



# GENERAL SITE PLAN

## A PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT

### A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#### LEGAL DESCRIPTION:

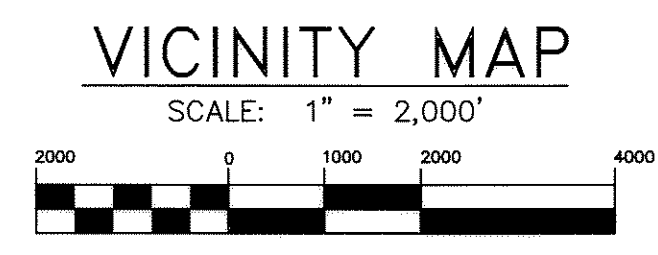
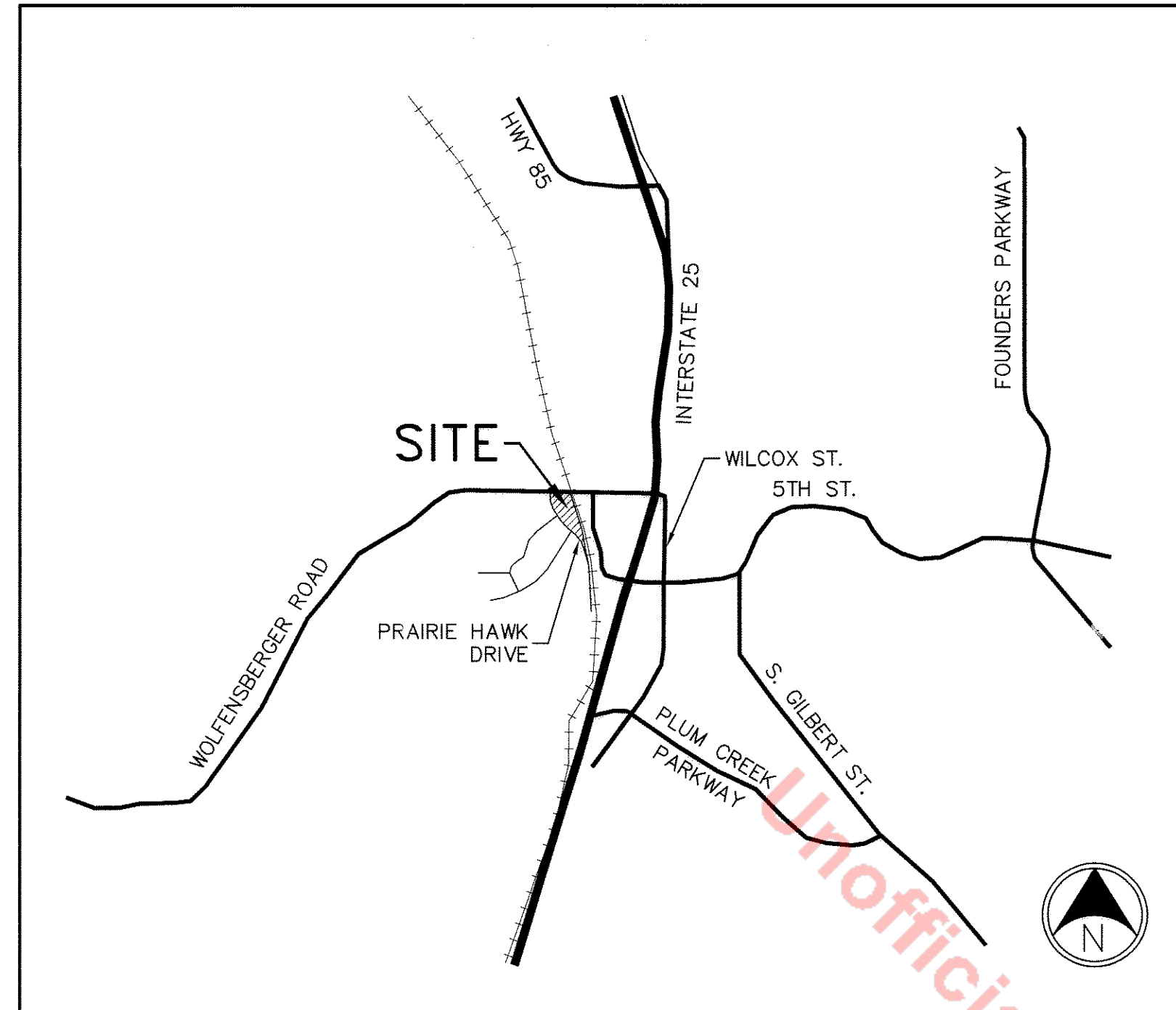
LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT, EXCEPTING THAT PORTION DESCRIBED IN DEED RECORDED MAY 29, 2002 IN BOOK 2337 AT PAGE 716, COUNTY OF DOUGLAS, STATE OF COLORADO.

#### SITE STATISTICS

GROSS SITE AREA	330,601 S.F.	7.59 AC.	
R.O.W. DEDICATION (BY SEPARATE DOCUMENT)	7,105 S.F.	0.16 AC.	
NET SITE AREA	323,496 S.F.	7.43 AC.	100.0%
BUILDING FOOTPRINT	114,915 S.F.	2.64 AC.	35.5%
PARKING LOT AND DRIVES	98,724 S.F.	2.27 AC.	30.5%
LANDSCAPING	106,157 S.F.	2.44 AC.	32.8%
SIDEWALKS AND PATIO	3,700 S.F.	0.08 AC.	1.2%
FLOOR AREA RATIO	0.36		
MAXIMUM BUILDING HEIGHT	50 FEET		
REQUIRED SIDE YARD SETBACK	0		
REQUIRED REAR YARD SETBACK	0		
REQUIRED FRONT YARD SETBACK	15'		
ACTUAL FRONT YARD SETBACK	52'		
PARKING STALLS REQUIRED	133 (3/1,000 S.F. OFFICE + 1/1,000 S.F. WAREHOUSE)		
PARKING STALLS PROVIDED	133		
HANDICAP PARKING REQUIRED	5		
HANDICAP PARKING PROVIDED	6		
SINGLE FAMILY EQUIVALENTS (SFE's)	22.8		

#### GENERAL NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- 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.
- THE MAJORITY OF THE SUBJECT SITE IS WITHIN FLOOD ZONE X, AREAS OUTSIDE OF THE 0.2% CHANCE OF FLOODING PER FEMA FIRM MAP NUMBER 08035C0189F DATED SEPTEMBER 30, 2005. THE NORTHWESTERN CORNER OF THE SITE IS LOCATED IN SHADED ZONE X, WHICH CONTAINS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- 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 GENERAL SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
- WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS OR SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. CALL THE BUILDING DEPARTMENT (720-733-3529) FOR A DETERMINATION OF THE NEED FOR A BUILDING PERMIT FOR TIERED RETAINING WALLS.



#### SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	GRADING PLAN
SHEET 4	UTILITY PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	LANDSCAPE SPECS, NOTES AND DETAILS
SHEET 7	IRRIGATION HYDROZONE PLAN
SHEET 8	LANDSCAPE & IRRIGATION TABLES
SHEET 9	IRRIGATION DETAILS
SHEET 10	BUILDING ELEVATIONS
SHEET 11	PHOTOMETRIC PLAN
SHEET 12	LIGHTING DETAILS

#### OWNER

PEMBROKESHIRE INVESTMENT, LLC  
2690 MARLIN WAY  
CASTLE ROCK, CO 80109  
(303) 791-1233 x13  
(303) 962-2470 (FAX)  
CONTACT: RUSS McCOMBS

#### CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.  
3595 S. TELLER STREET, SUITE 406  
LAKEWOOD, CO 80235  
(303) 232-8088  
(303) 232-5255 (FAX)  
CONTACT: JERRY DAVIDSON

#### SURVEYOR

ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC STREET, SUITE 126  
AURORA, CO 80012  
(303) 337-1393  
(303) 337-7481 (FAX)  
CONTACT: CHIP BECKSTROM

#### BENCHMARK:

DOUGLAS COUNTY CONTROL POINT #3010019  
3-1/4" ALUMINUM CAP MONUMENT STAMPED DCGIS 3.010019.  
LOCATED APPROXIMATELY 1740 FEET SOUTH OF WOLFENSBERGER ROAD ALONG PRAIRIE HAWK DRIVE IN CASTLE ROCK, CO. MONUMENT IS LOCATED 64± SE OF THE CENTERLINE OF THE ROADWAY. 30± EAST OF A POWER POLE, 73' SW OF A POWER POLE AND 3± NORTH OF RAIL ROAD RAIL DRIVEN VERTICALLY IN THE GROUND.  
ELEVATION=6215.899 (NAVD 88 DATUM)

BASIS OF BEARINGS: THE TIE LINE FROM THE SW CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN TO THE SOUTHERLY CORNER OF LOT 1A BEARING N68°50'03"E AS REFERENCED ON THE PLAT OF CITADEL STATION FILING NO. 1, FIRST AMENDMENT AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

#### ARCHITECT

STUDIO DH  
700 12TH STREET  
GOLDEN, CO 80401  
303-458-9600  
303-458-9666 FAX  
CONTACT: AMANDA KLEIN

#### LANDSCAPE ARCHITECT

MICHAEL L. STAHL, INC.  
9581 SILVER HILL CIRCLE  
LONE TREE, COLORADO 80124  
303-779-6601  
303-493-1900 FAX  
CONTACT: MIKE STAHL

#### SURVEYOR'S CERTIFICATE

I, CHARLES N. BECKSTROM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS GENERAL SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

*Charles N. Beckstrom*  
CHARLES N. BECKSTROM L.S.#33202



#### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THE GENERAL SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:17A ON THE 21 DAY OF NOVEMBER, 2008 AT RECEPTION NO. 008086167

DOUGLAS COUNTY CLERK AND RECORDER  
*Stephanie A. Ford*  
DEPUTY



#### TOWN CERTIFICATION

THIS GENERAL SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21 DAY OF NOVEMBER, 2008.

*[Signature]*  
DEVELOPMENT SERVICES

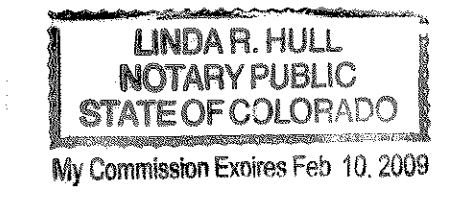
DATE: 11/21/08

#### TITLE CERTIFICATION

I, JEFF STATION, AN AUTHORIZED REPRESENTATIVE OF LAND AMERICA - LAWYERS 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 EXCEPT FOR DEED OF TRUST IN FAVOR OF JP MORGAN CHASE BANK RECORDED AUGUST 12, 2008 AT RECEPTION NUMBER 208056442

SIGNED THIS 21 DAY OF NOVEMBER, 2008.

*[Signature]*  
AUTHORIZED REPRESENTATIVE



LAND AMERICA - LAWYERS TITLE  
TITLE INSURANCE COMPANY

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF NOVEMBER, 2008  
BY JEFF STATION AUTHORIZED AGENT FOR LAND AMERICA - LAWYERS TITLE

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-10-2009

#### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF THE LANDS DESCRIBED HEREIN IN THE TOWN OF CASTLE ROCK.

*Russell G. McCombs*  
PEMBROKESHIRE INVESTMENT, LLC  
A COLORADO LIMITED LIABILITY COMPANY

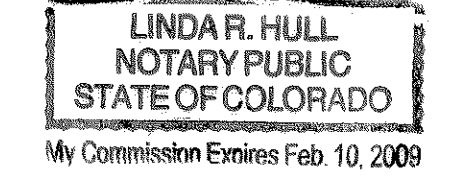
SIGNED THIS 21 DAY OF NOVEMBER, 2008

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF NOVEMBER, 2008

BY Russell G. McCombs as Trustee of G. McCombs Irrevocable Trust as member of PembrokeShire Investment, LLC

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2-10-2009

#### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS A PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON August 12, 2008 AT RECEPTION NO. 208056442 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:  
2008056442

*[Signature]*  
GENERAL ELECTRIC CAPITAL CORPORATION  
JP Morgan Chase Bank, NA

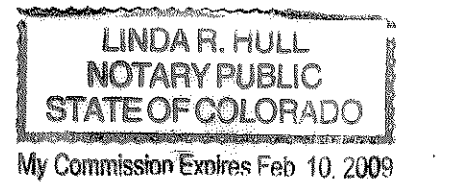
SIGNED THIS 21 DAY OF NOVEMBER, 2008

NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF NOVEMBER, 2008

BY Jy. M. Aslan as vice president of JP Morgan Chase Bank, NA

WITNESS MY HAND AND OFFICIAL SEAL

*[Signature]*  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 2-10-2009

### PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT GENERAL SITE PLAN SHEET 1 OF 12 COVER SHEET NOVEMBER 12, 2008

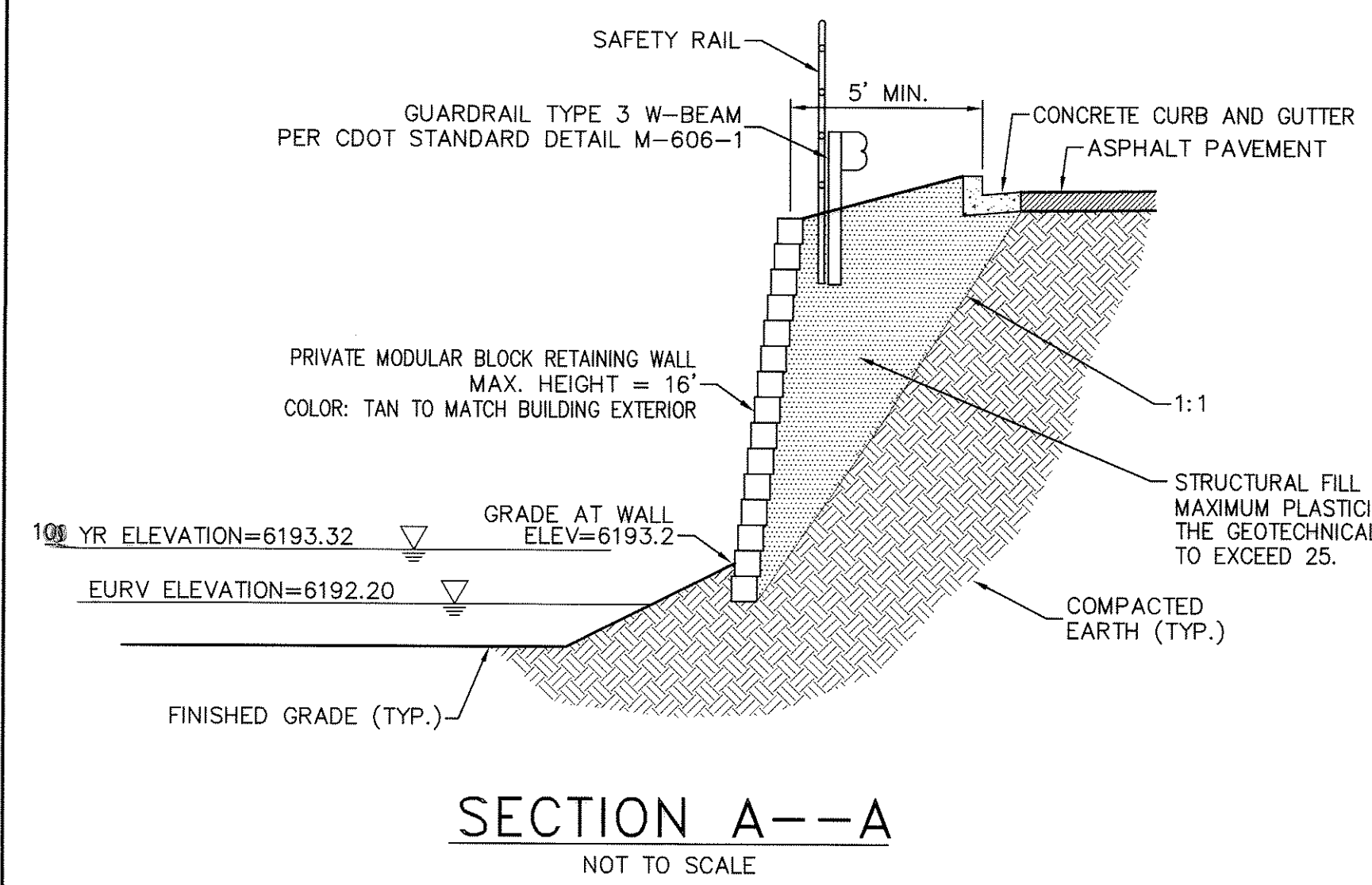
**Perception Design Group, Inc.**  
Consulting Civil Engineers  
3595 S. Teller Street, Suite 406 ♦ Lakewood, Colorado 80235  
Office: 303-232-8088 ♦ Fax: 303-232-5255



# GENERAL SITE PLAN

## A PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT

### A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



#### LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED GRADE AT TOP OF WALL
- PROPOSED GRADE AT BOTTOM OF WALL

**SHADED ZONE X**  
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**ZONE X**  
AREAS OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD

FLOODPLAIN DESIGNATION BOUNDARY PER FEMA FIRM MAP NUMBER 08035C0188F

PROPOSED DRAINAGE EASEMENT BY SEPARATE DOCUMENT

SAWCUT LINE

2' CONCRETE TRICKLE CHANNEL

2' CURB OPENING

EXISTING OFFICE  
702 PRAIRIE HAWK DRIVE  
8,854 S.F.  
FFE=6209.42

EXISTING WAREHOUSE  
60,861 S.F.  
FFE=6209.42

SUNSET STONE EXPANSION  
45,200 S.F.  
FFE=6209.42

EXISTING GRATED INLET SINGLE TYPE 13

PROPOSED 25' DRAINAGE EASEMENT BY SEPARATE DOCUMENT

PROPOSED 25' DRAINAGE EASEMENT BY SEPARATE DOCUMENT

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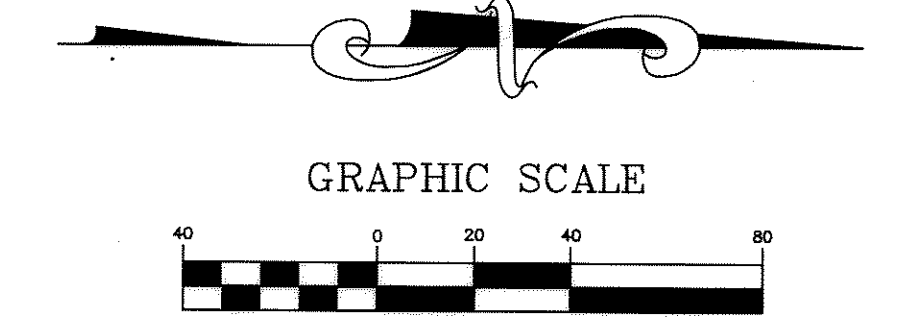
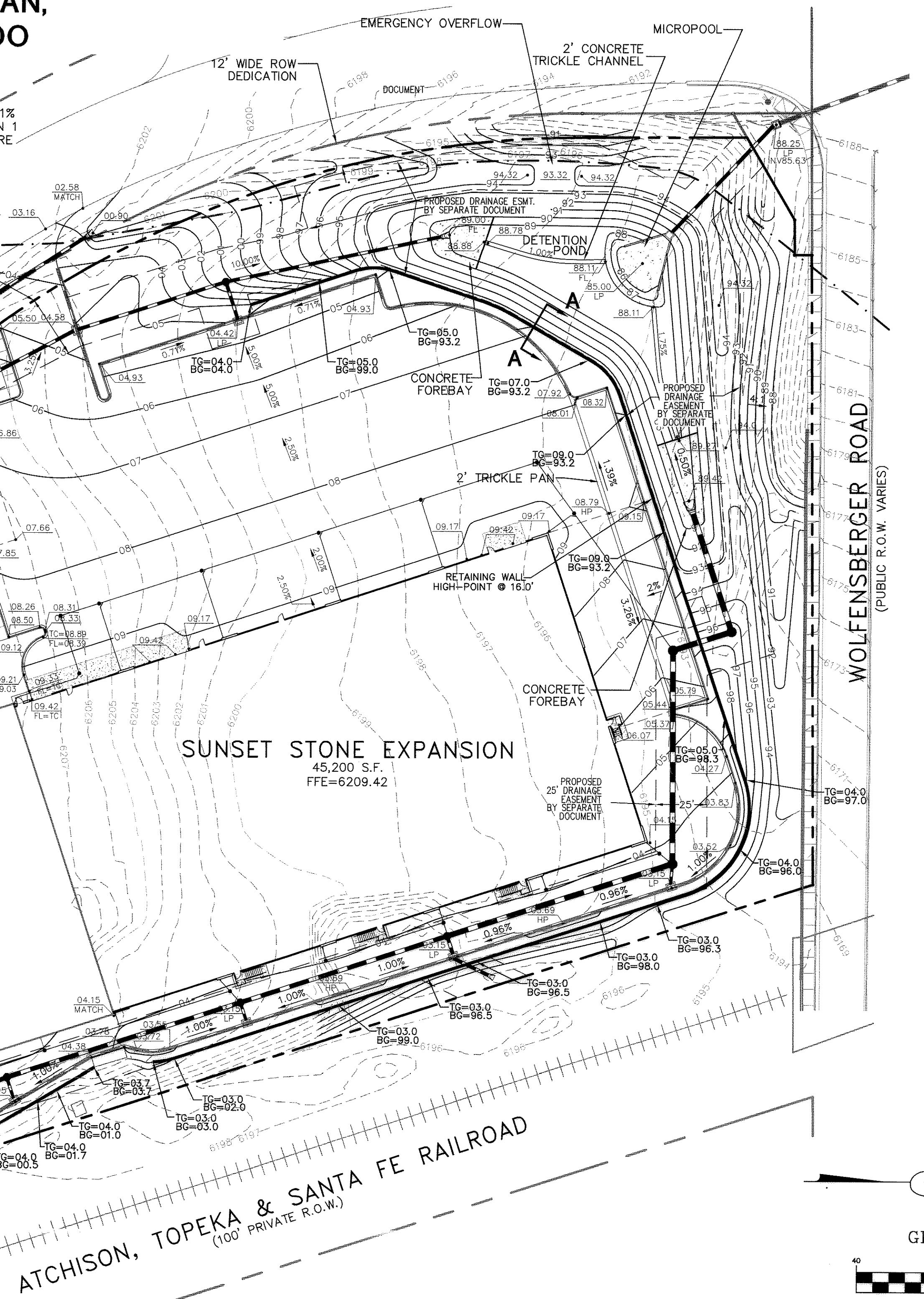
PROPOSED 25' DRAINAGE EASEMENT BY SEPARATE DOCUMENT

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PROPOSED 25' DRAINAGE EASEMENT BY SEPARATE DOCUMENT



PART OF LOT 1A, BLOCK 1,  
CITADEL STATION FILING NO. 1,  
FIRST AMENDMENT  
GENERAL SITE PLAN  
SHEET 3 OF 12  
GRADING PLAN  
NOVEMBER 12, 2008

**Perception**  
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Consulting Civil Engineers

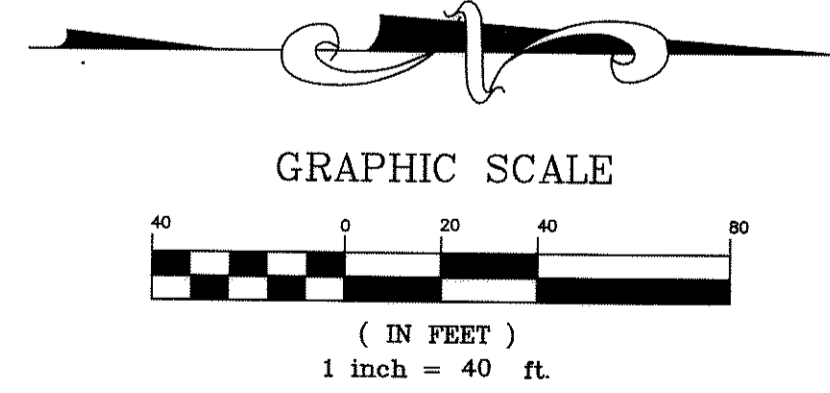
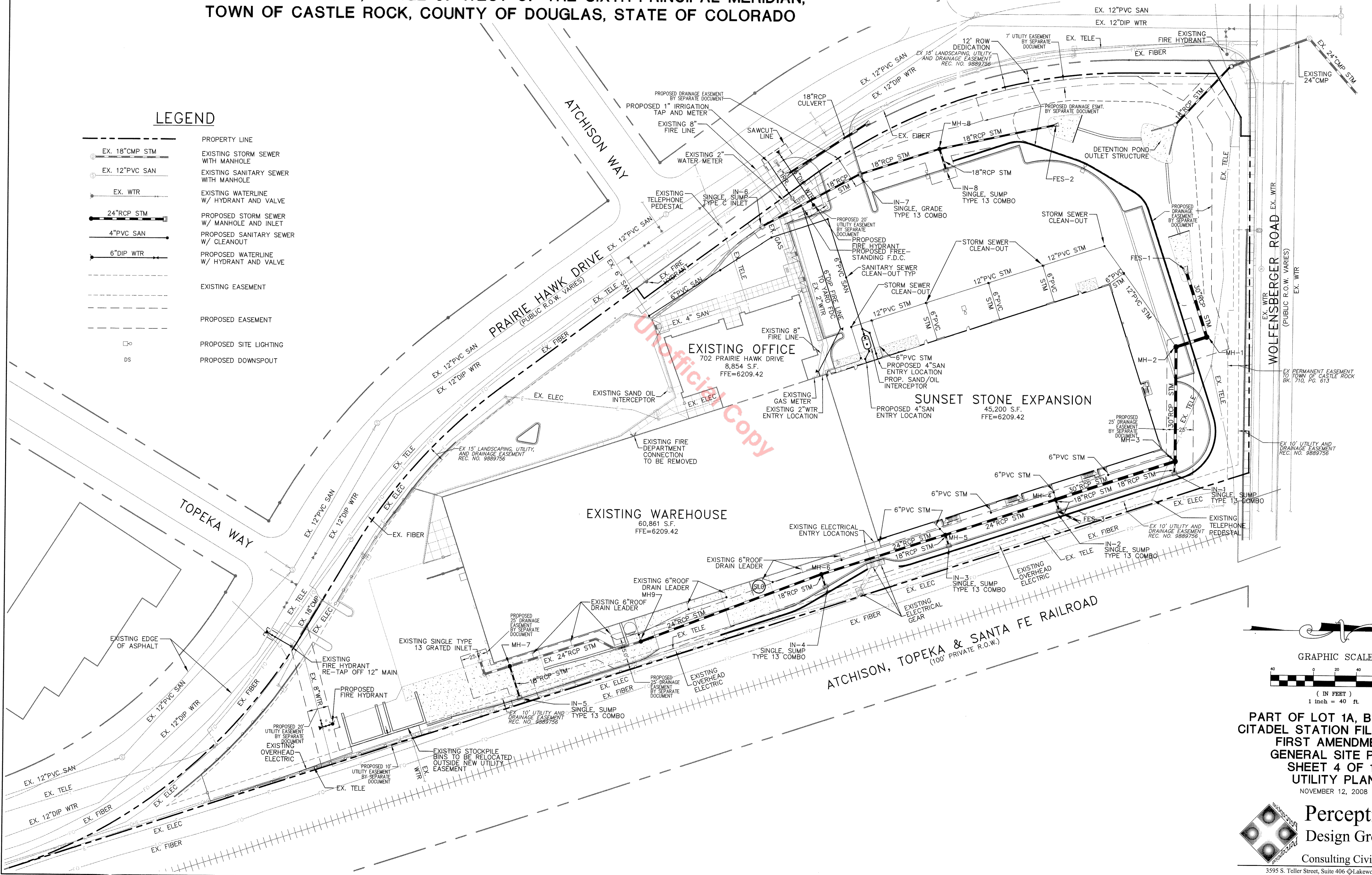
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 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LEGEND

	PROPERTY LINE
	EXISTING STORM SEWER WITH MANHOLE
	EXISTING SANITARY SEWER WITH MANHOLE
	EXISTING WATERLINE W/ HYDRANT AND VALVE
	PROPOSED STORM SEWER W/ MANHOLE AND INLET
	PROPOSED SANITARY SEWER W/ CLEANOUT
	PROPOSED WATERLINE W/ HYDRANT AND VALVE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SITE LIGHTING
	PROPOSED DOWNSPOUT



PART OF LOT 1A, BLOCK 1,  
 CITADEL STATION FILING NO. 1,  
 FIRST AMENDMENT  
 GENERAL SITE PLAN  
 SHEET 4 OF 12  
 UTILITY PLAN  
 NOVEMBER 12, 2008

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#### PLANT LIST

HYDRO-ZONE	BOTANICAL NAME	COMMON NAME	KEY	SIZE	NOTES/ PLANTED SIZE	QTY.	SEASONAL SUBSTITUTION INCH/FEET
<b>DECIDUOUS TREES</b>							
HIGH	MALUS & POPULUS SPECIES	CRABS & COTTONWOODS	EXIST	VARIABLES	EXISTING	6	3"
LOW	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	CE.O.	2.0" CAL.	B.&B.	9	2"
LOW	GYMNOCADUS DIOICA	KENTUCKY COFFEETREE	GY.D.	2.0" CAL.	B.&B.	9	2"
<b>EVERGREEN TREES</b>							
LOW	PINUS SPECIES	PINON & PONDEROSA PINE	EXIST	VARIABLES	EXISTING	17	2"
LOW	PINUS EDULIS	PINON PINE	P.ED.	6" HT.	B.&B.	4	2"
LOW	PINUS NIGRA	AUSTRIAN PINE	P.NI.	6" HT.	B.&B.	20	2"
<b>TOTAL TREES</b>							
						65	
<b>DECIDUOUS SHRUBS</b>							
LOW	BERBERIS THUNBERGII 'ATRO.'	JAP. REDLEAF BARBERRY	BE.T.	#5 CONT.	24" HT.	22	2"
LOW	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CO.A.	#5 CONT.	24" SPR.	9	2"
LOW	COTONEASTER LUCIDUS	HEDGE COTONEASTER	CO.L.	#5 CONT.	48" HT.	13	2"
LOW	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	LI.V.	#5 CONT.	36" HT.	16	2"
LOW	PEROVSKIA ATRIPLOCFOLIA	RUSSIAN SAGE	PE.A.	#5 CONT.	24" HT.	58	2"
LOW	PHYSOCARPUS OPUULIFOL. 'DIABLO'	PURPLE LEAF NINEBARK	PH.O.	#5 CONT.	30" HT.	20	2"
LOW	POTENTILLA FRUTICOSA 'JACK.'	JACKMAN CINQUEFOIL	PT.F.	#5 CONT.	18" HT.	8	2"
LOW	SYRINGA VULGARIS	COMMON PURPLE LILAC	SY.V.	#5 CONT.	48" HT.	4	2"
<b>EVERGREEN SHRUBS</b>							
LOW	JUNIPERUS SPECIES	VARIOUS JUNIPERS	EXIST	EXISTING	VARIABLES	19	2"
LOW	JUNIPERUS HORIZONTALIS 'BUFF.'	BUFFALO JUNIPER	JU.B.	#5 CONT.	18"-24" SPR.	10	2"
LOW	JUNIPERUS HORIZONTALIS 'WILTON'	WILTON JUNIPER	JU.W.	#5 CONT.	18"-24" SPR.	47	2"
LOW	JUNIPERUS SABINA 'TAM.'	TAMMY JUNIPER	JU.T.	#5 CONT.	24" HT.&SPR.	24	2"
LOW	PINUS MUGHUS 'MUGO'	DWARF MUGHO PINE	P.MG.	#5 CONT.	24" HT.&SPR.	7	2"
<b>TOTAL SHRUBS</b>						257	
<b>ORNAMENTAL GRASSES &amp; PERENNIALS, ETC.</b>							
						MATURE SIZE	
LOW	CALAMAGROSTIS ACUTIFLORA 'K.F.'	K. FOERSTER FEATHER REED	CAL.	#1 CONT.	4" HT.	72	2"
LOW	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	HEL.	#1 CONT.	3" HT.	48	2"
LOW	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA MAIDEN GRASS	MIS.	#1 CONT.	6" HT.	2	2"
LOW	PENNISETUM ALPEJUROIDES	FOUNTAIN GRASS	PEN.	#1 CONT.	3" HT.	16	2"
LOW	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	RUD.	#1 CONT.	2" HT.	50	2"
LOW	SACCHARUM RAVANNAE	PLUME GRASS	SAC.	#1 CONT.	8" HT.	1	2"
<b>TOTAL GROUND COVERS, PERENNIALS, ETC.</b>						189	

#### LANDSCAPE MATERIALS

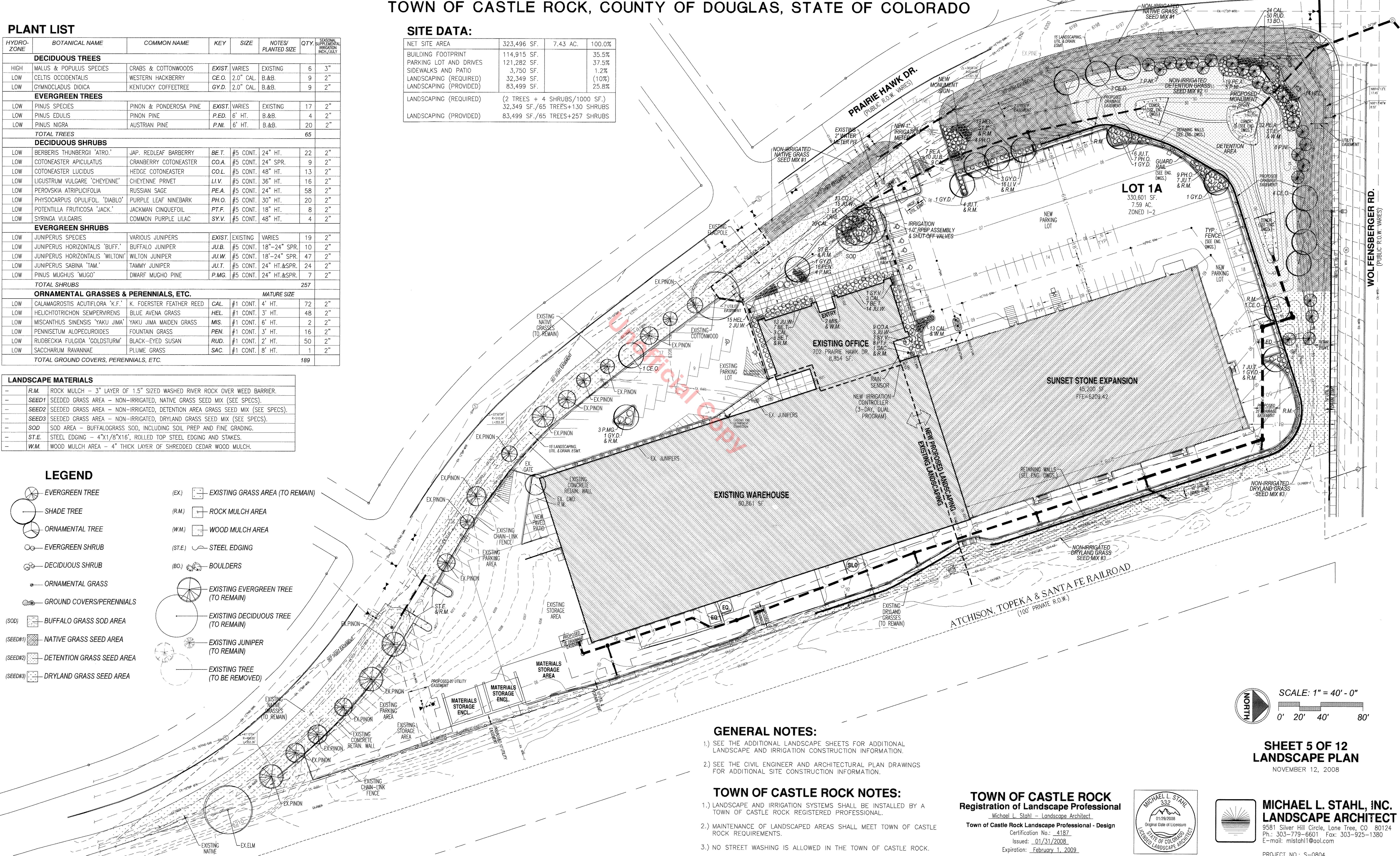
-	R.M.	ROCK MULCH - 3" LAYER OF 1.5" SIZED WASHED RIVER ROCK OVER WEED BARRIER.
-	SEED1	SEEDED GRASS AREA - NON-IRRIGATED, NATIVE GRASS SEED MIX (SEE SPECS).
-	SEED2	SEEDED GRASS AREA - NON-IRRIGATED, DETENTION AREA GRASS SEED MIX (SEE SPECS).
-	SEED3	SEEDED GRASS AREA - NON-IRRIGATED, DRYLAND GRASS SEED MIX (SEE SPECS).
-	SOD	SOD AREA - BUFFALOGRASS SOD, INCLUDING SOIL PREP AND FINE GRADING.
-	ST.E.	STEEL EDGING - 4"x1/8"x16", ROLLED TOP STEEL EDGING AND STAKES.
-	W.M.	WOOD MULCH AREA - 4" THICK LAYER OF SHREDDED CEDAR WOOD MULCH.

#### LEGEND

	EVERGREEN TREE		(EX) EXISTING GRASS AREA (TO REMAIN)
	SHADE TREE		(R.M.) ROCK MULCH AREA
	ORNAMENTAL TREE		(W.M.) WOOD MULCH AREA
	EVERGREEN SHRUB		(ST.E.) STEEL EDGING
	DECIDUOUS SHRUB		(BO.) BOULDERS
	ORNAMENTAL GRASS		EXISTING EVERGREEN TREE (TO REMAIN)
	GROUND COVERS/PERENNIALS		EXISTING DECIDUOUS TREE (TO REMAIN)
	(SOD) BUFFALO GRASS SOD AREA		EXISTING JUNIPER (TO REMAIN)
	(SEED#1) NATIVE GRASS SEED AREA		EXISTING TREE (TO BE REMOVED)
	(SEED#2) DETENTION GRASS SEED AREA		
	(SEED#3) DRYLAND GRASS SEED AREA		

#### SITE DATA:

NET SITE AREA	323,496 SF.	7.43 AC.	100.0%
BUILDING FOOTPRINT	114,915 SF.		35.5%
PARKING LOT AND DRIVES	121,282 SF.		37.5%
SIDEWALKS AND PATIO	3,750 SF.		1.2%
LANDSCAPING (REQUIRED)	32,349 SF.		(10%)
LANDSCAPING (PROVIDED)	83,499 SF.		25.8%
LANDSCAPING (REQUIRED)	(2 TREES + 4 SHRUBS/1000 SF.)		
	32,349 SF./65 TREES+130 SHRUBS		
LANDSCAPING (PROVIDED)	83,499 SF./65 TREES+257 SHRUBS		



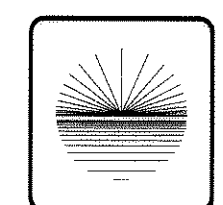
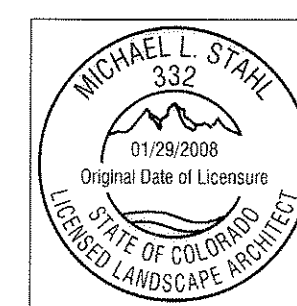
#### GENERAL NOTES:

- SEE THE ADDITIONAL LANDSCAPE SHEETS FOR ADDITIONAL LANDSCAPE AND IRRIGATION CONSTRUCTION INFORMATION.
- SEE THE CIVIL ENGINEER AND ARCHITECTURAL PLAN DRAWINGS FOR ADDITIONAL SITE CONSTRUCTION INFORMATION.

#### TOWN OF CASTLE ROCK NOTES:

- 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 THE TOWN OF CASTLE ROCK.

**TOWN OF CASTLE ROCK**  
 Registration of Landscape Professional  
 Michael L. Stahl - Landscape Architect  
 Town of Castle Rock Landscape Professional - Design  
 Certification No.: 4187  
 Issued: 01/31/2009  
 Expiration: February 1, 2009



**MICHAEL L. STAHL, INC.**  
 LANDSCAPE ARCHITECT  
 9581 Silver Hill Circle, Lone Tree, CO 80124  
 Ph: 303-779-6601 Fax: 303-925-1380  
 E-mail: mlstahl1@aol.com

SCALE: 1" = 40' - 0"  
 0' 20' 40' 80'

**SHEET 5 OF 12**  
**LANDSCAPE PLAN**

NOVEMBER 12, 2008

PROJECT NO.: S-0804

# GENERAL SITE PLAN

## A PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

### LANDSCAPE SPECIFICATIONS:

- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- 2). AREAS SHALL BE TILLED TO A 6" DEPTH INCORPORATING 3 CU. YDS./1000 SF. OF WELL DECAYED GROUND CATTLE MANURE (OR APPROVED EQUAL) UNIFORMLY INTO THE SOIL. AREAS SHALL BE SETTLED, LEVELED, AND RAKED TO A FINISHED GRADE. DEBRIS, VEGETATION, ROCKS, ETC. NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. SURFACE SHALL BE FINE GRADED SMOOTH AND FIRM (NON-COMPACTED) PRIOR TO SODDING, LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SODDING.
- SOD SHALL BE 'SHARP'S IMPROVED' (OR 'TEXOKA') BUFFALOGRASS SOD, FREE FROM WEEDS AND OBJECTIONABLE GRASSES. SOD SHALL BE PROTECTED IN TRANSIT AND ON SITE FROM DRYING OUT. SOD SHALL BE LAID OVER FIRM (NON-COMPACTED), PRE-MOISTENED, PREPARED SURFACE. SOD STRIPS SHALL BE LAID TIGHT WITH STAGGERED JOINTS, NO VOIDS OCCURRING BETWEEN STRIPS. SOD SURFACE SHALL BE 1" BELOW ADJACENT EDGING. IMMEDIATELY UPON INSTALLATION SOD SHALL BE TAMPED AND WATERED TO A 4" DEPTH. WHEN MOISTURE CONTENT OF THE SOIL IS PROPER, SOD SHALL BE ROLLED. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF SOD UNTIL ACCEPTANCE OF WORK.
- AREAS TO BE PLANTED IN GROUNDCOVERS, PERENNIALS, ETC. SHALL BE GRADED TO A SUITABLE GRADE (+/- 2). AREAS SHALL BE TILLED TO A DEPTH OF 12" INCORPORATING 3 CU. YDS./1000 SF. OF 'EKO' COMPOST (OR EQUAL) UNIFORMLY INTO THE SOIL. UPON COMPLETION OF SOIL PREPARATION AREAS SHALL BE FINE GRADED TO PROPER GRADE.
- PLANT MATERIAL QUALITY SHALL COMPLY WITH CURRENT AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR #1 GRADE NURSERY STOCK. PLANTS SHALL MEET OR EXCEED SPECIFIED SIZES. TREES SHALL HAVE WELL BRANCHED TOPS WITH REASONABLY STRAIGHT, WELL DEVELOPED SINGLE LEADERS (UNLESS OTHERWISE NOTED). THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTS OF INFERIOR QUALITY. NO PLANTS SHALL BE PLANTED DURING INCLEMENT WEATHER OR INTO FROZEN GROUND (UNLESS SPECIFICALLY ALLOWED WITH WRITTEN APPROVAL).
- PLANTING PIT DIAMETERS SHALL BE DUG WITH TWICE THE DIAMETER OF THE ROOT BALL. PITS SHALL BE DUG DEEP ENOUGH SO THAT THE TOP OF THE ROOT BALL IS 2" ABOVE GRADE. PITS SHALL BE BACKFILLED WITH UNIFORM MIXTURE OF 75 % EXCAVATED SOIL AND 25 % 'EKO' COMPOST (OR APPROVED EQUAL).
- ALL WIRE BASKETS AND OTHER PROTECTIVE MATERIALS (E.G. BURLAP) SHALL BE REMOVED FROM THE ROOT BALLS PRIOR TO BACKFILLING PLANTING PITS. ALL FLAGS, TAGS, ETC. SHALL BE REMOVED FROM ALL PLANTS.
- AT THE TIME OF INSTALLATION, PLANTS SHALL BE FERTILIZED WITH 1 LB. NITROGEN AND 1 LB. PHOSPHORUS PER 1000SF. IN THE EVENT THAT PLANTS REQUIRE ADDITIONAL FERTILIZATION BEYOND WHAT IS SPECIFIED, IT SHALL BE ACCORDING TO THE RECOMMENDATIONS OF A SOIL ANALYSIS (CONDUCTED BY A QUALIFIED SOIL SCIENTIST) PER T.O.C.R. REGULATIONS (3.3.2 C.2.).
- TREES SHALL BE GUYED AND STAKED TO THE EXTENT NECESSARY TO KEEP THEM IN A PLUMB POSITION UNTIL THE TREE IS ESTABLISHED. TREES OVER 2" CAL. (OR 5' HT.) SHALL BE SECURELY GUYED AND STAKED WITH 3 WIRES (MIN.) SPACED EQUALLY AROUND THE TREE. TREES UNDER 2" CALIPER (OR 6' HT.) SHALL BE SECURED WITH 2 WIRES SPACED EQUALLY AROUND THE TREE. STAKES SHALL BE BLACK OR GREEN PAINTED 5' LONG STEEL T-POSTS (OR APPROVED EQUAL). STAKES SHALL BE SET IN UNDISTURBED SOIL AT SLIGHT ANGLE FACING AWAY FROM THE TREE TRUNK. TRUNKS SHALL BE SECURED WITH #12 GAUGE GALVANIZED STEEL WIRE AND NYLON STRAP WITH GROMMETS. CONTRACTOR SHALL BE RESPONSIBLE FOR GUY WIRES ADJUSTMENTS DURING THE GUARANTEE PERIOD, AND REMOVAL OF STAKES AND WIRES UPON COMPLETION OF THE GUARANTEE PERIOD.
- TRUNKS OF FALL PLANTED DECIDUOUS OVER 2" CALIPER SHALL BE WRAPPED WITH AN APPROVED TREE WRAP SPIRALLY FROM GROUND TO HEIGHT OF SECOND BRANCH. WRAPPING SHALL BE SECURED TO TRUNK IN AN ACCEPTABLE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT TO WRAPPING DURING THE GUARANTEE PERIOD AND SHALL REMOVE WRAPPING UPON COMPLETION OF THE GUARANTEE PERIOD.
- PLANT MATERIAL SHALL BE FULLY (100 %) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF WORK ACCEPTANCE. REPLACED PLANT MATERIAL SHALL BE FULLY (100 %) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT. DURING THE GUARANTEE PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY MAINTENANCE DEFICIENCIES.
- ALL CONTINUOUS SHRUB PLANTING BED AREAS (NOTED 'R.M.') SHALL BE ROCK MULCHED. ROCK MULCH SHALL BE 1.5" SIZED WASHED RIVER ROCK PLACED IN A UNIFORM 3" LAYER OVER A LAYER OF GEOTEXTILE WEED BARRIER FABRIC (E.G. 'TYPAR' OR EQUAL). ROCK MULCH SHALL KEPT AWAY FROM THE CENTER OF PLANTS (12" DIA. MIN.). PLANTING PIT AREAS SHALL BE WOOD MULCHED WITH A 4" THICK LAYER OF SHREDDED CEDAR. AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF FABRIC AND MULCH. COURSES OF FABRIC SHALL OVERLAP 6" AT THE SEAMS AND OMITTED AROUND BASE OF PLANTS (FROM AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT).
- ALL PLANTING PITS (LOCATED WITHIN TURF AND ROCK MULCH AREAS) SHALL BE MULCHED WITH SHREDDED CEDAR WOOD MULCH. MULCH SHALL BE PLACED IN A UNIFORM 4" THICK LAYER OVER AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT.
- STEEL EDGING SHALL BE BLACK COLORED, 1/8"x4"x16" SIZED, ROLLED TOP STEEL EDGING (I.E. 'DURAEDEGE' BY J.D. RUSSELL CO., OR APPROVED EQUAL). STEEL EDGING SHALL BE INSTALLED VERTICALLY PER THE MANUFACTURER'S RECOMMENDATIONS. THE TOP OF THE STEEL SHALL BE 1" ABOVE SOD (OR MULCH) GRADE.
- BOULDERS SHALL BE 13 SELECTED PIECES OF BROKEN GRANITE ROCK, RANGING IN SIZE BETWEEN 2-4 TON EACH (40 TON TOTAL WEIGHT). APPROXIMATELY 25 % OF THE BULK OF THE BOULDER SHALL BE PLACED BELOW GRADE. BOULDER PLACEMENT SHALL BE PLACED ACCORDING TO THE PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- CONCRETE BLOCK RETAINING WALL SHALL BE A PRECAST CONCRETE TYPE MODULAR RETAINING WALL SYSTEM (OR APPROVED EQUAL). WALL TYPE AND COLOR SHALL BE SELECTED BY THE OWNER (TO MATCH BUILDING CONSTRUCTION). WALL CONSTRUCTION SHALL BE ENGINEERED AND INSTALLED ACCORDING TO MFR. SPECIFICATIONS. SEE THE ENGINEER DRAWINGS FOR ADDITIONAL RETAINING WALL CONSTRUCTION INFORMATION.

### SEEDING SPECIFICATIONS:

- AREAS TO BE SEEDED WITH GRASSES SHALL BE GRADED TO A SUITABLE FINISHED GRADE (+/- 2). AREAS SHALL BE SCARIFIED TO A DEPTH OF 4" (MIN.) INCORPORATING 3 CU. YDS. OF WELL DECAYED GROUND CATTLE MANURE (OR APPROVED EQUAL) IN THE PROCESS. AREAS SHALL BE SETTLED AND FINE GRADED TO A SMOOTH, UNIFORM, FIRM (NON-COMPACTED) SURFACE LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. ALL DEBRIS, ROCKS, VEGETATION, ETC. OVER 1.5" DIA. SHALL BE REMOVED FROM THE SURFACE PRIOR TO SEEDING. AREAS SHALL BE SEEDED WITH A UNIFORM MIXTURE OF THE FOLLOWING SEED MIX (AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SEEDING):  
**STREET R.O.W. AREAS (SEED MIX #1)**  
 DRILLED & HYDRO-MULCHED; NON-IRRIGATED & OCCASIONALLY MOWED  

SPECIES	% MIX (PLS)	LBS./ACRE
EPHRAIM CRESTED WHEATGRASS	30%	12.0
DWARF PERENNIAL RYEGRASS	25%	10.0
SR3200 BLUE FESCUE	20%	8.0
BUFFALO GRASS	15%	6.0
CHEWINGS FESCUE	10%	4.0
TOTAL	100%	40 LBS./AC.

**DETENTION AREA (SEED MIX #2)**  
HYDRO-SEEDED & HYDRO-MULCHED; NON-IRRIGATED & NOT MOWED

SPECIES	% MIX (PLS)	LBS./ACRE
AMERICAN SLOUGHGRASS	19%	0.95
VIRGINIA WILDRYE	25%	1.25
COMMON SPIKERUSH	5%	0.25
SWITCHGRASS	19%	0.95
NUTTALL'S ALKALI GRASS	8%	0.40
HARDSTEM BULRUSH	8%	0.40
PALE BULRUSH	8%	0.40
SOFTSTEM BULRUSH	8%	0.40
TOTAL	100%	5 LBS./AC.

### DRYLAND, REVEGETATIVE AREAS (SEED MIX #3)

HYDRO-SEEDED & HYDRO-MULCHED; NON-IRRIGATED & NOT MOWED

SPECIES	% MIX (PLS)	LBS./ACRE
WESTERN WHEATGRASS	20%	3.0
SLENDER WHEATGRASS	20%	3.0
BLUE GRAMA	15%	2.3
BUFFALO GRASS	15%	2.3
STREAMBANK WHEATGRASS	15%	2.3
SHERMAN BIG BLUEGRASS	10%	1.5
CANADA WILD RYEGRASS	8%	0.8
TOTAL	100%	15 LBS./AC.

- SEED SHALL BE DISTRIBUTED EVENLY AT THE SPECIFIED RATES OF SEED LBS./ACRE. SEED SHALL BE DRILLED WITH DRILL EQUIPMENT WITH DEPTH BANDS FOLLOWED BY PACKER WHEELS (E.G. "BRILLION RANGE DRILL"). AREAS INACCESSIBLE TO DRILL EQUIPMENT SHALL BE HAND SEEDED AND HYDRO-MULCHED.
- AN APPROVED EROSION CONTROL NETTING (E.G. "NORTH AMERICAN GREEN" #SC150) SHALL BE INSTALLED OVER SEEDED AREAS AS NECESSARY ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. SEEDED AREAS SHALL BE WATERED FOLLOWING SEEDING AND NETTING OPERATIONS AS REQUIRED FOR SEED GERMINATION UNTIL A UNIFORM STAND OF DRYLAND GRASSES IS ESTABLISHED.

### GENERAL NOTES:

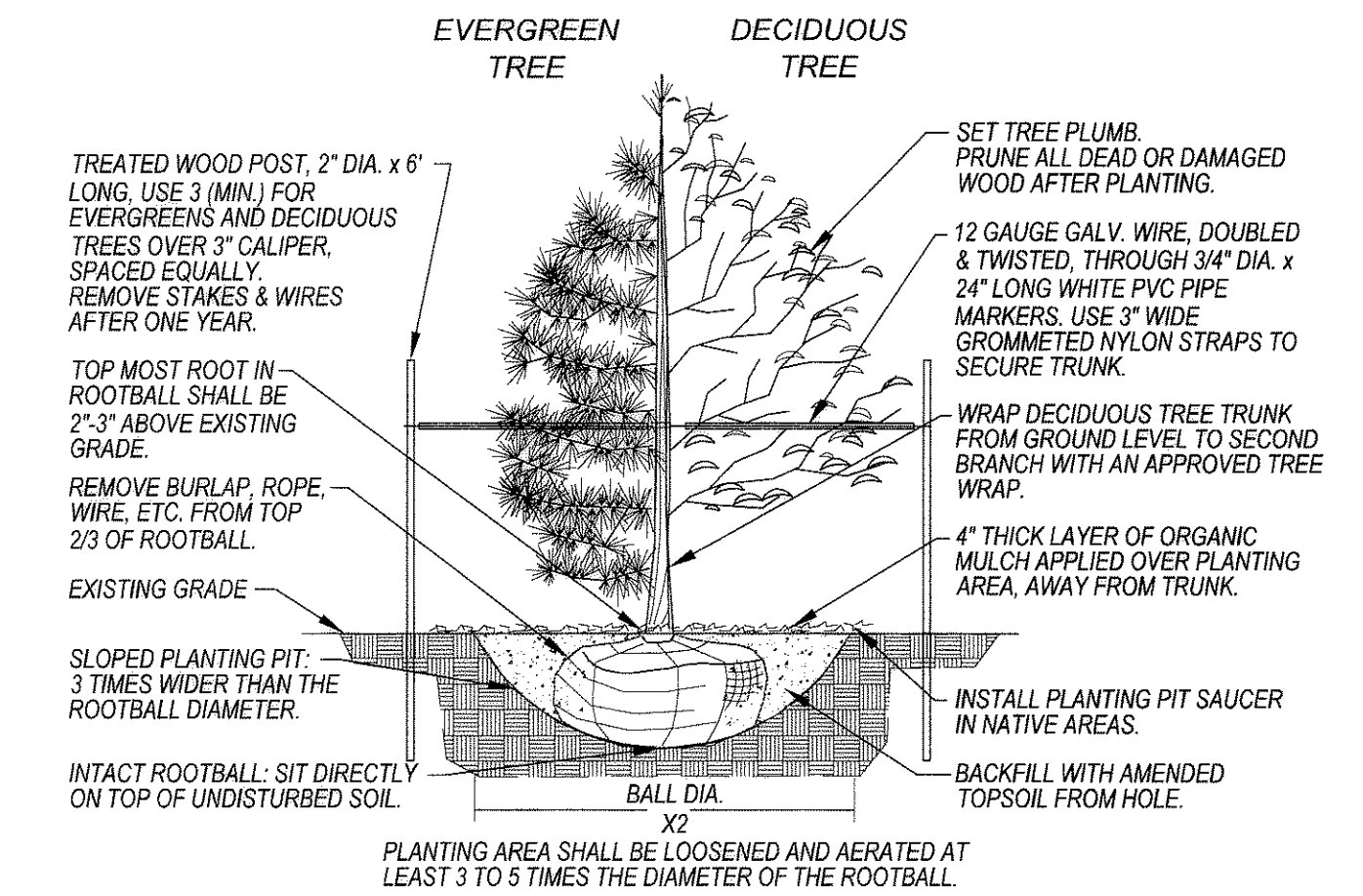
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE. NO TREES, LARGE SHRUBS OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY OR DRAINAGE EASEMENTS.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, OR CUT SLOPES AND BERMS SHALL BE PLACED IN THE SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- ALL TREES MUST BE LOCATED A MINIMUM OF 10-FT. BACK FROM THE FLOW LINE OF ANY ADJACENT STREET AND/OR OUTSIDE OF THE SIGHT DISTANCE TRIANGLE, WHICHEVER IS MOST RESTRICTIVE.
- IF TRANSFORMERS, GROUND MOUNTED HVAC UNITS, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.
- AN AUTOMATIC IRRIGATION SYSTEM, MEETING LOCAL REQUIREMENTS, SHALL BE INSTALLED PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPED AREAS. THE SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS COVERING LAWN AREAS, AND DRIP IRRIGATION TO TREES (IN TURF AREAS) AND MULCHED PLANTING BEDS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS. IRRIGATION WATER SHALL BE PROVIDED BY A SEPARATE 1" IRRIGATION METER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, EXISTING CONDITIONS, ETC. PRIOR TO BIDDING. PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING MATERIALS, LABOR, EQUIPMENT AND SERVICES (INCL. PERMITS, TAXES, ETC.) NECESSARY AND REASONABLY INCIDENTAL TO CARRY OUT SPECIFIED WORK.
- SEE THE ADDITIONAL LANDSCAPE PLAN SHEETS FOR ADDITIONAL LANDSCAPE AND IRRIGATION CONSTRUCTION INFORMATION.
- SEE THE ENGINEER AND ARCHITECTURAL PLANS FOR ADDITIONAL SITE CONSTRUCTION INFORMATION.

### TOWN OF CASTLE ROCK NOTES:

- 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 THE TOWN OF CASTLE ROCK.

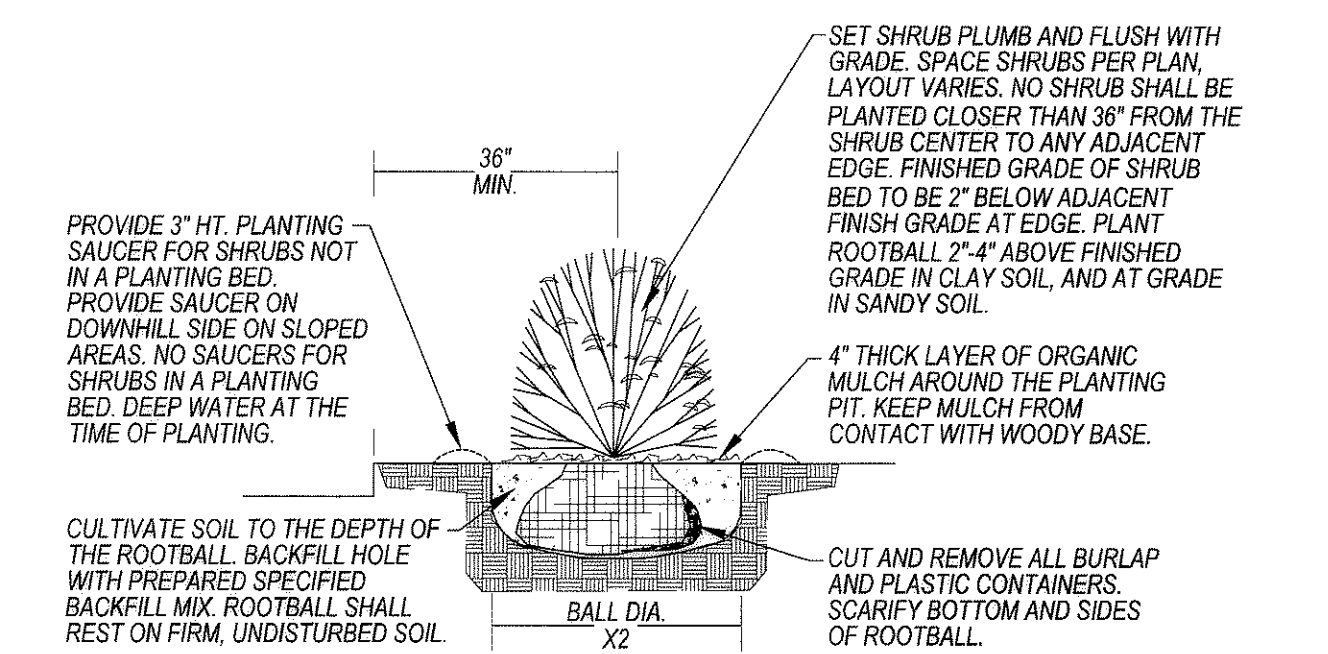
### IRRIGATION SPECIFICATIONS

- THE IRRIGATION CONTRACTOR TIE INTO THE IRRIGATION METER, (INSTALLED BY THE PLUMBING CONTRACTOR PER T.O.C.R. DETAIL. SEE UTILITY PLAN), AND INSTALL T.O.C.R. APPROVED REDUCE PRESSURE BACKFLOW PREVENTER ASSEMBLY WITH A LINE SIZED STOP & WASTE VALVE WITH ACCESS SLEEVE TO GRADE (PER T.O.C.R. DETAIL). ACCESS SLEEVES SHALL BE INSTALLED IN A PLUMB POSITION, FLUSH WITH FINISHED GRADE, AND SHALL HAVE LOCKING COVERS. THE PIPE BETWEEN TAP AND ANTI-SIPHON DEVICE SHALL BE TYPE "K" SOFT COPPER PIPE.
- SLEEVES SHALL BE SCHEDULE 40 PVC PIPE OF ADEQUATE SIZE TO ACCOMMODATE SPECIFIED PIPES AND WIRES. SLEEVES SHALL BE INSTALLED PRIOR TO PAVING. SLEEVES SHALL BE LAID TO DRAIN. SLEEVES FOR PRESSURE LINE PIPING SHALL BE INSTALLED AT 24" MIN. DEPTH. SLEEVES FOR LATERAL LINE PIPING SHALL BE INSTALLED AT 12" MIN. DEPTH. AFTER SLEEVE INSTALLATION, TRENCHES SHALL BE BACKFILLED WITH EXCAVATED SOIL AND COMPACTED TO THE DRY DENSITY OF ADJACENT UNDISTURBED SOIL. SLEEVE END LOCATIONS SHALL BE MARKED.
- PVC PIPE SHALL BE INSTALLED IN OPEN TRENCHES. TRENCHES SHALL BE REASONABLY STRAIGHT, WITH A UNIFORMITY SLOPING BOTTOM OF REQUIRED DEPTH TO PROVIDE PIPING WITH SUFFICIENT COVER. POLY PIPE MAY BE PULLED INTO THE GROUND WITH SUITABLE EQUIPMENT PROVIDING A DRY RUN WITHOUT PIPE BE MADE FIRST. PIPE SHALL BE INSTALLED ACCORDING TO MFR. SPECIFICATIONS. AFTER PIPE INSTALLATION, TRENCHES SHALL BE BACK FILLED WITH EXCAVATED SOIL AND COMPACTED TO A DRY DENSITY OF ADJACENT UNDISTURBED SOIL. WHEEL PACKING OF TRENCHES IS NOT PERMITTED.
- PIPE SUPPLIED SHALL BE CONTINUOUSLY MARKED WITH MFR. NAME, TYPE, SIZE, IPS, AND NSF APPROVAL. PIPE SHALL BE INSTALLED CLEAN AND LAID TO DRAIN. PIPE SHALL BE HANDLED CAREFULLY DURING STORAGE AND INSTALLATION SO IT WILL NOT BE DAMAGED. PIPE SHALL BE THOROUGHLY FLUSHED PRIOR TO INSTALLATION OF SPRINKLER HEADS.
- FITTINGS FOR PVC PIPE SHALL BE SCH. 40 PVC SOCKET TYPE FITTINGS. PIPE AND FITTINGS SHALL BE SOLVENT WELDED ACCORDING TO MFR. SPECIFICATIONS. FITTINGS FOR POLY PIPE SHALL BE HIGH IMPACT NYLON, BRASS, OR POLY INSERT TYPE FITTINGS. FITTINGS SHALL BE HELD ON WITH "LOX-ON" STAINLESS STEEL CLAMPS, OR "STEPLESS" EAR CLAMPS. THE USE OF RAINBOW SADDLE TEES OR POLY CUTOFF NIPPLES IS NOT PERMITTED.
- 1/2" DRAIN VALVES SHALL BE INSTALLED AT LOW POINTS OF THE PRESSURE LINE. DRAINS SHALL BE PROVIDED WITH GRAVEL SUMPS OF ADEQUATE SIZING USING 1.5" DIA. ROCK COVERED WITH GEOTEXTILE FILTER FABRIC AND 6" OF SOIL. DRAINS SHALL BE PROVIDED WITH ACCESS SLEEVES (2" DIA. PVC PIPE) WITH LOCKING COVERS. ACCESS SLEEVES SHALL BE INSTALLED IN A PLUMB POSITION FLUSH WITH FINISHED GRADE.
- ELECTRIC CONTROLLER SHALL BE OF TYPE NOTED ON PLAN DRAWINGS. CONTROLLER SHALL BE INSTALLED WHERE SHOWN ON PLAN DRAWINGS (OR AS DIRECTED). 110 VOLT POWER SHALL BE SUPPLIED (BY CONTRACTOR) TO CONTROLLER LOCATION. POWER FROM THE JUNCTION BOX TO THE CONTROLLER SHALL BE INSTALLED IN RIGID CONDUIT. EXPOSED CONDUIT SHALL BE PAINTED TO MATCH EXISTING SURFACES.
- ELECTRIC REMOTE CONTROL VALVES SHALL BE OF TYPE AND SIZE NOTED ON PLAN DRAWINGS. VALVES SHALL BE EQUIPPED WITH FLOW CONTROL. VALVES SHALL BE INSTALLED IN MANUFACTURED VALVE BOXES PER T.O.C.R. DETAIL.
- ELECTRIC CONTROL WIRES SHALL BE 24 VOLT UP DIRECT BURIAL, SIZED AS REQUIRED (#14 GAUGE MIN.) COPPER WIRE. WIRE SHALL BE INSTALLED IN TRENCHES UNDER PIPING (WHERE APPLICABLE). WIRE SHALL BE COILED TO ALLOW FOR EXPANSION AND CONTRACTION AT EACH VALVE ASSEMBLY OR APPROX. 50' INTERVALS. WIRE CONNECTIONS AND SPLICES SHALL BE MADE WITH MFR. WATERPROOF CONNECTORS (E.G. RAINBIRD SNAP-TITE) ACCORDING TO MFR. SPECIFICATIONS. MULTIPLE WIRE BUNDLES SHALL BE TAPED TOGETHER AT 10' (MIN.) INTERVALS.
- POP-UP SPRAY HEADS SHALL BE OF TYPE NOTED ON PLAN DRAWINGS. HEADS SHALL HAVE PLASTIC BODIES WITH PLASTIC NOZZLES. HEADS SHALL HAVE A 6" (MIN.) POP-UP ACTION FOR SODDED AREAS AND 6" (MIN.) POP-UP ACTION FOR MULCHED AREAS (WHERE APPLICABLE). HEADS SHALL BE INSTALLED PER T.O.C.R. DETAIL. NOZZLES SHALL HAVE ADJUSTMENT SCREWS AND SHALL BE OF A DEGREE AND ARC REQUIRED TO PROVIDE ADEQUATE IRRIGATION COVERAGE.
- POP-UP ROTARY HEADS SHALL BE OF TYPE NOTED ON PLAN DRAWINGS. HEADS SHALL HAVE A BREAKUP DEVICE FOR DISTANCE CONTROL AND PART CIRCLE HEADS. HEADS SHALL BE INSTALLED PER T.O.C.R. DETAIL.
- DRIP IRRIGATION PIPING AND NOZZLE LAYOUT SHOWN ON PLAN DRAWINGS IS SCHEMATIC ONLY AND SHALL BE FIELD ADJUSTED FOR PROPER IRRIGATION COVERAGE. EACH TREE SHALL BE PROVIDED WITH 6 (2 GPH) NOZZLES, EACH SHRUB WITH 2 (2 GPH) NOZZLES. DRIP LINE PIPE SHALL BE POLY PIPE 3/4" DIA. FOR UP TO 80 NOZZLES AND 1.5" DIA. FOR OVER 80 NOZZLES. PIPE SHALL BE LAID 2" (MIN.) BELOW SUB GRADE. PIPE SHALL BE INSTALLED BELOW ANY WEED BARRIER FABRIC, MULCHES, ETC. PIPE SHALL BE INSTALLED TO WITHIN 9" OF THE BASE OF PLANTINGS (ON UPHILL SIDE WHERE APPLICABLE). PIPE SHALL BE ANCHORED INTO UNDISTURBED SUB GRADE W/12" (MIN.) LONG GALVANIZED STEEL ANCHORS INSTALLED 36" (MIN.) ON CENTER. PRESSURE REGULATOR VALVE SHALL BE ADJUSTED FOR PROPER IRRIGATION OPERATION.
- QUICK COUPLER VALVES SHALL BE OF TYPE NOTED ON PLAN DRAWINGS. QUICK COUPLER VALVES SHALL BE BRASS WITH LOCKING VINYL COVERS. QUICK COUPLER VALVES SHALL BE INSTALLED ON DOUBLE SWING JOINTS CONSTRUCTED OF SCHEDULE 80 PVC PIPE. GRAVEL SUMPS SHALL BE INSTALLED AT BASE OF QUICK COUPLER VALVES USING 1 CU. FT. OF 1.5" DIA. ROCK. CONTRACTOR SHALL SUPPLY 1 (BRASS) QUICK COUPLER KEY FITTING WITH HOSE SWIVEL.
- IRRIGATION SYSTEM MATERIAL AND WORKMANSHIP SHALL BE FULLY (100 %) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WORK ACCEPTANCE. DURING THE GUARANTEE PERIOD THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND REPAIRS (NOT DUE TO VANDALISM OR DAMAGE BY OTHERS) TO THE IRRIGATION SYSTEM. CONTRACTOR SHALL DRAIN AND BLOW-OUT THE SYSTEM IN THE FALL AND CHARGE IT IN THE SPRING DURING THE GUARANTEE PERIOD. CONTRACTOR SHALL BE FULLY (100 %) RESPONSIBLE FOR PROTECTION AND REPAIR OF WORK UNTIL DATE OF WORK ACCEPTANCE.
- BEFORE RECEIVING FINAL ACCEPTANCE OF WORK, CONTRACTOR SHALL SUPPLY A REPRODUCIBLE "AS-BUILT" IRRIGATION PLAN DRAWINGS (BOTH HARD COPY & ELECTRONIC FORMAT) SHOWING DIMENSIONED LOCATIONS OF VALVES, DRAINS, PIPE RUNS, WIRE RUNS, ETC., AS WELL AS, DEVIATIONS FROM ORIGINAL PLAN DRAWINGS.



### TREE PLANTING DETAIL

N.T.S.



### SHRUB PLANTING DETAIL

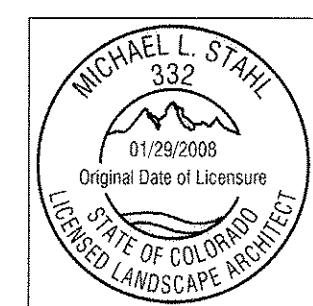
N.T.S.

### TOWN OF CASTLE ROCK Registration of Landscape Professional

Michael L. Stahl - Landscape Architect  
Town of Castle Rock Landscape Professional - Design  
Certification No.: 4187  
Issued: 01/31/2008  
Expiration: February 1, 2009

### SHEET 6 OF 12 LANDSCAPE SPECS, NOTES & DETAILS

NOVEMBER 12, 2008



**MICHAEL L. STAHL, INC.**  
LANDSCAPE ARCHITECT  
9581 Silver Hill Circle, Lone Tree, CO 80124  
Ph.: 303-779-6601 Fax: 303-925-1380  
E-mail: mlstahl@aol.com

PROJECT NO.: S-0804

# GENERAL SITE PLAN

## A PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT

### A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

#### IRRIGATION LEGEND

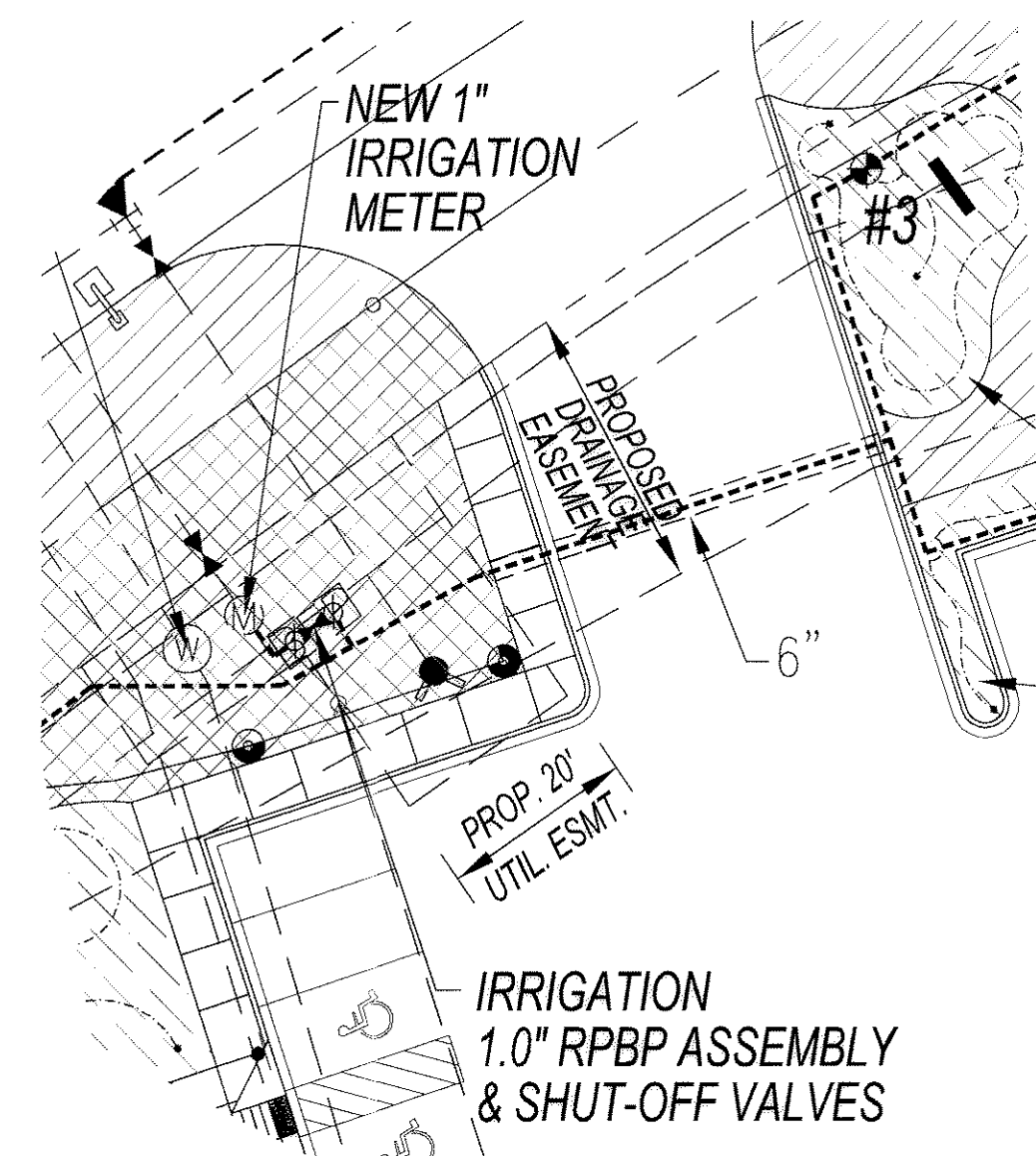
- ① WATER SERVICE & SEPARATE IRRIGATION METER - 1.0" SIZED SEPARATE IRRIGATION WATER METER, INSTALLED PER T.O.C.R. CODE AND DETAILS.
- ⊗ RPB ANTI-SIPHON DEVICE ASSEMBLY - 1.0" SIZED REDUCED PRESSURE BACKFLOW PREVENTER WITH MASTER VALVE ASSEMBLY INSTALLED PER T.O.C.R. CODE.
- ⊠ AUTOMATIC ELECTRIC CONTROLLER - 12 STATION, DUAL PROGRAM, WALL MOUNTED WITH A LOCKING WEATHERPROOF CASE (I.E. RAINBIRD ESP-MC-12).
- 4" SLEEVING - SIZED AS NOTED, SCHEDULE 40 PVC PIPE, 18" MIN. DEPTH, LAID TO DRAIN.
- 1.5" PRESSURE MAINLINE - 1.5" SIZED, CLASS 200 PVC, NSF APPROVED PIPE, MIN. 24" DEPTH.
- LATERAL LINE - 1.0" SIZED (EXCEPT WHERE OTHERWISE NOTED) 80# POLY PIPE, MIN. 12" DEPTH.
- #1 ⬇ ELECTRIC REMOTE CONTROL VALVE - PLASTIC BODIED ELECTRIC REMOTE CONTROL VALVE, SIZED AS NOTED (I.E. RAINBIRD 100-PEB-PRS-D SERIES, OR APPROVED EQUAL), INSTALL IN A DRAINABLE APPROVED VALVE BOX.
- POP-UP SPRAY HEAD - 6" POP-UP PLASTIC HEAD WITH PLASTIC NOZZLE (I.E. RAINBIRD 1806-SAM-15H SERIES, OR APPROVED EQUAL), NOZZLE PATTERN AND ARC AS REQUIRED.
- ⊙●●● POP-UP GEAR DRIVEN ROTARY SPRAY HEAD - 6" POP-UP HEAD WITH ADJUSTABLE ARC AND PATTERN (I.E. RAINBIRD 5000-MPR-30-H), NOZZLE AND ARC AS REQUIRED.
- DRIP IRRIGATION - POLY PIPE (SIZED AS NOTED OR REQUIRED), WITH EMITTERS (I.E. RAINBIRD X8 SERIES, OR APPROVED EQUAL). DRIP LINE SHALL HAVE A PRESET PRV VALVE AND Y-FILTER. INSTALLED AFTER THE DRIP VALVE (I.E. HYDRORAIN #420 Y-FILTER). FLUSH CAPS SHALL BE INSTALLED AT THE END OF ALL DRIP LINES.
- Ⓞ QUICK COUPLER VALVE - BRASS QUICK COUPLER VALVE ASSEMBLY W/LOCKING VINYL COVER, INCL. KEY AND BRASS HOSE SWIVEL.
- RAIN SENSOR - "MINI-CLIK" RAIN SENSOR TO BE INSTALLED PER MFR. SPECIFICATIONS. FIELD ADJUST ACTUAL MOUNTING LOCATION FOR OPTIMAL OPERATING EFFICIENCY AND PROTECTION FROM DAMAGE. COORDINATE WITH RELATED BUILDING CONTRACTORS FOR ANY NECESSARY CONDUITS, CONNECTIONS, ETC.

#### IRRIGATION SYSTEM DATA

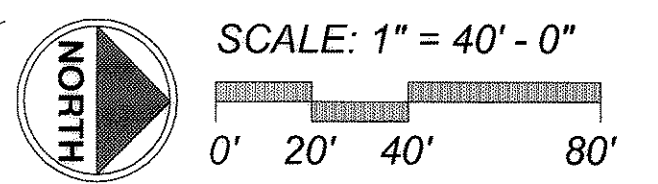
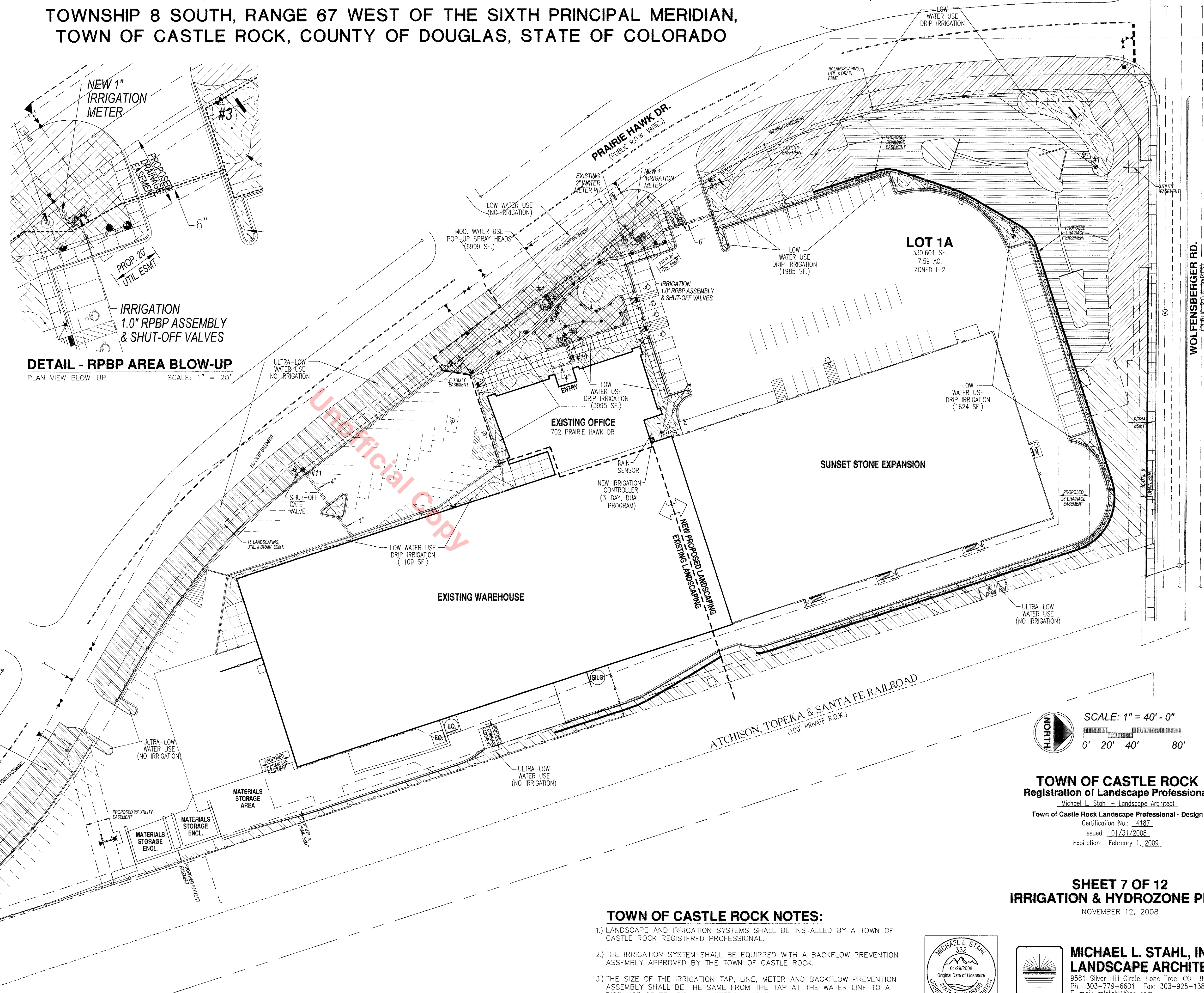
VALVE NO.:	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
VALVE SIZE	.75"	.75"	.75"	.75"	1.0"	1.0"	1.0"	1.0"	1.0"	.75"	.75"	-
G.P.M.	4.0	4.2	2.0	1.4	16.0	16.0	16.0	16.0	13.0	3.3	4.0	-

#### WATER USAGE HYDROZONE LEGEND

- ▨ ULTRA LOW WATER USE AREA (DRYLAND GRASS OR ROCK MULCH)
- ▨ LOW WATER USE AREA (MULCHED PLANT BED - DRIP IRRIGATED)
- ▨ LOW-MODERATE WATER USE AREA (NON-IRRIGATED EXISTING GRASS)
- ▨ MODERATE WATER USE AREA (NON-IRRIGATED NATIVE GRASS)
- ▨ LOW-MODERATE WATER USE AREA (NON-IRRIGATED DETENTION GRASS)
- ▨ MODERATE WATER USE AREA (IRRIGATED DROUGHT TOLERANT SOD)



**DETAIL - RPB AREA BLOW-UP**  
PLAN VIEW BLOW-UP SCALE: 1" = 20"

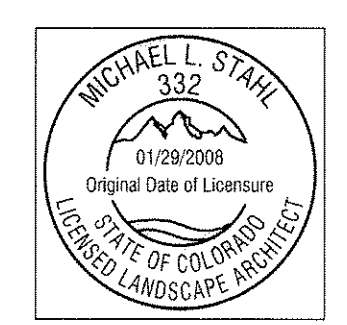


**TOWN OF CASTLE ROCK**  
Registration of Landscape Professional  
Michael L. Stahl - Landscape Architect  
Town of Castle Rock Landscape Professional - Design  
Certification No.: 4187  
Issued: 01/31/2008  
Expiration: February 1, 2009

**SHEET 7 OF 12**  
**IRRIGATION & HYDROZONE PLAN**  
NOVEMBER 12, 2008

#### TOWN OF CASTLE ROCK NOTES:

- 1.) LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
- 2.) THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- 3.) THE SIZE OF THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE THE SAME FROM THE TAP AT THE WATER LINE TO A DISTANCE OF TEN PIPE DIAMETERS PAST THE WINTERIZATION TEE DOWNSTREAM OF THE BACKFLOW PREVENTION ASSEMBLY.



**MICHAEL L. STAHL, INC.**  
**LANDSCAPE ARCHITECT**  
9581 Silver Hill Circle, Lone Tree, CO 80124  
Ph.: 303-779-6601 Fax: 303-925-1380  
E-mail: mlstahl@aol.com

PROJECT NO.: S-0804

**GENERAL SITE PLAN**  
**A PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT**  
**A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3,**  
**TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,**  
**TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

**COMMERCIAL LANDSCAPE SITE INVENTORY**

Registered Professional: Michael L. Stahl Registration: # 4187  
 Company Name: Michael L. Stahl, Inc. - Landscape Architect Address: 9581 Silver Hill Cir., Lone Tree, CO 80124  
 Phone: 303-779-6601 Email: mstahl1@aol.com

Gross Site Area	Landscaped 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
323,496 sf.	83,499 sf.	Buffalo Grass Sod - 6,909 sf.	88,724 sf.	3,750 sf.	133	1	6'	65	65	130	257	3 c.y./1000	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**IRRIGATION CHART**

Registered Landscape: Michael L. Stahl  
 Company Name: Michael L. Stahl, Inc.  
 Address: 9581 Silver Hill Circle, Lone Tree, CO 80124  
 Phone: 303-779-6601  
 Email: M.L.STAHL@aol.com  
 Registration # 4187

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Low (5'-10') High (10'-15')	(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubblers, Drip, SDI, etc.)	(Nozzle/Emitter size)	(Inches/hour)	(Per Zone)	(Peak not to exceed 5 months or 1.5"/week)	(Minutes/Month)	(Based on 10 cycles/month)	(Gallons per month)
1	low	Shrubs	Drip	2GPH X's 2	4gph/shrub	8	2"/mo.	240	24	1920
2	low	Shrubs	Drip	2GPH X's 2	4gph/shrub	8	2"	240	24	1920
3	low	Shrubs	Drip	2GPH X's 2	4gph/shrub	4	2"	240	24	960
4	low	Shrubs	Drip	2GPH X's 2	4gph/shrub	4	2"	240	24	960
5	low	Buffalo Grass	Rotors	2.0-4.0	0.6	14	2"	200	20	2800
6	low	Buffalo Grass	Rotors	2.0-4.0	0.6	16	2"	200	20	3200
7	low	Buffalo Grass	Spray	15's	1.8	16	2"	66	7	1056
8	low	Buffalo Grass	Spray	15's	1.8	16	2"	66	7	1056
9	low	Buffalo Grass	Spray	15's	1.8	13	2"	66	7	858
10	low	Shrubs	Drip	2GPH X's 2	4gph/shrub	6	2"	240	24	1440
11	low	Shrubs	Drip	2GPH X's 2	4gph/shrub	8	2"	240	24	1920
12								0	0	0
<b>Total</b>								<b>Min/Month</b>	<b>Min/cycle</b>	<b>Gallons/Month</b>
								2038	204	18090

Make sure all plants within like zones are compatible with each other. Similar water needs, exposure, slope, etc.

Indicate plant type for each zone.

Indicate head make & model. Must be appropriate for specific application and be consistent with Town of Castle Rock standard set of details.

Indicate nozzle radius for spray heads or MPR rotors, nozzle size for all other rotors, and flow rate for drip, dripper line, and bubblers.

Application rate of each zone.

Total gallons per minute for each zone.

Enter the peak inches per month that you want for each zone. The next three columns should auto calculate for you.

This column represents total run time per month during PEAK SEASON. It is supposed to be a maximum number. Water less if conditions allow. Adjust down for early or late season watering.

Every third day watering gives an average of 10 watering days per month. Use cycle and soak programming to avoid runoff. Timing will vary depending on head type, slope, plant material, soil type, and exposure.

Gallons per month per zone and then added for a monthly total. This will only be a theoretical number unless you have actual flow data.

**Town of Castle Rock Irrigation System Hydraulic Worksheet**

**Project Name:** Sunset Stone Expansion  
**Project Location:** 702 Prairie Hawk Dr.

**Prepared by:** Michael L. Stahl - Landscape Architect  
**Current TOCR Registration #** 4187  
**Date:** August 4, 2008

**Tap Size:** 1"  
**Static Water Pressure:** 62.00 **From:** af:

**Hydraulic Grade At Zone:**

Ft. of Copper	Pipe Size (K Copper)	Loss From Chart	Flow-GPM	Loss/Gain
20.00 LF	1" K Copper	8.42 /100 FT	16	1.68
10.00 LF	1" K Copper	8.42 /100 FT	16	0.84
			16	10.00
			16	1.40

**Pressure Required at Head:** 40.00

Lateral Allowance: 3.00  
 Control Valve allowance: 1.40

Mainline allowances:  
 100 LF CL200BE 1.5 "@ 16 GPM 0.52 /100 FT 0.52  
 0 LF CL200BE 0 "@ 0 GPM - Looped 0.00 /100 FT 0.00  
 0 LF CL200BE 0 "@ 0 GPM - Looped 0.00 /100 FT 0.00

Elevation:  
 Tap elev. 6209 High/Low: 6209 0.00

**Total System requirements (PSI)** 60.25  
**Available System Pressure (PSI)** 62.00  
 Town of Castle Rock provides a minimum of 43 psi

Project Name:  
**SUNSET STONE EXPANSION**  
 702 Prairie Hawk Drive  
 Castle Rock, CO

Prepared by: Michael L. Stahl, Inc. - Landscape Architect (TOCR Reg. #4187)

**Irrigation System Hydraulic Worksheet for  
 Town of Castle Rock**

Tap Size	Point of Connection (Static Pressure)	Loss from Service Line	Loss from Service Meter	Loss from Water Line	Loss from Mainline	Loss from Backflow	System Pressure	Pressure Required at Head (PSI)	Total System Requirement
1.0"	62.00	1.68	1.40	0.84	0.52	10.00	5.80	40.00	60.24

Town of Castle Rock provides a minimum of 43 PSI

**TOWN OF CASTLE ROCK**  
**Registration of Landscape Professional**  
 Michael L. Stahl - Landscape Architect  
 Town of Castle Rock Landscape Professional - Design  
 Certification No.: 4187  
 Issued: 01/31/2008  
 Expiration: February 1, 2009

**SHEET 8 OF 12**  
**LANDSCAPE CHARTS & WORKSHEETS**  
 NOVEMBER 12, 2008

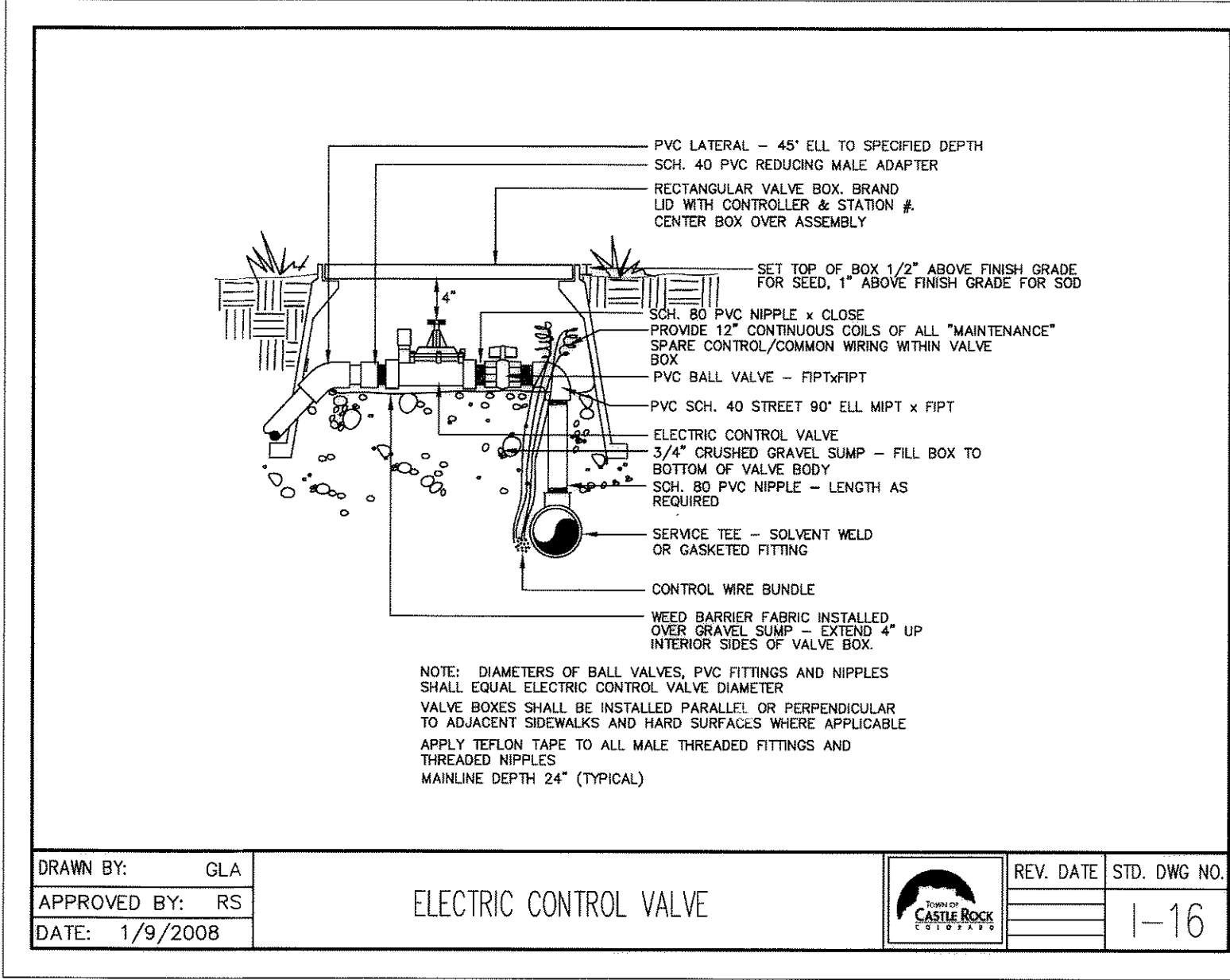
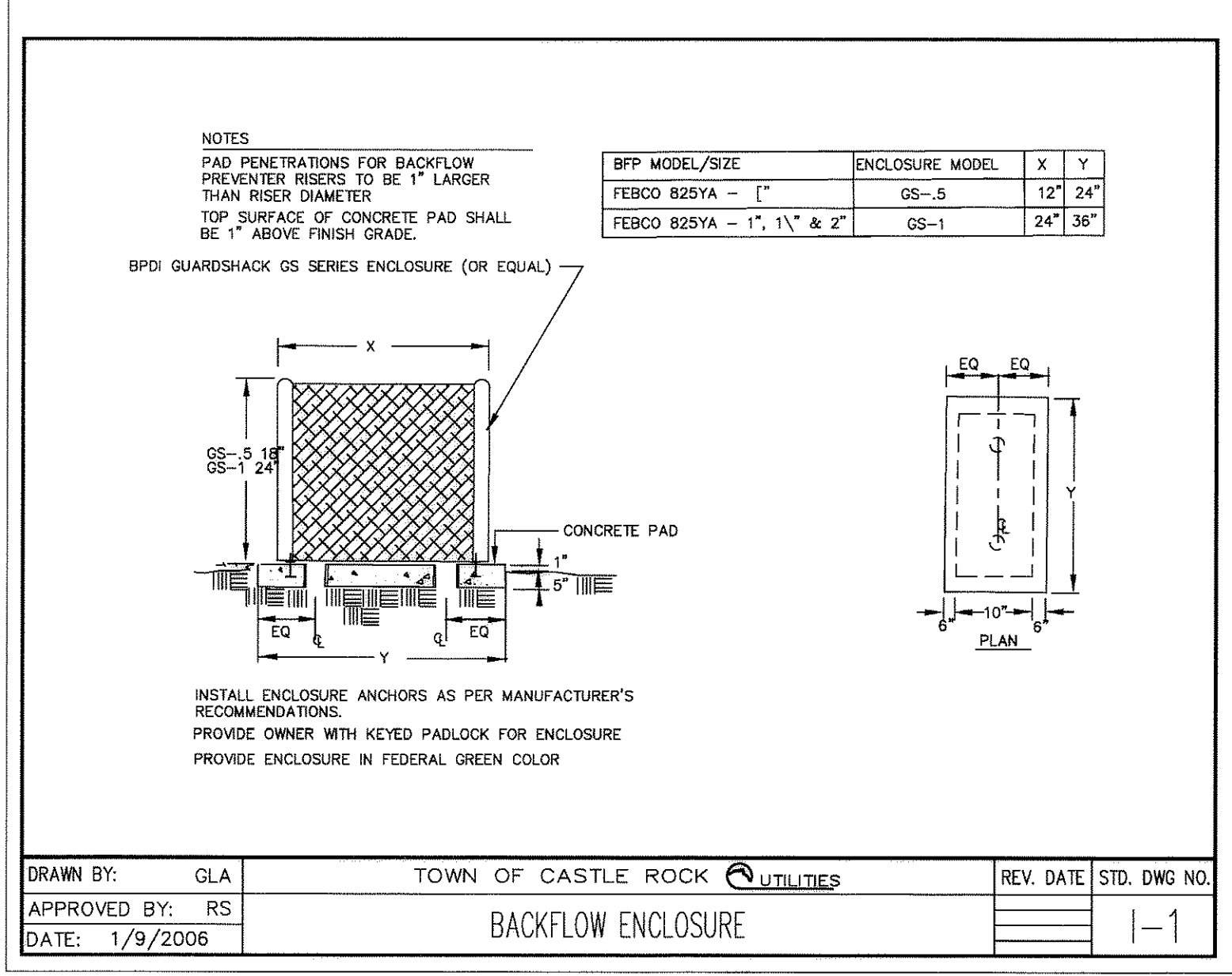
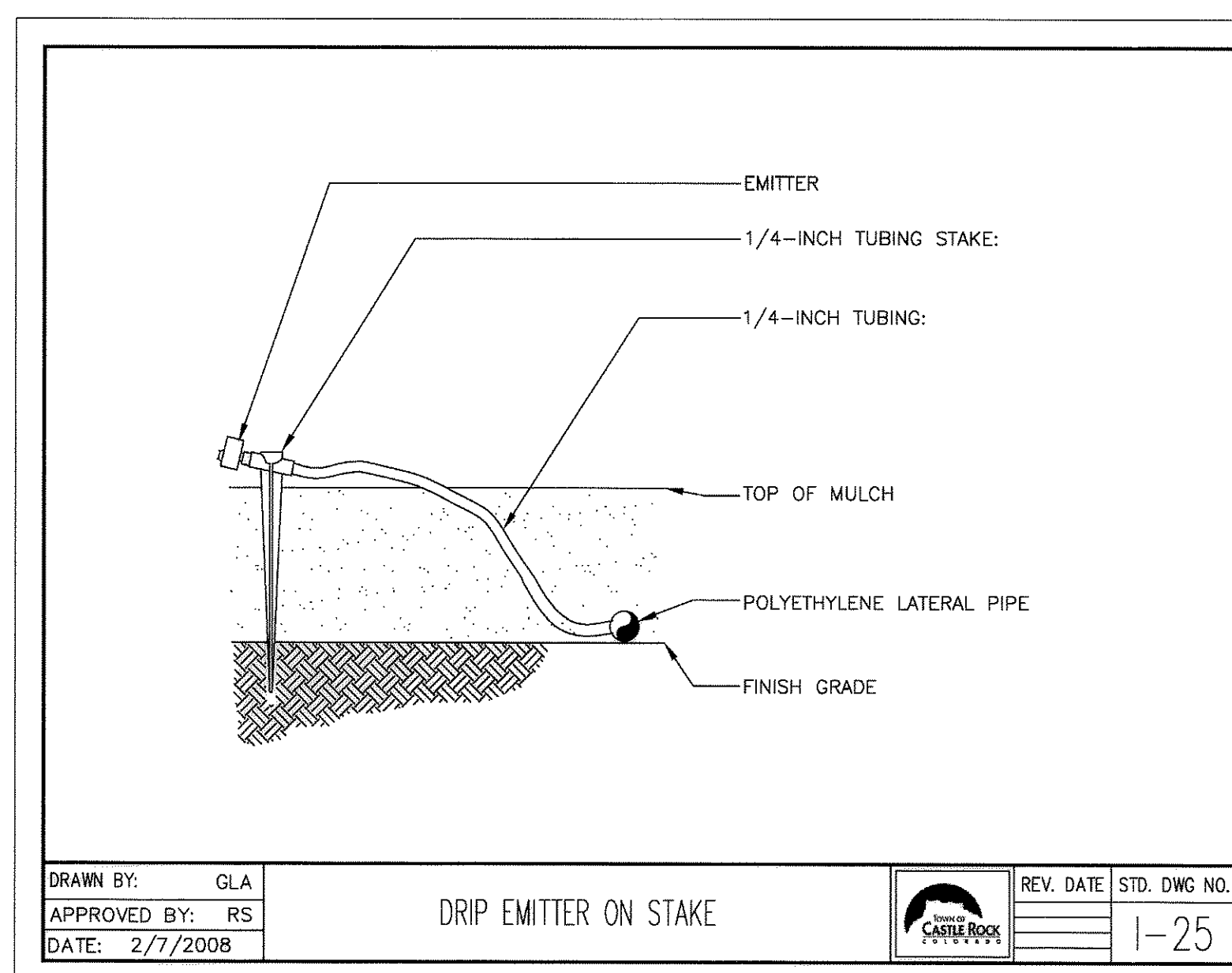
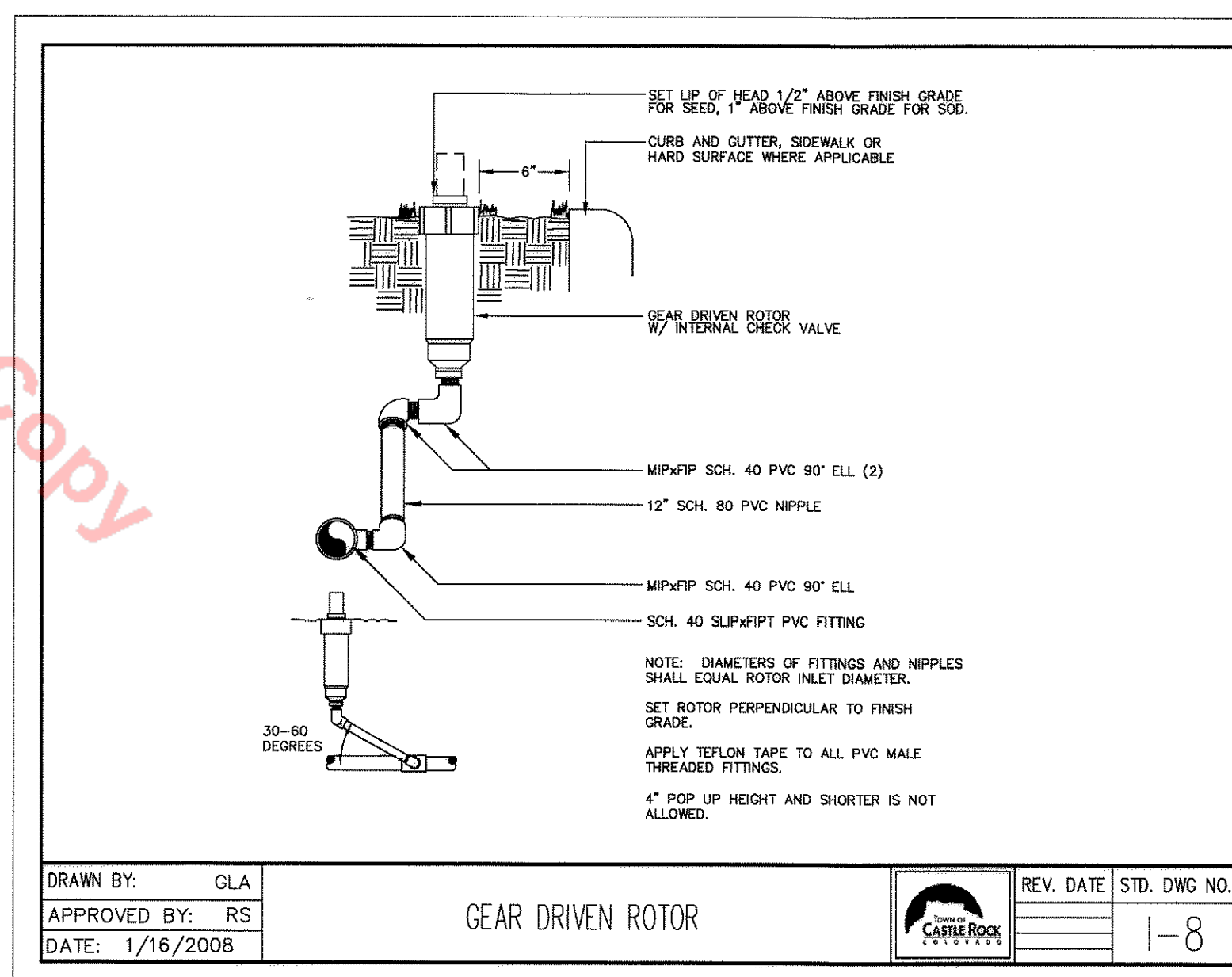
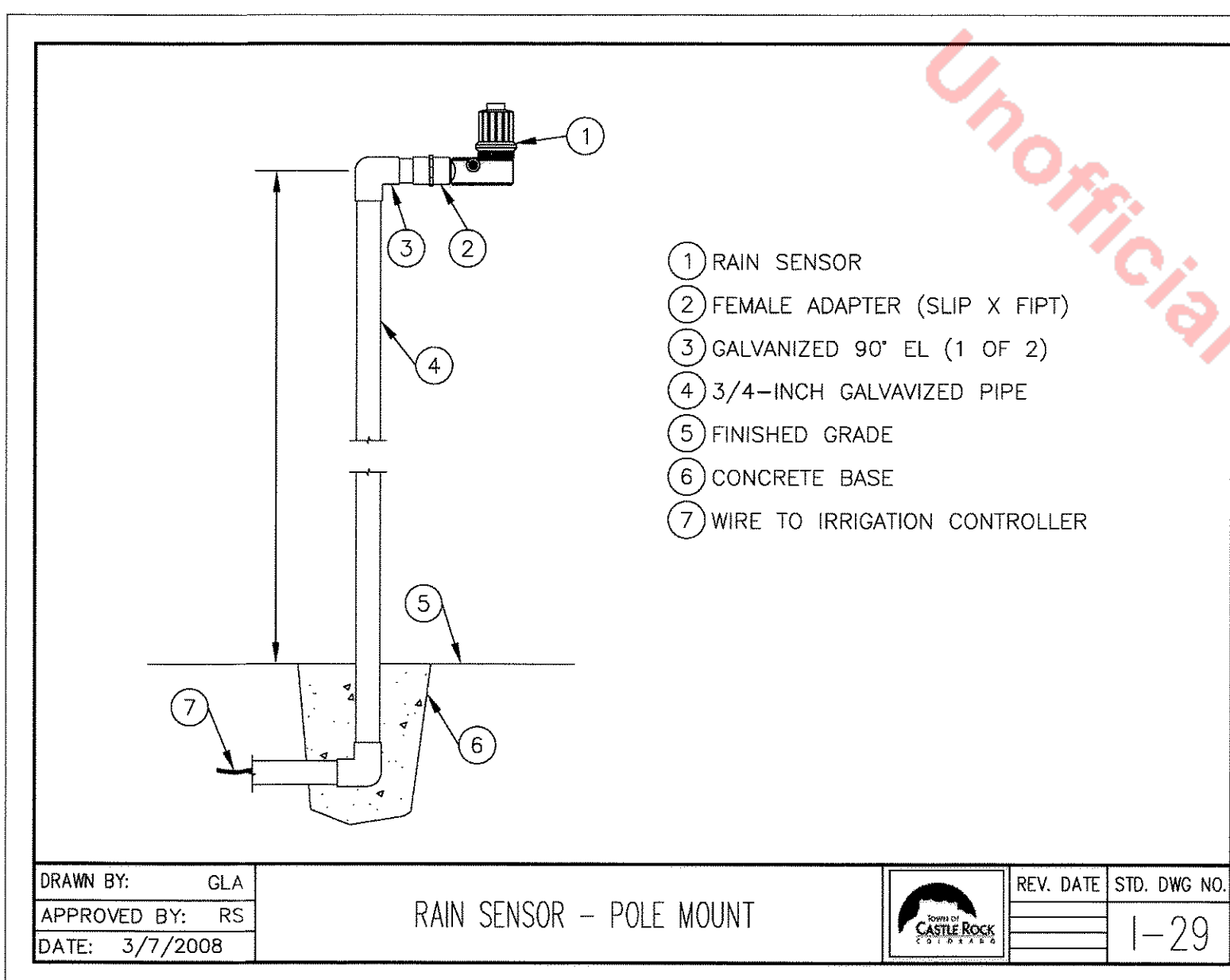
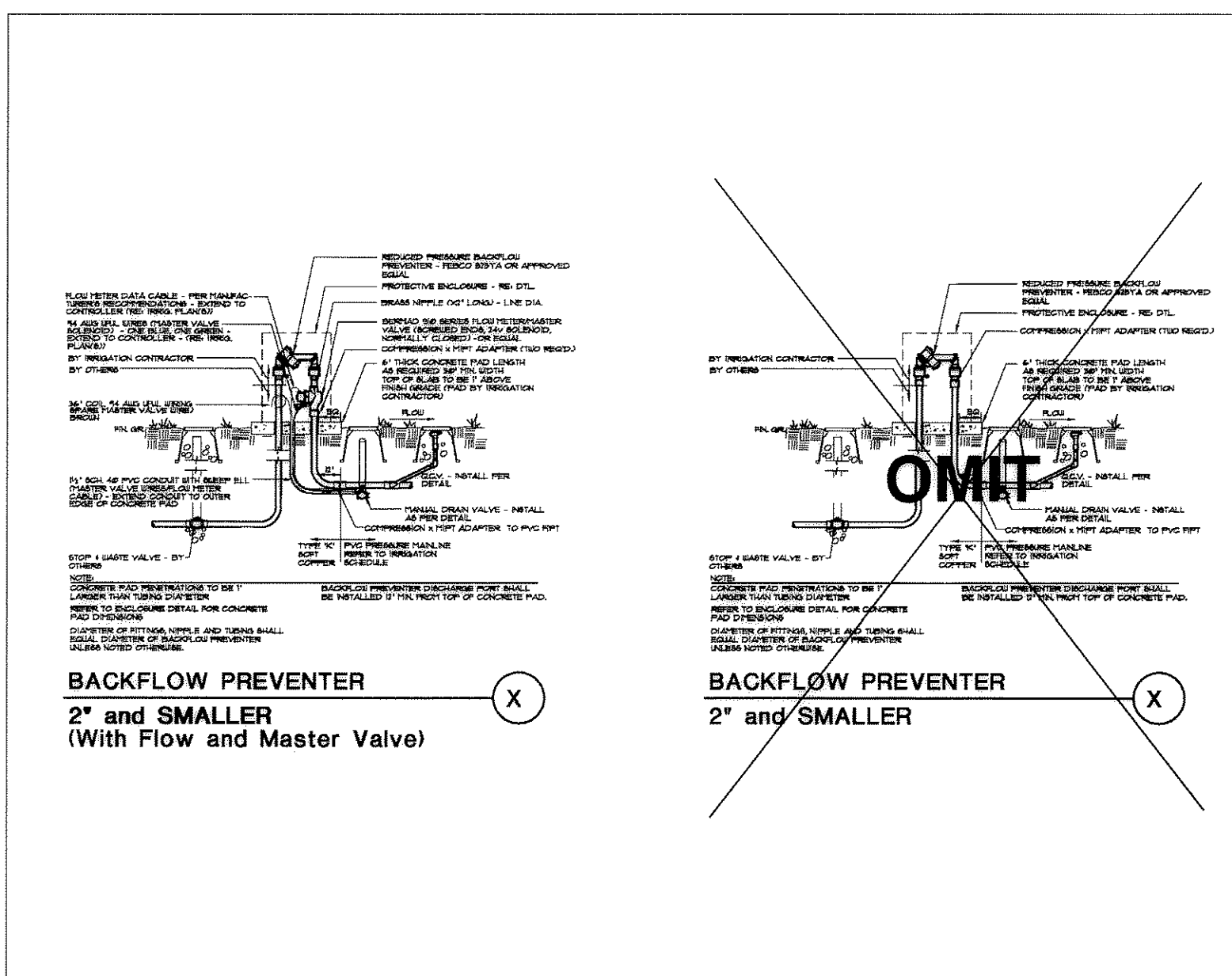
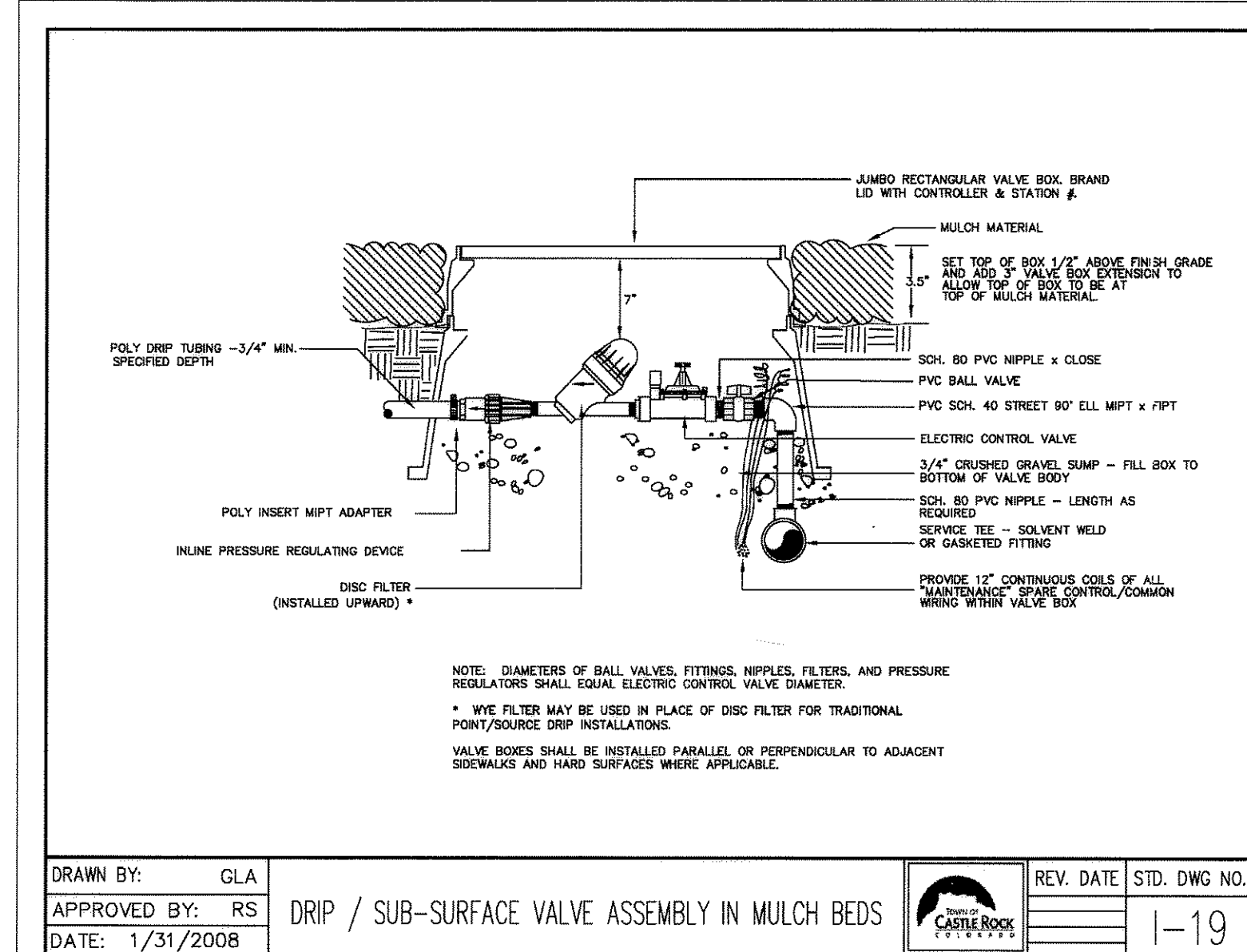
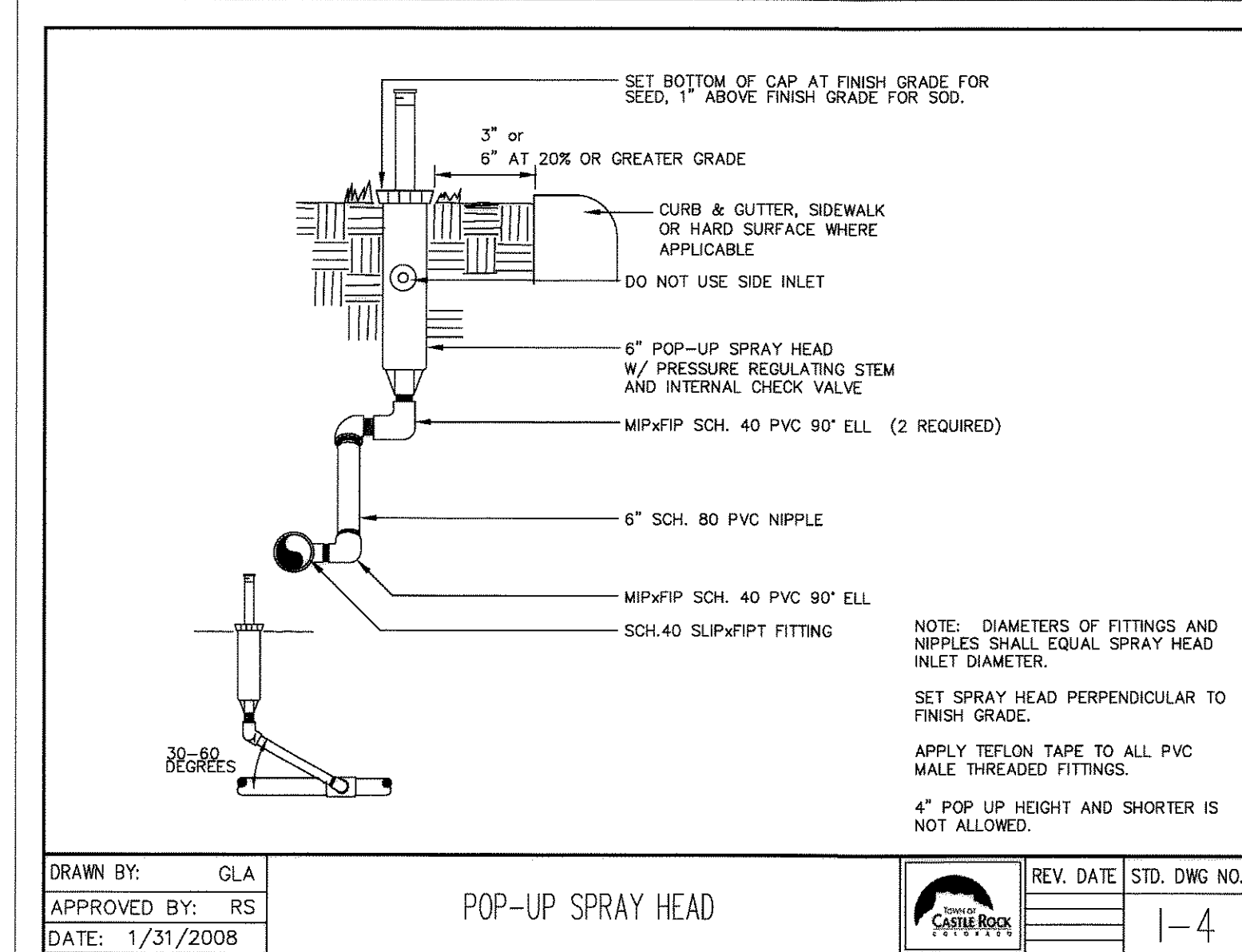
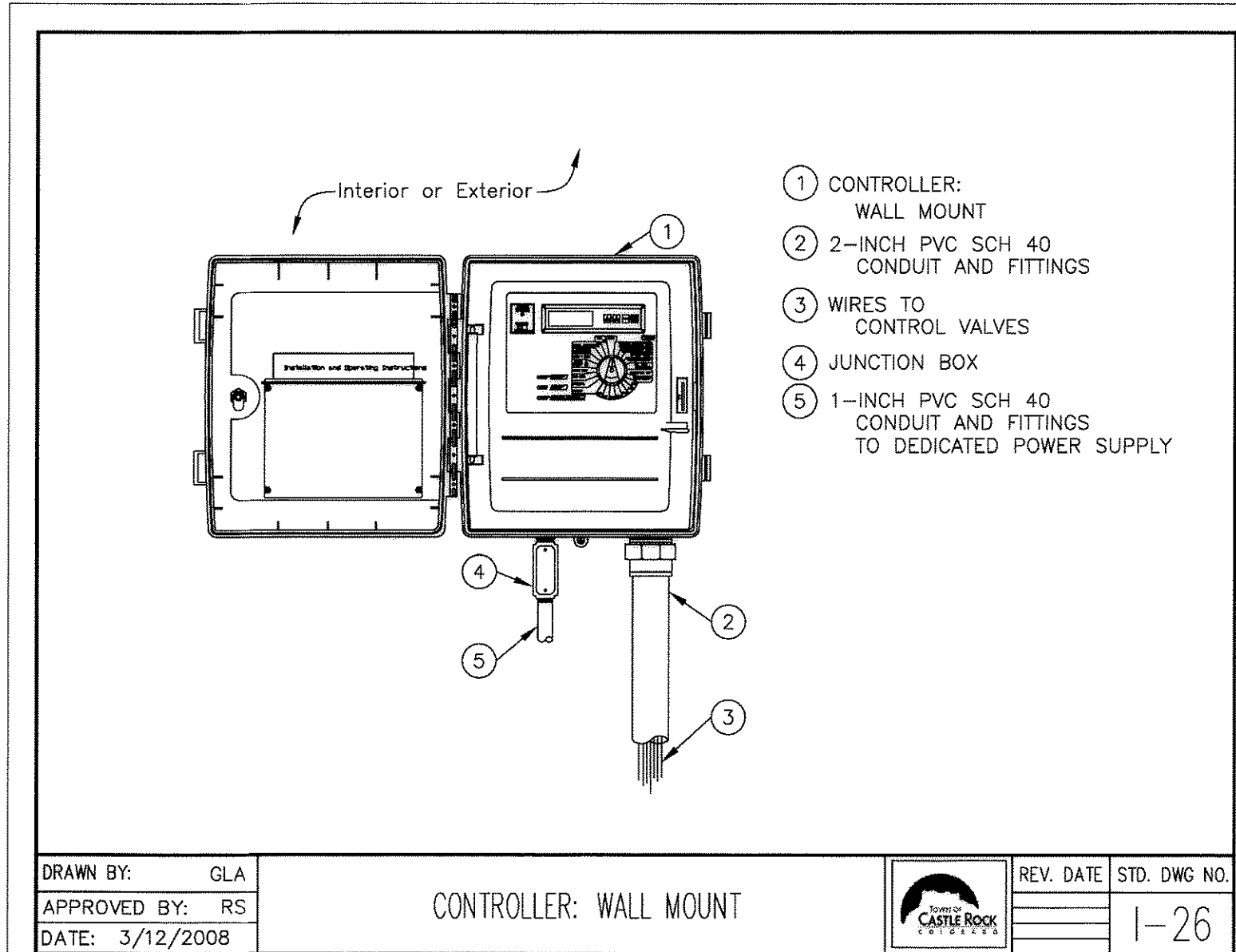
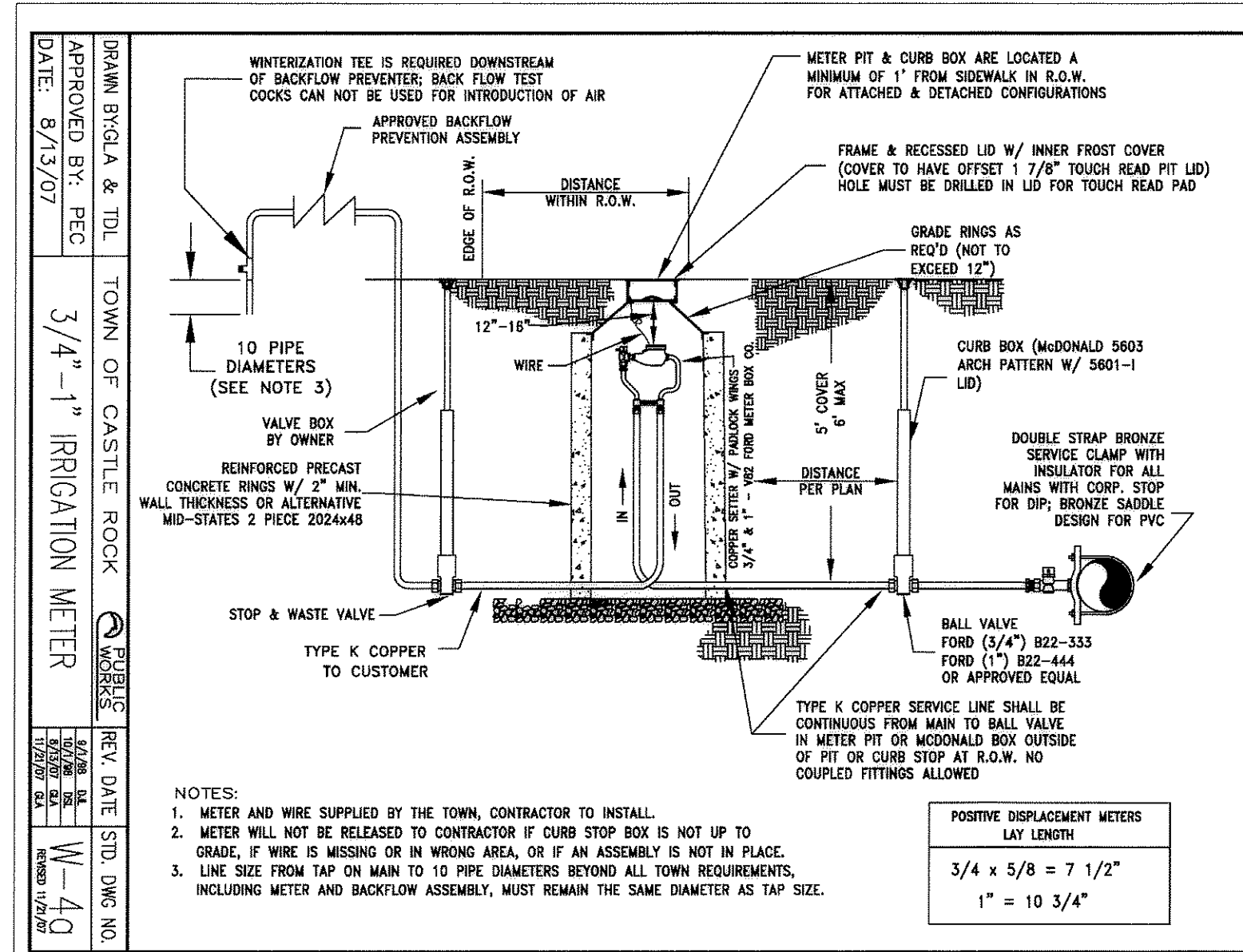
**MICHAEL L. STAHL, INC.**  
**LANDSCAPE ARCHITECT**  
 9581 Silver Hill Circle, Lone Tree, CO 80124  
 Ph.: 303-779-6601 Fax: 303-925-1380  
 E-mail: mstahl1@aol.com

PROJECT NO.: S-0804

# GENERAL SITE PLAN

## A PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT

### A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



**TOWN OF CASTLE ROCK**  
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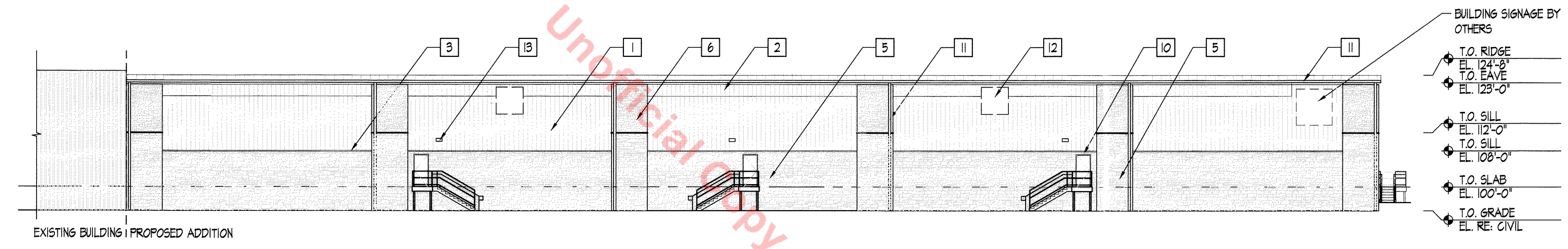
**SHEET 9 OF 12**  
**IRRIGATION DETAILS**  
NOVEMBER 12, 2008

**MICHAEL L. STAHL, INC.**  
LANDSCAPE ARCHITECT  
9581 Silver Hill Circle, Lone Tree, CO 80124  
Ph.: 303-773-6601 Fax: 303-925-1380  
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PROJECT NO.: S-0804

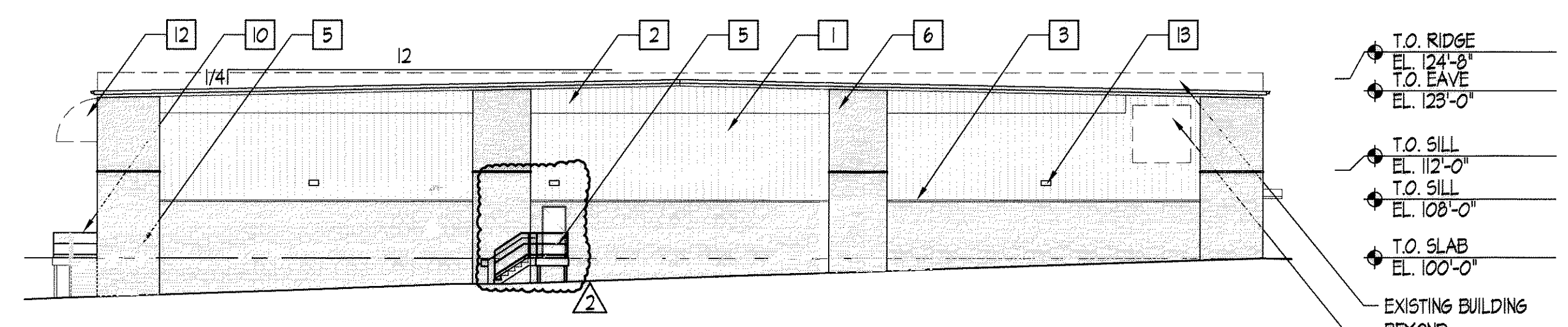
# GENERAL SITE PLAN

A PART OF LOT 1A, BLOCK 1, CITADEL STATION FILING NO. 1, FIRST AMENDMENT  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 2 AND THE SOUTHEAST QUARTER OF SECTION 3,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

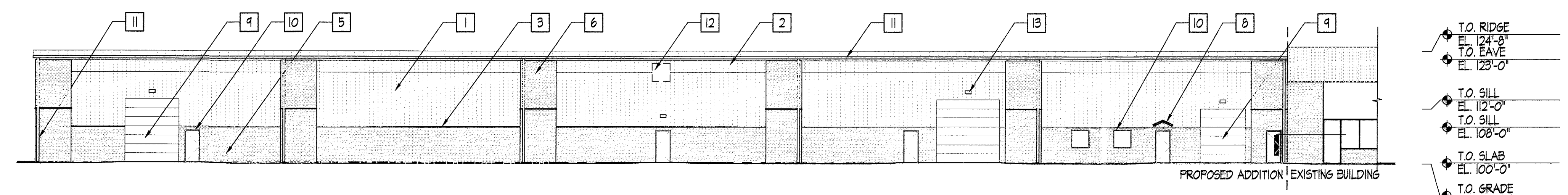
- 1 BUTLER MANUFACTURING SHADOWALL METAL PANEL IN SANDALWOOD
- 2 BUTLER MANUFACTURING SHADOWALL LITE\*PANEL
- 3 SUNSET STONE SILL IN NATURAL
- 4 SUNSET STONE 30" X 30" POST CAP IN NATURAL
- 5 SUNSET STONE IN NATURAL LIMESTONE
- 6 SUNSET STONE IN COLORADO RED LEDGESTONE
- 7 BUTLER MANUFACTURING MR-24 METAL ROOF IN ALZIN
- 8 PREMANUFACTURED METAL CANOPY IN COLONIAL RED
- 9 OVERHEAD DOOR IN WHITE
- 10 PAINT TO MATCH BUTLER COUNTRY WHEAT
- 11 PREFINISHED METAL GUTTER / OPEN FACE DOWNSPOUT TO MATCH BUTLER BIRCH WHITE, TERMINATE AT UNDERGROUND DRAIN RE: CIVIL
- 12 LOUVERHOOD TO MATCH BUTLER SANDALWOOD, RE: MECHANICAL
- 13 WALL MOUNTED LIGHT FIXTURES, RE: ELECTRICAL



**EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"

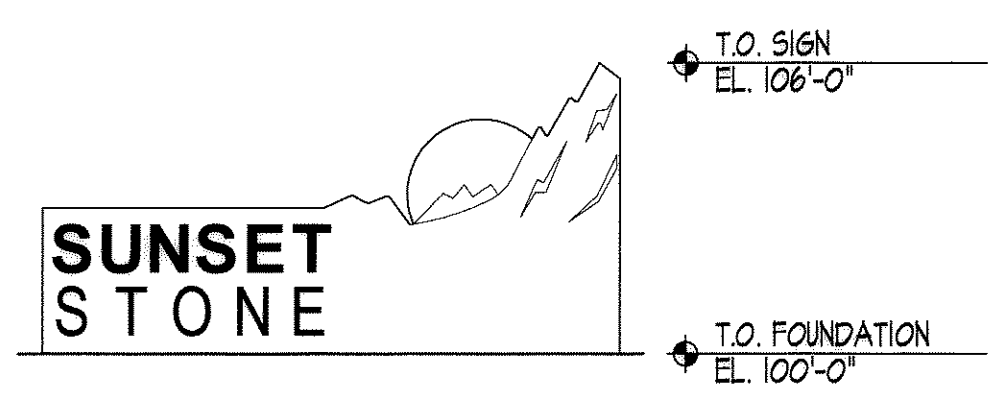


**NORTH ELEVATION**  
 SCALE: 1/16" = 1'-0"

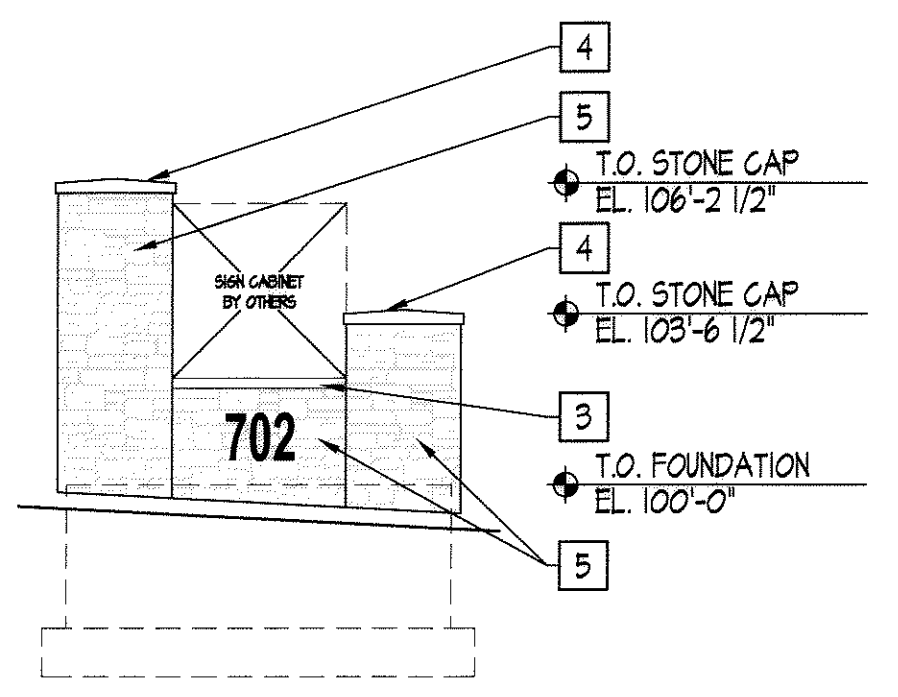


**WEST ELEVATION**  
 SCALE: 1/16" = 1'-0"

NOTE: ONCE THE FINAL PD SITE PLAN IS APPROVED, A SEPARATE SIGN PERMIT MUST BE APPLIED BEFORE PLACING ANY SIGNAGE ON SITE. ALL SIGN PERMIT APPLICATIONS MUST CONFORM TO THE SIGNAGE ON THE FINAL PD SITE PLAN AND CONFORM TO THE TOWN'S SIGN CODE.

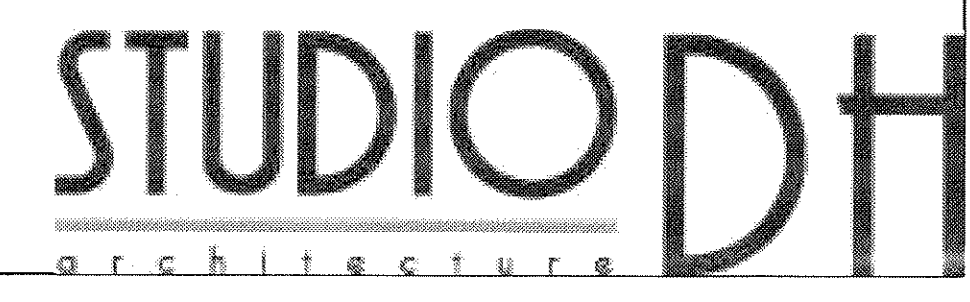


**SIGN ELEVATION**  
 SCALE: 1/4" = 1'-0"



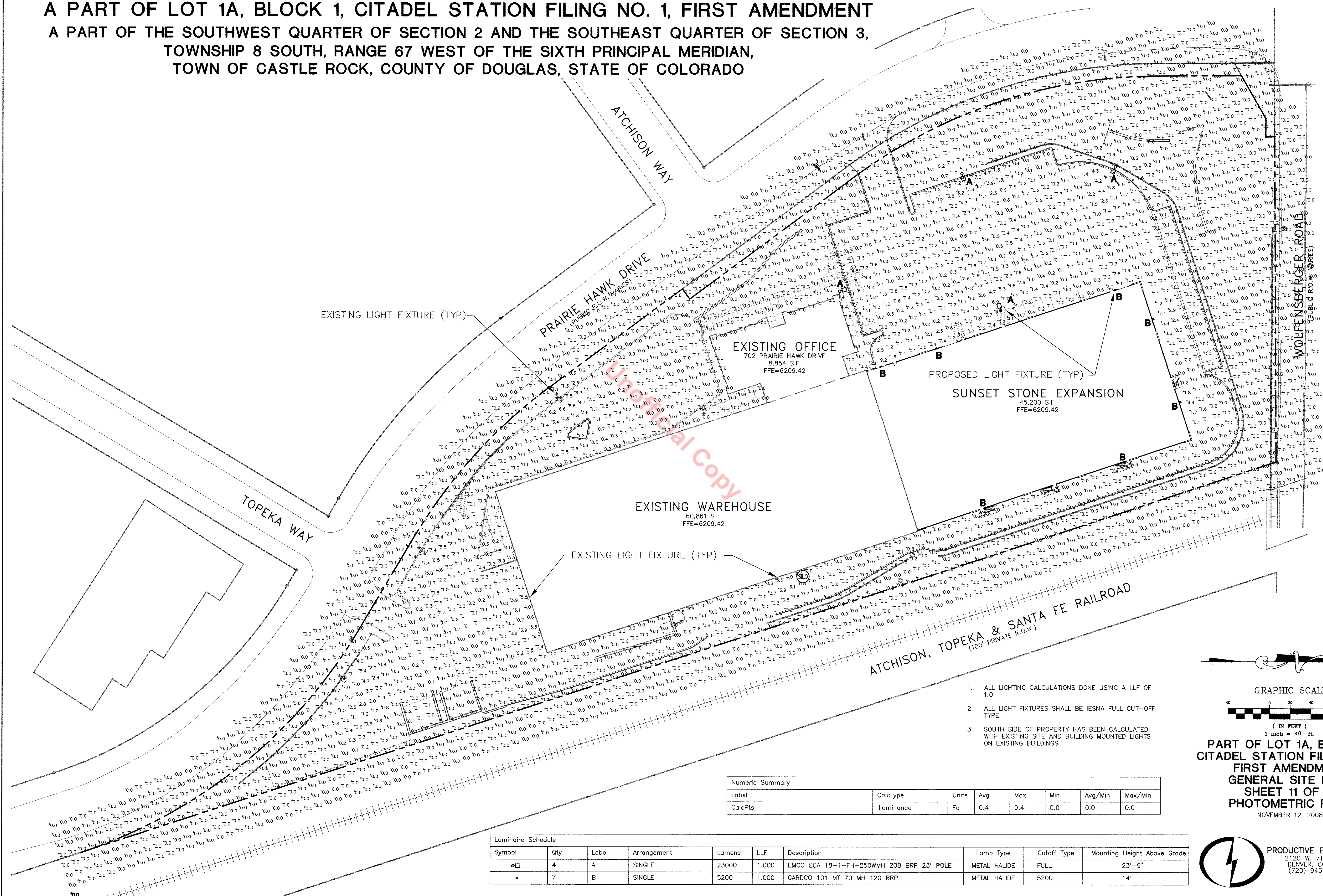
**SIGN ELEVATION**  
 SCALE: 1/4" = 1'-0"

PART OF LOT 1A, BLOCK 1,  
 CITADEL STATION FILING NO.  
 1, FIRST AMENDMENT  
 GENERAL SITE PLAN  
 SHEET 10 OF 12  
 BUILDING ELEVATIONS  
 NOVEMBER 12, 2008

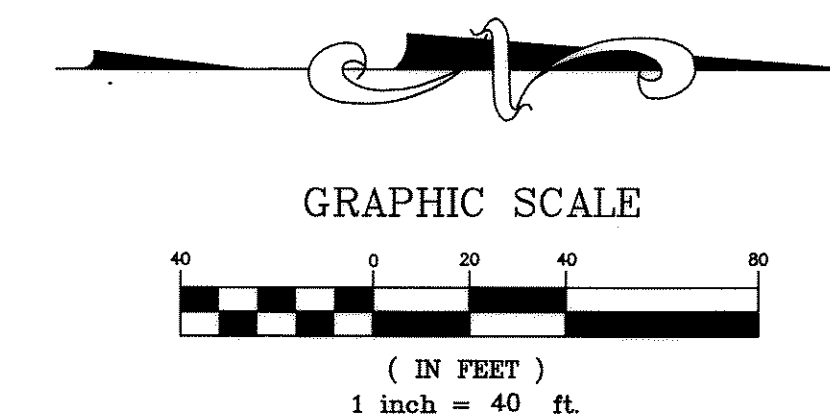


# GENERAL SITE PLAN

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 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1. ALL LIGHTING CALCULATIONS DONE USING A LLF OF 1.0
2. ALL LIGHT FIXTURES SHALL BE IESNA FULL CUT-OFF TYPE.
3. SOUTH SIDE OF PROPERTY HAS BEEN CALCULATED WITH EXISTING SITE AND BUILDING MOUNTED LIGHTS ON EXISTING BUILDINGS.



PART OF LOT 1A, BLOCK 1,  
 CITADEL STATION FILING NO. 1,  
 FIRST AMENDMENT  
 GENERAL SITE PLAN  
 SHEET 11 OF 12  
 PHOTOMETRIC PLAN  
 NOVEMBER 12, 2008

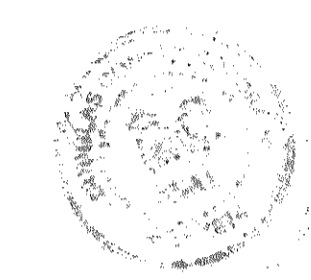
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CalcPts	illuminance	Fc	0.41	9.4	0.0	0.0	0.0

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Lamp Type	Cutoff Type	Mounting Height Above Grade
□	4	A	SINGLE	23000	1.000	EMCO ECA 18-1-FH-250WMH 208 BRP 23' POLE	METAL HALIDE	FULL	23'-9"
•	7	B	SINGLE	5200	1.000	GARDCO 101 MT 70 MH 120 BRP	METAL HALIDE	5200	14'



# GENERAL SITE PLAN

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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Notes: Job: **SUNSET STONE**  
 Type: B

## ECOLUME ECA/ECW

**GENERAL DESCRIPTION:** The Ecolume ECA/ECW is a rectangular arm-mounted area luminaire. The precision segmented optical systems provide required light levels, even illumination, wide pole spacings and glare control. The housing is die-cast aluminum. The Ecolume luminaire is completely sealed and gasketed, preventing intrusion from moisture, insects and contaminants.  
**CUTOFF PERFORMANCE:** Flat glass lens luminaires provide full cutoff performance. Sag lens luminaires using 3V/QV optics set to lower socket position or Malmaster® optics provide semi-cutoff performance. Other sag lens luminaires provide cutoff performance.

**ORDERING**  
 PREFIX CONFIGURATION DISTRIBUTION WATTAGE VOLTAGE FINISH OPTIONS

Enter the order code into the appropriate box above. Note: Gardco reserves the right to release a configuration. Not all combinations and configurations are valid. Refer to notes below for evaluations and limitations. For questions or concerns, please consult the factory.

PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
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PREFIX		CONFIGURATION	
ECA14	14" Square Arm Mount Luminaire	ECW14	14" Square Direct Wall Mount Luminaire
ECA18	18" Square Arm Mount Luminaire	ECW18	18" Square Direct Wall Mount Luminaire
ECA23	23" Square Arm Mount Luminaire	ECW23	23" Square Direct Wall Mount Luminaire
ECWA14	14" Square Wall Mount w/Arm		
ECWA18	18" Square Wall Mount w/Arm		
ECWA23	23" Square Wall Mount w/Arm		

DISTRIBUTION		VOLTAGE	
2H	Type II	120	347
3H	Type III	208	480
FH	Type IV Forward Throw	240	QUAD
QH	Type V	277	

FINISH		OPTIONS	
BRP	Bronze Paint	HS	Internal House Side Shield
BLP	Black Paint	F	Fusing
WP	White Paint	LF	In-Pole/In-Line Fusing
NP	Natural Aluminum Paint	PCT	Locking Type Photocontrol Receptacle w/Photocontrol
OC	Optional Color Paint	PCR	Locking Type Photocontrol Receptacle
SC	Special Color Paint	PCB	Button Photocontrol
		MF	Mast Arm Fitter
		AP	Adjustable Knuckle - Pole Mount
		AT	Adjustable Knuckle - Tanton Mount

**EMCO LIGHTING** 1611 Clovis Barker Road, San Marcos, TX 78666  
 800.227.0758 512.753.1000 FAX 512.753.7855 http://www.emcolighting.com  
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TYPE-A EMCO 18-1-FH-250MH 208 BRP (DARK BRONZE)

Notes: Job: **SUNSET STONE**  
 Type: B

## 100 LINE 101 PERFORMANCE SCENCE

The Gardco 101 Trapezoidal Wedge high performance sconce offers an excellent alternative to unsightly wall mounted fixtures. These architecturally refined luminaires are designed to integrate naturally to wall surfaces. The 101 luminaires are available with three (3) different distribution patterns - a wide throw, a medium throw and a forward throw. Each luminaire is designed to accept HID sources up to 175Watt, and Compact Fluorescent sources up to 42 watt. Housings are sealed throughout, completely excluding moisture, dust, insects and contaminants.

**ORDERING** 101 Luminaires installed in the normal downlight position with no upfit meet IESNA Full Cutoff criteria

101 PREFIX DISTRIBUTION WATTAGE VOLTAGE FINISH OPTIONS

PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
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PREFIX		DISTRIBUTION	
101	Trapezoidal Wedge	FT	Forward Throw
101EM	Emergency Sconce	WT	Wide Throw
101EMC	Emergency Sconce Cold Temperature	MT	Medium Throw
101EMR	Remote Emergency Sconce		

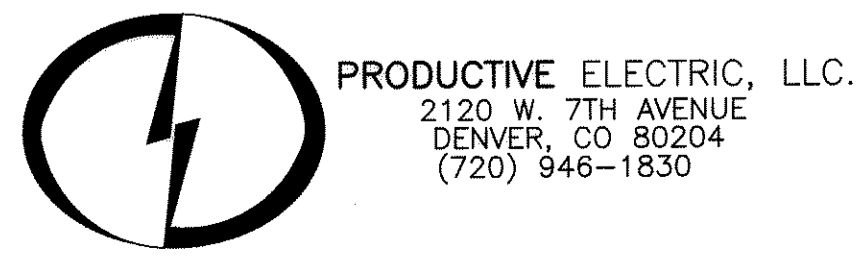
WATTAGE AND VOLTAGE		CONFIGURATION CHART - 101EM or 101EMC	
Wattage	120 208 240 277 347 480	Configuration	120 208 240 277 347 480
50MH		2280P	
70MH		42TRF	
100MH			
150MH			
175MH			
200MH			
30HPS			
50HPS			
70HPS			
100HPS			
150HPS			
200HPS			
30CMHE	UNV		
70CMHE	UNV		
100CMHE	UNV		
200CMHE	UNV		
260P	UNV		
2280P	UNV		
42TRF	UNV		
42TRF	UNV		
232TRF	UNV		
242TRF	UNV		

FINISH		OPTIONS	
BRP	Bronze Paint	F	Fusing 120V through 277V only
BLP	Black Paint	PCB	Button Type Photocontrol
WP	White Paint	OS	Quartz Standby
NP	Natural Aluminum Paint	HP	HID only with CFL/E Ballasts
BOP	Balge Paint	OC24	or in 480V 100W Quartz maximum Quartz Emergency
OC	Optional Color Paint	Q12V	or in 480V 100W HID maximum Quartz 12V Emergency
SC	Special Color Paint	SL	or in 480V 100W HID maximum 5000' Oblique Lens
		UT	5" Upfit

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TYPE-B GARDCO 101 MT 70MH 120 BRP

PART OF LOT 1A, BLOCK 1,  
 CITADEL STATION FILING NO. 1,  
 FIRST AMENDMENT  
 GENERAL SITE PLAN  
 SHEET 12 OF 12  
 LIGHTING DETAILS  
 NOVEMBER 12, 2008



PRODUCTIVE ELECTRIC, LLC.  
 2120 W. 7TH AVENUE  
 DENVER, CO 80204  
 (720) 946-1830