



CUSTOM HOME CHECKLIST FOR STORMWATER REQUIREMENTS

This checklist summarizes the requirements for both the plot plan and the Temporary Erosion and Sediment Control (TESC) plan for custom home construction.

General Requirements

- The plot plan shall be prepared by a registered design professional.
- Both sets of requirements can be shown on one plan.
- Please do not include other information that is not required (eg. landscaping, utility lines, etc.) as it makes the plan difficult to read.
- One (1) electronic copy (Adobe pdf format), for each parcel, shall be submitted with this checklist.
- The initial control measures shown on the approved plan shall be installed per the TESC Standard Notes and Details.
- The permittee must set up a precon meeting and pass the initial TESC inspection prior to beginning construction.

Please contact the Reviewer/Inspector assigned to your project or the Stormwater Division at 720-733-2235 for questions about the plan(s) or to set up a precon and initial inspection.

CHECKLIST FOR DEVELOPING A PLOT PLAN

Refer to [Section 8](#) of the TESC Manual for additional information. CRGov.com/TESC

The following items shall be clearly illustrated on the plot plan:

- Illustrate all property lines, easements and setbacks.
- Illustrate planned improvements and permanent structures such as sidewalks, patios, swimming pools, driveways, porches, retaining walls, lined swales, etc.
- FEMA Floodplain limits shall be shown if lot is adjacent to a floodplain. See Town of Castle Rock Municipal Code, Title 18, for floodplain regulations. Demonstrate required 2-foot freeboard has been met for properties in or adjacent to a floodplain. All properties within the floodplain require a floodplain development permit prior to issuance of a building permit. An elevation certificate may also be required.
- Provide a north arrow, the street address, subdivision, filing, lot and block.
- The plan size for lot sizes of one (1) acre or less shall be 8.5" x 11" to 8.5" x 14".
- A scale of one (1) inch equals twenty (20) feet shall be used unless the lot does not fit on legal paper; then a scale of one (1) inch equals thirty (30) feet may be used. Illustrate the scale used on all pages submitted.
- Spot elevations and drainage arrows shall be illustrated on the plot plan in sufficient quantities to accurately illustrate the site drainage patterns. For sites one (1) acre or larger, these may be grouped around the foundation area (within one hundred [100] feet of the foundation or to the limits of disturbance).
- Illustrate high points and drainage arrows with percent slope twenty-five-foot intervals along drainage swales.

- Illustrate all slopes to the nearest one-tenth percent (0.1%) in critical areas. Illustrate all elevations to the nearest one-tenth (1/10) foot. A minimum slope of ten percent (10%) and a maximum of thirty-three percent (33%) in the first ten (10) feet away from the foundation walls and window wells shall be established for pervious surfaces except when limited by property lines or when vegetation is to be preserved and documentation of adequate drainage is provided. See TESC Manual Section 8.4.1 for additional minimum slope requirements.
- Illustrate top of foundation at each elevation change and driveway elevations at the garage entrance and at the point of discharge.
- Illustrate retaining walls including elevations for top and bottom of wall. Provide maximum height of retaining wall(s), including footing. Retaining walls taller than four (4) feet (including footing) require a building permit and shall be designed by a registered design professional. Reference permit number for retaining wall on plot plan.
- Illustrate where storm water runoff enters the lot (including adjoining swales) and discharges to adjacent rights-of-way, properties and easements. If adjacent lots are vacant, please label them as such.
- Include these general notes on the plan:
 - ANY ADJUSTMENTS WHICH MUST BE MADE TO UTILITY POLES, STREET LIGHT STANDARDS, FIRE HYDRANTS, CATCH BASINS OR INLETS, TRAFFIC SIGNS AND SIGNALS, OR OTHER PUBLIC IMPROVEMENTS OR INSTALLATIONS WHICH ARE NECESSARY AS THE RESULT OF THE CURB OPENINGS OR DRIVEWAYS SHALL BE ACCOMPLISHED WITHOUT ANY COST TO THE TOWN. DRIVEWAYS SHALL NOT INTERFERE WITH OPERATIONS OR LOCATIONS OF ANY DRAINAGE APPURTENANCES OR ADA RAMPS.
 - THIS PLAN IS IN CONFORMANCE WITH THE MINIMUM REQUIREMENTS AS SET FORTH IN THE [LEGAL DESCRIPTION] SUBDIVISION GRADING PLAN AS APPROVED BY THE TOWN OF CASTLE ROCK ON [MM/ DD/YEAR] UNDER APPROVAL NO. [CDXX-XXXX].

CHECKLIST FOR DEVELOPING A LOW IMPACT TESC PLAN

Refer to [Section 7](#) of the TESC Manual for additional information. CRGov.com/TESC

If these requirements will be shown on the plot plan (preferred), then the following items shall be required in addition to the above. If you are creating a separate plan, please review Section 7 for additional requirements.

The principles described in Section 3 for preparing a TESC Plan also apply to a Low Impact TESC plan. Specifically, Section 3.1 discusses principles of erosion and sedimentation, Section 3.3 describes ten elements of an effective TESC Plan, and Section 3.17 provides design and sizing criteria for control measures.

- Limits of work area.
- Erosion and sediment control measures in accordance with the TESC Manual
- Attach 4-page [TESC Standard Notes and Details](#).