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PLOTTED BY: ROD SIGMON PLOT DATE: 3/5/2026 8:53 AM
XREFS:

PUBLIC IMPROVEMENT CONSTRUCTION PLANS CANYONS FAR SOUTH - FILING NO. 1

SITUATED IN PORTIONS OF SECTIONS 30 AND 31 IN TOWNSHIP 7 SOUTH, RANGE 66 WEST,
AND PORTIONS OF SECTION 25 IN TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-001 1

LEGEND

ROW/PROPERTY LINE	---
CENTERLINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
PROP. WATER MAIN	—W—W—
PROP. WATER VALVE	⋈
PROP. FIRE HYDRANT	←
PROP. SANITARY SEWER MAIN	—S—
PROP. STORM DRAIN	—D—
PROP. STORM DRAIN INLET	□
SANITARY SEWER MANHOLE NUMBER	16
STORM DRAINAGE MANHOLE NUMBER	MH-5
EX. GAS MAIN	—G—G—G—
EX. WATER MAIN	—W—W—W—
EX. WATER VALVE	⋈
EX. FIRE HYDRANT	←
EX. SANITARY SEWERS	—S—
EX. STORM DRAIN	—D—
EX. STORM DRAIN INLET	□
EX. POWER POLE	—O—
EX. UNDERGROUND ELECTRIC	—E—E—E—
EX. UNDERGROUND TELEPHONE	—T—
EX. FENCE	—X—X—X—
PROPOSED SPILL CURB	==
PROPOSED CATCH CURB	==



UNCC
CALL BEFORE
YOU DIG
811
OR

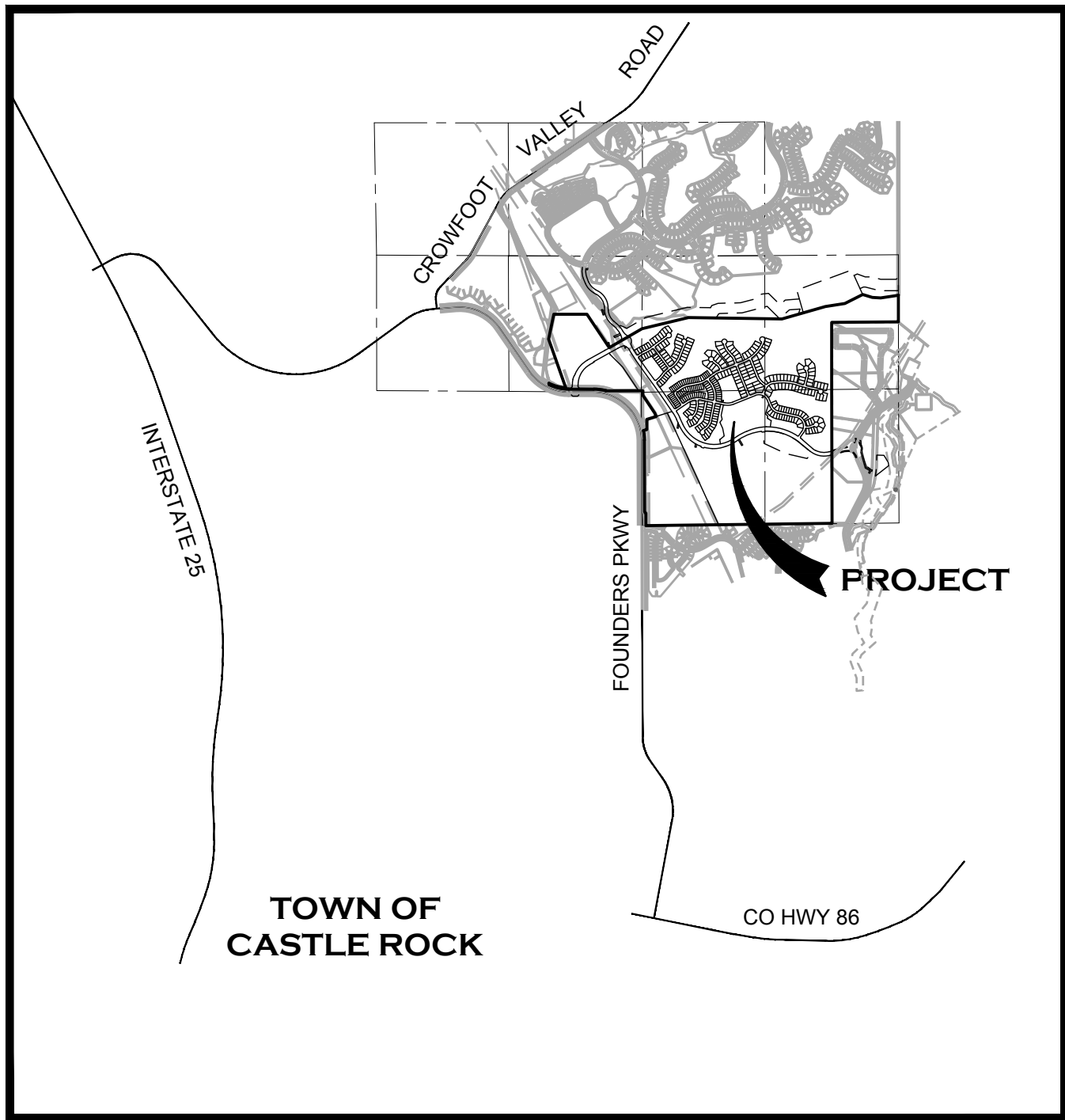
1-800-922-1987

Utility Notification
Center of Colorado

Administrative Office 303-232-1991
16361 Table Mountain Parkway
Golden, Co. 80403

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER
UTILITIES.

COVER 3 ENGINEERING ASSUMES NO RESPONSIBILITY
FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND
VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING
HAVE BEEN PLOTTED FROM THE BEST AVAILABLE
INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE
CONTRACTOR TO FIELD VERIFY THE LOCATIONS OF ALL
UTILITIES PRIOR TO THE COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES.



VICINITY MAP

SCALE: 1"=2000'

PROJECT BENCHMARK:

(AZTEC #401)
DOUGLAS COUNTY BENCHMARK TT17A

(NAVD88 DATUM) ELEVATION=6483.68

BASIS OF BEARINGS:

EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID
SECTION 20, MONUMENTED ON THE NORTH END BY A FOUND 3-1/4" ALUMINUM CAP
STAMPED "PLS 131155" AND ON THE SOUTH END BY A FOUND 2-1/2" ALUMINUM CAP
STAMPED "PLS 23515" "2003", ASSUMED TO BEAR SOUTH 00°30'17" EAST 1,324.72 FEET.

OWNER/DEVELOPER:

CANYONS FAR SOUTH OWNER, LP
1144 15TH STREET, SUITE 2600
DENVER, CO 80202
(720) 932-0522
CONTACT: RICHARD CROSS

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
(303) 713-1898
CONTACT: MICHAEL NOFFSINGER

ENGINEER:

COVER 3 ENGINEERING
CENTENNIAL, CO 80016
(303) 587-6260
CONTACT: BRIAN MOSS

SOILS ENGINEER:

CTL/THOMPSON
1971 WEST 12th AVENUE
DENVER, CO 80204
(303) 825-0777
CONTACT: DAVID GLATER

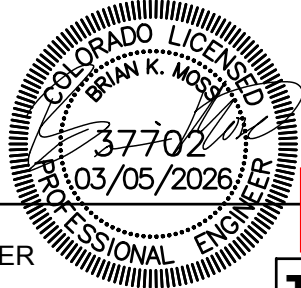
TOWN OF CASTLE ROCK PUBLIC WORKS

4175 CASTLETON COURT
CASTLE ROCK, CO 80109
(720) 733-2462
Roads@CRgov.com

TOWN OF CASTLE ROCK - WATER

175 KELLOGG COURT
CASTLE ROCK, CO 80109
(720) 733-6000
Water@CRgov.com
STORMWATER: 720-733-2235
Stormwater@CRgov.com

BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702
FOR AND ON BEHALF OF COVER 3 ENGINEERING



DRY UTILITY PROVIDERS

BLACK HILLS ENERGY - GAS
CASEY KIMBLE casey.kimble@blackhillscorp.com

CENTURYLINK - TELEPHONE
GINA DALY gina.daly@lumen.com

COMCAST - CABLE
TOD A. BELL 719-313-1567

CORE - ELECTRIC
BROOKS KAUFMAN bkaufman@core.coop

SHEET INDEX

CIVIL PLANS - 213 SHEETS	
TS1 (1)	TITLE SHEET
GN1-GN2 (2-3)	GENERAL NOTES
TY1 (4)	TYPICAL SECTIONS
SP1 (5)	SITE & PHASING PLAN
OU1 (6)	OVERALL UTILITY INDEX
OU2-OU8 (7-13)	OVERALL UTILITY PLANS
GT1 (14)	GRADING TEMPLATES
GR1 (15)	GRADING SHEET INDEX
GR2-GR26 (16-40)	GRADING PLANS
RD1-RD35 (41-76)	ROAD PLAN AND PROFILES
IT1-IT26 (77-102)	INTERSECTION RAMPS & CURB RETURN PROFILES
SD1-SD22 (103-124)	STORM DRAIN PLAN AND PROFILES
SD23-SD35 (125-137)	POND DETAILS
CH1-CH9 (138-146)	CHANNEL PLAN AND PROFILES
SW1-SW43 (147-189)	SANITARY SEWER AND WATER PLAN AND PROFILES
SN1-SN5 (190-194)	SIGNAGE AND STRIPING
SL1 (195)	SLEEVE PLANS
DT1-DT5 (196-200)	DETAILS - ROADWAY
DT6-DT10 (201-205)	DETAILS - STORM DRAIN
DT11-DT12 (206-207)	DETAILS - SANITARY SEWER
DT13-DT17 (208-212)	DETAILS - WATER
DT14 (213)	DETAILS - RAILING
LANDSCAPE PLANS - 69 SHEETS	
L0.0 (214)	TITLE SHEET
L0.1 (215)	LANDSCAPE NOTES
L0.2 (216)	LANDSCAPE PLANTING SCHEDULE
L0.3 (217)	LANDSCAPE PLANTING DETAILS
L0.4 (218)	SEED SPECIFICATIONS
L0.5 (219)	OVERALL LANDSCAPING PLAN
L1.0-L1.45 (220-265)	LANDSCAPE PLANS
SD1.0-SD1.14 (266-280)	SITE DETAILS
SD1.15 (281)	DROP STRUCTURE DEMOLITION AND PROTECTION PLANS
SD1.16 (282)	SALVAGED MONUMENT EXHIBIT AND DETAILS
FT1.0 (283)	FENCING, TRAILS AND SIGNAGE PLAN
IRRIGATION PLANS - 50 SHEETS	
IR0.0-IR0.1 (284-285)	IRRIGATION NOTES & SCHEDULE
IR0.2 (286)	OVERALL IRRIGATION PLAN
IR1.0-IR1.37 (287-324)	IRRIGATION PLANS
IR2.0-IR2.8 (325-333)	IRRIGATION DETAILS & CHARTS
LIGHTING PLANS - 2 SHEETS	
LP1.0 (334)	SITE LIGHTING PHOTOMETRIC
LP1.1 (335)	LIGHTING DETAILS
335 SHEETS TOTAL	

PROJECT VARIANCES

TCV25-0015: MACANTA BLVD. LANDSCAPE APPROVED
TCV25-0016: FOUNDERS PKWY LANDSCAPE APPROVED
TCV25-0065: ORIFICE SIZING APPROVED 12/4/2025
TCV25-0066: WATER QUALITY CONFORMANCE 12/8/2025
TCV25-0067: DROP STRUCTURE HEIGHT APPROVED 12/18/2025

FCO #	DATE	PURPOSE/DESCRIPTION

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, TECHNICAL MANUALS AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

PROFESSIONAL ENGINEER CERTIFICATION

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

THIS APPROVAL ALLOWS GRADING ONLY ACTIVITIES,
NO OTHER CONSTRUCTION MAY OCCUR.

TOWN APPROVAL BLOCK

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

APPROVED BY: **APPROVED**
By Kirkpatrick on 03/27/2026
APPROVED-CD24-0011 Plans-Grading ONLY.pdf
Record Document on File
DEVELOPMENT SERVICES DATE

DATE	REVISION DESCRIPTION

Job Number	
HINES LP	
Chk	Drw
BKM	RLS
Des	RLS
32CS1.dwg	Drawing Name:

PROJECT BENCHMARK

(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A

(NAVD88 DATUM)
ELEVATION=6483.68

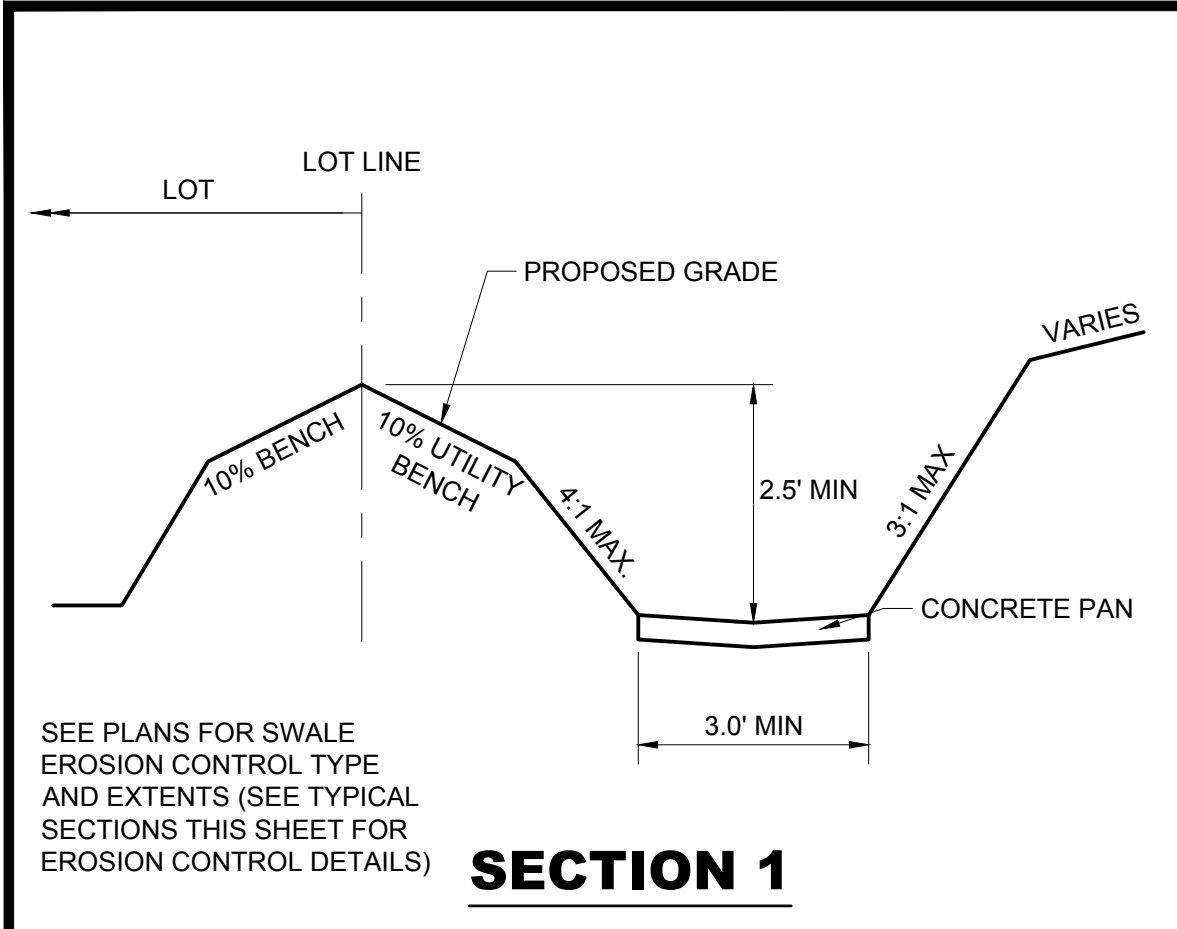
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COVER
ENGINEERING

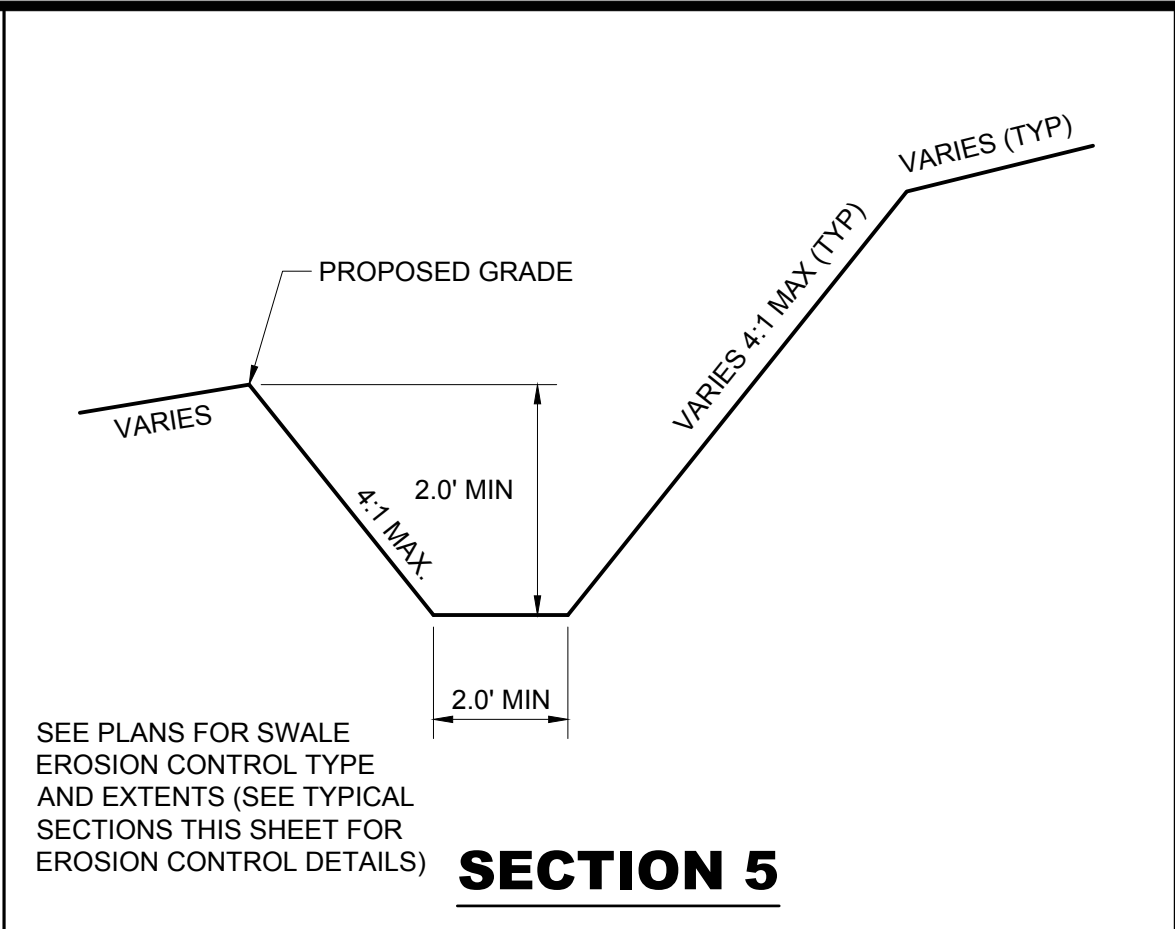
CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
TITLE SHEET

Sheet	1
TS1	of 335
Date	MARCH 5, 2026

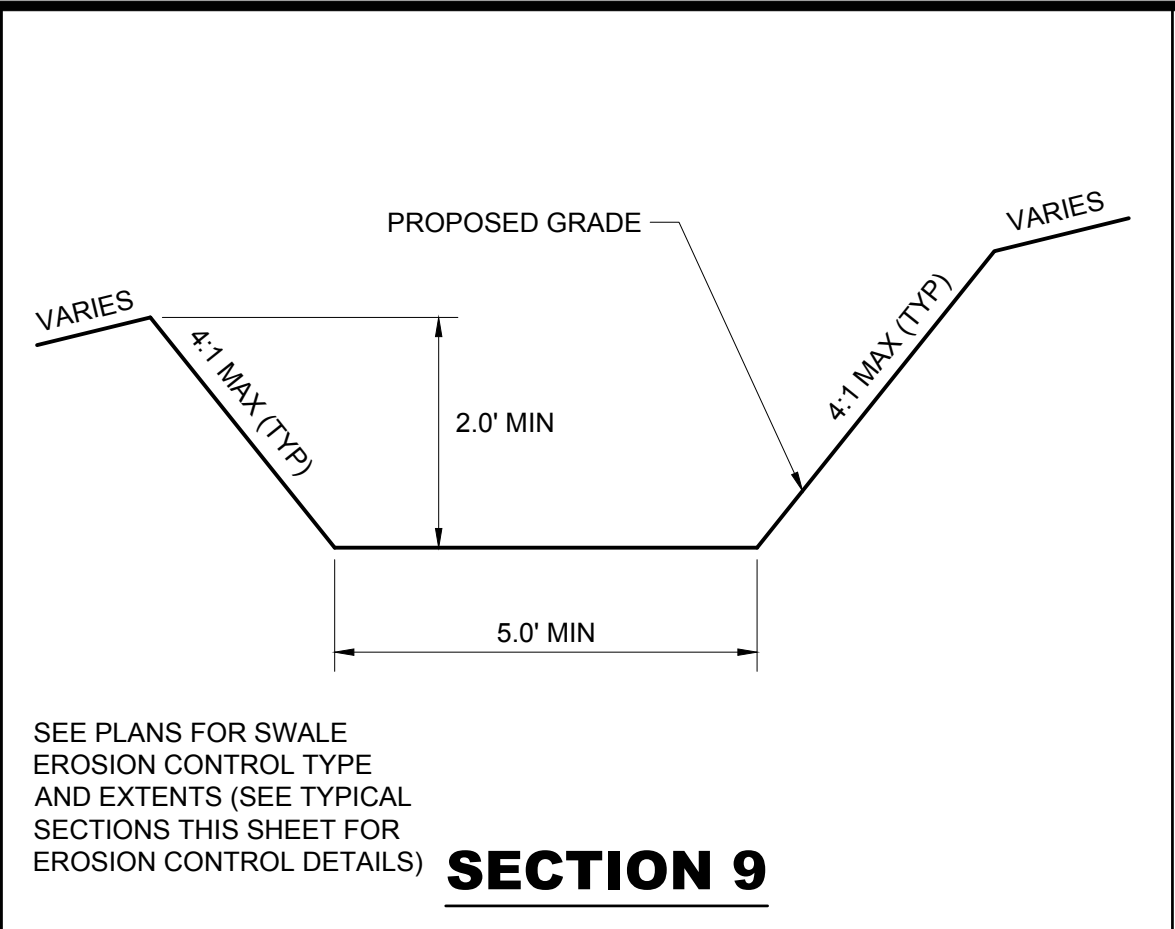
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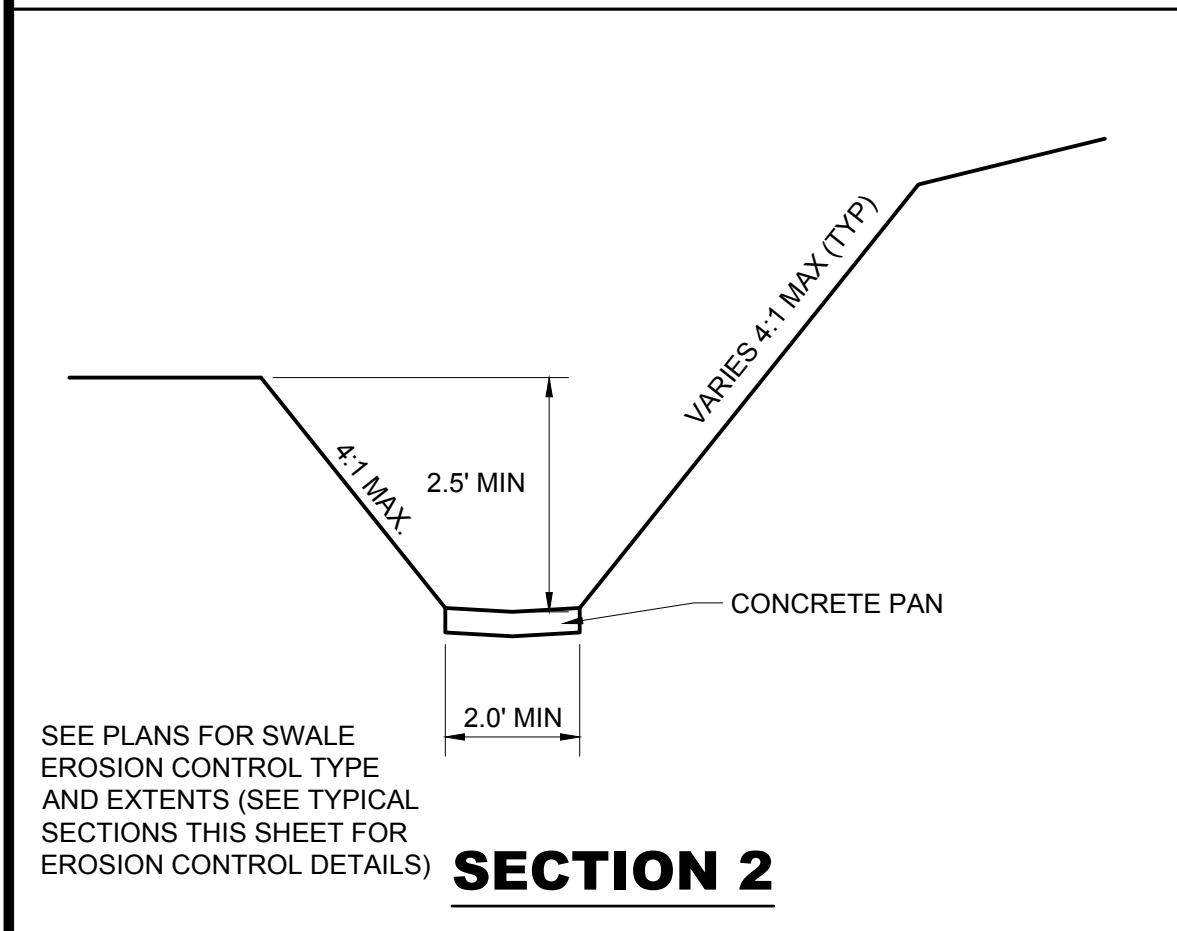
SECTION 1



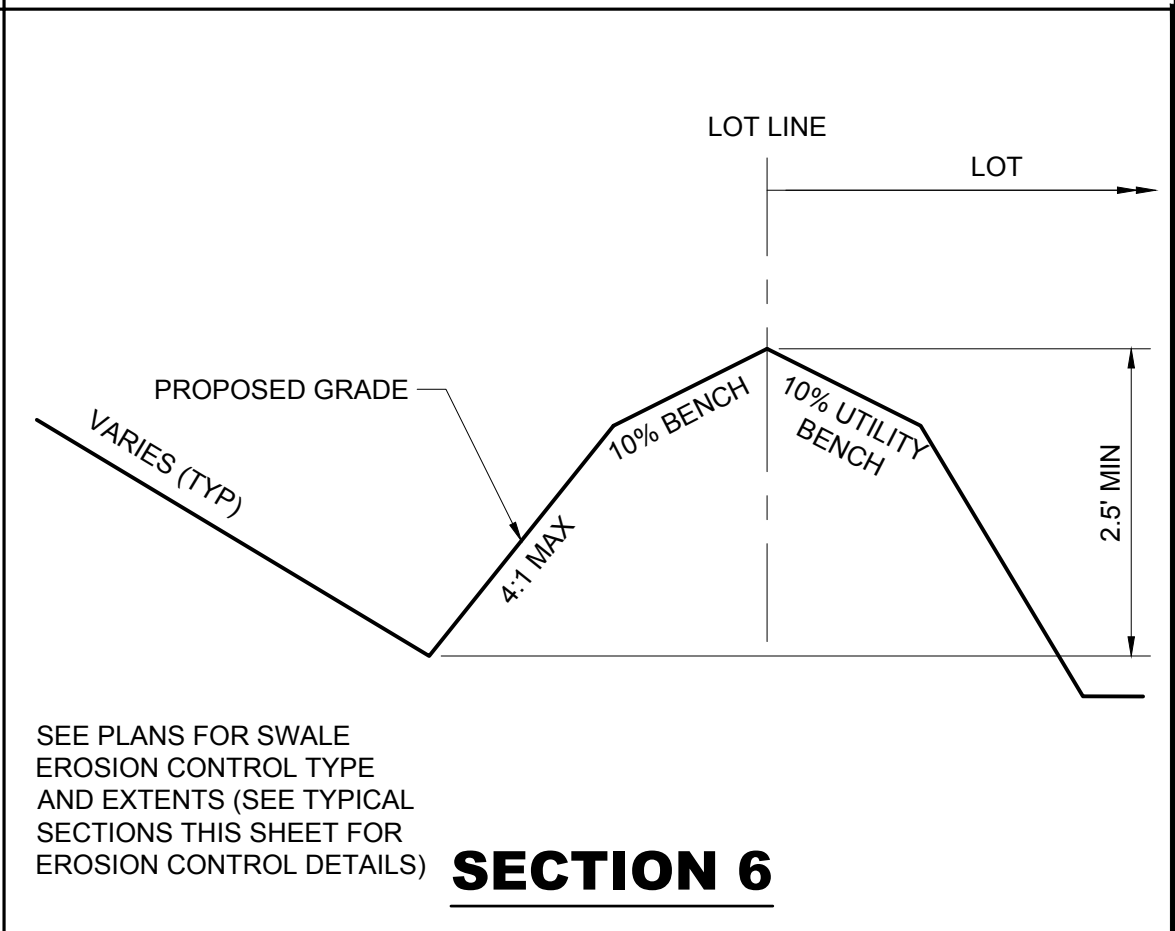
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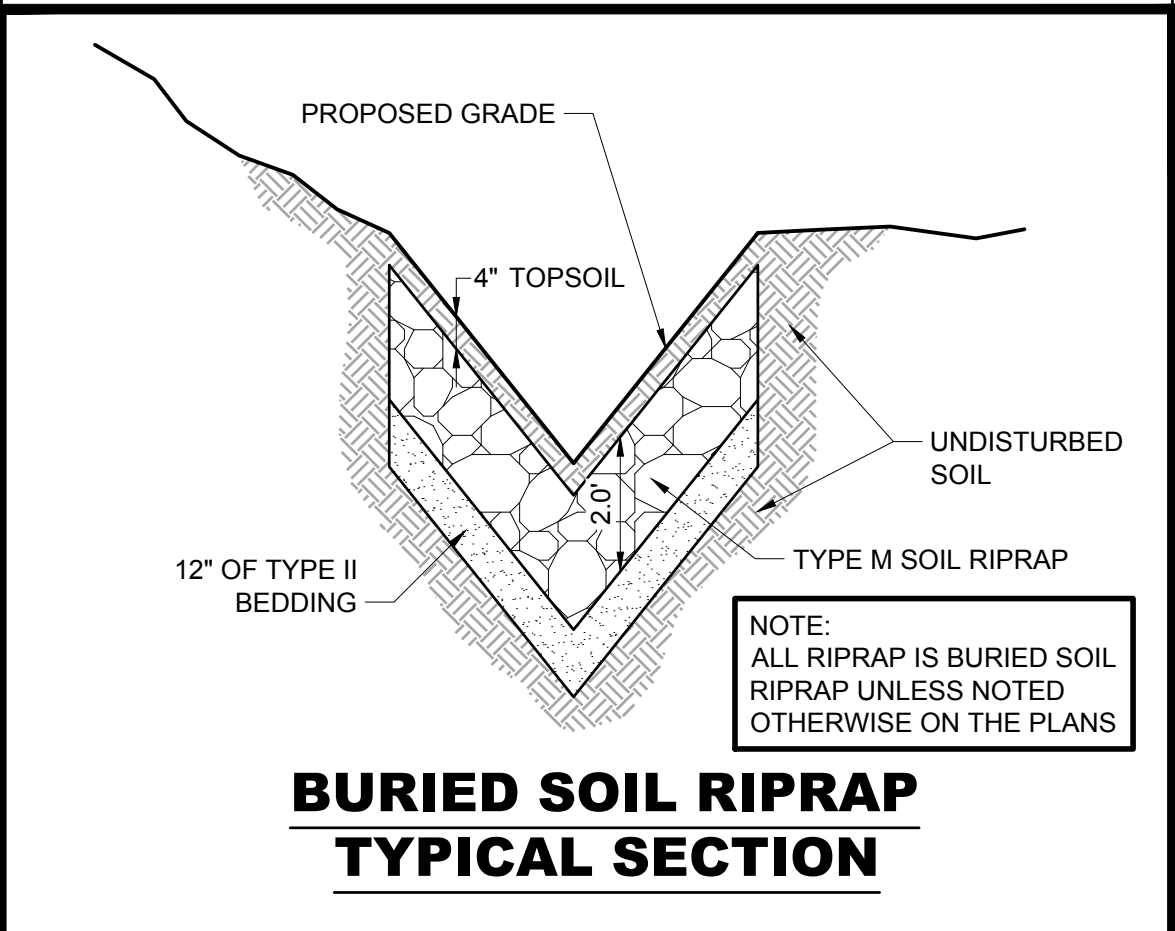
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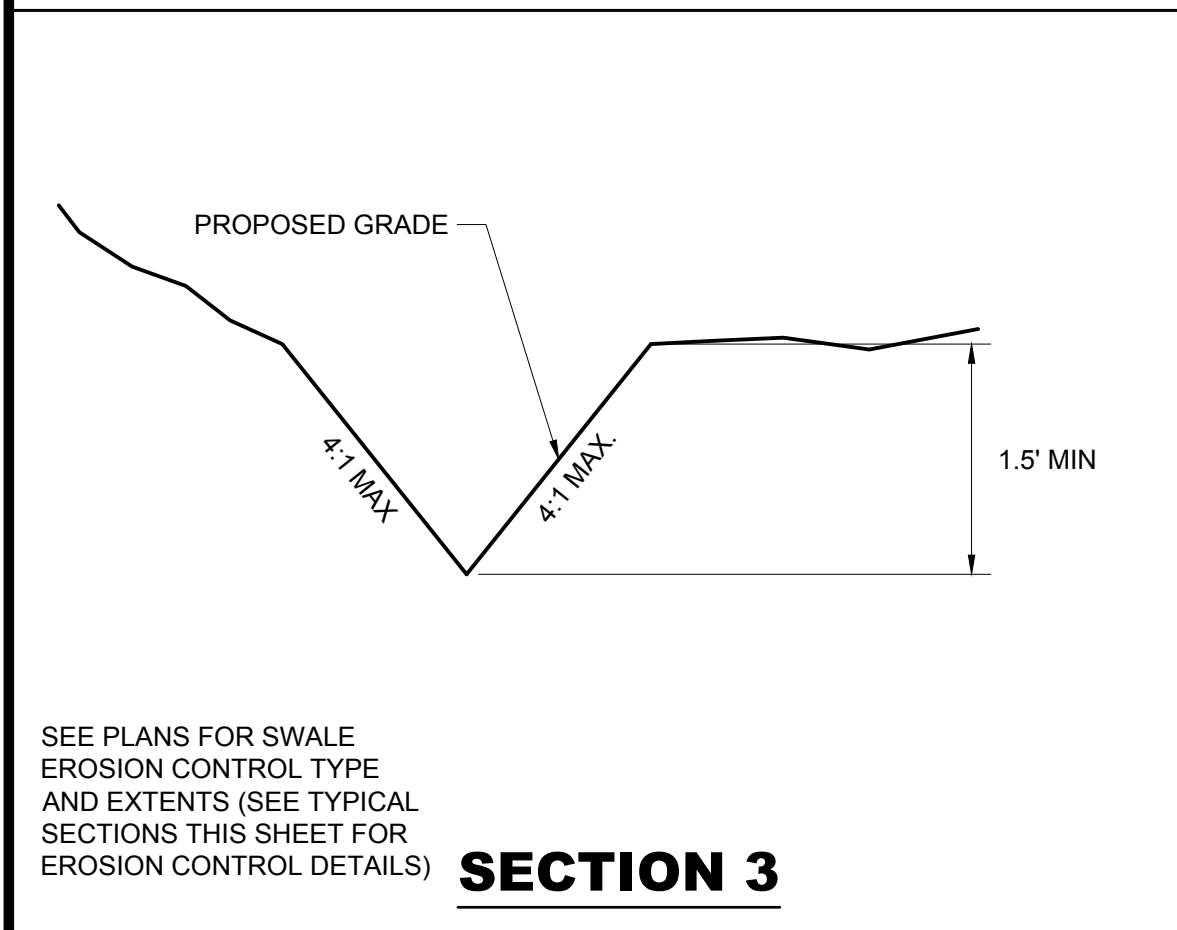
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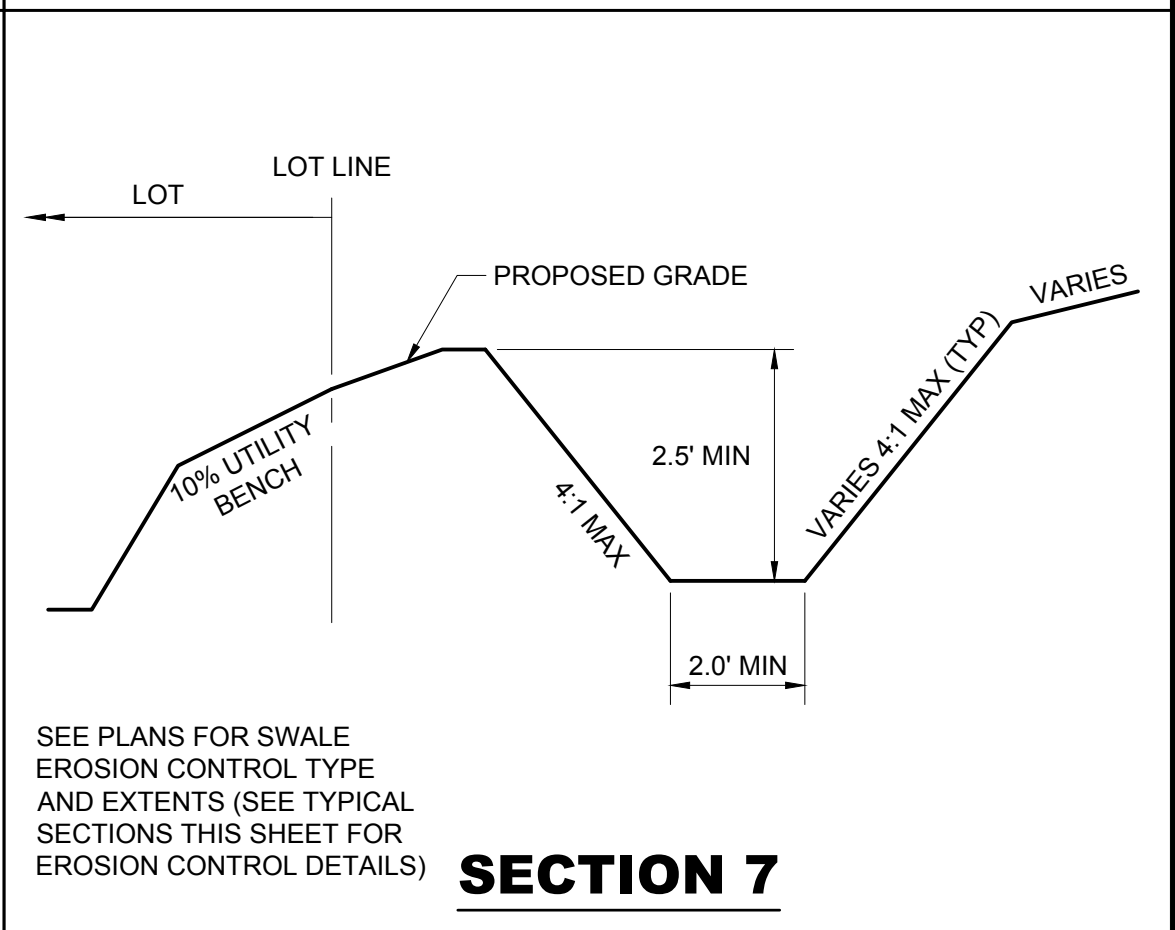
SECTION 6



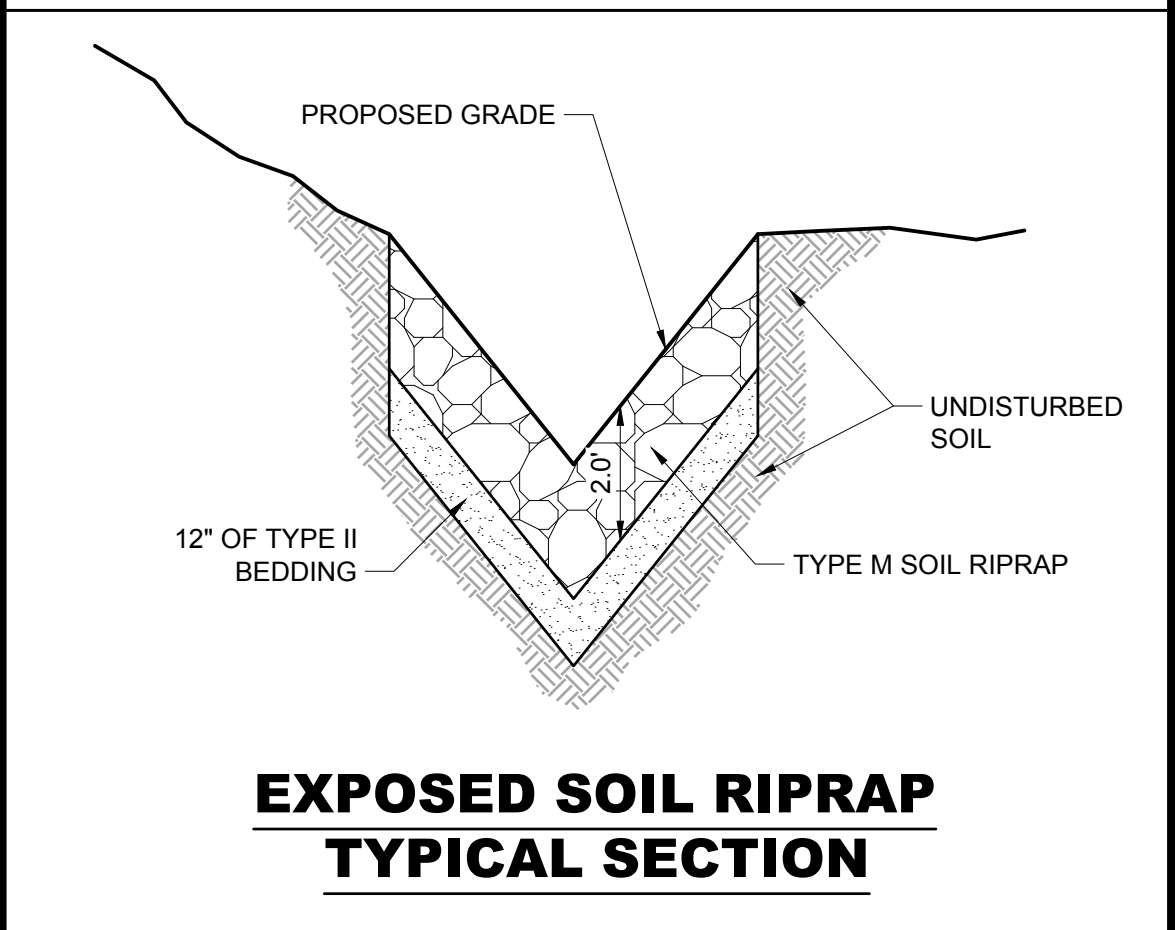
BURIED SOIL RIPRAP
TYPICAL SECTION



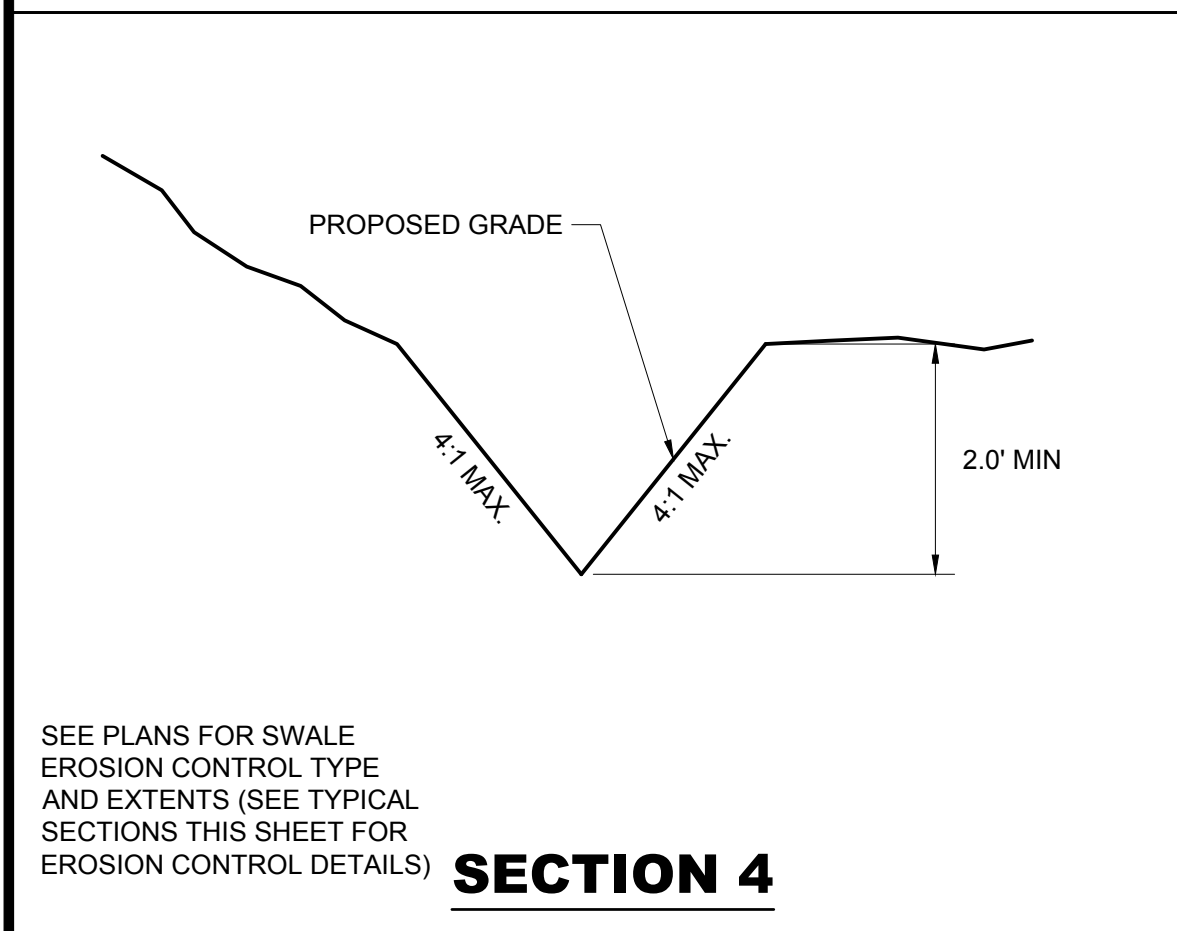
SECTION 3



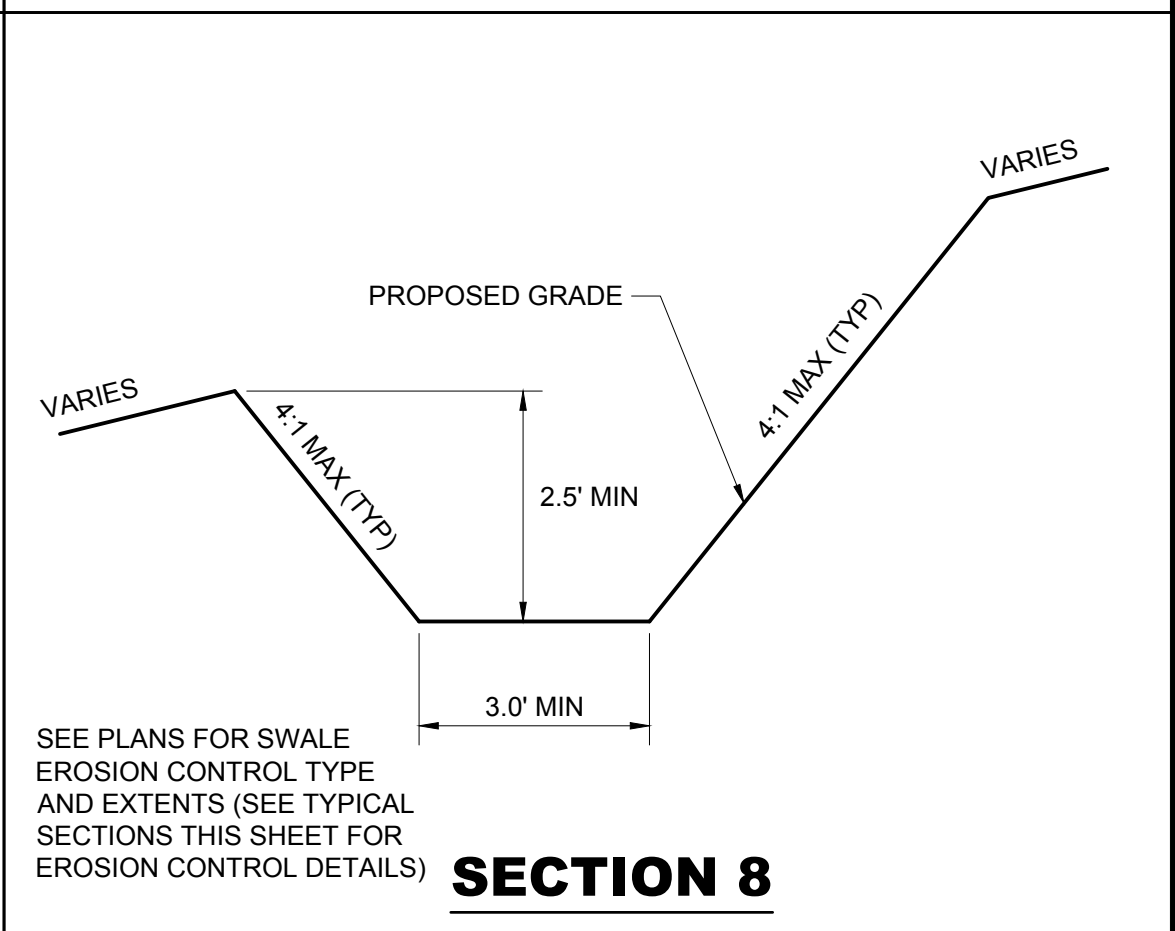
SECTION 7



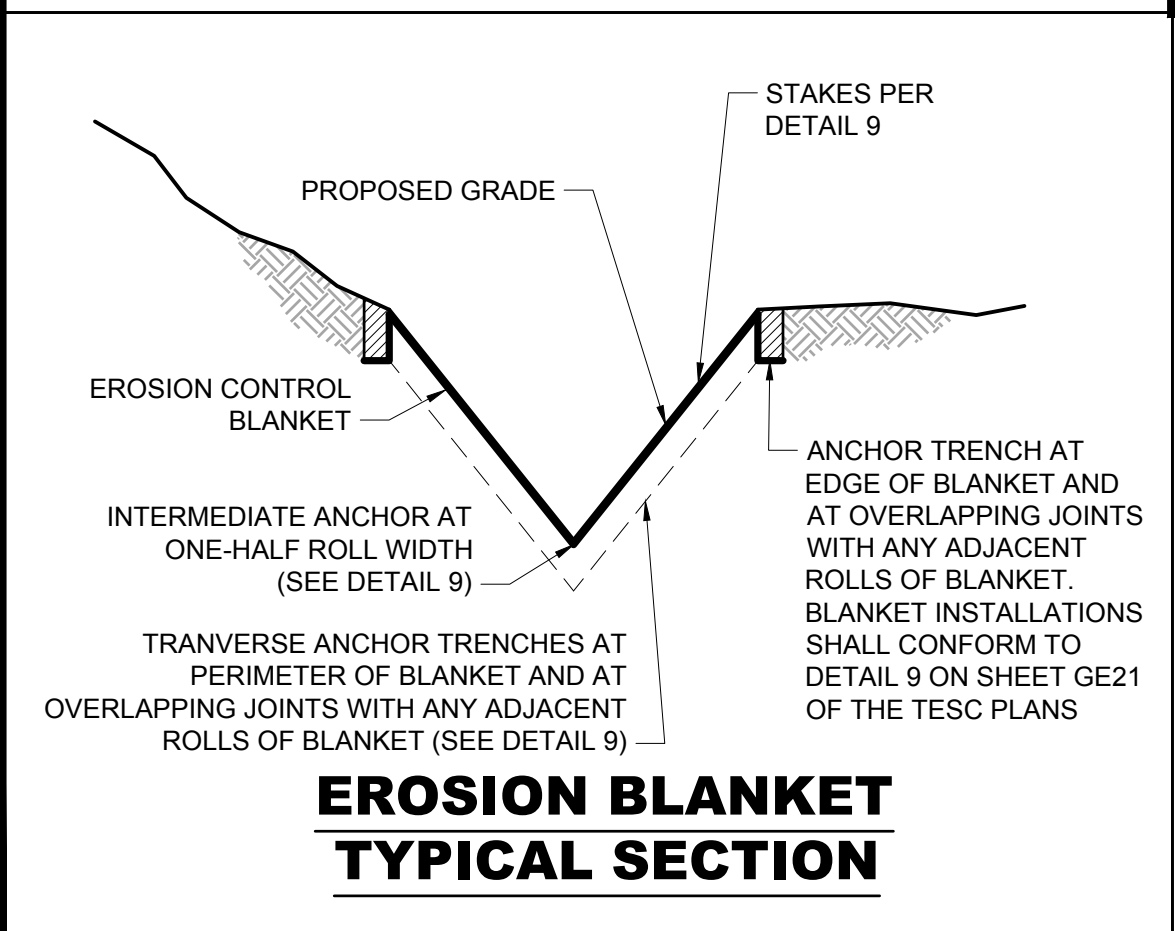
EXPOSED SOIL RIPRAP
TYPICAL SECTION



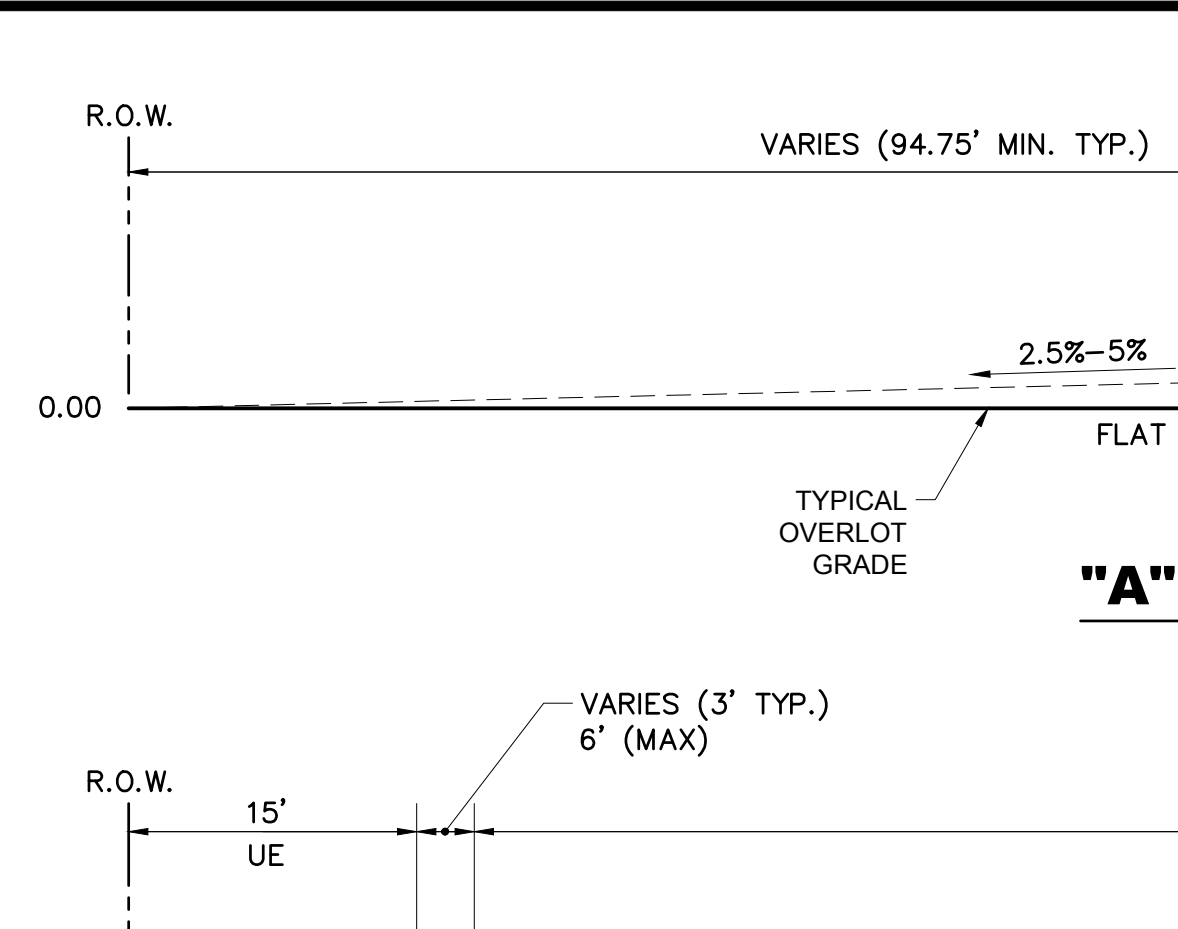
SECTION 4



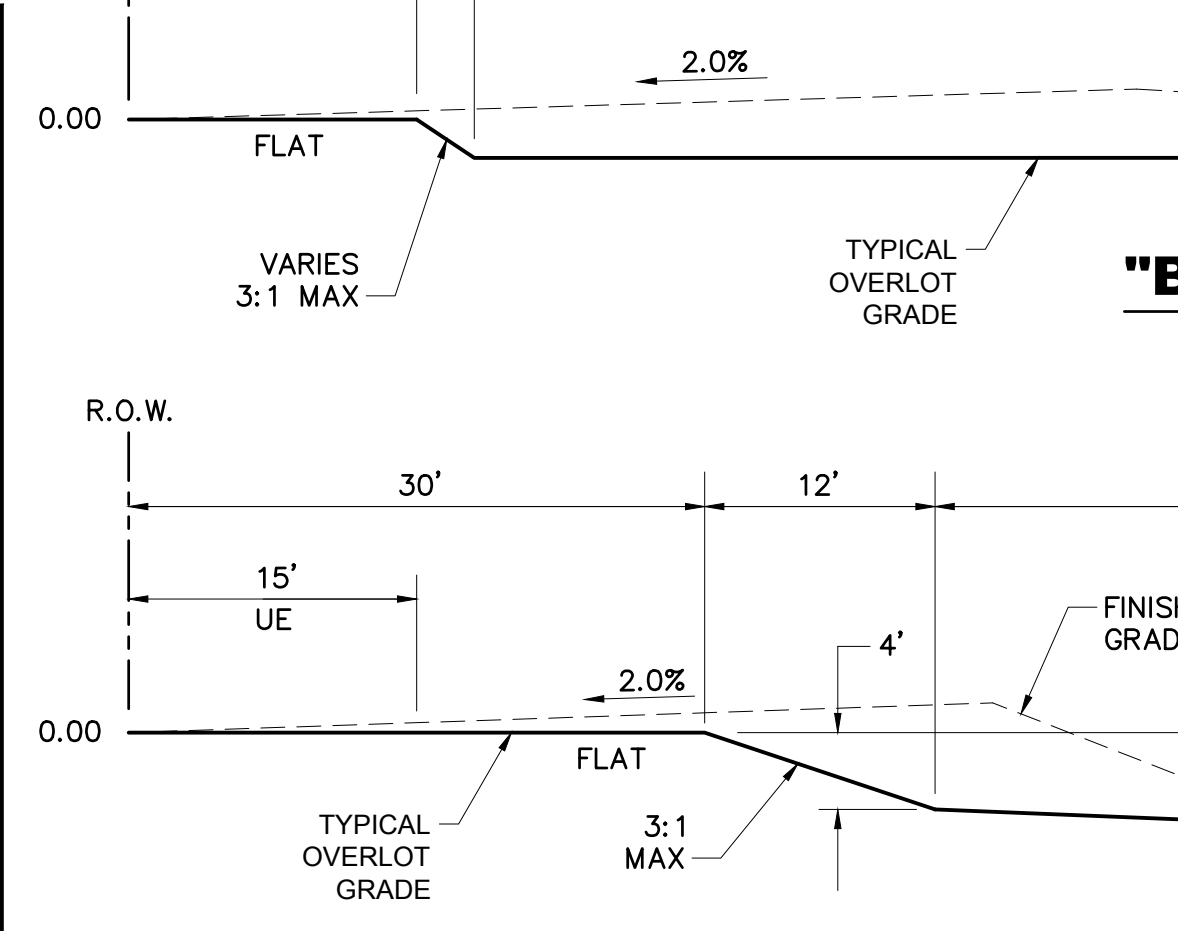
SECTION 8



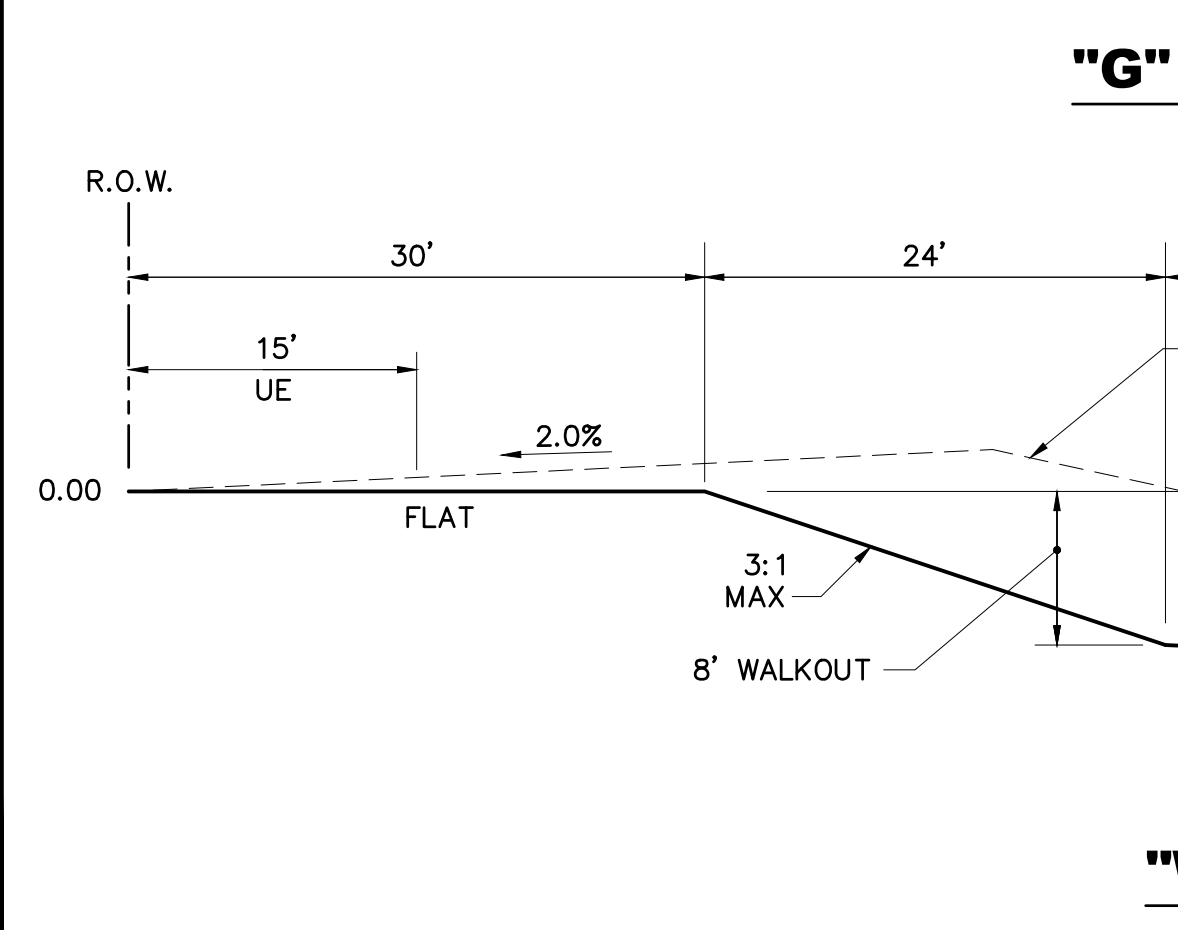
EROSION BLANKET
TYPICAL SECTION



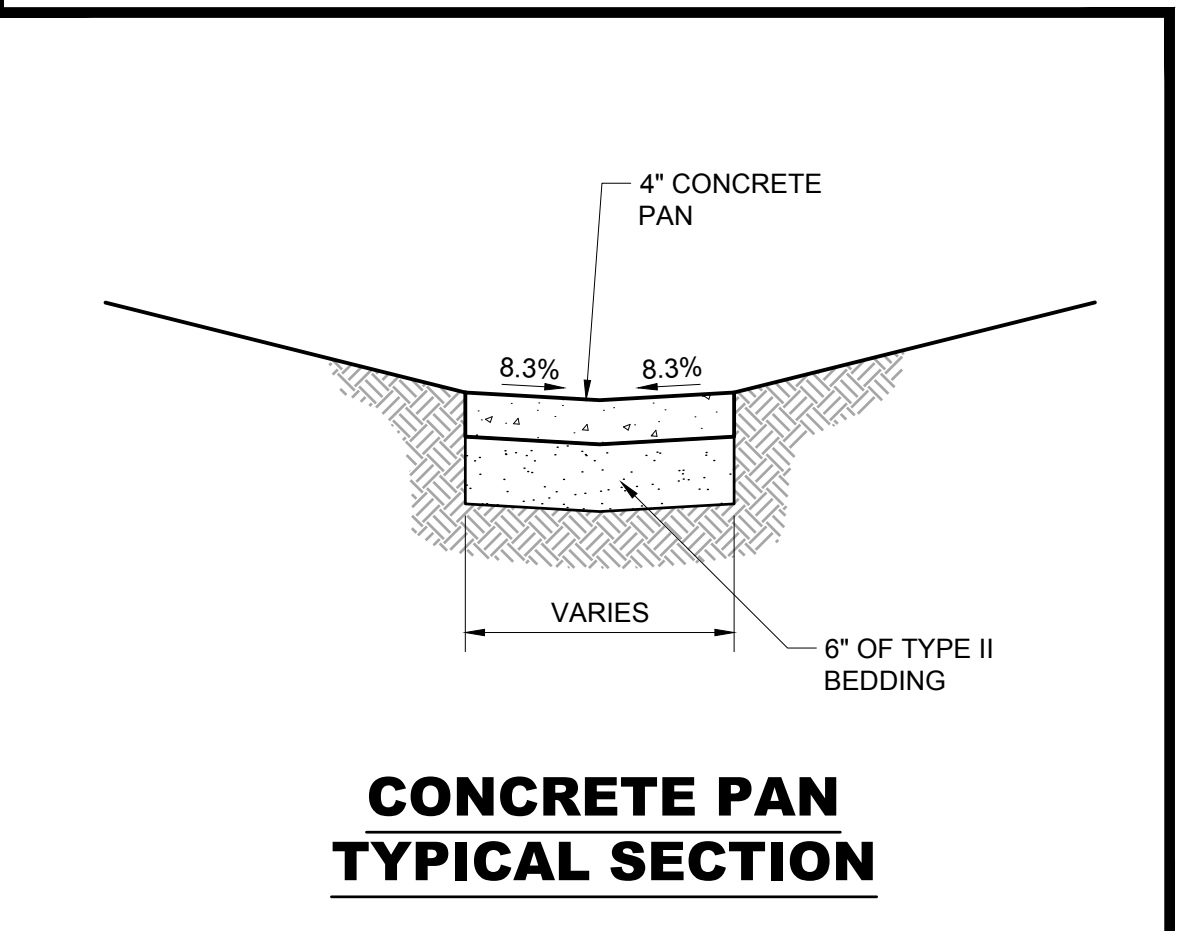
"A" LOT TEMPLATE



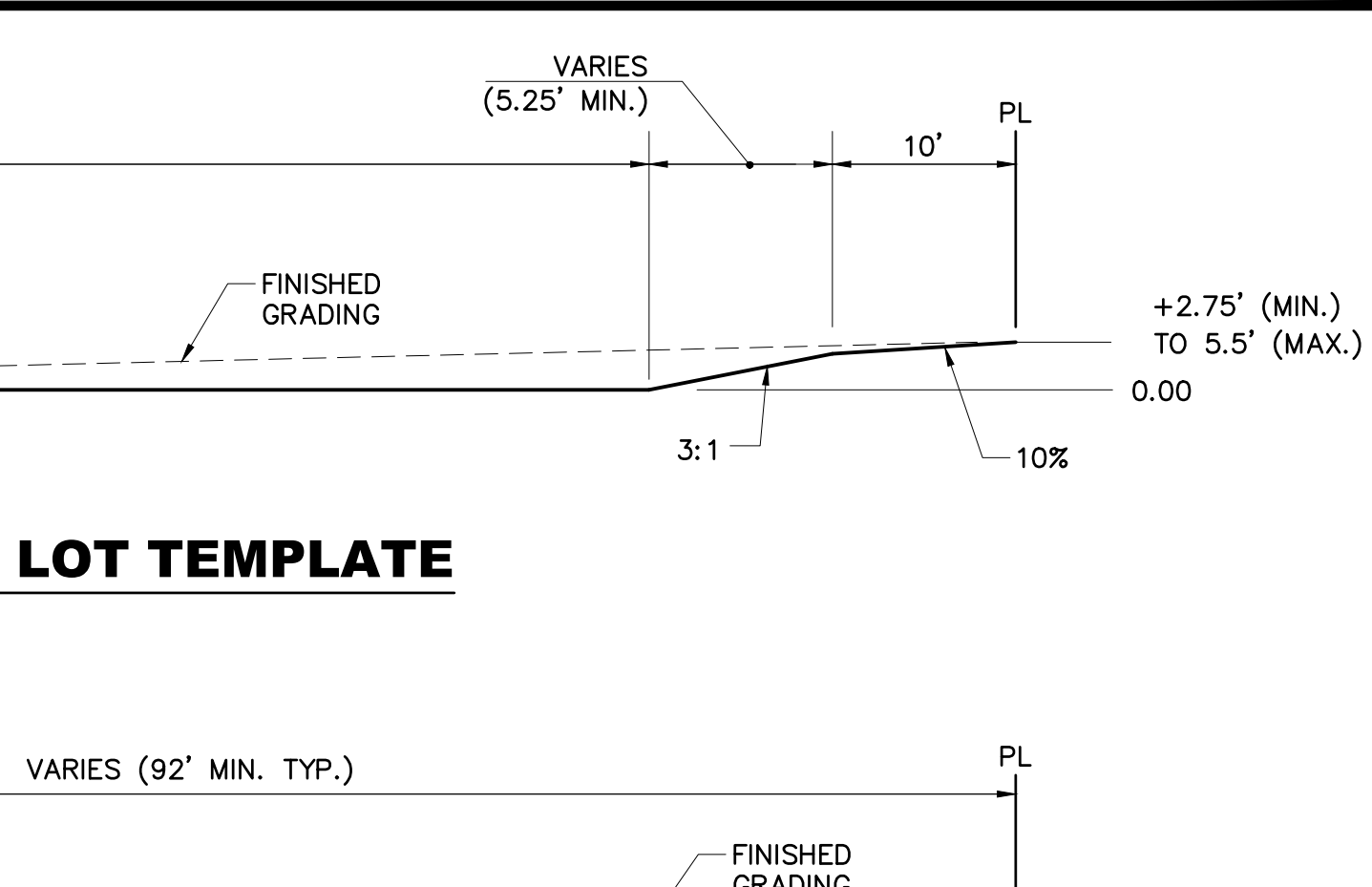
"B" LOT TEMPLATE



"G" LOT TEMPLATE



"W" LOT TEMPLATE



CONCRETE PAN
TYPICAL SECTION

PROFESSIONAL ENGINEER CERTIFICATION

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES
Record Document on File
TOCR PROJECT NO: CD24-0011

DATE: MARCH 5, 2026

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DATE	REVISION DESCRIPTION

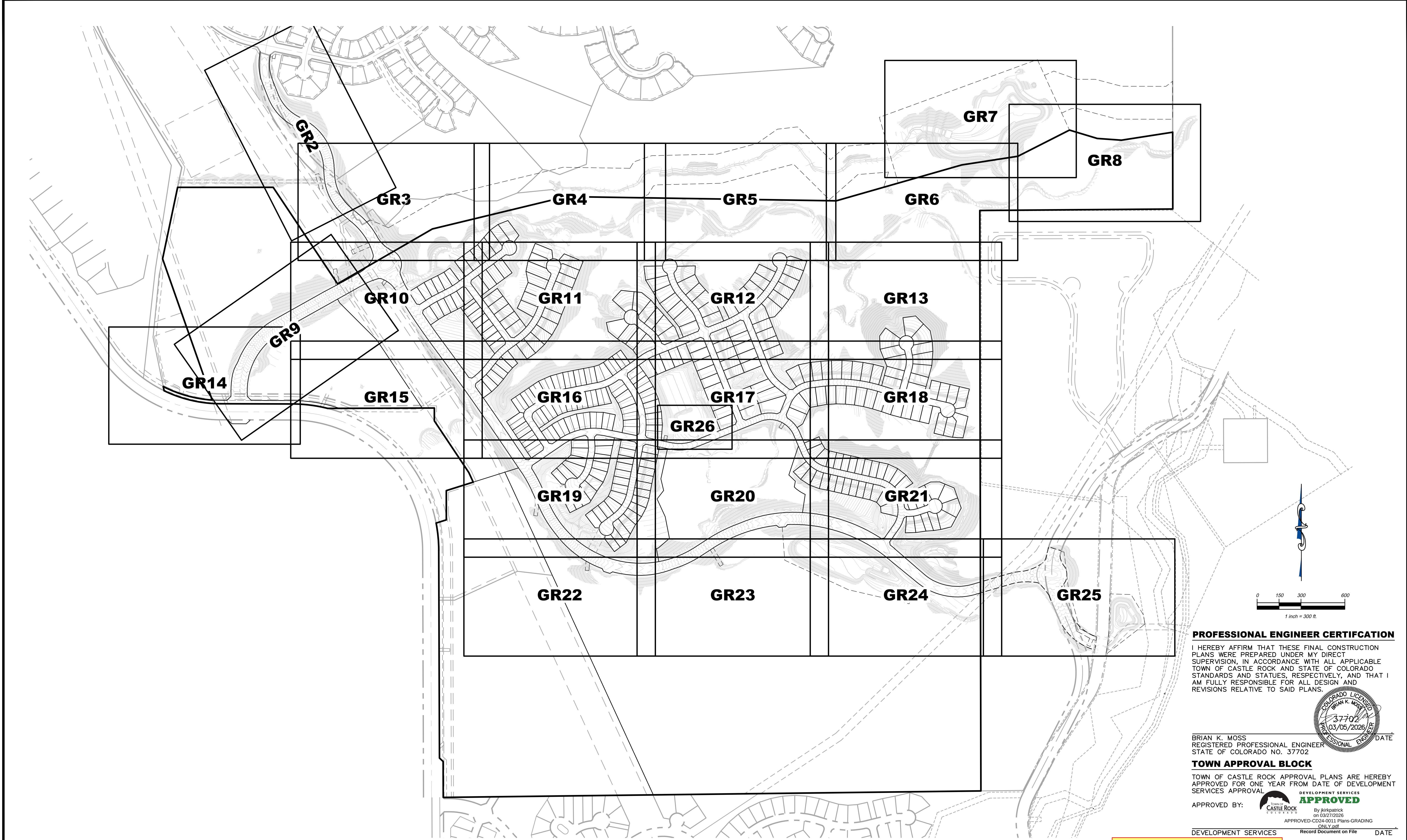
Job Number	HINES LP
Chk	BKM
Dnw	RLS
Des	RLS
Drawing Name	32GT1.dwg

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68



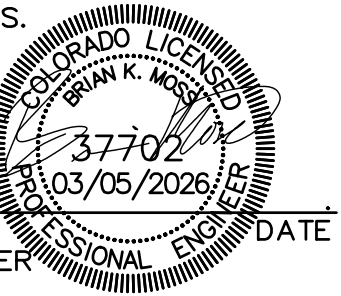
CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING TEMPLATES

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XREFS:



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STATE OF COLORADO NO. 37702

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APPROVED BY:  **APPROVED**
By [Signature] on 03/27/2026
APPROVED-CD24-0011 Plans-GRADING ONLY.pdf

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

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DATE	REVISION DESCRIPTION

Job Number HINES LP			Drawing Name 32GR1.dwg
Chk BKM	Dnw RLS	Des RLS	

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

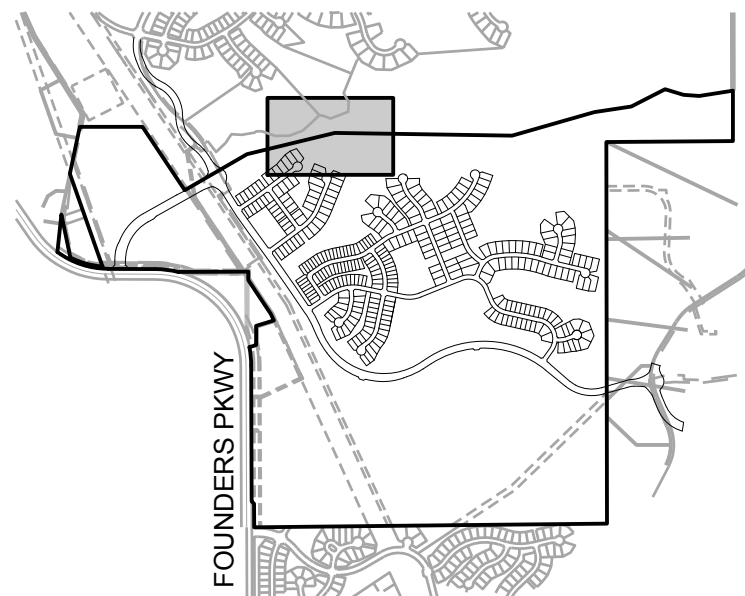


CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN INDEX

Sheet
GR1
of
15
Date
MARCH 5, 2026

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PLOTTED BY: ROD SIGMON PLOT DATE: 3/5/2026 8:54 AM
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SEE SHEET GR3



KEYMAP

CONSTRUCTION NOTES:

1. SEE TESC PLANS FOR EROSION CONTROL MEASURES.
2. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS AND OUTLET PROTECTION.
3. ALL LOTS MUST BE DRILL SEEDED AND CRIMP MULCHED IF HOME CONSTRUCTION DOES NOT BEGIN WITHIN 30 DAYS OF FINAL GRADING.
4. EROSION CONTROL BLANKET (ECB) TO BE PLACED ON ALL SLOPES STEEPER THAN 4:1.
5. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
6. ALL TW AND BW ELEVATIONS ARE FINISHED GRADE AT TOP AND BOTTOM OF WALL. ACTUAL STRUCTURE ELEVATIONS TO BE DETERMINED BY STRUCTURAL ENGINEER AND APPROVED VIA SEPARATE SUBMITTAL.
7. SEE SHEET GT1 AND CH7 FOR SWALE SECTIONS AND GT1 FOR GRADING TEMPLATES.
8. GRADING WITHIN TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.

KEYNOTES:

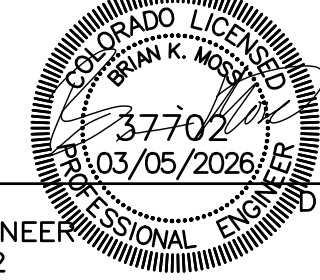
- 1 EMERGENCY OVERFLOW ARMORING - SEE DT6 FOR DETAILS
- 2 INLET/CULVERT PROTECTION - SEE TESC PLANS FOR DETAILS
- 3 OUTLET PROTECTION - SEE SD SHEETS FOR DETAILS
- 4 TYPE M RIPRAP RUNDOWN - SEE PLAN FOR DIMENSIONS
- 5 TYPE M RIPRAP MINOR DRAINAGEWAY - SEE PLAN FOR DIMENSIONS AND SHEET CH7 FOR SECTIONS
- 6 TRM MAT - SEE PLAN FOR DIMENSIONS

BASIS OF BEARINGS

PROJECT BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING SOUTH 00°03'56" EAST, FROM THE EAST QUARTER CORNER OF SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

PROFESSIONAL ENGINEER CERTIFICATION

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



BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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APPROVED BY: APPROVED

By [Signature] on 03/27/2026
APPROVED-CD24-0011 Plans-GRADING

DEVELOPMENT SERVICES Record Document on File DATE

TOCR PROJECT NO: CD24-0011

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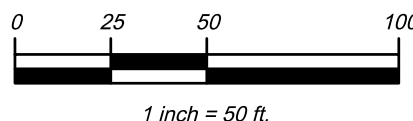
- LIMITS OF DISTURBANCE
- 6425 PROPOSED MAJOR CONTOURS
- 6424 PROPOSED MINOR CONTOURS
- 6425 EXISTING MAJOR CONTOURS
- 6424 EXISTING MINOR CONTOURS
- INDICATED UNDISTURBED AREA
- PROPOSED DRAINAGE SWALE

- D PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN INLET
- FLOW ARROW
- LOT NUMBER
- GRADING TEMPLATE LOT TYPE (SEE SHEET GT1)

- PROPOSED UNDERDRAIN (SEE TOCR STD DETAIL UD-1)
- MAINTENANCE PATH
- RIPRAP (SEE KEYNOTES FOR APPLICATION)
- BLOCK NUMBER
- SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS
Drawing Name 32GR2-GR8.dwg		



PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

Hines

COVER
ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

Sheet
GR4
of
18
Date
MARCH 5, 2026

PATH: K:\HINES\PC\CADD\CIVIL\32 FILING 1 CD\32GR2-GR8.DWG
PLOTTED BY: ROD SIGMON PLOT DATE: 3/5/2026 8:54 AM
XREFS:

SEE SHEET GR4

SEE SHEET GR6



SEE SHEET GR12

- LIMITS OF DISTURBANCE
- 6425 --- PROPOSED MAJOR CONTOURS
- 6424 --- PROPOSED MINOR CONTOURS
- 6425 --- EXISTING MAJOR CONTOURS
- 6424 --- EXISTING MINOR CONTOURS
- INDICATED UNDISTURBED AREA
- PROPOSED DRAINAGE SWALE

- ⓓ PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN INLET
- FLOW ARROW
- 12 A LOT NUMBER
- GRADING TEMPLATE LOT TYPE (SEE SHEET GT1)

- PROPOSED UNDERDRAIN (SEE TOCR STD DETAIL UD-1)
- MAINTENANCE PATH
- 20 RIPRAP (SEE KEYNOTES FOR APPLICATION)
- 20 BLOCK NUMBER
- SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

LEGEND:

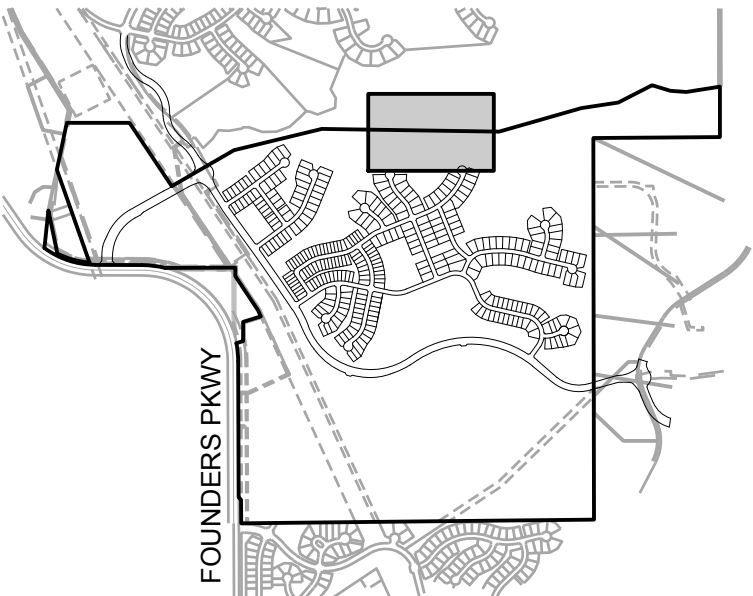
DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS
Drawing Name 32GR2-GR8.dwg		

PROJECT BENCHMARK	
(AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A	
(NAVD88 DATUM) ELEVATION=6483.68	

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

Sheet
GR5
of
19
Date
MARCH 5, 2026



KEYMAP

CONSTRUCTION NOTES:

- SEE TESC PLANS FOR EROSION CONTROL MEASURES.
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KEYNOTES:

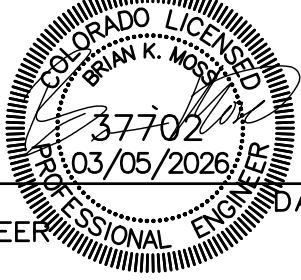
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- TRM MAT - SEE PLAN FOR DIMENSIONS

BASIS OF BEARINGS

PROJECT BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING SOUTH 0°03'56" EAST, FROM THE EAST QUARTER CORNER OF SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

PROFESSIONAL ENGINEER CERTIFICATION

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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

APPROVED BY: **APPROVED**
By [Signature] on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

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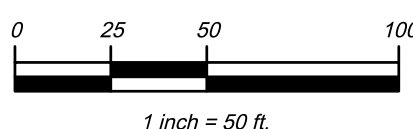


- LIMITS OF DISTURBANCE
--- 6425 --- PROPOSED MAJOR CONTOURS
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- ⓓ PROPOSED STORM DRAIN MANHOLE
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□ PROPOSED STORM DRAIN INLET
→ FLOW ARROW
12 A LOT NUMBER
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RIPRAP (SEE KEYNOTES FOR APPLICATION)
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SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

LEGEND:

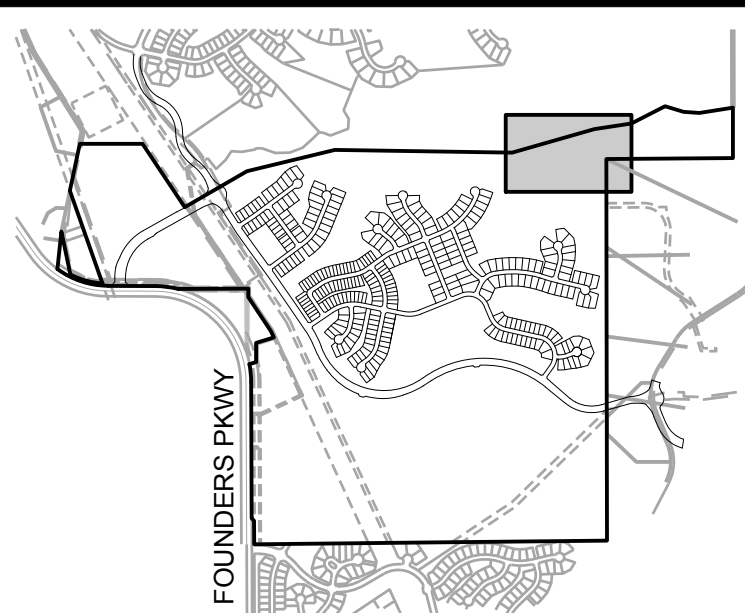


PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

Hines

COVER
ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
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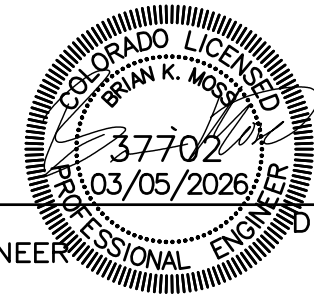
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STATE OF COLORADO NO. 37702

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APPROVED BY: **APPROVED**
By [Signature] on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

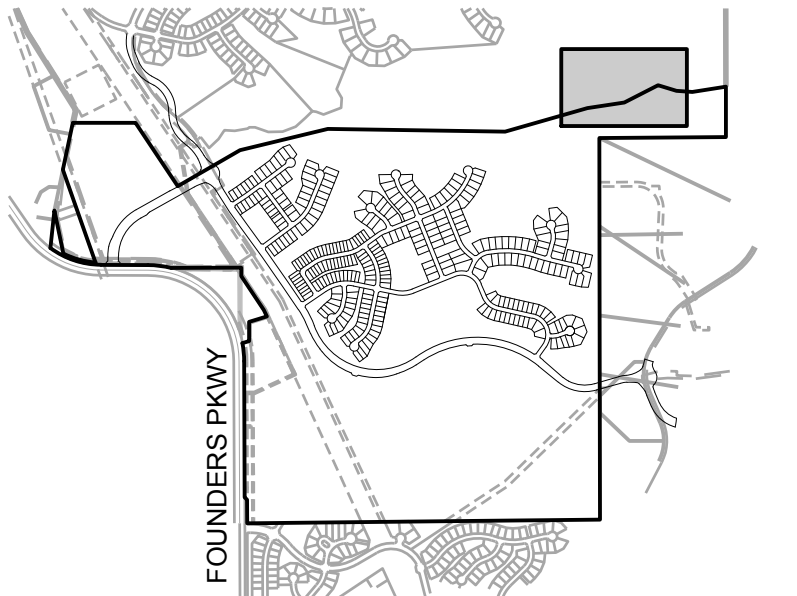
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DATE	REVISION DESCRIPTION

Job Number HINES LP			Drawing Name 32GR2-GR8.dwg
Chk BKM	Dnw RLS	Des RLS	

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335
Date
MARCH 5, 2026

PATH: K:\HINES\PC\CADD\CIVIL\32 FILING 1 CD\32GR2-GR8.DWG
PLOT BY: ROD SIGMON PLOT DATE: 3/5/2026 8:54 AM
XREFS:



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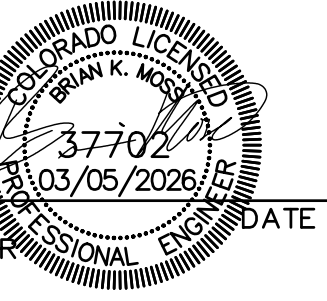
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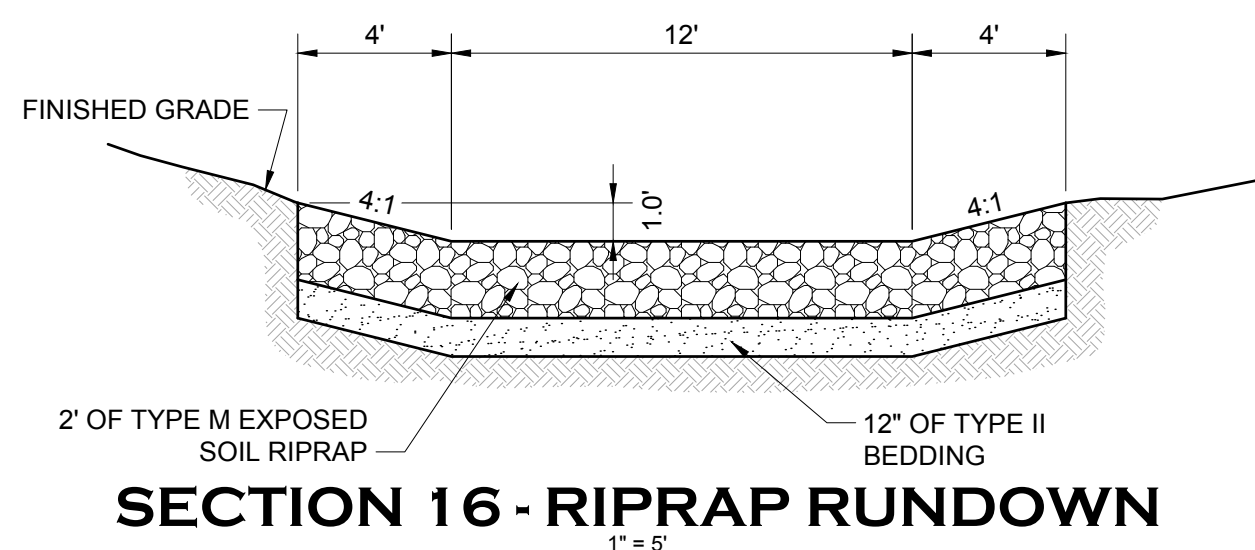
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APPROVED BY:  By [Signature] on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

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TOCR PROJECT NO: CD24-0011

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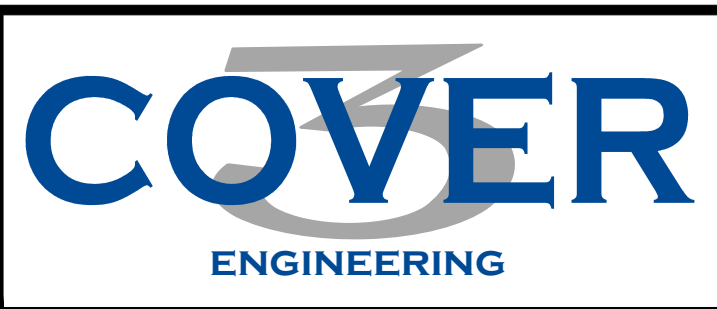
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DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS
32GR2-GR8.dwg Drawing Name		

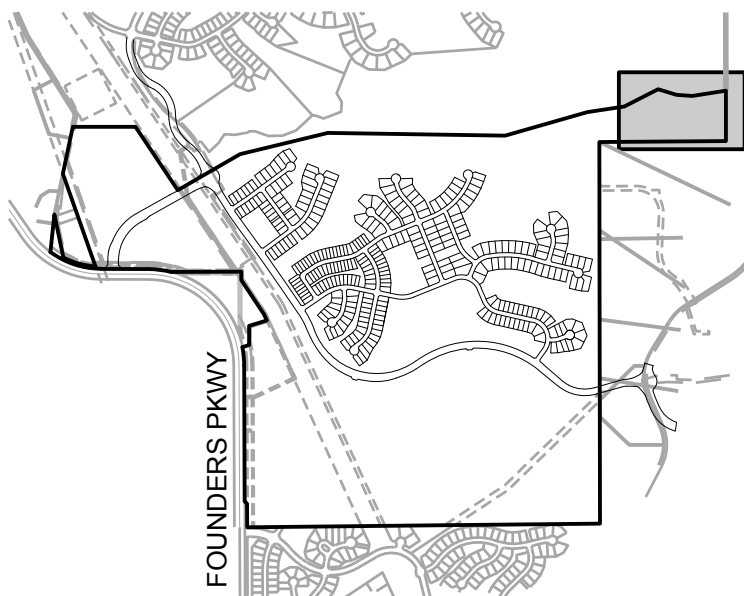
PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68



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Date
MARCH 5, 2026

21
of
335

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PLOT BY: ROD SIGMON PLOT DATE: 3/5/2026 8:54 AM
XREFS:



KEYMAP

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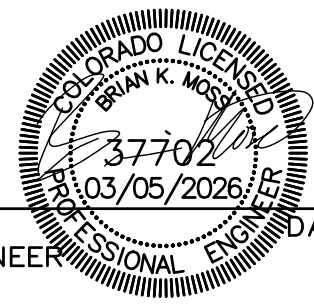
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APPROVED BY: APPROVED

By [kirkpatrick on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

ONLY 1.pdf
DEVELOPMENT SERVICES Record Document on File DATE

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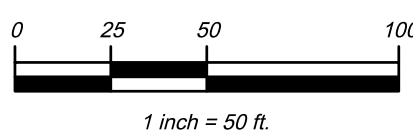
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PROJECT BENCHMARK

(AZTEC #401)
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BENCHMARK TT17A
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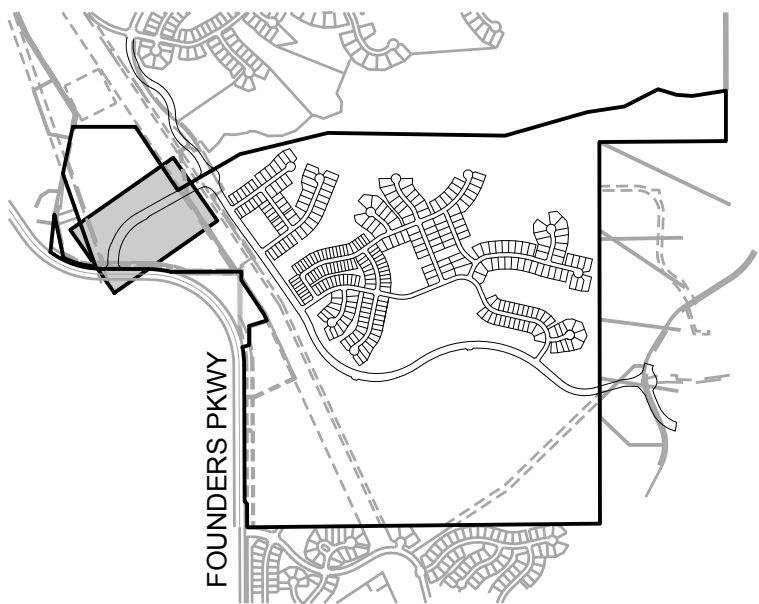
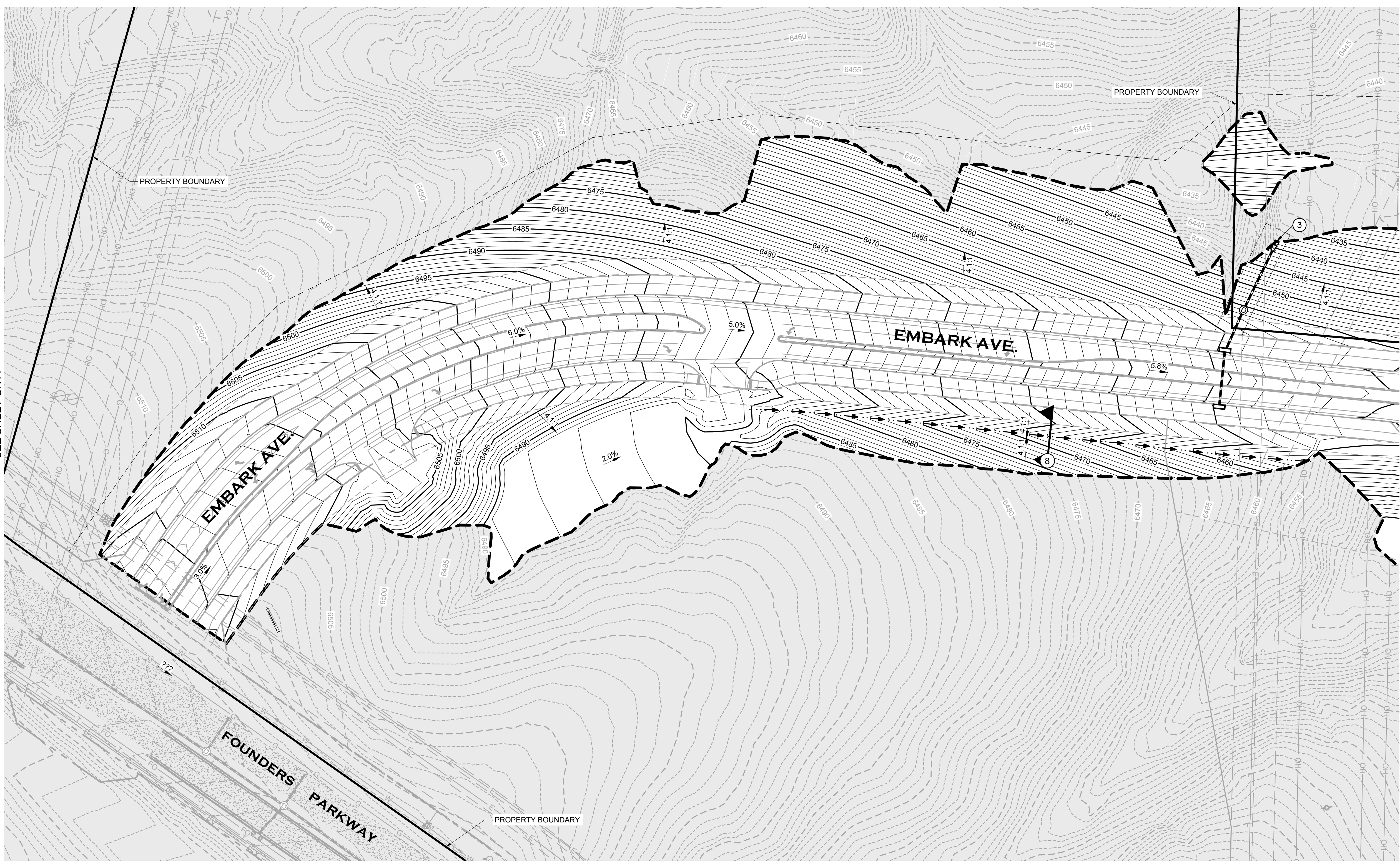
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GR8
Date
MARCH 5, 2026
22 of 335

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS

Drawing Name 32GR2-GR8.dwg	
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PATH: K:\HINES\PCADD\CIVIL\32 FILING 1 CD\32GR9-GR13.DWG
PLOTTED BY: ROD SIGMON PLOT DATE: 3/5/2026 8:55 AM
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TOWN APPROVAL BLOCK

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

APPROVED BY:  **APPROVED**
By [brian.k.moss] on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

DEVELOPMENT SERVICES Record Document on File DATE

TOCR PROJECT NO: CD24-0011

THIS APPROVAL ALLOWS GRADING ONLY ACTIVITIES,
NO OTHER CONSTRUCTION MAY OCCUR.

DATE	REVISION DESCRIPTION	Job Number	Chk	Dnw	Des	Drawing Name	PROJECT BENCHMARK
		HINES LP	BKM	RLS	RLS	32GR9-GR13.dwg	(AZTEC #401) DOUGLAS COUNTY BENCHMARK TT17A (NAVD88 DATUM) ELEVATION=6483.68

LEGEND:

- LIMITS OF DISTURBANCE
- 6425 --- PROPOSED MAJOR CONTOURS
- 6424 --- PROPOSED MINOR CONTOURS
- 6425 --- EXISTING MAJOR CONTOURS
- 6424 --- EXISTING MINOR CONTOURS
- INDICATED UNDISTURBED AREA
- PROPOSED DRAINAGE SWALE
- ⓓ PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN INLET
- FLOW ARROW
- 12 A LOT NUMBER
- GRADING TEMPLATE LOT TYPE (SEE SHEET GT1)
- PROPOSED UNDERDRAIN (SEE TOCR STD DETAIL UD-1)
- MAINTENANCE PATH
- ⓓ RIPRAP (SEE KEYNOTES FOR APPLICATION)
- 20 BLOCK NUMBER
- SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

0 25 50 100
1 inch = 50 ft.

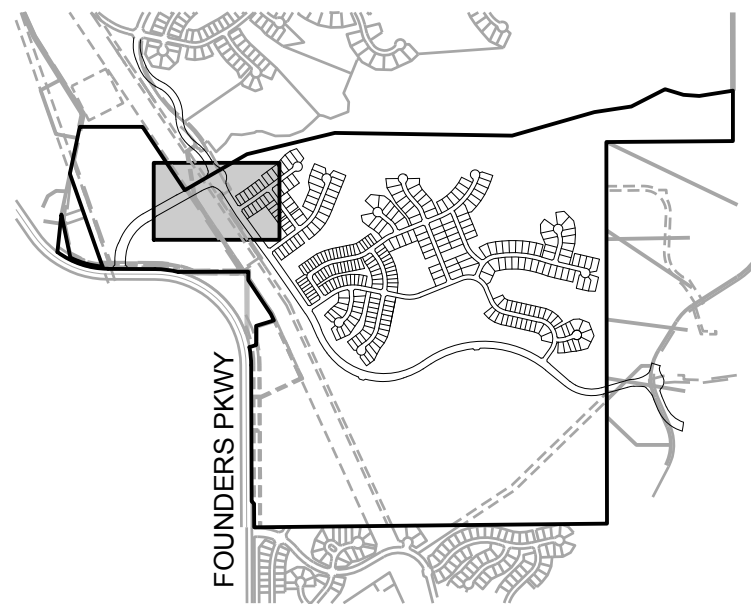
Hines

COVER
ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

Sheet **GR9** of 335
Date **MARCH 5, 2026**

PATH: K:\HINES\PCADD\CIVIL\32 FILING 1 CD\32GR9-GR13.DWG
PLOT BY: ROD SIGMON PLOT DATE: 3/5/2026 8:55 AM
XREFS:



KEYMAP

CONSTRUCTION NOTES:

- SEE TESC PLANS FOR EROSION CONTROL MEASURES.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS AND OUTLET PROTECTION.
- ALL LOTS MUST BE DRILL SEEDED AND CRIMP MULCHED IF HOME CONSTRUCTION DOES NOT BEGIN WITHIN 30 DAYS OF FINAL GRADING.
- EROSION CONTROL BLANKET (ECB) TO BE PLACED ON ALL SLOPES STEEPER THAN 4:1.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- ALL TW AND BW ELEVATIONS ARE FINISHED GRADE AT TOP AND BOTTOM OF WALL. ACTUAL STRUCTURE ELEVATIONS TO BE DETERMINED BY STRUCTURAL ENGINEER AND APPROVED VIA SEPARATE SUBMITTAL.
- SEE SHEET GT1 AND CH7 FOR SWALE SECTIONS AND GT1 FOR GRADING TEMPLATES.
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KEYNOTES:

- EMERGENCY OVERFLOW ARMORING - SEE DT6 FOR DETAILS
- INLET/CULVERT PROTECTION - SEE TESC PLANS FOR DETAILS
- OUTLET PROTECTION - SEE SD SHEETS FOR DETAILS
- TYPE M RIPRAP RUNDOWN - SEE PLAN FOR DIMENSIONS
- TYPE M RIPRAP MINOR DRAINAGEWAY - SEE PLAN FOR DIMENSIONS AND SHEET CH7 FOR SECTIONS
- TRM MAT - SEE PLAN FOR DIMENSIONS

BASIS OF BEARINGS

PROJECT BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING SOUTH 00°03'56" EAST, FROM THE EAST QUARTER CORNER OF SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

PROFESSIONAL ENGINEER CERTIFICATION

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

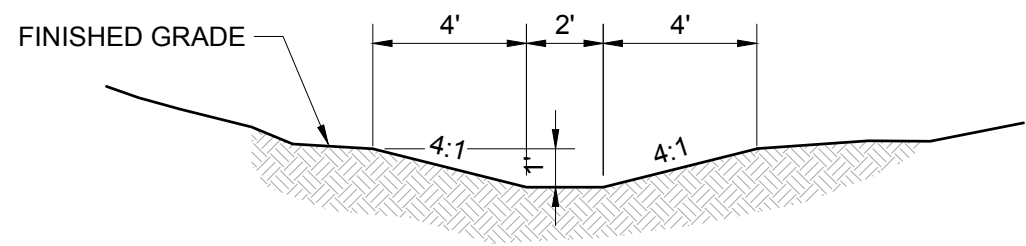
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APPROVED BY: APPROVED on 03/27/2026
By [Signature] APPROVED-CD24-0011 Plans-Grading ONLY.pdf

DEVELOPMENT SERVICES Record Document on File DATE TOCR PROJECT NO: CD24-0011

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SECTION 16
1" = 5'

- LIMITS OF DISTURBANCE
- 6425 PROPOSED MAJOR CONTOURS
- 6424 PROPOSED MINOR CONTOURS
- 6425 EXISTING MAJOR CONTOURS
- 6424 EXISTING MINOR CONTOURS
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- PROPOSED DRAINAGE SWALE

- LEGEND:
- PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN PIPE
 - PROPOSED STORM DRAIN INLET
 - FLOW ARROW
 - LOT NUMBER
 - GRADING TEMPLATE LOT TYPE (SEE SHEET GT1)

- PROPOSED UNDERDRAIN (SEE TOCR STD DETAIL UD-1)
- MAINTENANCE PATH
- RIPRAP (SEE KEYNOTES FOR APPLICATION)
- BLOCK NUMBER
- SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

SEE SHEET GR15

SEE SHEET GR3

SEE SHEET GR11

SEE SHEET GR9

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS

0 25 50 100 1 inch = 50 ft.	Drawing Name 32GR9-GR13.dwg
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PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

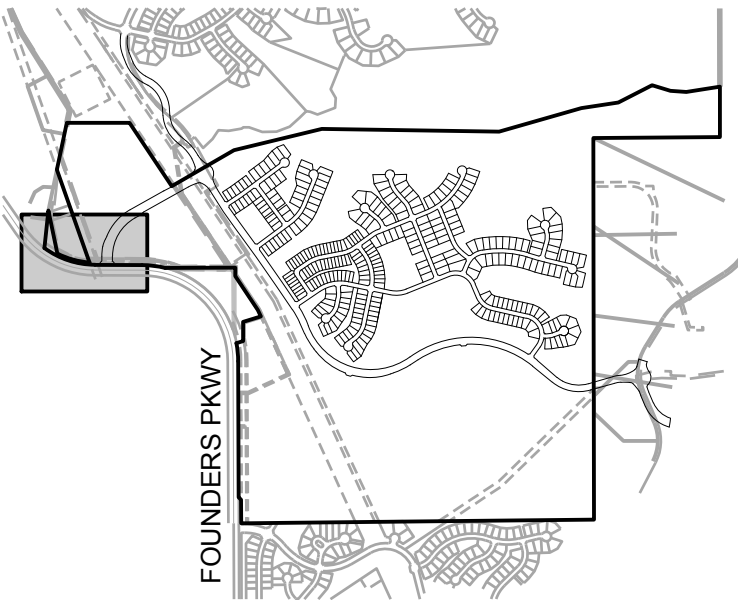
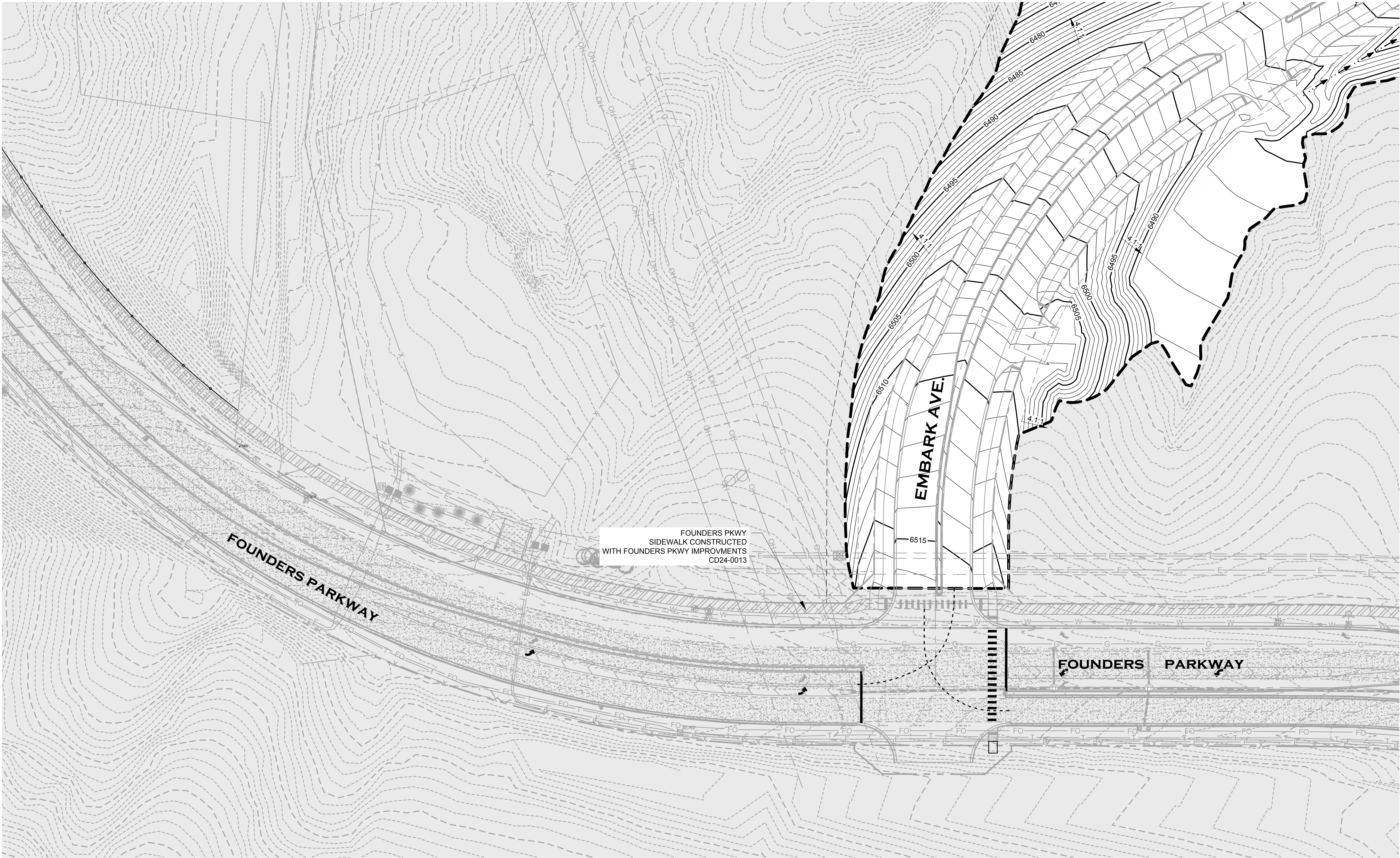
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COVER
ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

Sheet
GR10
of
335
Date
MARCH 5, 2026

PATH: K:\HINES\PC\CADD\CIVIL\32 FILING 1 CD\32GR14-GR17.DWG
PLOT BY: ROD SIGMON PLOT DATE: 3/5/2026 8:56 AM
XREFS:



KEYMAP

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1. SEE TESC PLANS FOR EROSION CONTROL MEASURES.
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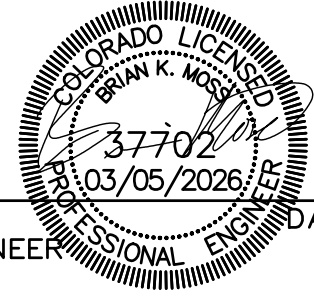
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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

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APPROVED BY: **APPROVED**
By [kirkpatrick on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

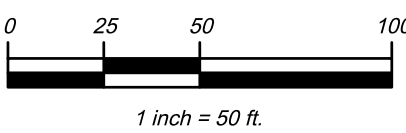
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- MAINTENANCE PATH
- 20 RIPRAP (SEE KEYNOTES FOR APPLICATION)
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LEGEND:



PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

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ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

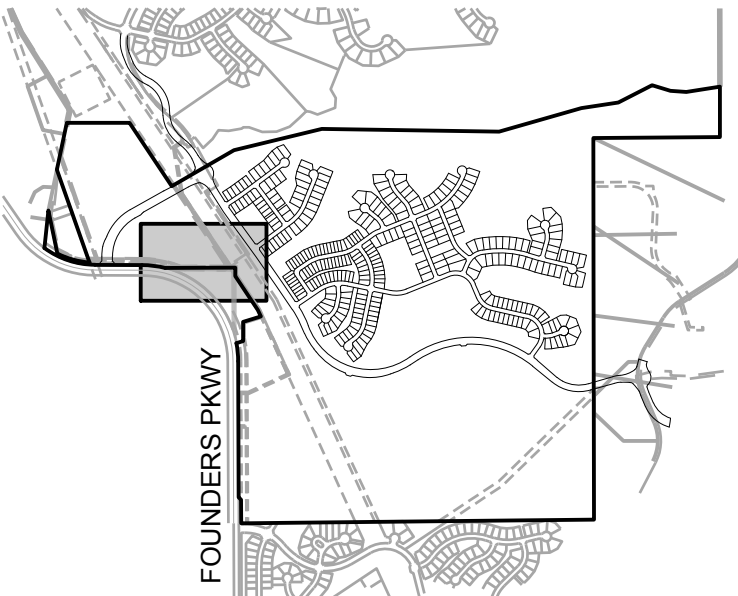
Sheet
GR14
of
335
Date
MARCH 5, 2026

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS

Drawing Name: 32GR14-GR17.dwg

SEE SHEET GE52



KEYMAP

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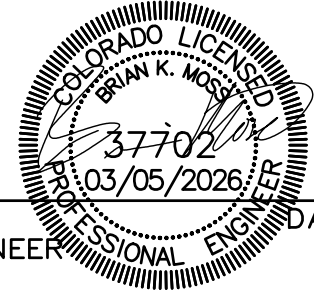
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STATE OF COLORADO NO. 37702

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APPROVED BY: **APPROVED**
By [Signature] on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

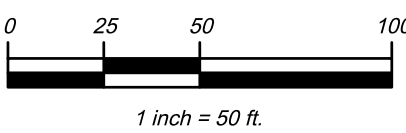
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LEGEND:



Drawing Name:
32GR14-GR17.dwg

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

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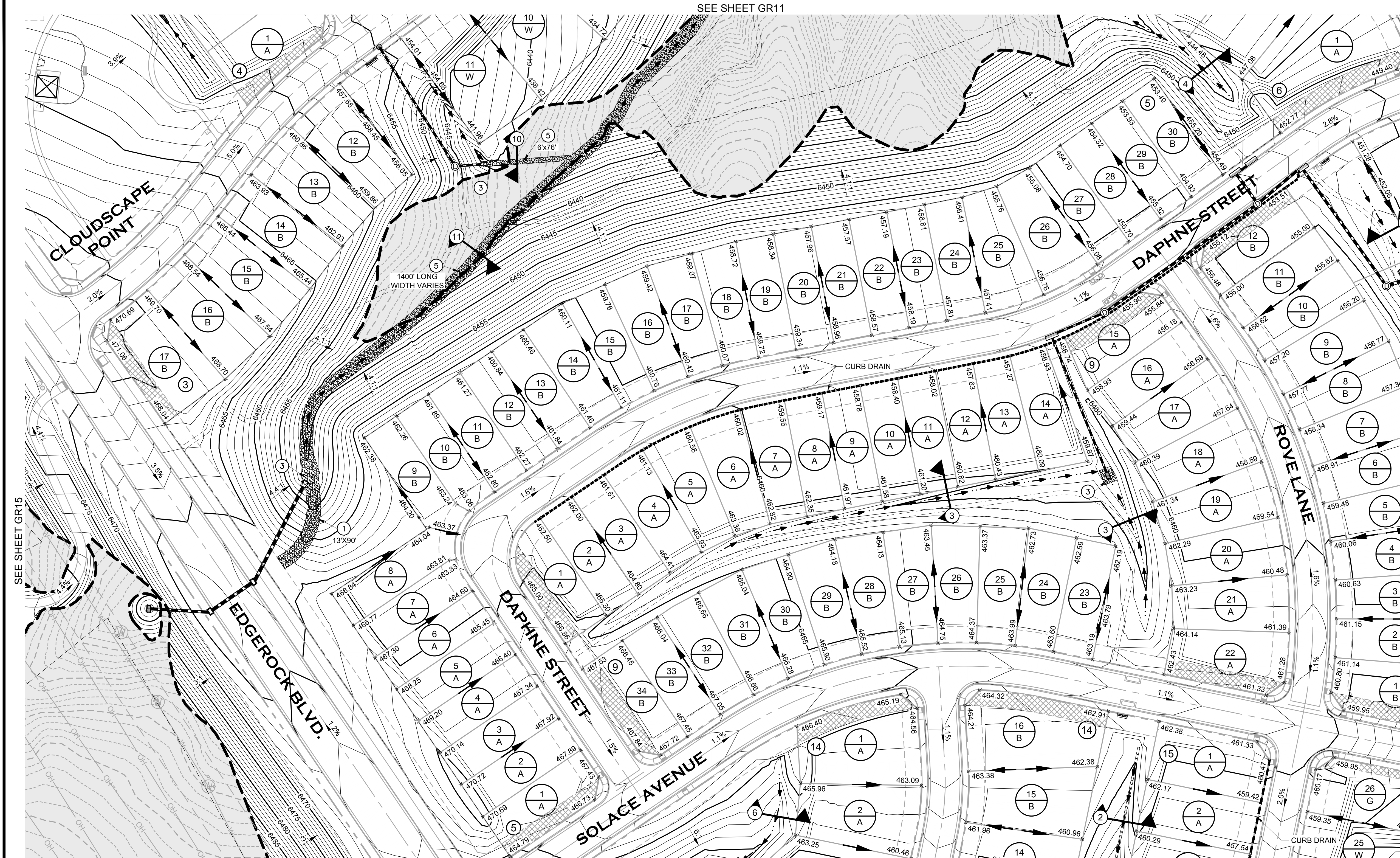
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GR15
of
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Date
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SEE SHEET GR11

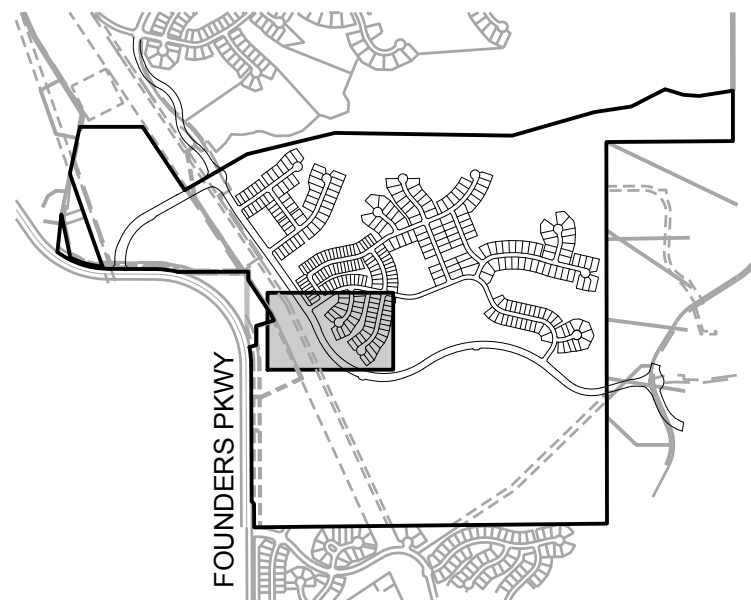
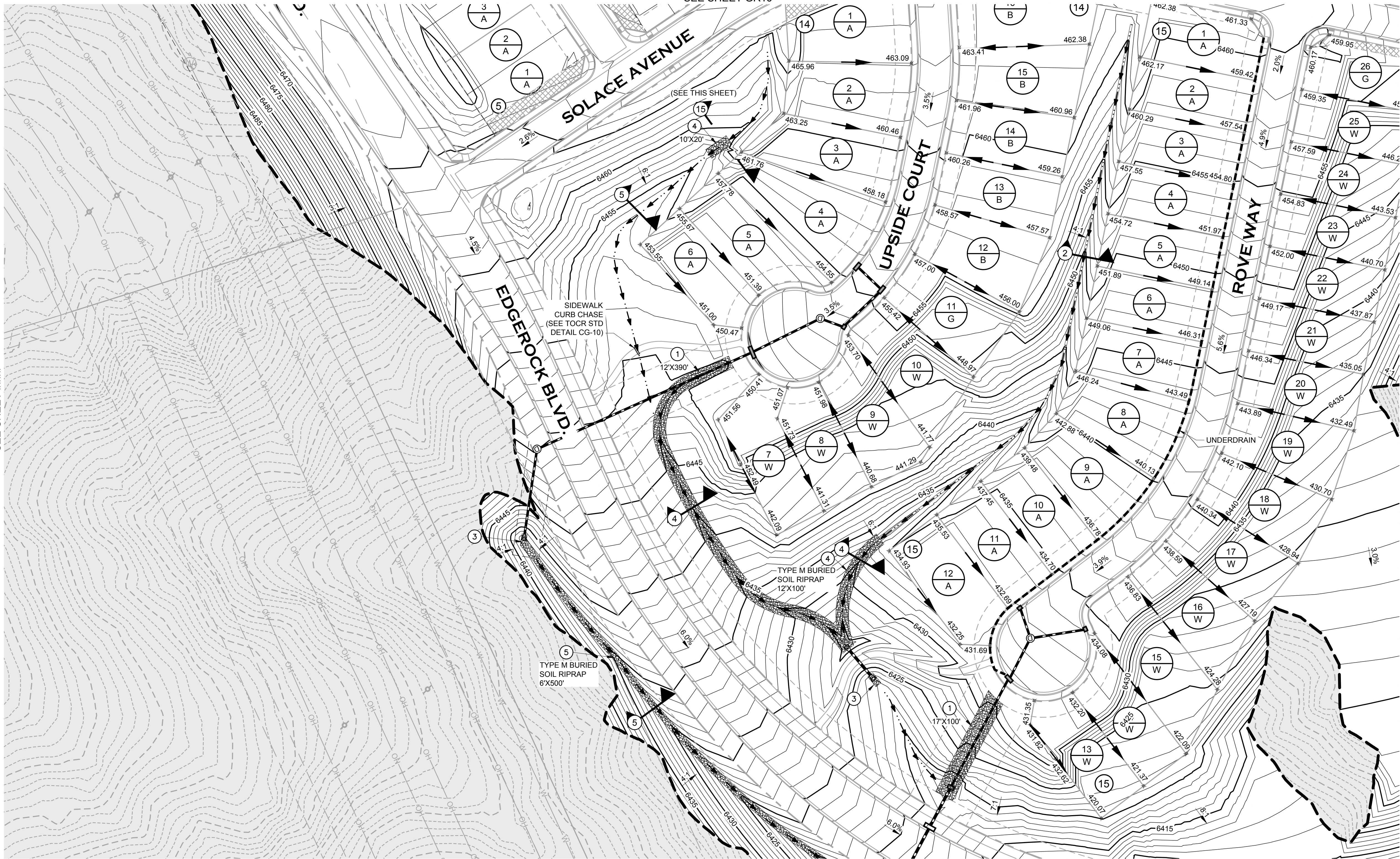
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SEE SHEET GR17



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PLOT BY: ROD SIGMON
XREFS:

SEE SHEET #####



KEYMAP

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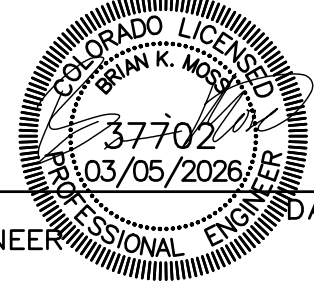
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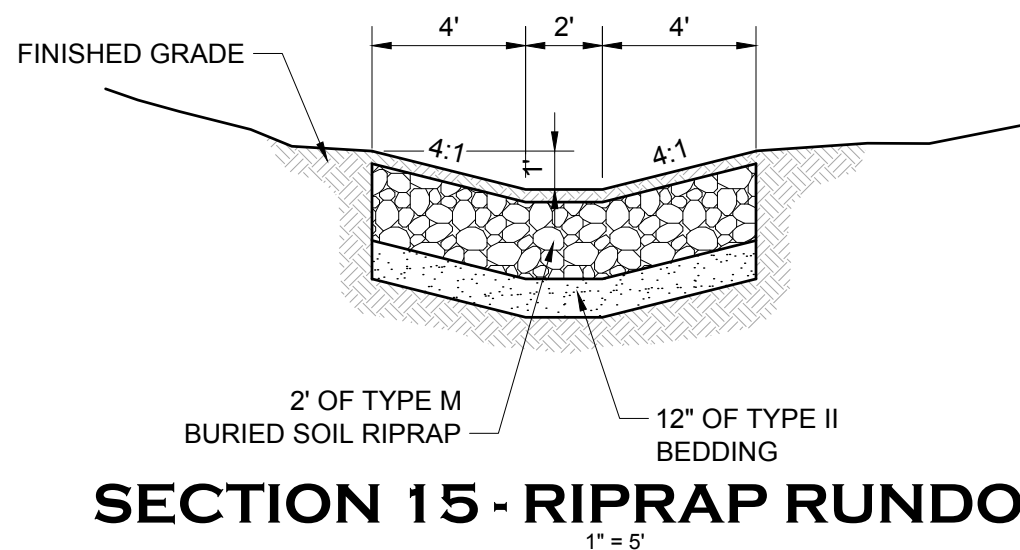
APPROVED BY: APPROVED

By [Signature] on 03/27/2026
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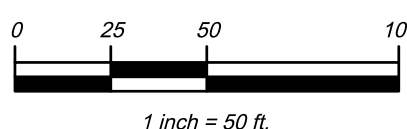


SECTION 15 - RIPRAP RUNDOWN

- LIMITS OF DISTURBANCE
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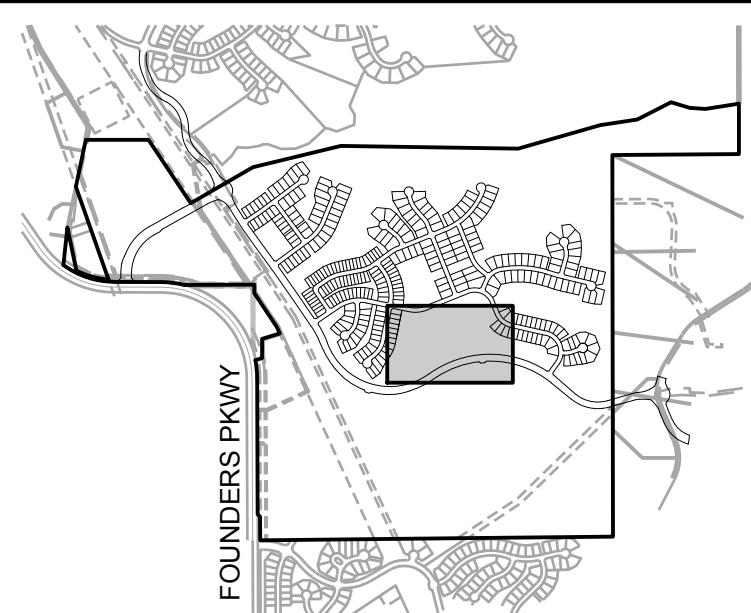
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ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

Sheet
GR19
of
335
Date
MARCH 5, 2026

PATH: K:\HINES\PCADD\CIVIL\32 FILING 1 CD\32GR18-GR21.DWG
PLOT BY: ROD SIGMON PLOT DATE: 3/5/2026 8:58 AM
XREFS:



KEYMAP

CONSTRUCTION NOTES:

- SEE TESC PLANS FOR EROSION CONTROL MEASURES.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS AND OUTLET PROTECTION.
- ALL LOTS MUST BE DRILL SEEDED AND CRIMP MULCHED IF HOME CONSTRUCTION DOES NOT BEGIN WITHIN 30 DAYS OF FINAL GRADING.
- EROSION CONTROL BLANKET (ECB) TO BE PLACED ON ALL SLOPES STEEPER THAN 4:1.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- ALL TW AND BW ELEVATIONS ARE FINISHED GRADE AT TOP AND BOTTOM OF WALL. ACTUAL STRUCTURE ELEVATIONS TO BE DETERMINED BY STRUCTURAL ENGINEER AND APPROVED VIA SEPARATE SUBMITTAL.
- SEE SHEET GT1 AND CH7 FOR SWALE SECTIONS AND GT1 FOR GRADING TEMPLATES.
- GRADING WITHIN TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.

KEYNOTES:

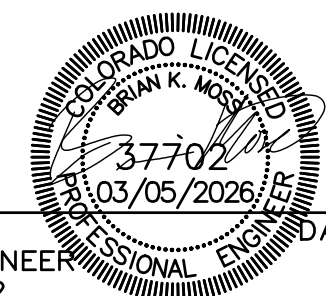
- EMERGENCY OVERFLOW ARMORING - SEE DT6 FOR DETAILS
- INLET/CULVERT PROTECTION - SEE TESC PLANS FOR DETAILS
- OUTLET PROTECTION - SEE SD SHEETS FOR DETAILS
- TYPE M RIPRAP RUNDOWN - SEE PLAN FOR DIMENSIONS
- TYPE M RIPRAP MINOR DRAINAGEWAY - SEE PLAN FOR DIMENSIONS AND SHEET CH7 FOR SECTIONS
- TRM MAT - SEE PLAN FOR DIMENSIONS

BASIS OF BEARINGS

PROJECT BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING SOUTH 00°03'56" EAST, FROM THE EAST QUARTER CORNER OF SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

PROFESSIONAL ENGINEER CERTIFICATION

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



BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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

APPROVED BY: APPROVED
By [Signature] on 03/27/2026
APPROVED-CD24-0011 Plans-Grading ONLY.pdf

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

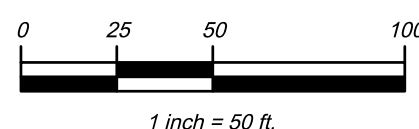
THIS APPROVAL ALLOWS GRADING ONLY ACTIVITIES, NO OTHER CONSTRUCTION MAY OCCUR.

- LIMITS OF DISTURBANCE
--- 6425 PROPOSED MAJOR CONTOURS
--- 6424 PROPOSED MINOR CONTOURS
--- 6425 EXISTING MAJOR CONTOURS
--- 6424 EXISTING MINOR CONTOURS
--- INDICATED UNDISTURBED AREA
--- PROPOSED DRAINAGE SWALE

- ⓓ PROPOSED STORM DRAIN MANHOLE
--- PROPOSED STORM DRAIN PIPE
□ PROPOSED STORM DRAIN INLET
→ FLOW ARROW
12 A LOT NUMBER
GRADING TEMPLATE LOT TYPE (SEE SHEET GT1)

- PROPOSED UNDERDRAIN (SEE TOCR STD DETAIL UD-1)
--- MAINTENANCE PATH
RIPRAP (SEE KEYNOTES FOR APPLICATION)
BLOCK NUMBER
SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

LEGEND:



Drawing Name:
32GR18-GR21.dwg

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

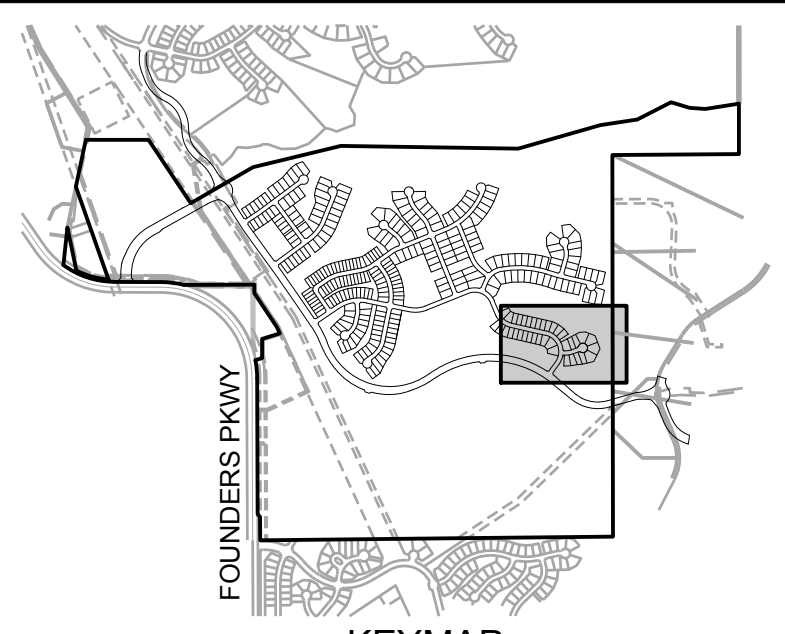
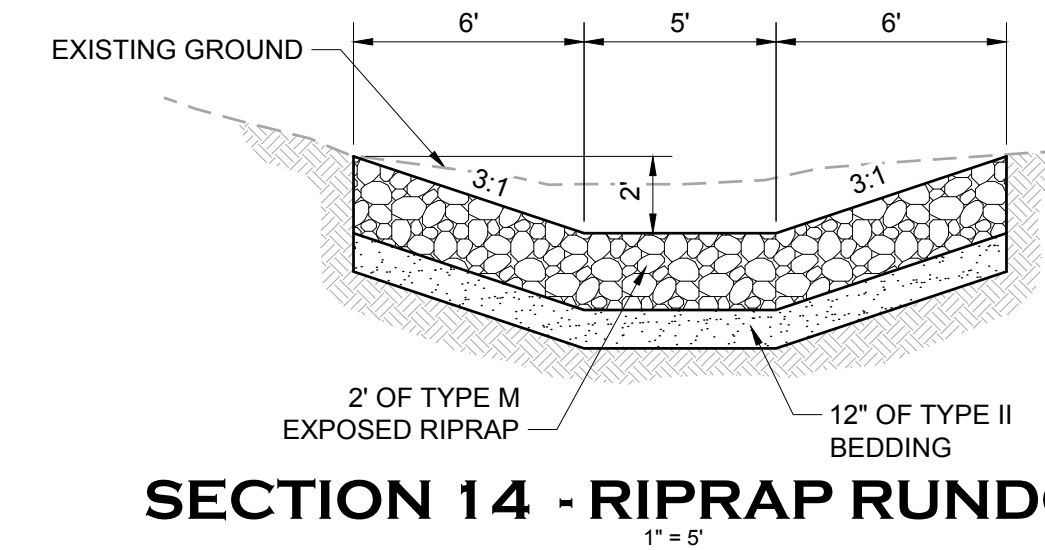
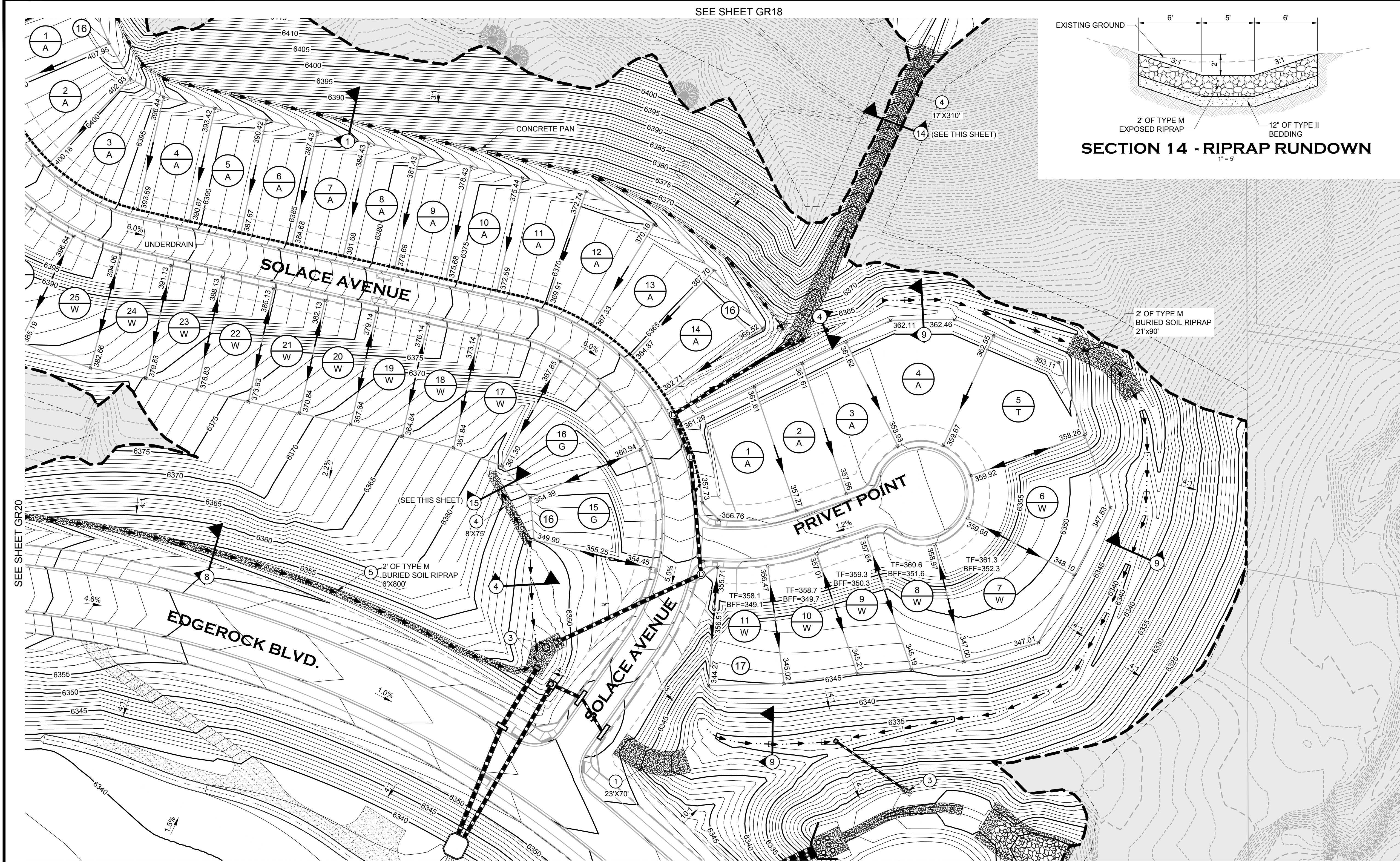
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COVER
ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

Sheet
GR20
of
335
Date
MARCH 5, 2026

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PLOT BY: ROD SIGMON PLOT DATE: 3/5/2026 8:58 AM
XREFS:



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 - INLET/CULVERT PROTECTION - SEE TESC PLANS FOR DETAILS
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 - TYPE M RIPRAP RUNDOWN - SEE PLAN FOR DIMENSIONS
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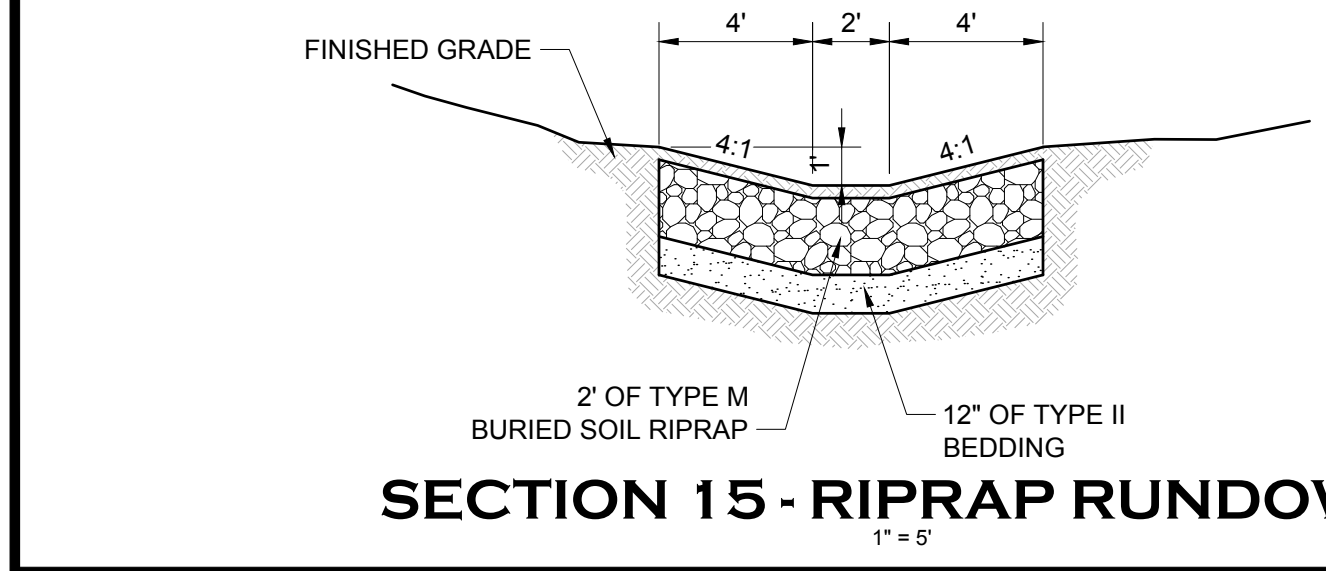
BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

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

APPROVED BY: **APPROVED**
By [Signature] on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

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 - 12 A LOT NUMBER
 - GRADING TEMPLATE LOT TYPE (SEE SHEET GT1)
 - PROPOSED UNDERDRAIN (SEE TOCR STD DETAIL UD-1)
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 - ⊙ RIPRAP (SEE KEYNOTES FOR APPLICATION)
 - ⊙ BLOCK NUMBER
 - SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

DATE	REVISION DESCRIPTION

Job Number HINES LP	Drawing Name 32GR18-GR21.dwg
Chk BKM	Drw RLS
Des RLS	

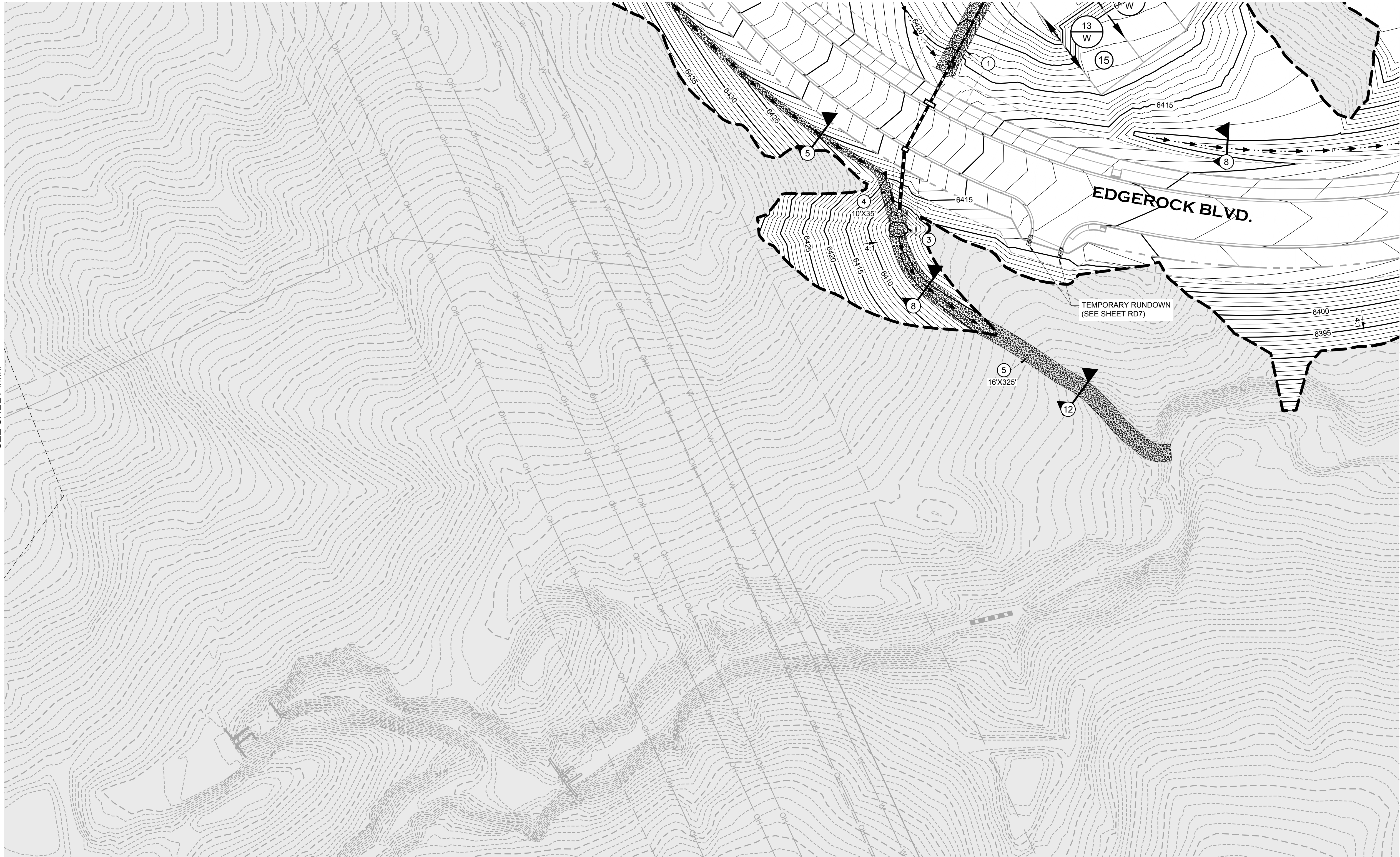
PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

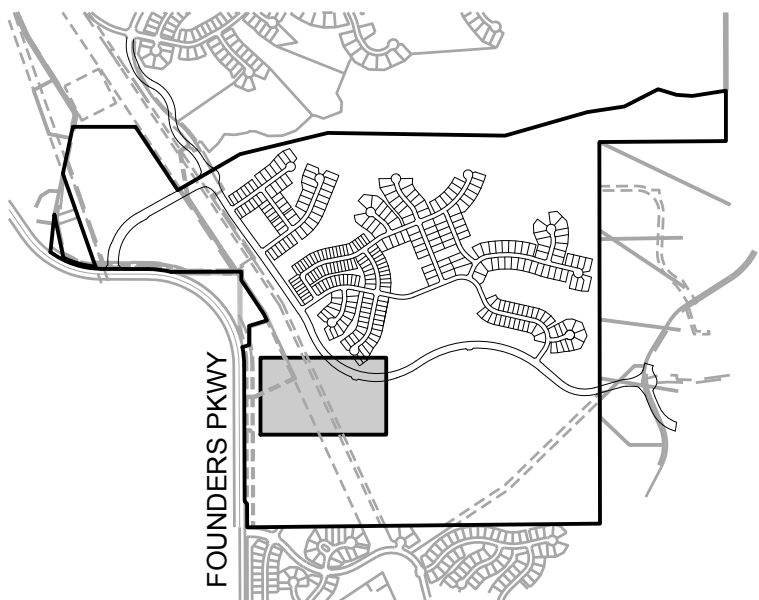
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GR21
of
335
Date
MARCH 5, 2026

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PLOTTED BY: ROD SIGMON PLOT DATE: 3/5/2026 8:58 AM
XREFS:

SEE SHEET ####



SEE SHEET GR23



KEYMAP

CONSTRUCTION NOTES:

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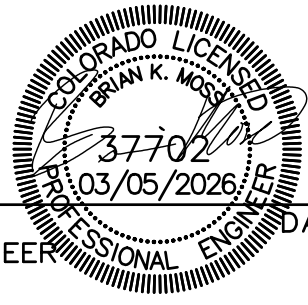
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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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

APPROVED BY: APPROVED
By [kirkpatrick on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

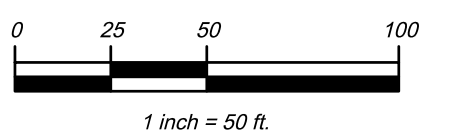
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- PROPOSED DRAINAGE SWALE

- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN INLET
- FLOW ARROW
- LOT NUMBER
- GRADING TEMPLATE LOT TYPE (SEE SHEET GT1)

- PROPOSED UNDERDRAIN (SEE TOCR STD DETAIL UD-1)
- MAINTENANCE PATH
- RIPRAP (SEE KEYNOTES FOR APPLICATION)
- BLOCK NUMBER
- SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

LEGEND:



PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

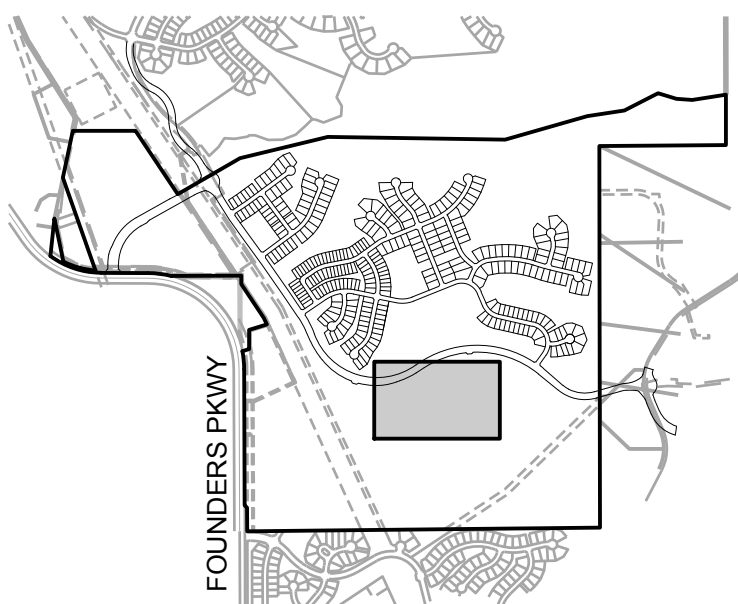
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COVER
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CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

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GR22
of
335
Date
MARCH 5, 2026

PATH: K:\HINES\LP\CADD\CIVIL\32 FILING 1 CD\32GR22-GR26.DWG
PLOTTED BY: ROD SIGMON PLOT DATE: 3/5/2026 8:58 AM
XREFS:



KEYMAP

CONSTRUCTION NOTES:

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KEYNOTES:

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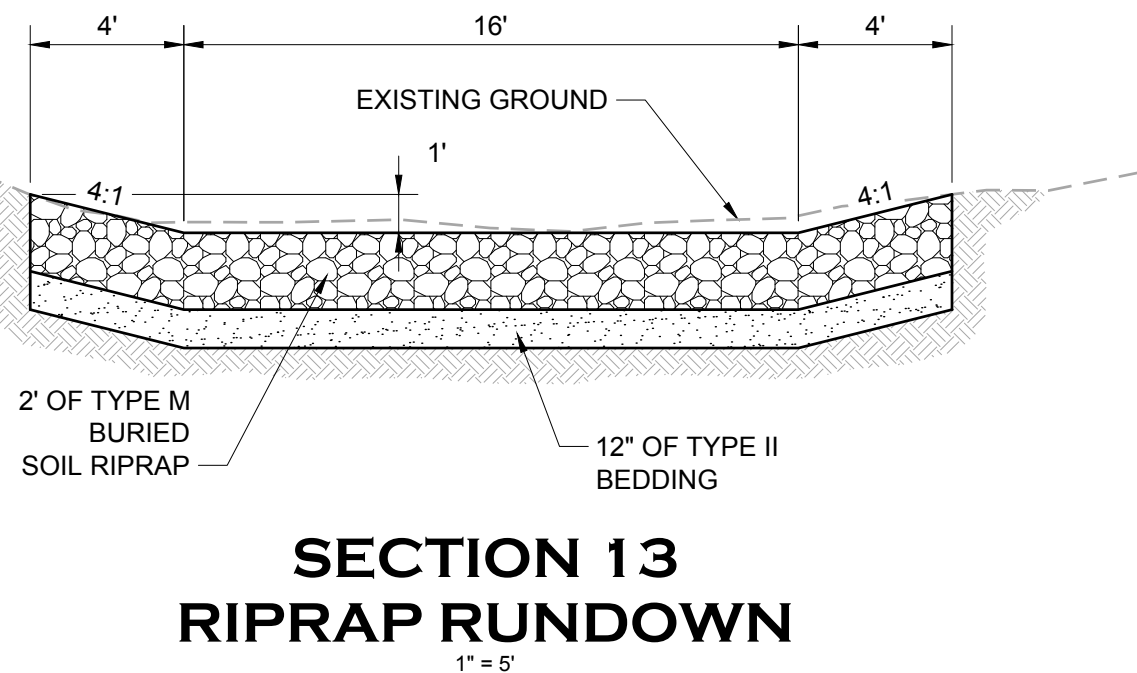
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APPROVED-CD24-0011 Plans-Grading

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- MAINTENANCE PATH
- 20 RIPRAP (SEE KEYNOTES FOR APPLICATION)
- 20 BLOCK NUMBER
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DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dnw RLS	Des RLS
Drawing Name: 32GR22-GR26.dwg		

PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
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ELEVATION=6483.68

Hines

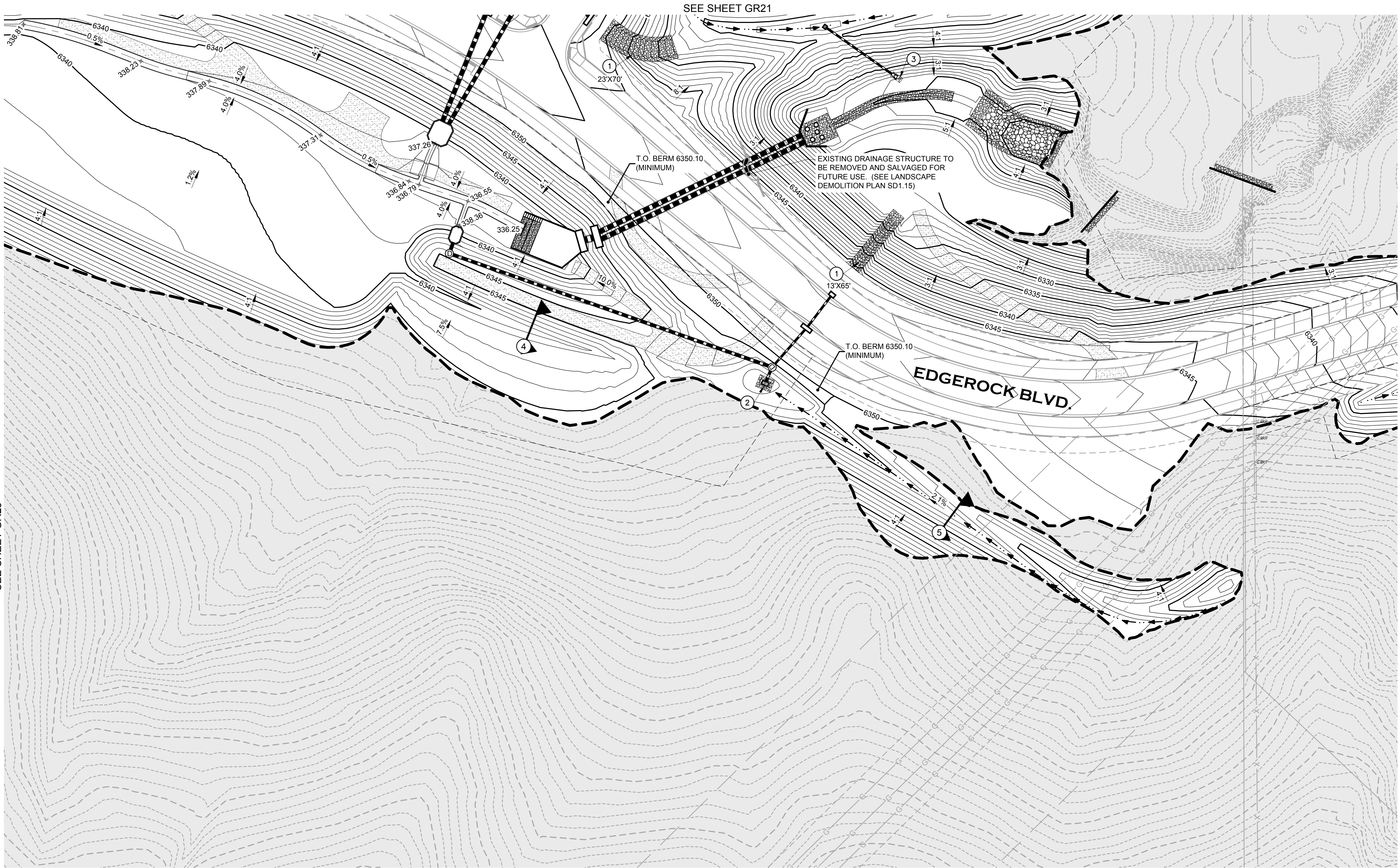
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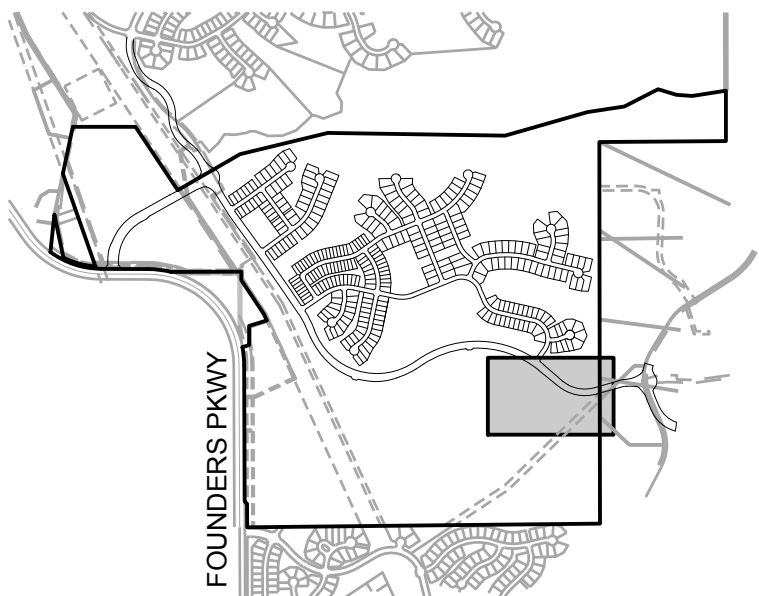
Sheet
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PATH: K:\HINES\PCADD\CIVIL\32 FILING 1 CD\32GR22-GR26.DWG
PLOT BY: ROD SIGMON PLOT DATE: 3/5/2026 8:59 AM
XREFS:

SEE SHEET GR23



SEE SHEET GR25



KEYMAP

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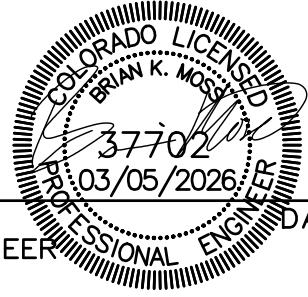
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- 3 OUTLET PROTECTION - SEE SD SHEETS FOR DETAILS
- 4 TYPE M RIPRAP RUNDOWN - SEE PLAN FOR DIMENSIONS
- 5 TYPE M RIPRAP MINOR DRAINAGEWAY - SEE PLAN FOR DIMENSIONS AND SHEET CH7 FOR SECTIONS
- 6 TRM MAT - SEE PLAN FOR DIMENSIONS

BASIS OF BEARINGS

PROJECT BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEARING SOUTH 00°03'56" EAST, FROM THE EAST QUARTER CORNER OF SECTION 30, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "PLS 23515" TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 29/30, BEING MONUMENTED BY A REBAR WITH A 1-1/2 INCH ALUMINUM CAP, STAMPED "PLS 23515".

PROFESSIONAL ENGINEER CERTIFICATION

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BRIAN K. MOSS
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 37702

TOWN APPROVAL BLOCK

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

APPROVED BY: **APPROVED**
By [kirkpatrick on 03/27/2026
APPROVED-CD24-0011 Plans-Grading

DEVELOPMENT SERVICES Record Document on File DATE
TOCR PROJECT NO: CD24-0011

THIS APPROVAL ALLOWS GRADING ONLY ACTIVITIES,
NO OTHER CONSTRUCTION MAY OCCUR.

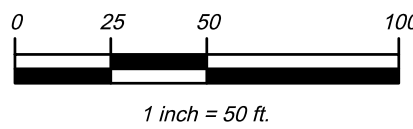
- LIMITS OF DISTURBANCE
--- 6425 --- PROPOSED MAJOR CONTOURS
--- 6424 --- PROPOSED MINOR CONTOURS
--- 6425 --- EXISTING MAJOR CONTOURS
--- 6424 --- EXISTING MINOR CONTOURS
--- INDICATED UNDISTURBED AREA
--- PROPOSED DRAINAGE SWALE

- LEGEND:
⊙ PROPOSED STORM DRAIN MANHOLE
--- PROPOSED STORM DRAIN PIPE
□ PROPOSED STORM DRAIN INLET
→ FLOW ARROW
12 LOT NUMBER
A GRADING TEMPLATE LOT TYPE (SEE SHEET GT1)

- PROPOSED UNDERDRAIN (SEE TOCR STD DETAIL UD-1)
--- MAINTENANCE PATH
RIPRAP (SEE KEYNOTES FOR APPLICATION)
20 BLOCK NUMBER
SLOPE EASEMENT - AREA MUST MAINTAIN A MINIMUM GRADE OF 2% UP FROM RIGHT-OF-WAY

DATE	REVISION DESCRIPTION

Job Number HINES LP		
Chk BKM	Dwn RLS	Des RLS
Drawing Name 32GR22-GR26.dwg		



PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
BENCHMARK TT17A
(NAVD88 DATUM)
ELEVATION=6483.68

Hines

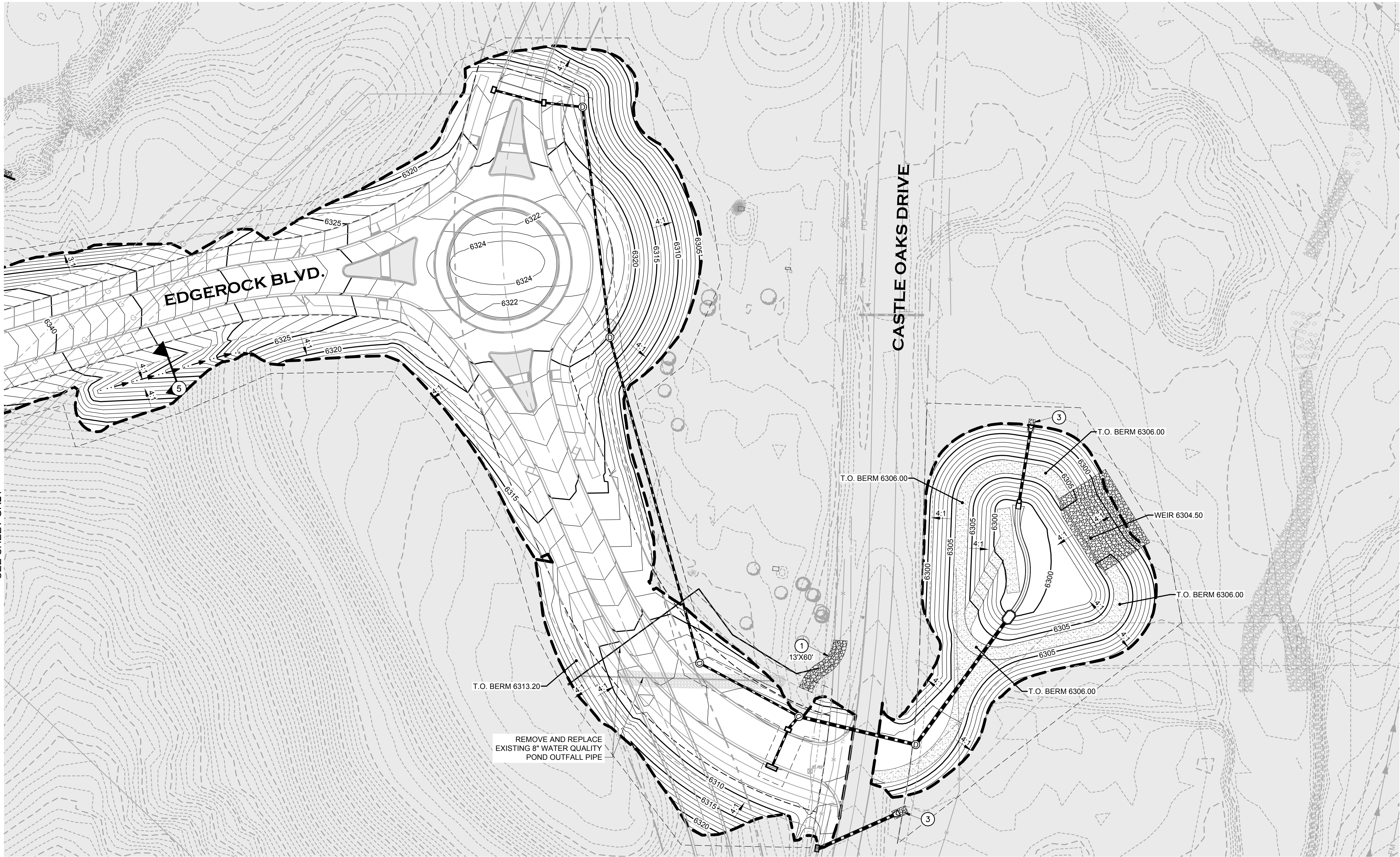
COVER
ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN

Sheet
GR24
of
335
Date
MARCH 5, 2026

PATH: K:\HINES\LP\CADD\CIVIL\32 FILING 1 CD\32GR22-GR26.DWG
PLOTTED BY: ROD SIGMON PLOT DATE: 3/5/2026 6:59 AM
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SEE SHEET GR24

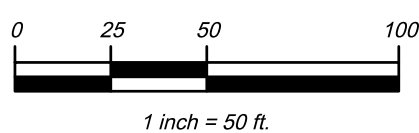


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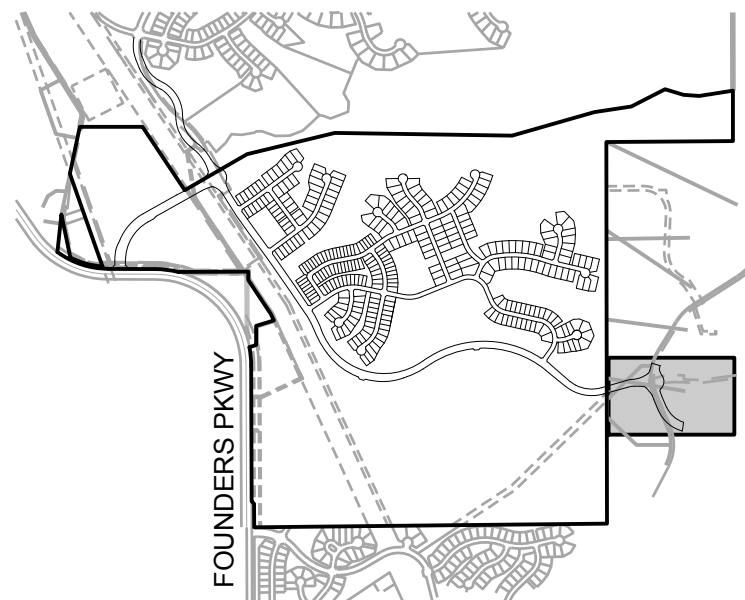


PROJECT BENCHMARK
(AZTEC #401)
DOUGLAS COUNTY
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COVER
ENGINEERING

CANYONS FAR SOUTH FILING 1
GRADING, ROADWAY, & UTILITY PLANS
GRADING PLAN



KEYMAP

CONSTRUCTION NOTES:

- SEE TESC PLANS FOR EROSION CONTROL MEASURES.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS AND OUTLET PROTECTION.
- ALL LOTS MUST BE DRILL SEEDED AND CRIMP MULCHED IF HOME CONSTRUCTION DOES NOT BEGIN WITHIN 30 DAYS OF FINAL GRADING.
- EROSION CONTROL BLANKET (ECB) TO BE PLACED ON ALL SLOPES STEEPER THAN 4:1.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- ALL TW AND BW ELEVATIONS ARE FINISHED GRADE AT TOP AND BOTTOM OF WALL. ACTUAL STRUCTURE ELEVATIONS TO BE DETERMINED BY STRUCTURAL ENGINEER AND APPROVED VIA SEPARATE SUBMITTAL.
- SEE SHEET GT1 AND CH7 FOR SWALE SECTIONS AND GT1 FOR GRADING TEMPLATES.
- GRADING WITHIN TOWN PLD AND/OR OPEN SPACE REQUIRES PRIOR APPROVAL AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.

KEYNOTES:

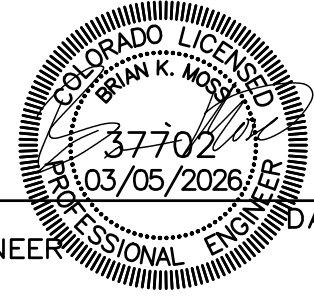
- EMERGENCY OVERFLOW ARMORING - SEE DT6 FOR DETAILS
- INLET/CULVERT PROTECTION - SEE TESC PLANS FOR DETAILS
- OUTLET PROTECTION - SEE SD SHEETS FOR DETAILS
- TYPE M RIPRAP RUNDOWN - SEE PLAN FOR DIMENSIONS
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APPROVED BY: **APPROVED**
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