

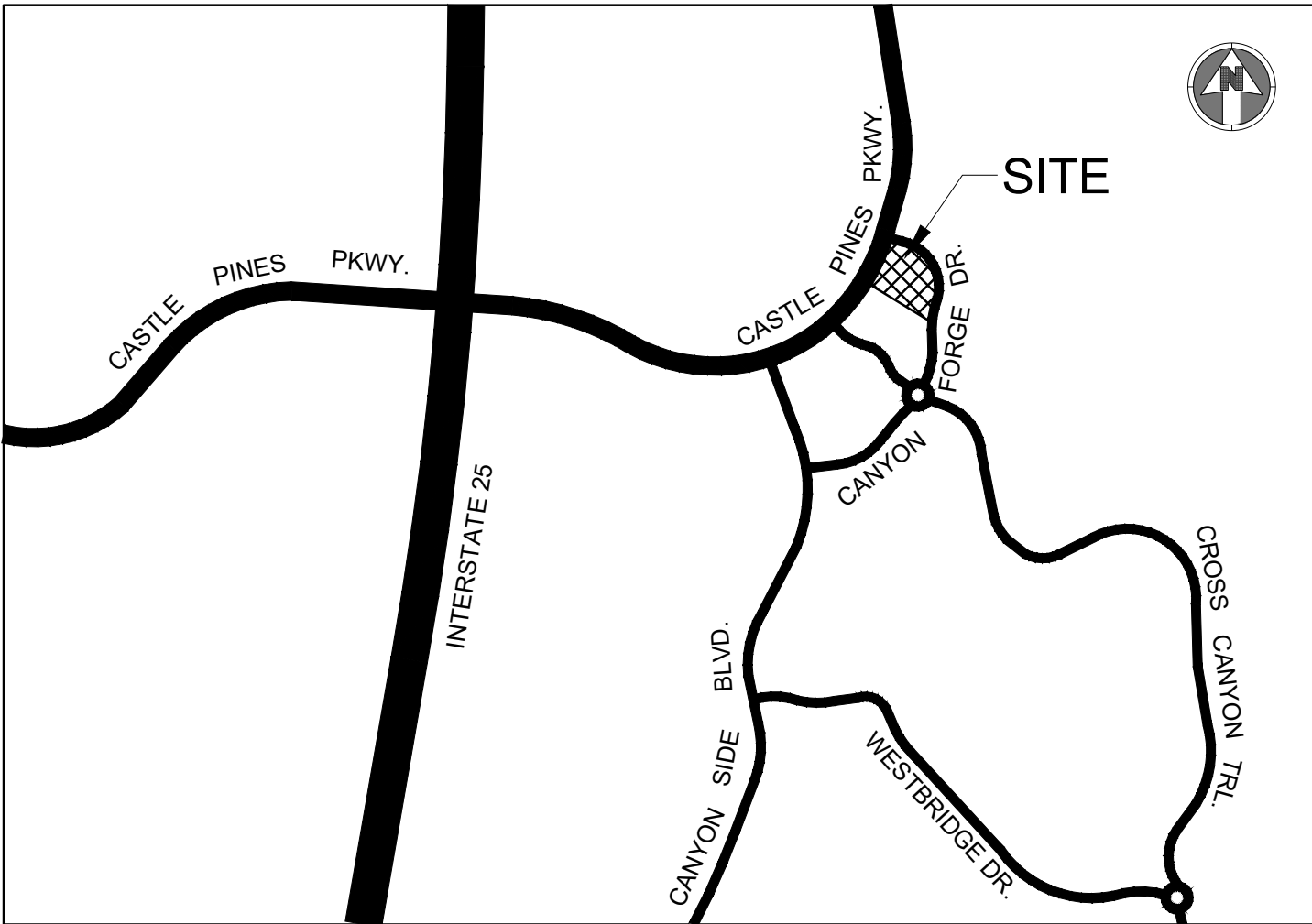
CONSTRUCTION PLANS
FOR
ADVENTHEALTH - CASTLE PINES

CANYONSIDE SUBDIVISION FILING NO. 2, LOT 3
A PARCEL LOCATED IN THE NORTHWEST QUARTER & SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO
CITY CASE NUMBER - SIP-2026-001

ENGINEER STATEMENT:
THESE CONSTRUCTION PLANS FOR CANYONSIDE FILING NO. 2, LOT 3 WERE PREPARED BY ME
(OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE
CITY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND
TECHNICAL CRITERIA, AND THE GRADING, EROSION, AND SEDIMENT CONTROL MANUAL.

JASON DEAN CARR
REGISTERED PROFESSIONAL ENGINEER
COLORADO, NO. 33854

DATE



VICINITY MAP
SCALE: 1"=1,500'

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PROJECT 257483

**ADVENTHEALTH
CASTLE PINES**

**CONSTRUCTION
DOCUMENTS**

DATE 06/05/2026

REVISIONS		
#	DESCRIPTION	DATE

SHEET TITLE
COVER SHEET

SHEET NUMBER
01

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BENCHMARK:

DOUGLAS COUNTY BENCHMARK #2039012, FOUND 3" DIAMETER ALUMINUM CAP.
PUBLISHED ELEVATION = 6,450.591 (NAVD88).

BASIS OF BEARING:

THE EAST LINE, N1/2, NW1/4 OF SECTION 2, T7S, R67W, 6TH P.M., BEARING
N00°10'18"W, A DISTANCE OF 1314.43, FROM THE CENTER-NORTH SIXTEENTH
CORNER OF SAID SECTION 2, BEING MONUMENTED BY A 3-1/4 INCH DIAMETER
ALUMINUM CAP STAMPED "PLS 10945" TO THE NORTH QUARTER CORNER OF SAID
SECTION 2, BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP
STAMPED "PLS 33202" WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO.

CITY DEVELOPMENT REVIEW ENGINEER

DATE

THESE CONSTRUCTION DRAWINGS HAVE
BEEN REVIEWED BY THE CITY OF CASTLE
PINES FOR * IMPROVEMENTS ONLY

* STREET AND DRAINAGE

PUBLIC WORKS ACCEPTANCE BLOCK

MASTER LEGEND:

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

ABBREVIATIONS:

ARCH	ARCHITECTURAL	MAX	MAXIMUM
BFV	BUTTERFLY VALVE	ME	MATCH EXISTING
BOP	BOTTOM OF PIPE	MIN	MINIMUM
BOV	BLOW OFF VALVE	MH	MANHOLE
BW	BOTTOM OF WALL @ FINISHED GRADE	N	NORTHING, NORTH
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PC	POINT OF CURVATURE, PEDESTRIAN CROSSING
CHB	CHORD BEARING	PCC	POINT OF COMPOUND CURVATURE
CH	CHORD LENGTH	PCR	POINT OF CURB RETURN
CL	CENTERLINE	PI	POINT ON INTERSECTION
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVATURE
CO	CLEANOUT	PT	POINT OF TANGENCY
COMM	COMMUNICATION	PVC	POLYVINYL CHLORIDE
D	STORM SEWER	PWSD	PARKER WATER AND SANITATION DISTRICT
DIP	DUCTILE IRON PIPE	R	RADIUS
DNE	DO NOT ENTER	RCP	REINFORCED CONCRETE PIPE
DTL	DETAIL	RCB	REINFORCED CONCRETE BOX
E	ELECTRIC, EASTING, EAST	RD	ROOF DRAIN
EJ	EXPANSION JOINT	RE	REFERENCE
ELEC	ELECTRIC	RL	RIDGE LINE
ELEV	ELEVATION	ROW	RIGHT OF WAY
EV	ELECTRIC VEHICLE	RT	RIGHT
EX	EXISTING	S	SANITARY SEWER, SOUTH
FF	FINISHED FLOOR	SB	SPLASH BLOCK
FFE	FINISHED FLOOR ELEVATION	SD	STORM SEWER
FES	FLARED END SECTION	SDMH	STORM SEWER MANHOLE
FG	FINISHED GRADE	SDCO	STORM SEWER CLEANOUT
FO	FIBER OPTIC	SS	SANITARY SEWER, STOP SIGN
FS	FINISHED SURFACE	STA	STATION
FL	FLOWLINE, FIRE LANE	STRM	STORM SEWER
GB	GRADE BREAK	T	TELEPHONE, TRANSITION
HC	HANDICAP	TOP	TOP OF FLANGE
HCV	HANDICAP VAN	TOP	TOP OF PIPE
HP	HIGH POINT	TV	TELEVISION/ CABLE
FH	FIRE HYDRANT	TW	TOP OF WALL @ FINISHED GRADE
INV	INVERT	TYP	TYPICAL
IRR	IRRIGATION	VCP	VITRIFIED CLAY PIPE
KB	KICK BLOCK	VPC	VERTICAL POINT OF CURVATURE
L	LENGTH	VPI	VERTICAL POINT OF INTERSECTION
LF	LINEAR FEET	VPT	VERTICAL POINT OF TANGENCY
LP	LOW POINT	W	WATER, WEST
LT	LEFT	WATR	WATER LINE
LTD	LAMBS TONGUE DRAIN		

CASTLE PINES STANDARD NOTES

- THE CITY DEVELOPMENT REVIEW ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY HAS REVIEWED THE DOCUMENT AND FOUND IT TO GENERALLY CONFORM WITH THE CITY OF CASTLE PINES ROADWAY DESIGN AND CONSTRUCTION STANDARDS, APPLICABLE MUNICIPAL CODE, AND ANY ASSOCIATED AGREEMENT (SUCH AS A DEVELOPMENT AGREEMENT) OR ACCEPTED VARIANCES TO THOSE REGULATIONS. THROUGH ACCEPTANCE OF THIS DOCUMENT, THE CITY ASSUMES NO RESPONSIBILITY, OTHER THAN STATED PREVIOUSLY, FOR THE COMPLETENESS AND ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE PE REGISTERED IN THE STATE OF COLORADO WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE ROADWAY STANDARDS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
 - THE CITY OF CASTLE PINES ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M&S STANDARDS
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY AS APPLICABLE. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS AND A MAXIMUM OF 72 HOURS PRIOR TO STARTING CONSTRUCTION OF ELEMENTS THAT REQUIRE REVIEW AND INSPECTION. NOTIFICATION SHALL CONSIST OF THE CONTRACTOR'S CONTACTING THE CITY PUBLIC WORKS DEPARTMENT AND RECEIPT OF ACKNOWLEDGEMENT BY THE CITY. THE CONTRACTOR SHALL NOTIFY THE CITY WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE CITY, MILE HIGH FLOOD DISTRICT (MHFD), OR OTHER SPECIAL DISTRICTS FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY THE CITY TO ALLOW INSPECTION OF THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITY OR INFRASTRUCTURE BY THE CITY, MHFD, OR RELEVANT AGENCY.
- CONSTRUCTION SHALL NOT BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED. IF A CITY INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, THE CITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE COPY OF THE PLANS SIGNED BY THE CITY, ONE COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, LATEST VERSION, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED HERE:

WATER TIE IN SHEET 13
- A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), SHALL BE SUBMITTED TO THE CITY FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT APPLICATION. A RIGHT-OF-WAY PERMIT WILL NOT BE ISSUED WITHOUT AN ACCEPTED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION. EXCEPTIONS CAN BE MADE BY THE CITY PUBLIC WORKS DEPARTMENT IF CONSTRUCTION DOES NOT INCLUDE TRAFFIC CONTROL.
- THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR 2 YEARS FROM THE DATE OF CITY ACCEPTANCE, AFTER WHICH TIME, THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY CITY.
- CITY OF CASTLE PINES STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.
- PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE CITY FOR ALL PUBLIC AND PRIVATE ROADS.
- STANDARD CITY AMERICANS WITH DISABILITIES ACT RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS OF ALL "T" INTERSECTIONS AS IDENTIFIED ON THE PLANS.
- ALL STATIONING IS BASED ON ROADWAY CENTERLINES UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
- ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE), INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES, REQUIRE PERMITTING AND INSPECTIONS. PLEASE CONTACT THE CITY PUBLIC WORKS DEPARTMENT FOR INSPECTION SCHEDULING.
- TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO 10 FEET IN LENGTH.
- EPOXY-COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.
- THE CITY REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.
- ALL REINFORCED CONCRETE PIPE (RCP) STORM SEWERS MUST USE ASTM INTERNATIONAL (ASTM) C443 WATERTIGHT GASKETS PER THE CURRENT CITY AND MHFD DESIGN CRITERIA.
- ALL RCP SHALL BE CLASS III STORM SEWER PIPE, UNLESS OTHERWISE SPECIFIED.
- JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTION OF AN RCP OUTFALL.
- TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.
- FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.
- THE PE REGISTERED IN THE STATE OF COLORADO WHO SIGNS THESE PLANS IS RESPONSIBLE FOR CONFIRMING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARD CITY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - CITY OF CASTLE PINES ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - CITY OF CASTLE PINES STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
 - CITY OF CASTLE PINES GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
 - CDOT M&S STANDARDS
 - MUTCD
 - MHFD CRITERIA MANUAL
- A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM THE CITY MAY BE REQUIRED FOR ANY PROJECT.

GENERAL NOTES:

- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT THEIR EXPENSE TO COMPLETE ALL GRADING, UTILITY WORK AND INSTALLATION OF EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL COORDINATE WORK WITH ALL ADJACENT PROJECTS.
- DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITY LINES SHOWN ON THESE PLANS AND THOSE UTILITY LINES WHICH MAY NOT BE SHOWN ON THESE PLANS.
- EXISTING SITE INFORMATION SHOWN ON THESE DRAWINGS IS BASED UPON AVAILABLE SURVEY BY CORE CONSULTANTS, INC. DATED 01/15/2026 S.A. MIRO, INC. MAKES NO WARRANTIES OR CERTIFICATION OF THE COMPLETENESS OR ACCURACY OF THE EXISTING CONDITIONS PRESENTED. THE CONTRACTOR SHALL INSPECT THE SITE TO ASSESS EXISTING CONDITIONS, AND SATISFY THEMSELVES THAT THE DOCUMENTS ACCURATELY REPRESENT THE SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND DURING INITIAL INSPECTIONS, OR SUBSEQUENTLY, SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY FOR RESOLUTION RELATIVE TO THE INTENDED CONSTRUCTION.
- THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING FIELD SURVEY DATA LOCATING MANHOLES, WATER VALVES, ELECTRICAL EQUIPMENT, AND OTHER FEATURES FOUND AT THE SURFACE. NO SUBSURFACE EXPLORATION HAS BEEN DONE TO VERIFY EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNVERIFIED EXISTING CONDITIONS, WHERE THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES. THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY APPROPRIATE ENTITIES FOR UTILITY LOCATES AND START OF CONSTRUCTION PRIOR TO ANY WORK BEING STARTED.
- THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL AFFECTED PARTIES PRIOR TO ANY OUTAGES OR SHUTDOWN OF SERVICE.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL FOLLOW/VERIFY THE INTENT OF THE DESIGN AT ALL LOCATIONS OF TIE-IN TO EXISTING FEATURES.

DEMOLITION NOTES:

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

HORIZONTAL CONTROL NOTES:

- THE BASIS OF BEARING IS THE EAST LINE, N1/2, NW1/4 OF SECTION 2, T7S, R67W, 6TH P.M., BEARING N00°10'18"W, A DISTANCE OF 1314.43, FROM THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 2, BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 10945" TO THE NORTH QUARTER CORNER OF SAID SECTION 2, BEING MONUMENTED BY A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "PLS 33202" WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO.
- THE CONTRACTOR SHALL VERIFY THAT BUILDING GRID LOCATIONS ARE CONSISTENT WITH LATEST ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

PAVING NOTES:

- THE CONTRACTOR SHALL ADJUST EXISTING AND PROPOSED MANHOLES, WATER VALVES AND OTHER SURFACE APPURTENANCES WITHIN THE LIMITS OF WORK TO FINISHED GRADE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL/LANDSCAPE PLANS FOR CONCRETE SCORING PATTERNS, COLOR AND FINISHING.
- PROPOSED PAVEMENT DESIGN IS BASED UPON THE GEOTECHNICAL REPORT BY CTL THOMPSON DATED 01/14/2026. S.A. MIRO, INC. MAKES NO WARRANTIES OR CERTIFICATION OF PAVEMENT PERFORMANCE.

UTILITY NOTES:

- LOCATION OF ALL EXISTING UTILITIES (PRIVATE AND PUBLIC) SHALL BE IDENTIFIED AND VERIFIED BY THE CONTRACTOR PRIOR TO MOBILIZATION, CONSTRUCTION AND ORDERING OF MATERIALS. IF ANY CONFLICTS OR DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, REPAIR AND DELAYS RELATED TO ANY AND ALL UNVERIFIED EXISTING CONDITIONS.
- ALL UTILITY LENGTHS SHOWN ON THESE PLANS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL LENGTHS AND QUANTITIES PRIOR TO ORDERING OF ANY MATERIALS.
- PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- WHERE FLARED END SECTIONS ARE REQUIRED, THE LENGTH OF PIPE INCLUDES THE FLARED END SECTION.
- DRY UTILITIES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL COORDINATE DESIGN WITH PROVIDER.
- ALL UTILITY WORK SHALL BE COMPLETED PRIOR TO ANY PAVING.
- CONTRACTOR SHALL SURVEY THE LOCATION AND ELEVATION OF ALL INSTALLED UTILITIES PRIOR TO TRENCH BACKFILL, AND PROVIDE SURVEY INFORMATION TO THE ENGINEER UPON COMPLETION OF THE PROJECT FOR AS-BUILT DOCUMENTATION.

GRADING NOTES:

- SITE GRADING (EXCAVATION, EMBANKMENTS, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST GEOTECHNICAL REPORT FOR THIS PROPERTY.
- SPOT ELEVATIONS MAY BE ABBREVIATED FOR CLARITY. REFER TO THE ADJACENT CONTOUR LABELS FOR FULL ELEVATIONS.
- MAXIMUM PROPOSED SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.
- SPOT ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.
- PROPOSED GRADING SHALL MEET AND MATCH EXISTING GRADE AT LIMITS OF DISTURBANCE.
- PROPOSED GRADING AS SHOWN REFLECTS PLANNED FINISHED GRADE. THE CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTH, SUBGRADE REQUIREMENTS, OVEREXCAVATION, TOPSOIL, AND ANY PLANNED SURFACING CONSTRUCTION.
- MAXIMUM TEMPORARY SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND IN COMPLIANCE WITH OSHA REQUIREMENTS.
- DIRECTIONAL SLOPE ARROWS INDICATE THE SLOPE OF THE FINISHED GRADE IN THE DIRECTION OF THE ARROW, TYPICALLY IN THE DIRECTION OF TRAVEL OR CROSS-SLOPE OF PROPOSED PAVEMENT. THE ARROW DOES NOT NECESSARILY POINT DOWNHILL IN THE DIRECTION OF MAXIMUM SLOPE.
- THE GRADING AND STORM DRAINAGE DESIGN PRESENTED HEREIN IS DESIGNED TO CONVEY STORMWATER RUNOFF OFFSITE DURING A 100-YEAR STORM EVENT. DURING AND FOLLOWING THIS STORM EVENT, FLOODING OF STREETS AND SITE MAY OCCUR. THE PROPOSED INTERIOR FINISHED FLOOR ELEVATION IS DESIGNED TO BE ABOVE THE WATER SURFACE LEVEL ASSOCIATED WITH THE 100-YEAR STORM EVENT. THIS APPROACH ADHERES TO THE CRITERIA DEVELOPED BY THE MILE HIGH FLOOD DISTRICT (MHFD), AS PRESENTED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, ALONG WITH THE LOCAL JURISDICTIONAL DRAINAGE REQUIREMENTS. THIS DESIGN CRITERIA REPRESENTS THE CURRENT BEST ENGINEERING PRACTICES IN THE REGION AND THE LOCAL STANDARD OF CARE.

A 100-YEAR STORM EVENT IS DEFINED AS HAVING A 1-HOUR RAINFALL DEPTH OF 2.31 INCHES. STORM INFRASTRUCTURE IS DESIGNED TO ACCOMMODATE A RATE OF FLOW, THEREFORE IT IS POSSIBLE TO EXPERIENCE FLOODING IF THE RATE OF PRECIPITATION IS HIGHER THAN THE DESIGN STORM, EVEN IF THE STORM EVENT TOTALS LESS THAN 2.31 INCHES. EXTREME STORM EVENTS CAN BE HYPER-LOCALIZED, AND MAY NOT BE WELL REPRESENTED BY NEARBY RAIN GAUGES.

FURTHER, STORMWATER MANAGEMENT SYSTEMS REQUIRE REGULAR MAINTENANCE. FAILURE TO PROVIDE PROPER MAINTENANCE REDUCES THE HYDRAULIC CAPACITY OF THE SYSTEM AND MAY RESULT IN FLOODING. S. A. MIRO, INC. IS NOT RESPONSIBLE FOR SITE FLOODING THAT OCCURS AS A RESULT OF EITHER EXTREME STORM EVENTS, OR OF POORLY-MAINTAINED AT-GRADE AND BELOW-GRADE STORM INFRASTRUCTURE UTILITIES.

THE CONTRACTOR SHALL CONFORM TO OVEREXCAVATION REQUIREMENTS DETAILED WITHIN THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT. OVEREXCAVATION REQUIREMENTS ARE NOT DEPICTED ON THE CIVIL PLANS.

CITY DEVELOPMENT REVIEW ENGINEER

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY THE CITY OF CASTLE PINES FOR * IMPROVEMENTS ONLY

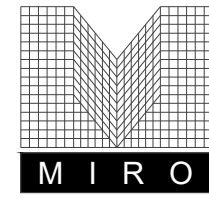
* STREET AND DRAINAGE

PUBLIC WORKS ACCEPTANCE BLOCK



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PROJECT 257483

ADVENTHEALTH
CASTLE PINES

CONSTRUCTION
DOCUMENTS

DATE 06/05/2026

REVISIONS

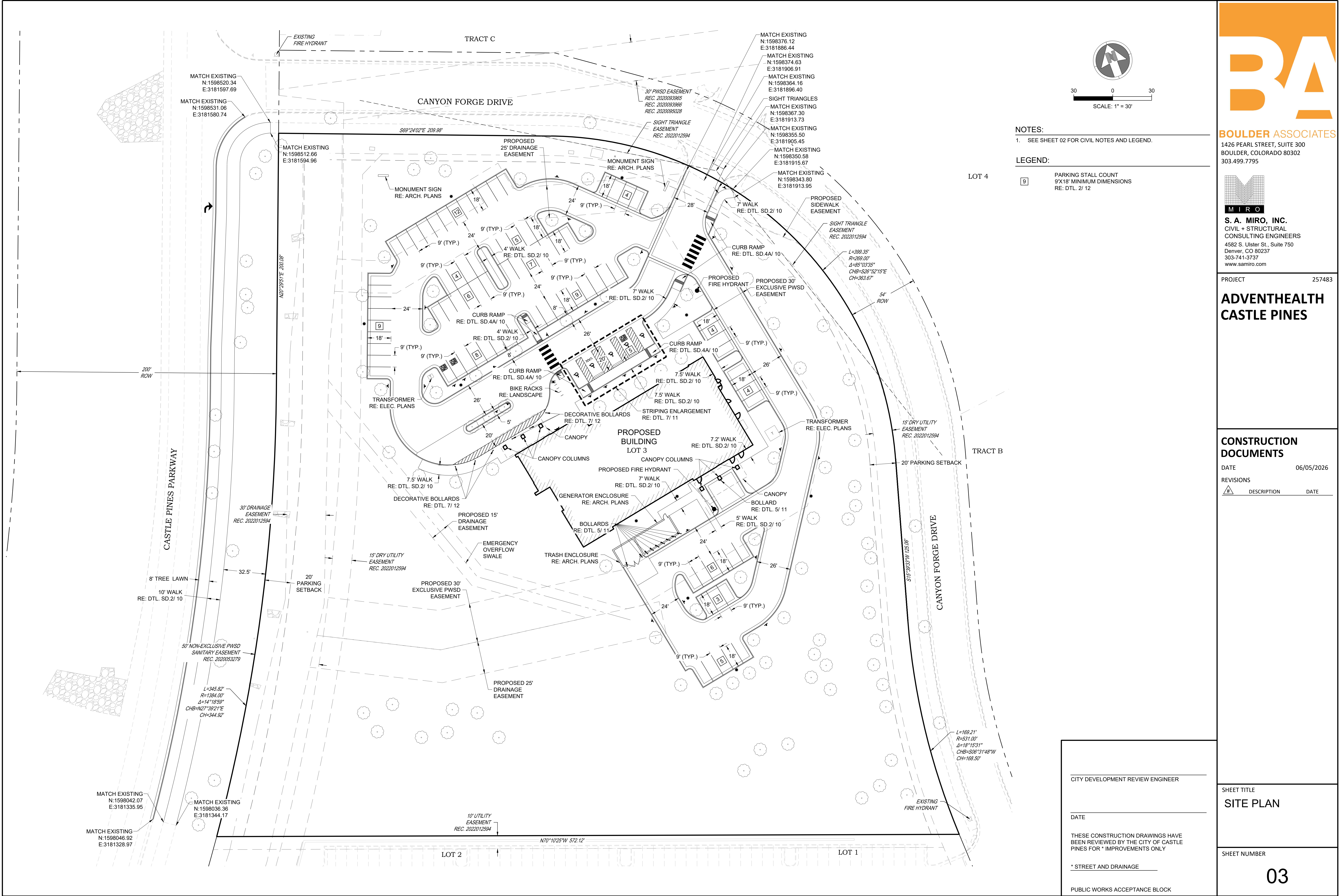
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SHEET TITLE

CIVIL NOTES AND
LEGEND

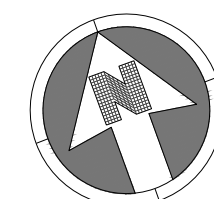
SHEET NUMBER

02



1. SEE SHEET 02 FOR CIVIL NOTES AND LEGEND.
2. ADA PATH SLOPES SHALL MEET THE BELOW REQUIREMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION.

-



1426 PEARL STREET, SUITE 300
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303.499.7795



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4582 S. Ulster St., Suite 750
Denver, CO 80237
303-741-3737
www.samiro.com

PROJECT	257483
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**ADVENTHEALTH
CASTLE PINES**

CONSTRUCTION DOCUMENTS

DATE	06/05/2026
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REVISIONS

#	DESCRIPTION	DATE
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CITY DEVELOPMENT REVIEW ENGINEER

DATE _____

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* STREET AND DRAINAGE

PUBLIC WORKS ACCEPTANCE BLOCK

SHEET TITLE

GRADING PLAN

SHEET NUMBER

04

This site plan illustrates the proposed building and parking lot layout, including various easements, drainage, and grading details. The plan is bounded by Canyon Forge Drive to the north and a 54' ROW to the east. Key features include:

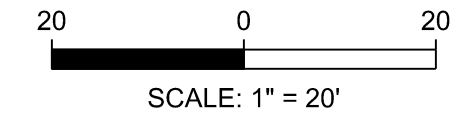
- Easements:** 30' PWSO EASEMENT (REC. 2020093965, REC. 2020093966, REC. 2020095028), 30' DRAINAGE EASEMENT (REC. 2022012594), 50' NON-EXCLUSIVE PWSO SANITARY EASEMENT (REC. 2020053279), 15' DRY UTILITY EASEMENT (REC. 2022012594), 30' RCP (PUBLIC), 24" RCP (PUBLIC), 18" RCP (PUBLIC), 12" PVC (PRIVATE), 30' EXCLUSIVE PWSO EASEMENT, and 15' UTILITY EASEMENT.
- Grading and Drainage:** Grading enlargements 1, 2, and 3 are shown, along with various drainage paths and elevations. The proposed building has a finished floor (FF) of 6293.30.
- ADA Path:** An ADA path is shown, with a note to see sheet 02.
- Monument Sign:** A monument sign is indicated, with a note to see arch. plans.
- Grading Enlargements:** Grading enlargements 1, 2, and 3 are shown, with notes to see sheet 07.
- Proposed Building:** The proposed building is shown with a finished floor (FF) of 6293.30.
- Proposed Parking Lot:** The proposed parking lot is shown with various parking spaces and dimensions.
- Grading and Drainage:** Grading enlargements 1, 2, and 3 are shown, along with various drainage paths and elevations.
- Easements:** 30' PWSO EASEMENT (REC. 2020093965, REC. 2020093966, REC. 2020095028), 30' DRAINAGE EASEMENT (REC. 2022012594), 50' NON-EXCLUSIVE PWSO SANITARY EASEMENT (REC. 2020053279), 15' DRY UTILITY EASEMENT (REC. 2022012594), 30' RCP (PUBLIC), 24" RCP (PUBLIC), 18" RCP (PUBLIC), 12" PVC (PRIVATE), 30' EXCLUSIVE PWSO EASEMENT, and 15' UTILITY EASEMENT.

The plan also includes numerous elevation points and grading percentages throughout the site.

CITY CASE NUMBER - SIP-2026-001

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2. ADA PATH SLOPES SHALL MEET THE BELOW REQUIREMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION.

- LONGITUDINAL SLOPE - 5.0% MAX.
- CROSS SLOPE - 2.0% MAX.



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**ADVENTHEALTH
CASTLE PINES**

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	DESCRIPTION	DATE

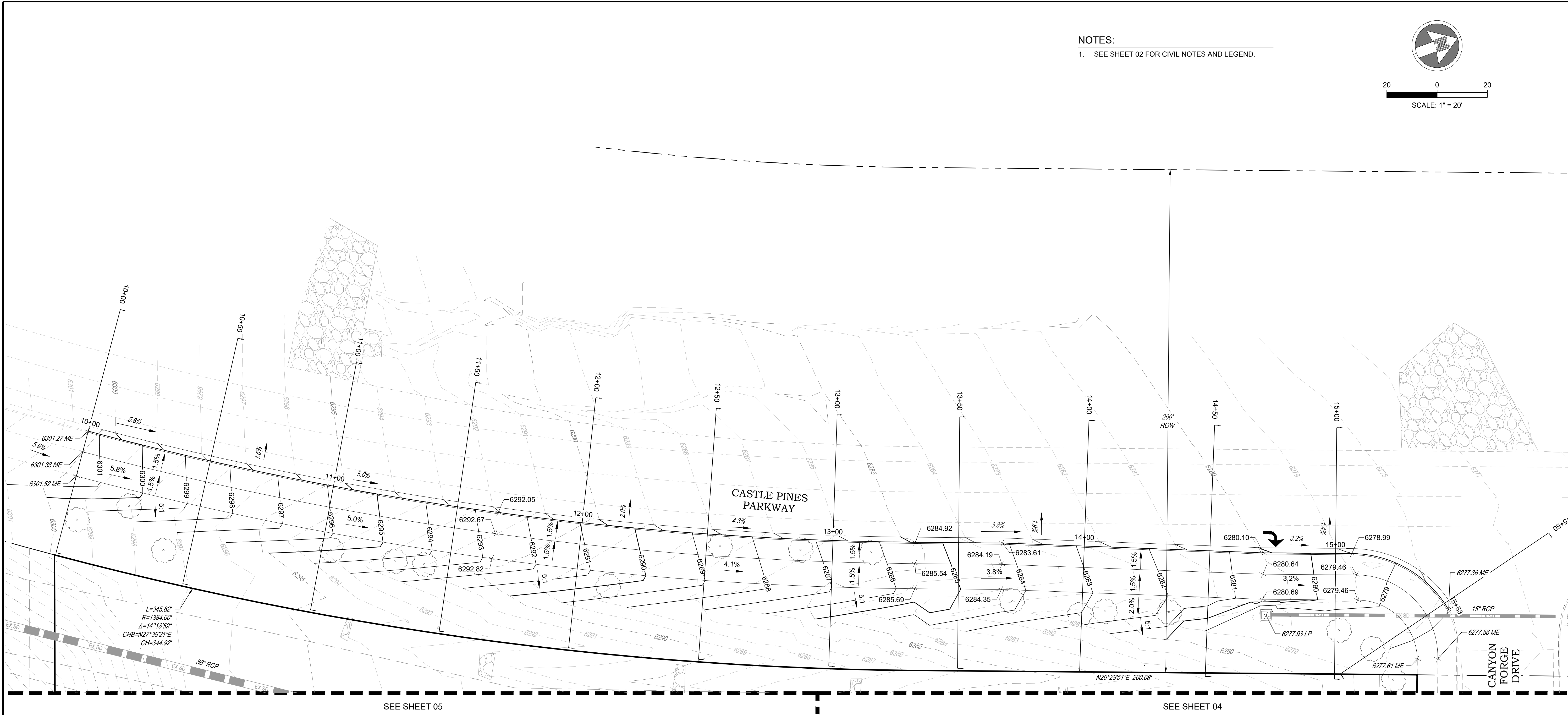
PUBLIC WORKS ACCEPTANCE BLOCK

05

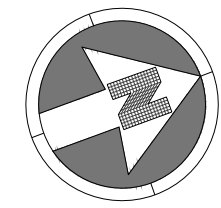


THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

CITY CASE NUMBER - SIP-2026-001



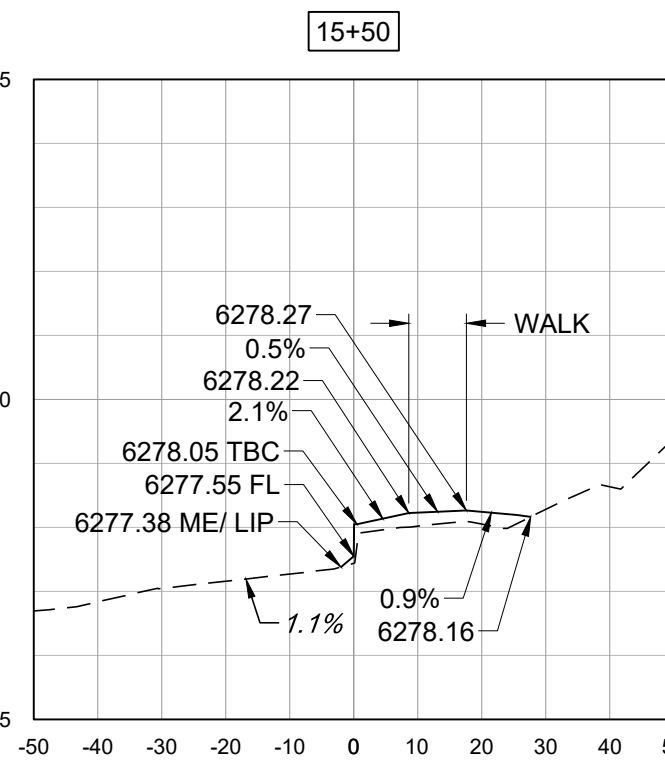
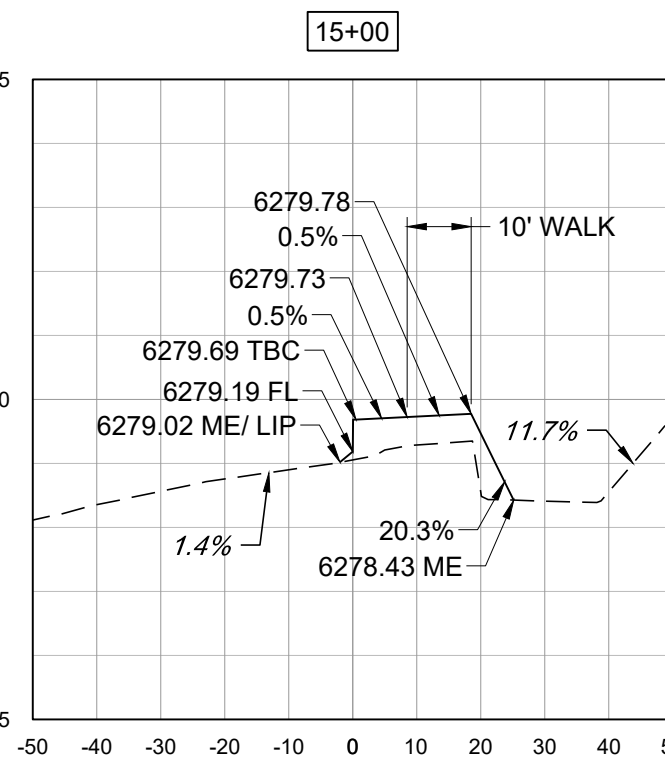
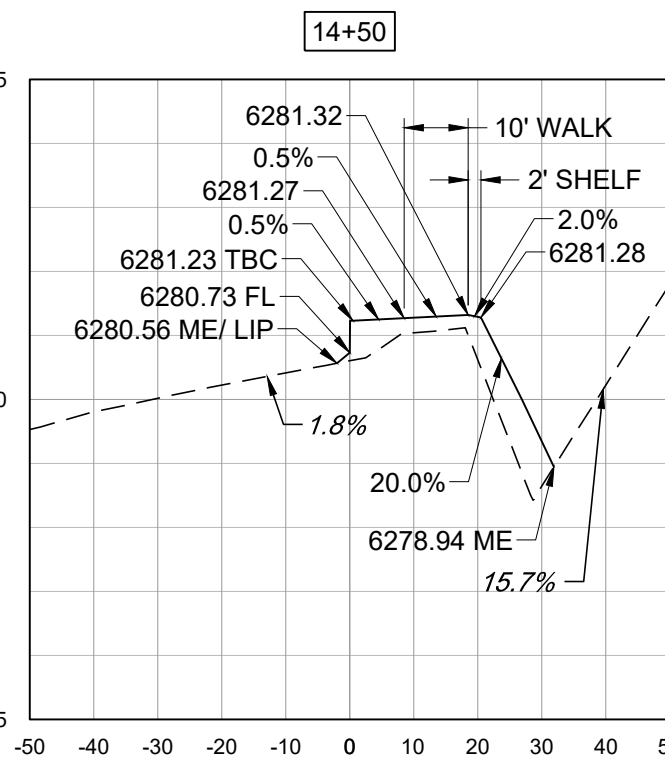
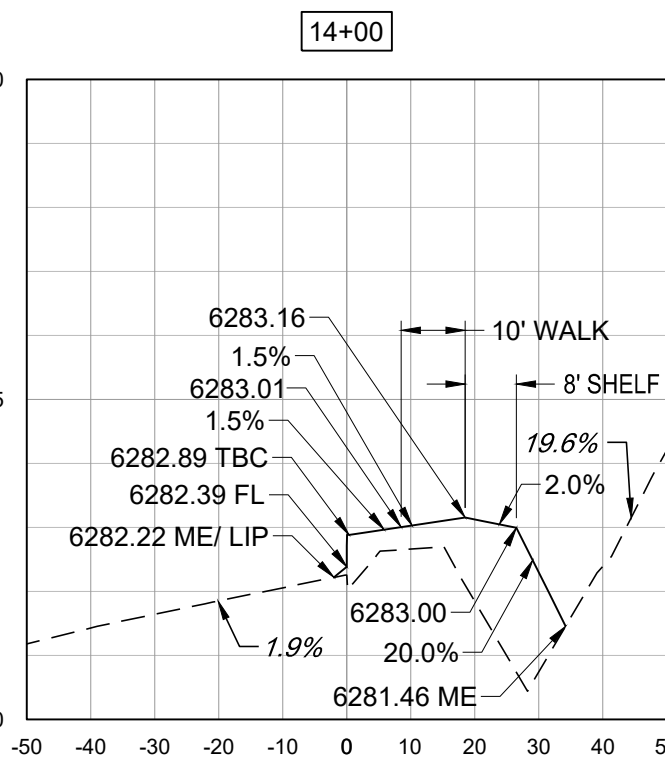
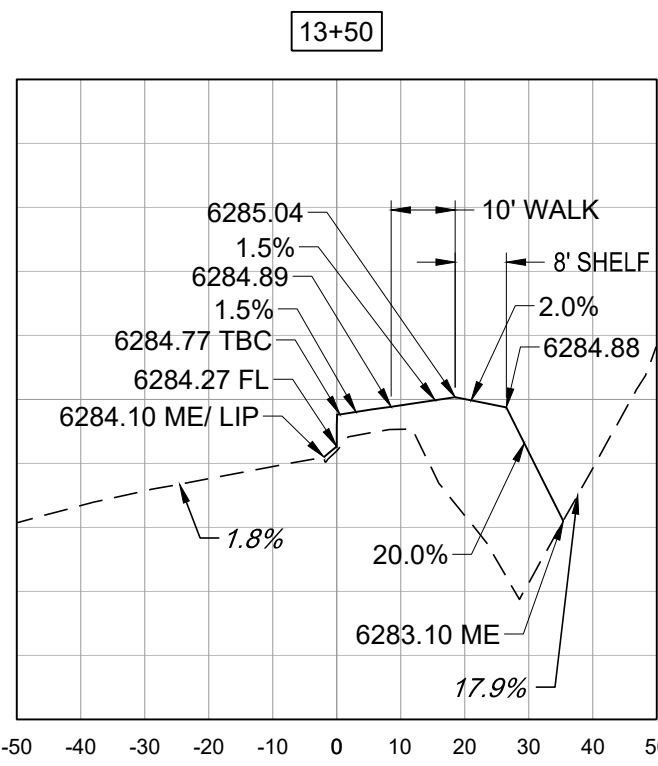
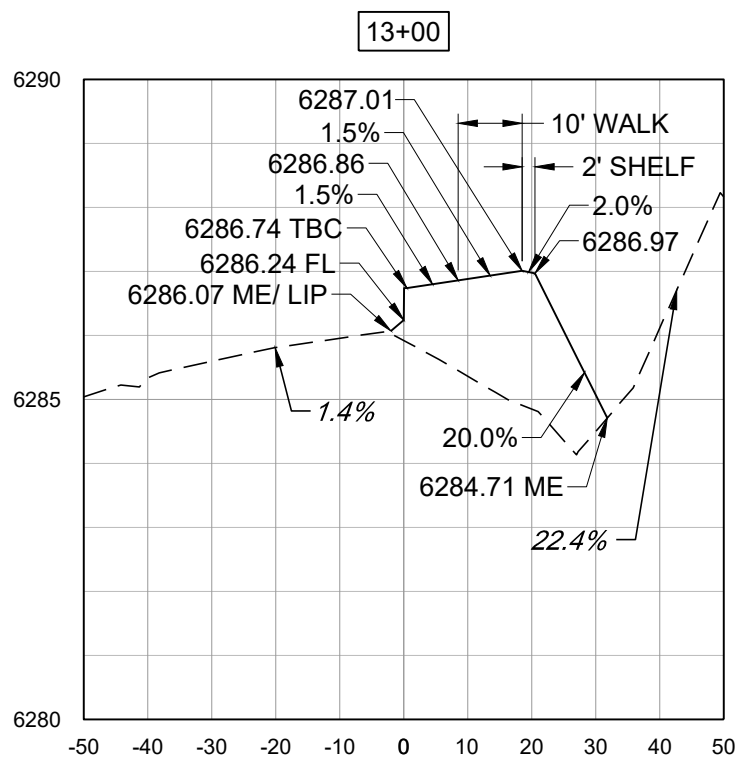
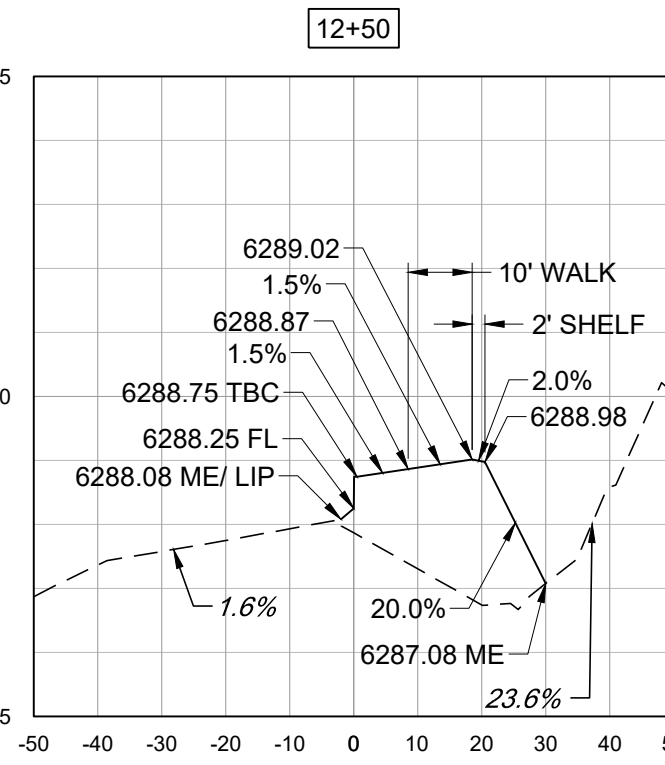
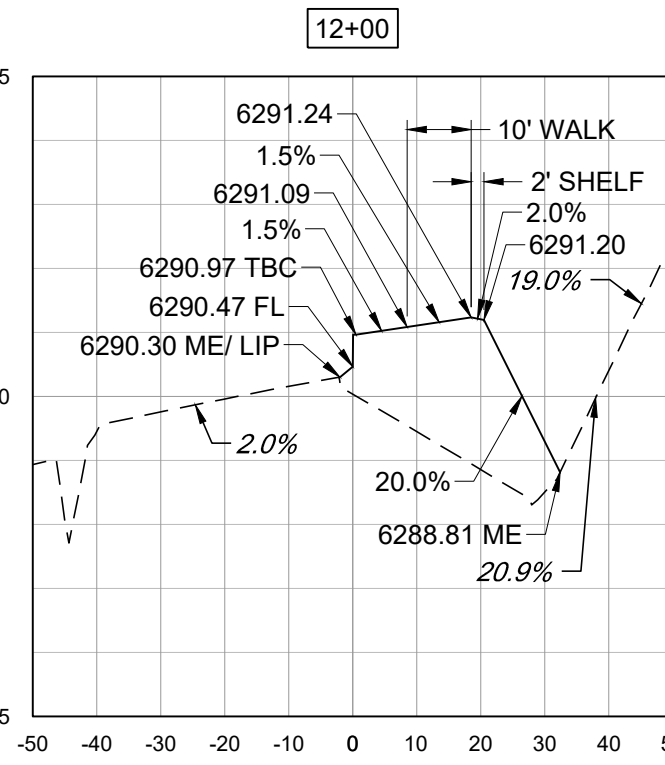
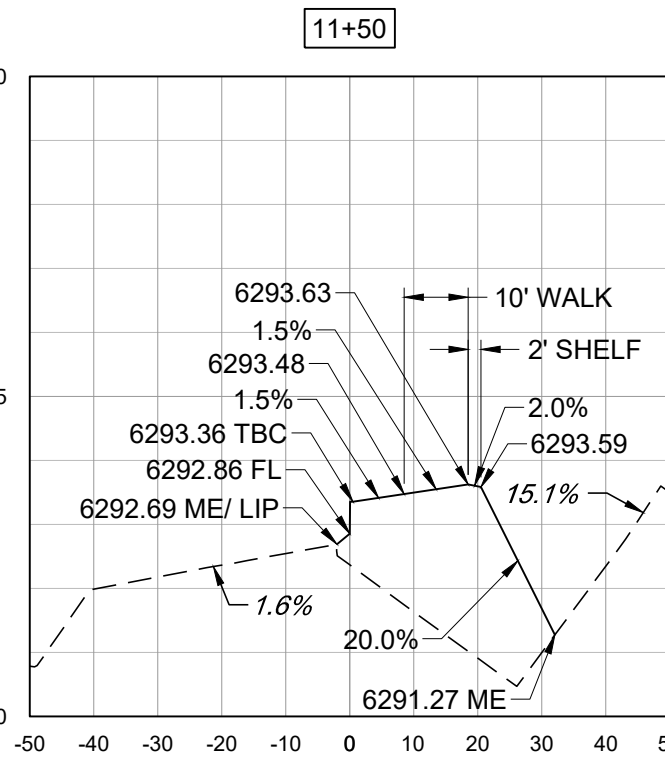
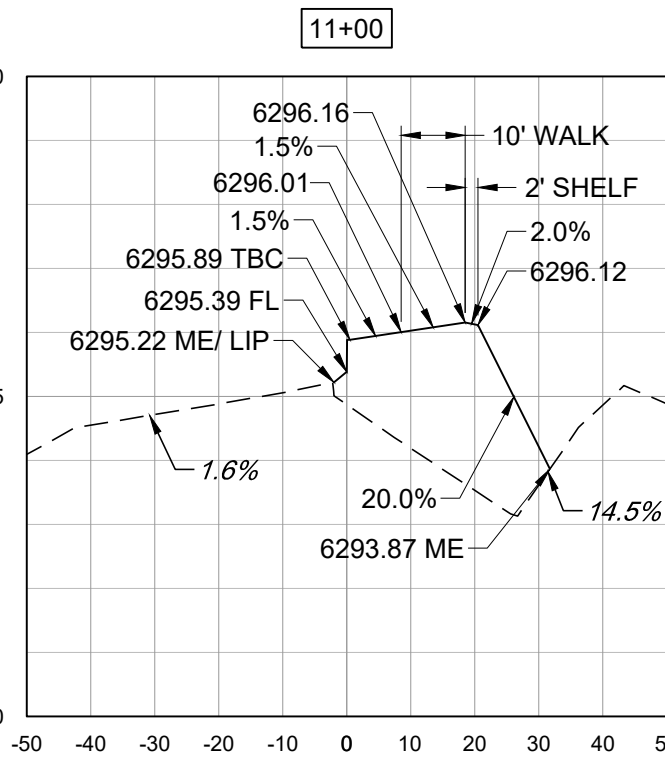
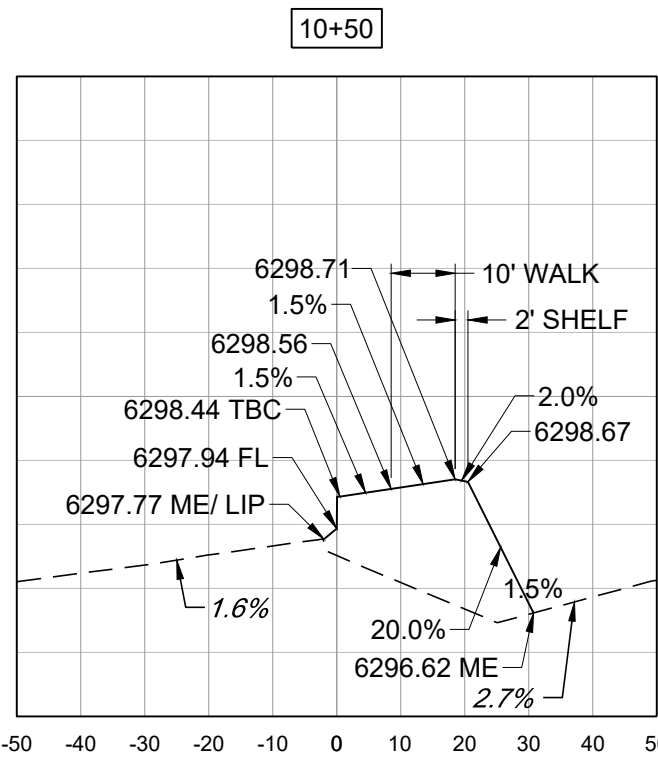
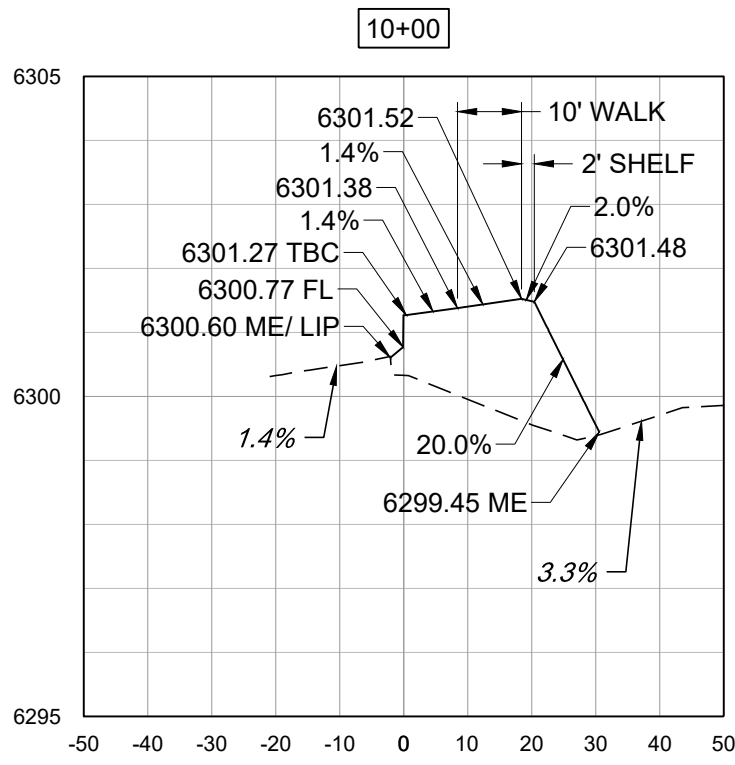
NOTES:
1. SEE SHEET 02 FOR CIVIL NOTES AND LEGEND.



20 0 20
SCALE: 1" = 20'

SEE SHEET 05

SEE SHEET 04



CITY DEVELOPMENT REVIEW ENGINEER

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ADVENTHEALTH CASTLE PINES

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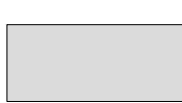
SHEET TITLE

GRADING PLAN

SHEET NUMBER

06

LEGEND:

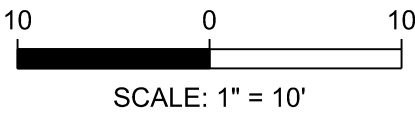


ADA AREA - NO SLOPES SHALL EXCEED 2.0% IN ANY DIRECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION.

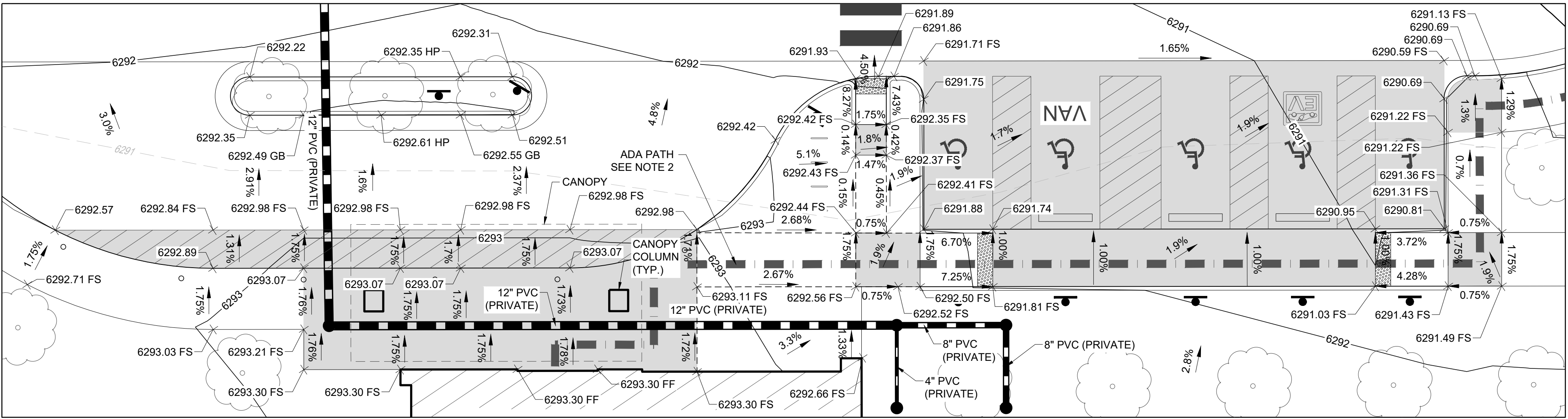
NOTES:

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- ADA PATH SLOPES SHALL MEET THE BELOW REQUIREMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION.

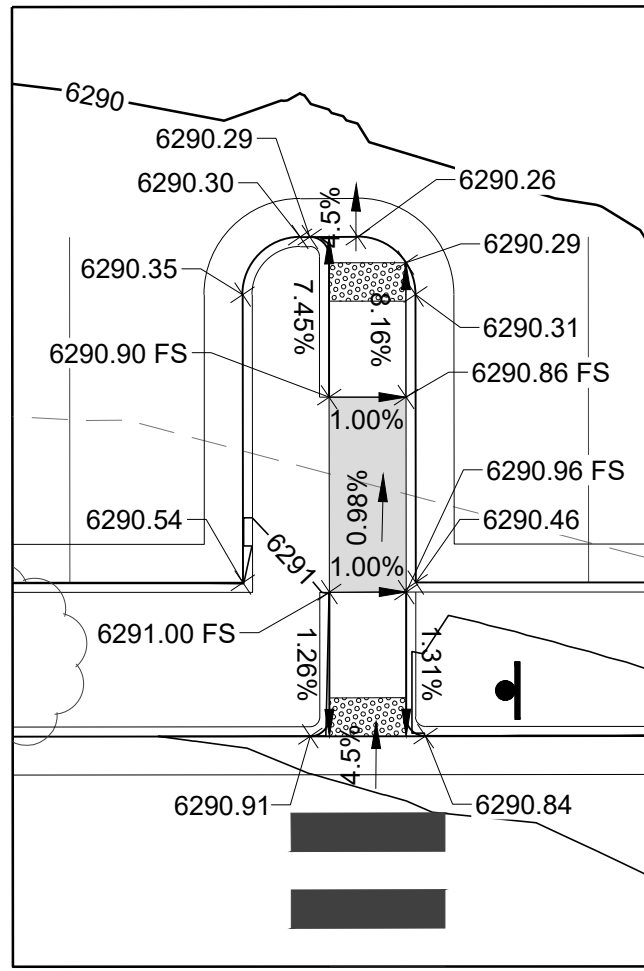
- LONGITUDINAL SLOPE - 5.0% MAX.
- CROSS SLOPE - 2.0% MAX.



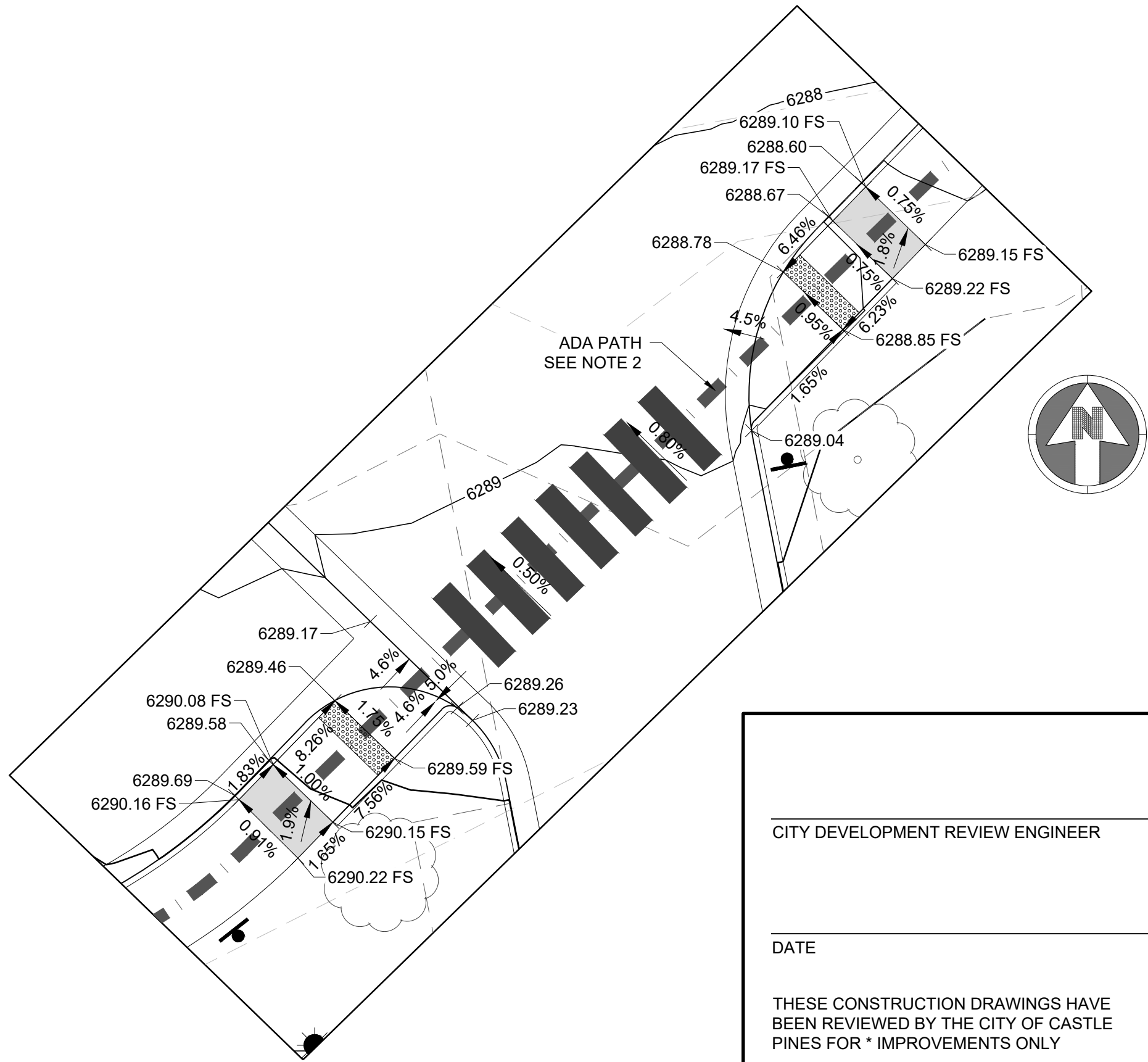
SCALE: 1" = 10'



GRADING ENLARGEMENT 2
SCALE: 1"=10'



GRADING ENLARGEMENT 1
SCALE: 1"=10'



GRADING ENLARGEMENT 3
SCALE: 1"=10'

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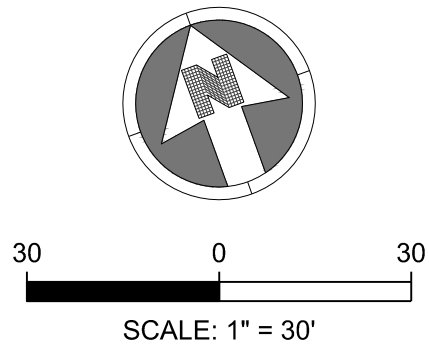
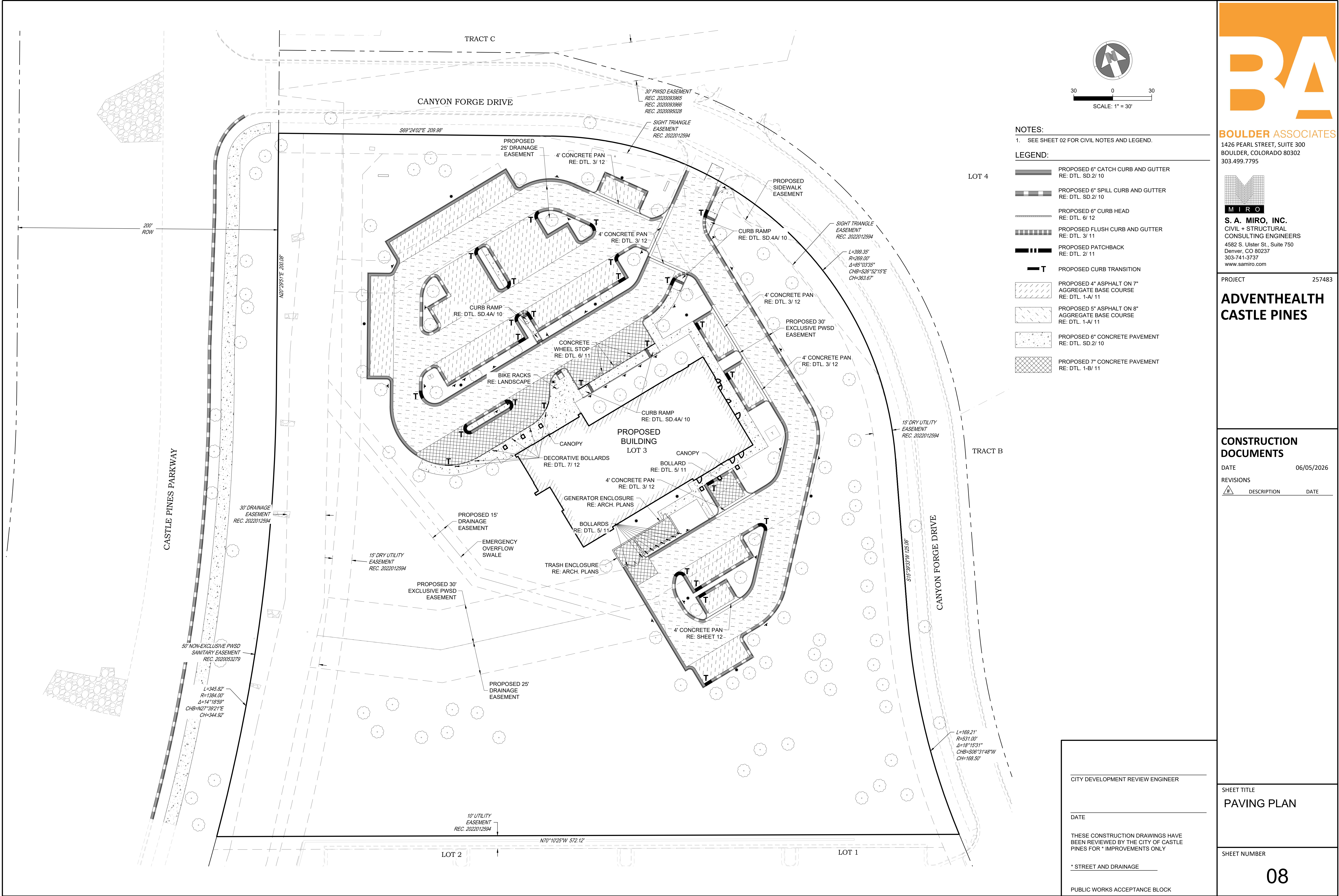
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SHEET TITLE

GRADING
ENLARGEMENTS

SHEET NUMBER

07



NOTES:
1. SEE SHEET 02 FOR CIVIL NOTES AND LEGEND.

- LEGEND:
- PROPOSED 6" CATCH CURB AND GUTTER
RE: DTL. SD. 2/ 10
 - PROPOSED 6" SPILL CURB AND GUTTER
RE: DTL. SD. 2/ 10
 - PROPOSED 6" CURB HEAD
RE: DTL. 6/ 12
 - PROPOSED FLUSH CURB AND GUTTER
RE: DTL. 3/ 11
 - PROPOSED PATCHBACK
RE: DTL. 2/ 11
 - PROPOSED CURB TRANSITION
 - PROPOSED 4" ASPHALT ON 7" AGGREGATE BASE COURSE
RE: DTL. 1-A/ 11
 - PROPOSED 5" ASPHALT ON 8" AGGREGATE BASE COURSE
RE: DTL. 1-A/ 11
 - PROPOSED 6" CONCRETE PAVEMENT
RE: DTL. SD. 2/ 10
 - PROPOSED 7" CONCRETE PAVEMENT
RE: DTL. 1-B/ 11

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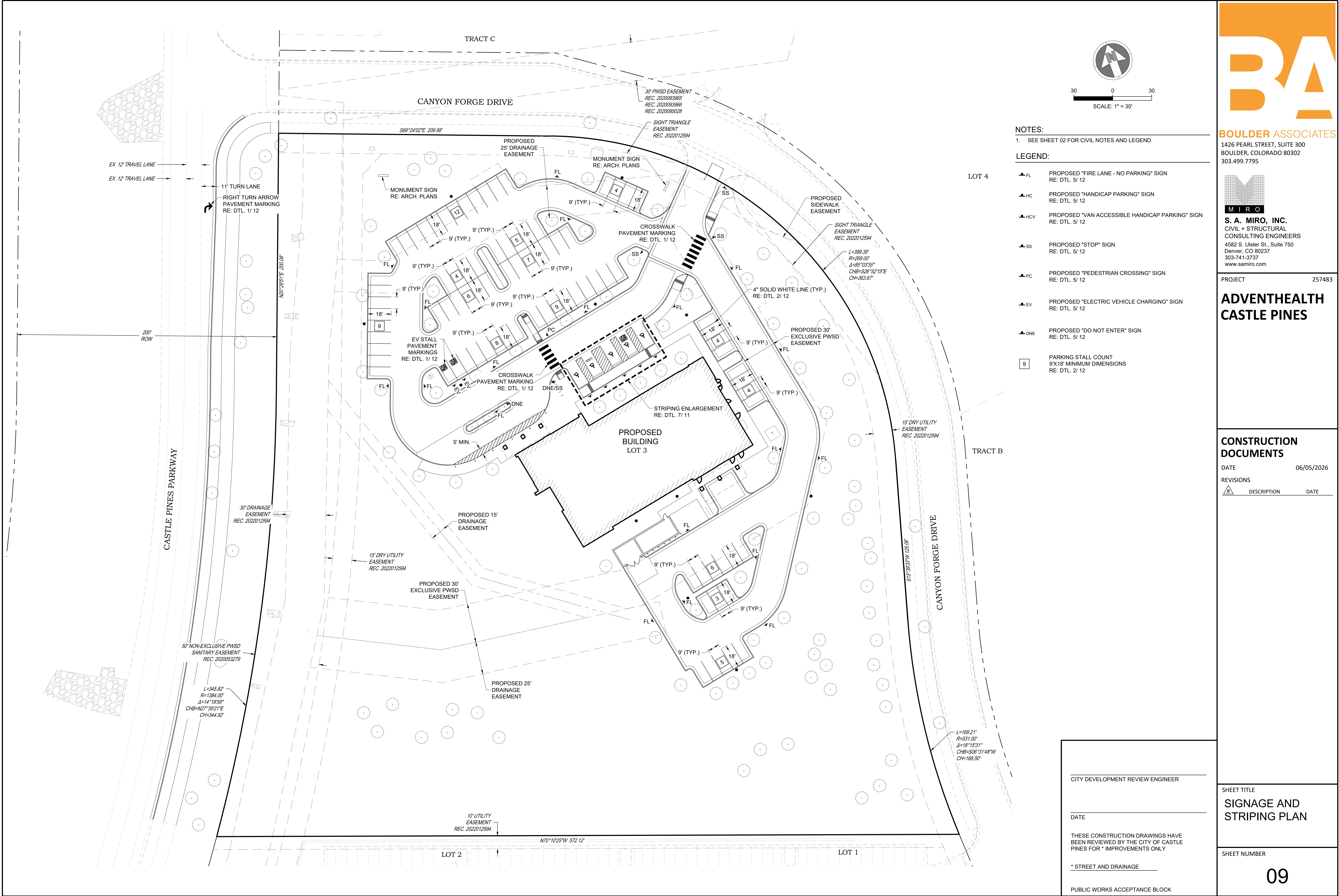
REVISIONS	DESCRIPTION	DATE
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SHEET TITLE

PAVING PLAN

SHEET NUMBER

08



NOTES:
1. SEE SHEET 02 FOR CIVIL NOTES AND LEGEND.

- LEGEND:
- FL PROPOSED "FIRE LANE - NO PARKING" SIGN
RE: DTL. 5/ 12
 - HC PROPOSED "HANDICAP PARKING" SIGN
RE: DTL. 5/ 12
 - HCV PROPOSED "VAN ACCESSIBLE HANDICAP PARKING" SIGN
RE: DTL. 5/ 12
 - SS PROPOSED "STOP" SIGN
RE: DTL. 5/ 12
 - PC PROPOSED "PEDESTRIAN CROSSING" SIGN
RE: DTL. 5/ 12
 - EV PROPOSED "ELECTRIC VEHICLE CHARGING" SIGN
RE: DTL. 5/ 12
 - DNE PROPOSED "DO NOT ENTER" SIGN
RE: DTL. 5/ 12
 - 9 PARKING STALL COUNT
9X18' MINIMUM DIMENSIONS
RE: DTL. 2/ 12



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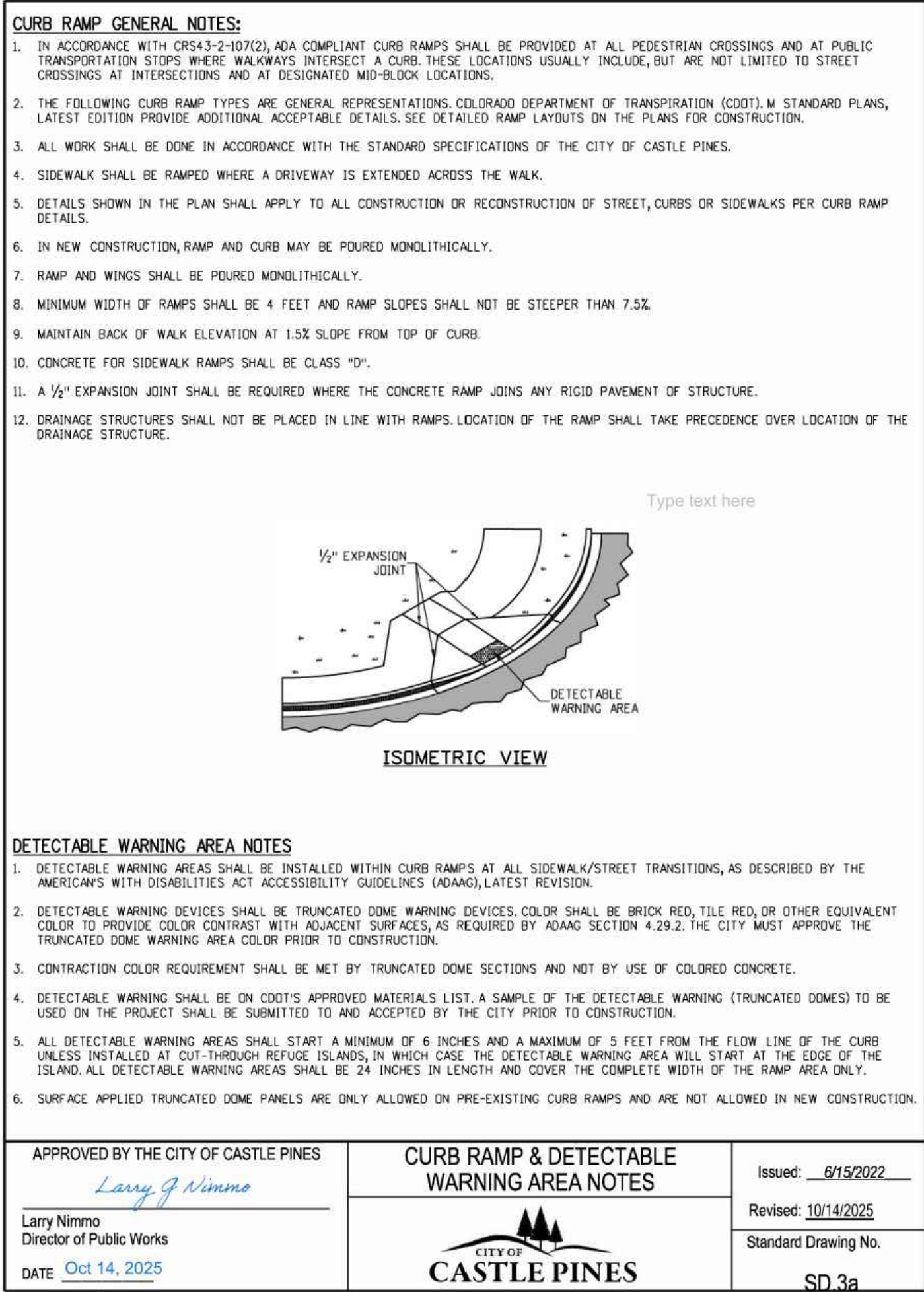
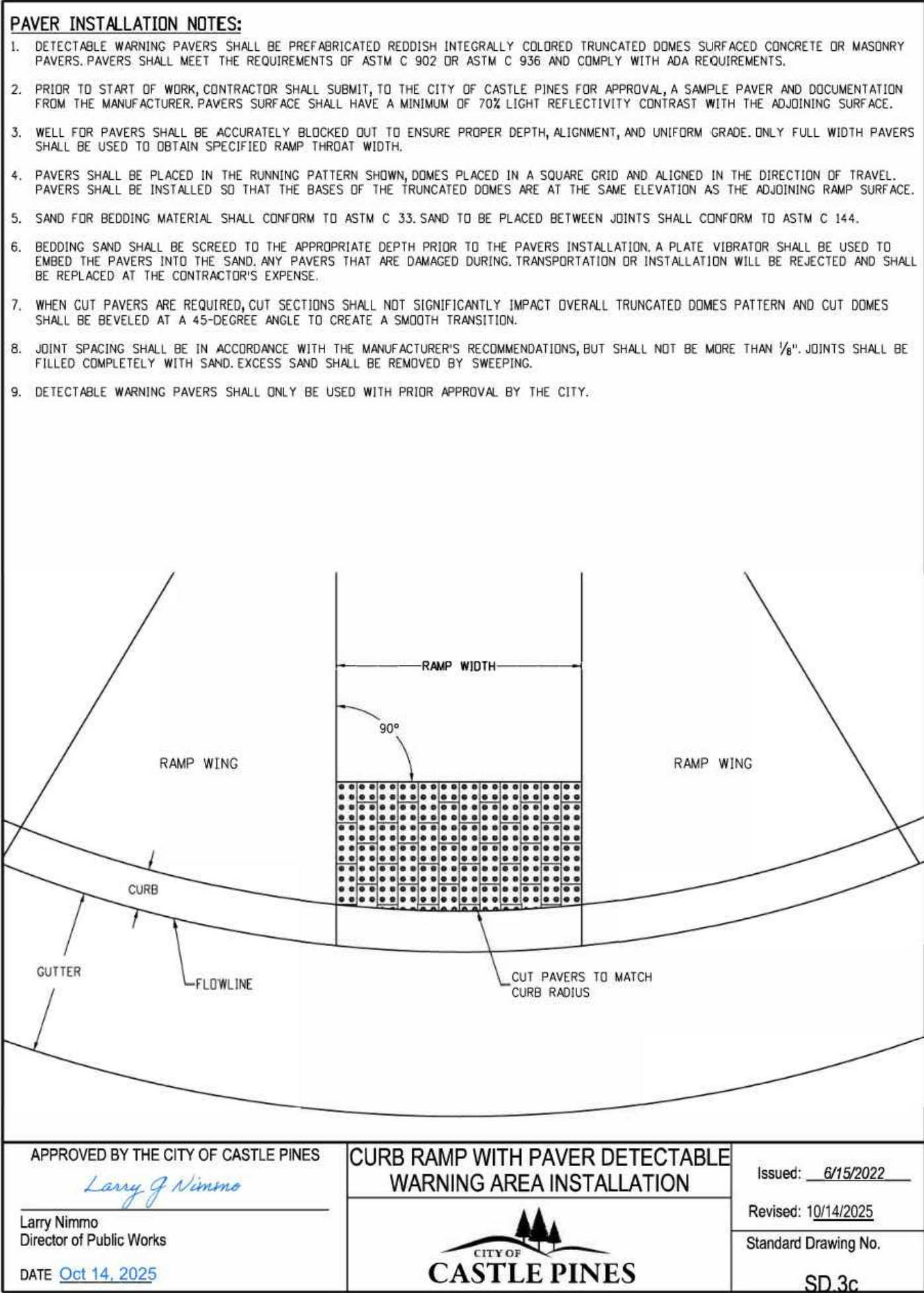
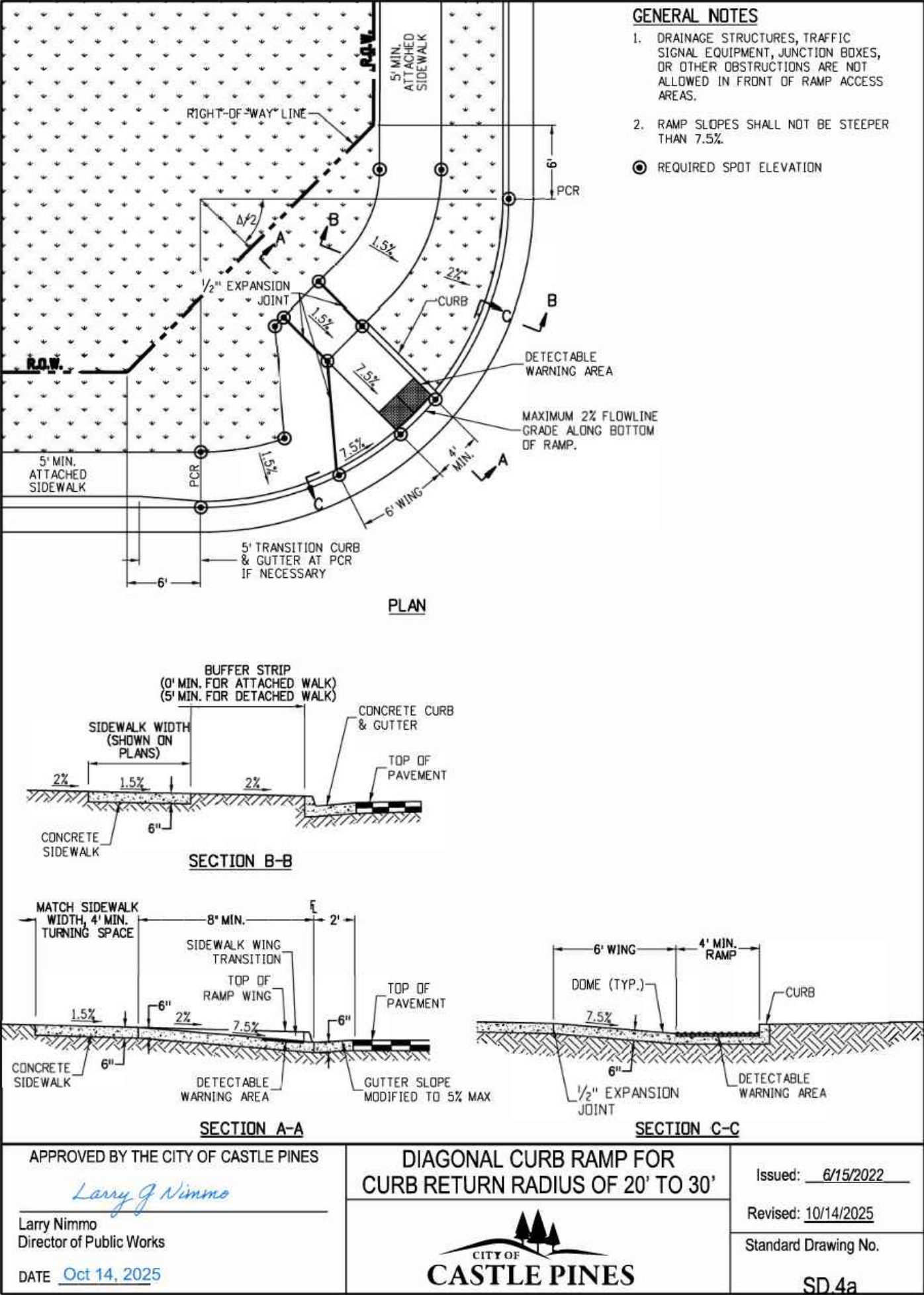
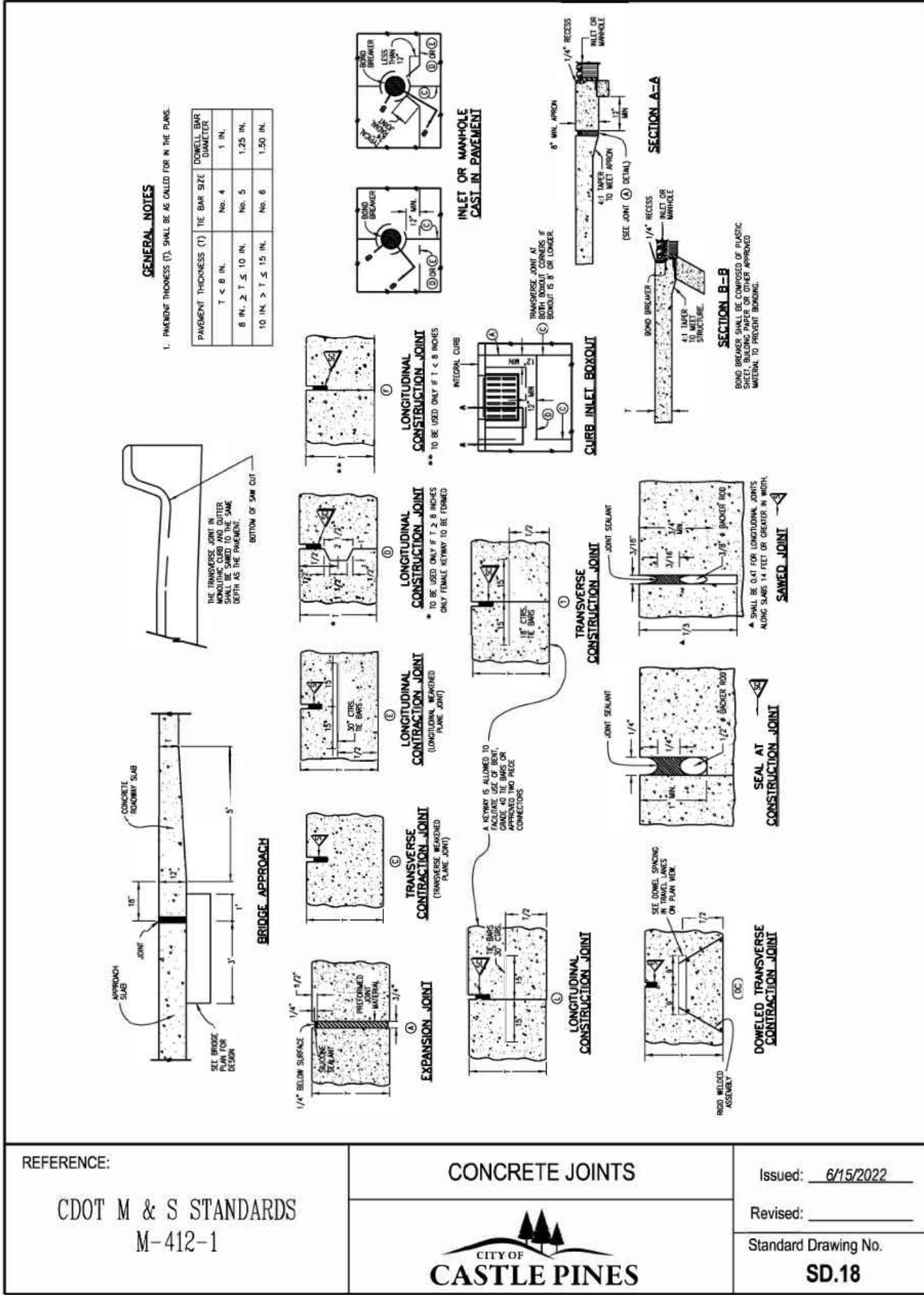
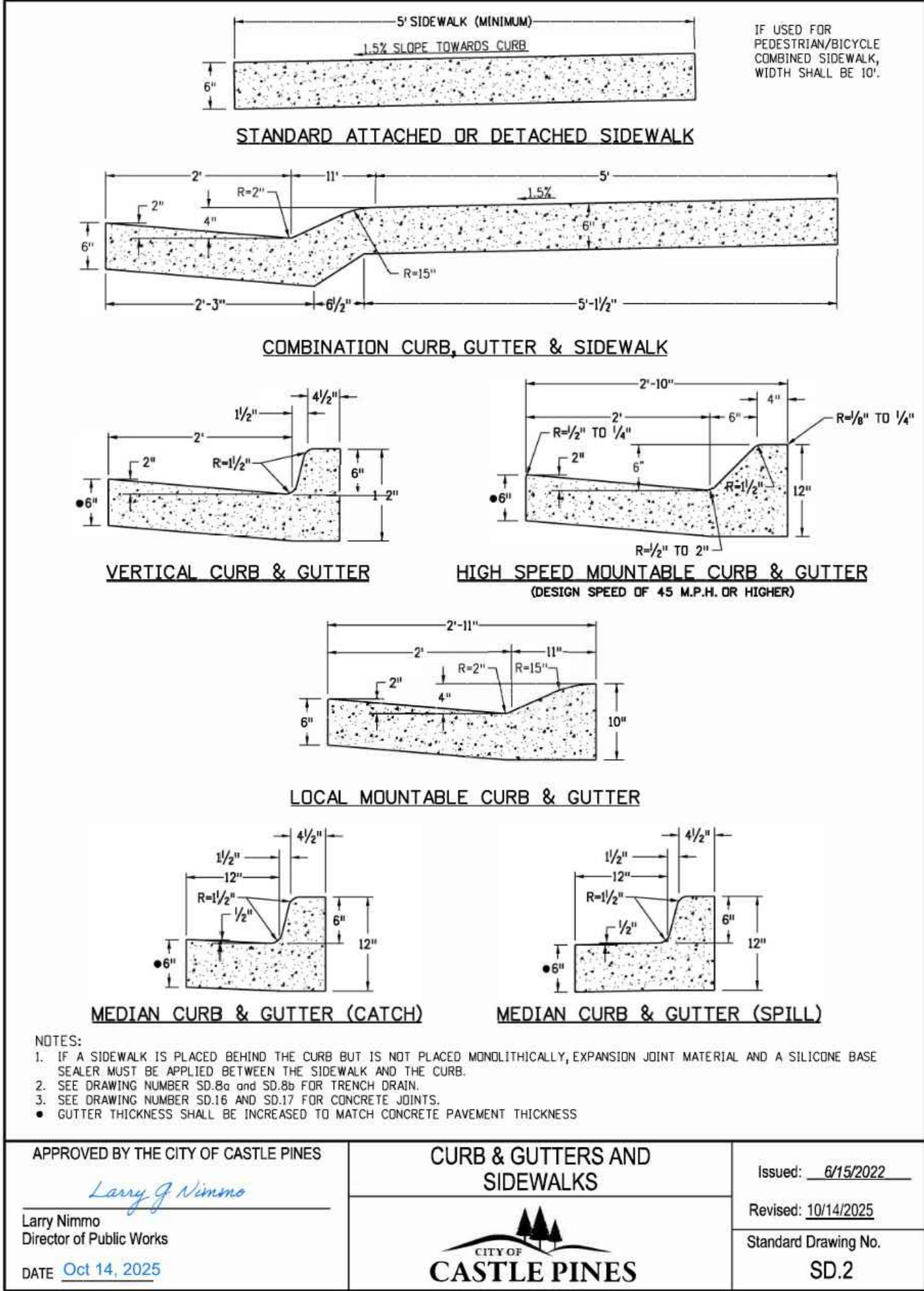
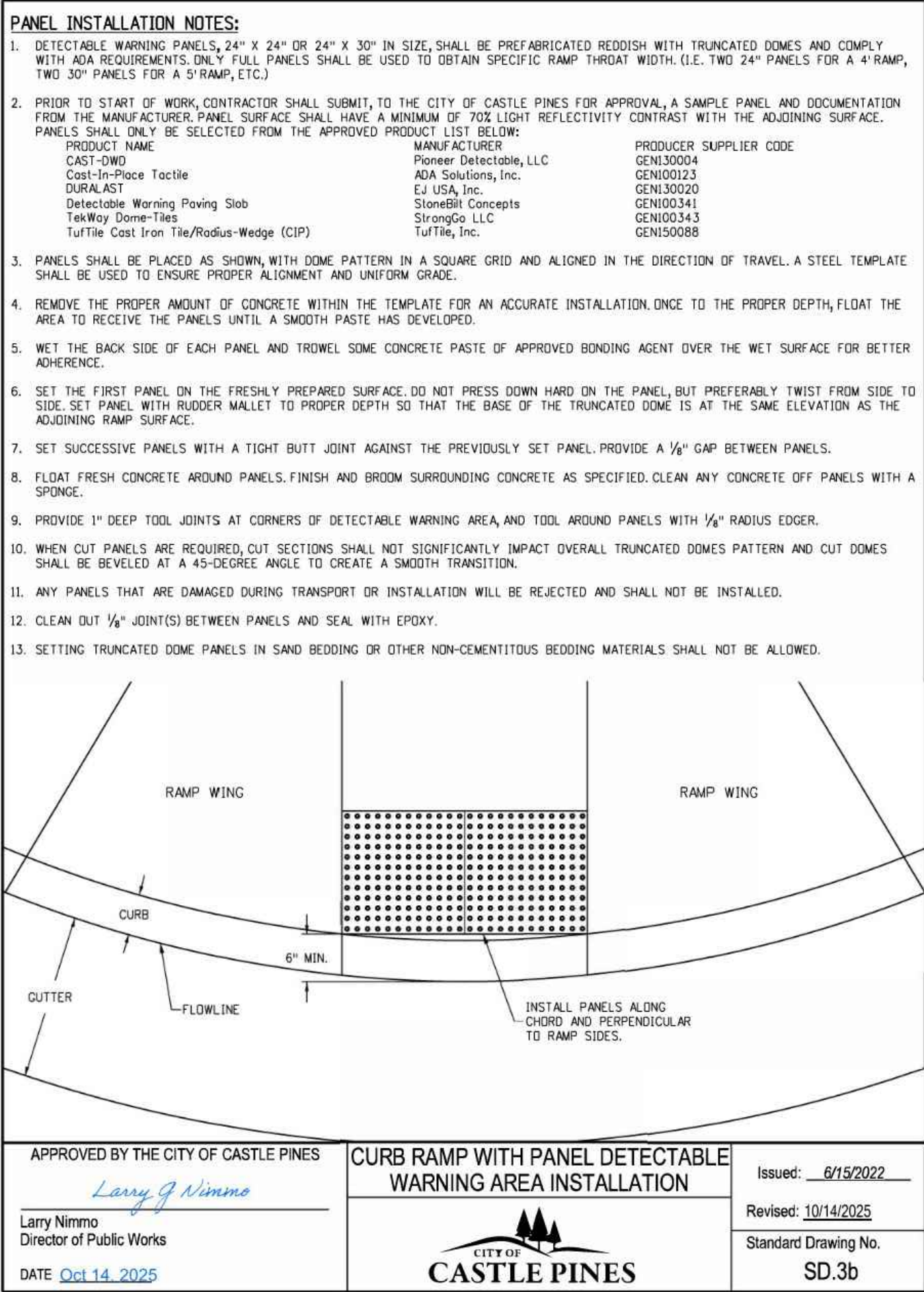
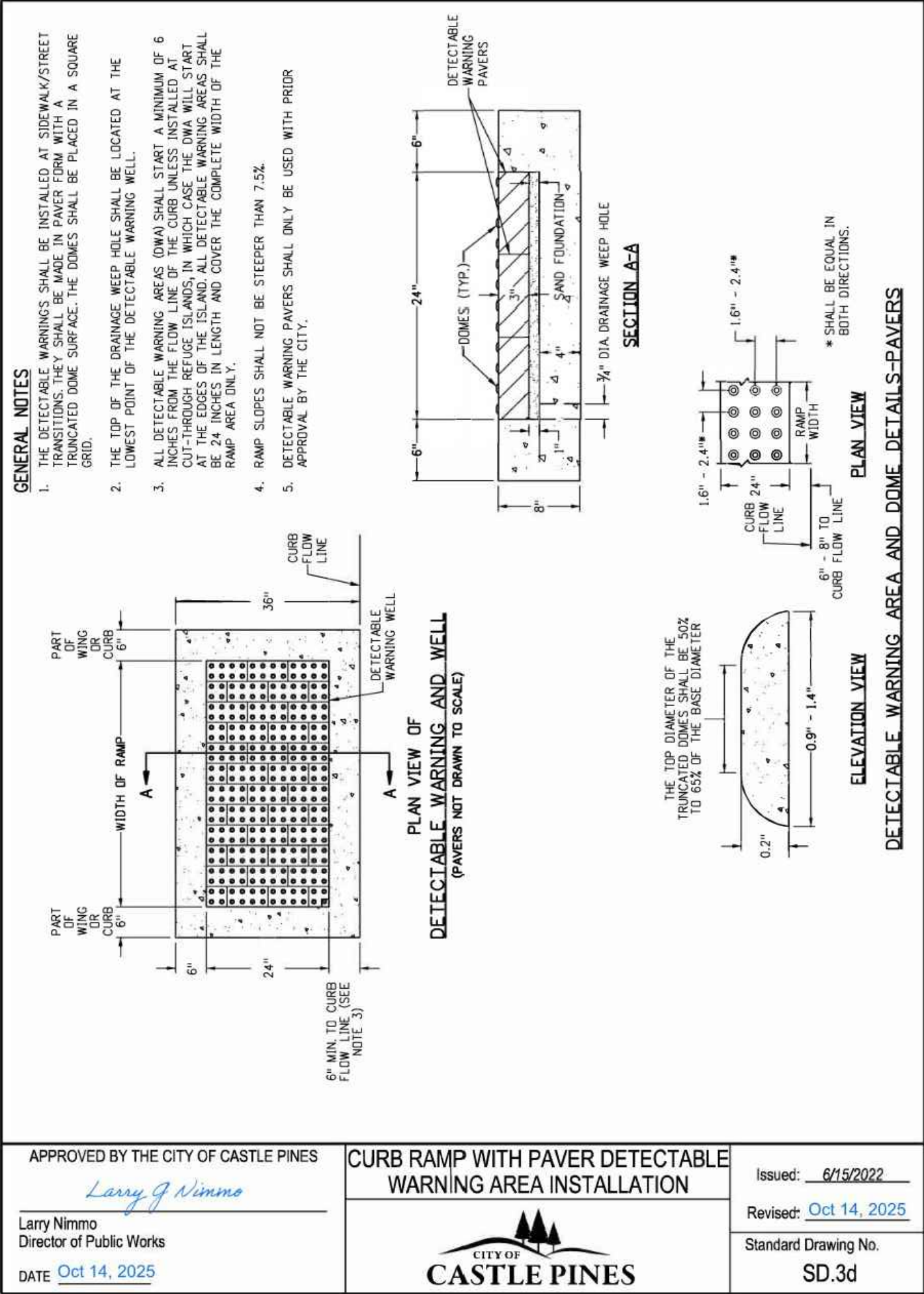
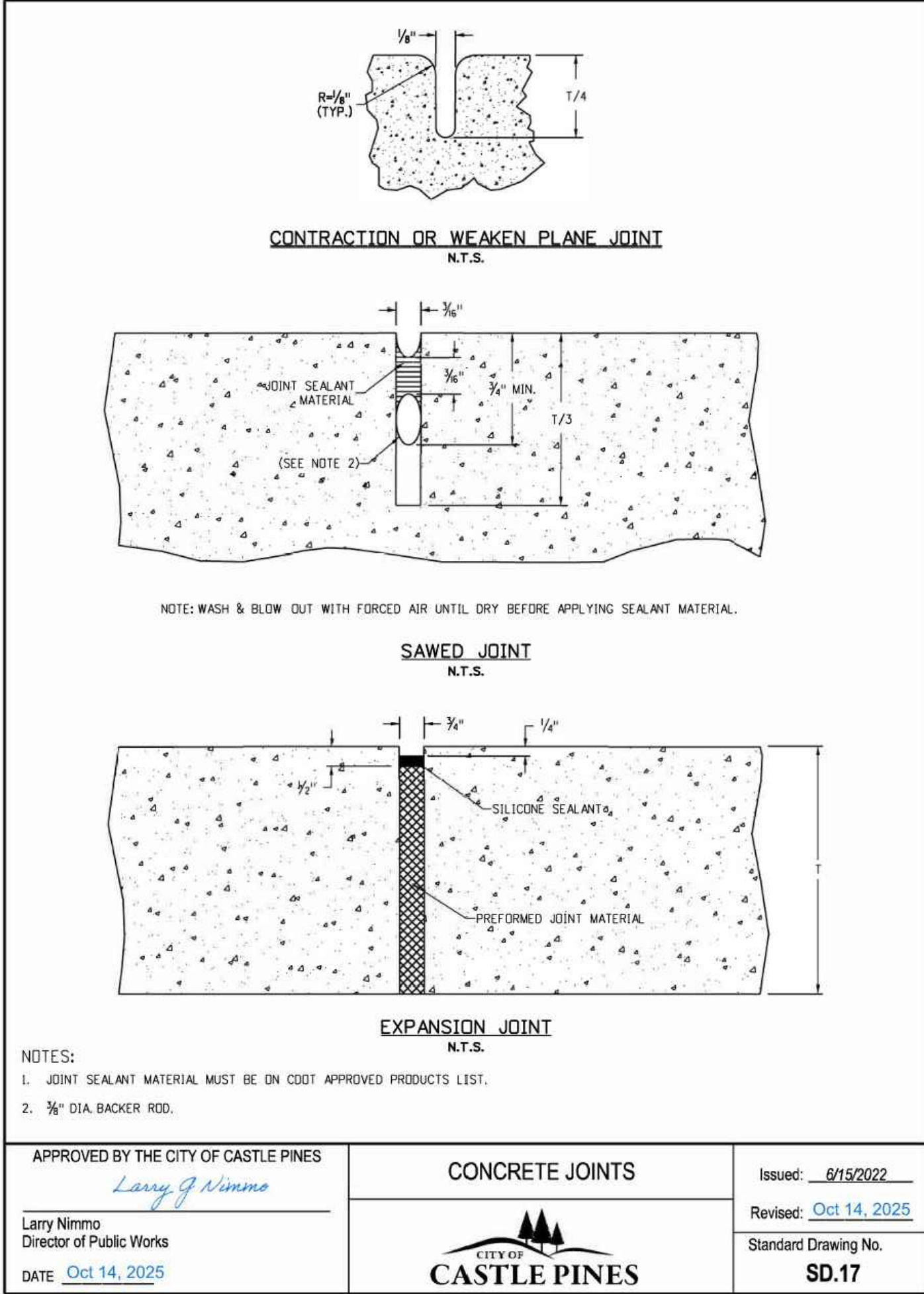
PUBLIC WORKS ACCEPTANCE BLOCK

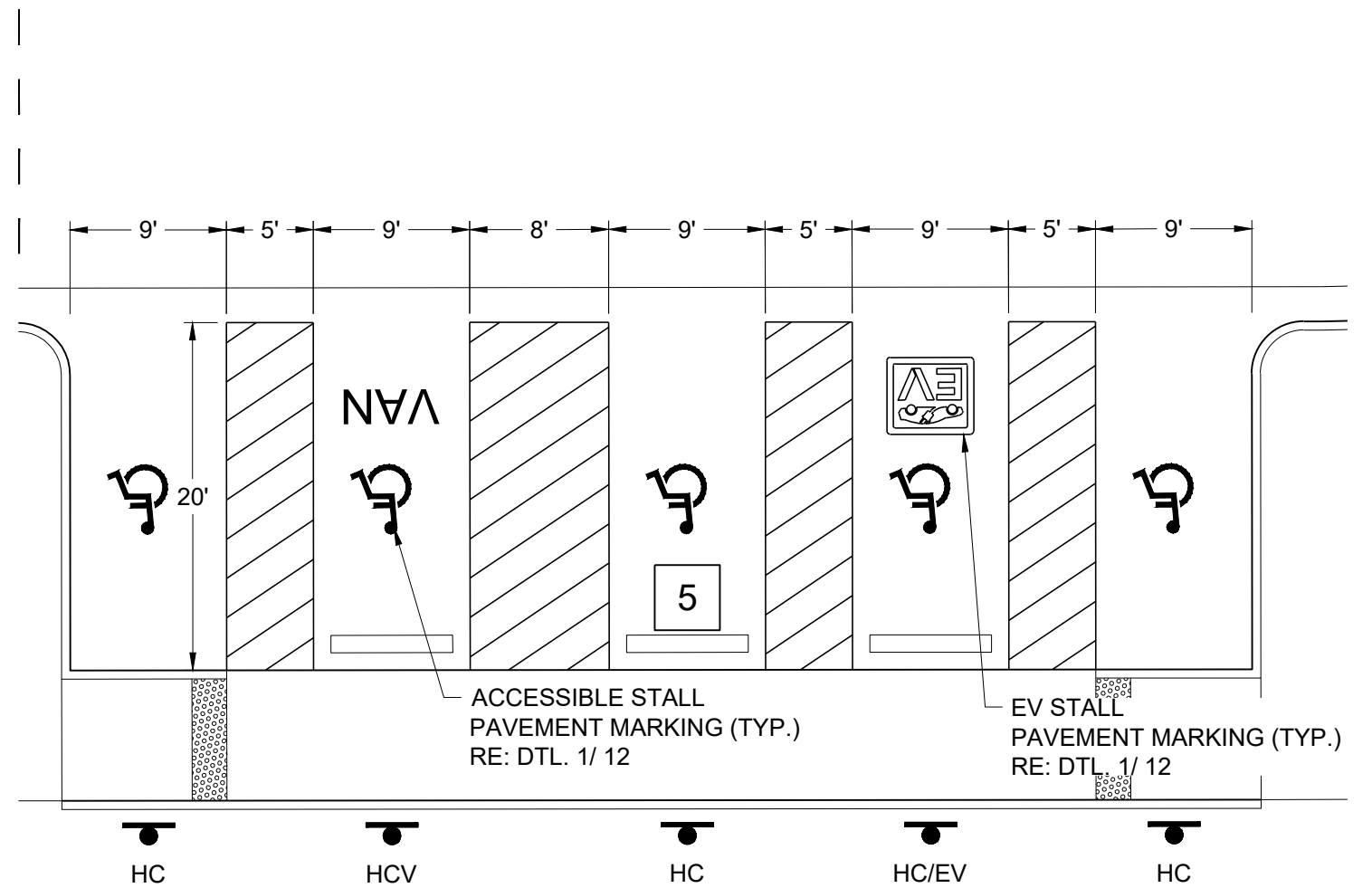
SHEET TITLE

SIGNAGE AND STRIPING PLAN

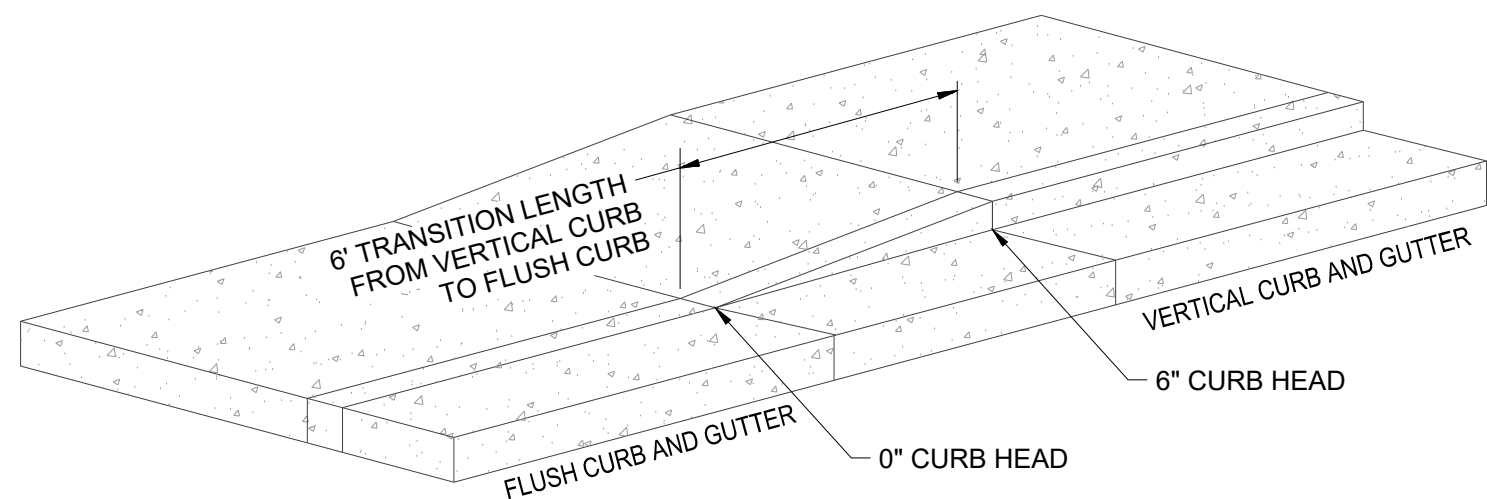
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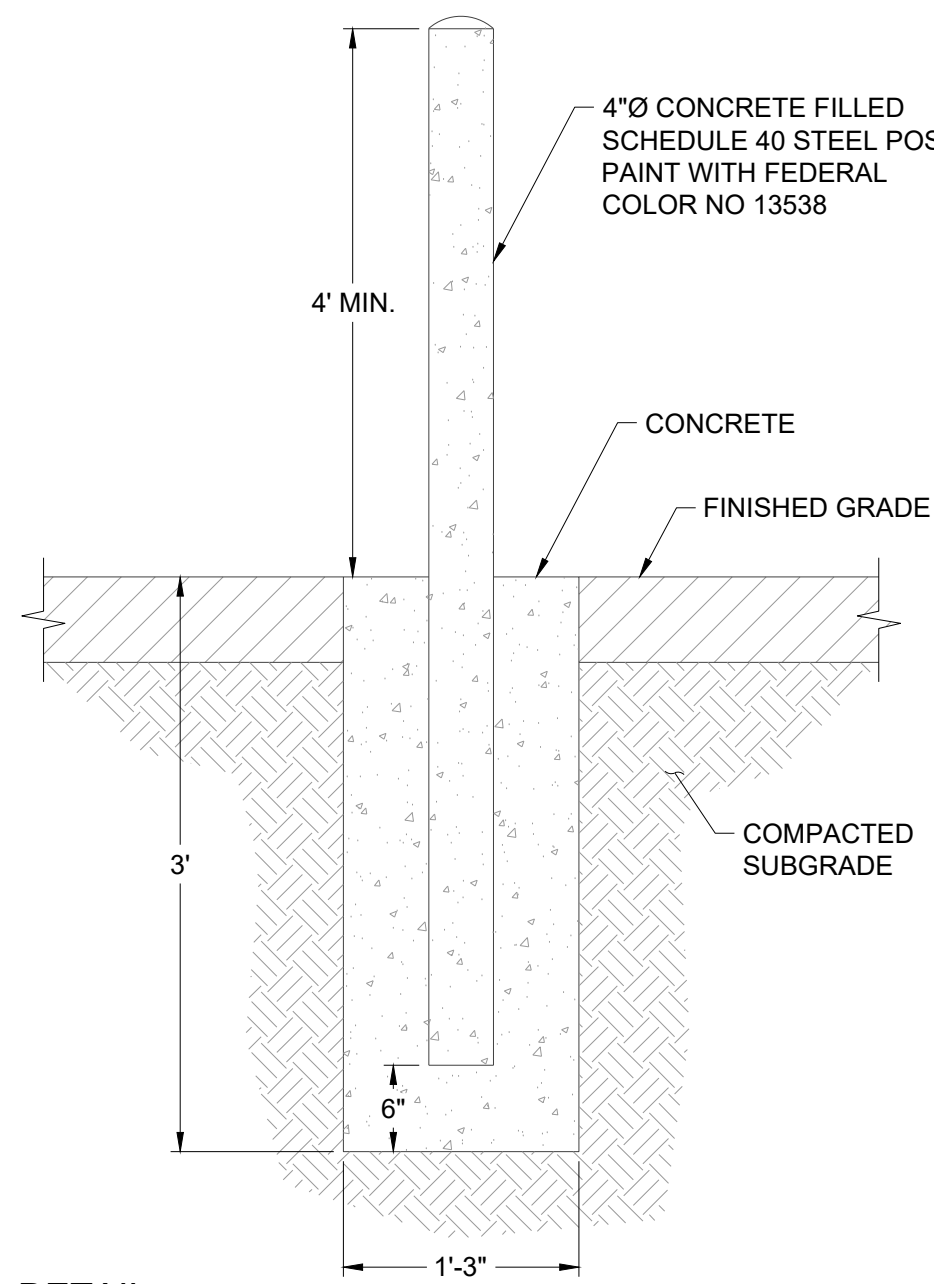




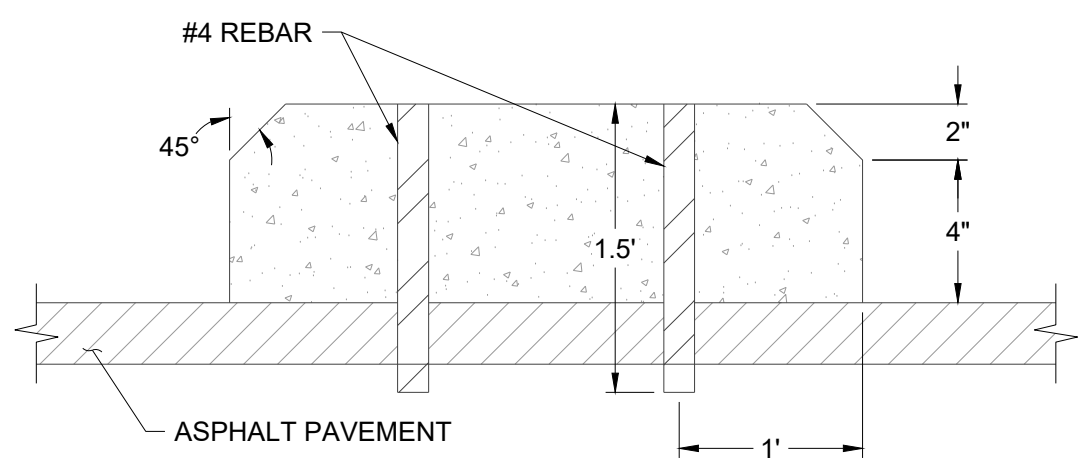
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11 STRIPING ENLARGEMENT NO SCALE



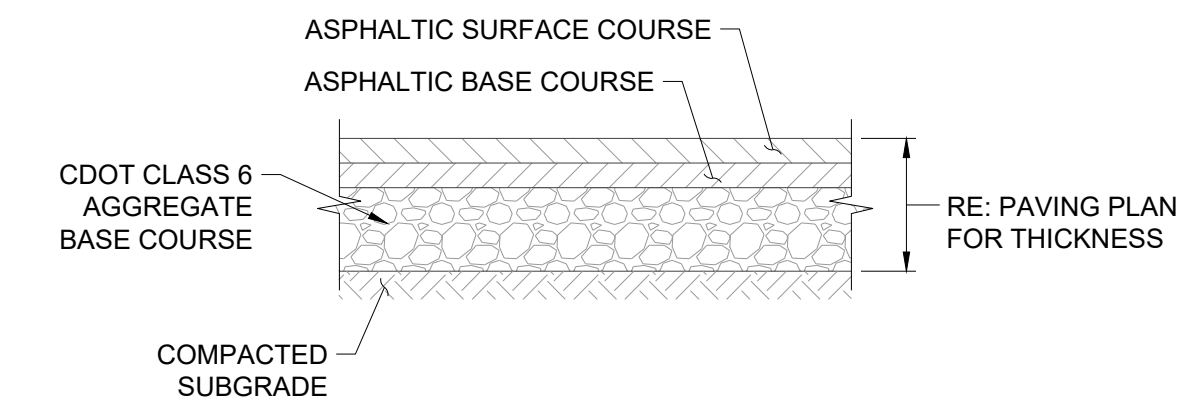
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11 TRANSITION FROM 6" VERTICAL CURB TO FLUSH CURB DETAIL NO SCALE



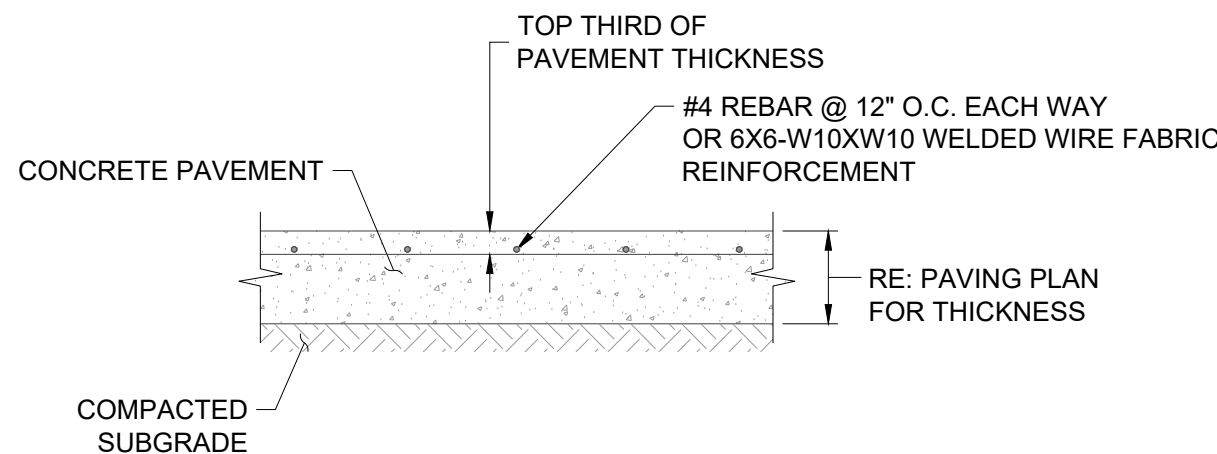
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11 BOLLARD DETAIL NO SCALE



6
11 CONCRETE WHEELSTOP DETAIL NO SCALE

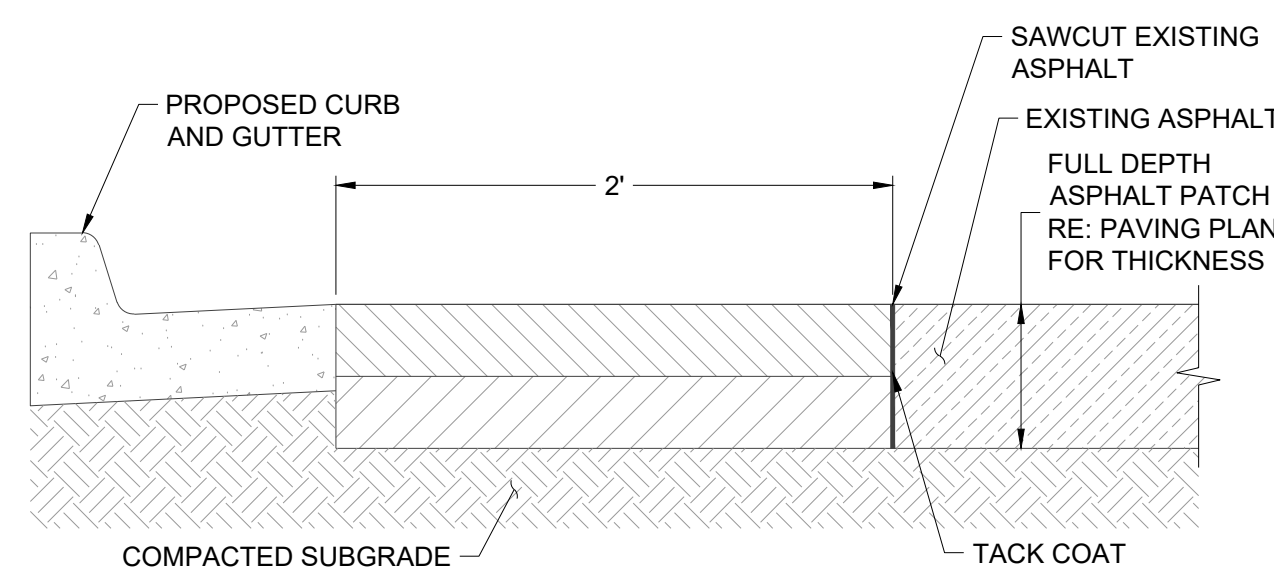


A ASPHALT PAVEMENT SECTIONS NO SCALE

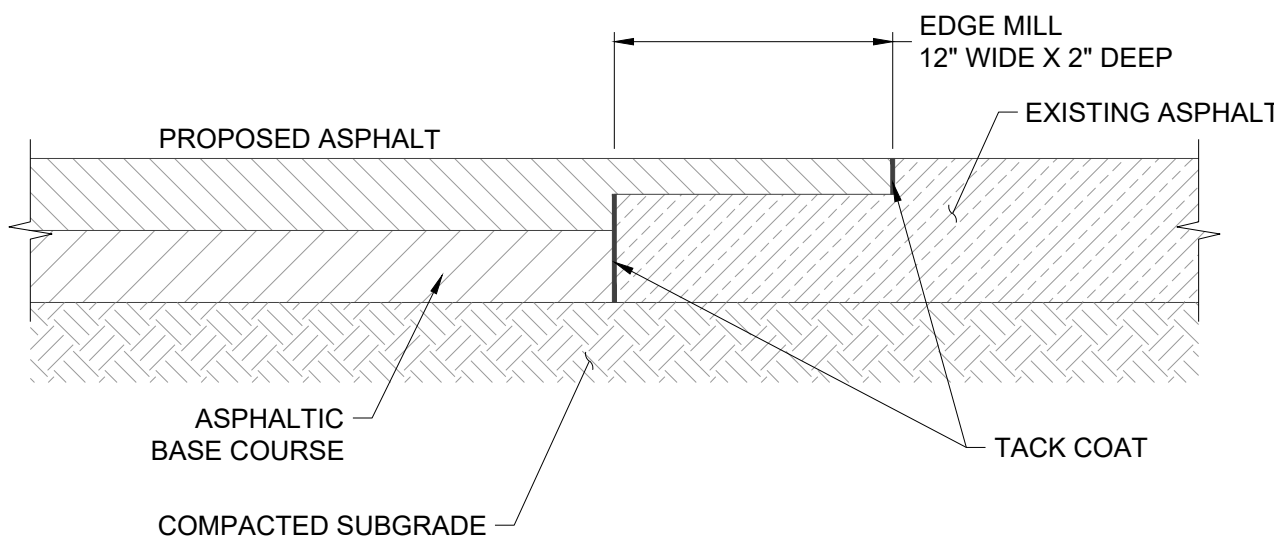


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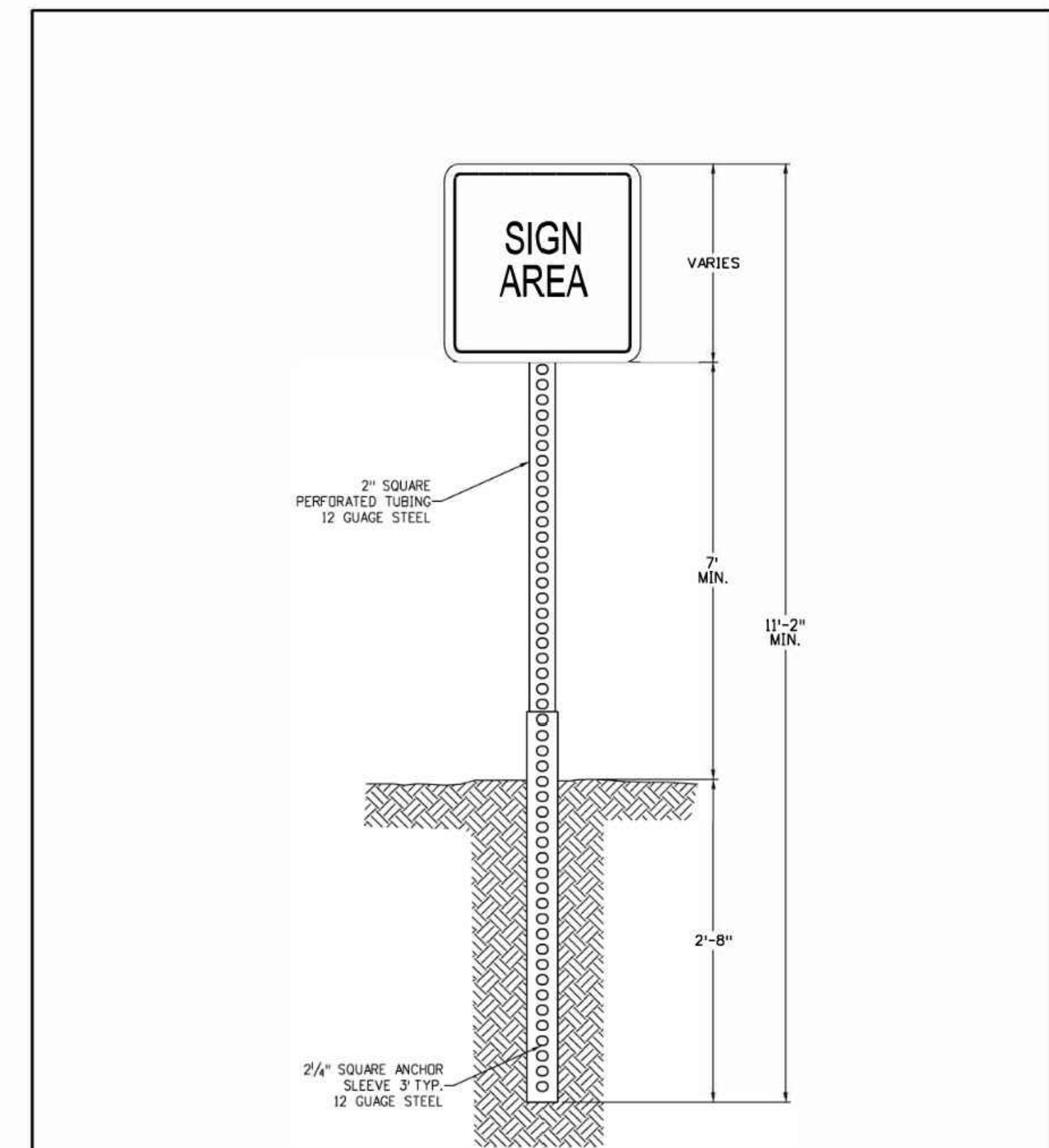
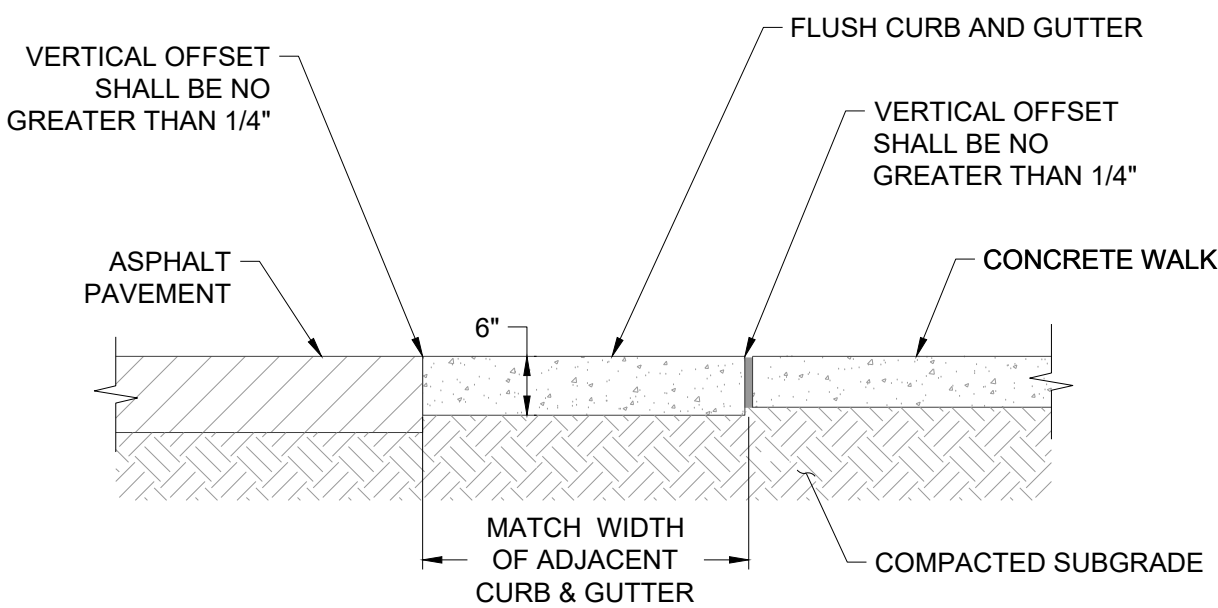
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11 PAVEMENT SECTIONS NO SCALE



2
11 ASPHALT PATCHBACK DETAIL NO SCALE



3
11 FLUSH CURB AND GUTTER DETAIL NO SCALE



APPROVED BY THE CITY OF CASTLE PINES <i>Larry Nimmo</i> Larry Nimmo Director of Public Works DATE Oct 14, 2025	POST ANCHOR DETAIL CASTLE PINES	Issued: 8/15/2022 Revised: Oct 14, 2025 Standard Drawing No. SS.8
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CITY DEVELOPMENT REVIEW ENGINEER

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ADVENTHEALTH CASTLE PINES

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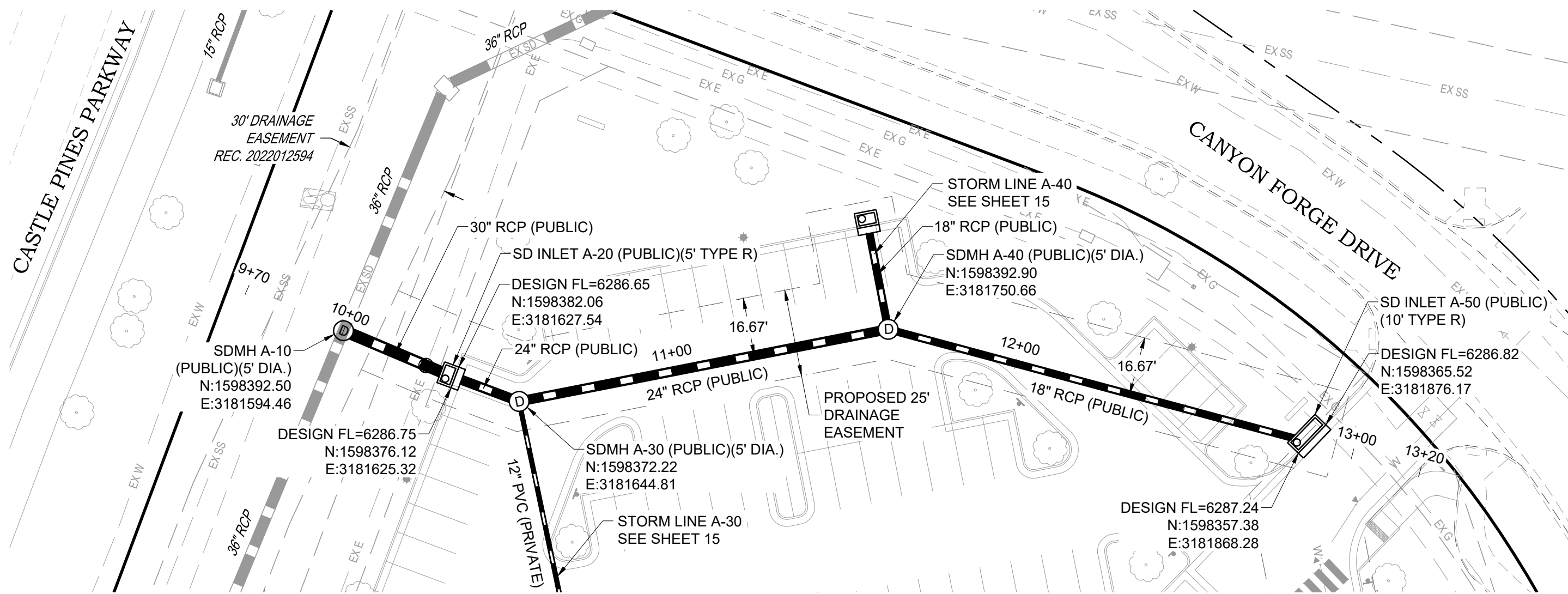
DATE 06/05/2026

REVISIONS	DESCRIPTION	DATE
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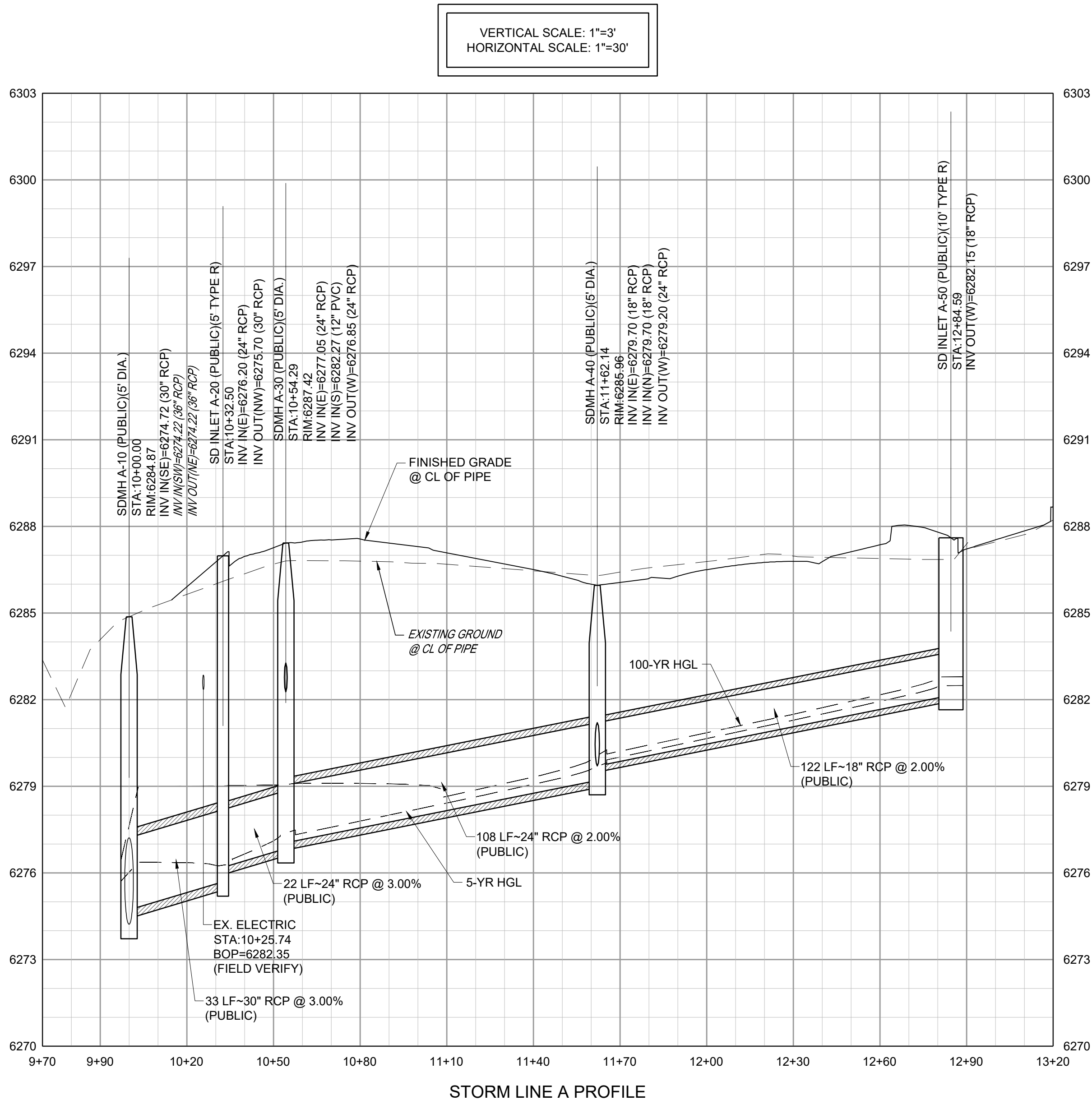
SHEET TITLE
SITE DETAILS

SHEET NUMBER

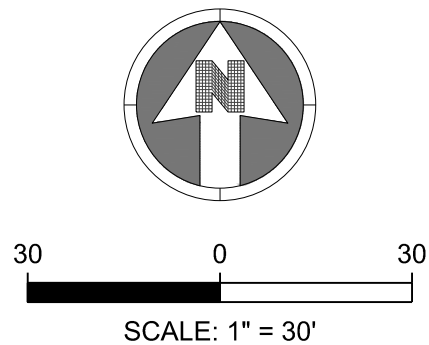
11



STORM LINE A PLAN



STORM LINE A PROFILE



- NOTES:
- SEE SHEET 02 FOR CIVIL NOTES AND LEGEND.
 - ALL EXISTING DRY UTILITIES ARE ASSUMED TO BE 3' DEEP TO TOP OF PIPE.
 - ALL EXISTING WATER LINES ARE ASSUMED TO BE 4.5' DEEP TO TOP OF PIPE.
 - THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS IMMEDIATELY.



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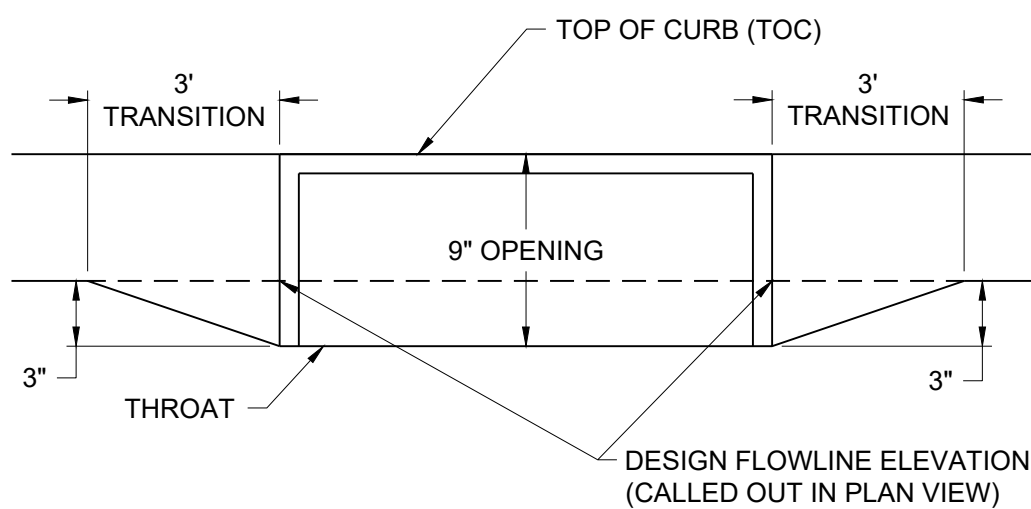
ADVENTHEALTH CASTLE PINES

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TYPE R INLET ANNOTATION DETAIL

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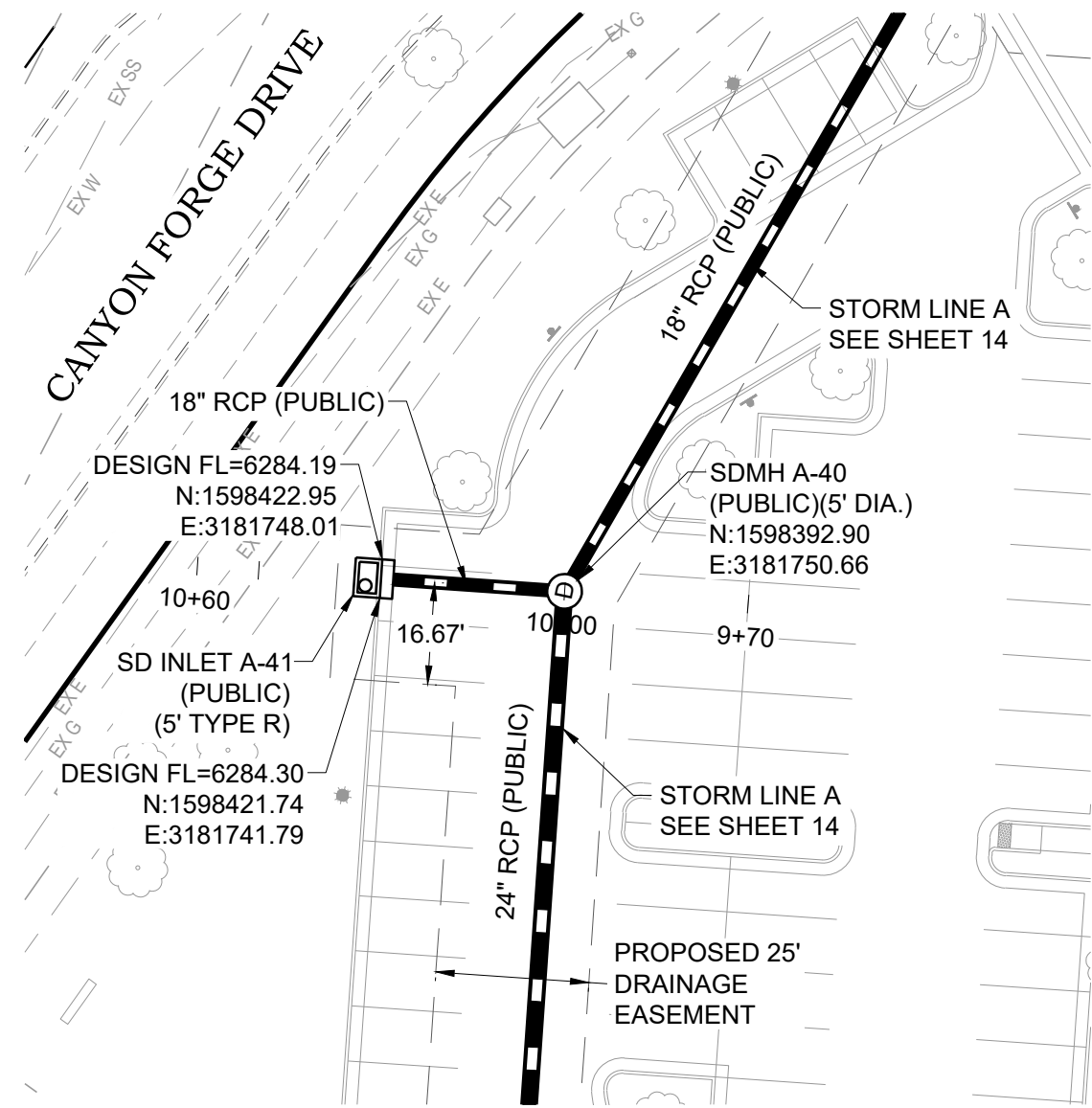
PUBLIC WORKS ACCEPTANCE BLOCK

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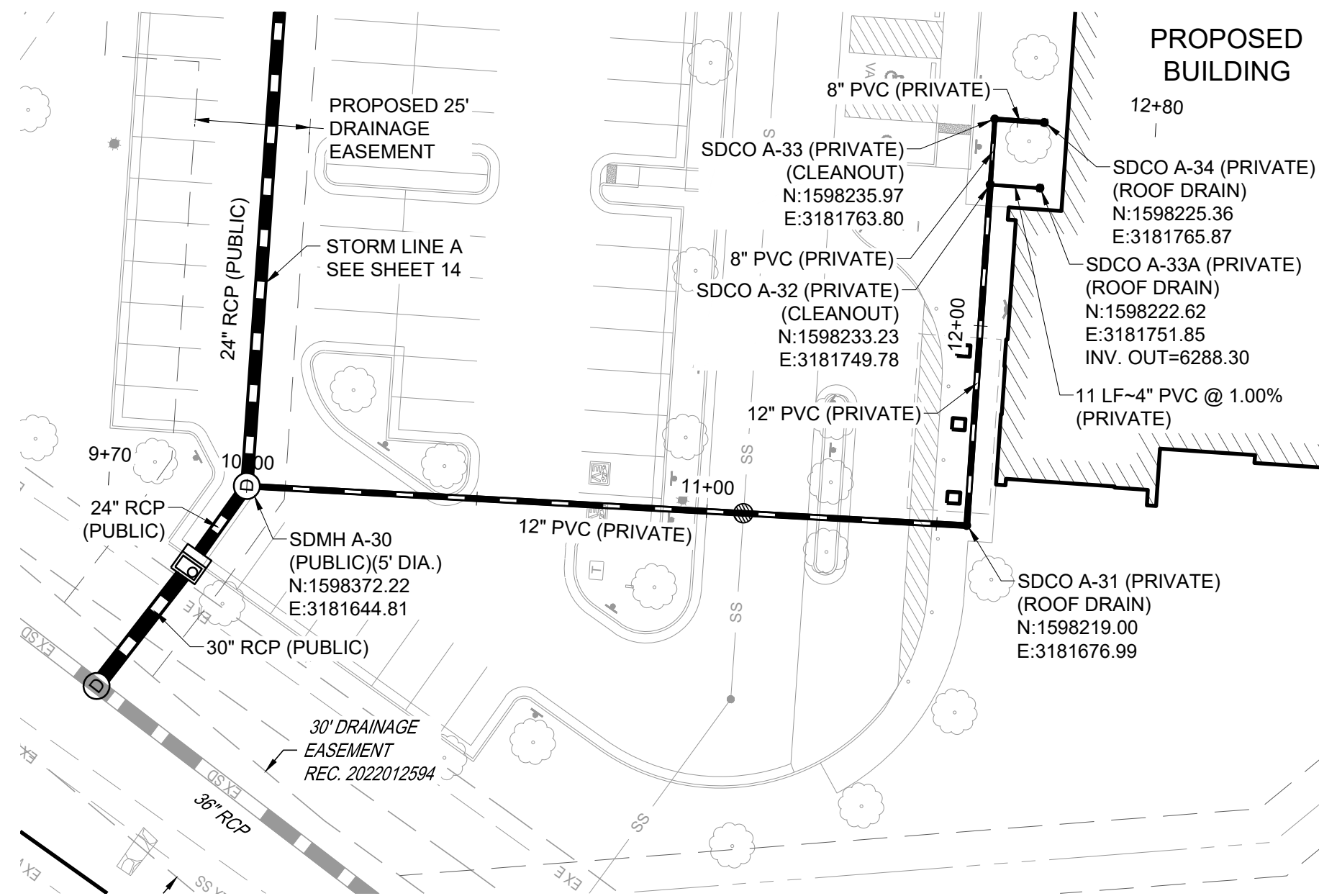
STORM PLAN AND PROFILES

SHEET NUMBER

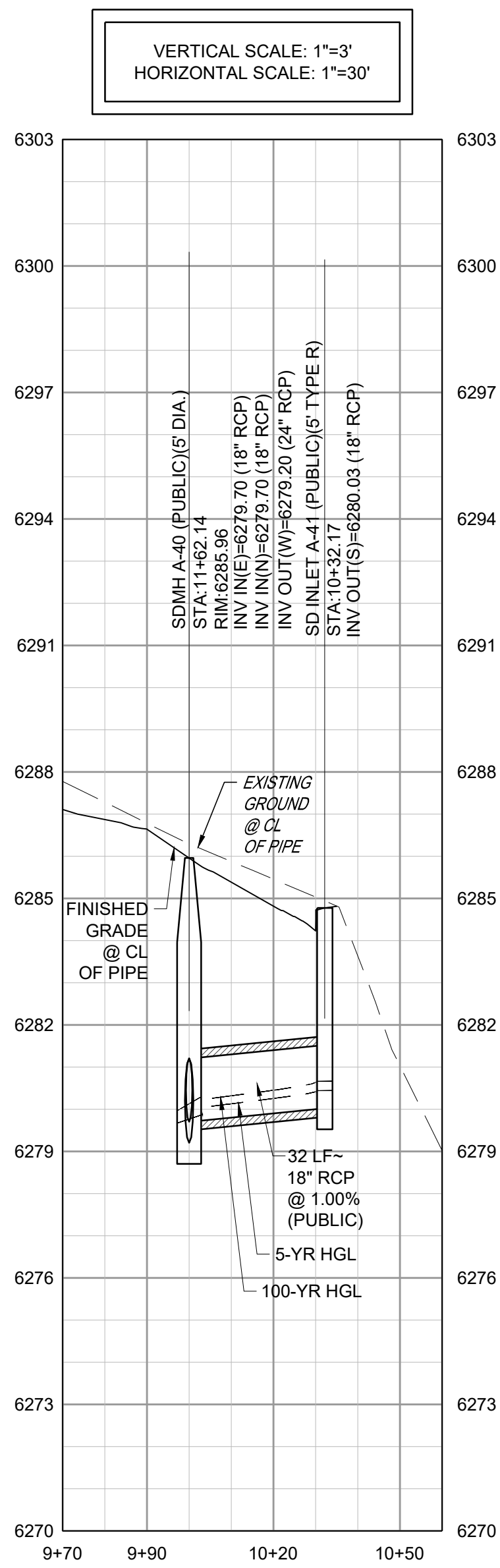
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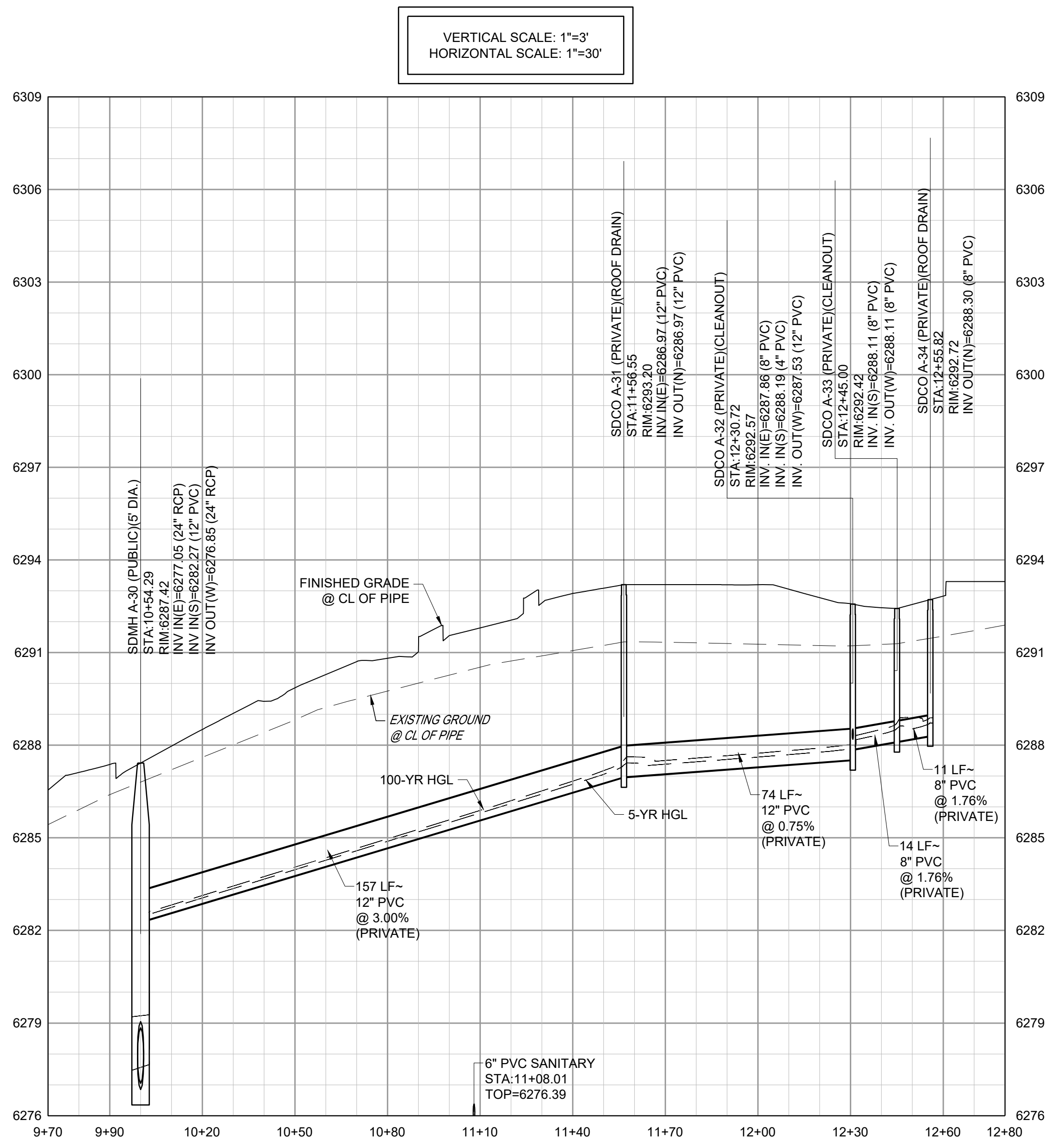
STORM LINE A-40 PLAN



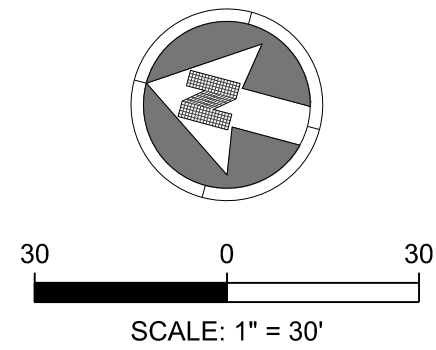
STORM LINE A-30 PLAN



STORM LINE A-40 PROFILE



STORM LINE A-30 PROFILE



- NOTES:
- SEE SHEET 02 FOR CIVIL NOTES AND LEGEND.
 - ALL EXISTING DRY UTILITIES ARE ASSUMED TO BE 3' DEEP TO TOP OF PIPE.
 - ALL EXISTING WATER LINES ARE ASSUMED TO BE 4.5' DEEP TO TOP OF PIPE.
 - THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS IMMEDIATELY.



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Denver, CO 80237
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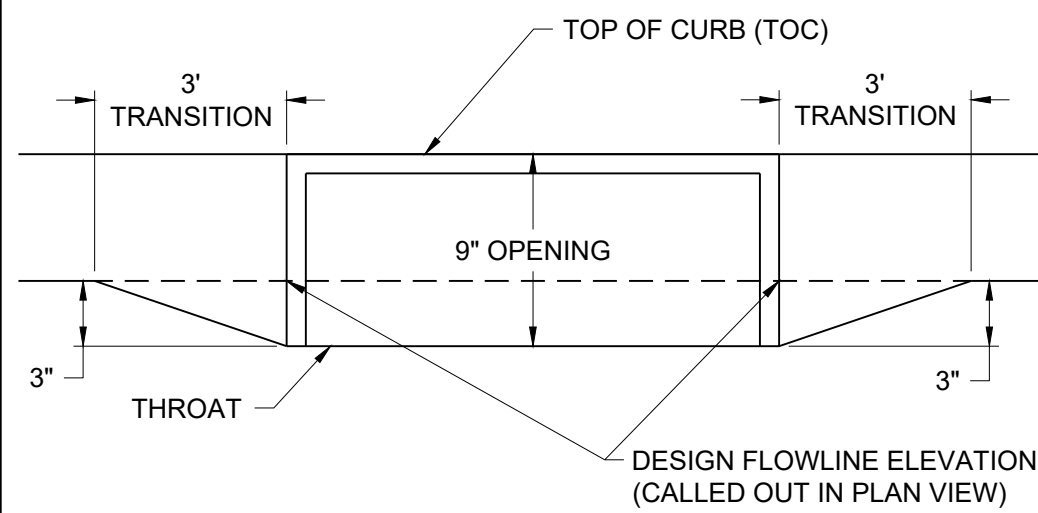
ADVENTHEALTH CASTLE PINES

CONSTRUCTION DOCUMENTS

DATE 06/05/2026

REVISIONS

REVISION	DESCRIPTION	DATE
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TYPE R INLET ANNOTATION DETAIL

CITY DEVELOPMENT REVIEW ENGINEER

DATE

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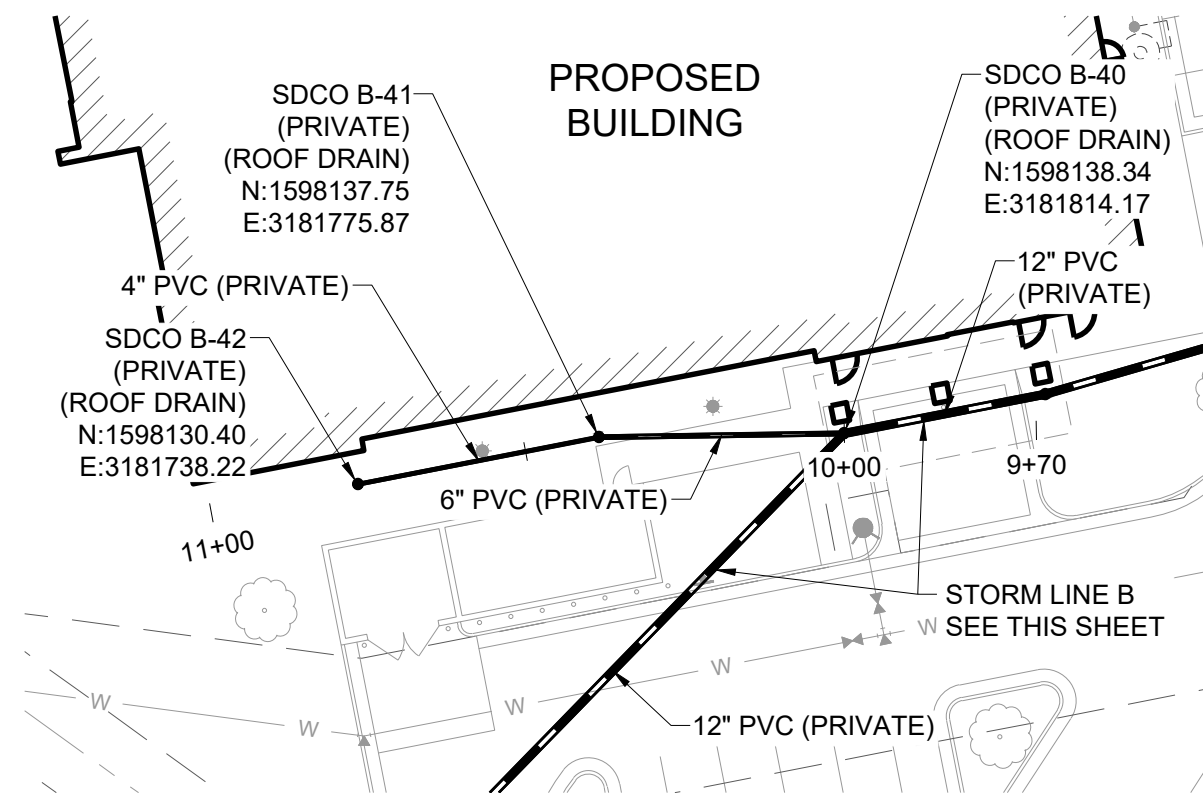
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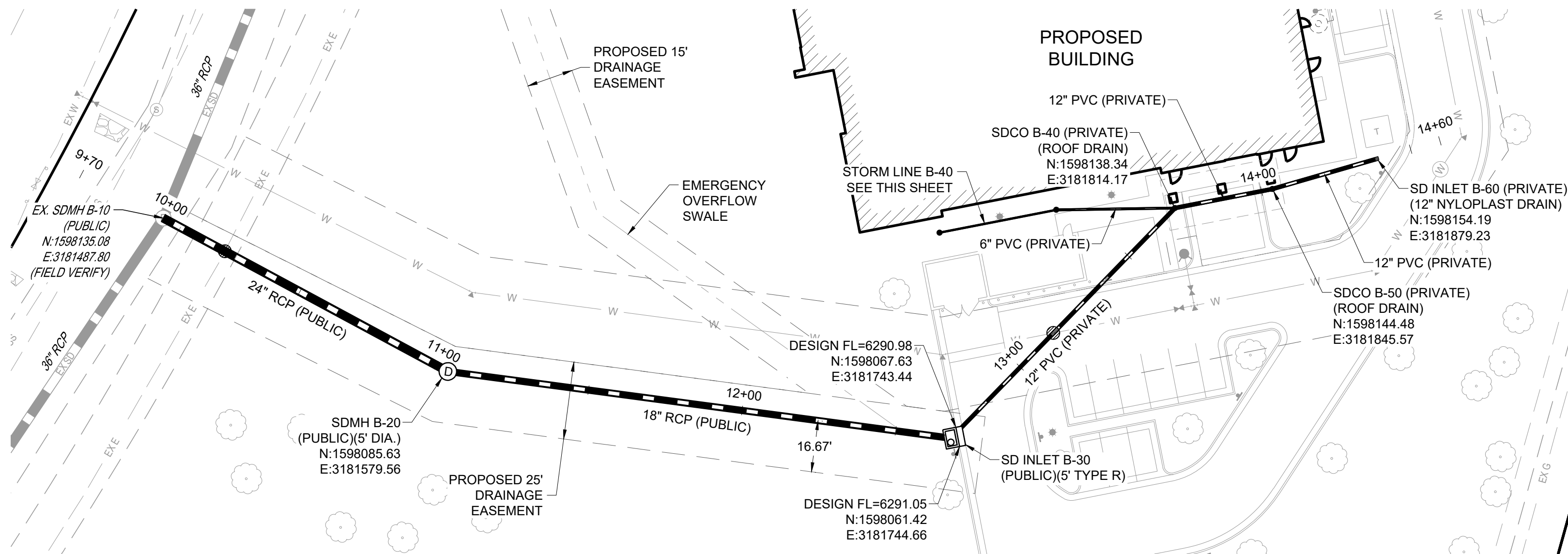
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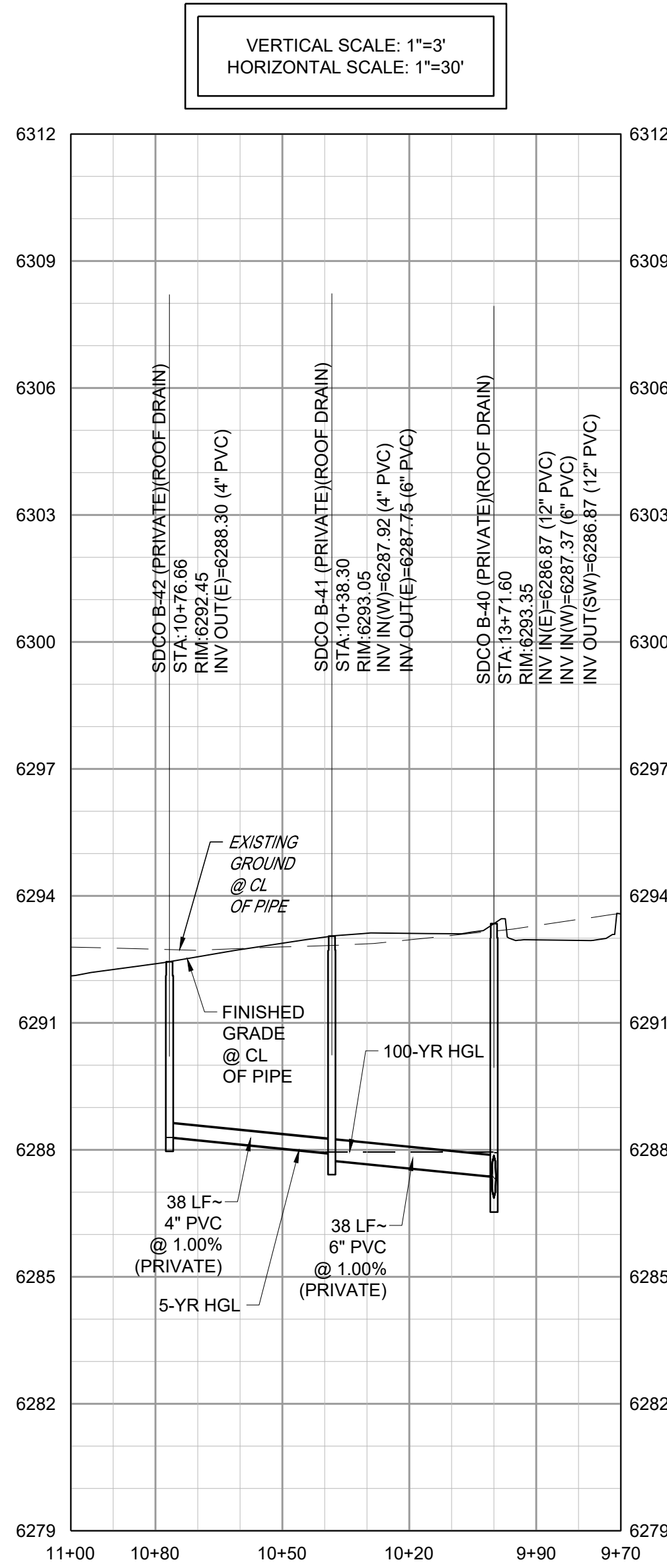
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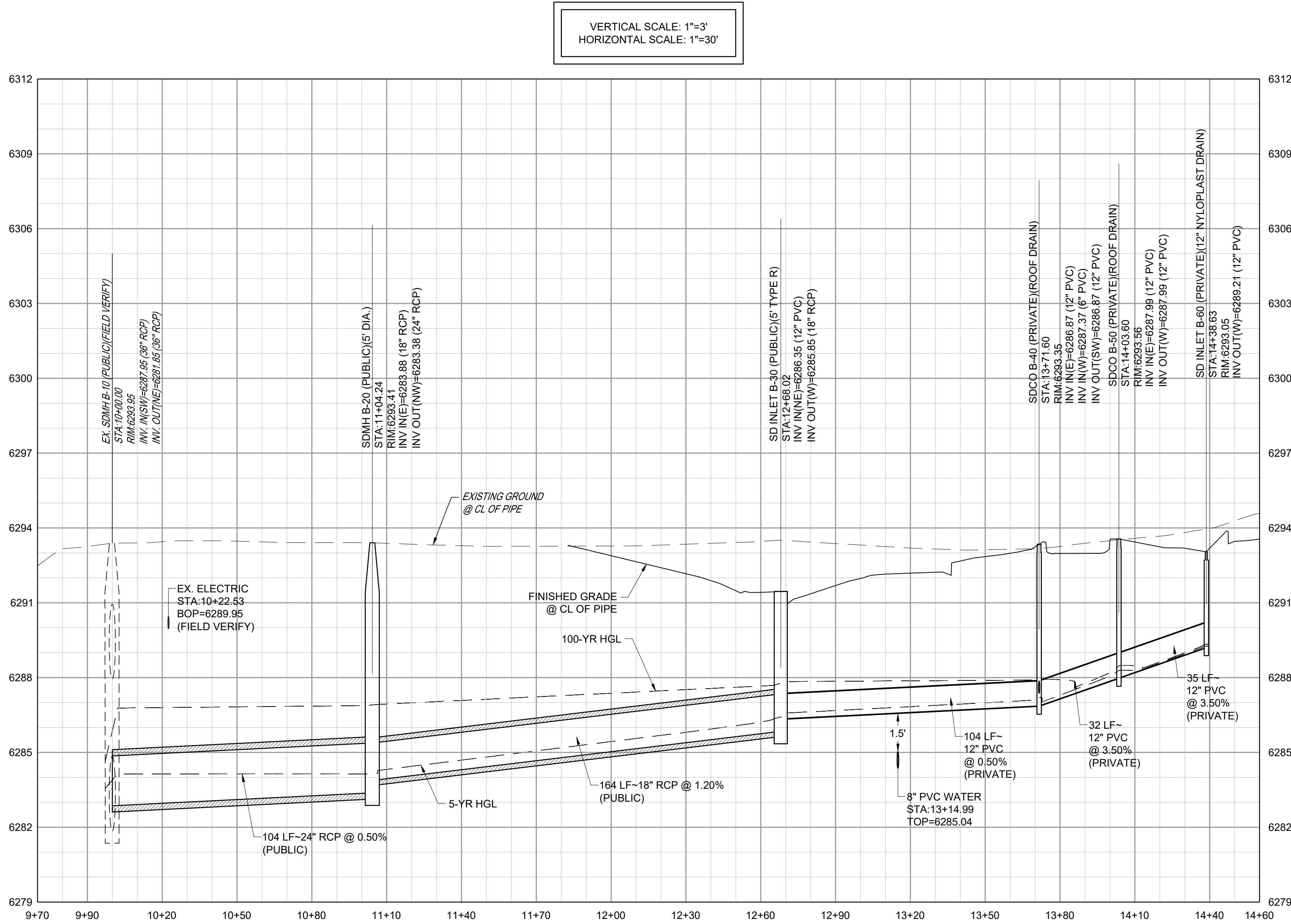
STORM LINE B-40 PLAN



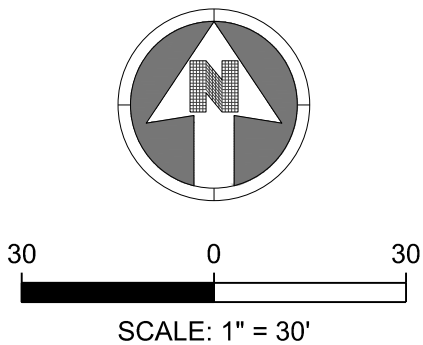
STORM LINE B PLAN



STORM LINE B-40 PROFILE



STORM LINE B PROFILE



- NOTES:
- SEE SHEET 02 FOR CIVIL NOTES AND LEGEND.
 - ALL EXISTING DRY UTILITIES ARE ASSUMED TO BE 3' DEEP TO TOP OF PIPE
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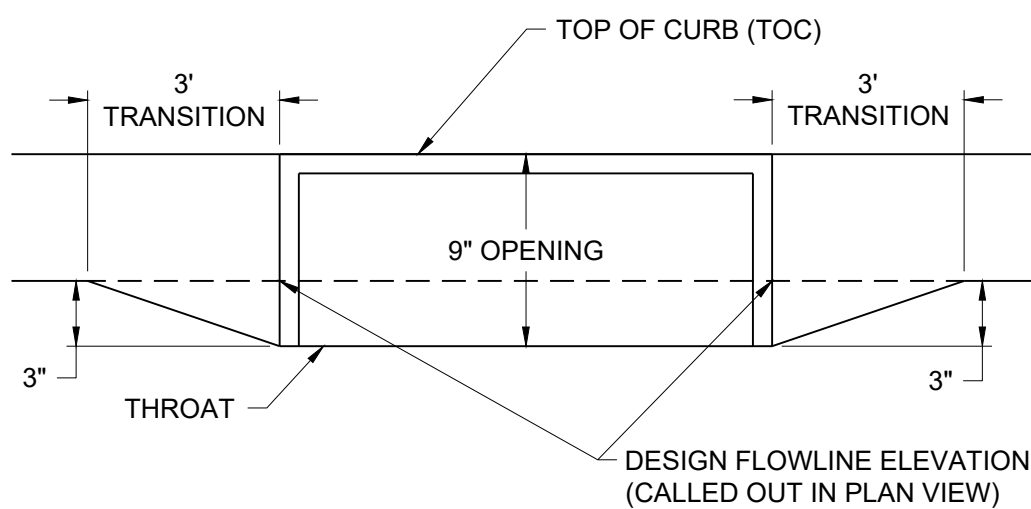
**ADVENTHEALTH
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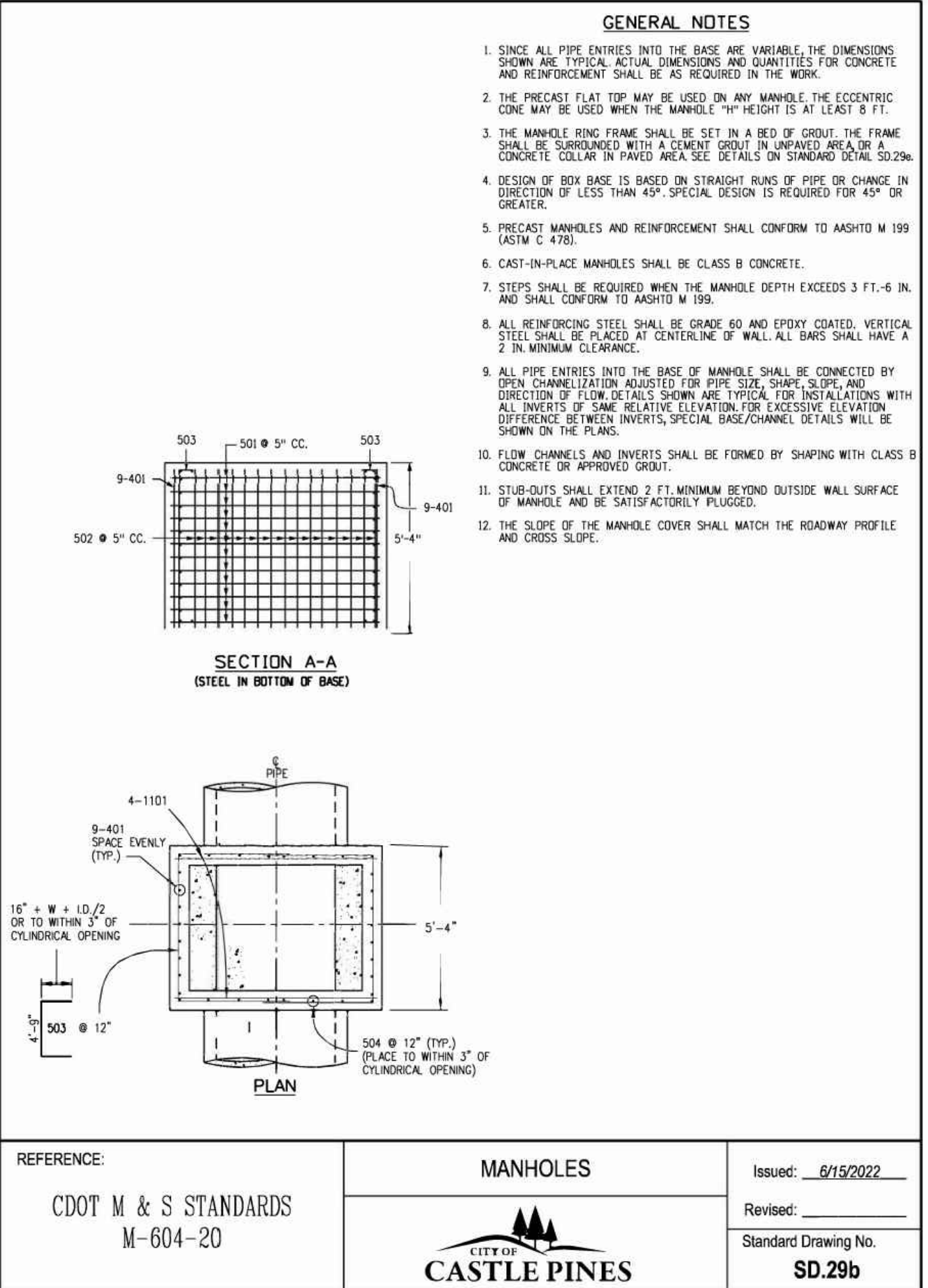
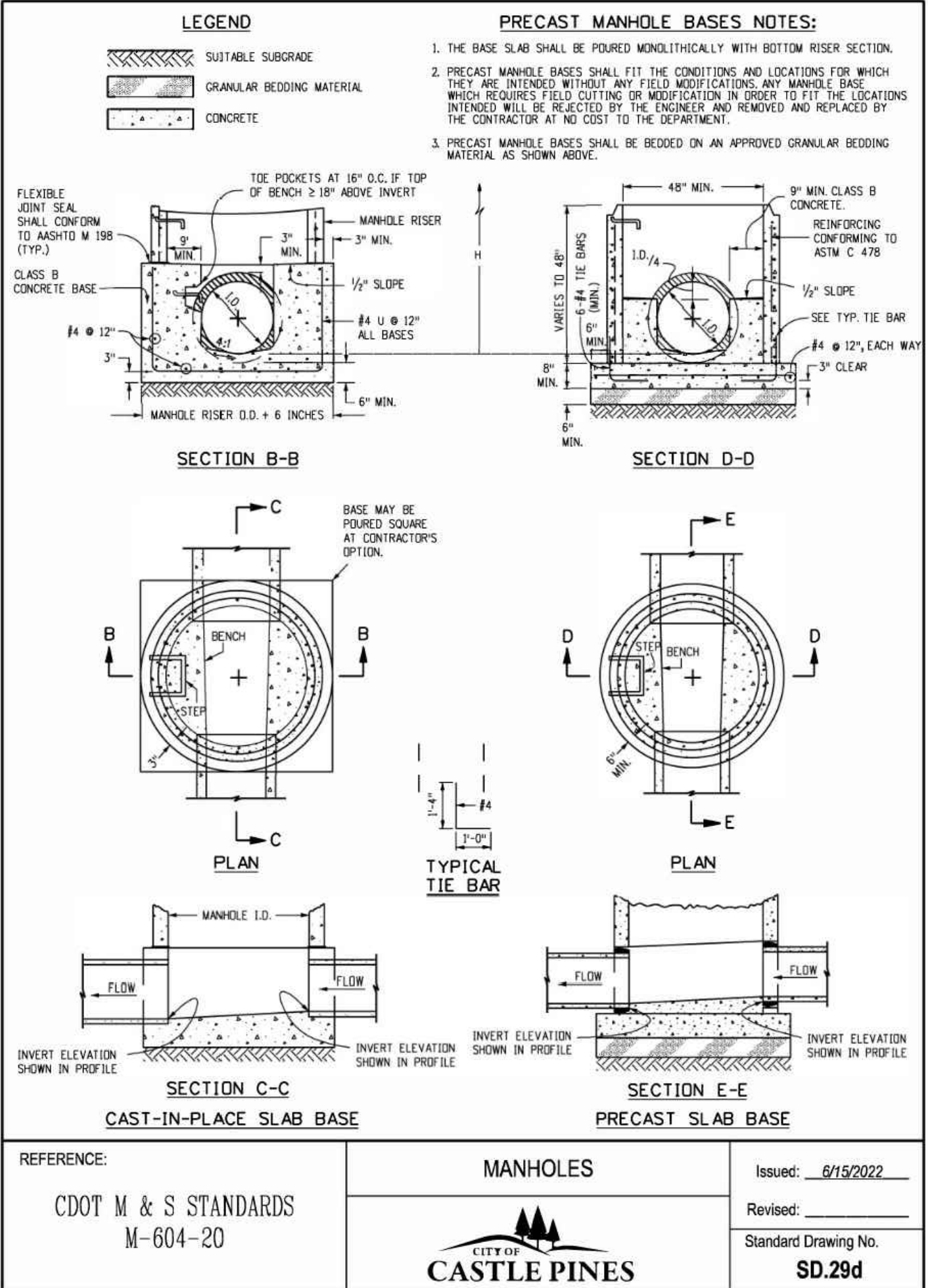
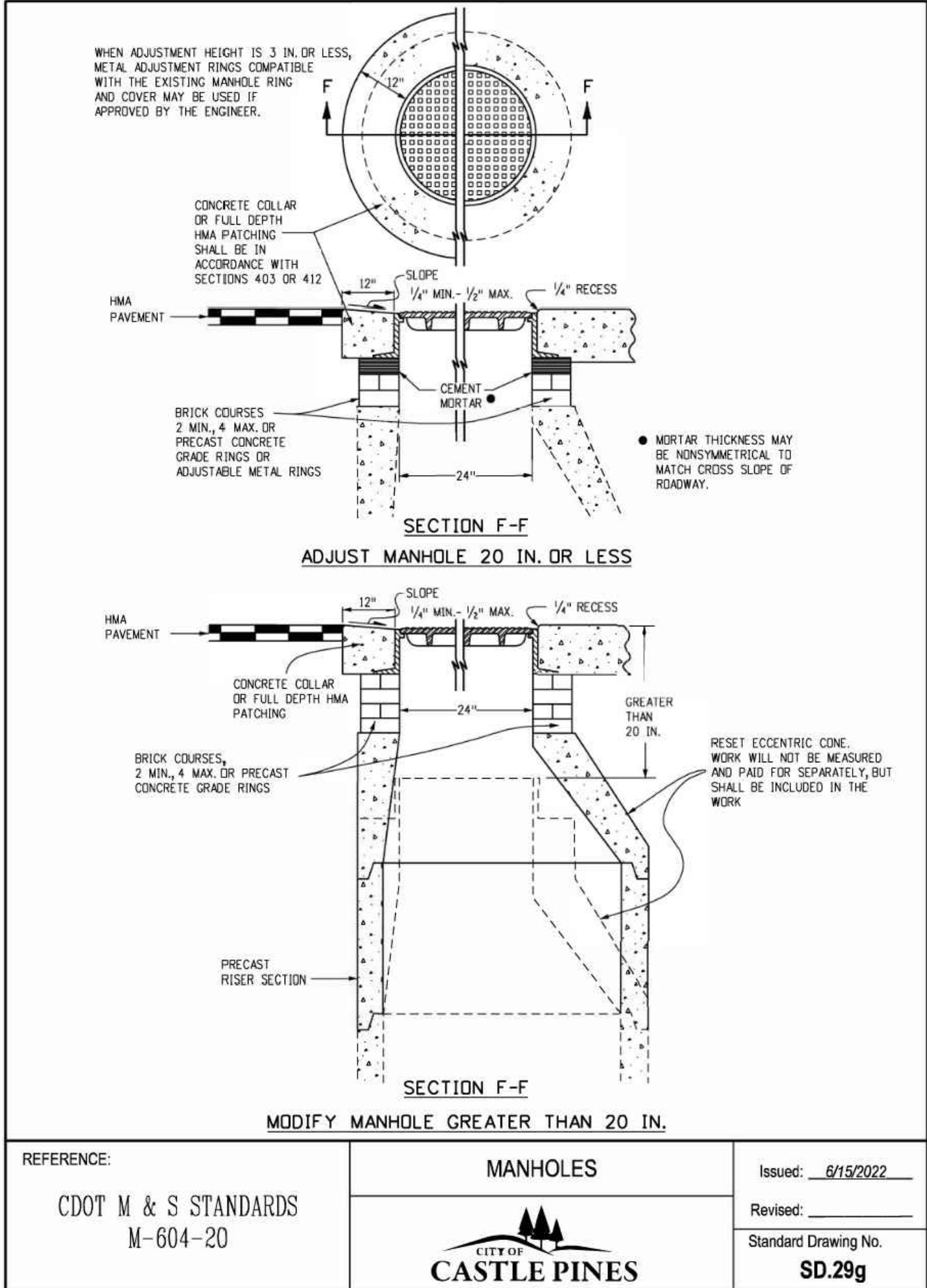
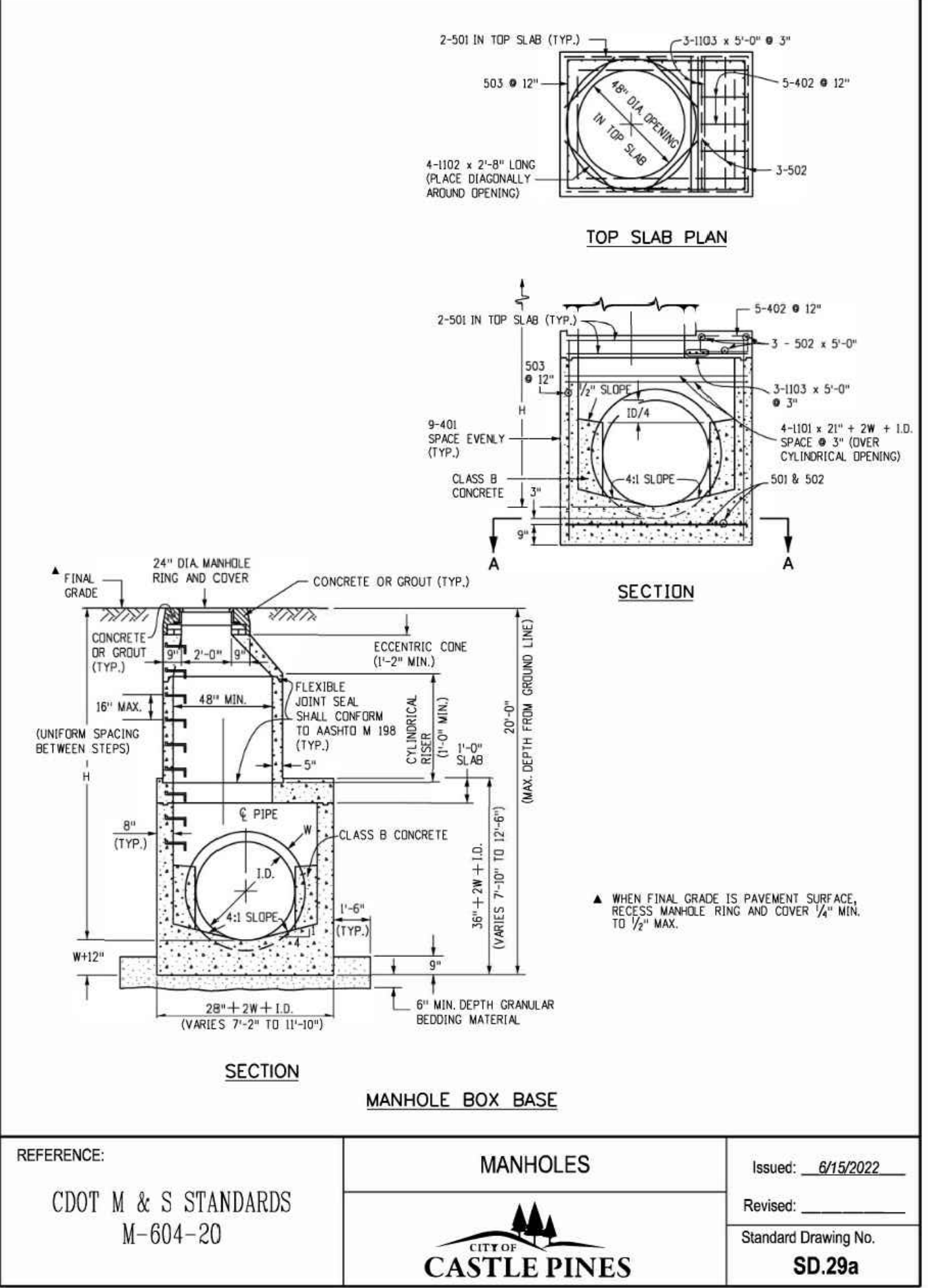
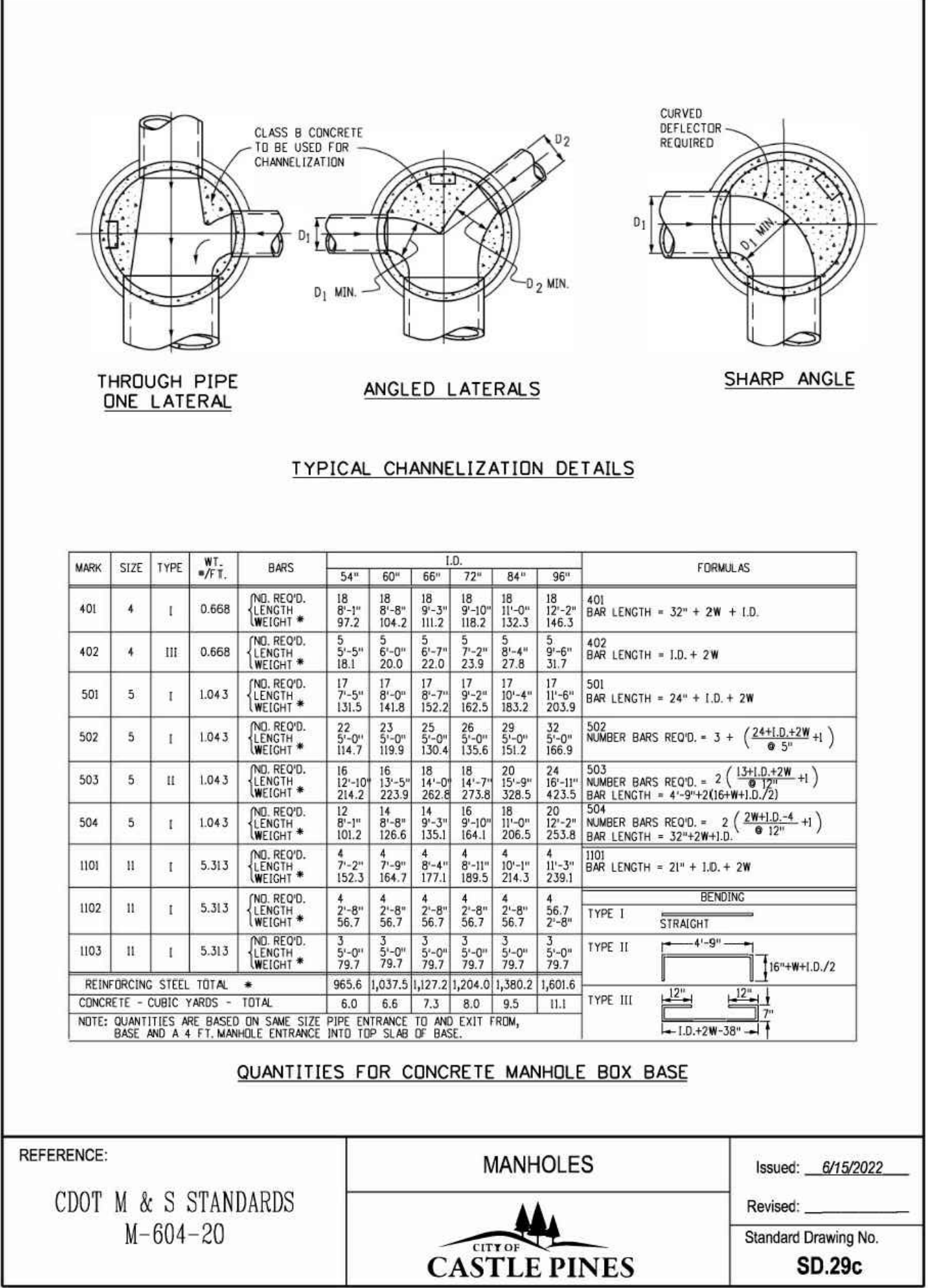
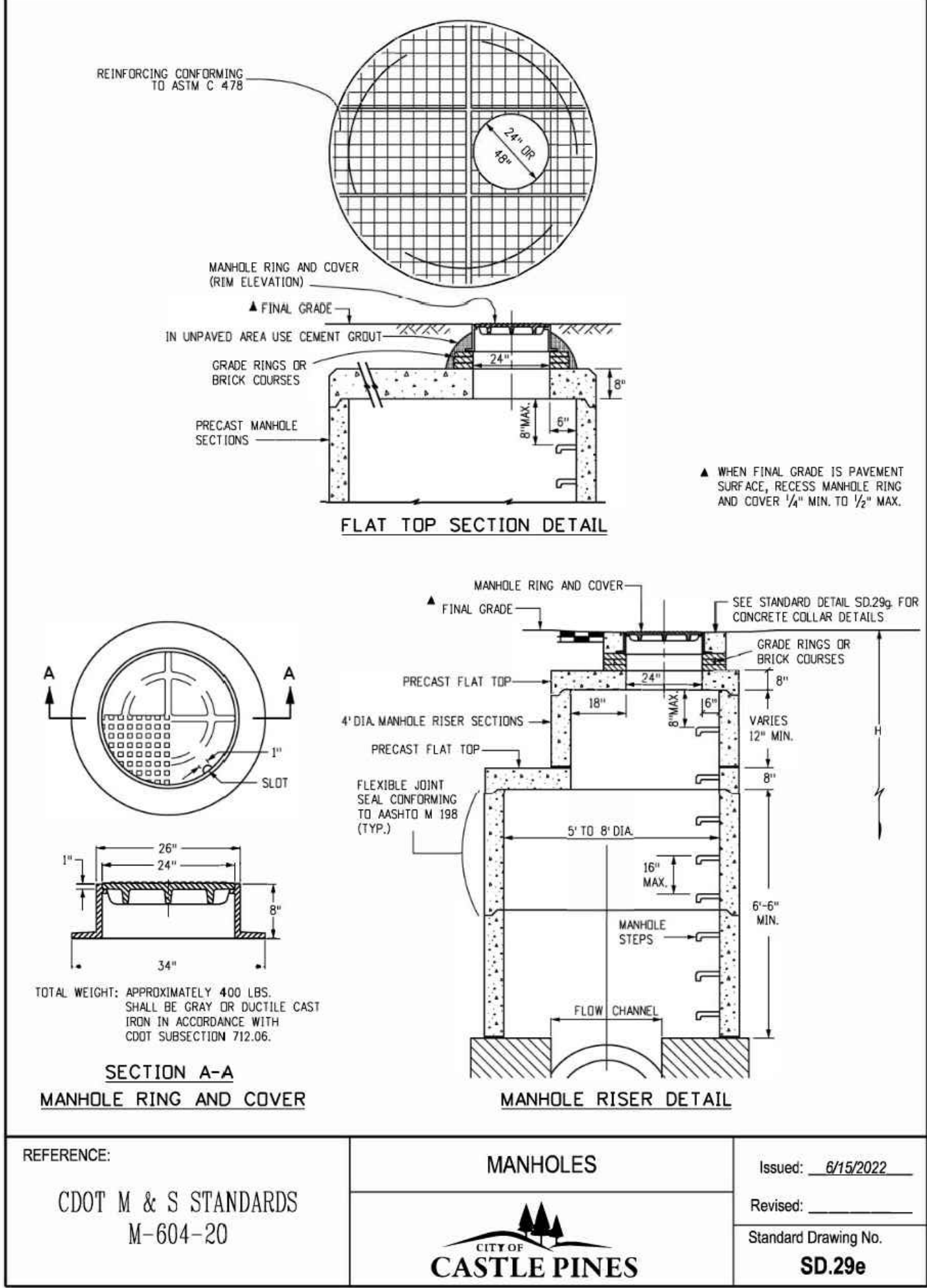
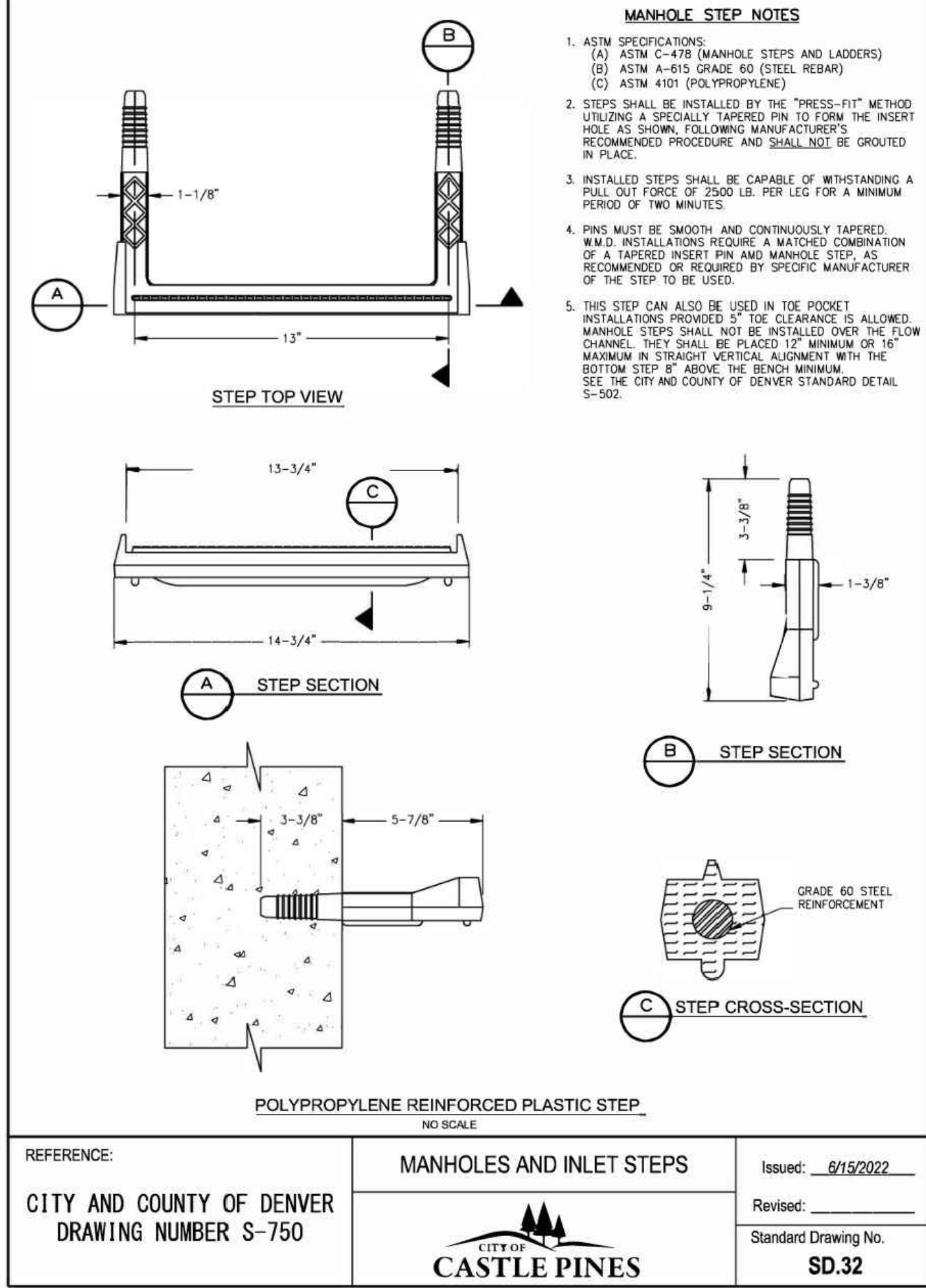
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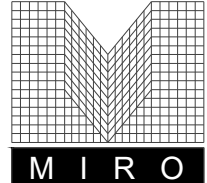
**STORM PLAN AND
PROFILES**

SHEET NUMBER

16



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SHEET TITLE

STORM DETAILS

SHEET NUMBER
18