

J:\2025\25002 - Foss Castle Rock\dwg\25002 - C00 Cover Pages.dwg

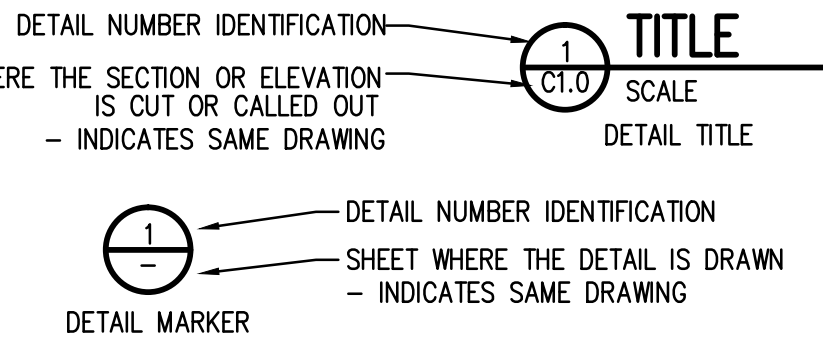
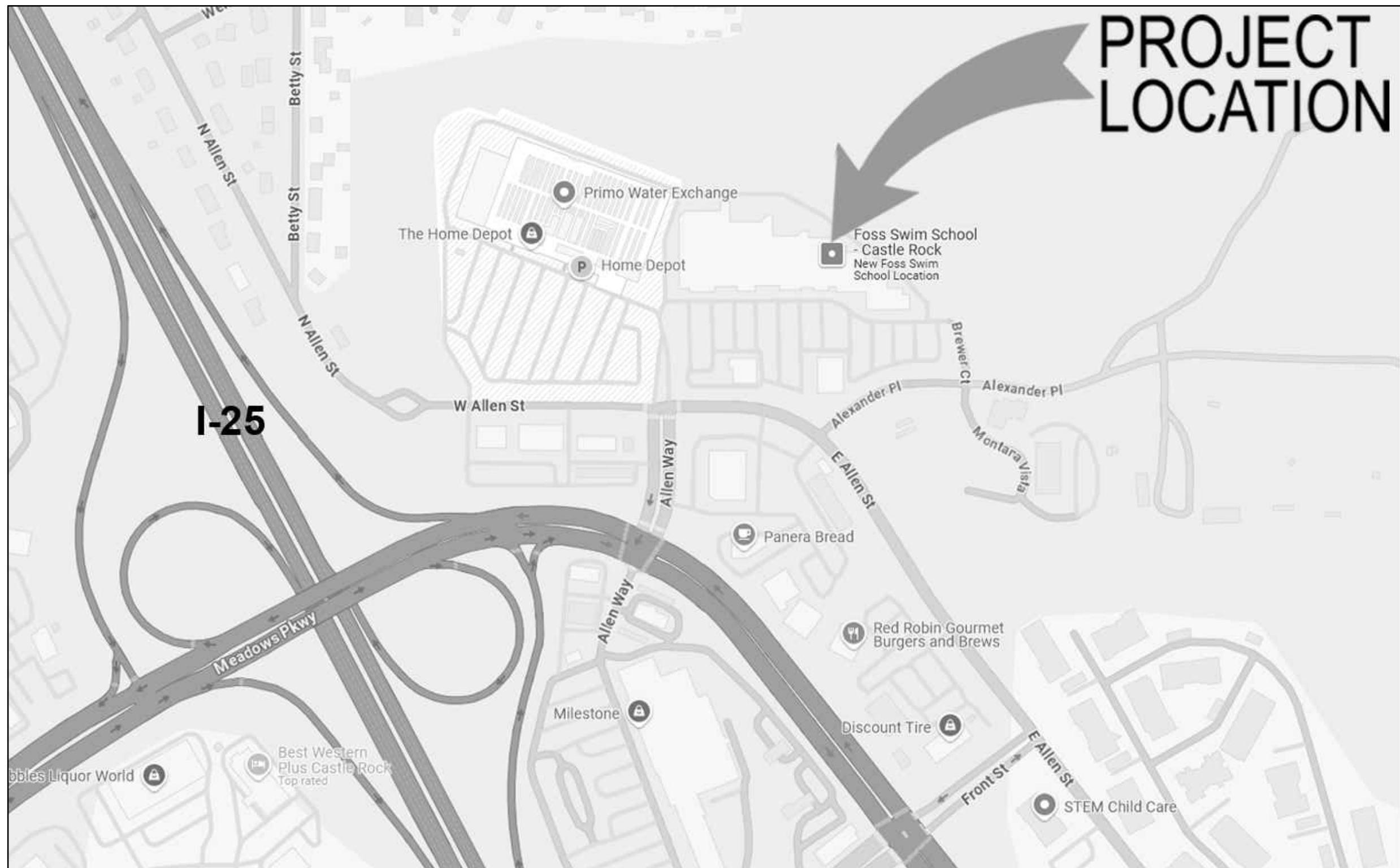
PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
LOT 2A, COOPER HOOK / MAIN PLACE FILING NO. 1, 2ND AMENDMENT
FOSS SWIM SCHOOL
5650 ALLEN WAY, SUITE 112
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT No. CD25-0040

ABBREVIATIONS

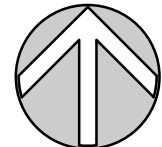
ASHTO	ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	KO	KNOCKOUT
ABAN	ABANDON	KPL	KICK PLATE
AC	ASPHALTIC CONCRETE PAVING	KWY	KEYWAY
ADDL	ADDITIONAL	LF	LINEAR FOOT
ADDM	ADDENDUM	LP	LOW PRESSURE OR LIGHT POLE
ADJ	ADJUSTABLE	LT	LIGHT
AL	ALUMINUM		
ALT	ALTERNATE	MAINT	MAINTENANCE
AMT	AMOUNT	MAN	MANUAL
APPROX	APPROXIMATE	MATL	MATERIAL
ARCH	ARCHITECT(URAL)	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MECH	MECHANICAL
ASPH	ASPHALT	MFR	MANUFACTURER
ASSY	ASSEMBLY	MH	MANHOLE
AVG	AVERAGE	MIN	MINIMUM
AWWA	AMERICAN WATER WORKS ASSOC	MISC	MISCELLANEOUS
		MJ	MECHANICAL JOINT
BC	BACK OF CURB	N	NORTH
BFV	BUTTERFLY VALVE	NA	NOT APPLICABLE
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BENCH MARK	NPT	NATIONAL PIPE THREAD
BMP	BEST MANAGEMENT PRACTICE	NTS	NOT TO SCALE
BS	BACKSIGHT		
BVCE	BEGIN VERTICAL CURVE ELEVATION	OC	ON CENTER
BVCS	BEGIN VERTICAL CURVE STATION	OD	OUTSIDE DIAMETER
		OPP	OPPOSITE
CB	CATCH BASIN	OPT	OPTIONAL
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
CJ	CONSTRUCTION JOINT	PC	POINT OF CURVATURE
CL	CENTER LINE OR CHAIN LINK	PCO	PRESSURE CLEAN OUT
CLR	CLEAR	PCR	POINT OF CURVE RETURN
CO	CLEAN OUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PVI	POINT OF VERTICAL INTERSECTION
CONST	CONSTRUCTION	PL	PROPERTY LINE
CONT	CONTINUOUS(ATION)	PE	POLYETHYLENE
COR	CORNER	PREFAB	PREFABRICATED
CTR	CENTER	PRELIM	PRELIMINARY
CY	CUBIC YARDS	PREP	PREPARATION
		PROP	PROPOSED
		PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
DEF	DEFLECTION	PSF	POUNDS PER SQUARE FOOT
DEMO	DEMOLITION	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PT	POINT OF TANGENCY
DIAG	DIAGONAL	PV	PLUG VALVE
DIP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
DN	DOWN	PVMT	PAYMENT
DND	DO NOT DISTURB		
DR	DRAIN	QTY	QUANTITY
DWG	DRAWING		
DWL	DOWEL		
EA	EACH	RAD	RADIUS
EJ	EXPANSION JT	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRICAL	RE	REFERENCE
ENGR	ENGINEER	RECT	RECTANGULAR
EOP	EDGE OF PAVEMENT	REINF	REINFORCE (D) (ING) (MENT)
EQ	EQUAL	REQD	REQUIRED
EQUIP	EQUIPMENT	ROW	RIGHT OF WAY
EQUIV	EQUIVALENT		
ESMT	EASEMENT	SAN	SANITARY
EST	ESTIMATE	SD	STORM DRAIN
EVCE	END VERTICAL CURVE ELEVATION	SECT	SECTION
EVCS	END VERTICAL CURVE STATION	SPD	SOIL PROCTOR DENSITY
EW	EACH WAY	SPEC	SPECIFICATION
EXP JT	EXPANSION JOINT	SQ	SQUARE
EXIST	EXISTING	SQ IN	SQUARE INCH
		SQ FT	SQUARE FOOT
		SQ YD	SQUARE YARD
FES	FLARED END SECTION	SS	SANITARY SEWER
		SST	STAINLESS STEEL
		STA	STATION
		STD	STANDARD
		STL	STEEL
FRD	FOUNDATION	STRUCT	STRUCTURAL
FQC	FACE OF CONCRETE	SWMP	STORM WATER MANAGEMENT PLAN
FPM	FEET PER MINUTE	SYM	SYMMETRICAL
FMS	FEET PER SECOND		
		T	TEE
FTG	FEET	TBM	TEMPORARY BENCH MARK
		TEMP	TEMPORARY
		TFOC	TOP FACE OF CURB
GA	GAS	THK	THICK
GAL	GAUGE	TOB	TOP OF BANK
GALV	GALVANIZED	TOC	TOP OF CONC / TOP OF CURB
GND	GROUND	TOT	TOTAL
GPD	GALLONS PER DAY	TYP	TYPICAL
GPM	GALLONS PER MINUTE		
GRG	GRATING	UBC	UNIFORM BUILDING CODE
GV	GATE VALVE	UGE	UNDERGROUND ELECTRIC
		VERT	VERTICAL
HWL	HIGH	VC	POINT OF VERTICAL CURVATURE
HORIZ	HORIZONTAL		
HP	HIGH POINT	W	WIDE OR WIDTH
HVAC	HEATING, VENTILATION, AIR CONDITIONING	W/	WITH
		W/O	WITHOUT
HWL	HIGH WATER LINE	WQCV	WATER QUALITY CAPTURE VOLUME
HWY	HIGHWAY	WSE	WATER SURFACE ELEVATION
HYD	HYDRANT		
		X SECT	CROSS SECTION
INCL	INCLUDED		
		YH	YARD HYDRANT
INV	INVERT		
IRR	IRRIGATION		
ID			
JNS	JOINTS		

LEGEND

	SURVEY CONTROL POINT		HANDICAP CURB RAMP
	THRUST BLOCK		NEW STRUCTURE
	EXIST HYDRANT		ASPHALT PAVING
	SOIL BORING		EARTH
	GATE VALVE		CONCRETE
	EXIST SANITARY MANHOLE		GRAVEL
	EXIST STORM DRAIN MANHOLE		COLORLED PATTERNED CONCRETE
	PROPOSED MANHOLE		
	END WITH THRUST BLOCK		REVISION CLOUD
	TEE WITH THRUST BLOCK		REVISION NUMBER
	BEND WITH THRUST BLOCK		
	CATCH BASIN		PROPOSED INDEX CONTOURS
	ELECTRICAL LIGHT POLE		PROPOSED INTERMEDIATE CONTOURS
	NEW PIPE IN SECTION		EXISTING INDEX CONTOURS
	EXISTING PIPE IN SECTION		EXISTING INTERMEDIATE CONTOURS
	PROPOSED SPOT EL		SOIL STOCKPILE
	EXIST SPOT EL		CONCRETE WASHOUT
	EXIST EXTRAPOLATED SPOT EL		INLET PROTECTION
	CONSTANT SLOPE		REINFORCED ROCK BERM
	EXIST CURB AND GUTTER		PROPOSED ROOF DRAIN CONNECTED TO STORM SYSTEM
	PROP CURB AND GUTTER		
	FLOWLINE		
	PIPING SLEEVE		
	ROOF DRAIN		
	SANITARY SEWER		
	SILTFENCE		
	STORM SEWER		
	TELEPHONE		
	UNDERGROUND ELECT		
	UTILITIES		
	WATER		
	EXIST ELECTRIC		
	EXIST GAS		
	EXIST SANITARY SEWER		
	EXIST STORM DRAIN		
	EXIST WATER		
	EASEMENT LINE		
	PROPERTY LINE		
	GRADING LIMITS		



VICINITY MAP
NOT TO SCALE



CCS GENERAL NOTES

- ALL UTILITY INSTALLATION SHALL BEGIN AT THE UTILITY POINT OF SERVICE CONNECTION TO THE PUBLIC UTILITY.
- CONTRACTOR SHALL OBTAIN AND CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF GEOTECHNICAL EVALUATION REPORT, AMERICAN GEOSERVICES, GEOTECHNICAL EVALUATION REPORT, CASTLE ROCK SHOPPES, CO 80108, PROJECT NUMBER 0274-024, DATED OCTOBER 24, 2024, INCLUDING ALL MEMOS AND LETTERS ISSUED THEREAFTER.
- CONTRACTOR SHALL PROVIDE SURVEY GRADE STAKES AS NEEDED TO ENSURE LANDSCAPE INSTALLER DOES NOT ALTER GRADING FROM APPROVED PLANS.
- CONTRACTOR SHALL PROVIDE SURVEY GRADE STAKES FOR ALL CURB & GUTTER, V-PAN AND WALL INSTALLATIONS AT 20-FT OC MIN, TRANSIT, LASER LEVELS OR OTHER METHODS MAY ONLY BE USED TO SUPPLEMENT SURVEY STAKES.
- CONTRACTOR SHALL PROVIDE SURVEY GRADE STAKES FOR ALL ASPHALT INSTALLATIONS AT 25-FT OC EW (MIN), TRANSIT, LASER LEVELS OR OTHER METHODS MAY ONLY BE USED TO SUPPLEMENT SURVEY STAKES TO ENSURE FINAL GRADING COMPLIANCE.
- GPS EQUIPMENT IS PROHIBITED FROM BEING USED FOR CONSTRUCTION STAKING.
- AT ALL CURB CUTS, THE PRIVATE CURB & GUTTER SHOULD TRANSITION FROM 6" VERTICAL TO 0" IN 6 LINEAR FEET OR FROM 4" VERTICAL TO 0" IN 4 LINEAR FEET.
- ALL ROOF DRAINS TO DISCHARGE ONTO SIX FOOT MINIMUM LENGTH SPLASHBLOCKS OR INTO STORM DRAIN SYSTEMS.
- ROW INSPECTOR WILL REVIEW CONCRETE SCORING IN THE FIELD. THE INSPECTOR MAY MAKE CHANGES TO PROMOTE ACCESSIBILITY AND COMPLIANCE WITH ADA GUIDELINES FOR DETECTABLE WARNINGS.
- CONTRACTOR SHALL PHOTO DOCUMENT THE ENTIRE SITE AND RIGHT OF WAY ADJACENT TO THE SITE INCLUDING ALL WORK LIMITS PRIOR TO ANY CONSTRUCTION ACTIVITIES ONSITE.
- CONTRACTOR SAWCUT & SHALL REMOVE ALL CONCRETE TO NEAREST ADJACENT JOINT BEYOND LIMITS OF CONCRETE REPLACEMENT SHOWN ON THE PLANS WHEN CONNECTING TO EXISTING CONDITIONS.
- ANY CURB AND GUTTER DAMAGED DURING CONSTRUCTION MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE JUDGEMENT OF THE CITY / OWNER AT THE SOLE COST TO THE CONTRACTOR.
- THE FIRE DEPARTMENT CONNECTION (FDC) LOCATION(S) SHOWN ARE SUBJECT TO CHANGE AND WILL BE FIELD PLACED/VERIFIED BY THE FIRE MARSHALL.
- THE UNDERDRAIN/DEWATERING SYSTEM SHALL BE INSTALLED PER THE PROJECT GEOTECHNICAL ENGINEER RECOMMENDATIONS AND REPORT.
- THE CONCRETE CONTROL JOINTS ARE SHOWN TO CONTROL CRACKING AT THE JOINT. HOWEVER, DUE TO SOIL MOVEMENT, CRACKS COULD OCCUR AT DIFFERENT LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL ITEMS DENOTED AS DO NOT DISTURB DURING CONSTRUCTION. REPAIRS FOR DAMAGES TO ITEMS MARKED DO NOT DISTURB SHALL BE AT THE SOLE COST TO THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITTING REQUIRED AND COORDINATION WITH CITY INSPECTORS AS NECESSARY TO PERFORM INSTALLATIONS & REPAIRS AS SHOWN.
- CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES CROSSING LINES TO BE INSTALLED PRIOR TO BEGINNING PROPOSED UTILITY INSTALLATIONS FOR VERIFICATION OF EXISTING INVERT ELEVATIONS, MATERIALS & SIZE. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO BEGINNING UTILITY INSTALLATIONS SO THAT ADJUSTMENTS CAN BE MADE TO THE DESIGN IF REQUIRED OR NECESSARY.
- ALL UTILITY CONNECTIONS SHALL COMMENCE FIRST AT THE UTILITY MAIN / POINT OF CONNECTION AND VERIFIED TO CONFORM TO DESIGN. DEVIATIONS FOR CALCULATED ELEVATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO FURTHER INSTALLATIONS BEING COMPLETED.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR LOCATION AND SIZE OF ADDITIONAL SLEEVING REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH OTHER UTILITIES.
- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH SITE UTILITY REQUIREMENTS AND COMMENCE WITH DRY UTILITY DESIGN COORDINATION AND UTILITY POWER POLE RELOCATIONS UPON PROJECT STARTUP. ALL REQUIRED UTILITY RELOCATIONS SHALL CONFORM TO THE CIVIL, ELECTRICAL, MECHANICAL AND PLUMBING DEMO PLANS OR AS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS.
- CONTRACTOR SHALL OBTAIN AND CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF TOWN OF CASTLE ROCK STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION, LATEST EDITION AS DETAILED ON PLANS HEREIN.
- CONTRACTOR SHALL OBTAIN AND CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF TOWN OF CASTLE ROCK, PUBLIC WORKS ENGINEERING STANDARDS AND SPECIFICATIONS AND DETAILS, LATEST EDITION AS DETAILED ON PLANS HEREIN.
- SUBMITTALS & PRODUCT DATA SHALL BE SENT TO CIVIL ENGINEERING FOR APPROVAL OF ALL ITEMS WITHIN THE CIVIL PLANS, INCLUDING BUT NOT LIMITED TO: MANHOLES, PIPES, INLETS, CONCRETE, ASPHALT, BEDDING MATERIAL, TRENCH DRAINS, PAVERS, VAULTS, CLEANOUTS, POND LINER.
- USE OF RECYCLED CONCRETE PRODUCTS IS PROHIBITED ON THIS PROJECT FOR ALL CIVIL PLAN SET INSTALLATIONS.
- IF REQUIRED, THE CONTRACTOR SHALL OBTAIN AND MAINTAIN STATE EROSION CONTROL PERMIT. NO SITE WORK SHALL COMMENCE UNTIL THESE PERMITS ARE ISSUED.
- IF CONSTRUCTION DEWATERING IS NECESSARY, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STATE AND LOCAL PERMITS ASSOCIATED WITH CONSTRUCTION DEWATERING.
- CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MAINTAINING EROSION AND SEDIMENT CONTROL UNTIL THE PERMITS ARE CLOSED.
- LIGHTPOLE BASES SHALL NOT BE CLOSER THAN 30-INCHES CLEAR FROM FRONT OF CURBS & 18-INCHES MINIMUM CLEARANCE FROM WALLS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY ROW TRAFFIC CONTROL AND PERMITTING REQUIRED TO PERFORM CONSTRUCTION. REMOVAL AND REPLACEMENT AT THE DISCRETION OF THE TOWN.
- REPAIR OR REPLACE ALL DAMAGED IRRIGATION AS NECESSARY WITHIN INSTALLATION AREA

LIST OF CONTACTS

OWNER	FOSS COOL SWIM SCHOOLS, LLC	10050 CROSSTOWN CIRCLE, SUITE 650 EDEN PRAIRIE, MN 55344	952.935.8969
ARCHITECT	ROEHRSCMITT ARCHITECTURE	1229 TYLER STREET NE, SUITE 275 MINNEAPOLIS, MN 55413	612.216.4191
CIVIL ENGINEER	CREATIVE CIVIL SOLUTIONS CURTIS KOSTECKI, PE	723 MAIN STREET, SUITE 2 LONGMONT, CO 80501	303.684.8484
STRUCTURAL ENGINEER	ERIKSEN ROED & ASSOCIATES	2550 UNIVERSITY AVE. W., SUITE 423-S SAINT PAUL, MN 55114	651.251.7570
PLUMBING ENGINEER	NELSON-RUDIE & ASSOCIATES	9100 49TH AVE. N. MINNEAPOLIS, MN 55428	763.367.7600
PLAN REVIEW PUBLIC WORKS	TOWN OF CASTLE ROCK ROADS@CORGOV.COM	4175 CASTLETON WAY CASTLE ROCK, CO 80109	720.733.2462
PLAN REVIEW	CASTLE ROCK WATER WATER@CORGOV.COM METERSET@CORGOV.COM	175 KELLOG COURT CASTLE ROCK, CO 80109	720.733.6000
UTILITIES	UNCC	LOCATING SERVICE UTILITIES	811

THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE DRAWINGS WHICH PRESENTLY EXIST IN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS TO VERIFY LOCATION AND GRADE OF ALL EXISTING UTILITIES IN THE VICINITY PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR THE PROTECTION OF CONFLICTING UTILITIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN.

UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

INDEX OF SHEETS

SHEET NO	TITLE	
1	C0.0 PIP COVER PAGE	●
2	C0.8 CASTLE ROCK GENERAL NOTES	●
3	C1.0 DEMO PLAN	●
4	C2.0 UTILITY PLAN	●
5	C3.0 SITE DETAILS	●
6	C3.0 SITE DETAILS	●

SEE TOWN OF CASTLE ROCK TESC
PLAN TES25-0042

BENCHMARK

TOP CENTER OF FIRE HYDRANT LOCATED NORTHWEST
OF THE BUILDING UNIT STATE PLANCE COORDINATE
NAD 83, COLORADO CENTRAL ZONE FIPS 0502.
N 1576965.2500
E 3179945.1400

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 "STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC WORKS" AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

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
CONSULTANT ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED BY ME, OR 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.



CURTIS W. KOSTECKI, PE# 38110

DATE



FOSS
CASTLE ROCK
5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108

CREATIVE
CIVIL SOLUTION
723 Main Street, Unit 2
Longmont, Colorado 80501
303.684.8484
PERMITS@CREATIVECIVIL.COM

FOSS SWIM SCHOOL
CASTLE ROCK
5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108
WATER IMPROVEMENT PLAN SET



ISSUED FOR:
PERMIT

PROJECT No. 25002
DESIGN BY: CWK
CHECKED BY: CWK
REVISIONS: DATE:
CIVIL PERMIT 1 07.23.25
CIVIL PERMIT 2 07.24.25
CIVIL PERMIT 3 08.4.25
CIVIL PERMIT 4 08.11.25
CIVIL PERMIT 5 08.12.25

PIP
COVER PAGE

SHEET 1 OF 6

C0.0

PUBLIC IMPROVEMENTS CONSTRUCTION PLANS
LOT 2A, COOPER HOOK / MAIN PLACE FILING NO. 1, 2ND AMENDMENT
FOSS SWIM SCHOOL
5650 ALLEN WAY, SUITE 112
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COVER SHEET GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TOR)/MUNICIPAL CODE, TOR/TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TOR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING OR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TOR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TOR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TOR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOP 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, STORMSEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TOR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY(30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS LOCATED WITHIN ZONE _____ AS PER FEMA FIRM PANEL NO. _____ DATED _____ [IF APPLICABLE] PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE A/AE.
20. PROVIDE BENCHMARK INFORMATION HERE -- THE LOCATION, DESCRIPTION AND NAVD88 ELEVATION OF THE PROJECT'S SURVEY BENCHMARK.
THE PROJECT BENCHMARK SHALL HAVE A PUBLISHED NAVD88 ELEVATION. I.E. NGS BENCHMARKS OR DOUGLAS COUNTY CONTROL POINTS. IN ADDITION TO THE PROJECT BENCHMARK, ANY ON-SITE BENCHMARKS SHOULD ALSO BE PROVIDED FOR CONTRACTOR USE.
21. PROVIDE A BASIS OF BEARINGS STATEMENT PER COLORADO STATE STATUTE.

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 TOR 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 TOR 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 PANT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8MIL 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 TOR 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 GEMENT-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 (DR16). 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.
4. 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-SEALED 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 ARROWCAST 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 W667-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TOR 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 BURYDEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TOR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TOR 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 TIRED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TOR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TOR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TOR 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 DETAIL W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTION OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TOR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TOR 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 TOR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TOR CONSTRUCTION INSPECTOR.

LANDSCAPE NOTES

1. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (DESC) 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 WATERMETER.
 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.
- COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
 - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
 - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

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

STORM DRAINAGE CONSTRUCTION NOTES

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TOR 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 1/2" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH 1/2" 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 TOR 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 TOR 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 TOR 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 TOR 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 1/2" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH 1/2" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

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, WATER TIGHT 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 TOR 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 TOR 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.

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 "STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC WORKS" AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

TOWN APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL	
PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL	
APPROVED BY:	 APPROVED
APPROVED C025-0046 Plans 1.5 inch meter pdf	
DEVELOPMENT SERVICES	Record Document on File
DATE	

CONSULTANT ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED BY ME, OR 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.



CURTIS W. KOSTECKI, PE# 38110

DATE



FOSS
CASTLE ROCK
5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108

CREATIVE
CIVIL SOLUTION
723 Main Street, Unit 2
Longmont, Colorado 80501
303.684.8484
PERMITS@CREATIVECIVIL.COM

FOSS SWIM SCHOOL
CASTLE ROCK
5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108
WATER IMPROVEMENT PLAN SET

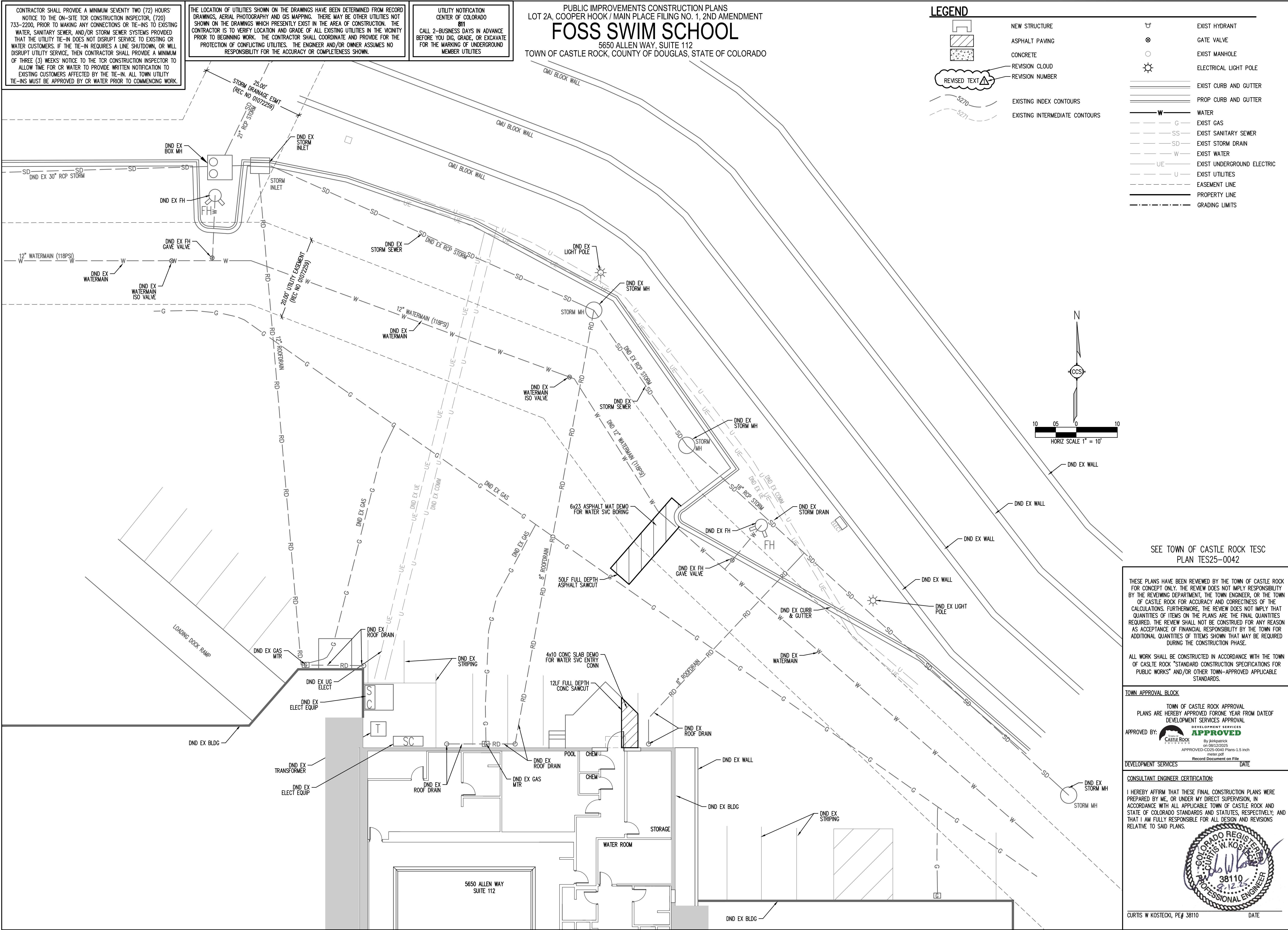


ISSUED FOR:
PERMIT

PROJECT No.	25002
DESIGN BY:	CWK
CHECKED BY:	CWK
REVISIONS:	DATE:
CIVIL PERMIT 1	07.23.25
CIVIL PERMIT 2	07.24.25
CIVIL PERMIT 3	08.4.25
CIVIL PERMIT 4	08.11.25
CIVIL PERMIT 5	08.12.25

CASTLE ROCK
GENERAL NOTES

SHEET 2 OF 6
C0.8



**FOSS
CASTLE ROCK**

5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108

**CREATIVE
CIVIL SOLUTION**

723 Main Street, Unit 2
Longmont, Colorado 80501
303.684.8484
PERMITS@CREATIVECIVIL.COM

**FOSS SWIM SCHOOL
CASTLE ROCK
5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108
WATER IMPROVEMENT PLAN SET**

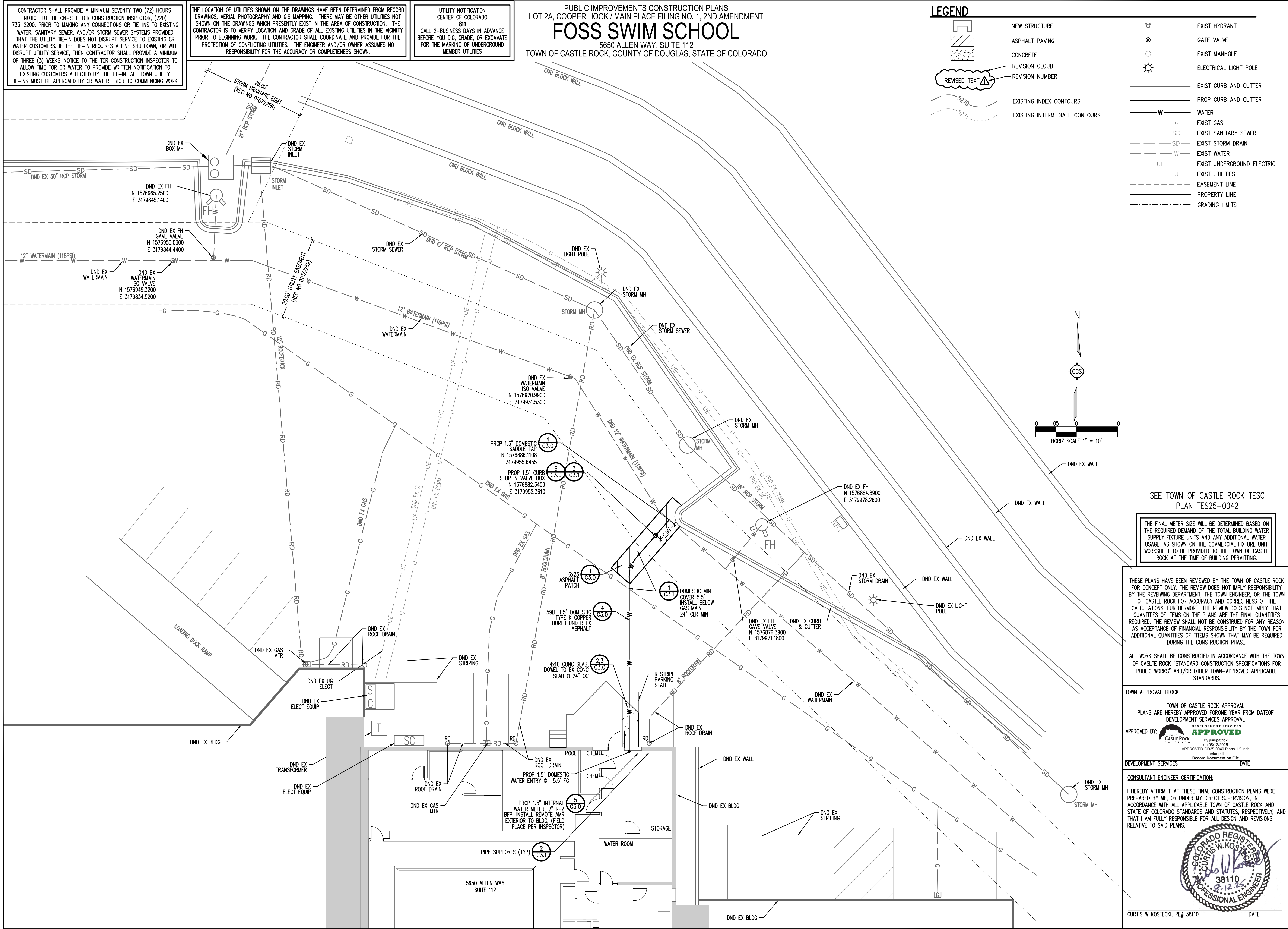


**ISSUED FOR:
PERMIT**

PROJECT No.	25002
DESIGN BY:	CWK
CHECKED BY:	CWK
REVISIONS:	DATE:
CIVIL PERMIT 1	07.23.25
TESC PERMIT 1	07.24.25
CIVIL PERMIT 2	07.24.25
CIVIL PERMIT 3	08.4.25
CIVIL PERMIT 4	08.11.25
CIVIL PERMIT 5	08.12.25

DEMO PLAN

C1.0



**FOSS
CASTLE ROCK**
5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108



**CREATIVE
CIVIL SOLUTION**
723 Main Street, Unit 2
Longmont, Colorado 80501
303.684.8484
PERMITS@CREATIVECIVIL.COM

**FOSS SWIM SCHOOL
CASTLE ROCK
5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108
WATER IMPROVEMENT PLAN SET**



**ISSUED FOR:
PERMIT**

PROJECT No.	25002
DESIGN BY:	CWK
CHECKED BY:	CWK
REVISIONS:	DATE:
CIVIL PERMIT 1	07.23.25
TESC PERMIT 1	07.24.25
CIVIL PERMIT 2	07.24.25
CIVIL PERMIT 3	08.4.25
CIVIL PERMIT 4	08.11.25
CIVIL PERMIT 5	08.12.25

**OVERALL UTILITY
PLAN**

SHEET 4 OF 6

C2.0

SWIM SCHOOL®

FOSS
CASTLE ROCK

5650 ALLEN WAY, SUITE 112
CASTLE ROCK, CO 80108

**CREATIVE
CIVIL SOLUTION**

723 Main Street, Unit 2
Longmont, Colorado 80501
303.684.8484
PERMITS@CREATIVECIVIL.COM



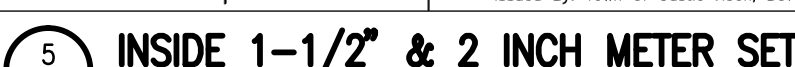
- 1 ASPHALT PAVEMENT PATCH DETAIL



- 2 CONCRETE PAVEMENT**



- 6 TYPICAL VALVE BOX



TOWN APPROVAL BLOCK

CONSULTANT ENGINEER CERTIFICATION:

PROJECT No.	2500
DESIGN BY:	CW
CHECKED BY:	CW
REVISIONS:	DATE
CIVIL PERMIT 1	07.23.2
TESC PERMIT 1	07.24.2
CIVIL PERMIT 2	07.24.2
CIVIL PERMIT 3	08.4.2
CIVIL PERMIT 4	08.11.2
CIVIL PERMIT 5	08.12.2

SITE DETAILS

SHEET 5 OF 6

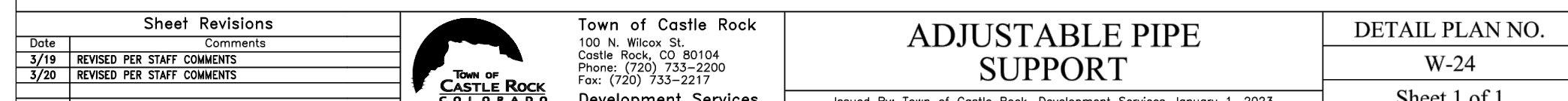
C3.0

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

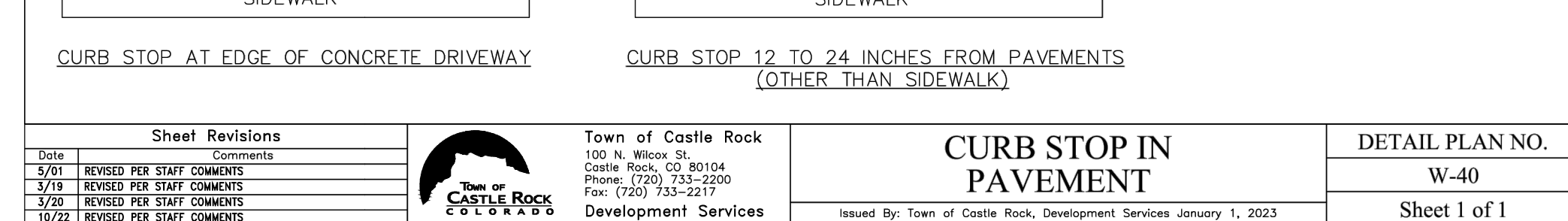


1
- NTS

WATER TRENCH DETAIL



2
-
NTS



3 CURB STOP IN PAVEMENT DETAIL
- NTS

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASLTE ROCK "STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC WORKS" AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

APPROVED BY:  **DEVELOPMENT SERVICES**
APPROVED
 By jkirkpatrick
 on 08/12/2025
 APPROVED-CD25-0040 Plans-1.5 inch
 meter.pdf
 Record Document on File

DEVELOPMENT SERVICES	DATE
----------------------	------



CURTIS W. KOSTECKI, PE# 38110

DATE



SHEET 6 OF 6

C3.1