

PUBLIC IMPROVEMENT CONSTRUCTION PLANS
FOR
ADVENTHEALTH CASTLE ROCK HOSPITAL - CANCER CENTER RADIATION ONCOLOGY

LOT 3, THE MEADOWS FILING 17 AREA 1
A PORTION OF THE SW 1/4 SEC. 27, SE1/4 SEC. 28, NE 1/4 SEC. 33 & NW 1/4 SEC. 34,
T7S, R67W OF THE SIXTH P.M.,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD26-0001

MASTER LEGEND:

PROPOSED	EXISTING	
		PROPERTY LINE
		SECTION LINE
		RIGHT OF WAY LINE
		CENTER LINE
		CURB AND GUTTER
		SIDEWALK
		WALL
		FENCE
		SIGN
		LIGHT
		TREE
		MINOR CONTOURS
		MAJOR CONTOURS
		RIDGE LINE
		SPOT ELEVATION
		CABLE TV LINE
		COMMUNICATION LINE
		ELECTRICAL LINE
		OVERHEAD ELECTRICAL LINE
		FIBER OPTIC LINE
		GAS LINE
		TELEPHONE LINE
		IRRIGATION LINE
		RAW WATER LINE
		SANITARY SEWER LINE
		STEAM LINE
		STORM SEWER LINE
		WATER LINE
		EASEMENT
		INLET
		FLARED END SECTIONS
		CLEANOUT
		FIRE HYDRANT
		VALVE
		WATER FITTINGS
		PEDESTAL
		UTILITY CROSSING
		MANHOLES

ABBREVIATIONS:

BFV	BUTTERFLY VALVE	PCC	POINT OF COMPOUND CURVATURE
BOV	BLOW OFF VALVE	PCR	POINT OF CURB RETURN
BW	BOTTOM OF WALL @ FINISHED GRADE	PI	POINT ON INTERSECTION
CL	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
EJ	EXPANSION JOINT	PVC	POLYVINYL CHLORIDE
ELEC.	ELECTRIC	RCP	REINFORCED CONCRETE PIPE
ELEV.	ELEVATION	RCB	REINFORCED CONCRETE BOX
EX	EXISTING	RL	RIDGE LINE
FES	FLARED END SECTION	ROW	RIGHT OF WAY
FG	FINISHED GRADE	RT	RIGHT
FS	FINISHED SURFACE	SD	STORM DRAINAGE SEWER
FL	FLOWLINE	SS	SANITARY SEWER
GB	GRADE BREAK	STA	STATION
HP	HIGH POINT	STRM	STORM SEWER
FH	FIRE HYDRANT	TOF	TOP OF FLANGE
INV.	INVERT	TOP	TOP OF PIPE
IRR	IRRIGATION	TW	TOP OF WALL @ FINISHED GRADE
KB	KICK BLOCK	TYP.	TYPICAL
LF	LINEAR FEET	VCP	VITRIFIED CLAY PIPE
LP	LOW POINT	VPC	VERTICAL POINT OF CURVATURE
LT	LEFT	VPI	VERTICAL POINT OF INTERSECTION
ME	MATCH EXISTING	VPT	VERTICAL POINT OF TANGENCY
MH	MANHOLE	WATR	WATER LINE
PC	POINT OF CURVATURE		

CONTACTS:

OWNER/DEVELOPER

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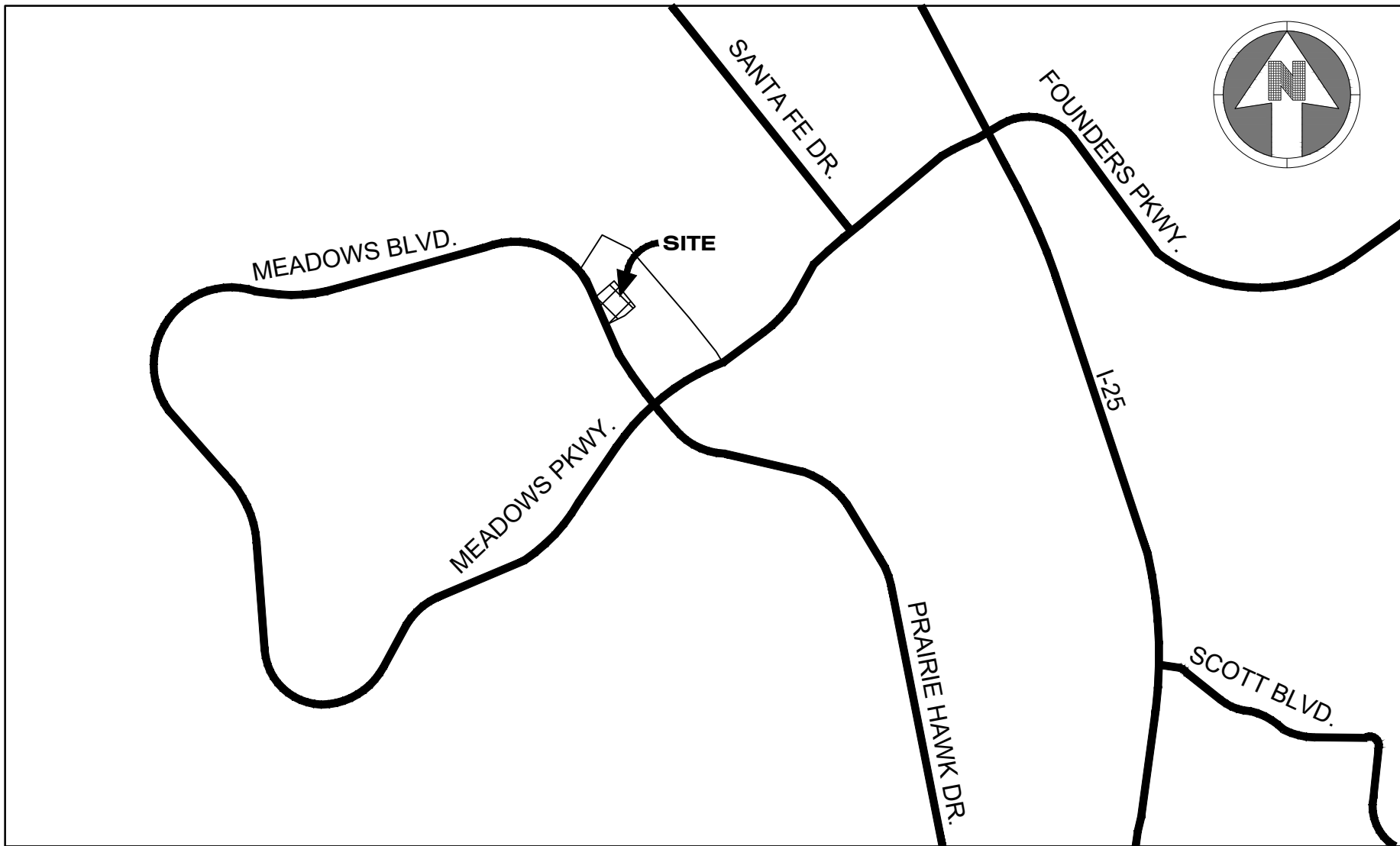
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CONTRACTOR

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SURVEYOR

CLARK LAND SURVEYING, INC.
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VICINITY MAP

SCALE 1"=2,000'

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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.

VARIANCES

NO REQUESTED VARIANCES WITH THIS PROJECT.

FCO#	DATE	PURPOSE/DESCRIPTION

NO FLOODPLAINS EXIST ON THE PROPERTY

BENCHMARK:

DOUGLAS COUNTY CONTROL, 3-1/4" BRASS CAP STAMPED "2.011031", ELEVATION=6089.46 (NAVD 1988)

SITE: NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 38026", FLUSH WITH GRADE, AS SHOWN, ELEVATION=6104.69 (NAVD 1988)

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEING NORTH 89°27'29" WEST A DISTANCE OF 2657.45 FEET:
-THE WEST QUARTER CORNER BEING A FOUND 2 1/2" BRASS CAP IN CONCRETE MARKED WITH PLS NO. 7361
-THE EAST QUARTER CORNER BEING A FOUND 2 1/2" BRASS CAP IN CONCRETE MARKED WITH PLS NO. 6935

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.

RYAN J. HUMPHREY, PE
CO# 64927

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

M I R O
S.A. MIRO, INC.
CIVIL + STRUCTURAL
CONSULTING ENGINEERS
4582 S. Ulster St., Suite 750
Denver, CO 80237
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DATE	01/23/2026
DESCRIPTION	1ST TOWN SUBMITTAL
NO.	1
PROJECT: ADVENTHEALTH CAST ROCK CANCER CENTER 2350 MEADOWS BLVD., CASTLE ROCK, CO 80109	
DRAWING TITLE: COVER SHEET	
FILE PATH: j:\jobs\24026 ahr cancer center\05 CAD\Plans and Details\C000-COVR.dwg C0.0.0 - 1/26/2026	

THIS DOCUMENT IS
SUBJECT TO CHANGE AS A
RESULT OF JURISDICTIONAL
APPROVALS. CONSTRUCTION
DOCUMENTS SHALL CONTAIN
THE APPROVAL SIGNATURES
OF THE REVIEWING ENTITIES.
THIS DOCUMENT IS NOT
FOR CONSTRUCTION.

DESIGNED BY: RJH
DRAWN BY: RJH
CHECKED BY: JDC
MIRO JOB NO. 24-026

DRAWING NUMBER:

C0.0.0

TOWN OF CASTLE ROCK FIRE NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES EXHAUSTS AND SHALL BE PROVIDED WITH A SURFACE SO MAT TO PERMIT ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6. WHEN APPLICABLE, ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.
7. TRACER WIRE SHALL BE INSTALLED ON ALL FIRE SERVICE LINES AND AT ALL FIRE HYDRANTS. REFER TO TOWN OF CASTLE ROCK STANDARD DETAILS, THE WATER LINE CONSTRUCTION NOTES, AND THE TRACER WIRE INSTALLATION NOTES LISTED HEREIN.

TOWN OF CASTLE ROCK STREET CONSTRUCTION NOTES:

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND SEALED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER, MUST BE SUBMITTED TO THE TCR WORKS DEPARTMENT FOR APPROVAL PRIOR TO ANY STREET CONSTRUCTION ACTIVITY. FULL-DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8" ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.
4. STREET SUBGRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO FILL MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
5. VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

TOWN OF CASTLE ROCK SANITARY SEWER CONSTRUCTION NOTES:

1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HEREIN.
2. ALL SANITARY SEWER PIPELINES SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY SEWER PIPELINES SHALL HAVE A MINIMUM COVER OF 5 FEET AND MAXIMUM COVER OF 20 FEET.
4. ALL SANITARY SEWER PIPELINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-8
5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISH SURFACE AND PER TCR STANDARD DETAIL SS-3
6. SANITARY SEWER PIPELINE SHALL BE ALIGNED 6 FEET OFF THE SOUTH AND WEST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE.
7. ALL SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET EDGE-TO-EDGE FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL SANITARY SEWER LINES MUST BE TESTED IN ACCORDANCE WITH SECTION 450.6 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND MATERIALS MANUAL IN THE PRESENCE OF A TCR CONSTRUCTION INSPECTOR.
9. ALL SANITARY SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. SANITARY SEWER SERVICES SHALL BE CONNECTED A MINIMUM OF 5 FEET OUTSIDE OF MANHOLES WITH A WYE CONNECTION IN ACCORDANCE WITH TCR STANDARD DETAIL SS-2.
11. MINIMUM COVER FOR SANITARY SEWER SERVICE LINES SHALL BE 5 FEET AND THE MINIMUM SLOPE SHALL BE 2.0%.
12. ALL SANITARY SEWER SERVICE LINES SHALL BE CONSTRUCTED ALONG THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WASTEWATER SYSTEM DESIGN CRITERIA MANUAL.
13. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WASTEWATER AND WASTEWATER) SHALL BE 5 FEET.
14. THE TOWN OF CASTLE ROCK WASTEWATER AUTHORITY MUST APPROVE OIL AND GREASE INTERCEPTORS FOR COMMERCIAL INSTALLATIONS.
15. ALL MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF ¾" WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH ¾" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

TOWN OF CASTLE ROCK LANDSCAPE NOTES:

1. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
2. NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
3. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
4. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
5. NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
6. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON

TOWN OF CASTLE IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
2. IRRIGATION PIPE, LINE, TUBE AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
3. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNE/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED.
4. IRRIGATION IS NOT PERMITTED ON 3:1 SLOPES.
5. VELOCITY SHALL NOT EXCEED 7.5 FPS THROUGH THE WATER METER.
6. NO OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FEET WIDE.
7. THERE IS TO BE NEITHER PLANT MATERIAL NOR IRRIGATION IN AREAS LESS THAN 4 FEET WIDE.

TOWN OF CASTLE TRACER WIRE INSTALLATION NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD NOTES, DETAILS AND SPECIFICATIONS.
2. TRACER WIRE IS REQUIRED ON ALL UNDERGROUND PIPE. A MAINLINE TRACER WIRE MUST BE INSTALLED WITH ALL SERVICE LATERAL TRACER WIRES PROPERLY CONNECTED TO ENSURE FULL LOCATING CAPABILITIES FROM A SINGLE CONNECTION POINT.
3. TRACER WIRE COLORS FOR STORM SEWER, DRAIN LINES, SANITARY SEWER, AND WATER MAINS SHALL BE IN ACCORDANCE WITH AMERICAN PUBLIC WORKS ASSOCIATION (APWA) UNIFORM COLOR CODE. ALL GROUNDING WIRE SHALL BE RED OR BLACK.
4. "OPEN TRENCH" TRACER WIRE SHALL BE #8 OR #10 AWG COPPER SOLID OR #12 AWG COPPER CLAD HIGH STRENGTH WITH MINIMUM 30-MIL HDPE INSULATION THICKNESS COMPLYING WITH ASTM D-1248, AND A MINIMUM AVERAGE TENSILE BREAK LOAD OF 450 LBS.
5. TRACER WIRE SHALL BE SECURED EVERY 5 FEET TO THE TOP OF THE PIPE AND TO THE SIDES OF MANHOLES AND INLETS USING TAPE, PLASTIC TIES, OR APPROVED ADHESIVE AT 5-FOOT INTERVALS.
6. TRACER WIRE SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH LOCKABLE, CORROSION PROOF, WATER-TIGHT CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND FILLED WITH NON-HARDENING DIELECTRIC SILICONE SEALANT.
7. ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACER WIRE MUST BE IMMEDIATELY REPAIRED BY REMOVING THE DAMAGED WIRE AND INSTALLING A NEW SECTION OF WIRE WITH APPROVED CONNECTORS. TAPING AND/OR SPRAY COATING IS NOT ALLOWED.
8. A MINIMUM OF 2 FEET OF EXCESS/SLACK WIRE IS REQUIRED IN ALL TRACER WIRE TEST STATIONS, MANHOLES, AND INLETS AFTER MEETING FINAL ELEVATION.
9. TRACER WIRE MUST BE SECURELY GROUNDING AT ALL DEAD ENDS (MANHOLES, INLETS, OUTFALLS, FUTURE CONNECTIONS, ETC.) USING A MAGNESIUM GROUND ROD. THE GROUND ROD WILL BE CONNECTED TO 12- OR 14-AWG COPPER-CLAD STEEL WIRE WITH 30 MIL HDPE INSULATION AND RATED FOR DIRECT BURY USE AT 30 VOLTS WITH 21% CONDUCTIVITY.
10. TEST STATIONS SHALL PROVIDE PROTECTED ACCESS FOR A DIRECT CONNECTION TO THE TRACER WIRE SYSTEM AT GROUND SURFACE.
11. TRUNK LINE TRACER WIRE SHALL BE CONTINUOUS, AND PASS AROUND THE OUTSIDE OF VALVES AND OTHER STRUCTURES ON THE NORTH OR EAST SIDE.
12. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (EXCAVATION, CONCRETE, TRAFFIC CONTROL, ETC.) AND PROVIDE A MINIMUM TWENTY-FOUR (24) HOURS' NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO START OF TRACER WIRE INSPECTION.
13. ALL NEW TRACER WIRE INSTALLATIONS SHALL BE TESTED AND LOCATED PRIOR TO ACCEPTANCE. TESTING AND LOCATING SHALL BE PERFORMED BY THE TCR CONSTRUCTION INSPECTOR AT THE COMPLETION OF ROUGH GRADING AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT. ANY DEFICIENCIES SHALL BE CORRECTED PRIOR TO FINAL ACCEPTANCE.

TOWN OF CASTLE ROCK GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TOWN) 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 STANDARD, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. 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.
3. 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 ALL EXISTING POINTS OF 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.
4. 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.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR OF ANY DISRUPTION OF SERVICE TO ANY CONNECTIONS WITHIN 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.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE PERMITS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB OBTAINED AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. 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.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT AN AFFECTING TRAFFIC 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.
11. 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.
12. 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.
13. 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.
14. 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 MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. SEDIMENT 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.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOUT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR DURING THE CONSTRUCTION OF 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.
16. 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.
17. 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.
18. 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.
19. THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0167G AND 08035C0169G, REVISED 1996.
20. BENCHMARK: DOUGLAS COUNTY CORNER, 3-1/4" BRASS CAP STAMPED "2011031"
ELEVATION=6089.46 (NAVD 1988). SITE BENCHMARK: NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 38026" (FLUSH WITH GRADE, AS SHOWN, ELEVATION=6104.69 (NAVD 1988)
21. COORDINATES ARE BASED ON NAD83 MODIFIED COLORADO STATE PLANE COORDINATES SYSTEM, CENTRAL ZONE (5052) WITH A COMBINED SCALE FACTOR OF 1.0003382410.

TOWN OF CASTLE ROCK SIGNAGE AND STRIPING NOTES:

1. ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
2. ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
3. ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL FINL. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
4. THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
5. ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
6. ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
7. STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
8. ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
9. ALL SIGNPOSTS SHALL UTILIZE BREAKAWAY ASSEMBLIES AND FASTENERS, PER THE TCR STANDARD DETAIL.

TOWN OF CASTLE ROCK WATER LINE CONSTRUCTION NOTES:

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HEREIN.
2. ALL WATER LINES SHALL BE: 1) DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF AWWA C150, CL350 (6"-12"), CL250 (16"AND 20"), CL200 (24"), WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH AWWA C111. PIPE SHALL BE CEMENT-LINED IN ORDER TO PREVENT CORROSION. 2) POLYETHYLENE PIPE (PE) CONFORMING TO AWWA C900 FOR PIPE SIZES 8" AND 12", CL305 (DR14) AND AWWA C905 FOR PIPE SIZE OF 16", CL235 (DR18). MINIMUM DISTRIBUTION MAIN SIZE SHALL BE 8". WATER LINES THAT ARE 10", 14", 18" AND 24" IN DIAMETER ARE NOT PERMITTED.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO AWWA C153 OR C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL JOINT, UNLESS APPROVED BY CASTLE ROCK WATER.
4. ALL DIP AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE TO PREVENT CORROSION. POLYETHYLENE WRAP, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF AWWA C105.
5. GATE VALVES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AWWA C509-1 AND AWWA C153. VALVES SHALL BE APPROPRIATE, AND SHALL BE CAST IRON OR DUCTILE IRON BOLLINET. RESILIENT SEATED WEDGE-SEAT VALVES, NON-RISING STEM, O-RING SEALS, AND SLIP-ON CONNECTIONS (TAPPING VALVES, WHEN ALLOWED, SHALL BE FLANGE X MJ). VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE VALVES SHALL BE SUITABLE FOR A WORKING PRESSURE OF 200 PSI. THEY SHALL BE CLOSED BY TURNING CLOCKWISE AND SHALL HAVE TWO-INCH SQUARE CAST IRON OPERATING NUTS WITH AN ARROW CAST IN THE NUT INDICATING THE DIRECTION OF OPENING. VALVES SHALL BE POLYETHYLENE WRAPPED IN ACCORDANCE WITH AWWA C105. THEY SHALL BE OF SUCH DESIGN AS TO MAINTAIN THE FULL AREA OF THE PIPE THROUGH THE VALVE WHEN OPEN AND SHALL BE DESIGNED TO TAKE FULL PRESSURE ON EITHER FACE. VALVE SHALL HAVE TYPE 304 STAINLESS STEEL BONNET BOLTS AND NUTS AND SHALL BE COATED WITH AN EPOXY-100% SOLID, AND BOLTS AND NUTS. VALVES SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY OR MUELLER AND SHALL HAVE THE MANUFACTURER'S NAME OR INITIALS AND THE PRESSURE RATING CAST ON THE BODY.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB67-250" BY WATEROUS CO. OR "SUPER CENTURION 250" BY MUELLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 5 FEET FROM FINAL GRADE TO THE TOP OF THE WATER MAIN. THE MAXIMUM BURY DEPTH SHALL BE 6 FEET, UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AND 10-FOOT HORIZONTAL CLEARANCE EXISTING AT ALL TEES, BENDS, VALVES AND AT ALL OTHER PIPE UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS AND PLUGS AT DEAD-END MAINS SHALL BE RESTRAINED FROM THRUST BY USING MEGALUG RESTRAINTS PER TCR STANDARD DETAIL W-18 IN COMBINATION WITH CONCRETE THRUST BLOCKS PER TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE IN ACCORDANCE WITH TCR STANDARD DETAILS W-10 AND W-11.
12. PRIOR TO CONNECTING TO THE TOWN'S EXISTING WATER SYSTEM, ALL NEW WATERLINES AND/OR SEGMENTS OF WATERLINES SHALL BE DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH SECTION 450.5 OF THE TOWN OF CASTLE ROCK CONSTRUCTION METHODOLOGY AND WATER SERVICE DEPARTMENT AND AWWA C651 AND C900-2. AND DETAIL W-35A AND/OR DETAIL W-36. PLEASE NOTE THAT THIS DISINFECTION AND TESTING WILL BE PERFORMED WHILE THE NEW WATERLINES AND/OR SEGMENTS OF WATERLINES ARE NOT PHYSICALLY CONNECTED TO THE TOWN'S EXISTING WATER SYSTEM. TOWN AND CONTRACTOR SHALL FURNISH MATERIALS AS SHOWN ON DETAILS W-35A AND/OR W-35B. CONTRACTOR SHALL PERFORM ALL PROCEDURES FOR TESTING, FLUSHING AND DISINFECTING OF ALL WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR CONSTRUCTION INSPECTOR. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOUR NOTICE TO, AND OBTAIN APPROVAL FROM THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720)/733-2200. PRIOR TO DISINFECTION, PRESSURE TESTING, AND BACTERIOLOGICAL TESTING OF ANY NEW WATERLINES AND/OR SEGMENTS OF WATERLINES.
13. DISTANCES FROM EXISTING WATER MAINS TO THE HORIZONTAL DISTANCE FROM THE CENTER OF THE FITTING TO THE CENTER OF THE FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K COPPER INSULATED WITH POLYWRAP, FROM THE MAIN TO THE METER. THE WATER METER SHALL BE SUPPLIED BY THE TOWN AND INSTALLED BY THE CONTRACTOR. THE WATER METER WILL BE AVAILABLE FOR PICK UP AT CASTLE ROCK WATER. THE INDIVIDUAL PICKING UP THE WATER METER MUST HAVE PROOF OF A PERMIT AND MUST HAVE PAID ALL FEES ASSOCIATED WITH THE WATER METER.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES. IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS, FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL BE ALIGNED 6 FEET OFF THE NORTH AND EAST GUTTER FLOW LINES OF PUBLIC STREETS WHEREVER POSSIBLE. SEE DETAIL W-13.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, OR AT THE DISCRETION OF THE TCR CONSTRUCTION INSPECTOR.
18. TRACER WIRE SHALL BE USED ON ALL DIP AND PVC WATER MAINS, AND WARNING TAPE SHALL BE PLACED 1 FOOT ABOVE ALL DIP AND PVC PIPE. REFER TO TOWN OF CASTLE ROCK STANDARD TRACER WIRE REQUIREMENTS. IN THESE GENERAL NOTES, TEST STATIONS SHALL BE CONSTRUCTED PER DETAIL W-21 AND DETAIL W-28.
19. THE MINIMUM DISTANCE BETWEEN TEES, CROSSES, VALVES, AND BENDS SHALL BE 10 FEET WHEREVER POSSIBLE.
20. MAXIMUM DEFLECTION FOR WATER MAINS SHALL NOT EXCEED ONE-HALF OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION OR 2.5 DEGREES, WHICHEVER IS LESS.
21. ALL RESIDENTIAL WATER SERVICE LINES SHALL BE CONSTRUCTED PERPENDICULAR TO THE FRONT PROPERTY LINE IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK WATER SYSTEM DESIGN CRITERIA MANUAL AND WATER DETAILS.
22. THE MAXIMUM DEFLECTION OF DOMESTIC WATER SERVICE LINES AND IRRIGATION LINES SHALL NOT EXCEED THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
23. THE SIZE OF THE IRRIGATION SYSTEM SHALL BE DETERMINED BY THE BACKFLOW PREVENTION ASSEMBLY SHALL BE SIZED TO A MINIMUM OF 10" DIAMETER, 12" INCHES FROM THE WINTERIZATION TEE.
24. THE MINIMUM HORIZONTAL SEPARATION BETWEEN UTILITY LINES CARRYING THE SAME MATERIAL (E.G., WATER AND WATER) SHALL BE 5 FEET.
25. WHEN INSTALLING CUT IN TEES OR OTHER APPURTENANCES ON AN EXISTING WATER LINE, THE PIPE MATERIAL BETWEEN THE EXISTING WATER LINE AND THE CUT IN TEE OR OTHER APPURTENANCE SHALL REMAIN CONSISTENT.
26. CONTRACTOR IS RESPONSIBLE TO PROVIDE BACKFLOW PREVENTION DOWNSTREAM OF THE METER. ACCEPTABLE BACKFLOW PREVENTION ASSEMBLIES ARE AS FOLLOWS:
 - COMMERCIAL POTABLE WATER SERVICE: REDUCED PRESSURE ASSEMBLY.
 - RESIDENTIAL POTABLE WATER SERVICE: DOUBLE CHECK VALVE ASSEMBLY, REDUCED PRESSURE ASSEMBLY.
 - COMMERCIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - RESIDENTIAL FIRE SERVICE: REDUCED PRESSURE DETECTOR ASSEMBLY, DOUBLE CHECK VALVE DETECTOR ASSEMBLY.
 - COMMERCIAL AND MULTIFAMILY IRRIGATION WATER SERVICE: REDUCED PRESSURE ASSEMBLY.

TOWN OF CASTLE ROCK STORM DRAINAGE CONSTRUCTION NOTES:

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C78, CL III UNLESS NOTED OTHERWISE. ALL STORM DRAINAGE PIPES SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURER'S INSTALLATION GUIDELINES. ANY STORM DRAINAGE PIPE UNDER A PROPOSED OR EXISTING TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES SHALL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. JUNCTIONS AND MANHOLES SHALL BE PLACED ON A MINIMUM OF 1' OF 3% WASH ROCK. IF ADDITIONAL SUBGRADE IS DISTURBED, EXCAVATION SHALL BE BACKFILLED WITH 3" WASH ROCK OR OTHER APPROVED STRUCTURAL SOIL COMPACTED TO 95% OF ASTM D698 UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.

CIVIL GENERAL NOTES:

1. **TOWN OF CASTLE ROCK CONSTRUCTION DOCUMENT STANDARD NOTES WILL TAKE PRECEDENCE OVER THE CIVIL GENERAL NOTES IN THE EVENT OF ANY CONFLICTING INFORMATION.**
2. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND BE LIMITED TO NORMAL WORKING HOURS.
3. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT THEIR EXPENSE TO COMPLETE ALL GRADING, UTILITY WORK AND INSTALLATION OF EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL COORDINATE WORK WITH ALL ADJACENT PROJECTS.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITY LINES SHOWN ON THESE PLANS AND THOSE UTILITY LINES WHICH MAY NOT BE SHOWN ON THESE PLANS.
7. EXISTING SITE INFORMATION SHOWN ON THESE DRAWINGS IS BASED UPON AVAILABLE SURVEY BY CLARK LAND SURVEYING, INC. DATED 06/24/2021. S.A. MIRO, INC. MAKES NO WARRANTIES OR CERTIFICATION OF THE COMPLETENESS OR ACCURACY OF THE EXISTING CONDITIONS PRESENTED. THE CONTRACTOR SHALL INSPECT THE SITE TO ASSESS EXISTING CONDITIONS, AND SATISFY THEMSELVES THAT THE DOCUMENTS ACCURATELY REPRESENT THE SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND DURING INITIAL INSPECTIONS, OR SUBSEQUENTLY, SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY FOR RESOLUTION RELATIVE TO THE INTENDED CONSTRUCTION.
8. THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING FIELD SURVEY DATA LOCATING MANHOLES, WATER VALVES, ELECTRICAL EQUIPMENT, AND OTHER FEATURES FOUND AT THE SURFACE. NO SUBSURFACE EXPLORATION HAS BEEN DONE TO VERIFY EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICT PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS, WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES, THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY APPROPRIATE ENTITIES FOR UTILITY LOCATES AND START OF CONSTRUCTION PRIOR TO ANY WORK BEING STARTED.
11. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL AFFECTED PARTIES PRIOR TO ANY OUTAGES OR SHUTDOWN OF SERVICE.
12. ALL QUANTITIES SHOWN ON THESE PLANS ARE SHOWN FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
14. THE CONTRACTOR SHALL FOLLOW/VERIFY THE INTENT OF THE DESIGN AT ALL LOCATIONS OF TIE-IN TO EXISTING FEATURES.

CIVIL DEMOLITION NOTES:

1. UNLESS OTHERWISE NOTED, EXISTING UTILITIES AND STRUCTURES SHALL REMAIN AND BE PROTECTED IN PLACE.
2. THE CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS (BUILDINGS, ROADWAYS, FENCES, PARKING LOTS, UTILITIES, ETC.) FROM DAMAGE AND EROSION. ALL DISTURBED AREAS OUTSIDE OF THE LIMITS OF WORK SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

CIVIL HORIZONTAL CONTROL NOTES:

1. THE BASIS OF BEARING IS BASED ON NAD83 MODIFIED COLORADO STATE PLANE COORDINATES SYSTEM, CENTRAL ZONE (0502) WITH A COMBINED SCALE FACTOR OF 1.0003382410.
2. THE CONTRACTOR SHALL VERIFY THAT BUILDING GRID LOCATIONS ARE CONSISTENT WITH LATEST ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

CIVIL PAVING NOTES:

1. THE CONTRACTOR SHALL ADJUST EXISTING AND PROPOSED MANHOLES, WATER VALVES AND OTHER SURFACE APPURTENANCES WITHIN THE LIMITS OF WORK TO FINISHED GRADE.
2. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL/LANDSCAPE PLANS FOR CONCRETE SCORING PATTERNS, COLOR AND FINISHING.
3. PROPOSED PAVEMENT DESIGN IS BASED UPON THE GEOTECHNICAL REPORT BY KUMAR & ASSOCIATES DATED 05/21/21. S.A. MIRO, INC. MAKES NO WARRANTIES OR CERTIFICATION OF PAVEMENT PERFORMANCE.

CIVIL UTILITY NOTES:

1. LOCATION OF ALL EXISTING UTILITIES (PRIVATE AND PUBLIC) SHALL BE IDENTIFIED AND VERIFIED BY THE CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION AND ORDERING OF MATERIALS. IF ANY CONFLICTS OR DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, REPAIR AND DELAYS RELATED TO ANY AND ALL UNVERIFIED EXISTING CONDITIONS.
2. ALL UTILITY LENGTHS AND QUANTITIES SHOWN ON THESE PLANS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL LENGTHS AND QUANTITIES PRIOR TO ORDERING OF

3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WHERE FLARED END SECTIONS ARE REQUIRED, THE LENGTH OF PIPE INCLUDES THE FLARED END SECTION.

5. ALL UTILITY WORK SHALL BE COMPLETED PRIOR TO ANY PAVING.
6. CONTRACTOR SHALL SURVEY THE LOCATION AND ELEVATION OF ALL INSTALLED UTILITIES PRIOR TO TRENCH BACKFILL, AND PROVIDE SURVEY INFORMATION TO THE ENGINEER UPON COMPLETION OF THE PROJECT FOR AS-BUILT DOCUMENTATION.

CIVIL GRADING NOTES:

1. SITE GRADING (EXCAVATION, EMBANKMENTS, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST GEOTECHNICAL REPORT FOR THIS PROPERTY.
2. SPOT ELEVATIONS MAY BE ABBREVIATED FOR CLARITY. REFER TO THE ADJACENT CONTOUR LABELS FOR FULL ELEVATIONS.
3. MAXIMUM PROPOSED SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.
4. SPOT ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.
5. PROPOSED GRADING SHALL MEET AND MATCH EXISTING GRADE AT LIMITS OF DISTURBANCE.
6. PROPOSED GRADING AS SHOWN REFLECTS PLANNED FINISHED GRADE. THE CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTH, SUBGRADE REQUIREMENTS, OVEREXCAVATION, TOPSOIL, AND ANY PLANNED SURFACING CONSTRUCTION.
7. MAXIMUM TEMPORARY SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND IN COMPLIANCE WITH OSHA REQUIREMENTS.

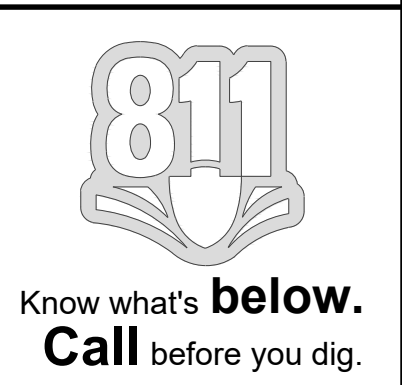
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

RYAN J. HUMPHREY, PE
CO# 64927

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

APPROVED BY: _____

DEVELOPMENT SERVICES	DATE

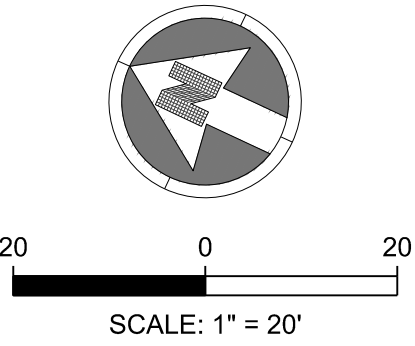
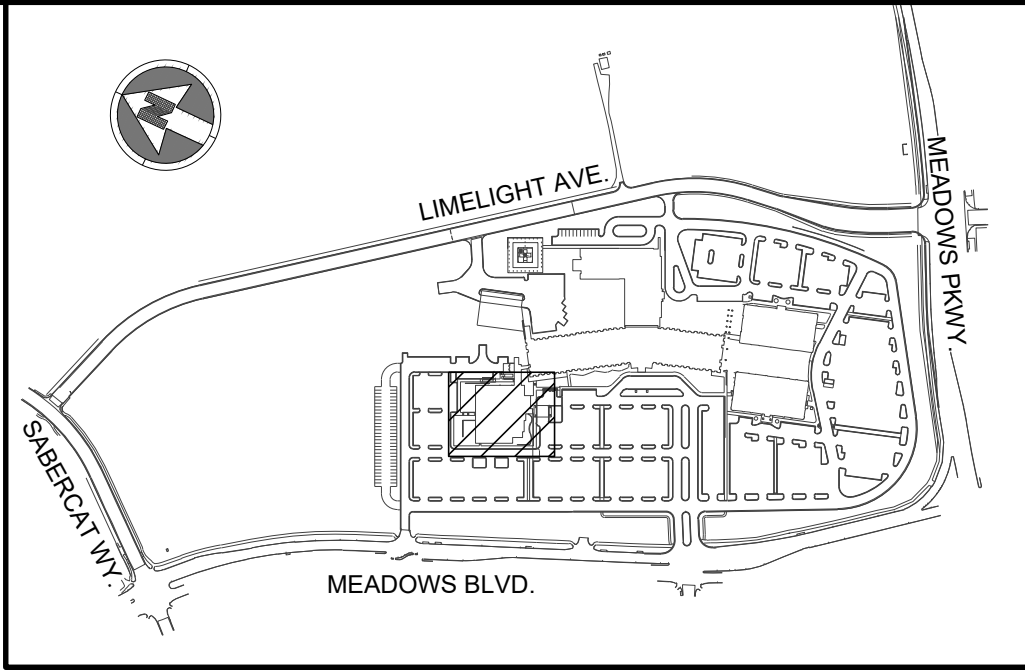
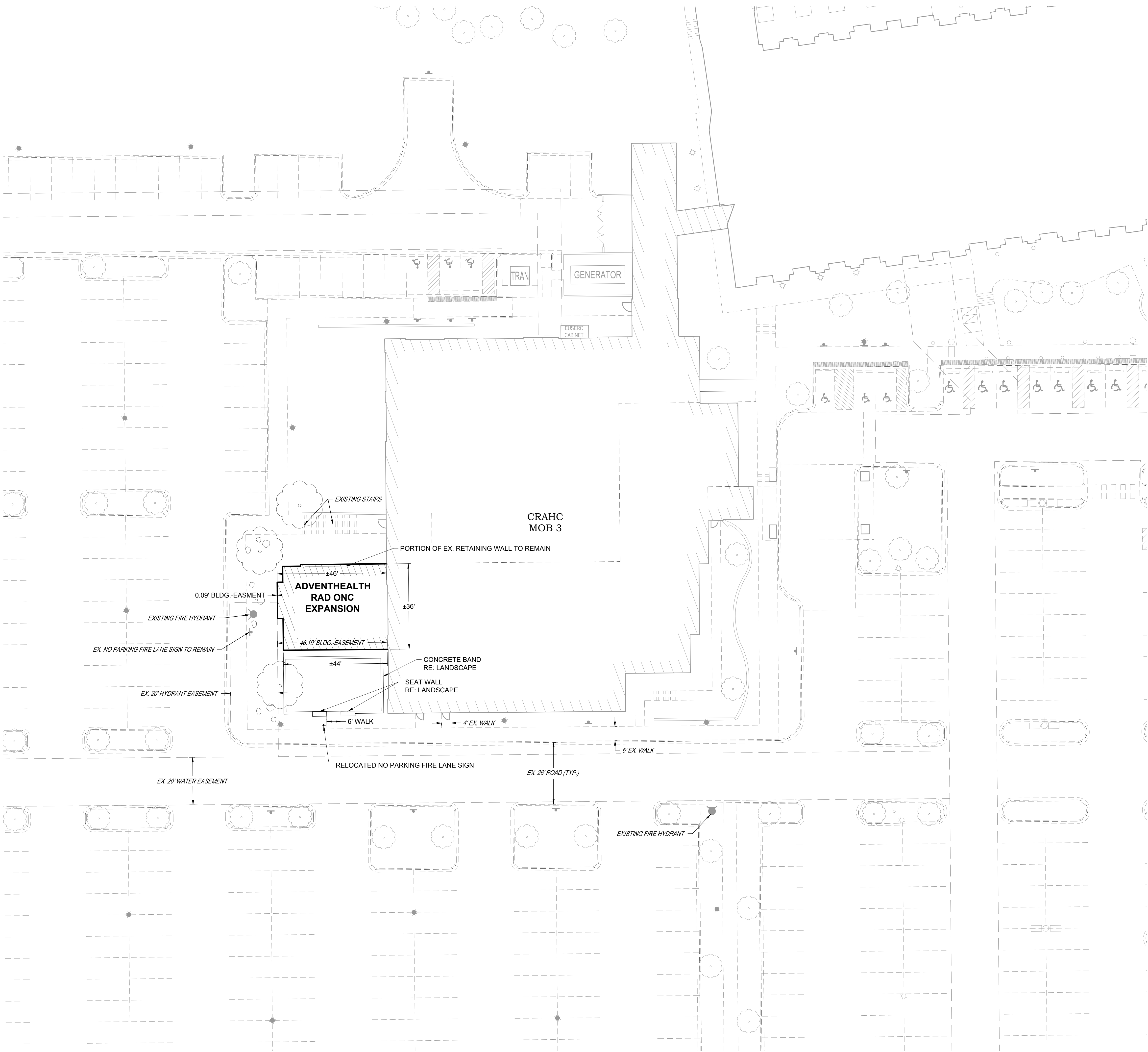
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PROJECT:	ADVENTHEALTH CAST ROCK CANCER CENTER 2350 MEADOWS BLVD., CASTLE ROCK, CO 80109
DRAWING TITLE:	NOTES SHEET
FILE PATH:	\\jobs24026-ahc-cancer-center\05 CAD\Plans and Details\CO00-COVR.dwg CO 0.1 - 1/26/2026

THIS DOCUMENT IS
SUBJECT TO CHANGE AS A
RESULT OF JURISDICTIONAL
APPROVALS. CONSTRUCTION
DOCUMENTS SHALL CONTAIN
THE APPROVAL SIGNATURES
OF THE REVIEWING ENTITIES.
THIS DOCUMENT IS NOT
FOR CONSTRUCTION.

DESIGNED BY:	RJH
DRAWN BY:	RJH
CHECKED BY:	JDC
MIRO JOB NO.	24-026
DRAWING NUMBER:	

C0.0.1



- NOTES:
- SEE SHEETS C0.0.0 & C0.0.1 FOR CIVIL NOTES AND LEGEND.
 - EXTERIOR SCOPE IS MINIMAL. THE EXPANSION WAS GENERALLY PLANNED FOR IN THE ORIGINAL BUILDING DESIGN.
 - PORTION OF EXISTING LINACC RETAINING WALL TO BE DEMOLISHED.

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.

RYAN J. HUMPHREY, PE
CO# 64927

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

M I R O
S.A. MIRO, INC.
CIVIL + STRUCTURAL
CONSULTING ENGINEERS
4582 S. Ulster St., Suite 750
Denver, CO 80237
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811
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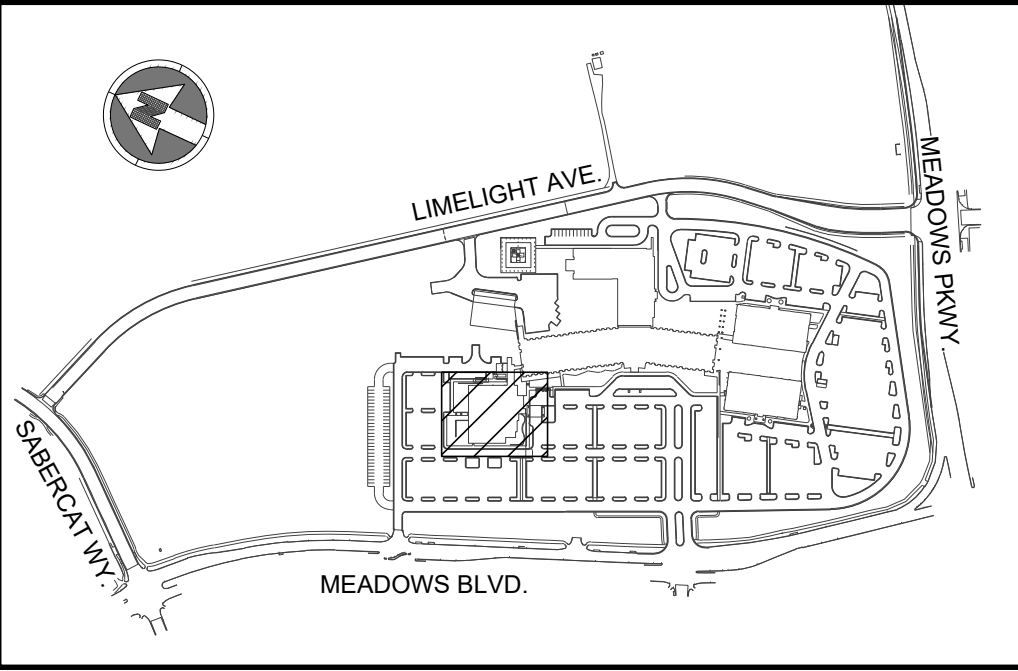
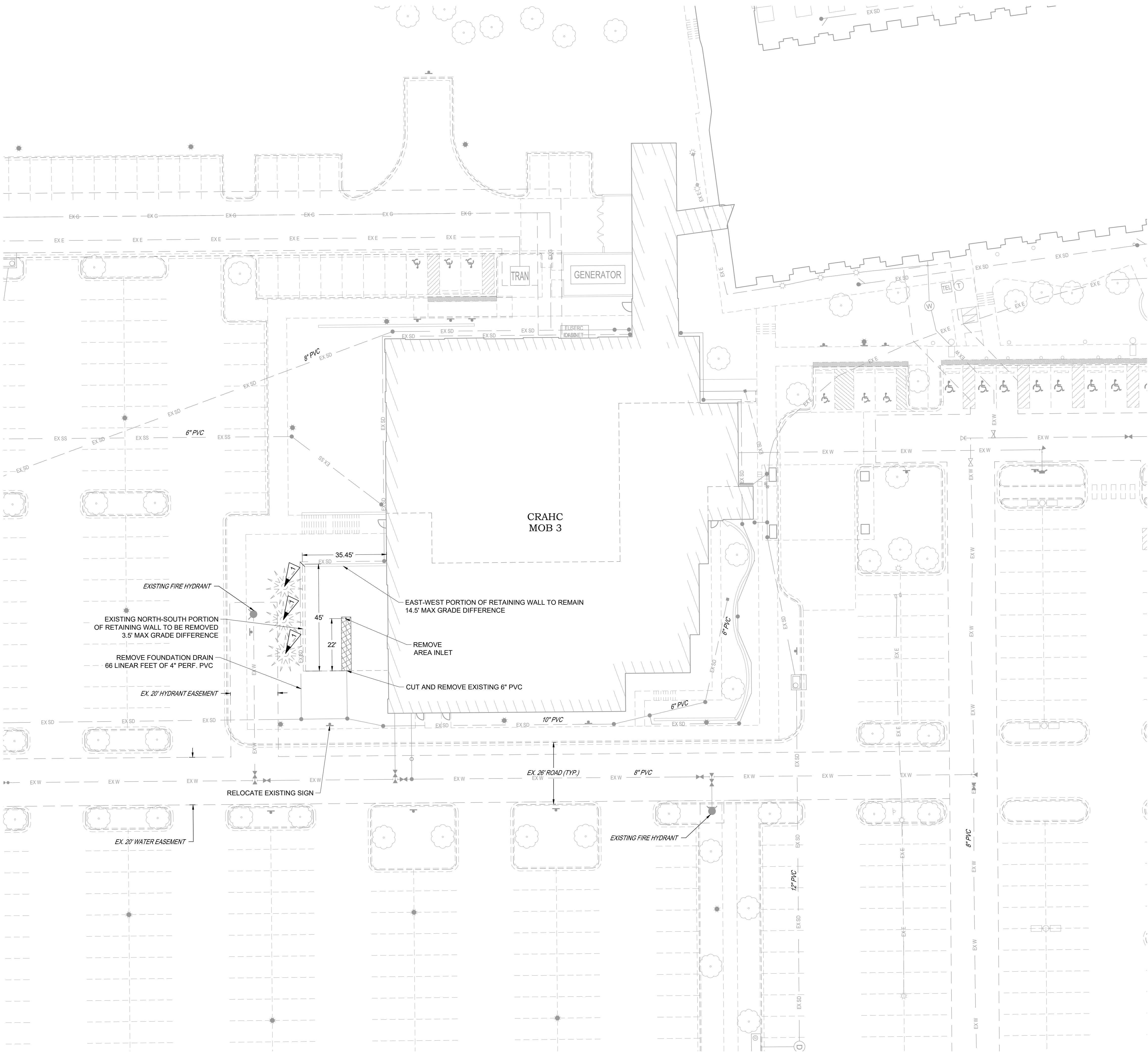
DATE	DESCRIPTION	NO.
01/23/2026	1ST TOWN SUBMITTAL	1

PROJECT:	ADVENTHEALTH CAST ROCK CANCER CENTER 2350 MEADOWS BLVD., CASTLE ROCK, CO 80109
DRAWING TITLE:	GARDEN LEVEL - SITE PLAN
FILE PATH:	j:\jobs\24026 ahr cancer center\05 CAD\Plans and Details\0201-SITE-PLAN.dwg C021 - 1/26/2026

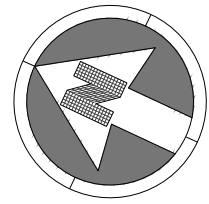
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DESIGNED BY: RJH
DRAWN BY: RJH
CHECKED BY: JDC
MIRO JOB NO. 24-026

DRAWING NUMBER:
C0.2.1



KEYMAP
NTS



20 0 20
SCALE: 1" = 20'

NOTES:

1. EXTERIOR SCOPE IS MINIMAL. THE EXPANSION WAS GENERALLY PLANNED FOR IN THE ORIGINAL BUILDING DESIGN.

LEGEND:

	UTILITY TO BE REMOVED
	CURB AND GUTTER REMOVAL
	CONCRETE SIDEWALK REMOVAL
	ASPHALT PAVEMENT REMOVAL
	SAWCUT LINE
	UTILITY TO BE ABANDONED
	RELOCATE TREE

1

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RYAN J. HUMPHREY, PE
CO# 64927

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

APPROVED BY:

DEVELOPMENT SERVICES DATE

M I R O
S.A. MIRO, INC.
CIVIL + STRUCTURAL
CONSULTING ENGINEERS
4582 S. Ulster St., Suite 750
Denver, CO 80237
303-741-3737
www.samiro.com



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DATE	01/23/2026
DESCRIPTION	1ST TOWN SUBMITTAL
NO.	1

PROJECT:
**ADVENTHEALTH CAST ROCK CANCER CENTER
2350 MEADOWS BLVD., CASTLE ROCK, CO 80109**

DRAWING TITLE:
GARDEN LEVEL - DEMOLITION PLAN

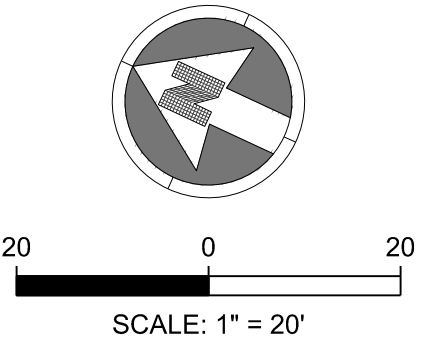
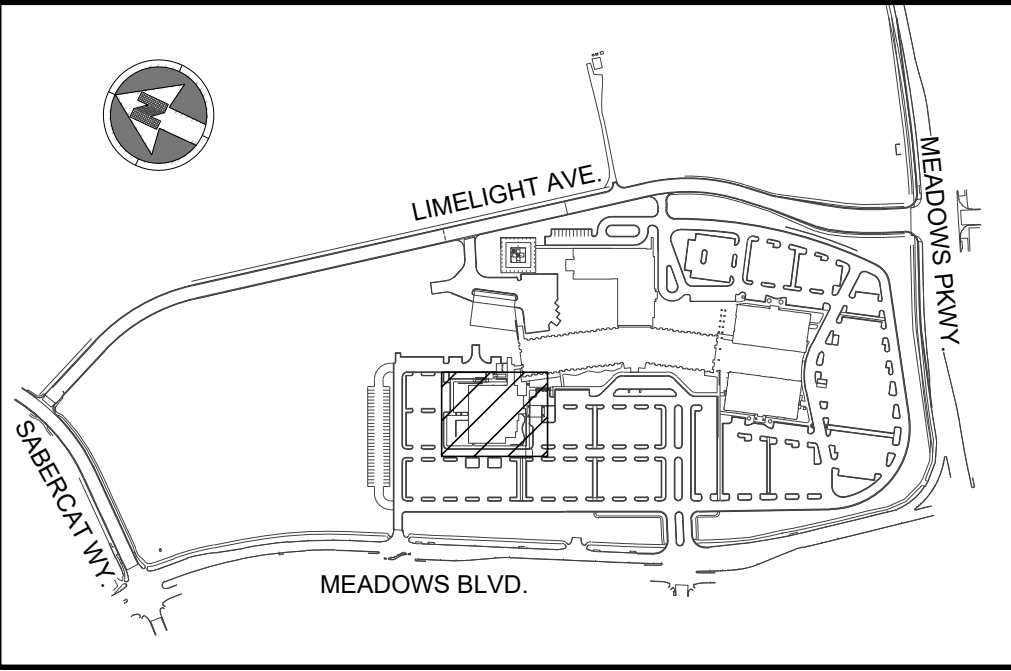
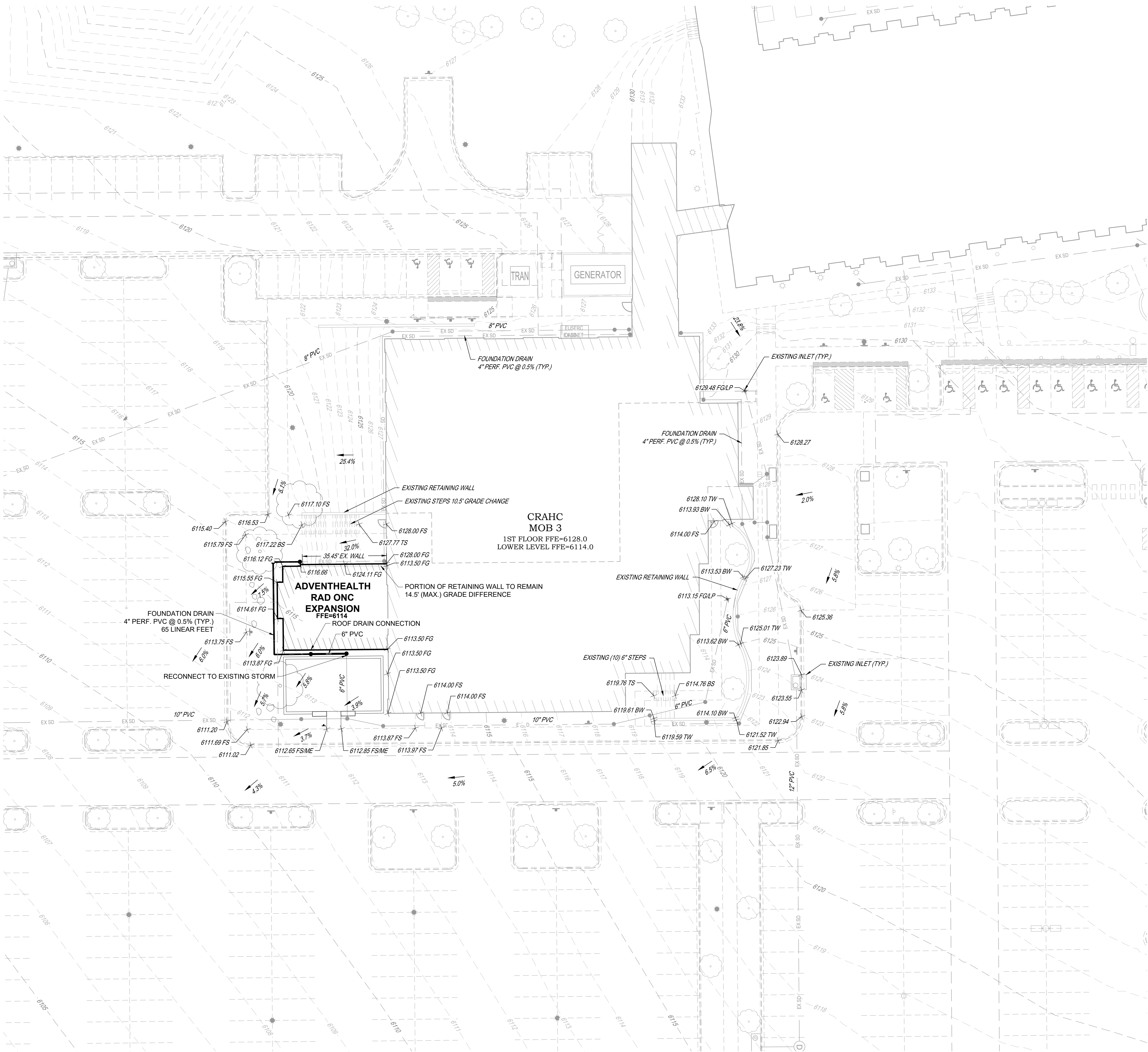
FILE PATH: j:\Jobs\24026 ahr cancer center\05 CAD\Plans and Details\C111-DEMO-PLAN.dwg C111 - 1/26/2026

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DESIGNED BY:	RJH
DRAWN BY:	RJH
CHECKED BY:	JDC
MIRO JOB NO.	24-026

DRAWING NUMBER:

C1.1.1



- NOTES:
- SEE SHEETS C0.0.0 & C0.0.1 FOR CIVIL NOTES AND LEGEND.
 - SITE GRADING (EXCAVATION, EMBANKMENTS, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST GEOTECHNICAL REPORT FOR THIS PROPERTY.
 - SPOT ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.
 - MAXIMUM TEMPORARY SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND IN COMPLIANCE WITH OSHA REQUIREMENTS.
 - RETAINING WALLS, SECTION OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

- LEGEND:
- | | | | |
|-------|------|-----|-------------------------|
| --- | 5343 | --- | EXISTING MINOR CONTOURS |
| --- | 5345 | --- | EXISTING MAJOR CONTOURS |
| 43.50 | | | EXISTING SPOT ELEVATION |
| --- | 5343 | --- | PROPOSED MINOR CONTOURS |
| --- | 5345 | --- | PROPOSED MAJOR CONTOURS |
| 43.50 | | | PROPOSED SPOT ELEVATION |
| EX SD | | | EXISTING STORM LINE |
| | | | EXISTING STORM INLET |
| | | | EXISTING STORM MANHOLE |
| | | | PROPOSED STORM LINE |
| | | | PROPOSED STORM INLET |
| | | | PROPOSED STORM MANHOLE |

ABBREVIATIONS:

ELEV.	ELEVATION	PC	POINT OF CURVATURE
EX	EXISTING	PVC	POLYVINYL CHLORIDE
FG	FINISHED GRADE	RCP	REINFORCED CONCRETE PIPE
FS	FINISHED SURFACE	RL	RIDGE LINE
FL	FLOWLINE	ROW	RIGHT OF WAY
GB	GRADE BREAK	SD	STORM DRAINAGE SEWER
HP	HIGH POINT	STRM	STORM SEWER
INV.	INVERT	TW	TOP OF WALL @ FINISHED GRADE
LP	LOW POINT		
MH	MANHOLE	TYP.	TYPICAL

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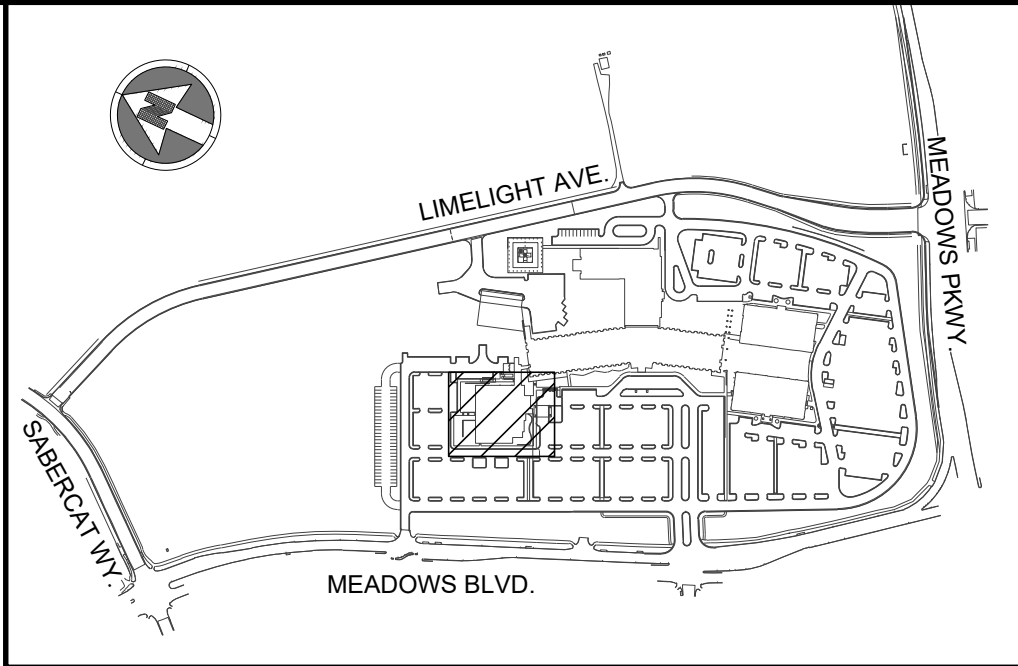
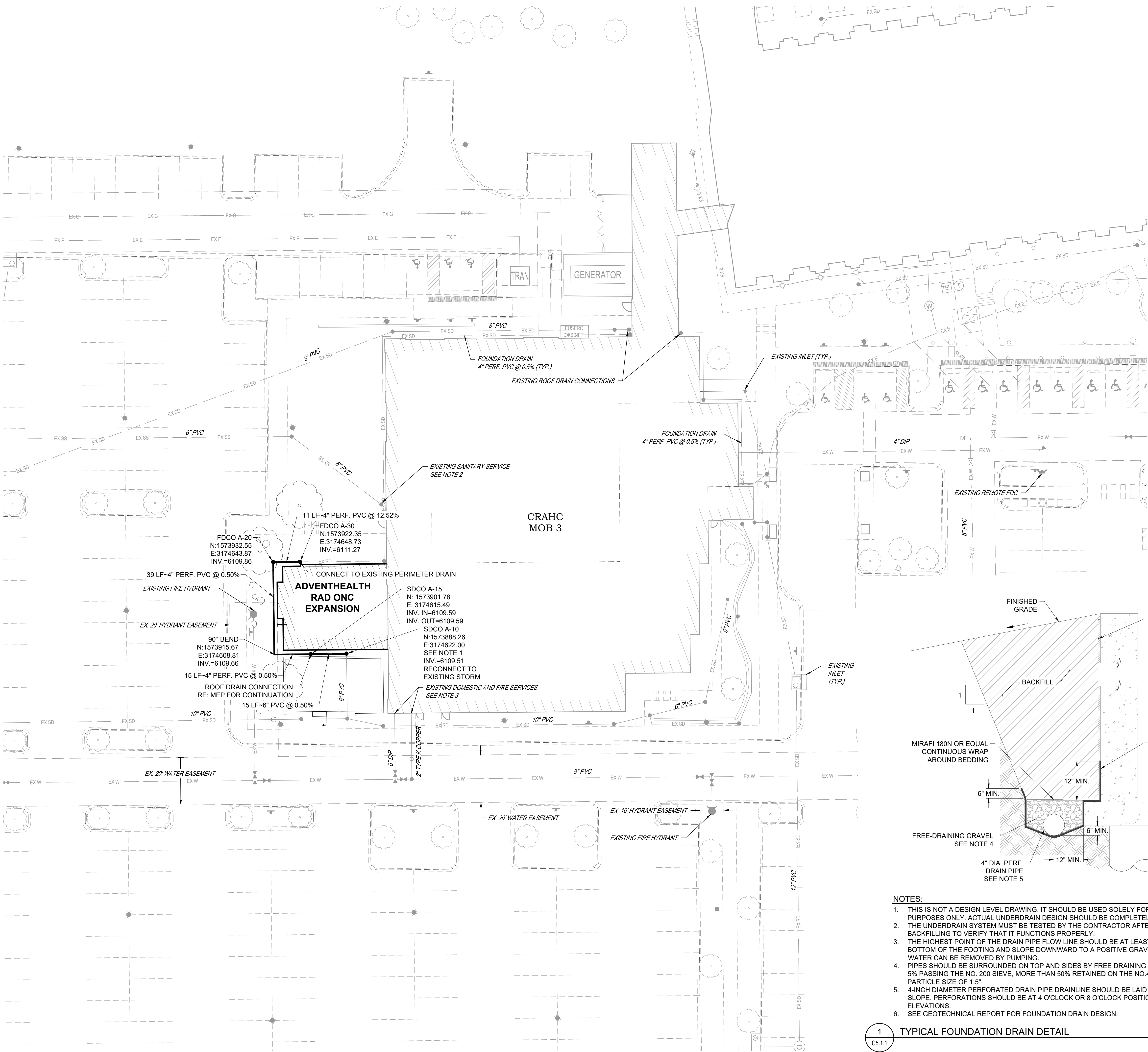
PROJECT:	ADVENTHEALTH CAST ROCK CANCER CENTER 2350 MEADOWS BLVD., CASTLE ROCK, CO 80109
DRAWING TITLE:	GARDEN LEVEL - GRADING PLAN
FILE PATH:	j:\Jobs\24026 ahr cancer center\05 CAD\Plans and Details\C211-GRAD-PLAN.dwg C211 - 1/26/2026

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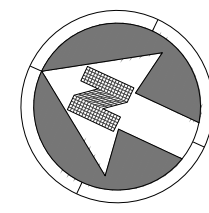
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CHECKED BY: JDC
MIRO JOB NO. 24-026

DRAWING NUMBER:

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KEYMAP
NTS



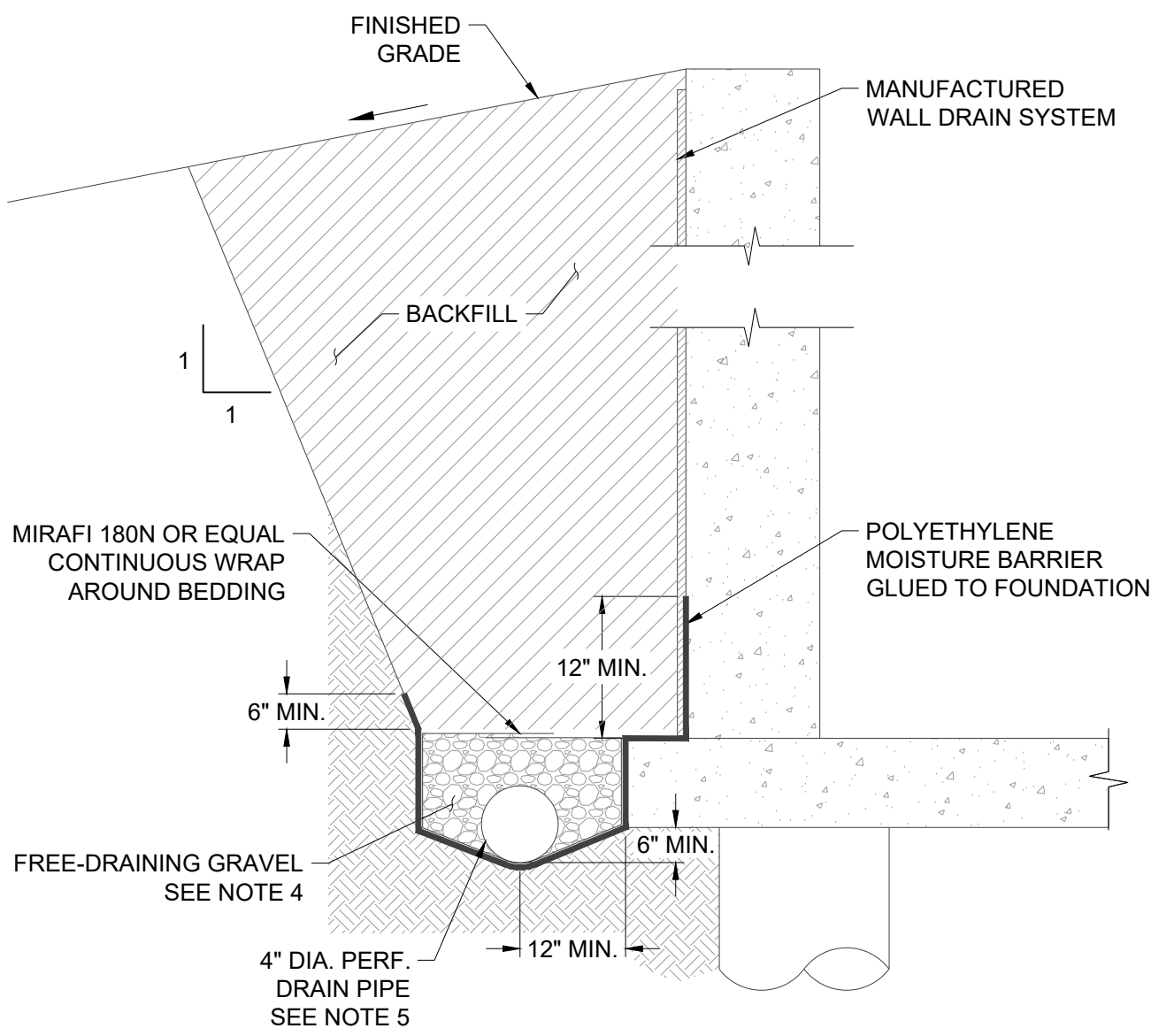
20 0 20
SCALE: 1" = 20'

NOTES:

- EXISTING 6" PVC STORM SEWER AND AREA DRAIN WITHIN RESERVED LINACC TO BE CUT AND USED AS THE OUTFALL FOR THE ROOF DRAIN CONNECTION FOR BUILDING
- SANITARY SERVICE WILL BE ROUTED INTERNALLY TO THE EXISTING SERVICE LINE(S)
- DOMESTIC WATER AND FIRE SPRINKLER SERVICES WILL BE ROUTED INTERNALLY TO THE EXISTING SERVICE LINES

LEGEND:

---	EX E	EXISTING ELECTRICAL LINE
---	EX FO	EXISTING FIBER OPTIC LINE
---	EX G	EXISTING GAS LINE
---	EX T	EXISTING TELEPHONE LINE
---	EX SS	EXISTING SANITARY LINE
---	EX SD	EXISTING STORM LINE
---	EX W	EXISTING WATER LINE
---	EX W	EXISTING EASEMENT
		EXISTING STORM INLET
		EXISTING CLEANOUT
		EXISTING FIRE HYDRANT
		EXISTING WATER VALVE
		EXISTING MANHOLES



NOTES:

- THIS IS NOT A DESIGN LEVEL DRAWING. IT SHOULD BE USED SOLELY FOR GENERAL INFORMATIONAL PURPOSES ONLY. ACTUAL UNDERDRAIN DESIGN SHOULD BE COMPLETELY BY OTHERS.
- THE UNDERDRAIN SYSTEM MUST BE TESTED BY THE CONTRACTOR AFTER INSTALLATION AND BACKFILLING TO VERIFY THAT IT FUNCTIONS PROPERLY.
- THE HIGHEST POINT OF THE DRAIN PIPE FLOW LINE SHOULD BE AT LEAST 6 INCHES BELOW THE BOTTOM OF THE FOOTING AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO WHERE WATER CAN BE REMOVED BY PUMPING.
- PIPES SHOULD BE SURROUNDED ON TOP AND SIDES BY FREE DRAINING GRAVEL WITH LESS THAN 5% PASSING THE NO. 200 SIEVE, MORE THAN 50% RETAINED ON THE NO.4 SIEVE , AND MAXIMUM PARTICLE SIZE OF 1.5"
- 4-INCH DIAMETER PERFORATED DRAIN PIPE DRAINLINE SHOULD BE LAID ON A 0.5% OR GREATER SLOPE. PERFORATIONS SHOULD BE AT 4 O'CLOCK OR 8 O'CLOCK POSITIONS. SEE PLANS FOR INVERT ELEVATIONS.
- SEE GEOTECHNICAL REPORT FOR FOUNDATION DRAIN DESIGN.

1
C5.1.1 TYPICAL FOUNDATION DRAIN DETAIL

NO SCALE

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PROJECT:
ADVENTHEALTH CAST ROCK CANCER CENTER
2350 MEADOWS BLVD., CASTLE ROCK, CO 80109

DRAWING TITLE:
GARDEN LEVEL - UTILITY PLAN

FILE PATH: j:\Jobs\24026 after cancer center\05 CAD\Plans and Details\C511-UTL-PLAN.dwg C511 - 1/26/2026

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THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTORS SHALL REVIEW THIS PROJECT WITH THE LANDSCAPE ARCHITECT IN A 'PRECONSTRUCTION MEETING' PRIOR TO STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES REGARDING THESE PLANS PRIOR TO PROCEEDING. ANY CHANGES TO PLANS MUST BE COORDINATED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

2. CONSTRUCTION SHALL NOT BEGIN PRIOR TO THE 'PRECONSTRUCTION MEETING' AND WRITTEN AUTHORIZATION TO PROCEED IS ISSUED BY THE OWNER.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSSCHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS WITH RELATED REQUIREMENTS FROM EACH DISCIPLINE. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK.

4. IN ALL CASES WHERE A CONFLICT MAY OCCUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.

5. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS PERTAINING TO THE PROJECT.

7. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL CODES.

8. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.

9. THE PROJECT 'LIMITS OF CONSTRUCTION' SHALL BE FENCED OFF FROM SURROUNDING VEGETATION. FENCE LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

10. ALL EXISTING VEGETATION (U.O.N.), WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM THE PROJECT 'LIMITS OF CONSTRUCTION' AND PROPERLY DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE.

11. UNLESS OTHERWISE SPECIFIED ON THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

11.1. DAMAGES TO UTILITIES CAUSED AS A RESULT OF CONSTRUCTION

11.2. DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.

11.3. INSPECTION OF THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING THE BID

11.4. SITE SECURITY UNTIL PROJECT ACCEPTANCE

12. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE DRAWINGS.

13. REFERENCE TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.

14. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.

15. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT.

16. CONTRACTOR SHALL REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS AND SHALL BE RESPONSIBLE FOR MAINTAINING THESE FLOWS FREE OF OBSTRUCTIONS.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

18. SLEEVES, VARIATIONS IN THE SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER DRAWINGS REQUIREMENTS FROM EACH DISCIPLINE MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

19. REFERENCE TO AND COORDINATE WITH OTHER DISCIPLINES' DRAWINGS FOR ADDITIONAL SITE INFORMATION NOT SHOWN ON THIS DRAWING.

PLANTING NOTES (NOT APPROVED BY CITY)

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH & OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT.

2. ALL LANDSCAPE AND IRRIGATION MATERIALS & INSTALLATION SHALL COMPLY WITH SECTIONS 424, 425, 430 757 AND 795 OF THE M.A.G. SPECIFICATIONS.

3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS, & MANHOLES IN AN EXPOSED CONDITION.

4. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN & BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. BOX SIZES ARE SHOWN FOR REFERENCE ONLY.

5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL MUST BE OBTAINED WITHIN A 50-MILE RADIUS OF THE PROJECT SITE FROM A LOCATION WITH THE SAME OR SIMILAR CLIMATIC CONDITIONS WHICH IS IN THE SAME USDA HARDINESS ZONE AS PROJECT SITE UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

6. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

7. THE CONTRACTOR SHALL REQUEST INSPECTION OF PLANT LAYOUT IN THE FIELD BY THE LANDSCAPE ARCHITECT A MINIMUM OF 1 WEEK IN ADVANCE FOR APPROVAL UNLESS OTHERWISE AGREED UPON.

8. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT SHRUBS & CONTAINER TREES FOR CONDITIONS OF ROOTBALLS. THE CONTRACTOR SHALL REQUEST INSPECTION 1 WEEK IN ADVANCE OF PLANTING. UPON SUCH INSPECTIONS IF THE ROOTBALL CONDITION IS UNACCEPTABLE THE CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT AT NO COST.

9. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, REFER TO HARDPAN DETAIL CONTAINED IN TREE PLANTING AND STAKING DETAIL ON THE LANDSCAPE DETAILS SHEET.

10. SEE SPECIFICATIONS FOR PLANTING BACKFILL MIX.

11. ALL TOP SOIL MIXTURES FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS

12. SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 3' AWAY FROM THE EDGE OF WALKS, WALLS, BUILDINGS AND CURBS UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

13. MAINTAIN 5' CLEARANCE OF CACTI FROM ALL PEDESTRIAN ROUTES UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

14. MAINTAIN 5' CLEARANCE OF PLANT MATERIAL FROM ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS ON SITE.

15. SIGHT DISTANCE TRIANGLES SHALL BE CLEAR OF LANDSCAPING & OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE TRIANGLES SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.

16. ALL LANDSCAPED AREAS SHALL BE SPRAYED WITH WEED KILLER SUCH AS 'ROUND-UP' PER MANUFACTURER'S RECOMMENDATIONS & ALL WEEDS REMOVED 7-10 DAYS PRIOR TO PLACEMENT OF TOPDRESS.

17. ALL LANDSCAPE AREAS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. DEAD DEBRIS SHALL BE PROPERLY DISPOSED OF PRIOR TO PLACEMENT OF TOPDRESS.

18. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A LETTER CERTIFYING THE CHEMICAL, DATE AND RATE OF APPLICATION FOR BOTH WEED KILLER AND PRE-EMERGENT.

19. LANDSCAPE AREAS NOT OTHERWISE COVERED BY PAVING OR BUILDINGS SHALL BE DECOMPOSED GRANITE (D.G.) - 2" DEPTH UNLESS OTHERWISE NOTED. LANDSCAPE CONTRACTOR TO SUBMIT (1) 5 LB. SAMPLE BAG OF D.G. TO LANDSCAPE ARCHITECT FOR APPROVAL.

20. ALL ROCKS AND DEBRIS OF 1" DIA. SIZE OR LARGER SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF PRIOR TO THE PLACEMENT OF TOPDRESS - WITH THE EXCEPTION OF ANY AREAS RECEIVING LARGER SIZE COBBLE. SEE PLANS FOR LOCATIONS.

21. TOP DRESSING SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON THE PLANS.

22. FINISH GRADE IN ALL AREAS SHALL BE SMOOTH, EVEN AND 1/2" BELOW TOP OF CURBS, PAVING AND ADJACENT WALKS.

23. WHEN BOXED TREES ARE INSTALLED, THE BOTTOM OF THE TREE BOXES SHALL NOT BE REMOVED UPON PLANTING. THE SOIL LINE OF THE PLANTED TREE SHALL MATCH THE SURROUNDING FINISH GRADE.

24. NEW LANDSCAPING DAMAGED OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUANTITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

25. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 (ONE) YEAR WARRANTY ON THE IRRIGATION SYSTEM, A 1 (ONE) YEAR WARRANTY ON TREES, CACTI, OCOTILLOS AND 15 GALLON PLANT MATERIAL AND A 90 (NINETY) DAY WARRANTY ON ALL REMAINING PLANT MATERIAL.

26. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ENTIRE PROJECT FOR A MAINTENANCE PERIOD OF 90 DAYS AFTER ACCEPTANCE OF WORK BY THE OWNER AS PER SECTION 430.8 OF THE M.A.G. SPECIFICATIONS. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.

27. ALL LANDSCAPE AREAS & MATERIALS, INCLUDING THOSE LOCATED IN THE RIGHT-OF-WAY SHALL BE MAINTAINED IN A HEALTHY, NEAT, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

SYMBOL DESCRIPTION	MODEL INFORMATION
BACKFLOW PREVENTER	EXISTING (NOT SHOWN)
MASTER VALVE	EXISTING (NOT SHOWN)
CONTROLLER	EXISTING (NOT SHOWN) VERIFY CONTROLLER SUPPORTS NEW VALVES
BRASS BALL VALVE (Line Size)	A.Y. McDONALD BRONZE BALL VALVE FOR SYSTEM ISOLATION.
QUICK COUPLER	RAINBIRD 33 DRC QUICK COUPLING HOSE, PROVIDE 1- 33DK KEY AND SH-0 HOSE SWIVEL PER 4 VALVES. (NOT SHOWN ON PLAN)
DRIP PRESSURE REGULATOR	
FLUSHING END CAP	PER PLANS
MAIN LINE	1-1/2" SCH. 40 PIPE (U.O.N.)
TREE LATERAL LINE	1" SCH. 40 PVC.
SHRUB LATERAL LINE	1" SCH. 40 PVC.
TURF LATERAL LINE	1" - 1-1/2" SCH. 40 PVC.
SLEEVING	SCHEDULE 40 PVC PIPE - MINIMUM 4" SCHEDULE 40 PVC WIRE - 2"
CONTROL VALVES	
TURF VALVE (SEE SPRAY HEADS)	RAINBIRD: 200 PESBIVM-NP-HAN3 (2")
SHRUB VALVE (SEE DRIP)	RAINBIRD: 100 PESBIVM-NP-HAN1 (1") 150 PESBIVM-NP-HAN2 (1-1/2")
CONTROLLER STATION NO. GPM VALVE SIZE TYPE: (SEE RIGHT)	TURF = ROTOR/SPRAY SHRUB = SHRUB SPRAY TREE = TREE SPRAY/BUBBLER
NOT SHOWN DRIP EMITTER	RAINBIRD XERI-BUG XBT SERIES; SEE EMITTER SCHEDULE.
NOT SHOWN CONTROL WIRE	UF DIRECT BURIAL SOLID COPPER, 12 GA. COMMON, 12 GA. CONTROL

ALL CONTAINER PLANT BEDS

TURF SPRAY		GPM	HUNTER MP1000
SHRUBS - MP1000 8'-15' RADIUS - 6" POP-UPS			
	.21 GPM @ 40 PSI	HUNTER MPR40 w/ MP1000 ROTATOR 90° NOZZLE	
	.42 GPM @ 40 PSI	HUNTER MPR40 w/ MP1000 ROTATOR 180° NOZZLE	
TREE BUBBLERS			
		HUNTER 'RZWS-10-50-SLEEVE' ROOTZONE WATERING SYSTEM, (3) PER TREE	
		HUNTER PCB-25 BUBBLER (3) - 0.25 GPM PER PLANT	
NOTE: 1 Symbol shown per plan for reference only, field adjust the 3 bubbler locations to provide proper coverage.			

1. COORDINATE IRRIGATION EQUIPMENT, DESIGN, INSTALLATION, AND POINT OF CONNECTION WITH OWNER / MAINTENANCE TEAM.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
3. PROVIDE IRRIGATION EQUIPMENT AND MATERIALS AS SPECIFIED OR AS APPROVED BY OWNER / LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS, AND MANHOLES IN AN EXPOSED CONDITION.
5. PROTECT EXISTING LANDSCAPE TO REMAIN. REPAIR AS NEEDED. PROVIDE TEMPORARY IRRIGATION SYSTEM FOR REESTABLISHMENT.
6. IRRIGATION DESIGN IS SHOWN AS SCHEMATIC AND AS IS FOR CLARITY. LOCATE ALL IRRIGATION COMPONENTS WITHIN LANDSCAPE AREAS. REFER TO DETAILS FOR EXACT CONFIGURATION.
7. IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL HARDSCAPE SURFACES.
9. TREES AND SHRUBS TO BE ON SEPARATE VALVES.
10. PROVIDE 120 V POWER SOURCE TO CONTROLLER LOCATION.
11. IRRIGATION VALVE BOXES SHALL BE LOCATED A MINIMUM OF 6' BEHIND ALL CIRCULATION AREAS & SHALL BE ORGANIZED IN AN ORDERLY MANNER INCLUDING GROUPING BOXES TOGETHER & SETTING THE BOXES IN LINE WITH ADJACENT WALKS AND CURBS. BOXES SHALL BE SET FLUSH WITH FINISH GRADE.
12. LANDSCAPE SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS OF COMPLETE PROJECT IRRIGATION DESIGN COMPLETED BY STATE OF COLORADO LICENSED LANDSCAPE IRRIGATION SPECIALIST. ALL IRRIGATION COMPONENTS / EQUIPMENT TO ADHERE TO CAMPUS STANDARDS. TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. I.I.C. SHALL SELECT R-VAN SERIES SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE. ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
14. IRRIGATION SYSTEM TO BE REVIEWED AND ADJUSTED TO MATCH EXISTING SYSTEM. CONTRACTOR TO SUBMIT EXISTING CONDITIONS WITH SHOP DRAWINGS TO ENSURE COMPONENT COMPATIBILITY PRIOR TO ANY INSTALLATION.

<u>GPM</u>	<u>PIPE SIZE</u>
0-5	1/2"
6-10	3/4"
11-15	1"
16-25	1-1/4"
26-35	1-1/2"
36-50	2"

	<u>MAINTENANCE EDGE</u> 2" COBBLE MIN. 2" DEPTH PROVIDE FILTER FABRIC BELOW COLOR: TBD, MATCH EXISTING	+/- 320 SF
	<u>NATIVE GRASS AREAS</u> NATIVE GRASS SEED	+/- 885 SF
	<u>PLANTING BEDS</u> 4" MIN. DEPTH CEDAR WOOD MULCH CHIPS PROVIDE FILTER FABRIC BELOW	+/- 2,240 SF
TOTAL LANDSCAPE AREA:		+/- 3,445 SF

COLOR: TBD. TYPE: SURFACE SELECT. LOCATION: AS SHOWN ON PLAN

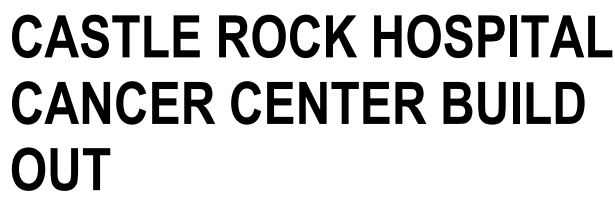
	2'x3'x3'		2'x2'x3'		2'x2'x2'
TOTAL: 3		TOTAL: 3		TOTAL: 4	

A		<u>EXISTING CONCRETE SIDEWALK</u> COLOR: GRAY PATCH & REPAIR AS NEEDED AS IMPACTED BY NEW CONSTRUCTION.	+/- 1,350 SF
B		<u>CONCRETE SIDEWALK</u> COLOR: INTEGRAL COLOR TBD FINISH: ACID ETCH SCORING PER PLAN	+/- 50 SF

①		<u>CONCRETE SEATWALL</u> COLOR: GRAY TOP FINISH: SMOOTH SIDE FINISH: SANDBLAST SIZE: 2'x2' NOTE: ALL EDGES TO HAVE 1/2" CHAMFER	2 TOTAL
②		<u>STEEL HEADER</u> COLOR: BLACK SIZE: 1/4"	140 LF
③		<u>CONCRETE MAINTENANCE / MOW EDGE</u> COLOR: GRAY SIZE: 12" WIDE x 6" DEEP	120 LF

SHEET # SHEET TITLE		(01/23/2026) ISSUED FOR: SITE PERMIT PACKAGE				
L0.0.0	LANDSCAPE COVER SHEET	X				
LP1.1.0	CONCEPTUAL LANDSCAPE PLAN	X				
LP1.1.1	LANDSCAPE DETAILS	X				
LI1.1.0	IRRIGATION PLAN	X				
LI1.1.1	IRRIGATION DETAILS	X				

SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE	QTY	REMARKS
DECIDUOUS SHADE TREES					
	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE® FREEMAN MAPLE	10 - 12' HT. 2" CAL. MIN	45'X40'	2	HYDRIZONE: M
EVERGREEN TREES					
	PINUS FLEXILIS LIMBER PINE	6' HT. 3" CAL. MIN	35'X15'	1	HYDRIZONE: VL
DECIDUOUS SHRUBS					
	AMELANCHIER ALNIFOLIA 'RECENT' RECENT SERVICEBERRY	#5	6'X6'	3	HYDRIZONE: M
	CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE' FIRST CHOICE BLUEBEARD	#5	3'X3'	11	HYDRIZONE: L
	PRUNUS PUMILA BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	#5	2'X6'	5	HYDRIZONE: M
	ROSA WOODSII MOUNTAIN ROSE	#5	3'X4'	9	HYDRIZONE: VL
EVERGREEN SHRUBS					
	JUNIPERUS HORIZONTALIS 'MONBER' ICEE BLUE® CREEPING JUNIPER	#5	2'X8'	9	HYDRIZONE: L
	JUNIPERUS SABINA 'MONNA' CALGARY CARPET® JUNIPER	#5	1'X6'	6	HYDRIZONE: L
ORNAMENTAL GRASSES					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	#5	3'X2'	10	HYDRIZONE: L
	MISCANTHUS SINENSIS 'PURPURESCENS' PURPLE EULALIA GRASS	#5	4'X2'	21	HYDRIZONE: M
PERENNIALS					
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	#1	2'X3'	6	HYDRIZONE: VL
	ECHINACEA PURPUREA CONEFLOWER	#1	4'X2'	10	HYDRIZONE: L
	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	#1	2'X2'	22	HYDRIZONE: M
	LEUCANTHEMUM X SUPERBUM SHASTA DAISY	#1	2'X2'	15	HYDRIZONE: M
	RUDBECKIA HIRTA BLACK-EYED SUSAN	#1	3'X2'	10	HYDRIZONE: L
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	#1	2'X2'	10	HYDRIZONE: L



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ISSUED FOR	REV	DATE
SITE PERMIT PACKAGE		23JAN2026

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

COVER SHEET

15159.00

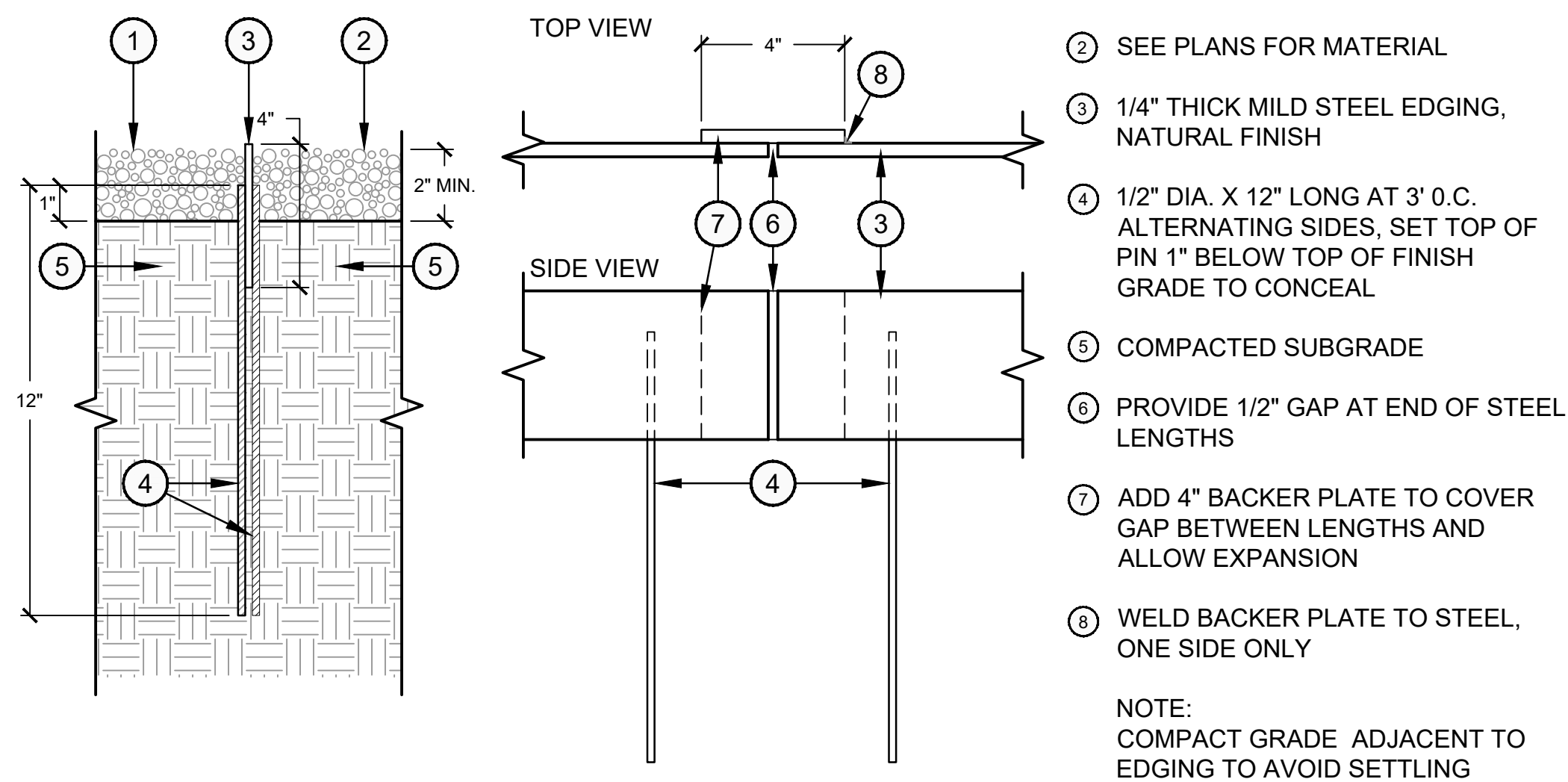
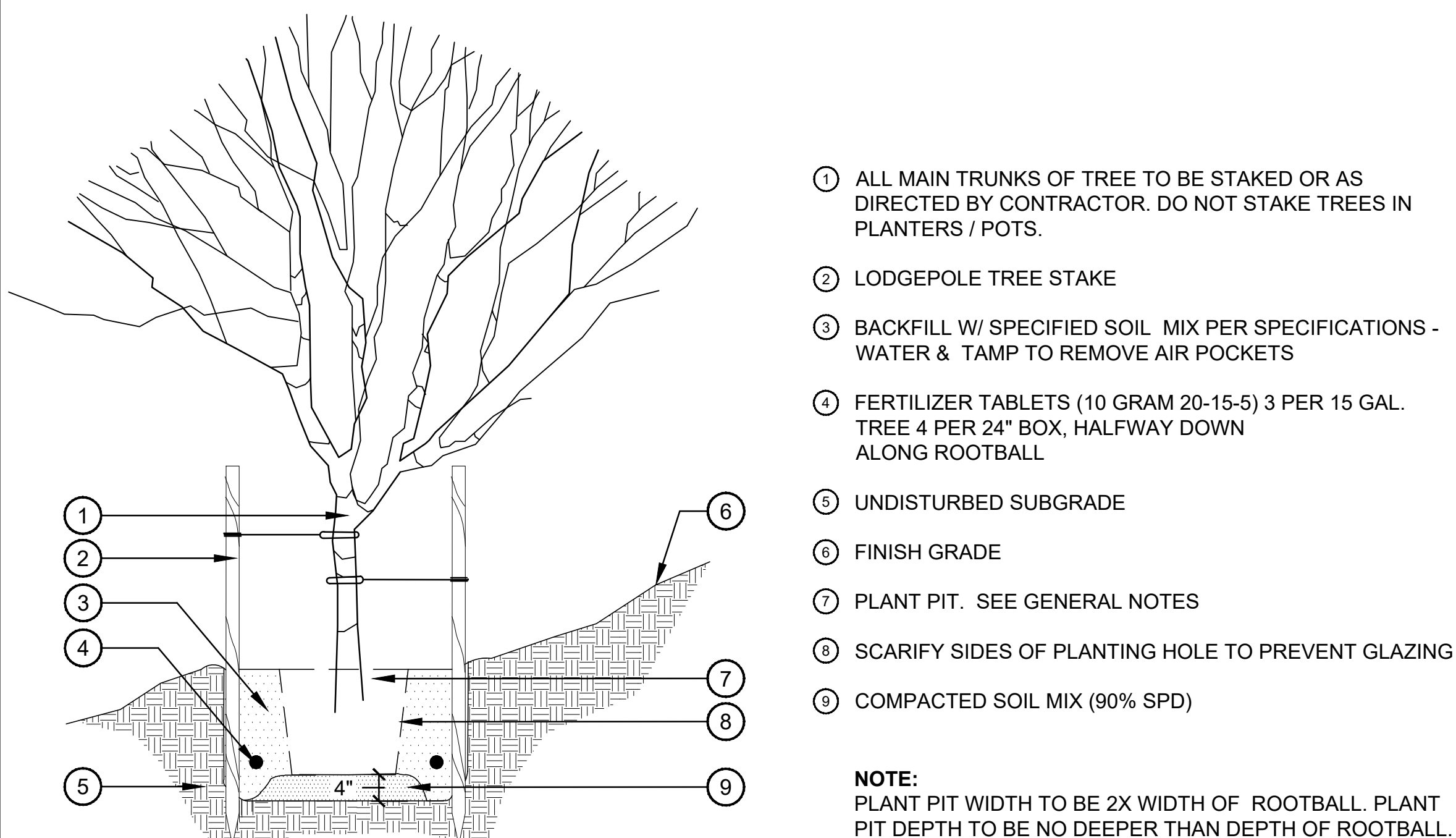
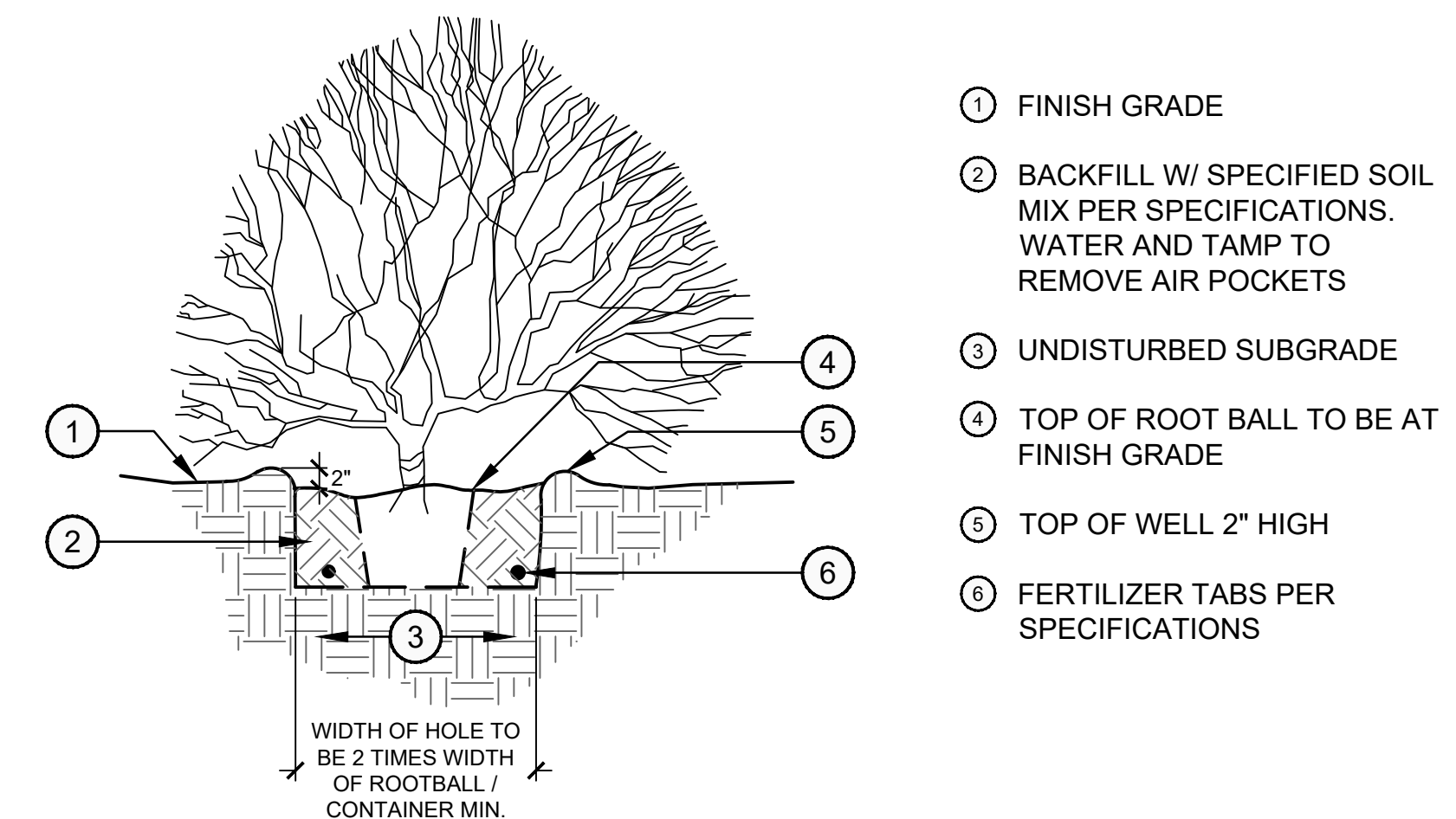
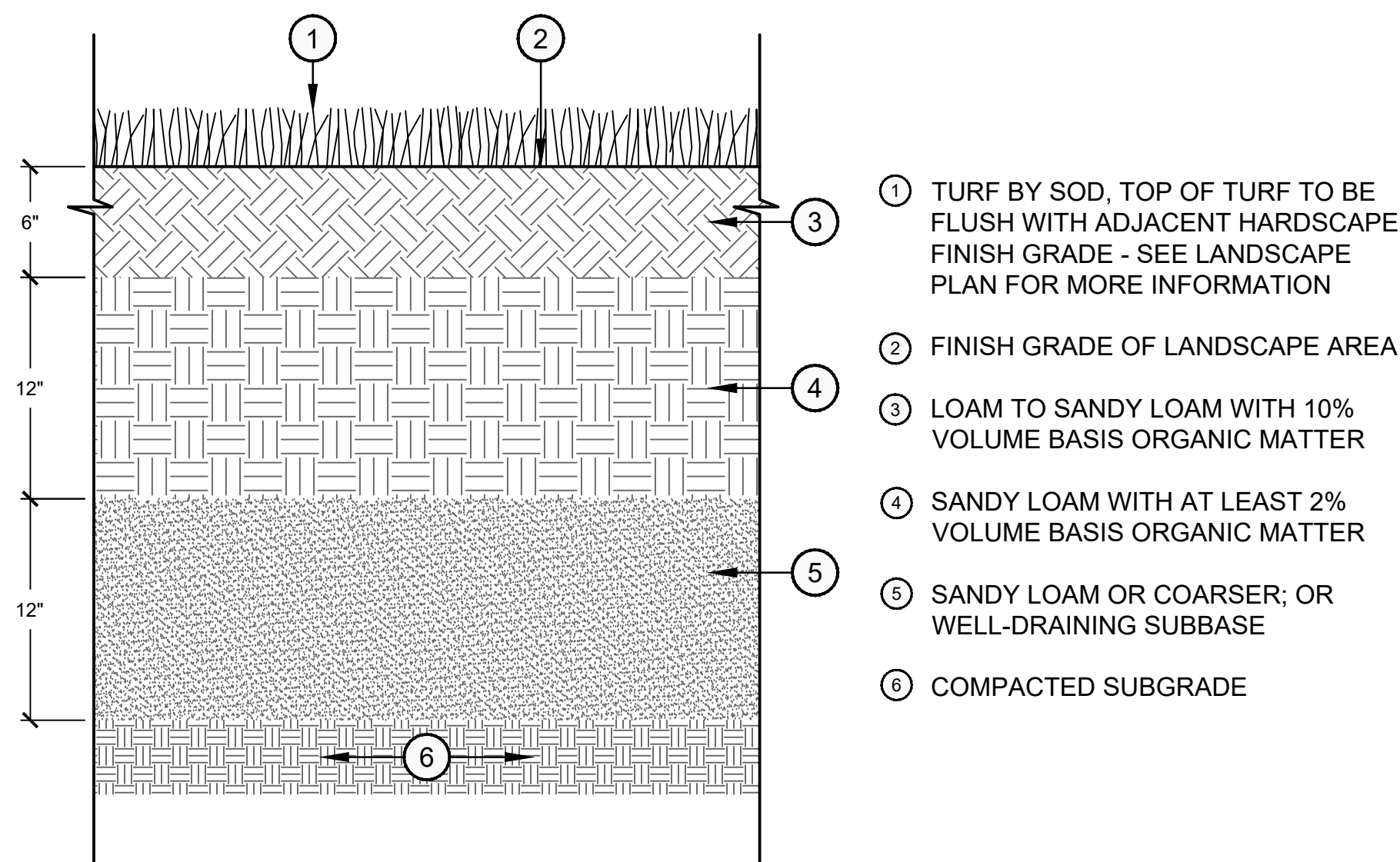
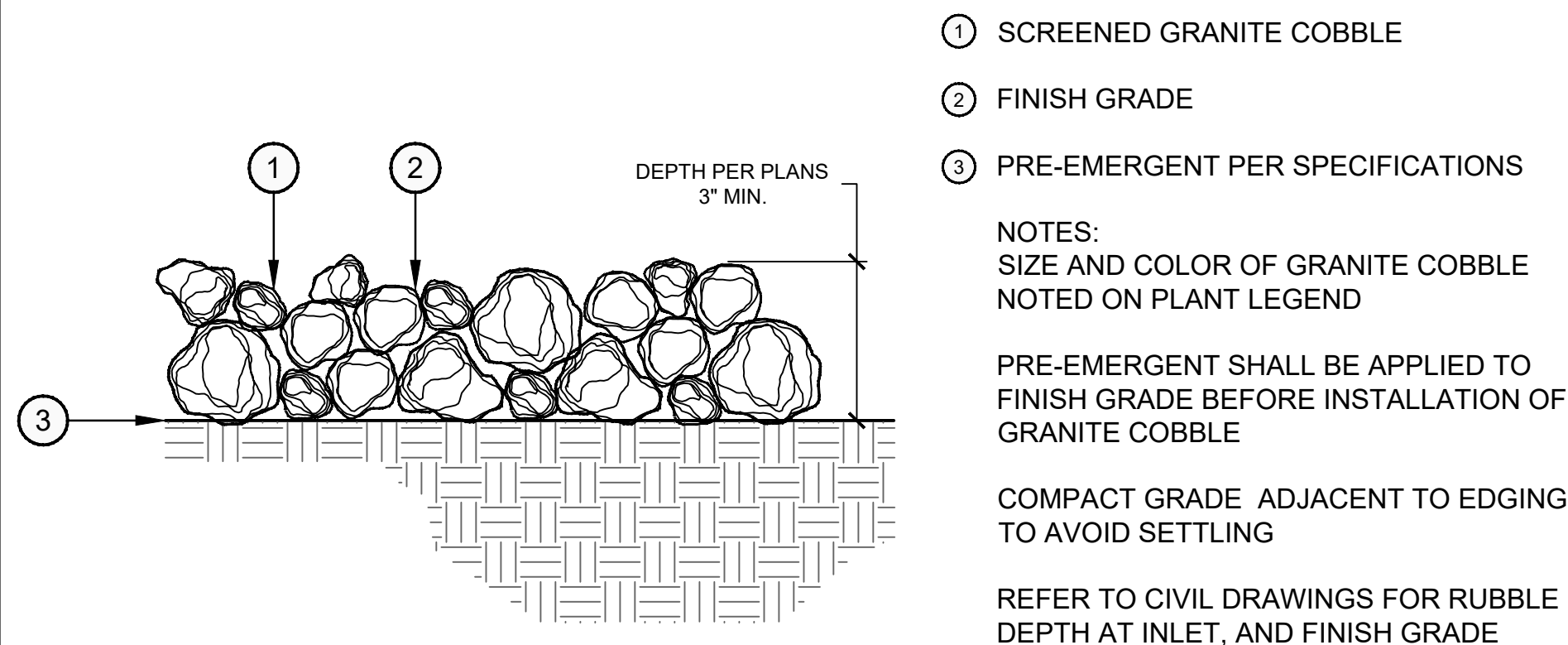
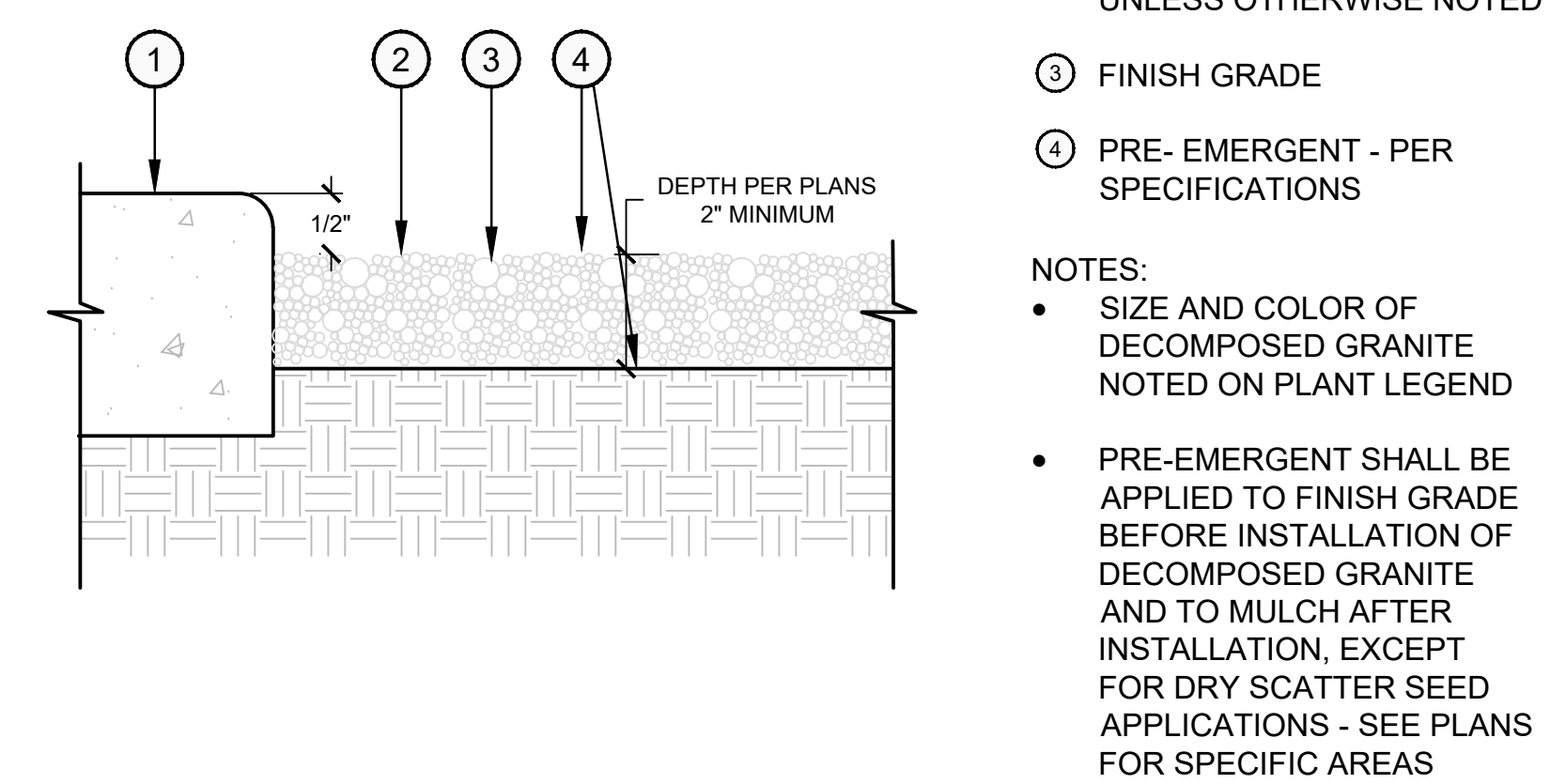
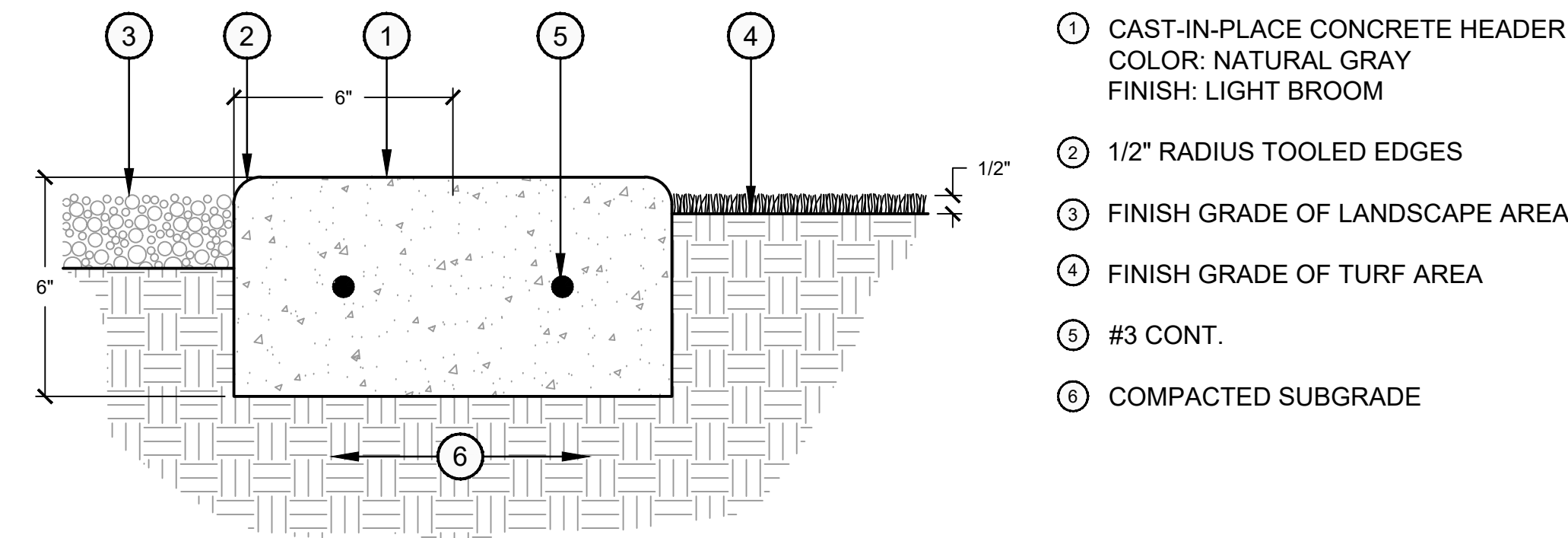
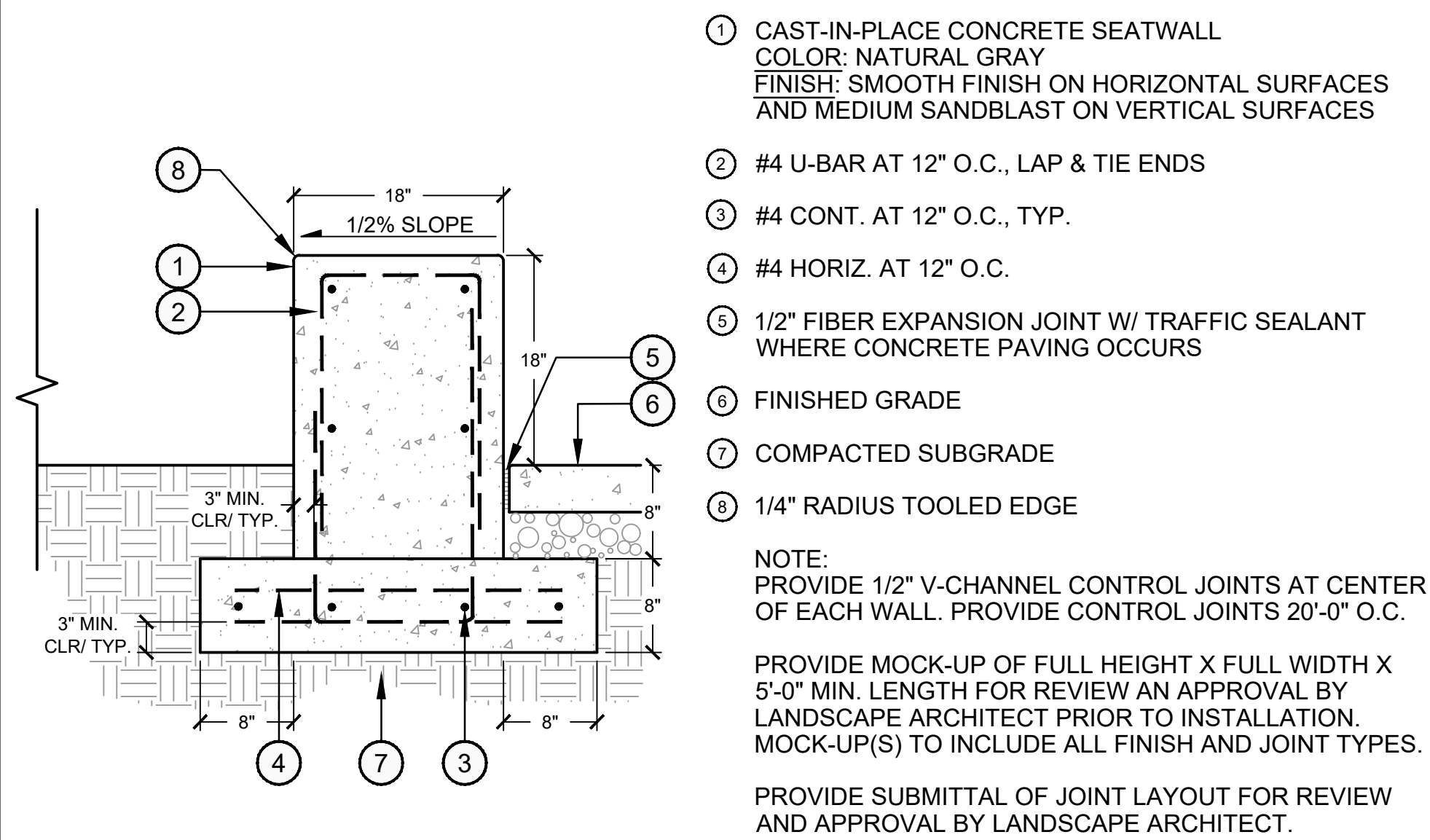
PROJECT NUMBER

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DRAWING NUMBER

L0.0.0

LP1.1.0



CASTLE ROCK HOSPITAL CANCER CENTER BUILD OUT

2350 Meadows Blvd
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SEALS AND SIGNATURES

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

KEY PLAN

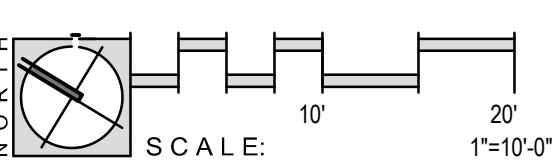
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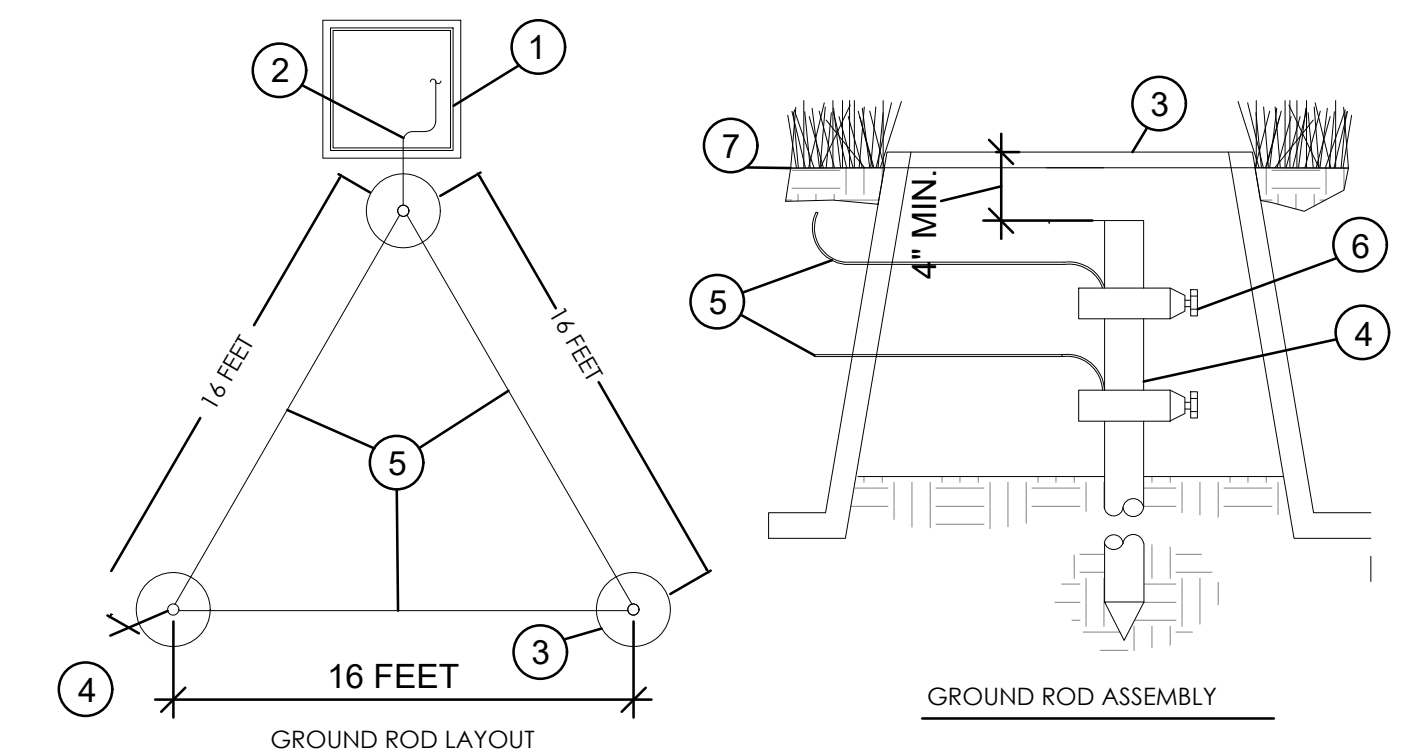
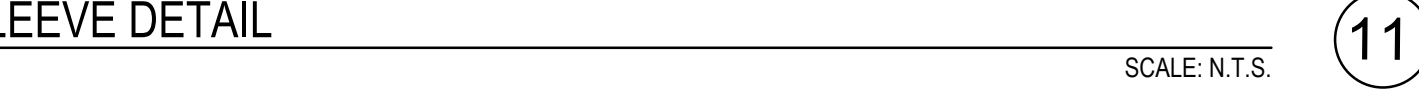
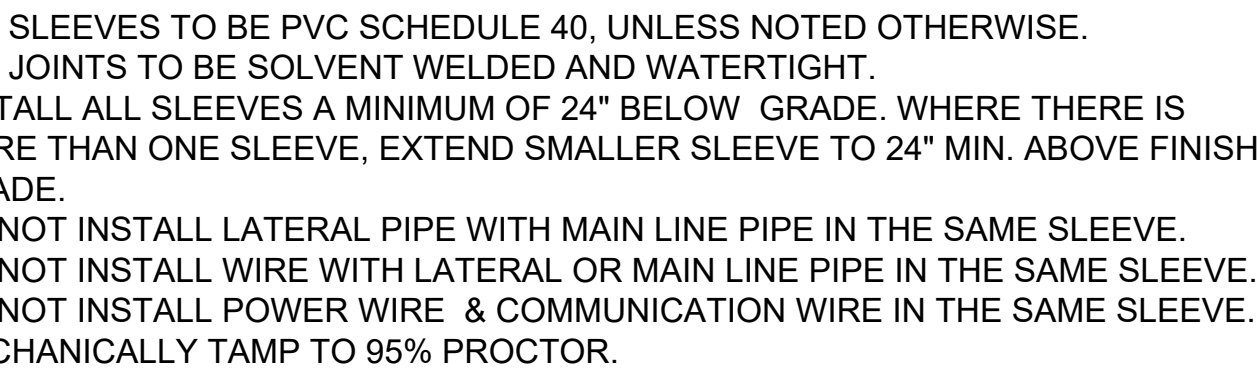
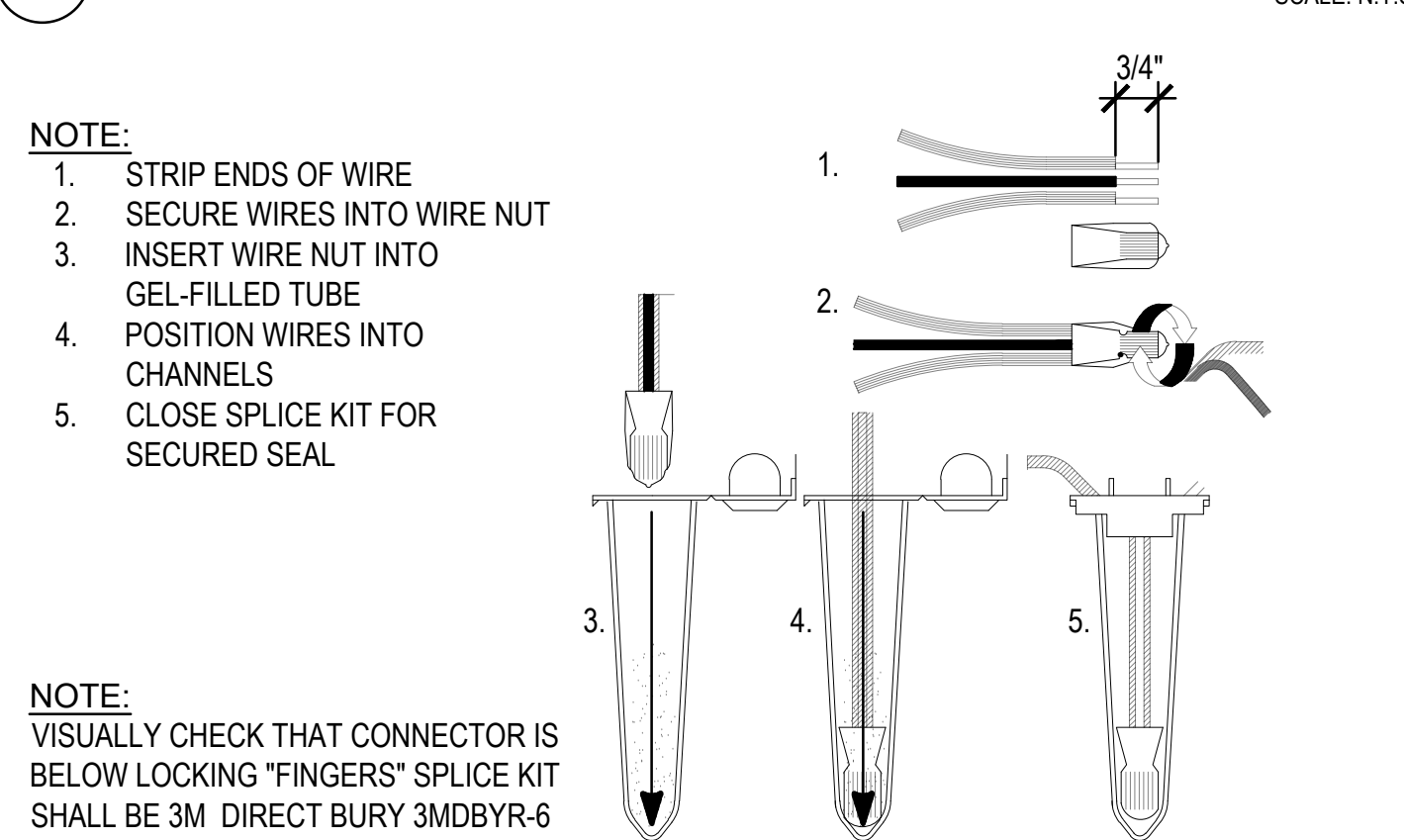
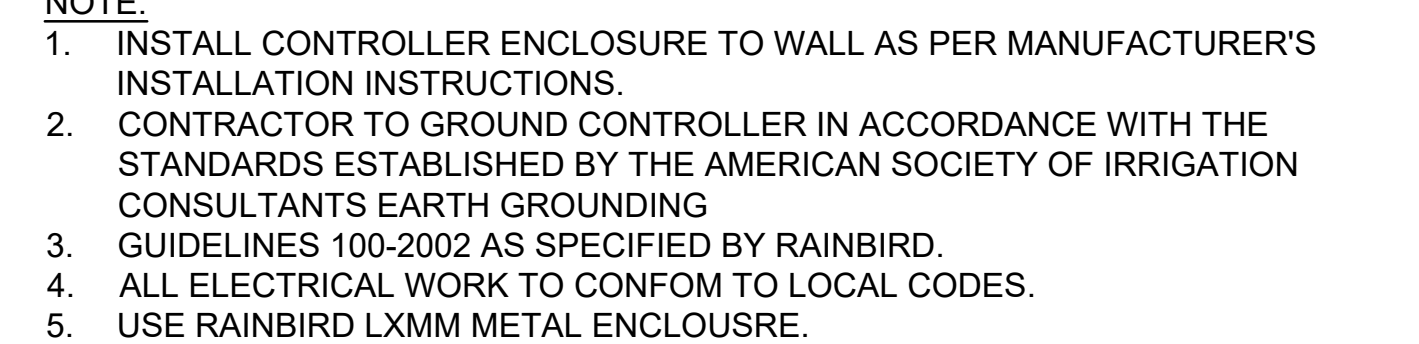
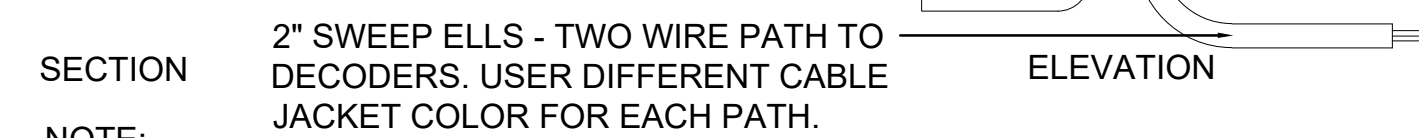
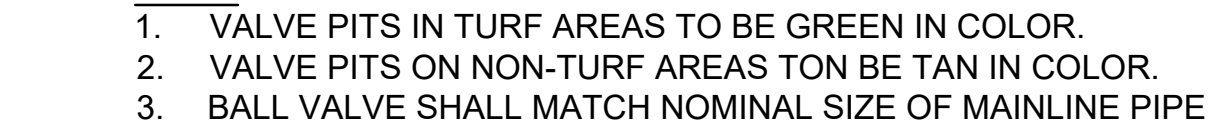
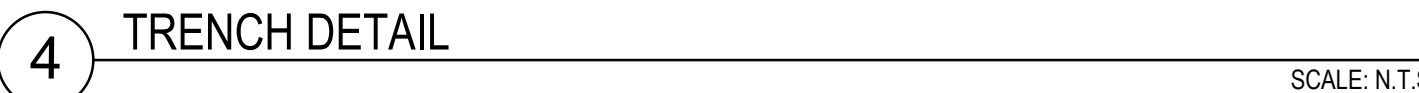
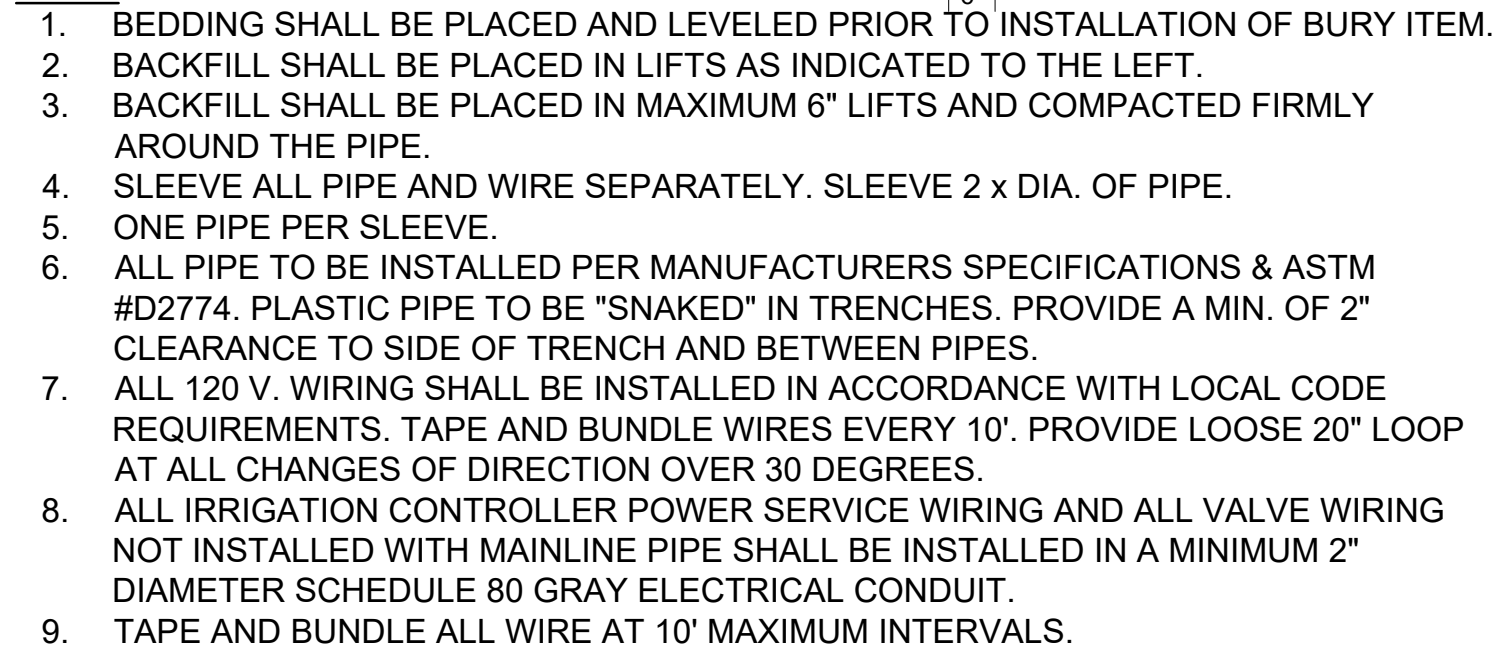
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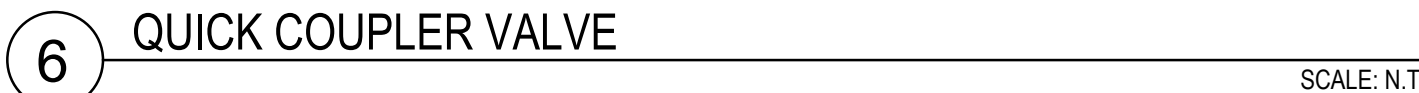
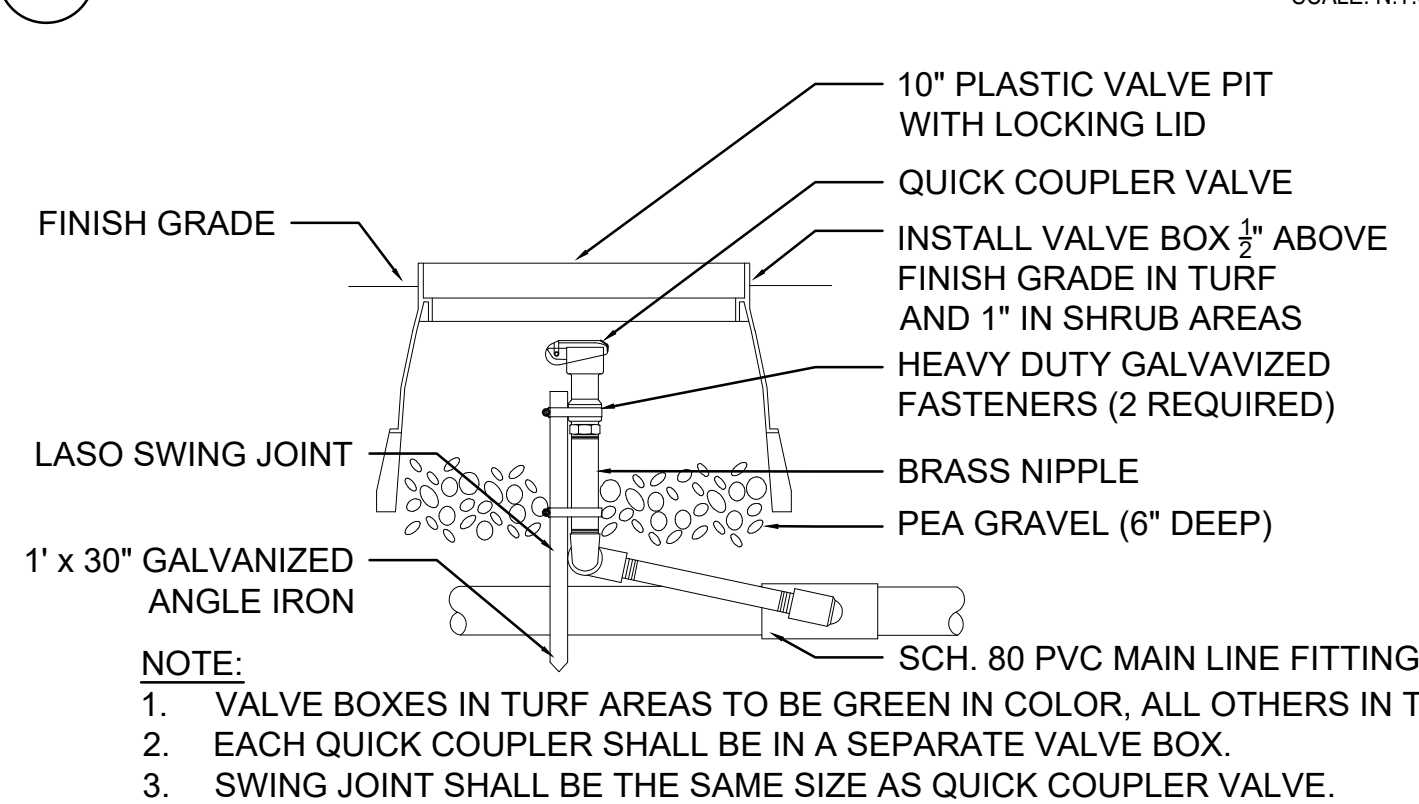
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1. CONTACT THE CITY FACILITIES DEPARTMENT FOR THE MOST CURRENT LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES
2. ASSEMBLY SHALL BE APPROVED BY U.S.C. FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH
3. ABOVE GROUND INSTALLATION SHALL BE PROTECTED BY GUARD POST
4. ASSEMBLY SHALL BE INSTALLED LEVEL AND NOT IN A FLOOD PLAIN.
5. ASSEMBLY SHALL BE TESTED PRIOR TO BEING ACCEPTED (CONTACT C.O.P BF DEPT. FOR LIST OF CERTIFIED TESTERS)
6. ASSEMBLY SHALL NOT BE INSTALLED ANY CLOSER THAN 24" FROM A WALL OR OBSTRUCTION (IF COCKS FACE THE WALL) OR 12" FROM A WALL (IF COCKS FACE AWAY)
7. CONCRETE SUPPORT PAD SHALL BE A MINIMUM OF 12" WIDE BY LENGTH OF PRESSURE ASSEMBLY. SUPPORT STANDS TO BE PROVIDED FOR 3" ASSEMBLY OR LARGER
8. FINISHED GRADE UNDERNEATH ASSEMBLY SHALL BE AT 95% COMPACTION.
9. ASSEMBLY SHALL NOT BE PLACED FARTHER THAN 2' FROM THE WATER METER.
10. FREEZE PROTECTION TO BE PROVIDED AS PART OF ENCLOSURE.

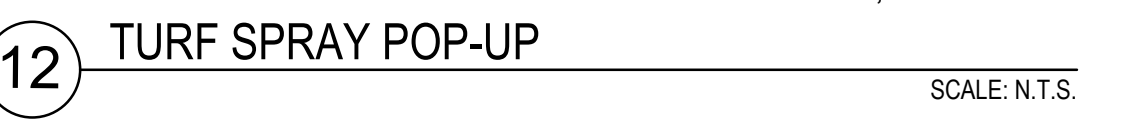
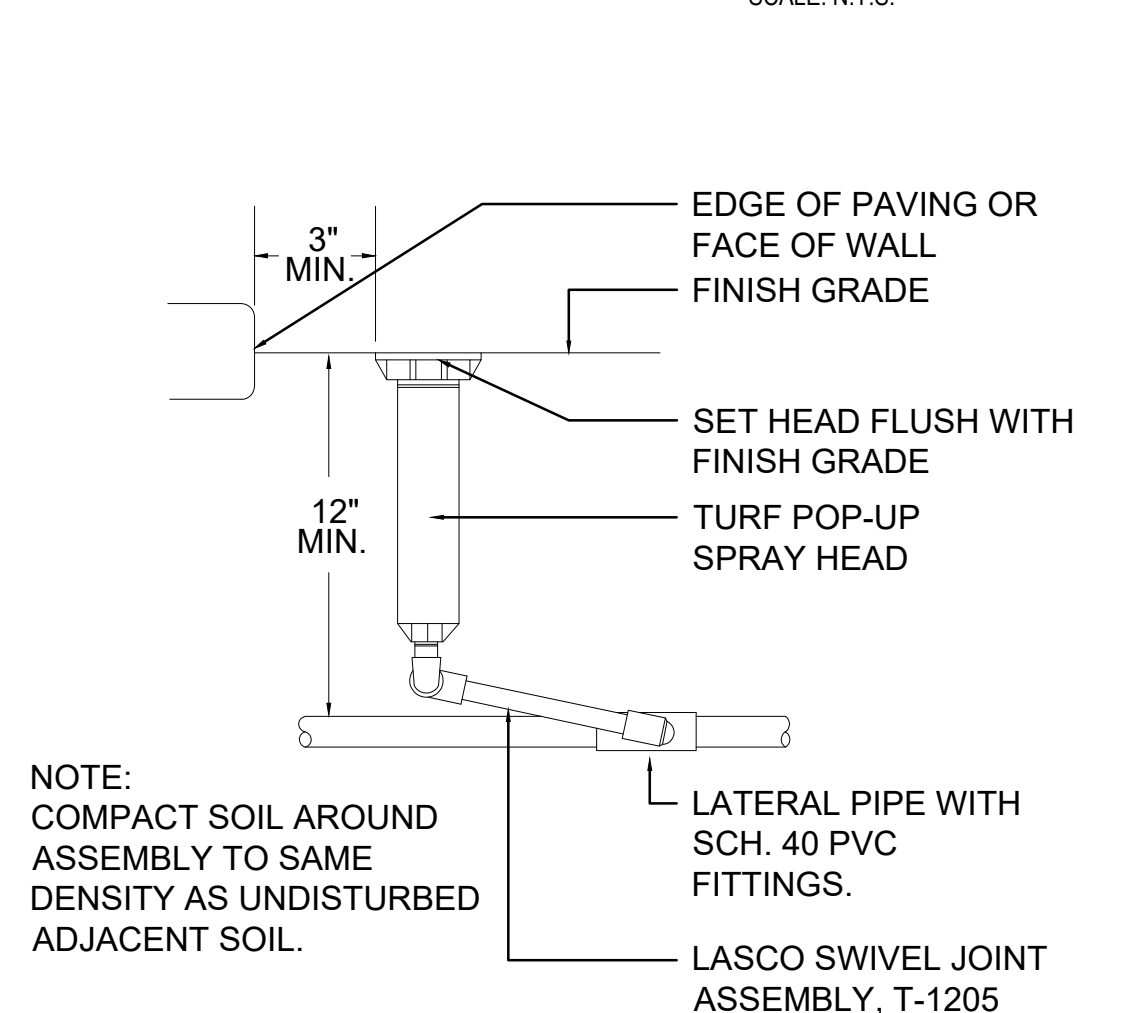
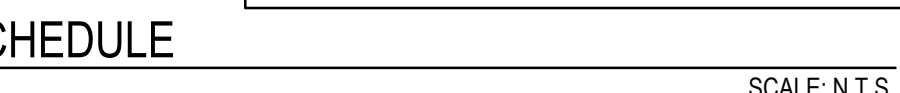
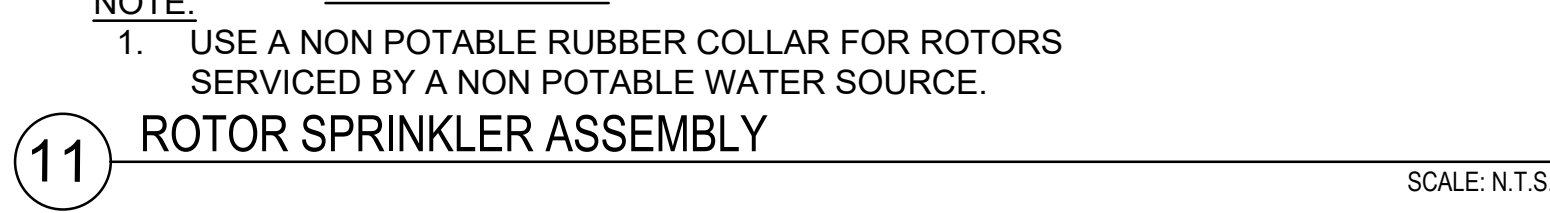
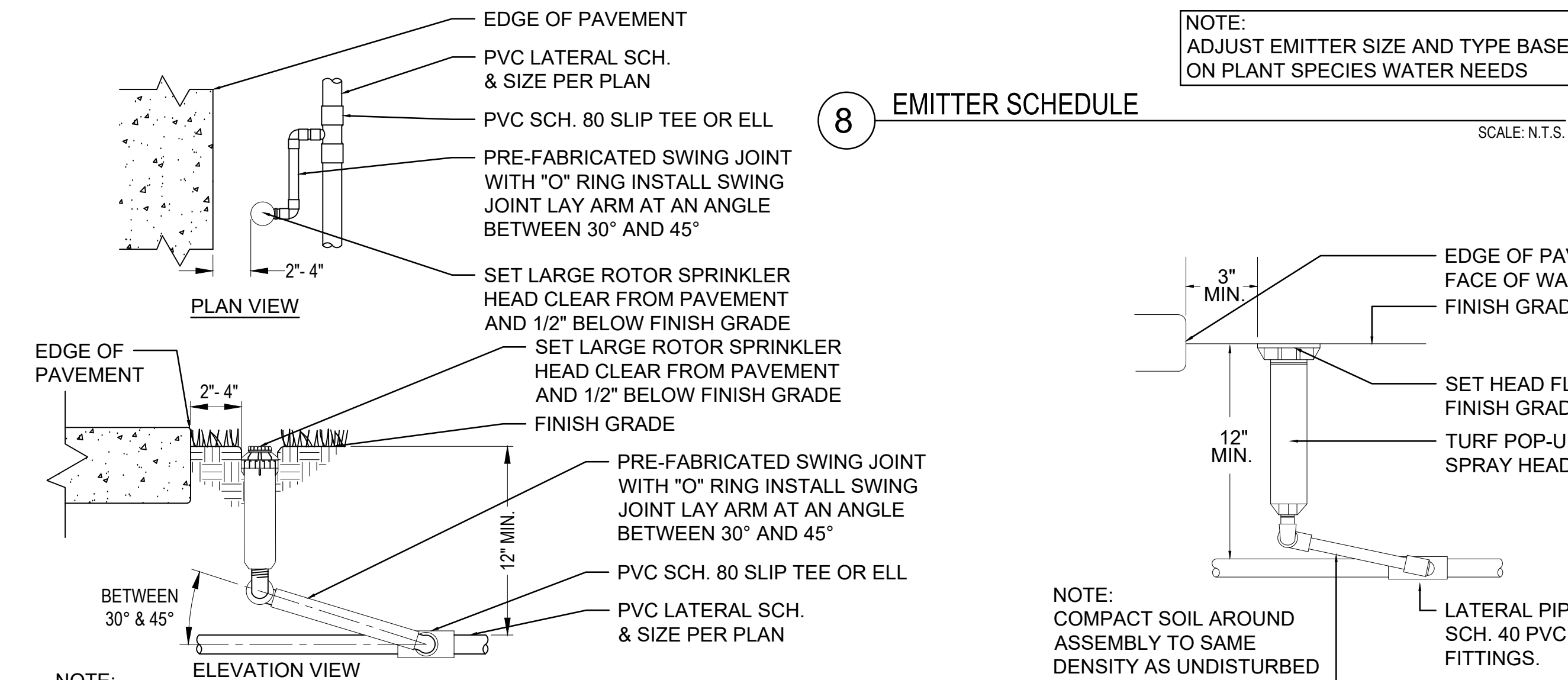


- ① RAIN BIRD CONTROLLER
- ② SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER
MAKE SURE WIRE AS SHORT & STRAIGHT AS POSSIBLE
- ③ COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
- ④ 5/8-INCH X 8 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE.
INSTALL RODS IN SOIL IN A TRIANGULAR PATTERNED SPACED A MINIMUM OF 16
FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF
TEN (10) OHM OR LESS.
- ⑤ BARE COPPER WIRE (#10 AWG MIN.) BETWEEN GROUNDING RODS
- ⑥ GROUND ROD CLAMP OR WELDS
- ⑦ FINISH GRADE

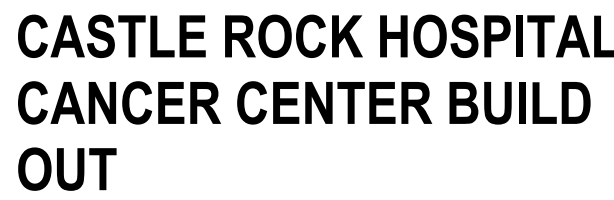


PLANT TYPE	PLANT SIZE	EMITTERS PER PLANT	MODEL NUMBER
SMALL TREES (LOW WATER NEEDS)	2"-3" CAL.	1 MULTI	3-XBT-20-6, 36 GPH
LARGE TREES (HIGH WATER NEEDS)	> 4" CAL.	1 MULTI	4-XBT-20-6, 48 GPH
LARGE SHRUBS (HIGH WATER NEEDS)	5 GAL.	1 SINGLE	2-XBT-10PC, 2 GPH
SMALL SHRUBS / GROUNDCOVERS	5 GAL.	1 SINGLE	1-XBT-10PC, 1 GPH
/ACCENTS (LOW WATER USE NEEDS)			
ACCENTS / CACTUS	5 GAL.	1 SINGLE	.5 -XBT-05-6PC, .5 GPH

NOTE:
ADJUST EMITTER SIZE AND TYPE BASED
ON PLANT SPECIES WATER NEEDS



1. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF 53 PSI WATER PRESSURE AT WATER METER.
2. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
3. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY HIS/HER WORK, AND HE/SHE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS/HER IRRIGATION INSTALLATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
5. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
6. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
7. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
8. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
9. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
10. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
11. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
12. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
14. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
15. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
16. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
17. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
18. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
19. THE MAINLINE AND LATERAL PIPE, VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO SIDEWALK.
20. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - 20.A. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - 20.B. TWO KEYS FOR EACH OF THE CONTROLLERS.
 - 20.C. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
21. ALL MAINLINE FITTINGS TO BE SCH. 80 PVC
22. VALVE BOXES TO BE TAN IN COLOR FOR VALVES LOCATED IN PLANTERS; GREEN FOR VALVES IN TURF AREAS.



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SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE

IRRIGATION DETAILS

PROJECT NUMBER

CD
DRAWING NUMBER

LI1.1.1

15159.00