

2009031297
04/30/2009 09:48 AM



2009031297 21 PGS

PLAT IDENTIFICATION SHEET

Douglas County School District RE-1

Grantor (owner)

Grantor (owner)

Castle Oaks Estates 1, 6th Amendment Lot 1 Final PD Site Plan

Grantee (name of plat or condo)

UNOFFICIAL COPY

Grantee (name of plat or condo)

Subdivision Info: Castle Oaks Estates Filing: 1 Lot: 1

Condo Info: Phase _____ Bldg _____ Unit _____

6

8

66

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

200.3010465 _____

FINAL PD SITE PLAN

LEGAL DESCRIPTION
LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6.
COUNTY OF DOUGLAS, STATE OF COLORADO.
A PART OF THE S 1/2 OF SECTION 6, T 8 S, R 66 W, 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO

LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6.
TOWN OF CASTLE ROCK, COLORADO

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 17.62.080 of the Town of Castle Rock Municipal Code, 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. Replacement for dead or diseased plant material shall be the same type of plant material as set forth in the approved Final PD Site Plan; for example, a tree must replace a tree, a shrub must replace a shrub, ground cover must replace ground cover, etc. 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.
- There are no FEMA regulated floodplains or wetlands on the site.
- 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 procedure for approval.
- No solid object exceeding 30' in height above the finished 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, Triangles or 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, and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- The provision of municipal water to this subdivision is subject to the terms and conditions of the Castle Oaks Development agreement recorded January 27, 2003 at reception no. 2003010465 of the Douglas County, Colorado Records, and accordingly 16 SFE are debited from the water bank.
- Approval from the Cherry Creek Basin Authority will be obtained prior to approval of construction plans.

SURVEYOR'S CERTIFICATE

I, STEVEN D. CARSTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

29028
3-26-09
Steven D. Carsten Colorado No. 29028

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6, IN THE TOWN OF CASTLE ROCK.

Mary A. Clark, Reginal Manzan

DOUGLAS COUNTY SCHOOL DISTRICT RE-1

SIGNED THIS 26 DAY OF March 2009

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF March 2009

BY Raven K. B.A.M.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/26/11

TITLE CERTIFICATION

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF First American Heritage Title Company A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 2nd DAY OF April 2009

AUTHORIZED REPRESENTATIVE

First American Heritage Title Company

TITLE INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF April 2009

BY Ruth Nester

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/28/2012

VARIANCE REQUEST:

Variance Application No. DC08-0043

Code Section: Landscape Regulation 3.2.3B3

Variance Description: Extend watering window to allow for watering 6 days/week for 6 hours/day.

Approved date: 01/28/09

TOWN CERTIFICATION

THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 2nd DAY OF April 2009

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

4/8/09
DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:48 AM (TIME) ON THE 30 DAY OF April, 2009 AT RECEPTION NO. 2009031297

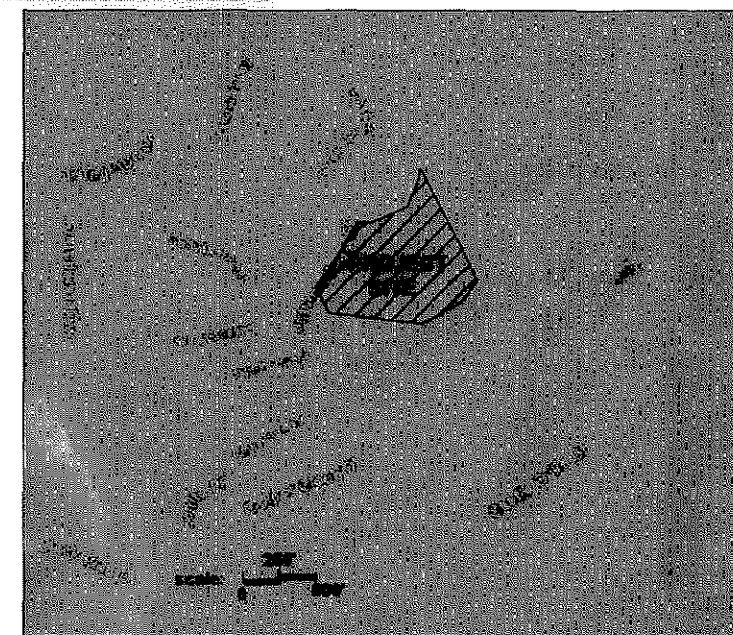
DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY

SHEET INDEX

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VICINITY MAP



SUMMARY TABLE	
MAXIMUM GROSS FLOOR AREA SQ. FT.	71,016 SQ. FT.
BUILDING SETBACKS AND SEPARATIONS	FROM FRONT INTERNAL COLLECTOR 40 FT. SIDE AND BACK 20 FT.
PARKING SPACES REQUIRED	Require: 90 Provided: 96
MAXIMUM BUILDING HEIGHT	Max: 35'-0" Actual: 31'-10"
BUILDING COVERAGE (SF)	49,908
PARKING (SF)	42,218
OPEN SPACE (includes play pads)	469,630 SQ. FT. = 10.78 Acres
TOTAL PAVED AREA (SF)	86,361 SQ. FT.
IRRIGATION	2" Service - 8 SFE
DOMESTIC	2" Service - 8 SFE

PROJECT BENCHMARK:

DOUGLAS COUNTY GIS POINT 4.004007.
A 3" ALUMINUM DISK MARKED 'DOUGLAS COUNTY GIS 4.004007 DC GIS SECONDARY CONTROL MONUMENT'. NAVD 88 ELEVATION - 6495.28.
BASED ON A SURVEY BY ZYLSTRA BAKER SURVEYING, INC. DATED JUNE 16, 2008

Owner:
Douglas County School District
620 Wilcox Street
Castle Rock, Colorado 80104

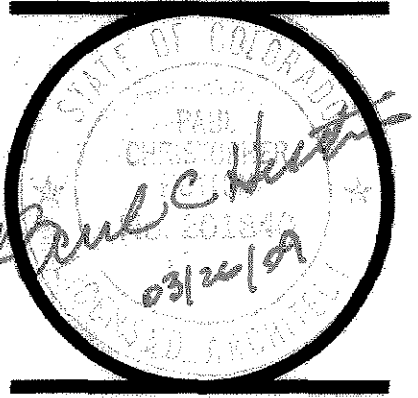
Land Surveyor:
Zylstra Baker Surveying, Inc.
1510 West Tufts Avenue
Englewood, Colorado 80110

Land Planner:
RB+B Architects/
Hutton Architecture LLC.
315 East Mountain Avenue, Suite 100
Fort Collins, CO 80524

Design Concepts
211 North Public Road
Suite 200
Lafayette, Colorado 80026

JVA, Inc.
1319 Spruce Street
Boulder, CO 80302

Plan Preparer:
RB+B Architects/
Hutton Architecture LLC.
315 East Mountain Avenue, Suite 100
Fort Collins, CO 80524



LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
AMENDMENT NO. 6, COUNTY OF DOUGLAS,
STATE OF COLORADO

RB+B ARCHITECTS, INC.
315 EAST MOUNTAIN AVENUE
SUITE 100
FORT COLLINS, CO 80524
PHONE: (970) 484-0117
FAX: (970) 484-0284
E-MAIL: rbob@rb+barchitects.com

HUTTON ARCHITECTURE STUDIO P.C.
70 BROADWAY
SUITE 300
DENVER, CO 80203
PHONE: (303) 961-1800
FAX: (303) 961-1802
E-MAIL: www.huttonarch.com

RB+B/HAS JOB NUMBER:
07-28

DRAWN:

CHECKED:

ISSUE DATE:

3/26/09

REVISIONS:

SHEET NAME:

COVER SHEET

SHEET NUMBER:

SHT 1 OF 20

FPD-C

DCSD ES # 47

LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6.



COMMERCIAL LANDSCAPE SITE INVENTORY

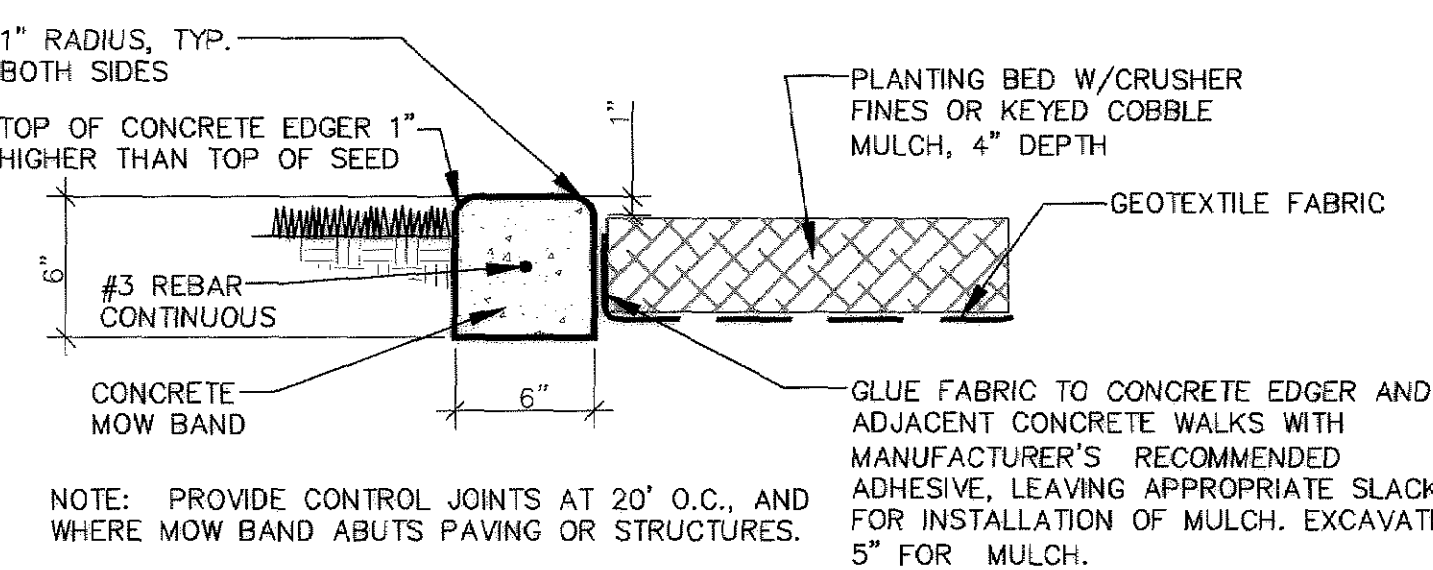
Registered Professional Sarah Cieciak Registration # 7081
 Company Name Design Concepts Address 211 North Public Road, Suite 200 Lafayette, CO 80026
 Phone 303-664-5501 Email sarah@dcda.net

Gross Site Area	Landscaped Area (Area in Sq. Ft.)	Turfgrass List Species (Area in Sq. Ft.)	Parking Lot (Area in Sq. Ft.)	Nonliving Ornamental (Area in Sq. Ft.)	No. of Parking Spaces	No. of Interior Landscaped Islands	Median Width of Interior Landscaped Islands	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
605,674 sf	346,468	Bluegrass sod: 58088; Fescue sod: 43,386; Dryland seed: 215,726	45,218	4,000	96	2	10'	121*	132	494*	1,625	5.00	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

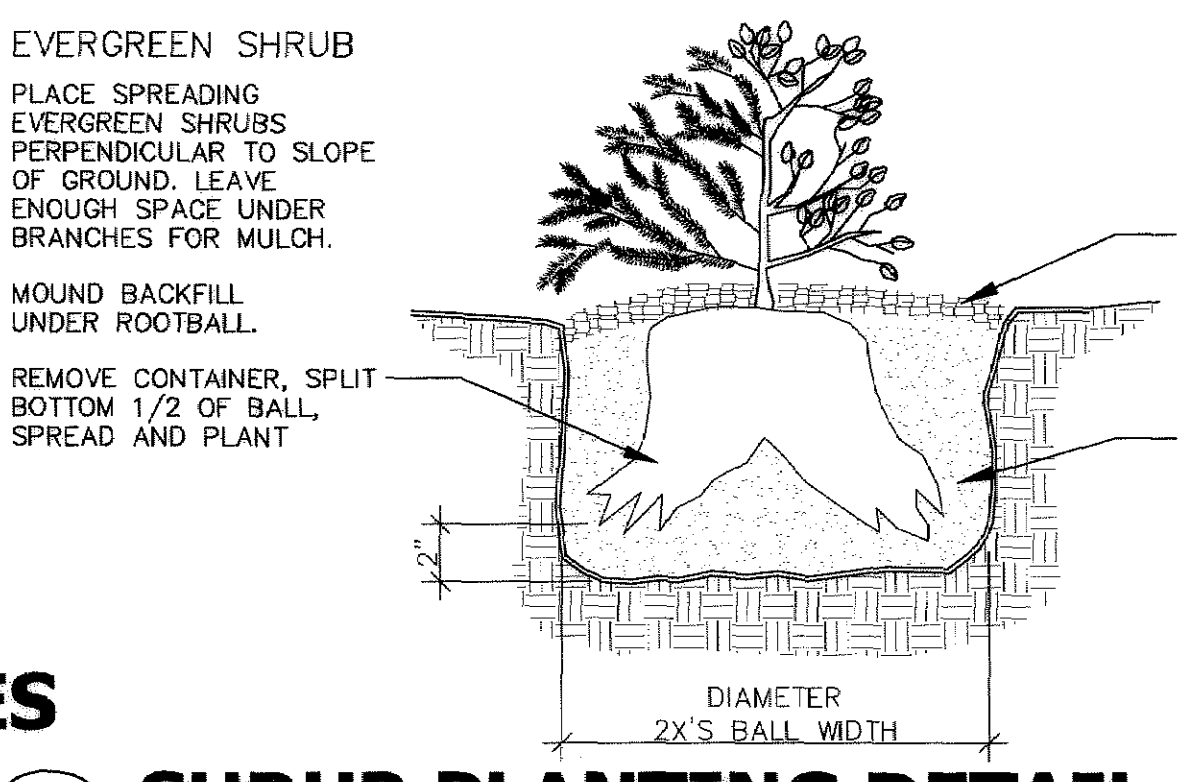
* Tree and shrub requirement based on 121,115 s.f. (20% of gross site area).

SITE/LANDSCAPE NOTES

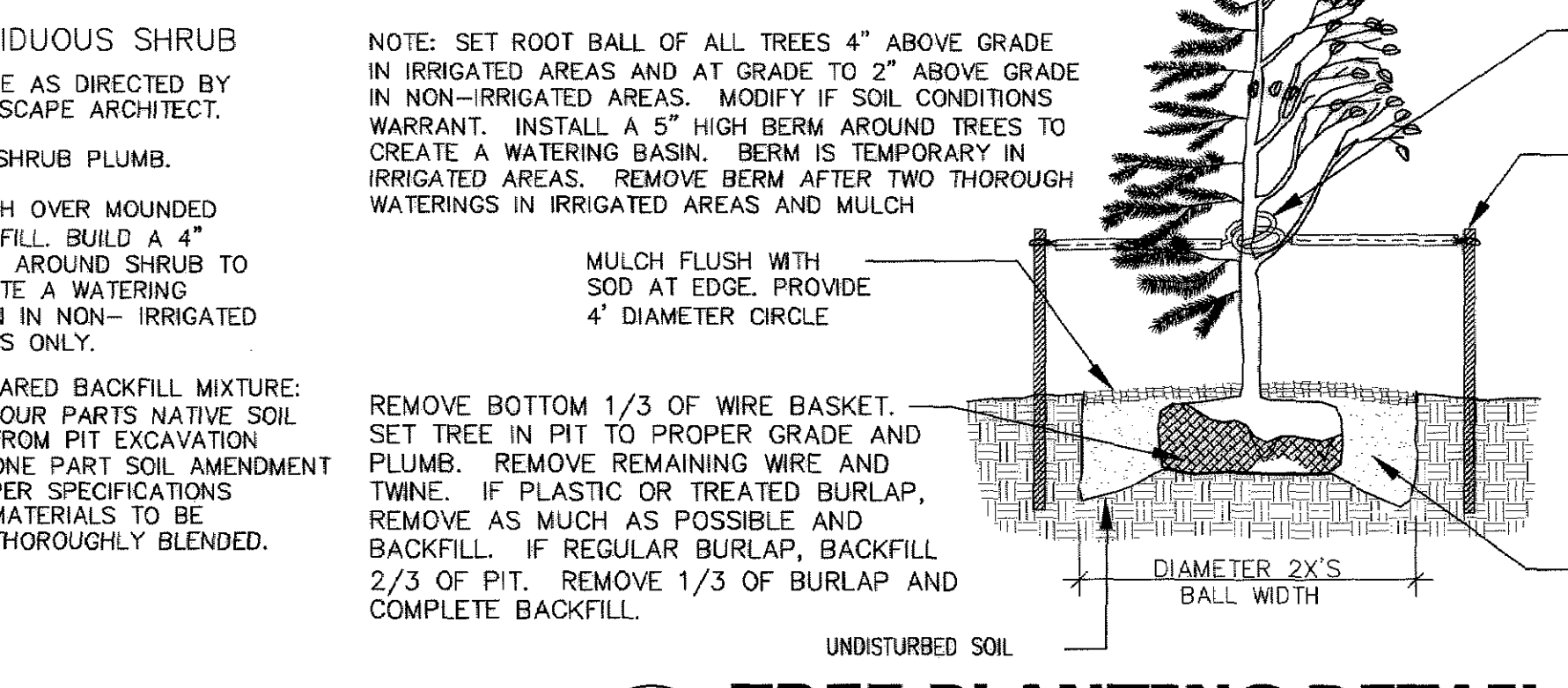
- New turf to be Bluegrass or Fescue sod, as noted. Final sod grade shall be 1/1/2" lower than adjacent paving grade or edger, except in the center of a swale where drainage would be impeded. Fine grading, soil preparation and maintenance per specifications.
- Install mulch mat around new trees in seed and sod areas.
- Install 6"-24" keyed cobble mulch or crusher fines, as noted in plans, over fabric in all planting beds. Sample of mulch to be approved by Landscape Architect prior to installation. Contractor to install 10' by 10' sample of cobble for approval prior to installation.
- Plantings to be watered using an underground, automatic irrigation system. See irrigation sheets.
- Soil preparation for seed areas and planting beds shall consist of composted amendment applied at a rate of 5 cubic yards per 1,000 sf. Minimum till depth of soil amendment is 4 inches per Town of Castle Rock Landscape Regulations.
- Provide 6"x 6" concrete edger between all planting beds where adjacent to seed or sod.
- Landscape and irrigation systems shall be installed by a Town of Castle Rock registered professional.
- Maintenance of landscaped areas shall meet Town of Castle Rock requirements.
- No street washing is allowed in Castle Rock.
- Location of all new site furnishings shall be approved by school representative and/or Landscape Architect. Locations shown are approximate.
- Play pit to have play equipment supplied and installed under a separate contract. Contractor to install pit edger and walls, subgrade, drainage and surfacing.
- 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 triangles or easements as shown on this plan.
- Non-irrigated dryland seed to have a temporary irrigation system for establishment. Seeded areas to be kept in a damp condition for 14 days from the time of planting.
- Existing scrub oak masses to remain are to be hand cleared of dead brush and vegetation.
- Existing plantings and irrigation at Autumn Sage Street to be protected. Modify existing irrigation system to accommodate new paving. Sleeve pipes under new paving.
- No trees or permanent structures are allowed in Utility or Drainage Easements.



2 CONC. EDGER AT CRUSHER FINES PLANTING BED
 NOT TO SCALE



3 SHRUB PLANTING DETAIL
 NO SCALE



4 TREE PLANTING DETAIL
 NO SCALE

Colorado Analytical Laboratories, Inc.
Soil Nutrient Laboratory Report

Lab No.: 0000200-01
 Date Rec: 9/2/08
 Reported: 9/9/08

Report To: Sarah Cieciak
 Company: Design Concepts
 211 N. Public Road, Suite 200
 Lafayette CO 80026

Sample ID: DCE8 #47
 Project:

Laboratory Results:

Field Texture (EST)	Soil Loss
pH (unfl)	8.0
Salts (MNHOS/CM)	0.8
CEC Est. (MEQ/100G)	12.8
Lime (Ca%)	Medium
Organic Matter (%)	2.0
Organic N (lbs/acre)	59.1
Sodium (meq/100g Soil)	0.82

Available Nutrients (ppm)

Nitrate Nitrogen	3.3
Phosphorus	15.5
Potassium	219.8
Calcium	4088.1
Magnesium	377.6
Sulfur	< 0.1
Boron	0.4
Zinc	1.1
Iron	0.3
Manganese	1.8
Copper	0.9

Note: Average Values are for Colorado Soils

Fertilizer Recommendations

Nitrate Nitrogen - 20 lbs/acre
 Phosphorus - P2O5: 0 lbs/acre
 Potassium - K2O: 0 lbs/acre
 Sulfur - 0 lbs/acre
 Zinc - 0 lbs/acre
 Iron - 0 lbs/acre
 Manganese - 0 lbs/acre
 Copper - 0 lbs/acre

To convert recommendations to lbs/1000 sq. ft. divide by 42

Comments: Split Nitrogen Recommendations 9 to 9 Times Throughout the Growing Season.

248 South Main Street / Brighton, CO 80601-9597 / 303-659-2313
 Mailing Address: P.O. Box 597 / Brighton, CO 80601-0597 / Fax: 303-659-2315

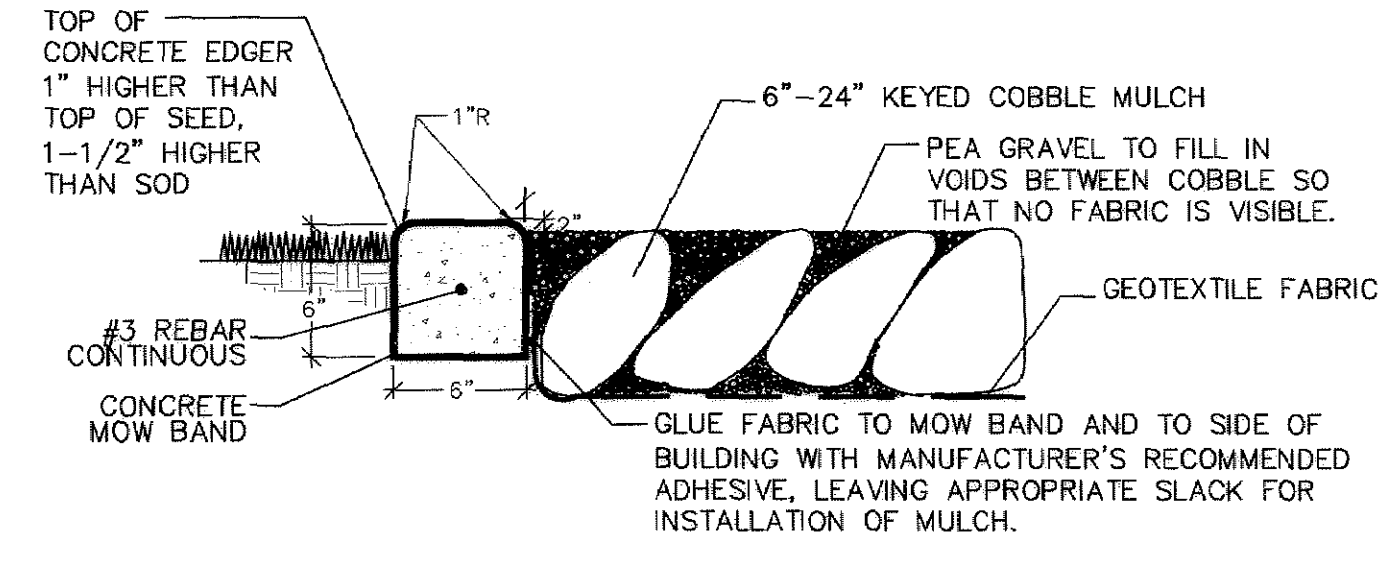
LANDSCAPE MAINTENANCE STATEMENT

The landscape and irrigation system shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not be limited to checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and de-thatching turf areas as needed; replenishing mulch, fertilizing, pruning; and weeding in all landscaped areas.

Douglas County School District shall maintain the landscaping as approved in the Final Landscape Plan.

Douglas County School District shall provide all regular and normal maintenance of landscaping including weeding, irrigation, fertilization, pruning, and mowing.

Douglas County School District shall not use plant materials which exhibit evidence of insect, pest, disease, and shall appropriately treat all damaged plants and shall remove and replace any and all dead plant material with living plant material.



1 CONC. EDGER AT COBBLE MULCH PLANTING BED
 NOT TO SCALE

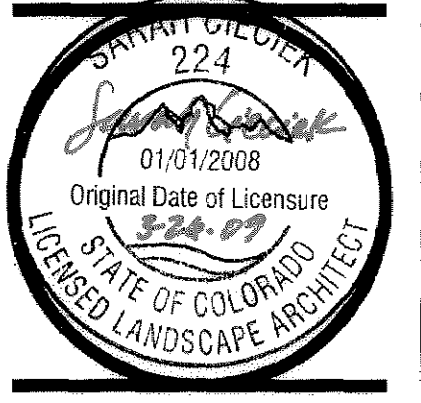
PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
 WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4 INCH KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE.
 GUYING SYSTEM:
 MIN. 6 FEET LONG STEEL TEE POST STAKES WITH 17 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER TIGHT. FLAG WIRE WITH WHITE PVC TAPE. REMOVE STAKES WITHIN 1 YEAR.
 CONFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.
 PREPARED BACKFILL MIXTURE:
 1. FOUR PARTS NATIVE SOIL FROM PIT EXCAVATION
 2. ONE PART SOIL AMENDMENT PER SPECIFICATIONS
 3. MATERIALS TO BE THOROUGHLY BLENDED.

Registration Number
 Sarah Cieciak - 7081

SHT 5 OF 20

FPD-L-1.0

DESIGN CONCEPTS
 211 North Public Road, Suite 200
 Lafayette, Colorado 80026
 303.664.5501 fax 303.664.5517
 email: concepts@dcda.net



LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
 AMENDMENT NO. 6. COUNTY OF DOUGLAS.
 STATE OF COLORADO

RB+B ARCHITECTS, INC.
 315 EAST MOUNTAIN AVENUE
 SUITE 100
 FORT COLLINS, CO 80524
 PHONE: (970) 484-0117
 FAX: (970) 484-0284
 E-MAIL: rb@rbarchitects.com

HUTTON ARCHITECTURE STUDIO P.C.
 SUITE 300
 70 BROADWAY
 DENVER, CO 80203
 PHONE: (303) 861-1800
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 E-MAIL: www.huttonarch.com

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CHECKED:
 SC

ISSUE DATE:
 3/28/09

REVISIONS:

SHEET NAME:
 LANDSCAPE NOTES

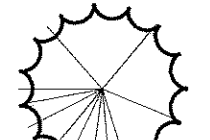
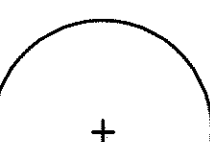

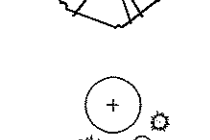
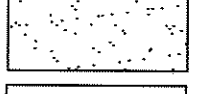
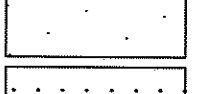


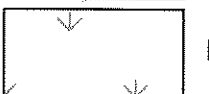


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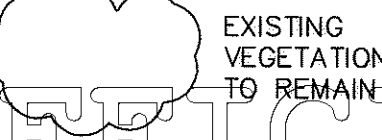
Plant Schedule for the Town of Castle Rock


Irrig. Zone	Plant Name (Scientific)	Plant Name (Common)	Legend Abbrev.	Size	# of Plants	Month	App. Rate	Water Use	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area
							Inches/ Month	Gallons/ Month			
A1	Trees, shrubs, grasses, perennials										
Low	Imperial'	IMPERIAL LOCUST	IML	2-1/2" B&B	5	April	0.33	963	4,832	1%	605,574
	Helictotrichon sempervirens	BLUE AVENA GRASS	BAG	#1 CONT.	72	May	1.09	3,150			
	Achillea 'Moonshine'	MOONSHINE YARROW	MSY	#1 CONT.	49	June	1.90	4,391			
	Aster novi-belgii 'Professor Kippenburg'	FALL ASTER	PKA	#1 CONT.	77	July	2.00	5,775			
	Clematis tangutica	GOLDEN CLEMATIS	GOC	#1 CONT.	23	August	1.83	5,294			
	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	BCJ	#6 CONT.	22	Sept	1.45	4,200			
	Panicum virgatum 'Heavy Metal'	SWITCH GRASS HEAVY METAL	SWG	#1 CONT.	36	Oct	0.33	963			
	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	DFG	#1 CONT.	40						
	Potentilla fruticosa 'Gold Drop'	GOLD DROP POTENTILLA	GDP	#6 CONT.	50						
	Santolina chamaecyparissus	LAVENDER COTTON	SAN	#1 CONT.	67						
	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	AJS	#1 CONT.	52						
	Viburnum trilobum 'Compactum'	COMPACT AMERICAN CRANBERRYBUSH	CAC	#6 CONT.	18						
A2	Trees										
Low	Pinus nigra	AUSTRIAN PINE	POP	8' B&B	7	April	0.33	48	230	n/a	605,574
	Pinus ponderosa	PONDEROSA PINE	POP	8' B&B	3	May	1.09	156			
	Quercus gambelii	GAMBEL OAK	GMO	6' B&B	10	June	1.50	215			
	Quercus rubra	NORTHERN RED OAK	NRO	2-1/2" B&B	3	July	2.00	287			
						August	1.83	263			
						Sept	1.45	209			
						Oct	0.33	48			
A3	Shrubs, grasses, perennials										
Low	Amelanchier alnifolia	SASKATOON SERVICEBERRY	SSE	#6 CONT.	16	April	0.33	1,152	5,545	1%	605,574
	Aquilegia caerulea	ROCKY MOUNTAIN COLUMBINE	COL	#1 CONT.	28	May	1.09	3,771			
	Aster novi-belgii 'Professor Kippenburg'	FALL ASTER	PKA	#1 CONT.	28	June	1.50	5,185			
	Helictotrichon sempervirens	BLUE AVENA GRASS	BAG	#1 CONT.	60	July	2.00	6,913			
	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	BCJ	#6 CONT.	33	August	1.83	6,337			
	Panicum virgatum 'Heavy Metal'	SWITCH GRASS HEAVY METAL	SWG	#1 CONT.	87	Sept	0.45	5,028			
	Rhus aromatic 'Grow Low'	GROW-LOW FRAGRANT SUMAC	GLS	#6 CONT.	12	Oct	0.33	1,152			
	Viburnum trilobum 'Compactum'	COMPACT AMERICAN CRANBERRYBUSH	CAC	#6 CONT.	24						
A4	Shrubs, grasses, perennials										
Low	Amelanchier alnifolia	SASKATOON SERVICEBERRY	SSE	#6 CONT.	3	April	0.33	349	1,680	0%	605,574
	Aquilegia caerulea	ROCKY MOUNTAIN COLUMBINE	COL	#1 CONT.	28	May	1.09	1,142			
	Helictotrichon sempervirens	BLUE AVENA GRASS	BAG	#1 CONT.	17	June	1.50	1,571			
	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	BCJ	#6 CONT.	6	July	2.00	2,084			
	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	AJS	#1 CONT.	8	August	1.83	1,920			
	Viburnum trilobum 'Compactum'	COMPACT AMERICAN CRANBERRYBUSH	CAC	#6 CONT.	6	Sept	1.45	1,523			
						Oct	0.33	349			
A5	Trees, Dryland Seed										
Low	Celtis occidentalis	WESTERN HACKBERRY	WEH	2-1/2" B&B	3	April	0.33	949	4,585	1%	605,574
	Craetagus crus-galli 'Inermis'	THORNLESS COCKSPUR HAWTHORN	CSH	1-1/2" B&B	8	May	1.09	3,104			
	Dryland seed	DRYLAND SEED	na	na	na	June	1.50	4,288			
						July	2.00	5,891			
						August	1.83	5,217			
						Sept	1.45	4,139			
						Oct	0.33	949			
A6	Trees										
Low	Gymnocladus dioica	KENTUCKY COFFEETREE	KCT	2-1/2" B&B	13	April	0.33	96	270	n/a	605,574
	Celtis occidentalis	WESTERN HACKBERRY	WEH	2-1/2" B&B	8	May	1.09	184			
	Pinus ponderosa	PONDEROSA PINE	POP	8' B&B	3	June	1.50	252			
	Pinus nigra	AUSTRIAN PINE	AUP	8' B&B	3	July	2.00	337			
						August	1.83	309			
						Sept	1.45	245			
						Oct	0.33	96			
A7-A9	Trees, fescue sod										
Medium	Celtis occidentalis	WESTERN HACKBERRY	WEH	2-1/2" B&B	6	April	0.50	4,596	14,742	2%	605,574
	Craetagus crus-galli 'Inermis'	THORNLESS COCKSPUR HAWTHORN	CSH	1-1/2" B&B	6	May	2.50	15,038			
	Quercus rubra	NORTHERN RED OAK	NRO	2-1/2" B&B	3	June	2.25	20,676			
	Fescue sod	FESCUE SOD	n/a	n/a	n/a	July	3.00	27,588			
						August	2.75	25,271			
						Sept	2.50	20,850			
						Oct	1.00	4,596			
A10	Trees, shrubs, grasses, perennials										
Low	Celtis occidentalis	WESTERN HACKBERRY	WEH	2-1/2" B&B	2	April	0.33	771	3,709	1%	605,574
	Gleditsia triacanthos inermis 'Imperial'	IMPERIAL LOCUST	IML	2-1/2" B&B	3	May	1.09	2,522			
	Rhus aromatic 'Grow Low'	GROW-LOW FRAGRANT SUMAC	GLS	#6 CONT.	9	June	1.50	3,488			
	Panicum virgatum 'Heavy Metal'	SWITCH GRASS HEAVY METAL	SWG	#1 CONT.	20	July	2.00	4,624			
	Potentilla fruticosa 'Gold Drop'	GOLD DROP POTENTILLA	GDP	#6 CONT.	17	August	1.83	4,239			
	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	BCJ	#6 CONT.	40	Sept	1.45	3,363			
	Santolina chamaecyparissus	LAVENDER COTTON	SAN	#1 CONT.	21	Oct	0.33	771			
A11	Trees										
Low	Gleditsia triacanthos inermis 'Imperial'	IMPERIAL LOCUST	IML	2-1/2" B&B	3	April	0.33	6	30	n/a	605,574
						May	1.09	20			
						June	1.50	28			
						July	2.00	37			
						August	1.83	34			
						Sept	1.45	27			
						Oct	0.33	6			


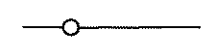
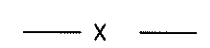



A12	Shrubs, grasses, perennials										
Low	Prunus besseyi 'Pawnee Buttes'	PAWNEE BUTTES SANDCHERRY	PBS	#6 CONT.	13	April	0.33	309	1,486	0%	605,574
	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	BCJ	#6 CONT.	19	May	1.09	1,011			
	Echinacea purpurea	CONEFLOWER	CON	#1 CONT.	41	June	1.50	1,389			
	Panicum virgatum 'Heavy Metal'	SWITCH GRASS HEAVY METAL	SWG	#1 CONT.	25	July	2.00	1,953			
	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	AJS	#1 CONT.	28	August	1.83	1,698			
	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	DFG	#1 CONT.	22	Sept	1.45	1,347			
						Oct	0.33	309			
A13-A15	Trees, Fescue Sod										
Medium	Gleditsia triacanthos inermis 'Imperial'	IMPERIAL LOCUST	IML	2-1/2" B&B	5	April	0.50	2,917	9,366	2%	605,574
	Prunus nigra 'Princess Kay'	PRINCESS KAY PLUM	PKP	2" B&B	5	May	2.25	9,544			
	Pinus nigra	AUSTRIAN PINE	AUP	8' B&B	3	June	2.25	13,122			
	Fescue sod	FESCUE SOD	na	na	na	July	3.00	17,496			
						August	2.75	16,098			
						Sept	2.25	12,725			
						Oct	1.50	2,917			
A16	Trees, shrubs, perennials										
Low	Gleditsia triacanthos inermis 'Imperial'	IMPERIAL LOCUST	IML	2-1/2" B&B	2	April	0.33	1,155	5,566	1%	605,574
	Prunus nigra 'Princess Kay'	PRINCESS KAY PLUM	PKP	2" B&B	2	May	1.09	3,778			
	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	BCJ	#6 CONT.	27	June	1.50	5,195			
	Achillea 'Moonshine'	MOONSHINE YARROW	MSY	#1 CONT.	73	July	2.00	6,926			
	Amelanchier alnifolia	SASKATOON SERVICEBERRY	SSE	#6 CONT.	10	August	1.83	6,350			
	Echinacea purpurea	CONEFLOWER	CON	#1 CONT.	69	Sept	1.45	5,038			
	Helictotrichon sempervirens	BLUE AVENA GRASS	BAG	#1 CONT.	27	Oct	0.33	1,155			
	Panicum virgatum 'Heavy Metal'	SWITCH GRASS HEAVY METAL	SWG	#1 CONT.	74						
	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	DFG	#1 CONT.	25						
	Potentilla fruticosa 'Gold Drop'	GOLD DROP POTENTILLA	GDP	#6 CONT.	30						
	Prunus besseyi 'Pawnee Buttes'	PAWNEE BUTTES SANDCHERRY	PBS	#6 CONT.	2						
	Viburnum trilobum 'Compactum'	COMPACT AMERICAN CRANBERRYBUSH	CAC	#6 CONT.	7						
A17	Trees, shrubs, perennials										
Low	Gleditsia triacanthos inermis 'Imperial'	IMPERIAL LOCUST	IML	2-1/2" B&B	3	April	0.33	506	2,437	0%	605,574
	Craetagus crus-galli 'Inermis'	THORNLESS COCKSPUR HAWTHORN	CSH	1-1/2" B&B	6	May	1.09	1,857			
	Celtis occidentalis	WESTERN HACKBERRY	WEH	2-1/2" B&B	4	June	1.50	2,279			
	Clematis tangutica	GOLDEN CLEMATIS	GOC	#1 CONT.	104	July	2.00	3,038			
	Juniperus horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	BCJ	#6 CONT.	28	August	1.83	2,785			
	Prunus besseyi 'Pawnee Buttes'	PAWNEE BUTTES SANDCHERRY	PBS	#6 CONT.	18	Sept	1.45	2,210			
	Rhus aromatic 'Grow Low'	GROW-LOW FRAGRANT SUMAC	GLS	#6 CONT.	10	Oct	0.33	506			
A18	Trees										
Low	Gleditsia triacanthos inermis 'Imperial'	IMPERIAL LOCUST	IML	2-1/2" B&B	7	April	0.33	33	160	0%	605,574
	Gymnocladus dioica	KENTUCKY COFFEETREE	KCT	2-1/2" B&B	6	May	1.09	109			
	Celtis occidentalis	WESTERN HACKBERRY	WEH	2-1/2" B&B	3	June	1.50	150			
						July	2.00	199			
						August	1.83	183			
						Sept	1.45	145			
						Oct	0.33	33			
A19-A21	Dryland seed										
Low	Dryland seed	DRYLAND SEED	na	na	na	April	0.33	5,830	26,051	5%	605,574
						May	1.09	19,076			
						June	1.50	26,228			
						July	2.00	34,970			
						August	1.83	32,057			
						Sept	1.45	25,434			
						Oct	0.33	5,830			
B1-B3	Trees, Fescue sod										
Medium	Quercus rubra	NORTHERN RED OAK	NRO	2-1/2" B&B	4	April	0.50	3,392			

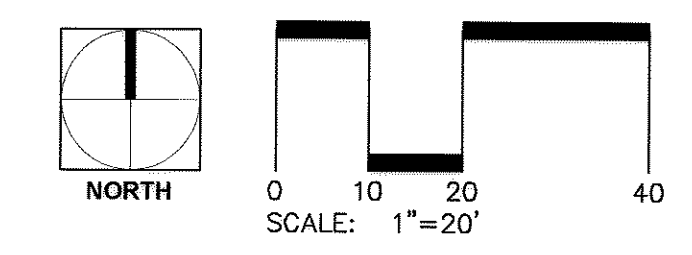
LEGEND

-  EVERGREEN TREE
-  SHADE TREE
-  ORNAMENTAL TREE
-  SHRUBS, GRASSES, PERENNIALS
-  BLUEGRASS SOD
-  FESCUE SOD
-  ASPHALT PLAY AREA
-  PLAY EQUIPMENT AREA
-  PLANTING BED WITH MULCH OVER FABRIC
-  DRYLAND SEED
-  INFIELD MIX OR CRUSHER FINES MULCH

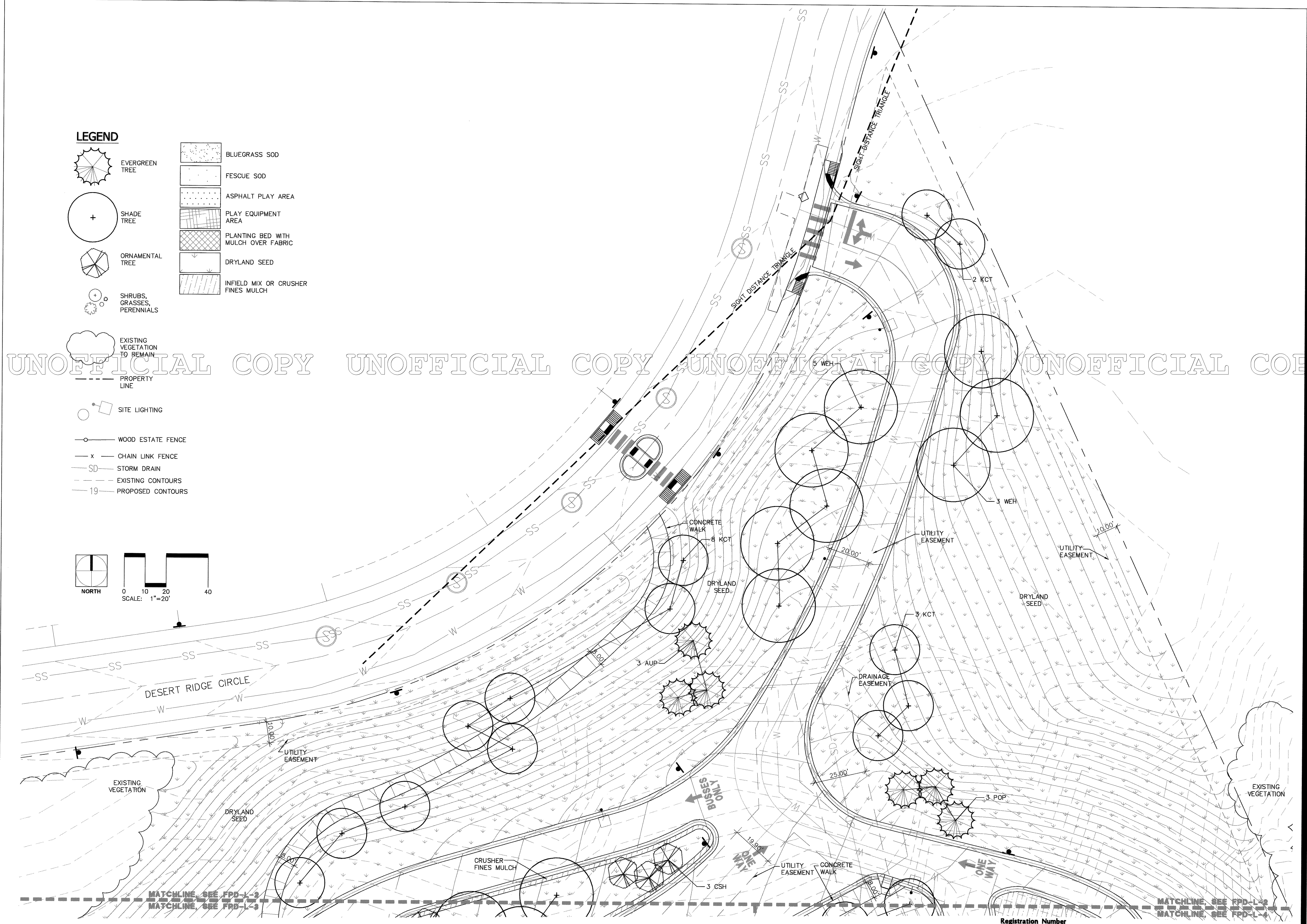
 EXISTING VEGETATION TO REMAIN

 PROPERTY LINE

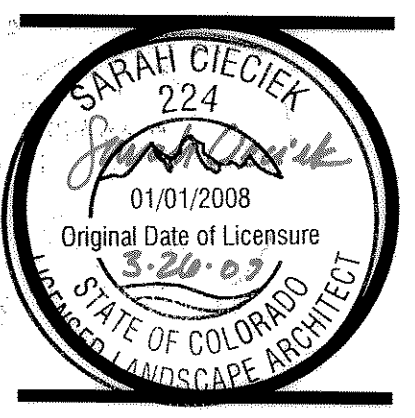
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-  WOOD ESTATE FENCE
-  CHAIN LINK FENCE
-  STORM DRAIN
-  EXISTING CONTOURS
-  PROPOSED CONTOURS



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LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
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STATE OF COLORADO

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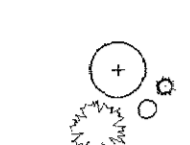

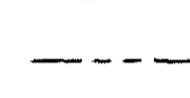

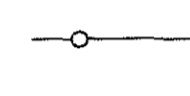


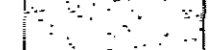

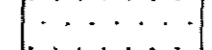




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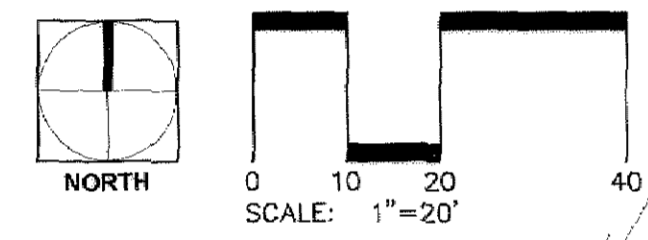
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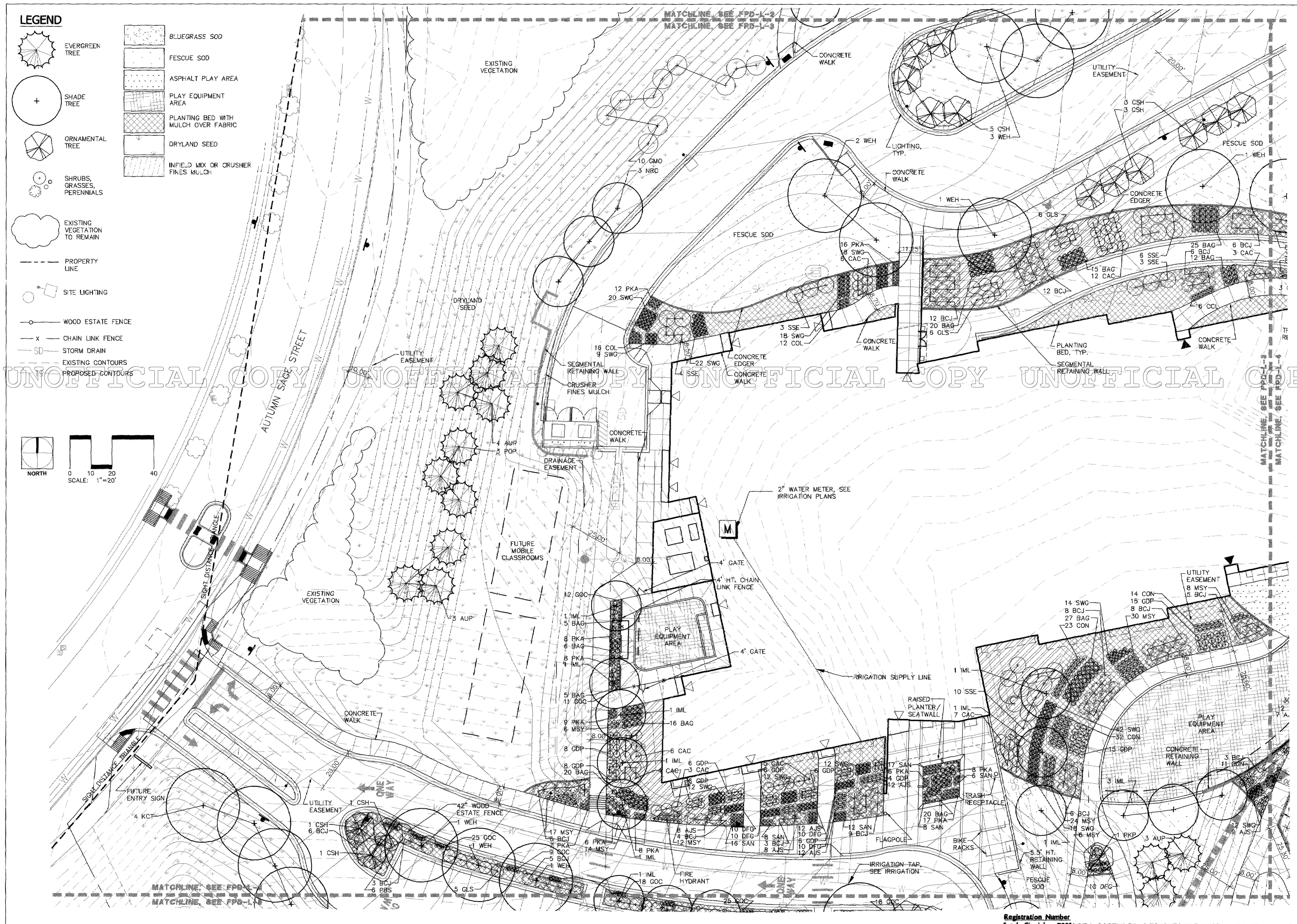
Registration Number
Sarah Ciecik - 7081 LOT 1, CASTLE OAKS ESTATES FILING NO. 1. AMENDMENT NO. 6.

LEGEND

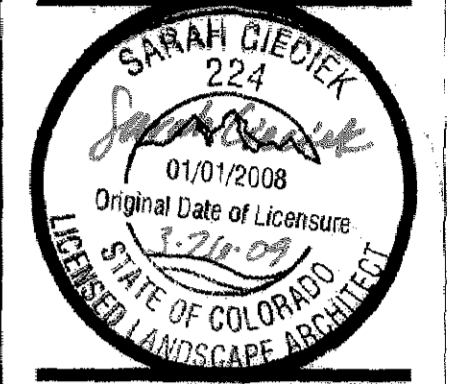
-  EVERGREEN TREE
-  SHADE TREE
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-  EXISTING VEGETATION TO REMAIN
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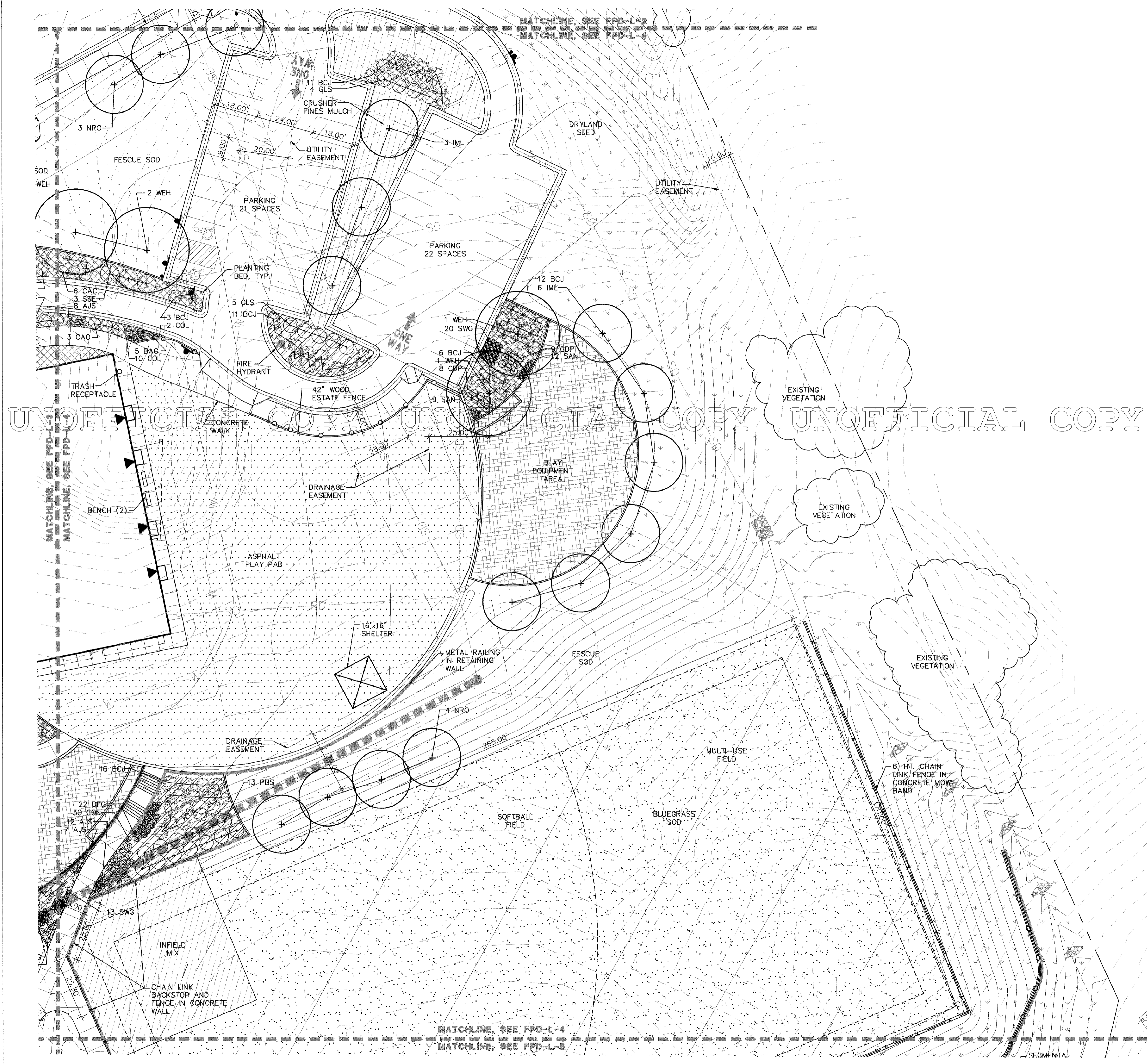
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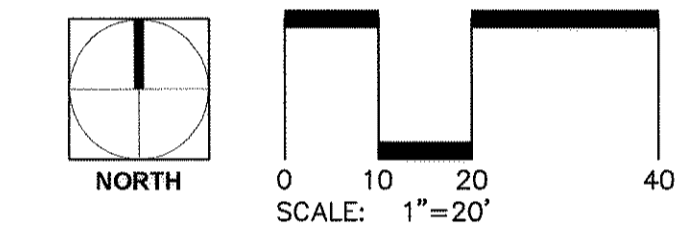
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Registration Number
 Sarah Cielek - 7081 LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6

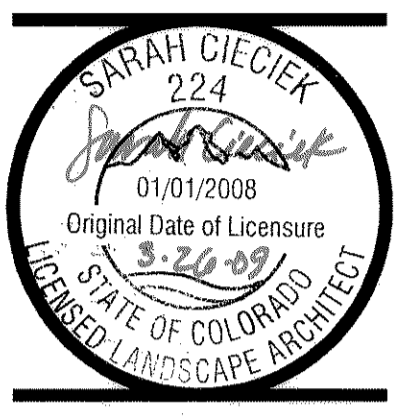


LEGEND

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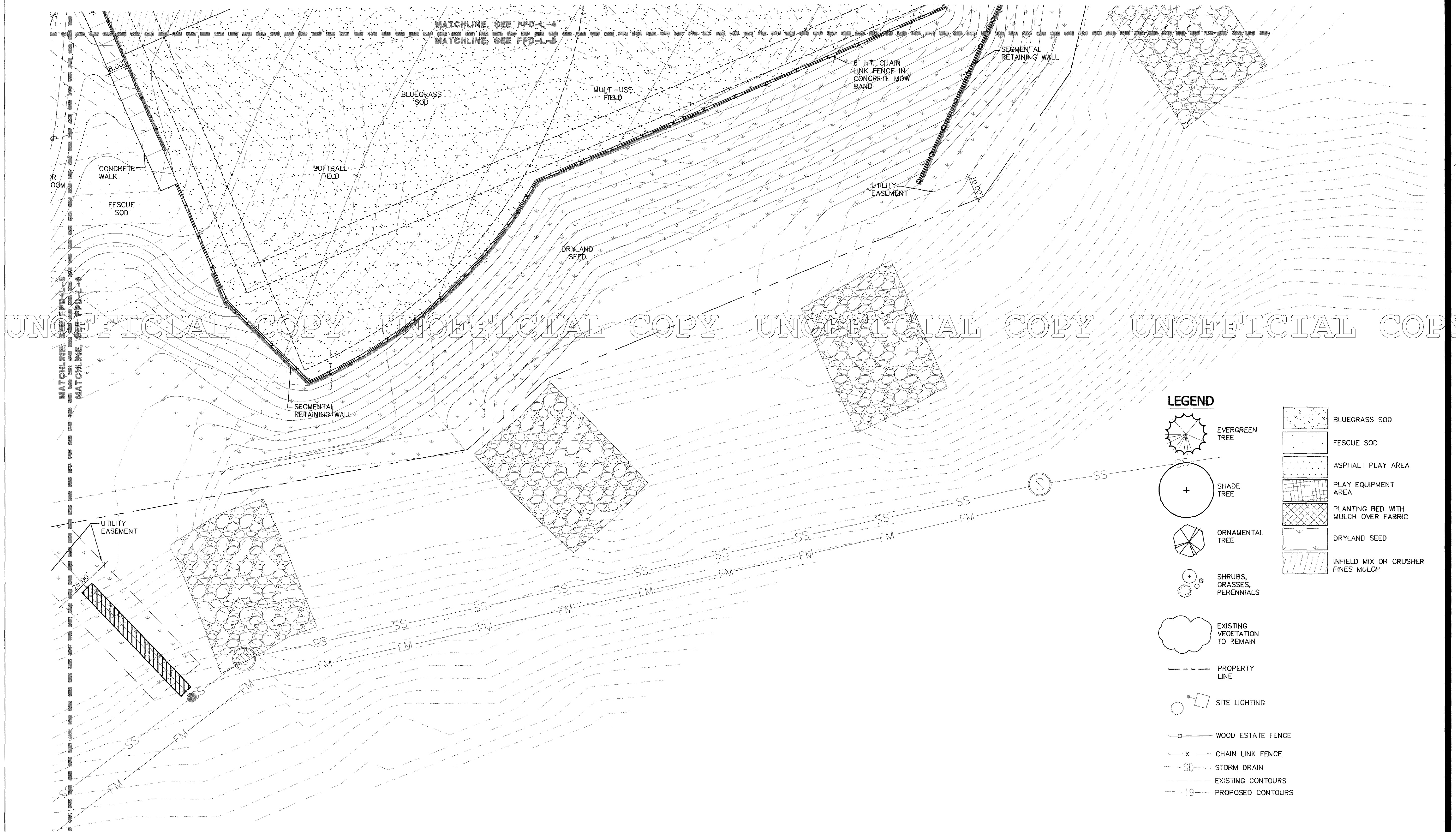
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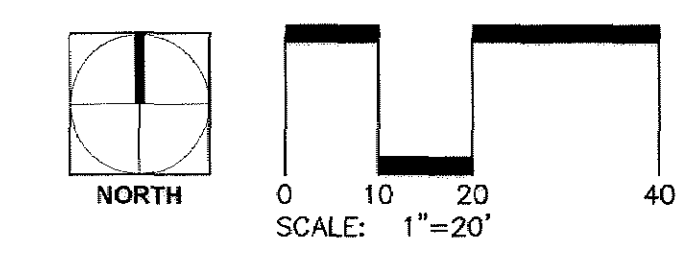
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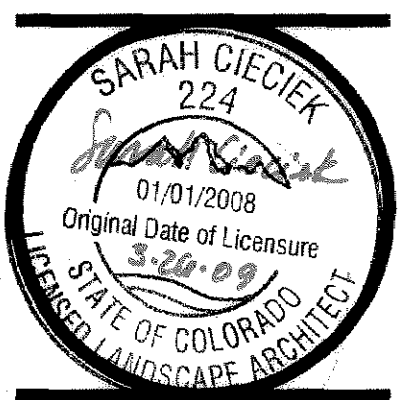
LEGEND

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IRRIGATION NOTES

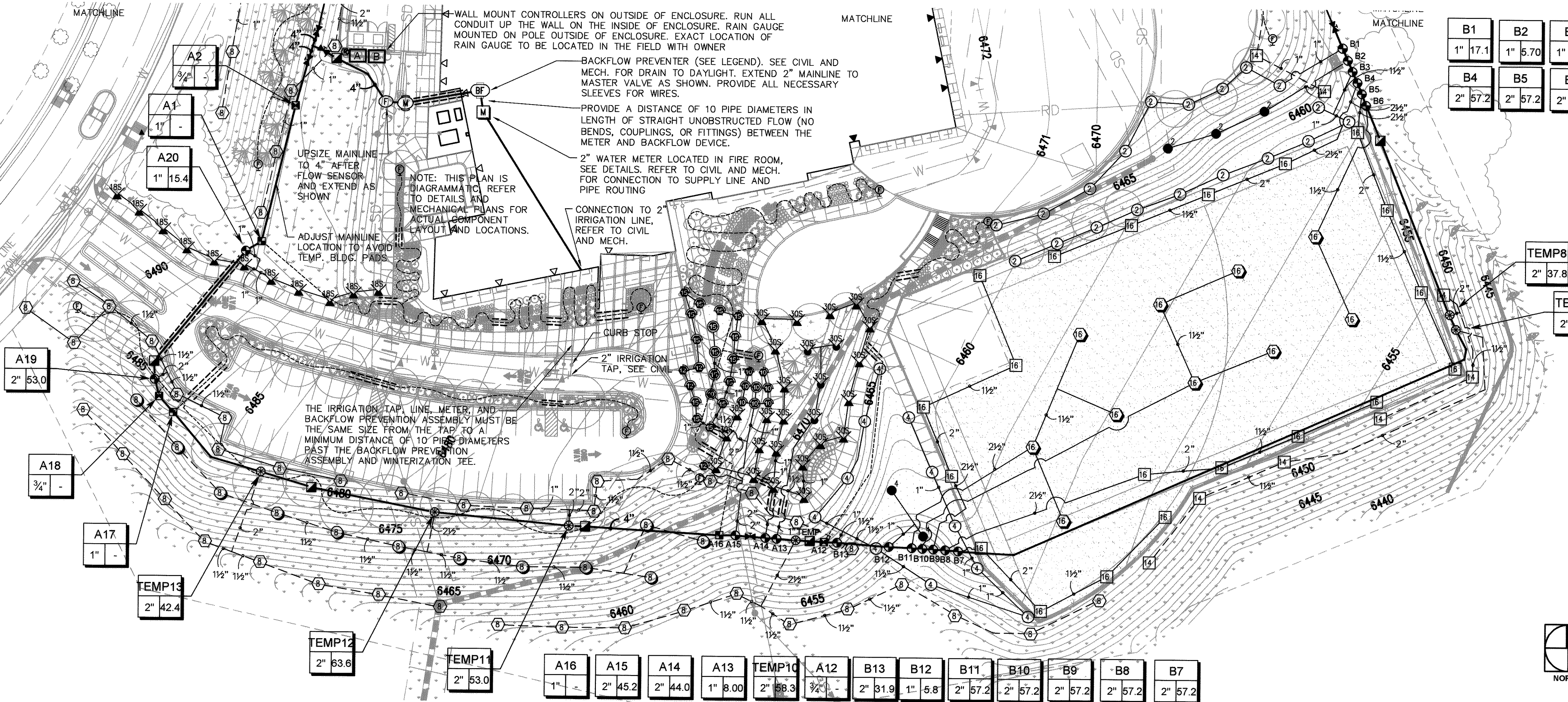
- Rain
- Irrigation system is designed for a static pressure of 83 p.s.i. at the tap (Before line enters building. Information is based on water pressure modeling provided by JVA, Inc.). Contractor to verify pressure **PRIOR TO INSTALLATION** and notify Landscape Architect of any differences. Design pressure at heads to be as noted in legend. Adjust pressure at valves.
 - No irrigation work to begin until final grade has been approved.
 - Point location of the mainline and laterals, and flag location of all heads & valves for approval by Owner prior to any trenching.
 - Locate all heads 4" min. from any wall, walk, or curb, and 12" min. from any curb adjacent to parking stalls. All trees/shrubs to be located minimum 20' from valve boxes and 10' from mainline.
 - Bury all mainlines 24" underground from invert of pipe. Bury all laterals 18" underground from invert of pipe.
 - No more than one pipe allowed per trench.
 - Brand all appropriate box lids with 1" minimum letters with the following abbreviations:
 QC Quick Coupler
 SV# Section Valve & Corresponding Controller Station #
 GV Isolation Gate Valve
 WS Wire Splice
 NET Netfim
 BV Ball Valve at above ground temporary zones
 - All pipe under pavement to be sleeved in 4" minimum PVC class 200. Extend 12" beyond each edge of pavement, sloped to drain. Install prior to paving. Sleeve wires separately in 2" min. pipe. Chisel an "X" in pavement at both ends of sleeve.
 - Extend 2 extra ground wire (yellow) and 4 extra positive wires (black) to end of new mainline. All valve wire is to be single strand 14 gauge below 1000', 12 gauge for runs above 1000'. Provide 3" valve wire loop every 100'. Color code all valve wires different colors, if possible.
 - Heads are diagrammatic. Contractor to select and install correct arcs as needed for part circle heads. Adjust radii and arc as necessary for no overspray/backwash onto adjacent buildings, walls, or fences.
 - Field locate 1" manual drain valve (per details) at the low points of the site not further than 350 feet apart. Provide 2 cubic feet of gravel sump at each valve. Access through collapsible sleeve with locking cap.
 - Plan has been prepared using limited on-site observation. Plan is diagrammatic and does not reflect all equipment, etc., that could be encountered during construction. All tie locations, mainline locations and lateral locations are approximate and shall require exact location by Contractor.
 - Water settle all trenches for proper compaction.
 - Install drip emitter as described below:
 1 gallon material Rain Bird XB-05PC 1 ea.
 5 gallon material Rain Bird XB-05PC 2 ea.
 Deciduous Trees (1-1/2"-2" CAL.) Rain Bird XB-10PC 3 ea.
 Deciduous Trees (3"-4" CAL.) Rain Bird XB-10PC 4 ea.
 Evergreen Trees (6"-10") Rain Bird XB-10PC 2 ea.
 Evergreen Trees (11"-14") Rain Bird XB-10PC 3 ea.
 - Power for master valve and flow meter will be provided to location as shown on plans. Coordinate with Electrical Contractor.
 - Non-irrigated dryland seed to have irrigation system for establishment. Seeded areas to be kept in a damp condition for 14 days from the time of planting. See landscape plans.
 - Sleeve all pipes under all paving.
 - Irrigation Contractor to provide all invoices and number counts to Owner for Rain Bird Maxi Dollar credits.
 - The irrigation system shall have a backflow prevention assembly approved by the Town of Castle Rock.
 - All zones with dashed laterals to be above ground temporary irrigation (also labeled as "TEMP"). Contractor to Design/Build these zones to provide enough water for seed establishment. Provide staking of lateral lines as necessary. After seed is established (refer to spec section 02331 for definition of "established"), Owner will walk the site to verify establishment. Note, Owner will only walk site once establishment has been verified by Contractor. After approval by Owner, Contractor to remove all pipe, heads and ball valves at temp zones, and cap the lateral lines where the ball valve was removed. Contractor to turn over all heads and ball valves to Owner upon removal.
 - Contractor shall contact Rain Bird for controller package. Part number to be ordered:
 MAXI-WALLS-3-W2-EN-TW-CC06-ET16-ET24-FM-2PD-SSP. Controller package shall include the following: Wall mounted stainless steel cabinet, CCU-6, (1) ESP-24 station controller, (1) ESP-16 station controller, (1) 1502 flow meter, Ethernet Primary data path, Two-wire Secondary data path, and Eicon remote. Contact Mark Austin at: 720-810-7066. Contractor shall allow 6-8 weeks from time of ordering controller system to delivery.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI		
Ⓚ	Rain Bird 180G-U-SAM-PRS U10 Series Turf Spray 6" pop-up with check valve and pressure regulator.	30		
Ⓛ	Rain Bird 180G-U-SAM-PRS U12 Series Turf Spray 6" pop-up with check valve and pressure regulator.	30		
Ⓜ	Rain Bird 180G-U-SAM-PRS U15 Series Turf Spray 6" pop-up with check valve and pressure regulator.	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIAL
Ⓢ	Rain Bird 5505-SS (SHORT THROW-PART CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 360 non-reversing full-circle.	30	1.40	17'
Ⓣ	Rain Bird 5505-SS (SHORT THROW-FULL CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 360 non-reversing full-circle.	30	1.70	25'
Ⓤ	Rain Bird 5505-SS (SHORT THROW-FULL CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 360 non-reversing full-circle.	30	1.70	25'
ⓖ	Rain Bird 5505-SS (40PSI - PART CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 2=Orange, 3=Red, 4=Black, 5=Yellow, 6=Light Blue, 8=Dark Green, 10=Grey, 12=Beige.	40	1.60	37'
ⓗ	Rain Bird 5505-SS (40PSI - PART CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 2=Orange, 3=Red, 4=Black, 5=Yellow, 6=Light Blue, 8=Dark Green, 10=Grey, 12=Beige.	40	2.90	41'
Ⓣ	Rain Bird 5505-SS (40PSI - FULL CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, 360 non-reversing full-circle, 2=Orange, 3=Red, 4=Black, 5=Yellow, 6=Light Blue, 8=Dark Green, 10=Grey, 12=Beige.	40	1.60	37'
Ⓤ	Rain Bird 5505-SS (40PSI - FULL CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, 360 non-reversing full-circle, 2=Orange, 3=Red, 4=Black, 5=Yellow, 6=Light Blue, 8=Dark Green, 10=Grey, 12=Beige.	40	2.90	41'
ⓖ	Rain Bird 5505-SS (30PSI - PART CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 360 non-reversing full-circle, 2=Orange, 3=Red, 4=Black, 5=Yellow, 6=Light Blue, 8=Dark Green, 10=Grey, 12=Beige.	30	4.20	39'

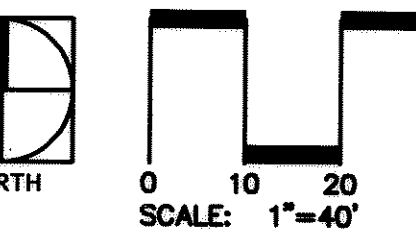
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
Ⓚ	Rain Bird 5505-SS (30PSI - PART CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 360 non-reversing full-circle, 2=Orange, 3=Red, 4=Black, 5=Yellow, 6=Light Blue, 8=Dark Green, 10=Grey, 12=Beige.	30	5.30	39'
Ⓛ	Rain Bird 5505-SS (30PSI - FULL CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 360 non-reversing full-circle, 2=Orange, 3=Red, 4=Black, 5=Yellow, 6=Light Blue, 8=Dark Green, 10=Grey, 12=Beige.	30	4.20	39'
Ⓢ	Rain Bird 5505-SS (30PSI - FULL CIRCLE) Turf Rotor, 5" pop-up with Seal-A-Matic check valve, stainless steel, adjustable 50-330 arc, 360 non-reversing full-circle, 2=Orange, 3=Red, 4=Black, 5=Yellow, 6=Light Blue, 8=Dark Green, 10=Grey, 12=Beige.	30	5.30	39'
Ⓣ	Rain Bird 7005-SS (PART CIRCLE) Turf Rotor, 5" pop-up, adjustable and full circle, stainless steel nser	50	12.6	59'
Ⓤ	Rain Bird 7005-SS (PART CIRCLE) Turf Rotor, 5" pop-up, adjustable and full circle, stainless steel nser	50	14.3	61'
ⓖ	Rain Bird 7005-SS (FULL CIRCLE) Turf Rotor, 5" pop-up, adjustable and full circle, stainless steel nser	50	14.3	61'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			
Ⓢ	Rain Bird XCZ-100-PRF-BF Dnp Control Kit, 1" DV valve, 1" pressure regulating back flush filter and 30psi pressure regulator.			
Ⓣ	Rain Bird XCZ-075-PRF-BF Dnp Control Kit, 3/4" Low Flow valve, 3/4" pressure regulating back flush filter and 30psi pressure regulator.			
Ⓤ	Netafim LFC210075-HF 1" valve, 3/4" filter and a high flow pressure regulating valve model: PRV075HF45V2K (3.5 - 17. Ggpm).			
ⓖ	Rain Bird 180G spray head (W) nozzle screw turned down all the way to not spray.			
ⓗ	Netafim TLOSOMFV-1 Automatic flush valve, 1/2" male pipe thread.			
Ⓣ	Area to Receive Dnpline			
Ⓤ	Netafim dripperline w/ 0.4GPH emitters spaced at 12". Tubing spaced at 12" O.C. Provide figure 8 enclosure at all line ends. Provide techfilter model: TF10412-400CV.			
ⓖ	Rain Bird Black Stripe Dnp Tubing - 1/2". See notes for emitter type and spacing			

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Ⓚ	Rain Bird EFB-CP-PRS-D Brass Electric Remote Control Valve, with pressure regulator
Ⓛ	Rain Bird 44LRC 1" Quick Coupler Valve, two piece body, locking cover
Ⓧ	Isolation Gate Valve, Line Size Square operating nut
Ⓜ	Bermad 410 - 2" Master Valve, Normally Open
Ⓢ	Ball Valve at Temporary Zones for Seed Establishment PVC - See plan for size. Install in round valve box
Ⓣ	Manual Drain Valve Locate on mainline at lowest elevation. See details.
Ⓤ	Rain Bird ESP-24SAT See notes for additional controller information, including model numbers.
ⓖ	Rain Bird ESP-16SAT See notes for additional controller information, including model numbers.
ⓗ	Rain Bird Rainauge MG1010 See notes for additional controller information, including model numbers.
Ⓣ	Flow Meter 2" - Rain Bird M80103 Plastic, with Rain Bird 1502 flow monitor.
Ⓤ	Water Meter 2" See plan for notes
ⓖ	Imigation Lateral Line: PVC Class 200 SDR 21 Only lateral transition pipe sizes 1 1/2" and above are indicated on the plan, with all others being 1" in size. Temporary laterals installed above ground, see notes.
ⓗ	Irrigation Mainline: PVC Class 200 SDR 21
Ⓣ	Pipe Sleeve: PVC Class 200 SDR 21 4" size unless otherwise noted. Sleeves shown at mainline to be (1) 6" min. sleeve for mainline and (1) 4" min. sleeve for wires (larger to accommodate more wires). Sleeves to extend 18" beyond edge of pavement, sloped to drain. Chisel "X" at both ends
Ⓤ	Valve Callout
ⓖ	Valve Number
ⓗ	Valve Flow
Ⓣ	Valve Size

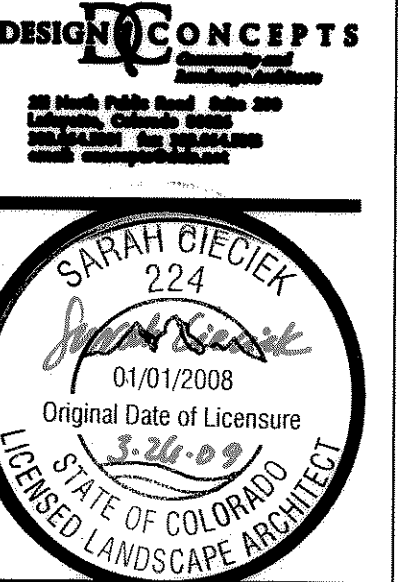


B1	B2	B3
1" 17.1	1" 5.70	1" 19.0
B4	B5	B6
2" 57.2	2" 57.2	2" 28.6

TEMP8	TEMP9
2" 37.8	2" 37.8



TOCR Registration Number
Erik Spring - #8017



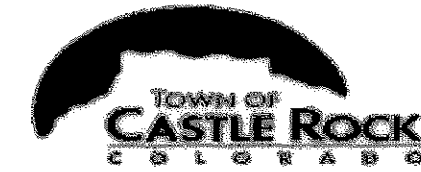
LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
AMENDMENT NO. 6, COUNTY OF DOUGLAS,
STATE OF COLORADO

RB+B HUTTON
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RB+B/HAS JOB NUMBER:
07-28
DRAWN:
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CHECKED:
CH
ISSUE DATE:
3/26/09
REVISIONS:

SHEET NAME:
IRRIGATION PLAN
SHEET NUMBER:
7 of 12 OF 20
FPD-IR-1



IRRIGATION CHART

1ST YEAR SYSTEM

(including temp zones for establishment)

Contact Information

Registered Landscaper Erik Spring
Company Name Design Concepts
Address 211 N. Public Rd., Suite 200, Lafayette, CO 80026
Phone 303-664-5301 Email erik@designconcepts.com
Registration # 8017 Design Maintenance

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Low (6"-10") Med (10"-15") High (15")	(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubblers, Drip, SDI, etc.)	(Rotor, Emmitter size)	(inches/hour)	(Per Zone)	(Peak not to exceed 5"month or 1.5"week)	(Minutes/Month)	(Minutes/Day)	(Gallons per month)
Ex 1	High	Blue Grass	RB 1806 U SAM PRS	15	1.6	63	9	197	15	2951
Ex 2	Low	Blue Grass	RB 1806 U SAM PRS	15	1.6	63	9	197	15	2951
A1	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A2	Low	Trees	RB Xert-Bug	various	0.2	0	0	0	0	0
A3	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A4	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A5	Low	Shrubs	Netafim LFCZ	various	0.2	0	0	0	0	0
A6	Low	Trees	RB Xert-Bug	various	0.2	0	0	0	0	0
A7	Low	Sod - Fescue	RB 5505-SS	6	0.8	68	3	340	14	2304
A8, A13, A14	Low	Sod - Fescue	RB 5505-SS	6	0.8	68	3	340	14	2304
A9	Low	Sod - Fescue	RB 1806 U SAM PRS	15	1.6	63	9	114	5	7177
A10	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A11	Low	Trees	RB Xert-Bug	various	0.2	0	0	0	0	0
A12	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A13	Low	Sod - Fescue	RB 5505-SS	30S	0.2	0	0	0	0	0
A14	Low	Sod - Fescue	RB 5505-SS	30S	0.2	0	0	0	0	0
A15	Low	Sod - Fescue	RB 1806 U SAM PRS	15	1.6	48	3	114	5	5241
A16	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A17	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A18	Low	Trees	RB Xert-Bug	various	0.2	0	0	0	0	0
A19, A	Low	Native	RB 5505-SS	8	0.7	69	2	179	7	12356
A20	Low	Native	RB 5505-SS	18S	0.9	0	0	0	0	0
A21	Low	Native	RB 5505-SS	8	0.7	59	2	179	7	10667
B1, B2, B3	Low	Sod - Fescue	RB 5505-SS	2	0.2	42	3	783	33	32870
B2	Low	Sod - Fescue	RB 5505-SS	2	0.1	0	0	0	0	0
B3	Low	Sod - Fescue	RB 5505-SS	2	0.2	0	0	0	0	0
B4	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B5	High	Sod	RB 7005-SS	16	0.4	58	6	900	38	52200
B6	High	Sod	RB 7005-SS	16	0.8	29	6	450	19	13050
B7	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B8	High	Sod	RB 7005-SS	16	0.4	58	6	900	38	52200
B9	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B10	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B11	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B12	Low	Sod - Fescue	RB 5505-SS	4	0.2	6	3	1125	47	6750
B13	Low	Sod - Fescue	RB 5505-SS	4	0.3	32	3	548	23	17495
TEMP1	Low	Native	RB 5505-SS	8	0.7	48	2	179	7	6597
TEMP2	Low	Native	RB 5505-SS	8	0.7	48	2	179	7	6597
TEMP3, 4	Low	Native	RB 5505-SS	8	0.7	70	2	179	7	12637
TEMP5	Low	Native	RB 5505-SS	8	0.7	70	2	179	7	12637
TEMP6	Low	Native	RB 5505-SS	8	0.3	65	2	364	15	23636
TEMP7	Low	Native	RB 5505-SS	8	0.7	70	2	179	7	12637
TEMP8	Low	Native	RB 7005-SS	14	0.7	58	2	171	7	9943
TEMP9	Low	Native	RB 7005-SS	14	0.7	38	2	171	7	8514
TEMP10	Low	Native	RB 5505-SS	8	0.7	70	2	179	7	10667
TEMP11	Low	Native	RB 5505-SS	8	0.7	53	2	179	7	9493
TEMP12	Low	Native	RB 5505-SS	8	0.3	64	2	364	15	23273
TEMP13	Low	Native	RB 5505-SS	8	0.7	43	2	179	7	7701
Total								Min/Month	Min/cycle	Gallons/Month
								10708	446	529315

* NOTE: Areas of native seed will be watered during the first year only for establishment.
Based on conversations with Rick Shultz, it was deemed acceptable to run rotors and sprays at the same time because of the Maxicom system. Maxicom will run each zone for as long as it needs based on the sprinkler type, regardless of what the other zones it is paired to run with. This chart accounts for the longest run time of all the zones running at any given time.



IRRIGATION CHART

PERMANENT SYSTEM

Contact Information

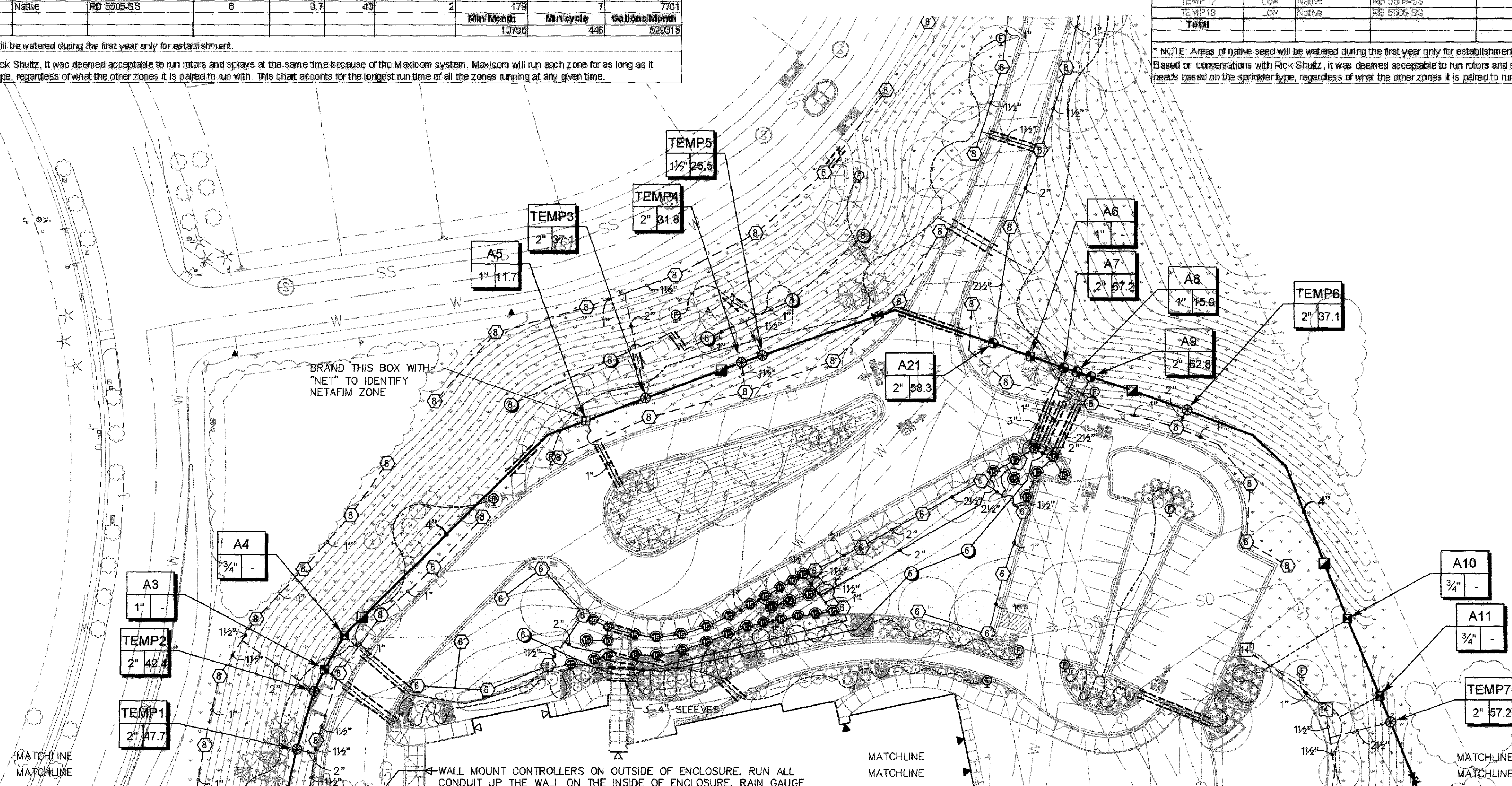
Registered Landscaper Erik Spring
Company Name Design Concepts
Address 211 N. Public Rd., Suite 200, Lafayette, CO 80026
Phone 303-664-5301 Email erik@designconcepts.com
Registration # 8017 Design Maintenance

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Low (6"-10") Med (10"-15") High (15")	(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubblers, Drip, SDI, etc.)	(Rotor, Emmitter size)	(inches/hour)	(Per Zone)	(Peak not to exceed 5"month or 1.5"week)	(Minutes/Month)	(Minutes/Day)	(Gallons per month)
Ex 1	High	Blue Grass	RB 1806 U SAM PRS	15	1.6	63	9	197	15	2951
Ex 2	Low	Blue Grass	RB 1806 U SAM PRS	15	1.6	63	9	197	15	2951
A1	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A2	Low	Trees	RB Xert-Bug	various	0.2	0	0	0	0	0
A3	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A4	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A5	Low	Shrubs	Netafim LFCZ	various	0.2	0	0	0	0	0
A6	Low	Trees	RB Xert-Bug	various	0.2	0	0	0	0	0
A7	Low	Sod - Fescue	RB 5505-SS	6	0.8	68	3	340	14	2304
A8, A13, A14	Low	Sod - Fescue	RB 5505-SS	6	0.8	68	3	340	14	2304
A9	Low	Sod - Fescue	RB 1806 U SAM PRS	15	1.6	63	9	114	5	7177
A10	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A11	Low	Trees	RB Xert-Bug	various	0.2	0	0	0	0	0
A12	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A13	Low	Sod - Fescue	RB 5505-SS	30S	0.2	0	0	0	0	0
A14	Low	Sod - Fescue	RB 5505-SS	30S	0.2	0	0	0	0	0
A15	Low	Sod - Fescue	RB 1806 U SAM PRS	15	1.6	48	3	114	5	5241
A16	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A17	Low	Shrubs	RB Xert-Bug	various	0.2	0	0	0	0	0
A18	Low	Trees	RB Xert-Bug	various	0.2	0	0	0	0	0
A19, A	Low	Native	RB 5505-SS	8	0.7	69	2	179	7	12356
A20	Low	Native	RB 5505-SS	18S	0.9	0	0	0	0	0
A21	Low	Native	RB 5505-SS	8	0.7	59	2	179	7	10667
B1, B2, B3	Low	Sod - Fescue	RB 5505-SS	2	0.2	42	3	783	33	32870
B2	Low	Sod - Fescue	RB 5505-SS	2	0.1	0	0	0	0	0
B3	Low	Sod - Fescue	RB 5505-SS	2	0.2	0	0	0	0	0
B4	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B5	High	Sod	RB 7005-SS	16	0.4	58	6	900	38	52200
B6	High	Sod	RB 7005-SS	16	0.8	29	6	450	19	13050
B7	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B8	High	Sod	RB 7005-SS	16	0.4	58	6	900	38	52200
B9	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B10	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B11	High	Sod	RB 7005-SS	16	0.8	58	6	450	19	26100
B12	Low	Sod - Fescue	RB 5505-SS	4	0.2	6	3	1125	47	6750
B13	Low	Sod - Fescue	RB 5505-SS	4	0.3	32	3	548	23	17495
TEMP1	Low	Native	RB 5505-SS	8	0.7	48	2	179	7	6597
TEMP2	Low	Native	RB 5505-SS	8	0.7	48	2	179	7	6597
TEMP3, 4	Low	Native	RB 5505-SS	8	0.7	70	2	179	7	12637
TEMP5	Low	Native	RB 5505-SS	8	0.7	70	2	179	7	12637
TEMP6	Low	Native	RB 5505-SS	8	0.3	65	2	364	15	23636
TEMP7	Low	Native	RB 5505-SS	8	0.7	70	2	179	7	12637
TEMP8	Low	Native	RB 7005-SS	14	0.7	58	2	171	7	9943
TEMP9	Low	Native	RB 7005-SS	14	0.7	38	2	171	7	8514
TEMP10	Low	Native	RB 5505-SS	8	0.7	70	2	179	7	10667
TEMP11	Low	Native	RB 5505-SS	8	0.7	53	2	179	7	9493
TEMP12	Low	Native	RB 5505-SS	8	0.3	64	2	364	15	23273
TEMP13	Low	Native	RB 5505-SS	8	0.7	43	2	179	7	7701
Total								Min/Month	Min/cycle	Gallons/Month
								10708	446	529315

* NOTE: Areas of native seed will be watered during the first year only for establishment.
Based on conversations with Rick Shultz, it was deemed acceptable to run rotors and sprays at the same time because of the Maxicom system. Maxicom will run each zone for as long as it needs based on the sprinkler type, regardless of what the other zones it is paired to run with. This chart accounts for the longest run time of all the zones running at any given time.

IRRIGATION PLAN NARRATIVE

- THE DISTRICT IS OPERATED ON A RAINBIRD MAXICOM CENTRAL CONTROLLER SYSTEM WHICH TAKES INTO ACCOUNT LOCAL ET FOR THE AREA. RUN TIMES WILL BE CONTINUALLY ADJUSTED BASED ON ET DATA.
- A VARIANCE FOR AN EXTENDED WATERING WINDOW WILL BE APPLIED FOR THE CHARTS ON THIS SHEET WHICH WERE CALCULATED BASED ON THE EXTENDED WATERING WINDOW. THE WATERING WINDOW APPLIED FOR IS 5 HOURS, 6 DAYS/ WEEK FOR THE PERMANENT SYSTEM.
- THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME SIZE FROM THE TAP AT THE WATER LINE TO A DISTANCE OF TEN PIPE DIAMETERS PAST THE WATERIZATION TEE DOWNSTREAM OF THE BACKFLOW PREVENTION ASSEMBLY.

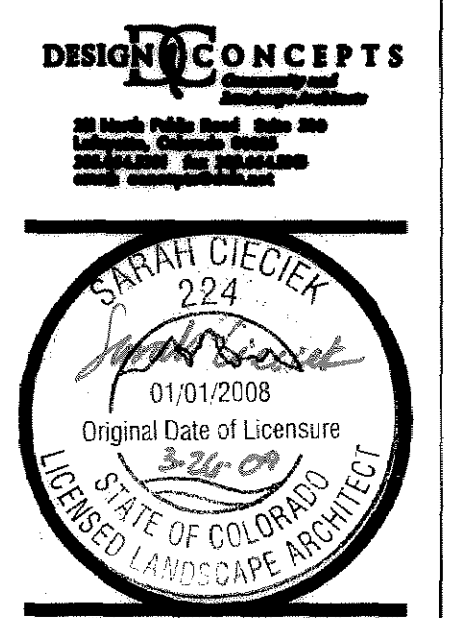


Project Location:	Castle Rock
Prepared by:	Erik Spring
Current TOCR Registration #:	8017
Date:	January 20, 2009
Top Size:	2"
Static Water Pressure:	63.00
Hydraulic Grade At Zone:	TEMP 3 & 4 - worse case scenario (Maxicom will run multiple zones at once)
Flow Line (as to meter):	190.00 LF
Water Meter:	2"
Flow Line (meter to backflow):	1000 LF
Backflow:	2"
Master Valve:	2"
Flow Sensor:	2"
Pressure Required at Head:	40.00
Latent Allowance:	3.63
Control Valve allowance:	5.38
Mainline allowances:	
1900 LF CL 200 BE 4" @ 70 GPM:	0.12 /100 FT
0 LF CL 200 BE 0" @ 0 GPM - Looped:	0.00 /100 FT
0 LF CL 200 BE 0" @ 0 GPM - Looped:	0.00 /100 FT
Elevation:	Tap elev. 6480 High/Low 6485
Total System requirements (PSI):	81.68
Available System Pressure (PSI):	83.00
Town of Castle Rock provides a minimum of 43 psi	

North arrow and scale: 1" = 40'

TOCR Registration Number Erik Spring - #8017

LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6.



LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO

RB+HUTTON ARCHITECTS, INC. 315 EAST MOUNTAIN AVENUE SUITE 100 FORT COLLINS, CO 80524 PHONE: (970) 484-0117 FAX: (970) 484-0284 E-MAIL: rbh@rbharchitects.com

RB+HUTTON ARCHITECTURE STUDIO P.C. 70 BROADWAY SUITE 300 DENVER, CO 80203 PHONE: (303) 861-1600 FAX: (303) 861-1602 E-MAIL: www.huttonarch.com

RB+HUTTON JOB NUMBER: 07-28

DRAWN: EB

CHECKED: CH

ISSUE DATE: 3/28/09

REVISIONS:

SHEET NAME: IRRIGATION PLAN

SHEET NUMBER: SHT 13 OF 20

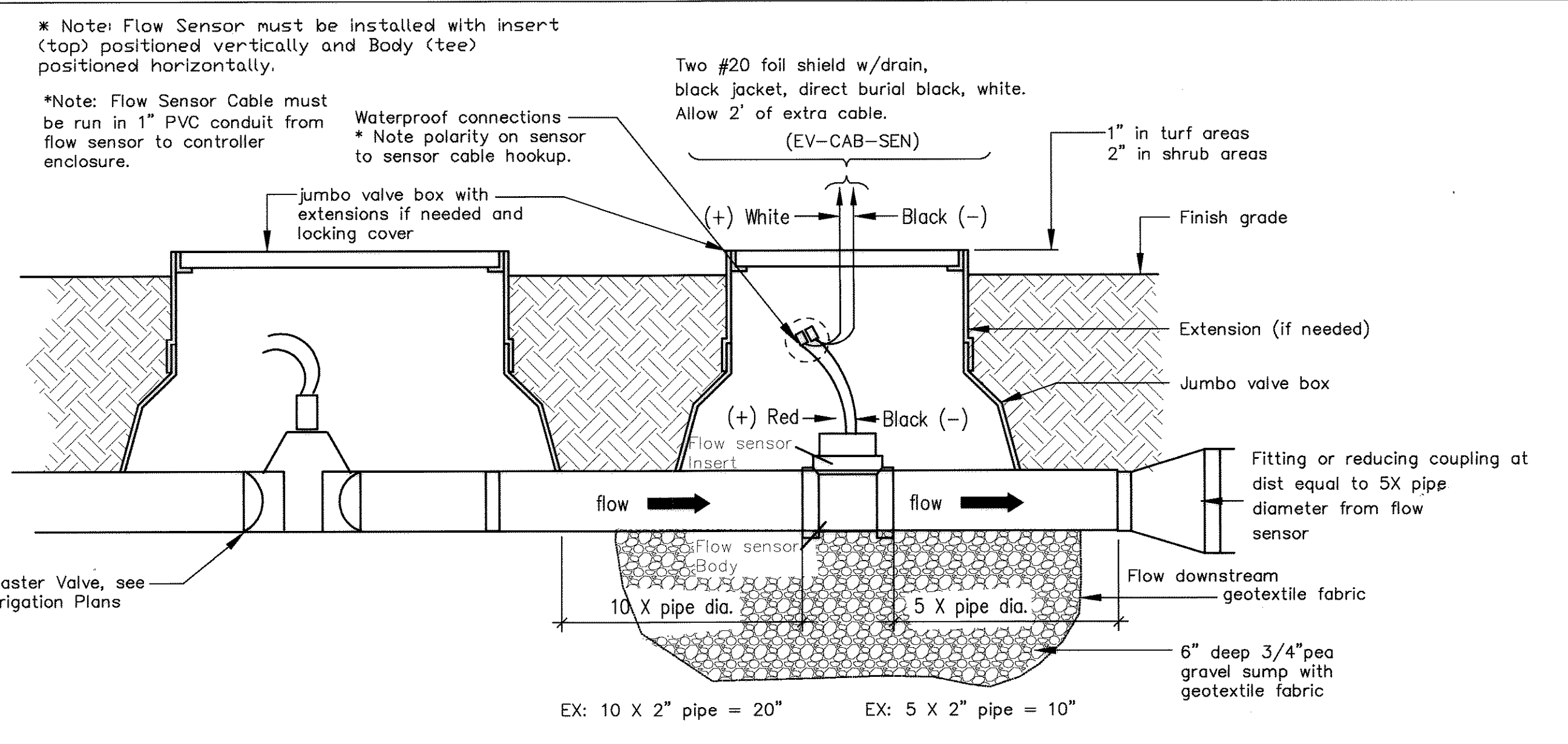
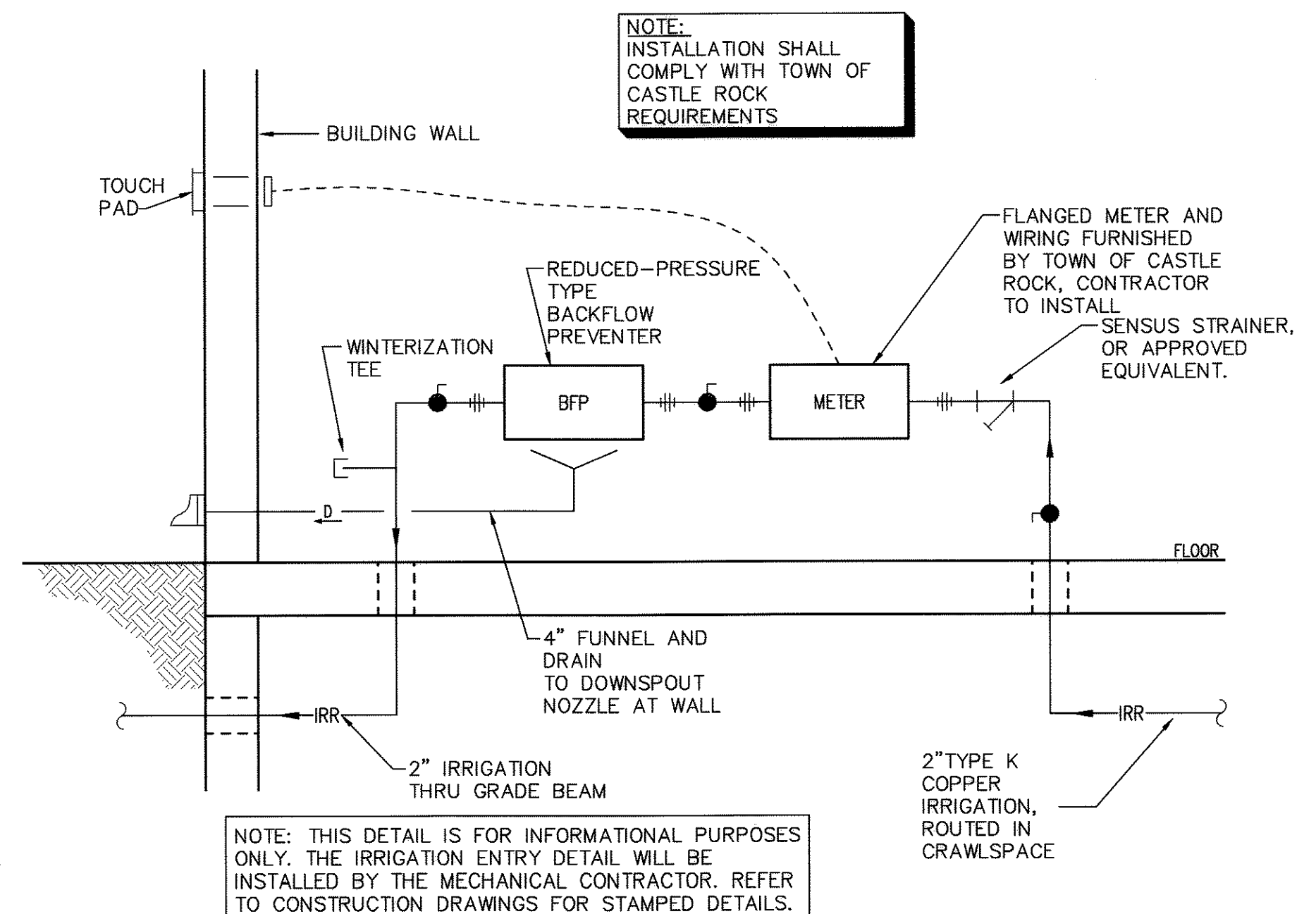
FPD-IR-2

DCSB 08 # 47

REDUCED PRESSURE ASSEMBLY
REDUCED PRESSURE ASSEMBLY INSTALLATION REQUIREMENTS

- The reduced pressure assembly must be installed in a place where it may be submerged under water.
- There shall be no pit or small installation unless there is a drain before the discharge of the assembly to daylight. This shall be a suitable drain when one side is open for discharge but shall allow protection from flooding.
- The "RP" shall not be installed in a wetland unless there is a specific approval from the Town of Castle Rock Conservation and Wetlands Department and the Town of Castle Rock for the particular site and method of installation. As of this writing there is no such approval. Some manufacturers' installation instructions indicate a wetland is allowed. These should not be followed unless the owner approval has been obtained from the Town of Castle Rock Wetlands Department.
- Downcast backflow preventers, although a form of RP, are allowed if the following conditions are met:
 - A drain large enough to allow the maximum flow of water the size of the RP is capable of discharging under static (0) or normal static water pressure for the system to daylight.
 - Some type of high water alarm system installed to notify personnel of a problem occurring in the area. AUC/UB
 - No electrical components in the same general area of the assembly.
- Only factory supplied backflow preventers shall be used to prevent the backflow of water from the assembly and the piping system must have adequate air gap of the installation of the RP.
- Flashing weather and other electrical conditions must be taken into consideration when installing any back flow preventer suitable of a protective enclosure.
- Places of installation that cannot be visited a continuous supply of water must install a dual installation, that is the "RP" assembly is installed on the main service line.
- Installed pressure back flow preventers installed on steel and iron will have some special care. The flow are an example of this type of installation. When the main line pressure fluctuates, there will be a discharge from the "RP" and will be in the same pressure, and if the device are installed they may be affected. There are the type to install the problem listed below:
 - A well sealed slope check valve installed upstream or ahead of the "RP" will stop or reduce the problem without affecting the operation of the assembly.
 - A pressure regulating valve placed upstream or ahead of the "RP" assembly and out of a pressure of, or less than the rated pressure stop that occurs.
 - Other of these options will create additional flow loss for the system and must be considered before installation is done.
 - The same method may be used on installations where great main line fluctuation because a reduction or complete isolation is required.

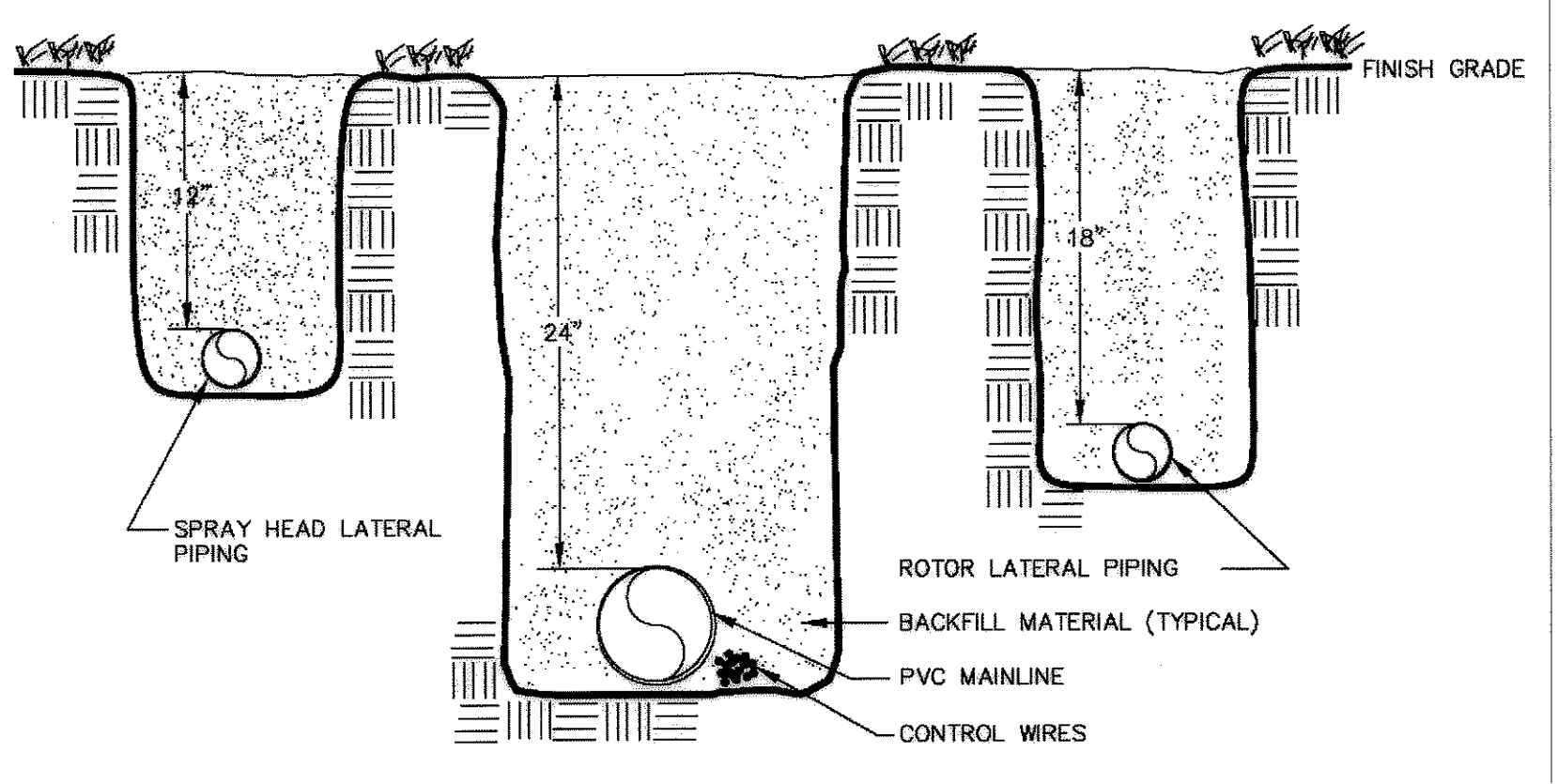
DRAWN BY: **DIS. TOWN OF CASTLE ROCK** | INCL. DATE: **STL. DWG. NO.**
 APPROVED BY: **REDUCED PRESSURE ASSEMBLY** | DATE: **4/2/08** | **WU-4**



DESIGN CONCEPTS
 Community and Landscape Architects
 211 North Public Road Suite 200
 Lafayette, Colorado 80226
 303.644.2007 fax 303.644.0319
 email: concepts@dcad.net

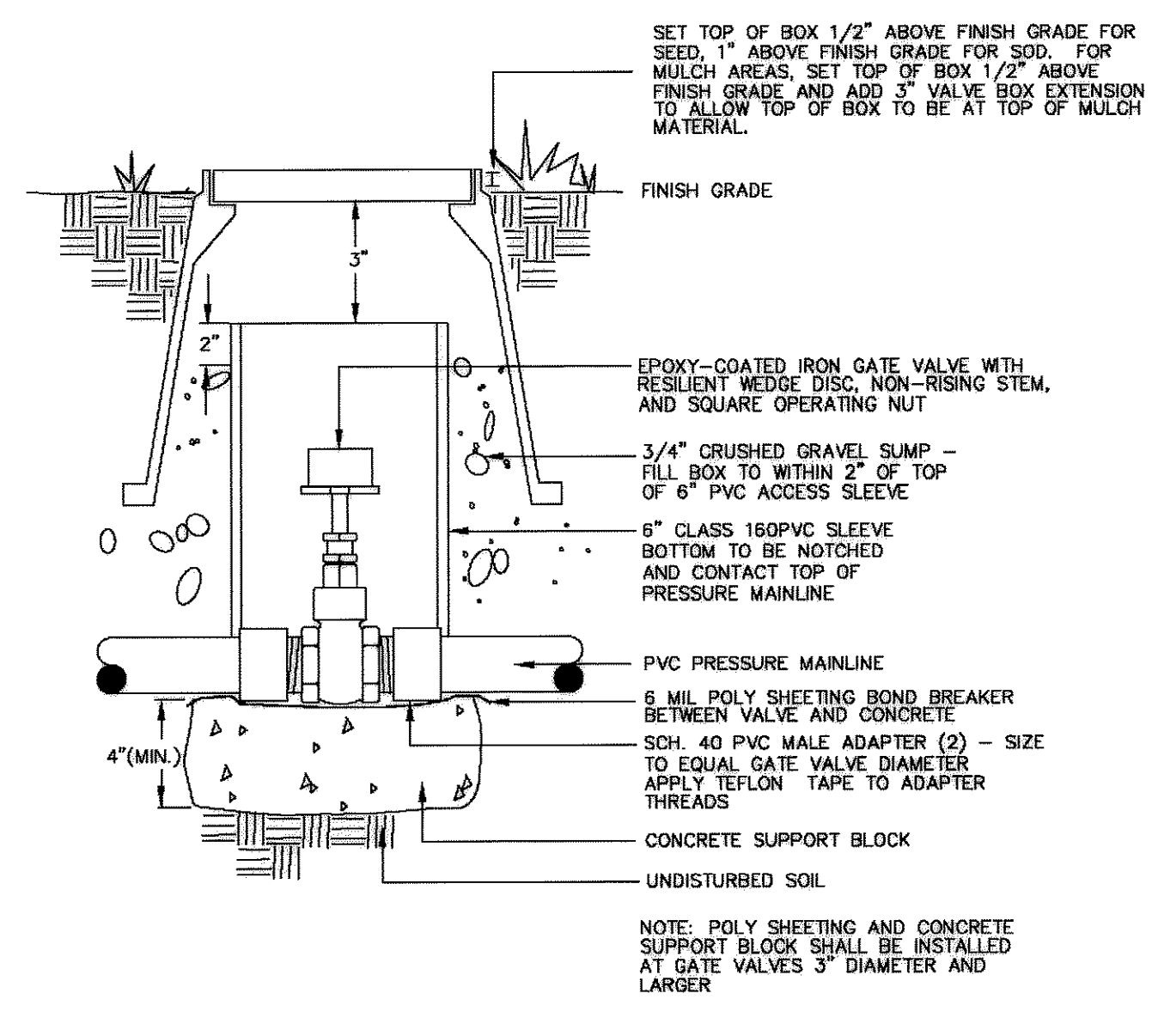
SARAH CIEGIEK
 224
 01/01/2008
 Original Date of Licensure
 3-24-09
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

1 IRRIGATION SERVICE DETAIL
 NOT TO SCALE

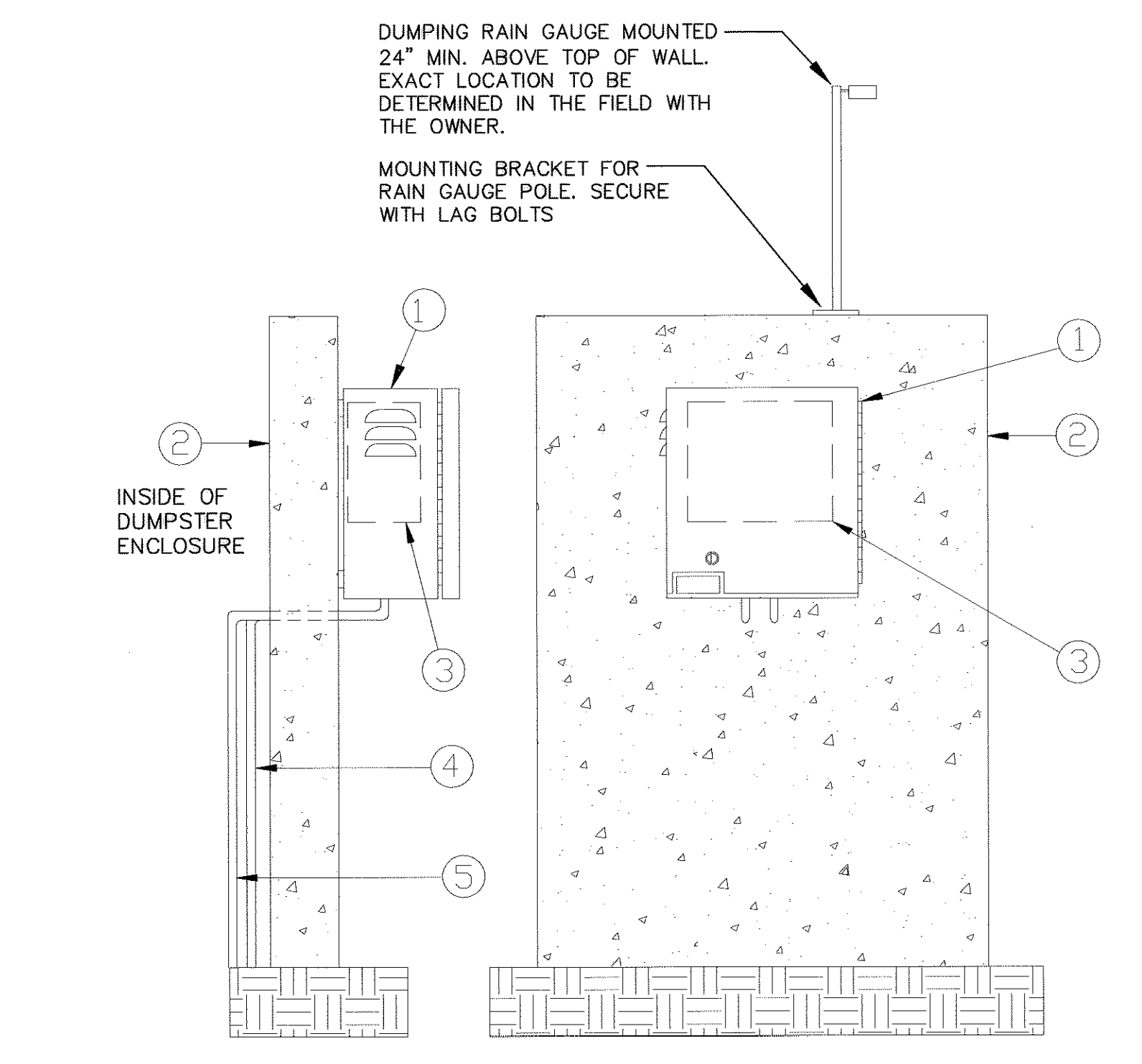


- SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
- FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
- THE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

3 PIPE AND WIRE TRENCHING
 NOT TO SCALE



4 ISOLATION GATE VALVE
 NOT TO SCALE

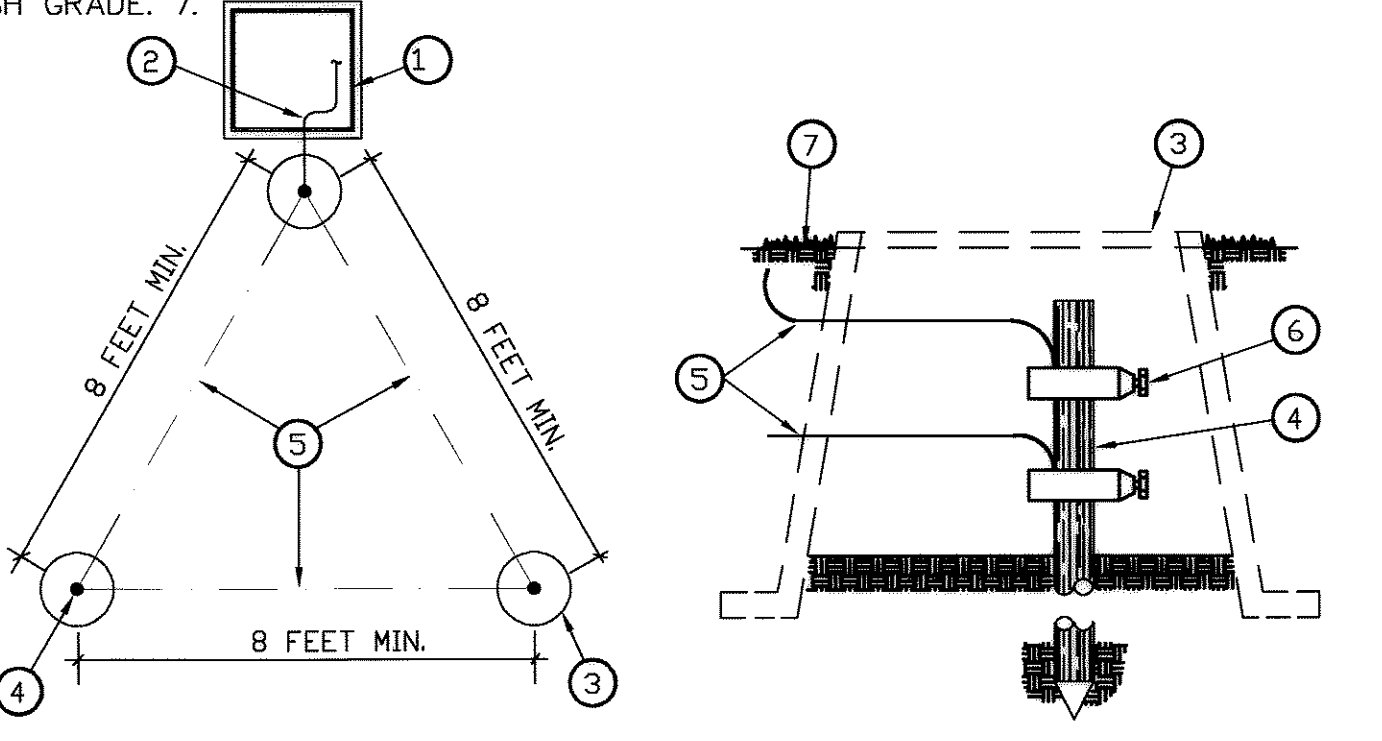


- LEGEND**
- CONTROLLER ENCLOSURE.
 - WALL.
 - AUTOMATIC CONTROLLER TO WALL AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - 24-VOLT CONDUIT.
 - 120-VOLT CONDUIT.
- NOTE:** INSTALL CONTROLLER ENCLOSURE TO WALL AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

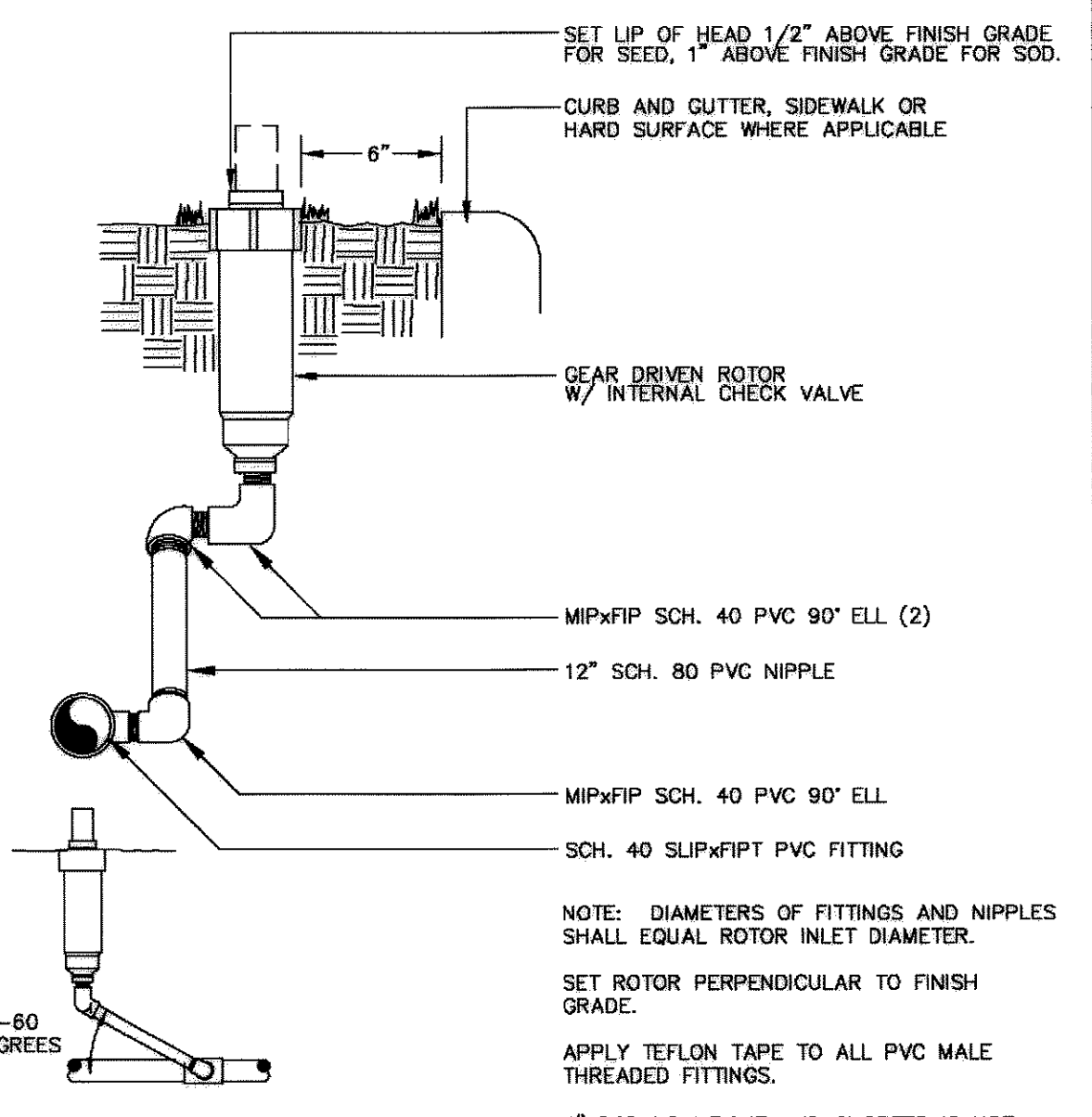
5 CONTROLLER DETAIL - WALL MOUNT
 NOT TO SCALE

2 FLOW SENSOR AND MASTER VALVE
 NOT TO SCALE

- LEGEND FIELD SATELLITE OR CCU ASSEMBLY.**
- SOLID BARE COPPER WIRE (#10 AWG)
 - FROM GROUNDING ROD TO SATELLITE OR CCU. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE. COVER GROUNDING ROD WITH #10
 - ROUND VALVE BOX, 5/8" X 8" COPPER CLAD GROUNDING
 - ROD. INSTALL RODS IN SOIL IN A TRIANGULAR PATTERN SPACED A MINIMUM OF 8' APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS. BARE COPPER WIRE (#10 AWG)
 - BETWEEN GROUNDING RODS. COPPER CLAD GROUND CLAMP.
 - FINISH GRADE. 7.



6 GROUNDING FOR CONTROLLER
 NOT TO SCALE



7 ROTOR HEAD
 NOT TO SCALE

TOCR Registration Number
 Erik Spring - #8017

LOT 1, CASTLE OAKS ESTATES FILING NO. 1. AMENDMENT NO. 6.

LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
 AMENDMENT NO. 6. COUNTY OF DOUGLAS.
 STATE OF COLORADO

RB+B HUTTON
 architects

RB+B ARCHITECTS, INC.
 315 EAST MOUNTAIN AVENUE
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 DENVER, CO 80203
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 E-MAIL: www.huttonarch.com

RB+B/HAS JOB NUMBER:
07-28

DRAWN:
 ES

CHECKED:
 CH

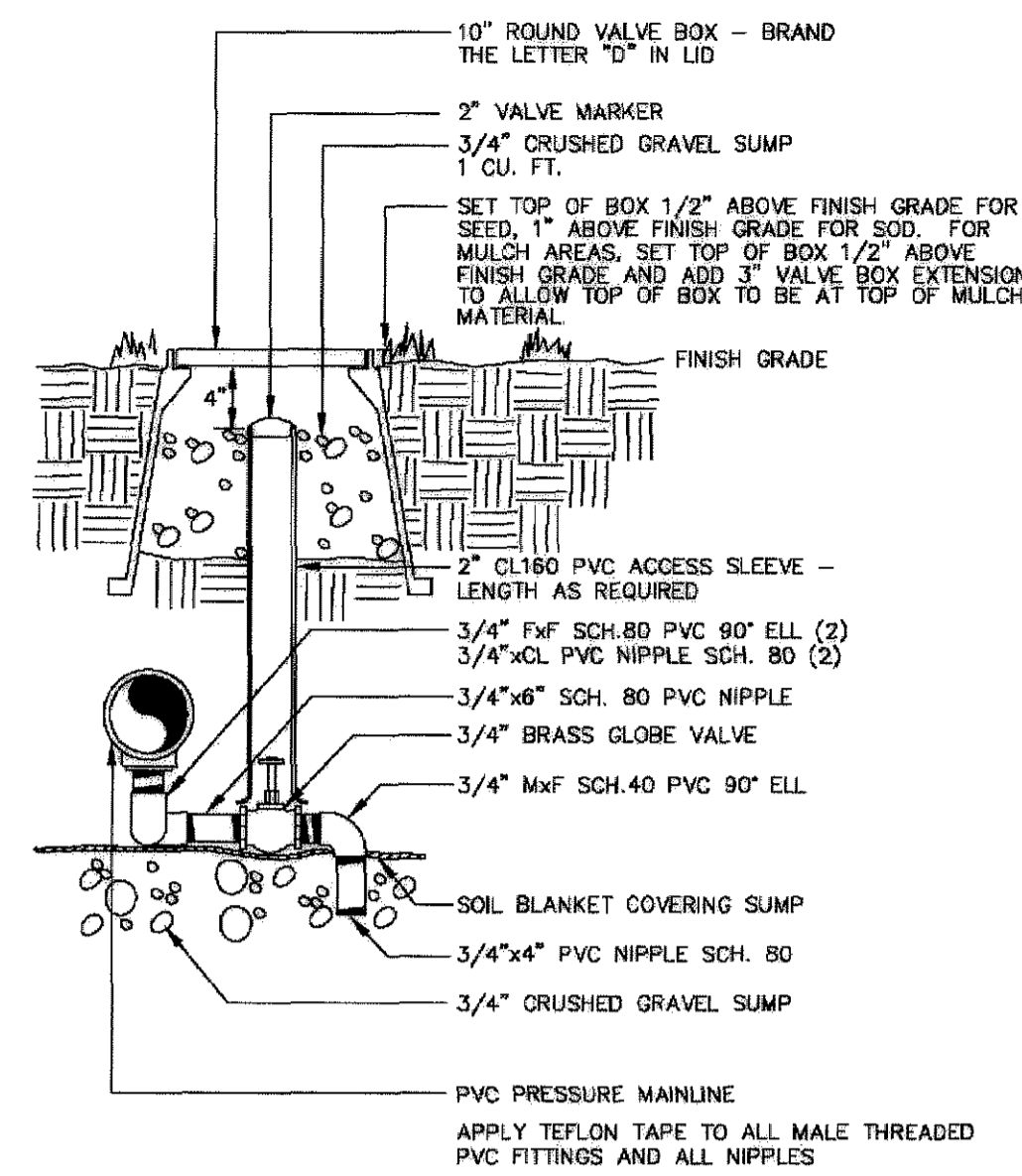
ISSUE DATE:
3/28/08

REVISIONS:

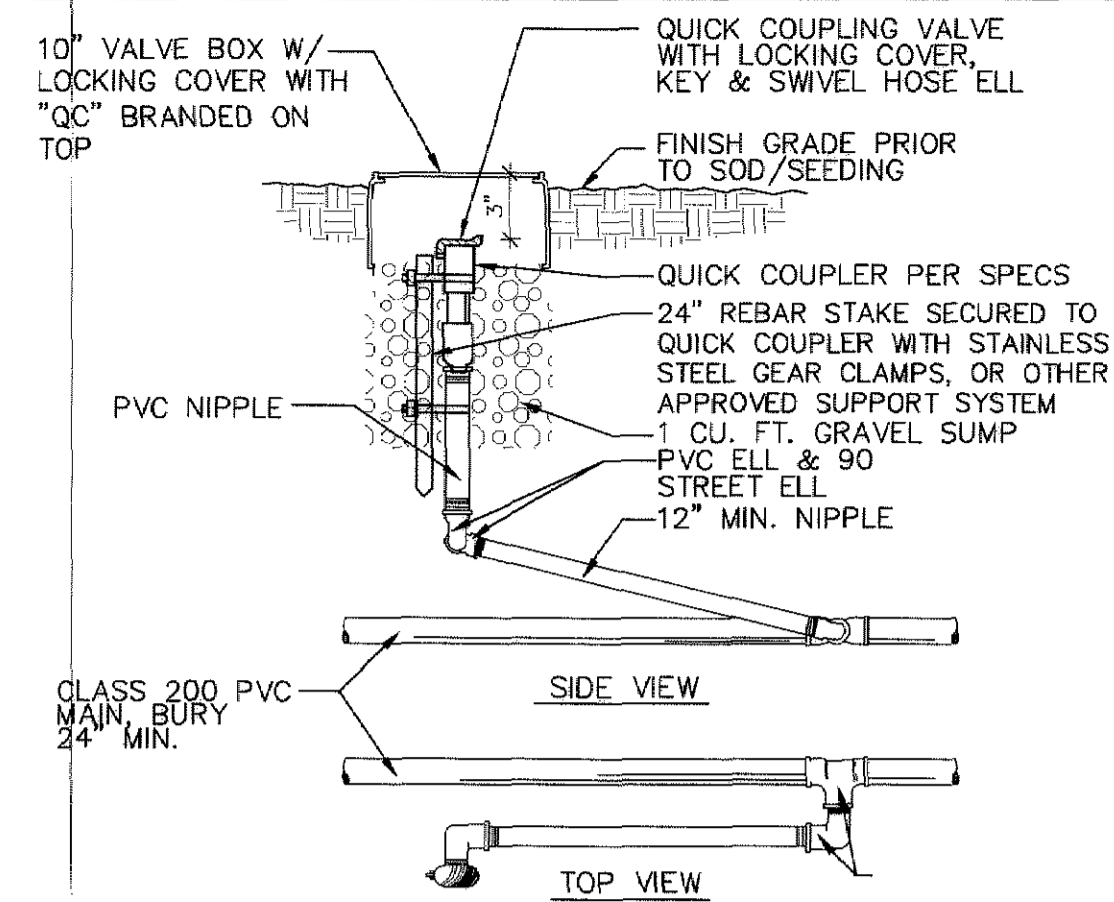
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SHEET NUMBER:
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FPD-IR-3

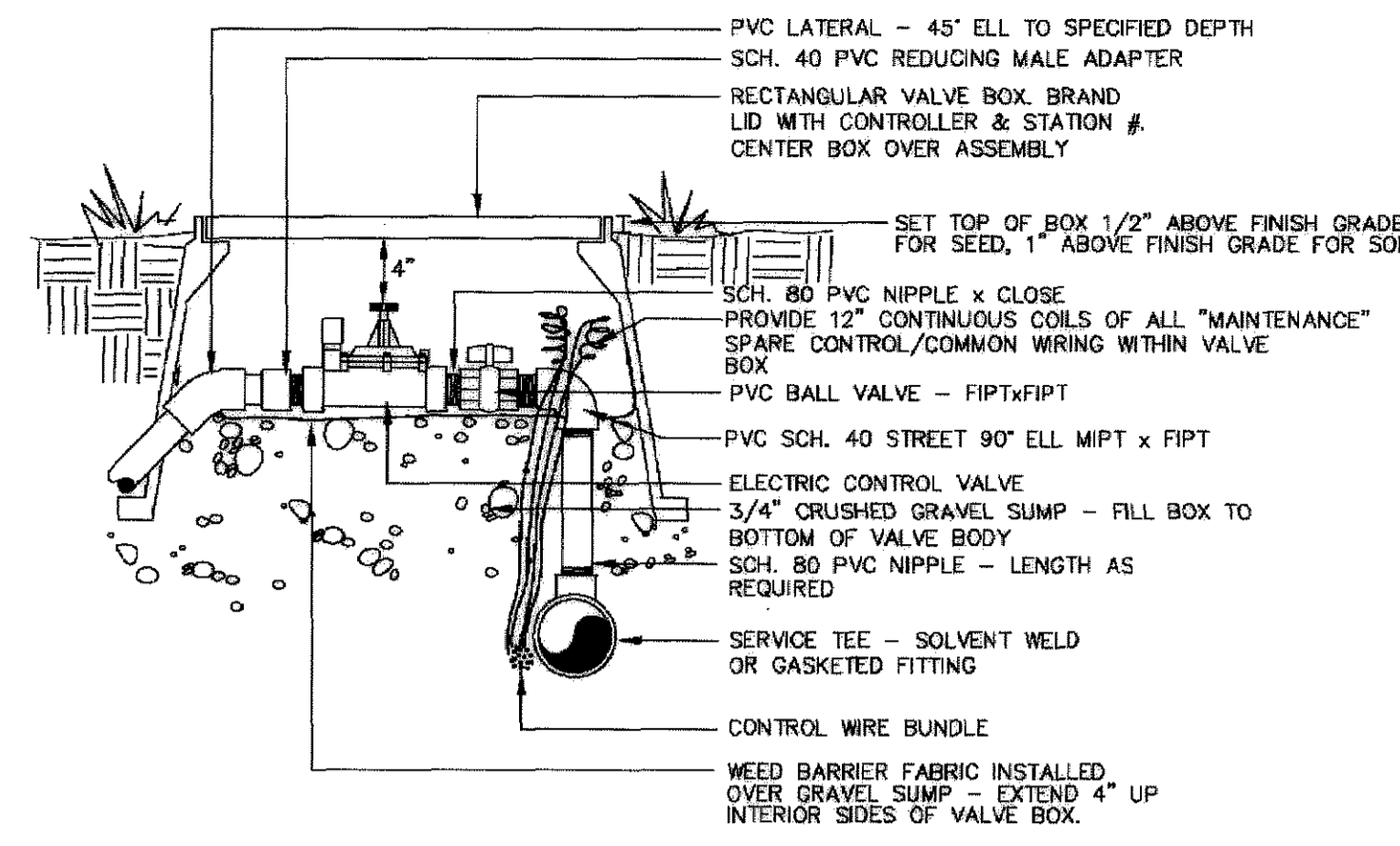


1 MANUAL DRAIN VALVE
NOT TO SCALE



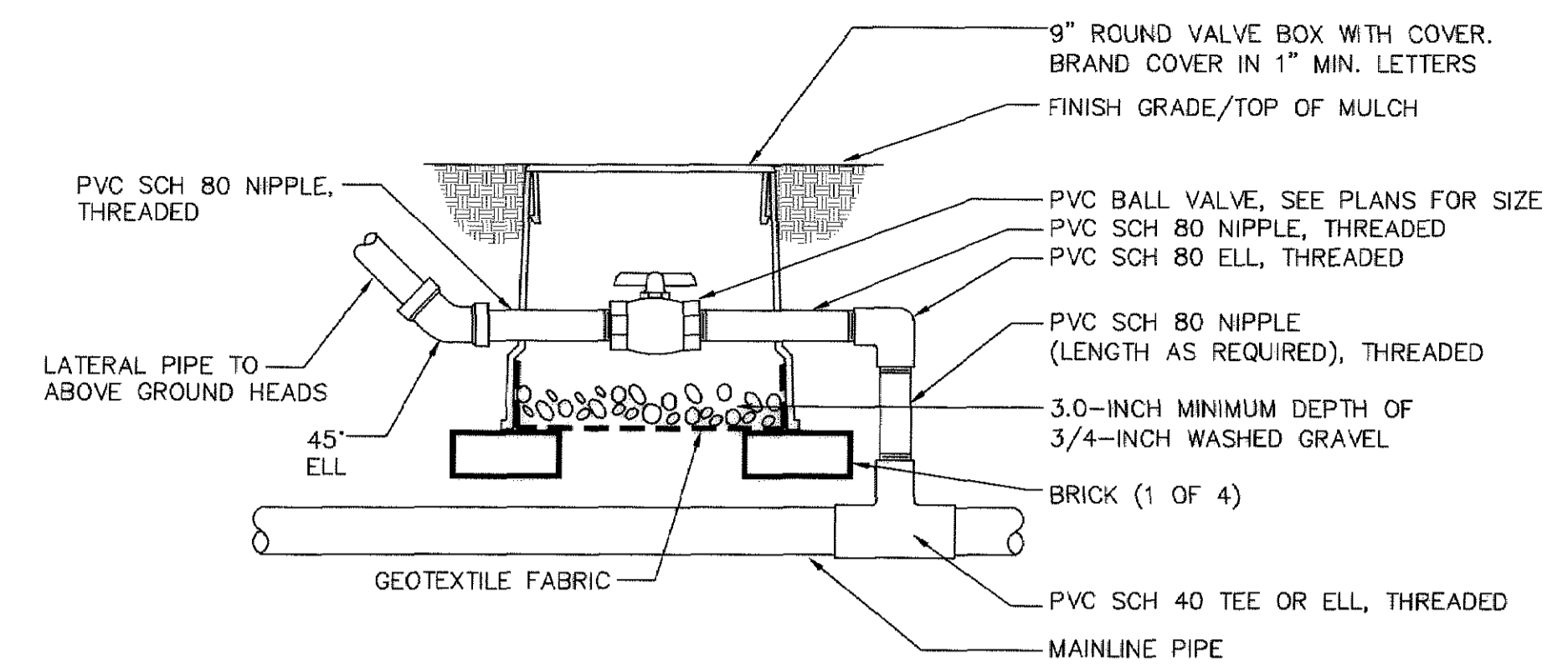
NOTE: COMPACT BACKFILL TO DENSITY OF UNDISTURBED SOIL REFER TO SPECIFICATIONS FOR MATERIALS.

2 QUICK COUPLER
NOT TO SCALE

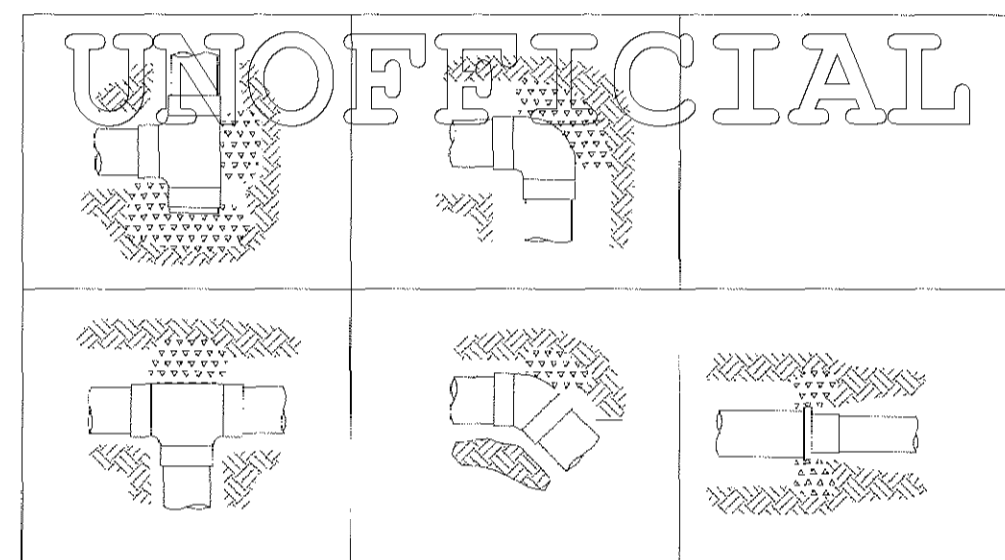


NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES. MAINLINE DEPTH 24" (TYPICAL)

3 ELECTRIC CONTROL VALVE
NOT TO SCALE



4 MANUAL BALL VALVE AT TEMPORARY ZONES
NOT TO SCALE

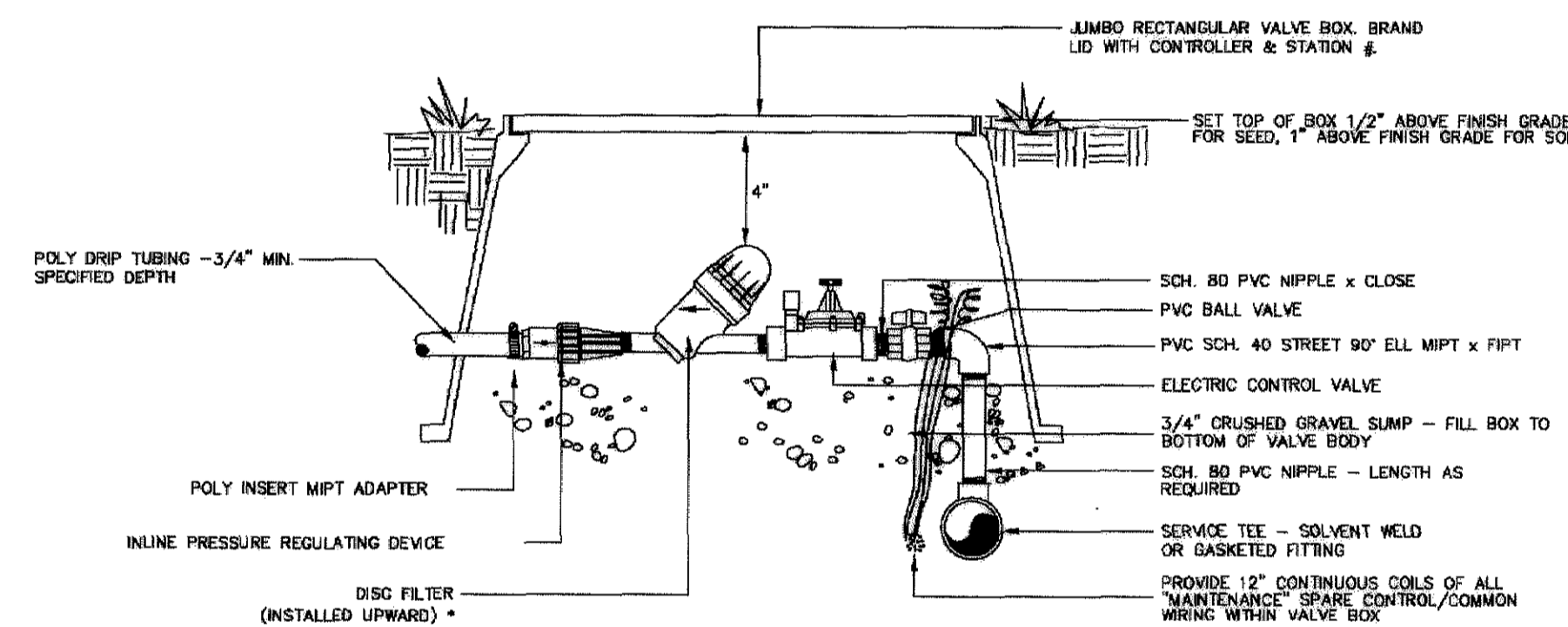


FITTING SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	TEE OR DEAD END
4"	1.8	1.0	0.5	0	1.3

THRUST BLOCK BEARING AREA AGAINST UNDISTURBED SOIL (SF)

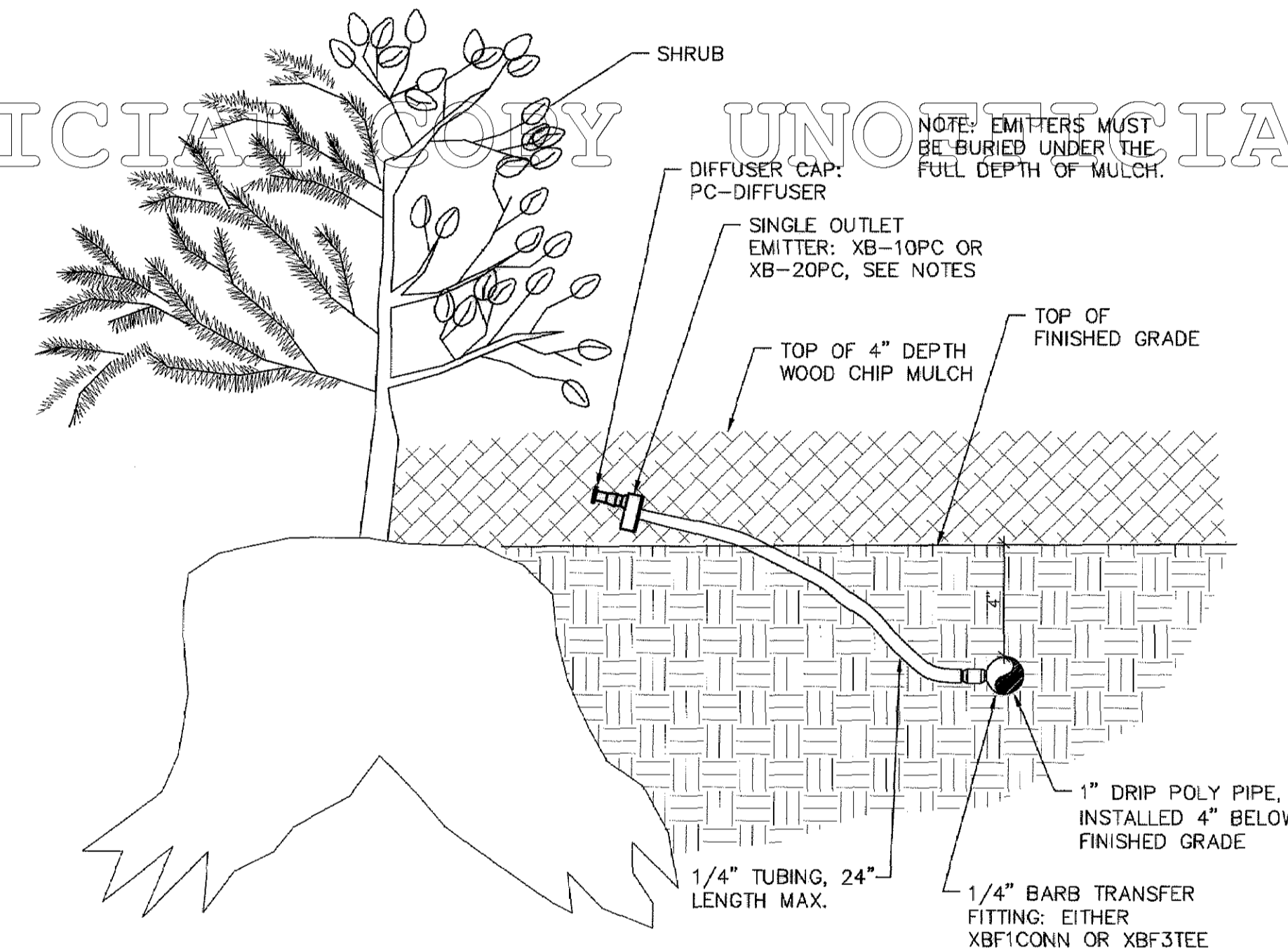
- NOTE:
1. INSTALL AND TEST ALL MAINLINE ACCORDING TO MANUFACTURER'S INSTALLATION SPECIFICATIONS.
 2. REFER TO SPECIFICATIONS FOR ALL TRENCH DEPTHS AND WIDTHS.
 3. USE NO. 4 REBAR WITH MASTIC COATING WHERE PIPE MUST BE ANCHORED TO THRUST BLOCK.
 4. INSTALL THRUST BLOCK SO THE HORIZONTAL AND VERTICAL DIMENSIONS OF THE THRUST BLOCK ARE APPROXIMATELY EQUAL.
 5. USE 3000 PSI CONCRETE.
 6. DO NOT COVER FITTINGS WITH CONCRETE WHEN POURING THE THRUST BLOCK. CONCRETE IS TO BE POURED TO THE SIDES OF THE FITTINGS AND NOT ON TOP OF THE FITTINGS.

5 THRUST BLOCKING
NOT TO SCALE

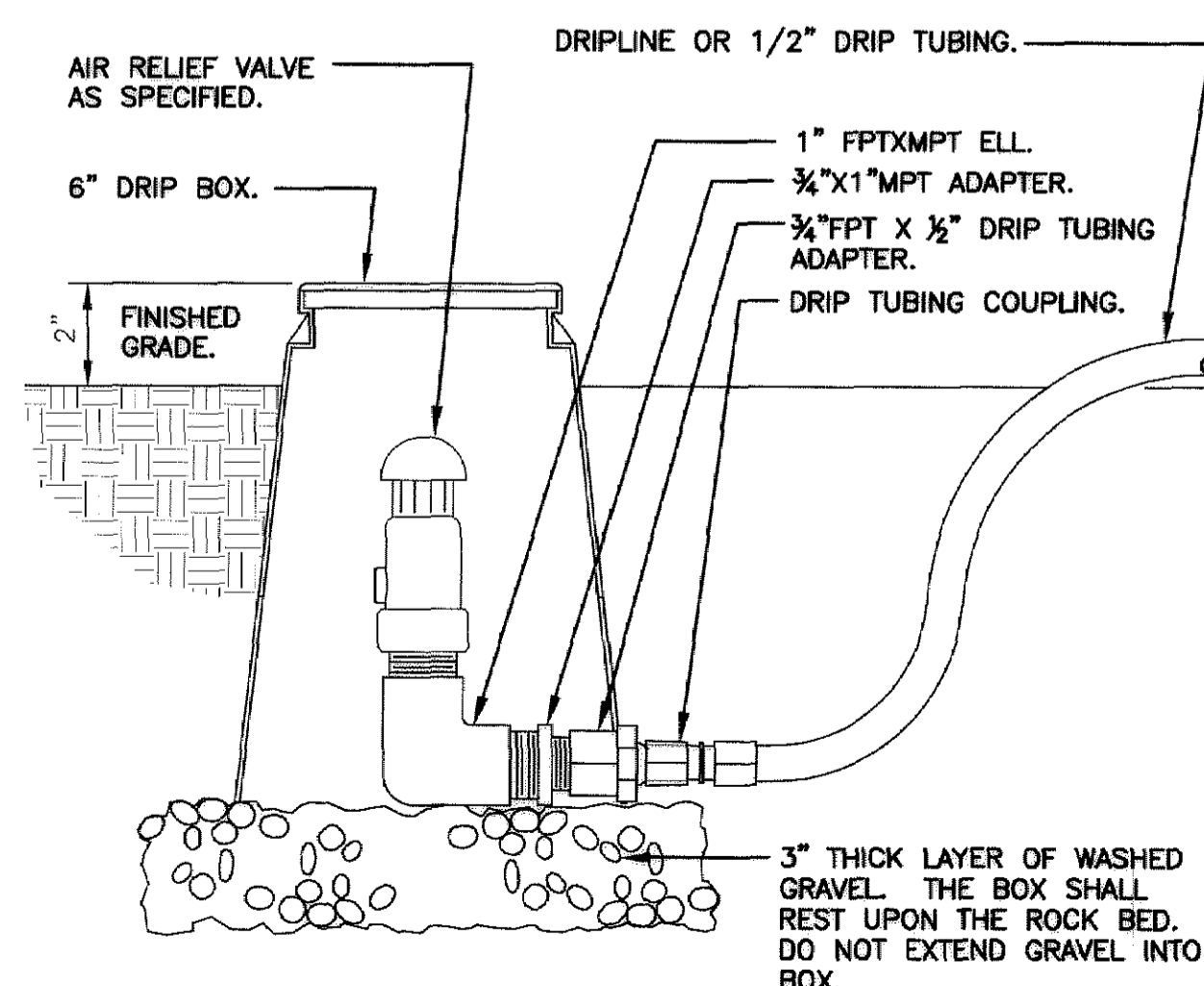


NOTE: DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

6 DRIP CONTROL VALVE
NOT TO SCALE

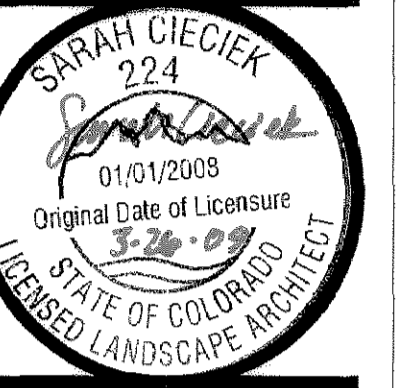


7 DRIP EMITTER PLACEMENT
NOT TO SCALE



8 DRIP AIR RELIEF VALVE IN BOX
NOT TO SCALE

DESIGN CONCEPTS
211 North Park Road, Suite 200
Lafayette, Colorado 80026
303.664.0201 fax 303.664.0215
email: concepts@cdco.net



LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO



RB+B ARCHITECTS, INC.
315 EAST MOUNTAIN AVENUE
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RB+B/HAS JOB NUMBER:

07-26

DRAWN:

ES

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CH

ISSUE DATE:

3/28/09

REVISIONS:

SHEET NAME:

IRRIGATION DETAILS

SHEET NUMBER:

545 15 of 20

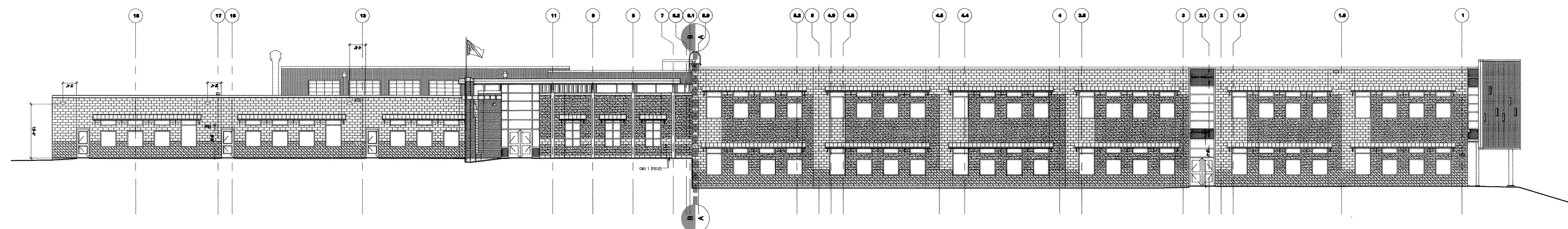
TCOR Registration Number
Erik Spring - #8017

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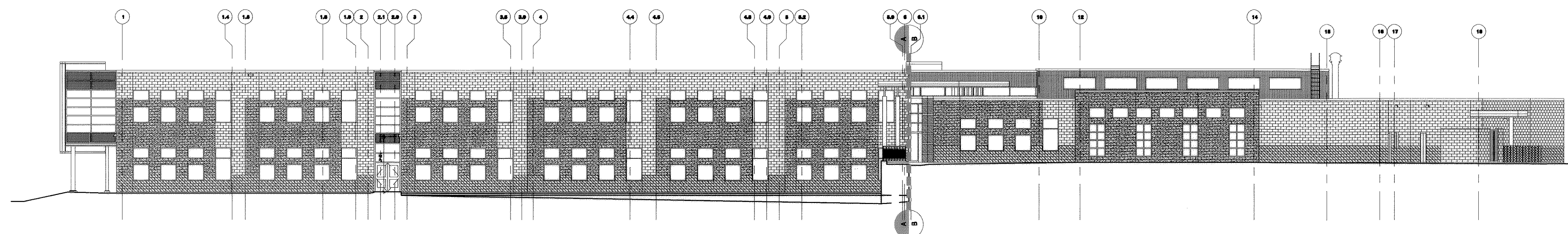
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DCSD 15 # 47

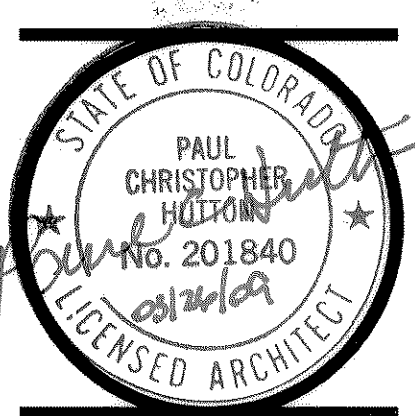
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B1 SOUTH ELEVATION
1/16"=1'-0"
OVERALL NORTH ELEVATION



A1 NORTH ELEVATION
1/16"=1'-0"
OVERALL NORTH ELEVATION



LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
AMENDMENT NO. 6. COUNTY OF DOUGLAS.
STATE OF COLORADO



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E-MAIL: www.huttonarch.com

RB+B/HAS JOB NUMBER:
07-28

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ISSUE DATE: _____
3/26/09

REVISIONS: _____

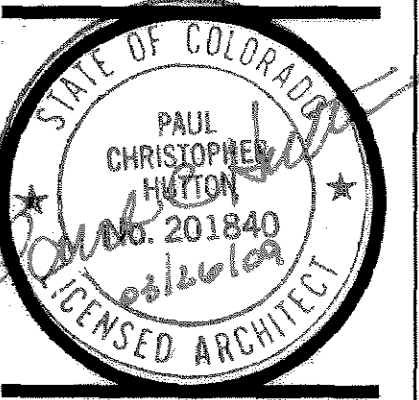
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CD-PD-ELEVATIONS

SHEET NUMBER: _____
SHT 16 OF 20

FPD-A-1

DCSD ES # 47

LOT 1, CASTLE OAKS ESTATES FILING NO. 1. AMENDMENT NO. 6.



LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
 AMENDMENT NO. 6, COUNTY OF DOUGLAS,
 STATE OF COLORADO



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 DENVER, CO 80202
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 E-MAIL: www.huttonarch.com

RB+B/HAS JOB NUMBER:
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 AA

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 CB

ISSUE DATE:
 3/26/09

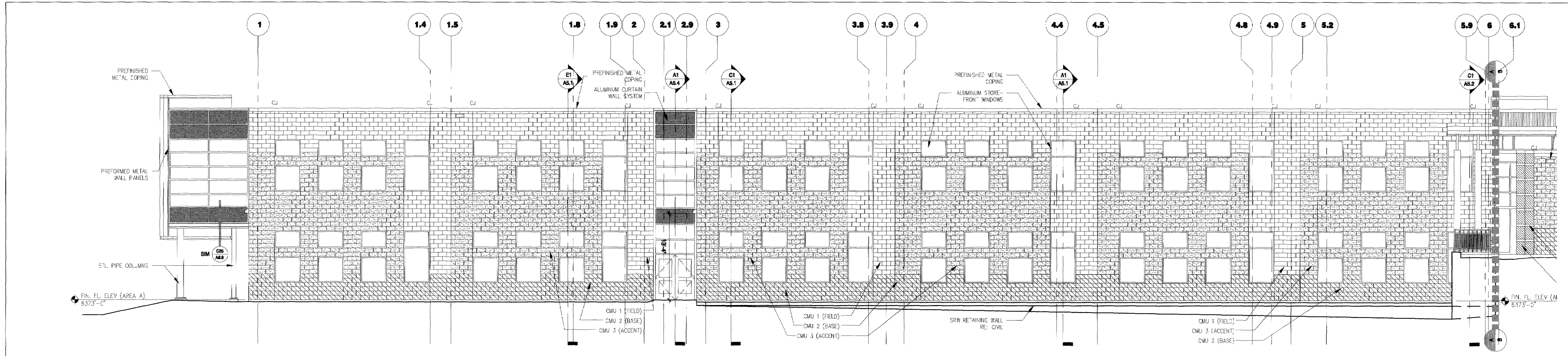
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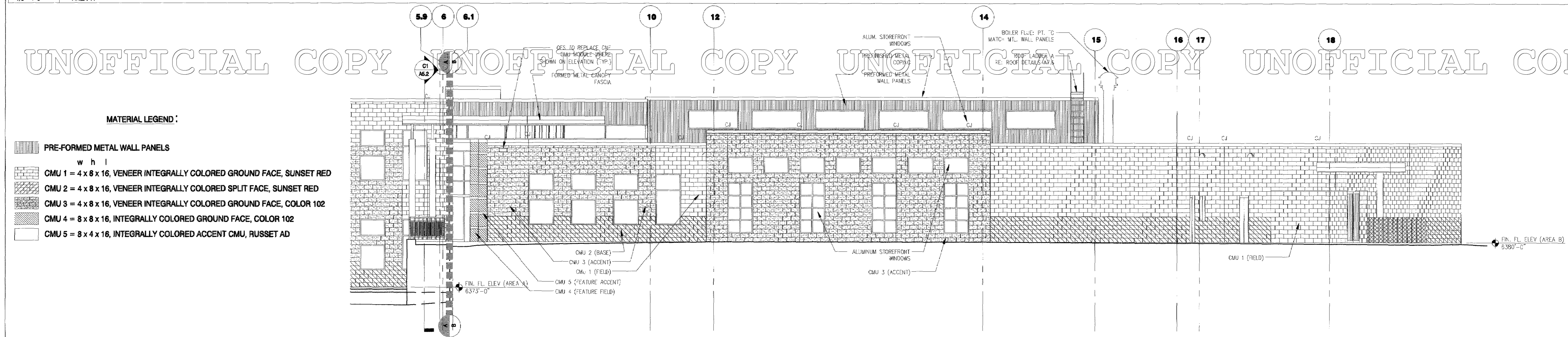
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FPD-A-2

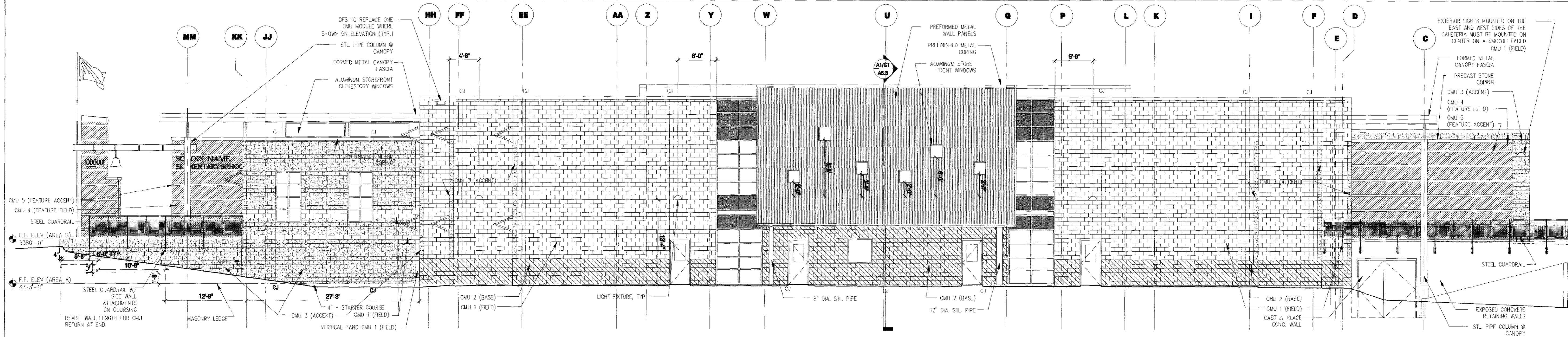
DCSD ES # 47



C1 NORTH ELEVATION
 1/8"=1'-0"
 AREA 'A'



B1 NORTH ELEVATION
 1/8"=1'-0"
 AREA 'B'

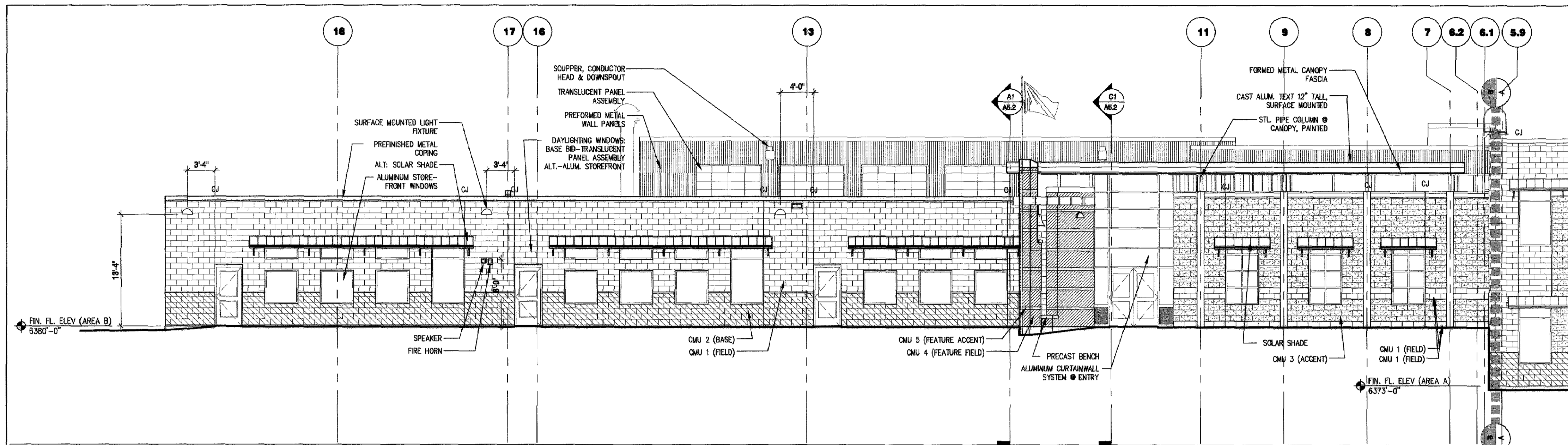


A1 EAST ELEVATION
 1/8"=1'-0"

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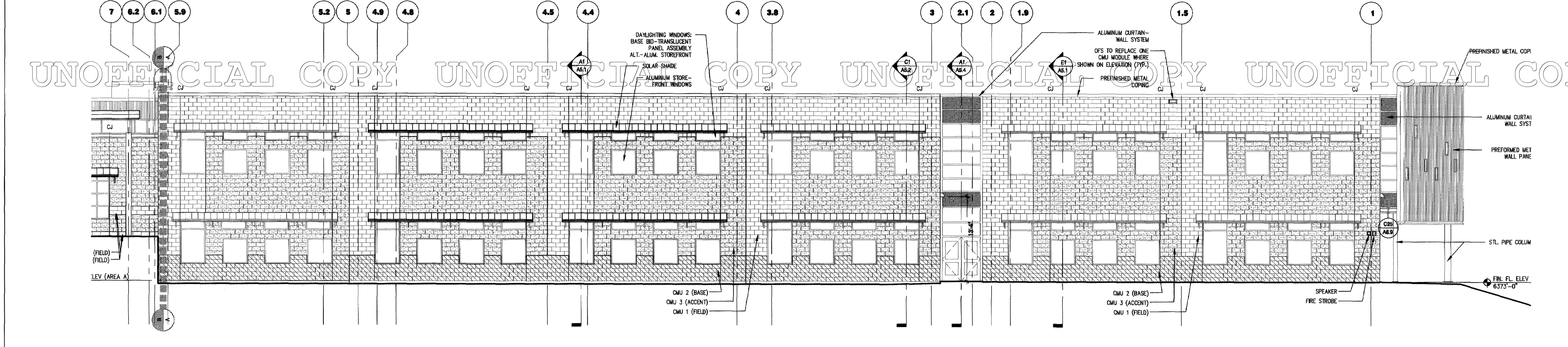
MATERIAL LEGEND:

- PRE-FORMED METAL WALL PANELS
- CMU 1 = 4 x 8 x 16, VENEER INTEGRALLY COLORED GROUND FACE, SUNSET RED
- CMU 2 = 4 x 8 x 16, VENEER INTEGRALLY COLORED SPLIT FACE, SUNSET RED
- CMU 3 = 4 x 8 x 16, VENEER INTEGRALLY COLORED GROUND FACE, COLOR 102
- CMU 4 = 8 x 8 x 16, INTEGRALLY COLORED GROUND FACE, COLOR 102
- CMU 5 = 8 x 4 x 16, INTEGRALLY COLORED ACCENT CMU, RUSSET AD

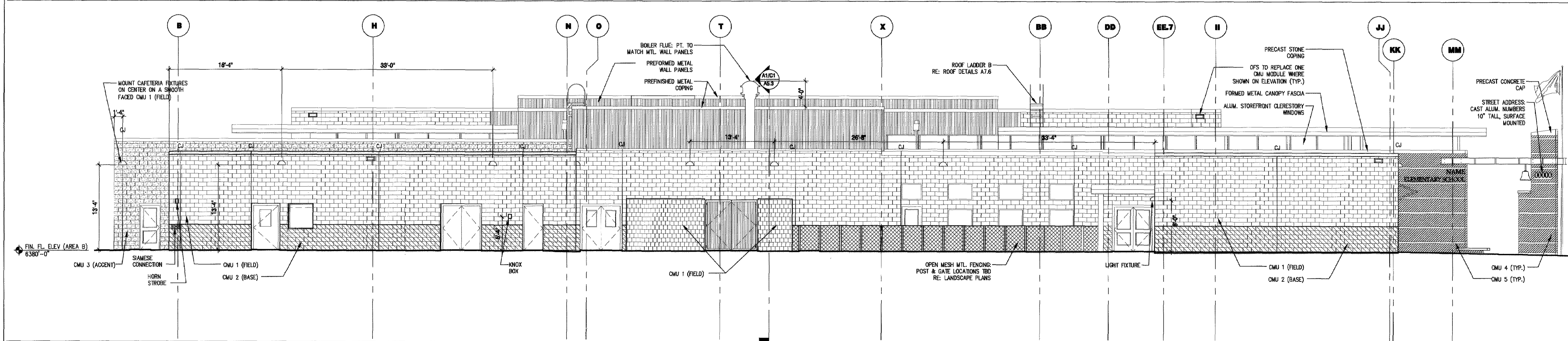


- MATERIAL LEGEND:**
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 - CMU 1 = 4 x 8 x 16, VENEER INTEGRALLY COLORED GROUND FACE, SUNSET RED
 - CMU 2 = 4 x 8 x 16, VENEER INTEGRALLY COLORED SPLIT FACE, SUNSET RED
 - CMU 3 = 4 x 8 x 16, VENEER INTEGRALLY COLORED GROUND FACE, COLOR 102
 - CMU 4 = 8 x 8 x 16, INTEGRALLY COLORED GROUND FACE, COLOR 102
 - CMU 5 = 8 x 4 x 16, INTEGRALLY COLORED ACCENT CMU, RUSSET AD

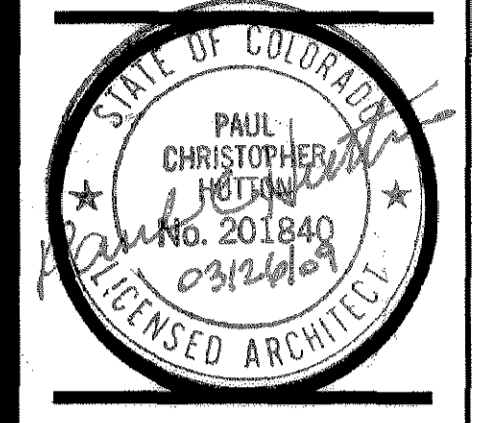
C1 SOUTH ELEVATION
1/8"=1'-0"
AREA "B"



B1 SOUTH ELEVATION
1/8"=1'-0"
AREA "A"



A1 WEST ELEVATION
1/8"=1'-0"
AREA "A"



LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
AMENDMENT NO. 6. COUNTY OF DOUGLAS.
STATE OF COLORADO

RB+HUTTON ARCHITECTS
RB+B ARCHITECTS, INC.
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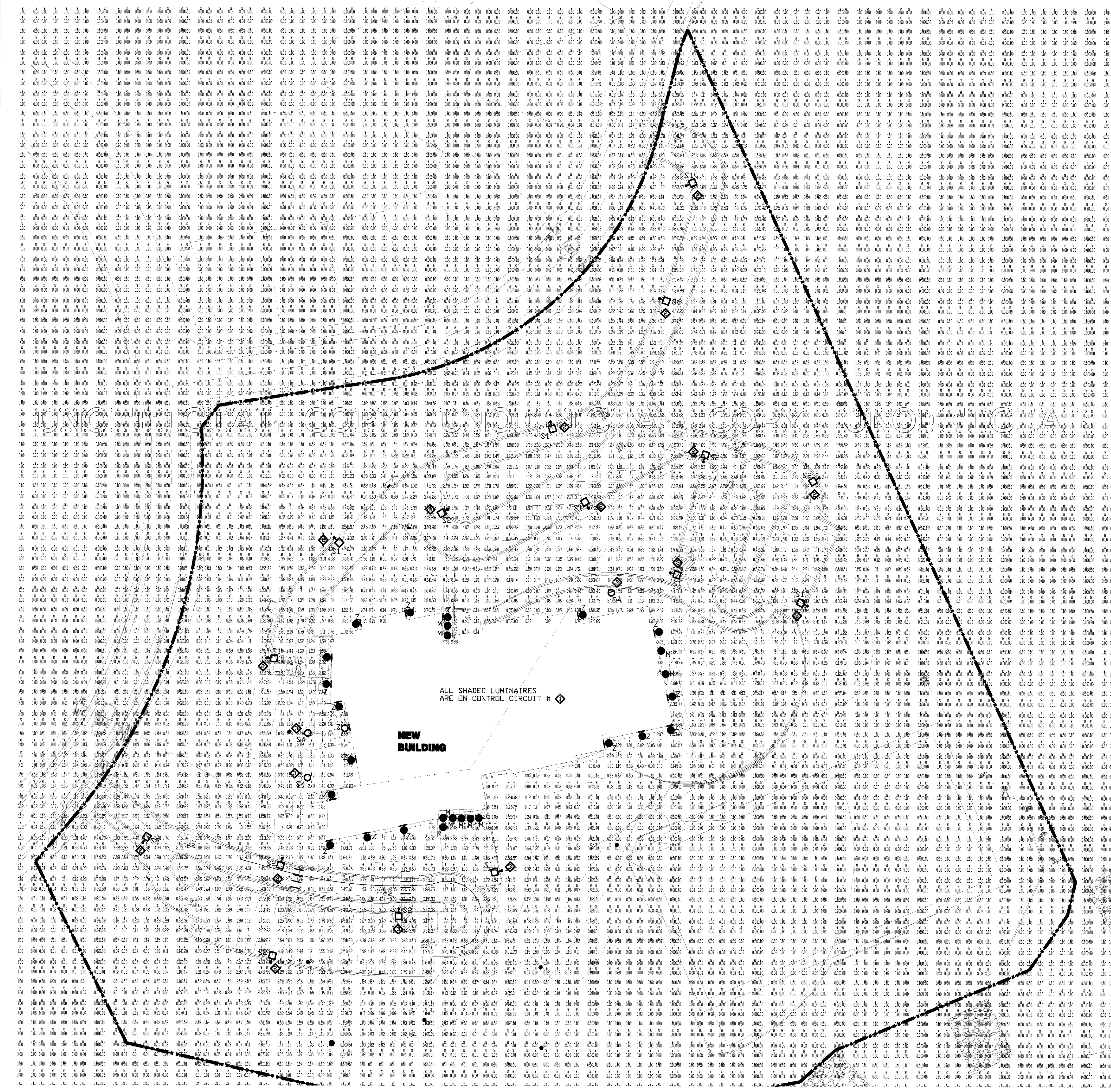
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3/26/09

REVISIONS:

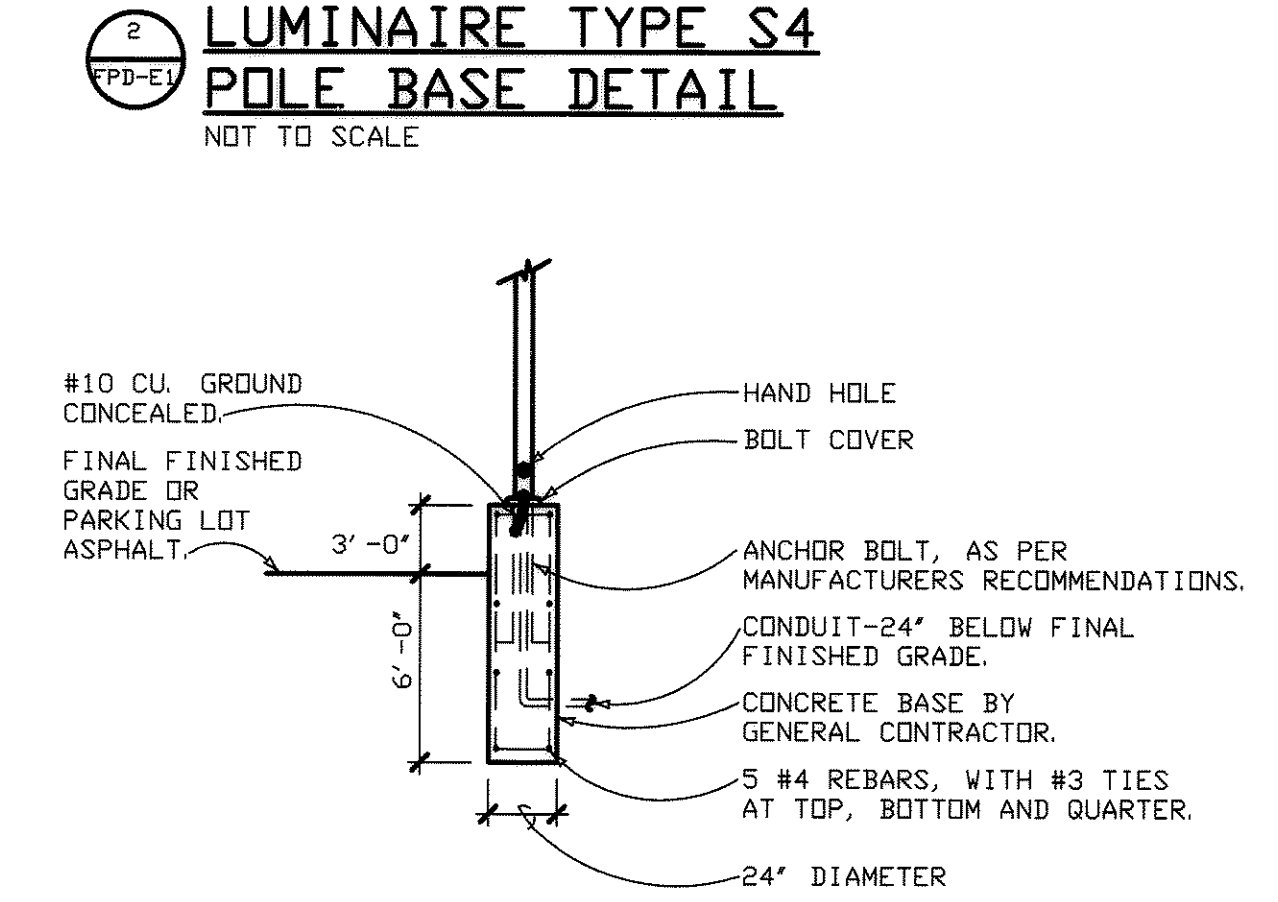
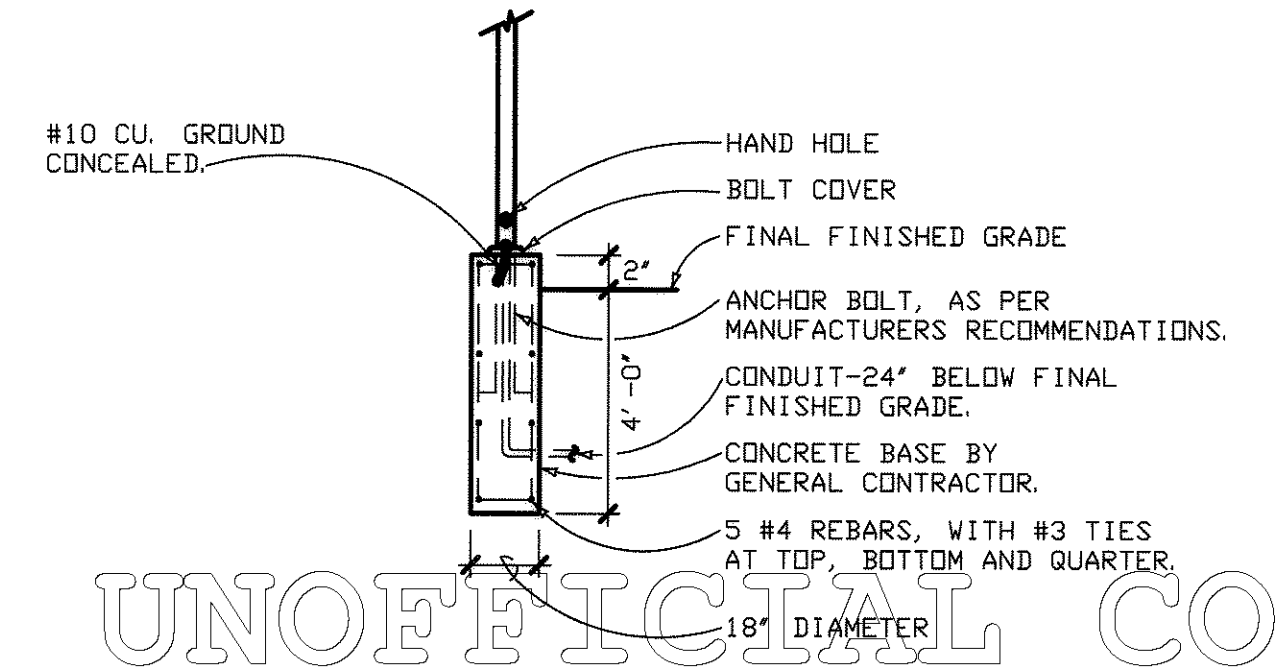
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FPD-ELEVATIONS

SHEET NUMBER:
8 of 10

FPD-A-3



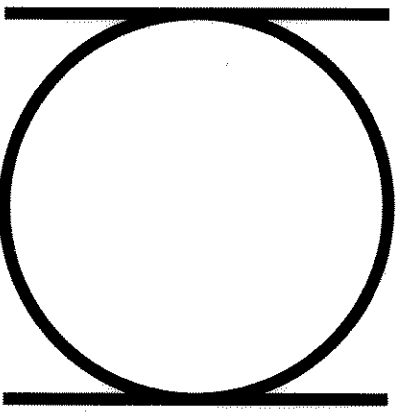
- LIGHTING CONTROL CIRCUITS**
- 1 BUILDING MOUNTED PHOTOCELL ON AT DUSK OFF AT DAWN
 - 2 PERIMETER POLES PHOTOCELL ON AT DUSK TIME SWITCH OFF AT 10PM
 - 3 NEAR BUILDING POLES PHOTOCELL ON AT DUSK TIME SWITCH OFF AT 10PM



AREA NAME	DIMENSIONS	GRID / TYPE	FE PTS	SPAC	GROUP	AVERAGE	MAX	MIN	MAX/MIN	AVERAGE/MIN
SITE	900.00x3000.00 ft	GROUND LVL / H-H	1564	10.00	(S)	1.67	8.35	0.00	N/A	N/A

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
M	●	KW LIGHTING 8643-4211 (4) 4211	(I) 4211	3200	RECESSED NA	1.00	10
S1	□	KW LIGHTING STL5/250HP (I) 551 STL5/250HP-118	(I) LU250	28500	25'	1.00	10
S2	□	KW LIGHTING T STL5/250HP (I) 551 STL5/250HP	(I) LU250	28500	25'	1.00	6
S4	○	KW LIGHTING STS5/551F (I) 551F	(I) 551F	3500	14" FLUSH	1.00	3
Z	●	KW LIGHTING VIM483/55F277 (I) 551F	(I) 551F	3500	WALL MOUNTED NA	1.00	18

AREA NAME	DIMENSIONS	LUMS / (ASFS)	WATTS / SQ FT	QTY
SITE	900.00x3000.00 ft	101	101	101



LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO

RB+B HUTTON architects
 RB+B ARCHITECTS, INC.
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RB+B/HAS JOB NUMBER: 07-28

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ISSUE DATE: 3/28/09

REVISIONS:

SHEET NAME: SITE PHOTOMETRIC PLAN

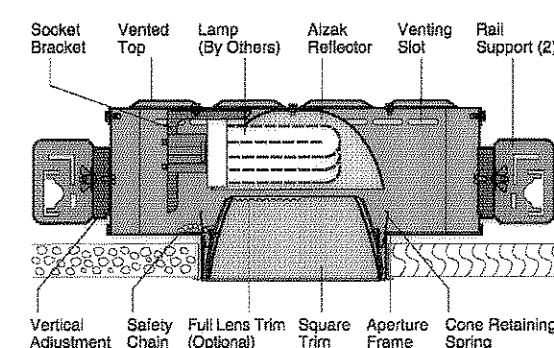
SHEET NUMBER: 247 19 of 20

FPD-E1



3-25-09

LOT 1, CASTLE OAKS ESTATES FILING NO. 1, AMENDMENT NO. 6.



H8643 **H23**

Shallow Depth, Wide Beam Downlight
One 26-32-42W Triple Tube Compact Fluorescent
6" Square Parabolic Trim

Optics and Applications
The socket is mounted horizontally in an elliptical primary reflector for wide distribution and reduced recess depth in shallow plenums. Use in low to medium height ceilings for corridors, entries and for general and area lighting.

Design Features
A steel housing protects and aligns reflectors and lamps. The socket and ballast will accept all triple tube wattages interchangeably. The square trim is stabilized by a proprietary steel web to prevent racking and is held to the ceiling by constant pressure springs. Maximum ceiling thickness 1 1/2". Ballast and lamp service from below.

Finish
Housings and structural parts are painted matte black to suppress stray light leaks. Standard trims are anodized Softglo® clear. Special finishes, textures and colors are available, see below under Accessories.

Trim Textures
Textured trims create a subtle new aperture appearance. Select among different embossed patterns to match the ambience of the space being illuminated. Refer to Squares brochure for descriptive photos.

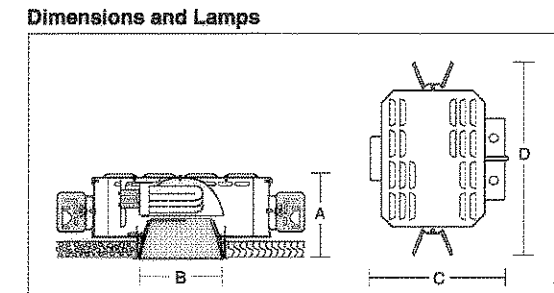
Ballasts
Fully electronic, microprocessor controlled with programmed start to assure rated lamp life. Input voltage ranges from 120V through 277V. Operates 26, 32 or 42W lamps interchangeably. Power factor .98, starting temperature 0°F (-18°C), THD<10%. Pre-heat start < 1.0 second. End of lamp life protection. Rated for > 50,000 starts.

General
Fixtures are pre-wired, UL and C-UL listed for eight wire 79°C branch circuit wiring. Union made IBEW, Luminaire Efficiency Rating (LER) data is in the photometric directory located in Section Z.

Accessories
R2 26" support rails. WT White trim flange.
RS 32" support rails. WP White complete trim.
SB Softglo black. BP Ball Peen texture.
SG Softglo gold. CG Corrugated texture.
SH Softglo mocha. DG Distressed texture.
SP Softglo graphite. WV Woven texture.
ST Softglo titanium. LL Linear spread lens.
SW Softglo wheel. LP Large prism lens.
SZ Softglo bronze. V47 347 volt ballast.
FR Bright trim finish. F4 Four coil ballast.
FR Frothing on lens. DM Drooping ballast.
F Fuse. Specify wattage and volts.

EM Emergency power includes integral charger light and test switch visible through aperture. Battery operation for 90 minutes.
FL70 Full lens trim, specify lens type, e.g. H8643-FL70LL.
WR Weight reduction label, specify wattage.

Dimensions and Lamps



Number	A	B	C	D	Lamps
H8643	6 1/2"	6 1/2"	13 1/2"	19"	26-32-42W Triple Tube compact fluorescent

Brightness	Number	Lamps	86°	79°	66°	56°	45°
32W T8 Quadray	31	37	203	1221	12019		
32W PL-T Trimless	37	108	219	6660	13729		
42W PL-T Trimless	40	151	273	6857	19841		
42W T8 Quadray	48	185	382	14966	17120		

Mounting Square Units	Page
Vertical Lamp Fluorescent	Page H22
Low voltage PAR lamps	Pages H5, H6
Directional Halogenes, A lamps	Pages H7, H8, H9
Metal handle	Page H8
Tungsten halogen	Page H10
Wall washer	Pages H26, H27, H28
	Page H37

FIXTURE TYPE M
SYMMETRICAL DISTRIBUTION FULL CUT OFF

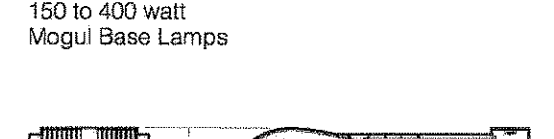
Reset Form
KIM LIGHTING
STL
400W Large Structural™
revision 1/14/08 • stl.pdf

Type:
Job:
Catalog number:

Max. Fixture Electrical Module Finish Options Structural Options
See page 2 See page 3 See page 4-6 See page 7-9

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

Specifications
150 to 400 watt
Mogul Base Lamps



Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins on top surfaces above the optical chamber and electrical compartment. A solid barrier wall separates the optical and electrical compartments, with gasketed wire penetrations. A double-thick wall with gaskets is provided on the support arm mounting end. All hardware is stainless steel.

Lens Frame: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with a 1" minimum thickness around the gasket flange for rigidity. Integral hinges with stainless steel pins provide no-tool mounting and removal from the housing. Two stainless steel thumb-latches are recessed into the front corners, concealed from normal view. Lens frame seals against the housing by a one-piece extruded silicone gasket with vulcanized end closure. Clear 3/4" thick tempered flat glass is retained in the frame by eight clips with full silicone gasketing around the perimeter.

Reflector Module: Specular Alzak® optical segments are rigidly mounted in a die-cast, low copper alloy (<0.6% Cu) aluminum frame which attaches to the housing as a one-piece module with captive stainless steel screws. Reflector module is field-rotatable in 90° increments. All HPS and pulse start lamps use 4KV mogul base sockets while HCR-MH lamps use pin-oriented mogul base sockets with a molded silicone lamp stabilizer. All sockets are factory pre-wired with a quick-disconnect plug for the ballast module, with wires passing through a silicone gasket in the housing barrier wall. Four light distributions are available and interchangeable within the same housing size.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory pre-wired with quick-disconnect plugs. Electrical module attaches to the housing with no-tool hinges and latches, accessible by opening the lens frame. All ballasts are high power factor with starting temperatures of -40°F for HPS and -20°F for MH lamp modes.

Support Arm: One-piece extruded aluminum with internal bolt guides. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. For mounting to round poles, arm is circular cut for precise mating to the pole diameter.

Finish/Color: Finish is super TGIC thermostat polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanium zirconium conversion coating. A.S.T.M. 2300 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings		
UL cUL 1598*	CE	25C Ambient
Full CutOff (150WPS) CutOff (Corner Glass Lens Only)		

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FIXTURES TYPES S1 AND S2
TYPE S1 IS TYPE 3 DISTRIBUTION - FULL CUT OFF
TYPE S2 IS TYPE 5 DISTRIBUTION - FULL CUT OFF

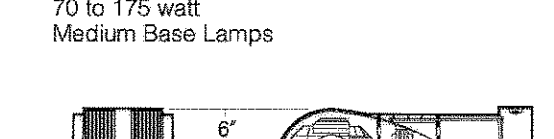
Reset Form
KIM LIGHTING
STS
175W Small Structural™
revision 1/14/08 • sts.pdf

Type:
Job:
Catalog number:

Max. Fixture Electrical Module Finish Options Structural Options
See page 2 See page 3 See page 4-6 See page 7-9

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

Specifications
70 to 175 watt
Medium Base Lamps



Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins on top surfaces above the optical chamber and electrical compartment. A solid barrier wall separates the optical and electrical compartments, with gasketed wire penetrations. A double-thick wall with gaskets is provided on the support arm mounting end. All hardware is stainless steel.

Lens Frame: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with a 1" minimum thickness around the gasket flange for rigidity. Integral hinges with stainless steel pins provide no-tool mounting and removal from the housing. Two stainless steel thumb-latches are recessed into the front corners, concealed from normal view. Lens frame seals against the housing by a one-piece extruded silicone gasket with vulcanized end closure. Clear 3/4" thick tempered flat glass is retained in the frame by eight clips with full silicone gasketing around the perimeter.

Reflector Module: Specular Alzak® optical segments are rigidly mounted in a die-cast, low copper alloy (<0.6% Cu) aluminum frame which attaches to the housing as a one-piece module with captive stainless steel screws. Reflector module is field-rotatable in 90° increments. All sockets are 4KV medium base. All sockets are factory pre-wired with a quick-disconnect plug for the ballast module, with wires passing through a silicone gasket in the housing barrier wall. Four light distributions are available and interchangeable within the same housing size.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory pre-wired with quick-disconnect plugs. Electrical module attaches to the housing with no-tool hinges and latches, accessible by opening the lens frame. All ballasts are high power factor with starting temperatures of -40°F for HPS and -20°F for MH lamp modes.

Support Arm: One-piece extruded aluminum with internal bolt guides. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. For mounting to round poles, arm is circular cut for precise mating to the pole diameter.

Finish/Color: Finish is Super TGIC thermostat polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanium zirconium conversion coating. A.S.T.M. 2300 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings		
UL cUL 1598*	CE	25C Ambient
Full CutOff (150WPS) CutOff (Corner Glass Lens Only)		

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FIXTURES TYPE S4
TYPE 5 DISTRIBUTION - FULL CUTOFF

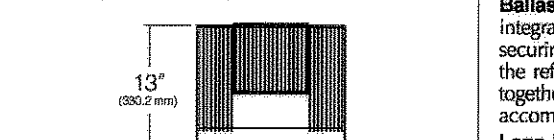
Reset Form
KIM LIGHTING
WD14
14" Wall Director™
revision 9/05/08 • wd14.pdf

Type:
Job:
Catalog number:

Max. Fixture Electrical Module Finish Options
See page 2 See pages 3-4

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

Specifications
Maximum Fixture Weight (150WPS) = 26 lb



Reflector Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

Ballast Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins. Fastens to mounting plate with keyhole slot fitting both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.

Lens Frame: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins. Two stainless steel quantum fasteners secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket. Lens is clear flat 3/4" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For LP models, lens is mounted flush with frame for water run off, and is silicone sealed.

Type II, III, and IV Reflector Module: Specular Alzak® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are porcelain medium base rated 4KV. All modules are factory pre-wired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.

Wall Grazer Reflector Module: Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louvers vane run parallel to the lamp arc for controlling the hot spot directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory pre-wired with a quick-disconnect plug for mating to the ballast.

Spot Reflector Module: Specular Alzak® optical spot parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are porcelain medium base rated 4KV. All modules are factory pre-wired with a quick-disconnect plug for mating to the ballast.

Electrical Components: High power factor ballasts are rigidly mounted inside the housing and are factory pre-wired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for MH lamp modes.

Mounting Plate: Mounting plate attaches directly to any standard 4" junction box. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slot. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry junction box.

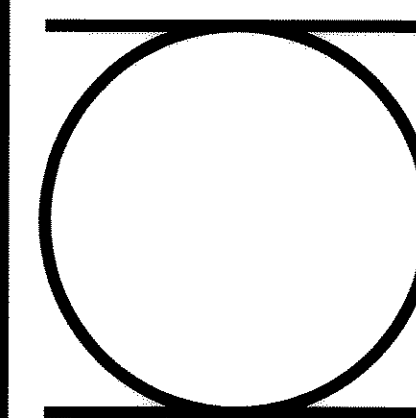
Finish/Color: Super TGIC thermostat polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanium zirconium conversion coating. A.S.T.M. 2300 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray®, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings		
UL cUL 1598*	CE	25C Ambient
IP66 Rated		

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FIXTURE TYPE Z
TYPE 3 DISTRIBUTION - FULL CUT OFF



LOT 1, CASTLE OAKS ESTATES FILING NO. 1.
AMENDMENT NO. 6. COUNTY OF DOUGLAS.
STATE OF COLORADO

RB+B HUTTON
architects

RB+B ARCHITECTS, INC.
315 EAST MOUNTAIN AVENUE
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FORT COLLINS, CO 80504
PHONE: (970) 484-0117
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HUTTON ARCHITECTURE STUDIO P.C.
70 BROADWAY
SUITE 300
DENVER, CO 80203
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FAX: (303) 861-1802
E-MAIL: www.huttonarch.com

RB+B/HAS JOB NUMBER:

07-28

DRAWN:

CHECKED:

ISSUE DATE:

3/26/09

REVISIONS:

SHEET NAME:

FIXTURE CUTS

SHEET NUMBER:

544 20 of 20

FPD-E2



3-25-09

LOT 1, CASTLE OAKS ESTATES FILING NO. 1. AMENDMENT NO. 6.

DCSD ES # 47