

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

DAWSON TRAILS - TWIN OAKS ROAD

A PART OF THE SOUTHWEST QUARTER OF 22 & NORTHWEST QUARTER OF SECTION 27, 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. CD26-0002

COVER SHEET GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (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 OR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

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

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

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

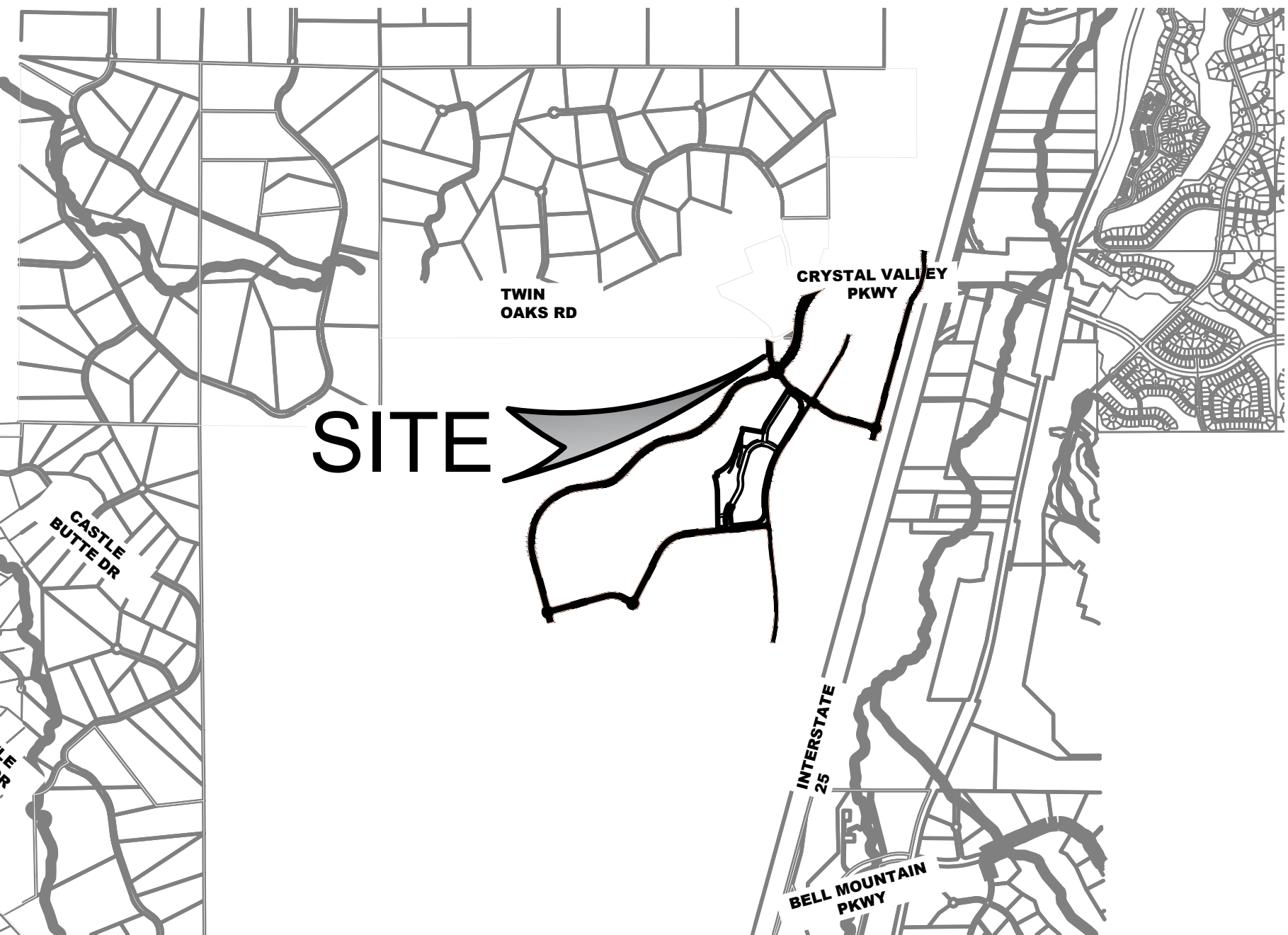
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.

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

19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0284G DATED MARCH 16, 2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.,

20. THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331), BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

21. BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'56" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



VICINITY MAP

SCALE 1"=2000'

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6	STANDARD ROADWAY & STORM SEWER DETAILS

CONTACTS

DEVELOPER / OWNER ACM DAWSON TRAILS VIII JV LLC 8350 EAST CRESCENT PARKWAY, SUITE 200 GREENWOOD VILLAGE, COLORADO 80111 CONTACT: LAWRENCE JACOBSON (303) 984-9800 LJACOBSON@WESTSIDEINV.COM	TOWN OF CASTLE ROCK TOWN OF CASTLE ROCK DEVELOPMENT SERVICES DEPARTMENT 100 WILCOX ST. CASTLE ROCK, CO 80104 (720) 733-2200
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CONTACT: SAM GALLUCCI
303-694-1520
EMAIL: SGALLUCCI@EMKC.COM

UTILITY SERVICE PROVIDERS

WATER & SEWER CASTLE ROCK WATER 175 KELLOGG COURT CASTLE ROCK, CO 80104 PHONE: (720) 733-6000 FAX: (303) 688-0437 CABLE COMCAST 118 WILCOX ST., UNIT B CASTLE ROCK, CO 80104 PHONE (303) 930-2000	ELECTRIC CORE ELECTRIC 5496 N. U.S. HWY 85 P.O. DRAWER A SEDALIA, CO 80135 PHONE: (303) 688-3100 PHONE LUMEN TECHNOLOGIES 931 14TH STREET DENVER, CO 80202 PHONE: (800) 244-1111	GAS BLACK HILLS ENERGY 1515 WYNKOOP ST., 5TH FLOOR DENVER, CO 80202 PHONE (888) 890-5554
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NOTES

1. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR DISCREPANCIES WHICH WOULD IMPACT THE CONSTRUCTION OF THE PROPOSED UTILITIES PRIOR TO THE START OF CONSTRUCTION.

VARIANCE REQUESTS

VARIANCE NO.	DESCRIPTION	APPROVAL DATE

FIELD CHANGE ORDER

FCO#	DATE	PURPOSE/DESCRIPTION

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENT

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.

BENCHMARK:

THE ELEVATION AND CONTOURS SHOWN HEREON ARE BASED UPON NGS STATION X 396 (PID KK1331), BEING A STANDARD NGS STEEL DEEPROD, WITH A PUNCHMARK, IN A STANDARD NGS LOGO CAP SET IN A CONCRETE SLEEVE, FLUSH TO THE GROUND. MONUMENT LIES 0.25 MI SOUTH OF THE INTERSECTION OF DOUGLAS LANE LEADING EAST, 121.1 FT EAST OF THE CENTERLINE OF THE NORTHBOUND LANES OF INTERSTATE 25, 86.6 FT SOUTH OF THE CENTER OF A PRIVATE DRIVE LEADING EAST TO A FRAME HOUSE, 38.1 FT EAST OF THE CENTERLINE OF THE EAST FRONTAGE ROAD OF INTERSTATE 25, 5.6 FT NORTH OF A UTILITY POLE, ABOUT LEVEL WITH THE HIGHWAY, AND 1 FT WEST OF A FIBERGLASS WITNESS POST AND SHEEP FENCE. PUBLISHED ELEVATION = 6355.09' NAVD88

BASIS OF COORDINATES:

BASIS OF COORDINATES: PROJECT COORDINATES (GROUND) ARE DERIVED FROM A MODIFIED NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE COORDINATES (8502) IN U.S. SURVEY FEET. COMBINED SCALE FACTOR = 1.0003644180 AND IS SCALED FROM THE MAPPING ZONE ORIGIN (N: 0FT, E: 0FT)

BASIS OF BEARING:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 89°55'56" W, FROM THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 21 & 22, BEING MONUMENTED BY A 1" DIAMETER PIPE WITH A 2" DIAMETER ALUMINUM CAP STAMPED "LS 6935 - 1988", TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 21, BEING MONUMENTED BY A #5 REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

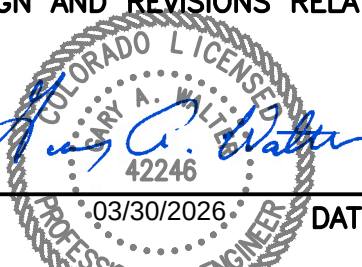
TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL PLANS ARE
HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:  **APPROVED**
By Jarkipatrick
on 03/30/2026
APPROVED-CD26-0002 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION

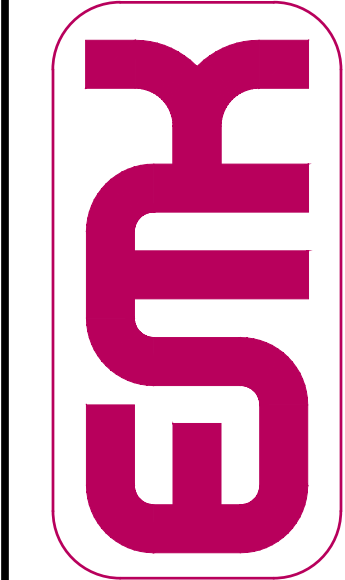
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.



EMK CONSULTANTS, INC.
GARY A. WALTER, P.E.
PROJECT ENGINEER

DAWSON TRAILS-TWIN OAKS ROAD
TOWN OF CASTLE ROCK PROJECT NO. CD26-0002

EMK CONSULTANTS, INC.
ENGINEERING SURVEYING
LAND DEVELOPMENT
SERVICES AND SOLUTIONS
7006 SOUTH ALTON WAY, BLDG. F
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SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

REUSE OF DOCUMENT
THE IDEAS AND DESIGN INFORMATION SHOWN HEREON AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF EMK CONSULTANTS, INC., AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

DESIGNED BY:	DATE	BY	REVISIONS	NO.	DESCRIPTION	ISSUED FOR CONSTRUCTION	NO.	DESCRIPTION	ISSUED FOR CONSTRUCTION	NO.	DESCRIPTION	ISSUED FOR CONSTRUCTION	NO.	DESCRIPTION	ISSUED FOR CONSTRUCTION
CAW	3/30/26	CAW													
DRAWN BY:		CH													
CHECKED BY:		CAW													
APPROVED BY:		CAW													

DAWSON TRAILS TWIN OAKS ROAD	COVER SHEET
DATE: 03/30/2026	JOB NO: 13466.06
SCALE HORIZONTAL N/A	VERTICAL N/A
1	of 6

SIGNAGE AND STRIPING NOTES

- 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.
- All paint shall be 15 mil thick upon installation and 8 mil thick when dry.
- 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 fill. On concrete surfaces tape shall be utilized with a contrasting black edge and grooved into the pavement.
- Thermo-plastic applications shall be as specified in the plans and/or per town criteria.
- 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.
- All arrow markings shall be pre-formed tape, thermo-plastic or epoxy-painted.
- Stop bars shall be 90 mil thermo-plastic.
- All roadway signage shall conform to the muted and/or the town's criteria.
- All signposts shall utilize breakaway assemblies and fasteners, per the tcr standard detail.

STREET CONSTRUCTION NOTES

- 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.
- 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.
- 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.
- 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.
- Valve boxes are to be brought up to grade at the time of pavement placement or overlay. Valve box adjusting rings are not allowed.

STORM DRAINAGE CONSTRUCTION NOTES

- 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.
- 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.
- 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.
- All storm drainage pipes shall be bedded in accordance with TCR Standard detail SD-2.
- 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.
- 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.
- 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.
- 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.

EMK GENERAL NOTES (ALL CONSTRUCTION)

THE FOLLOWING NOTES SHALL APPLY TO ALL CONSTRUCTION UNLESS MORE STRINGENT STANDARDS ARE REQUIRED BY THE APPROPRIATE GOVERNING AGENCY:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
- CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENT AGENCIES 48 HOURS PRIOR TO RESTART.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE FIRE DEPARTMENT OF ALL STREET CLOSINGS AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT, AT HIS OWN EXPENSE, ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR THEIR REPAIR IF THEY ARE DAMAGED DURING CONSTRUCTION. ALL KNOWN EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ON THE PLANS. THE ACTUAL LOCATION MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
- ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
- PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- ALL EXCAVATIONS SHALL MEET CURRENT OSHA GUIDELINES AND BE IN CONFORMANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS. ALL EXCAVATION IS UNCLASSIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS DISTURBED WITHIN DEDICATED RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE IMPROVEMENTS BY THE APPROPRIATE GOVERNING AGENCY. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE GOVERNING AGENCY AT NO EXPENSE TO THE AGENCY.
- THE OWNER SHALL, AT HIS EXPENSE, PROVIDE ONE SET OF CONSTRUCTION STAKES. THE CONTRACTOR SHALL PRESERVE THE STAKES FOR HIS USE. ANY CONSTRUCTION STAKING WHICH IS QUESTIONABLE AS TO CORRECTNESS SHALL BE LEFT IN PLACE UNTIL SUCH TIME AS THE OWNER CAN VERIFY THE CORRECTNESS OF SAID STAKING. SHOULD THE STAKES BE FOUND CORRECT, THE COSTS FOR CHECKING SHALL BE AT THE CONTRACTOR'S EXPENSE. IF CONSTRUCTION STAKING IS OBLITERATED, DESTROYED, OR OTHERWISE RENDERED USELESS DUE TO NEGLIGENCE OR CARELESSNESS BY THE CONTRACTOR OR HIS EMPLOYEES, SAID STAKING SHALL BE REPLACED OR CORRECTED AT THE CONTRACTOR'S EXPENSE.
- COMPACTION TESTING SHALL BE PROVIDED BY THE OWNER. IF RETESTING IS REQUIRED DUE TO FAILURES, THE COST OF RETESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

EMK GENERAL NOTES (UNDERGROUND UTILITY CONSTRUCTION)

THE FOLLOWING NOTES SHALL APPLY TO ALL UNDERGROUND UTILITY CONSTRUCTION UNLESS MORE STRINGENT STANDARDS ARE REQUIRED BY THE APPROPRIATE GOVERNING AGENCY:

- EXISTING GROUND PROFILE IS PRIOR TO OVERLOT AND/OR STREET GRADING AND MAY NOT REFLECT CONDITIONS AT TIME OF PIPELINE CONSTRUCTION. THE PROPOSED GRADE IS THE FINISH GRADE AT THE TOP OF THE ASPHALT.
- FOR FILL AREAS, SURFACE GRADES SHALL BE WITHIN ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION OBTAINED AND SUBMITTED TO THE APPROPRIATE GOVERNING AGENCY FOR THEIR REVIEW PRIOR TO PIPELINE INSTALLATION.
- ALL MANHOLES SHALL HAVE ECCENTRIC CONES WITH 24 INCH RING AND COVER UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL TAKE CARE TO PROPERLY SHAPE ALL MANHOLE INVERTS AND BENCHES TO PROMOTE SMOOTH FLOW THROUGH THE MANHOLE. MANHOLE INVERTS SHALL BE CONSTRUCTED WITH A SMOOTH TROWEL FINISH AND BENCHES FINISHED WITH A LIGHT BROOM, NON-SKID FINISH. MANHOLE RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL BRICK UP TO FOUR ROWS AS REQUIRED TO ALLOW FOR LATER ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS. CONCRETE RINGS MAY ALSO BE USED WHERE APPROVED BY THE APPROPRIATE GOVERNING AGENCY.
- NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY.
- ALL BACKFILL MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE APPROPRIATE GOVERNING AGENCY. COMPACTION TESTS SHALL BE SUBMITTED TO THE APPROPRIATE GOVERNING AGENCY PRIOR TO FINAL ACCEPTANCE.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, TYPE II CEMENT, WITH A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- "AS-CONSTRUCTED" DRAWINGS ARE TO BE SUPPLIED BY THE CONTRACTOR TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE. DRAWINGS SHALL SHOW LOCATIONS OF ALL FITTINGS, VALVES, AND HYDRANTS FOR WATER LINES; DISTANCES BETWEEN MANHOLES AND LOCATION OF SERVICE WYES OR TEES FOR SANITARY SEWER; DISTANCES BETWEEN MANHOLES, INLETS, AND END SECTIONS FOR STORM SEWER; AND SIZE, DEPTH, AND LIMITS OF RIPRAP AS INSTALLED IN FIELD.

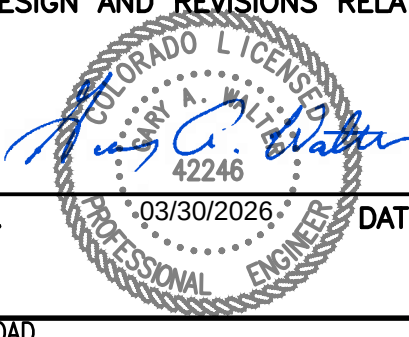
TOWN APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL PLANS ARE
HEREBY APPROVED FOR ONE YEAR FROM
DATE OF DEVELOPMENT SERVICES APPROVAL

APPROVED BY:  **APPROVED**
By Jarkpatrick
on 03/30/2026
APPROVED-CD26-0002 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION

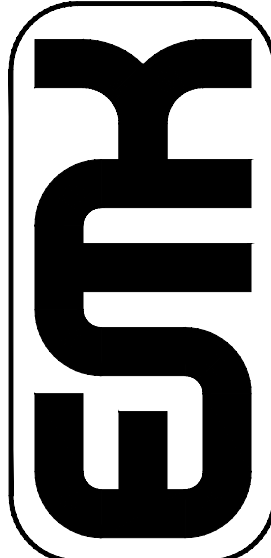
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.



EMK CONSULTANTS, INC.
GARY A. WALTER, P.E.
PROJECT ENGINEER

DAWSON TRAILS-TWIN OAKS ROAD
TOWN OF CASTLE ROCK PROJECT NO. CD26-0002

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
WWW.EMKCO.EDU
(303)694-1150



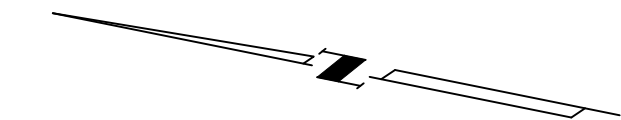
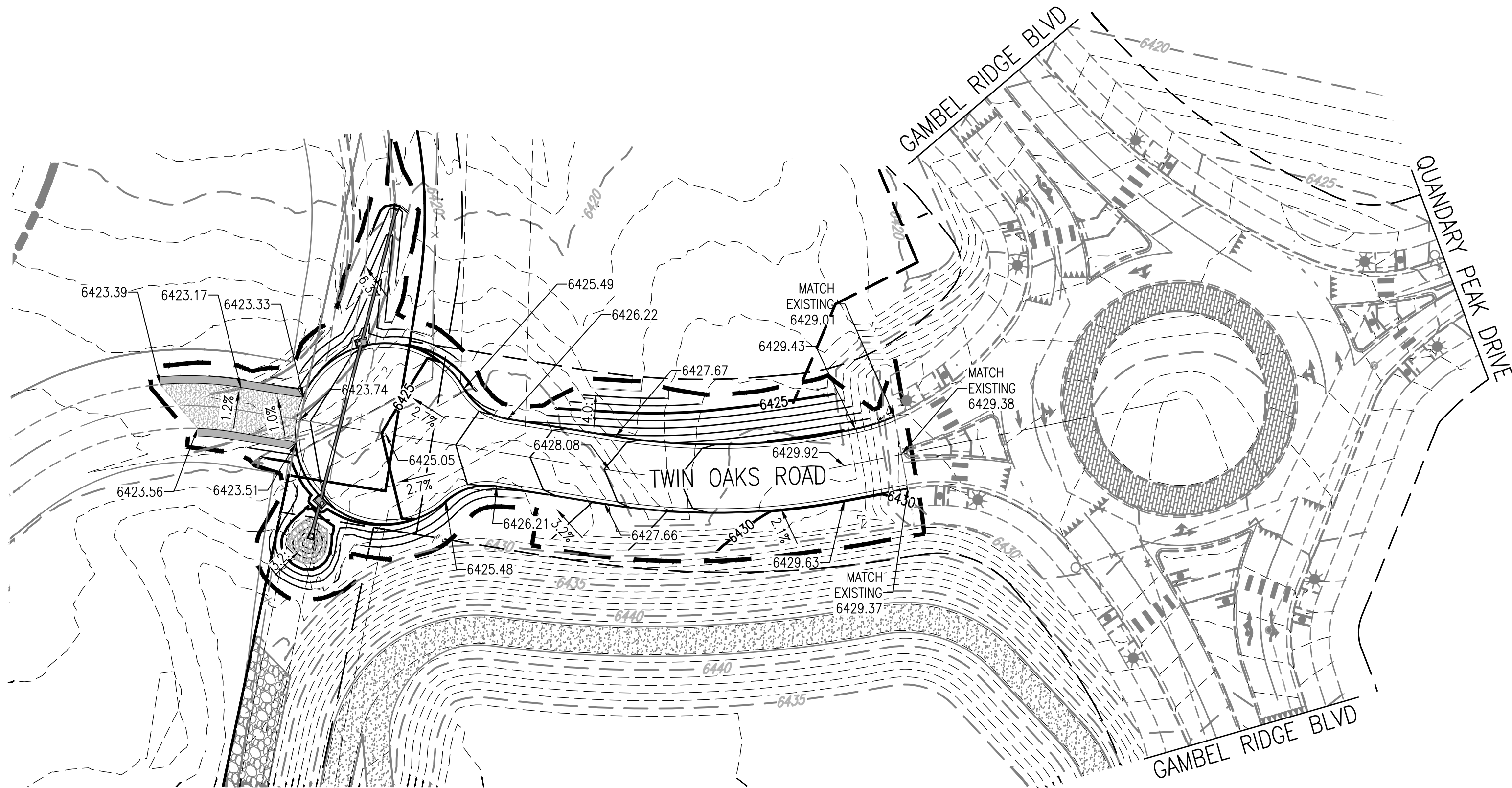
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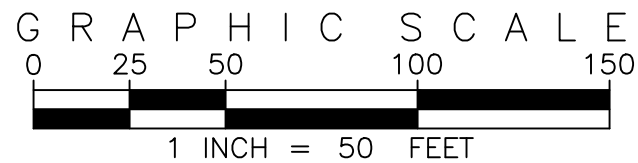
DESIGNED BY:		DRAWN BY:		CHECKED BY:		APPROVED BY:	
CAW		CAW		CAW		CAW	
NO.		DATE		BY		DATE	
ISSUED FOR CONSTRUCTION		3/30/26		CAW			

DAWSON TRAILS TWIN OAKS ROAD	GENERAL CONSTRUCTION NOTES	DATE: 03/30/2026
		JOB NO: 13466.06
		SCALE HORIZONTAL: N/A VERTICAL: N/A
		2 of 6

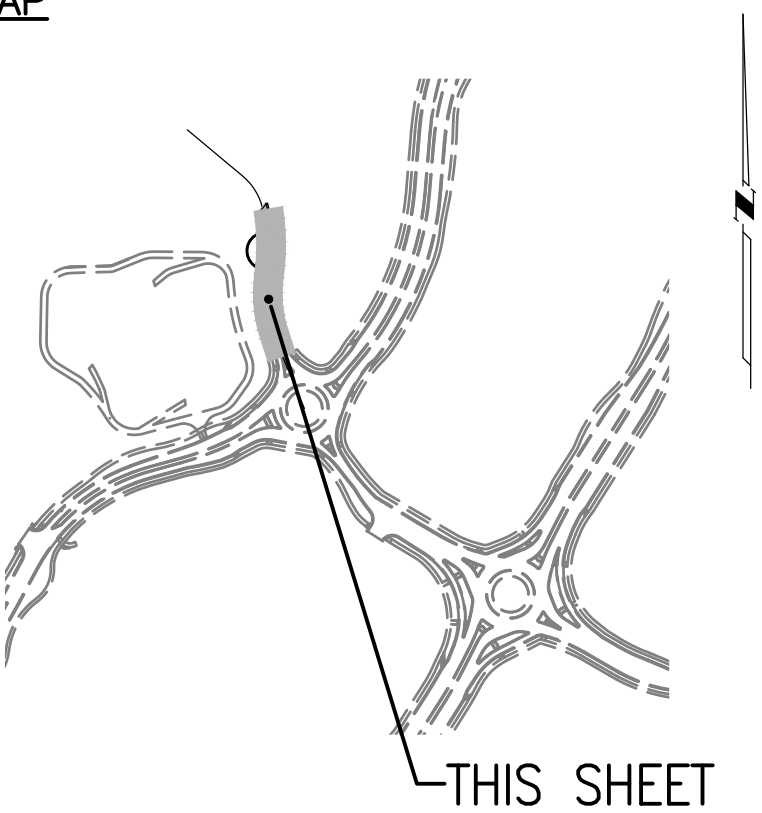


GRADING LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOW DIRECTION AND SLOPE
- SPOT ELEVATION



KEY MAP



LEGEND

- RIGHT OF WAY (R.O.W.)
- CENTERLINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING STREET LIGHT POLE
- EXISTING RAMP
- EASEMENT
- LIMITS OF CONSTRUCTION
- STORM SEWER, INLET, & FLARED END SECTION

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GAW		GAW		GAW		GAW	

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR CONSTRUCTION	3/30/26	GAW

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

APPROVED BY: **APPROVED**
By Jarkpatrick on 03/31/2026
APPROVED-CD26-0002 Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DATE

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS
WERE PREPARED UNDER MY DIRECT SUPERVISION, IN
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RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE
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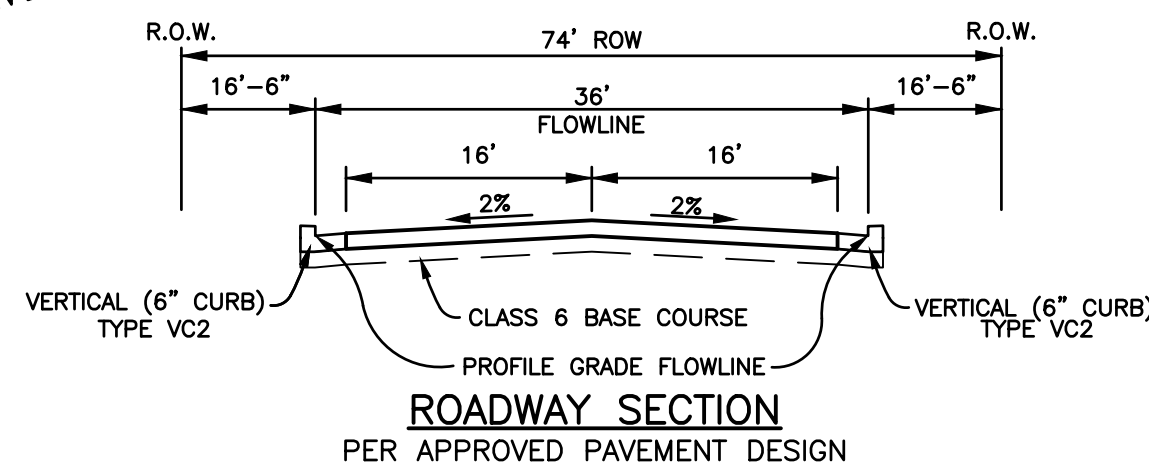
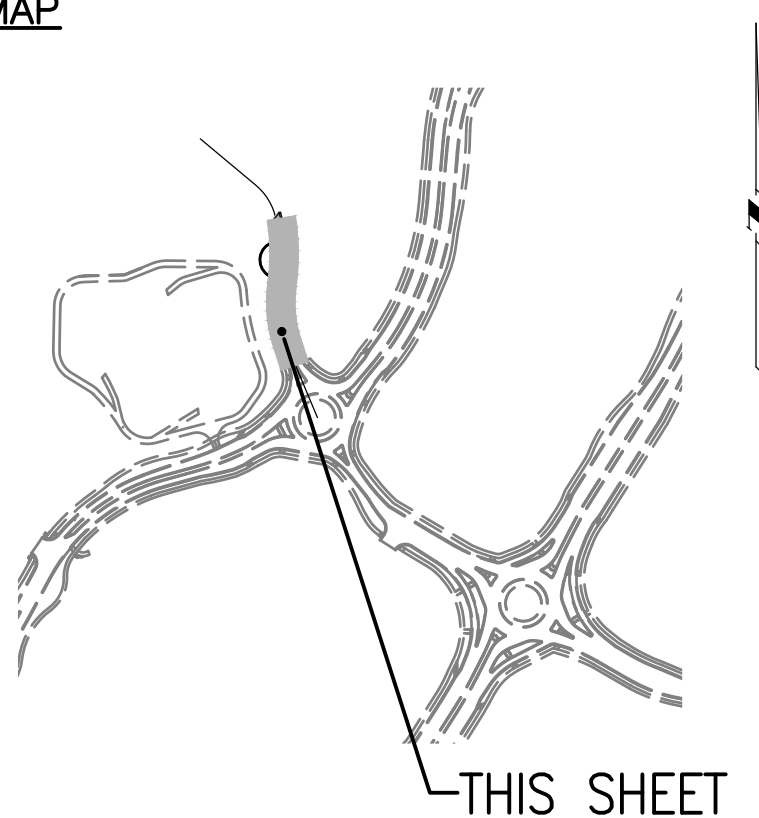
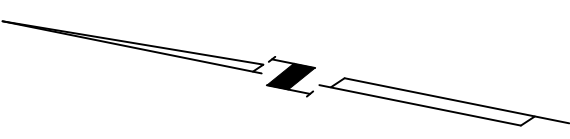
EMK CONSULTANTS, INC.
GARY A. WALTER, P.E.
PROJECT ENGINEER

DAWSON TRAILS-TWIN OAKS ROAD
TOWN OF CASTLE ROCK PROJECT NO. CD26-0002

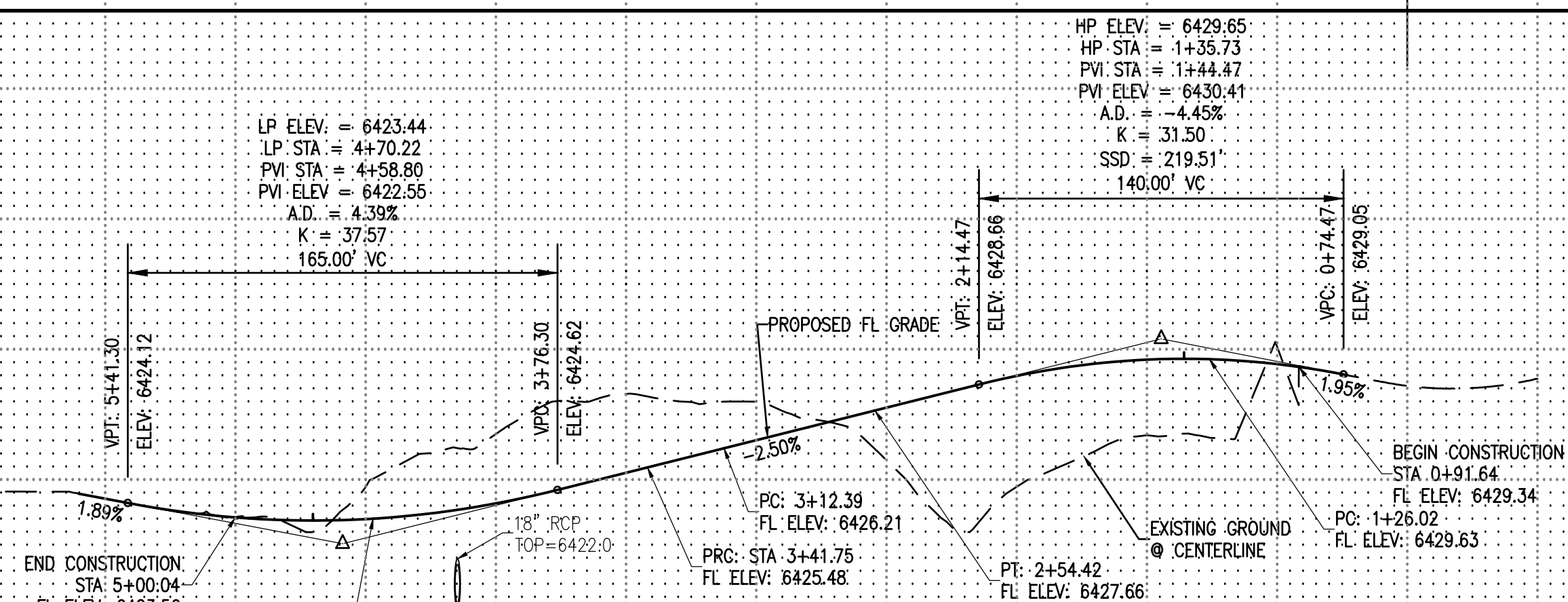
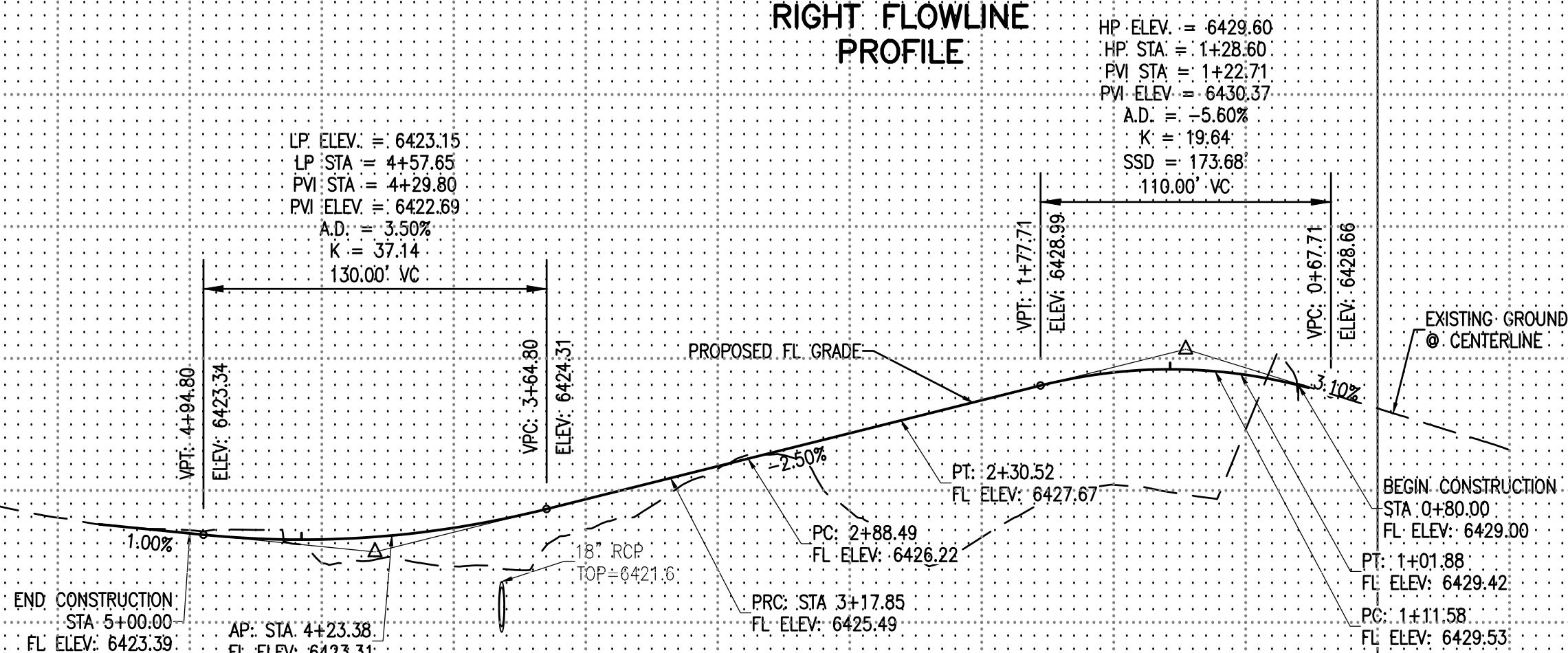
DAWSON TRAILS
TWIN OAKS ROAD

OVERALL GRADING PLAN

DATE: 03/30/2026
JOB NO: 13466.06
SCALE
HORIZONTAL 1"=50'
VERTICAL N/A
3 of 6



TWIN OAKS ROAD



LEFT FLOWLINE PROFILE

LEGEND

- | | |
|---|---|
|  | RIGHT OF WAY (R.O.W.) |
|  | CENTERLINE |
|  | PROPOSED CURB & GUTTER |
|  | EXISTING CURB & GUTTER |
|  | EXISTING STREET LIGHT POLE |
|  | EXISTING RAMP |
|  | EASEMENT |
|  | LIMITS OF CONSTRUCTION |
|  | STORM SEWER, INLET, &
FLARED END SECTION |
|  | CLASS 6 BASE COURSE |
|  | GRAVEL |
|  | EXISTING CLASS 6 BASS COURSE |
|  | EXISTING GRAVEL |

SCALE VERIFICATION BAR IS ONE INCH
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3			
4			
5			
6			

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GAW

DRAWN BY:
DAH

CHECKED BY:
GAW

APPROVED BY:
GAW

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APPROVED BY:  **APPROVED**
By ikimatrix

DEVELOPMENT SERVICES _____ DATE _____

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EMK CONSULTANTS, INC.
GARY A. WALTER, P.E.
PROJECT ENGINEER

DAWSON TRAILS-TWIN OAKS ROAD
TOWN OF CASTLE ROCK PROJECT NO. CD26-000



DAWSON TRAILS
TWIN OAKS ROAD

DATE: 03/30/2026

JOB NO: 13466.06

SCALE

HORIZONTAL	VERTICAL
N/A	N/A

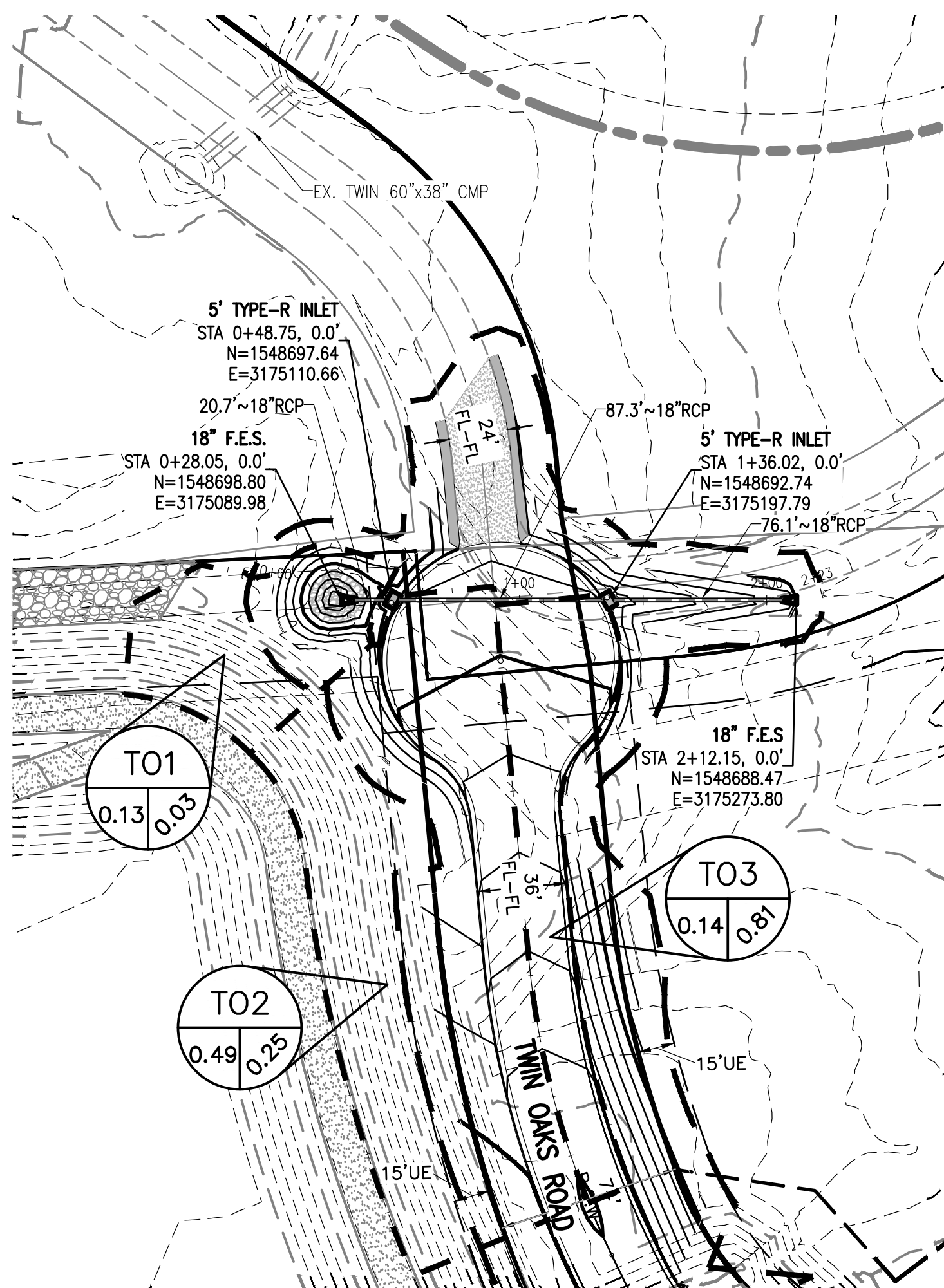
4 of 6

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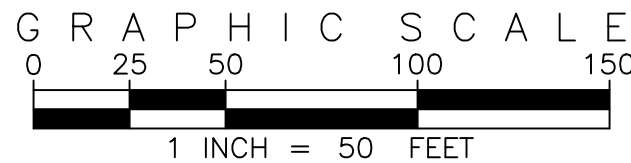
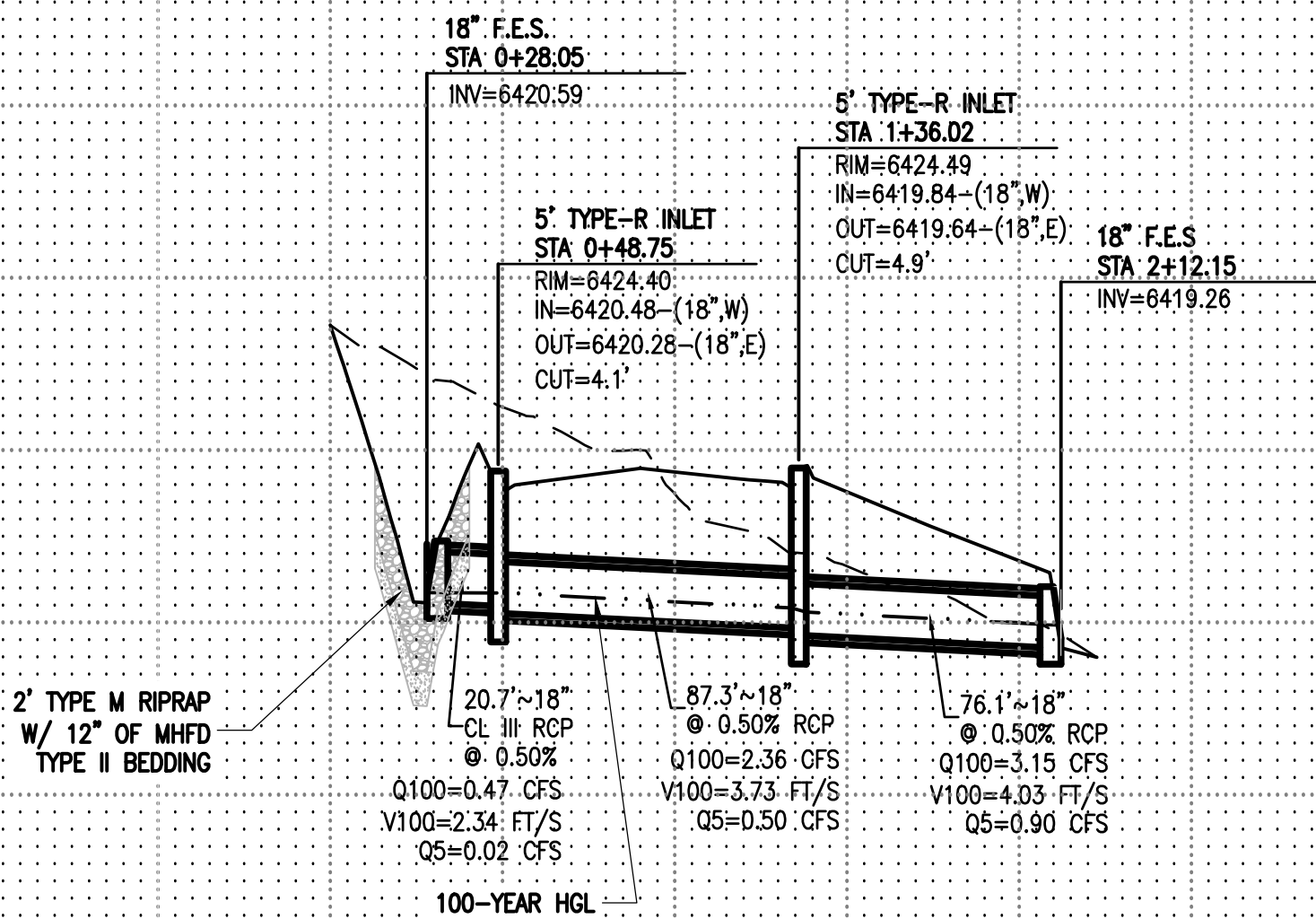
PEAK DISCHARGE SUMMARY

Developed Conditions

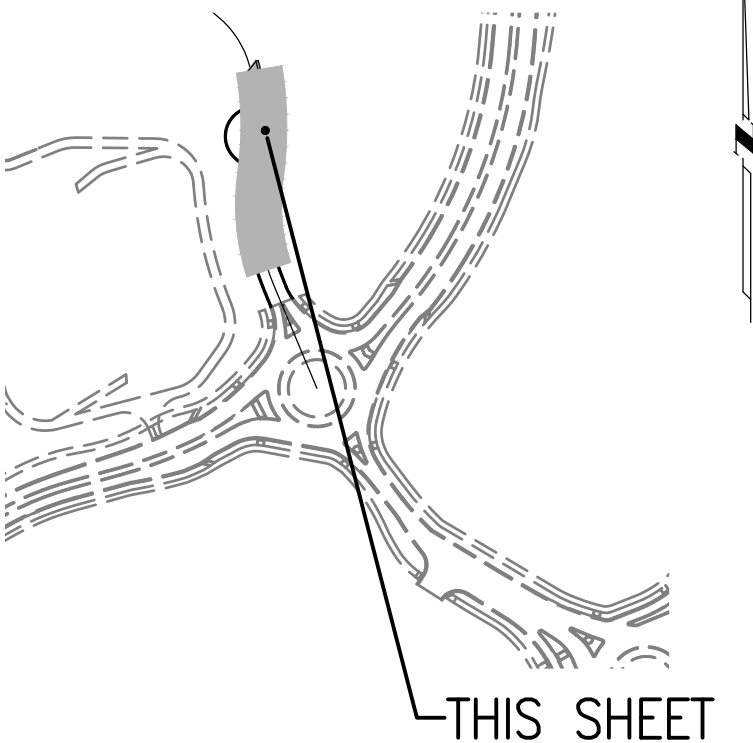
Design Point	Catchment(s)	Tributary Area (acres)	5-Year (cfs)	100-Year (cfs)
1	TO1	0.13	0.02	0.56
2	TO2	0.49	0.47	1.96
2	TO1+TO2	0.62	0.48	2.36
3	TO3	0.14	0.61	1.20
3	TO1+TO2+TO3	0.76	0.89	3.15



TWIN OAKS ROAD



KEY MAP

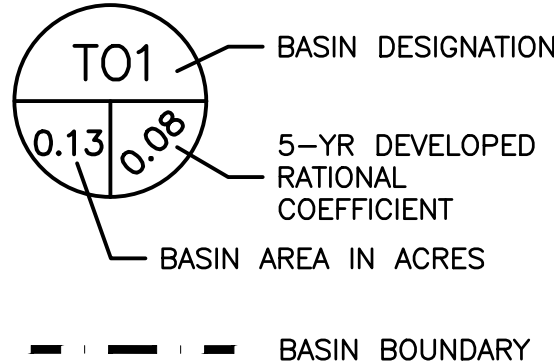


UTILITY LEGEND

PROPOSED	UNDERGROUND	EXISTING
	STORM SEWER, & FLARED END SECTION	

LEGEND

	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING STREET LIGHT POLE
	EXISTING RAMP
	EASEMENT
	LIMITS OF CONSTRUCTION



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

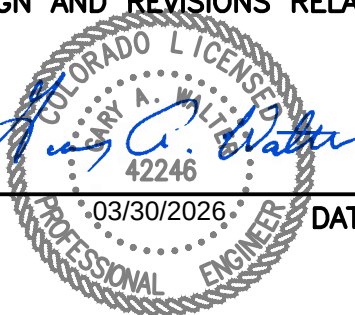
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APPROVED BY:
DATE: 03/30/2026

DEVELOPMENT SERVICES DATE

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EMK CONSULTANTS, INC.
GARY A. WALTER, P.E.
PROJECT ENGINEER

DAWSON TRAILS-TWIN OAKS ROAD
TOWN OF CASTLE ROCK PROJECT NO. CD26-0002

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
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DAWSON TRAILS
TWIN OAKS ROAD

TWIN OAKS ROAD STORM
SEWER PLAN AND PROFILE

DATE: 03/30/2026
JOB NO: 13466.06
SCALE
HORIZONTAL N/A VERTICAL N/A
5 of 6

[illegible][illegible][illegible]

PPE ARCH

SPAN x RISE	ARCH RISE	DIMENSIONS				
		A (in') (mm)	B (in') (mm)	H (in') (mm)	L (in') (mm)	W (in') (mm)
24 x 15	0.564	7	13	6	23	48
24 x 18	0.564	6	12	6	28	43
28 x 20	0.564	6	15	6	32	58
36 x 24	0.579	12	18	6	38	70
48 x 24	0.579	15	18	6	48	85
48 x 33	0.579	15	21	9	53	103
60 x 36	0.579	18	21	9	62	108
72 x 42	0.599	18	24	12	77	124
72 x 47	0.599	18	25	12	80	128

FLEXIBLE PIPE ARCH

HOLES FOR THE PLATE, AT 12" C. TO 1/4" MAX SPACING

GENERAL NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURING PRACTICES.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. END SECTION LENGTH OF PIPE OR END SHOWN BASED ON LENGTH OF END SECTION SHOWN ON TABLES AND ADDITIONAL PIPS REQUIRED TO PROVIDE THE SAME LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT THE JOINT OF THE END SECTION.
4. THE INSIDE CONCRETE AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE TABLES.
6. GALVANIZED STEEL PLATE AS REQUIRED ON END SECTIONS FOR CORRUGATED UPLIFT AND SHALL BE 1/8" THICK. GALVANIZED STEEL END SECTIONS SHALL BE FOLD-BOLTED TO END SECTION WITH 1/2" IN GALVANIZED BOLTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO ASTM A653.
8. CONCRETE PIPE JOINT FASTENERS WHEN SHOWN ON PLANS SHALL BE INSTALLED ON TOP OF THE PIPE. IF OTHER PIPE JOINT FASTENERS ARE USED, THEY SHALL BE INSTALLED TOGETHER AND SECTION LENGTH WHEN SHOWN, SHALL BE INCLUDED IN THE L OF REQUIREMENT.
9. PLASTIC END SECTIONS SHALL NOT BE USED.
10. PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER.
11. AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE GOVT PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SMOOTHED FIBERS INSTEAD OF STEEL FOR PIPE 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO ASTM F 1957 OR AASHTO SECTION 7.02.

ELEVATIONS

PLAN

END VIEW

END SECTION FOR REINFORCED CONCRETE ELLIPTICAL PIPE

D	Z (mm)	NOTE-MIN. END SECTION SHALL BE FURNISHED WITH REINFORCING STEEL IN PIPE END BEFORE BACKFILLING.
36 - 38"	10	
36 AND 38	16	
42 AND 48	24	

PIPE TYPE	F	REINFORCEMENT
36 - 38"	10	
36 - 42"	6	
48 - 60"	7	
72 - 84"	8	

DETAIL A

DETAIL B

DETAIL C

DETAIL D

Colorado Department of Transportation
 2820 West Howard Place
 COITD HQ, 8th Floor
 Denver, CO 80244
 Project No. 17-0001-FAS-303-775-0008

Project Development Branch **JKK**

CONCRETE AND METAL END SECTIONS

Issued by the Project Development Branch July 21, 2019

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

Project Sheet Number