

CONSTRUCTION PLANS

LOT 11 & 12, TOGETHER WITH MOST ADJACENT 5 FEET X 140 FEET OF VACATED JERRY STREET

RIGHT-OF-WAY, AND LOT 10A, BLOCK 23, TOWN OF CASTLE ROCK

LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. CD25-XXXX

BASIS OF BEARINGS

BEARINGS ARE PLATTED AND BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF LOT 10A, BLOCK 23, RECORDED UNDER REC NO 2015032690, COUNTY OF DOUGLAS, STATE OF COLORADO N89°40'20"W; SOUTHEASTERLY CORNER IS #5 REBAR WITH A 1-1/2" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 25933; SOUTHWESTERLY CORNER IS 1-1/2" ORANGE PLASTIC CAP STAMPED PLS 25933 AS SHOWN HEREON BETWEEN THE IDENTIFIED MONUMENTS.

BENCHMARK

DOUGLAS COUNTY BENCHMARK:

DCBM - 3020015
ELEVATION = 6255.22 (NAVD88)

SIGNAGE AND STRIPING NOTES

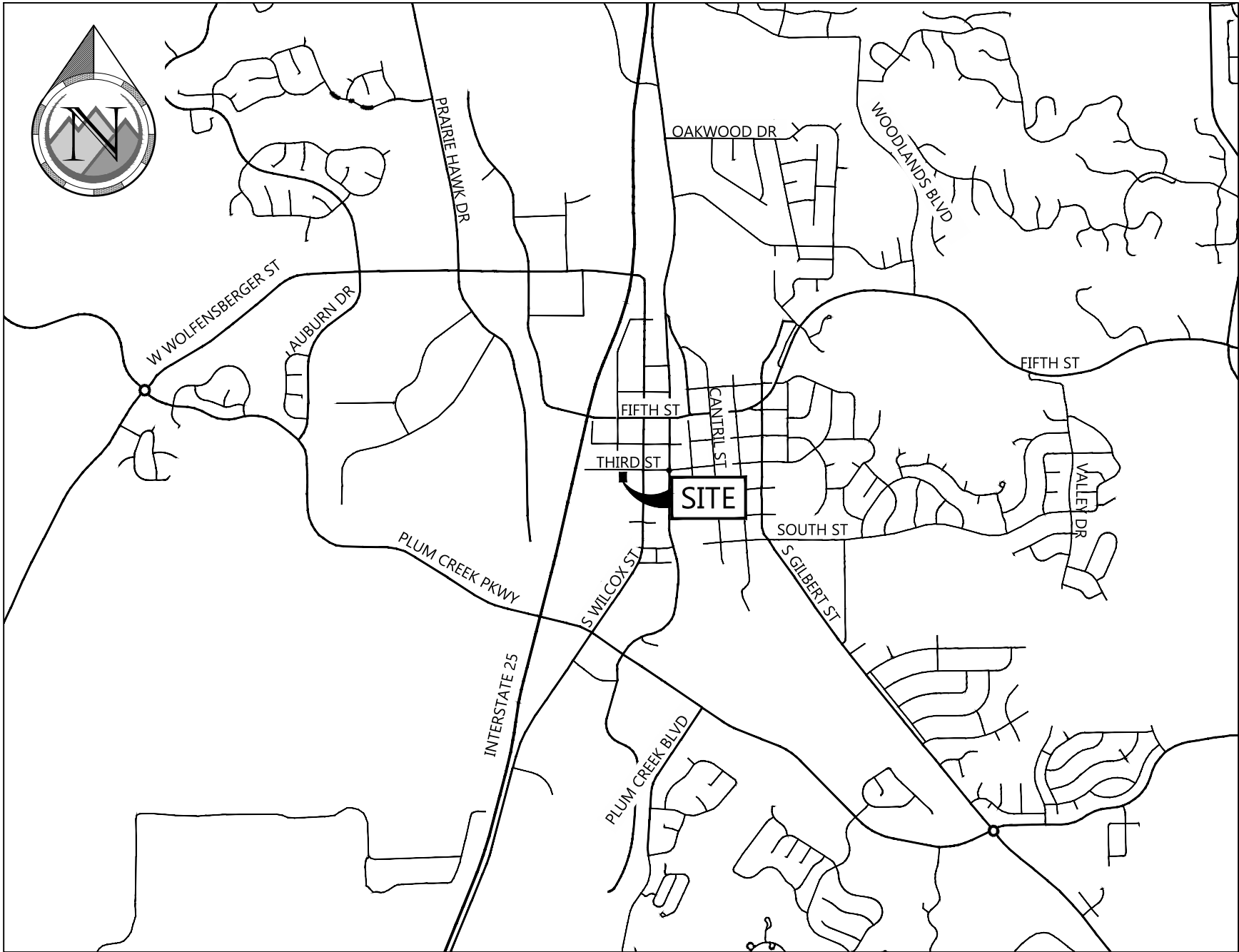
- ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
- ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
- ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
- THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
- ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
- ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
- STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
- ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
- ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

FIRE NOTES

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.
- TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

LANDSCAPE NOTES

- NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
- NO TURF AND/OR OVER-HEAD IRRIGATION ON SLOPES 3:1.
- NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
- TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
- NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
- NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.



VICINITY MAP

SCALE: 1" = 2,000'

CONTACTS:

OWNER

SCILEPPI PROPERTIES LLC.
210 THIRD ST.
CASTLE ROCK, CO 80104

ARCHITECT

DLH ARCHITECTS
200 FRONT ST.
CASTLE ROCK, CO 80104
303.489.2580
NATHAN ALBERS

CIVIL ENGINEER:

PROOF CIVIL
1531 MARKET STREET
DENVER, CO 80202
303.325.5709
JASON DEYOUNG

PUBLIC WORKS

CASTLE ROCK PUBLIC WORKS
4175 CASTLETON COURT
CASTLE ROCK, CO 80109
PH: 720-733-2462

CASTLE ROCK WATER

175 KELLOGG COURT, BLDG. 171
CASTLE ROCK, CO 80109
PH: 720-733-6000

SHEET INDEX:

- | | | |
|---|------|-----------------------------------|
| 1 | C1.0 | COVER |
| 2 | C2.0 | DEMOLITION PLAN |
| 3 | C3.0 | HORIZONTAL CONTROL & GRADING PLAN |

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 OVERLOUT 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 "OTHER" AS PER FEA FIRM PANEL NO. 0301G DATED 3/16/2016.
- BENCHMARK: DOUGLAS COUNTY BENCHMARK: DCBM - 3020015 ELEVATION = 6255.22 (NAVD88)
- BEARINGS ARE PLATTED AND BASED ON THE CONSIDERATION THAT THE SOUTH LINE OF LOT 10A, BLOCK 23, RECORDED UNDER REC. NO. 2015032690, COUNTY OF DOUGLAS, STATE OF COLORADO N89°40'20"W; SOUTHEASTERLY CORNER IS #5 REBAR WITH A 1-1/2" DIAMETER ORANGE PLASTIC CAP STAMPED PLS 25933; SOUTHWESTERLY CORNER IS 1-1/2" ORANGE PLASTIC CAP STAMPED PLS 25933.

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.

JASON DEYOUNG, PE#45332

DATE

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

COVER SHEET

PROJ. NO.:

25035

DATE

05/16/2025

DRAWN BY:

ANM

CHECKED BY:

JGD

REVISIONS

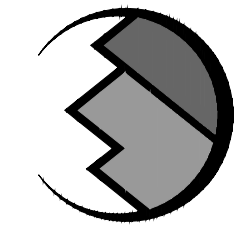
NO.

DATE

DESCRIPTION

FOR AND ON BEHALF OF PROOF CIVIL CO.

SEAL:



PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SliceWORKS CASTLE ROCK - PATIO REPLACEMENT
210 THIRD STREET
CASTLE ROCK
COLORADO

DRAWING NO.

C1.0

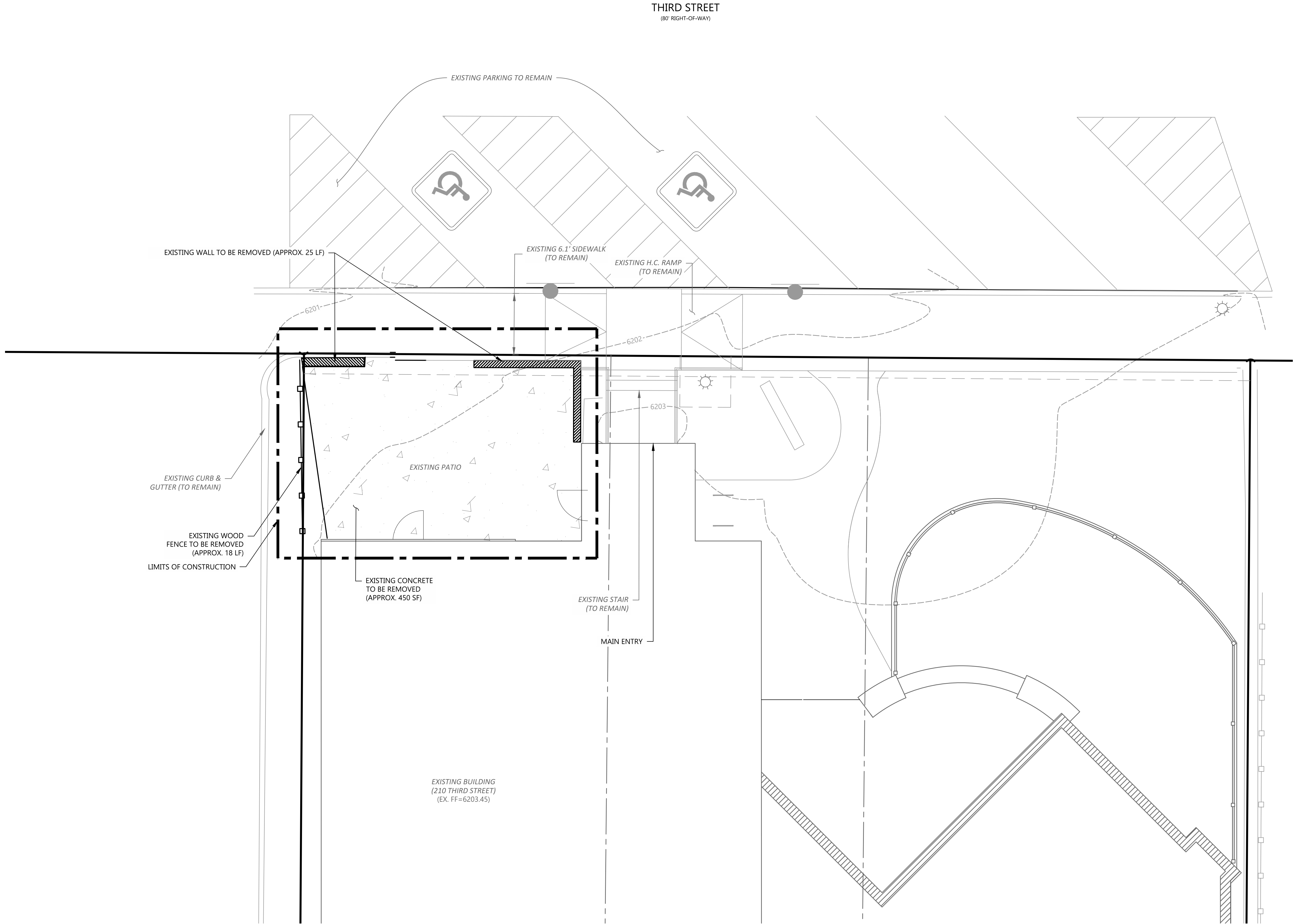
1 OF 3



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.



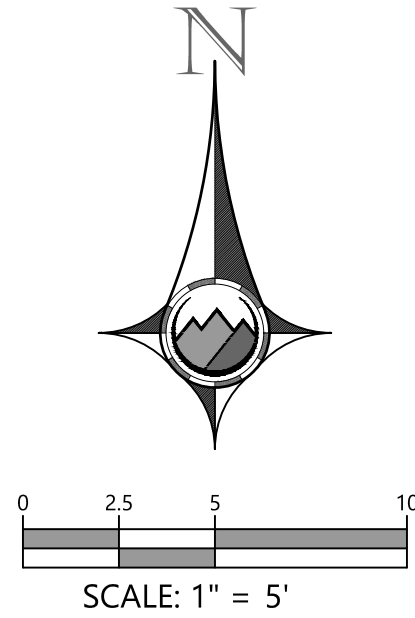
- LEGEND:**
- PROPERTY LINE
 - EXISTING BUILDING TO BE REMOVED
 - EXISTING BUILDING TO REMAIN
 - EXISTING EASEMENT
 - CURB & GUTTER TO BE REMOVED
 - EXISTING CURB & GUTTER TO REMAIN
 - PROPOSED SAWCUT
 - ASPHALT PAVEMENT TO BE REMOVED
 - CONCRETE TO BE REMOVED
 - EXISTING WATER TO BE REMOVED
 - EXISTING WATER LINE TO REMAIN
 - HYDRANT & VALVE TO BE REMOVED
 - HYDRANT & VALVE TO REMAIN
 - EXISTING SANITARY TO BE REMOVED
 - EXISTING SANITARY TO REMAIN
 - EXISTING STORM TO BE REMOVED
 - EXISTING STORM TO REMAIN
 - EXISTING ELECTRICAL TO BE REMOVED
 - EXISTING ELECTRICAL TO REMAIN
 - EXISTING FIBER OPTIC TO BE REMOVED
 - EXISTING FIBER OPTIC TO REMAIN
 - EXISTING TELECOMM TO BE REMOVED
 - EXISTING TELECOMM TO REMAIN
 - EXISTING GAS/FUEL TO BE REMOVED
 - EXISTING GAS/FUEL TO REMAIN
 - EXISTING IRRIGATION TO BE REMOVED
 - EXISTING IRRIGATION TO REMAIN

NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND FIELD CONDITIONS.

SAWCUT NOTE:

SAWCUT LIMITS ARE SHOWN AS APPROXIMATES. ALL CONCRETE REMOVAL SHALL BE FULL PANEL/STONE REMOVAL. IE REMOVAL SHALL BE TO NEAREST JOINT.



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.

JASON DEYOUNG, PE#45332 _____ DATE _____

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 _____

REVISIONS

NO.	DATE	DESCRIPTION

PROJ. NO.: 25035

DATE: 05/16/2025

DRAWN BY: ANM

CHECKED BY: JGD

DEMO PLAN

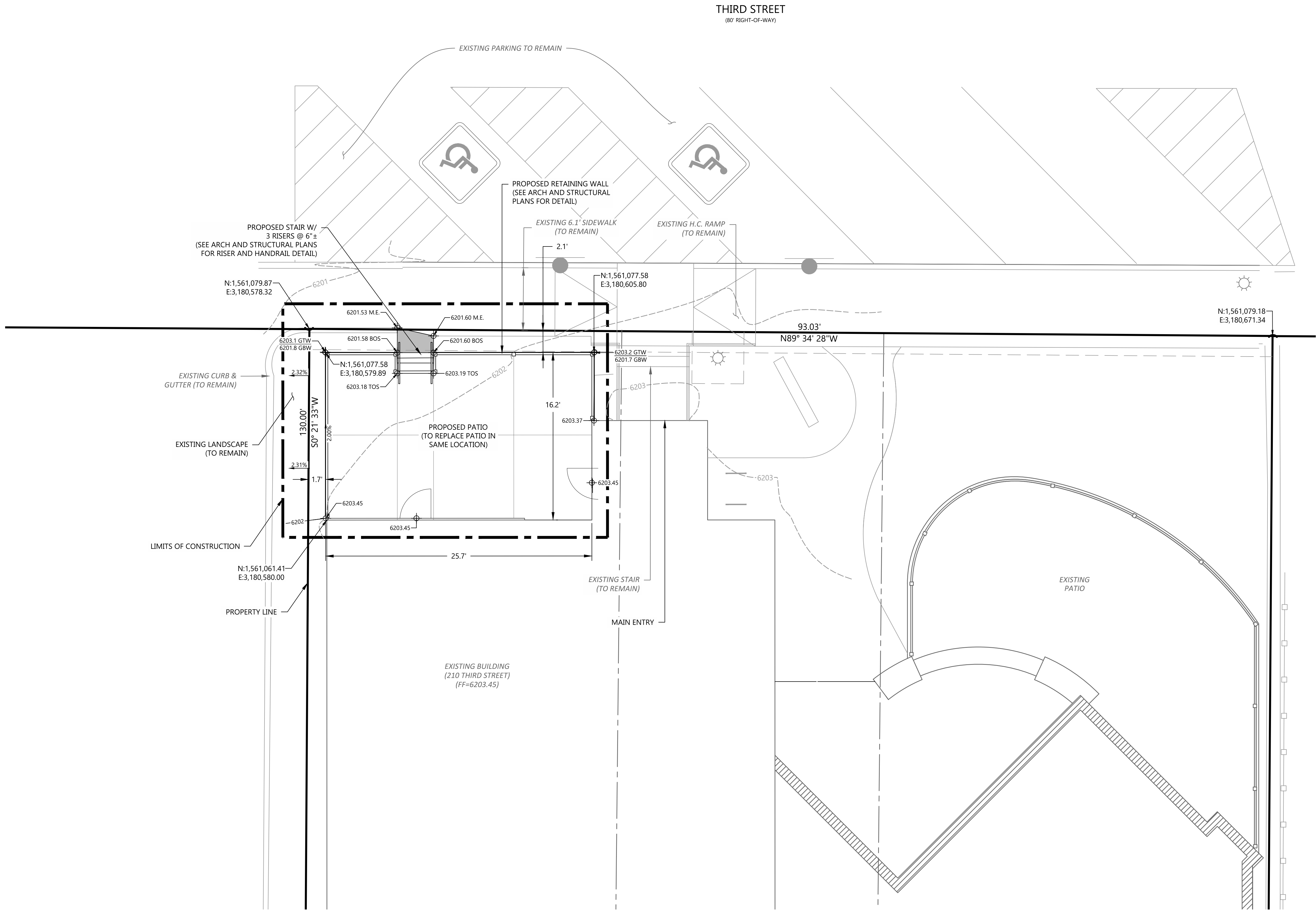
SLICEWORKS CASTLE ROCK - PATIO REPLACEMENT
210 THIRD STREET
COLORADO
CASTLE ROCK

DRAWING NO.

C2.0
2 OF 3

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.



- LEGEND:**
- PROPERTY LINE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CURB & GUTTER
 - PROPOSED SPILL CURB
 - EXISTING CURB & GUTTER
 - PROPOSED SAWCUT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED WALK
 - PROPOSED LIGHT POLE
 - EXISTING LIGHT POLE
 - PROPOSED SIGN
 - EXISTING SIGN
 - EXISTING TREE

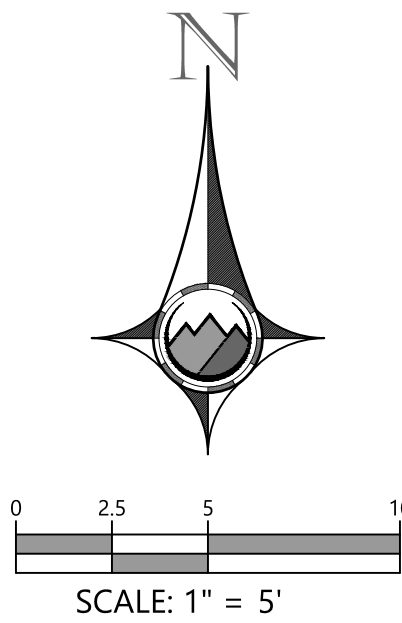
- NOTES:**
- PAVEMENT THICKNESSES ARE SHOWN FOR REFERENCE ONLY. REFER TO CURRENT GEOTECHNICAL STUDY FOR THIS PROJECT FOR PAVEMENT THICKNESS RECOMMENDATIONS. THIS PLAN DOES NOT CONTROL COLOR OR SCORING PATTERNS OF HARDSCAPE SHOWN. SEE HARDSCAPE OR LANDSCAPE PLAN FOR DECORATIVE TREATMENT.
 - ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
 - CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND FIELD CONDITIONS.

BUILDING HC NOTE:

HORIZONTAL CONTROL INFORMATION SHOWN FOR THE PROPOSED BUILDING IS BASED ON THE OUTER MOST LIMIT OF THE ARCHITECTURAL BUILDING PLAN PROVIDED AT THE TIME OF DESIGN/APPROVAL OF HORIZONTAL CONTROL PLAN. CONTRACTOR AND SURVEYOR SHALL VERIFY BUILDING CONTROL WITH ARCHITECTURAL AND STRUCTURAL BUILDING LAYOUT INFORMATION PRIOR TO THE STAKING AND CONSTRUCTION OF PROPOSED BUILDING AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL AND INFORMATION SHOWN ON PLANS.

SAWCUT NOTE:

SAWCUT LIMITS ARE SHOWN AS APPROXIMATES. ALL CONCRETE REMOVAL SHALL BE FULL PANEL/STONE REMOVAL. IE REMOVAL SHALL BE TO NEAREST JOINT.



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.

JASON DEVOUNG, PE#45332

DATE

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

HORIZONTAL CONTROL & GRADING PLAN

REVISIONS		NO.		DATE		DESCRIPTION	
25035	NO.	05/16/2025	DATE	ANM	CHECKED BY:	JGD	

SLICEWORKS CASTLE ROCK - PATIO REPLACEMENT
210 THIRD STREET
COLORADO

DRAWING NO.

C3.0
3 OF 3

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.