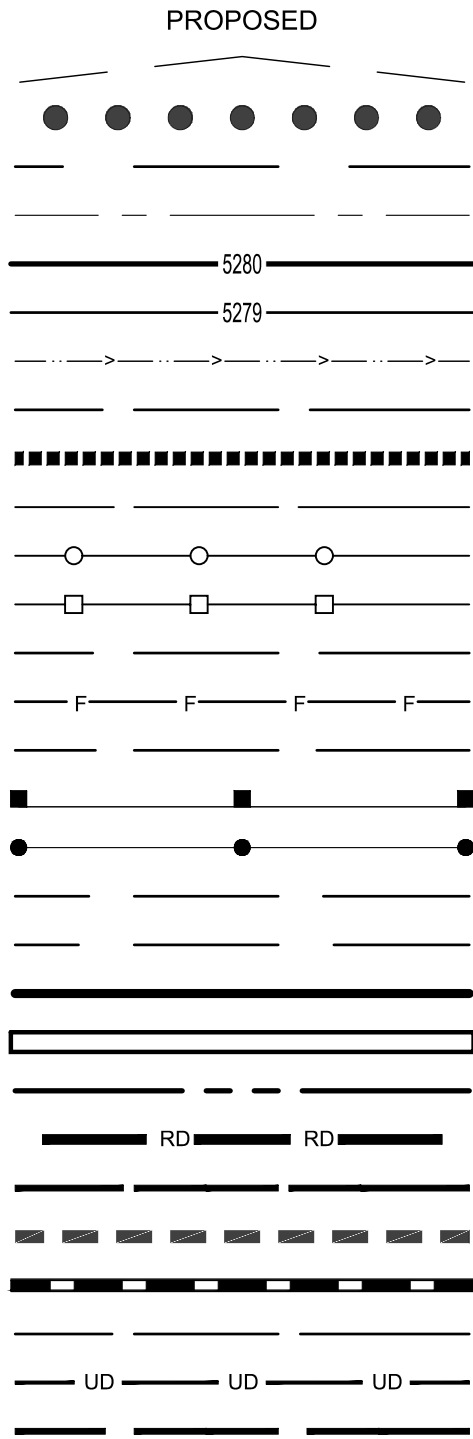


LOT 6A-1A-1, THE MEADOWS F17, AREA 4, AMD. NO. 19

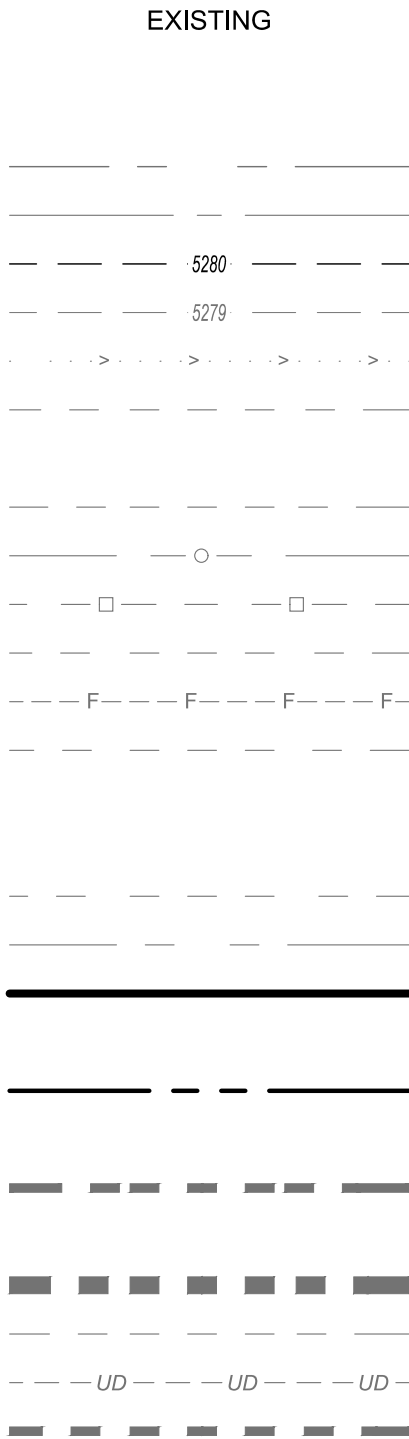
PRIVATE IMPROVEMENT CONSTRUCTION PLANS - GRADING

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD25-0063



LINETYPE LEGEND

AASHTO SIGHT TRIANGLE
ACCESSIBLE ROUTE
CABLE TV
CENTERLINE OF ROAD
CONTOUR - MAJOR
CONTOUR - MINOR
DRAINAGE SWALE
ELECTRIC - UNDERGROUND
EXPOSED FOUNDATION
FENCE - BARBED WIRE
FENCE - CHAIN LINK
FENCE - WOOD POST
FIBER OPTIC LINE
FIRE SERVICE
GAS LINE
GUARDRAIL
HANDRAIL
IRRIGATION
OVERHEAD POWER
PROPERTY BOUNDARY
RETAINING WALL
RIGHT-OF-WAY LINE
ROOF DRAIN
SANITARY SEWER
STEM WALL
STORM SEWER
TELEPHONE
UNDERDRAIN
WATER LINE



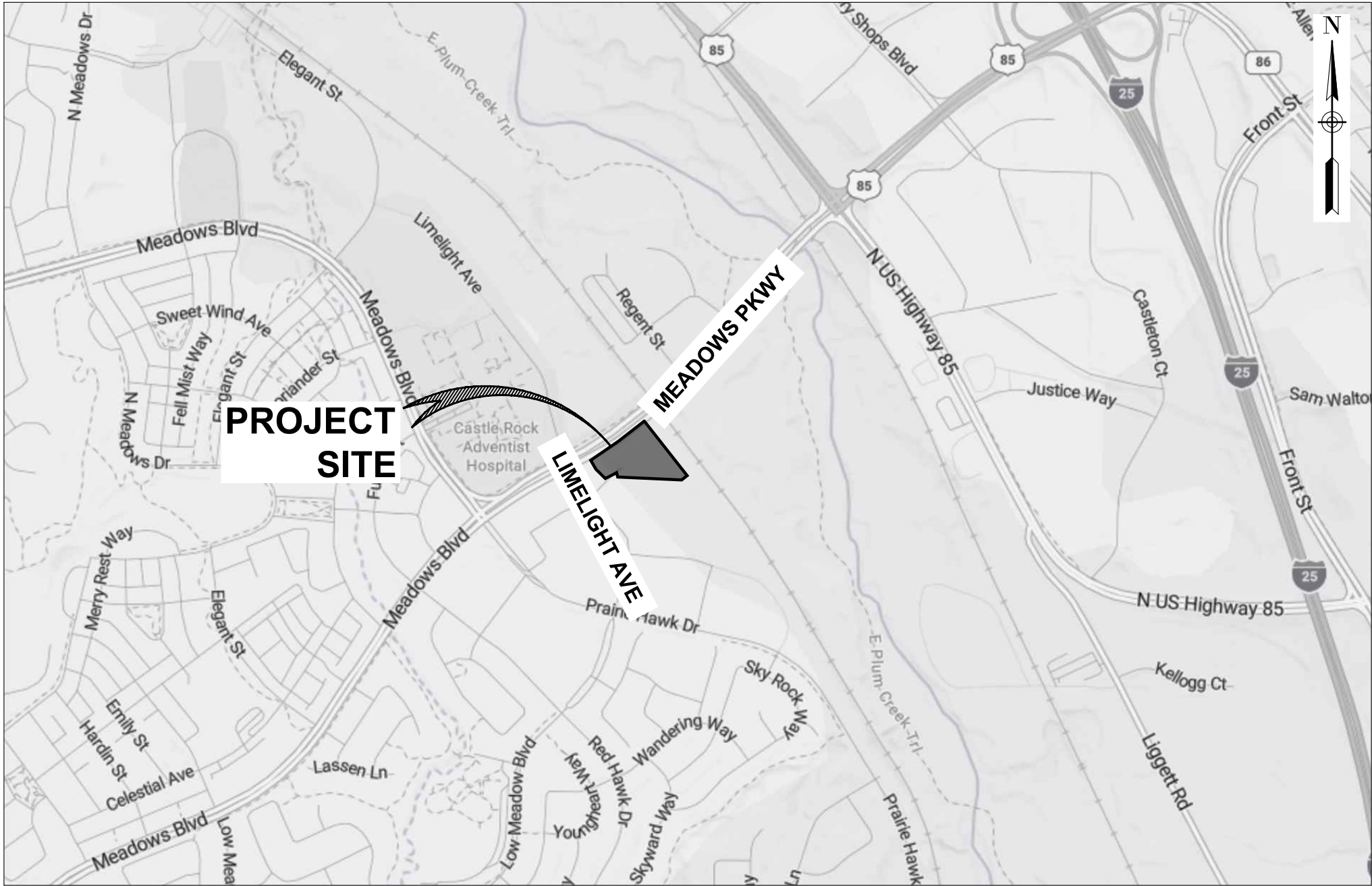
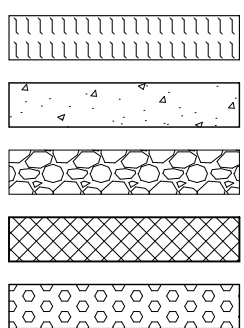
SYMBOLS LEGEND

CLEANOUT
CROSSWALK
CURB STOP/ CORP STOP
DOOR
ELECTRIC METER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS METER
GATE VALVE
LIGHT POLE
PARKING COUNT PER ROW
PARKING COUNT TOTAL
PARKING METER
ROOF DRAIN
SANITARY MANHOLE
SIGHT DISTANCE TRIANGLE
SLOPE
SPOT ELEVATION
STORM INLET
STORM MANHOLE
STREET SIGN
TRANSFORMER
UTILITY POLE
WATER METER



HATCHING LEGEND

ACCESSIBLE RAMP
CONCRETE PAVING
RIPRAP / GRAVEL
SIDEWALK CHASE
TRUNCATED DOMES



VICINITY MAP

SCALE 1" = 1000'

SHEET INDEX:

C0.00 COVER SHEET
C0.01 NOTES SHEET
C3.10 EXISTING CONDITIONS
C4.30 GRADING PLAN

LEGAL DESCRIPTION:

THE MEADOWS FILING NO. 17 - AREA 4, AMENDMENT NO. 14, LOT 6-A-1A, 6-A-1B & 6-A-1C LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

BENCHMARK

DOUGLAS COUNTY CONTROL POINT #3.011025 (AZTEC #912).
RECOVERED A 3" BRASS CAP LOCATED 220' MORE LESS EAST
AUBURN DR., 200' MORE OR LESS WEST OF THE END OF ATCHISON
CT. AND 80' MORE OR LESS NORTH OF WATER TANK FENCE.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF SAID SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 BAR WITH 3.25" ALUMINUM CAP STAMPED "AZTEC PLS 38064 2014" AND AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH 2.5" ALUMINUM CAP STAMPED "ARCHER & ASSOC. LS 6935 1998", ASSUMED TO BEAR N 89°27'31"W 2,657.54 FEET.

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.

CONTACTS

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

OWNER/DEVELOPER
EDWARD FRANKIE
WESTBRIDGE DEVELOPMENT
312-925-5922

SURVEYOR
ANTHONY PEALL
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
303-713-1898

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

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 PANELS NO. 0803501089G AND 08035030302G, DATED MARCH 16, 2016. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN ZONE.
- BENCHMARK: USGS BENCHMARK #U336, A 3-1/2" BRASS CAP SET IN THE TOP OF THE EAST END OF A LARGE GRANITE BOULDER AT THE FOOT OF A ROCK OUTCROP. NAVD88 ELEVATION = 6571.41
- BASIS OF BEARINGS: SOUTH 88°55'25" WEST, A DISTANCE OF 2802.69 FEET, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAMETER ILLEGIBLE ALUMINUM CAP AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ALUMINUM CAP MARKED "ARCHER 6935 1994" AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

TECHNICAL CRITERIA VARIANCE

TCV NO.	DESCRIPTION	SUMBITTAL DATE	APPROVAL DATE

FIELD CHANGE ORDER TABLE

FCO #	DATE	PURPOSE/DESCRIPTION

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.

KEVIN S. ROTH
COLORADO P.E., 35704

TOWN OF CASTLE ROCK APPROVAL

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

APPROVED BY:

DEVELOPMENT SERVICES

DATE

LOT 6A-1A-1, THE MEADOWS F17, AREA 4, AMD. NO. 19

PRIVATE IMPROVEMENT CONSTRUCTION PLANS - GRADING

COVER SHEET

WESTBRIDGE DEVELOPMENT

EDWARD FRANKIE

PHONE: 312-925-5922

PREPARED FOR:

ISSUE DATE: 1/12/2026

BY	DATE	REVISIONS

DESIGNED BY: KSR

DRAWN BY: JJI

JOB NUMBER: 240701

SHEET NUMBER:

C0.00

1 of 4



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.

ABBREVIATIONS:

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

TOWN OF CASTLE ROCK 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 OVERHEAD 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.

RLEG GENERAL NOTES:

- 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 DEPARTMENT 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.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF JOB SITE SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NDER SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- 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.
- THE CONTRACTOR SHALL REFER TO AN APPROVED GEOTECHNICAL STUDY FOR ADDITIONAL INFORMATION PERTAINING TO THE SITE CONSTRUCTION, MATERIALS AND PAVEMENTS.
- 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.
- NO DIMENSIONS SHALL BE SCALED FROM THE PLANS. IF SPECIFIC DIMENSIONS ARE NEEDED, CONTACT THE ENGINEER.
- THE BUILDING FOOTPRINT SHOWN ON THE CIVIL PLANS IS APPROXIMATE. REFERENCE THE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS.
- ELECTRICAL TRANSFORMER SHOWN IS APPROXIMATE. FINAL LOCATION WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDER.
- SITE LIGHTING SHOWN FOR REFERENCE ONLY. FINAL LIGHT POLE FOUNDATION DESIGN SHALL BE PROVIDED BY THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AT THE BUILDING WITH THE MECHANICAL DRAWINGS.

RLEG GRADING NOTES:

- REFER TO THE ROADWAY PLANS FOR GRADING AND CONSTRUCTION DETAIL IN THE PUBLIC RIGHT OF WAY.
- REFER TO APPROVED GEOTECHNICAL REPORT FOR ADDITIONAL CONSTRUCTION AND GRADING REQUIREMENTS.
- STOCKPILE ONSITE TOPSOIL FOR REUSE ONSITE. LOCATIONS OF TOPSOIL REUSE SHALL BE IN LANDSCAPE AREAS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- 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.
- 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.
- 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.
- STEPS AND GRADES SHOWN INSIDE BUILDING ENVELOPES AND GARAGES ARE FOR INFORMATION ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS.
- REFER TO THE ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR THE LOCATION AND EXTENT OF FOUNDATION STEM WALLS AND/ OR EXPOSED FOUNDATION.
- REFER TO THE LANDSCAPE PLANS FOR RETAINING WALL MATERIALS AND CONSTRUCTION DETAILS.
- SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
- SPOT ELEVATIONS ARE FLOWLINE OR FINISH GRADE UNLESS OTHERWISE INDICATED.
- SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF FIVE PERCENT (5%).
- RAMP AND SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2%.
- 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.
- RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HAND RAILS ON BOTH SIDES.
- ALL SITE STEP TREADS ARE 11-INCHES DEEP UNLESS OTHERWISE NOTED.
- 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.
- 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.
- EDGE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES AT ALL LOCATIONS WHICH REQUIRE HANDRAILS.
- RE: LANDSCAPE PLANS AND/OR ARCHITECTURAL PLANS FOR HANDRAIL DETAIL.
- RETAINING WALL ELEVATIONS ARE SHOWN TO THE EXPOSED FACE OF WALL AT THE TOE AND THE TOP OF WALL.
- RETAINING WALLS ARE TO BE DESIGNED BY OTHERS.
- THE CONTRACTOR SHALL REVIEW ALL ELEVATIONS WITH THEIR SURVEYOR PRIOR TO STAKING AND CONSTRUCTION OF THE BUILDINGS.
- REFER TO LANDSCAPE PLANS FOR PLANTER DESIGN INCLUDING HEIGHT ABOVE FINISH GRADE.
- 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.



6855 SOUTH HAVANA STREET, SUITE 600
 CENTENNIAL, CO 80112
 PHONE: 303-844-9365

LOT 6A-1A-1, THE MEADOWS F17, AREA 4, AMD. NO. 19

PRIVATE IMPROVEMENT CONSTRUCTION PLANS - GRADING

NOTES SHEET

WESTBRIDGE DEVELOPMENT

EDWARD FRANKS

PHONE: 312-925-5922

PREPARED FOR:

ISSUE DATE:	1/12/2026		BY						
	DATE	REVISIONS							

DESIGNED BY: KSR

DRAWN BY: J/JH

JOB NUMBER: 240701

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.

KEVIN S. ROTH
 COLORADO P.E., 35704

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES' APPROVAL

APPROVED BY:

SHEET NUMBER:

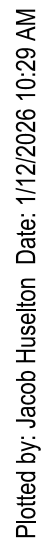
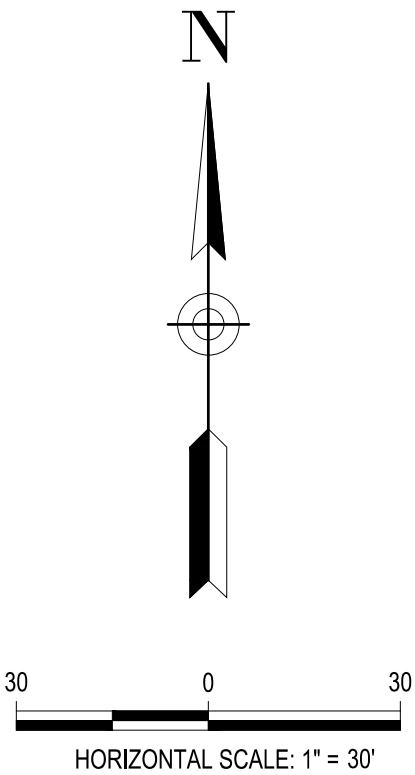
C0.01

2 of 4



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.

[illegible]

DESIGNED BY:	KSR
DRAWN BY:	JJH
JOB NUMBER:	240701

SHEET NUMBER:
C3.10
3 of 4

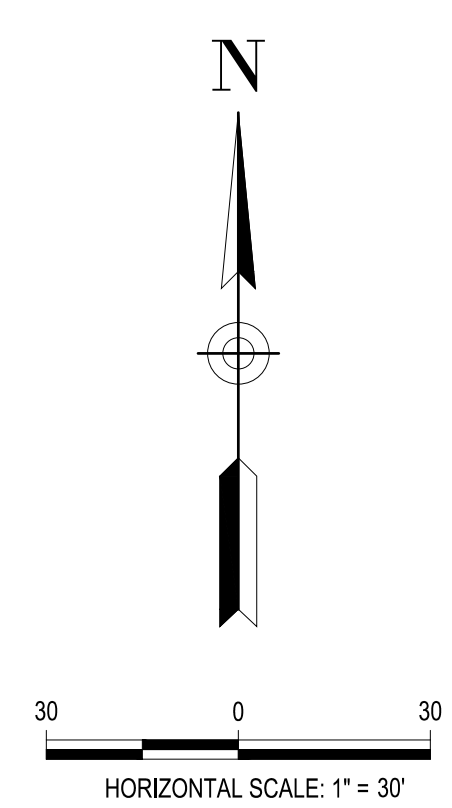
LOT 6A-1A-1, THE MEADOWS F17, AREA 4, AMD. NO. 19
PRIVATE IMPROVEMENT CONSTRUCTION PLANS - GRADING
EXISTING CONDITIONS

PREPARED
FOR: WESTBRIDGE DEVELOPMENT
EDWARD FRANKÉ
PHONE: 312-925-5922

ROTH LANG
ENGINEERING GROUP, LLC

6855 SOUTH HAVANA STREET, SUITE 600
CENTENNIAL, CO 80112
PHONE: 303-841-9365

PREPARED
FOR:



LOT 6A-1A-1, THE MEADOWS F17, AREA 4, AMD. NO. 19
PRIVATE IMPROVEMENT CONSTRUCTION PLANS - GRADING
GRADING PLAN

PREPARED FOR: WESTBRIDGE DEVELOPMENT
EDWARD FRANKIE
PHONE: 312.925.5922

DESIGNED BY:	KSR
DRAWN BY:	JJH
JOB NUMBER:	240701

APPROVED BY:

DEVELOPMENT SERVICES DATE

811 Know what's below.
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GRADE OR EXCAVATE FOR THE
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