

SITE DEVELOPMENT PLAN

LOT 6, CASTLE PLAZA SOUTH FIRST AMENDMENT
 LOCATED IN SECTION 11, T. 8 S., R. 67 W., OF THE 6TH P. M.,
 COUNTY OF DOUGLAS, STATE OF COLORADO

SITE LEGEND

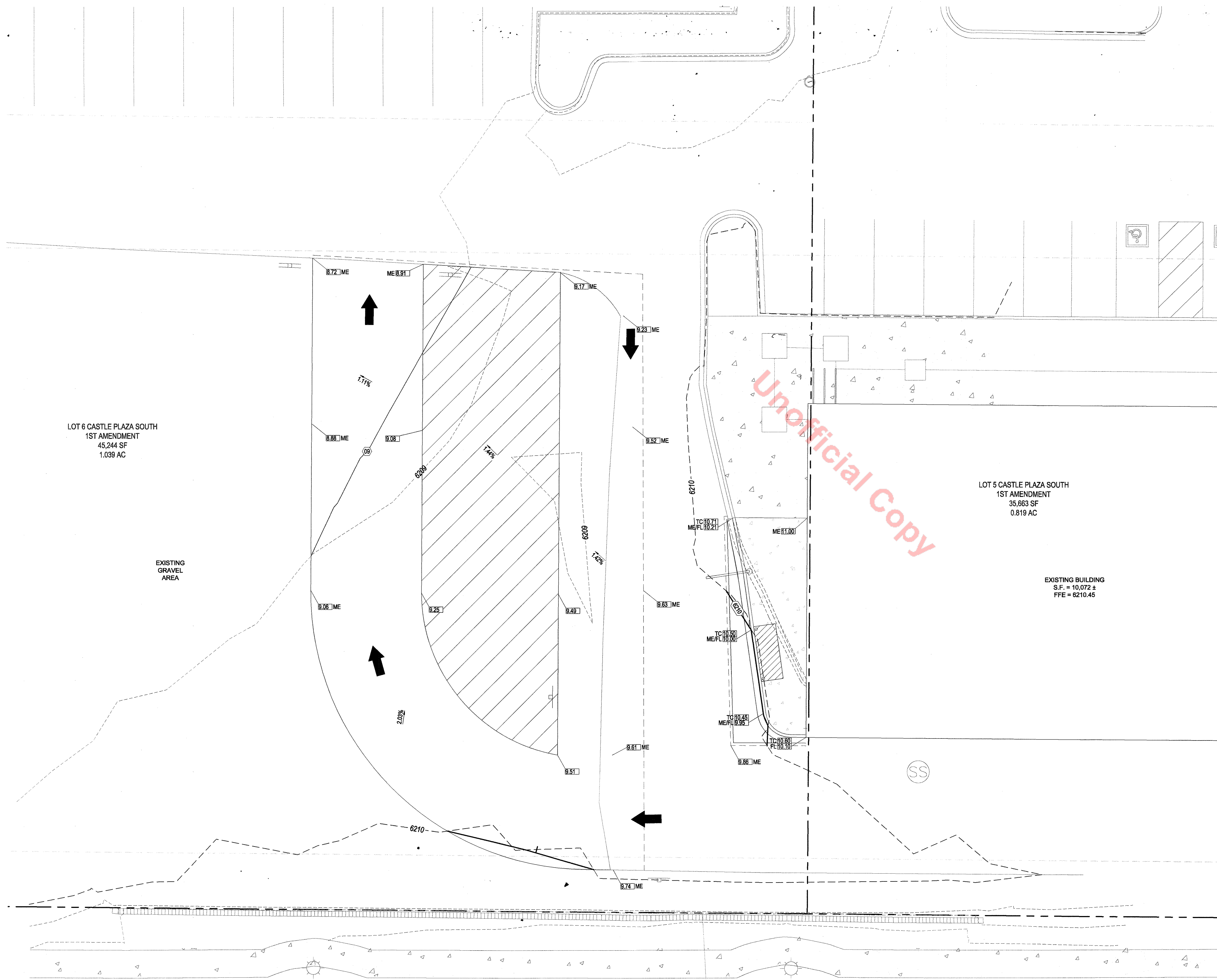
- PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- SAWCUT LINE
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER
- EXISTING RETAINING WALL
- CLEARANCE BARRIER (REF ARCH PLAN)
- EXISTING SITE LIGHT
- PROPOSED REGULATORY SIGN
- PROPOSED ASPHALT PAVING
- SIDEWALK

GRADING LEGEND

- 6245 EXISTING CONTOUR
- 45 PROPOSED CONTOUR
- 45.0 PROPOSED SPOT ELEVATION
- 45.5 TC PROPOSED TOP OF CURB ELEVATION
- 45.0 FL PROPOSED FLOWLINE ELEVATION
- ME MATCH EXISTING

NOTES

1. ADD 6200 FEET TO ALL SPOT ELEVATIONS.
2. ALL GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FIELD VERIFY GRADES IN THE LOCATIONS INDICATED AT THE TIME OF CONSTRUCTION. CARE SHALL BE TAKEN TO MATCH EXISTING GRADES AT PROPERTY LINES AND EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION BETWEEN PROPOSED ASPHALT PAVEMENT AND ADJACENT PROPERTY.
4. NO HAULING OF MATERIAL ON OR OFFSITE CAN BE MADE WITHOUT A TOWN APPROVED HAUL ROUTE. HAUL ROUTE TO BE DETERMINED BY GC AND COORDINATED FOR APPROVAL WITH TOWN.
5. STORMWATER DETENTION AND WATER QUALITY FOR THIS DEVELOPMENT IS NOT REQUIRED BECAUSE THE DEVELOPED AREA IS LESS THAN ONE (1) ACRE.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL 0803C0301G, DATED MARCH 16, 2016, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100 YEAR FLOODPLAIN.



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ENT CREDIT UNION
SITE DEVELOPMENT PLANS
190 WILCOX STREET
CASTLE ROCK, COLORADO

#	Date	Issue / Description	Init.
1	3/30/17	CITY OF CASTLE ROCK	PG

Project No: ECU002
 Drawn By: JJA
 Checked By: PG
 Date: 03/03/17

GRADING PLAN

H:\16161\Castle Plaza South, Castle Rock - ECU00002.DWG - 190 Wilcox Street, Castle Rock, CO - 03/03/17 - 10:00 AM - JJA

