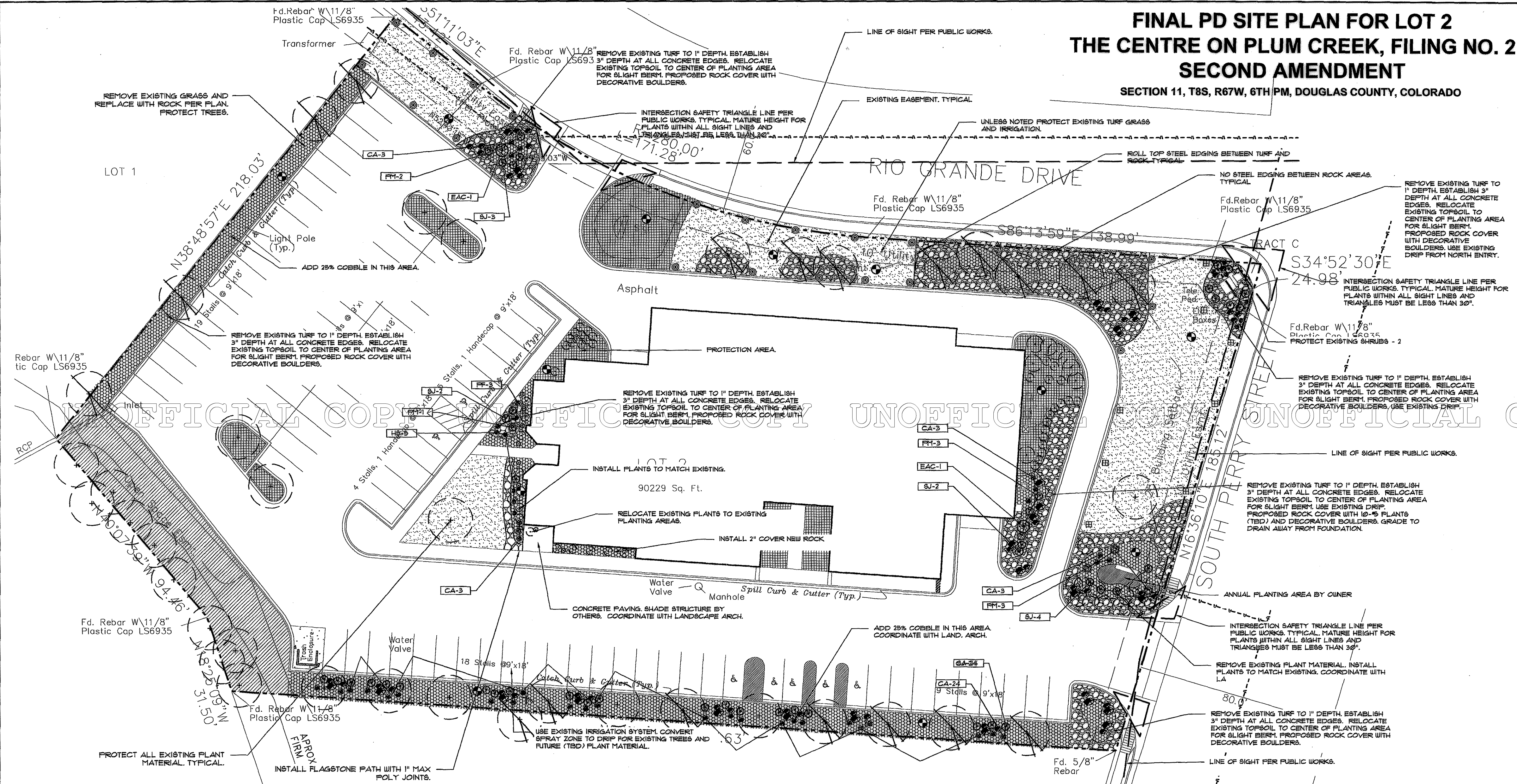


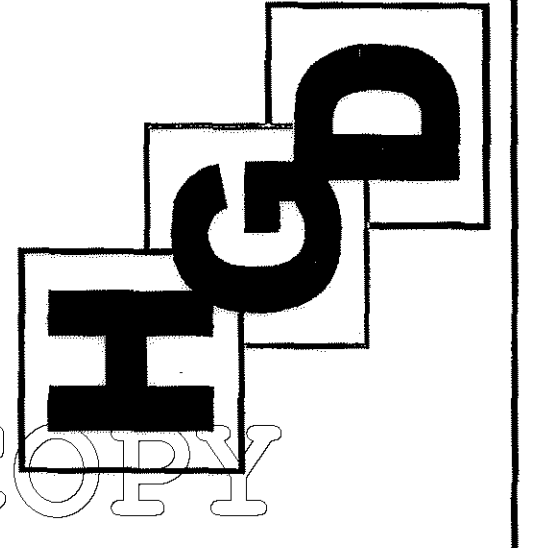
FINAL PD SITE PLAN FOR LOT 2 THE CENTRE ON PLUM CREEK, FILING NO. 2 SECOND AMENDMENT

SECTION 11, T8S, R67W, 6TH PM, DOUGLAS COUNTY, COLORADO



HIGHER GROUND DESIGNS
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

3510 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
Phone 719-477-1646
Fax 719-585-1122



FINAL PD SITE PLAN FOR LOT 2
THE CENTRE ON PLUM CREEK, FILING NO. 2
SECOND AMENDMENT
755 SOUTH PERRY STREET, CASTLE ROCK, CO

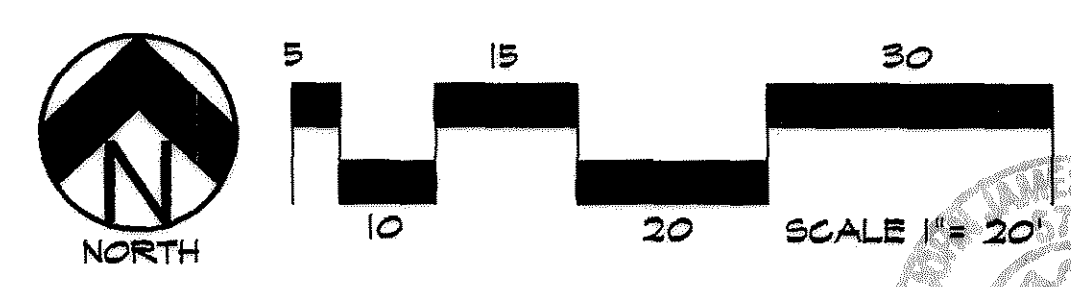
PREPARED FOR:
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PLANT SCHEDULE

Irrigation Symbol	Botanical Name	Common Name	Planting Size	Mature Abbr. Size	Quant	Water Use
EXISTING EVERGREEN TREES:						
Drip	PP	Pinus ponderosa	Ponderosa Pine	40x20'		LOW
EXISTING DECIDUOUS TREES: DEC (SPECIES VARY)						
EVERGREEN SHRUBS:						
Drip	Pinus mugo 'Stoumound'	Stoumound Mugo Pine	Cont. 5'	FM	4x6'	9 LOW
DECIDUOUS SHRUBS:						
Drip	Euonymus alatus 'Compactus'	Dwarf Burning Bush	Cont. 5'	EAC	4'x4'	2 MODERATE
Drip	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spiraea	5'	SJ	2'x2'	42 MODERATE
ORNAMENTAL GRASSES:						
Drip	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	5'	CA	5'x2'	36 LOW
Drip	Helitictichon sempervirens	Blue Oat Grass	5'	H5	4'x3'	11 LOW

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF	PERCENT
	Protect Existing Planting area (Rock and wood mulch)	3,850 SF	15%
	Protect Existing Non Irrigated native area	3,550 SF	13%
	Protect Existing Irrigated Turf (Existing Irrigated Turf 18,345 SF @ 8%)	8,515 SF	32%
	Decorative Rock Cobble - Match Existing Rock (4-8" Diameter) Use weed barrier. Secure with staples at seams and 6' oc	4,172 SF	15%
	Decorative Rock (15" Dia.) (3" depth)- Match Existing Rock Use weed barrier. Secure with staples at seams and 6' oc	6,719 SF	25%
	Total Landscape Area	26,806 SF	100%
	Irrigated area	17,810 SF	
NOTE: Including existing tree canopy cover the non-living cover does not exceed 25% maximum code requirement.			
	Decorative Moss Rock Boulders: Diameter Varies - 18" and 36"	61 Each	



DISCLAIMER NOTE

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UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ALL NEW PLANT MATERIAL SHALL BE LOCATED PER TOWN OF CASTLE ROCK STANDARDS AND LOCAL CODES. TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS PER PUR. SECTION 11, CHAPTER 14.13

FINAL PD SITE PLAN FOR LOT 2
THE CENTRE ON PLUM CREEK, FILING NO. 2
SECOND AMENDMENT

NOT FOR CONSTRUCTION (FOR APPROVAL ONLY)

LANDSCAPE ARCH.
JOHN MACKAY
STATE OF
COLORADO LA# 571
TOWN REG # 12036

JOB NUMBER
352-11

REVISIONS	DATE	DESCRIPTION
5-5-12		PER COMMENTS
6-27-12		PER COMMENTS
7-30-12		PER COMMENTS
8-1-12		PER COMMENTS

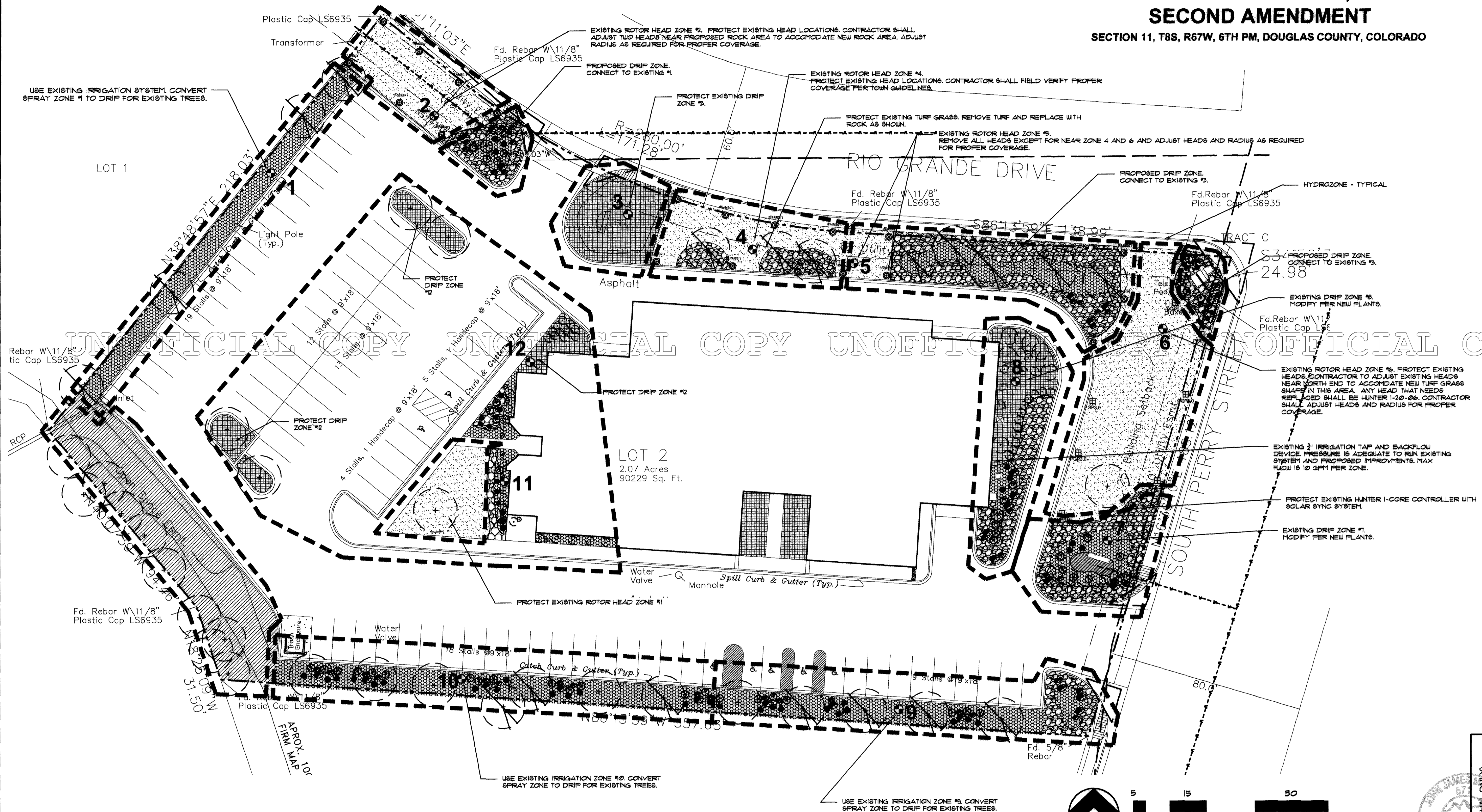
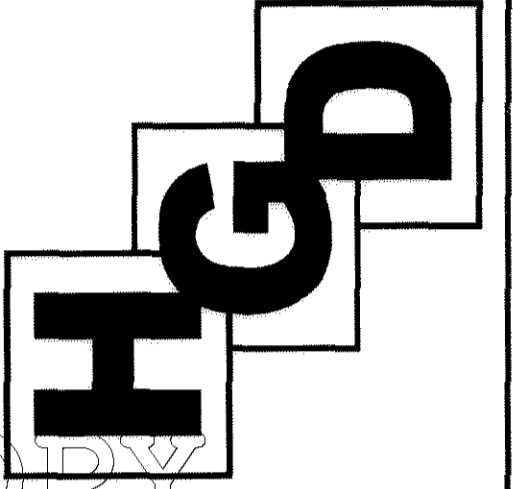
ORIGINAL DATE 4-24-12
DRAWN BY JIM LA#571
DESCRIPTION
LANDSCAPE RENOVATION PLAN
SHEET NO.
2 OF 5

FINAL PD SITE PLAN FOR LOT 2 THE CENTRE ON PLUM CREEK, FILING NO. 2 SECOND AMENDMENT

SECTION 11, T8S, R67W, 6TH PM, DOUGLAS COUNTY, COLORADO

HIGHER GROUND DESIGNS
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

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COLORADO SPRINGS, CO 80917
Phone 719-477-1646
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SCHMATIC IRRIGATION PLAN

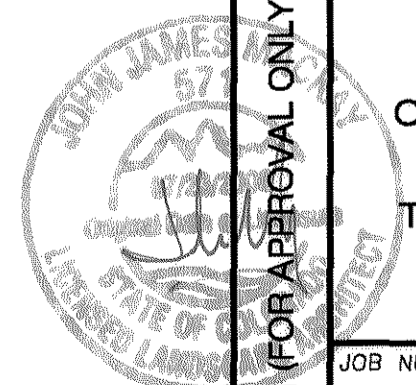
WATER SCHEDULE NOTE
IRRIGATION WATERING WINDOW MUST COMPLY WITH TOWN OF CASTLE ROCK WATERING SCHEDULE. EVERY THIRD DAY 10PM TO 5AM.

DISCLAIMER NOTE
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IRRIGATION SCHEDULE						
ZONE	TYPE	FLOW GPM	PLANT TYPE	RUN TIME	CYCLE	RUN TIME
				MINUTES/MON	GALLONS	MINUTES/MON
1	DRIP	10	PLANTINGS	240	240	24
2	ROTOR	10	TURF GRASS	120	1200	12
3	DRIP	10	PLANTINGS	240	240	24
4	ROTOR	10	TURF GRASS	120	1200	12
5	ROTOR	10	TURF GRASS	120	1200	12
6	ROTOR	10	TURF GRASS	120	1200	12
7	DRIP	10	PLANTINGS	240	240	24
8	DRIP	10	PLANTINGS	240	240	24
9	DRIP	10	PLANTINGS	240	240	24
10	DRIP	10	PLANTINGS	240	240	24
11	ROTOR	10	TURF GRASS	120	1200	12
12	DRIP	10	PLANTINGS	240	240	24

IRRIGATION HEAD NOTE
CONTRACTOR SHALL VERIFY EXISTING HEAD/NOZZLE COVERAGE PRIOR TO CONSTRUCTION AND ADJUST ANY HEADS WITH IMPROPER COVERAGE. ANY HEAD NEED REPLACED SHALL BE HUNTER 1-20-26 ROTOR.

UTILITIES NOTE
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ALL NEW PLANT MATERIAL SHALL BE LOCATED PER TOWN OF CASTLE ROCK STANDARDS AND LOCAL CODES. TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS PER PUR. SECTION 11, CHAPTER 14.33



FINAL PD SITE PLAN FOR LOT 2
THE CENTRE ON PLUM CREEK, FILING NO. 2
SECOND AMENDMENT
755 SOUTH PERRY STREET, CASTLE ROCK, CO

LANDSCAPE ARCH.
JOHN MACKAY
STATE OF
COLORADO LA# 571
TOWN REG # 12036

JOB NUMBER
352-11

REVISIONS

5-5-12	PER COMMENTS
6-27-12	PER COMMENTS
7-30-12	PER COMMENTS
8-1-12	PER COMMENTS

ORIGINAL DATE 4-24-12
DRAWN BY JM LA#571
DESCRIPTION
IRRIGATION RENOVATION PLAN
SHEET NO.
3 OF 5

NOT FOR CONSTRUCTION (FOR APPROVAL ONLY)

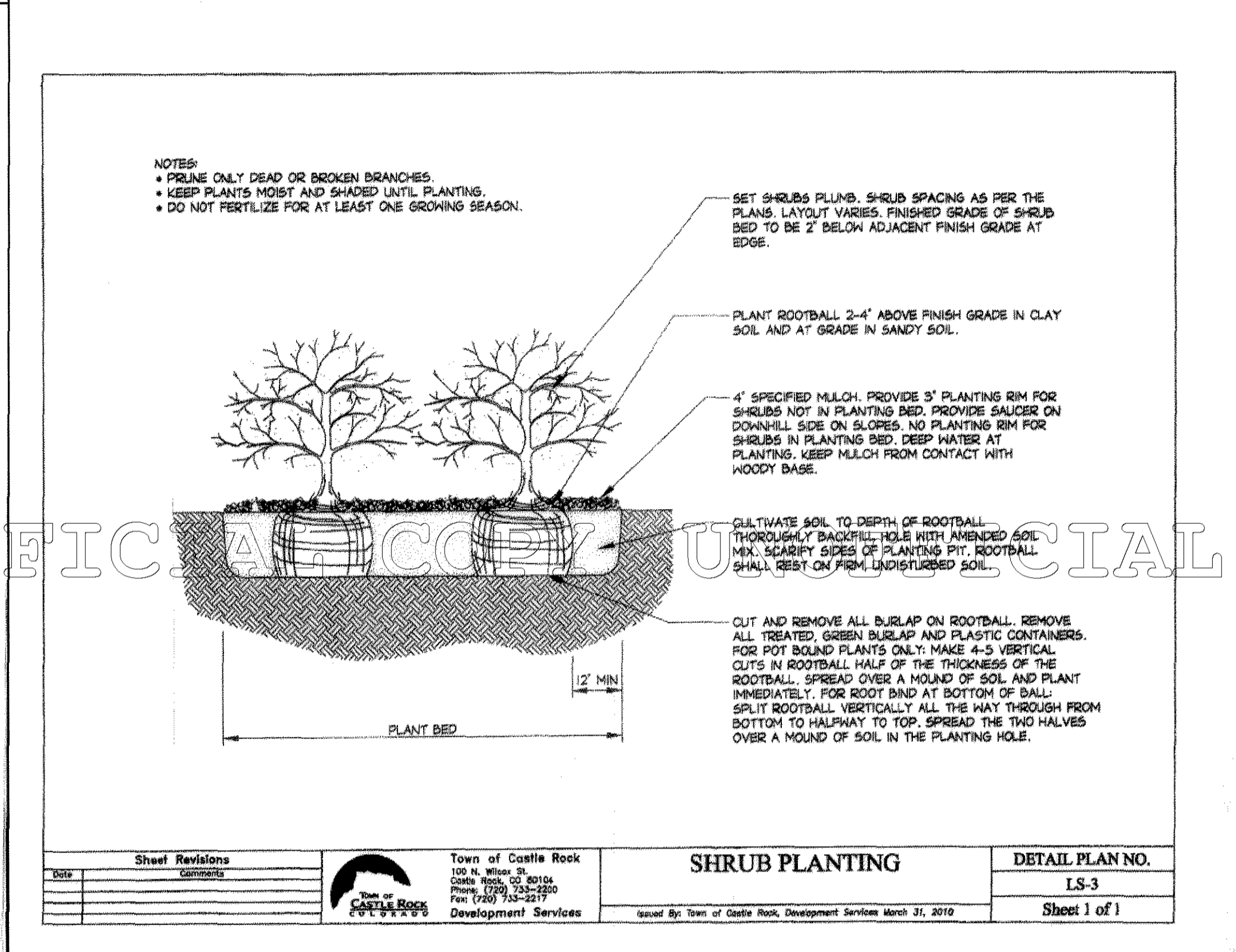
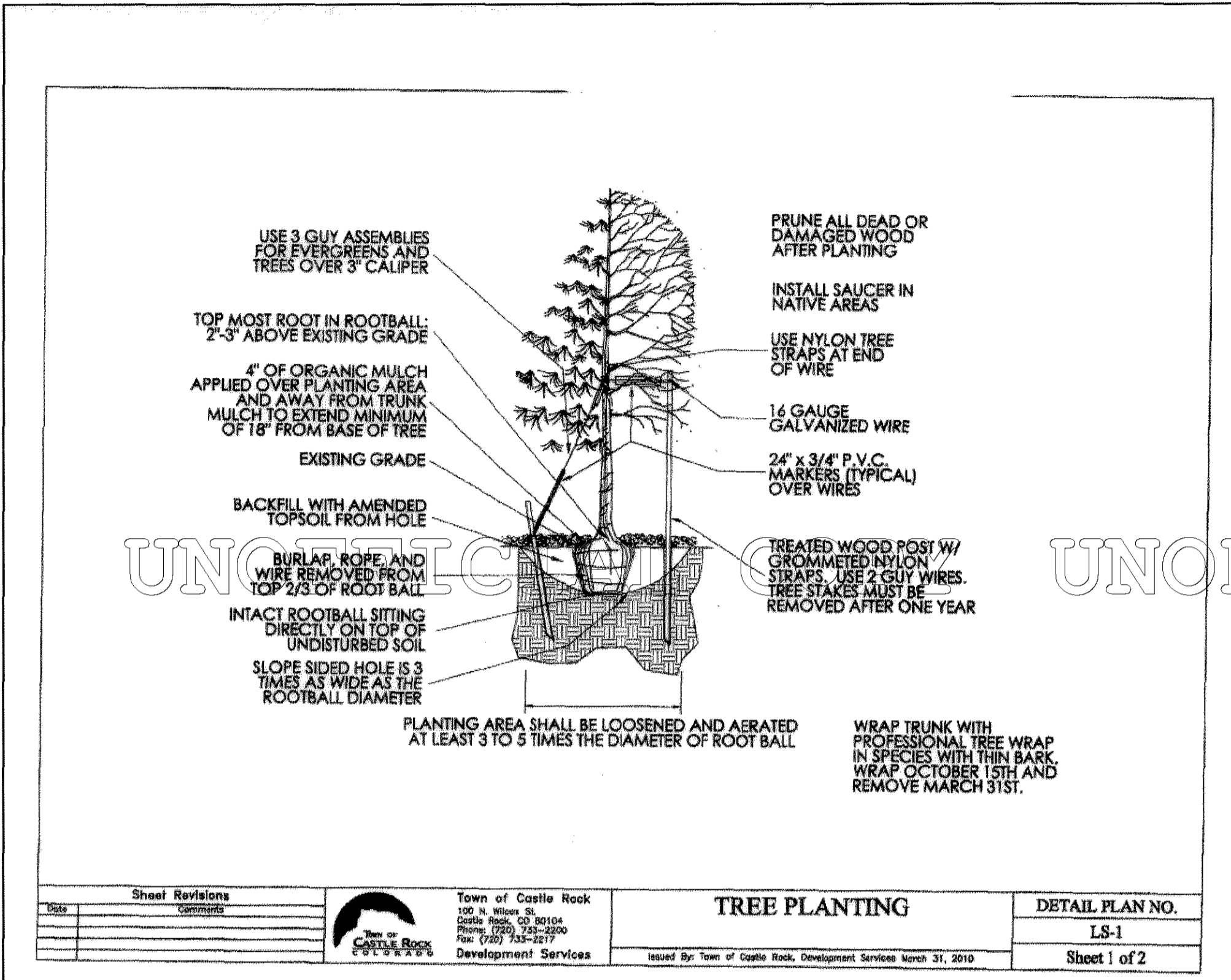
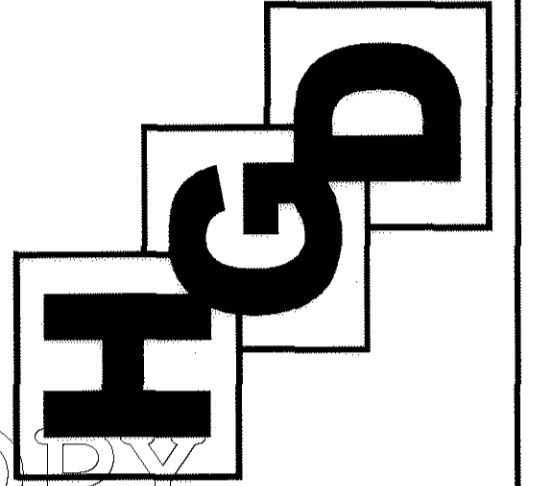
FINAL PD SITE PLAN FOR LOT 2
THE CENTRE ON PLUM CREEK, FILING NO. 2
SECOND AMENDMENT

FINAL PD SITE PLAN FOR LOT 2 THE CENTRE ON PLUM CREEK, FILING NO. 2 SECOND AMENDMENT

SECTION 11, T8S, R67W, 6TH PM, DOUGLAS COUNTY, COLORADO

HIGHER GROUND DESIGNS
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

3510 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
Phone 719-477-1646
Fax 719-266-1122



LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN REQUIRES TOWN OF CASTLE ROCK APPROVAL.

INSTALLATION NOTES

ALL EDGING (SEPARATING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS) TO BE ROLL TOP STEEL (1/8" x 4" x 16') WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC BEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAIL & ORGANIC MULCH TO BE SHARDED CEDAR 'GORILLA HAIR' WITH NO LANDSCAPE FABRIC.

FOR TREES SHOWN IN TURF GRASS PROVIDE 2" DIAMETER WOOD MULCH AT BASE TO PREVENT DAMAGE FROM MAINTENANCE EQUIPMENT.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 10% NATIVE ON-SITE SOIL, AND 90% LOW SALT COMPOST.

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOLDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL.

SOIL PREP NOTES

SOIL PREPARATION FOR PROPOSED PLANTING AREAS:

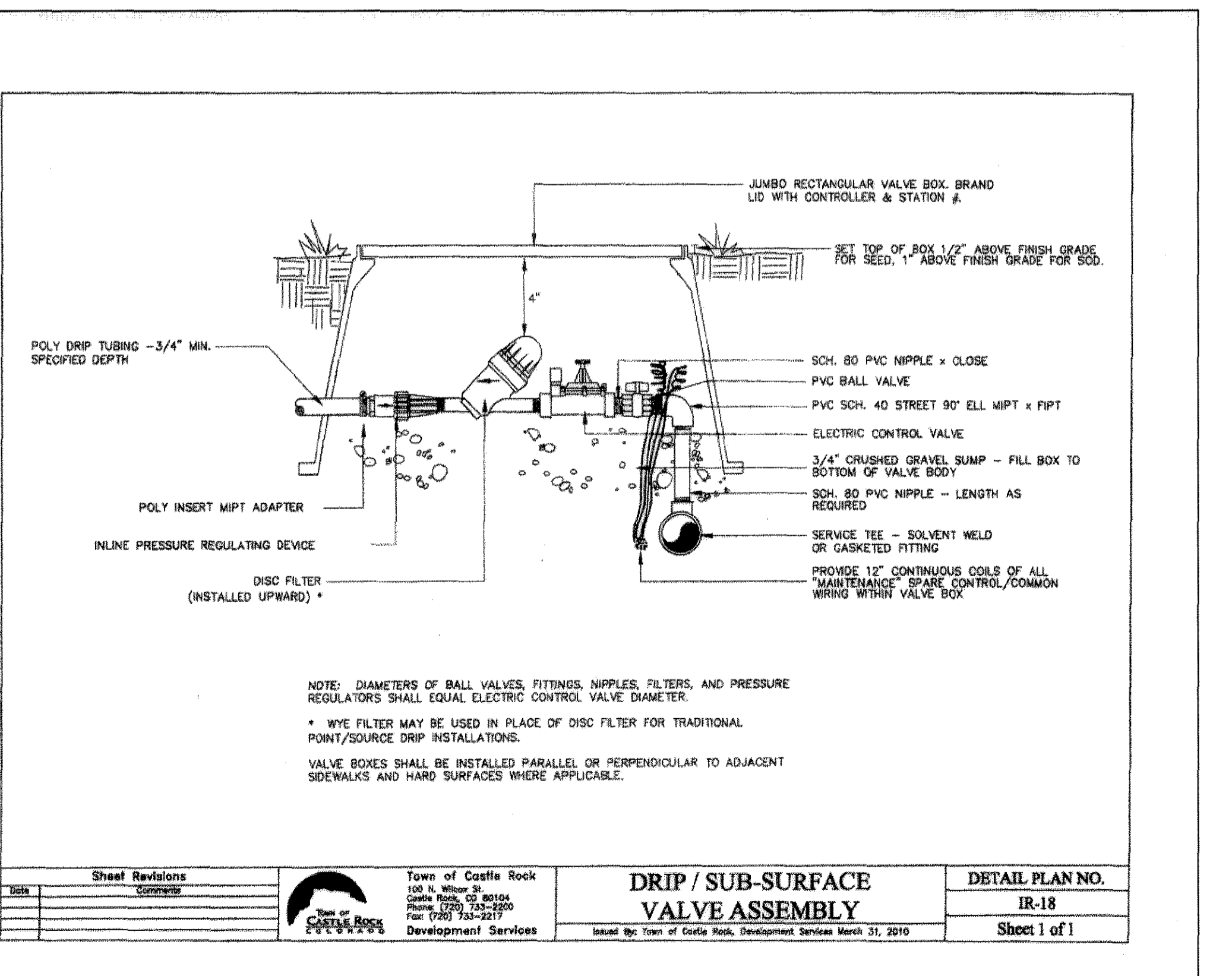
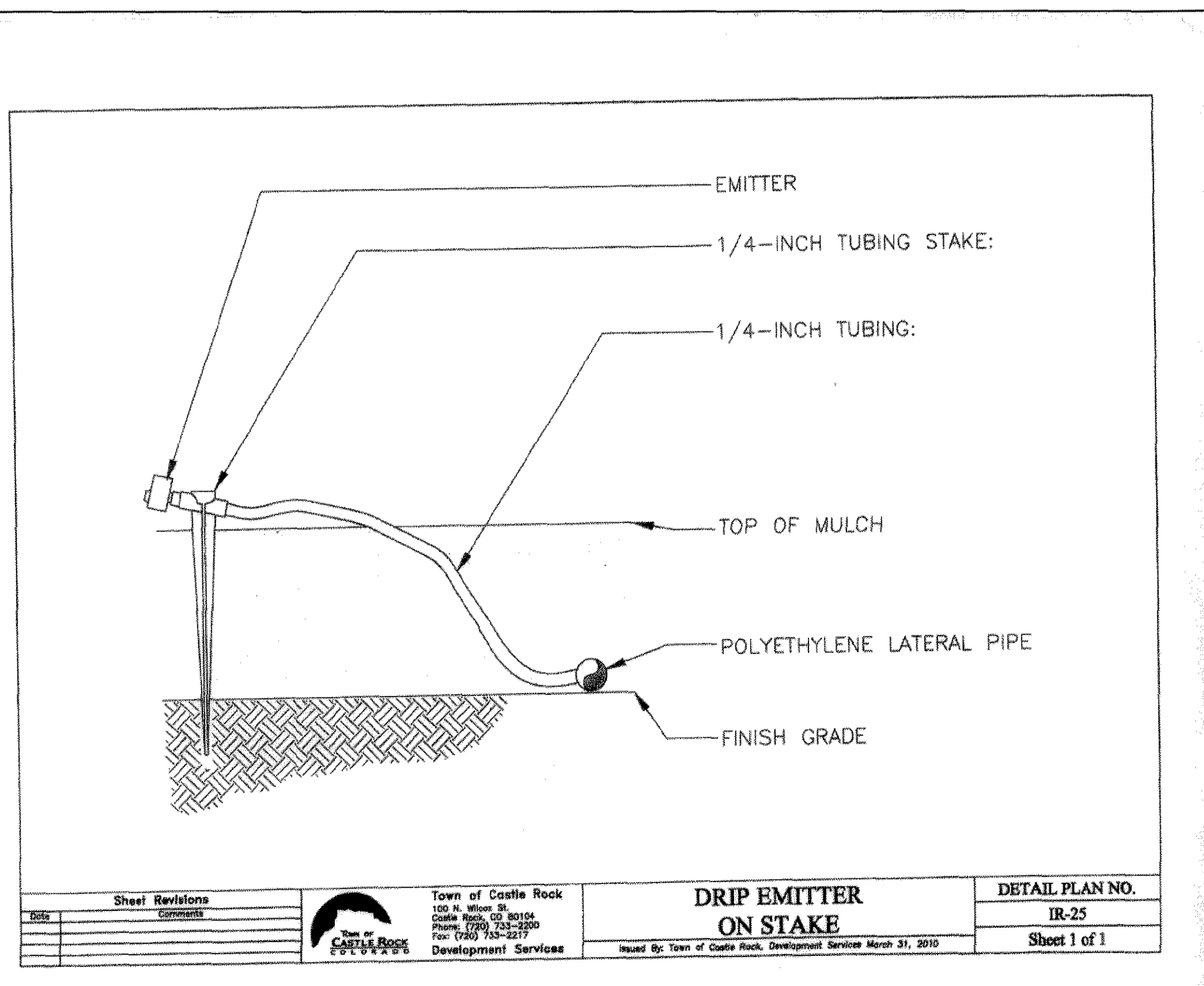
A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC. WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEIOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS I BIOCOMPOST (ALL ORGANICS) MATERIAL AT A RATE OF 3 CUBIC YARDS PER 1000 SQFT. OF SOIL AREA. (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

EXISTING SITE PROTECTION NOTE

CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING SITE AND LANDSCAPE. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING SITE AND LANDSCAPE. CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS INCLUDING ANY DAMAGE AND REPORT TO OWNER PRIOR TO CONSTRUCTION.



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 8px;">Sheet Revisions</th> <th style="font-size: 8px;">Comments</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Sheet Revisions	Comments			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (719) 733-2500 Fax: (719) 733-2517	TREE PLANTING DETAIL PLAN NO. LS-1 Sheet 1 of 2	Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (719) 733-2500 Fax: (719) 733-2517
Sheet Revisions	Comments						

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 8px;">Sheet Revisions</th> <th style="font-size: 8px;">Comments</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Sheet Revisions	Comments			Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (719) 733-2500 Fax: (719) 733-2517	SHRUB PLANTING DETAIL PLAN NO. LS-3 Sheet 1 of 1	Town of Castle Rock 100 N. Wilson St. Castle Rock, CO 80104 Phone: (719) 733-2500 Fax: (719) 733-2517
Sheet Revisions	Comments						

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Sheet Revisions	Comments						

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Sheet Revisions	Comments						

FINAL PD SITE PLAN FOR LOT 2
THE CENTRE ON PLUM CREEK, FILING NO. 2
SECOND AMENDMENT
755 SOUTH PERRY STREET, CASTLE ROCK, CO

PREPARED FOR:
LANDSCAPE ARCH.
JOHN MACKAY
STATE OF COLORADO LA# 571
TOWN REG # 12036

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NOT FOR CONSTRUCTION (FOR APPROVAL ONLY)

JOB NUMBER	352-11
REVISIONS	
5-5-12	PER COMMENTS
6-27-12	PER COMMENTS
7-30-12	PER COMMENTS
8-1-12	PER COMMENTS
ORIGINAL DATE	4-24-12
DRAWN BY	JM
DESCRIPTION	
INSTALLATION NOTES	
SHEET NO.	4 OF 5

FINAL PD SITE PLAN FOR LOT 2 THE CENTRE ON PLUM CREEK, FILING NO. 2 SECOND AMENDMENT

SECTION 11, T8S, R67W, 6TH PM, DOUGLAS COUNTY, COLORADO

IRRIGATION SYSTEM DESCRIPTION NOTE

MODIFY EXISTING IRRIGATION SYSTEM AS NEEDED TO ACHIEVE PROPER COVERAGE. SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND A HINTER ROTOR/SPRAY SYSTEM FOR TURF. CONNECT EXISTING DRIP TO NEW PLANT MATERIAL AS REQUIRED. SEE IRRIGATION SYSTEM GUIDELINES. CONTRACTOR SHALL VERIFY COVERAGE, PRESSURE AND FLOW AT EACH ZONE PRIOR TO CONSTRUCTION. NEW ROTOR AND SPRAY HEADS SHALL MATCH EXISTING HEAD PERFORMANCE. ALTERNATE, REMOVE EXISTING CONTROLLER AND INSTALL WEATHERTRAK CONTROLLER PER MANUFACTURE RECOMMENDATIONS. COORDINATE WITH LANDSCAPE ARCHITECT. TOWN OF CASTLE ROCK PROVIDES MINIMUM 45 PSI.

IRRIGATION NOTES

COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES SHALL BE IN COMPLIANCE WITH LOCAL CODES. CALL 811 FOR UTILITY LOCATES.

THE IRRIGATION SYSTEM IS TO RUN OFF EXISTING 3/4" METERED TAP. A MINIMUM STATIC WATER PRESSURE OF 80 PSI IS REQUIRED. VERIFY PRESSURE AND DISCHARGE RATE ON SITE PRIOR TO CONSTRUCTION OF IRRIGATION SYSTEM BEYOND THE METER.

ALL SPRINKLER HEADS SHALL BE INSTALLED WITH TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR SHALL ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO FOUNDATION OR WALLS IS TO BE PREVENTED. CONTRACTOR TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES. MAINLINE PIPING DEPTH TO BE 18" LATERAL LINE DEPTH TO BE 12". DRIP LINE TO BE SECURED AT FINAL SOIL GRADE. ALL POP UP HEADS SHALL BE 6" HT.

H2G DOES NOT RECOMMEND ANY SPRINKLER ROTOR OR SPRAY HEADS OR OVER SPRAY WITHIN 5' OF ANY BUILDING FOUNDATION. H2G ASSUMES NO LIABILITY FOR ANY WATER DAMAGE ON THIS SITE.

ALL DRIP POLYETHYLENE LATERALS AND DRIP TUBING FITTINGS SHALL BE RIBBED PLASTIC WITH OETICKER BRAND CLAMPS. THE END OF EACH DRIP LINE TO RECEIVE A DRIP FLUSH CAP PER DETAIL.

INSTALL VALVE BOXES IN PLANTER AND ROCK AREAS WHEN POSSIBLE. DO NOT SET VALVE BOXES IN TURF OR SEEDED AREAS UNLESS UNAVOIDABLE.

IRRIGATION SYSTEM INSTALLATION

- BACKFILLING - DO NOT BEGIN BACKFILLING OPERATIONS UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL NOT BE DONE IN FREEZING WEATHER EXCEPT WITH REVIEW BY CONSULTANT. TRENCHES SHALL BE FINISH GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY OWNER/CONSULTANT.
- EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILL PURPOSES. BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 1 INCH IN MAXIMUM DIMENSION. DO NOT MIX SUBSOIL WITH TOPSOIL. MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE HAILED AWAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE OR NOT SUFFICIENT TO MEET BACKFILL ALL CODES, COMPACTED, AND FINAL GRADE REQUIREMENTS.
- DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN 48 HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH OSHA REGULATIONS. CONTRACT BACKFILL TO 95% MAXIMUM DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D155-1. MECHANICAL TAMPING IS PROHIBITED WITHIN 2'-0" OF BUILDING OR FOUNDATION WALLS.

EXECUTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE IRRIGATION SYSTEM EQUIPMENT LOCATIONS. IF IRRIGATION EQUIPMENT IS INSTALLED IN CONFLICT WITH THE LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN, THE CONTRACTOR WILL BE REQUIRED TO RELOCATE THE IRRIGATION EQUIPMENT, AS NECESSARY, AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION CONSTRUCTION DOCUMENTS. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT OF THESE CONDITIONS, CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SYSTEM ADJUSTMENTS REQUIRED DUE TO THE CHANGE IN FIELD CONDITIONS.
- INSPECTION - EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

ACCEPTANCE NOTES

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE:

- PRE-CONSTRUCTION MEETING ON SITE
- PLANT MATERIAL LAYOUT PRIOR TO INSTALLATION
- IRRIGATION MAIN LINE OPEN TRENCH INSPECTION (AS APPLICABLE)
- DRIP LINE AND EMITTER LAYOUT PRIOR TO ROCK AND WOOD MULCH INSTALLATION
- SUBSTANTIAL COMPLETION AND FINCH LIST
- FINAL INSPECTION AND ACCEPTANCE.

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A FINCH LIST OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE FINCH LIST CORRECTIONS SHALL BE COMPLETED NOT MORE THAN 3 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE AND IRRIGATION WORK.

CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON IRRIGATION SYSTEM. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 30 DAYS.

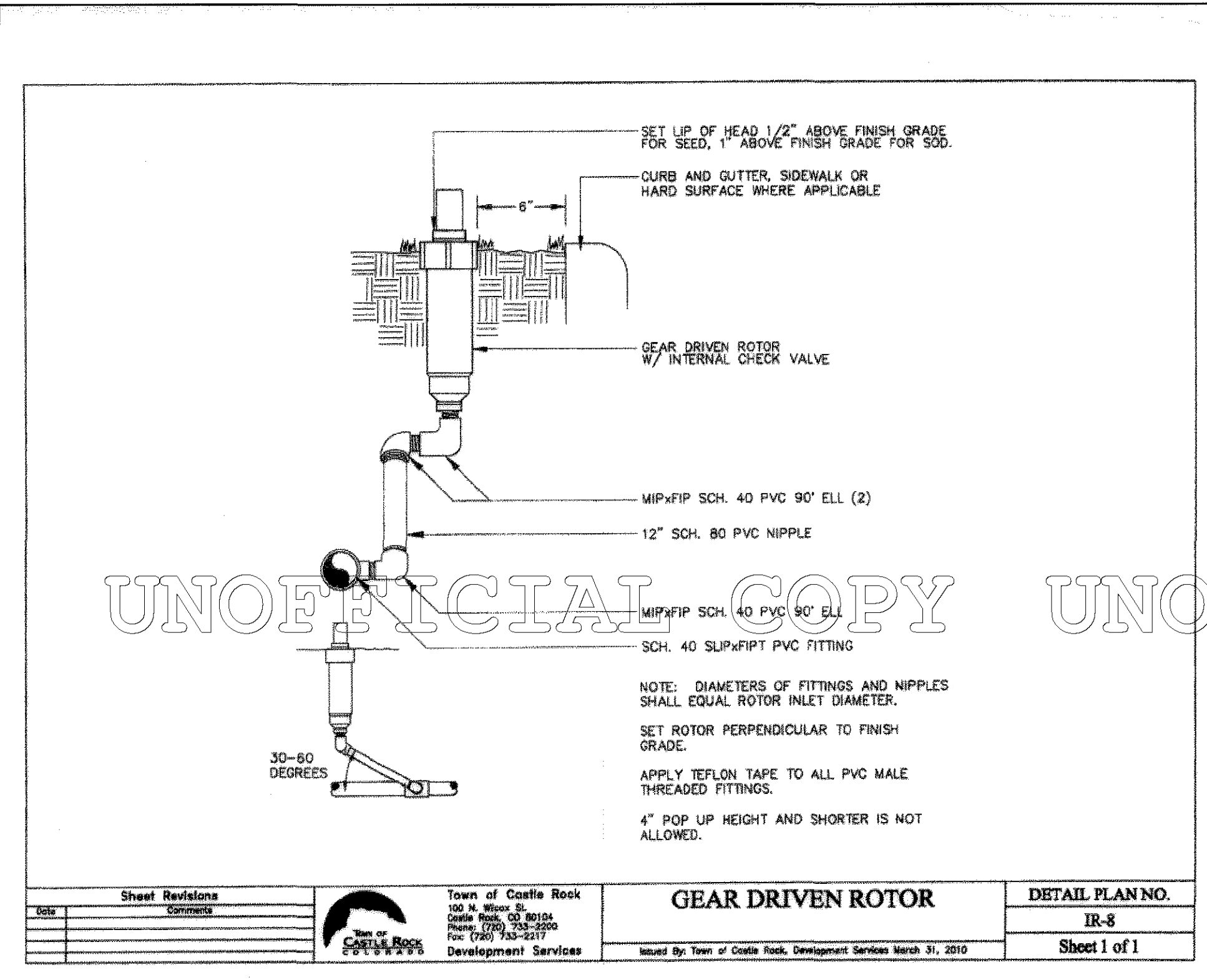
THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, AND IRRIGATION LEAK REPAIR. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO IRRIGATION SYSTEM.

DRIP EMITTERS

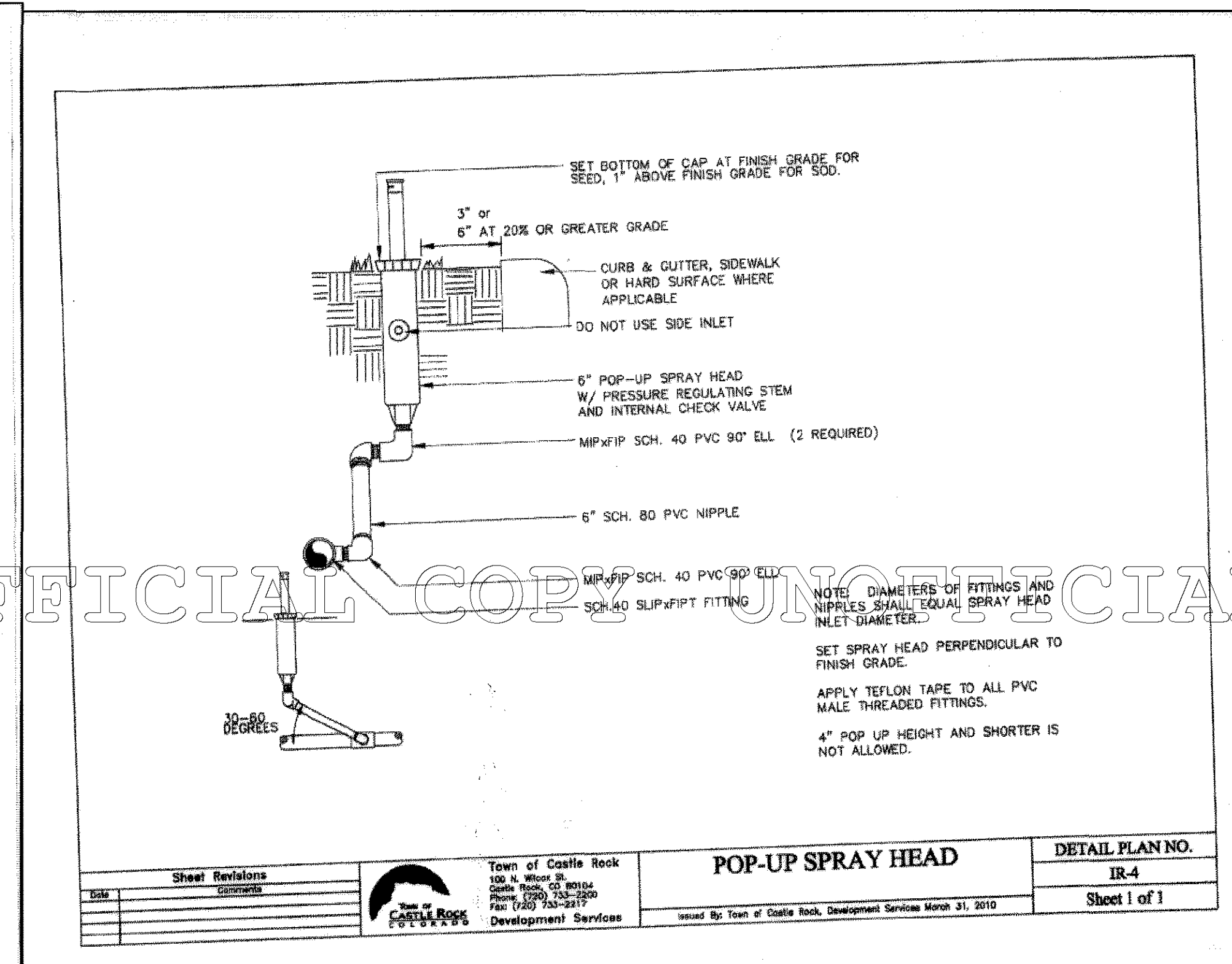
DRIP EMITTERS FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL BE INSTALLED PER DETAILS ON THIS SHEET. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING EMITTER QUANTITY SO THAT EACH PLANT TYPE RECEIVES THE CORRECT WATER REQUIREMENT BASED ON ZONE RUN TIME AND PLANT WATER REQUIREMENTS. SEE DRIP EMITTER GUIDELINES.

DRIP EMITTER GUIDELINES

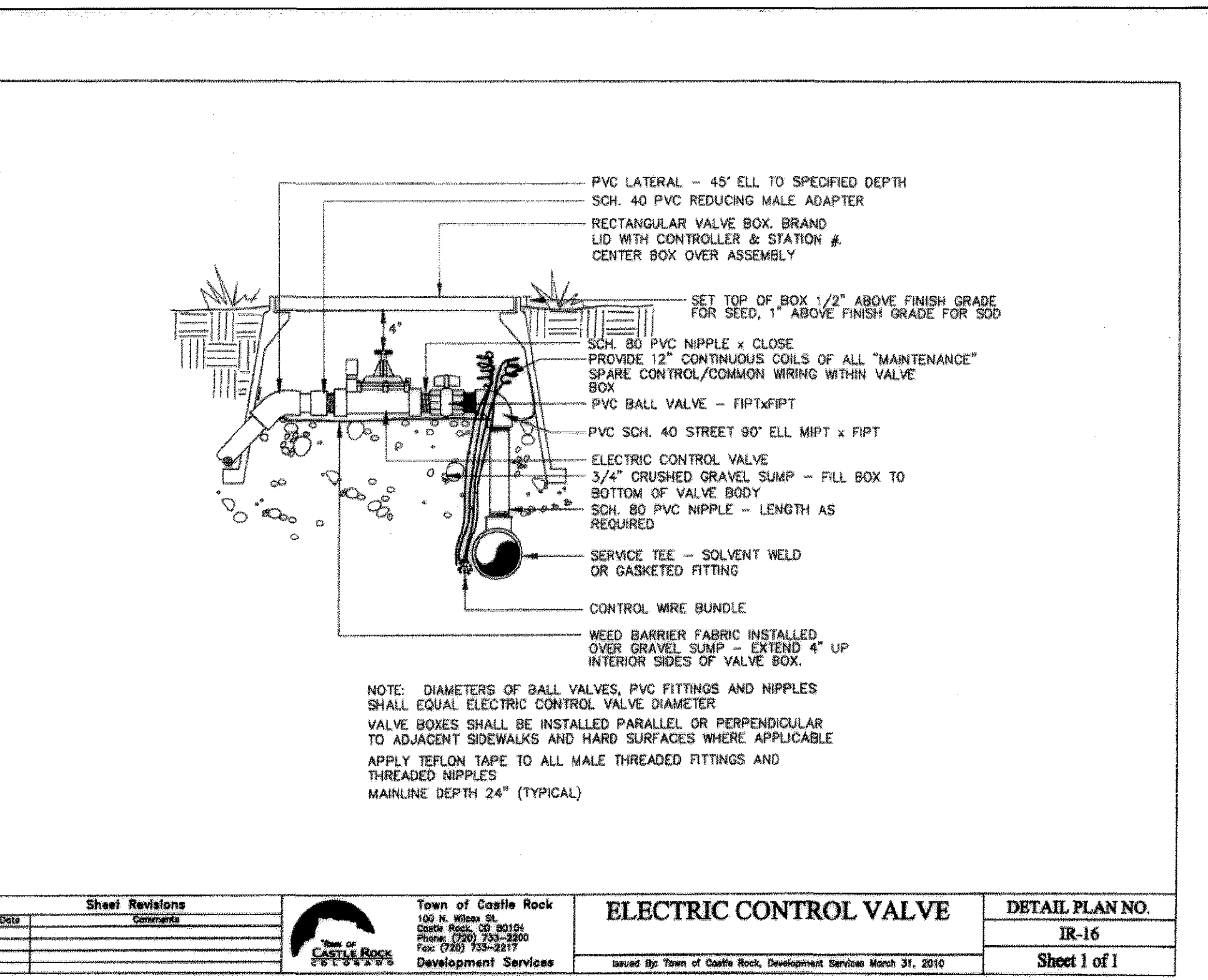
PLANT MATERIAL	EMITTER QUANTITY	OUTPUT (GPH)
1 GAL. PERENNIAL	1 EACH - 5 GPH	0.5
1 TO 5 GAL. ORN. GRASS	1 EACH - 1 GPH	1
5 GAL. EVERGREEN SHRUB	2 EACH - 5 GPH	1
5 GAL. DECIDUOUS SHRUB	2 EACH - 1 GPH	2
6' B+B EVERGREEN TREE	4 EACH - 1 GPH	4
8' B+B EVERGREEN TREE	5 EACH - 1 GPH	5
1 1/2" GAL. DECIDUOUS TREE	3 EACH - 2 GPH	6
2" GAL. DECIDUOUS TREE	3 EACH - 2 GPH	6



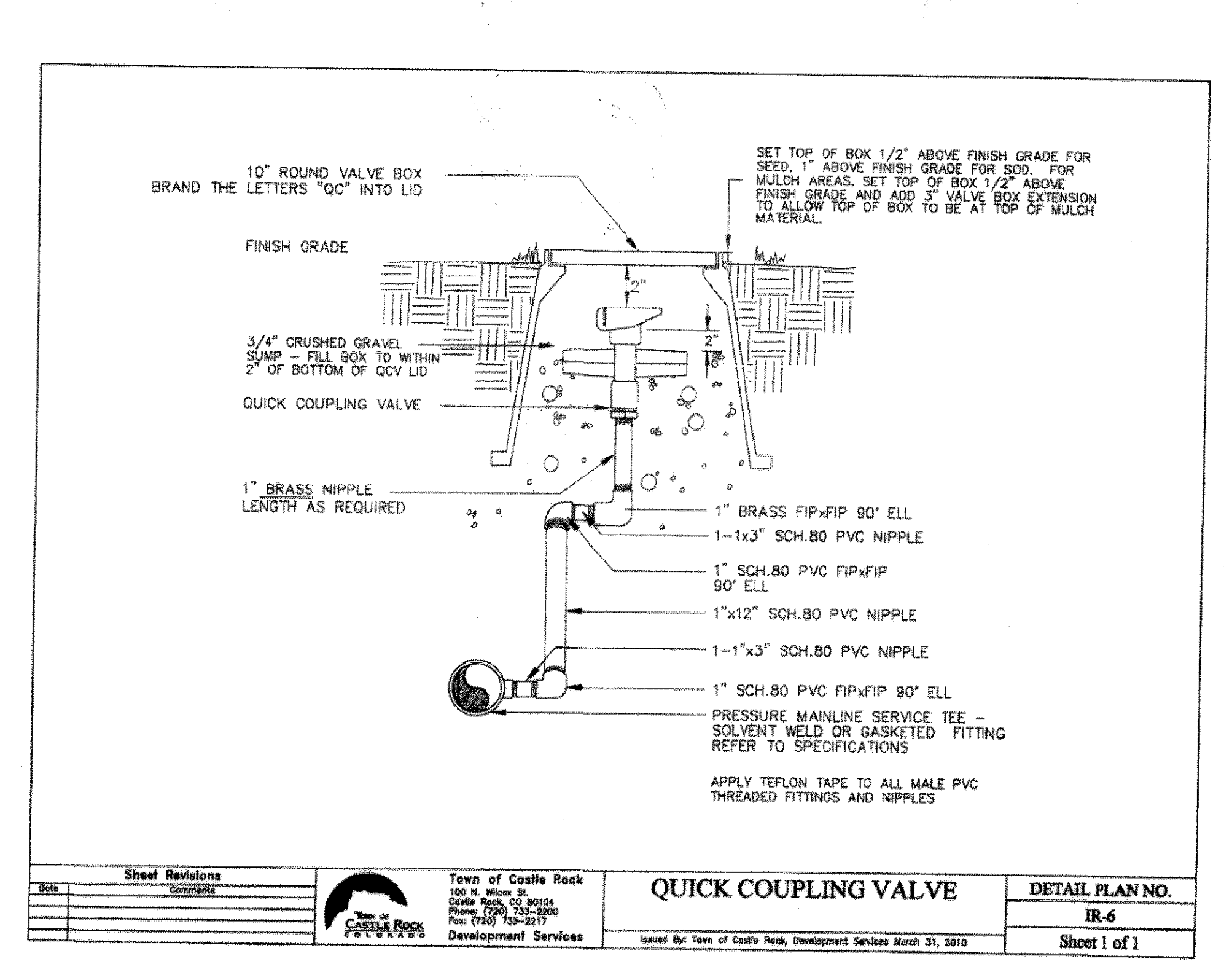
GEAR DRIVEN ROTOR
DETAIL PLAN NO. IR-8
Sheet 1 of 1



POP-UP SPRAY HEAD
DETAIL PLAN NO. IR-4
Sheet 1 of 1

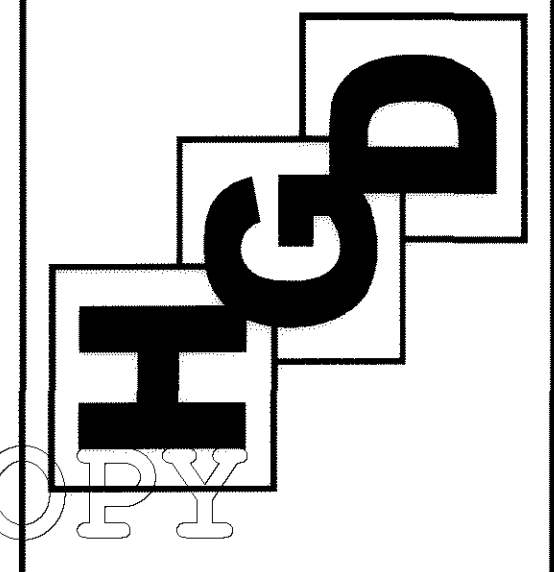


ELECTRIC CONTROL VALVE
DETAIL PLAN NO. IR-16
Sheet 1 of 1



QUICK COUPLING VALVE
DETAIL PLAN NO. IR-6
Sheet 1 of 1

HIGHER GROUND DESIGNS
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
3610 BERECCLA LANE, STE. 411
COLORADO SPRINGS, CO 80917
Phone 719-477-1648
Fax 719-568-1122



FINAL PD SITE PLAN FOR LOT 2
THE CENTRE ON PLUM CREEK, FILING NO. 2
SECOND AMENDMENT
755 SOUTH PERRY STREET, CASTLE ROCK, CO
PREPARED FOR:
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCH.
JOHN MACKAY
STATE OF COLORADO LA# 571
TOWN REG # 12036

NOT FOR CONSTRUCTION (FOR APPROVAL ONLY)

JOB NUMBER	352-11
REVIEWS	
5-5-12	PER COMMENTS
6-27-12	PER COMMENTS
7-30-12	PER COMMENTS
8-1-12	PER COMMENTS
ORIGINAL DATE	4-24-12
DRAWN BY	JM
DESCRIPTION	DETAILS
SHEET NO.	5 OF 5