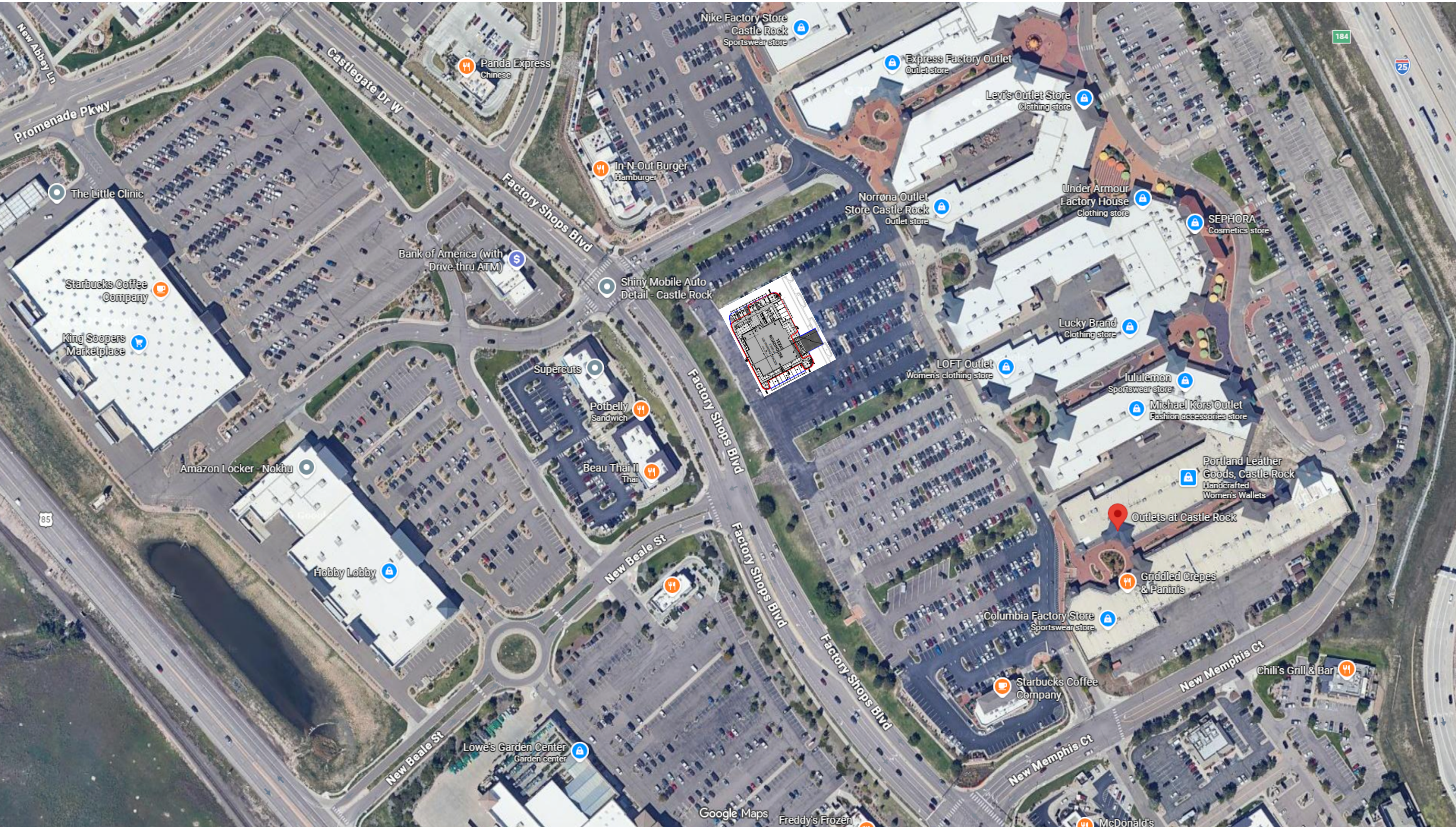
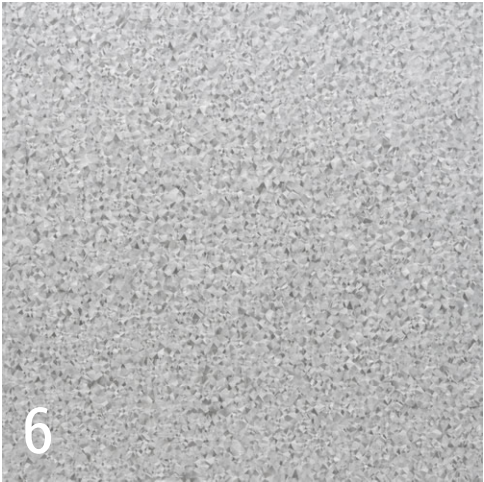
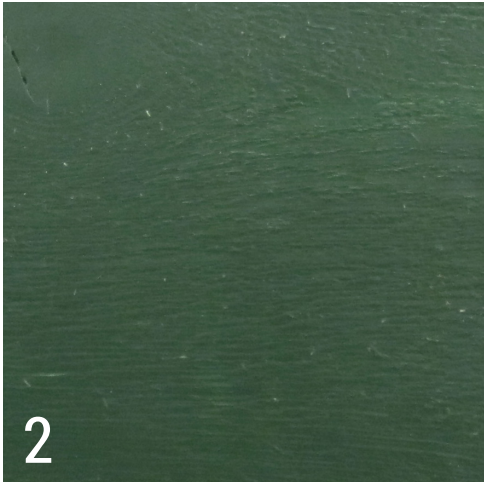
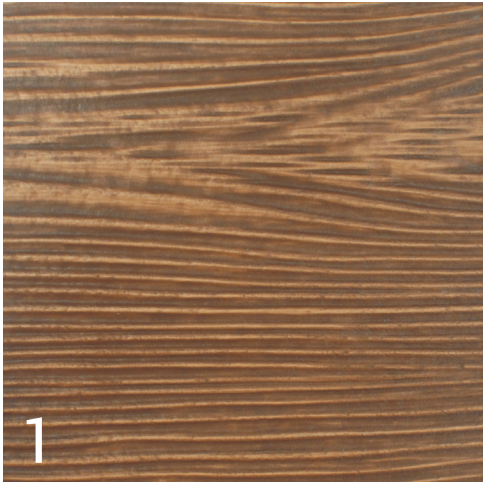




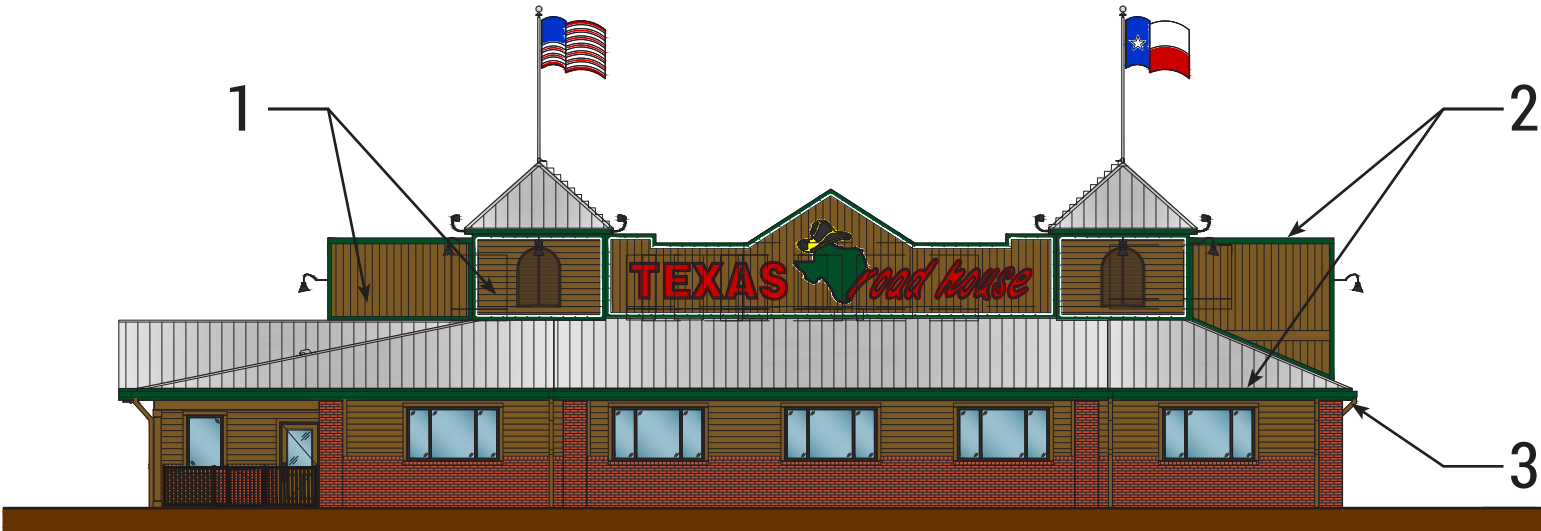


EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD SIDING & TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE, COLOR: SHERWIN WILLIAMS PAINTS, #6096 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS & SPLIT-FACE CMU	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
METAL RAILS & METAL GATE	PORTER PAINTS: EXTERIOR; COLOR: BLACK
BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
BRICK (ALTERNATE)	GENERAL SHALE PHOENIX C652
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

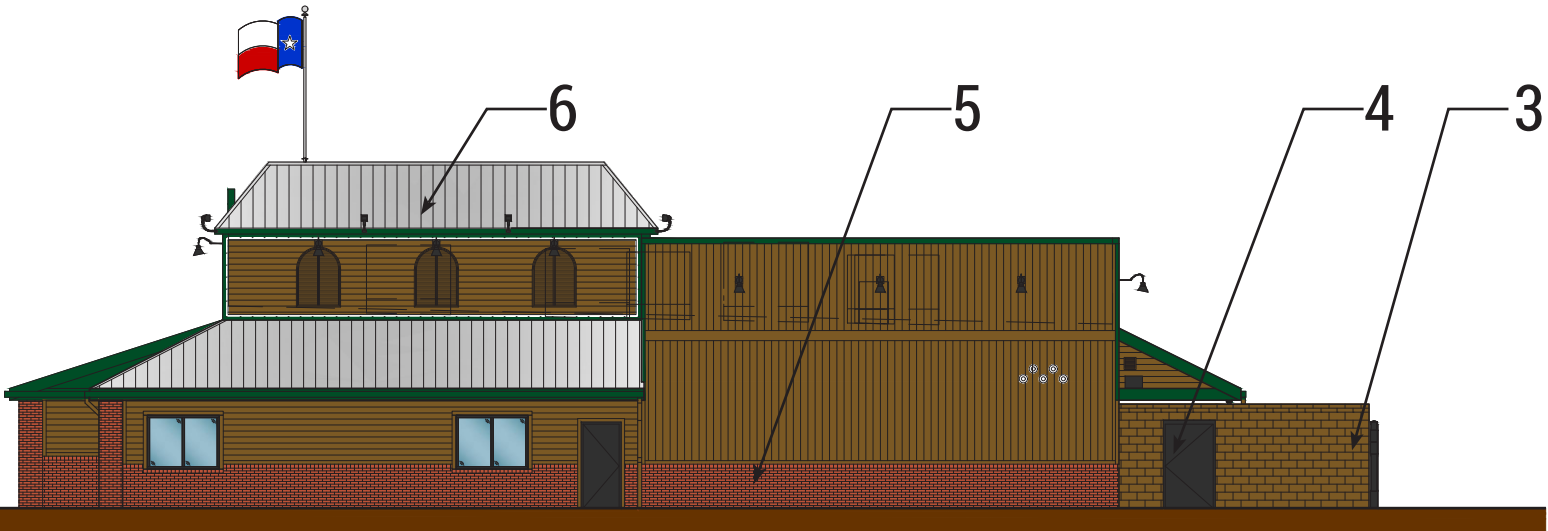
DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



EXTERIOR FINISH SCHEDULE		
1	FIBER CEMENT BOARD SIDING & TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
2	TRIM, METAL FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
3	DOWNSPOUTS & SPLIT-FACE CMU	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
4	METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
5	BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
6	METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME



FRONT ELEVATION



RIGHT ELEVATION

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PROJECT TEAM

SUE/REVISION RECORD

DATE	DESCRIPTION
09/26	OPC

PROFESSIONAL SEAL**PROFESSIONAL IN CHARGE**

PROJECT MANAGER

QUALITY CONTROL

5111

DRAWN BY

TABLE 1

PROJECT NAME

EVALUATION

EXAS

References

ROADHO

ROADHO

CASTLE ROCK

CASTLE ROCK

D



PROJECT NUMBER

2311020

SHEET TITLE

RELIMINARY

REIMBURSEMENT PLAN

SHEET NUMBER

NOT ISSUED FOR CONSTRUCTION

GENERAL GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM TO THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
3. 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 BY THE FIELD. THIS INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE FIELD UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
5. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
8. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
9. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
11. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
12. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
13. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
14. ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
15. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
16. ALL STRUCTURE BENCH MARKS SHALL BE SHAPED FORMED FOR A CLEAN TRANSITION WITH PROPER HYDRAULICS TO THE DOWN SLOPE CONVEYANCE OF LOW THROUGH THE MANHOLE OR BOX INLET. THE BENCH WALL SHALL FORM A DEFINED CHANNEL, TO A MINIMUM HEIGHT OF 80-PERCENT OF THE INSIDE DIAMETER OF THE INLET AND OUTLET PIPES TO FORM A "U" SHAPED CHANNEL, CONSTRUCTED AT A MINIMUM 1/4-INCH PER FOOT SLOPE TO THE MANHOLE WALL.
17. ALL STORM WATER INLETS AND CATCH BASIN CASTINGS SHALL HAVE THE WORDS "NO DUMPING, DRAINS TO STREAM", OR SIMILARLY APPROVED MESSAGE, CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" IN HEIGHT. IN ADDITION, A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
18. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

LEGEND:

-
- LIMITS OF CONSTRUCTION
 6110 PROPOSED CONTOUR MAJOR
 6113 PROPOSED CONTOUR MINOR
 -X% DRAINAGE SLOPE & DOWNSTREAM DIRECTION

ABBREVIATIONS:

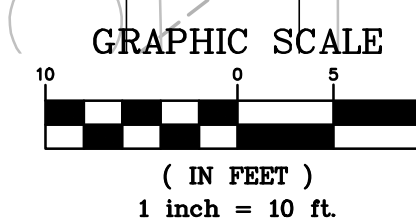
- | | |
|-----|------------------------|
| FFE | FINISH FLOOR ELEVATION |
| FS | FINISH SURFACE |
| GB | GRADE BREAK |
| IE | INVERT ELEVATION |
| TC | TOP OF CURB |
| TF | TOP OF FOOTING |
| TG | TOP OF GRATE |

**TEXAS
ROADHOUSE**

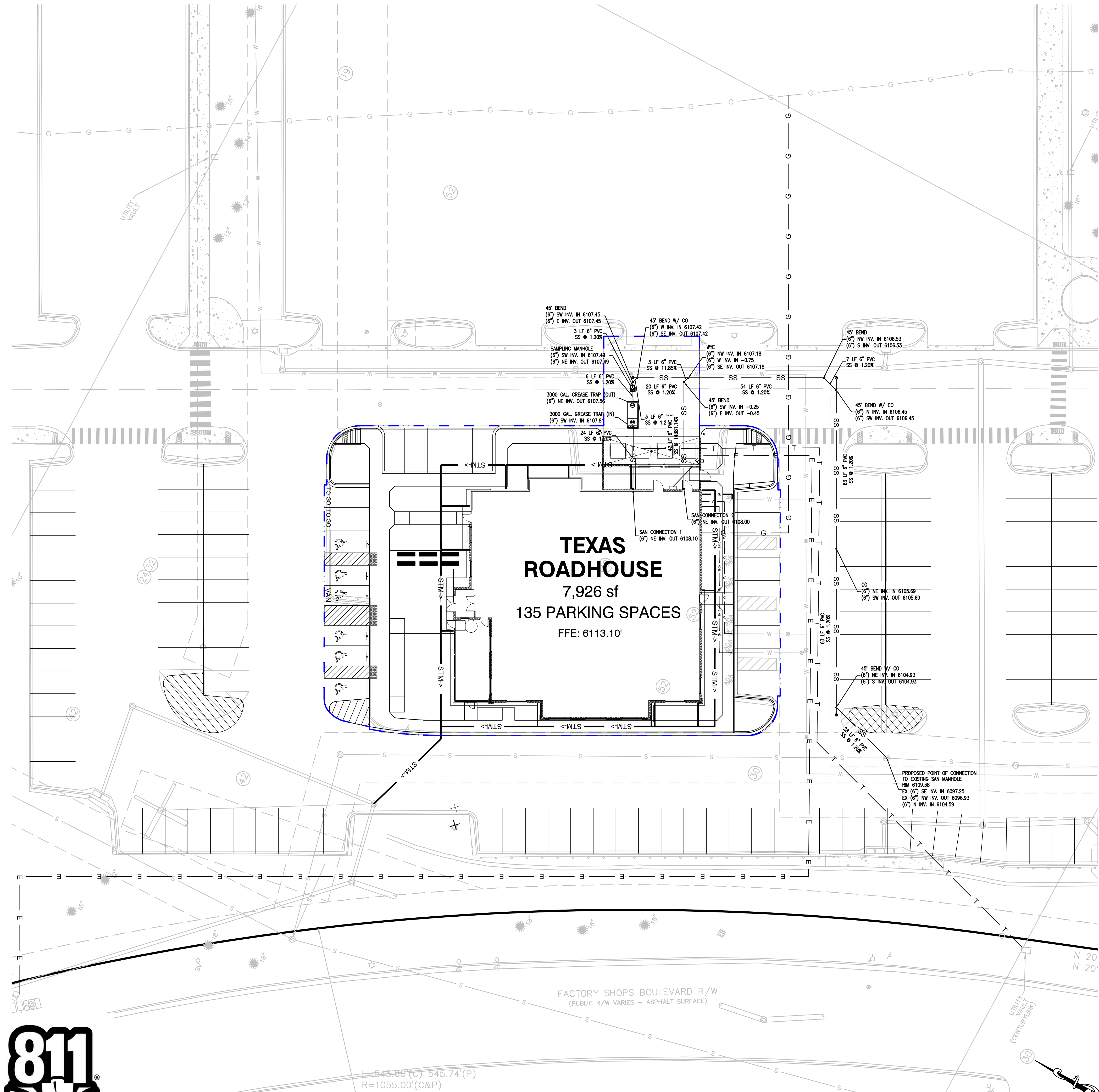
7,926 sf

135 PARKING SPACES

FFE: 6113.10'



Drawing Name: \\greenbergfarrow.com\ProjectFiles\Projects\2023\202311020 000 Civil_Current_Drawings_Productions_Plan\202311020 000 MASTER UTIL PLAN.dwg Plot Date: 02/02/2025 - 1:50pm Printed on: Jul 02, 2025 - 1:50pm by gfarrow



GENERAL NOTES

- BACKFLOW ASSEMBLIES, METERS, AND PADLOCKS TO BE APPROVED BY CASTLE ROCK WATER PRIOR TO INSTALLATION PER SEPARATE PERMIT
- CONTRACTOR TO COORDINATE WITH ALL DRY UTILITY PURVEYORS FOR FINAL SERVICE PLAN CONSTRUCTION. UTILITY SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
- ALL DRY AND WET UTILITY SHALL HAVE A MIN. 1FT VERTICAL CLEARANCE
- COORDINATION WITH UTILITY PURVEYORS WILL BE REQUIRED TO DETERMINE FINAL LOCATION OF ALL PROPOSED CONNECTIONS TO PUBLIC MAIN LINES.
- THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. A TOPOGRAPHICAL AND UNDERGROUND SURVEY WILL BE REQUIRED TO DETERMINE THE FINAL LOCATION OF ALL EXISTING AND PROPOSED UTILITY ROUTINGS
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN CONSTRUCTION QUANTITIES FOR BIDDING PURPOSES.
- ALL PROPOSED UNDERGROUND AND SURFACE IMPROVEMENTS AND STRUCTURES SHALL HAVE CONSTRUCTION STAKES SET BY A COLORADO LICENSE LAND SURVEYOR PROVIDING HORIZONTAL AND VERTICAL CONTROL FOR THE GENERAL CONTRACTOR TO BUILD FROM

LEGEND:

- PROPERTY LINE
- STM-> STORM DRAIN LINE
- SS SANITARY SEWER LINE
- 1" IRRIGATION LINE
- W DOMESTIC WATER LINE
- FIRE FIRE WATER LINE
- G GAS LINE

UTILITIES SHOWN HEREON FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH EACH OF THE AUTHORITY HAVING DISTRICTS (A/H) FOR VERIFICATION OF SERVICE LOCATIONS/DEPTHS.

CORE ELECTRIC WILL COORDINATE A PRIMARY SERVICE ROUTE UPON REQUEST.



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PROJECT TEAM

ISSUE/REVISION RECORD
DATE DESCRIPTION
04/09/26 OPC

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
ZM
PROJECT MANAGER
ZM
QUALITY CONTROL
ZM
DRAWN BY
GS
PROJECT NAME

TEXAS ROADHOUSE
5050 FACTORY SHOPS BLVD
CASTLE ROCK, CO



PROJECT NUMBER
202311020
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C5.0
NOT ISSUED FOR CONSTRUCTION