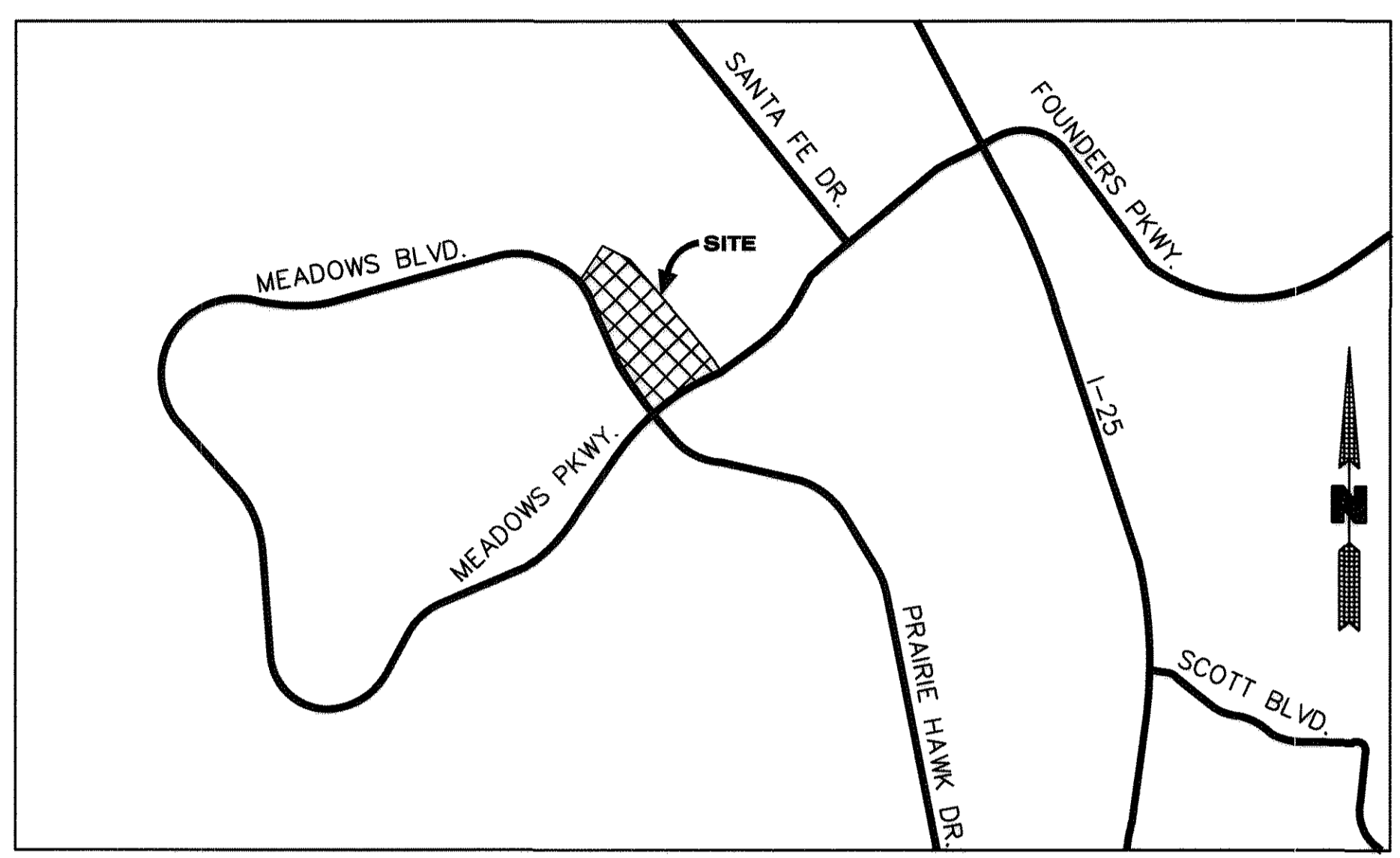


**TOWN OF CASTLE ROCK NOTES:**

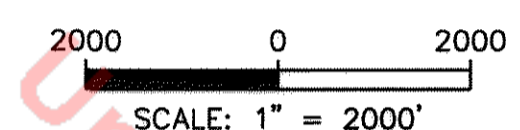
1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES 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 15% FEE.
2. PURSUANT TO SECTION 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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 REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. ACCORDING TO FIRM MAPS NUMBER 08035C0167F AND 08035C0168F, THE SITE LIES IN ZONE X; OUTSIDE THE 100 YEAR FLOOD PLAIN.
4. ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. 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.
6. APPROVAL OF THE FINAL PD SITE 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.
7. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN. 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 FIVE-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, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



VICINITY MAP



Unofficial Copy

**ADDITIONAL NOTE:**

1. THE SITE CANNOT DEVELOP BEYOND WHAT HAS BEEN ASSESSED IN THE APPROVED TRAFFIC IMPACT STUDY. FURTHER IMPROVEMENTS TO THE SITE WILL REQUIRE A NEW OR REVISED TRAFFIC IMPACT STUDY.

**LAND USE SUMMARY:**

	PHASE IA	PHASE IIA	TOTALS
1. MAXIMUM GROSS FLOOR AREA:	22,854 SQ.FT.	210,339 SQ.FT.	233,193 SQ.FT.
GROSS LEASABLE AREA (89.5% OF GFA):	21,711 SQ.FT.	199,822 SQ.FT.	221,533 SQ.FT.
BUILDING FOOTPRINT:	22,979 SQ.FT.	63,166 SQ.FT.	86,145 SQ.FT.
2. REQUIRED PARKING:			
TOCR REQ'T #1: (1 SPACE/ 2 BEDS)	0	55	55
TOCR REQ'T #2: (1 SPACE/ 5 OUTPAT.)	15	44	59
TOCR REQ'T #3: (1 SPACE/EMPLOY MAX)	20	250	270
PARKING SPACES REQUIRED:	35	309	344
PARKING SPACES PROVIDED:	68 (17 HC)	319 (12 HC)	387 (29 HC)
3. PROPOSED BUILDING HEIGHT:	35'-4"	89'-8 1/2"	N/A
4. SITE UTILIZATION:			
BUILDING:	22,979 SQ.FT. (8.8%)	61,166 SQ.FT. (11.5%)	84,145 SQ.FT. (10.6%)
DRIVE :	81,414 SQ.FT. (31.3%)	121,319 SQ.FT. (22.8%)	202,733 SQ.FT. (25.5%)
PAVEMENT/PARKING:	11,573 SQ.FT. (4.4%)	195,893 SQ.FT. (36.7%)	207,466 SQ.FT. (26.1%)
HARDSCAPE (TOTAL):	9,348 SQ.FT. (3.6%)	20,100 SQ.FT. (3.8%)	29,448 SQ.FT. (3.7%)
LANDSCAPE (TOTAL):	135,087 SQ.FT. (51.9%)	152,788 SQ.FT. (34.6%)	287,875 SQ.FT. (36.3%)
TOTAL:	260,401 SQ.FT. (100%)	533,176 SQ.FT. (28.6%)	793,577 SQ.FT. (100%)
			FLOOR AREA RATIO: 0.294
5. SINGLE FAMILY EQUIVALENTS:	2" DOMESTIC TAP** 0 SFE'S 2" IRRIGATION TAP** 0 SFE'S TOTAL: 0 SFE'S	(2) 4" DOMESTIC TAPS***: 36 SFE'S 3" IRRIGATION TAP: 18 SFE'S TOTAL: 54 SFE'S	36 SFE'S 18 SFE'S 54 SFE'S
6. ZONING AND PERMITTED USES:	PER MEADOWS 4TH AMEND C-0-I ZONE DISTRICT		

- \* TO BE REMOVED WHEN 4" TAPS INSTALLED.
- \*\* TO BE REMOVED WHEN 3" TAP INSTALLED
- \*\*\* THESE ARE TWO REDUNDANT 4" TAPS AND SHALL ONLY EQUATE TO ONE 4" TAP OR 36 SFE'S.

**BENCHMARK:**  
NGS BENCH MARK K 23 (PID KK0203). ELEVATION = 5984.83 (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

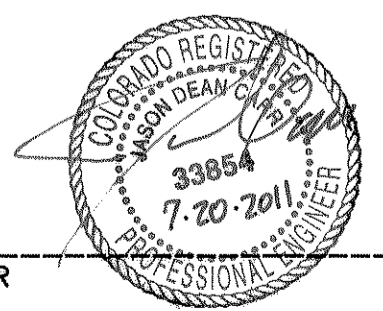
**WATER RIGHTS DEDICATION AGREEMENT:**  
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED JULY 10, 2003 AT RECEPTION NO. 2003102970, AND ACCORDINGLY, 38 SFE'S ARE DEBITED FROM THE WATER BANK FOR PHASE 2A.

**LEGAL DESCRIPTION:**  
LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

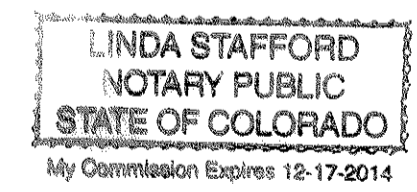
**CIVIL ENGINEER CERTIFICATION:**  
I, JASON CARR, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1 HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

**TOWN CERTIFICATION:**  
THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF July, 2011.

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:**  
THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:51 AM PM ON THE 13th DAY OF September 2011 AT RECEPTION NO. 2011054888

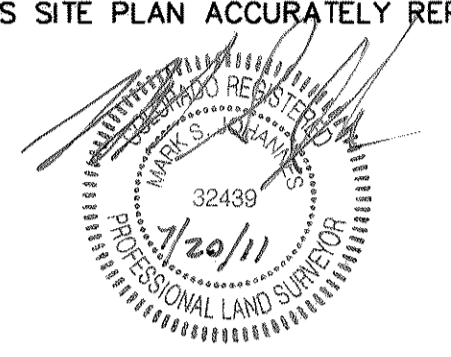


JASON D. CARR  
CO# 33854



**SURVEYOR'S CERTIFICATE:**

I, MARK S. JOHANNES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.



MARK S. JOHANNES  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 32439

**OWNERSHIP CERTIFICATION:**

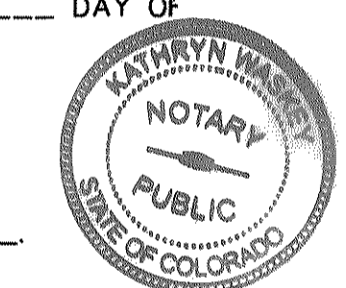
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO IN THE TOWN OF CASTLE ROCK.

Dean Moore  
PORTERCARE ADVENTIST HEALTH SYSTEM,  
A COLORADO NON-PROFIT CORPORATION  
SIGNED THIS 27th DAY OF July, 2011

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF July, 2011

By Kathryn Maskey  
NOTARY PUBLIC



MY COMMISSION EXPIRES 03/22/2015

**TITLE CERTIFICATION:**

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, 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.

David W. Knapp  
AUTHORIZED REPRESENTATIVE  
SIGNED THIS 2nd DAY OF August, 2011

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF August, 2011

By Linda Stafford  
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-17-2014

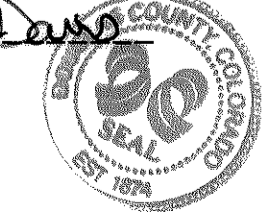
[Signature]  
DIRECTOR OF DEVELOPMENT SERVICES

9/21/11  
DATE

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:**

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:51 AM PM ON THE 13th DAY OF September 2011 AT RECEPTION NO. 2011054888

By Christine Davis  
DEPUTY



**CONTACTS:**

OWNER/DEVELOPER	CONTRACTOR	CIVIL ENGINEER	ARCHITECT	SURVEYOR	LANDSCAPE ARCHITECT	MEP ENGINEER
PORTERCARE ADVENTIST HEALTH SYSTEM 2525 S. DOWNING ST. DENVER, CO 80210 303.269.4015 PHONE 202.269.4019 FAX	G.E. JOHNSON CONSTRUCTION COMPANY 4582 S. ULSTER ST. PKWY. SUITE 400 COLORADO SPRINGS, CO 80903 719.473.5321 PHONE 719.473.5324 FAX	S.A. MIRO, INC. 4582 S. ULSTER ST. PKWY. SUITE 400 DENVER, CO 80237-2639 303.741.3737 PHONE 303.694.3134 FAX	HUNTON BRADY ARCHITECTS 800 NORTH MAGNOLIA AVENUE SUITE 600 ORLANDO, FLORIDA 32803 407.839.0886 PHONE 407.839.1709 FAX	CLARK LAND SURVEYING, INC. 119 N WAHSATCH AVENUE COLORADO SPRINGS, COLORADO 80903 719.633.8533 PHONE 719.633.8822 FAX	NORRIS DESIGN 1101 BANNOCK ST. DENVER, CO 80204 303.892.1166 PHONE 303.892.1166 FAX	CCRD PARTNERS 8301 E. PRENTICE AVENUE SUITE 200 GREENWOOD VILLAGE, COLORADO 80111 303.694.4755 PHONE 303.694.5125 FAX

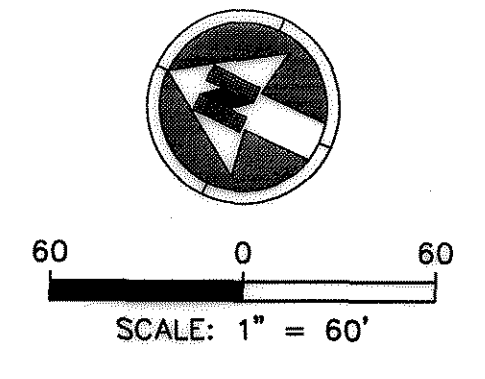
**SUBMITTAL DATE: 07/22/11**  
CASTLE ROCK ADVENTIST HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
COVER SHEET  
SHEET 1 OF 19

**CIVIL ENGINEERS**  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
4582 South Ulster Street, Pkwy.  
Suite 300 Denver, CO 80237  
ph. 303 741 3737  
fax 303 694 3134

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

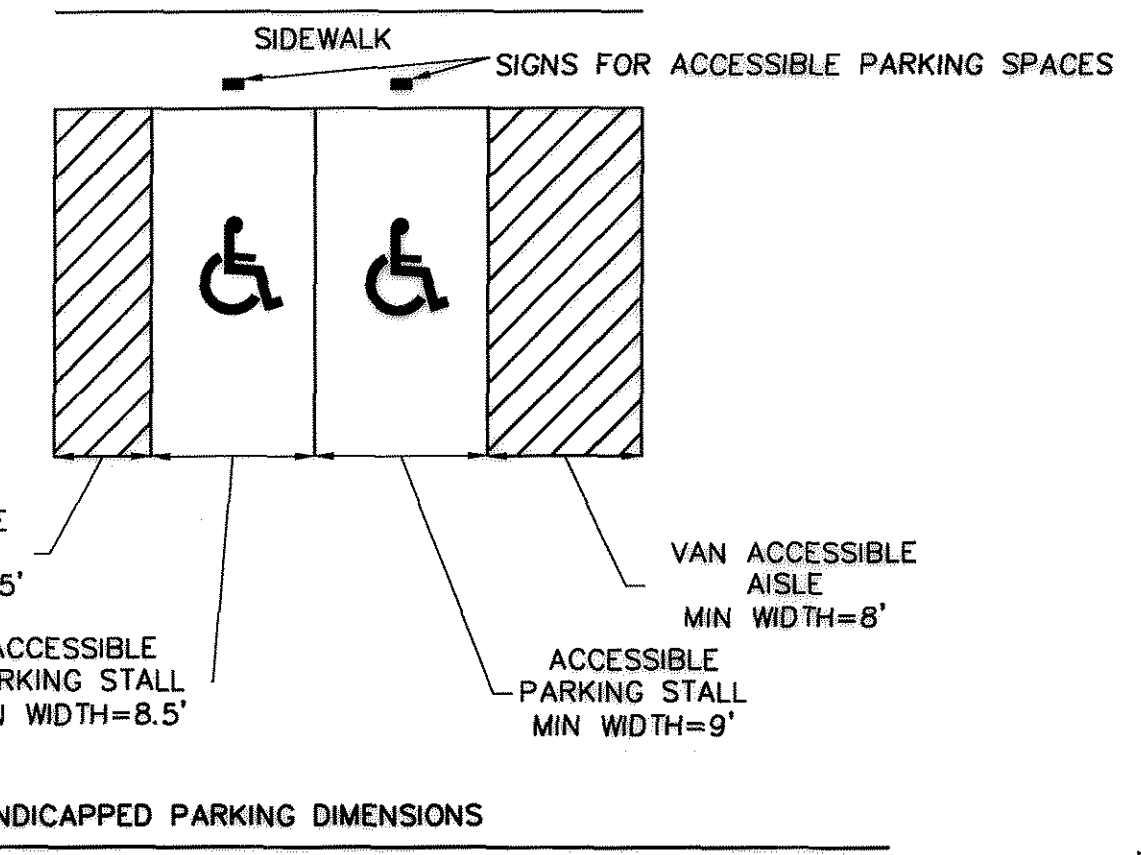
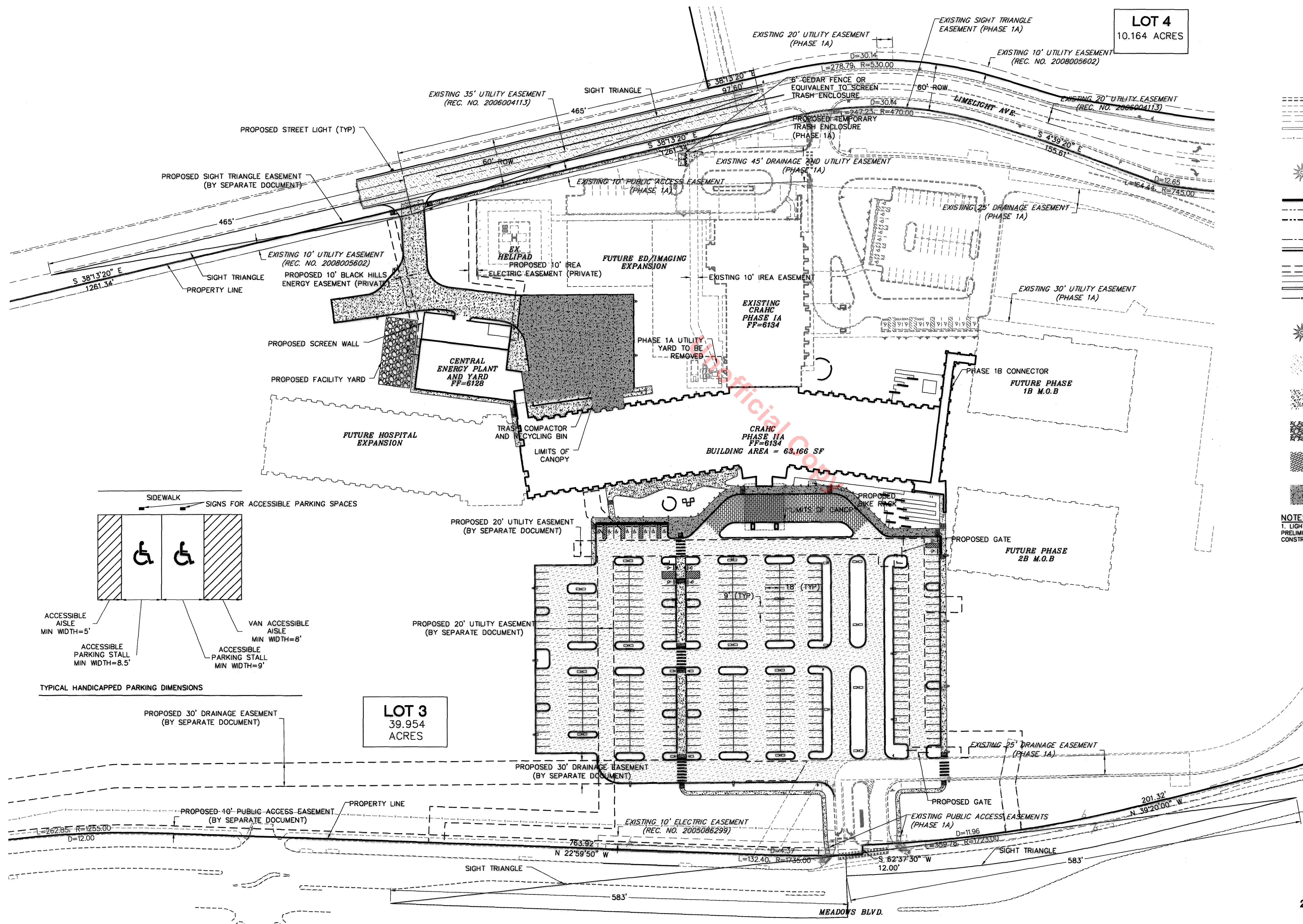
FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

**LOT 4**  
10.164 ACRES



- EXISTING CURB AND GUTTER
- - - EXISTING SIDEWALK
- - - EXISTING EASEMENT
- - - EXISTING WALL
- - - EXISTING FENCE
- - - EXISTING SIGN
- - - EXISTING LIGHT
- ☀ EXISTING TREE
- EXISTING PROPERTY LINE
- - - EXISTING SECTION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - PROPOSED CENTER LINE
- - - PROPOSED CURB AND GUTTER
- - - PROPOSED EASEMENT
- - - PROPOSED SIDEWALK
- - - PROPOSED WALL
- - - PROPOSED FENCE
- - - PROPOSED SIGN
- - - PROPOSED LIGHT
- ☀ PROPOSED TREE
- ▨ PROPOSED ASPHALT PAVEMENT
- ▨ PROPOSED CONCRETE PAVEMENT
- ▨ PROPOSED GRAVEL
- ▨ PROPOSED SPECIALTY PAVING RE: ARCHITECTURE
- ▨ PROPOSED CONCRETE PAVEMENT WITH SNOWMELT

**NOTES:**  
1. LIGHT LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY & WILL BE FINALIZED ON THE CONSTRUCTION DRAWINGS.



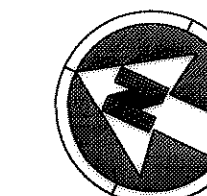
**LOT 3**  
39.954  
ACRES

**M CIVIL ENGINEERS**  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
4582 South Ulster Street Pkwy.  
Suite 300 Denver, CO 80237  
ph. 303 741 3737  
fax 303 694 3134

SUBMITTAL DATE: 07/22/11  
CASTLE ROCK ADVENTIST HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
SITE PLAN  
SHEET 2 OF 19

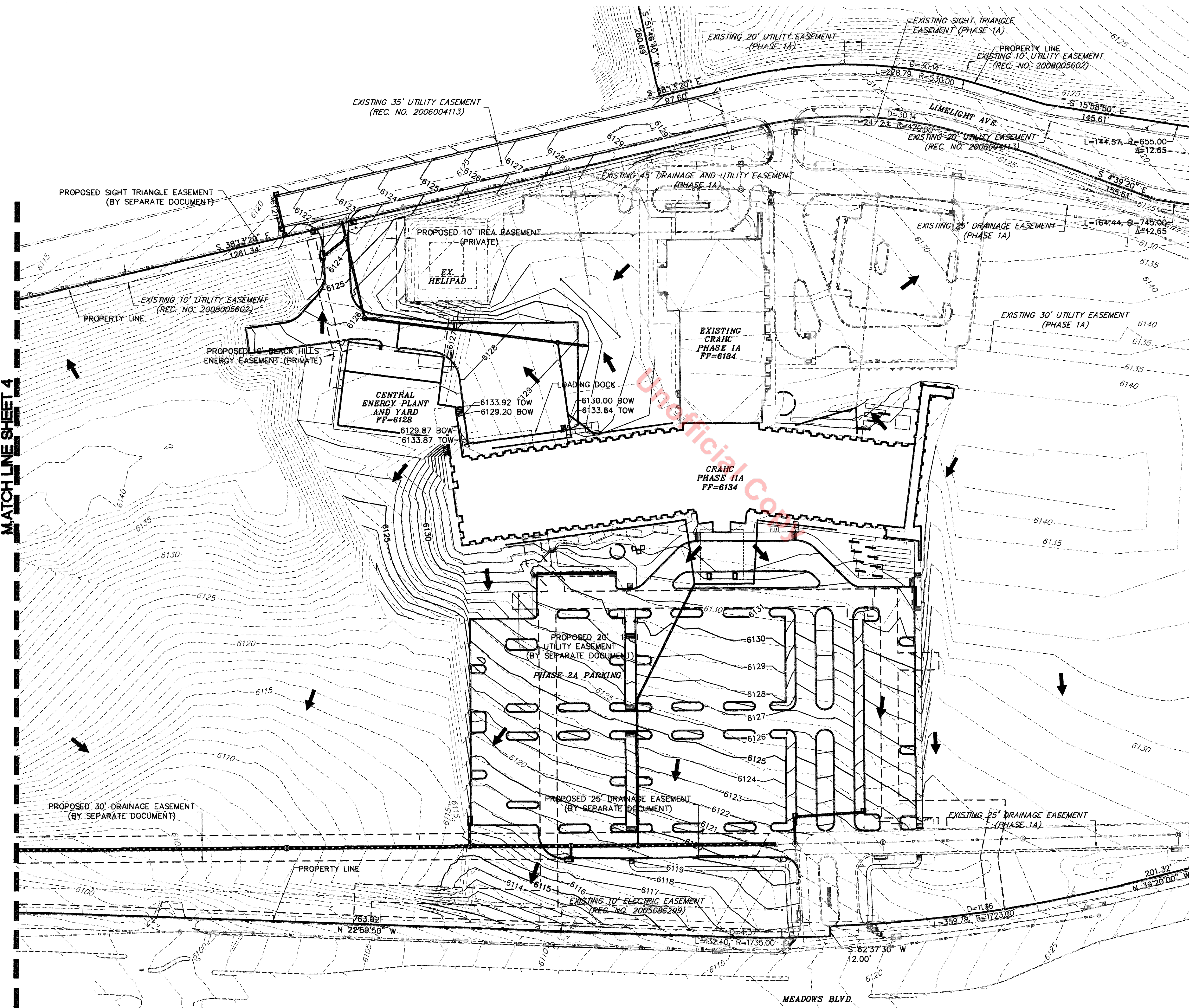
# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



60 0 60  
SCALE: 1" = 60'

MATCH LINE SHEET 4



**LEGEND:**

	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING WALL
	EXISTING STORM SEWER LINE
	EXISTING FENCE
	EXISTING SIGN
	EXISTING LIGHT
	EXISTING TREE
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING SPOT ELEVATION
	PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY LINE
	PROPOSED CENTER LINE
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED TREE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	PROPOSED STORM SEWER LINE
	PROPOSED INLET

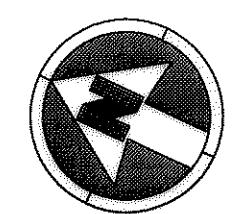
- NOTES:**
1. ACCORDING TO FIRM MAPS NUMBER 08035C0167F AND 08035C0168F, THE SITE LIES IN ZONE X; OUTSIDE THE 100 YEAR FLOOD PLAIN.
  2. THE EXISTING CONTOURS SHOWN REPRESENT THE CONTOURS AFTER OVERLOT GRADING HAS OCCURRED.

**CIVIL ENGINEERS**  
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 CONSULTING ENGINEERS  
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 Suite 300 Denver, CO 80237  
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SUBMITTAL DATE: 07/22/11  
 CASTLE ROCK ADVENTIST HEALTH CAMPUS  
 PHASE 2A  
 LOT 3, THE MEADOWS FILING NO. 17,  
 2nd AMENDMENT TO THE FINAL PD SITE PLAN  
 FPD #11-0003  
 GRADING PLAN  
 SHEET 3 OF 19

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

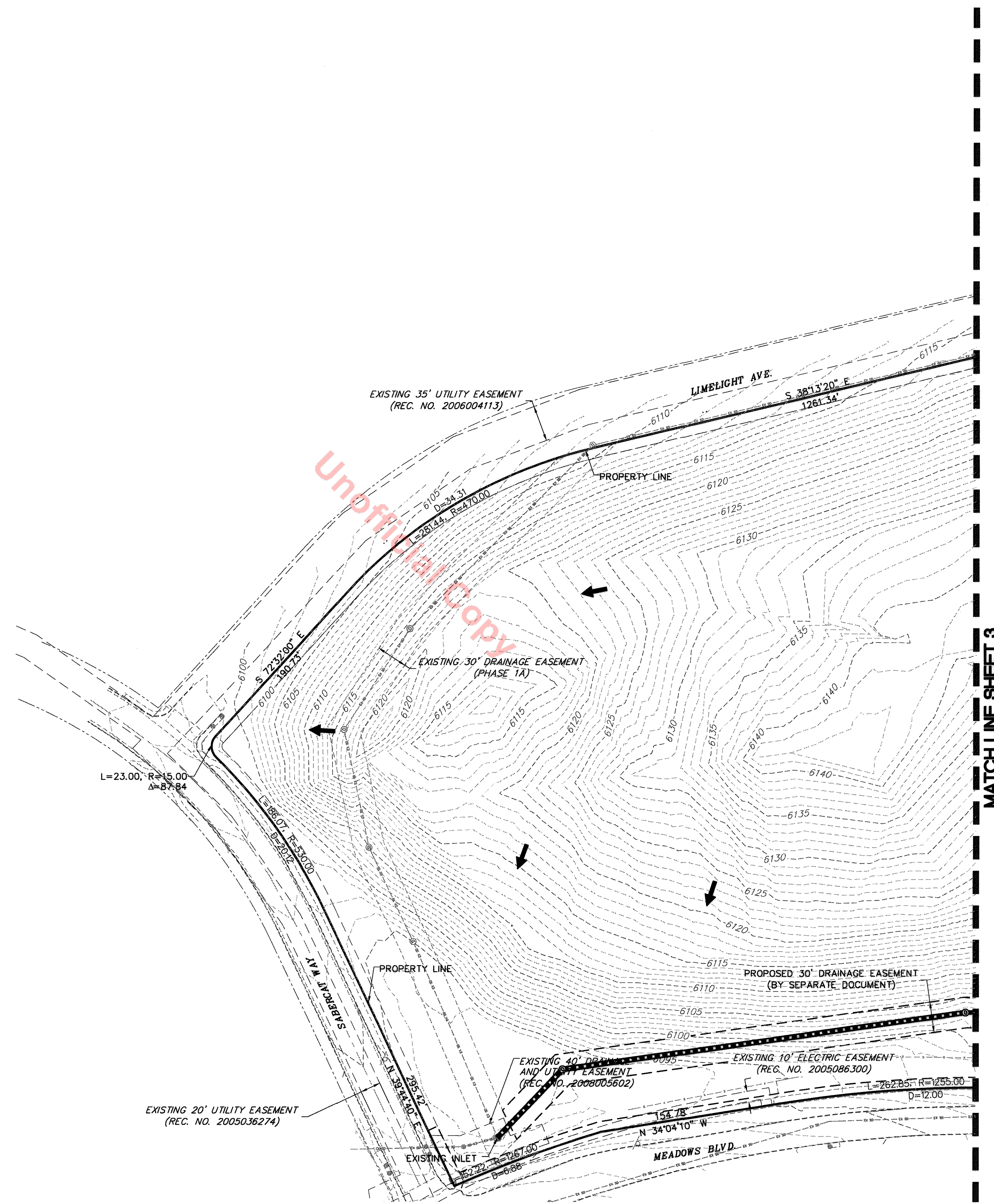


60 0 60  
SCALE: 1" = 60'

**LEGEND:**

	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING WALL
	EXISTING STORM SEWER LINE
	EXISTING FENCE
	EXISTING SIGN
	EXISTING LIGHT
	EXISTING TREE
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
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	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED TREE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	PROPOSED STORM SEWER LINE
	PROPOSED INLET

- NOTES:**
- ACCORDING TO FIRM MAPS NUMBER 08035C0167F AND 08035C0168F, THE SITE LIES IN ZONE X; OUTSIDE THE 100 YEAR FLOOD PLAIN.
  - THE EXISTING CONTOURS SHOWN REPRESENT THE CONTOURS AFTER OVERLOT GRADING HAS OCCURRED.

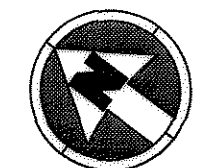


**CIVIL ENGINEERS**  
**S. A. MIRO, INC.**  
 CONSULTING ENGINEERS  
 4582 South Ulster Street Plwy.  
 Suite 300 Denver, CO 80237  
 ph. 303 741 3737  
 fax 303 694 3134

SUBMITTAL DATE: 07/22/11  
 CASTLE ROCK SUBMITTANT HEALTH CAMPUS  
 PHASE 2A  
 LOT 3, THE MEADOWS FILING NO. 17,  
 2nd AMENDMENT TO THE FINAL PD SITE PLAN  
 FPD #11-0003  
 GRADING PLAN  
 SHEET 4 OF 19

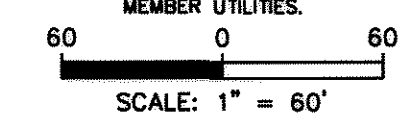
# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**

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



**LEGEND:**

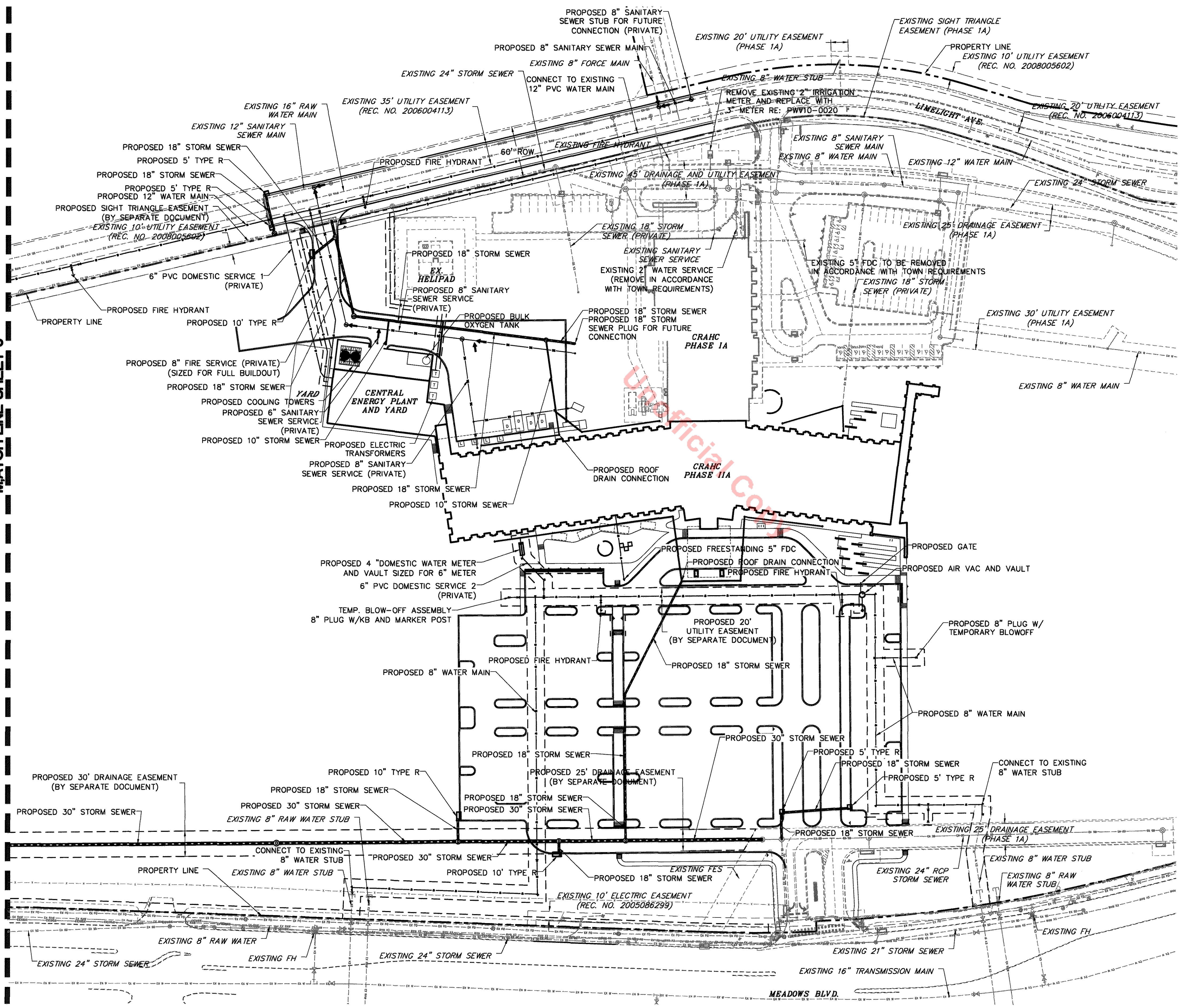
	PROPERTY/ROW LINE
	EXISTING CABLE TV LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRICAL LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING UNDER GROUND ELECTRICAL LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING IRRIGATION LINE
	EXISTING RAW WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STEAM LINE
	EXISTING STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING EASEMENT
	EXISTING INLET
	EXISTING FLARED END SECTIONS
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING VALVE
	EXISTING PEDESTAL
	EXISTING MANHOLES
	PROPOSED CABLE TV LINE
	PROPOSED COMMUNICATION LINE
	PROPOSED ELECTRICAL LINE
	PROPOSED OVERHEAD ELECTRICAL LINE
	PROPOSED FIBER OPTIC LINE
	PROPOSED GAS LINE
	PROPOSED TELEPHONE LINE
	PROPOSED IRRIGATION LINE
	PROPOSED RAW WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STEAM LINE
	PROPOSED STORM SEWER LINE
	PROPOSED WATER LINE
	PROPOSED EASEMENT
	PROPOSED INLET
	PROPOSED FLARED END SECTIONS
	PROPOSED CLEANOUT
	PROPOSED SANITARY SEWER PLUG
	PROPOSED WATER LINE CAP
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED WATER FITTINGS
	PROPOSED PEDESTAL
	PROPOSED UTILITY CROSSING
	PROPOSED MANHOLES
	SANITARY SEWER FLOW DIRECTION

- NOTES:**
- THIS SITE IS LOCATED IN THE TOWN OF CASTLE ROCK "MEADOWS YELLOW" WATER PRESSURE ZONE.
  - A 4" IRRIGATION TAP, GATE VALVE, AND METER PIT WERE INSTALLED DURING PHASE 1A IN ANTICIPATION OF FUTURE DEVELOPMENT. FOR PHASE 1A, A 2" METER WAS INSTALLED. THIS METER WILL BE REPLACED WITH A 3" METER FOR PHASE 2A. RE: IRRIGATION PLANS. (SEE VARIANCE PWV 10-0020)
  - THE WATER METER VAULT IS SIZED FOR A 6" METER FOR THE FULL BUILDOUT. FOR PHASE 2A, A 4" METER WILL BE INSTALLED. THE 4" METER WILL BE UPSIZED TO A 6" METER IN A FUTURE PHASE OF DEVELOPMENT. RE: PWV 11-0018.

**CIVIL ENGINEERS**  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
4582 South Ulster Street Pkwy.  
Suite 300 Denver, CO 80237  
ph. 303 741 3737  
fax 303 694 3134

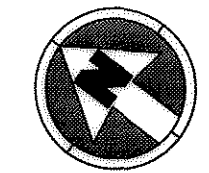
SUBMITTAL DATE: 07/22/11  
CASTLE ROCK SUBMITTAL HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
UTILITY PLAN  
SHEET 5 OF 19

MATCH LINE SHEET 6



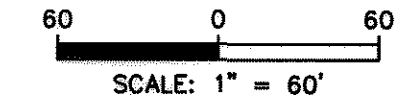
# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**

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



### LEGEND:

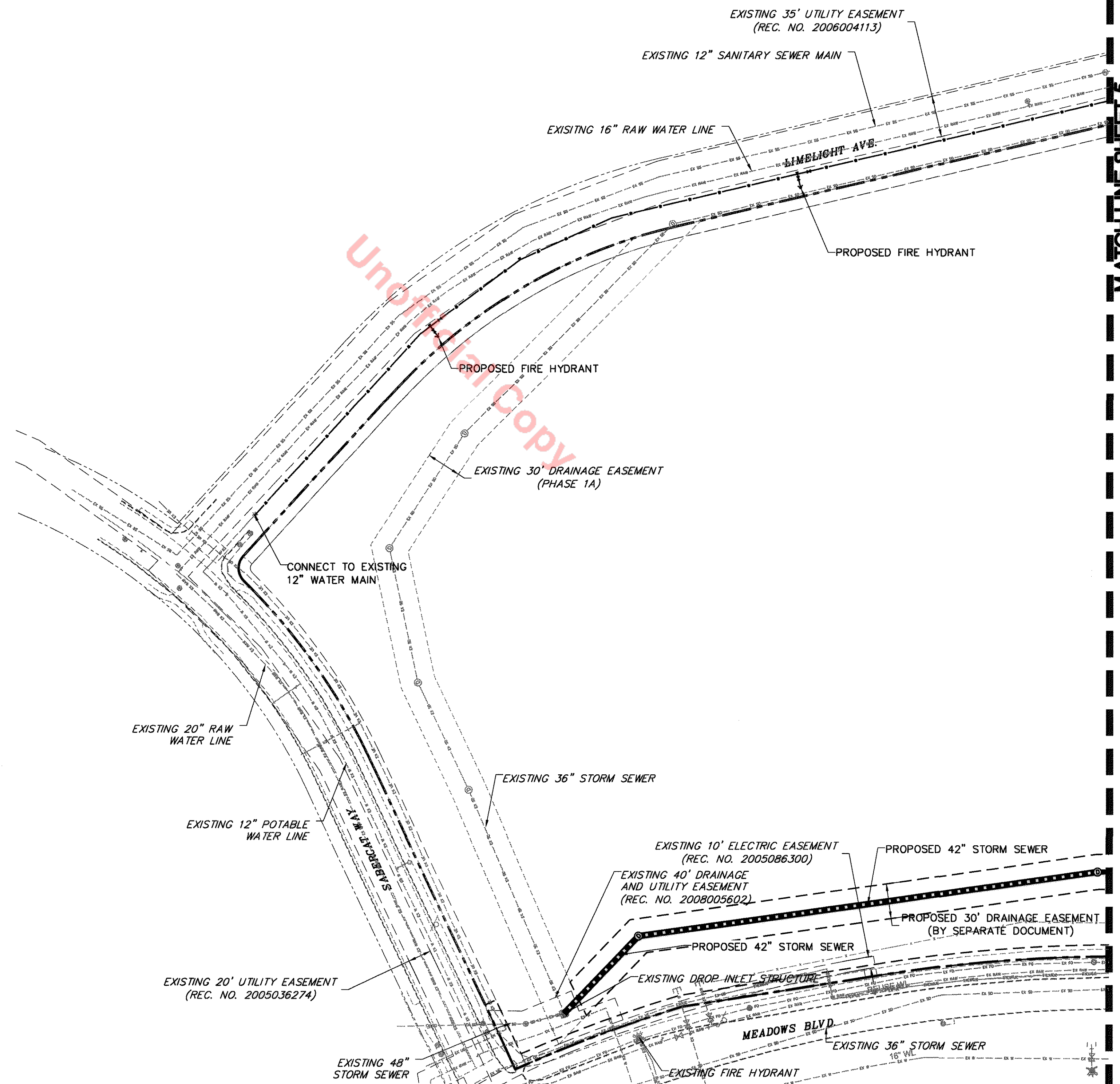
	PROPERTY/ROW LINE
	EXISTING CABLE TV LINE
	EXISTING COMMUNICATION LINE
	EXISTING ELECTRICAL LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING UNDER GROUND ELECTRICAL LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING IRRIGATION LINE
	EXISTING RAW WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STEAM LINE
	EXISTING STORM SEWER LINE
	EXISTING WATER LINE
	EXISTING EASEMENT
	EXISTING INLET
	EXISTING FLARED END SECTIONS
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING VALVE
	EXISTING PEDESTAL
	EXISTING MANHOLES
	EXISTING MANHOLES
	EXISTING MANHOLES
	EXISTING MANHOLES
	EXISTING MANHOLES
	EXISTING MANHOLES
	EXISTING MANHOLES
	EXISTING MANHOLES
	PROPOSED CABLE TV LINE
	PROPOSED COMMUNICATION LINE
	PROPOSED ELECTRICAL LINE
	PROPOSED OVERHEAD ELECTRICAL LINE
	PROPOSED FIBER OPTIC LINE
	PROPOSED GAS LINE
	PROPOSED TELEPHONE LINE
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	PROPOSED WATER LINE
	PROPOSED EASEMENT
	PROPOSED INLET
	PROPOSED FLARED END SECTIONS
	PROPOSED LIGHT
	PROPOSED CLEANOUT
	PROPOSED SANITARY SEWER PLUG
	PROPOSED WATER LINE CAP
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED WATER FITTINGS
	PROPOSED PEDESTAL
	PROPOSED UTILITY CROSSING
	PROPOSED MANHOLES
	PROPOSED MANHOLES
	PROPOSED MANHOLES
	PROPOSED MANHOLES
	PROPOSED MANHOLES
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	PROPOSED MANHOLES
	SANITARY SEWER FLOW DIRECTION

### NOTES:

1. THIS SITE IS LOCATED IN THE TOWN OF CASTLE ROCK "MEADOWS YELLOW" WATER PRESSURE ZONE.
2. A 4" IRRIGATION TAP, GATE VALVE, AND METER PIT WERE INSTALLED DURING PHASE 1A IN ANTICIPATION OF FUTURE DEVELOPMENT. FOR PHASE 1A, A 2" METER WAS INSTALLED. THIS METER WILL BE REPLACED WITH A 3" METER FOR PHASE 2A. RE: IRRIGATION PLANS. (SEE VARIANCE PWV 10-0020)
3. THE WATER METER VAULT IS SIZED FOR A 6" METER FOR THE FULL BUILDOUT. FOR PHASE 2A, A 4" METER WILL BE INSTALLED. THE 4" METER WILL BE UPSIZED TO A 6" METER IN A FUTURE PHASE OF DEVELOPMENT. RE: PWV 11-0018.

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SUBMITTAL DATE: 07/22/11  
 CASTLE ROCK ADVENTIST HEALTH CAMPUS  
 PHASE 2A  
 LOT 3, THE MEADOWS FILING NO. 17,  
 2nd AMENDMENT TO THE FINAL PD SITE PLAN  
 FPD #11-0003  
 UTILITY PLAN  
 SHEET 6 OF 19



Unofficial Copy

MATCHLINE SHEETS

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

## PLANT SCHEDULE

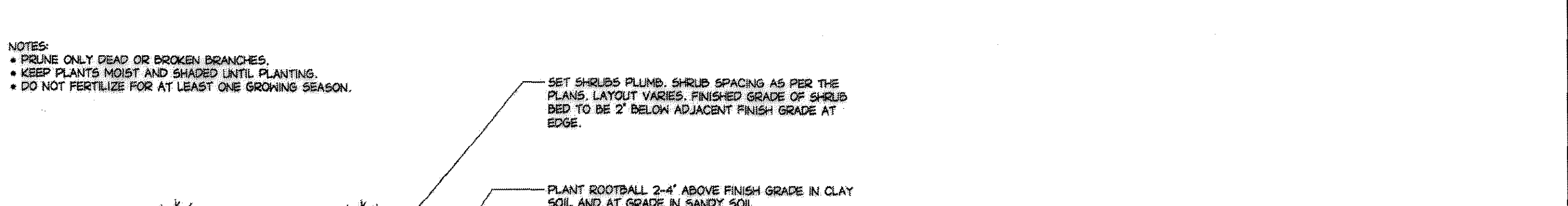
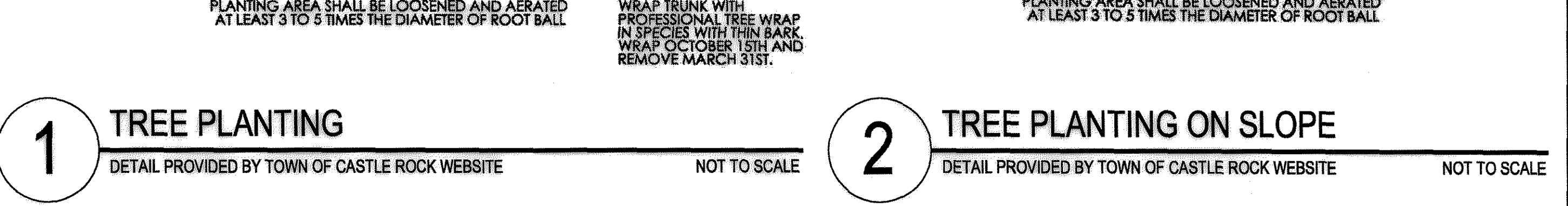
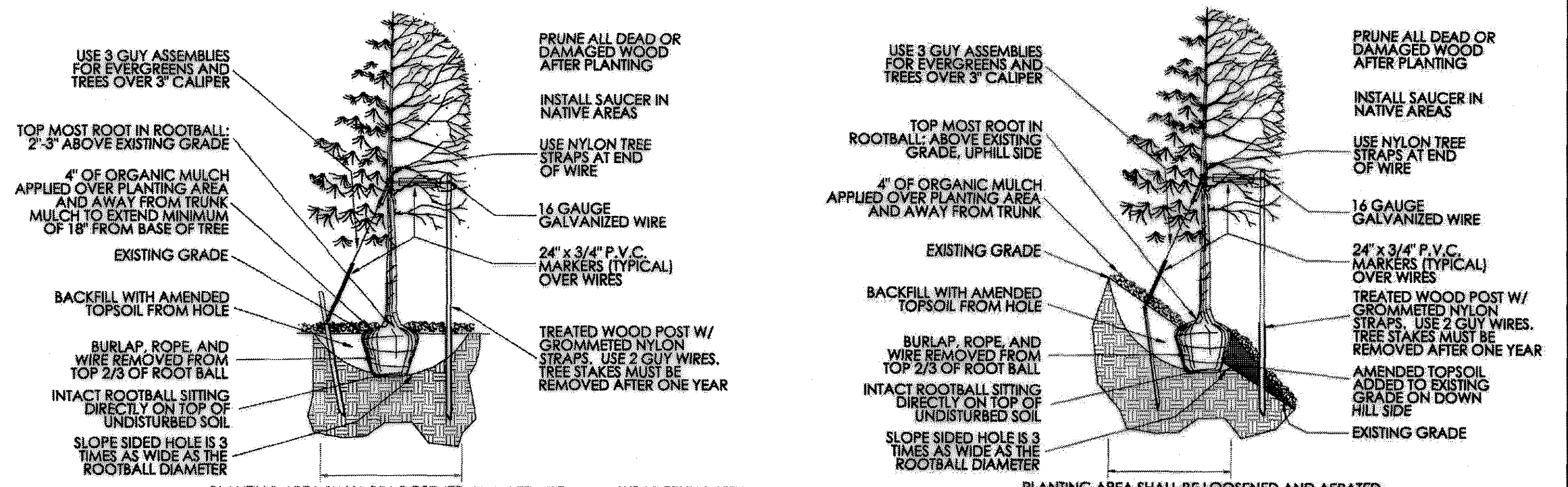
IRRIGATION ZONE	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	LEGEND ABBREV.	SIZE	NO. OF PLANTS	APPLICATION RATE (INCHES/MONTH JULY)	WATER USE (VERY LOW, LOW, MODERATE, HIGH)	SQ. FT. OF ZONE	PERCENTAGE OF TOTAL AREA	SQ. FT. OF TOTAL LANDSCAPED AREA
<b>DECIDUOUS CANOPY TREES</b>										
TREE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	ABM	2 1/2" CAL. B&B	26	3.6	MODERATE			
TREE	ACER SACCHARUM 'CADDO'	CADDO MAPLE	CDM	2 1/2" CAL. B&B	42	2.0	LOW			
TREE	CELTIS OCCIDENTALIS	COMMON HACKBERRY	HAC	2 1/2" CAL. B&B	29	2.0	VERY LOW			
TREE	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	SHA	2 1/2" CAL. B&B	34	2.0	LOW			
TREE	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR ENGLISH OAK	EOC	2 1/2" CAL. B&B	14	3.6	MODERATE			
TREE	QUERCUS RUBRA	RED OAK	ROK	2 1/2" CAL. B&B	10	3.6	MODERATE			
<b>DECIDUOUS ORNAMENTAL TREES</b>										
* TREE	ACER GINNALA	GINNALA MAPLE	GMC	#15 CLUMP ('SEE NOTE BELOW)	33	3.6	MODERATE			
* TREE	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	TCH	2" CAL. B&B	9	2.0	LOW			
** TREE	MALUS 'BRANDYWINE'	BRANDYWINE CRABAPPLE	BRA	2" CAL. B&B	7	2.0	LOW			
** TREE	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	SPR	2" CAL. B&B	8	2.0	LOW			
* TREE	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	SBC	#16 CLUMP ('SEE NOTE BELOW)	27	3.6	MODERATE			
<b>EVERGREEN TREES</b>										
TREE	PINUS ARISTATA	BRISTLECONE PINE	BCP	6" HT.	12	2.0	LOW			
TREE	PINUS FLEXILIS	LIMBER PINE	LMP	6" HT.	16	2.0	LOW			
TREE	PICEA PUNGENS	COLORADO BLUE SPRUCE	CBSP	6" HT.	24	3.6	MODERATE			
<b>TOTAL SQ. FT. OF TREE ZONE</b>										
									121,785	44%
<b>DECIDUOUS SHRUBS</b>										
SHRUB	BERBERIS THUMBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CPB	5 GAL. CONT.	158	2.0	LOW			
SHRUB	CARAGANA PYGMAEA	PYGMY PEASHRUB	PPY	5 GAL. CONT.	208	2.0	LOW			
SHRUB	CARYOPTERIS X CLANDONENSIS	BLUE WEST SPIREA	BWS	5 GAL. CONT.	44	2.0	LOW			
SHRUB	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	DKS	5 GAL. CONT.	122	2.0	LOW			
SHRUB	CERCOCARPUS MONTANUS	TRUE MOUNTAIN MAHOGANEY	MTM	5 GAL. CONT.	123	2.0	LOW			
SHRUB	CERCOCARPUS INTRICATUS	LITTLE LEAF MAHOGANEY	MLL	5 GAL. CONT.	14	2.0	LOW			
SHRUB	ELONWYLLIS ALATUS 'COMPACTA'	BURNING BUSH	BBU	5 GAL. CONT.	158	3.6	MODERATE			
SHRUB	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	GLS	5 GAL. CONT.	390	2.0	LOW			
SHRUB	SPIREA X VANHOUTEI	VANHOUTEI SPIREA	VHS	5 GAL. CONT.	78	3.6	MODERATE			
SHRUB	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	LPS	5 GAL. CONT.	158	3.6	MODERATE			
SHRUB	SPIREA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	NFS	5 GAL. CONT.	162	3.6	MODERATE			
SHRUB	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	SMS	5 GAL. CONT.	136	3.6	MODERATE			
SHRUB	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	AWIS	5 GAL. CONT.	163	3.6	MODERATE			
SHRUB	SYMPHORICARPUS X GRENOLIT 'HANGOCK'	HANGOCK CORAL BERRY	HCB	5 GAL. CONT.	168	3.6	MODERATE			
<b>BROADLEAF EVERGREEN SHRUBS</b>										
SHRUB	CYSTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	BSG	5 GAL. CONT.	21	2.0	LOW			
<b>UPRIGHT JUNIPERS</b>										
SHRUB	JUNIPERUS CHINENSIS 'SPEARMINT'	SPEARMINT JUNIPER	SPE	6" HT.	11	2.0	LOW			
SHRUB	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	COL	6" HT.	38	2.0	LOW			
<b>SPREADING (LOW-GROWING) JUNIPERS</b>										
SHRUB	JUNIPERUS SABINA 'BROADMOR'	BROADMOR JUNIPER	BRO	5 GAL. CONT.	130	2.0	LOW			
SHRUB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	BUF	5 GAL. CONT.	211	3.6	MODERATE			
SHRUB	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET JUNIPER	CCJ	5 GAL. CONT.	162	2.0	LOW			
SHRUB	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	TAM	5 GAL. CONT.	19	2	LOW			
<b>PERENNIALS</b>										
SHRUB	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	AGASTACHE CANA	DOUBLE BUBBLE MINT	PER	1 GAL. CONT.	19	2.0	LOW			
SHRUB	AGASTACHE RUPESTRIS	SUNSET HYSSOP	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	ALYSSUM MARKGRAFFI	BASKET OF GOLD	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	ADQUI EGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	ADQUI EGIA CHRYSANTHA	YELLOW COLUMBINE	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	ASTER NOVI-BELGII 'SNOWCAP'	FALL ASTER	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	ASTER NOVI-BELGII 'PROFESSOR KIPPENBERG'	PROFESSOR KIPPENBERG ASTER	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	BECHNACEA PURPUREA	PURPLE CORNFLOWER	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	GALLIARIA	BLANKET FLOWER	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	LAVENDULA ANGSTIFOLIA 'WUNSTEAD'	ENGLISH LAVENDER	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	LEUCANTHEMUM X SUPERBUM 'STARGURST'	SHASTA DAISY	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	NEPETA X FAASSENI 'WALKER'S LOW'	CATMINT	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	PULSATILLA VULGARIS	PASQUE FLOWER	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	RUBICERIA FULGIDA SULLIVANTI 'GOLDSTRUM'	GOLDSTRUM BLACK-EYED SUSAN	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	SALVIA SYLVESTRIS X 'MAINACH'	MAY NIGHT SALVIA	PER	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	PER	1 GAL. CONT.	2.0	2.0	LOW			
<b>XERIC ANNUALS</b>										
SHRUB	XERIC ANNUALS (BY OTHERS)	XERIC ANNUALS (BY OTHERS)	XAN	1 GAL. CONT.	2.0	2.0	LOW			
SHRUB	XERIC HERBS (BY OTHERS)	XERIC ANNUALS (BY OTHERS)	XHB	1 GAL. CONT.	2.0	2.0	LOW			
<b>ORNAMENTAL GRASSES</b>										
SHRUB	CALAMAGRODSTIS X ACUTIFOLIUS 'KARL FORESTER'	FEATHER REED GRASS	FRG	1 GAL. CONT.	268	3.6	MODERATE			
SHRUB	FESTUCA CLAUDEA 'ELLIAN BLUE'	BLUE FESCUE GRASS	BFG	1 GAL. CONT.	19	3.6	MODERATE			
SHRUB	HELICTRICHON SEMPERVIRENS	BLUE AVENA GRASS	BAG	1 GAL. CONT.	142	2.0	LOW			
SHRUB	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	AMG	1 GAL. CONT.	69	2.0	LOW			
SHRUB	MISCANTHUS SINENSIS 'FLAME'	FLAME MAIDEN GRASS	FMG	1 GAL. CONT.	68	2.0	LOW			
SHRUB	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	MNG	1 GAL. CONT.	269	3.6	MODERATE			
SHRUB	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	DMG	1 GAL. CONT.	64	3.6	MODERATE			
SHRUB	PENNISETUM ALPECCUROIDES 'ORIENTALE'	DWARF FOUNTAIN GRASS	DFG	1 GAL. CONT.	184	2.0	LOW			
<b>TOTAL SQ. FT. OF SHRUB ZONE</b>										
									62,462	23%
<b>IRRIGATED SHORT GRASS MIX</b>										
SEED	PUBESCENT WHEATGRASS 'LUNA'		% OF MIX	4	SEED	2.0	LOW			
SEED	WESTERN WHEATGRASS 'ARRIBA' OR NATIVE		23	SEED	2.0	2.0	LOW			
SEED	SLENDER WHEATGRASS		19	SEED	2.0	2.0	LOW			
SEED	STREAMBANK WHEATGRASS 'SODAR'		18	SEED	2.0	2.0	LOW			
<b>TOTAL SQ. FT. OF SEED ZONE</b>										
									71,876	26%
<b>IRRIGATED FESCUE SOD</b>										
SOD	CANADIAN BLUE FESCUE SOD		% OF MIX	100	SOD	3.0	MODERATE			
<b>TOTAL SQ. FT. OF SOD ZONE</b>										
									18,410	7%
<b>PERCENTAGE OF TOTAL AREA</b>										
									100%	
<b>SQ. FT. OF TOTAL LANDSCAPED AREA</b>										
										274,543

\* AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY AND ACER GINNALA / GINNALA MAPLE SHALL BE IN CLUMP FORM. SPECIFICALLY, CLUMP FORM SHALL BE A MINIMUM OF 3 CANES AT 6 INCHES MEASURED 4 INCHES ABOVE THE GROUND.  
\*\* REFER TO VARIANCE PW11-0020.

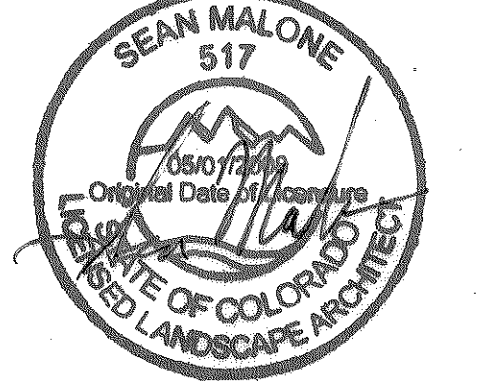
## COMMERCIAL LANDSCAPE SITE INVENTORY

Gross Site Area	Landscape Area in Sq. Ft.	Canada Blue Fescue Sod List Species (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu. Yds. Per 1000 Sq. Ft.)	Separate Irrigation Service Connections
533,176	152,788	18,410	14,083	306	288	611	3,579	458	YES
		100% Canada Blue Fescue							
Parking Lot (Area in Sq. Ft.)	Parking Lot Landscape Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
195,893	19,689	326	453	38	6	46	84	107	1,464

- NOTES:  
1. EXCLUDES EROSION CONTROL SEEDING AREA (84,377 SF)  
2. MINIMUM OF 2 TREES AND 4 SHRUBS FOR EVERY 1000 SF OF LANDSCAPE AREA (PER CODE)  
3. SEE VARIANCE TO REQUIRED TREES IN #2 SUMMARIZED IN PW11-0019.



- NOTES:  
• PRUNE ONLY DEAD OR BROKEN BRANCHES.  
• KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.  
• DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- Shredded, aged mulch 3" deep for perennials, for ground covers.
  - Undisturbed soil.
  - Keep plants moist and shaded until planting.
  - Plant ground cover and perennials level and at grade.
  - In clay soil work in topsoil and organic compost. See specs. for ratio and quantity.
  - In sand work in topsoil, organic compost and aged manure. See specs. for ratio and quantity.
  - No scale.



**NOT FOR CONSTRUCTION**

REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098

REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075

**NORRIS DESIGN**  
Planning | Landscape Architecture

**CIVIL ENGINEERS**  
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CONSULTING ENGINEERS  
4582 South Ute Street Pkwy.  
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fax. 303 694 3134

HydroSystems-KDI, Inc. Irrigation Consulting  
880 Teber Street, Suite 200 Lakewood, Colorado 80401  
(303) 303-8800-3344



SUBMITTAL DATE: 07/22/11  
CASTLE ROCK SUBMITTANT HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
LANDSCAPE DETAILS & PLANT LIST  
SHEET 7 OF 19

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

## GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.

- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

## GRADING NOTES

- THE CONTRACTOR IS TO REVIEW, UNDERSTAND AND ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM AND MAXIMUM SLOPES IDENTIFIED ON THE PLANS ARE ACHIEVABLE IN THE FIELD PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL STAKING NECESSARY TO COMPLETE THE WORK. THIS SHALL INCLUDE ANY RE-STAKING IF NECESSARY. THE CONTRACTOR SHALL PAY FOR ALL STAKING FOR THE PROJECT UNLESS SPECIFICALLY AGREED TO OTHERWISE IN THE CONTRACT DOCUMENTS.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% (4:1) UNLESS OTHERWISE INDICATED ON THE PLANS.
- EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOIDS, FORMS, AND FOUNDATIONS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING GRADING AND EXCAVATION INCLUDING GUIDELINES AND RESTRICTIONS FOR EARTHWORK AND PLACING OF PAVEMENT AND LANDSCAPE SURFACING FOR THIS PROJECT.
- SEE CIVIL ENGINEERING PLANS PREPARED BY S.A. MIRO FOR ALL FINISH GRADE ELEVATIONS AND PROPOSED WALL HEIGHTS.

## LANDSCAPE NOTES

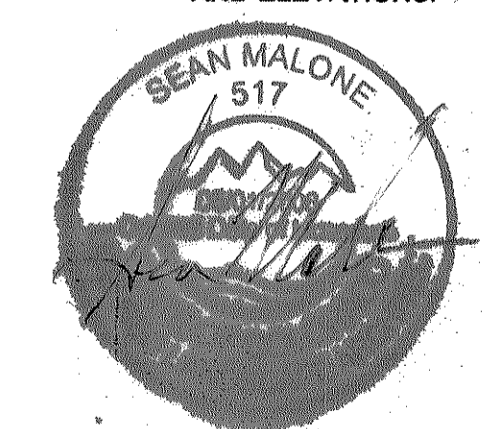
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 6" - 12" AND AMENDED PER SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A SOILS TEST AS SPECIFIED BY THE TOCR PRIOR TO PLANTING. THE CONTRACTOR SHALL MEET ALL SOIL AMENDMENT REQUIREMENTS AS SHOWN IN THE RESULTS OF THE SOILS TEST OR PROVIDE THE TOWN MINIMUM WHICH IS PROVIDING ALL PLANTS WITH 1 POUND OF NITROGEN PER 1000 SF AND 1 LB OF P205 PER 1000 SF. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf OF ORGANIC SOIL TILLED TO A DEPTH OF 6".
- TREES, LARGE SHRUBS, AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 6' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THEN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.

- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE A 3' DIAMETER MULCH RINGS WITH 4" DEPTH DOUBLE-SHREDDED CEDAR MULCH. NO EDGER OR WEED CONTROL FABRIC IS REQUIRED IN THESE AREAS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- IN ALL CASES SHRUB, GROUND COVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR EQUAL. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, 1 1/2" TAN RIVER ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- FOR PLANTER URNS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN OF CASTLE ROCK AND DOUGLAS COUNTY'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE TOWN OF CASTLE ROCK AND DOUGLAS COUNTY'S SPECIFICATIONS AND DETAILS).
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- MAINTAIN A MINIMUM OF 3' CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THESE AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL SITE INSPECTIONS WITH THE TOWN OF CASTLE ROCK AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ALSO OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK.
- THE LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACTOR PROFESSIONAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY DICTATE CHANGES TO THE PLAN, THEN THE CONTRACTOR MUST GET APPROVAL FROM THE TOWN AND THE OWNER'S REPRESENTATIVE PRIOR TO IMPLEMENTATION.
- CONTRACTOR SHALL BE FAMILIAR WITH AND FOLLOW ALL BEST MANAGEMENT PRACTICES PER THE TOWN OF CASTLE ROCK CODE.
- REFER TO THE SIGNAGE PACKAGE SUBMITTED CONCURRENTLY FOR SIGNAGE/MONUMENTATION LOCATIONS AND ELEVATIONS.

## CLWUR / WATER USE CHART

IRRIG. ZONE	PLANT NAME (COMMON)	APP. RATE (INCHES / MONTH)	ZONE (VL, L, MOD, HW)	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TA (TOTAL AREA OF ALL LANDSCAPE ZONES)	CLWUR (LWUR x IA / TA)
SPRAY	FINE FESCUE TURF	3.0	MOD	12	18,410	3.0	18,410	0.36
SPRAY	SHORT GRASS	2.0	L	47	71,976	2.0	71,976	0.94
DRIP	SHRUB BED (IRRIGATION, FABRIC, MULCH AND EDGER)	3.6	MOD	21	32,160	3.6	32,160	0.76
DRIP	SHRUB BED (IRRIGATION, FABRIC, MULCH AND EDGER)	2.0	L	17	26,118	2.0	26,118	0.34
DRIP	PERENNIAL / XERIC ANNUAL BEDS	3.0	L	3	4,124	3.0	4,124	0.08
				100			152,788	2.48
							<b>TOTAL OF THE CLWUR =</b>	<b>2.48</b>

Unapproved



NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098

REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075

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**SUBMITTAL DATE: 07/22/11**

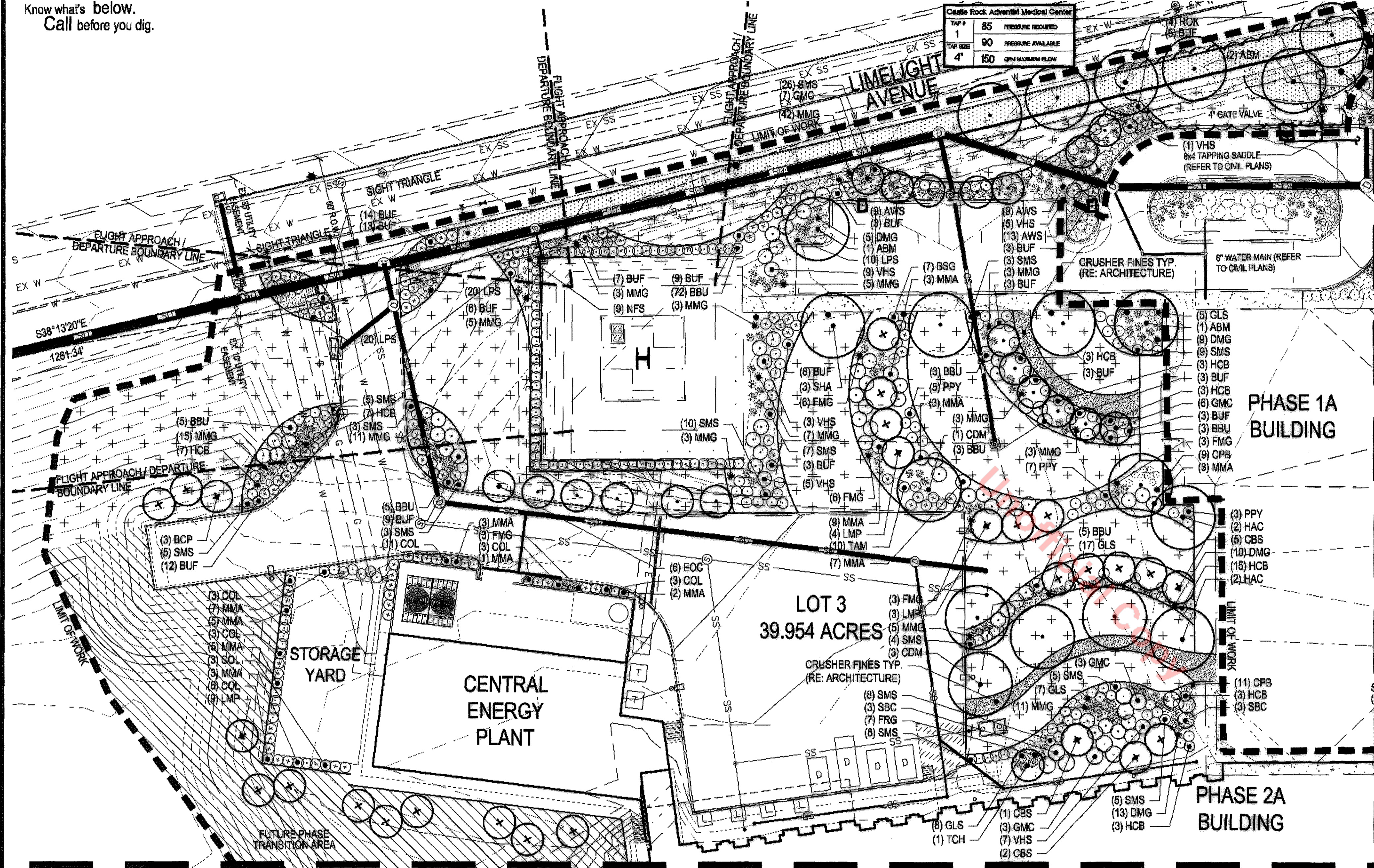
**CASTLE ROCK ARTIST HEALTH CAMPUS**  
**PHASE 2A**  
**LOT 3, THE MEADOWS FILING NO. 17,**  
**2nd AMENDMENT TO THE FINAL PD SITE PLAN**  
**FPD #11-0003**  
**LANDSCAPE NOTES**  
**SHEET 8 OF 19**



Know what's below.  
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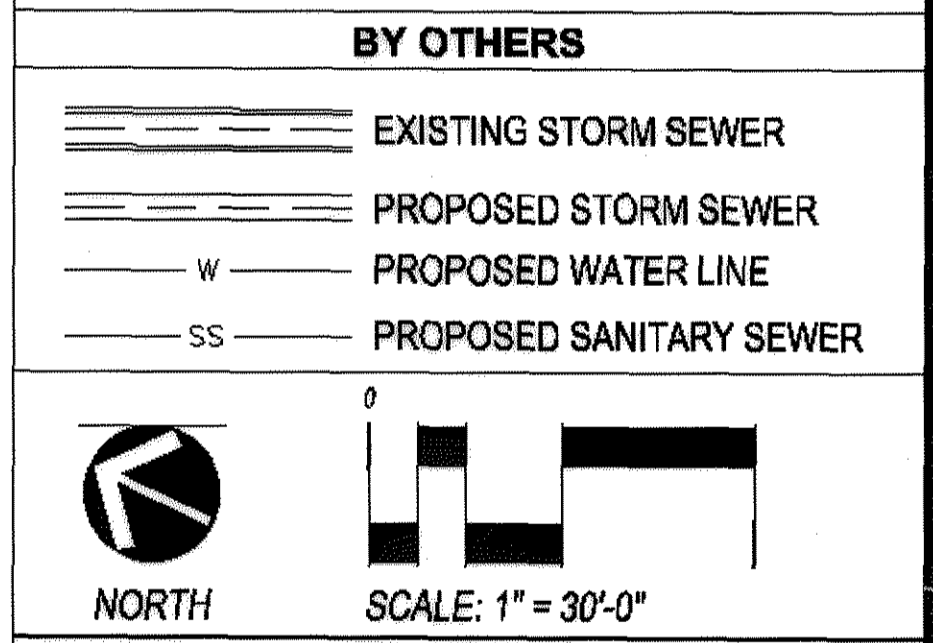
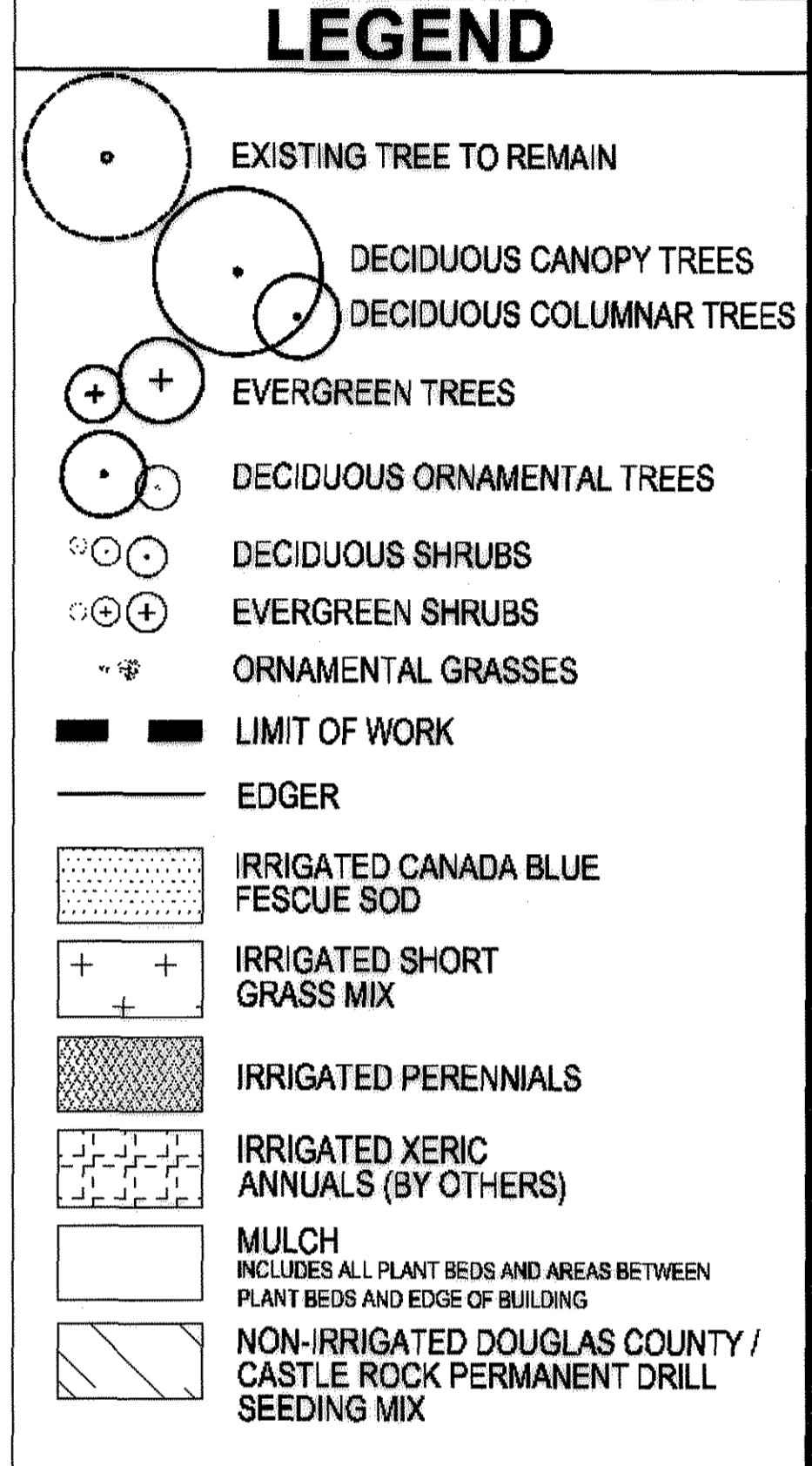
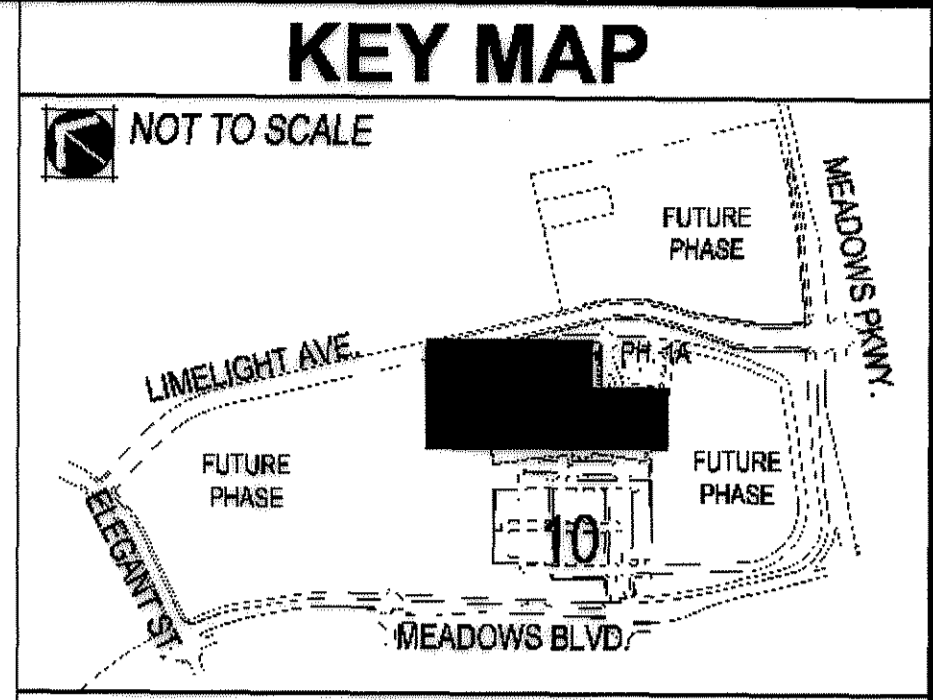
# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

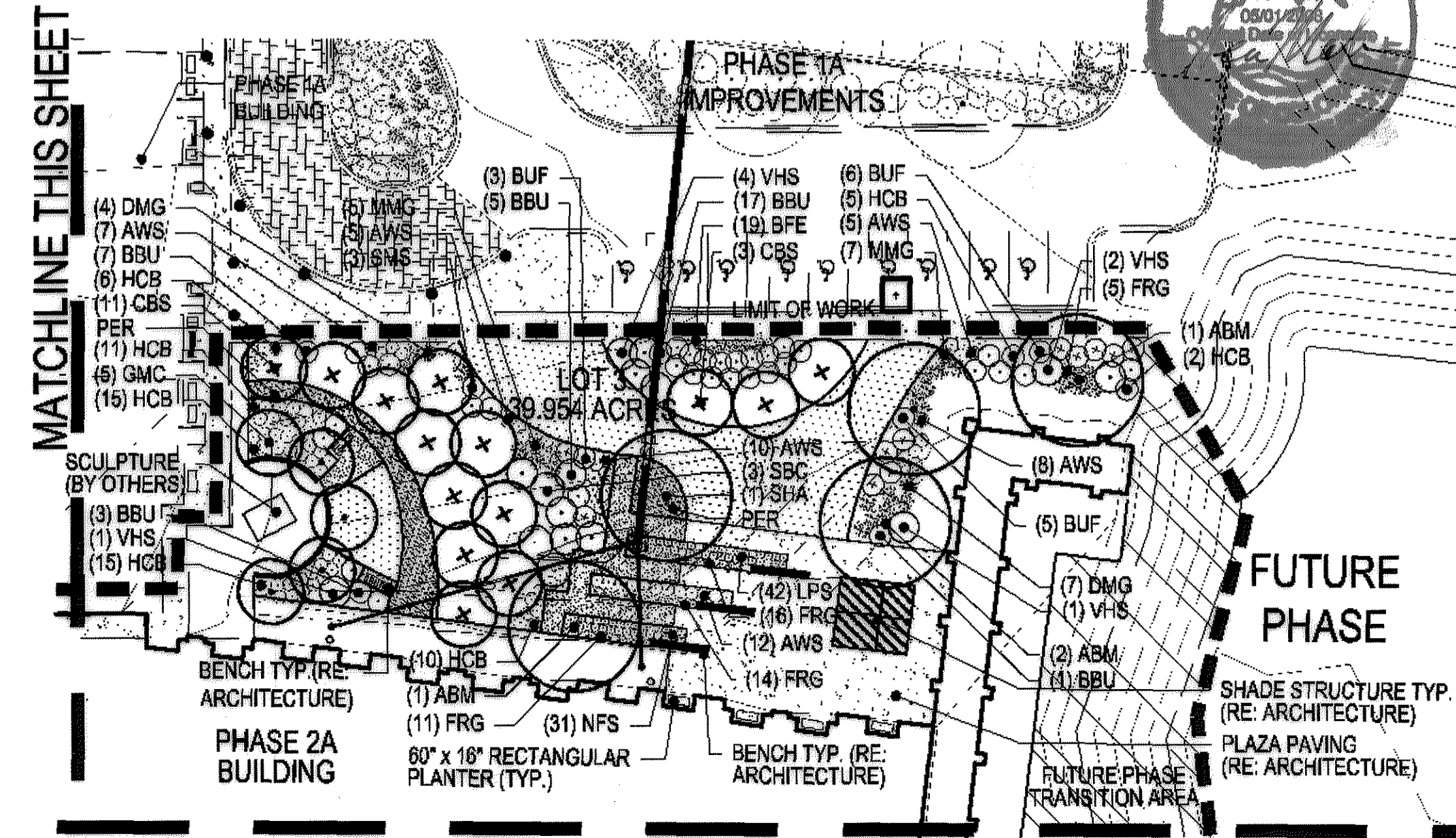


PHASE 1A IMPROVEMENTS IN THIS AREA TO BE CONSTRUCTED AS PART OF PHASE 2A

**UTILITY NOTES:**  
1. ANY WATER AND SANITARY SEWER UTILITY WITHIN A DESIGNATED UTILITY EASEMENT LINE IS CONSIDERED "PUBLIC".  
2. ANY UTILITY OUTSIDE OF A DESIGNATED UTILITY EASEMENT LINE IS CONSIDERED "PRIVATE" AND WILL BE MAINTAINED BY THE OWNER.



MATCHLINE SHEET 10



MATCHLINE SHEET 10

**NOT FOR CONSTRUCTION**

REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098

REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075

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Planning/Landscape Architects

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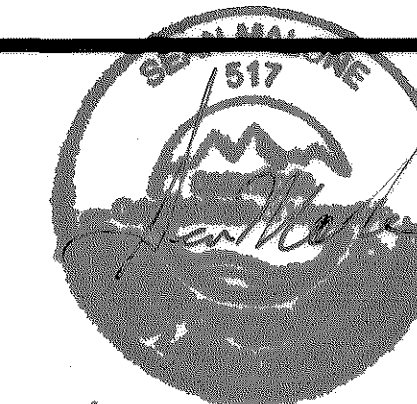
SUBMITTAL DATE: 07/22/11  
CASTLE ROCK ADVENTIST HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
LANDSCAPE PLAN  
SHEET 9 OF 19



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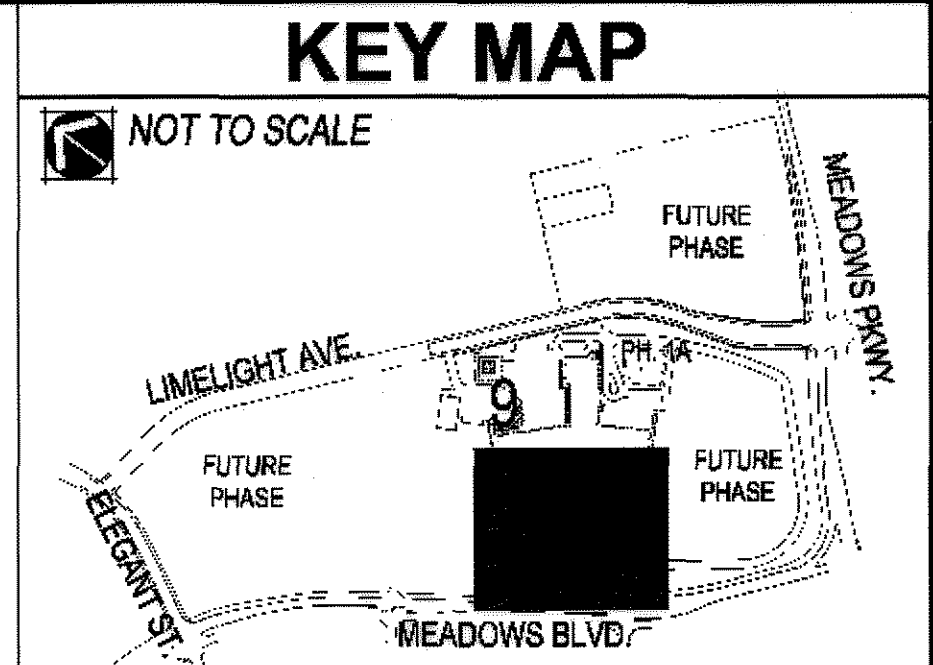
# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



MATCHLINE SHEET 9

MATCHLINE SHEET 9



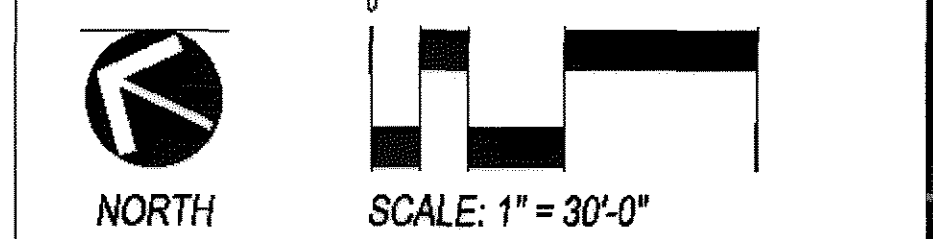
## KEY MAP

NOT TO SCALE

## LEGEND

- EXISTING TREE TO REMAIN
- DECIDUOUS CANOPY TREES
- DECIDUOUS COLUMNAR TREES
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LIMIT OF WORK
- EDGER
- IRRIGATED CANADA BLUE FESCUE SOD
- IRRIGATED SHORT GRASS MIX
- IRRIGATED PERENNIALS
- IRRIGATED XERIC ANNUALS (BY OTHERS)
- MULCH (INCLUDES ALL PLANT BEDS AND AREAS BETWEEN PLANT BEDS AND EDGE OF BUILDING)
- NON-IRRIGATED DOUGLAS COUNTY / CASTLE ROCK PERMANENT DRILL SEEDING MIX

- ### BY OTHERS
- EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - PROPOSED WATER LINE
  - PROPOSED SANITARY SEWER



**NOT FOR CONSTRUCTION**

REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #0988

REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #0705

**NORRIS DESIGN**  
Planning Landscape Architecture

**CIVIL ENGINEERS**  
**S. A. MIRO, INC.**  
CONSULTING ENGINEERS  
4582 South Ulster Street, Plwy.  
Suite 300 Denver, CO 80237  
ph. 303 741 3737  
fax 303 684 3134

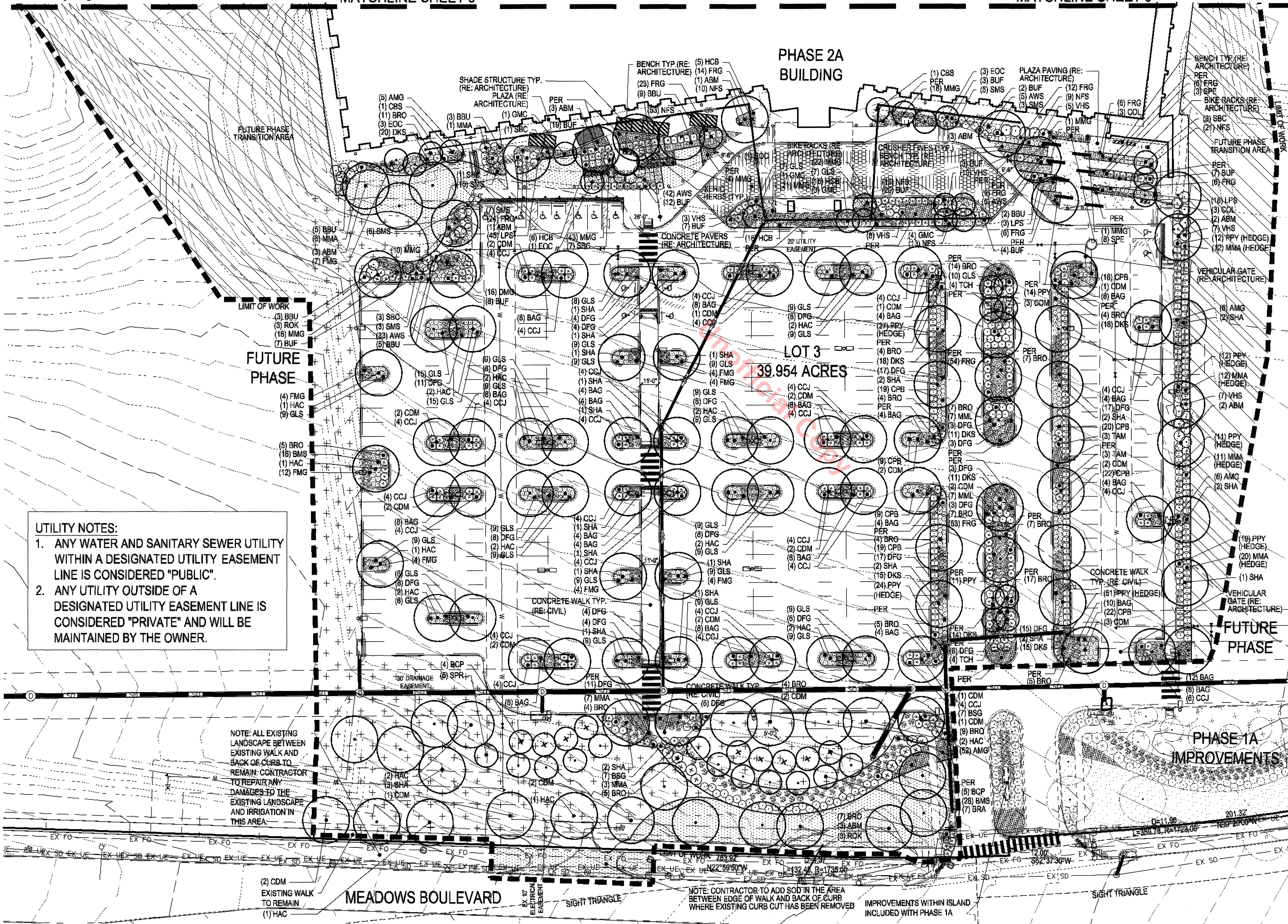
HydroSystems-KDI, Inc. Irrigation Consulting  
550 Taber Street, Suite 200  
Castle Rock, Colorado 80108  
(303) 303-8800  
(fax) 303-880-5384

**UTILITY NOTES:**

- ANY WATER AND SANITARY SEWER UTILITY WITHIN A DESIGNATED UTILITY EASEMENT LINE IS CONSIDERED "PUBLIC".
- ANY UTILITY OUTSIDE OF A DESIGNATED UTILITY EASEMENT LINE IS CONSIDERED "PRIVATE" AND WILL BE MAINTAINED BY THE OWNER.

NOTE: ALL EXISTING LANDSCAPE BETWEEN EXISTING WALK AND BACK OF CURB TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGES TO THE EXISTING LANDSCAPE AND IRRIGATION IN THIS AREA.

NOTE: CONTRACTOR TO ADD SOD IN THE AREA BETWEEN EDGE OF WALK AND BACK OF CURB WHERE EXISTING CURB CUT HAS BEEN REMOVED



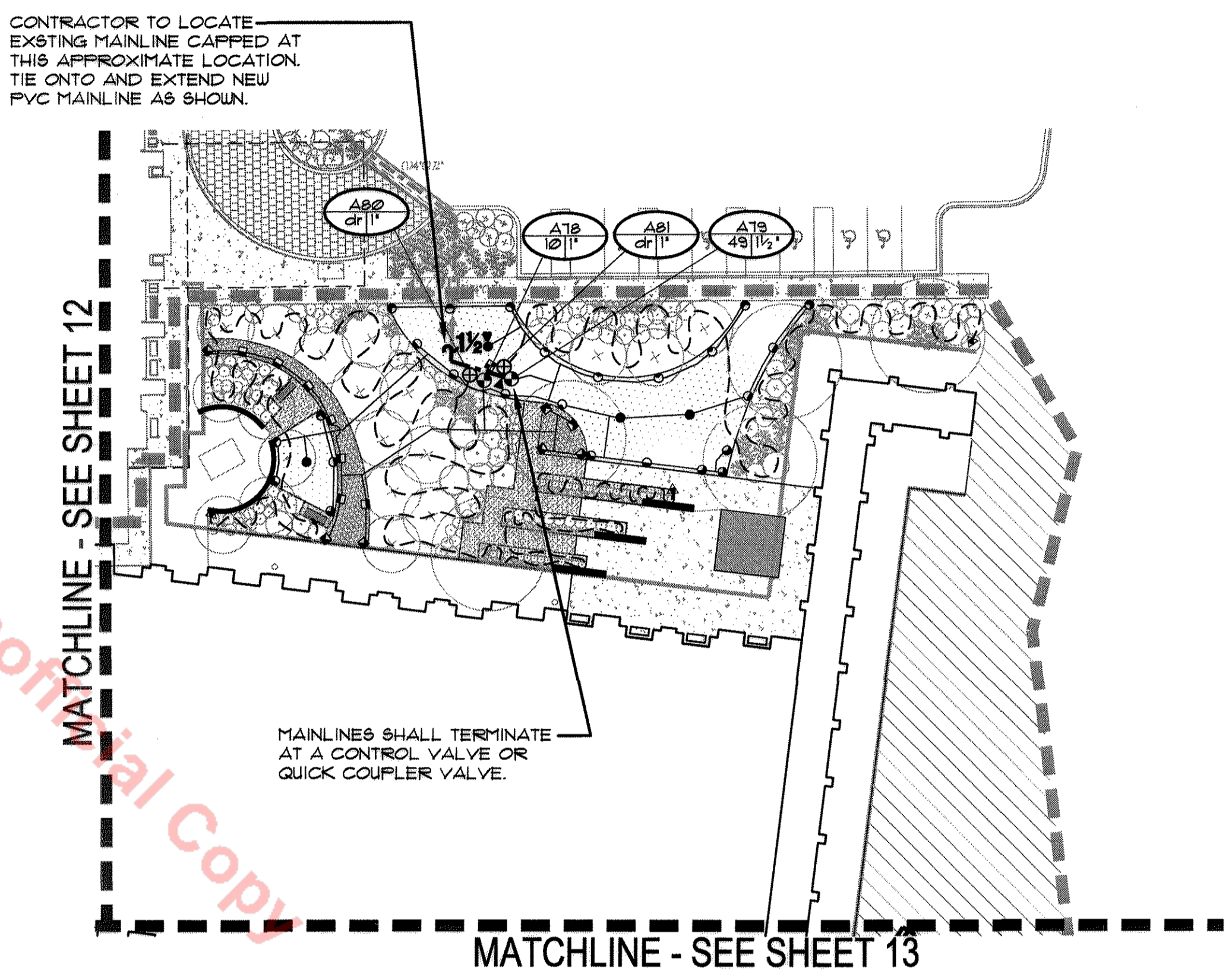
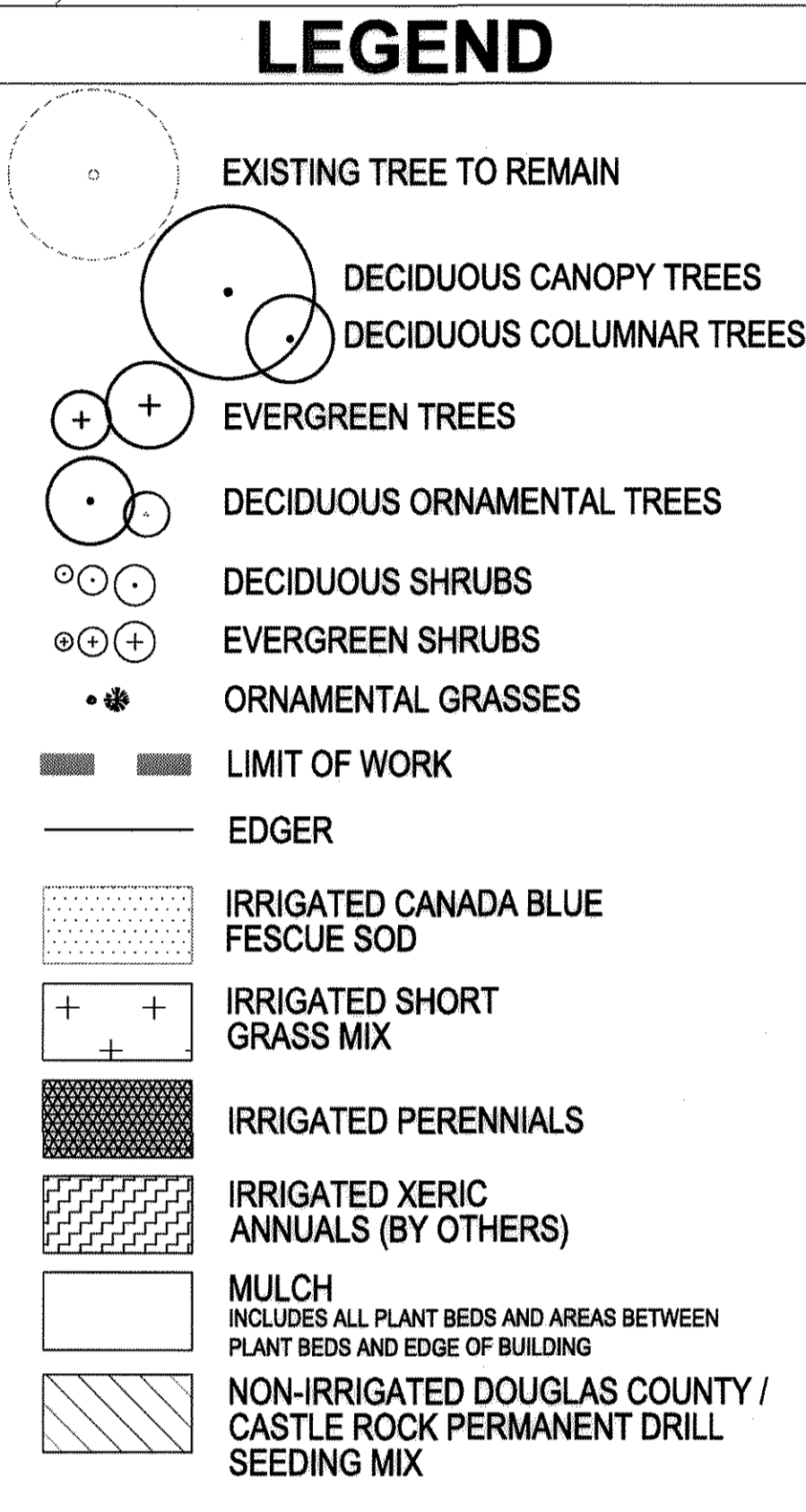
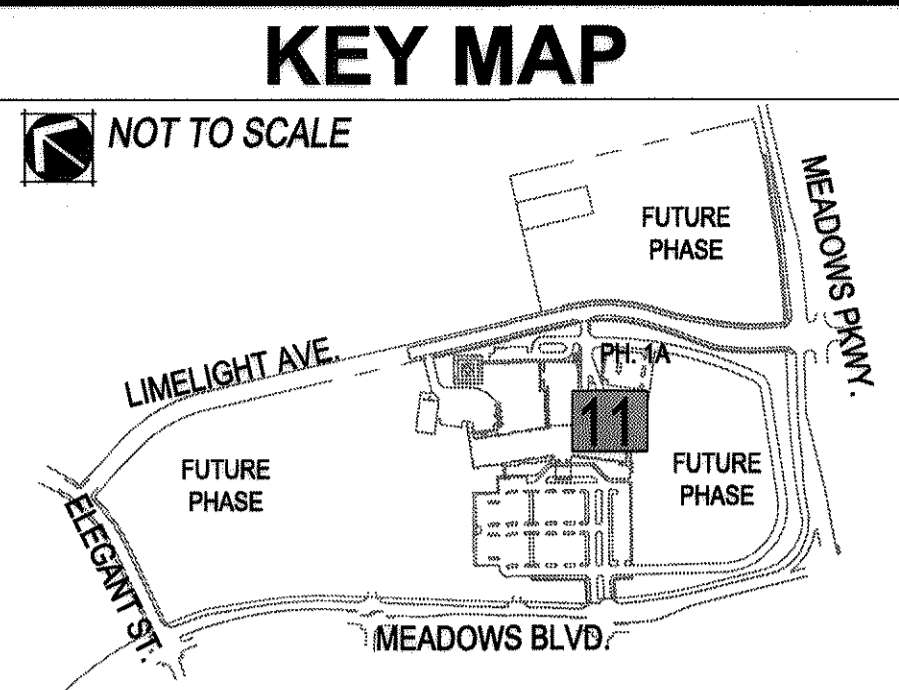
SUBMITTAL DATE: 07/22/11  
CASTLE ROCK ADVENTIST HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
**LANDSCAPE PLAN**  
SHEET 10 OF 19

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

## Irrigation Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1006 SAM PRS W/ NOZZLE	POP-UP SPRAY HEAD	
	RAIN BIRD	1012 SAM PRS W/ NOZZLE	HI-POP SPRAY HEAD	
	HUNTER	1-20-06-XX W/ # NOZZLE	GEAR DRIVEN ROTOR	
	HUNTER	1-20-06-XX W/ # NOZZLE	GEAR DRIVEN ROTOR	
	RAIN BIRD	FEB SERIES W/ FD-101	ELECTRIC CONTROL VALVE	
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	
		LINE SIZE-2 1/2" & SMALLER	GATE VALVE	
		LINE SIZE-3" & LARGER	GATE VALVE	
	FEBCO	880N - 4"	BACKFLOW PREVENTER	2 4 3
	RAIN BIRD	FS-402P W/ SD-210	FLOW SENSOR	
	RAIN BIRD	3" BPE W/ FD-101	MASTER VALVE	
	RAIN BIRD	XCZ-100-PRF W/ BALL VALVE W/ FD-101	DRIP VALVE ASSEMBLY	
	TORO AG	DURA-POL	DRIP EMITTERS	
	RAIN BIRD	XERI BUG	PVC MAINLINE	
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	
		CLASS 200 RT - 3" & LARGER	PVC MAINLINE	
		CLASS 200 BE	PVC LATERAL	
		CLASS 200	PVC SLEEVING	4
	MATCO	201X	MANUAL DRAIN VALVE	
	RAIN BIRD	LSP-ITURF	4" WATER METER-BY OTHERS	1
			LINE SURGE PROTECTION	
			EXISTING POP-UP SPRAY HEAD	
			EXISTING GEAR DRIVEN ROTOR	
			EXISTING HI-POP SPRAY HEAD	
			EXISTING ELECTRIC CONTROL VALVE	
			EXISTING GATE VALVE	
			EXISTING DRIP VALVE ASSEMBLY	
			EXISTING DRIP LINE BLOW-OUT	
			EXISTING POLY DRIP TUBING	
			EXISTING PVC MAINLINE	
			EXISTING PVC LATERAL	
			EXISTING PVC SLEEVING	
			EXISTING LINE SURGE PROTECTION	
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	



## Irrigation System Notes

- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN A EVERY THIRD NIGHT, SEVEN HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 5:00 AM.
  - THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
  - THE MAXIMUM FLOW RATE REQUIRED FOR PHASE 1A & PHASE 2A IS 150 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE IS 30 PSI. NO BOOSTER PUMP WILL BE REQUIRED.
  - ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE APPROVED BY THE TOWN OF CASTLE ROCK.
- IRRIGATION DESIGN APPROACH**
- TURF AREAS**
- SMALL AREAS (10 FEET TO 25 FEET WIDE) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
  - LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
- SHRUB BED AREAS**
- SHRUB BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
- PERENNIAL AND ANNUAL BED AREAS**
- PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10'-0" O.C. (IN BEDS 10 FEET OR WIDER).
- SUBSURFACE IRRIGATION**
- WHERE REQUIRED BY LOCAL CODES, SUBSURFACE IRRIGATION SHALL BE INSTALLED IN ALL AREAS LESS THAN 10 FEET WIDE. NO IRRIGATION IS ALLOWED IN AREAS 4 FEET OR LESS.
- IRRIGATION CONTROLLER**
- IRRIGATION CONTROLLER SHALL BE A 2-WIRE, ET BASED. (CONTROLLER IS EXISTING).

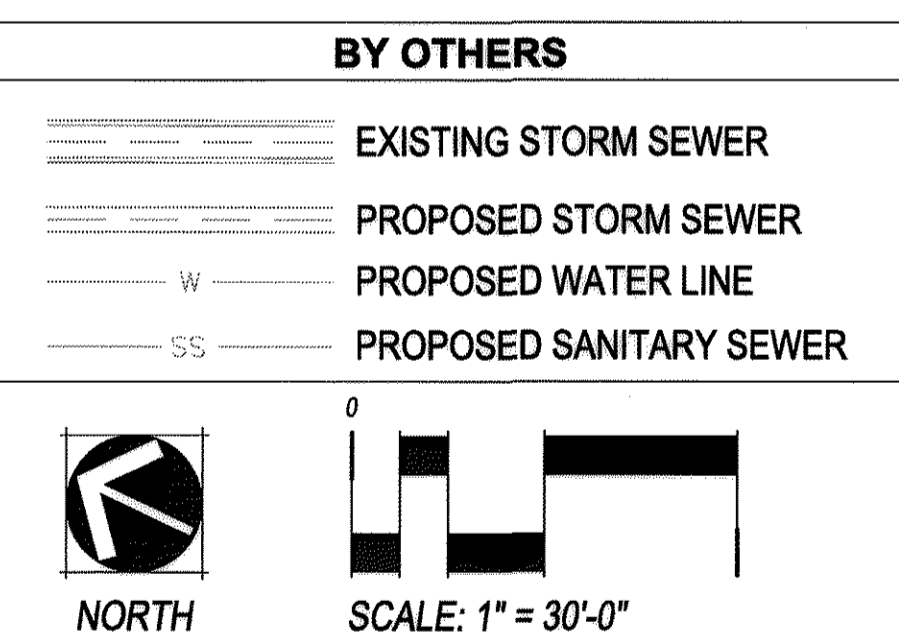
## Irrigation Planning Legend

SYMBOL	DESCRIPTION
	Irrigation Meter
	Irrigation Mainline and Size
	Irrigation Sleeves and Size
	Limit of Work Line

Xxxx Xxxxx		
TAP #	XX	PRESSURE REQUIRED
X	XX	PRESSURE AVAILABLE
TAP SIZE	XX	GPM MAXIMUM FLOW
X	XX	

REFER TO SHEET 14 FOR IRRIGATION DETAILS  
REFER TO SHEET 15 FOR IRRIGATION CHARTS



**CIVIL ENGINEERS**  
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4582 South Ulster Street Pkwy.  
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fax 303 694 3134

SUBMITTAL DATE: 07/22/11  
CASTLE ROCK ADVENTIST HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
IRR. NOTES, SCHEDULE AND PLAN  
SHEET 11 OF 19

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

NOTE:  
IRRIGATION TAP IS 4" THEN  
DOWNSIZED TO 3" METER THEN  
UPSIZED TO A 4" BACKFLOW  
PREVENTER.

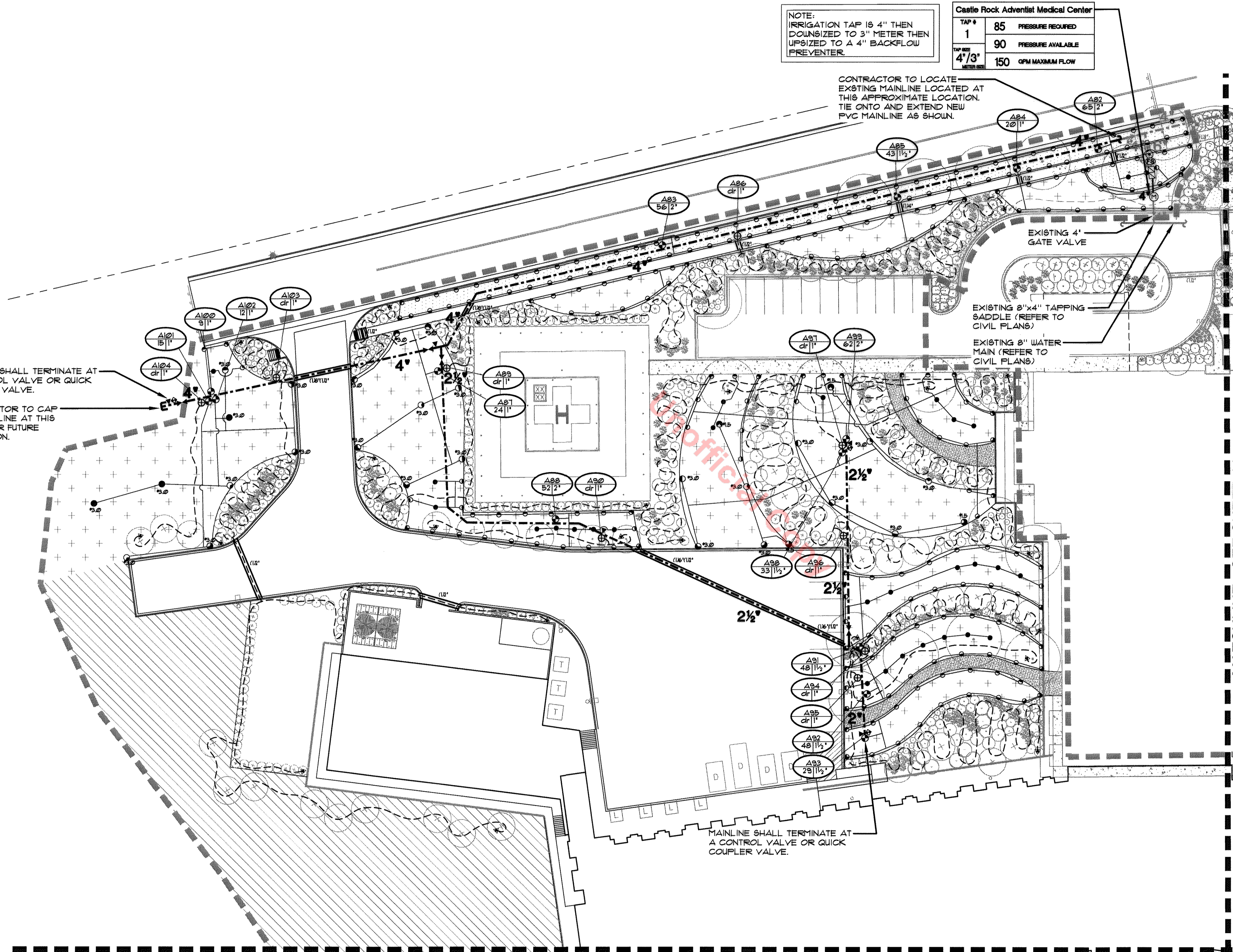
Castle Rock Adventist Medical Center		
TAP #	85	PRESSURE REQUIRED
TAP #	90	PRESSURE AVAILABLE
TAP SIZE	4"/3"	150 GPM MAXIMUM FLOW

CONTRACTOR TO LOCATE  
EXISTING MAINLINE LOCATED AT  
THIS APPROXIMATE LOCATION.  
TIE ONTO AND EXTEND NEW  
PVC MAINLINE AS SHOWN.

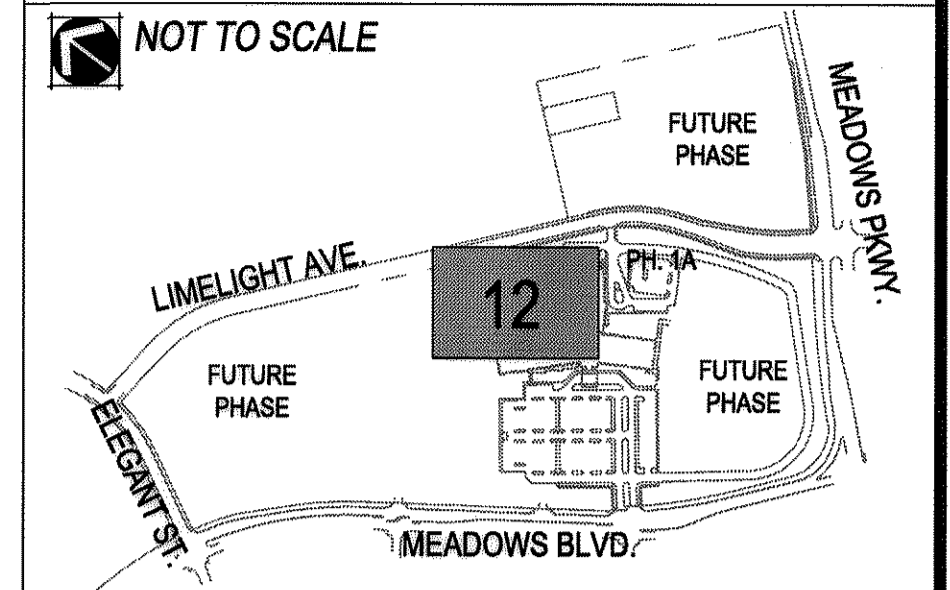
MAINLINE SHALL TERMINATE AT  
A CONTROL VALVE OR QUICK  
COUPLER VALVE.

CONTRACTOR TO CAP  
THE MAINLINE AT THIS  
POINT FOR FUTURE  
EXPANSION.

MAINLINE SHALL TERMINATE AT  
A CONTROL VALVE OR QUICK  
COUPLER VALVE.



## KEY MAP

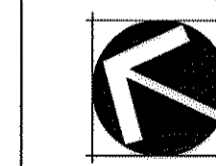


## LEGEND

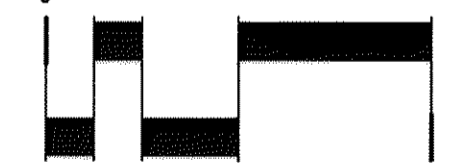
- EXISTING TREE TO REMAIN
- DECIDUOUS CANOPY TREES
- DECIDUOUS COLUMNAR TREES
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LIMIT OF WORK
- EDGER
- IRRIGATED CANADA BLUE FESCUE SOD
- IRRIGATED SHORT GRASS MIX
- IRRIGATED PERENNIALS
- IRRIGATED XERIC ANNUALS (BY OTHERS)
- MULCH (INCLUDES ALL PLANT BEDS AND AREAS BETWEEN PLANT BEDS AND EDGE OF BUILDING)
- NON-IRRIGATED DOUGLAS COUNTY / CASTLE ROCK PERMANENT DRILL SEEDING MIX

### BY OTHERS

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER



NORTH



SCALE: 1" = 30'-0"

**M** CIVIL ENGINEERS  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
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Suite 300 Denver, CO 80237  
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FPD #11-0003  
IRRIGATION PLAN  
SHEET 12 OF 19

REFER TO SHEET 14 FOR IRRIGATION DETAILS  
REFER TO SHEET 15 FOR IRRIGATION CHARTS



HydroSystems-KDI, Inc. Irrigation Consulting  
980 Tabor Street, Suite 200  
Littleton, Colorado 80120  
303-980-3327  
303-980-3384 (fax)

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 11

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 11

CONTRACTOR TO CAP THE MAINLINE AT THIS POINT FOR FUTURE EXPANSION.

MAINLINE SHALL TERMINATE AT A CONTROL VALVE OR QUICK COUPLER VALVE.

CONTRACTOR TO CAP THE MAINLINE AT THIS POINT FOR FUTURE EXPANSION.

MAINLINE SHALL TERMINATE AT A CONTROL VALVE OR QUICK COUPLER VALVE.

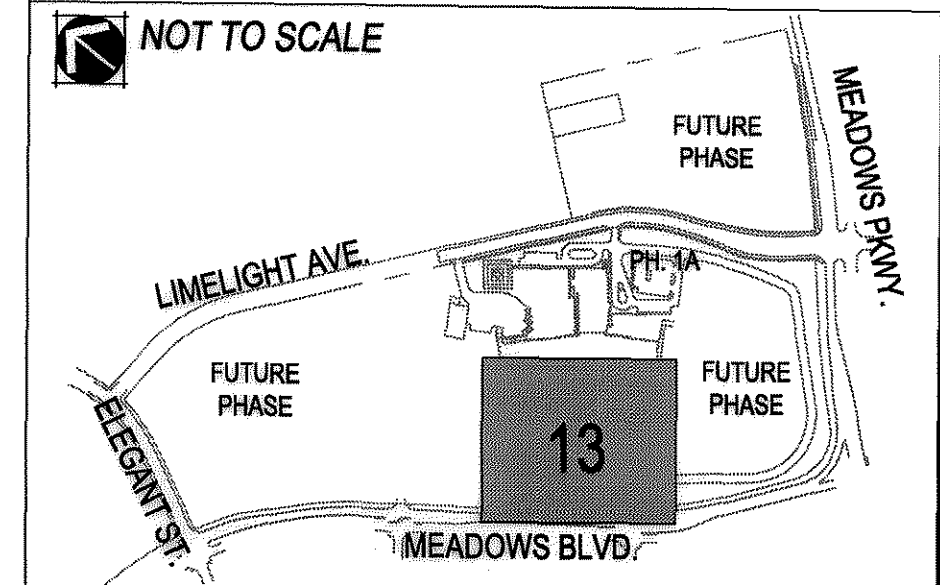
MAINLINE SHALL TERMINATE AT A CONTROL VALVE OR QUICK COUPLER VALVE.

CONTRACTOR TO CAP THE MAINLINE AT THIS POINT FOR FUTURE EXPANSION.

CONTRACTOR TO LOCATE EXISTING MAINLINE CAPPED AT THIS APPROXIMATE LOCATION. TIE ONTO AND EXTEND NEW PVC MAINLINE AS SHOWN.

REFER TO SHEET 14 FOR IRRIGATION DETAILS  
REFER TO SHEET 15 FOR IRRIGATION CHARTS

## KEY MAP

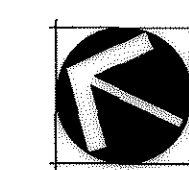


## LEGEND

- EXISTING TREE TO REMAIN
- DECIDUOUS CANOPY TREES
- DECIDUOUS COLUMNAR TREES
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LIMIT OF WORK
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- IRRIGATED CANADA BLUE FESCUE SOD
- IRRIGATED SHORT GRASS MIX
- IRRIGATED PERENNIALS
- IRRIGATED XERIC ANNUALS (BY OTHERS)
- MULCH (INCLUDES ALL PLANT BEDS AND AREAS BETWEEN PLANT BEDS AND EDGE OF BUILDING)
- NON-IRRIGATED DOUGLAS COUNTY / CASTLE ROCK PERMANENT DRILL SEEDING MIX

### BY OTHERS

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER



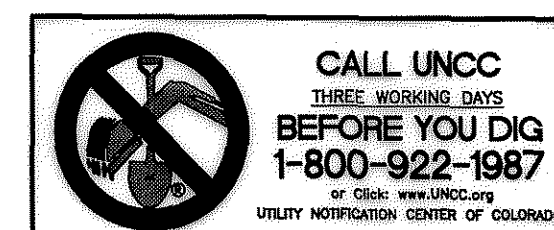
NORTH



SCALE: 1" = 30'-0"

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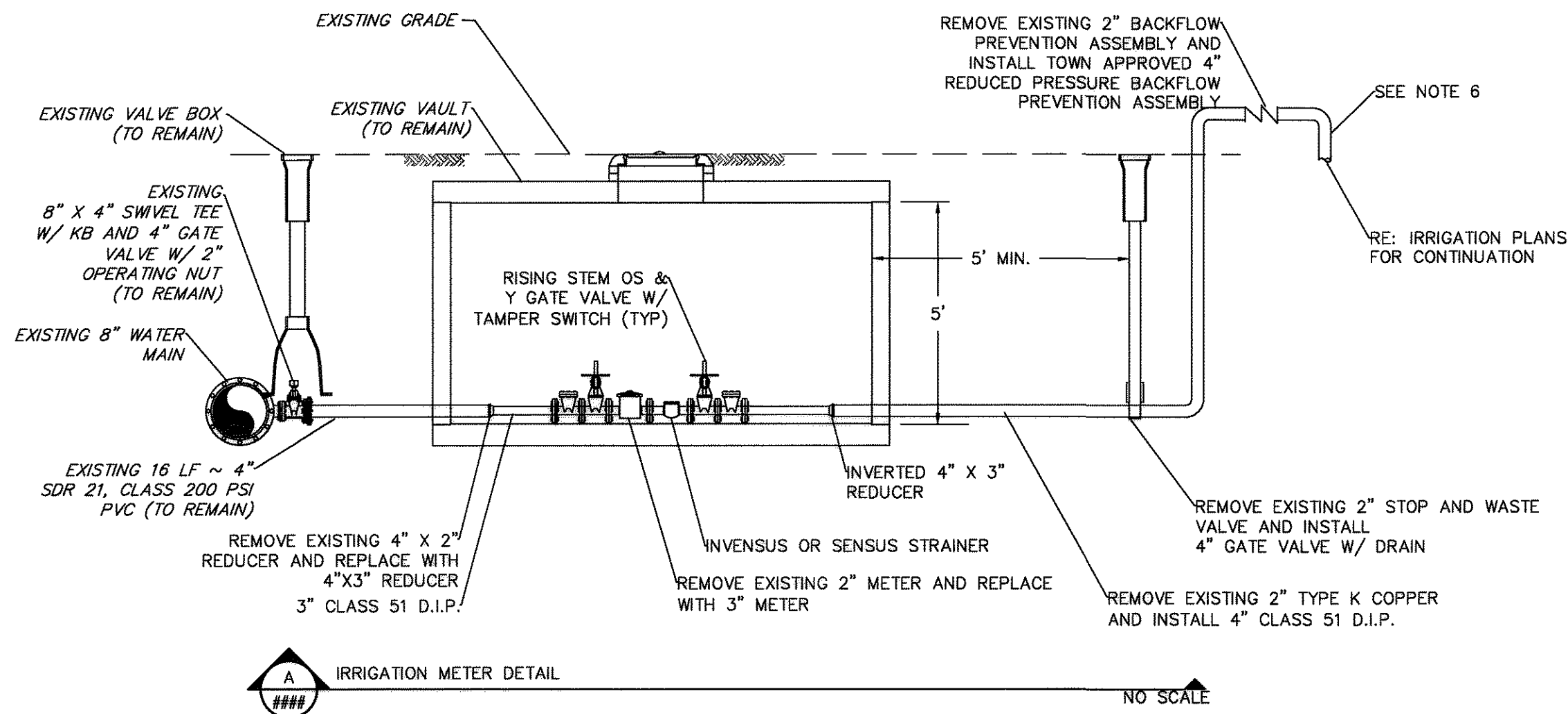
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 FPD #11-0003  
 IRRIGATION PLAN  
 SHEET 13 OF 19



**HydroSystems-KDI, Inc.**  
 Irrigation Consulting  
 580 Taber Street, Suite 200  
 Greenwood, Colorado 80401  
 303-950-8327  
 303-950-5354 (fax)

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

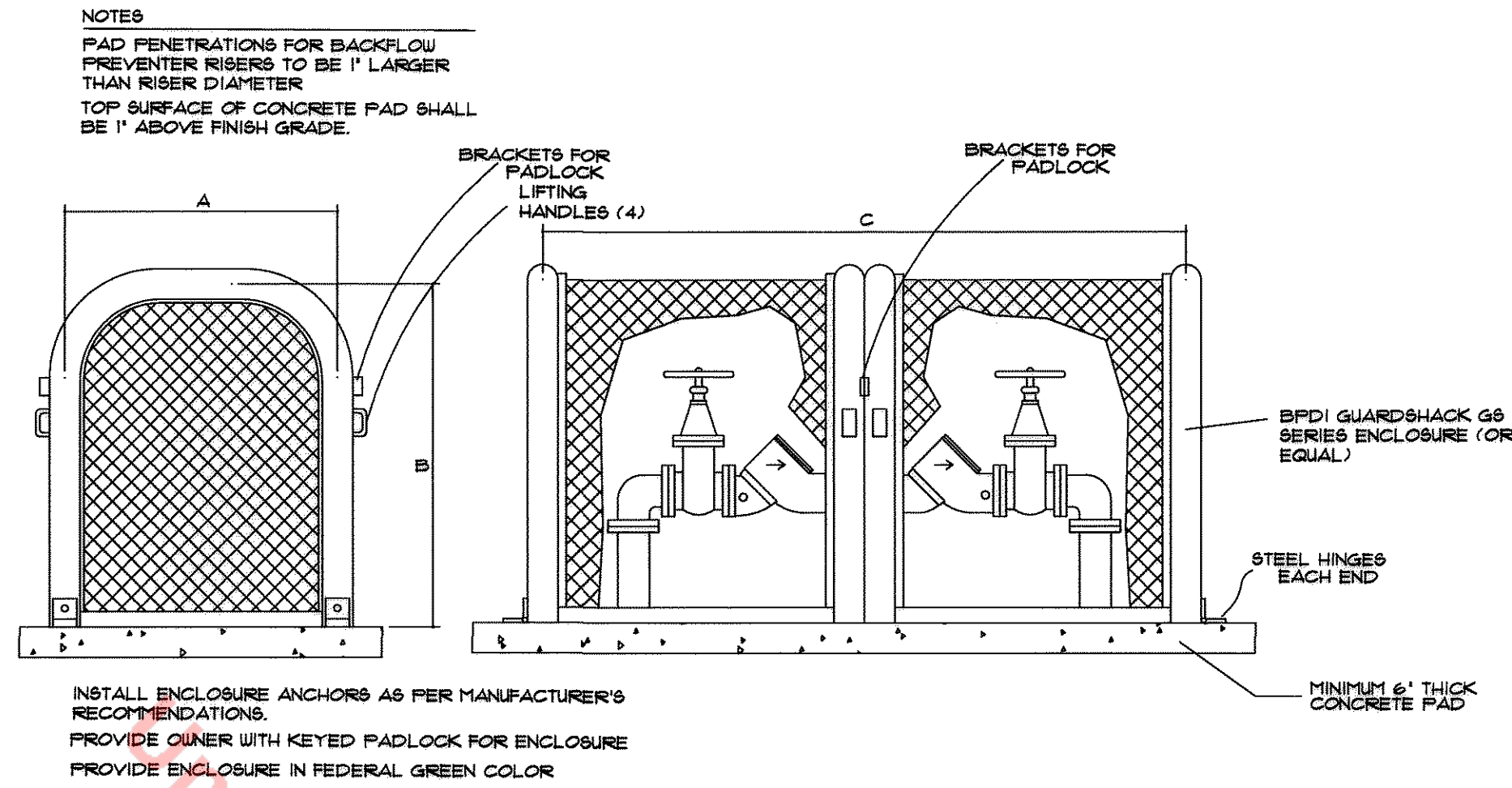


**NOTES:**

1. VAULT IS EXISTING AND WILL REMAIN.
2. THE 2" METER IS TO BE REMOVED AND A 3" METER INSTALLED.
3. 4" PVC LINE, TAPPING SLEEVE, AND VALVE BOX TAKEN FROM TOCR DETAIL W-5A.
4. LAY LENGTH FOR A 4" METER IS 23".
5. REFERENCE VARIANCE APPLICATION PWV 10-0020.
6. PIPE SIZE SHALL REMAIN 4" FOR 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.

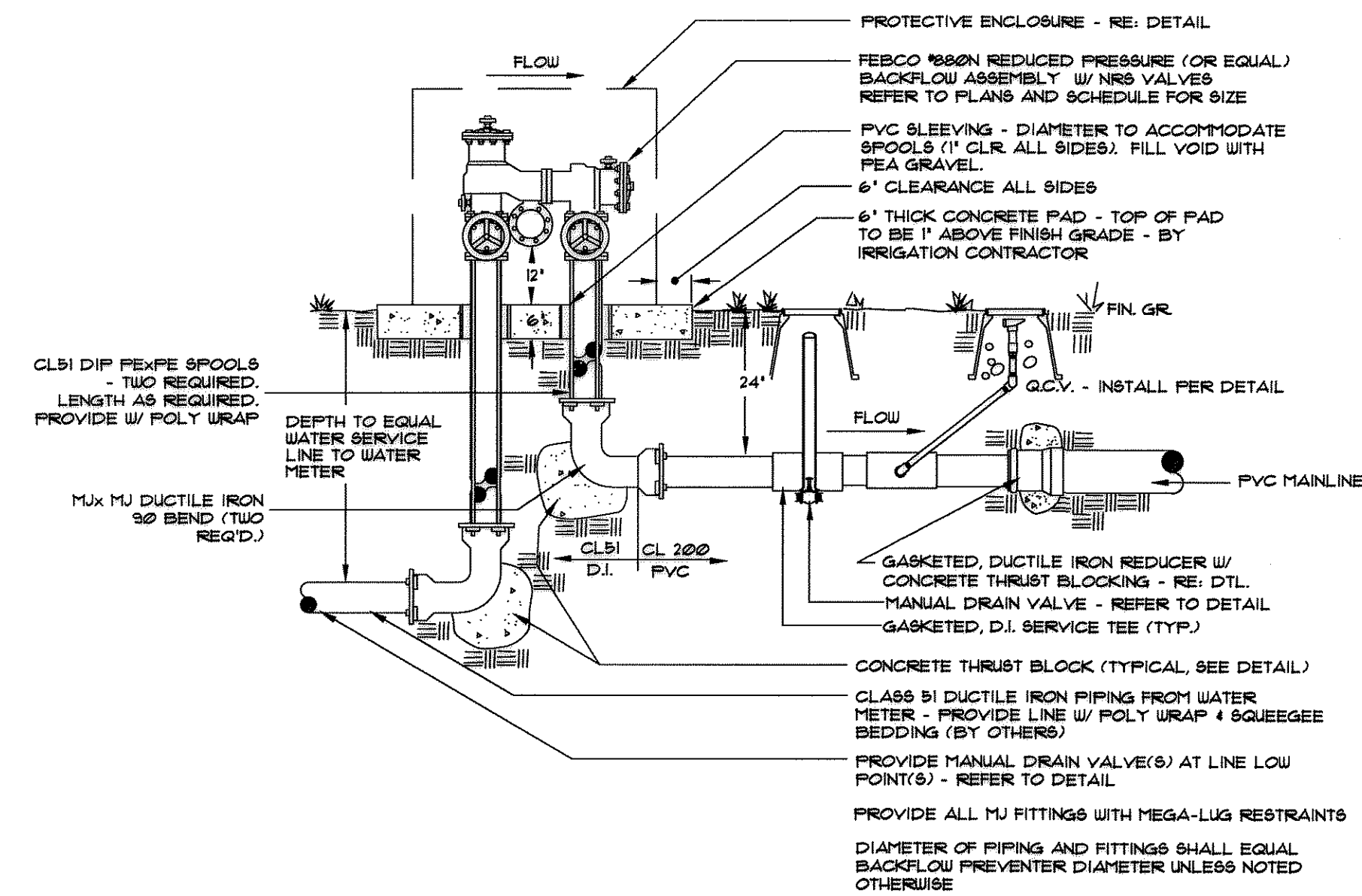
**IRRIGATION METER/VAULT**

1



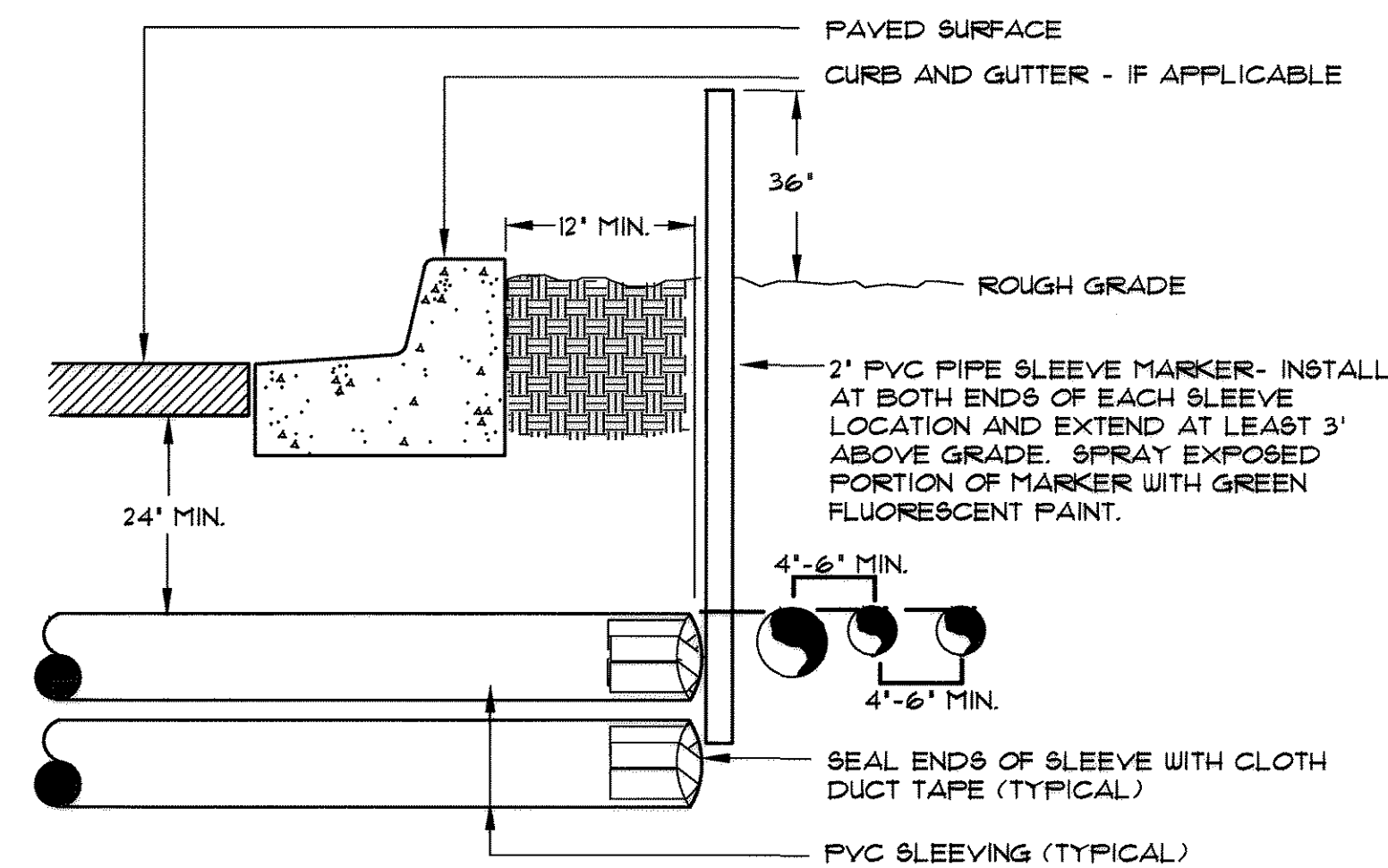
**BACKFLOW PREVENTER ENCLOSURE - 2 1/2" AND LARGER**

3



**BACKFLOW PREVENTER - 3" AND LARGER**

2



- NOTE: 1) ALL SLEEVING TO BE CLASS 160 BE PVC, SIZE AS NOTED.  
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4' TO 6' APART. DO NOT STACK SLEEVES VERTICALLY.

**SLEEVING DETAIL**

4

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980 Teber Street, Suite 200  
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FPD #11-0003  
IRRIGATION DETAILS  
SHEET 14 OF 19

REFER TO SHEETS 11, 12 AND 13 FOR IRRIGATION PLANS  
REFER TO SHEET 15 FOR IRRIGATION CHARTS

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

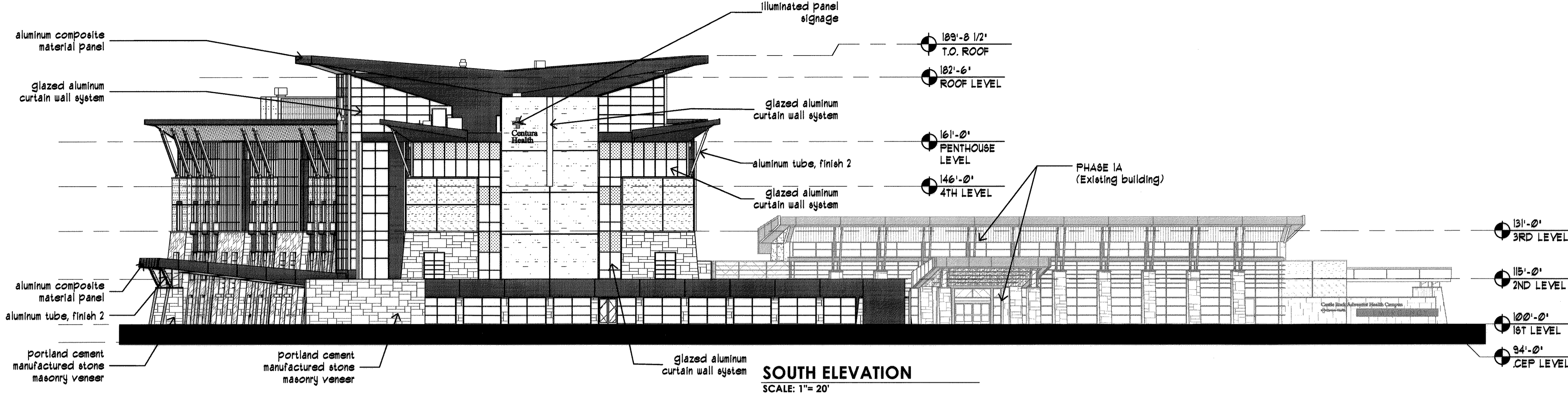
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IRRIGATION CHART												
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage	Contact Information	
											(Feet)	(Inches)
Ex: 1	High	Blue Grass	RB 1806 SAM PRS	15'	1.83	15	6	197		2891	Jill Bersano	HydroSystems-KDI, Inc.
Ex: 2	Low	Buffalo Grass	Hunter I-20	3	0.4	16	1	150	16	2250	HydroSystems-KDI, Inc.	860 Tabor Street, #200, Lakewood, CO 80401
A1	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	10	4.08	134	11	1338	303-980-5327	303-980-5327
A2	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653	Design	Maintenance
A3	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A4	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A5	Mod	Canadian Blue Fescue	Netalim	4gph x 18 x 18	0.43	2	4.08	570	46	1139		
A6	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A7	Mod	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	2	2.72	380	30	390		
A8	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	12'	2.01	48	4.08	122	10	5483		
A9	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	12'	2.01	52	4.08	122	10	6336		
A10	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	12'	2.01	52	4.08	122	10	6336		
A11	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	44	4.08	134	11	5889		
A12	Low	Short Grass	Hunter I-20	#3.0	0.46	38	1.90	248	20	9442		
A13	Low	Short Grass	Hunter I-20	#3.0	0.46	48	1.90	300	20	12000		
A14	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A15	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00	4	1.90	114	9	457		
A16	Low	Short Grass	Netalim	4gph x 18 x 18	0.43	1	1.90	266	21	266		
A17	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A18	Low	Short Grass	RB 1806 SAM PRS	#3.0	0.46	41	1.90	271	5	2331		
A19	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A20	Mod	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	2	2.72	380	30	759		
A21	Low	Short Grass	Hunter I-20	#3.0	0.23	12	1.90	497	40	5963		
A22	Low	Short Grass	Hunter I-20	#3.0	0.46	23	1.90	248	20	5715		
A23	Low	Short Grass	Hunter I-20	#3.0	0.46	29	1.90	248	20	6709		
A24	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	25	1.90	62	5	1561		
A25	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00	4	1.90	114	9	457		
A26	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A27	Low	Short Grass	Hunter I-20	#3.0	0.46	29	1.90	248	20	5963		
A28	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	50	1.90	62	5	3123		
A29	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00	4	1.90	114	9	457		
A30	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A31	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	44	1.90	62	5	2748		
A32	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A33	Mod	Shrub, Trees and/or Perennials	RB 1812 SAM PRS	15'	1.83	15	4.08	134	11	2007		
A34	Mod	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	4	2.72	380	30	1519		
A35	Low	Shrub, Trees and/or Perennials	Hunter I-20	#4.5/ia	0.80	18	2.72	204	16	3266		
A36	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A37	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	50	1.90	62	5	3123		
A38	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A39	Low	Short Grass	Hunter I-20	#3.0	0.46	58	1.90	248	20	13914		
A40	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	38	1.90	62	5	2248		
A41	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00	4	1.90	114	9	457		
A42	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	70'	1.83	70	4.08	134	11	9366		
A43	Mod	Canadian Blue Fescue	Hunter I-20	#3.0	0.46	15	4.08	532	43	7996		
A44	Mod	Shrub, Trees and/or Perennials	RB 1812 SAM PRS	10'	1.75	5	4.08	140	11	699		
A45	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A46	Low	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	1	2.72	380	30	390		
A47	Mod	Canadian Blue Fescue	Hunter I-20	#3.0	0.46	12	4.08	532	43	8389		
A48	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	43	4.08	134	11	5755		
A49	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	42	4.08	134	11	5621		
A50	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	26	4.08	134	11	3480		
A51	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	49	1.90	62	5	2662		
A52	Low	Short Grass	Hunter I-20	#3.0	0.46	21	1.90	248	20	5216		
A53	Low	Short Grass	Hunter I-20	#3.0	0.46	24	1.90	248	20	5963		
A54	Low	Short Grass	Hunter I-20	#3.0	0.23	24	1.90	497	40	11926		
A55	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00	4	1.90	114	9	457		
A56	Low	Short Grass	Hunter I-20	#3.0	0.46	24	1.90	248	20	5963		
A57	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	23	1.90	62	5	1436		
A58	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	48	4.08	134	11	6424		
A59	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	13	4.08	134	11	1740		
A60	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A61	Low	Shrub, Trees and/or Perennials	RB 1812 SAM PRS	10'	1.75	6	4.08	140	11	839		
A62	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A63	Low	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	1	2.72	380	30	380		
A64	Low	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	1	2.72	380	30	390		
A65	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A66	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A67	Low	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	2	2.72	380	30	759		
A68	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A69	Low	Shrub, Trees and/or Perennials	RB 1812 SAM PRS	10'	1.75	8	4.08	140	11	1119		
A70	Low	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	2	2.72	380	30	799		
A71	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A72	Low	Short Grass	Hunter I-20	#3.0	0.46	12	1.90	248	20	2882		
A73	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	58	1.90	62	5	3498		
A74	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00	4	1.90	114	9	457		
A75	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A76	Low	Shrub, Trees and/or Perennials	Netalim	4gph x 18 x 18	0.43	1	2.72	380	30	390		
A77	Low	Shrub, Trees and/or Perennials	RB 1812 SAM PRS	10'	1.75	6	4.08	140	11	839		
A78	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	44	4.08	134	11	5889		
A79	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	15'	1.83	44	4.08	134	11	5889		
A80	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A81	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A82	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	12'	2.01	68	4.08	122	10	7920		
A83	Mod	Canadian Blue Fescue	RB 1806 SAM PRS	12'	2.01	56	4.08	122	10	6624		
A84	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	20	1.90	62	5	1249		
A85	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	43	1.90	62	5	2686		
A86	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A87	Low	Short Grass	Hunter I-20	#3.0	0.46	24	1.90	248	20	5963		
A88	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	52	1.90	62	5	3246		
A89	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A90	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00	4	1.90	114	9	457		
A91	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	48	1.90	62	5	2998		
A92	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	48	1.90	62	5	2998		
A93	Low	Short Grass	RB 1806 SAM PRS	15'	1.83	29	1.90	62	5	1811		
A94	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00	4	1.90	114	9	457		
A95	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A96	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.72	163	13	653		
A97	Low	Short Grass	Drip	0.5gph - 1.0gph	1.00</							

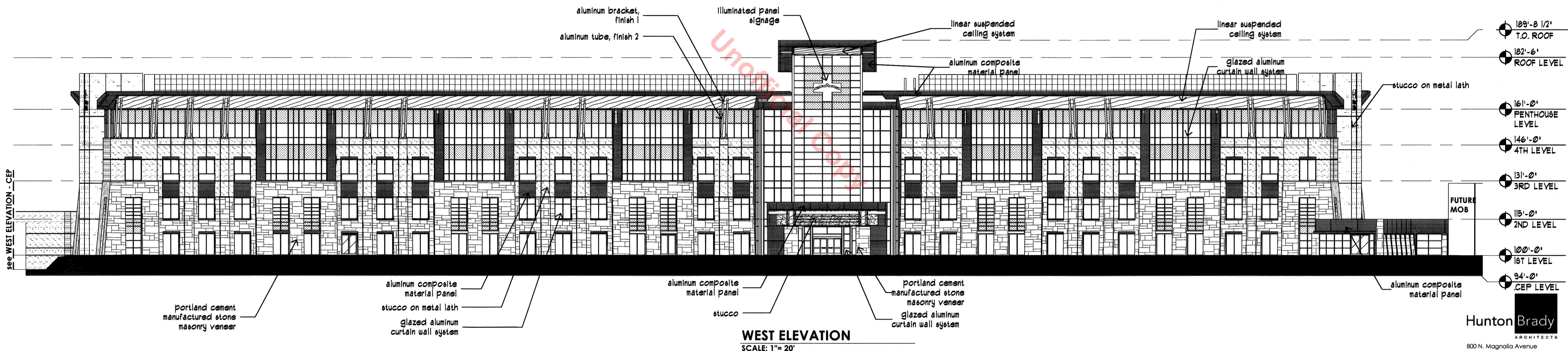
# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO.1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

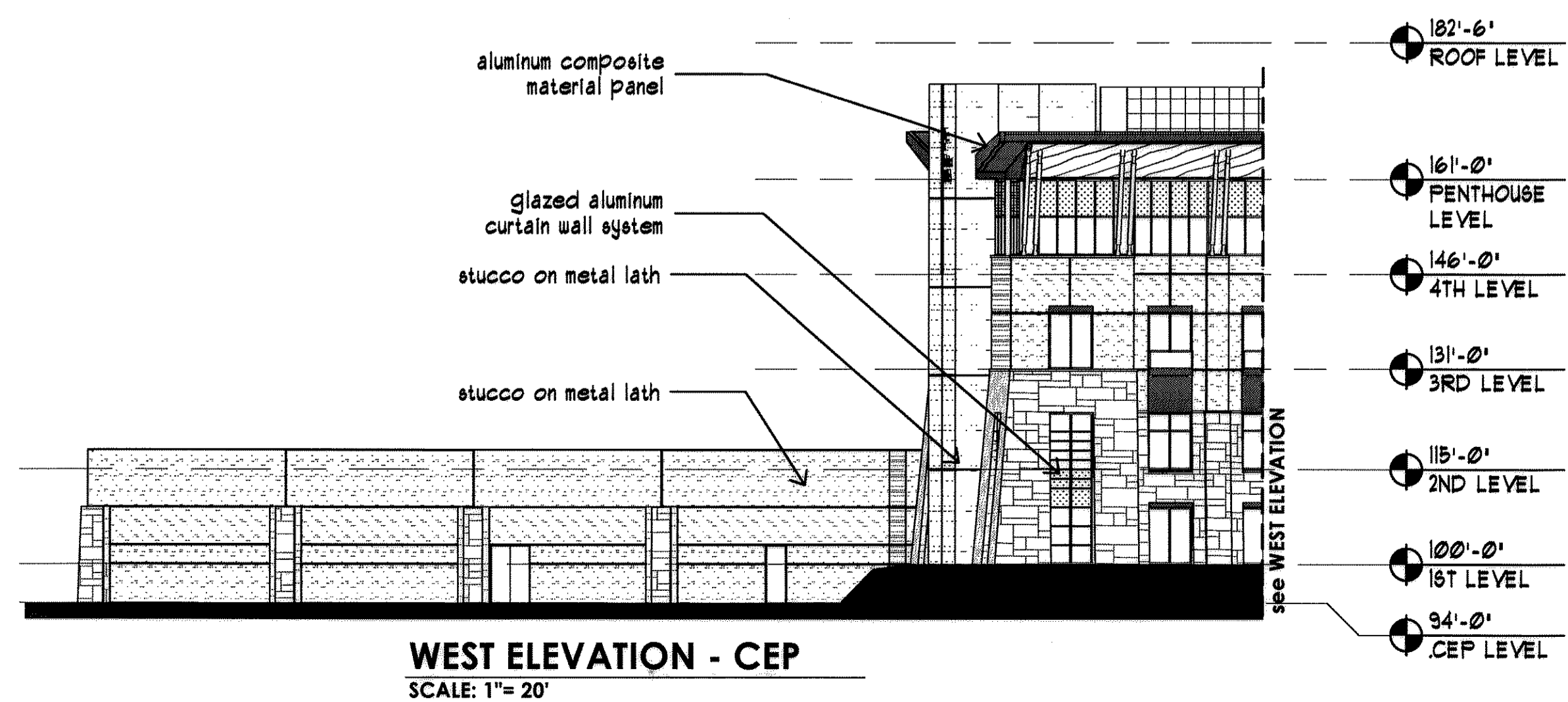
LEGEND	
	PORTLAND CEMENT MANUFACTURED STONE MASONRY VENEER
	ALUMINUM OR ALUMINUM COMPOSITE MATERIAL PANEL FINISH 1
	ALUMINUM TUBE OR COLUMN COVER FINISH 2
	STUCCO ON METAL LATH COLOR 1
	STUCCO ON METAL LATH COLOR 2
	LINEAR SUSPENDED CEILING SYSTEM
	INSULATING HEAT STRENGTHENED LOW-E GLASS
	INSULATING HEAT STRENGTHENED SPANDEL GLASS



**SOUTH ELEVATION**  
SCALE: 1" = 20'



**WEST ELEVATION**  
SCALE: 1" = 20'



**WEST ELEVATION - CEP**  
SCALE: 1" = 20'

NOTE:  
ALL SIGNAGE ELEMENTS ARE CONCEPTUAL, AND THEY WILL BE DETAILED AND DOCUMENTED IN THE CONSTRUCTION DOCUMENTS PACKAGE.

**Hunton Brady**  
ARCHITECTS  
800 N. Magnolia Avenue  
Suite 800  
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P 407 839.0886  
F 407 839.1709  
www.huntonbrady.com

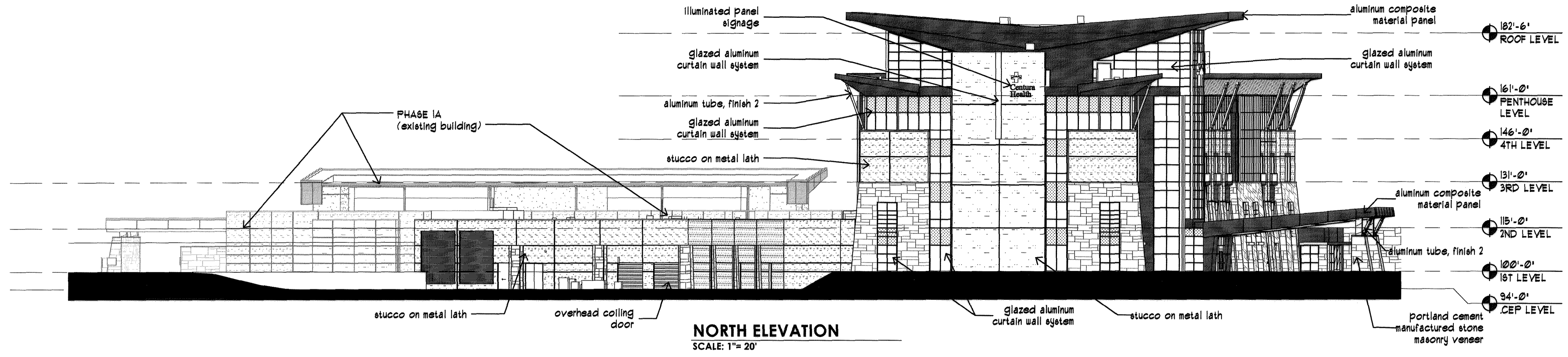
**MIRCO** CIVIL ENGINEERS  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
4582 South Ulster Street  
Pkwy.  
Suite 300 Denver, CO 80237  
ph. 303 741 3737  
fax 303 694 9134

SUBMITTAL DATE: 07/22/11  
CASTLE ROCK ADVENTIST HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
EXTERIOR ELEVATION  
SHEET 16 OF 19

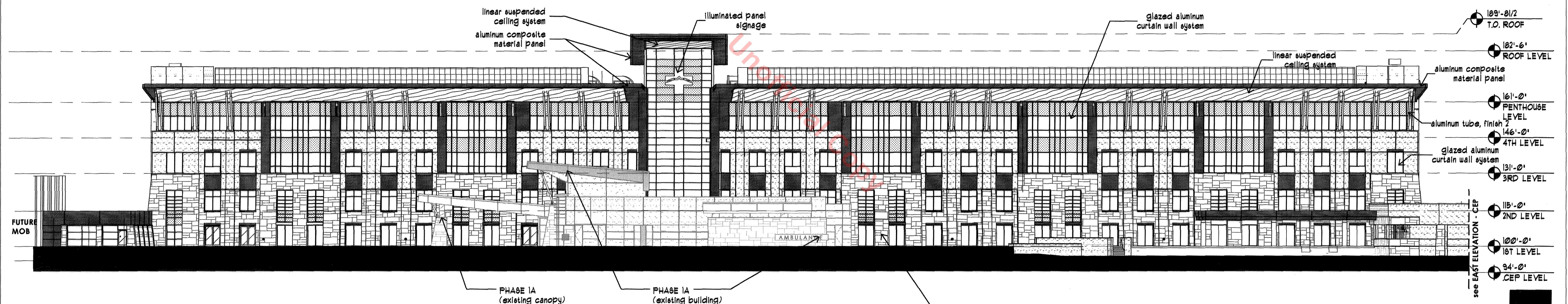
# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

LOT 3, THE MEADOWS FILING NO. 17, AREA NO.1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

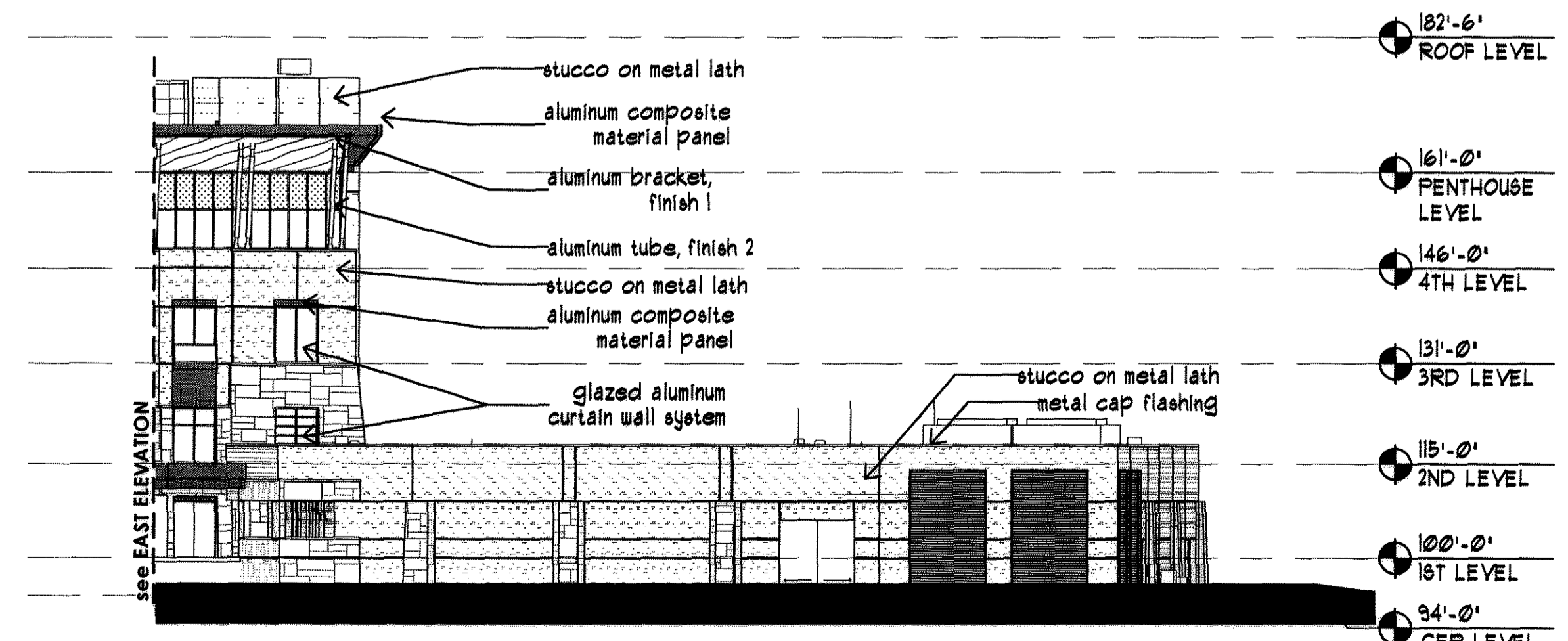
LEGEND	
	PORTLAND CEMENT MANUFACTURED STONE MASONRY VENEER
	ALUMINUM OR ALUMINUM COMPOSITE MATERIAL PANEL FINISH 1
	ALUMINUM TUBE OR COLUMN COVER FINISH 2
	STUCCO ON METAL LATH COLOR 1
	STUCCO ON METAL LATH COLOR 2
	LINEAR SUSPENDED CEILING SYSTEM
	INSULATING HEAT STRENGTHENED LOW-E GLASS
	INSULATING HEAT STRENGTHENED SPANDREL GLASS



**NORTH ELEVATION**  
SCALE: 1" = 20'



**EAST ELEVATION**  
SCALE: 1" = 20'



**EAST ELEVATION - CEP**  
SCALE: 1" = 20'

NOTE:  
ALL SIGNAGE ELEMENTS ARE CONCEPTUAL, AND THEY WILL BE DETAILED AND DOCUMENTED IN THE CONSTRUCTION DOCUMENTS PACKAGE.

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**M.I.R.O.**  
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fax 303 694 3134

SUBMITTAL DATE: 07/22/11  
CASTLE ROCK ADVENTIST HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FILING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
EXTERIOR ELEVATION  
SHEET 17 OF 19

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FLING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LUMINAIRE SCHEDULE											
SYMBOL	LABEL	ARRANGEMENT	LAMPING	TOTAL LAMP LUMENS	LF	DESCRIPTION	DISTRIBUTION	ACCESSORIES	MOUNTING HEIGHT	CUT-OFF	CONTROL
SA12	SA12	SINGLE POLE MTD	250W PULSE START METAL HALIDE	22000	1.000	KIM #1A/WPBLM2/250PMH277/MATCH EXISTING	TYPE II	NONE	22'	FULL CUTOFF	PHOTOSENSOR
SA12HS	SA12HS	SINGLE POLE MTD	250W PULSE START METAL HALIDE	22000	1.000	KIM #1A/WPBLM2/250PMH277/MATCH EXISTING/HS	TYPE II	HOUSE-SIDE SHIELD	22'	FULL CUTOFF	PHOTOSENSOR
SA22	SA22	DOUBLE POLE MTD	(2) 250W PULSE START METAL HALIDE	44000	1.000	KIM #2B(2L)/WPBLM2/250PMH277/MATCH EXISTING	TYPE II	NONE	22'	FULL CUTOFF	PHOTOSENSOR
SA23	SA23	DOUBLE POLE MTD	(2) 250W PULSE START METAL HALIDE	44000	1.000	KIM #2B(2L)/WPBLM3/250PMH277/MATCH EXISTING	TYPE III	NONE	22'	FULL CUTOFF	PHOTOSENSOR
SA33	SA33	TRIPLE POLE MTD	(3) 250W PULSE START METAL HALIDE	66000	1.000	KIM #3T/WPBLM3/250PMH277/MATCH EXISTING	TYPE III	NONE	22'	FULL CUTOFF	PHOTOSENSOR
SB	SB	SINGLE BOLLARD	70W PULSE START METAL HALIDE	5600	1.000	KIM #MR1-70PMH277-BL	N/A	NONE	3'	FULL CUTOFF	PHOTOSENSOR
SC	SC	SINGLE SURFACE	42W CFL	3104	1.000	PRESCOLITE #CFS302B-CR-WH	N/A	NONE	12" (IN CANOPY)	FULL CUTOFF	PHOTOSENSOR
SF	SF	SINGLE SURFACE	(2) 28W CFL	2880	1.000	KIM #MD14D3/42PL277/BL	TYPE III	(2) EMER. BALLASTS	9'	FULL CUTOFF	PHOTOSENSOR
SG	SG	SINGLE SURFACE	(1) 30W PULSE START METAL HALIDE	3400	1.000	INSIGHT #M01-30CMH-NW-SM-2-(COLOR)	N/A	NONE	ON GRADE	N/A	PHOTOSENSOR

**Surface Exit 3**

Illuminance (Fc)  
Average = 4.3  
Maximum = 4.3  
Minimum = 4.3  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

**Main Canopy**

Illuminance (Fc)  
Average = 12.89  
Maximum = 15.7  
Minimum = 8.6  
Avg/Min Ratio = 1.50  
Max/Min Ratio = 1.83

**Surface Exit 2**

Illuminance (Fc)  
Average = 5.1  
Maximum = 5.1  
Minimum = 5.1  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

**Surface Exit 1**

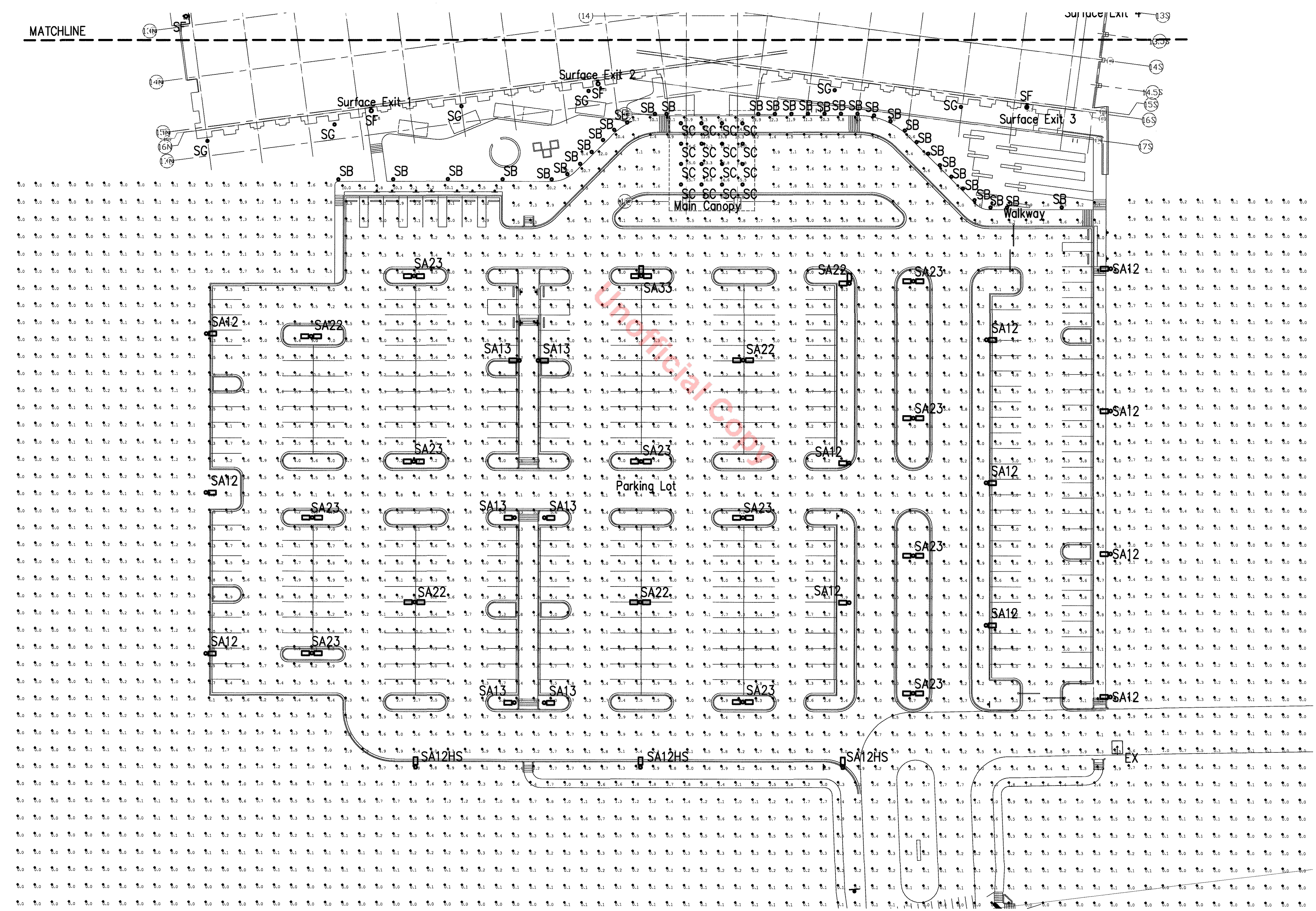
Illuminance (Fc)  
Average = 3.9  
Maximum = 3.9  
Minimum = 3.9  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0


**Walkway**

Illuminance (Fc)  
Average = 6.60  
Maximum = 15.3  
Minimum = 1.4  
Avg/Min Ratio = 4.71  
Max/Min Ratio = 10.93

**Parking Lot**

Illuminance (Fc)  
Average = 4.87  
Maximum = 9.7  
Minimum = 0.9  
Avg/Min Ratio = 5.41  
Max/Min Ratio = 11.33

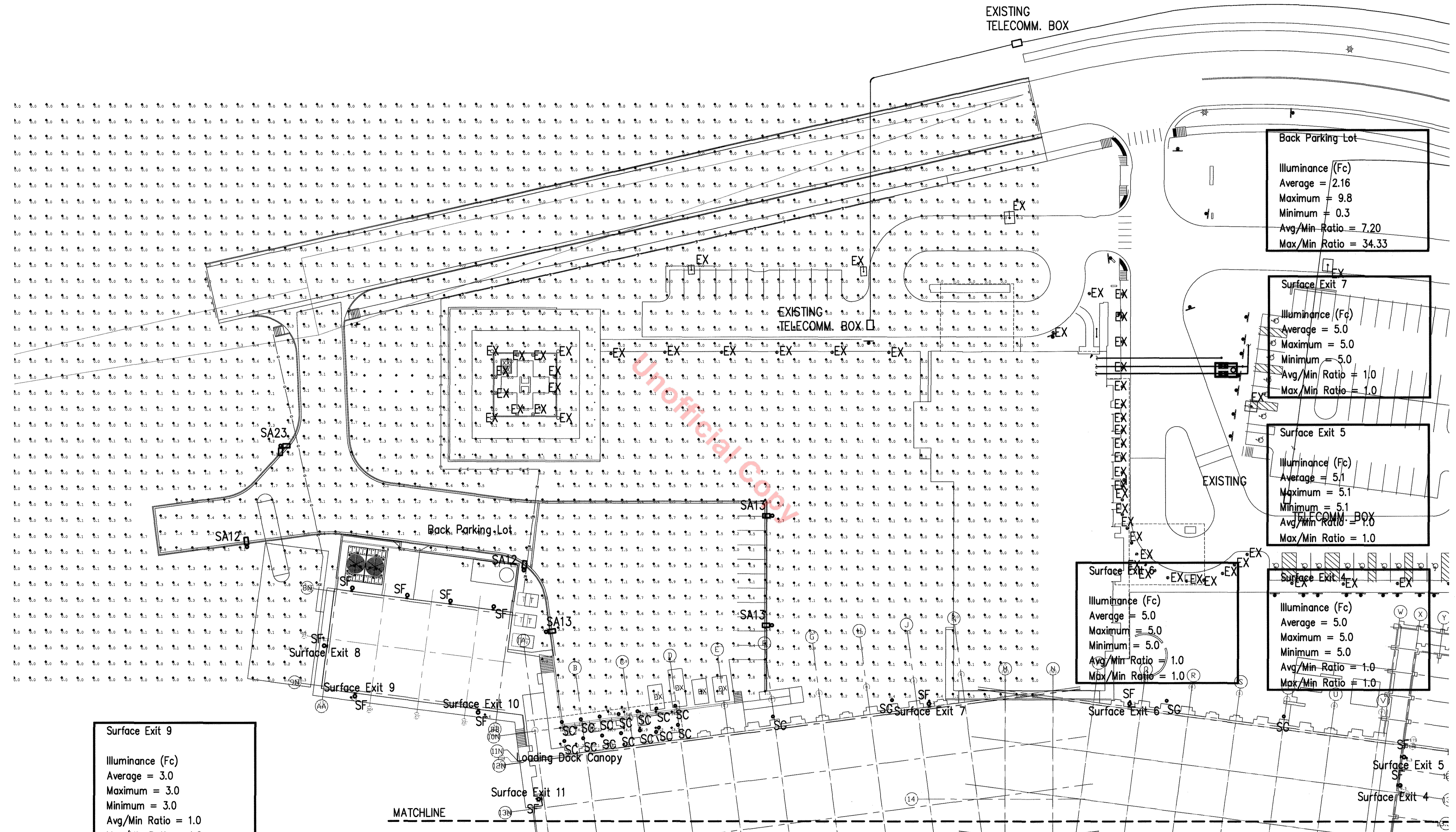


  
 8301 E. Pentecost Ave. Suite 200  
 Greenwood Village, CO 80111  
 Phone: 303.694.4755  
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 Dallas Houston Nashville Miami Richmond  
 Austin Denver Phoenix Washington DC

**SUBMITTAL DATE: 07/22/11**  
**CASTLE ROCK ADVENTIST HEALTH CAMPUS**  
**PHASE 2A**  
**LOT 3, THE MEADOWS FLING NO. 17,**  
**2nd AMENDMENT TO THE FINAL PD SITE PLAN**  
**FPD #11-0003**  
**PHOTOMETRIC PLAN**  
**SHEET 18 OF 19**

# 2nd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FLING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



Back Parking Lot  
Illuminance (Fc)  
Average = 2.16  
Maximum = 9.8  
Minimum = 0.3  
Avg/Min Ratio = 7.20  
Max/Min Ratio = 34.33

Surface Exit 7  
Illuminance (Fc)  
Average = 5.0  
Maximum = 5.0  
Minimum = 5.0  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

Surface Exit 5  
Illuminance (Fc)  
Average = 5.1  
Maximum = 5.1  
Minimum = 5.1  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

Surface Exit 6  
Illuminance (Fc)  
Average = 5.0  
Maximum = 5.0  
Minimum = 5.0  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

Surface Exit 4  
Illuminance (Fc)  
Average = 5.0  
Maximum = 5.0  
Minimum = 5.0  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

Surface Exit 9  
Illuminance (Fc)  
Average = 3.0  
Maximum = 3.0  
Minimum = 3.0  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

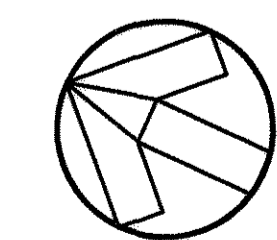
Surface Exit 8  
Illuminance (Fc)  
Average = 5.2  
Maximum = 5.2  
Minimum = 5.2  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

Surface Exit 10  
Illuminance (Fc)  
Average = 2.9  
Maximum = 2.9  
Minimum = 2.9  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

Surface Exit 11  
Illuminance (Fc)  
Average = 4.90  
Maximum = 4.9  
Minimum = 4.9  
Avg/Min Ratio = 1.0  
Max/Min Ratio = 1.0

Loading Dock Canopy  
Illuminance (Fc)  
Average = 12.74  
Maximum = 16.4  
Minimum = 8.6  
Avg/Min Ratio = 2.20  
Max/Min Ratio = 2.83

01 SITE PLAN - LIGHTING  
SCALE: 1/32" = 1'-0"



ccrd partners  
6301 E. Prentice Ave., Suite 200  
Greenwood Village, CO 80111  
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Dallas Houston Nashville Miami Richmond  
Austin Denver Phoenix Washington, D.C.

SUBMITTAL DATE: 07/22/11  
CASTLE ROCK ADVENTIST HEALTH CAMPUS  
PHASE 2A  
LOT 3, THE MEADOWS FLING NO. 17,  
2nd AMENDMENT TO THE FINAL PD SITE PLAN  
FPD #11-0003  
PHOTOMETRIC PLAN  
SHEET 19 OF 19