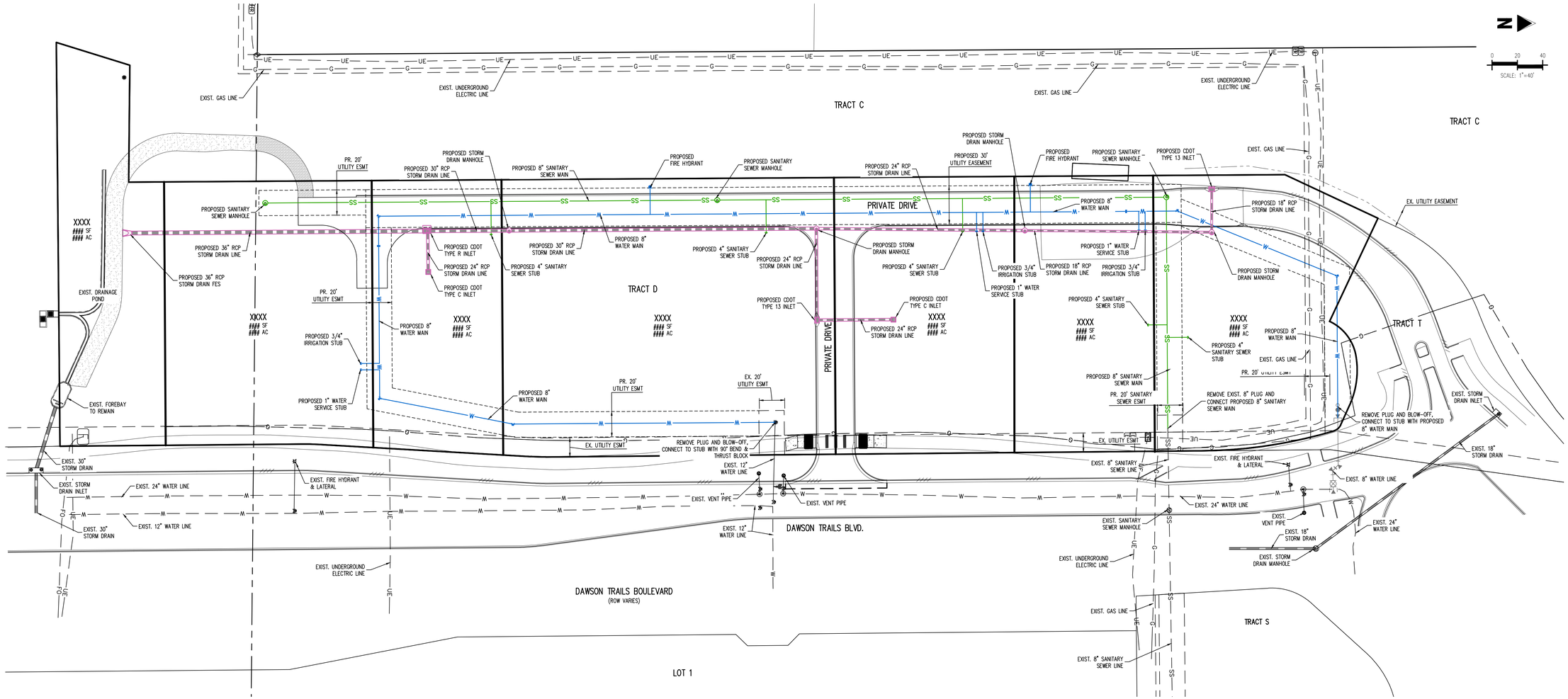
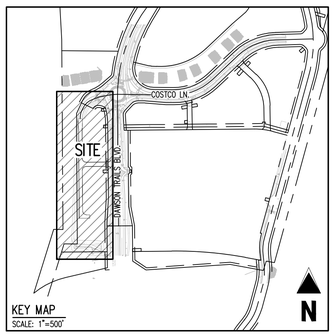


UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"ø)
- PROPOSED STORM SEWER (12"ø AND LARGER)
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED FIBER OPTIC LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING ELECTRIC LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT



KEY MAP
SCALE: 1"=500'

NOTE: ALL ROADWAY IMPROVEMENTS AS PROPOSED ARE SUBJECT TO APPROVAL OF FUTURE CD'S.

NOTE: "NO PARKING–FIRE LANE" CURB MARKING TO BE PLACED ON ALL RAISED CURB ALONG THE FIRE ACCESS ROUTE. SIZE AND SPACING PER TOWN OF CASTLE ROCK FIRE CODE.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS–BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

LEGAL DESCRIPTION

TRACT D, DAWSON TRAILS FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARING

THE BASIS OF BEARING IS DESCRIBED AS THE WEST LINE OF THE DAWSON TRAILS FILING NO. 1, MONUMENTED ON THE NORTH END OF THE LINE BY A 1-1/2" ALUMINUM CAP STAMPED, "JR DEV PLS 10377", AND ON THE SOUTH END OF THE LINE BY THE CENTER WEST SIZTEENTH CORNER OF SECTION 22 , BEING A 2" ALUMINUM CAP STAMPED "W16 C-C 2024 PLS 38818", WHICH IS ASSUMED TO BEAR S00°22'15"E.

BENCHMARK

FOUND A #5 REBAR WITH RED PLASTIC CAP, STAMPED "PLS 22561". SAID BENCHMARK IS LOCATED AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M. AND THE WESTERLY RIGHT OF WAY LINE OF WEST PLUM CREEK PARKWAY. BENCHMARK ELEVATION = 6360.72 NAVD88 DATUM.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

CONTRACTOR RESPONSIBLE FOR AS–BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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.

JENNY ROMANO, PE #44401 — 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

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com
Galloway & Company, LLC

CONSTRUCTION DOCUMENTS
DAWSON TRAILS BLVD (SOUTH)
FILING 1 INFRASTRUCTURE

DAWSON TRAILS BLVD. & COSTCO LANE
CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
1	8/14/26	1ST SUBMITTAL	JRR

Project No:	WTP000023
Drawn By:	BSM
Checked By:	JRR
Date:	08/14/26

UTILITY PLAN

C3.0
Sheet 8 of XX

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