

GRADING ONLY PLAN

SOLEANA

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT NO. CD25-0043

SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM TYPE C/D INLET
		STORM TYPE R INLET
		FLARED END SECTION
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		HYDRANT
		ELEC. PEDESTAL/TRANSFORMER
		LIGHT POLE
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
		WATER LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEVISION LINE
		TELEPHONE LINE
		FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TRAIL

CONTACTS

IMEG
RICK ROME
7600 EAST ORCHARD ROAD, SUITE 250S
GREENWOOD VILLAGE, CO 80111
303-796-6067

HENRY DESIGN GROUP
KAREN HENRY
1501 WAZEE ST, SUITE 1-C
DENVER, CO 80202
303-446-2368

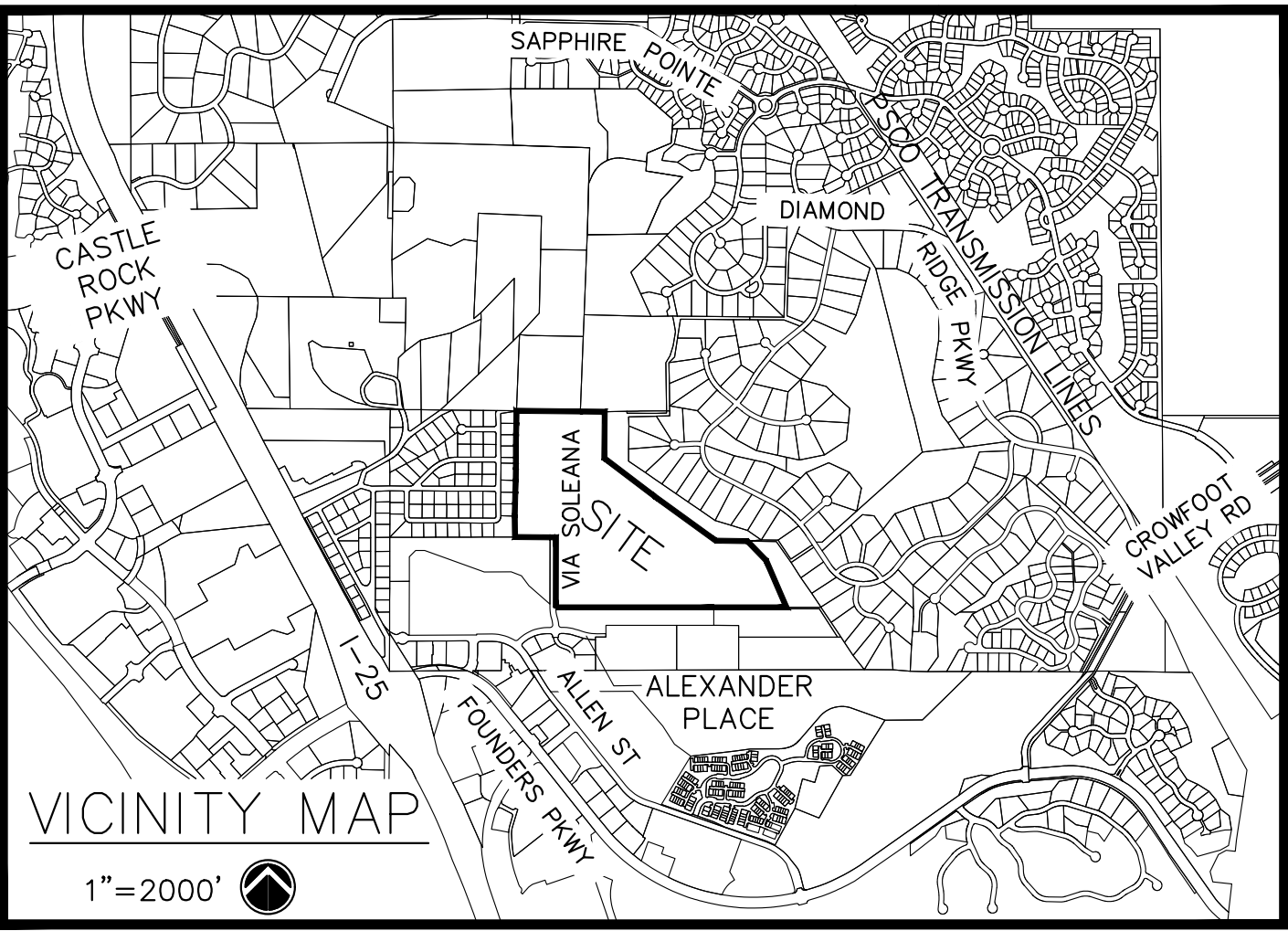
TOWN OF CASTLE ROCK
PUBLIC WORKS DEPARTMENT
-
4175 CASTLETON COURT
CASTLE ROCK, CO 80109
720-733--2462

CASTLE ROCK WATER
-
175 KELLOGG COURT
CASTLE ROCK, CO 80109
STORMWATER: 720-733-2235

CORE
KASEY RHODES
KRHODES@CORE.COOP
720.733.5711

BLACK HILLS ENERGY
KYLE SOWDER
KYLE.SOWDER@BLACKHILLSCORP.COM
303 817 9026

COMCAST
TOD BELL
6850 S. TUSCON WAY
CENTENNIAL, CO 80112
719-313-1567



OWNER/DEVELOPER
ALEXANDER INVESTORS LLC
1313 E VALENA ROAD
CASTLE ROCK, CO 80108
303-814-2460

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	DEMOLITION PLAN - S
4	DEMOLITION PLAN - N
5	GRADING PLAN 1
6	GRADING PLAN 2
7	GRADING PLAN 3
8	GRADING PLAN 4
9	GRADING PLAN 5
10	RETAINING WALL DETAILS
11	TRIBUTARY C MODIFICATION PLAN
12	NORTH OUTFALL
13	GRADING TYPICALS
14	STD. NOTES & DETAILS 1
15	STD. NOTES & DETAILS 2

IN ORDER TO REDUCE POTENTIAL STORMWATER IMPACTS, HOME BUILDERS ARE ENCOURAGED TO EMPLOY STRATEGIES TO LIMIT THE AMOUNT OF DIRECTLY CONNECTED IMPERVIOUS FLOW PATHS. SOME SOLUTIONS THAT HAVE BEEN SUCCESSFUL FOR THIS GOAL INCLUDE DIRECTING RUNOFF FROM ROOF DRAINAGE TO NATURALIZED FLOW PATHS TO ENCOURAGE INFILTRATION PRIOR TO DISCHARGE TO THE STREET AND STORM SEWER SYSTEM. ADDITIONAL STRATEGIES MAY INCLUDE:

- DISCHARGE ROOF DRAINS AND DOWNSPOUTS TO A GRADED SECTION ON THE LOT. THIS MAY INCLUDE TURF, MULCH OR SOFTSCAPE MATERIAL TO ENCOURAGE INFILTRATION PRIOR TO DISCHARGE OF RUNOFF TO THE STREETS.
- EMPLOY THE USE OF PREVIOUS OR PARTIALLY PERVIOUS SURFACES FOR HARDSCAPE ON THE LOT SUCH AS PATIOS OR DRIVEWAYS. THIS SOLUTION WILL LIKELY REQUIRE UNDERDRAIN OR FOUNDATION PROTECTION IN ACCORDANCE WITH THE GEOTECHNICAL REQUIREMENTS IDENTIFIED FOR THE SITE.
- HOMEOWNERS MAY CONSIDER RAIN GARDENS OR LOW IMPACT DEVELOPMENT STRATEGIES THAT ARE INCORPORATED INTO THE LANDSCAPE PACKAGE AT THE TIME OF PERMITTING AND DESIGN OF THE INDIVIDUAL LOTS.

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.

RICK ROME CO PE #35103 8/25/26
DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:
By jkirpatrick on 08/26/2026
APPROVED-CD25-0043 Grading Only Plans.pdf
Record Document on File
DEVELOPMENT SERVICES DEPARTMENT DATE



Know what's below.
Call before you dig.

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

IMEG CORP. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. IMEG CORP. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

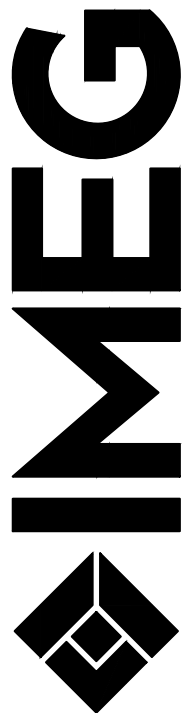
FIELD CHANGE ORDER TABLE		
FCO #	DATE	PURPOSE/DESCRIPTION

VARIANCE ITEMS:

NONE:

REVISIONS

NO.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	10/15/25
2	PER TOWN COMMENTS	11/20/25
3	COORDINATION SET FOR BID	7/16/26



SOLEANA

CASTLE ROCK, CO

COVER SHEET

IMEG Project No:
2002764.01

File Name:
2002764.00 Grading Cover
© COPYRIGHT 2026
ALL RIGHTS RESERVED

Field Book No:

Drawn By: SG

Checked By: RR

Date: 10/14/25

C-1

Sheet 1 of 15

Wednesday, August 19, 2026 10:56:36 AM
G:\2020\2002764.00\DESIGN\CIVIL\C3D\SHEET_SETS\GRADING AND EROSION CONTROL\2002764.00 GENERAL NOTES.DWG

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 OVERLAP 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. 08035C0186G DATED 3/16/2016.
- BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL POINT #2020020 ELEVATION: 6,252.07 ON NAVD 88 DATUM
- BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, AS MONUMENTED BY A 3 INCH DIAMETER ALUMINUM CAP, MARKED: "1993 LS 13485", AND CONSIDERING SAID NORTH LINE TO BEAR SOUTH 89°23'27"EAST TO THE NORTH QUARTER CORNER OF SAID SECTION 26, AS REFERENCED BY A WITNESS CORNER, LOCATED 25.0 FEET SOUTH OF SAID NORTH QUARTER CORNER, AND MONUMENTED BY A 2.5 INCH DIAMETER ALUMINUM CAP, MARKED: "25" WC LS 13155".

GRADING NOTES

- ALL ELEVATIONS SHOWN ARE TO FLOWLINE FINISHED GRADE OR TOP OF PAVEMENT UNLESS OTHERWISE STATED.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS, NOT ALLOWING WATER TO POND. DO NOT ALLOW WATER TO DRAIN OR TO POND ON ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- PRIOR TO PLACEMENT OF ANY FILL, THE STRIPPED SITE SHALL BE SCARIFIED TO A DEPTH OF 9 INCHES AND RE-COMPACTED TO DENSITIES SPECIFIED BELOW. ANY UNSUITABLE SOILS FOUND AT THIS TIME SHALL BE DRIED AND RECOMPACTED OR REMOVED IF REQUIRED COMPACTION CANNOT BE OBTAINED.
- ALL FILL MATERIAL SHALL CONSIST OF APPROVED, SUITABLE SOILS PLACED IN LOOSE LIFTS OF 9 INCHES OR LESS AND COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698). THE COMPACTION WILL BE FIELD TESTED BY A SOILS ENGINEERING CONSULTANT REPRESENTING THE OWNER.
- SOIL AMENDED TO SOIL BELOW SURFACE. THE AMENDED SOIL SHALL BE: EXISTING TOPSOIL 20%, COMPOST MULCH 35%, CLEAN SAND 45%. MIX THOROUGHLY AND CLEAN AND CLEAN UN-COMPACTED. LEAVE 3'-6" HIGH TO ALLOW FOR NATURAL SETTLING.
- PROJECT WILL BE COVERED BY A GENERAL PERMIT REGULATING RUNOFF FROM CONSTRUCTION SITES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE REQUIRED MONITORING, INSPECTION AND MAINTENANCE AS REQUIRED BY THE PERMIT.
- ALL DISTURBED EMBANKMENTS GREATER THAN 3:1 SLOPES SHALL BE SEEDED ACCORDING TO A RECOMMENDED SEEDING MIX BY THE LANDSCAPER AND COVERED WITH EROSION CONTROL BLANKETS OR AS DIRECTED BY PLAN DOCUMENTS.
- CONTRACTOR SHALL ADHERE TO THE TOWN OF CASTLE ROCK EROSION AND SEDIMENT CONTROL REGULATIONS AND THE STATE OF **COLORADO** CONSTRUCTION SITE EROSION CONTROL MANUAL.

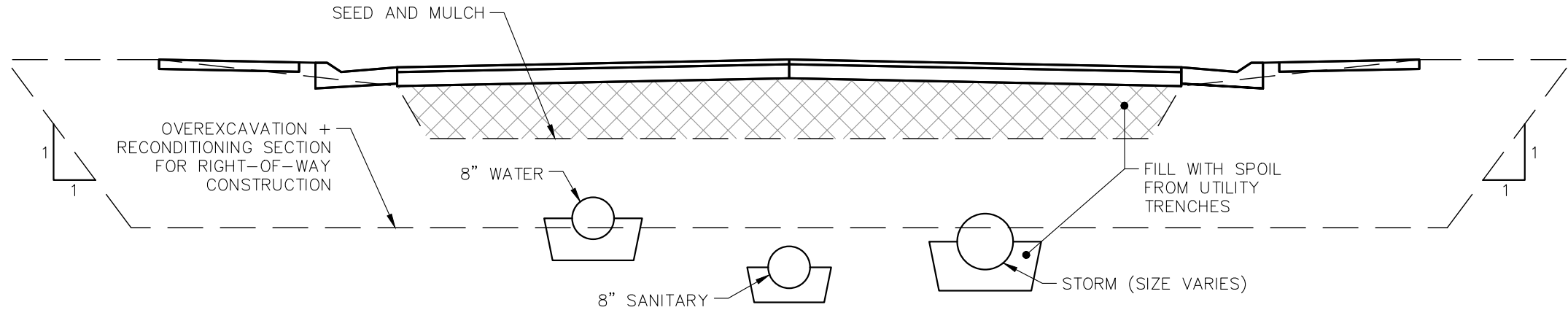
STORM DRAINAGE CONSTRUCTION NOTES

- ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
- ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL. III INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL. III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
- ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
- ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
- ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
- ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
- ALL INLETS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

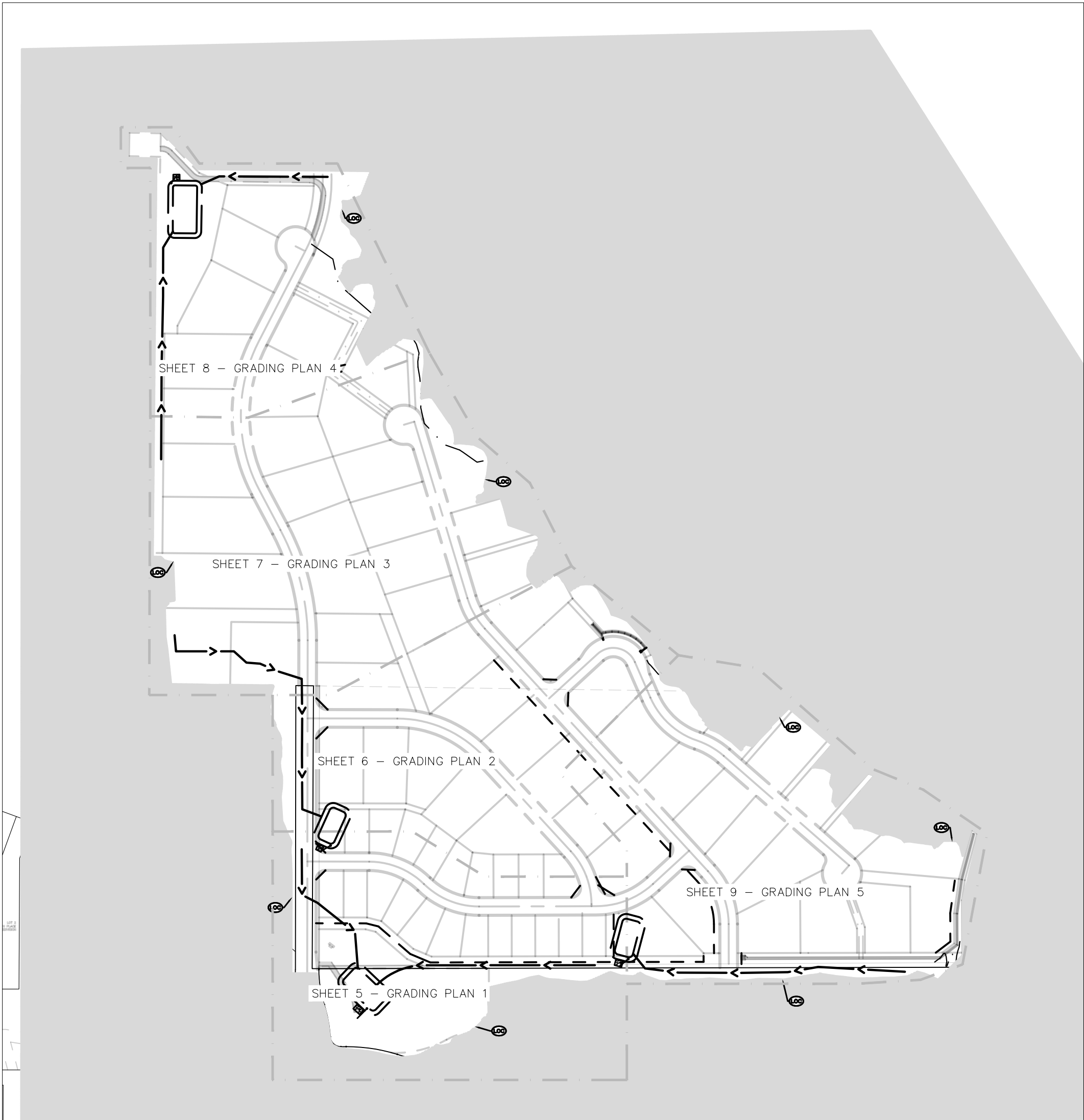
TRACER WIRE INSTALLATION NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
- TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
- TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
- "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
- TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
- TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATERTIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
- A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
- TRACER WIRE MUST BE PROPERLY GROUNDED AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
- TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
- TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, TO REQUEST A TRACER WIRE INSPECTION.
- ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

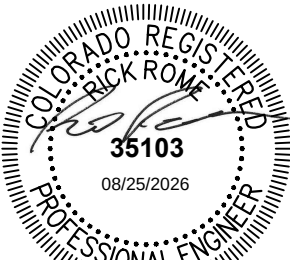
QUANTITIES			
ITEM	PAY ITEMS	UNIT	TOTAL
1	18" RCP	LF	154
2	48" MANHOLE	LF	4,505
3	18" FES WITH TOE WALL	LF	7,850
4	18" PLUG	SY	44,375
5	8" PVC DRAIN PIPE	LF	50
6	TYPE M RIP RAP (NORTH)	SY	127
7	TYPE M RIP RAP (SOUTH)	SY	165
8	-	-	-
9	-	-	-
10	-	-	-
11	-	-	-



ROADWAY TYPICAL SECTION
SCALE: NTS



SHEET INDEX
NTS



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.

Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:  DEVELOPMENT SERVICES **APPROVED**
By jkirpatrick on 08/26/2026
APPROVED-C025-0043 Grading Only Plans.pdf
Record Document on File
DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	10/15/26
2	PER TOWN COMMENTS	11/20/25
3	COORDINATION SET FOR BID	7/19/26



SOLEANA
CASTLE ROCK, CO

GENERAL NOTES

IMEG Project No:
2002764.01

File Name:
2002764.00 General Notes.dwg

© COPYRIGHT 2026
ALL RIGHTS RESERVED

Field Book No:

Drawn By: SG

Checked By: RR

Date: 10/14/25

2

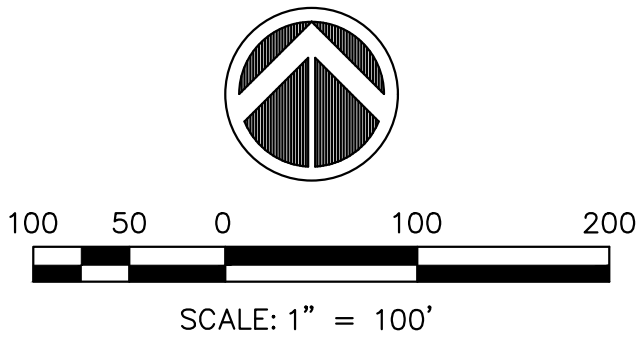
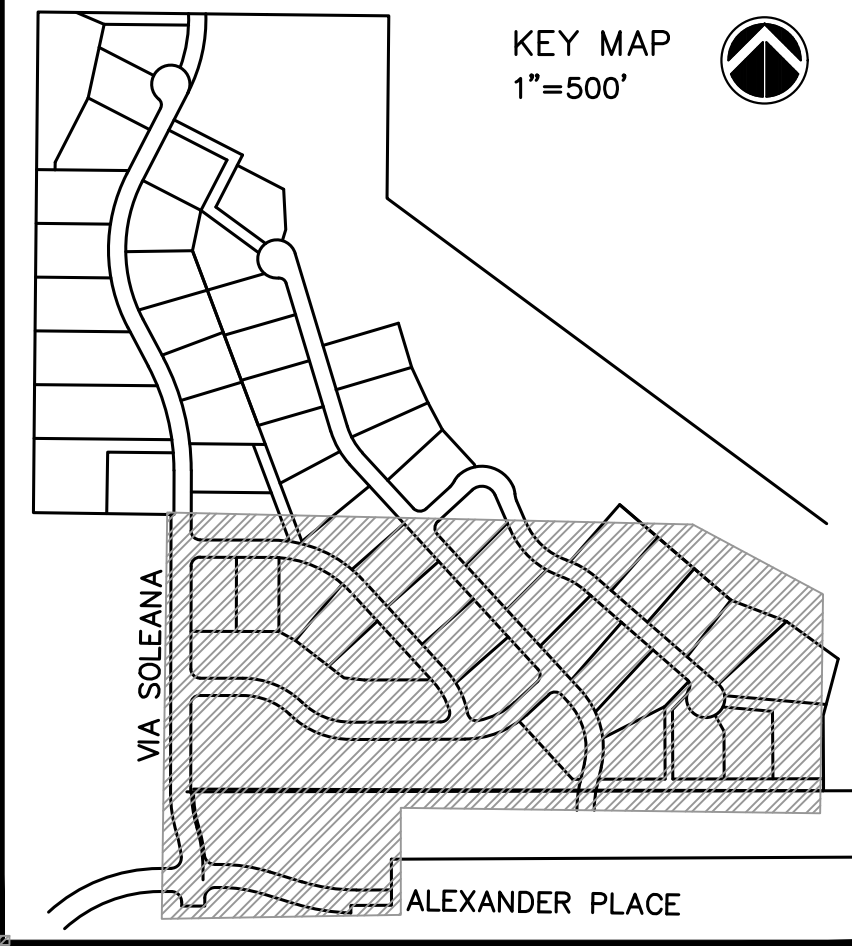
Sheet 2 of 15

Wednesday, August 19, 2026 10:58:04 AM
G:\2020\2002764-00\DESIGN\CIVIL\C3D\SET\SETS\GRADING AND EROSION CONTROL\DEMOLITION PLAN AND HOUL ROUT PLANDWG



EARTHWORK SUMMARY		
	UNADJUSTED VOLUME (CY)	ADJUSTED VOLUME (CY)
CUT	289,180	295,285
FILL	277,550	349,590
NET	11,630 (cut)	54,305 (fill)
ENGINEERS EARTHWORK ADJUSTMENT		
TOTAL DISTURBED AREA (SF)	2,130,040	

- ENGINEER'S EARTHWORK ADJUSTMENT ASSUMPTIONS
1. CONCRETE: ASSUME 6"
 2. ASPHALT: ASSUME 7"
 3. WATER TRENCH SPOILS: 7,667 LF
 4. SANITARY TRENCH SPOILS: 6,448 LF
 5. STORM TRENCH SPOILS: 1,815 LF
 6. TOPSOIL STRIPPING: ASSUME 1.5"
 7. COMPACTION: ASSUME 10%
 8. COMPACTION FROM OVER EXCAVATION 10% (estimated 315,000 cy total)
 9. ROCK SPOILS: ASSUME 1%



- LEGEND
- LIMITS OF CONSTRUCTION
 - - - EXISTING 2' CONTOUR
 - 5960— EXISTING 10' CONTOUR

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.

Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY: DEVELOPMENT SERVICES

By Kirkpatrick on 08/26/2026
APPROVED-CD25-0043 Grading Only Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	10/15/25
2	PER TOWN COMMENTS	11/20/25
3	COORDINATION SET FOR BID	7/8/26



PH: 303.796.6000
www.imegcorp.com

SOLEANA

CASTLE ROCK, CO

DEMOLITION PLAN - S

IMEG Project No:
2002764.01

File Name:
Demolition Plan and Haul Rout
© COPYRIGHT 2026
ALL RIGHTS RESERVED

Field Book No:

Drawn By: SG

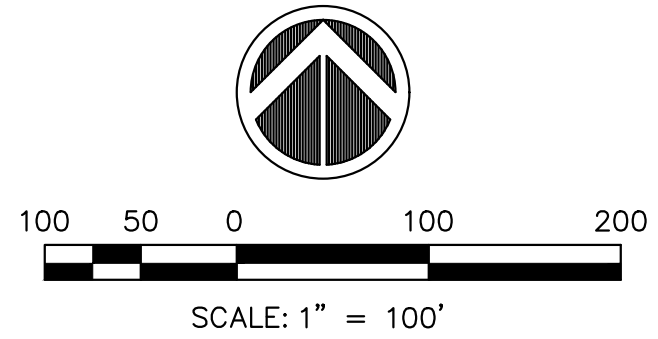
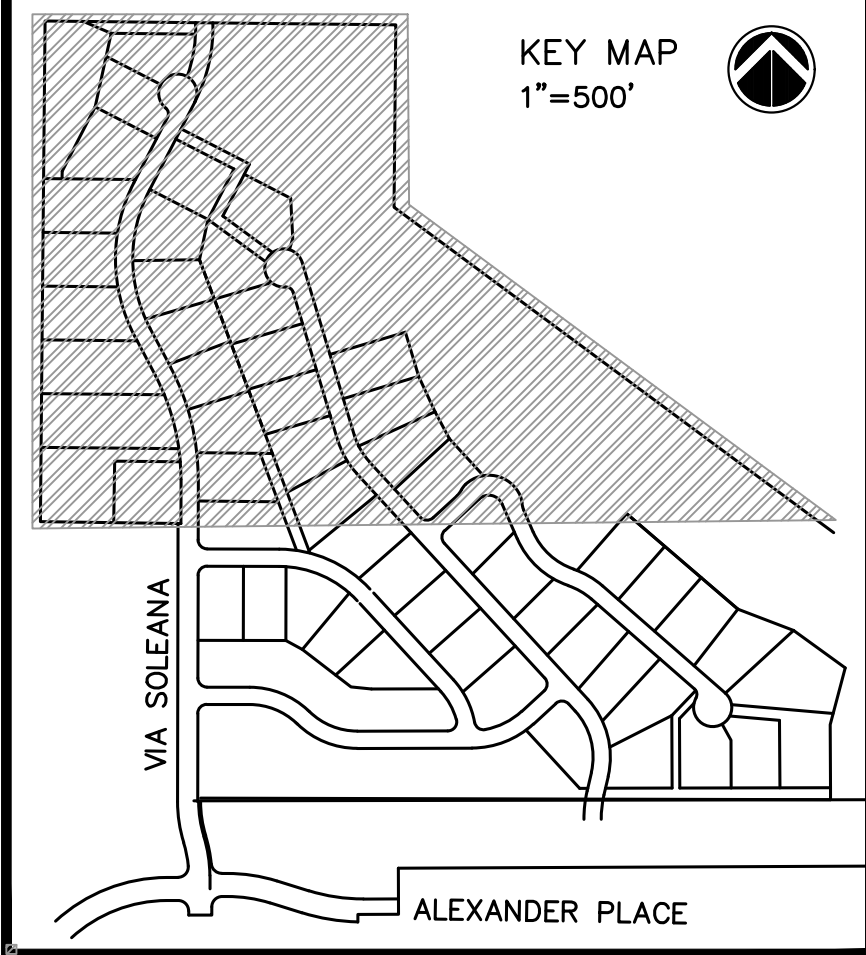
Checked By: RR

Date: 10/14/25

C-3

Sheet 3 of 15

Wednesday, August 19, 2026 10:58:15 AM
G:\2020\2002764.00\DESIGN\CIVIL\3D\SET\SETS\GRADING AND EROSION CONTROL\DEMOLITION PLAN AND HOUL ROUT PLANDWG



LEGEND
--- LIMITS OF CONSTRUCTION
--- EXISTING 2' CONTOUR
--- 5960 --- EXISTING 10' CONTOUR

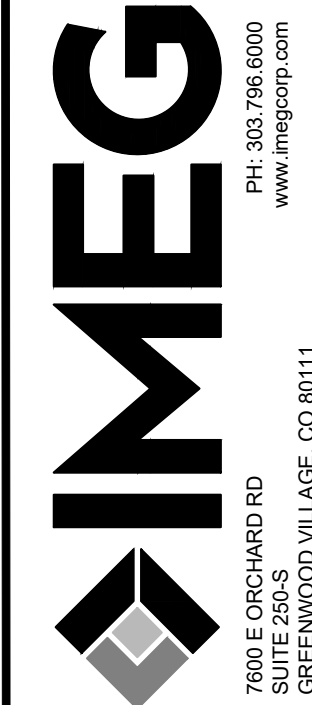


PROFESSIONAL ENGINEER CERTIFICATION
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.
Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
APPROVED BY:  **DEVELOPMENT SERVICES APPROVED**
By Kirkpatrick on 08/26/2026
APPROVED-CD25-0043 Grading Only Plans.pdf
Record Document on File
DEVELOPMENT SERVICES DEPARTMENT DATE

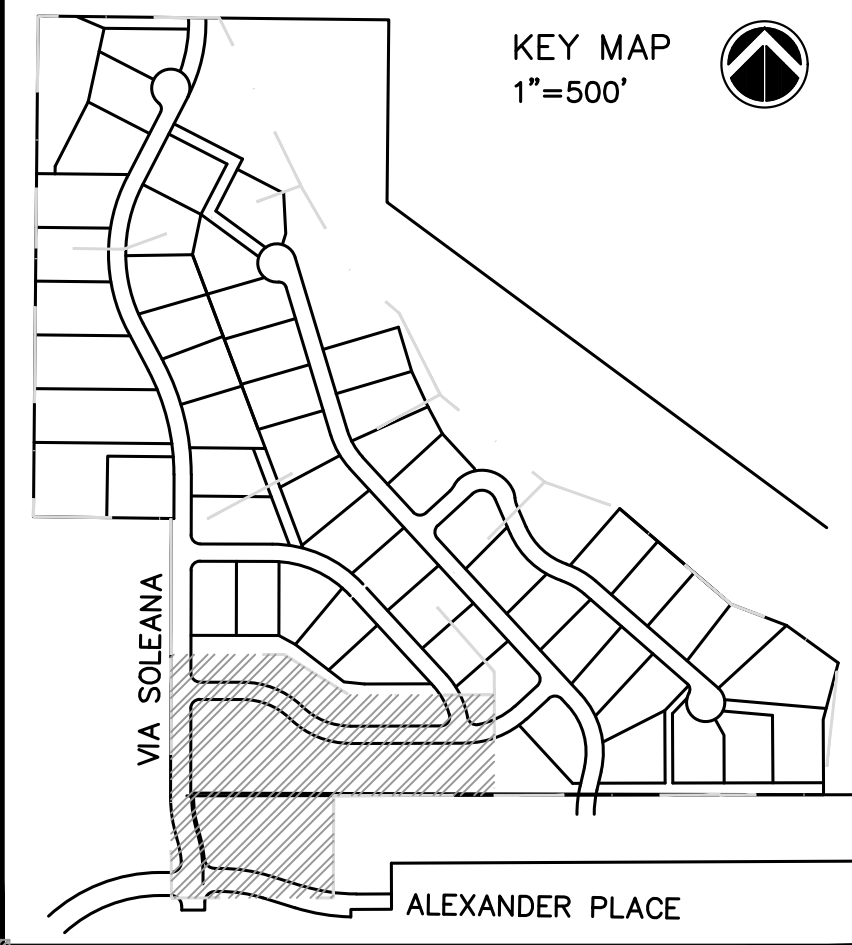
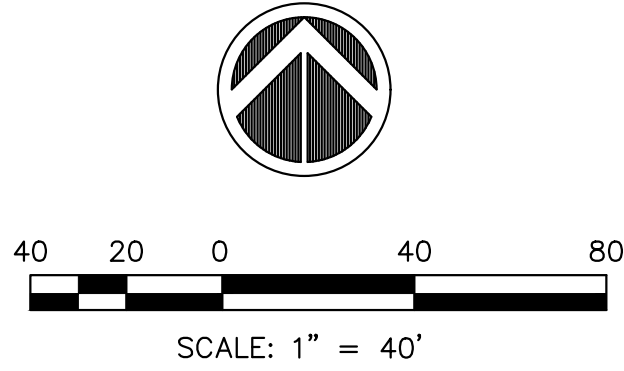
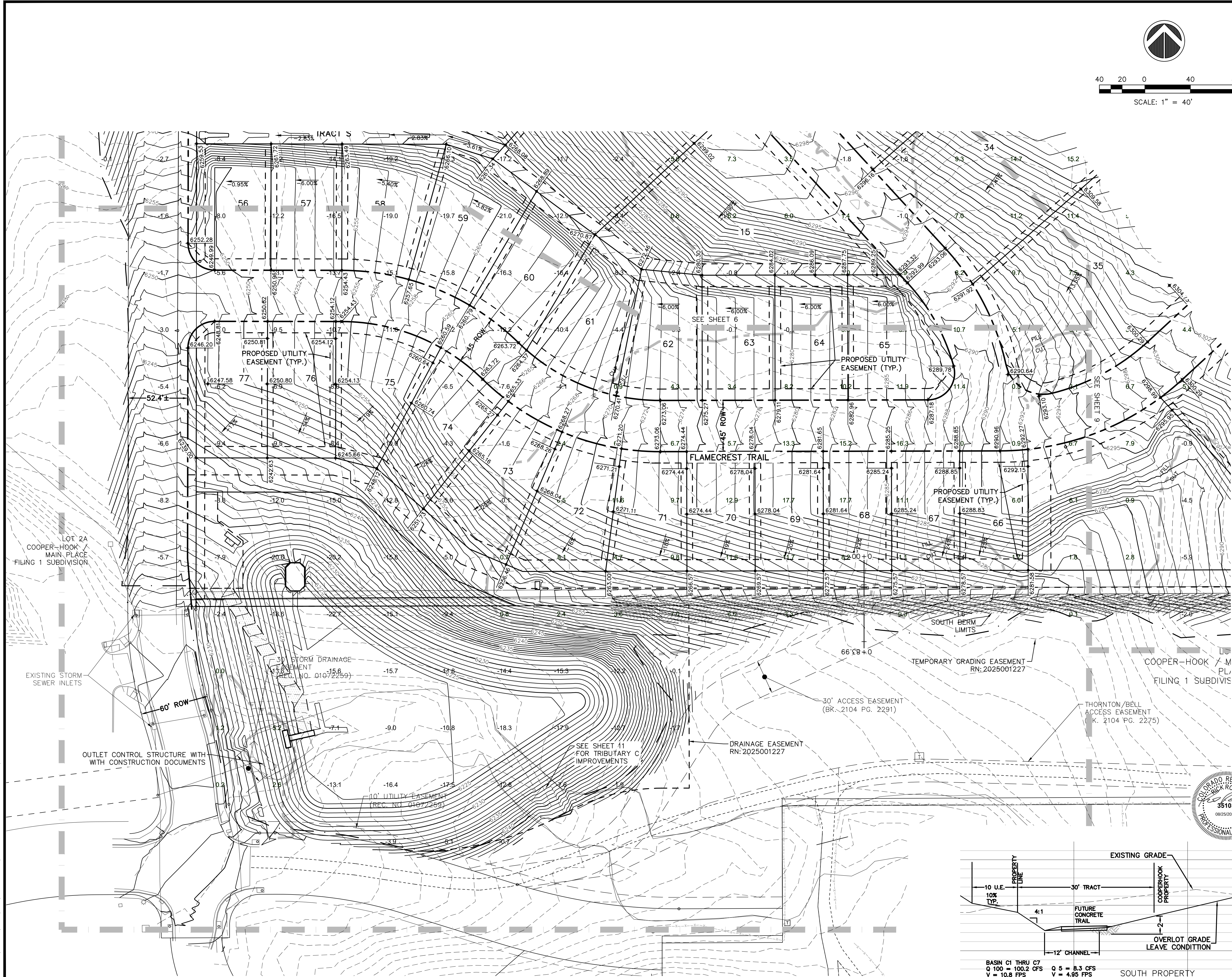
REVISIONS	
NO.	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	COORDINATION SET FOR BID



SOLEANA
CASTLE ROCK, CO
DEMOLITION PLAN - N

IMEG Project No:
2002764.01
File Name:
Demolition Plan and Houl Rout
© COPYRIGHT 2026
ALL RIGHTS RESERVED
Field Book No:
Drawn By: SG
Checked By: RR
Date: 10/14/25
C-4
Sheet 4 of 15

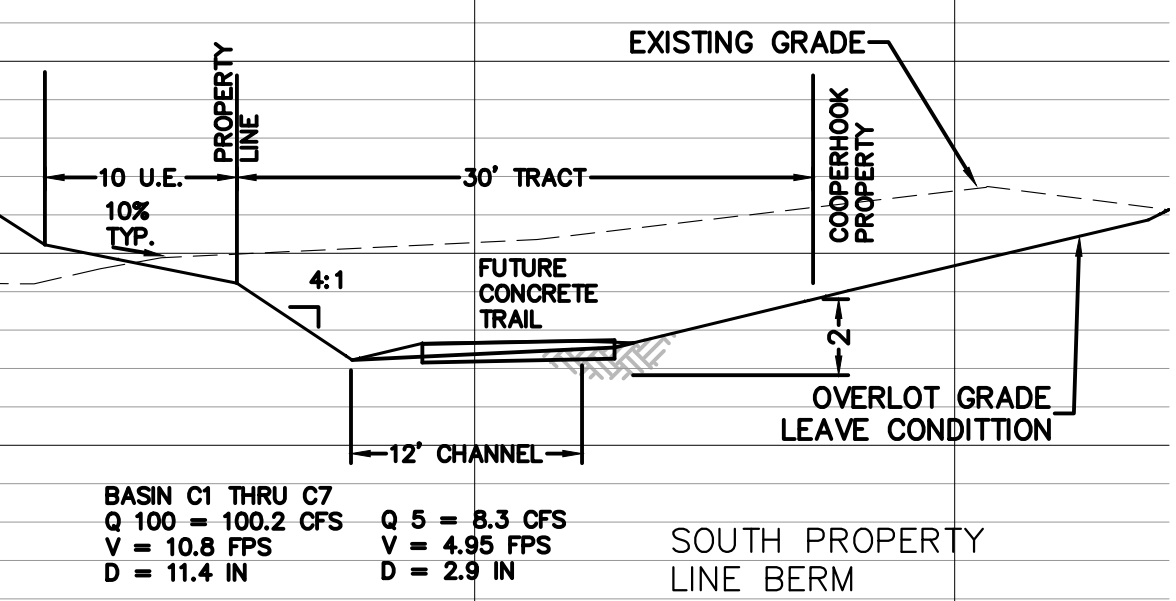
Wednesday, August 19, 2026 11:02:49 AM
G:\2020\2002764-00\DESIGN\CIVIL\3D\SET\SETS\GRADING AND EROSION CONTROL\GRADING PLANDWG



GRADING NOTES
1. LOT AND STREET BOUNDARIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

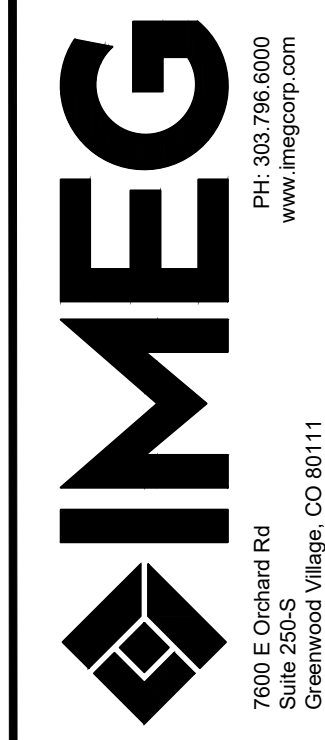
- LEGEND**
- AREA OUTSIDE LOC
 - EX. FLOW DIRECTION ARROW
 - PR. FLOW DIRECTION ARROW
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED CUT/FILL LINE
 - PROPOSED GRADE LABEL
 - PROPOSED RIGHT OF WAY
 - GRADING LIMITS OF CONSTRUCTION

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.
Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE



TOWN OF CASTLE ROCK APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
APPROVED BY: *[Signature]*
By Kirkpatrick on 08/26/2026
APPROVED-CD25-0043 Grading Only Plans.pdf
Record Document on File
DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS	
NO.	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	COORDINATION SET FOR BID



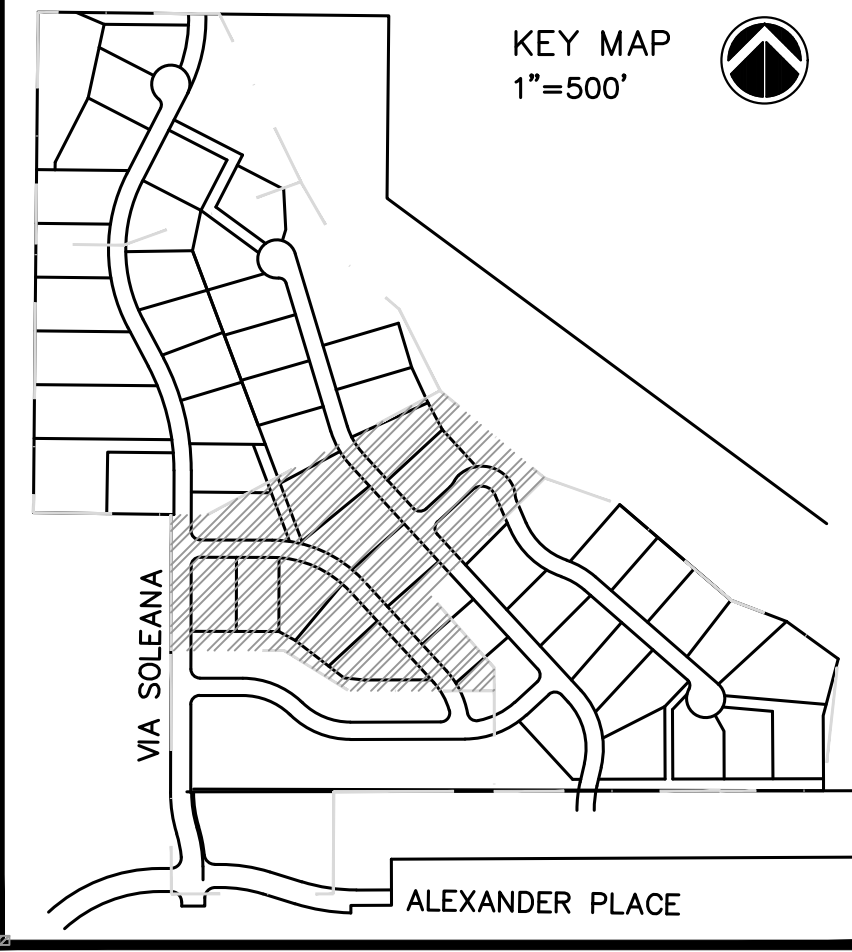
SOLEANA
CASTLE ROCK, CO
GRADING PLAN 1

IMEG Project No: 2002764.01
File Name: Grading Plan.dwg
© COPYRIGHT 2026 ALL RIGHTS RESERVED
Field Book No:
Drawn By: SG
Checked By: RR
Date: 10/14/25
C-5
Sheet 5 of 15

Wednesday, August 19, 2026 11:03:00 AM
G:\2020\2002764-00\DESIGN\CIVIL\3-D\SET-SETS\GRADING AND EROSION CONTROL\GRADING PLANDWG



40 20 0 40 80
SCALE: 1" = 40'



GRADING NOTES
1. LOT AND STREET BOUNDARIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- AREA OUTSIDE LOC
- EX. FLOW DIRECTION ARROW
- PR. FLOW DIRECTION ARROW
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED CUT/FILL LINE
- PROPOSED GRADE LABEL
- PROPOSED RIGHT OF WAY
- GRADING LIMITS OF CONSTRUCTION



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.

Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

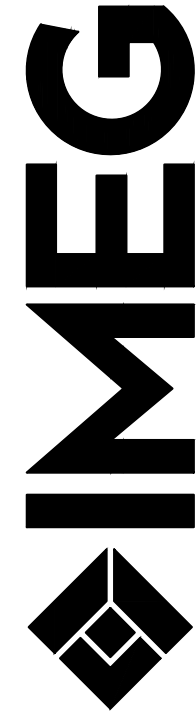
APPROVED BY: **APPROVED**

By Kirkpatrick on 08/26/2026
APPROVED-CD25-0043 Grading Only Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	10/15/25
2	PER TOWN COMMENTS	11/20/25
3	COORDINATION SET FOR BID	7/8/26



1600 E Grand Rd
Suite 100
Greenwood Village, CO 80111
PH: 303.796.6000
www.imegcorp.com

SOLEANA

CASTLE ROCK, CO

GRADING PLAN 2

IMEG Project No:
2002764.01

File Name:
Grading Plan.dwg

© COPYRIGHT 2026
ALL RIGHTS RESERVED

Field Book No:

Drawn By: SG

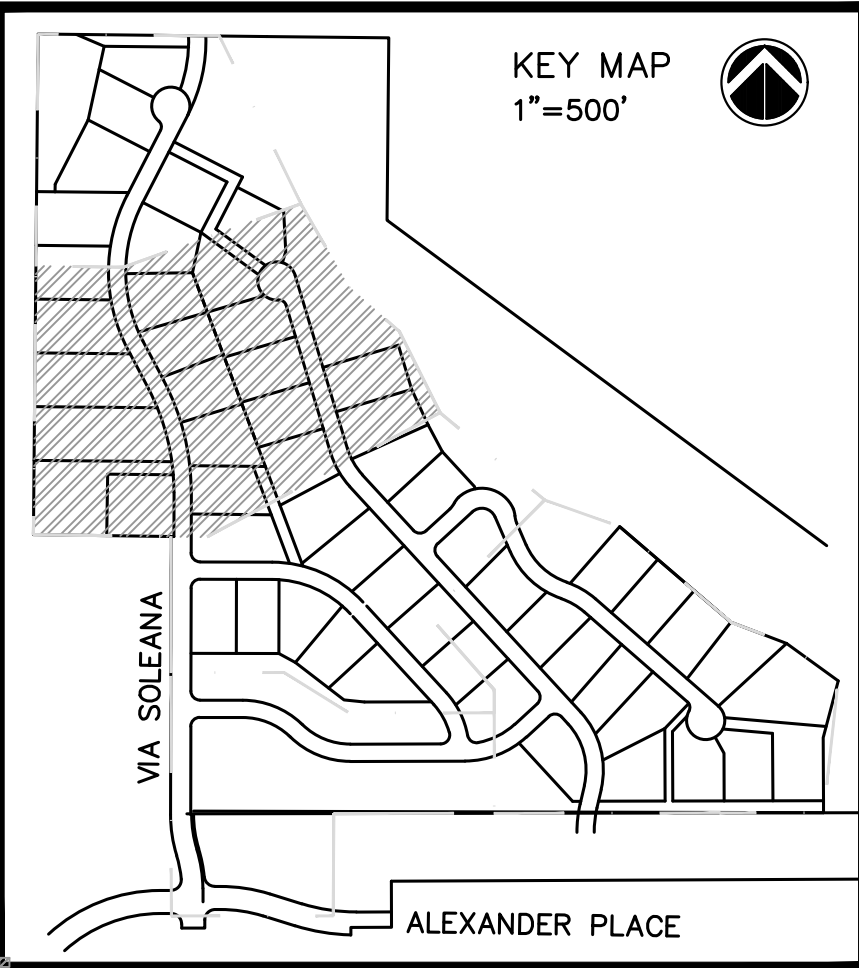
Checked By: RR

Date: 10/14/25

C-6

Sheet 6 of 15

Wednesday, August 19, 2026 11:03:11 AM
G:\2020\2002764-00\DESIGN\CIVIL\C3D\SET\SETS\GRADING AND EROSION CONTROL\GRADING PLANDWG



GRADING NOTES

1. LOT AND STREET BOUNDARIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

[Symbol]	AREA OUTSIDE LOC
[Symbol]	EX. FLOW DIRECTION ARROW
[Symbol]	PR. FLOW DIRECTION ARROW
[Symbol]	EXISTING 2' CONTOUR
[Symbol]	EXISTING 10' CONTOUR
[Symbol]	PROPOSED 2' CONTOUR
[Symbol]	PROPOSED 10' CONTOUR
[Symbol]	PROPOSED CUT/FILL LINE
[Symbol]	PROPOSED GRADE LABEL
[Symbol]	PROPOSED RIGHT OF WAY
[Symbol]	GRADING LIMITS OF CONSTRUCTION



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.

Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

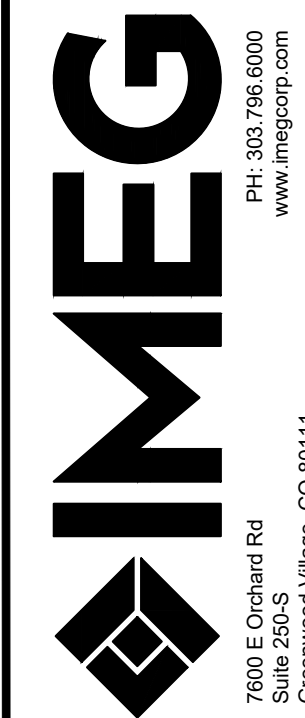
TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY: DEVELOPMENT SERVICES
By Kirkpatrick on 08/26/2026
APPROVED-CDS-0043 Grading Only Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS	
NO.	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	COORDINATION SET FOR BID



SOLEANA
CASTLE ROCK, CO
GRADING PLAN 3

IMEG Project No:
2002764.01

File Name:
Grading Plan.dwg

© COPYRIGHT 2026
ALL RIGHTS RESERVED

Field Book No:

Drawn By: SG

Checked By: RR

Date: 10/14/25

C-7

Sheet 7 of 15

Wednesday, August 19, 2026 11:03:24 AM
G:\2020\2002764-00\DESIGN\CIVIL\C3D\SET\SETS\GRADING AND EROSION CONTROL\GRADING PLANDWG



REVISIONS	
NO.	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	COORDINATION SET FOR BID



SOLEANA
CASTLE ROCK, CO
GRADING PLAN 4

IMEG Project No:
2002764.01

File Name:
Grading Plan.dwg

© COPYRIGHT 2026
ALL RIGHTS RESERVED

Field Book No:

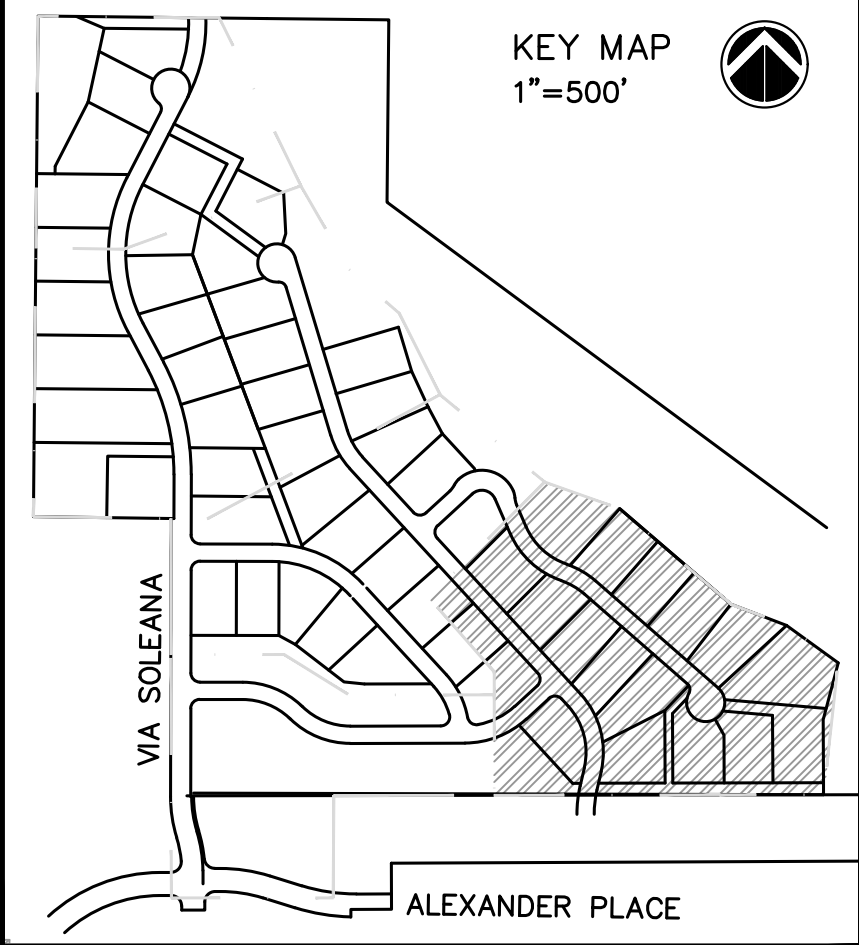
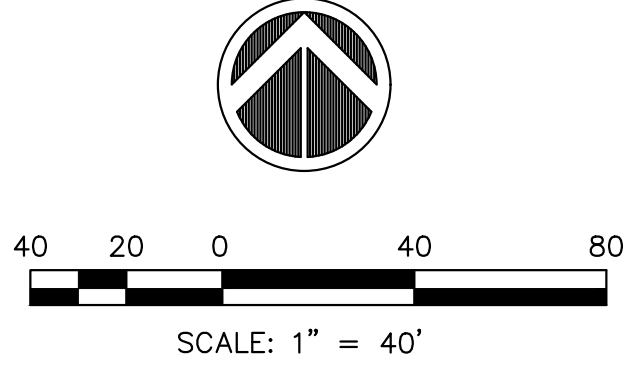
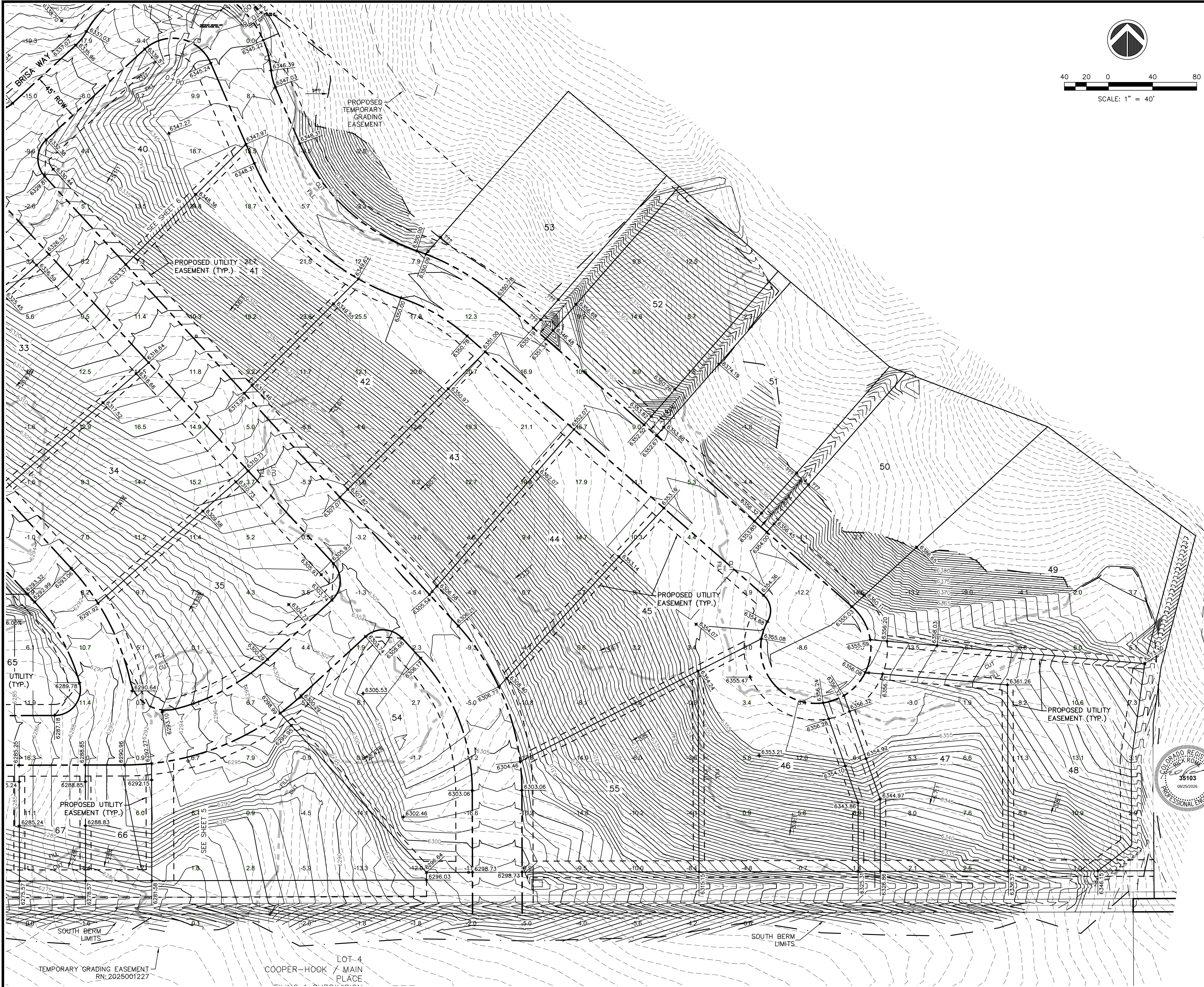
Drawn By: SG

Checked By: RR

Date: 10/14/25

C-8

Sheet 8 of 15



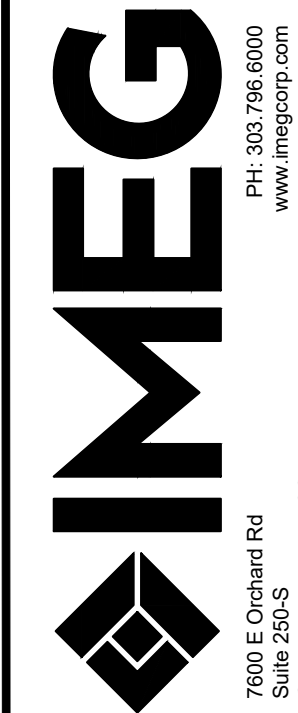
GRADING NOTES
1. LOT AND STREET BOUNDARIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

- LEGEND**
- AREA OUTSIDE LOC
 - EX. FLOW DIRECTION ARROW
 - PR. FLOW DIRECTION ARROW
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - PROPOSED 10' CONTOUR
 - PROPOSED CUT/FILL LINE
 - PROPOSED GRADE LABEL
 - PROPOSED RIGHT OF WAY
 - GRADING LIMITS OF CONSTRUCTION

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.
Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

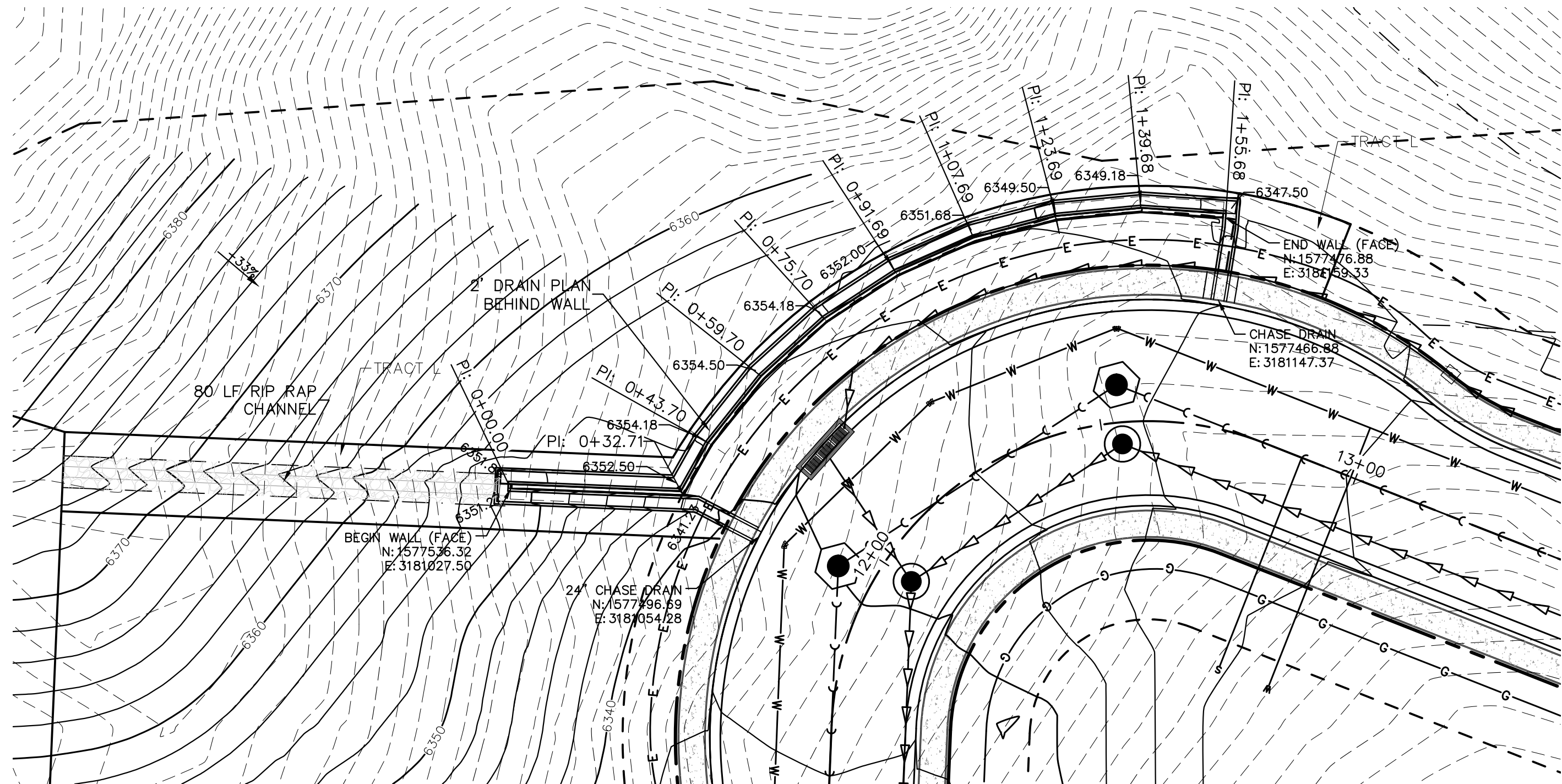
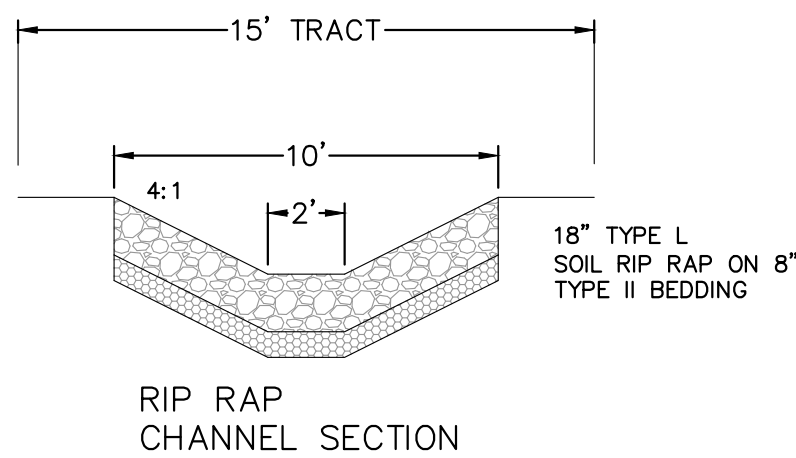
TOWN OF CASTLE ROCK APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
APPROVED BY:  **DEVELOPMENT SERVICES APPROVED**
By Kirkpatrick on 08/26/2026
APPROVED-C025-0043 Grading Only Plans.pdf
Record Document on File
DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS	
NO.	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	COORDINATION SET FOR BID

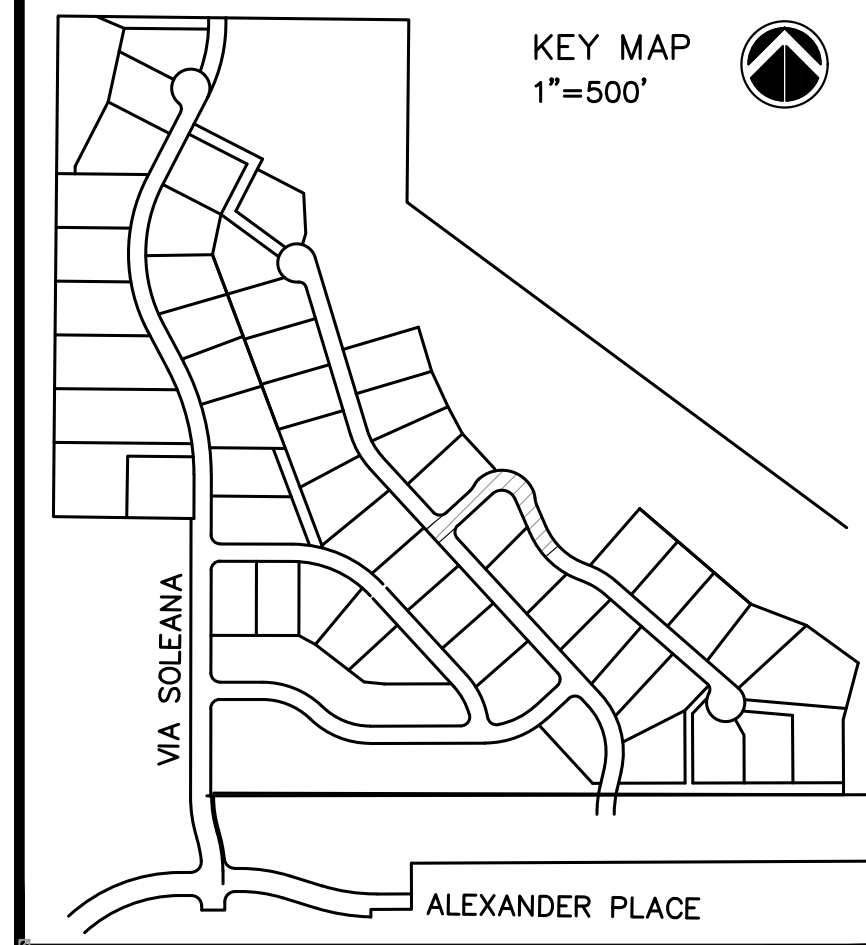
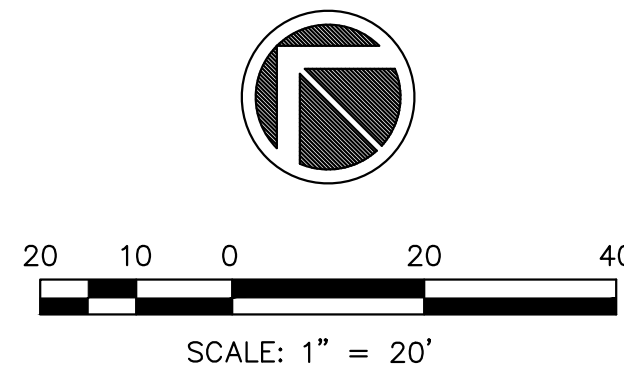


SOLEANA
CASTLE ROCK, CO
GRADING PLAN 5

IMEG Project No:
2002764.01
File Name:
Grading Plan.dwg
© COPYRIGHT 2026
ALL RIGHTS RESERVED
Field Book No:
Drawn By: SG
Checked By: RR
Date: 10/14/25
C-9
Sheet 9 of 15



BRISA WAY RETAINING WALL
PLAN VIEW

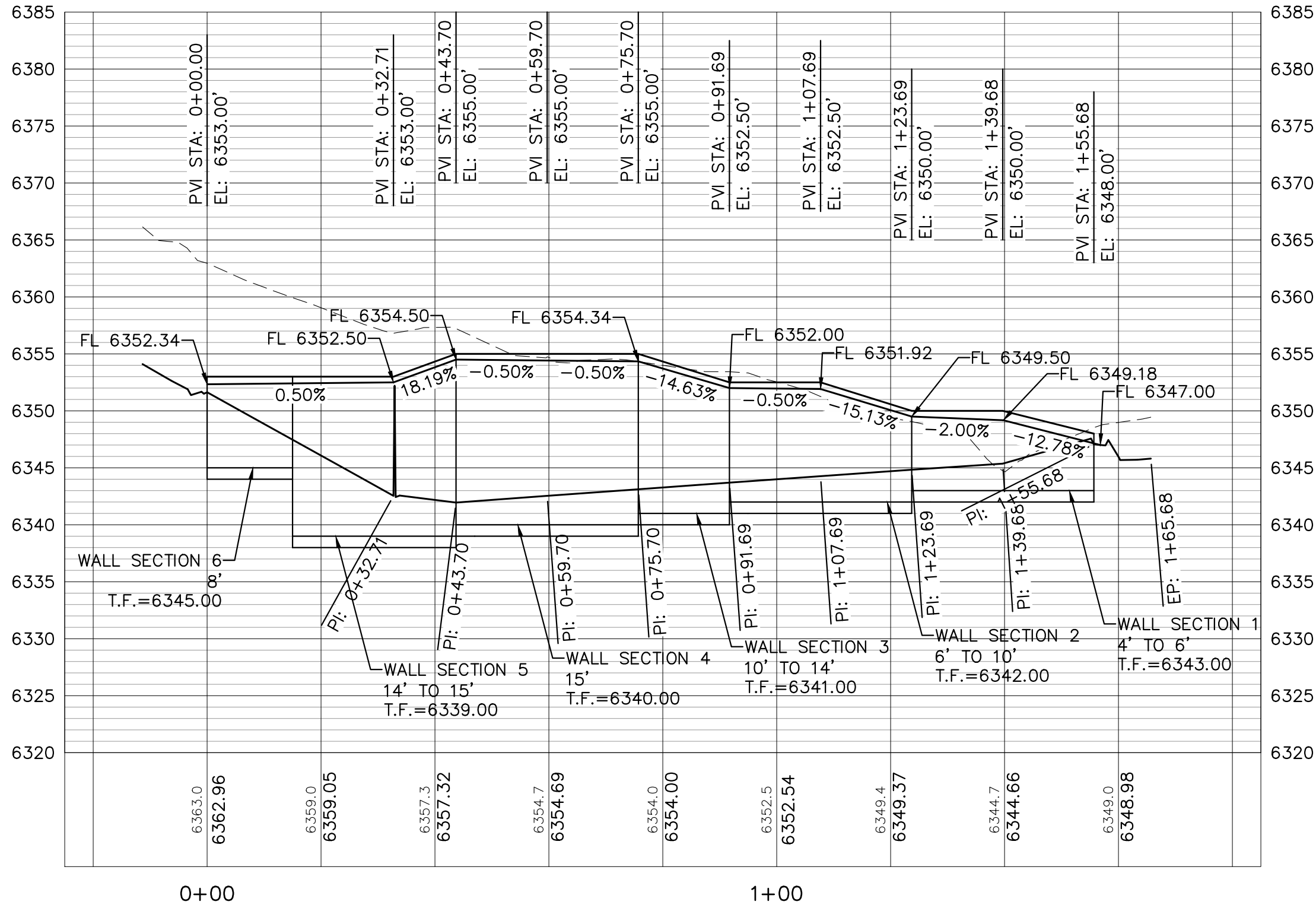
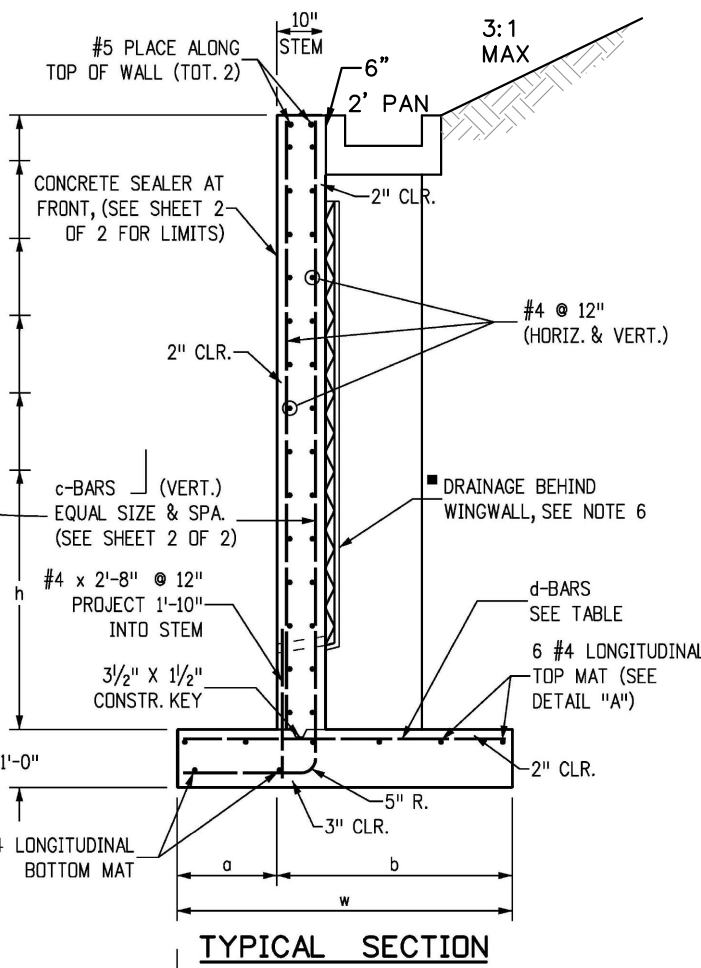
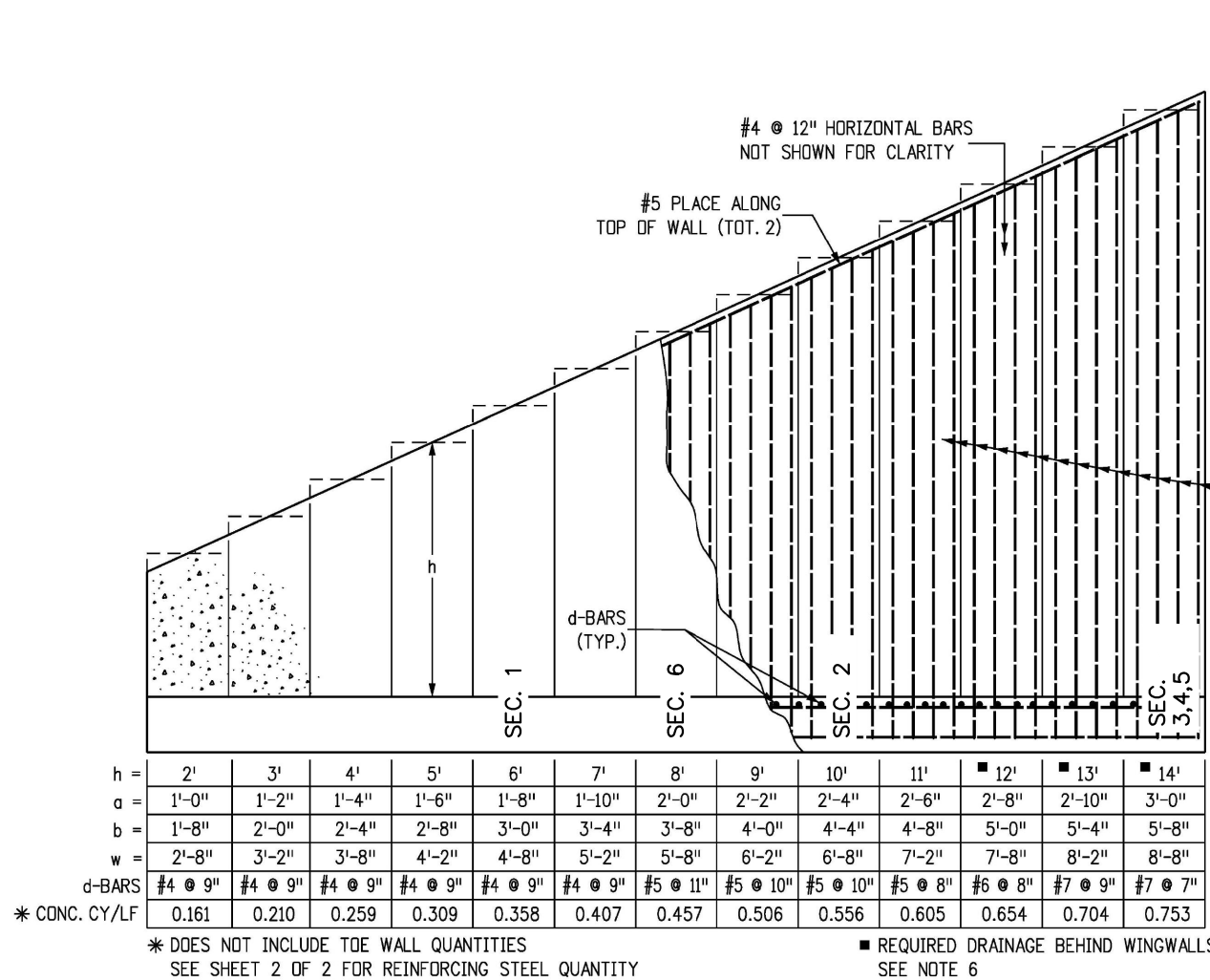


SYMBOL LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM TYPE C/D INLET
		FLARED END SECTION
		SANITARY/STORM CLEANOUT
		ELEC. PEDESTAL/TRANSFORMER
		CONCRETE PAVEMENT

LINETYPE LEGEND

PROPOSED	EXISTING	
		PROPERTY BOUNDARY
		PROPERTY LINE
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		SANITARY SEWER
		STORM SEWER
		RESIDENTIAL UNDERDRAIN
		WATER LINE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GAS LINE
		TELEVISION LINE
		TELEPHONE LINE
		FIBER OPTIC CABLE
		CONSTRUCTION LIMITS
		RETAINING WALL
		PHASE LINE
		NATURAL TERRAIN



BRISA WAY
RETAINING WALL PROFILE

SCALE: H 1"=20'
V 1"=2'

WALL NOTES

- DESIGN OF THE RETAINING WALL SHALL BE PROVIDED BY A STRUCTURAL ENGINEER.
- TEMPORARY SLOPES SHALL BE 4:1 MAXIMUM
- WALL CONFIGURATION IS SHOWN FOR INFORMATION ONLY. FINAL DESIGN SHALL BE PRESENTED FOR PHASE 3 CONSTRUCTION WITH THE FINAL CONSTRUCTION PLANS.
- WALL CONSTRUCTION WILL OCCUR FOLLOWING UTILITY INSTALLATION IN BRISA COURT PENDING PENDING REVIEW AND APPROVAL OF CONSTRUCTION PLANS FOR THE SUBDIVISION INFRASTRUCTURE.

GRADING NOTES

- LOT AND STREET BOUNDARIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- WALLS GREATER THAN 4 FEET FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS. ALL WALLS MUST BE DESIGNED TO ACCOMMODATE PROPOSED LANDSCAPING.

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.

RICK ROME CO PE #35103 DATE 8/25/26

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY: DEVELOPMENT SERVICES

By Kirkpatrick on 08/26/2026

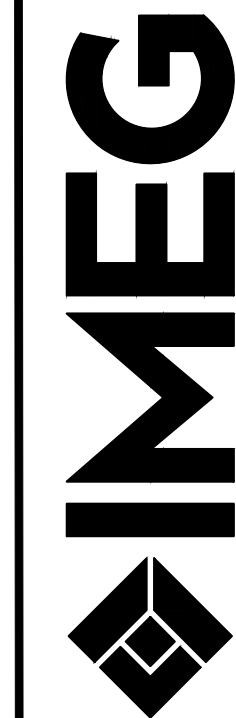
APPROVED-CD25-0043 Grading Only Plans.pdf

Record Document on File

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	10/15/25
2	PER TOWN COMMENTS	11/20/25
3	COORDINATION SET FOR BID	7/16/26



SOLEANA

CASTLE ROCK, CO

RETAINING WALL

IMEG Project No:
2002764.01

File Name:
RD BRISA WALL.dwg

© COPYRIGHT 2026
ALL RIGHTS RESERVED

Field Book No:

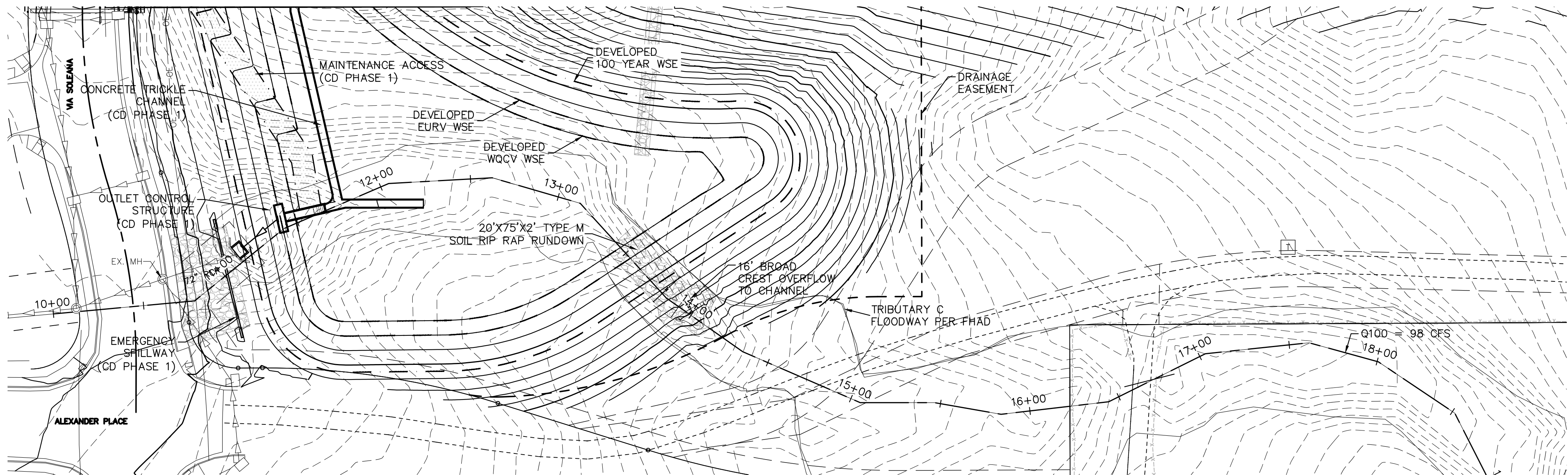
Drawn By: SG

Checked By: RR

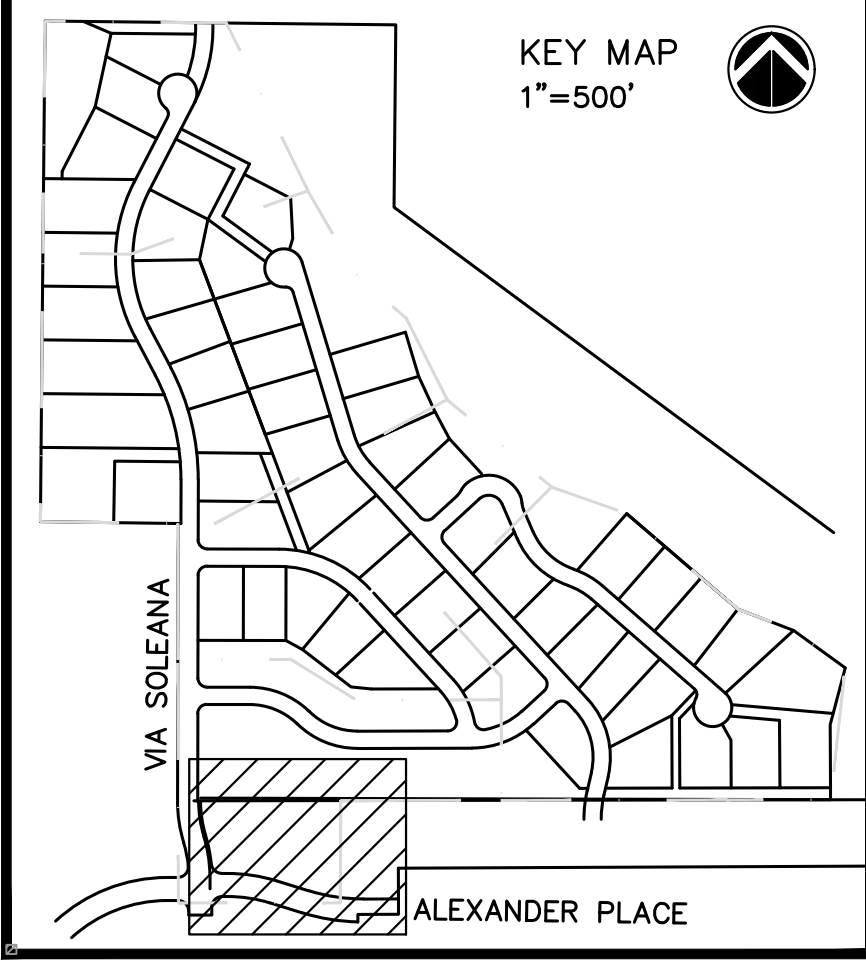
Date: 10/14/25

C-10

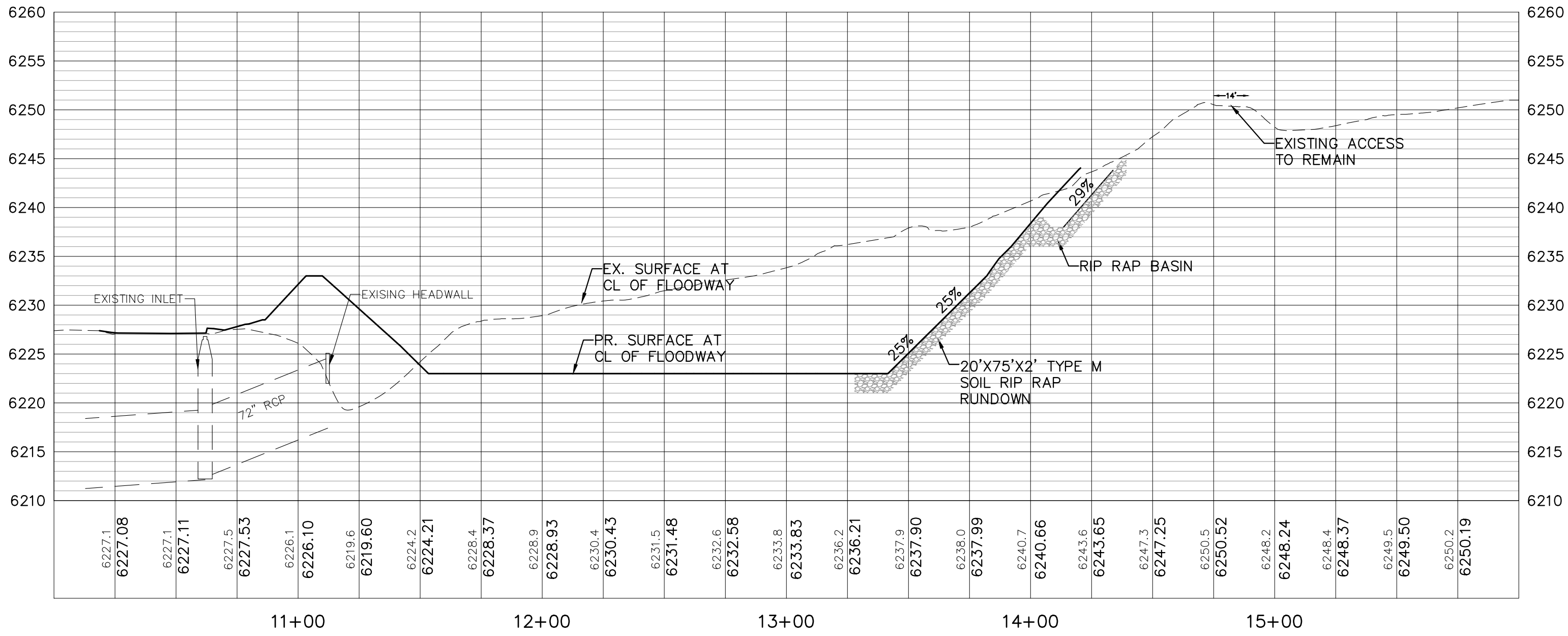
Sheet 10 of 15



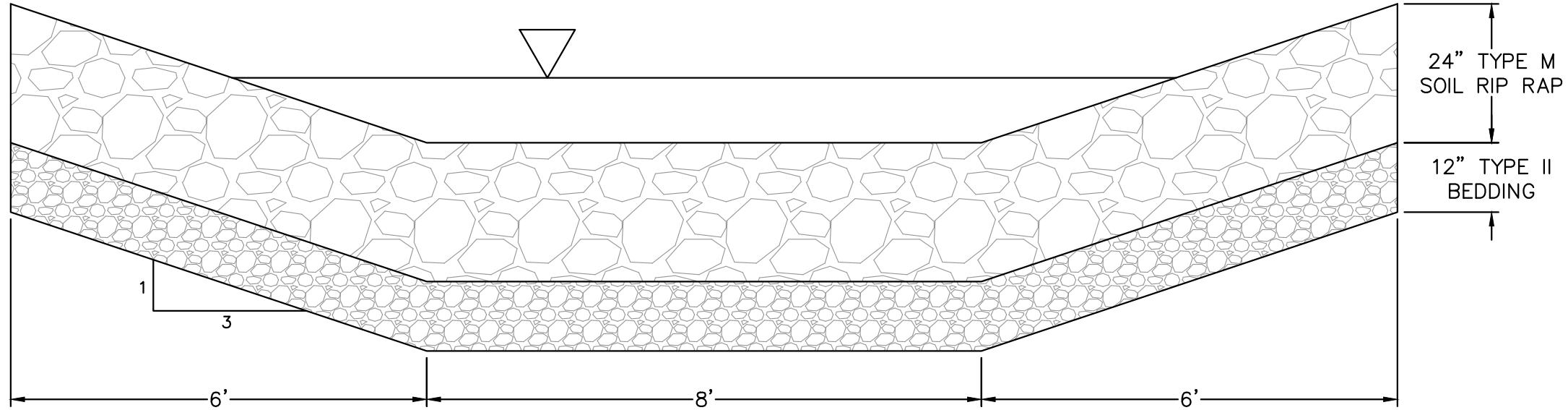
NOTE: FUTURE POND IMPROVEMENTS ARE SHOWN FOR REFERENCE. INTERIM IMPROVEMENT WITH THE GRADING ONLY PACKAGE INCLUDE PRESERVING THE EXISTING HEADWALL AND RIP RAP LINED ENTRANCE UNTIL SUCH TIME AS THE FINAL POND DESIGN IS APPROVED.



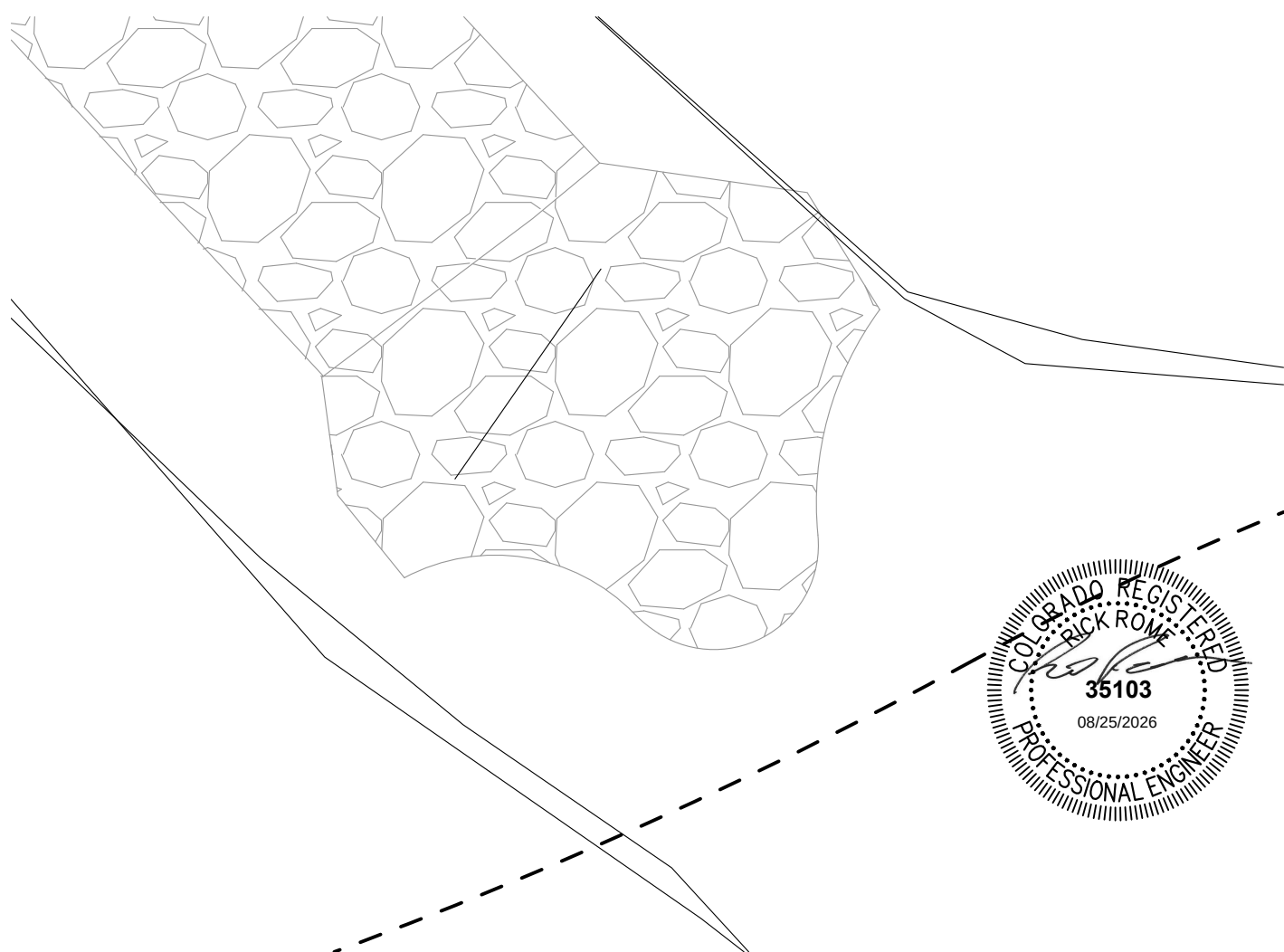
PROFILE VIEW OF CL EX CHANNEL SOUTH
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'



Q = 98 CFS (100YR EXISTING)
v = 9.41 FPS
F = 1.53
d = 14.9"



CHANNEL SECTION DETAIL
SCALE: NTS



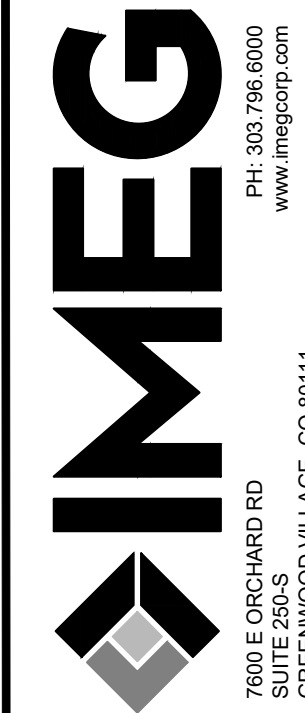
RIP RAP BASIN DETAIL
SCALE: 1"=10'



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.
Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
APPROVED BY: *[Signature]* DEVELOPMENT SERVICES **APPROVED**
By Kirkpatrick on 08/26/2026
APPROVED-CD25-0043 Grading Only Plans.pdf
Record Document on File
DEVELOPMENT SERVICES DEPARTMENT DATE

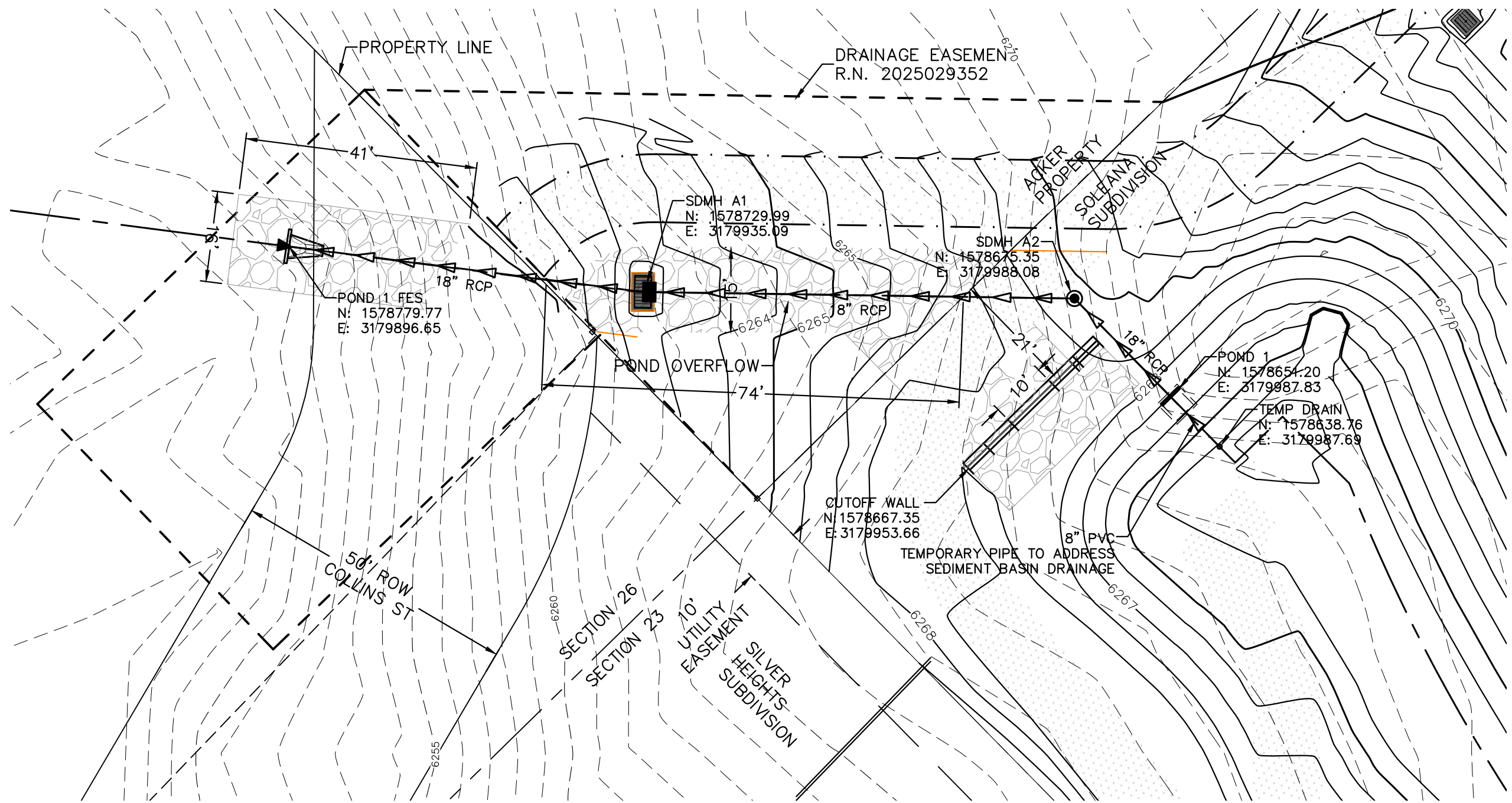
REVISIONS	
NO.	DESCRIPTION
1	PER TOWN COMMENTS
2	PER TOWN COMMENTS
3	COORDINATION SET FOR BID



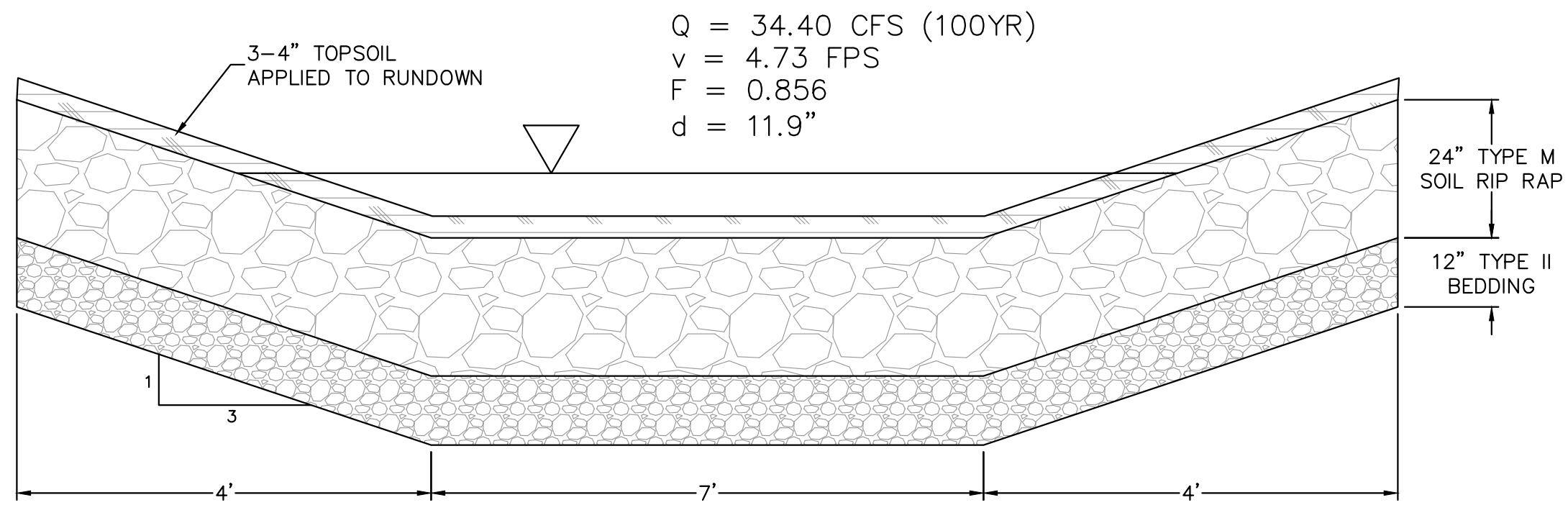
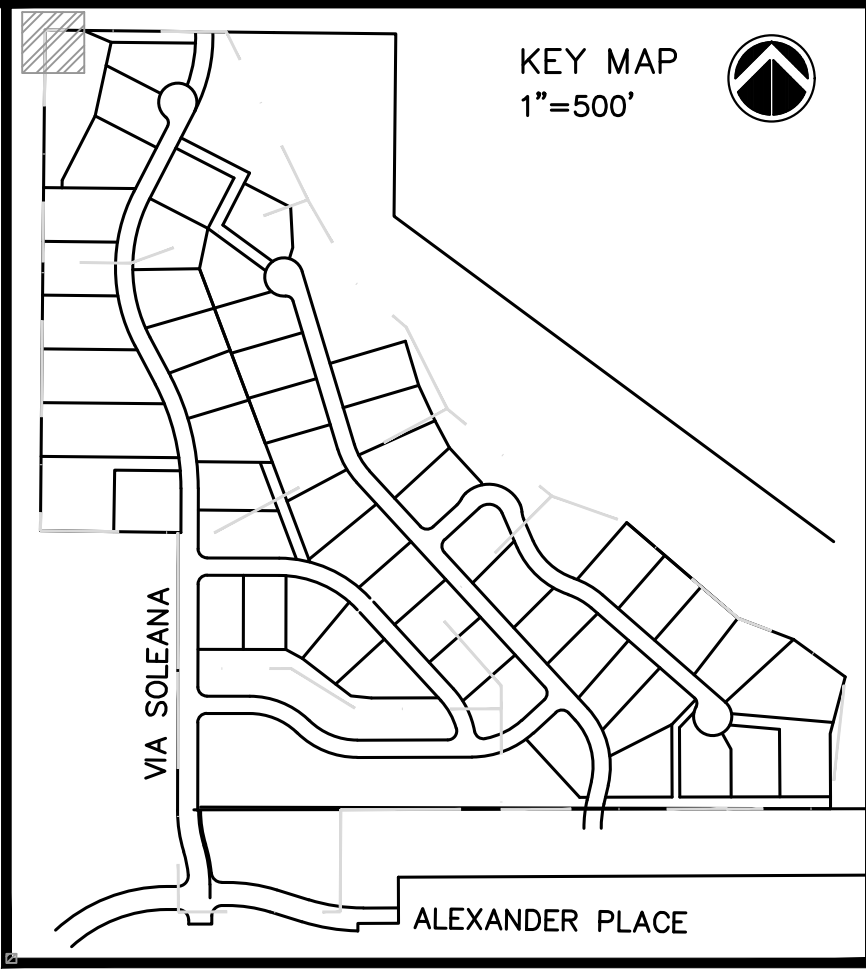
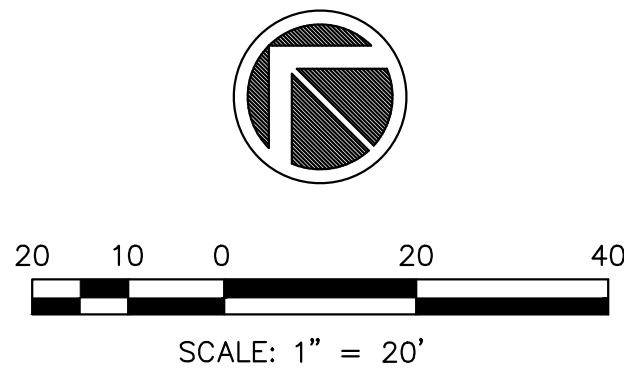
SOLEANA
CASTLE ROCK, CO
TRIBUTARY C MODIFICATION PLAN

IMEG Project No: 2002764.01
File Name: Channel Modification Plan.dwg
© COPYRIGHT 2026 ALL RIGHTS RESERVED
Field Book No:
Drawn By: SG
Checked By: RR
Date: 10/14/25
C-11
Sheet 11 of 15

Wednesday, August 19, 2026 11:16:49 AM
G:\2020\2002764-00\DESIGN\CIVIL\3D\ SHEET_SETS\GRADING AND EROSION CONTROL\NORTH OUTFALL.DWG

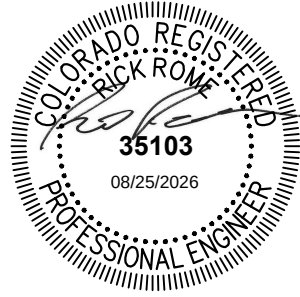
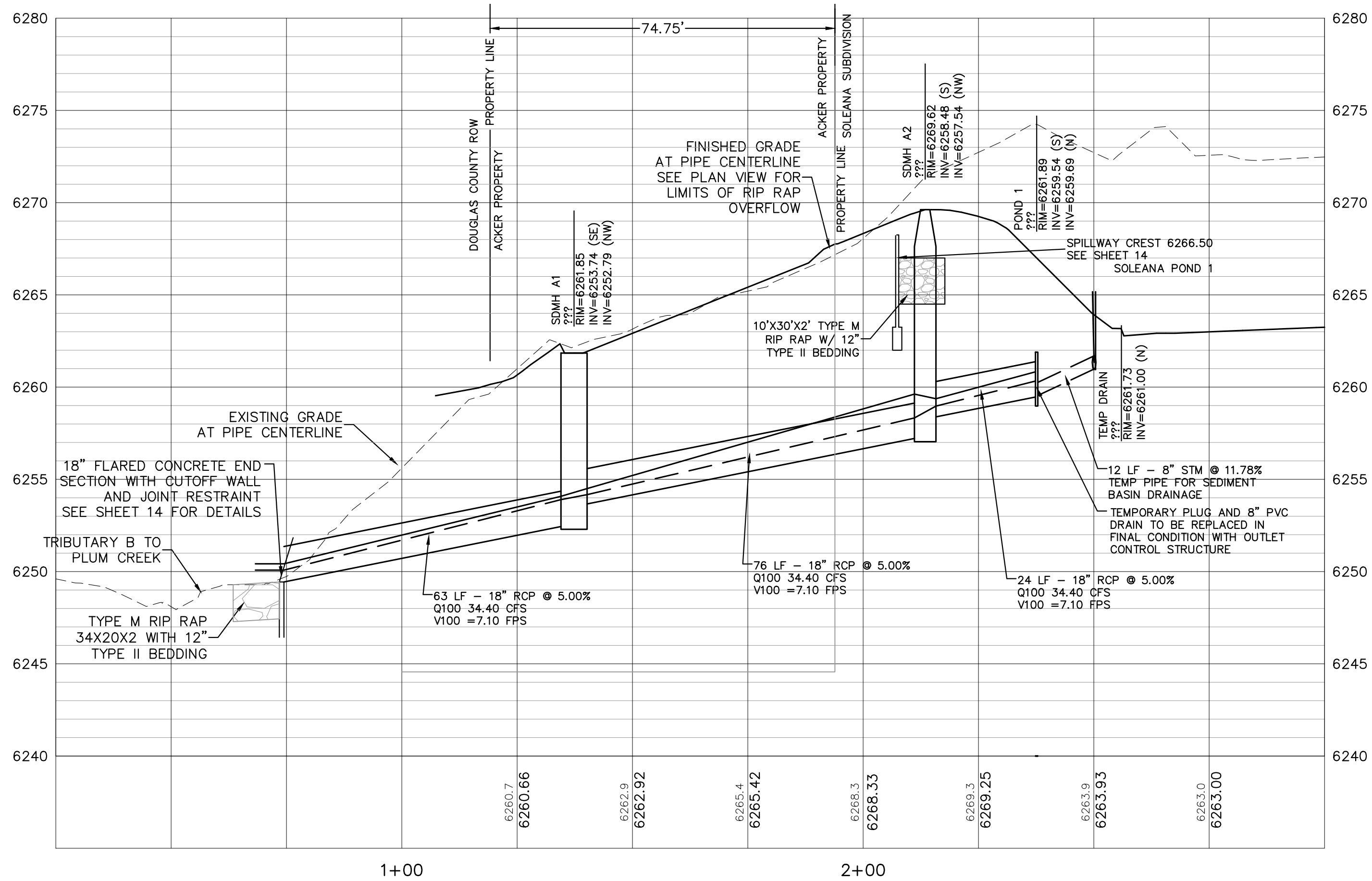


NORTH OUTFALL PLAN VIEW



CHANNEL SECTION DETAIL

SCALE: NTS



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.

Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

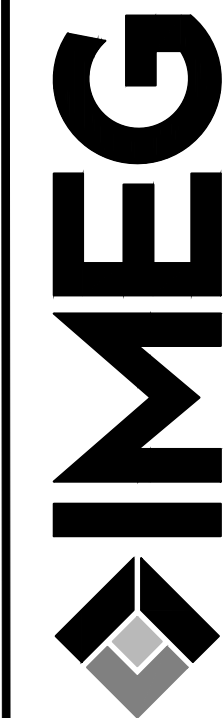
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY: DEVELOPMENT SERVICES
By Kirkpatrick on 08/26/2026
APPROVED-CD25-0043 Grading Only Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS

NO.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	10/15/25
2	PER TOWN COMMENTS	11/20/25
3	COORDINATION SET FOR BID	7/16/26



SOLEANA
CASTLE ROCK, CO

NORTH OUTFALL

IMEG Project No:
2002764.01

File Name:

North Outfall.dwg

© COPYRIGHT 2026

ALL RIGHTS RESERVED

Field Book No:

Drawn By: SG

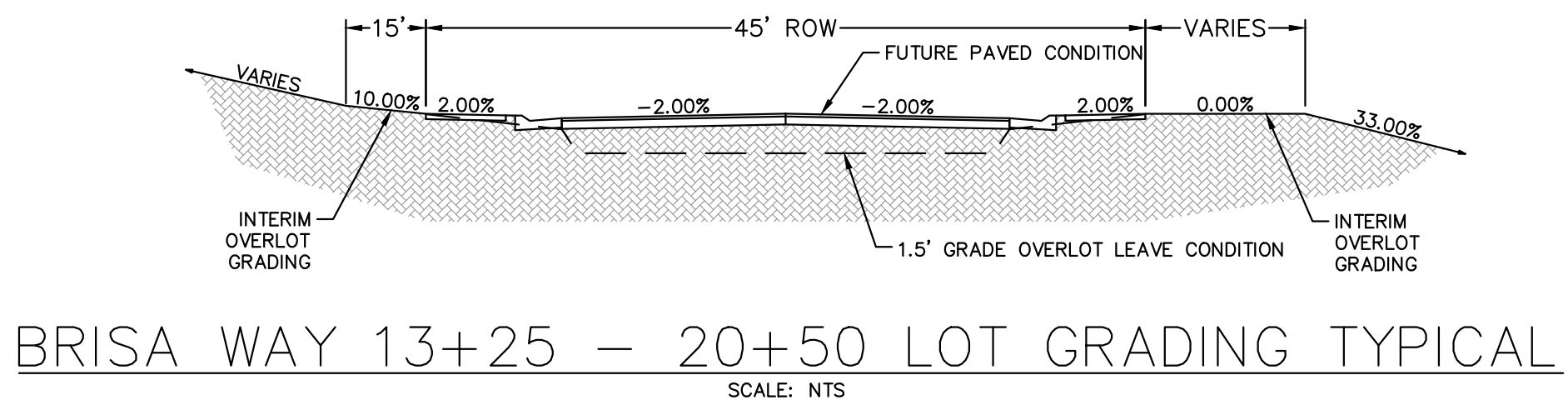
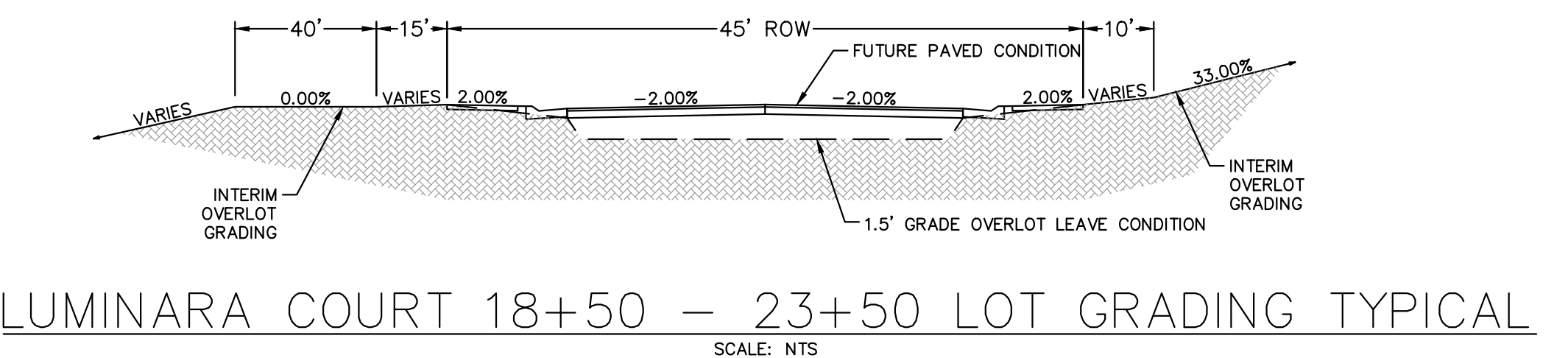
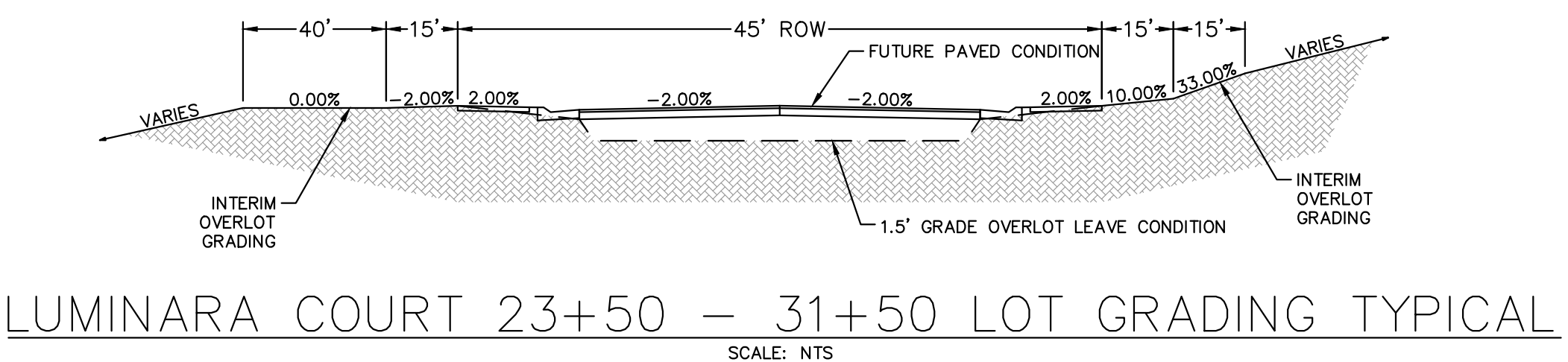
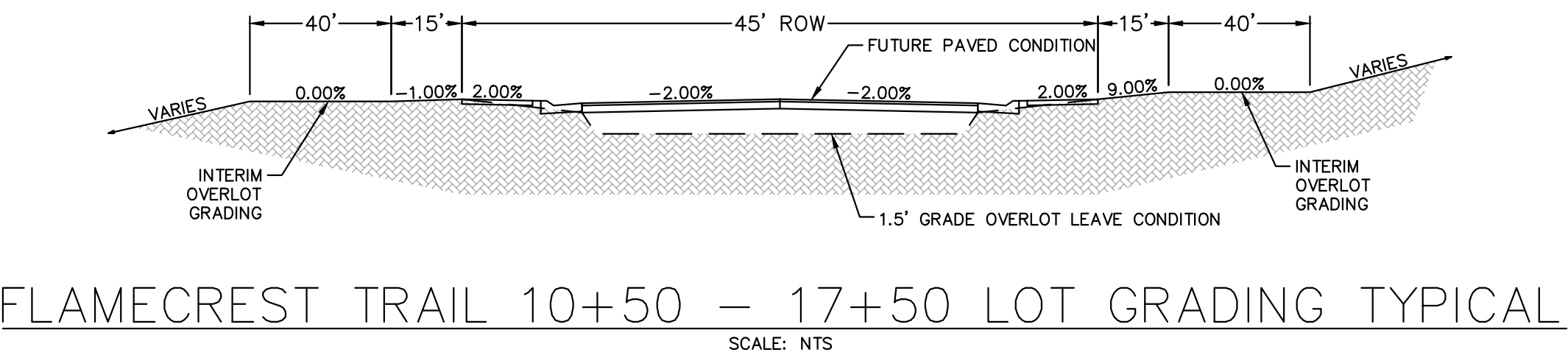
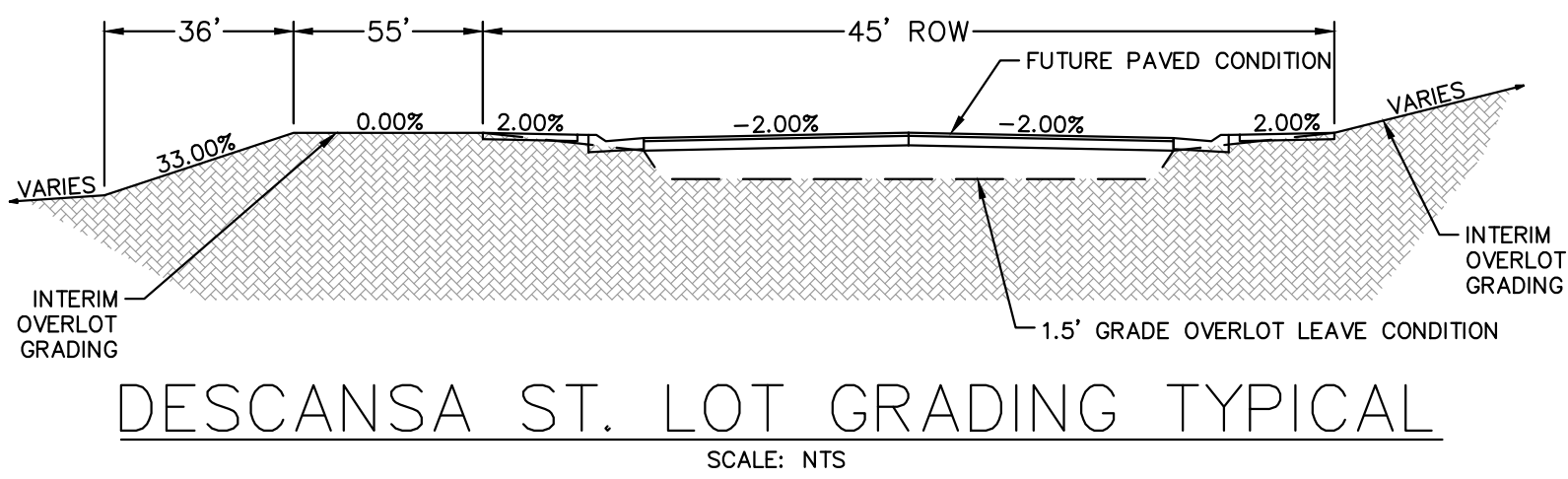
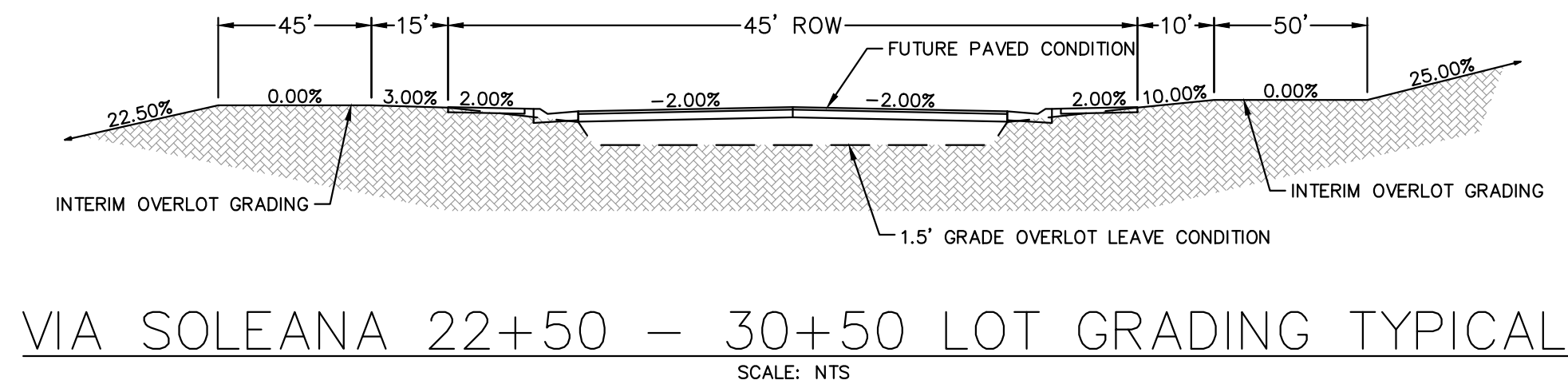
Checked By: RR

Date: 10/14/25

C-12

Sheet 12 of 15

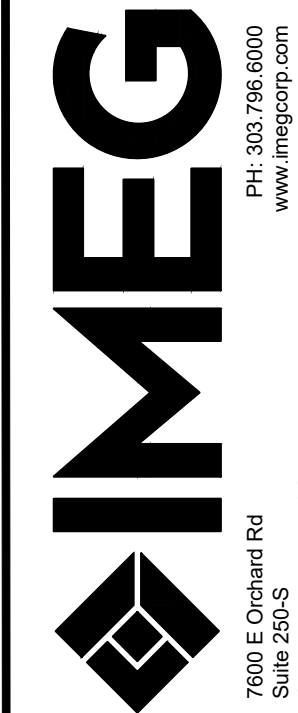
G:\2020\2002764-00\DESIGN\CIVIL\3D\ SHEET_SETS\GRADING AND EROSION CONTROL\STD.NOTES & DETAILS.DWG
Wednesday, August 19, 2026 11:20:18 AM



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.
Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

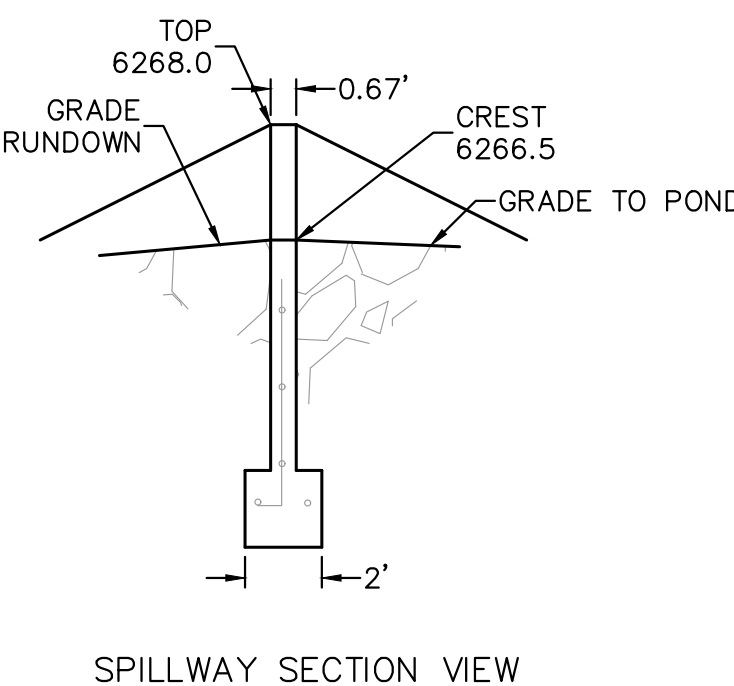
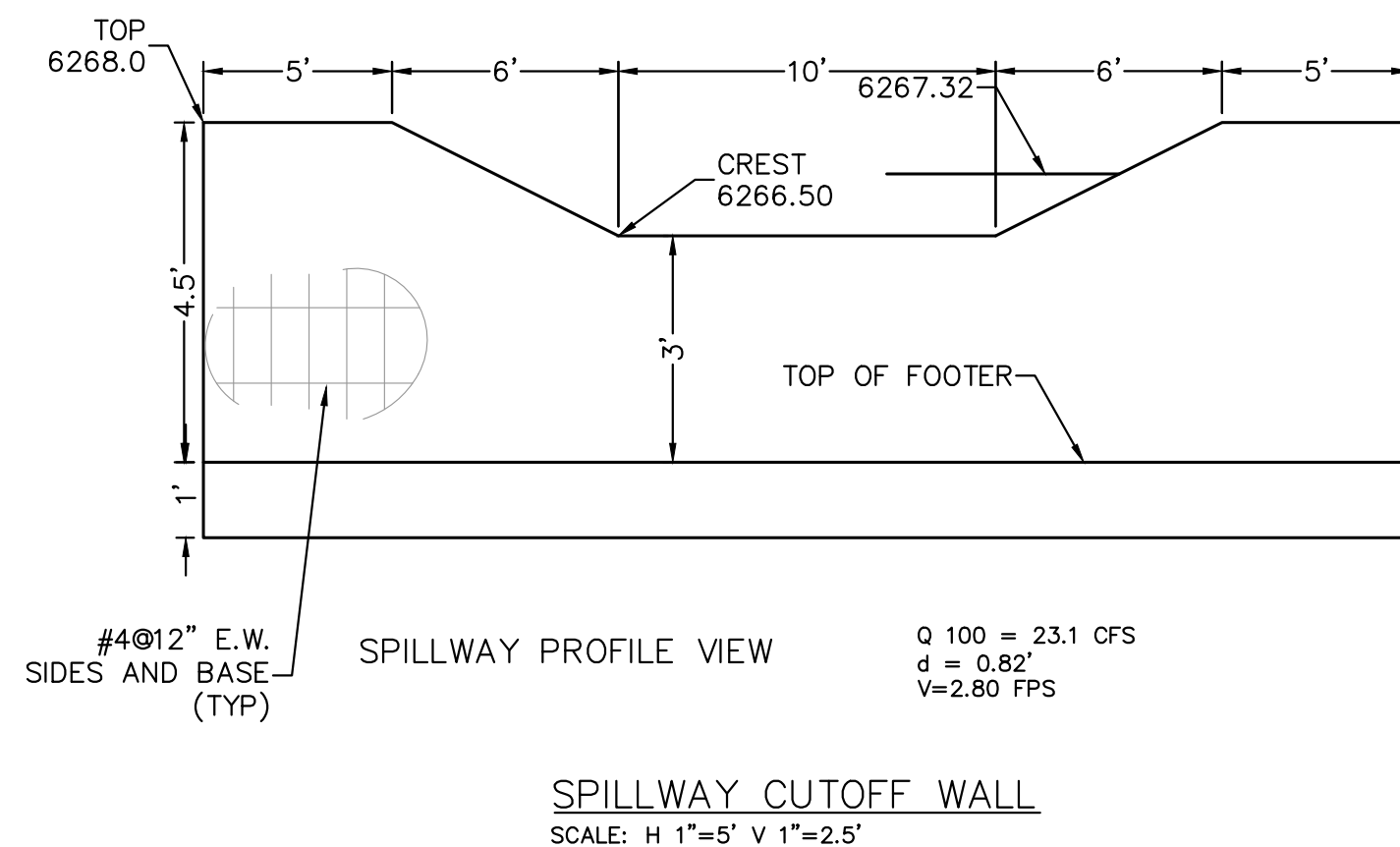
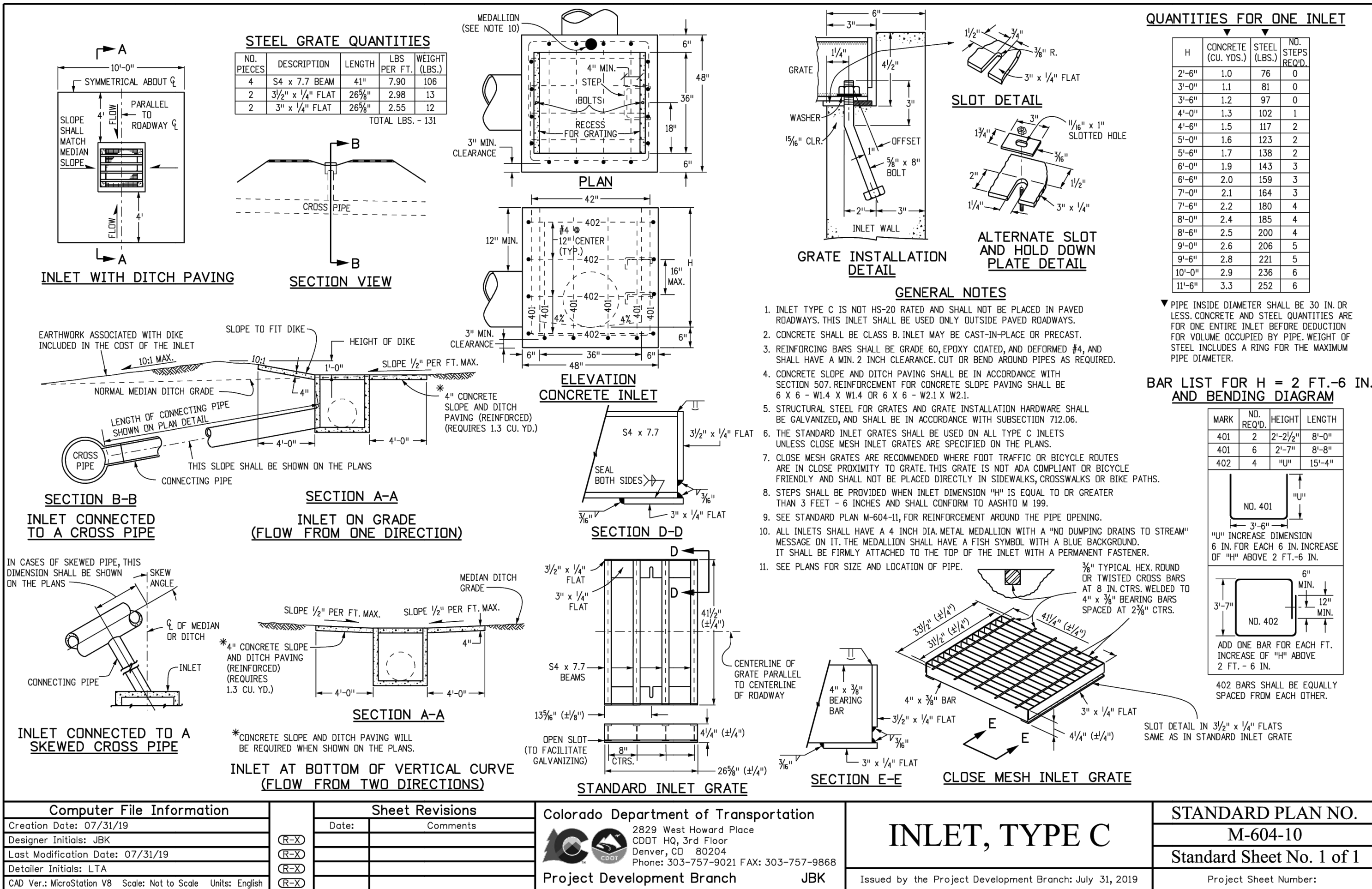
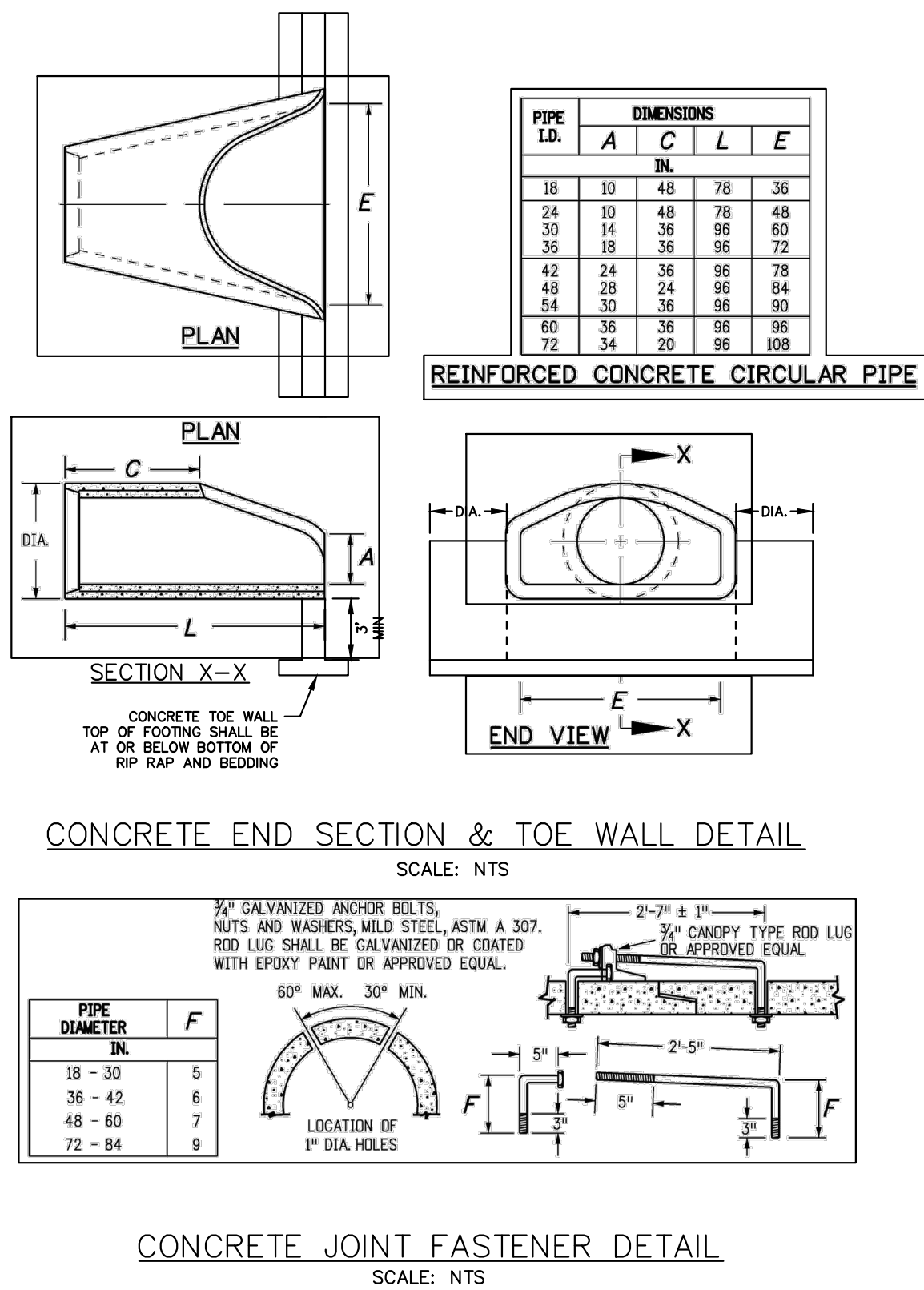
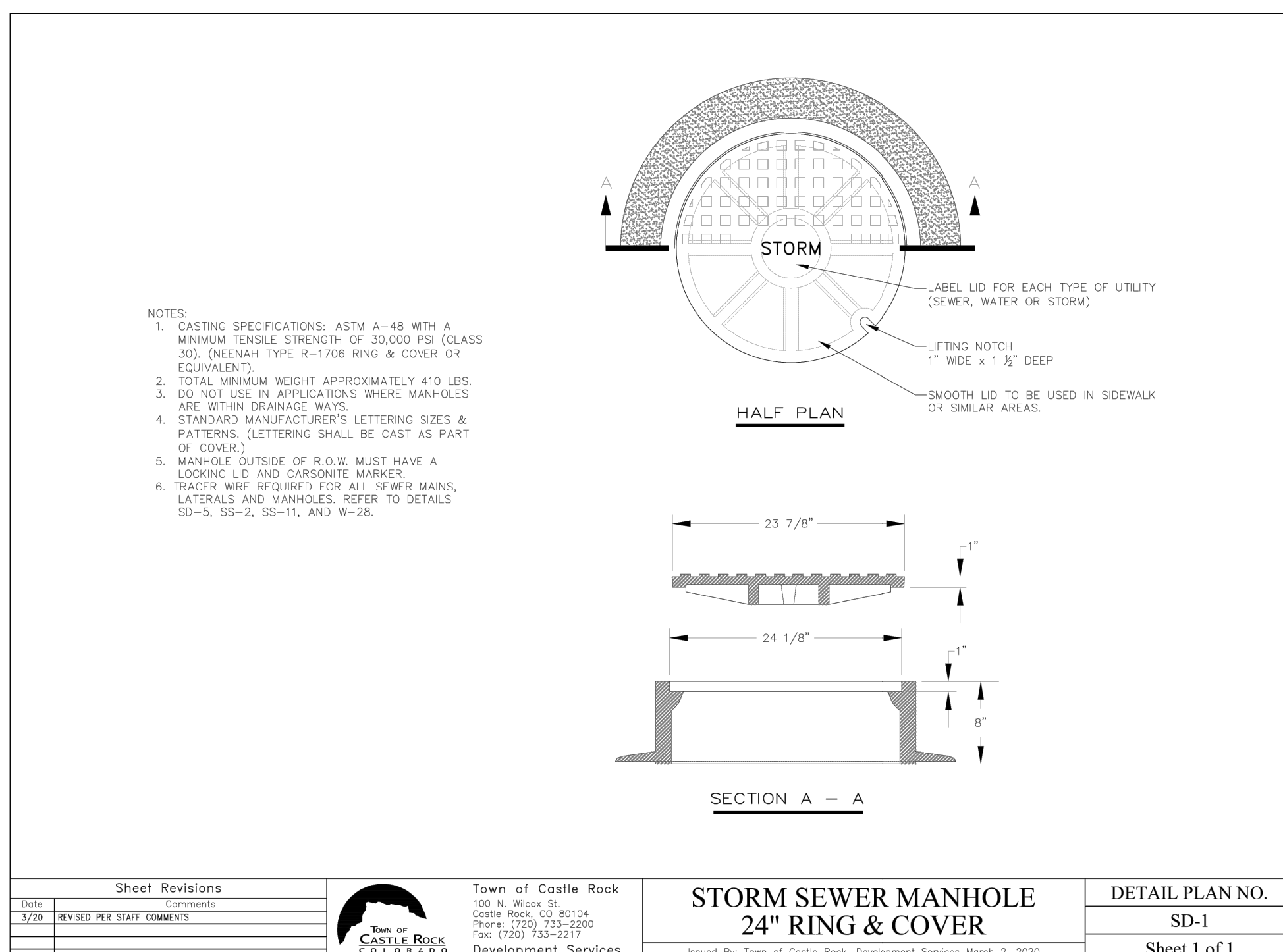
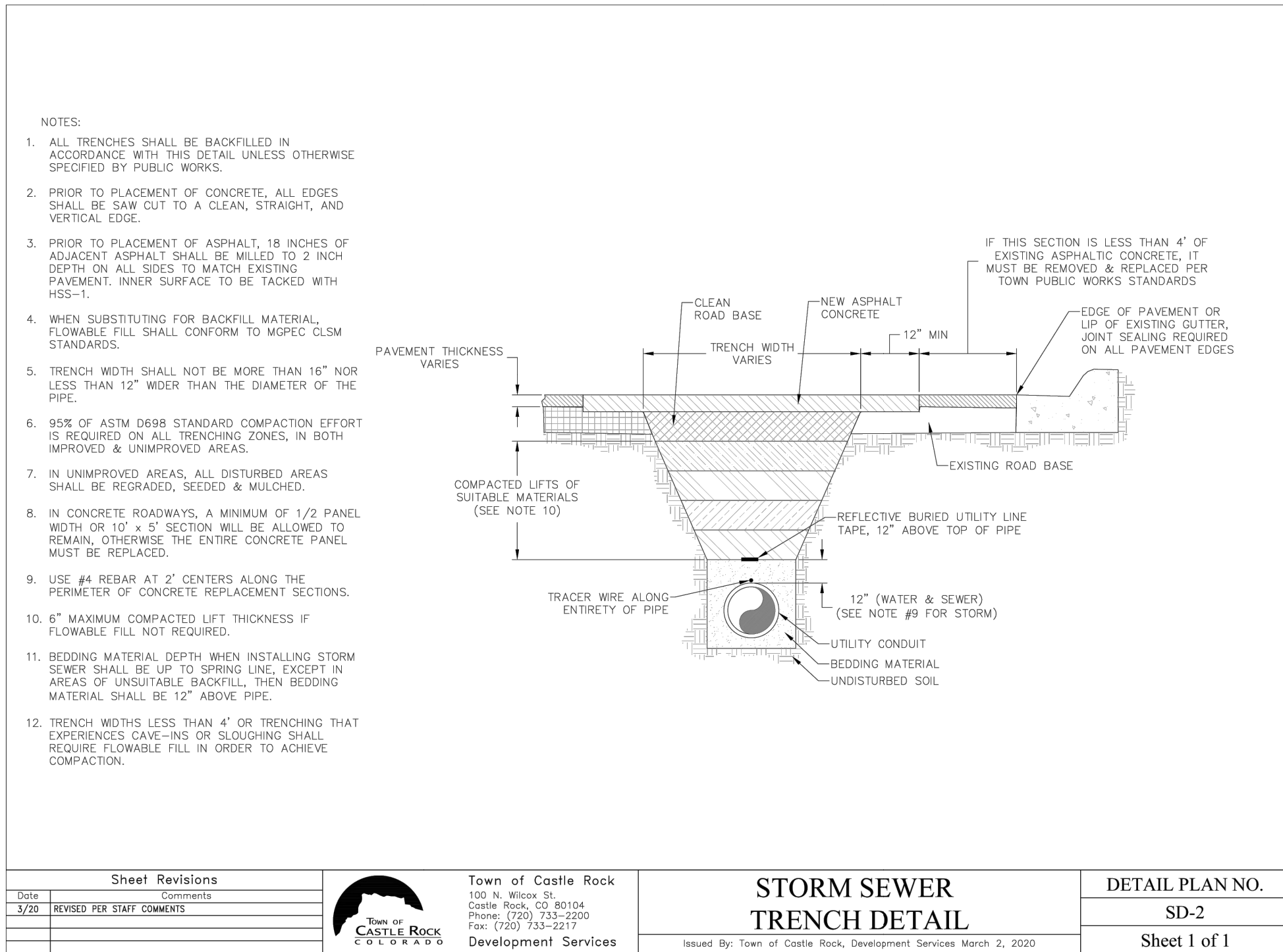
TOWN OF CASTLE ROCK APPROVAL BLOCK
TOWN OF CASTLE ROCK APPROVAL PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.
APPROVED BY:  **DEVELOPMENT SERVICES APPROVED**
By kirkpatrick on 08/26/2026
APPROVED-CD25-0043 Grading Only Plans.pdf
Record Document on File
DEVELOPMENT SERVICES DEPARTMENT DATE

REVISIONS		DATE
DESCRIPTION		
1	PER TOWN COMMENTS	10/15/25
2	PER TOWN COMMENTS	11/20/25
3	COORDINATION SET FOR BID	7/8/26



SOLEANA
CASTLE ROCK, CO
GRADING TYPICALS

IMEG Project No:
2002764.01
File Name:
Std Notes & Details.dwg
© COPYRIGHT 2026
ALL RIGHTS RESERVED
Field Book No:
Drawn By: SG
Checked By: RR
Date: 10/14/25
C-13
Sheet 13 of 15



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.

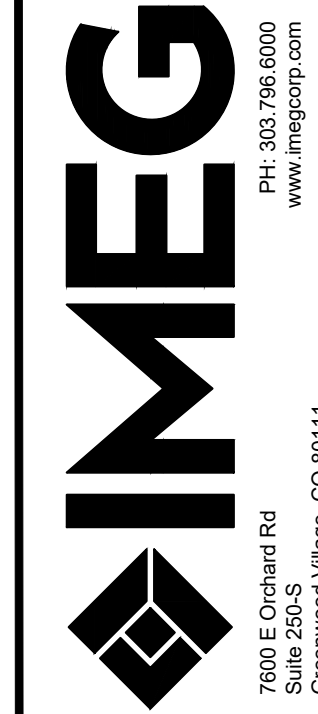
Rick Rome 8/25/26
RICK ROME CO PE #35103 DATE

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY: *[Signature]* DEVELOPMENT SERVICES
By Kirkpatrick on 08/26/2026
APPROVED-C025-0043 Grading Only Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DEPARTMENT DATE



SOLEANA
CASTLE ROCK, CO

STD. NOTES & DETAILS 1

IMEG Project No: 2002764.01

File Name: Std.Notes & Details.dwg

© COPYRIGHT 2026 ALL RIGHTS RESERVED

Field Book No:

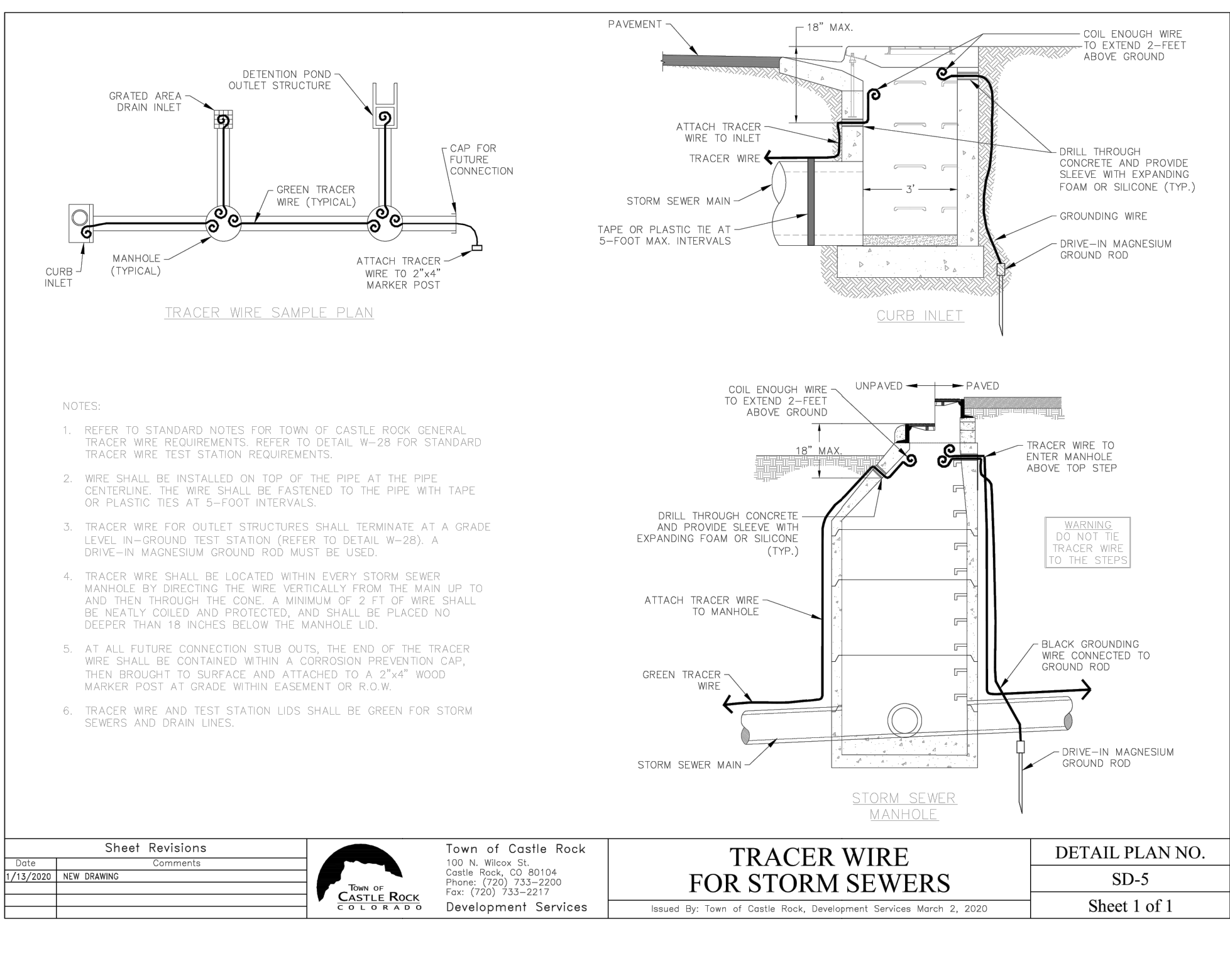
Drawn By: SG

Checked By: RR

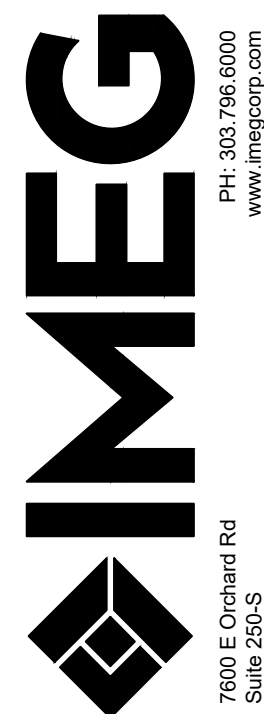
Date: 10/14/25

14

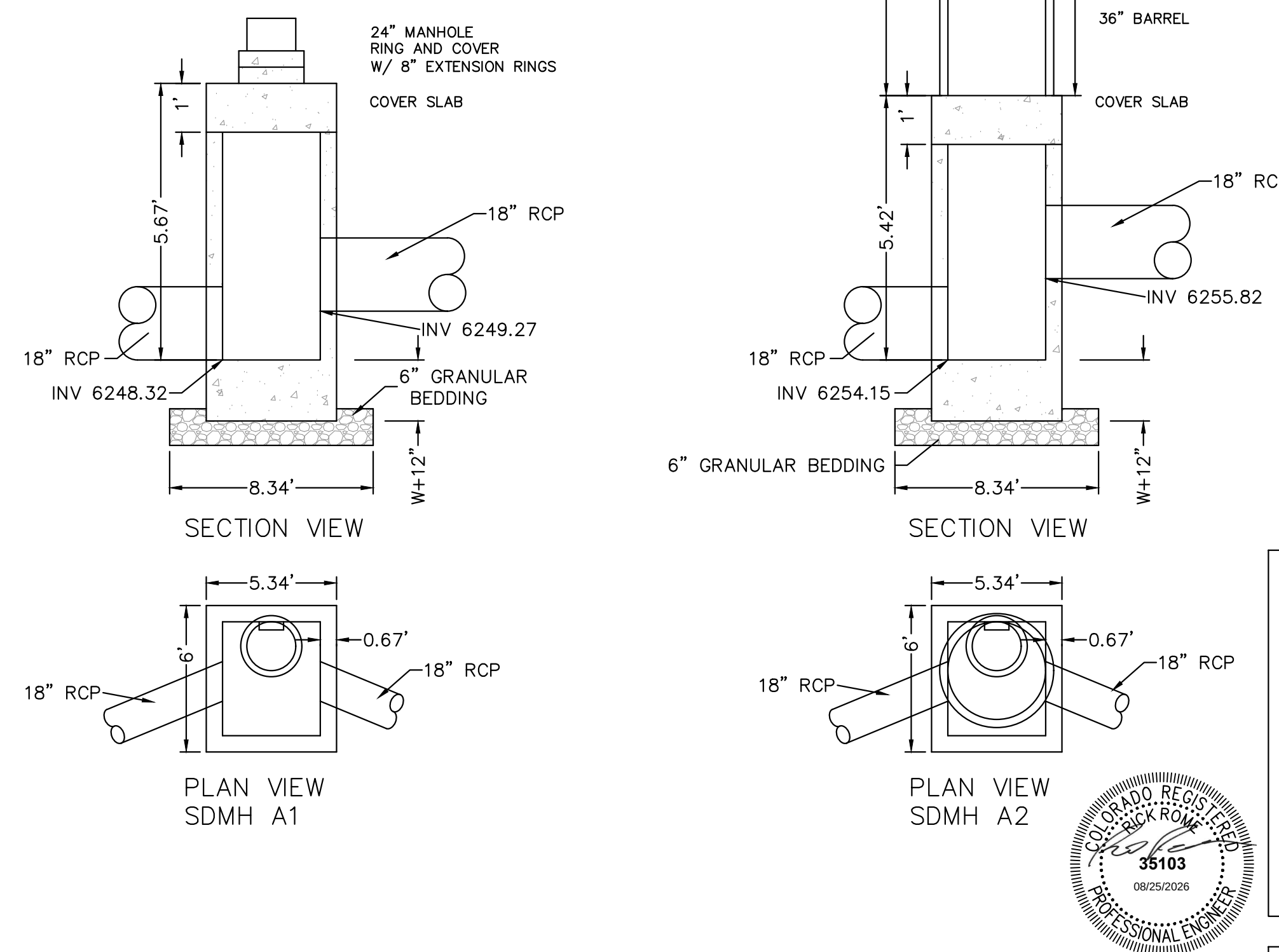
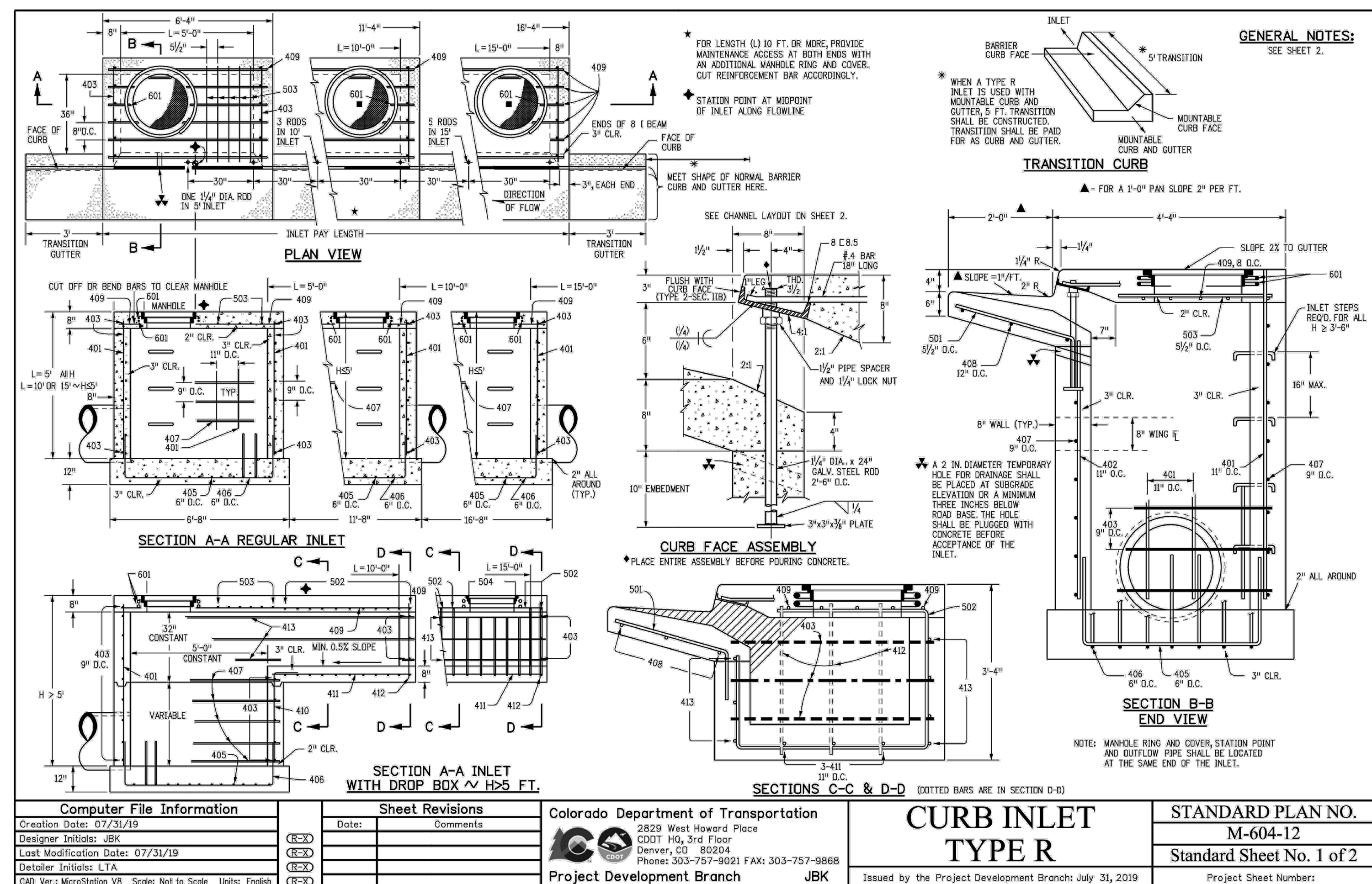
Sheet 14 of 15



REVISIONS		
NO.	DESCRIPTION	DATE
1	PER TOWN COMMENTS	10/15/23
2	PER TOWN COMMENTS	11/20/23
3	COORDINATION SET FOR BID	7/6/26

7600 E Orchard Rd
Suite 250-S

SOLEANA CASTLE ROCK, CO
STD. NOTES & DETAILS 2



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.

 8/25/26

RICK ROME CO PE #35103 DATE _____

TOWN OF CASTLE ROCK APPROVAL BLOCK

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

APPROVED BY:  **DEVELOPMENT SERVICES**
APPROVED

By jkerpatrick
on 08/26/2026
APPROVED-CD-25-0043 Grading Only
Plans.pdf
Record Document on File

DEVELOPMENT SERVICES DEPARTMENT DATE