

3rd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

TOWN OF CASTLE ROCK 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 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, 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. 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.
- ACCORDING TO FIRM MAPS NUMBER 08035C0167F AND 08035C0168F, THE SITE LIES IN ZONE X; OUTSIDE THE 100 YEAR FLOOD PLAIN.
- 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 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.
- 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. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.

ADDITIONAL NOTE:

- THE SITE CANNOT DEVELOP BEYOND WHAT HAS BEEN ASSESSED IN THE APPROVED TRAFFIC IMPACT STUDY. FURTHER IMPROVEMENTS TO THE SITE WILL REQUIRE A NEW OR REVISED TRAFFIC IMPACT STUDY.

LAND USE SUMMARY:

	FPD 10-0002 PHASE IA	FPD 11-0003 PHASE IIA	FPD 12-0002 PHASE IIB	TOTALS
1. MAXIMUM GROSS FLOOR AREA:	22,854 SQ.FT.	210,339 SQ.FT.	61,800 SQ.FT.	294,993 SQ.FT.
GROSS LEASABLE AREA (90% OF GFA):	21,711 SQ.FT.	199,822 SQ.FT.	57,000 SQ.FT.	278,533 SQ.FT.
BUILDING FOOTPRINT:	22,979 SQ.FT.	63,166 SQ.FT.	20,708 SQ.FT.	106,853 SQ.FT.
2. REQUIRED PARKING:				
TOCR REQ'T #1: (1 SPACE/ 2 BEDS)	0	55	-	56
TOCR REQ'T #2: (1 SPACE/ 5 OUTPAT.)	15	44	-	59
TOCR REQ'T #3: (1 SPACE/EMPLOY MAX)	20	250	-	270
TOCR REQ'T #4: (1 SPACE/1,000 SF LEASABLE AREA.	-	-	285 (8 HC)	285
PARKING SPACES REQUIRED:	35	309	285	629
PARKING SPACES PROVIDED:	68 (17 HC)	319 (12 HC)	309 (11 HC)	696 (40 HC)
3. PROPOSED BUILDING HEIGHT:	35'-4"	89'-8 1/2"	52'	N/A
4. SITE UTILIZATION:				
BUILDING:	22,979 SQ.FT. (8.8%)	61,166 SQ.FT. (11.1%)	20,708 SQ.FT. (13.2%)	104,853 SQ.FT. (10.8%)
DRIVE :	81,414 SQ.FT. (31.3%)	121,319 SQ.FT. (22.0%)	0 SQ.FT. (0.0%)	202,733 SQ.FT. (20.9%)
PAVEMENT/PARKING:	11,573 SQ.FT. (4.4%)	195,893 SQ.FT. (35.5%)	105,690 SQ.FT. (67.3%)	313,156 SQ.FT. (32.3%)
HARDSCAPE (TOTAL):	9,348 SQ.FT. (3.6%)	20,100 SQ.FT. (3.6%)	14,147 SQ.FT. (9.0%)	43,595 SQ.FT. (4.5%)
LANDSCAPE (TOTAL):	135,087 SQ.FT. (51.9%)	152,788 SQ.FT. (27.7%)	16,432 SQ.FT. (10.5%)	304,307 SQ.FT. (31.4%)
TOTAL:	260,401 SQ.FT. (100%)	551,266 SQ.FT. (100%)	156,977 SQ.FT. (100%)	968,644 SQ.FT. FLOOR AREA RATIO: 0.305
5. SINGLE FAMILY EQUIVALENTS:	2" DOMESTIC TAP** 0 SFE'S 2" IRRIGATION TAP** 0 SFE'S TOTAL: 0 SFE'S	(2) 4" DOMESTIC TAPS***: 36 SFE'S 3" IRRIGATION TAP: 18 SFE'S TOTAL: 54 SFE'S	2" DOMESTIC TAP: 6.67 SFE'S 1" IRRIGATION TAP: 1.67 SFE'S TOTAL: 8.34 SFE'S	42.67 SFE'S 19.67 SFE'S 62.34 SFE'S
6. ZONING AND PERMITTED USES:	PER MEADOWS 4TH AMEND C-O-I ZONE DISTRICT			


* TO BE REMOVED WHEN 4" TAPS INSTALLED.
 ** TO BE REMOVED WHEN 3" TAP INSTALLED
 *** THESE ARE TWO REDUNDANT 4" TAPS AND SHALL ONLY EQUATE TO ONE 4" TAP OR 36 SFE'S.

WATER RIGHTS DEDICATION AGREEMENT:

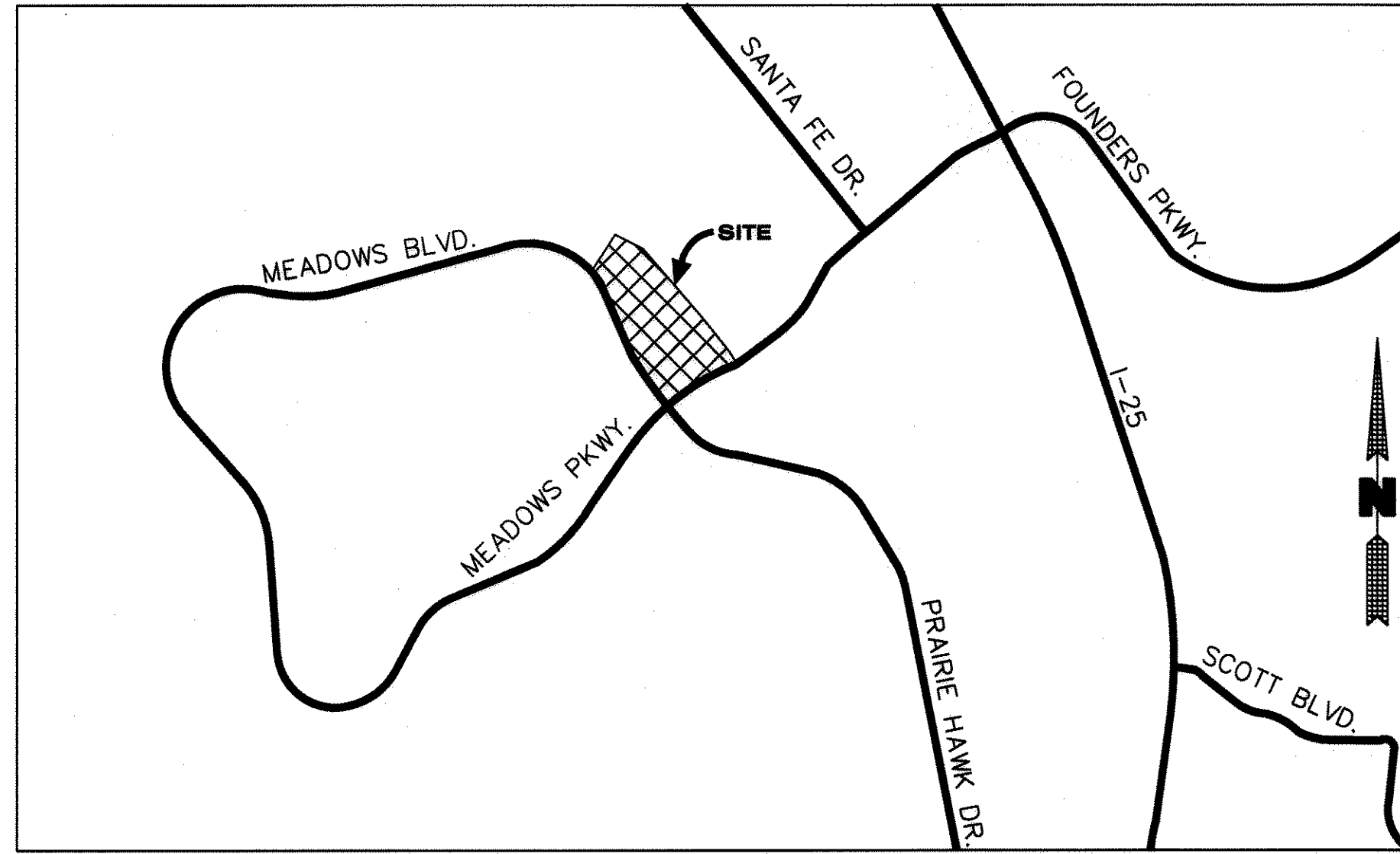
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MEADOWS (FOURTH AMENDMENT) DEVELOPMENT AGREEMENT RECORDED JULY 10, 2003 AT RECEPTION NO. 2003102970, AND ACCORDINGLY, 8.34 SFE'S ARE DEBITED FROM THE WATER BANK FOR PHASE 2B.

CIVIL ENGINEER CERTIFICATION:

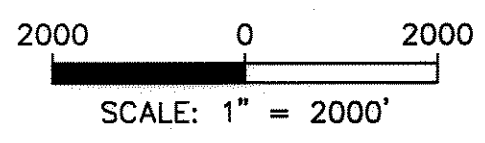
I, JASON CARR, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1 HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.


 JASON D. CARR
 CO# 33854

 DATE



VICINITY MAP



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE NOTES AND DETAILS
7	IRRIGATION PLAN
8	IRRIGATION NOTES
9	IRRIGATION DETAILS
10	BUILDING ELEVATIONS
11	SITE PHOTOMETRIC PLAN

LEGAL DESCRIPTION:

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

TOWN CERTIFICATION:

THIS FINAL PD SITE PLAN AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 17th DAY OF August, 2012.

DIRECTOR OF DEVELOPMENT SERVICES


DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PD SITE PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:01 AM ON THE 21st DAY OF August, 2012 AT RECEPTION NO. 2012 DCL 1148

DEPUTY

SURVEYOR'S CERTIFICATE:

I, Ian Cortez, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.


 IAN CORTEZ
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 32822

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO IN THE TOWN OF CASTLE ROCK.

PORTERCARE ADVENTIST HEALTH SYSTEM,
 A COLORADO NON-PROFIT CORPORATION

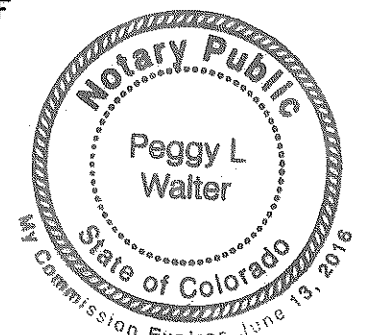
SIGNED THIS 17 DAY OF August, 2012

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF August, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES June 13, 2016



TITLE CERTIFICATION:

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Portercare Adventist Health System A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, 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.

AUTHORIZED REPRESENTATIVE

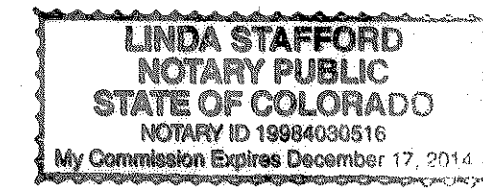
SIGNED THIS 17th DAY OF August, 2012

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF August, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-17-14



BENCHMARK:
 NGS BENCH MARK K 23 (PID KK0203). ELEVATION = 5984.83 (NAVD 1988).

BASIS OF BEARING:
 BEARINGS ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO AS BEING NORTH 89°27'29" WEST A DISTANCE OF 2657.45 FEET:
 - THE WEST QUARTER CORNER BEING A FOUND 2 1/2" BRASS CAP IN CONCRETE MARKED WITH PLS NO. 7361
 - THE EAST QUARTER CORNER BEING A FOUND 2 1/2" BRASS CAP IN CONCRETE MARKED WITH PLS NO. 6935


CIVIL ENGINEERS
 S. A. MIRO, INC.
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 4582 South Ulster Street Pkwy.
 Suite 300 Denver, CO 80237
 ph. 303.741.3787
 fax 303.684.3134

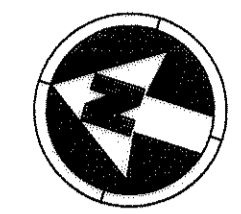
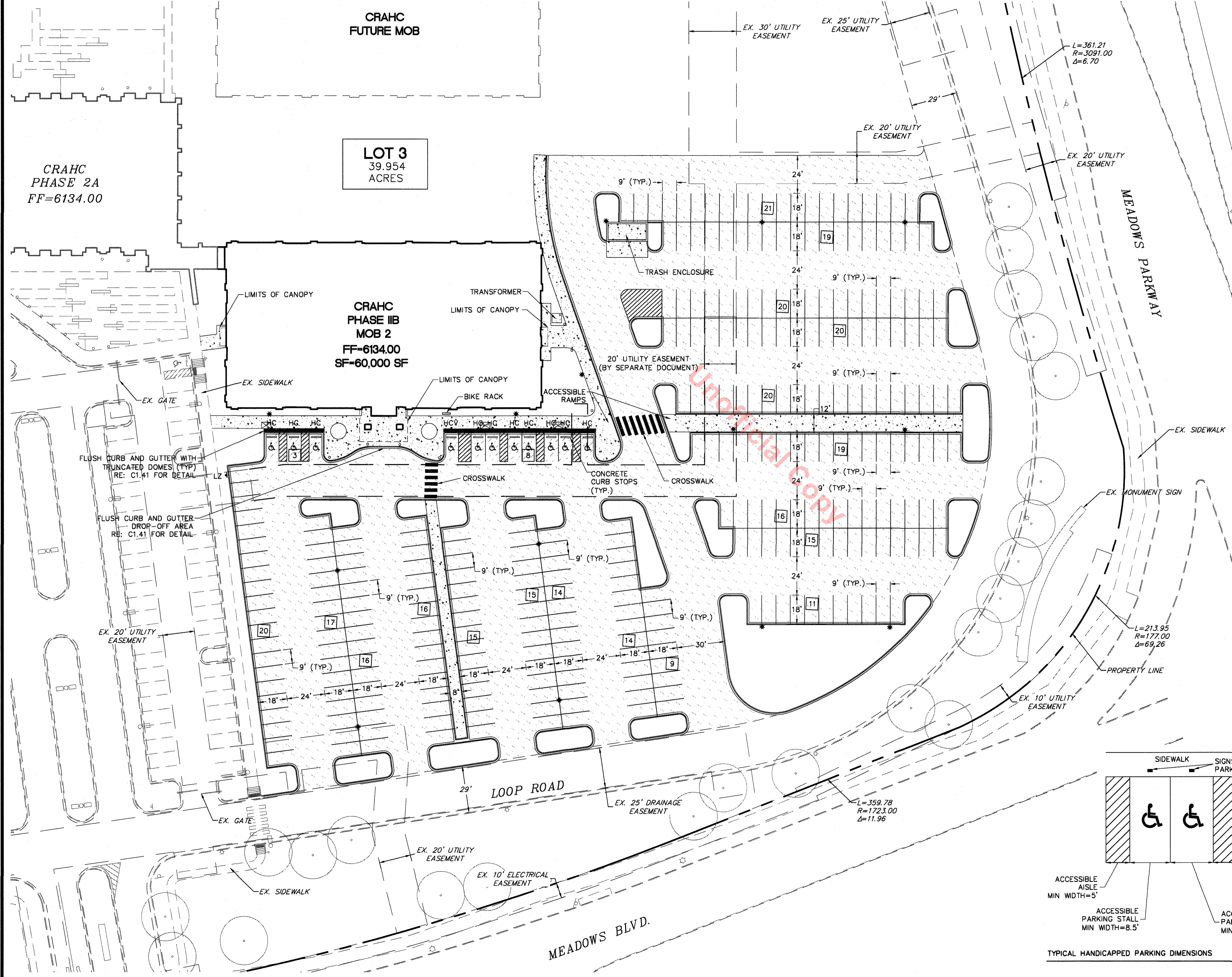
CONTACTS:

<p>OWNER/DEVELOPER PORTERCARE ADVENTIST HEALTH SYSTEM 2525 S. DOWNING ST. DENVER, CO 80210 303.269.4015 PHONE 202.269.4019 FAX</p>	<p>CONTRACTOR G.E. JOHNSON CONSTRUCTION COMPANY 25 N. CASCADE AVE. SUITE 400 COLORADO SPRINGS, CO 80903 719.473.5321 PHONE 719.473.5324 FAX</p>	<p>CIVIL ENGINEER S.A. MIRO, INC. 4582 S. ULSTER ST. PKWY. SUITE 300 DENVER, CO 80237-2639 303.741.3737 PHONE 303.694.3134 FAX</p>	<p>ARCHITECT RTA ARCHITECTS 19 SOUTH TEJON STREET SUITE 300 COLORADO SPRINGS, CO 80903 719.471.7566 PHONE 719.471.1174 FAX</p>	<p>SURVEYOR CLARK LAND SURVEYING, INC. 119 N WAHSATCH AVENUE COLORADO SPRINGS, CO 80903 719.633.8533 PHONE 719.633.8822 FAX</p>	<p>LANDSCAPE ARCHITECT GROUND LOGIC, INC. 2038 GROVE STREET BOULDER, CO 80302 303.733.8333 PHONE 303.845.9334 FAX</p>	<p>MEP ENGINEER SSG MEP, INC. 3025 SOUTH PARKER ROAD SUITE 1100 AURORA, CO 80014 303.696.2602 PHONE 303.696.0812 FAX</p>
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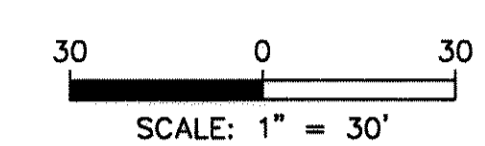
SUBMITTAL DATE: 08/10/12
 CASTLE ROCK ADVENTIST HEALTH CAMPUS
 PHASE 2B - MOB 17
 LOT 3, THE MEADOWS FILING NO. 17,
 3rd AMENDMENT TO THE FINAL PD SITE PLAN
 FPD #12-0002
 COVER SHEET
 SHEET 1 OF 11

3rd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

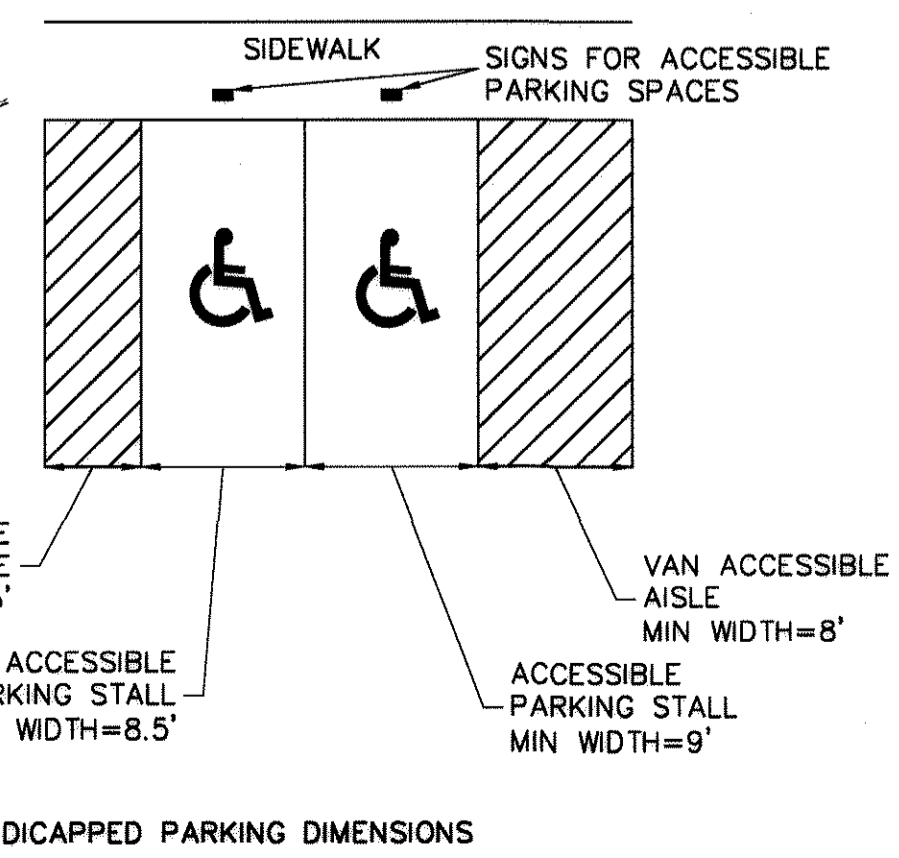


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



- LEGEND:**
- EXISTING CURB AND GUTTER
 - EXISTING SIDEWALK
 - EXISTING EASEMENT
 - EXISTING WALL
 - EXISTING FENCE
 - EXISTING SIGN
 - EXISTING LIGHT
 - EXISTING TREE
 - EXISTING PROPERTY LINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED EASEMENT
 - PROPOSED SIDEWALK
 - PROPOSED LIGHT
 - PROPOSED TREE
 - PARKING STALL COUNT
9'x18' MINIMUM DIMENSIONS
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED "30 MIN. LOADING ZONE SIGN"
 - PROPOSED "HANDICAP PARKING" SIGN
 - PROPOSED "VAN ACCESSIBLE HANDICAP PARKING" SIGN

- NOTE:**
1. LIGHT LOCATIONS SHOWN ON THIS PLAN ARE PRELIMINARY AND WILL BE FINALIZED ON THE CONSTRUCTION DOCUMENTS
 2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
 3. ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE LIFE SAFETY DIVISION.

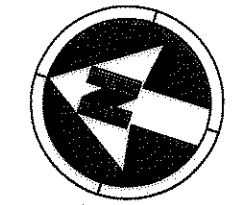


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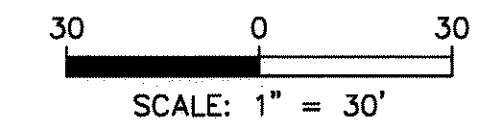
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CASTLE ROCK ADVENTIST HEALTH CAMPUS
PHASE 2B - MOB 2
LOT 3, THE MEADOWS FILING NO. 17,
3rd AMENDMENT TO THE FINAL PD SITE PLAN
FPD #12-0002
SITE PLAN
SHEET 2 OF 11

3rd AMENDMENT TO THE FINAL PD SITE PLAN

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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



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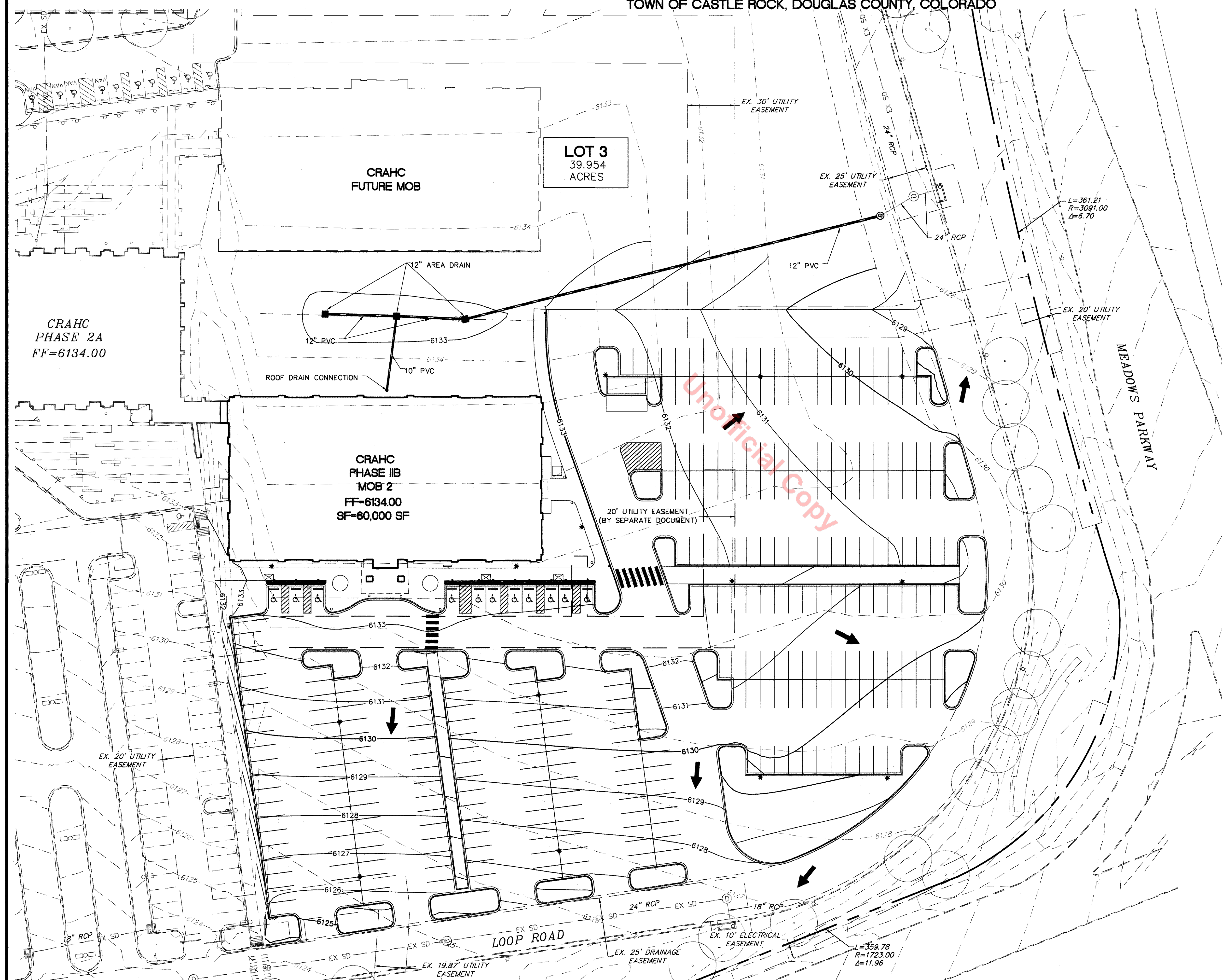


LEGEND:

- PROPERTY LINE
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING STORM SEWER
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED AREA INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- FLOW DIRECTION ARROW

NOTE:

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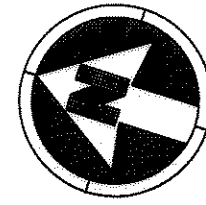
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 PHASE 2B - MOB 2
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 3rd AMENDMENT TO THE FINAL PD SITE PLAN
 FPD #12-0002
GRADING PLAN
SHEET 3 OF 11

3rd AMENDMENT TO THE FINAL PD SITE PLAN

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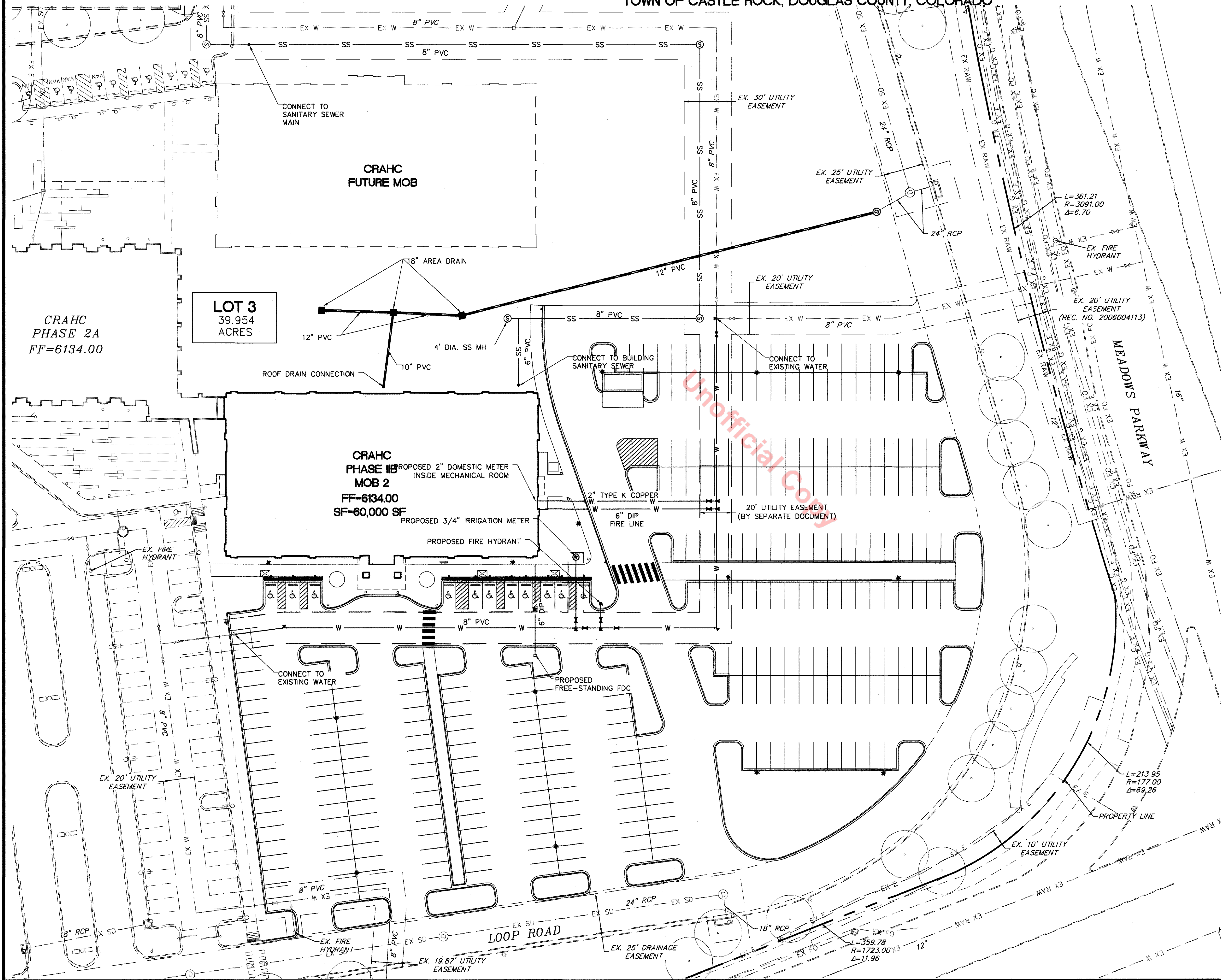
30 0 30
SCALE: 1" = 30'

LEGEND:

---	PROPERTY LINE
- - - -	EX SS EXISTING SANITARY SEWER LINE
- - - -	EX SD EXISTING STORM SEWER LINE
- - - -	EX W EXISTING WATER LINE
- - - -	EXISTING EASEMENT
⊙	EXISTING SANITARY MANHOLE
⊕	EXISTING INLET
SS	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM SEWER LINE
W	PROPOSED WATER LINE
⊕	PROPOSED INLET
⊙	PROPOSED STORM SEWER MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE
*	PROPOSED LIGHT
---	PROPOSED EASEMENT

NOTE:

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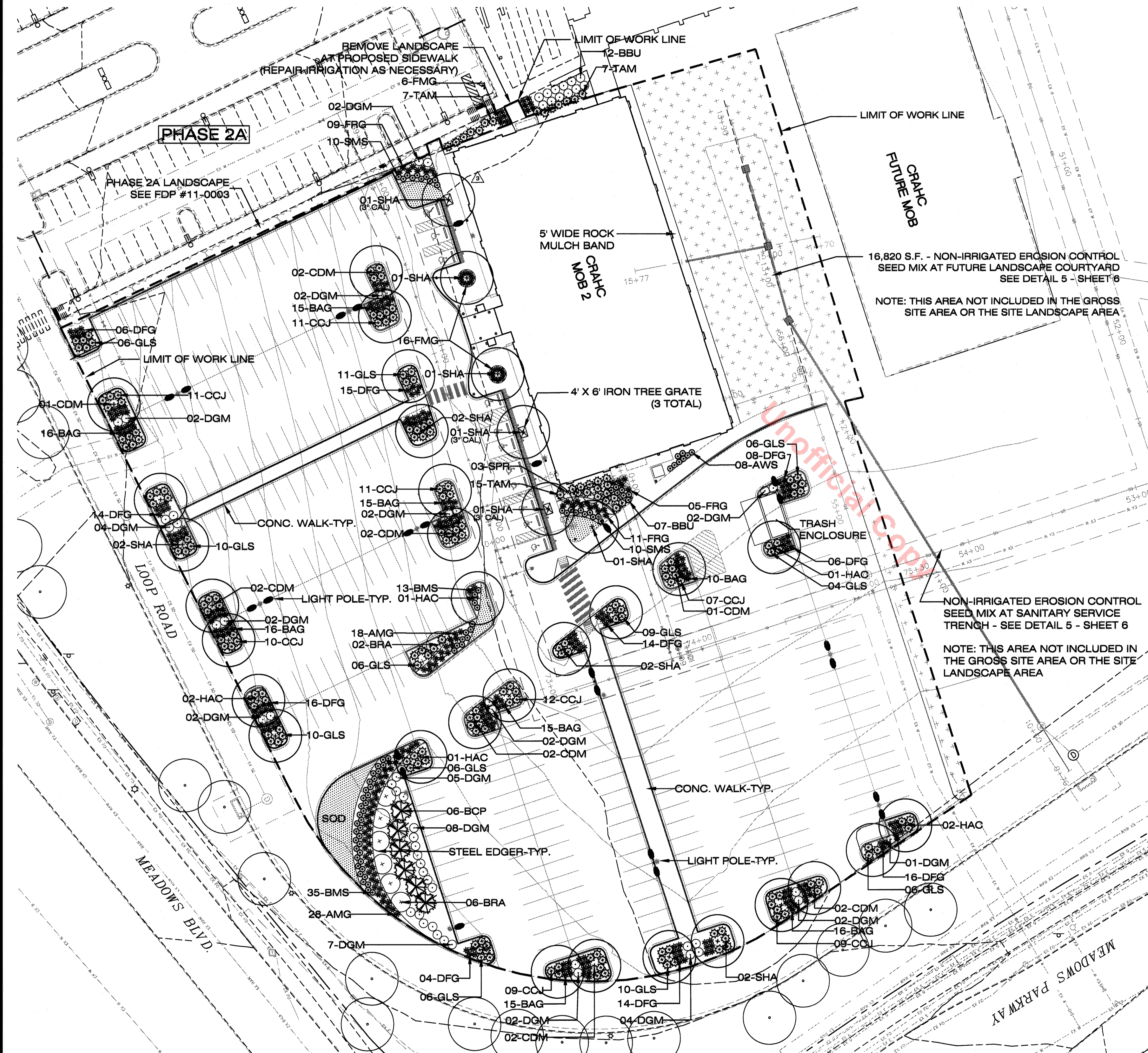


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 UTILITY PLAN
 SHEET 4 OF 11

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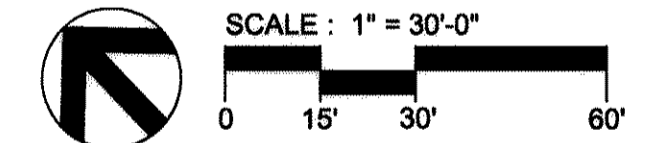
PLANT SCHEDULE

QUAN.	SYM.	LATIN NAME	COMMON NAME	SIZE / COND.	IRRIGATION ZONE	APPLICATION RATE (INCHES PER MONTH)	WATER USE	
DECIDUOUS CANOPY TREES								
14	CDM	ACER SACCHARARUM 'CADDO'	CADDO MAPLE	2" CAL / B&B	TREE	2.0	LOW	
07	HAC	CELTIC OCCIDENTALIS	COMMON HACKBERRY	2" CAL / B&B	TREE	1.0	VERY LOW	
14	SHA	GLEDISIA TRIACANTHOS VAR. INERMIS SHADEMASTER	SHADEMASTER HONEYLOCUST	2" CAL / B&B 3" CAL / B&B (use 3" cal. in tree grades)	TREE	2.0	LOW	
DECIDUOUS ORNAMENTAL TREES								
08	BRA	MALUS 'BRANDYWINE'	BRANDYWINE CRABAPPLE	1 1/2" CAL / B&B	TREE	2.0	LOW	
03	SPR	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1 1/2" CAL / B&B	TREE	2.0	LOW	
EVERGREEN TREES								
06	BCP	PINUS ARISTATA	BRISTLEcone PINE	6' HT.	TREE	2.0	LOW	
DECIDUOUS SHRUBS								
48	BMS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	5 GAL. / CONT.	SHRUB	2.0	LOW	
91	GLS	RHUS AROMATICA 'GRO LOW'	GROW LOW SUMAC	5 GAL. / CONT.	SHRUB	2.0	LOW	
45	DGM	ACER GINNALLA COMPACTUM	DWARF GINNALLA MAPLE	5 GAL. / CONT.	SHRUB	2.0	LOW	
08	AWS	SPIREA X BUMALDA 'ANTHONY'	ANTHONY WATERER SPIREA	5 GAL. / CONT.	SHRUB	3.0	MODERATE	
20	SMS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL. / CONT.	SHRUB	3.0	MODERATE	
29	BBU	EUONYMUS ALATUS 'COMPACTA'	BURNING BUSH	5 GAL. / CONT.	SHRUB	3.0	MODERATE	
EVERGREEN SHRUBS (SPREADING JUNIPER)								
80	OCJ	JUNIPERUS SABINA 'MONNA'	CARGARY CARPET JUNIPER	5 GAL. / CONT.	SHRUB	2.0	LOW	
49	TAM	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	5 GAL. / CONT.	SHRUB	2.0	LOW	
ORNAMENTAL GRASSES								
25	FRG	CALAMAGROSTIS X ACUTIFOLIUS 'KARL FORESTER'	FEATHER REED GRASS	1 GAL. / CONT.	SHRUB	3.0	MODERATE	
113	DFG	PENNSTETUM ALOPECUROIDES 'ORIENTALE'	DWARF FOUNTAIN GRASS	1 GAL. / CONT.	SHRUB	2.0	LOW	
48	AMG	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	1 GAL. / CONT.	SHRUB	2.0	LOW	
32	FMG	MISCANTHUS SINENSIS 'FLAME'	FLAME MAIDEN GRASS	1 GAL. / CONT.	SHRUB	2.0	LOW	
118	BAG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL. / CONT.	SHRUB	2.0	LOW	
IRRIGATED CANADIAN BLUE FESCUE TURF MIX								
		HARD FESCUE 'DURAR'		28%	SOD	TURF	3.0	MODERATE
		CREeping RED FESCUE		28%	SOD	TURF	3.0	MODERATE
		BLUE FESCUE 'SR3200'		22%	SOD	TURF	3.0	MODERATE
		SHEEP FESCUE 'COVAR'		22%	SOD	TURF	3.0	MODERATE
NON-IRRIGATED EROSION CONTROL MIX								

16,820 S.F. - NON-IRRIGATED EROSION CONTROL SEED MIX AT FUTURE LANDSCAPE COURTYARD SEE DETAIL 5 - SHEET 6

NOTE: THIS AREA NOT INCLUDED IN THE GROSS SITE AREA OR THE SITE LANDSCAPE AREA

NON-IRRIGATED EROSION CONTROL MIX SEE DETAIL 5 ON SHEET 6



REGISTERED LANDSCAPE ARCHITECT: SCOTT CLOBES #9063
REGISTERED IRRIGATION DESIGNER: SCOTT CLOBES #9063

GROUND LOGIC INC.
LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN
SITE DESIGN & GIS

GROUND LOGIC INC.
2038 Grove Street
Boulder, CO 80302
P. 303-733-8333
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office@groundlogic.com

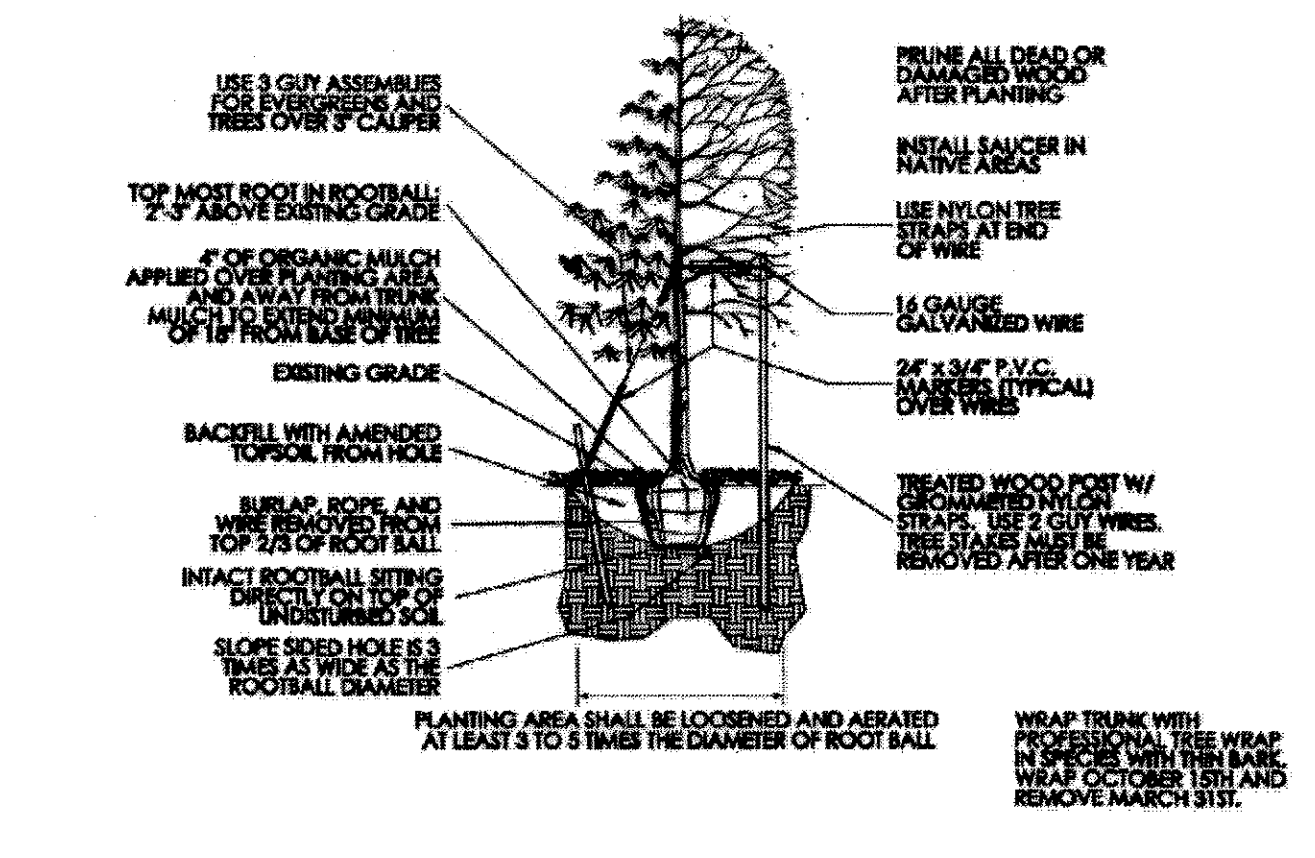
CIVIL ENGINEERS
S. A. MIRO, INC.
CONSULTING ENGINEERS
4582 South Ulster Street Pkwy.
Suite 300 Denver, CO 80237
ph. 303 741 3737
fax 303 694 3134

NOTE: SEE SHEET 6 FOR PLANT NOTES, DETAILS AND CALCULATIONS.

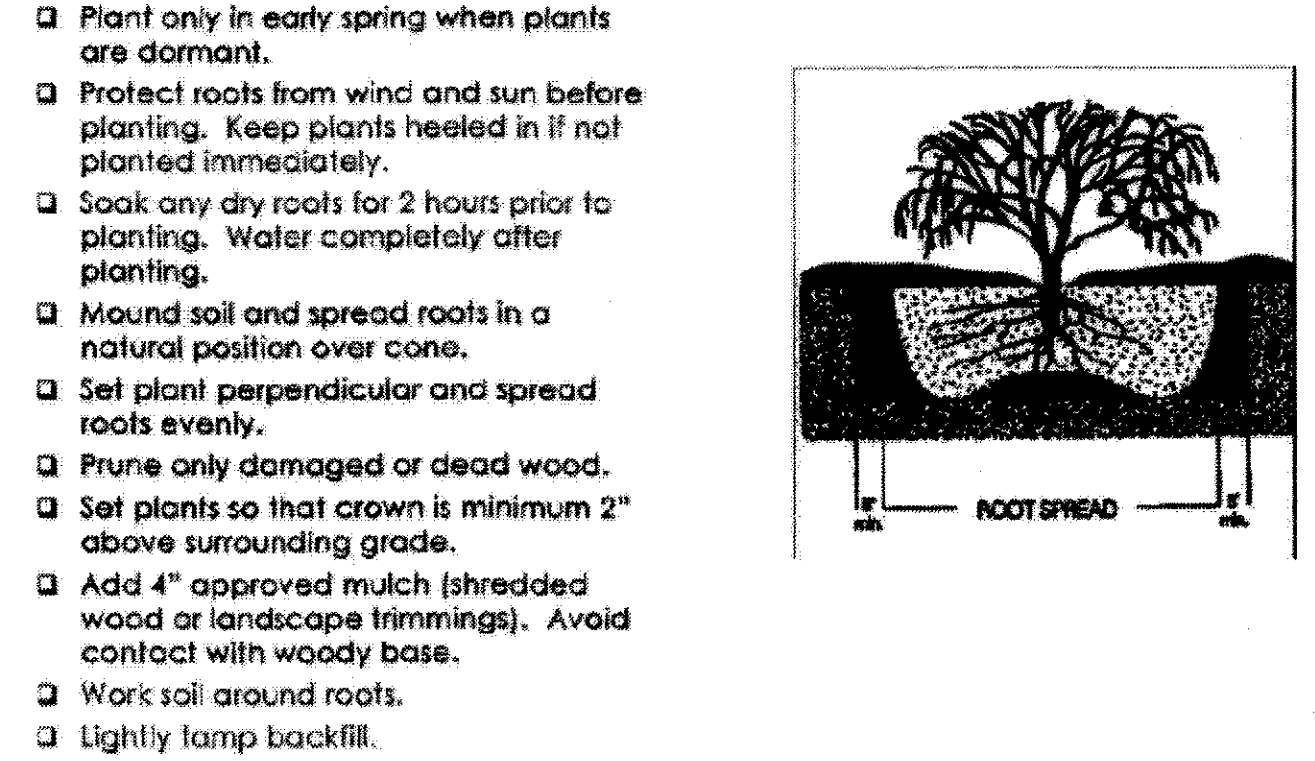
SUBMITTAL DATE: 08/10/12
CASTLE ROCK ADVENTIST HEALTH CAMPUS
PHASE 2B - MOB 2
LOT 3, THE MEADOWS FILING NO. 17,
3rd AMENDMENT TO THE FINAL PD SITE PLAN
FPD #12-0002
LANDSCAPE PLAN
SHEET 5 OF 11

3rd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

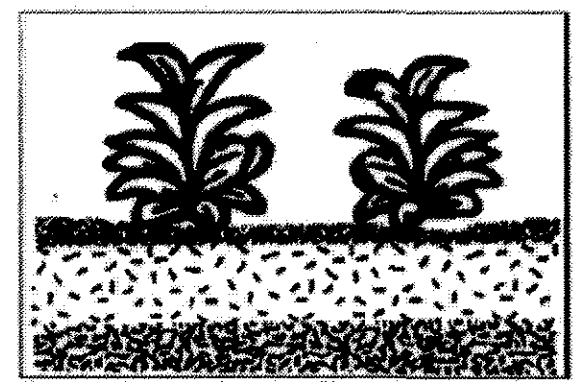


1 TREE PLANTING
SCALE N.T.S.

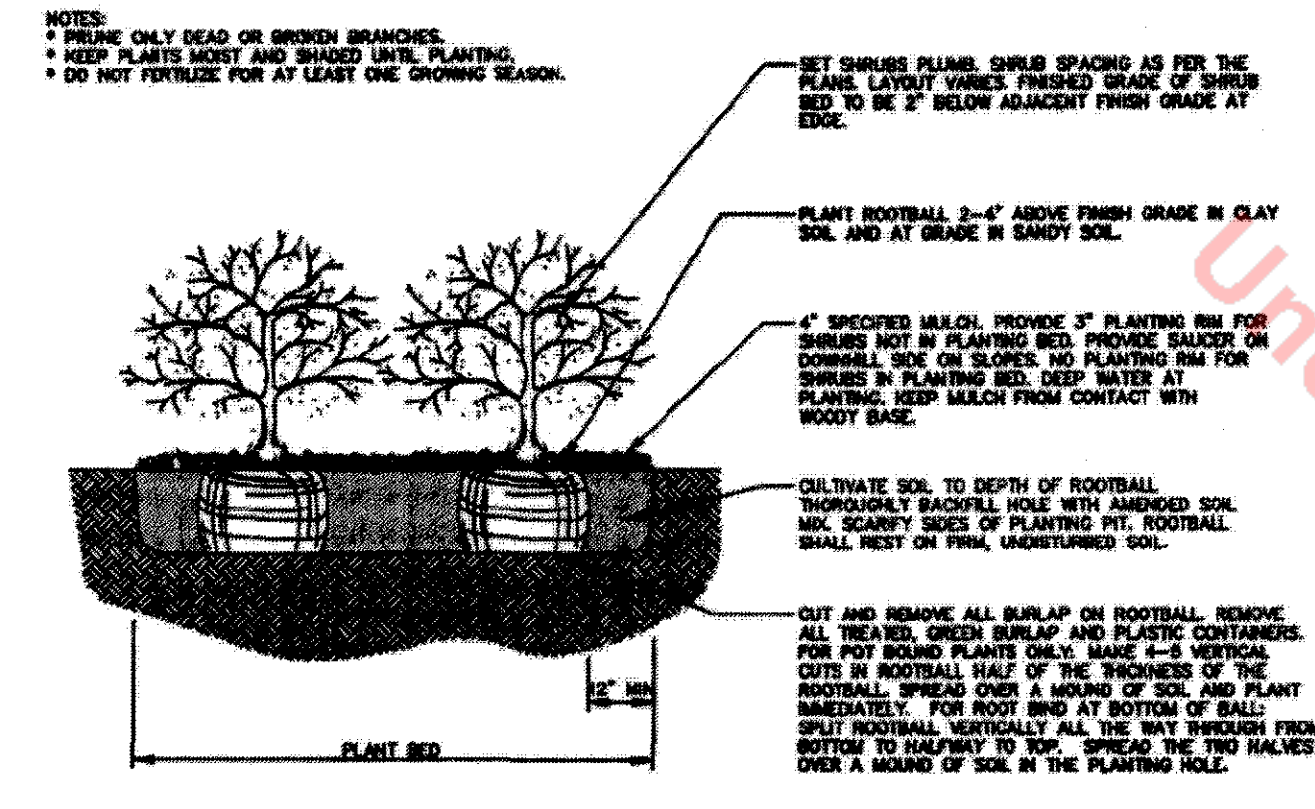


2 BAREROOT DECIDUOUS SHRUB
SCALE N.T.S.

- Shredded, aged mulch 3" deep for perennials, for ground covers.
- Undisturbed soil.
- Keep plants moist and shaded until planting.
- Plant ground cover and perennials level and at grade.
- Soil to be well cultivated to a minimum depth of 4".
- In clay soil work in topsoil and organic compost. See specs. for ratio and quantity.
- In sand work in topsoil, organic compost and aged manure. See specs. for ratio and quantity.
- No scale.



3 PERENNIAL / GROUND COVER
SCALE N.T.S.



4 SHRUB PLANTING
SCALE N.T.S.

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF DRY UTILITIES OCCUR WITHIN (5) FIVE FEET OF PROPOSED PLANTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

LANDSCAPE NOTES:

- 1) ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL WHICH TIME FINAL COMPLETION IS PROVIDED IN WRITING.
- 2) PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
- 3) ROUGH GRADING TO PLUS OR MINUS .2' (TWO TENTHS OF A FOOT) BY GENERAL CONTRACTOR ALONG SIDEWALKS AND EDGING. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE MAKE HIM RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
- 4) FILTER FABRIC AT SHRUB BEDS SHALL BE TYPAR 315. OVERLAP SEAMS A MINIMUM OF 18". PIN FABRIC REGULARLY AND THOROUGHLY ALONG ALL PAVEMENT AND SHRUB BED EDGES TO AVOID CREEP. CUT HOLES TIGHT AT BASE OF SHRUBS.
- 5) NOTIFY ARCHITECT IN ORDER TO TAG TREES AT THE NURSERY. SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
- 6) ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 7) ALL LANDSCAPE AREAS TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CY/1000 S.F. OF ORGANIC SOIL TILLED TO A DEPTH OF 8". ACCEPTABLE ORGANIC MATTERS INCLUDE AGED COMPOST, WOOD HUMUS FROM SOFT/NON-TOXIC TREE, SPHAGNUM MOSS (EXCLUDING THAT OF COLORADO ORIGIN), OR AGED/TREATED MANURES (MIN. 2 YEARS AGED)
- 8) LANDSCAPE EDGER: 4, X14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL.
- 9) WRAP TREES IN LATE FALL AFTER INSTALLATION AND REMOVE IN THE SPRING OR AS DIRECTED BY OWNER.
- 10) ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN 3" DEPTH, 1 1/2" TAN COLOR RIVER ROCK (TO MATCH DEVELOPMENT TYPE) OVER SPECIFIED GEOTEXTILE WEED FABRIC.
- 11) THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT.
- 12) MAINTAIN A MIN. 3' CLEARANCE AROUND FIRE HYDRANTS OR OTHER FIRE SERVICE EQUIPMENT.
- 13) NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN DRAINAGE OR UTILITY EASEMENTS.
- 14) NO SOLID OBJECTS EXCEEDING 30" IN HEIGHT SHALL BE PLACED WITHIN ANY SIGHT DISTANCE TRIANGLE.
- 15) THE LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A REGISTERED TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PROFESSIONAL CONTRACTOR
- 16) 4X6 SIZE IRON 2-PIECE TREE GRATES ARE PRODUCED BY NENAH FOUNDRY MODEL #R8810, CALL 800.558.5075

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - AREA OF SEEDING AND MULCHING.
 - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL MANURES FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A WRITTEN STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WEET, MOLDED, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TOLERANCE SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSEER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED MINIMUM. THE LOSS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN GESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE: POUNDS OF SEED (X PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY GRASS IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDING AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 8 INCHES (GRADE SURFACE, HAIL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENEED TO A DEPTH OF 6 INCHES PRIOR TO SPRINKLING TOPSOIL.
9. FOR PERMANENTLY IRRIGATED AREAS OR FOR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDING AREA, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 4 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENEED (CELLED) TO A DEPTH OF AT LEAST 8 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF SOILS GREATER THAN 4 INCHES AND SOILS GREATER THAN 2 INCHES SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENEED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 8 INCHES. MULCH SHALL BE APPLIED TO A DEPTH OF 1/4 INCH. MULCH SHALL BE 1/4 INCHES STRAW AT LEAST 50 PERCENT OF THE MULCH BY WEIGHT. SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY WORKED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORM BROADCAST AT TWO TIMES THE DRILL RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO CONTACT, THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDING AREAS SHALL BE MULCHED, CRIMPED AND TACKLED WITHIN 24-HOURS AFTER SEEDING.
15. TACKLER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKLER MATERIAL SHALL CONSIST OF A FIBRE-GLASS NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL PLANT GUM OF PLANTAGO INSULARIS. (DESERT INDOHAWKWEED), APPLIED IN A SLURRY WITH WATER AND AERIAL FIBRE. THE FORMER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.8 - 2.2%; ASH CONTENT = 2.7 - 7.4%; FIBRE = 4.5 - 7.4%; PH SOLUTION = 8.5 - 9.0. THE MIXTURE SHALL NOT CONTAIN ANY MINERAL FILLERS, RECYCLED CELLULOSE PAPER, CLAYS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBRE AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 315.02 - PAR. 6, AND SUBSECTION 302.02, RESPECTIVELY. APPLY TACKLER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

SEEDING AND MULCHING MAINTENANCE NOTES

1. ALL SEEDING AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF BRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE GESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF BRIGATION SHALL BE APPROVED BY THE TOWN AND PROHIBIT OPERATIONS CAPABLE OF IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDING AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASONS OR AS REQUESTED BY THE GESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARDS, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - 5.1. THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.
 - 5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - 5.3. FREE OF ERODED AREAS.
 - 5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
 - 6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
 - 6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - 6.3. FREE OF ERODED AREAS.
 - 6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	S. IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDOHAWKGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDDONTS GRAMA	VAUGHN	PNWS	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.8
BLUE GRAMA	HACHETA	PNWS	10	0.3
THICKSPICE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDWHEED	GOUGHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LOGGON	PNCS	10	1
SLENDER WHEATGRASS	PRYOR	PNCS	5	0.8
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.8
			TOTAL	9.2

DOUGLAS COUNTY AND CASTLE ROCK TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	S. IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PNCS	30	3.9
INTERMEDIATE WHEATGRASS	DAHE	PNCS	30	4.5
PURBESCENT WHEATGRASS	LUNA	PNCS	30	4.2
ANNUAL RYEGRASS	N/A	ACB	10	0.8
			TOTAL	13.4

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	S. IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHETA	PNWS	20	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDDONTS GRAMA	VAUGHN	PNWS	20	1.8
THICKSPICE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
			TOTAL	11.0

Sheet Revisions

REV	DATE	DESCRIPTION	BY	CHKD
1	3/11	GESC MANUAL UPDATES	DVD	

NOTE: SCALES
SHOWN ARE FOR 25% SCALES. SHEETS ADJUST ACCORDINGLY FOR 11% & 17% SCALES.

UTILITIES DEPARTMENT
Stormwater Engineering Division

GESC
GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 10 OF 14

5 GESC EROSION CONTROL
SCALE N.T.S.

SUMMARY OF LANDSCAPE AREA

TOTAL S.F. OF TREE AND SHRUB ZONE	14,768 S.F. (90%)
TOTAL S.F. OF TURF ZONE	1,664 S.F. (10%)
TOTAL S.F. OF LANDSCAPE AREA	16,432 S.F. (100% OR (10.5 % OF GROSS SITE AREA))

COMMERCIAL LANDSCAPE SITE INVENTORY

GROSS SITE AREA	LANDSCAPE AREA	TURF AREA	NON-LIVING ORN. AREA	# TREES REQ.	# TREES PROVIDED	# SHRUBS REQ.	# SHRUBS PROVIDED	SOIL PREP AMOUNT (IN C.Y. PER S.F.)	SEPARATE IRRIGATION CONNECTION
156,977 S.F.	16,432 S.F.	1,664 S.F.	4,042 S.F.	30	53	60	374	SEE LANDSCAPE NOTE #7	YES
PARKING LOT AREA	PARKING LOT LANDSCAPE AREA	# OF PARKING SPACES	NON-LIVING ORN. AREA	# OF INTERNAL LS ISLANDS	MIN. WIDTH OF INTERNAL LS ISLANDS	# TREES REQ.	# TREES PROVIDED	# SHRUBS REQ.	# SHRUBS PROVIDED
105,690 S.F.	12,808 S.F.	309	3,152 S.F.	16	8'	26	39	52	270

NOTES:

1. GROSS SITE AREA TAKEN FROM PROJECT LEASE LINE. SEE DRAWINGS.
2. PARKING LOT AREA DOES INCLUDE DRIVE AISLES AND ISLANDS, BUT NOT ROADS OR SIDEWALKS.
3. SITE INVENTORY DOES NOT INCLUDE ORNAMENTAL GRASS PLANTING IN COUNTS.

CLWUR / WATER USE CHART

IRRIGATION ZONE	PLANT TYPE	APP. RATE (INCHES /MONTH)	ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA)	LWUR (LS WATER USE RATING)	TA (TOTAL AREA OF LS)	CLWUR (LWUR x IA / TA)
NETAFIM	SOD	3.0	MOD	11%	1,664 S.F.	3.0	16,432	.33
DRIP	SHRUB BEDS	2.0	LOW	89%	14,768 S.F.	2.0	16,432	1.80
TOTAL OF THE CLWUR								2.13

REGISTERED LANDSCAPE ARCHITECT: SCOTT CLOBES #9063
REGISTERED IRRIGATION DESIGNER: SCOTT CLOBES #9063

GROUND LOGIC INC.
LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN
SITE DESIGN & BID

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MIRRO CIVIL ENGINEERS
S. A. MIRO, INC.
CONSULTING ENGINEERS
4582 South Ulster Street Pkwy.
Suite 300 Denver, CO 80237
ph. 303 741 3737
fax 303 694 3134

SUBMITTAL DATE: 08/10/12
CASTLE ROCK ADVENTIST HEALTH CAMPUS
PHASE 2B - MOB 2
LOT 3, THE MEADOWS FILING NO. 17,
3rd AMENDMENT TO THE FINAL PD SITE PLAN
FPD #12-0002
LANDSCAPE NOTES AND DETAILS
SHEET 6 OF 11

3rd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

Irrigation Schedule

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
	LOW VOLUME CONTROL ZONE KIT	NETAFIM	LVCZS8010075-LF
	QUICK COUPLING VALVE	RAIN BIRD	44 LRC
	GATE VALVE		LINE SIZE
	IRRIGATION CONTROLLER - INDOOR	RAIN BIRD	ESP-SMT SMART CONTROL- MODULES FOR 6 STATIONS
	RAIN SENSOR	RAIN BIRD	RSD-CEX
	BACKFLOW PREVENTER	FEBCO	825YA - 3/4"
	DRIP VALVE ASSEMBLY	RAIN BIRD	XCZ-100-PRF W/ BALL VALVE W/ FD-101
	DRIP LINE BLOW-OUT STUB		
	POLY DRIP TUBING	TORO AG	DURA-POL
	DRIP EMITTERS	RAIN BIRD	XERI BUG
	PVC MAINLINE		CLASS 200 BE - 1" DIAMETER
	PVC LATERAL		1" CLASS 200 BE
	PVC SLEEVING		CLASS 200 - SEE PLAN FOR SIZE
	MANUAL DRAIN VALVE	MATCO	101X
	3/4" WATER METER-BY OTHERS		
	SUPPLY HEADER & HEADER PIPE		1" CLASS 200 BE
	TECHLINE CV LATERALS AT 18" O.C., BURY AT 6" DEPTH	NETAFIM	TLCV-26-18
	EMITTERS AT 18" O.C. 0.26 GPH		INSTALL PER MANUFACTURERS INSTRUCTIONS
	CONTROLLER & STATION NO.		CONTROL VALVE SIZE

CONTROLLER LOCATION "A"

WALL MOUNT ONE RAIN BIRD ESP-SMT SMART 6 STATION CONTROLLER, WITHIN BUILDING AT THIS APPROXIMATE LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50 LF. OF CONTROLLER LOCATION FROM BUILDING. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE RAIN BIRD RSD-CEX RAIN SENSOR DEVICE ON BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONNECT RAIN SENSOR WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

2" CONDUIT TO BE INSTALLED FROM CLOCK TO SOFT AREA.

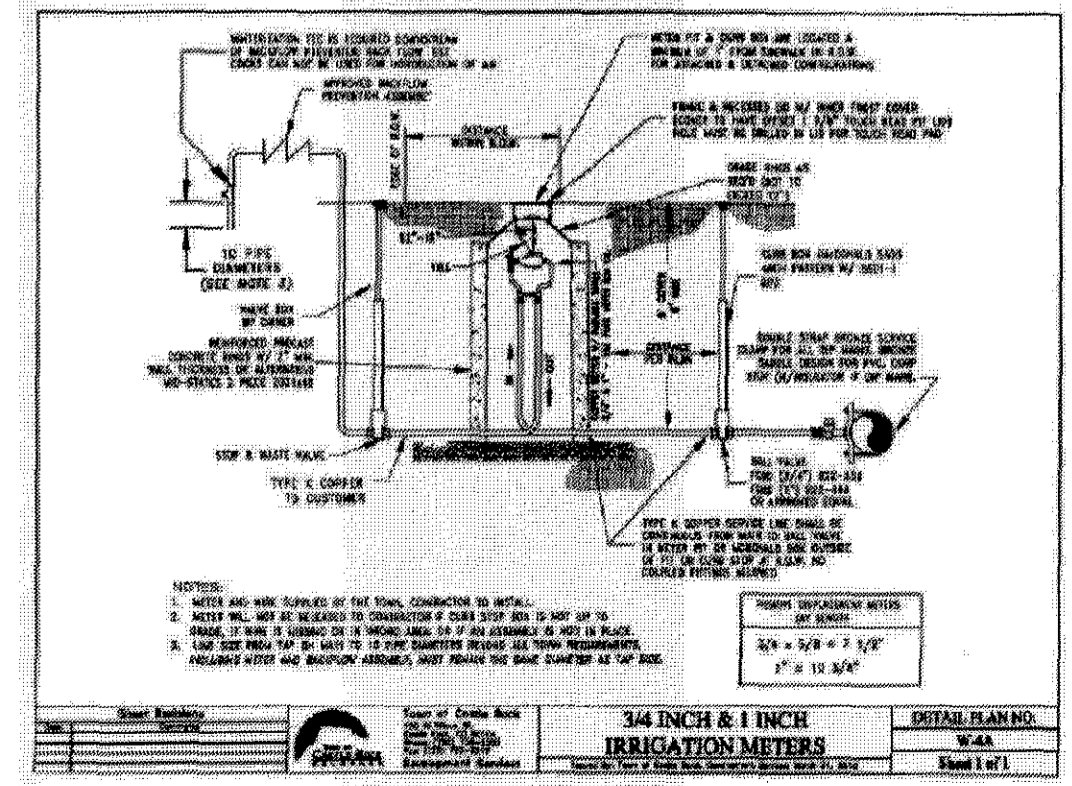
TAPPING SADDLE (REFER TO CIVIL PLANS)

POINT OF CONNECTION #1 - 3/4"

PEAK FLOW REQ: 4 GPM
STATIC REQ: 48 PSI

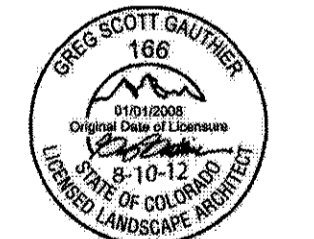
3/4" TAP WITH 3/4" WATER METER PIT (INSTALLED BY OTHERS-SEE CIVIL PLANS). TAP IS SIZED FOR THE MEDICAL OFFICE BUILDING #2 ONLY. (PROPOSED DOMESTIC WATER LINE MUST BE REDUCED TO 3/4" PRIOR TO 3/4" METER IN THE VAULT). IRRIGATION CONTRACTOR TO TIE ONTO EXISTING 3/4" D.I. PIPING STUBBED OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 3/4" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO 3/4" BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, AND ONE QUICK COUPLING VALVE. AFTER 3/4" ASSEMBLY INSTALL ONE 1" GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.

EXTEND 2 ADDITIONAL CONTROL WIRES TO END OF MAINLINE. COIL WIRES AND BURY WITHIN 10" ROUND CONTROL BOX.



REGISTERED LANDSCAPE ARCHITECT: SCOTT CLOBES #9063
REGISTERED IRRIGATION DESIGNER: SCOTT CLOBES #9063

GROUND LOGIC INC.
LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN
SITE DESIGN & EIS



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fax 303 694 3134

SUBMITTAL DATE: 08/10/12
CASTLE ROCK ADVENTIST HEALTH CAMPUS
PHASE 2B - MOB 2
LOT 3, THE MEADOWS FILING NO. 17,
3rd AMENDMENT TO THE FINAL PD SITE PLAN
FPD #12-0002
IRRIGATION PLAN
SHEET 7 OF 11

3rd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

IRRIGATION CHART										
Registered Professional <u>Scott Clobes</u> Registration # <u>9063</u> Date <u>July 12, 2012</u>										
Company Name <u>Ground Logic</u> Address <u>2038 Grove St, Boulder Co 80302</u>										
Phone <u>303-733-8333</u> Email <u>sclobes@groundlogic.com & greg@groundlogic.com</u> Clock Make <u>Rainbird</u> Model <u>ESP-</u>										
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
	Very Low <5' Low 5-10' Medium 10-15' High >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 6"/month or 1.5"/week)	(Minutes/ Month)	(Minutes Every Third Day)	(Gallons per month)
1	mod	canada blue fescue	NETAFIM	NA	0.29	0.43	4.08	844	84	363
2	low	shrubs, trees, perennials	Drip	0.5 - 1.0 gpm	1.00	4.00	2.72	163	16	653
3	mod	canada blue fescue	NETAFIM	NA	0.29	0.73	4.08	844	84	616
4	mod	canada blue fescue	NETAFIM	NA	0.29	1.58	4.08	844	84	1334
5	low	shrubs, trees, perennials	Drip	0.5 - 1.0 gpm	1.00	4.00	2.72	163	16	653
6	low	shrubs, trees, perennials	Drip	0.5 - 1.0 gpm	1.00	4.00	2.72	163	16	653
Total								Min/Month	Min/cycle	Gallons/Month
								3022	302	4271

Irrigation Construction Notes

- DRAWINGS AND BASE INFORMATION** - ALL CIVIL BASE INFORMATION HAS BEEN PROVIDED BY S.A. MIRO. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY GROUND LOGIC OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY GROUND LOGIC AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE** - GROUND LOGIC HAS BEEN TOLD BY THE CIVIL ENGINEER WHO CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **87 PSI**. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY GROUND LOGIC OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY GROUNDLOGIC OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **58 PSI MINIMUM**.
- IRRIGATION SYSTEM OPERATION INTENT** - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN AND EVERY THIRD NIGHT PER WEEK, SEVEN HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

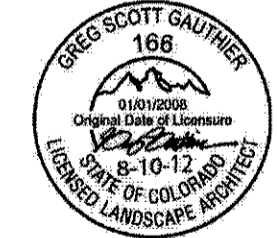
CANADIAN BLUE FESCUE	1.02" PER WEEK PEAK SEASON
SHORT GRASS SEED MIX	0.48" PER WEEK PEAK SEASON
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
- CONTRACTOR SHALL REFER TO PLANTING PLAN FOR EXACT PLANT LOCATIONS AND QUANTITIES. PLANTS SHOWN ON IRRIGATION PLANS ARE APPROXIMATE. THE PLACEMENT OF ALL IRRIGATION COMPONENTS SHALL BE COORDINATED WITH THE LOCATION OF THE PLANTS. IF IRRIGATION THAT IS INSTALLED CONFLICTS WITH OR IS BLOCKED BY THE PLACEMENT OF LANDSCAPE PLANTS OR OTHER FEATURES, SUCH AS EDGER, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RELOCATE THE IRRIGATION COMPONENTS AS REQUIRED TO ALLOW PLACEMENT OF THE PLANTS IN ACCORDANCE WITH THE PLANTING PLAN(S).
- SLEEVING** - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES CROSSING ANY PAVED OR HARD SURFACE SHALL BE INSTALLED IN SLEEVING.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE AND (QUANTITY)
.5" - 1" PIPING	2" PVC (1)
1.5" - 2" PIPING	4" PVC (1)
2.5" - 3" PIPING	6" PVC (1)
4" PIPING	8" PVC (1)
6" PIPING	10" PVC (1)
1- 25 CONTROL WIRES	2" PVC (1)
- DRIP IRRIGATION** - REFER TO IRRIGATION DETAIL SHEET FOR DRIP VALVE ASSEMBLY AND DRIP EMITTER QUANTITIES AND PLACEMENT.
- SPARE CONTROL WIRES** - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS, IN ADDITION TO THE SPARE WIRE REQUIREMENTS LISTED IN TECHNICAL SPECIFICATIONS AND IN IRRIGATION SCHEDULE. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX OR WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE CONSULTANT AND/OR OWNER. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE CONSULTANT.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- THE BACKFLOW PREVENTER MUST BE TESTED BY A STATE CROSS CONNECTION CONTROL TECHNICIAN.

Irrigation System Hydraulic Worksheet										
Project Name: <u>Castle Rock Adventist - Medical Office Building #2</u> Date: <u>July 12, 2012</u>										
Project Location: <u>Castle Rock, Co</u>										
Prepared by: <u>Scott Clobes, Ground Logic</u> Current TOCR Registration # <u>9063</u>										
Tap Size: <u>0.75"</u> Source of Pressure: <u>Town of Castle Rock</u>										
Static Water Pressure: <u>87 psi</u>										
Hydraulic Grade At Zone: <u>unknown at this</u> Company: <u>Ground Logic</u>										
	Ft. of Copper	Pipe Size (")	K Copper	Friction Loss (from chart)	Flow-GPM	Loss/Gain				
Service Line (tap)	10 LF	0.75	K Copper	2.63 /100 FT	4	0.26				
Water Meter:		0.75		0.50	4	0.50				
Service Line (meter to backflow):	8 LF	0.75	K Copper	2.63 /100 FT	4	0.21				
Backflow:		0.75		12	4	12.00				
Master Valve:		3/4		2	4	2.00				
Pressure Required at Head: <u>Netafim Techline CV</u>						<u>30</u>				
Lateral Allowance:						<u>2.00</u>				
Control Valve Allowance:						<u>2.50</u>				
Mainline Allowances:	Pipe Material	Size	Gals.	GPM	Flow-GPM	Loss/Gain				
Length of Mainline	250 LF CL200BE	1" @	4	GPM	0.24 /100 FT	0.60				
	0 LF CL200BE	" @	4	GPM-Looped	0.00 /100 FT	0.00				
Elevation:	Tap elevation	8,133	High/Low:	8,129		-1.73				
<i>Green shading indicates required information you must provide</i>										
Total System requirements (PSI)						48.34				
Available System Pressure (PSI)						87.00				
<i>Town of Castle Rock provides a minimum of 43 psi</i>										
Total irrigated area for tap # <u>1</u> is <u>16,432</u> sq. ft.										

Unofficial Copy

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REGISTERED IRRIGATION DESIGNER: SCOTT CLOBES #9063



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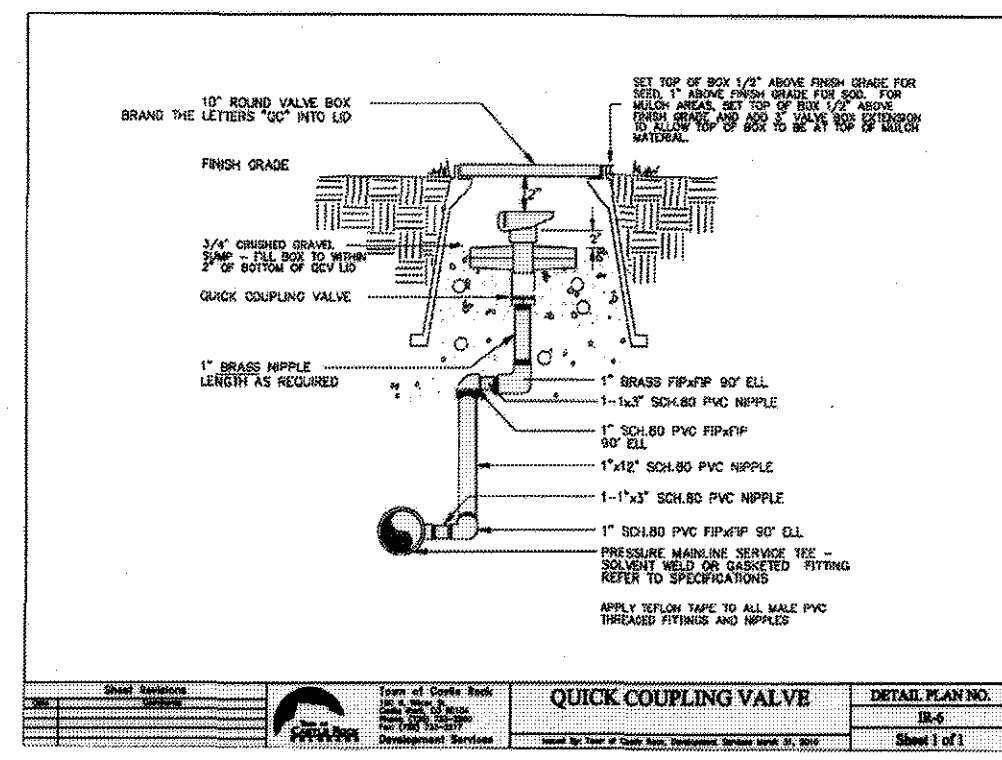


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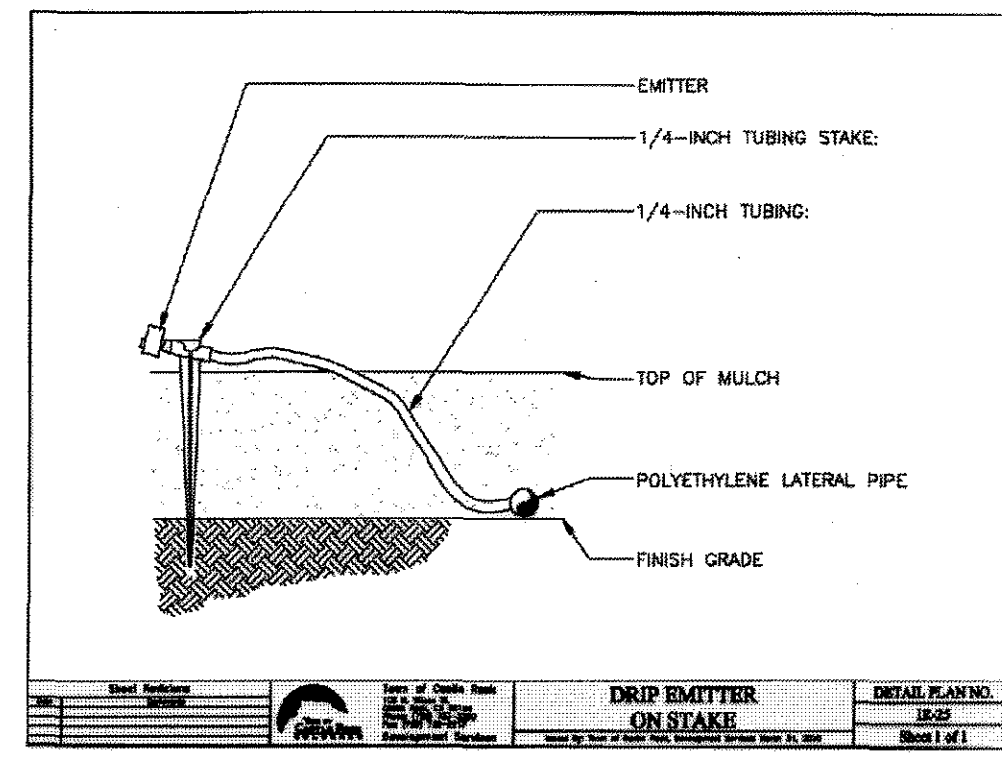
SUBMITTAL DATE: 08/10/12
CASTLE ROCK ADVENTIST HEALTH CAMPUS
PHASE 2B - MOB 2
LOT 3, THE MEADOWS FILING NO. 17,
3rd AMENDMENT TO THE FINAL PD SITE PLAN
FPD #12-0002
IRRIGATION NOTES
SHEET 8 OF 11

3rd AMENDMENT TO THE FINAL PD SITE PLAN

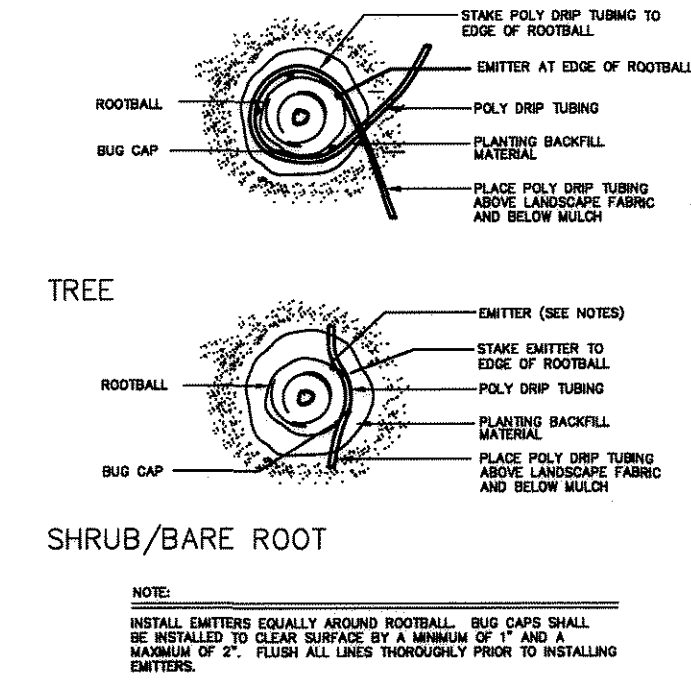
FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



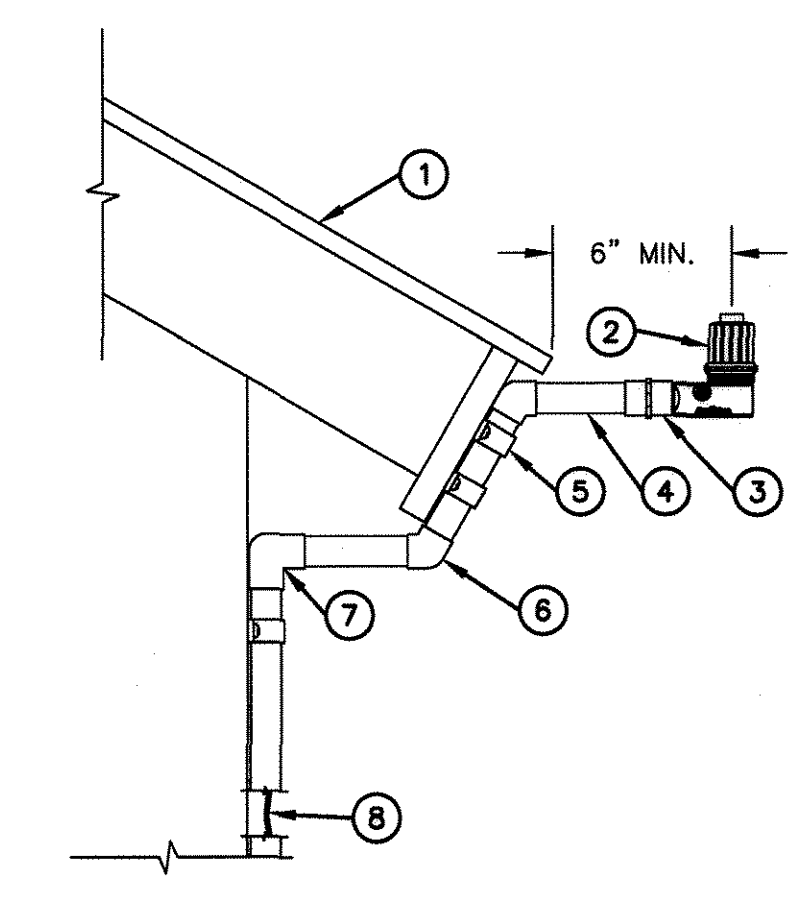
1 QUICK COUPLING VALVE (NOT TO SCALE)



5 DRIP EMITTER (NOT TO SCALE)



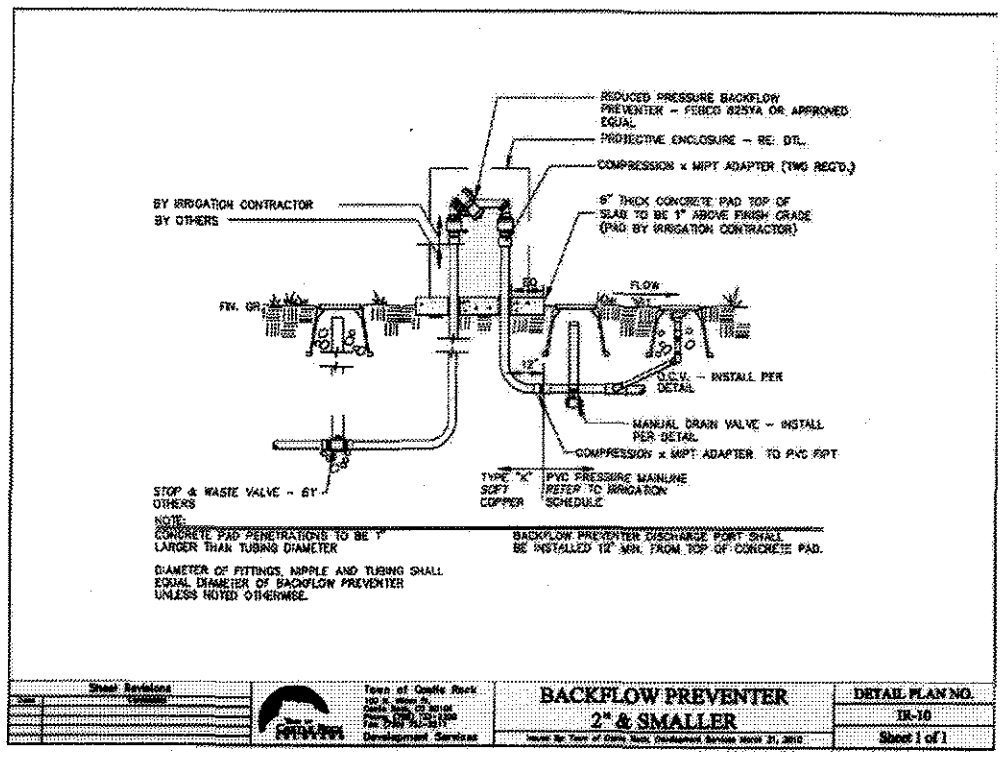
9 DRIP EMITTER (NOT TO SCALE)



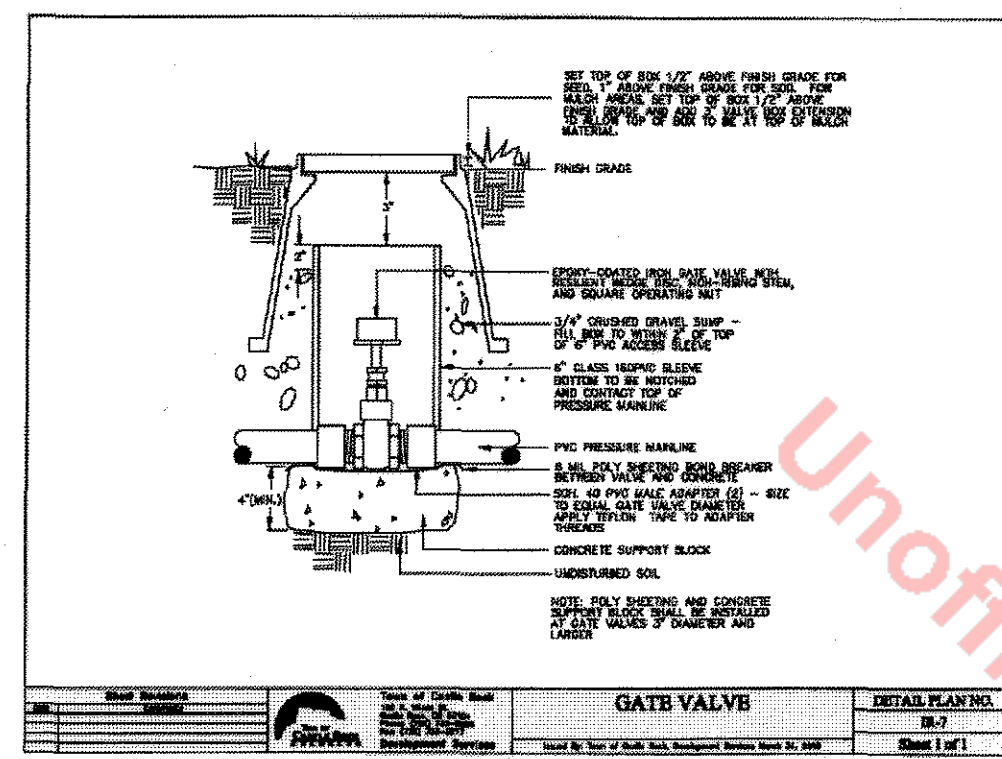
13 RAIN SENSOR (NOT TO SCALE)

- 1 EAVE OF BUILDING
- 2 RAIN SENSOR: RAIN BIRD RSD-CEx
- 3 FEMALE ADAPTER (SLIP X FIPT)
- 4 3/4-INCH CLASS 200 PVC PIPE
- 5 SECURE WITH APPROVED PIPE ANCHOR (1 OF 3)
- 6 45° EL (SLIP X SLIP) (1 OF 2)
- 7 90° EL (SLIP X SLIP)
- 8 WIRE TO IRRIGATION CONTROLLER

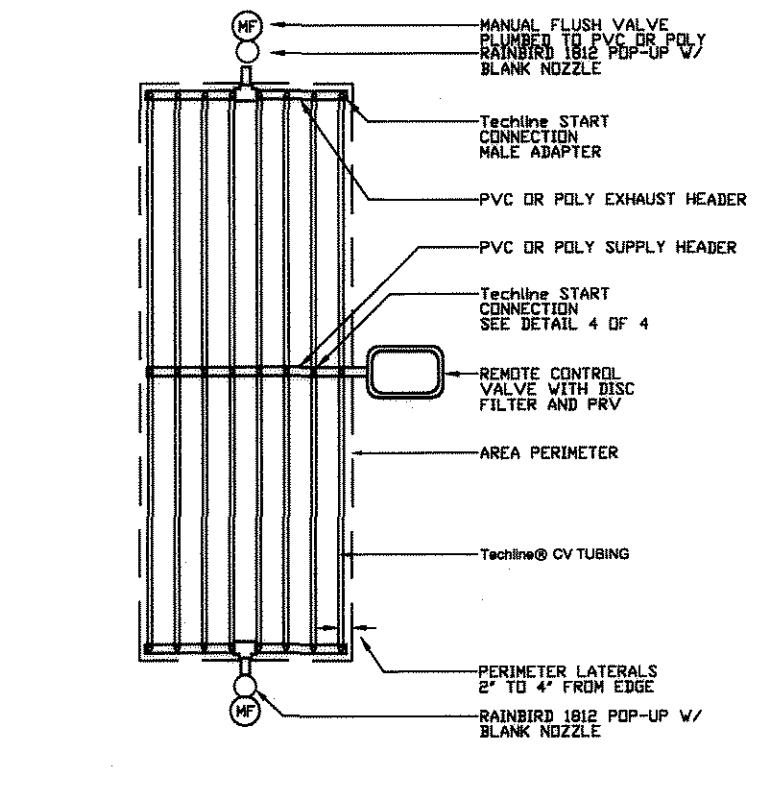
NOTE: THE RAIN SENSOR IS TO BE CONNECTED TO THE SPECIFIED IRRIGATION CONTROLLER PER RAIN SENSOR MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS.



2 BACKFLOW PREVENTER (NOT TO SCALE)

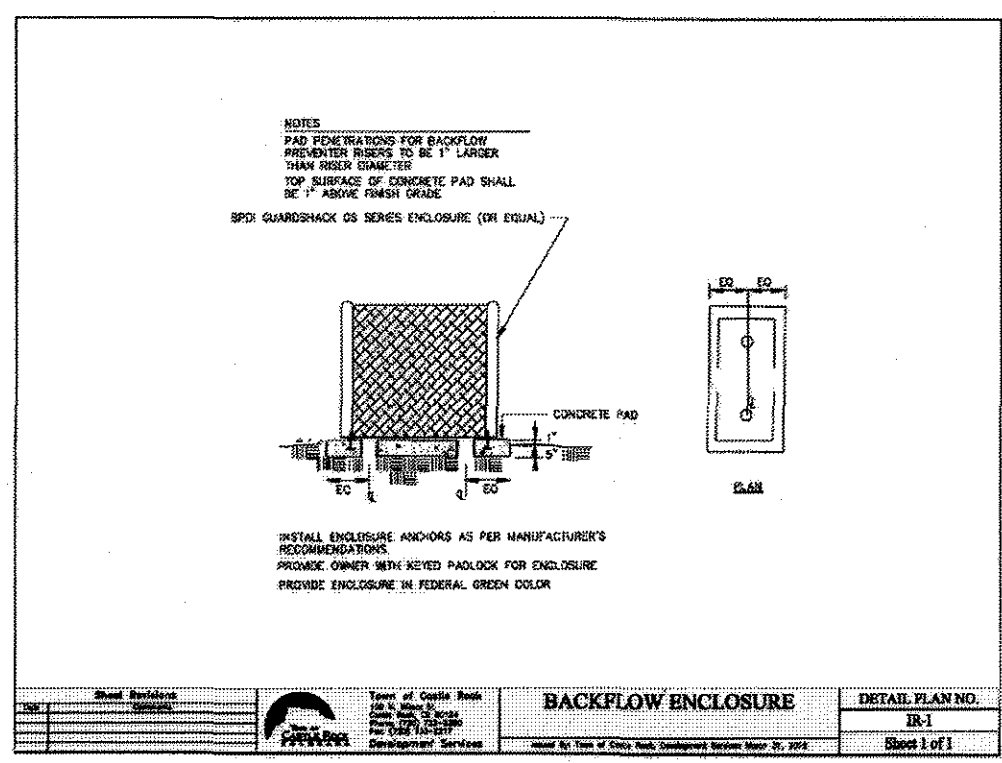


6 GATE VALVE (NOT TO SCALE)

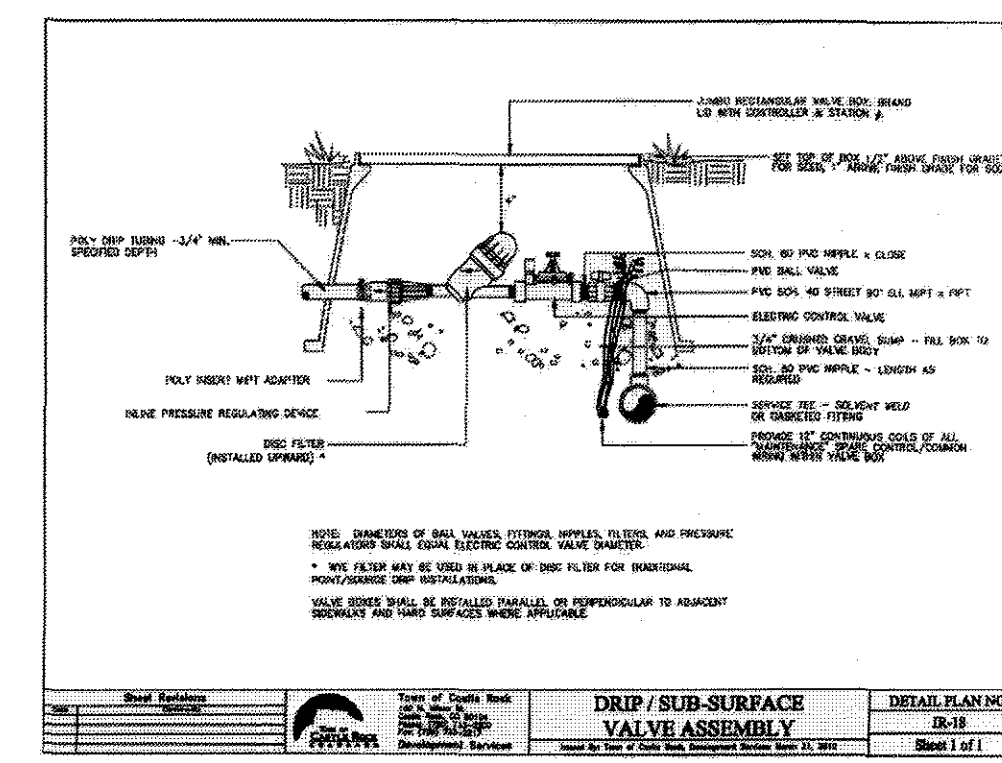


10 NETAFIM CENTER FEED LAYOUT (NOT TO SCALE)

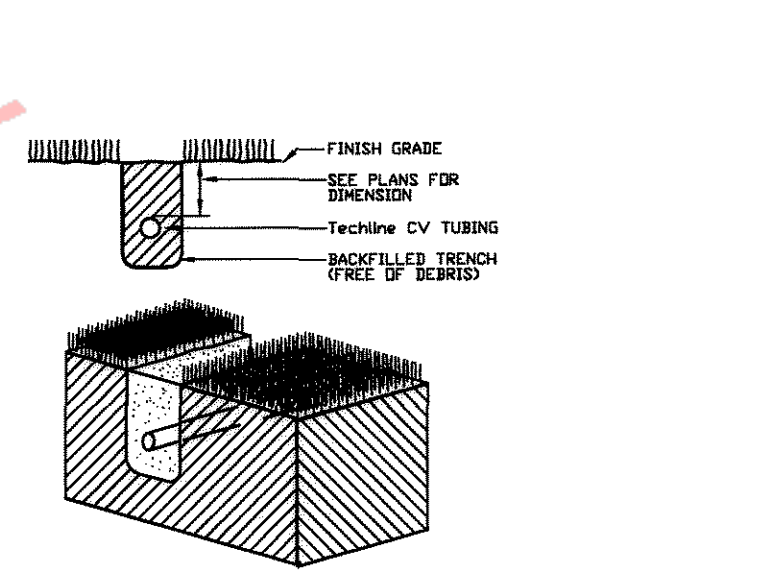
NOTE: TOWN OF CASTLE ROCK STANDARD IRRIGATION DETAILS ARE NOT AVAILABLE FOR SOME OF THE IRRIGATION EQUIPMENT USED ON THIS PROJECT. EQUIPMENT MANUFACTURERS DETAILS ARE SHOWN FOR THESE ITEMS WHERE TOWN DETAILS ARE NOT AVAILABLE.



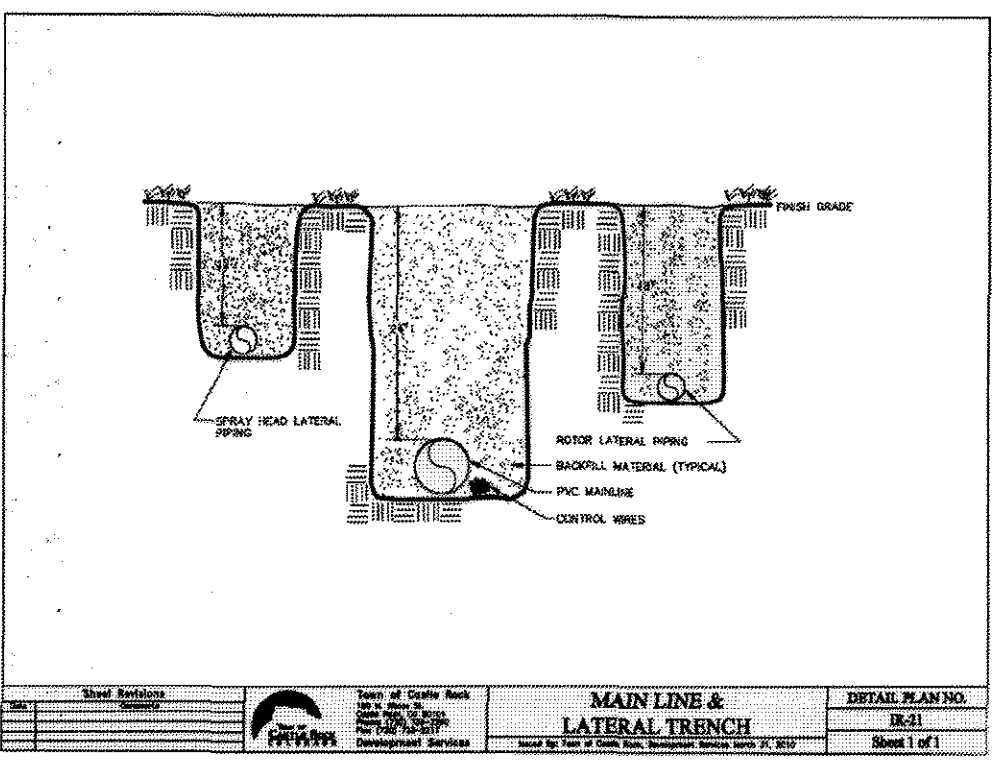
3 BACKFLOW ENCLOSURE (NOT TO SCALE)



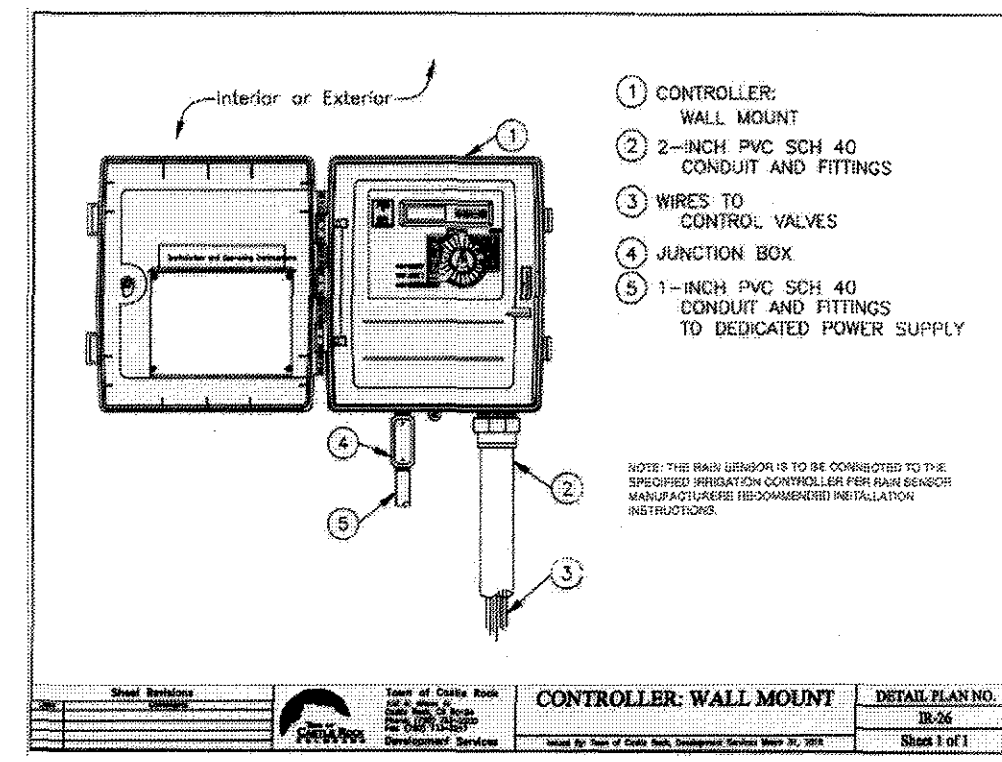
7 DRIP VALVE ASSEMBLY - IN TURF (NOT TO SCALE)



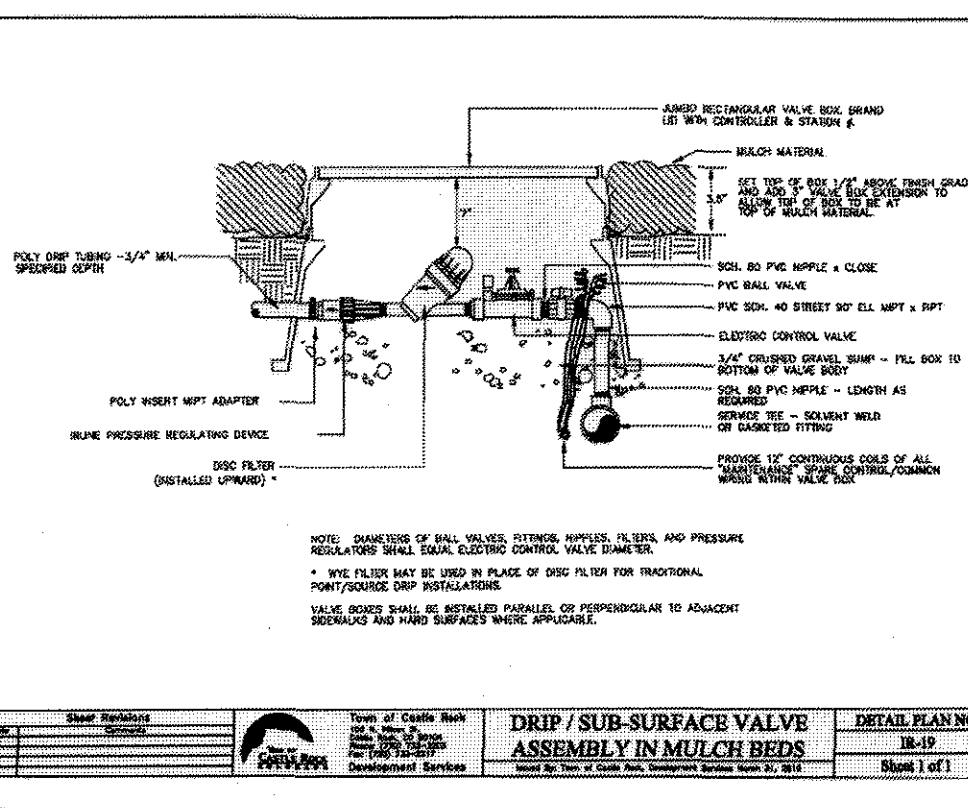
11 NETAFIM TRENCHING (NOT TO SCALE)



4 TRENCHING (NOT TO SCALE)



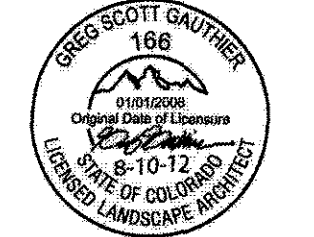
8 WALL MOUNTED CONTROLLER (NOT TO SCALE)



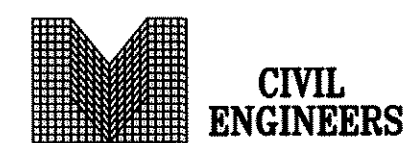
12 DRIP VALVE ASSEMBLY - IN MULCH BEDS (NOT TO SCALE)

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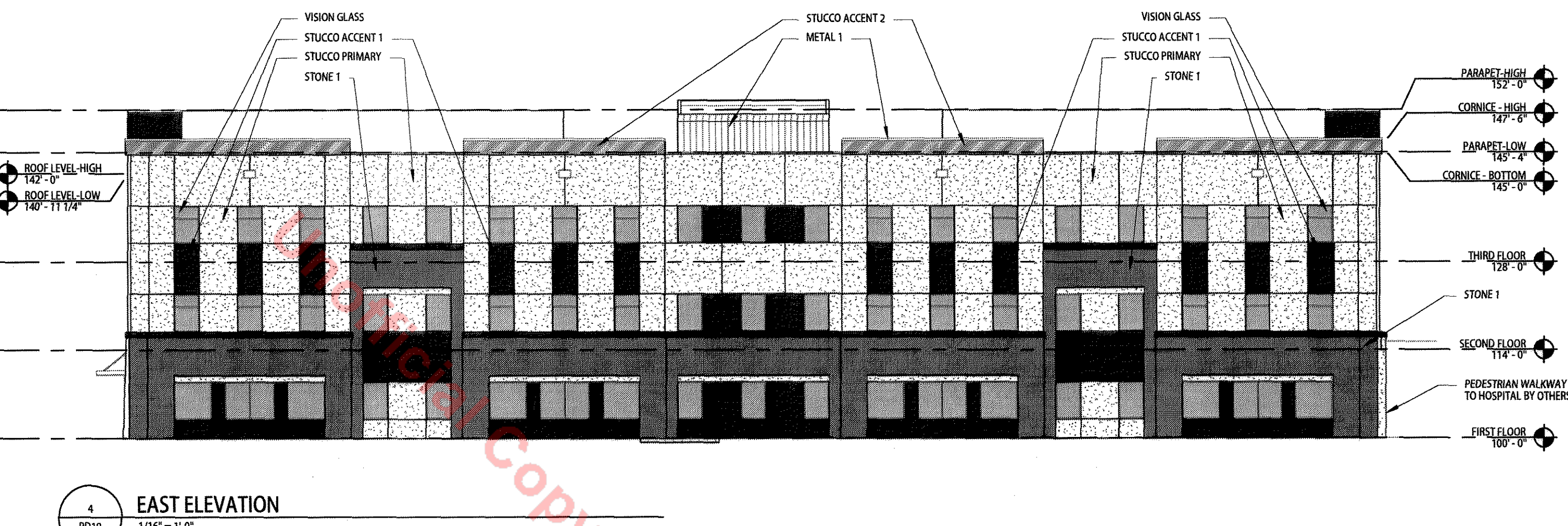
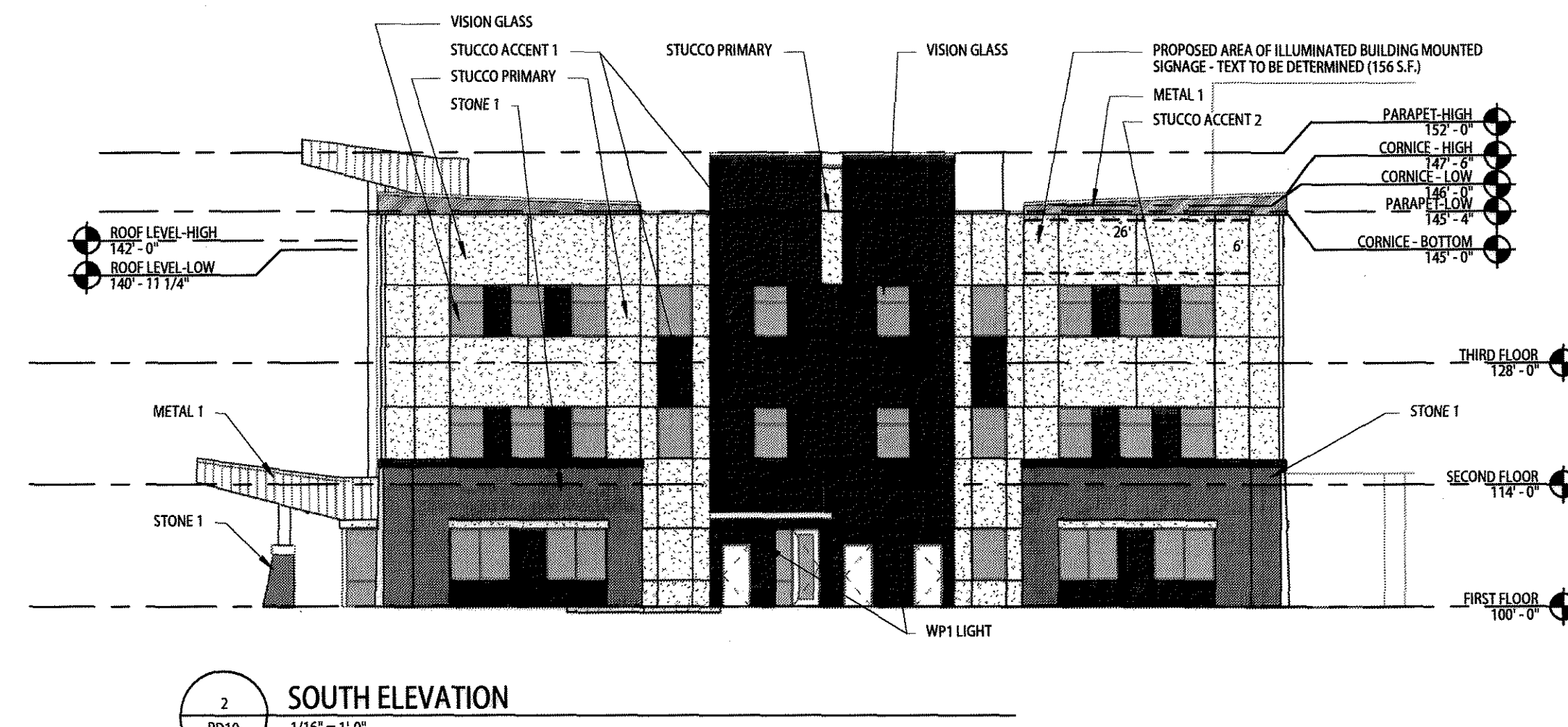
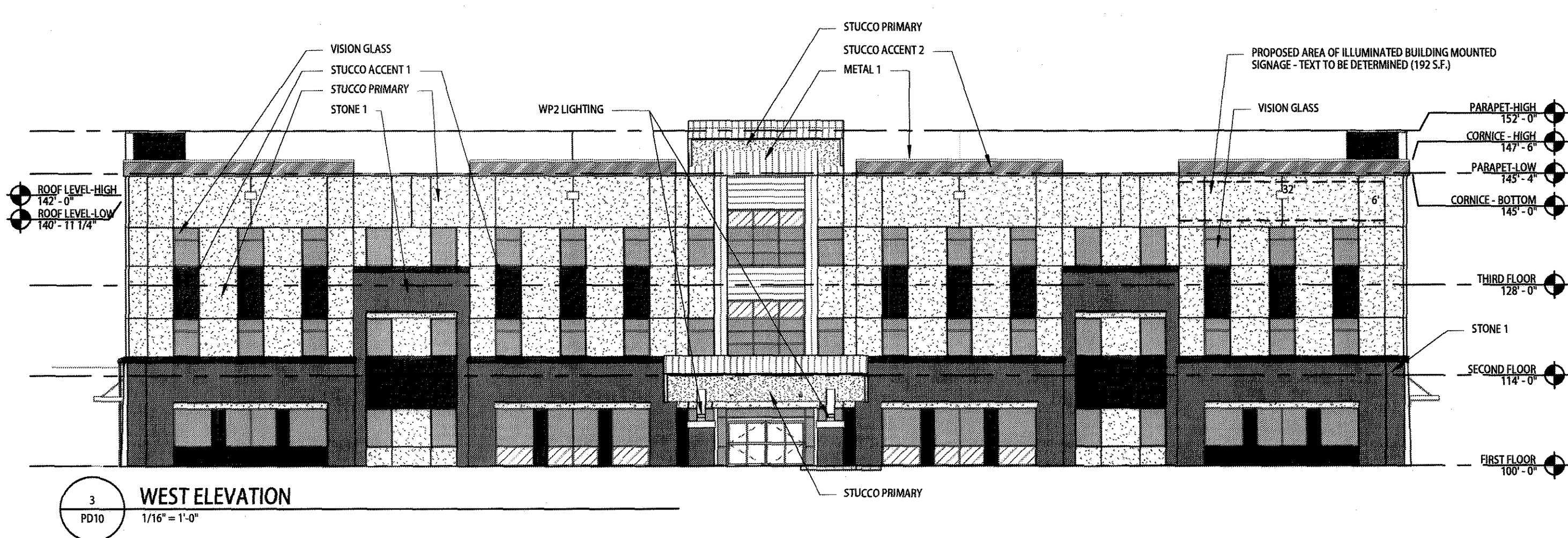
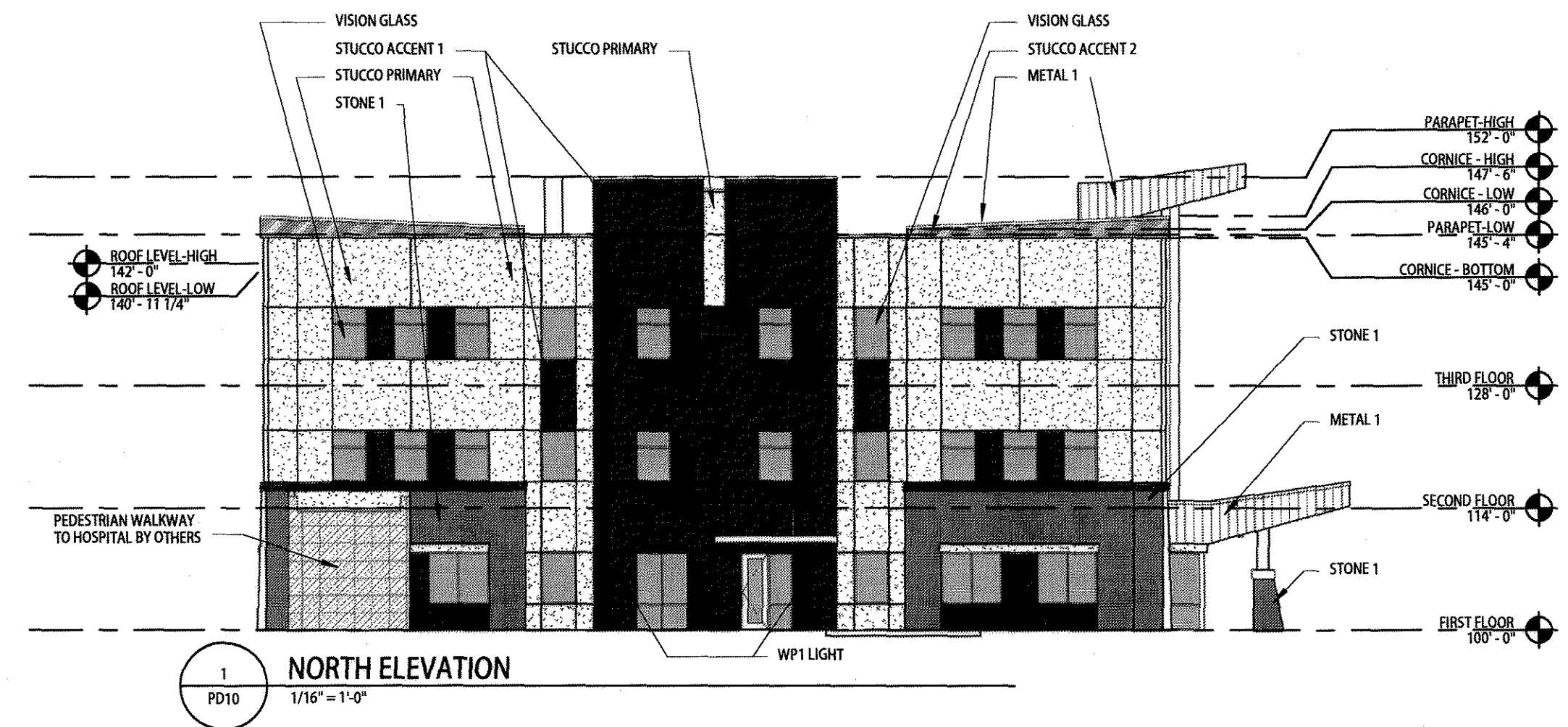


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SUBMITTAL DATE: 08/10/12
CASTLE ROCK ADVENTIST HEALTH CAMPUS
PHASE 2B - MOB 2
LOT 3, THE MEADOWS FILING NO. 17,
3rd AMENDMENT TO THE FINAL PD SITE PLAN
FPD #12-0002
IRRIGATION DETAIL
SHEET 9 OF 11

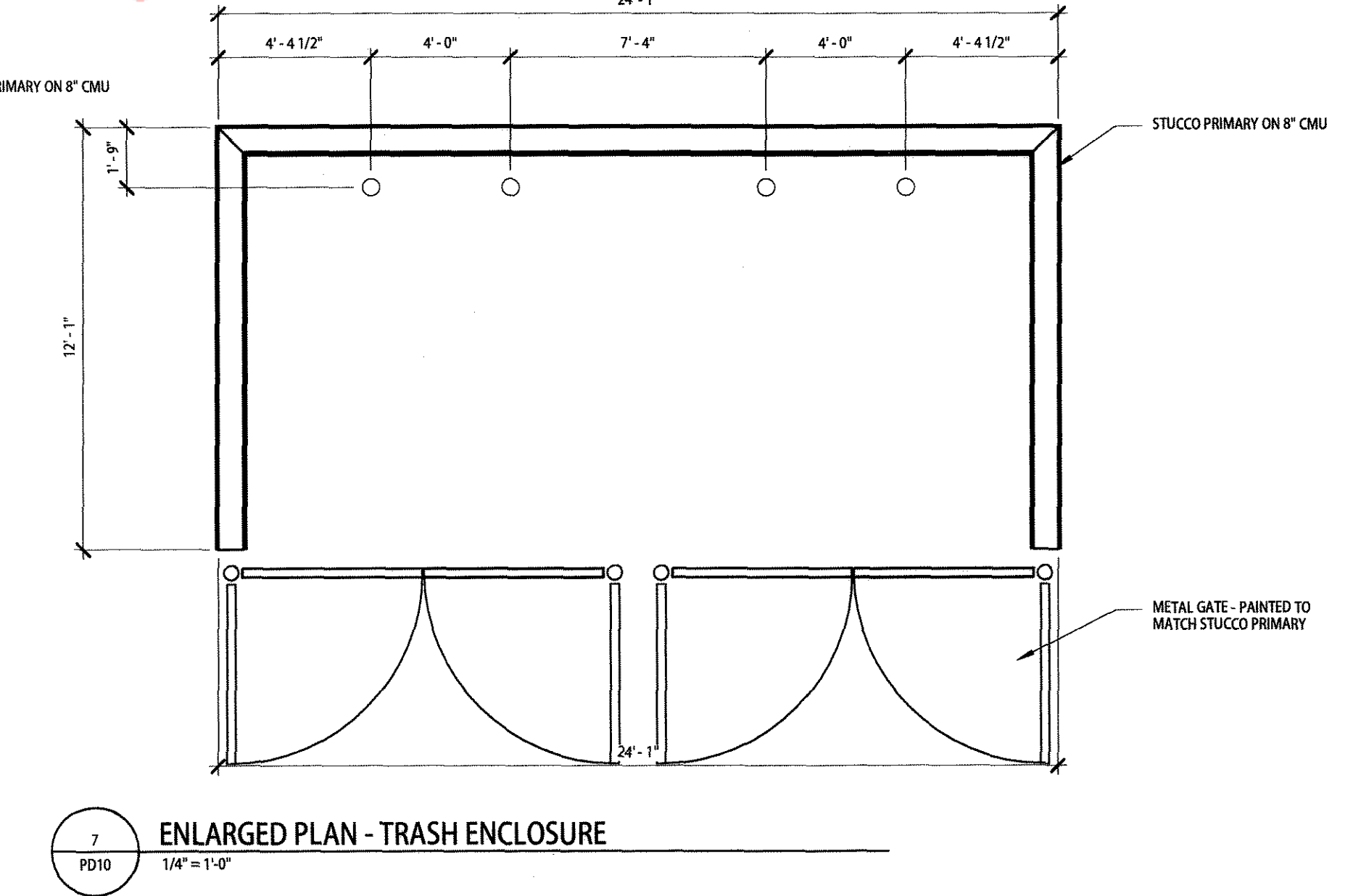
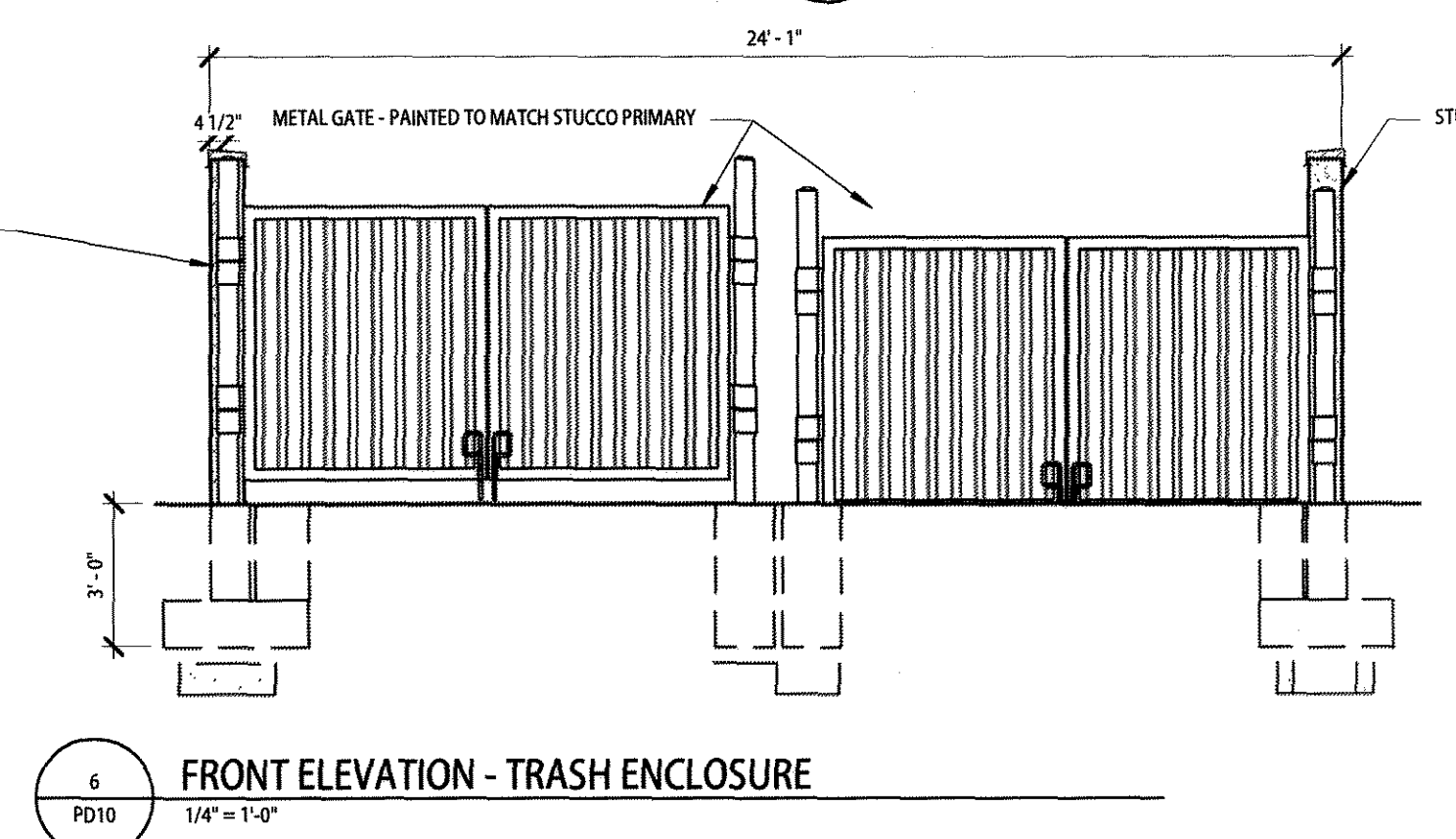
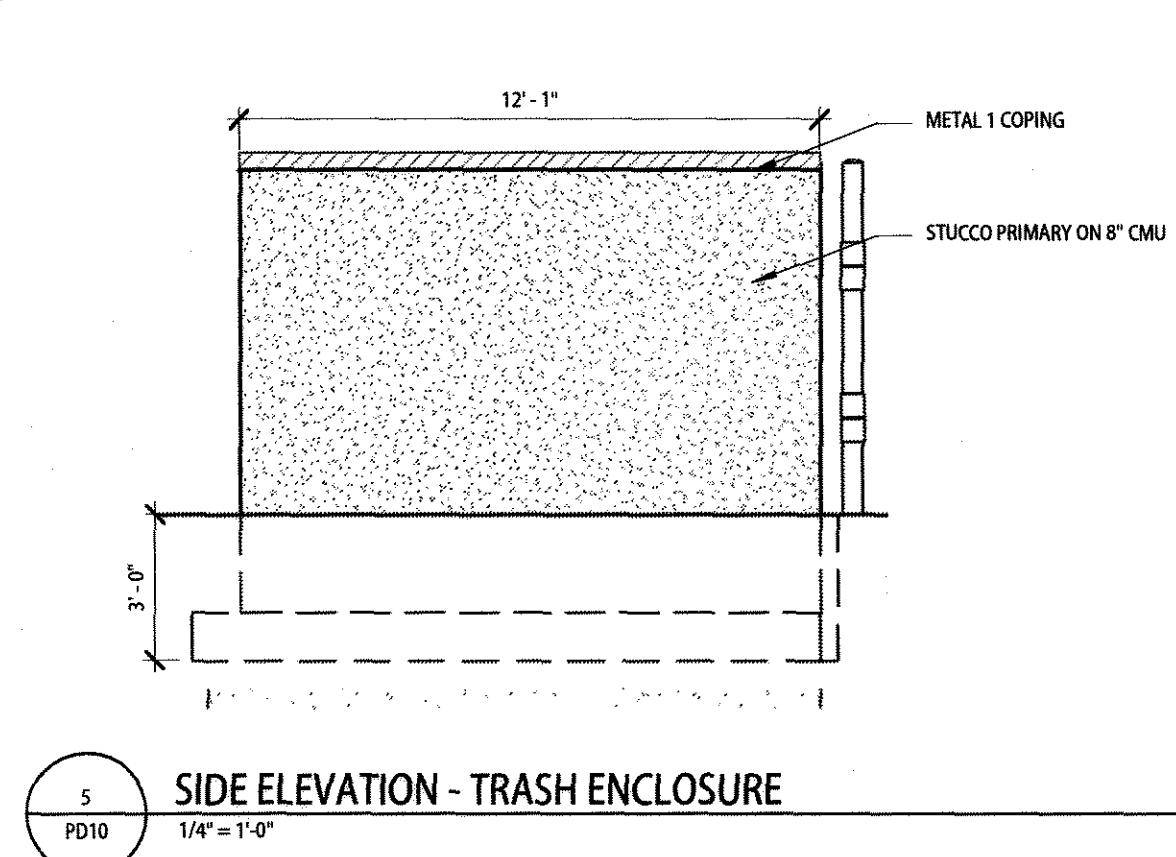
3rd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



EXTERIOR FINISH MATERIAL LEGEND

	STUCCO-PRIMARY		STONE 1
	STUCCO-ACCENT 1		METAL SPANDREL PANEL
	STUCCO-ACCENT 2		METAL 1
	METAL 1		VISION GLASS

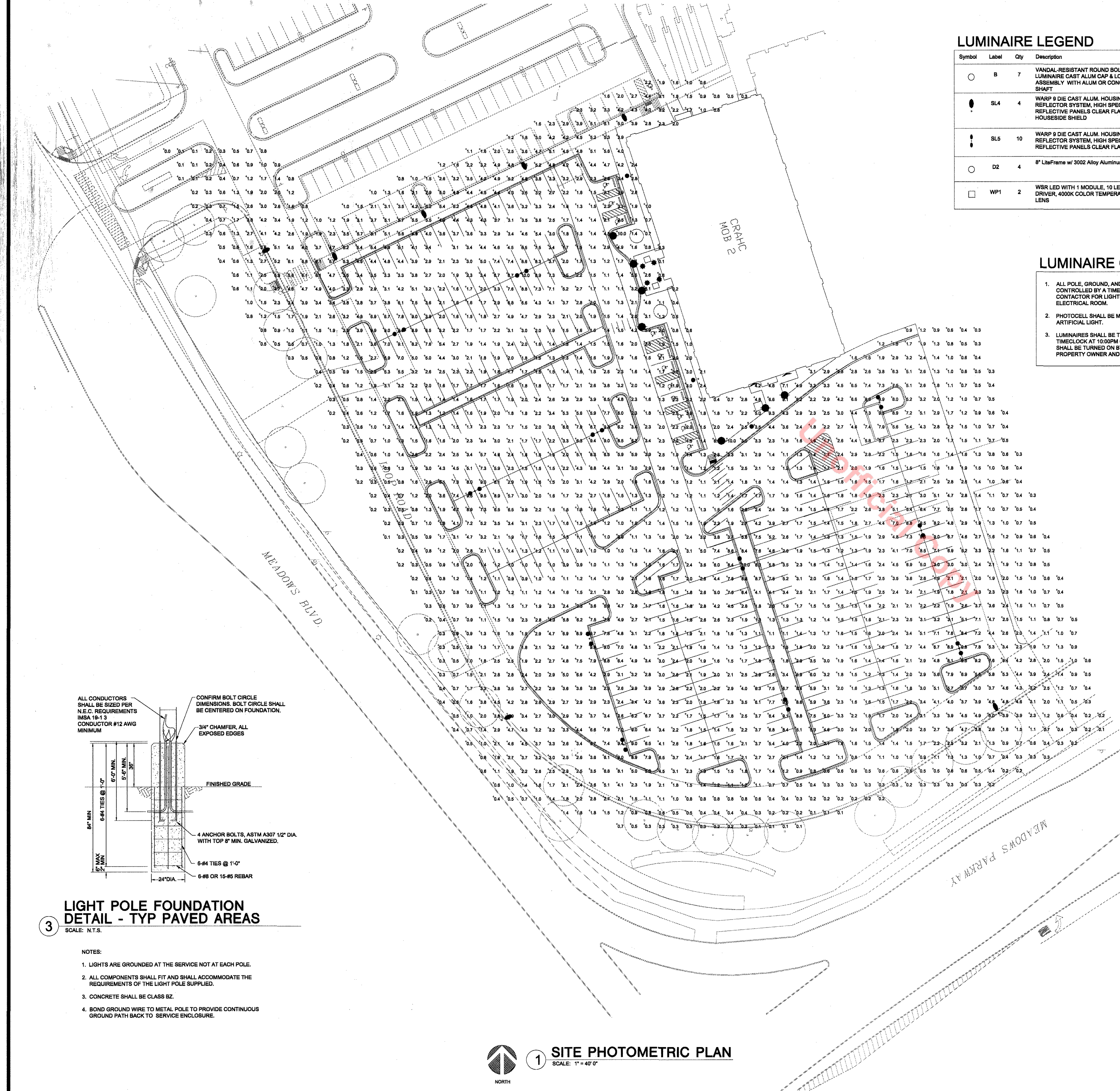


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FPD #12-0002
BUILDING ELEVATIONS
SHEET 10 OF 11

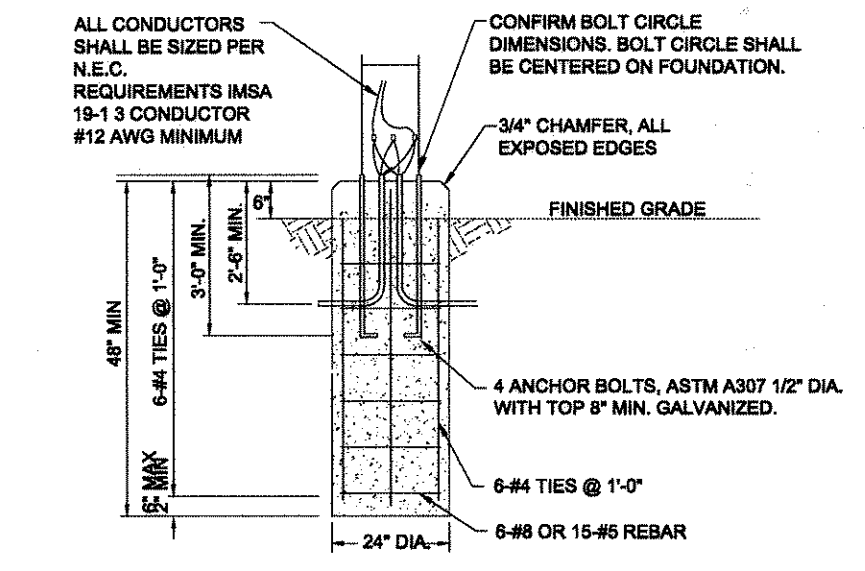
3rd AMENDMENT TO THE FINAL PD SITE PLAN

FOR LOT 3, THE MEADOWS FILING NO. 17, AREA NO. 1
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



LUMINAIRE LEGEND

Symbol	Label	Qty	Description	Lamp	Mounting	Lumens	LLF	Fixture Cutoffs
○	B	7	VANDAL-RESISTANT ROUND BOLLARD LUMINAIRE CAST ALUM CAP & LOUVER ASSEMBLY WITH ALUM OR CONCRETE SHIRT	70 WATT PMH COATED ED-17 MED BASE VERT.	GROUND MOUNTED 8" BOLLARD	7250	1.00	Full
●	SL4	4	WARP 9 DIE CAST ALUM. HOUSING ALUM. REFLECTOR SYSTEM, HIGH SPECULAR. REFLECTIVE PANELS CLEAR FLAT GLASS LENS HOUSESIDE SHIELD	250 WATT PULSE START METAL HALIDE, CLEAR, ED-28, MOGUL BASE LAMP IN HORIZONTAL OPERATING POSITION, RATED AT 22000 INITIAL LUMENS.	22' 0" ROUND TAPERED POLE	22000	1.00	Full
●	SL5	10	WARP 9 DIE CAST ALUM. HOUSING ALUM. REFLECTOR SYSTEM, HIGH SPECULAR. REFLECTIVE PANELS CLEAR FLAT GLASS LENS	250 WATT PMH CLEAR ED-28 MOGUL BASE HORIZONTAL POSITION, RATED AT 22000 INITIAL LUMENS	22' 0" ROUND TAPERED POLE	44000	1.00	Full
○	D2	4	8" LiteFrame w/ 3002 Alloy Aluminum - Specular finish	Phillips Fortimo LED @ 34W / 2000 Lumens	RECESSED DOWNLIGHT IN CANOPY	2000	1.00	-
□	WP1	2	WSR LED WITH 1 MODULE, 10 LEDs, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2	1 LUMINAIRE OUTPUT: 1994 Lms.	WALL MOUNTED IN BACK BOX AT 12' AFG	1994	1.00	Full



2 LIGHT POLE FOUNDATION DETAIL - TYP LANDSCAPE AREAS

SCALE: N.T.S.

- NOTES:
1. LIGHTS ARE GROUNDED AT THE SERVICE NOT AT EACH POLE.
 2. ALL COMPONENTS SHALL FIT AND SHALL ACCOMMODATE THE REQUIREMENTS OF THE LIGHT POLE SUPPLIED.
 3. CONCRETE SHALL BE CLASS B2.
 4. BOND GROUND WIRE TO METAL POLE TO PROVIDE CONTINUOUS GROUND PATH BACK TO SERVICE ENCLOSURE.

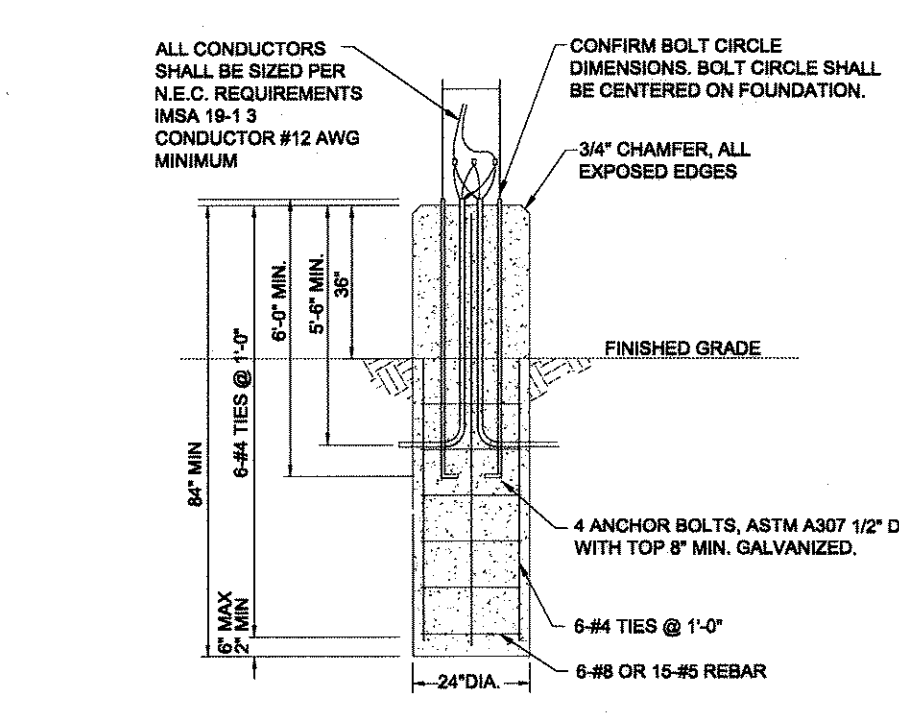
LUMINAIRE CONTROL NOTES

1. ALL POLE, GROUND, AND BUILDING MOUNTED LUMINAIRES SHALL BE CONTROLLED BY A TIMECLOCK AND PHOTOCELL. TIMECLOCK AND PHOTOCELL FOR LIGHTING CONTROLS SHALL BE LOCATED IN THE MAIN ELECTRICAL ROOM.
2. PHOTOCELL SHALL BE MOUNTED FACING NORTH AND PROTECTED FROM ARTIFICIAL LIGHT.
3. LUMINAIRES SHALL BE TURNED ON BY PHOTOCELL AND OFF BY TIMECLOCK AT 10:00PM OR AS SET BY PROPERTY OWNER. LUMINAIRES SHALL BE TURNED ON BY TIMECLOCK AT 5:00AM OR AS SET BY PROPERTY OWNER AND OFF BY PHOTOCELL.

STATISTICS

Description	Avg	Max	Min
Calc Zone #1	2.6 fc	10.0 fc	0.1 fc

LUMINAIRE SCHEDULE							
TYPE	LAMP	DESCRIPTION	WATTS	ELEC	MANUFACTURER	MODEL	NOTES
	2,000 LUMEN LED	8" RECESSED LED DOWNLIGHT WET LISTED	33W	277V	PRESCOLTE ARCHITEKTUR	LFBLD	
					PORTFOLIO LIGHTFOJLER	LD620-D010-ERNM6-835-6LMOH CGL2020DL - CGL20N2	
	2,000 LUMEN LED	8" RECESSED LED DOWNLIGHT WET LISTED CONNECTED TO CENTRAL EM INVERTER	33W	277V	PRESCOLTE ARCHITEKTUR	LFBLD	
					PORTFOLIO LIGHTFOJLER	LD620-D010-ERNM6-835-6LMOH CGL2020DL - CGL20N2	
	1-70PMH ED17	ROUND BOLLARD	95W	277V	KIM	VRB1-70PMH-ED17	
	1-150PMH ED17	SINGLE HEAD POLE MOUNTED AREA LIGHT. MOUNTED TO MATCH HOSPITAL ON CUSTOM 22' 0" ROUND TAPERED POLE	177W	277V	KIM	WP9L3-150PMH-ED17/HS	
	2-150PMH ED17	DOUBLE HEAD 180 DEG SPREAD POLE MOUNTED AREA LIGHT. MOUNTED TO MATCH HOSPITAL ON CUSTOM 22' 0" ROUND TAPERED POLE	354W	277V	KIM	WP9L3-150PMH-ED17	
	LED 4000K	EXTERIOR ARCHITECTURAL WALL SCONCE, 700mA DRIVER, 1994 LUMENS. MOUNTED AT 12' A.F.G.	24W	277V	LITHONIA	WSR LED1 10A700/40K SR2 MVOLT	



3 LIGHT POLE FOUNDATION DETAIL - TYP PAVED AREAS

SCALE: N.T.S.

- NOTES:
1. LIGHTS ARE GROUNDED AT THE SERVICE NOT AT EACH POLE.
 2. ALL COMPONENTS SHALL FIT AND SHALL ACCOMMODATE THE REQUIREMENTS OF THE LIGHT POLE SUPPLIED.
 3. CONCRETE SHALL BE CLASS B2.
 4. BOND GROUND WIRE TO METAL POLE TO PROVIDE CONTINUOUS GROUND PATH BACK TO SERVICE ENCLOSURE.

1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 40' 0"

M CIVIL ENGINEERS
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Suite 300 Denver, CO 80237
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SUBMITTAL DATE: 08/10/12
CASTLE ROCK ADVENTIST HEALTH CAMPUS
PHASE 2B - MOB 17
LOT 3, THE MEADOWS FILING NO. 17,
3rd AMENDMENT TO THE FINAL PD SITE PLAN
FPD #12-0002
SITE PHOTOMETRIC PLAN
SHEET 11 OF 11