

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
6TH AMENDMENT TO THE FINAL PD SITE PLAN  
QUARTER: NW; SECTION: 34, TOWNSHIP: 7; RANGE: 67  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

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

**PURPOSE STATEMENT:**  
THE PURPOSE OF THIS SITE DEVELOPMENT PLAN AMENDMENT IS TO ADD A NEW MEDICAL OFFICE BUILDING AND ASSOCIATED PARKING AND LANDSCAPING TO THE CASTLE ROCK ADVENTIST HOSPITAL CAMPUS.

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

PORTERCARE ADVENTIST HEALTH SYSTEM  
A COLORADO NON-PROFIT CORPORATION  
SIGNED THIS 20<sup>th</sup> DAY OF January, 2022

**NOTARY BLOCK**  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20<sup>th</sup> DAY OF January, 2022 BY Stacy F. Farmer AS Representative OF PORTERCARE ADVENTIST HEALTH SYSTEM.

WITNESS MY HAND AND OFFICIAL SEAL.  
STACY F. FARMER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID: 2019437035  
MY COMMISSION EXPIRES SEPTEMBER 28, 2023

MY COMMISSION EXPIRES 9-28-2023

**CIVIL ENGINEER CERTIFICATION:**  
I, JASON D. CARR, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JASON D. CARR  
PROFESSIONAL ENGINEER  
1-21-22  
DATE

**STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICE APPROVAL:**

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL  
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 31<sup>st</sup> DAY OF January, 2022

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:  
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY ON THE 1<sup>st</sup> DAY OF February 2022 AT 10:22 AM. APPLICATION NO. 2022007449

BY DEPUTY

**SURVEYOR'S CERTIFICATE:**  
I, Stewart L. Mapes, Sr., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

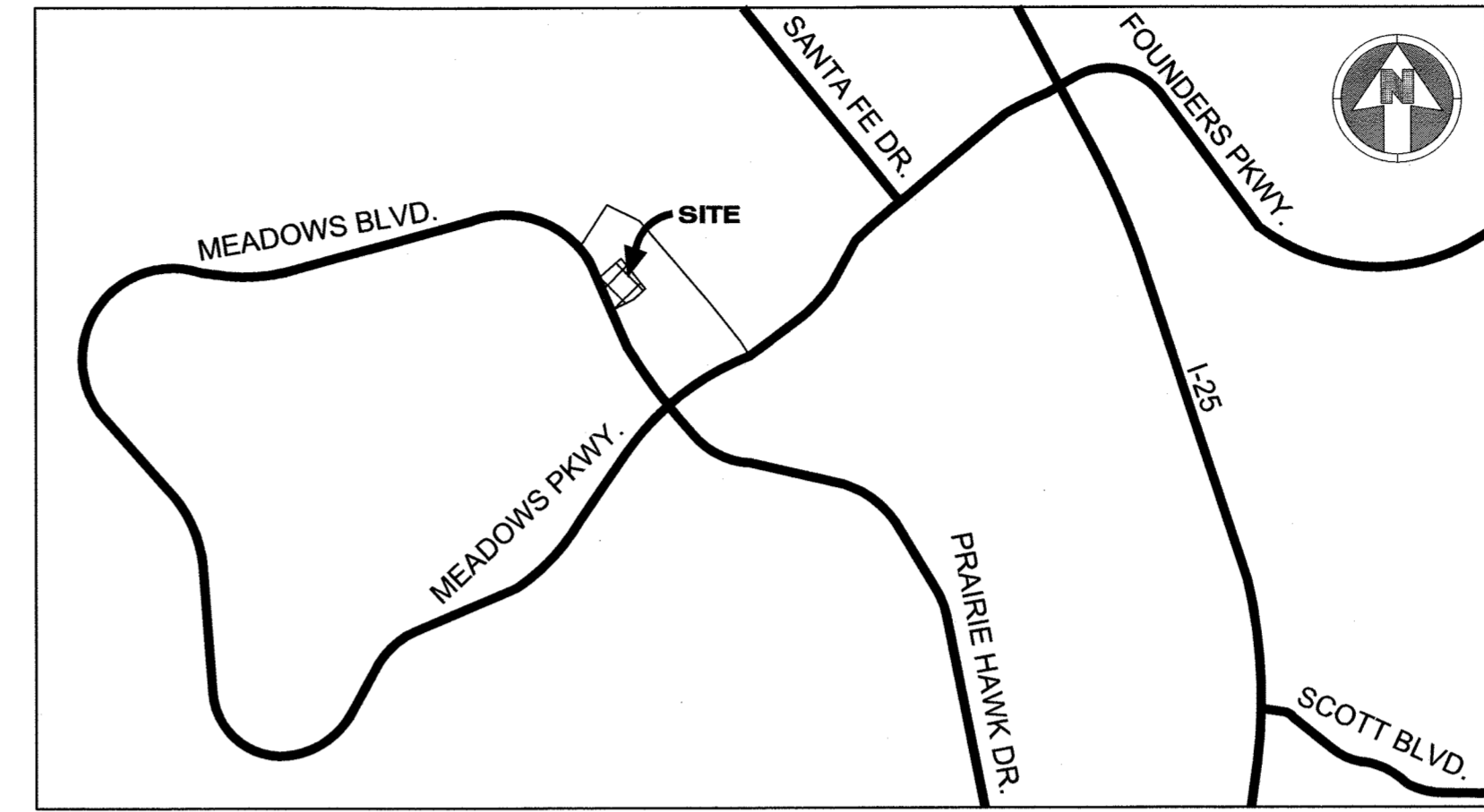
STEWART MAPES  
PLS# 38245  
1/19/2022  
DATE

**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 ON THE 10TH DAY OF JULY, 2003 AT RECEPTION NO. 2003102970 AND ACCORDINGLY 6.67 SFE ARE DEDICATED FROM THE WATER BANK 1 - 2" DOMESTIC TAP = 6.67 SFE. USE OF EXISTING 3" IRRIGATION METER

THERESE MAESTAS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID: 19894013370  
My Commission Expires: August 13, 2024

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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SDP21-0030

**COVER SHEET**  
SHEET 1 OF 15



VICINITY MAP  
SCALE: 1" = 2000'

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	GRADING PLAN
5	STOCKPILE GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	IRRIGATION MASTER PLAN
9	BUILDING ELEVATIONS
10	BUILDING ELEVATIONS
11	BUILDING ELEVATIONS
12	BUILDING ELEVATIONS
13	LIGHTING PLAN
14	LUMINAIRE STYLE
15	LUMINAIRE STYLE

- SITE DEVELOPMENT PLAN GENERAL 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 25% FEE.
  - PURSUANT TO SECTION 4.7 AND 9.3.2 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
  - THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
  - THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FEMA FIRM PANEL NO. 08035C0169G & 08035C0167G DATED 03/16/2016.
  - ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
  - 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 THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
  - NO SOLID OBJECTS (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNALS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS REVISED: 11/5/2019
  - ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT.
  - THIS SITE IS ZONED COI WITHIN THE MEADOWS FOURTH AMENDMENT PD.
  - ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
  - UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
  - RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK.
  - A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
  - THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN

- FIRE NOTES:**
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
  - FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
  - APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
  - DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
  - FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
  - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
  - "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
  - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
  - THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

ZONING COMPARISON		MEADOWS, 4TH AMENDMENT				
USE AREA		COI (COMMERCIAL, OFFICE, INDUSTRIAL)				
LOT		LOT 3				
LOT SIZE SF/ACRES		1,740,412 SF/39.954 ACRES				
PROJECT #		FPD10-0002	FPD10-0005	FPD11-0003	FPD12-0002	SDP21-0030 (THIS SDP)
DC RECEPTION #		2010058543	2014014183	2011054898	2012061618	TBD
PERMITTED USE	AS PER 5.4 OF THE ZONING REGULATIONS, WHICH INCLUDES HOSPITAL, OTHER HEALTH CARE FACILITIES, OFFICES	EMERGENCY DEPARTMENT/IMAGING	MEDICAL OFFICE	HOSPITAL	MEDICAL OFFICE	AMBULATORY CARE MEDICAL OFFICE
MINIMUM LOT AREA	AS PER 4.8 OF THE ZONING REGULATION, THE DEVELOPMENT OF CRITERIA FOR MINIMUM LOT AREA TO BE ESTABLISHED AT TIME OF FINAL SITE PLAN	1,740,412 SQUARE FEET, 39.954 ACRES				
BUILDING FLOOR AREA		22,854	61,800	210,339	61,800	70,000
BUILDING FLOOR AREA TOTAL	N/A	426,793				
MAX. FLOOR AREA RATIO (FAR)	0.60	0.25 (426,793/1,740,412)				
GROSS LEASABLE AREA (GLA)		21,711	57,000	199,822	57,000	66,500 (42,600 SF OUTPATIENT + 23,900 SF MEDICAL OFFICE)
MINIMUM FRONT YARD SETBACK	AS PER 4.8 OF THE ZONING REGULATION, THE DEVELOPMENT OF CRITERIA FOR MINIMUM SETBACKS TO BE ESTABLISHED AT TIME OF FINAL SITE PLAN	AS SHOWN ON RESPECTIVE SITE PLAN	AS SHOWN ON RESPECTIVE SITE PLAN	AS SHOWN ON RESPECTIVE SITE PLAN	AS SHOWN ON RESPECTIVE SITE PLAN	259'-1 1/2"
MINIMUM REAR YARD SETBACK						AS SHOWN ON FPD10-0002
MINIMUM SIDE YARD SETBACK						N/A
MINIMUM SIDE TO STREET SETBACK						AS SHOWN ON FPD10-0005
MAXIMUM BUILDING HEIGHT	PLAN 60' 75"	35'-4"	55'	89'-8 1/2"	52'	59'
MINIMUM PARKING	TOCR REQ. #1 - 1 SPACE/2 BEDS TOCR REQ. #2 - 1 SPACE/5 OUTPATIENT TOCR REQ. #3 - 1 SPACE/EMPLOY MAX. TOCR REQ. #4 - 5 SPACE/1,000 SF OF GROSS LEASABLE AREA	PARKING SPACES PROVIDED = 68 PARKING SPACES REQUIRED = 35 CALC #1 - NOT APPLICABLE CALC #2 - (75/5)x1 = 15 SPACES CALC #3 - 20 STAFF = 20 SPACES CALC #4 - NOT APPLICABLE	PARKING SPACES PROVIDED = 229*** PARKING SPACES REQUIRED = 285 CALC #1 - NOT APPLICABLE CALC #3 - NOT APPLICABLE CALC #4 - (57,000/1,000)x5 = 285 SPACES	PARKING SPACES PROVIDED = 319 PARKING SPACES REQUIRED = 349 CALC #1 - (110/2)x1 = 55 SPACES CALC #2 - (220/1)x1 = 44 SPACES CALC #3 - 250 STAFF = 250 SPACES CALC #4 - NOT APPLICABLE	PARKING SPACES PROVIDED = 309 PARKING SPACES REQUIRED = 285 CALC #1 - NOT APPLICABLE CALC #2 - NOT APPLICABLE CALC #3 - 40 STAFF = 40 SPACES CALC #4 - (23,900/1,000)x5 = 120 SPACES	PARKING SPACES PROVIDED = 199 PARKING SPACES REQUIRED = 189 CALC #1 - NOT APPLICABLE CALC #2 - (144/5)x1 = 29 SPACES CALC #3 - 40 STAFF = 40 SPACES CALC #4 - (23,900/1,000)x5 = 120 SPACES
MINIMUM ADA PARKING	PER MUNI. CODE: 3 ADA SPACES FOR 51 TO 75 TOTAL SPACES; 6 ADA SPACES FOR 76 TO 200 TOTAL SPACES; 8 ADA SPACES FOR 201 TO 400 TOTAL SPACES	ADA PARKING PROVIDED = 17 ADA PARKING REQUIRED = 3	ADA PARKING PROVIDED = 9 ADA PARKING REQUIRED = 6	ADA PARKING PROVIDED = 12 ADA PARKING REQUIRED = 8	ADA PARKING PROVIDED = 11 ADA PARKING REQUIRED = 8	ADA PARKING PROVIDED = 6 ADA PARKING REQUIRED = 6

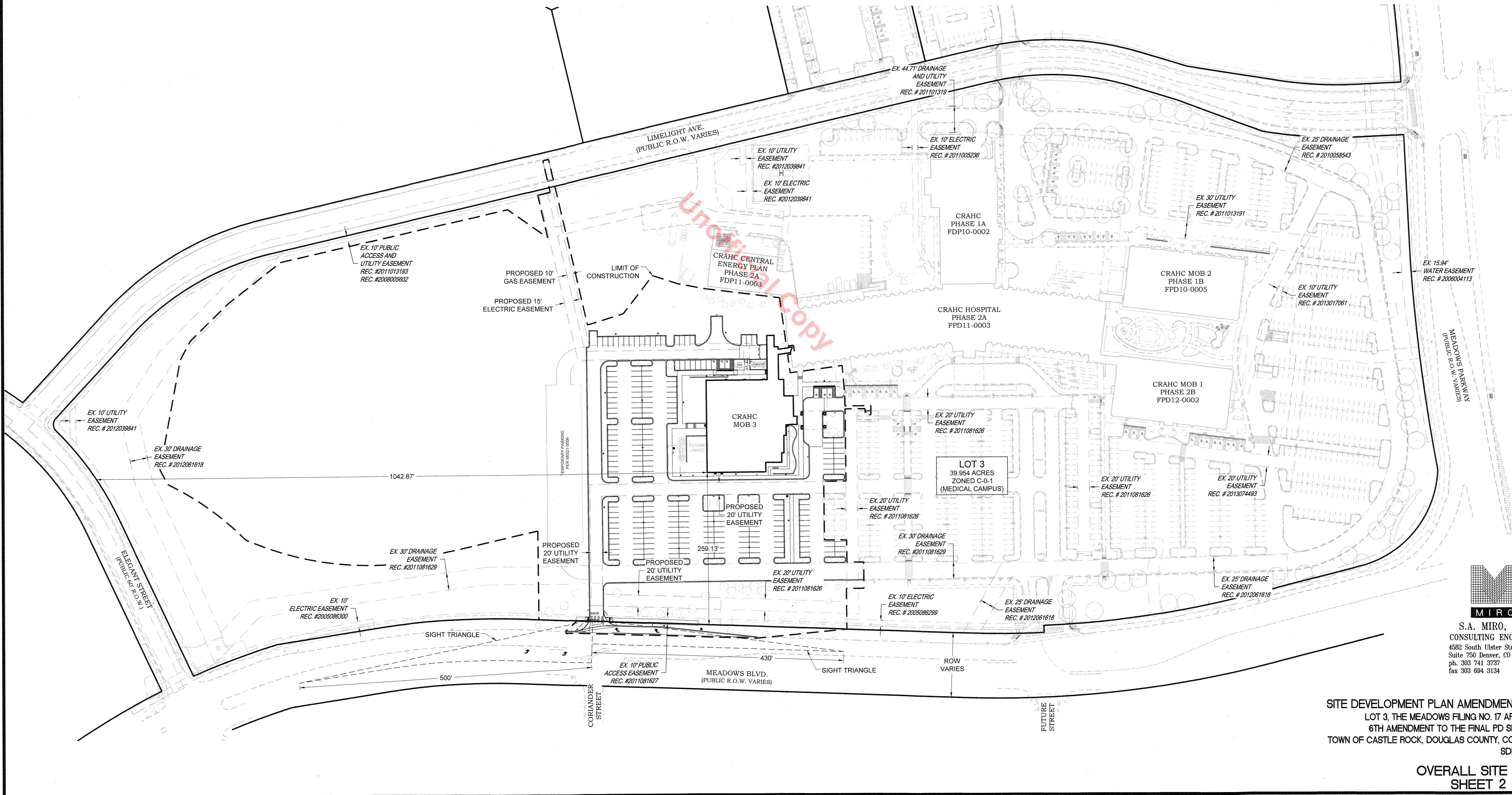
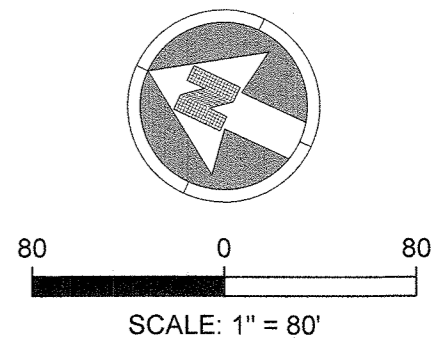
CONTACTS:						
<b>OWNER/DEVELOPER</b> PORTERCARE ADVENTIST HEALTH SYSTEM 2525 S. DOWNING STREET DENVER, CO 80215 PHONE: 720.455.2500 CONTACT: CHASE AALBORG - CFO	<b>ARCHITECT</b> EARL SWENSON ASSOCIATES, INC. 1033 DEMONBREUN STREET, SUITE 800, NASHVILLE, TN 37203 PHONE: 615.329.9445 CONTACT: JERRY FANNIN, AIA, NCARB	<b>CIVIL ENGINEER</b> S.A. MIRO INC. 4582 SOUTH ULSTER STREET PKWY. SUITE 750 DENVER, CO 80237 PHONE: 303.741.3737 CONTACT: JASON CARR, P.E.	<b>LANDSCAPE ARCHITECT</b> GROUND LOGIC 2036 GROVE STREET BOULDER, CO 80305 PHONE: 720.331.0696 CONTACT: GREG GAUTHIER, PLA	<b>MEP ENGINEER</b> CATOR, RUMA & ASSOCIATES, CO 896 TABOR STREET LAKEWOOD, CO 80401 PHONE: 303.232.6200 CONTACT: GALINA PAMPALONE	<b>CONTRACTOR</b> SAUNDERS CONSTRUCTION 86 INVERNESS PLACE NORTH ENGLEWOOD, CO 80112 PHONE: 303.699.9000 CONTACT: BRIAN RANKIN	<b>SURVEYOR</b> CLARK LAND SURVEYING, INC. 177 S. TIFFANY DRIVE, UNIT 1 PUEBLO WEST, CO 81007 PHONE: 719.833.8533 CONTACT: STEWART MAPES

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

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

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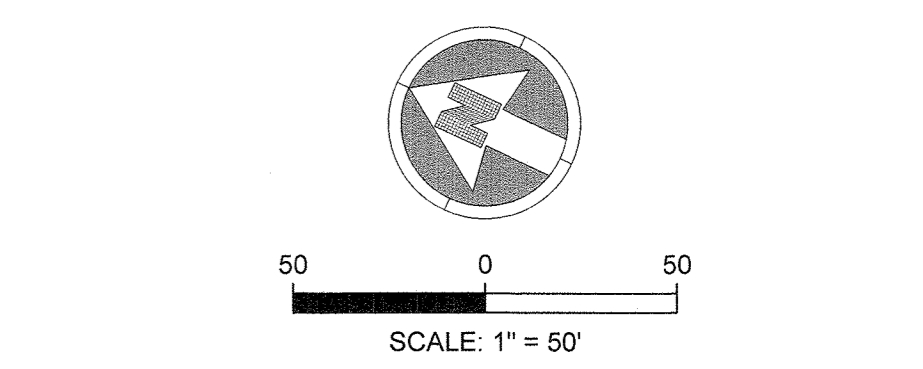
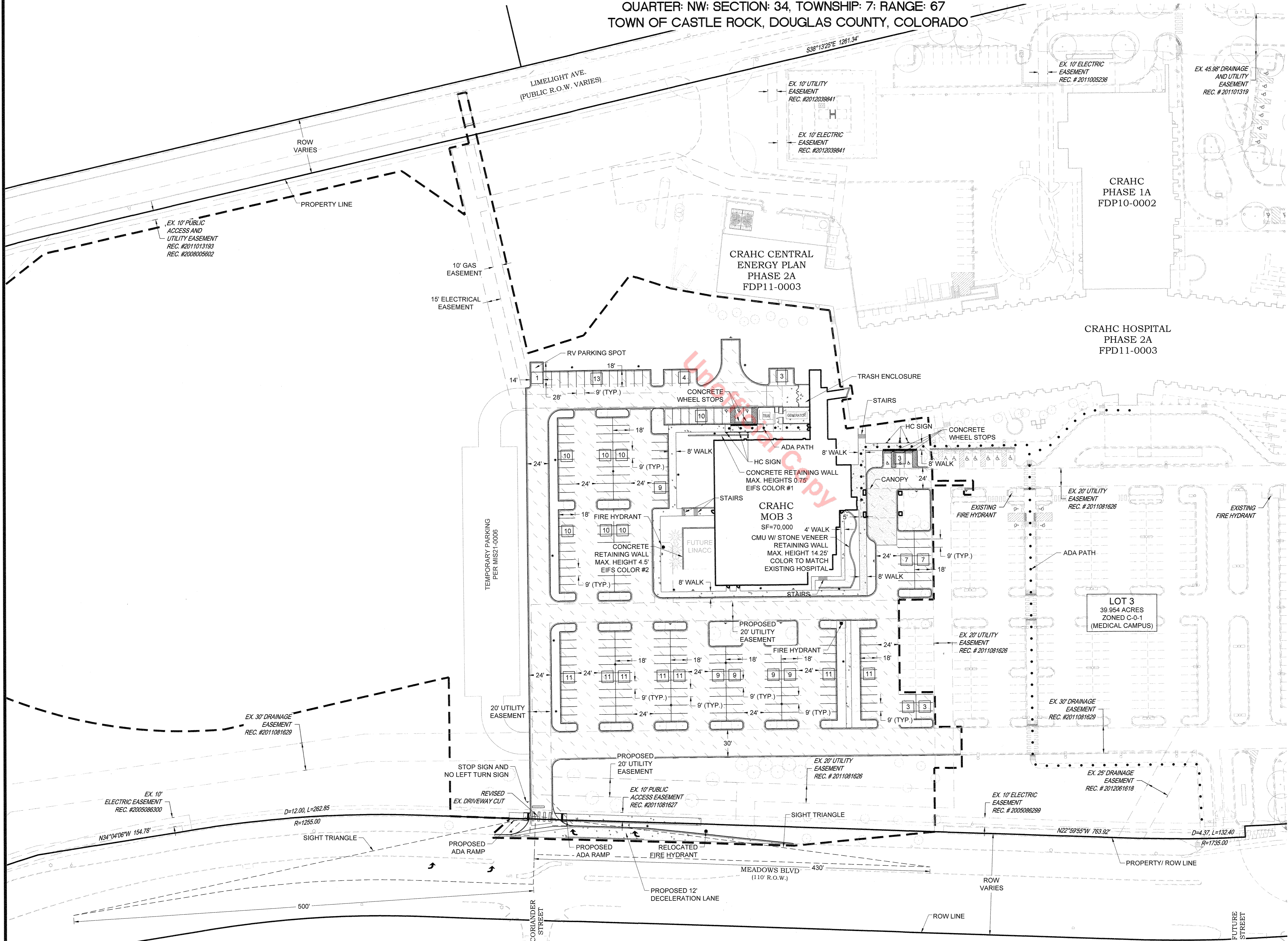


**S.A. MIRO, INC.**  
CONSULTING ENGINEERS  
4582 South Ulster Street Pkwy.  
Suite 750 Denver, CO 80237  
ph. 303 741 3737  
fax 303 694 3134

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**NOTES:**  
1. SEE LANDSCAPE PLANS FOR MATERIAL DESIGNATIONS AND SITE DETAILS.  
2. SEE ELECTRICAL PLANS FOR LIGHTING INFORMATION AND DETAILS.

**LEGEND:**

	PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY LINE
	EXISTING CURB AND GUTTER
	EXISTING SIDEWALK
	EXISTING WALL
	EXISTING FENCE
	EXISTING EASEMENT
	EXISTING SIGN
	EXISTING LIGHT
	EXISTING FIRE HYDRANT
	EXISTING TREE
	PROPOSED CURB AND GUTTER
	PROPOSED SIDEWALK
	PROPOSED WALL
	PROPOSED FENCE
	ADA PATH
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED FIRE HYDRANT
	PROPOSED TREE
	PROPOSED EASEMENT
	LIMITS OF CONSTRUCTION
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	CRAHC
	MOB
	PARKING STALL COUNT 9'X18' MIN. DIMENSION

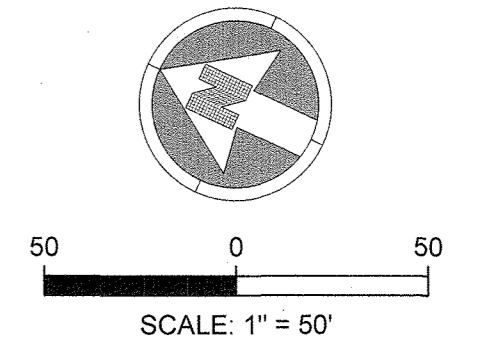
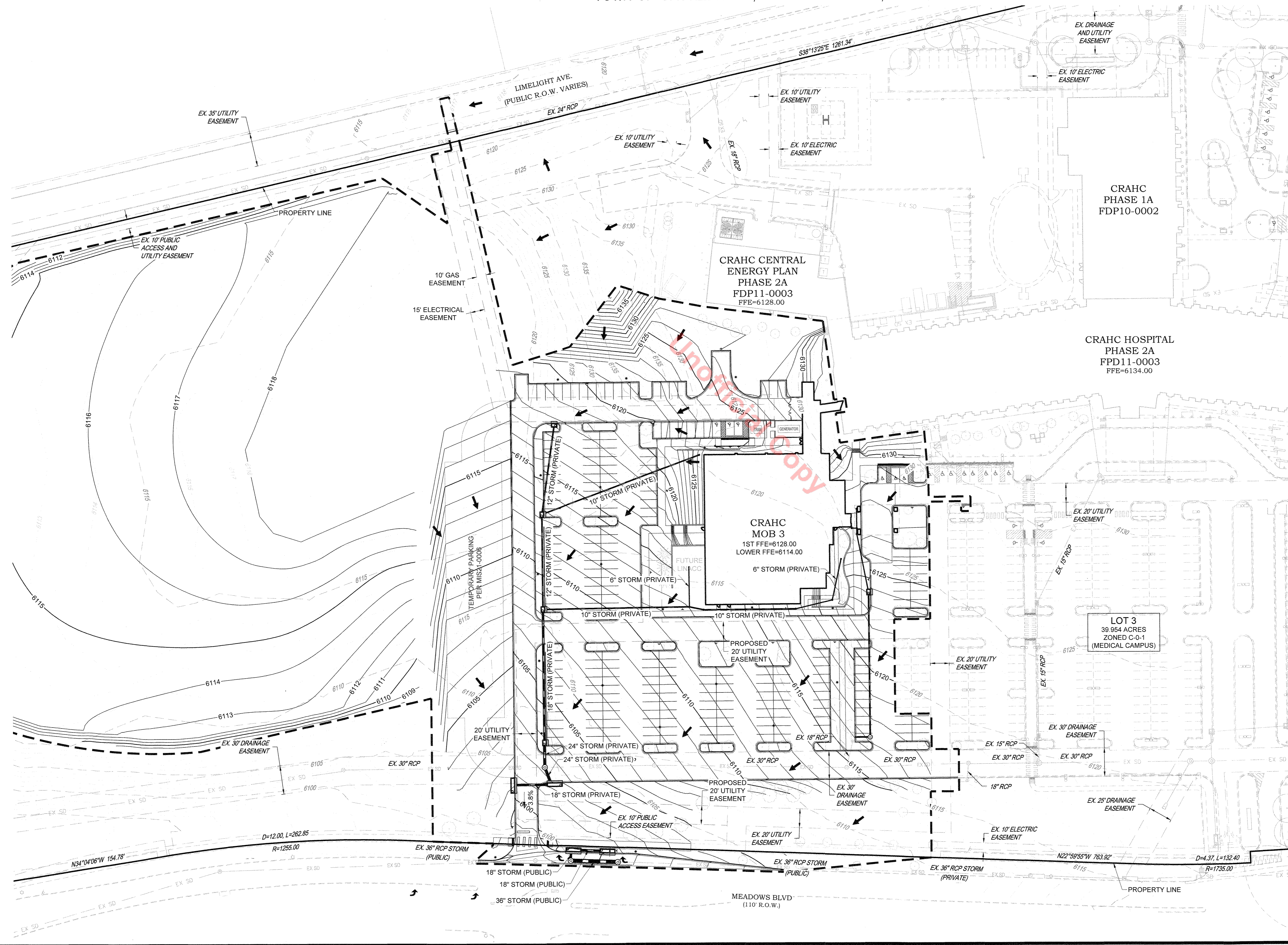


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**LEGEND:**

	5343	EXISTING MINOR CONTOURS
	5345	EXISTING MAJOR CONTOURS
	5343	PROPOSED MINOR CONTOURS
	5345	PROPOSED MAJOR CONTOURS
	EX SD	EXISTING STORM LINE
		EXISTING STORM INLET
		EXISTING STORM MANHOLE
		PROPOSED STORM LINE
		PROPOSED STORM INLET
		PROPOSED STORM MANHOLE
		LIMITS OF CONSTRUCTION

CRAHC PHASE 1A  
FDP10-0002

CRAHC CENTRAL  
ENERGY PLAN  
PHASE 2A  
FDP11-0003  
FFE=6128.00

CRAHC HOSPITAL  
PHASE 2A  
FDP11-0003  
FFE=6134.00

CRAHC  
MOB 3  
1ST FFE=6128.00  
LOWER FFE=6114.00

LOT 3  
39.954 ACRES  
ZONED C-O-1  
(MEDICAL CAMPUS)

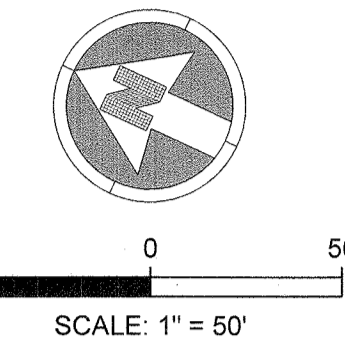
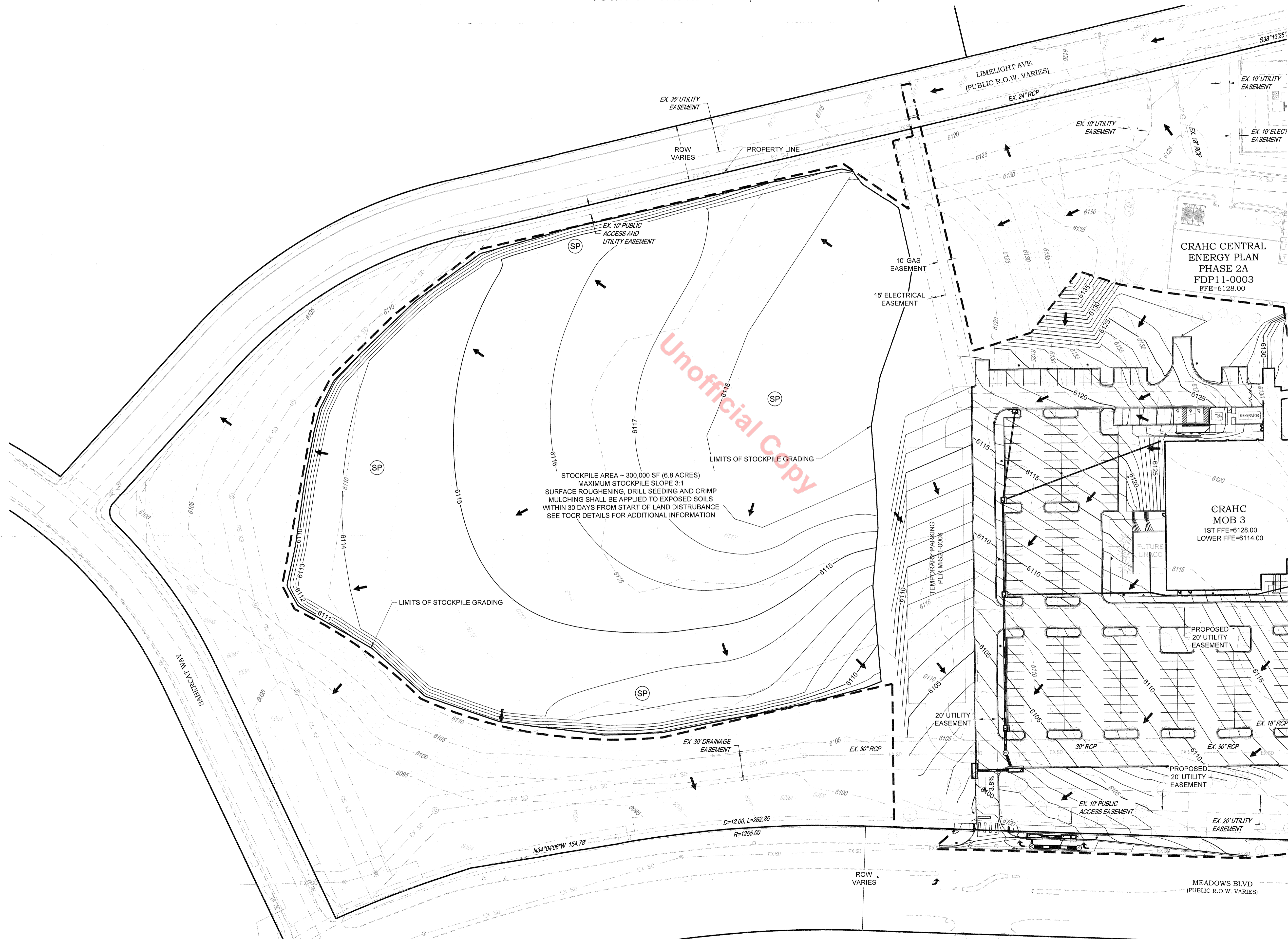


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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SDP21-0030

# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
 6TH AMENDMENT TO THE FINAL PD SITE PLAN  
 QUARTER: NW; SECTION: 34, TOWNSHIP: 7; RANGE: 67  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



**LEGEND:**

	EXISTING MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING STORM LINE
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	PROPOSED STORM LINE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	LIMITS OF CONSTRUCTION
	STOCKPILE AREA
	DIRECTIONAL FLOW ARROW
	LIMITS OF STOCKPILE GRADING

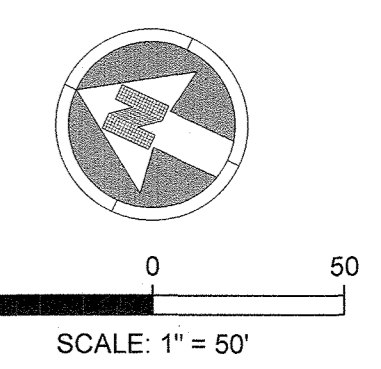
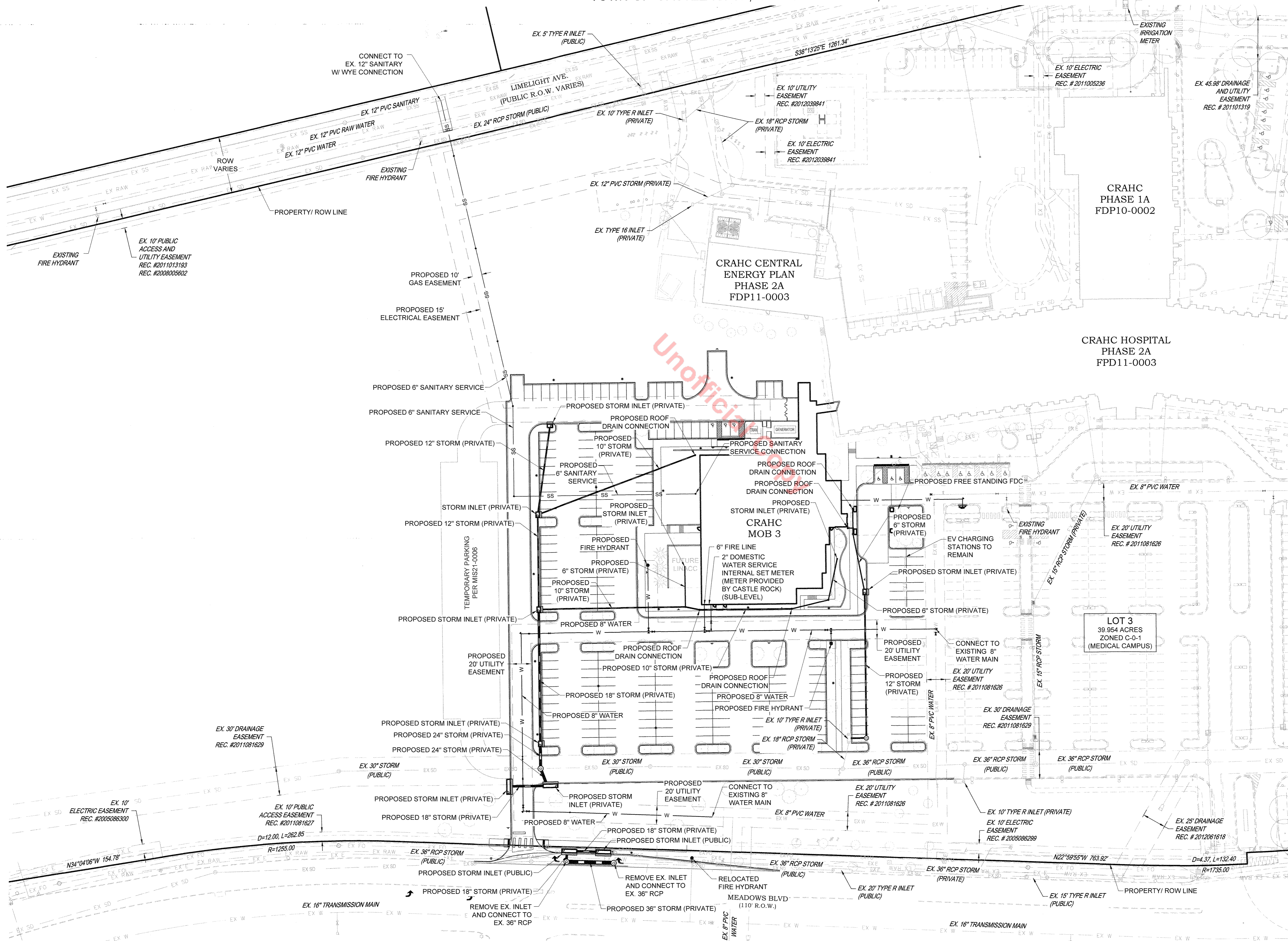
STOCKPILE AREA - 300,000 SF (6.8 ACRES)  
 MAXIMUM STOCKPILE SLOPE 3:1  
 SURFACE ROUGHENING, DRILL SEEDING AND CRIMP  
 MULCHING SHALL BE APPLIED TO EXPOSED SOILS  
 WITHIN 30 DAYS FROM START OF LAND DISTURBANCE  
 SEE TOCR DETAILS FOR ADDITIONAL INFORMATION



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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



**LEGEND:**

---	EXISTING ELECTRICAL LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM LINE
---	EXISTING WATER LINE
---	EXISTING EASEMENT
□	EXISTING STORM INLET
○	EXISTING CLEANOUT
○	EXISTING FIRE HYDRANT
○	EXISTING WATER VALVE
○	EXISTING MANHOLES
---	PROPOSED ELECTRICAL LINE
---	PROPOSED FIBER OPTIC LINE
---	PROPOSED GAS LINE
---	PROPOSED TELEPHONE LINE
---	PROPOSED SANITARY LINE
---	PROPOSED STORM LINE
---	PROPOSED WATER LINE
□	PROPOSED STORM INLET
○	PROPOSED CLEANOUT
○	PROPOSED FIRE HYDRANT
○	PROPOSED WATER VALVE
○	PROPOSED WATER FITTINGS
○	PROPOSED MANHOLES
CRHC	CASTLE ROCK ARTIST HEALTH CAMPUS
MOB	MEDICAL OFFICE BUILDING

- NOTES:**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
  2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
  3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
  4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.

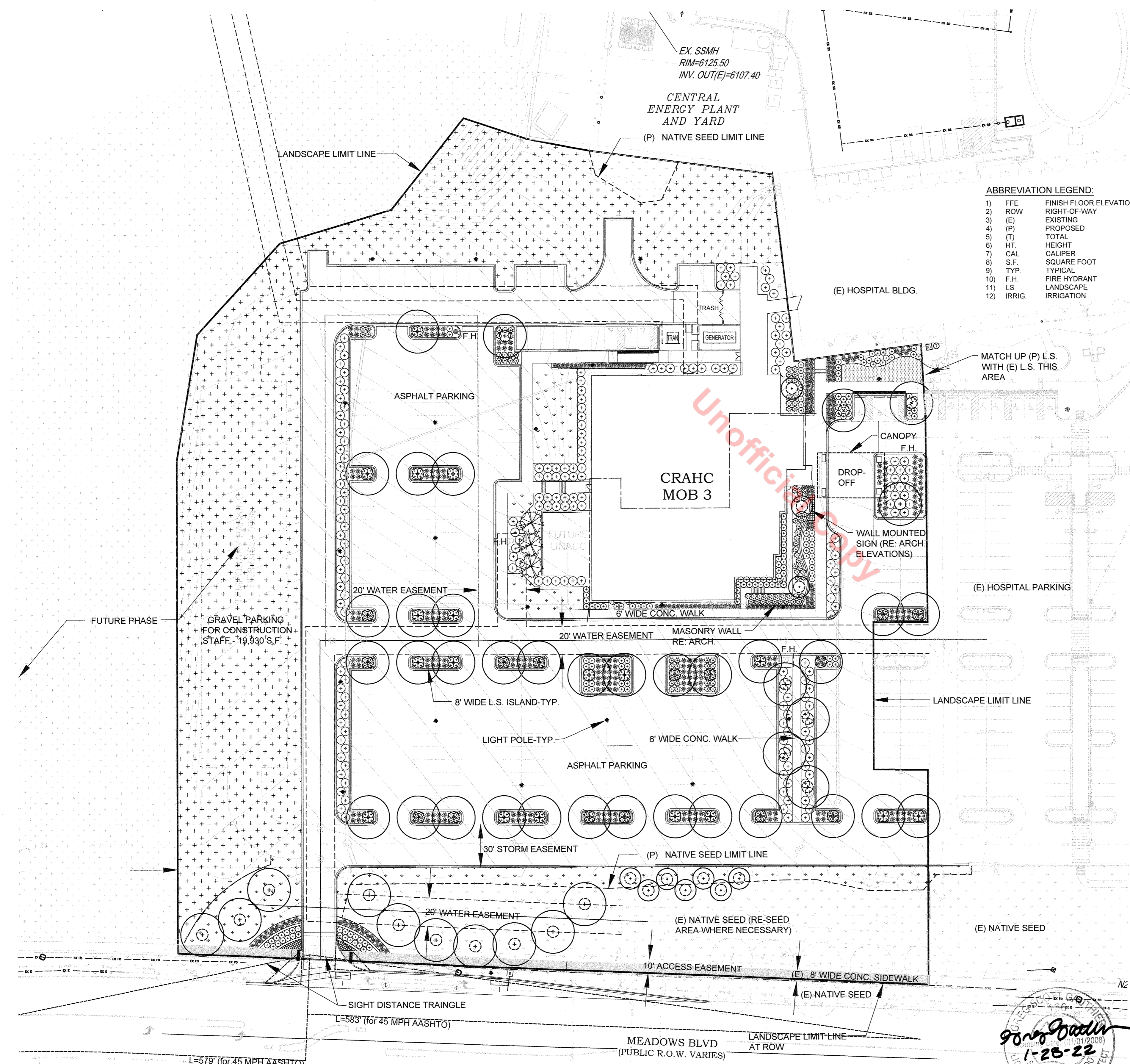
**MIRO**  
S.A. MIRO, INC.  
CONSULTING ENGINEERS  
4582 South Ulster Street, Plwy.  
Suite 750 Denver, CO 80237  
ph. 303 741 3737  
fax 303 694 3134

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TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: GREG GAUTHIER  
 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT: 168  
 COMPANY NAME: GROUND LOGIC  
 ADDRESS: 2038 GROVE ST., BOULDER, CO  
 PHONE: 720-331-0696  
 EMAIL: GREG@GROUNDLOGIC.COM  
 WEBSITE: WWW.GROUNDLOGIC.COM  
 DATE: 1-12-22  
 PROJECT NAME: CASTLE ROCK ADVENTIST MEDICAL OFFICE BUILDING #3



LEGEND	SITE	STREET	
	00	10	3" DEPTH, 1.5" DIAMETER TAN RIVER ROCK MULCH OVER FILTER FABRIC - SHALL MATCH DEVELOPMENT TYPE
	49	02	EXISTING IRRIGATED FINE FESCUE TURF (HIGH WATER ZONE)
	10	00	PROPOSED IRRIGATED FINE FESCUE TURF (HIGH WATER ZONE)
	03	00	PROPOSED IRRIGATED PERENNIALS (LOW WATER ZONE)
	03	00	EXISTING SHORT GRASS NATIVE SEED MIX (LOW WATER ZONE)
	03	00	PROPOSED SHORT GRASS IRRIGATED NATIVE SEED MIX (LOW WATER ZONE)
	62	12	EXISTING NON-IRRIGATED DOUGLAS COUNTY / CASTLE ROCK PERMANENT DRILL SEEDING MIXTURE
	79%	100%	PROPOSED NON-IRRIGATED DOUGLAS COUNTY / CASTLE ROCK PERMANENT DRILL SEEDING MIXTURE

**ABBREVIATION LEGEND:**

1) FFE	FINISH FLOOR ELEVATION
2) ROW	RIGHT-OF-WAY
3) (E)	EXISTING
4) (P)	PROPOSED
5) (T)	TOTAL
6) HT.	HEIGHT
7) CAL	CALIPER
8) S.F.	SQUARE FOOT
9) TYP.	TYPICAL
10) F.H.	FIRE HYDRANT
11) LS	LANDSCAPE
12) IRRIG.	IRRIGATION

**SUMMARY OF LANDSCAPE AREA- (EXCLUDING R.O.W.)**

TOTAL S.F. OF SHRUBS / PERENNIALS	25,990 S.F. (22%)
TOTAL S.F. OF NATIVE SEED	91,367 S.F. (78%)
TOTAL S.F. OF LANDSCAPE AREA	117,357 S.F. (43% OF SCOPE OF WORK)

**COMMERCIAL ON-SITE LANDSCAPE SITE INVENTORY**

SCOPE OF WORK AREA	LANDSCAPE AREA (10% REQ.)	TURF AREA	NON-LIVING ORN AREA PROVIDED	# TREES REQ.	# TREES PROVIDED	# SHRUBS REQ.	# SHRUBS PROVIDED	SOIL PREP AMOUNT (IN C.Y. PER S.F.)	SEPARATE IRRIGATION CONNECTION
269,717 S.F.	117,357 S.F.	(E) 782 S.F.	11,6734 S.F.	54	62	108	554	TBD -MIN. 4 C.Y./1000 S.F.	NO
ASPHALT PARKING LOT AREA	PARKING AREA (10% REQ.)	# OF PARKING SPACES	NON-LIVING ORN AREA	# OF INTERIOR LS ISLANDS	MIN. WIDTH OF INTERNAL LS ISLAND	# TREES REQ.	# TREES PROVIDED	# SHRUBS REQ.	# SHRUBS PROVIDED
121,532 S.F.	12,153 S.F.	198	986 S.F.	16	8'	24	37*	98	309*

- NOTES:**
- \* THIS REQUIREMENT IS INCLUDED WITHIN AND COUNTS TOWARD THE LANDSCAPE REQUIREMENTS FOR THE GROSS SITE.
  - ORNAMENTAL GRASSES NOT INCLUDED IN ABOVE SHRUB TOTALS.

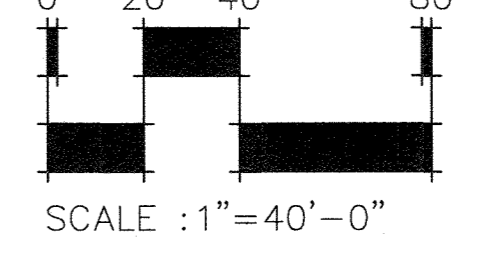
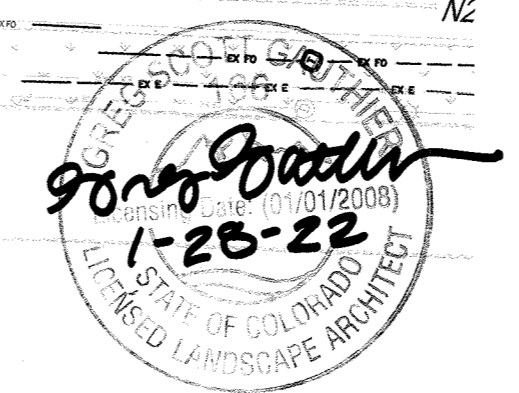
**EXISTING ROW / STREETScape INVENTORY**

STREET	STREET FRONTAGE	# TREES REQ.	# TREES PROVIDED	# SHRUBS REQ.	# SHRUBS PROVIDED
MEADOWS BLVD.	496 L.F.	12	12 (10 EXISTING)	24	26

**LANDSCAPE NOTES:**

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBMISSION SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATE AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPE AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINES IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE OF THE PROPERTY.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECTS 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 TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DO TO THE CONSTRUCTION DOCUMENTS' IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

LANDSCAPE PLAN



**GROUND LOGIC INC.**  
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
 BOULDER, COLORADO  
 www.groundlogic.com

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LANDSCAPE PLAN  
 SHEET 7 OF 15

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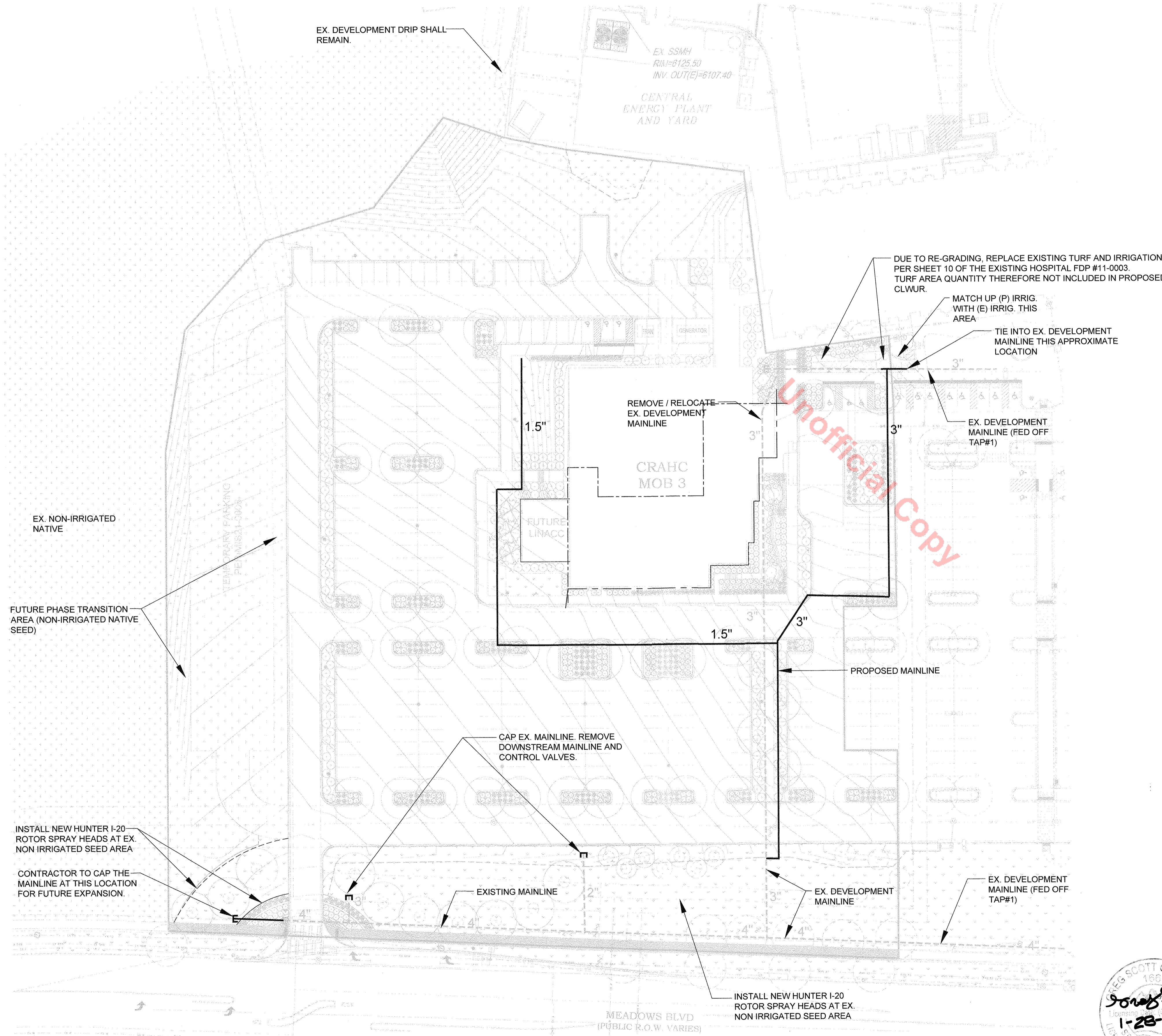
TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL: GREG GAUTHIER  
 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT: 186  
 COMPANY NAME: GROUND LOGIC  
 ADDRESS: 2036 GROVE ST., BOULDER, CO  
 PHONE: 720-331-0696  
 EMAIL: GREG@GROUNDLOGIC.COM  
 WEBSITE: WWW.GROUNDLOGIC.COM  
 DATE: 1-23-20  
 PROJECT NAME: CASTLE ROCK ADVENTIST MEDICAL OFFICE BUILDING #3

### CLWUR / WATER USE CHART

IRRIGATION ZONE	PLANT TYPE	APP. RATE (INCHES / MONTH)	ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA)	LWUR	TA (TOTAL AREA OF LS)	CLWUR (LWUR x IA / TA)
DRIP	SHRUB BEDS	2.0	LOW	42%	25,790 S.F.	2.0	60,727 S.F.	.85
SPRAY	NATIVE SHORT GRASS	2.0	LOW	56%	33,955 S.F.	2.0	60,727 S.F.	1.11
DRIP	PERENNIALS	2.0	LOW	1%	200 S.F.	2.0	60,727 S.F.	0.006
SPRAY	FESCUE TURF	4.0	HIGH	1%	782 S.F.	4.0	60,727 S.F.	.051
100%						TOTAL CLWUR		2.01

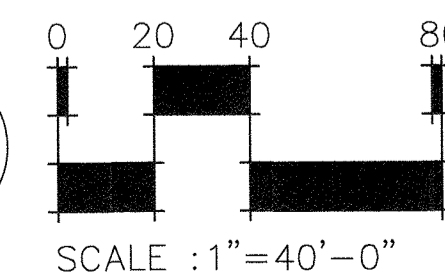
### IRRIGATION SYSTEM NOTES:

- 1) PROPOSED SITE LANDSCAPING SHALL BE IRRIGATED OFF THE EXISTING PHASE 1A DEVELOPMENT 3" IRRIGATION METER, AND ADJACENT 3" AND 4" DIAMETER IRRIGATION MAINLINE(S) AS PREVIOUSLY DESIGNED AND APPROVED PER FDP #11-0003.
- 2) PER THE PREVIOUSLY APPROVED OVERALL DEVELOPMENT IRRIGATION DESIGN, THE MAXIMUM FLOW RATE FOR PHASE 1A AND 2A IS 150 GPM. THE STATIC WATER PRESSURE AVAILABLE AT THE SITE IS 90 PSI. NO BOOSTER PUMP WILL BE REQUIRED.
- 3) PROPOSED CONTROL ZONES SHALL TIE INTO EXISTING DEVELOPMENT 2-WIRE DECODER AND ET BASED CONTROLLER.
- 4) FOR EASE AND CONSISTENCY OF OVERALL DEVELOPMENT IRRIGATION MAINTENANCE, PROPOSED IRRIGATION SYSTEM DESIGN AND PARTS SHALL MATCH THE EXISTING DEVELOPMENT WHERE APPROPRIATE.
- 5) TURF AREAS: SMALL AREAS SHALL BE IRRIGATED WITH FIXED NOZZLE SPRAY HEADS AND MATCHED PRECIPITATION RATE NOZZLES.
- 6) SHRUB BEDS SHALL DRIP IRRIGATED.
- 7) NATIVE SEED AREAS SHALL BE IRRIGATED BY OVERHEAD ROTOR SPRAY HEADS.
- 8) PERENNIALS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM HEAD SPACING OF 10' O.C.
- 9) PLANTS ARE SELECTED FROM THE LOW WATER USAGE REQUIREMENT AND THEREFORE SHALL BE ZONED TOGETHER.
- 10) FOR REFERENCE TO ADJACENT, PROPOSED IRRIGATION SYSTEM SEE HYDROSYSTEM-KDI SHEET 13, PDP#11-0003



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## IRRIGATION MASTER PLAN

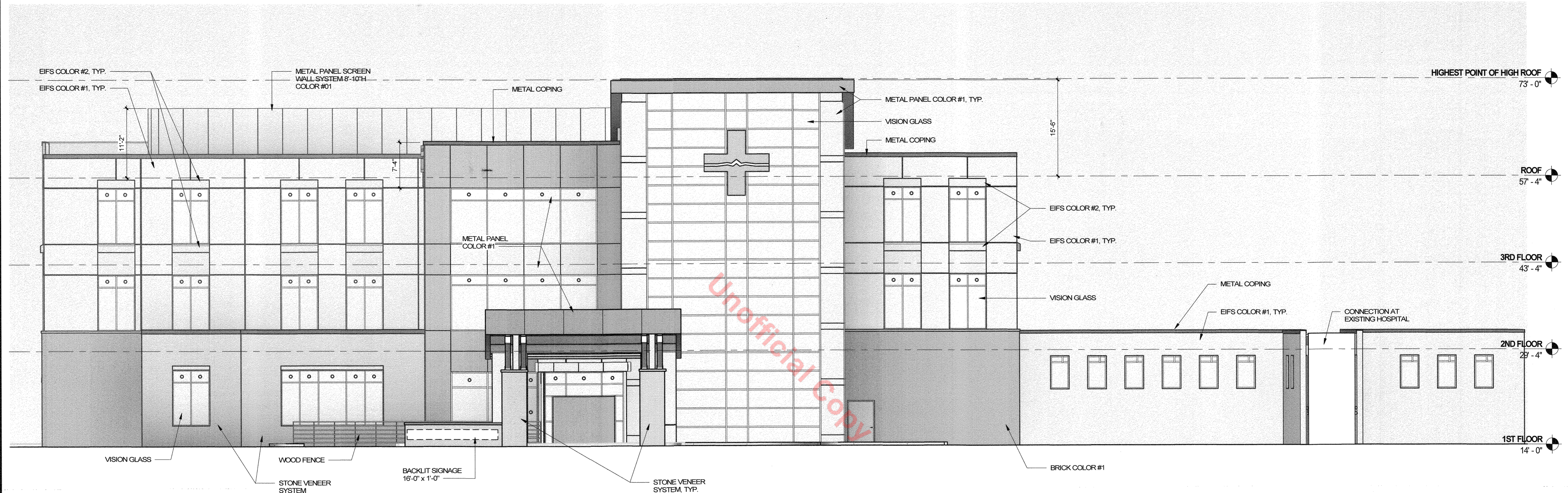


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IRRIGATION MASTER PLAN  
 SHEET 8 OF 15

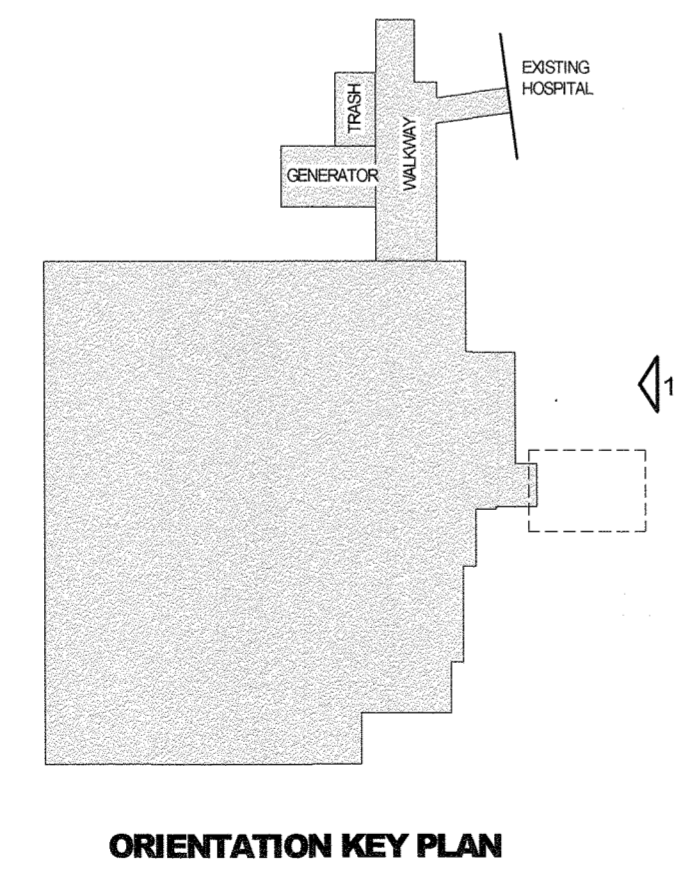
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**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

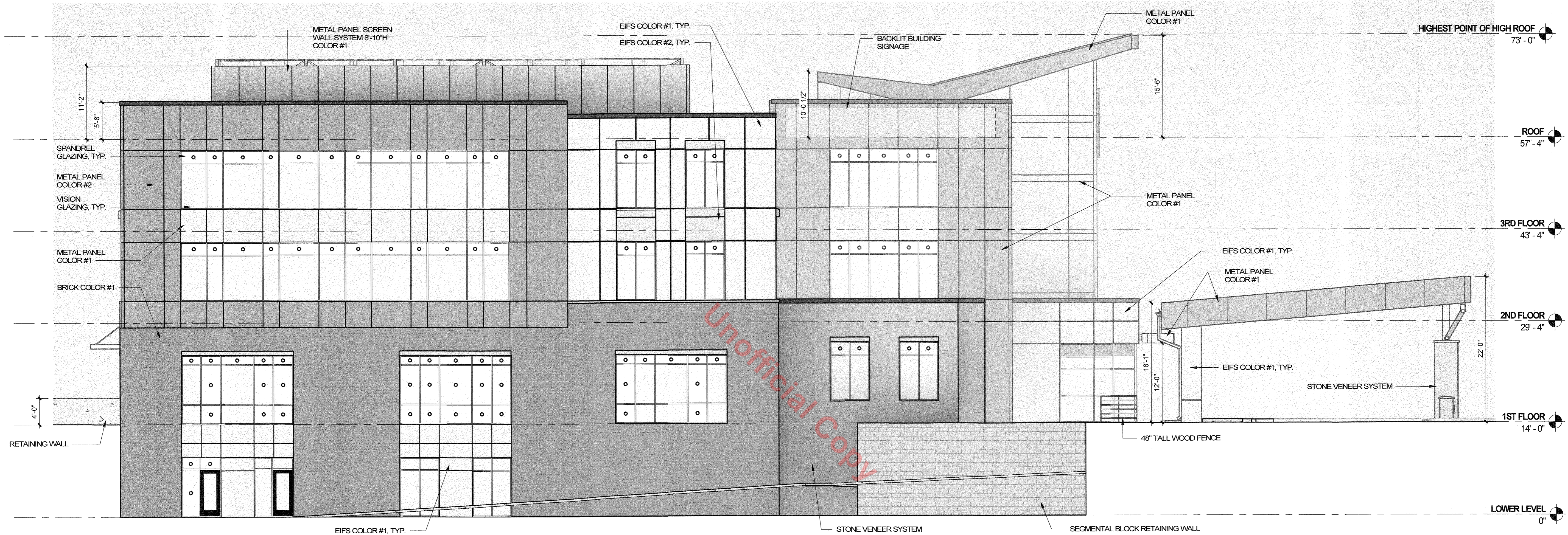
EXTERIOR MATERIAL LEGEND	
[Light Beige Box]	EIFS (COLOR 1) LIGHT BEIGE
[Light Grey Box]	EIFS (COLOR 2) LIGHT GREY
[Stone Veneer Box]	STONE VENEER SYSTEM COLOR VARIES TO MATCH EXISTING HOSPITAL COLOR VARIATION
[Brick Box]	BRICK (COLOR 1)
[White Box]	VISION GLASS
[Circle with Dot]	SPANDREL GLASS
[Light Grey Box]	METAL PANEL COLOR #1 ANODIZED ALUMINUM
[Dark Grey Box]	METAL PANEL COLOR #2 DARK ALUMINUM
NOTE: METAL COPING COLOR TO MATCH ADJACENT FINISH COLOR	



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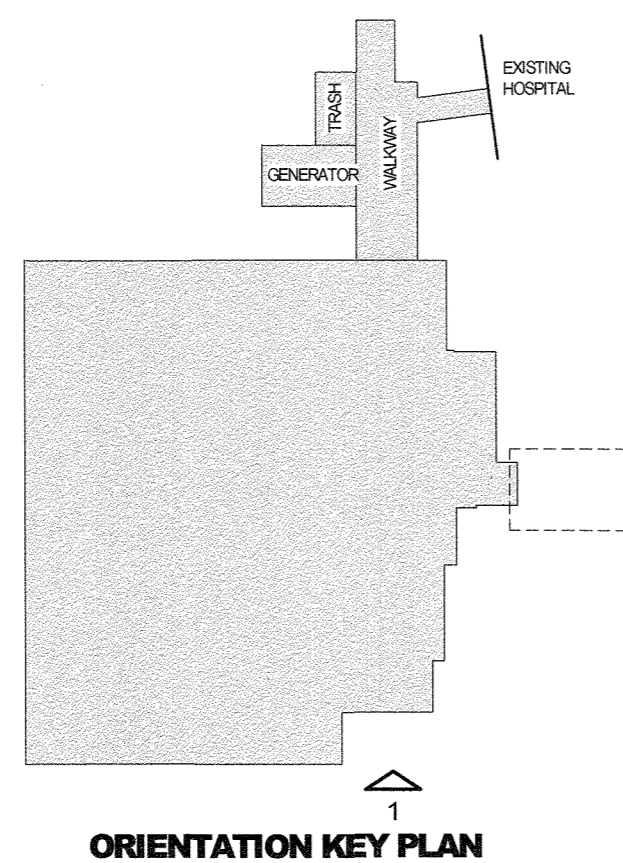
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**1 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

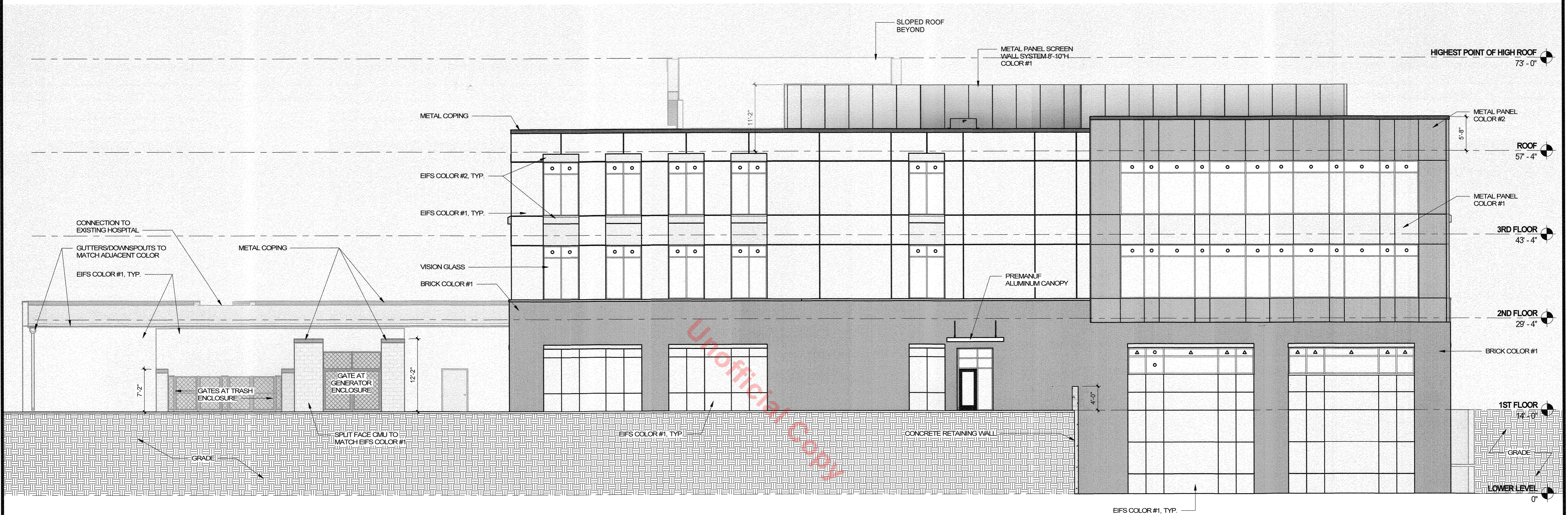
EXTERIOR MATERIAL LEGEND	
	EIFS (COLOR 1) LIGHT BEIGE
	EIFS (COLOR 2) LIGHT GREY
	STONE VENEER SYSTEM COLOR VARIES TO MATCH EXISTING HOSPITAL COLOR VARIATION
	BRICK (COLOR 1)
	SPANDREL GLASS
	VISION GLASS
	METAL PANEL COLOR #1 ANODIZED ALUMINUM
	METAL PANEL COLOR #2 DARK ALUMINUM
*NOTE: METAL COPING COLOR TO MATCH ADJACENT FINISH COLOR	



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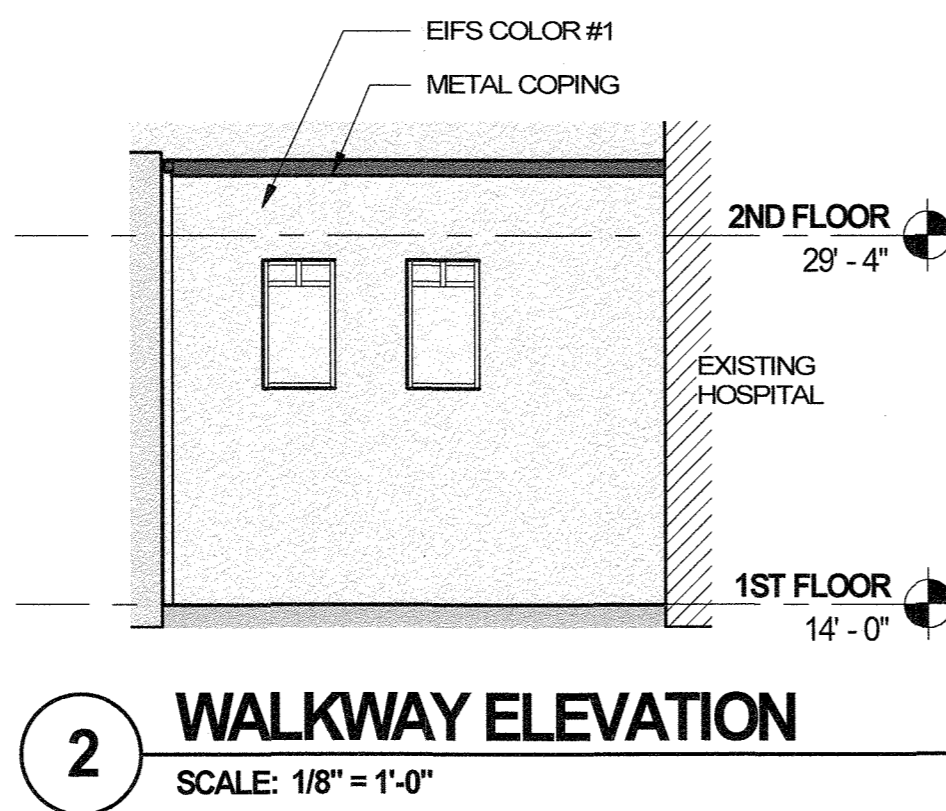
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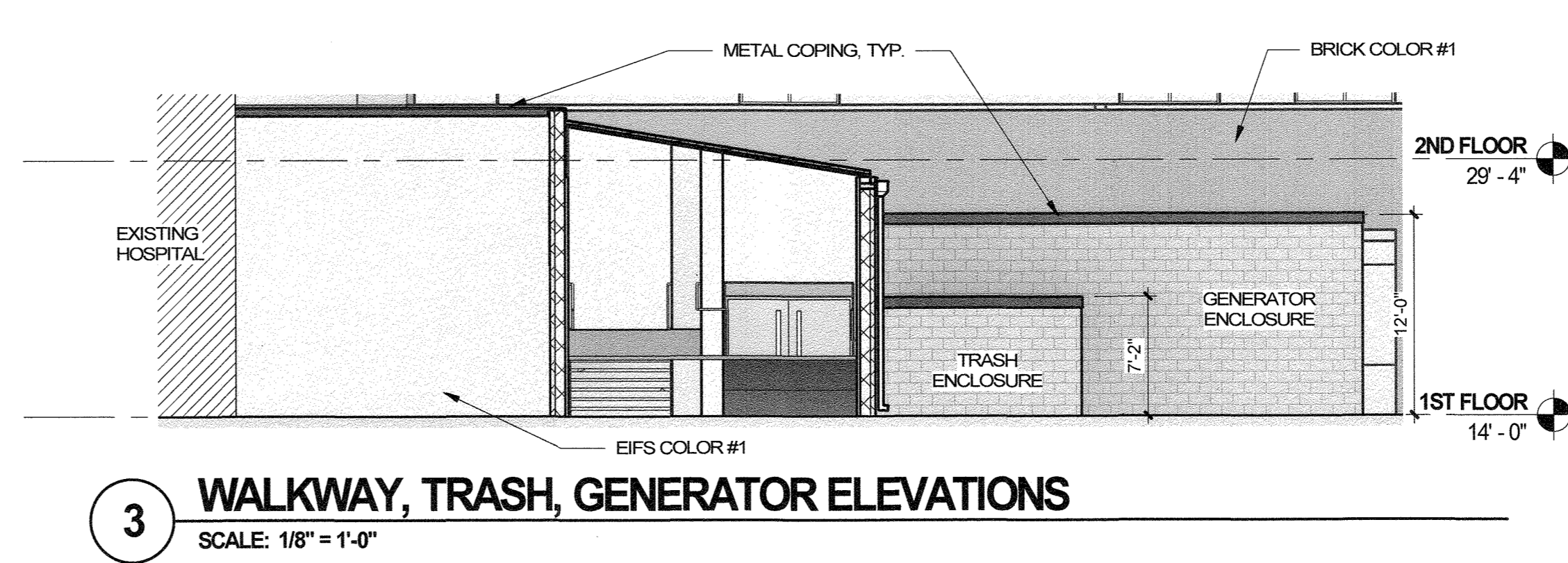


**1 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

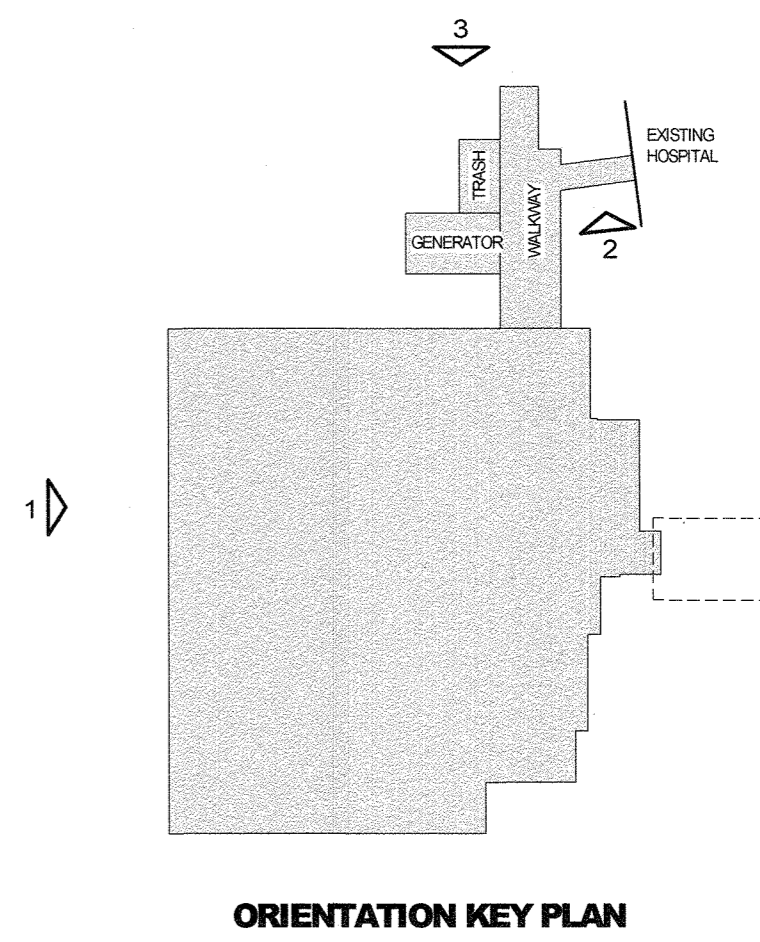
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[Light Grey Box]	EIFS (COLOR 2) LIGHT GREY
[Stone Veneer Box]	STONE VENEER SYSTEM COLOR VARIES TO MATCH EXISTING HOSPITAL COLOR VARIATION
[Brick Box]	BRICK (COLOR 1)
[Glass Box]	VISION GLASS
[Circle with Dot]	SPANDREL GLASS
[Metal Panel Box #1]	METAL PANEL COLOR #1 ANODIZED ALUMINUM
[Metal Panel Box #2]	METAL PANEL COLOR #2 DARK ALUMINUM
*NOTE: METAL COPING COLOR TO MATCH ADJACENT FINISH COLOR	



**2 WALKWAY ELEVATION**  
 SCALE: 1/8" = 1'-0"



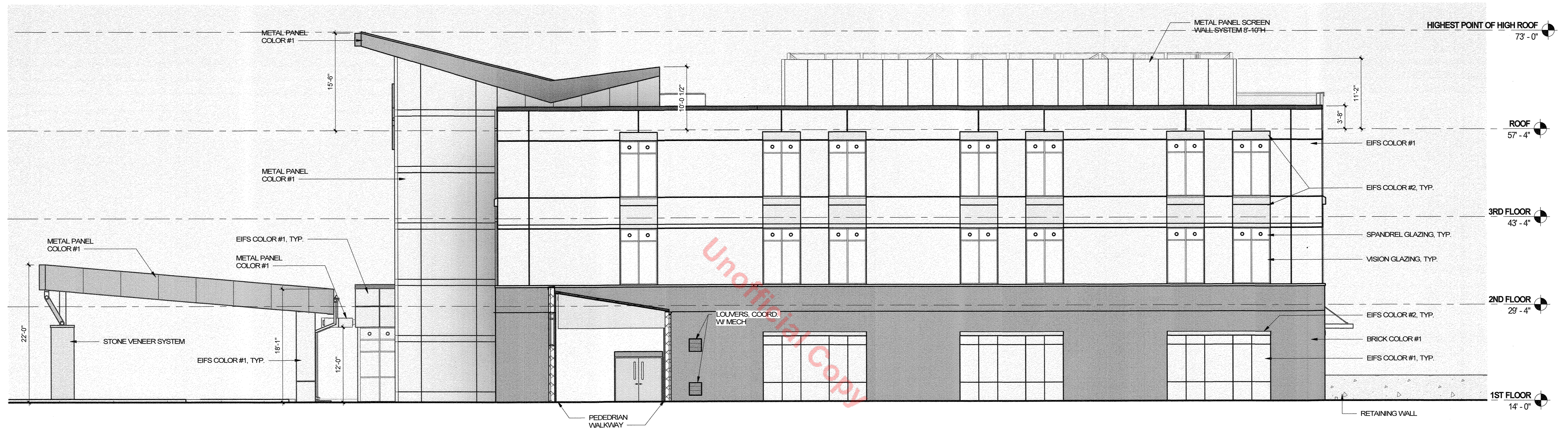
**3 WALKWAY, TRASH, GENERATOR ELEVATIONS**  
 SCALE: 1/8" = 1'-0"



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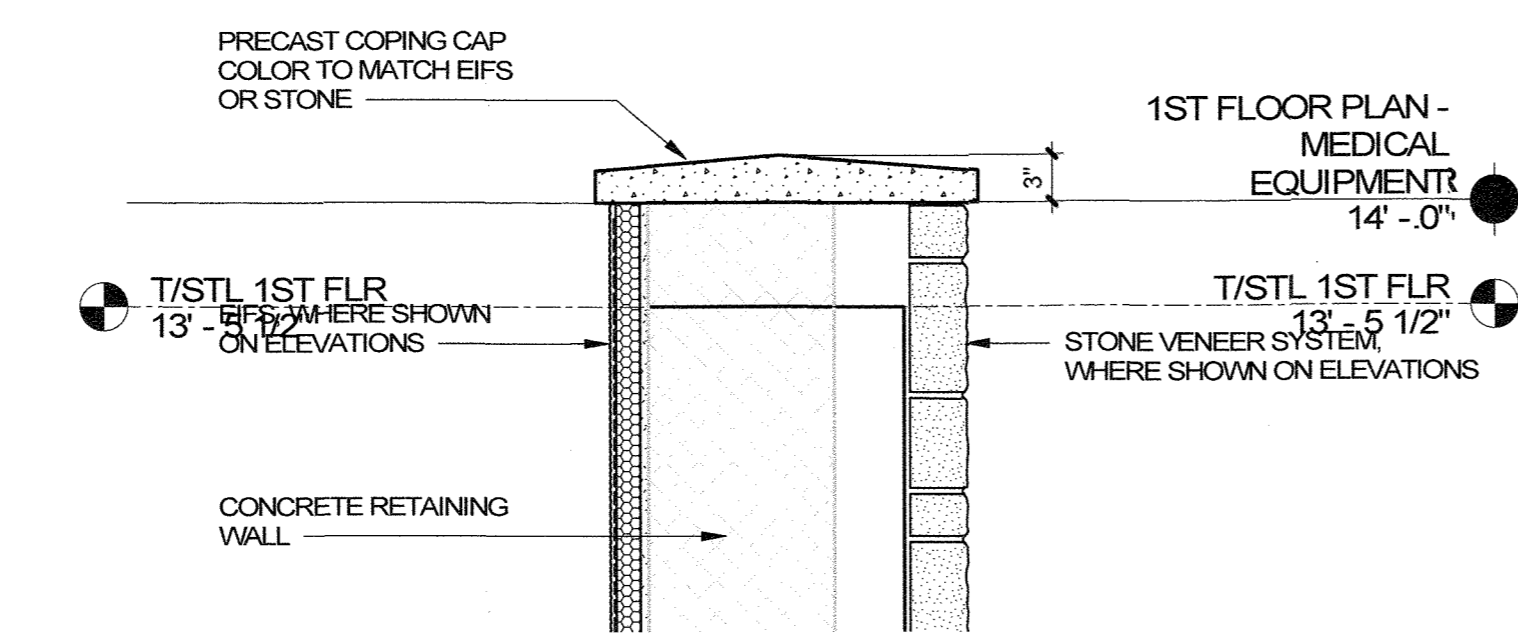
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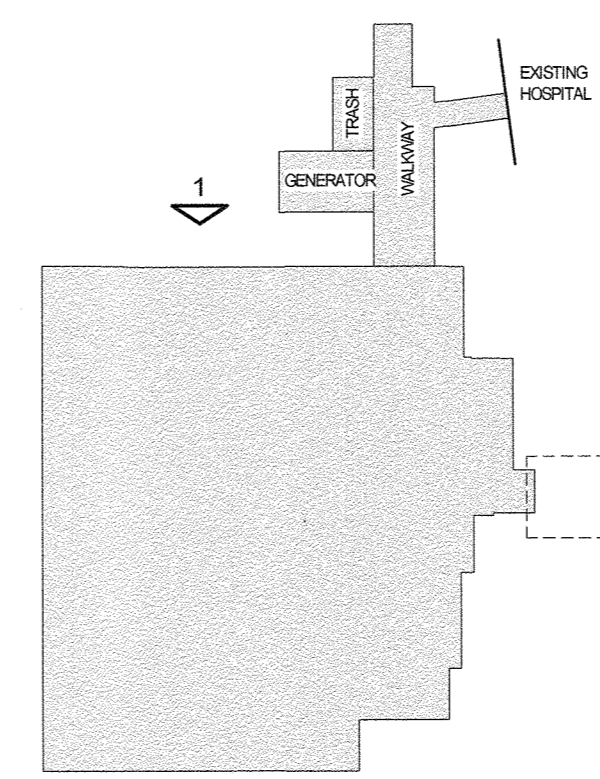


**1 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

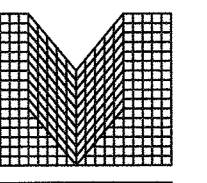
EXTERIOR MATERIAL LEGEND	
	EIFS (COLOR 1) LIGHT BEIGE
	EIFS (COLOR 2) LIGHT GREY
	STONE VENEER SYSTEM COLOR VARIES TO MATCH EXISTING HOSPITAL COLOR VARIATION
	BRICK (COLOR 1)
	VISION GLASS
	SPANDREL GLASS
	METAL PANEL COLOR #1 ANODIZED ALUMINUM
	METAL PANEL COLOR #2 DARK ALUMINUM
*NOTE: METAL COPING COLOR TO MATCH ADJACENT FINISH COLOR	



**2 SECTION - RETAINING WALL**  
 SCALE: 1" = 1'-0"



**ORIENTATION KEY PLAN**



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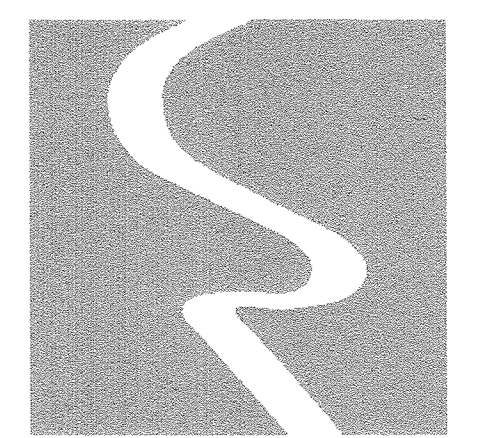


## LUMINAIRE SCHEDULE

SPECIFIC NOTES:  
 1. LIGHTING SHALL BE REDUCED BY 50% WITHIN ONE HOUR AFTER THE END OF BUSINESS HOURS AND BE OPERATED IN SUCH 50% REDUCED MODE UNTIL ONE HOUR PRIOR TO COMMENCEMENT OF BUSINESS HOURS.  
 2. CONTROL VIA LIGHTING CONTROL PANEL AND PHOTOCELL.  
 3. FINISH TO MATCH EXISTING LUMINAIRE ON ADJACENT PARKING LOT FOR CRAHC.

TYPE	DESCRIPTION	LAMPS	LOCATION	HEIGHT	COUNT	VOLT-AMPS	VOLTAGE	MANUFACTURER	CATALOG SERIES	FINISH	MOUNTING	NOTES
E10	21.87X9.72X3.33 SINGLE HEAD FULL CUTOFF LED LUMINAIRE WITH ELECTRONIC DRIVER, TYPE III DISTRIBUTION, DIMMABLE	10400 LM, 4000K, 80CRI	PARKING LOT	25'-0"	6	80	277	JAMES TRADING COMPANY LIMITED	SB-80W A1D40T3	DARK BRONZE	POLE MOUNTED	1,2,3
E11	21.87X9.72X3.33 SINGLE HEAD FULL CUTOFF LED LUMINAIRE WITH ELECTRONIC DRIVER, TYPE III DISTRIBUTION, DIMMABLE	13000 LM, 4000K, 80CRI	PARKING LOT	25'-0"	9	100	277	JAMES TRADING COMPANY LIMITED	SB-100W A1N40T3	DARK BRONZE	POLE MOUNTED	1,2,3
E12	30.78X11.58X3.43 SINGLE HEAD FULL CUTOFF LED LUMINAIRE WITH ELECTRONIC DRIVER, TYPE III DISTRIBUTION, DIMMABLE	19500 LM, 4000K, 80CRI	PARKING LOT	25'-0"	9	150	277	JAMES TRADING COMPANY LIMITED	SB-150W A2N40T3	DARK BRONZE	POLE MOUNTED	1,2,3
E2	7"X9.7"X3"D LED WALL PACK, TYPE III MEDIUM DISTRIBUTION, FULL CUTOFF	1982 LM, 4000K, 70CRI	WALL MOUNTED	PER PLANS	2	14.5	277	HUBBELL	RWL1-48L-15-4K-3	DARK BRONZE	WALL	1,2
E4	42"X18"X12" MARINE GRADE, CORROSION RESISTANT, HEAVY GAUGE EXTRUDED ALUMINUM LED LOUVERED BOLLARD; DOWNWARD DIRECT LIGHT COMPLETELY SURROUNDING THE LUMINAIRE, FULL CUTOFF	1000 LM, 4000K, 80CRI	FRONT OF THE BUILDING - WALKING PATH	43"	6	32	277	FC LIGHTING	FCP450	DARK BRONZE	GROUND	1,2
E5	WET LOCATION RATED LED 8" DIAMETER DOWNLIGHT, FULL CUTOFF	1100 LM, 4000K, 80CRI	BUILDING MOUNTED - SOFFIT	PER PLANS	7	16	277	PRESCOUTE	LF8SLMFLSL1140KFL	CLEAR ALZAK	RECESSED	1,2

**SITE LIGHTING PLAN**  
 SCALE: 1"=40'



**CATOR RUMA & ASSOCIATES, CO.**  
 896 Tabor Street, Lakewood, CO 80401  
 (303) 232-6200 • www.catorrume.com

**SITE DEVELOPMENT PLAN AMENDMENT NO. 1**  
**LOT 3, THE MEADOWS FILING NO. 17 AREA NO. 1**  
**6TH AMENDMENT TO THE FINAL PD SITE PLAN**  
**TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO**  
**SDP21-0030**

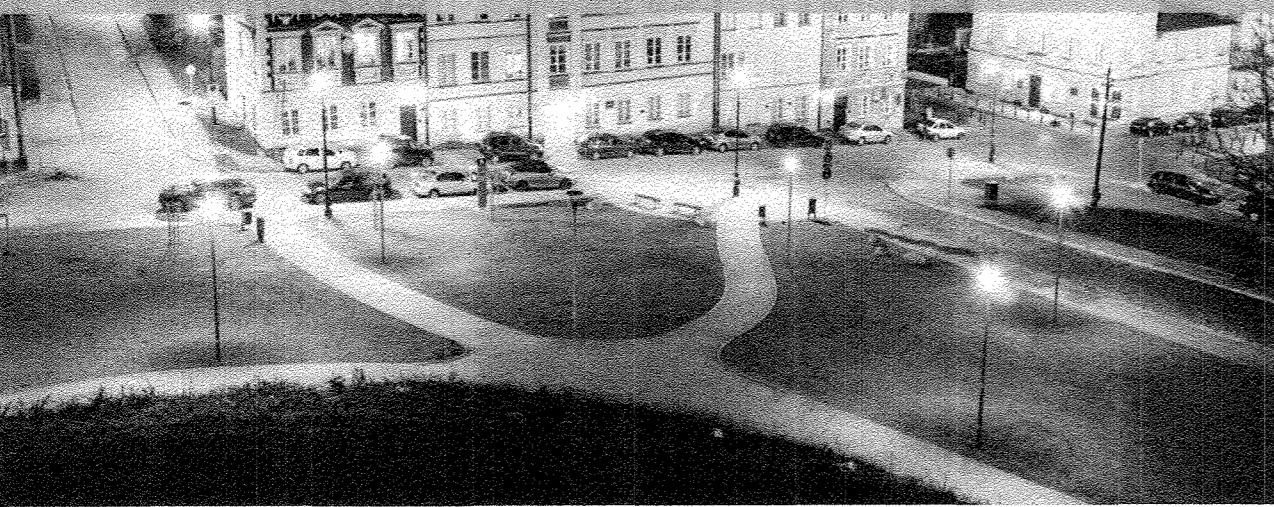
# SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1  
 6TH AMENDMENT TO THE FINAL PD SITE PLAN  
 QUARTER: NW; SECTION: 34, TOWNSHIP: 7; RANGE: 67  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

## SHOE BOX LIGHT

SB-vvvW-T-X-Y-Z

Shoe Box    Wattage    shell shape    Dimming or Not    CCT    Beam Angle  
 A1    A2    A3    N=Non-dimmable    27=2700K    T2=Type 2  
 D=Dimmable    35=3500K    T3=Type 3  
 40=4000K    T4=Type 4  
 45=4500K    T5=Type 5  
 50=5000K  
 55=5500K  
 60=6000K

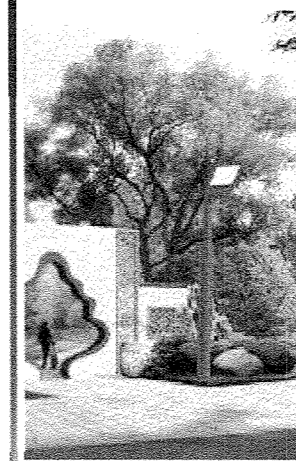


**DESCRIPTION**  
 Shoe Box LED lights are very low maintenance and low energy consumption with a long life span. A built-in photocell sensor allows for convenient dusk-to-dawn lighting. The Shoe Box lighting is an effective way to illuminate large parking areas with ease. Shoebox lights are commonly the size of shoes, from about a foot long to 16 inches. These lights are found at sports stadiums, county fairs, and large parking lots. Despite their small size, these LED lights generate up to 80 percent energy savings. Once mounted, shoe box lamps can be easily adjusted to control light direction and shape covering an area.

**PERFORMANCE INFORMATION**

Model No.	SB-80WA1XYZ	SB-100WA1XYZ	SB-120WA1XYZ
LED POWER (W)	80	100	120
Light efficiency	130 lm/w		
Input Voltage	AC 100-277V/277-480V		
Material	ADC12 Die-Cast Aluminum		
Lumen(lm)	10400	13000	15600
Beam Angle	TP2 / TP3 / TP4 / TP5		
CRI	>70		
PF	>0.9		
CCT	2200K-6500K		
Working Life-span	>50000 hours		
Working Temperature	-40°C to 45°C		
IP Rating	WET LOCATION AND IP65		
Dimensions (inch)	21.87x9.72x3.33		
Warranty	5 years		

**APPLICATIONS**



Parks

FIXTURE TYPE E10,E11,E12



## RATIO WALLPACK

RWL1/RWL2 LED WALLPACK

**FEATURES**

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K



**CONTROL TECHNOLOGY**



**SPECIFICATIONS**

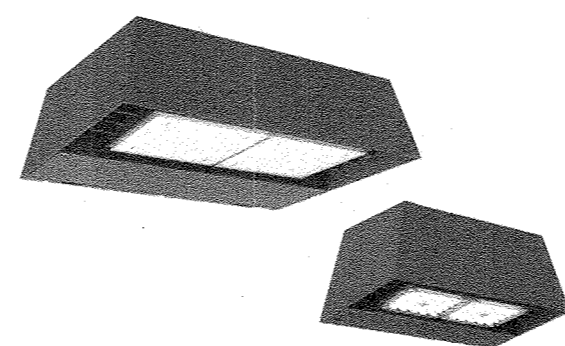
- CONSTRUCTION**
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
  - Corrosion resistant, die-cast aluminum housing with powder coat paint finish
  - Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

- OPTICS**
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
  - 48 or 160 midpower LEDs
  - 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
  - Zero uplight distributions
  - LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

- INSTALLATION**
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
  - Designed for direct 1-box mount.
  - Integral back box contains 1/2" conduit hubs
  - Integral back box standard with Dual Driver, Dual Power Feed, NX Wscape and battery versions (battery versions for RWL1 only)

- ELECTRICAL**
- 120V/277V universal voltage 50/60Hz; 0-10V dimming drivers
  - 347V and 480V dimmable driver option for all wattages above 35W.

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_



**RELATED PRODUCTS**

- Ratio Family
- Ratio Area
- Ratio Flood

**ELECTRICAL (CONTINUED)**

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP65
- Field replaceable surge protection device provides 20KA protection meeting ANSI/IEEE C82.41.2 Category C High and Surge Location Category C3. Automatically takes future off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

**CONTROLS**

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocensors or wireless control modules (control accessories sold separately)

- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wISCAPE™ available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C

**CONTROLS (CONTINUED)**

- Dual Driver and Dual Power Feed options create's product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

**CERTIFICATIONS**

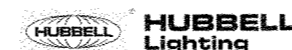
- Listed to UL598 and CSA C22.2 #250-0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions with some Premium Qualified Solutions. Please refer to the DLC website for specific product qualifications at [www.designights.org](http://www.designights.org)

**WARRANTY**

- 5 year limited warranty
- See H.I. Standard Warranty for additional information

**KEY DATA**

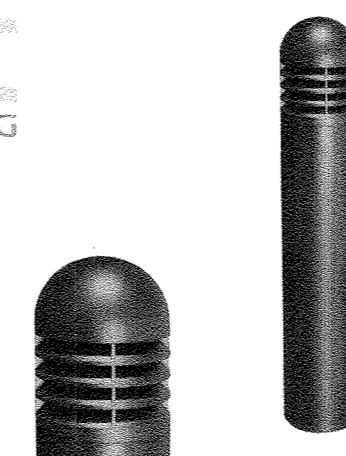
Lumen Range	1,300-18,200
Wattage Range	10-155
Efficacy Range (LPW)	119-148
Fixture Projected Life (Hours)	170-60K
Weights lbs. (kg)	6.5/6.5 (2.9/7.5)



PHOTOMETRY, RATIO BROCHURE, BATTERY BACKUP, INSTALLATION INSTRUCTIONS



**FCB450**



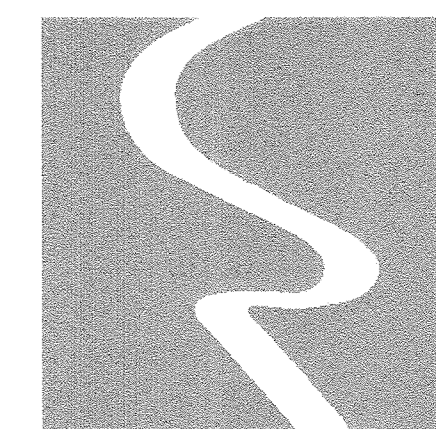
Date: \_\_\_\_\_ Approved: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Fixture: \_\_\_\_\_  
 Project: \_\_\_\_\_

**FEATURES** Exterior die-cast aluminum, round 8-inch diameter and 43" tall, lowered bollard designed and built to provide downward directed light completely surrounding the luminaire or, optionally, internally shielded to 180° or 90° light pattern.

**SPECIFICATIONS**

PHYSICAL				
dimensions	43"H x 8"Dia.			
weight	18 lbs			
housing	marine grade, corrosion resistant, heavy gauge extruded aluminum (Ø 139" thick)			
lens	clear, heat resistant, tempered glass globe			
mounting	heavy gauge base bracketing for bollard installation provides a unique mounting solution, so the lower body anchors flush to the ground without the appearance of a base plate, and anchor bolts included (4-box fix others)			
ingress protection	IP66: dry, damp, or wet locations with extruded silicone gasket to seal out contaminants			
finish	Six stage cleaning and saline pre-treatment. Super TOC polyester powder coat finish, 18µm Min., 5000hr salt spray test (ASTM B117) compliant with Florida AAMA 2604 specification.			
PERFORMANCE				
color temperature	2700K	3000K	3500K	4000K
lumen output	1000 lm			
lifetime	> 70,000 hours / L70 or better			
color consistency	3 SDCM / 85CRI			
operating temperature	-13°F to 104°F (-25°C to 40°C)			
storage temperature	73°C @ TP 25°C			
warranty	5-Year limited warranty (refer to website for details)			
ELECTRICAL				
input voltage	Universal 120-277VAC   optional: 347 VAC (integral)   480 VAC (integral)			
power supply	Integral Class II, electronic, high power factor > 94% @120V			
certification	ETL/cETL Listed			
standards	UL1598/CSA C22.2 No. 250.0, UL 8750/CSA C22.2 No. 250.13/IES LM-79/LM-80			
power consumption	32W @ 120V - 277V (maximum)			
dimming	standard: 0-10V (10%)   optional: ELV (120V only)   DMX (integral)   DALI (integral)			

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change list test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.



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LUMINAIRE STYLE  
 SHEET 14 OF 15

