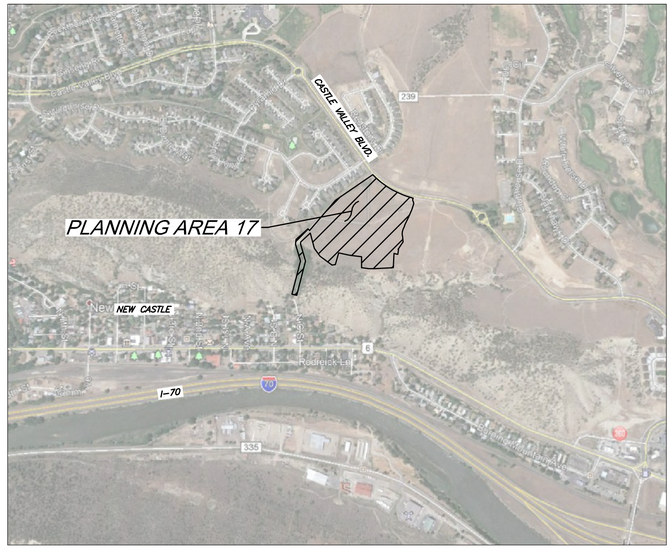
Exhibit W

Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17



Vicinity Map

Scope of Work

Access, Earthmoving, Floodplain Development and OWTS Permitting Design Submittals.

Land Use Chart	
PROPOSED LAND USE	MF-1
TYPE OF DWELLING UNITS	MULTI-PLEX TOWNHOMES
MF-1 ACREAGE	8.712 ACRES
OPEN SPACE ACREAGE	1.512 ACRES
RIGHT OF WAY ACREAGE	3.314 ACRES

Density Calculation Table

	ACRES	NUMBER OF DWELLING UNITS	D.U. / ACRE
GROSS DENSITY	13.538 ACRES	91 DWELLING UNITS	6.72 D.U. / ACRE
NET DENSITY (MINUS R.O.W.)	10.224 ACRES	91 DWELLING UNITS	8.90 D.U. / ACRE
NET DENSITY (MINUS R.O.W. & OPEN SPACE)	8.712 ACRES	91 DWELLING UNITS	10.45 D.U. / ACRE

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

UNCC 1-800-922-1987

Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Project Engineer

Daniel J. Cokley, P.E. 29799

Owner / Applicant

CVR Investors Inc.

1038 Country Club Estates Dr.
Castle Rock, Co., 80108
303.549.1916
Attn: Aaron Atkinson

Town of New Castle

Mayor - *Art Riddile*
Mayor Pro Tem - *Grady Hazelton*
Council Members - *Brandy Copeland*
- *Bruce Leland*
- *Crystal Mariscal*
- *Graham Riddile*
- *Scott Owens*

Preliminary/Final Plat and Development Plan Set

February 2020

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There are no Identified Hazardous areas for this development

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

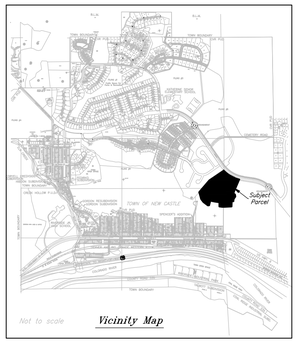
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC: .	PE: DJC
File:	CVR17-Cover

Title: Cover Sheet

Dwg No. 1

Of: ---

X:\2000\2000-109\029\p17-Elmore\H-Dwgs\Civil\PS-SheetSet\CVR17-Cover.dwg Plotted: 2/12/2020 10:07 AM By: Frances Blackwelder



Final Plat
Castle Valley Ranch Subdivision, Filing No. 11
a Portion in Initial Property 1 and Initial Property 2, W 1/2, NW 1/4 Section 32 and E 1/2, NE 1/4 Section 31 in Township 5 South, Range 90 West of the 6th Principal Meridian,
Town of New Castle, Garfield County, Colorado

PLAT NOTES:

1. Private open space areas may contain project identification monument signs, landscape areas, trails, and other recreational activities listed in the Plans.

2. Open Space Tract A shall be dedicated to the Town of New Castle, which is to include the use of areas as reasonably necessary for the installation, maintenance, repair and replacement of utilities, including water, sewer, irrigation, electrical, telephone, gas, cablevision, pedestrian trail, facilities and installations for water drainage and the control of water flow, as well as for any reasonable necessary cut/fill slopes and related facilities.

3. Open Space Tracts B, C & D shall be conveyed to the Castle Valley Ranch Homeowner's Association by separate deed after the completion of the issuance of the last Certificate of Occupancy for Filing #11. The open space tracts may contain project identification monument signs, landscape areas, and trails. Open Space Tract B is reserved for construction and dedication of a neighborhood park to serve the residents of Castle Valley Ranch.

4. The Snow Storage Easement located in Open Space Tract B, may be used by the Town of New Castle for snow storage.

5. Filing 11 is located within FEMA Zone C according to FIRM Panel 08045C111E, 1109E, 110BE – Areas of minimal flooding and is not subject to 100 year floodplain of any drainage with tributary areas in excess of 40 acre sites.

6. All disturbed areas in the project shall be revegetated and maintained in a predominately weed free condition in conformance with the Town of New Castle Noxious Weed Management Plan.

7. The applicant shall comply with the recommendations of the geotechnical engineers contained in the reports dated June 12, 2006 and September 27, 2006 completed by A.G. Wassenaar Geotechnical and Environmental Consultants.

8. No closing on Lots 1 through 27 shall occur until a Certificate of Occupancy is issued for the respective Townhomes constructed on these individual Lots.

9. Prior to the issuance of a certificate of occupancy, the Applicants surveyor will submit an affidavit averring that the lot line shown on the plat conforms with the actual location of the party wall between the units on Lots 1 through 27. In the event that the lot lines and the actual placement of the party wall are not the same, the Applicant shall be required to submit an amended plat for the lot at issue. If the deviation between the lot line and the actual location of the party wall results in a change in any lot size of less than 5%, the amended plat may be approved administratively by Staff and signed by the Town Administrator. If the deviation in any lot size is greater than 5%, the Applicant shall be required to submit the amended plat for review by Town Council.

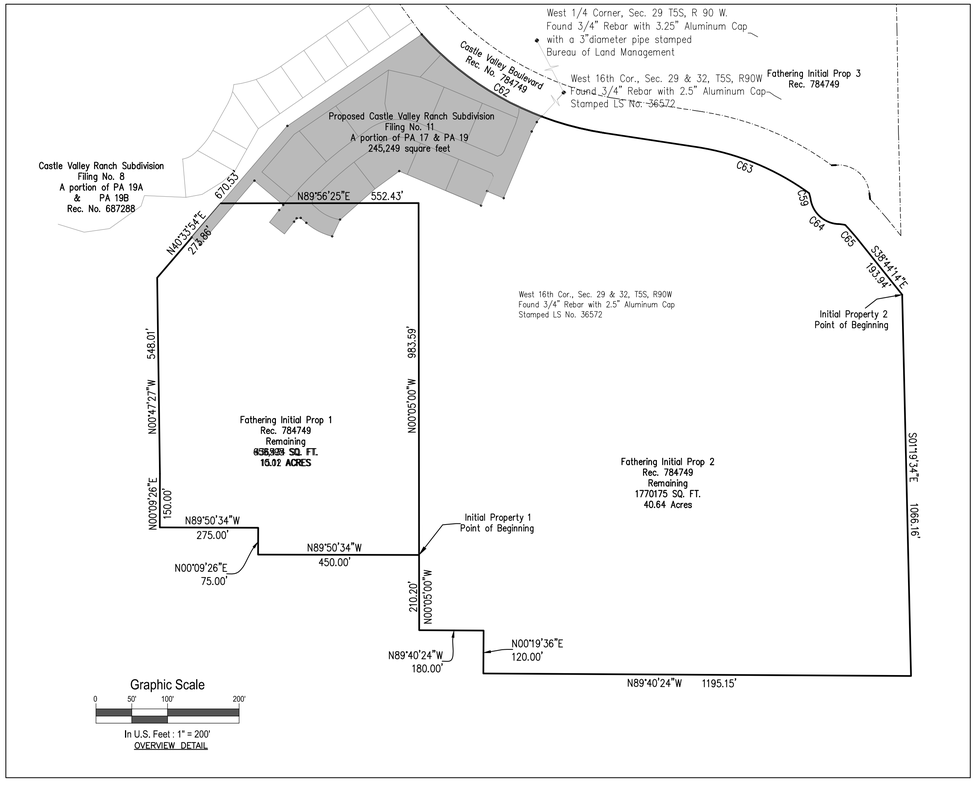
10. A Trail/Walk Easement (10' wide) for Public Access is to be located across Open Space Tract A and B to be defined at the time of the trail/walk construction.

11. The Applicant shall reserve an option right for three years, or until such time as the remainder of PA 17 is platted, whichever is sooner, by plat note or separate instrument to construct a pedestrian trail in the northerly 20' side setback of proposed Lot ____. Such pedestrian trail, if required and constructed, shall be maintained by the CVR Homeowners Association, but shall be open to the public.

12. Multi Family Lots 1 through 27:
A. There is hereby dedicated a public utility and drainage easement over and across all areas not within building footprints. "Utility easement" includes without limitation water, sewer, electric, gas, telephone, and cable tv.
B. HOA maintained areas shall be all areas within a lot not covered by a townhome structure, concrete flatwork, patios, and/or decks. Within the HOA maintained areas the HOA shall maintain all landscaping, irrigation systems and fencing.
C. The party walls shown hereon are governed by the Declaration of Covenants, Conditions, and Restrictions of Castle Valley Ranch Townhomes Association, Inc. recorded in the records of Garfield County at reception number 749007.

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.82'	862.25'	27°17'54"	S55°38'43"E	406.94'
C5	21.22'	44.51'	27°18'49"	S42°13'24"W	21.02'
C44	18.40'	1028.00'	1°01'33"	S38°44'06"W	18.40'
C45	12.21'	975.00'	0°43'03"	S38°34'51"W	12.21'
C59	19.02'	115.42'	9°26'33"	S14°30'47"E	19.00'
C62	591.53'	862.07'	39°18'53"	S61°39'05"E	579.99'
C63	342.58'	719.98'	27°15'45"	N67°40'47"W	339.36'
C64	110.68'	82.00'	77°20'15"	N48°27'33"W	102.47'
C65	57.31'	719.98'	4°33'37"	N41°01'02"W	57.29'

FATHERING PARCELS SITE OVERVIEW



OVERVIEW DETAIL

Title Certificate:

_____ does hereby certify that _____ has examined the title to all lands dedicated and shown upon this plat, and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances except as follows: _____.

B. Any and all exceptions to title are subject to the approval of the town attorney

– This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements or other encumbrances of record has been taken from a title insurance commitment issued by Land Title Guarantee Company dated 14 March 2008 as Order No. GB63002532. Pertaining to schedule B–2 of said Order No. GB63002532:

Items 10 – 14: This parcel may be subject to the rights of others for the extraction on minerals including oil and gas and the maintenance for ditches as described in Book 12 at Page 407, Book 73 at Page 213, Book 545 at Page 681, Book 359 at Page 328 and Book 356 at Page 319. The extent of these burdens cannot be graphically depicted.

Items 15 & 17: The subject parcel is affected by the terms, conditions and provisions of Ordinance #99–8 as recorded in Book 1133 at Page 632 and Ordinance #2002–2 as recorded in Book 1349 at Page 946 the extent of these burdens cannot be graphically depicted.

Items 16, 19, 25, & 33: The restrictive covenants as recorded in Book 632 at Page 961 and as amended in instrument recorded February 08, 1996, in Book 966 at Page 679 and as amended in instrument recorded November 06, 2000, in Book 1216 at Page 205, and supplement recorded November 29, 2000, in Book 1219 at Page 627 and fourth supplement recorded November 29, 2000, in Book 1219 at Page 640 and fifth supplement recorded April 26, 2002, in Book 1350 at Page 64, sixth supplement recorded June 24, 2003 in Book 1484 at Page 138, seventh supplement recorded October 22, 2004, in Book 1633 at Page 210, eighth supplement recorded June 13, 2005, in Book 1696 at Page 460, ninth supplement recorded November 25, 2005, in Book 1750 at Page 282, Assignment of Declarants Rights recorded March 9, 2006, in Book 1778 at Page 709, in Book 1778 at Page 731 and Book 1915 at Page 960 all affect the subject parcel the extent of these effects cannot be graphically depicted.

Items 18, & 20: The terms, conditions and provisions of the Agreements recorded in Book 1780 at Page 501, Book 1778 at Page 689 and Book 1915 at Page 902 affect the subject parcel. The extent of these affects cannot be graphically depicted.

Item 21: The subject parcel is not affected by the terms, conditions and provisions of Ordinance #2006–11 as recorded in Book 1829 at Page 736.

Item 22: The terms, conditions and provisions of the Water Rights Agreements recorded in Book 1915 at Page 902 affect the subject parcel. The extent of these affects cannot be graphically depicted.

Item 23: The terms, conditions and provisions of assignment regarding Development Agreement recorded in Book 1915 at Page 939 affect the subject parcel. The extent of these affects cannot be graphically depicted.

Item 24: The terms, conditions and provisions of agreement regarding Town Agreements recorded in Book 1915 at Page 949 affect the subject parcel. The extent of these affects cannot be graphically depicted.

Item 26: The terms, conditions and provisions of assignment of Declarant Rights recorded in Book 1915 at Page 969 affect the subject parcel. The extent of these affects cannot be graphically depicted.

Item 27: The terms, conditions and provisions of agreement regarding Grant of Easement recorded in Book 1915 at Page 975 does not affect the subject parcel.

Item 28: The terms, conditions and provisions of agreement regarding Silverado Trail recorded in Book 1915 at Page 987 does not affect the subject parcel.

Item 29: The terms, conditions and provisions of Easement Agreement recorded in Book 1915 at Page 997 does not affect the subject parcel.

Item 30: The terms, conditions and provisions of Grading Agreement recorded in Book 1916 at Page 1 affect the subject parcel. The extent of these affects cannot be graphically depicted.
Item 31: The terms, conditions and provisions of Memorandum Agreement recorded in Book 1916 at Page 15 does not affect the subject parcel.

Item 32: The terms, conditions and provisions of Drainage Easements recorded at Reception No. 733782 and 733781 does not affect the subject parcel.

Zoning Regulations:

Lots 1 through 27.

Multi Family (MF–1) under Residential,
1. Purpose and Intent: To allow for creative approaches to development with housing alternatives that are sensitive to existing and surrounding uses.

2. Permitted Uses: Detached dwelling units; attached dwelling units with rear yards; patio homes/dwelling units oriented to the side of the lot; attached dwelling units in structures containing more than two units; including attached garages/studios; parking facilities; public parks, private parks, open spaces, playgrounds and related accessory structures 5,000 sq. ft. or less; recreation facilities; and, pedestrian and bike trails.

3. Conditional Uses: Entry and monumentation; childcare facilities; churches, synagogues, chapels, and temples; and fire stations.

4. Temporary Land Uses: Those uses that are necessary or incidental to the construction and sale of platted lots, homes, commercial structures and development of the PUD. Such temporary uses may include business offices, storage areas, construction yards and equipment and trailers, signs, model homes and units, sales offices and management offices, and parking facilities and lighting facilities related to it. Temporary storage areas and construction yards shall be considered conditional uses.

5. Minimum Lot Area: 2,200 square feet

6. Minimum Lot Frontage: 20 feet

7. Minimum Setbacks:
A. Front Yard: 18 feet
B. Front yard with side entry garage: 10 feet
C. Back yard: 10 feet
D. Side yard
1) Corner lot: on the side adjacent to any local street: 10 feet
2) Corner lot: on the side adjacent to a collector street: 15 feet
3) Interior lot: 0 feet from the lot line
4) Minimum distance between buildings: 10 feet (separation area): Side yard setbacks shall be calculated from building main wall to building main wall.
– Architectural projections, including but not limited to fireplaces, chimneys, bay windows, solarium windows, eaves, cornices, entertainment centers, awnings, canopies, window wells, overhangs and those required to provide for interior niches shall be allowed into the separation area between buildings and into the building setbacks a maximum of three feet.
– Covered porches are permitted to extend outward from the structure 6 feet into a front or rear setback.
– Driveways, patios, decks and stairs are permitted anywhere in setbacks.
– Stairs cannot be constructed any closer than 5 feet to a property line.

8. Maximum Building Height:
A. Principal building: 35 feet
B. Accessory building: 20 feet

9. Supplementary Regulations:
A. Maximum fence height
1) All lots
a) Maximum front yard fence height: 42 inches
b) Side yard: 72 inches
c) Rear yard: 72 inches
d) Minimum setback, rear and side yard fence adjacent to public road: 10 feet

CERTIFICATE OF DEDICATION AND OWNERSHIP:

Know all men by these presents that, CVR Investors, Inc., a Colorado Corporation, being sole owner in fee simple of all that real property, described as follows:

A parcel of land situated entirely within Initial Property 1 and Initial Property 2 as described at Reception No.784749, also being located within the W1/2NW1/4 Section 32, and the E1/2NE1/4 Section 31, Township 5 South, Range 90 West of the 6th. Principal Meridian, County of Garfield County, State of Colorado, said parcel being more particularly described as follows:

21.22 feet along a non–tangent curve to the left, having a radius of 44.51 feet, a central angle of 027°18'49", the chord of which bears S 42°13'24" W a distance of 21.02 feet;
thence S 28°34'39" W a distance of 29.99 feet;
thence S 22°50'32" W a distance of 202.05 feet;
thence N 67°09'28" W a distance of 50.00 feet;
thence S 22°50'32" W a distance of 43.62 feet;
thence N 67°09'28" W a distance of 248.30 feet;
thence S 53°47'42" W a distance of 84.08 feet;
thence S 48°29'44" W a distance of 130.04 feet;
thence S 25°18'26" W a distance of 51.42 feet;
thence 82.28 feet along a non–tangent curve to the right, having a radius of 175.00 feet, a central angle of 026°56'23", the chord of which bears N 62°35'09" W a distance of 81.53 feet;
thence N 49°06'57" W a distance of 20.80 feet;
thence S 84°33'11" W a distance of 11.18 feet;
thence 12.21 feet along a non–tangent curve to the left, having a radius of 975.00 feet, a central angle of 000°43'03", the chord of which bears S 38°34'51" W a distance of 12.21 feet;
thence S 38°13'20" W a distance of 43.10 feet;
thence N 51°46'40" W a distance of 53.00 feet;
thence N 38°13'20" E a distance of 43.10 feet;
thence 18.40 feet along a curve to the right, having a radius of 1028.00 feet, a central angle of 001°01'33", the chord of which bears N 38°44'06" E, a distance of 18.40 feet;
thence N 49°51'37" W a distance of 105.27 feet;
thence S 40°33'48" W a distance of 234.54 feet;
thence N 49°26'09" W a distance of 30.00 feet;
thence N 40°33'45" E a distance of 409.03 feet;
thence N 55°43'11" E a distance of 455.97 feet;
thence 410.81 feet along a non–tangent curve to the left, having a radius of 862.01 feet, a central angle of 027°18'20", the chord of which bears S 55°38'49" E a distance of 406.93 feet;to the point of beginning, said parcel containing 5.630 acres (245249 square feet), more or less.Have by these presents laid out, platted and subdivided the same into lots and blocks as shown hereon and designate the same as Castle Valley Ranch Filing 11 in the Town of New Castle, County of Garfield, State of Colorado; and do hereby grant to the Town of New Castle, County of Garfield, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only; and so further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Garfield County, Colorado as Document No._____.

EXECUTED this _____ day of _____, A.D. 2020.

Owner CVR Investors, Inc., a Colorado Corporation

STATE OF COLORADO)
COUNTY OF GARFIELD) ss.
TOWN OF NEW CASTLE)

The foregoing dedication was acknowledged before me this _____day of _____, A.D. 2020,

by _____.

My commission expires _____.

WITNESS MY HAND AND SEAL,

_____
Notary Public

Town Council Certificate:

This plat approved by the [Town Council/Planning Commission/Town Administrator] of the Town of New Castle, Garfield County, Colorado, this ____ day of _____, A.D. 2020, for filing with the Clerk and Recorder of Garfield County and for conveyance to the Town of the public dedications shown hereon, subject to the provision that approval in no way obligates the Town of New Castle for financing or constructing of improvements on land, streets or easements dedicated to the public except as specifically agreed to by the Town Council.

_____
Mayor
Witness my hand and the seal of the Town of New Castle.

Attest:
_____
Town Clerk

SURVEYOR'S CERTIFICATE:

I, Scott A. Hemmen, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete plat the of Castle Valley Subdivision Filing 11, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me, or under my supervision, and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with _____ regulations governing the subdivision of land.

In witness whereof, I have set my hand and seal this _____ day of , A.D., 2020.

_____
Registered Land Surveyor

Scott A. Hemmen
Colorado PLS # 38182
For, and on behalf of SGM

CLERK AND RECORDER'S CERTIFICATE:

This plat was filed for record in the Office of the Clerk and Recorder at ____ o'clock ____M., _____, 2020, and is duly recorded in Book ____ Page No. _____.

_____
Clerk and Recorder

By _____
Deputy

– PRELIMINARY –
FOR REVIEW ONLY

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch Sub
Filing 11

#	Revision	Date	By:
1			
2			
3			
4			
5			
6			
7			
8			
9			

Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No. I:\2000-109\029-Pa17-Elmore.DWG
Drawn by: dmc
Date: 01/24/2020
Approved: -- PLS: SAH
File: Castle Valley Sub Filing 11

Title: Final Plat

Sheet No. 1
Of: 2

I:\2000\2000-109\029Pa17-Elmore\Vf-Dwgs\Survey\Dwgs\BaseMaps\Amended PA17-Elmore_rev.dwg Plotted: 2/12/2020 12:46 PM By: Scott Hemmen

Final Plat
Castle Valley Ranch Subdivision, Filing No. 11
a Portion in Initial Property 1 and Initial Property 2, W 1/2, NW 1/4 Section 32 and E 1/2, NE 1/4 Section 31 in Township 5 South, Range 90 West of the 6th Principal Meridian,
Town of New Castle, Garfield County, Colorado

- CURVE TABLE -

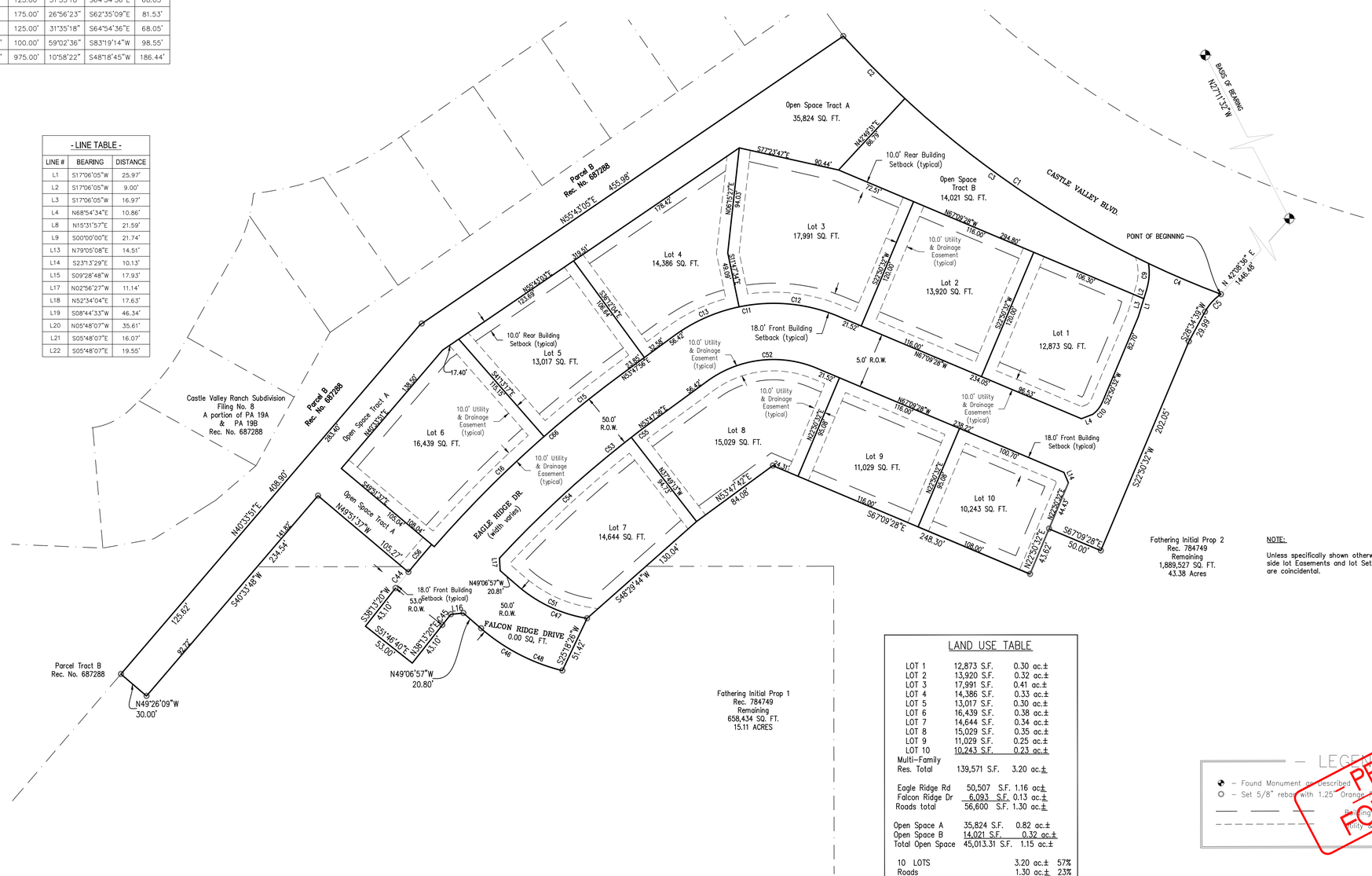
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.82'	862.25'	27°17'54"	S55°38'43"E	406.94'
C2	77.92'	862.01'	5°10'46"	S44°35'02"E	77.90'
C3	262.92'	862.16'	17°28'22"	S55°54'41"E	261.90'
C4	69.96'	862.01'	4°39'01"	S66°58'28"E	69.94'
C5	21.22'	44.51'	27°18'49"	S42°13'24"W	21.02'
C9	22.95'	49.83'	26°23'31"	N03°55'42"E	22.75'
C10	13.56'	24.58'	31°35'37"	N38°38'21"E	13.38'
C11	154.58'	150.00'	59°02'36"	S83°19'14"W	147.83'
C12	90.67'	150.00'	34°38'06"	N84°28'31"W	89.30'
C13	63.90'	150.00'	24°24'30"	S66°00'11"W	63.42'
C15	89.81'	1025.00'	5°01'13"	S51°17'20"W	89.78'
C16	138.55'	1025.00'	7°44'41"	S44°54'23"W	138.44'
C44	18.40'	1028.00'	1°01'33"	S38°44'06"W	18.40'
C45	12.21'	975.00'	0°43'03"	S38°34'51"W	12.21'
C46	82.28'	175.00'	26°56'23"	S62°35'09"E	81.53'
C47	68.92'	125.00'	31°35'18"	S64°54'36"E	68.05'
C48	82.28'	175.00'	26°56'23"	S62°35'09"E	81.53'
C51	68.92'	125.00'	31°35'18"	S64°54'36"E	68.05'
C52	103.05'	100.00'	59°02'36"	S83°19'14"W	98.55'
C53	186.72'	975.00'	10°58'22"	S48°18'45"W	186.44'

- CURVE TABLE -

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C54	159.17'	975.00'	9°21'13"	S47°30'11"W	159.00'
C55	27.55'	975.00'	1°37'08"	S52°59'22"W	27.55'
C56	32.00'	1028.00'	1°47'01"	S40°08'23"W	32.00'
C59	19.02'	115.42'	9°26'33"	S14°30'47"E	19.00'
C62	591.53'	862.07'	39°18'53"	S61°39'05"E	579.99'
C63	342.58'	719.98'	27°15'45"	N67°40'47"W	339.36'
C64	110.68'	82.00'	77°20'15"	N48°27'33"W	102.47'
C65	57.31'	719.98'	4°33'37"	N41°01'02"W	57.29'
C66	228.36'	1025.00'	12°45'53"	S47°24'59"W	227.89'

- LINE TABLE -

LINE #	BEARING	DISTANCE
L1	S17°06'05"W	25.97'
L2	S17°06'05"W	9.00'
L3	S17°06'05"W	16.97'
L4	N68°54'34"E	10.86'
L8	N15°31'57"E	21.59'
L9	S00°00'00"E	21.74'
L13	N79°05'08"E	14.51'
L14	S23°13'29"E	10.13'
L15	S09°28'48"W	17.93'
L17	N02°56'27"W	11.14'
L18	N52°34'04"E	17.63'
L19	S08°44'33"W	46.34'
L20	N05°48'07"W	35.61'
L21	S05°48'07"E	16.07'
L22	S05°48'07"E	19.55'



NOTE:

Unless specifically shown otherwise side lot Easements and lot Setbacks are coincidental.

LAND USE TABLE

LOT 1	12,873 S.F.	0.30 ac.±	
LOT 2	13,920 S.F.	0.32 ac.±	
LOT 3	17,991 S.F.	0.41 ac.±	
LOT 4	14,386 S.F.	0.33 ac.±	
LOT 5	13,017 S.F.	0.30 ac.±	
LOT 6	16,439 S.F.	0.38 ac.±	
LOT 7	14,644 S.F.	0.34 ac.±	
LOT 8	15,029 S.F.	0.35 ac.±	
LOT 9	11,029 S.F.	0.25 ac.±	
LOT 10	10,243 S.F.	0.23 ac.±	
Multi-Family Res. Total	139,571 S.F.	3.20 ac.±	
Eagle Ridge Rd	50,507 S.F.	1.16 ac.±	
Falcon Ridge Dr	6,093 S.F.	0.13 ac.±	
Roads total	56,600 S.F.	1.30 ac.±	
Open Space A	35,824 S.F.	0.82 ac.±	
Open Space B	14,021 S.F.	0.32 ac.±	
Total Open Space	45,013.31 S.F.	1.15 ac.±	
10 LOTS		3.20 ac.±	57%
Roads		1.30 ac.±	23%
OPEN SPACE PARCELS		1.15 ac.±	20%
TOTAL		5.65 ac.±	100%

LEGEND

- Found Monument as Described
- Set 5/8" rebar with 1.25" Orange Plastic Cap PLS 38182
- Building Setback Line
- Utility & Drainage Easement

PRELIMINARY - FOR REVIEW ONLY

Graphic Scale

0 50 100 200

In U.S. Feet : 1" = 50'

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Castle Valley Ranch Sub
Filing 11

#	Revision	Date	By
1			
2			
3			
4			
5			
6			
7			
8			
9			

Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	I:\2000-109\029-Pa17-Elmore.DWG
Drawn by:	dmc
Date:	01/24/2020
Approved:	-- PLS: SAH
File:	Castle Valley Ranch Filing 11

Title:

Final Plat

Sheet No.

2

Of: 2

A:\2000\2000-109\029Pa17-Elmore\Project\Drwg\Base\Plat\Amended PA17-Elmore_rev.dwg Plotted: 2/12/2020 2:12 PM By: Scott Hennen

Legend

Linetypes

EXISTING	PROPOSED	DESCRIPTION
T — — OH — —	T OH	OVERHEAD TELEPHONE LINE
T — — T	T T	UNDERGROUND TELEPHONE LINE
G — — G	G G	LOW PRESSURE GAS LINE
G — — HP	G HP	HIGH PRESSURE GAS LINE
TV — — TV	TV TV	UNDERGROUND CABLE TELEVISION LINE
TV — — OH — —	TV OH	OVERHEAD CABLE TELEVISION LINE
E — — E	E E	UNDERGROUND ELECTRICAL LINE
E — — OH — —	E OH	OVERHEAD ELECTRICAL LINE
12"DR		STORM DRAIN LINE & SIZE
8"W — — 8"W	8"W	WATER LINE & SIZE
WS — — WS	WS	WATER SERVICE LINE
8"S — — 8"S	8"S	SANITARY SEWER LINE & SIZE
SS — — SS	SS	SANTIARY SEWER SERVICE LINE
FO — — FO	F.O.	FIBER OPTIC LINE
IRR — — IRR	IRR	IRRIGATION LINE
		DRAINAGE SWALE FLOWLINE
X — X — X — X	X X X X	BARBED-WIRE FENCE LINE
		COMBINATION FENCE
O — O — O — O	O O O O	CHAIN LINK FENCE
	PF PF	PLASTIC FENCE
	SF SF	SILT FENCE
18" CMP	24" CMP	CULVERT, SIZE & FES
		EDGE OF PAVEMENT
		EDGE OF WATER
		CENTERLINE
		GUARDRAIL
		ROCK WALL
		CONTOURS
		RIGHT-OF-WAY
		VEGETATION
	LDA LDA LDA	LIMITS OF DISTURBED AREA
		RAILROAD TRACKS
		TOP OF CUT
		TOP OF FILL
		EASEMENT
		BUILDING ENVELOPE

Symbols

EXISTING	PROPOSED	DESCRIPTION
		DECIDUOUS TREE
		CONIFEROUS TREE
		MONUMENT MARKER
		CONTROL POINT
T	T	TELEPHONE PEDESTAL
C	C	CABLE PEDESTAL
E	E	ELECTRIC TRANSFORMER
EP	EP	ELECTRIC PEDESTAL
EV	EV	ELECTRIC VAULT
		ELECTRIC SERVICE T-POST
EM	EM	ELECTRIC METER
HVAC		HEATING/AIR CONDITIONING UNIT
G	G	GAS MARKER
GM	GM	GAS METER
GV	GV	GAS VALVE
G	G	GAS WELL
T D S W E		MANHOLES-TELE/DRAINAGE/SEWER/ WATER/ELEC PER PLAN REFERENCE
		CURB INLET
		STORM DRAIN INLET
CO	CO	CLEAN-OUT
		WATER VALVE
		FIRE HYDRANT
		WATER SHUT-OFF VALVE
WM	WM	WATER METER
		WATER SPIGOT
W	W	WELL
IRR	IRR	IRRIGATION VALVE
IRV	IRV	IRRIGATION CONTROL VALVE
icb	icb	IRRIGATION CONTROL BOX
IRG	IRG	IRRIGATION HEADGATE
IR	IR	IRRIGATION MANHOLE
SPR	SPR	IRRIGATION SPRINKLER HEAD
		PVC PIPE
		UTILITY POLE
		GUY WIRE
		STREET LIGHT POLE
		FLOOD LIGHT
		SIGN
MB	MB	MAILBOX
		BOLLARD
FO		FIBER OPTIC LINE MARKER
42.77FL		FINISHED SPOT ELEV. W/ DESCRIPTION
		NEW FLARED END SECTION (HDPE)
		NEW FLARED END SECTION (CMP)
SB		SOIL BORING LOCATION
TP		TEST PIT LOCATION
		EROSION CONTROL LOG
R	R	LARGE ROCK/BOULDER
		"T" POST
		SATELLITE DISH
	T	TRANSITION FROM SPILL TO CATCH GUTTER
		MINIMUM 4" TOP SOIL OR SPECIFIED ALTERNATIVE

Hatching

EXISTING	PROPOSED	DESCRIPTION
		ASPHALT MILLING
Asph.		ASPHALT
Conc.		CONCRETE SURFACING (PLAN VIEW)
Conc.		CONCRETE SURFACING (SECTION VIEW)
Grav.		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE-ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL

Abbreviations

@	AT
°	DEGREE
ø	DIAMETER
#	NUMBER
AAC	ALUMINUM ARCH CULVERT
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
ABUT	ABUTMENT
ACM	ASBESTOS CONTAINING MATERIAL
ACP	ASBESTOS CEMENT PIPE
ADA	AMERICANS W/ DISABILITIES ACT
ADT	AVERAGE DAILY TRIPS
ALT	ALTERNATE
AP	ANGLE POINT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AS	ASPHALT
ASD	ALLOWABLE STRESS DESIGN
ASPH	ASPHALT
ATB	ASPHALT TREATED BASE
BBL	BARRELS
BOKF	BACK FACING
BLKF	BLOCK FACING
BLM	BUREAU OF LAND MANAGEMENT
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES
BOW	BACK OF SIDEWALK
BP	BEGIN PROJECT, BEGINNING POINT
BT	BEGIN TRANSITION
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C	CURB
CBC	CONCRETE BOX CULVERT
CC	CURB CUT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CDPHE	COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG	CURB AND GUTTER
CIP	CAST IN PLACE
CL	CENTERLINE
CLOMR	CONDITIONAL LETTER OF MAP REVISION
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CONCRETE
COM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COR	CORNER
CPE	CORRUGATED POLYETHYLENE PIPE
CSP	CORRUGATED STEEL PIPE
CTB	CEMENT TREATED BASE
CU	CUBIC
CY	CUBIC YARD
D	DEEP
DB	DECIBELS
DEG	DEGREES
DHV	DESIGN HOUR VOLUME
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOW	DIVISION OF WILDLIFE
DR	DRAIN
DTM	DIGITAL TERRAIN MODEL
DW	DRIVEWAY
DWG	DRAWING
E	EASTING
EA	EACH
EB	EAST BOUND
EG	EXISTING GRADE
EL	ELEVATION
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EOD	EDGE OF DRIVEWAY
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EOM	EDGE OF MILLNGS
EOP	EDGE OF PAVEMENT
EP	END PROJECT, END POINT
EPA	ENVIRONMENTAL PROTECTION AGENCY
ES	ELECTRIC SERVICE
ESMT	EASEMENT
EST	ESTIMATE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
FAA	FEDERAL AVIATION ADMINISTRATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FL	FLOWLINE
FOW	FACE OF WALL
FPS	FEET PER SECOND
FRTF	FRONT FACE
FT	FEET
G	GAS
GAL	GALLONS
GALV	GALVANIZED
GB	GRADE BREAK
GIS	GEOGRAPHICAL INFORMATION SYSTEM
GPM	GALLONS PER MINUTE
GPS	GLOBAL POSITIONING SYSTEM
GR	GRAVEL
GRAV	GRAVEL
GS	GAS SERVICE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
HAZMAT	HAZARDOUS MATERIALS
HC	HANDICAP RAMP
HCL	HORIZONTAL CONTROL LINE
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIXED ASPHALT
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
HPG	HIGH PRESSURE GAS
HWY	HIGHWAY
HYD	HYDRANT
ID	INSIDE DIAMETER
INT	INTERSECTION
INV	INVERT
IP	INLET PROTECTION
JB	JUNCTION BOX
KIP	THOUSAND POUNDS
KW	KILOWATT
L	LEFT
LGTH	LENGTH
LB	POUNDS
LB/FT	POUNDS PER FOOT
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LF	LINEAR FOOT
LOMR	LETTER OF MAP REVISION
LPFM	LOW PRESSURE FORCE MAIN
LP	LOW POINT
LS	LUMP SUM
LSA	LANDSCAPED AREA
LT	LIGHT POLE
LTB	LIME TREATED BASE
LUM	LUMINARY
M	METERS
MAT'L	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MHT	METHOD OF HANDLING TRAFFIC
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MEGALUG
MLW	MASONRY LANDSCAPE WALL
MP	MILE POST
MPH	MILES PER HOUR
MSE	MECHANICALLY STABILIZE EARTH
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MW	MONITORING WELL
N	NORTHING
N/A	NOT APPLICABLE
NAT	NATIVE GRASS AREA
NAVD	NORTH AMERICAN VERTICAL DATUM
NB	NORTH BOUND
NE	NORTHEAST
NEPA	NATIONAL ENVIRONMENTAL POLICY ACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929
NHS	NATIONAL HIGHWAY SYSTEM
NIP	NAIL IN PLACE
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
O/S	OFFSET
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OP	OUTLET PROTECTION
OT	OVERHEAD TELEPHONE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PED	PEDESTRIAN
PERM	PERMANENT
PG	PAGE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PM	PROJECT MANAGER
PNT	POINT
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PUD	PLANNED UNIT DEVELOPMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
Q	PEAK DISCHARGE
QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
QTY	QUANTITY
R	RIGHT
R-R	REMOVE AND REPLACE
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
REQ	REQUIRED
REVEG	REVEGETATE
RFTA	ROARING FORK TRANSIT AUTHORITY
ROW	RIGHT OF WAY
RP	RADIUS POINT
RSS	REINFORCED SOIL SLOPE
RW	RETAINING WALL
SAC	STEEL ARCH CULVERT
SAN	SANITARY
SB	SOUTH BOUND
SCF	SEDIMENT CONTROL FENCE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SECT	SECTION
SF	SQUARE FEET
SHLDR	SHOULDER
SL	SANITARY SEWER LINE
SMH	SANITARY SEWER MANHOLE
SOD	GRASS AREA
SS	SANITARY SEWER SERVICE
SSD	STOPPING SIGHT DISTANCE
STA	STATION
STBK	SETBACK
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
T	TREAD STAIRS
TAN	TANGENT
TBC	TOP BACK OF CURB
TBLK	THRUST BLOCK
TC	TOP OF CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TCP	TRAFFIC CONTROL PLAN
TELE	TELEPHONE
TEMP	TEMPORARY
TP	TOP OF PIPE
TRANS	TRANSITION
TRFLG	TRAFFIC FLANGE OF FIRE HYDRANT
TW	TOP OF WALL
TYP	TYPICAL
UCTV	UNDERGROUND CABLE TELEVISION LINE
UE	UNDERGROUND ELECTRIC LINE
UG	UNDERGROUND GAS LINE
USACE	US ARMY CORPS OF ENGINEERS
USGS	US GEOLOGICAL SURVEY
UT	UNDERGROUND TELEPHONE LINE
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VP	VALLEY PAN
VTC	VEHICLE TRACKING CONTROL
W	WIDE
W/	WITH
WB	WEST BOUND
WL	WATER LINE
WS	WATER SERVICE
WQCD	WATER QUALITY CONTROL DIVISION
WS	WATER SERVICE
WWM	WELDED WIRE MESH
X-S	CROSS SLOPE
YD	YARD

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR-LegAbbGen

Title: Legend and Abbreviations

Dwg No. 4

Of: ---

K:\2000\2000-109\029a17-Emma\H-Dwgs\Civil\PS-Sheet Set\CVR-LegAbbGen.dwg Plotted: 2/12/2020 10:07 AM By: Frances Blackwelder

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE TOWN OF NEW CASTLE PUBLIC WORKS MANUAL.
2. LIMITS OF CONSTRUCTION SHALL BE 5' BEYOND GRADING LIMITS, BASE OF FILL SLOPES OR TOP OF CUT SLOPES, AND 20' EITHER SIDE OF THE CENTERLINE OF UTILITY INSTALLATIONS. PROJECT LIMITS SHALL ADDITIONALLY INCLUDE ANY DESIGNATED BORROW AREAS, EXCAVATION DISPOSAL AREAS OR MATERIAL OR TOPSOIL STOCKPILE AREAS. RESPECT ALL TREE/VEGETATION PRESERVATION ZONES (PER SPECS).
3. TRAFFIC CONTROL REQUIREMENTS:
   - MAINTAIN ACCESS TO OTHER STRUCTURES AT ALL TIMES. TEMPORARY CLOSURE ALLOWED FOR UTILITY WORK -- PROVIDE FOR EMERGENCY ACCESS CONTINUOUSLY.
   - PROVIDE SAFETY CONES, FLAG PERSONS, VERTICAL PANELS WITH BEACONS, SIGNAGE AND BARRICADES AS NECESSARY TO PROTECT PUBLIC AND WORK SITE.
   - PROVIDE SIGNAGE AS REQUIRED BY OWNER AND LOCAL GOVERNMENT WITH JURISDICTION OVER ADJACENT ROADS.
4. PRIME COAT NOT REQUIRED UNLESS INDICATED ON DRAWINGS. PREPARED BASE COURSES SHALL BE PRIMED AT CONTRACTOR'S EXPENSE IF THE SURFACE HAS DETERIORATED DUE TO TRAFFIC, WEATHER OR TIME LAPSE BETWEEN SURFACE PREPARATION AND PLACEMENT OF BITUMINOUS MATERIALS, SUCH THAT, IN THE OPINION OF THE ENGINEER, USE OF PRIME COAT IS REQUIRED. APPLICATION RATE SHALL BE 0.3 GALS/SQ.YD.
5. DILUTED EMULSIFIED ASPHALT OR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED AND 1 PART WATER. RATES OF APPLICATION SHALL BE DETERMINED BY THE ENGINEER AT THE TIME OF APPLICATION. APPROXIMATE RATE SHALL BE 0.1 GALS./SQ.YD.
6. THE FOLLOWING SHALL BE USED WITH EACH BITUMINOUS PAVER:
   a. A SKI-TYPE DEVICE AT LEAST 30 FEET IN LENGTH.
   b. SHORT SKI OR SHOE.
7. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE SECTIONS OF THE SITE SUBSOIL STUDY. CONTRACTOR TO NOTE REQUIREMENTS FOR EXCAVATION, BACKFILL AND SUPPORT MATERIALS.
8. SPOT ELEVATIONS ALONG CURB/GUTTER ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
9. SOURCE OF MAPPING: EXISTING FIELD TOPO WAS SURVEYED BY SGM INC.
10. THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE AS NECESSARY BY CLEANING, SWEEPING AND SPRINKLING WITH WATER OR OTHER MEANS AS NECESSARY. THE CONTRACTOR SHALL HAVE TWENTY-FOUR (24) HOURS AFTER THE DEPOSIT OF ANY EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL TO REMOVE SUCH DEPOSIT. IN THE EVENT THAT THE EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL IS NOT REMOVED, THE ENGINEER SHALL CAUSE SUCH REMOVAL AND THE COST INCURRED SHALL BE DEDUCTED FROM THE BOND. DUST CONTROL MEASURES WILL BE UTILIZED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE DUST AND DUST CONTROL MEASURES SHALL BE REQUIRED OUTSIDE OF REGULAR CONSTRUCTION HOURS TO MINIMIZE DUST LEAVING THE SITE AS A RESULT OF ON-SITE TRAFFIC, WINDS, LOOSE SOILS OR OTHER CAUSES.
11. BUILDERS WILL ENSURE ADEQUATE VEHICLE ACCESS DURING CONSTRUCTION OF THE PROJECT, INCLUDING PARKING OF COMPANY/PRIVATE VEHICLES SO AS TO MAINTAIN A MINIMUM 8-FOOT WIDE DRIVELINES.
12. BUILDERS WILL ALLOW FOR A CLEAR 24 INCH WIDE PATH FOR STRETCHER ACCESS TO PROJECT DOORWAYS.
13. PROPER STREET NAME AND HOUSE NUMBERS SHALL BE VISIBLE DURING CONSTRUCTION THROUGH COMPLETION OF THE PROJECTION.
14. RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 12:1; DIMENSIONS SHOWN SHALL BE MODIFIED, AS NECESSARY, TO MEET THIS REQUIREMENT.
15. ALL CONCRETE SHALL BE CLASS B.
16. NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
17. IF POSSIBLE, DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS, LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE, EXCEPT WHERE EXISTING STRUCTURES ARE BEING UTILIZED IN THE NEW CONSTRUCTION.

SHALLOW UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS ARE A COMBINATION OF SURVEYED FIELD LOCATIONS, OBSERVATIONS, AND EXISTING MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
2. ALL WORK TO BE DONE IN STRICT COMPLIANCE WITH RESPECTIVE UTILITY COMPANY REQUIREMENTS.
3. SHALLOW UTILITIES SHOWN ON THE PLANS ARE SHOWN AS DESIGN LOCATIONS. FIELD CONDITIONS MAY REQUIRE MINOR UTILITY AJUSTMENTS.
4. PROVIDE CONDUIT SIZE AND TYPE PER LOCAL UTILITY PROVIDER.
5. PROVIDE CONDUIT STUB A MINIMUM OF 6" ABOVE FINAL GRADE AT LOCATIONS DESIGNATED FOR PEDESTAL INSTALLATION AND CAP.
6. DUCT TAPE EACH UTILITY CONDUIT GROUPING (I.E. TELEPHONE, CABLE, ELEC.) TOGETHER ABOVE GRADE AND LABEL.
7. PROVIDE PULL STRING IN EACH CONDUIT.
8. TRANSITION CONDUIT FROM TYPICAL UTILITY TRENCH SPACING TO PROVIDE SEPARATION FROM VERTICAL APPURTENANCES OF DEEPER UTILITIES.
9. GAS UTILITY WILL INSTALL GAS PIPING.
10. GAS- OWNER PROVIDED TRENCH REQUIREMENTS - XCEL ENERGY:
    GAS LINE TRENCH SHALL BE EXCLUSIVE TO XCEL ENERGY, AND SHALL BE LOCATED SO THAT GAS MAIN AND SERVICES ARE A MINIMUM OF 5 FEET FROM ALL ELECTRICAL LINES.
11. GAS MAIN SHALL HAVE A MINIMUM OF 36" OF APPROVED BACK-FILL OR COVER.
12. GAS- WIDTH OF TRENCH SHALL NOT BE LESS THAN (10") FOR 2" MAIN INSTALLATION AND (14") FOR 4" MAIN INSTALLATION. WHERE TIE-INS OR CROSSINGS ARE LOCATED BELL-HOLES SHALL BE PROVIDED, SIZE OF WHICH SHALL ALLOW ADEQUATE WORKING SPACE FOR MEN AND EQUIPMENT.
13. GAS- BEDDING MATERIAL SHALL BE ROCK FREE. BEDDING MATERIAL SHALL NOT CONSIST OF ANY FRACTURED ROCK TYPE MATERIAL. ALL BEDDING MATERIAL TO BE PRE-APPROVED BY SOURCEGAS REPRESENTATIVE.
14. GAS- WHEN ROCKY CONDITIONS ARE ENCOUNTERED THE TRENCH BOTTOM SHALL BE CLEAN AND THE GAS MAIN BEDDED A MINIMUM OF 6" BELOW AND 12" ABOVE WITH PRE-APPROVED BEDDING MATERIAL.
15. GAS- PIPELINE TO BE BEDDED AND BACK-FILLED THE SAME DAY AS INSTALLED.
16. GAS- CONTRACTOR/DEVELOPER RESPONSIBLE FOR COMPACTION REQUIREMENTS PER SPECIFICATIONS.
17. GAS- PRIOR TO TRENCHING, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH SOURCEGAS REPRESENTATIVE AND EXCAVATION SUPERVISOR AND/OR SUB-CONTRACTOR SUPERVISOR.
18. ALL SITE CLEANUP AND LANDSCAPING TO BE COMPLETE BY CONTRACTOR/DEVELOPER.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO DISPOSE OF EXCESS MATERIALS OR SPOILS.
20. ELEC- CONTRACTOR TO INSTALL (1) 4"ø CONDUIT FURNISHED BY XCEL ENERGY; BED CONDUIT WITH 3/4" MINUS MATERIAL, 4" BELOW TO 4" ABOVE CONDUIT. PULL CORD TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
21. CABLE- COMCAST CABLE WILL PROVIDE ANY REQUIRED VAULTS AND PEDESTALS.
22. CABLE- COMCAST REQUESTS CONTRACTOR TO FURNISH 3" DIAMETER, SCHEDULE 40 PVC CONDUIT.
23. CABLE- CONTRACTOR TO INSTALL CONDUIT; BED CONDUIT WITH 3/4" MINUS MATERIAL, 4" BELOW TO 4" ABOVE CONDUIT; STUB CONDUIT ABOVE GROUND AT PEDESTAL LOCATIONS; PULL CORD TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
24. TELE- CENTURYLINK REQUESTS CONTRACTOR TO SUPPLY 4" SCHEDULE 40 PVC CONDUIT.
25. TELE- CENTURYLINK REQUESTS INSTALLATION OF SWEEPS TO HAVE A MINIMUM 9 FOOT RADIUS.
26. TELE- CENTURYLINK REQUESTS SWEEPS TO BE GLUED IN PLACE, EXTEND AT LEAST 12" ABOVE GROUND, AND TO BE PLACED CLOSELY TOGETHER TO FIT INSIDE A SINGLE PEDESTAL.

GENERAL WATER/SEWER NOTES:

1. THE APPROXIMATE LOCATION OF ALL KNOWN UTILITIES (WATER, SEWER, GAS, PHONE, ELECTRIC, CABLE, ETC.) ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CONTACT ALL UTILITY OWNERS TO VERIFY BOTH LOCATION AND DEPTH OF UTILITIES BEFORE ANY WORK BEGINS. CONTRACTOR SHALL BEAR THE RESPONSIBILITY FOR THE PROTECTION OF UTILITIES DURING CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE MADE FOR UTILITIES LOCATED BUT NOT SHOWN IN DRAWINGS.
2. ALL WATER MAINS SHALL BE INSTALLED WITH A FIVE-FOOT SIX INCH MINIMUM DEPTH COVER. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES OR OTHER OBSTRUCTIONS, THE PROPOSED WATER MAIN GRADE CAN BE VARIED PROVIDED THE FIVE-FOOT SIX INCH MINIMUM DEPTH OF COVER IS MAINTAINED.
3. ALL FITTINGS (BENDS, CROSSED, PLUGS, VALVES AND TEES) TO HAVE A CONCRETE THRUST BLOCK INSTALLED IN ACCORDANCE WITH THE THRUST BLOCK TABLE SHOWN ON THE DETAIL SHEET. FOR CLARITY'S SAKE, ALL THRUST BLOCKS MAY NOT HAVE BEEN SHOWN ON THE PLAN VIEW DRAWINGS. MEG-A-LUGS MAY BE SUBSTITUTED FOR CONC. THRUST BLOCK UPON ENGINEER APPROVAL.
4. FOLLOW ALL CDH (COLORADO DEPARTMENT OF HEALTH) REGULATIONS FOR WATER AND SEWER LINE CROSSINGS.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESTORING ANY DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS.
6. ALL REMOVED WATER LINE APPURTENANCES TO BE SUPPLIED TO OWNER.
7. THE WATER LINE LOCATION SHOWN UTILIZES JOINT DEFLECTION. (A MAX. OF 3° PER JOINT)
8. MARK ENDS OF ALL SEWER SERVICE LINES WITH FENCE POST & COLORED INSULATED WIRE, 3-WAY SWING TIES, AND DEPTH TO SERVICE.
9. CONTRACTOR TO VERIFY THE GRADE OF ALL EXISTING SEWER LINES BEFORE INSTALLING ANY PIPE TO VERIFY INVERT ELEVATIONS. CONTACT ENGINEER WITH ANY DIFFERENCES IN ELEVATIONS SO THAT GRADES CAN BE ADJUSTED.
10. CONTRACTOR SHALL POTHOLE ALL MISCELLANEOUS UTILITIES THAT WILL CROSS OR PARALLEL THE LINE PRIOR TO INSTALLING NEW LINE. IF GRADE CONFLICTS OCCUR, CONTACT ENGINEER SO THAT GRADES CAN BE ADJUSTED.
11. PLAN VIEW DISTANCE BETWEEN MANHOLES IS CENTERLINE TO CENTERLINE OF MANHOLES. PROFILE DISTANCE AND SLOPE BETWEEN MANHOLES IS FROM INVERT OUT TO INVERT IN OF MANHOLES (CL. TO CL. MANHOLE DISTANCE MINUS 1/2 INSIDE DIAMETER OF EACH MANHOLE).
12. ALL KNOWN SERVICES WHICH TIE INTO THE EXISTING MAIN ARE SHOWN. ANY SERVICE WHICH IS NOT SHOWN BUT TIES INTO MAIN SHALL BE REPLACED AND TIED INTO NEW MAIN.
13. REPLACE ALL DISTURBED ASPHALT BY MATCHING EXIST. DEPTHS AT A MINIMUM, OTHERWISE, USE 3" ASPHALT, 4" CL. 6 BASE COURSE & 10" CL.2 AGGREGATE. ALL ASPHALT WORK SHALL BE PERFORMED WITH A LAYDOWN MACHINE.
14. THE SEWER MANHOLES SHOWN IN PLAN VIEW INDICATE THE LOCATION OF THE STEPS WITHIN THE MANHOLE AND MANHOLE RIM LOCATION BY A BLACKENED CIRCLE. THIS WILL BE THE REQUIRED LOCATION FOR EACH MANHOLE SHOWN.
15. WATER LINE VALVES ARE TO BE PLACED IN ASPHALT AND AWAY FROM CONCRETE UNLESS OTHERWISE NOTED. HYDRANT VALVES ARE TO BE PLACED AS CLOSE AS POSSIBLE TO MAIN LINE TO KEEP IN ASPHALT.
16. WATER LINE SERVICES SHALL BE SPACED APART AND FROM FITTINGS AS PER MANUFACTURER'S RECOMMENDATIONS. THESE PLANS USE 2' SPACING AND 2' FROM FITTINGS. IF MANUFACTURER'S RECOMMENDATIONS DIFFER FROM THIS, SERVICES WILL NEED TO BE ADJUSTED ACCORDINGLY, MAINTAINING MIN. 10 FT. SPACING FROM SEWER SERVICES. WATER LINES SHALL BE C-900 CLASS 200 PIPE UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. MANUFACTURER BRAND USED FOR DESIGN WAS J-M MANUFACTURING COMPANY, INC. (973-535-1633), BLUE BRUTE/BIG BLUE, MANUF. SPECIFICATIONS ALLOW FOR CURVATURE OF THE PIPE FOR 8" WATER MAIN UTILIZING A MINIMUM RADIUS OF 200'. NO WATER SERVICES ARE TO BE TAPPED ON THE OUTSIDE CURVATURE OF THE MAIN. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PIPE FOR ABOVE REFERENCED MATERIAL OR EQUAL.
17. ALL FIRE HYDRANTS SHALL BE ORIENTATED SO THE STREAMER CONNECTION IS FACING THE ROADWAY.
18. WATER MAIN SHALL BE C900 CLASS 200 DR-14.

GENERAL UTILITY NOTES:

1. THE APPROXIMATE LOCATION OF ALL KNOWN UTILITIES (WATER, SEWER, GAS, PHONE, ELECTRIC, CABLE, ETC.) ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CONTACT ALL UTILITY OWNERS TO VERIFY BOTH LOCATION AND DEPTH OF UTILITIES BEFORE ANY WORK BEGINS. CONTRACTOR SHALL BEAR THE RESPONSIBILITY FOR THE PROTECTION OF UTILITIES DURING CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE MADE FOR UTILITIES LOCATED BUT NOT SHOWN IN DRAWINGS.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESTORING ANY DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS.
3. FOLLOW ALL CDPHE (COLORADO DEPARTMENT OF HEALTH & ENVIRONMENT) REGULATIONS FOR WATER AND SEWER LINE CROSSINGS & COA SEPARATION REQUIREMENTS.
4. REPLACE ALL DISTURBED ASPHALT WITH 4" CDOT S MIX ASPHALT (2" BASE LIFT + 2" TOP LIFT) ON 6" LIFT OF COMPACTED CLASS 6 ROAD BASE OVER NON-EXPANSIVE SUB-BASE MATERIAL. ALL ASPHALT WORK SHALL BE PERFORMED WITH A LAYDOWN MACHINE.

PAVEMENT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A PAVING SEQUENCE SCHEDULE TO THE ENGINEER AT LEAST 10 WORKING DAYS PRIOR TO BEGINNING THE PAVING OPERATION. PAVING SHALL NOT BEGIN UNTIL THE SCHEDULE HAS BEEN ACCEPTED IN WRITING BY THE ENGINEER.
2. THE CONTRACTOR SHALL SUBMIT HOT MIX ASPHALT LONGITUDINAL JOINT AND PAVEMENT MARKING PLAN PRIOR TO THE PRE-PAVING CONFERENCE PER CDOT STANDARD SPECIFICATIONS SECTION 401.
3. PAVING AND PLACEMENT OF BASE COURSE SHALL NOT BEGIN UNTIL THE ENGINEER HAS APPROVED THE SUBGRADE. THE SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF ANY SUBSEQUENT STRUCTURAL LAYERS. AREAS THAT DEFORM UNDER HEAVY WHEEL LOADS AS DETERMINED BY THE ENGINEER ARE NOT STABLE AND SHALL BE REMOVED AND REPLACED TO ACHIEVE A STABLE SUBGRADE. THE ENGINEER SHALL APPROVE THE TYPE AND WEIGHT OF THE VEHICLE TO BE USED FOR THE PROOF ROLL PER CDOT 203.07. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY FOR THE PROOF ROLL. PROOF ROLLING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
4. FOR APPROXIMATE PLAN QUANTITIES OF PAVEMENT MATERIALS, THE FOLLOWING RATES OF APPLICATION WERE USED:

   TACK COAT EMULSIFIED ASPHALT (SLOW-SETTING)..... @ 0.1 GALS/SQ. YD. (DILUTED)
   BITUMINOUS PAVEMENT..... @ 147 LBS. / CU. FT.
   AGGREGATE BASE COURSE (CLASS 3)..... @ 133 LBS./ CU. FT.
   AGGREGATE BASE COURSE (CLASS 6)..... @ 133 LBS./ CU. FT.

STORM SEWER NOTES:

1. ALL PIPING SHALL BE HDPE CULVERT PIPE.
2. AT ALL STORMWATER/POTABLE WATER CROSSINGS SDR-26 PIPE SHALL BE USED IN THE STORM SEWER SYSTEM. LENGTHS ARE SHOWN IN THE TABLE SHT. C10.1.
3. ALL MANHOLES SHALL BE 4'ø PRECAST CONCRETE, HAVE AN ECCENTRIC CONE AND COMPLY WITH THE NOTES ON THE STORM SEWER DETAIL.
4. ALL DRAIN INLETS SHOWN IN THE SWALE ALIGNMENT SHALL BE THE TYPE 4 CATCH BASIN AS SHOWN ON THE DRAINAGE DETAIL.
5. ALL DRAIN INLETS SHOWN IN GUTTER PANS SHALL BE TYPE 1 DRAIN INLET AS SHOWN ON THE DRAINAGE DETAIL.

REVEGETATION NOTES:

1. ALL NON-BUILDING PAD AREAS DISTURBED BY ROAD OR UTILITY CONSTRUCTION OR OVER-LOT GRADING SHALL BE REVEGETATED WITH DRYLAND SEED MIXTURE. PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED.
2. FOR DRYLAND SEEDED AREAS, PROVIDE FERTILIZER WITH COMMERCIAL TYPE MIXTURE OF 16-16-8 OR SIMILAR RATION, NOT LESS THAN 15 LBS PER ACRE FOR NITROGEN RATE.
3. MULCH ALL SEEDED AREAS WITH CONWEB LONG FIBER MULCH, HAY OR STRAW. MATERIAL FOR STRAW MULCHING SHALL CONSIST OF STRAW OR OATS, BARLEY, WHEAT OR RYE AND SHALL NOT CONTAIN SEED OF NOXIOUS WEEDS. CLEAN FIELD HAY MAY BE SUBSTITUTED FOR STRAW WHEN APPROVED BY THE ENGINEER. STRAW OR HAY IN SUCH AN ADVANCED STAGE OR DECOMPOSITION AS TO SMOTHER OR RETARD THE NORMAL GROWTH OF GRASS WILL NOT BE ACCEPTED. CONWEB FIBER MULCH, PREVIOUSLY SPECIFIED, SHALL BE APPLIED AT A RATE OF 1500 LBS./ACRE. HAY OR STRAW SHALL BE APPLIED IN A UNIFORM MANNER AT A RATE OF 1.5 TONS/ACRE.
4. PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES OF 2:1 OR STEEPER.
5. PRIOR TO REVEGETATION, PLANTING OR TOPSOIL PLACEMENT, ALL CUT OR FILL SLOPES WILL BE CONTOURED TO BLEND WITH ADJACENT TERRAIN. VARIOUS SLOPE MOLDING TECHNIQUES WILL BE USED TO ENHANCE THE AESTHETIC QUALITY OF THE SLOPE, WHILE MAXIMIZING THE REVEGETATION POTENTIAL. ALL CUT AND FILL SLOPES ALSO BEING ROUNDED AT THE TOE TO BLEND WITH THE EXISTING TERRAIN. ADDITIONALLY, WHERE SOILS AND STEEPNESS OF SLOPES PERMIT, TERRACES WILL BE CONSTRUCTED TO AID THE REVEGETATION PROCESS.
6. SEEDING SHALL BE DONE BY HYDROSEEDING, DRILLING, OR HAND BROADCASTING. HYDROSEED SHALL BE APPLIED IN A WATER AND LIGHT MULCH SLURRY AFTER WHICH MULCH WILL BE APPLIED TO COVER THE SEED. ANY AREAS THAT CANNOT BE REACHED BY HYDROSEEDING OR DRILL SEEDING SHALL BE HAND BROADCAST. AREAS SEEDED BY HAND BROADCASTING SHALL BE LIGHTLY RAKED.
7. DRYLAND SEEDING SHALL BE PERFORMED AS SOON AS PRACTICAL AFTER COMPLETING OF CONSTRUCTION, WITHIN THE APPROPRIATE SEASON. SEEDING SHALL BE PERFORMED AFTER SPRING THAW UNTIL JUNE 30TH, OR AFTER SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE.
8. HYDROSEEDING WILL OCCUR WHERE THERE ARE HAZARDOUS DISTURBED SLOPES AND AREAS OF DISTURBANCE WITH 15% SLOPES OR GREATER (GARFIELD COUNTY RECLAMATION GUIDELINES).
9. SEEDING MATERIAL TO BE USED FOR RECLAMATION:

   SEEDING RATE: 2 LBS PER 1000 SQUARE FEET (OR 25 LBS PER ACRE)

%	SPECIES	COMMON NAME
17	ORYZOPSIS HYMENOIDES	INDIAN RICEGRASS
16	FESTUCA IDAHOENSIS	IDAHO FESCUE
10	CHRYSOTHAMNUS NAUSEOUSUS	RABBITBRUSH
10	PSEUDOREGNERIA SPICATA INERME	BEARDLESS BLUEBUNCH WHEATGRASS
10	PSEUDOREGNERIA SPICATA	BLUEBUNCH WHEATGRASS
10	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
6	LEYMUS CINEREUS	BASIN WILDRYE
5	ARTEMESIA TRIDENTATA	MOUNTAIN SAGE
5	POA SECUNDA	SANDBERG'S BLUEGRASS
4	BOUTELOUS CURTIPENDULA	SIDE-OATS GRAMA
2	STIPA COMATA	NEEDLE AND THREAD
2	BOUTELOUA GRACILIS	BLUE GRAMA
2	HILARIA JAMESII	GALLETA
1	ELYMUS ELYMOIDES	BOTTLEBRUSH SQUIRRELTAIL

UTILITY CONTACT INFORMATION:

COMCAST - Cable Television MICHAEL JOHNSON 970-945-7292

CENTURYLINK - Telephone JASON SHARPE 970-384-0238

XCEL ENERGY - Electric & Gas SAMANTHA WAKEFIELD 970-625-6098

TOWN OF NEW CASTLE - Water and Sewer JOHN WENZEL 970-984-0669

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR-LegAbbGen

Title: General Notes

Dwg No. 5

Of: ---

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Graphic Scale

0 25 50 100

In Feet: 1" = 50'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-Site

Title:

Overall Site Plan

Dwg No.

6

Of: ----

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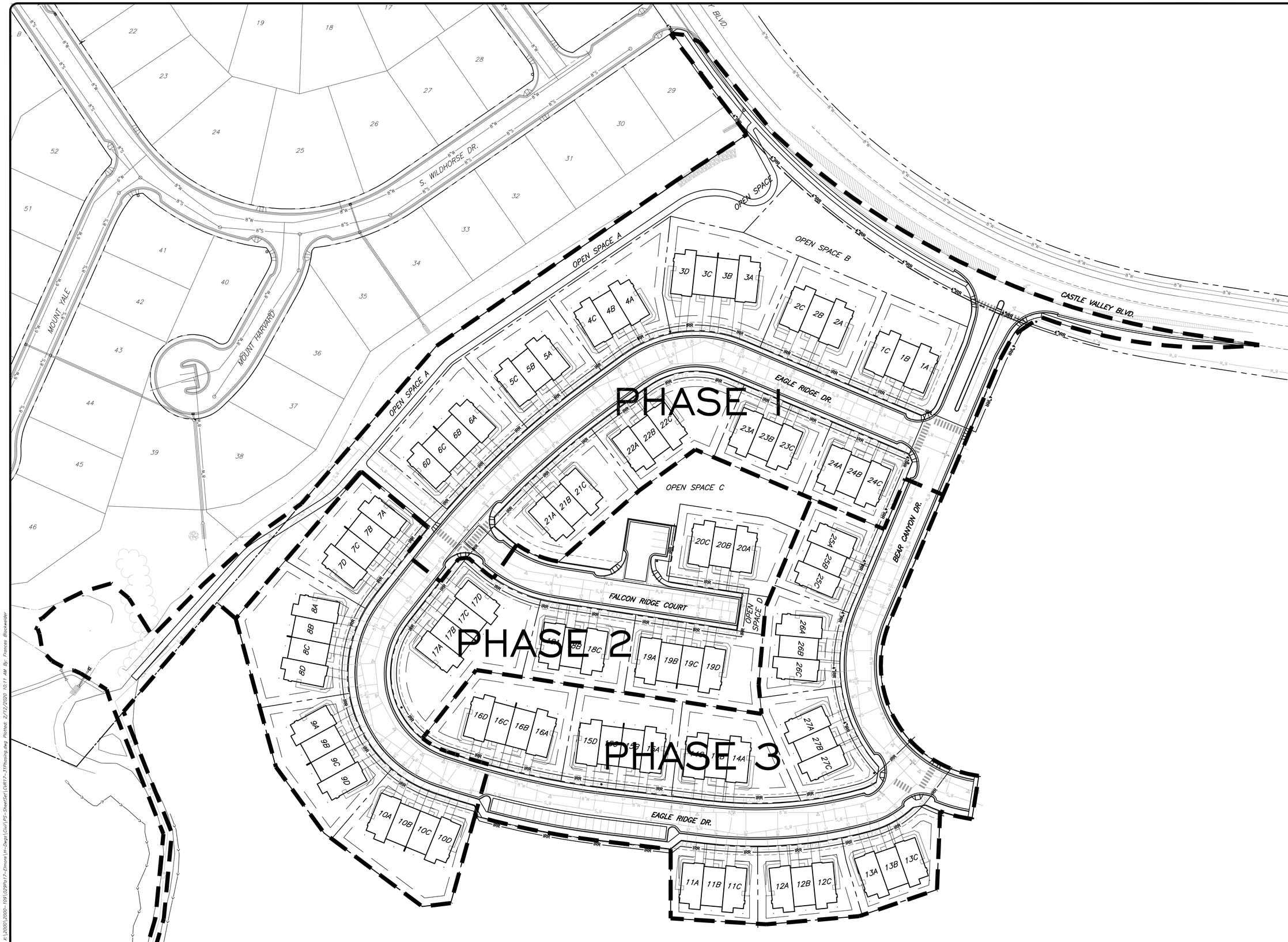

Graphic Scale

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In Feet: 1" = 50'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-31Phasing

Title:

Phasing Plan

Dwg No.

7

Of: ----

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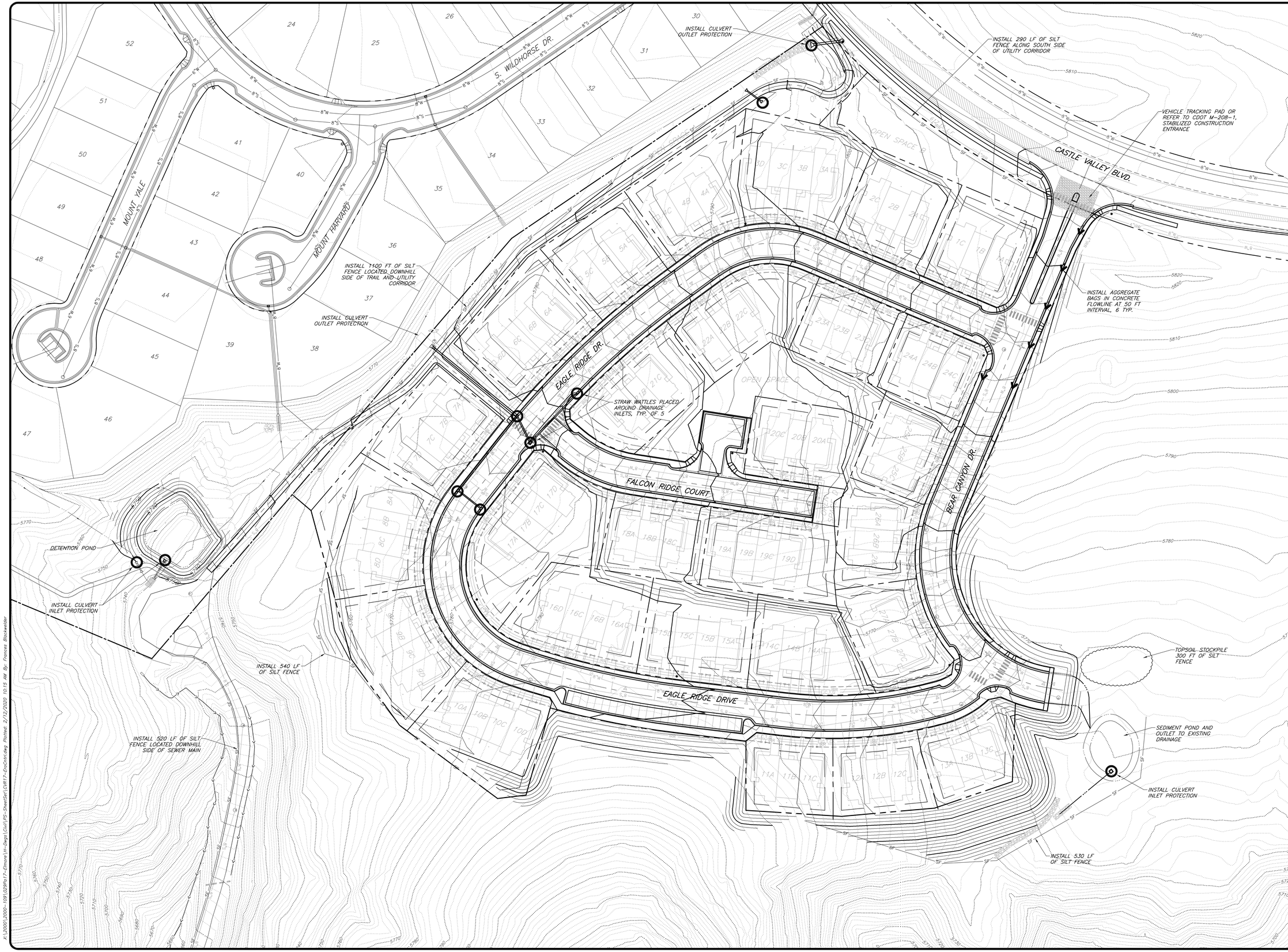

Graphic Scale

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In Feet: 1" = 50'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-EroCntrl

Title:

Errosion Control Plan

Dwg No.

8

Of: ---

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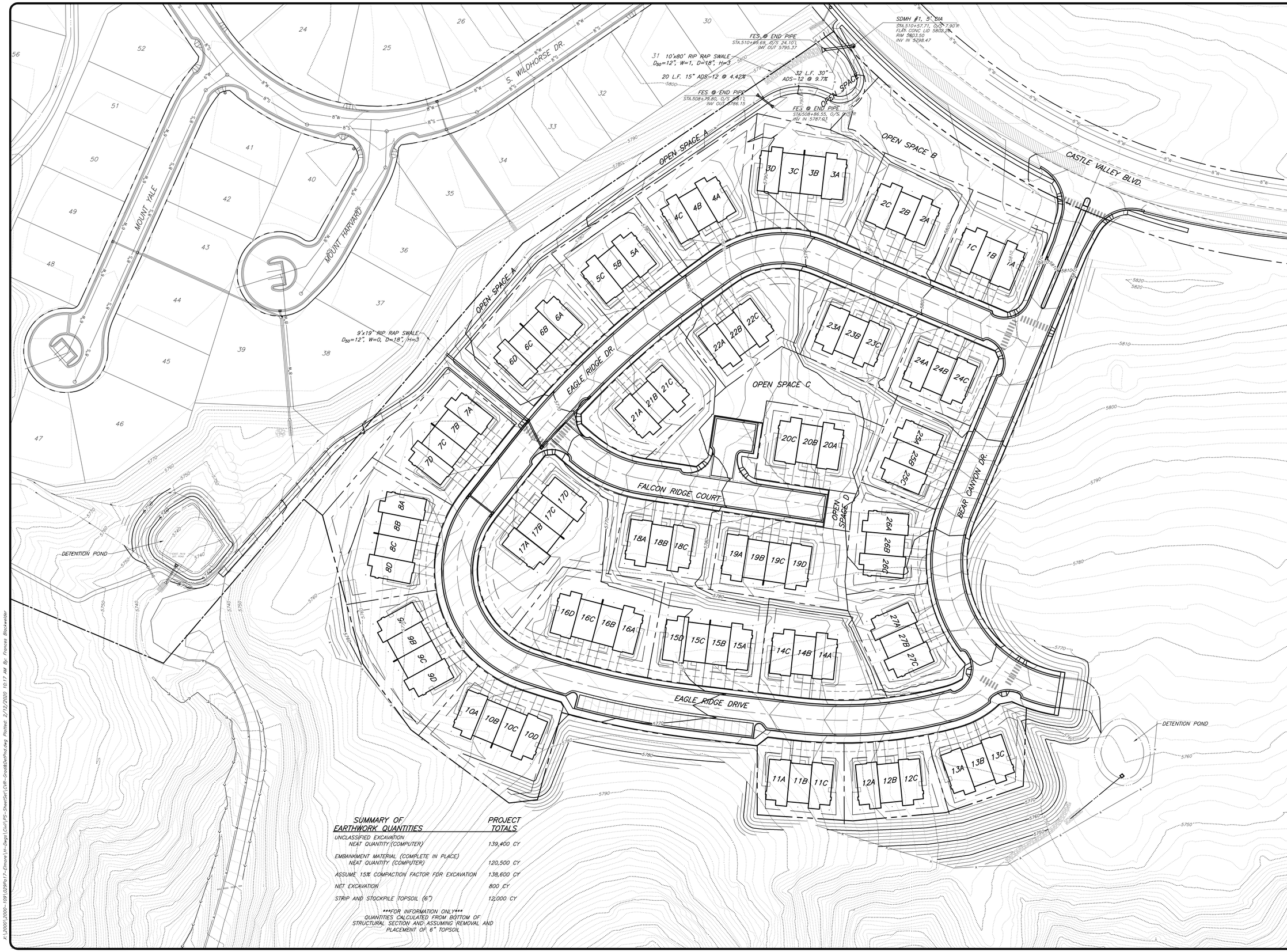

SUMMARY OF EARTHWORK QUANTITIES	PROJECT TOTALS
UNCLASSIFIED EXCAVATION NEAT QUANTITY (COMPUTER)	139,400 CY
EMBANKMENT MATERIAL (COMPLETE IN PLACE) NEAT QUANTITY (COMPUTER)	120,500 CY
ASSUME 15% COMPACTION FACTOR FOR EXCAVATION	138,600 CY
NET EXCAVATION	800 CY
STRIP AND STOCKPILE TOPSOIL (6")	12,000 CY

FOR INFORMATION ONLY
QUANTITIES CALCULATED FROM BOTTOM OF STRUCTURAL SECTION AND ASSUMING REMOVAL AND PLACEMENT OF 6" TOPSOIL

Graphic Scale
0 ## ## ##
In Feet: 1" = ##'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

Project Milestone: Preliminary Not For Construction

2000-109.029
JM
2.12.20
QC: PE: DJC
CVR-Grad&DetPnd

Overall Grading Plan

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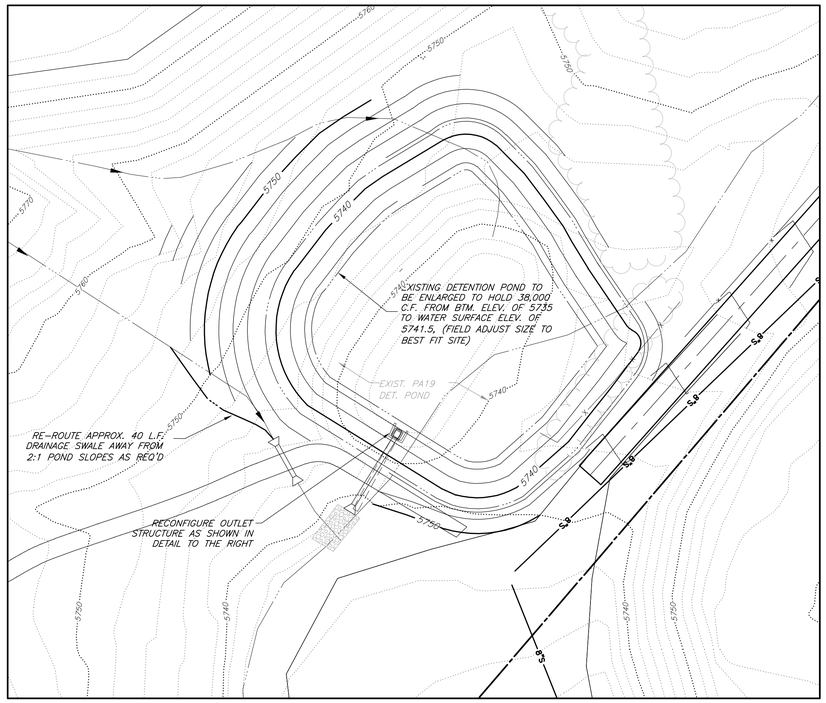
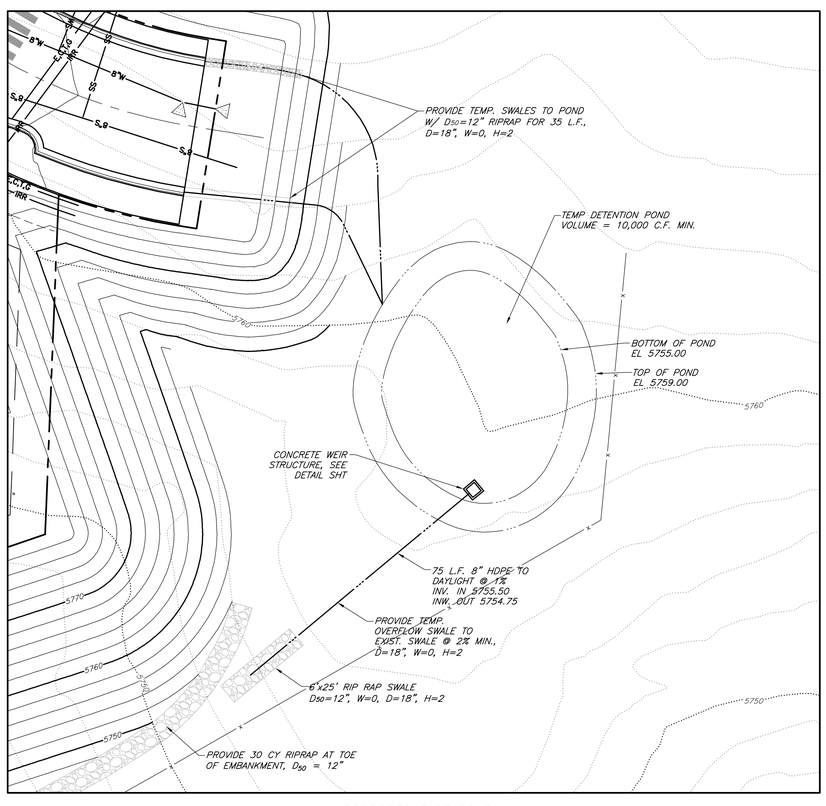
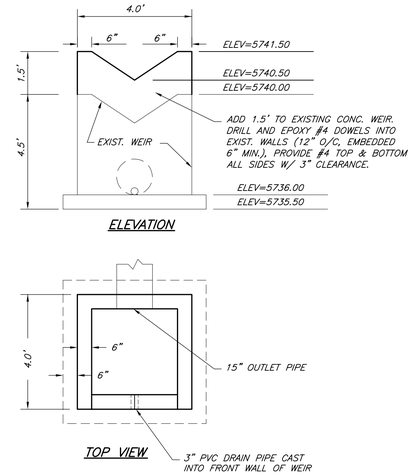


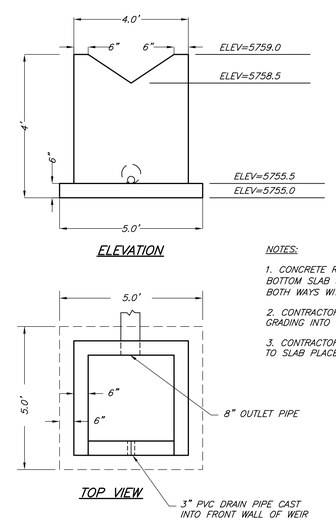
PROPOSED WEST POND
NTS



PROPOSED EAST POND
NTS



WEIR STRUCTURE PA17 (WEST)
N.T.S.



NOTES:

1. CONCRETE REINFORCEMENT IN THE WALLS AND BOTTOM SLAB SHALL BE #4 @ 12" ON CENTER BOTH WAYS WITH 3" CLEARANCE
2. CONTRACTOR SHALL TIE 2:1 POND SLOPE GRADING INTO WEIR STRUCTURE
3. CONTRACTOR SHALL PREPARE SUBGRADE PRIOR TO SLAB PLACEMENT AND COMPACT TO 95%

WEIR STRUCTURE PA17 (EAST)
N.T.S. (SEE SHT. 26)

Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
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Project Milestone: Preliminary Not For Construction

	2000-109.029
	JM
	2.12.20
QC:	PE: DJC
	CVR-Grad&DetPnd

Detention Pond

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	100.00'	27.91'	14.04'	27.82'	N49°41'58"E	15° 59' 19"
C3	100.00'	29.90'	15.06'	29.79'	N49°07'44"E	17° 07' 47"
C4	50.00'	13.22'	6.65'	13.19'	N48°08'27"E	15° 09' 12"
C5	75.00'	81.98'	45.63'	77.96'	N87°01'58"E	62° 37' 52"
C6	25.00'	63.75'	82.04'	47.83'	N45°17'44"E	146° 06' 21"
C7	5.00'	6.63'	3.90'	6.15'	N10°13'26"E	75° 57' 45"
C8	160.00'	289.86'	204.04'	251.81'	S29°03'22"E	103° 47' 49"
C9	125.00'	128.81'	70.78'	123.19'	S83°19'14"W	59° 02' 36"
C10	1000.00'	271.87'	136.78'	271.03'	S46°00'38"W	15° 34' 36"
C11	125.00'	239.00'	177.03'	204.22'	S16°33'07"E	109° 32' 53"
C12	1000.00'	206.34'	103.54'	205.97'	S77°14'14"E	11° 49' 21"
C13	500.00'	194.97'	98.74'	193.74'	N85°40'50"E	22° 20' 33"
C14	90.00'	59.63'	30.96'	58.55'	N55°31'42"E	37° 57' 42"
C15	150.00'	84.15'	43.21'	83.05'	S65°11'12"E	32° 08' 30"

LINE TABLE		
LINE	BEARING	LENGTH
L20	N41°42'18"E	195.35'
L21	N57°41'38"E	91.95'
L22	N40°33'51"E	194.24'
L23	N55°43'03"E	331.39'
L24	N27°45'27"W	55.09'
L25	N48°12'18"E	3.18'
L26	S22°50'32"W	450.62'
L27	S80°57'17"E	19.53'
L28	N67°09'28"W	270.51'
L29	S53°47'56"W	56.42'
L30	S38°13'20"W	86.20'
L31	S83°08'54"E	123.05'
L32	N36°32'52"E	40.30'
L33	S49°06'57"E	54.08'
L34	S81°15'27"E	234.19'
L35	N8°44'33"E	88.59'
L36	N50°22'14"W	116.07'

Graphic Scale
0 30 60 120
In Feet: 1" = 60'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No. 2000-109.029
Drawn by: JM
Date: 2.12.20
QC: , PE: DJC
File: CVR17-Geometry

Title:
Roadway and Trail Geometry Plan

Dwg No.
11
Of: ----

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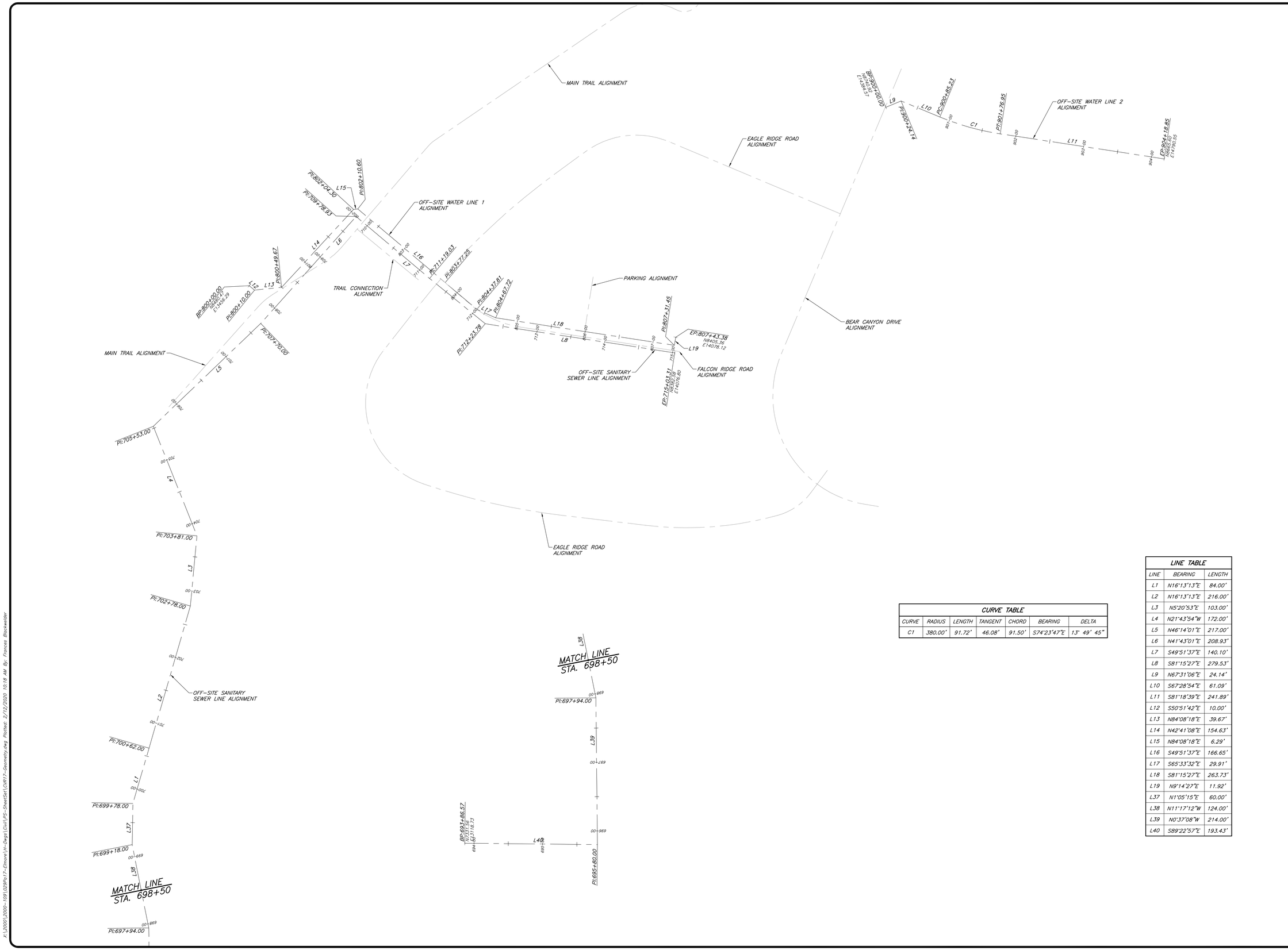

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	380.00'	91.72'	46.08'	91.50'	S74°23'47"E	13° 49' 45"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°13'13"E	84.00'
L2	N16°13'13"E	216.00'
L3	N5°20'53"E	103.00'
L4	N21°43'54"W	172.00'
L5	N46°14'01"E	217.00'
L6	N41°43'01"E	208.93'
L7	S49°51'37"E	140.10'
L8	S81°15'27"E	279.53'
L9	N67°31'06"E	24.14'
L10	S67°28'54"E	61.09'
L11	S81°18'39"E	241.89'
L12	S50°51'42"E	10.00'
L13	N84°08'18"E	39.67'
L14	N42°41'08"E	154.63'
L15	N84°08'18"E	6.29'
L16	S49°51'37"E	166.65'
L17	S65°33'32"E	29.91'
L18	S81°15'27"E	263.73'
L19	N9°14'27"E	11.92'
L37	N1°05'15"E	60.00'
L38	N11°17'12"W	124.00'
L39	N0°37'08"W	214.00'
L40	S89°22'57"E	193.43'

Graphic Scale
0 30 60 120
In Feet: 1" = 60'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-Geometry

Title:
Sanitary Sewer Line and Water Line Geometry Plan

Dwg No.
12
Of: ----

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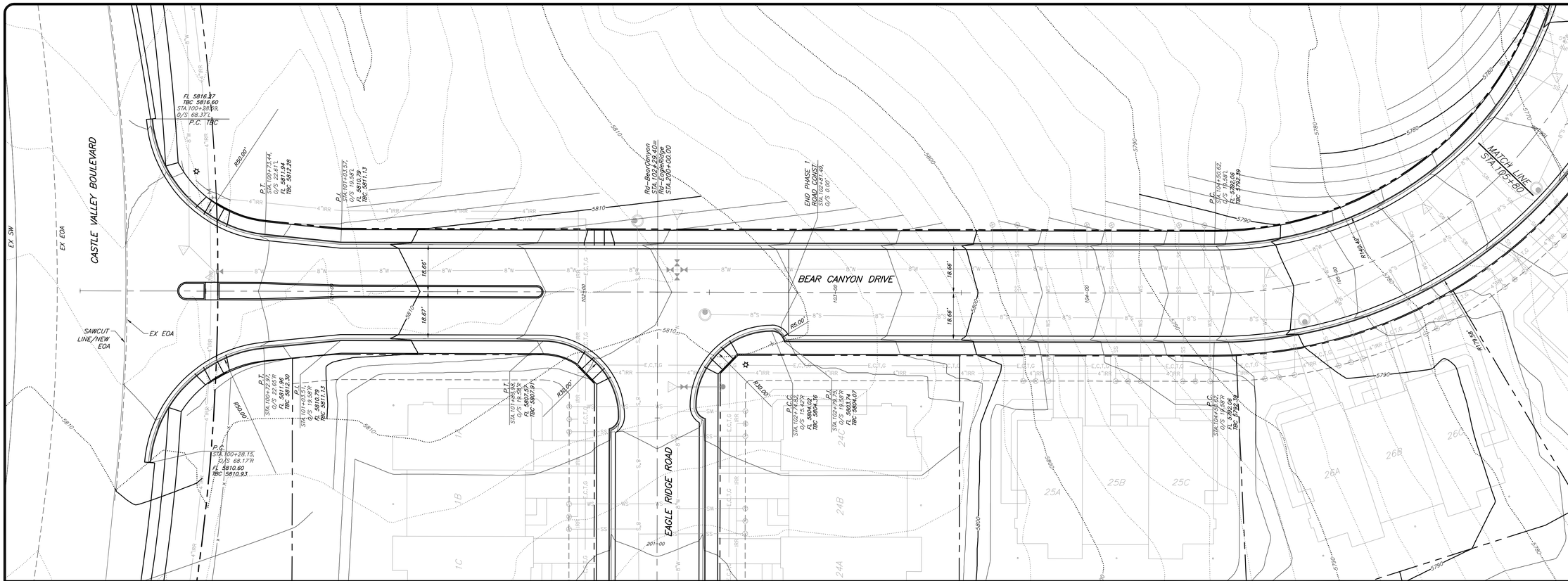

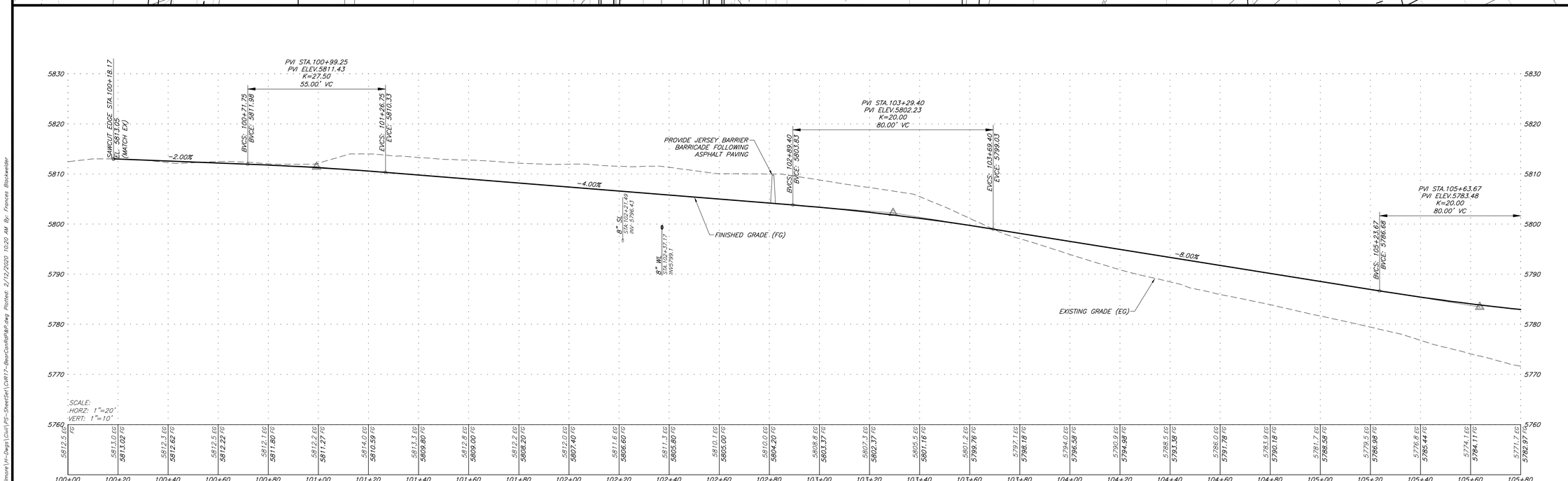

Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

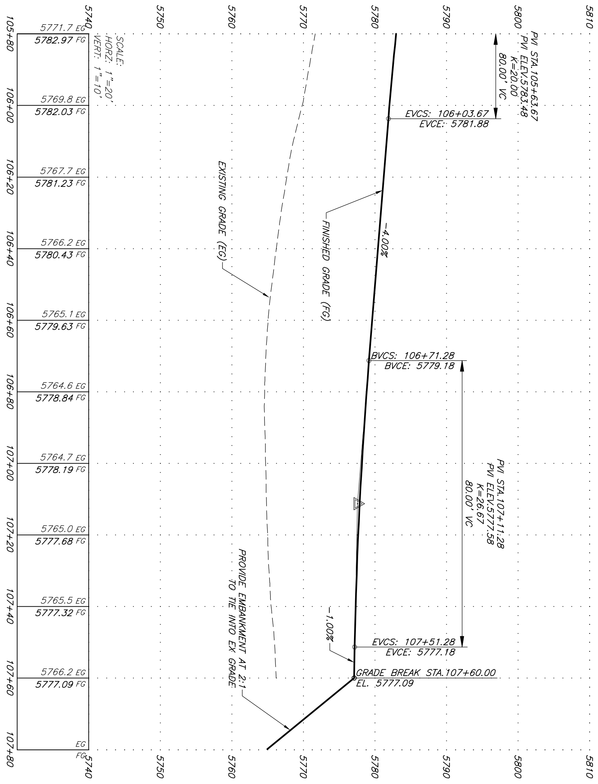
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-BearCanRdP&P

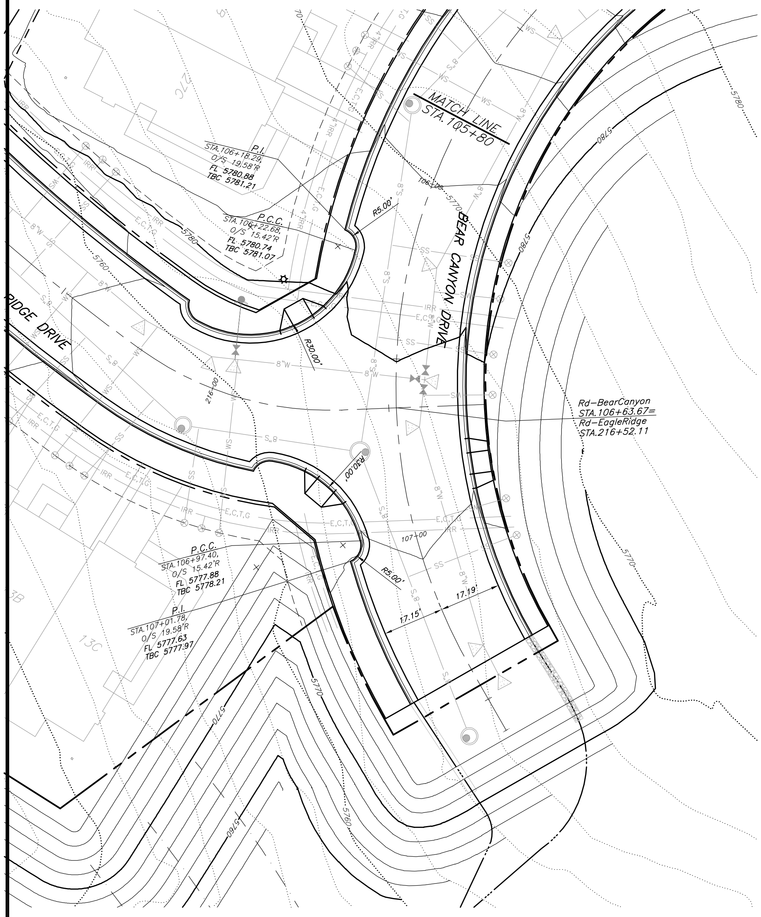
Title:
Bear Canyon Drive
Plan and Profile Sta.
100+00 to 105+80

Dwg No.
13

Of: ----

X:\2000\2000-109\Proj17-Ellmore\Hydrology\Civil\PS-SheetSet\CVR17-BearCanRdP&P.dwg Plotted: 2/12/2020 10:20 AM By: Frances Blickwedder





Title: Bear Canyon Drive Plan and Profile Sta. 105+80 to 107+80

Dwg No. 14

Of: —

Date: 2/12/20
Scale: 1" = 20'
File: CVR17-BearCanRdP&P

Job No. 2000-109.029
Drawn By: JAK

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

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Graphic Scale
In Feet: 1" = 20'
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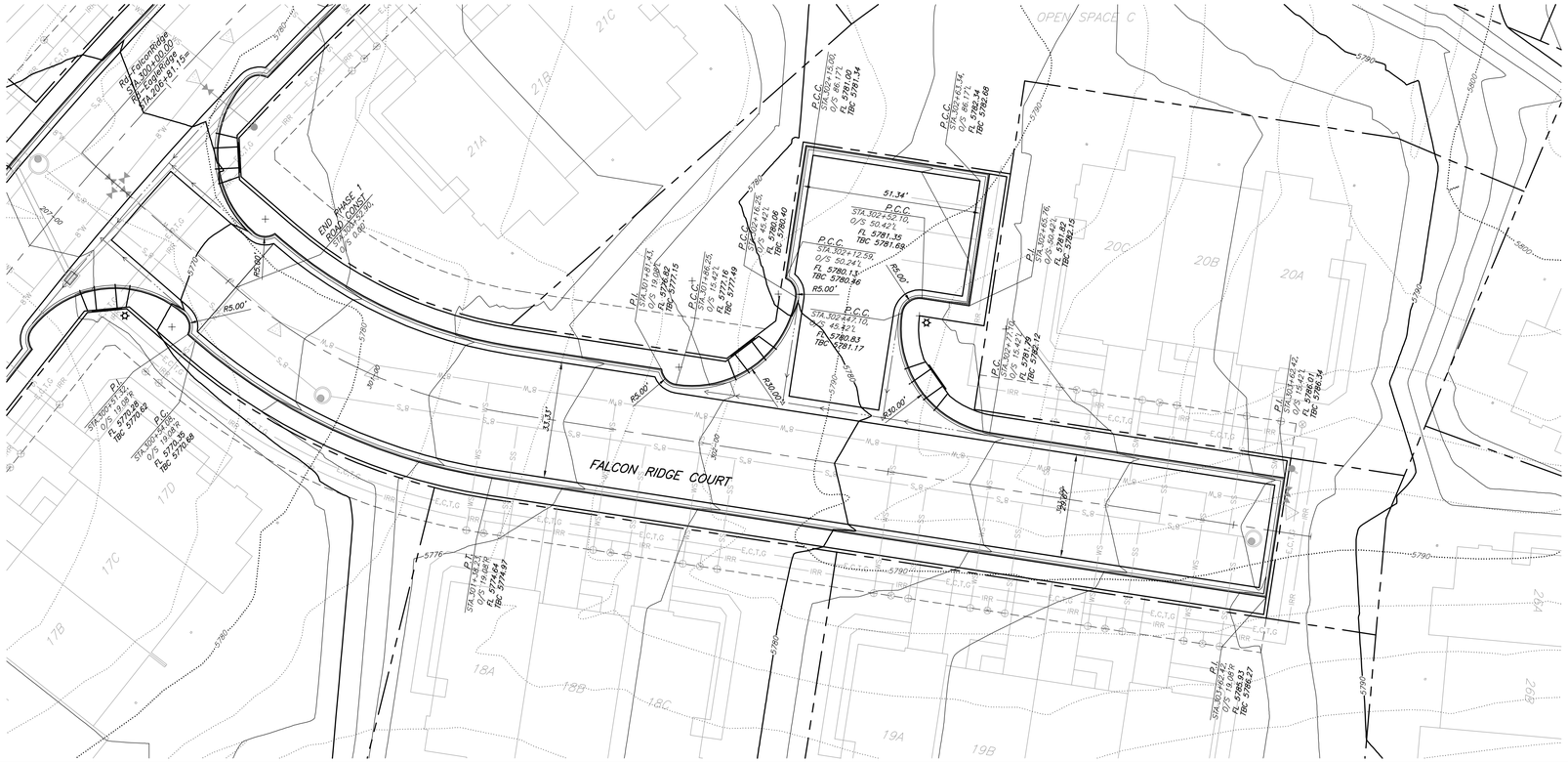

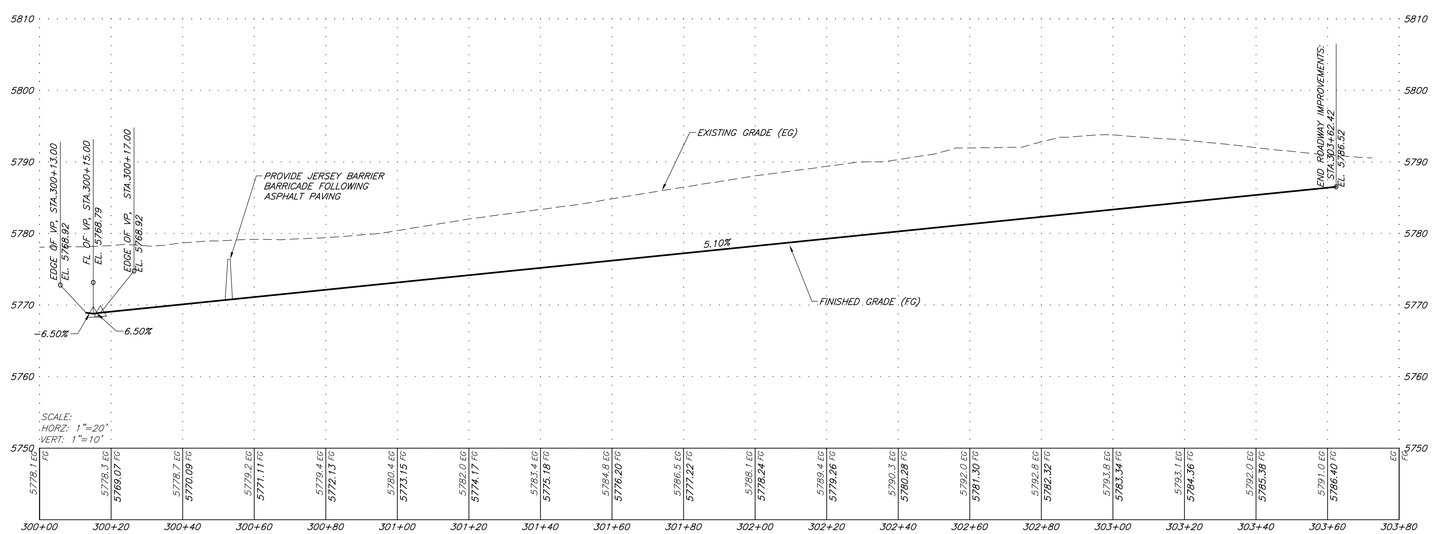

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-BearCanRdP&P

Title:

Falcon Ridge Court
Plan and Profile

Dwg No.

15

Of: ----

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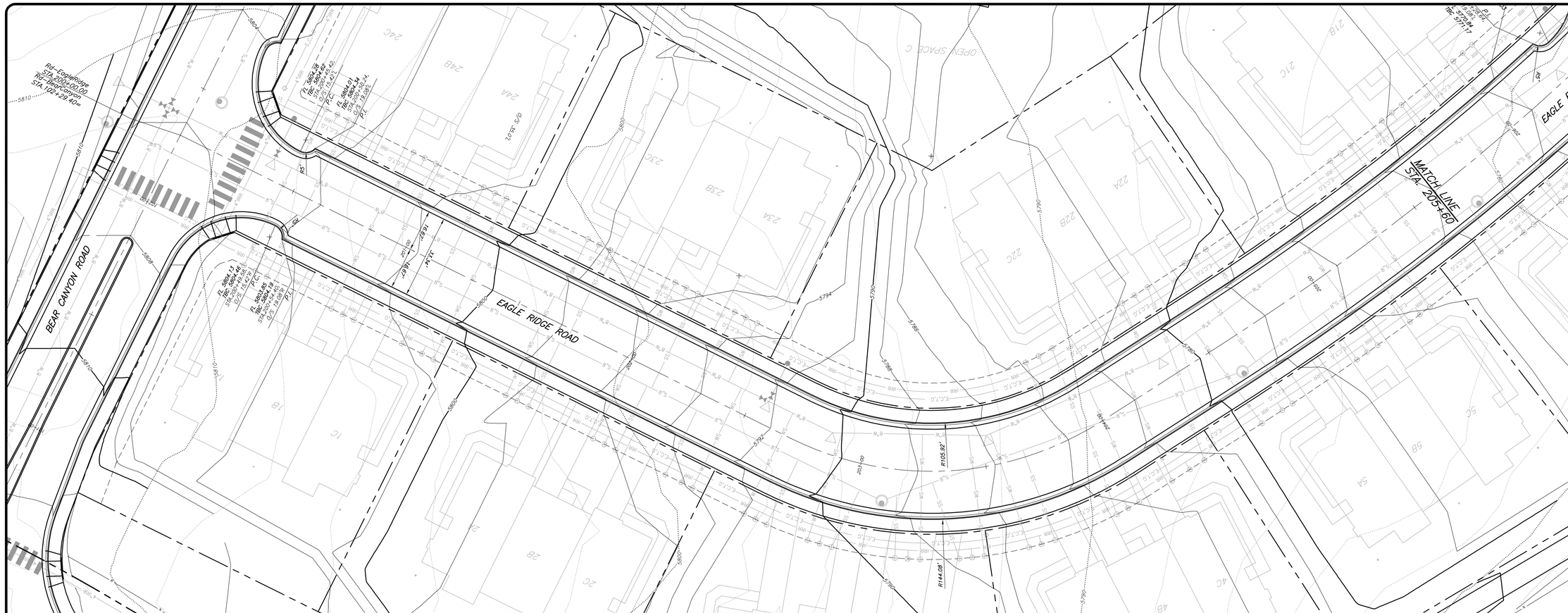

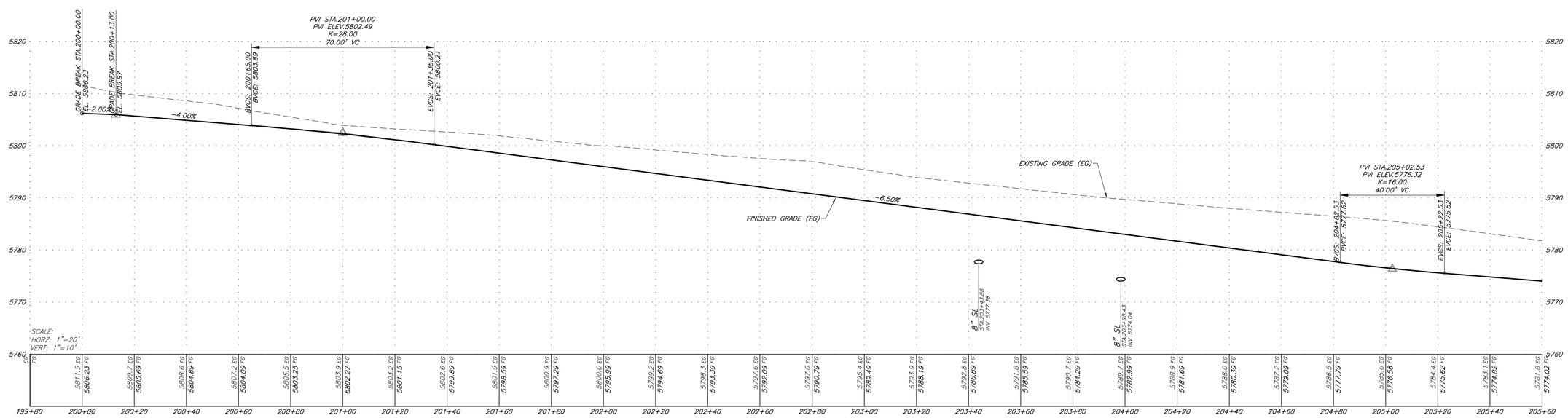

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-EglRdgRdP&P

Title: Eagle Ridge Road Plan and Profile Sta. 200+00 to 205+60

Dwg No. 16

Of: ----

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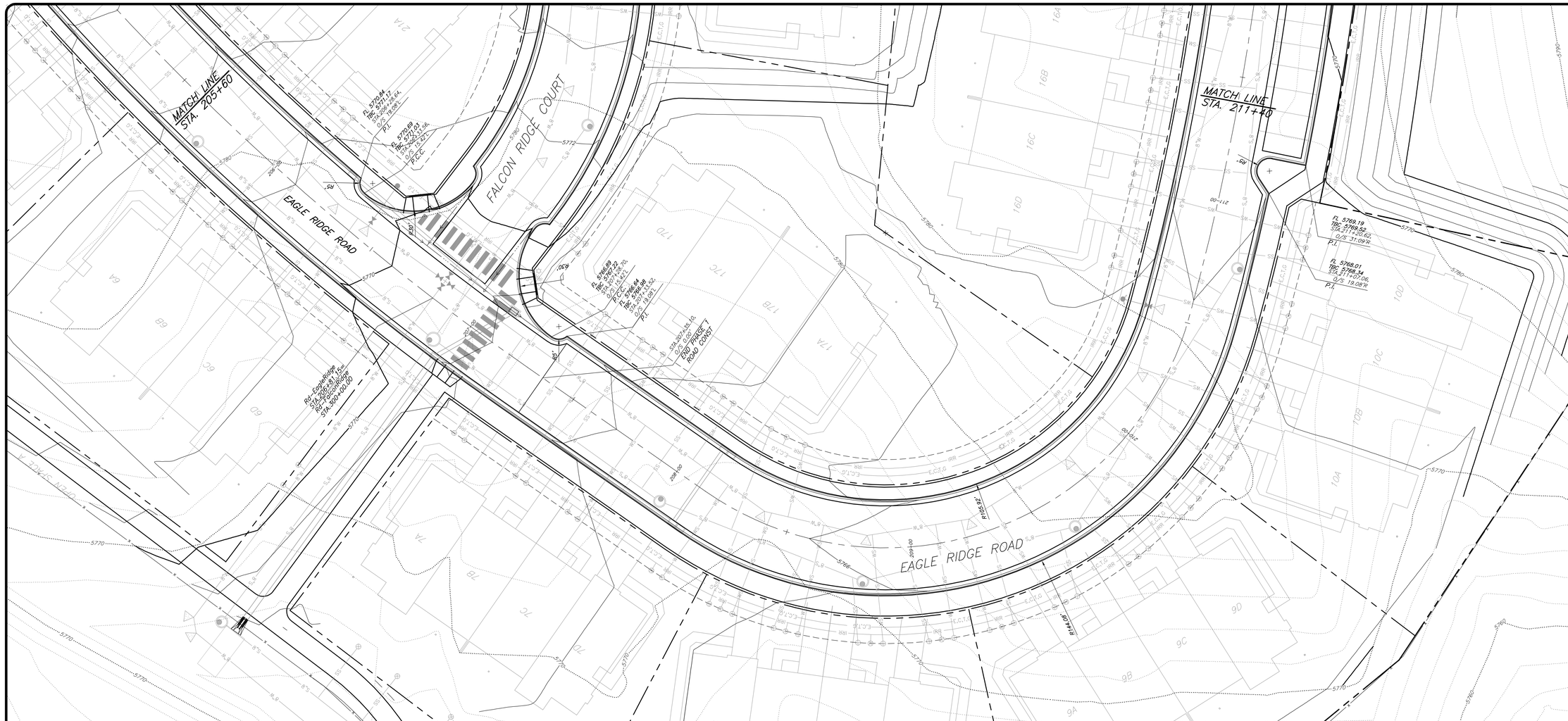

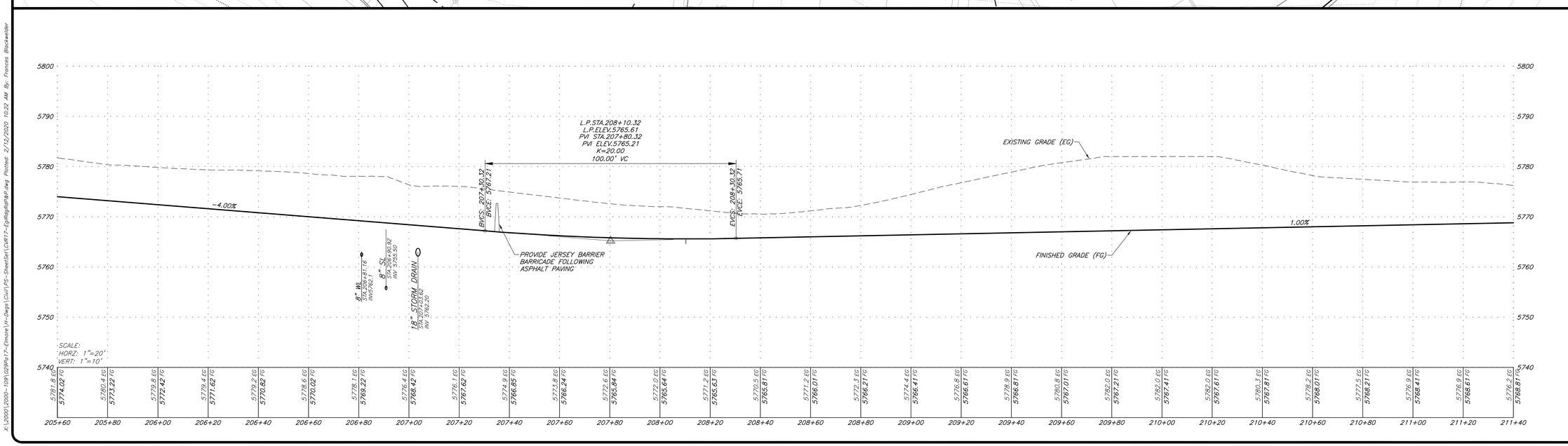

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-EglRdgRdP&P

Title:

Eagle Ridge Road
Plan and Profile
Sta. 205+60 to 211+40

Dwg No.

17

Of: ----

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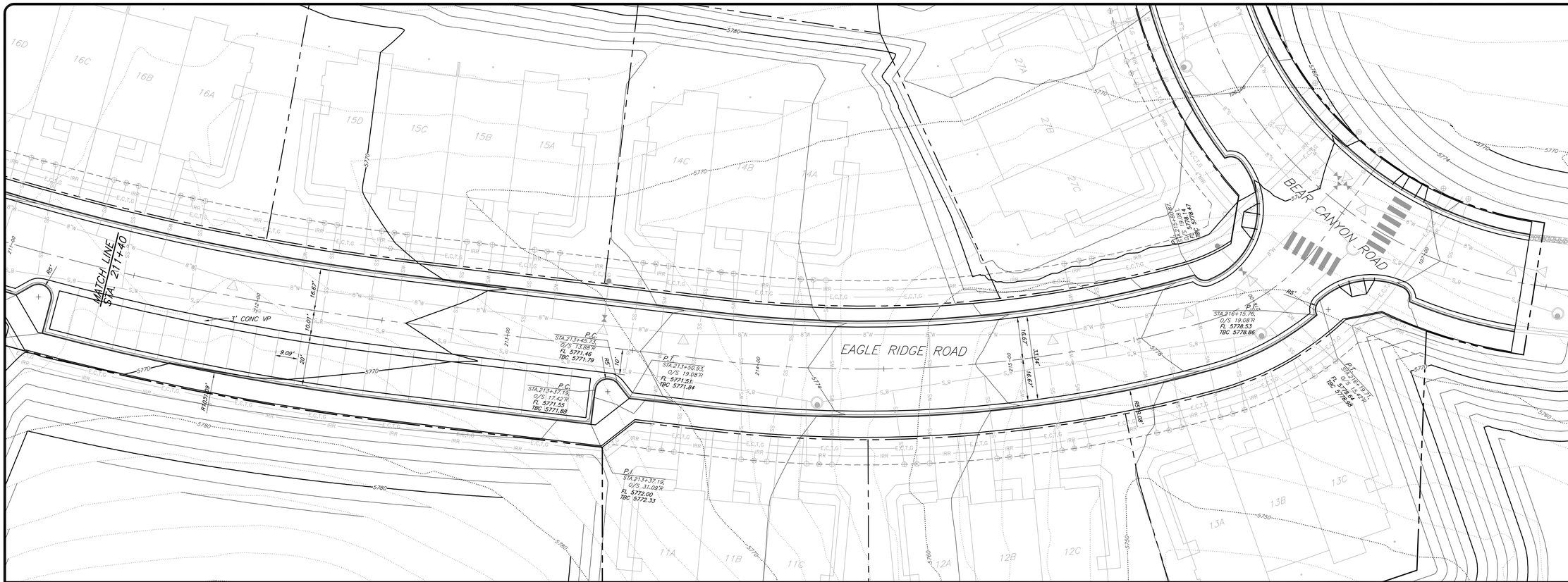

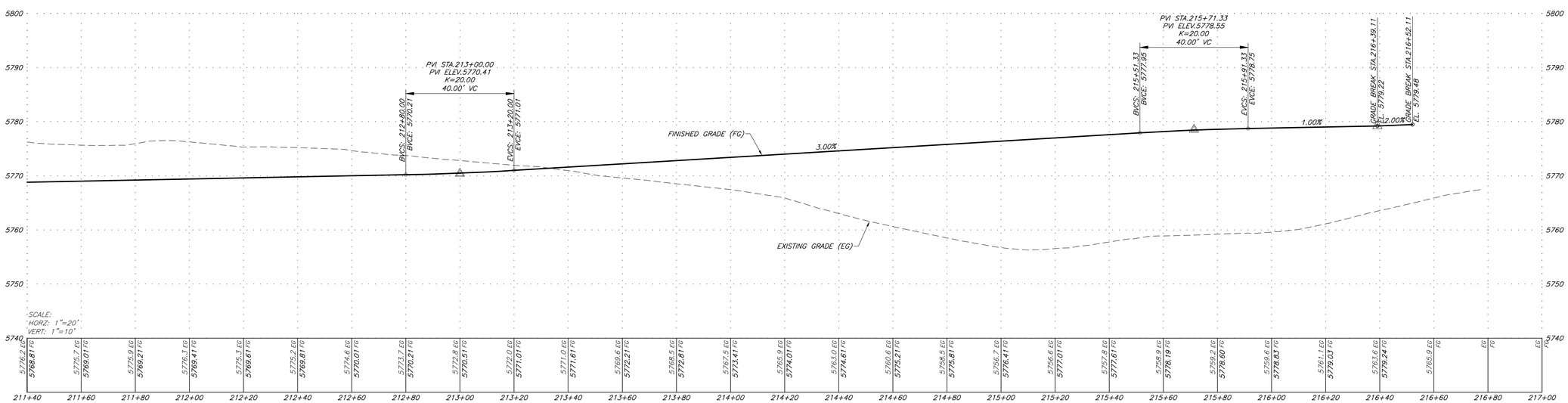

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
DC:	PE: DJC
File:	CVR17-EglRdgRdP&P

Title:

Eagle Ridge Road
Plan and Profile
Sta. 211+40 to 216+60

Dwg No.

18

Of: ----

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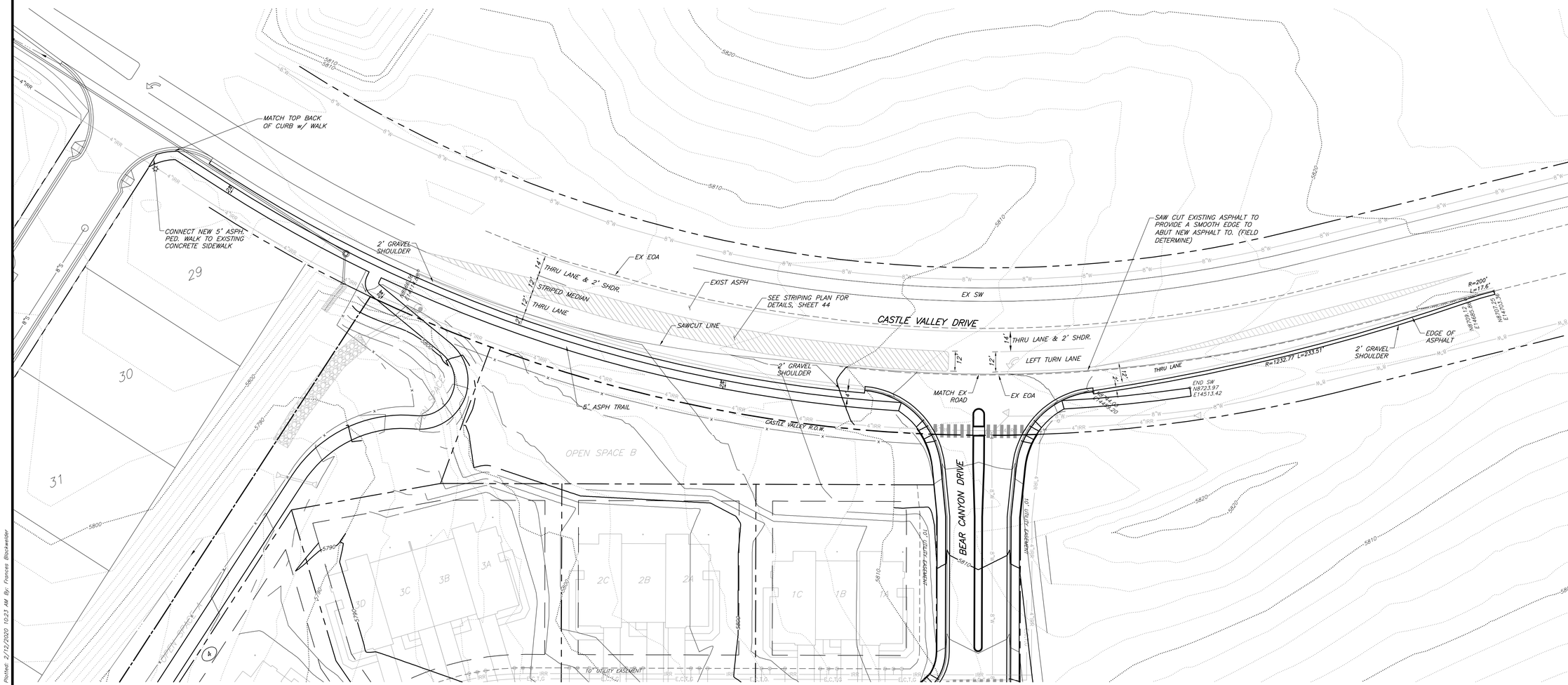

Graphic Scale

0 15 30 60

In Feet: 1" = 30'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-CastleVllyBlvd

Title:

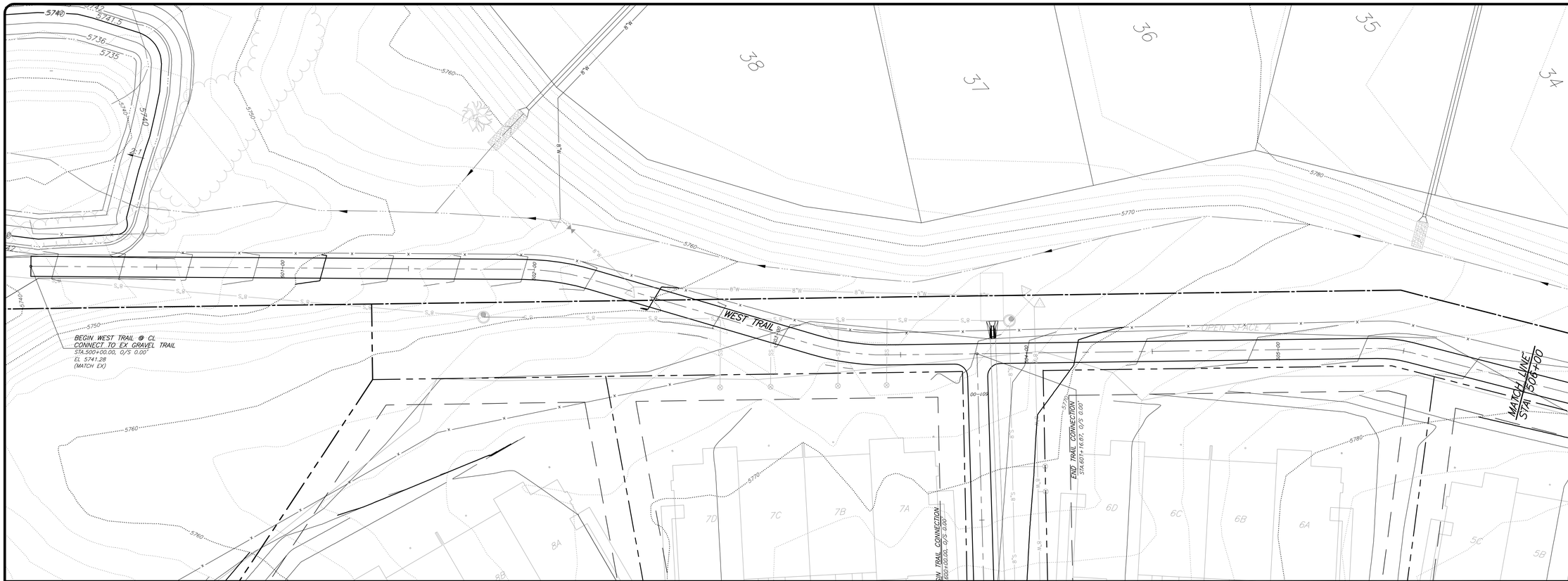
Castle Valley Boulevard

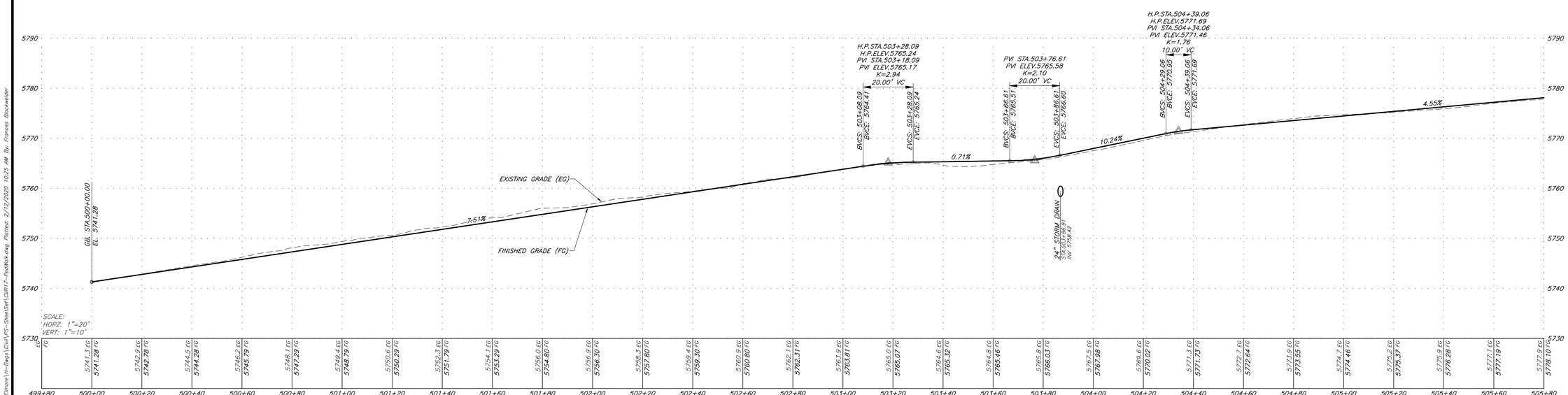
Dwg No.

19

Of: ----

X:\2000\2000-109\029x17-Emces\H-Dwgs\Civil\PS-Sheet Set\CVR17-CastleVllyBlvd.dwg Plotted: 2/12/2020 10:23 AM By: Frances Blackwelder





Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
OC: ,	PE: DJC
File:	CVR17-PedWalk

Title:

West Trail Plan & Profile
Sta. 500+00 to 505+80

Dwg No.

20

Of : ----

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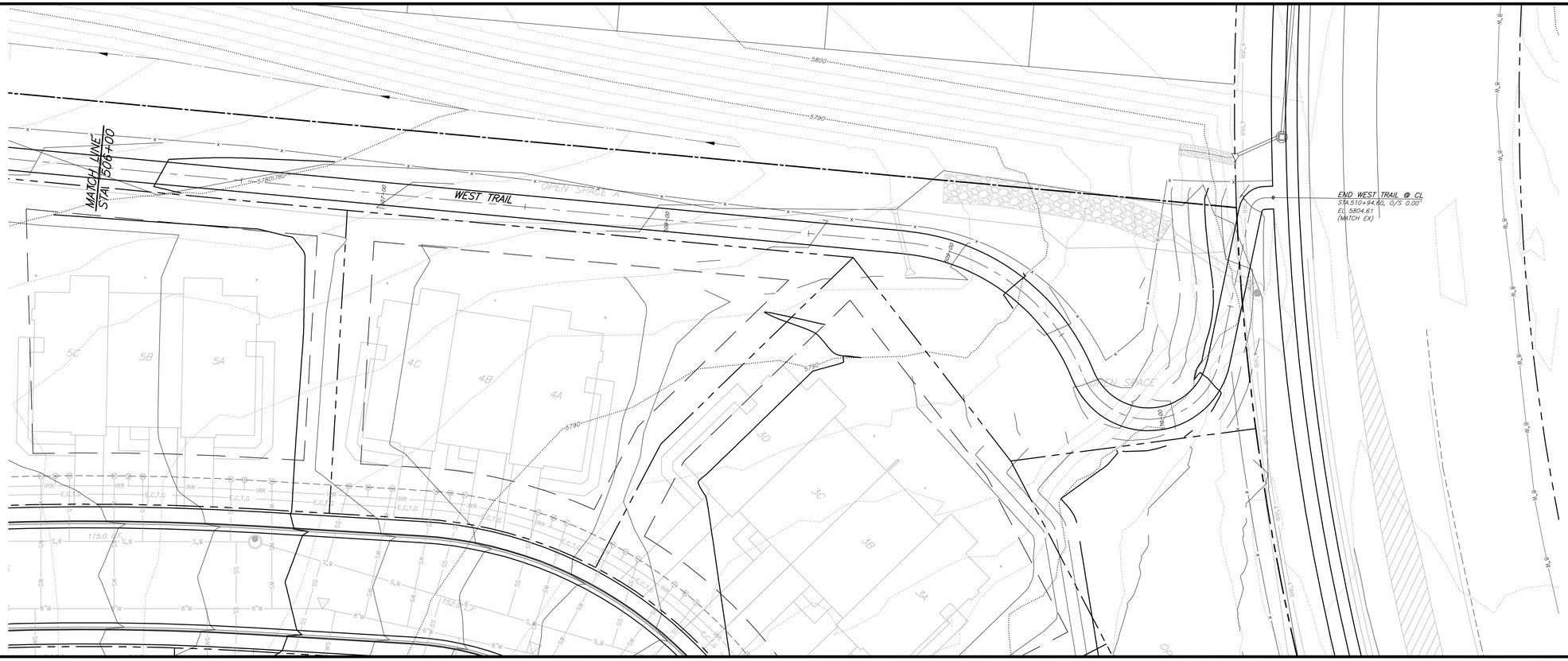

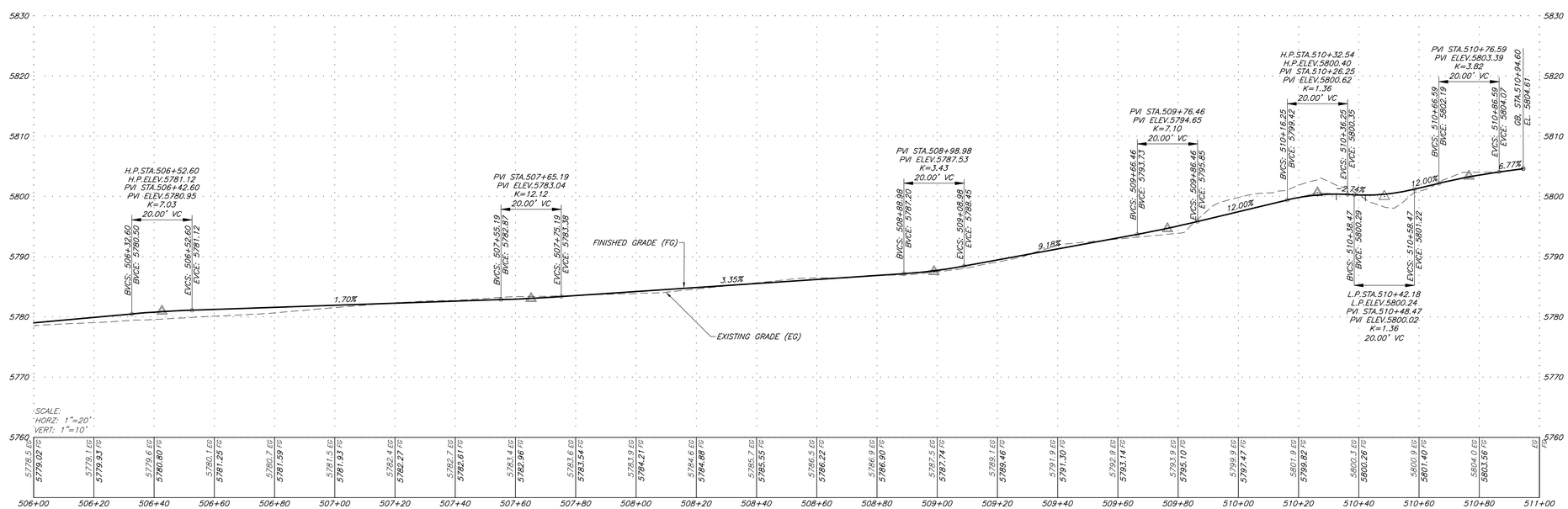

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	, PE: DJC
File:	CVR17-PedWalk

Title:

West Trail Plan & Profile
Sta. 505+80 to 511+00

Dwg No.

21

Of: ----

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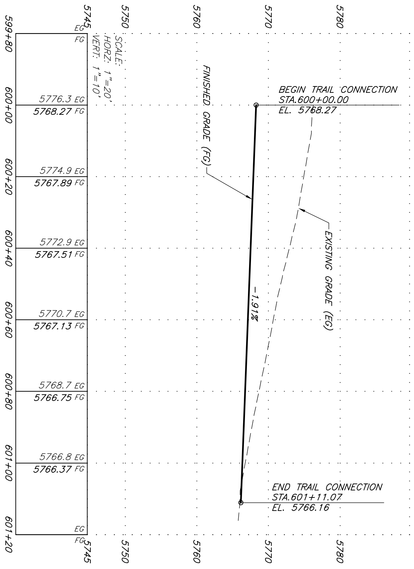

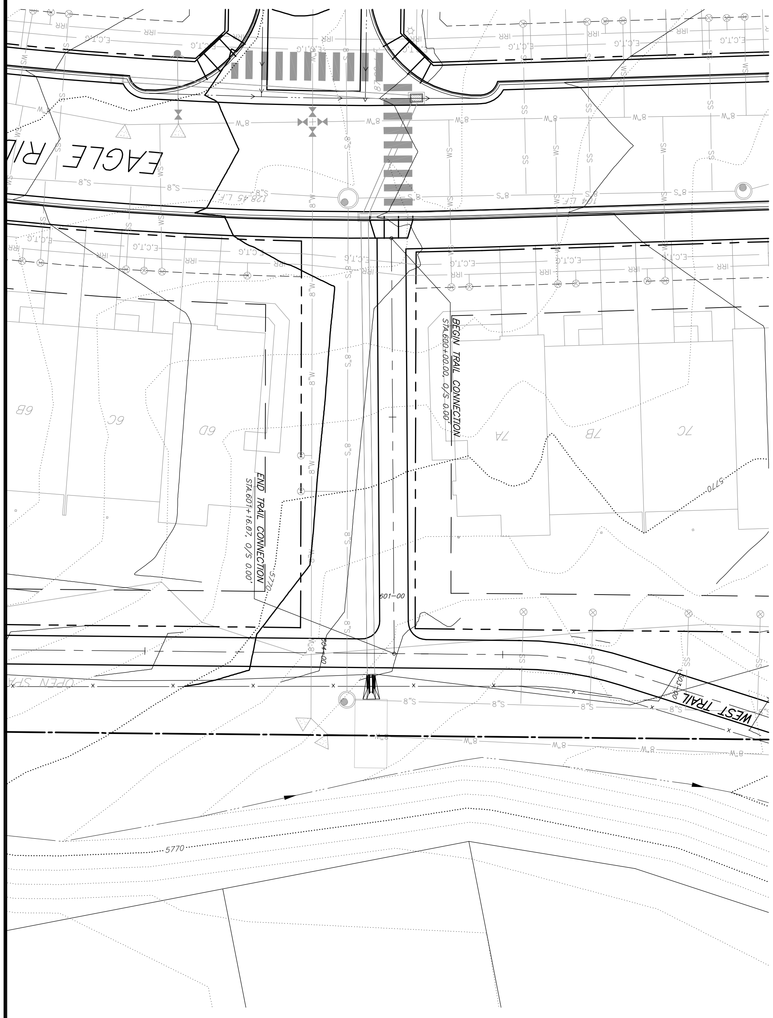

Title: Trail Connection Plan and Profile Sta. 600+.00 to 601+20

Dwg No.: 22

Of: ---

#	Revision	Date	By:
1			

Job No.: 2000-109.029
Drawn by: JAK
Date: 2.11.20
Scale: 1" = 20'
File: CVR17-PedWalk

Project Milestone: Preliminary Not For Construction

Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

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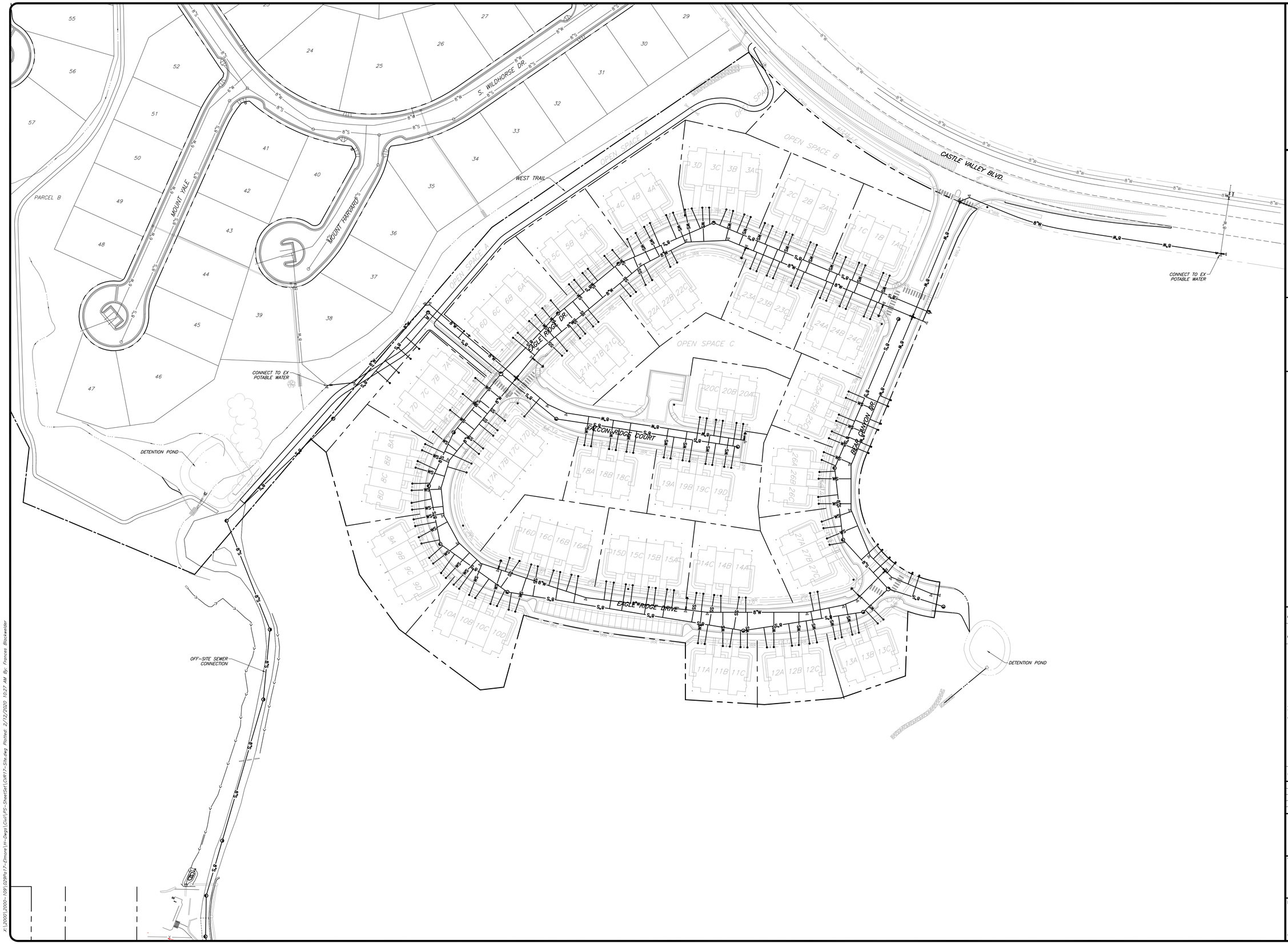
Graphic Scale
In Feet: 1" = 20'
0 10 20 40



Graphic Scale

0 30 60 120

In Feet: 1" = 60'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-Site

Title:

Overall Water and Sewer Plan

Dwg No.

23

Of: ----

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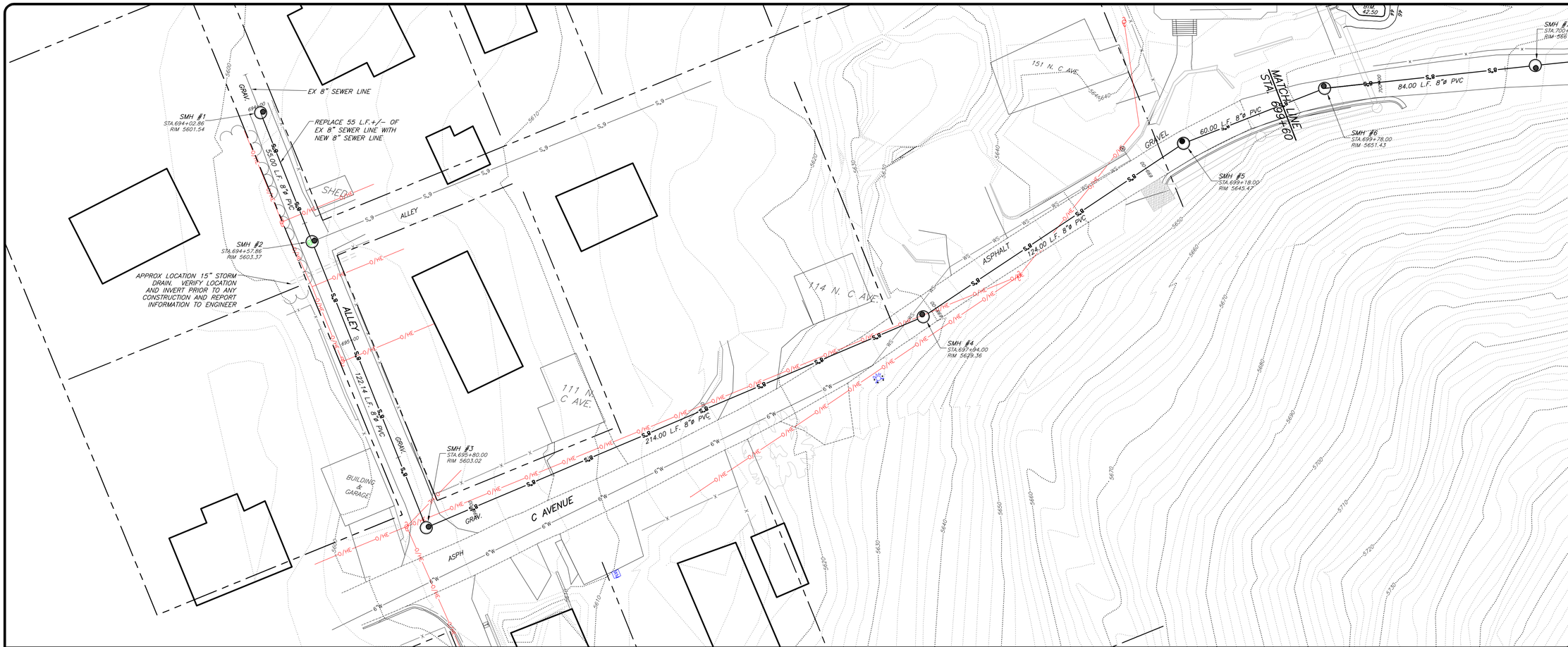

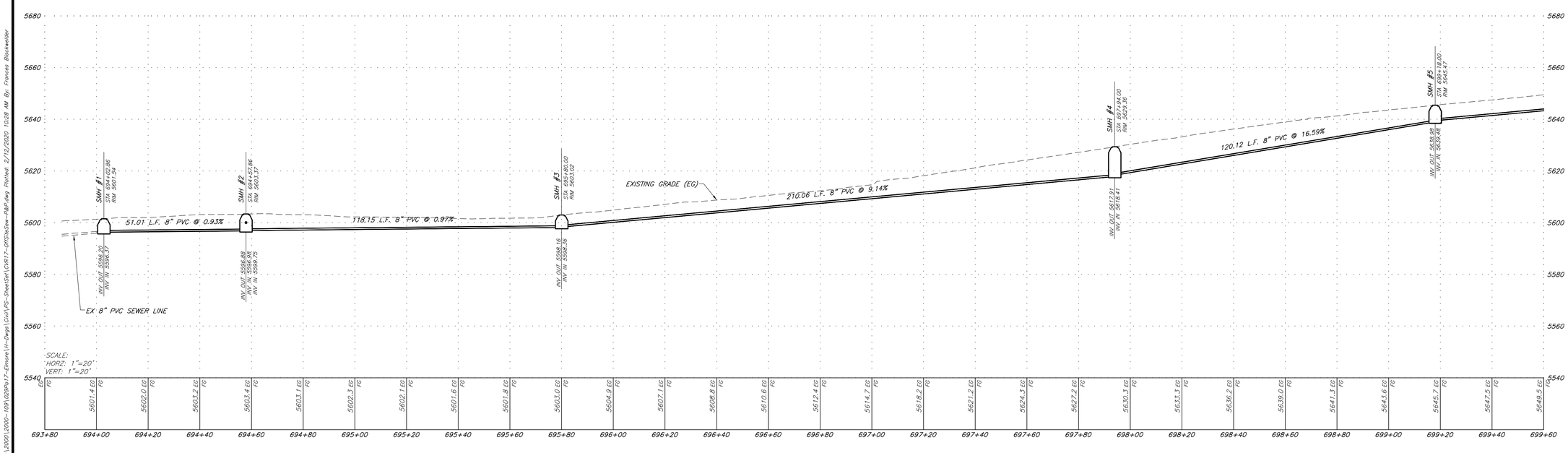

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-OffSiteSew-P&P

Title:

Off-Site Sewer Plan and Profile Sta. 693+80 to 699+60

Dwg No.

24

Of: ----

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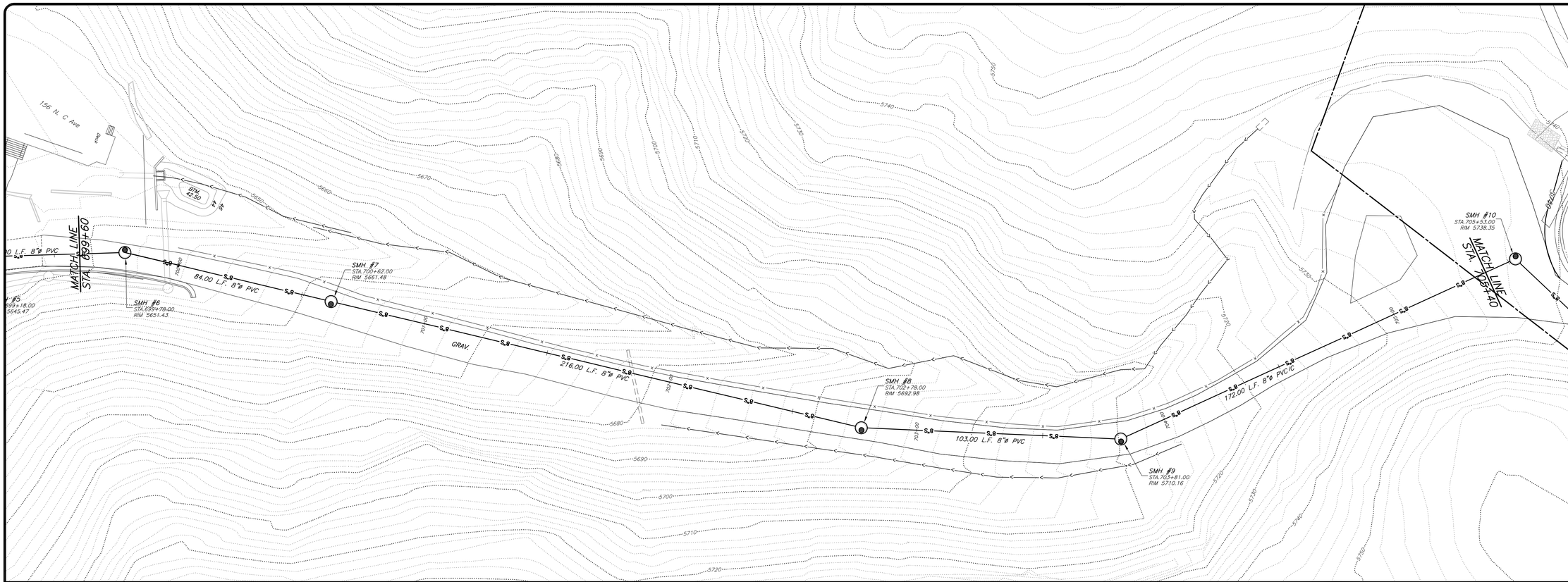

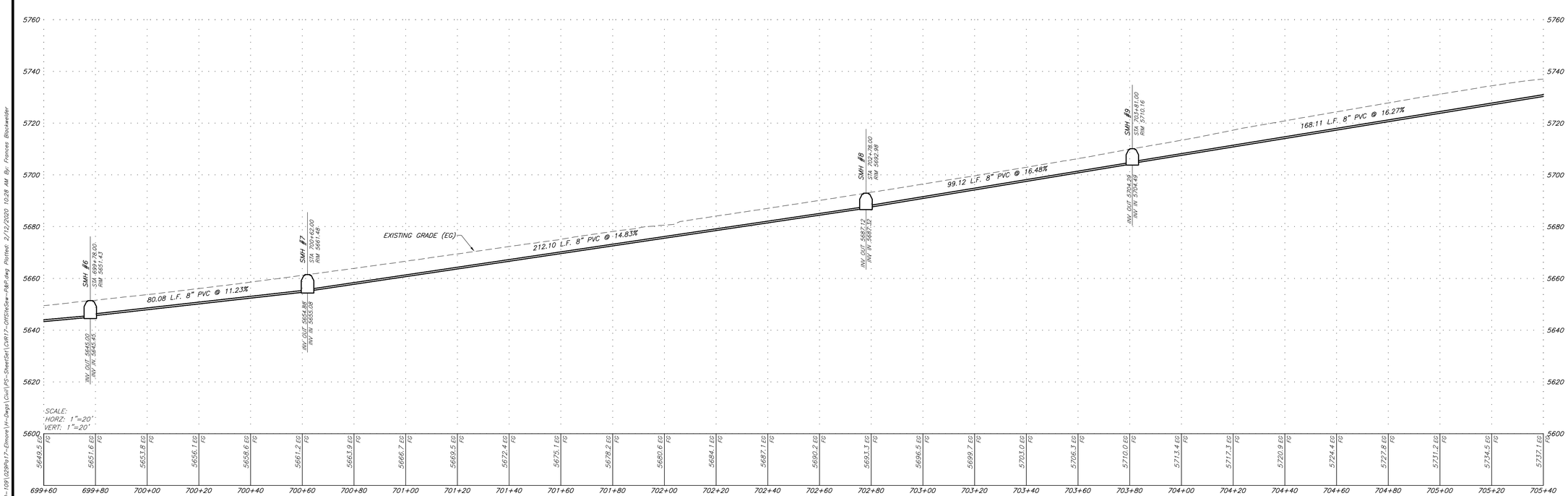

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-OffSiteSew-P&P

Title:

Off-Site Sewer Plan and Profile Sta. 699+60 to 705+40

Dwg No.

25

Of: ----

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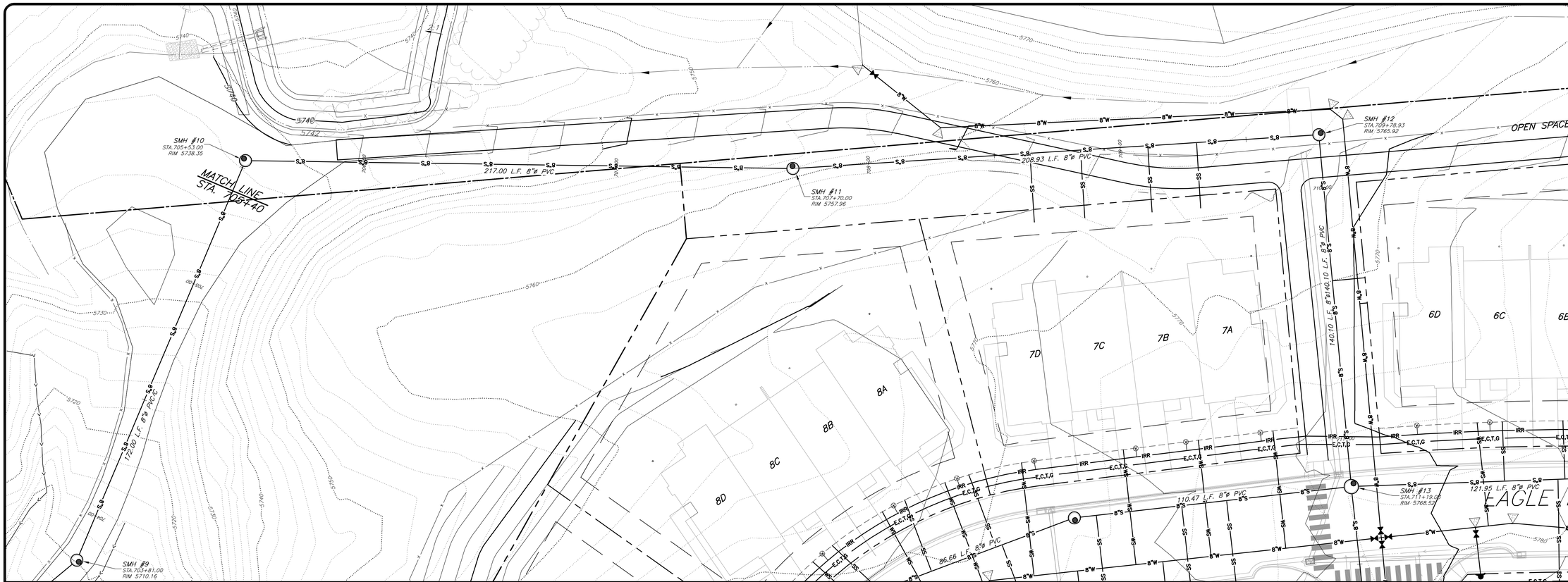

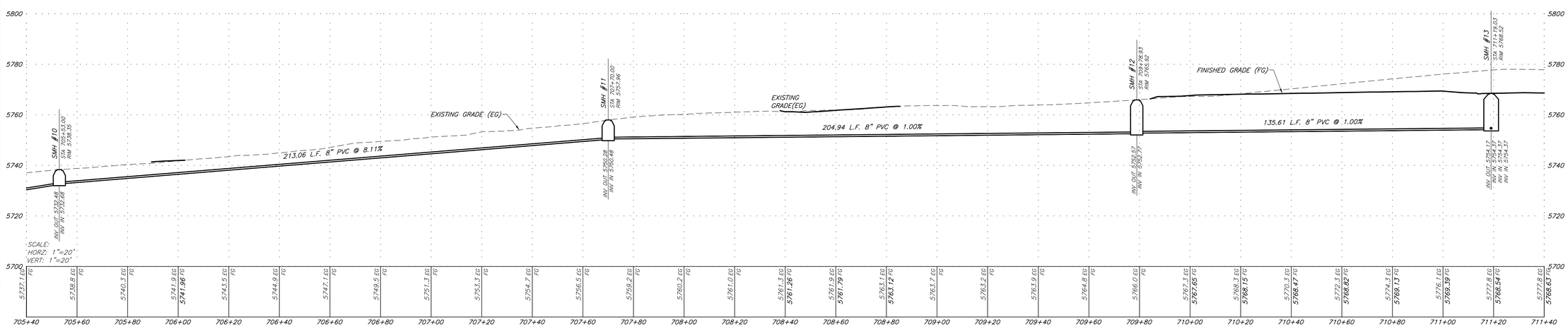

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
DC::	PE: DJC
File:	CVR17-OffSiteSew-P&P

Title: Off-Site Sewer Plan and Profile Sta. 705+40 to 710+60

Dwg No. 26

Of : ----

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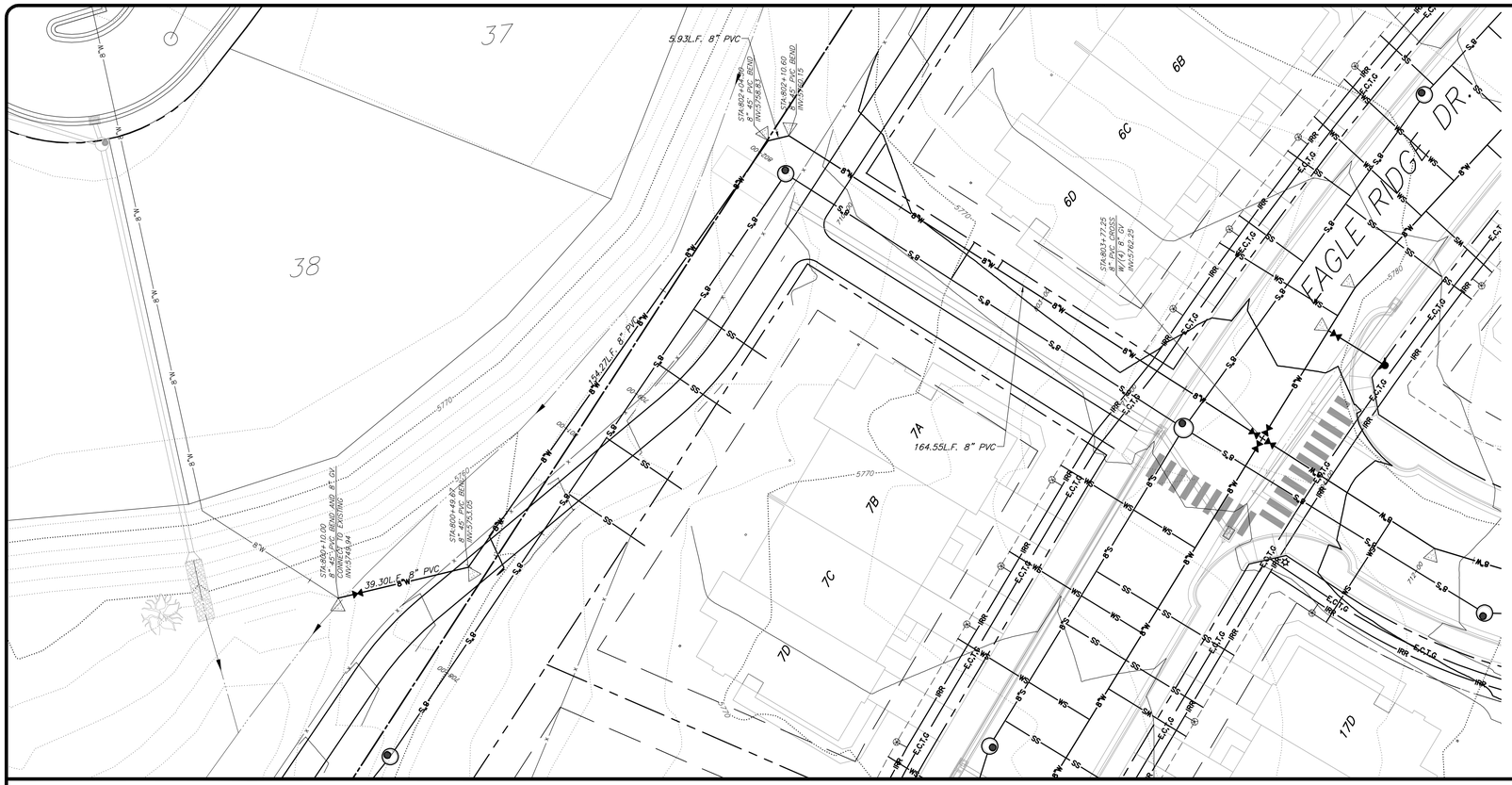

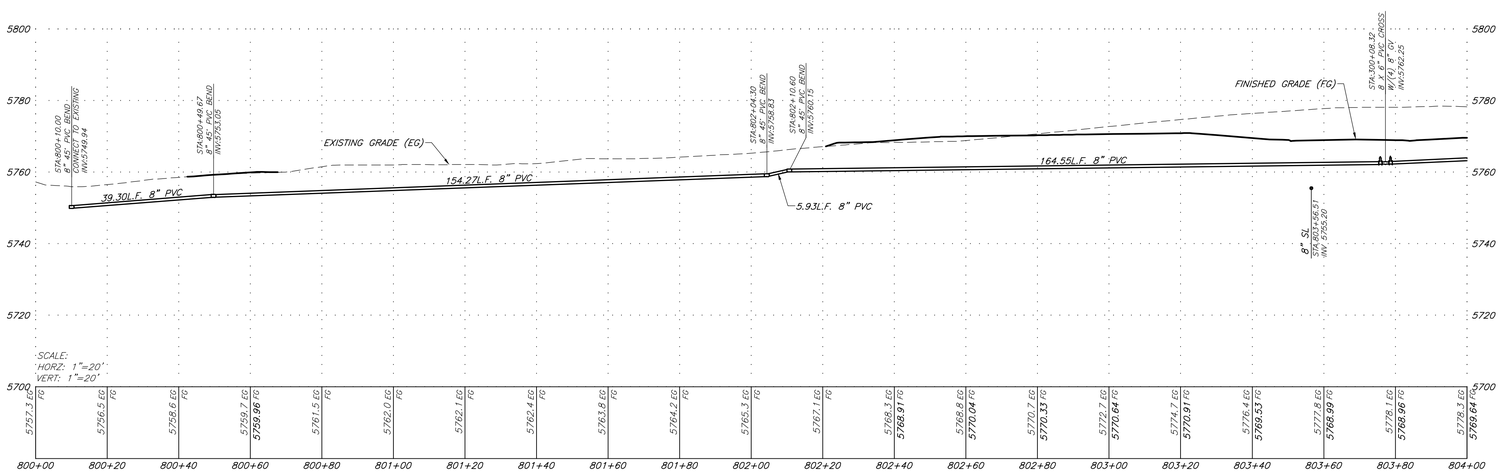

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

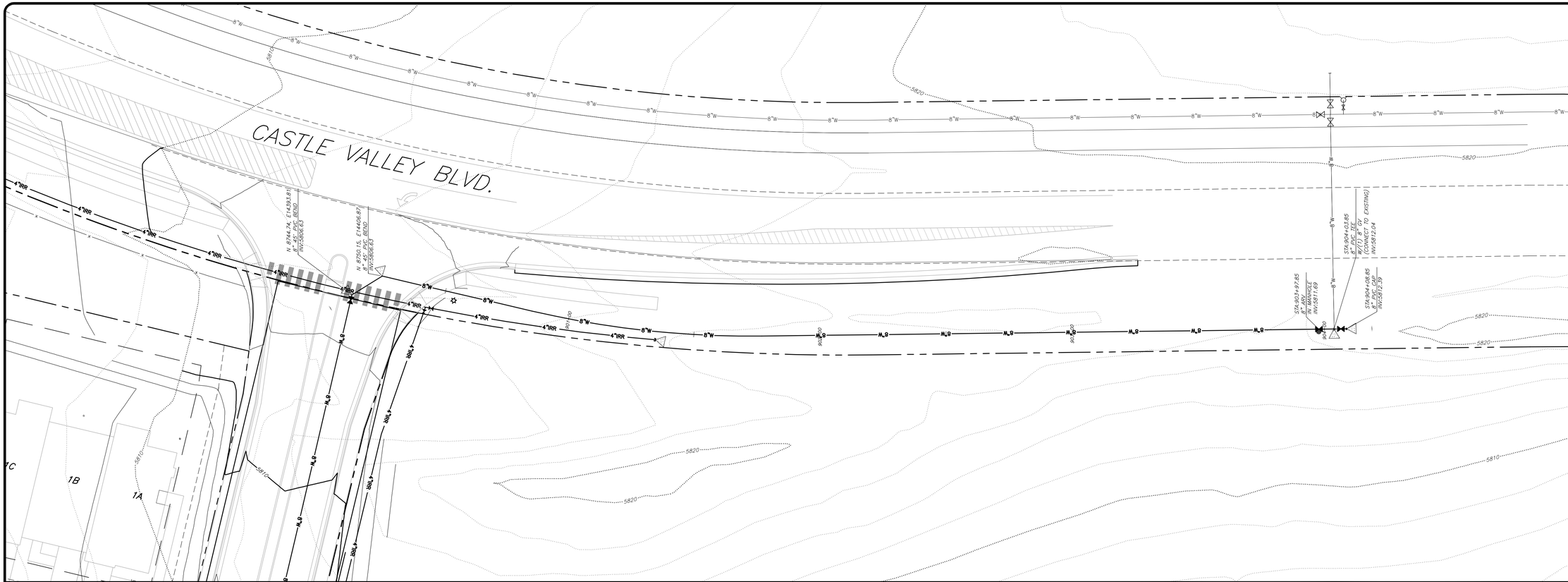
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
DC:	PE: DJC
File:	CVR17-OffSiteSew-P&P

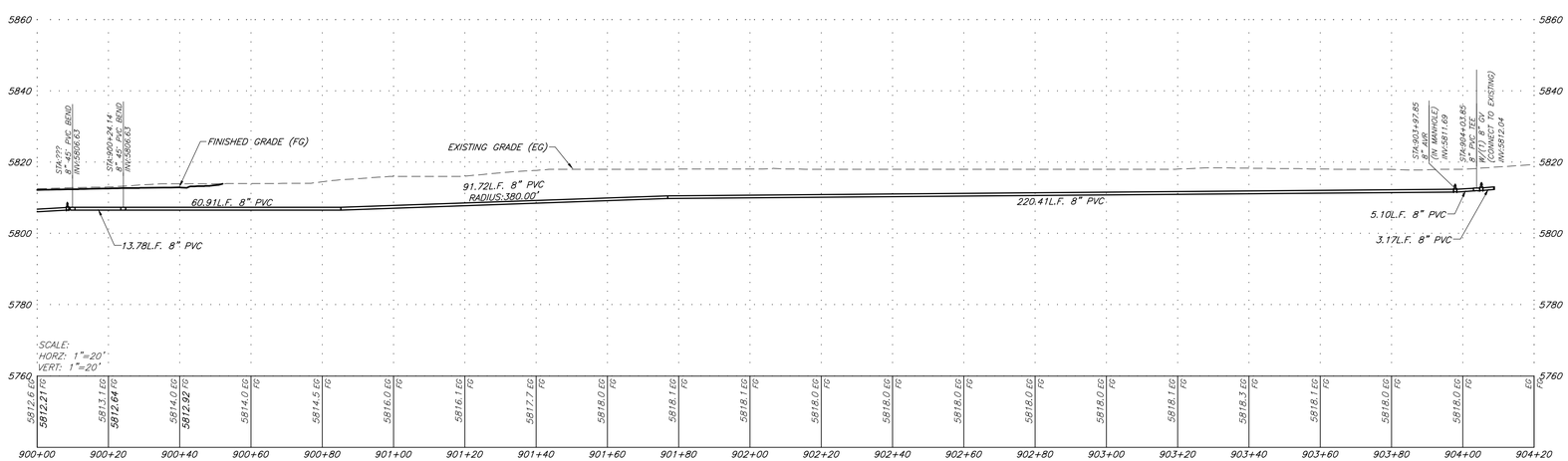
Title: Off-Site Water 1 Plan and Profile Sta. 800+00 to 804+00

Dwg No. 27

Of: ----

X:\2000\2000-109\029\v17-Eagle\v4-Dwgs\Civil\PS-SheetSet\CVR17-OffSiteSew-P&P.dwg Plotted: 2/12/2020 10:29 AM By: Frances Blackwelder





Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
DC:	PE: DJC
File:	CVR17-OffSiteSew-P&P

Title:

Off-Site Water 2 Plan and Profile Sta. 900+00 to 904+20

Dwg No.

28

Of: ----

X:\2000\2000-109\029\v17-Elmore\H-Dwg\Civil\PS-SheetSet\CVR17-OffSiteSew-P&P.dwg Plotted: 2/12/2020 10:29 AM By: Frances Blackwelder

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-BearCanUtilP&P

Title:
Bear Canyon Drive
Utilities Plan & Profile
Sta.100+00 to 105+80

Dwg No.
29

Of: ----

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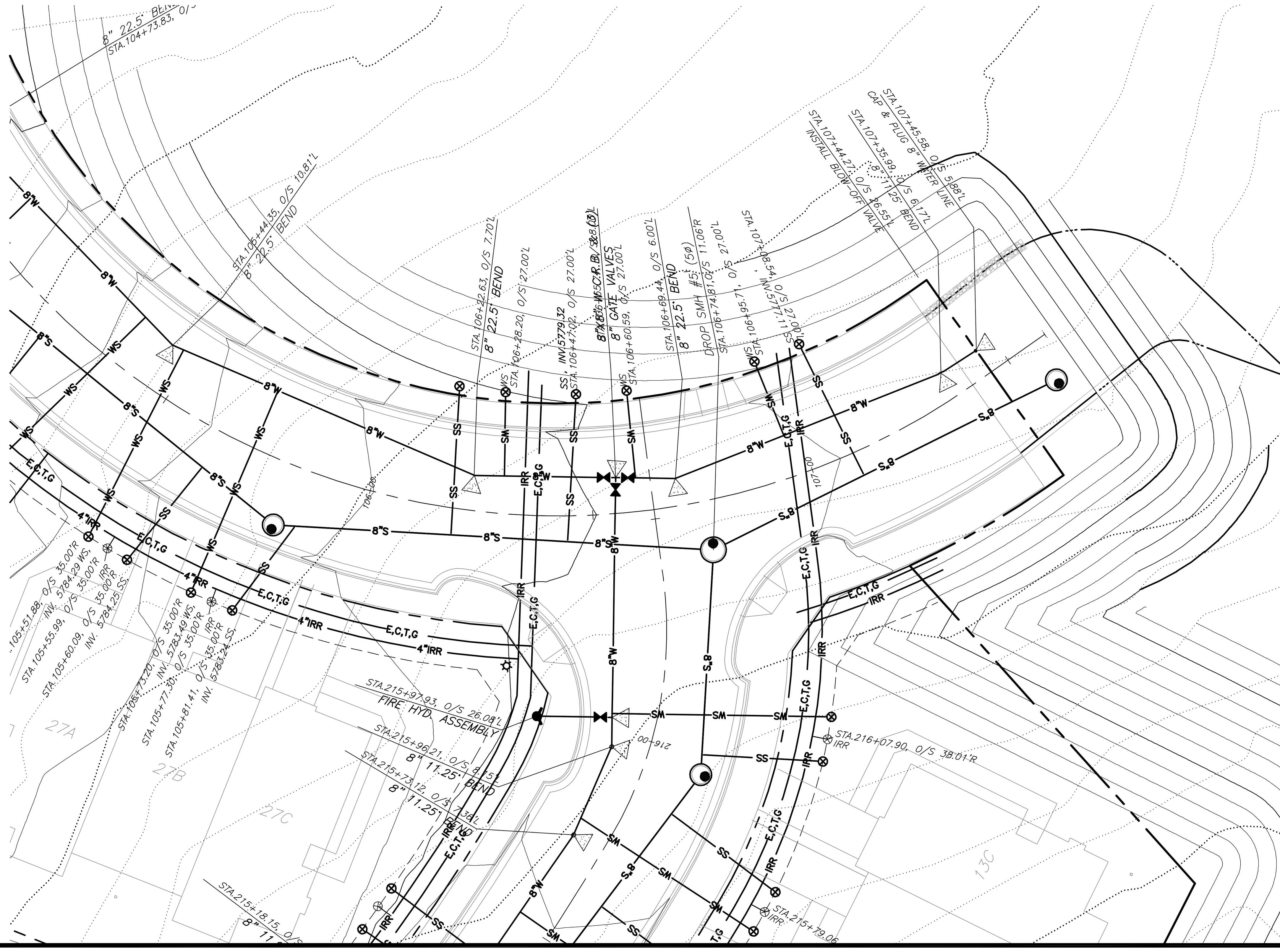

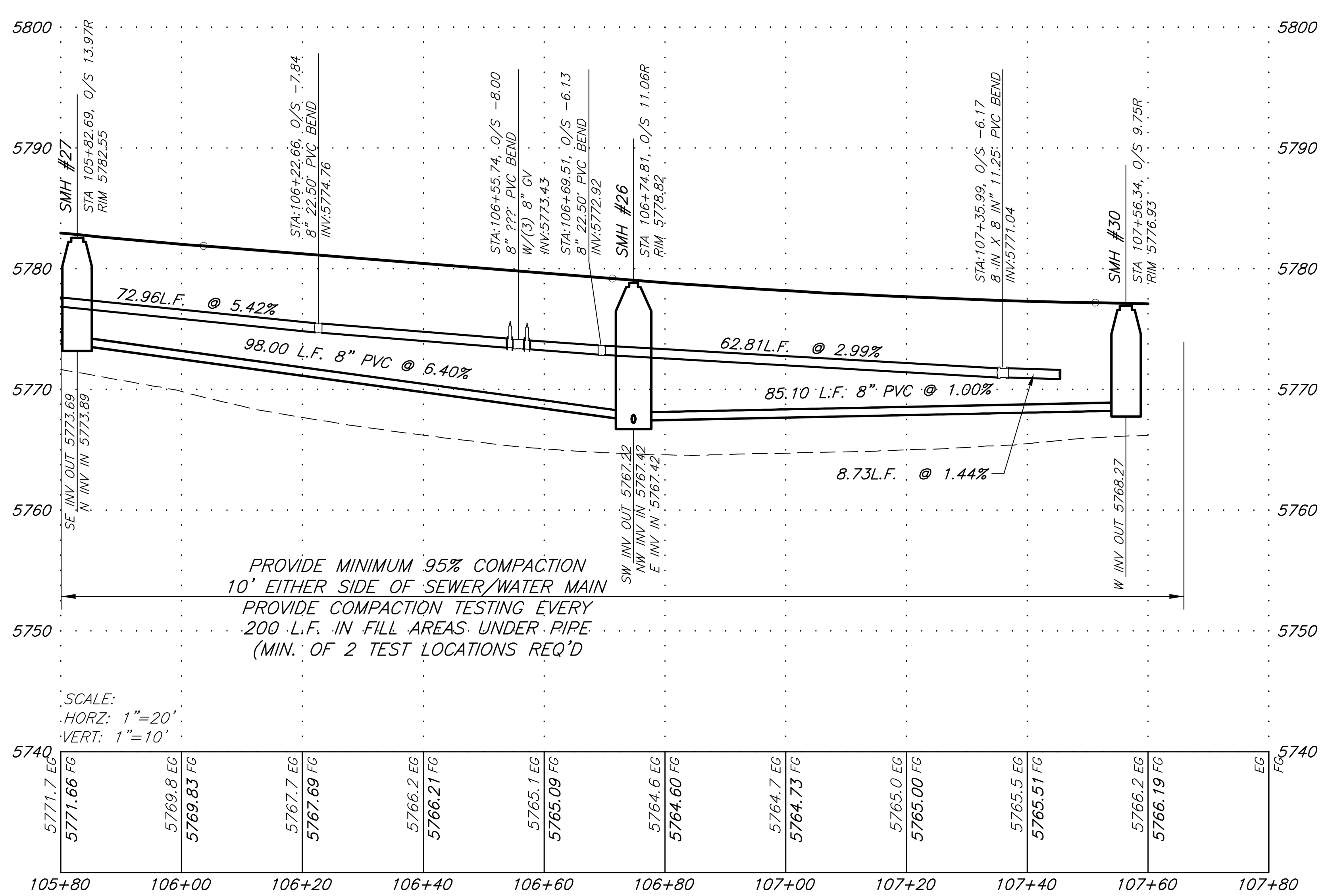

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

#	Revision	Date	By

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-BearCanUtilP&P

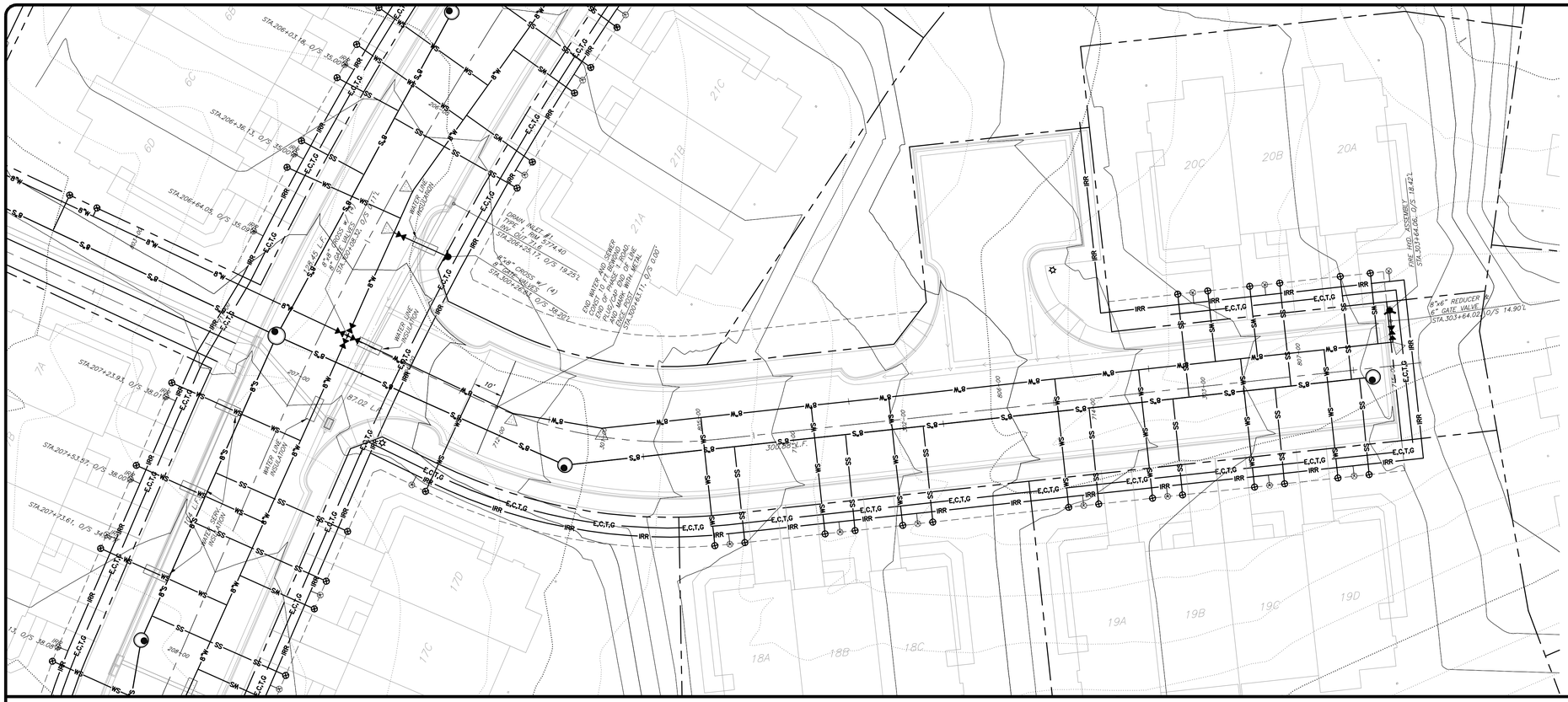
Title:

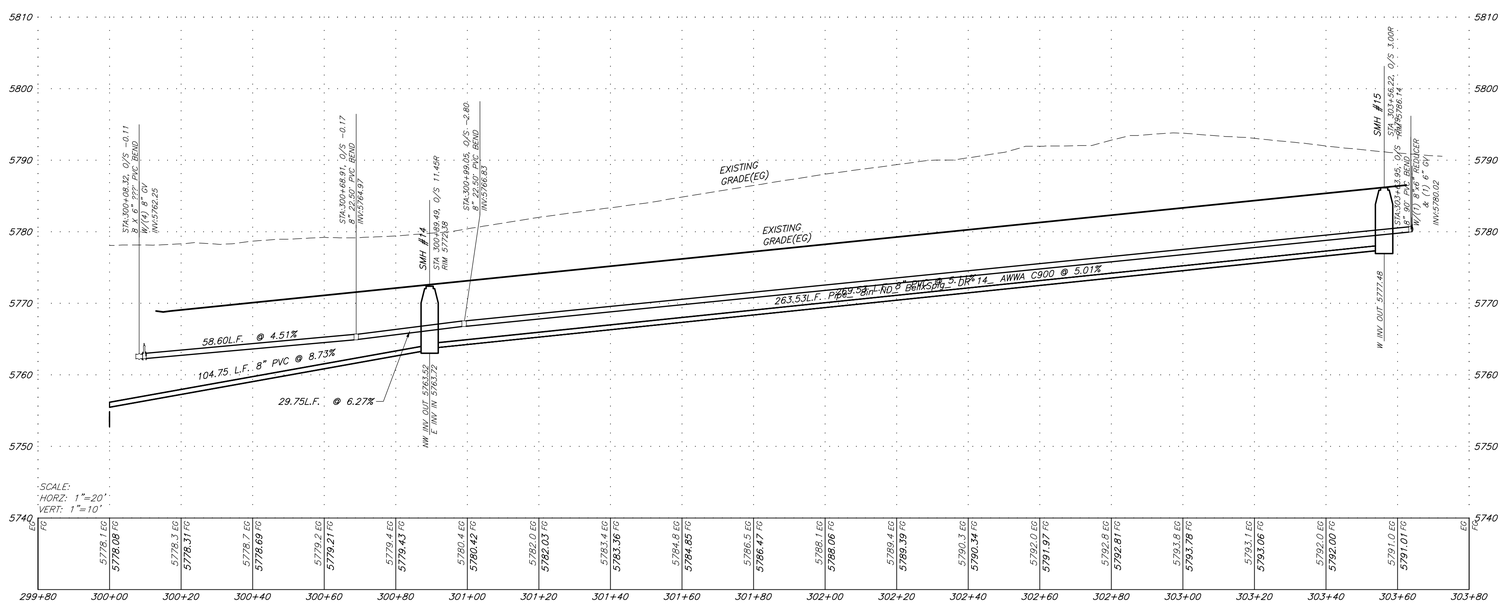
Bear Canyon Drive
UtilitiesPlan & Profile
Sta. 105+80 to 107+80

Dwg No.

30

Of : ----





Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-BearCanUtilP&P

Title:

Falcon Ridge Court
Utilities Plan and Profile

Dwg No.

31

Of: ----

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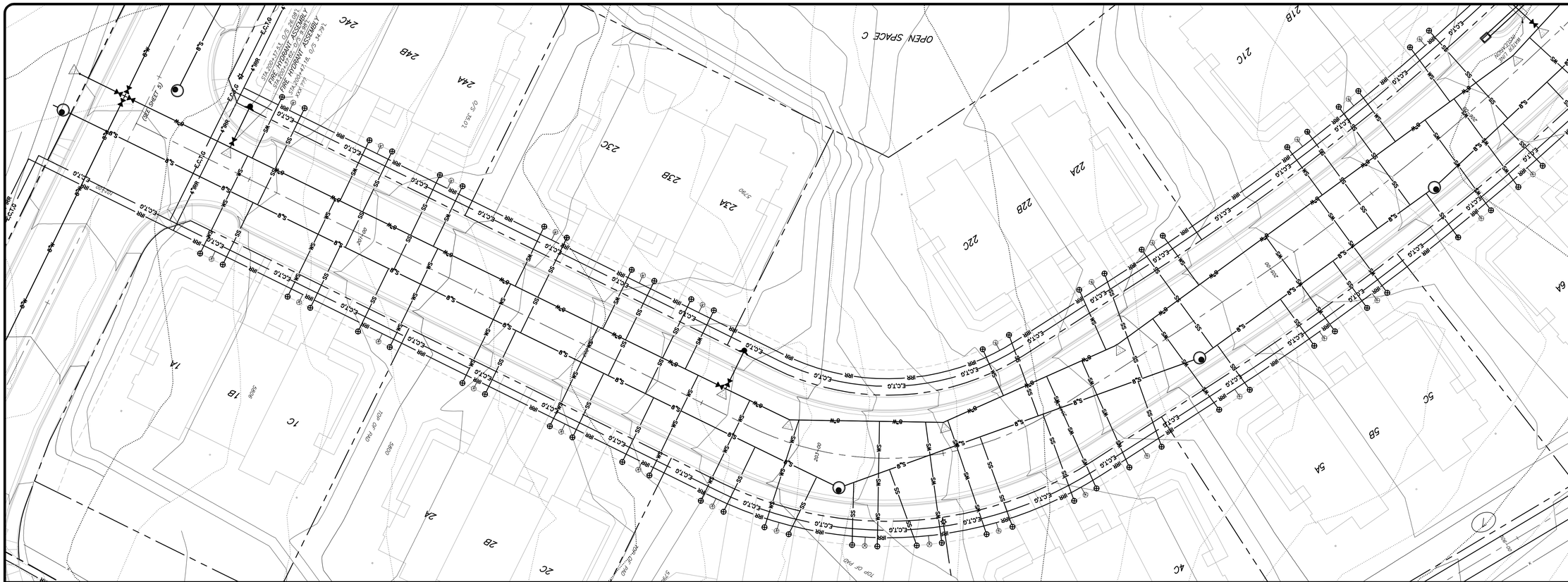

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-EagleRis-Util

Title:

Eagle Ridge Blvd
Utilities Plan & Profile
Sta 200+00 to 205+60

Dwg No.

32

Of: ----

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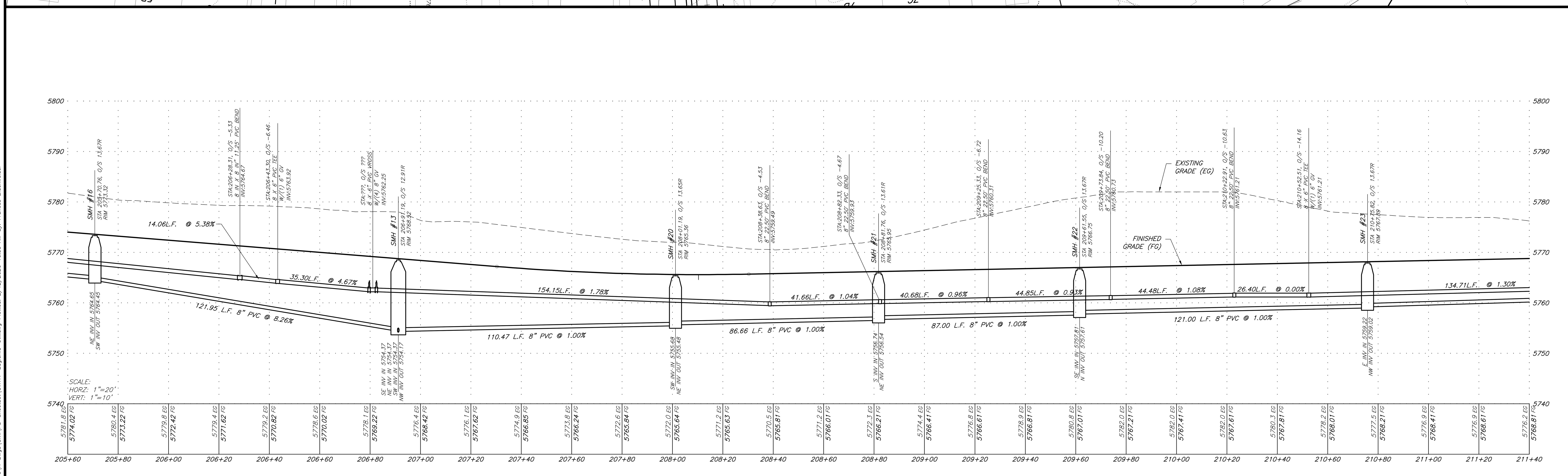

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Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

#	Revision	Date	By:
1			

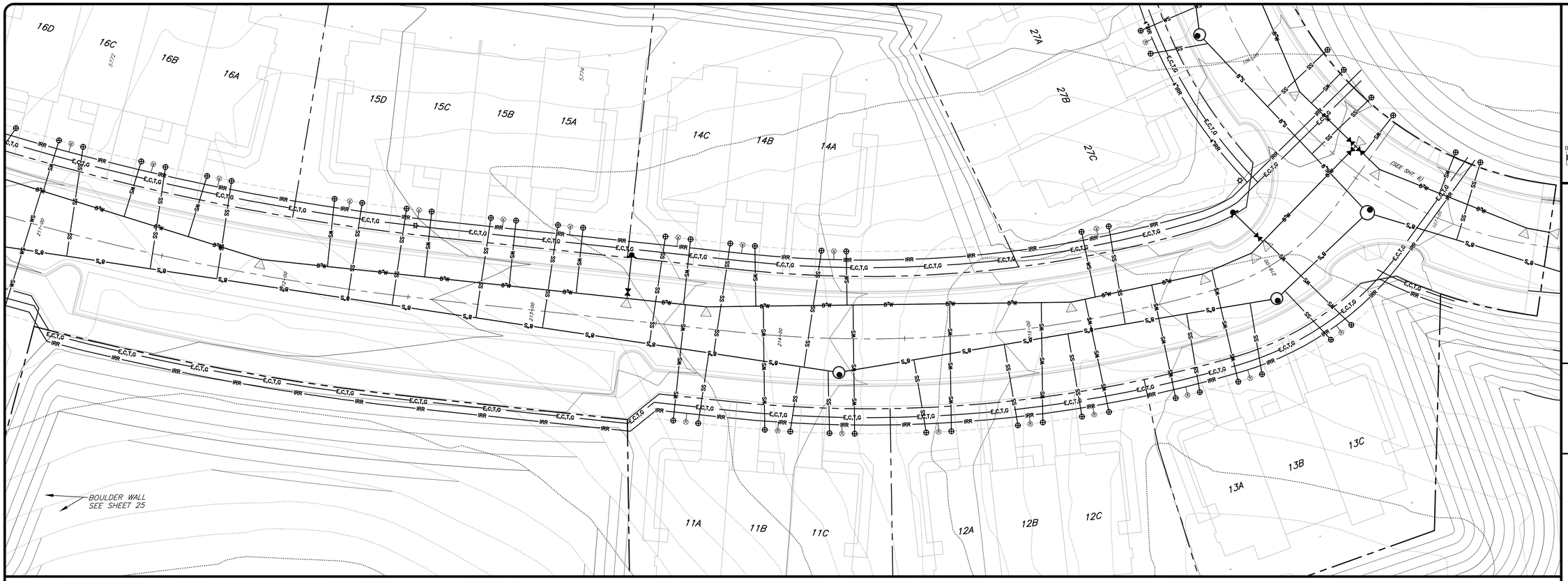
Project Milestone: Preliminary Not For Construction

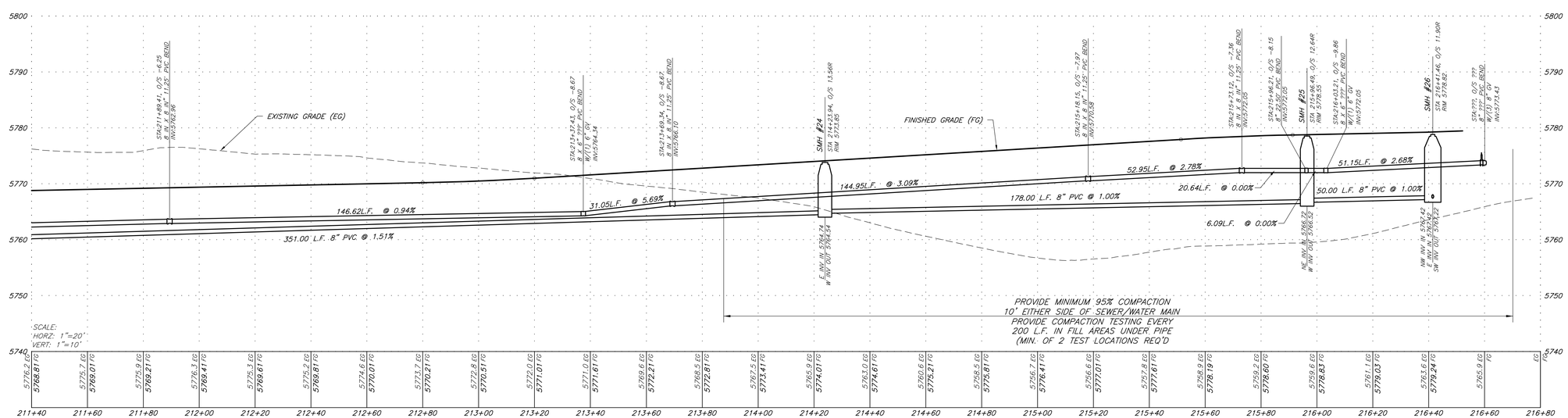
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC: .	PE: DJC
File:	CVR17-EagleRid-Util

Title:
Eagle Ridge Blvd
Utilities Plan & Profile
Sta 205+60 to 210+60

Dwg No.
33

Of : ----





Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

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Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
DC:	PE: DJC
File:	CVR17-EagleRis-Util

Title:

Eagle Ridge Blvd
Utilities Plan & Profile
Sta 210+60 to 216+60

Dwg No.

34

Of: ----

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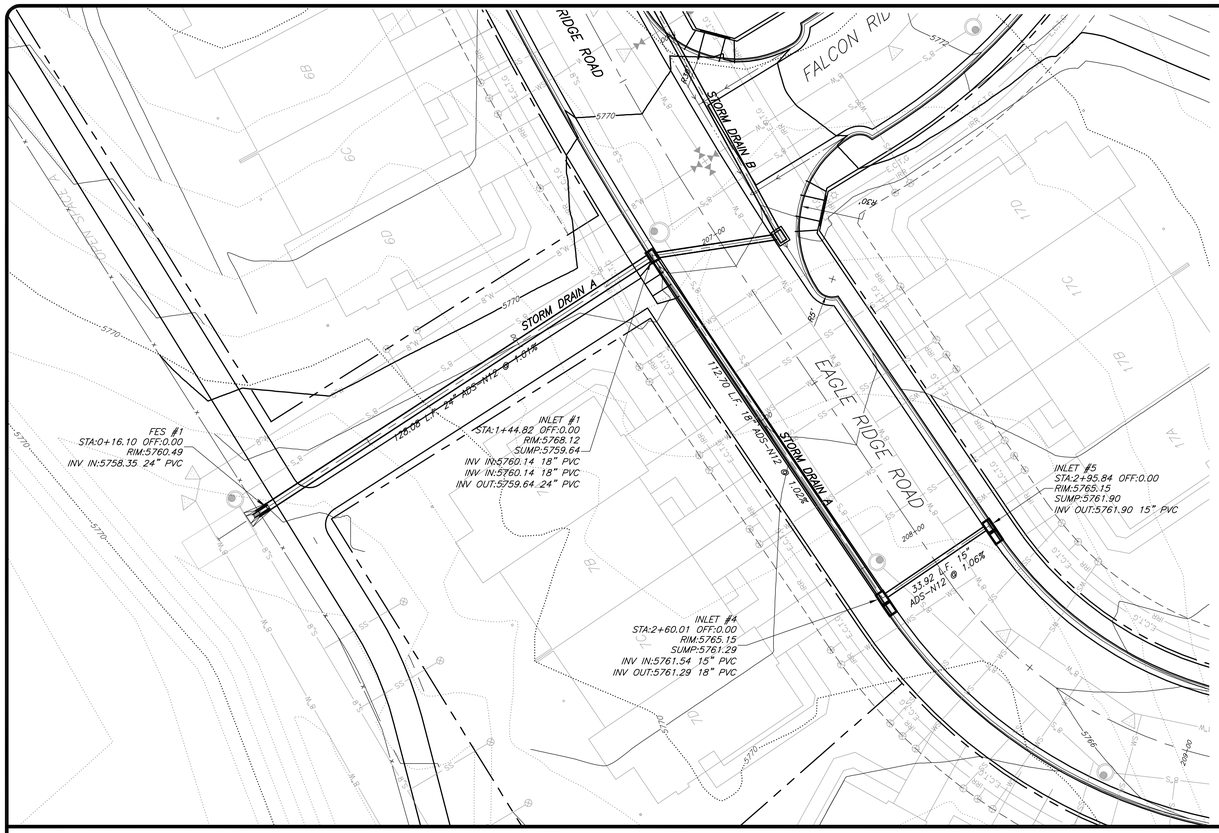

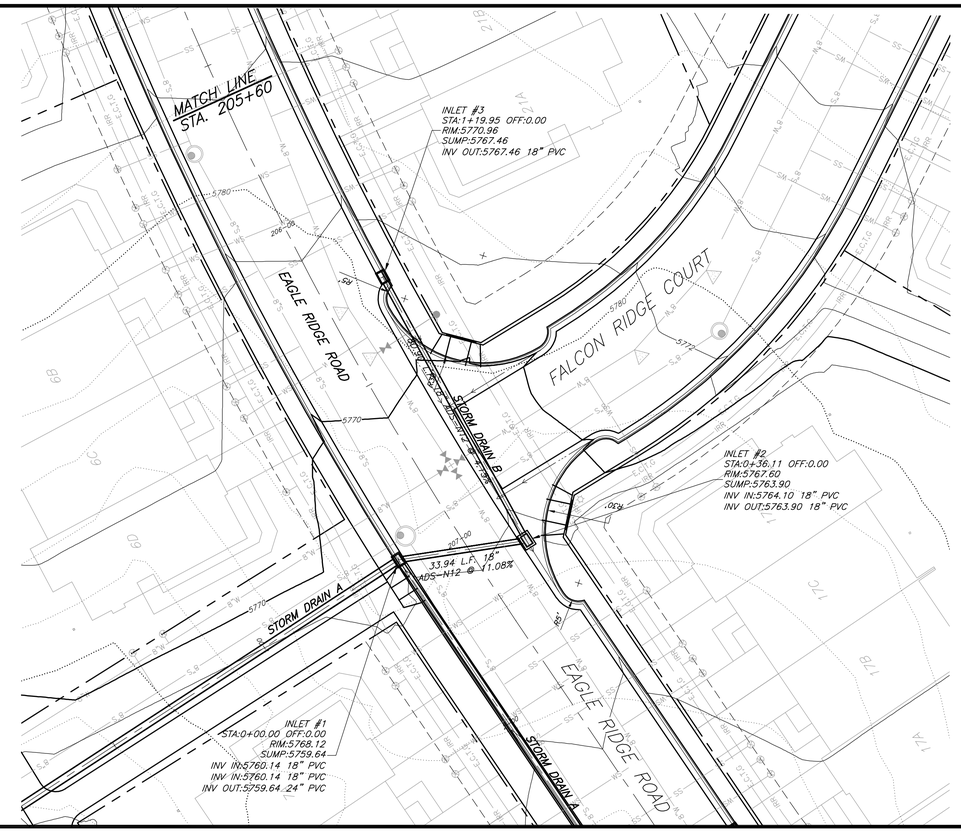

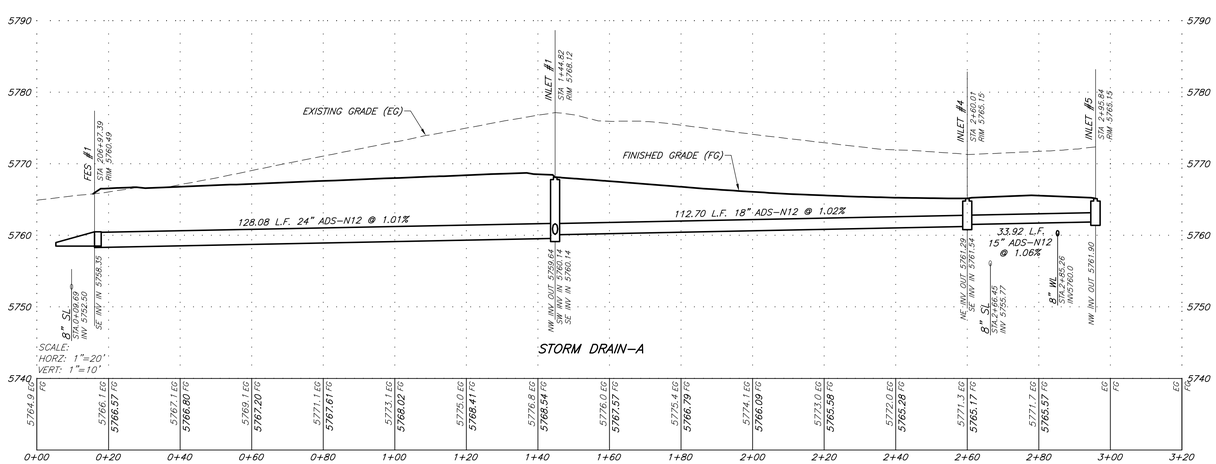

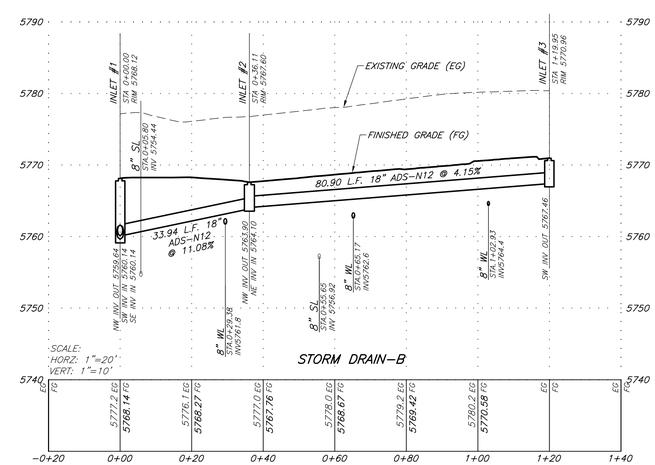

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

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Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
DC:	DJC
PE:	
File:	CVR17-StormDrainP&P

Title:

Storm Drain Plan and Profile

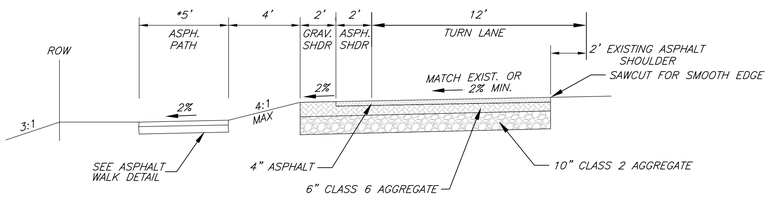
Dwg No.

35

Of: ----

X:\2000\2000-109\029Rv17-Elmore\H-Dwg\Civil\PS-SheetSet\CVR17-StormDrainP&P.dwg Plotted: 3/12/2020 10:15 AM By: Frances Brickweider

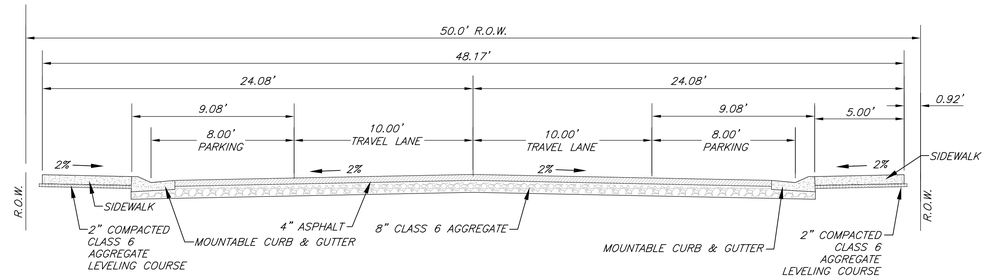
*SEE PLAN VIEW FOR LOCATION OF ASPHALT WALK.



(NOTE: THESE DEPTHS ARE MINIMUM, MATCH EXISTING CROSS SECTION OF ROAD)

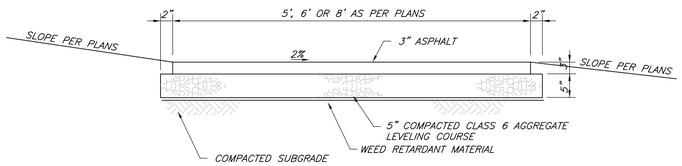
CASTLE VALLEY BLVD.–TURN LANE WIDENING

SCALE: 1" = 4'–0"



EAGLE RIDGE DRIVE & FALCON RIDGE CT. 10.0' TRAVEL LANES W/ PARKING

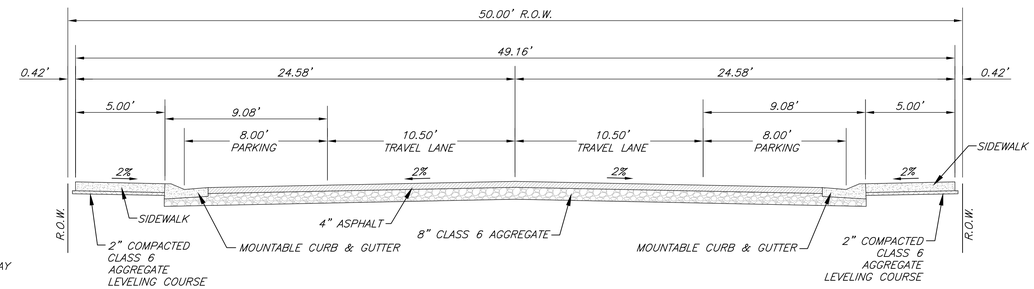
SCALE: 1" = 4'–0"



NOTE: SOILS ENGINEER TO APPROVE SUBBASE BEFORE INSTALLATION OF CLASS 6 AGGREGATE AND ASPHALT.

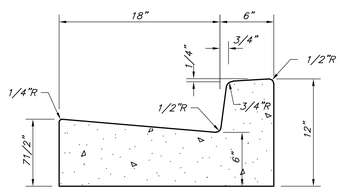
ASPHALT WALK

NOT TO SCALE



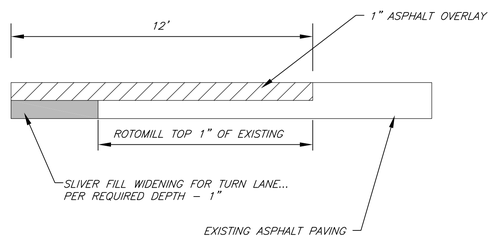
BEAR CANYON DRIVE 10.5' TRAVEL LANES W/ PARKING

SCALE: 1" = 4'–0"



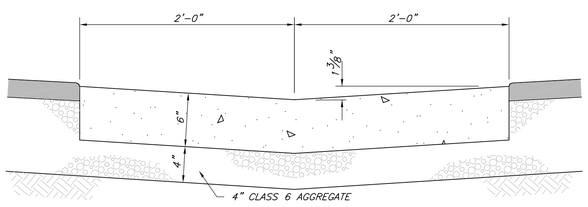
STANDARD 24" CURB & GUTTER

SCALE: 1 1/2"= 1'–0"



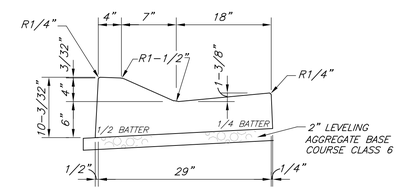
ROTOMILL DETAIL

NOT TO SCALE



VALLEY PAN DETAIL

SCALE: 1 1/2"= 1'–0"

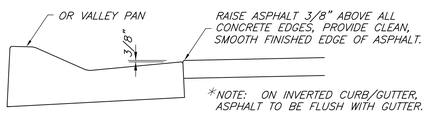


THIS MOLD IS BUILT WITH 1/4" PER FOOT SLOPE ON TOP OF CURB (SAME AS MONOLITHIC MOLD 66–2633M).

CURB JOINT: CONTRACTION = 8'–0"
INTERVALS: EXPANSION = 100'–0"

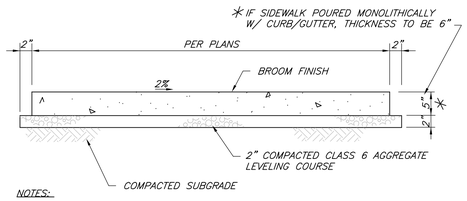
MOUNTABLE CURB & GUTTER

SCALE: 1" = 1'–0



TYP. ASPHALT/CONCRETE CONNECTION

SCALE: 1" = 1'–0

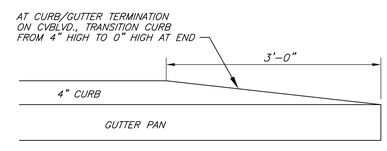


NOTES:

1) DUMMY JOINTS: 1" DEEP BY 1/8" – 1/4" WIDTH AT INTERVALS EQUAL TO SIDEWALK WIDTH.
2) USE 1/4" RADIUS ON ALL EDGES.
3) CURE FOR 72 HOURS USING CURING COMPOUND, PLASTIC COVERING OR MOISTURE.
4) USE 3750 PSI CONCRETE WITH FIBERMESH ADDITIVE AT 1–1/2 LBS./C.Y. MAXIMUM SLUMP 4".

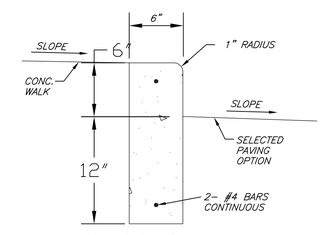
CONCRETE SIDEWALK

NOT TO SCALE



CURB/GUTTER TERMINATION DETAIL

NOT TO SCALE



CURB DETAIL

SCALE: 1 1/2"= 1'–0"

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

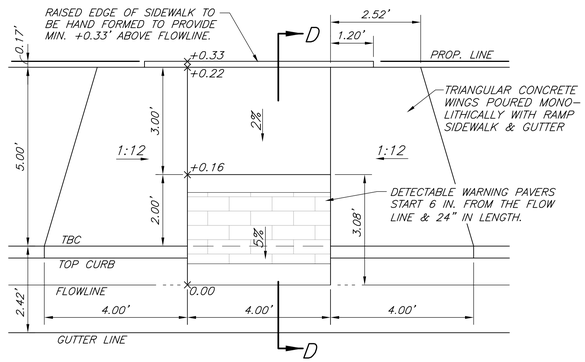
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-RoadDets

Title: Roadway Details

Dwg No. 36

Of: ----

X:\2000\2000-109\029\p17-Elmore's\Engr\Civil\PS-Sheetset\CVR17-RoadDetails.dwg Plotted 2/12/2020 10:35 AM By: Frances Buckwalder

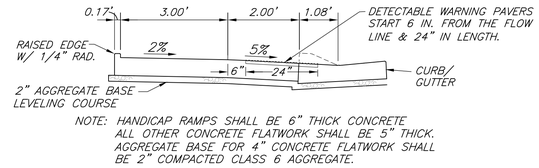


HANDICAP RAMP STRAIGHT SECTION @ 5' SIDEWALK

SCALE: 1"= 2'

NOTES:

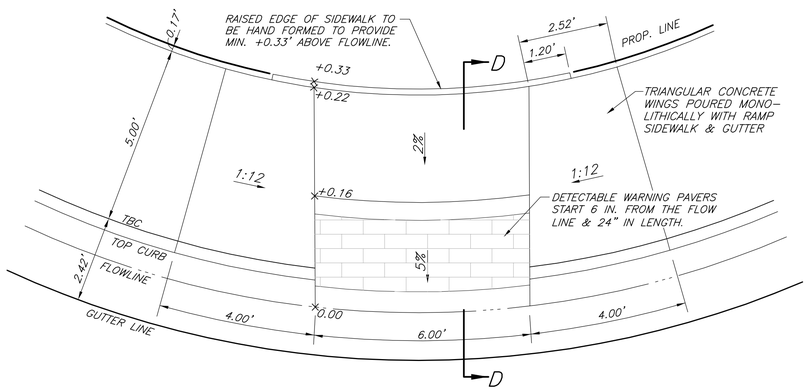
1. DIMENSIONS MAY BE ALTERED TO AVOID OBSTRUCTIONS WITH ENGINEER'S APPROVAL.
2. SURFACE OF RAMP TO HAVE COARSE BROOM FINISH.
3. TRUNCATED DOME SYSTEM: ENGINEERED PLASTIC INC. 1-800-682-2525, OR EQUAL



NOTE: HANDICAP RAMPS SHALL BE 6" THICK CONCRETE ALL OTHER CONCRETE FLATWORK SHALL BE 5" THICK. AGGREGATE BASE FOR 4" CONCRETE FLATWORK SHALL BE 2" COMPACTED CLASS 6 AGGREGATE.

SECTION D-D

SCALE: 1"= 2'



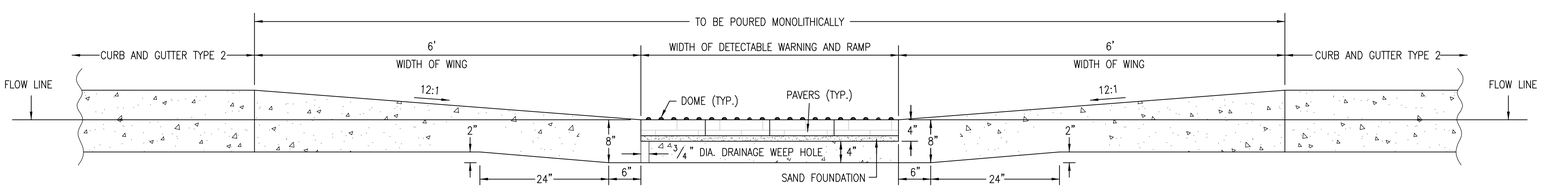
HANDICAP RAMP CURVED SECTION & 5' SIDEWALK

SCALE: 1"= 2'

GENERAL NOTES

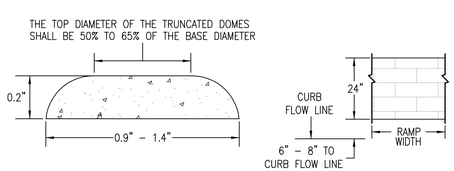
1. THE DETECTABLE WARNINGS SHALL BE INSTALLED AT SIDEWALK/STREET TRANSITIONS. THEY SHALL BE MADE IN PAVER FORM WITH A TRUNCATED DOME SURFACE. THE DOMES SHALL BE PLACED IN A SQUARE GRID, ALIGNED IN THE DIRECTION OF TRAVEL.
2. THE TOP OF THE DRAINAGE WEEP HOLE SHALL BE LOCATED AT THE LOWEST POINT OF THE DETECTABLE WARNING WELL.
3. ALL DETECTABLE WARNING AREAS SHALL START 6 INCHES FROM THE FLOW LINE OF THE CURB, AND BE 24 INCHES IN DEPTH, AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.
4. THE DETECTABLE WARNING AREA SHALL BE INCLUDED IN THE COST OF THE CONCRETE CURB RAMP.

DETECTABLE WARNING PAVERS WITH A TRUNCATED BRICK SURFACE.



FRONT SECTION VIEW OF DETECTABLE WARNING, WELL, CURB, AND GUTTER

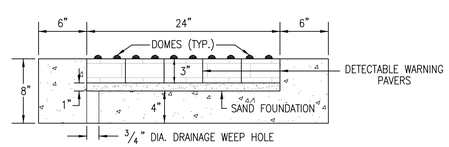
NOT TO SCALE



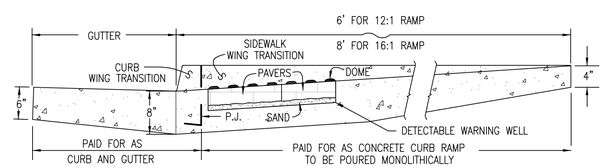
ELEVATION VIEW

PLAN VIEW

DOME AND DETECTABLE WARNING DETAILS

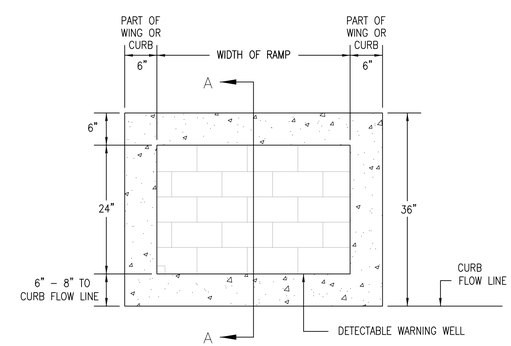


SECTION A-A



SIDE SECTION VIEW OF DETECTABLE WARNING, WELL, CURB, AND GUTTER

P.J. = PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BY 18 IN. BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING.



PLAN VIEW OF DETECTABLE WARNING AND WELL

(PAVERS NOT DRAWN TO SCALE)

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

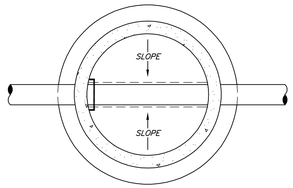
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	; PE: DJC
File:	CVR17-SideWlkDet

Title: Sidewalk Details

Dwg No. 37

Of: ----

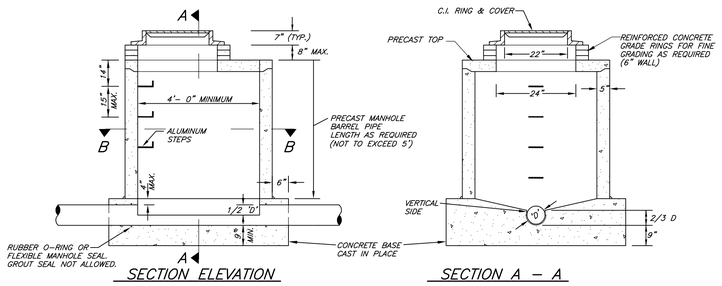
X:\2000\2000-109\029Pa17-Encore\H-Dwgs\Civil\PS-Sheets\Sh\CVR17-SidewlkDet.dwg Plotted: 2/12/2020 10:35 AM By: Frances Blackwelder



SECTION B – B

NOTES:

1. All bases shall be cast in place or precast concrete; use #4 rebar on 12" c–c both ways in poured bases.
2. Joint to be located on each side of all manholes, maximum of 24" from inside face.
3. Where available from pipe manufacturer, use expandable water stop or special sleeve as per manufacturer's specifications.
4. Stops to be located on side of bench or over upstream pipe.
5. Use Rub–R–Nek preformed gasket (2 layers) or grout in place between all bottom section, barrel sections, concrete grade rings, and top castings.
6. Backfill within 24" of manhole: Class 6 aggregate or native materials with less than 3" size.
7. Precast rings or metal riser ring course shall be utilized where required with 2 courses minimum and 12 courses maximum (2 minimum, 12" maximum height).
8. Grade adjustment as follows: Greater than, or equal to, 1 foot, concrete barrel sections; less than 1 foot, concrete or metal grade rings.
9. Finish grade as follows: With asphalt or concrete pavements flush; with base course surface or dirt/topsoil –3" below grade.

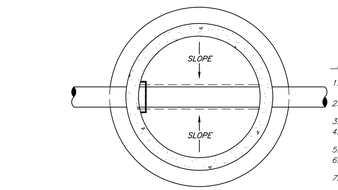


SECTION ELEVATION

SECTION A – A

SHALLOW MANHOLE DETAIL

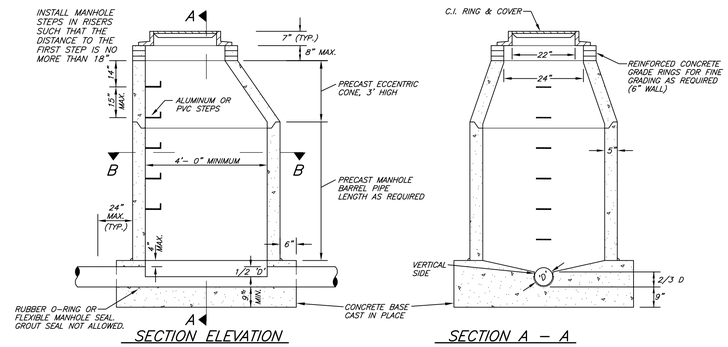
N.T.S.



SECTION B – B

NOTES:

1. All bases shall be cast in place or precast concrete; use #4 rebar on 12" c–c both ways in poured bases.
2. Where available from pipe manufacturer, use expandable water stop or special sleeve as per manufacturer's specifications.
3. Stops to be located on side of bench or over upstream pipe.
4. Use Rub–R–Nek preformed gasket (2 layers) or grout in place between all bottom section, barrel sections, concrete grade rings, and top castings.
5. Backfill within 24" of manhole: Class 6 aggregate or native materials with less than 3" size.
6. Precast rings or metal riser ring course shall be utilized where required with 2 courses minimum and 12 courses maximum (2 minimum, 12" maximum height).
7. Grade adjustment as follows: Greater than, or equal to, 1 foot, concrete barrel sections; less than 1 foot, concrete or metal grade rings.
8. Finish grade as follows: With asphalt or concrete pavements flush; with base course surface or dirt/topsoil –3" below grade.

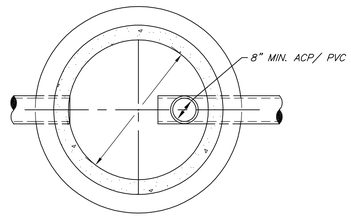


SECTION ELEVATION

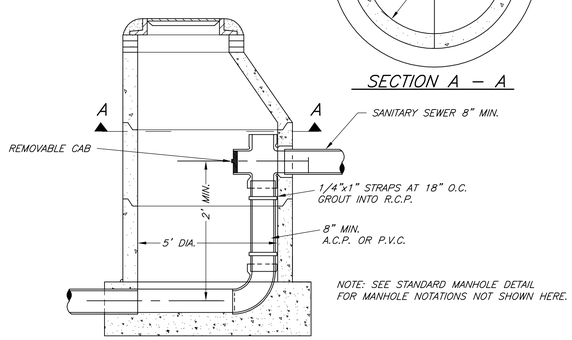
SECTION A – A

STANDARD MANHOLE DETAIL

N.T.S.

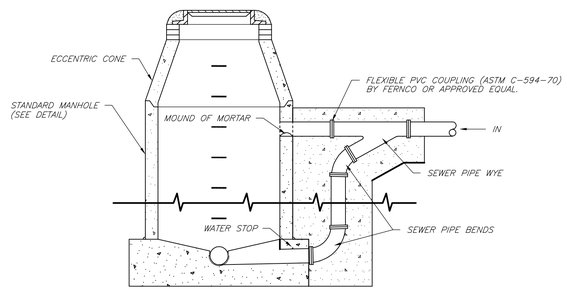


SECTION A – A

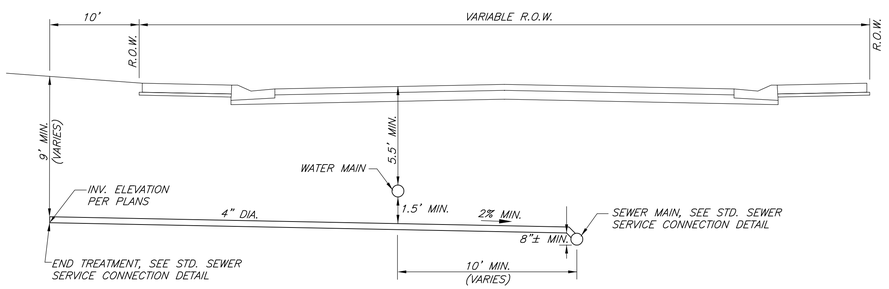


DROP CONNECTION TO STANDARD MANHOLE

NO SCALE

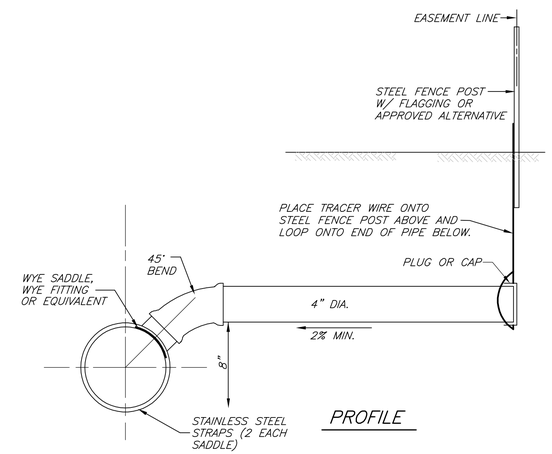


DROP CONNECTION TO STANDARD MANHOLE



SEWER SERVICE PASSING UNDER WATER MAIN

SCALE: 1"= 4'



PROFILE

1) IN–LINE WYE FOR NEW CONSTRUCTION.
2) WYE SADDLE FOR OTHER SERVICES.
3) BACKFILL UNDER WYE TO BE SCREENED ROCK OR CLASS 6 AGGREGATE, 95% COMPACTION DENSITY PER ASTM D–698.
4) MINIMUM COVER – 5 FEET.

STANDARD SEWER SERVICE CONNECTION DETAIL

N.T.S.

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

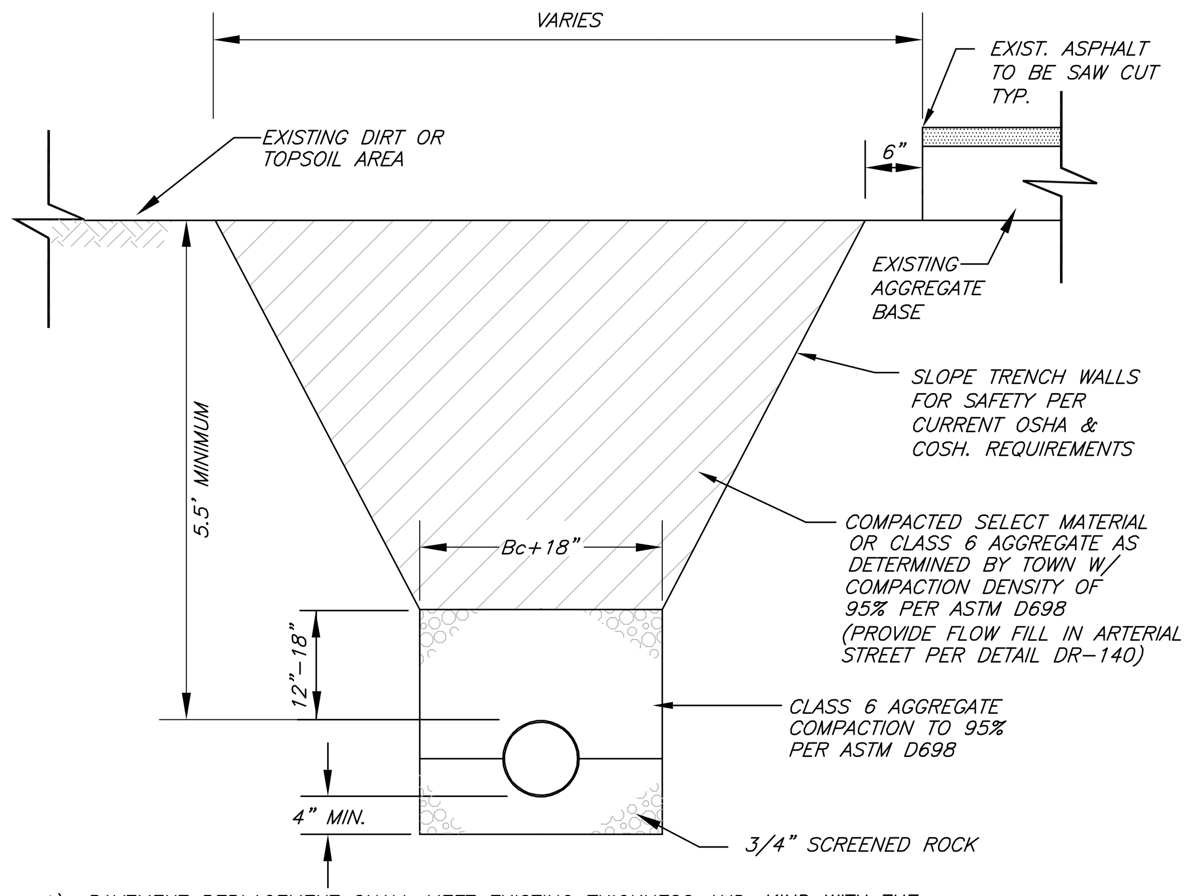
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-UtilityDet

Title: Sanitary Sewer Details

Dwg No. 38

Of: ----

X:\2000\2000-109\029PA17-Elmore's H-Dwgs\Civil\PS-Sheetset\CVR17-UtilityDet.dwg Plotted 2/12/2020 10:35 AM By Frances Blackwelder



1) PAVEMENT REPLACEMENT SHALL MEET EXISTING THICKNESS AND KIND WITH THE FOLLOWING MINIMUMS: ASPHALT SURFACING = 3" MIN., AGGREGATE BASE COURSE = 8" MIN.

2) FOR UNPAVED SURFACES, BASE COURSE REPLACEMENT SHALL MEET EXISTING THICKNESS WITH THE FOLLOWING MINIMUMS: AGGREGATE BASE COURSE = 12" MIN.

3) DIRT / TOPSOIL PLACEMENT SHALL MEEET EXISTING THICKNESS AND KIND WITH THE FOLLOWING MINIMUMS: 4" TOPSOIL.

4) SELECT MATERIAL AS FOLLOWS: 6" MAXIMUM SIZE IN TOP 12" OF BACKFILL
12" MAXIMUM SIZE IN REMAINDER OF BACKFILL

5) PROVIDE TRACER WIRE TAPED TO THE TOP OF PIPE FOR PVC INSTALLATIONS. (TYPE OF TAPE TO BE APPROVED BY THE TOWN.)

6) PROVIDE POLYETHYLENE WRAP AROUND DUCTILE IRON PIPE INSTALLATIONS. USE A MINIMUM OF 12" LAPS WITH THE POLYETHYLENE WRAP. TAPE WRAP WITH TOWN APPROVED TAPE AT 3'-0" O.C.

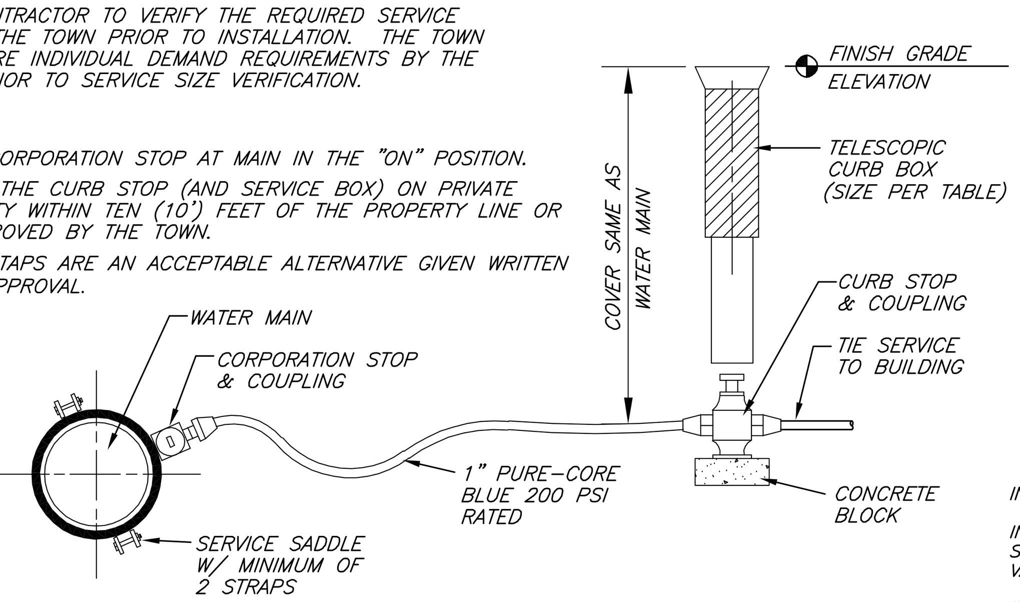
7) DETAIL ABOVE FOR "DRY TRENCH" CONDITIONS. FOR UNSTABLE OR "WET TRENCH" CONDITIONS PROVIDE A MINIMUM OF 4" OF 1 1/2" SCREENED ROCK UNDER BEDDING MATERIAL WITH FILTER FABRIC PLACED BELOW AND ABOVE THE SCREENED ROCK.

TRENCH CROSS SECTION

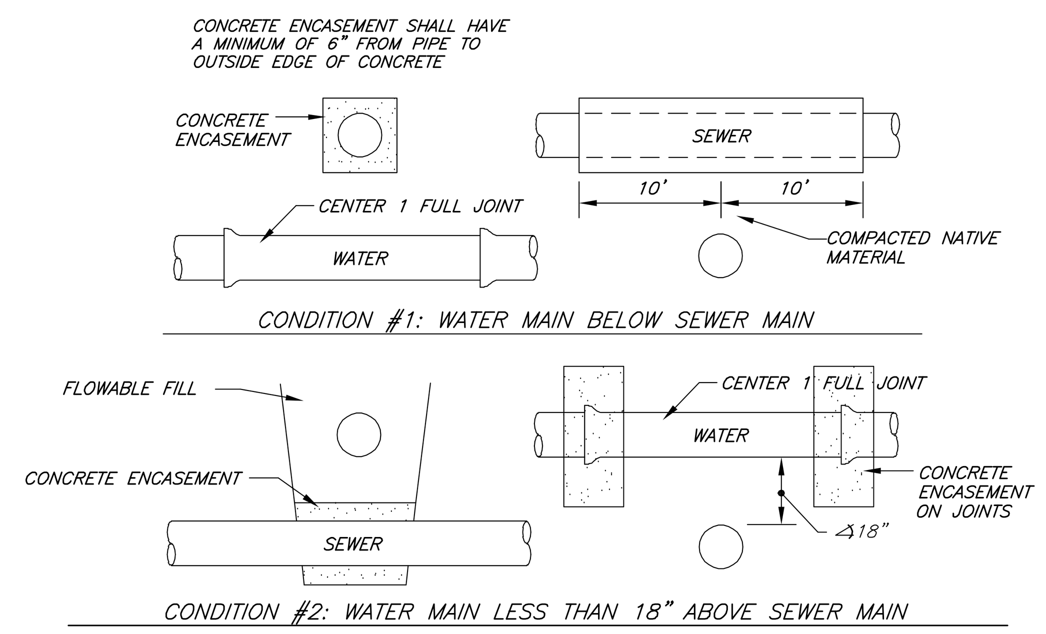
SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	3"

NOTE: CONTRACTOR TO VERIFY THE REQUIRED SERVICE SIZE WITH THE TOWN PRIOR TO INSTALLATION. THE TOWN WILL REQUIRE INDIVIDUAL DEMAND REQUIREMENTS BY THE SERVICE PRIOR TO SERVICE SIZE VERIFICATION.

NOTES:
1. LEAVE CORPORATION STOP AT MAIN IN THE "ON" POSITION.
2. LOCATE THE CURB STOP (AND SERVICE BOX) ON PRIVATE PROPERTY WITHIN TEN (10') FEET OF THE PROPERTY LINE OR AS APPROVED BY THE TOWN.
3. DIRECT TAPS ARE AN ACCEPTABLE ALTERNATIVE GIVEN WRITTEN TOWN APPROVAL.

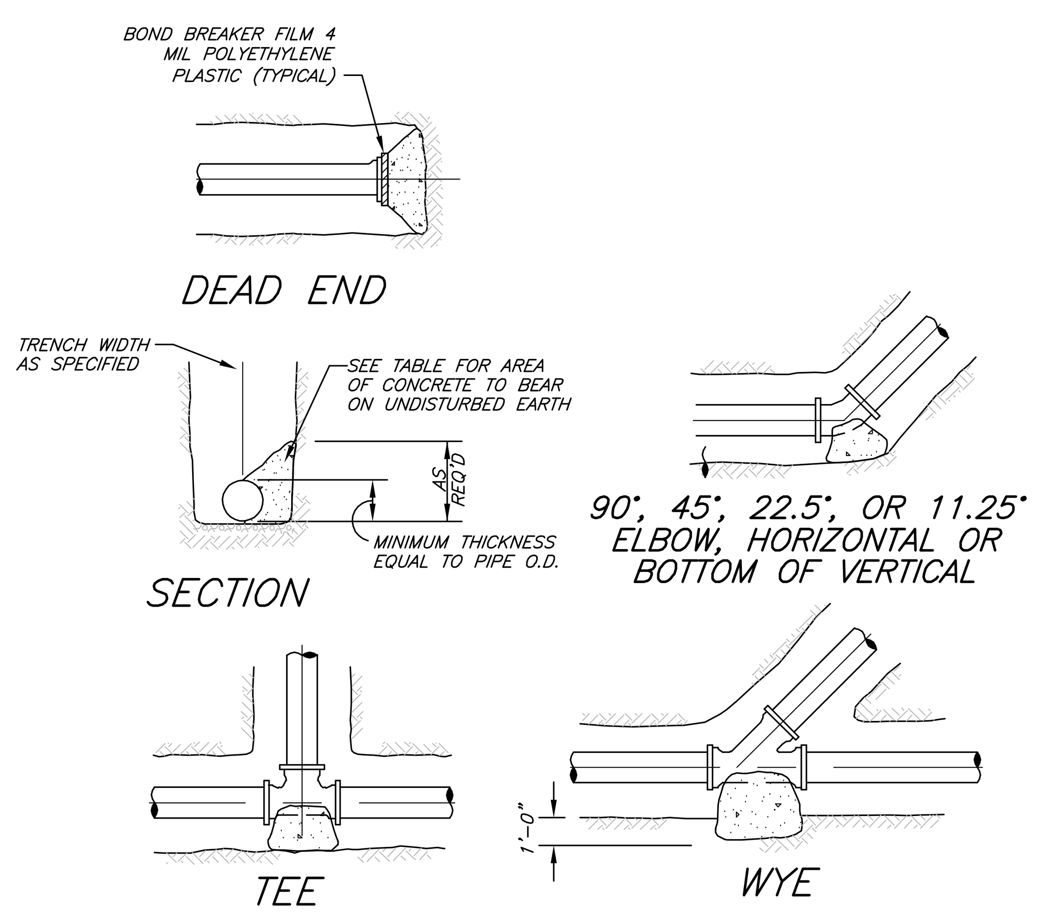


TYP. WATER SERVICE DETAIL



1) SEWER/WATER LINE TO BE CONSTRUCTED OF ONE JOINT (18' MINIMUM) OF C-900 PVC, DR-18 PIPE, CENTERED ON SEWER/WATER LINE FOR PERPENDICULAR CROSSING. FOR SKEW CROSSINGS, USE C-900 PIPE UNTIL HORIZONTAL SEPARATION EXCEEDS 10'.

WATER / SEWER CROSSING



SCALE: 3/4"= 1'-0'

SIZE (INCHES)	ELBOWS 90° (SQ. FT.)	ELBOWS 45° (SQ. FT.)	ELBOWS 22.5° (SQ. FT.)	ELBOWS 11.25° (SQ. FT.)	TEES & DEAD ENDS
4	1.8	1.0	0.5	0	1.3
6	4.0	2.2	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.4	15.3	8.0	4.0	20.0
18	36.0	19.4	10.0	5.0	25.4

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

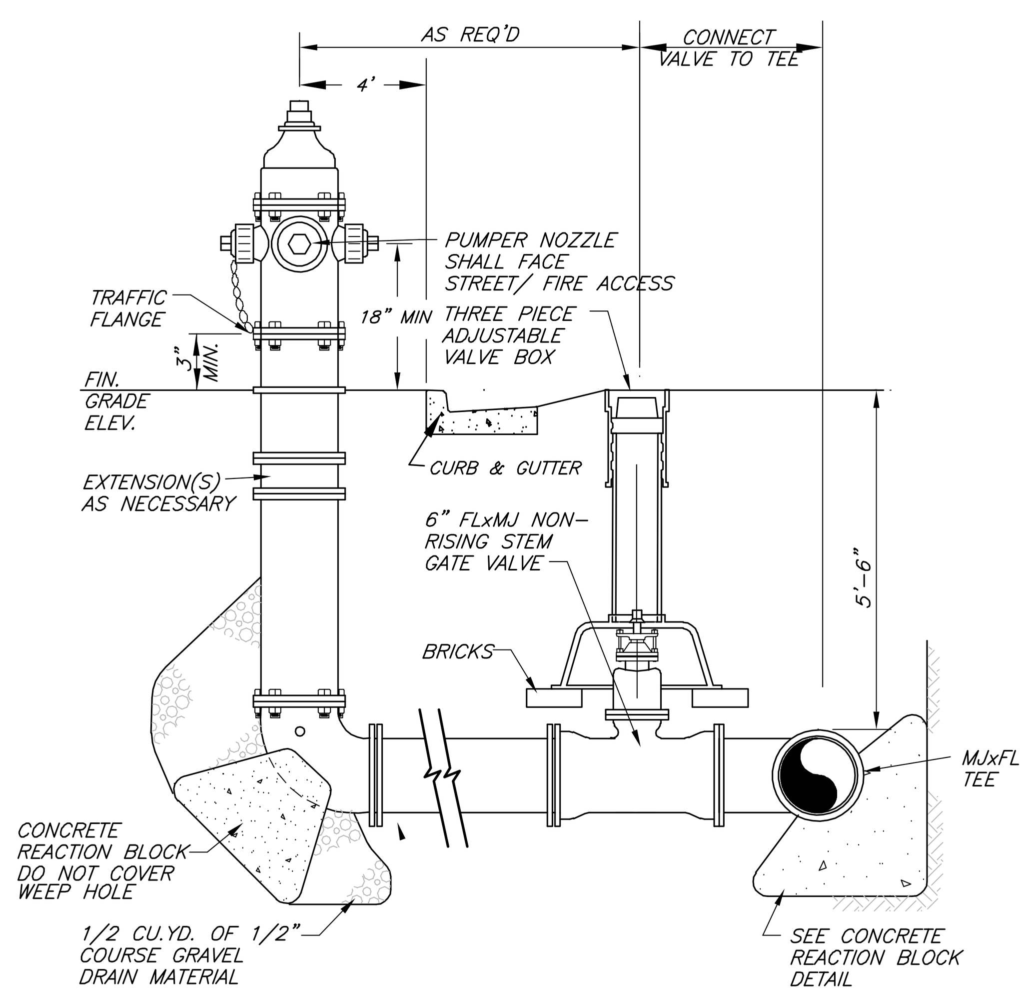
F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS. PER SQ. FT.

INSTALLATION OF THRUST BLOCKS ARE NOT ALLOWED FOR CONDITIONS OUTSIDE OF THOSE LISTED UNTIL SUBMITTAL OF CALCULATIONS FOR THE CORRECTION FACTOR ARE SUBMITTED TO AND REVIEWED BY THE TOWN AND WRITTEN APPROVAL BY THE TOWN IS GIVEN.

PROVIDE BOND BREAKER FILM 4 MIL. POLYETHYLENE PLASTIC AT ALL CONDITIONS SHOWN BETWEEN PIPE AND CONCRETE.

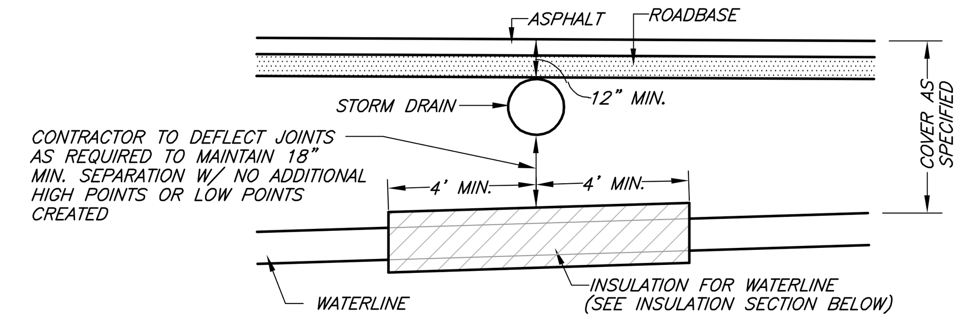
TABLE OF BEARING AREAS IN SQ. FT.

TYP. CONCRETE REACTION BLOCK DETAILS



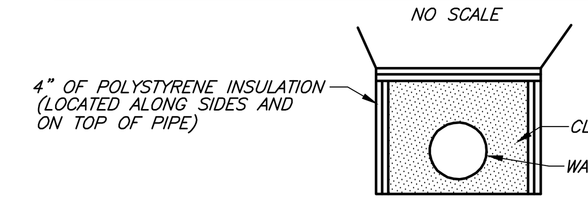
NOTES:
1) ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED MECHANICALLY.
2) HYDRANT, VALVE AND FITTINGS TO BE 250 P.S.I. RATED.
3) POLYETHYENE WRAP SHALL COVER D.I.P. ASSEMBLY FROM HYDRANT BASE TO WATER MAIN.
4) ALL HYDRANT LEAD PIPING TO BE 6" D.I.P.
5) CENTERLINE OF HYDRANT TO BE 4'-0" FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6) FOR FIRE HYDRANTS ON END OF WATER LINE.
7) CARE SHOULD BE TAKEN TO ASSURE THAT WEEP HOLE REMAINS FREE DRAINING.

FIRE HYDRANT ASSEMBLY INSTALLATION DETAIL



ELEVATION WATERLINE/CULVERT CROSSING

NO SCALE



NOTE: AS DRAWN, THE INSULATION DETAIL ADDRESSES CULVERT CROSSINGS. PROVIDE THE SAME DETAIL FOR THOSE INSTANCES WHERE THE WATERLINE IS INSTALLED WITH LESS THAN 5.5' OF COVER.

INSULATION SECTION

NO SCALE

INSTALLATION OF OTHER VALVE TYPES:

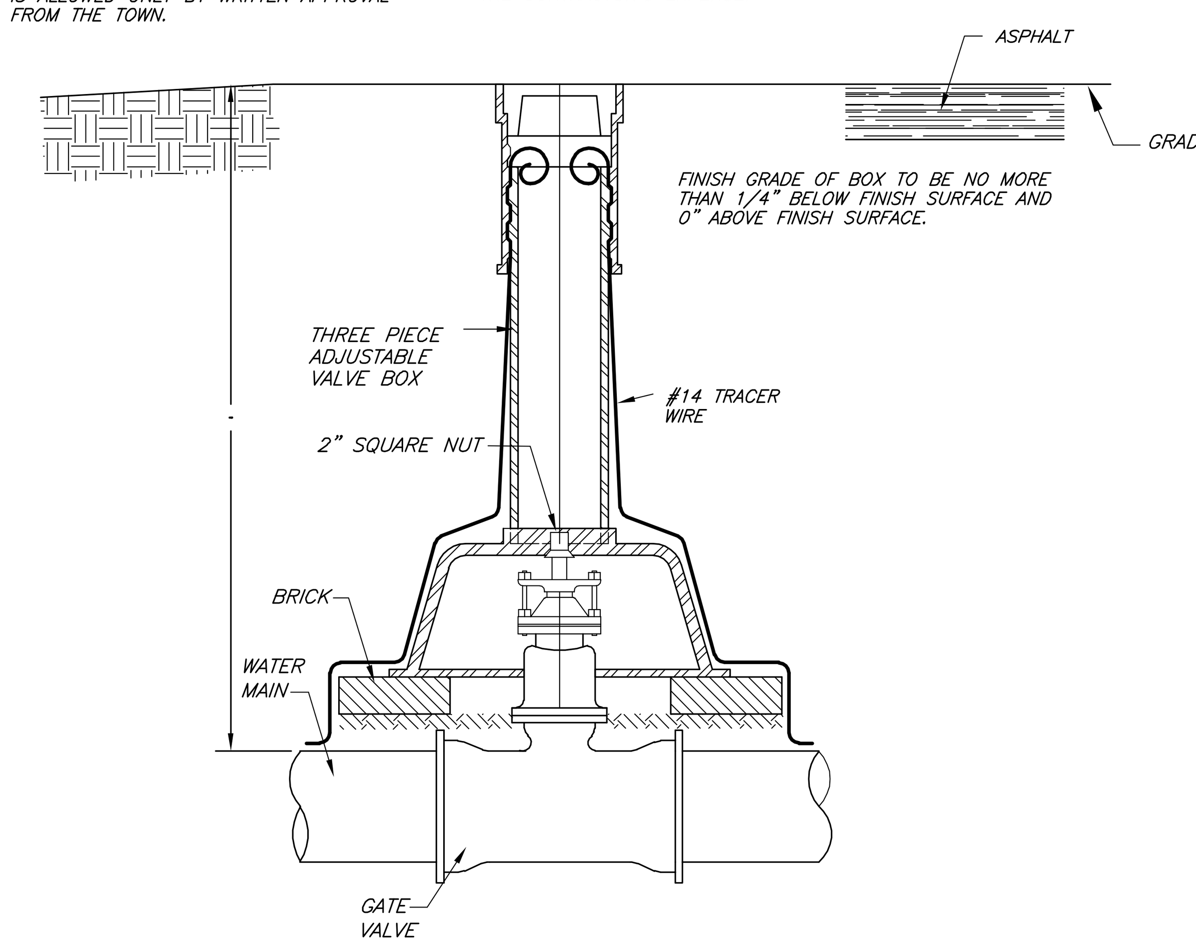
INSTALL OTHER TYPES OF VALVES IN A SIMILAR MANNER AS SHOWN FOR THE GATE VALVE INSTALLATION.

INSTALLATION OF OTHER VALVE TYPES IS ALLOWED ONLY BY WRITTEN APPROVAL FROM THE TOWN.

NOTES:
1. ALL VALVES ADJACENT TO FITTING SHALL BE FLANGE x MJ. FITTING SHALL BE FLANGED NEXT TO VALVE. LINE VALVES TO BE MJ x MJ.
2. DESIGN LOCATIONS OF VALVES ARE OUTSIDE OF CONCRETE CURB/GUTTER AND VALLEY PANS. INSTALLED VALVES WHICH CONFLICT WITH CONCRETE AREAS SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.

NOTE: IN UNPAVED AREAS, PROVIDE A SLIGHT GRADE FOR FINISH GRADE AWAY FROM TOP OF VALVE BOX.

SEE CONCRETE RING NOTE FOR PLACEMENT OF CONCRETE RING IN UNPAVED AREAS.



TYPICAL GATE VALVE

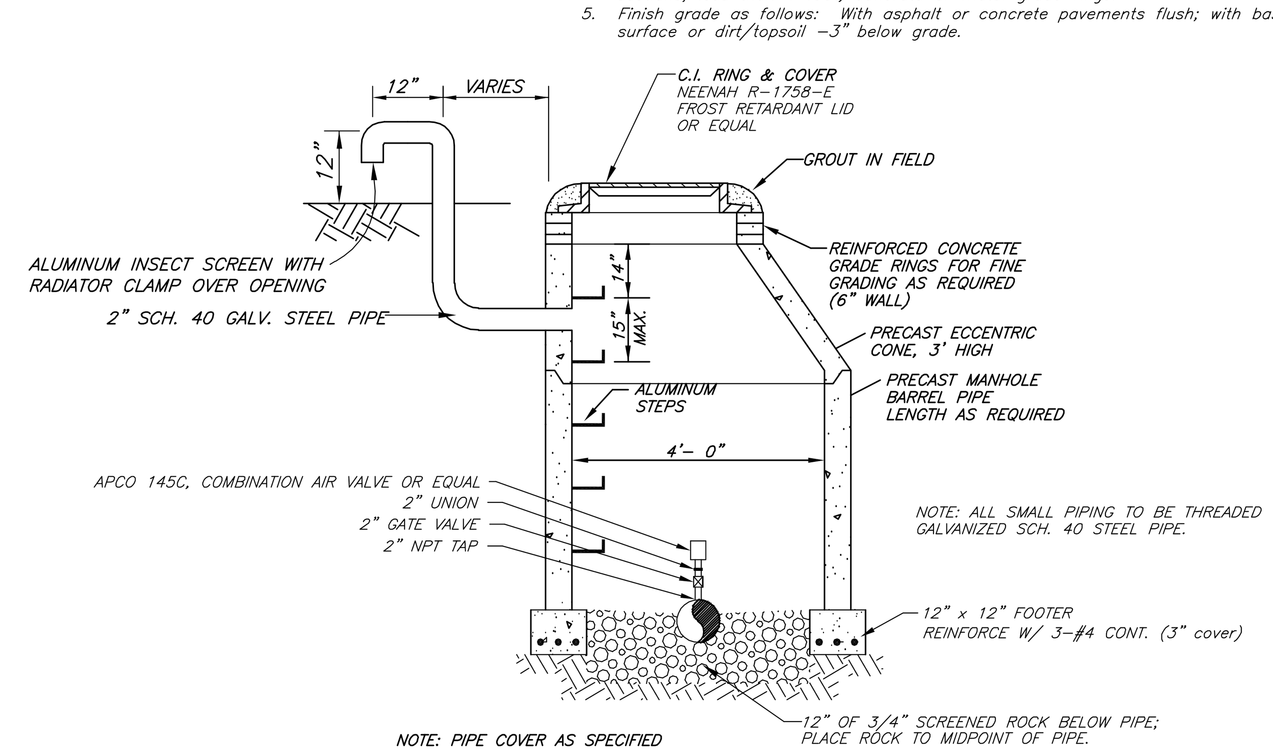
N.T.S.

WATERLINE GENERAL NOTES:

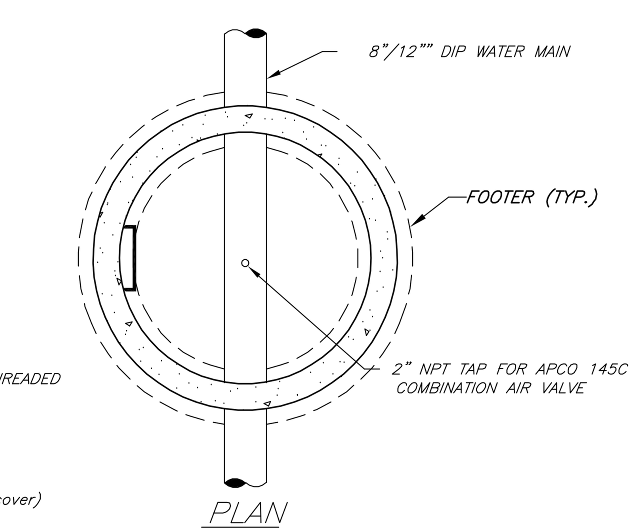
1. CONTRACTOR TO ENSURE VALVES AND BOXES ARE LOCATED OUT OF CONCRETE CURB AND GUTTER, FILLETS AND VALLEY PANS.
2. WATERLINE TO BE INSULATED AT ALL DRAINAGE PIPE CROSSINGS OR WHERE COVER IS LESS THAN 5'-6" AS SHOWN ON THE "UTILITY DETAIL SHEET".
3. HYDRANTS TO BE LOCATED 3.5' MIN. IN BACK OF CURB OR AS APPROVED BY THE ENGINEER IF A CONFLICT OCCURS WITH LANDSCAPING, MISC. UTILITIES, ETC.

MANHOLE CONSTRUCTION NOTES:

1. Use Rub-R-Nek preformed gasket (2 layers) or grout in place between all bottom section, barrel sections, concrete grade rings, and top castings.
2. Backfill within 24" of manhole: Class 2 aggregate or native materials with less than 3" size.
3. Precast rings or metal riser ring course shall be utilized where required with 2 courses minimum and 12 courses maximum (2 minimum, 12" maximum height).
4. Grade adjustment as follows: Greater than, or equal to, 1 foot, concrete barrel sections; less than 1 foot, concrete or metal grade rings.
5. Finish grade as follows: With asphalt or concrete pavements flush; with base course surface or dirt/topsoil -3" below grade.



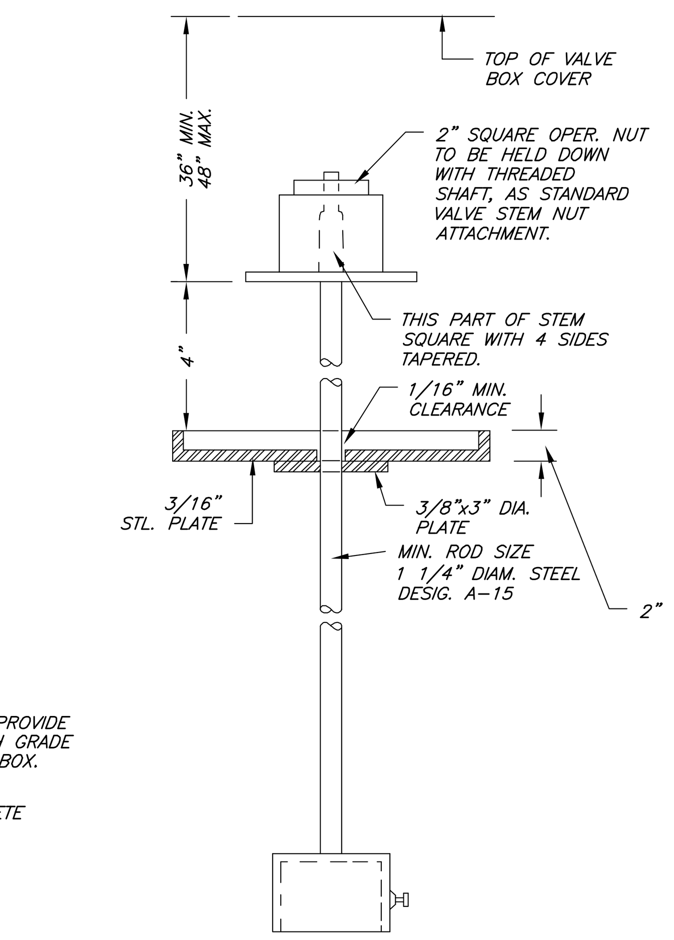
NOTE: ALL SMALL PIPING TO BE THREADED GALVANIZED SCH. 40 STEEL PIPE.



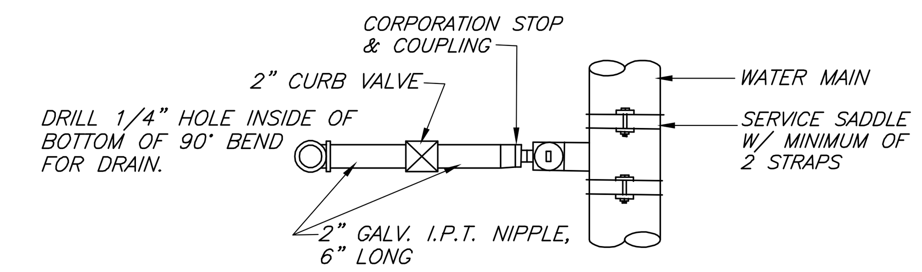
AIR RELEASE VALVE MANHOLE DETAIL

N.T.S.

NOTE: FOR WATERLINE DEPTHS IN EXCESS OF 6', SEE DEEP VALVE SETTING DETAIL.

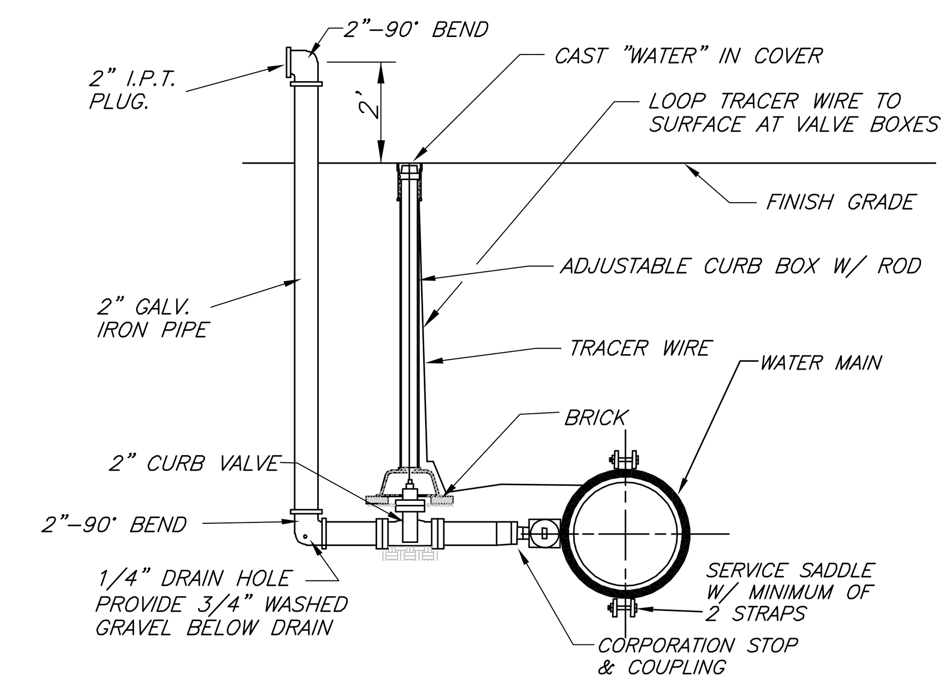


DEEP VALVE SETTING



PLAN OF BLOW-OFF VALVE

NO SCALE



ELEVATION OF BLOW-OFF VALVE

NO SCALE

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

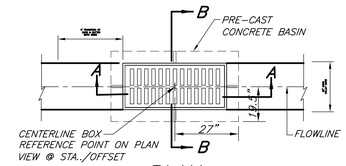
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC: .	PE: DJC
File:	CVR17-UtilityDet

Title: Domestic Water Details

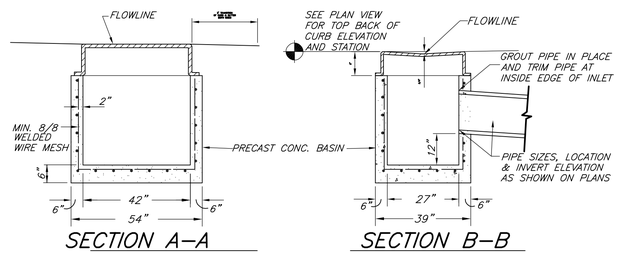
Dwg No. 39

Of : ----

X:\2000\2000-109\029Pa17-Elmore\H-Dwgs\Civil\PS-SheetSet\CVR17-UtilityDet.dwg Plotted: 2/12/2020 10:35 AM By: Frances Blackwelder



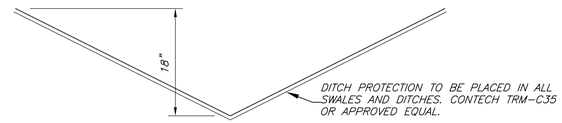
PLAN



SECTION A–A SECTION B–B

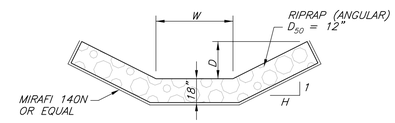
TYPE 2 DRAIN INLET DETAIL

NOT TO SCALE



TYP. DITCH SECTION

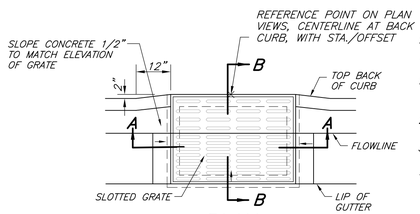
NOT TO SCALE



DITCH PROTECTION TO BE PLACED IN ALL SWALES AND DITCHES OUTSIDE OF UNIT LOT LINES. RIPRAP OR CONTECH TRM-C35 OR APPROVED EQUAL.

RIPRAP OUTLET SWALE

N.T.S.



NOTES:

1) FRAME, GRATE & CURB INLET TO BE NEENAH R-3501-R OR APPROVED EQUAL. SEE BELOW.

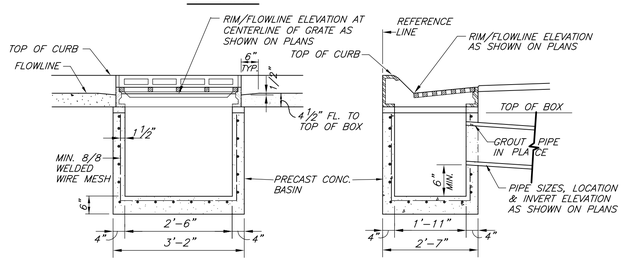
1A) FRAME, GRATE & CURB INLET TO BE NEENAH R-3228-BC OR APPROVED EQUAL FOR DRAIN INLET #17 ONLY.

2) FRAME & GRATE SHALL BE ASPHALT PAINT-DIPPED BY MANUFACTURER.

3) PRECAST CONCRETE ADJUSTMENT RINGS (IF REQUIRED) SHALL BE GROUTED IN PLACE.

4) SET GRATE W/ CONC. LEVELING COURSE TO MATCH LONGITUDINAL SLOPE OF THE ROAD.

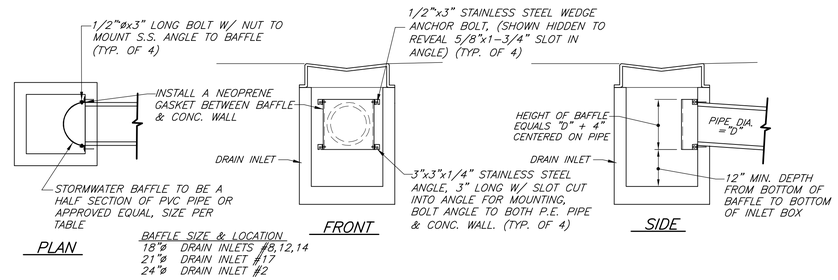
PLAN



SECTION A–A SECTION B–B

DRAIN INLET TYPE 1

NOT TO SCALE

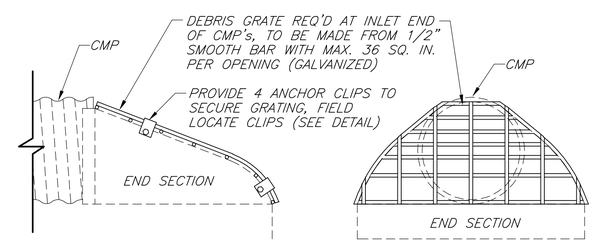


PLAN FRONT SIDE

BAFFLE SIZE & LOCATION	
18"ø	DRAIN INLETS #8,12,14
21"ø	DRAIN INLET #17
24"ø	DRAIN INLET #2

STORMWATER QUALITY INLET DETAIL

NOT TO SCALE



SIDE VIEW END VIEW

DEBRIS GRATE DETAIL

N.T.S.

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

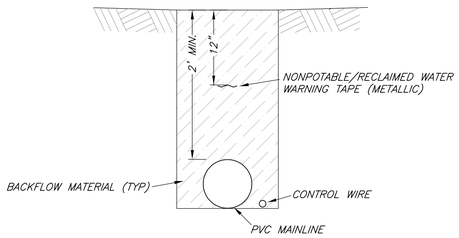
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-UtilityDet

Title: Storm Drain Details

Dwg No. 40

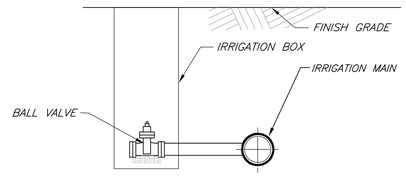
Of: ----

X:\2000\2000-109\029\17-Elmore's\Dwgs\Civil\PS-Sheetset\CVR17-UtilityDet.dwg Plotted: 2/12/2020 10:35 AM By: Frances Buckwalder



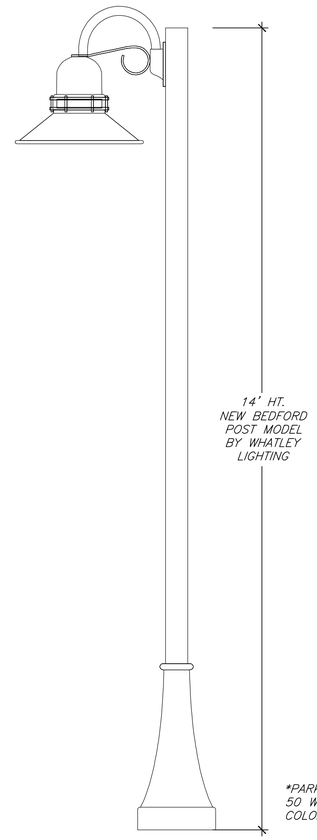
IRRIGATION TRENCH DETAIL

N.T.S.



IRRIGATION SERVICE DETAIL

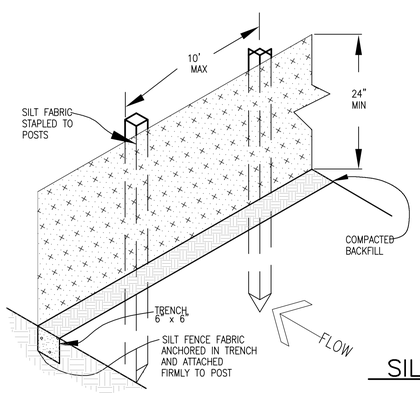
N.T.S.

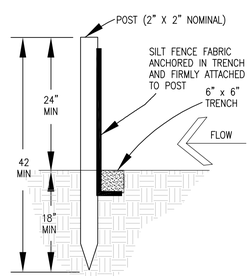


*PARK MODEL 357 BY WHATLEY LIGHTING
50 WATT HIGH PRESSURE SODIUM
COLOR: FEDERAL GREEN

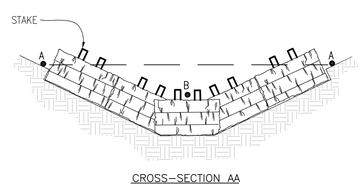
STREET LIGHT DETAIL

NOT TO SCALE



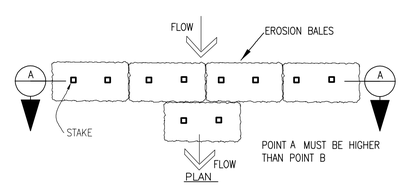


SILT FENCE

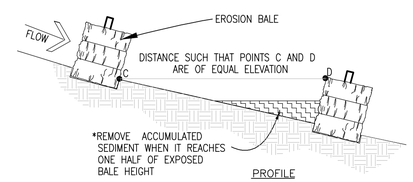


CROSS-SECTION AA

EROSION BALE PLACEMENT IN CHANNELIZED DITCH



PLAN



PROFILE

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set PA 17

Revision	Date	By

Project Milestone: Preliminary Not For Construction

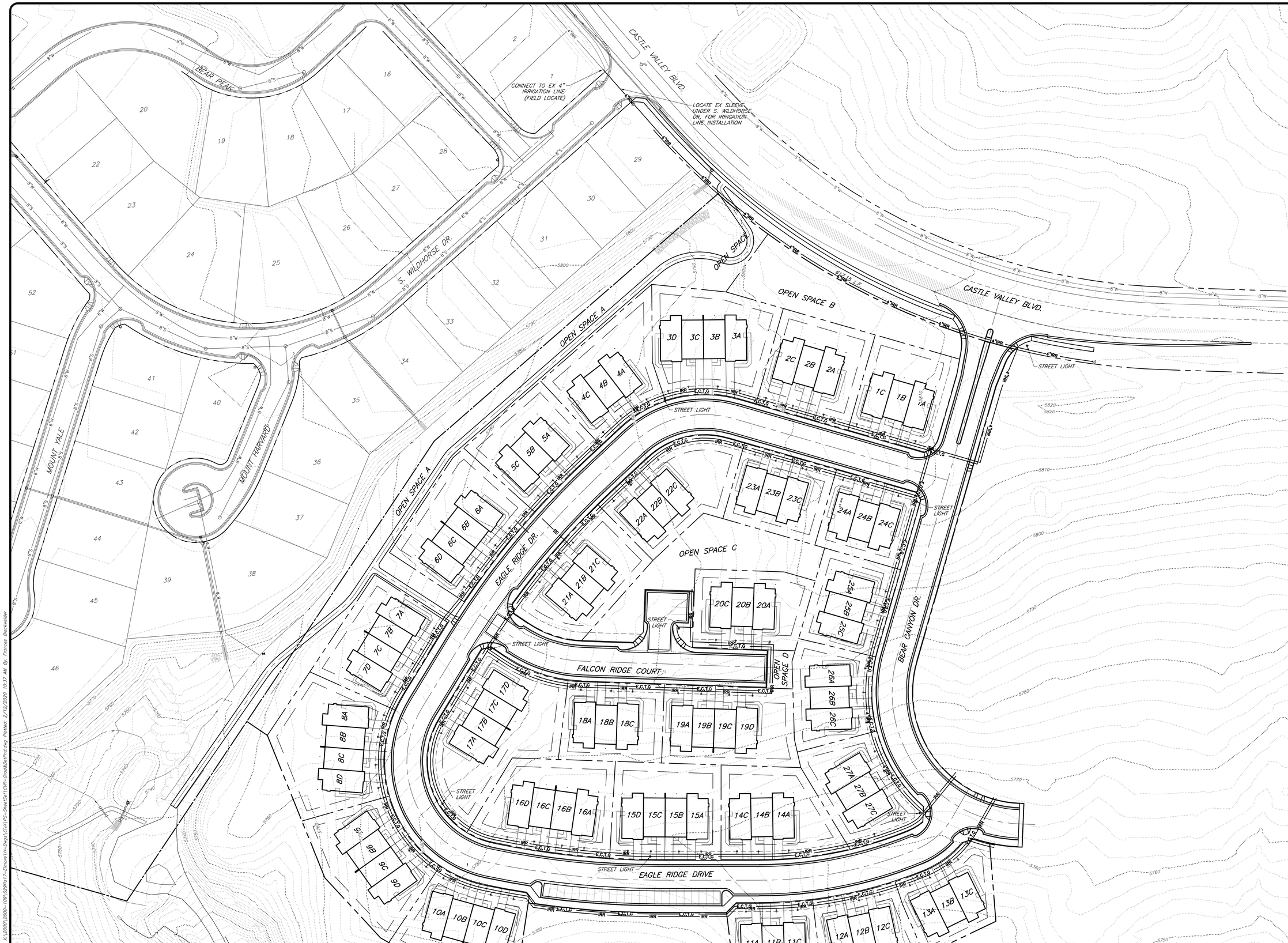
Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-UtilityDet

Title: Irrigation and Erosion Control Details

Dwg No. 41

Of: ----

X:\2000\2000-109\029PA17-Emerald-Dwgs\Civil\PFS-Sheetset\CVR17-UtilityDet.dwg Plotted: 2/12/2020 10:35 AM By: Frances Blackwelder



Graphic Scale

0 25 50 100

In Feet: 1" = 50'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

Project Milestone: Preliminary Not For Construction

2000-109.029
JM
2.12.20
QC: PE: DJC
CVR-Grad&DetPnd

Overall Miscellaneous Utility and Street Light Plan

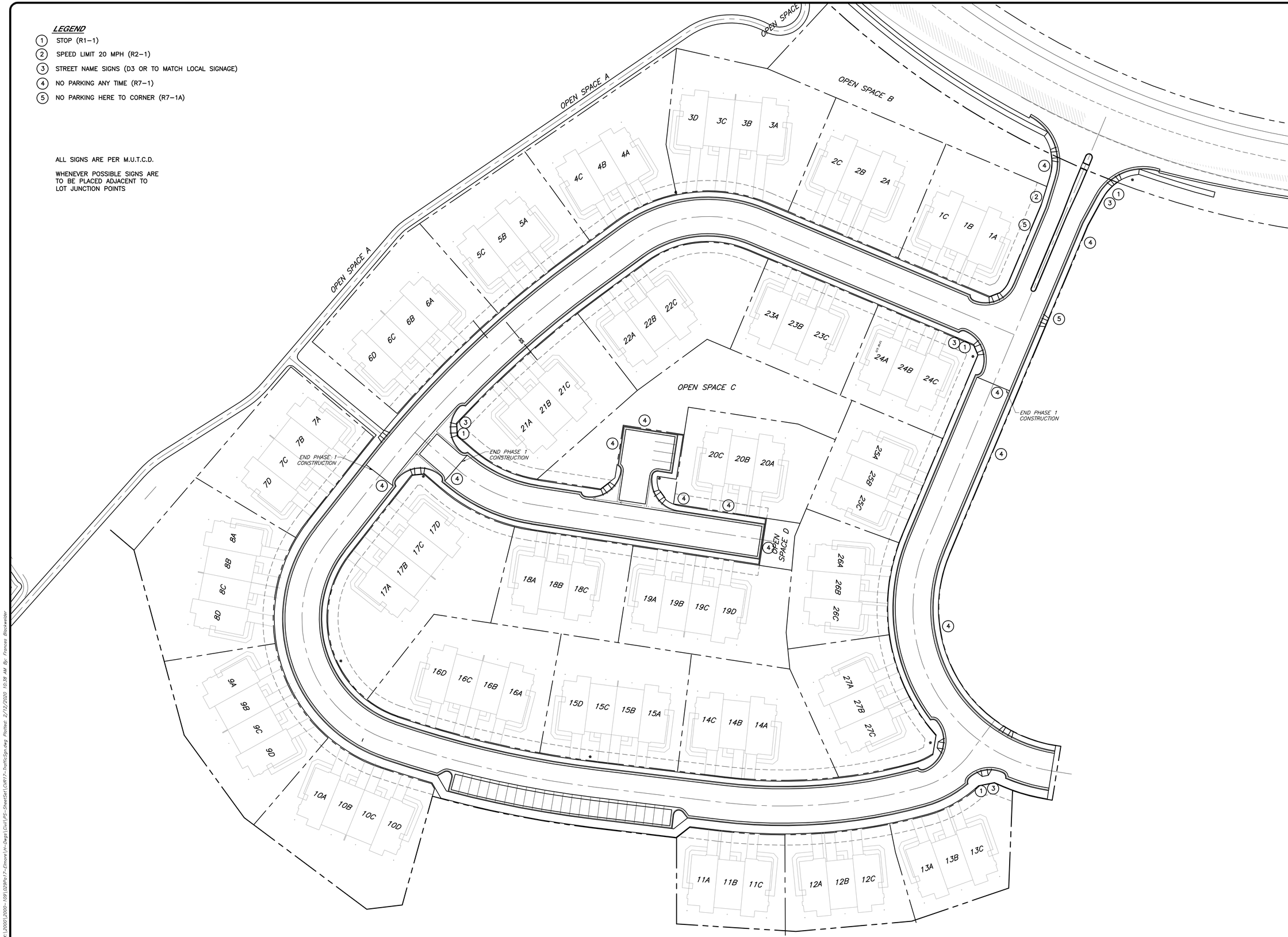
X:\2000\2000-109\029\17-Emma\H-Dwgs\Civil\PD-SheetSet\CVR-Grad&DetPnd.dwg Plotted: 2/12/2020 10:17 AM By: Frances Blackwelder

LEGEND

1. STOP (R1–1)
2. SPEED LIMIT 20 MPH (R2–1)
3. STREET NAME SIGNS (D3 OR TO MATCH LOCAL SIGNAGE)
4. NO PARKING ANY TIME (R7–1)
5. NO PARKING HERE TO CORNER (R7–1A)

ALL SIGNS ARE PER M.U.T.C.D.

WHENEVER POSSIBLE SIGNS ARE TO BE PLACED ADJACENT TO LOT JUNCTION POINTS



Graphic Scale

0 20 40 80

In Feet: 1" = 40'

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Glenwood Springs, CO 81601
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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-TrafficSgn

Title:

Traffic Signage Plan

Dwg No.

43

Of: ----

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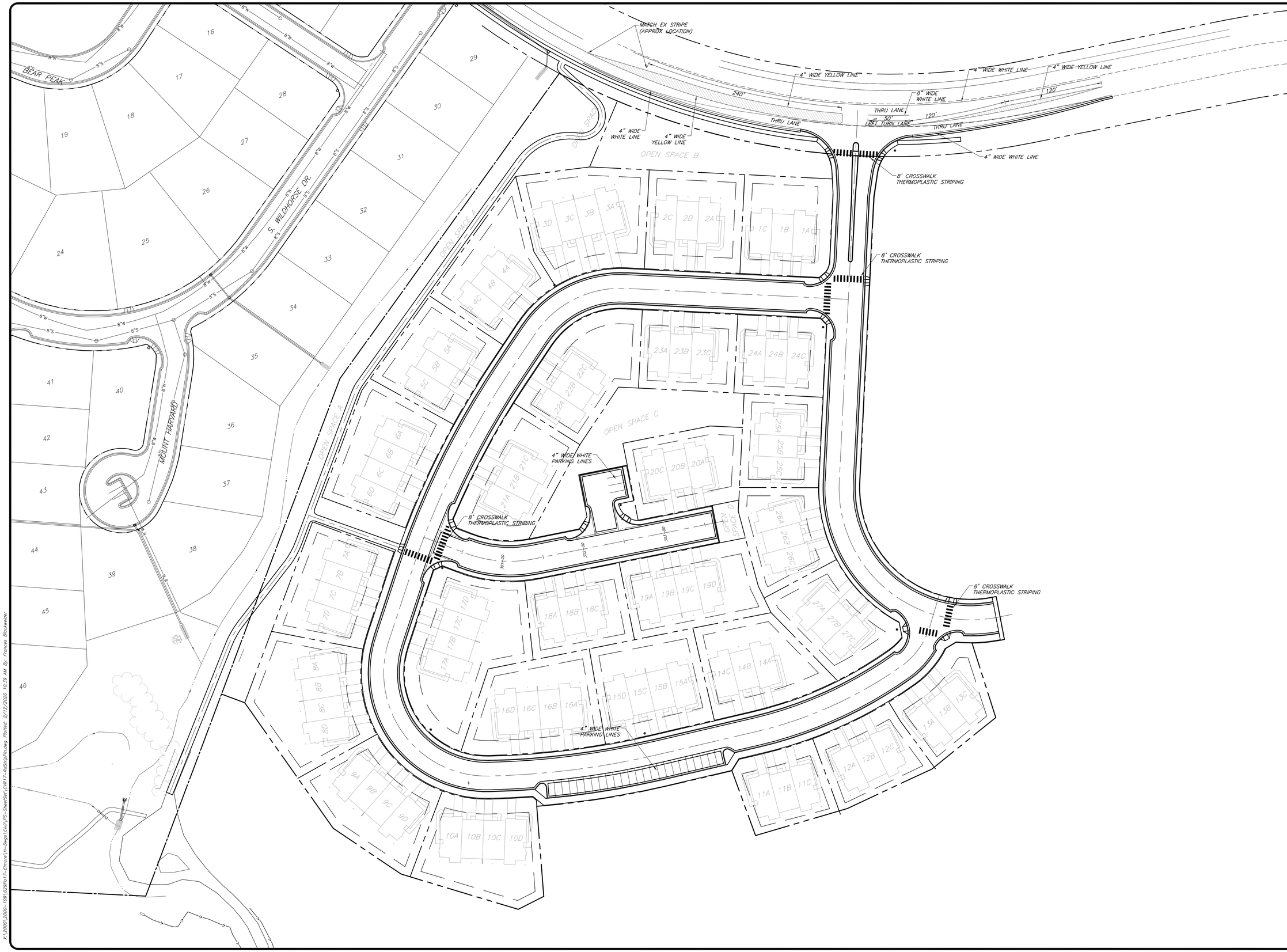


SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set PA 17

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	2.12.20
QC:	PE: DJC
File:	CVR17-RdStripPln

Title:

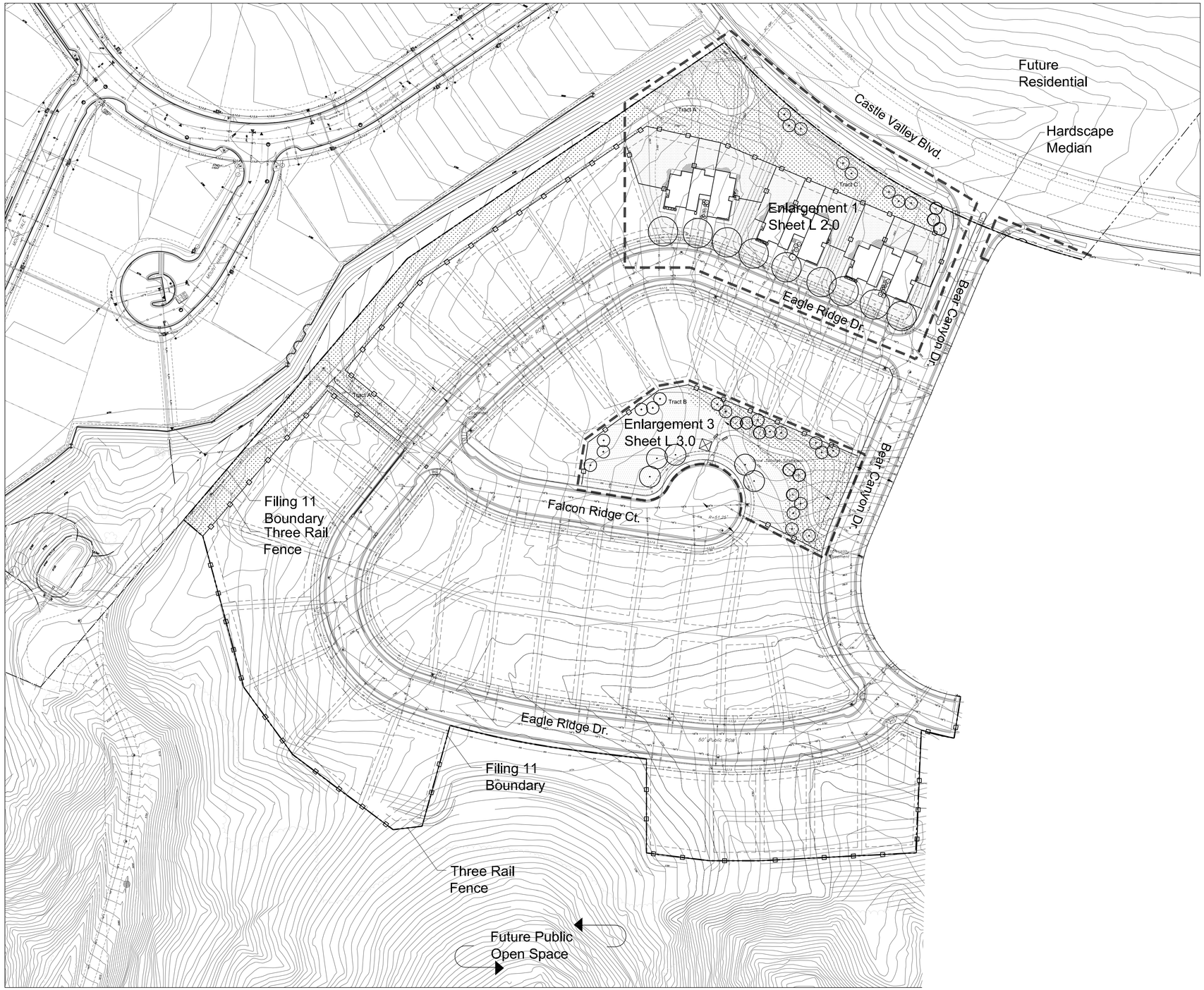
Roadway Striping Plan

Dwg No.

44

Of: ---

X:\2000\2000-109\029x17-Elevore\H-Dwgs\Civil\PS-SheetSet\CVR17-RdStripPln.dwg Plotted: 2/12/2020 10:59 AM By: Frances Blickenstaff



LEGEND

- 2 1/2" CAL. DECIDUOUS TREE
- 6'-10' HT. EVERGREEN TREE
- 1 1/2" CAL. ORNAMENTAL TREE
- 5 GAL. EVERGREEN SHRUBS
- 5 GAL. DECIDUOUS SHRUBS
- 1 GAL. ORNAMENTAL GRASSES
- EDGER
- THREE RAIL FENCE
- SOD
- NATIVE SEED MIX
- SHREDDED CEDAR BARK MULCH - 3" DEPTH

THIS CONCEPTUAL LANDSCAPE PLAN BASED ON THE 2008 VILLAGE HOMES SUBMITTAL IS REPRESENTATIVE OF THE LEVEL OF LANDSCAPE IMPROVEMENTS THAT CVR INVESTORS RECENTLY COMPLETED ON FILING 10.

0 60 120 180

Scale: 1"=60'

North

LANDSCAPE PLAN: OVERALL

SCHMUESER| GORDON| MEYER
ENGINEERS SURVEYORS

SCHMUESER GORDON MEYER
118 W. 6TH STREET, SUITE 200
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-1004 FAX (970) 945-5948
ASPEN, COLORADO (970) 925-6727
CRESTED BUTTE, CO (970) 349-5355

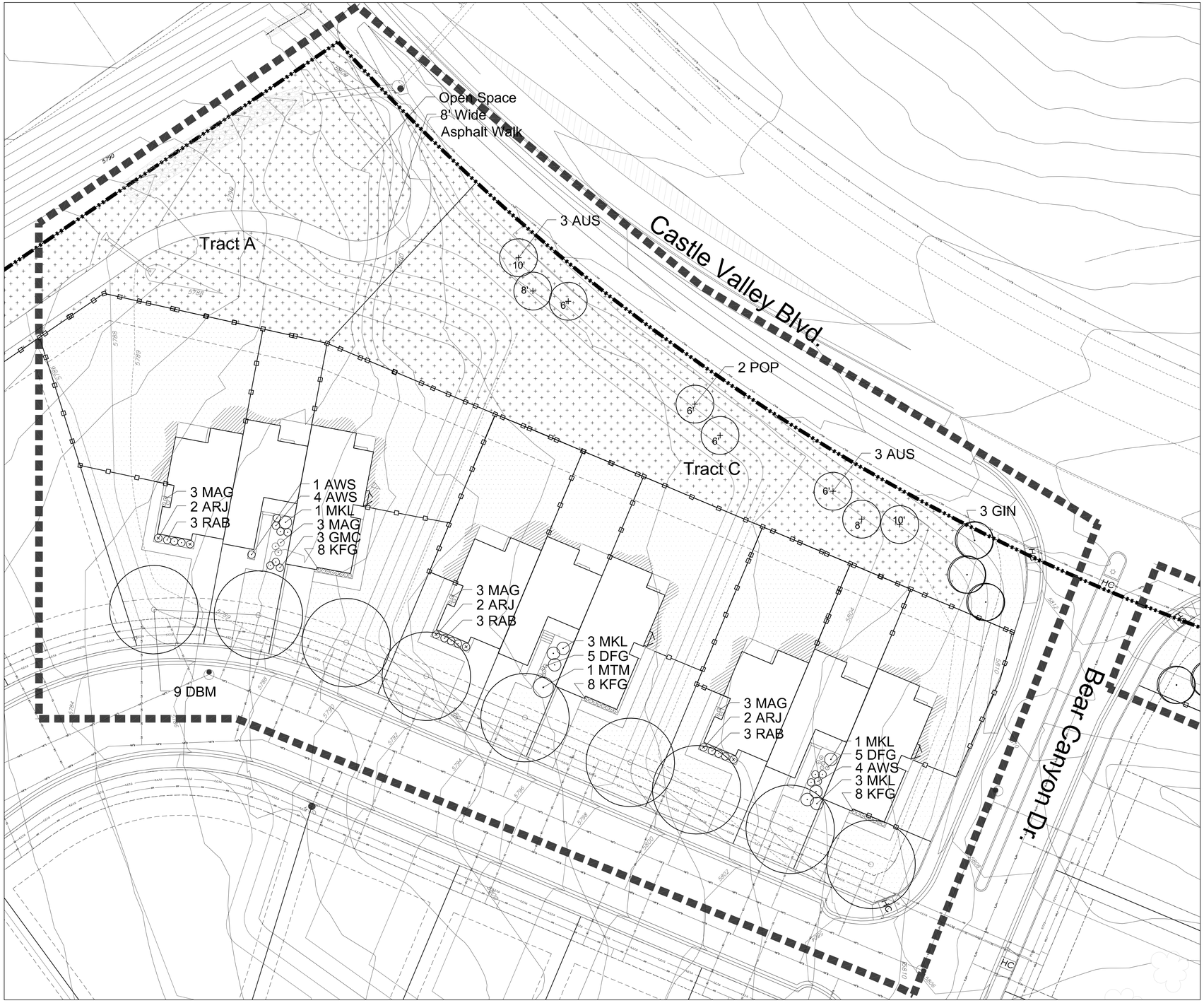
CASTLE VALLEY RANCH
PLANNING AREA #17
FINAL PUD DEVELOPMENT PLAN

NUMBER	REVISION	DATE	BY
1	TOWN SUBMITTAL	7-24-08	KL

CONSILIUM DESIGN, INC.
7353 South Alton Way, Suite 135
Centennial, CO 80112
Tel: 303.224.9520
Fax: 303.224.9524

Job No.	TBD
Drawn by:	VKG
Date:	06-03-2008
QC:	PE:
File:	FDPSUBMITTAL

L1.0



ENLARGEMENT 1

LEGEND

- 2 1/2" CAL. DECIDUOUS TREE
- 6'-10' HT. EVERGREEN TREE
- 1 1/2" CAL. ORNAMENTAL TREE
- 5 GAL. EVERGREEN SHRUBS
- 5 GAL. DECIDUOUS SHRUBS
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- EDGER
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- SOD
- NATIVE SEED MIX
- SHREDDED CEDAR BARK MULCH - 3" DEPTH

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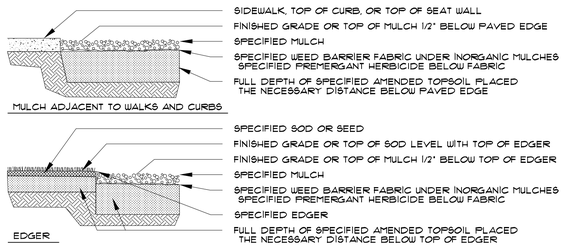

1	EDGE TREATMENT DETAIL
L2.0	NOT TO SCALE

0 20 40 60

Scale: 1"=20'

North

SCHMUESER | GORDON | MEYER
ENGINEERS SURVEYORS

SCHMUESER GORDON MEYER
118 W. 6TH STREET, SUITE 200
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-1004 FAX (970) 945-5948
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CASTLE VALLEY RANCH
PLANNING AREA #17
FINAL PUD DEVELOPMENT PLAN

NUMBER	REVISION	DATE	BY
1	TOWN SUBMITTAL	7-24-08	KL

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Fax: 303.224.9524

Job No.	TBD
Drawn by:	VKG
Date:	06-03-2008
QC:	PE:
File:	FDPSUBMITTAL

L2.0

LANDSCAPE NOTES

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

2. THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON THE APPROVED LANDSCAPE DRAWINGS ON FILE WITH THE CITY/ COUNTY. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE DRAWINGS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY, OR PER CITY/ COUNTY REGULATIONS.

3. CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.

4. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.

5. CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.

6. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE RIGHT-OF-WAY AND/ OR PUBLIC PROPERTY AT THE END OF EACH WORK DAY.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.

8. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT.

9. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.

10. A MINIMUM OF 3-4 INCHES OF TOPSOIL (INCLUDING REMOVED AND REPLACED SITE TOPSOIL) IS REQUIRED ON ALL REVEGETATED AREAS, AND ALL TOPSOIL REMOVED FROM PA 17-19 SHALL BE REDISTRIBUTED ON AREAS OF THE PROJECT FROM WHICH IT WAS REMOVED EXCLUSIVE OF ROADWAYS, SIDEWALKS, BUILDING FOOTPRINTS AND OTHER NON-REVEGETATED AREAS.

11. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (3) THREE CUBIC YARDS PER 1000 SQUARE FEET (0.324" OF TOPSOIL).

12. ALL AREAS DISTURBED BY GRADING OR ANY ACTION DUE TO CONSTRUCTION SHALL BE REPAIRED AND SEEDED IF NECESSARY, SEE SPECIFIED SEED MIX INFORMATION.

13. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARILY ADJACENT OR PARALLEL TO CURBS, WALLS, AND WALKS.

14. ALL PLANTING BEDS SHALL BE MULCHED WITH EITHER 3" DEPTH SHREDDED CEDAR MULCH UNLESS OTHERWISE NOTE ON THE PLANS. LANDSCAPE FABRIC SHOULD BE USED IN PLANTING BEDS.

15. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."

16. GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS PRESIDE OVER WRITTEN PLANT QUANTITIES.

17. ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.

18. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE DRAWINGS, IF FOR ANY REASON CHANGES OR SUBSTITUTIONS ARE REQUIRED TO THE PLANT SCHEDULE, THEN THE OWNER MUST FIRST RECEIVE APPROVAL FROM THE CITY/ COUNTY.

19. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/ OR THE CITY/ COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.

20. THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

21. CONTRACTOR SHALL PROVIDE A TWO-YEAR GROWING SEASON WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY/ COUNTY.

22. ALL PLANTS SHALL BE WATERED, CARED FOR, AND PROTECTED FROM DAMAGING WEATHER EFFECTS UNITL ESTABLISHED.

23. ALL PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE PROJECT SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO HELP PREVENT ANY DAMAGE.

24. FOR TREES NOT IN PLANTING BEDS, ALLOW A 3'-0" DIAMETER BED (TREE RING) WITHOUT SEED/ SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDED CEDAR MULCH AROUND COLLAR FOLLOWING SEED/ SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.

25. FOR SEED/ SOD TYPE AND INSTALLATION SEE THE PLANT SCHEDULE AND LANDSCAPE DRAWINGS.

26. ALL TOPSOIL REMOVED FROM THIS PARK SITE SHALL BE BROUGHT BACK AND RE-SPREAD AT THE SAME DEPTH.

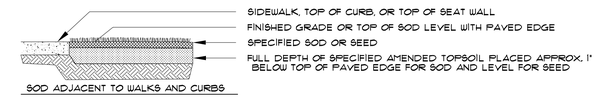
PLANT SCHEDULE

QUAN.	KEY	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
	APA	AUTUMN PURPLE ASH	Fraxinus americana 'Autumn Purple'	2 1/2" CAL.
	DBM	DEBORAH NORWAY MAPLE	Acer platanoides 'Deborah'	2 1/2" CAL.
EVERGREEN TREES				
	AUS	AUSTRIAN PINE	Pinus nigra	6'-10' HT. SEE PLAN
	CBS	COLORADO BLUE SPRUCE	Picea pungens var. glauca	6'-10' HT. SEE PLAN
	POP	PONDEROSA PINE	Pinus Ponderosa	6'-10' HT. SEE PLAN
ORNAMENTAL TREES				
	GIN	GINNALA MAPLE	Acer ginnala	6'-8' HT. CLUMP
	TCH	THORNLESS COCKSPUR HAWTHORN	Crataegus crus-galli inermis	1 1/2" CAL.
EVERGREEN SHRUBS				
	ARJ	ARCADIA JUNIPER	Juniperus sabina 'Arcadia'	5 GAL.
DECIDUOUS SHRUBS				
	AWS	ANTHONY WATERER SPIREA	Spiraea japonica 'Anthony Waterer'	5 GAL.
	GMC	GREEN MOUND CURRANT	Ribes alpinum 'Green Mound'	5 GAL.
	MKL	MISS KIM LILAC	Syringa patula 'Miss Kim'	5 GAL.
	MTM	MOUNTAIN MAHOGANY	Cercocarpus montanus	5 GAL.
	RAB	RABBITBRUSH	Chrysothamnus naus. albicaulis	5 GAL.
ORNAMENTAL GRASSES/PERENNIALS				
	DFG	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	1 GAL.
	KFG	KARL FOER FEATHER REED GRASS	Calamagrostis acut. 'Karl Foerster'	1 GAL.
	MAG	MAIDEN GRASS	Miscanthus sinensis 'Gracellimus'	1 GAL.

KEY	GROUNDCOVER GRASSES	MIX	INSTALLATION
	TURF GRASS/ SOD	100% FINE BLADE TALL FESCUE	SEEDING RATE: 8 POUNDS PER 1000 SQUARE FEET SOIL PREP: 3 C.Y/1000 S.F
	NATIVE SEED	60% EPHRAIM CRESTED WHEATGRASS 15% HARD FESCUE 10% BLUE GRAMA 10% PERENNIAL RYEGRASS, VANTAGE 5% BUFFALO GRASS	SEEDING RATE: 4 TO 5 POUNDS PER 1000 SQUARE FEET SOIL PREP: 1 C.Y/1000 S.F

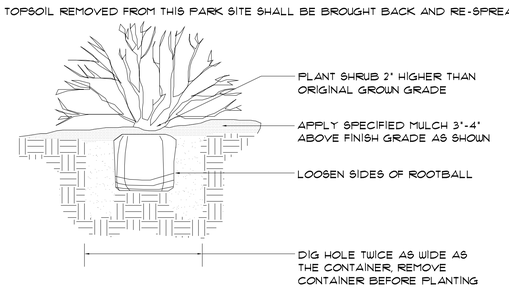
WILDFLOWER SEED MIX- TRACT B

COMMON NAME	BOTANICAL NAME	QUANTITY
CORNFLOWER	Centaurea cyanus	10%
WALLFLOWER	Cheiranthus allionii	5%
SHASTA DAISY	Chrysanthemum maximum	3%
SWEET WILLIAM	Dianthus barbatus	3%
AFRICAN DAISY	Dimorphotheca aurantiaca	10%
PURPLE CONEFLOWER	Echinacea purpurea	10%
CALIFORNIA POPPY	Eschscholzia californica	5%
ANNUAL GAILLARDIA	Gaillardia pulchella	3%
PERENNIAL GAILLARDIA	Gaillardia x grandiflora	4%
BABY'S BREATH	Gypsophila paniculata	10%
SPURRED SNAPDRAGON	Linaria maroccana	2%
BLUE FLAX	Linum lewisii	5%
SWEET ALYSSUM	Lobularia maritima	5%
EVENING PRIMROSE	Oenothera missourensis	3%
CORN POPPY	Papaver rhoeas	2%
ROCKY MOUNTAIN PENSTEMON	Penstemon strictus	2%
BLACK EYED SUSAN	Rudbeckia hirta	10%
CATCHFLY	Silene armeria	2%
GARLAND DAISY	Chrysanthemum coronarium	6%
As supplied by Applewood Seed Company and Arkansas Valley Seeds under the name of Rocky Mountain Wildflower Mix. Broadcast seed at 6-8 lbs mix per acre.		100%



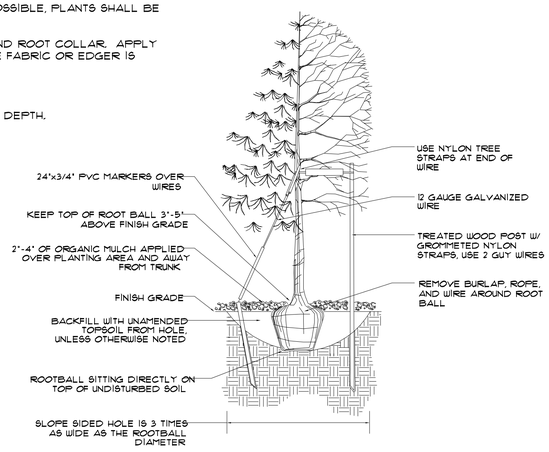
1 | L4.0 — EDGE TREATMENT DETAIL
NOT TO SCALE

THIS CONCEPTUAL LANDSCAPE PLAN BASED ON THE 2008 VILLAGE HOMES SUBMITTAL IS REPRESENTATIVE OF THE LEVEL OF LANDSCAPE IMPROVEMENTS THAT CVR INVESTORS RECENTLY COMPLETED ON FILING 10.

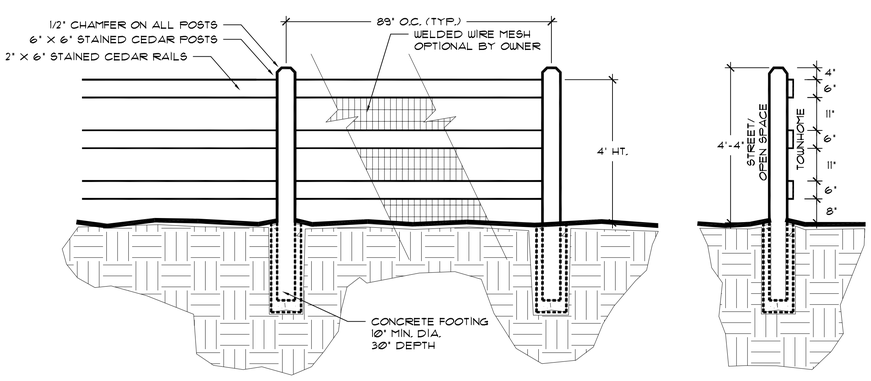


PLANTING NOTES:
1. BACKFILL AND WATER-IN THOROUGHLY.
2. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
3. PRUNE DAMAGED OR DEAD PORTIONS PRIOR TO PLANTING.

2 | L4.0 — SHRUB PLANTING DETAIL
NOT TO SCALE



3 | L4.0 — TREE PLANTING DETAIL
NOT TO SCALE



4 | L4.0 — THREE RAIL FENCE DETAIL
SCALE: 1/2"=1'-0"

LANDSCAPE PLAN: PLANTING NOTES & DETAILS

SCHMUESER GORDON MEYER
ENGINEERS SURVEYORS
SCHMUESER GORDON MEYER
118 W. 6TH STREET, SUITE 200
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-1004 FAX (970) 945-5948
ASPEN, COLORADO (970) 925-6727
CRESTED BUTTE, CO (970) 349-5355

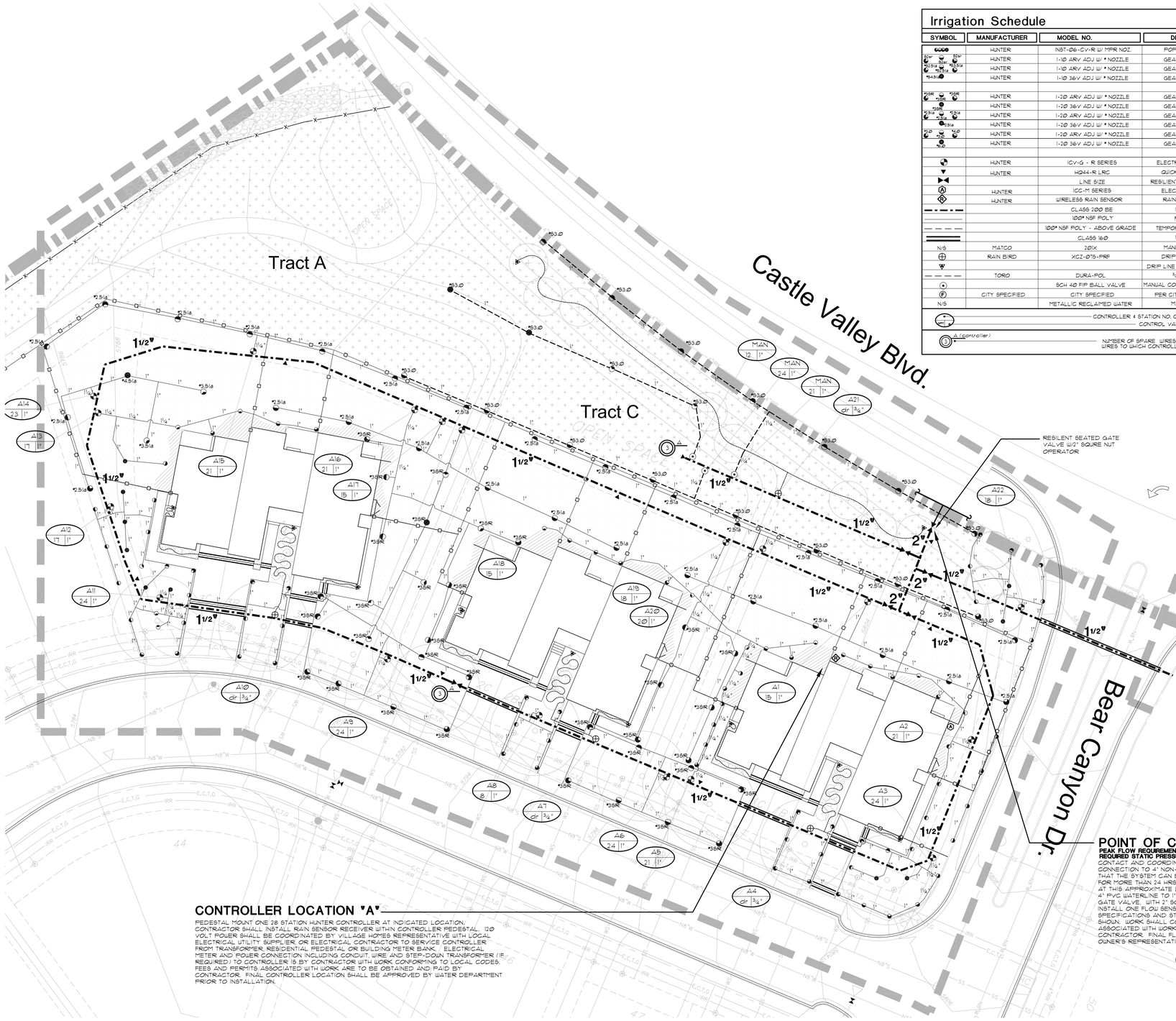
CASTLE VALLEY RANCH
PLANNING AREA #17
FINAL PUD DEVELOPMENT PLAN

NUMBER	REVISION	DATE	BY
1	TOWN SUBMITTAL	7-24-08	KL

CONSILIUM DESIGN, INC.
7353 South Alton Way, Suite 135
Centennial, CO 80112
Tel: 303.224.9520
Fax: 303.224.9524

Job No.	TBD
Drawn by:	VKG
Date:	06-03-2008
QC:	PE:
File:	FDPSUBMITTAL

L3.0



THIS CONCEPTUAL IRRIGATION PLAN BASED ON THE 2008 VILLAGE HOMES SUBMITTAL IS REPRESENTATIVE OF THE LEVEL OF IRRIGATION IMPROVEMENTS THAT CVR INVESTORS RECENTLY COMPLETED ON FILING 10.

Irrigation Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	NST-Ø6-CV-R W/ MPR NOZ.	POP-UP SPRAY HEAD	4
	HUNTER	I-1Ø ARV ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	6
	HUNTER	I-1Ø ARV ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	6
	HUNTER	I-1Ø 36V ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	6
	HUNTER	I-2Ø ARV ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	5
	HUNTER	I-2Ø 36V ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	5
	HUNTER	I-2Ø ARV ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	5
	HUNTER	I-2Ø 36V ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	5
	HUNTER	I-2Ø ARV ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	5
	HUNTER	I-2Ø 36V ADJ W/ * NOZZLE	GEAR DRIVEN ROTOR	5
	HUNTER	ICV-G - R SERIES	ELECTRIC CONTROL VALVE	8
	HUNTER	HQ44-R LRC	QUICK COUPLING VALVE	7
		LINE SIZE	RESILIENT SEATED GATE VALVE	1
A	HUNTER	ICC-M SERIES	ELECTRIC CONTROLLER	11
	HUNTER	WIRELESS RAIN SENSOR	RAIN SHUT OFF DEVICE	12
		CLASS 200 BE	PVC MAINLINE	3
		100# NSF POLY	POLY LATERAL	3
		100# NSF POLY - ABOVE GRADE	TEMPORARY POLY LATERAL	3 & 10
		CLASS 160	PVC SLEEVING	
N/S	MATCO	200X	MANUAL DRAIN VALVE	9
	RAIN BIRD	XCZ-075-PRF	DRIP VALVE ASSEMBLE	13
			DRIP LINE INDICATOR - BLOW OUT	14
	TORO	DURA-POL	¾" DRIP TUBING	15
		SCH 40 FIP BALL VALVE	MANUAL CONTROL VALVE ASSEMBLE	10
F	CITY SPECIFIED	CITY SPECIFIED	PER CITY SPECIFICATIONS	2
N/S		METALLIC RECLAIMED WATER	MARKER TAPE	3

A (controller) — CONTROLLER & STATION NO. OR MANUALLY OPERATED; CONTROL VALVE SIZE

3 — NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES

Irrigation Construction Notes

1. **DRAWINGS AND BASE INFORMATION** - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY CONSILIUM DESIGN INC. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS-KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS-KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
2. **SYSTEM PRESSURE** - HYDROSYSTEMS-KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **80 PSI**. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS-KDI OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS-KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **80 PSI** MINIMUM (NON-POTABLE WATER SOURCE).
3. **IRRIGATION SYSTEM OPERATION INTENT** - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	**1.75" PER WEEK PEAK SEASON**
NATIVE SEED MIXES	**1.00" PER WEEK PEAK SEASON (TWO SEASONS)**

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

4. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
5. **SLEEVING** - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE AND (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
2½" - 3" PIPING	6" PVC (1)
1- 50 CONTROL WIRES	2" PVC (1)

6. **POP-UP SPRAY NOZZLES** - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 13' TO 15'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 11' TO 12'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 9' TO 10'. INSTALL 8 SERIES NOZZLES ON HEADS SPACED LESS THAN 8'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON 6" POP-UP HEADS FOR ALL HEADS WITH AN "R" OR "L" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
7. **DRIP IRRIGATION** - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
8. **SPARE CONTROL WIRES** - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
9. CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVER SPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
10. **NON-POTABLE WATER SOURCE** - CONTRACTOR SHALL INSTALL PURPLE CAPS / COVERS ON ALL SPRINKLER HEADS, QUICK COUPLER VALVES AND VALVE BOX LIDS. ALL CONTROL VALVES SHALL HAVE PURPLE SOLENOIDS AND HANDLES OR NON-POTABLE TAGS ATTACHED.

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CASTLE VALLEY RANCH
PLANNING AREA #17
FINAL PUD DEVELOPMENT PLAN

NUMBER	REVISION	DATE	BY

CONSILIUM DESIGN, INC.
7353 South Alton Way, Suite 135
Centennial, CO 80112
Tel: 303.224.9520
Fax: 303.224.9524

Job No.	TBD
Drawn by:	JBM
Date:	06-03-2008
QC:	PE:
File:	FDPSUBMITTAL

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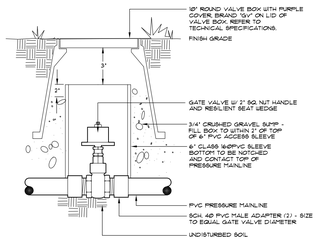
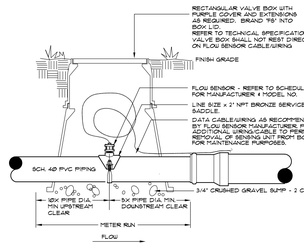
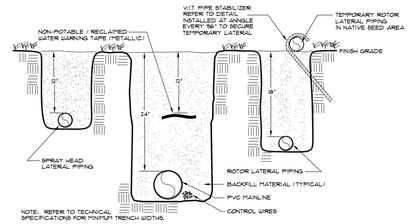


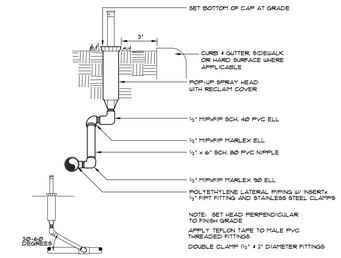
GATE VALVE (1)



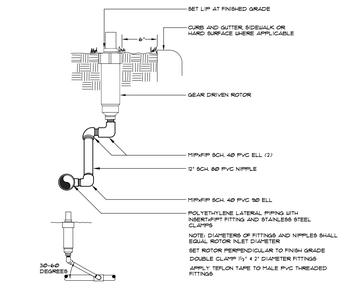
FLOW SENSOR (2)



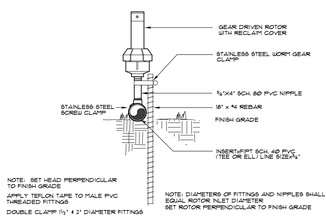
TRENCH (3)



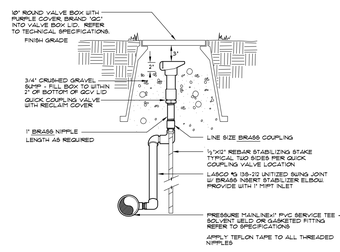
POP-UP SPRAY HEAD (4)



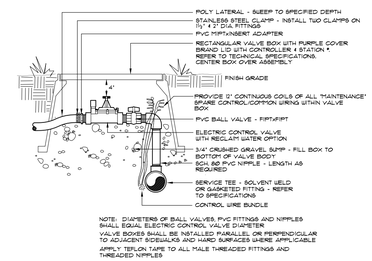
GEAR DRIVEN ROTOR (5)



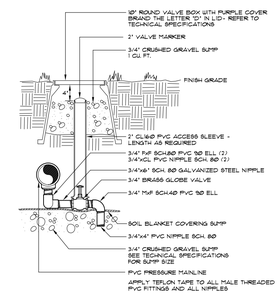
GEAR DRIVEN ROTOR ABOVE GRADE (6)



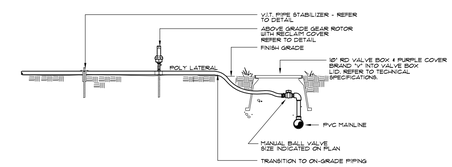
QUICK COUPLING VALVE (7)



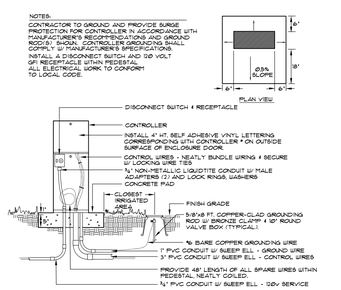
ELECTRIC CONTROL VALVE (8)



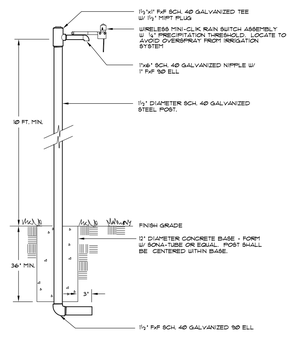
MANUAL DRAIN VALVE (9)



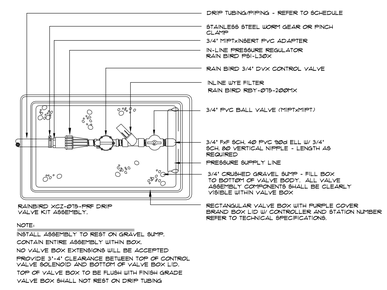
MANUAL ZONE CONTROL (TEMPORARY SYSTEM) (10)



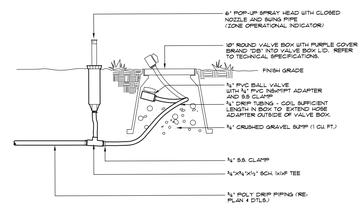
ELECTRIC CONTROLLER (11)



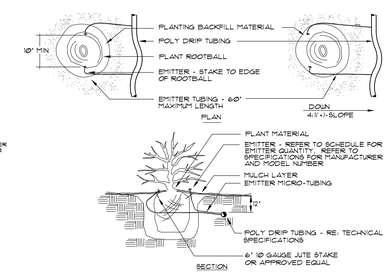
RAIN SENSOR (12)



DRIP VALVE ASSEMBLY (13)



DRIP TUBE FLUSH-OUT AND OPERATIONAL INDICATOR (14)



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	Ø.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	Ø.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT GPH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE GPH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

DRIP EMITTER (15)

HydroSystems-KDI, Inc.
Irrigation Consulting
300 Union Blvd Suite 405
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CASTLE VALLEY RANCH
PLANNING AREA #17
FINAL PUD DEVELOPMENT PLAN

NUMBER	REVISION	DATE	BY

CONSILIUM DESIGN, INC.
7353 South Alton Way, Suite 135
Centennial, CO 80112
Tel: 303.224.9520
Fax: 303.224.9524

Job No.	TBD
Drawn by:	JBM
Date:	06-03-2008
QC:	PE:
File:	FDPSUBMITTAL

IR2.0

Exhibit X

DOOR SCHEDULE

U-FACTOR FOR ALL EXTERIOR DOORS = .35

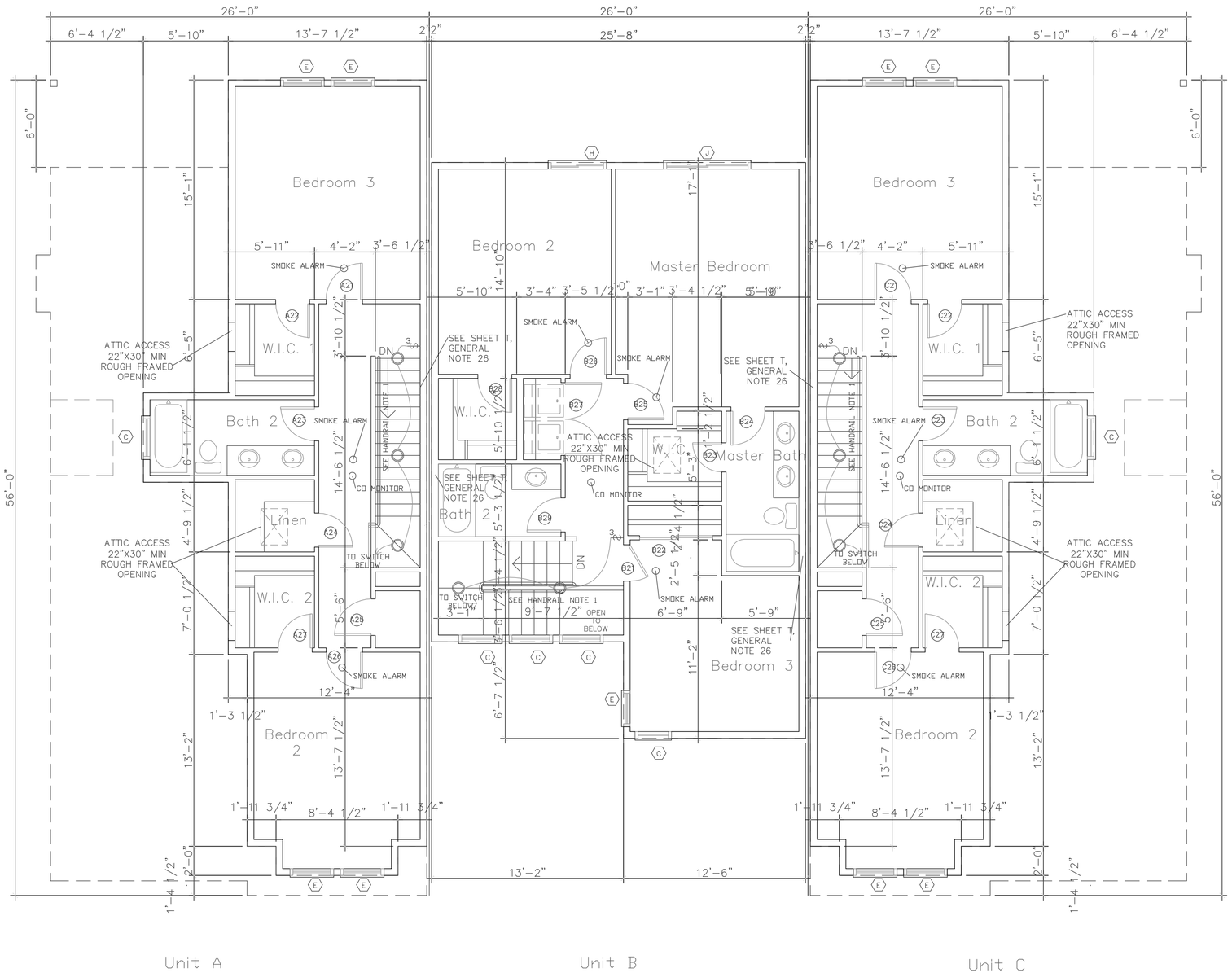
MARK	OPER.	WIDTH	HEIGHT		REMARKS
UNIT A					
A01	HINGE	3'-0"	8'-0"		SOLID CORE, AIR INFILTRATION=.5CFM/SF
A02	HINGE	2'-6"	8'-0"		
A03	HINGE	2'-4"	8'-0"		
A04	BIPASS	4'-8"	8'-0"		(2) 2'-4" WIDE PANELS
A05	BIPASS	6'-0"	8'-0"		(2) 3'-0" WIDE PANELS
A06	HINGE	5'-0"	8'-0"		(2) 2'-6" WIDE PANELS
A07	HINGE	2'-4"	8'-0"		
A08	HINGE	2'-8"	8'-0"		1-3/8" THICK S.C. W/ CLOSER, AIR INFILTRATION=.5CFM
A09	HINGE	2'-6"	8'-0"		
A10	HINGE	2'-4"	8'-0"		
A11	HINGE	3'-0"	8'-0"		1-3/8" THICK S. C, FULL LITE, AIR INFILTRATION=.5CFM
A12	OHD	8'-0"	8'-0"		SECTIONAL OHD - SEE ELEVATIONS
A21	HINGE	2'-6"	6'-8"		
A22	HINGE	2'-4"	6'-8"		
A23	HINGE	2'-4"	6'-8"		
A24	HINGE	2'-4"	6'-8"		
A25	HINGE	2'-6"	6'-8"		
A26	HINGE	2'-6"	6'-8"		
A27	HINGE	2'-4"	6'-8"		
UNIT B					
B01	HINGE	3'-0"	8'--0"		SOLID CORE, AIR INFILTRATION=.5CFM
B02	OHD	8'-0"	8'-0"		SECTIONAL OHD - SEE ELEVATIONS
B03	HINGE	2'-4"	8'-0"		
B04	HINGE	2'-8"	8'--0"		1-3/8" THICK S.C. W/CLOSER, AIR INFILTRATION=.5CFM
B05	HINGE	2'-4"	8'-0"		
B06	BIPASS	5'-0"	8'-0"		(2) 2'-6" WIDE PANELS
B07	HINGE	1'-6"	8'-0"		
B08	SGD	6'-0"	8'--0"		AIR INFILTRATION=.3CFM
B21	HINGE	2'-6"	6'-8"		
B22	BIPASS	5'-0"	6'-8"		(2) 2'-6" WIDE PANELS
B23	HINGE	2'-0"	6'-8"		
B24	HINGE	2'-4"	6'-8"		
B25	HINGE	2'-6"	6'-8"		
B26	HINGE	2'-6"	6'-8"		
B27	BIPASS	5'-0"	6'-8"		(2) 2'-6" WIDE PANELS
B28	HINGE	2'-4"	6'-8"		
B29	HINGE	2'-4"	6'-8"		
UNIT C					
C01	HINGE	3'-0"	8'-0"		SOLID CORE, AIR INFILTRATION=.5CFM/SF
C02	HINGE	2'-6"	8'-0"		
C03	HINGE	2'-4"	8'-0"		
C04	BIPASS	4'-8"	8'-0"		(2) 2'-4" WIDE PANELS
C05	BIPASS	6'-0"	8'-0"		(2) 3'-0" WIDE PANELS
C06	HINGE	5'-0"	8'-0"		(2) 2'-6" WIDE PANELS
C07	HINGE	2'-4"	8'-0"		
C08	HINGE	2'-8"	8'-0"		1-3/8" THICK S.C. W/CLOSER, AIR INFILTRATION=.5CFM
C09	HINGE	2'-6"	8'-0"		
C10	HINGE	2'-4"	8'-0"		
C11	HINGE	3'-0"	8'-0"		1-3/8" THICK S. C, FULL LITE, AIR INFILTRATION=.5CFM
C12	OHD	8'-0"	8'-0"		SECTIONAL OHD - SEE ELEVATIONS
C21	HINGE	2'-6"	6'-8"		
C22	HINGE	2'-4"	6'-8"		
C23	HINGE	2'-4"	6'-8"		
C24	HINGE	2'-4"	6'-8"		
C25	HINGE	2'-6"	6'-8"		
C26	HINGE	2'-6"	6'-8"		
C27	HINGE	2'-4"	6'-8"		

WINDOW SCHEDULE (SEE ELEVATIONS FOR LOCATIONS OF TEMPERED GLASS)

U-FACTOR FOR ALL WINDOWS = .35
AIR INFILTRATION FOR ALL WINDOWS = .3 CFM/SF

MARK	OPER.	NOMINAL WIDTH	NOMINAL HEIGHT	REMARKS
A	SINGLE HUNG	3'-0"	6'-0"	SEE NOTE 1
B	SINGLE HUNG	2'-0"	5'-0"	
C	FIXED	3'-0"	3'-0"	
D	NOT USED			
E	SINGLE HUNG	3'-0"	5'-0"	SEE NOTE 1
F	NOT USED			
G	NOT USED			
H	HORIZ SLIDER	4'-0"	4'-0"	SEE NOTE 1
J	HORIZ SLIDER	4'-0"	6'-0"	SEE NOTE 1

NOTES:
1. EMERGENCY ESCAPE AND RESCUE OPENING MEETING THE REQUIREMENTS OF IRC SECTION R310:
CREAR AREA OF 5.7 SF MIN
CLEAR WIDTH OF 20" MIN
CLEAR HEIGHT 24" MIN
SILL NOT MORE THAN 44" ABOVE FLOOR



HANDRAIL NOTE:
1. PROVIDE 1 1/2" DIA. HARDWOOD HANDRAIL ON ONE SIDE OF EACH RUN OF TREADS. HANDRAIL TO BE 36" ABOVE THE NOSING OF EACH TREAD AND RUN CONTINUOUSLY FROM A POINT DIRECTLY ABOVE THE BOTTOM RISER AND EXTEND TO A POINT DIRECTLY ABOVE THE UPPER RISER. RETURN ENDS OF HANDRAIL TO WALL. MOUNT HANDRAIL USING STANDARD METAL HANDRAIL BRACKETS OF A PROFILE TO PROVIDE A CLEAR SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND EDGE OF HANDRAIL.

SECOND FLOOR PLAN
1/4" = 1'-0"

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TOWNHOUSES
CASTLE VALLEY RANCH
181, 185, 189 Redstone Drive
NEW CASTLE, COLORADO

REVISIONS
08-02-18

JOB NUMBER
1809
DATE
11-07-18
DRAWN BY
CHECKED BY

SHEET NUMBER
A1.2

* DENOTES LOCATION OF TEMPERED GLASS

STUCCO COLOR 1

STUCCO COLOR 2

FRONT ELEVATION
1/4" = 1'-0"

REAR ELEVATION
1/4" = 1'-0"

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TOWNHOUSES
CASTLE VALLEY RANCH
181, 185, 189 Redstone Drive
NEW CASTLE, COLORADO

REVISIONS

JOB NUMBER
1809
DATE
11-07-18
DRAWN BY
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SHEET NUMBER
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LEFT SIDE ELEVATION
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RIGHT SIDE ELEVATION
1/4" = 1'-0"

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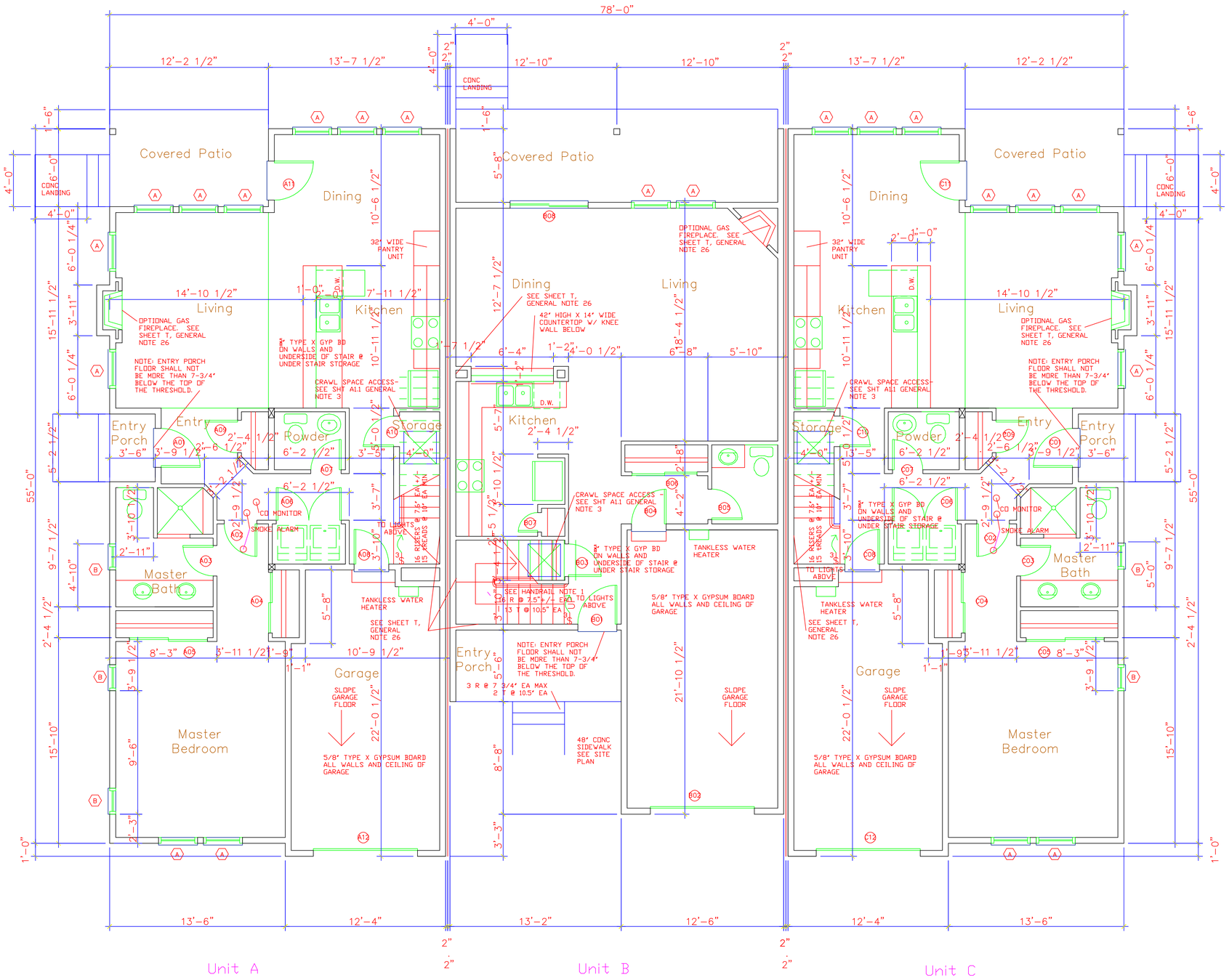

GENERAL NOTES:

1. PROVIDE 1 1/2" DIA. HARDWOOD HANDRAIL ON ONE SIDE OF EACH RUN OF TREADS. HANDRAIL TO BE 36" ABOVE THE NOSING OF EACH TREAD AND RUN CONTINUOUSLY FROM A POINT DIRECTLY ABOVE THE BOTTOM RISER AND EXTEND TO A POINT DIRECTLY ABOVE THE UPPER RISER. RETURN ENDS OF HANDRAIL TO WALL. MOUNT HANDRAIL USING STANDARD METAL HANDRAIL BRACKETS OF A PROFILE TO PROVIDE A CLEAR SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND EDGE OF HANDRAIL.

2. PROVIDE A 36" HIGH GUARDRAIL AT EXTERIOR PATIOS AND ENTRY PORCHES WHERE THE WALKING SURFACE IS MORE THAN 30" ABOVE THE ADJACENT FINISHED GRADE. THE GUARDRAILS SHALL BE SOLID OR HAVE RAILS SPACED SO THAT A 4" DIAMETER SPHERE CAN NOT PASS THROUGH.

3. THE FAU SHALL BE LOCATED IN THE CRAWL SPACE. THE CRAWL SPACE ACCESS SHALL BE SIZED SO THT THE LARGEST PIECE OF EQUIPMENT MAY BE REMOVED FROM THE CRAWL SPACE. PROVIDE A SWITCHED LIGHT IN THE CRAWL SPACE NEAR THE FAU.

FIRST FLOOR PLAN

1/4" = 1'-0"

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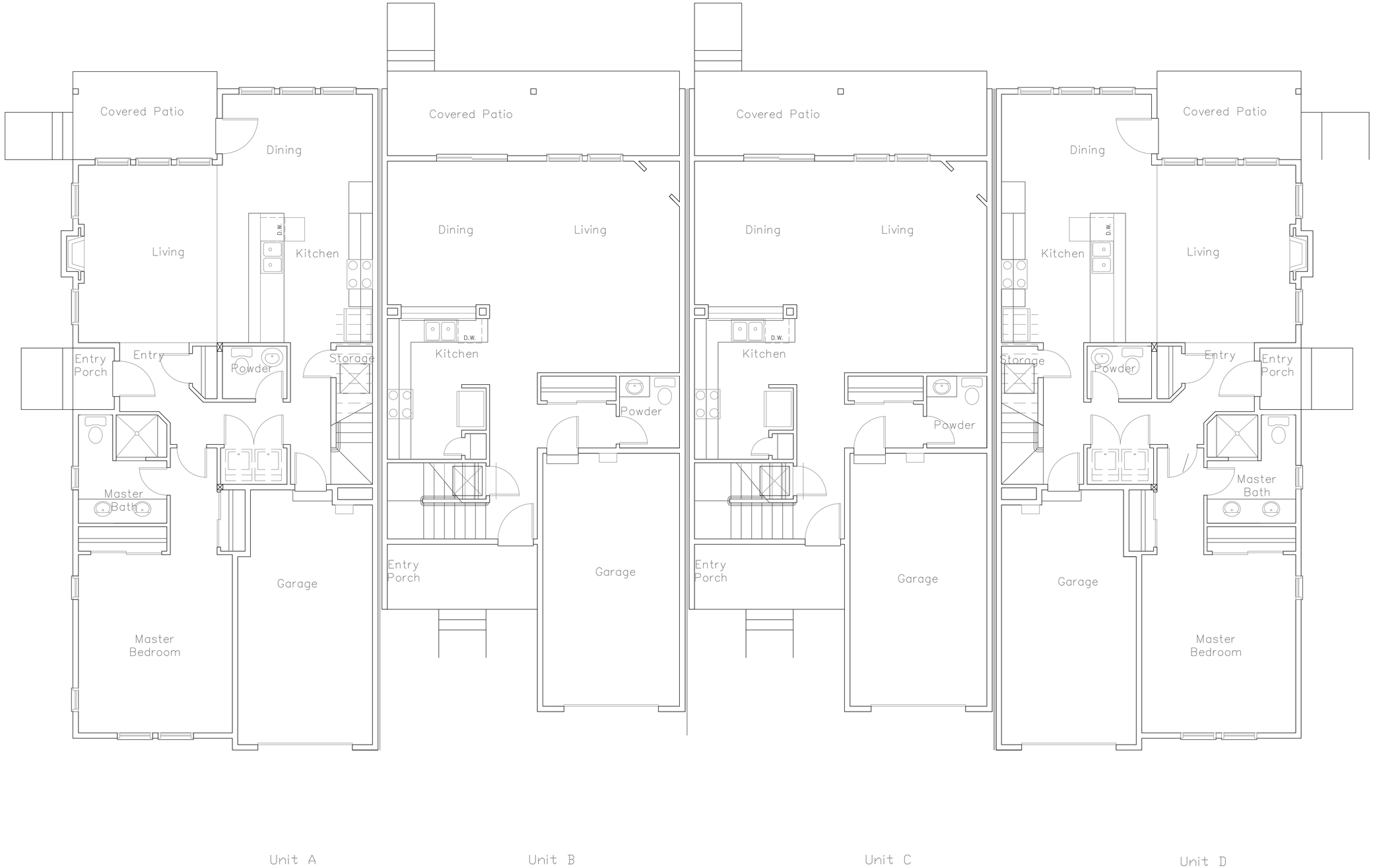

FIRST FLOOR PLAN
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SECOND FLOOR PLAN
1/4" = 1'-0"

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FRONT ELEVATION
1/4" = 1'-0"

REAR ELEVATION
1/4" = 1'-0"

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