

**TOWN OF CASTLE ROCK NOTES:**

- 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.
- 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, PRUNING, 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.
- ACCORDING TO FIRM MAPS NUMBER 08035C0167F AND 08035C0168F, THE SITE LIES IN ZONE X; OUTSIDE THE 100 YEAR FLOOD PLAIN.
- 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.
- 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.
- 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.
- 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.

**ADDITIONAL NOTE:**

- 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:**

1. MAXIMUM GROSS FLOOR AREA:	22,854 SQ.FT.
GROSS LEASABLE AREA (@95% OF GFA):	21,711 SQ.FT.
BUILDING FOOTPRINT:	22979 SQ.FT.
2. REQUIRED PARKING:	
TOCR REQ'T #1: (1 SPACE/ 2 BEDS)	0
TOCR REQ'T #2: (1 SPACE/ 5 OUTPAT)	15
TOCR REQ'T #3: (1 SPACE/ EMPLOY MAX)	20
PARKING SPACES REQUIRED:	35
PARKING SPACES PROVIDED:	68 (INCLUDING 17 HANDICAP)
3. PROPOSED BUILDING HEIGHT:	35'-4"
4. SITE UTILIZATION:	
BUILDING:	22979 SQ.FT. (8.8%)
DRIVE :	81414 SQ.FT. (31.3%)
PAVEMENT/PARKING:	11573 SQ.FT. (4.44%)
HARDSCAPE (TOTAL):	9348 SQ.FT. (3.6%)
LANDSCAPE (TOTAL):	135,087 SQ.FT. (51.9%)
	TOTAL: 260401 SQ.FT. (100%)
5. SINGLE FAMILY EQUIVALENTS:	2" DOMESTIC TAP: 8 SFE'S 2" IRRIGATION TAP: 8 SFE'S TOTAL: 16 SFE'S
6. ZONING AND PERMITTED USES:	PER MEADOWS 4TH AMENC-0-1 ZONE DISTRICT

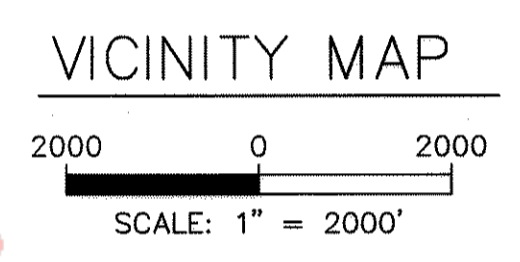
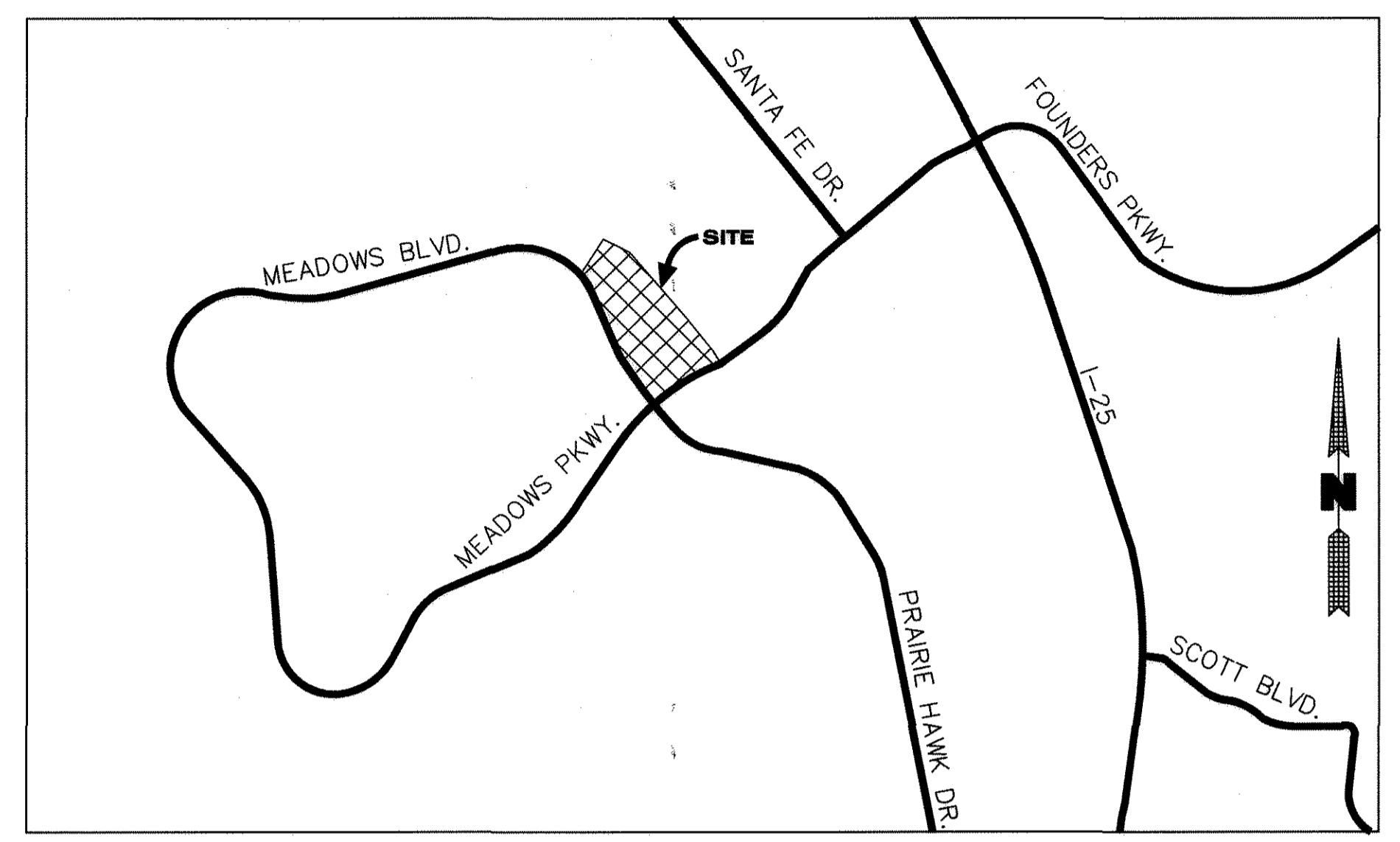
**BENCHMARK:**  
 NGS BENCH MARK K 23 (PID KK0203). ELEVATION = 5984.83 (NAVD 1988).

**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

**CONTACTS:**

<b>OWNER/DEVELOPER</b> PORTERCARE ADVENTIST HEALTH SYSTEM 2525 S. DOWNING ST. DENVER, CO 80210 303.269.4015 PHONE 202.269.4019 FAX	<b>CONTRACTOR</b> G.E. JOHNSON CONSTRUCTION COMPANY 25 N. CASCADE AVE. SUITE 400 COLORADO SPRINGS, CO 80903 719.473.5321 PHONE 719.473.5324 FAX	<b>CIVIL ENGINEER</b> S.A. MIRO, INC. 4582 S. ULSTER ST. PKWY. SUITE 300 DENVER, CO 80237-2639 303.741.3737 PHONE 303.694.3134 FAX	<b>ARCHITECT</b> HUNTON BRADY ARCHITECTS 800 NORTH MAGNOLIA AVENUE SUITE 600 ORLANDO, FLORIDA 32803 407.839.0886 PHONE 407.839.1709 FAX	<b>SURVEYOR</b> CLARK LAND SURVEYING, INC. 119 N WAHSATCH AVENUE COLORADO SPRINGS, COLORADO 80903 719.633.8533 PHONE 719.633.8822 FAX	<b>LANDSCAPE ARCHITECT</b> NORRIS DESIGN 1101 BANNOCK ST. DENVER, CO 80204 303.892.1166 PHONE 303.892.1186 FAX	<b>MEP ENGINEER</b> CCRD PARTNERS 8301 E. PRENTICE AVENUE SUITE 200 GREENWOOD VILLAGE, COLORADO 80111 303.694.4755 PHONE 303.694.5125 FAX
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**FINAL PD SITE PLAN**  
 LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



Unofficial Copy

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4	GRADING PLAN
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6	UTILITY PLAN
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12	PLANTING DETAILS/PLANT LIST
13	IRRIGATION TAP PLAN
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**LEGAL DESCRIPTION:**

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

**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, 16 SFE ARE DEBITED FROM THE WATER BANK FOR PHASE 1A.

**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.

*Jason D. Carr*  
 JASON D. CARR  
 CO# 33854  
 9-9-2010  
 DATE



**TOWN CERTIFICATION:**

THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF September, 2010.  
*[Signature]*  
 DIRECTOR OF DEVELOPMENT SERVICES

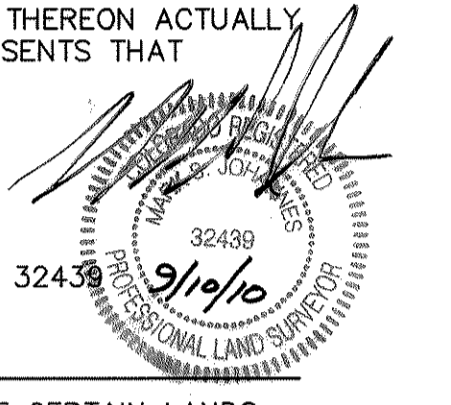
**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:**

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:28 AM/PM ON THE 14th DAY OF Sept, 2010 AT RECEPTION NO. 2010050543  
 BY: *Christine Davis*  
 DEPUTY



**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. 32438

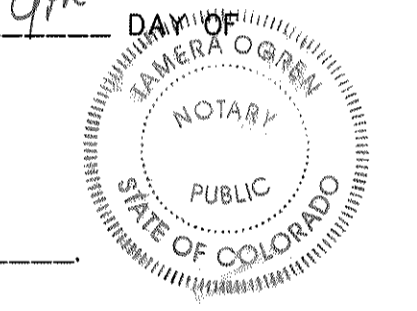
**OWNERSHIP CERTIFICATION:**

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.

*Diana Moore*  
 PORTERCARE ADVENTIST HEALTH SYSTEM,  
 A COLORADO NON-PROFIT CORPORATION  
 SIGNED THIS 9th DAY OF September, 2010

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF September, 2010  
 BY: *James Carr*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 2-4-14



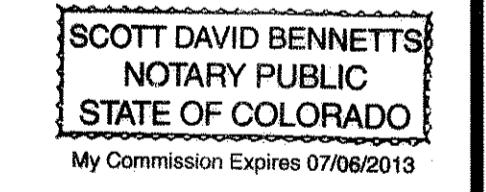
**TITLE CERTIFICATION:**

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Scott David Bennetts, 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

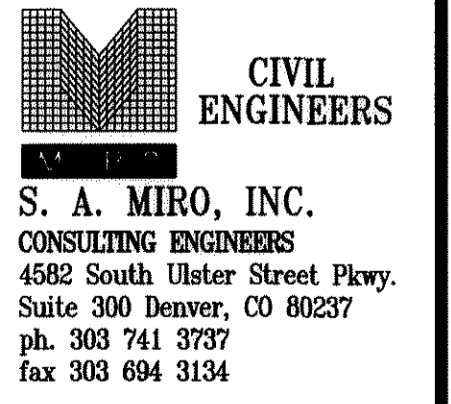
*David W. Knapp*  
 AUTHORIZED REPRESENTATIVE  
 SIGNED THIS 9th DAY OF September, 2010

**NOTARY BLOCK**

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF September, 2010  
 BY: *David W. Knapp*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES July 6, 2013

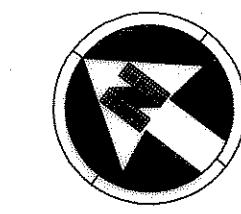


SUBMITTAL DATE: 09/08/10  
 CASTLE ROCK ADVENTIST MEDICAL CENTER  
 PHASE 1A  
 LOT 3, THE MEADOWS FILING NO. 17,  
 FINAL PD SITE PLAN  
 FPD #10-0002  
 COVER SHEET  
 SHEET 1 OF 23

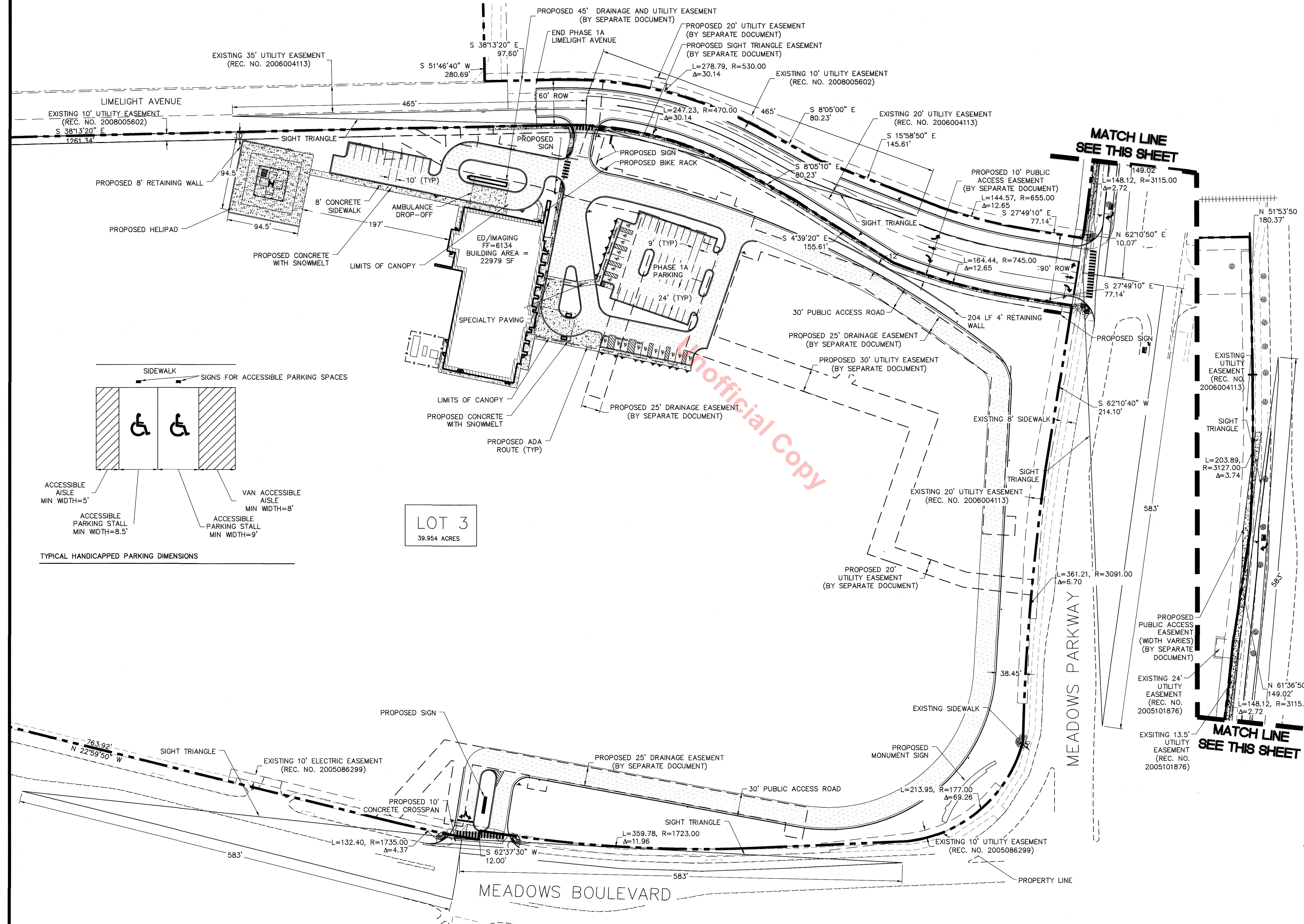
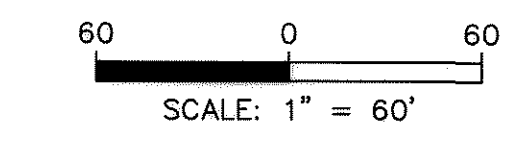


# FINAL PD SITE PLAN

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.

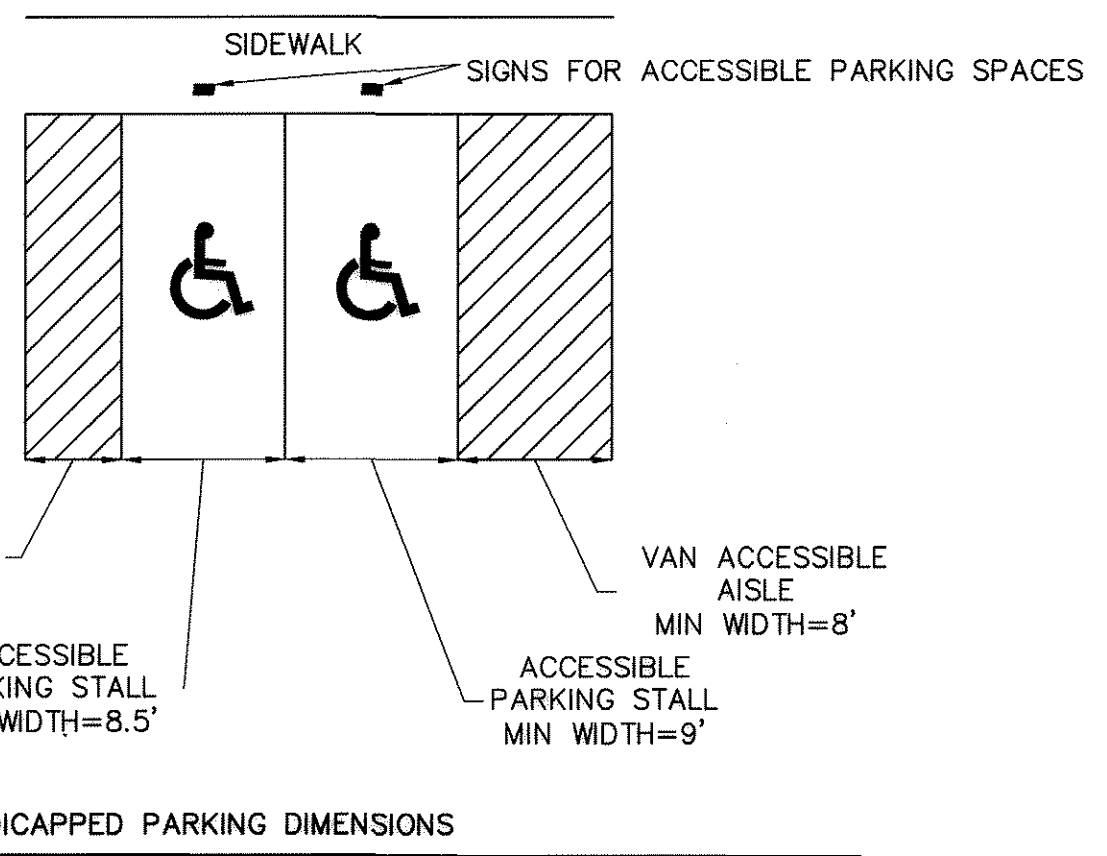


- LEGEND:**
- EXISTING CURB AND GUTTER
  - EXISTING SIDEWALK
  - EXISTING EASEMENT
  - EXISTING WALL
  - EXISTING FENCE
  - EXISTING SIGN
  - EXISTING LIGHT
  - EXISTING TREE
  - EXISTING PROPERTY LINE
  - EXISTING SECTION LINE
  - EXISTING RIGHT OF WAY LINE
  - PROPOSED CENTER LINE
  - PROPOSED CURB AND GUTTER
  - PROPOSED EASEMENT
  - PROPOSED SIDEWALK
  - PROPOSED WALL
  - PROPOSED FENCE
  - PROPOSED SIGN
  - PROPOSED LIGHT
  - PROPOSED TREE
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE PAVEMENT

**NOTES:**  
PER THE AUGUST 4, 2010 LETTER FROM KIMLEY-HORN AND ASSOCIATES, THE HELIPORT CONFORMS TO FAA REQUIREMENTS SET FORTH IN THE FAA ADVISORY CIRCULAR 150/5390-2B. IN ADDITION, THE FAA WILL INSPECT THE HELIPORT SITE TO ENSURE COMPLIANCE BEFORE HELICOPTER OPERATIONS COMMENCE.

**CIVIL ENGINEERS**  
**S. A. MIRO, INC.**  
CONSULTING ENGINEERS  
4682 South Ulster Street Pkwy.  
Suite 300 Denver, CO 80237  
ph. 303 741 3737  
fax 303 694 3134

SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002  
SITE PLAN  
SHEET 2 OF 23



**LOT 3**  
39.954 ACRES

Official Copy

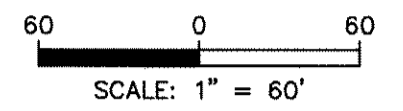
# FINAL PD SITE PLAN

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



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FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

**CUT/FILL SUMMARY**  
CUT: 91,538 CY  
FILL: 90,319 CY  
NET: 1219 CY CUT

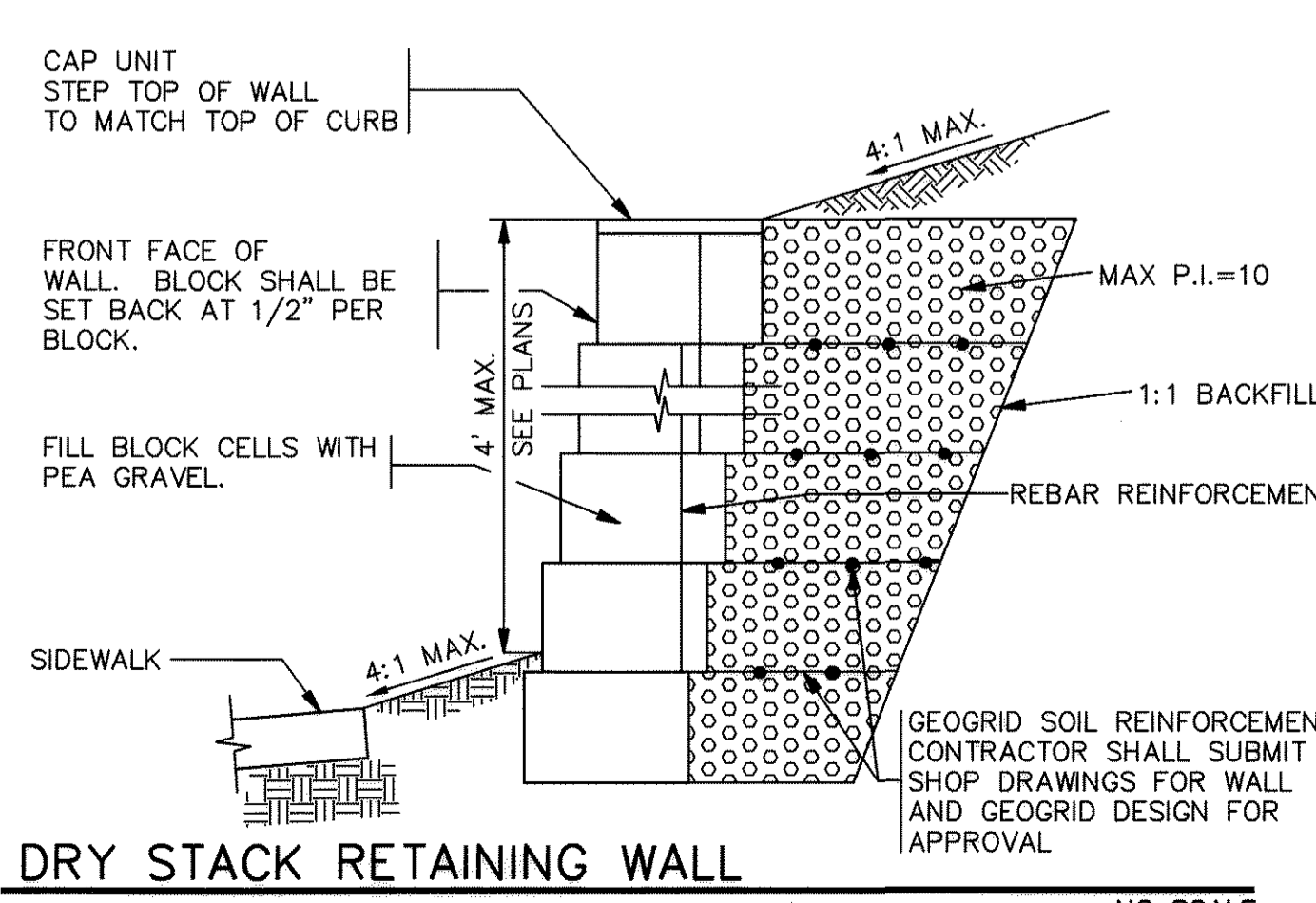
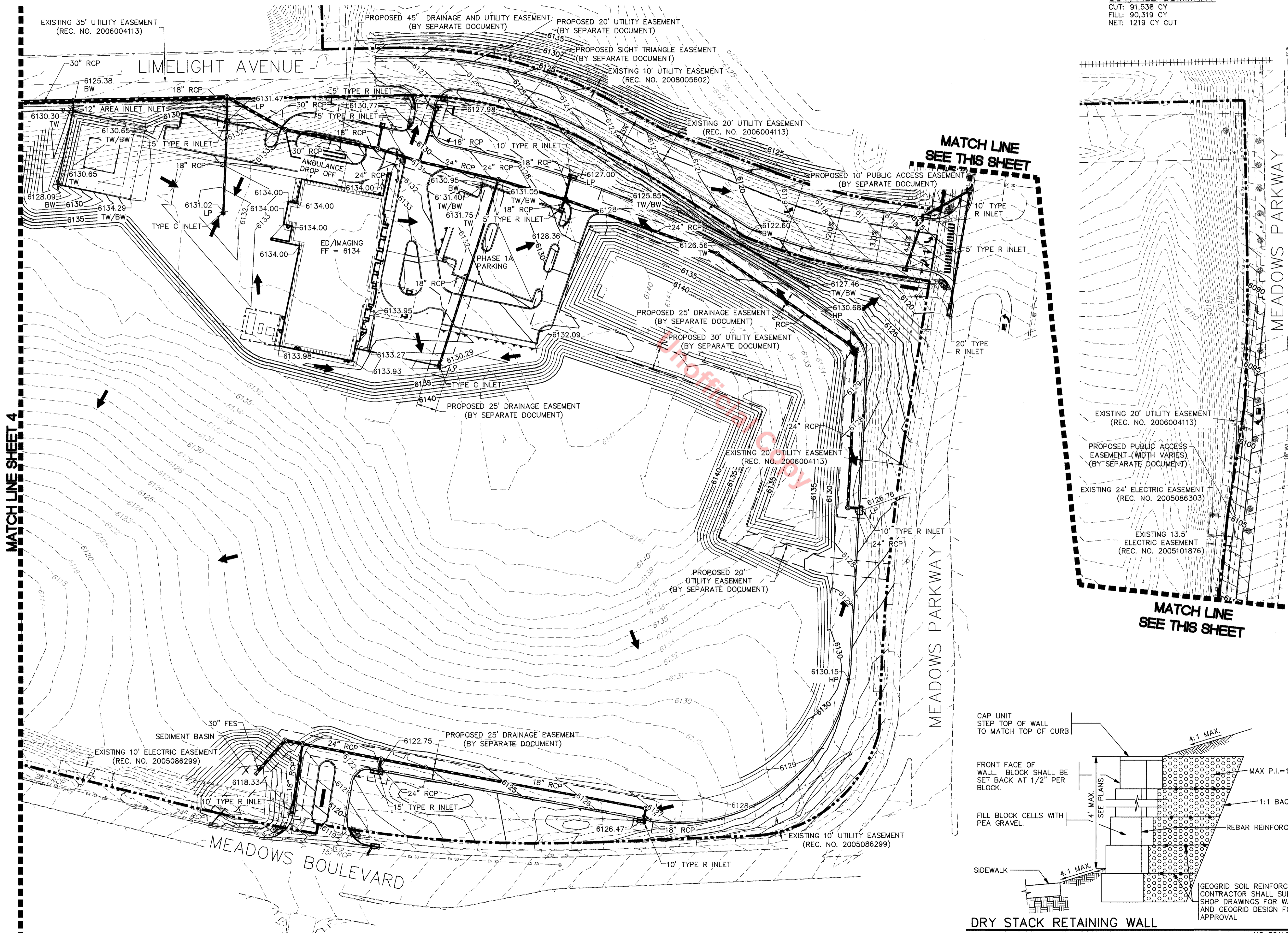


**LEGEND:**

- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- EXISTING WALL
- 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
- 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. ALL IMPORT/EXPORT EARTHWORK IS TO REMAIN ON SITE IN PHASE 1A.



NO SCALE

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

SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002  
GRADING PLAN  
SHEET 3 OF 23

# FINAL PD SITE PLAN

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



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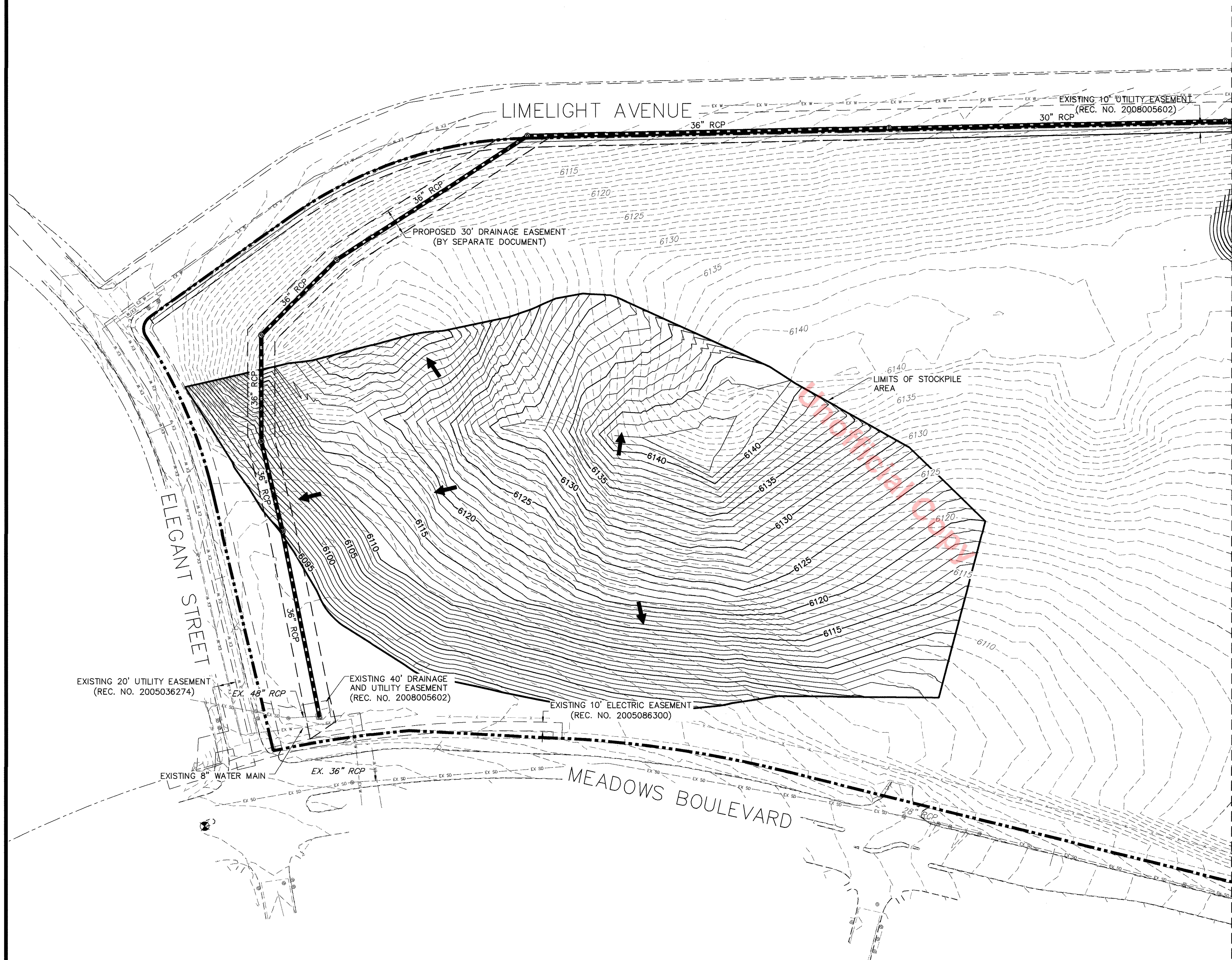


**LEGEND:**

	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING WALL
	EXISTING FENCE
	EXISTING SIGN
	EXISTING LIGHT
	EXISTING TREE
	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING SPOT ELEVATION
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	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
- ALL IMPORT/EXPORT EARTHWORK IS TO REMAIN ON SITE IN PHASE 1A.



MATCH LINE SHEET 3

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

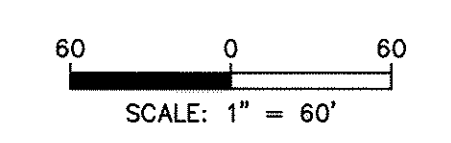
SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002  
GRADING PLAN  
SHEET 4 OF 23

# FINAL PD SITE PLAN

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



CALL UTILITY NOTIFICATION  
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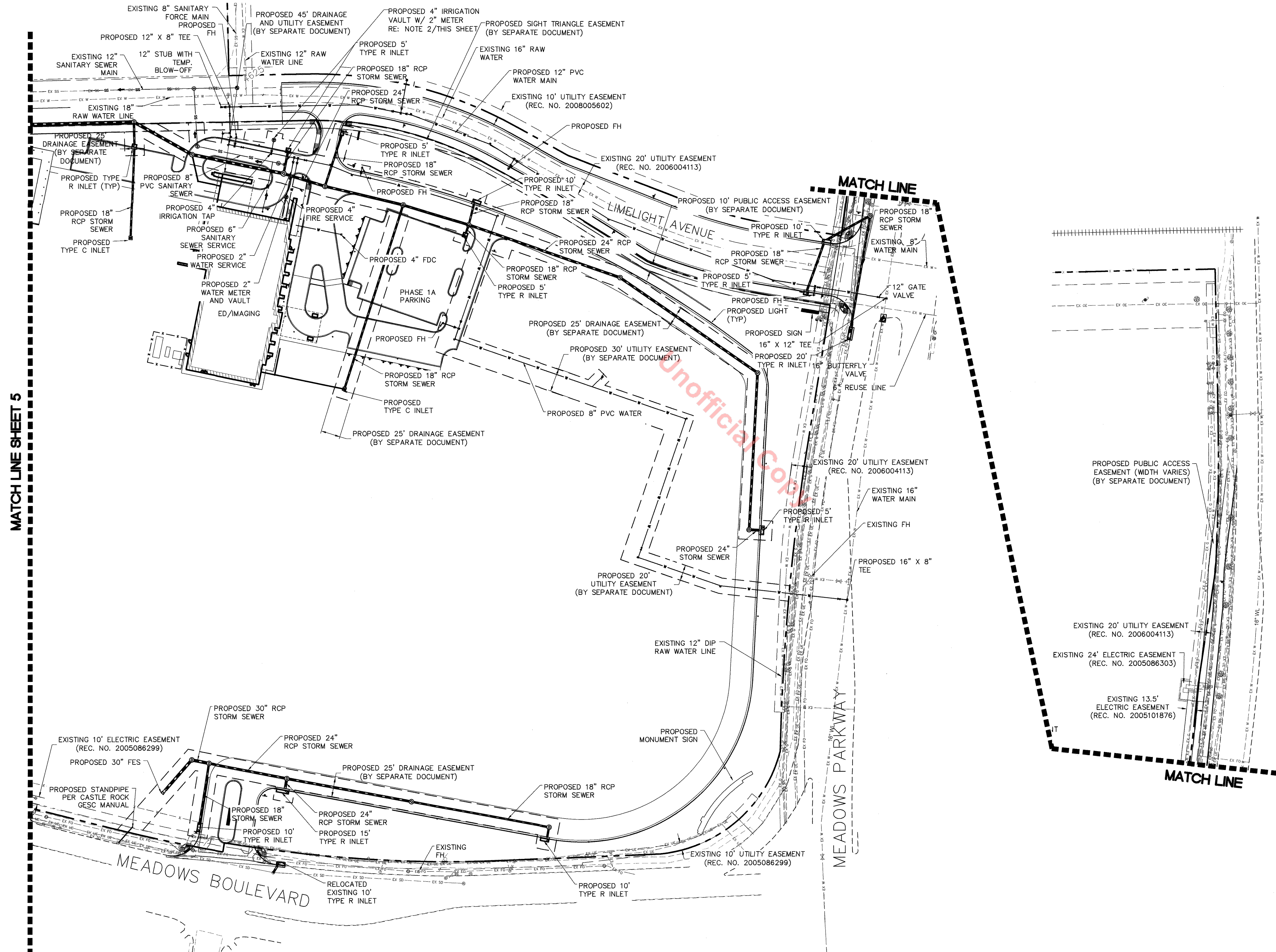
**LEGEND:**

---	EX CATV	---	EXISTING CABLE TV LINE
---	EX COMM	---	EXISTING COMMUNICATION LINE
---	EX E	---	EXISTING ELECTRICAL LINE
---	EX OE	---	EXISTING OVERHEAD ELECTRICAL LINE
---	EX UE	---	EXISTING UNDER GROUND ELECTRICAL LINE
---	EX FO	---	EXISTING FIBER OPTIC LINE
---	EX G	---	EXISTING GAS LINE
---	EX T	---	EXISTING TELEPHONE LINE
---	EX RR	---	EXISTING IRRIGATION LINE
---	EX RAW	---	EXISTING RAW WATER LINE
---	EX SS	---	EXISTING SANITARY SEWER LINE
---	EX ST	---	EXISTING STEAM LINE
---	EX SD	---	EXISTING STORM SEWER LINE
---	EX W	---	EXISTING WATER LINE
---	---	---	EXISTING EASEMENT
□	---	---	EXISTING INLET
△	---	---	EXISTING FLARED END SECTIONS
○	---	---	EXISTING CLEANOUT
●	---	---	EXISTING FIRE HYDRANT
⊕	---	---	EXISTING VALVE
⊞	---	---	EXISTING PEDESTAL
(TV)	(COM)	(E)	(FO)
(T)	(S)	(D)	(W)
---	CATV	---	PROPOSED CABLE TV LINE
---	COMM	---	PROPOSED COMMUNICATION LINE
---	E	---	PROPOSED ELECTRICAL LINE
---	OE	---	PROPOSED OVERHEAD ELECTRICAL LINE
---	FO	---	PROPOSED FIBER OPTIC LINE
---	G	---	PROPOSED GAS LINE
---	T	---	PROPOSED TELEPHONE LINE
---	RR	---	PROPOSED IRRIGATION LINE
---	RAW	---	PROPOSED RAW WATER LINE
---	SS	---	PROPOSED SANITARY SEWER LINE
---	ST	---	PROPOSED STEAM LINE
---	SD	---	PROPOSED STORM SEWER LINE
---	W	---	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
(TV)	(COM)	(E)	(FO)
(T)	(S)	(D)	(W)
→	---	---	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 WILL BE INSTALLED DURING PHASE 1A IN ANTICIPATION OF FUTURE DEVELOPMENT. A 2" METER WILL BE USED FOR PHASE 1A AND WILL BE INCREASED TO 4" DURING FUTURE PHASES. RE: SHEETS 13 AND 14. (SEE VARIANCE PWV 10-0020)

**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: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002  
UTILITY PLAN  
SHEET 5 OF 23



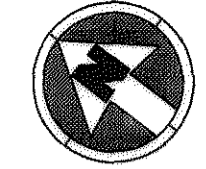
MATCH LINE SHEET 5

MATCH LINE

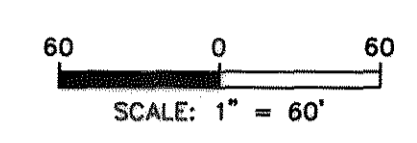
MATCH LINE

# FINAL PD SITE PLAN

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.

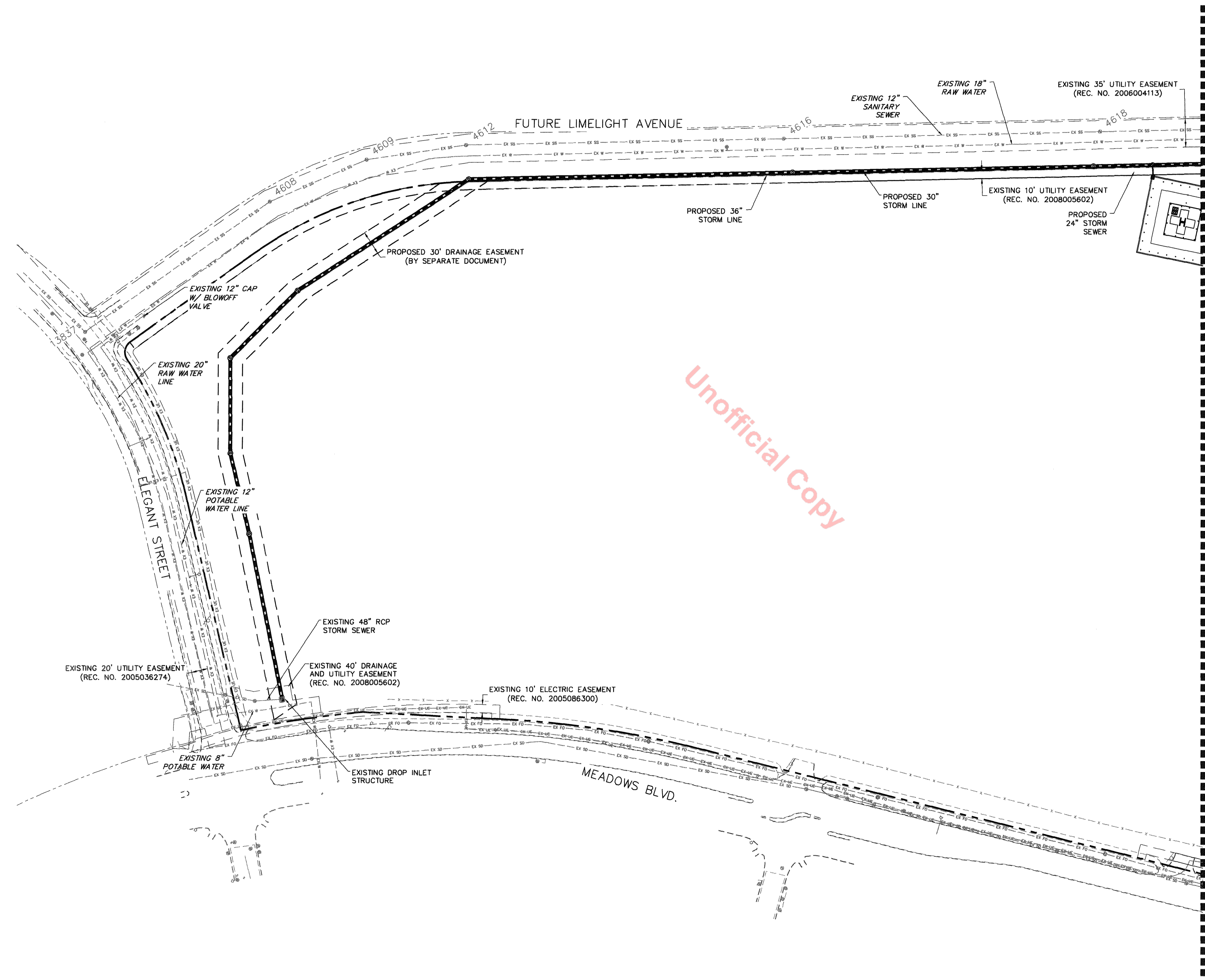


**LEGEND:**

	EXISTING CABLE TV LINE
	EXISTING COMMUNICATION 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 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
	SANITARY SEWER FLOW DIRECTION

MATCH LINE SHEET 4

Unofficial Copy



- 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 WILL BE INSTALLED DURING PHASE 1A IN ANTICIPATION OF FUTURE DEVELOPMENT. A 2" METER WILL BE USED FOR PHASE 1A AND WILL BE INCREASED TO 4" DURING FUTURE PHASES. RE: SHEETS 13 AND 14. (SEE VARIANCE PWV 10-0020)

**M CIVIL ENGINEERS**  
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SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002  
UTILITY PLAN  
SHEET 6 OF 23

# FINAL PD SITE PLAN

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.

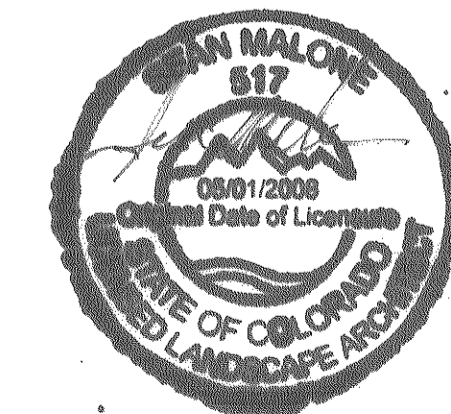
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING 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 LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yds/1,000sf OF ORGANIC SOIL TILLED TO A DEPTH OF 6" OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES AND PERMANENT STRUCTURES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, DRAINAGE EASEMENTS OR UTILITY 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 3/4" 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 SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
- ALL SEEDDED 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 SLEEVEING 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.



REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098  
REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075



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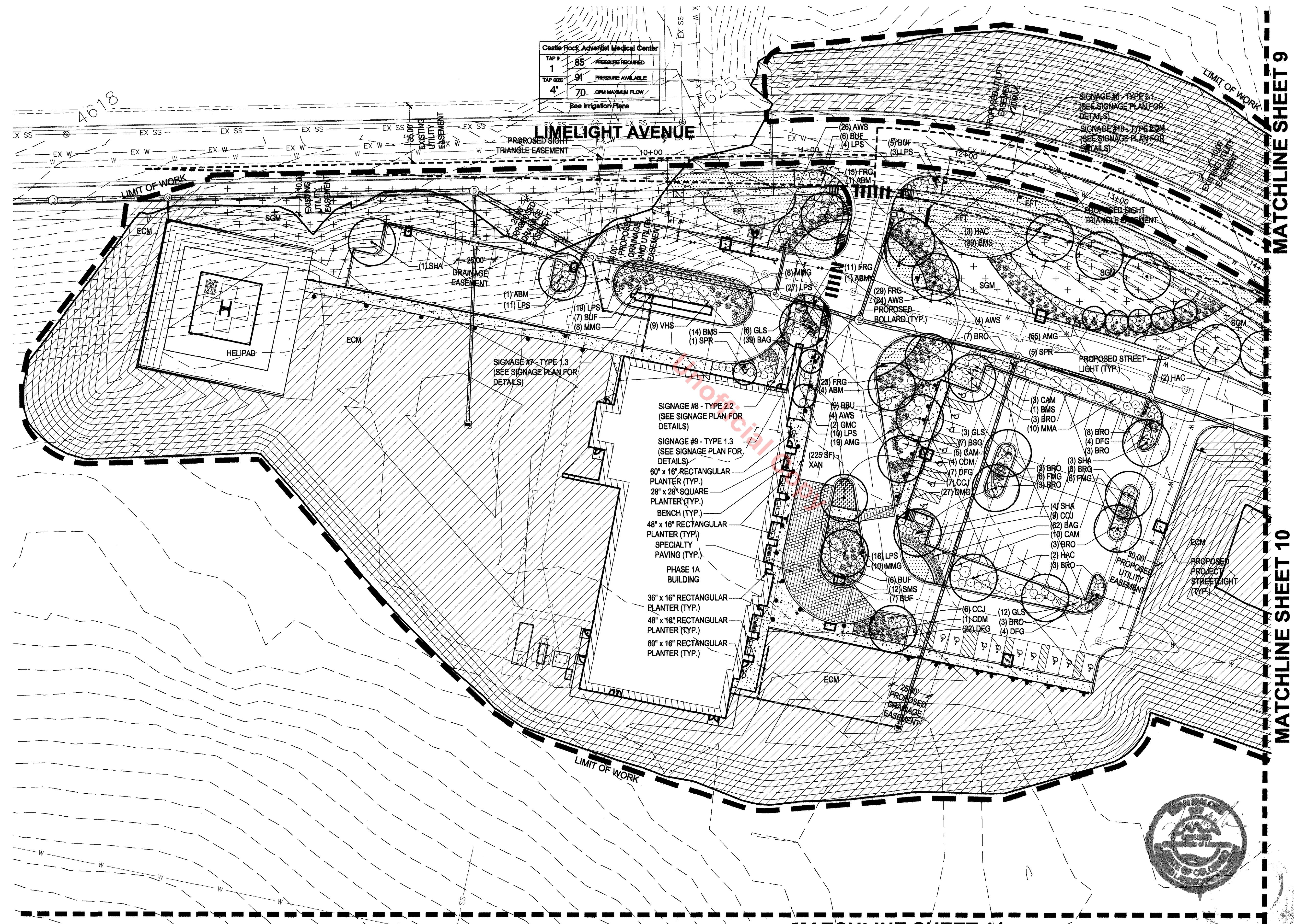


980 Tabor Street, Suite 200  
Lafayette, Colorado 80007  
303-963-0277  
fax 303-963-0284

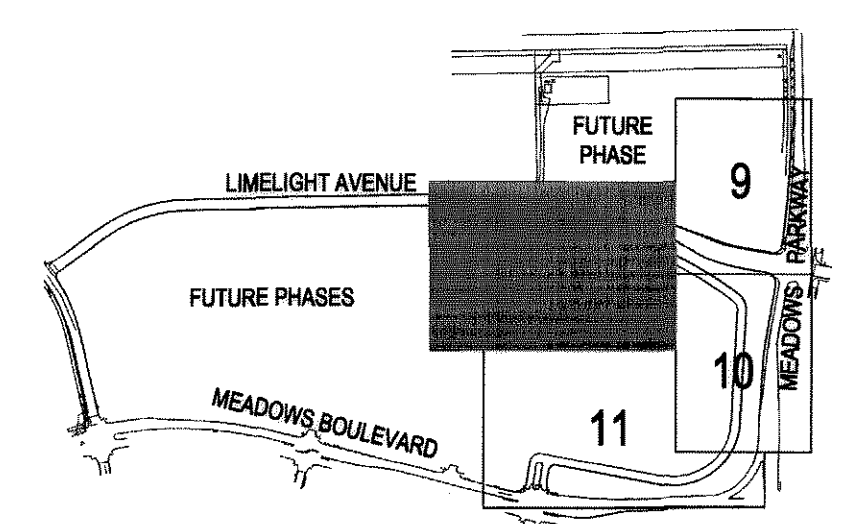
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CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002  
LANDSCAPE NOTES  
SHEET 7 OF 23

# FINAL PD SITE PLAN

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

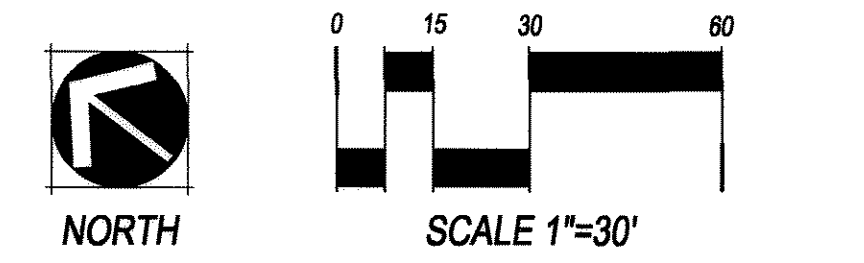


## KEY MAP



## LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DECIDUOUS CANOPY TREES
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LIMIT OF WORK
- IRRIGATED CANADIAN BLUE FESCUE TURF
- IRRIGATED SHORT GRASS MIX
- IRRIGATED PERENNIALS
- IRRIGATED XERIC ANNUALS (BY OTHERS)
- MULCH
- NON-IRRIGATED EROSION CONTROL SEED MIX  
SEE EROSION CONTROL PLAN PROVIDED BY S.A. MIRO FOR SPECIFIC SEED MIX INFORMATION
- EDGER



REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098  
REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075

**NORRIS DESIGN**  
Planning | Landscape Architecture

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980 Tebor Street, Suite 200  
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fax 303-980-6584

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FINAL PD SITE PLAN  
FPD #10-0002  
LANDSCAPE IMPROVEMENTS  
SHEET 8 OF 23

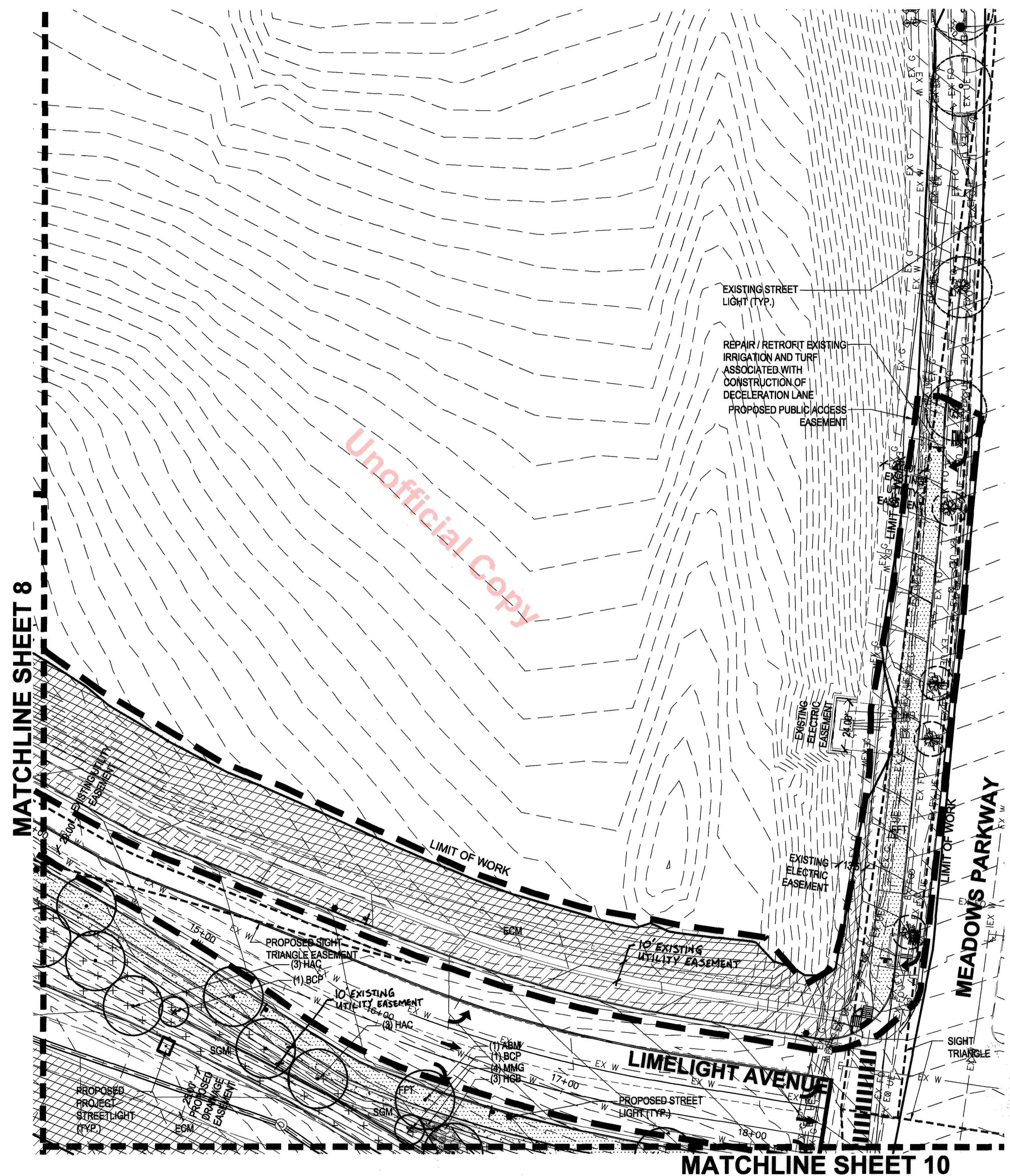
MATCHLINE SHEET 9

MATCHLINE SHEET 10

MATCHLINE SHEET 11

# FINAL PD SITE PLAN

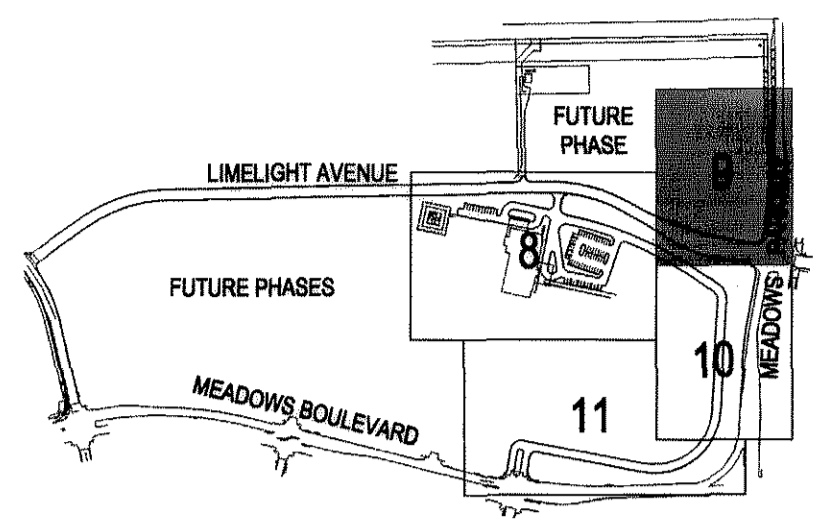
LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



MATCHLINE SHEET 8

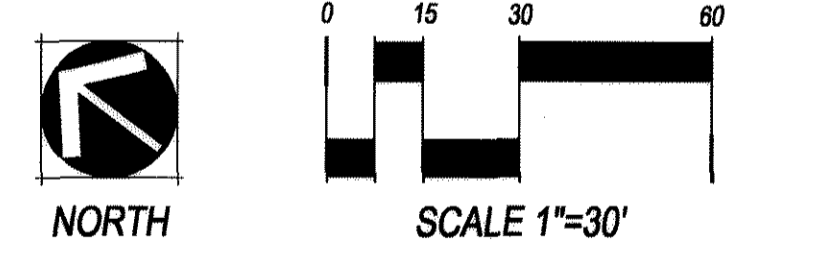
MATCHLINE SHEET 10

## KEY MAP



## LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DECIDUOUS CANOPY TREES
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREES
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- IRRIGATED XERIC ANNUALS (BY OTHERS)
- MULCH
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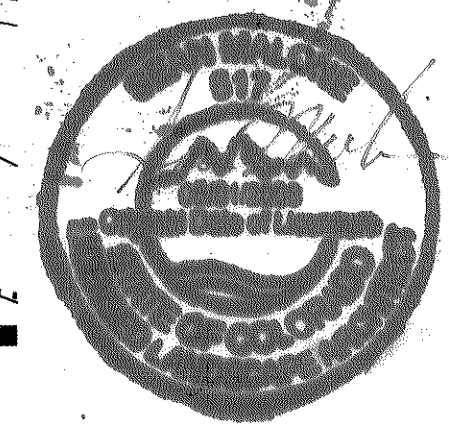
REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098  
REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075

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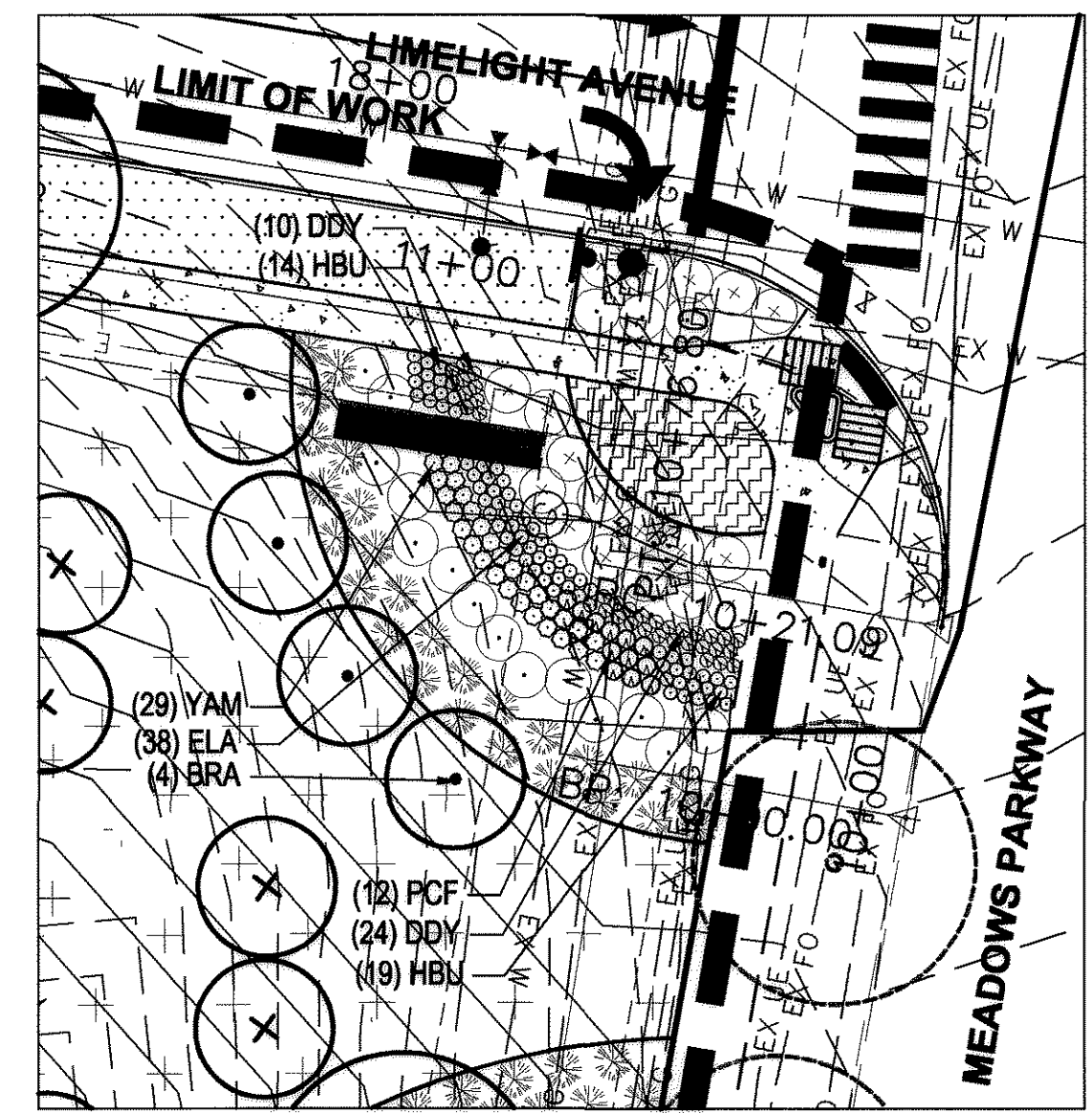
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FPD #10-0002  
LANDSCAPE IMPROVEMENTS  
SHEET 9 OF 23



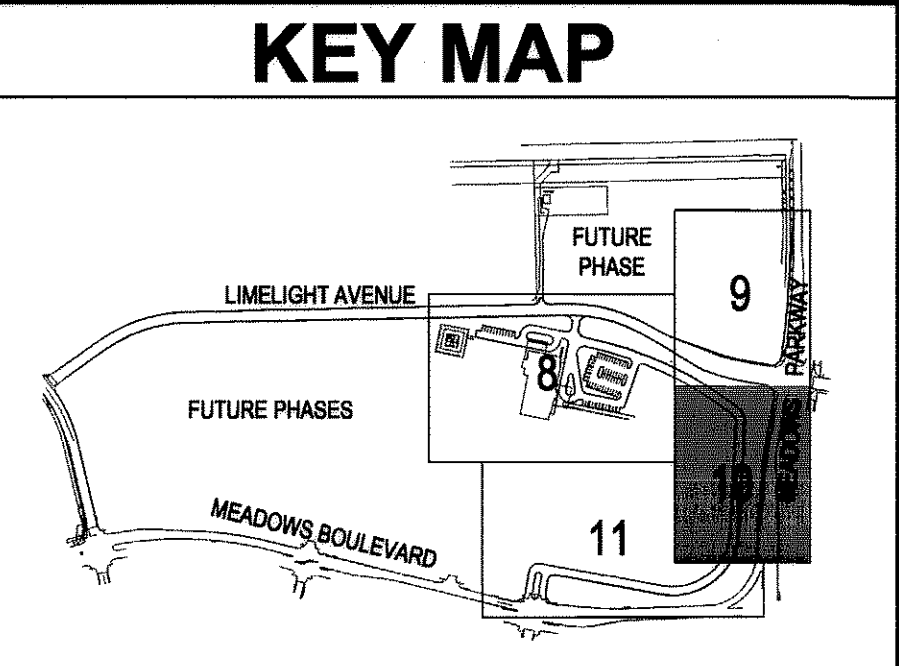
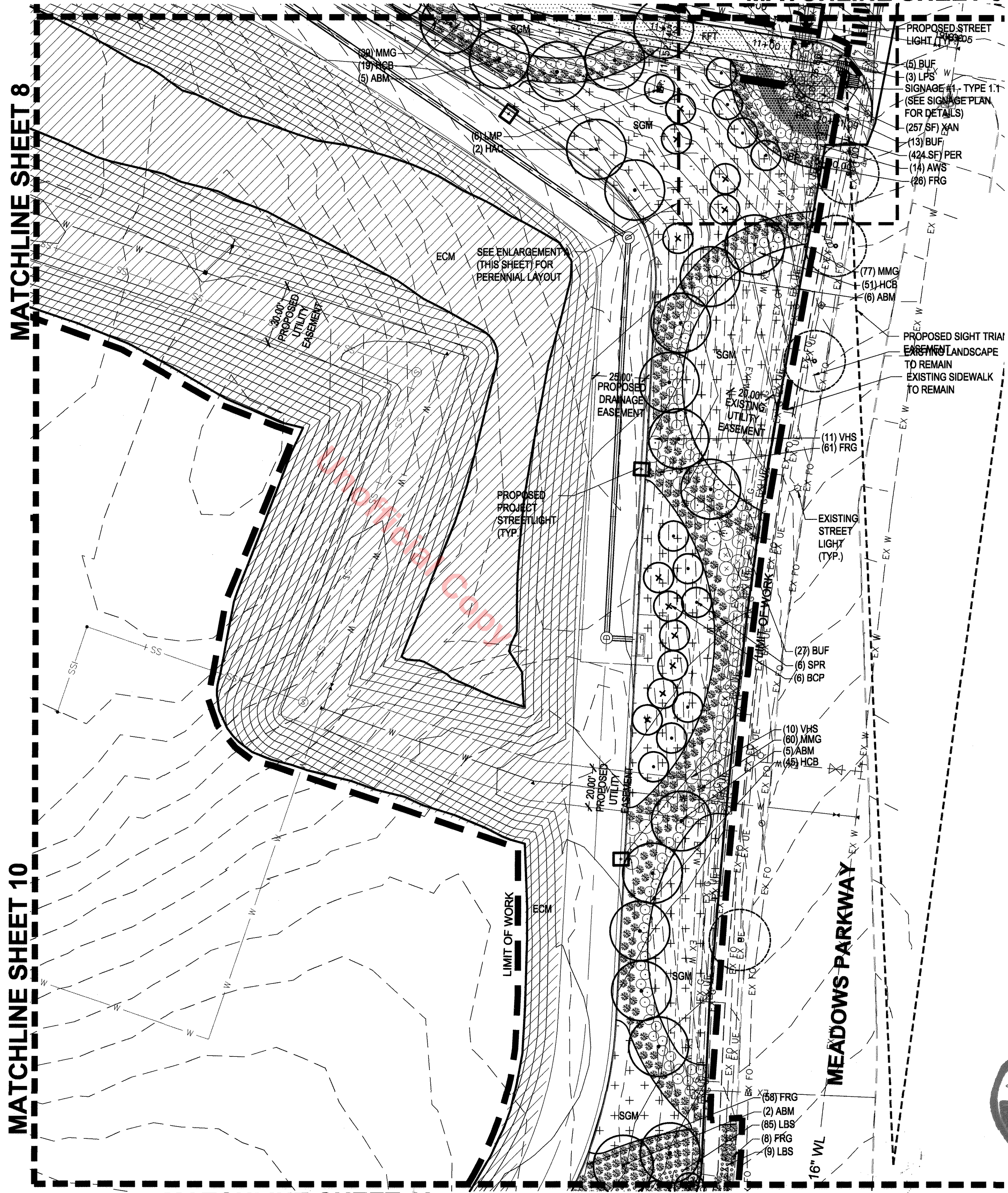
# FINAL PD SITE PLAN

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

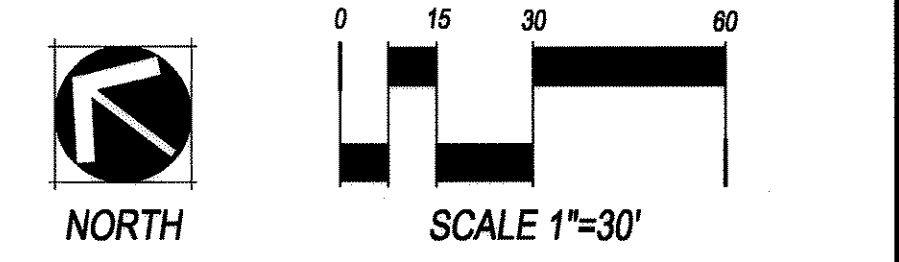
MATCHLINE SHEET 9



**ENLARGEMENT A**  
SCALE: 1" = 20'-0"



- ### LEGEND
- EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - DECIDUOUS CANOPY TREES
  - EVERGREEN TREES
  - DECIDUOUS ORNAMENTAL TREES
  - DECIDUOUS SHRUBS
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  - ORNAMENTAL GRASSES
  - LIMIT OF WORK
  - IRRIGATED CANADIAN BLUE FESCUE TURF
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REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098

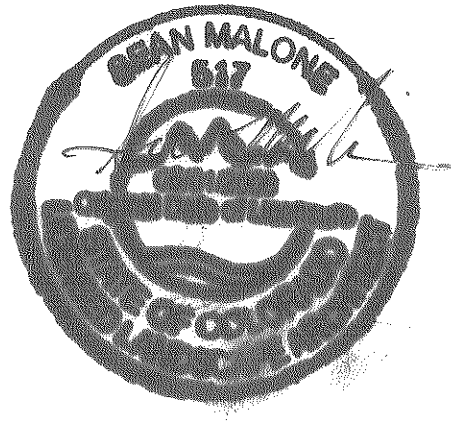
REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075

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SHEET 10 OF 23

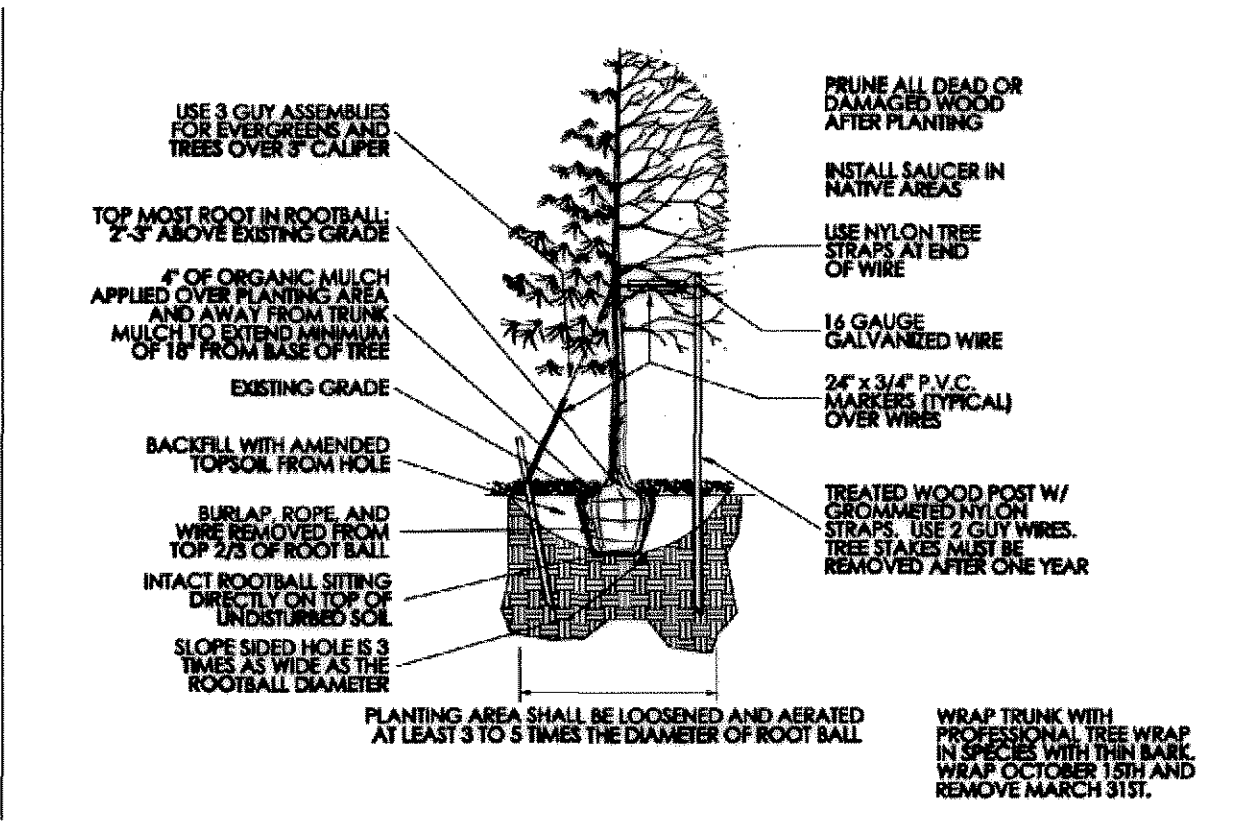


# FINAL PD SITE PLAN

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

## PLANT SCHEDULE

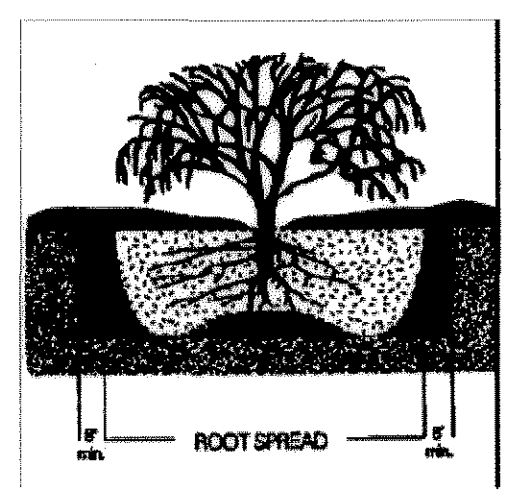
IRRIGATION ZONE	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	LEGEND ABBREVIATION	SIZE	NO. OF PLANTS	APPLICATION RATE (INCHES/MONTH-JULY)	WATER USE LOW, MODERATE, HIGH	EVERY	SQ. FT. OF ZONE	PERCENTAGE OF TOTAL AREA	SQ. FT. OF TOTAL LANDSCAPED AREA
<b>DECIDUOUS CANOPY TREES</b>											
TREE	ACER FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	ABM	2 1/2" CAL. B&B	31	3.0	MODERATE				
TREE	ACER SACCHARUM 'CADDOG'	CADDOG MAPLE	COM	2 1/2" CAL. B&B	5	2.0	LOW				
TREE	CELASTRUS OCCIDENTALIS	COMMON HUCKLEBERRY	HUC	2 1/2" CAL. B&B	16	2.0	LOW				
TREE	GLEDITSIA TRACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	SHA	2 1/2" CAL. B&B	8	2.0	LOW				
TREE	QUERCUS RUBRA	RED OAK	RCK	2 1/2" CAL. B&B	3	2.0	LOW				
<b>DECIDUOUS ORNAMENTAL TREES</b>											
TREE	ACER GINNALA	GINNALLA MAPLE	GMC	2" CAL. B&B	8	2.0	LOW				
TREE	MALUS 'BRANDYWINE'	BRANDYWINE CRABAPPLE	BRA	2" CAL. B&B	29	2.0	LOW				
TREE	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	SPR	2" CAL. B&B	19	2.0	LOW				
<b>EVERGREEN TREES</b>											
TREE	PINUS ARISTATA	BRISTLEcone PINE	BGP	6" HT.	12	2.0	LOW				
TREE	PINUS FLEXILIS	LIMBER PINE	LMP	6" HT.	6	2.0	LOW				
<b>TOTAL SQ. FT. OF TREE ZONE</b>											
<b>DECIDUOUS SHRUBS</b>											
SHRUB	ACER GINNALA COMPACTUM	COMPACT AMUR MAPLE	CAM	6 GAL. CONT.	37	2.0	LOW				
SHRUB	CARYOPTERIS X CLANDONENSIS	BLUE BIRD SPIREA	BSB	6 GAL. CONT.	78	2.0	LOW				
SHRUB	CERCOCARPUS MONTANUS	TRUE MOUNTAIN MAHOGANY	MMA	6 GAL. CONT.	10	2.0	LOW				
SHRUB	EUCHYMIUS ALATUS 'COMPACTA'	BURNING BUSH	BBU	6 GAL. CONT.	9	3.0	MODERATE				
SHRUB	RIVIS ARABATICA 'GOLDEN'	GOLDEN BURNING BUSH	GLB	6 GAL. CONT.	28	2.0	LOW				
SHRUB	SPIREA X VANHOUTEI	VANHOUTEI SPIREA	VHS	6 GAL. CONT.	20	3.0	MODERATE				
SHRUB	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	LPS	6 GAL. CONT.	85	3.0	MODERATE				
SHRUB	SPIREA WIPONICA 'SNOWMOON'	SNOWMOON SPIREA	SMB	6 GAL. CONT.	12	2.0	MODERATE				
SHRUB	SPIREA X BUNALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	AWS	6 GAL. CONT.	72	3.0	MODERATE				
SHRUB	SYMPHORICARPOS X CHENAULT 'HANGDOCK'	HANGDOCK CORALBERRY	HCB	6 GAL. CONT.	165	3.0	MODERATE				
<b>BROADLEAF EVERGREEN SHRUBS</b>											
SHRUB	CYSTISUS PURGAN 'SPANISH GOLF'	SPANISH GOLD BROOM	BSG	6 GAL. CONT.	7	2.0	LOW				
<b>SPREADING (LOW-GROWING) JUMPERS</b>											
SHRUB	JUNIPERUS SABINA 'BROADMOON'	BROADMOR JUNIPER	BRO	6 GAL. CONT.	141	2.0	LOW				
SHRUB	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	BUFF	6 GAL. CONT.	111	2.0	LOW				
SHRUB	JUNIPERUS SABINA 'MONNA'	GALGARY CARPET JUNIPER	GCJ	6 GAL. CONT.	22	2.0	LOW				
<b>PERENNIALS</b>											
SHRUB	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	PER	1 GAL. CONT.	N/A	2.0	LOW				6316 SF
SHRUB	AGASTACHE CANA	DOUBLE BUBBLE MINT	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	AGASTACHE RUPESTRIS	SUNSET HYSSOP	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	ALYSSUM MARGRAPHII	BASKET OF GOLD	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	PER	1 GAL. CONT.	N/A	3.0	MODERATE				
SHRUB	AQUILEGIA CHERYANTHA	YELLOW COLUMBINE	PER	1 GAL. CONT.	N/A	3.0	MODERATE				
SHRUB	ASTER NONI-BELOIS 'SNOWCAP'	FALL ASTER	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	ASTER NONI-BELOIS 'PROFESSOR KIPPENBERG'	PROFESSOR KIPPENBERG ASTER	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	ECHEVERIA PURPUREA	PURPLE CROWN FLOWER	PER	1 GAL. CONT.	N/A	3.0	MODERATE				
SHRUB	LAVERGUELLA ANGIUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	LEUCANTHEMUS X SUPERBUM 'STARBURST'	BAWSTA DAISY	PER	1 GAL. CONT.	N/A	3.0	MODERATE				
SHRUB	HEPETA X 'PAASENI' WALKERS LOW	CATMINT	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	PULSATILLA VULGARIS	PASQUE FLOWER	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	RUBROCOLA FLUIDA SULLIVANTII 'GOLDSTRUM'	GOLDSTRUM BLACK-EYED SUSAN	PER	1 GAL. CONT.	N/A	2.0	LOW				
SHRUB	BEDUM 'AUTUMN JOY'	AUTUMN JOY BEDUM	PER	1 GAL. CONT.	N/A	2.0	LOW				
<b>XERIC ANNUALS</b>											
SHRUB	XERIC ANNUALS	XERIC ANNUALS	XAN	1 GAL. CONT.	1,787 SF	2.0	LOW				
(MAY INCLUDE ANNUALS REQUIRING LESS THAN 3" PER MONTH, INCLUDING BUT NOT LIMITED TO COREOPSIS, COSMOS, RUDIBECKIA, GRANTHUS, PETUNIA AND ZINNIA SPECIES)											
<b>ORNAMENTAL GRASSES</b>											
SHRUB	CALAMAGRODITH X ACUTIFOLIUS 'KARL FORESTER'	FEATHER REED GRASS	FRG	1 GAL. CONT.	297	3.0	MODERATE				
SHRUB	HELIOTROPION SEMPERVIRENS	BLUE AVENA GRASS	BAG	1 GAL. CONT.	115	2.0	LOW				
SHRUB	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	AMG	1 GAL. CONT.	163	2.0	LOW				
SHRUB	MISCANTHUS SINENSIS 'FLAME'	FLAME MAIDEN GRASS	FMG	1 GAL. CONT.	12	2.0	LOW				
SHRUB	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT SILVER GRASS	MMG	1 GAL. CONT.	250	3.0	MODERATE				
SHRUB	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	DMG	1 GAL. CONT.	27	3.0	MODERATE				
SHRUB	PERNETTIUM ALPECUROIDES 'ORIENTALE'	DWARF FOUNTAIN GRASS	DFG	1 GAL. CONT.	122	2.0	LOW				
SHRUB	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	LITTLE BLUESTEM	LBS	1 GAL. CONT.	316	2.0	LOW				
<b>TOTAL SQ. FT. OF TREE AND SHRUB ZONE</b>											
<b>IRRIGATED SHORT GRASS MIX</b>											
SEED	PANICUM WHEATGRASS 'LUNA'	% OF MIX	SEED			2.0	LOW				
SEED	WESTERN WHEATGRASS 'ARRIBA' OR NATIVE	23	SEED			2.0	LOW				
SEED	BLENDER WHEATGRASS	19	SEED			2.0	LOW				
SEED	STREAMBANK WHEATGRASS 'ROBAR'	18	SEED			2.0	LOW				
<b>TOTAL SQ. FT. OF SEED ZONE</b>											
<b>IRRIGATED CANADIAN BLUE FESCUE TURF MIX (SPECIES BLEND AS NOTED, % MAY VARY)</b>											
TURF	HARD FESCUE 'DURARY'	% OF MIX	800			3.0	MODERATE				
TURF	CHEERING RED FESCUE	22	800			3.0	MODERATE				
TURF	BLUE FESCUE 'BR220'	22	800			3.0	MODERATE				
TURF	SHEEP FESCUE 'COVAR'	22	800			3.0	MODERATE				
<b>TOTAL SQ. FT. OF TURF ZONE</b>											
<b>PERCENTAGE OF TOTAL AREA</b>											
										100 %	
<b>SQ. FT. OF TOTAL LANDSCAPED AREA</b>											139,087



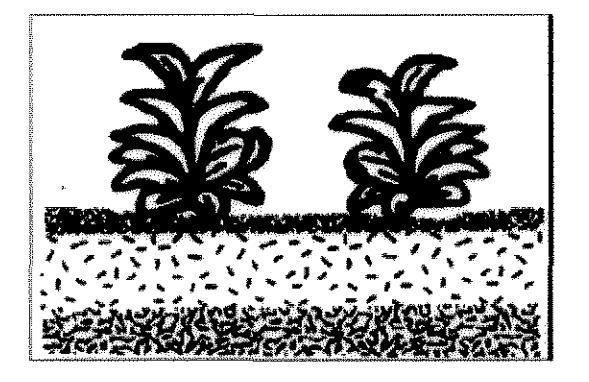
### 1 TREE PLANTING

DETAIL PROVIDED BY TOWN OF CASTLE ROCK NOT TO SCALE

- Plant only in early spring when plants are dormant.
- Protect roots from wind and sun before planting. Keep plants heeled in if not planted immediately.
- Soak any dry roots for 2 hours prior to planting. Water completely after planting.
- Mound soil and spread roots in a natural position over cone.
- Set plant perpendicular and spread roots evenly.
- Prune only damaged or dead wood.
- Set plants so that crown is minimum 2" above surrounding grade.
- Add 4" approved mulch (shredded wood or landscape trimmings). Avoid contact with woody base.
- Work soil around roots.
- Lightly tamp backfill.

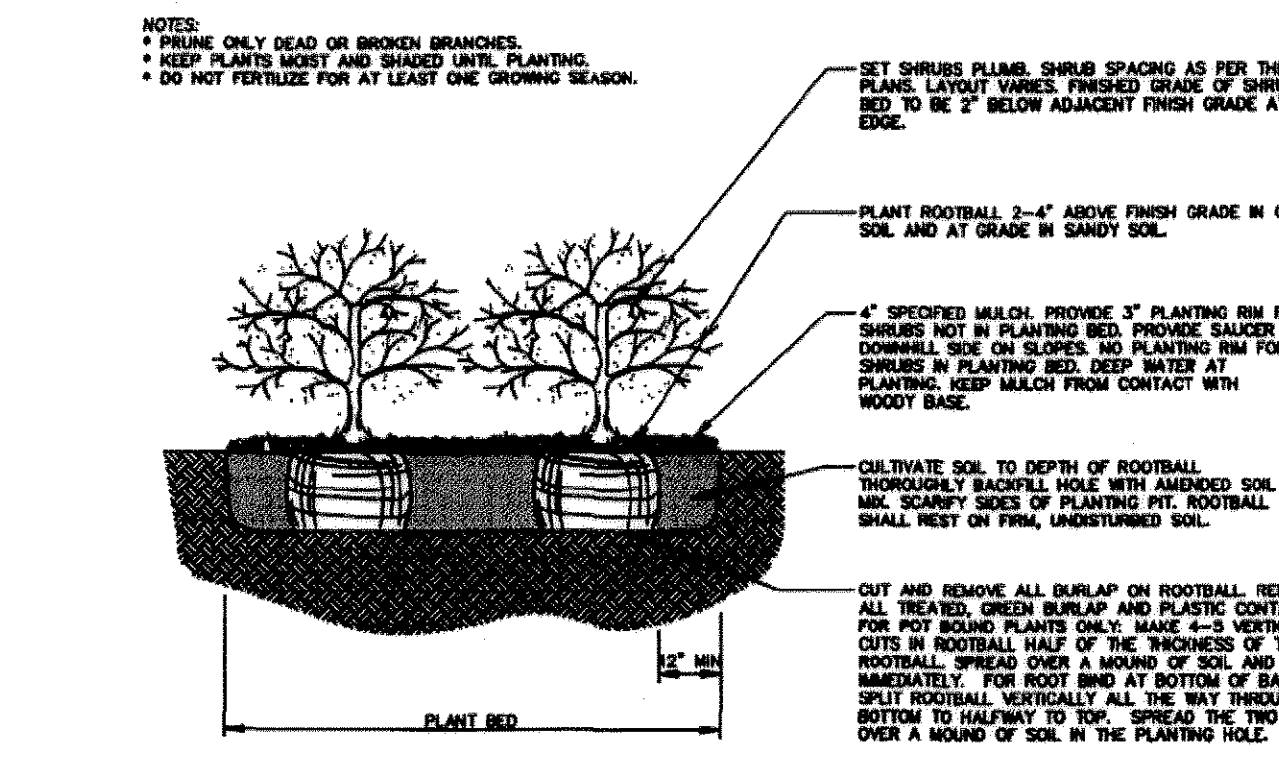


- Shredded, aged mulch 3" deep for perennials, for ground covers.
- Undisturbed soil.
- Keep plants moist and shaded until planting.
- Plant ground cover and perennials level and at grade.
- Soil to be well cultivated to a minimum depth of 6".
- In clay soil work in topsoil and organic compost. See specs. for ratio and quantity.
- In sand work in topsoil, organic compost and aged manure. See specs. for ratio and quantity.
- No scale.



### 3 PERENNIAL & GROUND COVER

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE NOT TO SCALE



### 4 SHRUB

DETAIL PROVIDED BY TOWN OF CASTLE ROCK WEBSITE NOT TO SCALE

## 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	CANADIAN BLUE FESCUE TURF	3.0	MOD	14	18,610	3.0	135,087	0.41
SPRAY	SHORT GRASS	2.0	L	49	65,536	2.0	135,087	0.97
SPRAY	SHRUB BED (IRRIGATION, FABRIC, MULCH AND EDGER)	3.0	MOD	19	25,504	3.0	135,087	0.57
DRIP	SHRUB BED (IRRIGATION, FABRIC, MULCH AND EDGER)	2.0	L	13	17,355	2.0	135,087	0.26
DRIP	PERENNIAL / XERIC ANNUAL BEDS	3.0	MOD	6	8,082	3.0	135,087	0.18
				100			135,087	2.39
<b>TOTAL OF THE CLWUR =</b>								2.39

NOTES:  
1. THE CLWUR CHART EXCLUDES THE DECELERATION LANE REPAIRS ON MEADOWS PARKWAY WHICH IS ASSOCIATED WITH A SEPARATE TAP.

## COMMERCIAL LANDSCAPE SITE INVENTORY

Gross Site Area	Landscape Area in Sq. Ft.	Turfgrass 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
487,666	138,087	21,612	0	135	135	640	674	410	YES
		<b>Canadian Blue Fescue Mix</b>							
Parking Lot (Area in Sq. Ft.)	Parking Lot Area (Sq. Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq. Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
22,112	6,568	69	0	2	9	13	17	27	140

NOTES:  
1. EXCLUDES PARKWAY REPAIRS DUE TO ADDITION OF DECELERATION LANE ON MEADOWS PARKWAY  
2. EXCLUDES EROSION CONTROL SEEDING AREA (207,843 SF)

REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098  
REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075

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Irrigation Consulting  
880 Taber Street, Suite 200  
Lafayette, Colorado 80401  
303-980-0227  
fax 303-980-6384

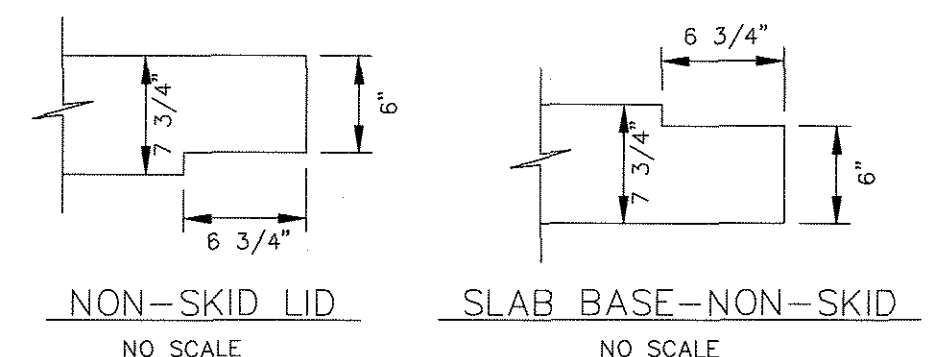
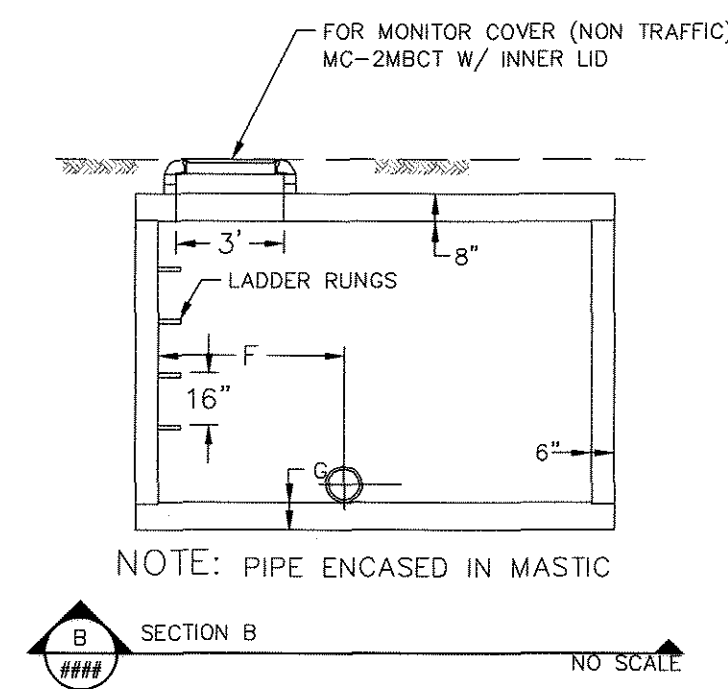
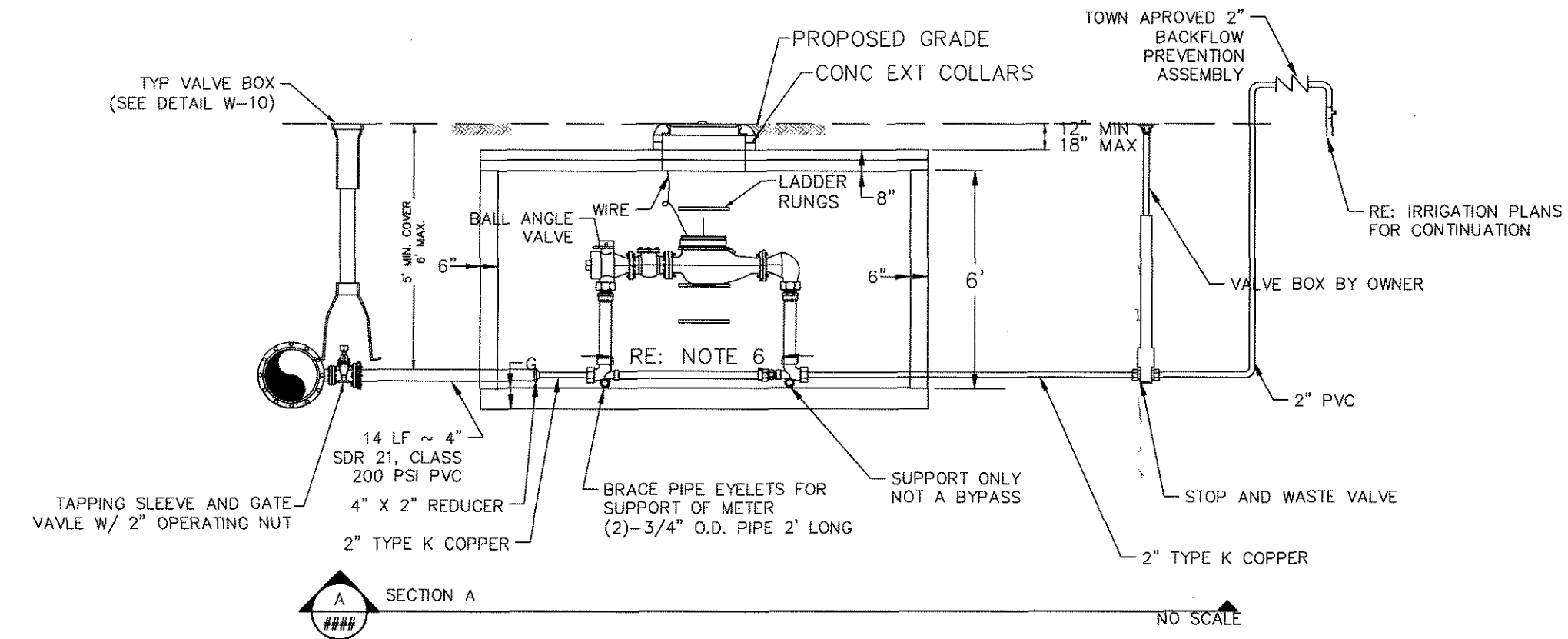
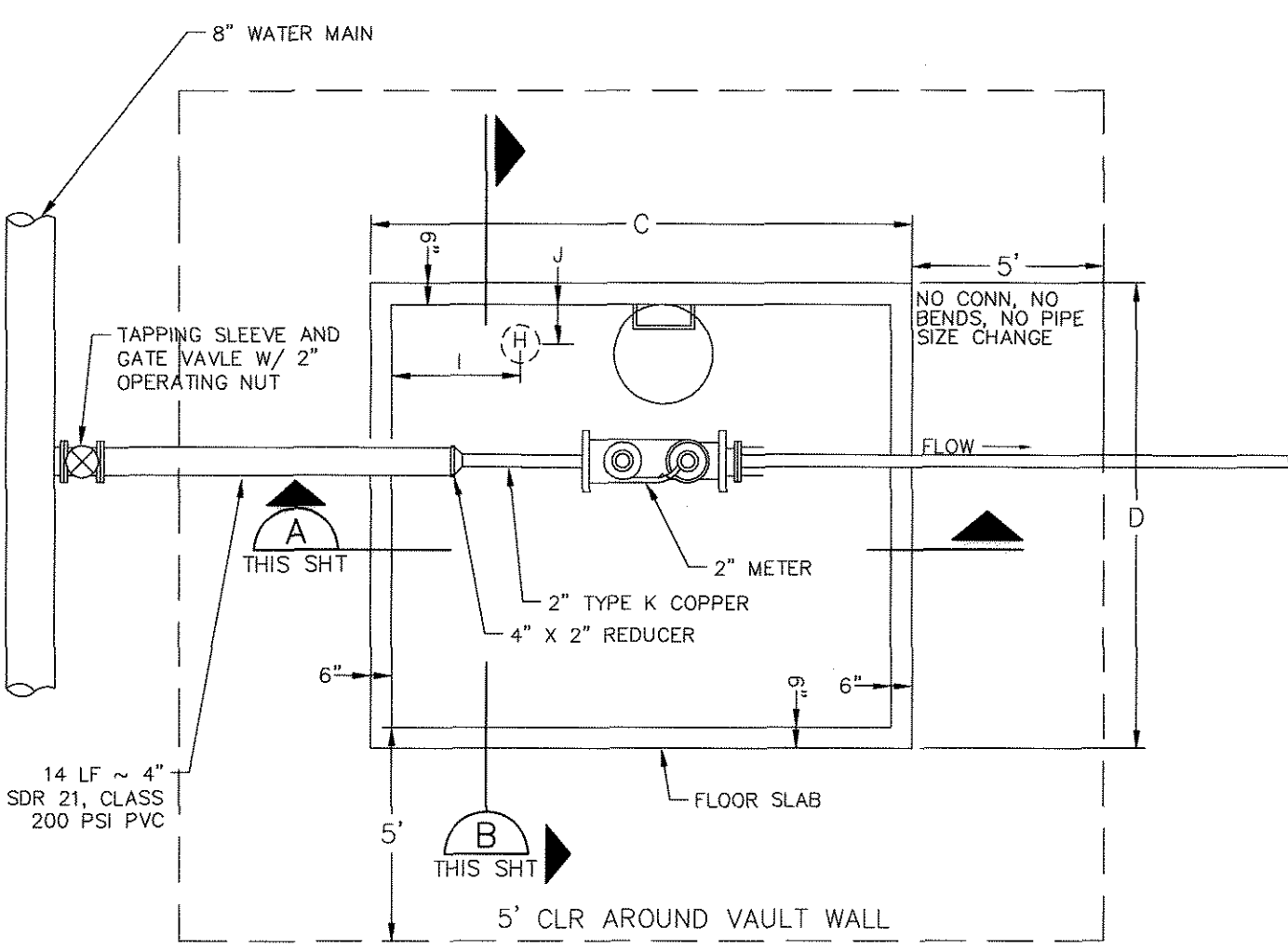
SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002  
LANDSCAPE DETAILS/PLANT LIST  
SHEET 12 OF 23





# FINAL PD SITE PLAN

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



- NOTES:**
1. VAULT DETAIL AND DIMENSIONS ARE FROM DENVER WATER STANDARD DETAIL NO. 62 - LARGE METER IN VAULT.
  2. METER TAKEN FROM TOCR STANDARD DETAIL W-4B. METER SUPPLIED BY THE TOWN, INSTALLED BY THE TOWN.
  3. 4" PVC LINE, TAPPING SLEEVE, AND VALVE BOX TAKEN FROM TOCR DETAIL W-5A.
  4. THE VAULT ROOF SLAB MAY BE CAST IN SECTIONS FOR FUTURE ACCESS. THE INDIVIDUAL SECTION WEIGHT MUST NOT EXCEED 7,500 POUNDS.
  5. THE DISTANCE BETWEEN THE RUNGS, CLEATS AND STEPS SHALL NOT EXCEED 16 INCHES AND SHALL BE UNIFORM THROUGHOUT THE LENGTH OF THE LADDER. LAY LENGTH FOR A 2" METER IS 17".

PRECAST VAULT DIMENSIONS						SUMP	
C	D	E	G	H	I	J	
9'-0"	5'-6"	2'-6"	6"	12'6"	2'-2"	1'-6"	

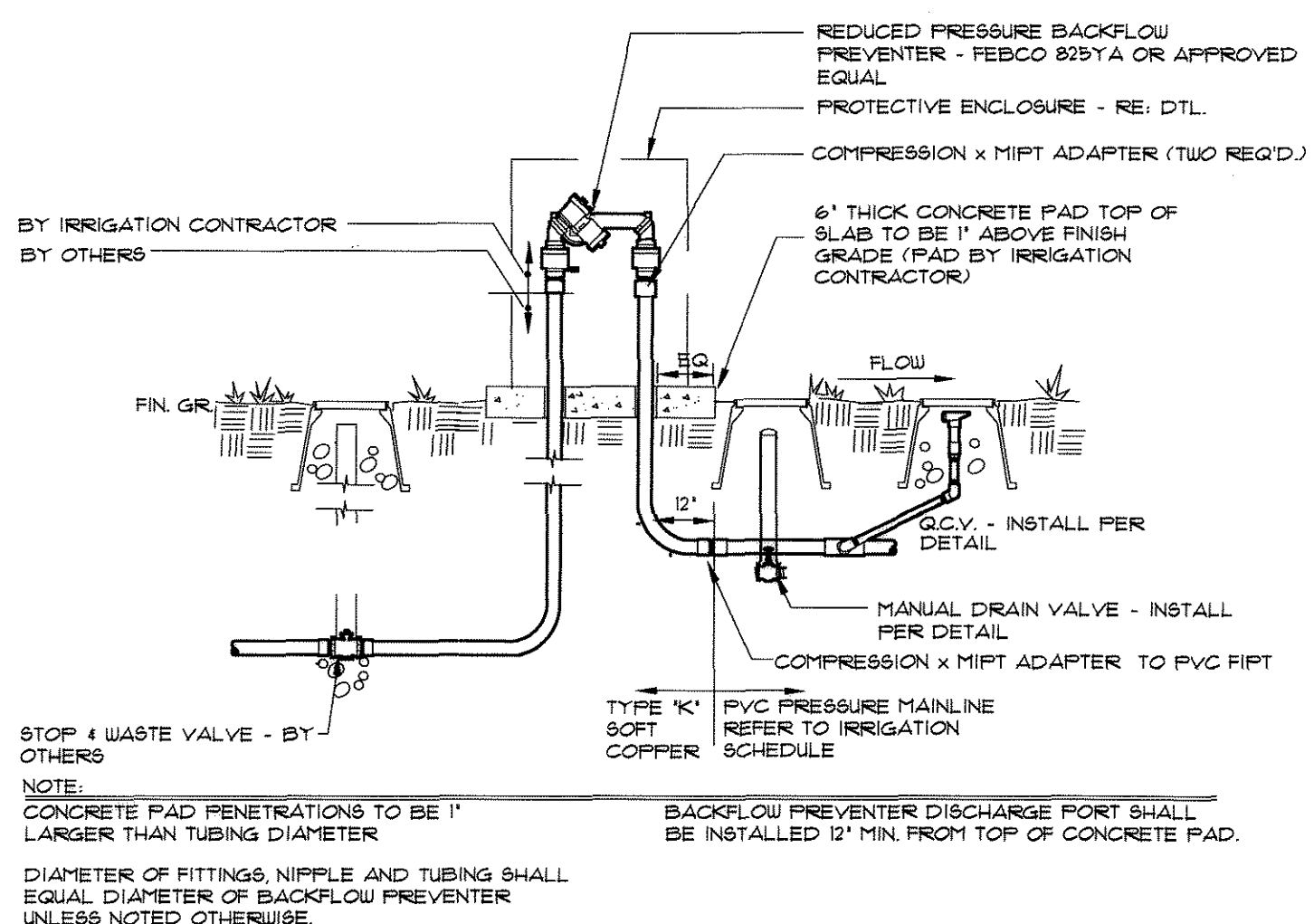
NOTE: VAULTS ARE PRECAST TO DIMENSION IN CHART

## IRRIGATION METER/VAULT

\*\*REFERENCE PUBLIC WORKS VARIANCE #PWV10-0020\*\*

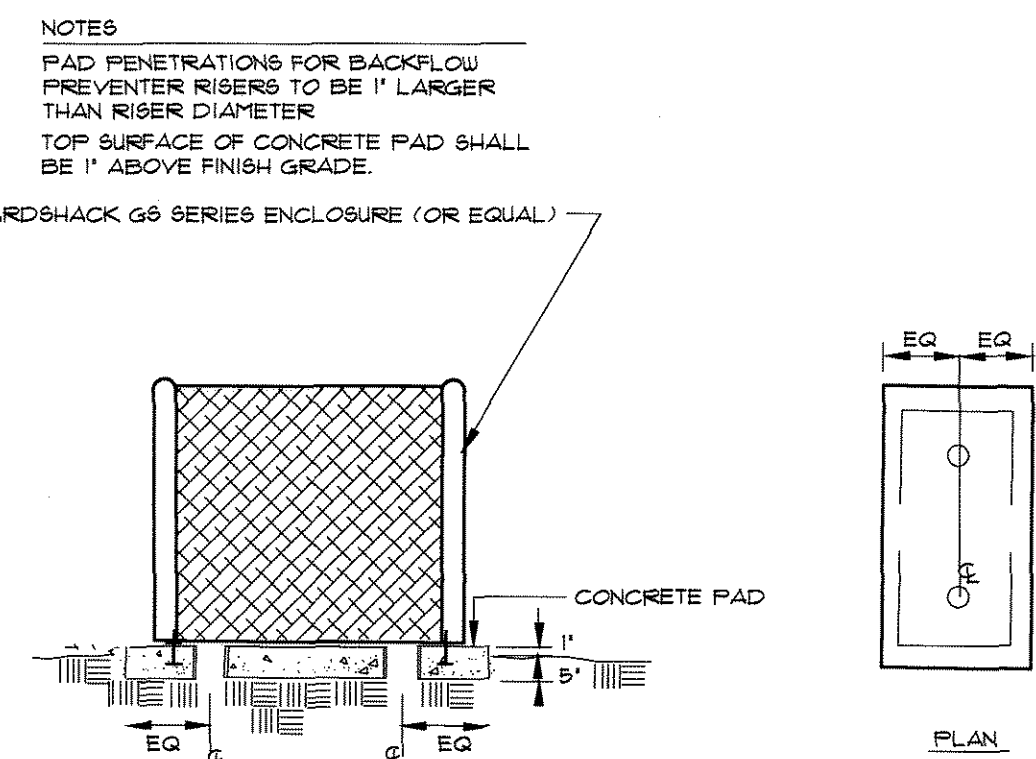
1

Town of Castle Rock Irrigation System Hydraulic Worksheet							
Project Name:		Castle Rock Adventist Medical Center					
Project Location:		Castle Rock, Colorado					
Prepared by:		Jill Bersano, HydroSystems-KDI, Inc.					
Current TOCR Registration #		7875					
Date:		07-Sep-10					
Tap Size:		4" tap with 2" meter at this time (refer to public works variance #PWV10-0020) (PHASE 1A ONLY)					
Static Water Pressure:		91.00		From: Town of Castle Rock of: Utilities Department			
Hydraulic Grade At Zone: Unknown at this time							
Equipment or Material (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/ftin (psi)	
Corp Stop:		4" Typical Bronze Gate Valve			70	0.00	
Svc Line (tap to meter):	15LF	4" Duct. Iron	0.27 /100FT	1.76	70	0.04	
Curb Stop:		4" Typical Bronze Gate Valve			70	0.00	
Water Meter:		2" Typical Meter			70	3.70	
Svc Line (meter to backflow):	10 LF	4" Duct. Iron	0.27 /100FT	1.76	70	0.03	
Backflow:		4" Febco 880			70	12.50	
Stop & Waste:		2" Typical Stop & Waste Valve			70	0.30	
Master Valve:		2" Rainbird EFB			70	2.40	
Flow Sensor:		2" Flow Sensor			70	2.00	
Gate Valve:	2	4" Typical Bronze Gate Valve			70	0.00	
Gate Valve:	4	3" Typical Bronze Gate Valve			70	0.08	
Gate Valve:	1	2 1/2" Typical Bronze Gate Valve			70	0.03	
Pressure Required at Head:		Rotor		45.00			
Lateral Allowance:		3.00					
Control Valve allowance:		2" Rainbird EFB		70			
Mainline allowances:		70					
15LF		4" CL200 PVC		0.12 /100FT		1.72	
2800LF		Looped 3" CL200 PVC		0.11 /100FT		1.42	
250LF		2 1/2" CL200 PVC		1.06 /100FT		4.22	
Mainline Fitting allowance:		10% of Mainline allowances					
Elevation:		Tap Elev. 6132		Control Valve Elev. 6130		-0.87	
Factor of Safety:		10% System Losses					
		7.78					
				<b>Total System requirements (PSI)</b>		<b>85.62</b>	
				<b>Available pressure (PSI)</b>		<b>91.00</b>	
				<b>Difference (PSI)</b>		<b>5.38</b>	
Town of Castle Rock provides a minimum of 43 psi							
Total irrigated area for tap #1 (just phase 1a) is 135,087 sq. ft.							



## BACKFLOW PREVENTER-2" AND SMALLER

2



INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.  
PROVIDE OWNER WITH KEYPAD FOR ENCLOSURE  
PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR

## BACKFLOW ENCLOSURE-2" AND SMALLER

3

Project Name: Castle Rock Adventist Medical Center (Phase 1a only)						
Project Location: Castle Rock, Colorado						
Date: 27-Aug-10						
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.						
Description	Irrigated Acres	Month	Application Rate (in/month)	Monthly water use (gallons)	Maximum Required Flow (GPM)	
Spray Irrigated Canadian Blue Fescue	0.42	April	0.00	0		
		May	2.04	23,162		
		June	3.19	36,239		
		July	4.08	46,306	14.0	
		August	3.55	40,282		
		Sept.	2.13	24,172		
October	0.00	0				
annual sub-total			15.00 /yr	170,161 /yr	14.0	0.22 acrefeet
Spray Irrigated Short Grass	1.53	April	0.00	0		
		May	0.95	39,518		
		June	1.49	61,829		
		July	1.90	79,005	18.8	
		August	1.66	68,726		
		Sept.	0.99	41,240		
October	0.00	0				
annual sub-total			7.00 /yr	290,319 /yr	18.8	0.89 acrefeet
Spray Irrigated Shrub Beds	0.59	April	0.00	0		
		May	2.04	32,459		
		June	3.19	50,785		
		July	4.08	64,893	15.5	
		August	3.55	56,450		
		Sept.	2.13	33,874		
October	0.00	0				
annual sub-total			15.00 /yr	238,462 /yr	15.5	0.73 acrefeet
Drip Irrigated Shrub Beds	0.58	April	0.00	0		
		May	1.36	21,583		
		June	2.13	33,768		
		July	2.72	43,148	10.3	
		August	2.37	37,535		
		Sept.	1.42	22,523		
October	0.00	0				
annual sub-total			10.00 /yr	158,557 /yr	10.3	0.49 acrefeet
<b>Site Totals</b>	<b>3.11 irrigated acres</b>			<b>857,499 gals/yr</b>	<b>2.63 acrefeet/yr</b>	
				<b>Peak Season Avg Flow (gpm)</b>		
		Uses a 2" Tap		59		

Projections are based on a every third day per week, seven hour per day, peak season watering schedule.  
Peak season application for Canadian Blue Fescue is 1.02" per week.  
Peak season application for Short Grass is 0.48" per week.  
Peak season application for Spray Irrigated Shrub Beds is 1.02" per week.  
Peak season application for Drip Irrigated Shrub Beds is 0.68" per week.

Project Name: Castle Rock Adventist Medical Center (All 6 Phases)						
Project Location: Castle Rock, Colorado						
Date: 27-Aug-10						
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.						
Description	Irrigated Acres	Month	Application Rate (in/month)	Monthly water use (gallons)	Maximum Required Flow (GPM)	
Spray Irrigated Canadian Blue Fescue	7.62	April	0.00	0		
		May	2.04	422,544		
		June	3.19	661,101		
		July	4.08	844,749	254.8	
		August	3.55	734,847		
		Sept.	2.13	440,939		
October	0.00	0				
annual sub-total			15.00 /yr	3,104,300 /yr	254.8	9.53 acrefeet
Spray Irrigated Short Grass	1.53	April	0.00	0		
		May	0.95	39,518		
		June	1.49	61,829		
		July	1.90	79,005	18.8	
		August	1.66	68,726		
		Sept.	0.99	41,240		
October	0.00	0				
annual sub-total			7.00 /yr	290,319 /yr	18.8	0.89 acrefeet
Spray Irrigated Shrub Beds	0.59	April	0.00	0		
		May	2.04	32,459		
		June	3.19	50,785		
		July	4.08	64,893	15.5	
		August	3.55	56,450		
		Sept.	2.13	33,874		
October	0.00	0				
annual sub-total			15.00 /yr	238,462 /yr	15.5	0.73 acrefeet
Drip Irrigated Shrub Beds	0.58	April	0.00	0		
		May	1.36	21,583		
		June	2.13	33,768		
		July	2.72	43,148	10.3	
		August	2.37	37,535		
		Sept.	1.42	22,523		
October	0.00	0				
annual sub-total			10.00 /yr	158,557 /yr	10.3	0.49 acrefeet
<b>Site Totals</b>	<b>10.32 irrigated acres</b>			<b>3,791,538 gals/yr</b>	<b>11.64 acrefeet/yr</b>	
				<b>Peak Season Avg Flow (gpm)</b>		
		Uses a 4" Tap		299		

Projections are based on a every third day per week, seven hour per day, peak season watering schedule.  
Peak season application for Canadian Blue Fescue is 1.02" per week.  
Peak season application for Short Grass is 0.48" per week.  
Peak season application for Spray Irrigated Shrub Beds is 1.02" per week.  
Peak season application for Drip Irrigated Shrub Beds is 0.68" per week.

REGISTERED LANDSCAPE ARCHITECT:  
SEAN MALONE #6098  
REGISTERED IRRIGATION DESIGNER:  
JILL BERSANO #7075

**NORRIS DESIGN**  
Planning | Landscape Architecture

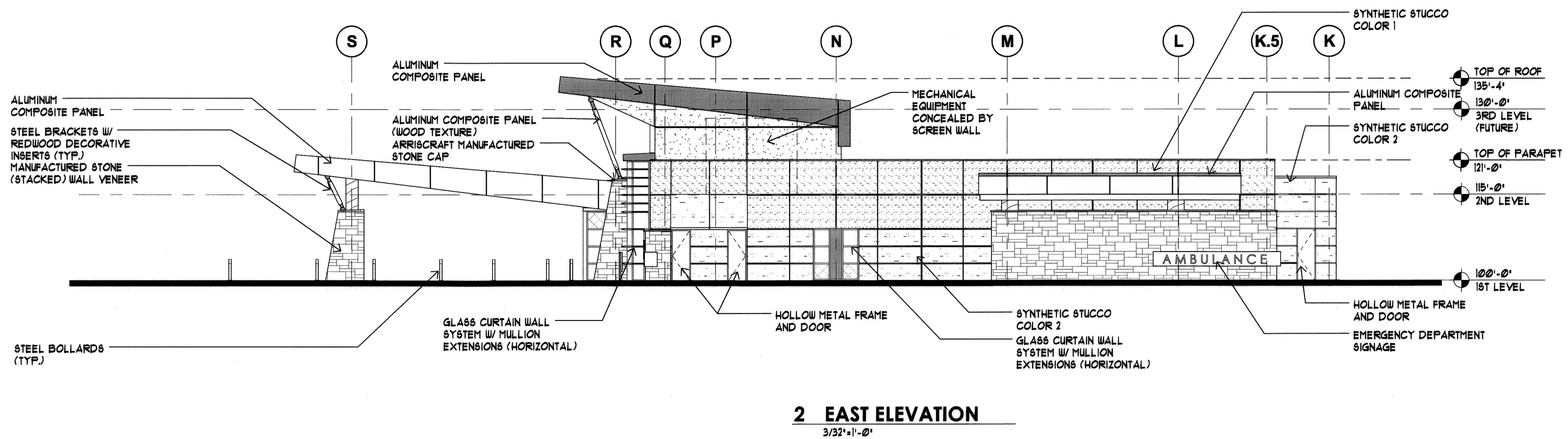
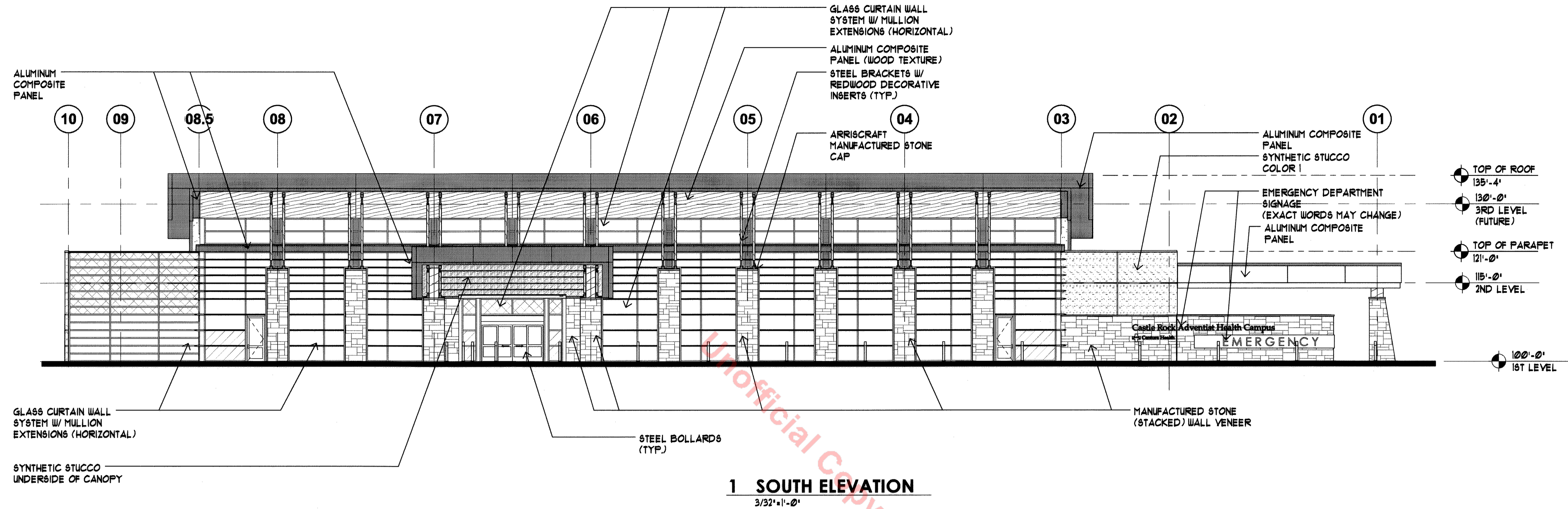
**MIRO CIVIL ENGINEERS**  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1186  
F 303.892.1186  
www.norris-design.com  
ph. 303.741.3737  
fax 303.694.3134

**HydroSystems-KDI, Inc.**  
Irrigation Consulting  
860 Taber Street, Suite 200  
Littleton, Colorado 80401  
303-963-5227  
fax 303-963-5284

SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002  
IRRIGATION DETAILS  
SHEET 14 OF 23

# FINAL PD SITE PLAN

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



**Hunton Brady**  
ARCHITECTS  
800 N. Magnolia Avenue  
Suite 800  
Orlando, FL 32803  
P 407.839.0886  
F 407.839.1709  
www.huntonbrady.com

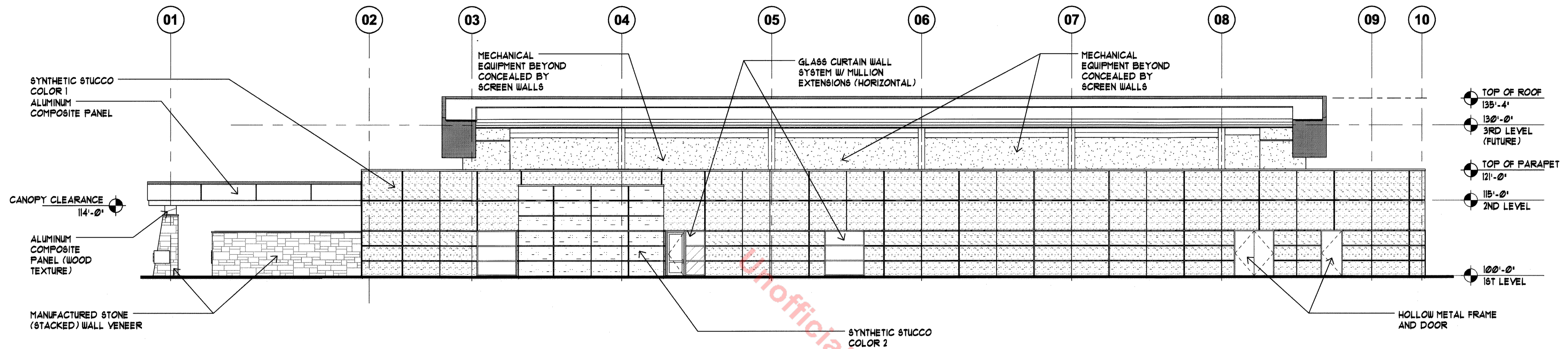
**M T P C O**  
CIVIL ENGINEERS  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
4582 South Ulster Street  
Pkwy.  
Suite 300 Denver, CO 80237  
ph. 303.741.3737  
fax 303.694.3134

SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002

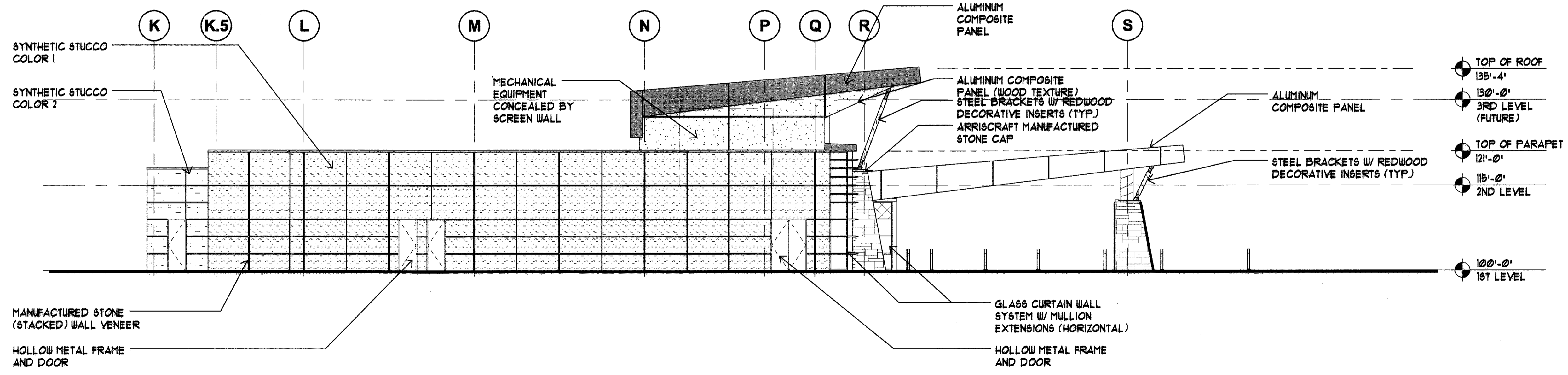
EXTERIOR ELEVATIONS  
SHEET 15 OF 23

# FINAL PD SITE PLAN

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



**1 NORTH ELEVATION**  
3/32"=1'-0"



**2 WEST ELEVATION**  
3/32"=1'-0"

**Hunton Brady**  
ARCHITECTS  
800 N. Magnolia Avenue  
Suite 800  
Orlando, FL 32803  
P 407.839.0886  
F 407.839.1709  
www.huntonbrady.com

**M I R O**  
CIVIL ENGINEERS  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
4582 South Ulster Street  
Pawnee  
Suite 300 Denver, CO 80217  
ph. 303.741.3737  
fax 303.694.3134

SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
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FPD #10-0002

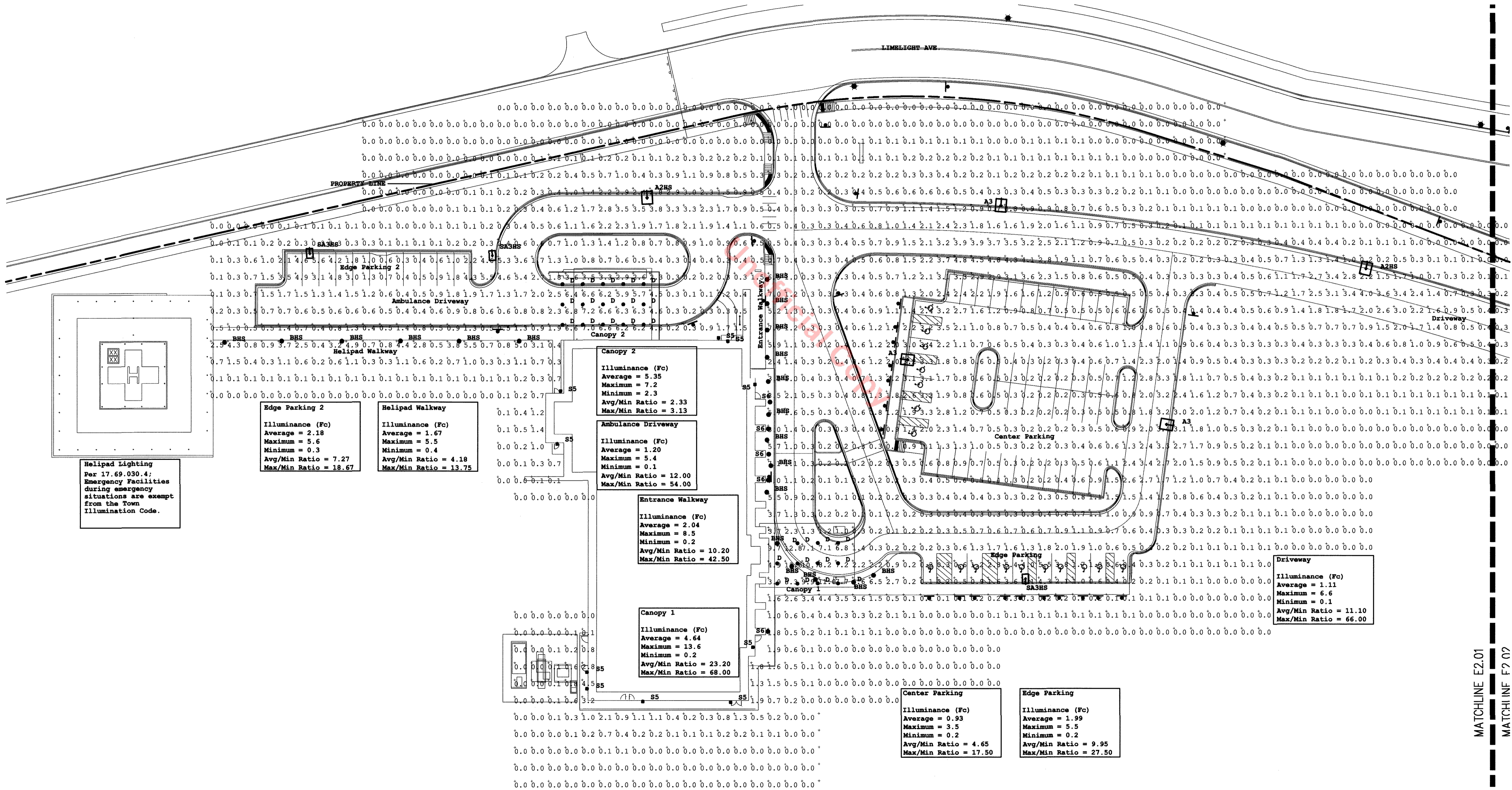
# FINAL PD SITE PLAN

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

## GENERAL NOTES

- A. ALL PHOTOMETRIC VALUES NOT EXPLICITLY SHOWN ON THIS SHEET ARE 0.0 FC.
- B. FIXTURE TYPES S5 & S6 HAVE BEEN CHOSEN AS A BASELINE FIXTURE. PENDING FURTHER ARCHITECTURAL REVIEW EXACT FIXTURE TYPE MAY CHANGE, HOWEVER THE BASELINE PHOTOMETRICS AND CHARACTERISTICS OF THIS FIXTURE WILL BE MAINTAINED.
- C. FIXTURE TYPE S6 IS LOCATED AS A FACADE UPLIGHT, HOWEVER THERE IS NO LIGHT SPILL TO ATMOSPHERE AS IT IS CONTAINED BY AN OVERHEAD CANOPY.

Symbol	Label	Arrangement	Lamping	Total Lamp Lumens	ILF	Description	Distribution	Accessories	Mounting Height	Cut-Off	Control
AZ	AZ	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L2/250PMH-ED28	Type II	none	25'	Full-Cutoff	Photosensor
A3	A3	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L2/250PMH-ED28	Type III	none	25'	Full-Cutoff	Photosensor
A2HS	A2HS	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L2/250PMH-ED28/HS	Type II	House-Side Shield	25'	Full-Cutoff	Photosensor
SA3HS	SA3HS	SINGLE, pole mount	175W Metal Halide	13500	1.000	Kim #WP9S3/175MH-ED17/HS	Type III	House-Side Shield	15'	Full-Cutoff	Photosensor
BBS	BBS	SINGLE, bollard	70W Pulse Start Metal Halide	5500	1.000	Kim #VRB1-70PMH277-BL-HS	n/a	House-Side Shield	3'	Full-Cutoff	Photosensor
D	D	SINGLE, recessed	32W Compact Fluorescent	2400	1.000	Prescolite #CPT632EB 6 RECESSED	n/a	none	12' (in canopy)	Full-Cutoff	Photosensor
S5	S5	SINGLE, wall mounted	(2) 26W Compact Fluorescent	2880	1.000	Kim #WD14-BL-226PL120-EM	Type III	(2) Emer. Ballasts	9'	Full-Cutoff	Photosensor
S6	S6	SINGLE, surface mtd	(1) 39W Ceramic Metal Halide	2600	1.000	Insight #MQ1-39CMH-NW-SM-2	n/a	none	on grade	n/a	Photosensor



Helipad Lighting  
Per 17.69.030.4,  
Emergency Facilities  
during emergency  
situations are exempt  
from the Town  
illumination Code.

MATCHLINE E2.01  
MATCHLINE F2.02

**partners**  
6301 E. Prentice Ave., Suite 200  
Greenwood Village, CO 80111  
phone: 303.694.4752  
fax: 303.694.5125  
Dallas • Houston • Nashville • Miami • Richmond  
Austin • Denver • Phoenix • Washington D.C.

**CIVIL ENGINEERS**  
**S. A. MIRO, INC.**  
CONSULTING ENGINEERS  
4828 South Ulster Street, Pkwy.  
Suite 200 Denver, CO 80237  
ph. 303.741.5757  
fax 303.694.2124

## 01 PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-002  
E-201

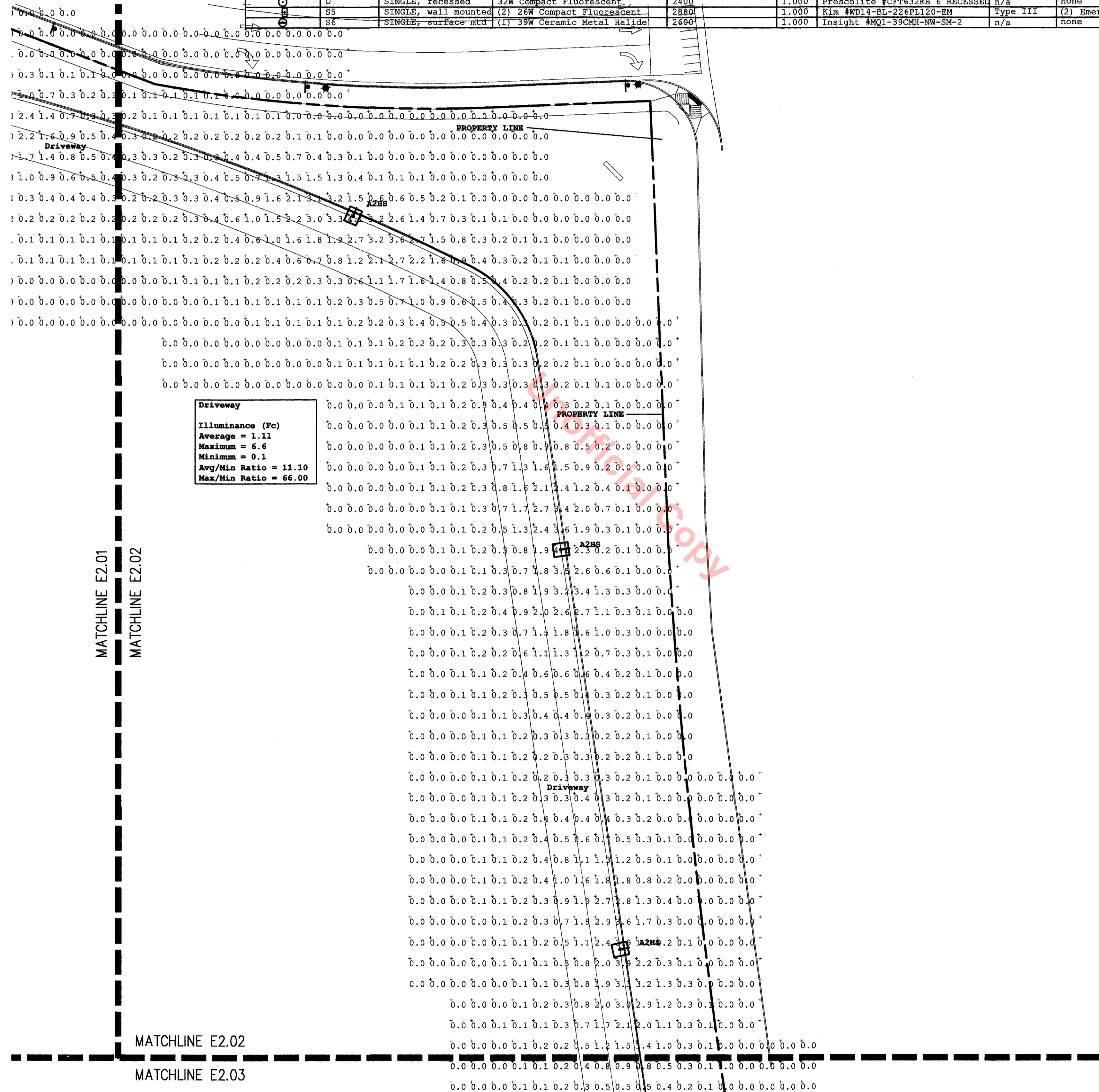
# FINAL PD SITE PLAN

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

## GENERAL NOTES

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Symbol	Label	Arrangement	Lamping	Total Lamp Lumens	LLF	Description	Distribution	Accessories	Mounting Height	Cut-Off	Control
⊠	A2	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L2/250PMH-ED28	Type II	none	25'	Full-Cutoff	Photosensor
⊠	A3	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L3/250PMH-ED28	Type III	none	25'	Full-Cutoff	Photosensor
⊠	A2HS	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L2/250PMH-ED28/HS	Type II	House-Side Shield	25'	Full-Cutoff	Photosensor
⊠	S3HS	SINGLE, pole mount	175W Metal Halide	13500	1.000	Kim #WP9S3/175MH-ED17/HS	Type III	House-Side Shield	15'	Full-Cutoff	Photosensor
⊠	BHS	SINGLE, bollard	70W Pulse Start Metal Halide	5500	1.000	Kim #VRB1-70PMH277-BL-HS	n/a	House-Side Shield	3'	Full-Cutoff	Photosensor
⊠	D	SINGLE, recessed	32W Compact Fluorescent	2400	1.000	Prescolite #CFT632EB 6 RECESSED	n/a	none	12' (in canopy)	Full-Cutoff	Photosensor
⊠	S5	SINGLE, wall mounted	(2) 26W Compact Fluorescent	2880	1.000	Kim #WD14-BL-226FL20-EM	Type III	(2) Emer. Ballasts	9'	Full-Cutoff	Photosensor
⊠	S6	SINGLE, surface mtd	(1) 39W Ceramic Metal Halide	2600	1.000	Insight #MQ1-39CMH-NW-SM-2	n/a	none	on grade	n/a	Photosensor



Driveway  
Illuminance (Fc)  
Average = 1.11  
Maximum = 6.6  
Minimum = 0.1  
Avg/Min Ratio = 11.10  
Max/Min Ratio = 66.00

## 01 PHOTOMETRIC PLAN

SCALE: T = 30'-0"



**M** CIVIL ENGINEERS  
S. A. MIRO, INC.  
CONSULTING ENGINEERS  
4625 South Ulster Street, Suite 300  
Denver, CO 80227  
ph. 303.744.5727  
fax 303.684.3134

SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FLING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-002  
E-202

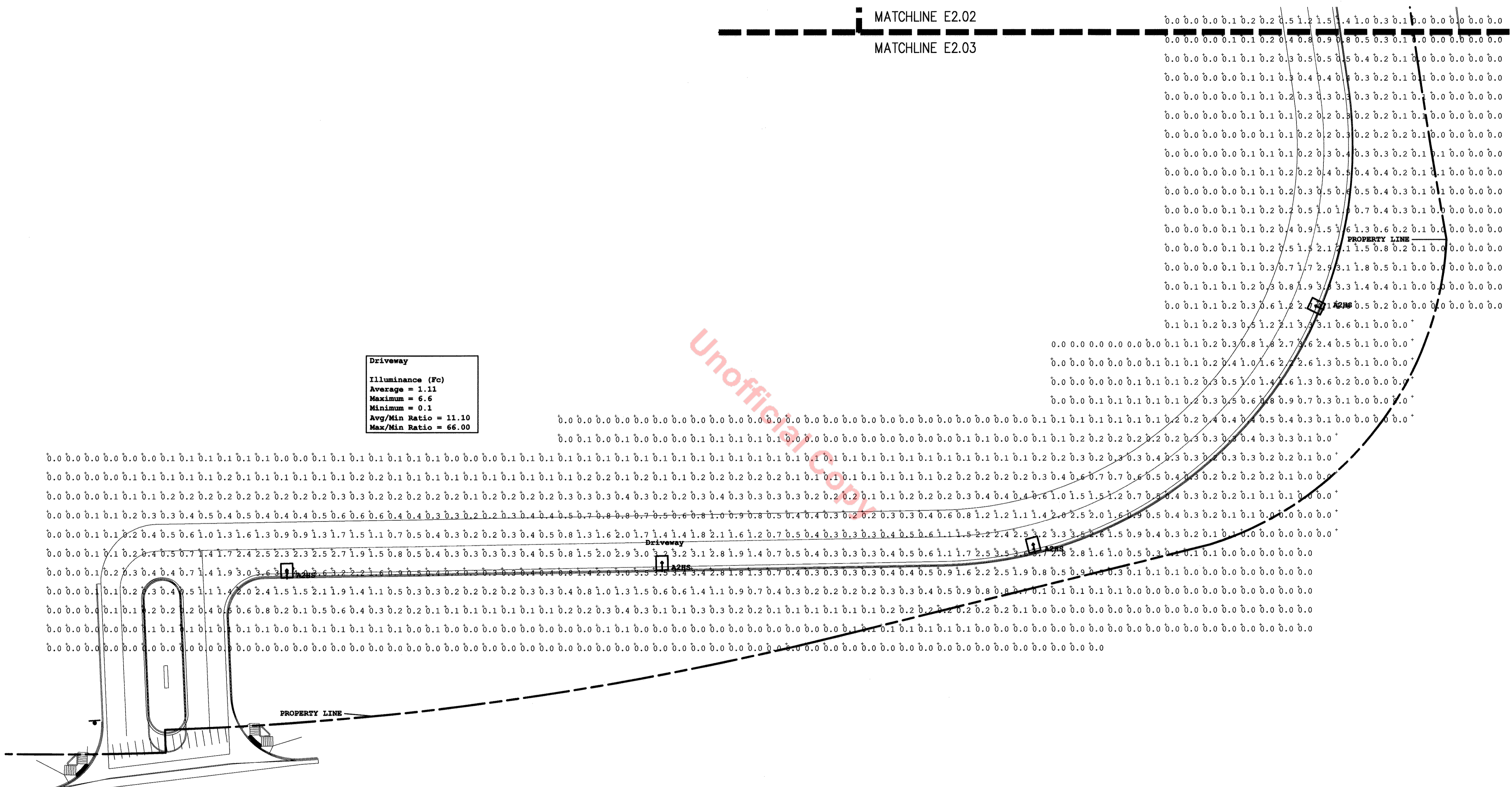
# FINAL PD SITE PLAN

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

## GENERAL NOTES

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- B. FIXTURE TYPES S5 & S6 HAVE BEEN CHOSEN AS A BASELINE FIXTURE. PENDING FURTHER ARCHITECTURAL REVIEW EXACT FIXTURE TYPE MAY CHANGE, HOWEVER THE BASELINE PHOTOMETRICS AND CHARACTERISTICS OF THIS FIXTURE WILL BE MAINTAINED.

Symbol	Label	Arrangement	Lamping	Total Lamp Lumens	L/F	Description	Distribution	Accessories	Mounting Height	Cut-Off	Control
A2	A2	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L2/250PMH-ED28	Type II	none	25'	Full-Cutoff	Photosensor
A3	A3	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L2/250PMH-ED28	Type III	none	25'	Full-Cutoff	Photosensor
A2HS	A2HS	SINGLE, pole mount	250W Pulse Start Metal Halide	22000	1.000	Kim #WP9L2/250PMH-ED28/HS	Type II	House-Side Shield	25'	Full-Cutoff	Photosensor
SA3HS	SA3HS	SINGLE, pole mount	175W Metal Halide	13500	1.000	Kim #WP9S3/175MH-ED17/HS	Type III	House-Side Shield	15'	Full-Cutoff	Photosensor
BHS	BHS	SINGLE, bollard	70W Pulse Start Metal Halide	9500	1.000	Kim #VRB1-70PMH277-BL-HS	n/a	House-Side Shield	3'	Full-Cutoff	Photosensor
D	D	SINGLE, recessed	32W Compact Fluorescent	2400	1.000	Prescolite #CPT632EB 6 RECESSED	n/a	none	12' (in canopy)	Full-Cutoff	Photosensor
S5	S5	SINGLE, wall mounted	(2) 26W Compact Fluorescent	2880	1.000	Kim #WD14-BL-226PL120-EM	Type III	(2) Emer. Ballasts	9'	Full-Cutoff	Photosensor
S6	S6	SINGLE, surface mtd	(1) 39W Ceramic Metal Halide	2600	1.000	Insight #WQ1-39CMH-NW-SM-2	n/a	none	on grade	n/a	Photosensor



### 01 PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

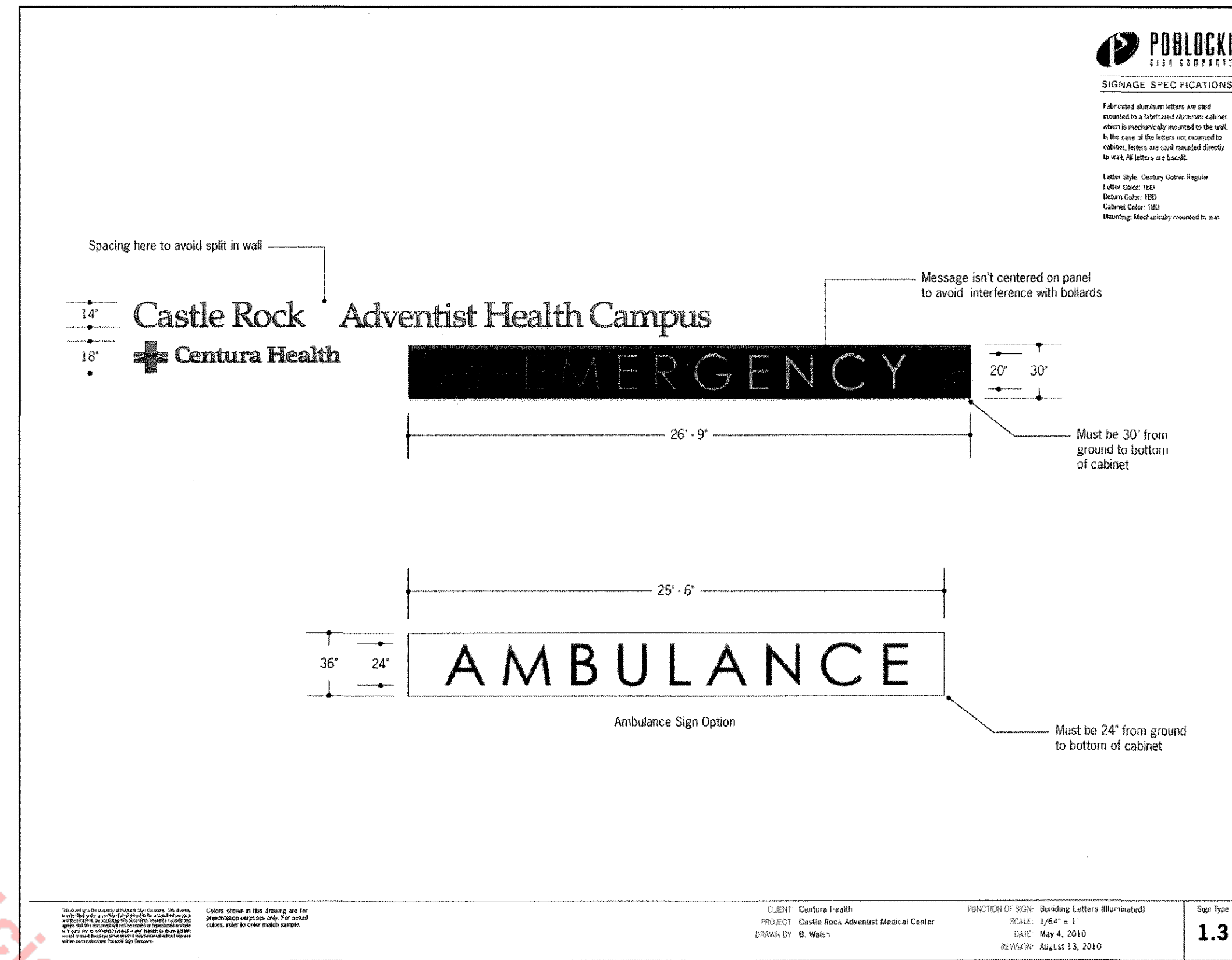
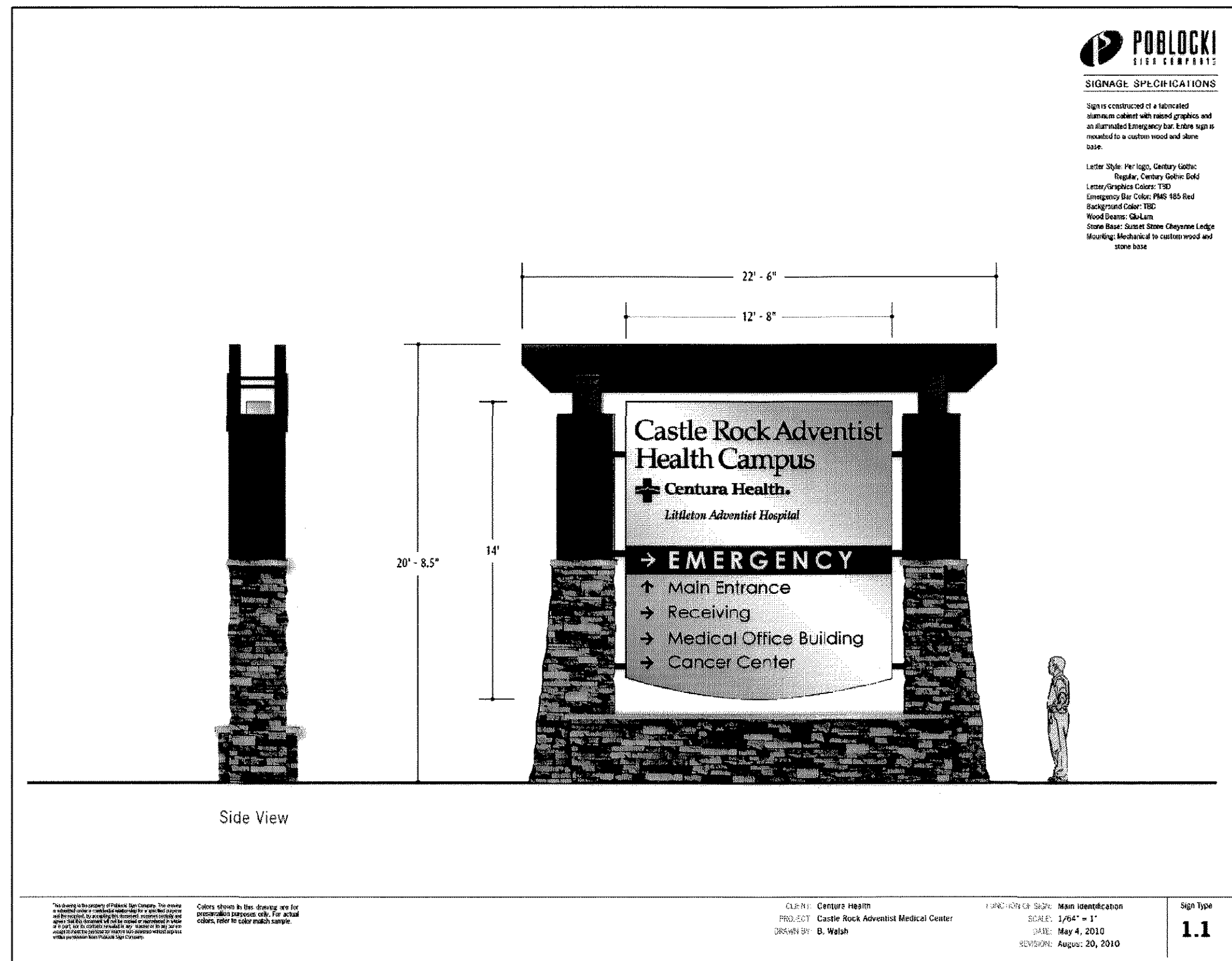
SUBMITTAL DATE: 09/08/10  
 CASTLE ROCK ADVENTIST MEDICAL CENTER  
 PHASE 1A  
 LOT 3, THE MEADOWS FLING NO. 17  
 FINAL PD SITE PLAN  
 FPD #10-002  
 E-203  
 SHEET 19 OF 23

**partners**  
 8301 E. Prentice Ave., Suite 200  
 Greenwood Village, CO 80111  
 phone: 303.694.4755  
 fax: 303.694.3125  
 Dallas • Houston • Nashville • Miami • Richmond  
 Austin • Denver • Phoenix • Washington D.C.

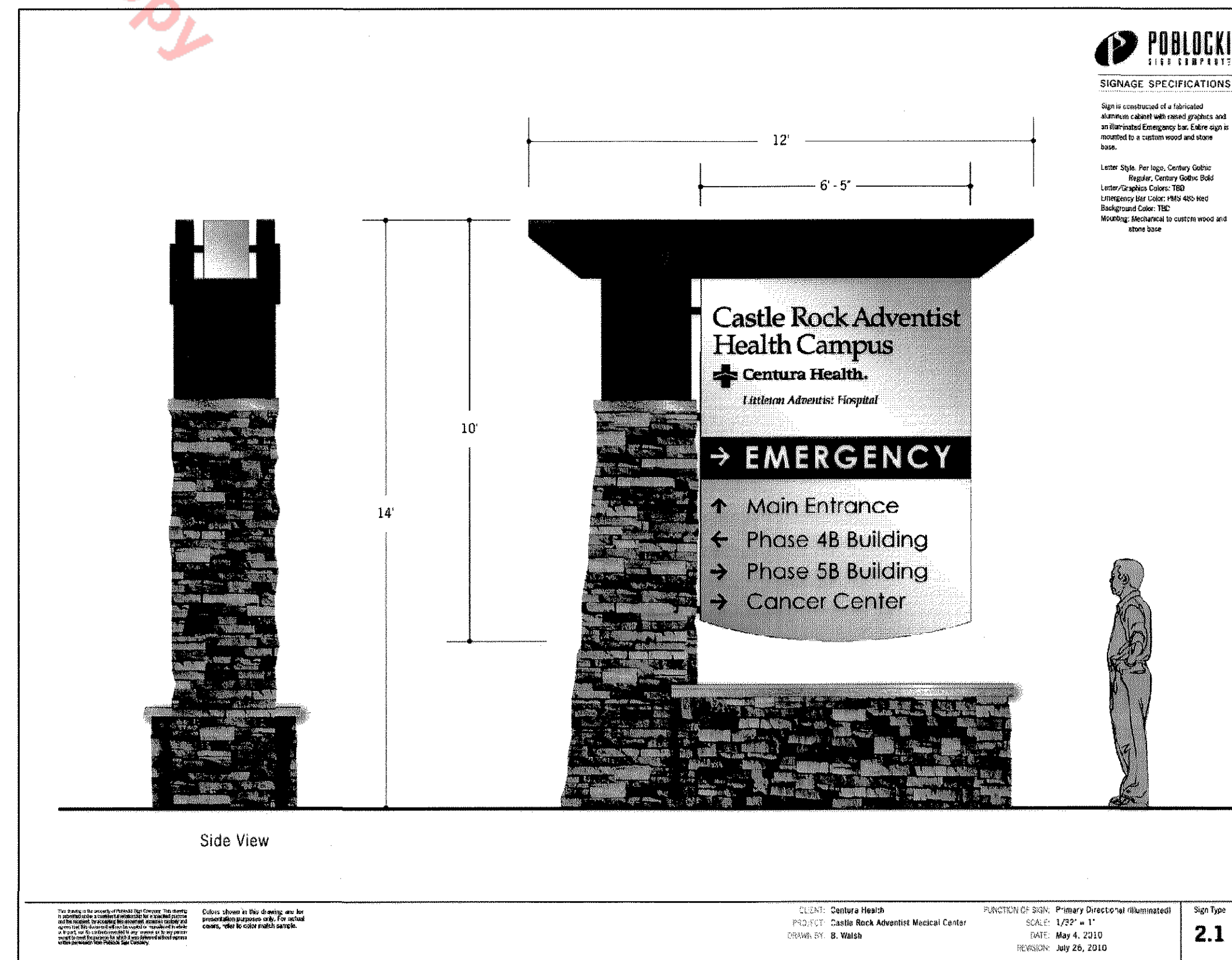
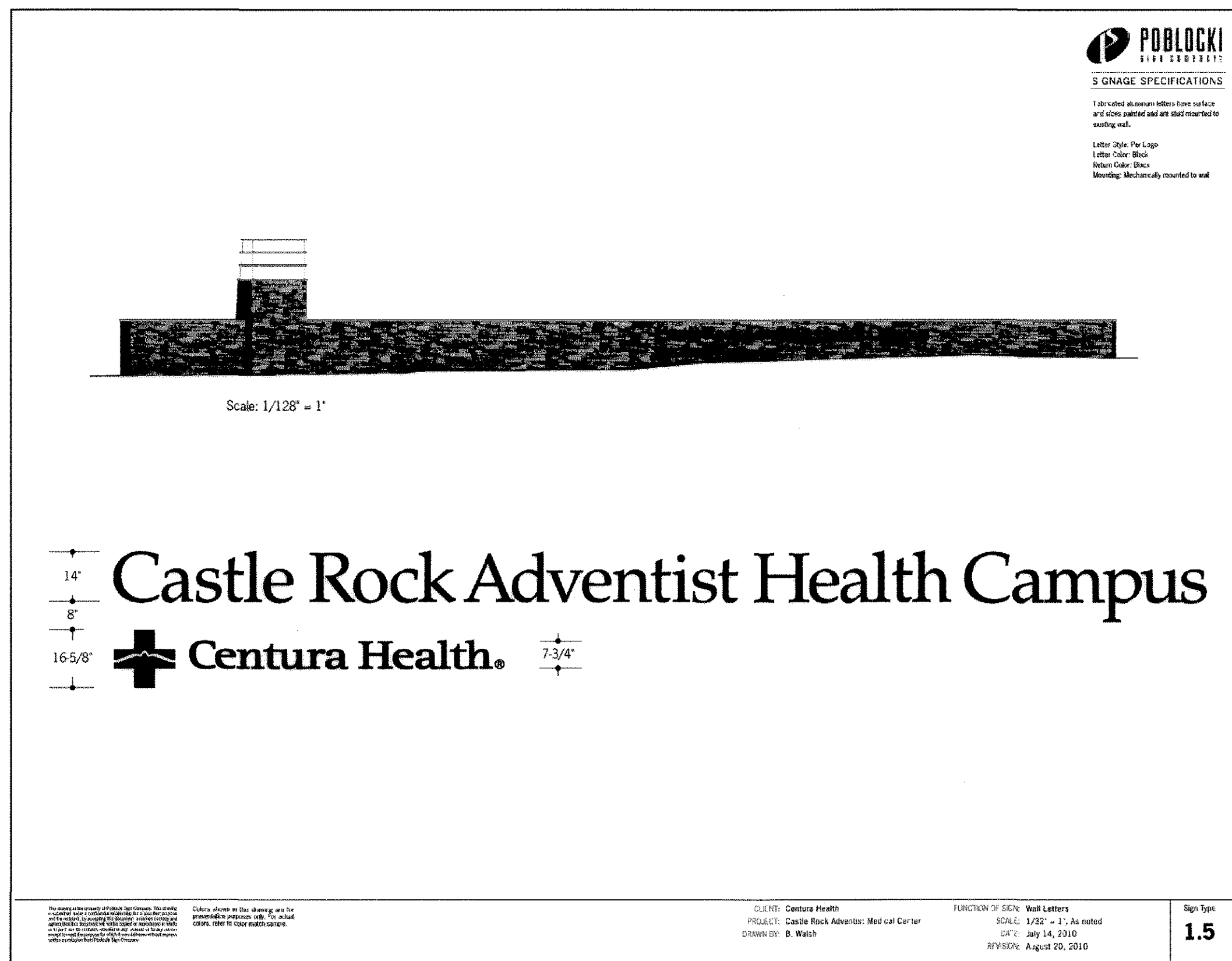
**M**  
 CIVIL ENGINEERS  
 S. A. MIRO, INC.  
 CONSULTING ENGINEERS  
 4528 South Ulster Street, 2nd Fl.,  
 Suite 300 Denver, CO 80237  
 ph. 303 741 3737  
 fax 303 694 3134

# FINAL PD SITE PLAN

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



Unofficial Copy



Please note that these are preliminary drawings and are subject to change. The graphics are shown for illustrative purposes only and messaging may differ from what is shown.

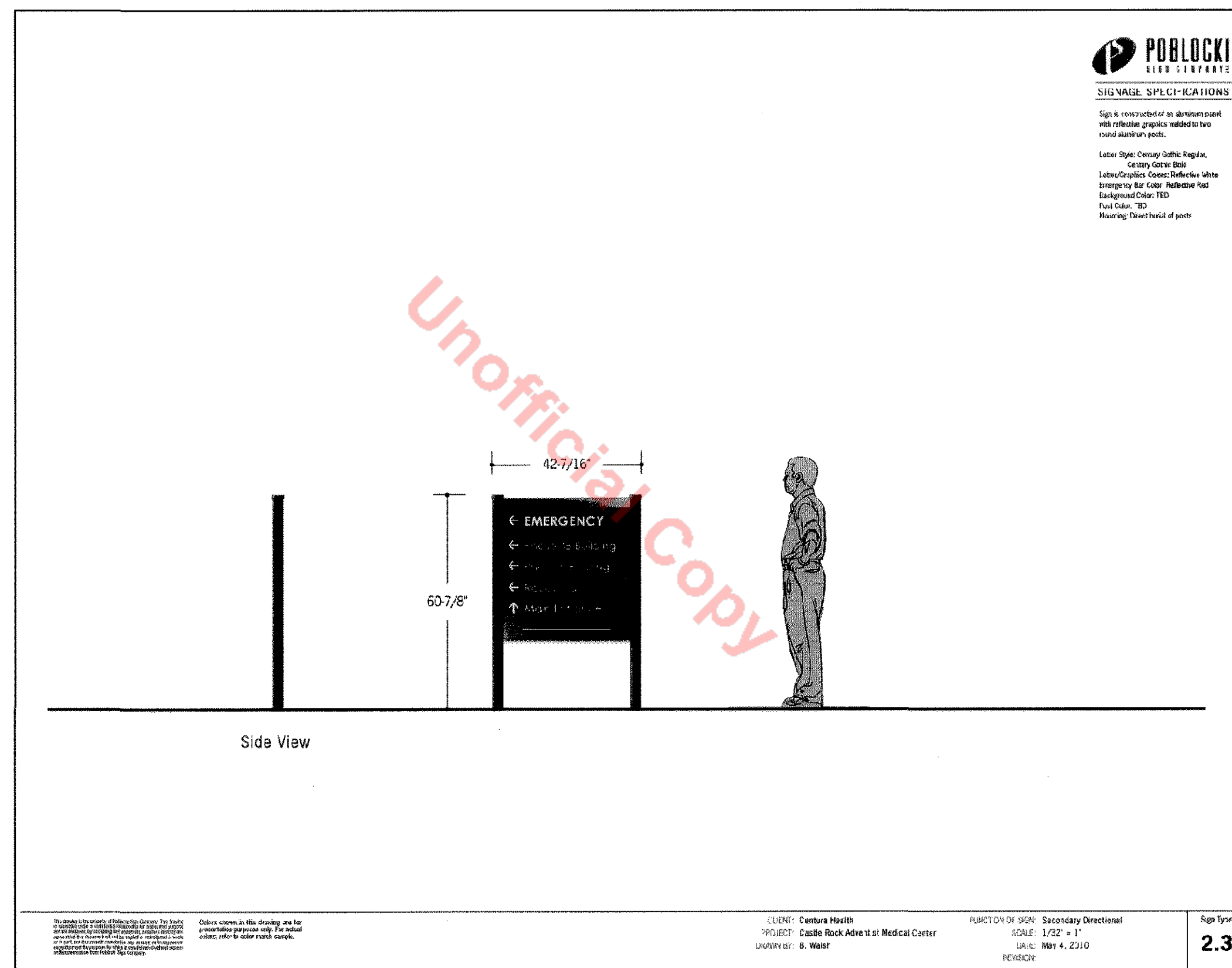
Sign height and area must comply with the approved Meadows Signage Criteria at the time of sign permit.

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

SUBMITTAL DATE: 09/08/10  
 CASTLE ROCK ADVENTIST MEDICAL CENTER  
 PHASE 1A  
 LOT 3, THE MEADOWS FILING NO. 17,  
 FINAL PD SITE PLAN  
 FPD #10-0002  
 SIGNAGE GRAPHICS 1  
 SHEET 20 OF 23

# FINAL PD SITE PLAN

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



Please note that these are preliminary drawings and are subject to change. The graphics are shown for illustrative purposes only and messaging may differ from what is shown.

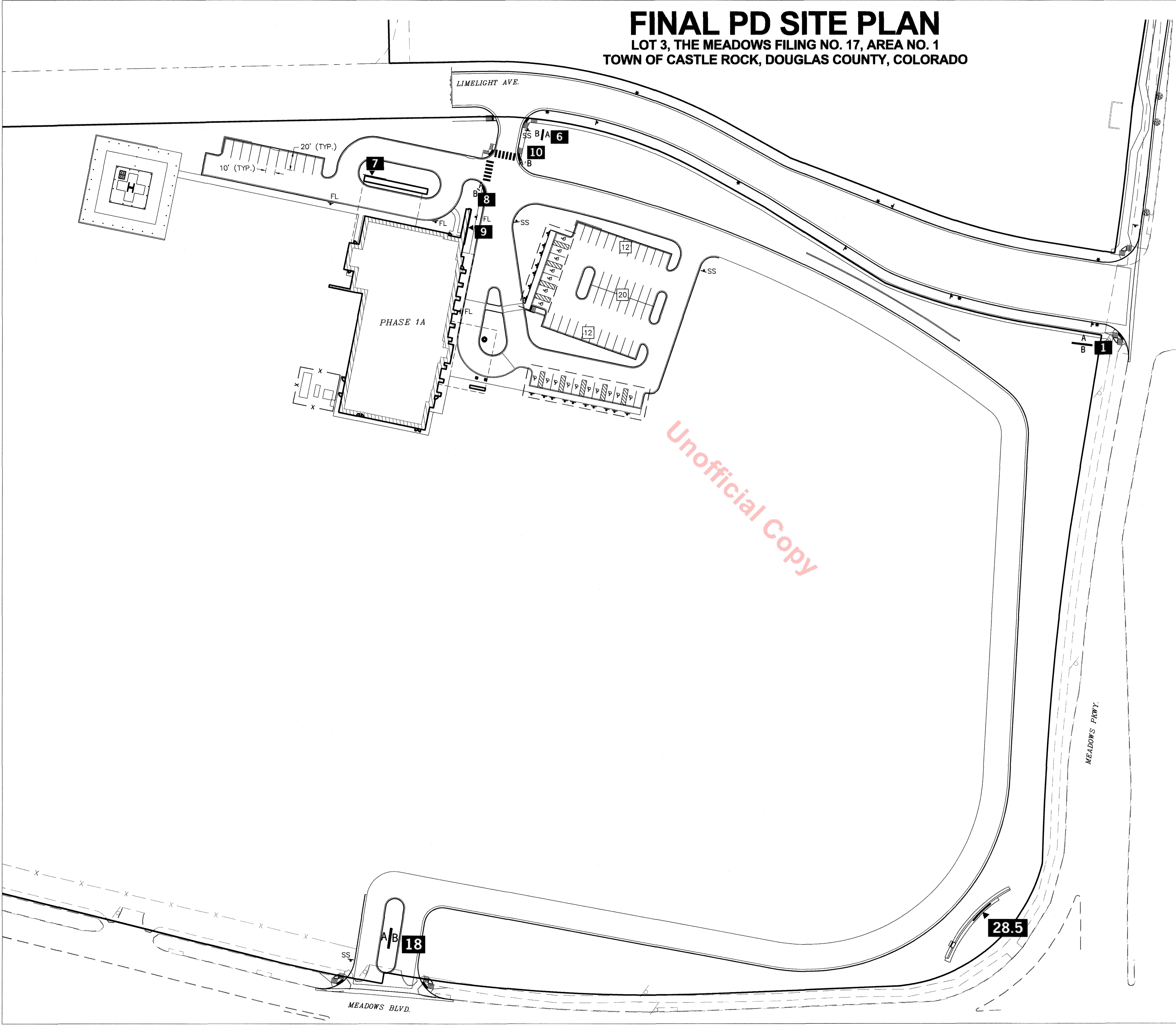
Sign height and area must comply with the approved Meadows Signage Criteria at the time of sign permit.



SUBMITTAL DATE: 09/08/10  
 CASTLE ROCK ADVENTIST MEDICAL CENTER  
 PHASE 1A  
 LOT 3, THE MEADOWS FILING NO. 17,  
 FINAL PD SITE PLAN  
 FPD #10-0002  
 SIGNAGE GRAPHICS 2  
 SHEET 21 OF 23

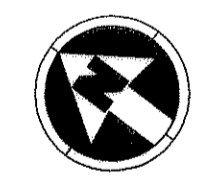
# FINAL PD SITE PLAN

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



Unofficial Copy

Please note that these are preliminary drawings. Exact locations will be determined on site and in conjunction with other trades.



50 0 50  
SCALE: 1" = 50'



S. A. MIRO, INC.  
CONSULTING ENGINEERS  
4382 South Ute Street Pkwy.  
Suite 300 Denver, CO 80237  
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fax 303.684.3134

SUBMITTAL DATE: 09/08/10  
CASTLE ROCK ADVENTIST MEDICAL CENTER  
PHASE 1A  
LOT 3, THE MEADOWS FILING NO. 17,  
FINAL PD SITE PLAN  
FPD #10-0002

# FINAL PD SITE PLAN

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

Exterior Wayfinding Signage Message Schedule		Castle Rock Adventist Medical Center	
Location	Sign Type	Message	Notes
1	1.1	Side A:  (Logo) EMERGENCY → Main Entrance ↑ Phase 4B Building → Receiving →  Side B:  (Logo) ← EMERGENCY	Illuminated  *Phase 4B Building and 5 are being used as place holders until buildings are designated
6	2.1	Side A:  (Logo) ← EMERGENCY ← Ambulance ↑ Phase 4B Building ↑ Receiving  Side B:  (Logo) EMERGENCY →	Illuminated  *Phase 4B Building and 5 are being used as place holders until buildings are designated
7	1.3	AMBULANCE	Illuminated
8	2.2	Side A:  ← EMERGENCY Ambulance →  Side B:  (Blank)	Illuminated

August 20, 2010 Poblocki Sign Company

Exterior Wayfinding Signage Message Schedule		Castle Rock Adventist Medical Center	
Location	Sign Type	Message	Notes
9	1.3	EMERGENCY	Illuminated
9	1.3	Castle Rock Adventist Health Campus (Logo) Centura Health	Illuminated  Mount above EMERGENCY panel
10	2.2	Side A:  EMERGENCY → Emergency Parking ↑ Main Entrance ↑ Medical Office Buildings ↑  Side B:  ← EMERGENCY Exit - Limeight Ave. →	Illuminated
18	1.1	Side A:  (Logo) ↑ EMERGENCY ← Main Entrance ← Medical Office Buildings  Side B:  (Logo) Main Entrance → Medical Office Buildings →	Illuminated
28.5	1.5	Castle Rock Adventist Health Campus (Logo) Centura Health	Illuminated

August 20, 2010 Poblocki Sign Company

Unofficial Copy

Please note that these are preliminary messages and are subject to change.

