

SITE DEVELOPMENT PLAN

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SDP25-0001

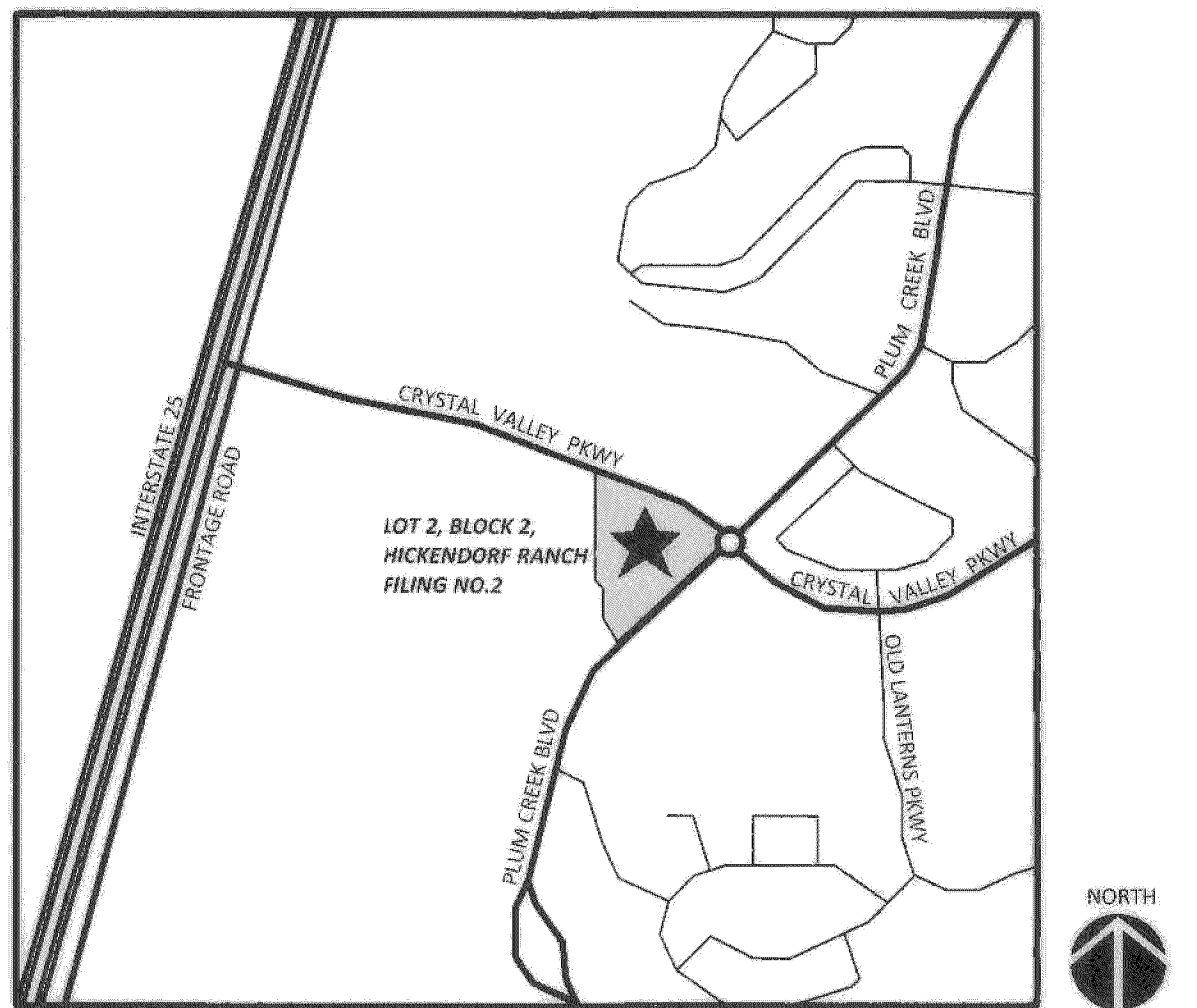
SDP SHEET INDEX

SITE DEVELOPMENT PLAN	
1 of 13	COVER SHEET
2 of 13	STANDARD NOTES & AREA CALCULATIONS
3 of 13	SITE PLAN
4 of 13	EXISTING CONDITIONS PLAN
5 of 13	GRADING PLAN
6 of 13	OVERALL UTILITY PLAN
7 of 13	LANDSCAPE COVER SHEET
8 of 13	LANDSCAPE PLAN
9 of 13	SITE DETAILS
10 of 13	ELEVATIONS
11 of 13	ELEVATIONS
12 of 13	RENDERINGS
13 of 13	ELECTRICAL SITE PLAN

BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

VICINITY MAP



PROJECT DIRECTORY

OWNER
PORTER ADVENTIST HEALTH SYSTEM
6061 S WILLOW DR
GREENWOOD VILLAGE CO 80111

ARCHITECT
BOULDER ASSOCIATES, INC.
1426 PEARL ST, STE 300
BOULDER, CO 80302
PHONE: 303.499.7795

MEP/T ENGINEER
CATOR RUMA & ASSOCIATES
896 TABOR STREET
LAKEWOOD, CO 80401
PHONE: 303.232.6200

GENERAL CONTRACTOR
TURNER CONSTRUCTION COMPANY
1401 ZUNI ST, STE 301
DENVER, CO 80204
PHONE: 303.753.9600

STRUCTURAL ENGINEER
KL&A
1717 WASHINGTON AVE
GOLDEN, CO 80401
PHONE: 303.384.9910

CIVIL ENGINEER
MARTIN / MARTIN
12499 W COLFAX AVE
LAKEWOOD, CO 80215
PHONE: 303.431.6100

LANDSCAPE ARCHITECT
OXBOW DESIGN COLLABROTIVE
209 KALAMATH STREET, SUITE 6
DENVER, CO 80223
PHONE: 720.465.6168

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN
THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE
OF COLORADO DESCRIBED HEREIN.

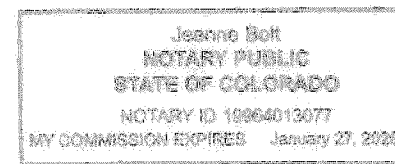
Jeremy Pittman
PORTER ADVENTIST HEALTH SYSTEM, A COLORADO
NONPROFIT CORPORATION

SIGNED THIS 5th DAY OF September, 2025

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF
September, 2025 BY Jeremy Pittman

WITNESS MY HAND AND OFFICIAL SEAL.
Jeremy Pittman
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan. 27, 2026



TITLE CERTIFICATION

I, Scott Bennetts, AN AUTHORIZED

REPRESENTATIVE OF Land Title Guarantee Co., A
TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE
OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC
RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND
LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF
OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Scott Bennetts
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Co.
TITLE COMPANY

SIGNED THIS 5th DAY OF September, 2025

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF
September, 2025 BY

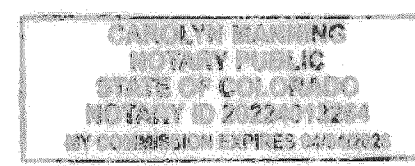
Scott Bennetts AS AUTHORIZED

REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-2-2026



CIVIL ENGINEER'S STATEMENT

CIVIL ENGINEER'S STATEMENT

I, Peter Buckley, BEING A REGISTERED
PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY
ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE
IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE
BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL
TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Peter Buckley CO 40671 9/4/2025
REGISTERED PROFESSIONAL ENGINEER DATE

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL
BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK,
COLORADO ON THE 14th DAY OF August,
2025.

Chair 9-25-25
CHAIR DATE

Director of Development Services 9/25/25
ATTEST: DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN
COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE
2nd DAY OF September, 2025.

Mayor 9/25/25
MAYOR DATE

Town Clerk 9/25/25
ATTEST: TOWN CLERK DATE

SURVEYOR'S CERTIFICATE

I, Brian T. Brinkman, A REGISTERED
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO
HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION
REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE
UNDER MY SUPERVISION AND THE MONUMENTS SHOWN
THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN
ACCURATELY REPRESENTS THAT SURVEY.

38175 9/3/2025
REGISTERED LAND SURVEYOR DATE

WATER RIGHTS DEDICATION AGREEMENT

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS
SUBJECT TO THE TERMS AND CONDITIONS OF THE LATERS
AMENDED AND RESTATED DEVELOPMENT AGREEMENT, RECORDED
ON THE 8TH DAY OF MAY, 2020 AT RECEPTION NO. 2020038454.
667,127 SFs WILL BE DEDUCTED FOR COMMERCIAL USE AND 9.21 SFs
WILL BE DEDUCTED FOR IRRIGATION.

SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0001

LEGAL DESCRIPTION

LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2

PURPOSE STATEMENT

TO BETTER SERVE THE COMMUNITY'S GROWING POPULATION AND NEEDS,
ADVENT HEALTH IS PROPOSING TO BUILD A NEW TWO-STORY, APPROXIMATELY
23,600 SF CORE & SHELL AND TENANT FIT OUT FOR URGENT CARE AND CLINICAL
SERVICES AT THE INTERSECTION OF CRYSTAL VALLEY PARKWAY AND PLUM
CREEK BOULEVARD.

BENCHMARK STATEMENT AND BASIS OF BEARINGS STATEMENT

BENCHMARK:
VERTICAL DATUM:
NGS DESIGNATION N 393
FOUND A BRASS DISK STAMPED N 393 1983 IN ROCK OUTCROPPING BELOW
FRONT STREET.
PUBLISHED ELEVATION: 6222.1 (NAVD88)

SITE BENCHMARK: CP99 - X ON SIDEWALK
ELEVATION: 6341.79' (NAVD88)

ELEVATION BROUGHT TO THE SITE VIA GPS OBSERVATIONS USING THE TRIMBLE
VRS NETWORK

HORIZONTAL DATUM:
MODIFIED COLORADO STATE PLANE COORDINATES, NORTH ZONE, NORTH
AMERICAN DATUM 1983.

HORIZONTAL CONTROL BASEDUPON GPS OBSERVATIONS USING THE TRIMBLE VRS
NETWORK.

BASIS OF BEARING:
ASSUMING A PORTION OF THE SOUTHEASTERLY LINE OF BLOCK 2 OF HECKENDORF
RANCH FILING NO. 2, AS MONUMENTED BY A MAG NAIL WITH A 1.0" BRAS TAG
LS 38479 AT THE SOUTHWESTERLY END AND BY A #4 REBAR WITH A 1.0" BLUE
PLASTIC CAP LS 38175 AT THE NORTHEASTERLY END, AS BEARING SOUTH
45 57'12" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANNING
COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011), A
DISTANCE OF 396.74 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN
RELATIVE THERTO.

THE LINEAL DIMENSIONS AS CONTAINED HERIN ARE BASED UPON THE "US
SURVEY FOOT."

ZONING COMPARISON		
ZONING	PD-PLANNED DEVELOPMENT	
USE AREA	CLINIC, 2 STORY	
LOT	LOT 2, BLOCK 2 HECKENDORF RANCH FILING NO.2	
SITE AREA SQ.FT./ACRES	225,116 SQ.FT. / 5.168 ACRES	
	REQUIRED	PROPOSED
BUILDING AREA	N.A.	24,535 SF
PERMITTED USE	PER APPROVED PD	CLINIC, 8-OCCUPANCY
MINIMUM LOT SIZE	N.A.	5.168 ACRES
MAXIMUM BUILDING COVERAGE	35%	5.52%
CRYSTAL VALLEY PARKWAY SETBACK	30' (WITH 20' MIN. LANDSCAPE BUFFER)	78' - 10"
PLUM CREEK PARKWAY SETBACK	30' (WITH 20' MIN. LANDSCAPE BUFFER)	216' - 4"
PUBLIC LAND DEDICATION SETBACK	20' (WITH 15' MIN. LANDSCAPE BUFFER)	111' - 5"
WESTERN BOUNDARY SETBACK	20' (WITH 10' MIN. LANDSCAPE BUFFER)	192' - 1" TO BUILDING
WESTERN BOUNDARY SETBACK	20' (WITH 10' MIN. LANDSCAPE BUFFER)	152' - 5" TO TRASH ENCLOSURE
INTERNAL LOT LINES SETBACK	10'	N.A.
MONUMENTATION SIGN SETBACK	10' *	11'-0" PROVIDED AT EAST MONUMENT SIGN 10'-8" PROVIDED AT SOUTH MONUMENT SIGN
MAXIMUM BUILDING HEIGHT	35 FEET **	2 FLOORS, 32' TO TOP OF PARAPET
MINIMUM PARKING	CASTLE ROCK MUNICIPAL CODE TABLE 64-1 USE CATEGORY: MEDICAL OFFICE AND CLINIC REQUIRED SPACES: 5 SPACES/1,000 GROSS LEASEABLE AREA GROSS LEASABLE AREA = 22,210 SF REQUIRED OFF-STREET PARKING = 112 STALLS	118 SPACES (INCLUDES ADA COUNTS BELOW)
MINIMUM ADA PARKING	CASTLE ROCK MUNICIPAL CODE TABLE 64-2 TOTAL SPACES IN LOT IS BETWEEN 101 TO 150, THEN MIN. NUMBER OF ACCESSIBLE SPACES = 5 (1 OF WHICH IS VAN ACCESSIBLE)	5 (1 VAN ACCESSIBLE)
SITE UTILIZATION		
	SQUARE FEET	PERCENTAGE OF TOTAL SITE UTILIZATION
BUILDING COVERAGE	12,422	5.52%
PARKING COVERAGE	37,727	16.76%
STREET COVERAGE	38,439	17.08%
LANDSCAPING/OPEN SPACE COVERAGE	128,786	57.20%
CONCRETE SIDEWALK COVERAGE	7,742	3.44%
TOTAL	225,116	100.00%

SEE SHEET 2 OF 13 FOR GROSS FLOOR AREA & GROSS LEASEABLE AREA CALCULATIONS

*REFERENCE THE LANTERNS PRELIMINARY PD, SUMMARY TABLE NOTE 14:
SETBACKS FOR MONUMENTATION SIGNS SHALL BE 10'.

**REFERENCE THE LANTERNS PRELIMINARY PD, SUMMARY TABLE NOTE 2:
BUILDING HEIGHT EXCLUDES PARAPETS AND OTHER ARCHITECTURAL TREATMENTS THAT SCREEN
ROOFTOP MECHANICAL EQUIPMENT FROM VIEW. THESE ITEMS ARE SUBJECT TO HEIGHT LIMITATIONS
AS DEEMED APPROPRIATE DURING THE DEVELOPMENT REVIEW PROCESS.

PROJECT 246543.00

CRAH CRYSTAL
VALLEY MOB -
C&S (BID
PACKAGE #1)

SITE DEVELOPMENT
PLAN

DATE 2/14/2025

REVISIONS
DESCRIPTION DATE

SHEET TITLE

COVER SHEET

SHEET NUMBER

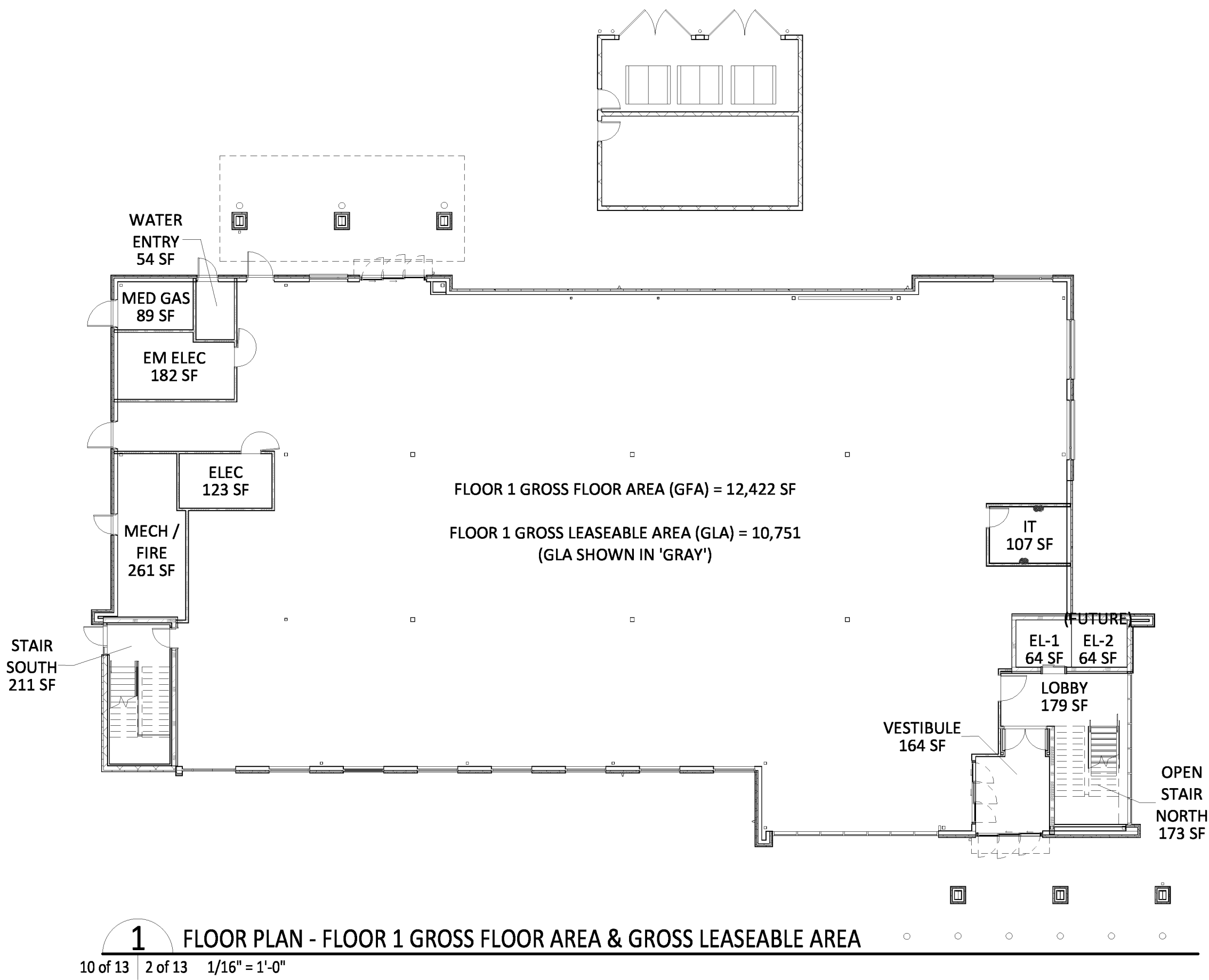
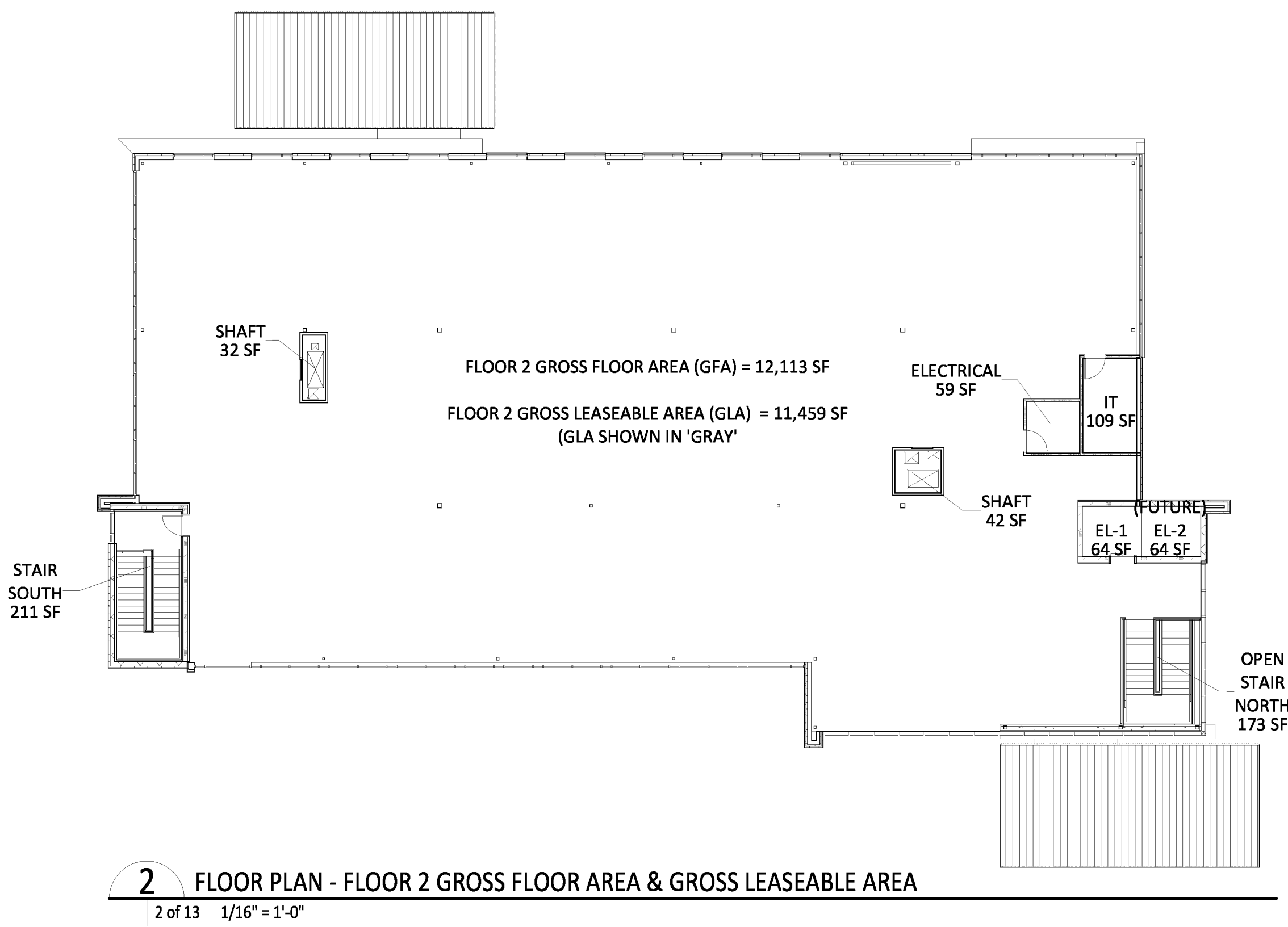
1 of 13

SITE DEVELOPMENT PLAN GENERAL NOTES

1. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval. There may be subsequent amendments.
2. This site is zoned The Lanterns Amendment No. 4 .
3. This property is located within Zone X as per FEMA FIRM Panel No. 08035C0303G Dated 3/16/2016.
4. Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and require a building permit.
5. Retaining walls in common areas or that span multiple lots regardless of size/height must be located in a tract. The retaining walls must be maintained by the HOA or Metro District.
6. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
7. Pursuant to the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance requires times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
8. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this Site Development Plan. Any changes to the approved landscape plans shall require an SDP amendment.
9. The number of parking spaces are based on the proposed uses on this Site Development Plan. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code or applicable Planned Development Zoning will require an amendment to this Site Development Plan.
10. A sign permit for each sign must be obtained from the Town of Castle Rock Zoning Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code or applicable Planned Development Zoning regulations.
11. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
12. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
13. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flow line elevations 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.
14. All proposed Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan are conceptual and shall be established with a plat or separate document.
15. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, water meters, fire hydrants and curb boxes as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines. Any variation from this requires an approved Technical Criteria Variance.
16. All subdivisions shall include adequate easements to accommodate the construction, maintenance and repair of all public access, sidewalks, trails, water supply system, waste water systems, storm water management system and erosion control facilities, telecommunications and other utilities required to provide each utility to each occupied structure in the subdivision.
17. No structure shall be constructed over any portions of a recorded Town easement unless a revocable license is approved by the Town and the structure will not interfere with the intended use of the easement.
18. Any structures placed in the easement including but not limited to paving, fencing, retaining walls and landscaping shall be removed and replaced by the owner upon the request of the utilities department or private utility company so that maintenance may be performed. The owner of the land shall agree to hold the Town and/or private utility company harmless for any loss of property or landscaping and irrigation removed from the easement or damaged due to maintenance activities and all associated costs.

SITE DEVELOPMENT PLAN FIRE NOTES

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
3. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.
4. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
5. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
6. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 88,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
9. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Castle Rock Fire Department. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
10. "Fire Lane No Parking" Curb Marking. All designated lanes SHALL be accompanied with curb markings in a weather resistant red paint. Reflective paint may be used for higher visibility. Curbing shall be labeled, "NO PARKING -FIRE LANE" in all upper case letters. Lettering shall be no less than three (3") inches high with white lettering on a red back ground and placed on the face and top of the curb. Lettering shall be located no more than fifty (50') apart and within five feet of the beginning and end of any fire lane.
11. The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) or Community Wildfire Protection Plan (CWPP) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc.



FLOOR	GROSS FLOOR AREA	GROSS LEASEABLE AREA
1	12,422 SF	10,751 SF
2	12,113 SF	11,459 SF
TOTAL	24,535 SF (GFA)	22,210 SF (GLA)

*CASTLE ROCK MUNICIPAL CODE 17.54.040-C. FLOOR AREA CALCULATIONS. WHERE REQUIRED PARKING AND LOADING IS DETERMINED ON THE BASIS OF GROSS FLOOR AREA (GFA), GROSS FLOOR AREA SHALL BE DETERMINED AS THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF THE BUILDING, INCLUDING ACCESSORY STORAGE AREA, AND ANY BASEMENT FLOOR AREA DEVOTED TO RETAILING ACTIVITIES, THE PRODUCTION OR PROCESSING OF GOODS, OR OFFICES. GROSS LEASEABLE AREA (GLA) SHALL BE DEFINED AS THAT PORTION OF THE GROSS FLOOR AREA AVAILABLE TO LEASING A TENANT, AND EXCLUDING COMMON AREAS, SUCH AS LOBBIES, STAIRWELLS AND ELEVATORS, RESTROOMS, STORAGE, UTILITY AND EQUIPMENT ROOMS.

SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SPD25-0001

BA

BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT

246543.00

CRAH CRYSTAL
VALLEY MOB -
C&S (BID
PACKAGE #1)

SITE DEVELOPMENT
PLAN

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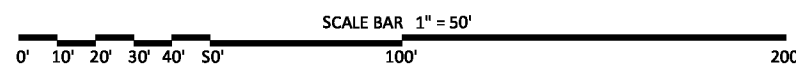
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SHEET TITLE

STANDARD NOTES &
AREA CALCULATIONS

SHEET NUMBER

2 of 13



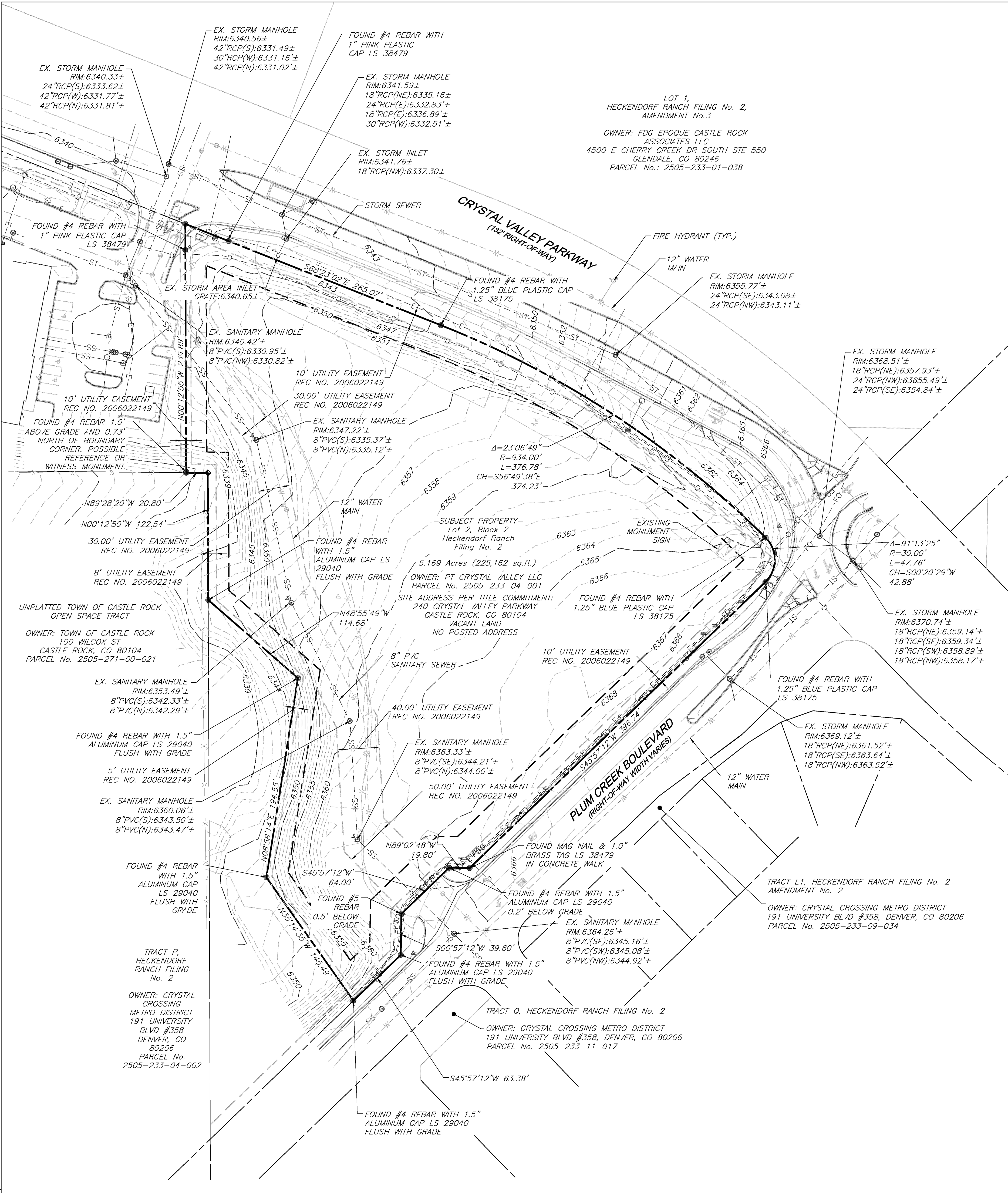
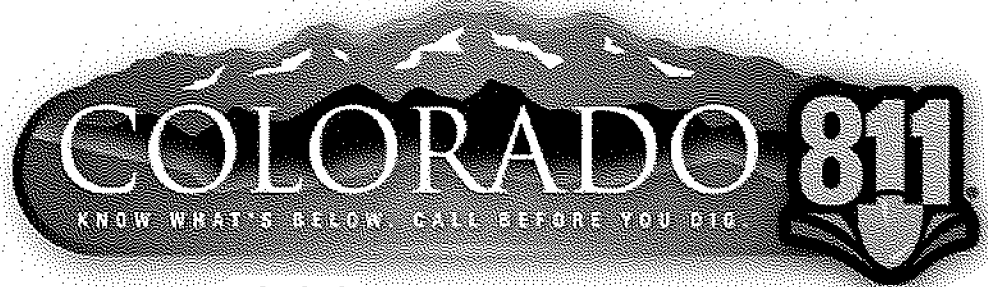
*CRMC = Castle Rock Municipal Code

#	DESCRIPTION	DATE
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- | | |
|---|--|
|  | POLE LIGHT FIXTURE,
SEE ELECTRICAL LIGHTING PLAN |
|  | POLE LIGHT FIXTURE,
EMERGENCY LIGHTING,
SEE ELECTRICAL LIGHTING PLAN |
|  | PEDESTRIAN LIGHT FIXTURE,
EMERGENCY LIGHTING,
SEE ELECTRICAL LIGHTING PLAN |

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3 of 13



CALL **811** 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS' RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SUBJECT TO CHANGE
PENDING JURISDICTIONAL APPROVAL

LEGEND

EXISTING		DEMOLITION
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	SETBACK LINE	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
	ASPHALT	
	CONCRETE/ SIDEWALK	
---	CONTOURS	---
---	STORM SEWER	---
⊗	STORM MANHOLE	⊗
⊞	STORM INLET	⊞
<	FLARED END SECTION	<
---	SANITARY SEWER	---
⊗	SANITARY MANHOLE	⊗
---	WATER LINE	---
⊗	WATER VALVE	⊗
⊞	FIRE HYDRANT	⊞
⊞	WATER METER	⊞
---	IRRIGATION LINE	---
⊞	IRRIGATION CONTROL	⊞
---	OVERHEAD ELECTRIC	---
---	ELECTRIC LINE	---
⊞	LIGHT POLE	⊞
⊞	POWER POLE	⊞
⊞	ELECTRIC METER	⊞
---	TELEPHONE LINE	---
⊞	TELEPHONE PEDESTAL	⊞
---	CABLE TV	---
---	SIGN	---
⊞	DECIDUOUS TREE	⊞
⊞	EVERGREEN TREE	⊞
⊞	BUSH/SHRUB	⊞
---	GAS LINE	---
---	DRIVE	---

BENCHMARK STATEMENT:

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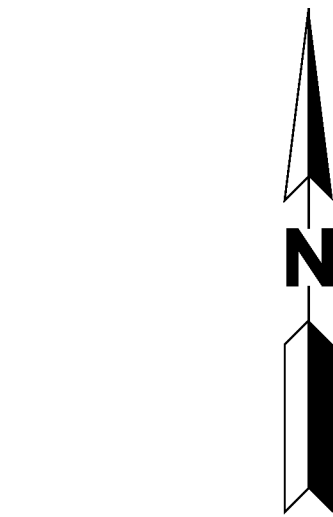
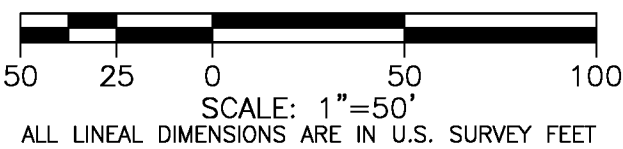
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BASIS OF BEARINGS:

ASSUMING A PORTION OF THE SOUTHEASTERLY LINE OF
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BOULDER, COLORADO 80302
303.499.7795

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Ave
Lakewood, Colorado 80215
303.431.6100
martinmartin.com

PROJECT 24.0241

**ADVENTHEALTH
CASTLE ROCK
MOB - CORE &
SHELL**

SITE DEVELOPMENT
PLAN

DATE 05/14/2025

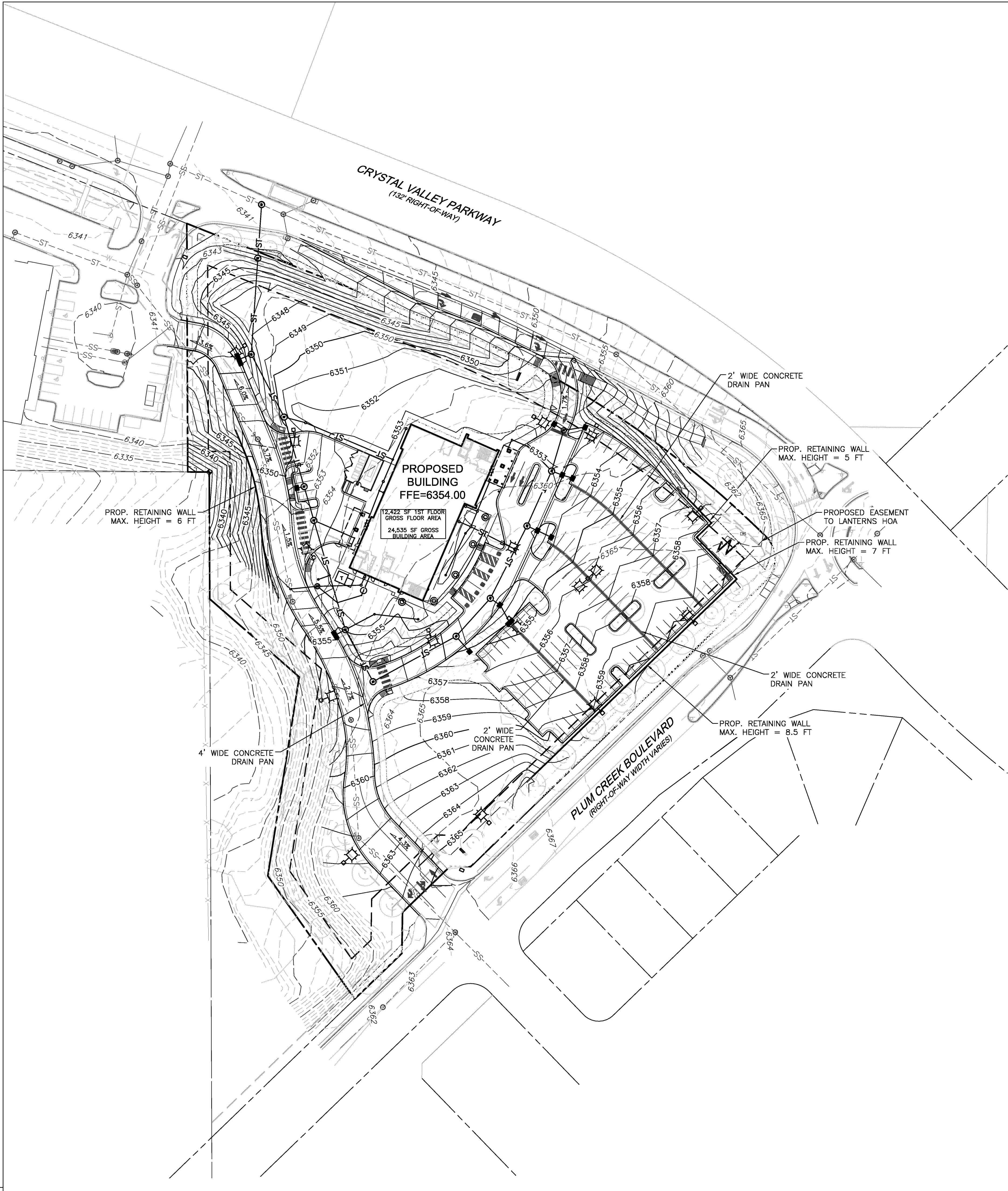
REVISIONS	DESCRIPTION	DATE
1		

SHEET TITLE

**EXISTING
CONDITIONS PLAN**

SHEET NUMBER

4 of 13

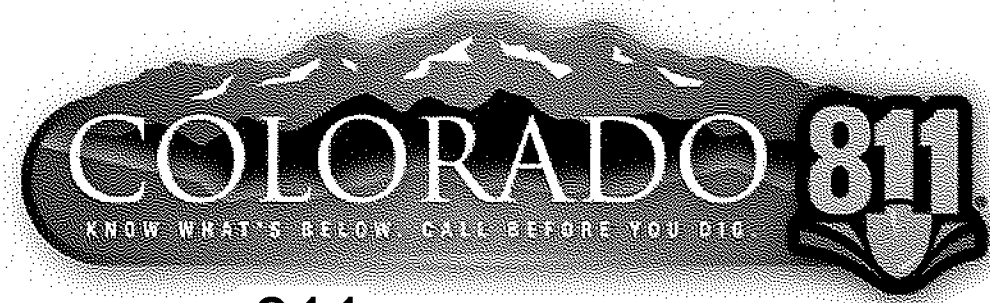


SUBJECT TO CHANGE
PENDING JURISDICTIONAL APPROVAL

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
- - - -	RIGHT-OF-WAY LINE	- - - -
---	SECTION LINE	---
---	EASEMENT	---
---	SETBACK LINE	---
///	RETAINING WALL	///
==	CURB & GUTTER	==
---5750---	CONTOURS	---5750---
---ST---	STORM SEWER	---ST---
⊙	STORM MANHOLE	○
---PD---	PERIMETER DRAIN	---PD---
□	INLET	■
<	FLARED END SECTION	◁
+	SIGN	+
→	GRADING ARROW	→
○	DECIDUOUS TREE	○
⊙	EVERGREEN TREE	⊙
⊙	BUSH/SHRUB	⊙
DRIVE	DESCRIPTIONS	DRIVE
ELEV	SPOT ELEVATIONS	ELEV

113 PARKING SPACES
5 ADA PARKING SPACES
TOTAL PARKING STALL COUNT = 118 STALLS
(3 ADDITIONAL POLICE PARKING STALLS ARE PROVIDED IN THE SERVICE AREA)



CALL **811** 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATIONS BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

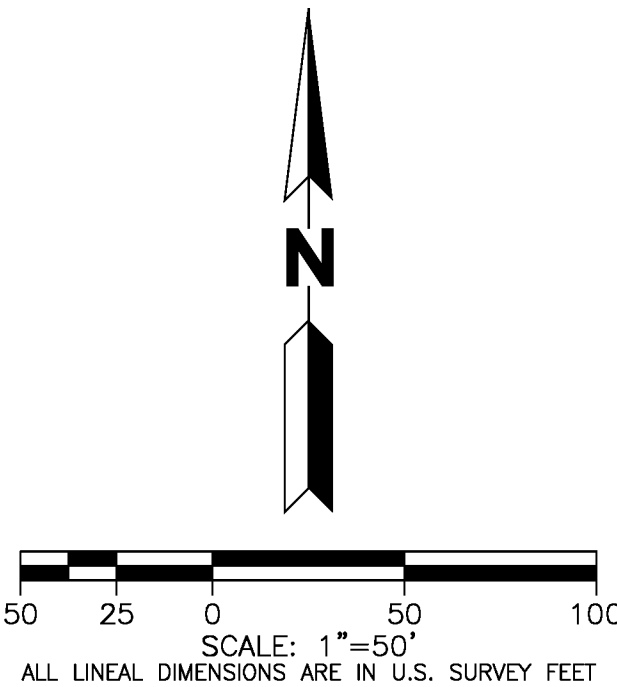
BENCHMARK STATEMENT:
NGS DESIGNATION N 393
FOUND A BRASS DISK STAMPED N 393 1983 IN
ROCK OUTCROPPING BELOW FRONT STREET.

PUBLISHED ELEVATION: 6222.1 (NAVD88)
SITE BENCHMARK: CP99 - X ON SIDEWALK
ELEVATION: 6341.79' (NAVD88)

ELEVATIONS BROUGHT TO THE SITE VIA GPS
OBSERVATIONS USING THE TRIMBLE VRS NETWORK

BASIS OF BEARINGS:
ASSUMING A PORTION OF THE SOUTHEASTERLY LINE OF BLOCK 2 OF HECKENDORF RANCH FILING NO. 2, AS MONUMENTED BY A MAG NAIL WITH A 1.0" BRASS TAG LS 38479 AT THE SOUTHWESTERLY END AND BY A #4 REBAR WITH A 1.0" BLUE PLASTIC CAP LS 38175 AT THE NORTHEASTERLY END, AS BEARING SOUTH 45°57'12" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011), A DISTANCE OF 396.74 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."



1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

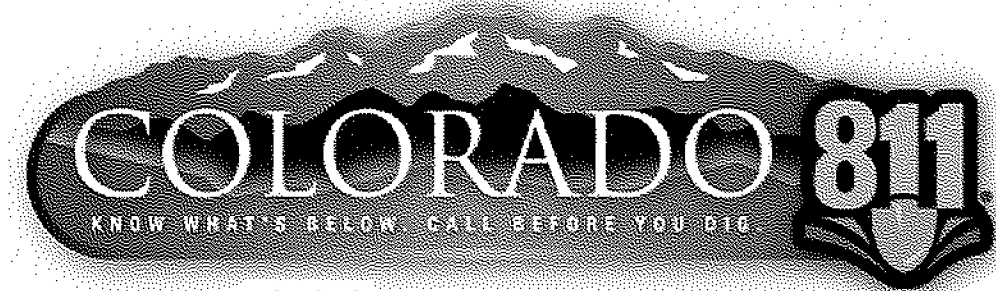


PROJECT 24.0241
**ADVENTHEALTH
CASTLE ROCK
MOB - CORE &
SHELL**

SITE DEVELOPMENT PLAN		
DATE	05/14/2025	
REVISIONS	DESCRIPTION	DATE
1		

SHEET TITLE
GRADING PLAN

SHEET NUMBER
5 of 13



CALL **811** 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

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SUBJECT TO CHANGE
PENDING JURISDICTIONAL APPROVAL

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	SETBACK LINE	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	UTILITY CROSSING	⊕
---ST---	STORM SEWER	---ST---
⊕	STORM MANHOLE	⊕
---PD---	PERIMETER DRAIN	---PD---
⊕	STORM INLET	⊕
<	FLARED END SECTION	<
---SS---	SANITARY SEWER	---SS---
⊕	SANITARY MANHOLE	⊕
⊕	CLEAN OUT	⊕
---	WATER LINE	---
⊕	WATER VALVE	⊕
⊕	FIRE HYDRANT	⊕
⊕	WATER METER	⊕
---IR---	IRRIGATION LINE	---IR---
IRR	IRRIGATION CONTROL	IRR
---OHE---	OVERHEAD ELECTRIC	---
---	ELECTRIC LINE	---
⊕	LIGHT POLE	⊕
⊕	POWER POLE	⊕
ELEC	ELECTRIC METER	ELEC
---	TELEPHONE LINE	---
TEL	TELEPHONE PEDESTAL	TEL
---	CABLE TV	---
---	GAS LINE	---
---	SIGN	---
D.W.	MONITOR WELL	D.W.
DRIVE	DESCRIPTIONS	DRIVE

UTILITY NOTES:

- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK BLUE ZONE TANK 4 WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

BENCHMARK STATEMENT:

NGS DESIGNATION N 393
FOUND A BRASS DISK STAMPED N 393 1983 IN
ROCK OUTCROPPING BELOW FRONT STREET.

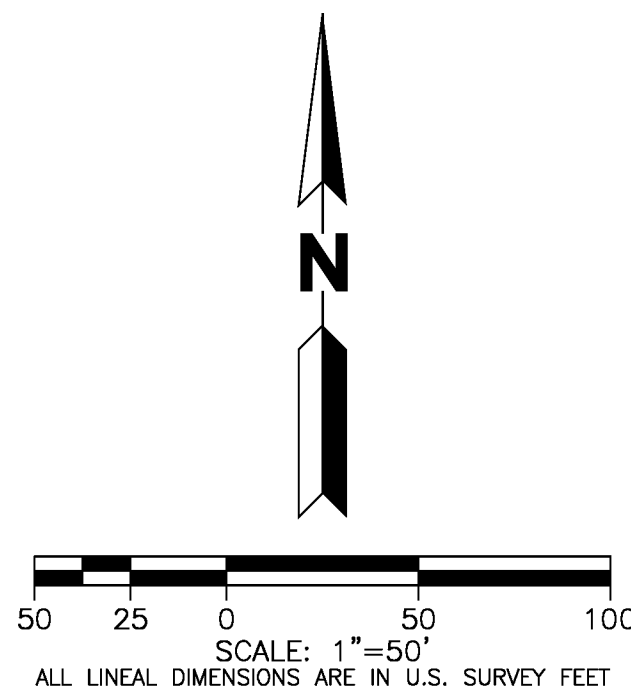
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BASIS OF BEARINGS:

ASSUMING A PORTION OF THE SOUTHEASTERLY LINE OF BLOCK 2 OF HECKENDORF RANCH FILING NO. 2, AS MONUMENTED BY A MAG NAIL WITH A 1.0" BRASS TAG LS 38479 AT THE SOUTHWESTERLY END AND BY A #4 REBAR WITH A 1.0" BLUE PLASTIC CAP LS 38175 AT THE NORTHEASTERLY END, AS BEARING SOUTH 45°57'12" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011), A DISTANCE OF 396.74 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE
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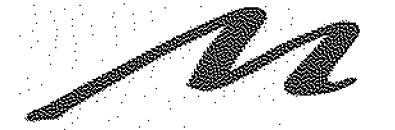


SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0001



BOULDER ASSOCIATES

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BOULDER, COLORADO 80302
303.499.7795



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Lakewood, Colorado 80215
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martinmartin.com

PROJECT 24.0241

ADVENTHEALTH CASTLE ROCK MOB - CORE & SHELL

SITE DEVELOPMENT PLAN

DATE 05/14/2025

REVISIONS
DESCRIPTION DATE

SHEET TITLE

OVERALL UTILITY PLAN

SHEET NUMBER

6 of 13

IRRIGATION NOTES:

1.

ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SHRUBS WILL BE DRIP IRRIGATED. CONTRACTOR SHALL BE RESPONSIBLE FOR TAPS, BACKFLOW PREVENTION AND WINTERIZATION SYSTEMS, SLEEVING UNDER PAVED AREAS, WALLS, AND ALL SPRINKLER COMPONENTS NECESSARY FOR A FULLY FUNCTIONAL SYSTEM. TREES SHALL BE ON A SEPARATE ZONE FROM SHRUBS. ELECTRIC SERVICES FOR THE IRRIGATION CONTROLLERS ARE INSTALLED, OWNED AND MAINTAINED BY THE OWNER OR LEGAL ENTITY CREATED FOR COMMON AREA MAINTENANCE.
2.

THE IRRIGATION CONTROLLER'S METERED ELECTRIC SERVICE MUST BE BUILT TO THE NATIONAL ELECTRIC CODE (NEC), REQUIRE A BUILDING PERMIT AND A ONE-LINE DIAGRAM. THE ONE-LINE DIAGRAM MUST BE SHOWN AS COLD SEQUENCED AND LABELED WITH THE SERVICE SIZE & VOLTAGE REQUIREMENTS.
3.

SITE IRRIGATION WILL BE PROVIDED USING A PERMANENT 3/4" DEDICATED IRRIGATION TAP AND A TEMPORARY 2" TAP OFF OF THE HYDRANT FOR NATIVE GRASS ESTABLISHMENT. LOCATION OF TAP AND METER ARE SHOWN ON THE LANDSCAPE PLANS.

CASTLE ROCK LANDSCAPE NOTES:

1.

FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2.

LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3.

ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4.

DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5.

PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6.

DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7.

IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8.

IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9.

IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10.

NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11.

NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12.

AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13.

LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14.

DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15.

SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

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 PUBLIC 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 BASE 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.

CASTLE ROCK STREET STRIPING & SIGNAGE 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 LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.

MAINTENANCE NOTES:

1.

ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY PLANT MATERIAL, REMOVAL OF WEEDS FROM PLANTED AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS UNTIL FINAL COMPLETION.

PLANTING NOTES:

1.

ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
2.

SEE PLANTING DETAILS FOR PLANT PIT DIMENSIONS, BACKFILL REQUIREMENTS, AND INSTALLATION NOTES. ALL TREES TO BE STAKED OR GUYED PER DETAILS ON SHEET L4.2.
3.

ALL PLANTS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE DELIVERY TO THE SITE. ALL TREE LOCATIONS AND EDGES OF NEW PLANTING BEDS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
5.

LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE AS CALLED OUT ON PLANS. UNIT COSTS TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC. AS DETAILED AND SPECIFIED FOR EACH SIZE.
6.

LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
7.

COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH FOOTINGS AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8.

THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
9.

IMPORTED SOIL SHALL BE USED TO SUPPLEMENT EXISTING SOIL AS NECESSARY TO MEET THE FINISHED GRADING REQUIREMENTS OF PLANTING AREAS.
10.

THE LANDSCAPE CONTRACTOR SHALL PERFORM A STANDARD AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL PROPOSED FOR PLANTING AT HIS EXPENSE AND INCORPORATE RECOMMENDATIONS PER FRASER WATER AMENDMENT REQUIREMENTS PRIOR TO PLANTING.
11.

INSTALL A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PER 1000 SQUARE FEET OF PERMEABLE AREA TO BE PLANTED WITH SOD, SHRUBS, GRASSES, OR PERENNIALS. AMENDMENT SUPPLIER SHALL BE A1 ORGANICS OF EATON, COLORADO.
12.

ALL TREES, SHRUBS, PERENNIALS, SOD AND SEEDED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
13.

TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
14.

STREET TREES SHALL BE PLACED 5'-0" MIN. FROM BURIED UTILITIES.
15.

TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF THE CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
17.

COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM THE DATE OF SUBSTANTIAL COMPLETION. PLANT DURING ONE OF THE FOLLOWING PERIODS:
SPRING PLANTING: APRIL 1 TO JUNE 15

LANDSCAPE ARCHITECT INFORMATION:

COMPANY NAME: OXBOW DESIGN COLLABORATIVE
ADDRESS: 209 KALAMATH ST. UNIT 6, DENVER, CO 80223
PHONE: 720-465-6168
EMAIL: DAVID@OXBOWDC.COM
DATE: 05/14/2025
COLORADO LICENSE LANDSCAPE ARCHITECT #: LA-001011



BOULDER ASSOCIATES

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795



209 KALAMATH STREET, UNIT 6
DENVER, COLORADO 80223
720.465.6168

PROJECT 225513.00

ADVENTHEALTH
CASTLE ROCK
MOB

SDP SET

DATE	05/14/2025	
REVISIONS		
<div><div>#</div><div></div></div>	DESCRIPTION	DATE

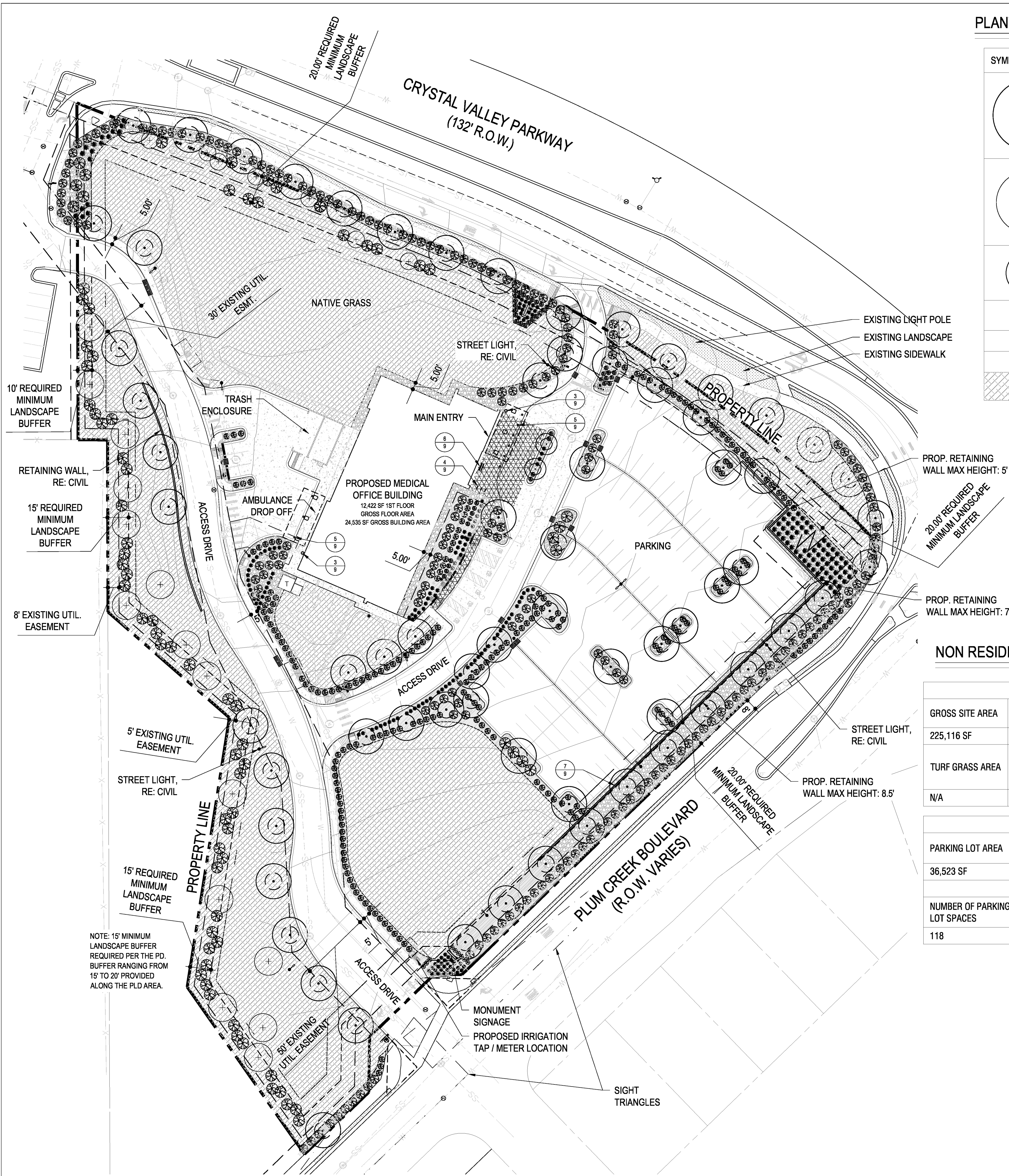
SHEET TITLE

LANDSCAPE COVER
SHEET

SHEET NUMBER

7 OF 13

SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0001



PLANTING SCHEDULE:

SYMBOL	PLANT TYPE	PLANT SIZE	HYDROZONE	QUANTITY
	DECIDUOUS SHADE TREE	3" CALIPER	L	69
	EVERGREEN TREE	6'	L	22
	DECIDUOUS ORNAMENTAL TREE	1-1/2" CALIPER	L	2
	DECIDUOUS SHRUBS	5 GALLON	L	528
	PERENNIALS	1 GALLON	L	8
	GRASSES	1 GALLON	L	224
	NATIVE SEED	SEED	VL	104,354 SF

LEGEND:

- PROPERTY LINE
- LANDSCAPE BUFFER
- EASEMENT
- SETBACK
- RETAINING WALL
- STEEL EDGER
- CONCRETE PAVING TYPE I - PEDESTRIAN (4' TH)
COLOR: STANDARD GRAY
- ROCK MULCH 1-1/2" RIVER ROCK
- WOOD MULCH WESTERN RED CEDAR
- NATIVE GRASS
- EXISTING LANDSCAPE
- BENCH
- WASTE RECEPTACLE
- BIKE RACK
- PEDESTRIAN LIGHT
- STREET LIGHT
- IRRIGATION TAP SYMBOL

LANDSCAPE BUFFER TABLE:

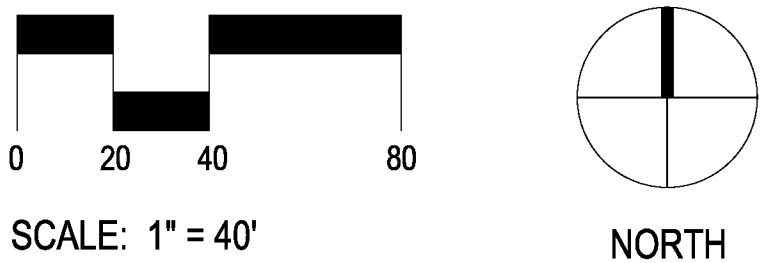
BOUNDARY	REQUIRED LANDSCAPE BUFFER
CRYSTAL VALLEY PARKWAY	20' MIN. LANDSCAPE BUFFER
PLUM CREEK PARKWAY	20' MIN. LANDSCAPE BUFFER
PUBLIC LAND DEDICATION	15' MIN. LANDSCAPE BUFFER
WESTERN BOUNDARY	10' MIN. LANDSCAPE BUFFER
INTERNAL LOT LINES	10'

NON RESIDENTIAL SITE INVENTORY TABLE:

NON-RESIDENTIAL SITE INVENTORY							
GROSS SITE AREA	REQUIRED LANDSCAPE (10% OF GROSS SITE AREA)	PROVIDED LANDSCAPE AREA	REQUIRED TREES (2 TREES / 1,000 SF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS / 1,000 SF)	PROVIDED SHRUBS	SOIL PREP AMOUNTS (CU. YDS. PER 1,000 SF)
225,116 SF	22,512 SF	128,786 SF	45	91	90	528	560
TURF GRASS AREA	REQUIRED LANDSCAPE COVERAGE (75% MIN.)	PROVIDED LANDSCAPE COVERAGE AT MATURITY	REQUIRED NONLIVING ORNAMENTAL % (25% MAX.)	PROVIDED NONLIVING ORNAMENTAL AREA IN LANDSCAPE	REQUIRED LARGE CANOPY DECIDUOUS TREE (50% MIN.)	PROVIDED LARGE CANOPY DECIDUOUS SHADE TREE	SEPARATE IRRIGATION SERVICE CONNECTIONS
N/A	16,884 SF	125,612 SF	5,628 SF	5,628 SF	23	70	YES

PARKING LOT						
PARKING LOT AREA	LANDSCAPING AREA REQUIRED (10% OF SQUARE FOOTAGE)	LANDSCAPE AREA PROVIDED	REQUIRED TREES (2 LARGE CANOPY DECIDUOUS SHADE TREES/1,000 SF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS/1,000 SF)	PROVIDED SHRUBS
36,523 SF	3,652 SF	128,786 SF	7	13	15	63

PARKING LOT PENINSULA ISLANDS (40 SPACES OR MORE)						
NUMBER OF PARKING LOT SPACES	NUMBER OF LANDSCAPED ISLANDS REQUIRED (1 PER 15 SPACES)	NUMBER OF LANDSCAPED ISLAND PROVIDED	REQUIRED TREES (MIN. 1 LARGE CANOPY DECIDUOUS SHADE TREE PER ISLAND/PENINSULA)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS MIN. PER ISLAND/PENINSULA)	PROVIDED SHRUBS
118	8	15	15	15	60	75



1 LANDSCAPE PLAN
8 SCALE: 1" = 40'

1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

209 KALAMATH STREET, UNIT 6
DENVER, COLORADO 80223
720.465.6168

PROJECT225513.00

ADVENTHEALTH
CASTLE ROCK
MOB

SDP SET

DATE05/14/2025

REVISIONS

#	DESCRIPTION	DATE
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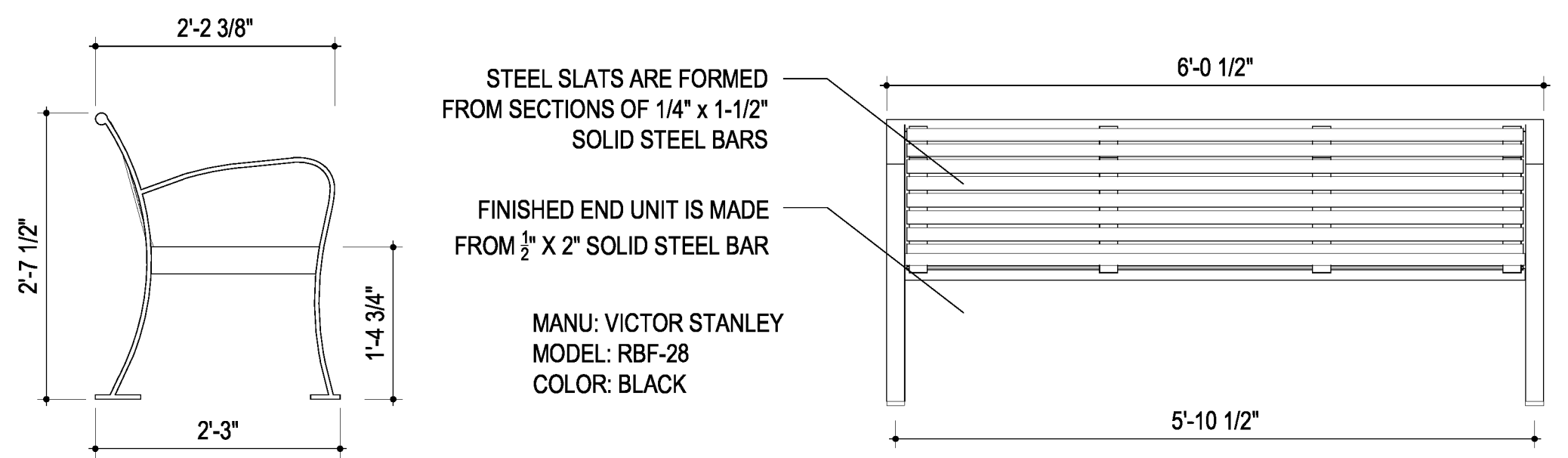
SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

8 OF 13

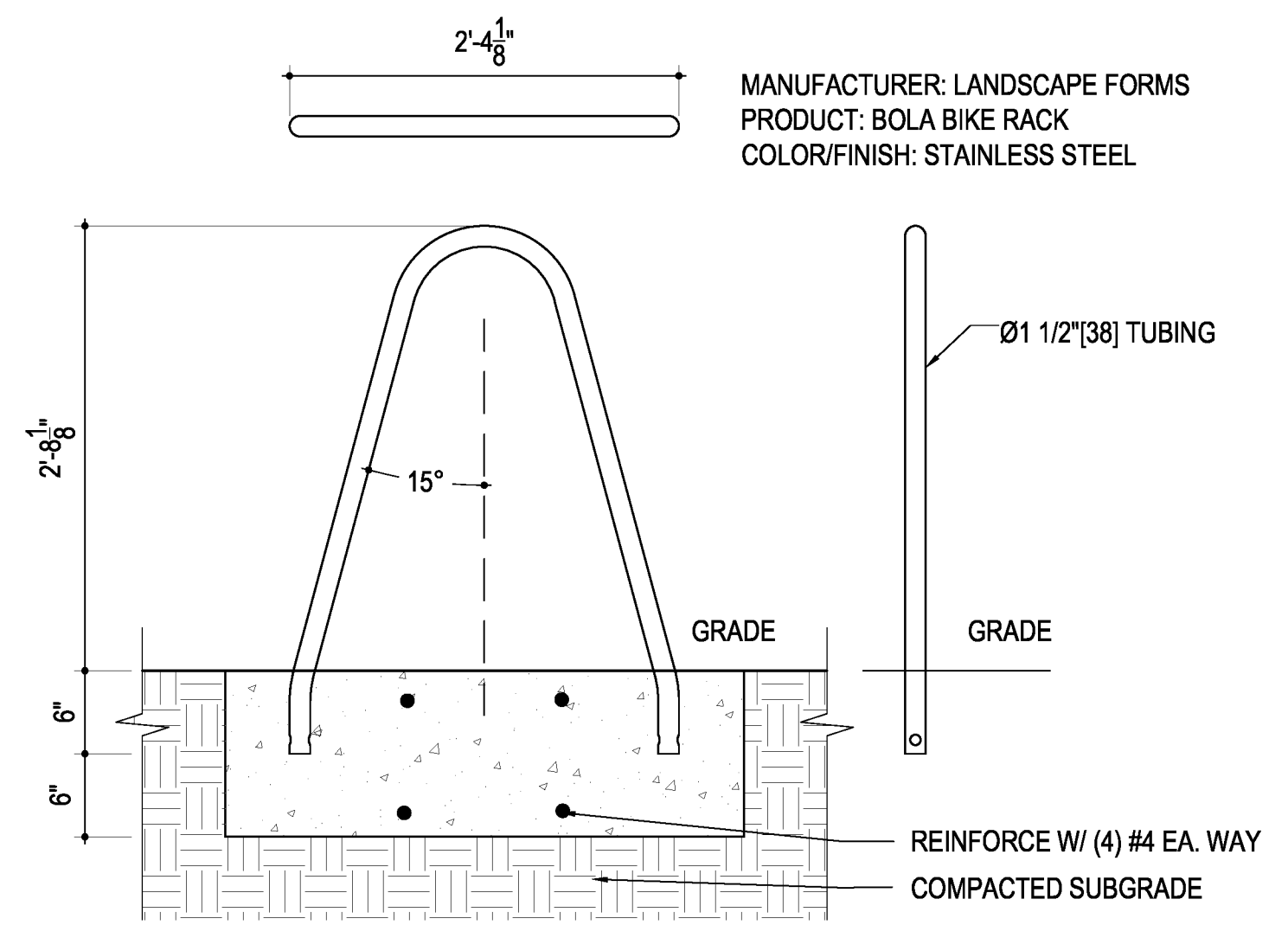
SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0001



6
9

BENCH DETAIL

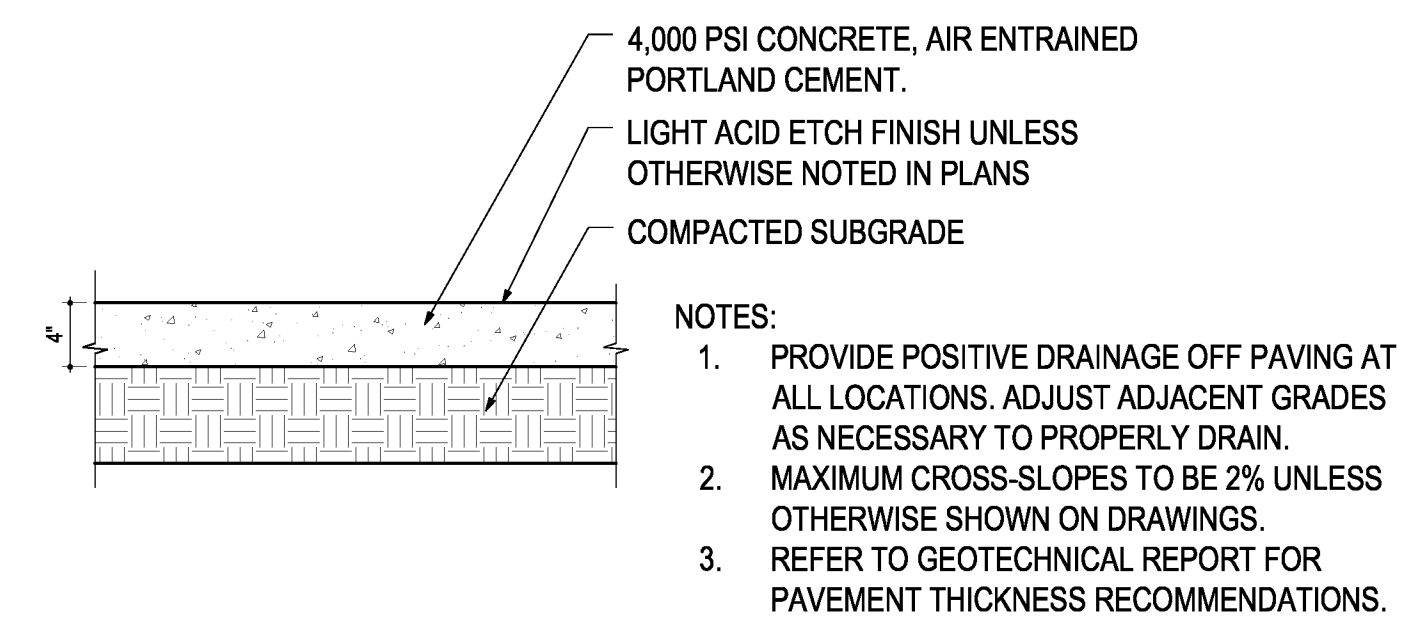
SCALE: 3/4" = 1'-0"



4
9

BIKE RACK DETAIL

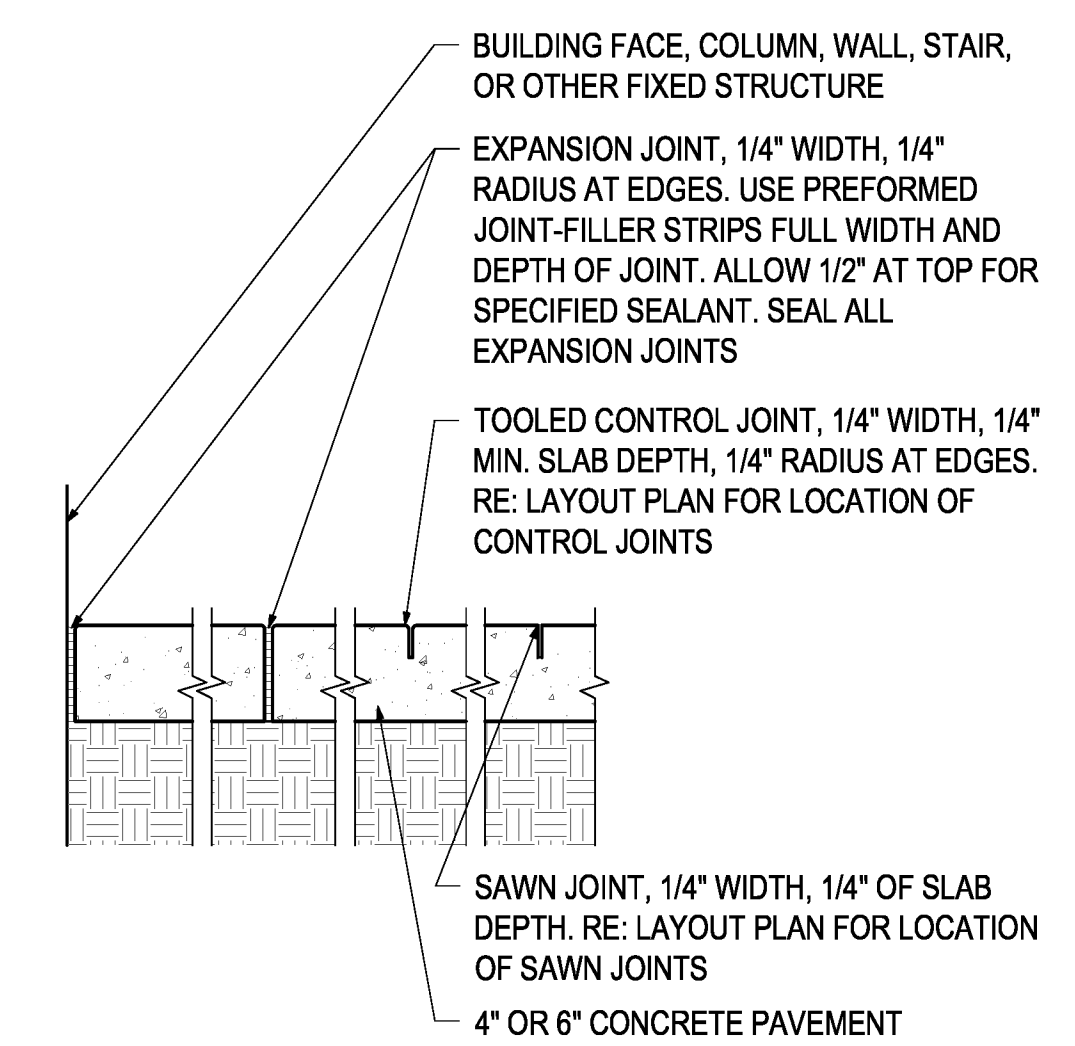
SCALE: 1/2" = 1'-0"



1
9

CONCRETE PAVING DETAIL

SCALE: 1" = 1'-0"



2
9

CONCRETE JOINTING DETAIL

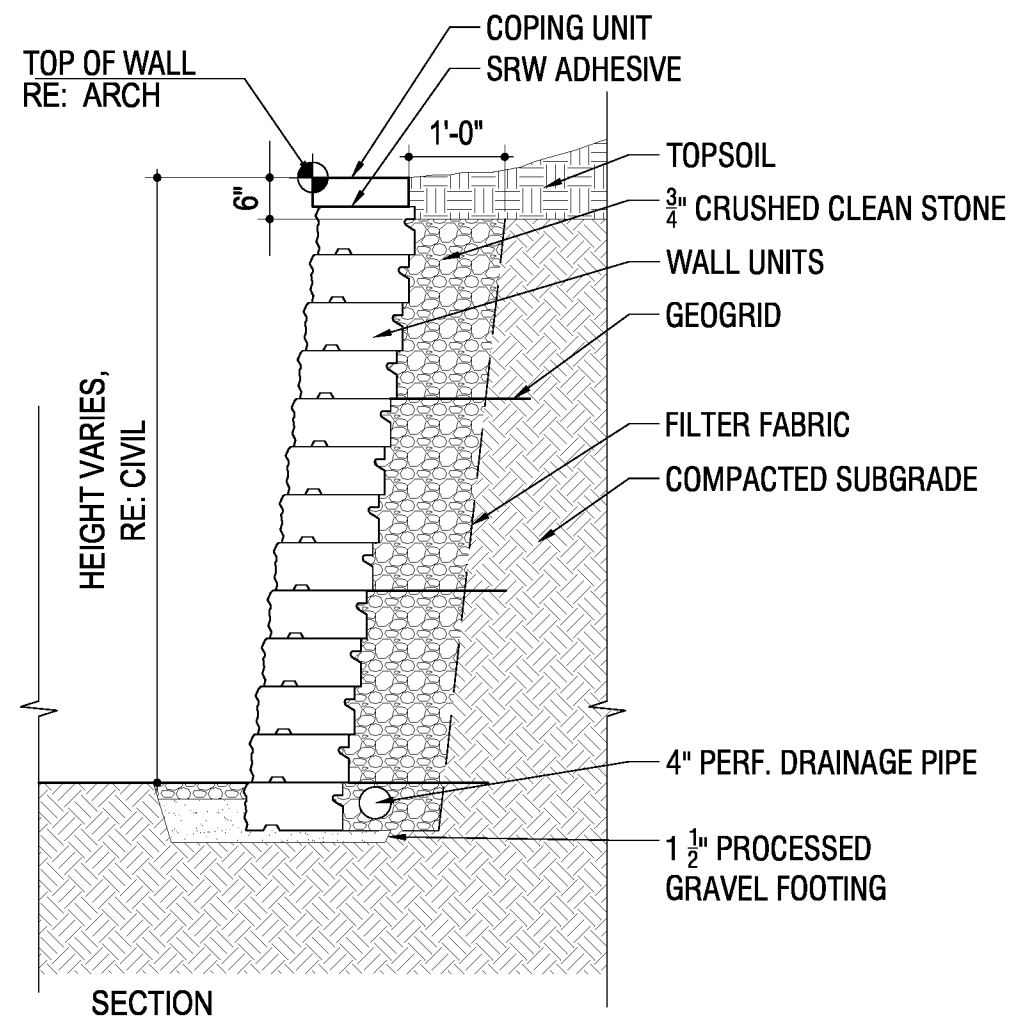
SCALE: 1" = 1'-0"



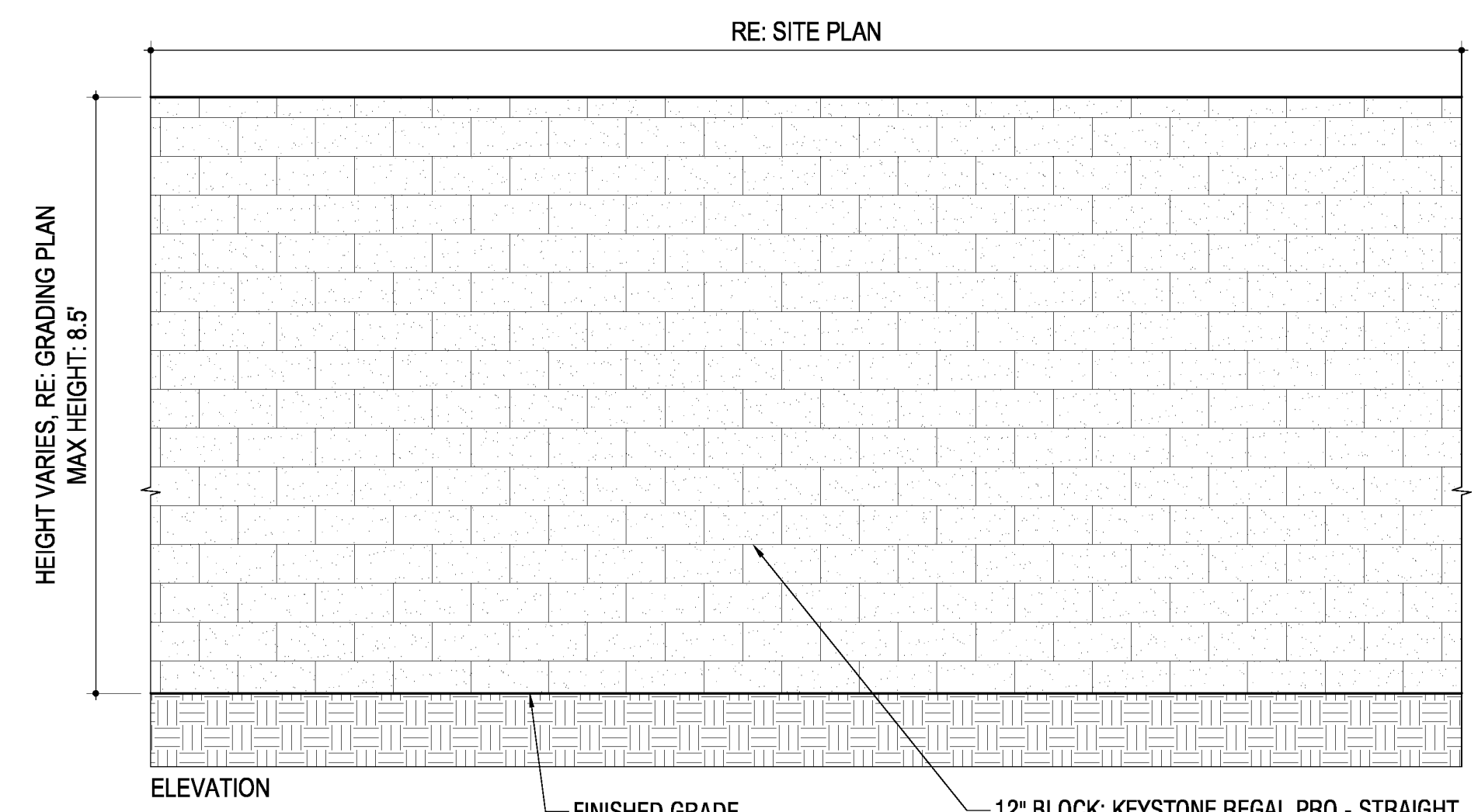
5
9

CONCRETE BOLLARD DETAIL

SCALE: NTS

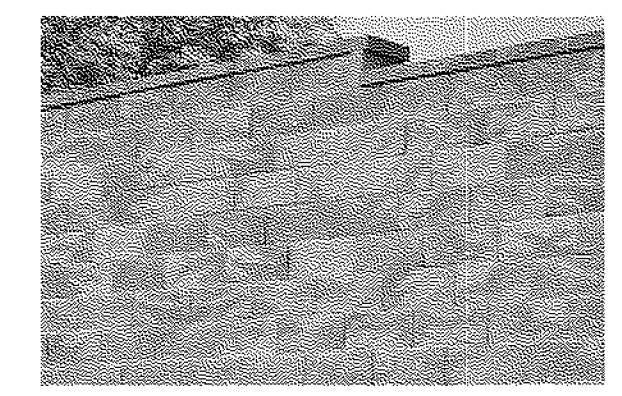


NOTES:
INSTALL PER MANUF. SPECIFICATIONS
REINFORCEMENT AS NECESSARY
PER STRUCTURAL ENGINEER.



NOTES
REFER TO CIVIL DRAWINGS FOR TOP OF WALL AND BOTTOM OF WALL ELEVATIONS.

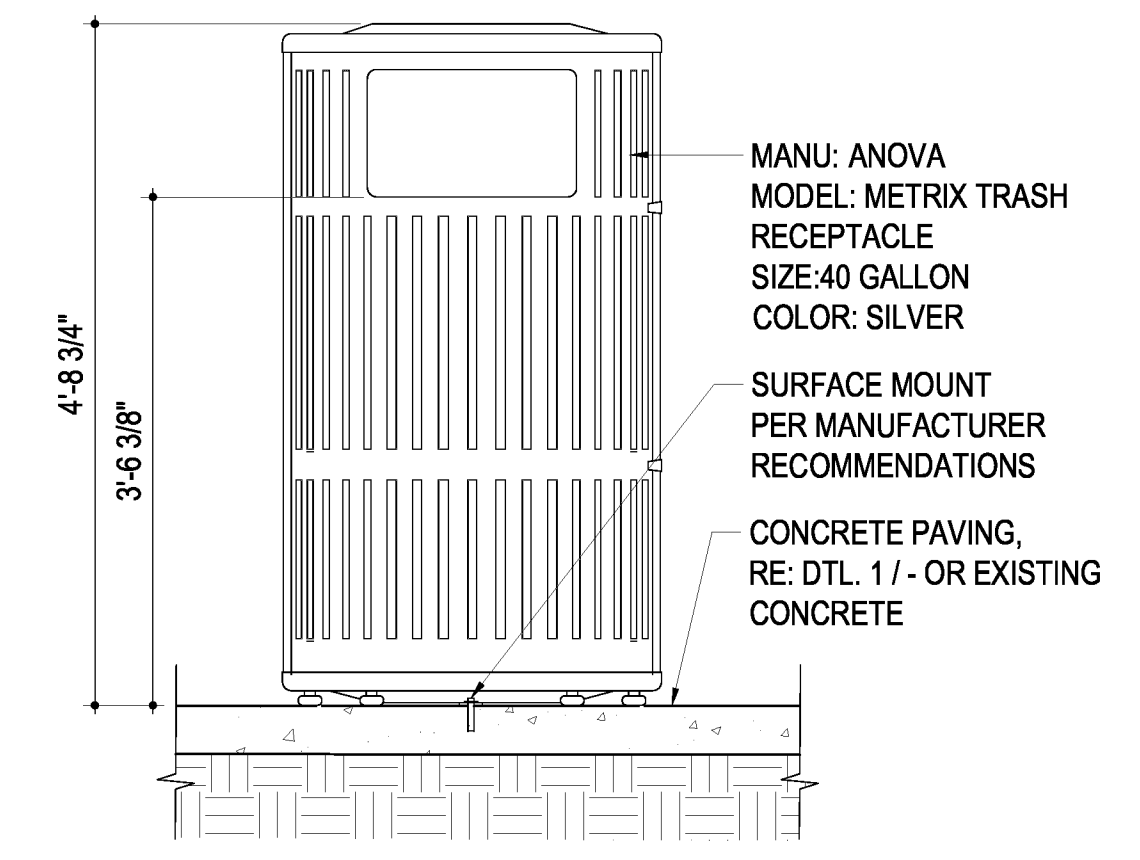
REFER TO SITE PLAN FOR WALL LAYOUT, GEOGRID EXTENTS, AND ADJACENT SITE CONDITIONS.



7
9

RETAINING WALL - ELEVATION

SCALE: 1/2" = 1'-0"



3
9

TRASH RECEPTACLE DETAIL

SCALE: 3/4" = 1'-0"



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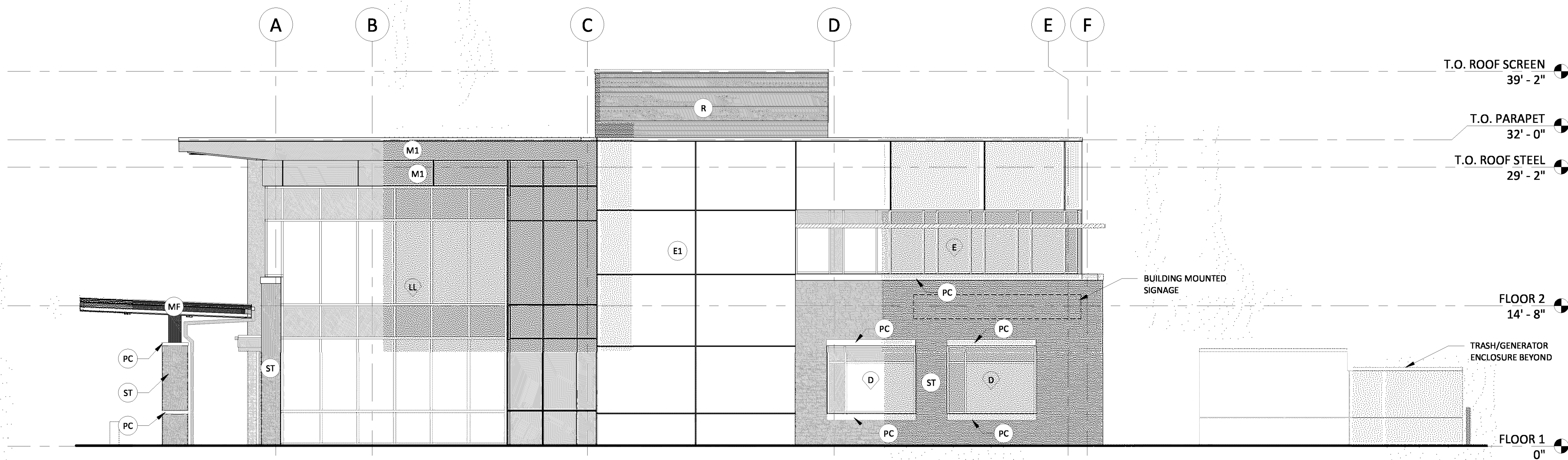
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SITE DETAILS

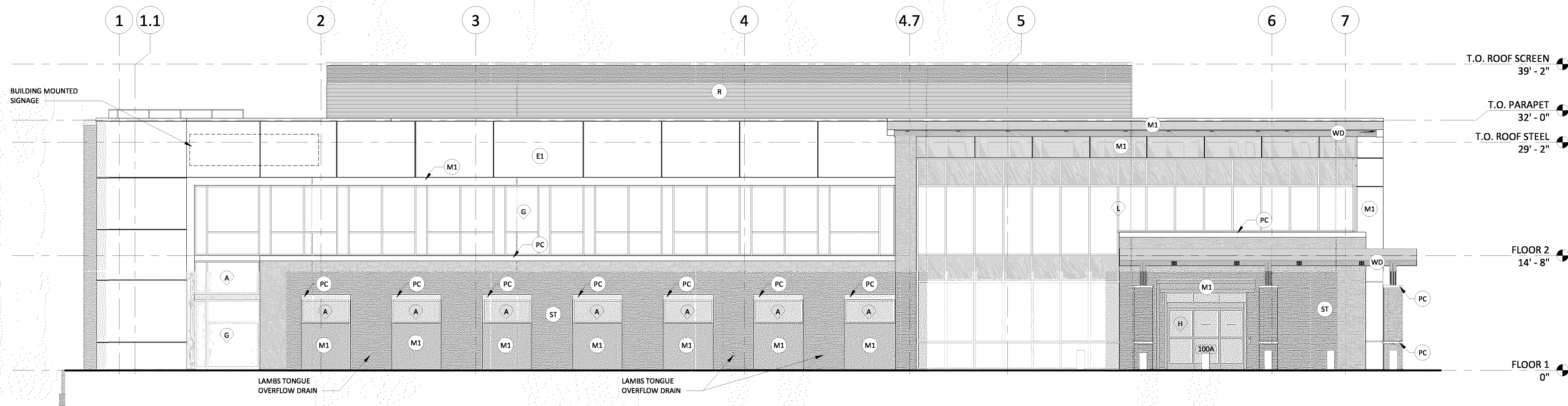
SHEET NUMBER

9 OF 13

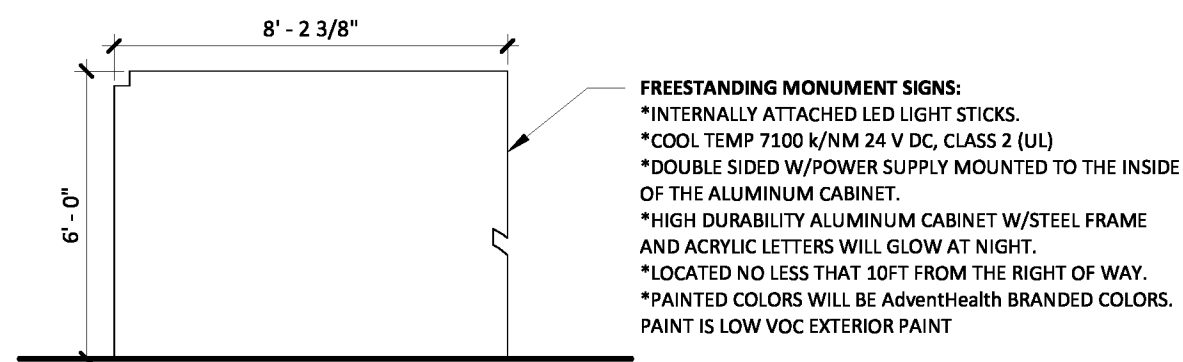
SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SDP25-0001



1 NORTH ELEVATION
10 of 13 1/8" = 1'-0"



2 EAST ELEVATION
A2.11 10 of 13 1/8" = 1'-0"



3 MONUMENT SIGN - ELEVATION
10 of 13 1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

ST	ADHERED STONE VENEER (SUNSET STONE, LEDGE STONE, CHEYENNE)
E1	EIFS (SUNSET STONE, LEDGE STONE, CHEYENNE)
M1	PREFINISHED METAL PANEL SYSTEM - FLUSH (FLYNN ACCUMET SYSTEM)
V1	VISION GLAZING
S1	SPANDREL GLAZING
R	PREFINISHED METAL ROOF SCREEN
PC	PRECAST CONCRETE
MF	PREFINISHED BRAKE METAL FASCIA
WD	WOOD LOOK METAL PANEL (SOFFIT) BASIC OF DESIGN: LONGBOARD COLOR: LIGHT CHERRY
AS	ALUMINUM SUNSHADE, COLOR TO MATCH ALUMINUM STOREFRONT SYSTEM
PM	PREFINISHED BRAKE METAL PARAPET CAP

ELEVATIONS GENERAL NOTES

- 1.) ALL SIGNAGE LOCATED ON THE SECOND FLOOR OF THE EAST AND NORTH FACADE ELEVATIONS FACING PLUM CREEK BOULEVARD WILL NOT INCLUDE ANY LIGHTED ELEMENTS, INCLUDING BUT NOT LIMITED TO BACKLIT DISPLAYS, FACADE LIGHTING DIRECTED AT ANY SIGNAGE, AND/OR CHANGING MESSAGE BOARDS.
- 2.) ALL IDENTIFICATION SIGNAGE LOCATED ON THE FIRST FLOOR OF THE EAST AND NORTH FACADE ELEVATIONS FACING PLUM CREEK BOULEVARD MAY BE INTERNALLY LIT WITH LOW LIGHT LEVELS.



BOULDER ASSOCIATES

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PROJECT 246543.00

CRAH CRYSTAL VALLEY MOB - C&S (BID PACKAGE #1)

SITE DEVELOPMENT PLAN

DATE 2/14/2025

#	DESCRIPTION	DATE
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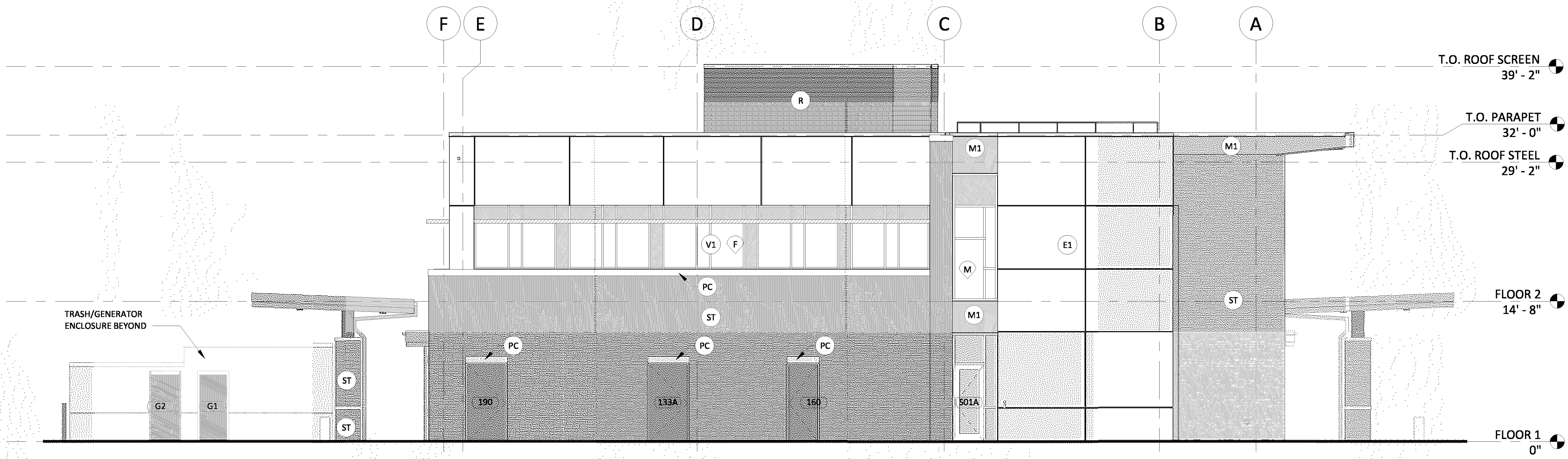
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ELEVATIONS

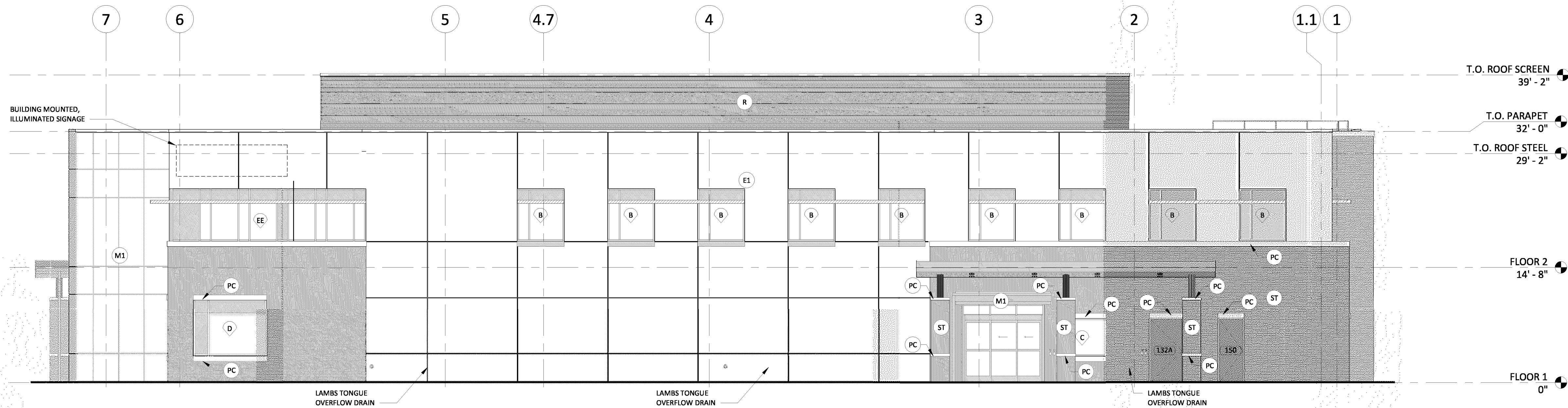
SHEET NUMBER

10 of 13

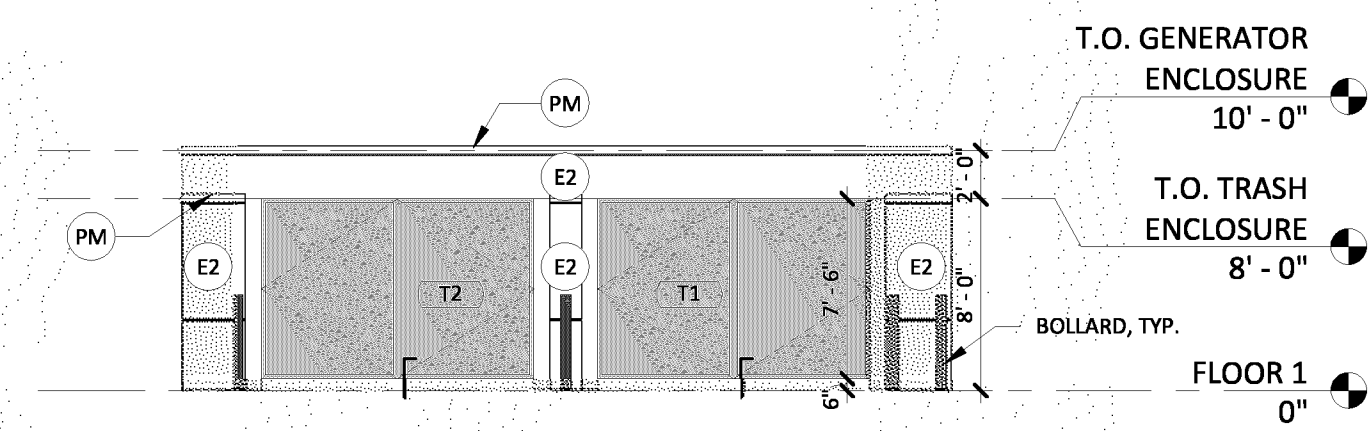
SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SPD25-0001



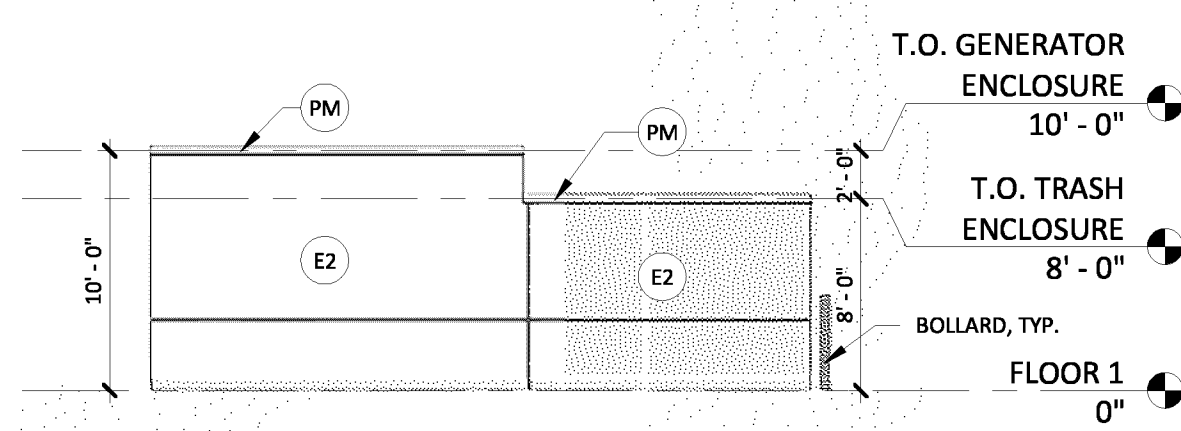
1 SOUTH ELEVATION
11 of 13 1/8" = 1'-0"



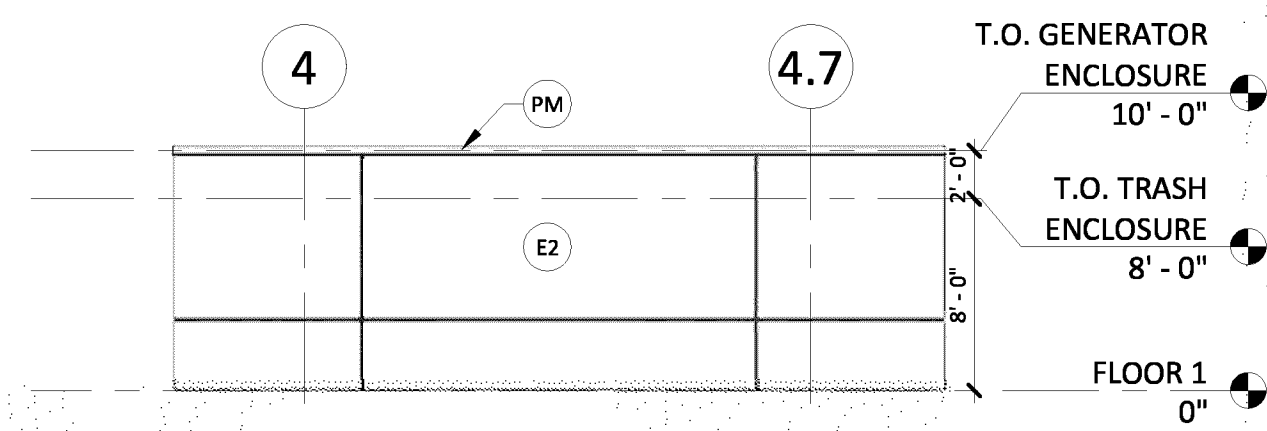
2 WEST ELEVATION
11 of 13 1/8" = 1'-0"



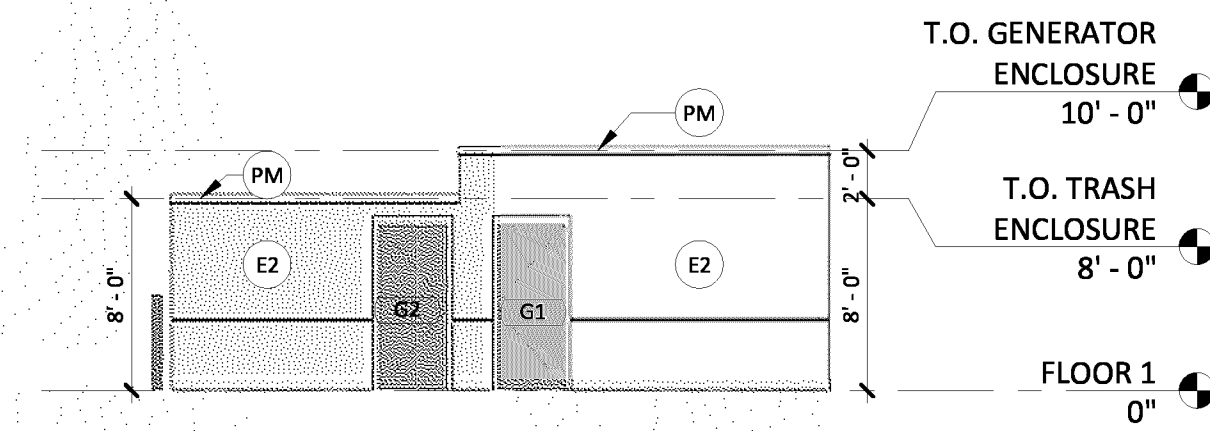
4 TRASH/GENERATOR ENCLOSURE - NORTH
11 of 13 1/8" = 1'-0"



5 TRASH/GENERATOR ENCLOSURE - EAST
11 of 13 1/8" = 1'-0"



6 TRASH/GENERATOR ENCLOSURE - SOUTH
A1.21 11 of 13 1/8" = 1'-0"



7 TRASH/GENERATOR ENCLOSURE - WEST
11 of 13 1/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

ST	ADHERED STONE VENEER (SUNSET STONE, LEDGE STONE, CHEYENNE)
E1	EIFS (SUNSET STONE, LEDGE STONE, CHEYENNE)
M1	PREFINISHED METAL PANEL SYSTEM - FLUSH (FLYNN ACCUMET SYSTEM)
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MF	PREFINISHED BRAKE METAL FASCIA
WD	WOOD LOOK METAL PANEL (SOFFIT) BASIS OF DESIGN: LONGBOARD COLOR: LIGHT CHERRY
AS	ALUMINUM SUNSHADE, COLOR TO MATCH ALUMINUM STOREFRONT SYSTEM
PM	PREFINISHED BRAKE METAL PARAPET CAP

EXTERIOR ELEVATION MATERIAL LEGEND TRASH ENCLOSURE

PM	PREFINISHED BRAKE METAL PARAPET CAP
E2	2 COAT STUCCO, COLOR TO MATCH E1

ELEVATIONS GENERAL NOTES

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CRAH CRYSTAL VALLEY MOB - C&S (BID PACKAGE #1)

SITE DEVELOPMENT PLAN

DATE 2/14/2025

REVISIONS

#	DESCRIPTION	DATE
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

11 of 13

SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SPD25-0001



VIEW TOWARDS THE MAIN ENTRANCE, FROM THE SOUTH CORNER OF THE PARKING LOT



VIEW TOWARDS THE MAIN ENTRANCE, FROM THE PATIENT DROP-OFF



VIEW FROM PLUM CREEK BOULEVARD SHOWING LANDSCAPING ABOVE THE PARKING LOT RETAINING WALL



VIEW FROM THE ROUNDABOUT AT PLUM CREEK BOULEVARD AND CRYSTAL VALLEY PARKWAY



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VALLEY MOB -
C&S (BID
PACKAGE #1)**

**SITE DEVELOPMENT
PLAN**

DATE 2/14/2025

REVISIONS

#	DESCRIPTION	DATE
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SHEET TITLE

RENDERINGS

SHEET NUMBER

12 of 13

SITE DEVELOPMENT PLAN
LOT 2, BLOCK 2, HECKENDORF RANCH FILING NO. 2
TOWN OF CASTLE ROCK PROJECT NO. SPD25-0001

