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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1 AND 2 OF BLOCK 1, LOT 1, 2, 3, 4, & 5 OF BLOCK 2, LOT 1 OF BLOCK 3, LOT 1 OF BLOCK 4, TRACTS A, B, C, D, E, F, G, H, I, K, L, M, N, & P, OF BRICKYARD FILING NO. 1, RECORDED AT RECEPTION NO. _____, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

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.

BENCHMARK

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

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE

A PARCEL OF LAND BEING A PORTION OF 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. CD25-0042

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.

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.

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

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

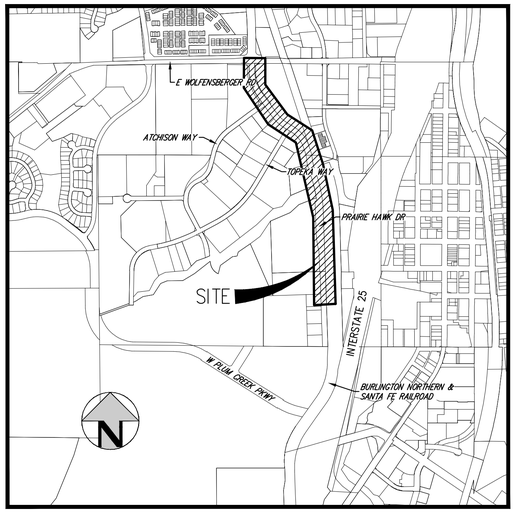
22. ALL RETAINING WALLS OVER 4-FEET, INCLUDING FOOTERS, REQUIRE A BUILDING PERMIT AND MUST BE DESIGNED BY A STRUCTURAL ENGINEER. CONTACT THE BUILDING DEPARTMENT FOR FURTHER DETAILS.

APPROVED VARIANCES

TCV#:	APPROVAL DATE:	PURPOSE / DESCRIPTION:

FIELD CHANGE ORDER TABLE

FCO#:	DATE:	PURPOSE / DESCRIPTION:



VICINITY MAP
SCALE: 1" = 1000'

ABBREVIATIONS

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

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INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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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
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 Date

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ISSUE DATE: 08-06-2024	PROJECT #: 200726
DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

Filepath: P:\2020\2020726\ENGINEERING\DGN\CD - COVER SHEET - PRAIRIE HAWK.DWG Layout: LAYOUT1
PLOTTED: 8/5/2025 2:10:42 PM By: Udbey Enderbe
Pltdrvr: DWG To PDF.pltdrv Pltcfg: ANSI B (11.00 x 17.00) Pltstmp: 8/5/2025 2:10:42 PM By: Udbey Enderbe

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

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.

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.

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.

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.

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.

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.

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.

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.

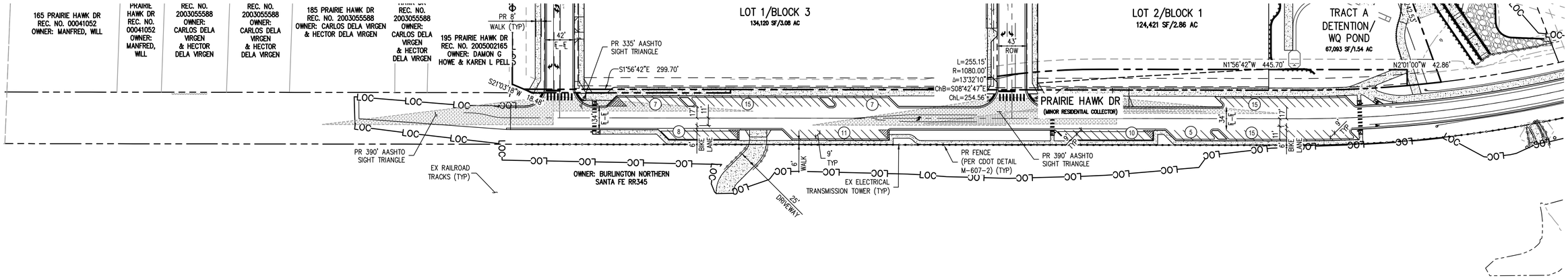
6. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15'PER GROWING SEASON.

1. THE LIMITS OF DEMOLITION SHOWN ON THESE PLANS 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 PROVIDERS TO DETERMINE THE REQUIREMENTS FOR ADJUSTING EXISTING PULL BOXES/MANHOLES/STRUCTURES/ETC.
3. THIS DEMOLITION PLAN IS FOR INFORMATION ONLY AND SHOWS KNOWN INFORMATION PROVIDED BY UTILITY PROVIDER MAPS AND SURVEY DATA AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL CONDUCT ITS OWN SITE VISIT AND INVESTIGATION TO DETERMINE THE DEMOLITION REQUIREMENTS NECESSARY TO CONSTRUCT THE PROJECT PER THE APPROVED CONSTRUCTION DRAWINGS.
4. THIS DEMOLITION PLAN GENERALLY COVERS ALL KNOWN IMPROVEMENTS WITHIN THE SITE.
5. FINAL SCOPE AND LIMITS OF REMOVAL/ABANDONMENT /DEMOLITION OF EXISTING UTILITIES SHALL BE DETERMINED BY THE GENERAL CONTRACTOR AFTER COORDINATION WITH THE APPLICABLE UTILITY PROVIDERS/OWNERS AND INSPECTORS.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED DEMOLITION PERMITS WITH THE APPLICABLE REVIEWING AUTHORITIES PRIOR TO STARTING DEMOLITION ACTIVITIES.
7. EXISTING ELECTRICAL UTILITIES TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH CURRENT CORE ELECTRIC SPECIFICATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED FROM CORE ELECTRIC PRIOR TO MODIFICATION OF THESE UTILITIES. IN SOME CASES, CORE ELECTRIC, NOT THE CONTRACTOR, WILL BE RESPONSIBLE FOR REMOVAL OF CERTAIN INFRASTRUCTURE. THE CONTRACTOR SHALL COORDINATE REMOVAL OF ALL INFRASTRUCTURE WITH THE UTILITY PROVIDER.
8. EXISTING TELECOMMUNICATION, CABLE TV, GAS, PHONE LINES TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE CURRENT APPLICABLE UTILITY PROVIDERS SPECIFICATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED FROM APPLICABLE INFRASTRUCTURE OWNERS PRIOR TO MODIFICATION. THE CONTRACTOR SHALL COORDINATE REMOVAL OF ALL INFRASTRUCTURE WITH THE UTILITY PROVIDER.
9. EXISTING WATER AND WASTEWATER (STORM SEWER AND SANITARY SEWER) INFRASTRUCTURE TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK, AND STATE OF COLORADO SPECIFICATIONS. SEE APPROVED UTILITY PLANS FOR MORE DETAILS.
10. THE EXISTING STRUCTURES, INCLUDING THE FOUNDATIONS, SHOULD BE COMPLETELY REMOVED FROM THE SITE. ANY OTHER BELOW GRADE APPURTENANCES ASSOCIATED WITH THE STRUCTURE SHOULD ALSO BE REMOVED. ANY WELLS ENCOUNTERED SHOULD BE ABANDONED/REMOVED IN ACCORDANCE WITH THE REGULATIONS OF THE COLORADO STATE ENGINEER. ALL CONCRETE PADS SHOULD BE REMOVED FROM THE SITE.
11. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL SITE DEVELOPMENT STUDY FOR ADDITIONAL SITE DEVELOPMENT RECOMMENDATIONS.
12. THIS PLAN DOES NOT SHOW LIMITS OF EXISTING PAVEMENT REMOVAL REQUIRED FOR UTILITY TRENCHES AND INSTALLATION.

LEGEND:

	PROPOSED	EXISTING
PROPERTY BOUNDARY		
RI

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



LEGEND:	PROPOSED	EXISTING
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
LIMITS OF CONSTRUCTION		
LOT/TRACT LINE		
SANITARY SEWER EASEMENT		
UTILITY EASEMENT		
PERMANENT NON-EXCLUSIVE EASEMENT		
ACCESS EASEMENT		
SETBACK		
100-YR FLOODPLAIN		
SIGHT TRIANGLE		
ACCESS EASEMENT		

	PROPOSED	EXISTING
ACCESSIBLE ROUTE		
FIBER OPTIC W/STRUCTURE		
GAS & METER		
UNDERGROUND ELECTRIC		
UNDERGROUND ELECTRIC PRIMARY		
UNDERGROUND ELECTRIC SECONDARY		
JOINT TRENCH		
TELECOM PEDESTAL AND MANHOLE		
OVERHEAD UTILITY POLES W/OVERHEAD ELECTRIC		
ELECTRICAL SWITCH CABINET		
ELECTRICAL TRANSFORMER		
LANDSCAPE PIPE W/DRAIN		

	PROPOSED	EXISTING
SANITARY SEWER W/MANHOLE		
SANITARY SERVICE W/CLEANOUT		
IRRIGATION/RAW WATER		
WATER LINE		
WATER SERVICE W/ MANHOLE		
STORM LINE W/ MANHOLE & FES		
RETAINING WALL		
FIRE HYDRANT		
BEND (11.25°, 22.5°, 45°)		
TEE, SWIVEL TEE, REDUCER, CROSS, GATE VALVE		
AIR RELEASE VALVE & VAULT W/VENT PIPE		

	PROPOSED	EXISTING
RAILROAD TRACKS		
FENCE (WIRE)		
FENCE (CHAINLINK)		
HANDRAIL		
GUARDRAIL		
ADA RAMP		
SIGN		
STREET LIGHT		
CDOT CURB RAMP TYPE DESIGNATION		

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 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 Date

Know what's below. Call before you dig.

70 0 70 140
SCALE: 1" = 70'

DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

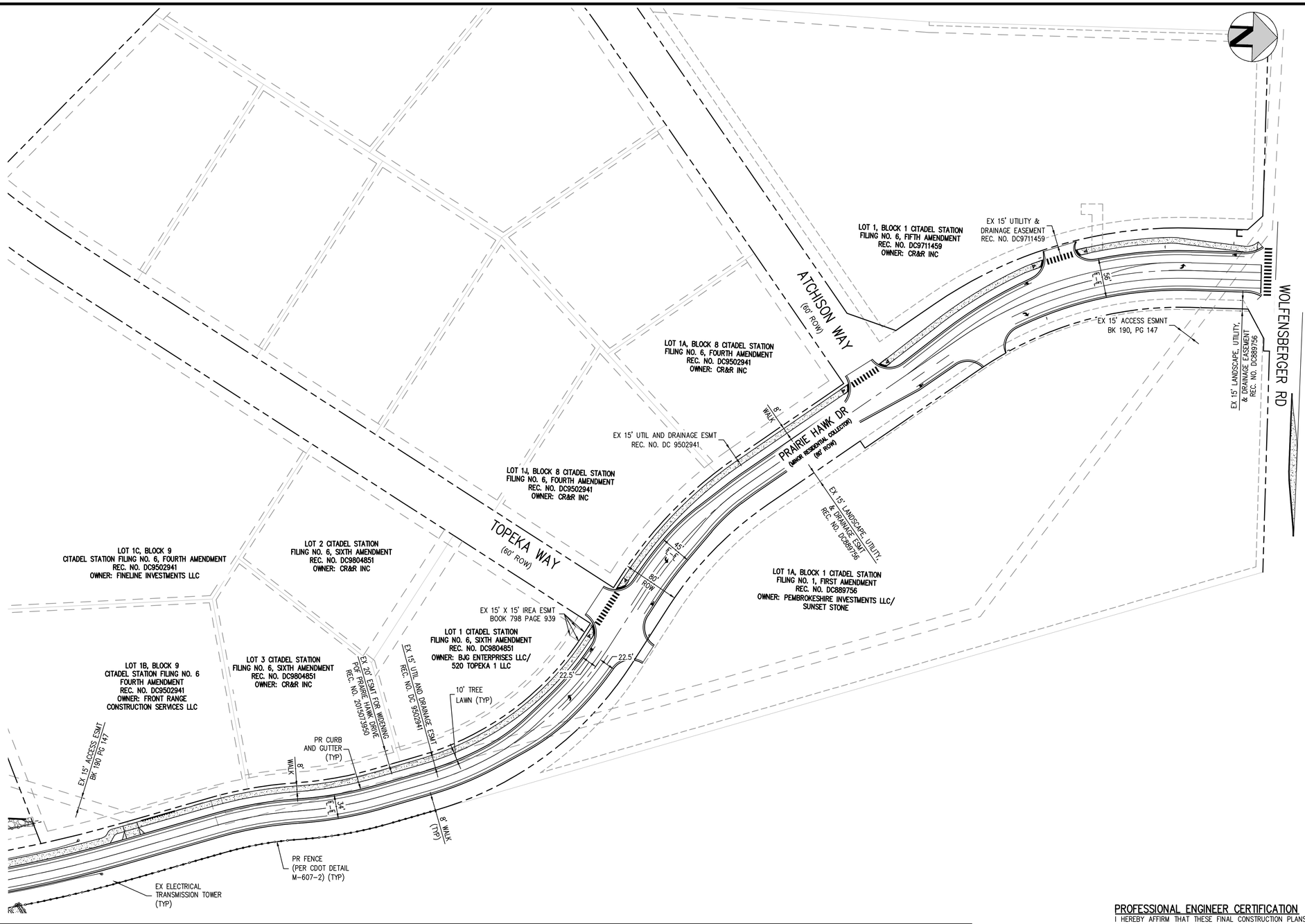
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
SITE PLAN

PROJECT #: 200726
SHEET NUMBER
3
3 OF 89

FILEPATH: P:\2020\200726\ENGINEERING\CIVIL\D - SITE PLAN\DWG LAYOUT LAYOUT2
14 XREFs: cd - cr pa clarification block, cd - cr pa clarification block, e-base, e-legal, e-ult, keymap, legends, p-base, p-base-byot-wilson, p-base-praxis, p-legal, p-legal-praxis, p-roadway, p-util
PLOTTED: TUE 08/05/25 5:48:39P BY: LIBBEY ENDERSBE

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



LEGEND:

	PROPOSED	EXISTING
PROPERTY BOUNDARY		
RIGHT-OF-WAY		
LIMITS OF CONSTRUCTION		
LOT/TRACT LINE		
SANITARY SEWER EASEMENT		
UTILITY EASEMENT		
PERMANENT NON-EXCLUSIVE EASEMENT		
ACCESS EASEMENT		
SETBACK		
100-YR FLOODPLAIN		
SIGHT TRIANGLE		
ACCESS EASEMENT		

	PROPOSED	EXISTING
ACCESSIBLE ROUTE		
FIBER OPTIC W/STRUCTURE		
GAS & METER		
UNDERGROUND ELECTRIC		
UNDERGROUND ELECTRIC PRIMARY		
UNDERGROUND ELECTRIC SECONDARY		
JOINT TRENCH		
TELECOM PEDESTAL AND MANHOLE		
OVERHEAD UTILITY POLES W/OVERHEAD ELECTRIC		
ELECTRICAL SWITCH CABINET		
ELECTRICAL TRANSFORMER		
LANDSCAPE PIPE W/DRAIN		

	PROPOSED	EXISTING
SANITARY SEWER W/MANHOLE		
SANITARY SERVICE W/CLEANOUT		
IRRIGATION/RAW WATER		
WATER LINE		
WATER SERVICE W/ MANHOLE		
STORM LINE W/ MANHOLE & FES		
RETAINING WALL		
FIRE HYDRANT		
BEND (11.25°, 22.5°, 45°)		
TEE, SWIVEL TEE, REDUCER, CROSS, GATE VALVE		
AIR RELEASE VALVE & VAULT W/VENT PIPE		

	PROPOSED	EXISTING
RAILROAD TRACKS		
FENCE (WIRE)		
FENCE (CHAINLINK)		
HANDRAIL		
GUARDRAIL		
ADA RAMP		
SIGN		
STREET LIGHT		
CDOT CURB RAMP TYPE DESIGNATION		

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 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 Date

Know what's below. Call before you dig.

70 0 70 140

SCALE: 1" = 70'

DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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 - PRAIRIE HAWK INFRASTRUCTURE
SITE PLAN

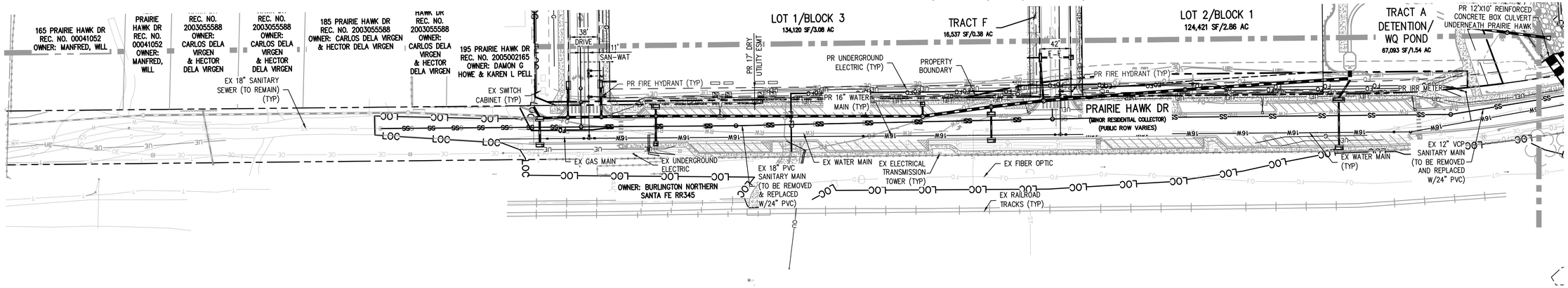
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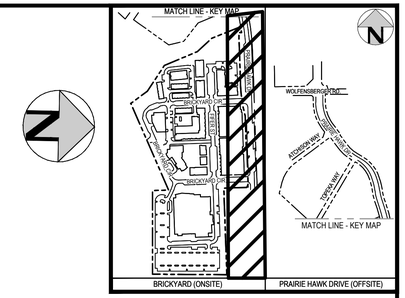
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PLOTTED: TUE 08/05/25 5:11:01 PM BY: LBBEY ENDERSBE

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KEY MAP

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.

LEGEND:

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

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COLORADO LICENSED JOHN D. O'ROURKE 43327 PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

Know what's below. Call before you dig.

70 0 70 140
SCALE: 1" = 70'

DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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P: 303.623.6300 F: 303.623.6311
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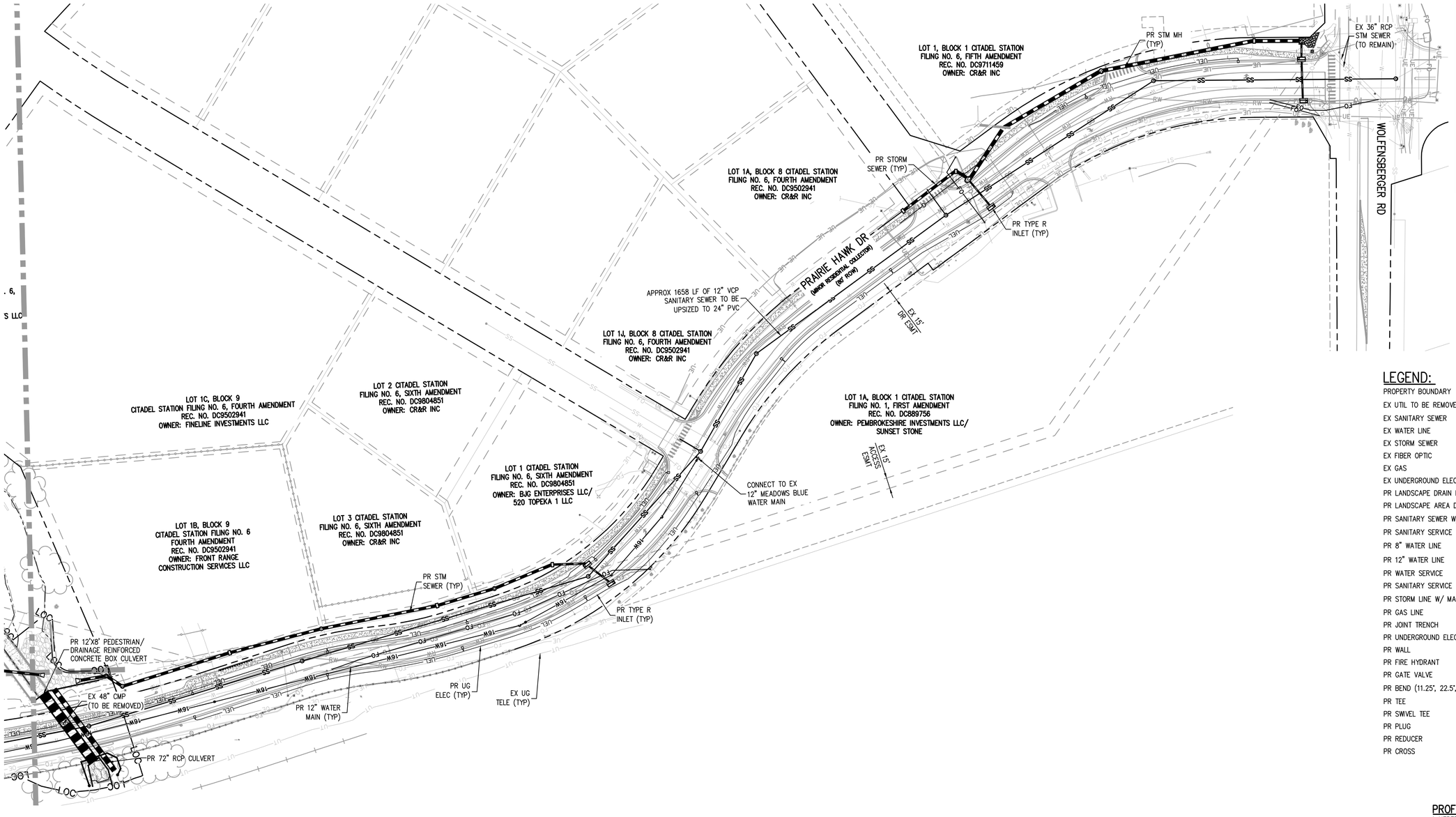
CONFLUENCE COMPANIES, LLC

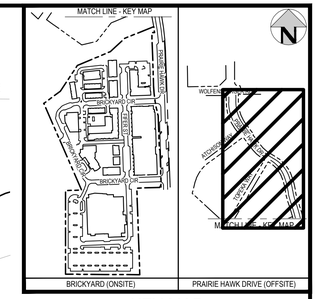
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OVERALL UTILITY PLAN

PROJECT #: 200726
SHEET NUMBER
5
5 OF 89

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PLOTTED: TUE 08/05/25 5:48:54P BY: LIBBEY ENDERSBE

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KEY MAP

LEGEND:

PROPERTY BOUNDARY	
EX UTIL TO BE REMOVED/ABANDONED/RELOCATED	
EX SANITARY SEWER	SS
EX WATER LINE	W
EX STORM SEWER	
EX FIBER OPTIC	FO
EX GAS	G
EX UNDERGROUND ELECTRIC	UE
PR LANDSCAPE DRAIN PIPE	
PR LANDSCAPE AREA DRAIN	
PR SANITARY SEWER W/MANHOLE	SSS
PR SANITARY SERVICE	
PR 8" WATER LINE	8W
PR 12" WATER LINE	12W
PR WATER SERVICE	
PR SANITARY SERVICE	
PR STORM LINE W/ MANHOLE	
PR GAS LINE	G
PR JOINT TRENCH	JT
PR UNDERGROUND ELECTRIC	UE
PR WALL	
PR FIRE HYDRANT	
PR GATE VALVE	
PR BEND (11.25°, 22.5°, 45°)	
PR TEE	
PR SWIVEL TEE	
PR PLUG	
PR REDUCER	
PR CROSS	

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EXISTING GAS (G)	PROPOSED STORM LINE W/ MANHOLE	PROPOSED PLUG
EXISTING UNDERGROUND ELECTRIC (UE)	PROPOSED GAS LINE (G)	PROPOSED REDUCER
PROPOSED LANDSCAPE DRAIN PIPE	PROPOSED JOINT TRENCH (JT)	PROPOSED CROSS
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COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

Know what's below. Call before you dig.

70 0 70 140
SCALE: 1" = 70'

DESIGNED BY: EEM
CHECKED BY: JDO
DRAWN BY: EEM

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

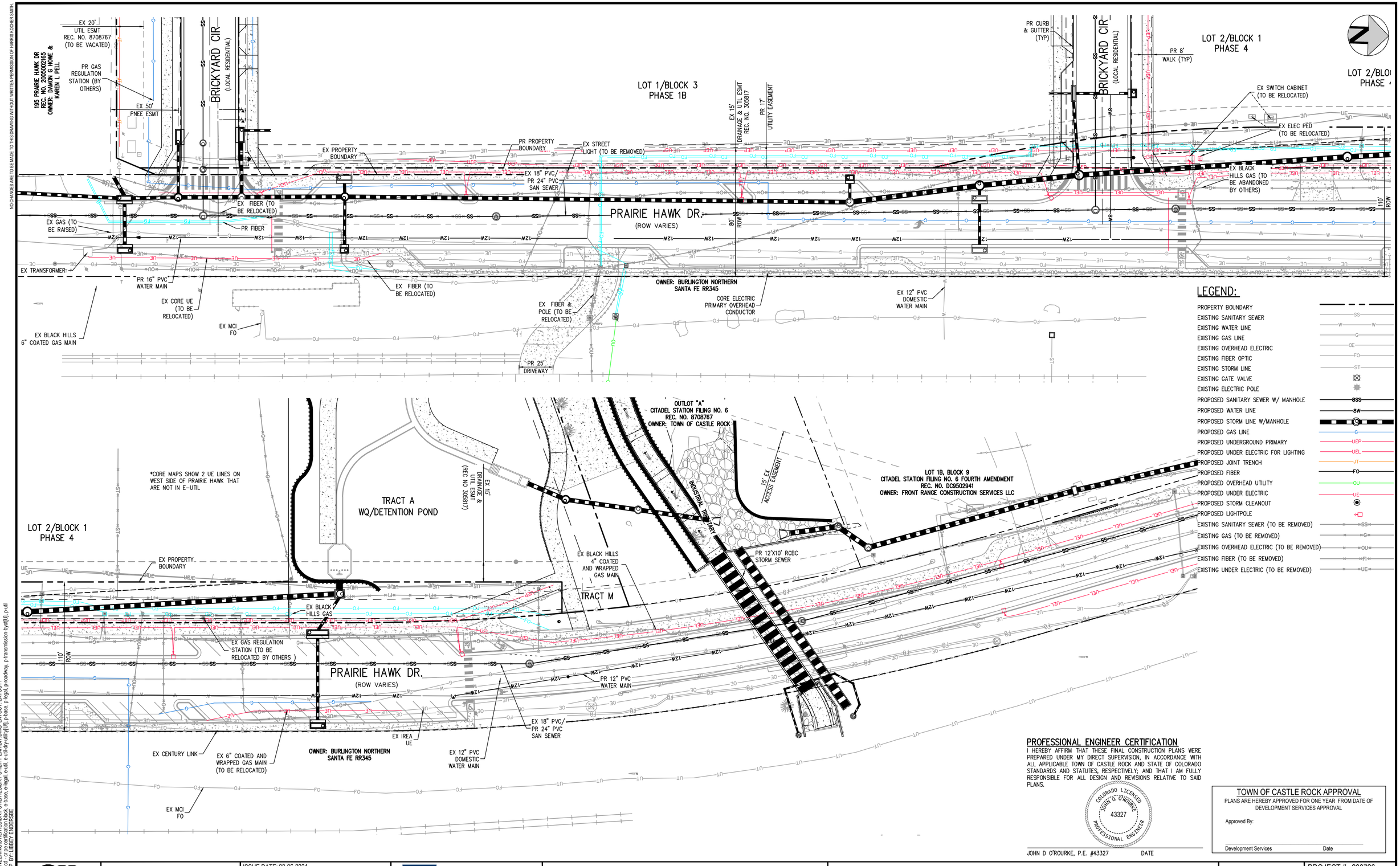
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OVERALL UTILITY PLAN

PROJECT #: 200726
SHEET NUMBER
6
6 OF 89

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PLOTTED: TUE 08/05/25 5:48:59P BY: LIBBEY ENDERSBE

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LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING STORM LINE
- EXISTING GATE VALVE
- EXISTING ELECTRIC POLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM LINE W/MANHOLE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND PRIMARY
- PROPOSED UNDER ELECTRIC FOR LIGHTING
- PROPOSED JOINT TRENCH
- PROPOSED FIBER
- PROPOSED OVERHEAD UTILITY
- PROPOSED UNDER ELECTRIC
- PROPOSED STORM CLEANOUT
- PROPOSED LIGHTPOLE
- EXISTING SANITARY SEWER (TO BE REMOVED)
- EXISTING GAS (TO BE REMOVED)
- EXISTING OVERHEAD ELECTRIC (TO BE REMOVED)
- EXISTING FIBER (TO BE REMOVED)
- EXISTING UNDER ELECTRIC (TO BE REMOVED)

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COLORADO LICENSED JOHN D. O'ROURKE 43327 PROFESSIONAL ENGINEER

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

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Approved By:

Development Services Date

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SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

CONFLUENCE COMPANIES, LLC

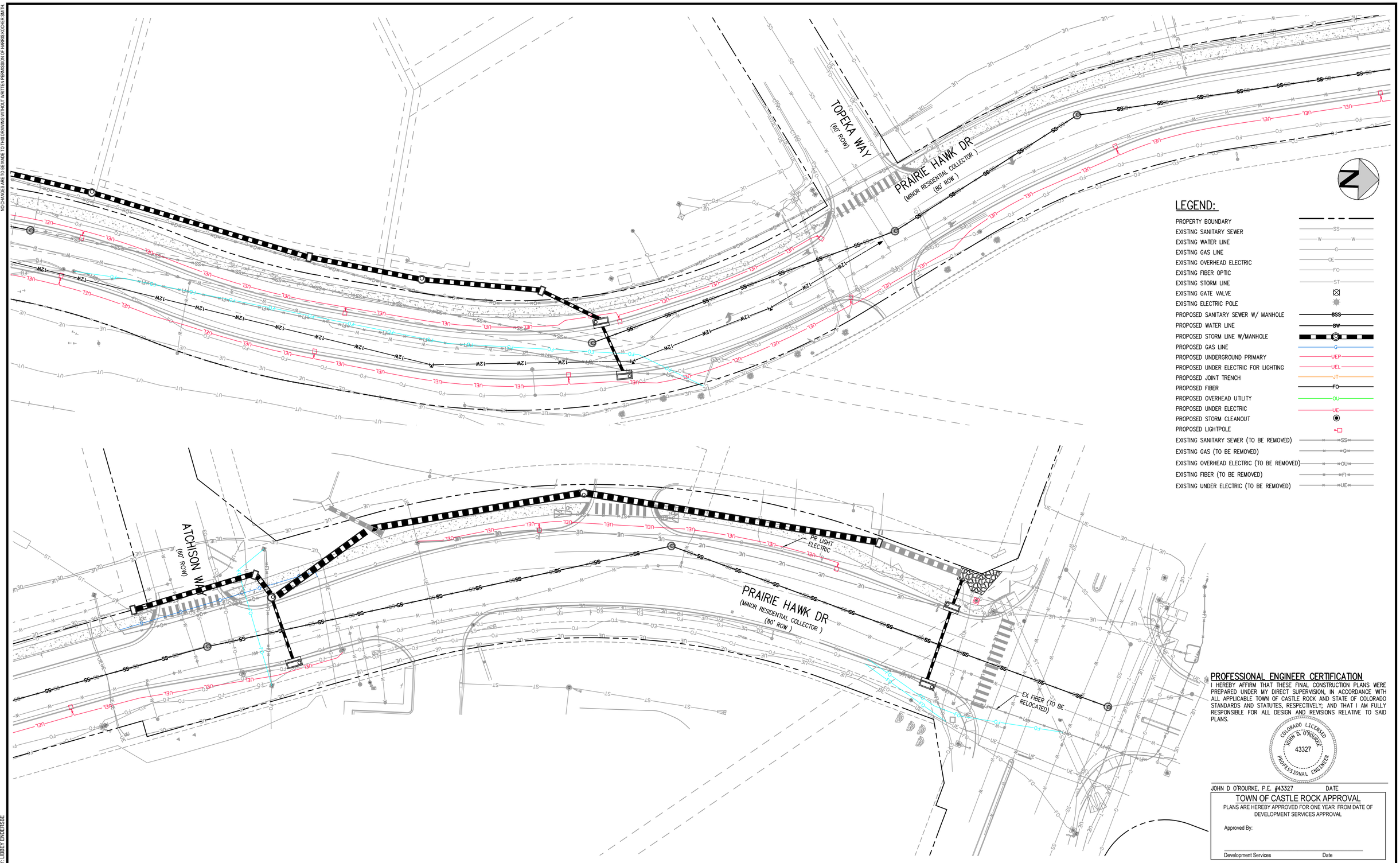
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
DRY UTILITY PLAN

PROJECT #: 200726

SHEET NUMBER 7

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LEGEND:

- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING STORM LINE
- EXISTING GATE VALVE
- EXISTING ELECTRIC POLE
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM LINE W/MANHOLE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND PRIMARY
- PROPOSED UNDER ELECTRIC FOR LIGHTING
- PROPOSED JOINT TRENCH
- PROPOSED FIBER
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PROFESSIONAL ENGINEER

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

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30 0 30 60
SCALE: 1" = 30'

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CHECKED BY: JDO
DRAWN BY: JCH

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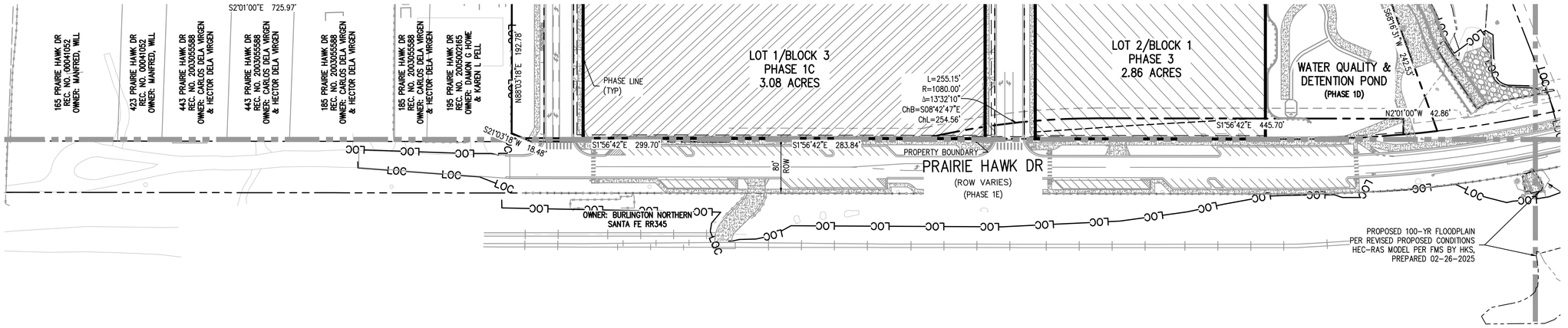
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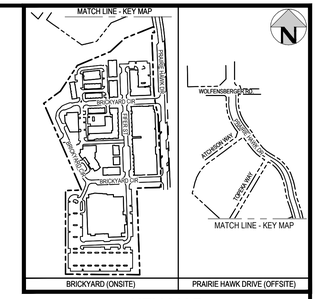
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
DRY UTILITY PLAN

PROJECT #: 200726
SHEET NUMBER
8

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KEY MAP

GENERAL NOTES:

1. ALL PHASES, ASIDE FROM PHASE 1, MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT.
2. REGARDLESS OF PHASE OR PHASING ORDER, THE COLLECTIVE NUMBER OF PARKING SPACES PROVIDED AND AVAILABLE FOR JOINT USE IN A PHASE, MUST COMPLY WITH THE NUMBER OF SPACES REQUIRED TO MEET THE PEAK DEMAND OF EACH USE AND EACH PHASE, PER THE OVERALL PARKING ANALYSIS, AND THE PARKING ANALYSIS SPECIFIC TO EACH PHASE.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ACQUIRE OFF-SITE EASEMENTS AS NEEDED FOR SECONDARY ACCESS.
4. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.
5. AMENDMENTS TO THE PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
6. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED BY THE DEVELOPER AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
7. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
8. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LINES SHALL BE INSTALLED.
9. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
10. INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE TOCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.
11. DEVELOPER WILL BE RESPONSIBLE FOR THE INDUSTRIAL TRIBUTARY TRAIL IMPROVEMENTS AND ASSOCIATED INFRASTRUCTURE (WALLS, RAILINGS, ETC.) FROM THE MILLERS LANDING DEVELOPMENT TO THE ENTRANCE OF THE FUTURE GRADE SEPARATED BOX CULVERT AT THE EXISTING PRAIRIE HAWK DRIVE.
12. DOG PARK TO BE MAINTAINED BY PROPERTY OWNER FOR CONTAMINATION MITIGATION.

PHASE 1A:
- ROADWAYS INFRASTRUCTURE
- TOWN OF CASTLE ROCK SPORTS CENTER
- SPORTS CENTER SURFACE PARKING

PHASE 1B:
- PUBLIC OPEN SPACE
- TRAIL CONSTRUCTION
- TRIBUTARY IMPROVEMENTS

PHASE 1C:
- MIXED-USE RESIDENTIAL
- OFFICE
- BELOW-GRADE PARKING

PHASE 1D:
- ON-SITE PUBLIC INFRASTRUCTURE UTILITIES
- REGIONAL WATER QUALITY/DETENTION POND

PHASE 1E:
- PRAIRIE HAWK RECONSTRUCTION
- PARKING SPACE PROVIDED: 93

PHASE 2:
- MIXED-USE RESIDENTIAL
- MIXED-USE HOTEL
- MIXED-USE OFFICE
- CONFERENCE CENTER
- RETAIL/COMMERCIAL
- RESTAURANT
- PUBLIC OPEN SPACE
- TOWN HOME RESIDENTIAL
- PARKING GARAGE

PHASE 3:
- COMMERCIAL BUILDING
- BOWLING ALLEY

NOTES:

1. THE INTENT IS THAT THE RECONSTRUCTION OF PRAIRIE HAWK AND ALL INTERNAL ROADWAY INFRASTRUCTURE WILL BE COMPLETED WITH PHASE 1E. THE DEVELOPMENT TEAM RESERVES THE RIGHT TO PHASE ROADWAY INFRASTRUCTURE INTO LATER PHASES.
2. THE PUBLIC INFRASTRUCTURE CONSTRUCTION DOCUMENTS CONSIST OF PARTS OF PHASE 1A, 1B AND 1D. THIS SET INCLUDED THE PUBLIC ROADWAYS AND UTILITY INFRASTRUCTURE, THE REGIONAL WATER QUALITY/DETENTION POND, AND THE INDUSTRIAL TRIBUTARY TRAIL. PRAXIS DRIVE AND PRAIRIE HAWK DRIVE ARE SEPARATE PLAN SETS.

VERTICAL DATUM

BENCHMARK: 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
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 Date

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

80 0 80 160
SCALE: 1" = 80'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

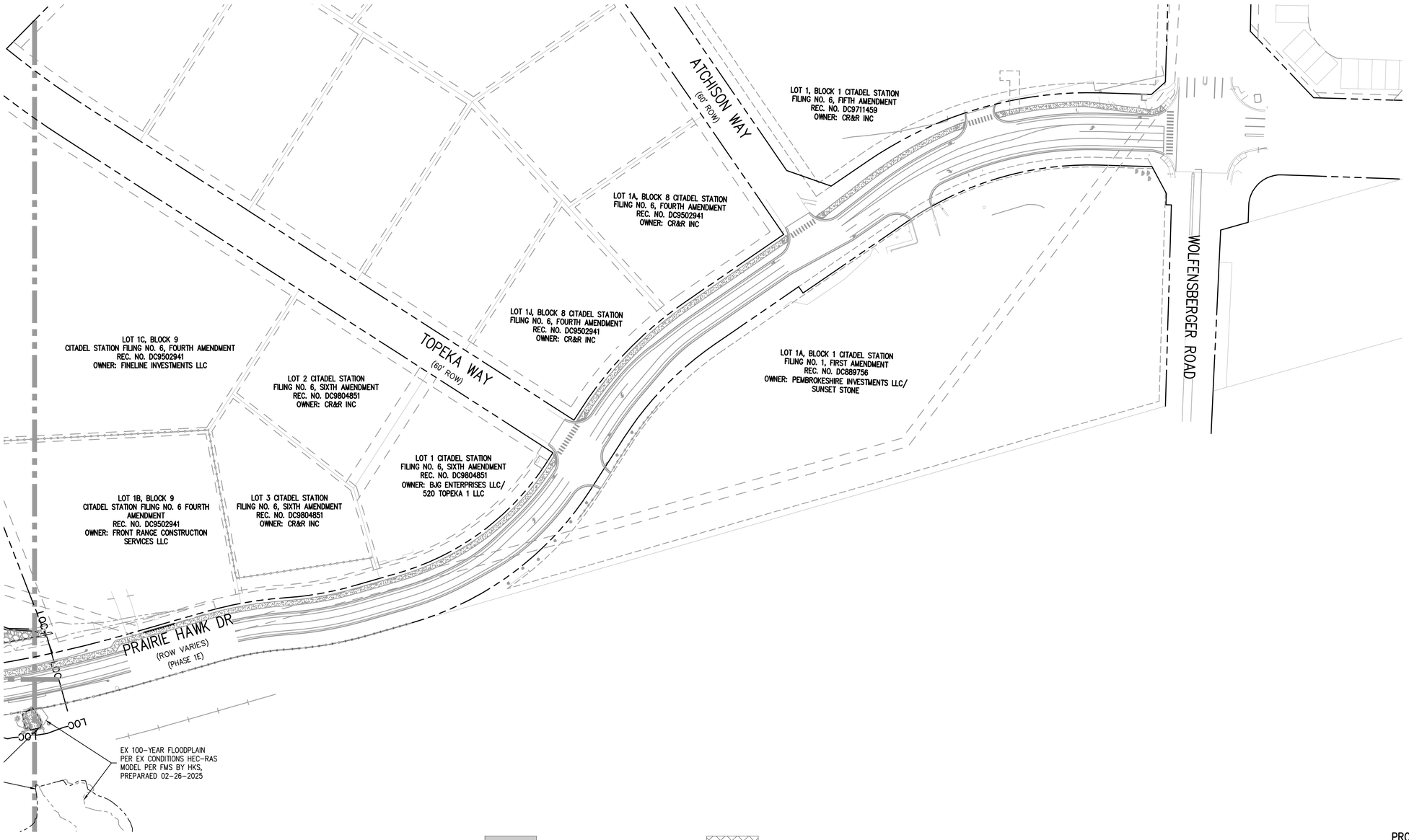
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

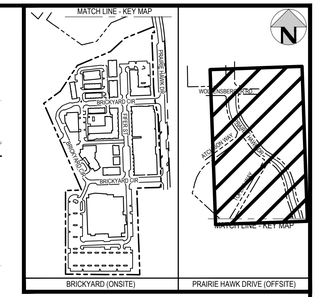
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PHASING PLAN

PROJECT #: 200726

SHEET NUMBER
9
9 OF 89





KEY MAP

GENERAL NOTES:

1. ALL PHASES, ASIDE FROM PHASE 1, MAY BE DEVELOPED IN ANY SEQUENCE OR CONCURRENTLY PROVIDED THAT ALL IMPROVEMENTS ASSIGNED TO OTHER PHASES WHICH ARE NECESSARY TO SERVE THE PHASE(S) WITHIN WHICH DEVELOPMENT IS COMMENCING HAVE EITHER BEEN PREVIOUSLY CONSTRUCTED AND ACCEPTED PER TOWN CRITERIA, OR WILL BE CONSTRUCTED BY THE DEVELOPER OF THE PHASE(S) UNDERGOING DEVELOPMENT.
2. REGARDLESS OF PHASE OR PHASING ORDER, THE COLLECTIVE NUMBER OF PARKING SPACES PROVIDED AND AVAILABLE FOR JOINT USE IN A PHASE, MUST COMPLY WITH THE NUMBER OF SPACES REQUIRED TO MEET THE PEAK DEMAND OF EACH USE AND EACH PHASE, PER THE OVERALL PARKING ANALYSIS, AND THE PARKING ANALYSIS SPECIFIC TO EACH PHASE.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO ACQUIRE OFF-SITE EASEMENTS AS NEEDED FOR SECONDARY ACCESS.
4. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EMERGENCY VEHICLE ACCESSES, ROUTES AND GATES, INCLUDING SNOW REMOVAL.
5. AMENDMENTS TO THE PHASING PLAN MAY BE APPROVED ADMINISTRATIVELY AS DETERMINED BY THE DEVELOPMENT SERVICES DIRECTOR.
6. ADDITIONAL FIRE HYDRANTS OR TEMPORARY ACCESS ROAD TURN-AROUND AREAS SHALL BE INSTALLED BY THE DEVELOPER AS REQUIRED BY TOWN OF CASTLE ROCK FIRE DEPARTMENT TO MEET LIFE SAFETY REQUIREMENTS.
7. EACH PHASE SHALL BE INDEPENDENTLY SUSTAINABLE.
8. AT THE TIME OF INFRASTRUCTURE CONSTRUCTION, PHYSICAL MARKERS IDENTIFYING THE LOCATION OF ALL WATER AND SANITARY LINES SHALL BE INSTALLED.
9. ROAD CLOSED SIGNS AND BARRICADES THAT MEET ALL TOWN OF CASTLE ROCK CRITERIA SHALL BE INSTALLED WHERE ROADS TEMPORARILY END AT PHASE LINES.
10. INSTALLATION OF BMP'S THAT MEET THE TOWN OF CASTLE TOCK TESC CRITERIA WILL BE REQUIRED TO CONTROL SEDIMENT TRANSPORT WITHIN, AND AT THE PERIMETER OF EACH PHASE CONSTRUCTED.
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12. DOG PARK TO BE MAINTAINED BY PROPERTY OWNER FOR CONTAMINATION MITIGATION.

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- OFFICE
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- REGIONAL WATER QUALITY/DETENTION POND

PHASE 1E:
- PRAIRIE HAWK RECONSTRUCTION
- PARKING SPACE PROVIDED: 93

PHASE 2:
- MIXED-USE RESIDENTIAL
- MIXED-USE HOTEL
- MIXED-USE OFFICE
- CONFERENCE CENTER
- RETAIL/COMMERCIAL
- RESTAURANT
- PUBLIC OPEN SPACE
- TOWN HOME RESIDENTIAL
- PARKING GARAGE

PHASE 3:
- COMMERCIAL BUILDING
- BOWLING ALLEY

NOTES:

1. THE INTENT IS THAT THE RECONSTRUCTION OF PRAIRIE HAWK AND ALL INTERNAL ROADWAY INFRASTRUCTURE WILL BE COMPLETED WITH PHASE 1A. THE DEVELOPMENT TEAM RESERVES THE RIGHT TO PHASE ROADWAY INFRASTRUCTURE INTO LATER PHASES.
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VERTICAL DATUM

BENCHMARK: 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
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 Date

Know what's below. Call before you dig.

80 0 80 160
SCALE: 1" = 80'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

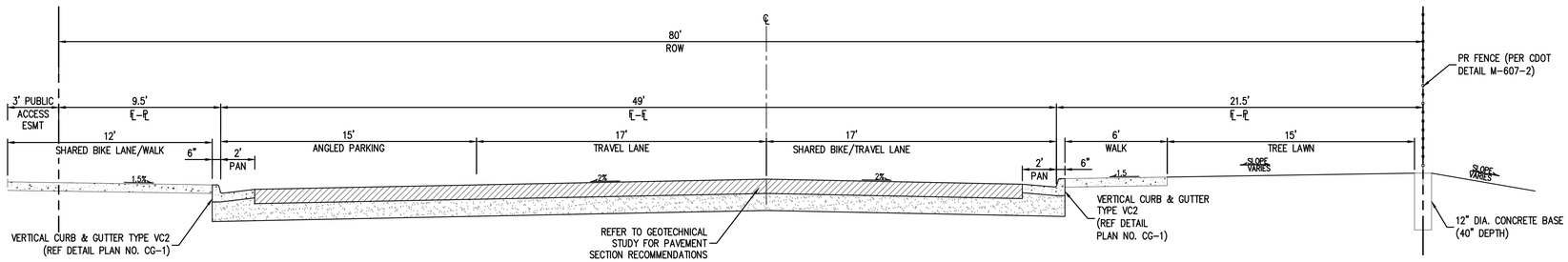
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PHASING PLAN

PROJECT #: 200726
SHEET NUMBER
10
10 OF 89

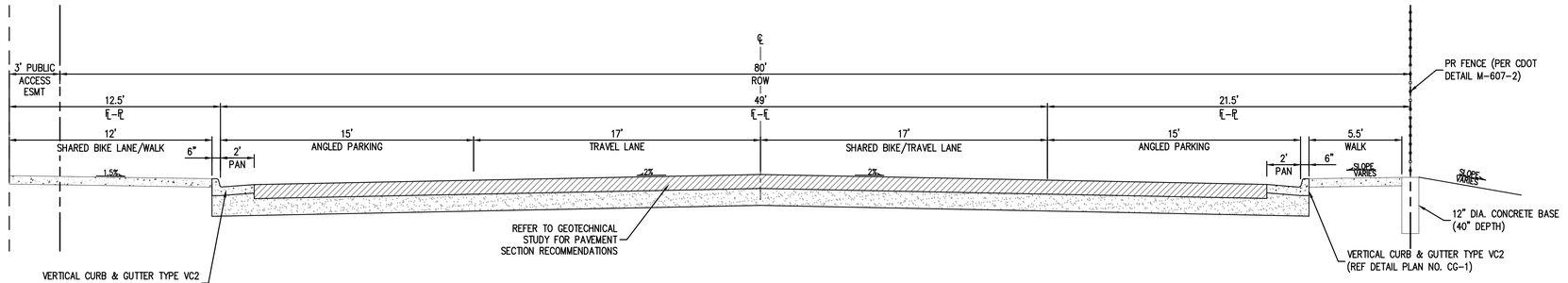
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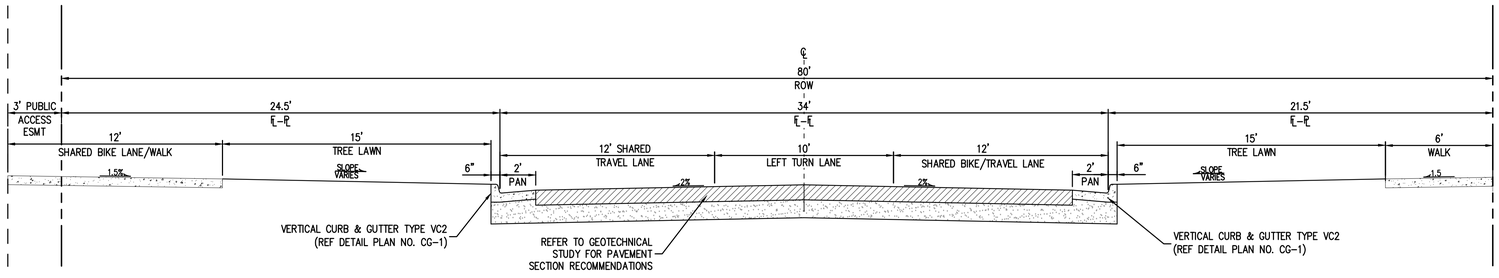
PRAIRIE HAWK DRIVE 80' ROW
TYPICAL 34' COLLECTOR RESIDENTIAL STREET SECTION WITH 45° ANGLED PARKING WEST
(STA: 4+74.97–5+34.02)

SCALE: 1" = 4'



PRAIRIE HAWK DRIVE 80' ROW
TYPICAL 34' COLLECTOR RESIDENTIAL STREET SECTION WITH 45° ANGLED PARKING
(STA: 5+50.06–5+65.24, 5+77.97–6+51.88, 7+30.60–7+68.89, 7+81.61–8+67.77, 13+60.58–15+40.26)

SCALE: 1" = 4'



PRAIRIE HAWK DRIVE 80' ROW
TYPICAL 34' COLLECTOR RESIDENTIAL STREET SECTION WITH LEFT TURN LANE
(STA: 9+16.75 TO 9+66.60)

SCALE: 1" = 4'

NOTES:
1. PAVEMENT THICKNESSES ARE SHOWN FOR INFORMATION ONLY. PAVEMENT SECTIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN APPROVED PAVEMENT DESIGN REPORT.
2. CONTRACTOR SHALL CONSTRUCT CONCRETE REINFORCEMENT PAVEMENT JOINTS, ETC. IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS, CURRENT EDITIONS, UNLESS OTHERWISE INDICATED ON PLANS.

PROFESSIONAL ENGINEER CERTIFICATION
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COLORADO LICENSED
JOHN D. O'ROURKE
43327
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 Date

Know what's below. Call before you dig.

DESIGNED BY: ML
CHECKED BY: JDO
DRAWN BY: ML

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

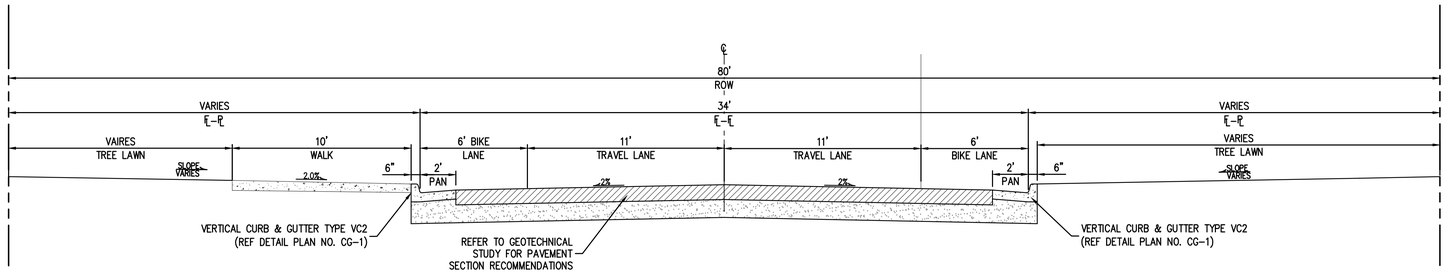
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
TYPICAL ROADWAY SECTIONS

PROJECT #: 200726
SHEET NUMBER
11

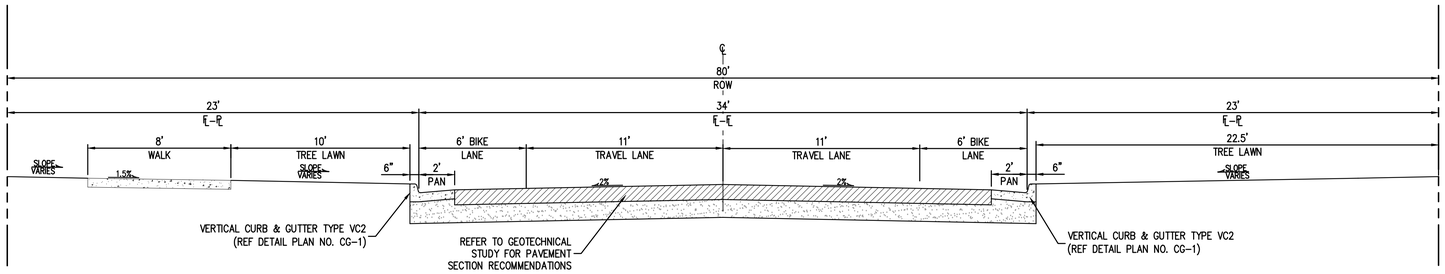
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



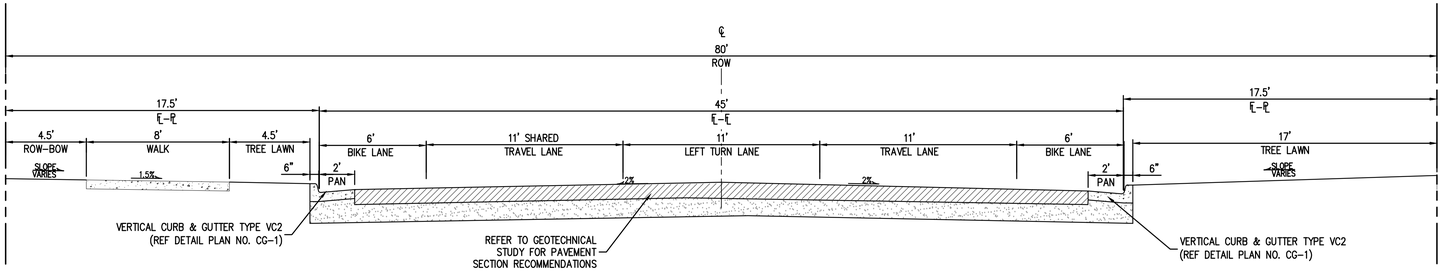
PRAIRIE HAWK DRIVE 80' ROW
TYPICAL 34' COLLECTOR RESIDENTIAL STREET SECTION
(STA: 16+08.85–19+50.46)

SCALE: 1" = 4'



PRAIRIE HAWK DRIVE 80' ROW
TYPICAL 34' COLLECTOR RESIDENTIAL STREET SECTION
(STA: 20+00.95–25+08.13, & 30+14.57–32+03.88)

SCALE: 1" = 4'



PRAIRIE HAWK DRIVE 80' ROW
TYPICAL 34' COLLECTOR RESIDENTIAL STREET SECTION WITH LEFT TURN LANE
(STA: 26+23.04–27+11.60)

SCALE: 1" = 4'

NOTES:

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2. CONTRACTOR SHALL CONSTRUCT CONCRETE REINFORCEMENT PAVEMENT JOINTS, ETC. IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS, CURRENT EDITIONS, UNLESS OTHERWISE INDICATED ON PLANS.

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL
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Approved By:

Development Services Date

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CHECKED BY: JDO
DRAWN BY: ML

ISSUE DATE: 08-06-2024

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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

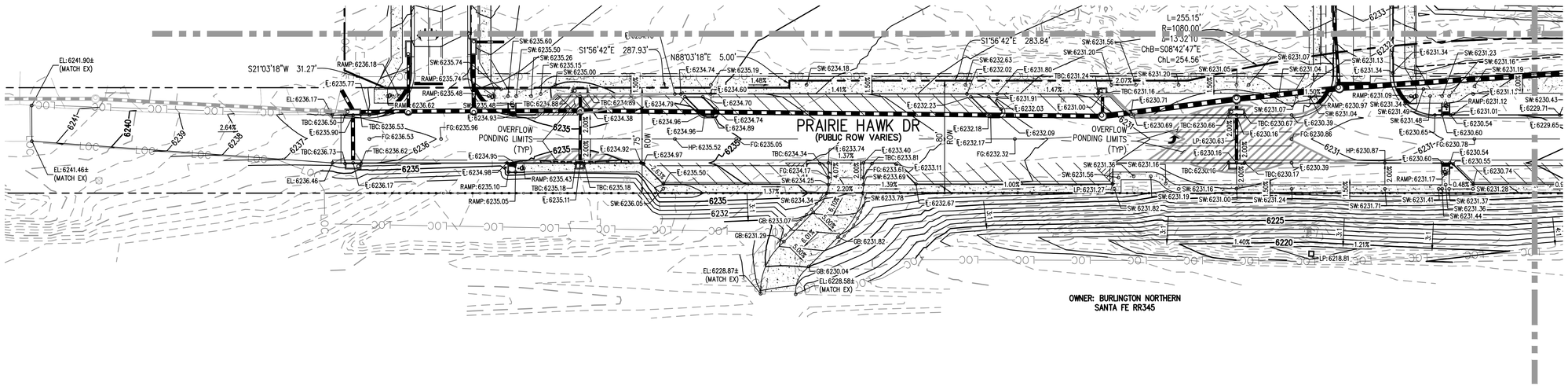
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
TYPICAL ROADWAY SECTIONS

PROJECT #: 200726
SHEET NUMBER
12
12 OF 89

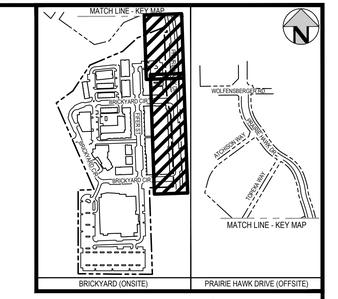
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCH LINE - SEE SHEETS 33-35 IN THE THE BRICKYARD - INFRASTRUCTURE (PHASE IA) (CD24-0030)



MATCH LINE - SEE THIS SHEET



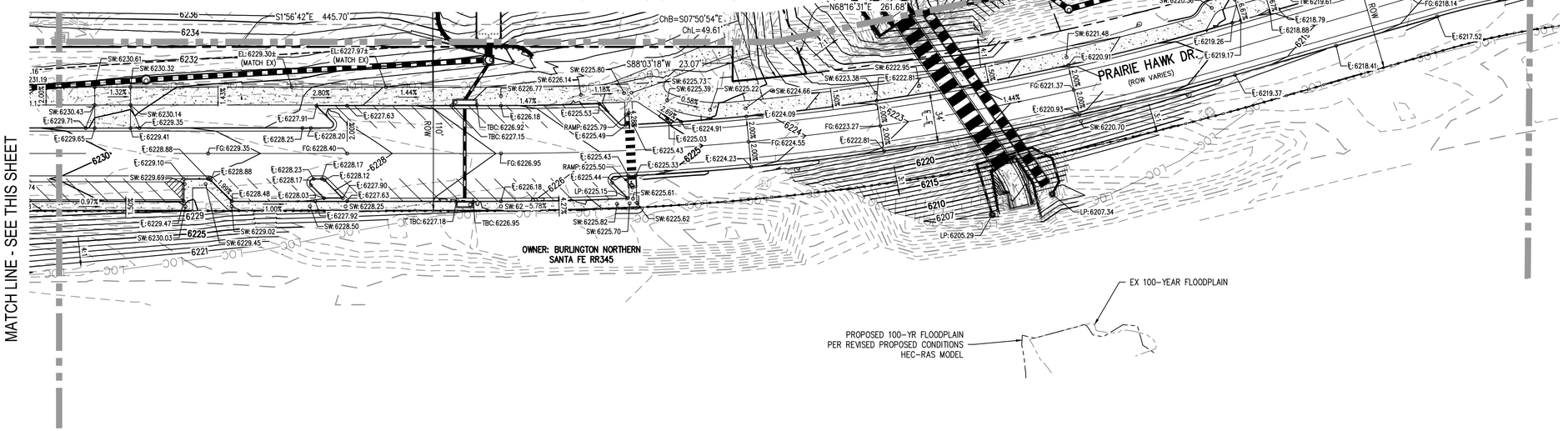
KEY MAP

LEGEND

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

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEETS 32-33 IN THE THE BRICKYARD - INFRASTRUCTURE (PHASE IA) (CD24-0030)



MATCH LINE - SEE THIS SHEET

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
PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

Know what's below. Call before you dig.

SCALE: 1" = 40'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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1120 Lincoln Street, Suite 1000
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P: 303.623.6300 F: 303.623.6311
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CONFLUENCE COMPANIES, LLC

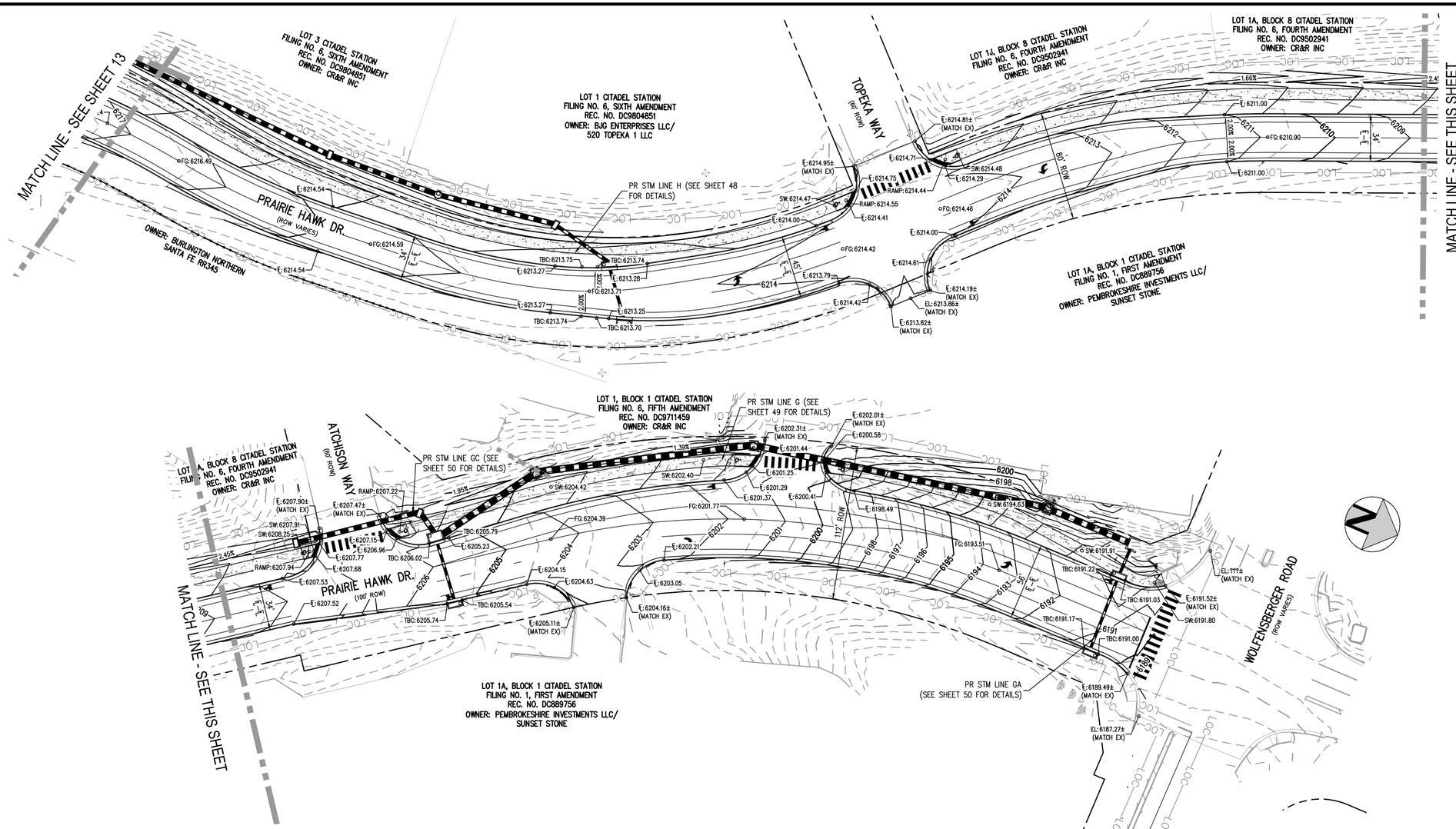
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OVERALL GRADING PLAN

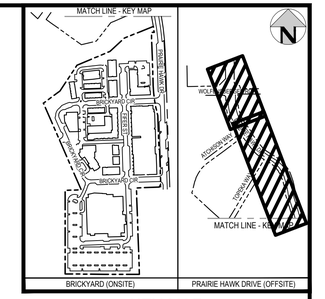
PROJECT #: 200726

SHEET NUMBER
13

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PLOTTED: TUE 08/05/25 5:50:49P BY: LIBBEY ENDERSBE

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





KEY MAP

LEGEND

	PR	EX
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

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
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 Date

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

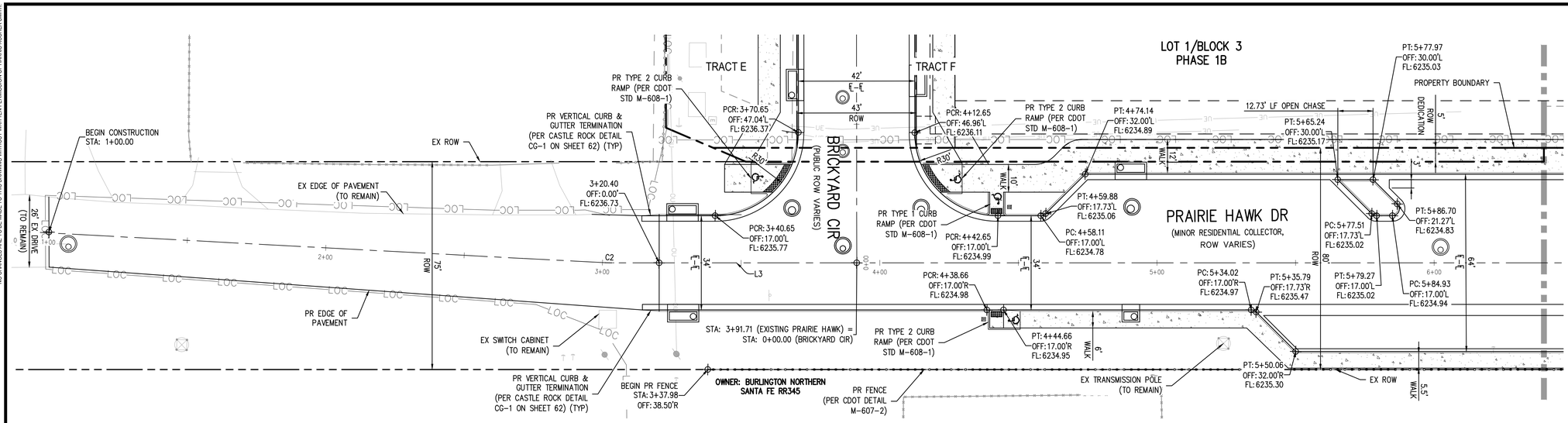
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OVERALL GRADING PLAN

PROJECT #: 200726
SHEET NUMBER
14
14 OF 89

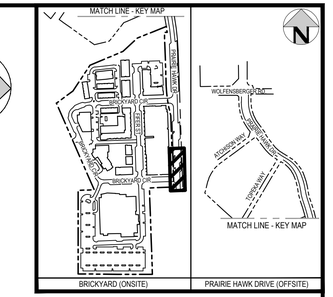
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12 XREFS: cd - cr approval block, cd - cr pe certification block, e-base, e-legal, e-util, keymap, p-base, p-base-grass, p-legal, p-legal-grass, p-loc-overlot, p-roadway
PLOTTED: TUE 08/05/25 5:12:29P BY: LIBBEY ENDERSBE

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EXISTING PRAIRIE HAWK PLAN

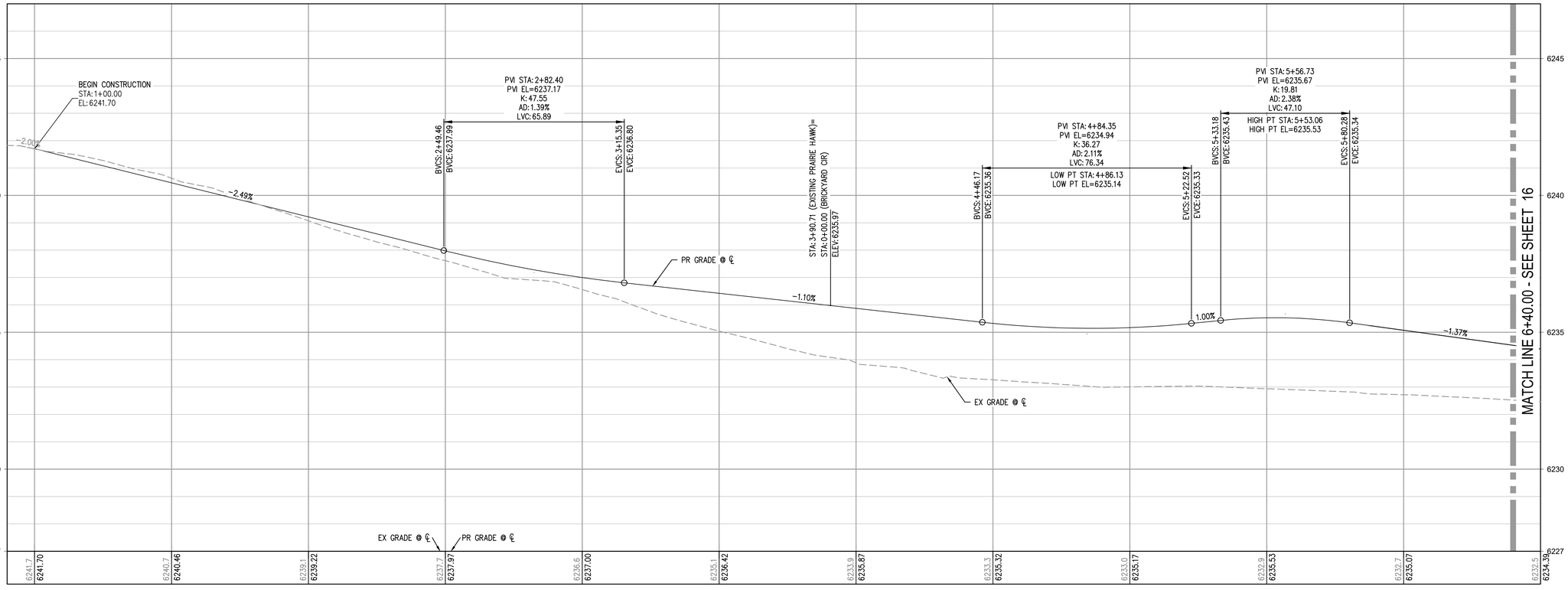
SCALE: 1" = 20'



KEY MAP

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	60.00	3.04	2.9046	N0° 29' 33.65"W	3.04
C3	1755.00	494.00	16.1278	N10° 00' 32.00"W	492.37
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C6	450.00	323.34	41.1689	N38° 39' 26.00"W	316.43
C7	550.00	218.36	22.7472	N47° 52' 05.00"W	216.93
C8	550.00	347.42	36.1917	N18° 23' 55.00"W	341.67



EXISTING PRAIRIE HAWK PROFILE

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

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LINE #	LENGTH	DIRECTION
L3	1162.56	N1° 56' 42.00"W
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VERTICAL DATUM

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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Approved By:

Development Services Date

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SCALE: 1" = 20'

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CHECKED BY: JDO
DRAWN BY: BS

ISSUE DATE: 08-06-2024

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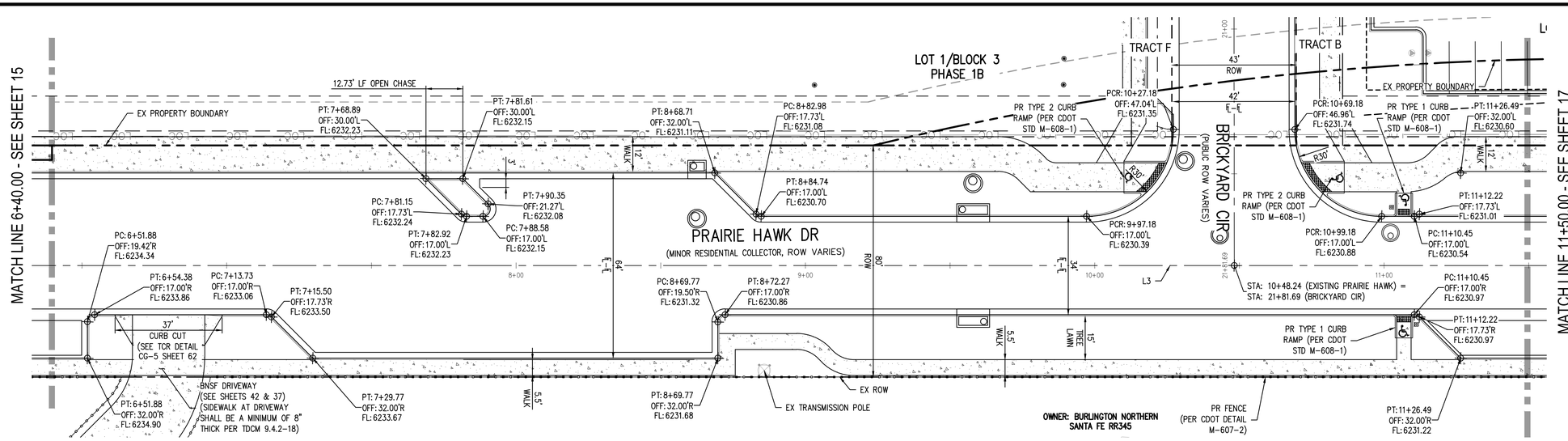
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
15
15 OF 89

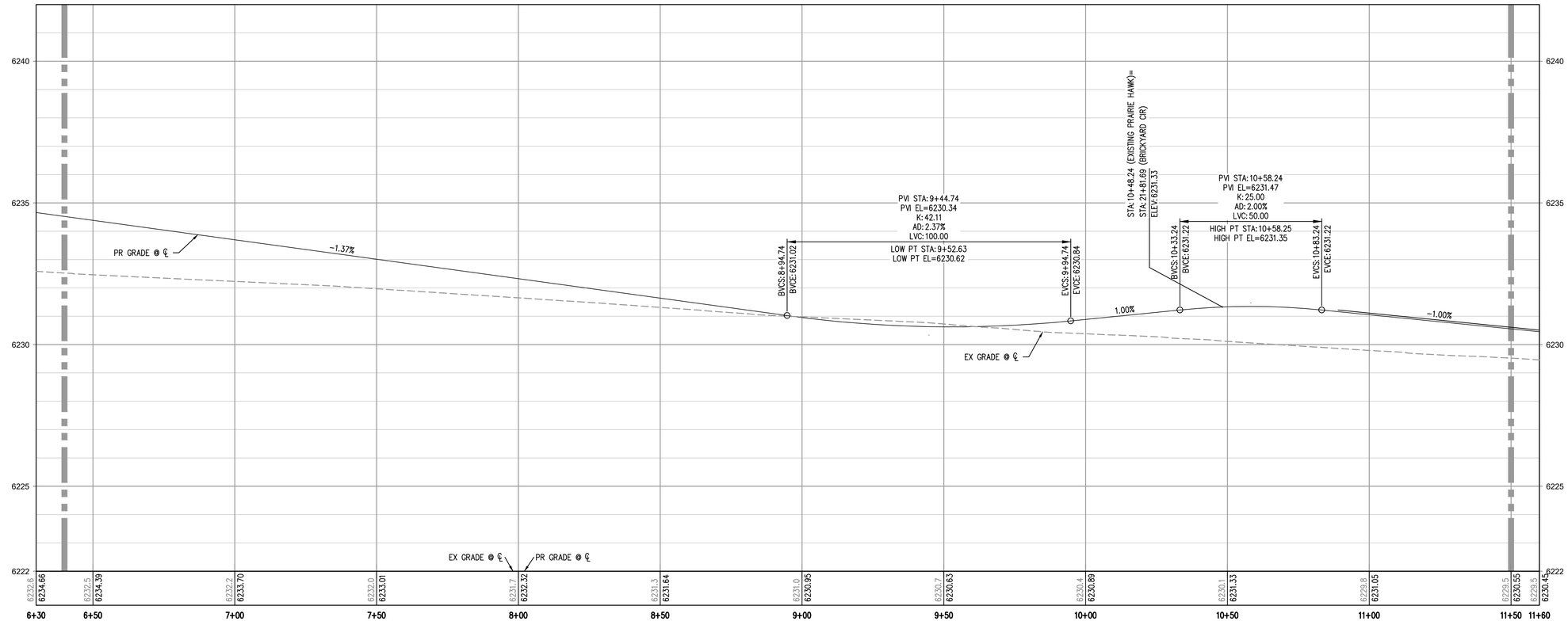
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17 XREFs: cd-stamp, cd - cr approval block, cd - cr pe certification block, e-base, e-legal, keymap-offsite, p-base, p-base-ph1, p-base-ph2, p-base-ph3, p-base-ph4, p-base-prairiehawk-byqt(UI), p-base-rev, p-legal, p-roadway, p-transmission-byqt, p-utl[UI]
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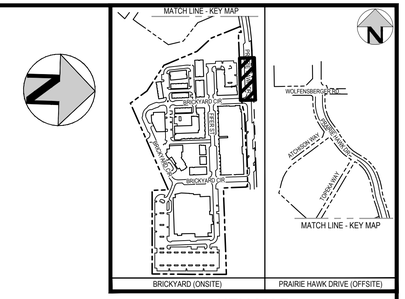
EXISTING PRAIRIE HAWK PLAN

SCALE: 1" = 20'



EXISTING PRAIRIE HAWK PROFILE

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



KEY MAP

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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Approved By:

Development Services Date

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20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 08-06-2024

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10-22-2024	PRICING SET
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HarrisKocherSmith.com

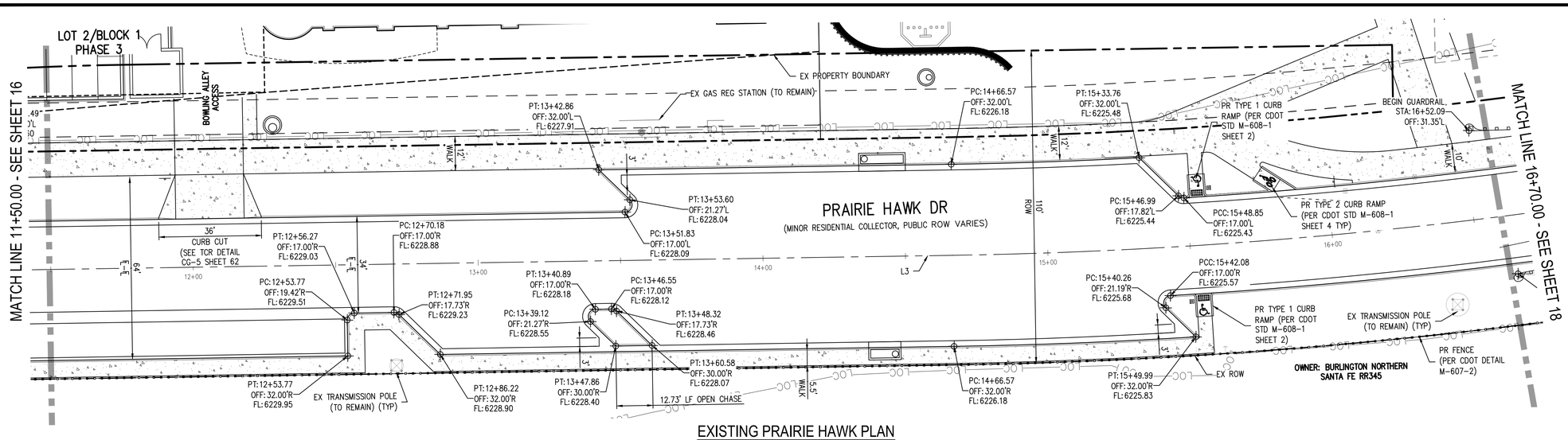
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
16
16 OF 89

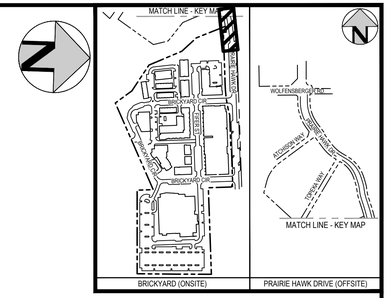
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PLOTTED: TUE 08/05/25 5:13:01P BY: LIBBEY ENDERSBE

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



EXISTING PRAIRIE HAWK PLAN

SCALE: 1" = 20'



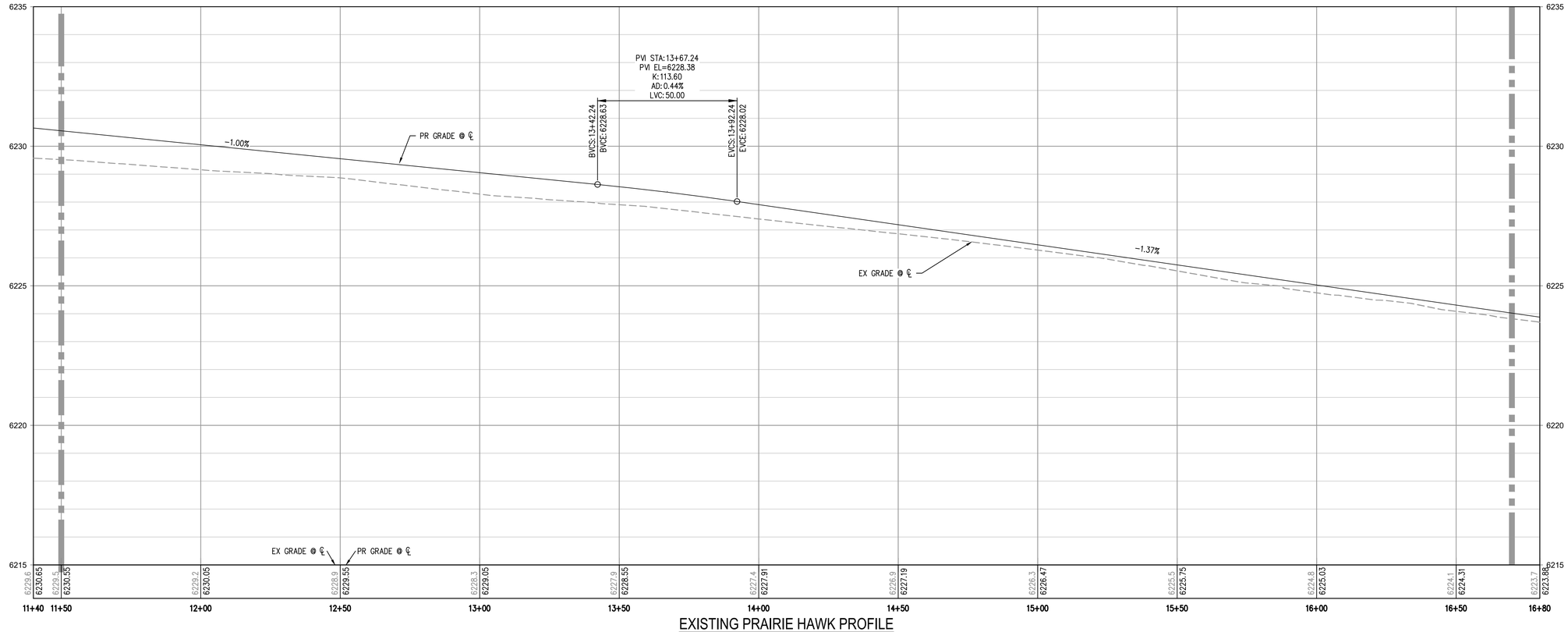
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EXISTING PRAIRIE HAWK PROFILE

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

VERTICAL DATUM

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JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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DESIGNED BY: BS
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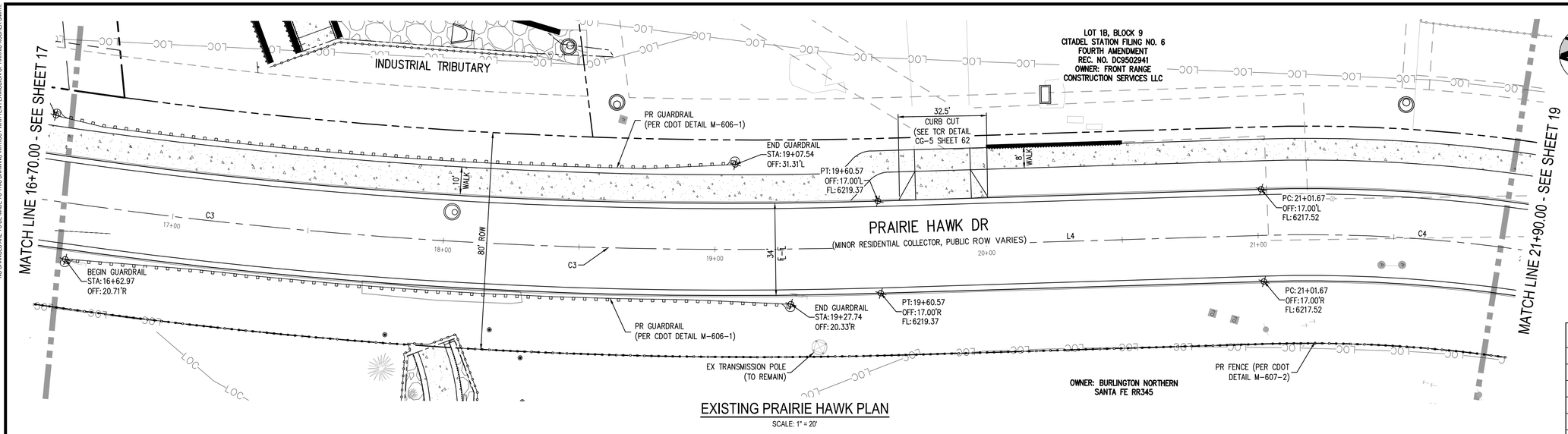
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PLAN & PROFILE

PROJECT #: 200726
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17
17 OF 89

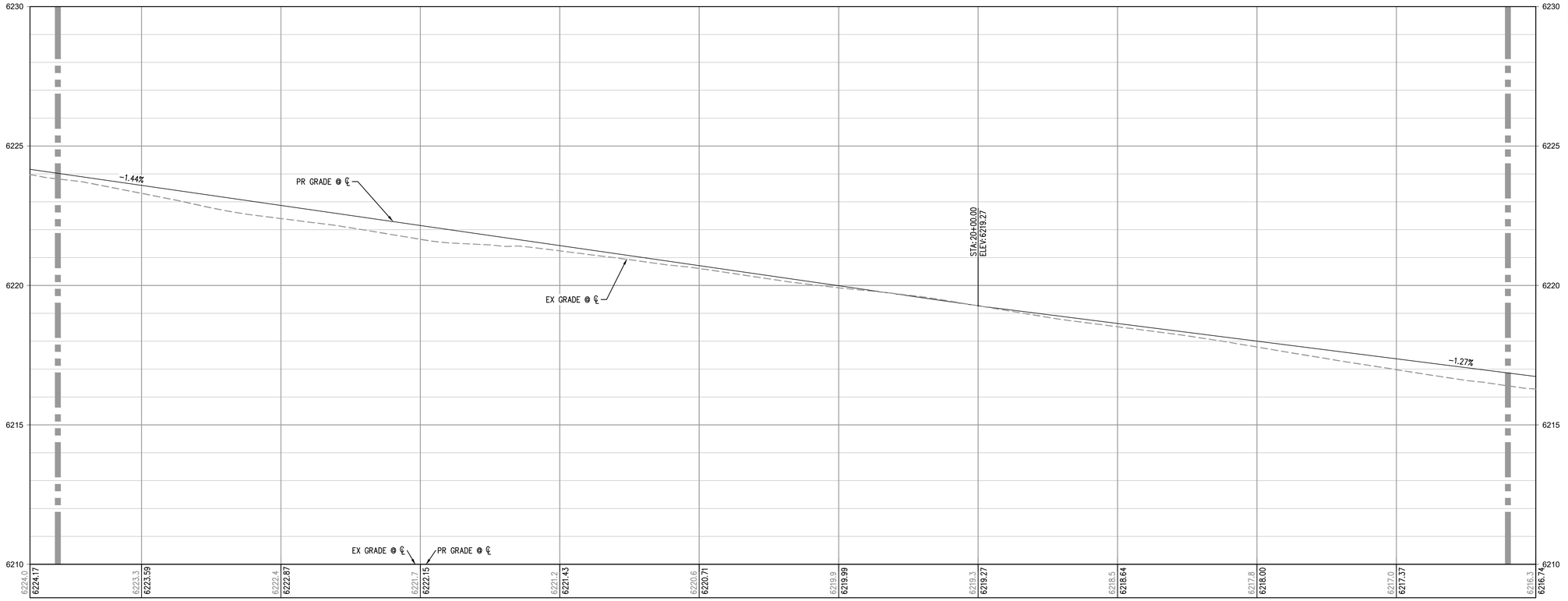
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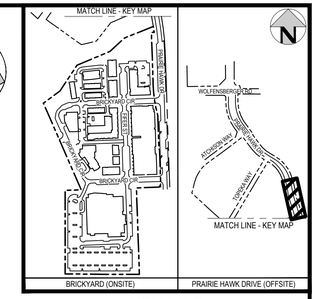
EXISTING PRAIRIE HAWK PLAN

SCALE: 1" = 20'



EXISTING PRAIRIE HAWK PROFILE

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



KEY MAP

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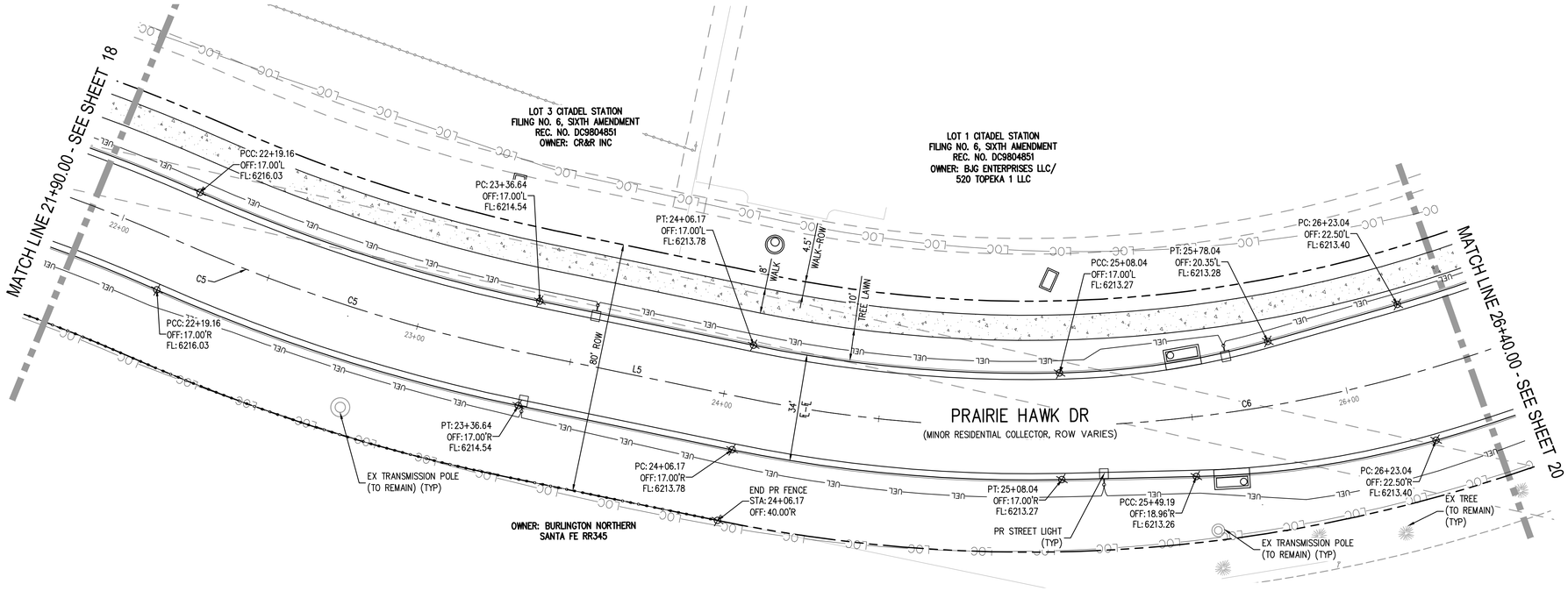
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PLAN & PROFILE

PROJECT #: 200726
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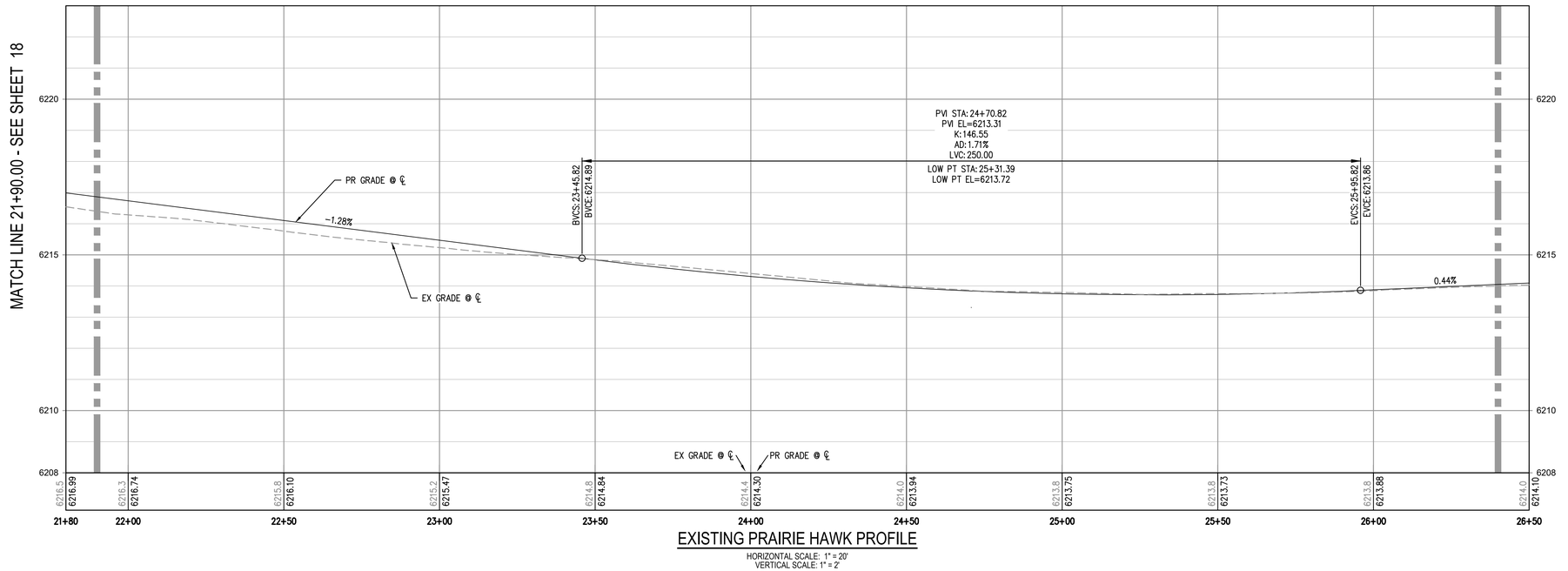
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PLOTTED: TUE 08/05/25 5:13:11P BY: LIBBEY ENDERSBE

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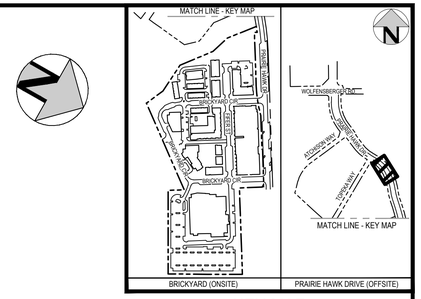
EXISTING PRAIRIE HAWK PLAN

SCALE: 1" = 20'



EXISTING PRAIRIE HAWK PROFILE

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



KEY MAP

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
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C6	450.00	323.34	41.1689	N38° 39' 26.00"W	316.43
C7	550.00	218.36	22.7472	N47° 52' 05.00"W	216.93
C8	550.00	347.42	36.1917	N18° 23' 55.00"W	341.67

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VERTICAL DATUM

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

HORIZONTAL CONTROL

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

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

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

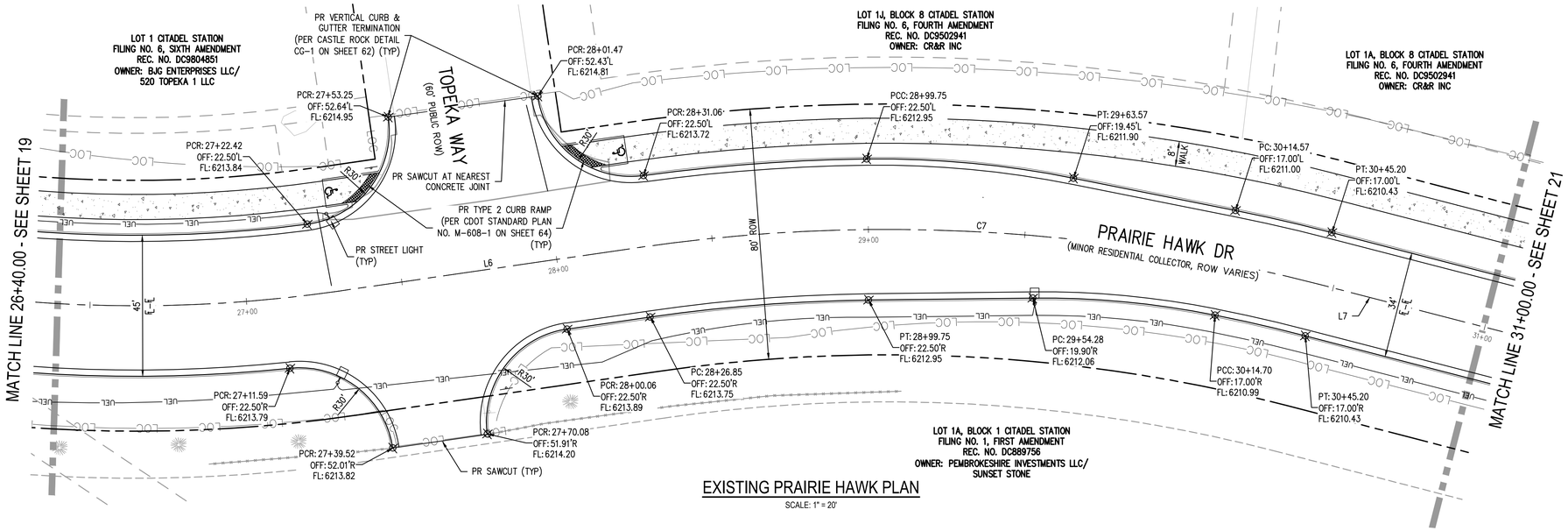
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
19
19 OF 89

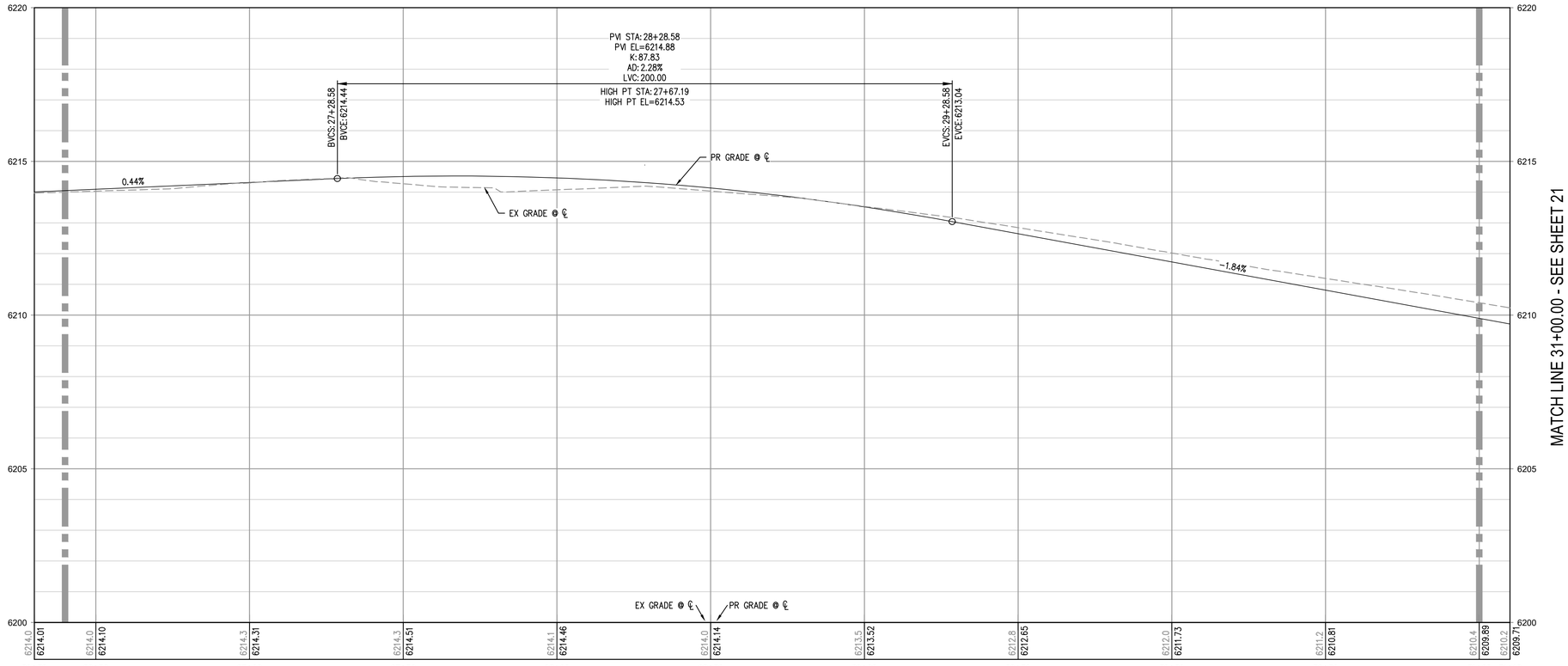
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18 XREFs: cd - c' approval block, cd - c' pe certification block, cd - roadway plan & profile - existing prairie hawk, e-base, e-legal, e-sdl, keymap, p-base, p-base-ph1, p-base-ph2, p-base-ph3, p-base-ph4, p-base-prairiehawk-byod[UI], p-base-rec[UI], p-legal, p-roadway, p-transmission-byod, p-util
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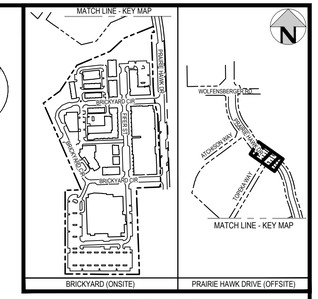
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SCALE: 1" = 20'



EXISTING PRAIRIE HAWK PROFILE

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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20 0 20 40
SCALE: 1" = 20'

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DRAWN BY: BS

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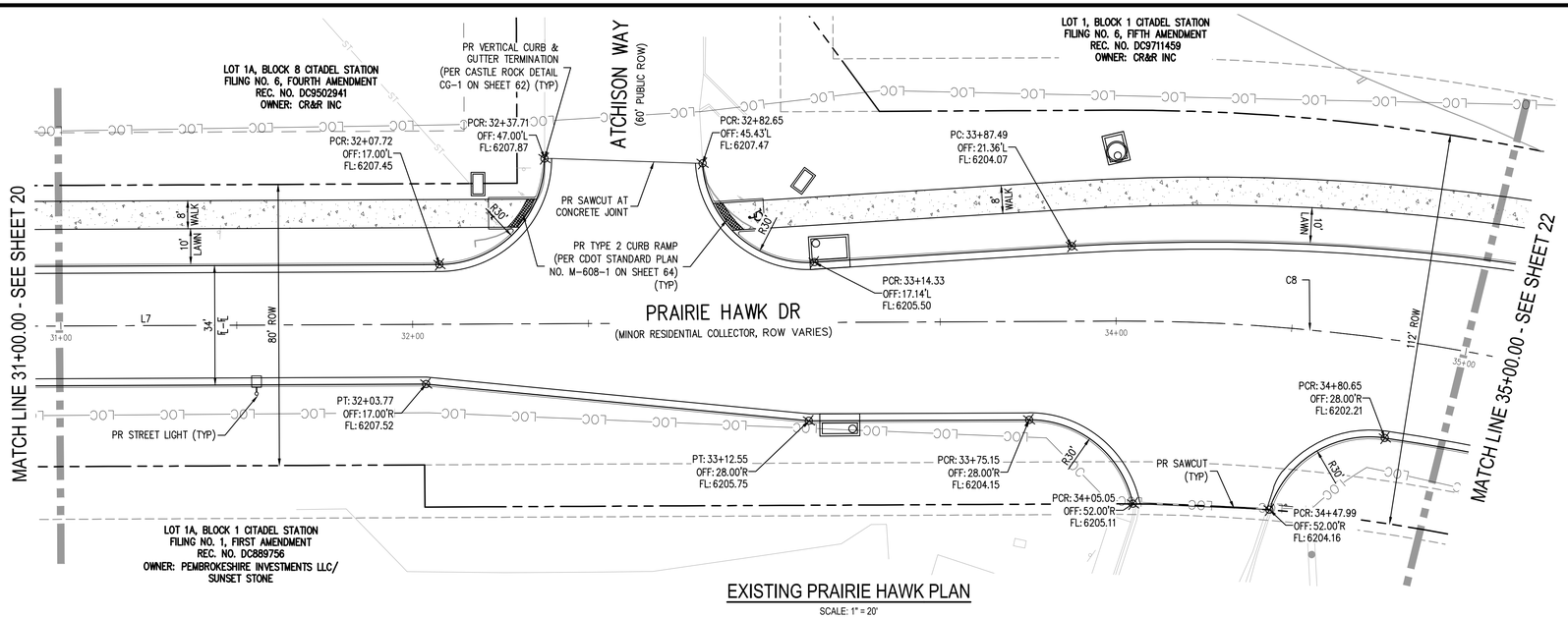
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
20
20 OF 89

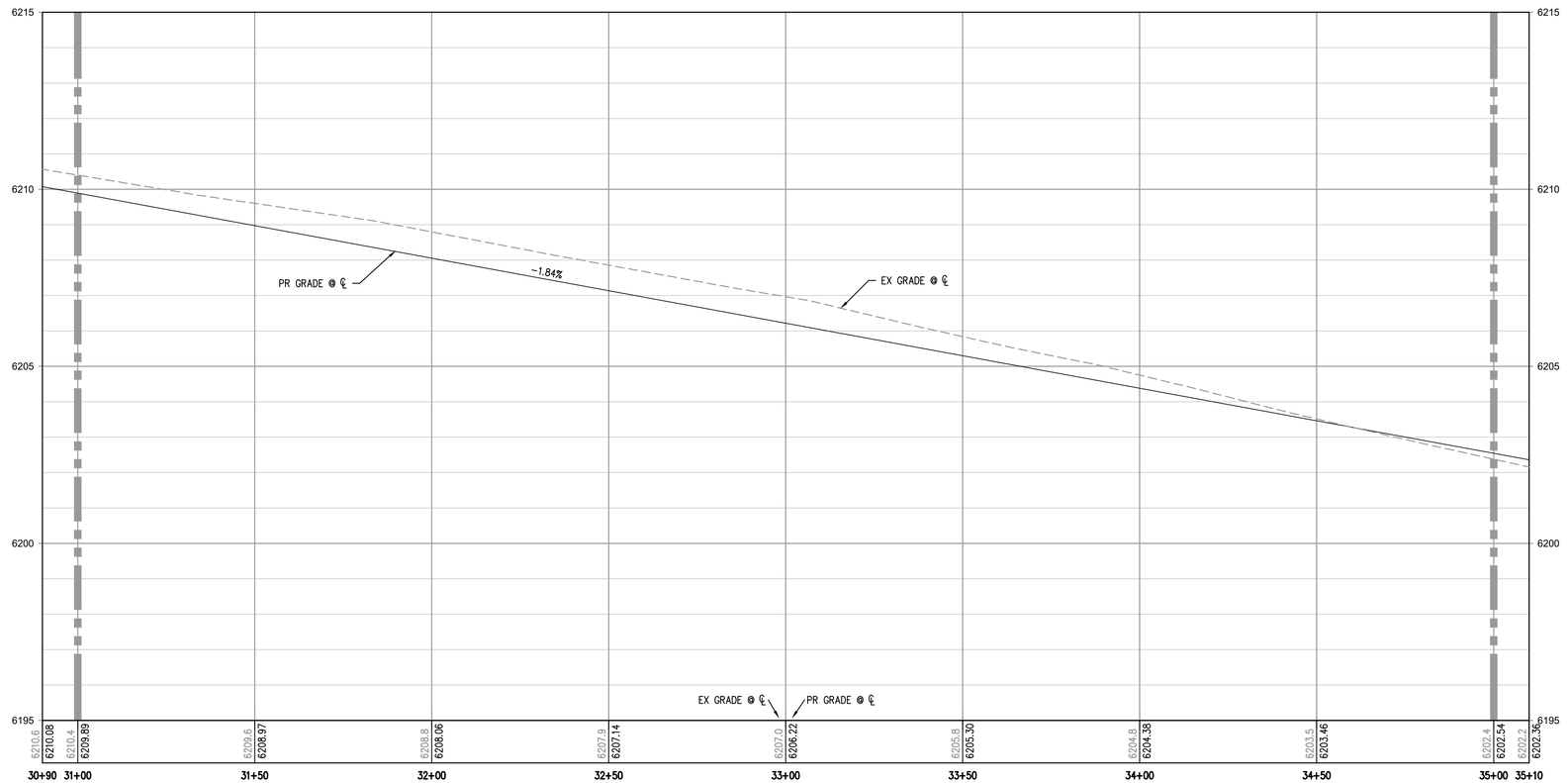
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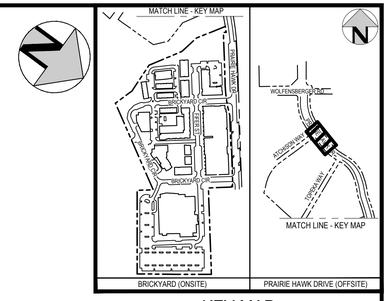
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SCALE: 1" = 20'



EXISTING PRAIRIE HAWK PROFILE

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

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SCALE: 1" = 20'

DESIGNED BY: BS
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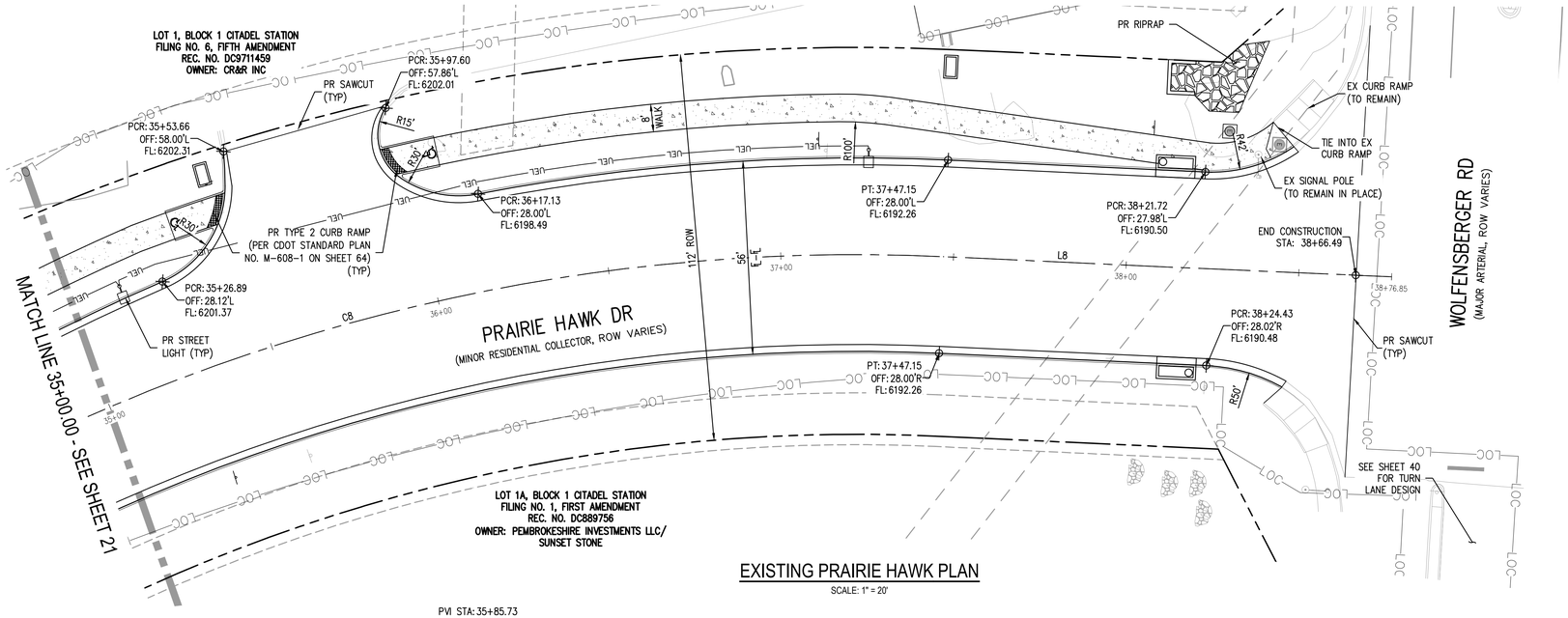
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
21
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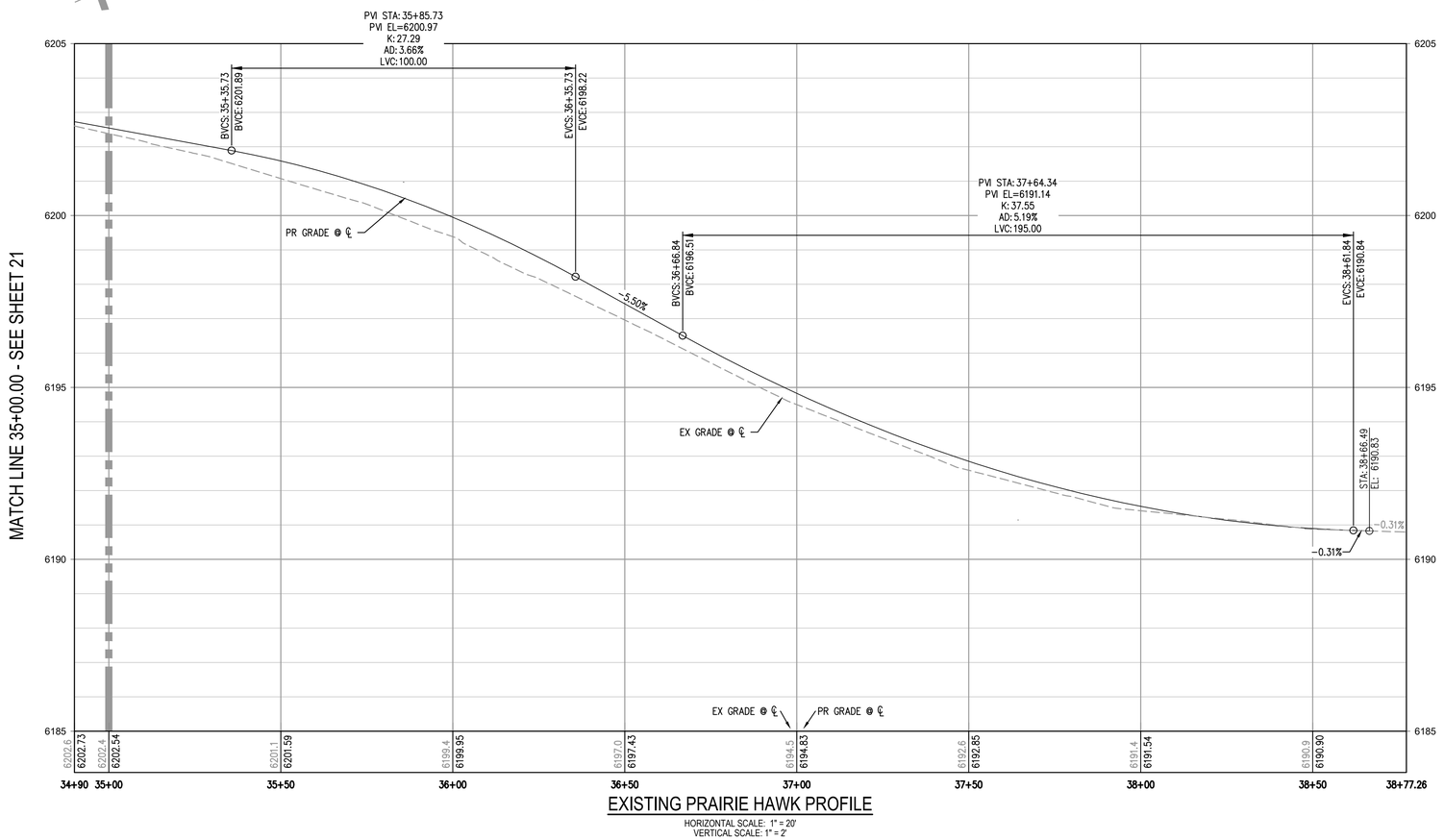
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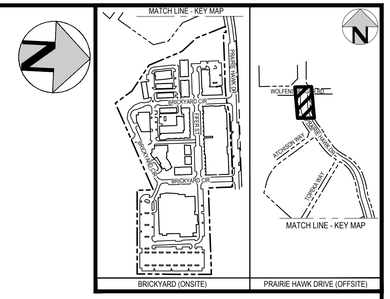
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SCALE: 1" = 20'



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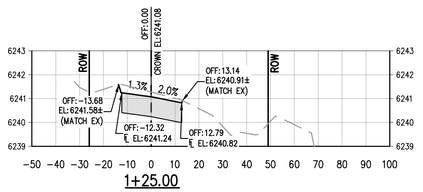
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
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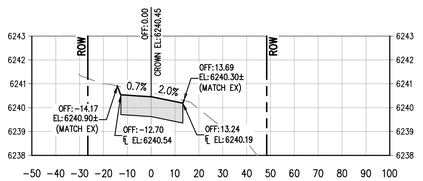
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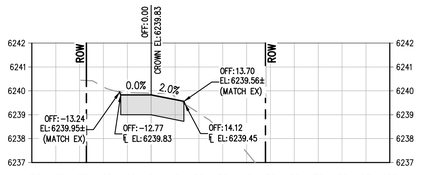
1+25.00

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



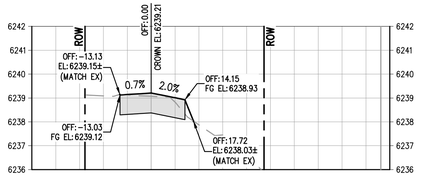
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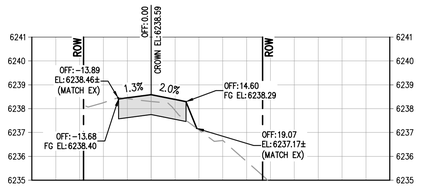
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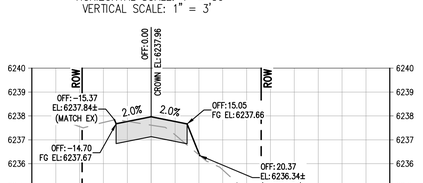
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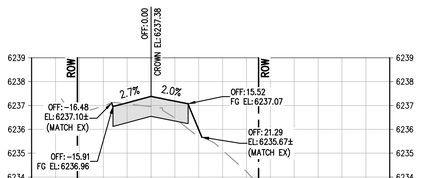
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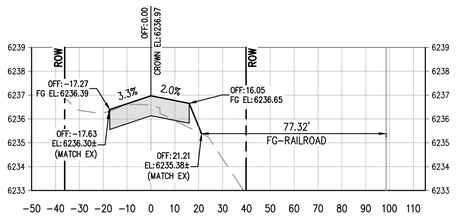
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



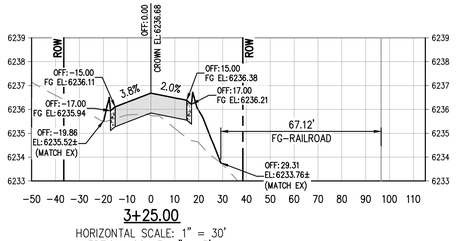
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



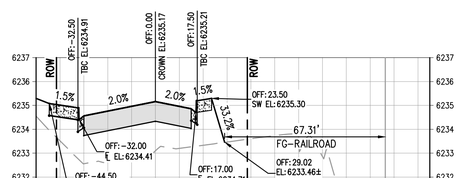
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



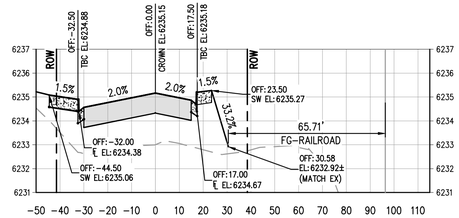
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VERTICAL SCALE: 1" = 3'



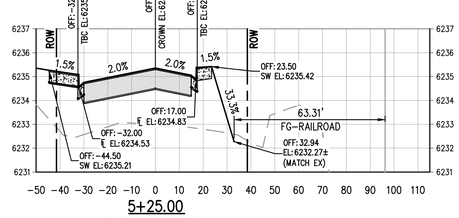
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VERTICAL SCALE: 1" = 3'



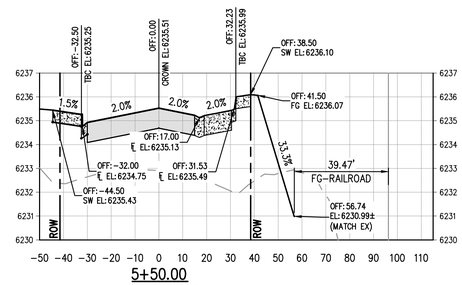
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



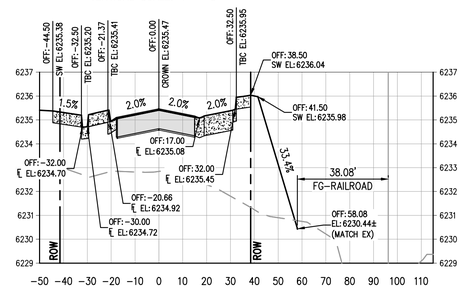
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VERTICAL SCALE: 1" = 3'



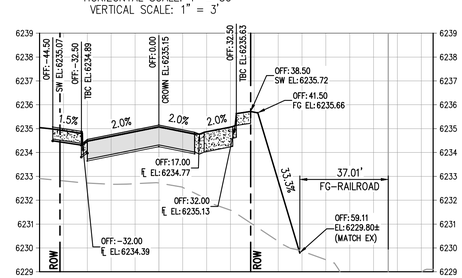
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VERTICAL SCALE: 1" = 3'



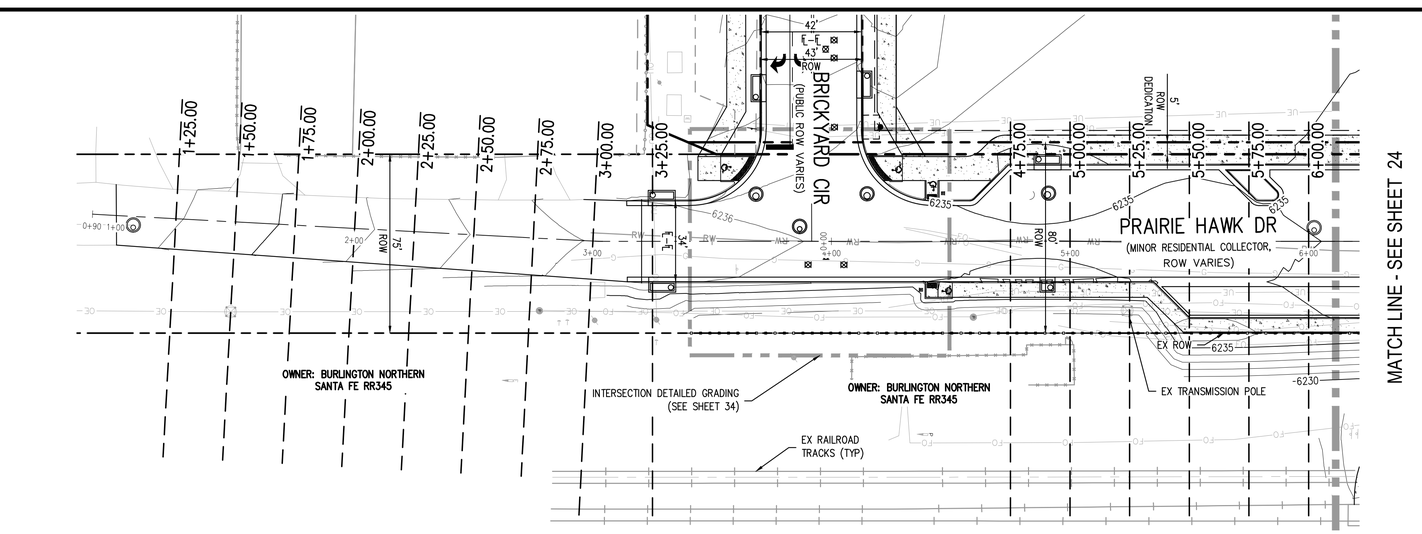
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VERTICAL SCALE: 1" = 3'

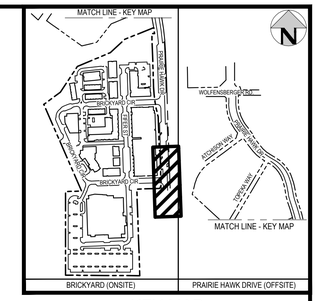


6+00.00

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



MATCH LINE - SEE SHEET 24



KEY MAP

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
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 Date

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

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

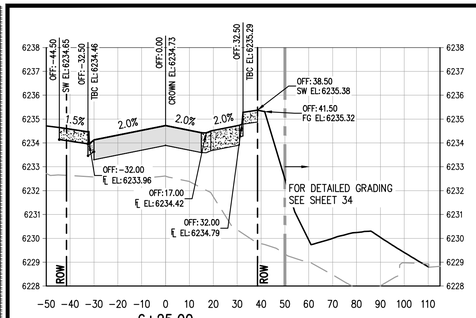
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

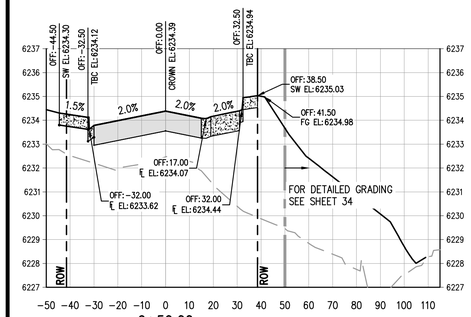
PROJECT #: 200726
SHEET NUMBER
23
23 OF 89

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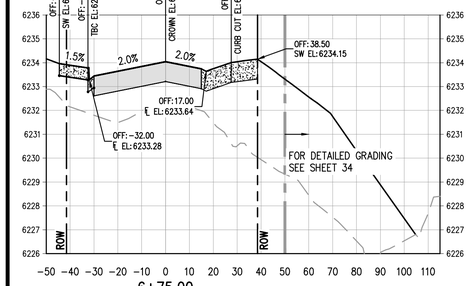
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



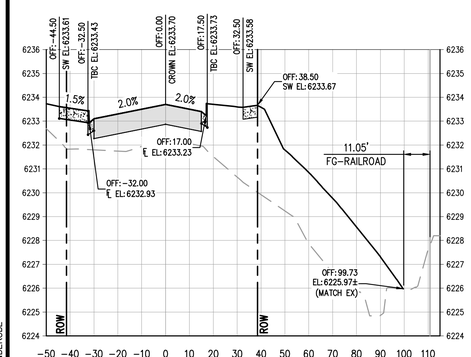
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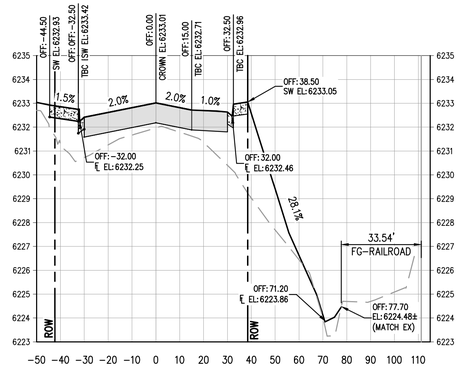
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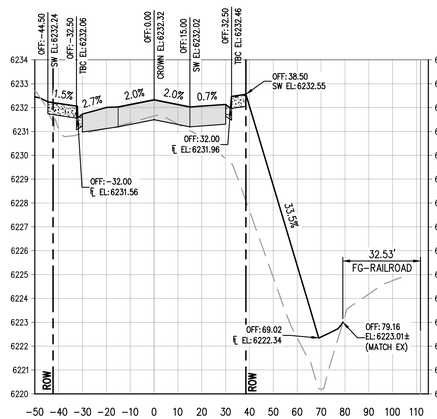
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VERTICAL SCALE: 1" = 3'



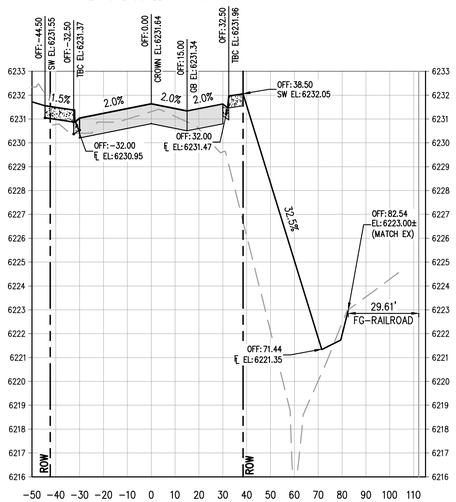
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



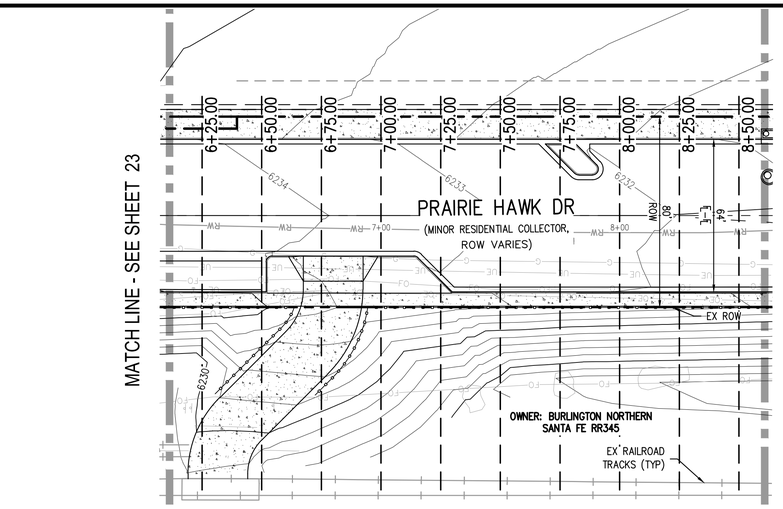
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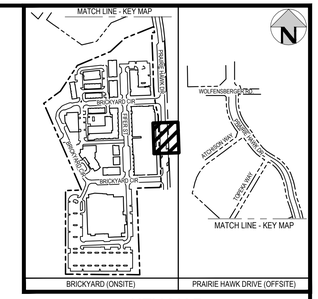
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



8+50.00

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





KEY MAP

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
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 Date

Know what's below. Call before you dig.

SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

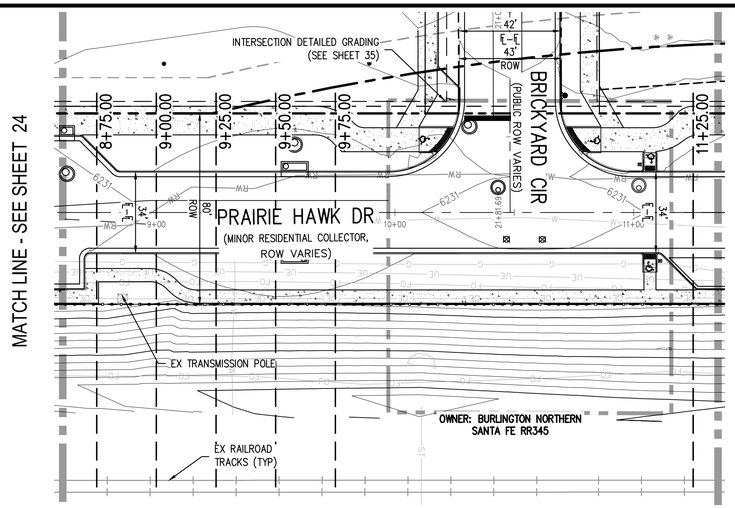
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

PROJECT #: 200726

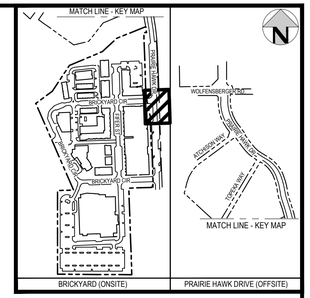
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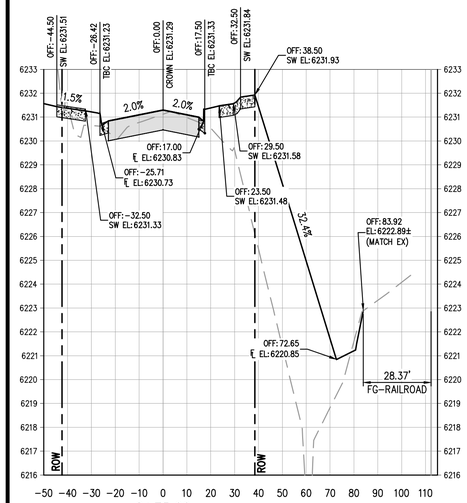


MATCH LINE - SEE SHEET 24

MATCH LINE - SEE SHEET 26

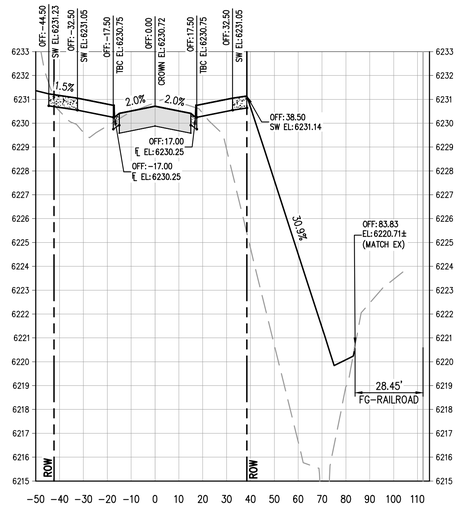


KEY MAP



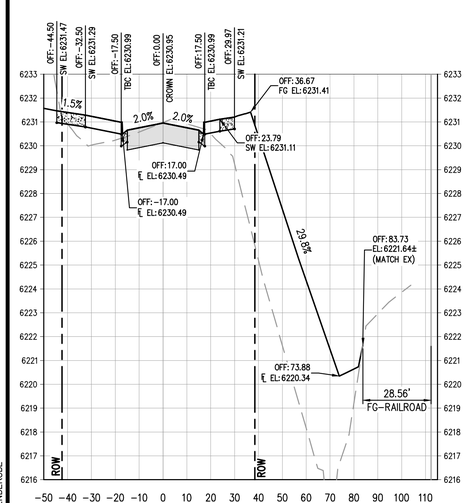
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



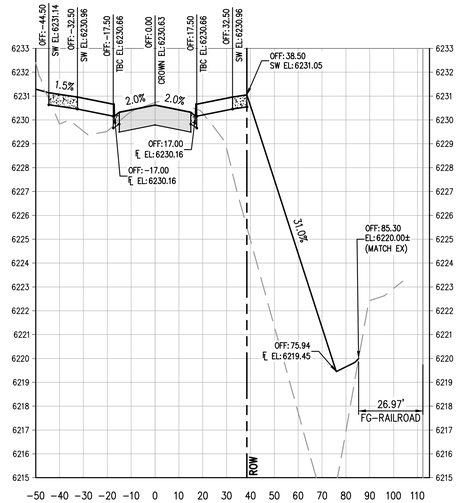
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VERTICAL SCALE: 1" = 3'



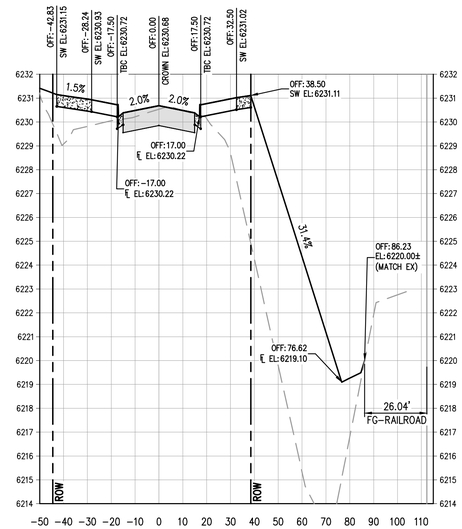
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



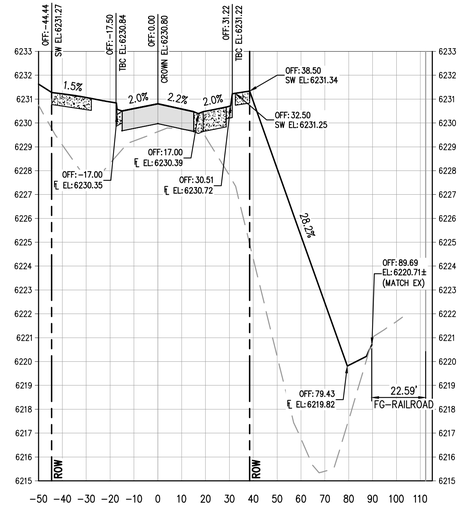
9+50.00

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



9+75.00

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



11+25.00

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.

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
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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

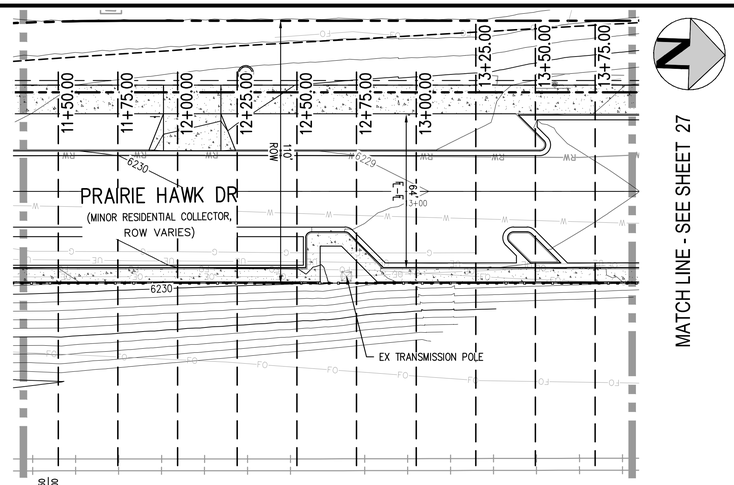
CONFLUENCE COMPANIES, LLC

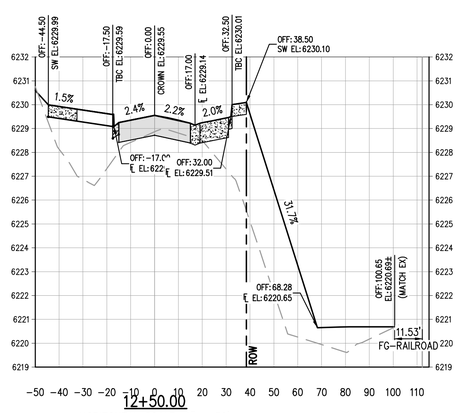
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

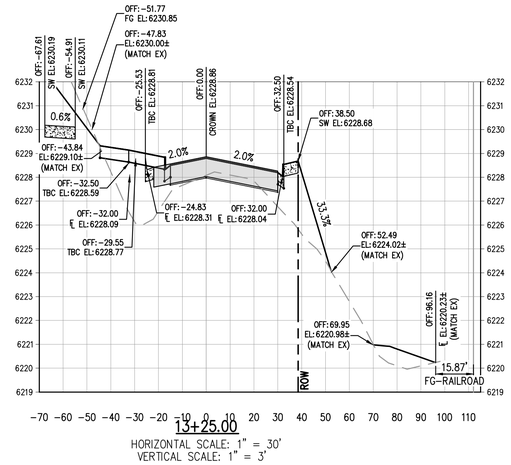
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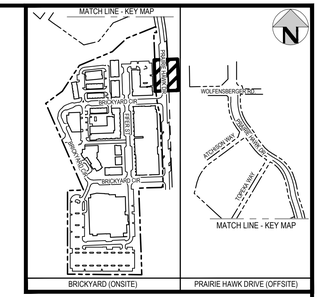
SHEET NUMBER
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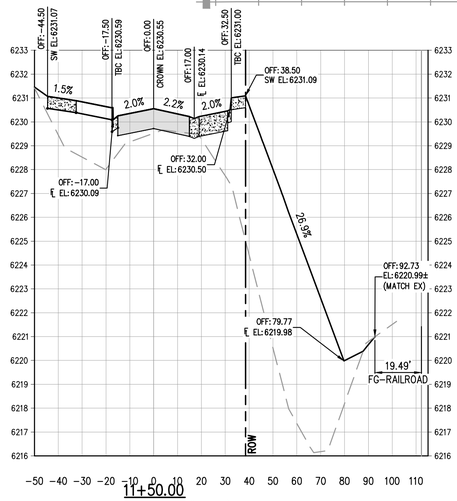


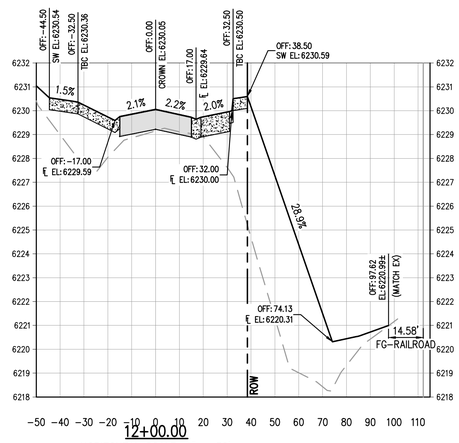


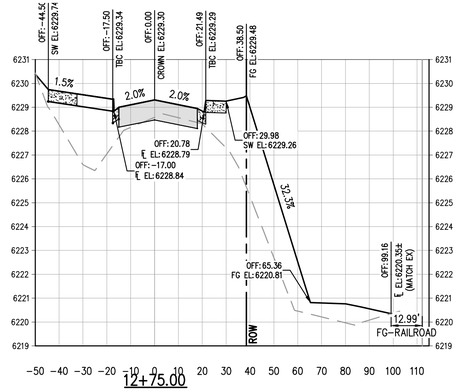


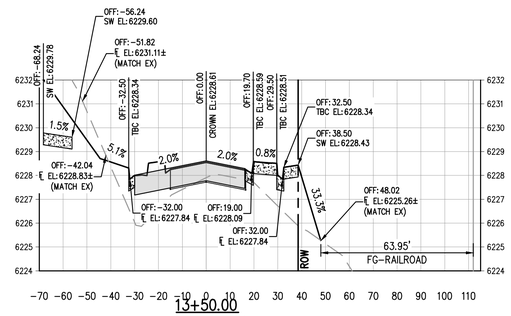


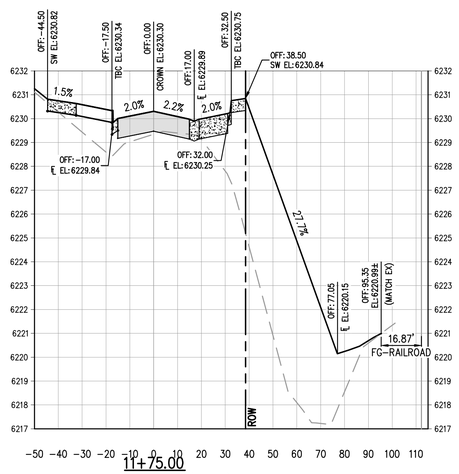
KEY MAP

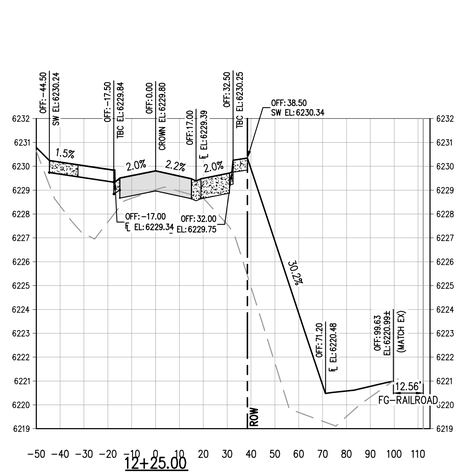


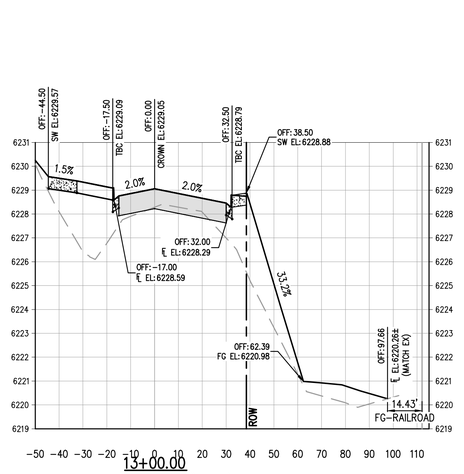


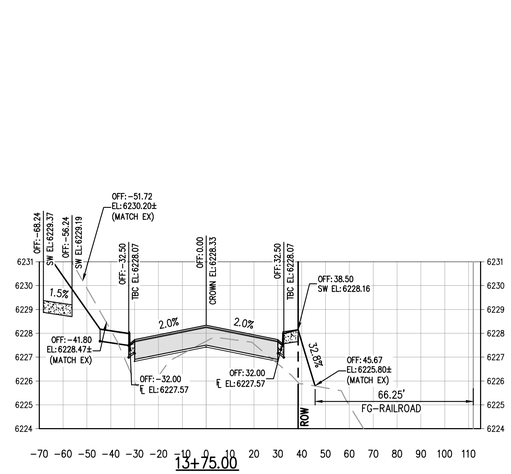












VERTICAL DATUM

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
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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

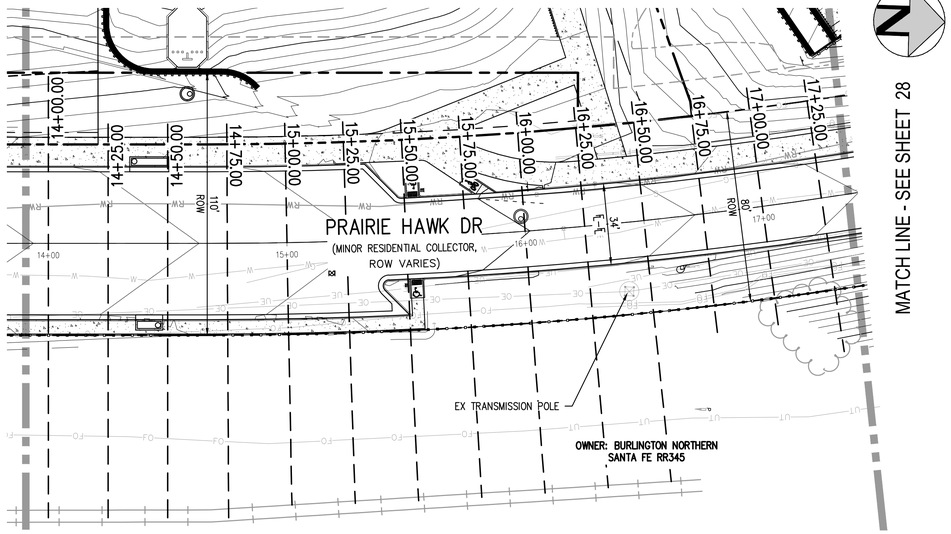
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

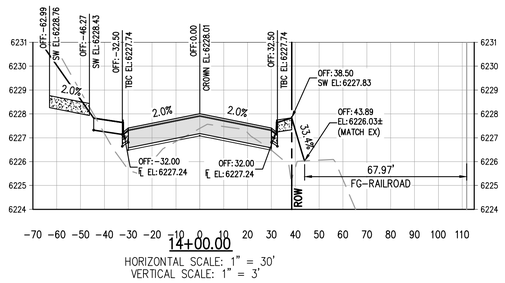
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

PROJECT #: 200726
SHEET NUMBER
26
26 OF 89

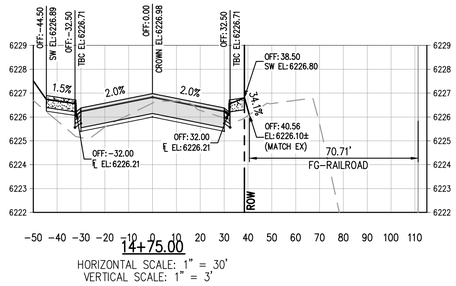
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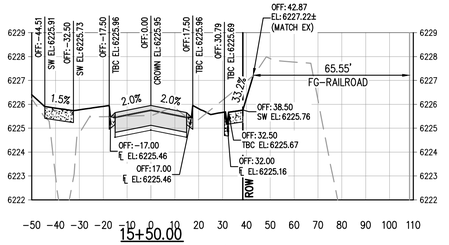
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VERTICAL SCALE: 1" = 3'



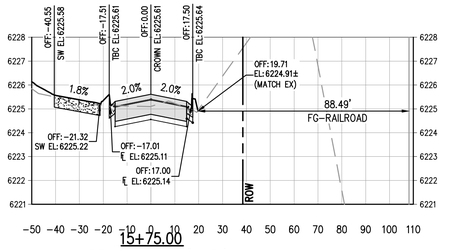
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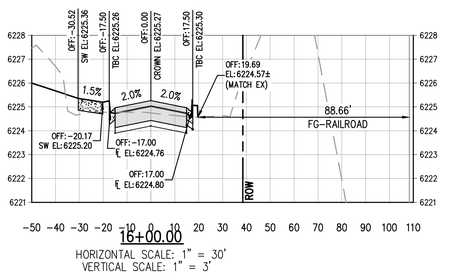
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VERTICAL SCALE: 1" = 3'



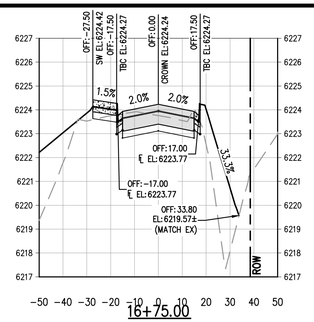
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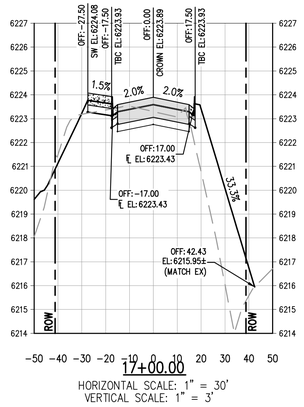
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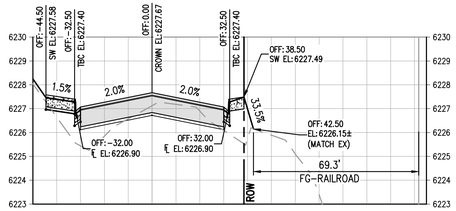
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



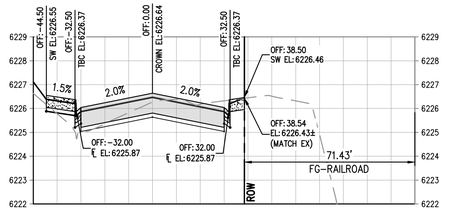
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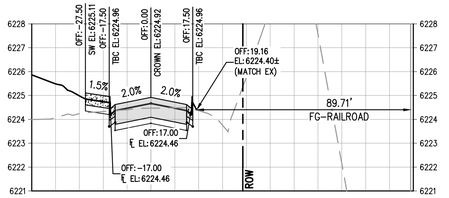
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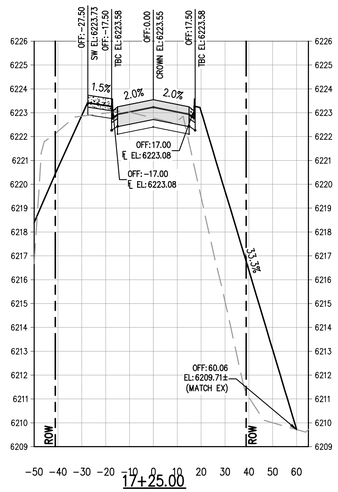
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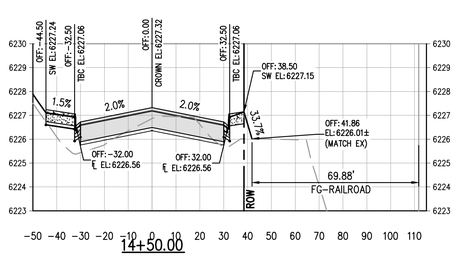
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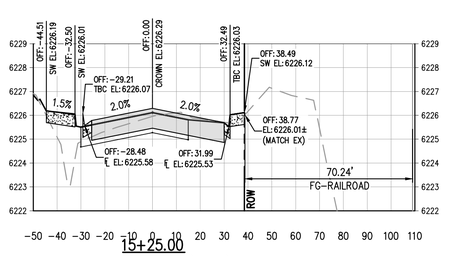
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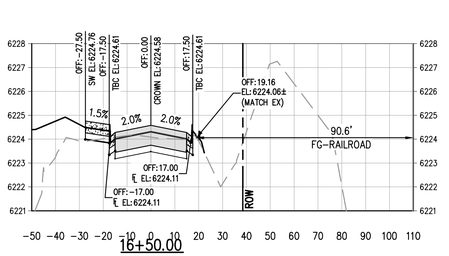
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VERTICAL SCALE: 1" = 3'



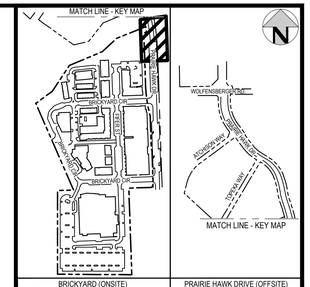
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



16+50.00

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



KEY MAP

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 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 Date

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

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

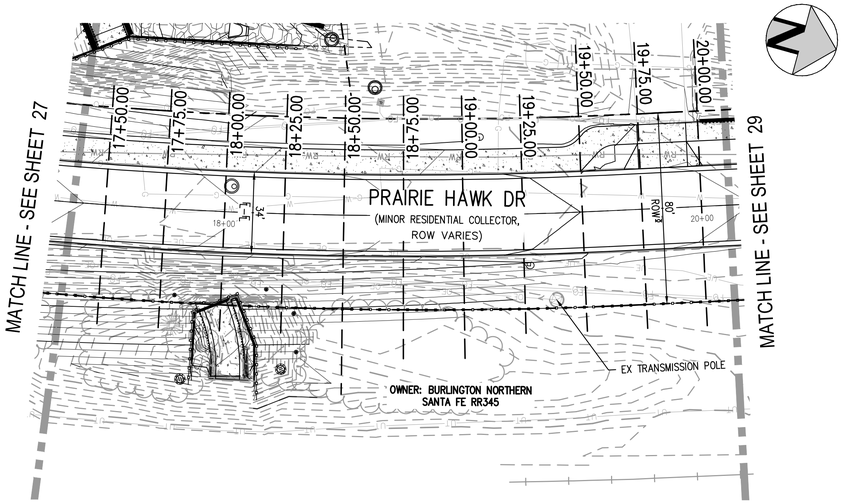
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

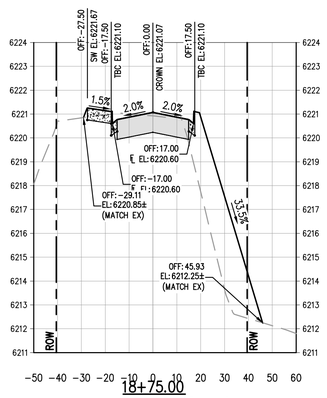
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

PROJECT #: 200726
SHEET NUMBER
27
27 OF 89

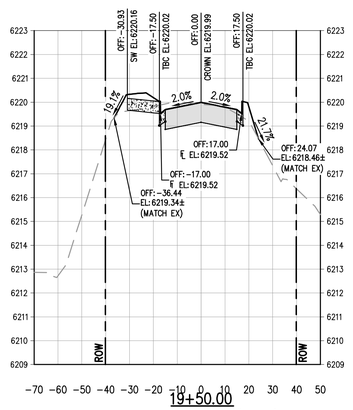
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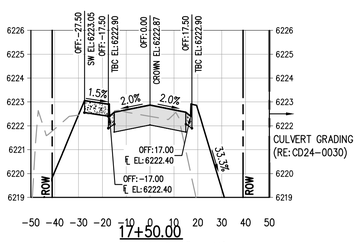
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VERTICAL SCALE: 1" = 3'



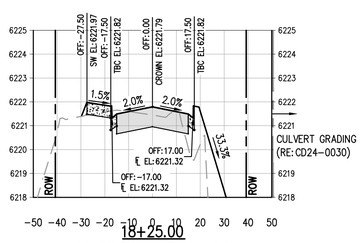
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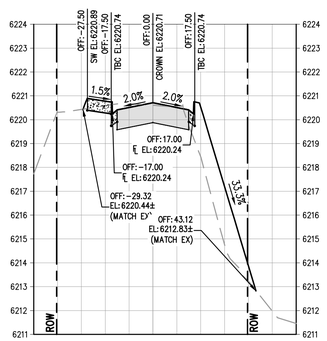
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HORIZONTAL SCALE: 1" = 30'
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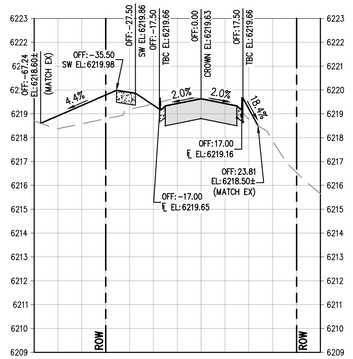
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HORIZONTAL SCALE: 1" = 30'
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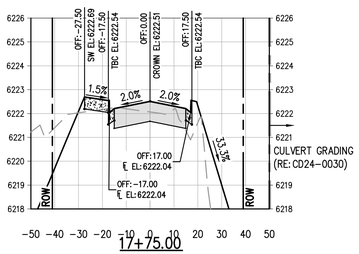
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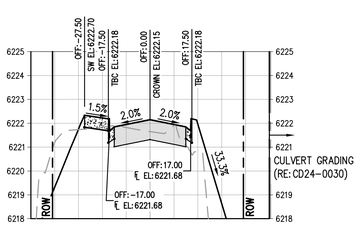
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HORIZONTAL SCALE: 1" = 30'
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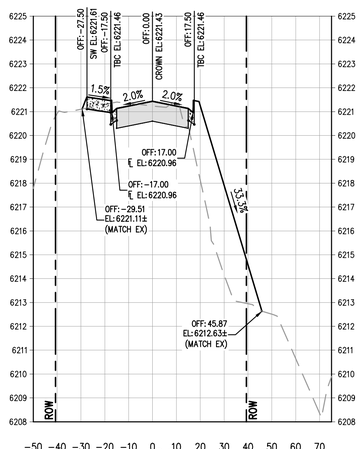
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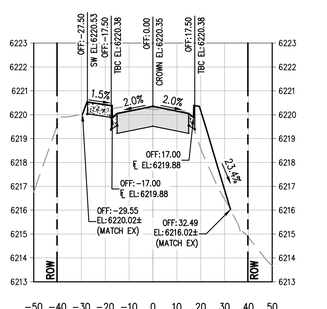
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VERTICAL SCALE: 1" = 3'



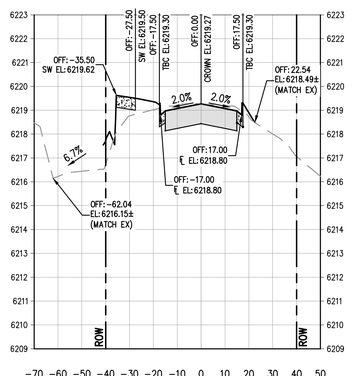
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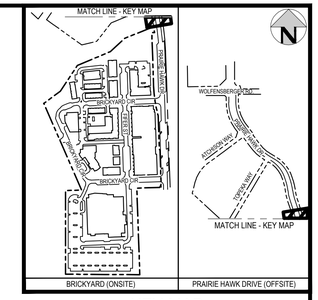
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



20+00.00

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



KEY MAP

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
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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

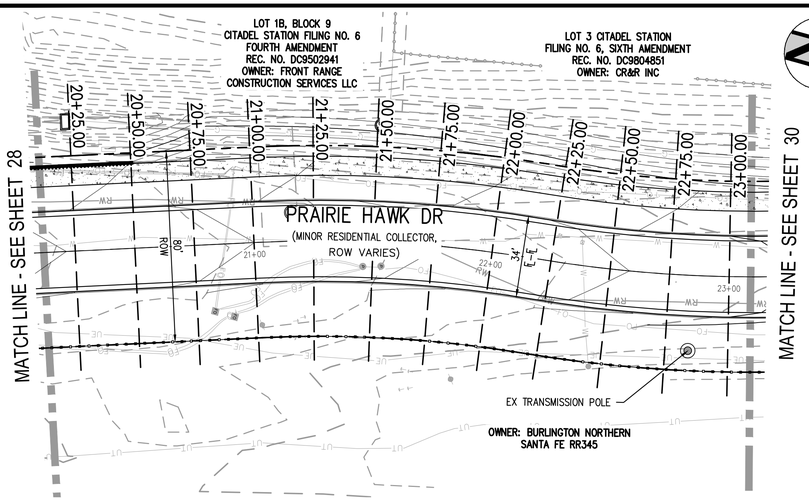
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

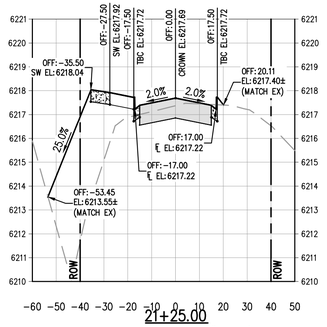
CONFLUENCE COMPANIES, LLC

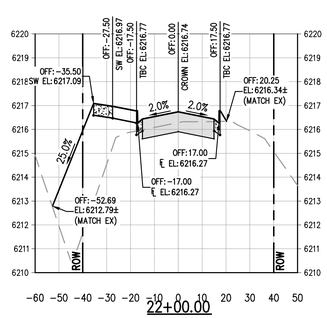
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

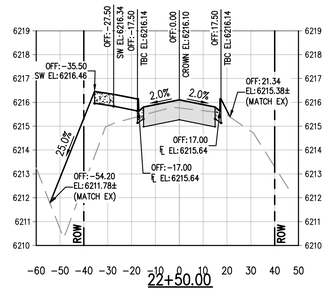
PROJECT #: 200726
SHEET NUMBER
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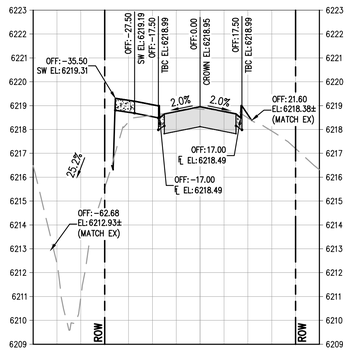
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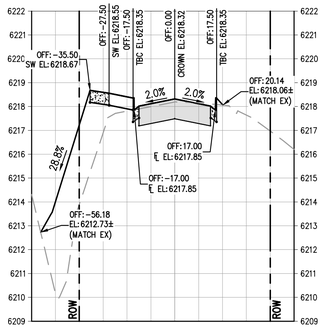


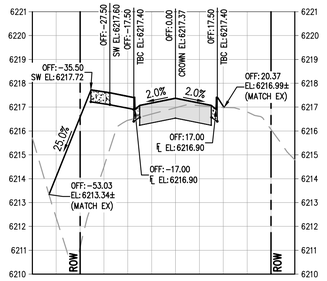


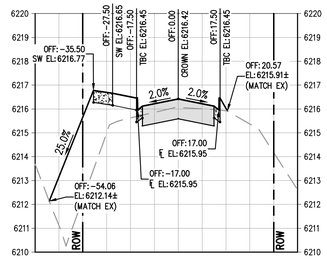


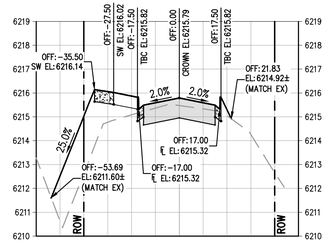


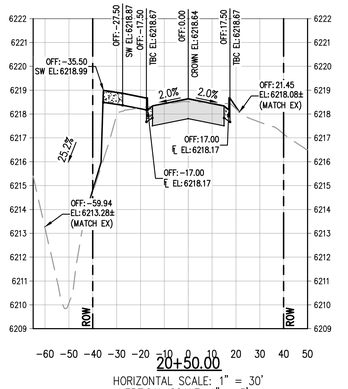


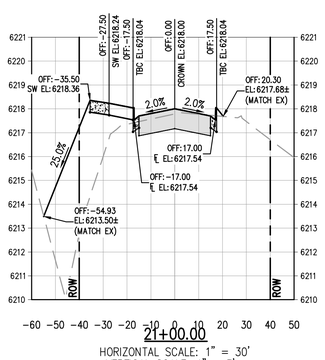


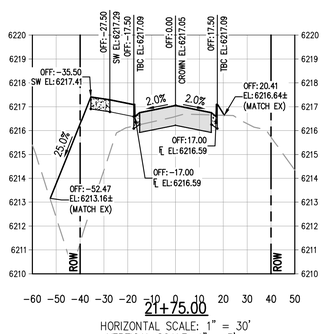


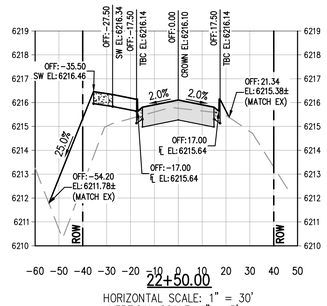


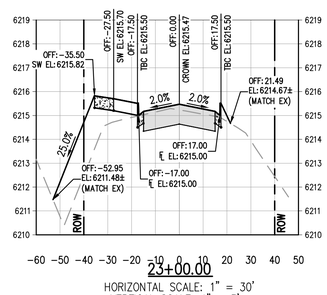


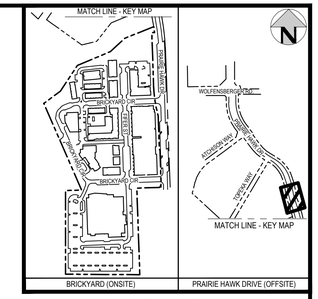












KEY MAP

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
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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

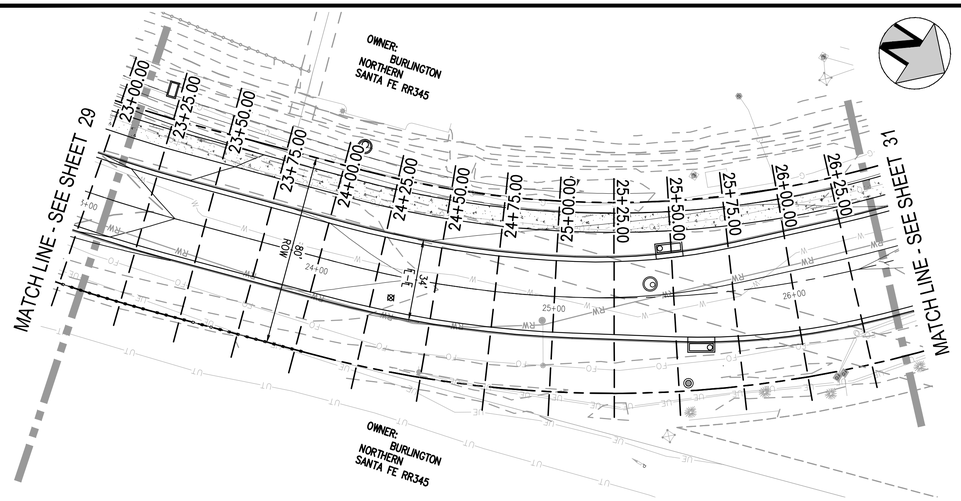
HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

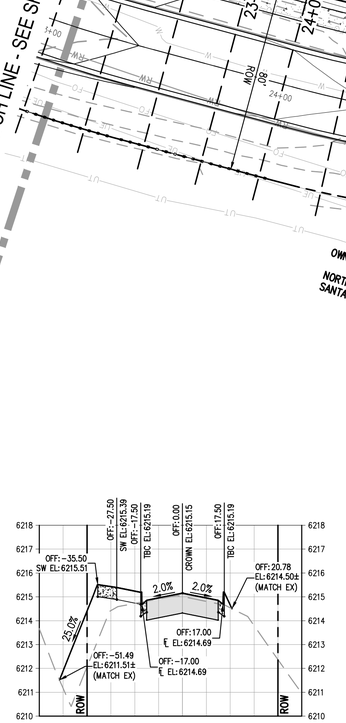
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

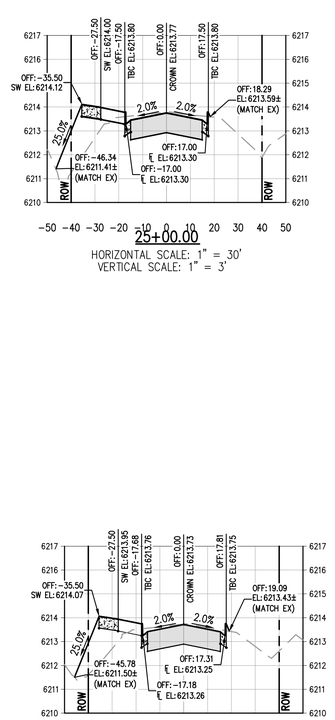
PROJECT #: 200726
SHEET NUMBER
29
29 OF 89

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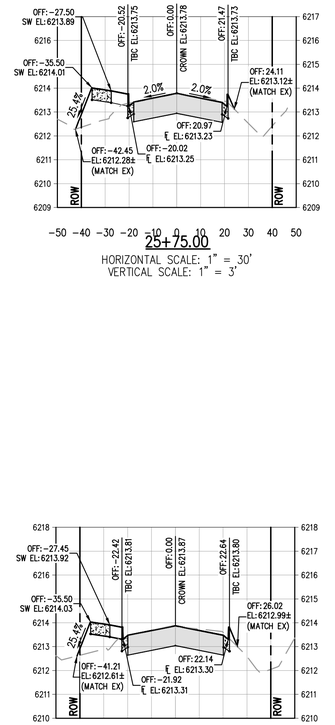




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VERTICAL SCALE: 1" = 3'

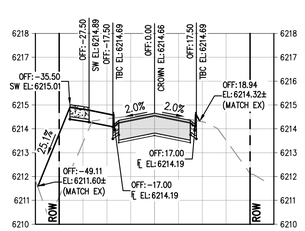


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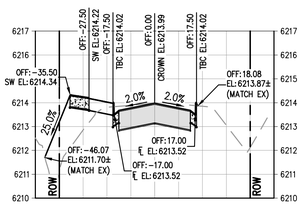


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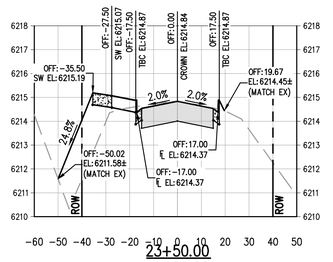
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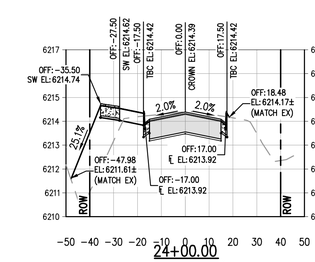
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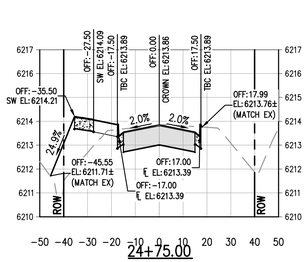
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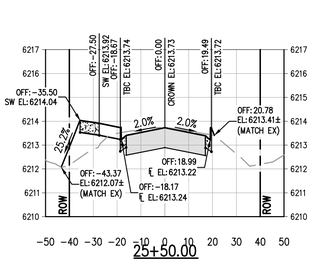
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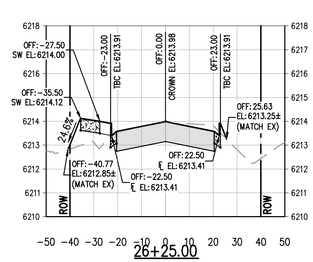
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VERTICAL SCALE: 1" = 3'



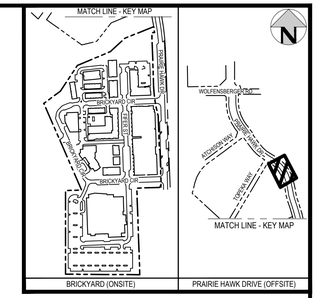
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



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



KEY MAP

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
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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024	
DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

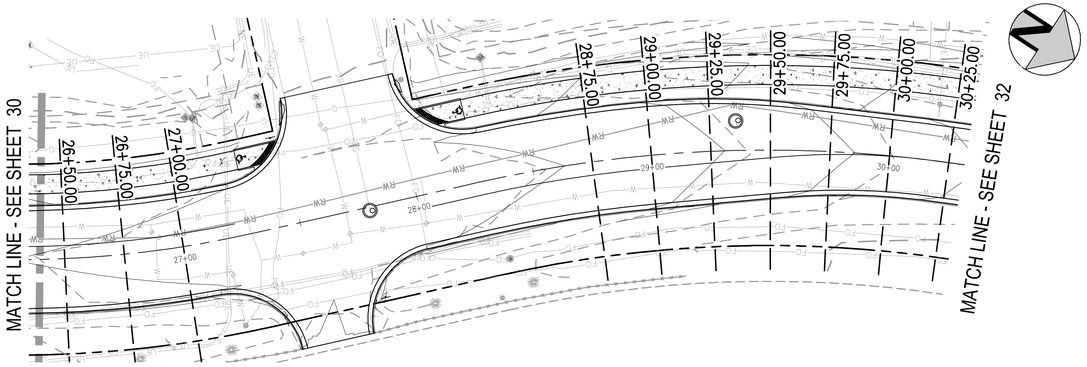
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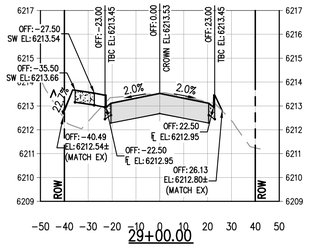
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

PROJECT #: 200726
SHEET NUMBER
30
30 OF 89

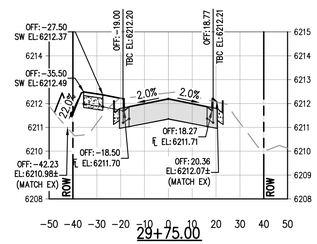
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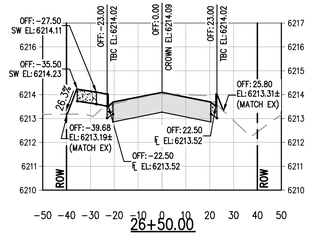
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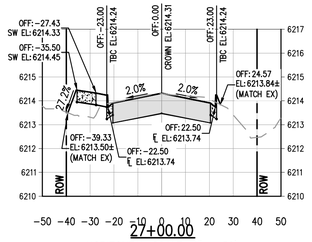
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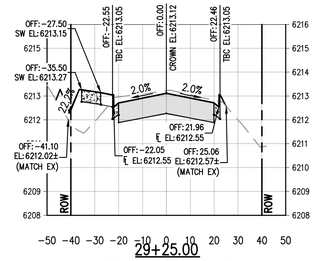
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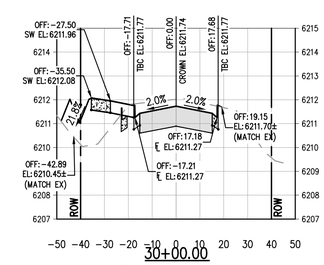
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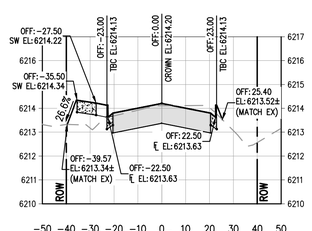
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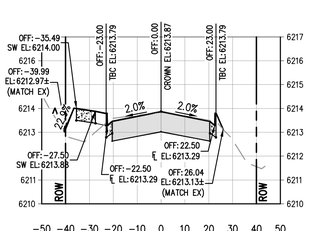
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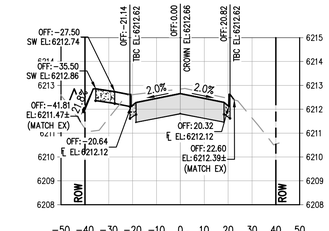
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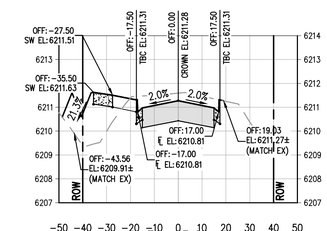
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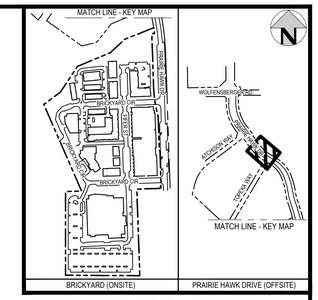
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30+25.00

HORIZONTAL SCALE: 1" = 30'
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KEY MAP

VERTICAL DATUM

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HORIZONTAL CONTROL

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PROFESSIONAL ENGINEER

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

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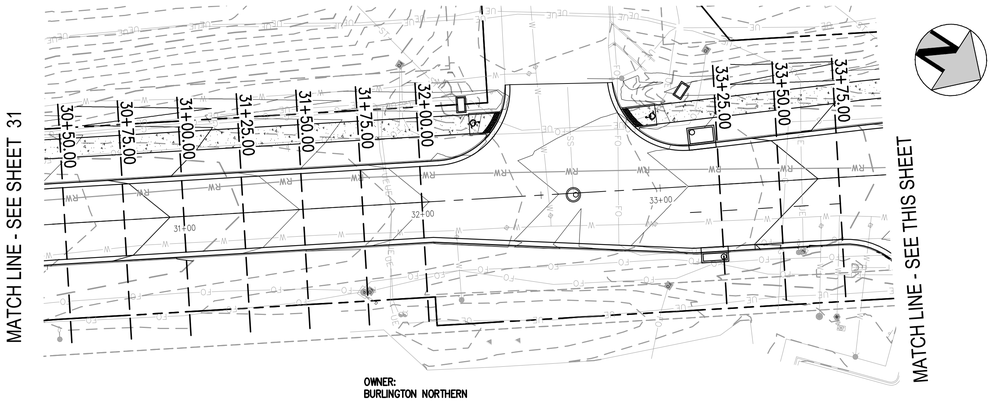
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

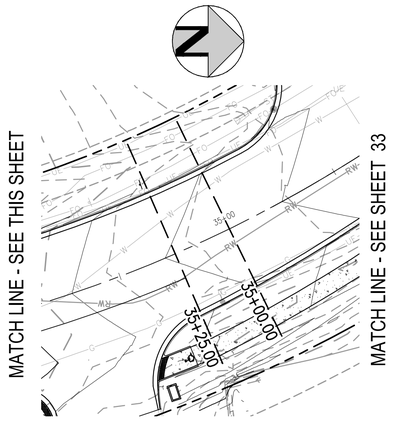
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

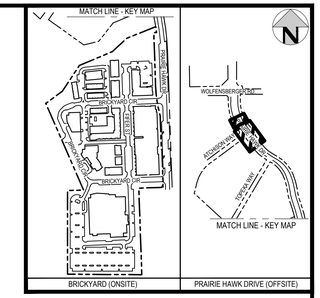
PROJECT #: 200726
SHEET NUMBER
31
31 OF 89

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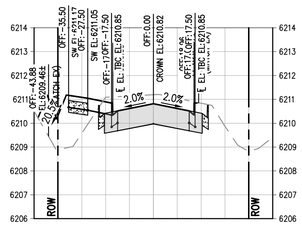


OWNER:
BURLINGTON NORTHERN
SANTA FE RR345

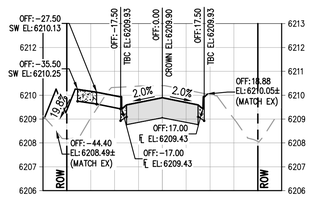




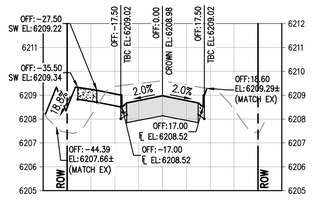
KEY MAP



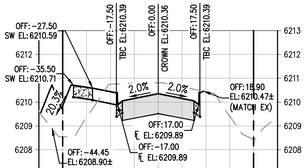
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VERTICAL SCALE: 1" = 3'



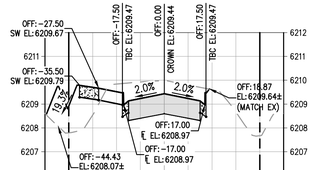
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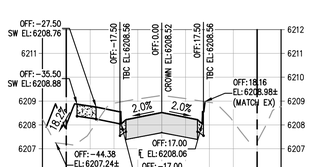
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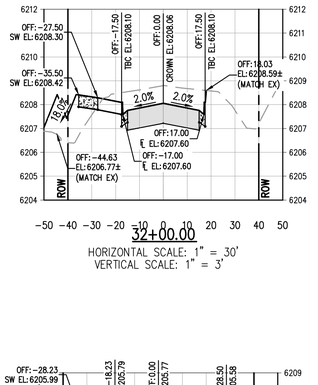
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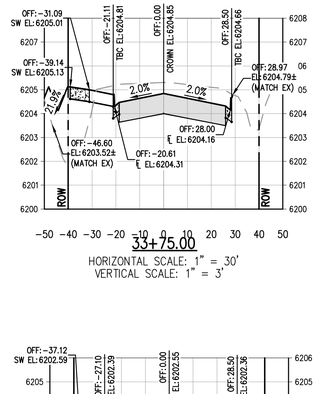
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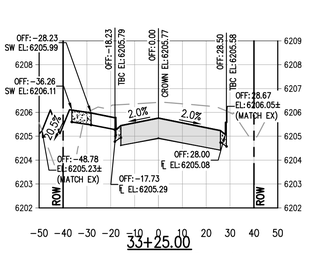
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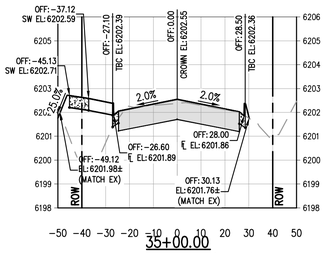
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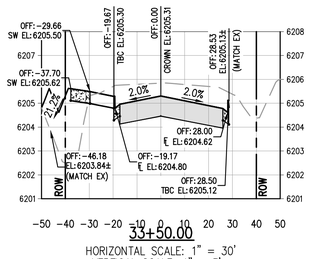
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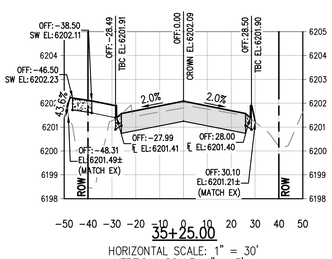
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



35+00.00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



33+50.00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



35+25.00
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.

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
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 Date

Know what's below. Call before you dig.

SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

CONFLUENCE COMPANIES, LLC

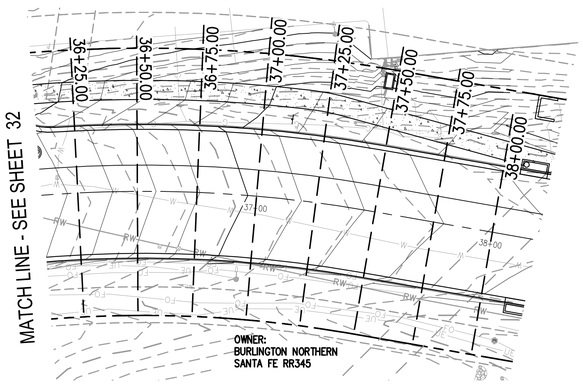
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

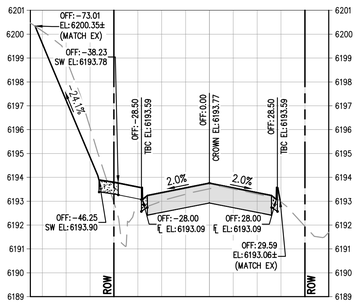
PROJECT #: 200726

SHEET NUMBER
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32 OF 89

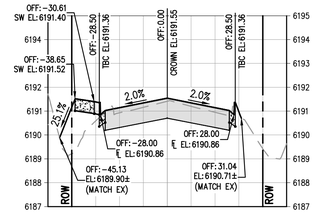
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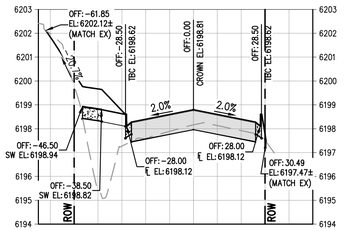
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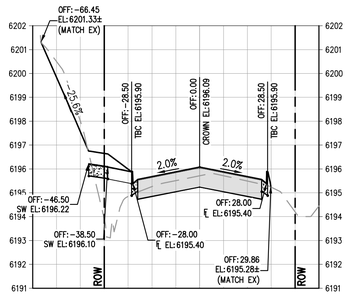
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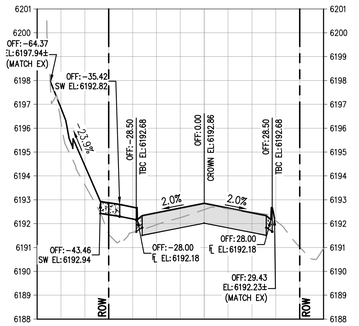
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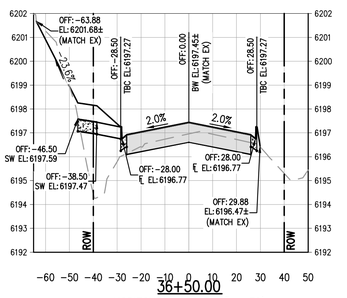
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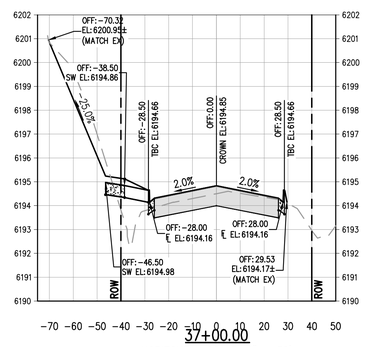
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HORIZONTAL SCALE: 1" = 30'
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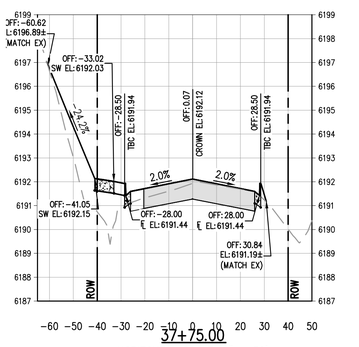
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HORIZONTAL SCALE: 1" = 30'
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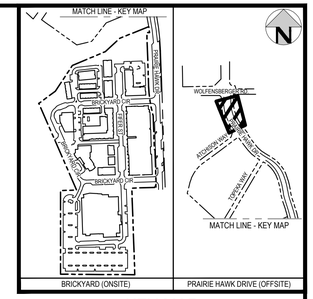
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HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



37+75.00

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



KEY MAP

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
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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

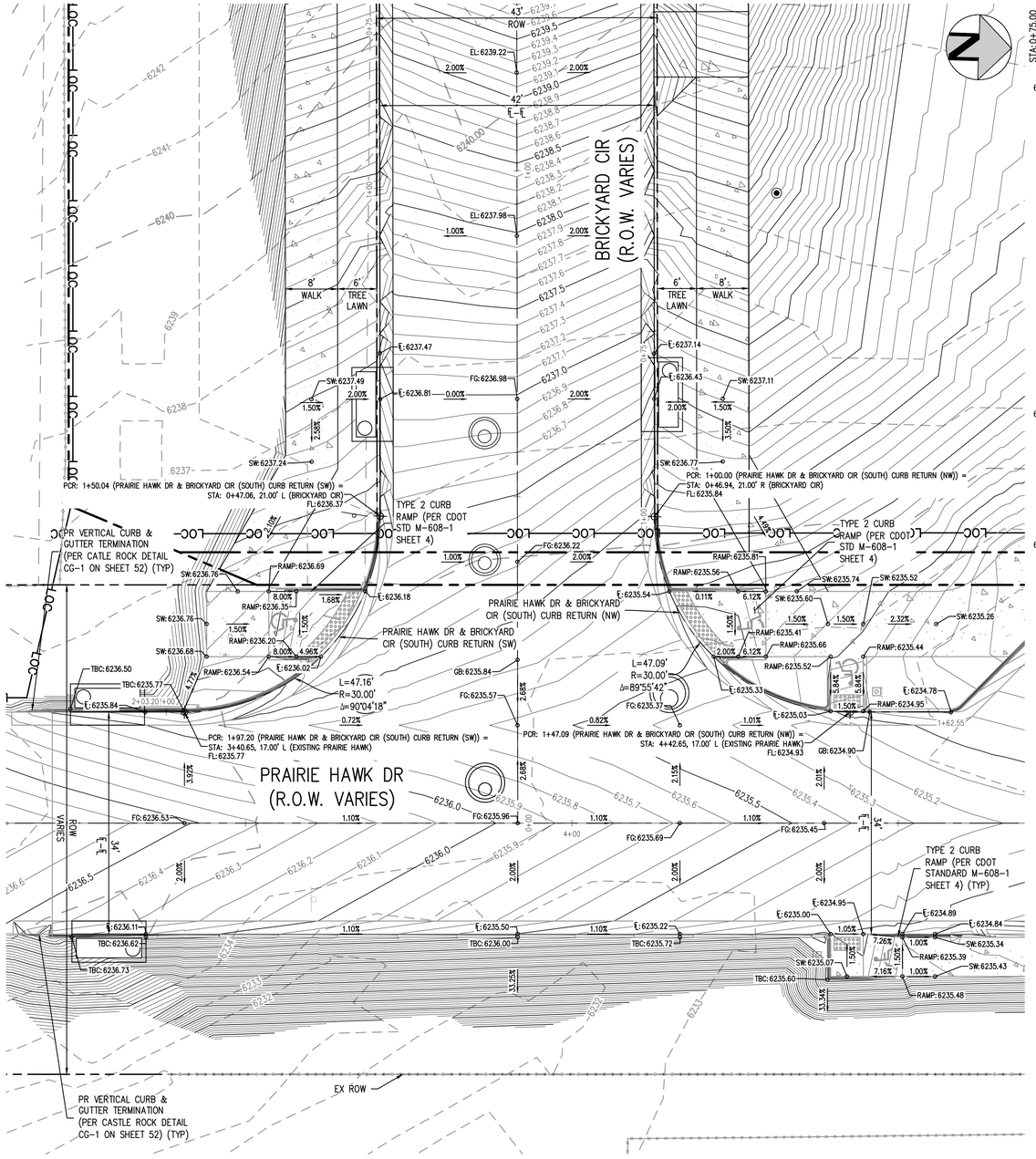
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
CROSS SECTION PLAN

PROJECT #: 200726
SHEET NUMBER
33
33 OF 89

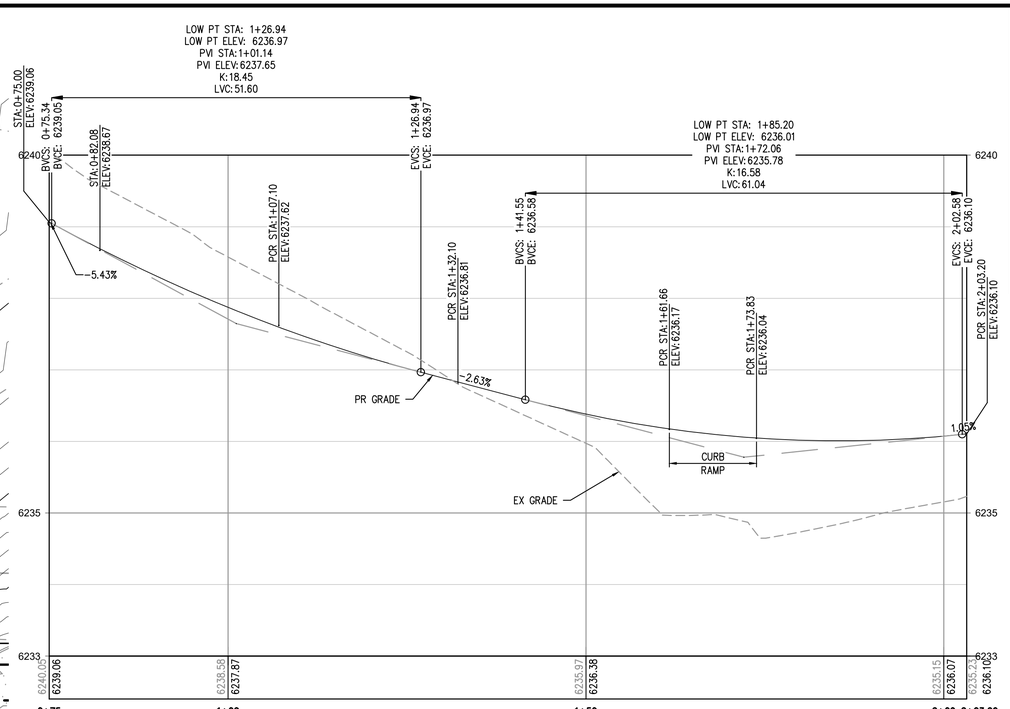
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12 XREFs: cd - cf approval block, cd - cf pe certification block, e-base, e-legal, e-ull, keymap, p-base, p-corridor, p-legal, p-roadway, p-transmission-byrd, p-ull-master-to others
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



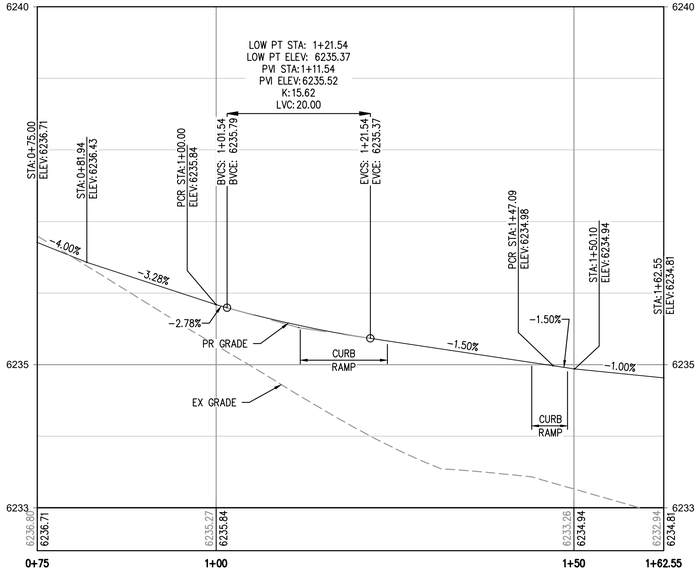
EXISTING PRAIRIE HAWK DR & BRICKYARD CIR (SOUTH) INTERSECTION PLAN

SCALE: 1" = 10'



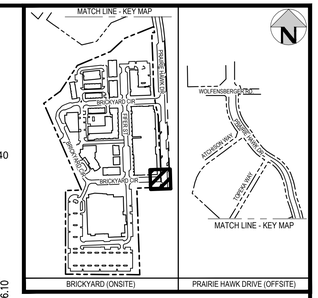
PRAIRIE HAWK DR & BRICKYARD CIR (SOUTH) CURB RETURN (SW) PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



PRAIRIE HAWK DR & BRICKYARD CIR (SOUTH) CURB RETURN (NW) PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



KEY MAP

LEGEND:

EX 1' CONTOURS — 5321 — 5320

PR 0.1' CONTOURS — 5170.1 — 5170.0

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 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 Date

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SCALE: 1" = 10'

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

ISSUE DATE: 08-06-2024	
DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

HARRIS KOCHER SMITH
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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

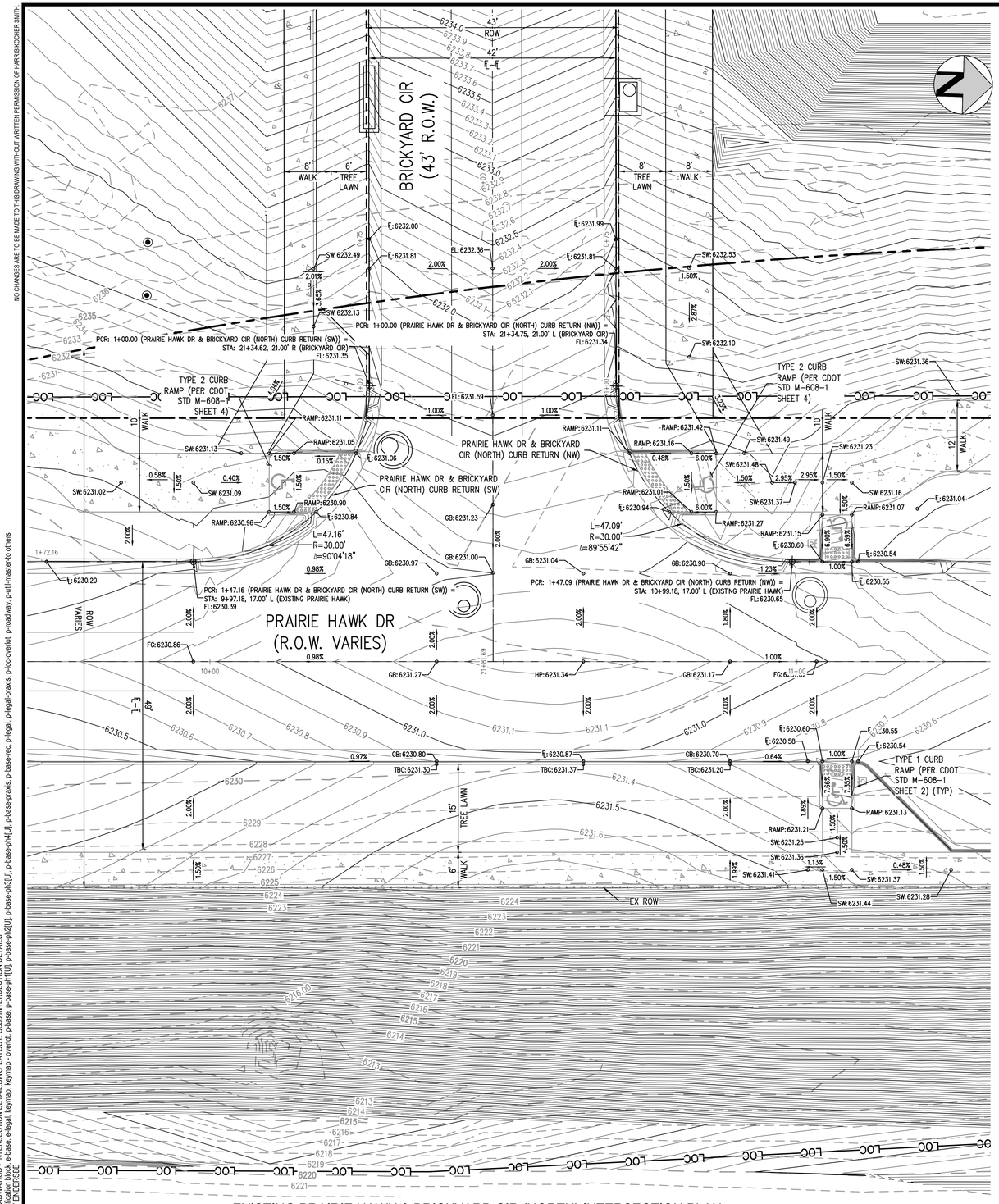
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
INTERSECTION CURB RETURN PROFILES & DETAILED GRADING

PROJECT #: 200726
SHEET NUMBER
34
34 OF 89

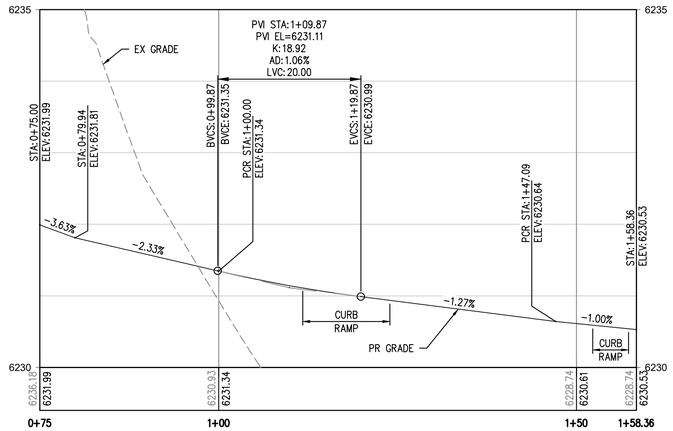
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



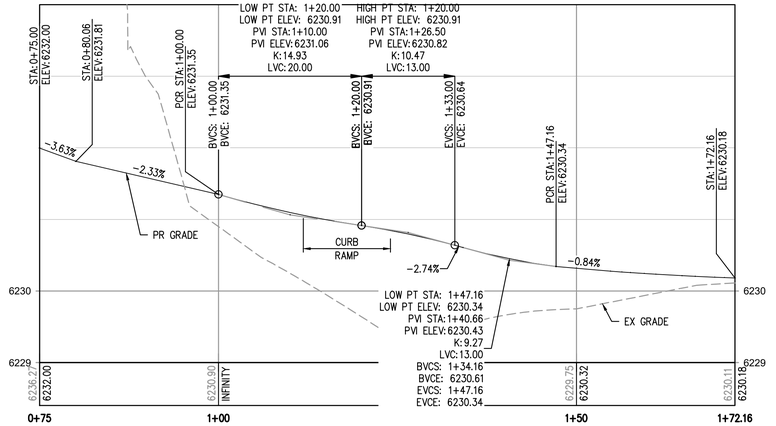
EXISTING PRAIRIE HAWK & BRICKYARD CIR (NORTH) INTERSECTION PLAN

SCALE: 1" = 10'



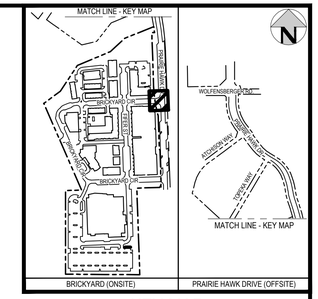
PRAIRIE HAWK DR & BRICKYARD CIR (NORTH) CURB RETURN (NW) PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



PRAIRIE HAWK DR & BRICKYARD CIR (NORTH) CURB RETURN (SW) PROFILE

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 1'



KEY MAP

LEGEND:

EX 1' CONTOURS — 5321 — 5320

PR 0.1' CONTOURS — 5170.1 — 5170.0

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 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 Date

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

CONFLUENCE COMPANIES, LLC

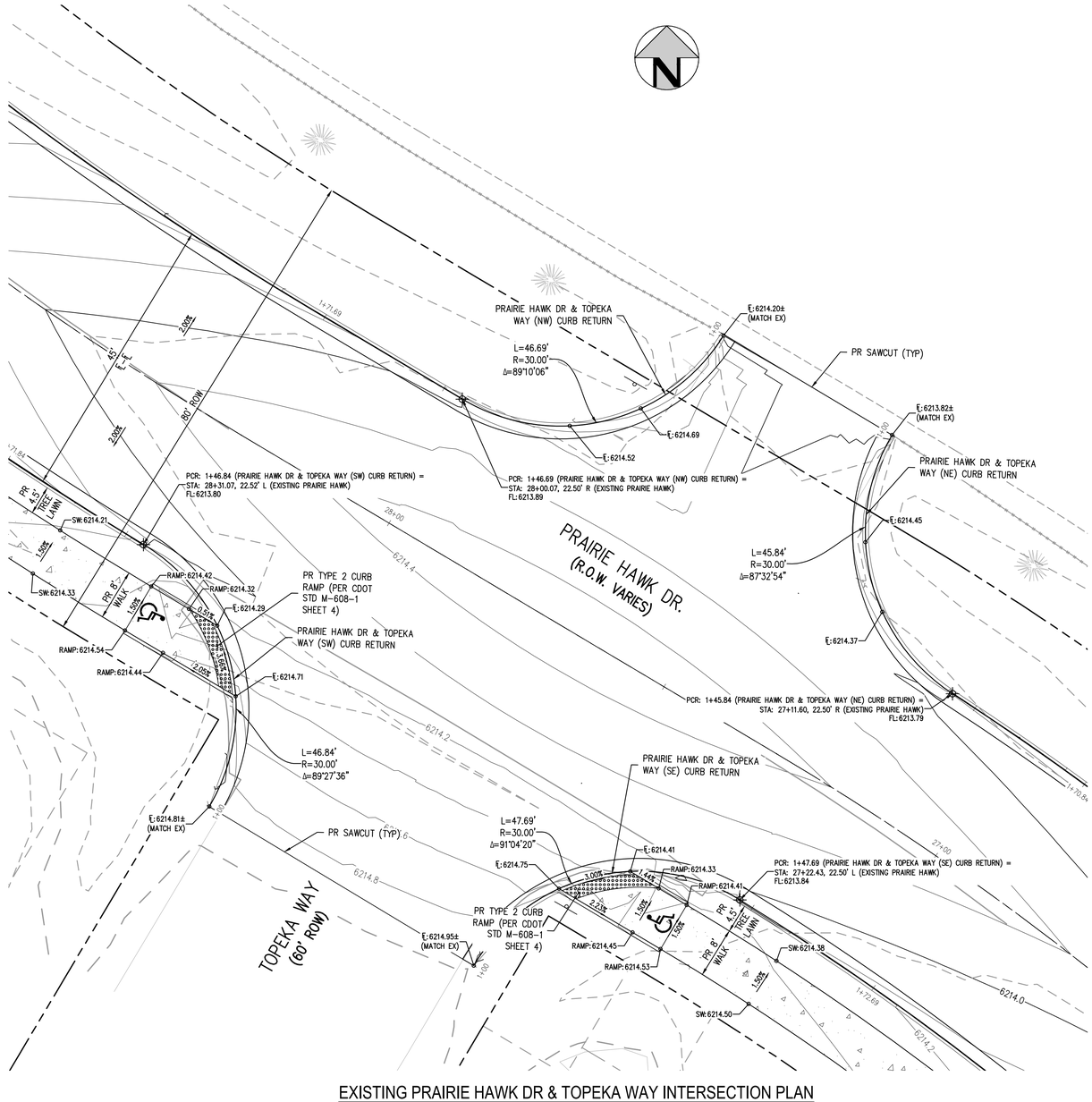
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
INTERSECTION CURB RETURN PROFILES & DETAILED GRADING

PROJECT #: 200726

SHEET NUMBER
35

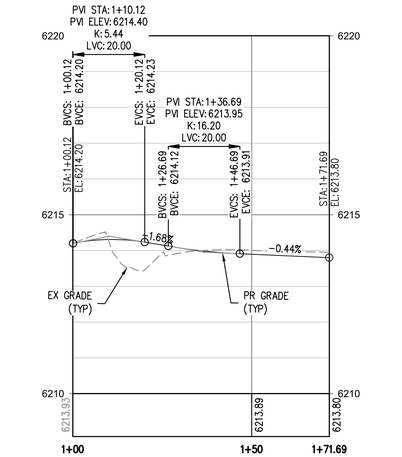
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PLOTTED: TUE 08/05/25 5:20:43P BY: LIBBEY ENDERSBE

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



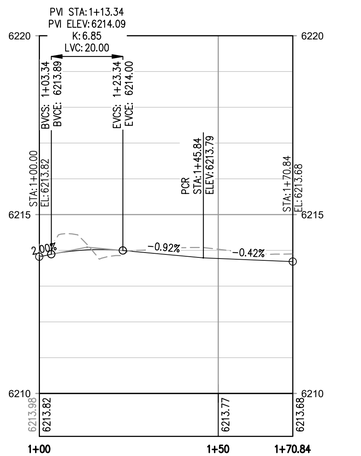
EXISTING PRAIRIE HAWK DR & TOPEKA WAY INTERSECTION PLAN

SCALE: 1" = 10'



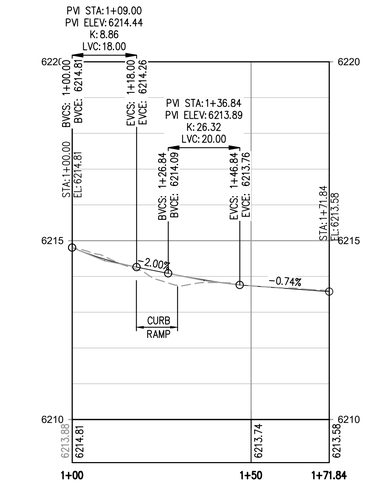
PRAIRIE HAWK DR & TOPEKA WAY (NW) CURB RETURN PROFILE

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



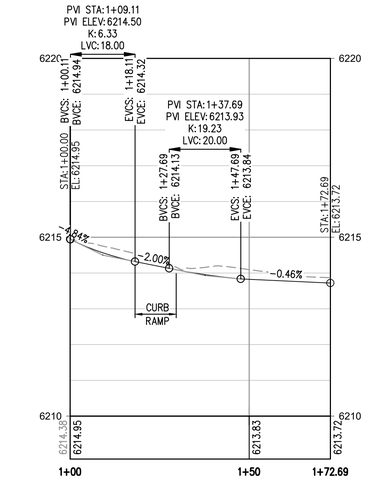
PRAIRIE HAWK DR & TOPEKA WAY (NE) CURB RETURN PROFILE

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



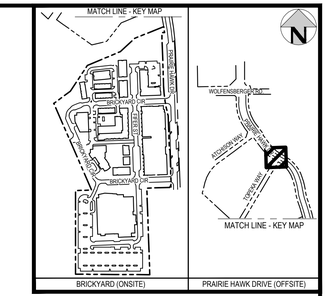
PRAIRIE HAWK DR & TOPEKA WAY (SW) CURB RETURN PROFILE

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



PRAIRIE HAWK DR & TOPEKA WAY (SE) CURB RETURN PROFILE

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



KEY MAP

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Approved By:

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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
INTERSECTION CURB RETURN PROFILES & DETAILED GRADING

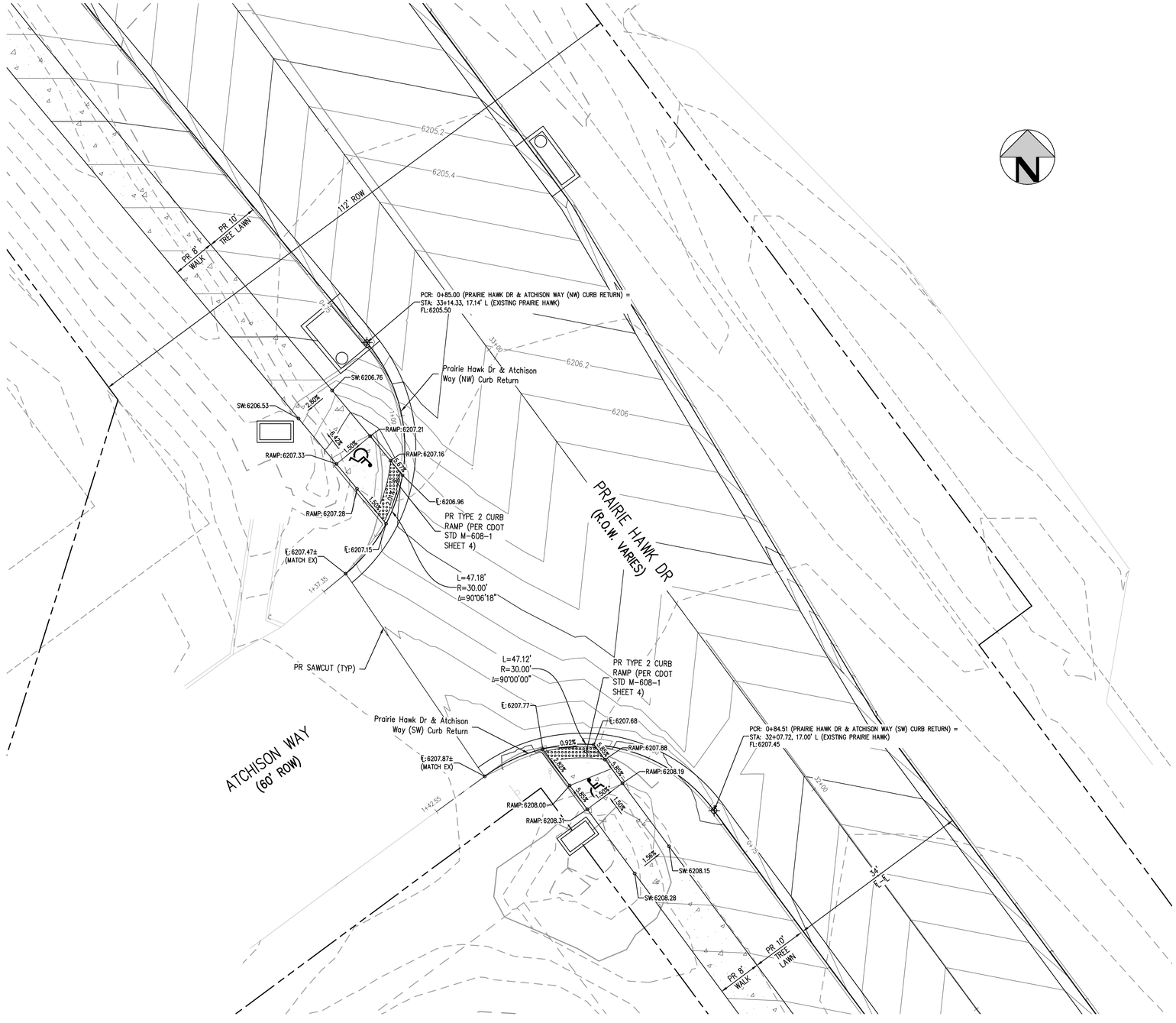
PROJECT #: 200726

SHEET NUMBER

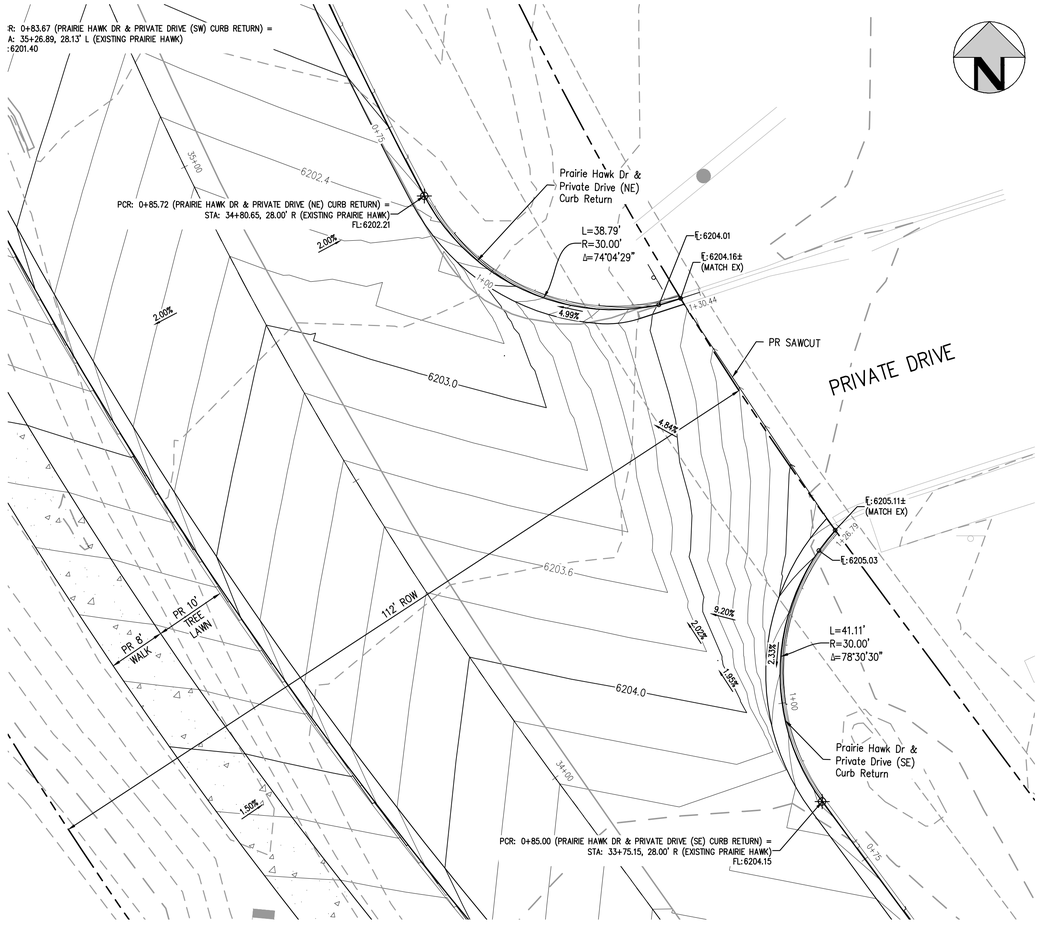
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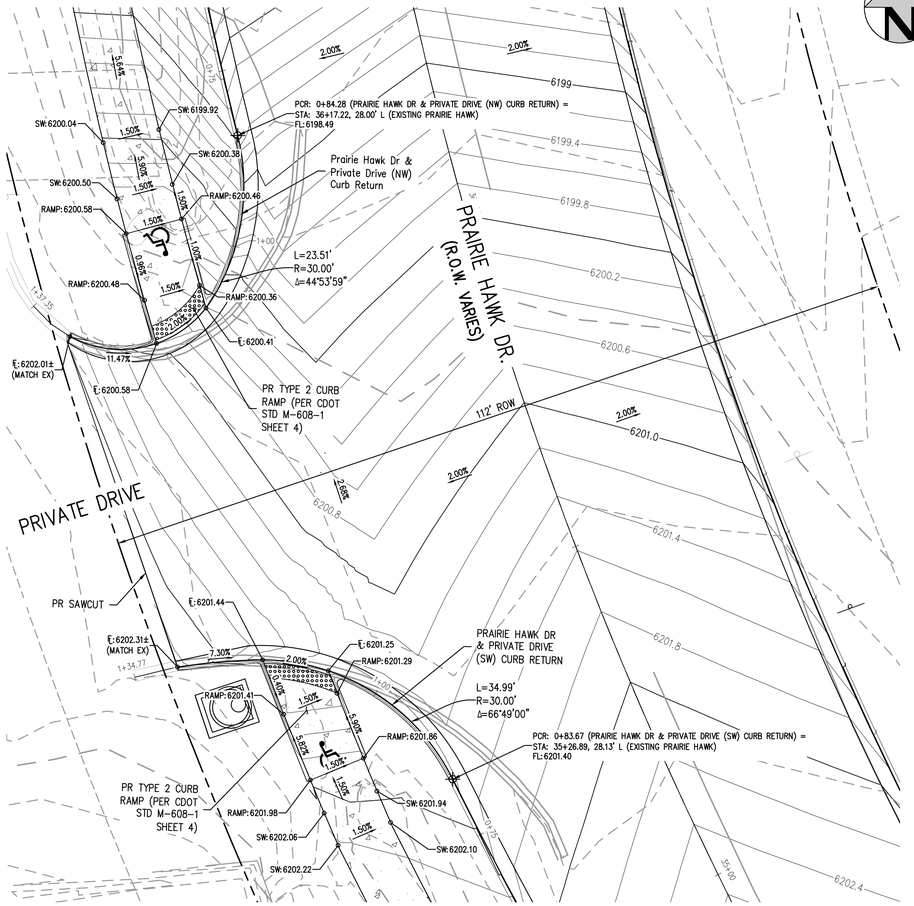
FILEPATH: P:\2020\200726\ENGINEERING\ROADWAY\CD_INTERSECTION DETAIL_EXISTING PRAIRIE HAWK.DWG LAYOUT: INTERSECTION DETAILS
15 XREFs: cd - cr approval block, cd - cr pe certification block, e-base, e-legal, keymap, keymap-offsite[1], p-base, p-base-gr1, p-base-gr2, p-base-ph2, p-base-ph3, p-base-ph4, p-base-grass, p-base-rec[1], p-legal, p-roadway
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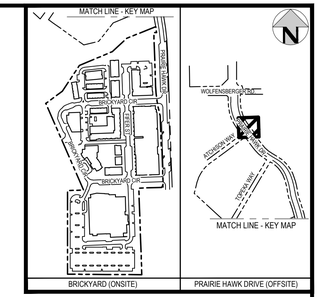
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.


112' ROW
PR 10' TREE LAWN
PR 8' WALK
POR: 0+85.00 (PRAIRIE HAWK DR & ATCHISON WAY (NW) CURB RETURN) = STA: 33+14.33, 17.14' L (EXISTING PRAIRIE HAWK) FL:6205.50
Prairie Hawk Dr & Atchison Way (NW) Curb Return
SW:6206.76
SW:6206.53
RAMP:6207.21
RAMP:6207.16
RAMP:6207.33
RAMP:6207.28
E:6206.96
PR TYPE 2 CURB RAMP (PER CDOT STD M-608-1 SHEET 4)
E:6207.47± (MATCH EX)
E:6207.15
L=47.18'
R=30.00'
Δ=90°06'18"
PRAIRIE HAWK DR (R.O.W. VARIES)
PR SAWCUT (TYP)
L=47.12'
R=30.00'
Δ=90°00'00"
E:6207.77
E:6207.68
Prairie Hawk Dr & Atchison Way (SW) Curb Return
E:6207.87± (MATCH EX)
RAMP:6207.88
RAMP:6208.19
RAMP:6208.00
RAMP:6208.31
SW:6208.15
SW:6208.28
PCR: 0+84.51 (PRAIRIE HAWK DR & ATCHISON WAY (SW) CURB RETURN) = STA: 32+07.72, 17.00' L (EXISTING PRAIRIE HAWK) FL:6207.45
ATCHISON WAY (60' ROW)
PR 10' TREE LAWN
PR 8' WALK
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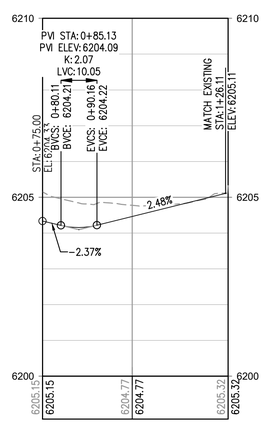




KEY MAP

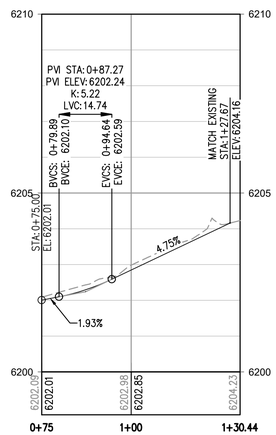
EXISTING PRAIRIE HAWK DR & PRIVATE DRIVEWAYS INTERSECTION PLAN

SCALE: 1" = 10'



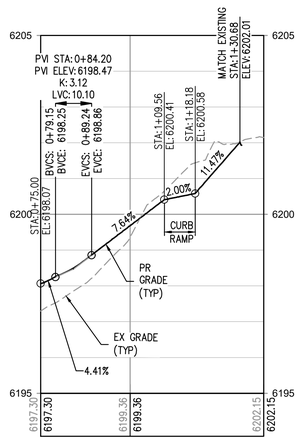
PRAIRIE HAWK DR & PRIVATE DRIVE (SE) CURB RETURN PROFILE

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



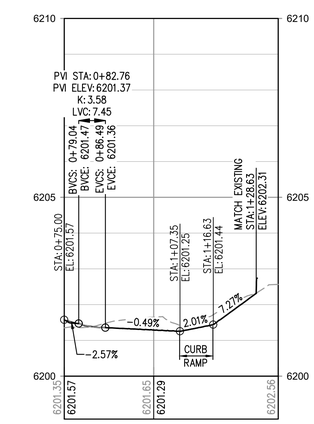
PRAIRIE HAWK DR & PRIVATE DRIVE (NE) CURB RETURN PROFILE

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



PRAIRIE HAWK DR & PRIVATE DRIVE (NW) CURB RETURN PROFI

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



PRAIRIE HAWK DR & PRIVATE DRIVE (SW) CURB RETURN PROFILE

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

LEGEND:

EX 1' CONTOURS — 5321 — 5320

PR 0.1' CONTOURS — 5170.1 — 5170.0

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
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 Date

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

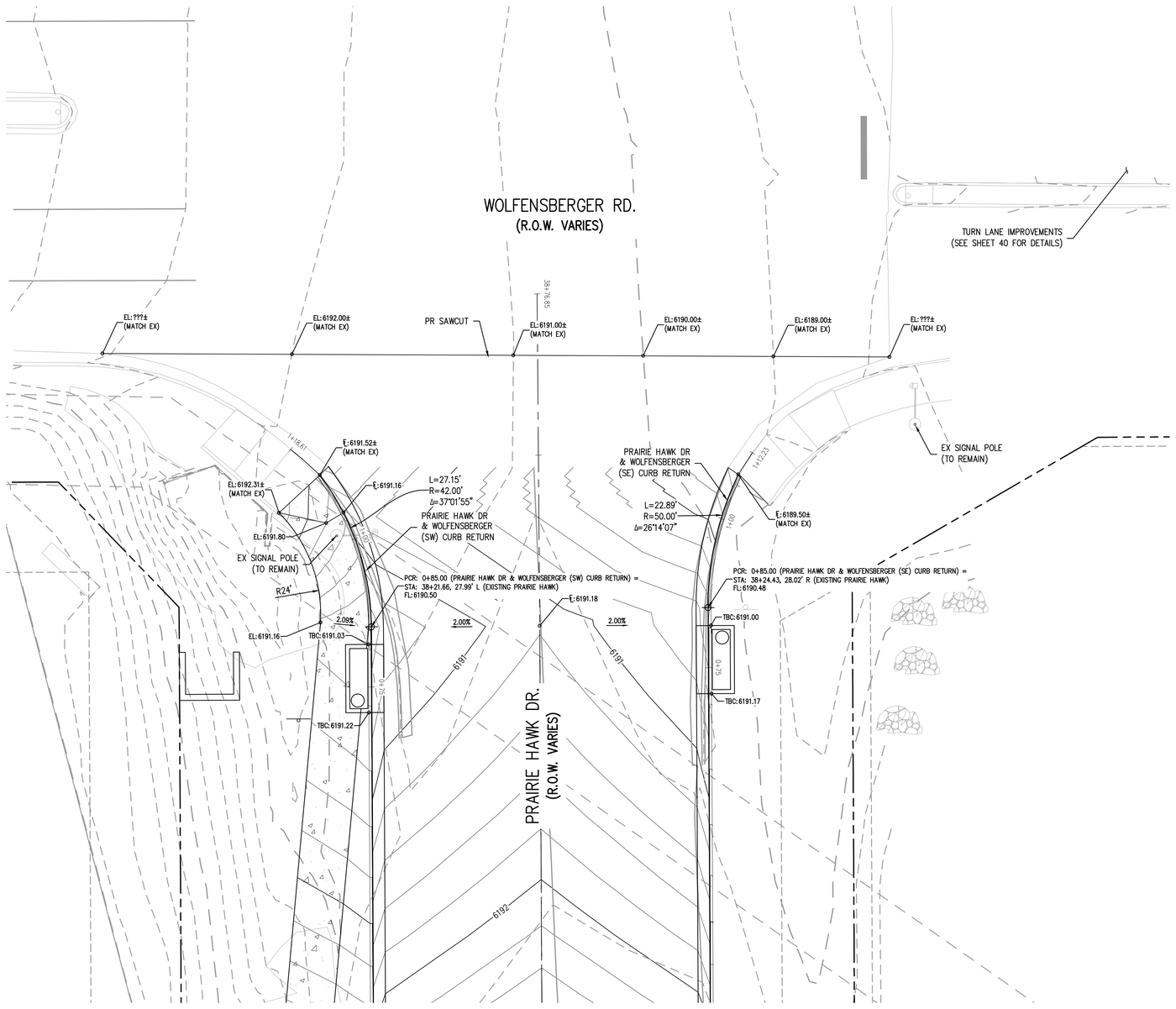
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
INTERSECTION CURB RETURN PROFILES & DETAILED GRADING

PROJECT #: 200726
SHEET NUMBER
38
38 OF 89

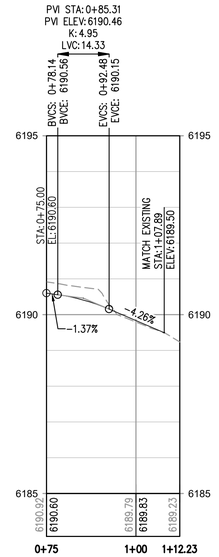
FILEPATH: P:\2020\20072\6ENGINEERING\BROADWAY\CD\...\INTERSECTION DETAIL - EXISTING PRAIRIE HAWK DWG LAYOUT: INTERSECTION DETAILS (3)
15 XREFs: cd - cr approval block, cd - cr pe certification block, e-base, e-legal, keymap, keymap-offsite[0], p-base, p-base-ph1, p-base-ph2, p-base-ph3, p-base-ph4, p-base-praxis, p-base-rec[0], p-legal, p-roadway
PLOTTED: TUE 08/05/25 5:21:37P BY: LIBBEY ENDERSBE

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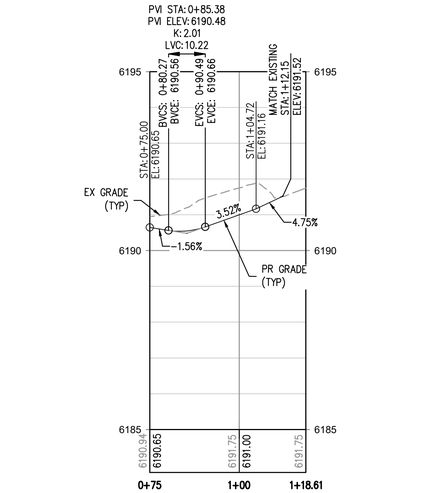
EXISTING PRAIRIE HAWK DR & WOLFENSBERGER RD INTERSECTION PLAN

SCALE: 1" = 10'



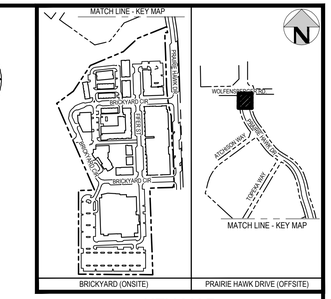
PRAIRIE HAWK DR & WOLFENSBERGER (SE) CURB RETURN PROFILE

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



PRAIRIE HAWK DR & WOLFENSBERGER (SW) CURB RETURN PROFILE

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



KEY MAP

LEGEND:

EX 1' CONTOURS — 5321 — 5320

PR 0.1' CONTOURS — 5170.1 — 5170.0

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
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 Date

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 08-06-2024	
DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

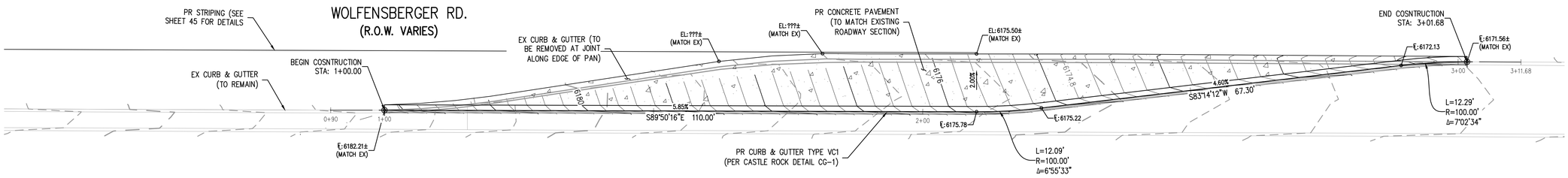
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
INTERSECTION CURB RETURN PROFILES & DETAILED GRADING

PROJECT #: 200726
SHEET NUMBER
39
39 OF 89

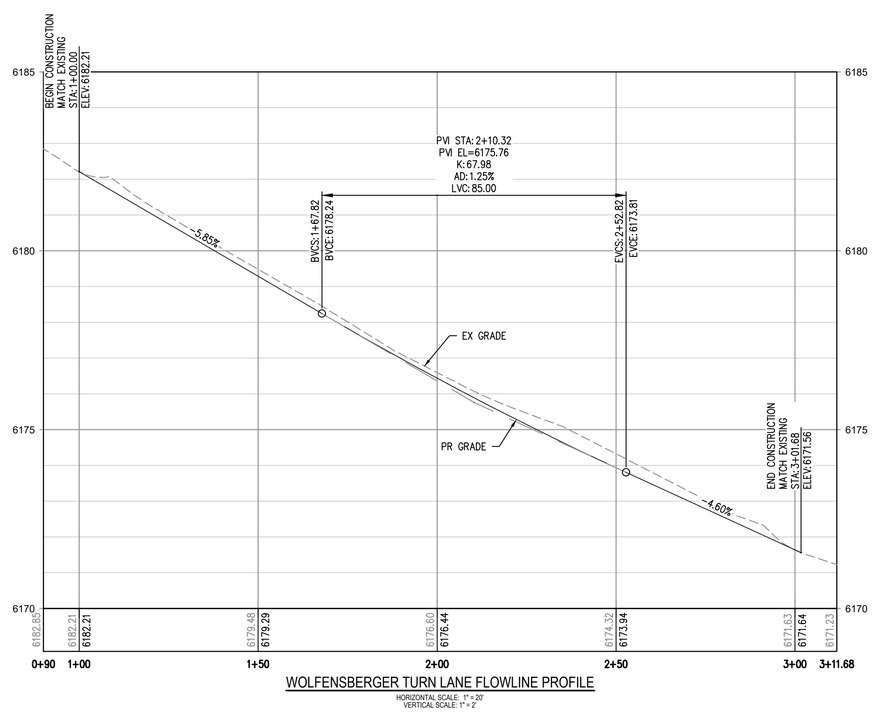
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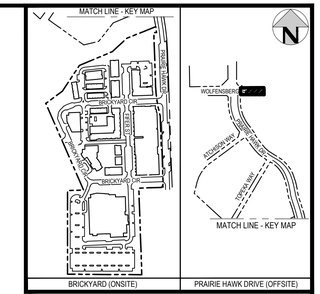
WOLFENSBERGER RD WESTBOUND LEFT TURN LANE IMPROVEMENT PLAN

SCALE: 1" = 10'



WOLFENSBERGER TURN LANE FLOWLINE PROFILE

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



KEY MAP

LEGEND:

EX 1' CONTOURS 5321 5320

PR 0.1' CONTOURS 5170.1 5170.0

VERTICAL DATUM

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

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PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED JOHN D. O'ROURKE 43327 PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

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CHECKED BY: JDO
DRAWN BY: BS

ISSUE DATE: 08-06-2024

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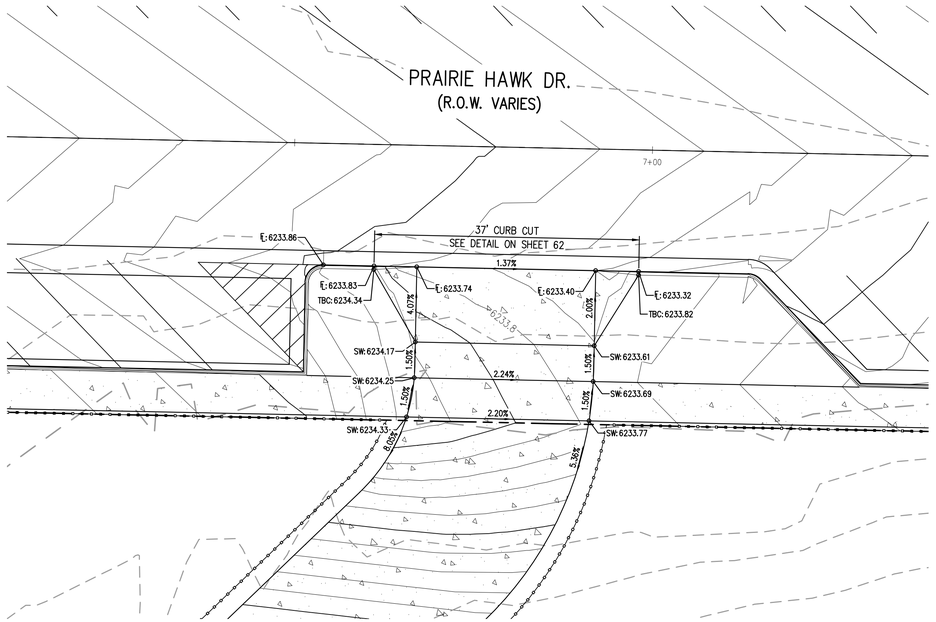
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
WOLFENSBERGER TURN LANE PROFILE & DETAILED GRADING

PROJECT #: 200726
SHEET NUMBER
40
40 OF 89

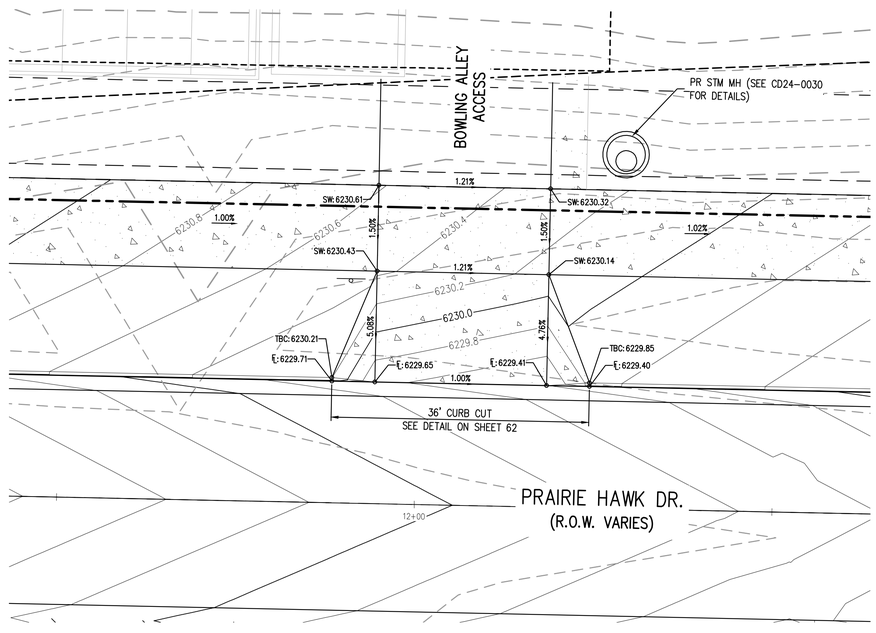
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PLOTTED: TUE 08/05/25 5:21:51P BY: LIBBEY ENDERSBE

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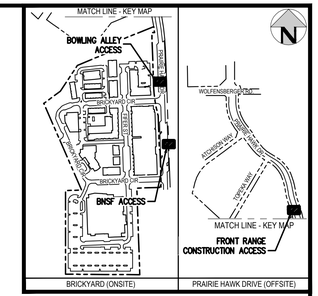
BNSF ACCESS CURB CUT

SCALE: 1" = 10'

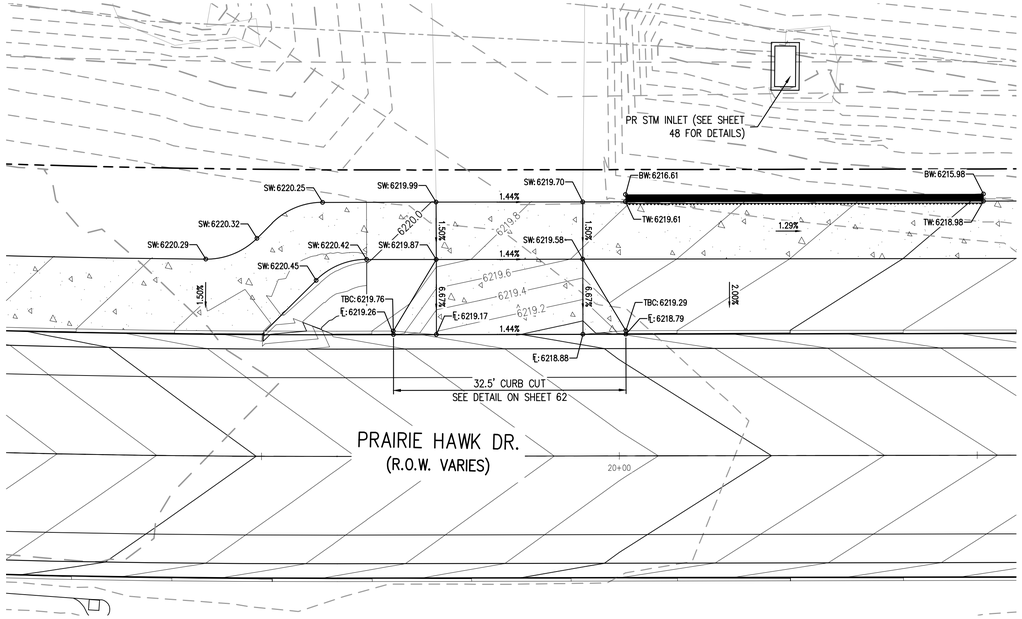


BOWLING ALLEY ACCESS CURB CUT

SCALE: 1" = 10'



KEY MAP



FRONT RANGE CONSTRUCTION SERVICES ACCESS CURB CUT

SCALE: 1" = 10'

LEGEND:

EX 1' CONTOURS — 5321 — 5320

PR 0.1' CONTOURS — 5170.1 — 5170.0

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
PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

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10 0 10 20
SCALE: 1" = 10'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
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08-05-2025	SUBMITTAL TO TOWN

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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 - PRAIRIE HAWK INFRASTRUCTURE
PRAIRIE HAWK CURB CUTS DETAILED GRADING

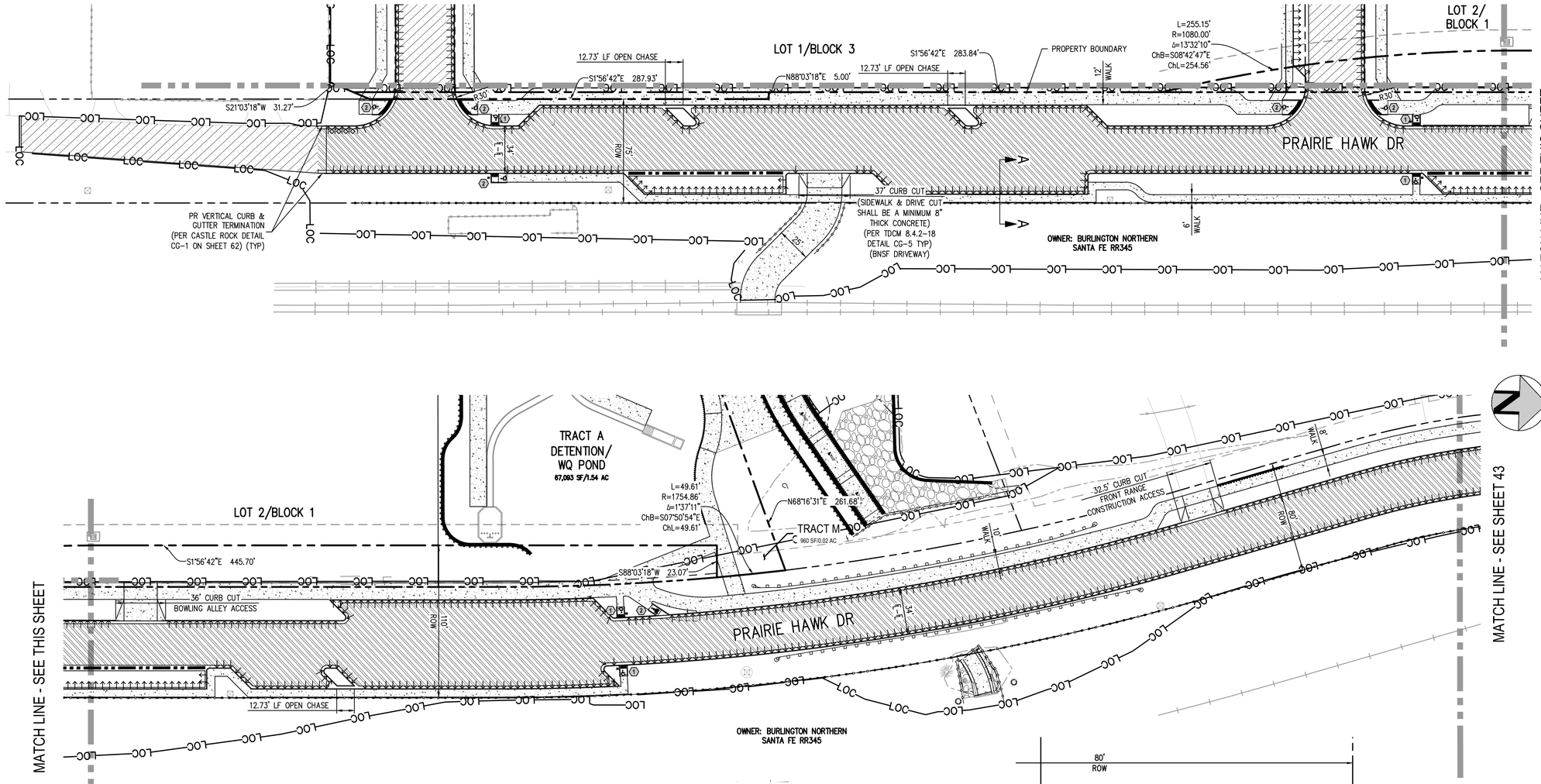
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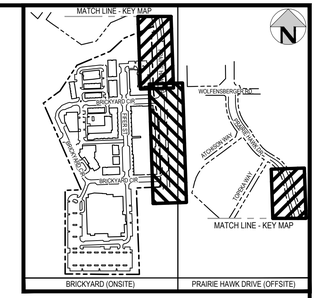
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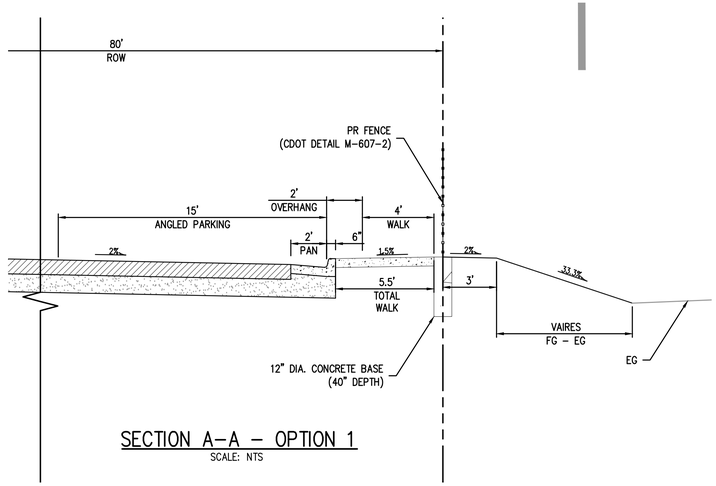
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MATCH LINE - SEE SHEET 30 IN THE BRICKYARD - INFRASTRUCTURE (PHASE IA) (CD24-0030)





KEY MAP



SECTION A–A – OPTION 1
SCALE: NTS

LEGEND:

- PROPOSED VERTICAL CURB & GUTTER – TYPE VC2 (2' CATCH)
- PROPOSED VERTICAL CURB & GUTTER – TYPE VC1 (1' SPILL)
- PROPOSED 4' VALLEY PAN (6" THICK)
- LOCAL ROAD ASPHALT SURFACE W/AGGREGATE BASE COURSE
- COLLECTOR ROAD ASPHALT SURFACE W/AGGREGATE BASE COURSE
- PROPOSED PORTLAND CEMENT CONCRETE –6" FOR SIDEWALKS 8' WIDE OR GREATER –8" FOR ALL SIDEWALKS CROSSED BY COMMERCIAL/INDUSTRIAL TRAFFIC
- EXISTING PORTLAND CEMENT CONCRETE
- ① TYPE 1 PERPENDICULAR CURB RAMP (REFER TO CDOT STD DWG M-608-1, PG 2)
- ② TYPE 2 DIRECTIONAL CURB RAMP (REFER TO CDOT STD DWG M-608-1, PG 4-5)

NOTES:

1. PAVEMENT THICKNESSES ARE SHOWN FOR INFORMATION ONLY. PAVEMENT SECTIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN APPROVED PAVEMENT DESIGN REPORT.
2. CONTRACTOR SHALL CONSTRUCT CONCRETE REINFORCEMENT PAVEMENT JOINTS, ETC. IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS, CURRENT EDITIONS, UNLESS OTHERWISE INDICATED ON PLANS.

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
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL

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Approved By:

Development Services Date

Know what's below. Call before you dig.

SCALE: 1" = 40'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

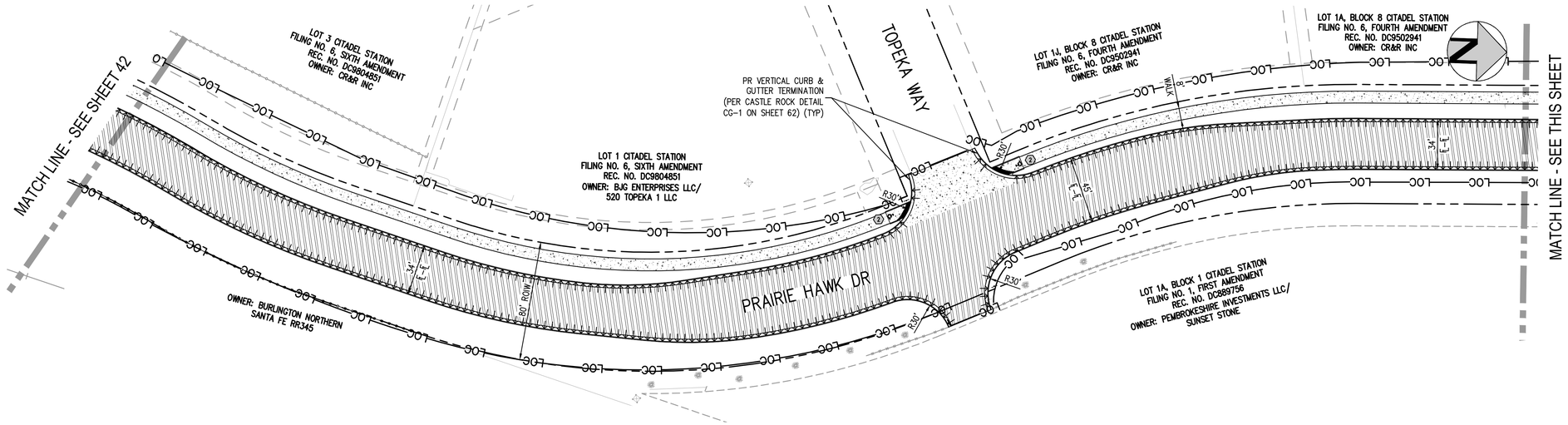
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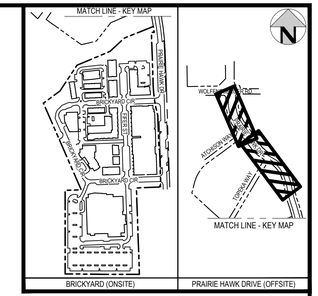
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PAVING PLAN

PROJECT #: 200726
SHEET NUMBER
42
42 OF 89

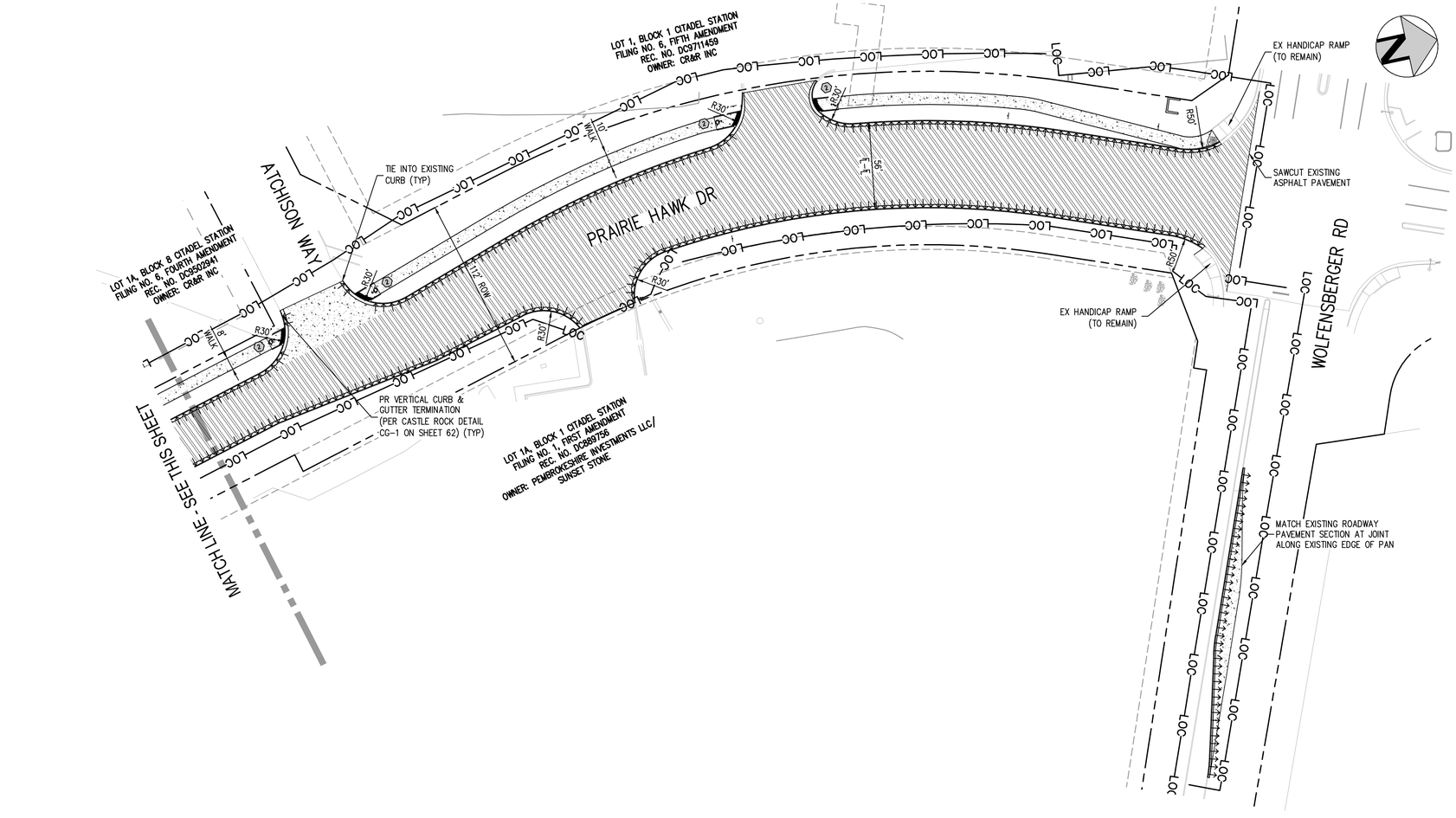
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PLOTTED: TUE 08/05/25 5:22:11P BY: LIBBEY ENDERSBE

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KEY MAP



LEGEND:

- PROPOSED VERTICAL CURB & GUTTER – TYPE VC2 (2' CATCH)
- PROPOSED VERTICAL CURB & GUTTER – TYPE VC1 (1' SPILL)
- PROPOSED 4' VALLEY PAN (6" THICK)
- LOCAL ROAD ASPHALT SURFACE W/AGGREGATE BASE COURSE
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VERTICAL DATUM

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JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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Approved By:

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CHECKED BY: JDO
DRAWN BY: JTKR

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HarrisKocherSmith.com

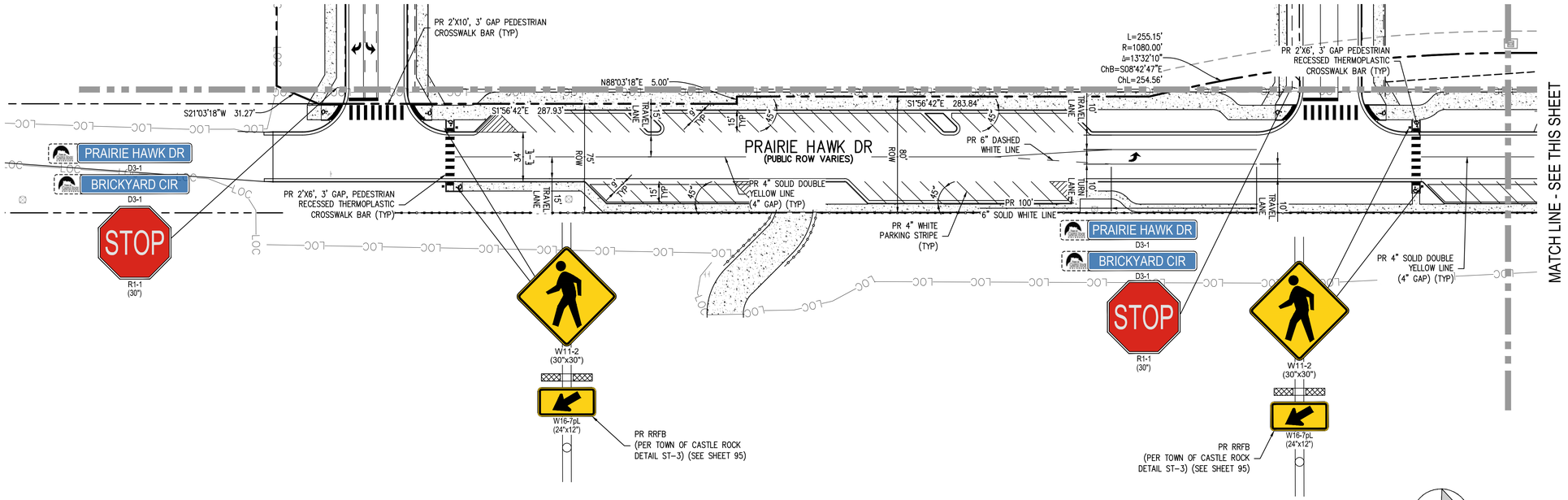
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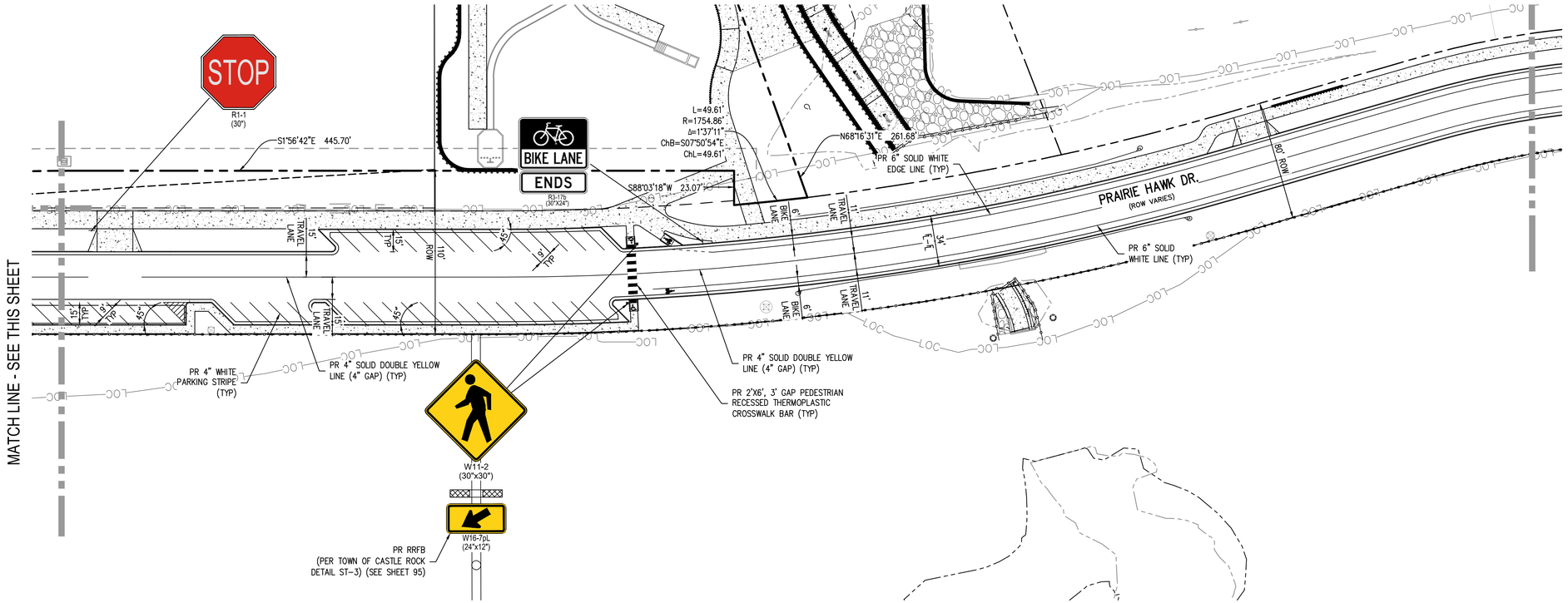
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PAVING PLAN

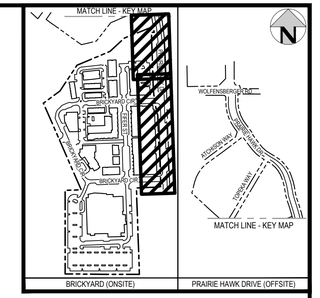
PROJECT #: 200726
SHEET NUMBER
43
43 OF 89

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PLOTTED: TUE 08/05/25 5:22:14P BY: LIBBEY ENDERSBE

MATCH LINE - SEE SHEETS 28-29 IN THE BRICKYARD - INFRASTRUCTURE (PHASE IA) (CD24-0030)







KEY MAP

NOTES:

1. CROSSWALK PAVEMENT MARKINGS AT ALL PEDESTRIAN CROSSINGS SHALL BE RECESSED THERMOPLASTIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. TURN LANE ARROWS SHALL BE PLACED 20' FROM THE BEGINNING OF THE TURN LANE.
3. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS, MUTCD STANDARDS, AND CDOT STANDARDS AND SPECIFICATIONS.
4. ALL SIGNS SHALL MEET TOWN OF CASTLE ROCK TDCM CRITERIA AND BE MUTCD COMPLIANT.

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
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 Date

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

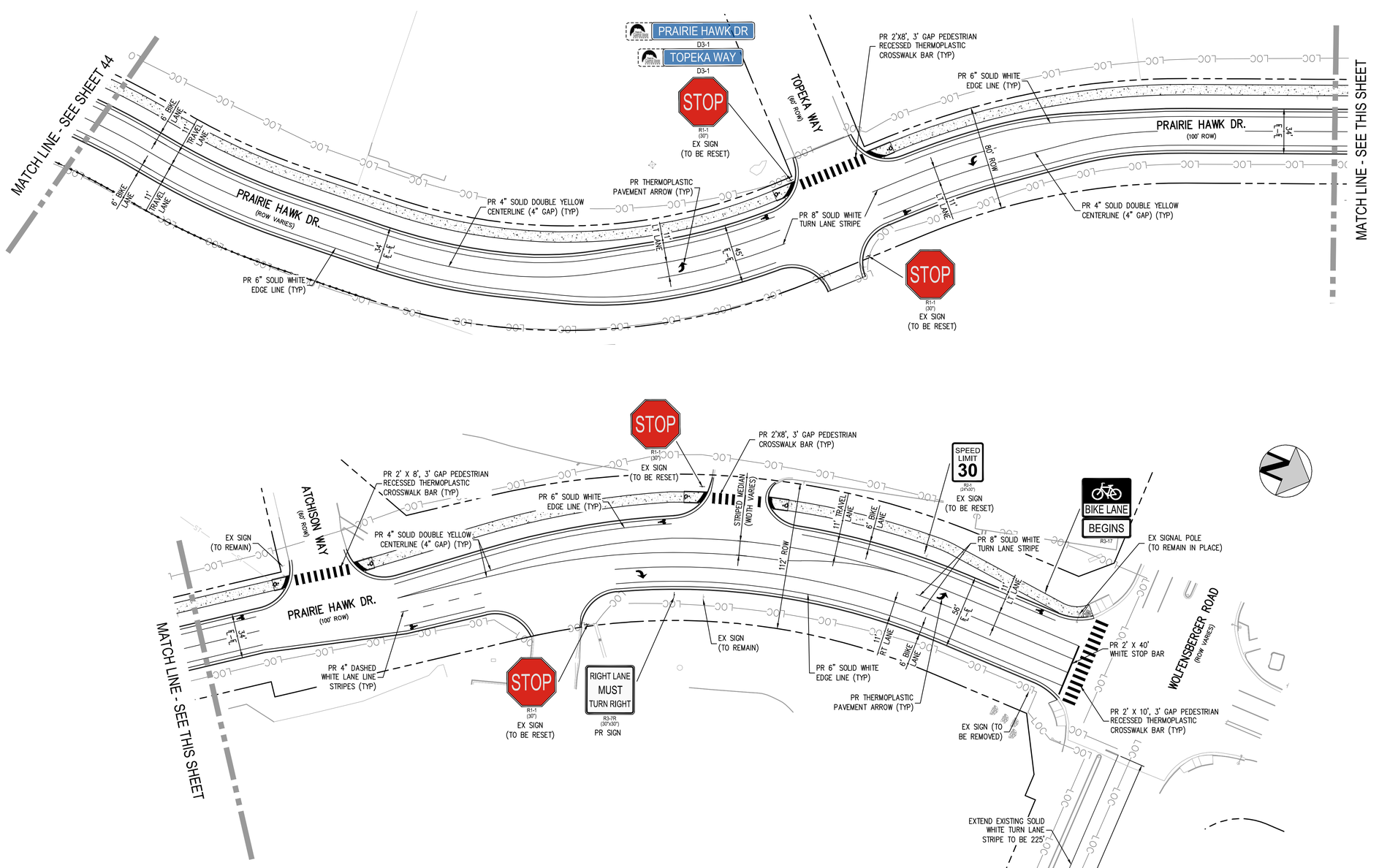
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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

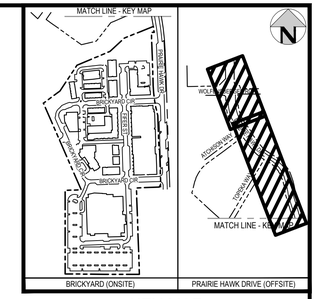
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
SIGNAGE & STRIPING PLAN

PROJECT #: 200726
SHEET NUMBER
44
44 OF 89

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PLOTTED: TUE 08/05/25 5:22:26P BY: LIBBEY ENDERSBE





KEY MAP

NOTES:

1. CROSSWALK PAVEMENT MARKINGS AT ALL PEDESTRIAN CROSSINGS SHALL BE RECESSED THERMOPLASTIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. TURN LANE ARROWS SHALL BE PLACED 20' FROM THE BEGINNING OF THE TURN LANE.
3. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH TOWN OF CASTLE ROCK STANDARDS AND SPECIFICATIONS, MUTCD STANDARDS, AND CDOT STANDARDS AND SPECIFICATIONS.
4. ALL SIGNS SHALL MEET TOWN OF CASTLE ROCK TDCM CRITERIA AND BE MUTCD COMPLIANT.

VERTICAL DATUM

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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DRAWN BY: BS

ISSUE DATE: 08-06-2024	
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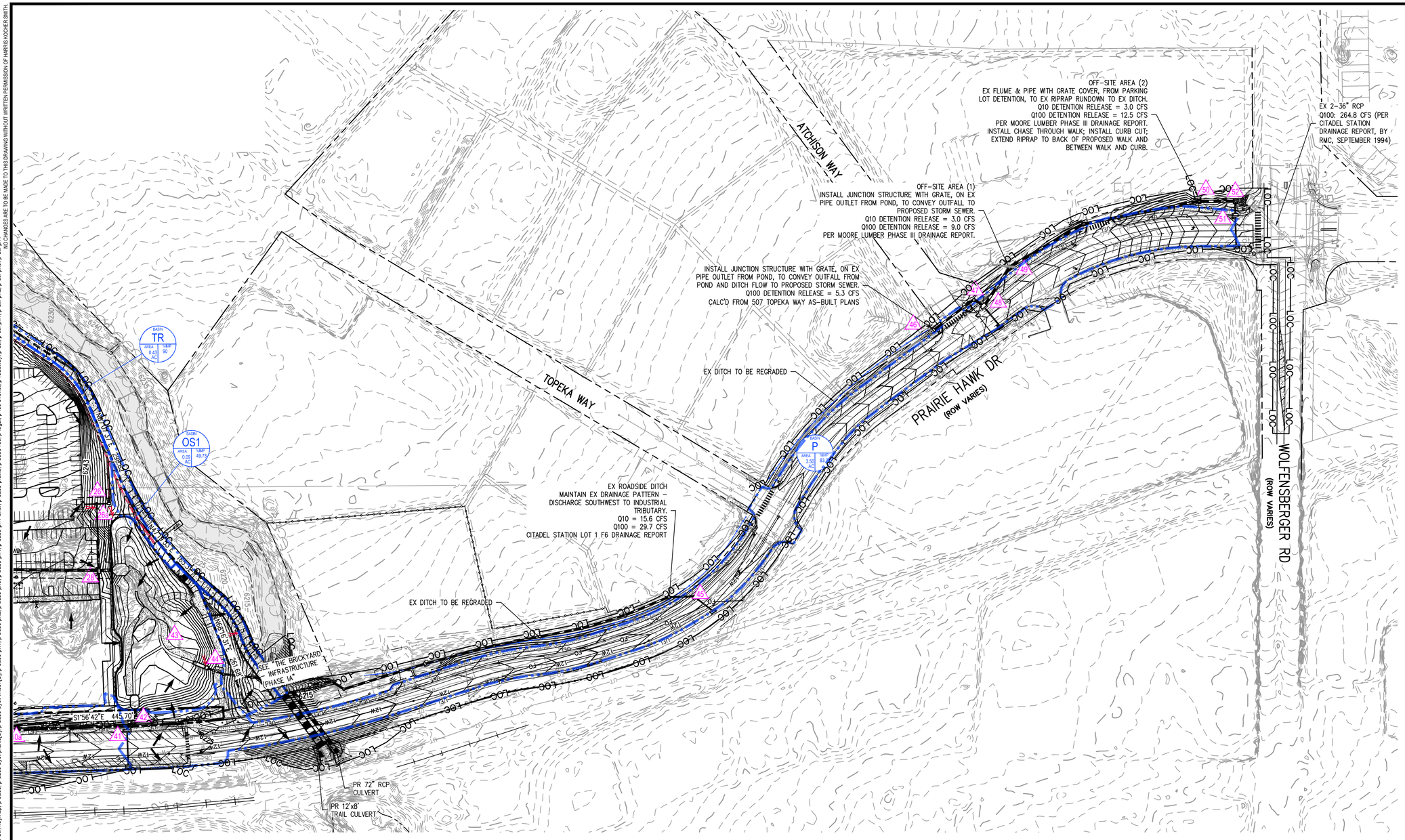
CONFLUENCE COMPANIES, LLC

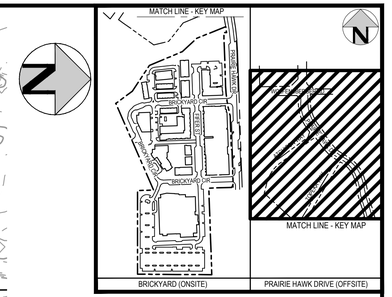
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
SIGNAGE & STRIPING PLAN

PROJECT #: 200726
SHEET NUMBER
45
45 OF 89

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KEY MAP

LEGEND:

- EXISTING CONTOUR LINES — 5175 / 5171
- PROPOSED SUBBASIN BOUNDARY
- FLOW ARROW
- EXISTING STORM — ST — ST
- PROPERTY BOUNDARY
- LMITS OF CONSTRUCTION — LOC
- DESIGN POINT — 1
- PROPOSED CONTOUR LINES — 5175 / 5171
- PROPOSED CONTOUR LINES, SEPARATE PROJECT — 5175 / 5171
- PROPOSED STORM
- EMERGENCY OVERFLOW DIRECTION

BASIN DESIGNATION — BASIN OS 1 — IMPERVIOUSNESS
BASIN SIZE IN ACRES — AREA 1.23 AC — IMP% 0.45

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

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

NOTES:

1. BASIN DELINEATION IS NOT BASED ON ROUGH OVERLOT GRADING, RATHER ON ASSUMED GRADING FOR FINAL DESIGN.
2. FLOW VALUES ARE BASED ON TIME OF CONCENTRATION PER ROUGH OVERLOT GRADING. TABLE VALUES SHOULD BE USED AS APPROXIMATE.
3. REFER TO PRAXIS STREET OFF-SITE IMPROVEMENTS FOR ADDITIONAL OFF-SITE INFORMATION.

ROUTED-CUMULATIVE RUNOFF SUMMARY TABLE

DESIGN POINT (DP)	CONTRIBUTING SUB-BASINS	CONTRIBUTING AREA (AC)	Q5 (CFS)	Q100 (CFS)
45	P1 + P2	1.85	6.10	12.86
46	OS13 + OS14	19.96	30.98	69.74
47	DP 46 + OS15	28.26	43.45	97.79
48	P3 + DP 47 + P4	29.03	44.52	99.85
49	DP 48 + offsite area (1)	29.03	49.02	108.85
50	DP 49 + offsite area (2)	29.03	50.77	112.35
51	P5 + P6 + OS 16	1.22	3.52	8.10
52	DP 50 + DP 51	30.26	56.93	125.16

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

Know what's below. Call before you dig.

90 0 90 180
SCALE: 1" = 90'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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CONFLUENCE COMPANIES, LLC

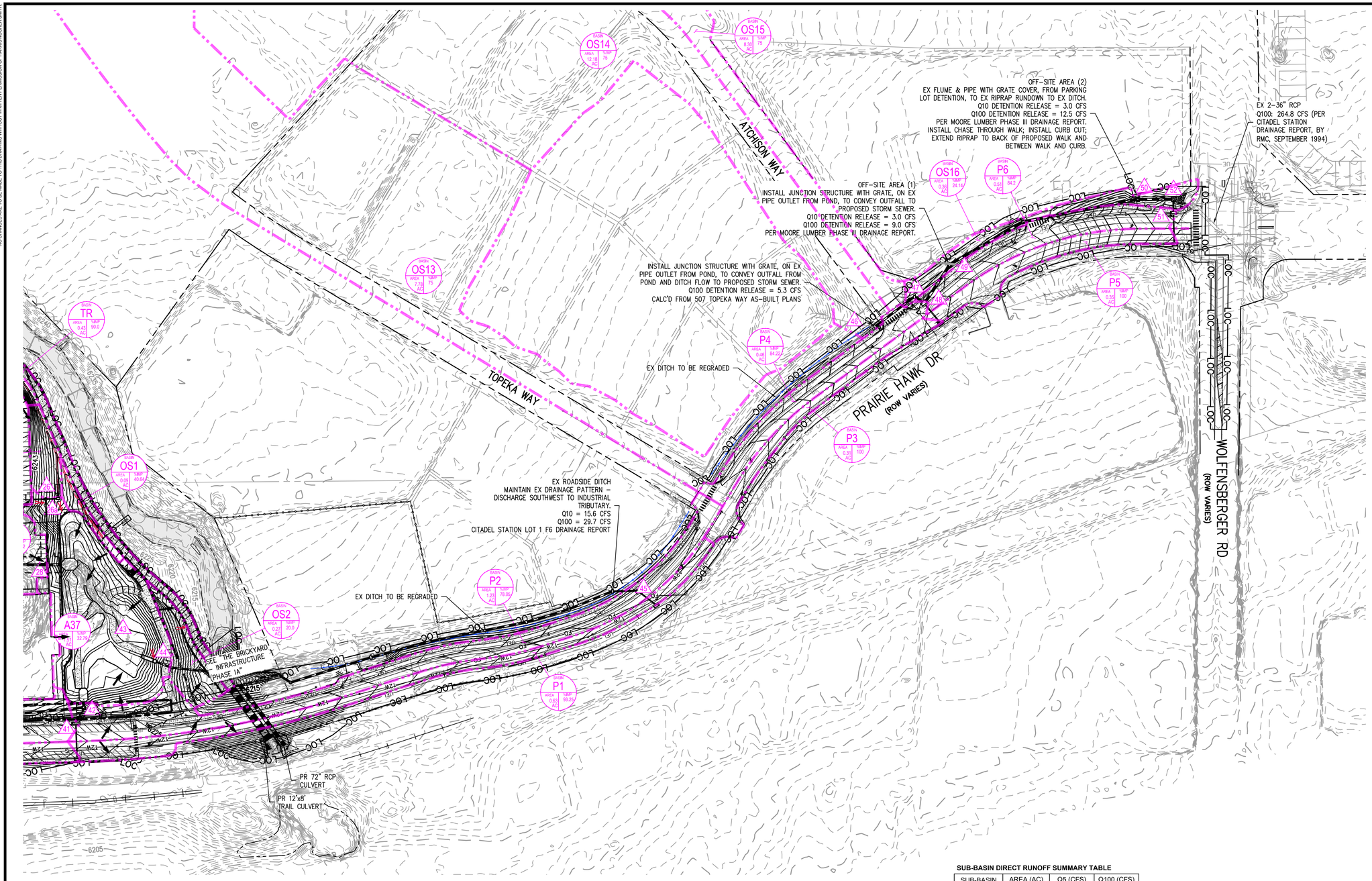
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE

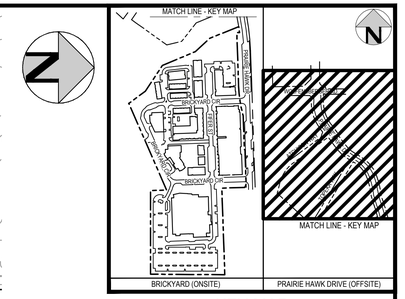
PROPOSED MAJOR DRAINAGE PLAN - PRAIRIE HAWK DRIVE EXTENSION

PROJECT #: 200726

SHEET NUMBER 46

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PLOTTED: TUE 08/05/25 5:23:05P BY: LIBBEY ENDERSBE
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.





KEY MAP

LEGEND:

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- FLOW ARROW
- EXISTING STORM — ST — ST
- PROPERTY BOUNDARY
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- DESIGN POINT — 1
- PROPOSED CONTOUR LINES — 5175 / 5171
- PROPOSED CONTOUR LINES, SEPARATE PROJECT — 5175 / 5171
- PROPOSED STORM
- EMERGENCY OVERFLOW DIRECTION

BASIN DESIGNATION — BASIN OS 1 — IMPERVIOUSNESS
BASIN SIZE IN ACRES — AREA 1.23 AC — IMP% 45

ROUTED-CUMULATIVE RUNOFF SUMMARY TABLE

DESIGN POINT (DP)	CONTRIBUTING SUB-BASINS	CONTRIBUTING AREA (AC)	Q5 (CFS)	Q100 (CFS)
45	P1 + P2	1.85	6.10	12.86
46	OS13 + OS14	19.96	30.98	69.74
47	DP 46 + OS15	28.26	43.45	97.79
48	P3 + DP 47 + P4	29.03	44.52	99.85
49	DP 48 + offsite area (1)	29.03	49.02	108.85
50	DP 49 + offsite area (2)	29.03	50.77	112.35
51	P5 + P6 + OS 16	1.22	3.52	8.10
52	DP 50 + DP 51	30.26	56.93	125.16

SUB-BASIN DIRECT RUNOFF SUMMARY TABLE

SUB-BASIN	AREA (AC)	Q5 (CFS)	Q100 (CFS)
P1	0.63	2.42	4.77
P2	1.23	3.91	8.59
P3	0.31	1.31	2.48
P4	0.46	1.61	3.37
P5	0.35	1.47	2.78
P6	0.51	1.78	3.72
OS13	7.78	14.32	32.22
OS14	12.18	18.91	42.55
OS15	8.30	12.89	29.00
OS16	0.36	0.32	1.69

NOTES:

1. BASIN DELINEATIONS FOR PUBLIC AND PRIVATE ROADS ARE BASED ON THE FINAL DESIGN OF THE SITE. ENGINEERING JUDGEMENT WAS USED FOR PHASE I, PHASE II, PHASE III, AND PHASE IIII BY ASSUMING 90% IMPERVIOUSNESS AND BASIN BOUNDARIES FOR ASSUMED GRADING FOR FINAL DESIGN OF THE ENTIRE SITE.
2. REFER TO PRAXIS STREET OFF-SITE IMPROVEMENTS FOR ADDITIONAL OFF-SITE INFORMATION.

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 — MARK A. WEST — 38561 — 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 Date

Know what's below. Call before you dig.

90 0 90 180
SCALE: 1" = 90'

DESIGNED BY: VCB
CHECKED BY: MAW
DRAWN BY: VCB

ISSUE DATE: 08-06-2024

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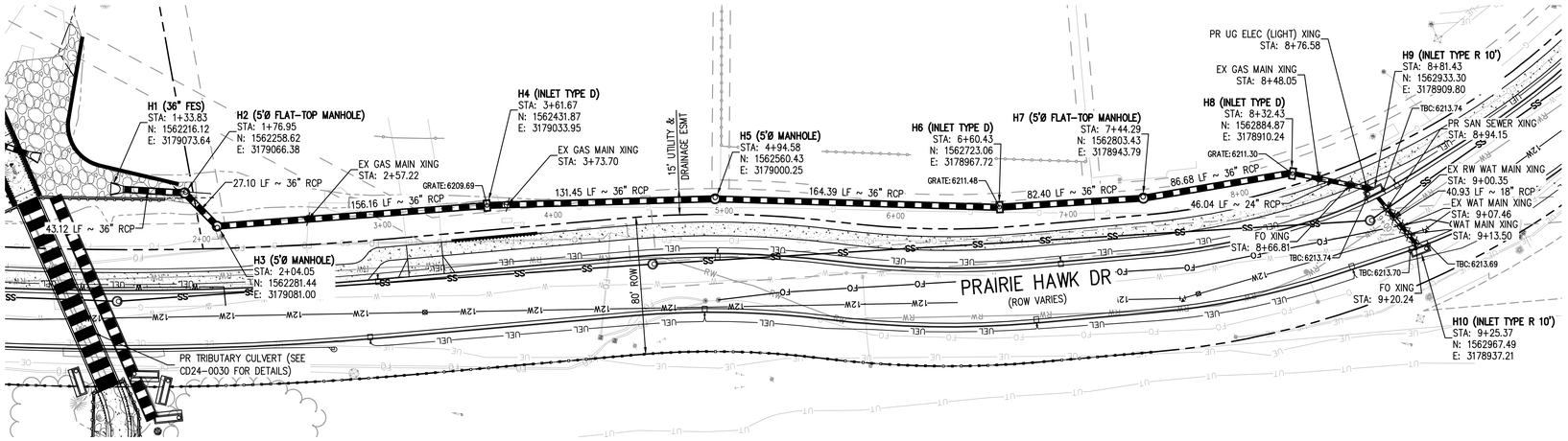
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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
PROPOSED MINOR DRAINAGE PLAN - PRAIRIE HAWK DRIVE EXTENSION

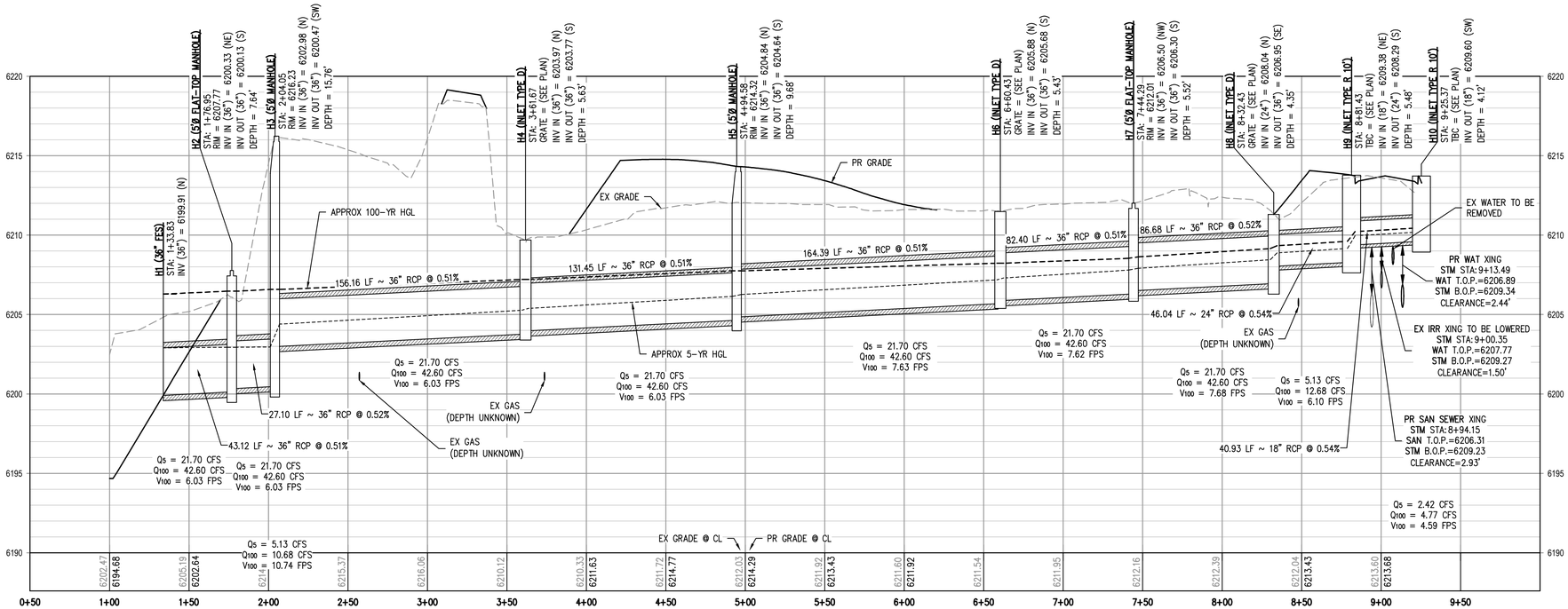
PROJECT #: 200726
SHEET NUMBER
47

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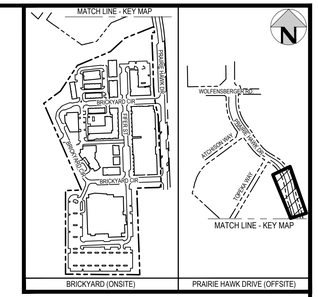
STORM LINE H PLAN

SCALE: 1" = 40'



STORM LINE H PROFILE

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



KEY MAP

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. ALL RCP SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
8. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
9. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
10. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
11. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
12. 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.
13. 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.
14. WHEN A WATER MAIN CROSSES OVER A STORM SEWER WITH LESS THAN TWO FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE STORM SEWER, THE STORM SEWER SHALL BE ENCASED WITH A MINIMUM OF SIX INCHES OF CONCRETE FROM SPRINGLINE TO SIX INCHES ABOVE THE TOP OF THE STORM SEWER. THE ENCASEMENT SHALL EXTEND ALONG THE CENTERLINE OF THE STORM SEWER FOR A MINIMUM OF ONE FOOT BEYOND THE OUTSIDE OF THE WATER MAIN AT EACH END.
15. WHEN A SANITARY SEWER MAIN OR FORCE MAIN CROSSES A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE AND WHICH PIPE CROSSES OVER THE OTHER, EACH JOINT OF THE STORM SEWER WITHIN THE TRENCH WIDTH OF THE CROSSING SHALL BE ENCASED IN A CONCRETE COLLAR AT LEAST SIX INCHES THICK AND EXTENDING AT LEAST SIX INCHES EACH SIDE OF EACH JOINT.

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
MARK A. WEST
38561
PROFESSIONAL ENGINEER

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

TOWN OF CASTLE ROCK APPROVAL
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Approved By:

Development Services Date

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

40 0 40 80
SCALE: 1" = 40'

DESIGNED BY: VCB
CHECKED BY: MAW
DRAWN BY: VCB

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
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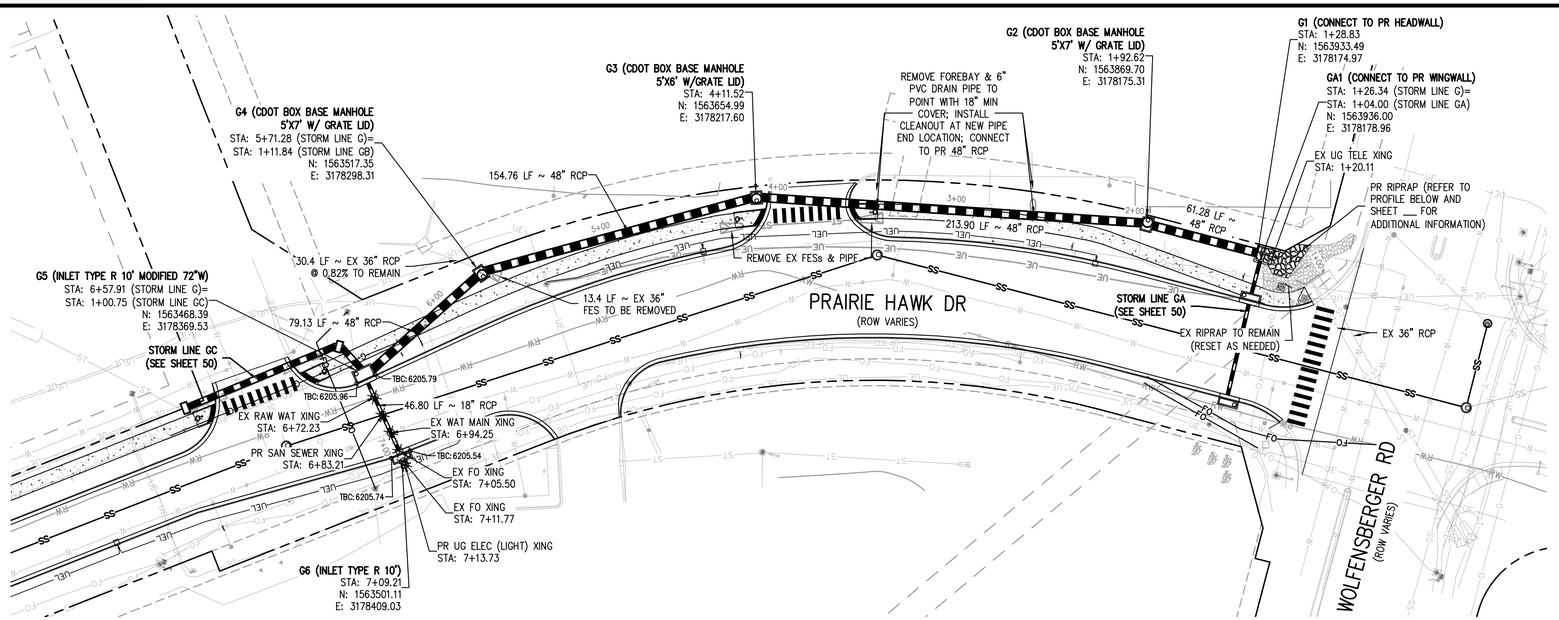
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
STORM LINE H PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
48

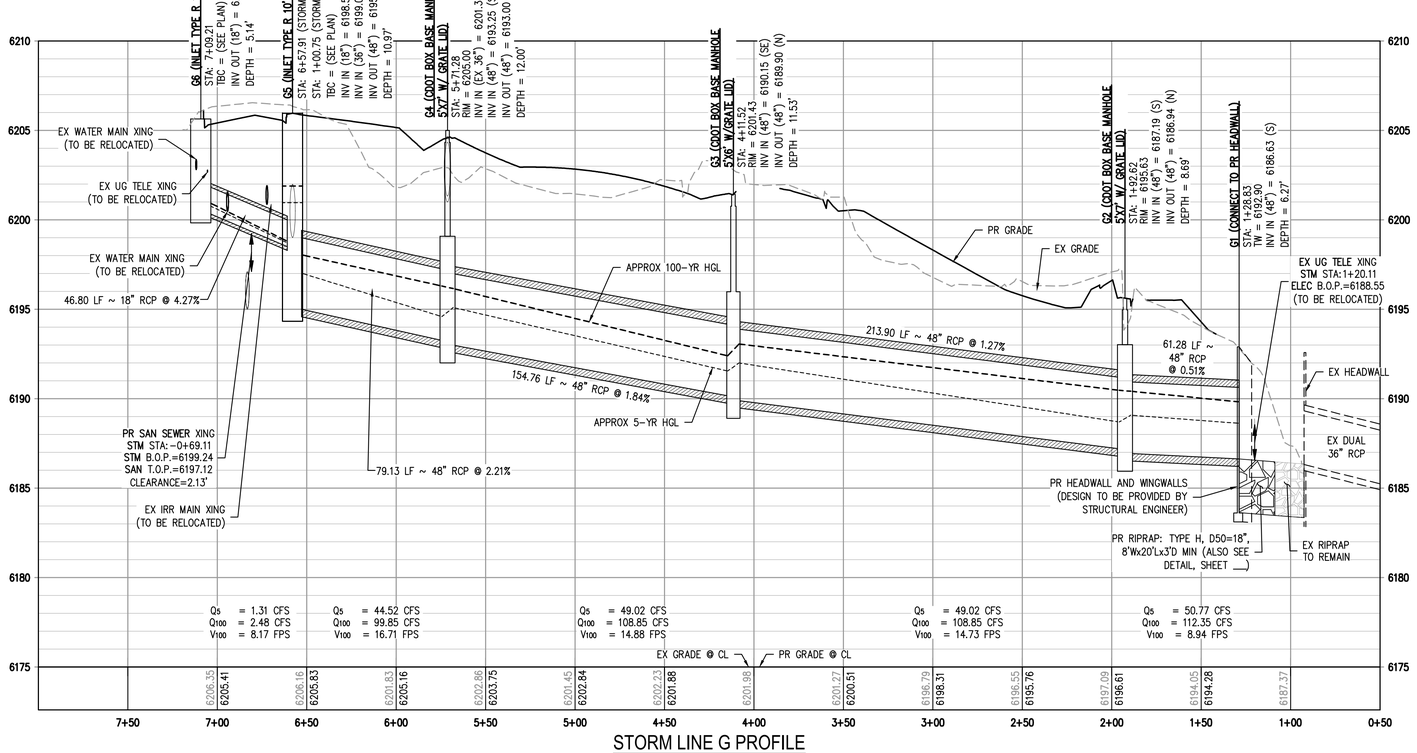
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PLOTTED: TUE 08/05/25 5:23:23P BY: LIBBEY ENDERSBE

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



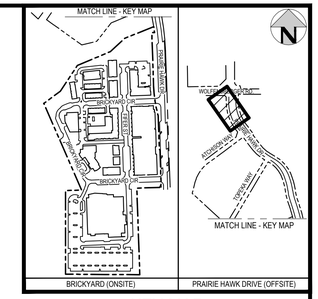
STORM LINE G PLAN

SCALE: 1" = 40'



STORM LINE G PROFILE

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



KEY MAP

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. ALL RCP SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
8. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
9. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
10. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
11. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
12. 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.
13. 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.
14. WHEN A WATER MAIN CROSSES OVER A STORM SEWER WITH LESS THAN TWO FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE STORM SEWER, THE STORM SEWER SHALL BE ENCASED WITH A MINIMUM OF SIX INCHES OF CONCRETE FROM SPRINGLINE TO SIX INCHES ABOVE THE TOP OF THE STORM SEWER. THE ENCASEMENT SHALL EXTEND ALONG THE CENTERLINE OF THE STORM SEWER FOR A MINIMUM OF ONE FOOT BEYOND THE OUTSIDE OF THE WATER MAIN AT EACH END.
15. WHEN A SANITARY SEWER MAIN OR FORCE MAIN CROSSES A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE AND WHICH PIPE CROSSES OVER THE OTHER, EACH JOINT OF THE STORM SEWER WITHIN THE TRENCH WIDTH OF THE CROSSING SHALL BE ENCASED IN A CONCRETE COLLAR AT LEAST SIX INCHES THICK AND EXTENDING AT LEAST SIX INCHES EACH SIDE OF EACH JOINT.

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

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

TOWN OF CASTLE ROCK APPROVAL

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

Approved By:

Development Services Date

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

DESIGNED BY: VCB
CHECKED BY: MAW
DRAWN BY: VCB

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

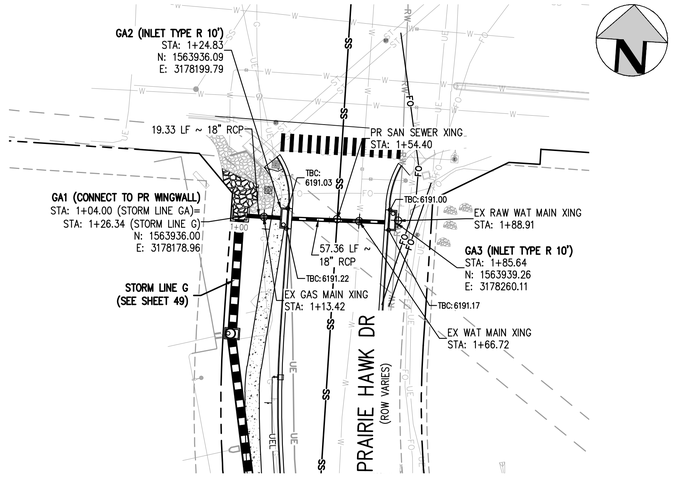
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
STORM LINE G PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
49
49 OF 89

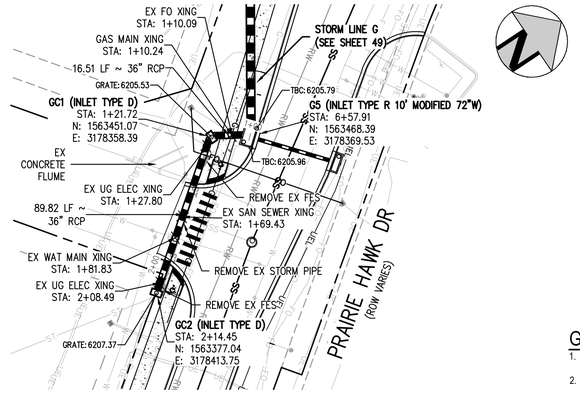
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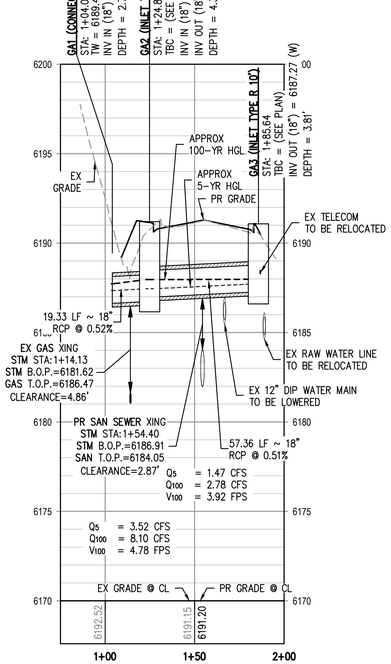
STORM LINE GA PLAN

SCALE: 1" = 40'



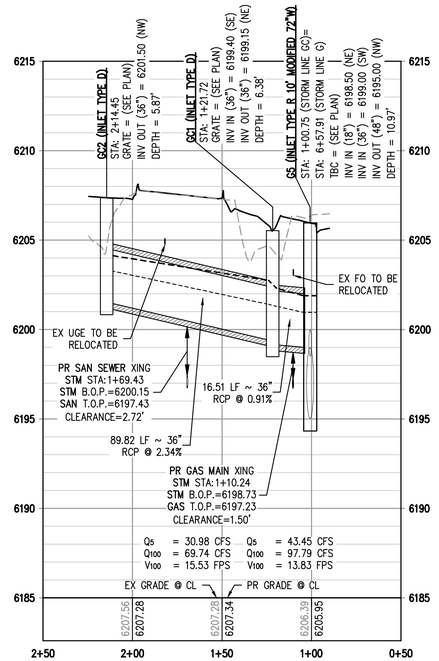
STORM LINE GC PLAN

SCALE: 1" = 40'



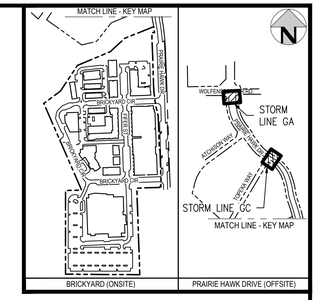
STORM LINE GA PROFILE

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



STORM LINE GC PROFILE

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



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VERTICAL DATUM

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PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
MARK A. WEST
38561
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 Date

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

DESIGNED BY: VCB
CHECKED BY: MAW
DRAWN BY: VCB

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

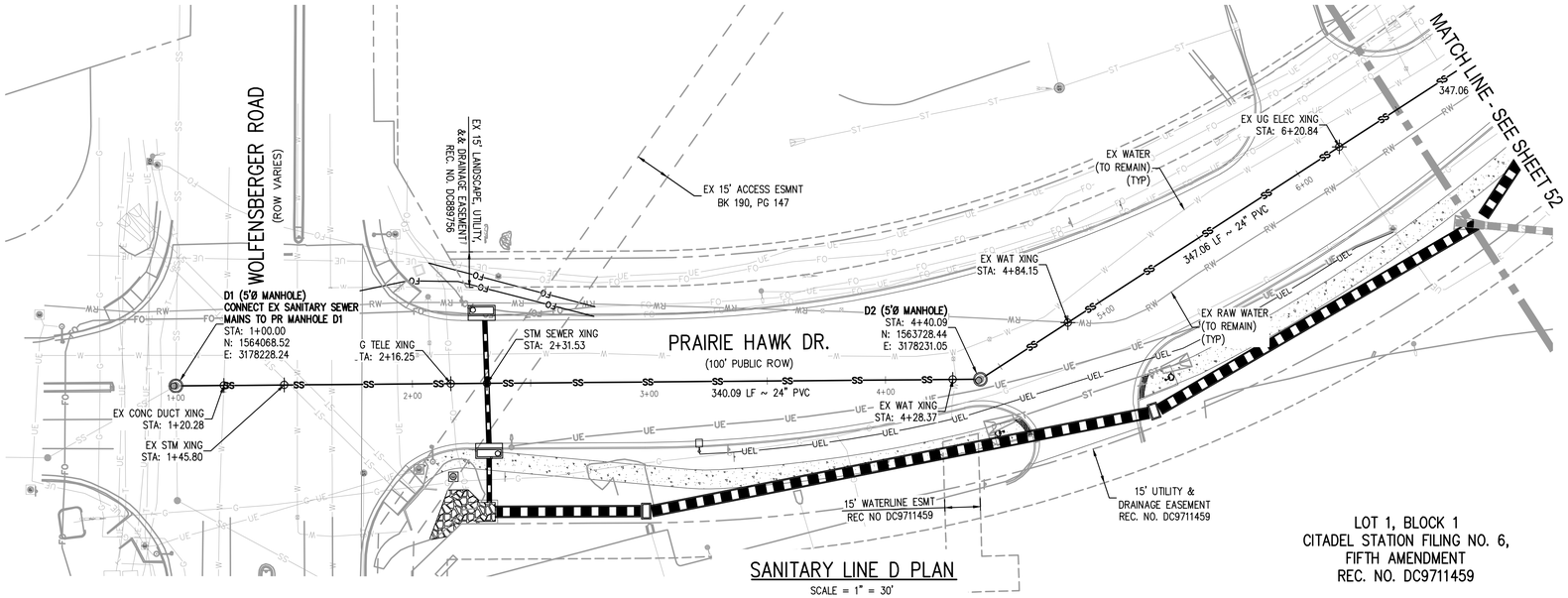
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
STORM LINES GA & GC PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
50
50 OF 89

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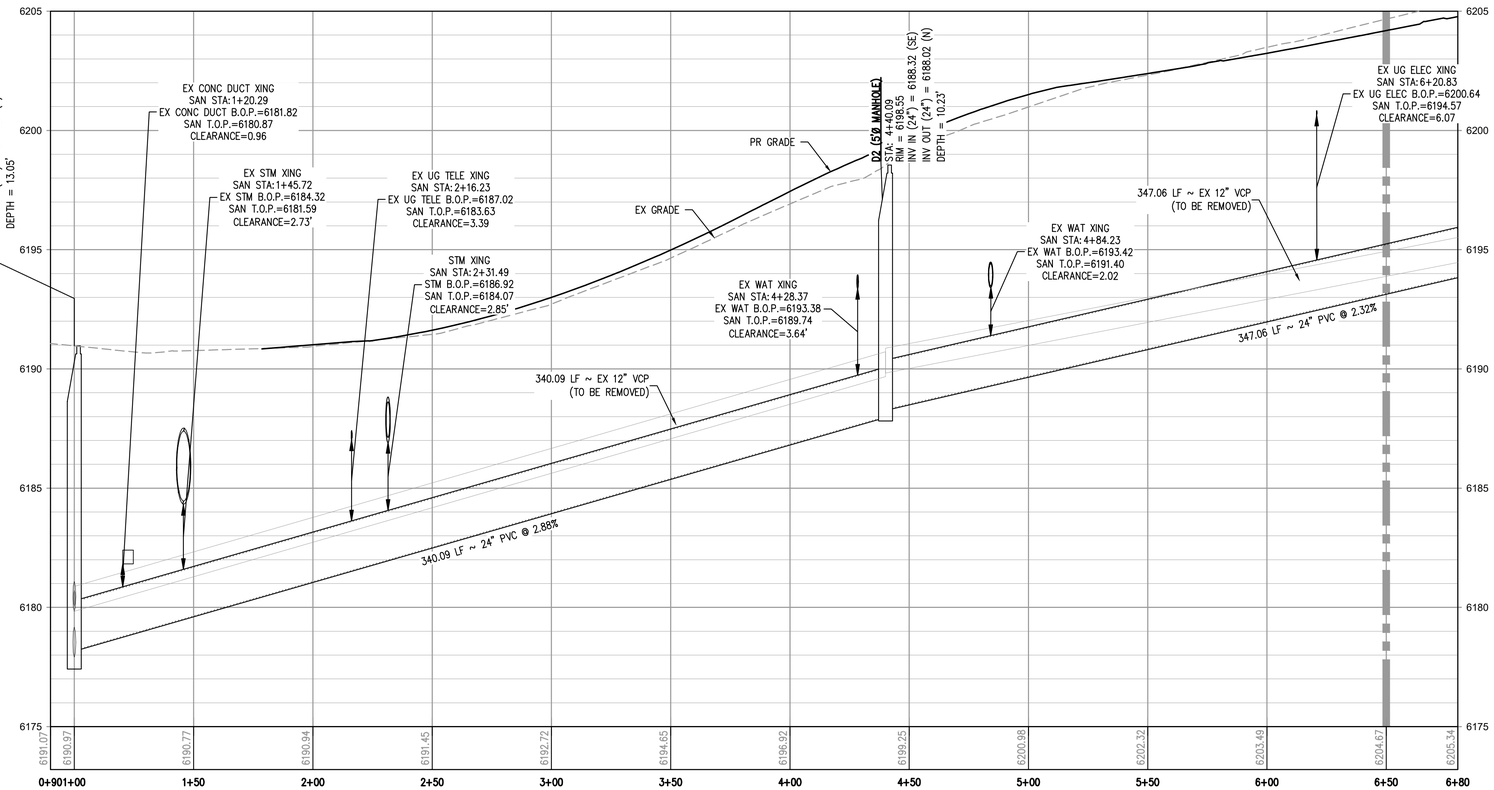
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SANITARY LINE D PLAN

SCALE = 1" = 30'

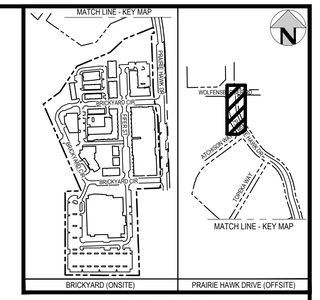
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FIFTH AMENDMENT
REC. NO. DC9711459



SANITARY LINE D PROFILE

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

MATCH LINE - SEE SHEET 52



KEY MAP

LEGEND:

- PROPERTY BOUNDARY
- EX UTIL TO BE REMOVED/ABANDONED/RELOCATED
- EX SANITARY SEWER
- EX WATER LINE
- EX STORM SEWER
- EX FIBER OPTIC
- EX GAS
- EX UNDERGROUND ELECTRIC
- PR LANDSCAPE DRAIN PIPE
- PR LANDSCAPE AREA DRAIN
- PR SANITARY SEWER W/MANHOLE
- PR SANITARY SERVICE
- PR 8" WATER LINE
- PR 12" WATER LINE
- PR WATER SERVICE
- PR SANITARY SERVICE
- PR STORM LINE W/ MANHOLE
- PR GAS LINE
- PR JOINT TRENCH
- PR UNDERGROUND ELECTRIC
- PR WALL
- PR FIRE HYDRANT
- PR GATE VALVE
- PR BEND (11.25°, 22.5°, 45°)
- PR TEE
- PR SWIVEL TEE
- PR PLUG
- PR REDUCER
- PR CROSS

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. AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.
12. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TOWN OF CASTLE ROCK (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 (CR) WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR 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.

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

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10-22-2024	PRICING SET
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P: 303.623.6300 F: 303.623.6311
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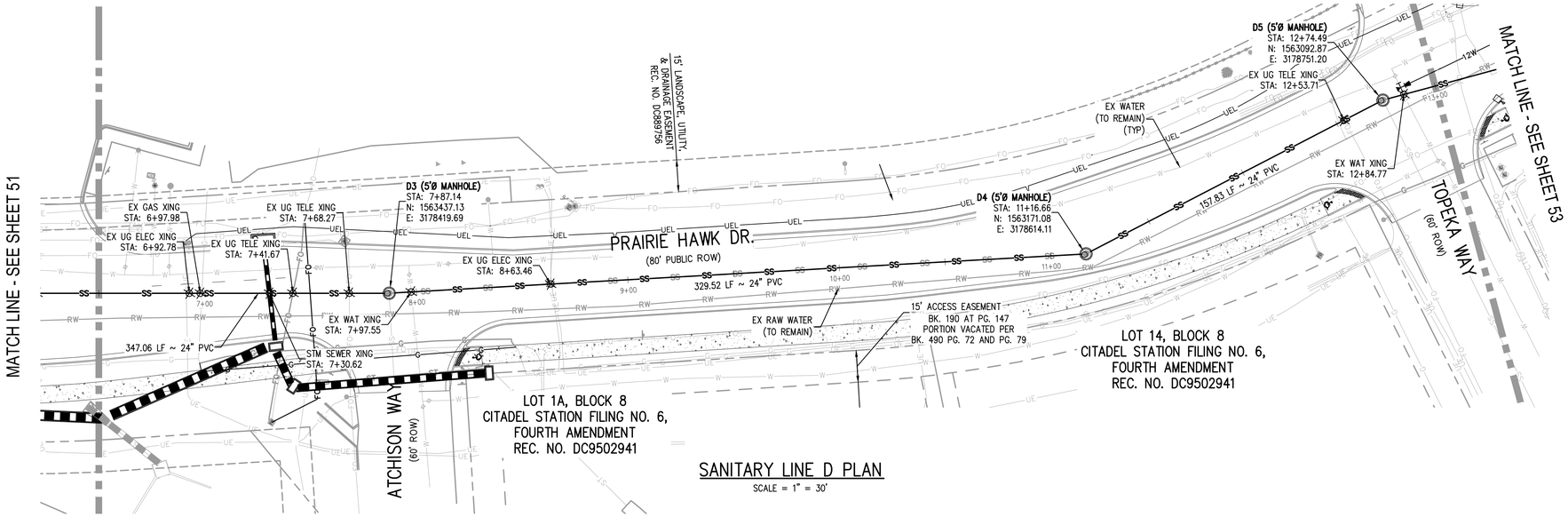
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OS - SANITARY PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
51
51 OF 89

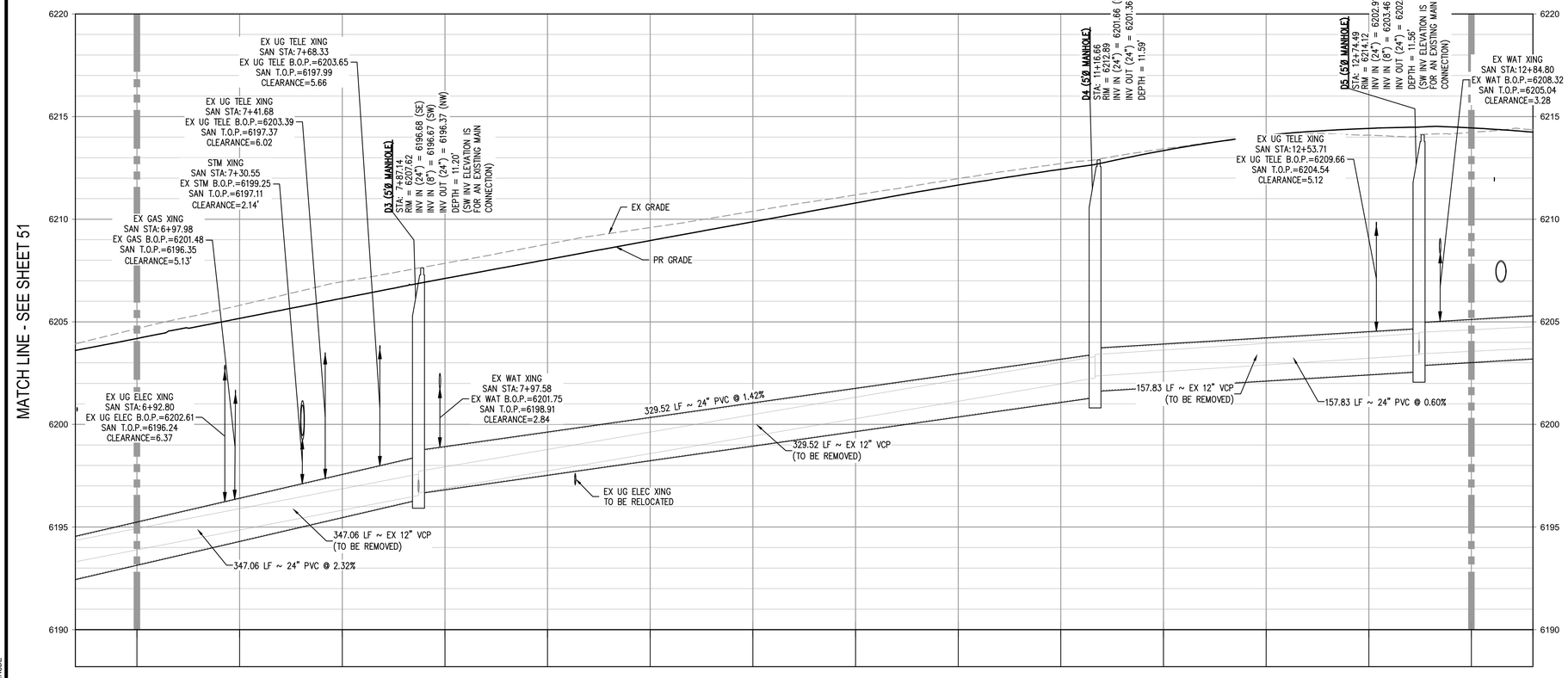
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PLOTTED: TUE 08/05/25 5:24:04P BY: LIBBEY ENDERSBE

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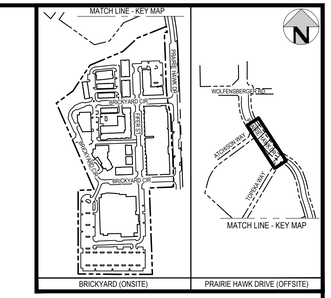
SANITARY LINE D PLAN

SCALE = 1" = 30'



SANITARY LINE D PROFILE

HORIZONTAL SCALE: 1" = 30'
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KEY MAP

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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.
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LEGEND:

SEE SHEET 51 FOR UTILITY PLAN LEGEND.

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED JOHN D. O'ROURKE 43327 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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
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1120 Lincoln Street, Suite 1000
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P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

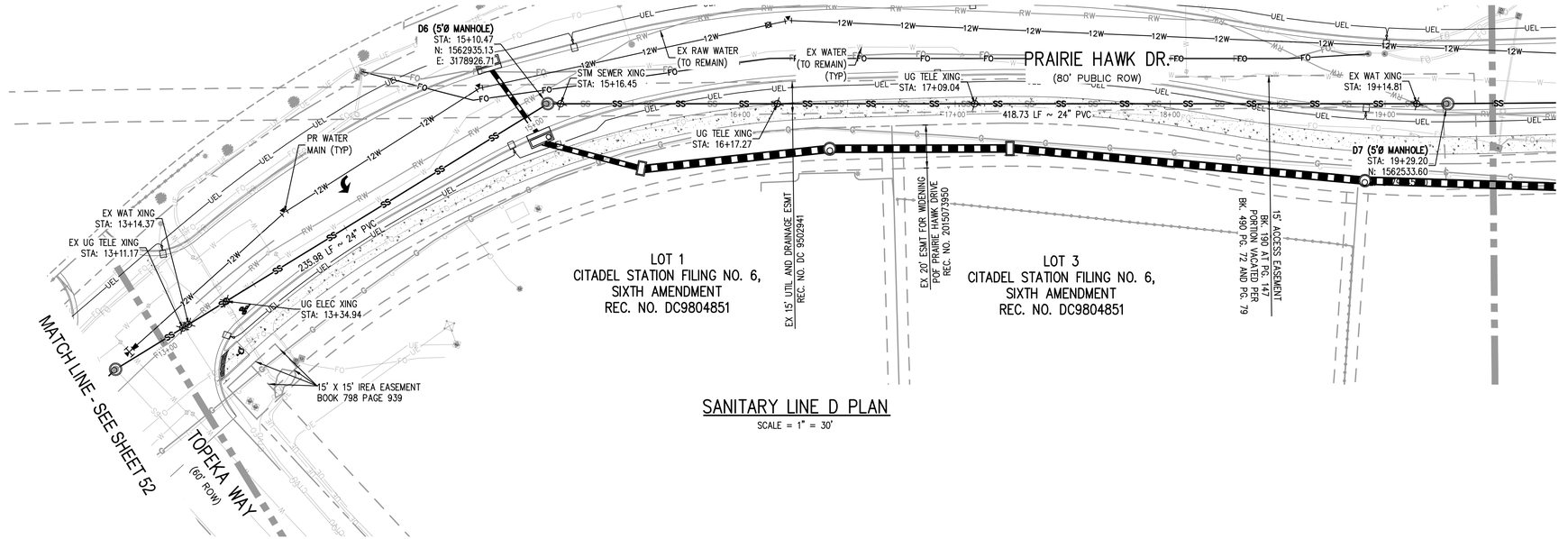
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OS - SANITARY PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
52
52 OF 89

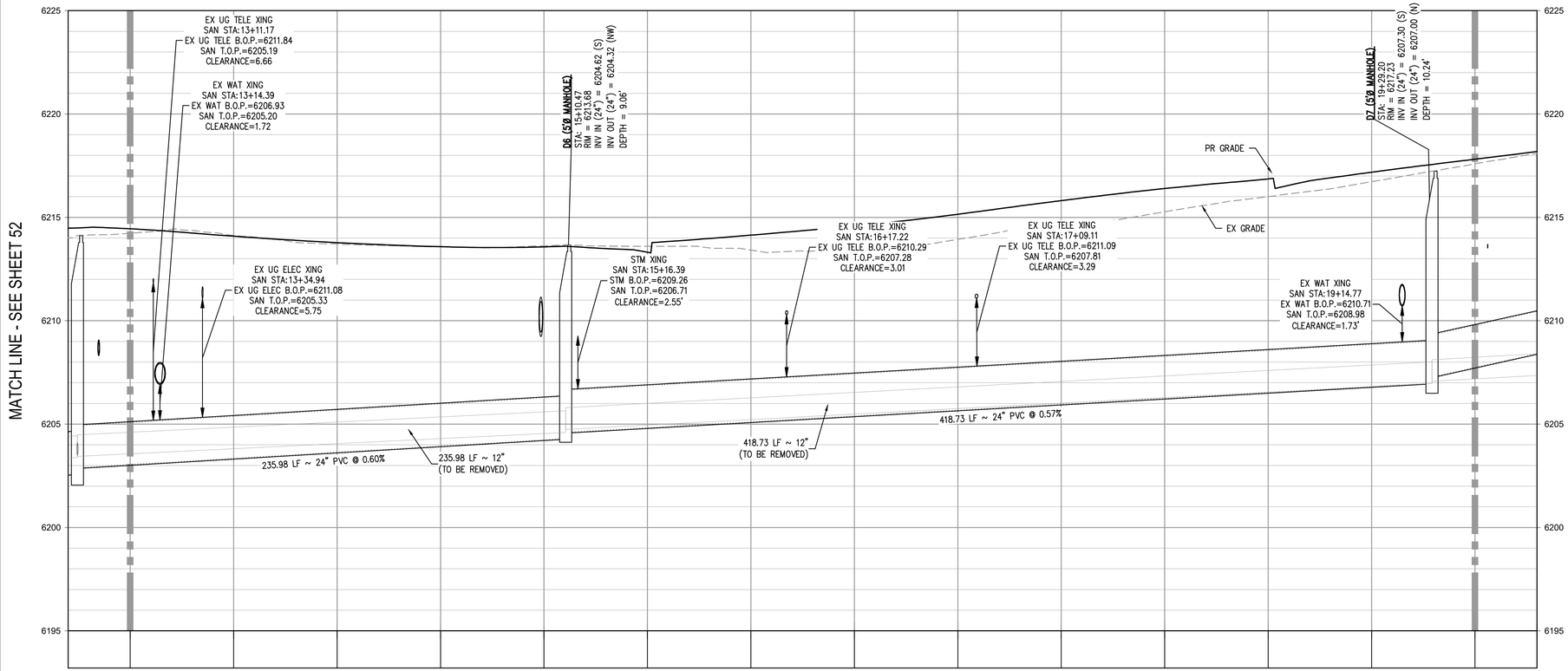
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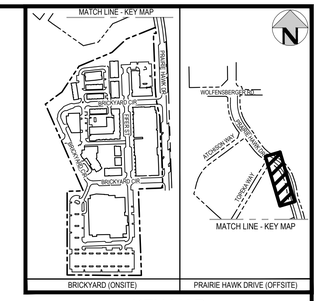
SANITARY LINE D PLAN

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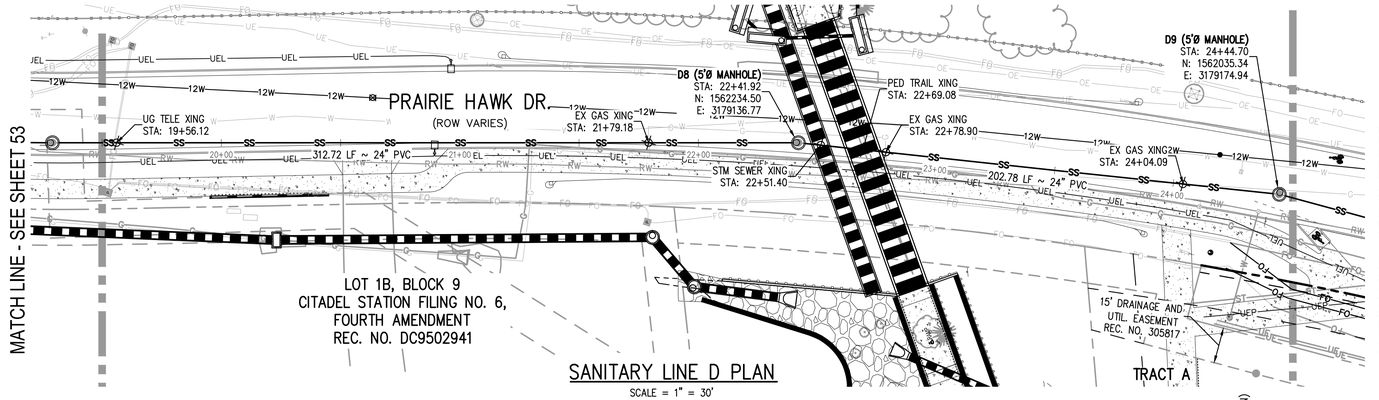
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OS - SANITARY PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
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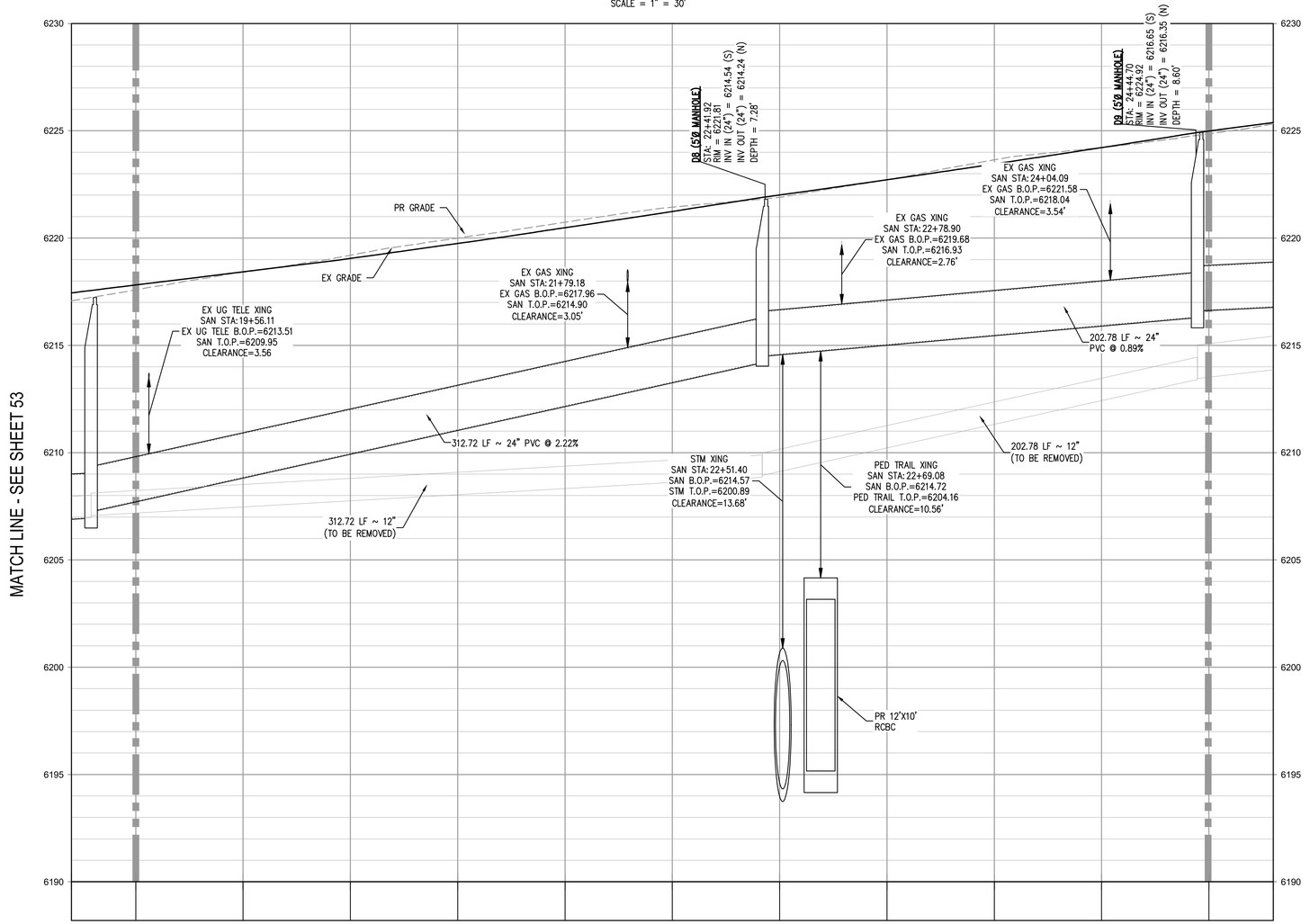
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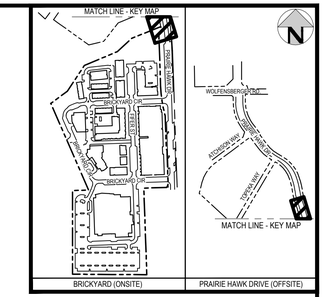
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- X SANITARY SEWER
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- X STORM SEWER
- X FIBER OPTIC
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JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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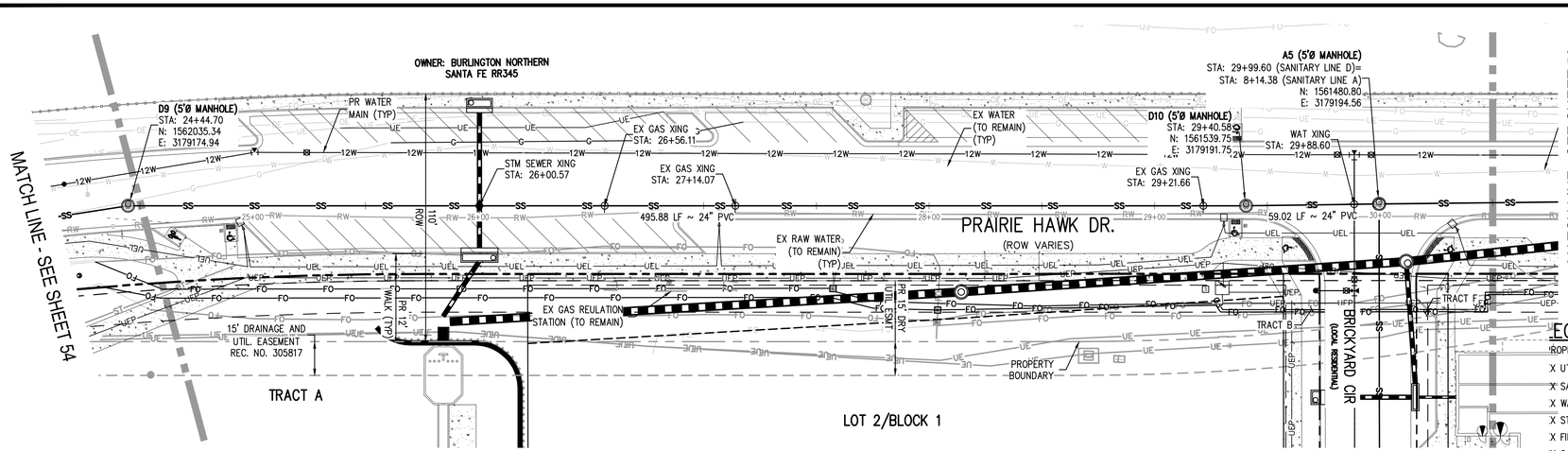
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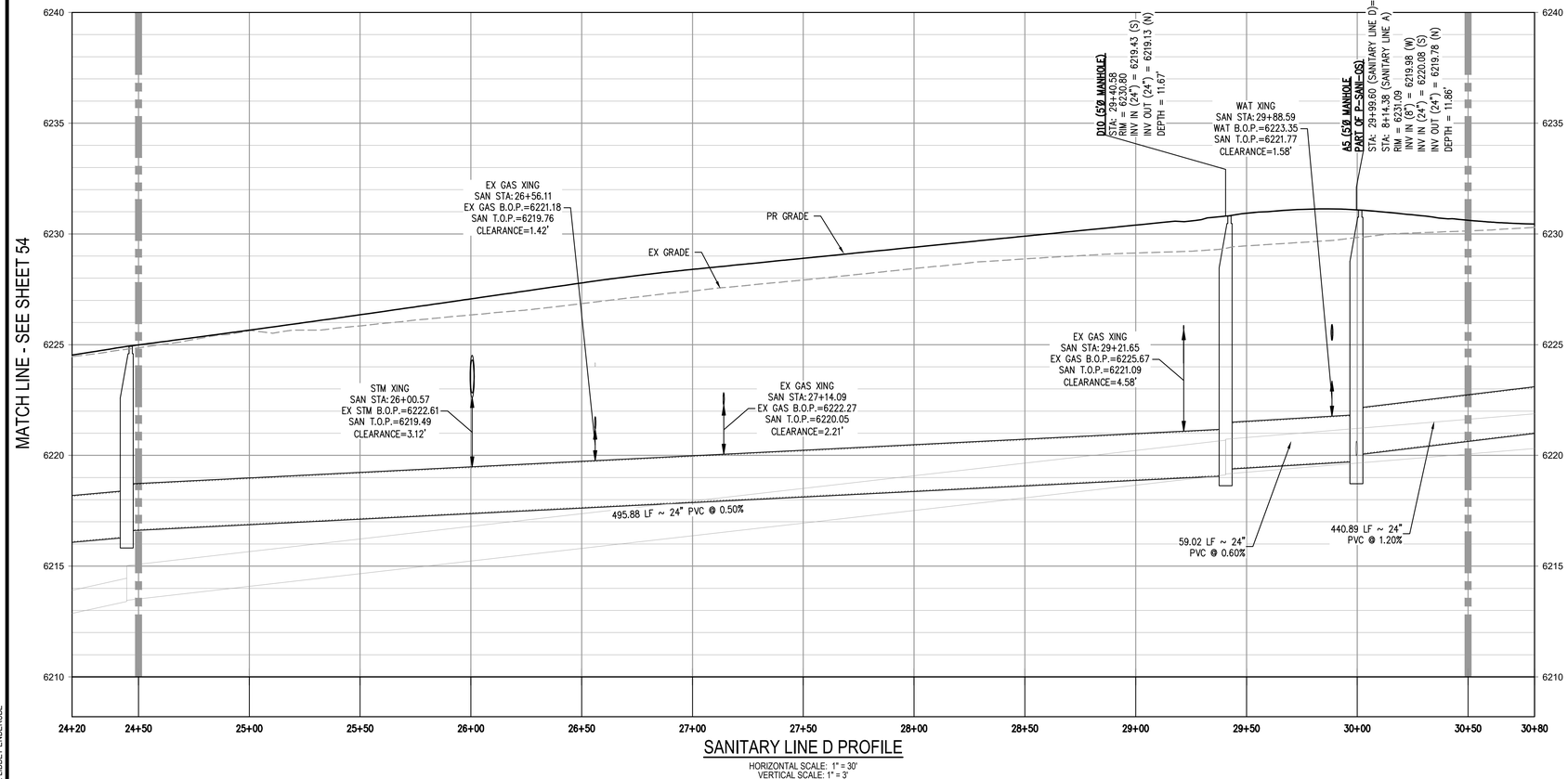
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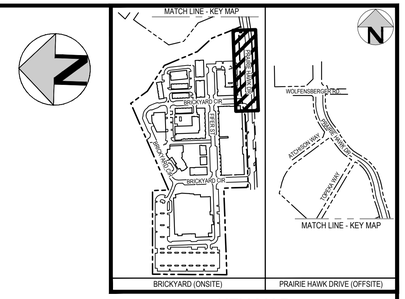
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Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

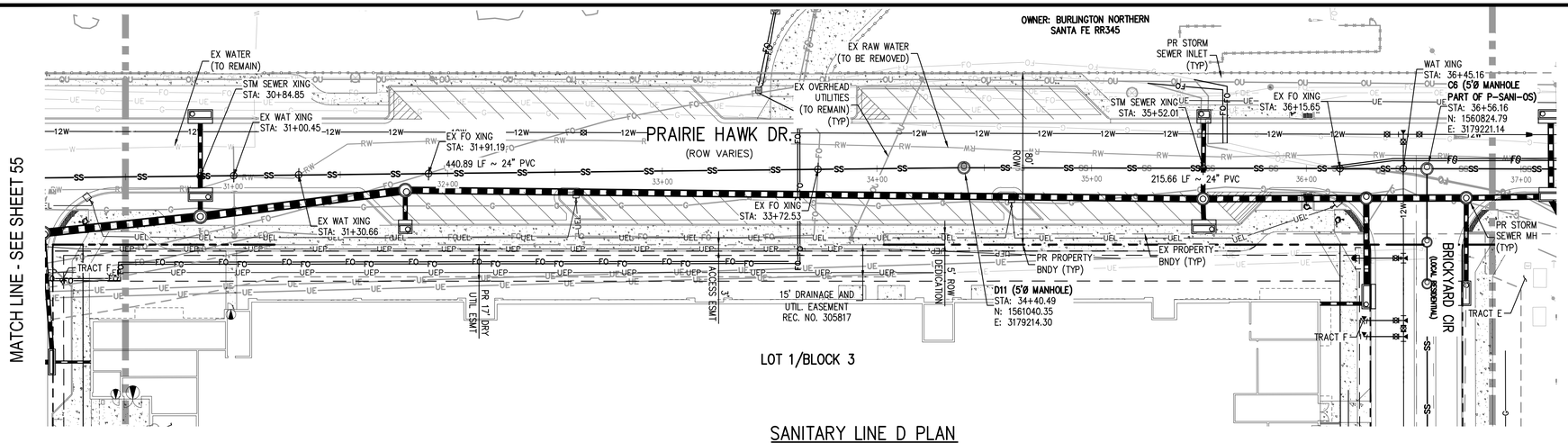
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OS - SANITARY PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
55
55 OF 89

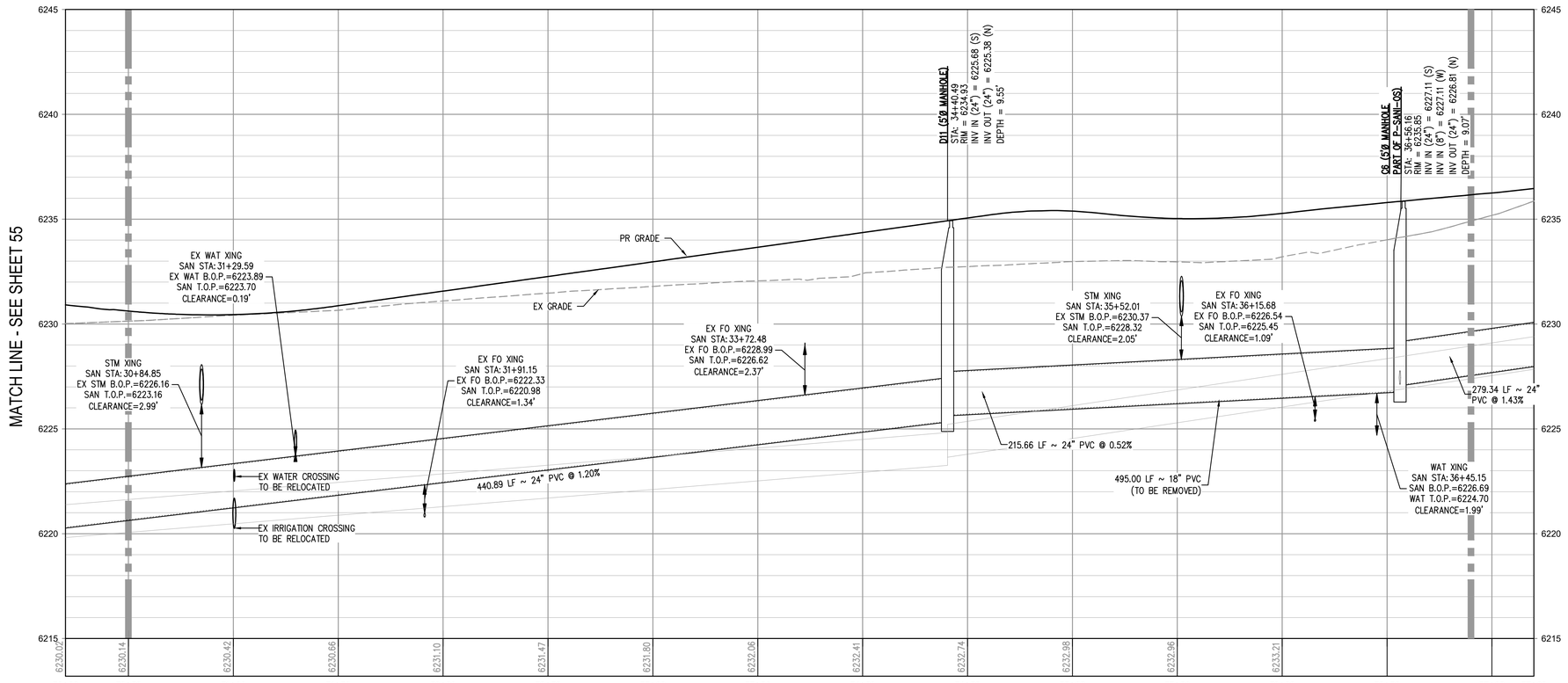
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PLOTTED: TUE 08/05/25 5:24:34P BY: LIBBEY ENDERSBE

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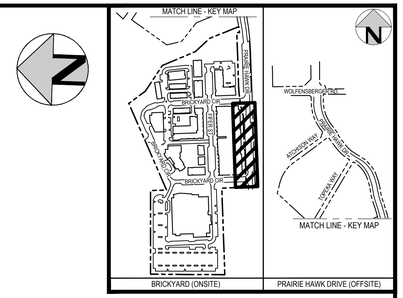
SANITARY LINE D PLAN

SCALE = 1" = 30'



SANITARY LINE D PROFILE

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



KEY MAP

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:
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    c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.
11. AT ALL INSTANCES WHERE A SANITARY SEWER MAIN CROSSES A WATER MAIN OR STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, AND WHICH PIPE CROSSES OVER THE OTHER, ONE FULL STANDARD LENGTH SECTION OF SEWER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER MAIN OR STORM SEWER CROSSING AS POSSIBLE.
12. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TOWN OF CASTLE ROCK (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 (CR) WATER CUSTOMERS. IF THE TIE-IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR 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.

LEGEND:

SEE SHEET ### FOR UTILITY PLAN LEGEND.

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 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 Date

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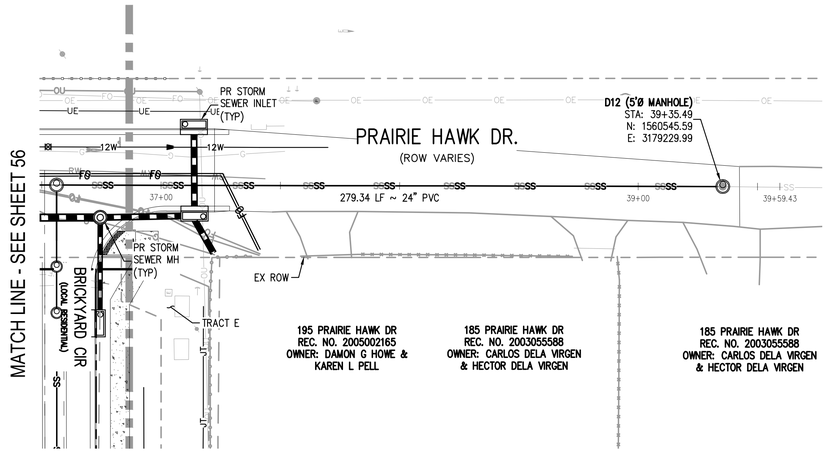
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OS - SANITARY PLAN & PROFILE

PROJECT #: 200726

SHEET NUMBER
56

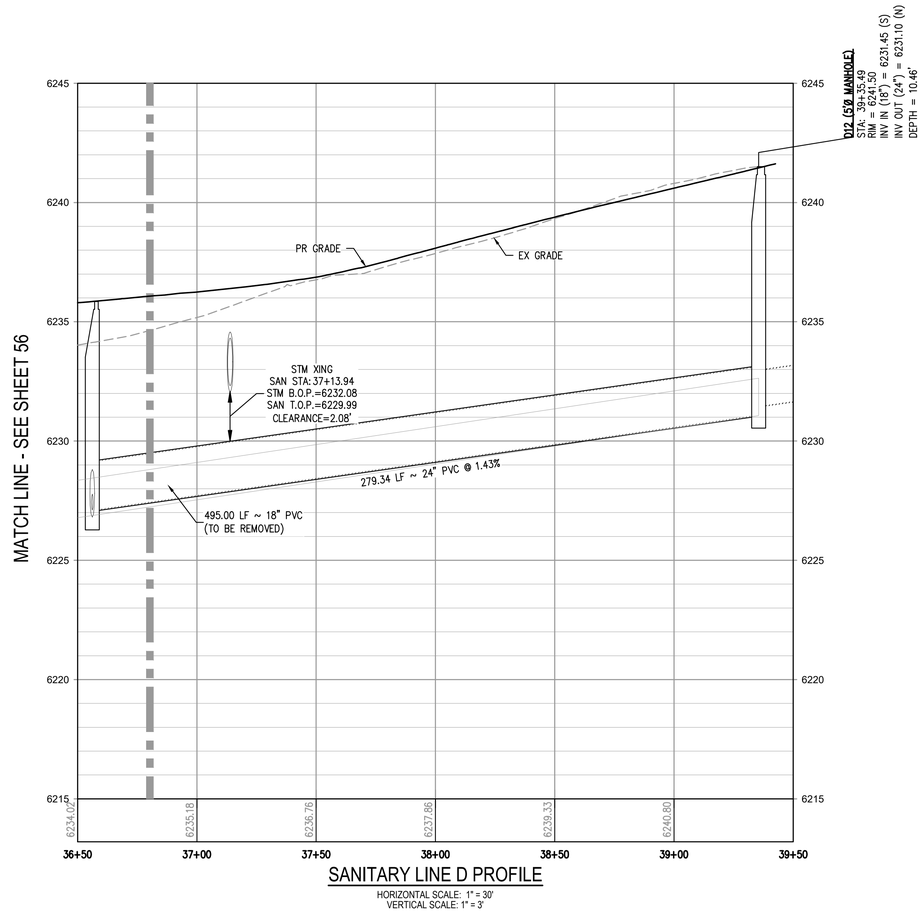
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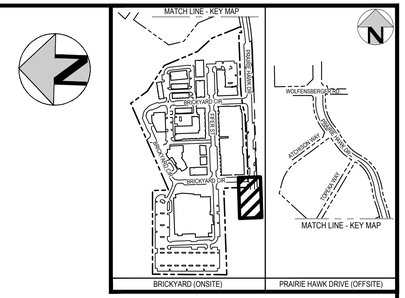
SANITARY LINE D PLAN

SCALE = 1" = 30'



SANITARY LINE D PROFILE

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



KEY MAP

LEGEND:

- PROPERTY BOUNDARY
- X UTIL TO BE REMOVED/ABANDONED/RELOCATED
- X SANITARY SEWER
- X WATER LINE
- X STORM SEWER
- X FIBER OPTIC
- X GAS
- X UNDERGROUND ELECTRIC
- R LANDSCAPE DRAIN PIPE
- R LANDSCAPE AREA DRAIN
- R SANITARY SEWER W/MANHOLE
- R SANITARY SERVICE
- R 8" WATER LINE
- R 12" WATER LINE
- R WATER SERVICE
- R SANITARY SERVICE
- R STORM LINE W/ MANHOLE
- R GAS LINE
- R JOINT TRENCH
- R UNDERGROUND ELECTRIC
- R WALL
- R FIRE HYDRANT
- R GATE VALVE
- R BEND (11.25°, 22.5°, 45°)
- R TEE
- R SWIVEL TEE
- R PLUG
- R REDUCER
- R CROSS

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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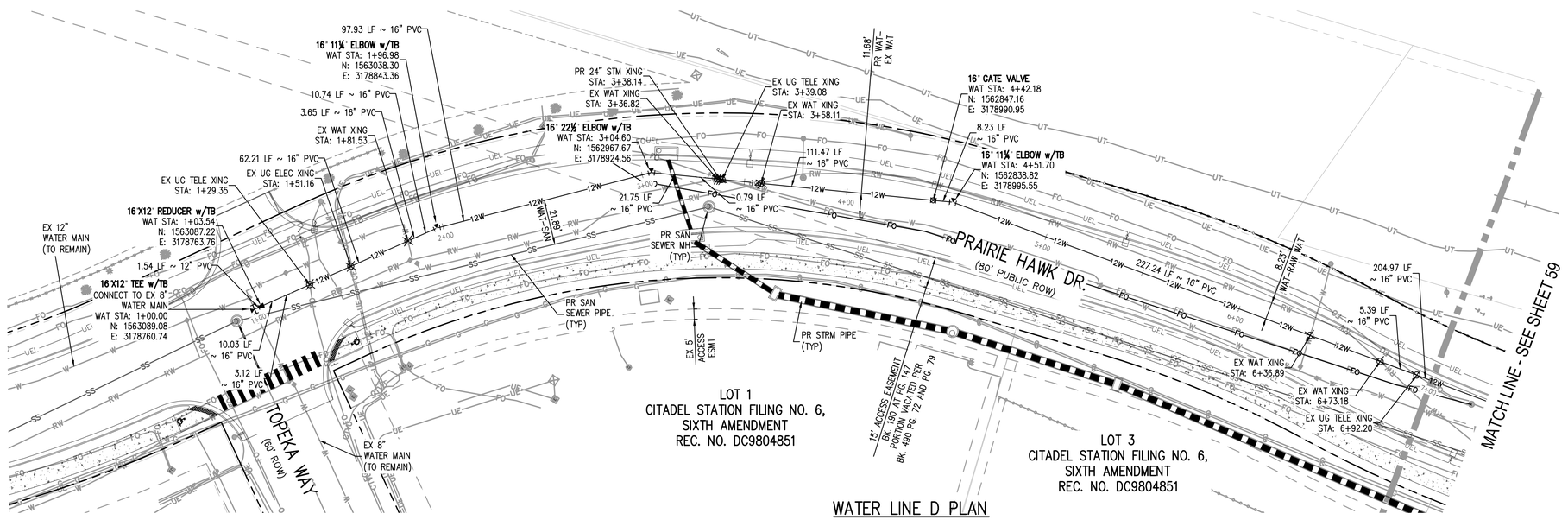
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OS - SANITARY PLAN & PROFILE

PROJECT #: 200726
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57
57 OF 89

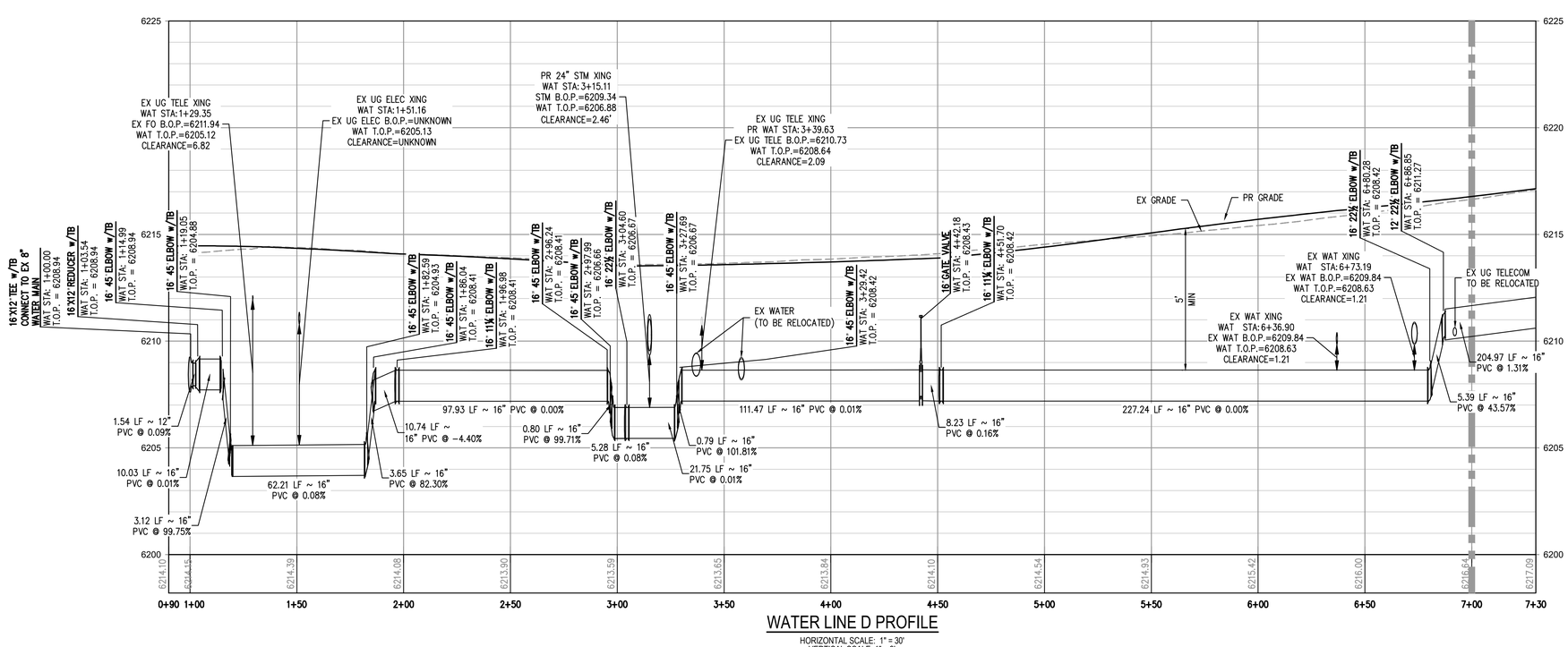
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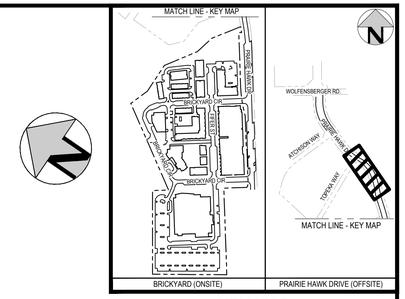
WATER LINE D PLAN

SCALE = 1" = 30'



WATER LINE D PROFILE

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



KEY MAP

LEGEND:

SEE SHEET 51 FOR UTILITY PLAN LEGEND.

NOTES:

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2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. ANY EXISTING WATER SERVICES SHALL BE CUT OFF AT THE MAIN. NO WATER OR SEWER STUBS CAN BE LEFT IN THE GROUND. WATER METER SHALL BE RETURNED TO THE UTILITIES DEPARTMENT.
5. REFER TO SHEET 2 FOR TOWN OF CASTLE ROCK WATER LINE CONSTRUCTION NOTES.
5. 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.
6. WHEN A WATER MAIN CROSSES OVER A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER AS POSSIBLE.
7. WHEN A WATER MAIN CROSSES OVER A STORM SEWER WITH LESS THAN TWO FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE STORM SEWER, THE STORM SEWER SHALL BE ENCASED WITH A MINIMUM OF SIX INCHES OF CONCRETE FROM SPRINGLINE TO SIX INCHES ABOVE THE TOP OF THE STORM SEWER. THE ENCASEMENT SHALL EXTEND ALONG THE CENTERLINE OF THE STORM SEWER FOR A MINIMUM OF ONE FOOT BEYOND THE OUTSIDE OF THE WATER MAIN AT EACH END.
8. WHEN A WATER MAIN CROSSES UNDER A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE, ONE FULL STANDARD LENGTH SECTION OF WATER PIPE SHALL BE LOCATED SUCH THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER AS POSSIBLE.
9. WHEN WATER MAINS CROSS A STORM SEWER, REGARDLESS OF VERTICAL CLEARANCE AND WHICH PIPE CROSSES OVER THE OTHER, EACH JOINT OF THE STORM SEWER WITHIN THE TRENCH WIDTH OF THE CROSSING SHALL BE ENCASED IN A CONCRETE COLLAR AT LEAST SIX INCHES THICK AND EXTENDING AT LEAST SIX INCHES EACH SIDE OF EACH JOINT.
10. WHEN WATER MAINS CROSS UNDER A STORM SEWER PIPE GREATER THAN 48–INCHES IN DIAMETER, OR A CULVERT 4'X4' OR LARGER, THE WATER MAIN MUST BE INSTALLED WITHIN A CASING PIPE THAT CONFORMS WITH SECTION 4.4.6 OF THIS CRITERIA, AND EXTENDS AT LEAST FIVE FEET BEYOND THE OUTSIDE EDGE OF THE CULVERT, OR AS DETERMINED BY PLAN REVIEW.
11. 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.
12. ALL WATER MAIN STUB OUTS AND TEMPORARY BLOW OFFS ARE TO BE FULLY RESTRAINED BACK TO THE TEE OR CROSS.
13. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY–TWO (72) HOURS NOTICE TO THE ON–SITE TOWN OF CASTLE ROCK (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 (CR) WATER CUSTOMERS. IF THE TIE–IN REQUIRES A LINE SHUTDOWN, OR WILL DISRUPT UTILITY SERVICE, THEN THE CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR 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.

PROFESSIONAL ENGINEER CERTIFICATION

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COLORADO LICENSED
JOHN D. O'ROURKE
43327
PROFESSIONAL ENGINEER

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

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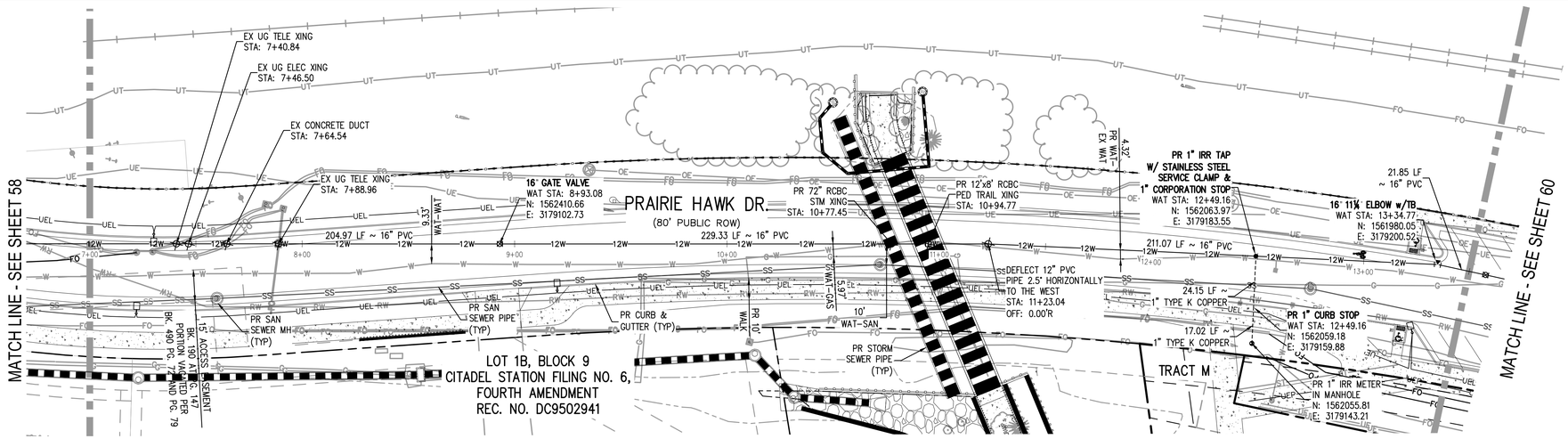
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
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PROJECT #: 200726
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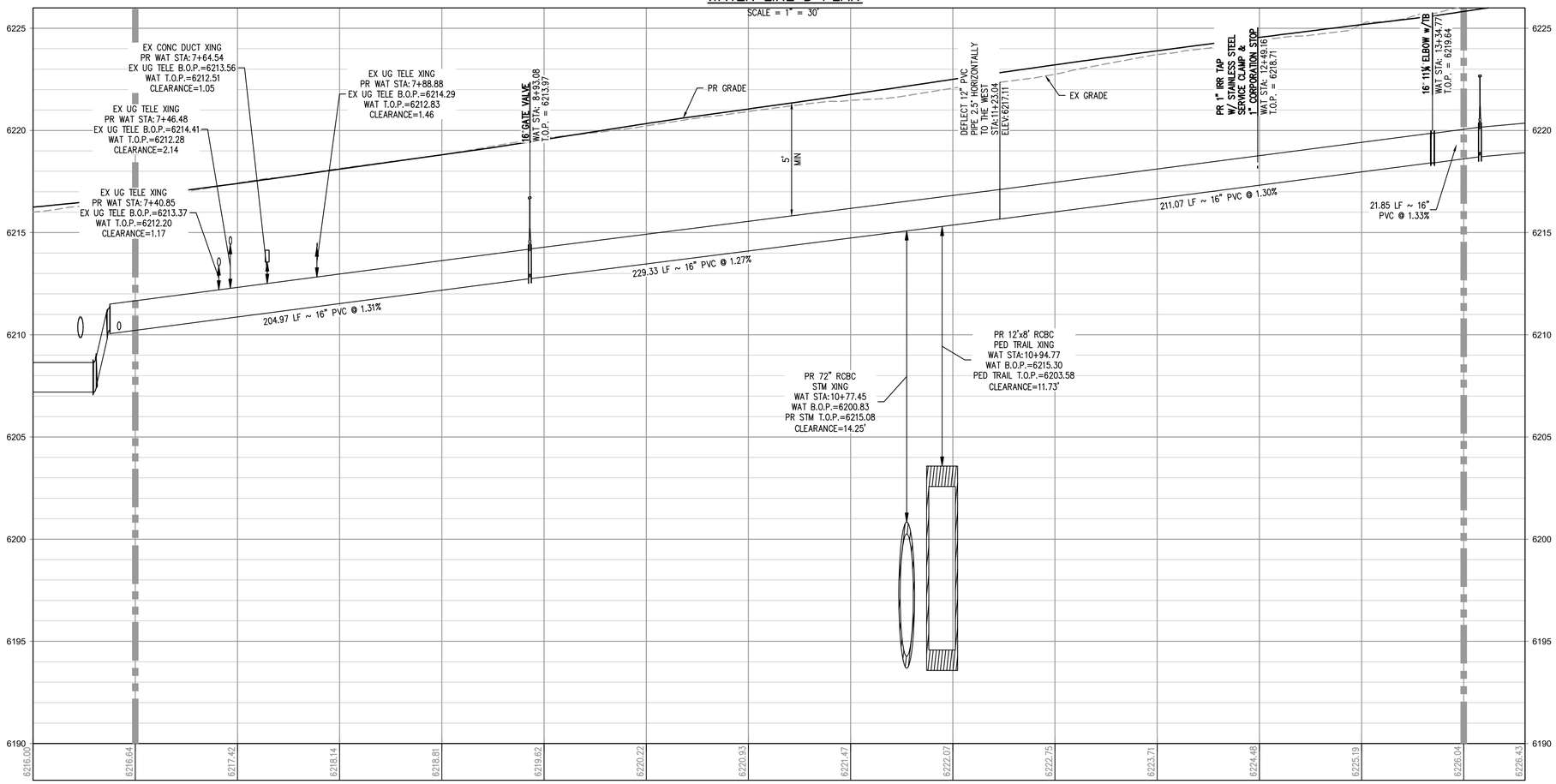
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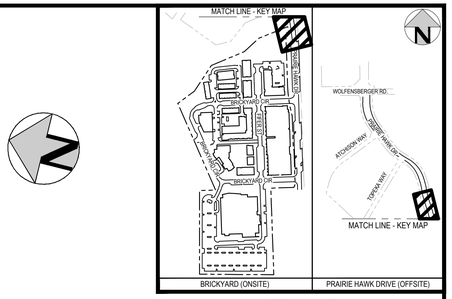
WATER LINE D PLAN

SCALE = 1" = 30'



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COLORADO LICENSED
JOHN D. O'ROURKE
43327
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 Date

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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HarrisKocherSmith.com

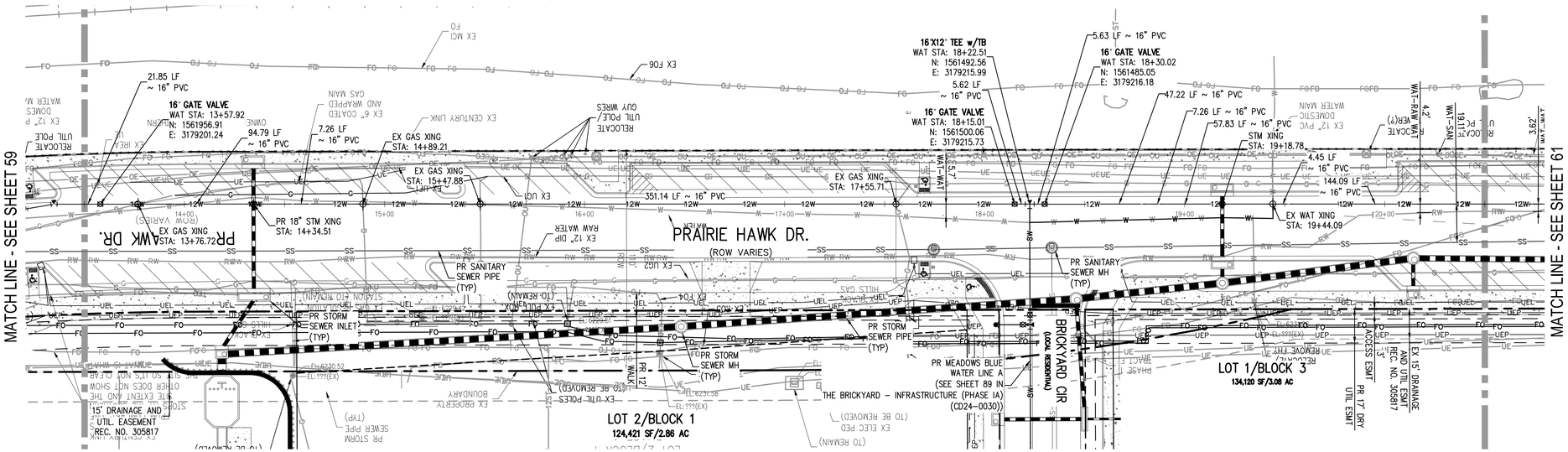
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OS - WATER PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
59
59 OF 89

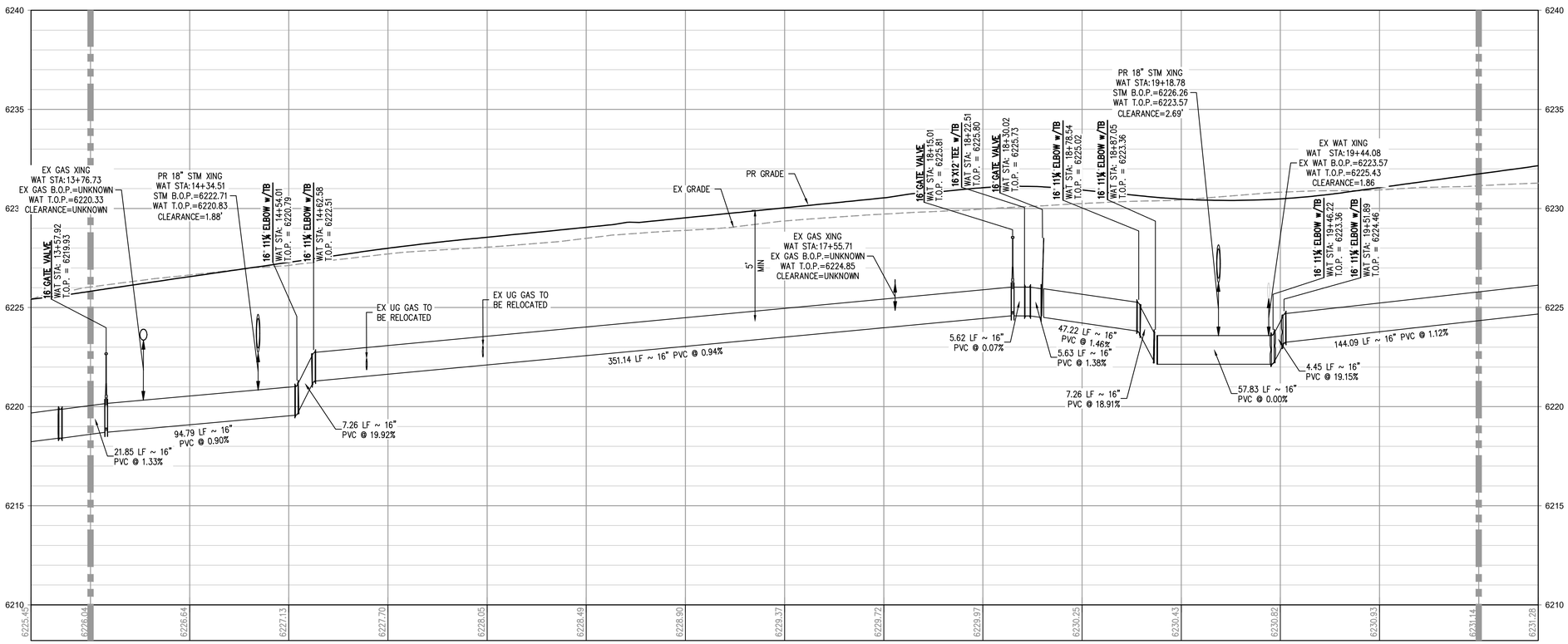
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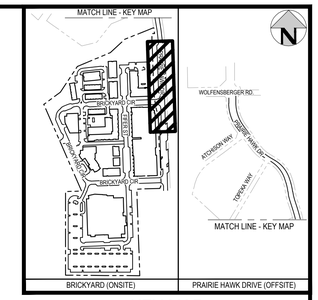
WATER LINE D PLAN

SCALE = 1" = 30'



WATER LINE D PROFILE

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



KEY MAP

LEGEND:

SEE SHEET 51 FOR UTILITY PLAN LEGEND.

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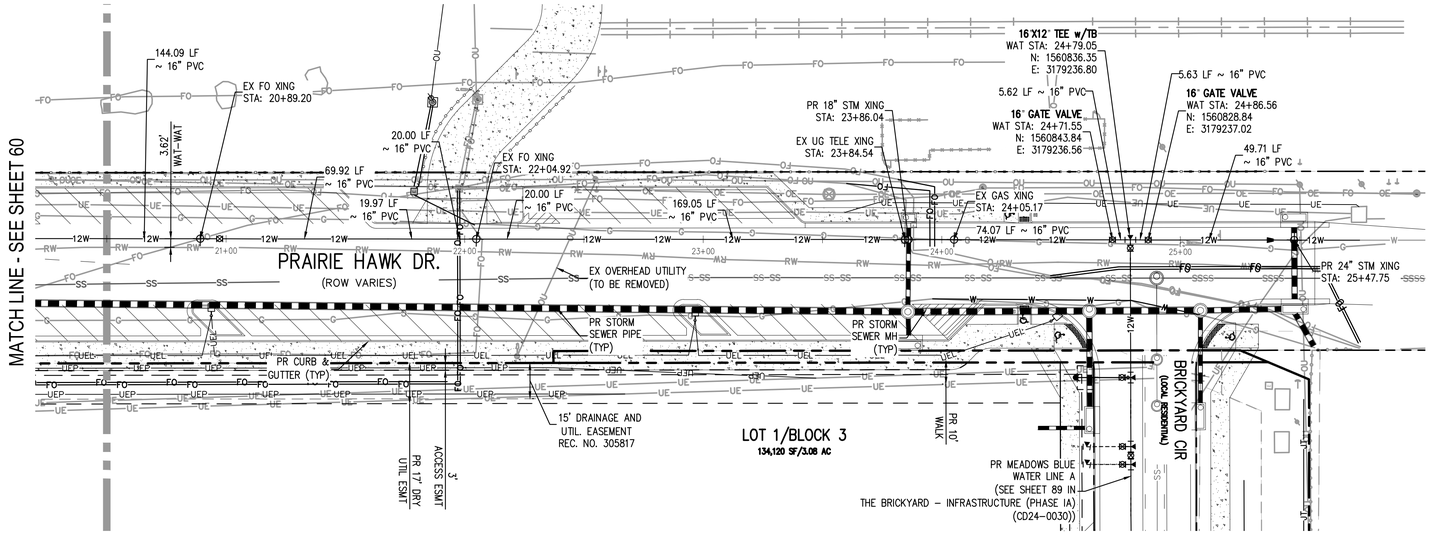
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
OS - WATER PLAN & PROFILE

PROJECT #: 200726
SHEET NUMBER
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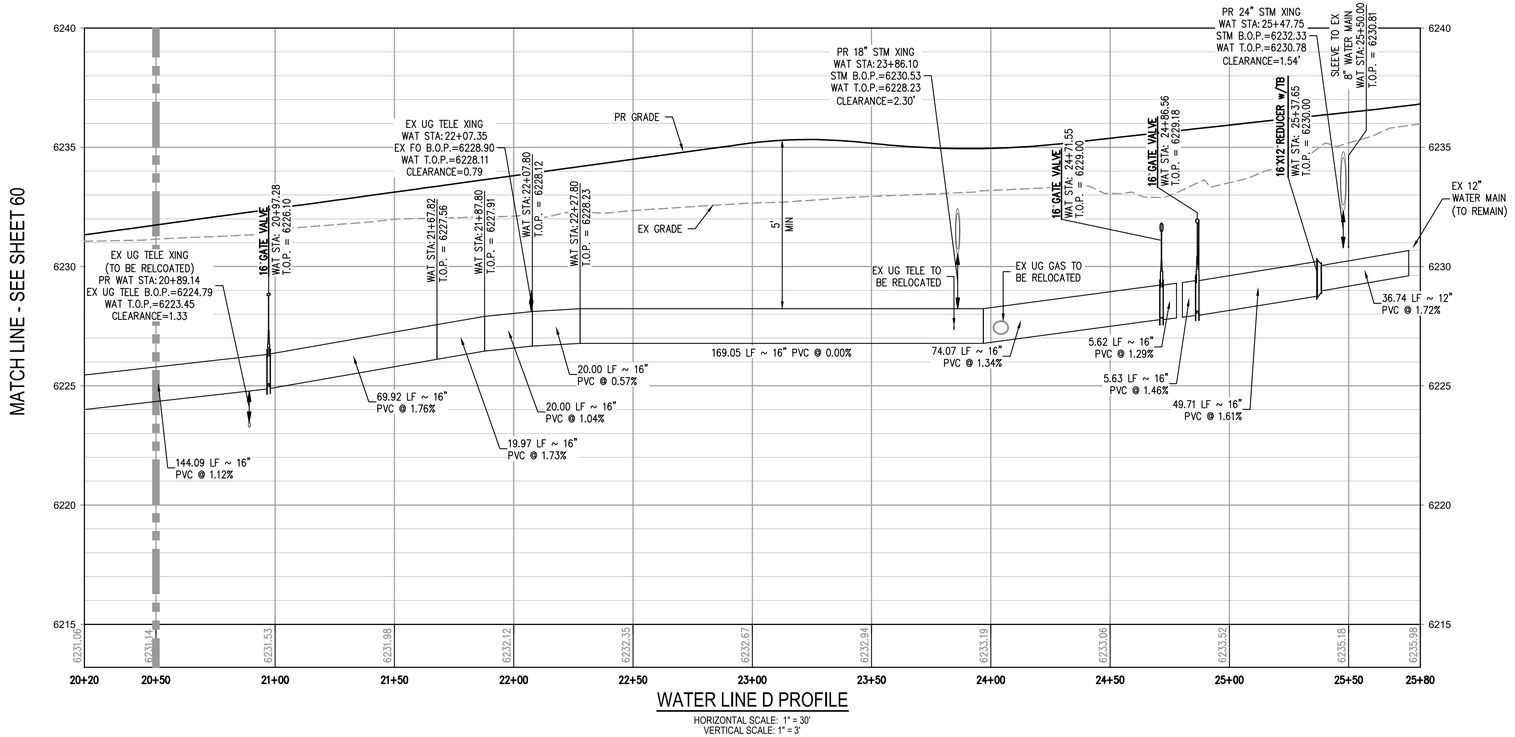
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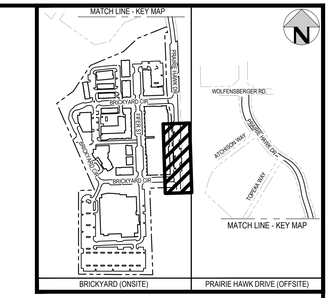
WATER LINE D PLAN

SCALE = 1" = 30'



WATER LINE D PROFILE

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



KEY MAP

LEGEND:

- PROPERTY BOUNDARY
- EX UTIL TO BE REMOVED/ABANDONED/RELOCATED
- EX SANITARY SEWER
- EX WATER LINE
- EX STORM SEWER
- EX FIBER OPTIC
- EX GAS
- EX UNDERGROUND ELECTRIC
- PR LANDSCAPE DRAIN PIPE
- PR LANDSCAPE AREA DRAIN
- PR SANITARY SEWER W/MANHOLE
- PR SANITARY SERVICE
- PR 8" WATER LINE
- PR 12" WATER LINE
- PR WATER SERVICE
- PR SANITARY SERVICE
- PR STORM LINE W/ MANHOLE
- PR GAS LINE
- PR JOINT TRENCH
- PR UNDERGROUND ELECTRIC
- PR WALL
- PR FIRE HYDRANT
- PR GATE VALVE
- PR BEND (11.25°, 22.5°, 45°)
- PR TEE
- PR SWIVEL TEE
- PR PLUG
- PR REDUCER
- PR CROSS

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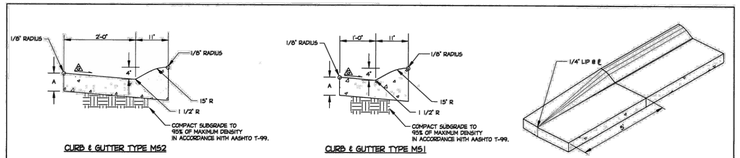
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
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61 OF 89

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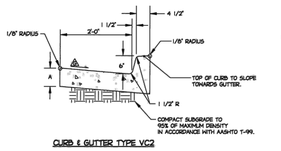


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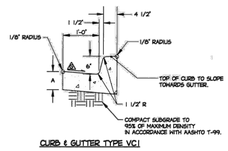
CURB & GUTTER TYPE M51

MOUNTABLE CURB & GUTTER

MOUNTABLE CURB & GUTTER TERMINATION

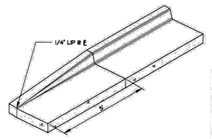


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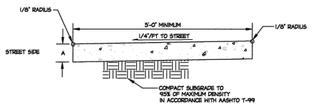


CURB & GUTTER TYPE VC1

VERTICAL CURB & GUTTER



VERTICAL CURB & GUTTER TERMINATION



SIDEWALK

GENERAL NOTES
1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS SEQUISED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A').
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A').

⚠ GUTTER CROSS SLOPES SHALL BE 1 IN./FT. WHEN DRAINING TOWARD CURB, AND 1/2 IN./FT WHEN DRAINING AWAY FROM CURB.

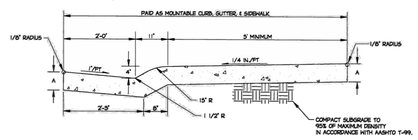
Sheet Revisions	
Date	Comments

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100 N. Wilcox St.
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Fax: (720) 733-2217
Development Services

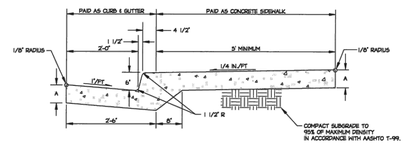
CURB, GUTTERS, AND SIDEWALK

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-1
Sheet 1 of 1



MOUNTABLE CURB, GUTTER, & SIDEWALK



VERTICAL CURB, GUTTER, & SIDEWALK

GENERAL NOTES
1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS SEQUISED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A').
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A').
6. MOUNTABLE CURB, GUTTER, & SIDEWALK SHALL BE PAID BY SQUARE YARD, BY MOUNTABLE C, G, & W (A').
7. CURB, GUTTERS, & ATTACHED SIDEWALKS SHALL BE PLACED MONOLITHIC.

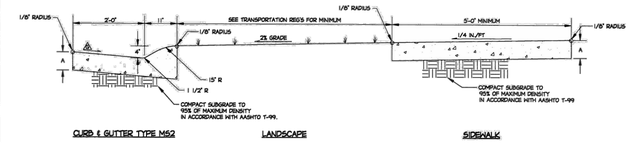
Sheet Revisions	
Date	Comments

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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CURB, GUTTERS, & ATTACHED SIDEWALK

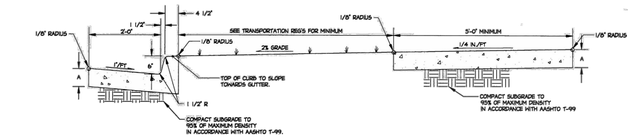
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DETAIL PLAN NO.
CG-2
Sheet 1 of 1



CURB & GUTTER TYPE M52 LANDSCAPE SIDEWALK

MOUNTABLE CURB & GUTTER WITH DETACHED SIDEWALK



CURB & GUTTER TYPE VC2 LANDSCAPE SIDEWALK

VERTICAL CURB & GUTTER WITH DETACHED SIDEWALK

GENERAL NOTES
1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CONTRACTION JOINTS SEQUISED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
3. EXPANSION JOINTS, AT INTERVALS OF 300', SHALL BE PLACED FOR THE FULL DEPTH OF THE CONCRETE.
4. CURB & GUTTER SHALL BE PAID BY LINEAL FOOT, BY CURB & GUTTER TYPE (A').
5. SIDEWALK SHALL BE PAID BY SQUARE YARD, BY CONCRETE SIDEWALK (A').

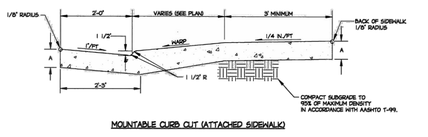
Sheet Revisions	
Date	Comments

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CURB & GUTTER WITH DETACHED SIDEWALK

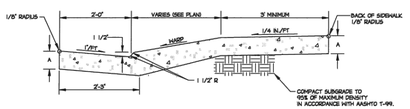
Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-3
Sheet 1 of 1



MOUNTABLE CURB CUT (ATTACHED SIDEWALK)

GENERAL NOTES
1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CURB CUTS SHALL BE PAID BY SQUARE YARD, BY CONCRETE PAVEMENT (A).
3. CONTRACTION JOINTS SEQUISED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.
4. CURB CUTS SHALL BE PLACED MONOLITHIC.



VERTICAL CURB CUT (ATTACHED SIDEWALK)

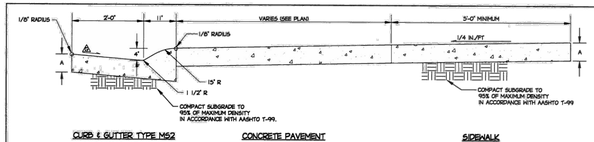
Sheet Revisions	
Date	Comments

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CURB CUTS WITH ATTACHED SIDEWALK

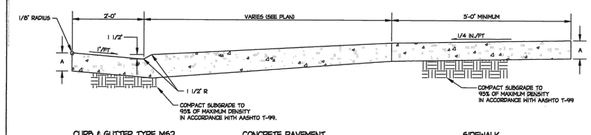
Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-4
Sheet 1 of 1



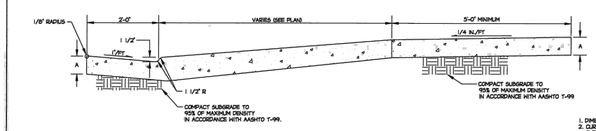
CURB & GUTTER TYPE M52 CONCRETE PAVEMENT SIDEWALK

MOUNTABLE CURB CUT (DETACHED SIDEWALK) (SEPARATE)



CURB & GUTTER TYPE M52 CONCRETE PAVEMENT SIDEWALK

MOUNTABLE CURB CUT (DETACHED SIDEWALK) (MONOLITHIC)



CURB & GUTTER TYPE VC2 CONCRETE PAVEMENT SIDEWALK

VERTICAL CURB CUT (DETACHED SIDEWALK) (MONOLITHIC)

GENERAL NOTES
1. DIMENSION A SHALL BE 6", 8", OR 10" (SEE PLANS).
2. CURB CUTS SHALL BE PAID BY LINEAL FOOT OF CURB & GUTTER TYPE (A) BY SQUARE YARD OF CONCRETE PAVEMENT (A).
3. CONTRACTION JOINTS REQUIRED AT MAXIMUM 10' SPACING, MINIMUM 5' SPACING. THE DEPTH OF OPEN JOINTS SHALL BE 1/3 THE DEPTH OF CONCRETE.

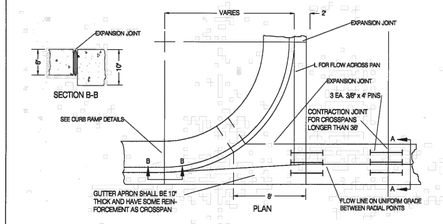
Sheet Revisions	
Date	Comments

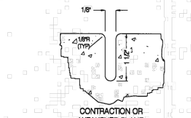
Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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Development Services

CURB CUTS WITH DETACHED SIDEWALK

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-5
Sheet 1 of 1





* 1/4 D IF TEMPLATES ARE NOT USED



WIDTH (W)	DEPTH (D)	THICKNESS (T)
8'	1 - 1/2"	8"
9'	2"	10"
10'	2 - 1/2"	10"

PAN LENGTH	WIRE MESH CALLED FOR	REPLACE WITH REBAR HAVING END AREA OF
24'	6x6 - 4.4	0.10 SQ. IN. OER FT. (#4 @ 18" E.W.)
32'	6x6 - 2.2	0.13 SQ. IN. OER FT. (#4 @ 18" E.W.)
38'	6x6 - 0.0	0.20 SQ. IN. OER FT. (#4 @ 12" E.W.)
40'	(2) 6x6 - 2.2	0.26 SQ. IN. OER FT. (#4 @ 9" E.W.)

NOTE:
SQUARE RETURNS AND PANS SHALL USE WIRE MESH AS SHOWN IN THE TABLE ABOVE. WHEN WIRE MESH IS NOT AVAILABLE, STEEL REINFORCING BAR MAY BE SUBSTITUTED.

Sheet Revisions	
Date	Comments

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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CROSSPANS

Issued By: Town of Castle Rock, Development Services March 31, 2010

DETAIL PLAN NO.
CG-9
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
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 Date

Know what's below. Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

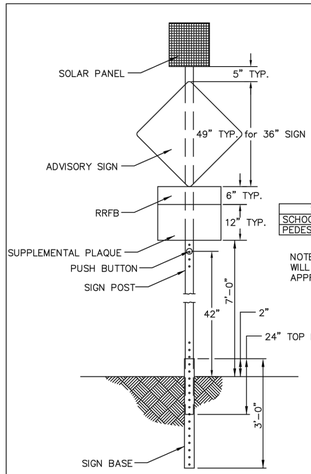
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
GENERAL DETAILS

PROJECT #: 200726
SHEET NUMBER
62
62 OF 89

FILEPATH: P:\2020\200726\ENGINEERING\ROADWAY\CD_GENERAL DETAILS - PRAIRIE HAWK.DWG LAYOUT: LAYOUT1
2 XREFs: cd - 0' approval block, cd - 0' pe certification block
PLOTTED: TUE 08/05/25 5:03:55P BY: LIBBEY ENDERSBE

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



SIGN PANEL: SIGN SHAPE AND SIZES, LEGEND AND REFLECTORIZATION SHALL BE IN CONFORMANCE WITH THE MUTCD, LATEST EDITION. ATTACH THE SIGN PANELS TIGHTLY TO THE POST USING BOLTS, NOT RIVETS, AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST WHEN A VEHICLE HITS IT.

BREAKAWAY DEVICES: SLEEVE ASSEMBLIES LIKE THE ONE SHOWN HERE WILL INCREASE THE SAFETY OF A SIGN WHEN IT IS HIT AND MAKE IT EASIER TO REPAIR. AFTER THE SIGN HAS BEEN HIT, THE BROKEN STUB OF THE POST CAN BE REMOVED FROM THE BASE AND A NEW POST INSTALLED.

VINYL APPLICATIONS *

SIGN TYPE	MATERIALS
SCHOOL CROSSING	DG3 YELLOW/GREEN
PEDESTRIAN CROSSING	DG3 YELLOW/GREEN

NOTE: ENGINEER GRADE AND HI INTENSITY WILL NO LONGER BE USED UNLESS PRIOR APPROVAL FROM SUPERVISOR IS OBTAINED.

* ALL SHEETING MUST CONFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS. THE TABLE AT THE LEFT IS THE MINIMUM STANDARD UNLESS FOUND TO BE NONCOMPLIANT WITH THE LATEST MUTCD REQUIREMENTS.

WHEN A SIGN BASE FALLS WITHIN A HARDSCAPE AREA, A 6" PVC SLEEVE SHALL BE INSTALLED AT THE SIGN LOCATION PRIOR TO PLACEMENT OF THE CONCRETE. SIGN BASES WILL NOT BE ALLOWED TO BE CONCRETED IN WITHOUT A PVC SLEEVE.

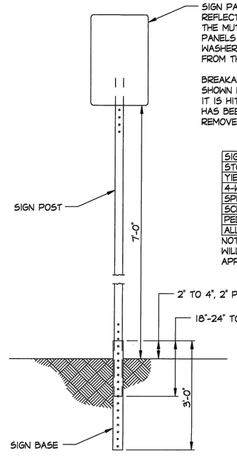
SIGN POSTS SHALL BE 2" X 2", SIGN BASES SHALL BE 2.25" X 2.25"

SIGN POSTS AND BASES SHALL BE STEEL PERFORATED SQUARE TUBING AS SUPPLIED BY UNISTRUT, OR APPROVED EQUIVALENT.

Sheet Revisions		
Date	Comments	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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RRFB SIGN POST & BASE DETAIL	DETAIL PLAN NO.
	ST-3
Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 1



SIGN PANEL: SIGN SHAPE AND SIZES, LEGEND AND REFLECTORIZATION SHALL BE IN CONFORMANCE WITH THE MUTCD, LATEST EDITION. ATTACH THE SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST WHEN A VEHICLE HITS IT.

BREAKAWAY DEVICES: SLEEVE ASSEMBLIES LIKE THE ONE SHOWN HERE WILL INCREASE THE SAFETY OF A SIGN WHEN IT IS HIT AND MAKE IT EASIER TO REPAIR. AFTER THE SIGN HAS BEEN HIT, THE BROKEN STUB OF THE POST CAN BE REMOVED FROM THE BASE AND A NEW POST INSTALLED.

VINYL APPLICATIONS *

SIGN TYPE	MATERIALS
STOP	DIAMOND GRADE CUBED
YIELD	DIAMOND GRADE CUBED
4-WAY	DIAMOND GRADE CUBED
SPEED LIMIT	DIAMOND GRADE CUBED
SCHOOL	DG3 YELLOW/GREEN
PEDESTRIAN	DG3 YELLOW/GREEN
ALL OTHERS	HIP COLORS

NOTE ENGINEER GRADE AND HI INTENSITY WILL NO LONGER BE USED UNLESS PRIOR APPROVAL FROM SUPERVISOR IS OBTAINED.

* ALL SHEETING MUST CONFORM TO THE CURRENT MUTCD EDITION REQUIREMENTS FOR RETRO-REFLECTIVITY LEVELS. THE TABLE AT THE LEFT IS THE MINIMUM STANDARD UNLESS FOUND TO BE NONCOMPLIANT WITH THE LATEST MUTCD REQUIREMENTS.

WHEN A SIGN BASE FALLS WITHIN A HARDSCAPE AREA, A 3" PVC SLEEVE SHALL BE INSTALLED AT THE SIGN LOCATION PRIOR TO PLACEMENT OF THE CONCRETE.

SIGN POSTS SHALL BE 1.75" X 1.75", SIGN BASES SHALL BE 2" X 2"
WHEN SIGNS ARE SMALLER THAN 36" X 36".
SIGN POSTS SHALL BE 2" X 2", SIGN BASES SHALL BE 2.25" X 2.25"
WHEN SIGNS ARE 36" X 36" OR BIGGER.
SIGN POSTS AND BASES SHALL BE STEEL PERFORATED SQUARE TUBING AS SUPPLIED BY UNISTRUT, OR APPROVED EQUAL.

Sheet Revisions		
Date	Comments	

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
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SIGN POST & BASE DETAIL	DETAIL PLAN NO.
	ST-1
Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 1

SEE NOTE 3

TOWN OF CASTLE ROCK COLORADO

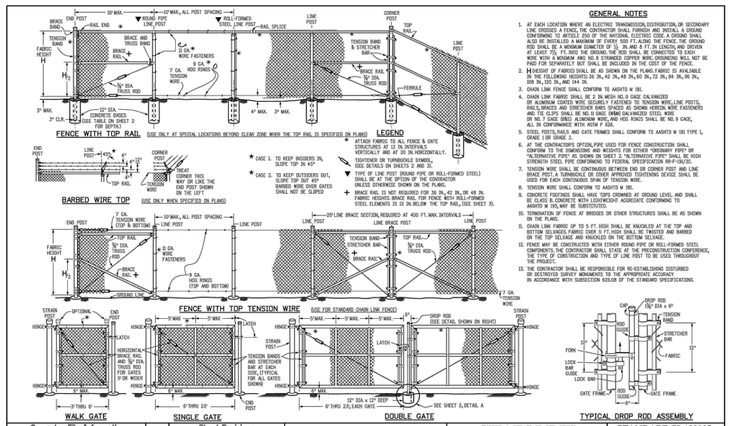
Street Name St

NOTES:
1. LEGEND TO BE WHITE ON BLUE BACKGROUND FOR PUBLIC STREETS.
2. LEGEND TO BE WHITE ON BROWN BACKGROUND FOR PRIVATE STREETS.
3. CASTLE ROCK LOGO TO BE USED ON COLLECTORS & HIGHER ONLY.
4. LETTER HEIGHTS MUST CONFORM TO LATEST MUTCD EDITION.
   ON LOCAL TWO-LANES STREETS WITH SPEED LIMITS OF 25 MPH OR LESS,
   4" INITIAL UPPER-CASE LETTERS WITH 3" LOWER-CASE LETTERS MUST BE USED.
5. SHEETING MATERIAL TO BE: BACKGROUND = DIAMOND GRADE CUBED,
   OVERLAY = ELECTROCUT.

Sheet Revisions		
Date	Comments	
5/31	REVISED NOTE 4	

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STREET NAME SIGN	DETAIL PLAN NO.
	ST-2
Issued By: Town of Castle Rock, Development Services March 31, 2010	Sheet 1 of 1



GENERAL NOTES

1. AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION, DISTRIBUTION, OR SECONDARY LINE CROSSES A FENCE, THE CONTRACTOR SHALL FURNISH AND INSTALL A GROUND ROD AS SHOWN ON SHEET 2, DETAIL A. GROUND RODS AS SHOWN ON SHEET 2 SHALL ALSO BE INSTALLED A MINIMUM OF EVERY 500 FT. ALONG THE FENCE. THE GROUND ROD SHALL BE A MINIMUM DIAMETER OF 5/8", 24, AND 8 FT. IN LENGTH, AND DRIVEN AT LEAST 7'0, FT. INTO THE GROUND. THE ROD SHALL BE CONNECTED TO EACH WIRE WITH A MINIMUM AWG NO. 6 STRANDED COPPER WIRE. GROUNDING WILL NOT BE REQUIRED IF THE FENCE IS LOCATED MORE THAN 25 FEET OUT OF THE FENCE.
2. HEIGHT OF FABRIC SHALL BE AS SHOWN ON THE PLANS. FABRIC IS AVAILABLE IN THE FOLLOWING HEIGHTS: 36 IN., 42 IN., 48 IN., 60 IN., 72 IN., 84 IN., 96 IN., 120 IN., 132 IN., AND 144 IN.
3. CHAIN LINK FENCE SHALL CONFORM TO AASHTO M 181.
4. CHAIN LINK FABRIC SHALL BE 2 IN MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND DIRECTION BARS SPACED AS SHOWN HEREIN. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 6 GAGE SPRING GALVANIZED STEEL WIRE. TOP TENSION WIRE AND BRACE AND TRUSS ROD RINGS SHALL BE NO. 6 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
5. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
6. AT THE CONTRACTOR'S OPTION, PIPE USED FOR FENCE CONSTRUCTION SHALL CONFORM TO THE DIMENSIONS AND WEIGHTS FOR EITHER "ORDINARY PIPE" OR "ALTERNATIVE PIPE" AS SHOWN ON SHEET 2. "ALTERNATIVE PIPE" SHALL BE HIGH STRENGTH PIPE WITH REDUCED WALL THICKNESS AND WEIGHT.
7. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
8. TENSION WIRE SHALL CONFORM TO AASHTO M 181.
9. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS B CONCRETE WITH LIGHTWEIGHT AGGREGATE CONFORMING TO AASHTO M 195, MAY BE SUBSTITUTED.
10. TERMINATION OF FENCE AT BRIDGES OR OTHER STRUCTURES SHALL BE AS SHOWN ON THE PLANS.
11. CHAIN LINK FABRIC UP TO 5 FT. HIGH SHALL BE KNUCKLED AT THE TOP AND BOTTOM SELVAGES. FABRIC OVER 5 FT. HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
12. FENCE MAY BE CONSTRUCTED WITH EITHER ROUND PIPE OR ROLL-FORMED STEEL COMPONENTS. THE CONTRACTOR SHALL STATE AT THE PRECONSTRUCTION CONFERENCE, WHICH TYPE OF CONSTRUCTION AND TYPE OF LINE POST TO BE USED THROUGHOUT THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING DISTURBED OR DESTROYED SURVEY MONUMENTS TO THE APPROPRIATE ACCURACY IN ACCORDANCE WITH SUBSECTION 625.08 OF THE STANDARD SPECIFICATIONS.

LEGEND

ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12 IN. INTERVALS VERTICALLY AND AT 24 IN. HORIZONTALLY.

TIGHTENER OR TURNBUCKLE SYMBOL, SEE DETAILS ON SHEETS 2 AND 3.

TYPE OF LINE POST (ROUND PIPE OR ROLL-FORMED STEEL) SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE PLANS.

BRACE RAIL IS NOT REQUIRED FOR 36 IN., 42 IN., OR 48 IN. FABRIC HEIGHTS. BRACE RAIL FOR FENCE WITH ROLL-FORMED STEEL ELEMENTS IS 12 IN. BELOW THE TOP RAIL. SEE SHEET 3.

CASE 1. TO KEEP INCIDENTS IN, SLOPE TOP IN 45°

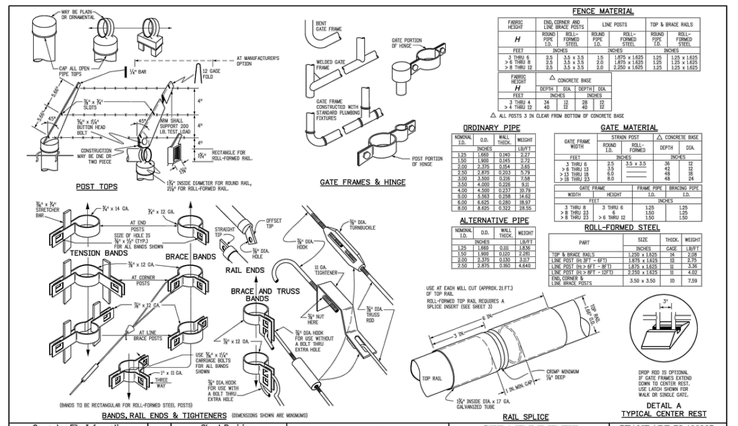
CASE 2. TO KEEP OUTSIDERS OUT, SLOPE TOP BUT 45° BARBED WIRE OVER GATES SHALL NOT BE SLOPED

CASE 3. TO KEEP INCIDENTS IN OR OUTSIDERS OUT, SLOPE TOP IN 45° BARBED WIRE MAY BE LIKE THE END POST SHOWN ON THE LEFT

Computer File Information		Sheet Revisions		
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Designer Initials: JBK	CED			
Last Modification Date: 07/31/19	CED			
Detailer Initials: LTA	CED			
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	CED			

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

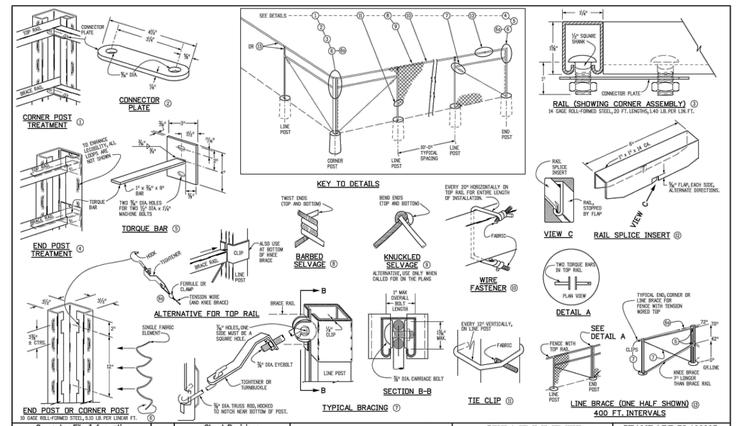
CHAIN LINK FENCE	STANDARD PLAN NO.
	M-607-2
Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 1 of 3
	Project Sheet Number:



Computer File Information		Sheet Revisions		
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Colorado Department of Transportation
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CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CHAIN LINK FENCE	STANDARD PLAN NO.
	M-607-2
Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 2 of 3
	Project Sheet Number:



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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

CHAIN LINK FENCE	STANDARD PLAN NO.
	M-607-2
Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 3 of 3
	Project Sheet Number:

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
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 Date

Know what's below. Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

HARRIS KOCHER SMITH
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Denver, Colorado 80203
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
GENERAL DETAILS

PROJECT #: 200726
SHEET NUMBER
63
63 OF 89

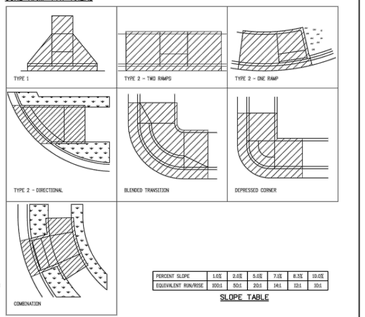
FILEPATH: P:\2020\200726\ENGINEERING\ROADWAY\CD - GENERAL DETAILS - PRAIRIE HAWK.DWG LAYOUT: LAYOUT1 (2)
2 XREFs: cd - cr approval block cd - cr pe certification block
PLOTTED: TUE 08/05/25 5:26:00P BY: LIBBEY ENGERSBE

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

CURB RAMP GENERAL NOTES:

1. IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
2. ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
3. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
4. IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PROHIBITS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP MAY BE PROVIDED AT THE CORNER. THE SINGLE RAMP SHALL BE LOCATED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
5. DETECTABLE WARNINGS SURFACES SIMILAR AND DIFFERENT TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A CURB RAMP, RUNABOUT, OR ROAD WITH NO CURB THAT LACKS EDGE TREATMENTS. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   1. CURB RAMPS, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
   2. PEDESTRIAN REFUGE ISLANDS IN FELT IN WIDTH OR GREATER;
   3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
   4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIANS CROSS TRAFFIC.
6. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
7. IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMP'S LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
8. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
9. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
10. IN NEW CONSTRUCTION, FULL BOWLS, WATER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY WIDTH THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1H:2V. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
11. CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
12. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0'-0") THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
13. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
14. FLARED SIDE SLOPES MAY EXCEED 10:1(H:V) ONLY WHERE THEY ADJOIN A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
15. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.333 THE COUNTER SLOPE OF THE GUTTER AT POINT OF CONTACT OF THE RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
16. GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
17. A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
18. IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING CURB THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE IN A RAMP OR TURNING SPACE SHALL NOT EXCEED 33 PER LINEAR FOOT.
19. DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. **PREFERRED VALUES** TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
   - **RAMP RUNNING SLOPE 7.1%**
   - **7" REVEALED CURB**
   - **TURNING SPACE RUNNING SLOPE 1.5%**
   - **TURNING SPACE CROSS SLOPE 1.5%**
   - **FLARE SLOPE 8.3-10.0%**
20. WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMODATE SUCH EQUIPMENT.
21. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ABJOIN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
22. PROVIDE TIE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 (2 INCH) LONG REINFORCEMENT BARS EPOXY COATED AT 24 INCHES CENTER TO CENTER MINIMUM.

CURB RAMP PAY AREAS



PERCENT SLOPE	5.0%	6.0%	7.0%	8.0%	10.0%
EQUIVALENT RUNROAD	1001	834	715	626	501

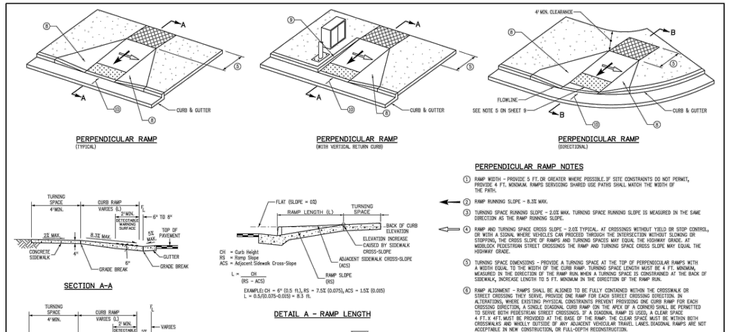
SLOPE TABLE

GENERAL NOTES & PAY AREAS

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place	CURB RAMPS	M-608-1
Designer Initials: JBK				CDOT HQ, 3rd Floor		
Last Modification Date: 07/31/19				Denver, CO 80204		Standard Sheet No. 1 of 10
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:

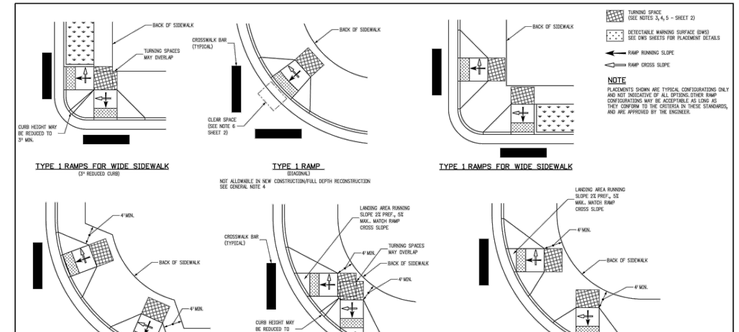
PERPENDICULAR RAMP NOTES

1. RAMP WIDTH = PROVIDE 5 FT. OR GREATER 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 = 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.
4. RAMP AND TURNING SPACE CROSS SLOPE = 2.0% 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 RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY 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 CONSIDERED AT THE BACK OF SIDEWALK, PROVIDE LENGTH TO 5 FT. MINIMUM IN THE DIRECTION OF THE RAMP RUN.
6. RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR PEDESTRIAN ACCESS ROUTE THAT IT SERVICES. RAMPS SHALL NOT BE ALIGNED DIAGONALLY TO THE CORNER. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING CURB RAMPS FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP ON THE APEX OF A CORNER SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. IF A DIAGONAL RAMP IS USED, A CLEAR SPACE 4 FT. X 4FT. MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALK AT THE BACK OF CURB. IN NEW CONSTRUCTION, DIAGONAL OR PERPENDICULAR CURB RAMPS LOCATED IN THE MIDDLE OF THE CROSSWALK ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
7. RAMP LENGTH – PERPENDICULAR RAMP LENGTH IS DIFFERENT UPON THE RAMP SLOPE, HEIGHT OF CURB, AND ADJACENT SIDEWALK CROSS-SLOPE WHICH MUST BE INTERCEPTED. SEE DETAIL A FOR CALCULATING RAMP LENGTH. WHERE THE RAMP RUNS INTO A PLANTER OR OTHER OBSTRUCTION, THE RAMP IS NOT REQUIRED TO EXTEND MORE THAN 15 FT., REGARDLESS OF THE RESULTING RAMP SLOPE.
8. RAMP FLARES – WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.
9. VERTICAL CURB RETURNS – VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (OR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
10. GUTTER COUNTER SLOPE – 5.0% MAX.



TYPE 1 PERPENDICULAR CURB RAMPS

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Designer Initials: JBK				CDOT HQ, 3rd Floor		
Last Modification Date: 07/31/19				Denver, CO 80204		Standard Sheet No. 2 of 10
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 NOT 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

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Designer Initials: JBK				CDOT HQ, 3rd Floor		
Last Modification Date: 07/31/19				Denver, CO 80204		Standard Sheet No. 3 of 10
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:



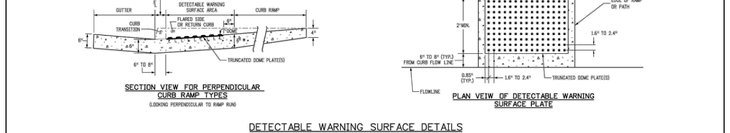
DETECTABLE WARNING SURFACE NOTES:

1. DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK, OR SHARED USE PATH, TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES. ANY TRUNCATED DOME PANELS OR PAVERS WHICH ARE USED MUST BE ON THE CDOT APPROVED PRODUCTS LIST (APL).
2. THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE, A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.
3. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED IN THE DIRECTION OF THE RAMP RUN/OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED. TRUNCATED DOMES SHALL BE ON A SQUARE GRID OR RADIAL PATTERN, WHEN PLACED RADIALLY, PLACE ADJACENT DWS PLACED EDGE TO EDGE. EDGES OF CUT PLATES SHALL BE STRAIGHT.
4. LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB. NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 3 FT. FROM THE BACK OF CURB, WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 3 FT. FROM THE BACK OF CURB, PLACE THE DWS RADIALLY AT THE BACK OF CURB.
5. WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB. IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, ORIENT THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.
6. IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.
7. TRUNCATED DOME PLATES SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.
8. DWS SHALL NOT BE PLACED OVER GRADE BREAKS.



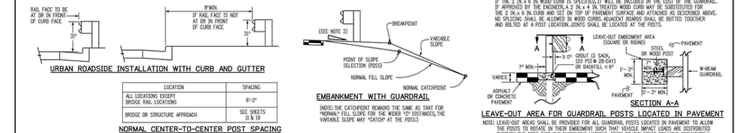
DETECTABLE WARNING SURFACE PLACEMENT

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Last Modification Date: 07/31/19				Denver, CO 80204		Standard Sheet No. 9 of 10
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DETECTABLE WARNING SURFACE DETAILS

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Last Modification Date: 07/31/19				Denver, CO 80204		Standard Sheet No. 10 of 10
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GENERAL NOTES (CONTINUE ON SHEET 2)

1. ALL GUARDRAILS SHOWN ARE MASH 2016 TL-3 COMPLIANT.
2. RATE OF SLOPE BEYOND ON GUARDRAIL LOCATION:
   A. FOR GUARDRAIL FACE 2 FT. OR LESS FROM THE NORMAL EDGE OF PAVED SHOULDER, CONSTANT THE RATE OF SLOPE OF THE NORMAL PAVED SHOULDER TO THE BREAKPOINT.
   B. FOR GUARDRAIL FACE MORE THAN 2 FT. FROM THE NORMAL EDGE OF THE PAVED SHOULDER, THE SLOPE SHALL BE 10:1 OR FLATTER.
3. WHEN SPECIFIED ON THE PLANS, EXISTING A 2 3% NOMINAL THICKNESS PAVED SURFACE TO LET BEHIND THE GUARDRAIL POSTS OR TO THE EROSION CONTROL CURB AS SHOWN ON PLANS. ASPHALT CUTTING & PATCHING OR OTHER APPROVED METHOD SHALL BE USED TO MINIMIZE DAMAGE TO ALL PAVED SURFACES UNDER GUARDRAIL INSTALLATION. ALL REPAIRS TO THE PAVED AREA WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE GUARDRAIL. IF THE 2.5% x 6 3% MIXED CURB IS SPECIFIED, IT WILL BE INCLUDED IN THE COST OF FORMING HOLES FOR GUARDRAIL INSTALL THE POST IN A 5.5 3% EXPOSED FORMED HOLE FOR GUARDRAIL RAMS AND TERMINALS AS DIRECTED. PAYMENT FOR THIS PAVED SURFACE WILL BE MADE UNDER A PAYMENT ITEM CONCRETE PAY ITEM WITH QUANTITIES SHOWN ON THE PLANS.
4. THE MINIMUM GUARDRAIL OFFSET FROM PAVED SHOULDER EDGE SHALL BE:
   1. FT. FOR SHOULDERS 8 FT. OR WIDER
   2. FT. FOR SHOULDERS 6 FT. OR LESS

   THE GUARDRAIL OFFSET FROM PAVED INSIDE SHOULDER EDGE OF A DIVIDED HIGHWAY SHALL BE;
   1. FT. MINIMUM FOR SHOULDERS 8 FT. OR WIDER
   2. FT. DESIRABLE FOR 4 FT. SHOULDERS

   THE ABOVE 2 FT. GUARDRAIL TO SHOULDER OFFSET IS DESIRABLE BUT NOT REQUIRED FOR:
   A. FOR AN EXISTING HIGHWAY WITH A DESIGN SPEED LESS THAN 50 MPH, THE MINIMUM OFFSET IS 4 FT. FROM THE TRAVELED WAY.
   B. FOR A ONE-WAY ONE-LANE RAMP, AND WHERE ONE OR MORE OF THE FOLLOWING ARE TRUE:
      (1) THE NON-OFFSET GUARDRAIL BEGINS AT LEAST 200 FT. BEYOND RAMP NOSE.
      (2) THE NON-OFFSET GUARDRAIL IS NOT LOCATED ON THE RAMP EXIT OR ENTRANCE CONVEX CONNECTION TO THE MAJOR HIGHWAY.
      (3) THE RAMP SHOULDERS ARE 4 FT. OR WIDER.

   USE OF GREATER THAN MINIMUM OFFSET DIMENSIONS IS ENCOURAGED TO MEET THE DESIRABLE GOAL OF PLACING THE GUARDRAIL AS FAR AS POSSIBLE FROM THE TRAVEL WAY, EVEN FOR SHORT DISTANCES, WHILE PROVIDING A SMOOTH CHANGE IN GUARDRAIL ALIGNMENT.
5. 3' 2 FT. CANNOT BE PROVIDED BETWEEN THE BACK OF THE GUARDRAIL POST AND THE BREAKPOINT, USE 7 FT. GUARDRAIL POSTS. REFER TO THE "RESTRICTIVE ROADSIDE INSTALLATION" DETAIL.
6. WHEN SPECIFIED ON THE PLANS, INSTALL A 24 INCH TYPE 8 CURB WITH ITS FACE AT OR BEHIND THE RAIL FACE, AS SHOWN. THE TERMINATION WHEN SPECIFIED ON THE PLANS, INSTALL A 2 3% x 6 3% TREATED EMBEDDED IN 133 MIXED CURB. FASTEN WITH A 4 IN. DIA LAG BOLT AND WASHER AT EACH WOOD POST. OR WITH A 3/4 IN. DIA BOLT WITH WASHER AND NUT AT EACH STEEL POST. IF THE 2.5% x 6 3% MIXED CURB IS SPECIFIED, IT WILL BE INCLUDED IN THE COST OF THE GUARDRAIL. IF APPROVED BY THE ENGINEER, A 2 3% x 4 3% TREATED WOOD CURB MAY BE, SUBSTITUTED FOR THE 2 3% x 6 3% CURB AND SET ON TOP OF PAVEMENT SURFACE AND ATTACHED AS DESCRIBED ABOVE. NO SPLICING SHALL BE ALLOWED IN WOOD CURBS. ADJACENT BOARDS SHALL BE BUTTED TOGETHER AND DRILLED AT A POST LOCATION. JOINTS SHALL BE LOCATED AT THE POSTS.

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Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place	GUARDRAIL SYSTEM (MGS)		M-606-1
Designer Initials: JBK		03/05/20	Revised Gen Note 3 to show MASH compliant	CDOT HQ, 3rd Floor	TYPE 3 W-BEAM 31 INCHES		
Last Modification Date: 03/05/20				Denver, CO 80204			Standard Sheet No. 1 of 19
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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:

REFER TO CDOT STANDARD PLAN NO. M-606-1 SHEETS 2 THROUGH 19 FOR ADDITIONAL INFORMATION.
https://www.codot.gov/business/designsupport/mstandards/plansheets/m-606-1_mgs_type_3_w-beam-31-in/m-606-1-mgs-type3-w-beam-31-in.pdf

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 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 Date

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ISSUE DATE: 08-06-2024

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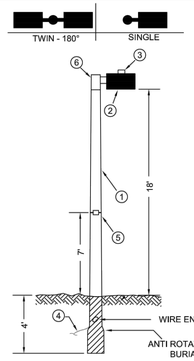
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
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ITEM	QTY	ASSET #	INVENTORY NO.
1	1	DT SL 373003	49500023
2	1	DT SL 373053	39303000
4	1	DT SV 369077	09350602



NOTES:
1. FOR DOUBLE FIXTURE SPECIFY UML-MLED 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 8" ARM STANDARD 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	50W	UML-MLED	UMF-MLED	UMP-23	39303000

ITEM	#	MATERIAL	SPEC #	INVENTORY #
1	1	BLACK ROUND TAPERED FIBERGLASS DIRECT BURIAL 22' POLE - (3" POLE TOP)	UMP-23	49500023
2	1	SHOE BOX FIXTURE WITH TENON, 50W LED	UMF-MLED	39303000
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 8" ARM		39501000
7	1	FUSE, ST. LT. (20 AMP)		24501495
8	1	FUSE HOLDER, ST. LT.		24501501
9	2	FUSE HOLDER COVER, ST. LT.		24501502

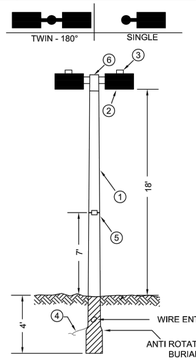
MODERN SHOE BOX STYLE STREET LIGHT ON ROUND POLE

CORE ELECTRIC COOPERATIVE

ISSUE DATE: 06/24/20
DRAWN BY: RMD
APP BY: MFJ
REVISED DATE: 10/13/22
UML-MLED
FILE NAME: StreetLight1

12.01

ITEM	QTY	ASSET #	INVENTORY NO.
1	1	DT SL 373003	49500023
2	2	DT SL 373053	39303000
4	1	DT SV 369077	09350602



NOTES:
1. REFER TO STREET LIGHT DATA COLLECTION REPORTING AND FIELD IDENTITY PROCEDURE.
2. FOR LED FIXTURE USE ONLY SOLID STATE PHOTO CONTROL.
3. 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	50W	UML-MLED DBL	UMF-MLED	UMP-23	39303000

ITEM	#	MATERIAL	SPEC #	INVENTORY #
1	1	BLACK ROUND TAPERED FIBERGLASS DIRECT BURIAL 22' POLE - (3" POLE TOP)	UMP-23	49500023
2	2	SHOE BOX FIXTURE WITH TENON, 50W LED	UMF-MLED	39303000
3	1	PHOTO CELL		44501000
4	1	#6 DUPLEX SECONDARY WIRE AS REQUIRED		09350602
5	1	METAL ID TAG AND STRAP		-
6	1	TENON, DOUBLE, WITH 8" ARM		39502000
7	1	FUSE, ST. LT. (20 AMP)		24501495
8	1	FUSE HOLDER, ST. LT.		24501501
9	2	FUSE HOLDER COVER, ST. LT.		24501502

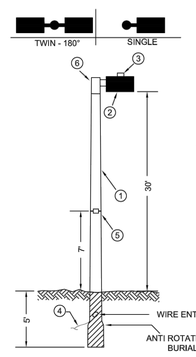
MODERN SHOE BOX STYLE STREET LIGHT ON ROUND POLE

CORE ELECTRIC COOPERATIVE

ISSUE DATE: 9/27/2012
DRAWN BY: CJG
APP BY: MFJ
REVISED DATE: 10/13/22
UML-MLED DBL
FILE NAME: StreetLight1

12.02

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 UML-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 8" 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	UML-MXLED	UMF-MXLED	UMP-35	39303500

ITEM	#	MATERIAL	SPEC #	INVENTORY #
1	1	BLACK ROUND TAPERED FIBERGLASS DIRECT BURIAL 30' POLE - (3" 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 8" ARM		39501000
7	1	FUSE, ST. LT. (20 AMP)		24501495
8	1	FUSE HOLDER, ST. LT.		24501501
9	2	FUSE HOLDER COVER, ST. LT.		24501502

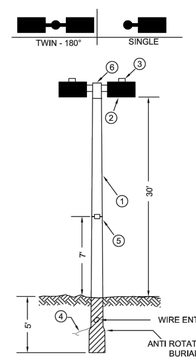
MODERN SHOE BOX STYLE STREET LIGHT ON ROUND POLE

CORE ELECTRIC COOPERATIVE

ISSUE DATE: 12/24/20
DRAWN BY: RMD
APP BY: MFJ
REVISED DATE: 10/13/22
UML-MXLED
FILE NAME: StreetLight2

12.03

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



NOTES:
1. REFER TO STREET LIGHT DATA COLLECTION REPORTING AND FIELD IDENTITY PROCEDURE.
2. FOR LED FIXTURE USE ONLY SOLID STATE PHOTO CONTROL.
3. 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	UML-MXLED DBL	UMF-MXLED	UMP-35	39303500

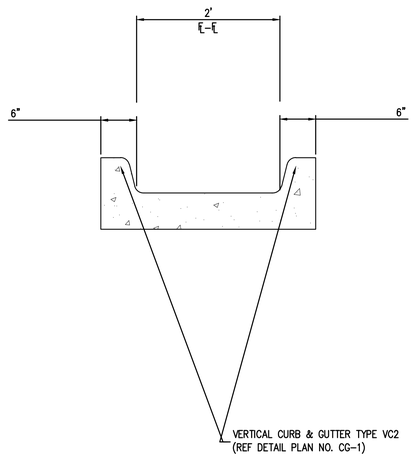
ITEM	#	MATERIAL	SPEC #	INVENTORY #
1	1	BLACK ROUND TAPERED FIBERGLASS DIRECT BURIAL 30' POLE - (3" POLE TOP)	UMP-35	49500035
2	2	SHOE BOX FIXTURE WITH TENON, 75W LED	UMF-MXLED	39303500
3	1	PHOTO CELL		44451000
4	1	#6 DUPLEX SECONDARY WIRE AS REQUIRED		09350602
5	1	METAL ID TAG AND STRAP		-
6	1	TENON, DOUBLE, WITH 8' ARMS		39502000
7	1	FUSE, ST. LT. (20 AMP)		24501495
8	1	FUSE HOLDER, ST. LT.		24501501
9	2	FUSE HOLDER COVER, ST. LT.		24501502

MODERN SHOE BOX STYLE STREET LIGHT ON ROUND POLE

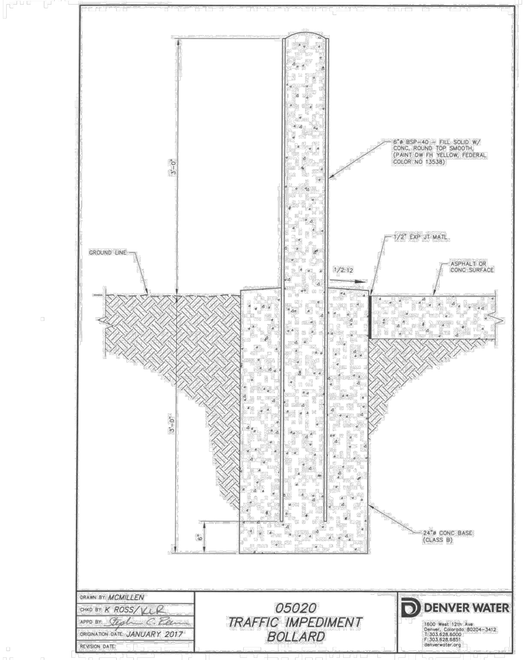
CORE ELECTRIC COOPERATIVE

ISSUE DATE: 09/27/2012
DRAWN BY: CJG
APP BY: MFJ
REVISED DATE: 10/13/22
UML-MXLED DBL
FILE NAME: StreetLight2

12.04



OPEN CHASE DETAIL



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
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 Date

Know what's below. Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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 - PRAIRIE HAWK INFRASTRUCTURE
GENERAL DETAILS

PROJECT #: 200726
SHEET NUMBER
65
65 OF 89

FILEPATH: P:\2020\200726\ENGINEERING\ROADWAY\CD_GENERAL DETAILS - PRAIRIE HAWK.DWG LAYOUT: LAYOUT1 (4)
2 XREFs: cd - cr approval block, cd - cr pe certification block
PLOTTED: TUE 08/05/25 5:26:07P BY: LIBBEY ENDERSBE

ABBREVIATIONS ("L" SHEETS ONLY)

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

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
2. EXISTING BUILDINGS, GRADING, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY THE CIVIL ENGINEER.
3. VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING WORK.
4. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
5. LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BICYCLE RACKS ARE TO BE STAKED IN THE FIELD AND APPROVED BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRED FOR FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD BY THE TOWN OF CASTLE ROCK PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.
6. A SYSTEM OF DIAGRAMMATIC SYMBOLS AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATION CAREFULLY AND NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
7. ALL SYMBOLS ARE SHOWN DIAGRAMMATIC ALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE ARCHITECT.
8. LIMIT OF WORK LINE FOR CONSTRUCTION IS SHOWN DIAGRAMMATICALLY AND OCCURS AT BACK OF CURB , EDGE OF ROAD, FACE OF BUILDING WALL OR PROPERTY LINE EXCEPT WHERE OTHERWISE NOTED. WHERE LIMIT OF WORK IS SHOWN IN LANDSCAPE AREAS, LIMIT DISTURBANCE TO UNDISTURBED AREAS AND REINSTATE LANDSCAPE AS SHOWN ON PLANS.
9. ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, (BOC), FACE OF WALL, (FOW) OR FACE OF BUILDING(FOB) UNLESS OTHERWISE NOTED.
10. ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE.
11. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
12. DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY FIELD DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.
13. SPECIAL CONSIDERATION HAS BEEN GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN LANDSCAPE MATERIALS, FINISHES AND LAYOUT IN RELATIONSHIP TO THE ARCHITECTURE AND/OR STREET, CURB & GUTTER AND SIDEWALK SYSTEMS. PAVEMENT JOINTING, FINISHES, COLOR AND GRADES HAVE BEEN STRICTLY COORDINATED. CONSTRUCTION OF THESE SYSTEMS SHALL ALSO BE STRICTLY COORDINATED.
14. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION. WORK INSTALLED NOT IN COMPLIANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
16. CONTRACTOR IS TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
17. CONTOUR LINES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ACTUAL GRADING AND DRAINAGE INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMPLETION OF ROUGH GRADING WORK.
18. ARCHITECTURAL ELEMENTS ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL ARCHITECTURAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
19. COORDINATE PROPOSED WALKS AND RAMPS WITH ANY EXISTING CONDITIONS INCLUDING PUBLIC SIDEWALKS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.
20. NOTHING IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
21. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NOTES

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

PLANTING NOTES

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

GRADING NOTES

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

SOIL PREP NOTES

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

LANDSCAPE SHEETS

SHEET #	SHEET TITLE
66	LANDSCAPE COVER, NOTES, & SCHEDULES
67	OVERALL LANDSCAPE PLAN
68	LANDSCAPE ENLARGEMENT PLAN
69	LANDSCAPE ENLARGEMENT PLAN
70	LANDSCAPE ENLARGEMENT PLAN
71	LANDSCAPE ENLARGEMENT PLAN
72	LANDSCAPE ENLARGEMENT PLAN
73	LANDSCAPE ENLARGEMENT PLAN
74	LANDSCAPE TABLES
75	LANDSCAPE DETAILS

LANDSCAPE KEYNOTES

- 7.0 PLANTING
  - 7.1 NATIVE SEED
    - A | DETENTION POND SEED MIX
    - B | LOW GROW NATIVE SEED
  - 7.2 MULCH
    - A | COBBLE
    - B | WOOD MULCH RING

LANDSCAPE MATERIAL LEGEND

- 7.1A — DETENTION POND SEED MIX
- 7.1B — LOW GROW NATIVE SEED
- 7.2A — COBBLE MULCH
- 7.2B — WOOD MULCH RING

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION

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

WILLIAM T. BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108

(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE 08-06-2025

WILLIAM T. BOWEN 1108 — Original Date of Licensure — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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DRAWN BY:

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

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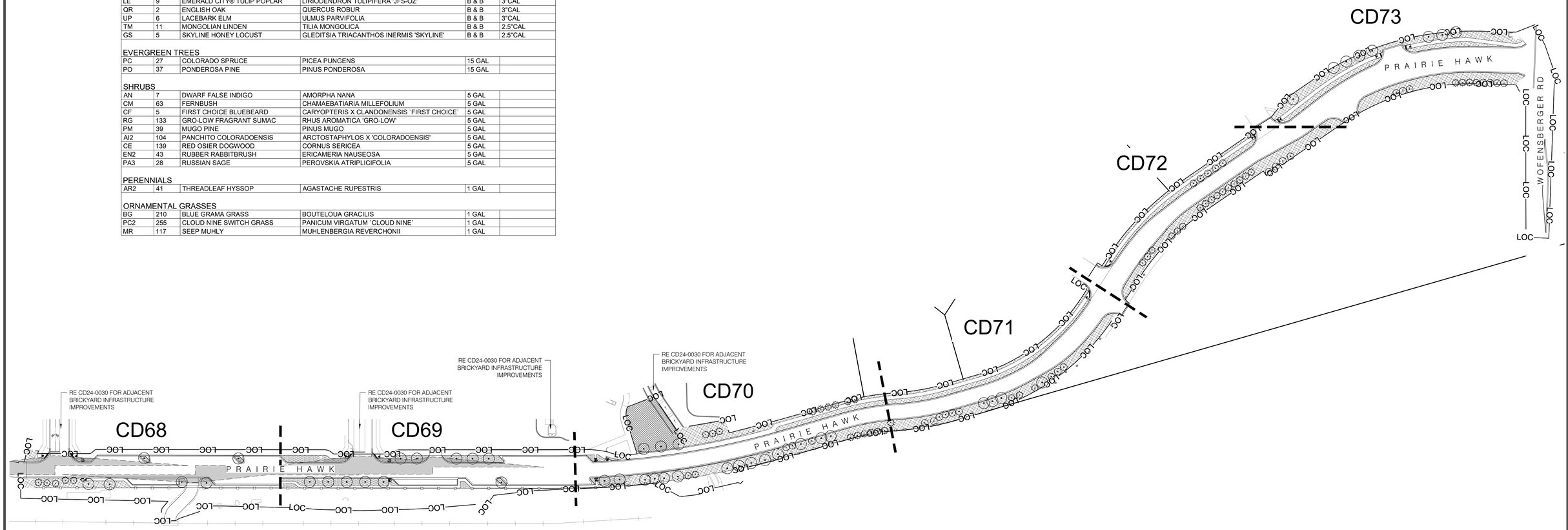
THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE COVER, NOTES, & SCHEDULES

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PROJECT #: 200726
SHEET NUMBER
CD 66
66 OF 89

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PLOTTED: WED 08/06/25 8:19:56A BY: NATHAN KROHN

PLANT SCHEDULE					
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
DECIDUOUS TREES					
AB	7	AUTUMN BLAZE® FREEMAN MAPLE	ACER X FREEMANII `JEFFERSRED`	B & B	3"CAL
GA	12	AUTUMN GOLD MAIDENHAIR TREE	GINKGO BILOBA 'AUTUMN GOLD'	B & B	3"CAL
CO	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B & B	3"CAL
LE	9	EMERALD CITY® TULIP POPLAR	LIRIODENDRON TULIPIFERA 'JFS-OZ'	B & B	3"CAL
QR	2	ENGLISH OAK	QUERCUS ROBUR	B & B	3"CAL
UP	6	LACEBARK ELM	ULMUS PARVIFOLIA	B & B	3"CAL
TM	11	MONGOLIAN LINDEN	TILIA MONGOLICA	B & B	2.5"CAL
GS	5	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	B & B	2.5"CAL
EVERGREEN TREES					
PC	27	COLORADO SPRUCE	PICEA PUNGENS	15 GAL	
PO	37	PONDEROSA PINE	PINUS PONDEROSA	15 GAL	
SHRUBS					
AN	7	DWARF FALSE INDIGO	AMORPHA NANA	5 GAL	
CM	63	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL	
CF	5	FIRST CHOICE BLUEBEARD	CARYOPTERIS X CLANDONENSIS `FIRST CHOICE`	5 GAL	
RG	133	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	
PM	39	MUGO PINE	PINUS MUGO	5 GAL	
AI2	104	PANCHITO COLORADOENSIS	ARCTOSTAPHYLOS X 'COLORADOENSIS'	5 GAL	
CE	139	RED OSIER DOGWOOD	CORNUS SERICEA	5 GAL	
EN2	43	RUBBER RABBITBRUSH	ERICAMERIA NAUSEOSA	5 GAL	
PA3	28	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	
PERENNIALS					
AR2	41	THREADLEAF HYSSOP	AGASTACHE RUPESTRIS	1 GAL	
ORNAMENTAL GRASSES					
BG	210	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	1 GAL	
PC2	255	CLOUD NINE SWITCH GRASS	PANICUM VIRGATUM `CLOUD NINE`	1 GAL	
MR	117	SEEP MUHLY	MUHLENBERGIA REVERCHONII	1 GAL	



1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 100'-0"

N 0' 50' 100' 200'

LANDSCAPE KEYNOTES

- 7.0 PLANTING
  - 7.1 NATIVE SEED
    - A | DETENTION POND SEED MIX
    - B | LOW GROW NATIVE SEED
  - 7.2 MULCH
    - A | COBBLE
    - B | WOOD MULCH RING

LANDSCAPE MATERIAL LEGEND

- 7.1A DETENTION POND SEED MIX
- 7.1B LOW GROW NATIVE SEED
- 7.2A COBBLE MULCH
- 7.2B WOOD MULCH RING

LEGAL LEGEND

SIGHT TRIANGLE	RE: CIVIL
RIGHT OF WAY	RE: CIVIL
PROPERTY LINE	RE: CIVIL

SYMBOL LEGEND

STREET SIGN	RE: CIVIL
STREET LIGHT	RE: ELEC.
TRANSFORMER	RE: CIVIL

UTILITIES LEGEND

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

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108 08-06-2025

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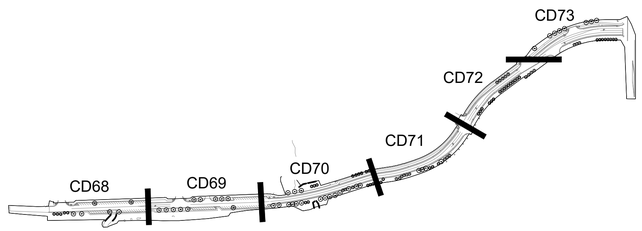
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
OVERALL LANDSCAPE PLAN

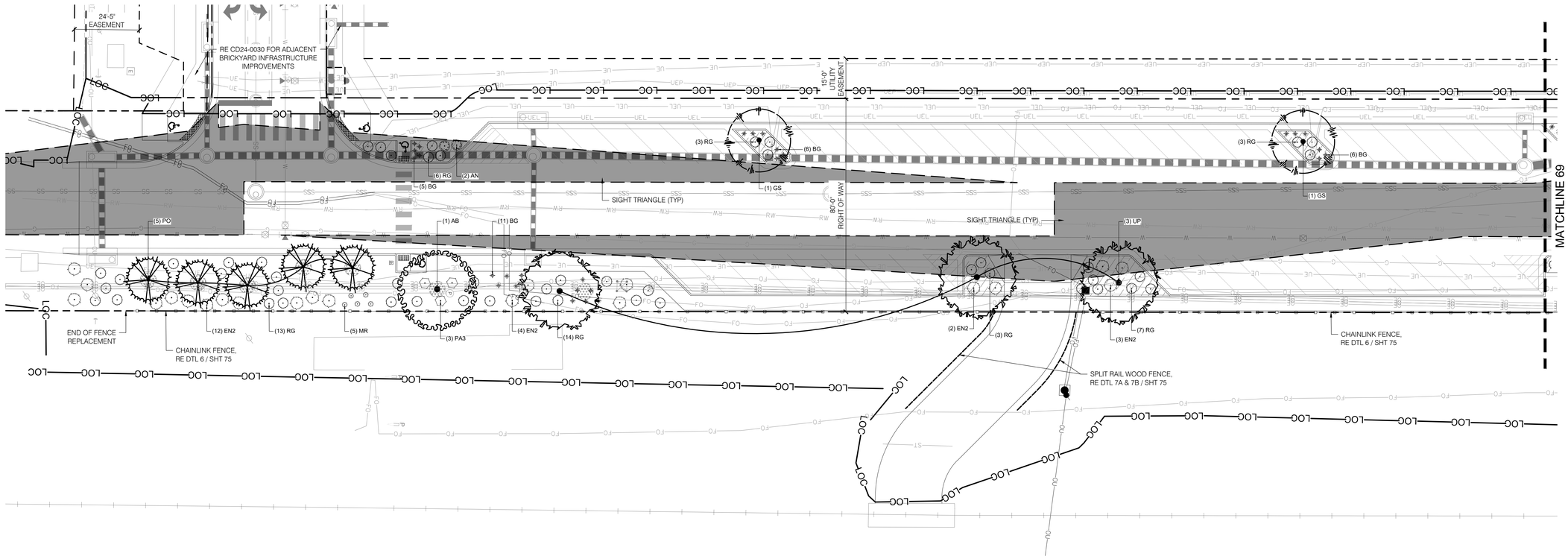
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PROJECT #: 200726
SHEET NUMBER
CD 67
67 OF 89

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PLOTTED: WED 08/06/25 8:20:09A BY: NATHAN KROHN



KEY MAP



1 LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 20'-0"

N 0' 10' 20' 40'

LANDSCAPE KEYNOTES

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LANDSCAPE MATERIAL LEGEND

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- 7.2B WOOD MULCH RING

LEGAL LEGEND

	SIGHT TRIANGLE	RE: CIVIL
	RIGHT OF WAY	RE: CIVIL
	PROPERTY LINE	RE: CIVIL

SYMBOL LEGEND

	STREET SIGN	RE: CIVIL
	STREET LIGHT	RE: ELEC.
	TRANSFORMER	RE: CIVIL

PLANT SCHEDULE

REFERENCE SHEET 67 - OVERALL LANDSCAPE PLAN FOR FULL PLANT SCHEDULE

UTILITIES LEGEND

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

TOWN APPROVAL BLOCK

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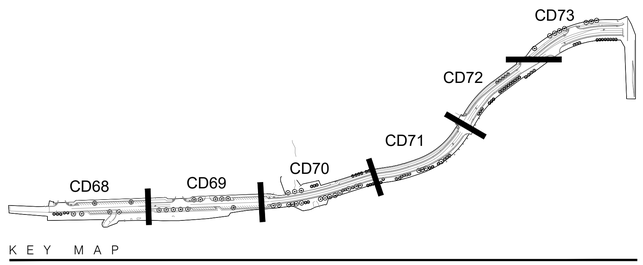
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE ENLARGEMENT PLAN

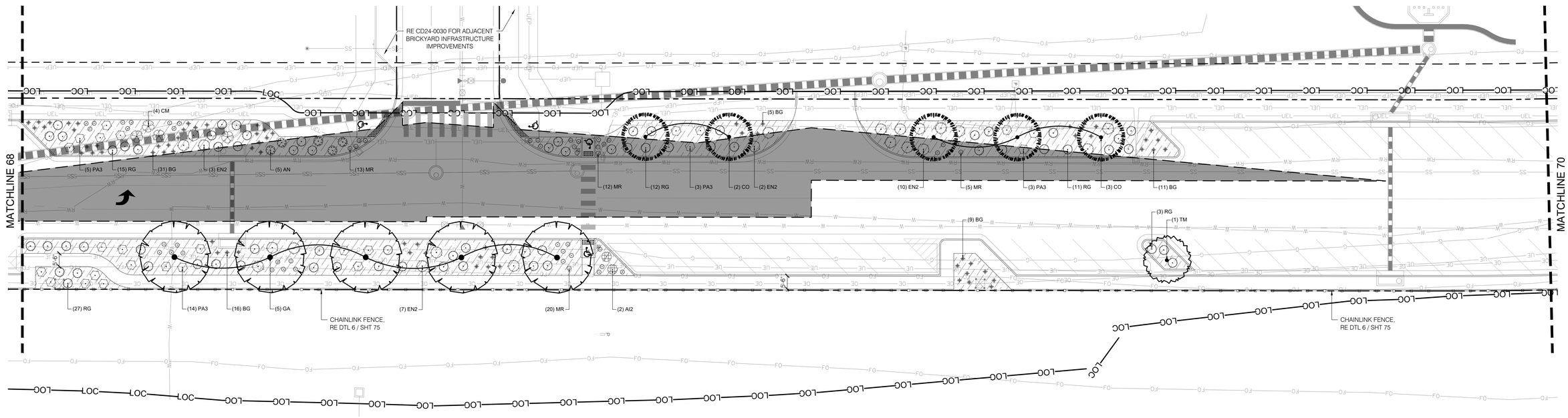
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PROJECT #: 200726
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68 OF 89

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PLOTTED: WED 08/06/25 8:20:16A BY: NATHAN KROHN



KEY MAP



1 LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 20'-0"

N 0' 10' 20' 40'

LANDSCAPE KEYNOTES

7.0 PLANTING
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LANDSCAPE MATERIAL LEGEND

7.1A	DETENTION POND SEED MIX
7.1B	LOW GROW NATIVE SEED
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7.2B	WOOD MULCH RING

LEGAL LEGEND

SIGHT TRIANGLE	RE: CIVIL
RIGHT OF WAY	RE: CIVIL
PROPERTY LINE	RE: CIVIL

SYMBOL LEGEND

STREET SIGN	RE: CIVIL
STREET LIGHT	RE: ELEC.
TRANSFORMER	RE: CIVIL

PLANT SCHEDULE

REFERENCE SHEET 67 - OVERALL LANDSCAPE PLAN FOR FULL PLANT SCHEDULE

UTILITIES LEGEND

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

TOWN APPROVAL BLOCK

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08-06-2025
(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) — DATE

WILLIAM T. BOWEN 1108 — Original Date of Licensure — STATE OF COLORADO — REGISTERED LANDSCAPE ARCHITECT

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Denver, Colorado 80203
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HarrisKocherSmith.com

CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE ENLARGEMENT PLAN

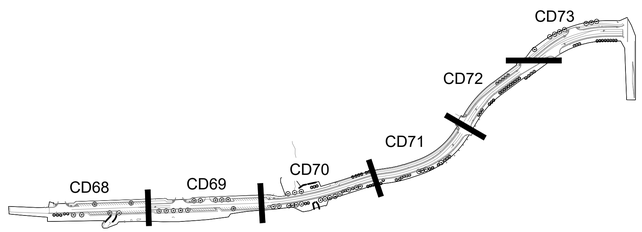
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PROJECT #: 200726

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KEY MAP

1 LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 20'-0"

N 0' 10' 20' 40'

LANDSCAPE KEYNOTES

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LANDSCAPE MATERIAL LEGEND

- 7.1A DETENTION POND SEED MIX
- 7.1B LOW GROW NATIVE SEED
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LEGAL LEGEND

SIGHT TRIANGLE	RE: CIVIL
RIGHT OF WAY	RE: CIVIL
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SYMBOL LEGEND

STREET SIGN	RE: CIVIL
STREET LIGHT	RE: ELEC.
TRANSFORMER	RE: CIVIL

PLANT SCHEDULE

REFERENCE SHEET 67 - OVERALL LANDSCAPE PLAN FOR FULL PLANT SCHEDULE

UTILITIES LEGEND

UEP	UNDERGROUND ELECTRIC
W	WATER
G	GAS
SS	SANITARY
FO	FIBER OPTIC
ST	STORM
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TOWN APPROVAL BLOCK

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WILLIAM T. BOWEN 1108 — Original Date of Licensure 3/19/15 — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

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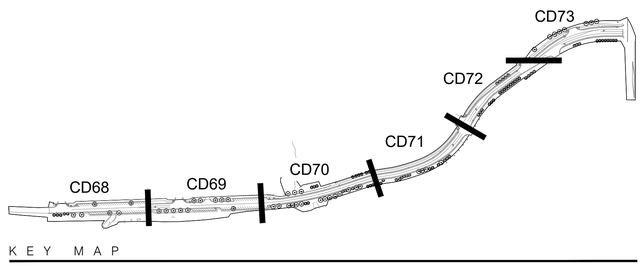
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THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE ENLARGEMENT PLAN

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PROJECT #: 200726
SHEET NUMBER
CD 70
70 OF 89

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KEY MAP

1 LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 20'-0"

N 0' 10' 20' 40'

LANDSCAPE KEYNOTES

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LANDSCAPE MATERIAL LEGEND

- 7.1A DETENTION POND SEED MIX
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LEGAL LEGEND

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SYMBOL LEGEND

STREET SIGN	RE: CIVIL
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TRANSFORMER	RE: CIVIL

PLANT SCHEDULE

REFERENCE SHEET 67 - OVERALL LANDSCAPE PLAN FOR FULL PLANT SCHEDULE

UTILITIES LEGEND

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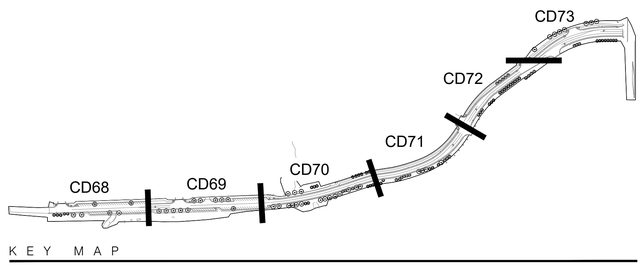
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THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE ENLARGEMENT PLAN

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PROJECT #: 200726
SHEET NUMBER
CD 71
71 OF 89

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1 LANDSCAPE ENLARGEMENT PLAN

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LANDSCAPE KEYNOTES

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WILLIAM T BOWEN, PROFESSIONAL LANDSCAPE ARCHITECT, COLORADO: LA.0001108

08-06-2025

(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE

WILLIAM T. BOWEN 1108 — 3/19/15 — Original Date of Licensure — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

Know what's below. Call before you dig.

Back40 Landscape Architecture

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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 - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE ENLARGEMENT PLAN

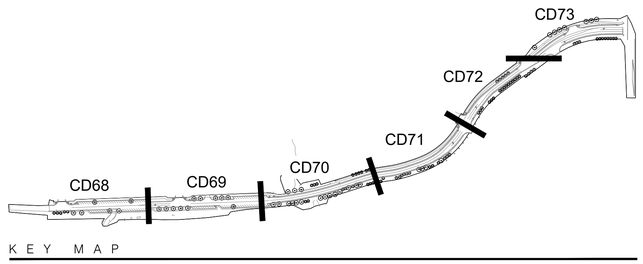
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PROJECT #: 200726

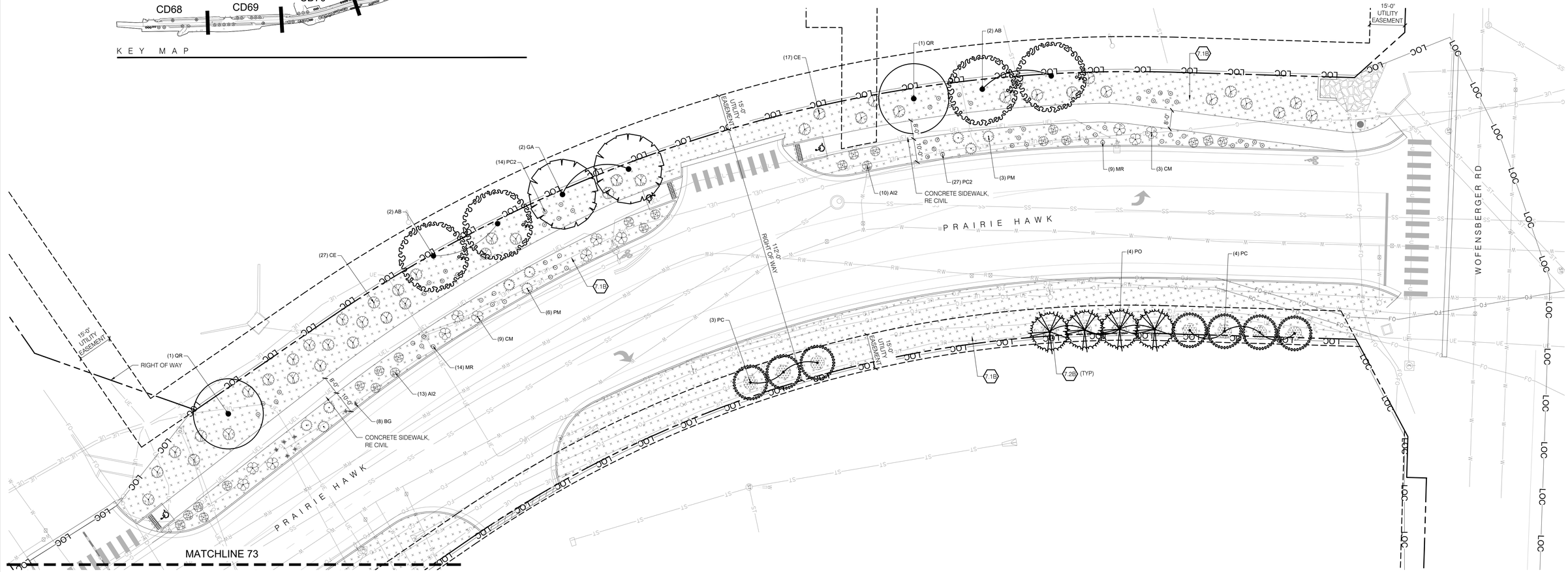
SHEET NUMBER
CD 72

72 OF 89

FILEPATH: \\BACK40-DESKTOP-9J1.TAIL0E7D.TS.NET\BACK40\PROJECTS\2022\22-017 BRICKYARD\04 CAD-REVIT\BACK40\00 PRAIRIE HAWK\SHEETS\CONSTRUCTION DOCUMENTATION\72 LANDSCAPE ENLARGEMENT PLAN.DWG LAYOUT: 72 LANDSCAPE ENLARGEMENT PLAN
PLOTTED: WED 08/06/25 8:20:55A BY: NATHAN KROHN



KEY MAP



1 LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 20'-0"

N 0' 10' 20' 40'

LANDSCAPE KEYNOTES

- 7.0 PLANTING
  - 7.1 NATIVE SEED
    - A | DETENTION POND SEED MIX
    - B | LOW GROW NATIVE SEED
  - 7.2 MULCH
    - A | COBBLE
    - B | WOOD MULCH RING

LANDSCAPE MATERIAL LEGEND

- 7.1A DETENTION POND SEED MIX
- 7.1B LOW GROW NATIVE SEED
- 7.2A COBBLE MULCH
- 7.2B WOOD MULCH RING

LEGAL LEGEND

	SIGHT TRIANGLE	RE: CIVIL
	RIGHT OF WAY	RE: CIVIL
	PROPERTY LINE	RE: CIVIL

SYMBOL LEGEND

	STREET SIGN	RE: CIVIL
	STREET LIGHT	RE: ELEC.
	TRANSFORMER	RE: CIVIL

PLANT SCHEDULE

REFERENCE SHEET 67 - OVERALL LANDSCAPE PLAN FOR FULL PLANT SCHEDULE

UTILITIES LEGEND

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

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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08-06-2025
(LANDSCAPE ARCHITECT SIGNATURE AND SEAL) DATE

WILLIAM T. BOWEN 1108 — Original Date of Licensure — LICENSED LANDSCAPE ARCHITECT — STATE OF COLORADO

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THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE ENLARGEMENT PLAN

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SHEET NUMBER
CD 73
73 OF 89

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PLOTTED: WED 08/06/25 8:21:05A BY: NATHAN KROHN

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
PRAIRIE HAWK - EAST	3,506.48'	88	8	88	352	144
PRAIRIE HAWK - WEST	3,507.97'	88	0	33*	352	417
TOTAL COUNTS		176	8	121	704	561

STREETSCAPE REQUIREMENTS CAN BE FOUND IN SECTION 8.2.1 OF THE LANDSCAPE AND IRRIGATION CRITERIA MANUAL.

* UTILITY EASEMENTS AND DRIVE CUTS REDUCE THE ABILITY TO PROVIDE REQUIRED STREET TREES.

PLANT SCHEDULE

Please add values/quantities in the shaded areas

DECIDUOUS SHADE TREES — HYDROZONE 2 — QUANTITY 60

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 61

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 522

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

EVERGREEN SHRUBS — HYDROZONE 1 — QUANTITY 39

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

ORNAMENTAL GRASSES — HYDROZONE 1 — QUANTITY 582

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

PERENNIALS — HYDROZONE 1 — AREA 41

PERENNIALS, GROUND COVERS, AND VINES SHALL BE A MINIMUM OF ONE (1) GALLON CONTAINER IN SIZE

ANNUAL PLANTING BEDS — HYDROZONE — AREA

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 93,571 SQFT

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.***

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APPROVED BY:

DEVELOPMENT SERVICES — DATE

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08-06-2025

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WILLIAM T. BOWEN 1106 — Original Date of Licensure — STATE OF COLORADO — REGISTERED LANDSCAPE ARCHITECT

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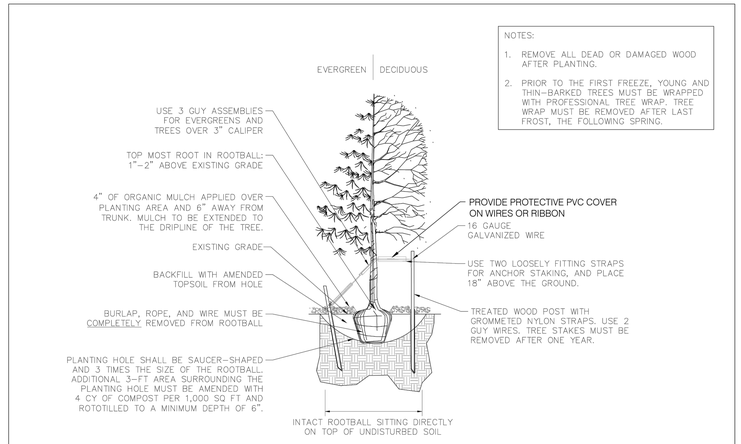
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE TABLES

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CD 74
74 OF 89

FILEPATH: I:\BACK40-DESKTOP-01.TAILSETD.TS.NET\BACK40\PROJECTS\2022\222-017 BRICKYARD\04 CAD-REVIT\BACK40\00 PRAIRIE HAWK\SHEETS\CONSTRUCTION DOCUMENTATION\74 LANDSCAPE TABLES.DWG LAYOUT: 74 LANDSCAPE TABLES
PLOTTED: WED 08/06/25 8:21:12A BY: NATHAN KROHN



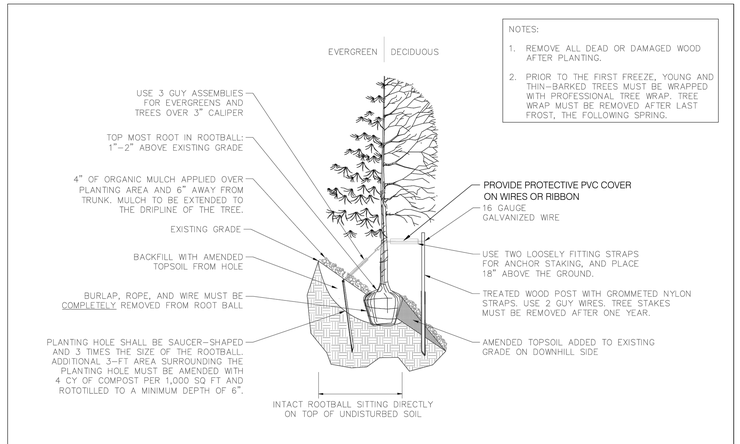
NOTES:
1. REMOVE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.
2. PRIOR TO THE FIRST FREEZE, YOUNG AND THIN–BARKED TREES MUST BE WRAPPED WITH PROFESSIONAL TREE WRAP. TREE WRAP MUST BE REMOVED AFTER LAST FROST, THE FOLLOWING SPRING.

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	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	LS-1
	Sheet 1 of 2

1 TREE PLANTING
N.T.S.



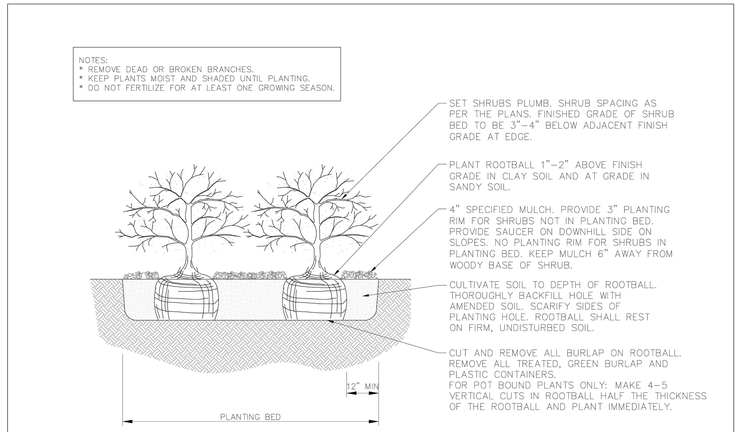
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Date	Comments
3/21	STAFF CHANGES

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

TREE PLANTING SLOPES	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	LS-2
	Sheet 2 of 2

2 TREE PLANTING SLOPES
N.T.S.



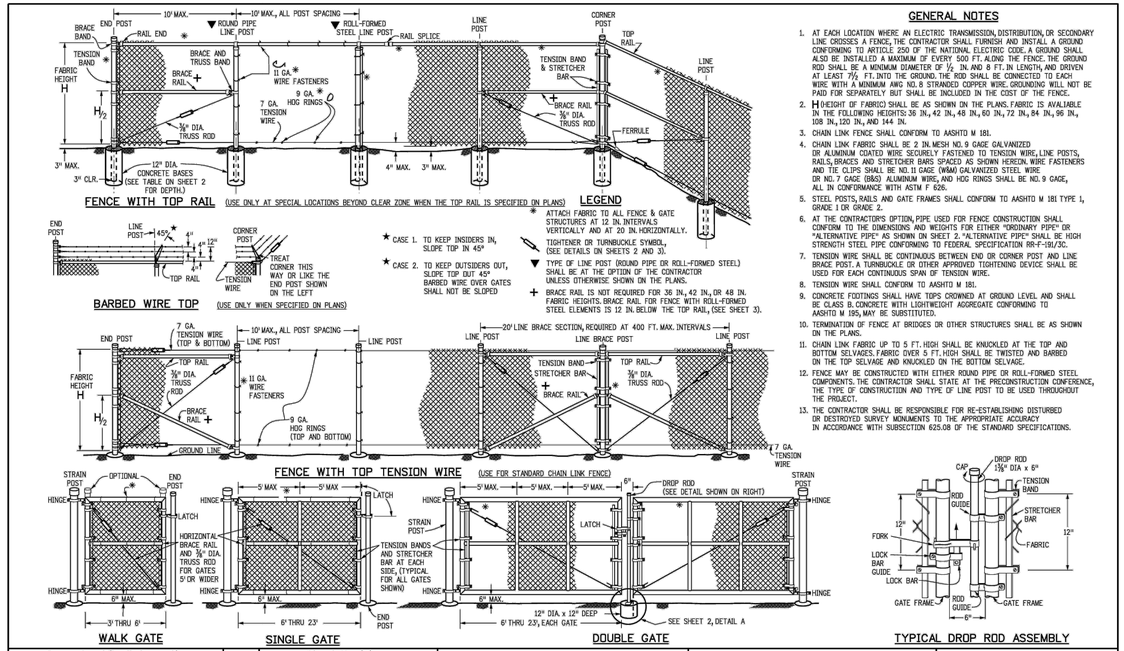
NOTES:
* REMOVE DEAD OR BROKEN BRANCHES.
* KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
* DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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

SHRUB PLANTING	DETAIL PLAN NO.
Issued By: Town of Castle Rock, Development Services March 31, 2021	LS-3
	Sheet 1 of 1

3 SHURB PLANTING
N.T.S.



GENERAL NOTES
1. AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION, DISTRIBUTION, OR SECONDARY LINE CROSSES A FENCE, THE CONTRACTOR SHALL FURNISH AND INSTALL A GROUND CONFORMING TO ARTICLE 250 OF THE NATIONAL ELECTRIC CODE. A GROUND SHALL ALSO BE INSTALLED A MAXIMUM OF EVERY 500 FT. ALONG THE FENCE. THE GROUND ROD SHALL BE A MINIMUM DIAMETER OF ½ IN. AND 8 FT. IN LENGTH, AND DRIVEN AT LEAST 7½ FT. INTO THE GROUND. THE ROD SHALL BE CONNECTED TO EACH WIRE WITH A MINIMUM AWG NO. 8 STRANDED COPPER WIRE. GROUNDING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE FENCE.
2. H (HEIGHT OF FABRIC) SHALL BE AS SHOWN ON THE PLANS. FABRIC IS AVAILABLE IN THE FOLLOWING HEIGHTS: 36 IN., 42 IN., 48 IN., 60 IN., 72 IN., 84 IN., 96 IN., 108 IN., 120 IN., AND 144 IN.
3. CHAIN LINK FENCE SHALL CONFORM TO AASHTO M 181.
4. CHAIN LINK FABRIC SHALL BE 2 IN. MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (WAM) GALVANIZED STEEL WIRE OR NO. 7 GAGE (BSG) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
5. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
6. AT THE CONTRACTOR'S OPTION, PIPE USED FOR FENCE CONSTRUCTION SHALL CONFORM TO THE DIMENSIONS AND WEIGHTS FOR EITHER "ORDINARY PIPE" OR "ALTERNATIVE PIPE" AS SHOWN ON SHEET 2. "ALTERNATIVE PIPE" SHALL BE HIGH STRENGTH STEEL PIPE CONFORMING TO FEDERAL SPECIFICATION RR–F–191/3C.
7. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
8. TENSION WIRE SHALL CONFORM TO AASHTO M 181.
9. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS B CONCRETE WITH LIGHTWEIGHT AGGREGATE CONFORMING TO AASHTO M 195, MAY BE SUBSTITUTED.
10. TERMINATION OF FENCE AT BRIDGES OR OTHER STRUCTURES SHALL BE AS SHOWN ON THE PLANS.
11. CHAIN LINK FABRIC UP TO 5 FT. HIGH SHALL BE KNUCKLED AT THE TOP AND BOTTOM SELVAGES. FABRIC OVER 5 FT. HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
12. FENCE MAY BE CONSTRUCTED WITH EITHER ROUND PIPE OR ROLL–FORMED STEEL COMPONENTS. THE CONTRACTOR SHALL STATE AT THE PRECONSTRUCTION CONFERENCE, THE TYPE OF CONSTRUCTION AND TYPE OF LINE POST TO BE USED THROUGHOUT THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE–ESTABLISHING DISTURBED OR DESTROYED SURVEY MONUMENTS TO THE APPROPRIATE ACCURACY IN ACCORDANCE WITH SUBSECTION 625.08 OF THE STANDARD SPECIFICATIONS.

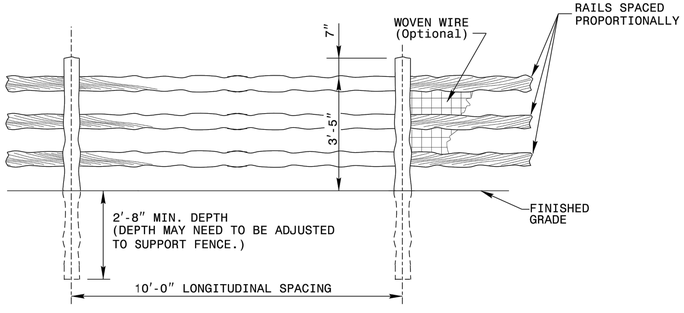
Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments

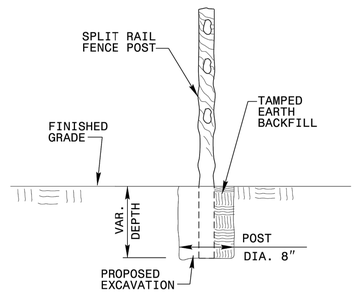
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303–757–9021 FAX: 303–757–9868
Project Development Branch JBK

CHAIN LINK FENCE	STANDARD PLAN NO.
Issued by the Project Development Branch: July 31, 2019	M–607–2
	Standard Sheet No. 1 of 3
	Project Sheet Number:

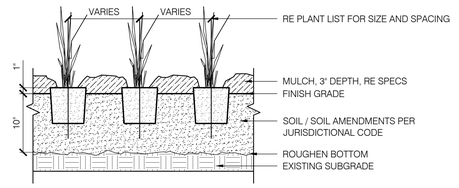
6 FENCE - CDOT - CHAINLINK
N.T.S.



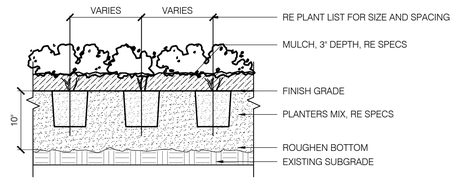
7A FENCE - WOOD SPLIT RAIL ELEVATION
N.T.S.



7B FENCE - WOOD SPLIT RAIL
N.T.S.



4 PERENNIAL PLANTING
SCALE: 1 1/2" = 1'–0"



5 GROUNDCOVER PLANTING
SCALE: 1 1/2" = 1'–0"

TOWN APPROVAL BLOCK
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTUCTURE
LANDSCAPE DETAILS

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75 OF 89

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PLOTTED: WED 08/06/25 8:21:20A BY: NATHAN KROHN

Site Luminary Summary Table

Luminaire												Lamps						
ID/ Symbol	Manufacturer	Model	Catolog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CRI	Light loss factor	Fixture Finish
Z1	CORE	STREET LIGHT	UMF-MXLED, UMP-35	SHOE BOX FIXTURE WITH TENON AND PHOTOCELL ON ROUND POLE	Y	TBD BY CORE	240	--	21	POLE	35' AFG	1	LED	75	TBD BY CORE	TBD BY CORE	1	TBD

KEY NOTES:

1. PROVIDE LIGHTING CONTROLS CABINET WITH PHOTOCELL AND 240V, ELECTRICALLY HELD, 6-POLE CONTACTOR TO CONTROL STREET AND PEDESTRIAN LIGHTING. PHOTOCELL SHALL BE ORIENTED TO THE NORTH. REFER TO CDOT DETAL M-613-1 FOR ADDITIONAL INFORMATION. VERIFY ALL LIGHTING CONTROLS WITH TOWN AND UTILITY.
2. 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.
3. 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 LIGHT FIXTURES. COORDINATE EXACT BRANCH CIRCUIT PANEL LOCATION WITH CIVIL AND TOWN.
4. 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.
5. PROVIDE 1" SCHEDULE 80 PVC CONDUIT BETWEEN LIGHT POLES AND BETWEEN LIGHT POLE AND PANEL. CONDUIT ROUTING SHOWN FOR REFERENCE ONLY. COORDINATE SHORTEST PRACTICAL ROUTE IN FIELD WITH CIVIL. CONDUIT FOR SEPARATE CIRCUITS SHALL SHARE A TRENCH WHERE PRACTICAL.

PANEL: PH

LOCATION:
SUPPLY FROM:
MOUNTING: SURFACE
ENCLOSURE: NEMA 3R

VOLTAGE: 120/240 SINGLE
PHASE: 1
WIRES: 3

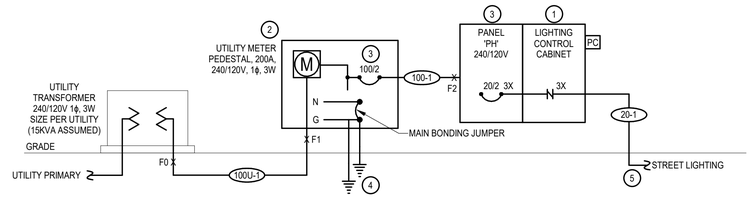
A.I.C.: 10,000 AMPS
MAINS TYPE: MLO
MAINS RATING: 100
MCB RATING: -

CD	CIRCUIT DESCRIPTION	BKR		CKT	A		B		CKT	BKR		CIRCUIT DESCRIPTION	CD
	LIGHTING - SOUTH	20	2	1	300	--			2	1	--	SPACE	
				3			300	--	4	1	--	SPACE	
	LIGHTING - MIDDLE	20	2	5	150	--			6	1	--	SPACE	
				7			150	--	8	1	--	SPACE	
	LIGHTING - NORTH	20	2	9	338	--			10	1	--	SPACE	
				11			338	--	12	1	--	SPACE	
	SPACE	--	1	13	--	--			14	1	--	SPACE	
	SPACE	--	1	15			--	--	16	1	--	SPACE	
	SPACE	--	1	17	--	--			18	1	--	SPACE	
	TOTAL VOLT-AMPS				788		788						

PHASE IMBALANCE	CD	LOAD CLASSIFICATION	LOAD	DF	DEMAND
A/B 0 %	1	LIGHTING	1575	125.00%	1969
	2	RECEPTACLES	0	0.00%	0
	3	MOTORS	0	0.00%	0
	4	KITCHEN	0	0.00%	0
	5	MISCELLANEOUS	0	0.00%	0
	6	ELECTRIC HEAT	0	0.00%	0
	7	HVAC	0	0.00%	0

PANEL TOTALS	
TOTAL CONN. LOAD (VA):	1575 VA
TOTAL DEMAND (VA):	1969 VA
TOTAL CONN. LOAD (AMPS):	7 A
TOTAL DEMAND (AMPS):	8 A

Notes:



1 PRAIRIE HAWK ONE-LINE DIAGRAM
NO SCALE

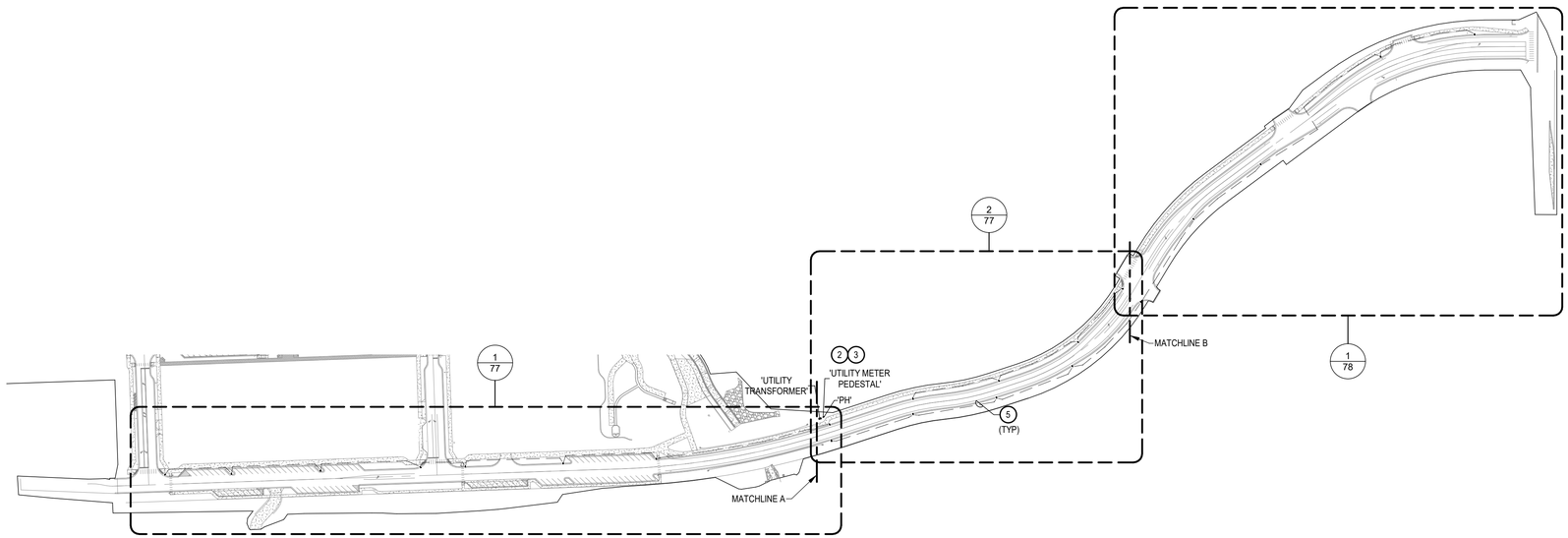
FEEDER SCHEDULE

100U-1	(3 #1/0 AWG) 2"PVC.
100-1	(3 #1/0 AWG AL + 1 #6 AWG AL G.) 2"C.
20-1	SEE PLANS

SHORT CIRCUIT CALCULATIONS

	Isc	DIST (FT)
F0	8,333 A	-
F1	5,225 A	25
F2	4,547 A	10

* DISTANCES ARE ESTIMATED.



NORTH 2 PRAIRIE HAWK ELECTRICAL PLAN
1" = 160'-0"

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

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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

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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 DATE

GIVEN & ASSOCIATES INC
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
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Given Project # 23069

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DRAWN BY:

ISSUE DATE: 08-07-2025

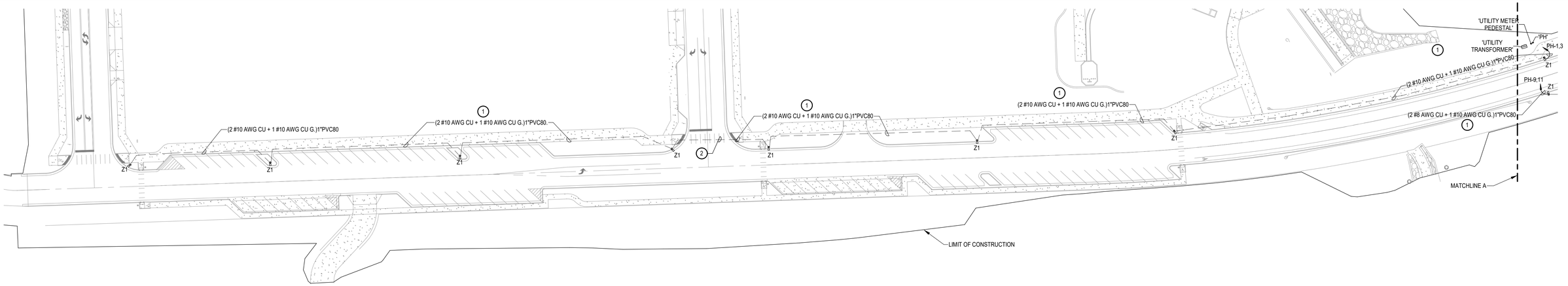
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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
SITE ELECTRICAL PLAN

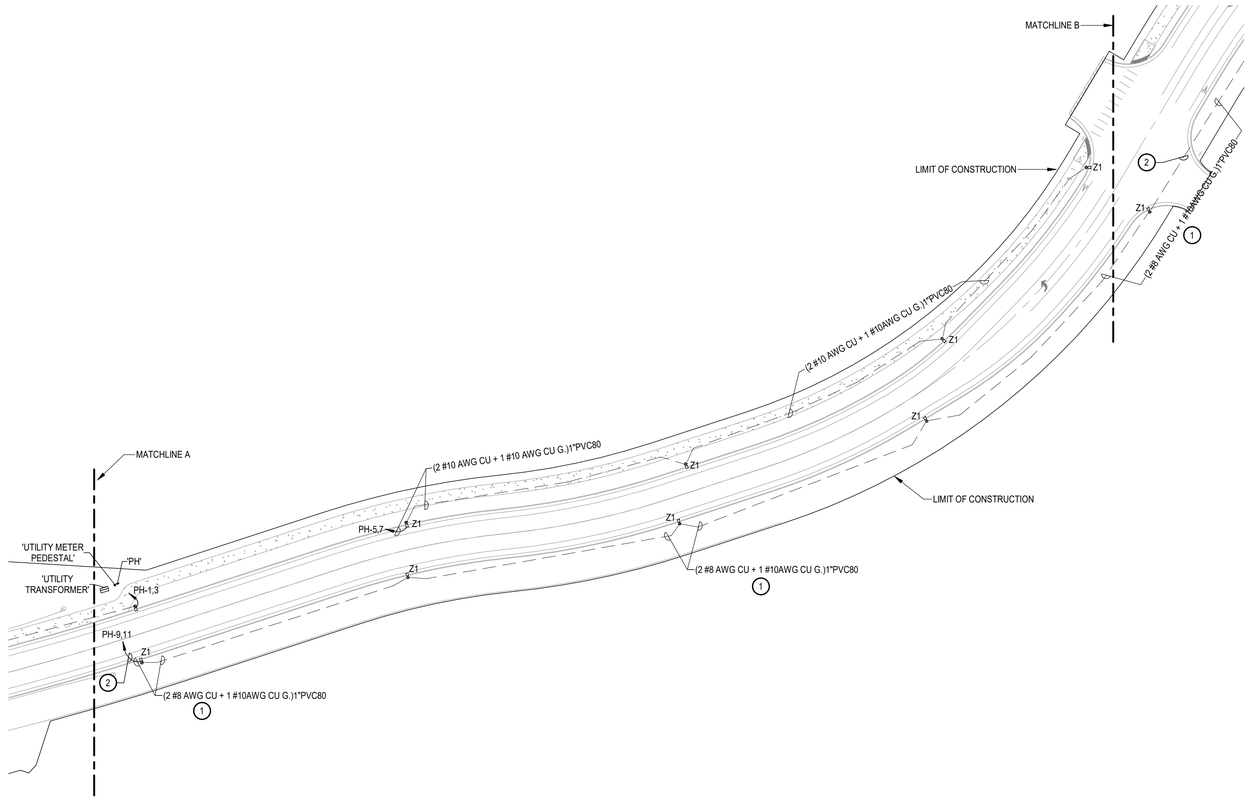
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NORTH 1

PRAIRIE HAWK ELECTRICAL PLAN SOUTH

1" = 50'-0"



NORTH 2

PRAIRIE HAWK ELECTRICAL PLAN MIDDLE

1" = 50'-0"

KEY NOTES:

1. CONDUCTOR SIZING HAS BEEN INCREASED TO LIMIT VOLTAGE DROP TO LESS THAN 3% AT THE LAST FIXTURE. IF SIGNIFICANT DEVIATION FROM THE CONDUIT ROUTING SHOWN ON PLAN OCCURS, NOTIFY ELECTRICAL ENGINEER.
2. CONDUIT DEPTH SHALL BE AT LEAST 24" BELOW ROAD SURFACE. COORDINATE EXACT ROUTING AND DEPTH WITH CIVIL PRIOR TO TRENCHING.

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APPROVED BY:

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www.givenandassociates.com
Given Project # 23069

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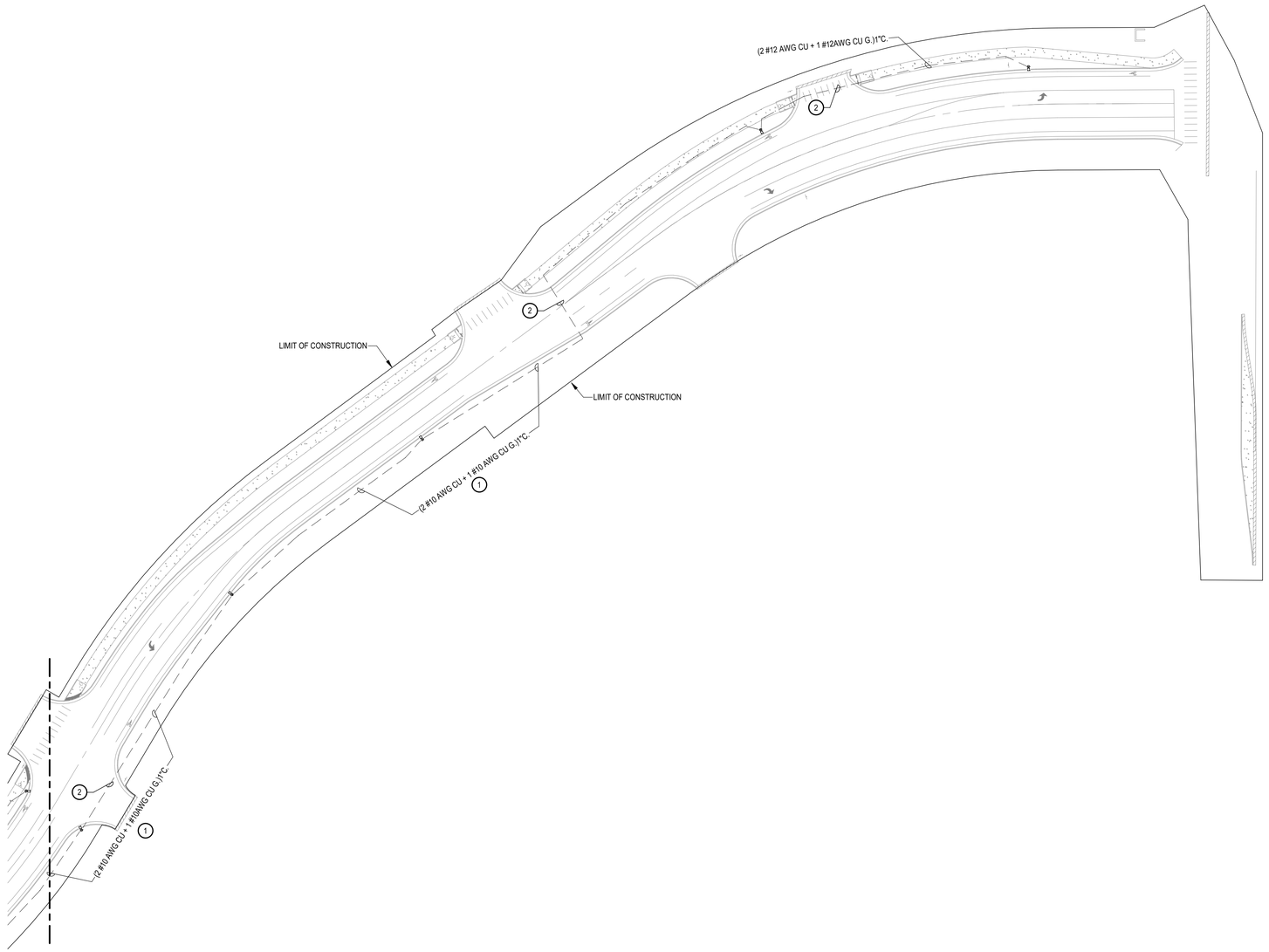
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
SITE ELECTRICAL PLAN - SOUTH, MIDDLE

PROJECT #:

SHEET NUMBER
77

KEY NOTES:

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NORTH

1 PRAIRIE HAWK ELECTRICAL PLAN NORTH

1" = 50'-0"

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Given Project # 23069

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CHECKED BY:
DRAWN BY:

ISSUE DATE: 08-07-2025

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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 - PRAIRIE HAWK INFRASTRUCTURE
SITE ELECTRICAL PLAN - NORTH

PROJECT #:

SHEET NUMBER
78

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PROS-12-CV-PRS30/40-R WITH O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	TOCR IR-2
25 25 25 25	HUNTER	I-20-12 WITH #25 MPR NOZZLE (RED)	HI-POP GEAR DRIVEN ROTOR	TOCR IR-11
	HUNTER	HQ-44-LRC-R	QUICK COUPLING VALVE	TOCR IR-6
A	HUNTER	A2C-75D-SS/M WITH ACC-PED	TWO-WIRE ELECTRIC CONTROLLER	2 & TOCR IR-27
W	HUNTER	SOLAR SYNC - WSS-SEN (*wireless)	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-T(10/15/20)-001 (1"-2") WITH LXIVM-SEN/ICD-SEN	FLOW SENSOR WITH SENSOR DECODER	TOCR IR-33
	HUNTER	ICV-FS-R-AS-ADJ	MASTER CONTROL VALVE	TOCR IR-34
	HUNTER	ICV-R-AS-ADJ	ELECTRIC CONTROL VALVE	TOCR IR-16 & IR-17
	HUNTER	ICZ-101-25/40 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	4
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	5
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	5 & TOCR IR-25
	HUNTER / NIBCO	ECO-ID-12-R WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	IR-32
	HUNTER	ECO-ID-12-R	INDICATOR HEAD	6
N/S	HUNTER	ICD-100	VALVE DECODER	1
	PAIGE	P7354D (FOR HUNTER)	2-WIRE DECODER CABLE	
A	HUNTER	DUAL-S	SURGE PROTECTION	3

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

DIRECTORY

IRRIGATION SCHEDULE 79
IRRIGATION NOTES 80
IRRIGATION KEY MAP 81
IRRIGATION PLANS 82 - 85
IRRIGATION DETAILS 86 - 89
IRRIGATION CHARTS 89

Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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

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

ISSUE DATE: 08-06-2024

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10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION SCHEDULE

REVIEW SET
NOT FOR CONSTRUCTION
This Construction Document is for reference only. All work is to be completed using final, approved, and stamped plans by Town of Castle Rock.

PROJECT #: 200726
SHEET NUMBER
CD79
79 OF 89

PLEWITH: T:\2020\200726 CONFLUENCE\THE BRICKYARD CASTLE ROCK\GREENHOUSE\CD\CD BACK MATERIALS\THE BRICKYARD INFRASTRUCTURE-BRR.CD - PRAIRIE HAWK_08-06-24.DWG LAYOUT: IRR
DATE/TIME PLOTTED: 8/6/2024 3:43 PM BY: KEVIN DAVIS

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY BACK 40. 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 100 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.

NATIVE	0.38" 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. FOR INTERIOR MOUNTED BACKFLOW PREVENTER LOCATIONS, INSTALL ONE BOILER DRAIN VALVE DOWNSTREAM OF BACKFLOW PREVENTER. REMOVE FOR CITY OF WESTMINSTER/TOWN OF LOVELAND - NOT ALLOWED.

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. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
    - 12.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
    - 12.2. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
    - 12.3. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
    - 12.4. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
    - 12.5. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
    - 12.6. INSTALL SURGE PROTECTOR RODS OR PLATES 5 LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 5 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.
    - 12.7. GROUNDING SHALL BE IN AN IRRIGATED AREA.
    - 12.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 1000' OF WIRE OR EVERY 12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
    - 12.9. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).

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.
    - 27.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
    - 27.2 LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
    - 27.3 LEAKS - DETECT AND REPAIR LEAKS.
    - 27.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
    - 27.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
    - 27.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

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Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

TOWN APPROVAL BLOCK

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DRAWN BY: KJD

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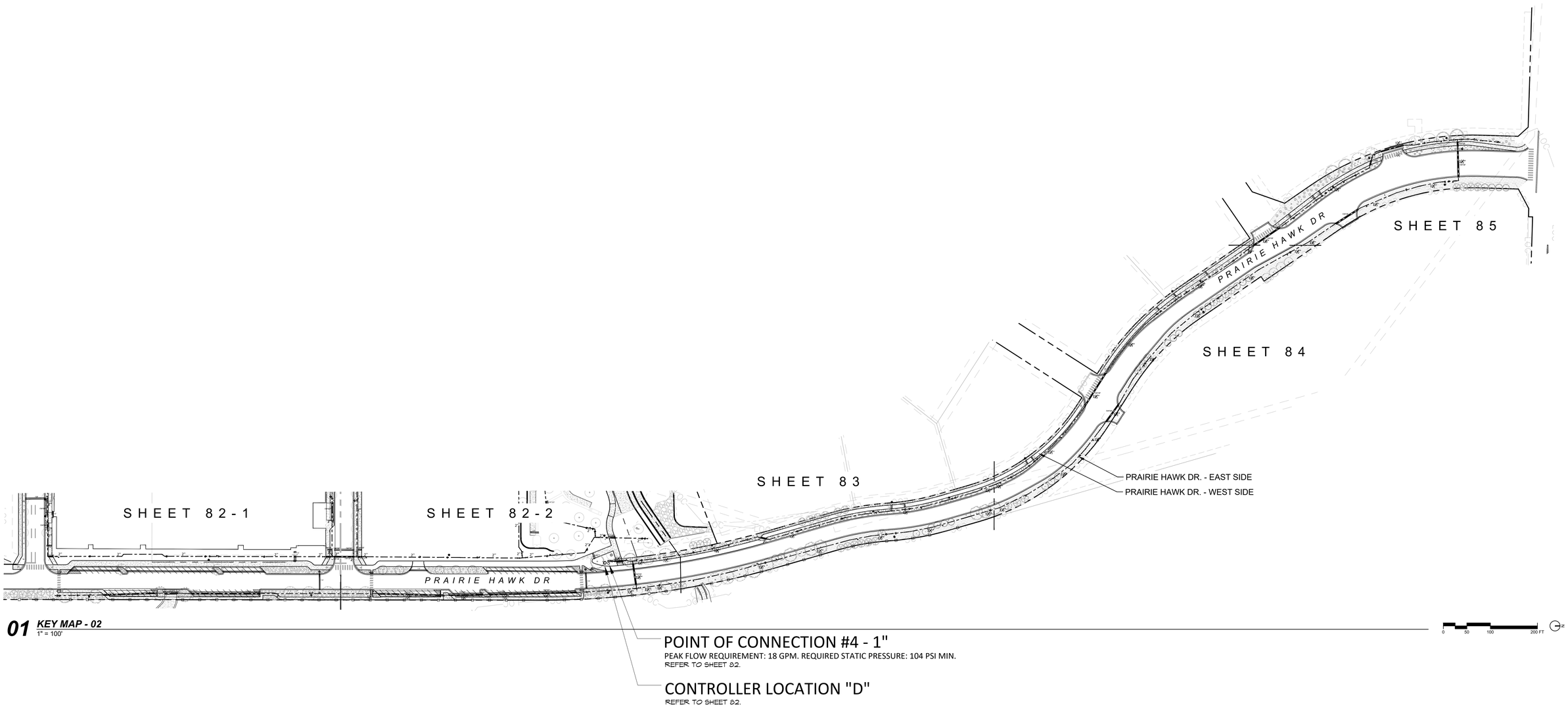
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION NOTES

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SHEET NUMBER
CD80
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ELEVATION TWOOD ARRA JOBSITE\THE BRICKYARD CASTLE ROCK\REVIT\24-01_BACK 4\DWG\THE BRICKYARD INFRASTRUCTURE_RPH CD_PRAIRIE HAWK GRADING LAYOUT.RVT
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01 ***KEY MAP - 02***
1" = 100'

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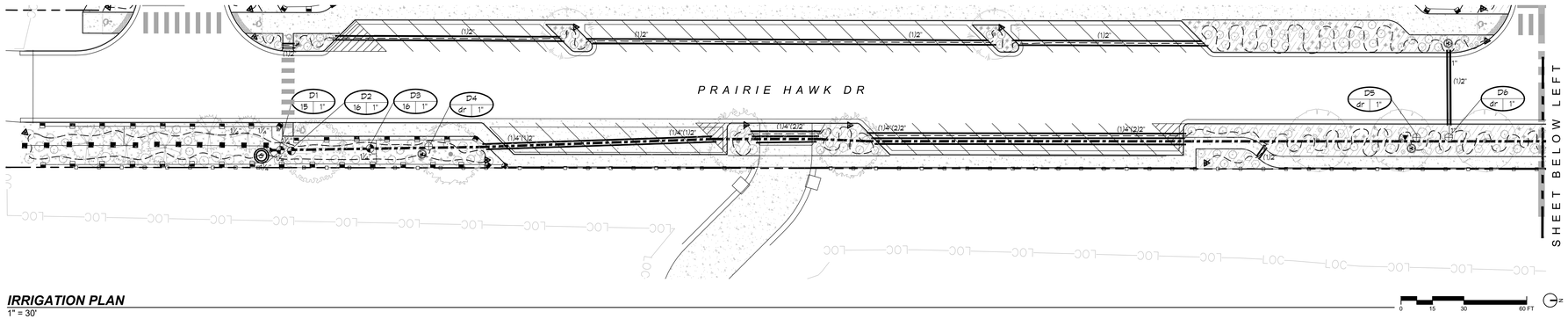
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
KEY MAP

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CD81
81 OF 89

PLEARTH T:\KDI\JOBS\CONFLUENCE\THE BRICKYARD CASTLE ROCK\ENGINEERING\PLANS\BACK MEN\THE BRICKYARD INFRASTRUCTURE.MAP.DWG, PRAIRIE HAWK - 08-06-2024 LAYOUT: KEY MAP



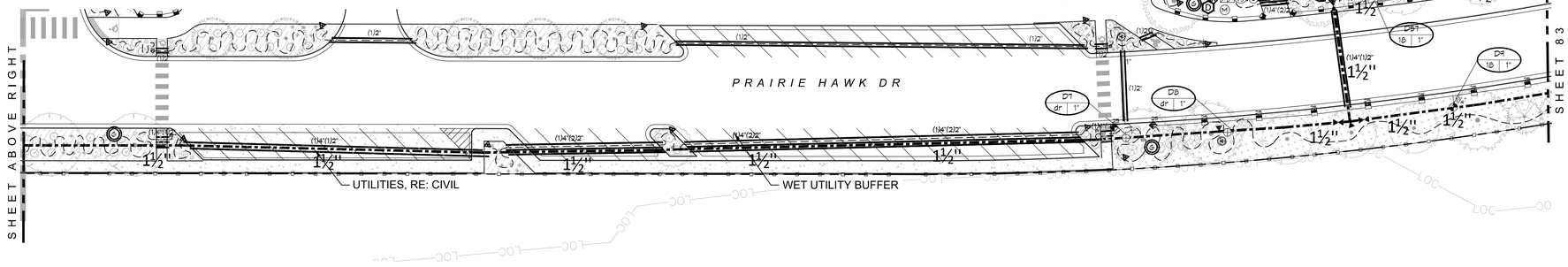
01 ***IRRIGATION PLAN***
1" = 30'

CONTROLLER LOCATION "D"

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.

POINT OF CONNECTION #4 - 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 104 PSI MIN. CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE:CIVIL. INSTALL ONE 1" METER PER TOWN OF CASTLE ROCK SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1" GATE VALVE, ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE, INCREASE TO 1.5" PVC AND EXTEND PVC MAINLINE AS SHOWN. SET PRV AT 80 PSI. EXTEND ONE FEB4 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.



02 ***IRRIGATION PLAN***
1" = 30'

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Registered Landscape Professional/Irrigation Designer:
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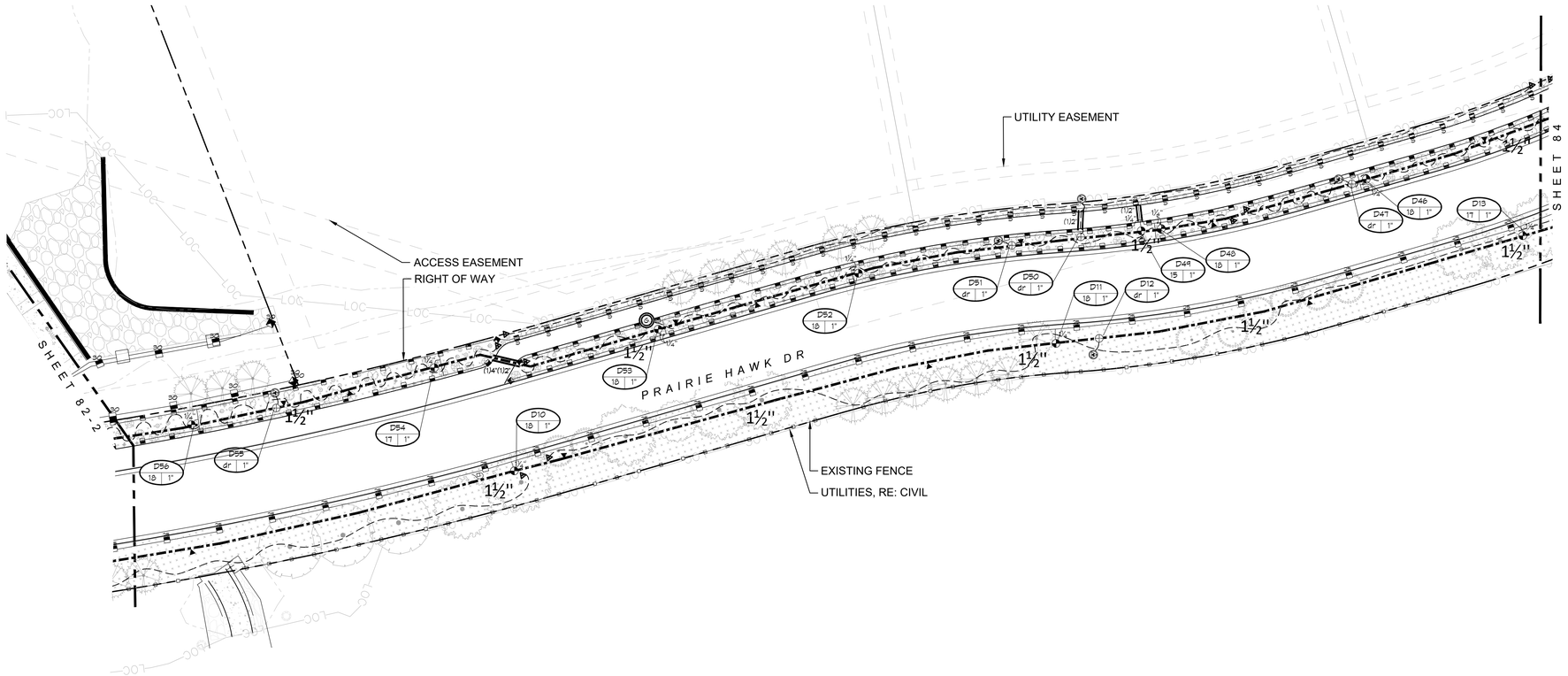
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION PLAN ENLARGEMENT

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PROJECT #: 200726
SHEET NUMBER
CD82
82 OF 89

ELEVATION TABOR DATUM THE BRICKYARD CASTLE ROCK\PRESENTATION\26 BACKGROUND\THE BRICKYARD INFRASTRUCTURE-IRRIGCD_PRAIRIE HAWK (BLM GLEDING LAYOUT).DWG
DATE PLOTTED: 8/6/2025 BY: AMBERCLARK



01 ***IRRIGATION PLAN***
1" = 30'

0 15 30 60 FT

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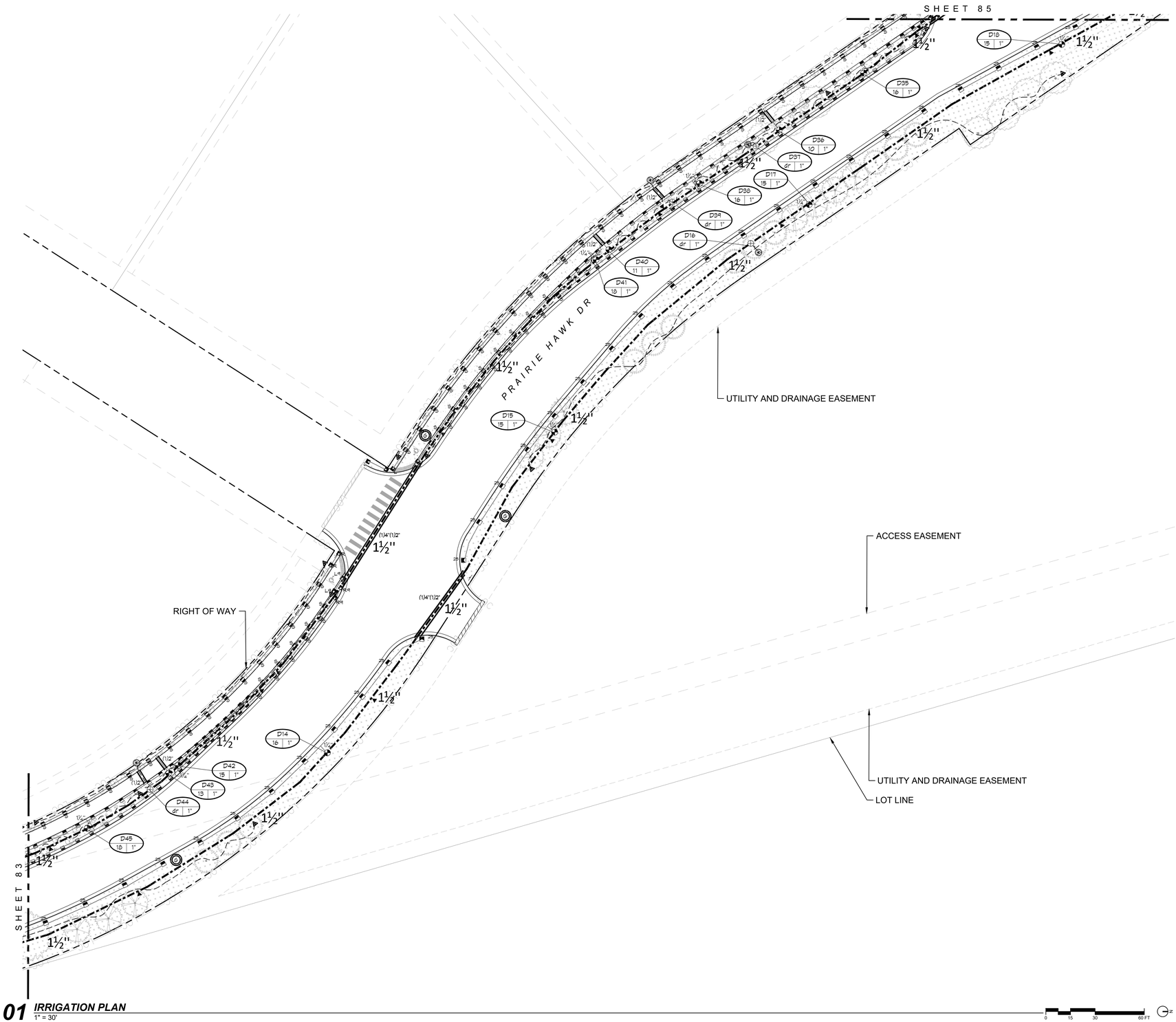
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION PLAN ENLARGEMENT

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CD83
83 OF 89

FILEPATH: T:\800\JOBS\15-THE BRICKYARD CASTLE ROCK\PERMIT\01-15 BACK JOBS\15-THE BRICKYARD INFRASTRUCTURE.RR.CD - PRAIRIE HAWK_GRAPHICS.DWG LAYOUT: RH
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01 ***IRRIGATION PLAN***
1" = 30'

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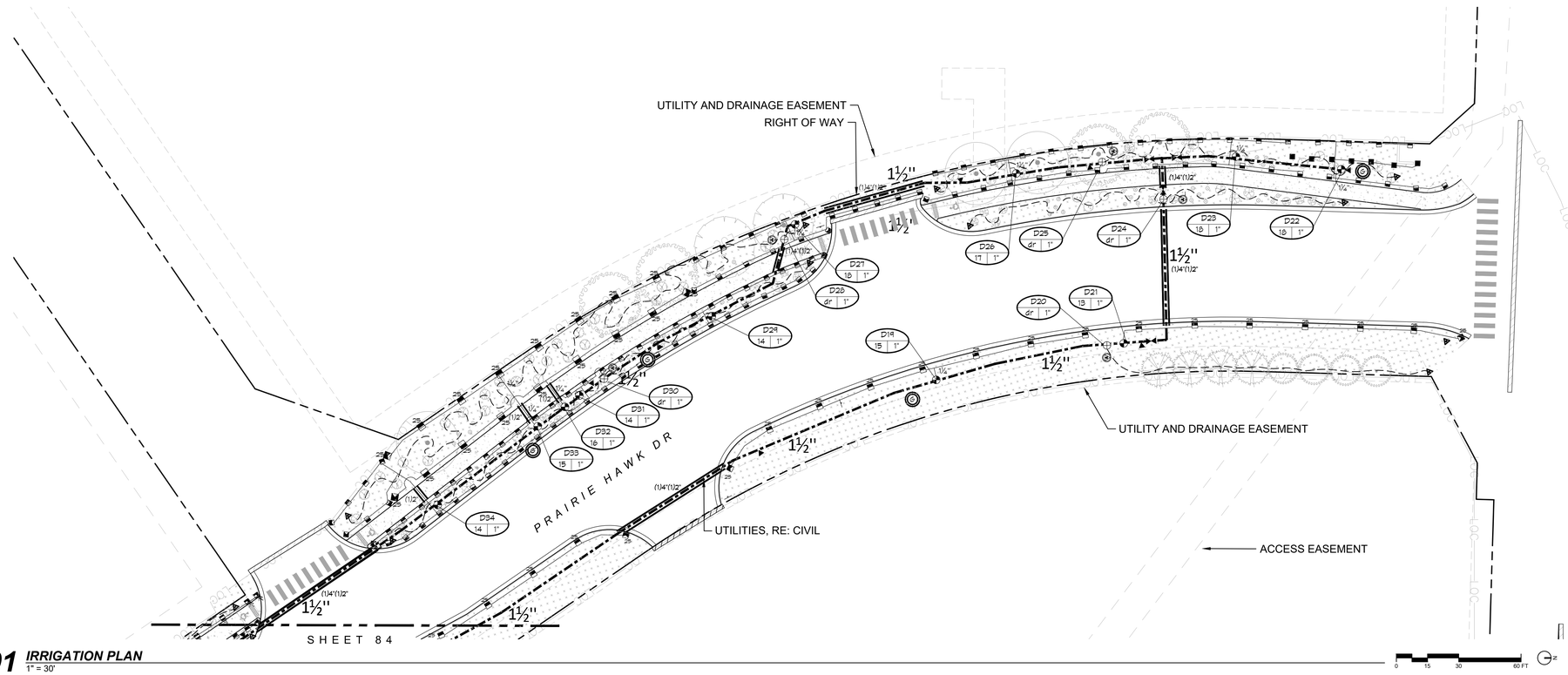
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION PLAN ENLARGEMENT

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PROJECT #: 200726
SHEET NUMBER
CD84
84 OF 89

PLEASE TAKE NOTICE THAT THE BRICKYARD CASTLE ROCK WHERE ON OR BEFORE THE BRICKYARD INFRASTRUCTURE.DWG - PRAIRIE HAWK_DRAINLEDING LAYOUT.DWG



01 ***IRRIGATION PLAN***
1" = 30'

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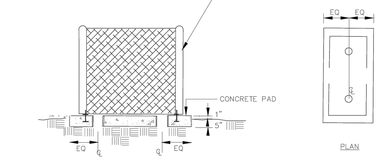
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION PLAN ENLARGEMENT

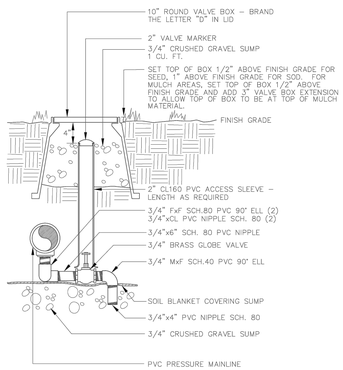
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85 OF 89

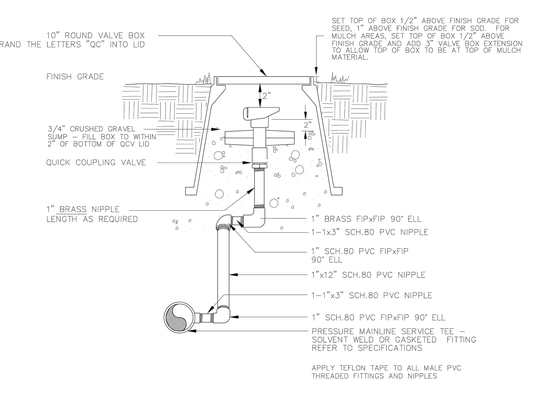
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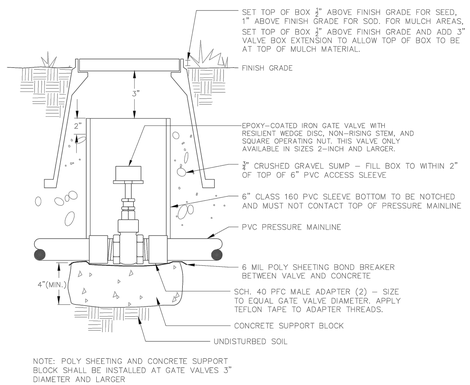
Sheet Revisions		Town of Castle Rock	BACKFLOW ENCLOSURE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-3500 Fax: (720) 733-3217 Development Services		IR-1
			Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



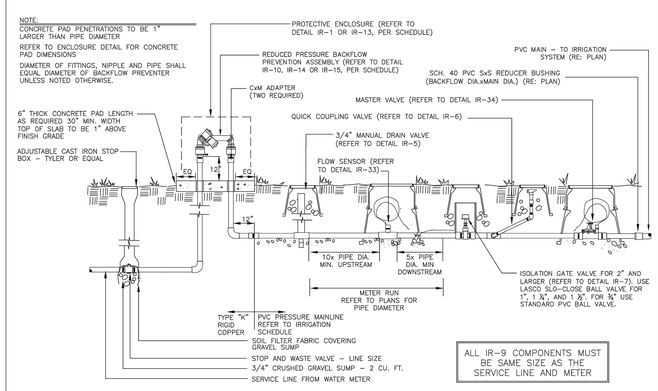
Sheet Revisions		Town of Castle Rock	MANUAL DRAIN VALVE	DETAIL PLAN NO.
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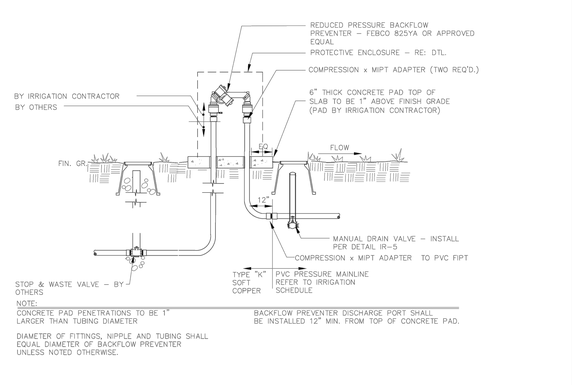
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			Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



Sheet Revisions		Town of Castle Rock	GATE VALVE	DETAIL PLAN NO.
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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	POINT OF CONNECTION	DETAIL PLAN NO.
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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	BACKFLOW PREVENTER 2" & SMALLER	DETAIL PLAN NO.
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3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

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Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

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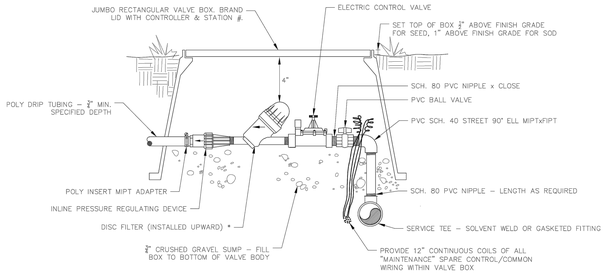
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THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION DETAILS

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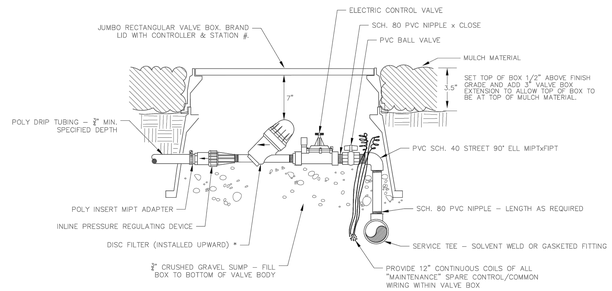
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CD86
86 OF 89

PLEARTH T:\800\800.000\BIM\THE BRICKYARD CASTLE ROCK\REVIT\R25_BACK 4\800.000_THE BRICKYARD INFRASTRUCTURE_R25_CD_PRAIRIE HAWK_08-06-25.DWG LAYOUT: IRT
COPYRIGHT THE Harris Kocher Smith GROUP, LLC ©2024 | PLOTTED: 8/6/2025 8:43:07 AM BY: KEVIN JACKSON



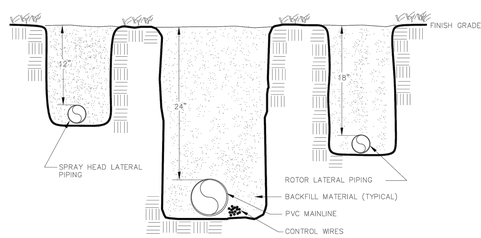
NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT 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.		IR-18
3/21	STAFF CHANGES	Town of Castle Rock COLORADO	Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

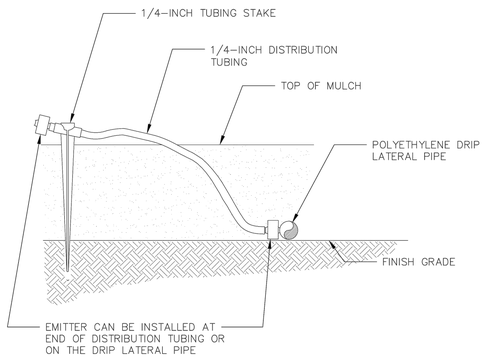


NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
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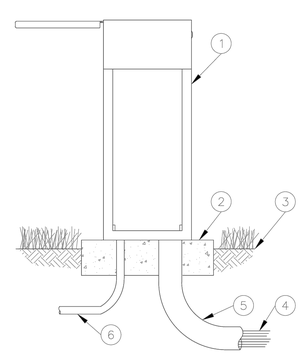
Sheet Revisions			Town of Castle Rock	DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-19
3/21	STAFF CHANGES	Town of Castle Rock COLORADO	Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle 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.		IR-21
		Town of Castle Rock COLORADO	Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

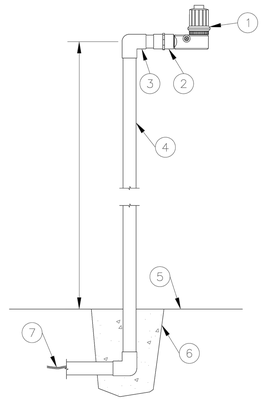


Sheet Revisions			Town of Castle Rock	DRIP EMITTER ON STAKE	DETAIL PLAN NO.
Date	Comments		100 N. Wilcox St.		IR-25
3/21	STAFF CHANGES	Town of Castle Rock COLORADO	Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



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.		IR-27
3/21	STAFF CHANGES	Town of Castle Rock COLORADO	Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1



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.		IR-29
3/21	STAFF CHANGES	Town of Castle Rock COLORADO	Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

DIRECTORY

IRRIGATION SCHEDULE	79
IRRIGATION NOTES	80
IRRIGATION KEY MAP	81
IRRIGATION PLANS	82 - 85
IRRIGATION DETAILS	86 - 89
IRRIGATION CHARTS	89

Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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

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

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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

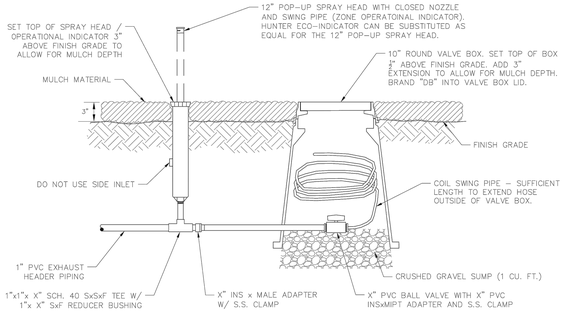
CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION DETAILS

REVIEW SET
NOT FOR CONSTRUCTION
This Construction Document is for reference only. All work is to be completed using final, approved, and stamped plans by Town of Castle Rock.

PROJECT #: 200726
SHEET NUMBER
CD87
87 OF 89

PLEPATH: T:\800\ACAD_CD\800-THE BRICKYARD CASTLE ROCK\PERMIT\01-CD_BACK 40\800-THE BRICKYARD INFRASTRUCTURE-RRR.CD - PRAIRIE HAWK_08-04-25.DWG LAYOUT: R8
LAST SAVED: 8/4/2025 2:46 PM BY KEVIN DAVOLT



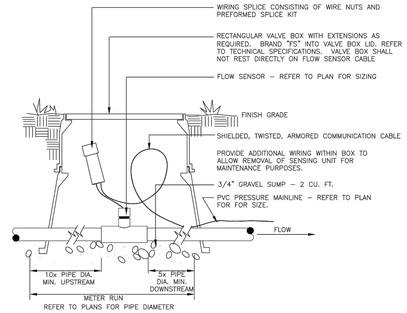
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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

DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO.
IR-32
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.

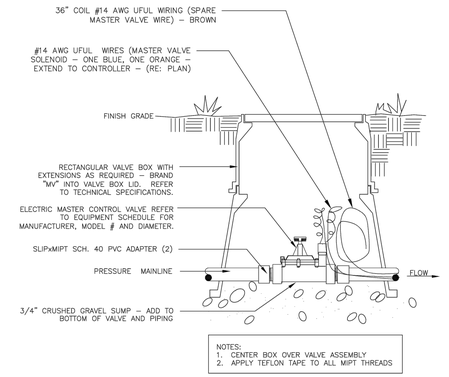
Sheet Revisions	
Date	Comments

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

FLOW SENSOR

Issued By: Town of Castle Rock, Development Services March 31, 2021

DETAIL PLAN NO.
IR-33
SHEET 1 OF 1



NOTES:
1. CENTER BOX OVER VALVE ASSEMBLY
2. APPLY TEFLON TAPE TO ALL MIPT THREADS

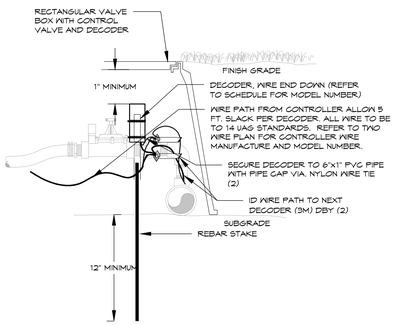
Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

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

MASTER VALVE

Issued By: Town of Castle Rock, Development Services March 31, 2021

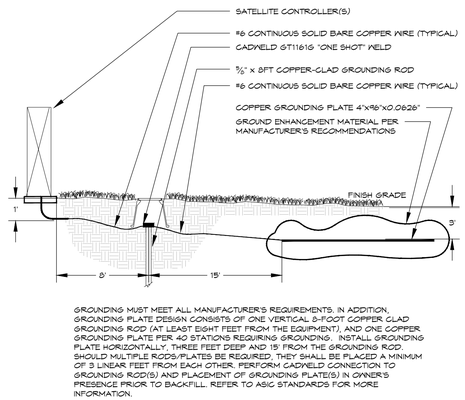
DETAIL PLAN NO.
IR-34
SHEET 1 OF 1



DECODER INSTALLATION

TWO-WIRE SYSTEM

1

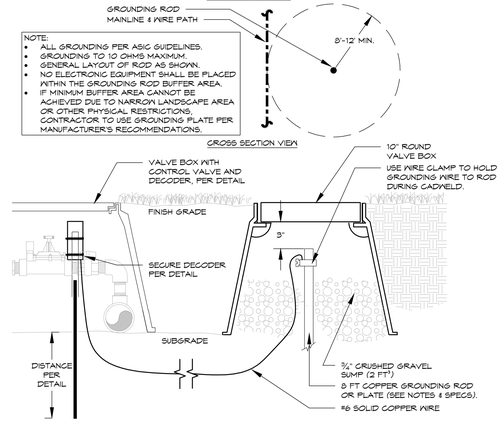


GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE 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

TWO-WIRE SYSTEM - Pedestal Mount

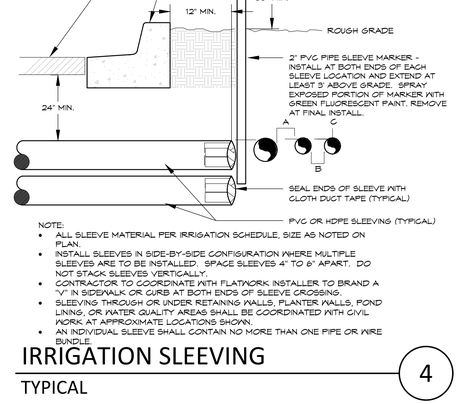
2



ACC GROUNDING

TWO-WIRE SYSTEM - TYPICAL

3



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 LINNG, 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

TYPICAL

4

DIRECTORY

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Registered Landscape Professional/Irrigation Designer:
Amber Clark #15-1133

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

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

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

HKS HARRIS KOCHER SMITH
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HarrisKocherSmith.com

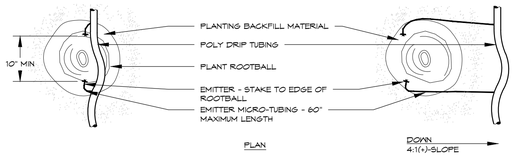
CONFLUENCE COMPANIES, LLC

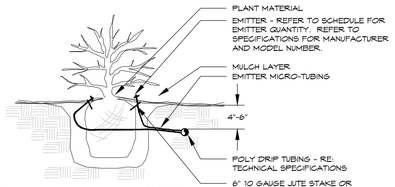
THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION DETAILS

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PROJECT #: 200726
SHEET NUMBER
CD88
88 OF 89

FILENAME: T:\800\BRK.800\BRK\CASTLE ROCK\BRICKYARD PLSE BACK AT\BRK\THE BRICKYARD INFRASTRUCTURE_IRR_CD_ PRAIRIE HAWK_08.06.24_ENG LAYOUT.RB
LAST SAVED BY: KDI
PLOT DATE: 08/06/2024 10:47 AM
PLOTTED BY: KDI





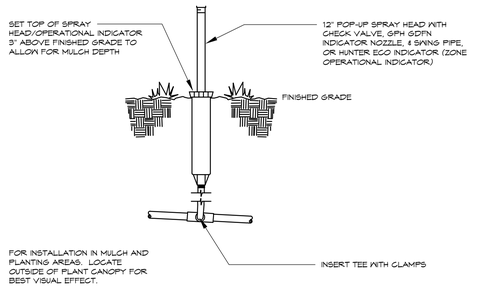
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	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-TUBING 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

BELOW GRADE

5



OPERATIONAL INDICATOR

6

4

Project Name:	**8015-Prairie Hawk Drive**						**Prairie Hawk Drive**	
Project Location:	***Castle Rock***							
Tap Description:	***Tap 1***							
Tap Size:	***1"***							
Irrigation System Hydraulic Worksheet								
Prepared by HydroSystems-KDI, Inc.								
Date:	***29-Jul-25***							
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:		1	" Typical Corp. Stop				18	0.90
Svc Line (tap to meter):	30 LF	1	" K Copper	10.47	/100 FT	7.42	18	3.14
Curb Stop:		1	" Typical Curb Stop				18	0.50
Water Meter:		1	" Typical Meter				18	1.80
Svc Line (meter to backflow):	20 LF	1	" K Copper	10.47	/100 FT	7.42	18	2.09
Stop & Waste:		1	" Typical Stop & Waste Valve				18	0.50
Backflow:		1	" Febco 825YA				18	12.50
Point of Connection (POC) Subtotal:								**21.44**
Pressure downstream of POC:								**82.97**
Master Valve:		1	" Hunter ICV				18	3.00
Flow Sensor:		1	" CST FSI				18	1.00
Gate Valve:	4		2" Typical Bronze Gate Valve				18	0.00
Pressure Required at Head:			Rotors					45.00
Lateral Allowance:								3.00
Control Valve allowance:		1	" Hunter ICV				18	3.00
Mainline allowances:								
	20 LF	1 1/2"	CL 200 PVC	0.64	/100 FT	3.48	18	0.13
	4212 LF Looped	1 1/2"	CL 200 PVC	0.18	/100 FT	1.24	18	7.58
Mainline Fitting allowance:			10% of Mainline allowances					0.77
Elevation:								
Tap Elev.	6223		Control Valve Elev.	6192				-13.42
Factor of Safety:			5% System Losses					3.57
Total System Hydraulic Losses (PSI)								***75.07***
Provided Water Pressure (PSI)								***104.40***
Pump Pressure Boost (PSI)								***0.00***
Residual Pressure (PSI), PRV Required								***29.33***

Irrigated Area: ***96173 sqft***

Town of Castle Rock provides a minimum of 43 psi

Project Name:	**8015-Prairie Hawk Drive**	**Prairie Hawk Drive**
Project Location:	***Castle Rock***	
Tap Description:	***Tap 1***	
Date prepared:	***05-Dec-24***	

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	13,099	
Shrubs & Trees	0.29	June	2.22	17,430	
Drip Irrigated		July	**2.40**	**18,830**	**3.0**
		August	2.09	16,374	
		September	1.62	12,676	
Irrigation Season Totals			10.00	78,409	
				0.24	acre-feet
		May	1.17	60,935	
Right of Way Mix	1.92	June	1.56	81,083	
Spray Irrigated		July	**1.68**	**87,594**	**13.7**
		August	1.46	76,168	
		September	1.13	58,969	
Irrigation Season Totals			7.00	364,748	
				1.12	acre-feet

Site Totals			
Irrigated Area:	***96,173***	***Sq.Ft.***	***2.21*** ***Acres***
Water Use per Year:	***443,158***	***Gallons***	***1.36*** ***Acre-feet***
Average Water per Year:	***4.61***	***Gallons/SqFt***	***7.39*** ***Inches/SqFt***
Peak Season Monthly Water Use:	***106,423***	***Gallons***	***0.33*** ***Acre-feet***
Average Peak Season Flow:	***17***	***GPM***	
Required Tap Size:	***1***	***Inches***	

Projections are based on a three day per week, eight hour per day, peak season watering schedule.
Peak season application for Right of Way Mix is 0.38" per week.
Peak season application for Shrubs & Trees is 0.54" per week.

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

Zone	Hydrozone (Low (S'-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*
D1	Low	Right of Way Native	12" Hunter Spray	15	1.10	15	0.4	21	2	311
D2	Low	Right of Way Native	12" Hunter Spray	15	1.10	16	0.4	21	2	332
D3	Low	Right of Way Native	12" Hunter Spray	15	1.10	16	0.4	21	2	332
D4	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
D5	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
D6	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
D7	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
D8	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
D9	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	18	0.4	36	3	641
D10	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	18	0.4	36	3	641
D11	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	18	0.4	36	3	641
D12	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	3	2.4	288	22	865
D13	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	17	0.4	36	3	606
D14	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	16	0.4	36	3	570
D15	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	15	0.4	36	3	534
D16	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D17	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	15	0.4	36	3	534
D18	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	15	0.4	36	3	534
D19	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	15	0.4	36	3	534
D20	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D21	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	13	0.4	36	3	463
D22	Low	Right of Way Native	12" Hunter Spray	12	1.10	18	0.4	21	2	373
D23	Low	Right of Way Native	12" Hunter Spray	12	1.10	18	0.4	21	2	373
D24	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D25	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D26	Low	Right of Way Native	12" Hunter Spray	12	1.10	18	0.4	21	2	373
D27	Low	Right of Way Native	12" Hunter Spray	12	1.10	18	0.4	21	2	373
D28	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D29	Low	Right of Way Native	12" Hunter Spray	10	1.10	14	0.4	21	2	290
D30	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D31	Low	Right of Way Native	12" Hunter Spray	10	1.10	14	0.4	21	2	290
D32	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	15	0.4	36	3	534
D33	Low	Right of Way Native	Hunter 12" Rotor	M25	0.64	16	0.4	36	3	570
D34	Low	Right of Way Native	12" Hunter Spray	10	1.10	14	0.4	21	2	290
D35	Low	Right of Way Native	12" Hunter Spray	10	1.10	16	0.4	21	2	332
D36	Low	Right of Way Native	12" Hunter Spray	SS	1.10	10	0.4	21	2	207
D37	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D38	Low	Right of Way Native	12" Hunter Spray	10	1.10	16	0.4	21	2	332
D39	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D40	Low	Right of Way Native	12" Hunter Spray	SS	1.10	11	0.4	21	2	228
D41	Low	Right of Way Native	12" Hunter Spray	10	1.10	18	0.4	21	2	373
D42	Low	Right of Way Native	12" Hunter Spray	10	1.10	15	0.4	21	2	311
D43	Low	Right of Way Native	12" Hunter Spray	SS	1.10	13	0.4	21	2	269
D44	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D45	Low	Right of Way Native	12" Hunter Spray	10	1.10	18	0.4	21	2	373
D46	Low	Right of Way Native	12" Hunter Spray	10	1.10	18	0.4	21	2	373
D47	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D48	Low	Right of Way Native	12" Hunter Spray	10	1.10	18	0.4	21	2	373
D49	Low	Right of Way Native	12" Hunter Spray	SS	1.10	15	0.4	21	2	311
D50	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D51	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D52	Low	Right of Way Native	12" Hunter Spray	10	1.10	18	0.4	21	2	373
D53	Low	Right of Way Native	12" Hunter Spray	10	1.10	18	0.4	21	2	373
D54	Low	Right of Way Native	12" Hunter Spray	15	1.10	17	0.4	21	2	352
D55	Low	Shrubs & Trees	Drip - Point Source	0.5gph - 1.0gph	0.50	4	2.4	288	22	1153
D56	Low	Right of Way Native	12" Hunter Spray	15	1.10	18	0.4	21	2	373
D57	Low	Right of Way Native	12" Hunter Spray	15	1.10	18	0.4	21	2	373
D58										
D59										
D60										
Total								**Min/Month**	**Min/cycle**	**Gallons/Month**
								6442	468	35620

***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.**

WATER USE CHART

POINT OF CONNECTION #4

C4

HYDRAULIC WORKSHEET

POINT OF CONNECTION #4

C5

CONTROLLER CHART

POINT OF CONNECTION #4

C6

DIRECTORY

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Registered Landscape Professional/Irrigation Designer: Amber Clark #15-1133

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

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

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Irrigation Consulting & Water Management
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DESIGNED BY: KJD
CHECKED BY: JSB
DRAWN BY: KJD

ISSUE DATE: 08-06-2024

DATE	REVISION COMMENTS
10-22-2024	PRICING SET
08-05-2025	SUBMITTAL TO TOWN

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CONFLUENCE COMPANIES, LLC

THE BRICKYARD - PRAIRIE HAWK INFRASTRUCTURE
IRRIGATION DETAILS & CHARTS

REVIEW SET
NOT FOR CONSTRUCTION
This Construction Document is for reference only. All work is to be completed using final, approved, and stamped plans by Town of Castle Rock.

PROJECT #: 200726
SHEET NUMBER
CD89
89 OF 89

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