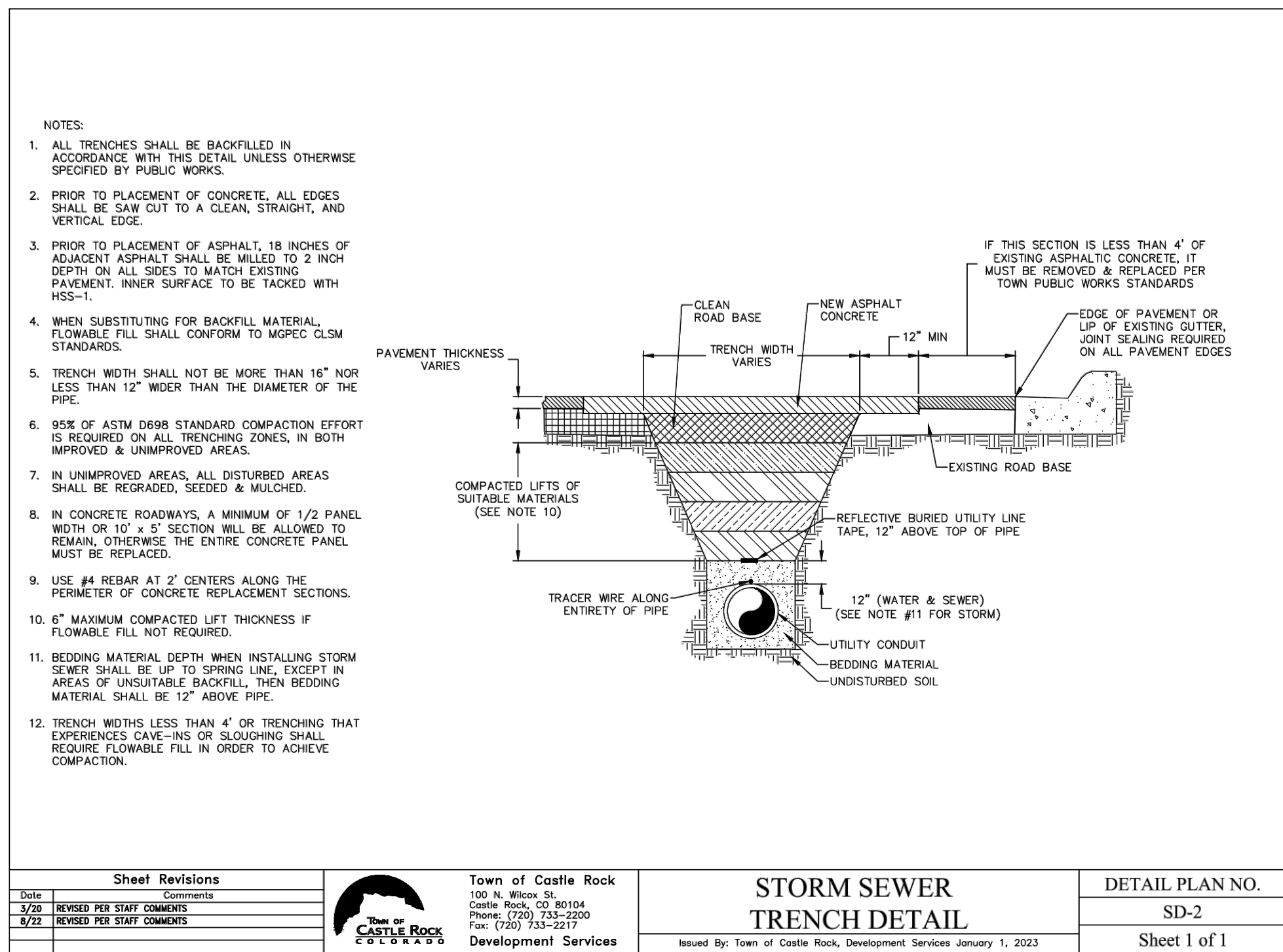
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM SEWER DETAILS

PROJECT #: 200726
SHEET NUMBER

43

43 OF 66

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



DESIGNED BY: AMC
CHECKED BY: MAW
DRAWN BY: AMC

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS

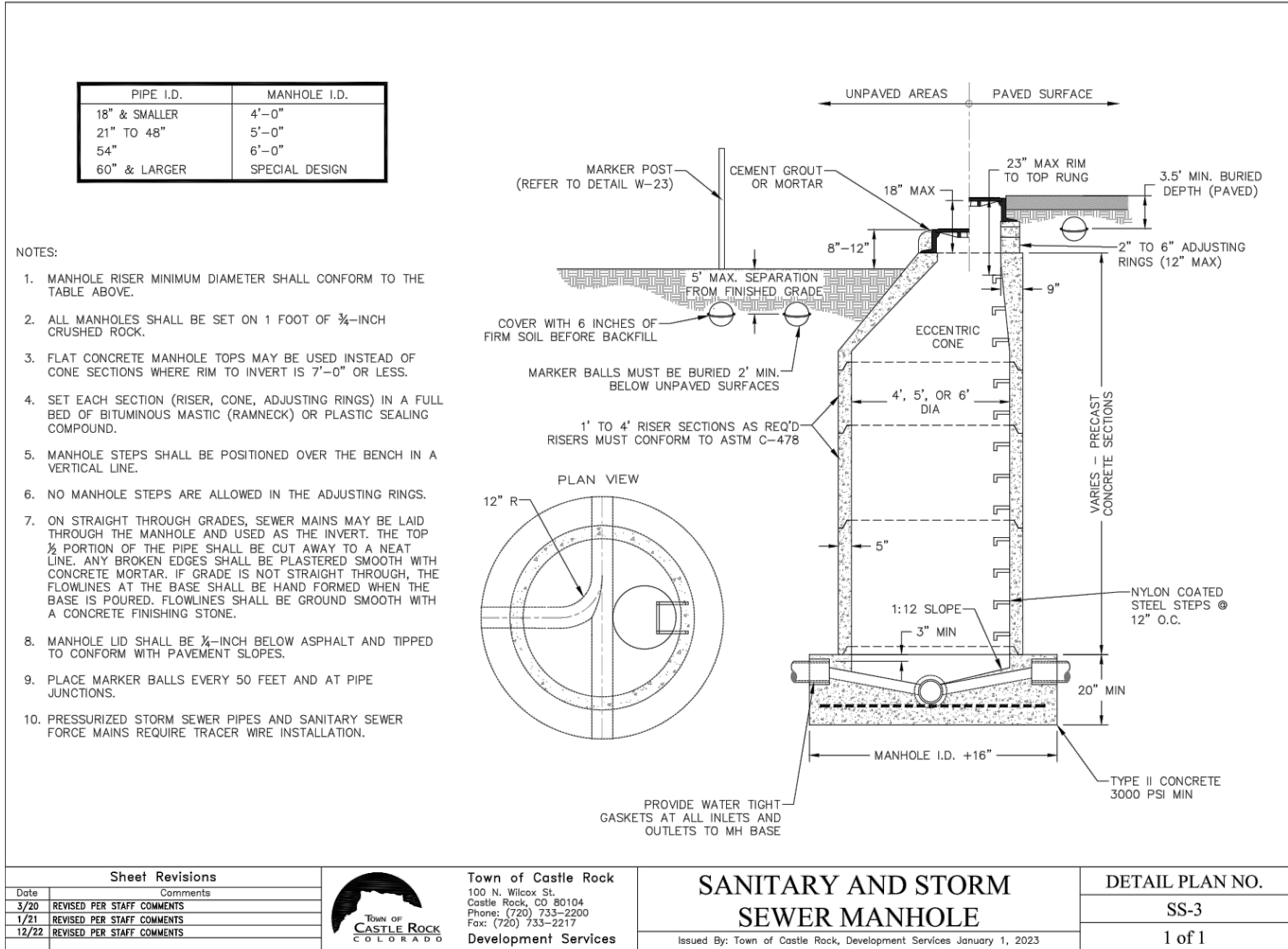
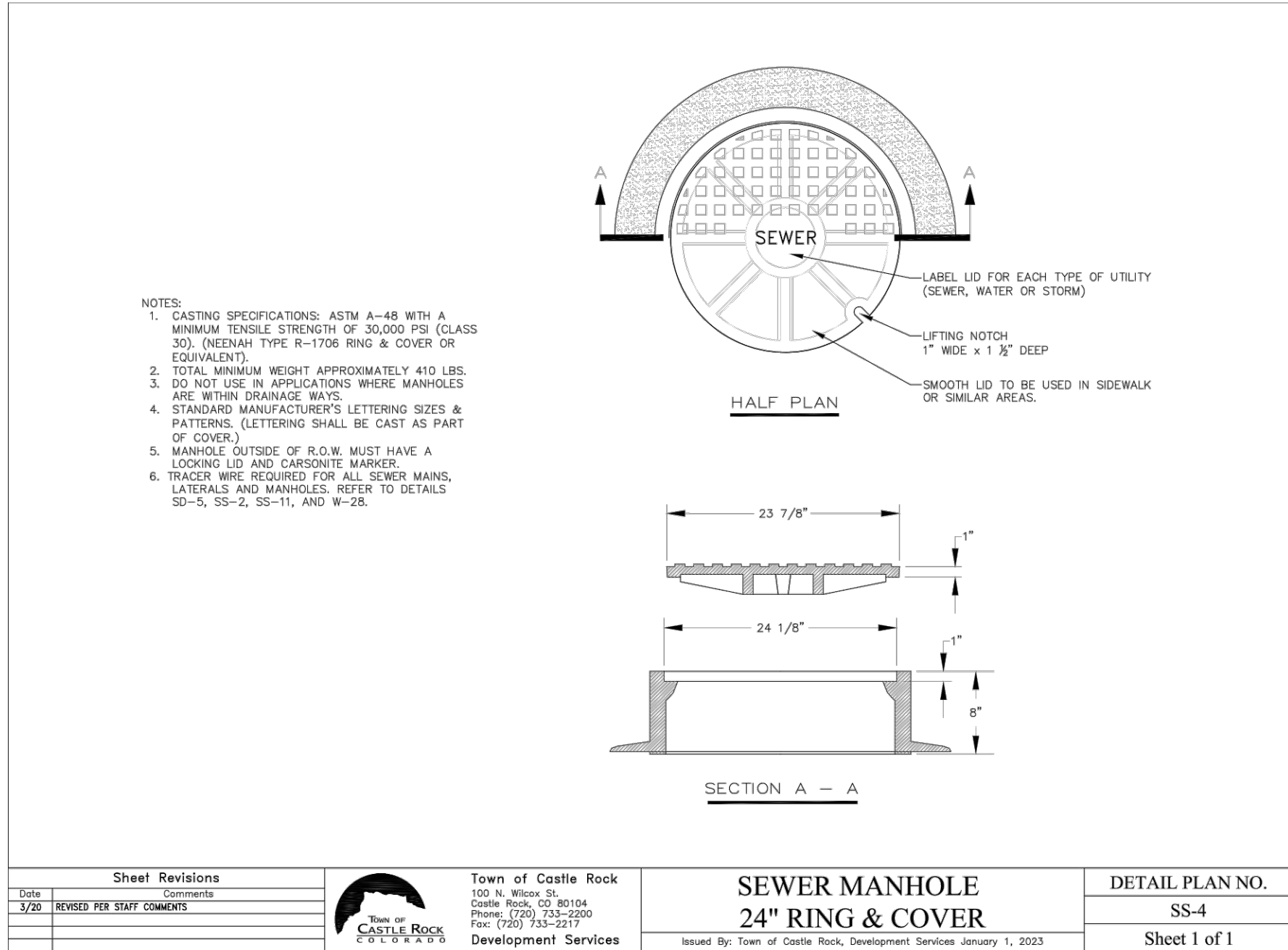
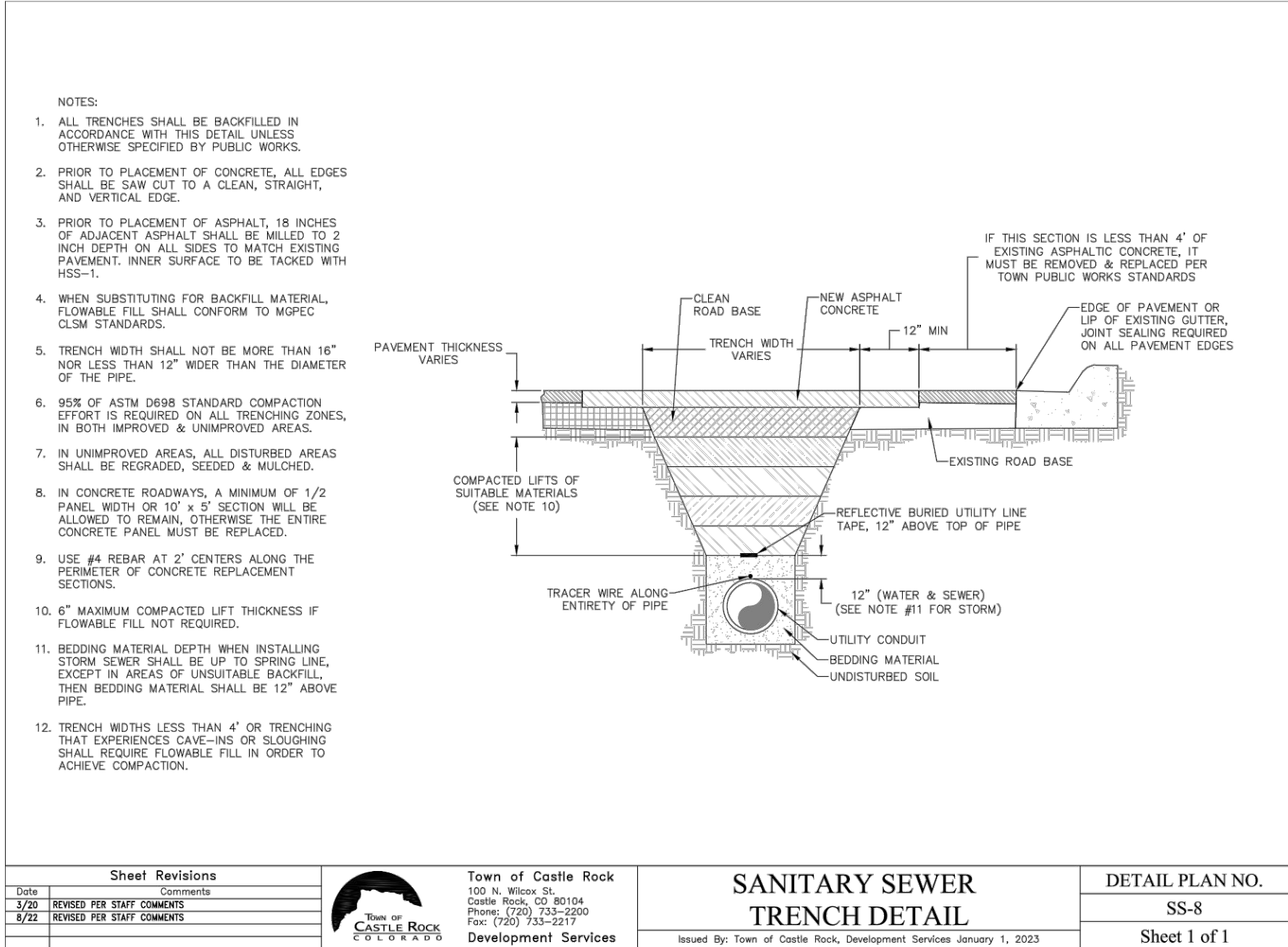
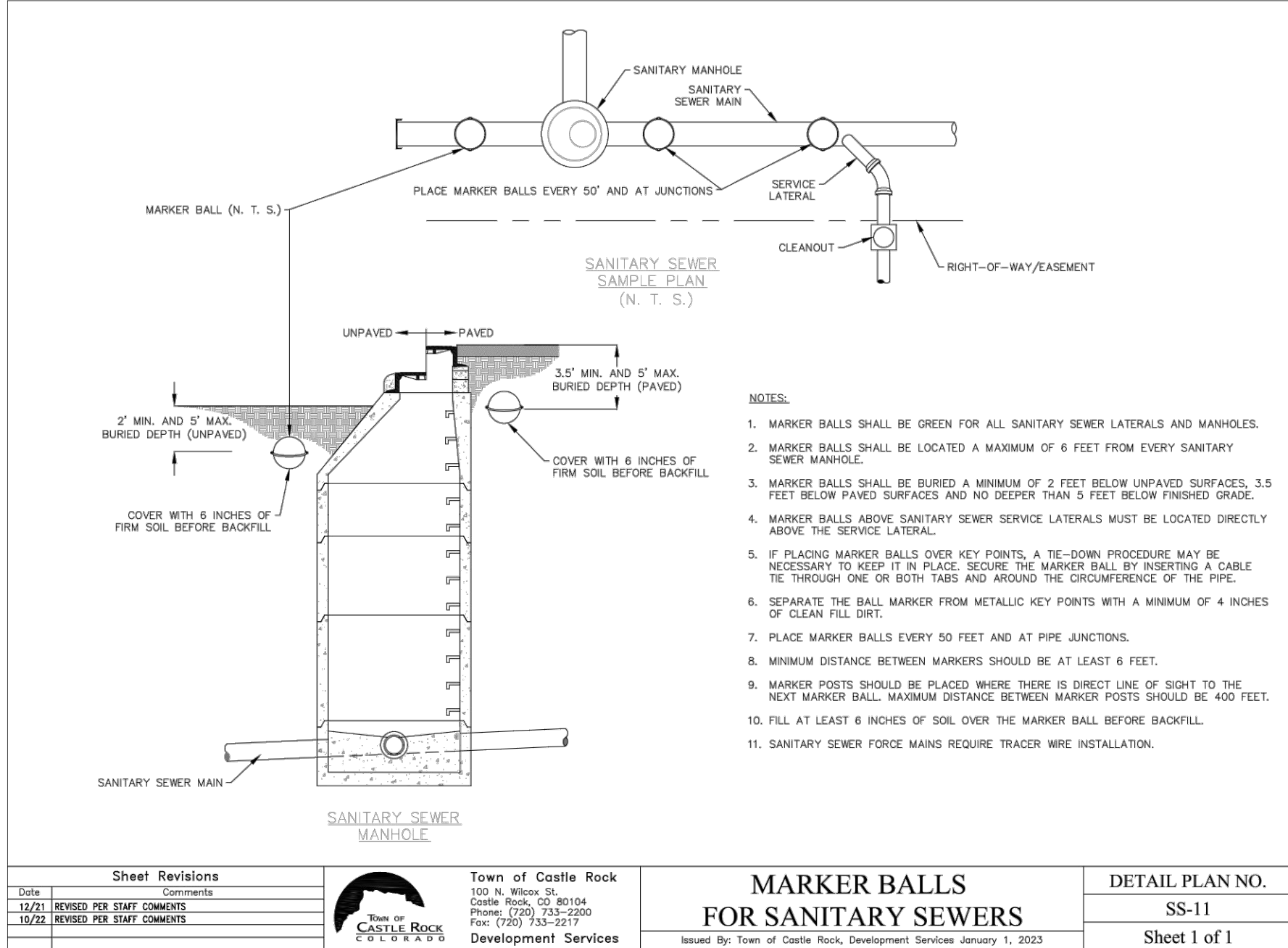


CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM SEWER DETAILS

PROJECT #: 200726
SHEET NUMBER
44
44 OF 66

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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 Date



Know what's below.
Call before you dig.

DESIGNED BY: TJG
CHECKED BY: JDO
DRAWN BY: TJG

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



1120 Lincoln Street, Suite 1000
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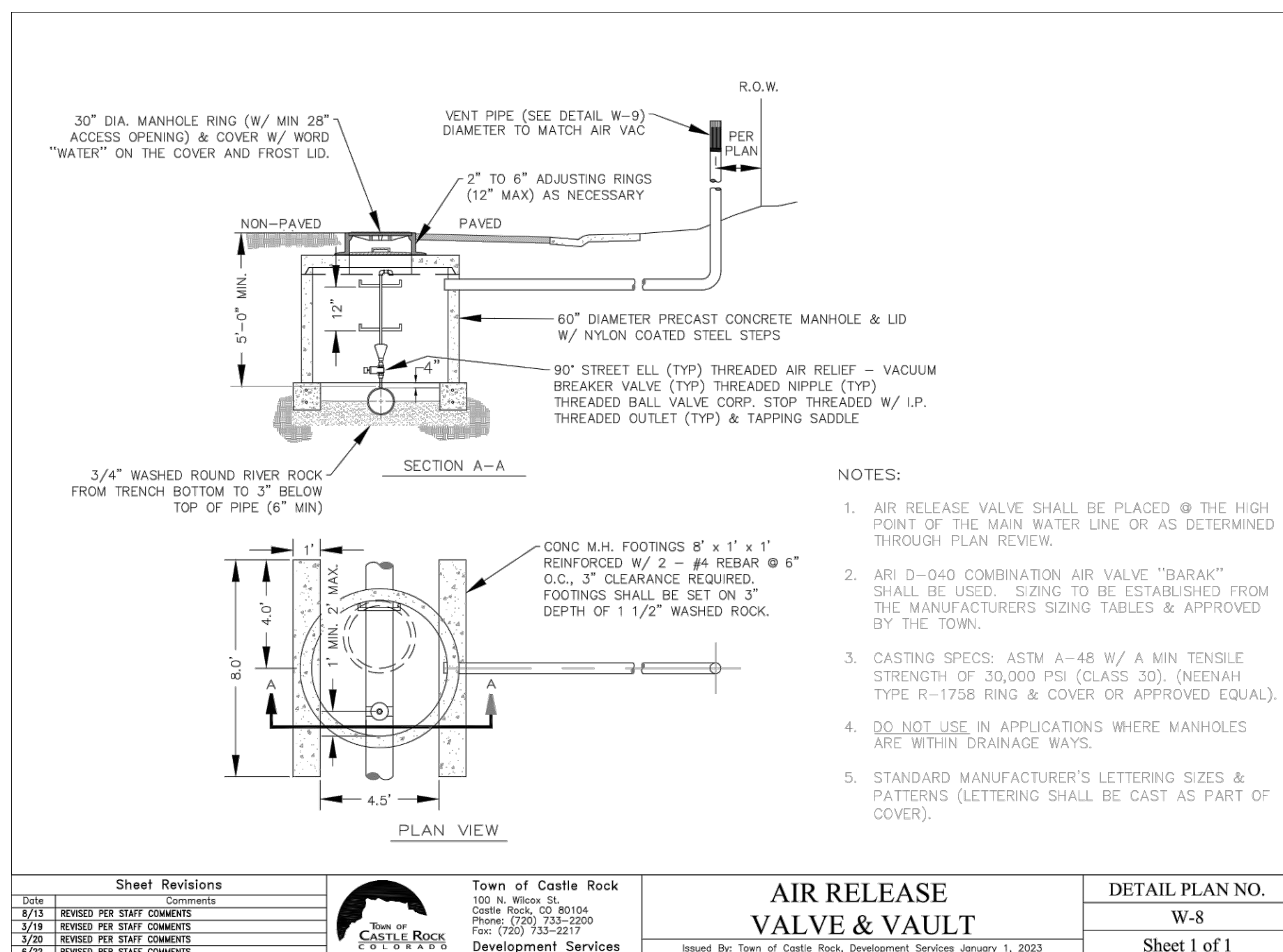
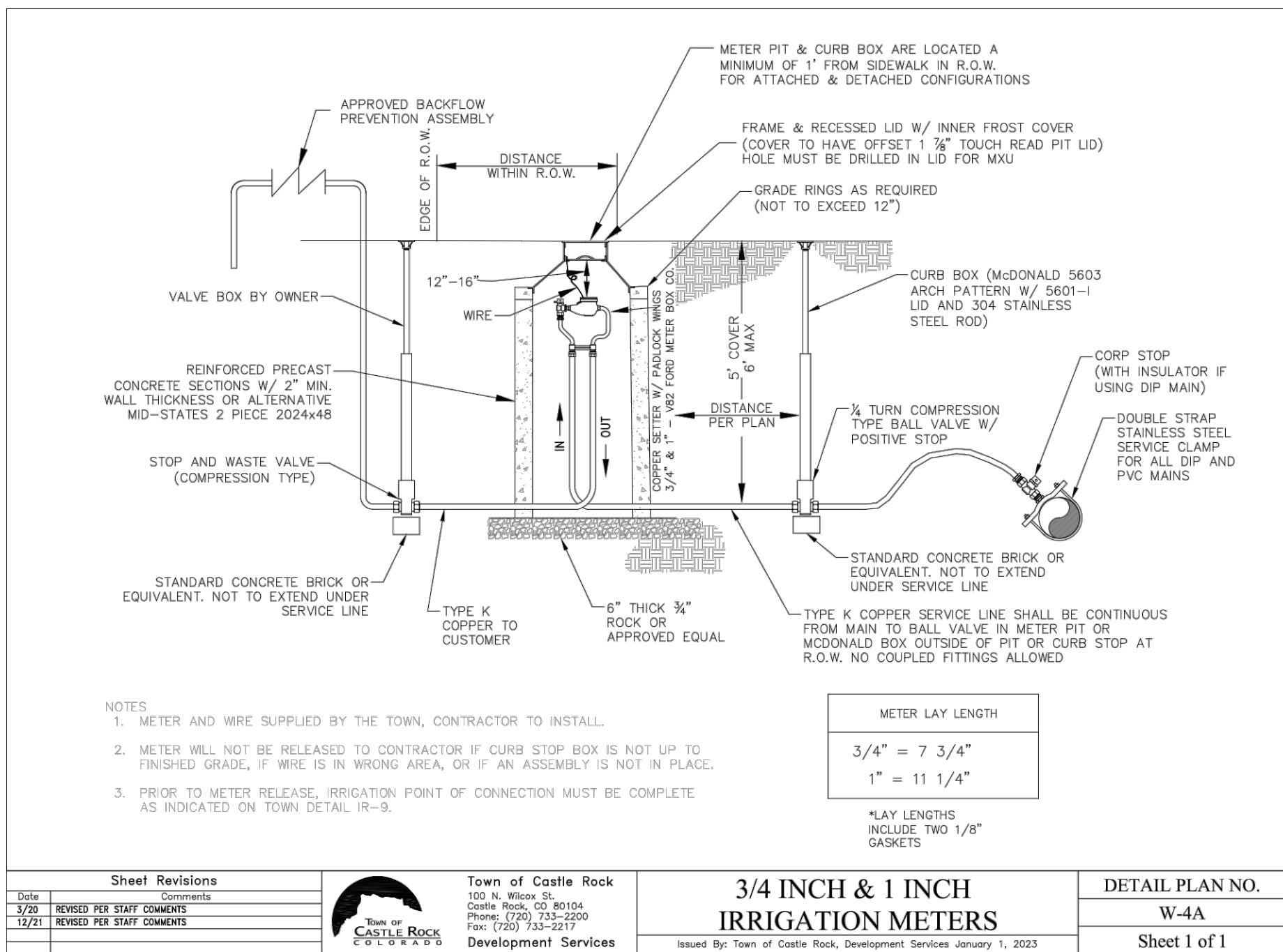
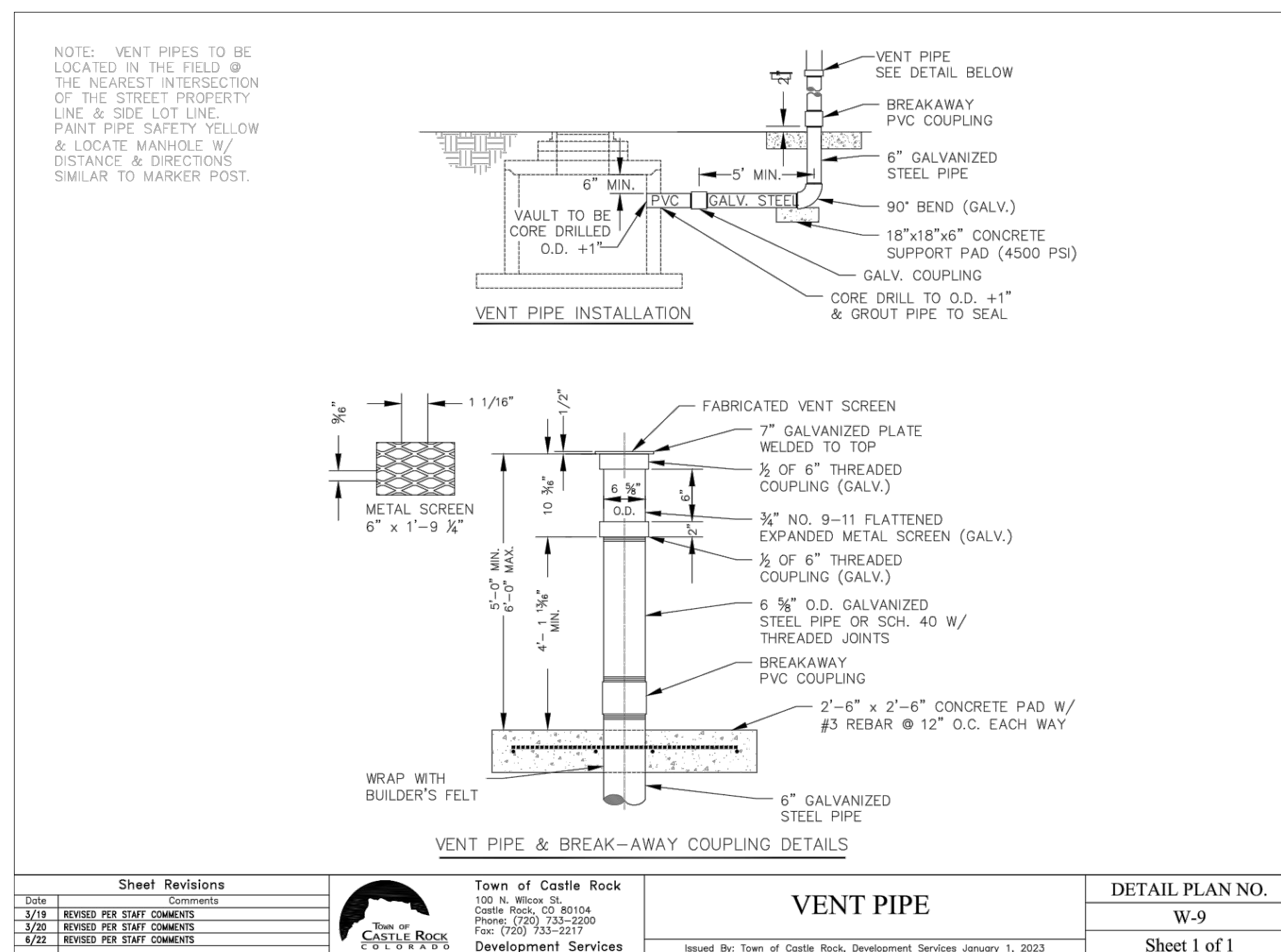
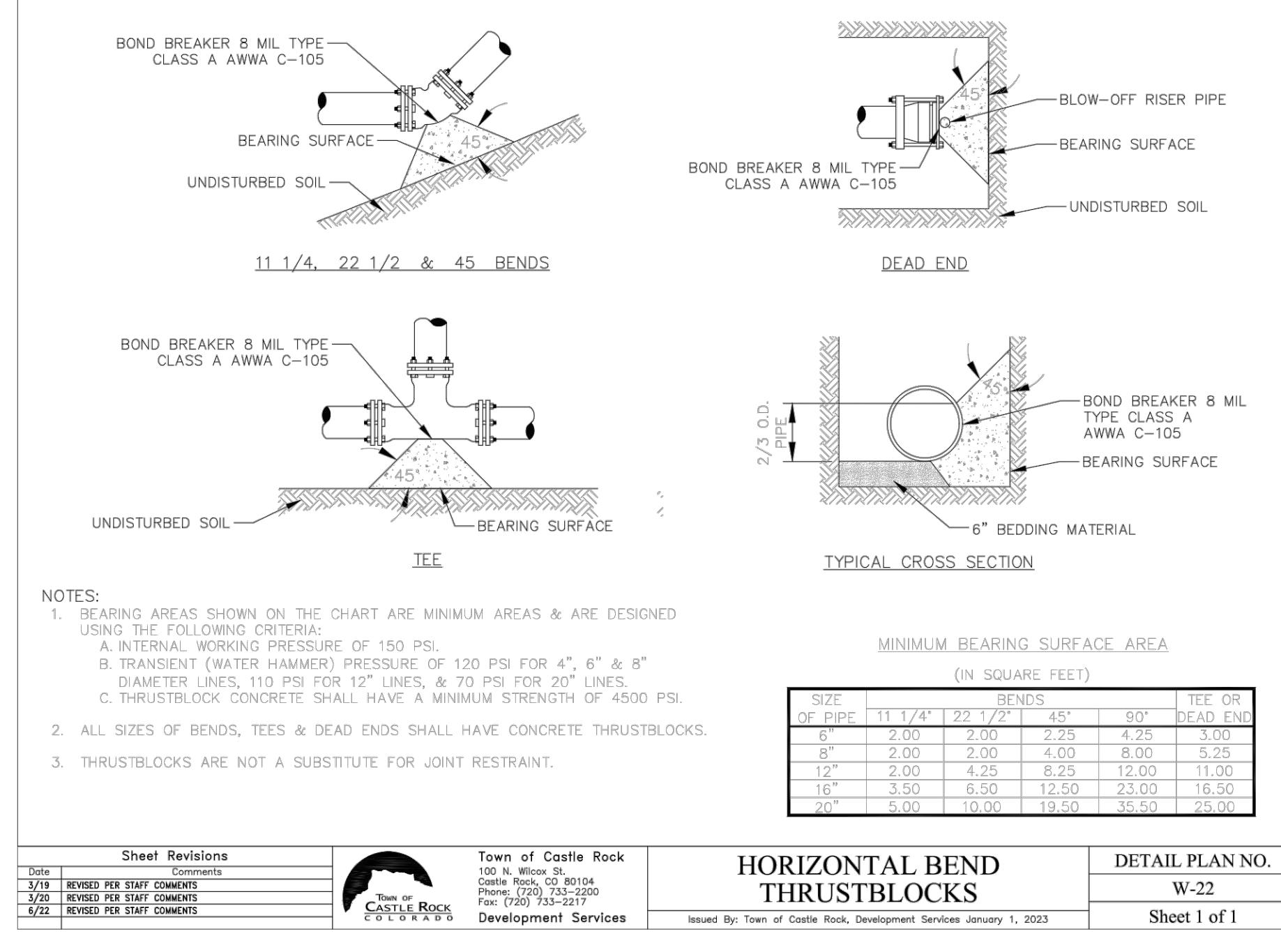
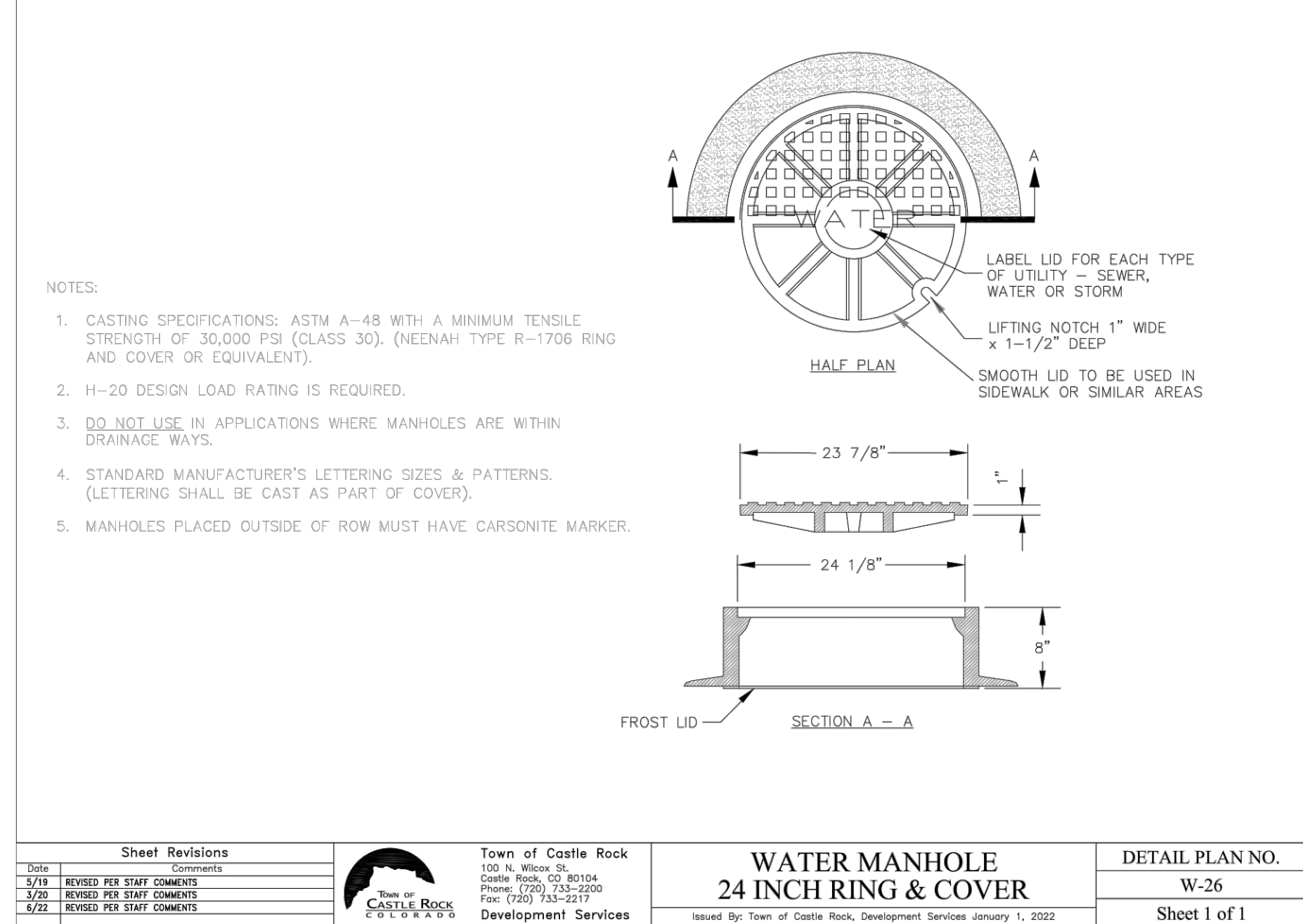
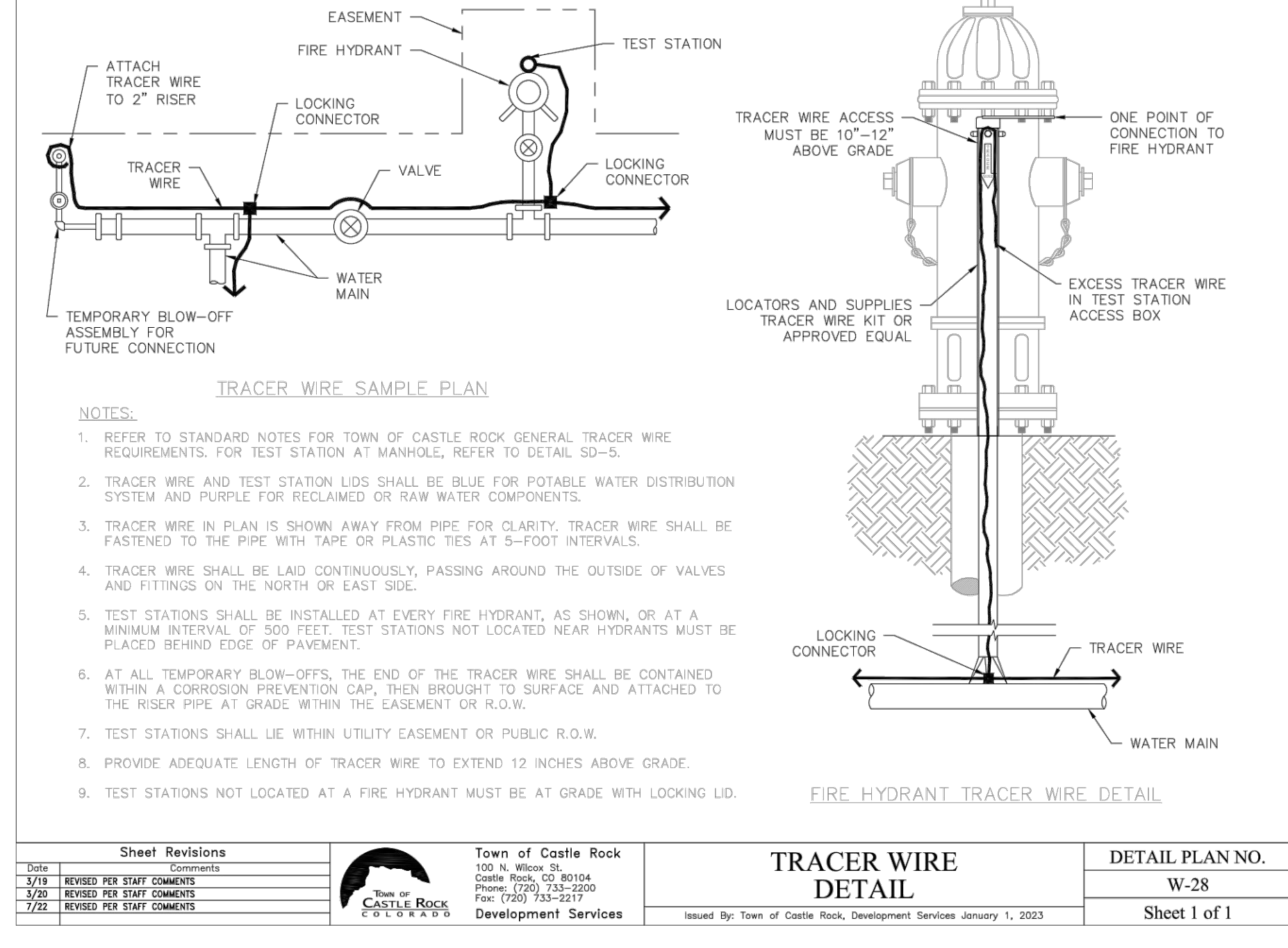
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SANITARY SEWER DETAILS

PROJECT #: 200726
SHEET NUMBER

45

45 OF 66



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

TOWN OF CASTLE ROCK APPROVAL

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DEVELOPMENT SERVICES APPROVAL

Approved By: _____

Development Services Date _____

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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'	16'	25'	32'	39'	45'	
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 100 N. Willow St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	PIPE RESTRAINT TABLE	Issued By: Town of Castle Rock, Development Services January 1, 2023	DETAIL PLAN NO.	
Date	Comments					W-18	
3/18	REVISED PER STAFF COMMENTS					Sheet 1 of 1	

<div>SECTIONAL VIEW</div>		<div>STEEL ANGLE DETAIL</div>	
<div>NOTE: COLOR SHALL BE FLAT BLACK TO MATCH SURROUNDINGS.</div>			

Sheet Revisions

DATE

3/18

REVISED PER STAFF COMMENTS

3/20

REVISED PER STAFF COMMENTS

3/20

REVISED PER STAFF COMMENTS

Town of Castle Rock

100 N. Willow St.

Castle Rock, CO 80104

Phone: (720) 733-2200

Fax: (720) 733-2217

Development Services

RESIDENTIAL VENT PIPE

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO.

W-9A

Sheet 1 of 1

<div>SEE TRENCH DETAIL W-21</div>		<div>SEE NOTE #1</div>	
<div>RESILIENT WEDGE VALVE PER PLAN</div>			

NOTES:

1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE ENGINEER MAY REQUIRE 3/4\"/>

2. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS, GUTTERS, OR OTHER DRAINAGE WAYS.

3. OPERATING NUTS OR EXTENSIONS SHALL NOT BE SET CLOSER THAN THREE (3) FEET FROM FINISHED GRADE. IF OPERATING NUT IS DEEPER THAN FIVE (5) FEET FROM FINAL GRADE, PROVIDE A 1 1/4\"/>

4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (5 MIL).

5. CONCRETE COLLARS & MARKER POSTS ARE REQUIRED WHEN VALVE IS LOCATED IN AN UNPAVED AREA

6. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE @ THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

7. SEE DETAILS W-13 & W-14 FOR TYPICAL VALVE LOCATIONS.

8. TRACER WIRE SHALL BE ROUTED AROUND TO NORTH OR EAST OF VALVE BOX (SEE DETAIL W-28).

Sheet Revisions

DATE

3/18

REVISED PER STAFF COMMENTS

3/20

REVISED PER STAFF COMMENTS

3/20

REVISED PER STAFF COMMENTS

Town of Castle Rock

100 N. Willow St.

Castle Rock, CO 80104

Phone: (720) 733-2200

Fax: (720) 733-2217

Development Services

TYPICAL VALVE BOX

Issued By: Town of Castle Rock, Development Services January 1, 2023

DETAIL PLAN NO.

W-10

Sheet 1 of 1

<div>NOTES:</div> <div>1. ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THIS DETAIL UNLESS OTHERWISE SPECIFIED BY PUBLIC WORKS.</div> <div>2. PRIOR TO PLACEMENT OF CONCRETE, ALL EDGES SHALL BE SAW CUT TO A CLEAN, STRAIGHT, AND VERTICAL EDGE.</div> <div>3. PRIOR TO PLACEMENT OF ASPHALT, 18 INCHES OF ADJACENT ASPHALT SHALL BE WELDED TO 2 INCH DEPTH ON ALL SIDES TO MATCH EXISTING PAVEMENT. INNER SURFACE TO BE TACKED WITH HSS-1.</div> <div>4. WHEN SUBSTITUTING FOR BACKFILL MATERIAL, FLOWABLE FILL SHALL CONFORM TO MPEC CLSM STANDARDS.</div> <div>5. TRENCH WIDTH SHALL NOT BE MORE THAN 18\"/></div> <div>6. 95% OF ASTM D688 STANDARD COMPACTION EFFORT IS REQUIRED ON ALL TRENCHING ZONES, IN BOTH IMPROVED & UNIMPROVED AREAS.</div> <div>7. IN UNIMPROVED AREAS, ALL DISTURBED AREAS SHALL BE REGRADDED, SEED & MULCHED.</div> <div>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.</div> <div>9. USE #4 REBAR AT 2' CENTERS ALONG THE PERIMETER OF CONCRETE REPLACEMENT SECTIONS.</div> <div>10. 6\"/></div> <div>11. BEDDING MATERIAL DEPTH WHEN INSTALLING STORM SEWER SHALL BE UP TO SPRING LINE, EXCEPT IN AREAS OF UNDESIRABLE BACKFILL. THEN BEDDING MATERIAL SHALL BE 12\"/></div> <div>12. TRENCH WIDTHS LESS THAN 4' OR TRENCHING THAT EXPERIENCES CAVE-INS OR SLOUGHING SHALL REQUIRE FLOWABLE FILL IN ORDER TO ACHIEVE COMPACTION.</div>			
<div>Sheet Revisions</div> <div>DATE</div> <div>3/18</div> <div>REVISED PER STAFF COMMENTS</div> <div>3/20</div> <div>REVISED PER STAFF COMMENTS</div> <div>3/20</div> <div>REVISED PER STAFF COMMENTS</div>		<div>Town of Castle Rock</div> <div>100 N. Willow St.</div> <div>Castle Rock, CO 80104</div> <div>Phone: (720) 733-2200</div> <div>Fax: (720) 733-2217</div> <div>Development Services</div>	
<div>WATER TRENCH DETAIL</div> <div>Issued By: Town of Castle Rock, Development Services January 1, 2023</div>		<div>DETAIL PLAN NO.</div> <div>W-21</div> <div>Sheet 1 of 1</div>	

<div>6\"/></div>		<div>6\"/></div>	
<div>Sheet Revisions</div> <div>DATE</div> <div>3/18</div> <div>REVISED PER STAFF COMMENTS</div> <div>3/20</div> <div>REVISED PER STAFF COMMENTS</div> <div>3/20</div> <div>REVISED PER STAFF COMMENTS</div>		<div>Town of Castle Rock</div> <div>100 N. Willow St.</div> <div>Castle Rock, CO 80104</div> <div>Phone: (720) 733-2200</div> <div>Fax: (720) 733-2217</div> <div>Development Services</div>	
<div>FIRE HYDRANT ASSEMBLY</div> <div>Issued By: Town of Castle Rock, Development Services January 1, 2023</div>		<div>DETAIL PLAN NO.</div> <div>W-11</div> <div>Sheet 1 of 1</div>	

<div>NOTES:</div> <div>1. WHERE WATER LINE COVER EXCEEDS 7'-6" AT THE LOW POINT OF THE CONDUIT CROSSING, VERTICAL BENDS ARE REQUIRED. WHEN COVER IS LESS THAN 7'-6", PIPE JOINTS MAY BE DEFLECTED 1/2 THE MANUFACTURER'S RECOMMENDED DEFLECTION IN LIEU OF VERTICAL BENDS. THE LIMITS OF THE DEPRESSED AREA SHALL BE DOCUMENTED ON THE "AS-BUILT" DRAWINGS.</div> <div>2. IF UTILITY CROSSING IS SANITARY SEWER & IS OVER A RAW OR POTABLE WATER LINE, ALL UTILITY CROSSING JOINTS WITHIN 10' SHALL BE ENCASED 1' BOTH SIDES OF THE JOINT W/ CONCRETE. SEE ENCASEMENT DETAIL W-20.</div> <div>3. MULTIPLE JOINTS BETWEEN MEG-A-LUG FITTINGS SHALL BE RESTRAINED.</div> <div>4. SEE PIPE RESTRAINT TABLE (DETAIL W-18) FOR SPECIFICATIONS.</div> <div>5. NO TEES, SERVICE CONNECTIONS, VALVES, OR FIRE HYDRANT CONNECTIONS ARE ALLOWED IN LOWERING.</div> <div>6. PIPE MATERIAL IN LOWERED SECTION SHALL MATCH THE MAIN LINE.</div>			
<div>Sheet Revisions</div> <div>DATE</div> <div>3/18</div> <div>REVISED PER STAFF COMMENTS</div> <div>3/20</div> <div>REVISED PER STAFF COMMENTS</div> <div>3/20</div> <div>REVISED PER STAFF COMMENTS</div>		<div>Town of Castle Rock</div> <div>100 N. Willow St.</div> <div>Castle Rock, CO 80104</div> <div>Phone: (720) 733-2200</div> <div>Fax: (720) 733-2217</div> <div>Development Services</div>	
<div>WATERLINE LOWERING</div> <div>Issued By: Town of Castle Rock, Development Services January 1, 2023</div>		<div>DETAIL PLAN NO.</div> <div>W-17</div> <div>Sheet 1 of 1</div>	

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: TJG
CHECKED BY: JDO
DRAWN BY: TJG

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



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

CONFLUENCE COMPANIES, LLC

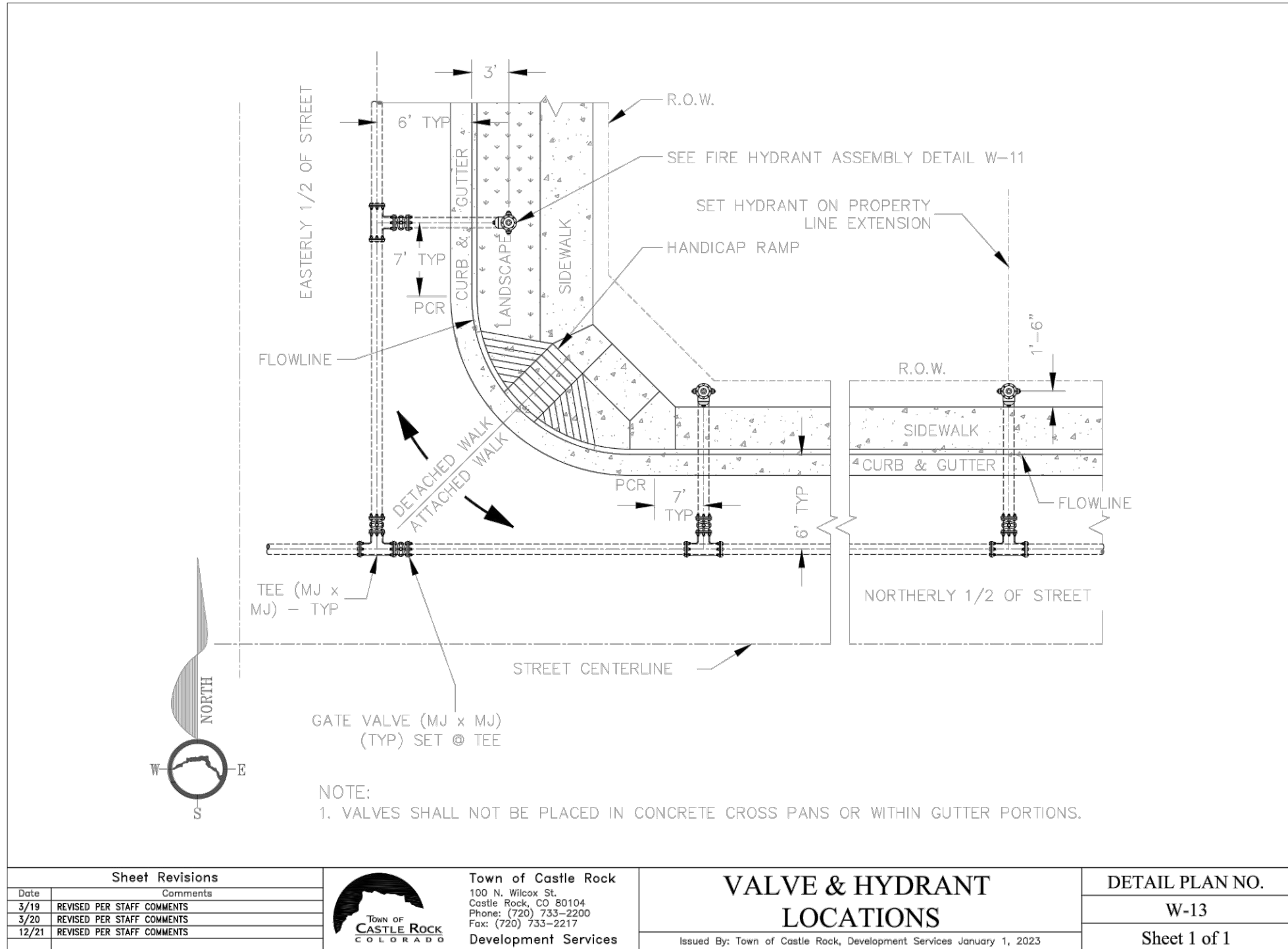
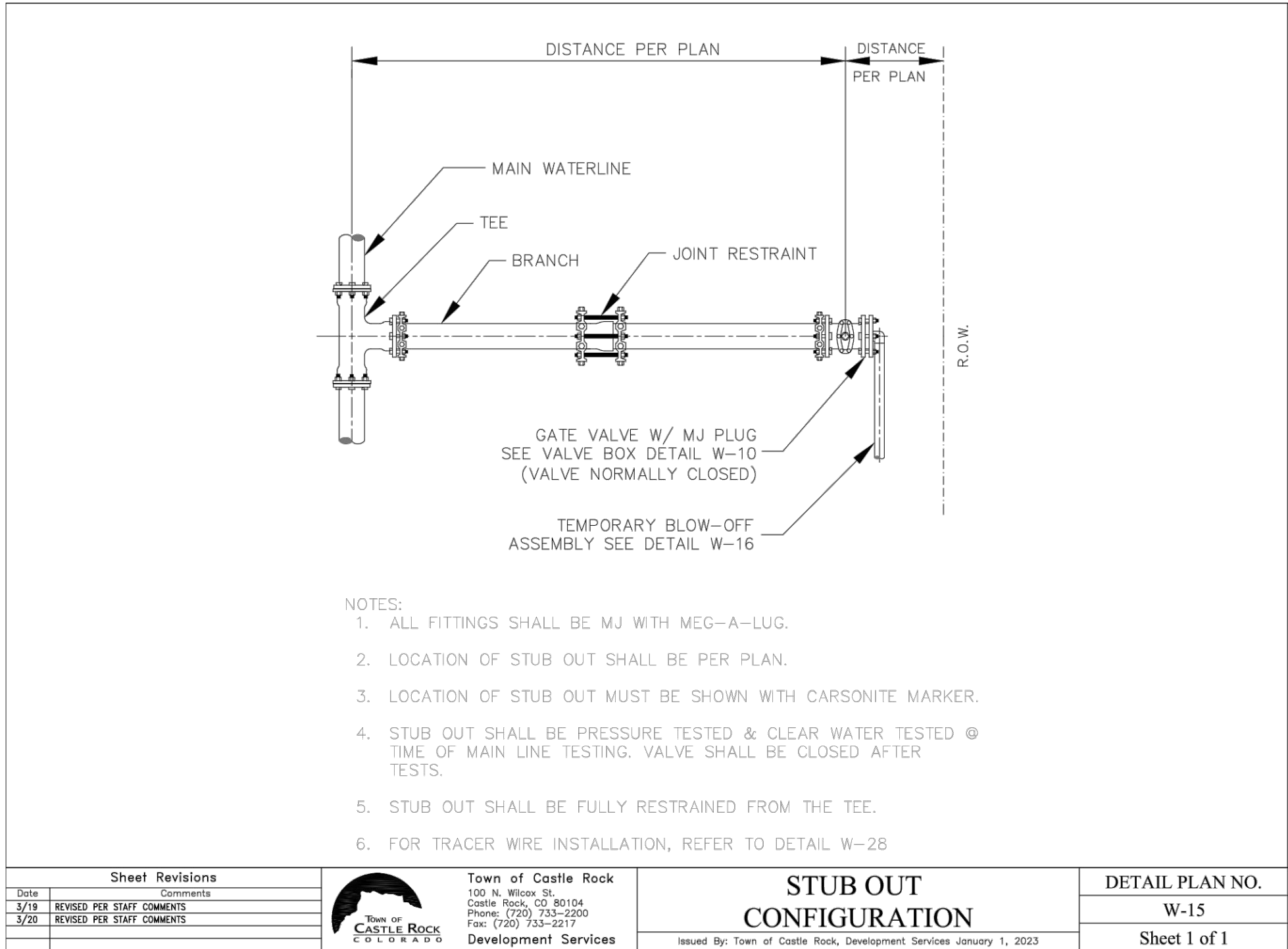
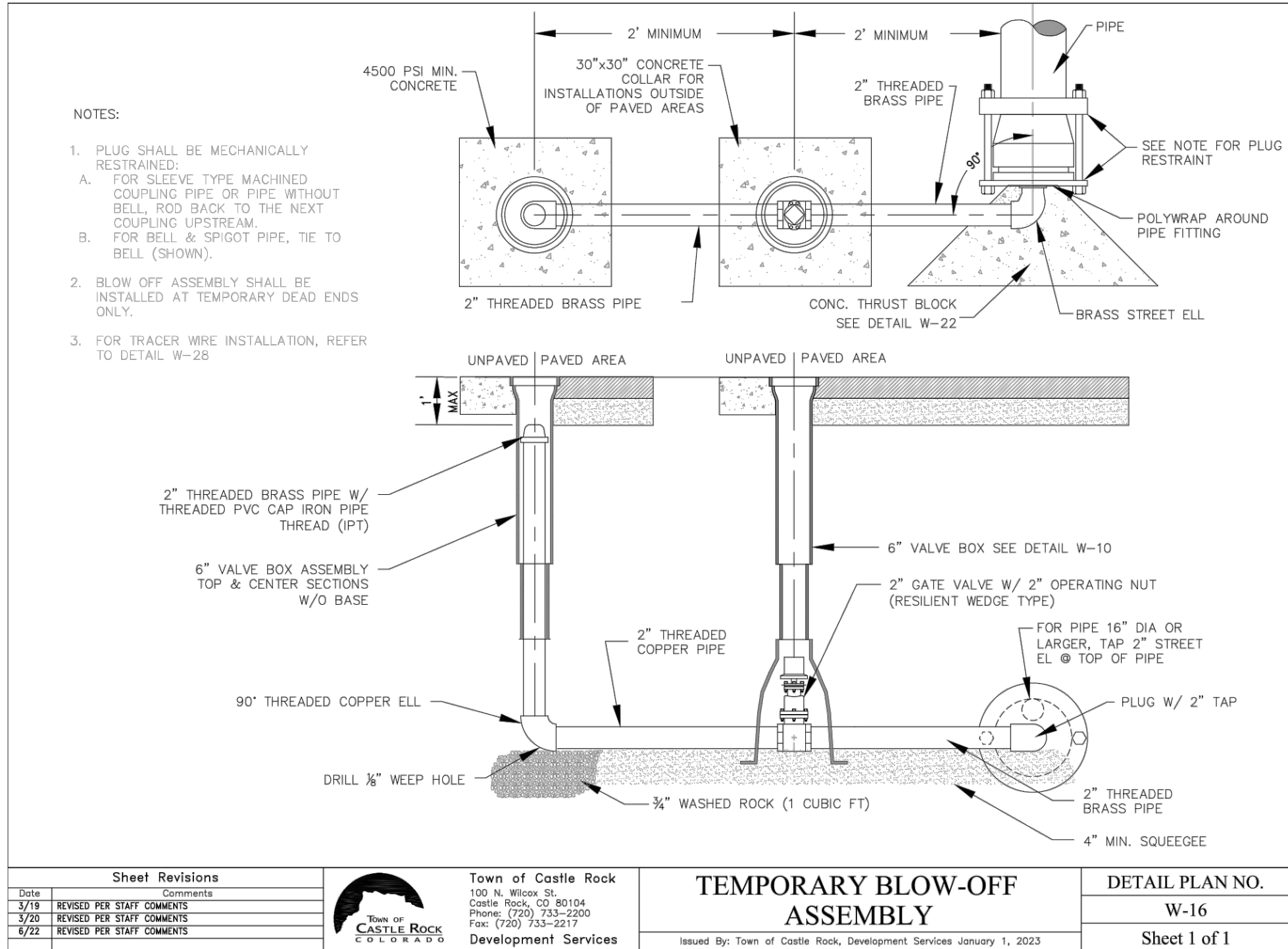
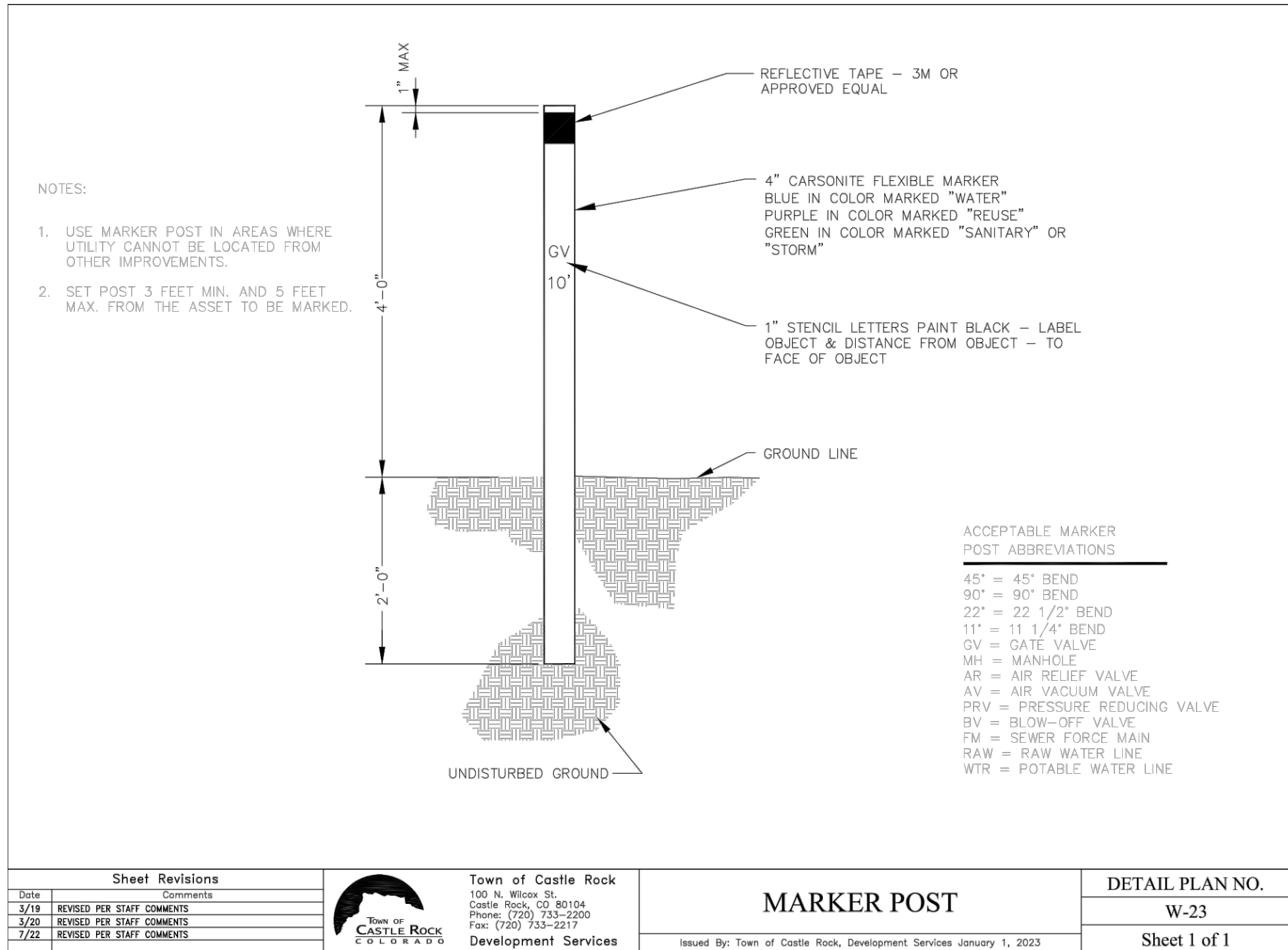
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER DETAILS

PROJECT #: 200726
SHEET NUMBER

47

47 OF 66

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



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.

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JOHN D O'ROURKE, P.E. #43327 DATE
TOWN OF CASTLE ROCK APPROVAL
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Approved By: _____
Development Services Date



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DESIGNED BY: TJG
CHECKED BY: JDO
DRAWN BY: TJG

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS

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

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER DETAILS

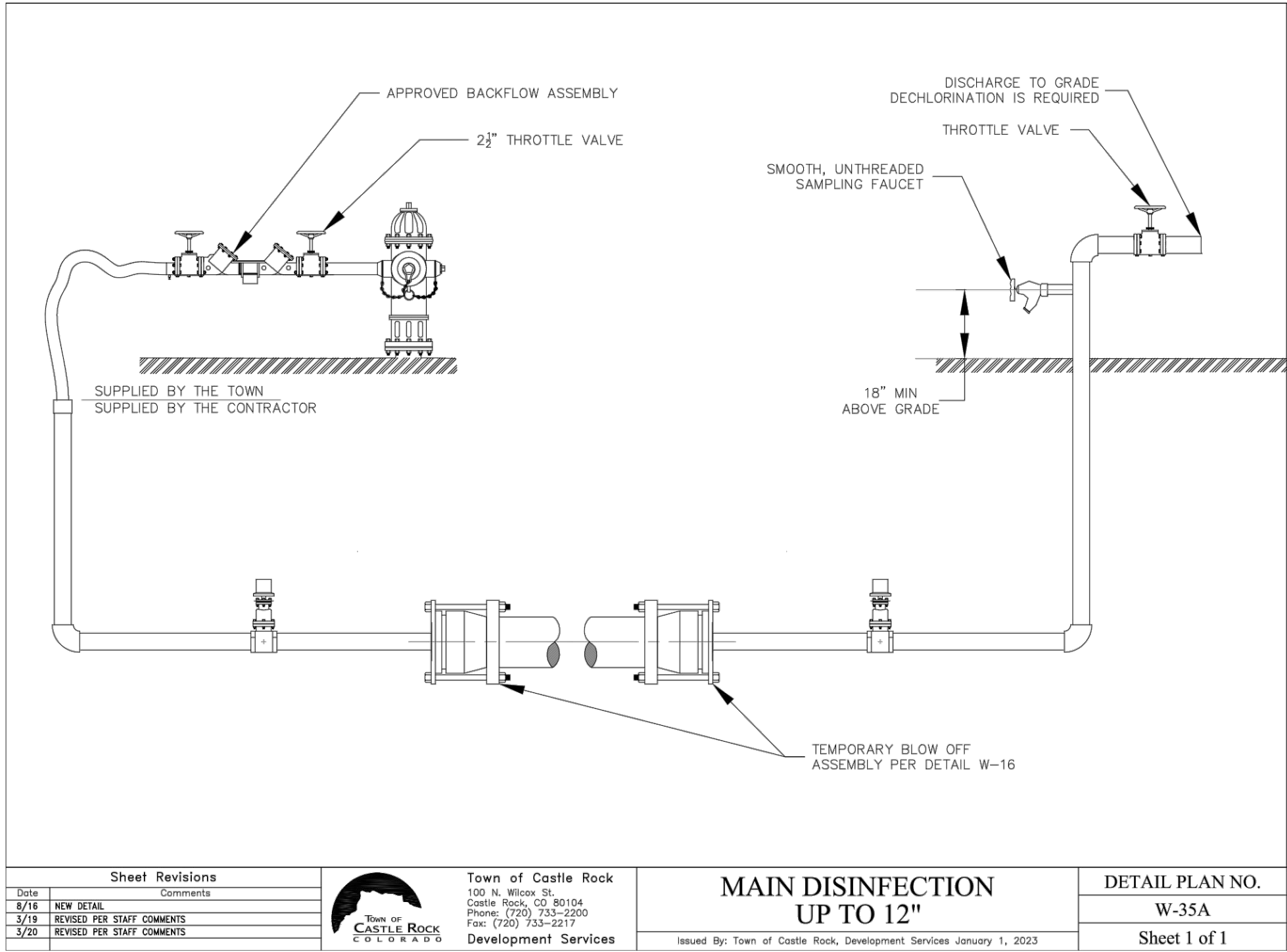
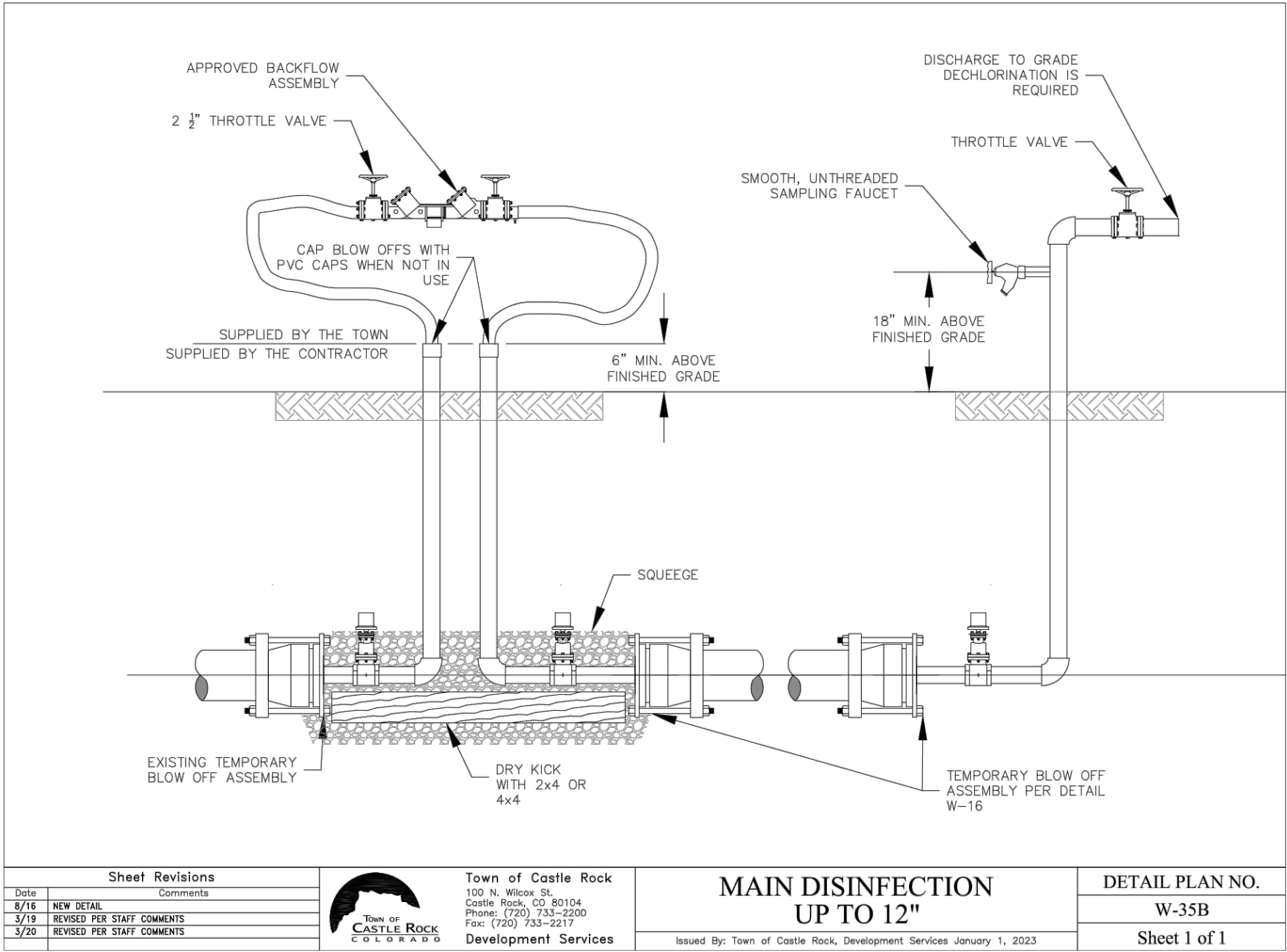
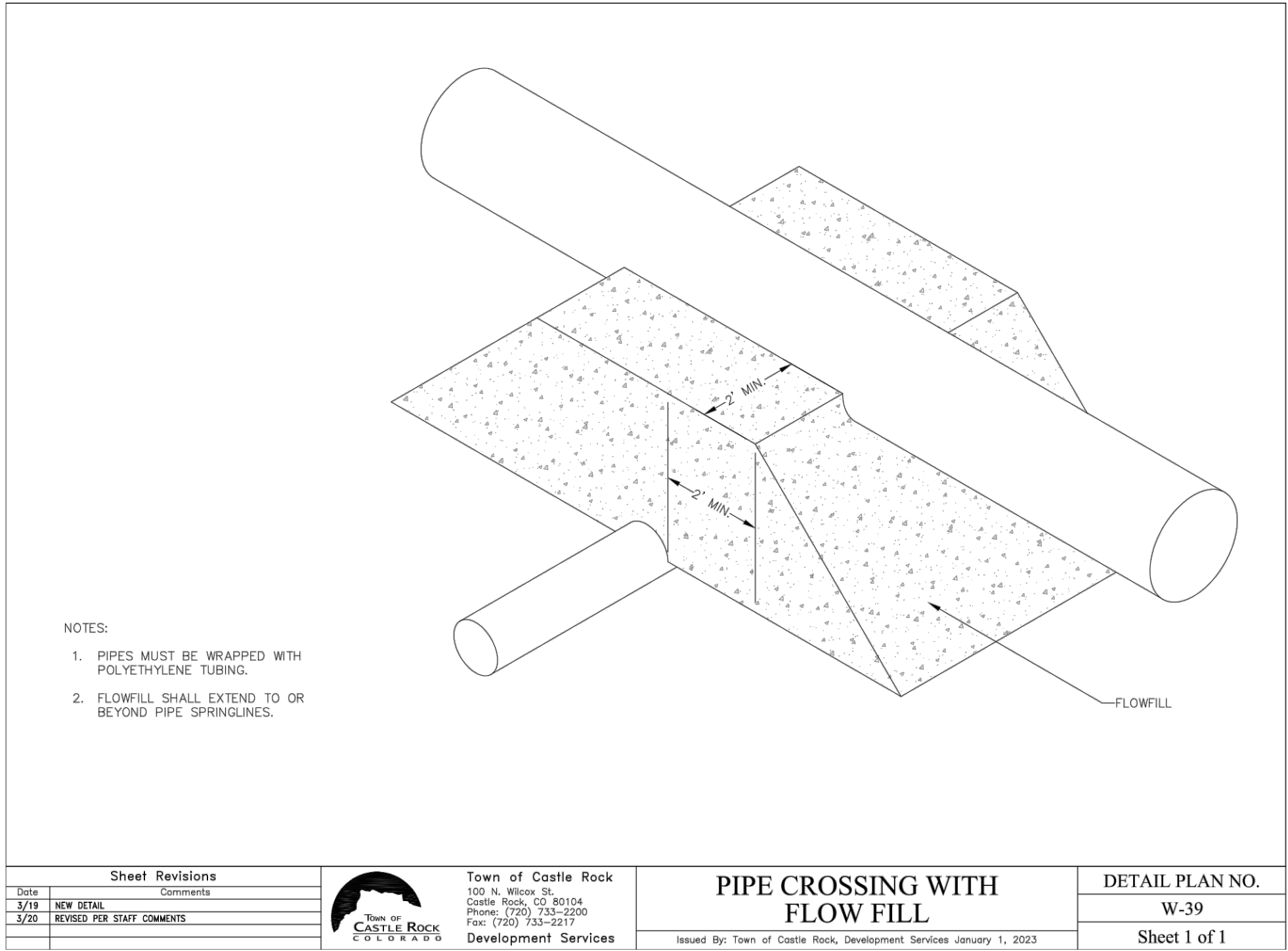
PROJECT #: 200726
SHEET NUMBER

48

48 OF 66

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



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 Date



DESIGNED BY: TJG
CHECKED BY: JDO
DRAWN BY: TJG

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS



CONFLUENCE COMPANIES, LLC

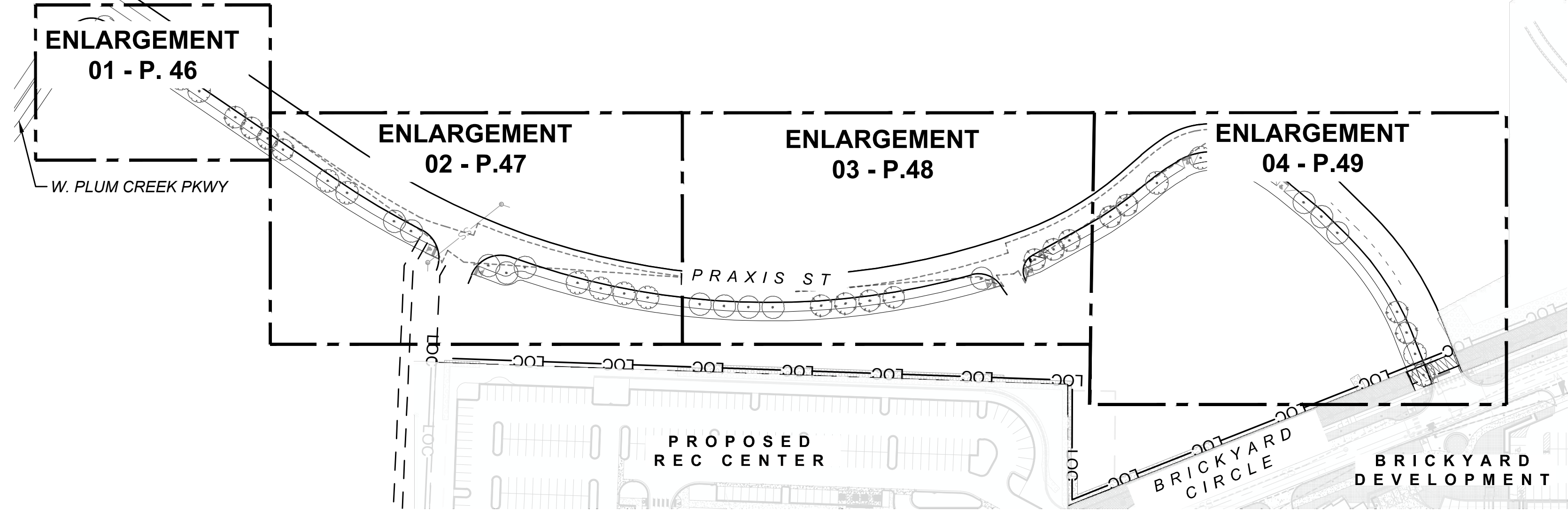
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER DETAILS

PROJECT #: 200726
SHEET NUMBER

49

49 OF 66

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KEY MAP
NTS

LANDSCAPE SHEET INDEX

44	COVER SHEET, NOTES, & KEY PLAN
45	NOTES, PLANTING SCHEDULE, & TABLES
46	PLANTING PLAN ENLARGEMENT
47	PLANTING PLAN ENLARGEMENT
48	PLANTING PLAN ENLARGEMENT
49	PLANTING PLAN ENLARGEMENT
50	LANDSCAPE DETAILS

LIST OF ABBREVIATIONS

CAL	CALIPER	NO	NUMBER
CF	CRUSHER FINES	NTS	NOT TO SCALE
CL	CENTERLINE	OC	ON CENTER
CONC	CONCRETE	PA	PLANTING AREA
DIA	DIAMETER	PED	PEDESTRIAN
DIM	DIMENSION	PR	PROPOSED
ELEC	ELECTRICAL	QTY	QUANTITY
EX	EXISTING	ROW	RIGHT-OF-WAY
GAL	GALLON	SF	SQUARE FOOT (FEET)
IN	INCHES	SPECS	SPECIFICATION
IRR	IRRIGATION	SY	SQUARE YARD
LF	LINEAR FEET	TBD	TO BE DETERMINED
MAX	MAXIMUM	TOPO	TOPOGRAPHY
MIN	MINIMUM	TYP	TYPICAL
MISC	MISCELLANEOUS	VAR	VARIES
N	NORTH	W/O	WITHOUT
N/A	NOT APPLICABLE	YD	YARD

GENERAL NOTES

- SURVEY WAS PROVIDED AND DATED BY HKS 2023-05-04
- CONTRACTOR SHALL FIELD VERIFY ALL ITEMS REQUIRING REMOVAL AND PROTECTION WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE REMOVED OR RELOCATED WITH OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL MARK/FLAG INDIVIDUAL TREES TO BE REMOVED AND TO REMAIN FOR THE APPROVAL OF OWNER'S REPRESENTATIVE.
- PRIOR TO COMMENCING DEMOLITION OPERATIONS, CONTRACTOR SHALL CONTACT ALL UTILITY LOCATOR SERVICES AND CONFIRM ALL SERVICE LINES AND UTILITY LOCATIONS WITHIN THE LIMITS OF WORK.
- PRIOR TO DEMOLITION OPERATIONS, CONTRACTOR SHALL PLACE TREE PROTECTION FENCING, BARRICADES, SIGNAGE, AND EROSION CONTROL MEASURES AS DESCRIBED IN THE PLAN AND SPECIFICATIONS AND APPROVED CASMP.
- CONTRACTOR SHALL THOROUGHLY REMOVE AND DISPOSE OF ALL PLANT MATERIALS, INCLUDING ROOTS, WITHIN AREAS SHOWN FOR DEMOLITION.
- THE CONTRACTOR SHALL BE AWARE THAT UNDERGROUND IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN IN THE CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS, DEBRIS, ELECTRIC AND COMMUNICATION CONDUITS, PIPES, AND STORM DRAIN AND SEWER CONNECTIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF THESE UNKNOWN IMPROVEMENTS ARE LOCATED, EXPOSED, OR DAMAGED.
- CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION WHEN IT IS APPARENT THAT PREVIOUSLY UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR DIRECTION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL NECESSARY REVISIONS AND REPAIR COSTS THAT ARE THE RESULT OF FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO UTILITIES. CONTACT UNDERGROUND CONSULTING SOLUTIONS (303-904-7422) PRIOR TO ANY CONSTRUCTION ACTIVITY.
- CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROPERLY DISPLAYING ALL GOVERNING PERMITS, ALL REQUIRED CITY OF GREENWOOD VILLAGE / COUNTY PERMITS, AND STATE PERMITS.
- CONTRACTOR TO INSTALL ALL HARDSCAPE IN ACCORDANCE WITH THE STATE OF COLORADO AND THE AMERICAN DISABILITY ACTS STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTORS ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
- REFER TO CIVIL DOCUMENTS FOR GRADING AND ADDITIONAL SITE INFORMATION.
- CONTRACTOR SHALL PROVIDE MOCKUPS AND SHOP DRAWINGS FOR APPROVAL PER SPECIFICATIONS PRIOR TO CONSTRUCTION. ALL IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE APPROVED MOCKUP OR SHOP DRAWING.
- CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF HIS OPERATIONS AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE NOTES

- ALL SITE IMPROVEMENTS MUST BE FIELD SURVEYED AND STAKED BY CONTRACTOR. OWNER'S REPRESENTATIVE SHALL APPROVE STAKED LOCATION OF IMPROVEMENTS PRIOR TO INSTALLATION.
- OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL APPROVE FINAL STAKING BY CONTRACTOR OF ALL CONCRETE FLATWORK PRIOR TO CONSTRUCTION AND ALL FORM WORK PRIOR TO POURING.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- PRIOR TO EXCAVATION, UNDERGROUND UTILITIES MUST BE FIELD VERIFIED (SEE GENERAL NOTES).
- INSTALL DOWELED JOINT CONNNECTION AND $\frac{1}{4}$ " EXPANSION JOINT MATERIAL AND CAULK JOINTS AT ALL VERTICAL INTERSECTIONS BETWEEN NEW AND EXISTING CONCRETE, REFER TO DETAIL.
- SAW CUT CONTROL JOINTS SHALL BE SPACED AS INDICATED ON THE PLANS AND DETAILS. EXPANSION JOINTS SHALL BE PLACED EVERY 100LF ALONG CONCRETE PATHS. CONTRACTOR SHALL LAYOUT ALL CONTROL JOINTS AND EXPANSION JOINTS IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
- DO NOT SCALE THE PLANS. DIMENSIONS SUPERSEDE DRAWING SCALES. VERIFY LAYOUT PRIOR TO EXCAVATION.
- DIMENSIONS ARE DRAWN TO FACE OF CURB, WALL, AND EDGE UNLESS OTHERWISE SPECIFIED.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL SUPERSEDE PLANS.

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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; AND I AM FULLY RESPONSIBLE FOR ALL
DESIGN AND REVISIONS RELATIVE TO SAID PLANS.


(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) 02/07/2025
DATE



DESIGNED BY: CB, AB
CHECKED BY: AB, JC
DRAWN BY: CB

ISSUE DATE: 02-07-2025

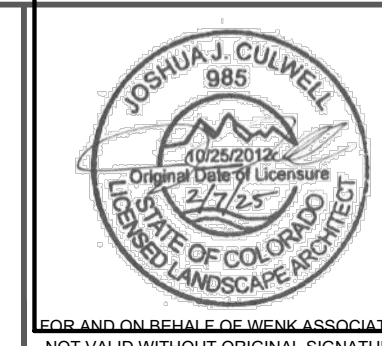
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02-07-2025	PRAXIS PICD #2



ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS
1190 31ST ST STE 101
DENVER, CO 80205
FAX. 628.0004
303.628.0003

CONFLUENCE COMPANIES, LLC

PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
COVER SHEET, NOTES, & KEY PLAN



PROJECT #: 200726
SHEET NUMBER

50

50 OF 66

TOWN OF CASTLE ROCK PLANTING NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITIES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINES IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITY, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- 10.NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- 11.NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTION 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- 13.LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- 15.SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

PLANTING NOTES

1. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. SHOULD ANY DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE SHOWN IN THE DRAWINGS, THE DRAWINGS SHALL TAKE PRECEDENCE.
2. ALL PLANT MATERIAL SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL INSURE PLANT MATERIAL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIALS PER THE SPECIFICATIONS.
4. CONTRACTOR SHALL REVIEW TREE LAYOUT WITH OWNER'S REPRESENTATIVE TO DETERMINE CONFLICTS OR INTERFERENCE PRIOR TO STAKING. CONTRACTOR SHALL STAKE PLANT LOCATIONS FOR THE REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT, PRIOR TO DIGGING PLANTING PITS. THE CONTRACTOR SHALL RELOCATE ANY PLANT AS DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING AT NO ADDITIONAL COST TO THE OWNER.
5. ALL LANDSCAPE AREAS SHALL BE COVERED WITH A MINIMUM OF 4 INCH DEPTH MULCH, UNLESS EROSION CONTROL FABRIC IS INSTALLED. SUBMIT MULCH SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ANY LANDSCAPE AREAS BEYOND LIMITS OF WORK DISTURBED BY CONSTRUCTION OPERATIONS, NOT DIRECTED BY OWNER'S REPRESENTATIVE, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. CONTAMINATION OF PLANTING MIX/TOPSOIL TO REMAIN DURING CONSTRUCTION WILL REQUIRE COMPLETE REPLACEMENT AT CONTRACTOR'S EXPENSE.

PLANT SCHEDULE			
Please add values/quantities in the shaded areas			
DECIDUOUS SHADE TREES	HYDROZONE	2 QUANTITY	44
LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 2" INCHES IN CALIPER MEASURED SIX (6) INCHES ABOVE GROUND LARGE CANOPY DECIDUOUS SHADE TREES SHALL BE A MINIMUM OF 3" INCHES IN CALIPER WHEN IN A GRATE OR PLANTED IN AREAS LESS THAN EIGHT (8) FEET IN WIDTH			
ORNAMENTAL TREES	HYDROZONE	2 QUANTITY	0
ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GROUND			
EVERGREEN TREES	HYDROZONE	2 QUANTITY	0
EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT, MEASURED TO THE MID-POINT OF THE MOST RECENT YEAR'S GROWTH			
DECIDUOUS SHRUBS	HYDROZONE	1 QUANTITY	96
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
EVERGREEN SHRUBS	HYDROZONE	1 QUANTITY	140
SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
ORNAMENTAL GRASSES	HYDROZONE	1 QUANTITY	338
ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE			
PERENNIALS	HYDROZONE	1 QUANTITY	
PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE			
ANNUAL PLANTING BEDS	HYDROZONE	AREA	0
ANNUALS SHALL BE SIZED SHALL BE APPROPRIATE TO APPLICATION, WHETHER FLATS, FOUR (4) INCH POTS OR LARGER AND SPACED TO PROVIDE SEVENTY-FIVE (75) PERCENT GROUND COVER			
NATIVE SEED	HYDROZONE	1 AREA	5757
GRASS SEED PLANTING QUALITY AND QUANTITY IN IRRIGATED AREAS SHALL BE IN COMPLIANCE WITH NURSERY STANDARDS AND SHALL PROVIDE A MINIMUM GROUND COVER OF EIGHTY (80) PERCENT WITHIN THE FIRST GROWING SEASON APPROVED NATIVE GRASS SEED MIXES: [Low Grow Mix/Foothills Mix/Colorado Native Mix]			
*Choose one symbol for each tree category. **Choose one pattern for each category of ground cover, shrubs, and grasses.			

STREETSCAPE*						
Street Name/Tract	Linear Feet (LF)**	Required Street Trees (1 tree per 40 LF)	Existing Street Trees (If applicable)	Provided Street Trees	Required Street Shrubs (4 shrubs per required tree)	Provided Street Shrubs
Praxis St	1769	44	n/a	44	180	236
*Streetscape requirements can be found in Section 8.2.1 of the Landscape and Irrigation Criteria Manual *Streetscape does not count towards overall site landscape requirements *Residential Only - On local streets, the required front yard tree shall meet the street tree requirements for that section of roadway. **Please provide the linear footage and clearly show on the Site Development Plan for all streets/tracts.						

NATIVE SEED MIX

DOUGLAS COUNTY AND CASTLE ROCK SEED MIX INFORMATION

Douglas County and Castle Rock Permanent Drill Seed Mix					
Common Name	Botanical Name	Variety	Notes	%in Mix	Pounds of PLS Per Acres
Big Bluestem	Andropogon gerardi	Kaw	PNWS	10	1.1
Yellow Indiangrass	Sorghastrum nutans	Cheyenne	PNWS	10	1
Switchgrass	Panicum virgatum	Blackwell	PNWS	10	0.4
Sideoats Grama	Bouteloua curtipendula	Vaughn	PNWB	10	0.9
Western Wheatgrass	Pascopyrum Smithii	Arriba	PNCS	10	1.6
Blue Grama	Bouteloua gracilis	Hachita	PNWB	10	0.3
Thickspike Wheatgrass	Elymus lanceolatus ssp. dasystachyum	Critana	PNCS	10	1
Prairie Sandreed	Calamovilfa longifolia	Goshen	PNWS	10	0.7
Green Needlegrass	Stipa viridula	Lodorm	PNCB	10	1
Slender Wheatgrass	Elymus trachycaulus ssp. Trachycaulus	Pryor	PNCB	5	0.6
Streambank Wheatgrass	Elymus lanceolatus ssp. riparium	Sodar	PNCS	5	0.6

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES						
	CS	16	CATALPA SPECIOSA NORTHERN CATALPA	B & B	2.5"CAL	
	GS	15	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	B & B	2.5"CAL	
	GD	13	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	B & B	2.5"CAL	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE		SPACING
SHRUBS						
	AN	23	AMORPHA NANA DWARF FALSE INDIGO	5 GAL		48" o.c.
	AI2	96	ARCTOSTAPHYLOS X 'COLORADOENSIS' PANCHITO COLORADOENSIS	5 GAL		48" o.c.
	AF	43	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL		48" o.c.
	CM	18	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL		60" o.c.
	CS2	25	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	5 GAL		48" o.c.
	RG	31	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL		72" o.c.
ORNAMENTAL GRASSES						
	BG	215	BOUTELLOUA GRACILIS BLUE GRAMA GRASS	1 GAL		24" o.c.
	MR	123	MUHLenbergia REVERCHONII SEEP MUHLY	1 GAL		24" o.c.
PERENNIALS						
	PG2	33	PENSTEMON GRANDIFLORUS LARGE BEARDTONGUE	1 GAL		12" o.c.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT		SPACING
GROUND COVERS						
	NS	5,757 SF	LOW GROW NATIVE SEED LOW GROW NATIVE SEED	SEED		

LEGEND

SIGHT TRIANGLES

GEO GRID SYSTEM, SEE CIVIL

RIGHT OF WAY

SIGN, SEE CIVIL

STEEL EDGER , RE: 05/48

STREET LIGHT , SEE CIVIL

NOTES

1. ALL TREES TO BE PLACED A MINIMUM OF 10'-0" AWAY FROM EXISTING AND PROPOSED UTILITIES. UNLESS OTHERWISE APPROVED.

2. ALL PLANTING AREAS WITH CONTAINER PLANTS TO RECEIVE 4" OF ROCK MULCH PER DETAILS UNLESS OTHERWISE SHOWN. DOES NOT INCLUDE SEEDED AREAS.

EXISTING UTILITIES

UEP-----UEP----- UNDERGROUND ELECTRIC

-----W----- WATER

-----G----- GAS

-----SS----- SANITARY

-----FO----- FIBER OPTIC

STORM

-----UT----- UNDERGROUND TELEPHONE

PLANTING LEGEND

DECIDUOUS STREET TREE, RE: 02/50

SHRUB, RE: 01/50

NATIVE GRASS, RE: 48 / SPECS

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

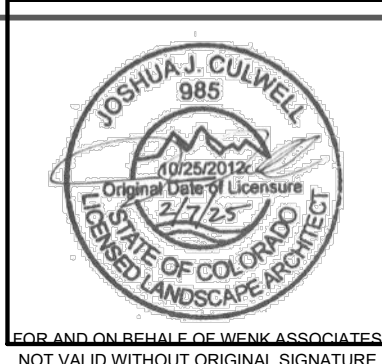
APPROVED BY:

DEVELOPMENT SERVICES DATE

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; AND I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) 02/07/2025
DATE



PROJECT #: 200726
SHEET NUMBER

51

51 OF 66



Know what's below.
Call before you dig.

DESIGNED BY: BSLCB, AB
CHECKED BY: JDOAB, JC
DRAWN BY: BSL CB

ISSUE DATE: 02-07-2025

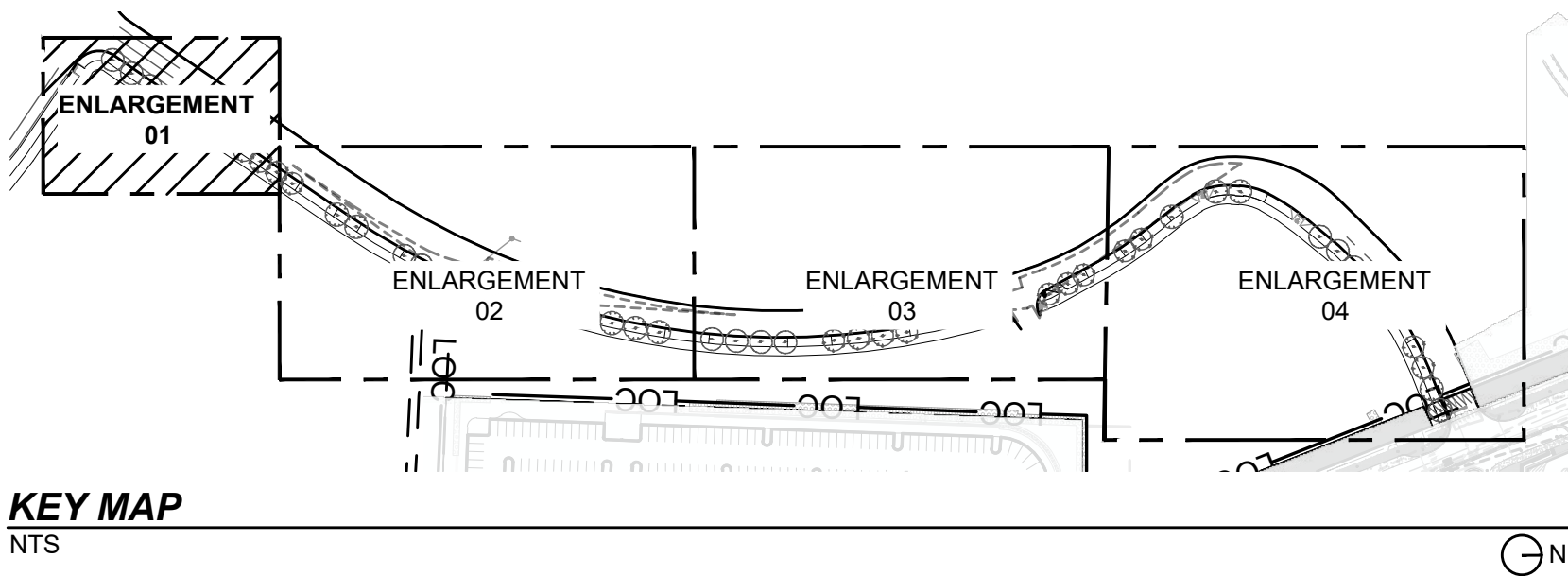
DATE	REVISION COMMENTS
12-06-2024	PRAXIS PCD #1
02-07-2025	PRAXIS PCD #2



ASSOCIATES
PLANNERS &
LANDSCAPE
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DENVER, CO 80205
FAX: 828.0004
303.828.0003

CONFLUENCE COMPANIES, LLC

PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
NOTES, PLANT SCHEDULE, & TABLES



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CS	CATALPA SPECIOSA / NORTHERN CATALPA
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
	GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
SHRUBS		
	AN	AMORPHA NANA / DWARF FALSE INDIGO
	AI2	ARCTOSTAPHYLOS X 'COLORADOENSIS' / PANCHITO COLORADOENSIS
	AF	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH
	CM	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
	CS2	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASSES		
	BG	BOUTELOUA GRACILIS / BLUE GRAMA GRASS
	MR	MUHLENBERGIA REVERCHONII / SEEP MUHLY
PERENNIALS		
	PG2	PENSTEMON GRANDIFLORUS / LARGE BEARDTONGUE
GROUND COVERS		
	NS	LOW GROW NATIVE SEED / LOW GROW NATIVE SEED

LEGEND

SIGHT TRIANGLES

GEO GRID SYSTEM, SEE CIVIL

RIGHT OF WAY

SIGN, SEE CIVIL

STEEL EDGER, RE: 05/48

STREET LIGHT, SEE CIVIL

NOTES

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EXISTING UTILITIES

UEP UEP UNDERGROUND ELECTRIC

W W WATER

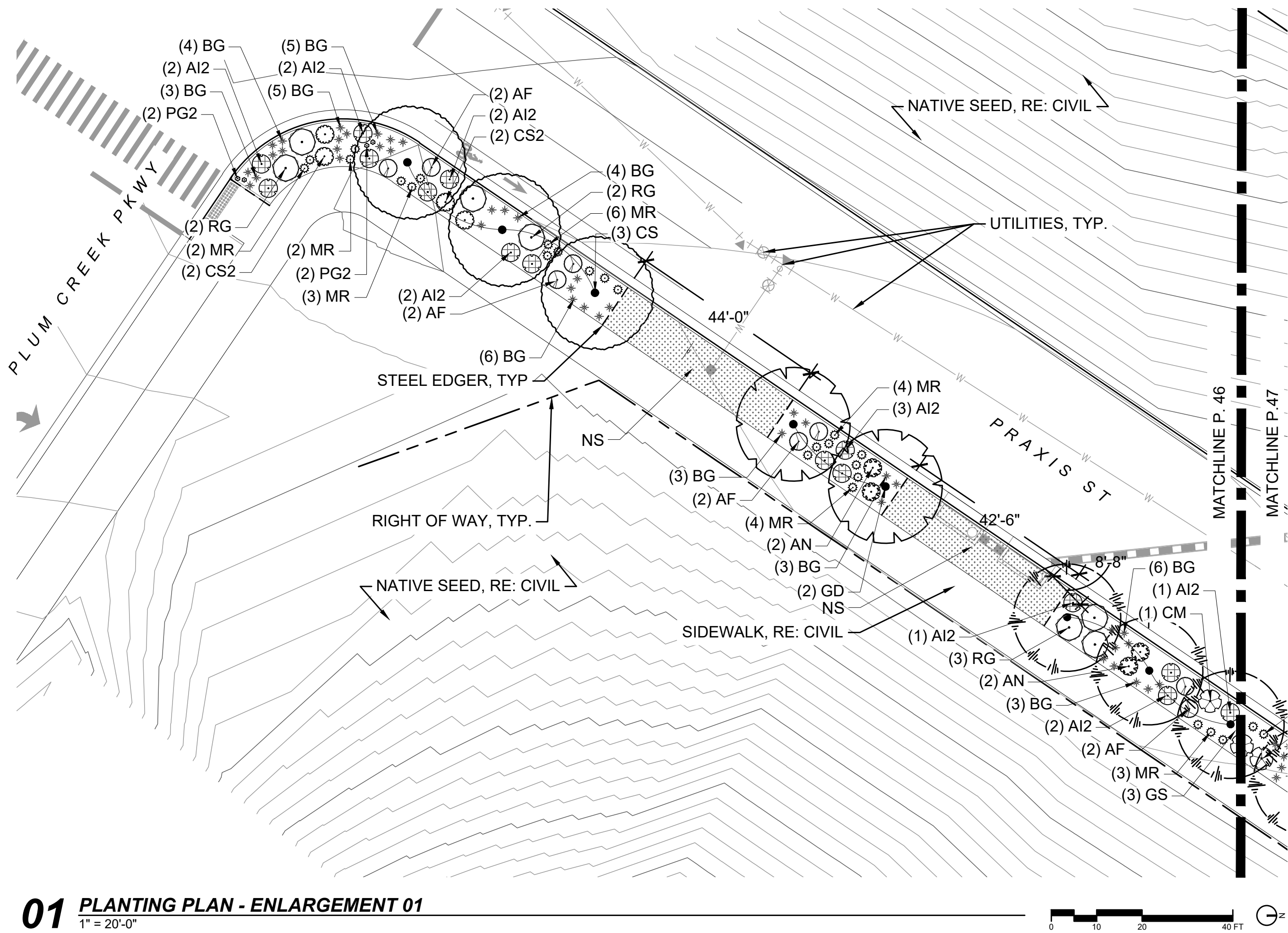
G GAS

SS SS SANITARY

FO FO FIBER OPTIC

STORM

UT UT UNDERGROUND TELEPHONE



01 PLANTING PLAN - ENLARGEMENT 01
1" = 20'-0"

PLANTING LEGEND

DECIDUOUS STREET TREE, RE: 02/50

SHRUB, RE: 01/50

NATIVE GRASS, RE: 48 / SPECS

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

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(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) 02/07/2025
DATE

Know what's below.
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DESIGNED BY: CB, AB
CHECKED BY: AB, JC
DRAWN BY: CB

ISSUE DATE: 02-07-2025

DATE	REVISION COMMENTS
12-06-2024	PRAXIS PICD #1
02-07-2025	PRAXIS PICD #2

w e n k

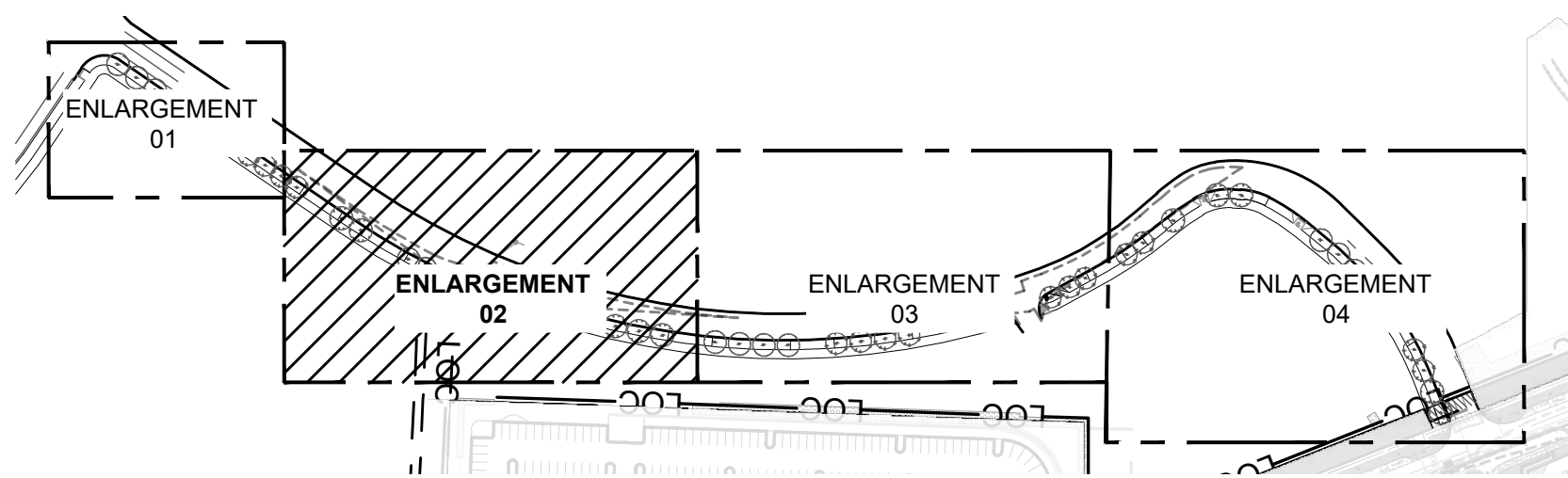
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FAX. 628.0004
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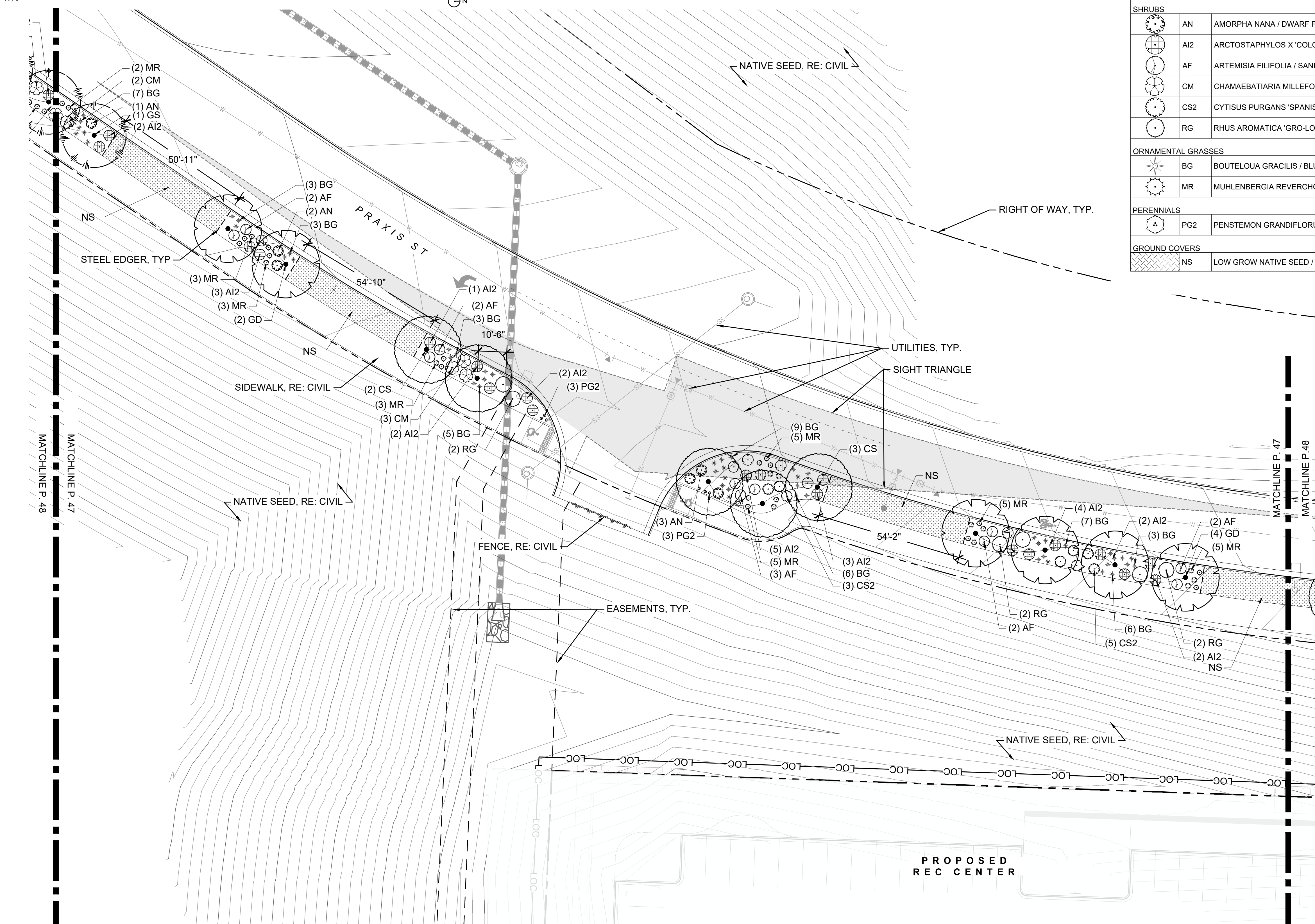
CONFLUENCE COMPANIES, LLC

PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
PLANTING PLAN - ENLARGEMENT 01

PROJECT #: 200726
SHEET NUMBER
52
52 OF 66



KEY MAP
NTS



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CS	CATALPA SPECIOSA / NORTHERN CATALPA
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
	GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
SHRUBS		
	AN	AMORPHA NANA / DWARF FALSE INDIGO
	AI2	ARCTOSTAPHYLOS X 'COLORADOENSIS' / PANCHITO COLORADOENSIS
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	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
ORNAMENTAL GRASSES		
	BG	BOUTELOUA GRACILIS / BLUE GRAMA GRASS
	MR	MUHLENBERGIA REVERCHONII / SEEP MUHLY
PERENNIALS		
	PG2	PENSTEMON GRANDIFLORUS / LARGE BEARDTONGUE
GROUND COVERS		
	NS	LOW GROW NATIVE SEED / LOW GROW NATIVE SEED

LEGEND

SIGHT TRIANGLES

GEO GRID SYSTEM, SEE CIVIL

RIGHT OF WAY

SIGN, SEE CIVIL

STEEL EDGER, RE: 05/48

STREET LIGHT, SEE CIVIL

NOTES

1. ALL TREES TO BE PLACED A MINIMUM OF 10'-0" AWAY FROM EXISTING AND PROPOSED UTILITIES. UNLESS OTHERWISE APPROVED.

2. ALL PLANTING AREAS WITH CONTAINER PLANTS TO RECEIVE 4" OF ROCK MULCH PER DETAILS UNLESS OTHERWISE SHOWN. DOES NOT INCLUDE SEEDED AREAS.

EXISTING UTILITIES

UEP UEP UNDERGROUND ELECTRIC

W W WATER

G GAS

SS SS SANITARY

FO FO FIBER OPTIC

STORM

UT UT UNDERGROUND TELEPHONE

PLANTING LEGEND

DECIDUOUS STREET TREE, RE: 02/50

SHRUB, RE: 01/50

NATIVE GRASS, RE: 48 / SPECS

TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES APPROVAL

APPROVED BY: _____ DATE _____

DEVELOPMENT SERVICES _____ DATE _____

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(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) 02/07/2025
DATE

PROJECT #: 200726
SHEET NUMBER

53

53 OF 66

01 PLANTING PLAN - ENLARGEMENT 02
1" = 20'-0"



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DRAWN BY: CB

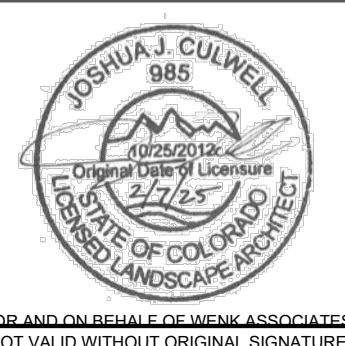
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02-07-2025	PRAXIS PICD #2

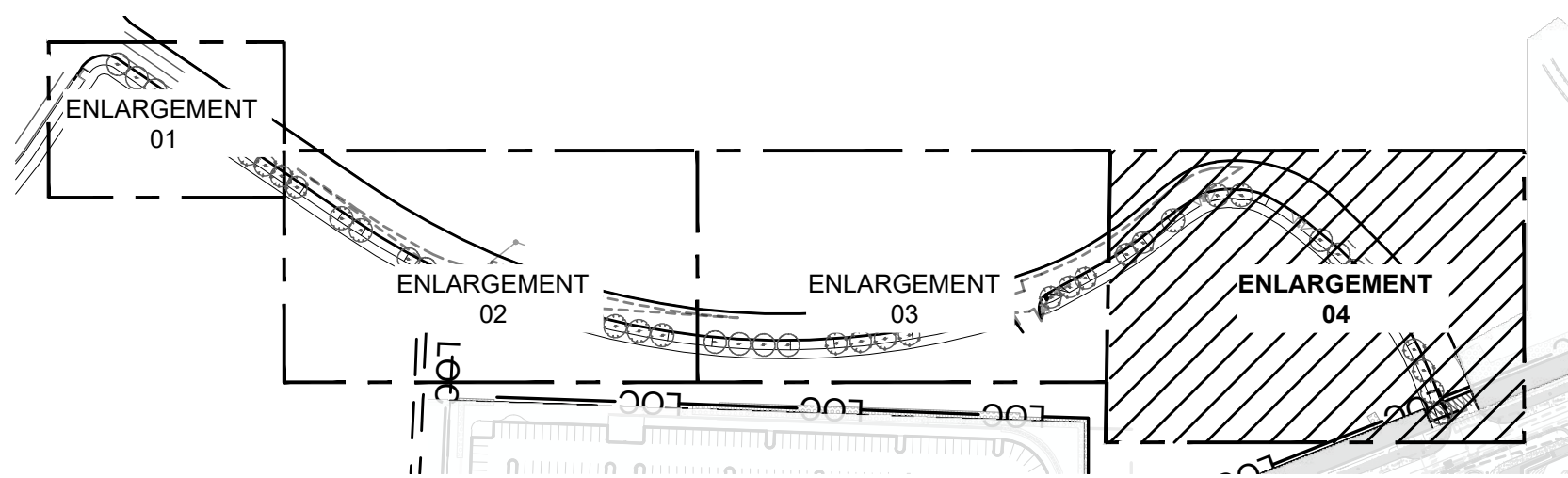


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303.628.0003

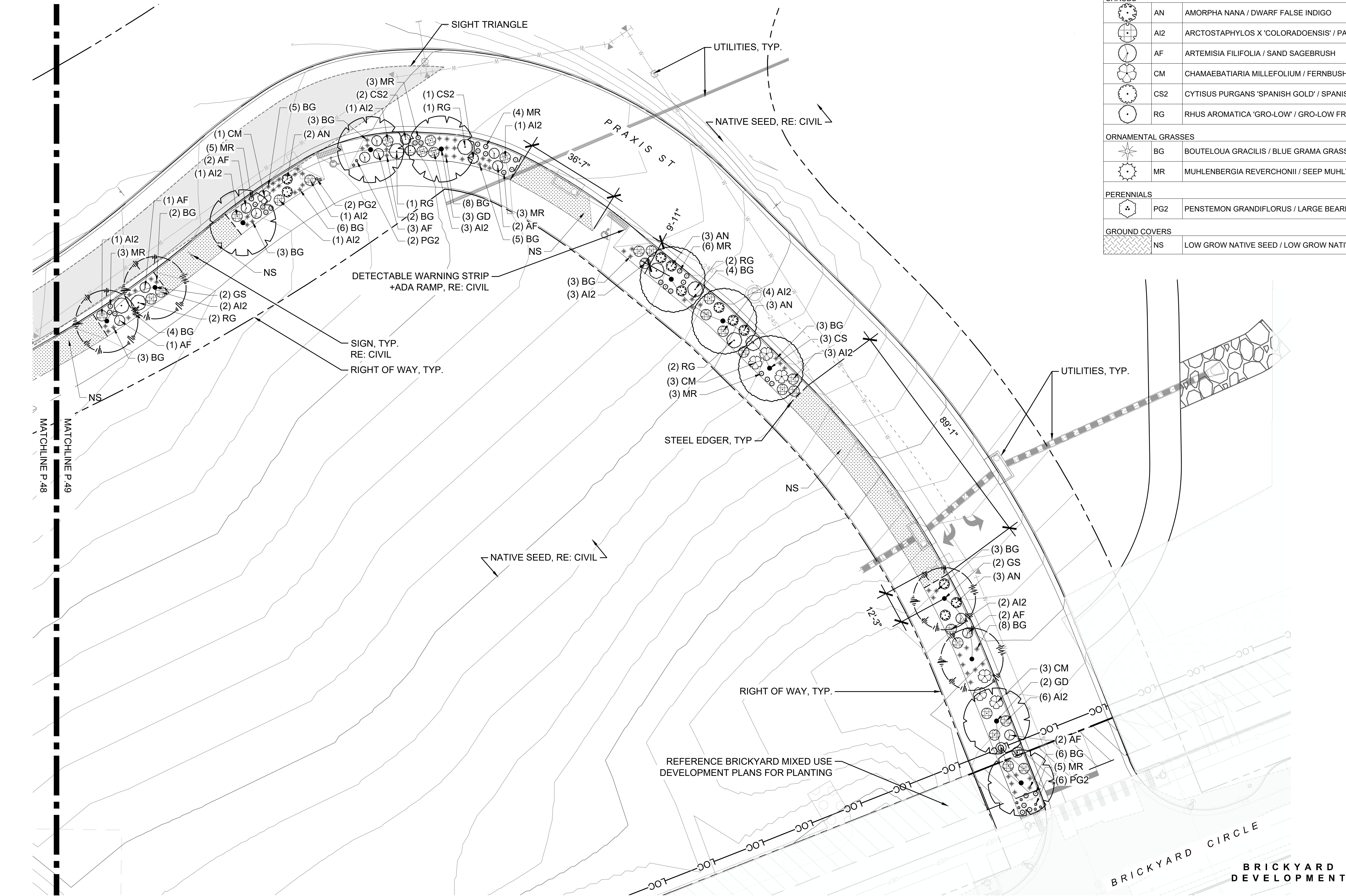
CONFLUENCE COMPANIES, LLC

PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
PLANTING PLAN - ENLARGEMENT 02





KEY MAP
NTS



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	CS	CATALPA SPECIOSA / NORTHERN CATALPA
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST
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PERENNIALS		
	PG2	PENSTEMON GRANDIFLORUS / LARGE BEARDTONGUE
GROUND COVERS		
	NS	LOW GROW NATIVE SEED / LOW GROW NATIVE SEED

LEGEND

SIGHT TRIANGLES

GEO GRID SYSTEM, SEE CIVIL

RIGHT OF WAY

SIGN, SEE CIVIL

STEEL EDGER, RE: 05/48

STREET LIGHT, SEE CIVIL

NOTES

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EXISTING UTILITIES

UEP UEP UNDERGROUND ELECTRIC

W W WATER

G GAS

SS SS SANITARY

FO FO FIBER OPTIC

STORM

UT UT UNDERGROUND TELEPHONE

PLANTING LEGEND

DECIDUOUS STREET TREE, RE: 02/50

SHRUB, RE: 01/50

NATIVE GRASS, RE: 48 / SPECS

TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
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DEVELOPMENT SERVICES _____ DATE _____

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(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) 02/07/2025
DATE

PROJECT #: 200726
SHEET NUMBER

55

55 OF 66

01 PLANTING PLAN - ENLARGEMENT 04
1" = 20'-0"



Know what's below.
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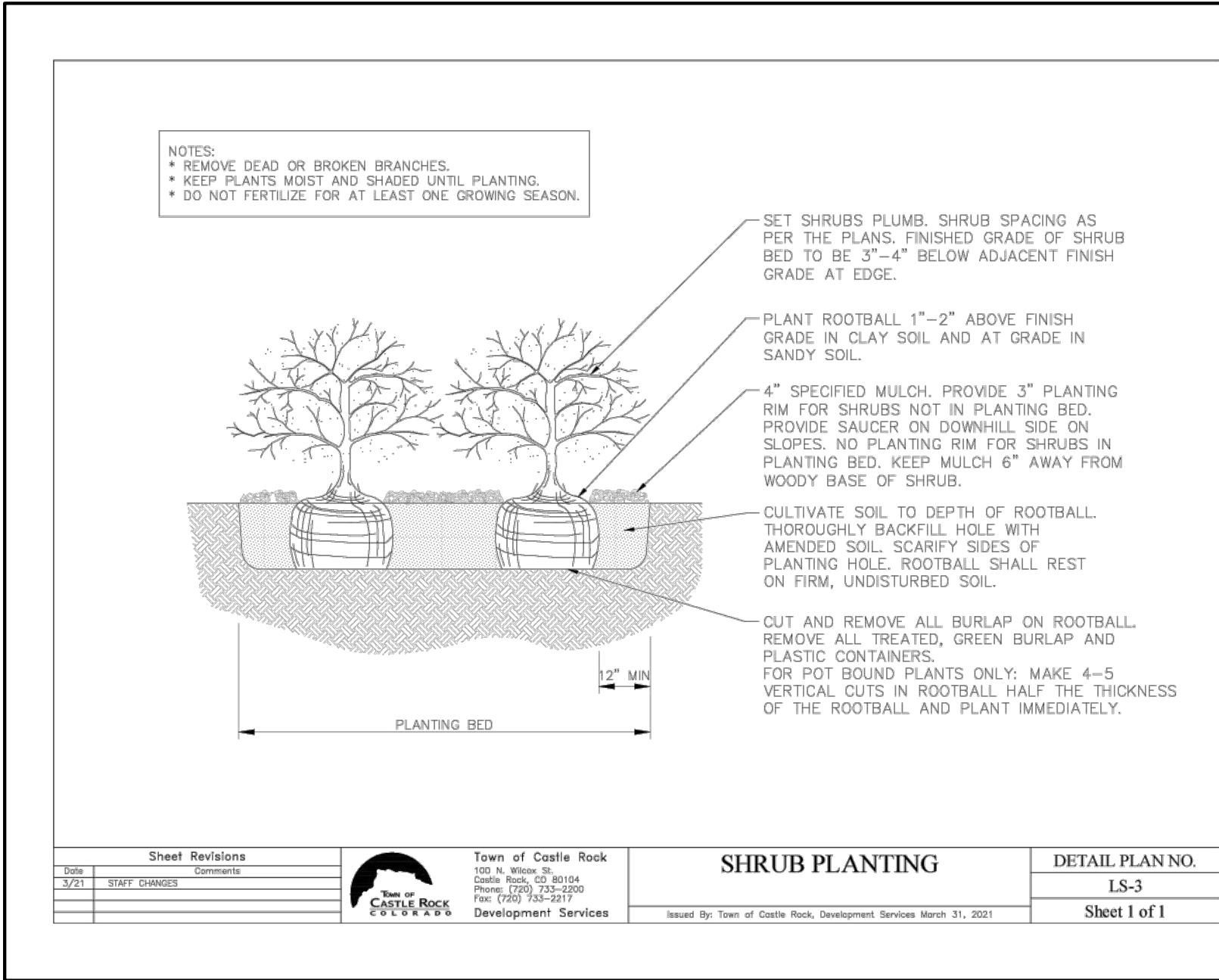
ISSUE DATE: 02-07-2025	
DATE	REVISION COMMENTS
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02-07-2025	PRAXIS PICD #2



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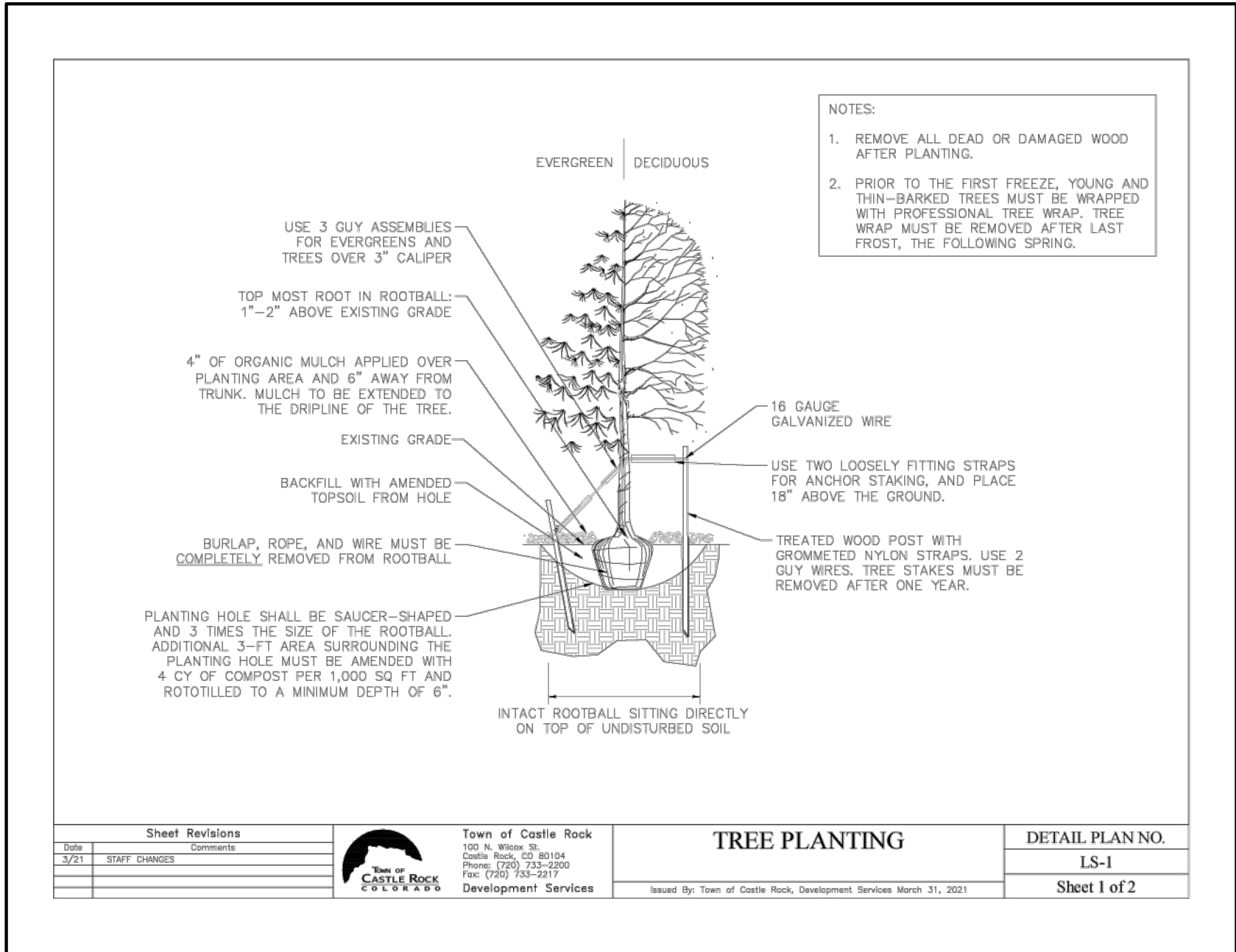
CONFLUENCE COMPANIES, LLC

PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
PLANTING PLAN - ENLARGEMENT 04



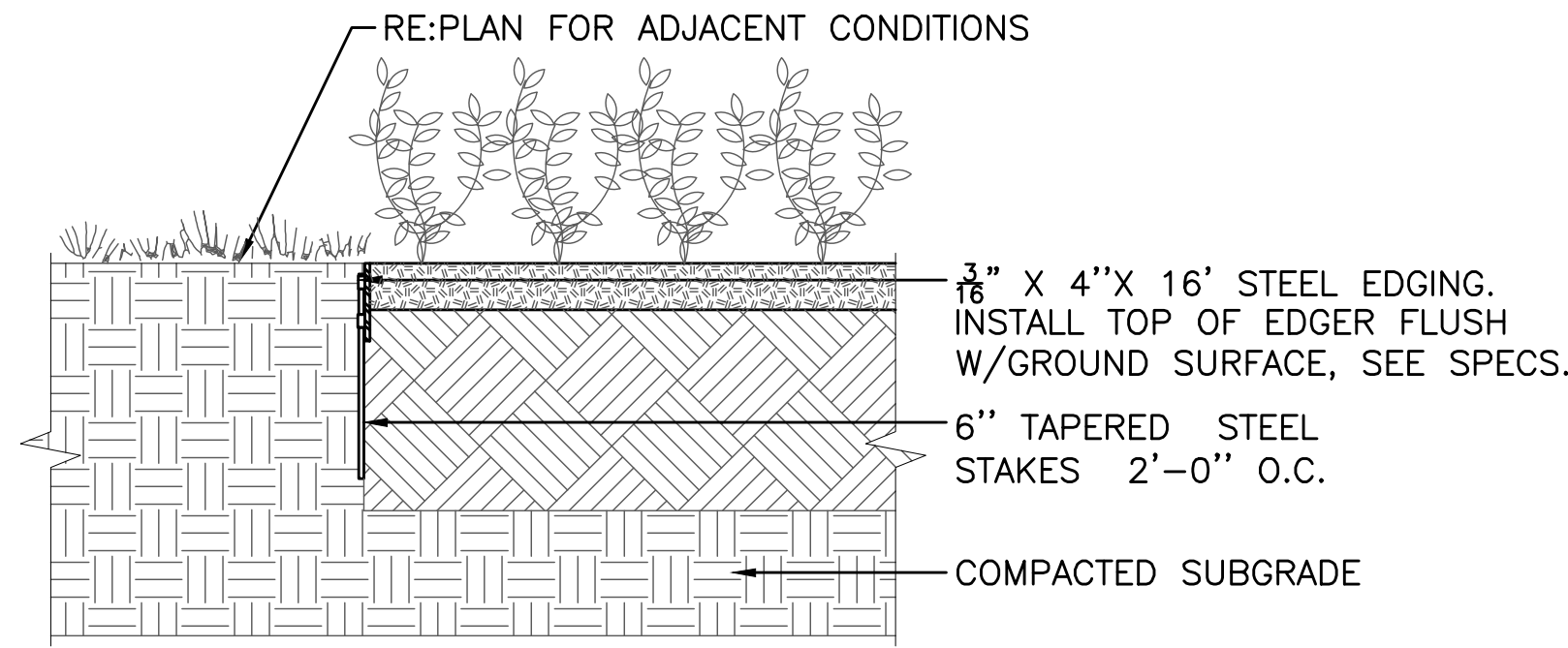
01 SHRUB PLANTING

NTS



02 TREE PLANTING

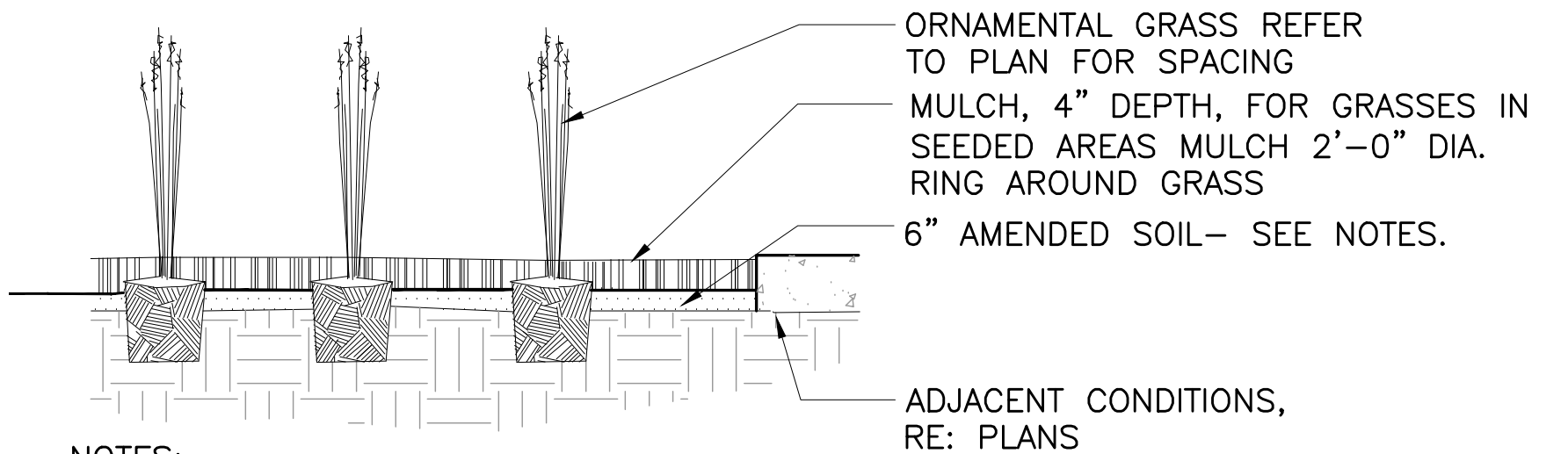
NTS



- NOTES:
1. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 2. FIELD LOCATE WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

03 STEEL EDGER

NTS



- NOTES:
1. SOIL AMENDMENTS PER SPECIFICATIONS.
 3. SUBMIT SOIL CONDITIONER ANALYSIS OF PROPOSED COMPOST AND A .5 CUBIC FOOT PHYSICAL SAMPLE TO PROJECT MANAGER PRIOR TO DELIVERY TO SITE.
 4. PROJECT MANAGER MAY INSPECT PLANTS EITHER AT PLACE OF GROWTH OR ON SITE BEFORE PLANTING. PROJECT MANAGER RESERVES THE RIGHT TO REJECT PLANT MATERIALS AT ANY TIME PRIOR TO FINAL PROJECT ACCEPTANCE.

04 ORNAMENTAL GRASS / PERNNIAL PLANTING

NTS

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) 02/07/2025
DATE

PROJECT #: 200726
SHEET NUMBER

56

56 OF 66



Know what's below.
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DESIGNED BY: CB, AB
CHECKED BY: AB, JC
DRAWN BY: CB

ISSUE DATE: 02-07-2025

DATE	REVISION COMMENTS
12-06-2024	PRAXIS PICD #1
02-07-2025	PRAXIS PICD #2

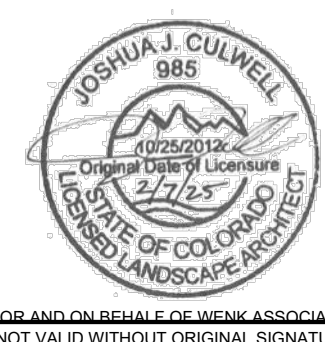


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PLANNERS &
LANDSCAPE
ARCHITECTS

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DENVER, CO 80205
FAX. 628.0004
303.628.0003

CONFLUENCE COMPANIES, LLC

PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
LANDSCAPE DETAILS AND NOTES



ALIGNED: 11:00:00:009: 40858015-THE BRICKYARD CASTLE ROCK/KRR - PRAXIS ST PRELIMING LAYOUT: IRO
PLOTTED: TUE 02/10/25 10:42:23A BY: KEN DPAQLO

DIRECTORY

IRRIGATION SCHEDULE	IRO
IRRIGATION NOTES	IRO
IRRIGATION OVERALL PLAN	IR1
IRRIGATION PLANS	IR2 - IR5
IRRIGATION DETAILS	IR6 - IR9
IRRIGATION CHARTS	IR9

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
◆◆◆■	HUNTER / TORO	PROS-12-CV-PRS30/40 WITH O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	TOGR IR-2
▼	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	TOGR IR-6
Ⓐ	HUNTER	A2C-12-SS/M & A2M-600 MODULE WITH ACC-FEED	ELECTRIC CONTROLLER (CONVENTIONAL WIRE)	1 & TOGR IR-27
⊙	HUNTER	SOLAR SYNC - NSS-SEN	WEATHER SENSOR DEVICE	TOGR IR-29
⌘	FEBCO	LF825YA WITH WATTS 223-HP FRV	RP BACKFLOW PREVENTER	TOGR IR-9 & IR-10
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	TOGR IR-1
—		TYPE K COPPER	HARD COPPER PIPE	
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	TOGR IR-5
⬮		LINE SIZE - 2½" AND SMALLER	GATE VALVE	TOGR IR-7
Ⓢ	CST	FSI-T10-001 (1") WITH LXVM-SEN/CD-SEN	FLOW SENSOR WITH SENSOR DECODER	TOGR IR-33
⊙	HUNTER	ICV-AS-ADJ	MASTER CONTROL VALVE	TOGR IR-34
⊙	HUNTER	ICV SERIES	ELECTRIC CONTROL VALVE	TOGR IR-16 & IR-17
⊕	HUNTER	ICZ-101-40 WITH NIBCO BALL VALVE	DRIP VALVE ASSEMBLY	TOGR IR-18 & IR-19
-----		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	TOGR IR-21
—		CLASS 200 BE	PVC LATERAL	TOGR IR-21
=====		CLASS 160	PVC SLEEVING	2
~~~~~	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	3
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	3 & TOGR IR-25
▶	HUNTER / NIBCO	ECO-ID-12 WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	TOGR IR-32
○	HUNTER	ECO-ID-12	INDICATOR HEAD	4
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	
A (controller)		NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES		

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY WENK ASSOCIATES. 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.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE / PLUMBING ENGINEER THAT DESIGNED THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 104 + 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 80 PSI MINIMUM.
- 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.

ENVIRO TURF	0.81" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.54" PER WEEK PEAK SEASON
- 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 SHALE. 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.
- 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 SERVICING 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.
- 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.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- 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, WIRE 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)
2½" - 3" PIPING	6" PVC (1)

COMMUNICATION CABLE	2" PVC (1)
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- 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.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- 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 STARTED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- 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.
- 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.
- CITY DETAILS - HYDROSYSTEMS-KDI WILL BE RESPONSIBLE FOR THE IRRIGATION DESIGN ITSELF. CASTLE ROCK STANDARD DETAILS ARE DESIGNED AND SPECIFIED BY THE APPLICABLE GOVERNING AUTHORITY. HYDROSYSTEMS*KDI DID NOT DESIGN AND SPECIFY THIS DETAIL. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE SELECTION AND SPECIFICATION OF THIS DETAIL, AND HYDROSYSTEMS*KDI MAKES NO REPRESENTATIONS WITH REGARD TO THIS DETAIL.
- 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.
- 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.
  - 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.
  - LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
  - LEAKS - DETECT AND REPAIR LEAKS.
  - RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
  - BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
  - PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL  
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APPROVED BY:

DEVELOPMENT SERVICES DATE

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PROJECT #: 200726  
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57 OF 66

FOR AND ON BEHALF OF WENK ASSOCIATES  
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Registered Landscape  
Professional/Irrigation Designer:  
Jill Bersano #15-1080



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or 303.980.5327 [www.hydrosystemsmdi.com](http://www.hydrosystemsmdi.com)

CONFLUENCE COMPANIES, LLC

PRAXIS STREET - OFF SITE IMPROVEMENT PLANS  
SITE PLAN & SCHEDULE



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12-06-2024 PRAXIS PICD #1

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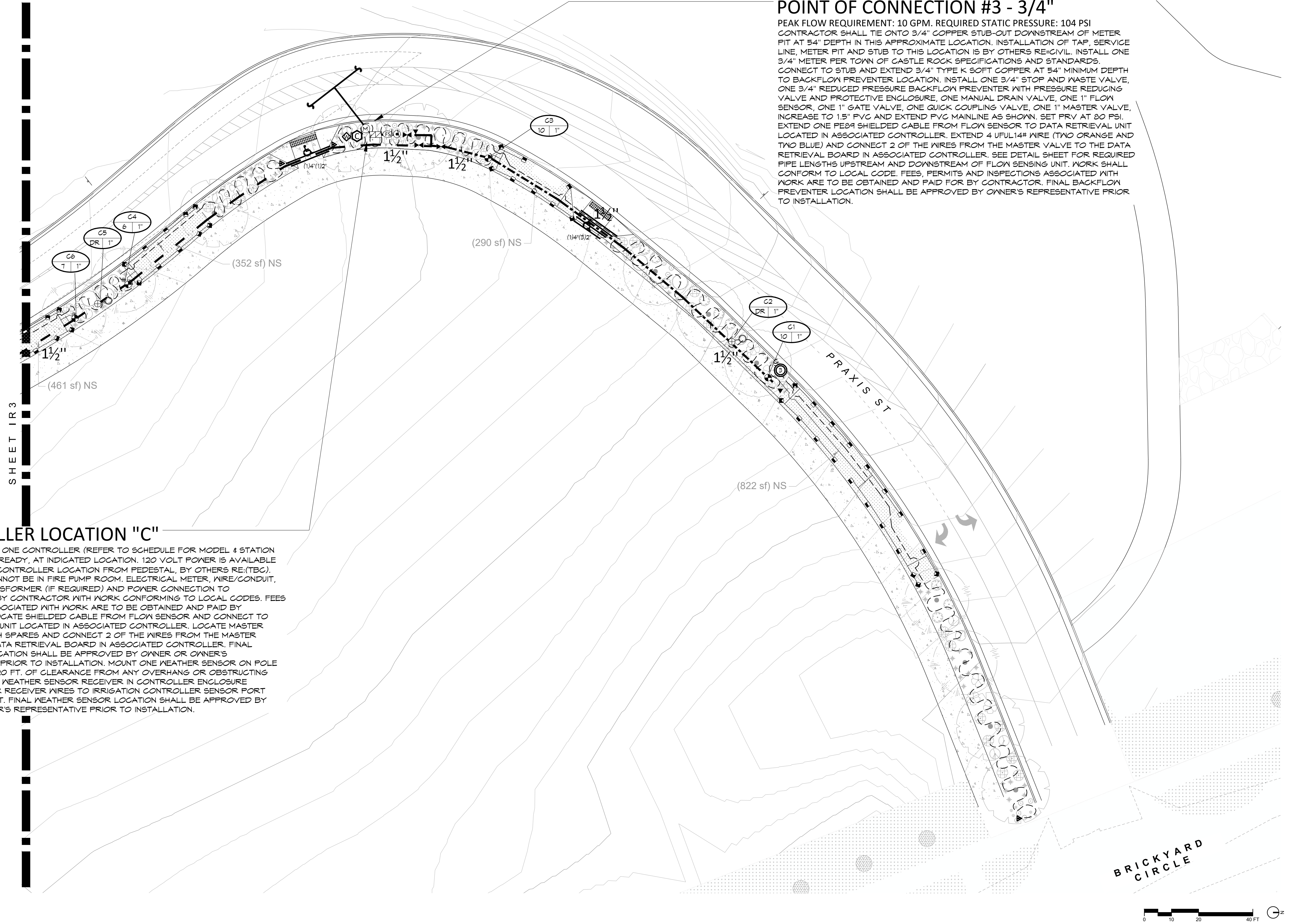
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**POINT OF CONNECTION #3 - 3/4"**  
PEAK FLOW REQUIREMENT: 10 GPM. REQUIRED STATIC PRESSURE: 104 PSI  
CONTRACTOR SHALL TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE-GVIL. INSTALL ONE 3/4" METER PER TOWN OF CASTLE ROCK SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" 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, INCREASE TO 1.5" PVC AND EXTEND PVC MAINLINE AS SHOWN. SET PRV AT 80 PSI. EXTEND ONE PE89 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFIL14# 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.

**CONTROLLER LOCATION "C"**

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10 LF. OF CONTROLLER LOCATION FROM PEDESTAL, BY OTHERS RE.(TBC). CONTROLLER CANNOT BE IN FIRE PUMP ROOM. 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. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**DIRECTORY**

IRRIGATION SCHEDULE	IR0
IRRIGATION NOTES	IR0
IRRIGATION OVERALL PLAN	IR1
IRRIGATION PLANS	IR2 - IR5
IRRIGATION DETAILS	IR6 - IR9
IRRIGATION CHARTS	IR9

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

Irrigation Consulting & Water Management  
13949 W. Colfax Ave, Suite 260  
o: 303.980.5327

Lakewood, Colorado 80401  
www.hydrosystemskdil.com

**TOWN APPROVAL BLOCK**  
TOWN OF CASTLE ROCK APPROVAL  
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF  
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PROJECT #: 200726  
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PRAXIS STREET - OFF SITE IMPROVEMENT PLANS  
IRRIGATION PLAN ENLARGEMENT



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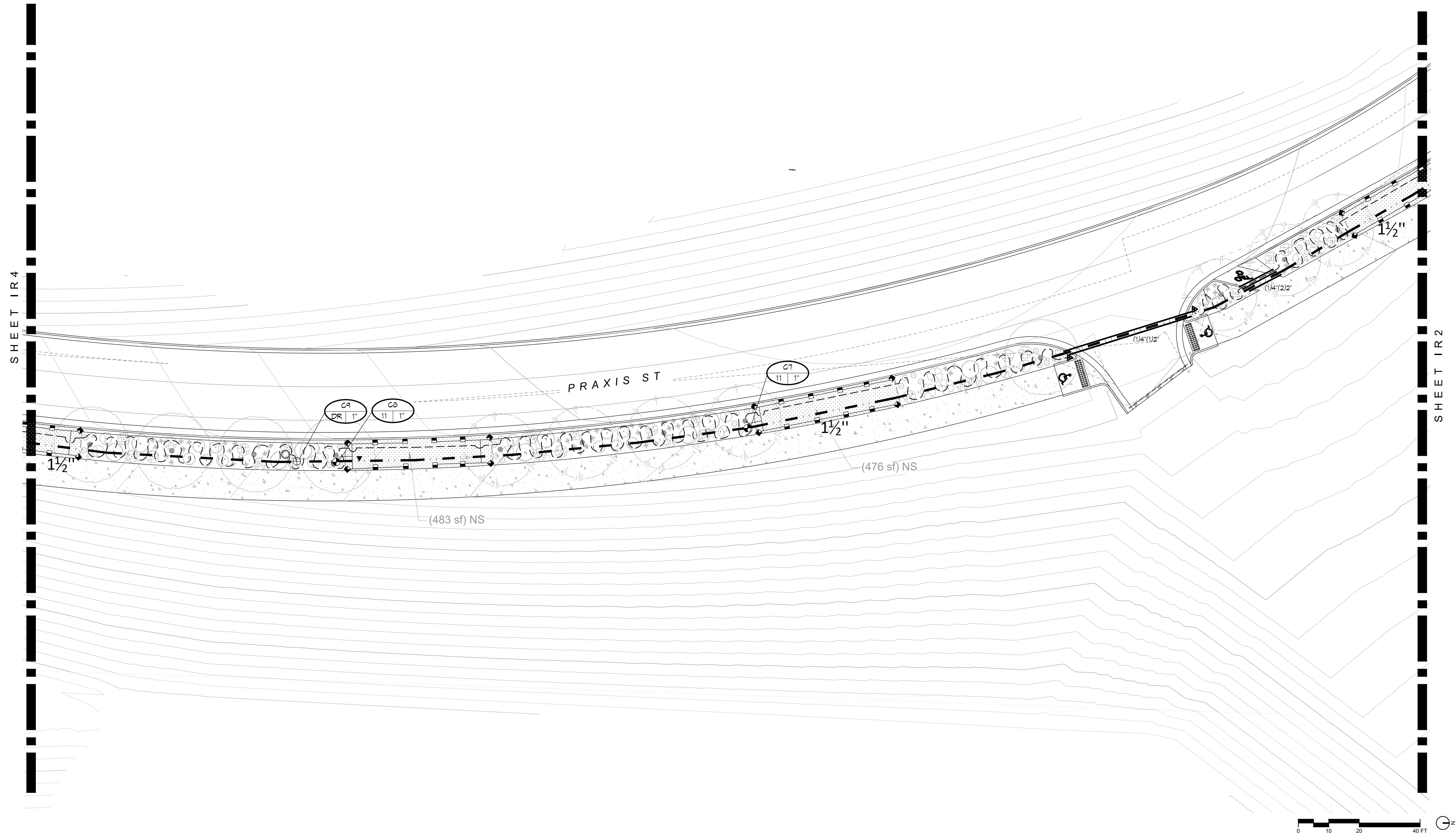
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DIRECTORY	
IRRIGATION SCHEDULE	IR0
IRRIGATION NOTES	IR0
IRRIGATION OVERALL PLAN	IR1
IRRIGATION PLANS	IR2 - IR5
IRRIGATION DETAILS	IR6 - IR9
IRRIGATION CHARTS	IR9

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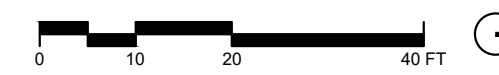
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SHEET IR 5

SHEET IR 3



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DIRECTORY	
IRRIGATION SCHEDULE	IR0
IRRIGATION NOTES	IR0
IRRIGATION OVERALL PLAN	IR1
IRRIGATION PLANS	IR2 - IR5
IRRIGATION DETAILS	IR6 - IR9
IRRIGATION CHARTS	IR9

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FILE PATH: T:\0000-8009_40880015-THE BRICKYARD CASTLE ROCK\RR- PRAXIS ST PRELIMING LAYOUT\IR4  
2. PLOTTED: TUE 02/11/25 10:42:50A BY: KEN DPAQLO



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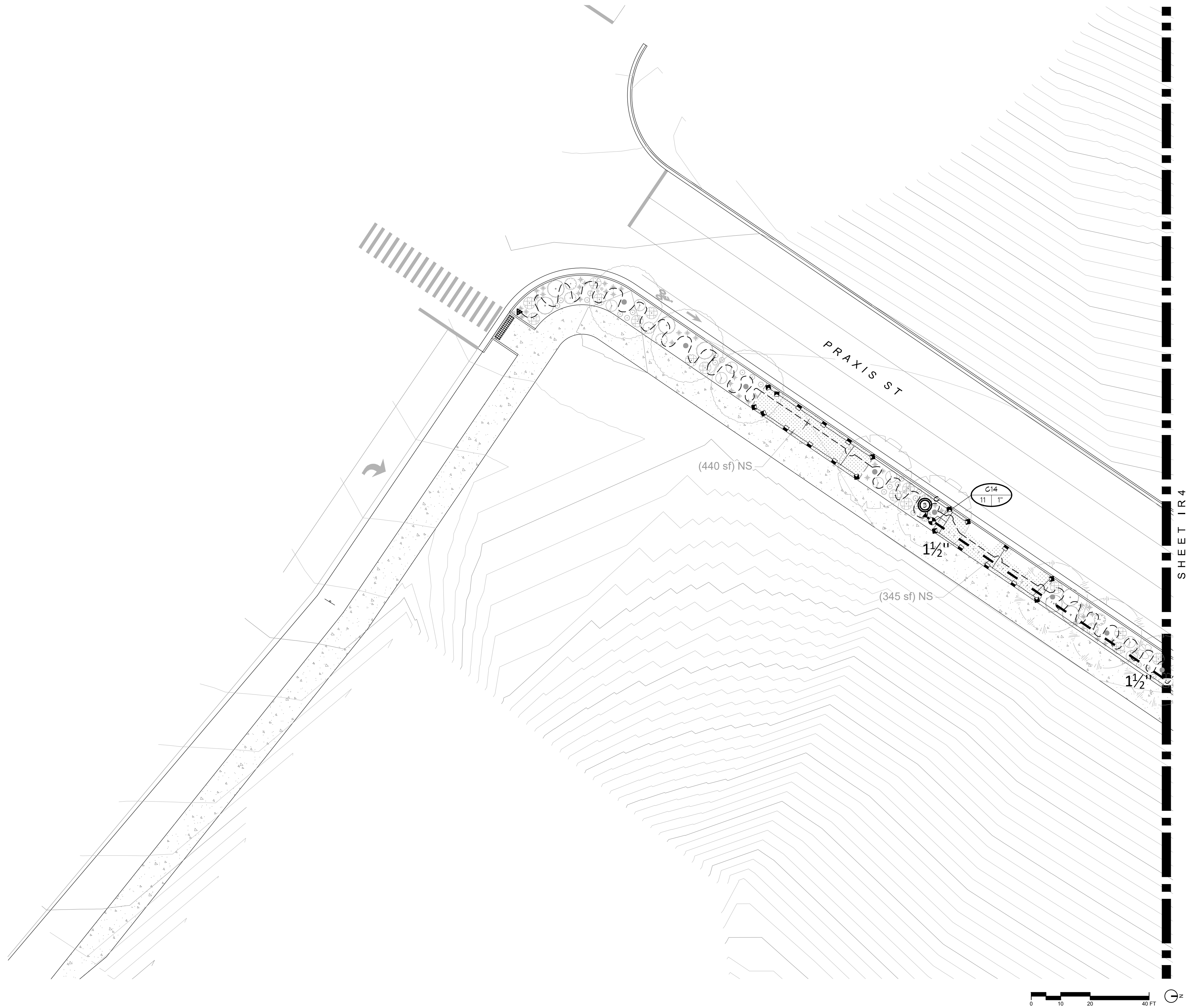
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**61**  
61 OF 66





SHEET IR 4

DIRECTORY

IRRIGATION SCHEDULE	IR0
IRRIGATION NOTES	IR0
IRRIGATION OVERALL PLAN	IR1
IRRIGATION PLANS	IR2 - IR5
IRRIGATION DETAILS	IR6 - IR9
IRRIGATION CHARTS	IR9

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PRAXIS STREET - OFF SITE IMPROVEMENT PLANS  
IRRIGATION PLAN ENLARGEMENT

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IRRIGATION SCHEDULE  
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IRRIGATION OVERALL P  
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IR1  
IR2 - IR5  
IR6 - IR9  
IR9



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## PRAXIS STREET - OFF SITE IMPROVEMENT PLANS

PROJECT #: 200726

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63

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TOWN OF CASTLE ROCK APPROVAL  
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DATE _____

## 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; AND I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

..\\SHEETS\\CD\\B2 - PICO - Praxis\\Forma\\JC - signature.JPG

02/07/2025__

(LANDSCAPE ARCHITECT SIGNATURE AND SEAL)

FOR AND ON BEHALF OF WENK ASSOCIATES  
NOT VALID WITHOUT ORIGINAL SIGNATURE



FILEPATH: T:\0000-8009_00000015-THE BRICKYARD CASTLE ROCK\RR-PRAXIS ST PRELIM LAYOUT-IR7  
2  
PLOTTED: TUE 02/11/25 10:42:55A BY: KEN DPAQLO

## DIRECTORY

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

IR0  
IR0  
IR1  
IR2 - IR5  
IR6 - IR9  
IR9



Know what's below.  
Call before you dig.

DESIGNED BY: KJD  
CHECKED BY: JSB  
DRAWN BY: KJD

ISSUE DATE: 02-07-2025

DATE REVISION COMMENTS

12-06-2024 PRAXIS PICD #1

02-07-2025 PRAXIS PICD #2



ASSOCIATES  
PLANNERS &  
LANDSCAPE  
ARCHITECTS

1130 31ST ST STE 101  
DENVER, CO 80205  
FAX. 828.0004  
303.628.0003

CONFLUENCE COMPANIES, LLC

PRAXIS STREET - OFF SITE IMPROVEMENT PLANS  
IRRIGATION DETAILS

PROJECT #: 200726  
SHEET NUMBER

64

64 OF 66

### TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

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02/07/2025  
DATE

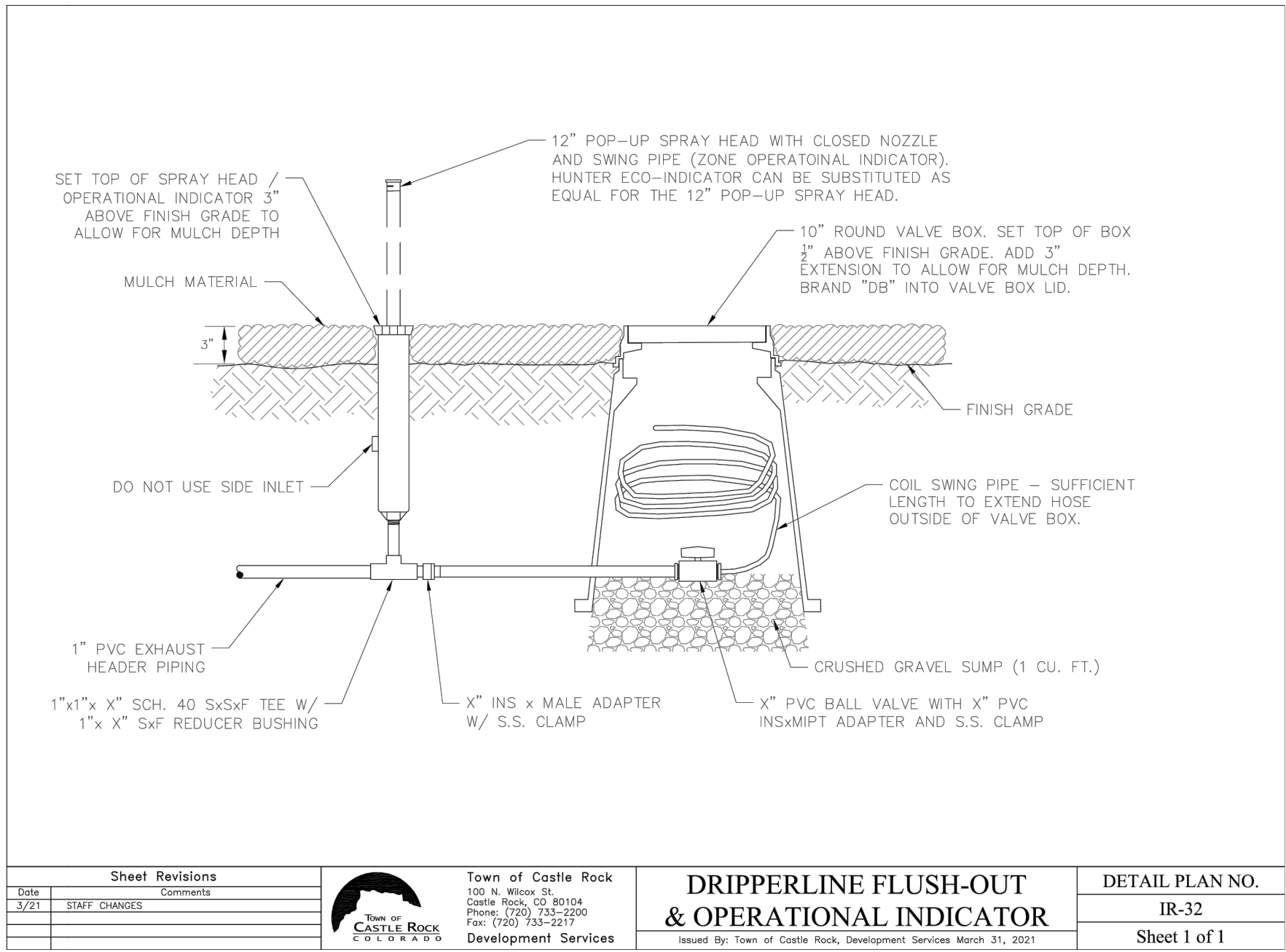
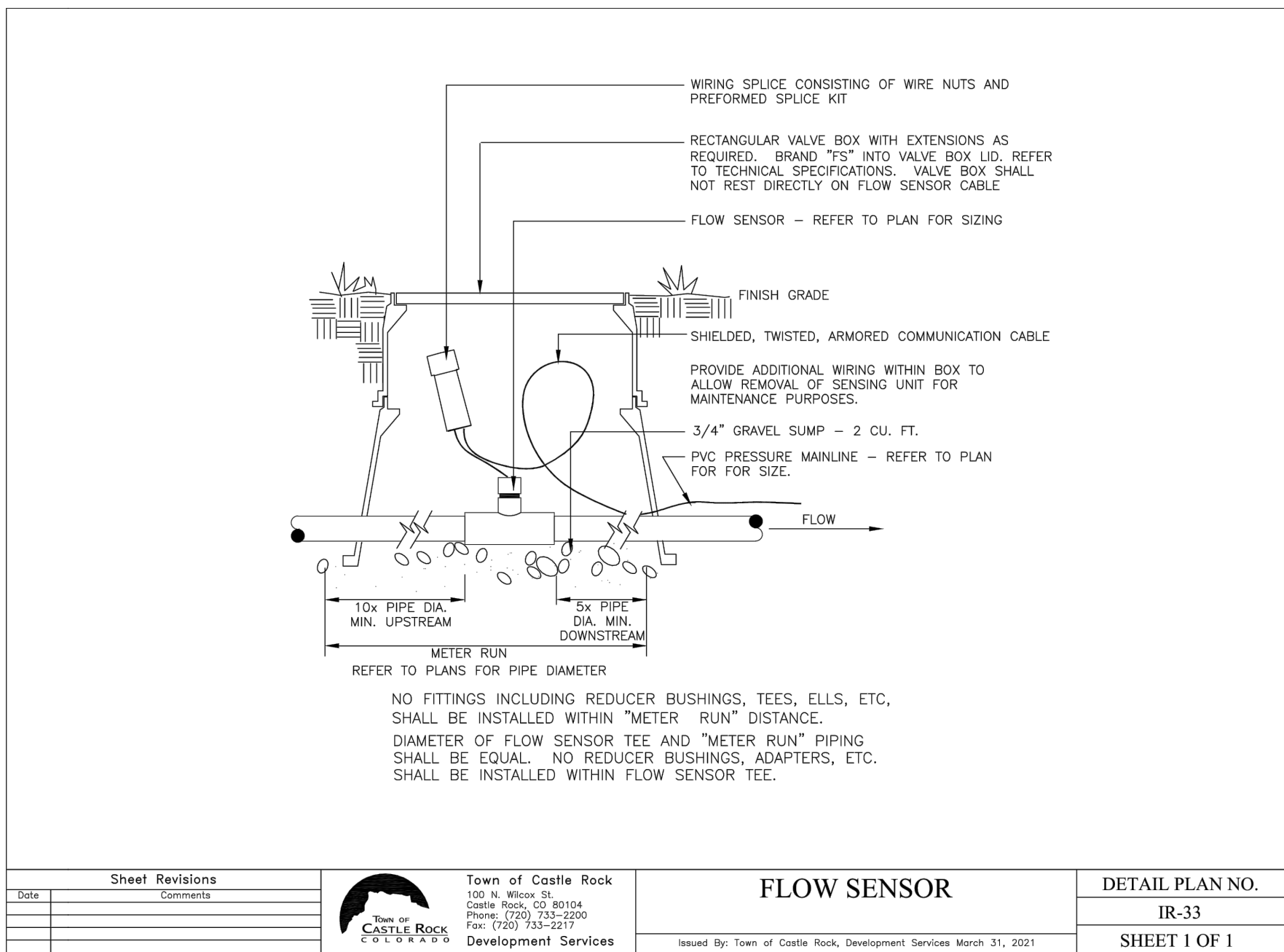
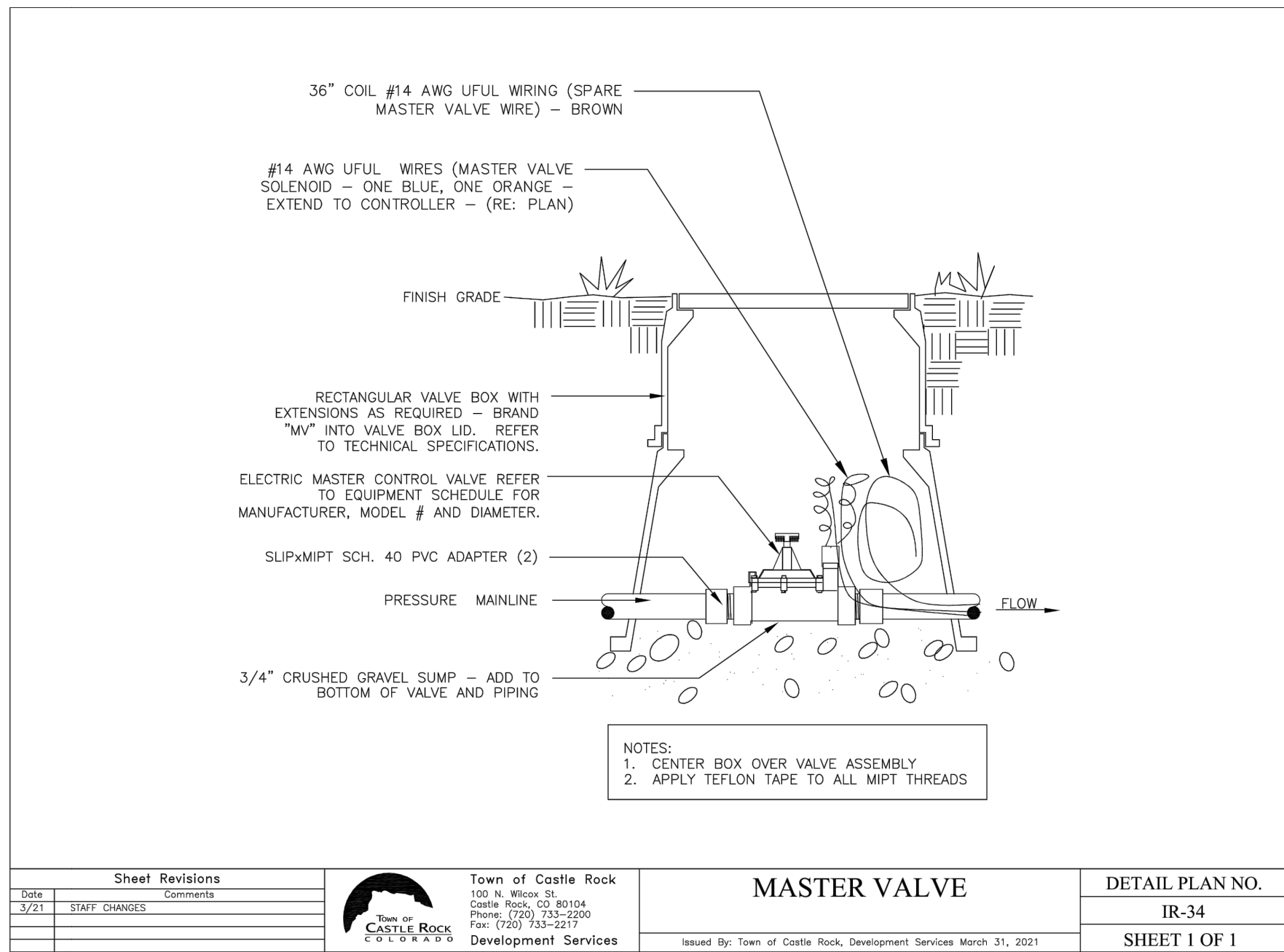
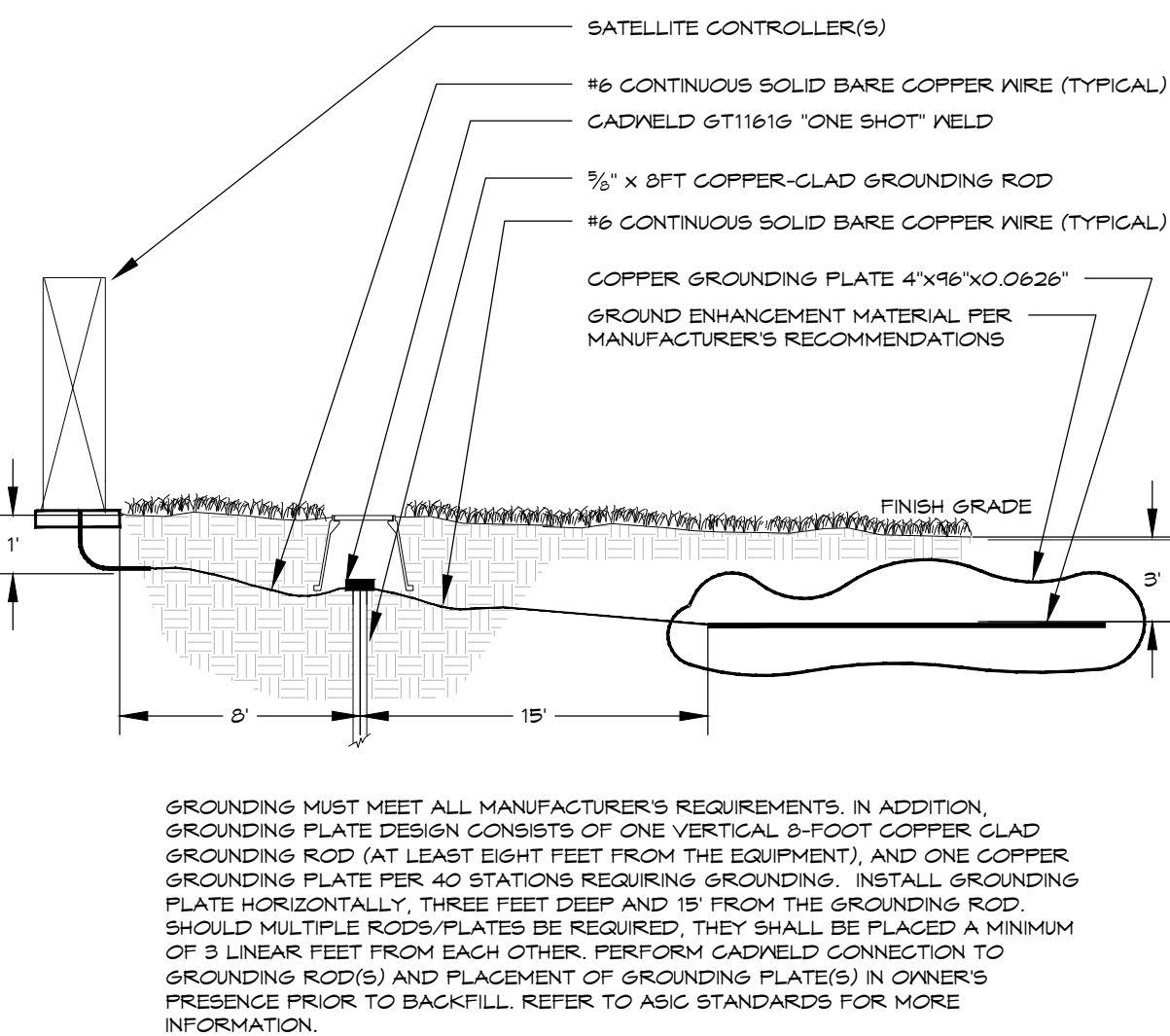
Registered Landscape  
Professional/Irrigation Designer:  
Jill Bersano #15-1080



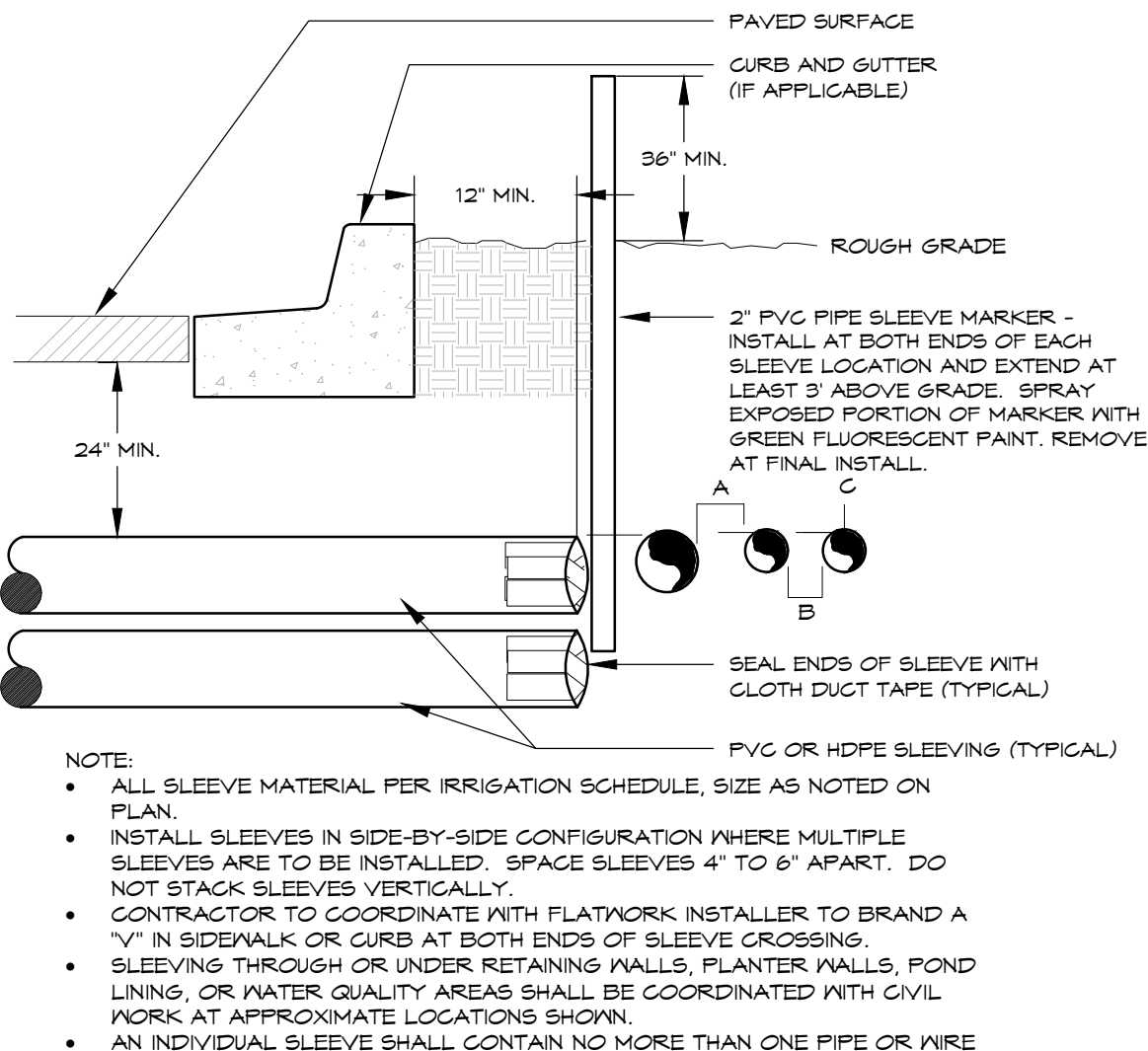
Irrigation Consulting & Water Management  
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401  
o: 303.980.5327 www.hydrosystemsmdi.com

FOR AND ON BEHALF OF WENK ASSOCIATES  
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CONTROLLER GROUNDING  
TWO-WIRE SYSTEM - Pedestal Mount



IRRIGATION SLEEVING  
TYPICAL

DRIP EMITTER  
BELOW GRADE

PLANTING  
TYPICAL

DIRECTORY

IRRIGATION SCHEDULE	IR0
IRRIGATION NOTES	IR0
IRRIGATION OVERALL PLAN	IR1
IRRIGATION PLANS	IR2 - IR5
IRRIGATION DETAILS	IR6 - IR9
IRRIGATION CHARTS	IR9

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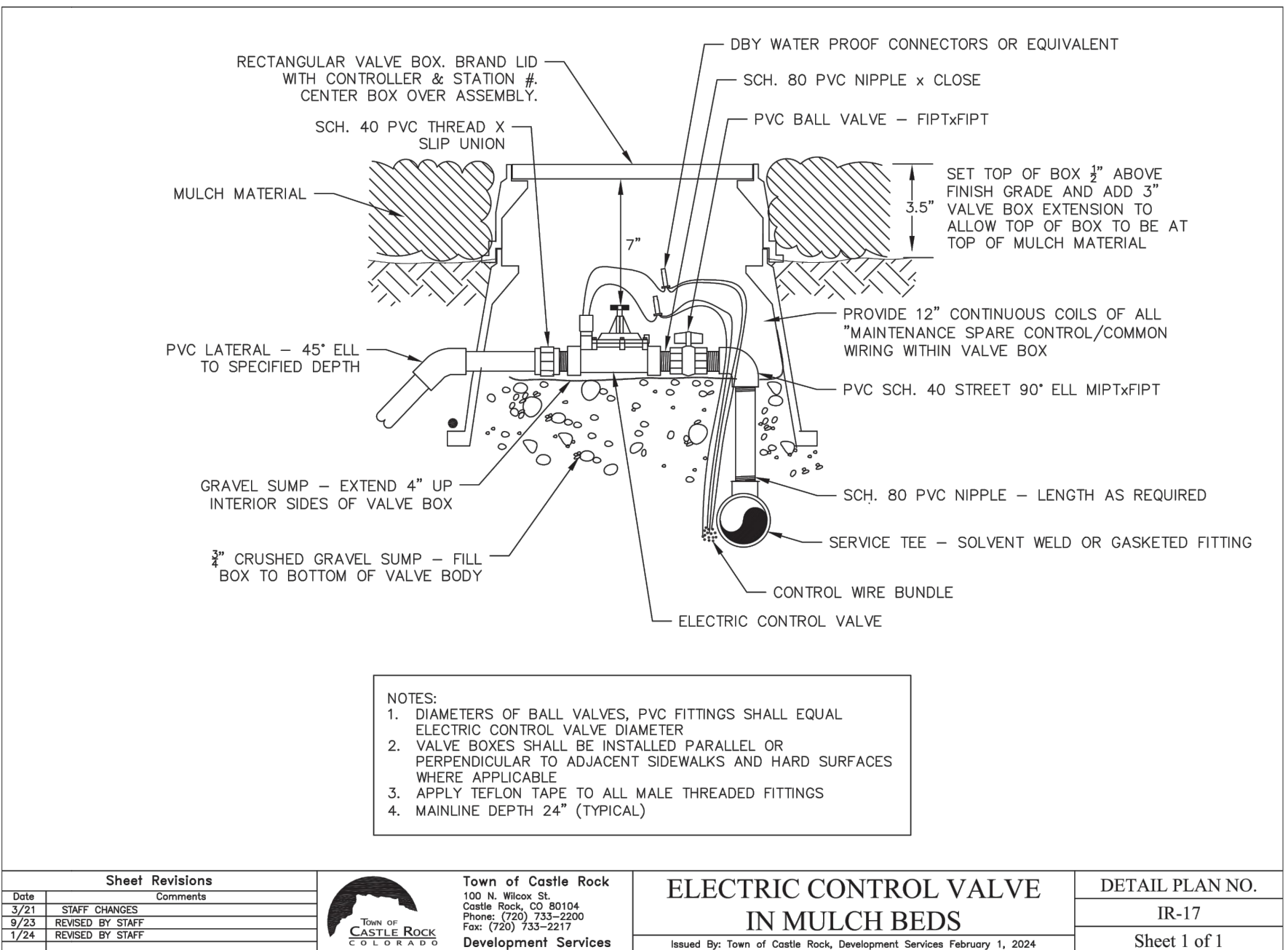
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## 66 OF 66