

Plotted by: Tyler Sanat Date: 8/19/2024 2:46 PM

File Name: S:_Projects\211106 - Los Dos Potrillos Castle Rock\CADD\Sheet Sales\Small Scope CD\02.00 - COVER SHEET.dwg

LEGAL:

LOT 6A-2 BLOCK 1, PROMENADE AT
CASTLE ROCK, FILING NO. 1,
AMENDMENT 24

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67
WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE...

BENCHMARK:

NGS CONTROL POINT NUMBER K 23 BEING A 3" BRASS CAP SET IN CONCRETE STAMPED "K 23 1929" LOCATED ON THE SOUTH SIDE OF
SANTA FE DRIVE, 1,500 FEET NORTHWEST OF THE INTERSECTION OF SANTA FE DRIVE AND HAPPY CANYON ROAD, AND 48 FEET
NORTH OF THE NORTH RAIL OF UNION PACIFIC RAILROAD TRACKS AND NEXT TO A CDOT CARSONITE POST.
ELEVATION = 5984.85' (NAVD88)

TOWN OF CASTLE ROCK GENERAL NOTES

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
- THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
- CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
- THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
- THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY(30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G DATED MARCH 16, 2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE.
- BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING THE BASIS OF BEARINGS.
- BENCHMARK BEING MONUMENTED: NGS CONTROL POINT NUMBER K23 BEING A 3" BRASS CAP SET IN CONCRTE STAMPED "K 23 1929" LOCATED ON THE SOUTH SIDE OF SANTA FE DRIVE, 1,500 FEET NORTHWEST OF THE INTERSECTION OF SANTA FE DRIVE AND HAPPY CANYON ROAD, AND 48 FEET NORTH OF THE NORTH RAIL OF UNION PACIFIC RAILROAD TRACKS AND NEXT TO A CDOT CARSONITE POST. ELEVATION=5984.85 (NAVD88)

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

811

Know what's below.
Call before you dig.

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

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.

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
LOS DOS POTRILLOS TRASH ENCLOSURE

LOT 6A-2, BLOCK 1, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT 24
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWNN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-00119



VICINITY MAP

SCALE 1" = 1000'

SHEET INDEX:

- C0.00 COVER
- C0.01 NOTES
- C3.10 SITE PAVING PLAN
- C4.30 GRADING PLAN

FIELD CHANGE ORDER TABLE:

FCO #	DATE	PURPOSE/ DESCRIPTION
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CONTACTS

CIVIL ENGINEER
ROTH LANG ENGINEERING GROUP, LLC
6855 S HAVANA ST. SUITE 600
CENTENNIAL, CO 80112
(303) 841-9365

OWNER/DEVELOPER
LOS DOS POTRILLOS CASTLE ROCK
7850 S LINCOLN STREET
LITTLETON, CO 80122
303-523-2254

SURVEYOR
AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80112
303-713-1898

ELECTRIC
CORE ELECTRIC COOPERATION
5498 N. U.S. HIGHWAY 85
SEDALIA, CO 80135
303-688-3100

CABLE
COMCAST
6850 S. TUSCAN WAY
ENGLEWOOD, CO 80112
303-603-5605

TOWN OF CASTLE ROCK

PUBLIC WORKS DEPARTMENT
4175 N. CASTLETON CT.
CASTLE ROCK, CO 80109
720-733-2462

CASTLE ROCK WATER

CASTLE ROCK WATER
175 KELLOGG CT.
CASTLE ROCK, CO
(720) 733-6000

GAS

BLACK HILLS ENERGY
350 INDIAN ST., STE 400
GOLDEN, CO 80401
303-568-3260

TELEPHONE

LUMEN
9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80112
303-792-1840

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.

KURT A. LANG
COLORADO P.E., 32249

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

ROTH LANG
ENGINEERING GROUP, LLC

7853 E. ARAPAHOE COURT, SUITE 2500
CENTENNIAL, CO 80112
PHONE: 303-841-9365

LOS DOS POTRILLOS TRASH ENCLOSURE
TRASH ENCLOSURE SMALL SCOPE CDS
COVER

ELY ARCHITECTURE
403 HIGHGROVE LN
ASTON, PA 4 014

ISSUE DATE: 5/29/2024

DATE	REVISIONS	BY						

DESIGNED BY: TJS

DRAWN BY: TJS

JOB NUMBER: 211106

SHEET NUMBER:
C0.00
1 of 4

SIGNAGE AND STRIPING NOTES

1.

ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
2.

ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
3.

ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE 'ROLLED' INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
4.

THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
5.

ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
6.

ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
7.

STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
8.

ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
9.

ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

STREET CONSTRUCTION NOTES

1.

ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.
2.

A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, MUST BE SUBMITTED TO THE TCR PUBLIC WORKS DEPARTMENT FOR APPROVAL. PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT), THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3.

WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.
4.

STREET SUB GRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
5.

VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

RLEG GENERAL NOTES:

1.

UNLESS OTHERWISE MODIFIED HEREIN, ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE GOVERNING MUNICIPALITY, DISTRICT, AGENCY OR ENTITY. IF THE GOVERNING MUNICIPALITY, DISTRICT, AGENCY OR ENTITY DOES NOT HAVE A STANDARD, AN APPLICABLE STANDARD FROM THE COLORADO DEPTMENT OF TRANSPORTATION (CDOT) STANDARDS (M & S STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION) SHALL BE ADHERED TO. FURTHER ALL OTHER APPLICABLE STATE AND FEDERAL REGULATIONS ARE TO BE FOLLOWED. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS OR REGULATIONS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
2.

ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
3.

EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED UPON THE BEST INFORMATION AVAILABLE AS SUPPLIED BY SURFACE EVIDENCE AND UTILITY COMPANY MAPS. UTILITIES THAT EXIST MAY NOT BE SHOWN HEREIN. THE SIZE, LOCATION, TYPE AND NUMBER OF UTILITY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFICATION OF ANY DISCREPANCY SHALL BE MADE TO THE OWNER AND ENGINEER BEFORE ANY OTHER WORK IS PERFORMED.THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811. AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
5.

A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF JOB SITE SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7.

DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
8.

IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
9.

THE CONTRACTOR SHALL REFER TO AN APPROVED GEOTECHNICAL STUDY FOR ADDITIONAL INFORMATION PERTAINING TO THE SITE CONSTRUCTION, MATERIALS AND PAVEMENTS.
10.

CONTRACTOR SHALL REFER TO THE APPROVED EROSION CONTROL MANAGEMENT PLAN FOR IMPLEMENTATION OF BEST MANAGEMENT PRACTICES TO MINIMIZE OR ELIMINATE EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
11.

NO DIMENSIONS SHALL BE SCALED FROM THE PLANS. IF SPECIFIC DIMENSIONS ARE NEEDED, CONTACT THE ENGINEER.
12.

THE BUILDING FOOTPRINT SHOWN ON THE CIVIL PLANS IS APPROXIMATE. REFERENCE THE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS.
13.

ELECTRICAL TRANSFORMER SHOWN IS APPROXIMATE. FINAL LOCATION WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDER.
14.

SITE LIGHTING SHOWN FOR REFERENCE ONLY. FINAL LIGHT POLE FOUNDATION DESIGN SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER.
15.

CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AT THE BUILDING WITH THE MECHANICAL DRAWINGS.

GRADING NOTES:

1.

REFER TO THE ROADWAY PLANS FOR GRADING AND CONSTRUCTION DETAIL IN THE PUBLIC RIGHT OF WAY.
2.

REFER TO APPROVED GEOTECHNICAL REPORT FOR ADDITIONAL CONSTRUCTION AND GRADING REQUIREMENTS.
3.

STOCKPILE ONSITE TOPSOIL FOR REUSE ONSITE. LOCATIONS OF TOPSOIL REUSE SHALL BE IN LANDSCAPE AREAS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
4.

WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT ARE IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND ARE LESS THAN EIGHT (8) INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
5.

FOR ALL AREAS ADJACENT TO STRUCTURES THAT ARE HARD SURFACE, THE FINAL FINISH GRADE SHALL FALL AWAY FROM THE BUILDING AT A GRADE OF 1.8% (MIN) FOR PEDESTRIAN PATHS OR 3% FOR NON-PEDESTRIAN AREAS.
6.

FOR ALL AREAS ADJACENT TO STRUCTURES THAT ARE NOT HARD SURFACE, THE FINAL FINISH GRADE SHALL FALL AWAY FROM THE BUILDING AT A GRADE OF 10% (MIN) FOR 10-FT (MIN.), UNLESS MODIFIED BY AN APPROVED GEOTECHNICAL STUDY.
7.

STEPS AND GRADES SHOWN INSIDE BUILDING ENVELOPES AND GARAGES ARE FOR INFORMATION ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS.
8.

REFER TO THE ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR THE LOCATION AND EXTENT OF FOUNDATION STEM WALLS AND/ OR EXPOSED FOUNDATION.
9.

REFER TO THE LANDSCAPE PLANS FOR RETAINING WALL MATERIALS AND CONSTRUCTION DETAILS.
10.

SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
11.

SPOT ELEVATIONS ARE FLOWLINE OR FINISH GRADE UNLESS OTHERWISE INDICATED.
12.

SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF FIVE PERCENT (5%).
13.

RAMP AND SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2%.
14.

RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 12.1 (8.33%) AND SHALL NOT EXCEED THIRTY FEET IN LENGTH OR THIRTY INCHES IN HEIGHT, WITHOUT INTERMEDIATE LANDINGS.
15.

RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HAND RAILS ON BOTH SIDES.
16.

ALL SITE STEP TREADS ARE 11-INCHES DEEP UNLESS OTHERWISE NOTED.
17.

STAIRWAY AND RAMP LANDINGS SHALL HAVE A MAXIMUM SLOPE, IN ANY DIRECTION, OF TWO PERCENT AND SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRS AND 5-FT LONG, UNLESS OTHERWISE INDICATED ON THE PLAN.
18.

ALL RAMPS AND STAIRS SHALL BE CONSTRUCTED, INCLUDING THE USE OF RAILINGS, IN ACCORDANCE WITH APPLICABLE ADA (ADAAG), FAIR HOUSING STANDARDS, AND BUILDING CODE STANDARDS.
19.

EDGE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES AT ALL LOCATIONS WHICH REQUIRE HANDRAILS.
20.

RE: LANDSCAPE PLANS AND/OR ARCHITECTURAL PLANS FOR HANDRAIL DETAIL.
21.

RETAINING WALL ELEVATIONS ARE SHOWN TO THE EXPOSED FACE OF WALL AT THE TOE AND THE TOP OF WALL.
22.

RETAINING WALLS ARE TO BE DESIGNED BY OTHERS.
23.

THE CONTRACTOR SHALL REVIEW ALL ELEVATIONS WITH THEIR SURVEYOR PRIOR TO STAKING AND CONSTRUCTION OF THE BUILDINGS.
24.

REFER TO LANDSCAPE PLANS FOR PLANTER DESIGN INCLUDING HEIGHT ABOVE FINISH GRADE.
25.

ALL ROOF DOWNSPOUTS MUST CONNECT TO THE ROOF DRAIN PIPING SYSTEM OR DOWNSPOUTS THAT DISCHARGE TO THE SURFACE SHALL SPILL ONTO THE SPLASH BLOCKS THAT EXTEND A MINIMUM OF FIVE (5) FEET AWAY FROM THE FOUNDATION.

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICE	HP	HIGH POINT
AC	AIR CONDITIONING UNIT	IN	INCHES OR INLET
AE	ACCESS EASEMENT	INT	INTERSECTION
APPR	APPURTENANCE	INV	INVERT
ASPH	ASPHALT	LIP	LIP OF PAN
BLDG	BUILDING	LP	LOW POINT
BMP	BEST MANAGEMENT PRACTICE	LS	LANDSCAPE
BOP	BOTTOM OF PIPE	MAX	MAXIMUM
BOR	BOTTOM OF RAMP	ME	MATCH EXISTING
BOS	BOTTOM OF STAIR	MH	MANHOLE
BOW	BACK OF WALK	MIN	MINIMUM
BW	BOTTOM OF WALL (FG @ WALL FACE)	NTS	NOT TO SCALE
CAE	CROSS ACCESS EASEMENT	OC	ON CENTER
CL	CENTERLINE	PC	POINT OF CURVATURE
CO	CLEANOUT	PCR	POINT OF CURB RETURN
CON	CONCENTRIC	PED	PEDESTAL
CONC	CONCRETE	PL	PROPERTY LINE
COR	CORNER	PP	POWER POLE
DE	DRAINAGE EASEMENT	PR	PROPOSED
DI	DUCTILE IRON	PT	POINT OF TANGENCY
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
EAE	EMERGENCY ACCESS EASEMENT	PVMT	PAVEMENT
ECC	ECCENTRIC	RCP	REINFORCED CONCRETE PIPE
EG	EXISTING GRADE	RD	ROOF DRAIN
EL	ELEVATION	RE	REFERENCE
ELEC	ELECTRIC	RET	RETAINING
EM	ELECTRIC METER	REV	REVISION
ENCL	ENCLOSURE	ROW	RIGHT-OF-WAY
EOA	EDGE OF ASPHALT	SS	SANITARY SEWER
EOC	EDGE OF CONCRETE	ST	STORM
EOP	EDGE OF PAN	STD	STANDARD
EOW	EDGE OF WALK	SV	SERVICE
ESMT	EASEMENT	SWL	SWALE
EX	EXISTING	SWLK	SIDEWALK
FDC	FIRE DEPARTMENT CONNECTION	TBC	TOP BACK OF CURB
FES	FLARED END SECTION	TELE	TELEPHONE / COMMUNICATIONS
FF	FINISH FLOOR	TOB	TOP OF BANK
FH	FIRE HYDRANT	TOF	TOP OF FOUNDATION
FG	FINISH GRADE	TOP	TOP OF PIPE
FL	FLOWLINE	TOR	TOP OF RAMP
FO	FIBER OPTIC	TOS	TOP OF STAIR
FT	FEET	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GM	GAS METER	UE	UTILITY EASEMENT
GR	GRATE	UTIL	UTILITY
GRVL	GRAVEL	VB	VERTICAL BEND
GS	GARAGE SLAB	VC&G	VERTICAL CURB & GUTTER
GV	GATE VALVE	VLT	VAULT
HC	HANDICAP	VERT	VERTICAL
HOR	HORIZONTAL	WAT	WATER
		WM	WATER METER

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.

KURT A. LANG
COLORADO P.E., 32249

TOWN APPROVAL BLOCK

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

APPROVED BY:

DEVELOPMENT SERVICES _____ DATE _____



LOS DOS POTRILLOS TRASH ENCLOSURE

TRASH ENCLOSURE SMALL SCOPE CDS

NOTES

ELY ARCHITECTURE

403 HIGHGROVE LN

ASTON, PA 47014

PREPARED FOR:

ISSUE DATE: 5/29/2024		BY					
DATE	REVISIONS						

DESIGNED BY:	TJS
DRAWN BY:	TJS
JOB NUMBER:	211106

SHEET NUMBER:

C0.01

1 of 4



LINETYPE LEGEND	
PROPOSED	EXISTING
EXPOSED FOUNDATION	
PROPERTY BOUNDARY	
RETAINING WALL	
RIGHT-OF-WAY LINE	
STEM WALL	

SYMBOLS LEGEND	
CROSSWALK	
CURB STOP/ CORP STOP	
DOOR	
LIGHT POLE	
STREET SIGN	
TRANSFORMER	

HATCHING LEGEND	
ADA RAMP	
CONCRETE PAVING	
RIPRAP / GRAVEL	
SIDEWALK CHASE	
TRUNCATED DOMES	

- GENERAL NOTES:**
- ALL PAVEMENT DEPTHS AND SUBGRADE PREPARATION ACTIVITIES ARE TO BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN THE LATEST GEOTECHNICAL STUDY.
 - ALL EXTERIOR UTILITY BOXES TO BE PAINTED TO BLEND WITH EXTERIOR WALL TO WHICH IS ATTACHED, USING [BENJAMIN MOORE HC-43 "TYLER TAUPE"].

AREA OUTSIDE CONSTRUCTION LIMITS

PROFESSIONAL ENGINEER CERTIFICATION

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DEVELOPMENT SERVICES DATE

811 Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG,
GRADE OR EXCAVATE FOR THE
MARKING OF UNDERGROUND
MEMBER UTILITIES.

PREPARED
FOR:

ISSUE DATE:	5/29/2024
DATE	REVISIONS
BY	

DESIGNED BY: TJS
DRAWN BY: TJS
JOB NUMBER: 211106

20 0 20
HORIZONTAL SCALE: 1" = 20'

SHEET NUMBER:

C3.10

1 of 4

Plotted by: Tyler Sandt Date: 8/19/2024 2:47 PM

File Name: S:_Projects\211106 - Los Dos Potrillos Castle Rock\CADD\Sheet Sales\Small Scope CDS - C4.32 - GRADING PLAN.dwg



NOTES:

1. ALL DOOR ENTRIES ARE SET AT FINISH FLOOR.
2. ALL EXISTING UTILITY VALVE BOX AND MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO GRADE.
3. THE MASTER DEVELOPER DESIGN ELEVATIONS WERE PULLED FROM THE PUBLIC IMPROVEMENTS CONSTRUCTION PLANS FOR LOTS 1-6, PROMENADE AT CASTLE ROCK FILING NO. 1, 1ST AMD, ISSUE DATE 3/31/2022. AT SUCH TIME AS THE AS THE MASTER DEVELOPER COMPLETES THESE IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE SAID IMPROVEMENTS SURVEYED AND PROVIDED TO ROTH LANG ENGINEERING.

LINETYPE LEGEND

PROPOSED		EXISTING
5280	CONTOUR - MAJOR	5280
3279	CONTOUR - MINOR	3279
E	ELECTRIC - UNDERGROUND	E
-----	EXPOSED FOUNDATION	-----
F	FIRE SERVICE	F
G	GAS LINE	G
IRR	IRRIGATION	IRR
---	PROPERTY BOUNDARY	---
---	RETAINING WALL	---
---	SANITARY SEWER	---
---	STEM WALL	---
---	STORM SEWER	---
W	WATER LINE	W

SYMBOLS LEGEND

EM	CLEANOUT	EM
EM	ELECTRIC METER	EM
FD	FIRE DEPARTMENT CONNECTION	FD
FM	FIRE HYDRANT	FM
GM	GAS METER	GM
GV	GATE VALVE	GV
LP	LIGHT POLE	LP
SM	SANITARY MANHOLE	SM
S	SLOPE	S
SI	STORM INLET	SI
SM	STORM MANHOLE	SM
SS	STREET SIGN	SS
WM	WATER METER	WM

SPOT ELEVATION LEGEND

PROPOSED	MASTER DEVELOPER DESIGN	EXISTING
80.00	(80.00)	(80.00)

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LOS DOS POTRILLOS TRASH ENCLOSURE

TRASH ENCLOSURE SMALL SCOPE CDS

GRADING PLAN

ELY ARCHITECTURE
403 HIGHGROVE LN
ASTON, PA 47014

ISSUE DATE: 5/29/2024

DATE	REVISIONS	BY

DESIGNED BY: TJS

DRAWN BY: TJS

JOB NUMBER: 211106

10 0 10
HORIZONTAL SCALE: 1" = 10'

SHEET NUMBER:

C4.30

1 of 4



7653 E. ARAPAHOE COURT, SUITE 2500
CENTENNIAL, CO 80112
PHONE: 303-844-9365