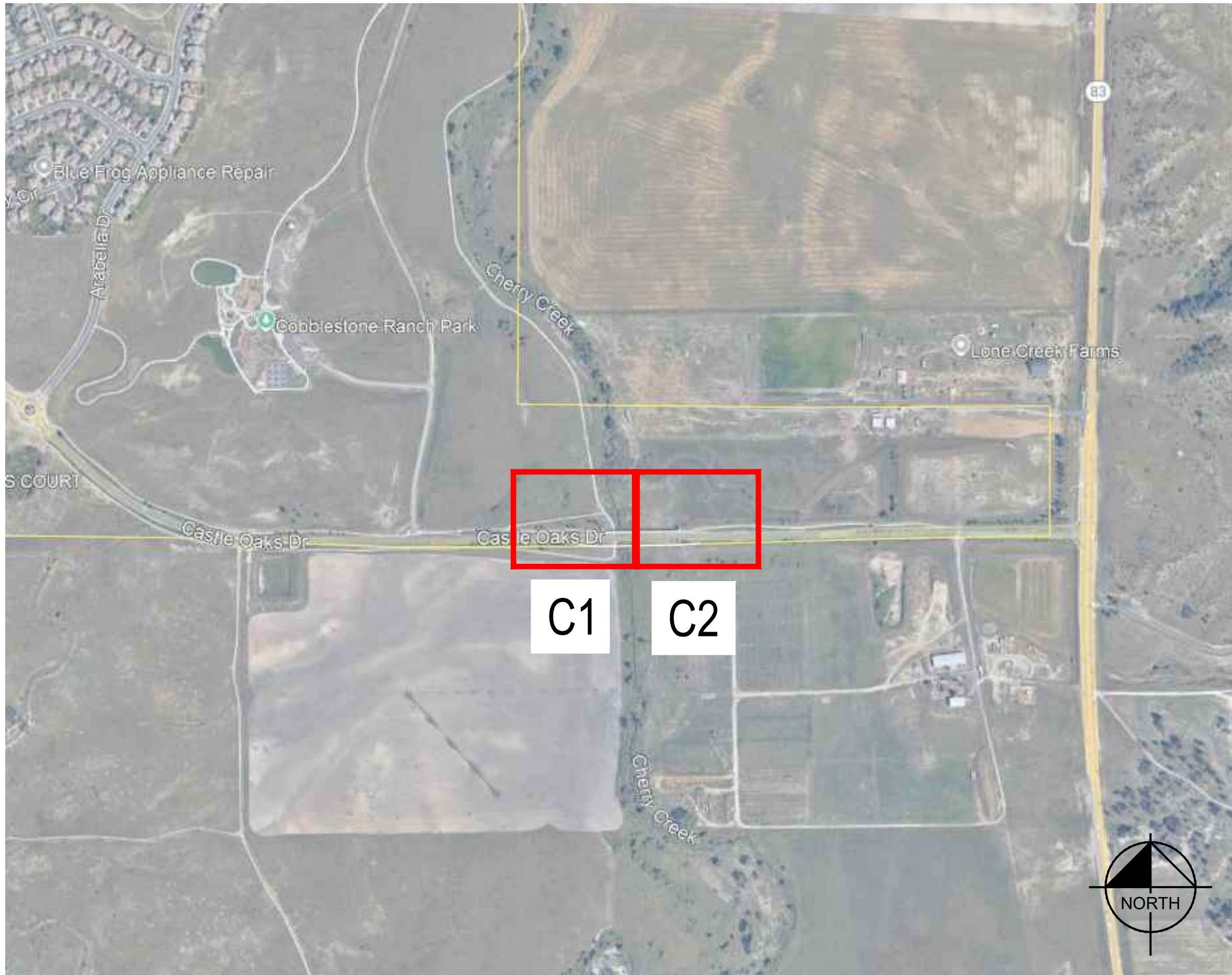


DRY UTILITY/FIBER OPTIC CONSTRUCTION PLANS
VERO PROJECT #: VERO- CASTLE OAKS AND CHERRY CREEK

SITE ADDRESS:
(8981 CASTLE OAKS DR.)

APPLICANT: VERO FIBER

TOWN OF CASTLE ROCK PROJECT NO. CD26-00XX.



VICINITY MAP - SCALE:1"=2,000'

DOUGLAS COUNTY, TOWN OF CASTLE ROCK,
STATE OF COLORADO RIGHT-OF-WAY.

FCO#	DATE	PURPOSE/DESCRIPTION

CONTACTS

DEVELOPER
VERO FIBER
1023 WALNUT ST.
BOULDER CO, 80302
TEL: (303) 895-6638
CONTACT: CARLA WILLITS

CONTRACTOR
GLASS ROOTS CONSTRUCTION
BOULDER CO, 80302
TEL: (720) 505-9761
CONTACT: HUNTER MOSHER

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE #300
GREENWOOD VILLAGE, CO 80111
TEL: (720) 647-6179
CONTACT: BRETT BENTLEY

DRAWING INDEX

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PROJECT NOTES:

1. CONTRACTOR TO MAINTAIN 3'-0" MINIMUM DEPTH FOR CONDUIT INSTALLATION.
2. CONTRACTOR TO MAINTAIN ALL VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS PER THE LOCAL UTILITY COMPANY. CONTRACTOR TO VERIFY ALL SEPARATION REQUIREMENTS WITH THE LOCAL UTILITY COMPANY'S PRIOR TO CONSTRUCTION.
3. RIGHT-OF-WAY LINES WERE ESTABLISHED BY RESEARCH OF PUBLIC INFORMATION. NO BOUNDARY SURVEY OR PROPERTY LINE SURVEY WAS PERFORMED BY, OR ON BEHALF OF KIMLEY-HORN. CONSTRUCTION AND INSTALLATION OF THE PROPOSED SCOPE OF WORK SHOWN IN THESE PLANS SHALL OCCUR WITHIN THE RIGHT-OF-WAY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY RIGHT-OF-WAY PRIOR TO BEGINNING WORK.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. INFORMATION SHOWN IN THESE PLANS WAS OBTAINED FROM AERIAL IMAGERY AND COUNTY/CITY GIS (IF AVAILABLE), AND IS PROVIDED HERE FOR ILLUSTRATIVE PURPOSES ONLY. THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS. UTILITY LOCATIONS, AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. ALL CONDUIT RUNS WITH INSTALLED FIBER OPTIC CABLES SHALL HAVE (1)-#12AWG ORANGE TRACER WIRE INSTALLED INSIDE OF THE SAME CONDUIT AS THE FIBER OPTIC CABLE
7. ASPHALT AND CONCRETE QUANTITIES HAVE BEEN OBTAINED BY DETERMINING THE APPROXIMATED LIMITS OF GROUND DISTURBANCE PROVIDED IN THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE EXACT LIMITS. NO BORING LOGS OR GEOTECHNICAL REPORTS WERE OBTAINED AS A PART OF THE DEVELOPMENT OF THIS PLAN SET. THE DEPTH OF PAVEMENT IS UNKNOWN, BUT IS ASSUMED AT 4" FOR THE PURPOSE OF PROVIDING VALUES IN THE BILL OF MATERIALS.
8. CONTRACTOR TO RESTORE PAVEMENT, SIDEWALK, LANDSCAPE, PARKWAY OR ANY OTHER DISTURBED SURFACES PER THE TOWN OF CASTLE ROCK TRANSPORTATION DESIGN CRITERIA MANUAL.

ESTIMATED QUANTITIES		
ITEM NO.	DESCRIPTION	QUANTITY
1	ASPHALT RESTORATION	N/A
2	SIDEWALK RESTORATION	N/A
3	GREENSCAPE RESTORATION	18 SQFT
4	3'X3' DIRECTIONAL BORE PIT	2
7	DIRECTIONAL BORE LF	800 L.F.
8	TRENCHING LF	N/A
9	36"x24"X30" VAULT	2
11	(2)-1.25" SDR11 HDPE CNDT	800 L.F.
12	(N) AWG #12 ORANGE TRACER WIRE + 10%	880 L.F.
13	UG FOC +10%	880 L.F.
14	(N) UG FOC SLACK COIL	100 L.F.



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

APPLICANT:

vero
FIBER

1023 WALNUT ST.
BOULDER CO 80302
(303) 381-1592

PLANS PREPARED BY:

Kimley»Horn

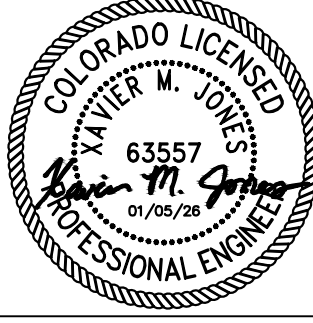
6200 SOUTH SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REVISIONS

REV	BY	DESCRIPTION	DATE
0	BAB	PRELIM CDs	09/03/25
1	BAB	100% FINAL CDs	10/02/25
2	BAB	100% FINAL CDs	01/05/26

PROJECT INFORMATION:
SITE NAME: VERO- CASTLE OAKS AND CHERRY CREEK
ADDRESS: 8981 CASTLE OAKS DR.
CITY: CASTLE ROCK, CO 80108
COUNTY: DOUGLAS COUNTY

ENGINEER: 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



(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE

KHA PROJECT#: 296180001

DRAWN BY: BAB REVIEWED BY: BAB DATE: 09/03/25

SHEET TITLE:

TITLE SHEET

SHEET #

T1 (1 OF 12)

GENERAL NOTES

- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
- GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL BE FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND VERO FIBER PROJECT SPECIFICATIONS.
- ENSURE THAT TEMPORARY PEDESTRIAN ACCESSIBILITY IS PROVIDED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR WORK IN THE PUBLIC RIGHT OF WAY AND THE MUTCD.
- TRENCHING, BORE PITS, AND/OR OTHER EXCAVATIONS SHALL NOT BE LEFT OPEN OR UNSAFE OVERNIGHT. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AND PROVIDE A COMPETENT PERSON ON SITE TO SUPERVISE EXCAVATION AT ALL TIMES.
- SHORING OF BORE PITS AND TRENCHES IN ACCORDANCE WITH OSHA REGULATIONS SHALL BE MANDATORY. ANY SHORING NOT IN COMPLIANCE WITH OSHA REGULATIONS WILL CAUSE AN AUTOMATIC AND IMMEDIATE WORK STOPPAGE
- BORES ARE TO BE CONSTRUCTED PERPENDICULAR TO THE ROADWAY TO THE GREATEST EXTENT POSSIBLE. WHEN VARIANCE IS NEEDED DUE TO FIELD CONDITIONS, PRIOR APPROVAL SHALL BE OBTAINED FROM THE MUNICIPALITY.
- PROPOSED TRAFFIC-BEARING MANHOLES AND HANDHOLES SHALL BE FLUSH MOUNTED AND SHALL BE OF AN APPROVED DESIGN FOR TIER 22 LOADING.
- HAND-HOLES OR VAULTS SHALL NOT BE PLACED IN ADA CURB-CUT RAMPS AND MUST BE CENTERED IF PLACED IN SIDEWALK PANELS UNLESS OTHERWISE SHOWN ON PLANS.
- ALL HAND HOLE/MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ANY DRAINAGE STRUCTURE WHICH IS DISTURBED OR DAMAGED BY CONSTRUCTION ASSOCIATED WITH THIS CONTRACT SHALL BE RESTORED TO ITS ORIGINAL CONDITION AS DIRECTED BY THE DISTRICT ENGINEER OR INSPECTOR.
- UNDERGROUND CONDUIT SHALL BE PLACED AT A MINIMUM DEPTH OF 36 INCHES BELOW PAVEMENT AND AT A MINIMUM DEPTH OF 24 INCHES IN THE PARK STRIP UNLESS OTHERWISE SPECIFIED ON THE CONSTRUCTION DRAWINGS. VERTICAL SEPARATION FROM MUNICIPAL UTILITIES SHALL BE A MINIMUM OF 24 INCHES IF TRENCHING AND 36 INCHES IF DIRECTIONAL BORING. HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS SHALL FOLLOW LOCAL UTILITY REQUIREMENTS.
- THE CONTRACTOR SHALL BORE AT APPROXIMATE DEPTH WHERE NECESSARY TO MAINTAIN MINIMUM 36" CLEARANCE FROM OTHER UTILITIES. THIS DEPTH SHALL BE MEASURED BY OUTSIDE DEPTH OF PROPOSED CONDUIT TO OUTSIDE DEPTH OF EXISTING UTILITY CROSSING.
- ALL BORING AND DRILLING SHALL BE DONE IN ACCORDANCE WITH CURRENT CDOT OR LOCAL MUNICIPALITY STANDARDS AND SPECIFICATIONS.
- BURIED CABLE MARKERS WILL BE PLACED AT ALL UNDERGROUND UTILITY LOCATIONS AND ALL OTHER LOCATIONS IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. MARKERS SHALL ALWAYS BE PERPENDICULAR TO THE CABLE RUNNING LINE. BURIED CABLE MARKERS TO BE PLACED AT OR NEAR RIGHT-OF-WAY LINES.
- ALL CONDUIT/DUCTS SHALL BE SPliced WITH COUPLER. FUSED SPLICES SHALL BE PERMITTED WITHIN BORES.
- ALL TREES POTENTIALLY AFFECTED BY THE WORK, WHETHER IN THE RIGHT-OF-WAY OR NOT, SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER WHO WILL REQUIRE THAT PRECAUTION SUCH AS DEEPENING THE FIBER OPTIC LINE BORE OR MOVING THE RUNNING LINE OUT FROM THE DRIP LINE BE TAKEN TO AVOID- DAMAGE TO THE TREE ROOT SYSTEM.
- CONCRETE/ASPHALT RESTORATION WILL BE RESPONSIBILITY OF THE CONTRACTORS AND PERFORMED IN ACCORDANCE WITH MUNICIPAL STANDARDS OR CDOT STANDARDS WHICHEVER IS APPLICABLE.
- IF AN ASPHALT PATCH CANNOT BE ACCOMPLISHED THE SAME DAY DUE TO MATERIAL UNAVAILABILITY OR TIME RESTRICTIONS, THE CUT SHALL BE COMPLETELY FILLED TO THE SURFACE WITH ABC STONE OR FLOWABLE FILL

- PER CDOT STANDARDS AND SPECIFICATIONS. ONCE THE CUT IS FILLED, A MINIMUM 3/4" STEEL PLATE SHALL BE PLACED AND PINNED TO PREVENT MOVING. PLATES SHALL BE DESIGNED LARGE ENOUGH TO EXTEND A MINIMUM 1 FOOT BEYOND THE EDGE OF THE CUT ON ALL SIDES OF THE PAVEMENT CUT.
- ALL FILL AREAS/BACKFILL SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH AASHTO T99 AS MODIFIED BY THE ADOT. ALL MATERIAL TO A DEPTH OF 8 INCHES BELOW THE FINISHED SURFACE OF THE SUBGRADE SHALL BE COMPACTED TO A DENSITY EQUAL TO AT LEAST 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T99. CONTROLLED DENSITY FILL (FLOWABLE FILL) MAY BE USED IN LIEU OF BACKFILL. CONTRACTOR SHALL INSTALL IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
 - ANY DRIVEWAY DAMAGED OR ALTERED BY THE CONSTRUCTION SHALL RE RETURNED TO A CONDITION ACCEPTABLE TO THE INSPECTOR PER THE MUNICIPALITY STANDARDS OR CDOT STANDARDS.
 - ANY AND ALL IMPROVEMENTS, INCLUDING ASPHALT, CONCRETE CURBS, SIGNS, GUARDRAILS, GUTTERS, WALKS, DRAINAGE DITCHES, EMBANKMENTS, SHRUBS, TREES, FENCES, GRASS SOD, ETC., SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. SIDEWALK REPLACEMENTS SHALL BE FULL PANEL ONLY - WHEN ANY PORTION OF THE SIDEWALK IS IMPACTED, INCLUDING POTHOLING, AND SHALL COMPLY WITH CURRENT PROPOSED ADA (AMERICANS WITH DISABILITIES ACT) STANDARDS FOR WORK IN THE PUBLIC RIGHT OF WAY.
 - PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
 - ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
 - PHOTOS SHALL BE TAKEN OF THE SITE AT THE REQUEST OF THE CONSTRUCTION MANAGER. ALL WORK TO BE BURIED OR HIDDEN MUST BE PHOTO GRAPHED AND INSPECTED BY THE CONSTRUCTION MANAGER PRIOR TO BACKFILLING ETC. UNLESS OTHERWISE SPECIFIED BY CONSTRUCTION MANAGER.
 - THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
 - CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REDLINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. THIS WILL BE DONE AFTER THE SITE HAS BEEN AWARDED THE FINAL INSPECTION. TWO COPIES OF REDLINED DRAWINGS WILL BE PROVIDED TO CONSTRUCTION MANAGER.
 - ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS. CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES,REGULATIONS AND LAWFUL ORDERS OF GOVERNING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
 - ALL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY.
 - CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
 - IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION

- SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
 - ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
 - UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

UTILITIES

- UNDERGROUND UTILITY LOCATIONS SHOWN ON THESE PLANS HAVE NOT BEEN FIELD VERIFIED AND ARE APPROXIMATE ONLY. UNDERGROUND UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100 FEET IN ADVANCE OF TRENCHING, PLOWING, BORING AND DIRECTIONAL DRILLING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN THE EVENT OF CONFLICT. CONTRACTOR IS RESPONSIBLE FOR CALLING LOCATING SERVICE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING LOCATING SERVICE FOR LOCATES THREE (3) TO TWELVE (12) WORKING DAYS PRIOR TO ANY EXCAVATION AND INDIVIDUAL CONTACTS FOR EACH FACILITY IS REQUIRED.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO BEGINNING AN EXCAVATION
- THE CONTRACTOR IS REQUIRED TO CONTACT THE APPROPRIATE UTILITY COMPANIES INVOLVED AND MAKE SATISFACTORY ARRANGEMENTS TO ADJUST THE UTILITIES IN CONFLICT WITH THE PROPOSED WORK PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF PUBLIC AND PRIVATE PROPERTIES. THEY SHALL PROTECT, SHORE BRACE, SUPPORT AND MAINTAIN ALL UTILITIES, ALL UNDERGROUND PIPES, CONDUITS, DRAINS, AND OTHER SUBSURFACE OBSTRUCTION UNCOVERED OR OTHERWISE AFFECTED BY THE CONSTRUCTION WORK PERFORMED BY PERSONS

RIGHT-OF-WAY

- RIGHT-OF-WAY INFORMATION SHOWN HEREON TAKEN FROM GIS DATA ONLY, NO FIELD SURVEY OR VERIFICATION OF RIGHT-OF-WAY HAS BEEN PERFORMED.
- ANY RIGHT-OF-WAY MONUMENTS OR PROPERTY IRONS DISTURBED DURING CONSTRUCTION ASSOCIATED WITH THE CONTRACT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AFTER CONSTRUCTION IN THE IMMEDIATE AREA IS COMPLETE.

EROSION CONTROL

- VEGETATIVE COVER SHALL BE RE-ESTABLISHED ON ALL DISTURBED AREAS WITHIN 48 HOURS OF WORK COMPLETION IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MUNICIPALITY OR STATE INSPECTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS AND SHALL OBTAIN ALL NECESSARY FEDERAL, STATE AND LOCAL ENVIRONMENTAL PERMITS, INCLUDING BUT NOT LIMITED TO, THOSE RELATED TO SEDIMENT CONTROL, STORMWATER, WETLANDS, STREAMS, ENDANGERED SPECIES, AND HISTORICAL SITES.
- EXCAVATION MATERIAL SHALL NOT BE PLACED ON THE PAVEMENT OR SIDEWALKS.
- DRAINAGE STRUCTURES SHALL NOT BE BLOCKED WITH EXCAVATION MATERIALS.

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

APPLICANT:

vero
FIBER

1023 WALNUT ST
BOULDER CO 80302
(303) 381-1592

PLANS PREPARED BY:

Kimley»Horn

6200 SOUTH SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REVISIONS

REV	BY	DESCRIPTION	DATE
0	BAB	PRELIM CDs	09/03/25
1	BAB	100% FINAL CDs	10/02/25
2	BAB	100% FINAL CDs	01/05/26

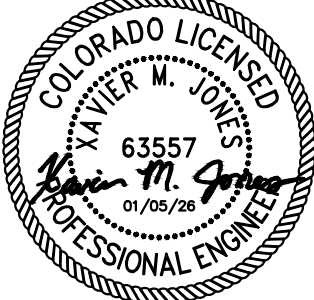
PROJECT INFORMATION:
SITE NAME: **VERO- CASTLE OAKS AND
CHERRY CREEK**

ADDRESS: **8981 CASTLE OAKS DR.**

CITY: **CASTLE ROCK, CO 80108**

COUNTY: **DOUGLAS COUNTY**

ENGINEER: 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



(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE

KHA PROJECT#: **296180001**

DRAWN BY: **BAB** REVIEWED BY: **BAB** DATE: **09/03/25**

SHEET TITLE:

GENERAL NOTES

SHEET #

GN1 (2 OF 12)



Know what's below.
Call before you dig.

TOWN OF CASTLE ROCK STANDARD 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 ELEVATIONS 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 OF 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 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 ENCOUNTED WHICH COULD INDICATED 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 MY 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-BUILD INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTIONS 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 CONDITIONS AT ALL TIMES. REMOVAL 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 FO 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, 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 A" AS PER FEMA FIRM PANEL NO. 08035C0192G DATED 03/16/2016.
20. NEAREST BENCHMARK LOCATED IN DOUGLAS COUNTY, CO AT N 39° 23' 53", W 104° 45' 55", 6.3 MI E FROM CASTLE ROCK. 0.1 MILE SOUTH ALONG U.S. HIGHWAYS 85 AND 87 FROM THE HIGH SCHOOL AT CASTLE ROCK, THENCE 6.2 MILES EAST ALONG STATE HIGHWAY 86, 57 FEET NORTHEAST OF THE CENTER LINE OF THE HIGHWAY, 33 FEET SOUTH OF THE CENTER OF A WIRE GATE, 33 FEET SOUTH OF THE CENTER LINE OF A PRIVATE ROAD LEADING EAST, 1 FOOT WEST OF A FENCE, 3 FEET SOUTH OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH IS FLUSH WITH THE GROUND. (ELEV. 6075.14) NAVD 88.
21. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE CENTRAL.

STREET CONSTRUCTION NOTES:

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE TCR 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 CONSTRUCTIONS ACTIVITY (FULL-DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT). THE JOB MIS 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 EXITING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.
4. STREET SUBGRADES SHALL BE SACRIFICED 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 TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

SIGNAGE AND STRIPING NOTES:

1. ALL SIGNAGE AND STRIPING IS SUBJECT TO THE TCR 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 CONSTRUCTIONS AND THE MANUFACTURER'S REQUIREMENT. 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 CONSTRAINING 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 TOWNS CRITERIA.
9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE 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 75000 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 AREA 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 LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT 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 BUILDING CONSTRUCTION GOING VERTICAL.
7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TCR STANDARDS DETAILS, THE WATER LINE CONSTRUCTION NOTES AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

WATER LINE CONSTRUCTION NOTES:

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP, CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"-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" 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 THE 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 W17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN 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.

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

APPLICANT:

vero

FIBER

1023 WALNUT ST
BOULDER CO 80302
(303) 381-1592

PLANS PREPARED BY:

Kimley»Horn

6200 SOUTH SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
PHONE (303) 228-2300
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REVISIONS

REV	BY	DESCRIPTION	DATE
0	BAB	PRELIM CDs	09/03/25
1	BAB	100% FINAL CDs	10/02/25
2	BAB	100% FINAL CDs	01/05/26

PROJECT INFORMATION:

SITE NAME: VERO- CASTLE OAKS AND
CHERRY CREEK

ADDRESS: 8981 CASTLE OAKS DR.

CITY: CASTLE ROCK, CO 80108

COUNTY: DOUGLAS COUNTY

ENGINEER: 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



(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE

KHA PROJECT#: 296180001

DRAWN BY: BAB REVIEWED BY: BAB DATE: 09/03/25

SHEET TITLE:

GENERAL NOTES

SHEET #

GN2 (3 OF 12)



Know what's below.
Call before you dig.

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 TOWNS EXISTING WATER SYSTEM, ALL NEW WATER LINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL; AWWA C651-14 AND C600-5.2 AND DETAILS W-35A AND/OR W35B. PLEASE NOTE THAT THE DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWNS 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) HOURS NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)733-2200, PRIOR TO DISINFECTION, PRESSURE TESTING AND BATERIOLOGICAL 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 THE 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 THE TCR STANDARD DETAIL W-23 OR AT THE DISCRETION OF 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 MANUFACTURERS 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 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 BASESD 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 3/4" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH 3/4" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

SANITARY SEWER CONSTRUCTION NOTES:

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH THE 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 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 STRAIGHTES 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 3/4" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH 3/4" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

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 THE 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 PLAN 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.

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.

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

APPLICANT:

vero

FIBER

1023 WALNUT ST
BOULDER CO 80302
(303) 381-1592

PLANS PREPARED BY:

Kimley»Horn

6200 SOUTH SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REVISIONS

REV	BY	DESCRIPTION	DATE
0	BAB	PRELIM CDs	09/03/25
1	BAB	100% FINAL CDs	10/02/25
2	BAB	100% FINAL CDs	01/05/26

PROJECT INFORMATION:

SITE NAME: VERO- CASTLE OAKS AND
CHERRY CREEK

ADDRESS: 8981 CASTLE OAKS DR.

CITY: CASTLE ROCK, CO 80108

COUNTY: DOUGLAS COUNTY

ENGINEER: PROFESSIONAL ENGINEER CERTIFICATION

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DESIGN AND REVISIONS RELATIVE TO SAID PLANS



(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE

KHA PROJECT#: 296180001

DRAWN BY: BAB REVIEWED BY: BAB DATE: 09/03/25

SHEET TITLE:

GENERAL NOTES

SHEET #

GN3 (4 OF 12)



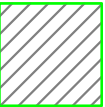
Know what's below.
Call before you dig.

LEGEND:

PROPOSED:



(N) VERO VAULT (36"x24"x30")



TEMPORARY BORE PIT



(N) 50' OF F.O.C. SLACK COIL



POTHOLE LOCATION



(N) VERO UNDERGROUND BUILD TRENCH



(N) VERO UNDERGROUND BUILD BORE

EXISTING:

APPROXIMATE RIGHT-OF-WAY(ROW)

(E) EDGE OF PAVEMENT

(E) UNDERGROUND FIBER

(E) OVERHEAD ELECTRIC

(E) UNDERGROUND ELECTRIC

(E) GAS MAIN

(E) WATER MAIN

(E) SEWER LINE

(E) STORM LINE

(E) COMMUNICATION LINE



(E) VERO HANDHOLE



GAS METER



GAS VALVE



FIBER-OPTIC BOX



TELECOM MANHOLE



TELEPHONE HAND-HOLE



FIRE HYDRANT



WATER VALVE



WATER METER



IRRIGATION CONTROL VALVE



WATER BOX



WATER MANHOLE



SANITARY MANHOLE



MONITORING WELL



SIGN



BOLLARD



ELECTRIC BOX



TRANSFORMER



ELECTRIC MANHOLE



ELECTRIC METER



ELECTRIC VAULT



LIGHT POLE



UTILITY POLE



ELECTRIC HANDHOLE



TRAFFIC SIGNAL POLE



LIGHT POLE



STORM MANHOLE



MAILBOX



PARKING METER



(E)TREE

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DEVELOPMENT SERVICES

DATE

APPLICANT:

1023 WALNUT ST
BOULDER CO 80302
(303) 381-1592

PLANS PREPARED BY:

6200 SOUTH SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REVISIONS

REV	BY	DESCRIPTION	DATE
0	BAB	PRELIM CDs	09/03/25
1	BAB	100% FINAL CDs	10/02/25
2	BAB	100% FINAL CDs	01/05/26

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(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE

KHA PROJECT#: 296180001

DRAWN BY: BAB REVIEWED BY: BAB DATE: 09/03/25

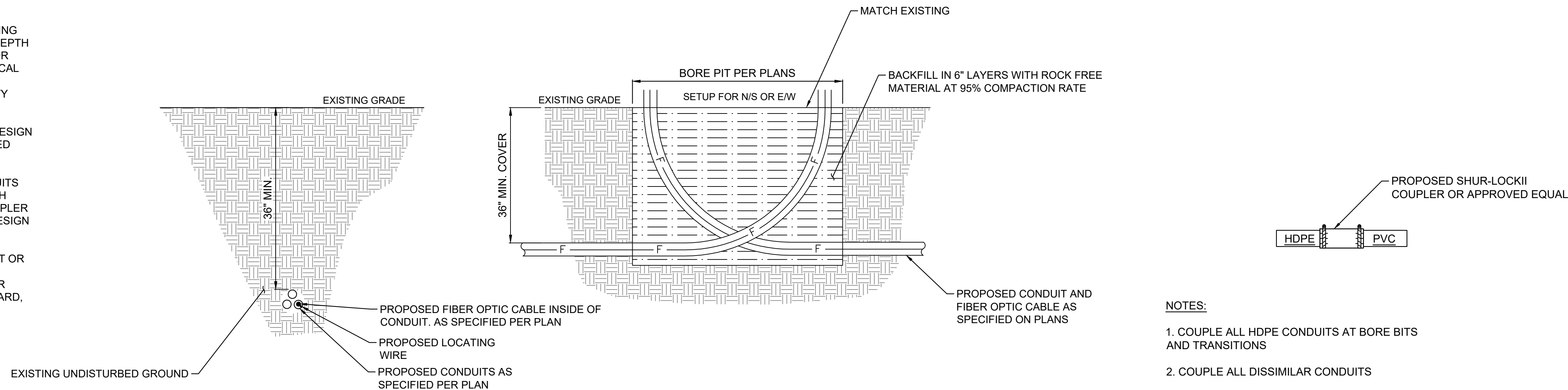
SHEET TITLE:

GENERAL NOTES

SHEET #

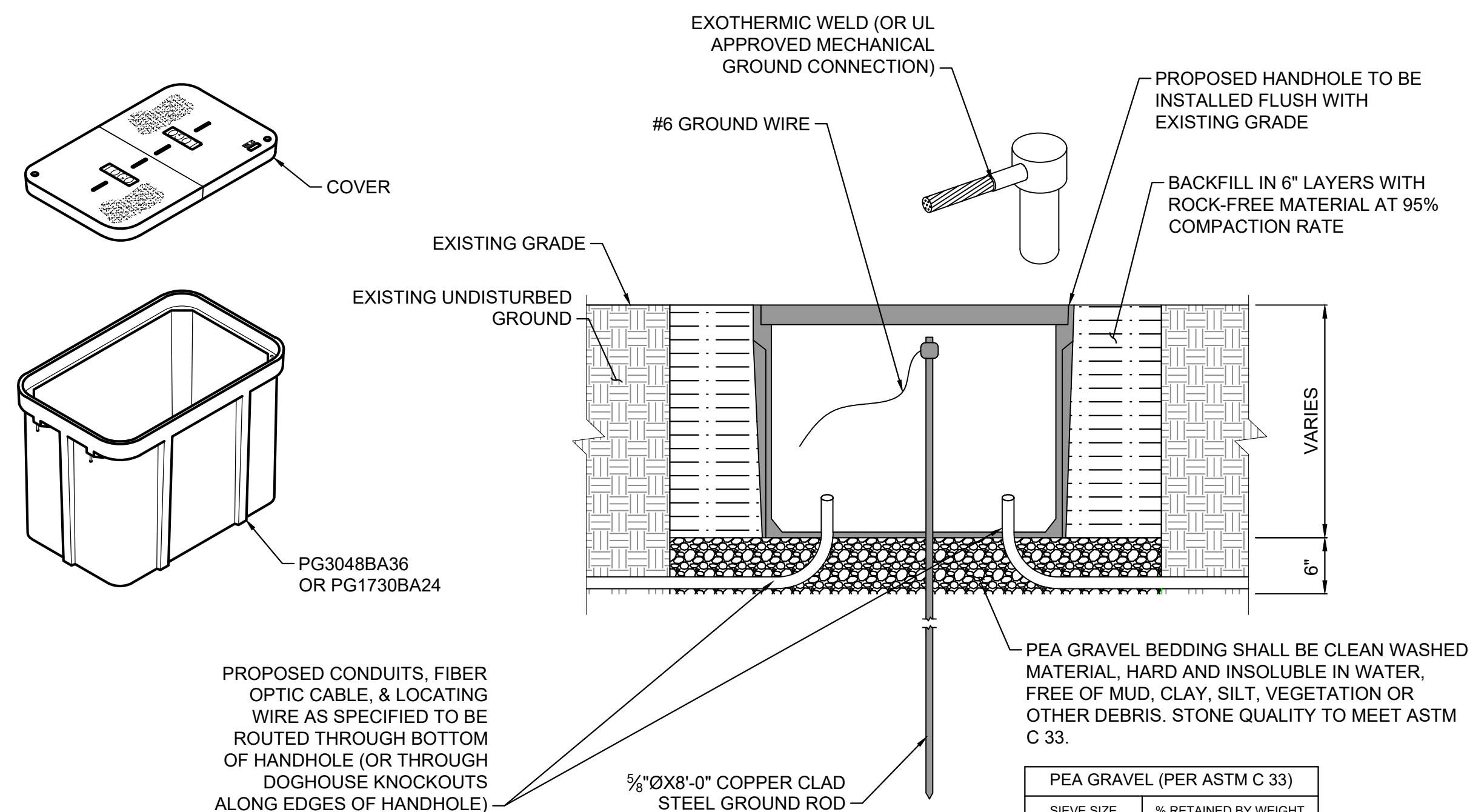
GN4 (5 OF 12)

1. CONTRACTOR TO TEST HOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY SIZE & DEPTH PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL VERTICAL AND HORIZONTAL SEPARATION REQUIREMENTS WITH THE LOCAL UTILITY COMPANY.
2. RUN BORE FROM EACH DIRECTION AT DESIGN DEPTH UP TO 2 FEET PAST THE INTENDED TIE-IN, THEN TURN UP TO DAYLIGHT.
3. TIE-POINT IS EXCAVATED AND CONDUITS ARE CUT OFF WHERE THEY CROSS EACH OTHER AT DESIGN DEPTH. INSTALL COUPLER TO CONNECT THE TWO CONDUITS AT DESIGN DEPTH.
4. ALL EXCAVATIONS OR TRENCHES 4 FEET OR GREATER IN DEPTH SHALL BE APPROPRIATELY BENCHES, SHORED, OR SLOPED IN OSHA'S EXCAVATION STANDARD, 29 CFR 1926.620, .651 & .652.



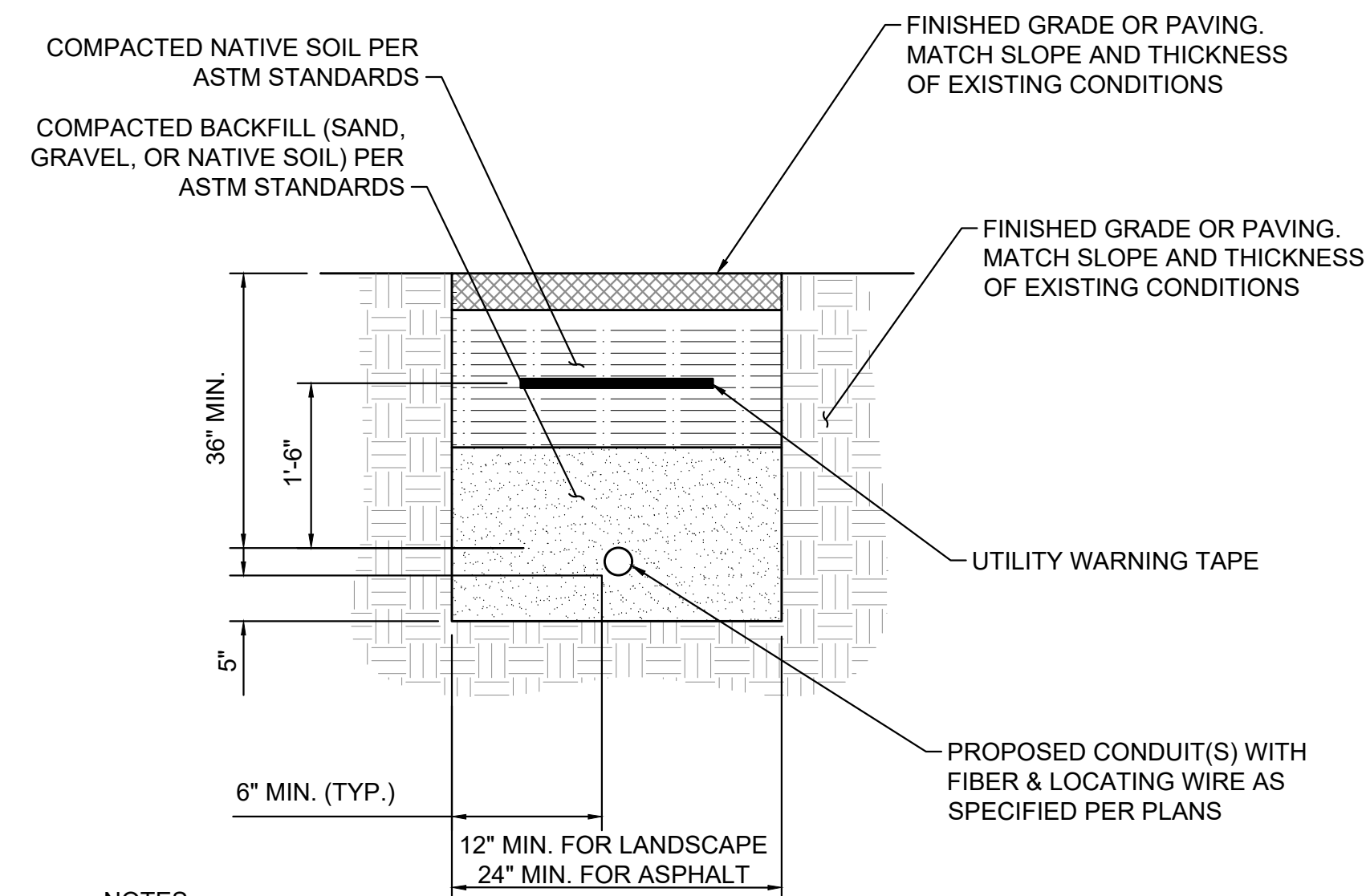
1
CD1

TYPICAL BORING DETAIL
SCALE: N.T.S.



3 TYPICAL HANDHOLE CONSTRUCTION

CD1 SCALE: N.T.S.



4
CD1

TYPICAL TRENCHING DETAIL
SCALE: N.T.S.



Know what's **below**.
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APPROVED BY

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APPLICANT:

vero
FIBER

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REVISIONS

[illegible]

PROJECT INFORMATION:

SITE NAME: VERO- CASTLE OAKS AND
CHERRY CREEK

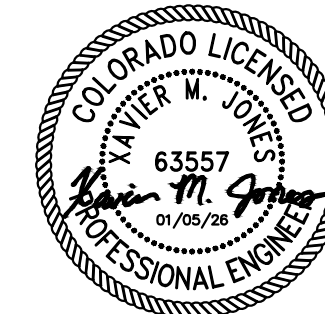
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CITY: CASTLE ROCK, CO 80108

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(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE _____

KHA PROJECT#:	296180001
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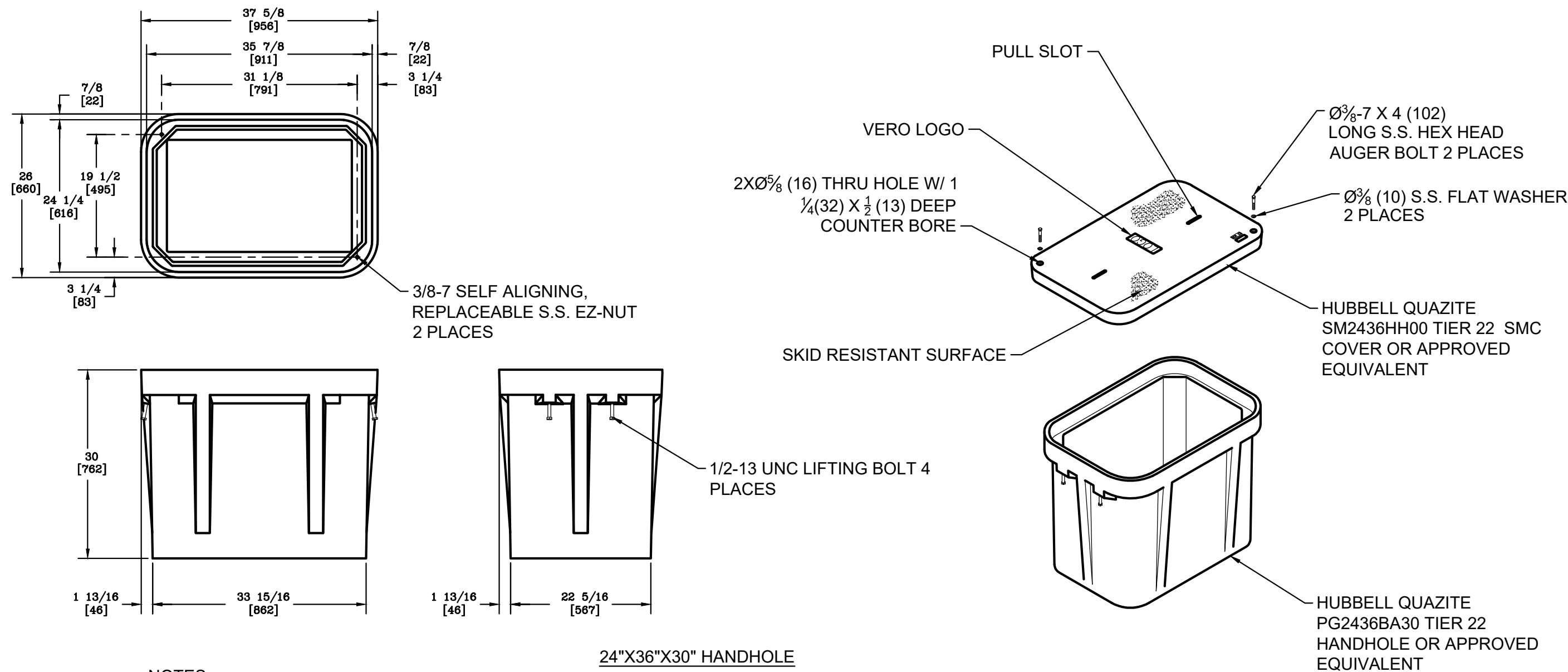
DRAWN BY: **BAB** REVIEWED BY: **BAB** DATE: **09/03/25**

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET #

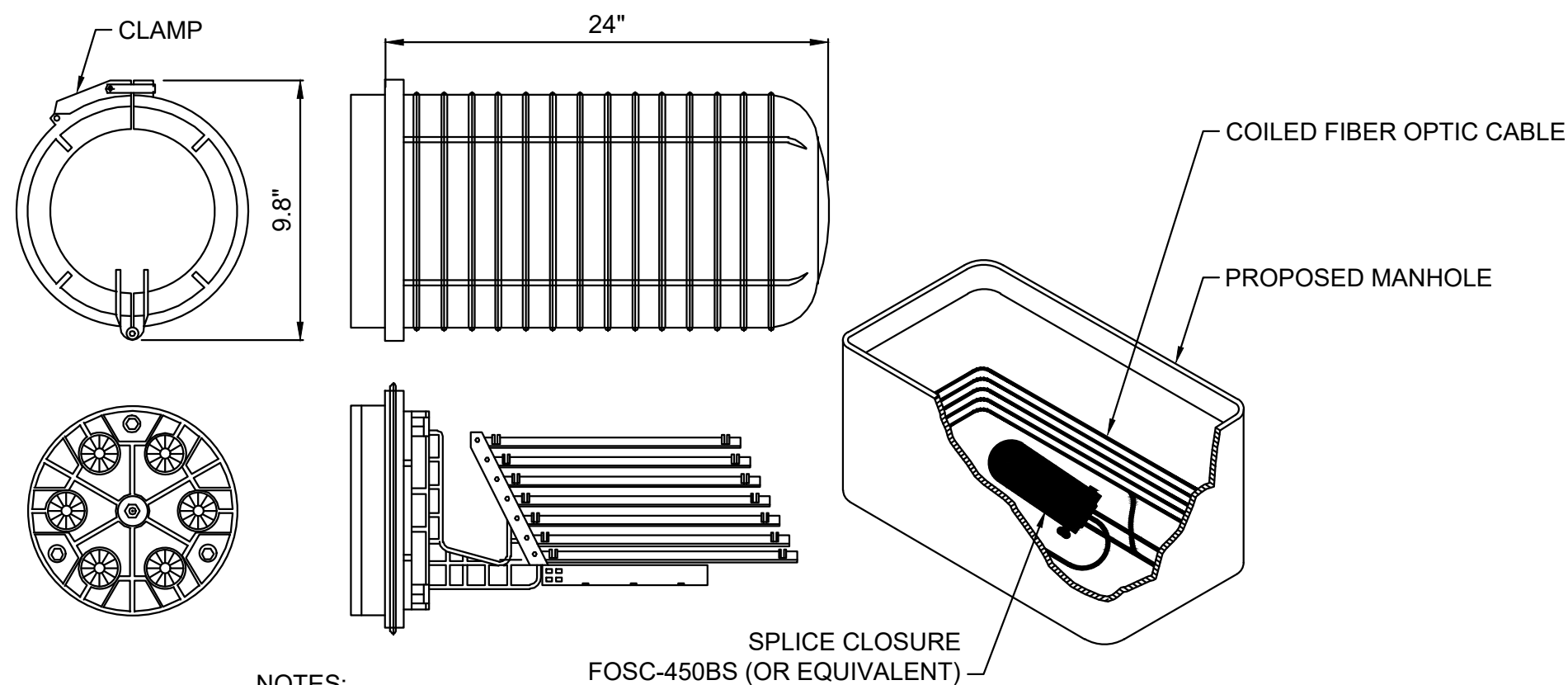
CD1 (6 OF 12)



NOTES:

1. CONDUIT SHALL BE ALIGNED AND WITHIN CENTERLINE OF PULL BOX MINIMIZING CONDUIT BENDS FOR FIBER PULL.
2. CONDUIT PLUGS SHALL BE INSTALLED IN ALL EMPTY CONDUITS & ALL CONDUITS CONTAINING CABLES.
3. WEATHER PROOF TAGS SHALL BE INSTALLED ON ALL FIBER CABLES
4. TRACER WIRE AND PULL ROPE SHALL BE INCLUDED IN THE CONDUIT. TRACER WIRE SHALL NOT BE INCLUDED IN THE SAME INNERDUCT OR CONDUIT AS FIBER OPTIC CABLES.
5. FIBER OPTIC SLACK COILS INSTALLED WITHIN PULL BOXES SHALL BE TIED TO EACH CABLE RACK. PLASTIC CABLE/WIRE TIES SHALL NOT BE ALLOWED. CAUTION SHALL BE TAKEN WHILE COILING ALL FIBER. FIBER COILING SHALL BE COMPLETED PER FIBER MANUFACTURES RECOMMENDATIONS.
6. CONTRACTOR SHALL VERIFY ALL INSTALLATION METHODS, MATERIALS AND TECHNIQUES WITH VAULT MANUFACTURES RECOMMENDED SPECIFICATIONS AND WARRANTY REQUIREMENTS.
7. ALL SOIL PREPARATION AND INSTALLATION SHALL BE COORDINATED WITH LOCAL JURISDICTIONS AND GEOTECHNICAL REPORT AND SPECIFICATIONS.
8. HANDHOLE TYPE & SIZE SHALL BE RATED & APPROVED PER STATE AND LOCAL REGULATIONS/REQUIREMENTS.

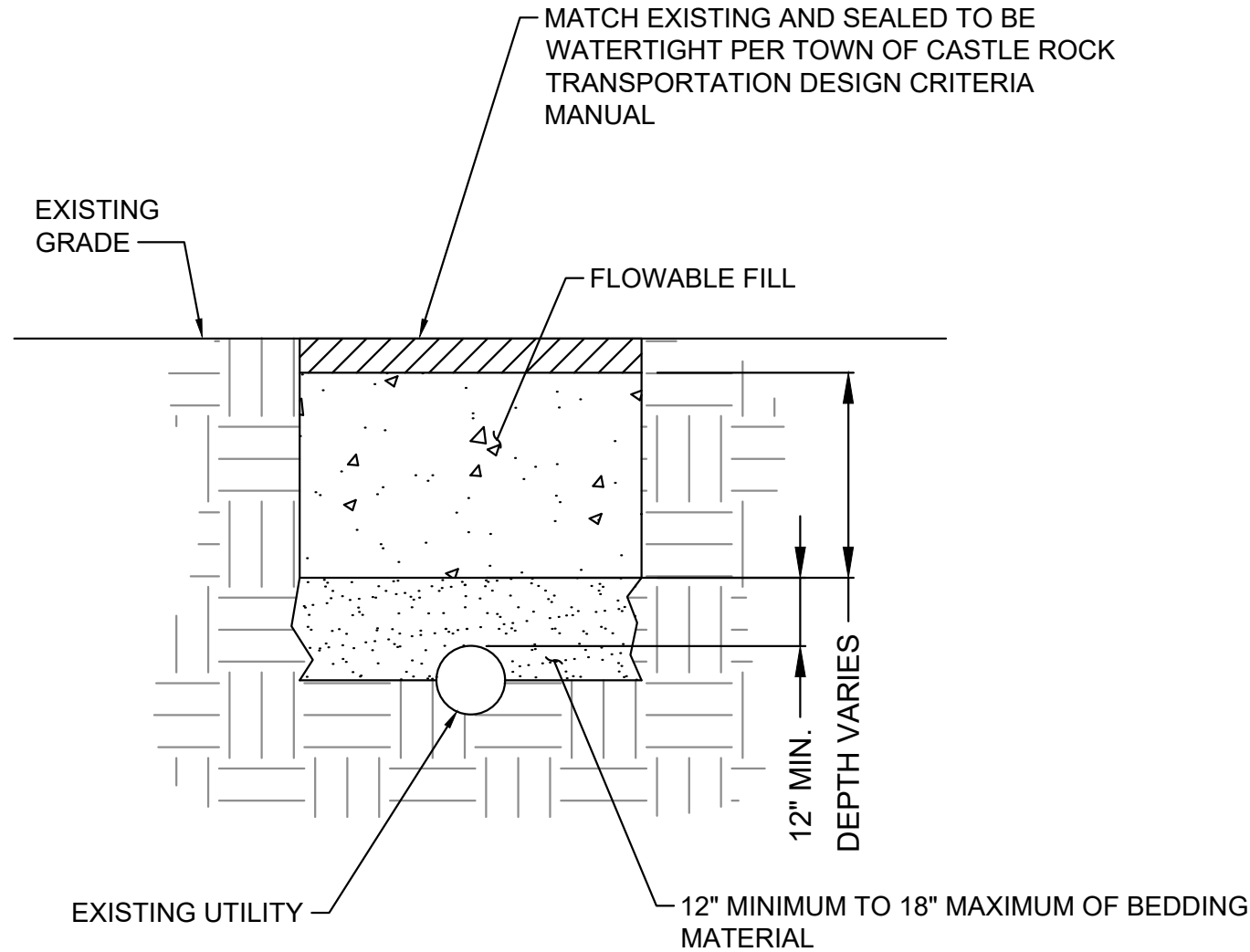
1 HANDHOLE DETAILS
CD2 SCALE: N.T.S.



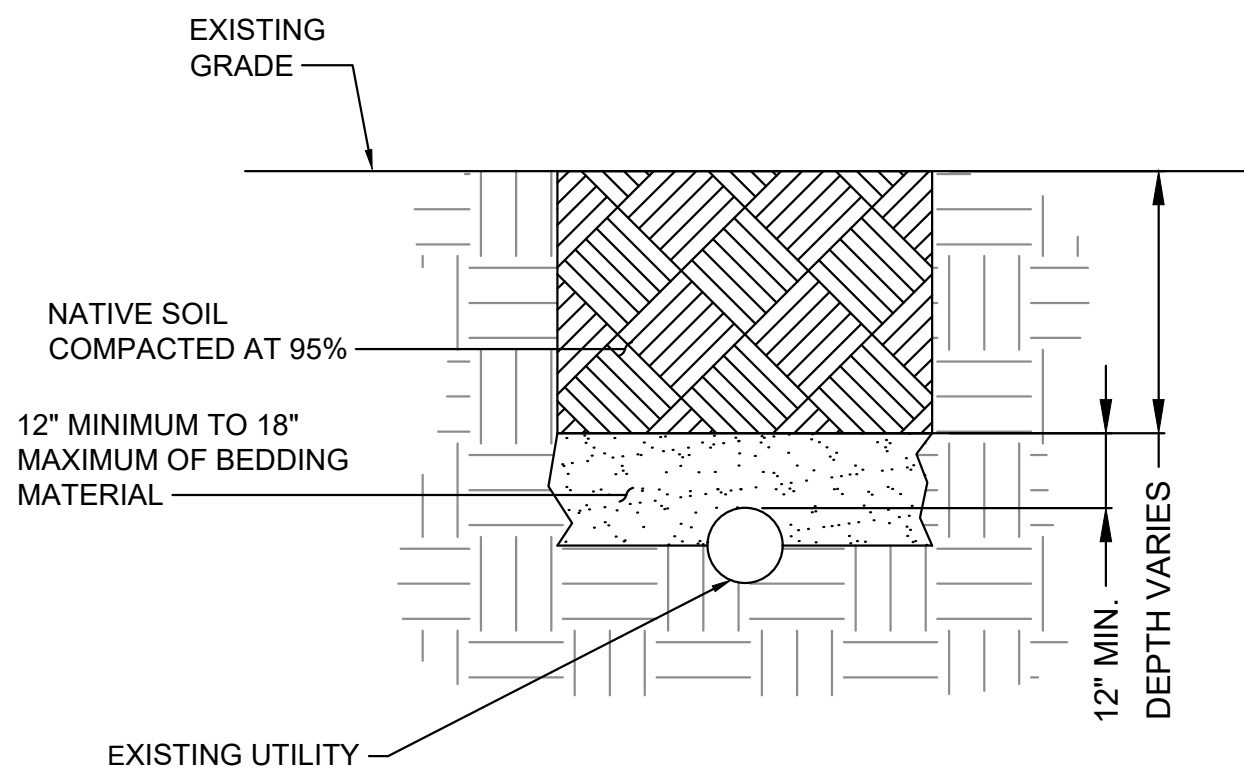
NOTES:

1. TYPICAL SPLICE CLOSURE DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. EXACT EQUIPMENT TO BE DETERMINED BY OWNER.
2. FIBER OPTIC SLACK COILS INSTALLED WITHIN PULL BOXES SHALL BE TIED TO EACH CABLE RACK. PLASTIC CABLE/WIRE TIES SHALL NOT BE ALLOWED. CAUTION SHALL BE TAKEN WHILE COILING ALL FIBER. FIBER COILING SHALL BE COMPLETED PER FIBER MANUFACTURES RECOMMENDED SPECIFICATIONS AND WARRANTY REQUIREMENTS.

3 TYPICAL SPLICE CLOSURE & SLACK COIL
CD2 SCALE: N.T.S.



2 HARDSCAPE POTHOLE DETAIL
CD2 SCALE: N.T.S.



4 SOFTSCAPE POTHOLE DETAIL
CD2 SCALE: N.T.S.



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DEVELOPMENT SERVICES

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APPLICANT:

vero
FIBER

1023 WALNUT ST
BOULDER CO 80302
(303) 381-1592

PLANS PREPARED BY:

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GREENWOOD VILLAGE, CO 80111
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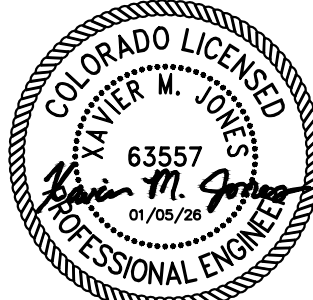
REVISIONS

REV	BY	DESCRIPTION	DATE
0	BAB	PRELIM CDs	09/03/25
1	BAB	100% FINAL CDs	10/02/25
2	BAB	100% FINAL CDs	01/05/26

PROJECT INFORMATION:
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COUNTY: DOUGLAS COUNTY

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(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE

KHA PROJECT#: 296180001

DRAWN BY: BAB REVIEWED BY: BAB DATE: 09/03/25

SHEET TITLE:

CONSTRUCTION
DETAILS

SHEET #

CD2 (7 OF 12)

STANDARD NOTES FOR A UTILITY BORING OPERATION:

1. THIS DETAIL HAS BEEN PREPARED FOR USE WITH A SMALL UTILITY CONSTRUCTION PROJECTS ANNUAL GESC PERMIT FOR DIRECTIONAL BORING OPERATIONS.
2. ALL UTILITY WORK WITHIN A DOUGLAS COUNTY RIGHT OF WAY SHALL BE REQUIRED TO OBTAIN A DOUGLAS COUNTY RIGHT OF WAY USE AND CONSTRUCTION PERMIT IN ACCORDANCE WITH THE ROADWAY MANUAL.
3. ALL BMPs SHALL BE INSTALLED PER THE DOUGLAS COUNTY SMALL UTILITY GESC PLAN STANDARD NOTES AND DETAILS.
4. THE DIMENSIONS AND SITE LAYOUT SHOWN ARE APPROXIMATE, AND MAY VARY BASED ON SITE CONDITIONS AND WORK REQUIREMENTS.
5. SEDIMENT CONTROL REQUIREMENTS: IN LANDSCAPED OR NATIVE/UNDEVELOPED AREAS, THE BMP'S SHALL BE INSTALLED DOWN-GRADIENT OF THE WORK AREAS.
6. ALL EXCAVATED MATERIAL SHALL BE CONTAINED WITHIN THE LIMITS OF CONSTRUCTION. SEDIMENT CONTROL LOG OR REINFORCED ROCK BERM SHALL BE INSTALLED DOWN-GRADIENT OF ANY STOCKPILES OR SPOILS PILES.
7. A CONCRETE WASHOUT AREA (CWA) SHALL BE REQUIRED IF THERE IS CONCRETE WORK ONSITE.
8. THE BMPs SHOWN ON THIS DETAIL REPRESENT THE MINIMUM REQUIREMENTS. ADDITIONAL BMPs MAY BE REQUIRED BASED ON SITE CONDITIONS, AND AT THE DISCRETION OF THE EROSION CONTROL INSPECTOR.
9. ALL BORING FLUIDS SHALL BE ADEQUATELY CONTAINED. ANY BORING FLUIDS THAT REACH THE PAVEMENT SURFACE OR OTHER AREAS THAT MAY IMPACT THE STORM SEWER SYSTEM SHALL BE CLEANED UP IMMEDIATELY.
10. FINAL STABILIZATION MEASURES SHALL BE IMPLEMENTED 7 DAYS FOLLOWING THE COMPLETION OF THE UTILITY CONSTRUCTION. FINAL STABILIZATION INCLUDES REPLACEMENT OF LANDSCAPING, PAVEMENT, OR DRILL SEEDING AND STRAW CRIMP MULCHING (SM). EROSION CONTROL BLANKETS (ECB) MAY BE USED IN LIEU OF STRAW CRIMP MULCHING OVER SEEDED AREAS.

STANDARD UTILITY BORING DETAIL

LEGEND

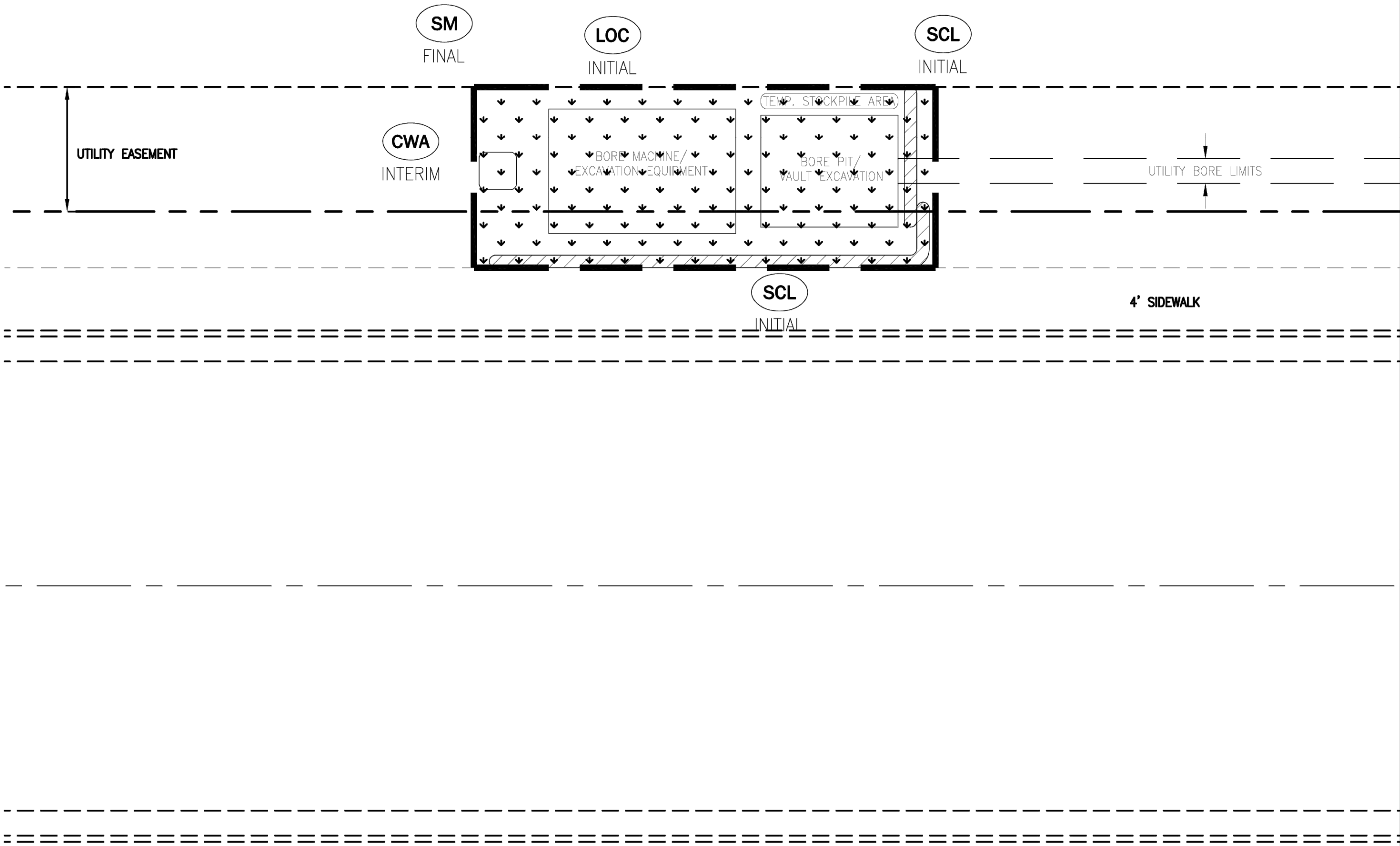
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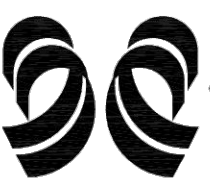
SEDIMENT CONTROL LOGS
- LOC

LIMITS OF CONSTRUCTION
- SM

FINAL STABILIZATION MEASURES
(SEEDING, LANDSCAPE, PAVEMENT, MULCHING)
- CWA

CONCRETE WASHOUT AREA





DOUGLAS COUNTY
COLORADO
Engineering Division

**UTILITY BORE
PIT**
STREET NAME

Project No.: xxx-xxx.xxx
Date: 12/14/2011
Design By: TAE
Drawing No. 2 of 15

1 CD3 **UTILITY BORE PIT DETAIL**
SCALE: N.T.S.

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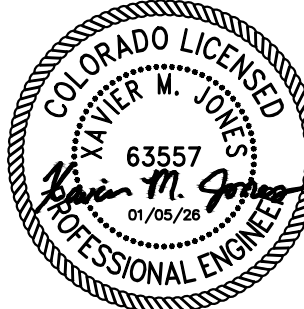
REVISIONS

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(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE

KHA PROJECT#: **296180001**

DRAWN BY: **BAB** REVIEWED BY: **BAB** DATE: **09/03/25**

SHEET TITLE:

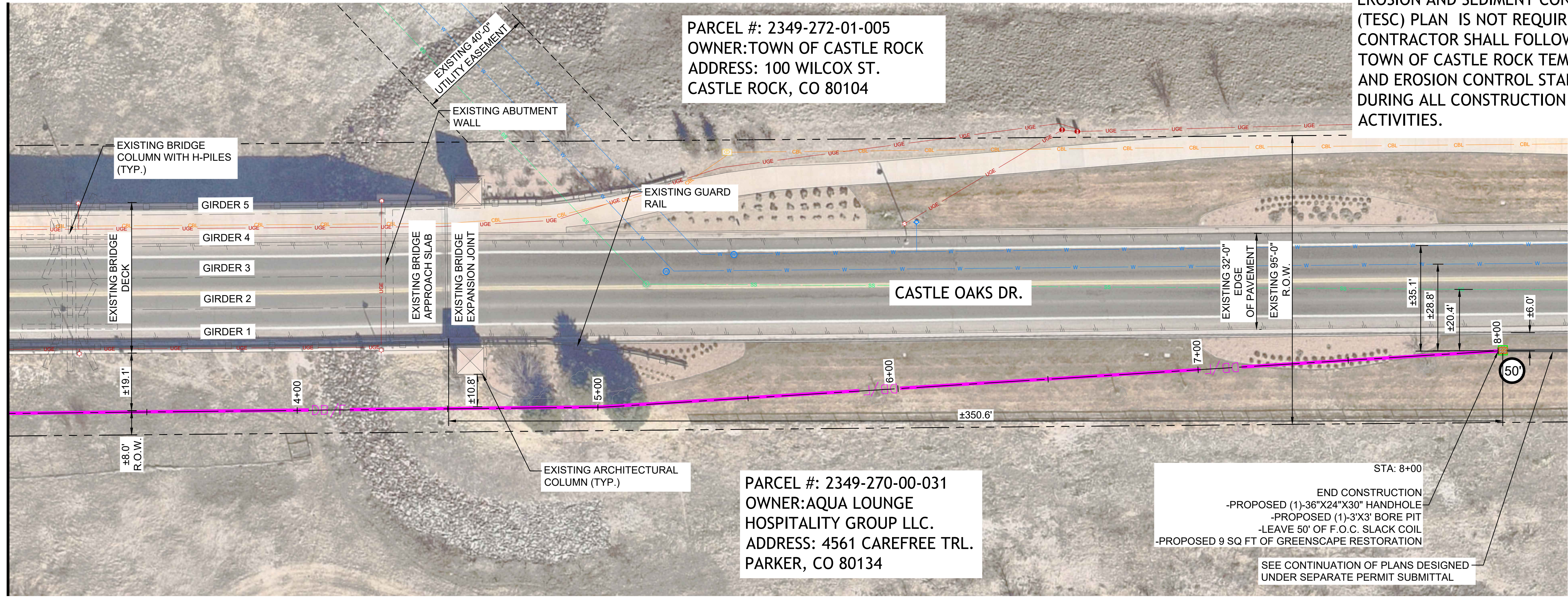
**CONSTRUCTION
DETAILS**

SHEET #

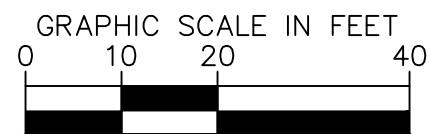
CD3 (8 OF 12)



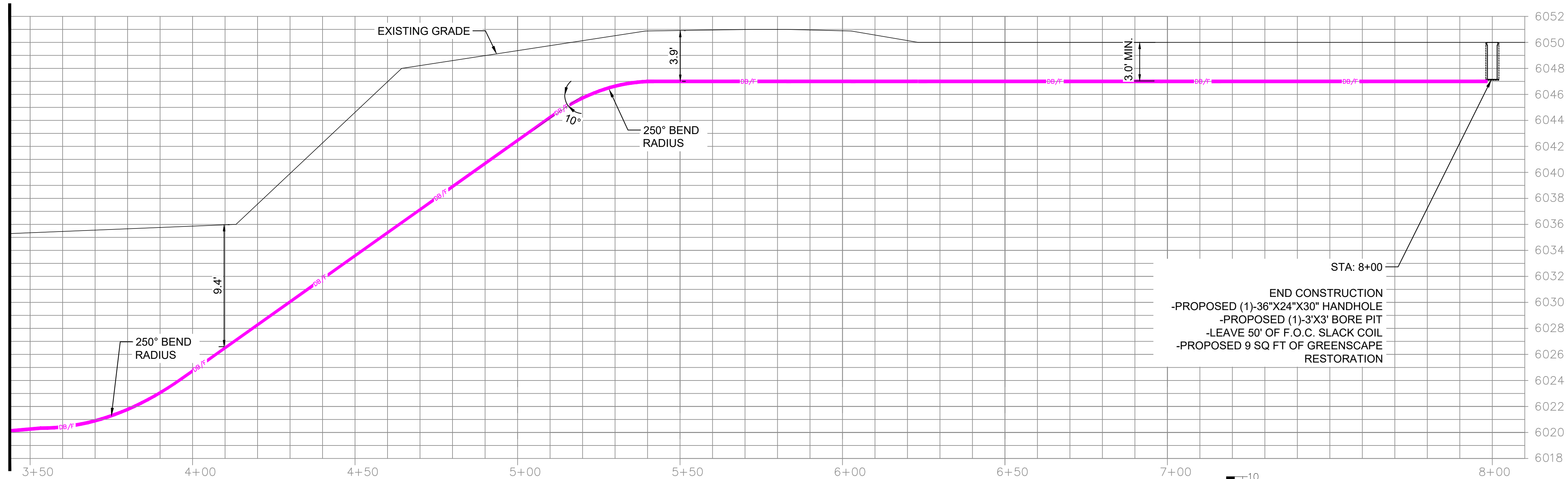
MATCH LINE STA:03+50



1
C2
PLAN VIEW
FULL SCALE: 1"=20'
SCALE BASED ON: FULL SCALE 24"x36"

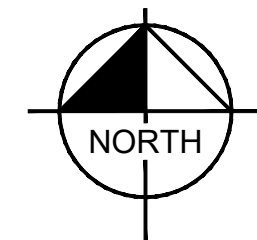
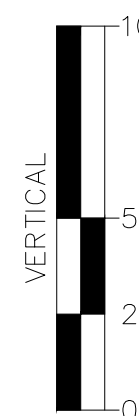
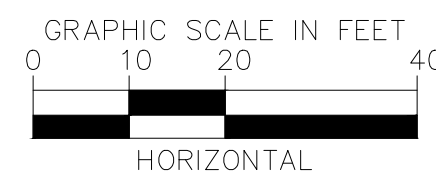


MATCH LINE STA:03+50



POTHOLE TABLE						
POTHOLE #	UTILITY	DIAMETER	TOP DEPTH	BOTTOM DEPTH	CROSS/PARALLEL	HARD OR SOFT SCAPE
N/A	N/A	N/A	N/A	N/A	N/A	N/A

2
C2
PROFILE VIEW (LOOKING NORTH)
FULL SCALE: 1"=20'
SCALE BASED ON: FULL SCALE 24"x36"



KHA PROJECT#: 296180001
DRAWN BY: BAB REVIEWED BY: BAB DATE: 09/03/25

SHEET TITLE: PLAN VIEW
SHEET # C2 (10 OF 12)

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DRAWN BY: BAB REVIEWED BY: BAB DATE: 09/03/25
SHEET TITLE: PLAN VIEW
SHEET # C2 (10 OF 12)

APPROVED BY:

DEVELOPMENT SERVICES

DATE

vero
FIBER

1023 WALNUT ST
BOULDER CO 80302
(303) 381-1592

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KHA PROJECT#:	296180001
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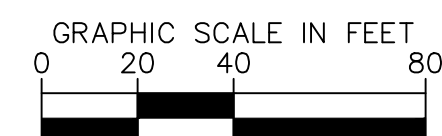
SHEET TITLE:

ENVIRONMENTAL DETAILS

C3 (11 OF 12)



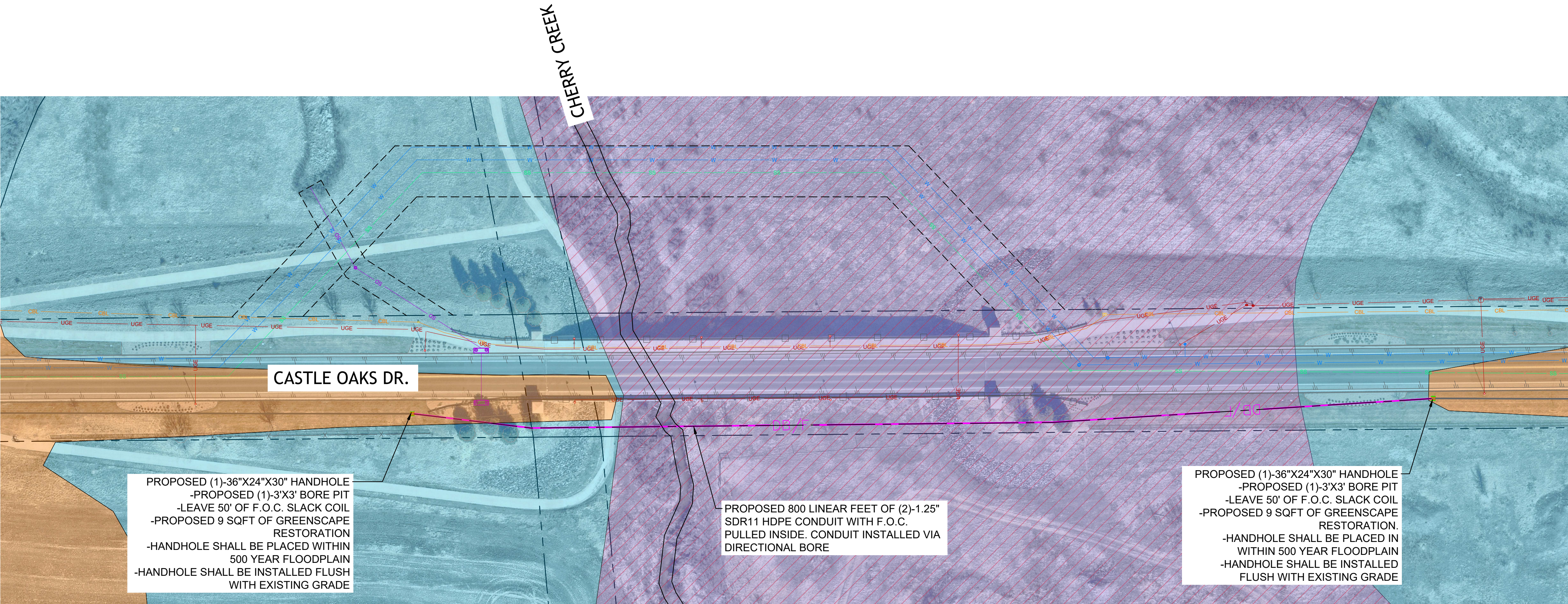
C3 FULL SCALE: 1"=40'
SCALE BASED ON : FULL SCALE 24"X36"



LEGEND

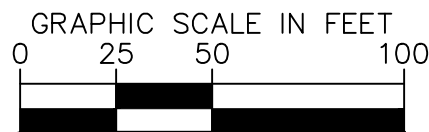
PREBLE'S MEADOW JUMPING MOUSE HABITAT





1
C4

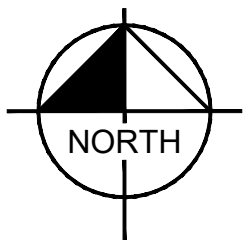
FLOODPLAIN DETAIL
FULL SCALE: 1"=50'
SCALE BASED ON : FULL SCALE 24"X36"



LEGEND

- 100 YEAR FLOODPLAIN (ZONE AE)
- REGULATORY FLOODWAY (ZONE AE)
- 500 YEAR FLOODPLAIN

NOTE: NO ELEVATED EQUIPMENT SHALL BE INSTALLED IN FLOODPLAIN. ALL HANDHOLES SHALL BE INSTALLED FLUSH WITH EXISTING GRADE. ALL HANDHOLES INSTALLED SHALL BE FREE DRAINING. HANDHOLE SHALL ONLY CONTAIN PASSIVE FIBER OPTIC CABLE AND TRACER WIRE. HANDHOLE SHALL BE COMPOSED WATER RESISTANT POLYMER CONCRETE. INCOMING AND OUTGOING CONDUIT SHALL BE SEALED WATER TIGHT TO PREVENT WATER EXPOSURE TO ANY SENSITIVE COMPONENTS.



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

APPLICANT:

vero
FIBER

1023 WALNUT ST
BOULDER CO 80302
(303) 381-1592

PLANS PREPARED BY:

Kimley»Horn

6200 SOUTH SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111
PHONE (303) 228-2300
WWW.KIMLEY-HORN.COM

REVISIONS

REV	BY	DESCRIPTION	DATE
0	BAB	PRELIM CDs	09/03/25
1	BAB	100% FINAL CDs	10/02/25
2	BAB	100% FINAL CDs	01/05/26

PROJECT INFORMATION:
SITE NAME: **VERO- CASTLE OAKS AND
CHERRY CREEK**
ADDRESS: **8981 CASTLE OAKS DR.**
CITY: **CASTLE ROCK, CO 80108**
COUNTY: **DOUGLAS COUNTY**

ENGINEER: **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



(CIVIL ENGINEER SIGNATURE AND SEAL HERE)

DATE

KHA PROJECT#: **296180001**

DRAWN BY: **BAB** REVIEWED BY: **BAB** DATE: **09/03/25**

SHEET TITLE:

**FLOODPLAIN
DETAILS**

SHEET #

c4 (12 OF 12)