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

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 & FCO26-0067

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. EASEMENT RECORDATION NUMBERS WILL BE REQUIRED ON AS-BUILT DRAWINGS.

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

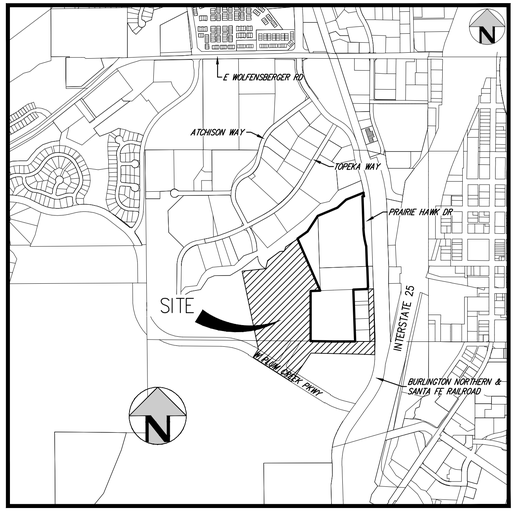
22. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.
AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP
PIPE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

APPROVED VARIANCES

TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

FIELD CHANGE ORDER TABLE

FCO#:	DATE:	PURPOSE / DESCRIPTION:
FCO25-0015	4/16/2025	PER TOWN COMMENTS
FCO25-0030	7/18/2025	ADDITIONAL SLEEVING
FCO26-0003	2/9/2026	NORTH POND SPILLWAY AND RETAINING WALL REVISIONS
FCO26-0067	9/28/2026	CORE ELECTRIC REVISIONS



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

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

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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
℄	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
P℄	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	TOP/BACK 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 ¼ 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 ¼ CORNER OF SAID SECTION 10, A 2 ½ " ALUMINUM CAP (LS 6935), THENCE WESTERNLY ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 10, NORTH 89°27'29" WEST, A DISTANCE OF 587.50 FEET TO THE TRUE POINT OF BEGINNING;
1. THENCE ALONG SAID NORTH 89°27'29" WEST, A DISTANCE OF 725.68 FEET;
2. 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 14°13'19", AND A DISTANCE OF 214.04 FEET.
3. THENCE NORTH 32°14'41" EAST, A DISTANCE OF 6 FEET.
4. THENCE SOUTH 57°45'19" EAST, A DISTANCE OF 380.82 FEET;
5. THENCE NORTH 83°29'12" EAST, A DISTANCE OF 274.89 FEET
6. 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 3°51'20", AND A LONG CHORD THAT BEARS NORTH 30°10'01" 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:
S01°56'51"E, A DISTANCE OF 173.55 FEET TO A POINT ON A NON-TANGENT CURVE; ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S88°03'08"W, HAVING A RADIUS OF 880.93 FEET, A CENTRAL ANGLE OF 37°31'24", A DISTANCE OF 576. 92 FEET TO A POINT OF TANGENCY; S35°34'32"W, A DISTANCE OF 193.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY 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: N32°14'42"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;
N32°14'42"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.

COLORADO P.E. LICENSE
JOHN D. O'ROURKE
43327
10/15/2026
PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 10/15/2026
APPROVED-FCO26-0067 Plans.pdf
Record Document on File

Development Services Date

SHEET 1 OF 66

OWNER

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1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
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JCOWAN@CROWN-CHICAGO.COM

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

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ISSUE DATE: 12-06-2024	PROJECT #: 200726
DATE	REVISION COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 - PER TOWN COMMENTS
02-09-2026	FCO26-0003 - NORTH POND SPILLWAY & WALL REVISIONS
09-28-2026	FCO26-0067 - CORE ELECTRIC REVISIONS

Filepath: P:\2020\200726\ENGINEERING\CD\SOUTHERN OFFSITE IMPROVEMENTS\CD- COVER SHEET.DWG Layout: LAYOUT1
Author: JTROBBINS Last Saved By: JTROBBINS Last Saved: 10/14/2026 2:52:58 PM By: JTRobbins
Plotted: WED 10/14/26 2:52:59 PM By: JTRobbins

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

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 & FCO26-0003

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. EASEMENT RECORDATION NUMBERS WILL BE REQUIRED ON AS-BUILT DRAWINGS.

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

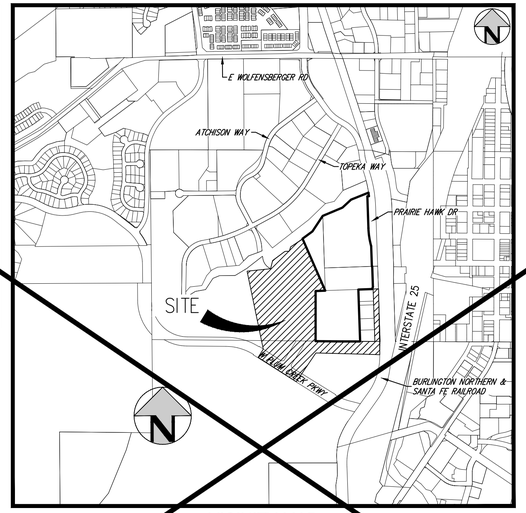
22. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.
AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP
PIPE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

APPROVED VARIANCES

TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

FIELD CHANGE ORDER TABLE

FCO#:	DATE:	PURPOSE / DESCRIPTION:
FCO25-0015	4/16/2025	PER TOWN COMMENTS
FCO25-0030	7/18/2025	ADDITIONAL SLEEVING
FCO26-0003	2/9/2026	NORTH POND SPILLWAY AND RETAINING WALL REVISIONS



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

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

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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	TOP/BACK 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 ¼ 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 ¼ CORNER OF SAID SECTION 10, A 2 ½ " ALUMINUM CAP (LS 35935), THENCE WESTERNLY ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 10, NORTH 89°27'29" WEST, A DISTANCE OF 587.50 FEET TO THE TRUE POINT OF BEGINNING;
1. THENCE ALONG SAID NORTH 89°27'29" WEST, A DISTANCE OF 725.68 FEET;
2. 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 14°13'19", AND A DISTANCE OF 214.04 FEET.
3. THENCE NORTH 32°14'41" EAST, A DISTANCE OF 6 FEET.
4. THENCE SOUTH 57°45'19" EAST, A DISTANCE OF 380.82 FEET;
5. THENCE NORTH 83°29'12" EAST, A DISTANCE OF 274.89 FEET;
6. 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 3°51'20", AND A LONG CHORD THAT BEARS NORTH 30°10'01" 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:
S01°56'51"E, A DISTANCE OF 173.55 FEET TO A POINT ON A NON-TANGENT CURVE; ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S88°03'08"W, HAVING A RADIUS OF 880.93 FEET, A CENTRAL ANGLE OF 37°31'24", A DISTANCE OF 576. 92 FEET TO A POINT OF TANGENCY; S35°34'32"W, A DISTANCE OF 193.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY RECORDED AT RECEPTION NO. 2008054850;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE:
N72°54'21"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: N32°14'42"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;
N32°14'42"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.

COLORADO LICENSED
JOHN D. O'ROURKE
43327
02/11/2026
PROFESSIONAL ENGINEER

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: Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 02/27/2026
APPROVED-FCO26-0003 Plans.pdf
Record Document on File

Development Services Date

SHEET 1 OF 66

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JCOWAN@CROWN-CHICAGO.COM

DEVELOPER

CONFLUENCE COMPANIES, LLC
430 INDIANA STREET SUITE 200
GOLDEN, CO 80401
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POC: DAN TOVADO
DTOVADO@CONFLUENCECO.COM

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Know what's below. Call before you dig.

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ISSUE DATE: 12-06-2024	PROJECT #: 200726
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS
02-09-2026	FCO26-0003 NORTH POND SPILLWAY & WALL REVISIONS

Filepath: P:\2020\200726\Engineering\CD\SOUTHERN OFFSITE IMPROVEMENTS\CD - COVER SHEET.DWG Layout: LAYOUT1
Last Saved By: lendersbe 2/10/2026 11:51:38 AM
Plotted: 13E 02/10/26 11:51:39A By: LIDsey Enderbe
Added Plot Style Table: HKS Construction Docs_Color.ctb
Added Plot Style Table: Half Scale.ctb

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

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 & FCO25-0030

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. EASEMENT RECORDATION NUMBERS WILL BE REQUIRED ON AS-BUILT DRAWINGS.

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

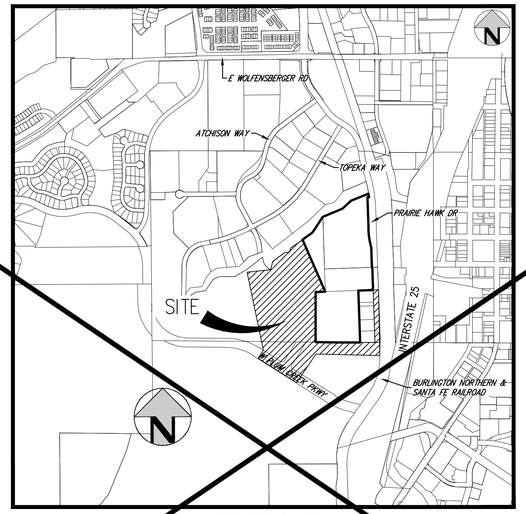
22. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN.
AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP
PIPE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

APPROVED VARIANCES

TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

FIELD CHANGE ORDER TABLE

FCO#:	DATE:	PURPOSE / DESCRIPTION:
FCO25-0015	4/16/2025	PER TOWN COMMENTS
FCO25-0030	7/18/2025	ADDITIONAL SLEEVING



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

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

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8 PAVING PLAN
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10 GRADING PLAN
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19 PRAXIS ST PLAN & PROFILE
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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	TOP/BACK 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 ¼ 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 ¼ CORNER OF SAID SECTION 10, A 2 ½ " ALUMINUM CAP (LS 35935), THENCE WESTERNLY ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 10, NORTH 89°27'29" WEST, A DISTANCE OF 587.50 FEET TO THE TRUE POINT OF BEGINNING;
1. THENCE ALONG SAID NORTH 89°27'29" WEST, A DISTANCE OF 725.68 FEET;
2. 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 14°13'19", AND A DISTANCE OF 214.04 FEET.
3. THENCE NORTH 32°14'41" EAST, A DISTANCE OF 6 FEET.
4. THENCE SOUTH 57°45'19" EAST, A DISTANCE OF 380.82 FEET;
5. THENCE NORTH 83°29'12" EAST, A DISTANCE OF 274.89 FEET;
6. 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 3°51'20", AND A LONG CHORD THAT BEARS NORTH 30°10'01" 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:
S01°56'51"E, A DISTANCE OF 173.55 FEET TO A POINT ON A NON-TANGENT CURVE; ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S88°03'08"W, HAVING A RADIUS OF 880.93 FEET, A CENTRAL ANGLE OF 37°31'24", A DISTANCE OF 576. 92 FEET TO A POINT OF TANGENCY; S35°34'32"W, A DISTANCE OF 193.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY RECORDED AT RECEPTION NO. 2008054850;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE:
N71°54'21"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: N32°14'42"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;
N32°14'42"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.

COLORADO LICENSED
JOHN D. O'ROURKE
43327
08/05/2025
PROFESSIONAL ENGINEER

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 APPROVED
By jkirkpatrick on 08/13/2025
APPROVED-FCO25-0030 Plan.pdf
Record Document on File

Development Services Date

OWNER

CCD MILLERS LANDING LLC
1751 W. WEST DIEHL ROAD
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CONTACT: JENNIFER COWAN
JCOWAN@CROWN-CHICAGO.COM

DEVELOPER

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Know what's below. Call before you dig.

CIVIL ENGINEER/LAND SURVEYOR

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1120 Lincoln Street, Suite 1000
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HarrisKocherSmith.com

POC: JOHN O'ROURKE
JORourke@HKSENG.COM

ISSUE DATE: 12-06-2024	PROJECT #: 200726
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS

File path: P:\2020\200726\ENGINEERING\CD\SOUTHERN OFFSITE IMPROVEMENTS\CD- COVER SHEET.DWG Layout: LAYOUT1
Last saved: 08/05/2025 3:17:05PM By: Aiden Cushman
Plotted: 7:12E 08/05/2025 3:17:05P By: Aiden Cushman

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

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 & FCO25-0015

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

20. EASEMENT RECORDATION NUMBERS WILL BE REQUIRED ON AS-BUILT DRAWINGS.

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

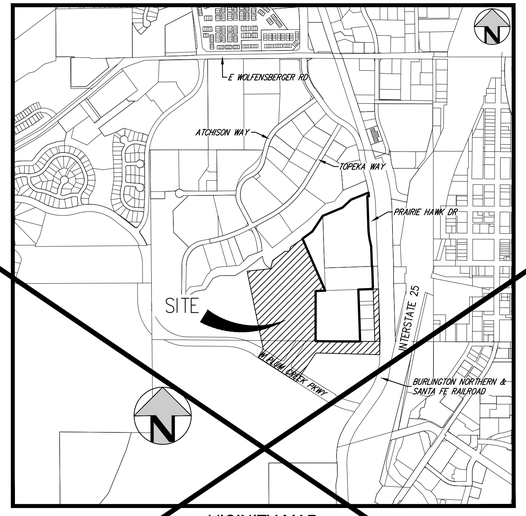
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AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP
PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

APPROVED VARIANCES

TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

FIELD CHANGE ORDER TABLE

FCO#:	DATE:	PURPOSE / DESCRIPTION:
FCO25-0015	4/16/2025	PER TOWN COMMENTS



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
UTILITY EASEMENT		
ACCESS EASEMENT		
ACCESSIBLE ROUTE		
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT		
WATER LINE AND GATE VALVE	W	W
WATER SERVICE		
STORM SEWER W/ MANHOLE & INLETS	ST	ST
WATER METER MANHOLE		
FIRE HYDRANT		
STREET LIGHT		
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5	OVERALL UTILITY PLAN
6	DEMOLITION PLAN
7	PAVING PLAN
8	PAVING PLAN
9	PAVING PLAN
10	GRADING PLAN
11	GRADING PLAN
12	GRADING PLAN
13	GRADING PLAN
14	GRADING PLAN
15	GRADING PLAN
16	GRADING PLAN
17	PRAXIS ST PLAN & PROFILE
18	PRAXIS ST PLAN & PROFILE
19	PRAXIS ST PLAN & PROFILE
20	PLUM CREEK PKWY TURN LANE PLAN & PROFILE
21	PLUM CREEK PKWY CROSS SECTIONS
22	INTERSECTION DETAILED GRADING PLAN
23	INTERSECTION DETAILED GRADING PLAN
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30	STORM LINES OS-A-FLANK & OS-D PLAN & PROFILE
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34	PRAIRIE HAWK DRIVE CULVERT EXTENSION
35	NORTH DETENTION POND PLAN
36	NORTH DETENTION POND DETAILS
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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	TOP/BACK 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 ¼ 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 ¼ CORNER OF SAID SECTION 10, A 2 ½ " ALUMINUM CAP (LS#35935), THENCE WESTERNLY ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 10, NORTH 89°27'29" WEST, A DISTANCE OF 587.50 FEET TO THE TRUE POINT OF BEGINNING;
1. THENCE ALONG SAID NORTH 89°27'29" WEST, A DISTANCE OF 725.68 FEET;
2. 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 14°13'19", AND A DISTANCE OF 214.04 FEET.
3. THENCE NORTH 32°14'41" EAST, A DISTANCE OF 6 FEET.
4. THENCE SOUTH 57°45'19" EAST, A DISTANCE OF 380.82 FEET;
5. THENCE NORTH 83°29'12" EAST, A DISTANCE OF 274.89 FEET;
6. 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 3°51'20", AND A LONG CHORD THAT BEARS NORTH 30°10'01" 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:
S01°56'51"E, A DISTANCE OF 173.55 FEET TO A POINT ON A NON-TANGENT CURVE; ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S88°03'08"W, HAVING A RADIUS OF 880.93 FEET, A CENTRAL ANGLE OF 37°31'24", A DISTANCE OF 576. 92 FEET TO A POINT OF TANGENCY; S35°34'32"W, A DISTANCE OF 193.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLUM CREEK PARKWAY RECORDED AT RECEPTION NO. 2008054850;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE:
N72°54'21"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: N32°14'42"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;
N32°14'42"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.

COLORADO LICENSED JOHN D. O'ROURKE 43327 06/03/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

SHEET 1 OF 66

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

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ISSUE DATE: 12-06-2024	PROJECT #: 200726
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

- All easements must be recorded prior to public improvements conveyance and acceptance by the Town
- All easements must be recorded before any permit surety can be released back to the developer

Filepath: P:\2020\200726\ENGINEERING\CDS\SOUTHERN OFFSITE IMPROVEMENTS\CD- COVER SHEET.DWG Layout: LAYOUT1
Last Saved: 6/2/2025 5:57 PM By: LSkey Evdedze
Plotted: MON 06/02/25 5:57 PM By: LSkey Evdedze

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

STREET CONSTRUCTION NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.

2. A PAVING SECTION DESIGN, SIGNED AND SEALED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, MUST BE SUBMITTED TO THE TCR PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET CONSTRUCTION ACTIVITY (FULL-DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.

3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.

4. STREET SUBGRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.

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

SIGNAGE AND STRIPING NOTES

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

2. ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.

3. ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE 'ROLLED' INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.

4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.

5. ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.

6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.

7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.

8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.

9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.

3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.

4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.

5. NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.

6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.

7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

WATER LINE CONSTRUCTION NOTES

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.

2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"AND 20"), CL200 (>24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH AWWA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH C151; OR 2) PVC PIPE, CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", AND 18" IN DIAMETER ARE NOT PERMITTED.

3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.

4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.

5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C515-01, AS APPROPRIATE, AND SHALL BE DUCTILE IRON BODY AND BONNET, RESILIENT-SEATED WEDGE GATE, NON-RISING STEM TYPE, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHERE ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND TYPE 304 STAINLESS STEEL O-RING GLAND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.

6. ALL FIRE HYDRANTS SHALL BE 'PACER WB67-250'BY WATEROUS CO. OR 'SUPER CENTURION 250 'BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.

7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.

8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.

9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EDGE-TO-EDGE BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.

10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.

12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2; AND DETAILS W-35A AND/OR W-35B. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200,PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.

13. DISTANCES FOR WATER LINES ARE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.

14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.

15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.

17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.

18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS, IN THESE GENERAL NOTES. TEST STATIONS SHALL BE CONSTRUCTED PER STANDARD DETAIL W-28.

19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.

20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.

21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.

22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.

23. THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.

24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.

25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON/IN AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.

26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:

- COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
- RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
- COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
- RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
- COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.

2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.

3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.

4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.

5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.

7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.

8. ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1'OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾"WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

SANITARY SEWER CONSTRUCTION NOTES

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.

2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.

3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.

4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8.

5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3.

6. SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.

7. ALL SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET EDGE-TO-EDGE FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18"CLEAR VERTICAL SEPARATION.

8. ALL SANITARY SEWER LINES MUST BE TESTED IN ACCORDANCE WITH SECTION 450.6 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL IN THE PRESENCE OF A TCR CONSTRUCTION INSPECTOR.

9. ALL SANITARY SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

10. SANITARY SEWER SERVICES SHALL BE CONNECTED A MINIMUM OF 5 FEET OUTSIDE OF MANHOLES WITH A WYE CONNECTION IN ACCORDANCE WITH TCR STANDARD DETAIL SS-2.

11. MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%

12. ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED ALONG THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WASTEWATER SYSTEM DESIGN CRITERIA MANUAL.

13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.

14. THE PLUM CREEK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.

15. ALL MANHOLES SHALL BE PLACED ON A MINIMUM OF 1'OF ¾"WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾"WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

LANDSCAPE NOTES

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

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

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

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

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

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

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.

2. IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.

3. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.

4. IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.

5. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.

6. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.

7. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

TRACER WIRE INSTALLATION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.

2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.

3. TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.

4. 'OPEN TRENCH' TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.

5. TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.

6. TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.

7. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.

8. A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.

9. TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.

10. TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.

11. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.

12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS'NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.

13. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5% LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33% RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.

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.

COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED — By jkirkpatrick on 06/03/2025 — APPROVED-FCO25-0015 Plans.pdf — Record Document on File

Development Services Date

FILEPATH: P:\2020\200726\ENGINEERING\CDS\SOUTHERN OFFSITE IMPROVEMENTS\CD - COVER SHEET.DWG LAYOUT: LAYOUT2
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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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

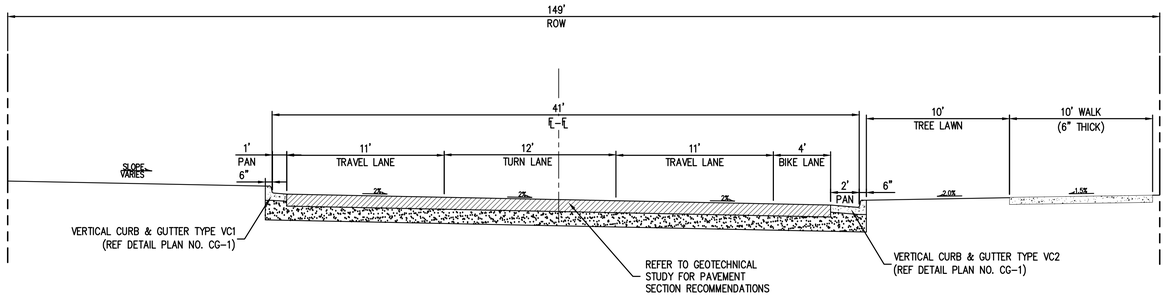
HARRIS KOCHER SMITH
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

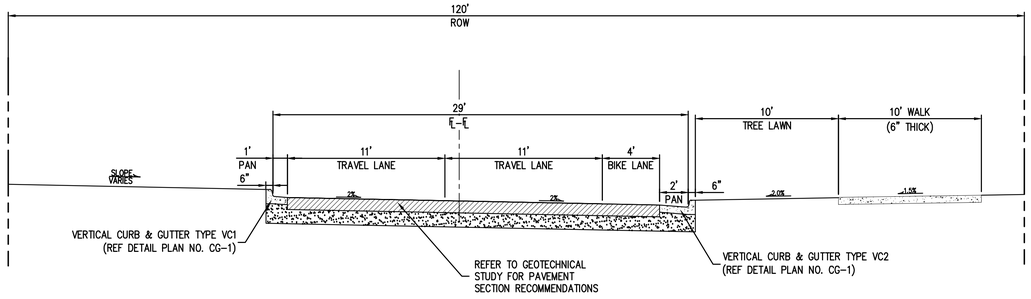
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GENERAL NOTES

PROJECT #: 200726
SHEET NUMBER
2
2 OF 66

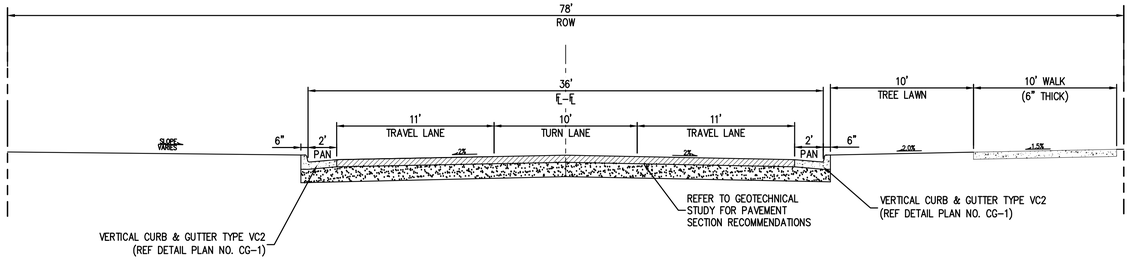
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PRAXIS STREET 149' ROW
TYPICAL 38' STREET SECTION
(LOOKING NORTH)
SCALE: 1" = 5'



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

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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 APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

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SCALE: 1" = 5'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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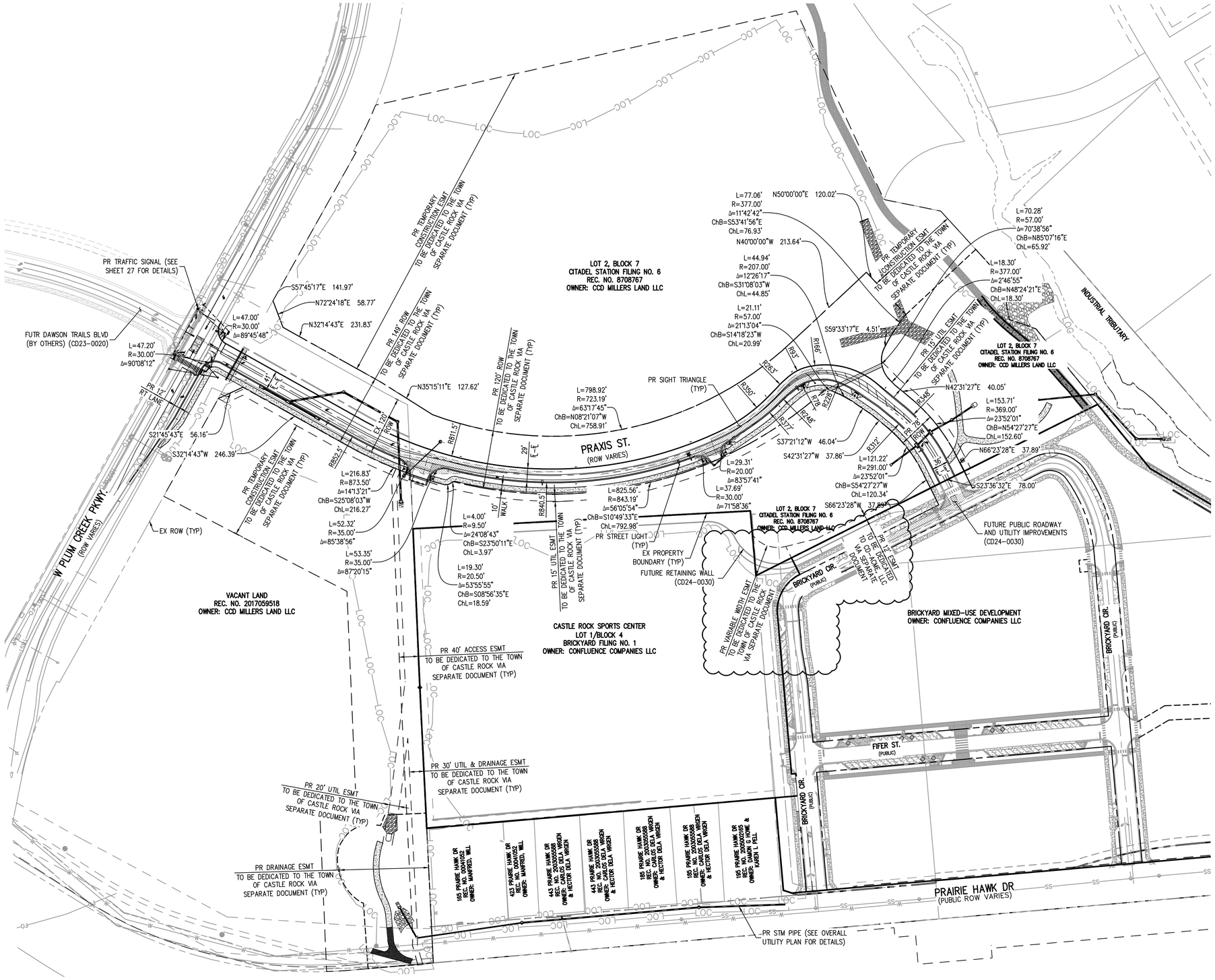
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
TYPICAL ROADWAY SECTIONS

PROJECT #: 200726
SHEET NUMBER
3
3 OF 66

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LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
UTILITY EASEMENT		
TEMPORARY CONSTRUCTION EASEMENT		
LIMITS OF CONSTRUCTION		LOC
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT		
WATER LINE AND GATE VALVE	W	W
WATER SERVICE		
STORM SEWER W/ MANHOLE & INLETS	ST	
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 FILING NO. 6.

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED JOHN D. O'ROURKE 43327 02/25/2026 PROFESSIONAL ENGINEER

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 APPROVED

By jkirkpatrick on 02/27/2026

APPROVED-FCO26-0003-Plans.pdf

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Development Services Date

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SCALE: 1" = 100'

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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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS
02-09-2026	FCO26-0003 NORTH POND SPILLWAY & WALL REVISIONS

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CONFLUENCE COMPANIES, LLC

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

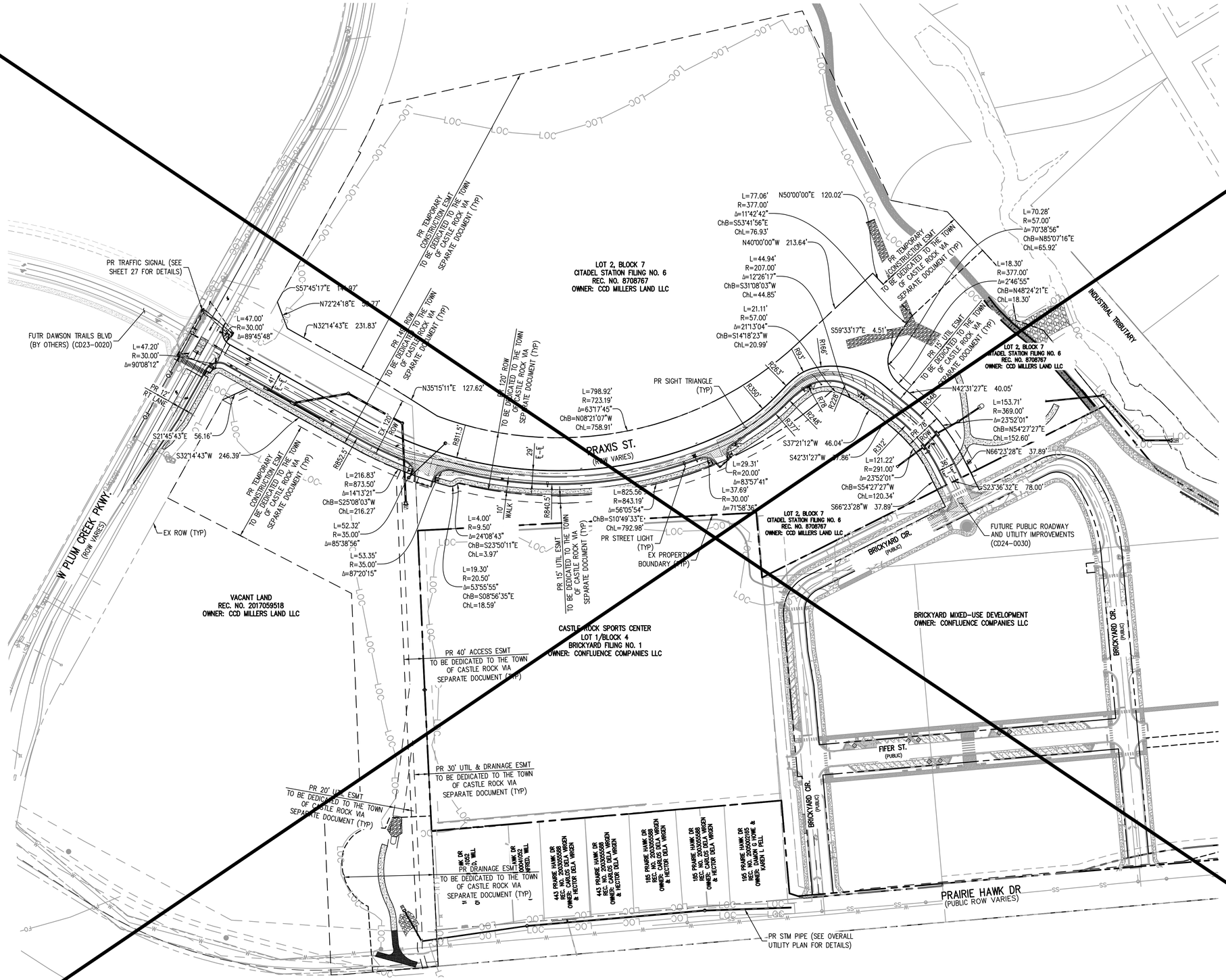
PROJECT #: 200726

SHEET NUMBER

4

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LEGEND

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

VERTICAL DATUM

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HORIZONTAL CONTROL

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PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED JOHN D. O'ROURKE 43327 06/03/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED — By jkirkpatrick on 06/03/2025 — APPROVED-FCO25-0015 Plans.pdf — Record Document on File

Development Services Date

Know what's below. Call before you dig.

SCALE: 1" = 100'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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

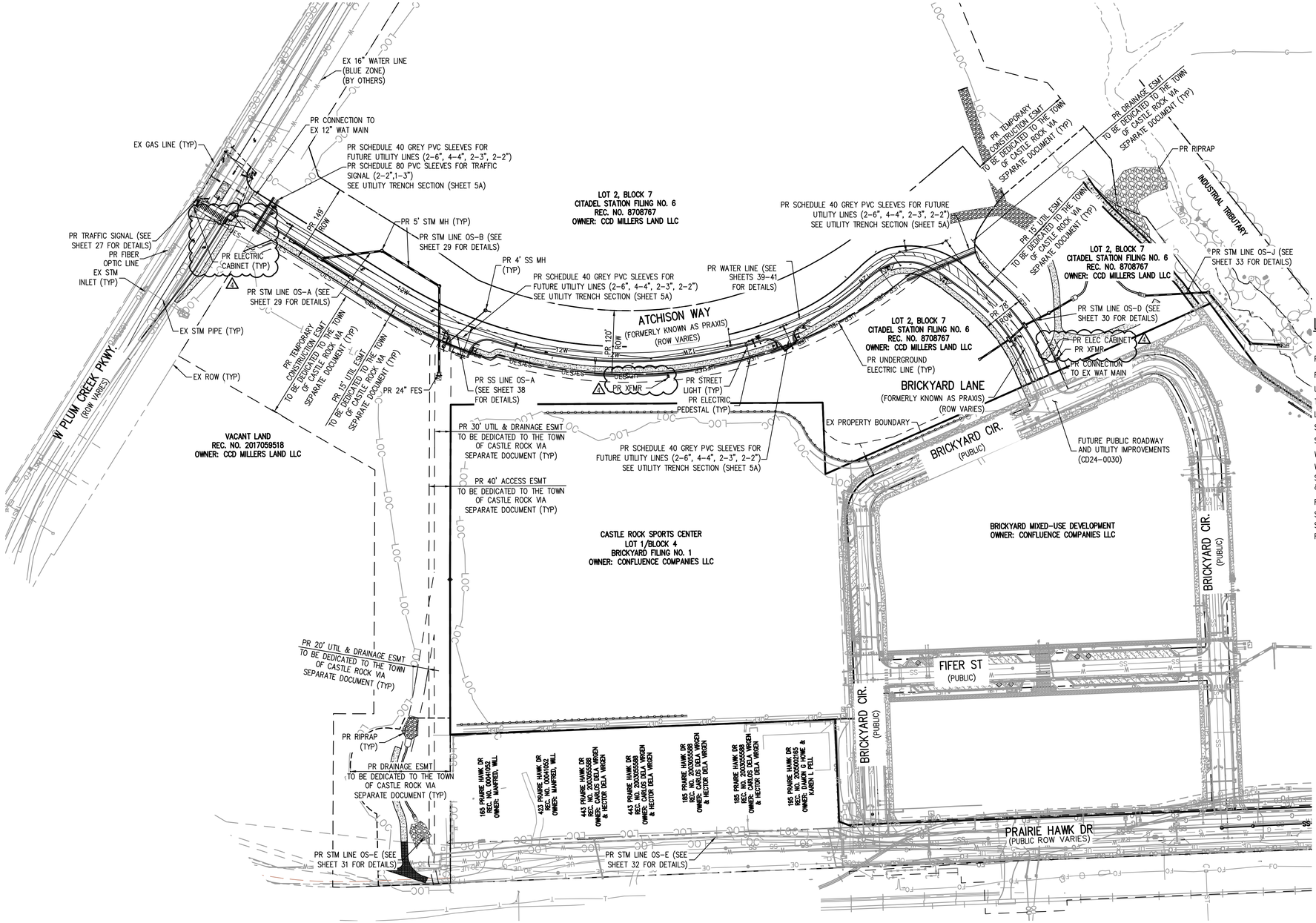
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726

SHEET NUMBER 4

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



LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
UTILITY EASEMENT		
TEMPORARY CONSTRUCTION EASEMENT		
LIMITS OF CONSTRUCTION	LOC	
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT		
WATER LINE AND GATE VALVE	W	W
WATER SERVICE		
STORM SEWER W/ MANHOLE & INLETS	ST	
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 FILING NO. 6.

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED JOHN D. O'ROURKE, PE 43327 10/15/2026 PROFESSIONAL ENGINEER

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

NOTES:

1. 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.
2. WHEN A WATER MAIN CROSSES A STORM OR SANITARY SEWER WITH LESS THAN TWO FEET BETWEEN THE PIPES, PROPER SOIL COMPACTION, SUITABLE BACKFILL OR OTHER OTHER STRUCTURAL SUPPORT TO PRECLUDE SETTLING AND FAILURE OF EITHER PIPE AT THE CROSSING IS REQUIRED. PROPER SUPPORT INCLUDES ENCASING THE LOWER PIPE WITH A MINIMUM OF SIX INCHES OF CONCRETE OR THE PLACEMENT OF FLOW FILL TO THE SPRINGLINE OF BOTH PIPES PER TOWN STANDARD DETAIL W-39.
3. 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.
4. ALL HYDRANT LATERALS SHALL BE FULLY RESTRAINED USING MEG-A-LUG JOINT RESTRAINT OR APPROVED EQUAL.

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED — By jkirkpatrick on 10/15/2026 — APPROVED-FCO26-0067 Plans.pdf — Record Document on File

Development Services — Date

Know what's below. Call before you dig.

SCALE: 1" = 100'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS
09-28-2026	FCO26-0067 - CORE ELECTRIC REVISIONS

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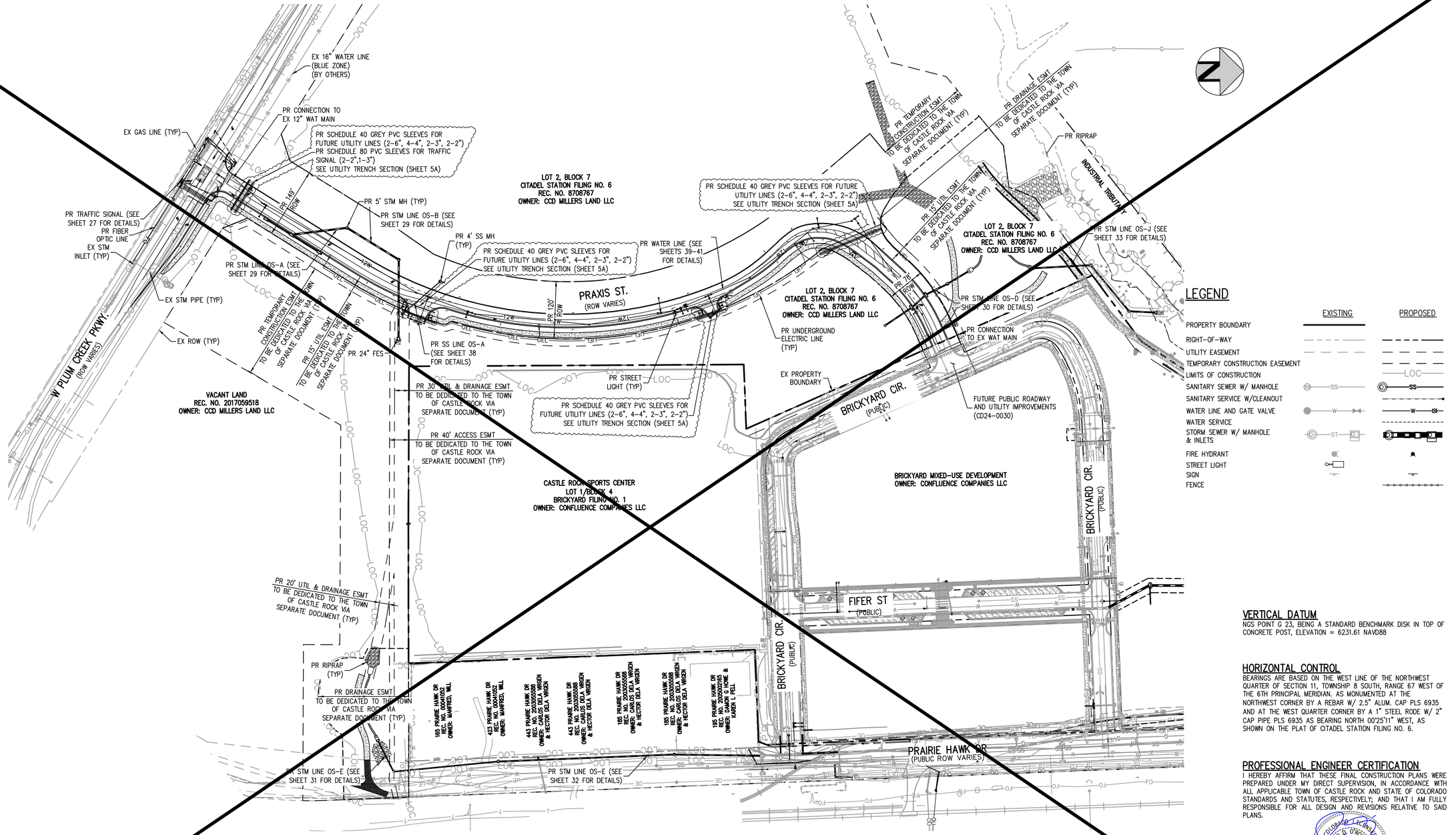
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER 5
5 OF 66

FILEPATH: P:\2020\200726\ENGINEERING\UTILITIES\STORM\OFFSITE\CD_OVERALL UTILITY PLAN.DWG LAYOUT: LAYOUT1
17 XREFs: cd-stamp[U]_cd - cr approval block, cd - cr pe certification block, e-base, e-base-hyot, e-legal, e-legal-hyot, e-utli, e-utli-hyot, limits of construction, p-base, p-base-hyot, p-legal, p-legal-hyot, p-utli, p-utli-hyot-dawson trails, p-utli-hyot-praxis
PLOTTED: WED 10/14/26 2:53:09P BY: JT ROBBINS

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



LEGEND

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

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COLORADO LICENSED JOHN D. O'ROURKE 43327 08/05/2025 PROFESSIONAL ENGINEER

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

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TOWN OF CASTLE ROCK APPROVAL
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By jkirkpatrick on 08/13/2025
APPROVED-FCO25-0030 Plan.pdf
Record Document on File
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100 0 100 200
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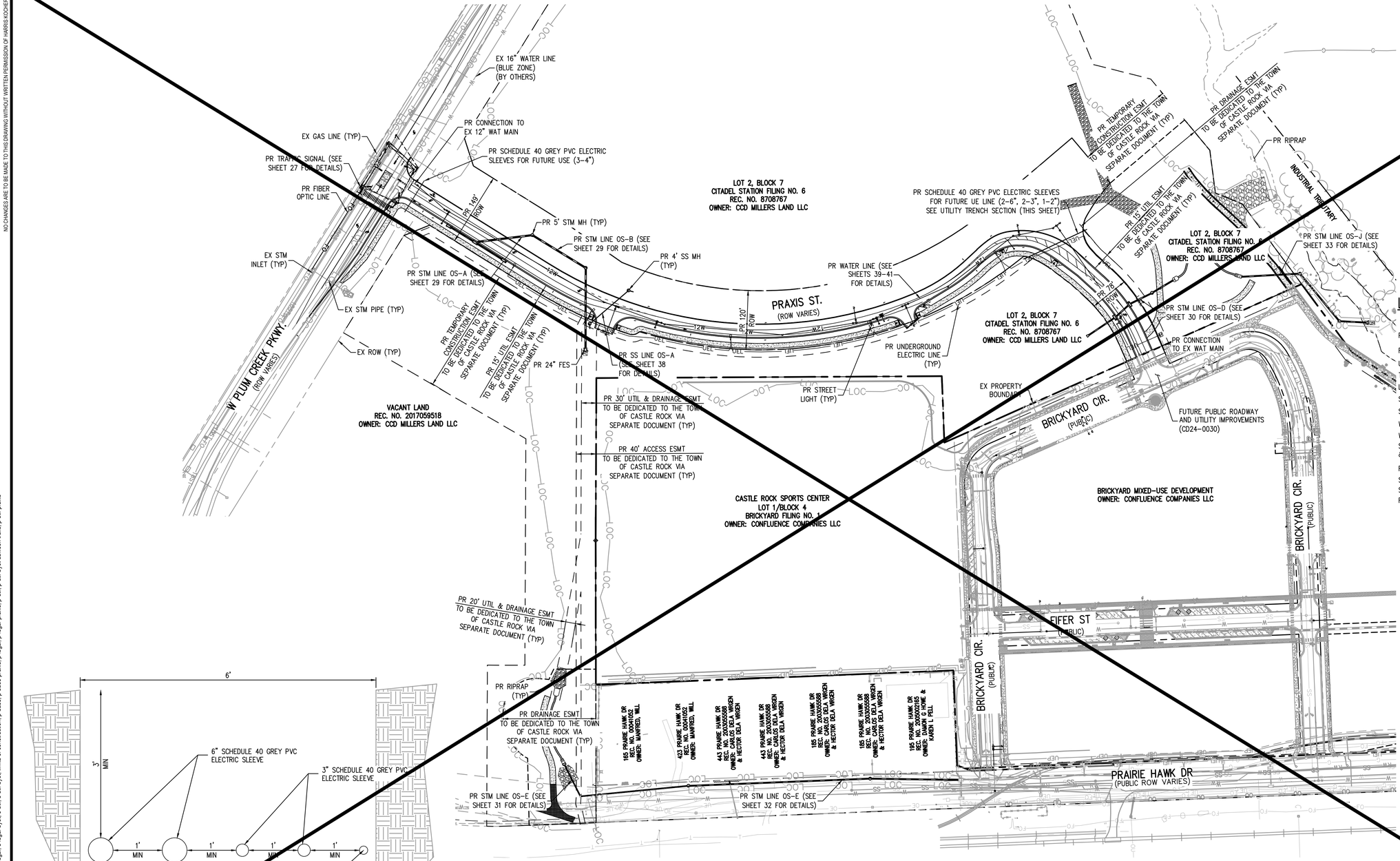
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER 5
5 OF 66

FILEPATH: P:\2020\200726\ENGINEERING\UTILITIES\STORM\OFFSITE\CD - OVERALL UTILITY PLAN.DWG LAYOUT: LAYOUT1
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UTILITY TRENCH SECTION
SCALE: NTS

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
UTILITY EASEMENT		
TEMPORARY CONSTRUCTION EASEMENT		
LIMITS OF CONSTRUCTION		LOC
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT		
WATER LINE AND GATE VALVE	W	W
WATER SERVICE		
STORM SEWER W/ MANHOLE & INLETS	ST	
FIRE HYDRANT		
STREET LIGHT		
SIGN		
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COLORADO LICENSED JOHN D. O'ROURKE 43327 06/03/2025 PROFESSIONAL ENGINEER

JOHN D O'ROURKE, P.E. #43327 — DATE

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100 0 100 200
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CONFLUENCE COMPANIES, LLC

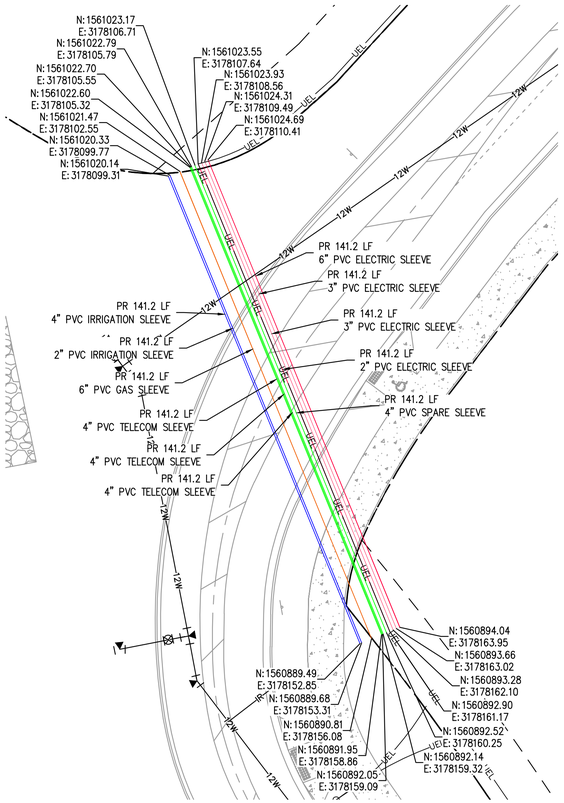
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
OVERALL UTILITY PLAN

PROJECT #: 200726
SHEET NUMBER
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5 OF 66

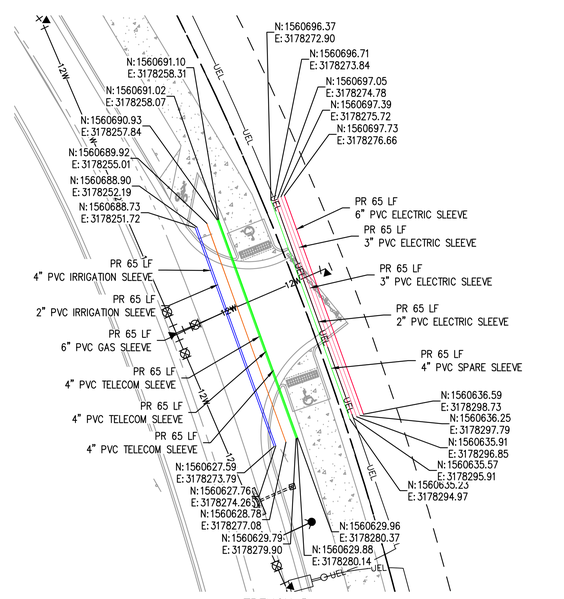
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17" XREFS: cd-stamp\U_cd - cr pe certification block, e-base, e-base-hyot, e-legal, e-legal-hyot, e-util, e-util-hyot, limits of construction, p-base, p-base-hyot, p-legal, p-legal-hyot, p-util, p-util-hyot, dawson trails
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

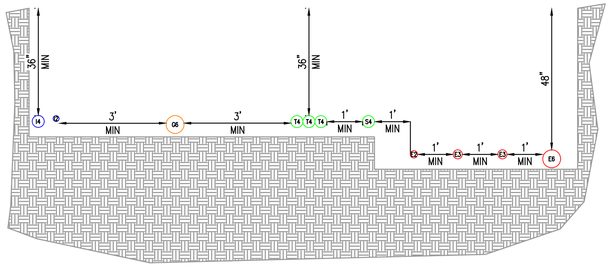
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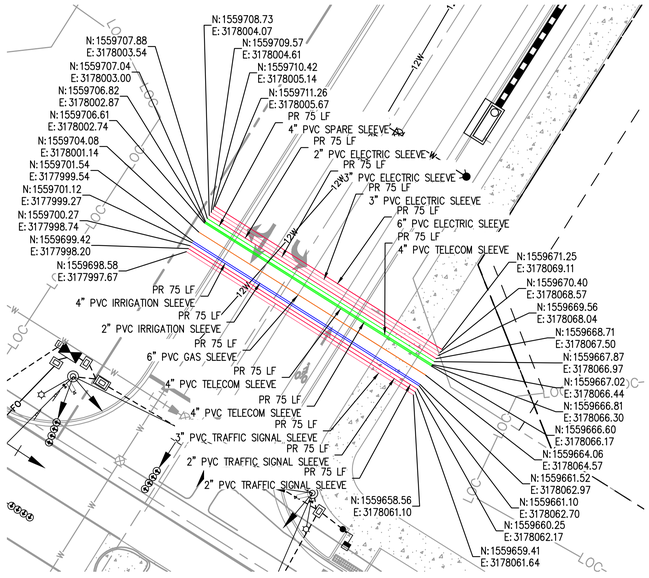
TRENCH A



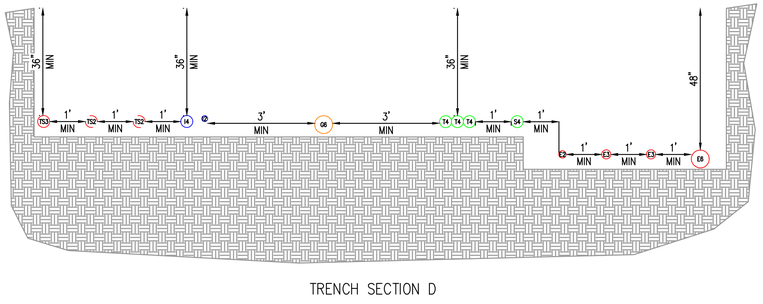
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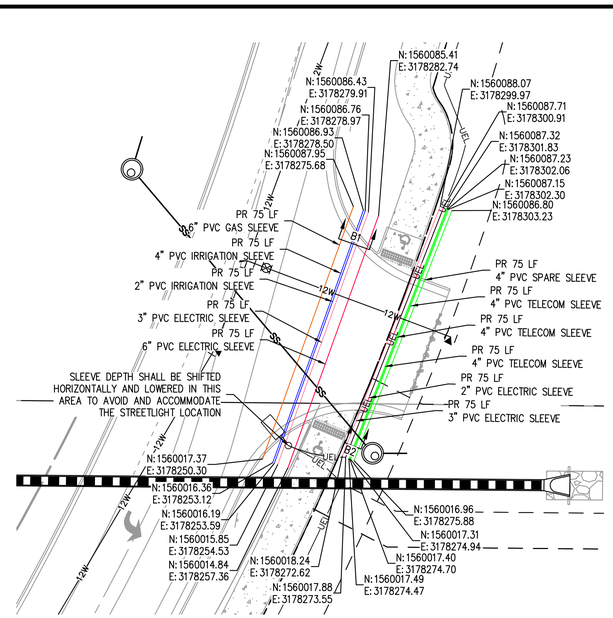
TYPICAL TRENCH SECTION (A & B)



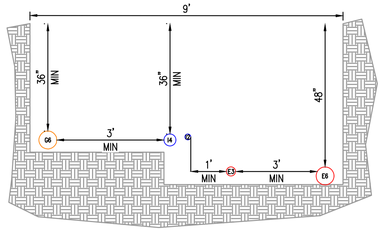
TRENCH D



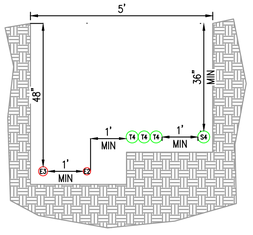
TRENCH SECTION D



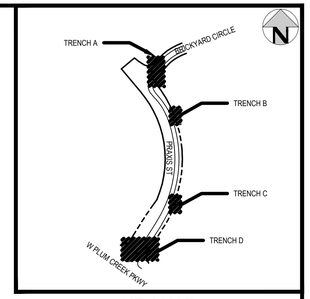
TRENCH C



TRENCH C1



TRENCH C2



KEY MAP
SCALE: 1" = 500'

LEGEND

E2	GREY OR BLACK WITH RED STRIPE SCH 40 PVC ELECTRIC SLEEVE 2"
E3	GREY OR BLACK WITH RED STRIPE SCH 40 PVC ELECTRIC SLEEVE 3"
E6	GREY OR BLACK WITH RED STRIPE SCH 40 PVC ELECTRIC SLEEVE 6"
G6	WHITE SCH 40 PVC GAS SLEEVE 6"
T4	WHITE SCH 40 PVC TELECOM SLEEVE 4" TYPICAL
I2	WHITE SCH 40 IRRIGATION SLEEVE 2"
I6	WHITE SCH 40 IRRIGATION SLEEVE 6"
S4	GREY SCH 40 PVC CONTROL SPARE SLEEVE 4"
TS3	SCH 80 PVC TRAFFIC SIGNAL SLEEVE 3"
TS2	SCH 80 PVC TRAFFIC SIGNAL SLEEVE 2"

ELECTRIC SLEEVE
IRRIGATION SLEEVE
GAS SLEEVE
TELECOM SLEEVE
SPARE SLEEVE
TRAFFIC SIGNAL SLEEVE

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COLORADO REGISTERED JOHN D. O'ROURKE 43327 08/05/2025 PROFESSIONAL ENGINEER

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

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07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS

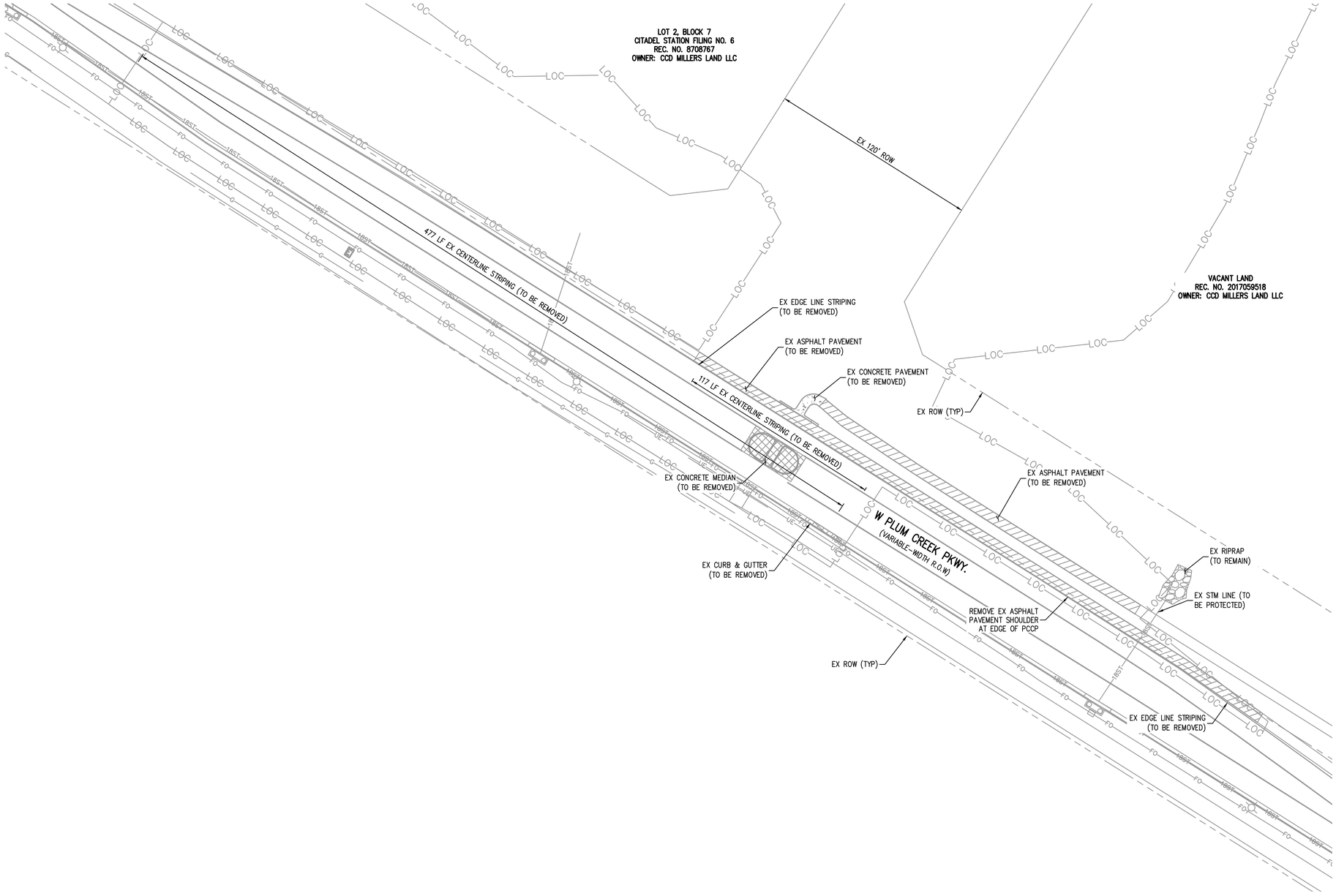
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

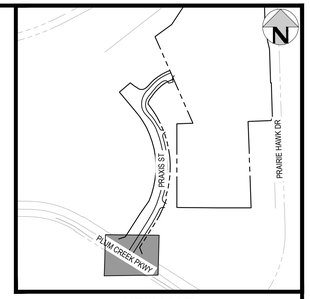
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SLEEVING PLAN

PROJECT #: 200726
SHEET NUMBER
5A
5A OF 66

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





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 —LOC—

VERTICAL DATUM

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

HORIZONTAL CONTROL

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

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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: Town of CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

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

30 0 30 60
SCALE: 1" = 30'

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

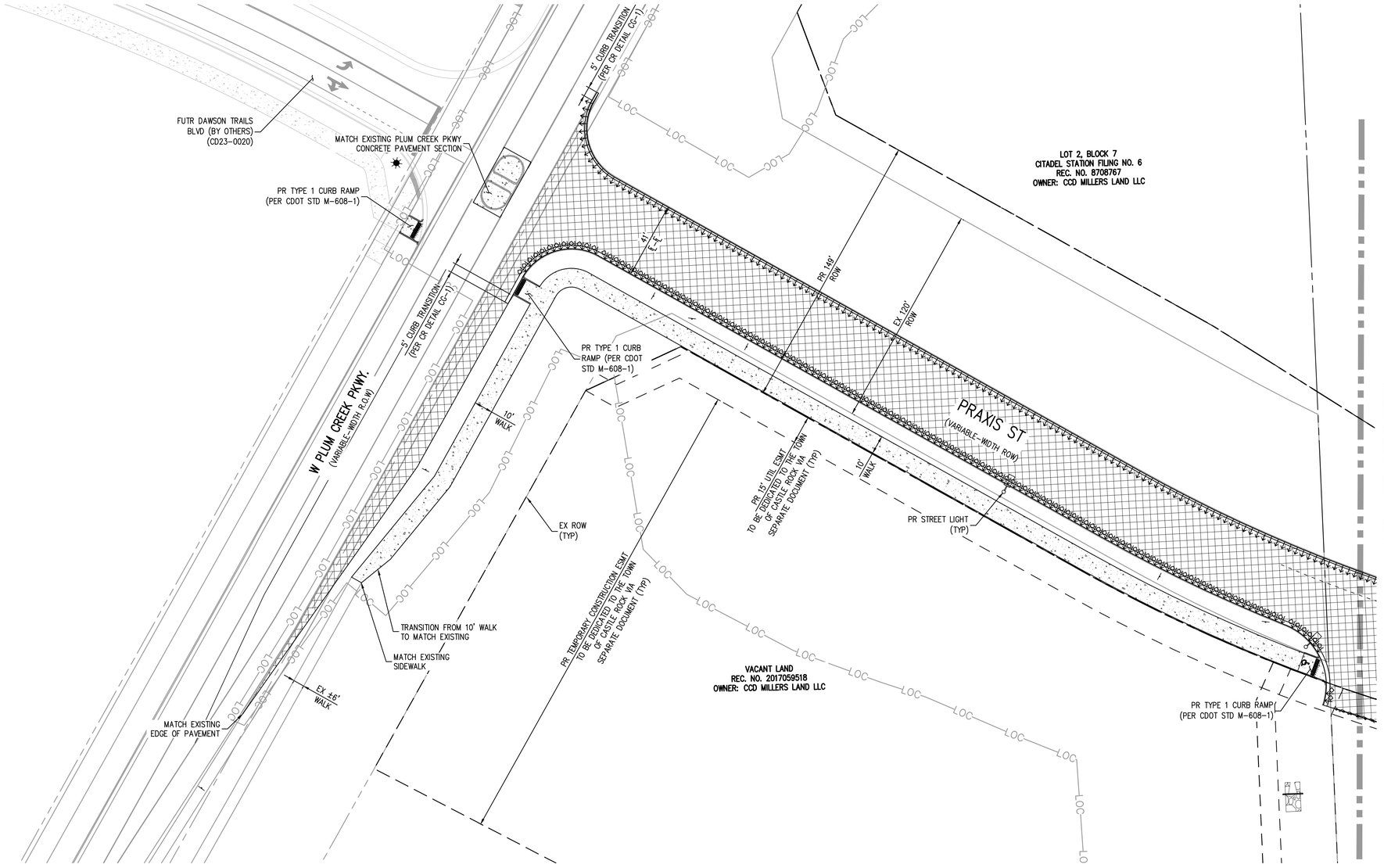
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
DEMOLITION PLAN

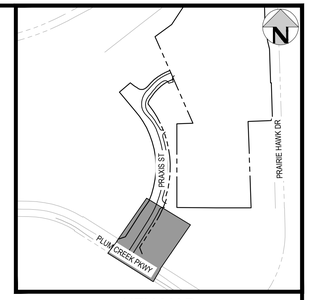
PROJECT #: 200726
SHEET NUMBER
6
6 OF 66

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

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PLOTTED: WED 05/28/25 12:45:07P BY: LIBBEY ENDERSBE





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)
- LOC — 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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COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By: Town of CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

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SCALE: 1" = 30'

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

ISSUE DATE: 12-06-2024

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04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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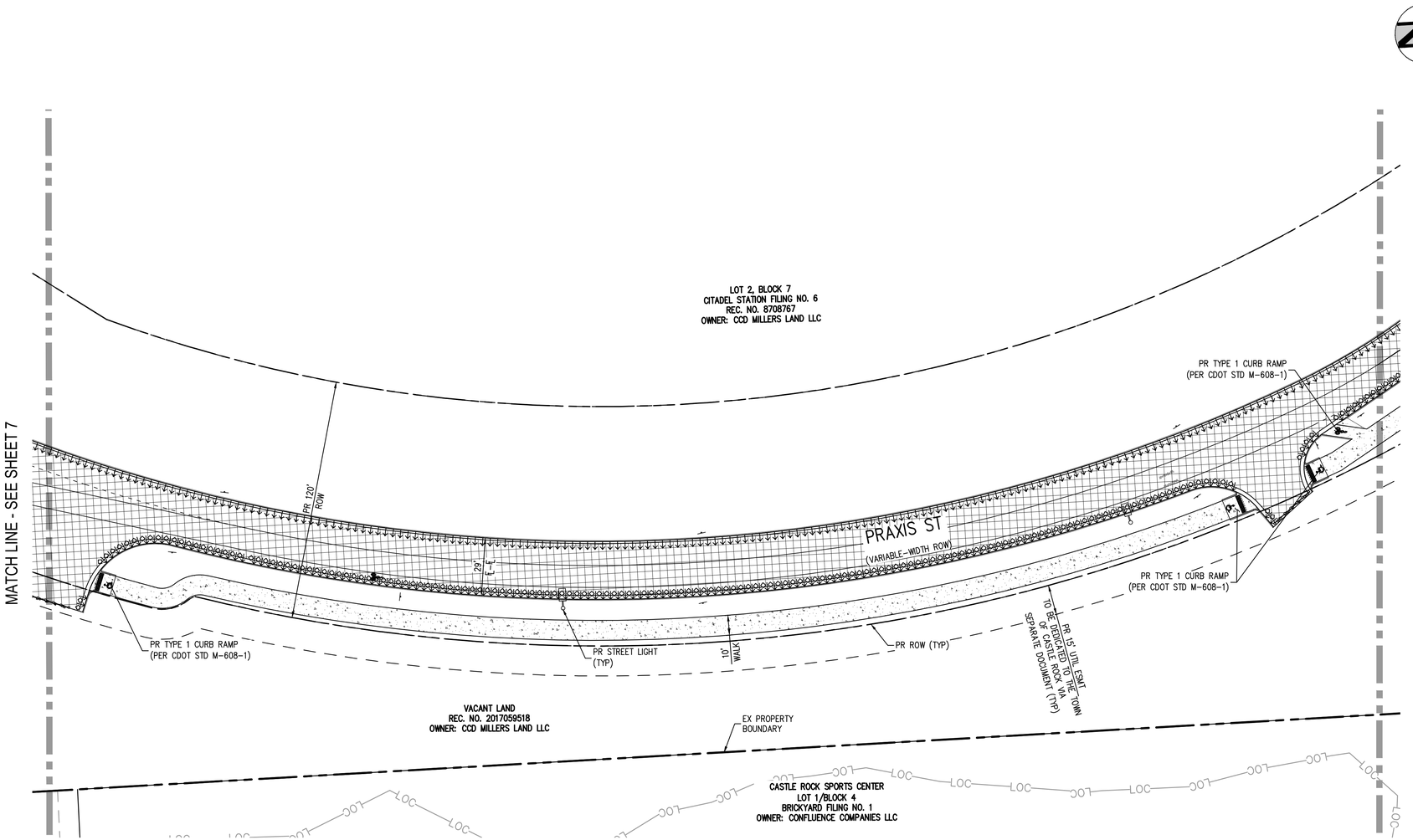
CONFLUENCE COMPANIES, LLC

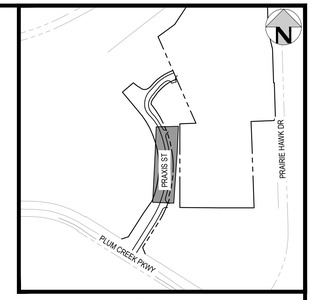
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PAVING PLAN

PROJECT #: 200726
SHEET NUMBER
7

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

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PLOTTED: WED 06/26/25 12:45:12P BY: LIBBEY ENDERSBE





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)
- LOC — LIMITS OF CONSTRUCTION

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CONCRETE: 24,350 SF

VERTICAL DATUM

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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 APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015-Plans.pdf
Record Document on File

Development Services Date

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30 0 30 60
SCALE: 1" = 30'

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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04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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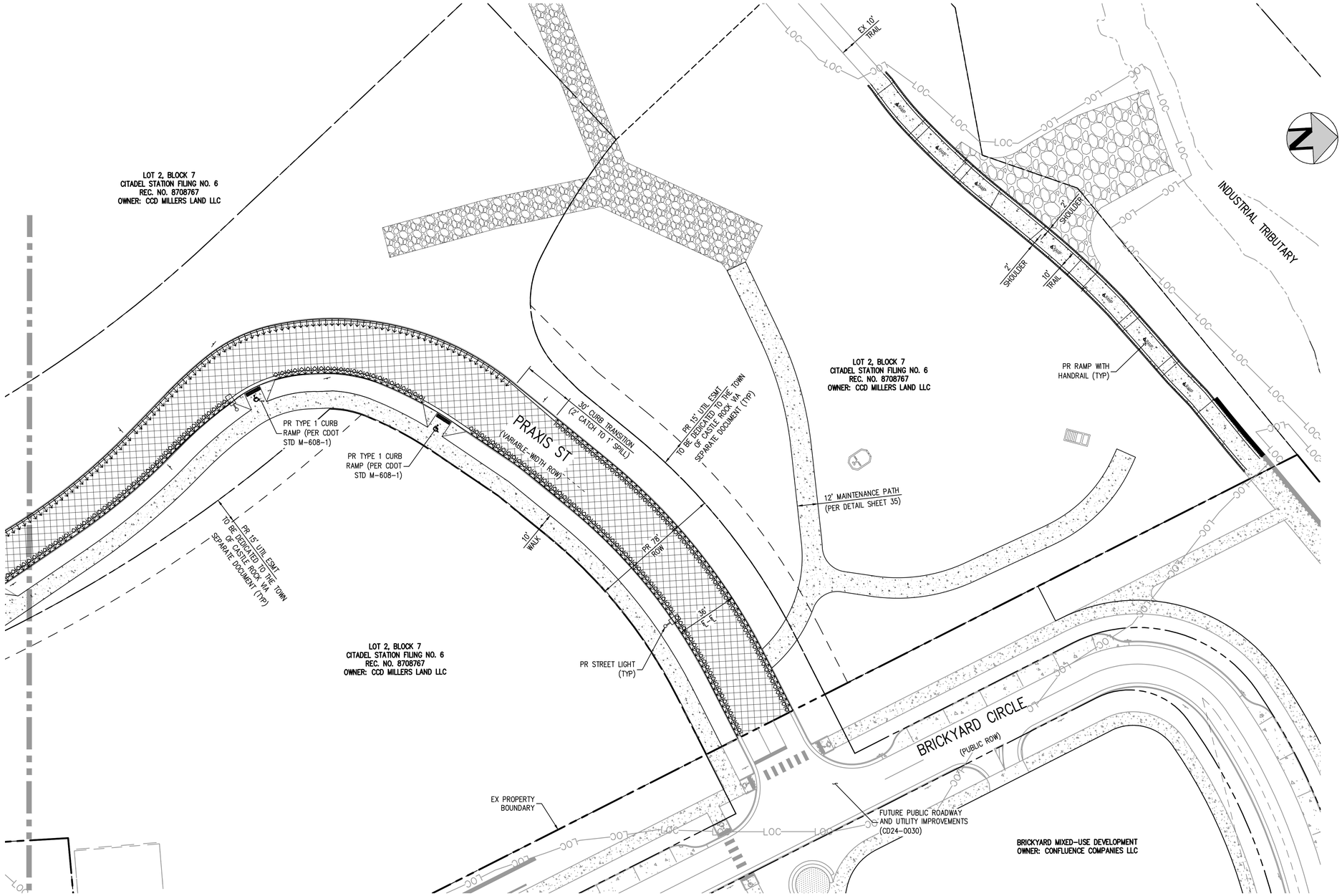
HARRIS KOCHER SMITH
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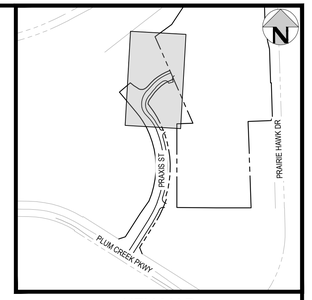
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PAVING PLAN

PROJECT #: 200726
SHEET NUMBER
8

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





KEY MAP
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LEGEND:

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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

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By jkirkpatrick on 06/03/2025
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SCALE: 1" = 30'

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

CONFLUENCE COMPANIES, LLC

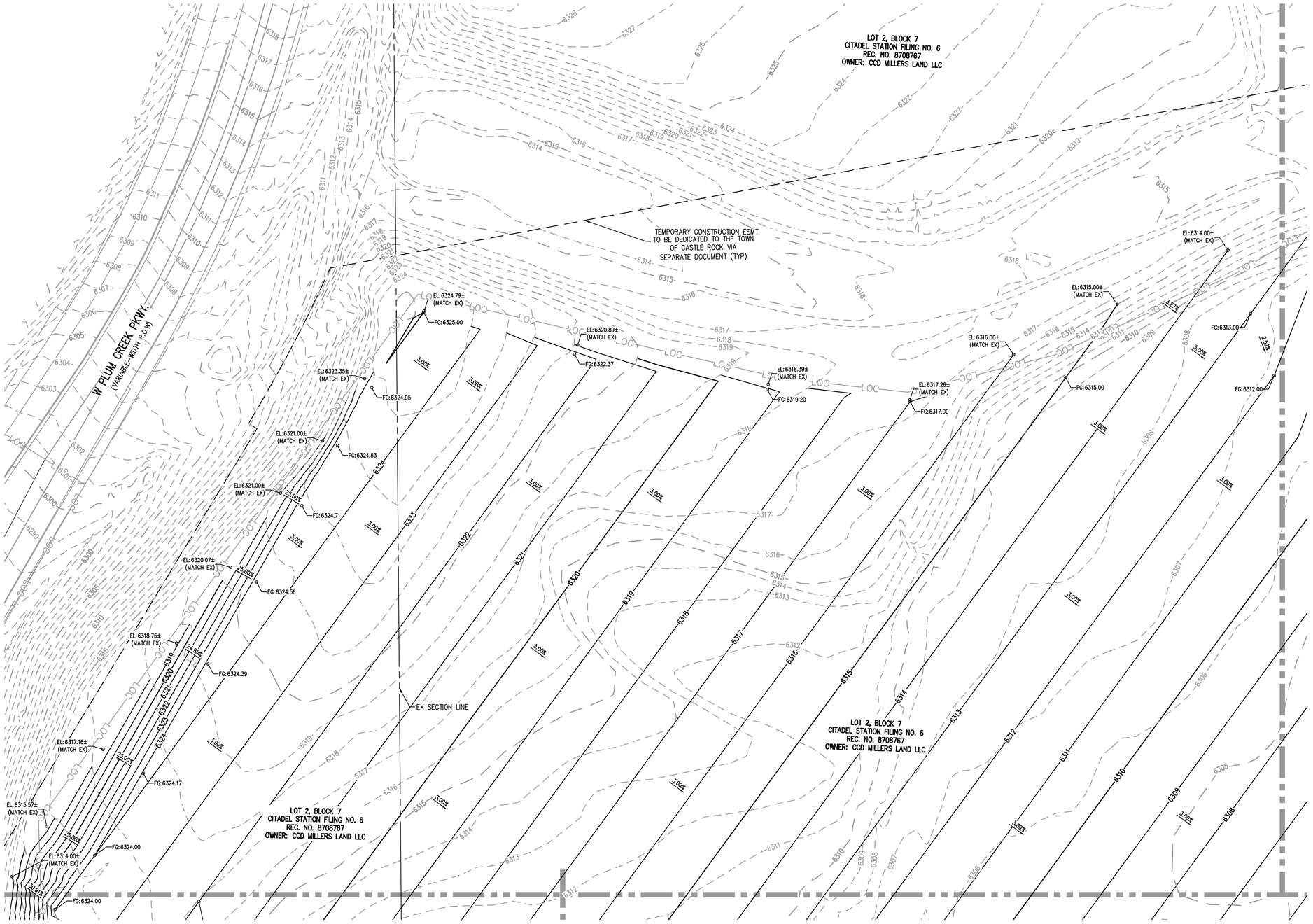
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PAVING PLAN

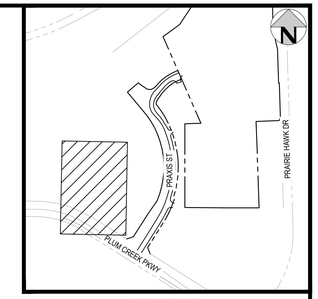
PROJECT #: 200726
SHEET NUMBER
9
9 OF 66

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FILEPATH: P:\2020\20007295\ENGINEERING\ROADWAY\PRAXIS\CD - GRADING PLAN.DWG LAYOUT: LAYOUT1 (2)
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PLOTTED: WED 05/28/25 12:45:38P BY: LIBBEY ENDERSBE





KEY MAP
SCALE: 1" = 600'

LEGEND

	EX	PR
MANHOLE	●	◎
INLET		▣
STORM SEWER		
CONTOURS	5320	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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COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By: DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

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

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
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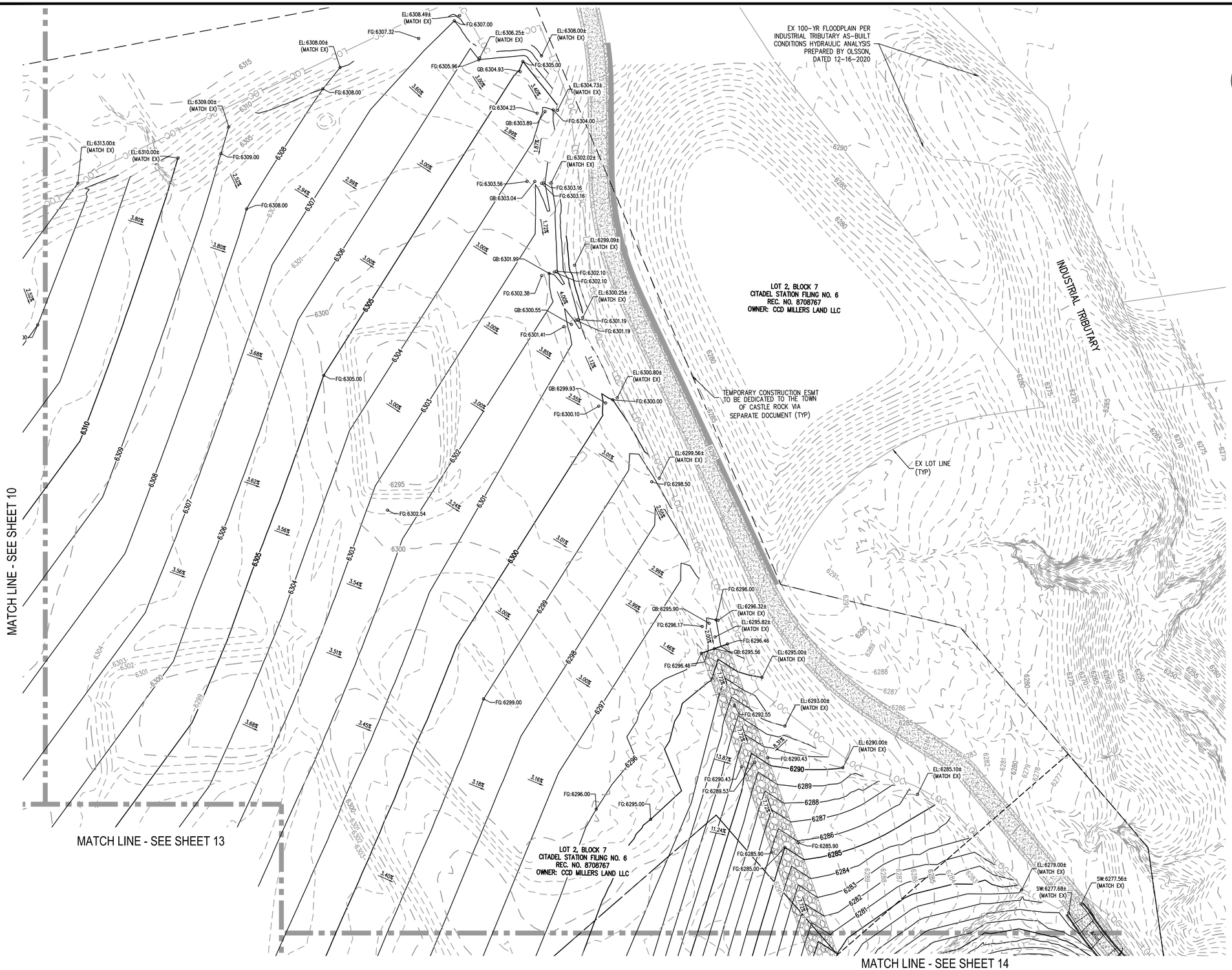
CONFLUENCE COMPANIES, LLC

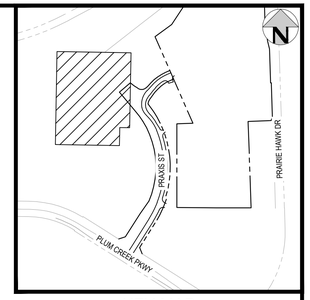
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
10

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FILEPATH: P:\2020\20072\6ENGINEERING\ROADWAY\PRAXIS\CD_GRADING PLAN.DWG, LAYOUT: LAYOUT1 (3)
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PLOTTED: WED 05/28/25 12:45:43P BY: L.LIBBEY ENGERSBE





KEY MAP
SCALE: 1" = 600'

LEGEND

	EX	PR
MANHOLE	●	◎
INLET		▯
STORM SEWER		
CONTOURS	5320	5320

VERTICAL DATUM

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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

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04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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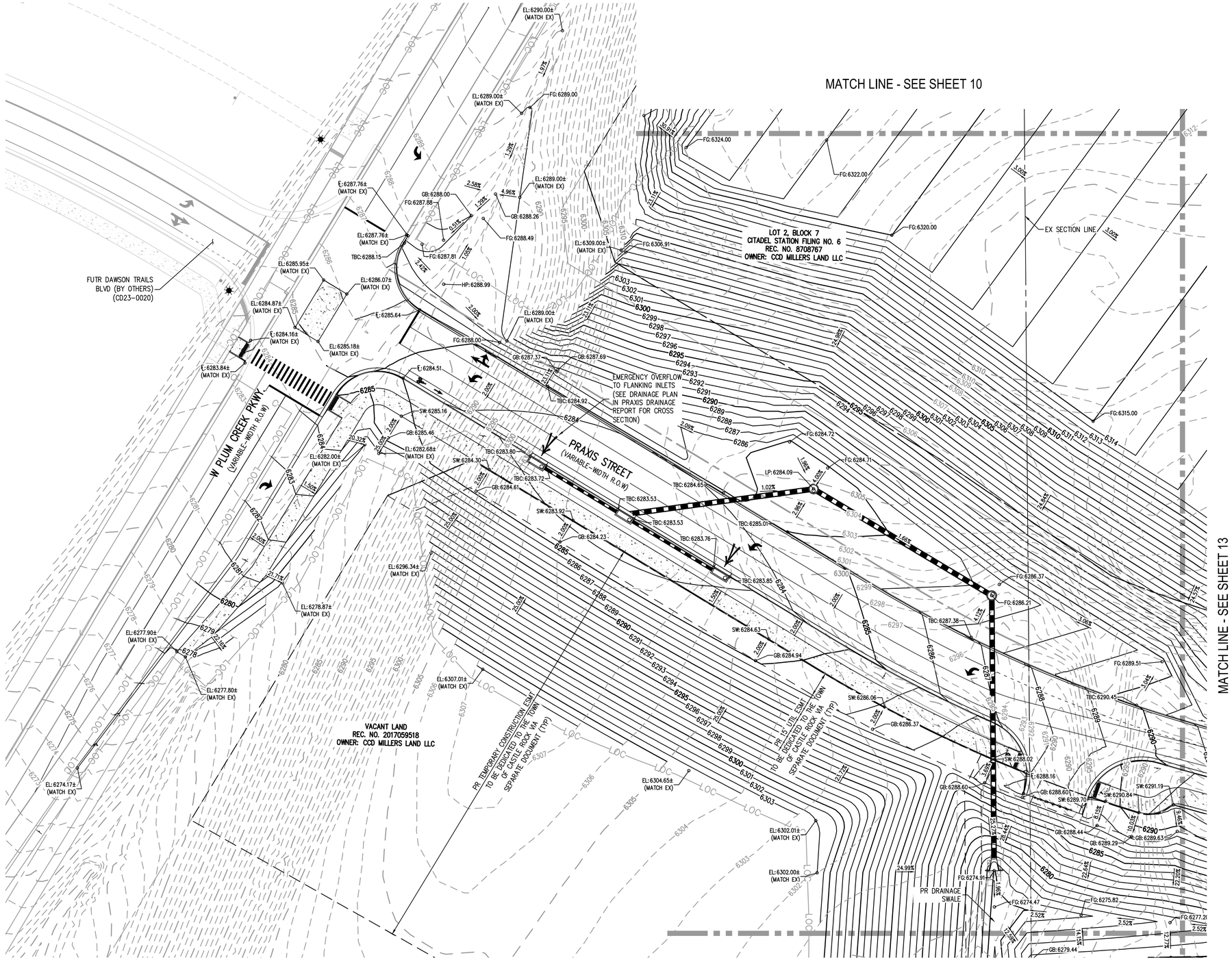
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
11

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





KEY MAP
SCALE: 1" = 600'

LEGEND

	EX	PR
MANHOLE	●	◎
STORM SEWER		
CONTOURS	5320	5320
INLET		

VERTICAL DATUM

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

HORIZONTAL CONTROL

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

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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 APPROVED — By jkirkpatrick on 06/03/2025 — APPROVED-FCO25-0015 Plans.pdf — Record Document on File

Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
12
12 OF 66

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

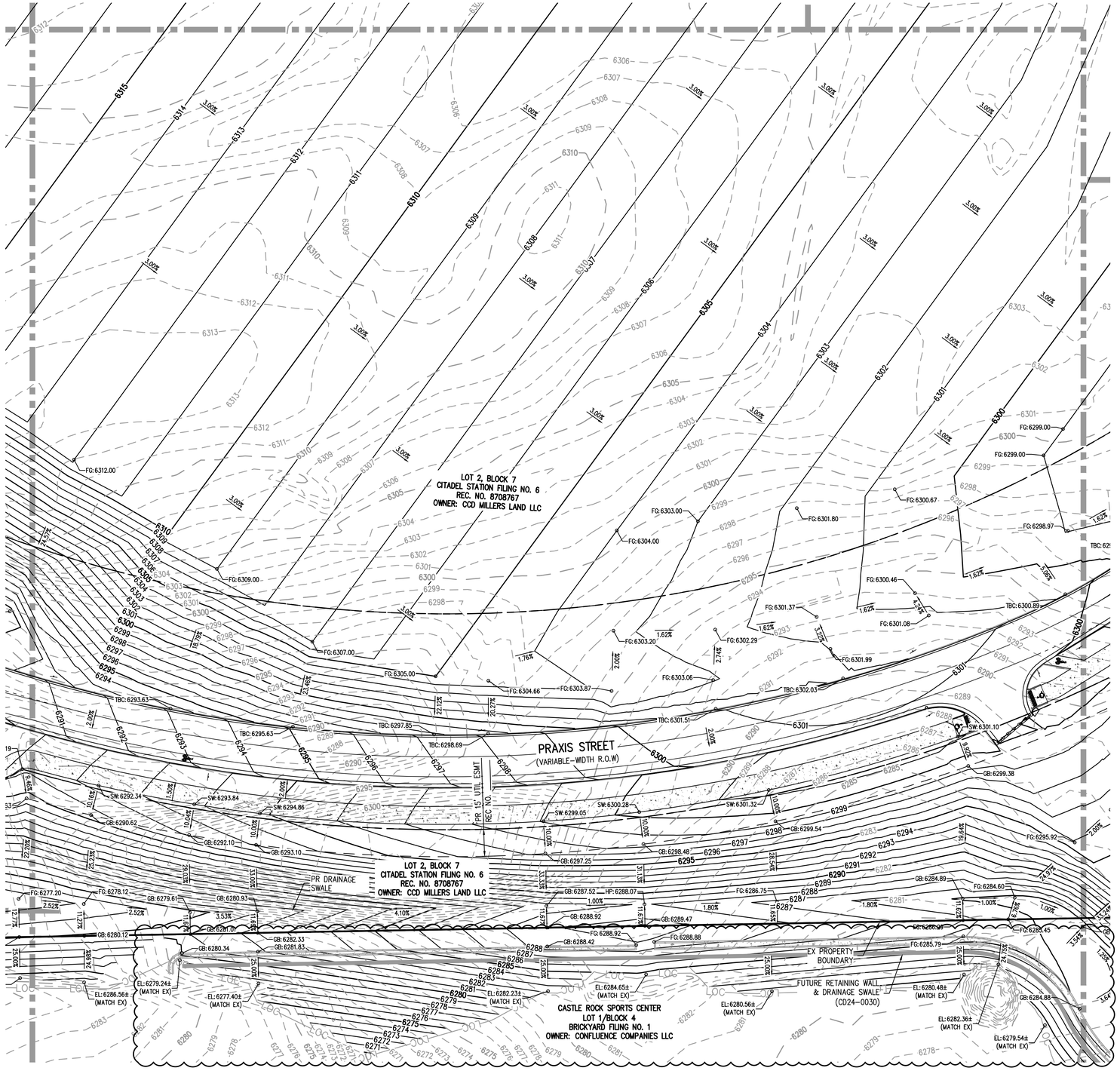
MATCH LINE - SEE SHEET 10

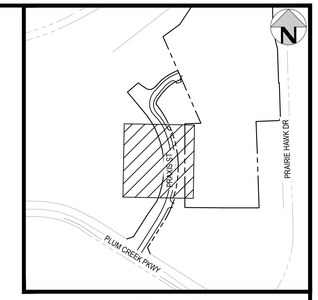
MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 15





KEY MAP
SCALE: 1" = 600'

LEGEND

	EX
MANHOLE	
STORM SEWER	
CONTOURS	5320

	PR
MANHOLE	
INLET	
STORM SEWER	
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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COLORADO LICENSED
JOHN D. O'ROURKE
43327
02/25/2026
PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES — APPROVED
By jkirkpatrick on 02/27/2026
APPROVED-FCO26-0003 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS
02-09-2026	FCO26-0003 NORTH POND SPILLWAY & WALL REVISIONS

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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
13
13 OF 66

FILEPATH= P:\2020\20077366\ENGINEERING\ROADWAYS\PRAXIS\CD - GRADING PLAN.DWG, LAYOUT: LAYOUT2
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

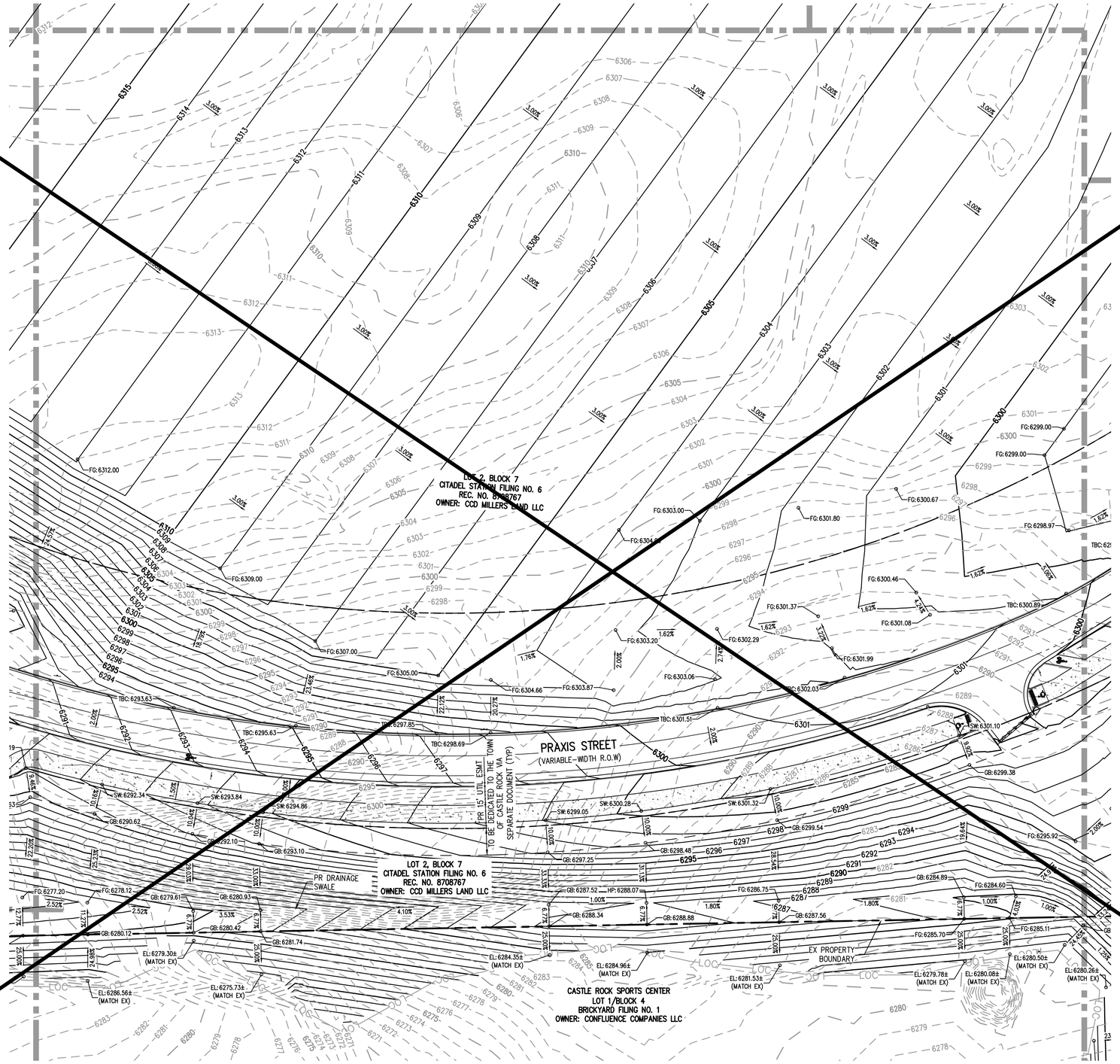
MATCH LINE - SEE SHEET 10

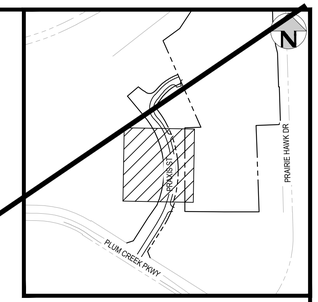
MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 15





KEY MAP
SCALE: 1" = 600'

LEGEND

EX
- MANHOLE
- STORM SEWER
- CONTOURS 5320

PR
- MANHOLE
- INLET
- STORM SEWER
- 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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PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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 APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

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

30 0 30 60
SCALE: 1" = 30'

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
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
13
13 OF 66

FILEPATH: P:\2020\20077\ENGINEERING\ROADWAYPRAXIS\CD_GRADING PLAN.DWG, LAYOUT: LAYOUT2
15 XREFs: cd - cr approval block, cd - cr pe certification block, e-base, e-base-byot, e-base-byot-west trail, p-legal, e-legal-byot, keymap-millers, limits of construction, p-base, p-base-byot-dawson trails, p-base-praxis, p-corridor-praxis[U], p-legal, p-legal-praxis
PLOTTED: WED 05/28/25 12:45:53P BY: LIBBEY ENDERSBE

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

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 13

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

NORTH OFFSITE DETENTION POND
(SEE 35 SHEET FOR DETAILS)

EX 100-YR FLOODPLAIN PER
INDUSTRIAL TRIBUTARY
AS-BUILT CONDITIONS
HYDRAULIC ANALYSIS
PREPARED BY OLSSON,
DATED 12-16-2020

INDUSTRIAL TRIBUTARY

PR TRAIL
(SEE SHEET 35
FOR DETAILS)

PR DRAINAGE ESMT
REC NO.

PRAXIS STREET
(VARIABLE-WIDTH R.O.W.)

PR 15' UTIL ESMT
REC NO.

PR 100-YR FLOODPLAIN PER
REVISED PROPOSED CONDITIONS
HEC-RAS ANALYSIS
PER BRICKYARD FMS BY HKS,
PREPARED 03-31-2025

EX PROPERTY
BOUNDARY

FUTURE PUBLIC ROADWAY
AND UTILITY IMPROVEMENTS
(CD24-0030)

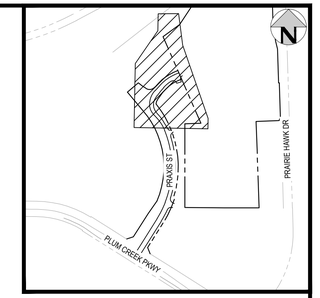
FUTURE RETAINING WALL
& DRAINAGE SWALE
(CD24-0030)

PR DRAINAGE
SWALE

PR WALL ESMT
(WIDTH VARIES)

BRICKYARD CIRCLE
(PUBLIC R.O.W)

BRICKYARD MIXED-USE DEVELOPMENT
OWNER: CONFLUENCE COMPANIES LLC



KEY MAP
SCALE: 1" = 600'

LEGEND

	EX	PR
MANHOLE	●	◎
STORM SEWER	57	
CONTOURS	5320	5320
INLET		

VERTICAL DATUM

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

HORIZONTAL CONTROL

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

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
02/25/2026
PROFESSIONAL ENGINEER

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: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES — APPROVED
By jkirkpatrick on 02/27/2026
APPROVED-FCO26-0003 Plans.pdf
Record Document on File

Development Services Date

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

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
14
14 OF 66

FILEPATH: P:\2020\20073\6ENGINEERING\ROADWAY\PRAXIS\CD_GRADING PLAN.DWG, LAYOUT: LAYOUT3
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PLOTTED: WED 02/26/26 2:39:29P BY: LIBBEY ENDERSBE

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

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 13

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

NORTH OFFSITE DETENTION POND
(SEE 35 SHEET FOR DETAILS)

EX 100-YR FLOODPLAIN PER
INDUSTRIAL TRIBUTARY
AS-BUILT CONDITIONS
HYDRAULIC ANALYSIS
PREPARED BY OLSSON
DATED 12-16-2020

INDUSTRIAL TRIBUTARY

PR TRAIL
(SEE SHEET 35
FOR DETAILS)

PR DRAINAGE ESMT
REC NO.

PRAXIS STREET
(VARIABLE-WIDTH R.O.W)

PR 15' UTIL ESMT
TO BE DEDICATED TO THE TOWN
OF CASTLE ROCK VIA TOWN
SEPARATE DOCUMENT (TYP)

PR 100-YR FLOODPLAIN PER
REVISED PROPOSED CONDITIONS
HEC-RAS ANALYSIS
PER BRICKYARD FMS BY HKS,
PREPARED 03-31-2025

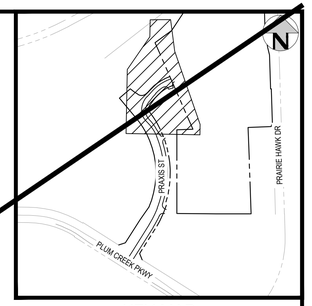
EX PROPERTY
BOUNDARY

FUTURE PUBLIC ROADWAY
AND UTILITY IMPROVEMENTS
(SDP24-0030)

BRICKYARD MIXED-USE DEVELOPMENT
OWNER: CONFLUENCE COMPANIES LLC

PR DRAINAGE
SWALE

BRICKYARD CIRCLE
(PUBLIC R.O.W)



KEY MAP
SCALE: 1" = 600'

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

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COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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

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By jkirkpatrick on 06/03/2025
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Record Document on File

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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
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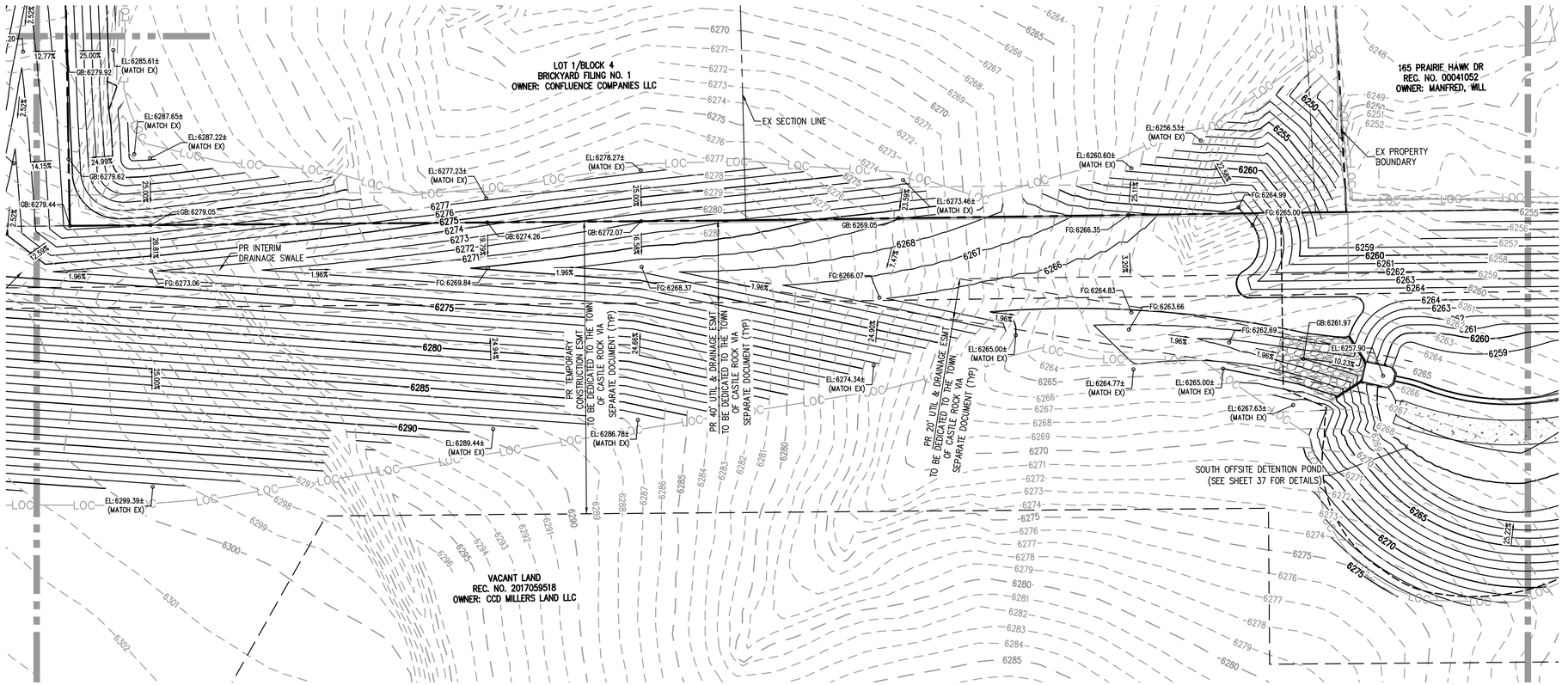
PROJECT #: 200726
SHEET NUMBER 14
14 OF 66

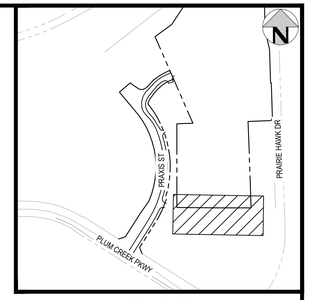
FILEPATH: P:\2020\200726\ENGINEERING\ROADWAY\PRAXIS\CD_GRADING PLAN.DWG, LAYOUT: LAYOUT3
15 XREFS: cd - cl approval block, cd - cl pe certification block, e-base, e-base-byot, e-base-byot-west trail, e-legal, e-legal-byot, keymap-millers, limits of construction, p-base, p-base-byot-dawson trails, p-base-praxis, p-corridor-praxis, p-corridor-praxis-alt, p-corridor-praxis-alt2, p-corridor-praxis-alt3, p-corridor-praxis-alt4, p-corridor-praxis-alt5, p-corridor-praxis-alt6, p-corridor-praxis-alt7, p-corridor-praxis-alt8, p-corridor-praxis-alt9, p-corridor-praxis-alt10, p-corridor-praxis-alt11, p-corridor-praxis-alt12, p-corridor-praxis-alt13, p-corridor-praxis-alt14, p-corridor-praxis-alt15, p-corridor-praxis-alt16, p-corridor-praxis-alt17, p-corridor-praxis-alt18, p-corridor-praxis-alt19, p-corridor-praxis-alt20, p-corridor-praxis-alt21, p-corridor-praxis-alt22, p-corridor-praxis-alt23, p-corridor-praxis-alt24, p-corridor-praxis-alt25, p-corridor-praxis-alt26, p-corridor-praxis-alt27, p-corridor-praxis-alt28, p-corridor-praxis-alt29, p-corridor-praxis-alt30, 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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 13





KEY MAP
SCALE: 1" = 600'

LEGEND

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

VERTICAL DATUM

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

HORIZONTAL CONTROL

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

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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 APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File
Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

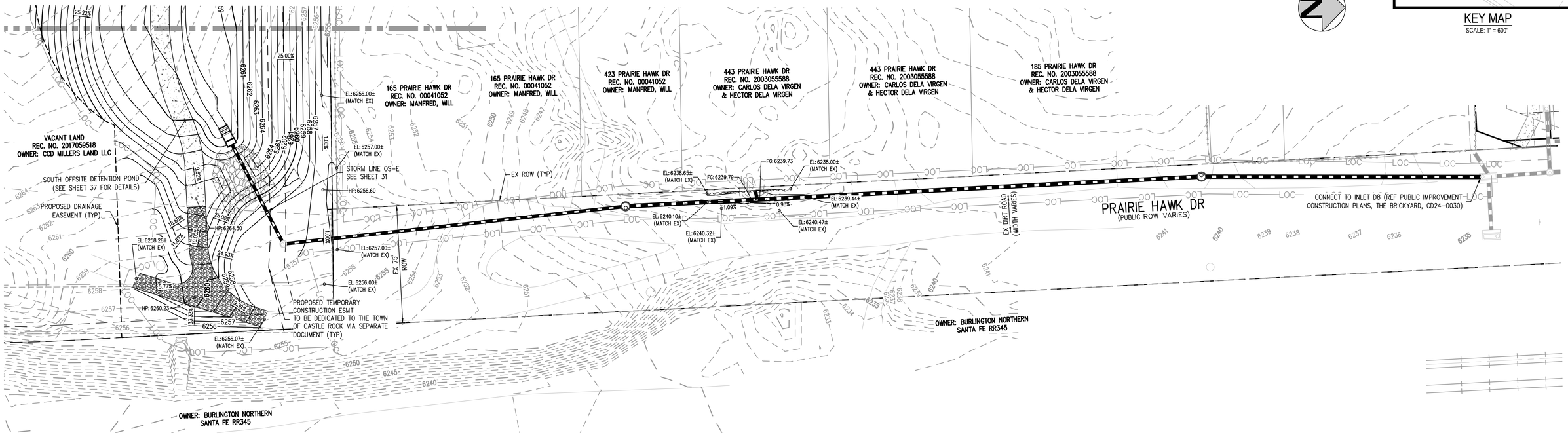
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SHEET NUMBER
15
15 OF 66

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

FILEPATH: P:\2020\20072\6ENGINEERING\ROADWAY\PRAXIS\CD_GRADING PLAN.DWG LAYOUT: LAYOUT5
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MATCH LINE - SEE SHEET 15



KEY MAP
SCALE: 1" = 600'

LEGEND

	EX	PR
MANHOLE	●	◎
INLET		
STORM SEWER	ST	ST
CONTOURS	5320	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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COLORADO LICENSED
JOHN D O'ROURKE
43327
06/03/2025
PROFESSIONAL ENGINEER

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 APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCC25-0015 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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
04-21-2025	FCC25-0015 - PER TOWN COMMENTS
05-16-2025	FCC25-0015 - PER TOWN COMMENTS

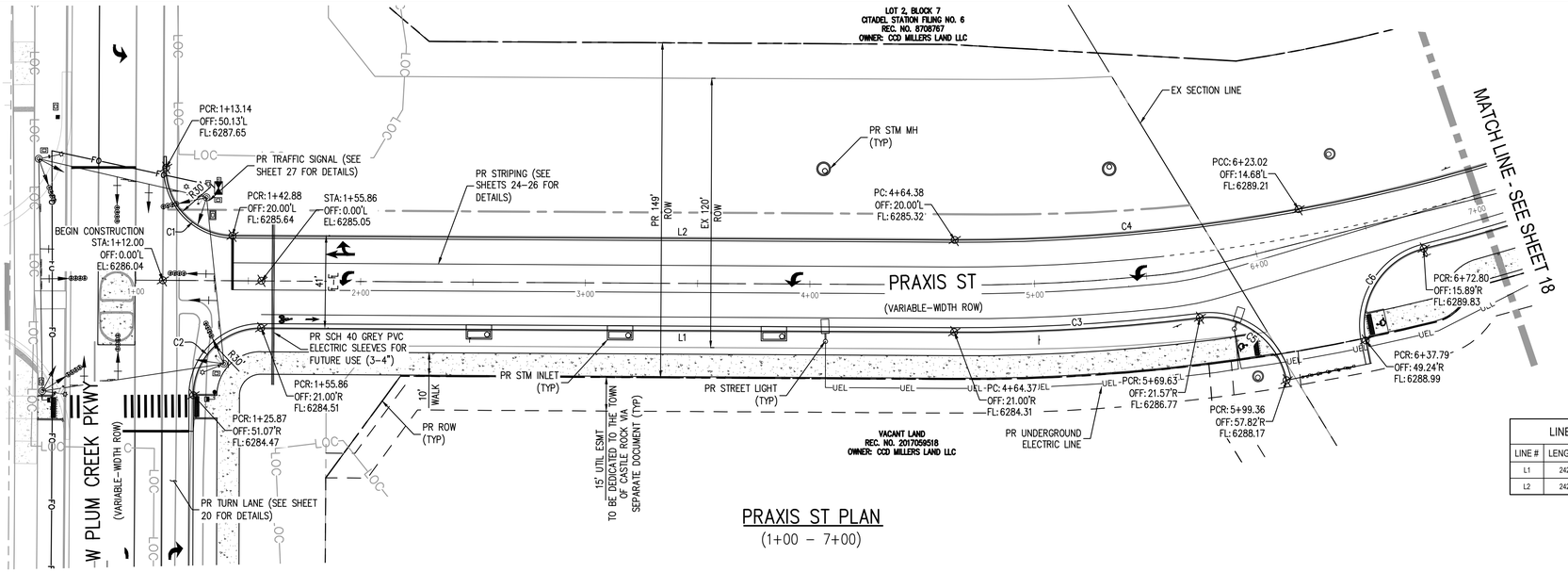
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

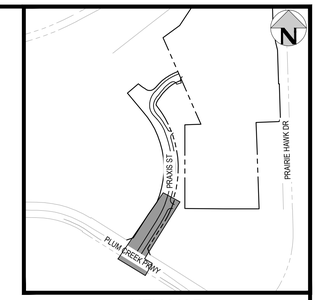
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
16

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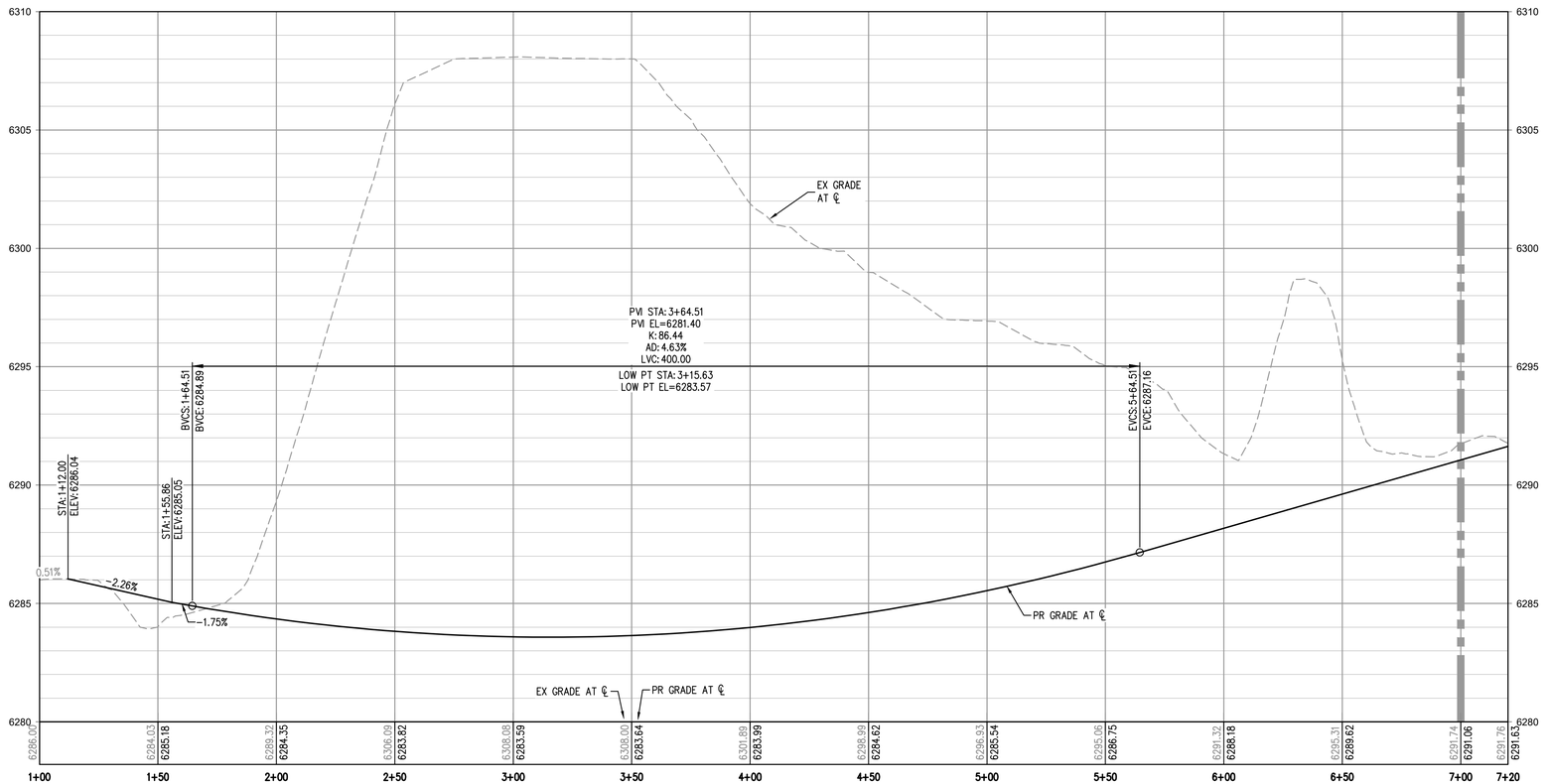
PRAXIS ST PLAN
(1+00 – 7+00)



KEY MAP
SCALE: 1" = 600'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	242.31'	S32° 14' 42.85"W
L2	242.31'	N32° 14' 42.85"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	47.00'	30.00'	89.76°	N77° 36' 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°	N26° 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'



PRAXIS STREET CENTERLINE PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

MATCH LINE - SEE SHEET 18

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

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

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

COLORADO LICENSED — JOHN D. O'ROURKE — 43327 — 05/28/2025 — PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File
Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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HarrisKocherSmith.com

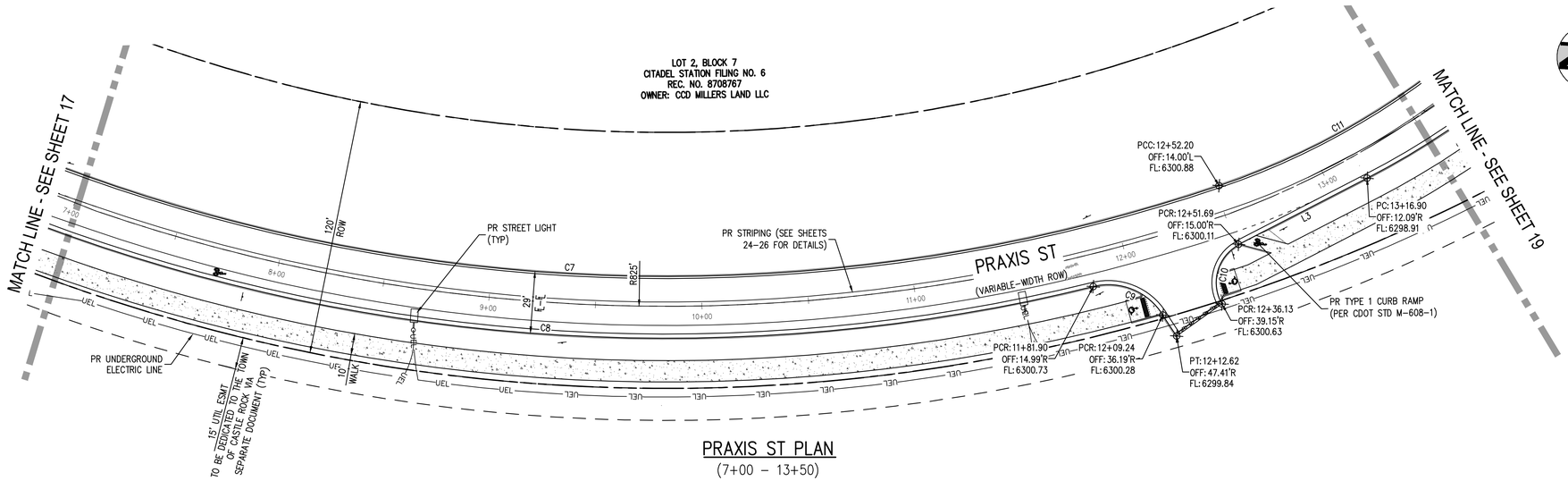
CONFLUENCE COMPANIES, LLC

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

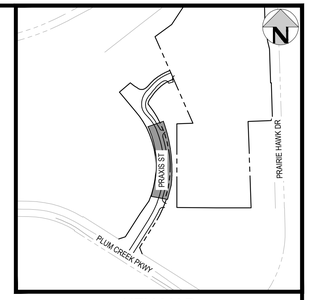
PROJECT #: 200726
SHEET NUMBER
17
17 OF 66

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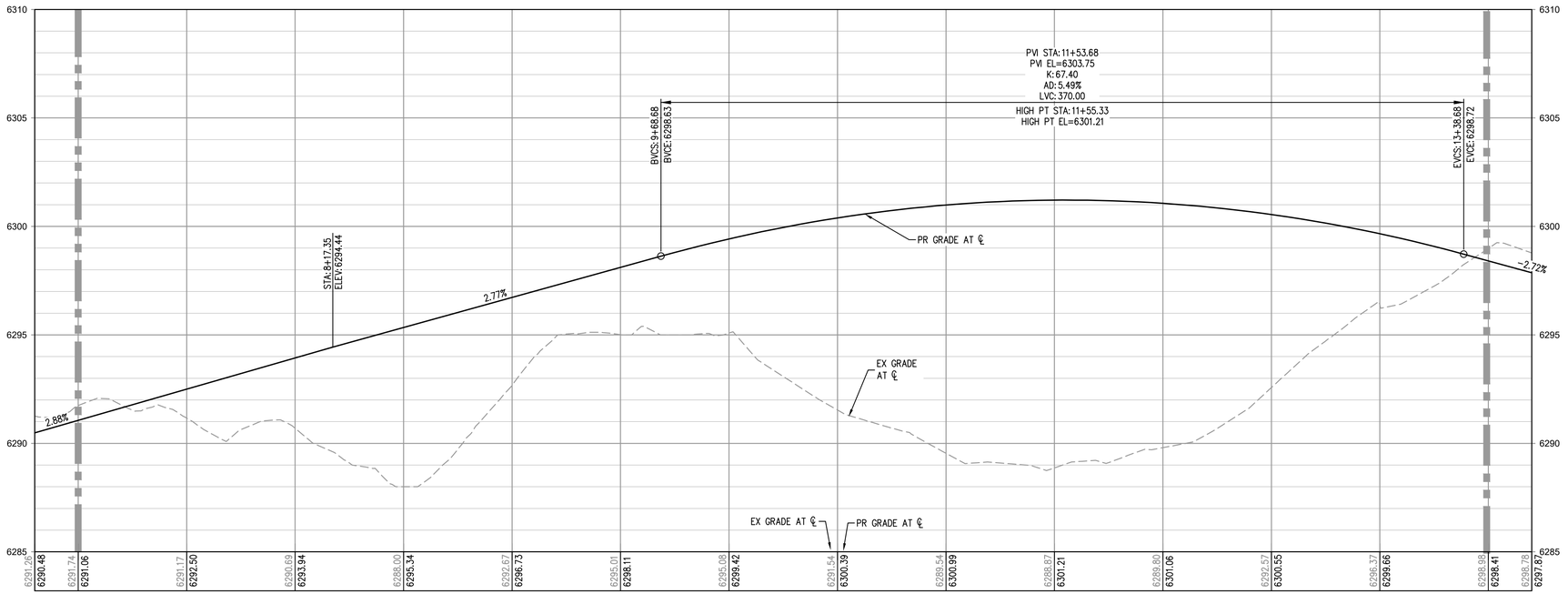
PRAXIS ST PLAN
(7+00 – 13+50)



KEY MAP
SCALE: 1" = 600'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L3	67.38'	S30° 57' 01.70"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	619.02'	811.50'	43.71°	N0° 28' 25"W	604.12'
C8	518.39'	840.50'	35.34°	N0° 11' 35"E	510.21'
C9	37.69'	30.00'	71.98°	S18° 30' 45"W	35.26'
C10	29.31'	20.00'	83.96°	S81° 29' 07"E	26.76'
C11	124.64'	350.00'	20.40°	N32° 31' 43"W	123.98'



PRAXIS STREET CENTERLINE PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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
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.

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COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

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

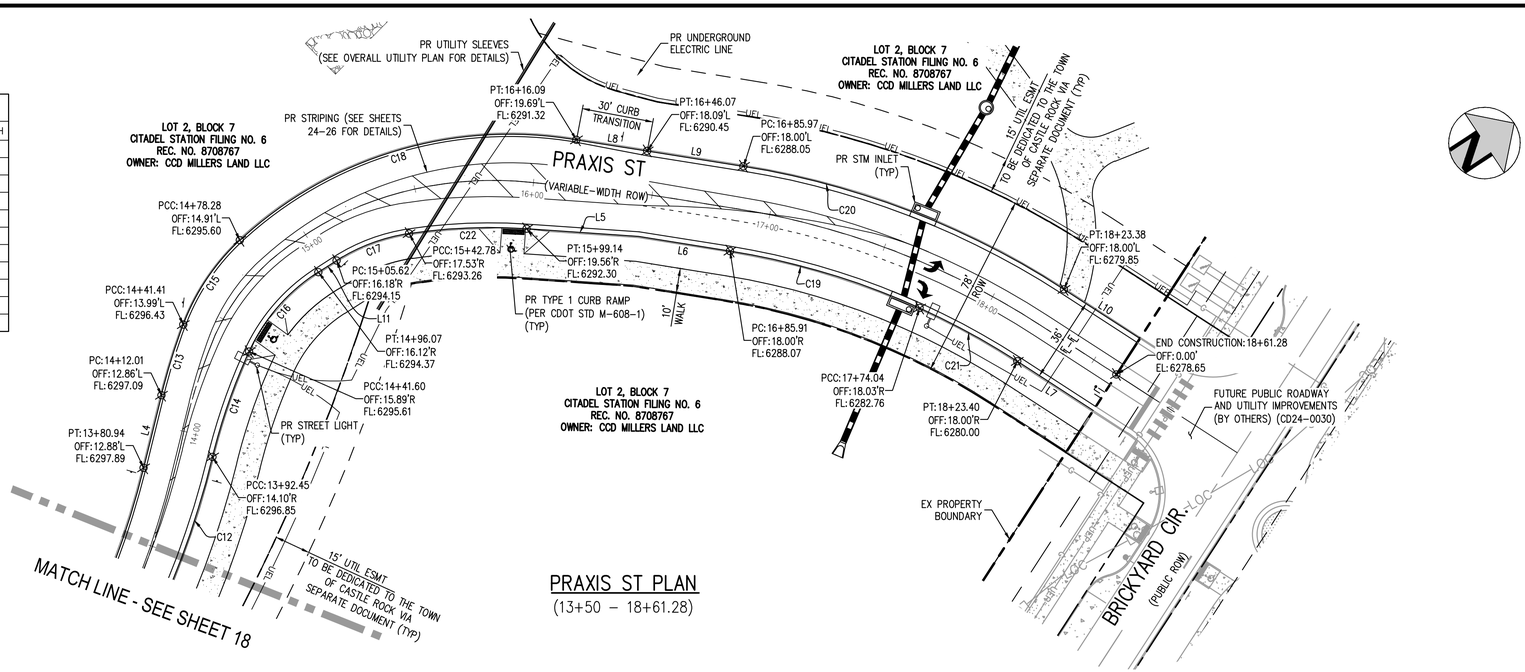
PROJECT #: 200726
SHEET NUMBER
18
18 OF 66

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PLOTTED: WED 05/28/25 12:46:28P BY: LIBBEY ENDERSBE

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

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	30.99'
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°	S15° 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	129.97'	312.00'	23.87°	S54° 27' 27"W	129.03'
C20	144.96'	348.00'	23.87°	S54° 27' 27"W	143.92'
C21	129.97'	312.00'	23.87°	S54° 27' 27"W	129.03'
C22	49.50'	228.00'	12.44°	S31° 08' 03"W	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



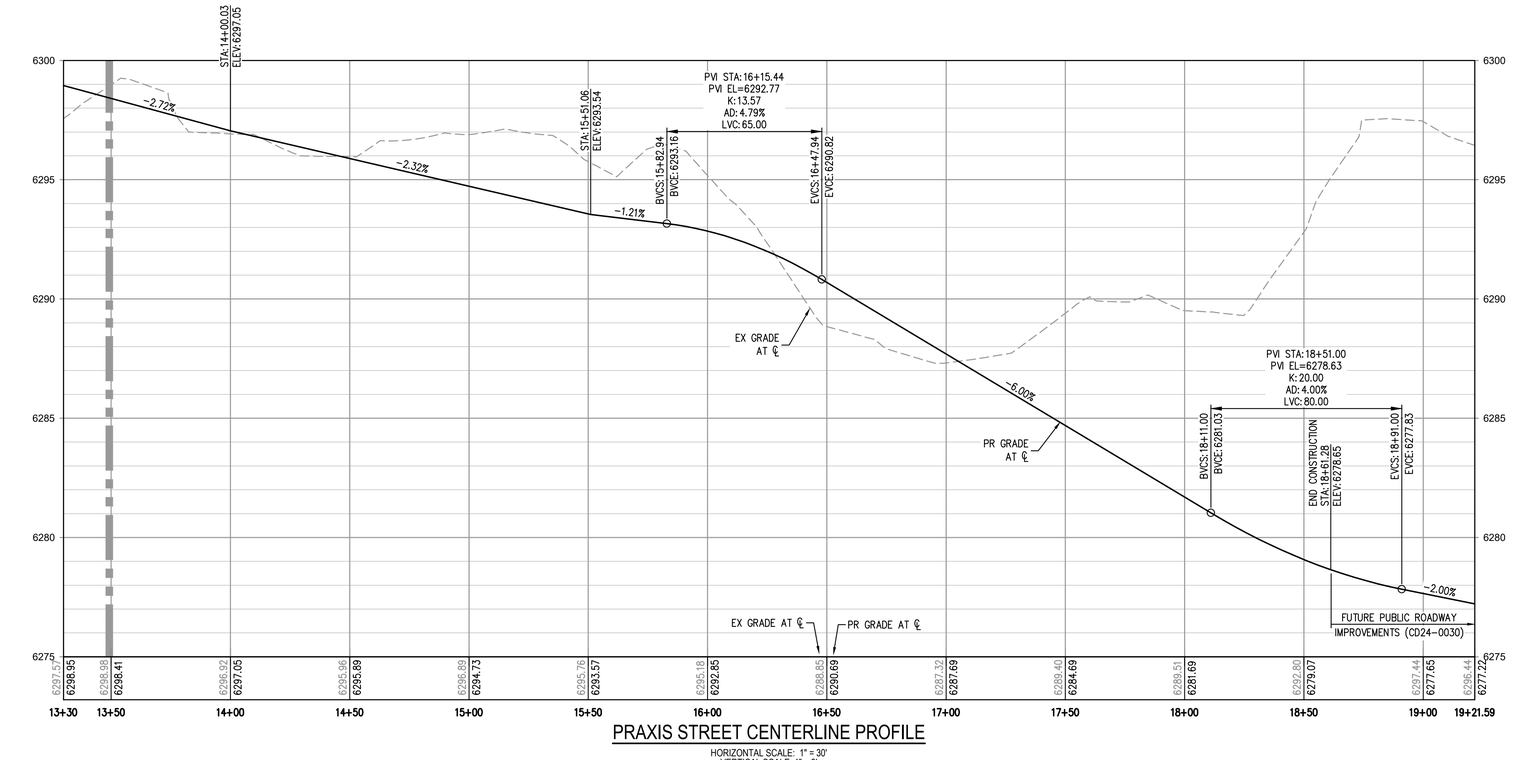
PRAXIS ST PLAN
(13+50 – 18+61.28)



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



PRAXIS STREET CENTERLINE PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

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

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

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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 APPROVED
By jkirkpatrick on 09/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File
Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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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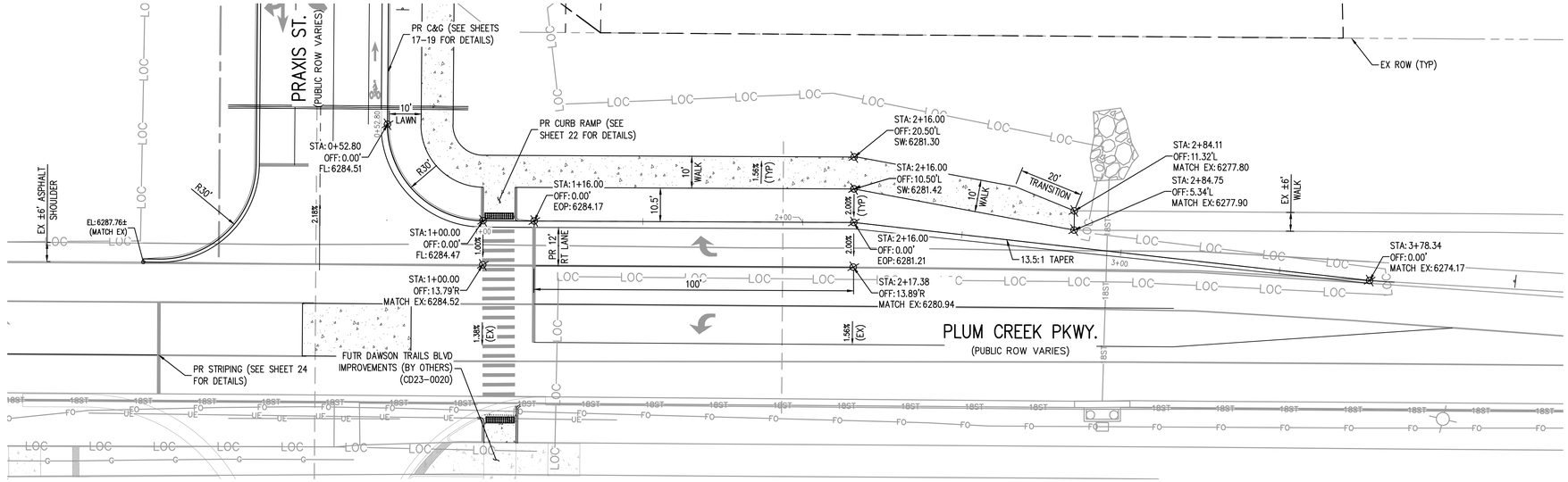
CONFLUENCE COMPANIES, LLC

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

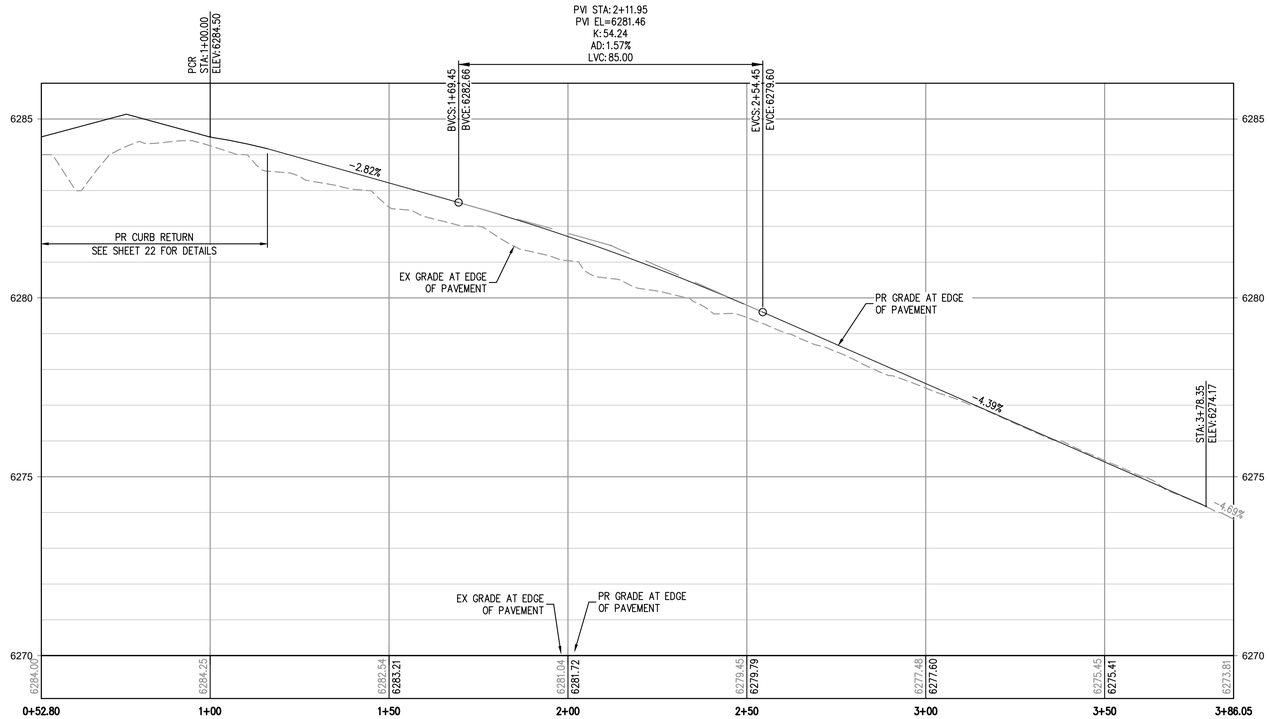
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SHEET NUMBER
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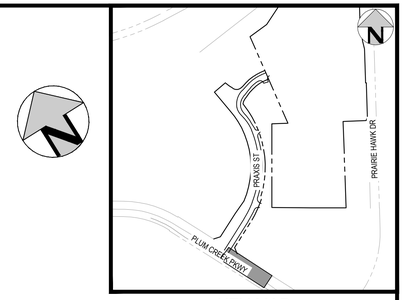
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PLUM CREEK PKWY TURN LANE PLAN
(1+00 – 3+78.34)



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
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VERTICAL DATUM
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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL
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Approved By: Town of CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File
Development Services Date

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
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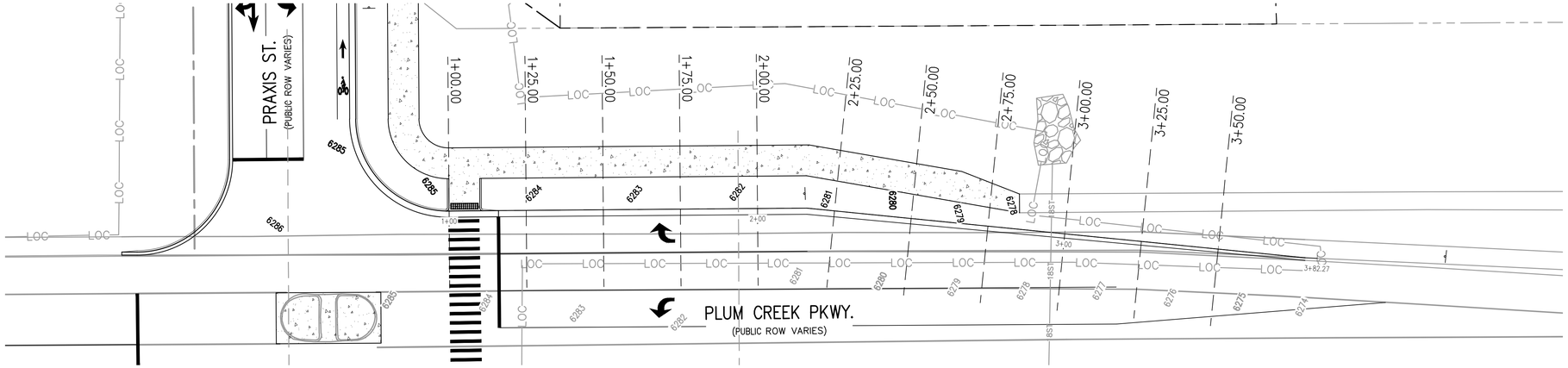
CONFLUENCE COMPANIES, LLC

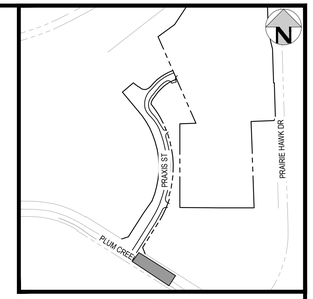
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PLUM CREEK PKWY TURN LANE PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
20
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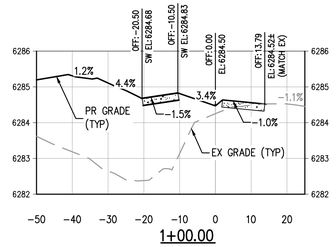
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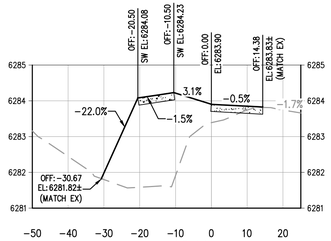




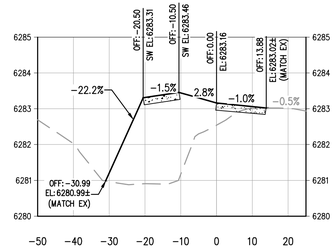
KEY MAP
SCALE: 1" = 600'



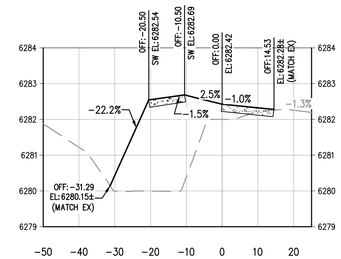
1+00.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



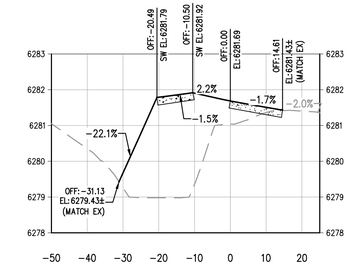
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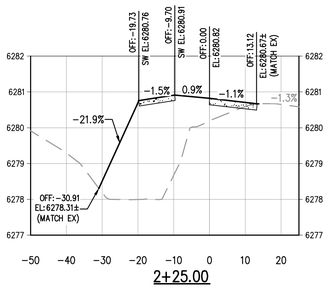
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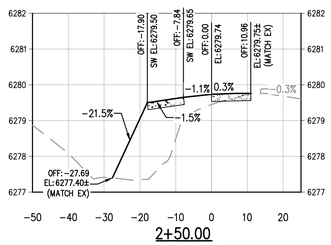
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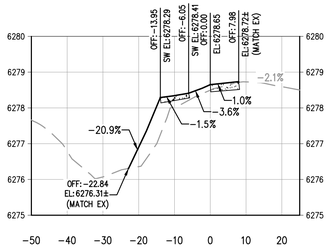
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VERTICAL SCALE: 1" = 2'



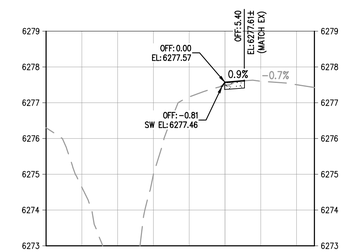
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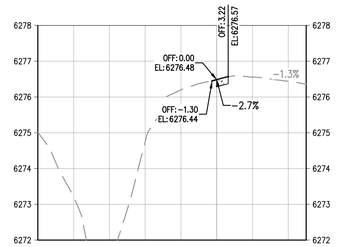
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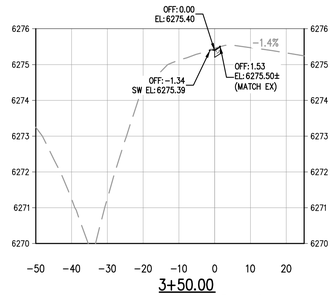
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VERTICAL SCALE: 1" = 2'



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 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

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

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

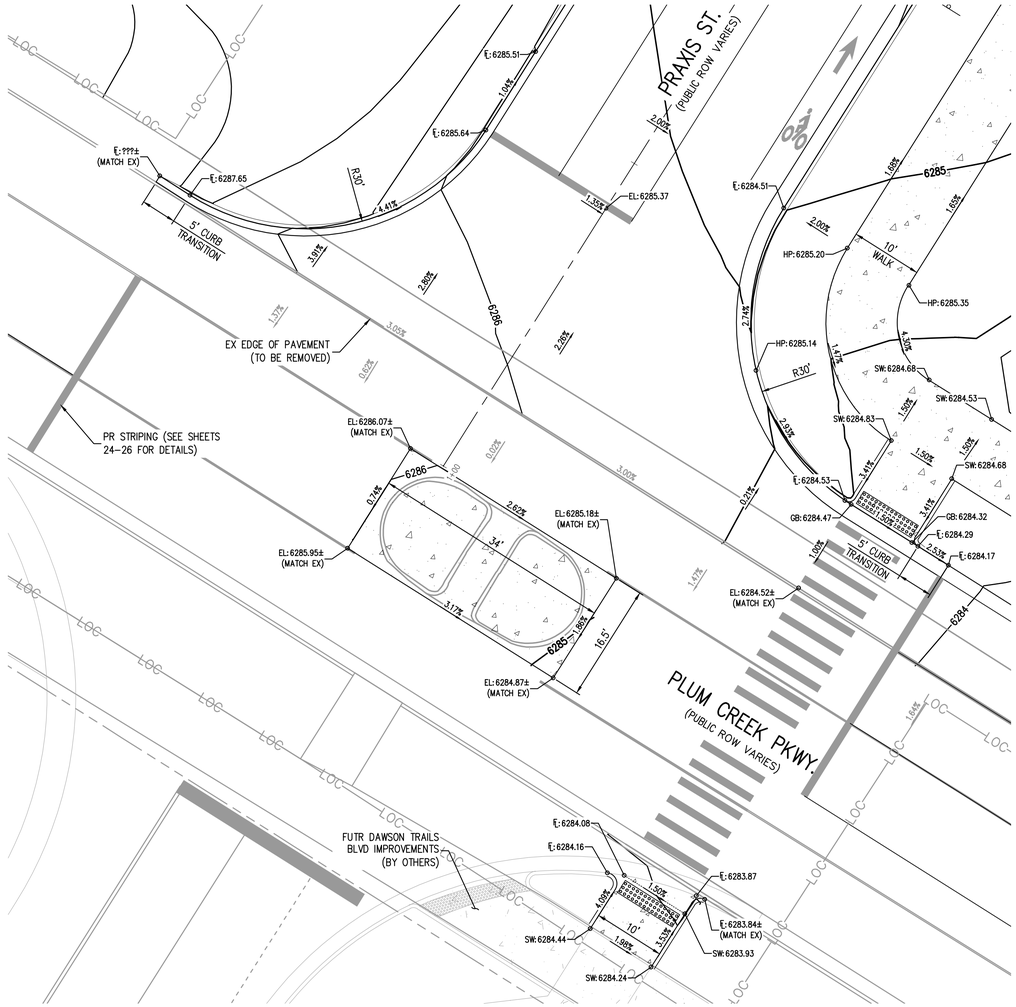
CONFLUENCE COMPANIES, LLC

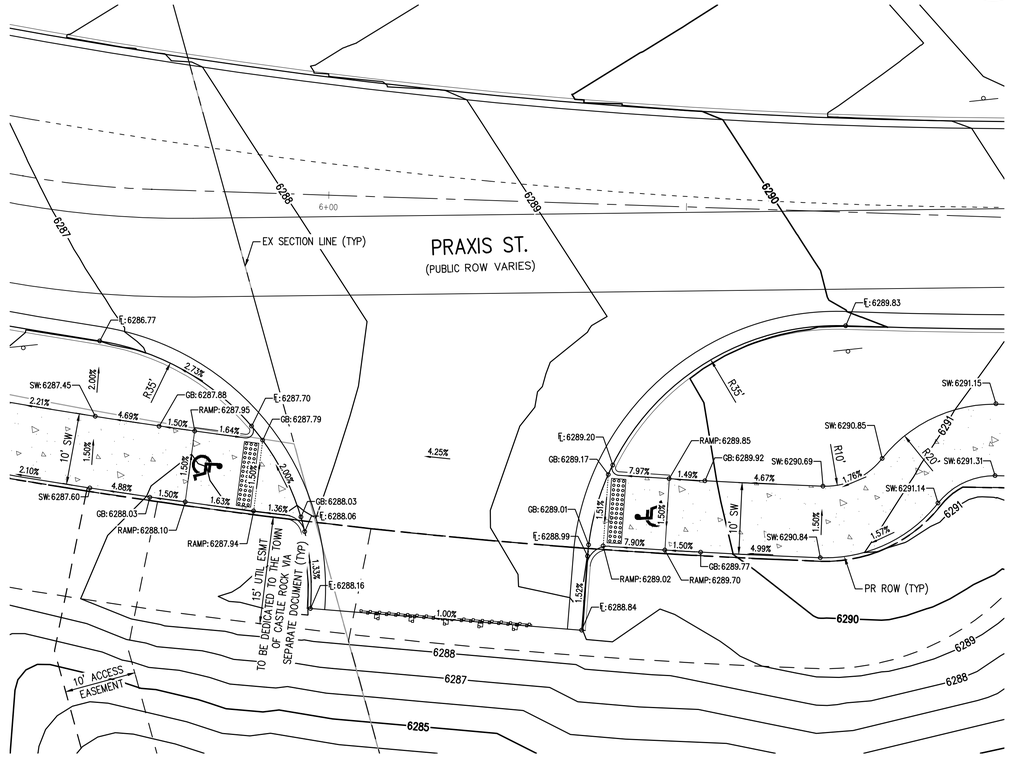
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PLUM CREEK PKWY CROSS SECTIONS

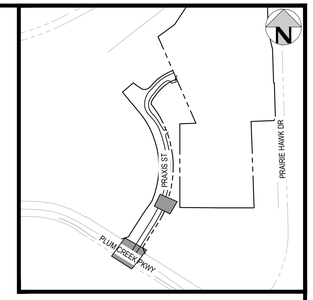
PROJECT #: 200726
SHEET NUMBER
21
21 OF 66

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PLOTTED: WED 05/28/25 12:46:52P BY: LIBBEY ENDERSBE

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KEY MAP
SCALE: 1" = 600'

LEGEND

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

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

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

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10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 12-06-2024

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01-31-2025	PER TOWN COMMENTS
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HarrisKocherSmith.com

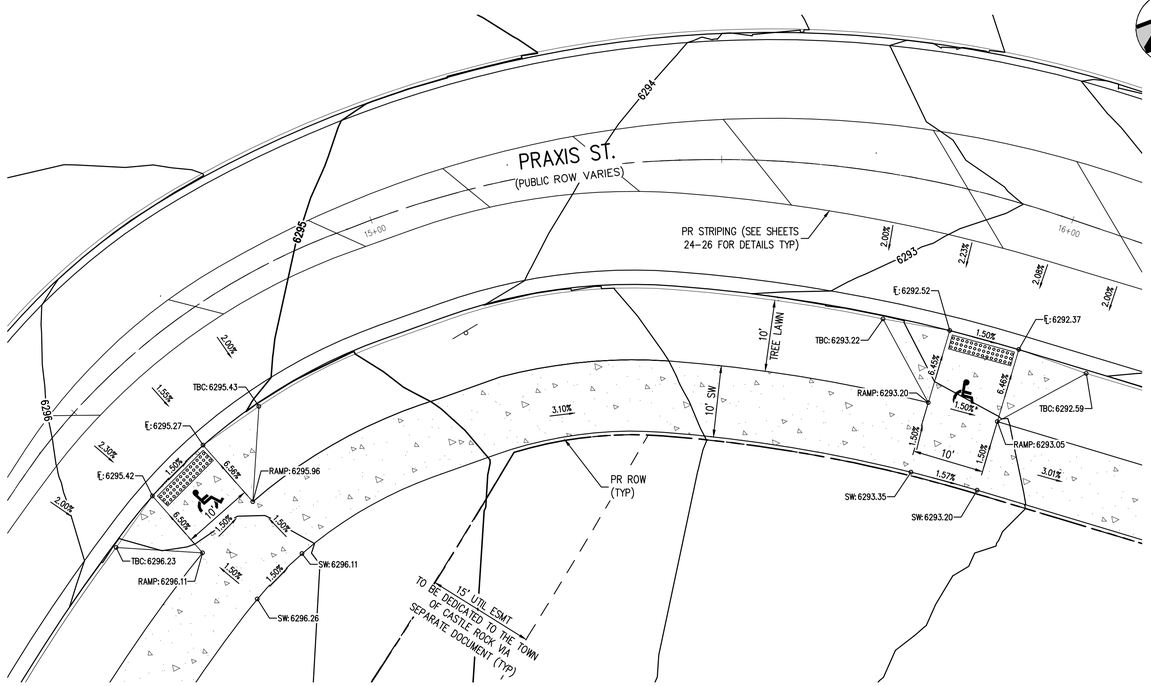
CONFLUENCE COMPANIES, LLC

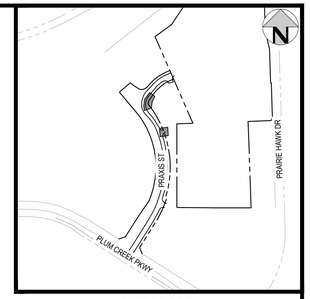
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
INTERSECTION DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
22
22 OF 66

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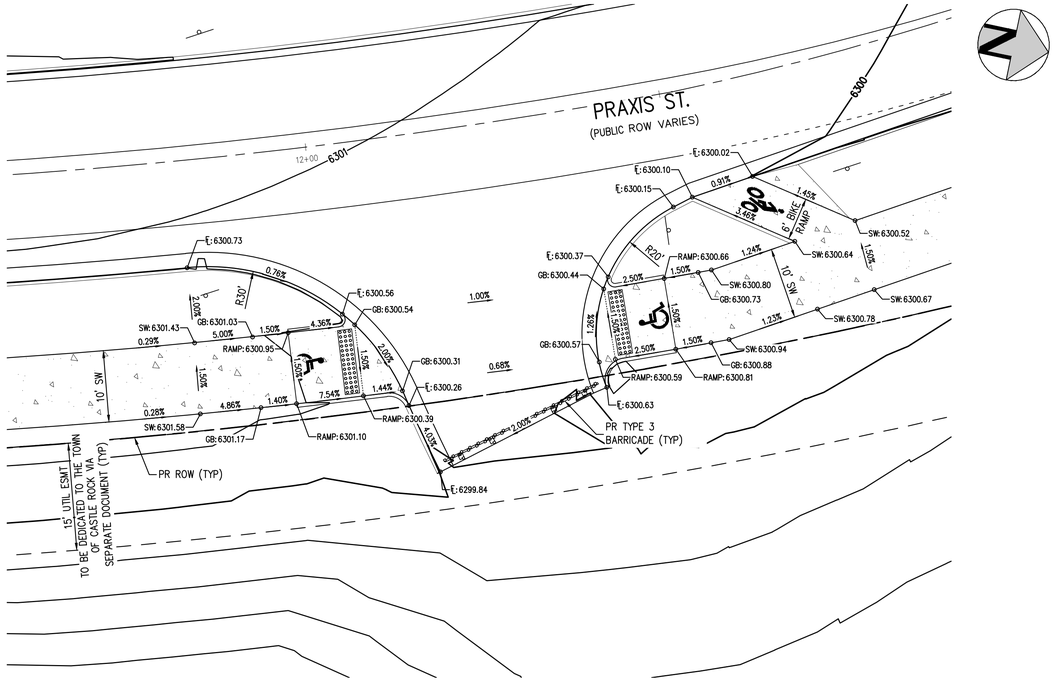




KEY MAP
SCALE: 1" = 600'

LEGEND

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

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PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

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SCALE: 1" = 10'

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

ISSUE DATE: 12-06-2024

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01-31-2025	PER TOWN COMMENTS
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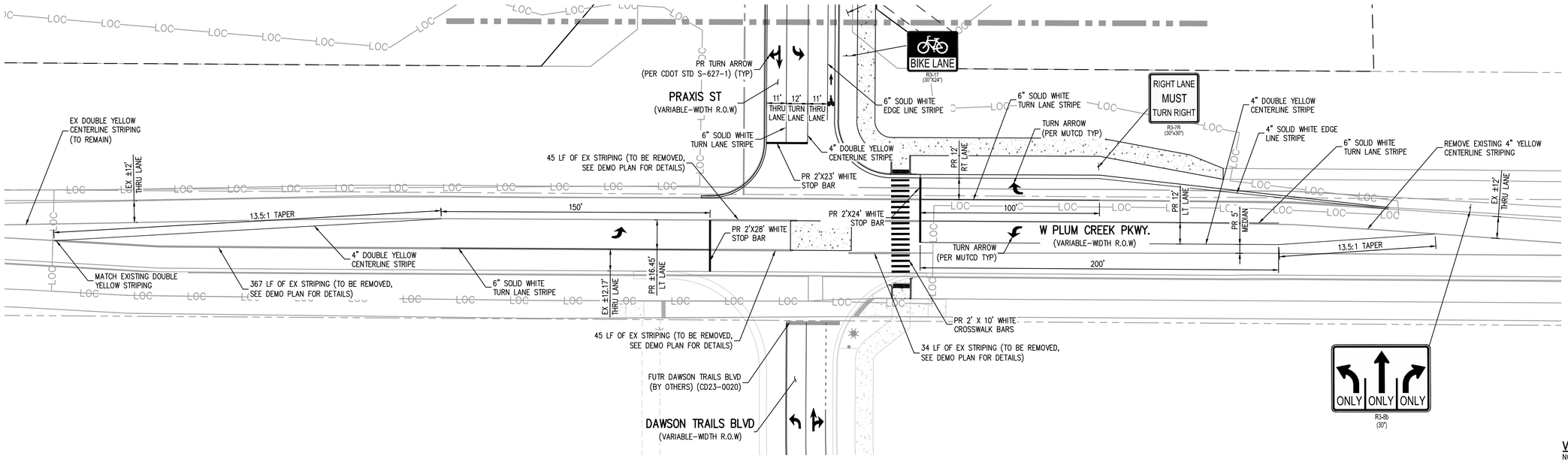
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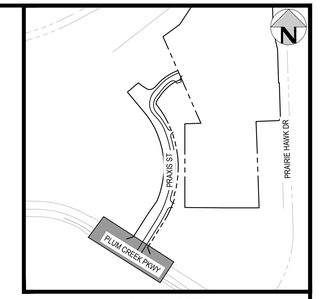
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
INTERSECTION DETAILED GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
23
23 OF 66

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PLOTTED: WED 05/28/25 12:47:07P BY: LIBBEY ENDERSBE

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





KEY MAP
SCALE: 1" = 600'

NOTES:

1. ALL SIGNS SHALL MEET TOWN OF CASTLE ROCK TDCM CRITERIA AND BE MUTCD COMPLIANT.
2. THE FOLLOWING ARE THE REQUIREMENTS FOR THE FIRE LANE SIGNAGE:
   - 2.1. SIGNS NEED TO BE MOUNTED:
     - 2.1.1. AT A HEIGHT OF AT LEAST 7'.
     - 2.1.2. MOUNTED AT A 30 TO 40 DEGREE ANGLE SO THAT SIGNS ARE VISIBLE WHEN ATTEMPTING TO PARK.
     - 2.1.3. A SIGN NEEDS TO BE INSTALLED AT THE ENDS OF EACH NO PARKING ZONE WITH ARROWS POINTING IN THE DIRECTION OF THE ZONE.
     - 2.1.4. ADEQUATE SIGNAGE NEEDS TO BE INSTALLED TO PROVIDE DRIVERS WITH REASONABLE IDENTIFICATION OF THE FIRE LANE.
3. "FIRE LANE NO PARKING" CURB MARKING:
   - 3.1. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER-RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY.
   - 3.2. CURBING SHALL BE LABELED, "NO PARKING-FIRE LANE" IN ALL UPPER-CASE LETTERS.
   - 3.3. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB.
   - 3.4. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY FEET (50') APART AND WITHIN FIVE FEET (5') OF THE BEGINNING AND END OF ANY FIRE LANE.

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- LIMITS OF CONSTRUCTION — LOC —
- 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 FILING NO. 6.

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL
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Approved By: DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
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Development Services Date

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SCALE: 1" = 30'

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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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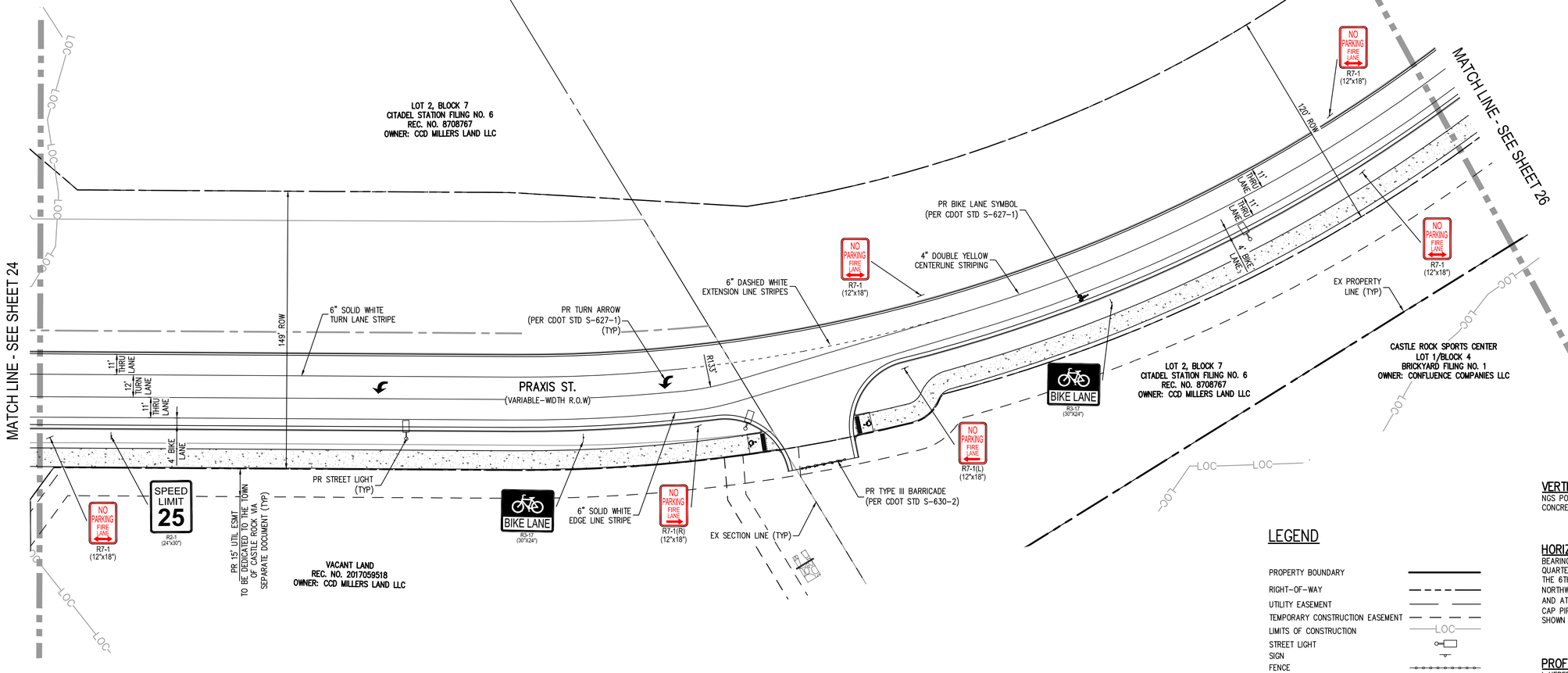
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER
24

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PLOTTED: WED 05/28/25 12:47:17P BY: LIBBEY ENDERSBE

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





KEY MAP
SCALE: 1" = 600'

NOTES:

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2. THE FOLLOWING ARE THE REQUIREMENTS FOR THE FIRE LANE SIGNAGE:
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LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- UTILITY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- LIMITS OF CONSTRUCTION — LOC —
- 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

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COLORADO LICENSED
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05/28/2025
PROFESSIONAL ENGINEER

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

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SCALE: 1" = 30'

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01-31-2025	PER TOWN COMMENTS
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04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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

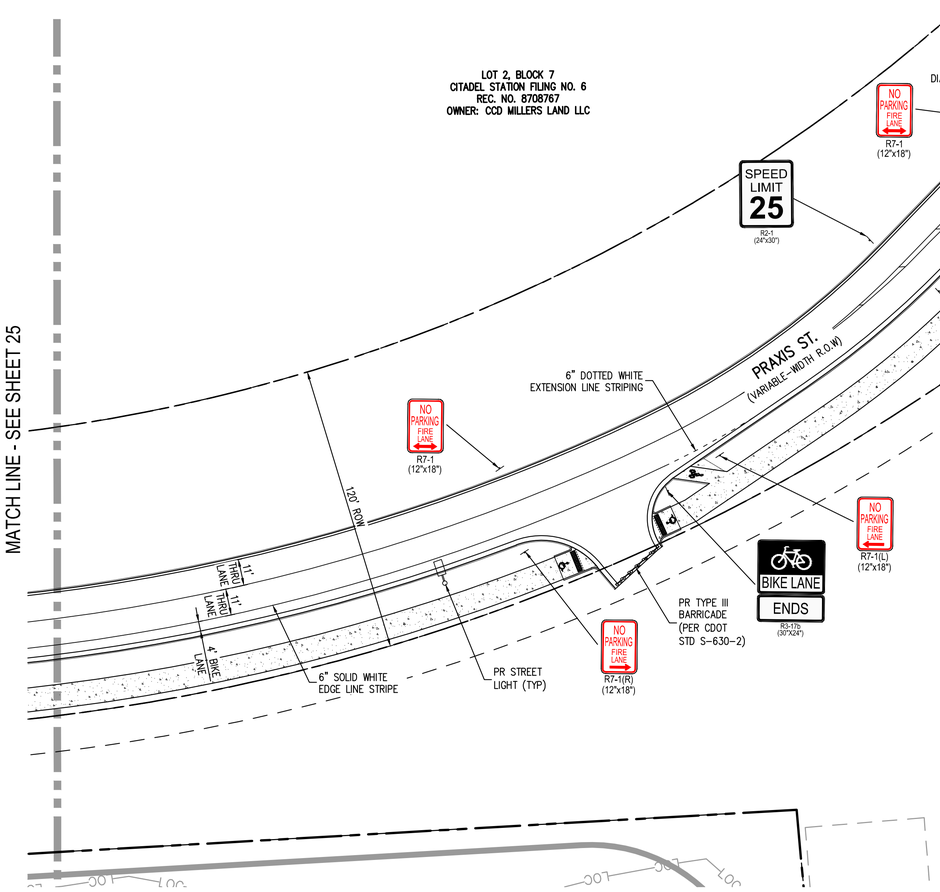
CONFLUENCE COMPANIES, LLC

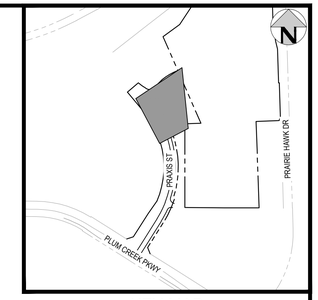
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SIGNAGE & STRIPING PLAN - PRAXIS ST

PROJECT #: 200726
SHEET NUMBER
25
25 OF 66

FILEPATH: P:\2020\20073\ENGINEERING\ROADWAYS\PRAXIS\CD_SIGNAGE & STRIPING PLAN.DWG LAYOUT: LAYOUT1
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PLOTTED: WED 05/28/25 12:47:22P BY: LIBBEY ENDERSBE

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





KEY MAP
SCALE: 1" = 600'

NOTES:

1. ALL SIGNS SHALL MEET TOWN OF CASTLE ROCK TDCM CRITERIA AND BE MUTCD COMPLIANT.
2. THE FOLLOWING ARE THE REQUIREMENTS FOR THE FIRE LANE SIGNAGE:
   - 2.1. SIGNS NEED TO BE MOUNTED:
     - 2.1.1. AT A HEIGHT OF AT LEAST 7'.
     - 2.1.2. MOUNTED AT A 30 TO 40 DEGREE ANGLE SO THAT SIGNS ARE VISIBLE WHEN ATTEMPTING TO PARK.
     - 2.1.3. A SIGN NEEDS TO BE INSTALLED AT THE ENDS OF EACH NO PARKING ZONE WITH ARROWS POINTING IN THE DIRECTION OF THE ZONE.
     - 2.1.4. ADEQUATE SIGNAGE NEEDS TO BE INSTALLED TO PROVIDE DRIVERS WITH REASONABLE IDENTIFICATION OF THE FIRE LANE.
3. "FIRE LANE NO PARKING" CURB MARKING:
   - 3.1. ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER-RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY.
   - 3.2. CURBING SHALL BE LABELED, "NO PARKING-FIRE LANE" IN ALL UPPER-CASE LETTERS.
   - 3.3. LETTERING SHALL BE NO LESS THAN THREE (3") INCHES HIGH WITH WHITE LETTERING ON A RED BACKGROUND AND PLACED ON THE FACE AND TOP OF THE CURB.
   - 3.4. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY FEET (50') APART AND WITHIN FIVE FEET (5") OF THE BEGINNING AND END OF ANY FIRE LANE.

VERTICAL DATUM

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

HORIZONTAL CONTROL

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

LEGEND

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

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.

COLORADO LICENSED — JOHN D. O'ROURKE — 43327 — 05/28/2025 — PROFESSIONAL ENGINEER

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 APPROVED — By jkirkpatrick on 06/03/2025 — APPROVED-FCO25-0015 Plans.pdf — Record Document on File

Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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
SIGNAGE & STRIPING PLAN - PRAXIS ST

PROJECT #: 200726
SHEET NUMBER
26
26 OF 66

FILEPATH: P:\2020\20072\6ENGINEERING\ROADWAY\PRAXIS\CD_SIGNAGE & STRIPING PLAN.DWG LAYOUT: LAYOUT2
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PLOTTED: WED 05/28/25 12:47:27P BY: LIBBEY ENDERSBE

FILEPATH: P:\2020\20072\6ENGINEERING\ROADWAY\PRAXIS\CD_TRAFFIC SIGNAL PLAN.DWG, LAYOUT: LAYOUT1
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PLOTTED: WED 02/11/26 1:15:2 IP BY: BEN LEECH
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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

PROPOSED SIGNAL PHASING

PLUM CREEK PKWY.		PRAXIS ST./DAWSON TRAILS BLVD.	
ϕ1	ϕ2	ϕ3	ϕ4
ϕ5	ϕ6	ϕ7	ϕ8

SIGNAL FACE DETAILS

①	②	③	④
R 12"	R 12"	R 12"	R 12"
Y 12"	Y 12"	SY 12"	SY 12"
G 12"	G 12"	FY 12"	FY 12"
		G 12"	G 12"

⑤

*ALL WIRE MOUNTED SIGNAL HEADS SHALL HAVE ALUMINUM LOUVERED BACKPLATES WITH YELLOW EDGE BANDING, PER TOWN STANDARDS.

SIGN DETAILS

① R3-5L (30"x36") — ONLY

③ R10-12A (30"x36") — LEFT TURN YIELD ON FLASHING YELLOW ARROW

⑤ R9-3A (24"x24")

② R3-5R (30"x36") — ONLY

④ R10-15L (30") — TURNING VEHICLES TO

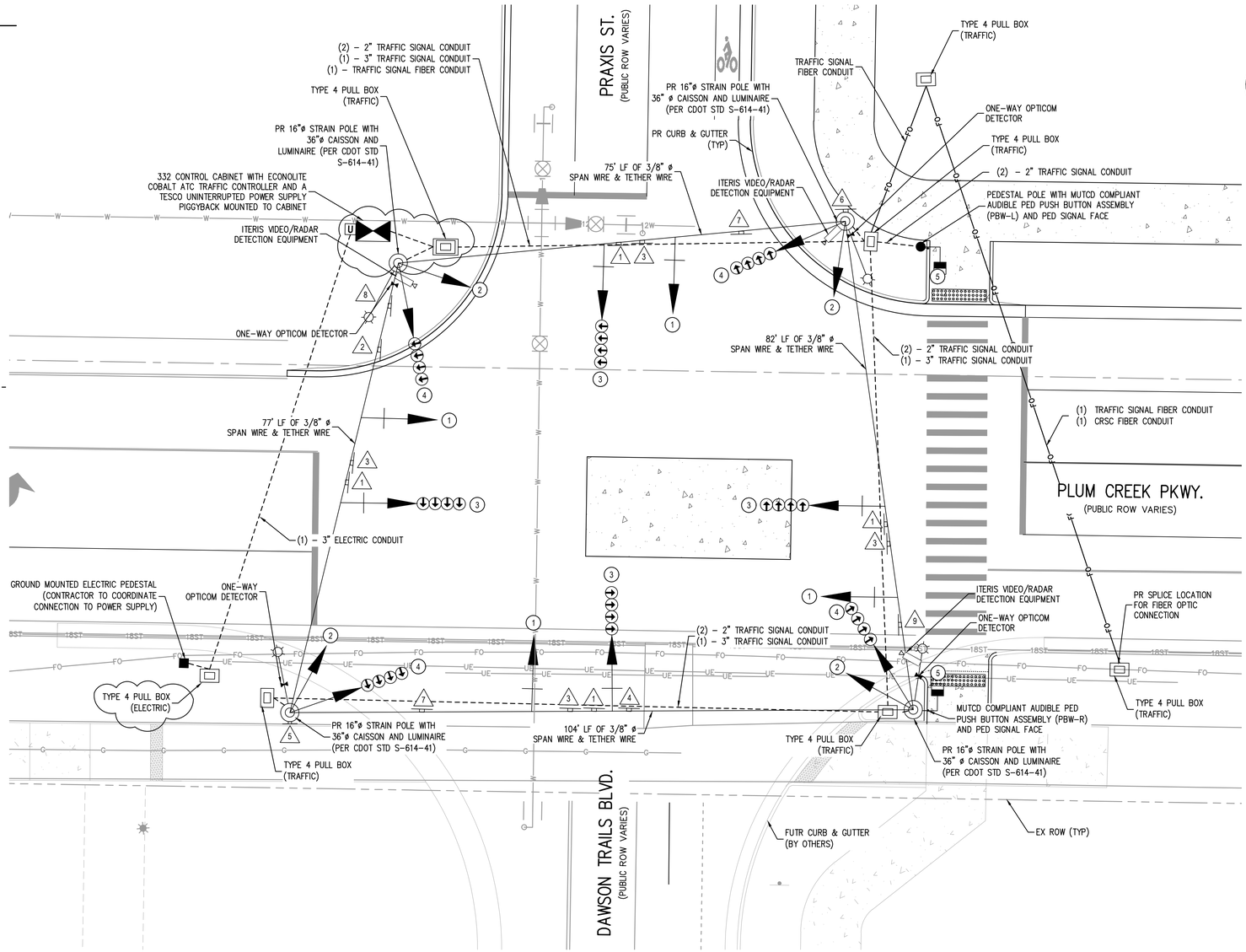
⑥ R9-3A (24"x24") + R9-3B (18"x12") — USE CROSSWALK

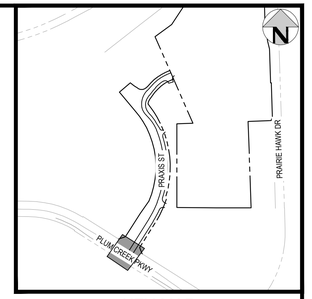
⑦ D3-1 — PLUM CREEK PKWY

⑧ D3-1 — PRAXIS ST

⑨ D3-1 — DAWSON TRAILS BLVD

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





KEY MAP
SCALE: 1" = 600'

SUMMARY OF QUANTITIES

DESCRIPTION	UNIT	PLAN
DRILLED SHAFT (36 INCH)	LF	70
2 INCH ELECTRICAL CONDUIT (BORED)	LF	525
3 INCH ELECTRICAL CONDUIT (BORED)	LF	350
FIBER CONDUIT	LF	300
CDOT TYPE FOUR PULL BOX	EA	7
WIRING	LS	1
LUMINAIRE (LED) 14,000 LUMENS)	EA	4
ELECTRICAL SERVICE METER PEDESTAL CABINET	EA	1
SIGN PANEL (CLASS 1)	EA	12
SIGNAL HEAD BACKPLATES	EA	8
PEDESTRIAN SIGNAL FACE (16) COUNTDOWN	EA	2
TRAFFIC SIGNAL FACE (12-12-12)	EA	7
TRAFFIC SIGNAL FACE (12-12-12-12)	EA	8
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

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

HORIZONTAL CONTROL

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

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED — BENJAMIN S LEECH — 63370 — 02/11/2026 — PROFESSIONAL ENGINEER

BENJAMIN S LEECH, P.E. #63370 DATE

NOTES:

1. 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.
2. 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.
3. VIDEO DETECTION EQUIPMENT IS TO BE INSTALLED BY SIGNAL CONTRACTOR.
4. A NETWORK SWITCH WILL BE REQUIRED IN ORDER TO TIE INTO TOWN SYSTEM. THE SWITCH MUST BE A CISCO IE-9320-24P4S SWITCH WITH 2 PWR-RGD-AC-DC-250.

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED — By jkirkpatrick on 02/27/2026 — APPROVED-FCO26-0003-Plans.pdf — Record Document on File

Development Services Date

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-25	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS
02-09-2026	FCO26-0003 NORTH POND SPILLWAY & WALL REVISIONS

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CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER
27

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

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
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- UNINTERRUPTED POWER SUPPLY
- OPTICOM DETECTOR
- VIDEO DETECTOR
- SIGNAL WIRE CONDUIT
- MOUNTED SIGN

PROPOSED SIGNAL PHASING

PLUM CREEK PKWY.		PRAXIS ST./DAWSON TRAILS BLVD.	
ϕ1	ϕ2	ϕ3	ϕ4
ϕ5	ϕ6	ϕ7	ϕ8

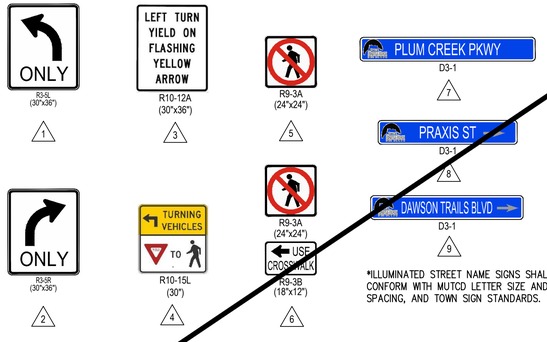
SIGNAL FACE DETAILS

①	②	③	④
R 12"	R 12"	R 12"	R 12"
Y 12"	Y 12"	SY 12"	SY 12"
G 12"	G 12"	FY 12"	FY 12"
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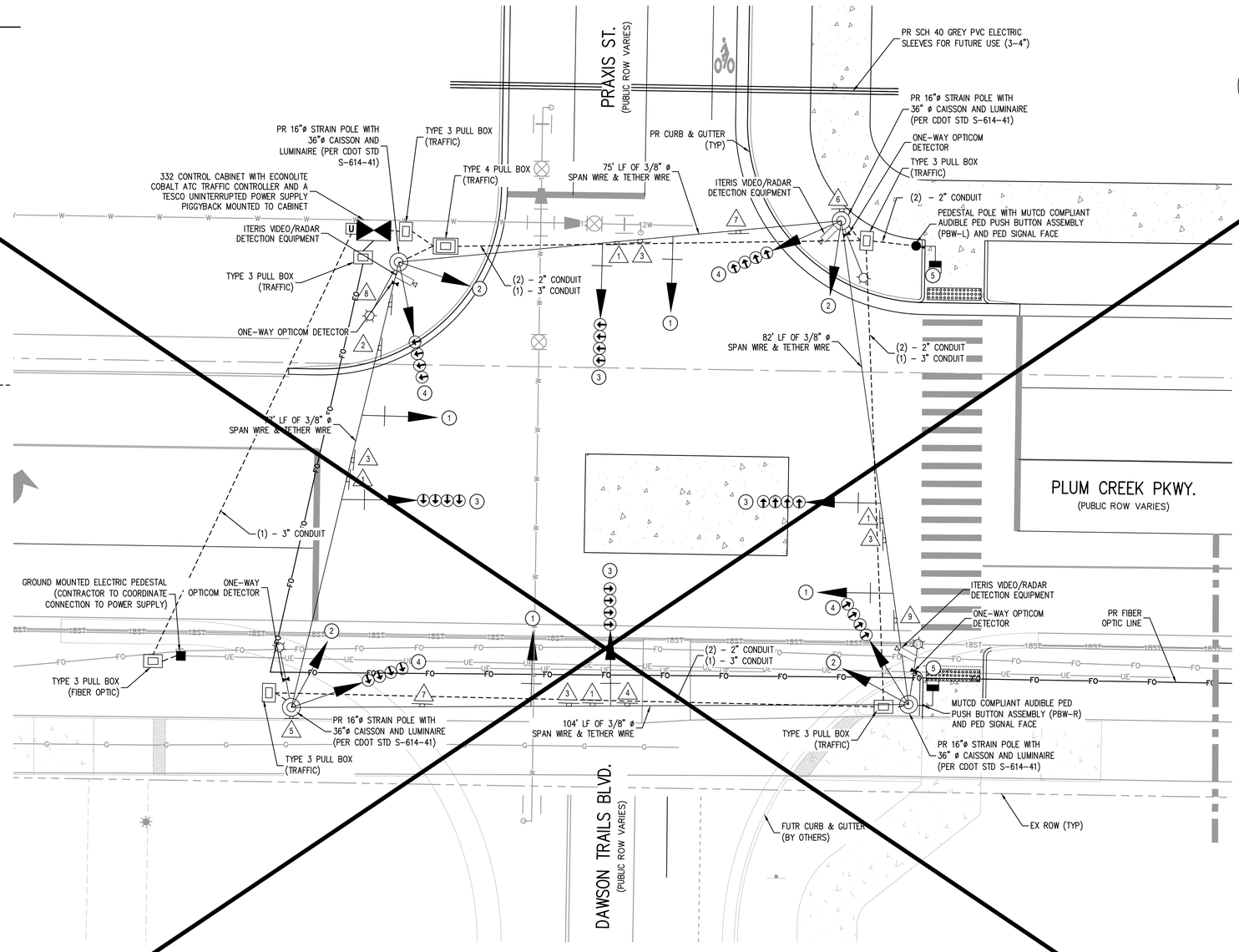
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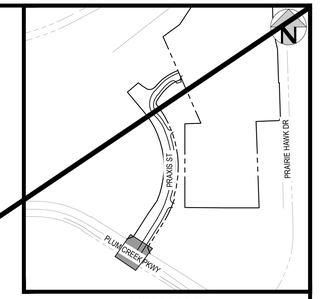
*ALL WIRE MOUNTED SIGNAL HEADS SHALL HAVE ALUMINUM LOUVERED BACKPLATES WITH YELLOW EDGE BANDING, PER TOWN STANDARDS.

SIGN DETAILS



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





KEY MAP
SCALE: 1" = 600'

NOTES:

1. 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.
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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	355
CDOT TYPE THREE PULL BOX	EA	6
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	12
SIGNAL HEAD BACKPLATES	EA	8
PEDESTRIAN SIGNAL FACE (16) COUNTDOWN	EA	2
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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
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TELEMETRY (FIELD)	EA	1
COBALT TRAFFIC SIGNAL CONTROLLER	EA	1
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CONSTRUCTION SURVEYING	LS	1
TRAFFIC CONTROL	LS	1

VERTICAL DATUM

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COLORADO REGISTERED PROFESSIONAL ENGINEER 27156 05/28/2025

MICHAEL EUGENE KIBBEE, P.E. #27156 DATE

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: DEVELOPMENT SERVICES APPROVED By jkirkpatrick on 06/03/2025 APPROVED-FCO25-0015 Plans.pdf Record Document on File

Development Services Date

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

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 12-06-2024

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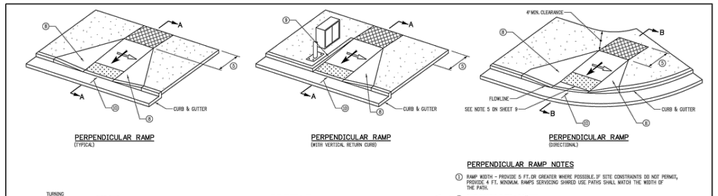
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER
27
27 OF 66

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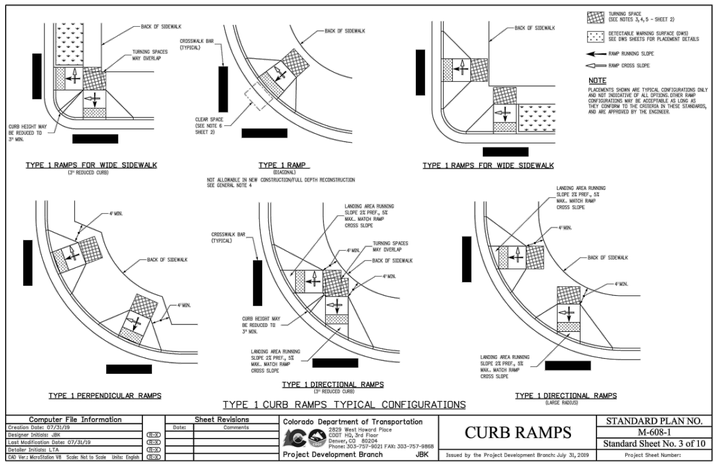


PERPENDICULAR RAMP NOTES

1. RAMP WIDTH – PROVIDE 5 FT./5ft GRADATION WHERE POSSIBLE.IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
2. RAMP RUNNING SLOPE – 8.33 MAX.
3. TURNING SPACE RUNNING SLOPE – 2.05 MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.
4. RAMP AND TURNING SPACE CROSS SLOPE – 2.08 TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE ROADWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.
5. TURNING SPACE DIMENSIONS – PROVIDE A TURNING SPACE AT THE TOP OF PERPENDICULAR RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. TURNING SPACE LENGTH MUST BE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN WHEN A TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, DECREASE LENGTH TO 3 FT. MINIMUM IN THE DIRECTION OF THE RAMP RUN.
6. RAMP ALIGNMENT – RAMPS SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP ON THE APEX OF A CORNER SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION. A FLAT, 4 FT. WIDE MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALKS AND WHOLLY OUTSIDE OF ANY ADJACENT VEHICULAR TRAVEL LANES. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
7. RAMP LENGTH – PERPENDICULAR RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE, HEIGHT OF CURB, AND ADJACENT SIDEWALK CROSS-SLOPE WHICH MUST BE SPECIFICALLY DESIGNED. SEE DETAIL A FOR CALCULATING RAMP LENGTH WHEN CHANGING SIDEWALK CROSS-SLOPE. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHANGE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
8. RAMP FLARES – WHERE A RAMP EDGE ADJOTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10:05.
9. VERTICAL CURB RETURNS – VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ADJOTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
10. GUTTER COUNTER SLOPE – 5.05 MAX.

TYPE 1 PERPENDICULAR CURB RAMPS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date	Comments	2829 West Howard Place		M-608-1
Designer Initials: JBK				5201 Hlt, 3rd Floor		Standard Sheet No. 2 of 10
Last Modification Date: 07/31/19				Denver, CO 80204		
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:

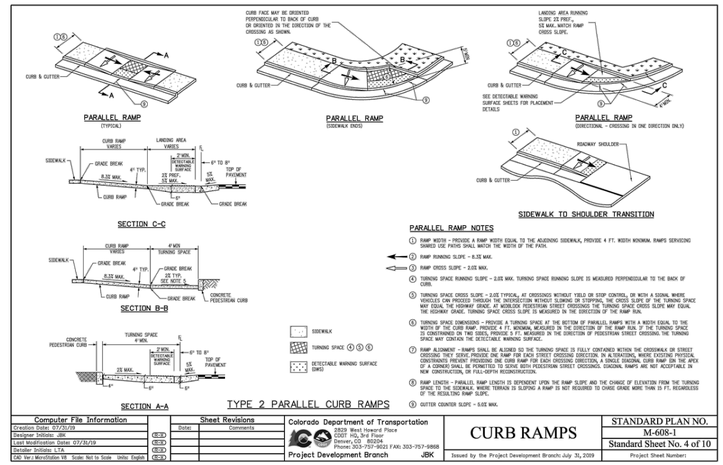


NOTE

PLACEMENTS SHOWN ARE TYPICAL CONFIGURATIONS ONLY AND ARE INDICATIVE OF ALL OPTIONS.OTHER RAMP CONFIGURATIONS MAY BE ACCEPTABLE AS LONG AS THEY CONFORM TO THE CRITERIA IN THESE STANDARDS, AND ARE APPROVED BY THE ENGINEER.

TYPE 1 CURB RAMPS TYPICAL CONFIGURATIONS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date	Comments	2829 West Howard Place		M-608-1
Designer Initials: JBK				5201 Hlt, 3rd Floor		Standard Sheet No. 3 of 10
Last Modification Date: 07/31/19				Denver, CO 80204		
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:

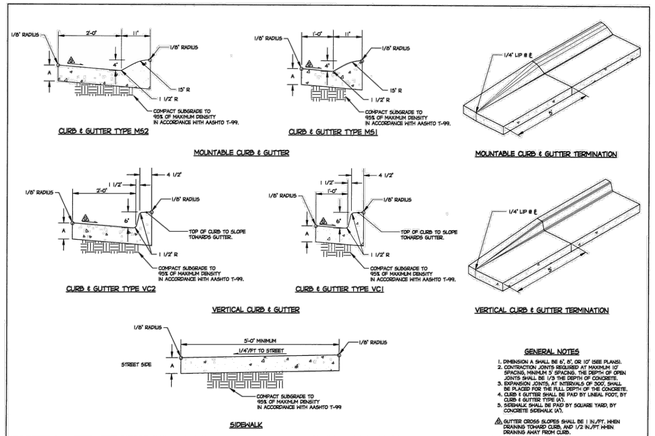


PARALLEL RAMP NOTES

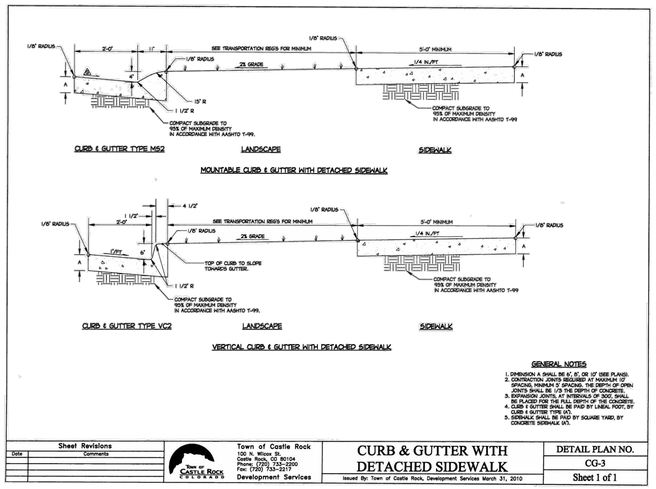
1. RAMP WIDTH – PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
2. RAMP RUNNING SLOPE – 8.33 MAX.
3. RAMP CROSS SLOPE – 2.05 MAX.
4. TURNING SPACE RUNNING SLOPE – 2.05 MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.
5. TURNING SPACE CROSS SLOPE – 2.08 TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE ROADWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.
6. TURNING SPACE DIMENSIONS – PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE A TURNING SPACE LENGTH MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED, DECREASE LENGTH TO 3 FT. MINIMUM IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.
7. RAMP ALIGNMENT – RAMPS SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP ON THE APEX OF A CORNER SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
8. RAMP LENGTH – PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHANGE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
9. GUTTER COUNTER SLOPE – 5.05 MAX.

TYPE 2 PARALLEL CURB RAMPS

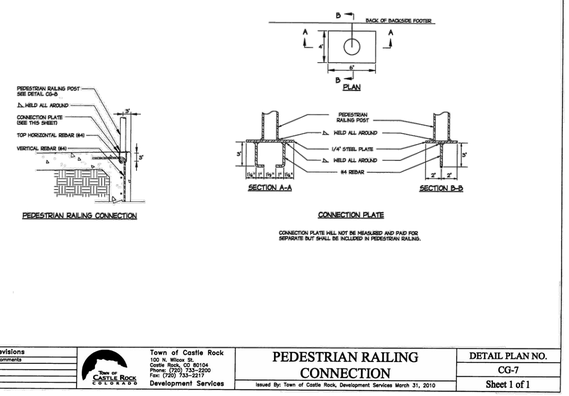
Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date	Comments	2829 West Howard Place		M-608-1
Designer Initials: JBK				5201 Hlt, 3rd Floor		Standard Sheet No. 4 of 10
Last Modification Date: 07/31/19				Denver, CO 80204		
Detailer Initials: LTA				Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:



Sheet Revisions		Town of Castle Rock	CURB, GUTTERS, AND SIDEWALK	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-1
				Sheet 1 of 1



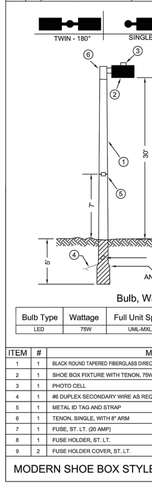
Sheet Revisions		Town of Castle Rock	CURB & GUTTER WITH DETACHED SIDEWALK	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-3
				Sheet 1 of 1



CONNECTION PLATE WILL NOT BE MEASURED AND PAID FOR SEPARATE BUT SHALL BE INCLUDED IN PEDESTRIAN RAILING.

Sheet Revisions		Town of Castle Rock	PEDESTRIAN RAILING CONNECTION	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2010	CG-7
				Sheet 1 of 1

ITEM	QTY	ASSET #	INVENTORY NO.
1	1	DT SL 373003	49500035
2	1	DT SL 373050	39303500
4	1	DT SV 369077	09350602



NOTES:

1. FOR DOUBLE FIXTURE SPECIFY UNL-MXLED DBL.
2. REFER TO STREET LIGHT DATA COLLECTION REPORTING AND FIELD IDENTITY PROCEDURE.
3. FOR LED FIXTURE USE ONLY SOLID STATE PHOTO CONTROL.
4. 3" TENON WITH 9" ARM STANDARD WITH FIXTURE.
5. INDICATE THE VOLTAGE ON FIXTURE IF VOLTAGE IS HIGHER THAN 120 VOLTS.

Bulb, Wattage and Spec. Unit

Bulb Type	Wattage	Full Unit Spec.	Fixture Spec.	Pole Spec.	INVENTORY #
LED	75W	UNL-MXLED	UMF-MXLED	UMP-35	39303500

ITEM	#	MATERIAL	SPEC #	INVENTORY #
1	1	BLACK ROUND TAPERED FIBERGLASS DIRECT BURIAL 35' POLE - (2" POLE TOP)	UMP-35	49500035
2	1	SHOE BOX FIXTURE WITH TENON, 75W LED	UMF-MXLED	39303500
3	1	PHOTO CELL		44501000
4	1	#6 DUPLEX SECONDARY WIRE AS REQUIRED		09350602
5	1	METAL ID TAG AND STRAP		-
6	1	TENON, SINGLE, WITH 9" ARM		39501000
7	1	FUSE, ST. L.T. (20 AMP)		24501495
8	1	FUSE HOLDER, ST. L.T.		24501501
9	2	FUSE HOLDER COVER, ST. L.T.		24501502

MODERN SHOE BOX STYLE STREET LIGHT ON ROUND POLE

CORE ELECTRIC COOPERATIVE

UNL-MXLED — 12.03

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.

COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED — By jkirkpatrick on 09/03/2025 — APPROVED-FCO25-0015 Plans.pdf — Record Document on File

Development Services Date

Know what's below. Call before you dig.

DESIGNED BY: TOCR
CHECKED BY: TOCR
DRAWN BY: TOCR

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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

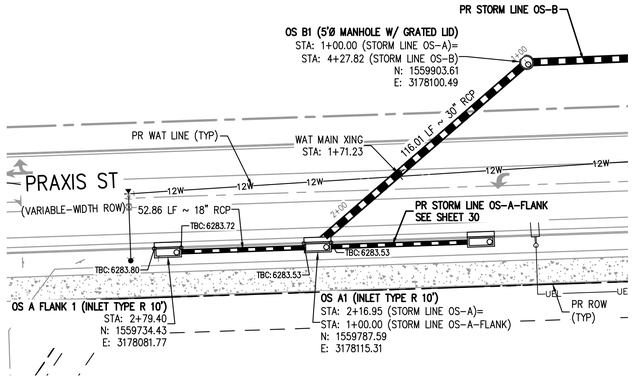
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
ROADWAY DETAILS

PROJECT #: 200726
SHEET NUMBER
28
28 OF 66

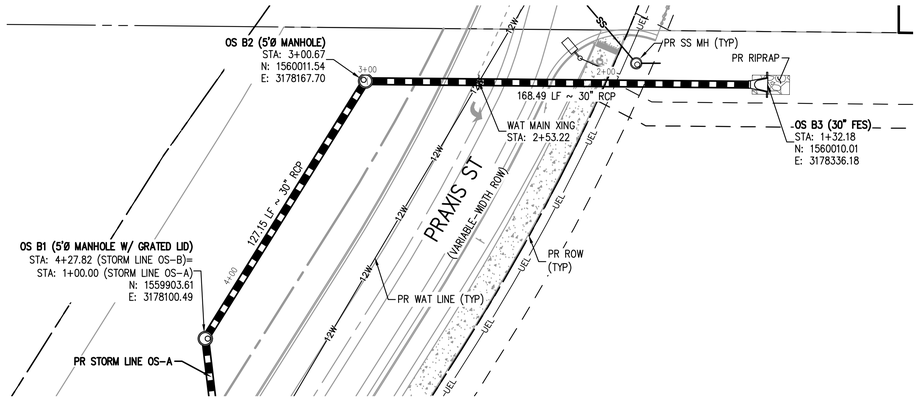
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



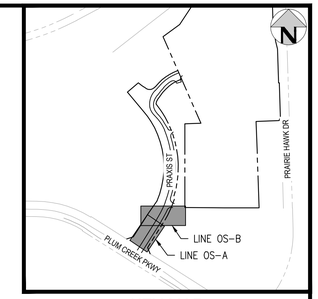
STORM LINE OS-A PLAN

SCALE: 1" = 30'



STORM LINE OS-B PLAN

SCALE: 1" = 30'

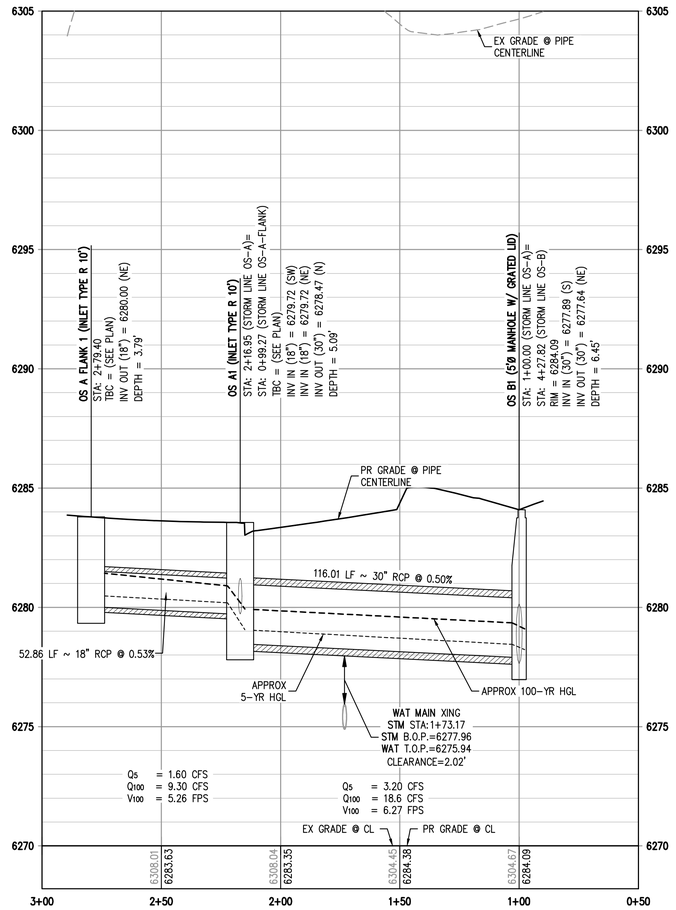


KEY MAP

SCALE: 1" = 600'

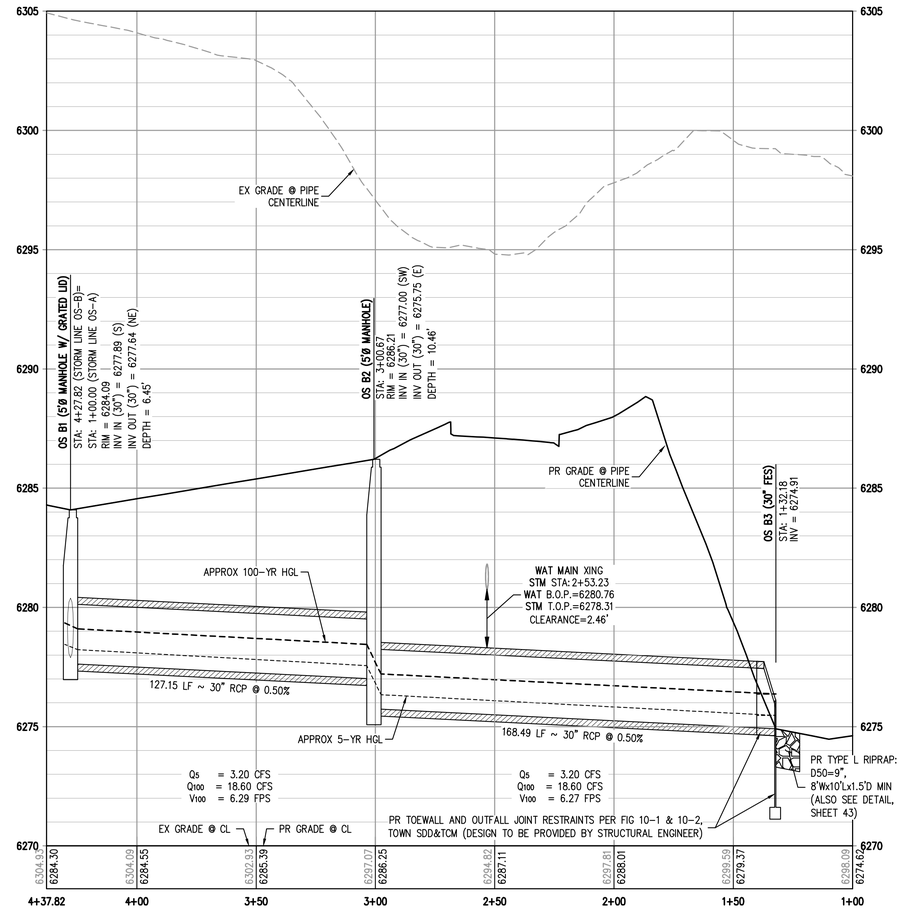
GENERAL STORM NOTES:

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 AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL USE RCP, PVC, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL. REGARDLESS OF PIPE MATERIAL, ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.



STORM LINE OS-A PROFILE

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

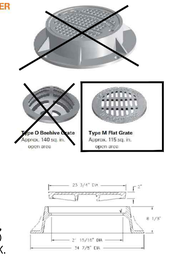


STORM LINE OS-B PROFILE

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

1710 — 1715 FRAME & COVER
Heavy duty
Machined bearing surfaces
Stackable frames

Options
Solid or vented covers
Grates
Gasket seal covers
Waterrite assembly
Adjusting risers
5" height reversible frame — 2022
5" height frame — V-1517
9" height frame — 1715



PRODUCT FROM EJ GROUP, OR SIMILAR, AS APPROVED BY TOWN OF CASTLE ROCK.

GRATED MANHOLE COVER

VERTICAL DATUM

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

HORIZONTAL CONTROL

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

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED
MARK A. WEST
38561
PROFESSIONAL ENGINEER
05-28-2025

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES — APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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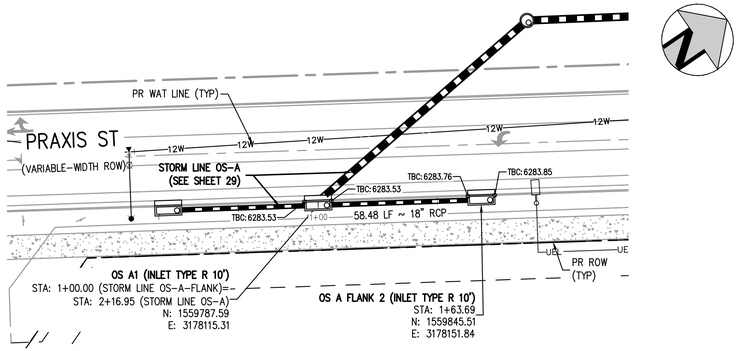
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM LINES OS-A & OS-B PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
29
29 OF 66

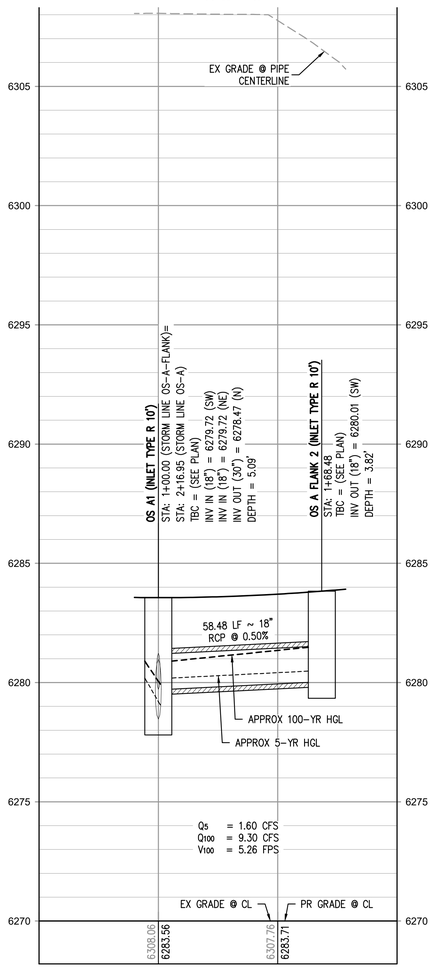
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



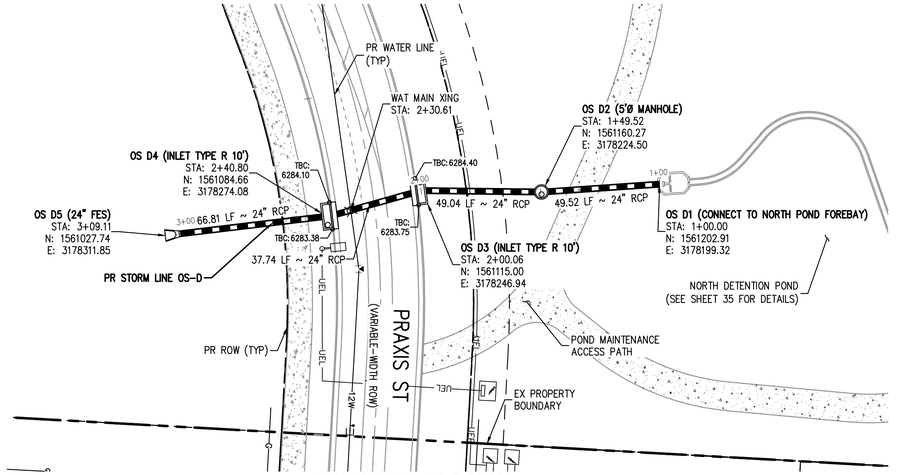
STORM LINE OS-A-FLANK PLAN

SCALE: 1" = 30'



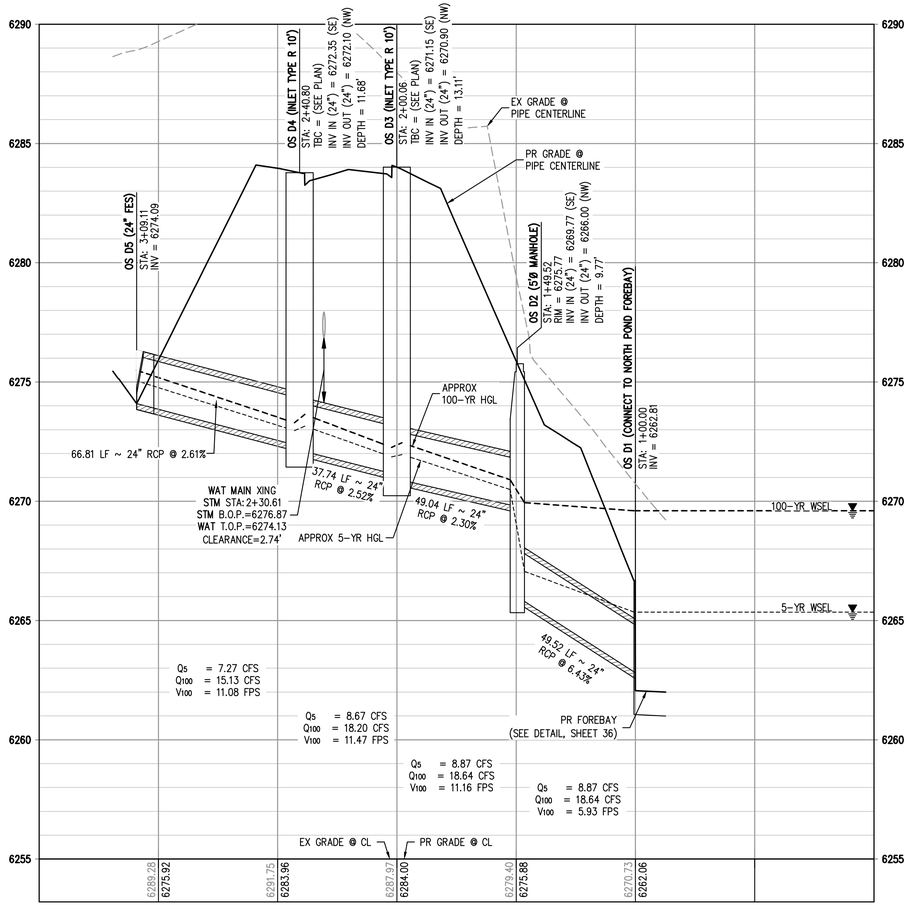
STORM LINE OS-A-FLANK PROFILE

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



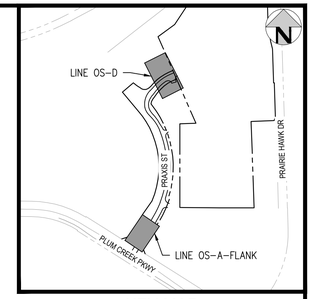
STORM LINE OS-D PLAN

SCALE: 1" = 30'



STORM LINE OS-D PROFILE

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



KEY MAP

SCALE: 1" = 600'

GENERAL STORM NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
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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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COLORADO LICENSED
MARK A. WEST
38561
05-28-2025

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 APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

SCALE: 1" = 30'

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

ISSUE DATE: 12-06-2024

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

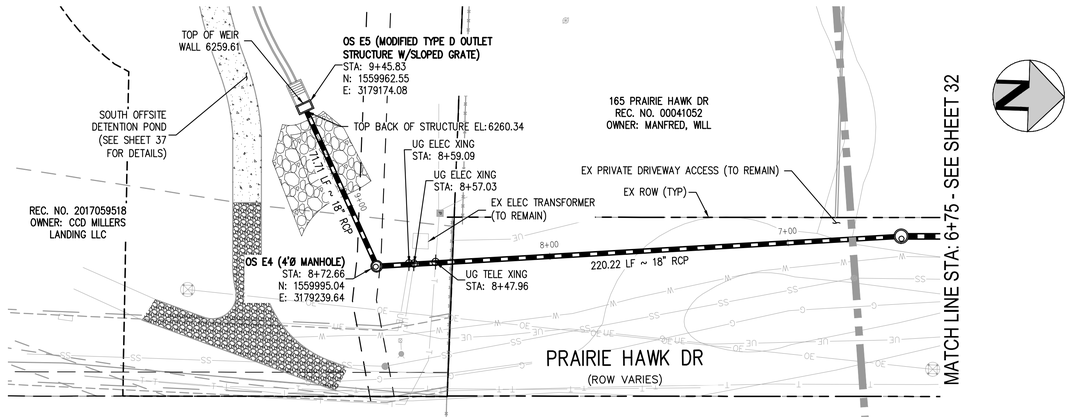
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM LINES OS-A-FLANK & OS-D PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
30
30 OF 66

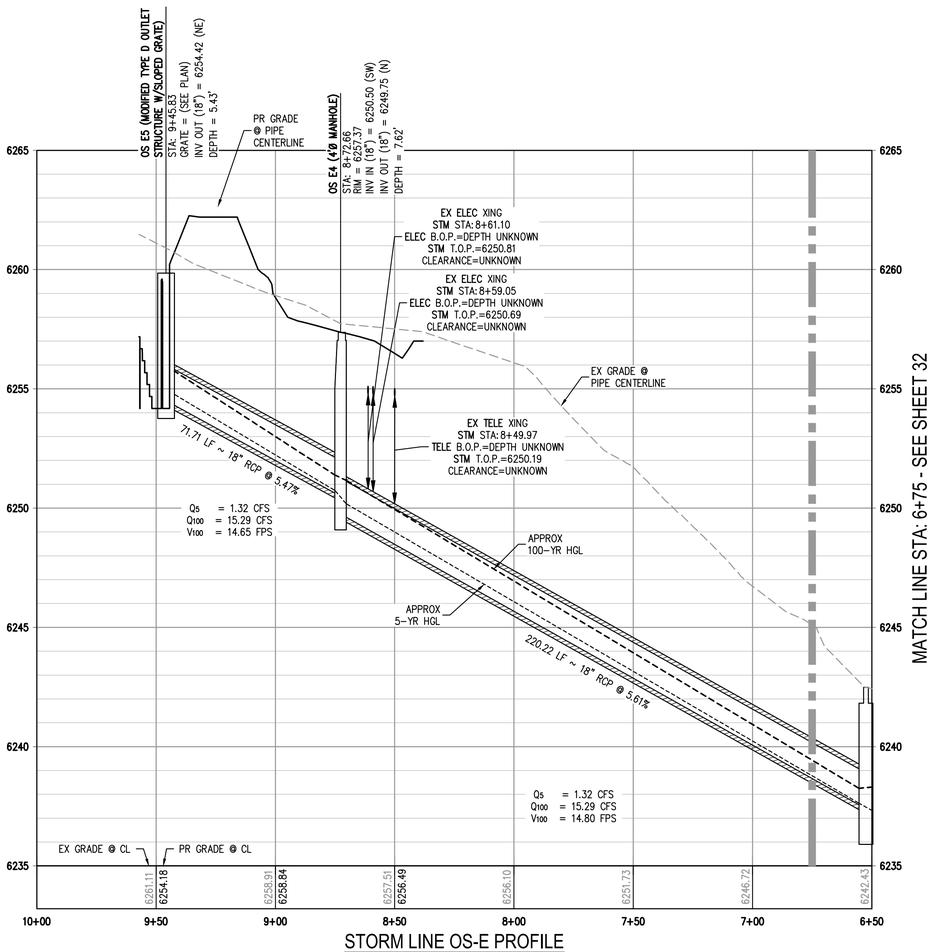
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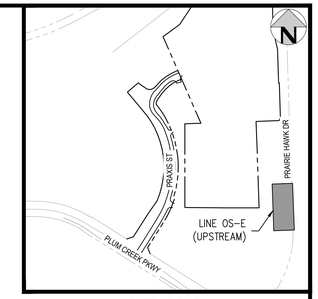
STORM LINE OS-E (UPSTREAM) PLAN

SCALE: 1" = 30'



STORM LINE OS-E PROFILE

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



KEY MAP

SCALE: 1" = 600'

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COLORADO LICENSED
MARK A. WEST
38561
PROFESSIONAL ENGINEER
05-28-2025

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
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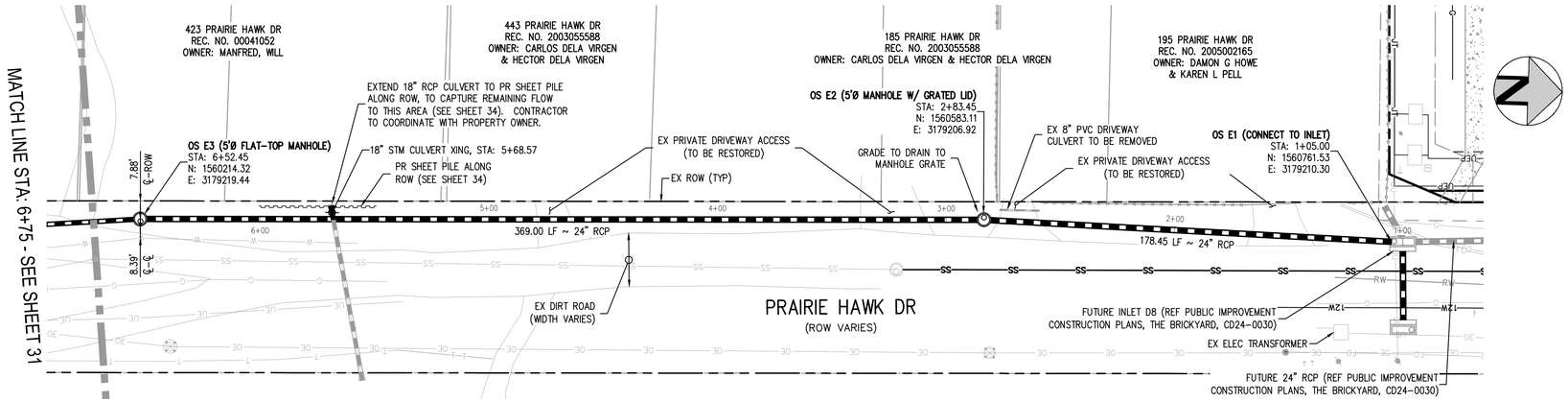
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM LINE OS-E (UPSTREAM) PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
31
31 OF 66

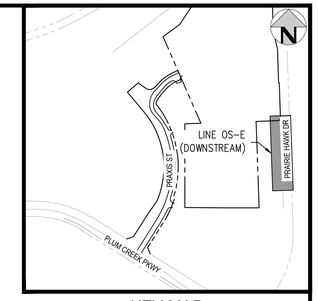
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STORM LINE OS-E (DOWNSTREAM) PLAN

SCALE: 1" = 30'

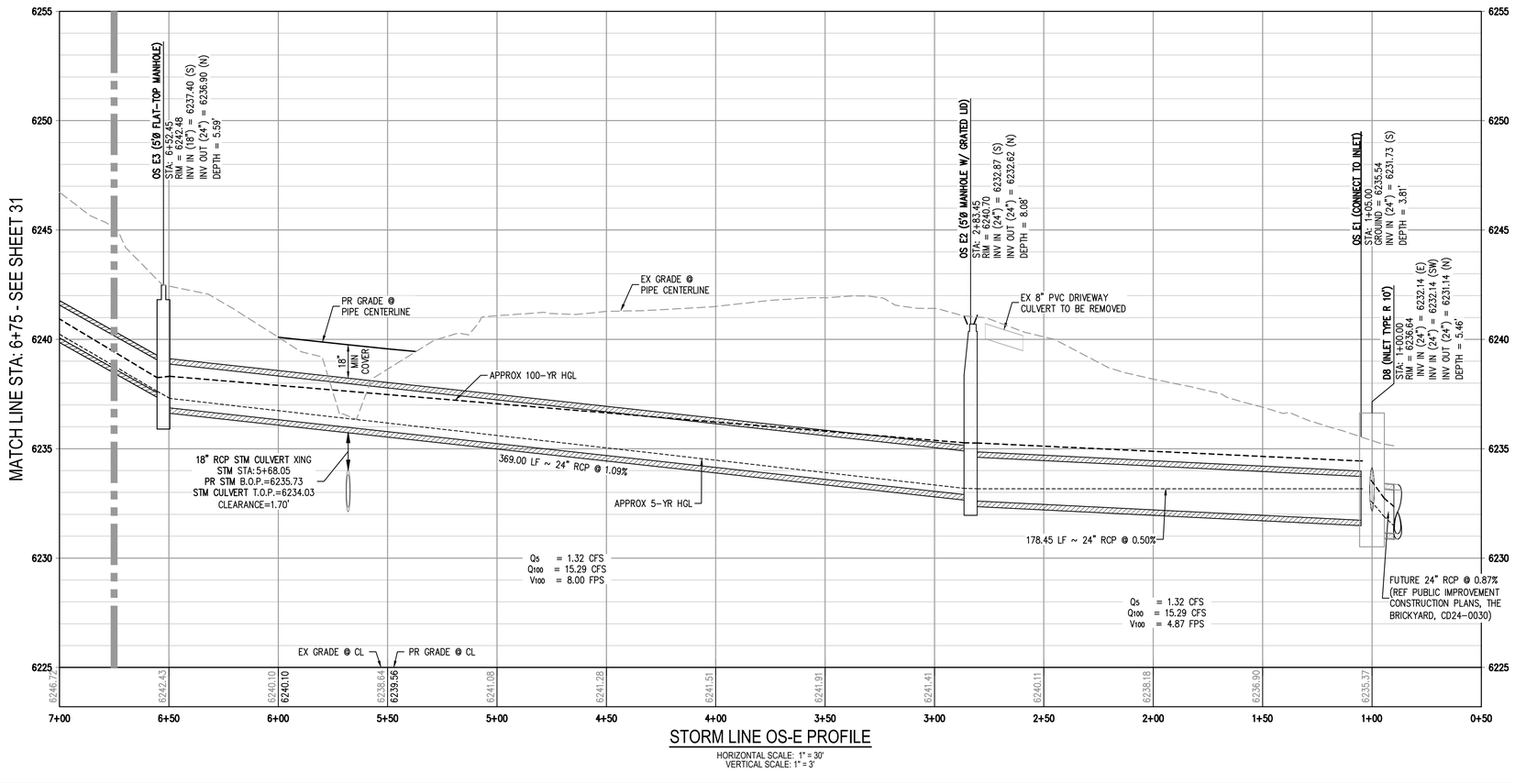


KEY MAP

SCALE: 1" = 600'

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STORM LINE OS-E PROFILE

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VERTICAL SCALE: 1" = 3'

VERTICAL DATUM

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COLORADO LICENSED MARK A. WEST 38561 PROFESSIONAL ENGINEER

05-28-2025

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

TOWN OF CASTLE ROCK APPROVAL

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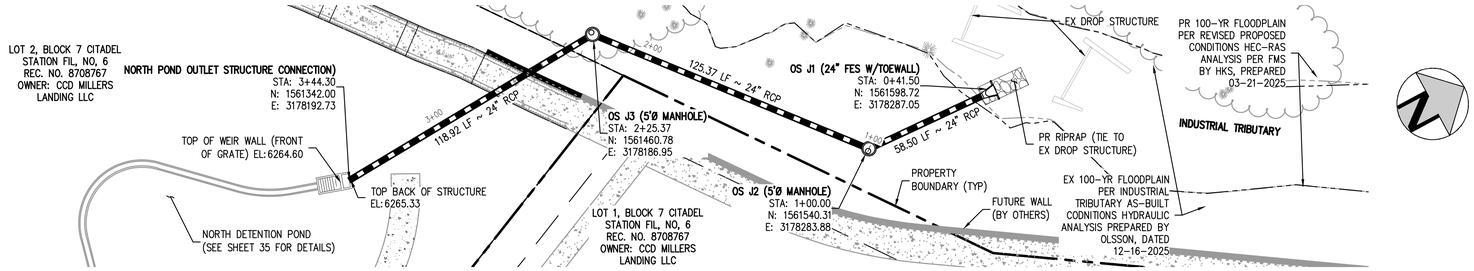
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM LINE OS-E (DOWNSTREAM) PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
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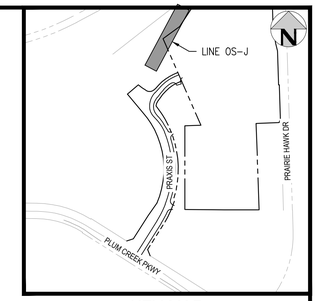
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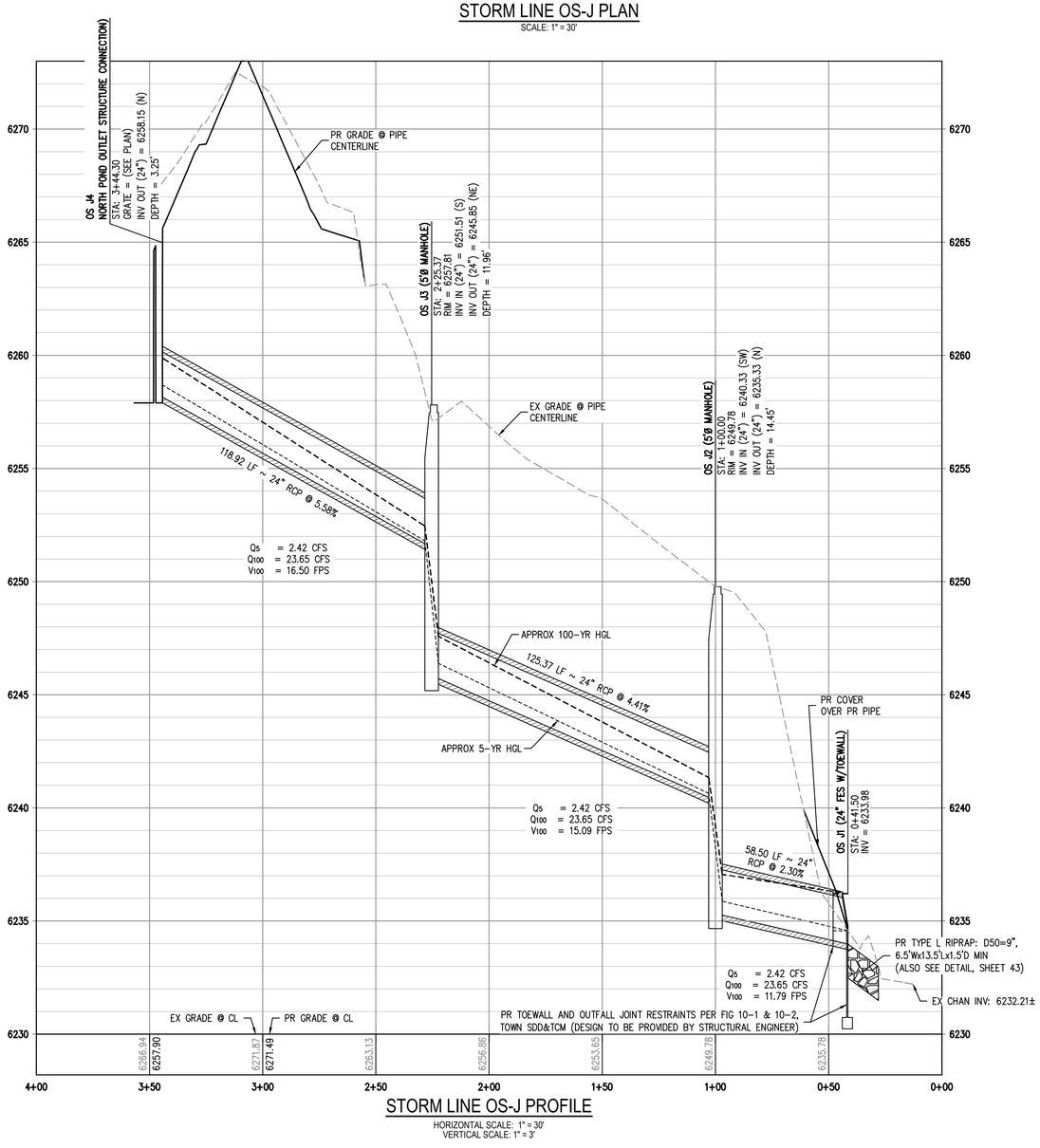
STORM LINE OS-J PLAN

SCALE: 1" = 30'



KEY MAP

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STORM LINE OS-J PROFILE

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05-16-2025	FCO25-0015 - PER TOWN COMMENTS

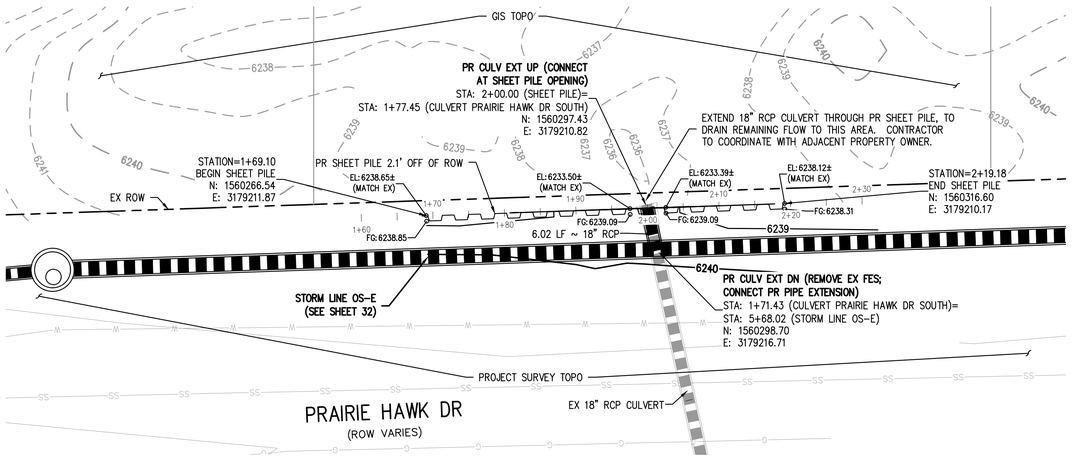
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

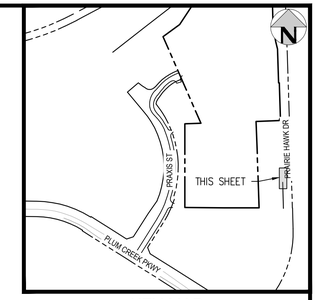
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
STORM LINE OS-J PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
33

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



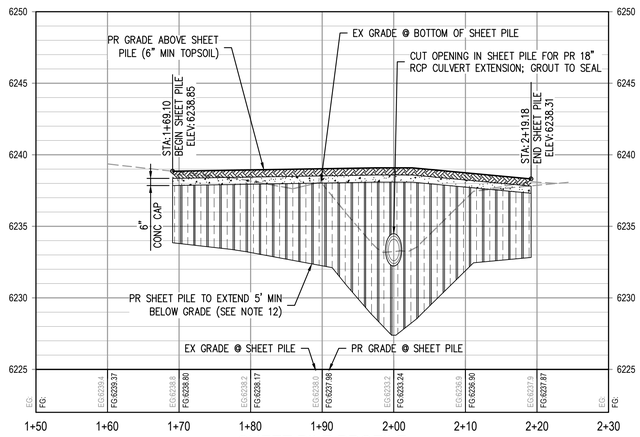
CULVERT EXTENSION & SHEET PILE PLAN
SCALE: 1" = 10'



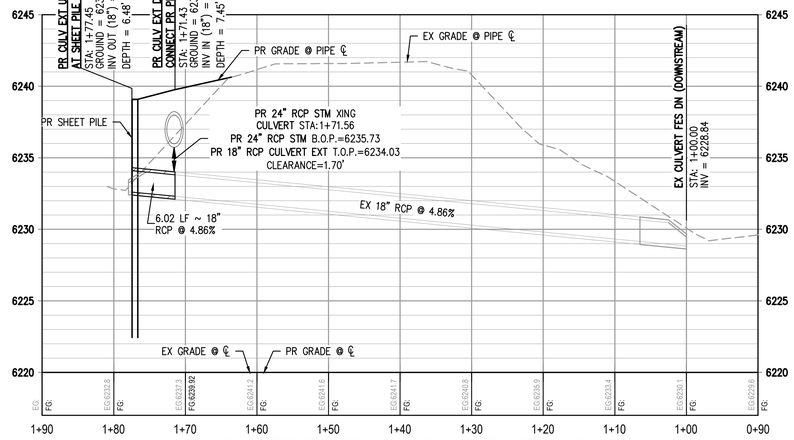
KEY MAP
SCALE: 1" = 600'

GENERAL STORM NOTES:

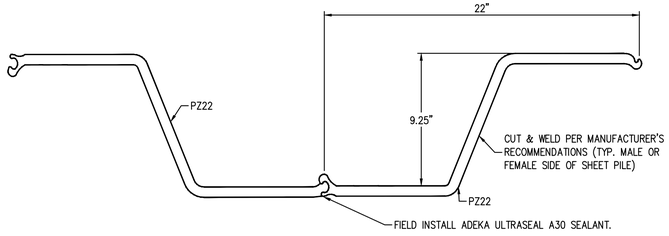
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL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



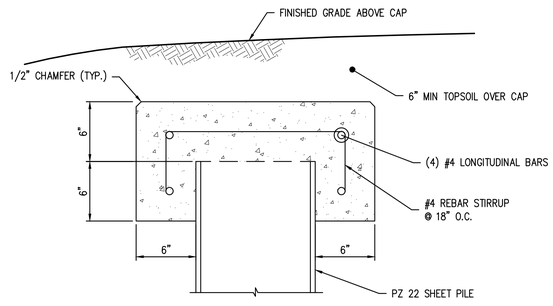
SHEET PILE PROFILE
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



CULVERT PRAIRIE HAWK DR SOUTH PROFILE
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



SHEET PILE DETAIL
NTS



CONCRETE SHEET PILE CAP SECTION
NTS

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

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

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

COLORADO LICENSED MARK A. WEST 38561 PROFESSIONAL ENGINEER 05-28-2025

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: Town of CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File
Development Services Date

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

10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: VCB
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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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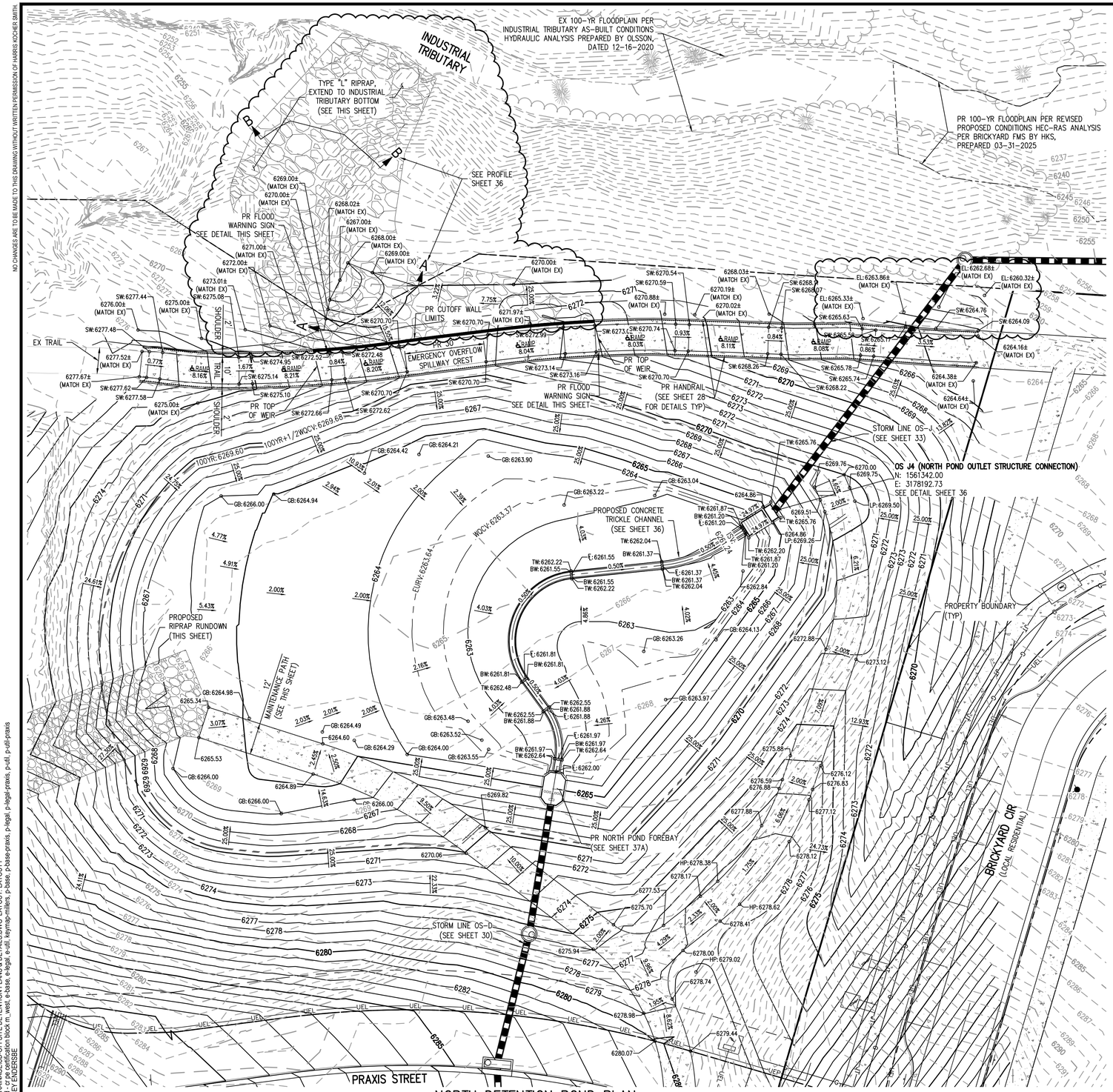
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER
34
34 OF 66

FILEPATH: P:\2020\20072\6ENGINEERING\UTILITIES\STORM\OFFSITE\CD - STORM DETAILS PRAIRIE HAWK DR SOUTH.DWG LAYOUT: LAYOUT1
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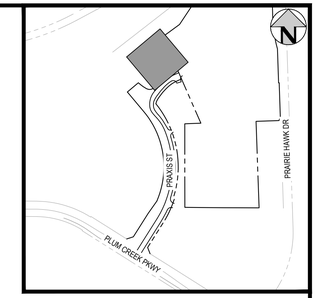
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NORTH DETENTION POND PLAN

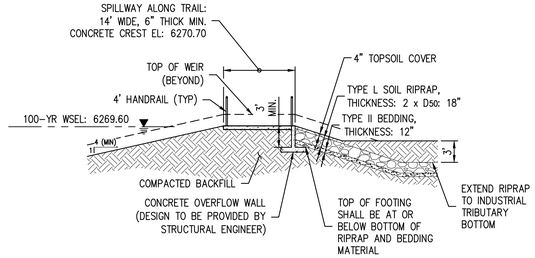
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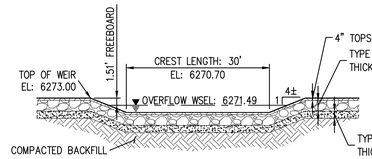
KEY MAP

SCALE: 1" = 600'



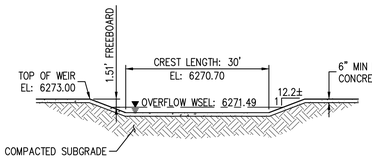
EMERGENCY OVERFLOW SPILLWAY CROSS SECTION

NTS



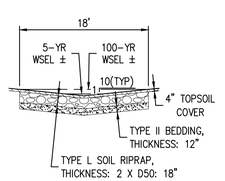
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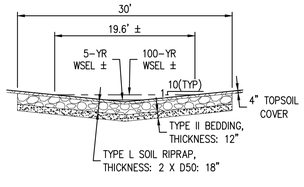
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EMERGENCY OVERFLOW SPILLWAY LONGITUDINAL SECTION THROUGH TRAIL

NTS

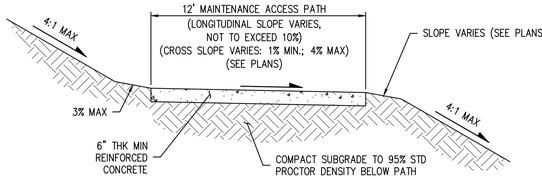




SEE GRADING PLAN, SHEETS 11 & 14

RIPRAP RUNDOWNS – SWALES TO NORTH POND – CROSS SECTIONS

NTS



MAINTENANCE PATH CROSS SECTIOIN

NTS



FLOOD WARNING SIGN

NTS

VERTICAL DATUM

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

HORIZONTAL CONTROL

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

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED MARK A. WEST 38561 02/11/2026 PROFESSIONAL ENGINEER

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 APPROVED By jkirkpatrick on 02/27/2026 APPROVED-FCO26-0003 Plans.pdf Record Document on File

Development Services Date

Know what's below. Call before you dig.

SCALE: 1" = 20'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS
02-09-2026	FCO26-0003 NORTH POND SPILLWAY & WALL REVISIONS

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
NORTH DETENTION POND PLAN

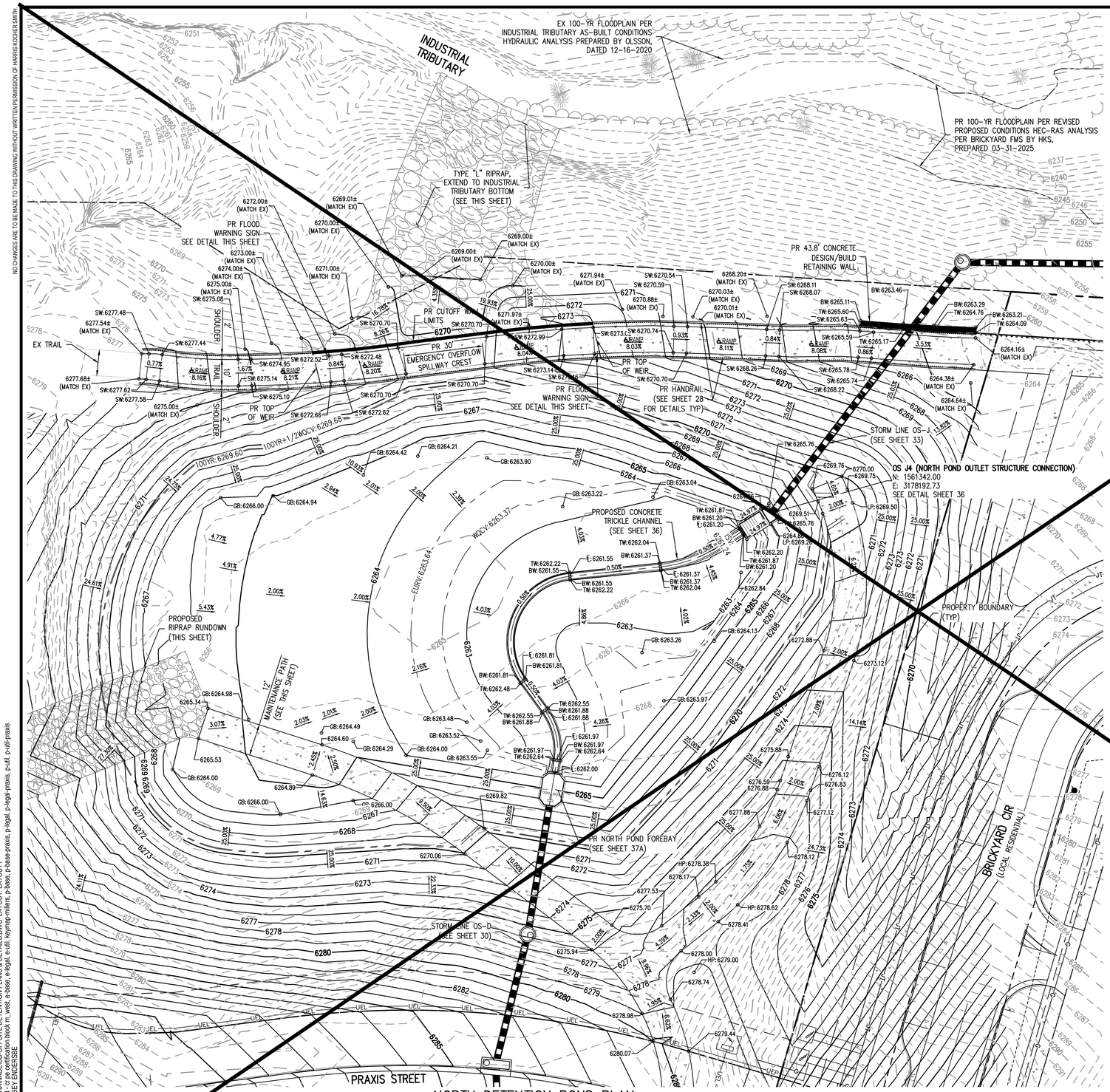
PROJECT #: 200726

SHEET NUMBER 35

35 OF 66

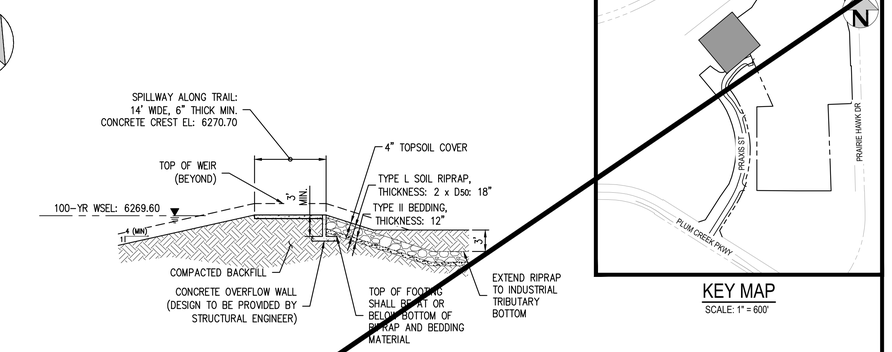
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PLOTTED: TUE 02/10/26 11:54:26A BY: LIBBEY ENDERSBE

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



NORTH DETENTION POND PLAN

SCALE: 1" = 20'

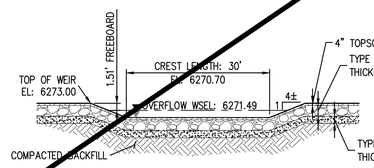


EMERGENCY OVERFLOW SPILLWAY CROSS SECTION

NTS

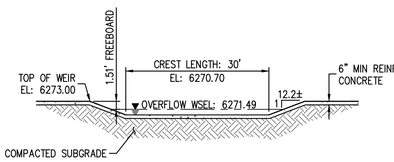
KEY MAP

SCALE: 1" = 600'



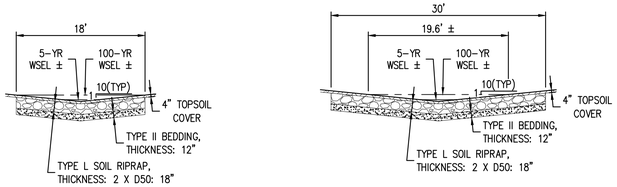
EMERGENCY OVERFLOW SPILLWAY LONGITUDINAL SECTION

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EMERGENCY OVERFLOW SPILLWAY LONGITUDINAL SECTION THROUGH TRAIL

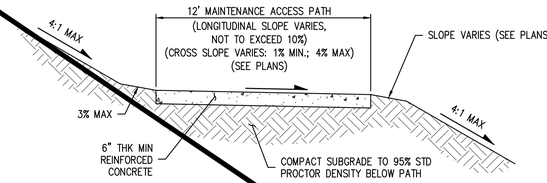
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SEE GRADING PLAN, SHEETS 11 & 14

RIPRAP RUNDOWNS – SWALES TO NORTH POND – CROSS SECTIONS

NTS



MAINTENANCE PATH CROSS SECTIOIN

NTS

CAUTION

DO NOT ENTER WHEN FLOODED

FLOOD WARNING SIGN

NTS

VERTICAL DATUM

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

HORIZONTAL CONTROL

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

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED — MARK A. WEST — 38561 — PROFESSIONAL ENGINEER

05-28-2025

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: Castle Rock Colorado — DEVELOPMENT SERVICES — APPROVED — By jkirkpatrick on 06/03/2025 — APPROVED-FCO25-0015 Plans.pdf — Record Document on File

Development Services — Date

Know what's below. Call before you dig.

SCALE: 1" = 20'

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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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
NORTH DETENTION POND PLAN

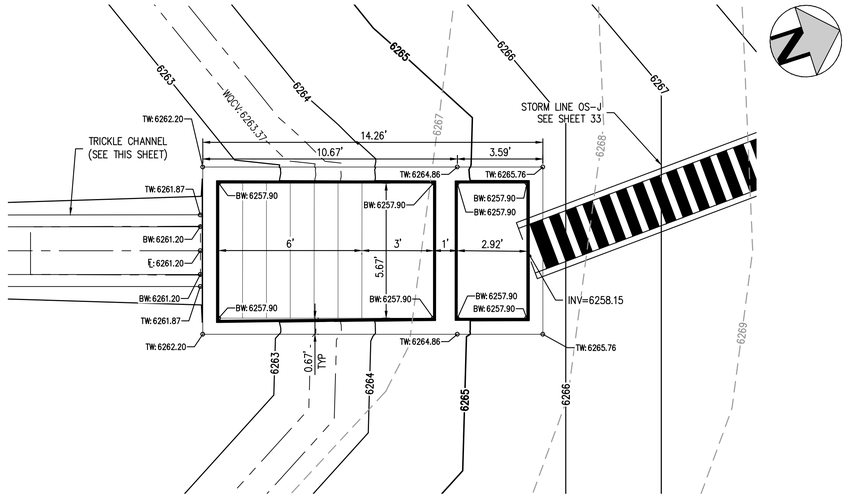
COLORADO LICENSED — JOHN D. O'ROURKE — 43327 — PROFESSIONAL ENGINEER

PROJECT #: 200726

SHEET NUMBER 35

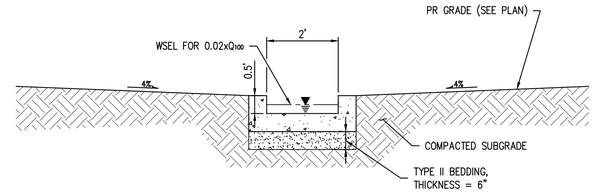
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



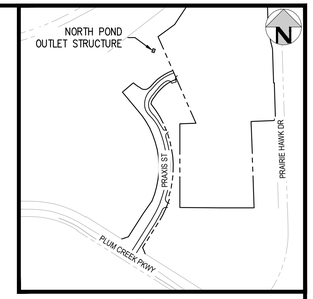
NORTH POND OUTLET STRUCTURE PLAN

SCALE: 1" = 3'



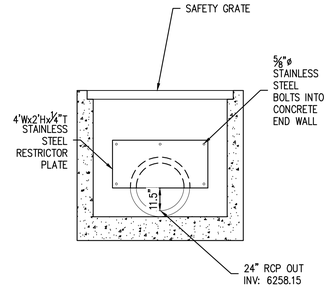
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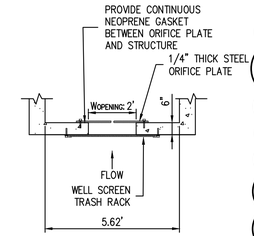
KEY MAP

SCALE: 1" = 600'



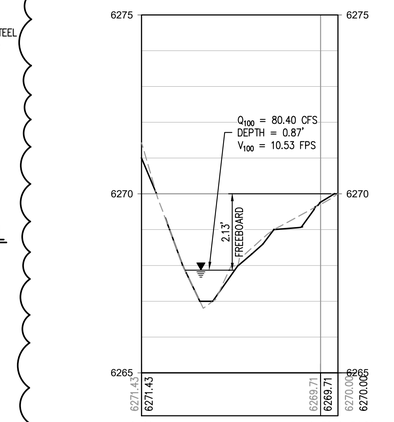
RESTRICTOR PLATE

SCALE: 1" = 3'



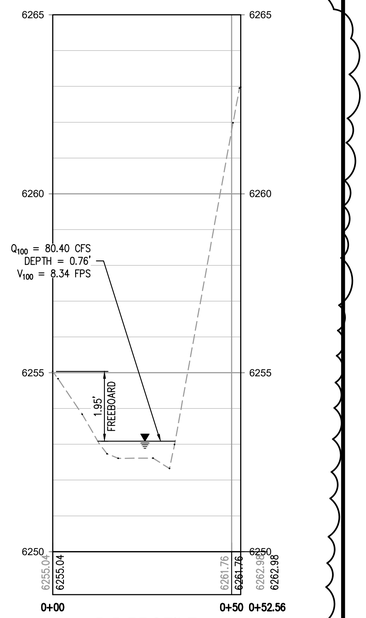
SECTION THRU WEIR WALL

NTS



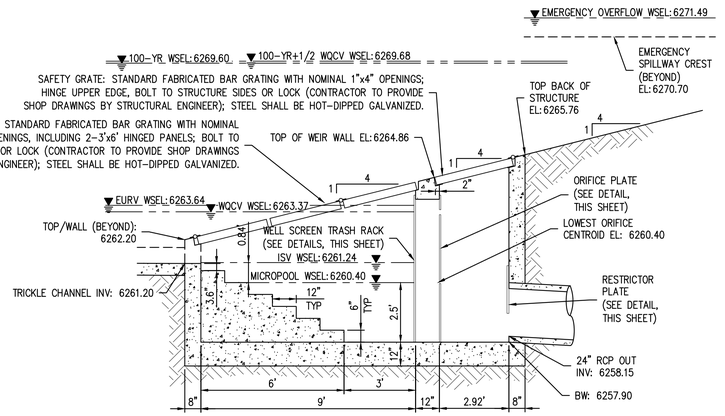
A-A PROFILE

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



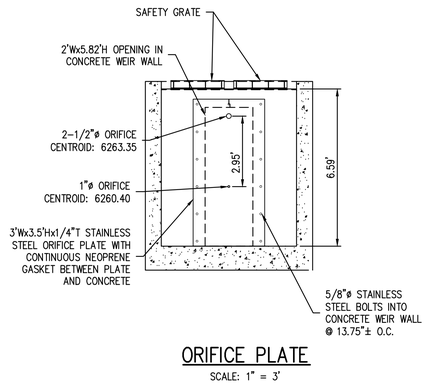
B-B PROFILE

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



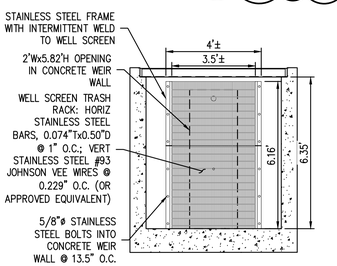
OUTLET STRUCTURE OS J4 LONGITUDINAL SECTION

SCALE: 1" = 3'



ORIFICE PLATE

SCALE: 1" = 3'



WELL SCREEN TRASH RACK

SCALE: 1" = 3'

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.

COLORADO LICENSED
MARK A. WEST
38561
PROFESSIONAL ENGINEER
02/11/2026

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

TOWN OF CASTLE ROCK APPROVAL

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

Approved By: TOWN OF CASTLE ROCK COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 02/27/2026
APPROVED-FCO26-0003 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS
07-18-2025	FCO25-0030 - ADDITIONAL SLEEVING
08-05-2025	FCO25-0030 PER TOWN COMMENTS
02-09-2026	FCO26-0003 NORTH POND SPILLWAY & WALL REVISIONS

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

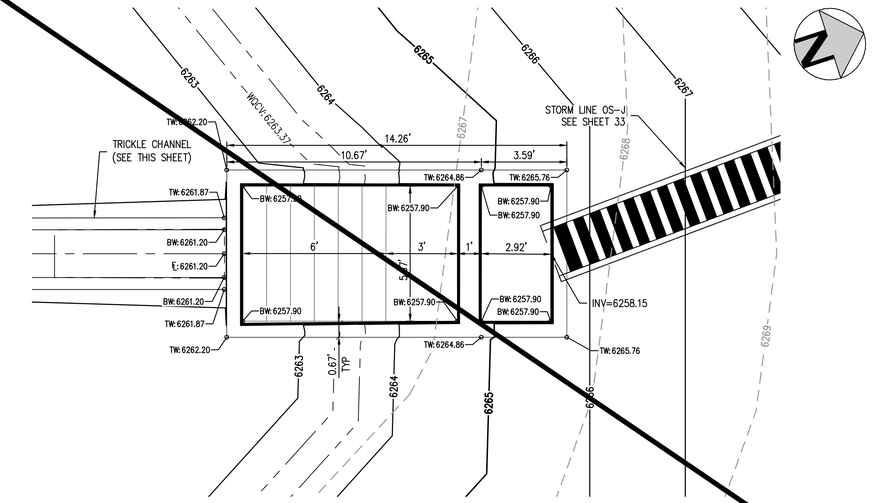
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
NORTH DETENTION POND DETAILS

PROJECT #: 200726
SHEET NUMBER
36
36 OF 66

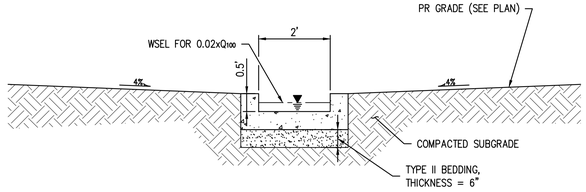
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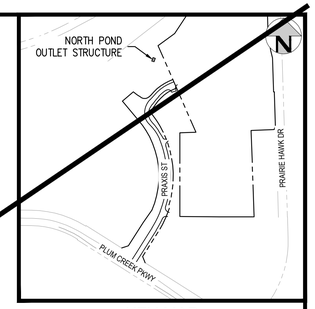
NORTH POND OUTLET STRUCTURE PLAN

SCALE: 1" = 3'



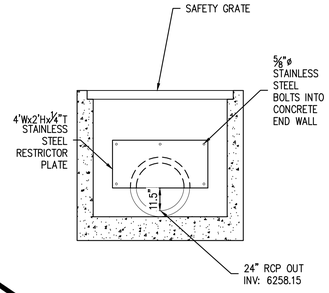
TRICKLE CHANNEL CROSS SECTION

NTS



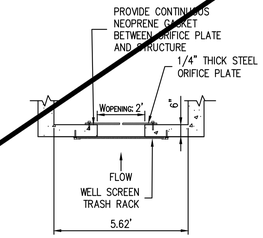
KEY MAP

SCALE: 1" = 600'



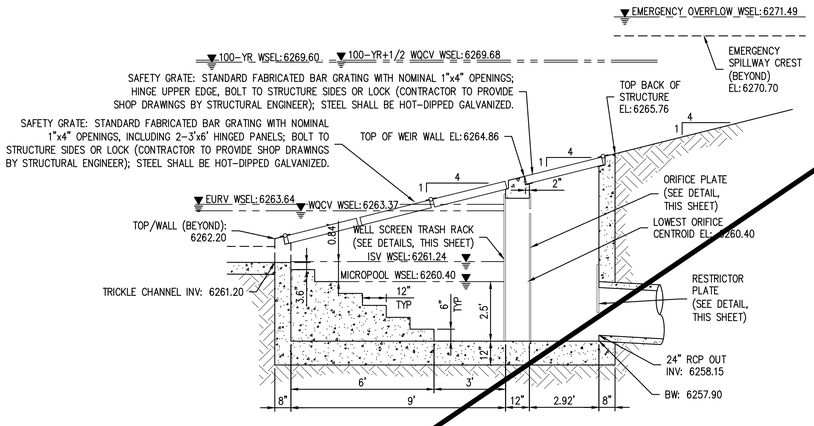
RESTRICTOR PLATE

SCALE: 1" = 3'



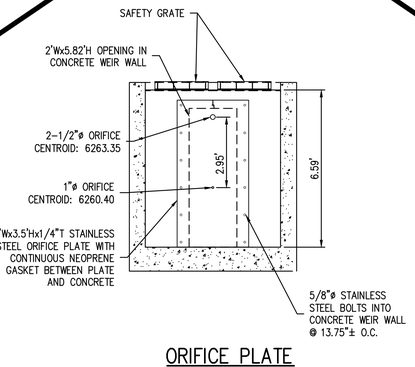
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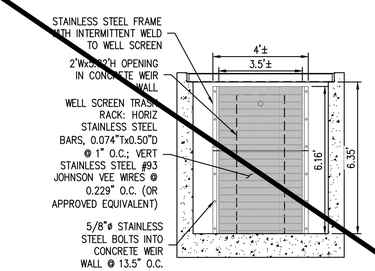
OUTLET STRUCTURE OS J4 LONGITUDINAL SECTION

SCALE: 1" = 3'



ORIFICE PLATE

SCALE: 1" = 3'



WELL SCREEN TRASH RACK

SCALE: 1" = 3'

VERTICAL DATUM

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PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
MARK A. WEST
38561
PROFESSIONAL ENGINEER
05-28-2025

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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

CONFLUENCE COMPANIES, LLC

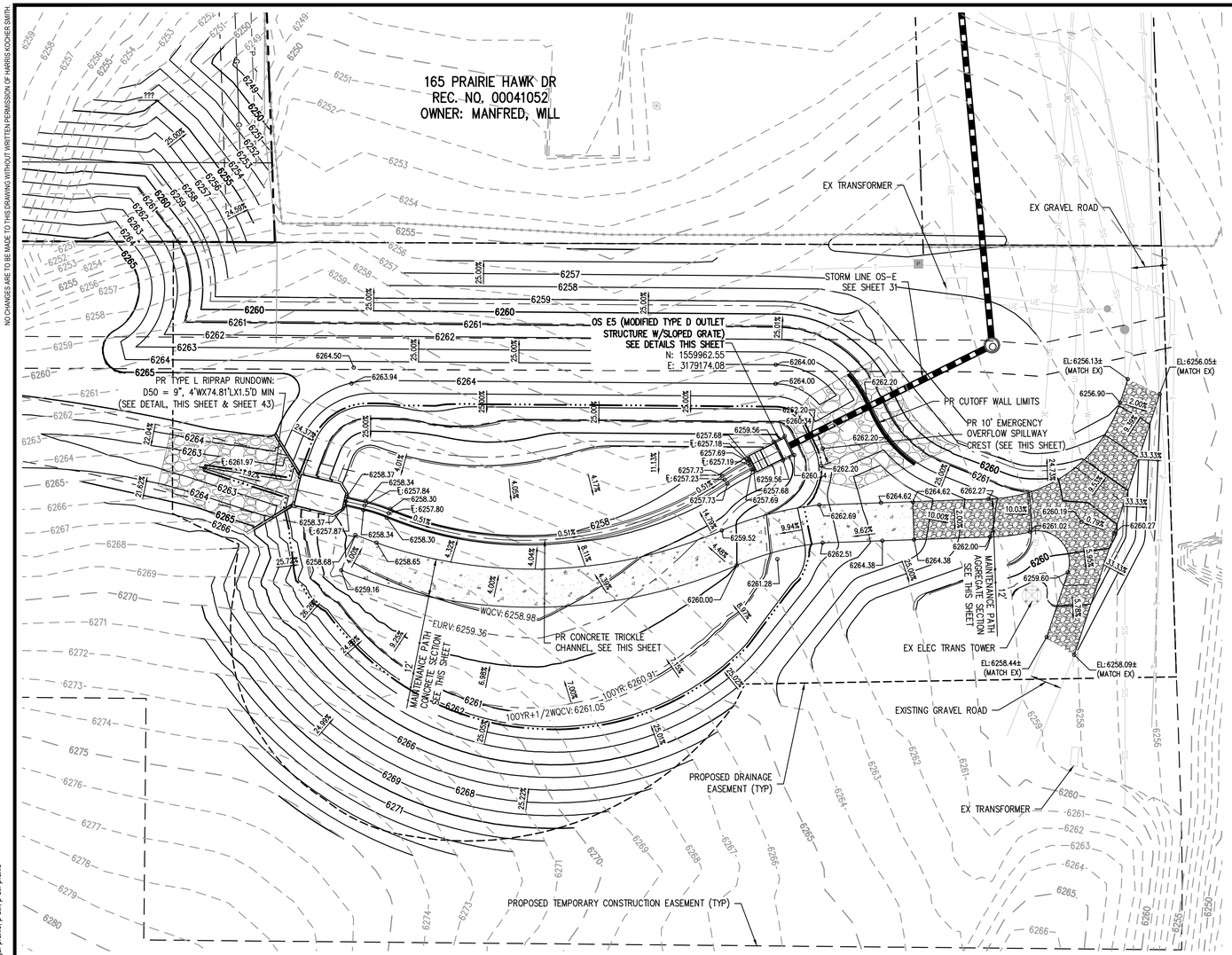
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
NORTH DETENTION POND DETAILS

COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

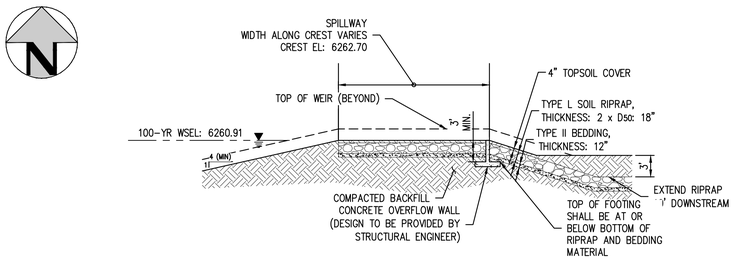
PROJECT #: 200726
SHEET NUMBER
36
36 OF 66

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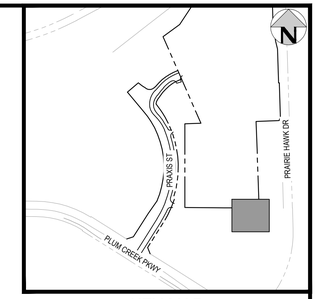
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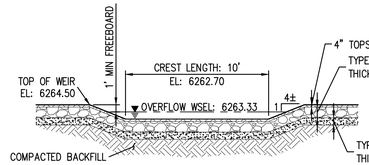
SOUTH DETENTION POND PLAN
SCALE: 1" = 20'



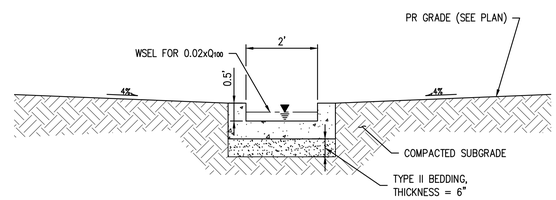
OVERFLOW SPILLWAY CROSS SECTION
NTS



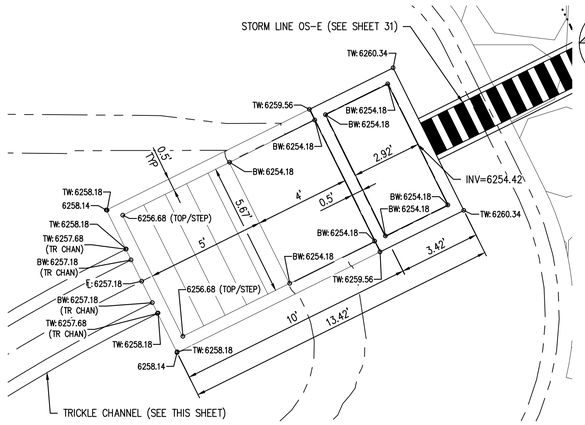
KEY MAP
SCALE: 1" = 600'



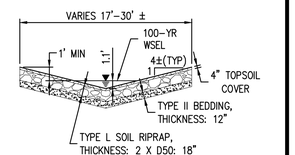
EMERGENCY OVERFLOW SPILLWAY LONGITUDINAL SECTION
NTS



TRICKLE CHANNEL TYPICAL CROSS SECTION
NTS



SOUTH POND OUTLET STRUCTURE PLAN
SCALE: 1" = 3'



TYPE L RIPRAP RUNDOWN CROSS SECTION
NTS

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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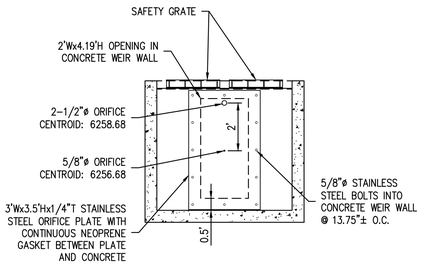
COLORADO LICENSED
MARK A. WEST
38561
PROFESSIONAL ENGINEER
05-28-2025

MARK A. WEST, P.E. #38561 — DATE

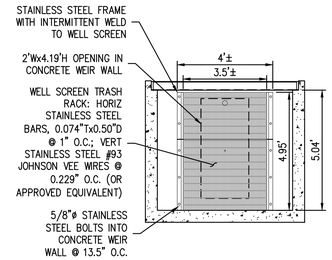
TOWN OF CASTLE ROCK APPROVAL
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL

Approved By: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

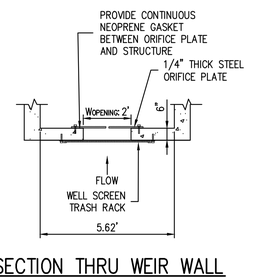
Development Services — Date



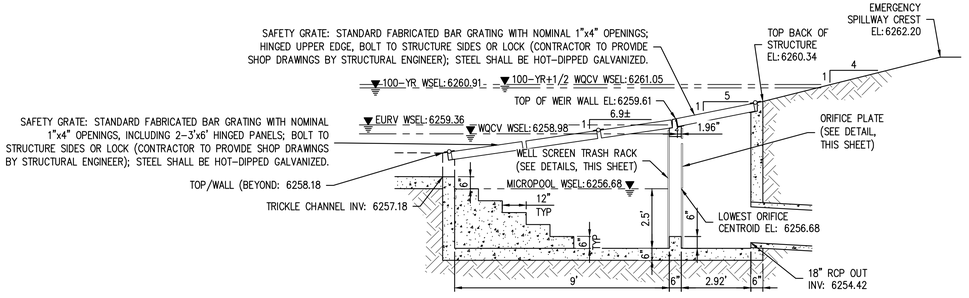
ORIFICE PLATE
SCALE: 1" = 3'



WELL SCREEN TRASH RACK
SCALE: 1" = 3'



SECTION THRU WEIR WALL
NTS



SOUTH POND OUTLET STRUCTURE OS E5 LONGITUDINAL SECTION
SCALE: 1" = 3'

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
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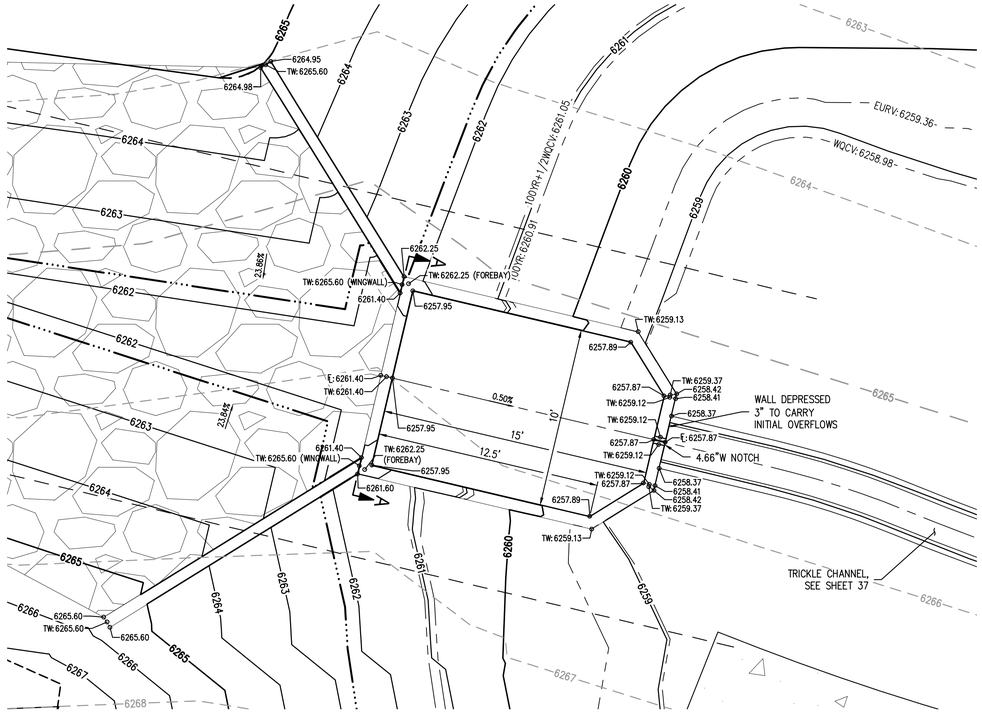
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER
37
37 OF 66

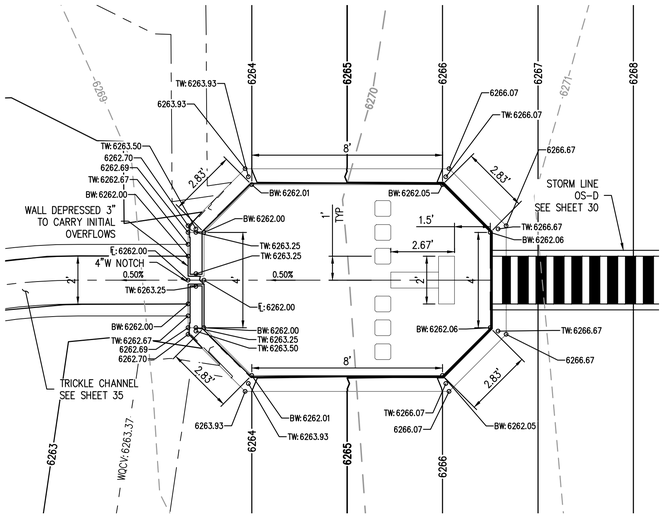
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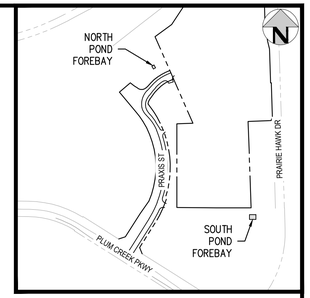
SOUTH DETENTION POND FOREBAY PLAN

SCALE: 1" = 4'



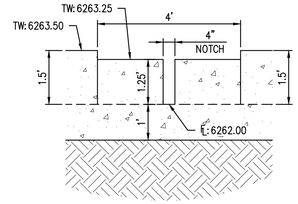
NORTH POND FOREBAY PLAN

SCALE: 1" = 3'



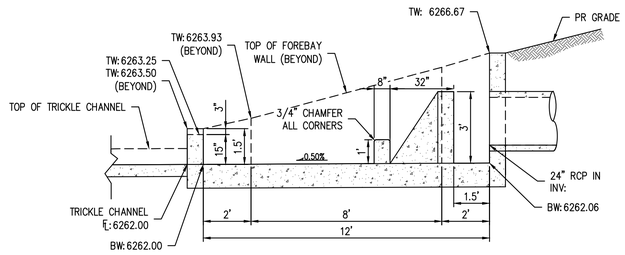
KEY MAP

SCALE: 1" = 600'



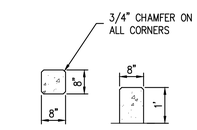
NORTH POND FOREBAY NOTCH

NTS



NORTH DETENTION POND FOREBAY LONGITUDINAL SECTION

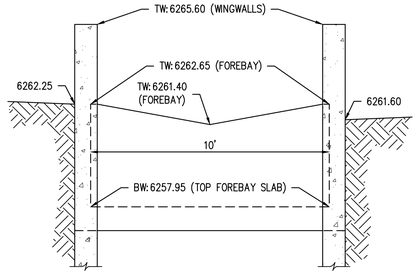
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PLAN SECTION

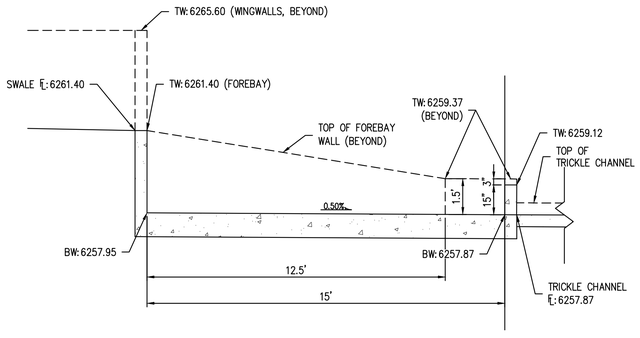
NORTH POND FOREBAY BAFFLE BLOCKS

NTS



SOUTH DETENTION POND FOREBAY SECTION A–A

SCALE: NTS



SOUTH DETENTION POND FOREBAY LONGITUDINAL SECTION

SCALE: NTS

VERTICAL DATUM

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

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COLORADO LICENSED PROFESSIONAL ENGINEER
MARK A. WEST
38561
05-28-2025

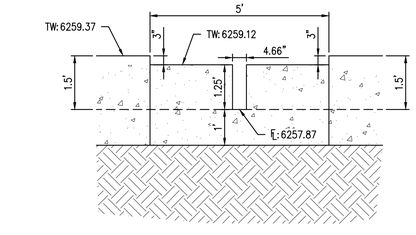
MARK A. WEST, P.E. #38561 DATE

TOWN OF CASTLE ROCK APPROVAL

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

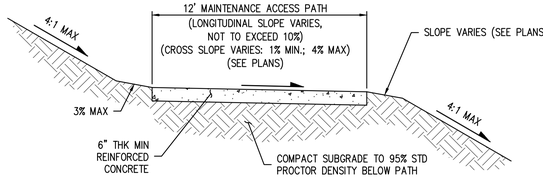
Approved By: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date



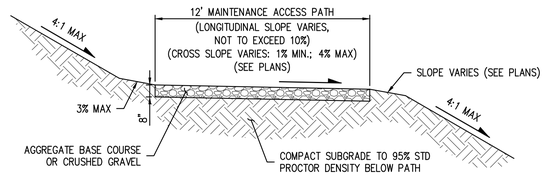
SOUTH POND FOREBAY NOTCH

NTS



SOUTH POND MAINTENANCE PATH CONCRETE CROSS SECTION

NTS



SOUTH POND MAINTENANCE PATH AGGREGATE CROSS SECTION

NTS

Know what's below. Call before you dig.

DESIGNED BY: AMC, VCB
CHECKED BY: MAW
DRAWN BY: AMC, VCB

ISSUE DATE: 12-06-2024

DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
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HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

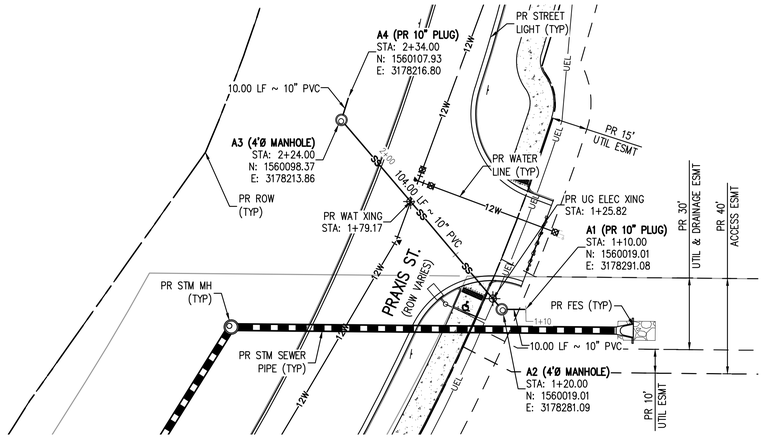
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
NORTH & SOUTH POND FOREBAY DETAILS, MAINTENANCE PATH DETAILS

PROJECT #: 200726
SHEET NUMBER
37A
37A OF 66

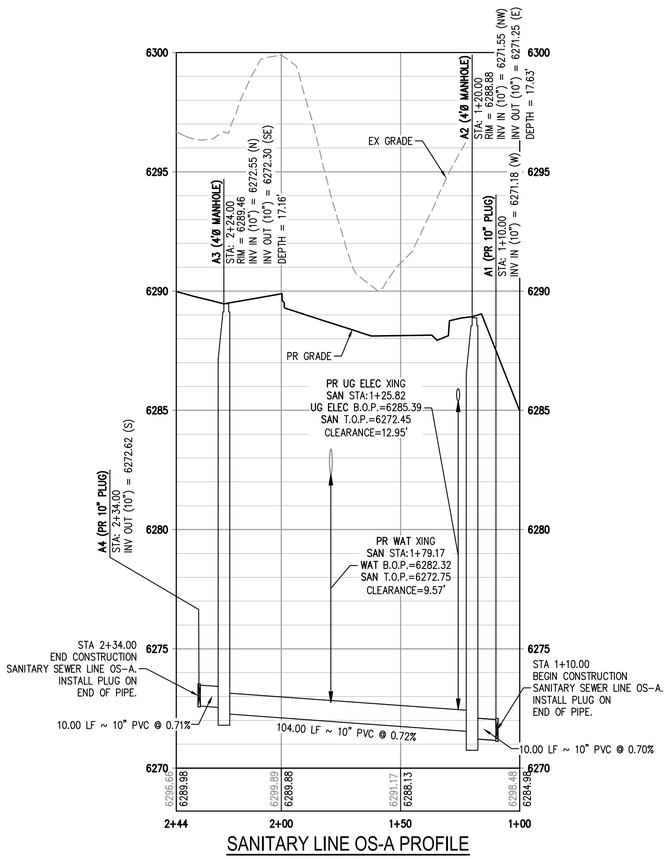
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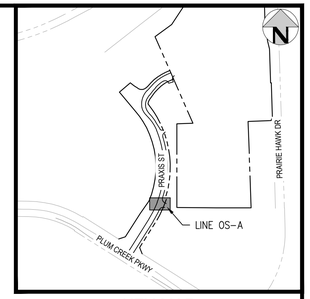
SANITARY LINE OS-A PLAN

SCALE: 1" = 30'



SANITARY LINE OS-A PROFILE

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



KEY MAP

SCALE: 1" = 600'

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
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- 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 EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
5. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY THE UTILITY PROVIDER'S REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN THERE IS A LACK OF ADHERENCE TO STANDARD CONSTRUCTION PRACTICES.
6. MAINTAIN A MINIMUM OF TEN FEET OF HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND DOMESTIC WATER MAINS AND SERVICES IN ACCORDANCE WITH STATE OF COLORADO AND JURISDICTIONAL UTILITY PROVIDER SPECIFICATIONS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
9. ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
10. THE CONTRACTOR IS RESPONSIBLE FOR:
    a. OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION.
    b. VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
    c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.
11. ALL MANHOLES LOCATED OUTSIDE DEDICATED PAVED RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED WITH A LOCKING-TYPE COVER AND THE MANHOLE RING SHALL BE BOLTED TO 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 QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR W/ 2.5" ALUM. CAP PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL RODE W/ 2" CAP PIPE PLS 6935 AS BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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

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Approved By: DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
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30 0 30 60
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DESIGNED BY: BSL
CHECKED BY: JDO
DRAWN BY: BSL

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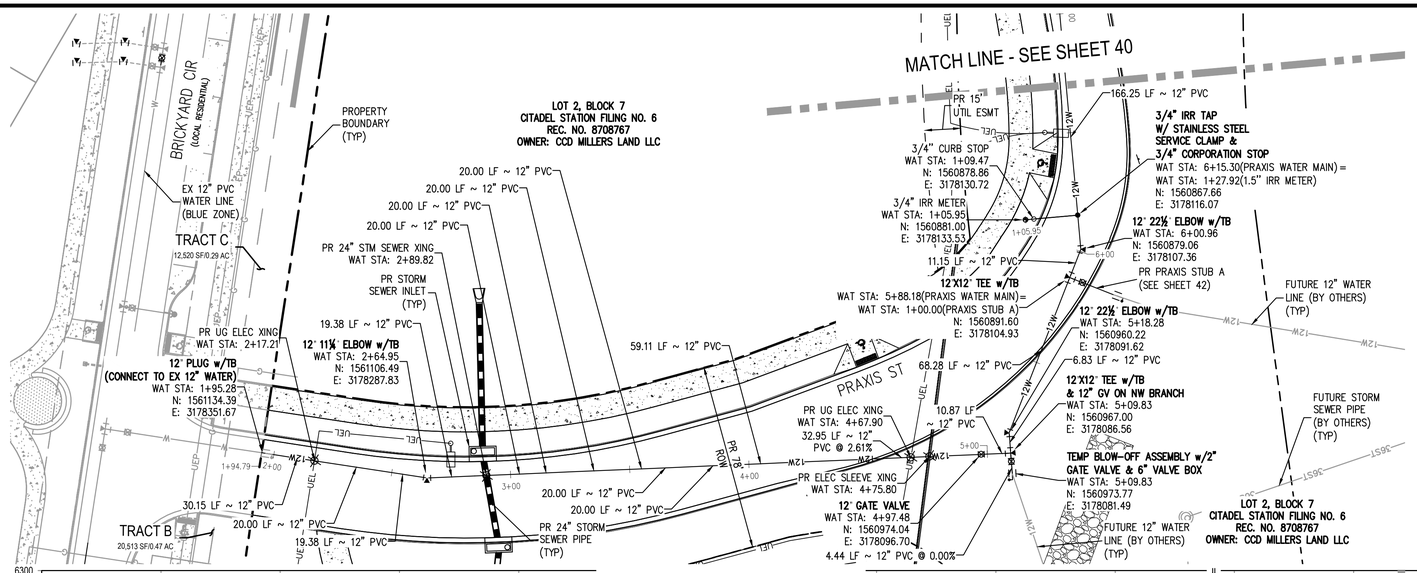
CONFLUENCE COMPANIES, LLC

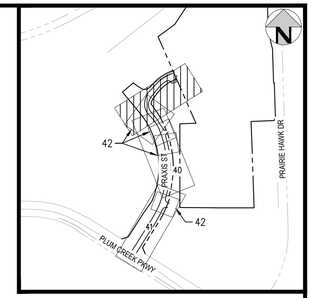
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
SANITARY LINE OS-A PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
38
38 OF 66

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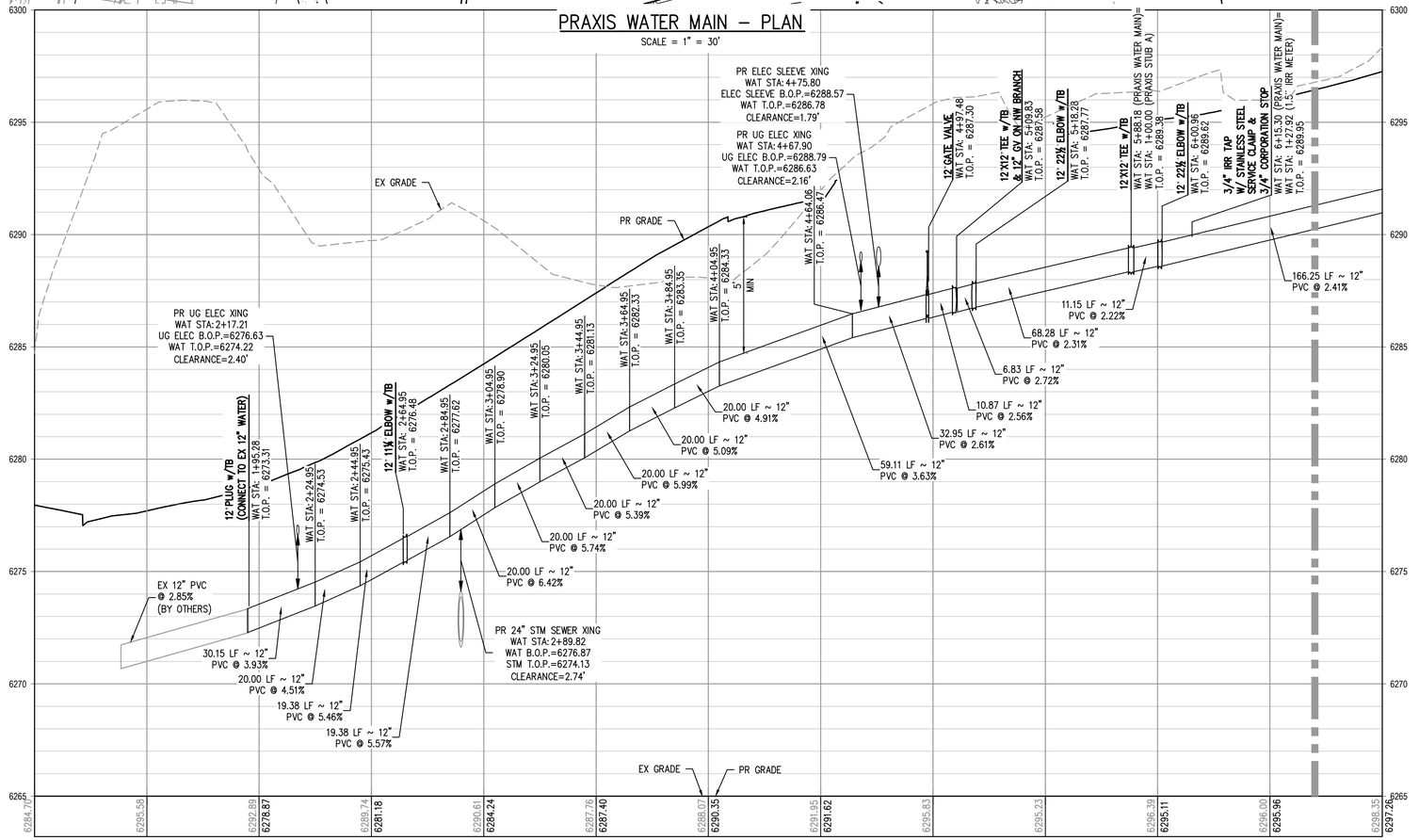




KEY MAP
SCALE: 1" = 600'

PRAXIS WATER MAIN – PLAN

SCALE = 1" = 30'



PRAXIS WATER MAIN PROFILE

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

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5. REFER TO SHEET 2 FOR TOWN OF CASTLE ROCK WATER LINE CONSTRUCTION NOTES.
6. TEMPORARY BLOW-OFFS WILL BE REQUIRED TO BE INSTALLED AT ANY PLUG LOCATION IF THE FUTURE PHASE WATER MAIN WILL NOT BE CONNECTED WITHIN 6-MONTHS AFTER THE PUBLIC INFRASTRUCTURE MAIN IS COMPLETED AND ACTIVE.
7. 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.
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LEGEND:

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- EXISTING SANITARY SEWER — SS —
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- EXISTING STORM LINE
- EXISTING FIBER OPTIC — FO —
- EXISTING GAS — G —
- EXISTING UNDERGROUND ELECTRIC — UE —
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- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER W/ MANHOLE — 8SS —
- 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 —
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COLORADO REGISTERED JOHN D. O'ROURKE 43327 06/03/2025 PROFESSIONAL ENGINEER

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

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Approved By: DEVELOPMENT SERVICES APPROVED By jkirkpatrick on 06/03/2025 APPROVED-FC025-0015 Plans.pdf Record Document on File

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SCALE: 1" = 30'

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

ISSUE DATE: 12-06-2024

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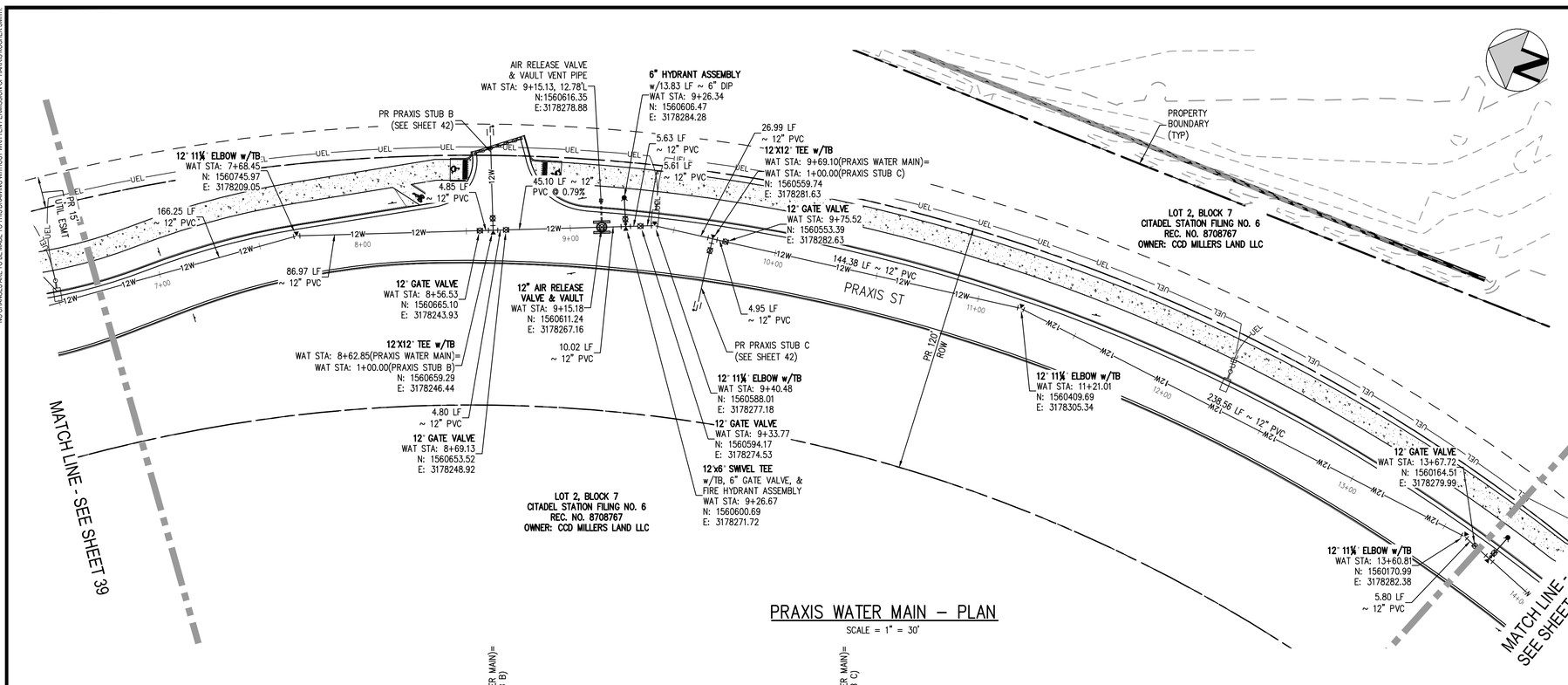
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER LINE PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
39
39 OF 66

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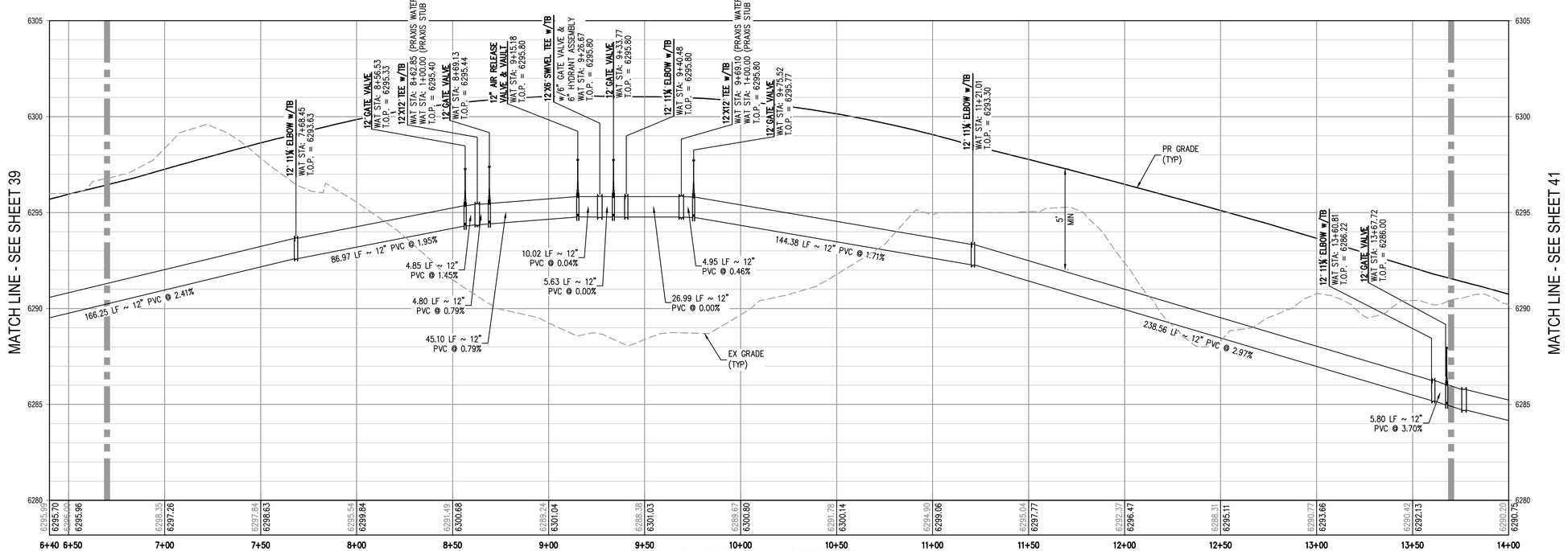
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PRAXIS WATER MAIN – PLAN

SCALE = 1" = 30'

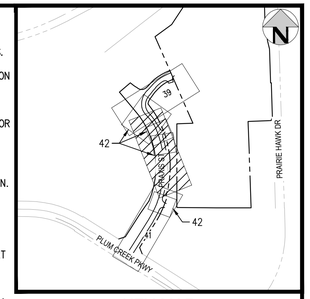


PRAXIS WATER MAIN PROFILE

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Approved By: Town of Castle Rock Colorado — DEVELOPMENT SERVICES — APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

Know what's below. Call before you dig.

SCALE: 1" = 30'

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

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

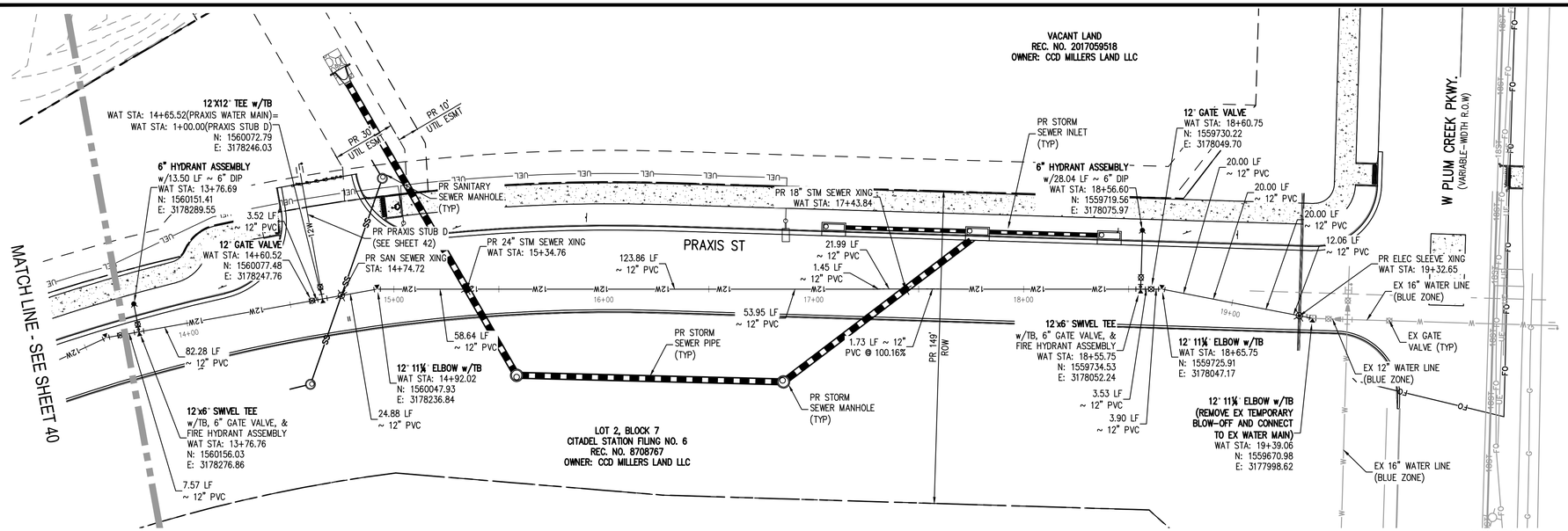
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

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

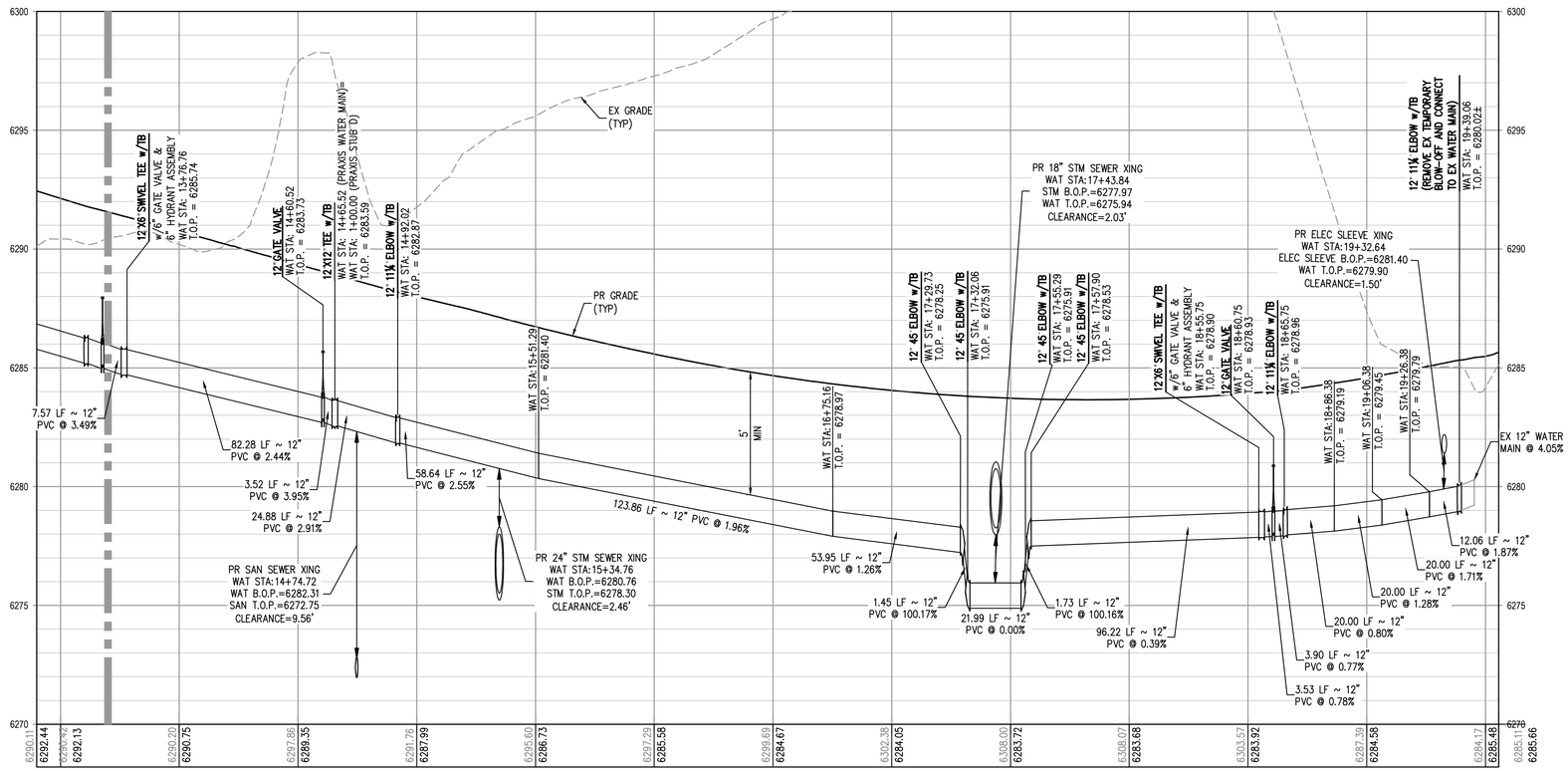
PROJECT #: 200726
SHEET NUMBER
40

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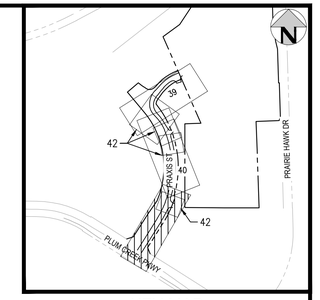
PRAXIS WATER MAIN – PLAN

SCALE = 1" = 30'



PRAXIS WATER MAIN PROFILE

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



KEY MAP
SCALE: 1" = 600'

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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4. ANY EXISTING WATER SERVICES SHALL BE CUT OFF AT THE MAIN. NO WATER OR SEWER STUBS CAN BE LEFT IN THE GROUND. WATER METER SHALL BE RETURNED TO THE UTILITIES DEPARTMENT.
5. REFER TO SHEET 2 FOR TOWN OF CASTLE ROCK WATER LINE CONSTRUCTION NOTES.
6. TEMPORARY BLOW-OFFS WILL BE REQUIRED TO BE INSTALLED AT ANY PLUG LOCATION IF THE FUTURE PHASE WATER MAIN WILL NOT BE CONNECTED WITHIN 6-MONTHS AFTER THE PUBLIC INFRASTRUCTURE MAIN IS COMPLETED AND ACTIVE.
7. 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.
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.
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11. 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
- EXISTING FIBER OPTIC (FO)
- EXISTING GAS (G)
- EXISTING UNDERGROUND ELECTRIC (UE)
- PROPOSED LANDSCAPE DRAIN PIPE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED SANITARY SEWER W/ MANHOLE (8SS)
- 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

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.

COLORADO LICENSED JOHN D. O'ROURKE 43327 06/03/2025 PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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WATER LINE PLAN & PROFILE

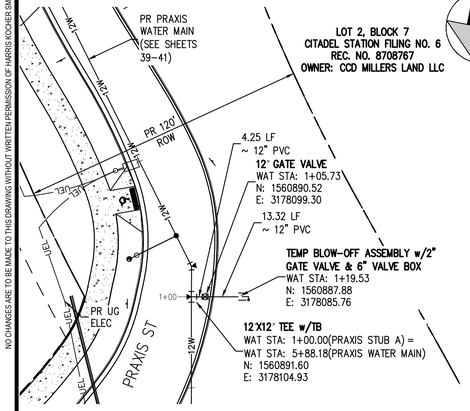
PROJECT #: 200726

SHEET NUMBER 41

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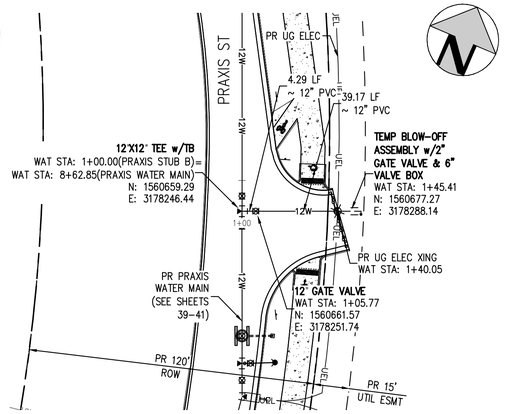
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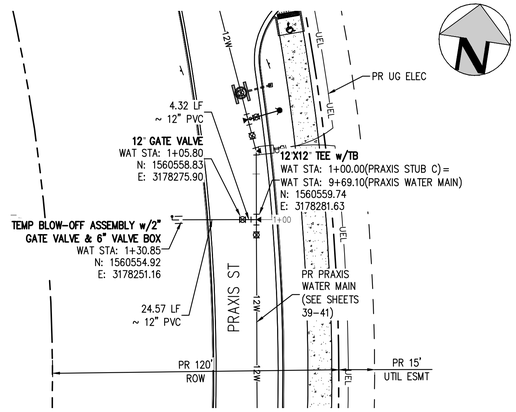
PRAXIS STUB A PLAN

SCALE = 1" = 30'



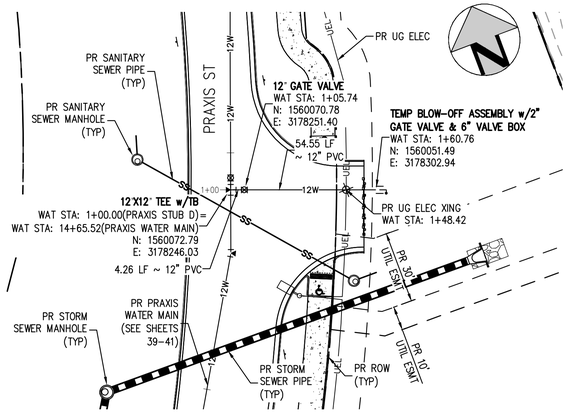
PRAXIS STUB B PLAN

SCALE = 1" = 30'



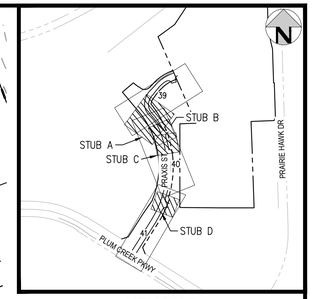
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SCALE = 1" = 30'



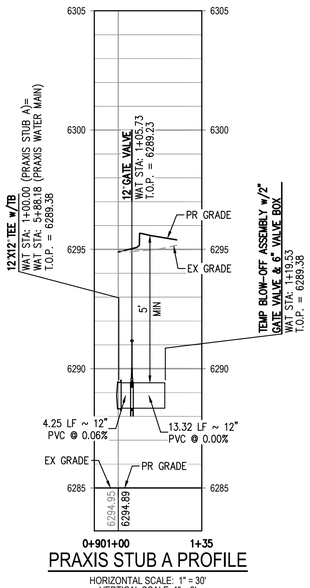
PRAXIS STUB D PLAN

SCALE = 1" = 30'



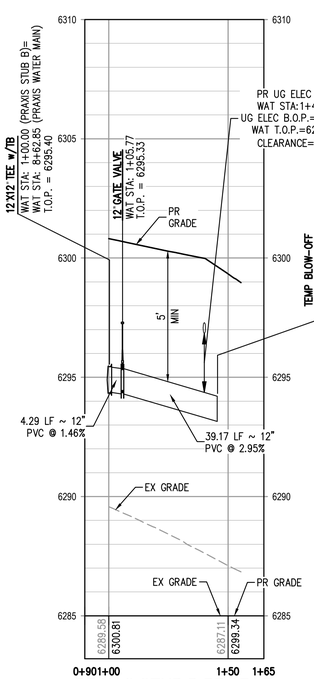
KEY MAP

SCALE: 1" = 600'



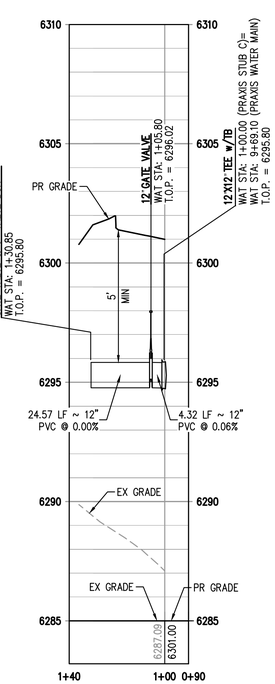
PRAXIS STUB A PROFILE

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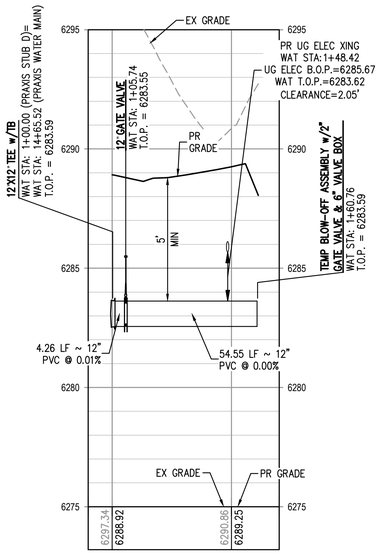
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VERTICAL SCALE: 1" = 3'



PRAXIS STUB C PROFILE

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



PRAXIS STUB D PROFILE

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VERTICAL SCALE: 1" = 3'

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
06/03/2025
PROFESSIONAL ENGINEER

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

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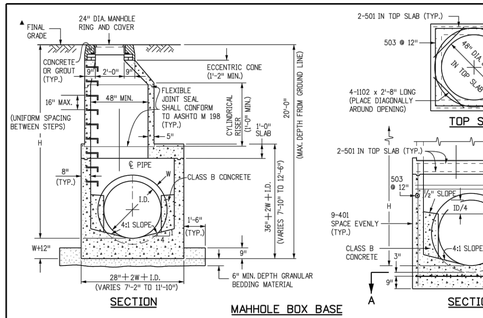
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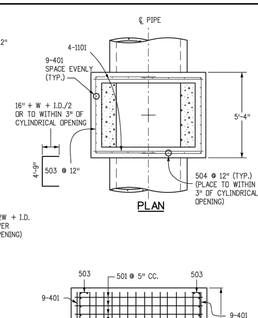
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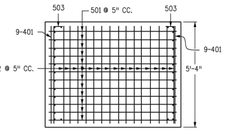
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SECTION

MAHHOLE BOX BASE

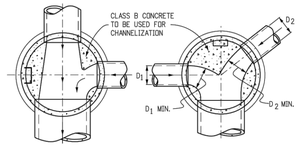




MARK	SIZE	TYPE	WT: #/FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	(NO. REQ'D. \ LENGTH \ WEIGHT #	18 \ 8'-1" \ 97.2	18 \ 8'-8" \ 104.2	18 \ 9'-3" \ 111.2	18 \ 9'-10" \ 118.2	18 \ 11'-0" \ 132.3	18 \ 12'-2" \ 146.3	401 BAR LENGTH = 32"+ 2W + I.D.
402	4	III	0.668	(NO. REQ'D. \ LENGTH \ WEIGHT #	5 \ 5'-5" \ 18.1	5 \ 6'-0" \ 20.0	5 \ 6'-7" \ 22.0	5 \ 7'-2" \ 23.9	5 \ 8'-4" \ 27.8	5 \ 9'-6" \ 31.7	402 BAR LENGTH = I.D.+ 2W
501	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT #	17 \ 7'-5" \ 131.5	17 \ 8'-0" \ 141.8	17 \ 8'-7" \ 152.2	17 \ 9'-2" \ 162.5	17 \ 10'-4" \ 183.2	17 \ 11'-6" \ 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT #	22 \ 5'-0" \ 114.7	23 \ 5'-0" \ 119.9	25 \ 5'-0" \ 130.4	26 \ 5'-0" \ 135.6	29 \ 5'-0" \ 151.2	32 \ 5'-0" \ 166.9	502 NUMBER BARS REQ'D. = 3 + ((24+I.D.+2W)/@ 5") #1
503	5	II	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT #	16 \ 12'-10" \ 214.2	16 \ 13'-5" \ 223.9	18 \ 14'-0" \ 262.8	18 \ 14'-7" \ 273.8	20 \ 15'-9" \ 328.5	24 \ 16'-11" \ 423.5	503 NUMBER BARS REQ'D. = 2 ((134+I.D.+2W)/@ 12") #1 BAR LENGTH = 4'-0"+2(164+W+I.D./2)
504	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT #	12 \ 8'-1" \ 101.2	14 \ 8'-8" \ 126.6	14 \ 9'-3" \ 135.1	16 \ 9'-10" \ 164.1	18 \ 11'-0" \ 206.5	20 \ 12'-2" \ 253.8	504 NUMBER BARS REQ'D. = 2 ((2W+I.D.-4)/@ 12") #1 BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT #	4 \ 7'-2" \ 152.3	4 \ 7'-9" \ 164.7	4 \ 8'-4" \ 177.1	4 \ 8'-11" \ 189.5	4 \ 10'-1" \ 214.3	4 \ 11'-3" \ 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT #	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	BENDING TYPE I STRAIGHT
1103	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT #	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	TYPE II 4'-9" 16"+W+I.D./2
# REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III 12" 12" 7" I.D.+2W-38"
CONCRETE - CUBIC YARDS = TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE



THROUGH PIPE ONE LATERAL | ANGLED LATERALS | SHARP ANGLE

TYPICAL CHANNELIZATION DETAILS

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

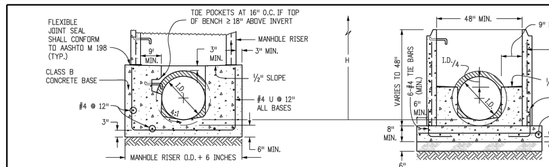
▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

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Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		

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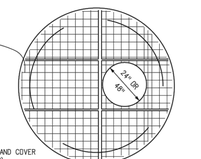
MANHOLES

STANDARD PLAN NO. M-604-20
Standard Sheet No. 1 of 3



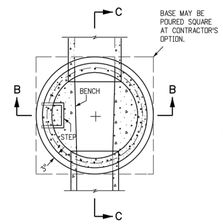
SECTION B-B

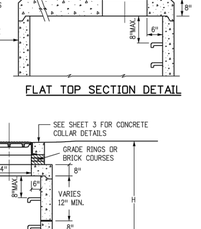
SECTION D-D



TOTAL WEIGHT: APPROXIMATELY 400 LBS. SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.

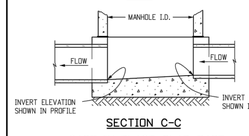
SECTION A-A
MANHOLE RING AND COVER



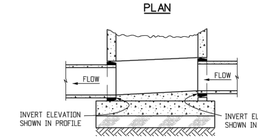


▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

FLAT TOP SECTION DETAIL



SECTION C-C
CAST-IN-PLACE SLAB BASE



SECTION E-E
PRECAST SLAB BASE

MANHOLE RISER DETAIL

LEGEND
- SUITABLE SUBGRADE
- GRANULAR BEDDING MATERIAL
- CONCRETE

PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

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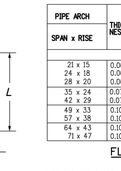
MANHOLES

STANDARD PLAN NO. M-604-20
Standard Sheet No. 2 of 3
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019

PIPE DIA.	THICKNESS	DIMENSIONS A	B	H	L	W	T
		IN.					
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
21	0.064	9	12	6	36	42	52
24	0.064	10	13	6	41	48	58
30	0.079	12	16	8	51	60	70
36	0.079	14	19	9	60	72	94
42	0.109	16	22	11	69	84	106
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

FLEXIBLE ROUND PIPE



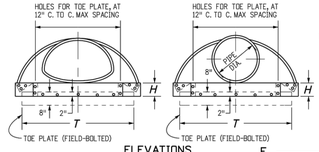
PLAN VIEW

PIPE ARCH SPAN x RISE	THICKNESS	DIMENSIONS A (±1") (MAX.)	B (±1")	H (±1.5")	L (±2")	W	T
		IN.					
21 x 15	0.064	7	10	6	23	36	46
24 x 18	0.064	8	12	6	28	42	52
28 x 20	0.064	9	14	6	32	48	58
35 x 24	0.079	10	16	6	39	60	70
42 x 29	0.079	12	18	8	46	75	85
49 x 33	0.109	13	21	9	53	85	103
57 x 38	0.109	18	26	12	63	90	108
64 x 43	0.109	18	30	12	70	102	120
71 x 47	0.109	18	33	12	77	114	132

FLEXIBLE PIPE ARCH

GENERAL NOTES

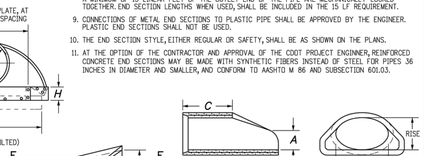
1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
4. THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ⅜" DIA. GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
8. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
9. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
10. THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
11. AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDOT PROJECT ENGINNER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.



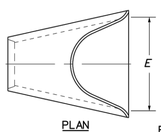
ELEVATIONS

TYPICAL CONNECTIONS

TYPE 1	TYPE 2	TYPE 3
FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.	FOR 30 IN. THRU 36 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.	FOR 42 IN. THRU 84 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS AND ALL SIZES WITH HELICAL CORRUGATIONS AND FOR ALL METAL PIPE ARCH CULVERTS. SHOP ATTACH A 24 IN. MIN. LENGTH OF ANNULAR PIPE WITH GALV. RIVETS OR BOLTS, SPOT WELDS, OR 2 IN. LONG SKIP WELDS ON 8 IN. CTRS. REPAIR BURNT GALVANIZING IN ACCORDANCE WITH SUBSECTION 707.09.

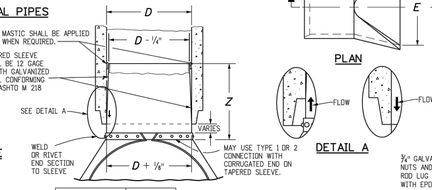


END SECTION AND CONNECTION DETAILS FOR ROUND AND ARCH METAL PIPES



PIPE I.D.	DIMENSIONS A	C	L	E
	IN.			
18	10	48	78	36
24	10	48	78	48
30	14	36	96	60
36	18	36	96	72
42	24	36	96	78
48	28	24	96	84
54	30	36	96	90
60	36	36	96	96
72	34	20	96	108

REINFORCED CONCRETE CIRCULAR PIPE



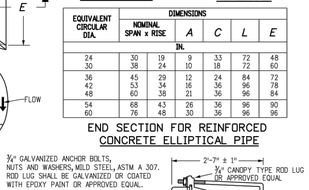
D	Z (MIN.)
IN.	
18 - 24	12
30 AND 36	16
42 AND LARGER	24

NOTE: METAL END SECTION SHALL BE FIRMLY WEDGED INTO PIPE END BEFORE BACKFILLING.

STEEL END SECTION FOR CONCRETE CIRCULAR PIPE
(ALTERNATIVE FOR CONCRETE END SECTION)

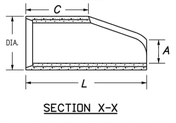
EQUIVALENT CIRCULAR DIA.	NOMINAL SPAN x RISE	DIMENSIONS A	C	L	E
		IN.			
24	30 x 19	9	33	72	48
30	38 x 24	10	18	72	60
36	45 x 29	12	24	84	72
42	53 x 34	16	36	96	78
48	60 x 38	21	36	96	84
54	68 x 43	26	36	96	90
60	76 x 48	30	36	96	96

END SECTION FOR REINFORCED CONCRETE ELLIPTICAL PIPE



PIPE DIAMETER IN.	F
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	9

CONCRETE JOINT FASTENER (TWO PER JOINT)



END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

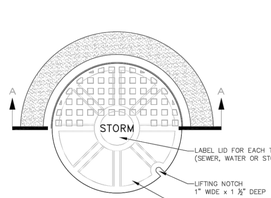
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CONCRETE AND METAL END SECTIONS

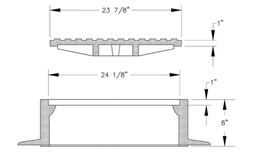
STANDARD PLAN NO. M-603-10
Standard Sheet No. 1 of 1
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019



HALF PLAN

NOTES:
1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 RING & COVER OR EQUIVALENT).
2. TOTAL MINIMUM WEIGHT APPROXIMATELY 410 LBS.
3. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
4. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS. (LETTERING SHALL BE CAST AS PART OF COVER.)
5. MANHOLE OUTSIDE OF R.O.W. MUST HAVE A LOCKING LID AND CARSONITE MARKER.
6. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.



SECTION A – A

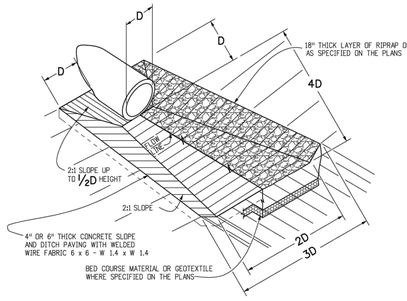
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Date	Comments	
3/20	REVISED PER STAFF COMMENTS	

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

STORM SEWER MANHOLE 24" RING & COVER

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

DETAIL PLAN NO. SD-1
Sheet 1 of 1



PIPE OUTLET PAVING
MAY BE USED WITH MULTIPLE PIPES.

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.

COLORADO LICENSED MARK A. WEST 38561 PROFESSIONAL ENGINEER
05-28-2025

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

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

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

ISSUE DATE: 12-06-2024	
DATE	REVISION COMMENTS
01-31-2025	PER TOWN COMMENTS
03-13-2025	PER TOWN COMMENTS
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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1120 Lincoln Street, Suite 1000
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HarrisKocherSmith.com

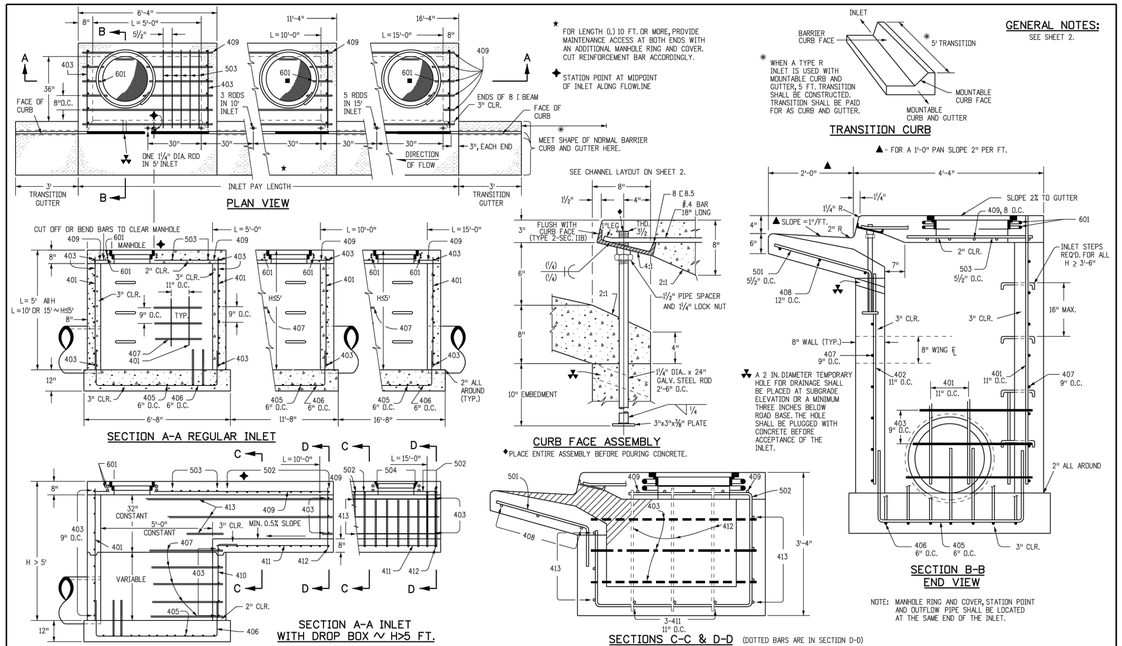
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER 43
43 OF 66

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NO XREFS
PLOTTED: WED 06/28/25 12:51:03P BY: LIBBEY ENDERSBE

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



GENERAL NOTES:

SEE SHEET 2.

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3		3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ BCB.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS		4 BARS, 3 RODS		8 BARS, 5 RODS	

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

REGULAR INLETS | DROP BOX INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

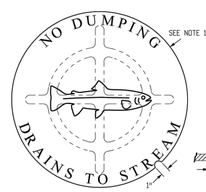
"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

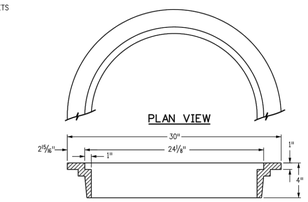
NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

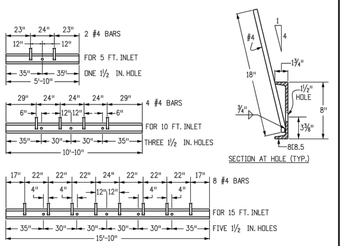
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

GENERAL NOTES

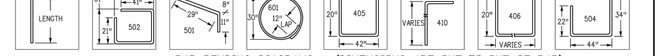
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE, ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.







BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)



Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	(R-X)
Last Modification Date: 07/31/19	(R-X)
Detailer Initials: LTA	(R-X)
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)

Sheet Revisions		
Date:	Comments	

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	(R-X)
Last Modification Date: 07/31/19	(R-X)
Detailer Initials: LTA	(R-X)
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)

Sheet Revisions	
Date:	Comments

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Project Development Branch JBK

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2
Project Sheet Number:

FIGURE 10-1
CONCEPTUAL TOEWALL DETAIL

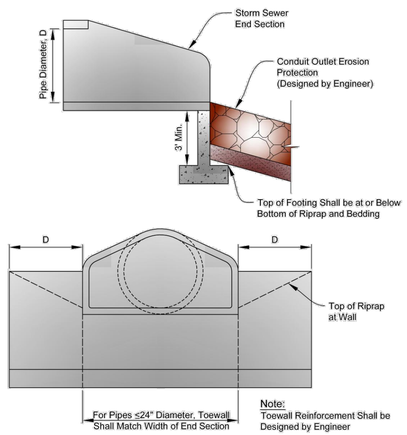
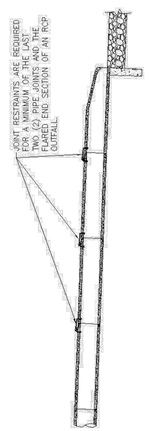
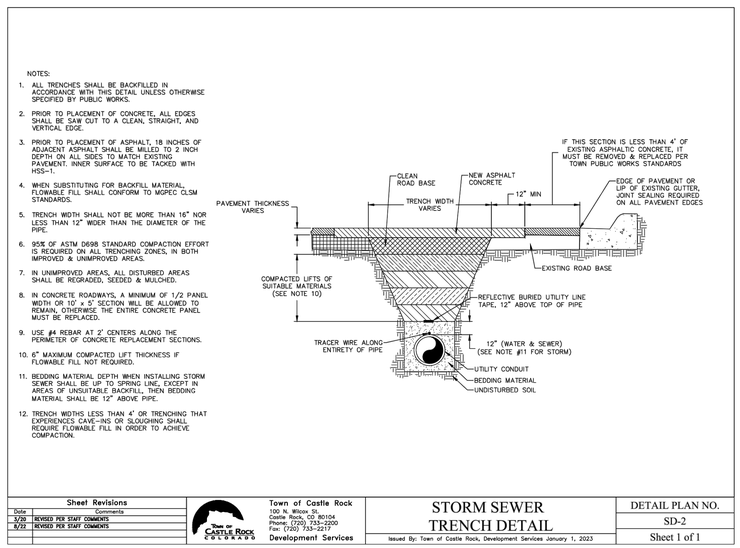


FIGURE 10-2
PIPE OUTFALL JOINT RESTRAINT REQUIREMENTS





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8/22	REVISED PER STAFF COMMENTS

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Castle Rock, CO 80104
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Development Services

STORM SEWER TRENCH DETAIL

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

DETAIL PLAN NO. SD-2
Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED MARK A. WEST 38561 PROFESSIONAL ENGINEER
05-28-2025

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

Development Services Date

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

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - 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 44
44 OF 66

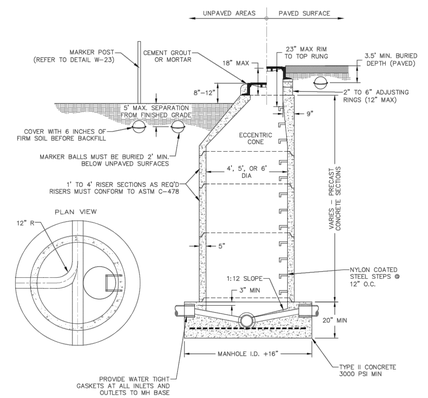
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PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

NOTES:

1. MANHOLE RISER MINIMUM DIAMETER SHALL CONFORM TO THE TABLE ABOVE.
2. ALL MANHOLES SHALL BE SET ON 1 FOOT OF ¾-INCH CRUSHED ROCK.
3. FLAT CONCRETE MANHOLE TOPS MAY BE USED INSTEAD OF CONE SECTIONS WHERE RIM TO INVERT IS 7'-0" OR LESS.
4. SET EACH SECTION (RISER, CONE, ADJUSTING RINGS) IN A FULL BED OF BITUMINOUS MASTIC (RAMNECK) OR PLASTIC SEALING COMPOUND.
5. MANHOLE STEPS SHALL BE POSITIONED OVER THE BENCH IN A VERTICAL LINE.
6. NO MANHOLE STEPS ARE ALLOWED IN THE ADJUSTING RINGS.
7. ON STRAIGHT THROUGH GRADES, SEWER MAINS MAY BE LAID THROUGH THE MANHOLE AND USED AS THE INVERT. THE TOP ½ PORTION OF THE PIPE SHALL BE CUT AWAY TO A NEAT LINE. ANY BROKEN EDGES SHALL BE PLASTERED SMOOTH WITH CONCRETE MORTAR. IF GRADE IS NOT STRAIGHT THROUGH, THE FLOWLINES AT THE BASE SHALL BE HAND FORMED WHEN THE BASE IS POURED. FLOWLINES SHALL BE GROUND SMOOTH WITH A CONCRETE FINISHING STONE.
8. MANHOLE LID SHALL BE ¼-INCH BELOW ASPHALT AND TIPPED TO CONFORM WITH PAVEMENT SLOPES.
9. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
10. PRESSURIZED STORM SEWER PIPES AND SANITARY SEWER FORCE MAINS REQUIRE TRACER WIRE INSTALLATION.



Sheet Revisions	
Date	Comments
1/20	REVISED PER STAFF COMMENTS
7/21	REVISED PER STAFF COMMENTS
12/22	REVISED PER STAFF COMMENTS

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SANITARY AND STORM SEWER MANHOLE

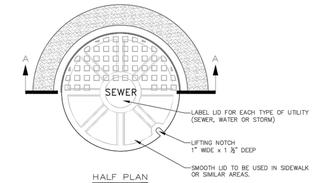
DETAIL PLAN NO. SS-3

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

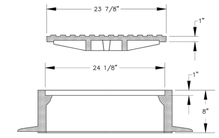
Sheet 1 of 1

NOTES:

1. CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 RING & COVER OR EQUIVALENT).
2. TOTAL MINIMUM WEIGHT APPROXIMATELY 410 LBS.
3. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
4. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS. (LETTERING SHALL BE CAST AS PART OF COVER.)
5. MANHOLE OUTSIDE OF R.O.W. MUST HAVE A LOCKING LID AND CARSONITE MARKER.
6. TRACER WIRE REQUIRED FOR ALL SEWER MAINS, LATERALS AND MANHOLES. REFER TO DETAILS SD-5, SS-2, SS-11, AND W-28.



HALF PLAN



SECTION A – A

Sheet Revisions	
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Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
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SEWER MANHOLE 24" RING & COVER

DETAIL PLAN NO. SS-4

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

Sheet 1 of 1

NOTES:

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

Sheet Revisions	
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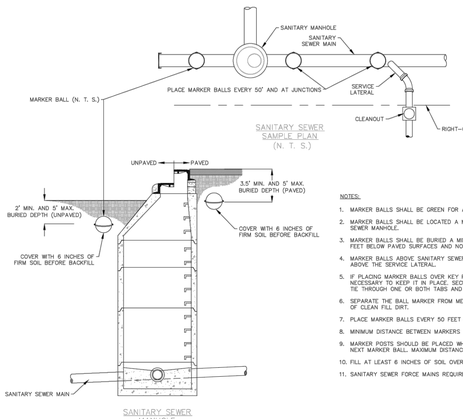
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SANITARY SEWER TRENCH DETAIL

DETAIL PLAN NO. SS-8

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

Sheet 1 of 1



NOTES:

1. MARKER BALLS SHALL BE GREEN FOR ALL SANITARY SEWER LATERALS AND MANHOLES.
2. MARKER BALLS SHALL BE LOCATED A MAXIMUM OF 6 FEET FROM EVERY SANITARY SEWER MANHOLE.
3. MARKER BALLS SHALL BE BURIED A MINIMUM OF 2 FEET BELOW UNPAVED SURFACES, 3.5 FEET BELOW PAVED SURFACES AND NO DEEPER THAN 5 FEET BELOW FINISHED GRADE.
4. MARKER BALLS ABOVE SANITARY SEWER SERVICE LATERALS MUST BE LOCATED DIRECTLY ABOVE THE SERVICE LATERAL.
5. IF PLACING MARKER BALLS OVER KEY POINTS, A TIE-DOWN PROCEDURE MAY BE NECESSARY TO KEEP IT IN PLACE. SECURE THE MARKER BALL BY INSERTING A CABLE TIE THROUGH ONE OR BOTH TABS AND AROUND THE CIRCUMFERENCE OF THE PIPE.
6. SEPARATE THE BALL MARKER FROM METALLIC KEY POINTS WITH A MINIMUM OF 4 INCHES OF CLEAN FILL DIRT.
7. PLACE MARKER BALLS EVERY 50 FEET AND AT PIPE JUNCTIONS.
8. MINIMUM DISTANCE BETWEEN MARKERS SHOULD BE AT LEAST 6 FEET.
9. MARKER POSTS SHOULD BE PLACED WHERE THERE IS DIRECT LINE OF SIGHT TO THE NEXT MARKER BALL. MAXIMUM DISTANCE BETWEEN MARKER POSTS SHOULD BE 400 FEET.
10. FILL AT LEAST 6 INCHES OF SOIL OVER THE MARKER BALL BEFORE BACKFILL.
11. SANITARY SEWER FORCE MAINS REQUIRE TRACER WIRE INSTALLATION.

Sheet Revisions	
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12/21	REVISED PER STAFF COMMENTS
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MARKER BALLS FOR SANITARY SEWERS

DETAIL PLAN NO. SS-11

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

Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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1120 Lincoln Street, Suite 1000
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HarrisKocherSmith.com

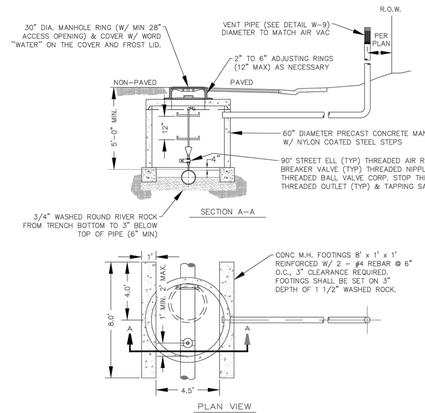
CONFLUENCE COMPANIES, LLC

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

PROJECT #: 200726
SHEET NUMBER 45
45 OF 66

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NOTES:

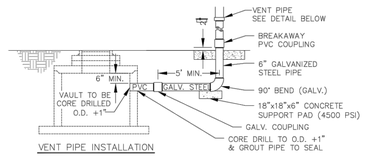
1. AIR RELEASE VALVE SHALL BE PLACED @ THE HIGH POINT OF THE MAIN WATER LINE OR AS DETERMINED THROUGH PLAN REVIEW.
2. ARI D-040 COMBINATION AIR VALVE "BARAK" SHALL BE USED. SIZING TO BE ESTABLISHED FROM THE MANUFACTURERS SIZING TABLES & APPROVED BY THE TOWN.
3. CASTING SPECS: ASTM A-48 W/ A MIN TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1758 RING & COVER OR APPROVED EQUAL).
4. DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE WITHIN DRAINAGE WAYS.
5. STANDARD MANUFACTURER'S LETTERING SIZES & PATTERNS (LETTERING SHALL BE CAST AS PART OF COVER).

Sheet Revisions	
Date	Comments
8/13	REVISED PER STAFF COMMENTS
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
6/22	REVISED PER STAFF COMMENTS

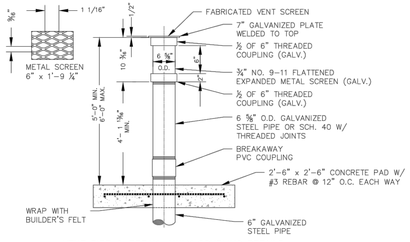
Town of Castle Rock, COLORADO
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

AIR RELEASE VALVE & VAULT	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-8
	Sheet 1 of 1

NOTE: VENT PIPES TO BE LOCATED IN THE FIELD @ THE NEAREST INTERSECTION OF THE STREET PROPERTY LINE & SIDE LOT LINE. PAINT PIPE SAFETY YELLOW & LOCATE MANHOLE W/ DISTANCE & DIRECTIONS SIMILAR TO MARKER POST.



VENT PIPE INSTALLATION

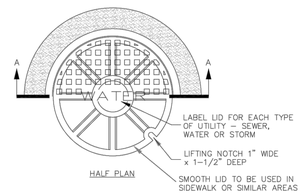


VENT PIPE & BREAK-AWAY COUPLING DETAILS

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
6/22	REVISED PER STAFF COMMENTS

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

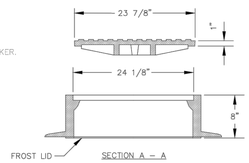
VENT PIPE	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-9
	Sheet 1 of 1



HALF PLAN

NOTES:

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

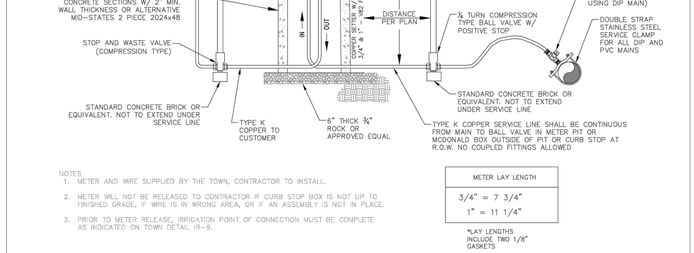


SECTION A – A

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
6/22	REVISED PER STAFF COMMENTS

Town of Castle Rock, COLORADO
100 N. Wilcox St.
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WATER MANHOLE 24 INCH RING & COVER	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2022	W-26
	Sheet 1 of 1



NOTES

1. METER AND WIRE SUPPLIED BY THE TOWN, CONTRACTOR TO INSTALL.
2. METER WILL NOT BE RELEASED TO CONTRACTOR IF CURB STOP BOX IS NOT UP TO FINISHED GRADE, IF WIRE IS IN WRONG AREA, OR IF AN ASSEMBLY IS NOT IN PLACE.
3. PRIOR TO METER RELEASE, IRRIGATION POINT OF CONNECTION MUST BE COMPLETE AS INDICATED ON TOWN DETAIL IR-9.

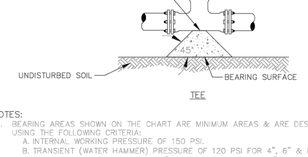
METER LAY LENGTH
3/4" = 7 3/4"
1" = 11 1/4"

*LAY LENGTHS INCLUDE TWO 1/8" GASKETS

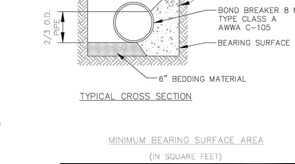
Sheet Revisions	
Date	Comments
3/20	REVISED PER STAFF COMMENTS
12/21	REVISED PER STAFF COMMENTS

Town of Castle Rock, COLORADO
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
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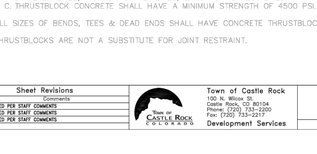
3/4 INCH & 1 INCH IRRIGATION METERS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-4A
	Sheet 1 of 1



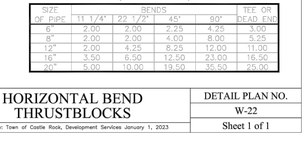
11 1/4, 22 1/2 & 45 BENDS



DEAD END



TEE



TYPICAL CROSS SECTION

NOTES:

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

MINIMUM BEARING SURFACE AREA

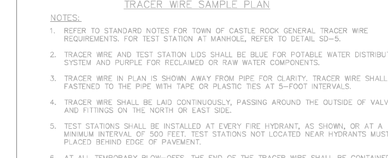
(IN SQUARE FEET)

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
6"	2.00	2.00	2.75	4.25	5.00
8"	2.00	2.00	4.00	8.00	5.25
12"	2.00	4.25	8.25	12.00	11.00
16"	3.50	6.50	12.50	23.00	16.50
20"	5.00	10.00	19.50	35.50	25.00

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS
6/22	REVISED PER STAFF COMMENTS

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

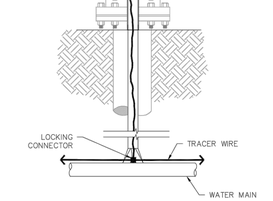
HORIZONTAL BEND THRUSTBLOCKS	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-22
	Sheet 1 of 1



TRACER WIRE SAMPLE PLAN

NOTES:

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



FIRE HYDRANT TRACER WIRE DETAIL

Sheet Revisions	
Date	Comments
3/19	REVISED PER STAFF COMMENTS
8/20	REVISED PER STAFF COMMENTS
7/22	REVISED PER STAFF COMMENTS

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

TRACER WIRE DETAIL	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services January 1, 2023	W-28
	Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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: Town of Castle Rock COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

HARRIS KOCHER SMITH
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER DETAILS

PROJECT #: 200726

SHEET NUMBER
46

FILEPATH: P:\2020\200726ENGINEERING\UTILITIES\WATER\CD - WATER DETAILS PRAXIS.DWG LAYOUT: LAYOUT1
2 XREFs: cd - c approval block, cd - c pe certification block
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

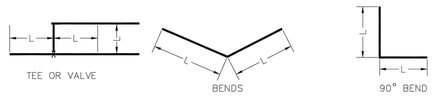
LENGTH OF RESTRAINED PIPE

PIPE SIZE	4"	6"	8"	12"	16"	20"	24"
FITTING	L	L	L	L	L	L	L
90° BEND, TEE, PLUG OR VALVE	30'	45'	60'	86'	108'	132'	155'
45° BEND	M1	13'	18'	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

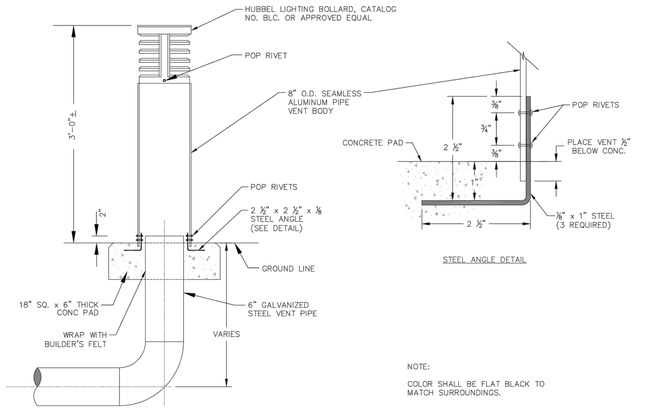
M1 = MINIMUM OF 1 FULL LENGTH OF PIPE



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.

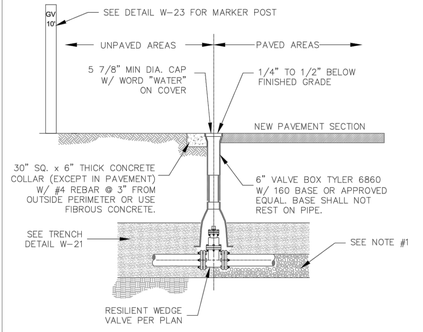
Sheet Revisions				
Date	Comments	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	PIPE RESTRAINT TABLE	DETAIL PLAN NO.
3/19	REVISED PER STAFF COMMENTS			W-18
3/20	REVISED PER STAFF COMMENTS		Issued By: Town of Castle Rock, Development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



NOTE:

COLOR SHALL BE FLAT BLACK TO MATCH SURROUNDINGS.

Sheet Revisions				
Date	Comments	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	RESIDENTIAL VENT PIPE	DETAIL PLAN NO.
3/19	REVISED PER STAFF COMMENTS			W-9A
3/20	REVISED PER STAFF COMMENTS		Issued By: Town of Castle Rock, Development Services January 1, 2023	Sheet 1 of 1
4/22	REVISED PER STAFF COMMENTS			



NOTES:

1. CARE SHALL BE TAKEN WHEN INSTALLING VALVES TO ASSURE PROPER SUPPORT OF THE VALVE. THE ENGINEER MAY REQUIRE 3/4" CRUSHED ROCK TO BE INSTALLED UNDER THE VALVE TO PROVIDE PROPER SUPPORT.
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" EXTENSION SHAFT W/ CENTERING RING. OPERATOR EXTENSIONS SHALL BE CONNECTED TO THE VALVE OPERATOR NUT USING A SET SCREW.
4. GATE VALVE SHALL BE POLYETHYLENE WRAPPED (8 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	Comments	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	TYPICAL VALVE BOX	DETAIL PLAN NO.
3/19	REVISED PER STAFF COMMENTS			W-10
3/20	REVISED PER STAFF COMMENTS		Issued By: Town of Castle Rock, Development Services January 1, 2023	Sheet 1 of 1

NOTES:

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

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

NOTES:

1. ALL HYDRANTS SHALL BE PAINTED "SAFETY YELLOW" FROM THE FACTORY. FIELD RE-PAINTING MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
2. THE CONNECTIONS SHALL BE 2 TO 2 ½" NOZZLES AND 1 TO 5 ¼" PUMPER NOZZLE. ALL THREADS TO BE NATIONAL STANDARD W/ 1 ½" PENTAGONAL CAP NUTS. ALL HYDRANTS SHALL BE AWWA C-502-94 STANDARD OPEN LEFT.
3. NO TAPS SHALL BE ALLOWED BETWEEN THE HYDRANT & THE MAIN.
4. THE ENTIRE FIRE HYDRANT ASSEMBLY SHALL BE WRAPPED W/ 8 MIL POLYETHYLENE, INCLUDING THE RISER PORTION, TO FINISHED GRADE. CUT HOLE IN WRAP AT WEEP HOLE.
5. ALL FIRE HYDRANTS SHALL BE INSTALLED PLUMB & LOCATED ACCORDING TO PROJECT PLANS.
6. SEE FIRE HYDRANT LOCATION DETAILS W-13 & W-14 FOR PROPER LOCATION RELATIVE TO OTHER IMPROVEMENTS & REFER TO APPROVED PLANS.
7. THE MECHANICAL JOINTS OF THE FIRE HYDRANT ASSEMBLY SHALL BE RESTRAINED VIA MEG-A-LUG JOINT CLAMPS.
8. NO MORE THAN ONE HYDRANT EXTENSION, NOT TO EXCEED 24" MAY BE USED. OVERALL HEIGHT MAY NOT EXCEED 8'.
9. A TRACER WIRE TEST STATION IS REQUIRED; REFER TO DETAIL W-28.
10. FOR BURY DEPTHS GREATER THAN 8' REFER TO DETAIL W-11A.



TYPICAL JOINT RESTRAINT DETAIL FOR MULTIPLE JOINT ASSEMBLIES (NOT TO SCALE)

Sheet Revisions				
Date	Comments	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	FIRE HYDRANT ASSEMBLY	DETAIL PLAN NO.
3/19	REVISED PER STAFF COMMENTS			W-11
3/20	REVISED PER STAFF COMMENTS		Issued By: Town of Castle Rock, Development Services January 1, 2023	Sheet 1 of 1
4/22	REVISED PER STAFF COMMENTS			

NOTES:

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.
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.
3. MULTIPLE JOINTS BETWEEN MEG-A-LUG FITTINGS SHALL BE RESTRAINED.
4. SEE PIPE RESTRAINT TABLE (DETAIL W-18) FOR SPECIFICATIONS.
5. NO TEES, SERVICE CONNECTIONS, VALVES, OR FIRE HYDRANT CONNECTIONS ARE ALLOWED IN LOWERING.
6. PIPE MATERIAL IN LOWERED SECTION SHALL MATCH THE MAIN LINE.

Sheet Revisions				
Date	Comments	Town of Castle Rock 100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	WATERLINE LOWERING	DETAIL PLAN NO.
3/19	REVISED PER STAFF COMMENTS			W-17
3/20	REVISED PER STAFF COMMENTS		Issued By: Town of Castle Rock, Development Services January 1, 2023	Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED JOHN D. O'ROURKE 43327 05/28/2025 PROFESSIONAL ENGINEER

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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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

CONFLUENCE COMPANIES, LLC

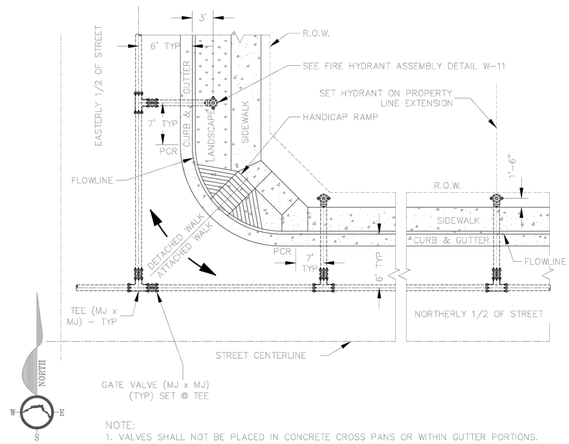
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER DETAILS

PROJECT #: 200726

SHEET NUMBER
47

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2 XREFs: cd - c' approval block, cd - c' pe certification block
PLOTTED: WED 05/28/25 12:51:27P BY: LIBBEY ENDERSBE

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



NOTE:
1. VALVES SHALL NOT BE PLACED IN CONCRETE CROSS PANS OR WITHIN GUTTER PORTIONS.

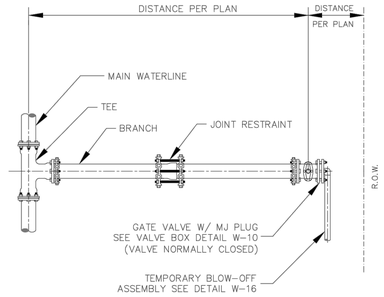
Sheet Revisions		
Date	Comments	
3/19	REVISED PER STAFF COMMENTS	
3/20	REVISED PER STAFF COMMENTS	
12/21	REVISED PER STAFF COMMENTS	

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

VALVE & HYDRANT LOCATIONS

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

DETAIL PLAN NO.
W-13
Sheet 1 of 1



NOTES:
1. ALL FITTINGS SHALL BE MJ WITH MEG-A-LUG.
2. LOCATION OF STUB OUT SHALL BE PER PLAN.
3. LOCATION OF STUB OUT MUST BE SHOWN WITH CARSONITE MARKER.
4. STUB OUT SHALL BE PRESSURE TESTED & CLEAR WATER TESTED @ TIME OF MAIN LINE TESTING. VALVE SHALL BE CLOSED AFTER TESTS.
5. STUB OUT SHALL BE FULLY RESTRAINED FROM THE TEE.
6. FOR TRACER WIRE INSTALLATION, REFER TO DETAIL W-28

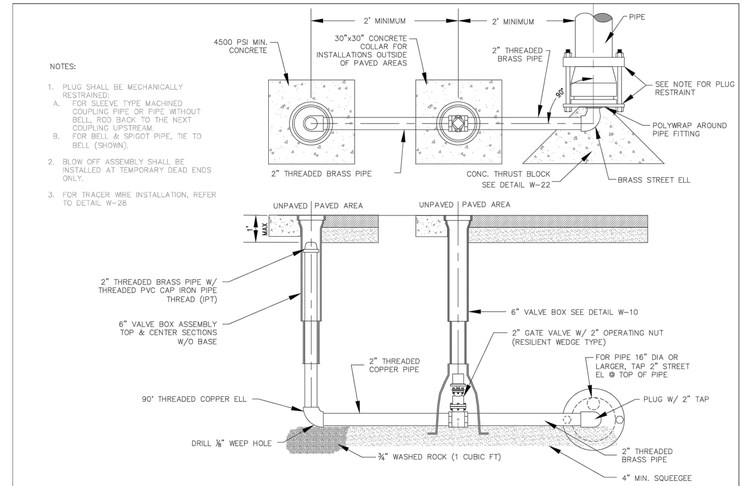
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3/20	REVISED PER STAFF COMMENTS	

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STUB OUT CONFIGURATION

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

DETAIL PLAN NO.
W-15
Sheet 1 of 1



NOTES:
1. PLUG SHALL BE MECHANICALLY RESTRAINED:
   A. FOR SLEEVE TYPE MACHINED COUPLING PIPE OR PIPE WITHOUT BELL, ROD BACK TO THE NEXT COUPLING UPSTREAM.
   B. FOR BELL & SPIGOT PIPE, TIE TO BELL (SHOWN).
2. BLOW OFF ASSEMBLY SHALL BE INSTALLED AT TEMPORARY DEAD ENDS ONLY.
3. FOR TRACER WIRE INSTALLATION, REFER TO DETAIL W-28

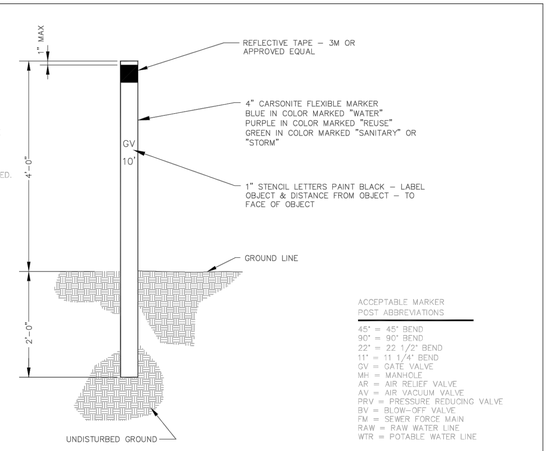
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3/19	REVISED PER STAFF COMMENTS	
3/20	REVISED PER STAFF COMMENTS	
6/22	REVISED PER STAFF COMMENTS	

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TEMPORARY BLOW-OFF ASSEMBLY

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

DETAIL PLAN NO.
W-16
Sheet 1 of 1



NOTES:
1. USE MARKER POST IN AREAS WHERE UTILITY CANNOT BE LOCATED FROM OTHER IMPROVEMENTS.
2. SET POST 3 FEET MIN. AND 5 FEET MAX. FROM THE ASSET TO BE MARKED.

ACCEPTABLE MARKER POST ABBREVIATIONS

45° = 45° BEND
90° = 90° BEND
22° = 22 1/2° BEND
11° = 11 1/4° BEND
GV = GATE VALVE
MH = MANHOLE
AR = AIR RELIEF VALVE
AV = AIR VACUUM VALVE
PRV = PRESSURE REDUCING VALVE
BV = BLOW-OFF VALVE
FM = SEWER FORCE MAIN
RAW = RAW WATER LINE
WTR = POTABLE WATER LINE

Sheet Revisions		
Date	Comments	
3/19	REVISED PER STAFF COMMENTS	
3/20	REVISED PER STAFF COMMENTS	
7/22	REVISED PER STAFF COMMENTS	

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MARKER POST

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

DETAIL PLAN NO.
W-23
Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND 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: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

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
04-21-2025	FCO25-0015 - PER TOWN COMMENTS
05-16-2025	FCO25-0015 - PER TOWN COMMENTS

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

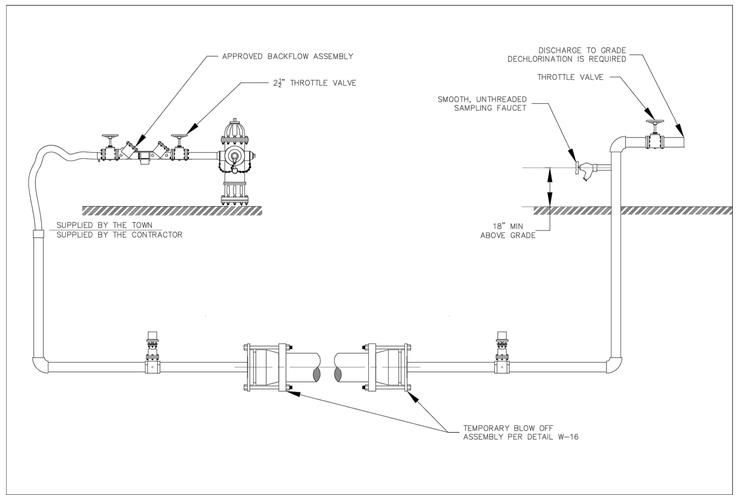
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER DETAILS

PROJECT #: 200726
SHEET NUMBER
48
48 OF 66

FILEPATH: P:\2020\20072\6\ENGINEERING\UTILITIES\WATER\CD - WATER DETAILS PRAXIS.DWG LAYOUT: LAYOUT1 (3)
2 XREFs: cd - c appr/oval block, cd - c pe certification block
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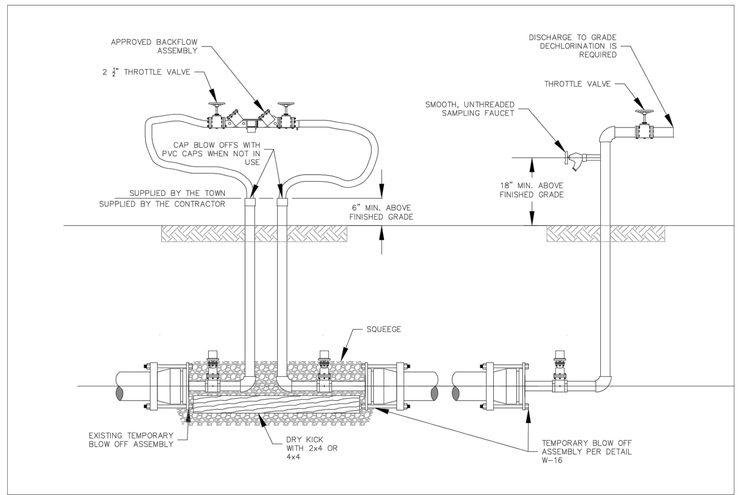
Sheet Revisions	
Date	Comments
8/16	NEW DETAIL
3/19	REVISED PER STAFF COMMENTS
3/20	REVISED PER STAFF COMMENTS

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100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
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MAIN DISINFECTION
UP TO 12"

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

DETAIL PLAN NO.
W-35A
Sheet 1 of 1



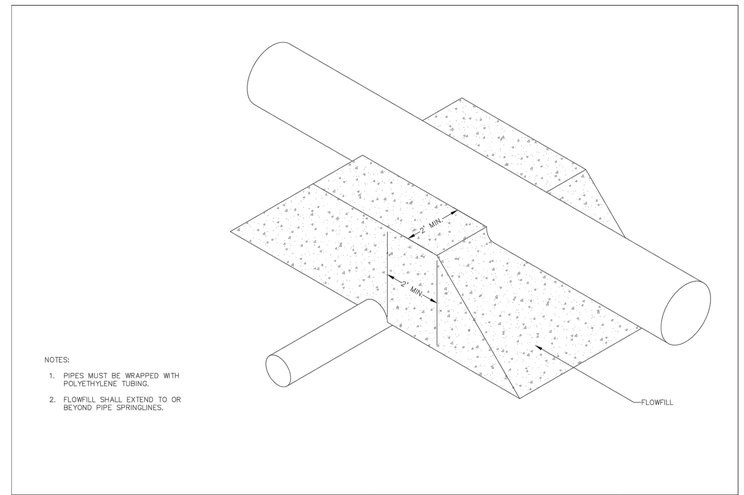
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8/16	NEW DETAIL
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MAIN DISINFECTION
UP TO 12"

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

DETAIL PLAN NO.
W-35B
Sheet 1 of 1



NOTES:

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

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3/20	REVISED PER STAFF COMMENTS

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

PIPE CROSSING WITH
FLOW FILL

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

DETAIL PLAN NO.
W-39
Sheet 1 of 1

PROFESSIONAL ENGINEER CERTIFICATION

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

COLORADO LICENSED
JOHN D. O'ROURKE
43327
05/28/2025
PROFESSIONAL ENGINEER

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: Town of Castle Rock COLORADO — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick
on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

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
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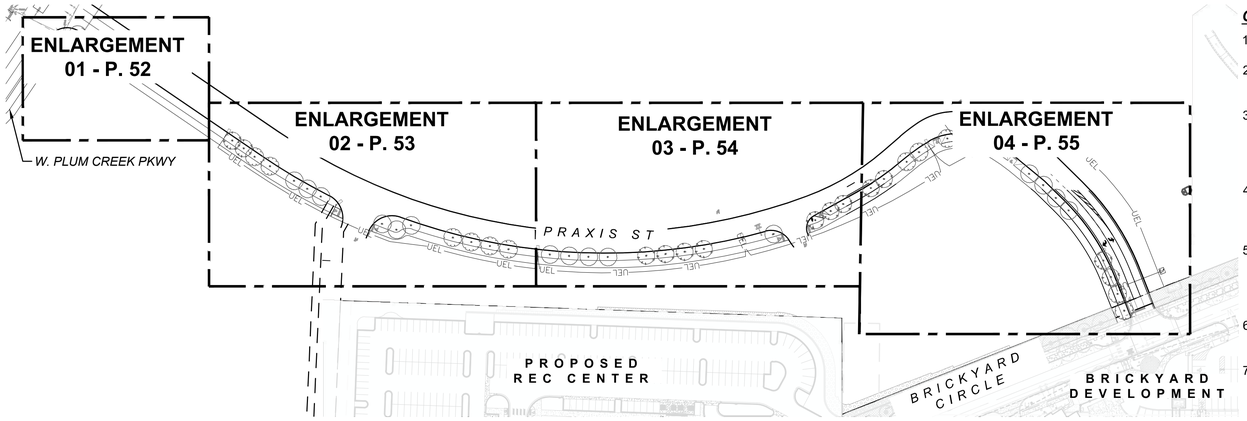
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
WATER DETAILS

PROJECT #: 200726
SHEET NUMBER
49
49 OF 66

FILEPATH: P:\2020\200726\ENGINEERING\UTILITIES\WATER\CD - WATER DETAILS PRAXIS.DWG LAYOUT: LAYOUT1 (4)
2 XREFs: cd - cr approval block, cd - cr pe certification block
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KEY MAP

NTS

LANDSCAPE SHEET INDEX

50	COVER SHEET, NOTES, & KEY PLAN
51	NOTES, PLANTING SCHEDULE, & TABLES
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53	PLANTING PLAN ENLARGEMENT
54	PLANTING PLAN ENLARGEMENT
55	PLANTING PLAN ENLARGEMENT
56	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

1. SURVEY WAS PROVIDED AND DATED BY HKS 2023-05-04
2. CONTRACTOR SHALL FIELD VERIFY ALL ITEMS REQUIRING REMOVAL AND PROTECTION WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. 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.
4. 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.
5. 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.
6. CONTRACTOR SHALL THOROUGHLY REMOVE AND DISPOSE OF ALL PLANT MATERIALS, INCLUDING ROOTS, WITHIN AREAS SHOWN FOR DEMOLITION.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROPERLY DISPLAYING ALL GOVERNING PERMITS, ALL REQUIRED CITY OF GREENWOOD VILLAGE / COUNTY PERMITS, AND STATE PERMITS.
11. CONTRACTOR TO INSTALL ALL HARDSCAPE IN ACCORDANCE WITH THE STATE OF COLORADO AND THE AMERICAN DISABILITY ACTS STANDARDS.
12. 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.
13. REFER TO CIVIL DOCUMENTS FOR GRADING AND ADDITIONAL SITE INFORMATION.
14. 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.
15. 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

1. ALL SITE IMPROVEMENTS MUST BE FIELD SURVEYED AND STAKED BY CONTRACTOR. OWNER'S REPRESENTATIVE SHALL APPROVE STAKED LOCATION OF IMPROVEMENTS PRIOR TO INSTALLATION.
2. 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.
3. 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.
4. PRIOR TO EXCAVATION, UNDERGROUND UTILITIES MUST BE FIELD VERIFIED (SEE GENERAL NOTES).
5. INSTALL DOWELED JOINT CONNNECTION AND ½" EXPANSION JOINT MATERIAL AND CAULK JOINTS AT ALL VERTICAL INTERSECTIONS BETWEEN NEW AND EXISTING CONCRETE, REFER TO DETAIL.
6. 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.
7. DO NOT SCALE THE PLANS. DIMENSIONS SUPERSEDE DRAWING SCALES. VERIFY LAYOUT PRIOR TO EXCAVATION.
8. DIMENSIONS ARE DRAWN TO FACE OF CURB, WALL, AND EDGE UNLESS OTHERWISE SPECIFIED.
9. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL SUPERSEDE PLANS.
10. ALL AREA TO RECEIVE LANDSCAPE IMPROVEMENTS SHALL ALSO RECEIVE SOIL AMENDMENTS AS DESCRIBED IN THE SPECIFICATIONS.

TOWN APPROVAL BLOCK

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

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.

Gregory T. Doroleck

04/18/2025
(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE

Know what's below. Call before you dig.

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

ISSUE DATE: 02-07-2025

DATE	REVISION COMMENTS
12-06-2024	PER TOWN COMMENTS
02-07-2025	PER TOWN COMMENTS
04-16-2025	FCO25-0015 - PER TOWN COMMENTS

wenk ASSOCIATES
PLANNERS & LANDSCAPE ARCHITECTS
1130 31ST ST STE 101
DENVER, CO 80205
FAX.628.0004
303.628.0003

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
COVER SHEET, NOTES, & KEY PLAN

GREGORY T. DOROLEK 749 — 04/18/2025 — STATE OF COLORADO — REGISTERED LANDSCAPE ARCHITECT
FOR AND ON BEHALF OF WENK ASSOCIATES
NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT #: 200726
SHEET NUMBER
50
50 OF 66

FILEPATH: W:\BRICKYARD\CAD\XREF\TBS\PRAXIS OFF-SITE - TITLEBLOCK - 12.03.2024.DWG LAYOUT: MODEL
PLOTTED: FRI 04/18/25 3:23:55P BY: ALEX BULLOCK

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	78

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

EVERGREEN SHRUBS	HYDROZONE	1	QUANTITY	178

SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

ORNAMENTAL GRASSES	HYDROZONE	1	QUANTITY	370

ORNAMENTAL GRASSES SHALL BE A MINIMUM OF FIVE (5) GALLON CONTAINER IN SIZE

PERENNIALS	HYDROZONE	1	QUANTITY	39

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	5,349

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.*

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	CS	18	CATALPA SPECIOSA NORTHERN CATALPA	B & B	2.5"CAL
	GS	13	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	
SHRUBS					
	AN	26	AMORPHA NANA DWARF FALSE INDIGO	5 GAL	
	AI2	108	ARCTOSTAPHYLOS X 'COLORADOENSIS' PANCHITO COLORADOENSIS	5 GAL	
	AF	45	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GAL	
	CM	19	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL	
	CS2	25	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM	5 GAL	
	RG	33	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	
ORNAMENTAL GRASSES					
	BG	240	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL	
	MR	130	MUHLENBERGIA REVERCHONII SEEP MUHLY	1 GAL	
PERENNIALS					
	PG2	39	PENSTEMON GRANDIFLORUS LARGE BEARDTONGUE	1 GAL	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
GROUND COVERS					
	NS	5,349 SF	LOW GROW NATIVE SEED LOW GROW NATIVE SEED	SEED	

LEGEND

- SIGHT TRIANGLES — RE: CIVIL
- GEO GRID SYSTEM — RE: CIVIL
- RIGHT OF WAY — RE: CIVIL
- STREET SIGN — RE: CIVIL
- STREET LIGHT — RE: ELEC.
- PROPERTY LINE — RE: CIVIL
- STEEL EDGER — RE: 01/56
- TRANSFORMER — RE: CIVIL

EXISTING UTILITIES

- UEP — UNDERGROUND ELECTRIC
- W — WATER
- G — GAS
- SS — SANITARY
- FO — FIBER OPTIC
- STORM
- UT — UNDERGROUND TELEPHONE

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.

PLANTING LEGEND

- DECIDUOUS STREET TREE, RE: 02/56
- SHRUB, RE: 03/56
- NATIVE GRASS, RE: SPECS

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	256

*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

TOWN APPROVAL BLOCK

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

APPROVED BY: DEVELOPMENT SERVICES APPROVED — By jkirkpatrick on 06/03/2025 — APPROVED-FCO25-0015 Plans.pdf — Record Document on File

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.

Gregory T. Dorolek — 04/18/2025

(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE

Know what's below. Call before you dig.

DESIGNED BY: AB/CEB, AB
CHECKED BY: AB/CEB, JC
DRAWN BY: CB/EMCB

ISSUE DATE: 02-07-2025

DATE	REVISION COMMENTS
12-06-2024	PER TOWN COMMENTS
02-07-2025	PER TOWN COMMENTS
04-16-2025	FCO25-0015 - PER TOWN COMMENTS

WENK ASSOCIATES PLANNERS & LANDSCAPE ARCHITECTS
1130 31ST ST. STE 101
DENVER, CO 80205
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303.628.0003

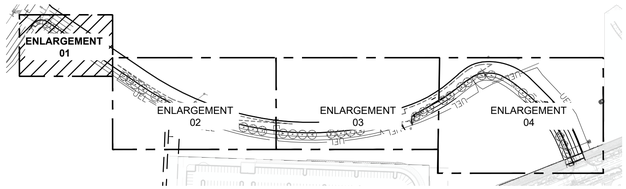
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
NOTES, PLANT SCHEDULE, & TABLES

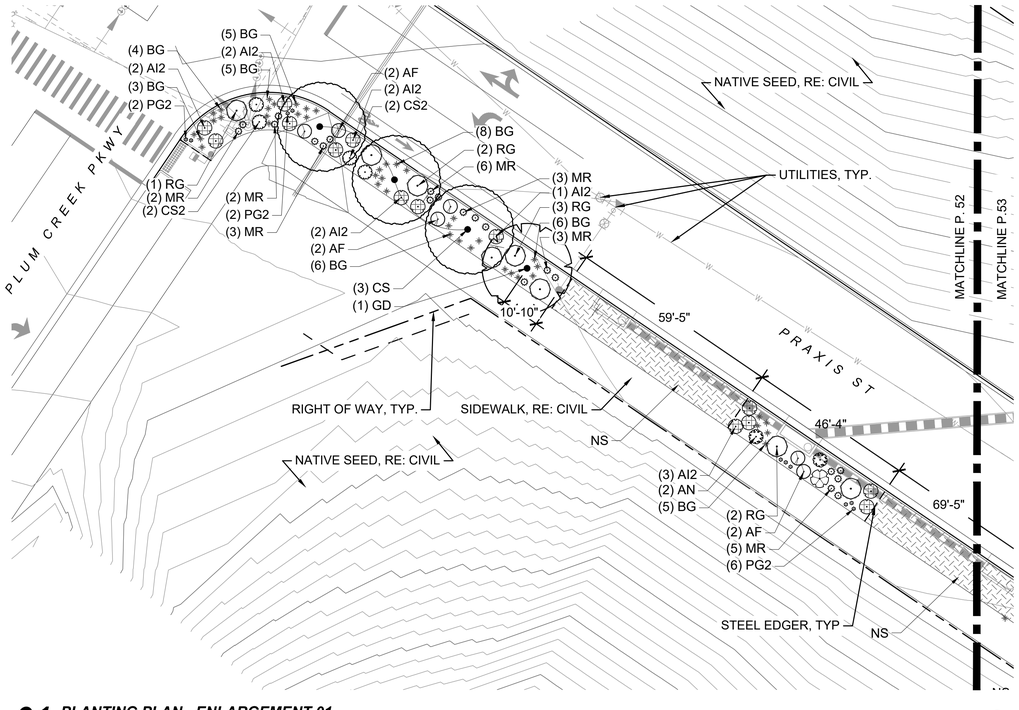
GREGORY T. DOROLEK 749 — 03/12/25 — REGISTERED LANDSCAPE ARCHITECT — STATE OF COLORADO
FOR AND ON BEHALF OF WENK ASSOCIATES
NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT #: 200726
SHEET NUMBER
51
51 OF 66

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PLOTTED: FRI 04/18/25 3:23:55P BY: ALEX BULLOCK



KEY MAP
NTS



01 PLANTING PLAN - ENLARGEMENT 01
1" = 20'-0"
0 10 20 40 FT

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	RE: CIVIL
GEO GRID SYSTEM	RE: CIVIL
RIGHT OF WAY	RE: CIVIL
STREET SIGN	RE: CIVIL
STREET LIGHT	RE: ELEC.
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STEEL EDGER	RE: 01/56
TRANSFORMER	RE: CIVIL

EXISTING UTILITIES

UEP UEP	UNDERGROUND ELECTRIC
W W	WATER
G	GAS
SS SS	SANITARY
FO FO	FIBER OPTIC
	STORM
UT UT	UNDERGROUND TELEPHONE

NOTES

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

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PLANTING LEGEND

	DECIDUOUS STREET TREE, RE: 02/56
	SHRUB, RE: 01/56
	NATIVE GRASS, RE: 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 APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
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DEVELOPMENT SERVICES DATE

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Gregory T. Doroleck

04/18/2025
(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE

Know what's below. Call before you dig.

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

ISSUE DATE: 02-07-2025	
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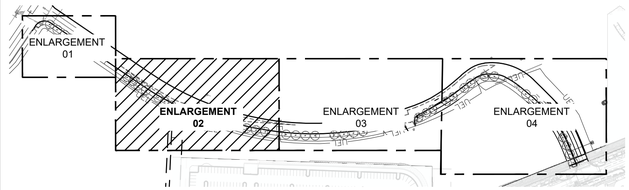
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PLANTING PLAN - ENLARGEMENT 01

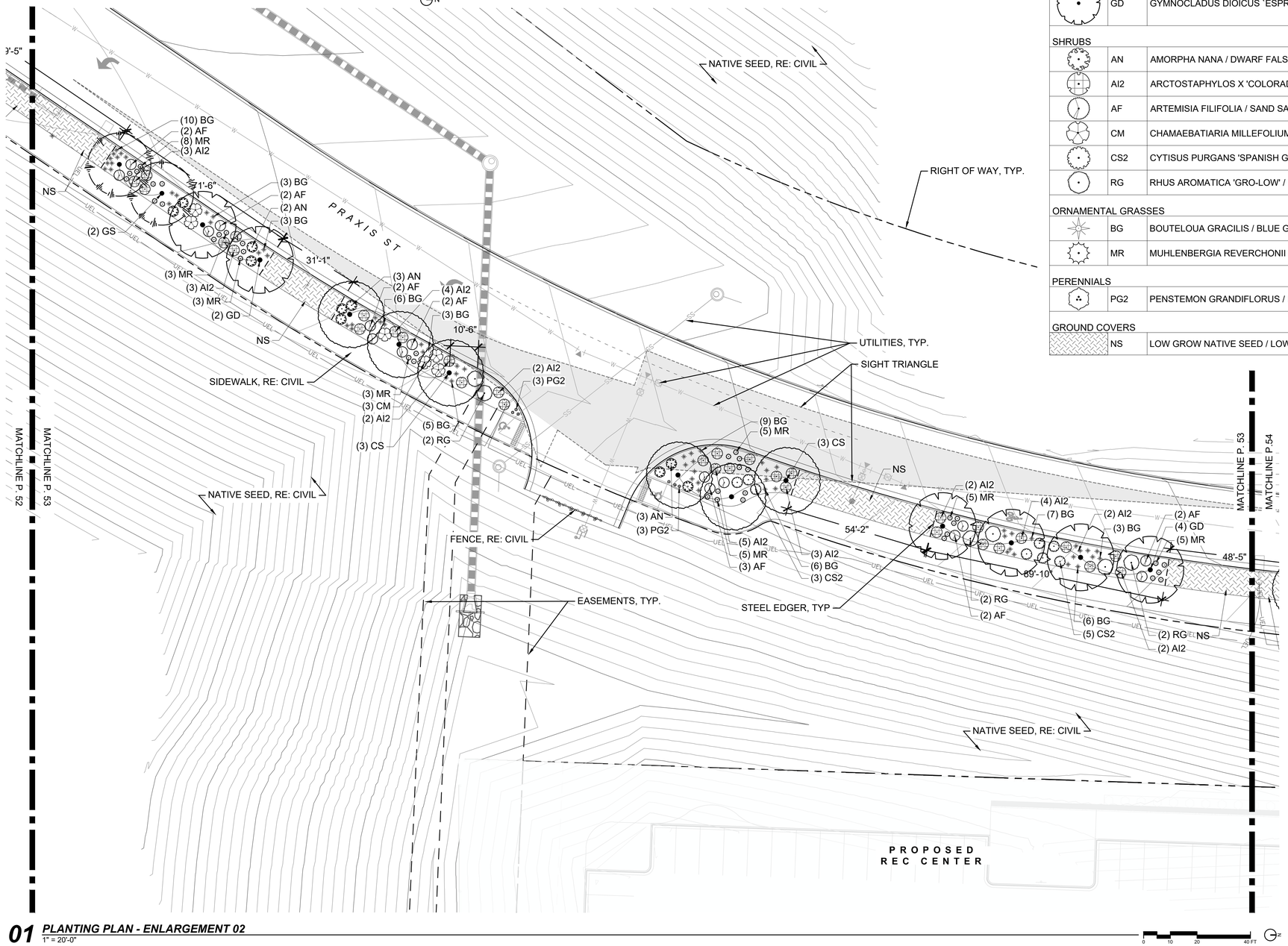
GREGORY T. DOROLEK 749 03/12/2027 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT
FOR AND ON BEHALF OF WENK ASSOCIATES
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PROJECT #: 200726
SHEET NUMBER
52
52 OF 66

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KEY MAP
NTS



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

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		
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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	RE: CIVIL
GEO GRID SYSTEM	RE: CIVIL
RIGHT OF WAY	RE: CIVIL
STREET SIGN	RE: CIVIL
STREET LIGHT	RE: ELEC.
PROPERTY LINE	RE: CIVIL
STEEL EDGER	RE: 01/56
TRANSFORMER	RE: CIVIL

EXISTING UTILITIES

- UNDERGROUND ELECTRIC
- WATER
- GAS
- SANITARY
- FIBER OPTIC
- STORM
- UNDERGROUND TELEPHONE

NOTES

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PLANTING LEGEND

- DECIDUOUS STREET TREE, RE: 02/56
- SHRUB, RE: 01/56
- NATIVE GRASS, RE: SPECS

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
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DEVELOPMENT SERVICES DATE

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Gregory T. Dorolek

04/18/2025
(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE

Know what's below. Call before you dig.

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CHECKED BY: AB, JC
DRAWN BY: CB

ISSUE DATE: 02-07-2025	
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wenk ASSOCIATES
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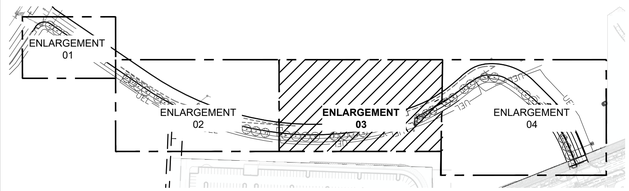
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PLANTING PLAN - ENLARGEMENT 02

GREGORY T. DOROLEK 749 — 03/12/2025 — STATE OF COLORADO — REGISTERED LANDSCAPE ARCHITECT
FOR AND ON BEHALF OF WENK ASSOCIATES - NOT VALID WITHOUT ORIGINAL SIGNATURE

PROJECT #: 200726
SHEET NUMBER
53
53 OF 66

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KEY MAP
NTS

N

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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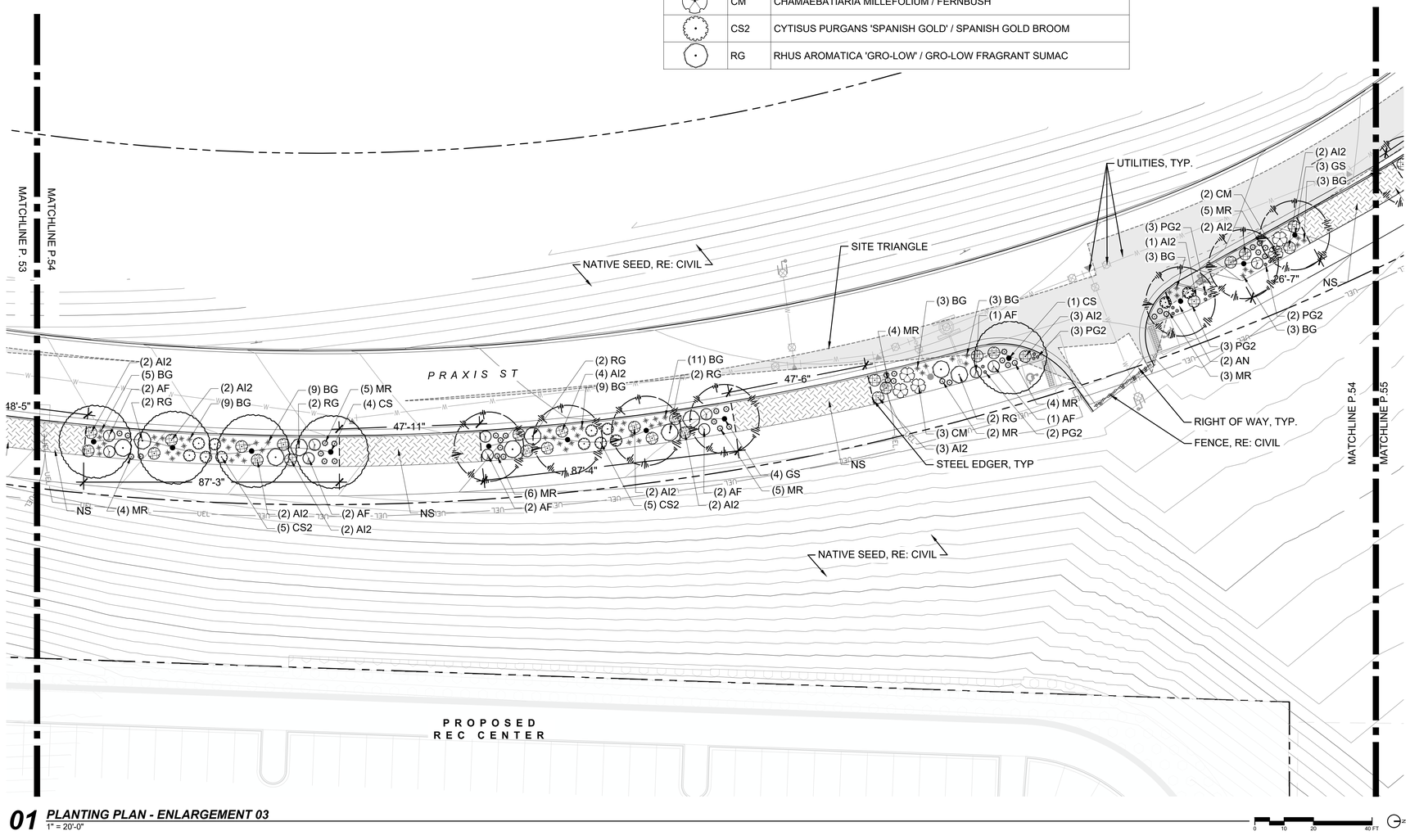
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SYMBOL	CODE	BOTANICAL / COMMON NAME
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PERENNIALS		
	PG2	PENSTEMON GRANDIFLORUS / LARGE BEARDTONGUE
GROUND COVERS		
	NS	LOW GROW NATIVE SEED / LOW GROW NATIVE SEED

LEGEND

SIGHT TRIANGLES	RE: CIVIL
GEO GRID SYSTEM	RE: CIVIL
RIGHT OF WAY	RE: CIVIL
STREET SIGN	RE: CIVIL
STREET LIGHT	RE: ELEC.
PROPERTY LINE	RE: CIVIL
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TRANSFORMER	RE: CIVIL

EXISTING UTILITIES

- UNDERGROUND ELECTRIC
- WATER
- GAS
- SANITARY
- FIBER OPTIC
- STORM
- UNDERGROUND TELEPHONE



01 ***PLANTING PLAN - ENLARGEMENT 03***
1" = 20'-0"

NOTES

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PLANTING LEGEND

- DECIDUOUS STREET TREE, RE: 02/56
- SHRUB, RE: 01/56
- NATIVE GRASS, RE: SPECS

TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL
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APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
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Gregory T. Dorolek
04/18/2025
(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE

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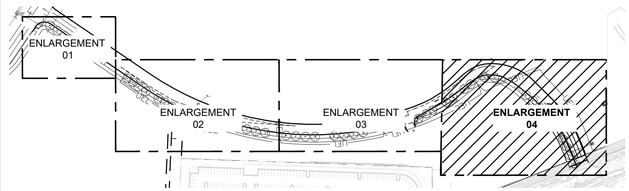
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PLANTING PLAN - ENLARGEMENT 03

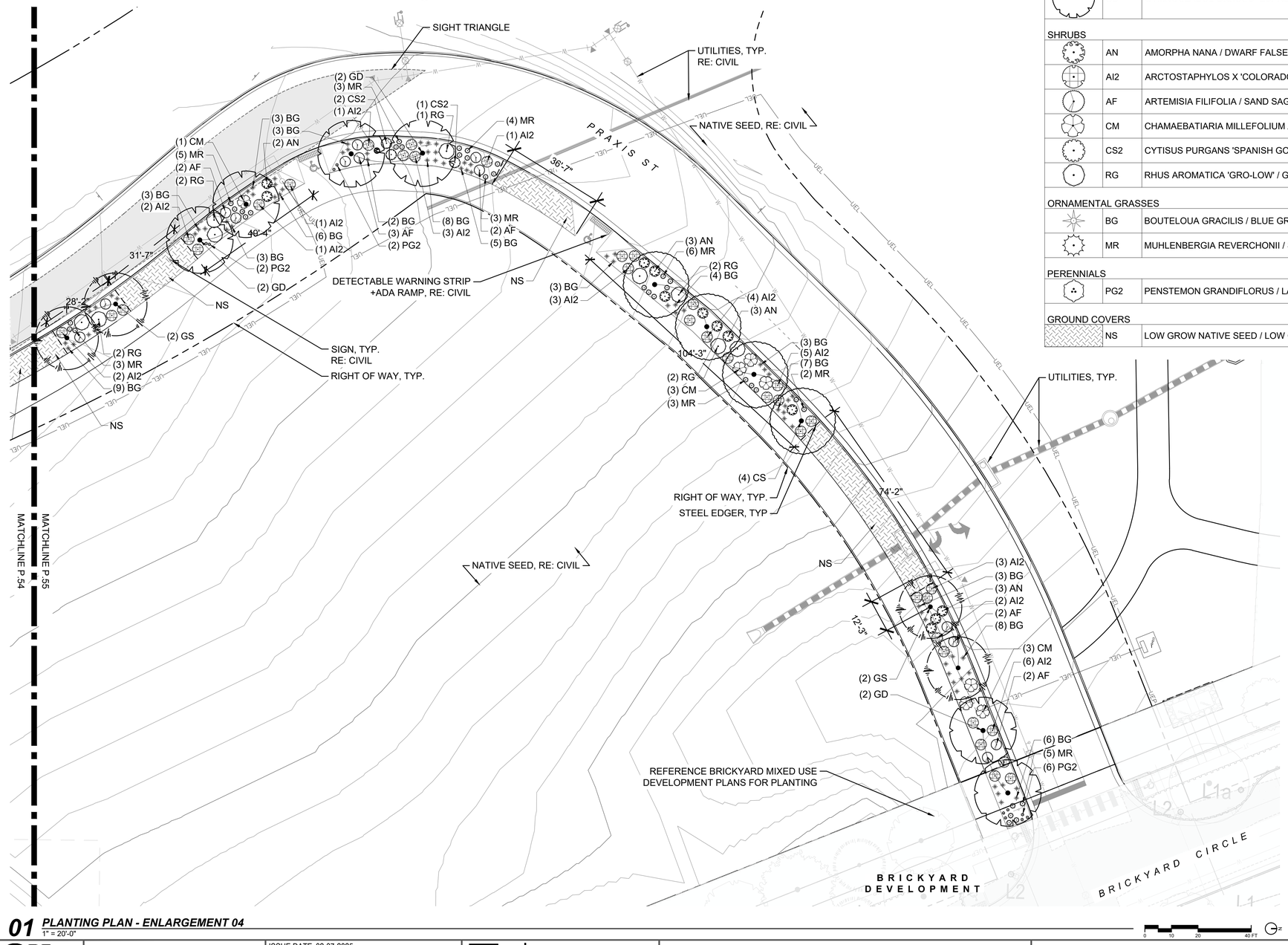
GREGORY T. DOROLEK 749 — 04/18/2025 — STATE OF COLORADO — REGISTERED LANDSCAPE ARCHITECT
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PROJECT #: 200726
SHEET NUMBER
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KEY MAP
NTS



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

PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
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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	RE: CIVIL
GEO GRID SYSTEM	RE: CIVIL
RIGHT OF WAY	RE: CIVIL
STREET SIGN	RE: CIVIL
STREET LIGHT	RE: ELEC.
PROPERTY LINE	RE: CIVIL
STEEL EDGER	RE: 01/56
TRANSFORMER	RE: CIVIL

EXISTING UTILITIES

- UNDERGROUND ELECTRIC
- WATER
- GAS
- SANITARY
- FIBER OPTIC
- STORM
- UNDERGROUND TELEPHONE

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.

PLANTING LEGEND

- DECIDUOUS STREET TREE, RE: 02/56
- SHRUB, RE: 01/56
- NATIVE GRASS, RE: 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 APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

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.

Gregory T. Doroleck
04/18/2025
(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE

Know what's below. Call before you dig.

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

ISSUE DATE: 02-07-2025

DATE	REVISION COMMENTS
12-06-2024	PER TOWN COMMENTS
02-07-2025	PER TOWN COMMENTS
04-16-2025	FCO25-0015 - PER TOWN COMMENTS

wenk ASSOCIATES
PLANNERS & LANDSCAPE ARCHITECTS
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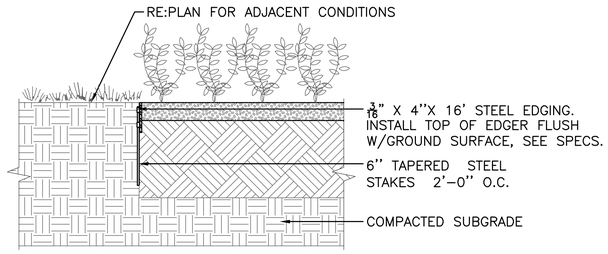
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
PLANTING PLAN - ENLARGEMENT 04

GREGORY T. DOROLECK 749 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT 04/18/25
FOR AND ON BEHALF OF WENK ASSOCIATES
NOT VALID WITHOUT ORIGINAL SIGNATURE

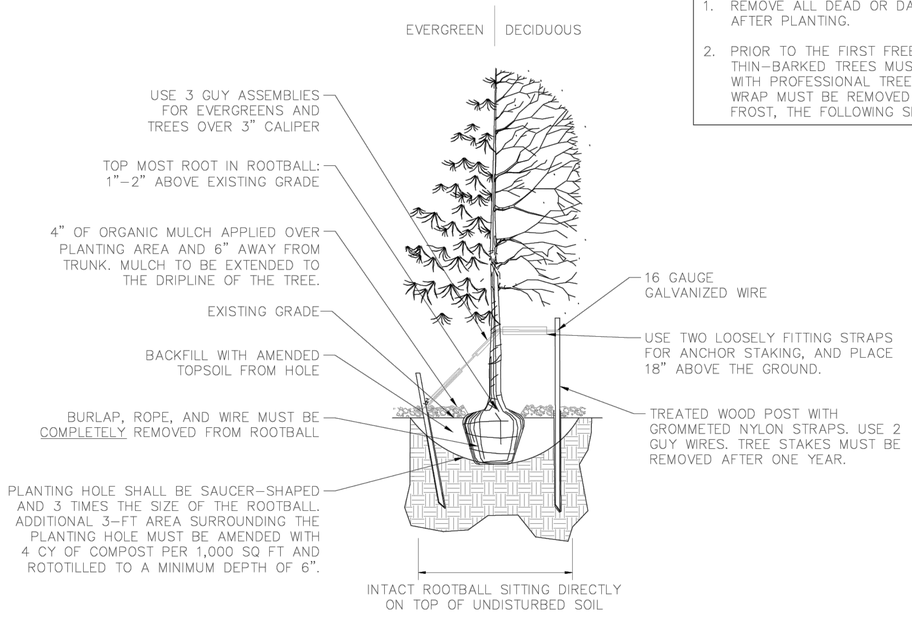
PROJECT #: 200726
SHEET NUMBER
55
55 OF 66

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PLOTTED: FRI 04/18/25 3:23:55P BY: ALEX BULLOCK



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

01 STEEL EDGER
NTS



NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN-BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

02 TREE PLANTING
NTS

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

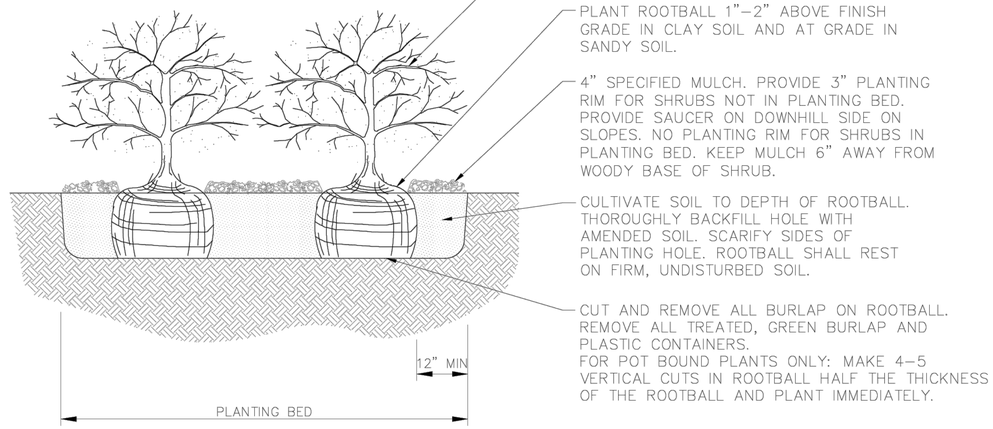
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Phone: (720) 733-2200
Fax: (720) 733-2217
Development Services

TREE PLANTING

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO.
LS-1
Sheet 1 of 2

NOTES:
* REMOVE DEAD OR BROKEN BRANCHES.
* KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
* DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

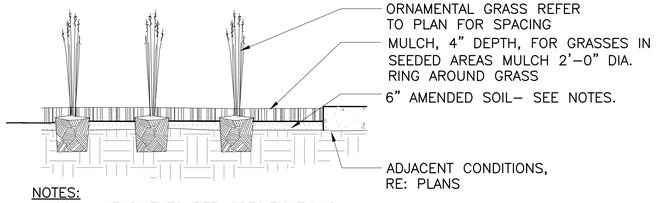
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Castle Rock, CO 80104
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Development Services

SHRUB PLANTING

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO.
LS-3
Sheet 1 of 1

03 SHRUB PLANTING
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

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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
LANDSCAPE DETAILS AND NOTES

GREGORY T. DOROLEK 749 03/12/2026 STATE OF COLORADO REGISTERED LANDSCAPE ARCHITECT
FOR AND ON BEHALF OF WENK ASSOCIATES
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PRO5-12-CV-PRS30/40 WITH O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	TOCR IR-2
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	TOCR IR-6
A	HUNTER	A2C-12-SS/M & A2M-600 MODULE WITH ACC-PED	ELECTRIC CONTROLLER (CONVENTIONAL WIRE)	1 & TOCR IR-27
W	HUNTER	SOLAR SYNC - WSS-SEN	WEATHER SENSOR DEVICE	TOCR IR-29
	FEBCO	LF825YA WITH WATTS 223-HP PRV	RP BACKFLOW PREVENTER	TOCR IR-9 & IR-10
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	TOCR 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	TOCR IR-5
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	TOCR IR-7
FS	CST	FSI-T10-001 (1") WITH LXIVM-SEN/ICD-SEN	FLOW SENSOR WITH SENSOR DECODER	TOCR IR-33
	HUNTER	ICV-AS-ADJ	MASTER CONTROL VALVE	TOCR IR-34
	HUNTER	ICV SERIES	ELECTRIC CONTROL VALVE	TOCR IR-16 & IR-17
	HUNTER	ICZ-101-40 WITH NIBCO BALL VALVE	DRIP VALVE ASSEMBLY	TOCR IR-18 & IR-19
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	TOCR IR-21
		CLASS 200 BE	PVC LATERAL	TOCR 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 & TOCR IR-25
	HUNTER / NIBCO	ECO-ID-12 WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	TOCR IR-32
	HUNTER	ECO-ID-12	INDICATOR HEAD	4

(sym) — CONTROLLER & STATION NO. / CONTROL VALVE SIZE

(3x) A (controller) — NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES

IRRIGATION CONSTRUCTION NOTES

1. 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.

2. 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.

3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, EIGHT HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

ENVIRO TURF	0.81" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.54" PER WEEK PEAK SEASON

6. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK, ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.

7. PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES 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.

8. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

9. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.

10. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

11. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
2½" - 3" PIPING	6" PVC (1)
COMMUNICATION CABLE	2" PVC (1)

12. 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.

13. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

14. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

    19.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
    19.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
    19.3 LEAKS - DETECT AND REPAIR LEAKS.
    19.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
    19.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
    19.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

DIRECTORY

IRRIGATION SCHEDULE	57
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Registered Landscape Professional/Irrigation Designer:
Jill Bersano #15-1080

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

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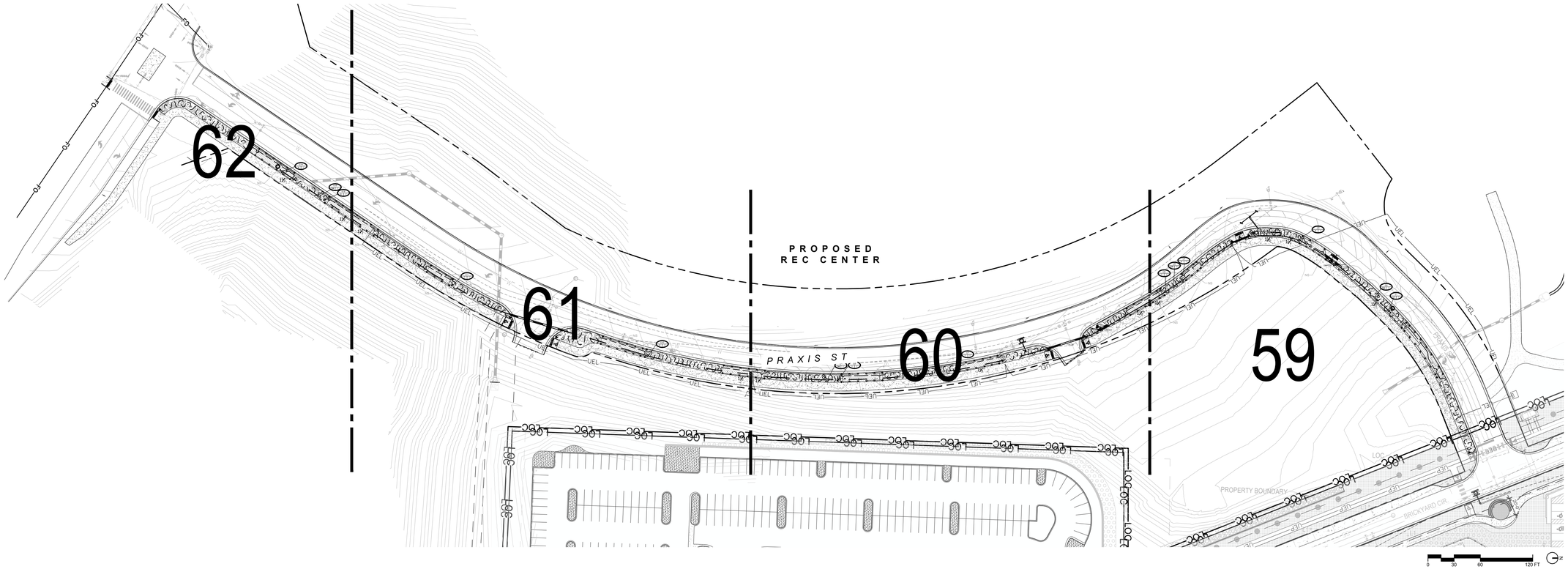
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
IRRIGATION NOTES & SCHEDULE

KENNETH JAMES DURAN 01/1999 Douglas County Colorado

PROJECT #: 200726
SHEET NUMBER
57
57 OF 66

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22:05 07/02/2025 JILL BERSANO
XREF: TCE 22X36 TITLE.DWG



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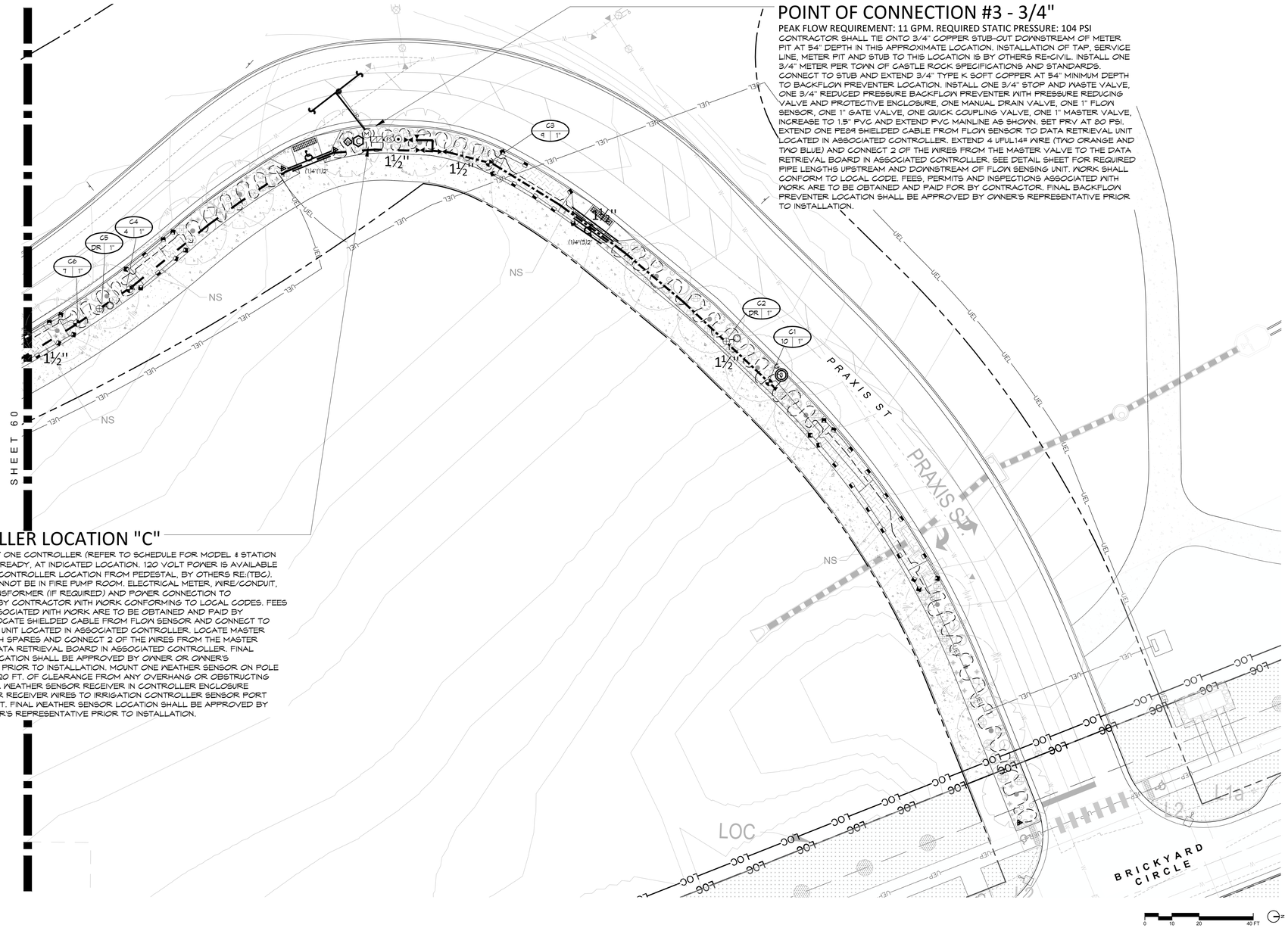
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
OVERALL IRRIGATION PLAN

KENNETH JAMES JOHNSON 011099 REGISTERED LANDSCAPE ARCHITECT COLORADO

PROJECT #: 200726
SHEET NUMBER
58
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FILEPATH: T:\0000-9999 JOBS\0015-THE BRICKYARD, CASTLE ROCK\06-PRAXIS ST REVISIONS\ LAYOUT IN 2500
PLOTTED: DATE: 04-16-2025 | USERNAME: BAR-NON-EMPLOYEE



POINT OF CONNECTION #3 - 3/4"

PEAK FLOW REQUIREMENT: 11 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=CIVIL. 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 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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.

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

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13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

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

APPROVED BY: Town of Castle Rock Colorado — DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
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12-06-2024	PRAXIS PICD #1
02-07-2025	PRAXIS PICD #2
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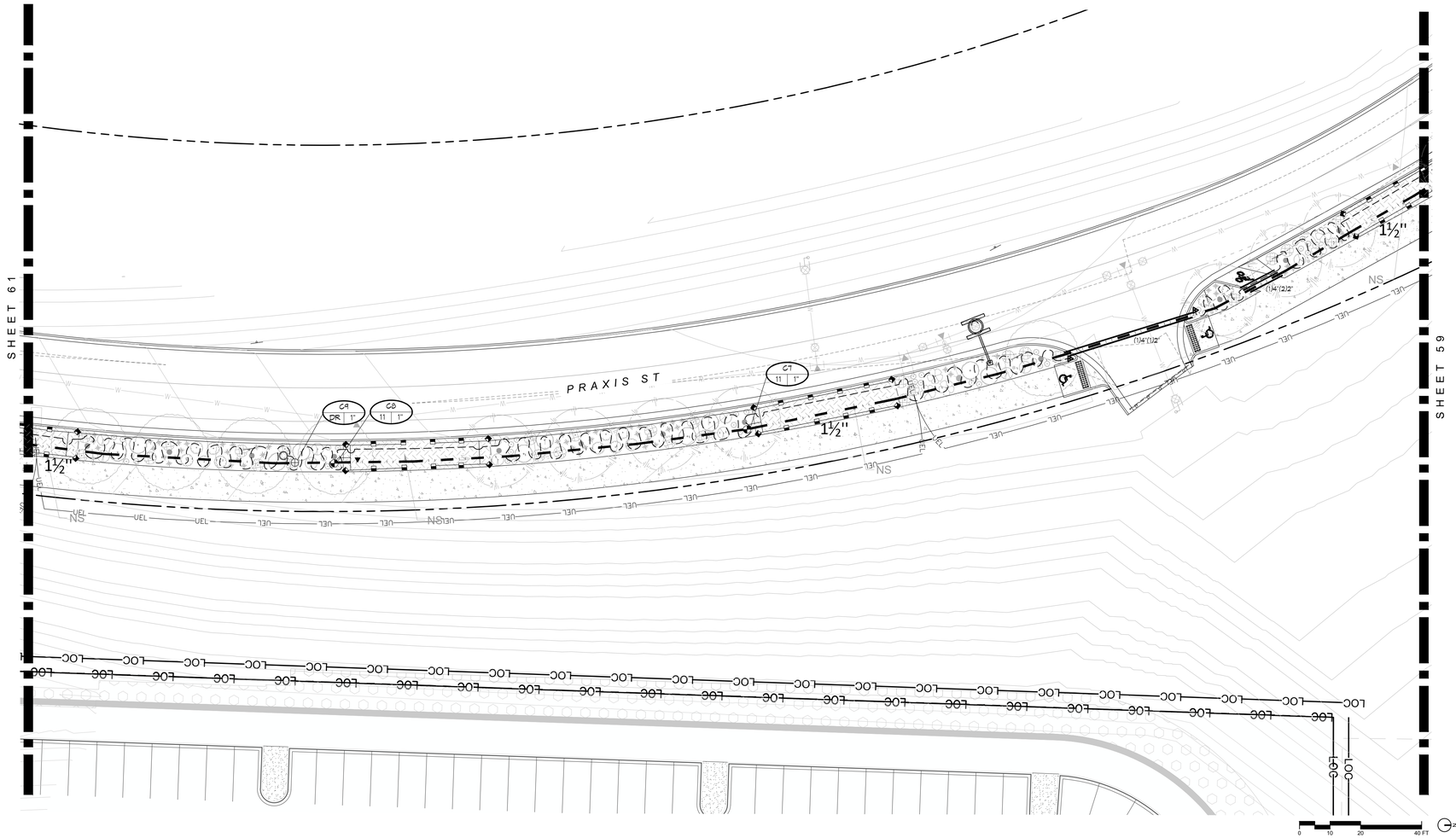
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1130 31ST ST STE 101 DENVER, CO 80205
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
IRRIGATION PLAN ENLARGEMENT

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2025



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PLEXPATH: T:\8000-8999 JOBS\8976 THE BRICKYARD CASTLE ROCK\08 - PRAXIS ST REVISIONS\1 LAYOUT - RIG 2\200726 THE BRICKYARD PLOT PLAN - SHEET INDEX.DWG



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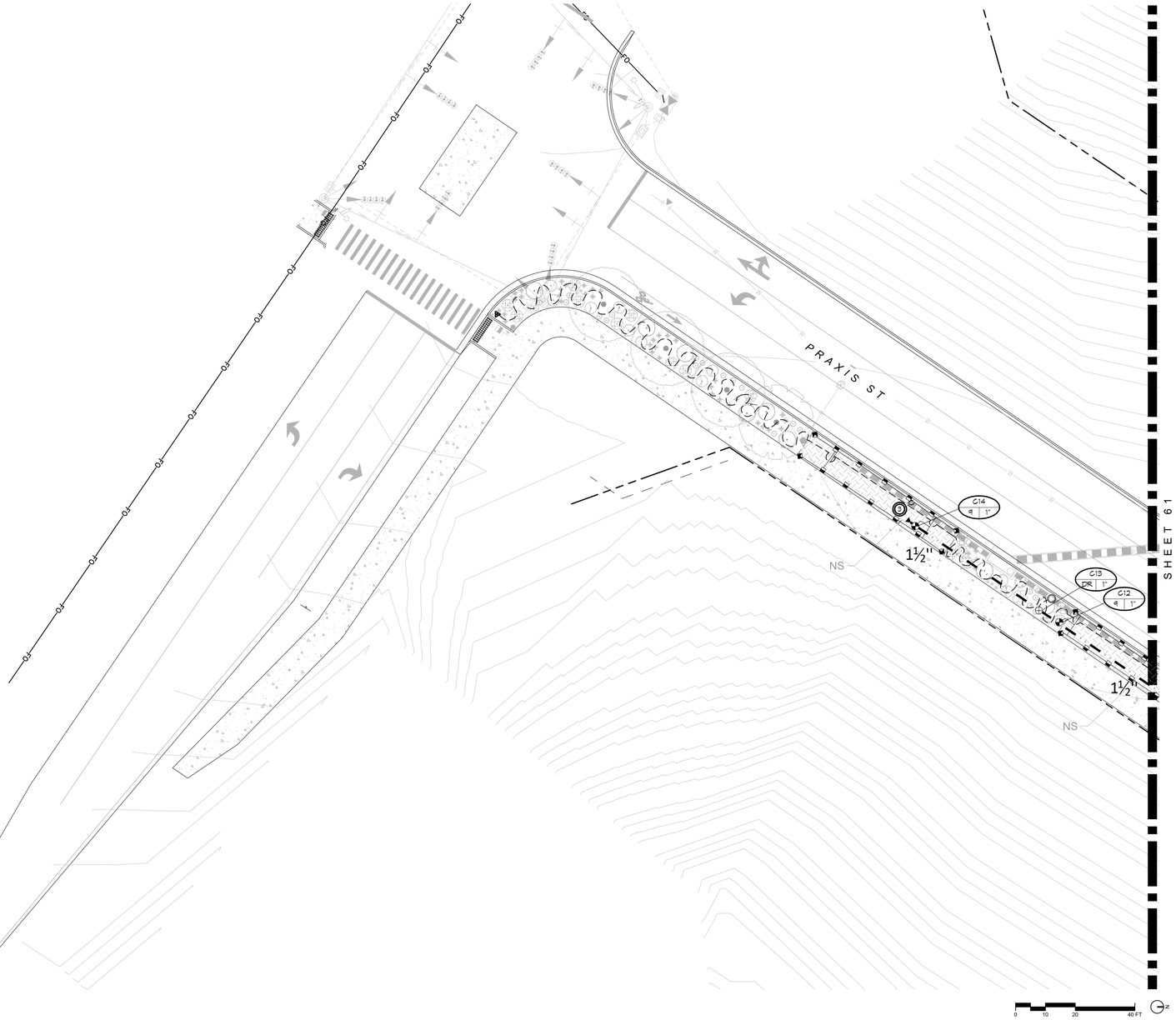
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KENNETH JAMES DIPPEL 011099 REGISTERED LANDSCAPE ARCHITECT

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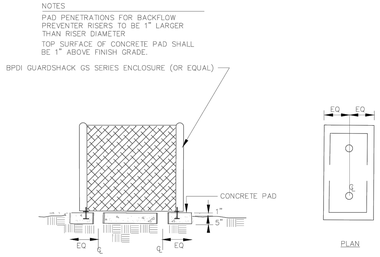
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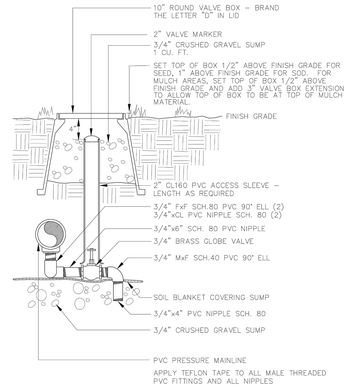
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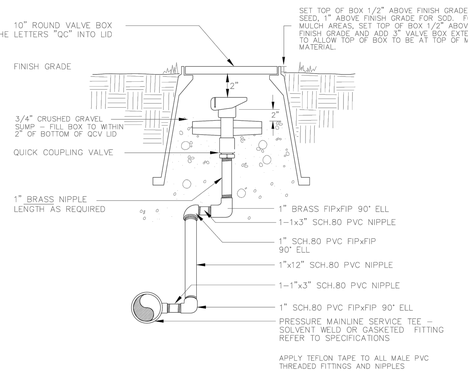
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CONTACT: THE DESIGN TEAM IS NOT RESPONSIBLE FOR ANY CHANGES



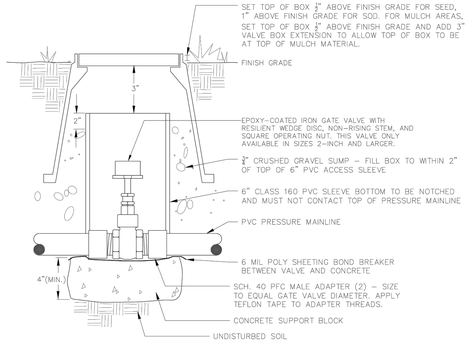
Sheet Revisions		Town of Castle Rock	BACKFLOW ENCLOSURE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2277 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-1
				Sheet 1 of 1



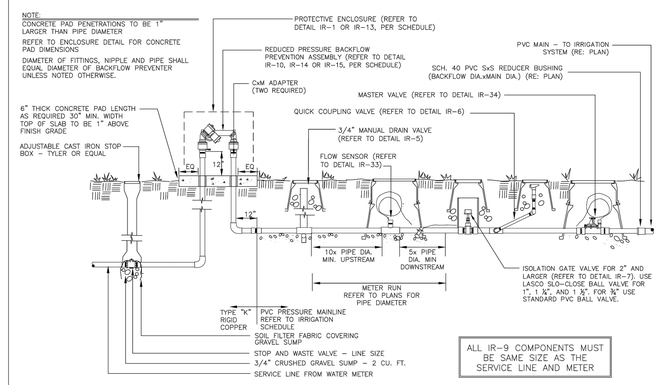
Sheet Revisions		Town of Castle Rock	MANUAL DRAIN VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2277 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-5
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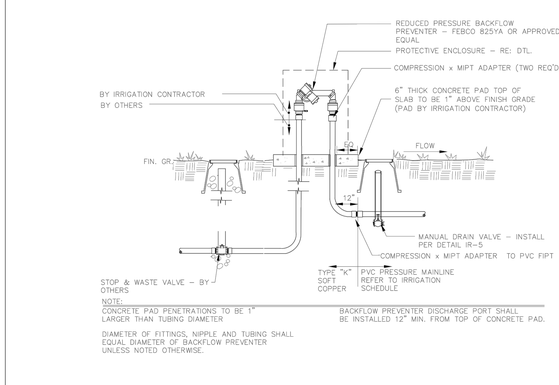
Sheet Revisions		Town of Castle Rock	QUICK COUPLING VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2277 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-6
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Sheet Revisions		Town of Castle Rock	GATE VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2277 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-7
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Sheet Revisions		Town of Castle Rock	POINT OF CONNECTION	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2277 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-9
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Sheet Revisions		Town of Castle Rock	BACKFLOW PREVENTER 2" & SMALLER	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2277 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-10
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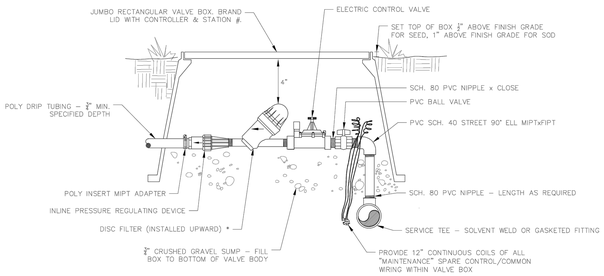
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THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
IRRIGATION DETAILS

KENNETH JAMES STOCK 011099 REGISTERED LANDSCAPE ARCHITECT COLORADO

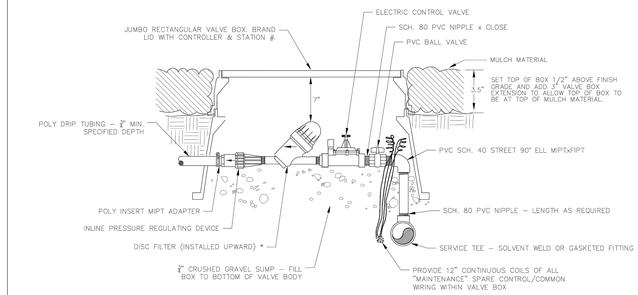
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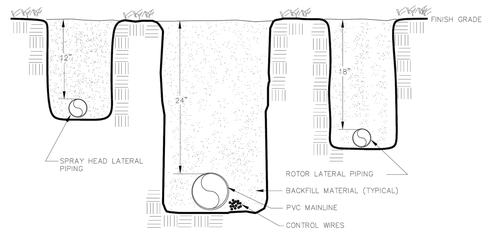
NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * Y FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT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

Sheet Revisions		Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-18
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

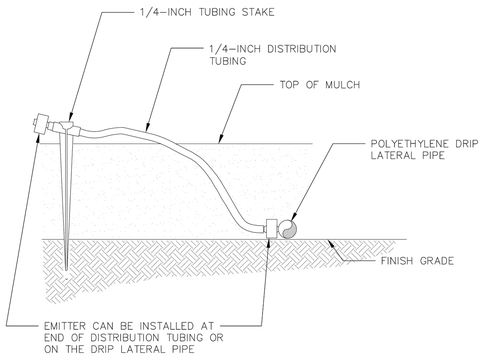


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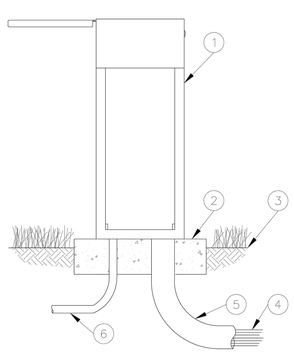
Sheet Revisions		Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-19
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



Sheet Revisions		Town of Castle Rock	MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-21
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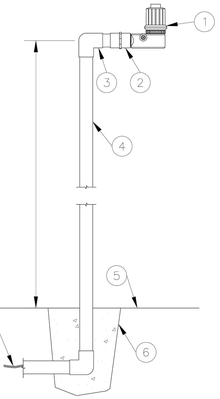


Sheet Revisions		Town of Castle Rock	DRIP EMITTER ON STAKE	DETAIL PLAN NO.
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1. PEDESTAL MOUNT CONTROLLER:
2. CONCRETE PAD: 6–INCH MINIMUM THICKNESS
3. FINISH GRADE
4. WIRES TO CONTROL VALVES
5. 3–INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL
6. 1–INCH PVC SCH 40 CONDUIT, FITTINGS AND SWEEP ELL TO DEDICATED POWER SUPPLY

Sheet Revisions		Town of Castle Rock	WEATHER BASED CONTROLLER: PEDESTAL MOUNT	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-27
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1. RAIN SENSOR
2. FEMALE ADAPTER (SLIP X FIPT)
3. GALVANIZED 90° EL (1 OF 2)
4. 3/4–INCH GALVAVIZED PIPE
5. FINISHED GRADE
6. CONCRETE BASE
7. WIRE TO IRRIGATION CONTROLLER

Sheet Revisions		Town of Castle Rock	RAIN / WEATHER SENSOR POLE MOUNT	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-29
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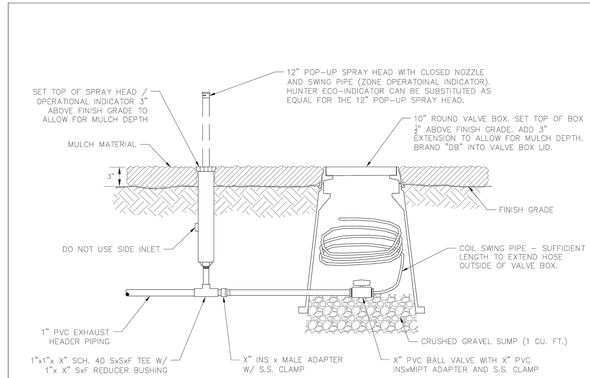
wenk
ASSOCIATES PLANNERS & LANDSCAPE ARCHITECTS
1130 31ST ST STE 101 DENVER, CO 80205
FAX.628.0004 303.628.0003

CONFLUENCE COMPANIES, LLC

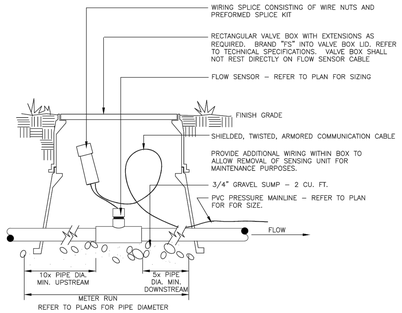
THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
IRRIGATION DETAILS

PROJECT #: 200726
SHEET NUMBER
64
64 OF 66

FILENAME: T:\800-899\JOBS\PAXIS THE BRICKYARD CASTLE ROCK\08 - PRAXIS ST REVISIONS\LAYOUT - IRR 2506 - 2025-02-07 - PRAXIS PICD #2.DWG



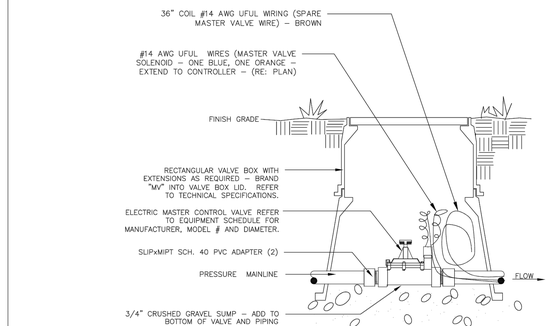
Sheet Revisions			Town of Castle Rock	DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-32
3/21	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN "METER RUN" DISTANCE.

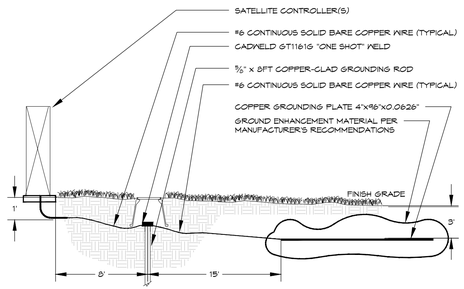
DIAMETER OF FLOW SENSOR TEE AND "METER RUN" PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

Sheet Revisions			Town of Castle Rock	FLOW SENSOR	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-33
				Issued By: Town of Castle Rock, Development Services March 31, 2021	SHEET 1 OF 1



NOTES:
1. CENTER BOX OVER VALVE ASSEMBLY
2. APPLY TEFLON TAPE TO ALL MIPT THREADS

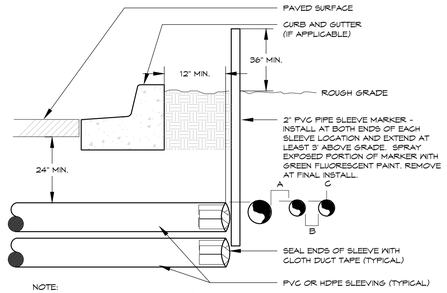
Sheet Revisions			Town of Castle Rock	MASTER VALVE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		IR-34
3/21	STAFF CHANGES			Issued By: Town of Castle Rock, Development Services March 31, 2021	SHEET 1 OF 1



GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

CONTROLLER GROUNDING 1

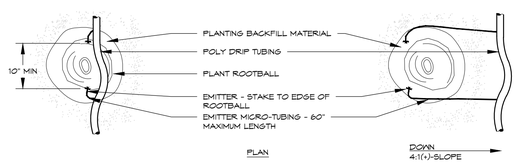
TWO-WIRE SYSTEM - Pedestal Mount



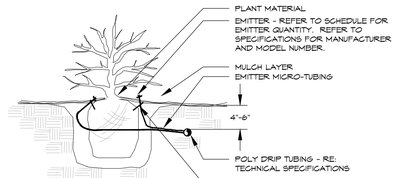
NOTE:
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK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

IRRIGATION SLEEVING 2

TYPICAL



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



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

DRIP EMITTER 3

BELOW GRADE

DIRECTORY

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IRRIGATION NOTES	57
IRRIGATION OVERALL PLAN	58
IRRIGATION PLANS	59 - 62
IRRIGATION DETAILS	63 - 66
IRRIGATION CHARTS	66

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

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

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

APPROVED BY: DEVELOPMENT SERVICES APPROVED
By jkirkpatrick on 06/03/2025
APPROVED-FCO25-0015 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

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
04-16-25	FCO25-0015 - PER TOWN COMMENTS

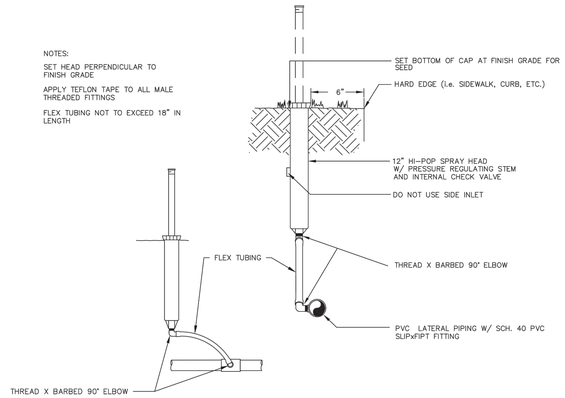
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FAX. 628.0004 303.628.0003

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
IRRIGATION DETAILS

PROJECT #: 200726
SHEET NUMBER
65
65 OF 66

FILENAME: T:\000\A99\JOBS\IN THE BRICKYARD CASTLE ROCK\PRAXIS ST REVISIONS\ LAYOUT IRR 2025 - FCO1 - TAP APPROVAL.DWG LAYOUT: IRR DETAILS



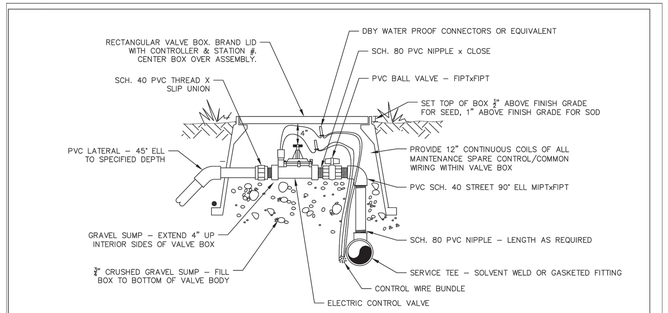
Sheet Revisions		
Date	Comments	
9/23	REVISED BY STAFF	
1/24	REVISED BY STAFF	

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

HI-POP (12") SPRAY HEAD

DETAIL PLAN NO.
IR-2
Sheet 1 of 1

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



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

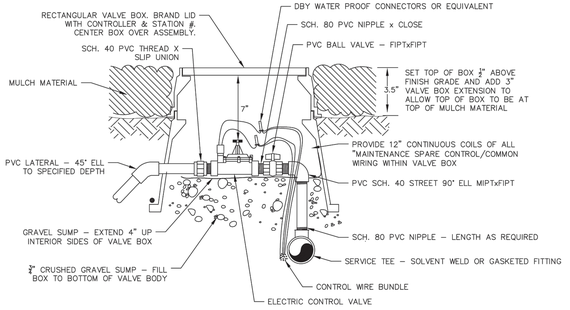
Sheet Revisions		
Date	Comments	
3/21	STAFF CHANGES	
9/23	REVISED BY STAFF	
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Castle Rock, CO 80104
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Development Services

ELECTRIC CONTROL VALVE

DETAIL PLAN NO.
IR-16
Sheet 1 of 1

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



NOTES:
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2. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE
3. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS
4. MAINLINE DEPTH 24" (TYPICAL)

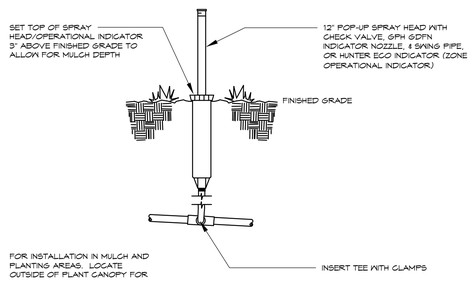
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3/21	STAFF CHANGES	
9/23	REVISED BY STAFF	
1/24	REVISED BY STAFF	

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

ELECTRIC CONTROL VALVE IN MULCH BEDS

DETAIL PLAN NO.
IR-17
Sheet 1 of 1

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



OPERATIONAL INDICATOR

4

Project Name:	**8015-Praxis Street**							**Praxis Street**			
Project Location:	***Castle Rock***										
Tap Description:	***Tap 3***										
Date prepared:	***22-Apr-25***										
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.											
Description	Irrigated Area (Acre)	Month					Application Rate (in/mo/sqft)	Water Application (gallons)	Peak Season Projected Demand (GPM)		
		May					1.67	5,412			
Shrubs & Trees	0.12	June					2.22	7,201			
Drip Irrigated		July					**2.40**	**7,780**	**1.2**		
		August					2.09	6,765			
		September					1.62	5,237			
Irrigation Season Totals							10.00	32,395			
								0.10	acre-feet		
		May					1.17	7,840			
Right of Way Mix	0.25	June					1.56	10,433			
Spray Irrigated		July					**1.68**	**11,271**	**1.8**		
		August					1.46	9,801			
		September					1.13	7,588			
Irrigation Season Totals							7.00	46,932			
								0.14	acre-feet		
Site Totals											
Irrigated Area:			***15,953***	***Sq.Ft.***				***0.37***	***Acres***		
Water Use per Year:			***79,327***	***Gallons***				***0.24***	***Acre-feet***		
Average Water per Year:			***4.97***	***Gallons/SqFt***				***7.98***	***Inches/SqFt***		
Peak Season Monthly Woter Use:			***19,050***	***Gallons***				***0.06***	***Acre-feet***		
Average Peak Season Flow:			***3***	***GPM***							
Required Tap Size:			***3/4***	***Inches***							
Projections are based on a three day per week, eight hour per day, peak season watering schedule.											
Peak season application for Right of Way Mix is 0.38" per week.											
Peak season application for Shrubs & Trees is 0.54" per week.											

WATER USE CHART

POINT OF CONNECTION #3

C1

Project Name:	**8015-Praxis Street**							**Praxis Street**			
Project Location:	***Castle Rock***										
Tap Description:	***Tap 3***										
Tap Size:	***3/4"***										
Irrigation System Hydraulic Worksheet											
Prepared by HydroSystems-KDI, Inc.											
Date:	***03-Dec-24***										
Static Water Pressure:*								***104***	***From:***	***Julia Wells***	
****This value has been decreased by safety factor of:***								***10%***	***of:***	***Water Operations TOCR***	
Hydraulic Grade calculated at Zone:											
Equipment or Material	Quantity (one if not specified)		Nominal Size	Equipment or Pipe Material		Friction Loss Through Pipe per Chart (psi)		Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)	
Corp Stop:			3/4"	Typical Corp. Stop					11	1.00	
Svc Line (tap to meter):	30	LF	3/4"	K Copper		17.19	/100 FT	8.09	11	5.16	
Curb Stop:			3/4"	Typical Curb Stop					11	0.50	
Water Meter:			3/4"	Typical Meter					11	1.90	
Svc Line (meter to backflow):	20	LF	3/4"	K Copper		17.19	/100 FT	8.09	11	3.44	
Stop & Waste:			3/4"	Typical Stop & Waste Valve					11	0.60	
backflow:			3/4"	Febco 825YA					11	12.50	
Point of Connection (POC) Subtotal:										**25.10**	
Pressure downstream of POC:										**79.31**	
Master Valve:			1	" Hunter ICV					11	3.00	
flow Sensor:			1	" CST FSI					11	1.00	
Gate Valve:	4		2"	Typical Bronze Gate Valve					11	0.00	
Pressure Required at Head:				Drip						35.00	
Lateral Allowance:										3.00	
Control Valve allowance:			1	" Hunter ICV					11	3.00	
Mainline allowances:	1151	LF	1 1/2"	CL 200 PVC		0.30	/100 FT	1.65	11	3.45	
Mainline Fitting allowance:				10% of Mainline allowances						0.35	
Elevation: Tap Elev.	6276			Control Valve Elev.	6285					3.90	
Factor of Safety:				5% System Losses						3.89	
Total System Hydraulic Losses (PSI)										***81.68***	
Provided Water Pressure (PSI)										***104.40***	
Pump Pressure Boost (PSI)										***0.00***	
Residual Pressure (PSI), PRV Required										***22.72***	
Irrigated Area:			***14953***	***sqft***							
Town of Castle Rock provides a minimum of 43 psi											

HYDRAULIC WORKSHEET

POINT OF CONNECTION #3

C2

Town of Castle Rock Colorado

IRRIGATION CHART

Contact Information

Registered Landscaper	See Stamp, Same Sheet
Company Name	HydrosystemsKDI
Address	860 Tabor St., Suite 200
Phone	303.980.5327
Email	See Stamp, Same Sheet
Registration #	See Stamp, Same Sheet

Zone	Hydrozone Low (5"-10") Med. (10"-15") High (>15")	Plant Type (Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	Head Type (Rotors, Sprays, Bubblers, Drip, SDI, etc.)	Nozzle* (Nozzle/Emitter size)	App. Rate (inches/hour)	GPM (Per Zone)	Inches/Month (Peak not to exceed 6"/month or 1.5"/week)	Run Time (Minutes/ Month)	Run Time (Minutes/Day)	Water Usage (Gallons per month)
Ex: 1	*High*	*Blue Grass*	*RB 1806 SAM PRS*	*15'*	*1.83*	*15*	*6*	*197*		*2951*
Ex: 2	*low*	*Buffalo Grass*	*Hunter I-20*	*3*	*0.4*	*15*	*1*	*150*	*15*	*2250*
C1	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	10	0.4	14	1	136
C2	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
C3	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	9	0.4	14	1	122
C4	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	4	0.4	14	1	54
C5	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
C6	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	7		0	0	0
C7	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	11	0.4	14	1	149
C8	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	11	0.4	14	1	149
C9	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
C10	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	9	0.4	14	1	122
C11	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	7	0.4	14	1	95
C12	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	9	0.4	14	1	122
C13	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
C14	Low	Right of Way Native	Hunter 12" pop-up	12	1.68	9	0.4	14	1	122
Total								**Min/Month**	**Min/cycle**	**Gallons/Month**
								1275	96	4530

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

CONTROLLER CHART

POINT OF CONNECTION #3

C3

DIRECTORY

IRRIGATION SCHEDULE	57
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IRRIGATION PLANS	59 - 62
IRRIGATION DETAILS	63 - 66
IRRIGATION CHARTS	66

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

KDI HydroSystems
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13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

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

APPROVED BY: DEVELOPMENT SERVICES APPROVED — Town of Castle Rock Colorado — By jkirkpatrick on 06/03/2025 — APPROVED-FCO25-0015 Plans.pdf — Record Document on File

DEVELOPMENT SERVICES DATE

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
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENT PLANS
IRRIGATION DETAILS & CHARTS

PROJECT #: 200726
SHEET NUMBER
66
66 OF 66

FILEPATH: T:\2020\200726.THE BRICKYARD-CASTLE ROCK\PRAXIS ST REVISIONS LAYOUT.IRR
2/7/25 11:08 AM JSB

PANEL: IR

VOLTAGE: 120/240 SINGLE
PHASE: 1
WIRES: 3

ENCLOSURE: NEMA 3R
SUPPLY FROM:
MOUNTING: SURFACE

A.I.C. RATING: 10,000A
MAINS TYPE: MLO
MAINS RATING: 100
MCB RATING: -

CIRCUIT DESCRIPTION	BKR RATING		BKR TYPE	CKT	A		B		CKT	BKR TYPE	BKR RATING		CIRCUIT DESCRIPTION
IRRIGATION CONTROLLER	20	1		1	72	--			2	--	1	--	SPACE
SPARE	20	1	--	3			0	--	4	--	1	--	SPACE
SPARE	20	1	--	5	0	--			6	--	1	--	SPACE
SPACE	--	1	--	7			--	--	8	--	1	--	SPACE
SPACE	--	1	--	9	--	--			10	--	1	--	SPACE
SPACE	--	1	--	11			--	--	12	--	1	--	SPACE
TOTAL CONNECTED VOLT-AMPS PER PHASE					72		0						

PHASE IMBALANCE	LOAD CLASSIFICATION	LOAD	DF	DEMAND	PANEL TOTALS	
	LIGHTING	0	0.00%	0		
PHASE A 200 %	RECEPTACLES	0	0.00%	0	TOTAL CONN. LOAD (VA):	72 VA
PHASE B 100 %	MOTORS	0	0.00%	0	TOTAL DEMAND (VA):	72 VA
PHASE C 100 %	KITCHEN	0	0.00%	0	TOTAL CONN. LOAD (AMPS):	0 A
	MISCELLANEOUS	72	100.00%	72	TOTAL DEMAND (AMPS):	0 A
	ELECTRIC HEAT	0	0.00%	0		
	HVAC	0	0.00%	0		

BREAKER TYPE ABBREVIATIONS:
A - AFCI; G - GFCI; AG - COMBINATION AFCI/GFCI; ST - SHUNT TRIP; LK - LOCKING PROVISIONS; ET - ELECTRONIC TRIP

NOTES:

FEEDER SCHEDULE

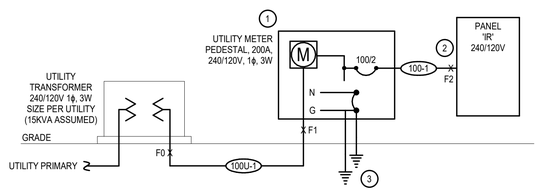
100U-1	(3 #1/0 AWG) 2"PVC.
100-1	(3 #1/0 AWG AL + 1 #6 AWG AL G.) 2"C.

SHORT CIRCUIT CALCULATIONS	Isc	DIST (FT)
F0	8,333 A	-
F1	5,225 A	25
F2	4,547 A	10

* DISTANCES ARE ESTIMATED.

KEY NOTES:

1. UTILITY METER, METER PEDESTAL, AND ALL CONDUCTORS ON THE LINE SIDE OF THE METER PEDESTAL ARE PROVIDED AND INSTALLED BY UTILITY. COORDINATE EXACT METER PEDESTAL LOCATION WITH UTILITY, CIVIL, AND TOWN.
2. EC SHALL PROVIDE AND INSTALL 100A, 2-POLE CIRCUIT BREAKER IN METER PEDESTAL, BRANCH CIRCUIT PANEL, AND ALL FEEDER AND BRANCH CIRCUIT WIRING FROM METER PEDESTAL TO IRRIGATION CONTROLLER. COORDINATE EXACT BRANCH CIRCUIT PANEL LOCATION AND IRRIGATION CONTROLLER LOCATION WITH LANDSCAPE, CIVIL, AND TOWN.
3. PROVIDE (2) 3/4" X 10' GROUND RODS WITH FLUSH MOUNTED SCHEDULE 80 PVC GROUND WELL ACCESS BOX FOR EACH ROD. PROVIDE #6AWG GROUNDING ELECTRODE CONDUCTOR.



1 BRICKYARD LANE IRRIGATION ELECTRICAL SERVICE ONE-LINE DIAGRAM
NO SCALE

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, OF 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.

JEFF A. GIVEN, P.E.
STATE OF COLORADO PE NO. 32961
FOR AND ON BEHALF OF GIVEN & ASSOCIATES, INC

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY: DEVELOPMENT SERVICES APPROVED By jkirkpatrick on 10/15/2026 APPROVED-FCO25-0067 Plans.pdf

DEVELOPMENT SERVICES DATE Record Document on File

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Given Project # 23069

Know what's below. Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 10-17-2025

DATE	Per Sheet REVISION COMMENTS
04-11-2025	BUILDING PERMIT
04-16-2025	BUILDING PERMIT
07-03-2025	TOWN SUBMITTAL
08-20-2025	BUILDING PERMIT
09-17-2025	TOWN SUBMITTAL
09-26-2025	TOWN SUBMITTAL
10-17-2025	TOWN SUBMITTAL

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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAXIS STREET - OFF SITE IMPROVEMENTS
ONE-LINE DIAGRAM

PROJECT #: 200726

SHEET NUMBER
66A
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