



HUTTON ARCHITECTURE STUDIO  
 A Member of Cuningham Group Architecture, Inc.  
 70 BROADWAY  
 Suite 300, Denver  
 Colorado 80203  
 303.861.1600 tel  
 303.861.1602 fax  
 www.huttonarch.com

# FINAL PD SITE PLAN

LOT 1, THE MEADOWS FILING NO. 18, 8TH AMENDMENT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34 AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

## NOTES

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 15% fee.
- Pursuant of 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 right-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 landscaped 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 site is adjacent to the Tributary 6400 South channel, which is designated as flood Zone AE based on the FEMA Flood Insurance Rate Map (FIRM) number 08035C0169F. This channel and the floodplain limits are located offsite to the west of the subject parcel.
- 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 extending 30" in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, trees, landscaping plantings, cut slopes and berms, shall be placed in Sight Distance Triangles or Easements as shown on this plan.

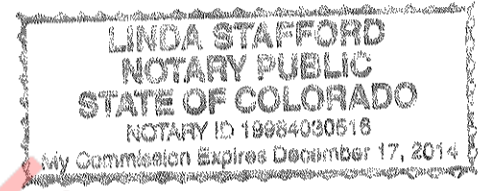
## TITLE CERTIFICATION

I, David W. Knapp, AN AUTHORIZED REPRESENTATIVE OF Land Title, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 13<sup>TH</sup> DAY OF December, 2012

David W. Knapp  
 AUTHORIZED REPRESENTATIVE  
Chief Title Officer  
 TITLE INSURANCE COMPANY

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF December, 2012  
 BY David Knapp  
 WITNESS MY HAND AND OFFICIAL SEAL.  
Linda Stafford  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 12-17-14



## SHEET INDEX

- (1) FPD-C COVER SHEET
- (2) FPD-SP-1 SITE PLAN
- (3) FPD-SP-2 SITE PLAN
- (4) FPD-G-1 GRADING PLAN
- (5) FPD-G-2 GRADING PLAN
- (6) FPD-U-1 UTILITY PLAN
- (7) FPD-L-1 LANDSCAPE NOTES
- (8) FPD-L-2 LANDSCAPE PLAN
- (9) FPD-L-3 LANDSCAPE PLAN
- (10) FPD-L-4 LANDSCAPE PLAN
- (11) FPD-L-5 LANDSCAPE PLAN
- (12) FPD-L-6 LANDSCAPE PLAN
- (13) FPD-L-7 LANDSCAPE DETAILS
- (14) FPD-IR-1 IRRIGATION PLAN
- (15) FPD-IR-2 IRRIGATION PLAN
- (16) FPD-IR-3 IRRIGATION PLAN
- (17) FPD-IR-4 IRRIGATION PLAN
- (18) FPD-IR-5 IRRIGATION PLAN
- (19) FPD-IR-6 IRRIGATION CHARTS
- (20) FPD-IR-7 IRRIGATION DETAILS
- (21) FPD-IR-8 IRRIGATION DETAILS
- (22) FPD-IR-9 IRRIGATION DETAILS
- (23) FPD-A-1 BUILDING ELEVATIONS
- (24) FPD-A-2 BUILDING ELEVATIONS
- (25) FPD-A-3 BUILDING ELEVATIONS
- (26) FPD-A-4 BUILDING ELEVATIONS
- (27) FPD-A-5 BUILDING ELEVATIONS
- (28) FPD-E-1 PHOTOMETRIC PLAN

## SUMMARY TABLE

MAXIMUM GROSS FLOOR AREA (SF)	77,160
BUILDING SETBACKS AND SEPARATIONS	Front Lot at Row 10' Side Lot at Row 15' Side Lot Between Lots 3' Rear Lot 10'
PARKING SPACES REQUIRED	44 Classrooms @ (1) space/classroom 53 Total estimated employees @ 1.5 employees/space: 531.5 Gymnasium: 5337 SF @ 5 spaces/1000 SF Cafeteria: 2981 SF @ 5 spaces/1000 SF
Total Required:	122 spaces
Total Provided:	165 spaces
(No fixed seating in the main assembly spaces)	
MAXIMUM BUILDING HEIGHT	43' - 0"
BUILDING COVERAGE (SF)	34,726
PARKING (SF)	79,609
OPEN SPACE (SF) INCLUDES PLAY PADS	267,462
TOTAL PAVED AREA (SF)	133,981

## SURVEYOR'S CERTIFICATE

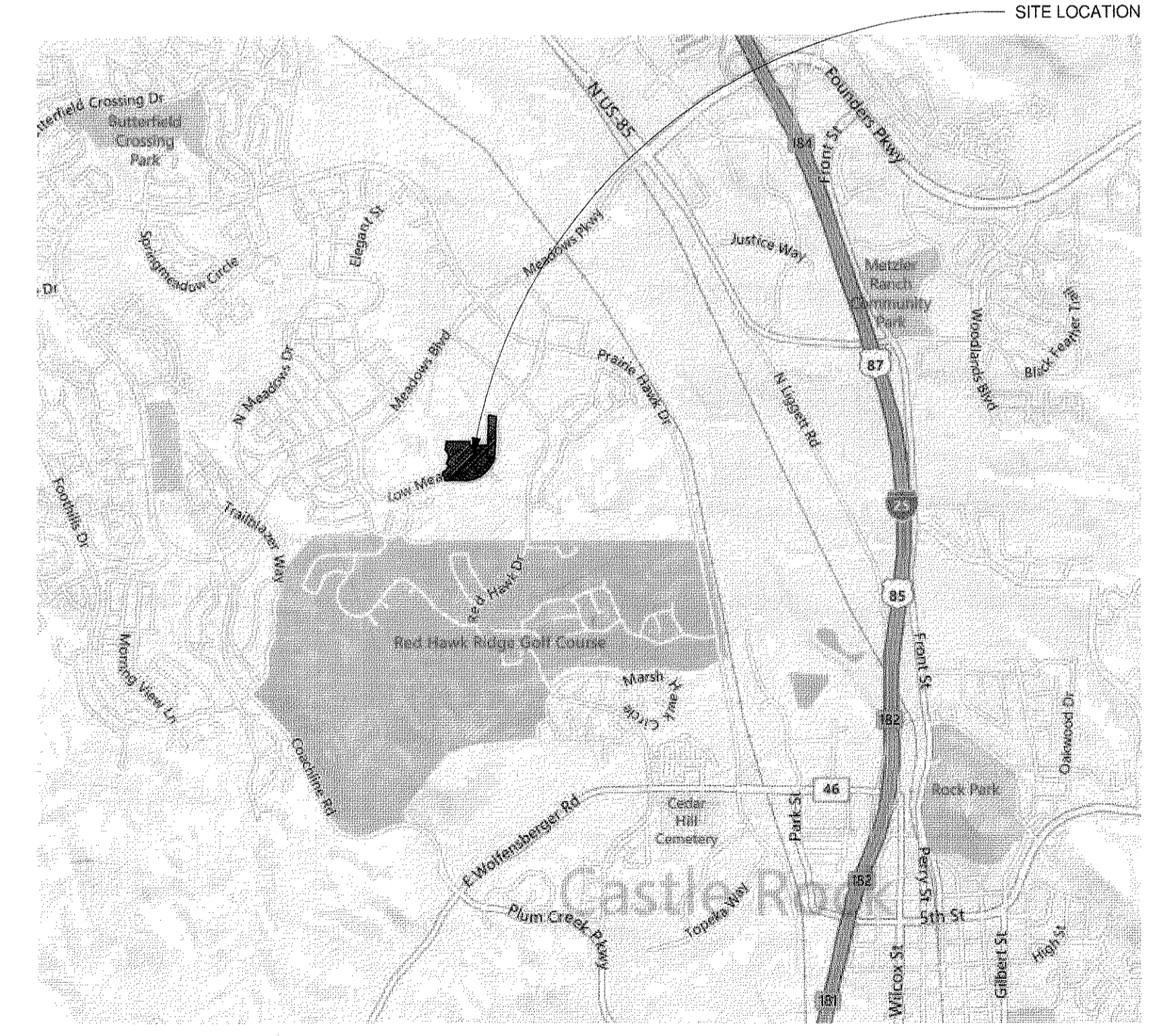
I, Dale C. Rush, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 1, THE MEADOWS FILING NO. 18, 8TH AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Dale C. Rush  
 REGISTERED LAND SURVEYOR  
 33204  
 11/28/12

## TOWN CERTIFICATION

THE FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21 DAY OF December, 2012  
[Signature]  
 DIRECTOR OF DEVELOPMENT SERVICES  
 DATE 12/21/12

## VICINITY MAP



## OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 1, THE MEADOWS FILING NO. 18, 8TH AMENDMENT IN THE TOWN OF CASTLE ROCK.

DOUGLAS COUNTY SCHOOL DISTRICT RE-1  
 BY John K. Cannon  
John Cannon, President Board of Education  
 SIGNED THIS 13<sup>th</sup> DAY OF December, 2012  
 ATTEST:  
[Signature]  
 TOWN CLERK

## DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:10 (TIME) ON THE 13<sup>th</sup> DAY OF Jan, 2013 AT RECEPTION NO. 2013001065

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Christie Davis  
 DEPUTY

## PROJECT TEAM

- CONSULTANT TEAM:**
- CIVIL ENGINEER:** JVA, INC. 1319 SPRUCE ST. BOULDER, CO 80302 P-303.444.1951 F-303.444.1957
  - LANDSCAPE ARCHITECT:** LIME GREEN DESIGN 900 E. LOUISIANA AVE. SUITE 209 DENVER, CO 80210 P-303.733.7559 F-303.733.0959
  - MECH/PLUMB/ELEC ENGINEER:** CCRD 6400 S. FIDDLER'S GREEN CIRCLE, SUITE 1150 GREENWOOD VILLAGE, CO 80111 P-303.694.4755 F-303.694.5125
  - OWNER:** ASPEN VIEW CHARTER SCHOOL LOW MEADOW BLVD. CASTLE ROCK, CO 80109
  - ARCHITECT:** HUTTON ARCHITECTURE STUDIO 70 BROADWAY, SUITE 300 DENVER, CO 80203 P-303.861.1600 F-303.861.1602
  - LAND SURVEYOR:** AZTEC CONSULTANTS, INC. 8000 S. LINCOLN ST. SUITE 201 LITTLETON, CO 80122 P-303.713.1898

**NOTARY BLOCK**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF December, 2012.

[Signature]  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 01/14/2017

## PROJECT: Aspen View Academy

Project #: 2012-11  
**BUILDING OWNER:** Aspen View Charter School Low Meadow Blvd. Castle Rock, CO 80109

## CONSULTANTS:

- Mech/Plumb/Elec:** CCRD 6400 South Fiddler's Green Circle Suite 1150 Greenwood Village, CO 80111 303.694.4755 f-303.694.5125
- Civil:** JVA, Inc. 1319 Spruce Street Boulder, CO 80302 303.444.1951 f-303.444.1957
- Landscape:** Lime Green Design 900 E. Louisiana Ave Suite 209 Denver, CO 80210 303.733.7558 f-303.733.0959

## ISSUE DATE:

Final PD Site Plan 11/05/2012

## REVISION DATES:

No. Description Date

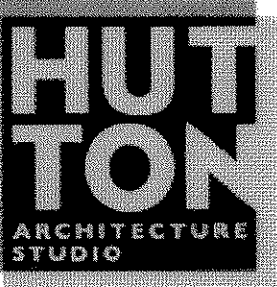
## SHEET TITLE:

FINAL PD - COVER

## FPD-C

Sheet 1 of 28

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.  
70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

PROJECT:  
Aspen View Academy

Project #:  
2012-11

BUILDING OWNER:  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

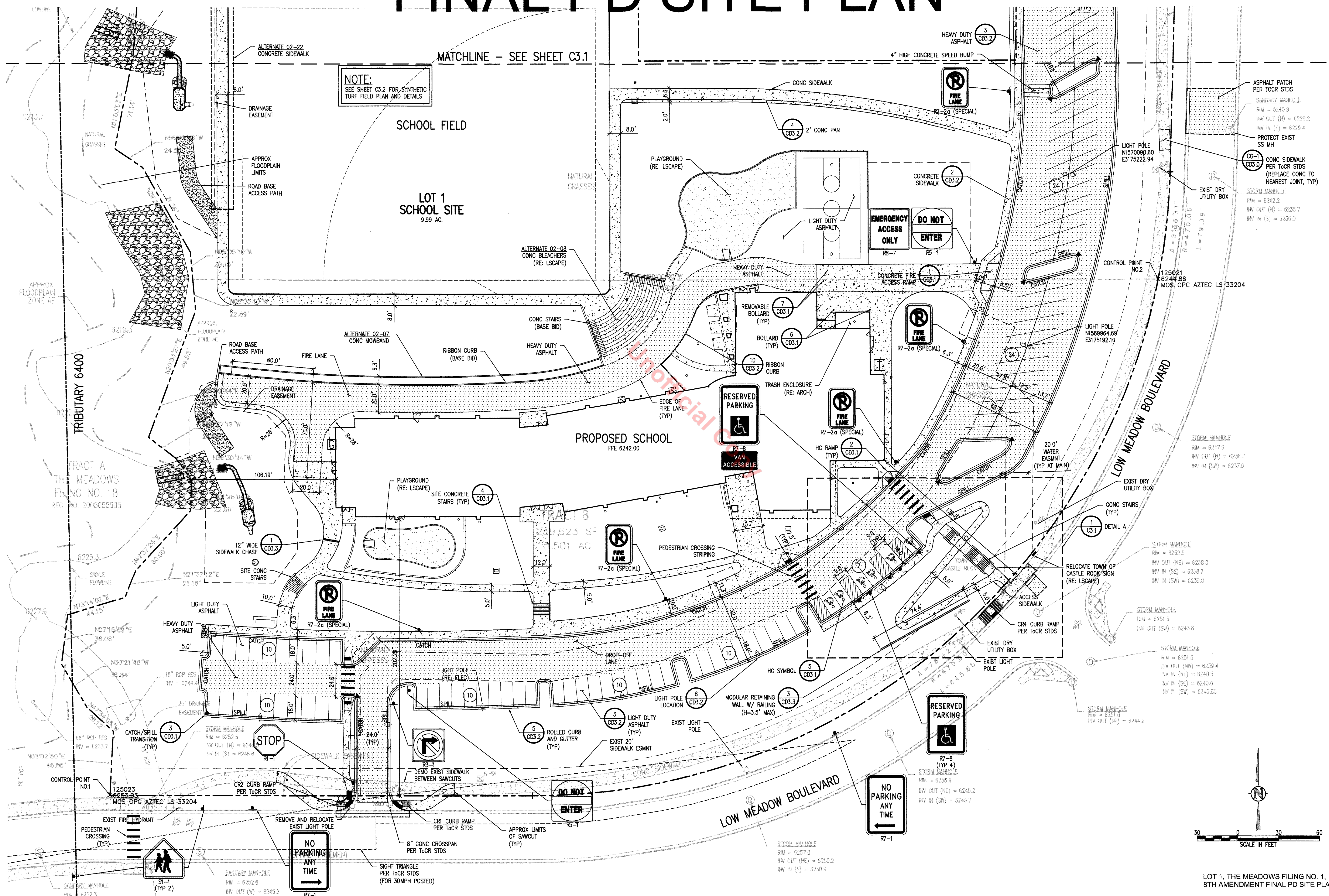
Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

ISSUE DATE:  
Final PD Site Plan  
11/05/2012

REVISION DATES:  
No. Description Date

SHEET TITLE:  
Site Plan

FPD-SP-1  
Sheet 2 of 28



NOTE:  
SEE SHEET C3.2 FOR SYNTHETIC  
TURF FIELD PLAN AND DETAILS

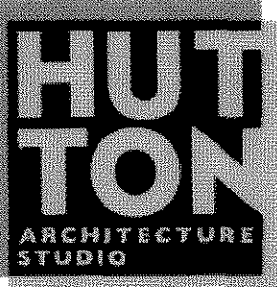
MATCHLINE - SEE SHEET C3.1

NO PARKING  
ANY TIME

NO PARKING  
ANY TIME



LOT 1, THE MEADOWS FILING NO. 1,  
8TH AMENDMENT FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of  
Cunningham Group  
Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

PROJECT:  
Aspen View  
Academy

Project #:  
2012-11

BUILDING  
OWNER:  
Aspen View  
Charter School  
Low Meadow Blvd.  
Castle Rock, CO  
80109

CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddlers  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

ISSUE DATE:

Final PD Site Plan  
11/05/2012

REVISION DATES:

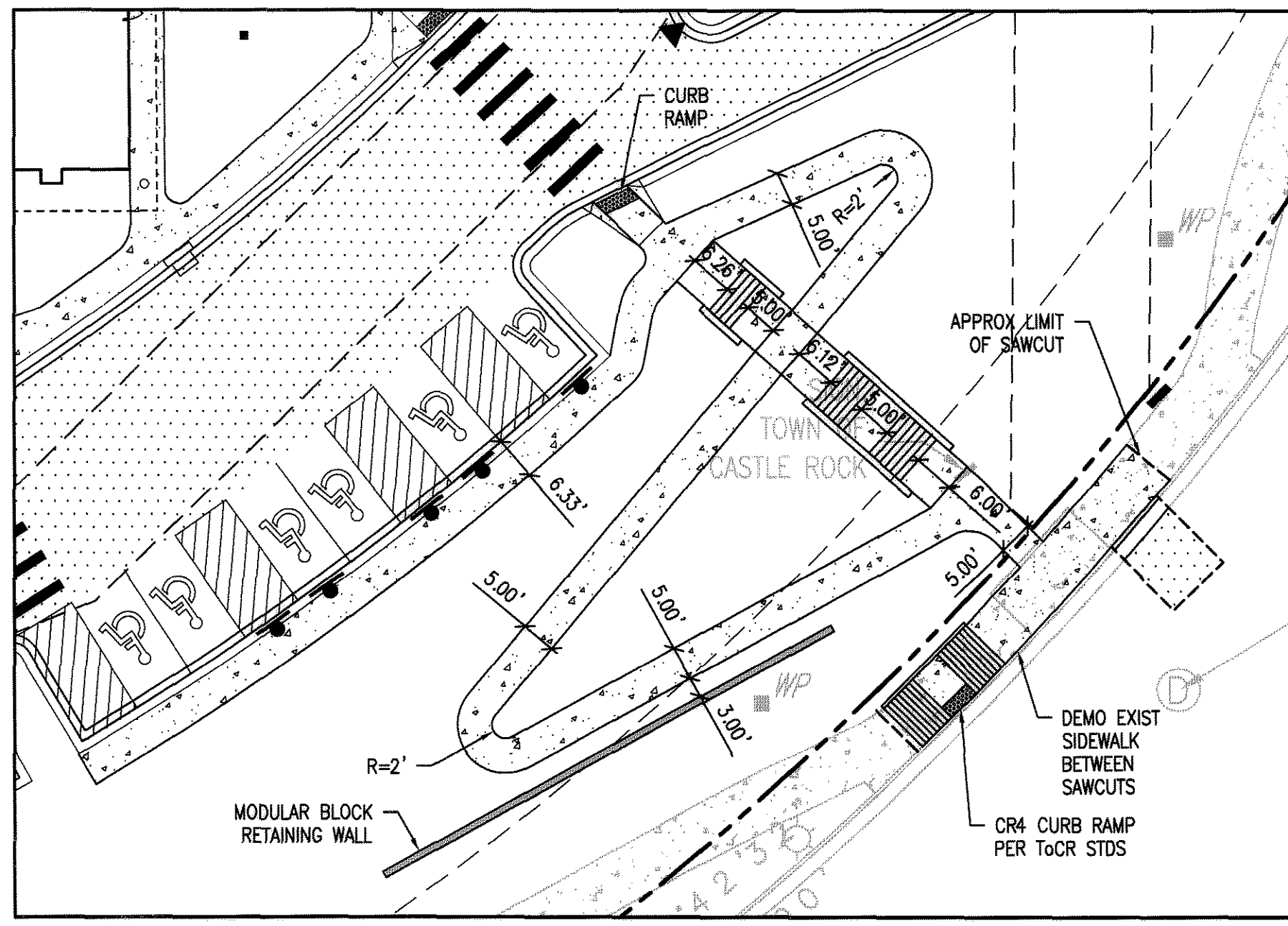
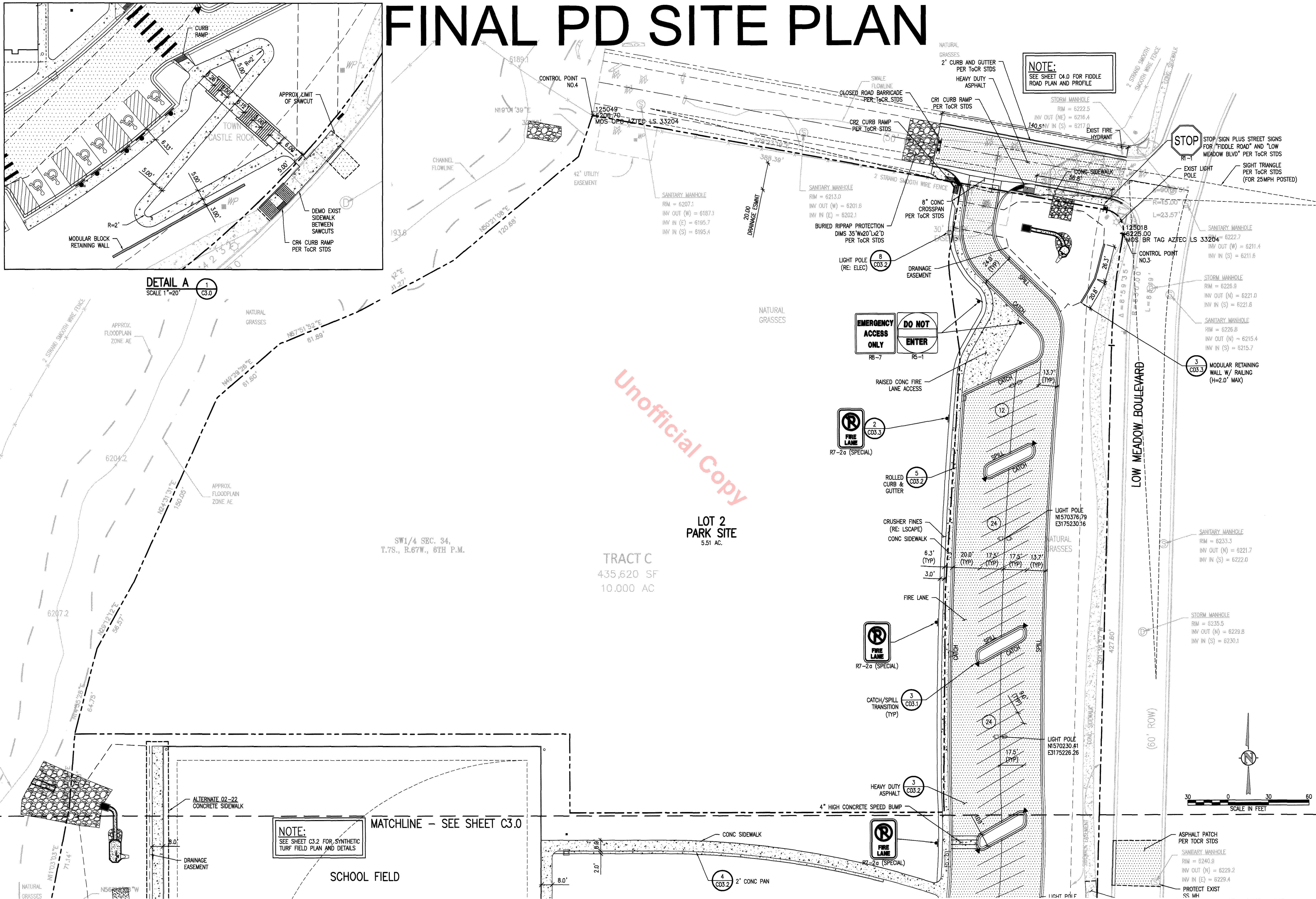
No. Description Date

SHEET TITLE:  
Site Plan

FPD-SP-2

Sheet 3 of 20

# FINAL PD SITE PLAN



DETAIL A  
SCALE 1"=20'

Unofficial Copy

NOTE:  
SEE SHEET C3.2 FOR SYNTHETIC  
TURF FIELD PLAN AND DETAILS

NOTE:  
SEE SHEET C4.0 FOR FIDDLE  
ROAD PLAN AND PROFILE

STOP SIGN PLUS STREET SIGNS  
FOR "FIDDLE ROAD" AND "LOW  
MEADOW BLVD" PER TOCR STDS

SIGHT TRIANGLE  
PER TOCR STDS  
(FOR 25MPH POSTED)

MODULAR RETAINING  
WALL W/ RAILING  
(H=2.0' MAX)

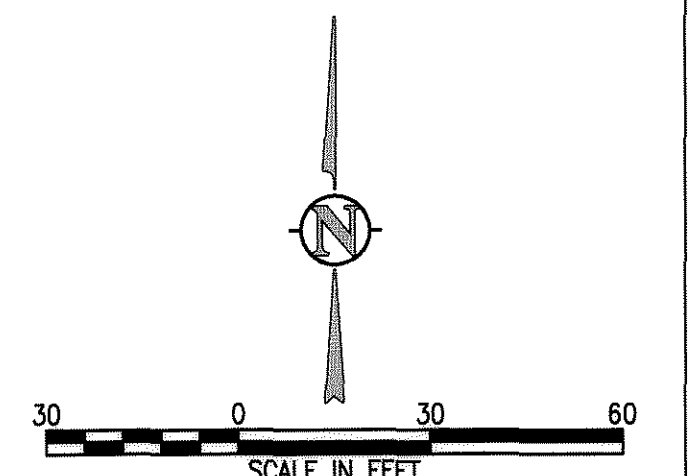
SANITARY MANHOLE  
RIM = 6253.3  
INV OUT (N) = 6221.7  
INV IN (S) = 6222.0

STORM MANHOLE  
RIM = 6235.5  
INV OUT (N) = 6229.8  
INV IN (S) = 6230.1

SANITARY MANHOLE  
RIM = 6240.9  
INV OUT (N) = 6229.2  
INV IN (E) = 6229.4

PROTECT EXIST  
SS MH

LOT 1, THE MEADOWS FILING NO. 1,  
8TH AMENDMENT FINAL PD SITE PLAN



LOT 2  
PARK SITE  
5.51 AC.

TRACT C  
435,620 SF  
10.000 AC

SW1/4 SEC. 34,  
T.7S., R.67W., 6TH P.M.

SCHOOL FIELD

MATCHLINE - SEE SHEET C3.0

ALTERNATE 02-22  
CONCRETE SIDEWALK

DRAINAGE  
EASEMENT

CONC SIDEWALK

CONC PAN

HEAVY DUTY  
ASPHALT

ASPHALT PATCH  
PER TOCR STDS

PROTECT EXIST  
SS MH

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

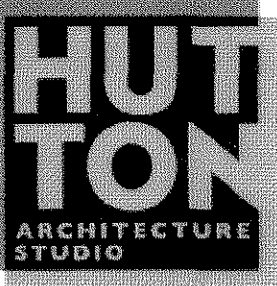
CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

CONC SIDEWALK

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO  
80109

**CONSULTANTS:**

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

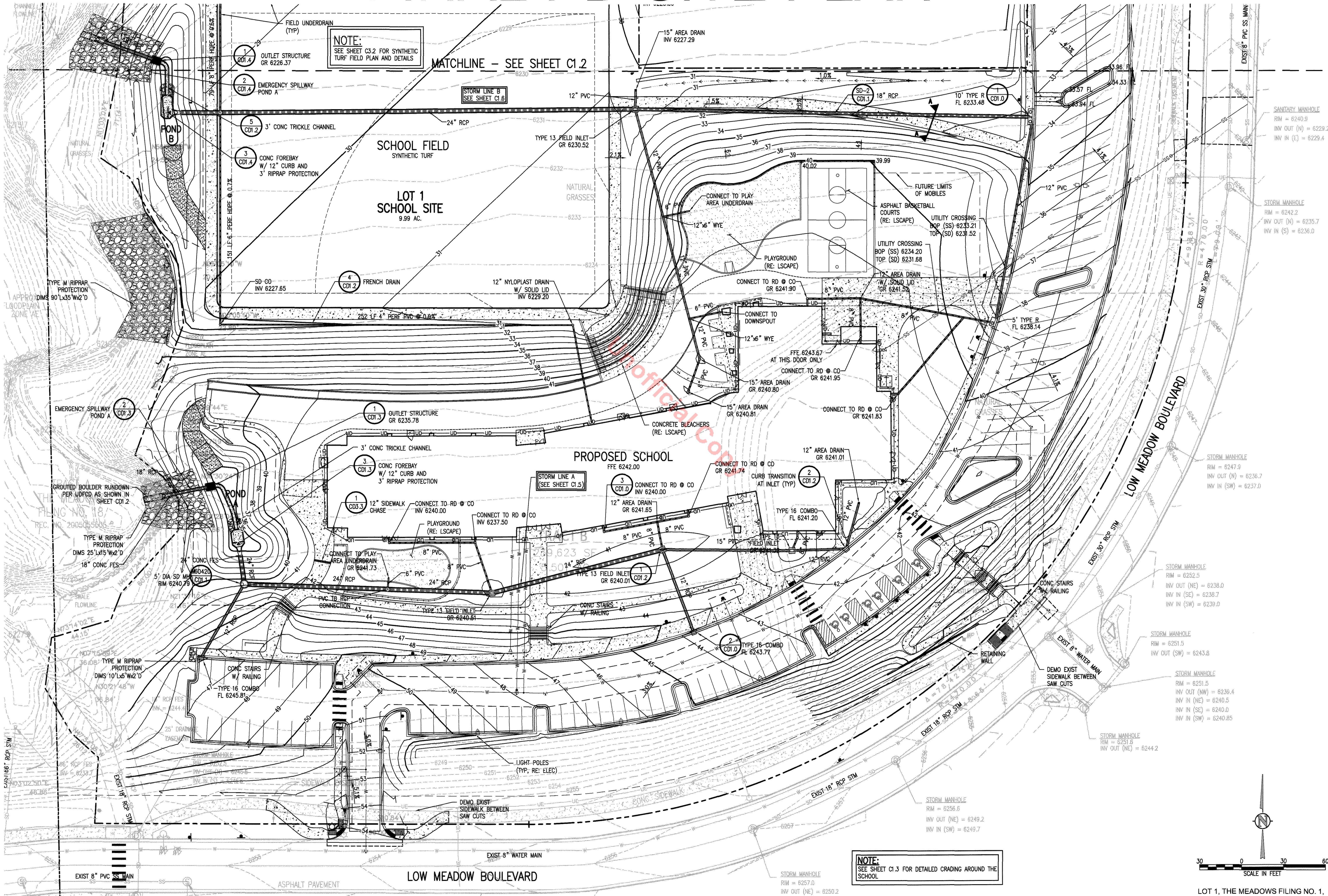
**ISSUE DATE:**  
Final PD Site Plan  
11/05/2012

**REVISION DATES:**  
No. Description Date

**SHEET TITLE:**  
Grading Plan

**FPD-G-1**

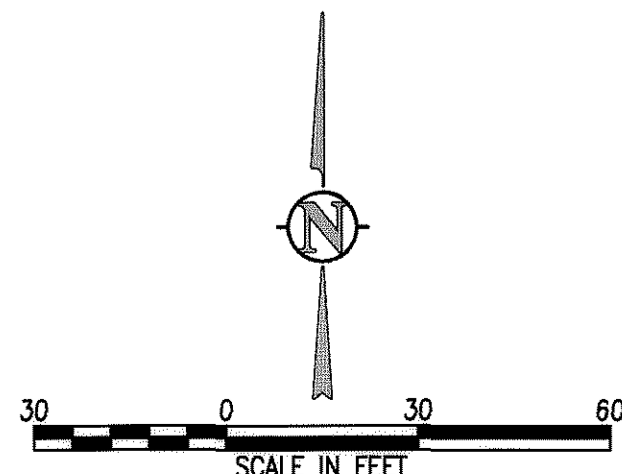
Sheet 4 of 29



**NOTE:**  
SEE SHEET C3.2 FOR SYNTHETIC TURF FIELD PLAN AND DETAILS

MATCHLINE - SEE SHEET C1.2

**NOTE:**  
SEE SHEET C1.3 FOR DETAILED CRADING AROUND THE SCHOOL



LOT 1, THE MEADOWS FILING NO. 1,  
8TH AMENDMENT FINAL PD SITE PLAN

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

**PROJECT:**  
Aspen View Academy

**Project #:**  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddlers Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**

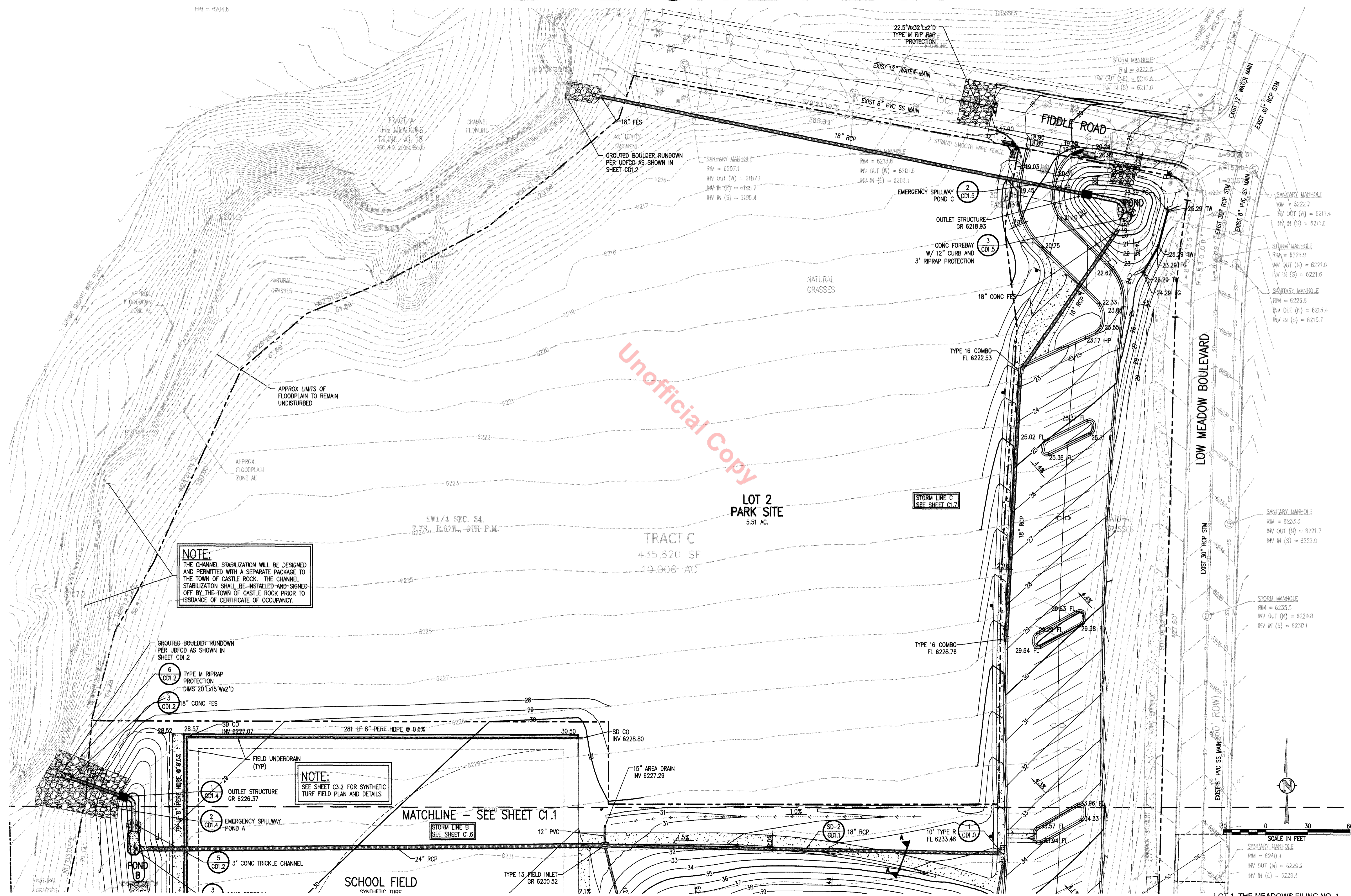
Final PD Site Plan  
11/05/2012

**REVISION DATES:**

No. Description Date

**SHEET TITLE:**  
Grading Plan

**FPD-G-2**  
Sheet 5 of 28



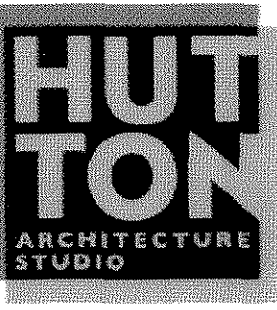
**NOTE:**  
THE CHANNEL STABILIZATION WILL BE DESIGNED AND PERMITTED WITH A SEPARATE PACKAGE TO THE TOWN OF CASTLE ROCK. THE CHANNEL STABILIZATION SHALL BE INSTALLED AND SIGNED OFF BY THE TOWN OF CASTLE ROCK PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

**NOTE:**  
SEE SHEET C3.2 FOR SYNTHETIC TURF FIELD PLAN AND DETAILS

Unofficial Copy

J:\1875A\Drawings\18756 - C - C - C - 2.dwg, 11/5/2012 8:43:27 AM, KJ, ARC - J, (24.00 x 36.00 inches), 1:1

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
 A Member of Cunningham Group Architecture, Inc.  
 70 BROADWAY  
 Suite 300, Denver  
 Colorado 80203  
 303.861.1600 tel  
 303.861.1602 fax  
 www.huttonarch.com

**PROJECT:**  
 Aspen View Academy

**Project #:**  
 2012-11

**BUILDING OWNER:**  
 Aspen View Charter School  
 Low Meadow Blvd.  
 Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
 CCRD  
 6400 South Fiddler's Green Circle  
 Suite 1150  
 Greenwood Village, CO 80111  
 303.694.4755  
 f-303.694.5125

**Civil:**  
 JVA, Inc.  
 1319 Spruce Street  
 Boulder, CO 80302  
 303.444.1951  
 f-303.444.1957

**Landscape:**  
 Lime Green Design  
 900 E. Louisiana Ave  
 Suite 209  
 Denver, CO 80210  
 303.733.7558  
 f-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
 11/05/2012

**REVISION DATES:**

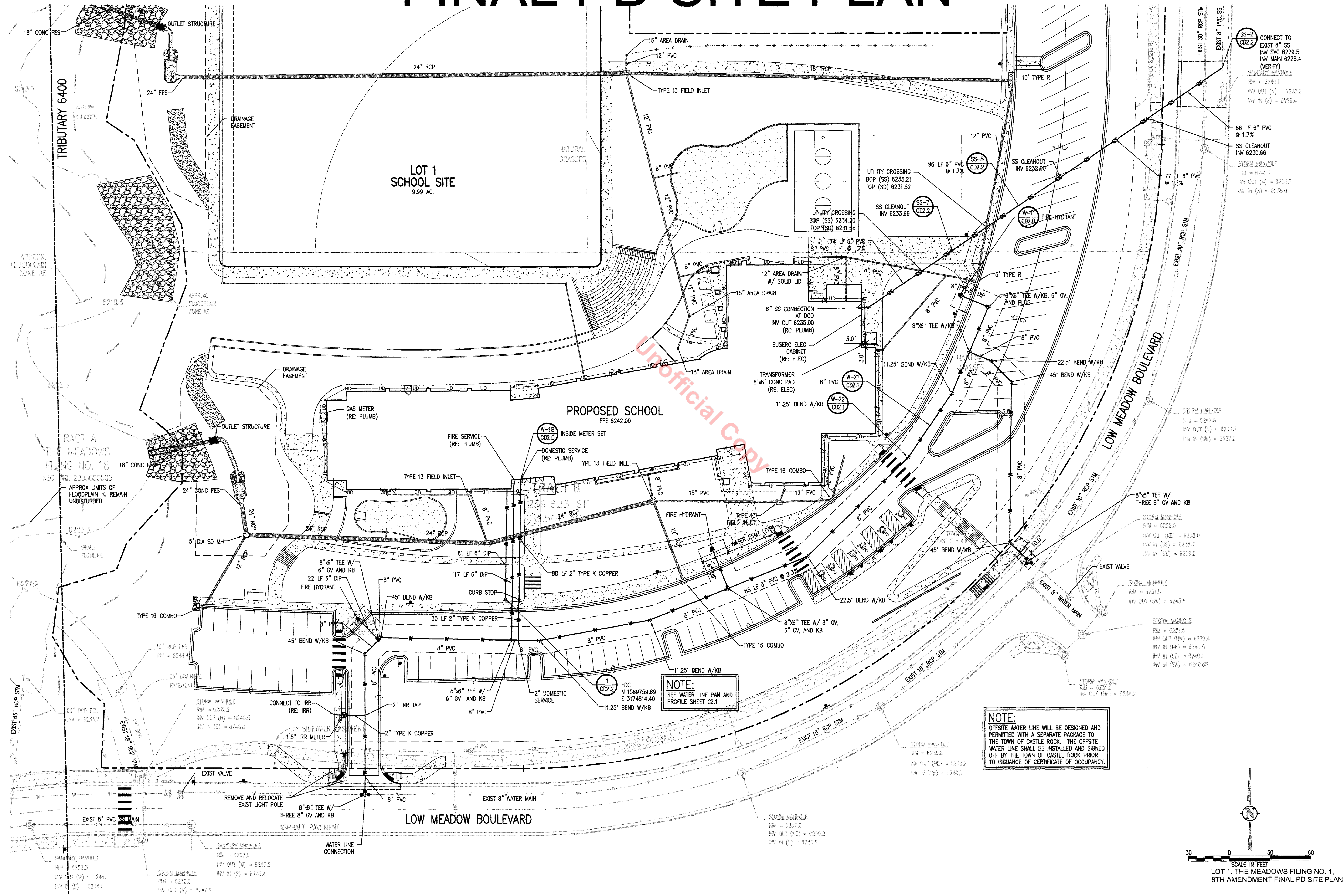
No.	Description	Date

**SHEET TITLE:**

UTILITY PLAN

**FPD-U-1**

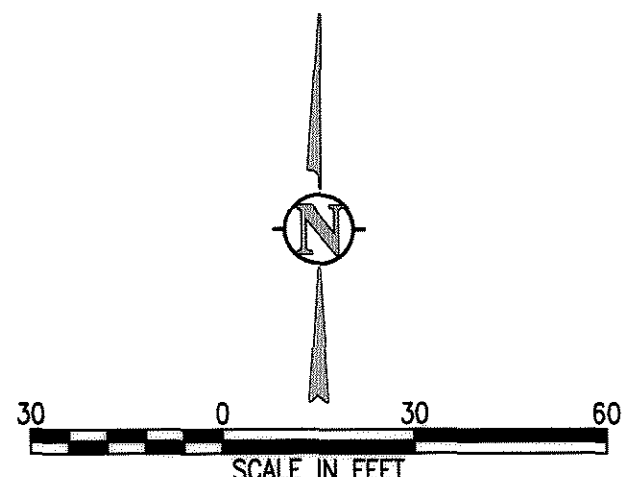
Sheet 6 of 28



Unofficial Copy

**NOTE:**  
 SEE WATER LINE PAN AND PROFILE SHEET C2.1

**NOTE:**  
 OFFSITE WATER LINE WILL BE DESIGNED AND PERMITTED WITH A SEPARATE PACKAGE TO THE TOWN OF CASTLE ROCK. THE OFFSITE WATER LINE SHALL BE INSTALLED AND SIGNED OFF BY THE TOWN OF CASTLE ROCK PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.



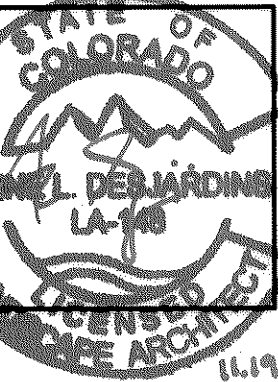
SCALE IN FEET  
 LOT 1, THE MEADOWS FILING NO. 1,  
 8TH AMENDMENT FINAL PD SITE PLAN

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1602 tel  
303.861.1602 fax  
www.huttonarch.com



**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
11/05/12

**REVISION DATES:**

No.	Description	Date

**SHEET TITLE:**  
Landscape Notes

**FPD-L-1**  
Sheet 7 of 28

**STANDARD PLANTING NOTES**

- ALL LANDSCAPE AREAS SHALL BE GRADED TO A SUITABLE GRADE (+/- 10"). THESE AREAS SHALL BE TILLED TO A DEPTH OF 6" OR MORE, INCORPORATING THREE (3) CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET UNIFORMLY INTO THE SOIL. UPON COMPLETION OF SOIL PREPARATION THESE AREAS SHALL BE FINE GRADED TO WITHIN 2 TENTHS OF A FOOT AND FINISH GRADED ALONG SIDEWALK, DEBRIS, VEGETATION, ROCKS, ETC. NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. LANDSCAPE AREAS SHALL BE FINE GRADED SMOOTH AND FIRM AND SHALL BE PROTECTED FROM COMPACTION PRIOR TO PLANTING.
- PLANT MATERIAL SHALL CONFORM TO SECTION 6 OF THE TOWN OF CASTLE ROCK'S LANDSCAPE REGULATIONS AND SHALL COMPLY WITH CURRENT AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR #1 GRADE NURSERY STOCK OR BETTER. PLANTS SHALL MEET OR EXCEED SIZES SPECIFIED IN THE PLANT LEGEND. 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 PITS SHALL BE DUG ACCORDING TO TOWN OF CASTLE ROCK PLANTING DETAILS. BACKFILL PLANTING PITS WITH A UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% ORGANIC MATTER. THE CONTRACTOR SHALL REMOVE ALL WIRE BASKETS, NYLON TWINE, PLASTIC AND FIBER POTS AND THE TOP TWO THIRDS OF BURLAP AND TWINE FROM THE ROOTBALL AND TRUNK. ALL FLAGS, TAGS, ETC. SHALL BE REMOVED FROM ALL PLANTS AFTER TOWN INSPECTION.
- TREES SHALL BE STAKED AND GUYED AS SHOWN IN THE TOWN OF CASTLE ROCK PLANTING DETAILS TO KEEP THEM IN A PLUMB CONDITION UNTIL THE TREE IS ESTABLISHED. TREES OVER 2" IN CALIPER SHALL BE SECURELY STAKED AND GUYED WITH 3 WIRES MINIMUM, SPACED EQUALLY AROUND THE TREE. TREES UNDER 2" CALIPER SHALL BE SECURED WITH 2 WIRES, SPACED EQUALLY AROUND THE TREE. CONTRACTOR SHALL BE RESPONSIBLE FOR GUY WIRE ADJUSTMENTS DURING THE WARRANTY PERIOD AND REMOVAL OF STAKES AND WIRES WITHIN ONE YEAR FROM THE PLANTING DATE. TRUNKS OF FALL PLANTED DECIDUOUS TREES SHALL BE WRAPPED WITH AN APPROVED TREE WRAP SPIRALLY FROM THE GROUND TO THE HEIGHT OF THE SECOND BRANCH AND SECURED TOP AND BOTTOM WITH APPROVED TAPE. TREE WRAP SHALL BE REMOVED FROM THE TREE BY APRIL THE 1ST OF EACH YEAR.
- ALL LANDSCAPED AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM MANAGED BY A CENTRAL CONTROLLER WITH A BATTERY BACK-UP SYSTEM.
- 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'S REQUIREMENTS.
- NO STREET WASHING IS ALLOWED IN CASTLE ROCK.
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED INSIDE UTILITY AND DRAINAGE EASEMENTS PER PWR, SECTION 11, CHAPTER 14.3.13
- WITHIN SIGHT TRIANGLES, NO MATERIAL OVER THIRTY (30) INCHES IN HEIGHT IS PERMITTED.
- RESEED ANY EXISTING UNDISTURBED NATIVE AREAS, WITHIN THE PROPERTY LINE, THAT HAVE BARE SPOTS GREATER THAN 4 INCHES SQUARE.
- STAKE ALL NEW TREE LOCATIONS BASED ON THESE PLANS. OBTAIN ARCHITECT'S APPROVAL OF LOCATIONS PRIOR TO PLANTING.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS.
- PLANT AND EDGING LAYOUT SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL INCLUDING SOD AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- PROJECT INCLUDES EXTENSIVE UTILITY SYSTEMS MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. REPORT ANY CONFLICTS TO ARCHITECT.
- ALL SHRUB, PERENNIAL AND GROUND COVER AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS IN ACCORDANCE WITH SPECIFICATIONS.
- ALL SHRUB AND GROUND COVER BEDS SHALL BE GRADED TO DRAIN WITH A MINIMUM 2% CROSS SLOPE.
- ALL SHRUB, AND ORNAMENTAL GRASS BEDS TO BE EDGED WITH STEEL EDGER. ALL ROCK COBBLE AREAS TO BE EDGED WITH STEEL EDGER ADJACENT TO SOD AREAS. ALL RIVER COBBLE AREAS ADJACENT TO WOOD MULCH TO BE EDGED WITH STEEL EDGER.
- BIODEGRADABLE EROSION CONTROL BLANKET ON SLOPES OF 4:1 OR STEEPER.

**PLANT SCHEDULE**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	IRRIGATION ZONE
<b>EVERGREEN TREES</b>				
PN	PINUS NIGRA	AUSTRIAN PINE	6-8' HT.	L
PPG	PICEA PUNGENS GLAUCA 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6-8' HT.	M
<b>DECIDUOUS TREES</b>				
CS	CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL	M
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL	L
FAP	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2" CAL	L
GTI	GLEDITSIA TRIANCANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL	M
MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL	M
PT	POPULUS TREMULOIDES	QUAKING ASPEN	6-8' CLUMP	L
QM	QUERCUS MACROCARPA	BUR OAK	2" CAL	L
TGC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL	M
<b>SHRUBS</b>				
CSF	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	5 GAL.	M
CSI	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	5 GAL.	M
JBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.	L
JCC	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	5 GAL.	L
JHW	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER	5 GAL.	L
JSA	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL.	L
MAC	MAHONIA AQUIFOLIUM COMPACTA	OREGON GRAPE HOLLY, COMPACT	5 GAL.	L
PM	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA	5 GAL.	L
PON	PHYSOCARPUS OPLIFOLIUS 'NANA'	DWARF NINEBARK	5 GAL.	L
SCH	SYMPHORICARPUS X CHENAUULTI 'HANCOCK'	HANCOCK CORALBERRY	5 GAL.	M
SNS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL.	L
SPM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL.	M
RR	ROSA 'RADRAZZ'	KNOCK OUT ROSE	5 GAL.	L
<b>PERENNIALS/GRASSES</b>				
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	M
CL	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	1 GAL.	L
HS	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL.	L
HSD	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	L
MP	MISCANTHUS 'PURURASCENS'	PURPLE MAIDEN GRASS	1 GAL.	L
NFW	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	L
PAO	PENNISETUM ALOPECUROIDES 'ORIENTAL'	ORIENTAL FOUNTAIN GRASS	1 GAL.	M
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	L

**IRRIGATION DESIGN AND SYSTEM NOTES**

- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN EVERY THIRD DAY WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10 PM AND 5 AM.
- THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED 7.5 FEET PER SECOND.
- SHRUB AND ORNAMENTAL GRASS BEDS AND AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
- LANDSCAPE AREAS LESS THAN 10' WIDE SHALL NOT BE IRRIGATED WITH OVERHEAD IRRIGATION.
- A RAIN SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEM.

**SOIL ANALYSIS**

ALL TOPSOIL TO BE AMENDED ON SITE.

TOWN OF CASTLE ROCK'S FERTILIZER RECOMMENDATION FOR XERIC LANDSCAPE:

AMEND EXISTING SOIL FOR XERIC TREES AND SHRUBS AT 1 LB. N PER 1,000 SF AND 1 LB. P<sub>2</sub>O<sub>5</sub> PER 1,000 SF.

CONTRACTOR TO TEST SOILS UPON PLACEMENT, JUST PRIOR TO PLANTING AND AMEND FURTHER IF STILL DEFICIENT IN NUTRIENT BALANCE AND CONTENT FOR XERIC TREES AND SHRUBS.

SOIL AMENDMENT RECOMMENDATION:  
MINIMUM 3 CU. YDS. OF LOW SALT COMPOST PER 1,000 SQ. FT. PER TOWN OF CASTLEROCK LANDSCAPE REGULATIONS. ROTOTILL DEPTH TO BE A MINIMUM OF 6".

**USE ANALYSIS**

ASPEN VIEW ACADEMY IS LOCATED ALONG LOW MEADOW BOULEVARD IN THE MEADOWS FILING NO. 18. A FUTURE PARK SITE IS BEING PROPOSED TO THE NORTH OF SCHOOL LOT. FIDDLE ROAD WILL SERVE AS THE ACCESS POINT FOR BOTH THE PARK AND THE SCHOOL. THERE ARE THREE MAJOR USE ZONES AT ASPEN VIEW ACADEMY. THESE ZONES INCLUDE THE STREETScape ALONG LOW MEADOW BOULEVARD, INTERNAL PARKING LOT LANDSCAPE, AND FINALLY, THE PLANTING SURROUNDING THE SCHOOL. EACH ZONE TAKES INTO ACCOUNT CONSTRAINTS OF THE SITE AND ADDRESSES THEM WITH SOLUTIONS THAT WORK WITH THE GOALS OF THE PROJECT AND THE TOWN OF CASTLE ROCK'S STANDARDS FOR LANDSCAPE.

THE STREETScape FOR LOW MEADOW BOULEVARD IS BASED ON THE MEADOWS FILING 18 PRELIMINARY PLAT AND FINAL PD SITE PLAN. IT CONTAINS A MIXTURE OF SHADE TREES, DECIDUOUS AND EVERGREEN SHRUBS, ORNAMENTAL GRASSES AND TWO SPECIES OF PERENNIALS. THE PARKING LOT IS LANDSCAPED WITH HONEYLOCUST TREES THAT REQUIRE LOW WATER USE AND HAVE A HIGH HEAT TOLERANCE, YET ADD A SCULPTURAL QUALITY AND VISUAL INTEREST TO THE SPACE WITH ITS LACEY COMPOUND LEAF. THEY WILL PROVIDE SHADE IN THE SUMMER AND UNIQUE SHADOW PATTERNS IN THE WINTER. THE PLANTING AROUND THE BUILDING IS CLUSTERED AT BUILDING ENTRANCES, MAJOR VIEW CORRIDORS AND ON THE WEST SIDES OF PLAY PITS. TREES, SHRUBS AND PERENNIALS HAVE BEEN GROUP TO PROVIDE YEAR ROUND INTEREST. ALL PLANTS HAVE BEEN SELECTED FOR WATER USE AND HEAT TOLERANCE. THEY ARE LOCATED WITHIN THE CONSTRAINTS OF THE SITE UTILITIES AND EASEMENTS.

**GENERAL NOTES**

- FOR ALL HARDSCAPE LAYOUT, DETAILS & GRADES NOT INCLUDED IN THESE PLANS, RE: CIVIL

**COMPOSITE LANDSCAPE WATER USE RATING TABLE**

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 TO 1.5
LOW WATER USE	+1.5 TO 3.0
MODERATE WATER USE	+3.0 TO 4.5
HIGH WATER USE	+4.5

LANDSCAPE TYPE	LANDSCAPE ZONE	IRRIGATION	% OF TOTAL AREA	IRRIGATION WATER REQUIREMENTS (IWR)	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)	TOTAL AREA (TA)	CLUWR (LWUR X IA/TA)
SHRUBS/ORN. GRASSES	LOW	DRIP	2%	10 IN./YR.	2.0	3,284	149,799	0.04
SHRUBS/ORN GRASSES	MODERATE	DRIP	1%	15 IN./YR.	3.0	1,299	149,799	0.03
CANADIAN BLUE FESCUE	MODERATE	SPRAY	13%	15 IN./YR.	3.0	20,201	149,799	0.40
CANOPY TREES* (18)	LOW	DRIP	2%	10 IN./YR.	2.0	3,600	149,799	0.05
NATIVE SEED	VERY LOW	ROTOR	77%	7 IN./YR.	1.4	116,654	149,799	1.09
DETENTION SEED	VERY LOW	ROTOR	3%	7 IN./YR.	1.4	4,761	149,799	0.04
TOTALS								1.66

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING: LOW WATER USE

\*TREES IN PARKING ISLANDS REQUIRING DRIP IRRIGATION

**COMMERCIAL LANDSCAPE SITE INVENTORY**

GROSS SITE AREA (S.F.)	LANDSCAPE AREA (S.F.)	CANADIAN BLUE FESCUE (S.F.)	NON-LIVING ORNAMENTAL (S.F.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED	SOIL PREP AMOUNTS (C.Y. /1,000 S.F.)	SEPARATE IRRIGATION SERVICE CONNECTIONS
435,238	264,866	20,201	2,138	87	87	174	212	3 c.y./1,000 s.f.	YES
PARKING LOT (S.F.)	PARKING LOT LANDSCAPE AREA (S.F.)	NO. OF PARKING SPACES	NON-LIVING ORNAMENTAL (S.F.)	NO. OF INTERIOR LANDSCAPED ISLANDS	MEDIAN WIDTH OF INTERIOR LANDSCAPE ISLANDS (FT.)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED*
74,435	3,599	164	3,599	11	8	15	18	30	30

\*SHRUBS DISTRIBUTED ON SITE

CANDIAN BLUE FESCUE SOD  
 FESCUE TURF GRASS SEED (ROW)  
 ARTIFICIAL TURF  
 PHASE 1 TREES  
 PHASE 2 TREES  
 IRRIGATED NATIVE SEED TO LIMITS AT DISTURBANCE  
 DRILL SEED AT 18.4 PLS, BROADCAST 27.6 PLS POUNDS PER ACRE.  
 SPECIES % BY WEIGHT  
 DETENTION POND SEED MIX  
 DRILL SEED AT 18.4 PLS, BROADCAST 27.6 PLS POUNDS PER ACRE.  
 MINERAL MULCH  
 4-6" DIA. LOCAL RIVER COBBLE  
 STABILIZED CRUSHER FINES, RE: SPECS  
 NON-STABILIZED CRUSHER FINES, RE: SPECS  
 EROSION CONTROL BLANKET, RE: SPECS

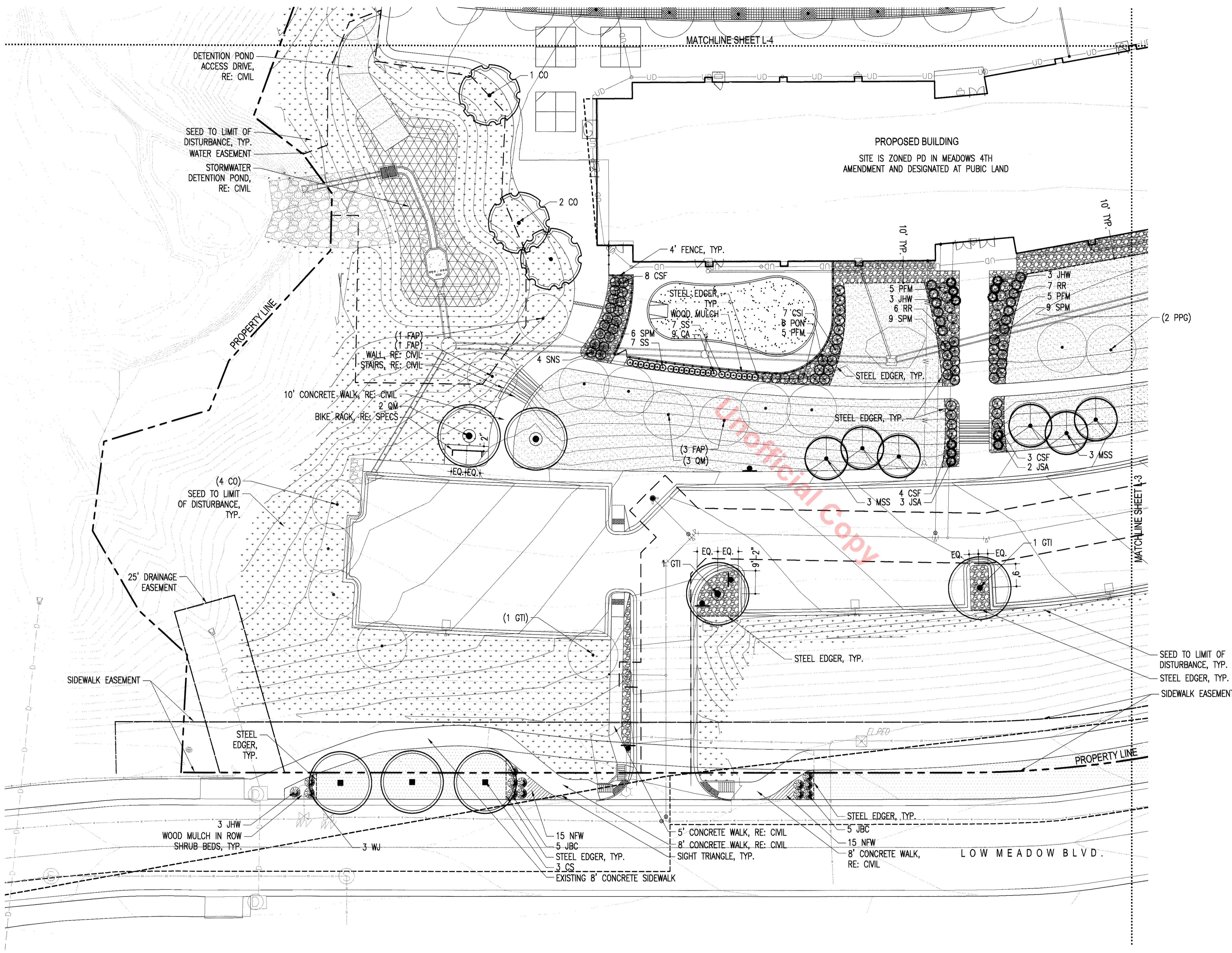
**SPECIES % BY WEIGHT**

BIG BLUESTEM 'KAW'	10
YELLOW INDIANGRASS 'CHEYENNE'	10
SWITCHGRASS 'BLACKWELL'	10
SIDEOATS GRAMA 'VAUGH'	10
WESTERN WHEATGRASS 'ARRIBA'	10
BLUE GRAMA 'HACHITA'	10
THICKSPIKE WHEATGRASS 'CRITANA'	10
PRAIRIE SANDREED 'GOSHEN'	10
GREEN NEEDLEGRASS 'LORDOM'	10
SLENDER WHEATGRASS 'PRYOR'	5
STREAMBANK WHEATGRASS 'SODAR'	5

**SPECIES % BY WEIGHT**

BIG BLUESTEM 'KAW'	10
YELLOW INDIANGRASS 'CHEYENNE'	10
SWITCHGRASS 'BLACKWELL'	10
SIDEOATS GRAMA 'VAUGH'	10
WESTERN WHEATGRASS 'ARRIBA'	10
BLUE GRAMA 'HACHITA'	10
THICKSPIKE WHEATGRASS 'CRITANA'	10
PRAIRIE SANDREED 'GOSHEN'	10
GREEN NEEDLEGRASS 'LORDOM'	10
SLENDER WHEATGRASS 'PRYOR'	5
STREAMBANK WHEATGRASS 'SODAR'	5

# FINAL PD SITE PLAN

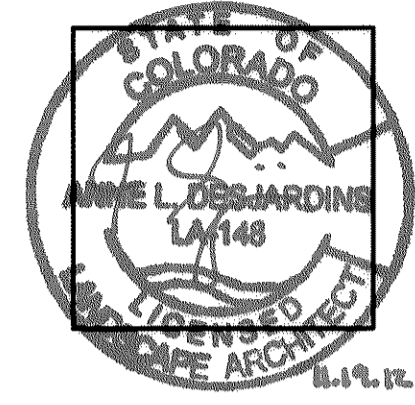


## PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
<b>EVERGREEN TREES</b>		
PN	PINUS NIGRA	AUSTRIAN PINE
PPG	PICEA PUNGENS GLAUCA 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE
<b>DECIDUOUS TREES</b>		
CS	CATALPA SPECIOSA	NORTHERN CATALPA
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY
FAP	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
GTI	GLEDITSIA TRIANCANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PT	POPULUS TREMULOIDES	QUAKING ASPEN
QM	QUERCUS MACROCARPA	BUR OAK
TCG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
<b>SHRUBS</b>		
CSF	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD
CSI	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD
JBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JCC	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER
JHW	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER
JSA	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER
MAC	MAHONIA AQUIFOLIUM COMPACTA	OREGON GRAPE HOLLY, COMPACT
PFM	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA
PON	PHYSOCARPUS OPULIFOLIUS 'NANA'	DWARF NINEBARK
SCH	SYMPHORICARPUS X CHENAULTI 'HANCOCK'	HANCOCK CORALBERRY
SNS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA
SPM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC
RR	ROSA 'RADRAZZ'	KNOCK OUT ROSE
<b>PERENNIALS/GRASSES</b>		
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CL	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
HS	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
HSO	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY
MP	MISCANTHUS 'PURURASCENS'	PURPLE MAIDEN GRASS
NFW	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT
PAO	PENNISETUM ALOPECUROIDES 'ORIENTAL'	ORIENTAL FOUNTAIN GRASS
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM

HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com



## PROJECT: Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View  
Charter School  
Low Meadow Blvd.  
Castle Rock, CO  
80109

## CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
F-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
F-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
F-303.733.0959

## ISSUE DATE:

Final PD Site Plan  
11/05/12

## REVISION DATES:

No.	Description	Date

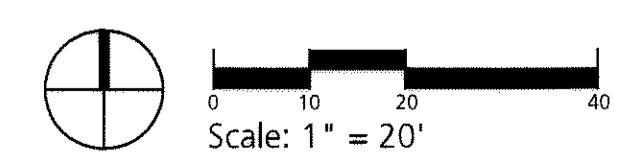
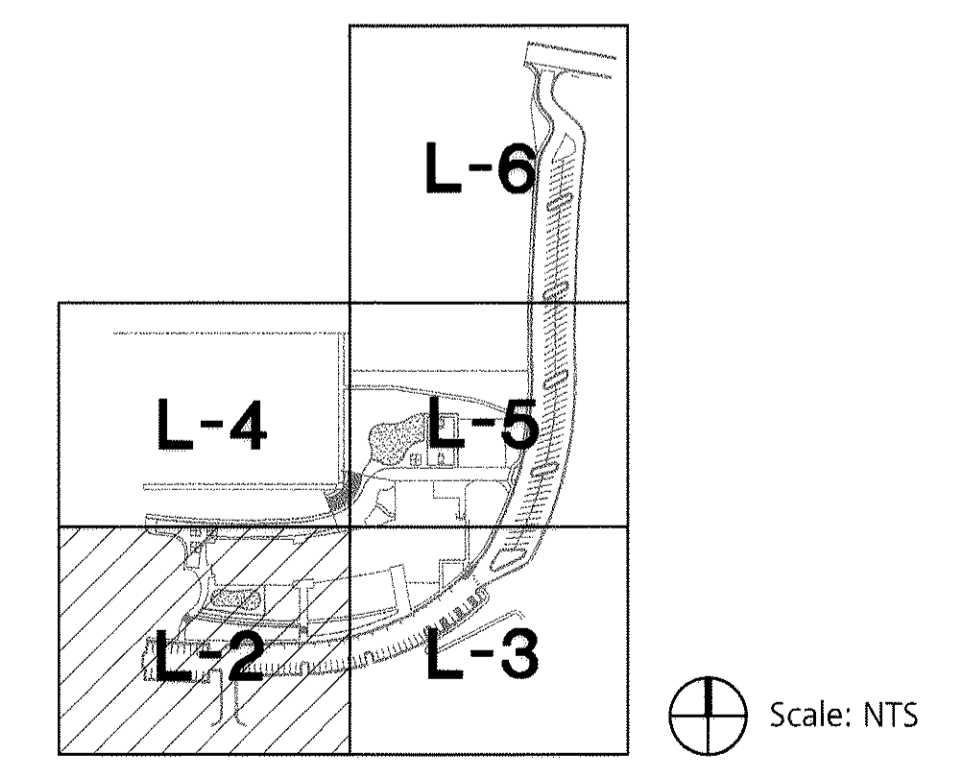
## SHEET TITLE:

Landscape  
Plan

## SYMBOLS LEGEND

	MINERAL MULCH		CANADIAN BLUE FESCUE SOD
	IRRIGATED NATIVE SEED		ARTIFICIAL TURF
	FESCUE TURF GRASS SEED (ROW)		DETENTION POND SEED
	ENGINEERED WOOD FIBER SAFETY SURF. (EWF), RE: SPECS		PERENNIALS/ ORN. GRASSES (ROW)
	STABILIZED CRUSHER FINES, RE: SPECS		EROSION CONTROL BLANKET, RE: SPECS
	NON-STABILIZED CRUSHER FINES, RE: SPECS		PHASE 1 TREES
	STEEL EDGER		PHASE 2 TREES

## KEY MAP



TOWN OF CASTLE ROCK LANDSCAPE ARCHITECT'S REGISTRATION NUMBER: ANNE DESJARDINS: #12033

NOT FOR CONSTRUCTION

LOT 1, THE MEADOWS FILING NO. 1,  
8TH AMENDMENT FINAL PD SITE PLAN

FPD-L-2

Sheet 8 of 28



# FINAL PD SITE PLAN



## PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
<b>EVERGREEN TREES</b>		
PN	PINUS NIGRA	AUSTRIAN PINE
PPG	PICEA PUNGENS GLAUCA 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE
<b>DECIDUOUS TREES</b>		
CS	CATALPA SPECIOSA	NORTHERN CATALPA
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY
FAP	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
GTI	GLEDTISIA TRIANCANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PT	POPULUS TREMULOIDES	QUAKING ASPEN
QM	QUERCUS MACROCARPA	BUR OAK
TCG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
<b>SHRUBS</b>		
CSF	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD
CSI	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD
JBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JCC	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER
JHW	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER
JSA	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER
MAC	MAHONIA AQUIFOLIUM COMPACTA	OREGON GRAPE HOLLY, COMPACT
PFM	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA
PON	PHYSOCARPUS OPUILIFOLIUS 'NANA'	DWARF NINEBARK
SCH	SYMPHORICARPUS X CHENAULTI 'HANCOCK'	HANCOCK CORALBERRY
SNS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA
SPM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC
RR	ROSA 'RADRAZZ'	KNOCK OUT ROSE
<b>PERENNIALS/GRASSES</b>		
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CL	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
HS	HELIOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
HSO	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY
MP	MISCANTHUS 'PURURASCENS'	PURPLE MAIDEN GRASS
NFW	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT
PAO	PENNISETUM ALOPECUROIDES 'ORIENTAL'	ORIENTAL FOUNTAIN GRASS
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM

HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com



**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
11/05/12

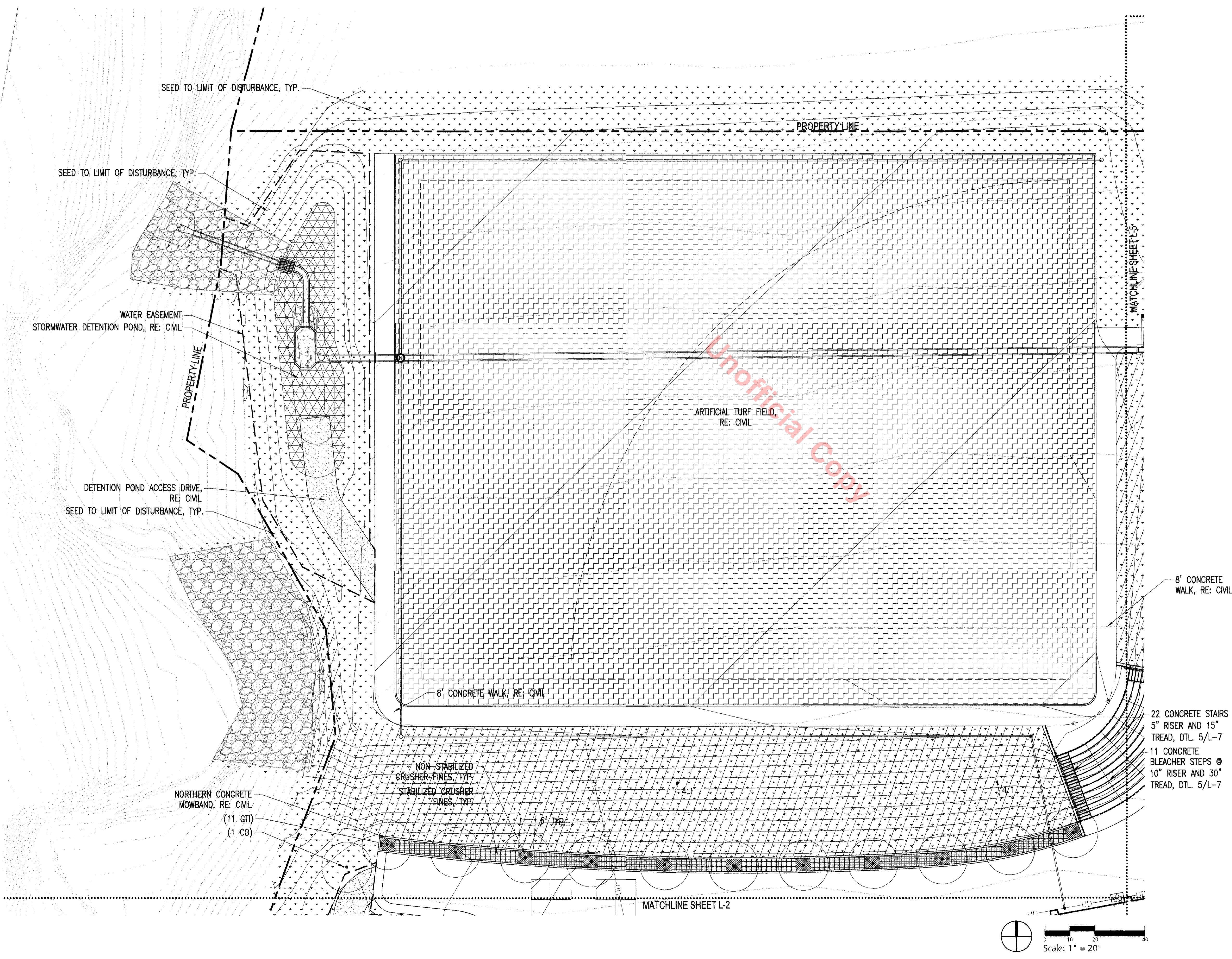
**REVISION DATES:**

No.	Description	Date

**SHEET TITLE:**  
Landscape Plan

**FPD-L-4**

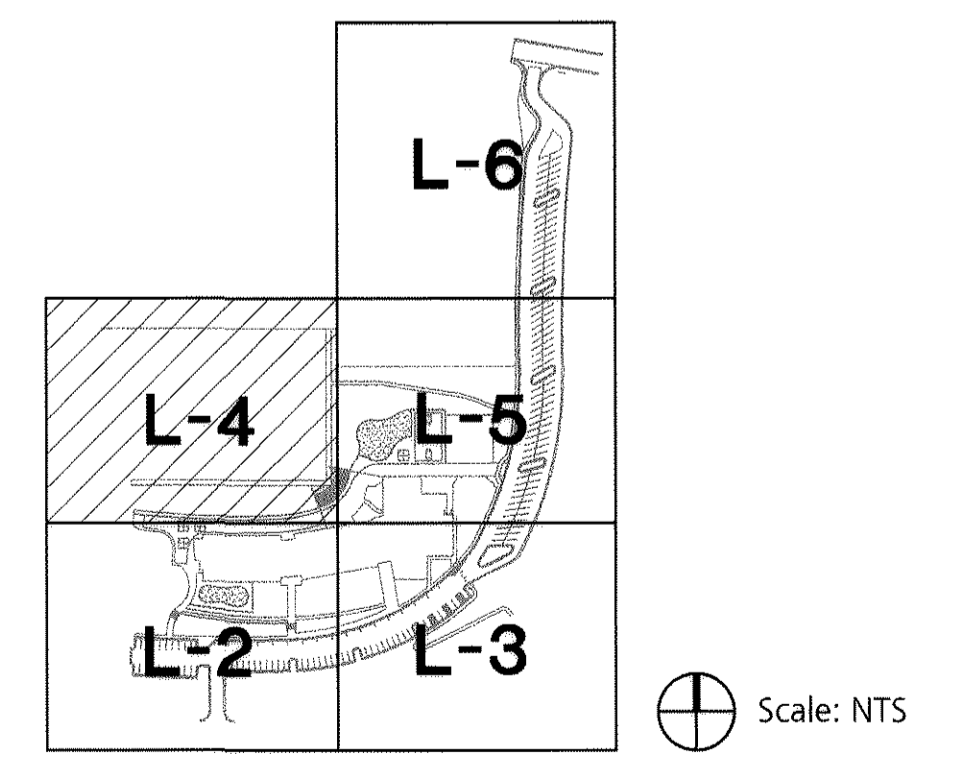
Sheet 10 of 28



## SYMBOLS LEGEND

	MINERAL MULCH		CANADIAN BLUE FESCUE SOD
	IRRIGATED NATIVE SEED		ARTIFICIAL TURF
	FESCUE TURF GRASS SEED (ROW)		DETENTION POND SEED
	ENGINEERED WOOD FIBER SAFETY SURF. (EWF), RE: SPECS		PERENNIALS/ ORN. GRASSES (ROW)
	STABILIZED CRUSHER FINES, RE: SPECS		EROSION CONTROL BLANKET, RE: SPECS
	NON-STABILIZED CRUSHER FINES, RE: SPECS		PHASE 1 TREES
	STEEL EDGER		PHASE 2 TREES

## KEY MAP



# FINAL PD SITE PLAN



## PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
<b>EVERGREEN TREES</b>		
PN	PINUS NIGRA	AUSTRIAN PINE
PPG	PICEA PUNGENS GLAUCA 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE

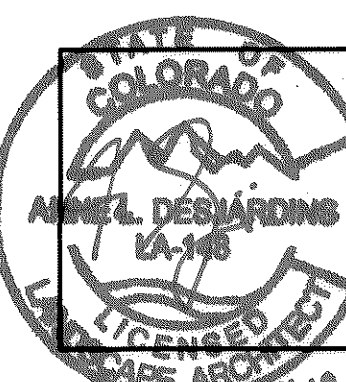
<b>DECIDUOUS TREES</b>		
CS	CATALPA SPECIOSA	NORTHERN CATALPA
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY
FAP	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
GTI	GLEDITSIA TRIANCANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PT	POPULUS TREMULOIDES	QUAKING ASPEN
QM	QUERCUS MACROCARPA	BUR OAK
TCG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN

<b>SHRUBS</b>		
CSF	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD
CSI	CORNUS SERICEA 'SANTI'	ISANTI DOGWOOD
JBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JCC	JUNIPERUS SABINA 'CALGARY CHIP'	CALGARY CARPET JUNIPER
JHW	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER
JSA	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER
MAC	MAHONIA AQUIFOLIUM COMPACTA	OREGON GRAPE HOLLY, COMPACT
PFM	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA
PON	PHYSOCARPUS OPULIFOLIUS 'NANA'	DWARF NINEBARK
SCH	SYMPHORICARPUS X CHENAULTI 'HANCOCK'	HANCOCK CORALBERRY
SNS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA
SPM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC
RR	ROSA 'RADRAZZ'	KNOCK OUT ROSE

<b>PERENNIALS/GRASSES</b>		
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CL	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
HS	HELICOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
HSO	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY
MP	MISCANTHUS 'PURURASCENS'	PURPLE MAIDEN GRASS
NFW	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT
PAO	PENNISETUM ALOPECUROIDES 'ORIENTAL'	ORIENTAL FOUNTAIN GRASS
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM

HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com



**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddlers Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**  
Final PD Site Plan  
11/05/12

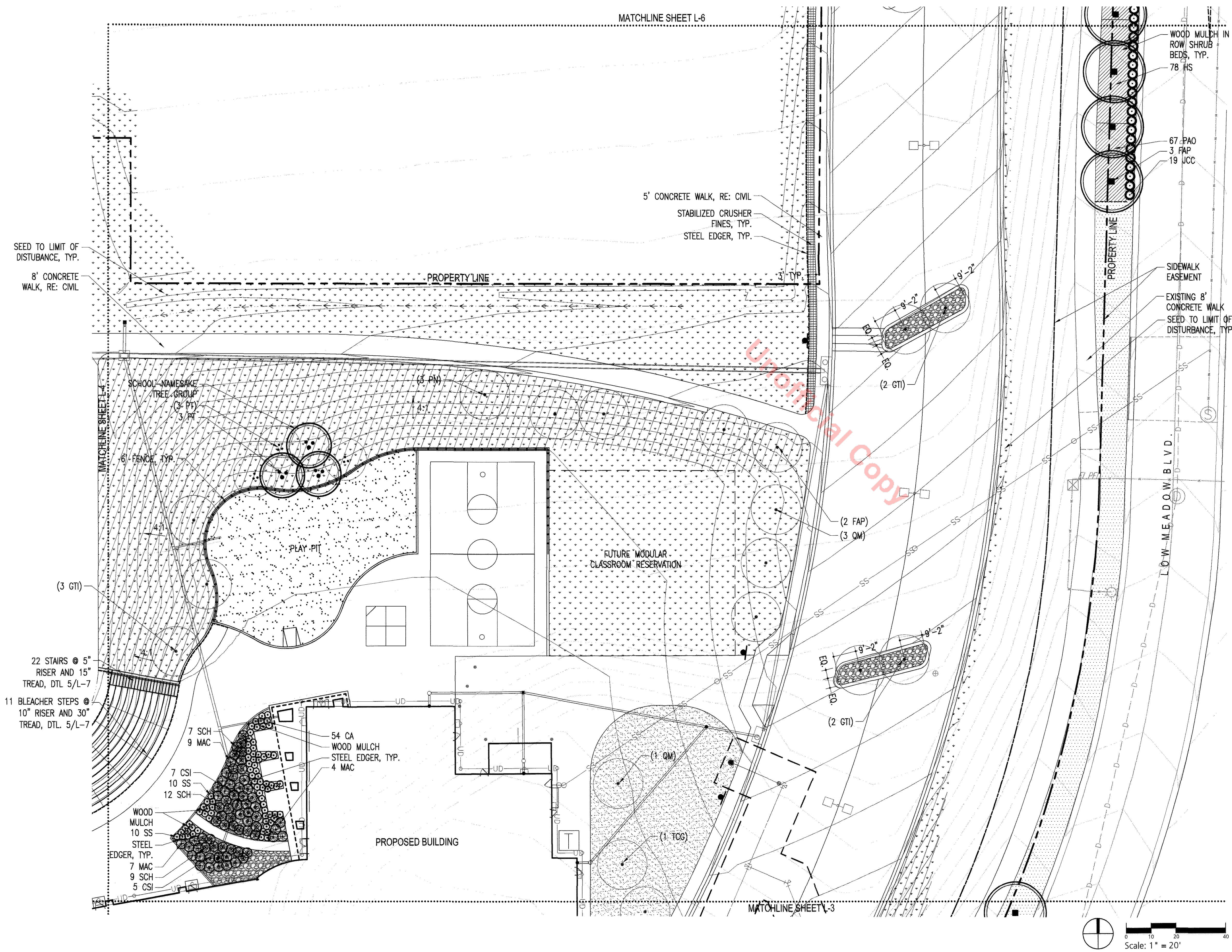
**REVISION DATES:**

No.	Description	Date

**SHEET TITLE:**  
Landscape Plan

**FPD-L-5**

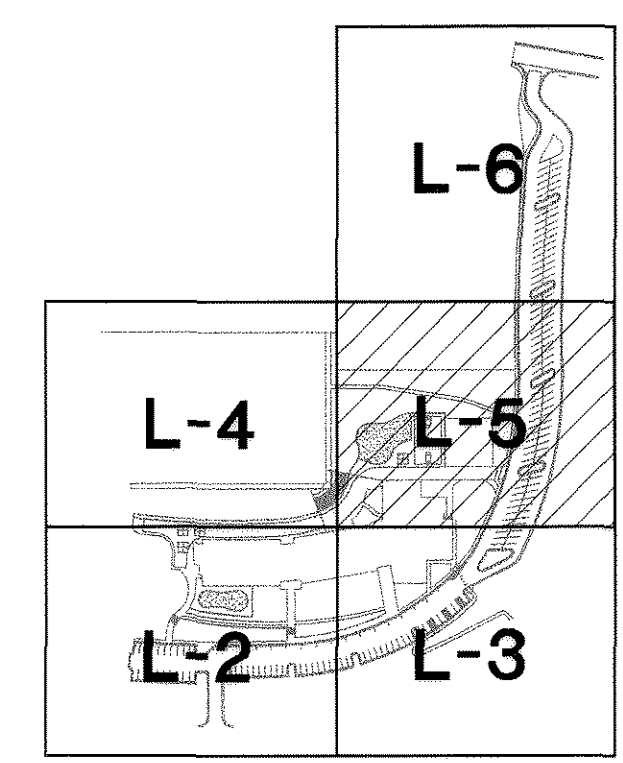
Sheet 1 of 28



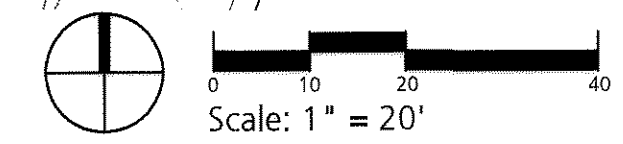
## SYMBOLS LEGEND

	MINERAL MULCH		CANADIAN BLUE FESCUE SOD
	IRRIGATED NATIVE SEED		ARTIFICIAL TURF
	FESCUE TURF GRASS SEED (ROW)		DETENTION POND SEED
	ENGINEERED WOOD FIBER SAFETY SURF. (EWF), RE: SPECS		PERENNIALS/ ORN. GRASSES (ROW)
	STABILIZED CRUSHER FINES, RE: SPECS		EROSION CONTROL BLANKET, RE: SPECS
	NON-STABILIZED CRUSHER FINES, RE: SPECS		PHASE 1 TREES
	STEEL EDGER		PHASE 2 TREES

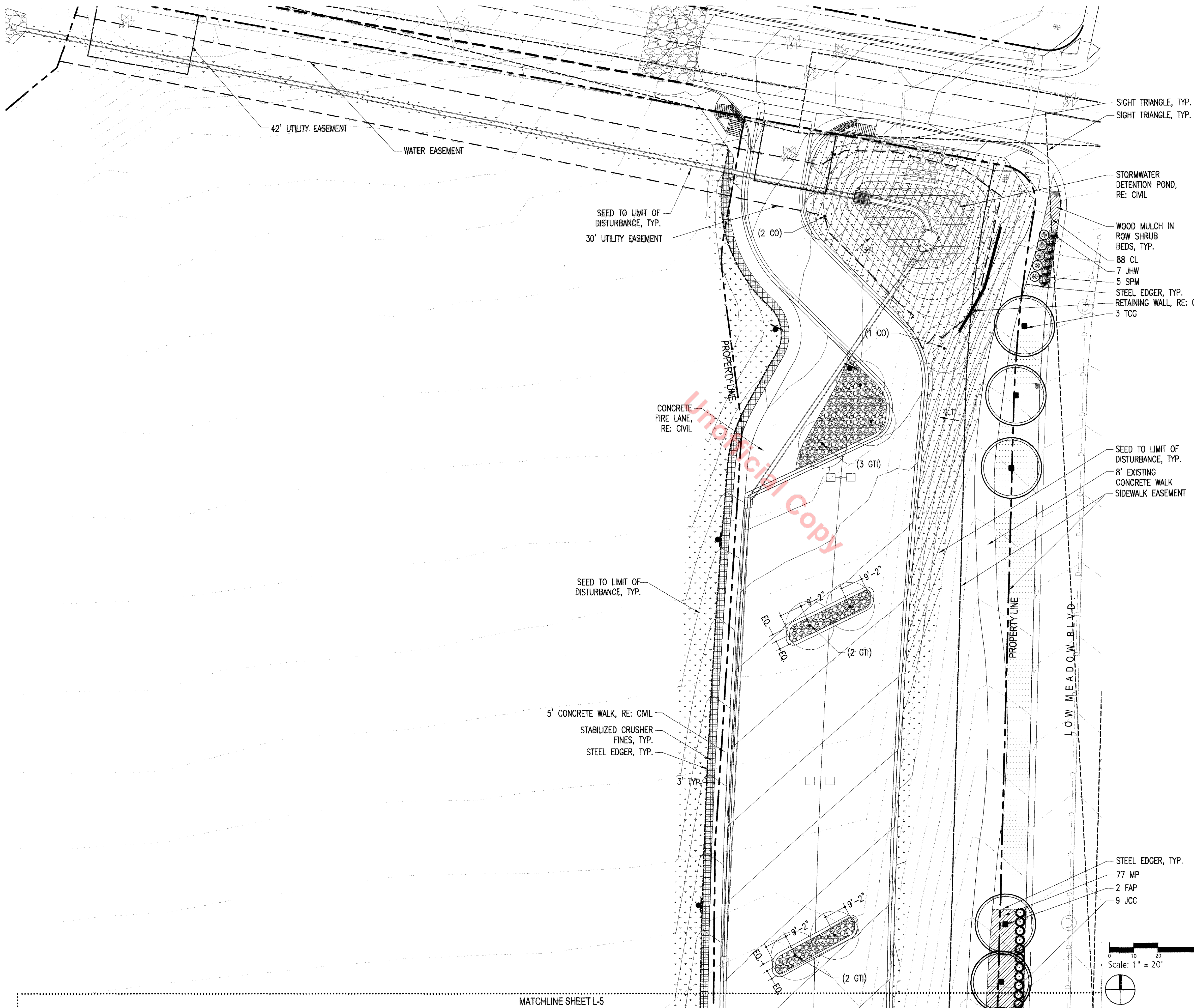
## KEY MAP



Scale: NTS



# FINAL PD SITE PLAN

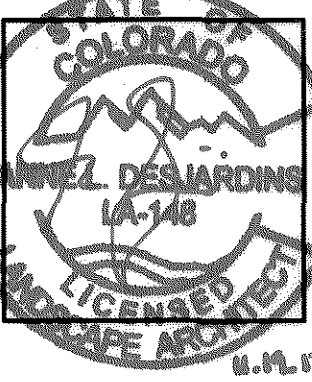


## PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME
<b>EVERGREEN TREES</b>		
PN	PINUS NIGRA	AUSTRIAN PINE
PPG	PICEA PUNGENS GLAUCA 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE
<b>DECIDUOUS TREES</b>		
CS	CATALPA SPECIOSA	NORTHERN CATALPA
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY
FAP	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
GTI	GLADITSIA TRIANCANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST
MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PT	POPULUS TREMULOIDES	QUAKING ASPEN
QM	QUERCUS MACROCARPA	BUR OAK
TCG	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN
<b>SHRUBS</b>		
CSF	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD
CSI	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD
JBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JCC	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER
JHW	JUNIPERUS HORIZONTALIS 'WILTONII'	WILTON CARPET JUNIPER
JSA	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER
MAC	MAHONIA AQUIFOLIUM COMPACTA	OREGON GRAPE HOLLY, COMPACT
PFM	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE POTENTILLA
PON	PHYSOCARPUS OPULIFOLIUS 'NANA'	DWARF NINEBARK
SCH	SYMPHORICARPUS X CHENALTI 'HANCOCK'	HANCOCK CORALBERRY
SNS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA
SPM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC
RR	ROSA 'RADRAZZ'	KNOCK OUT ROSE
<b>PERENNIALS/GRASSES</b>		
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CL	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
HS	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
HSO	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY
MP	MISCANTHUS 'PURURASCENS'	PURPLE MAIDEN GRASS
NFW	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT
PAO	PENNISETUM ALOPECUROIDES 'ORIENTAL'	ORIENTAL FOUNTAIN GRASS
SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM

HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com



**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
F-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
F-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
F-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
11/05/12

**REVISION DATES:**

No.	Description	Date

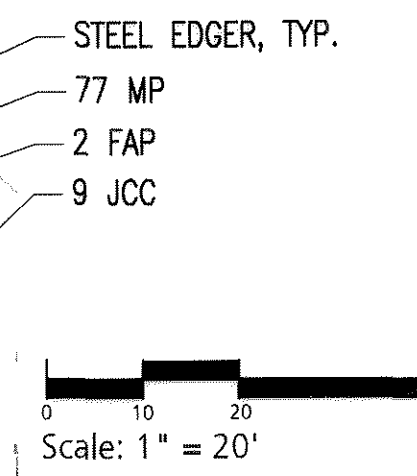
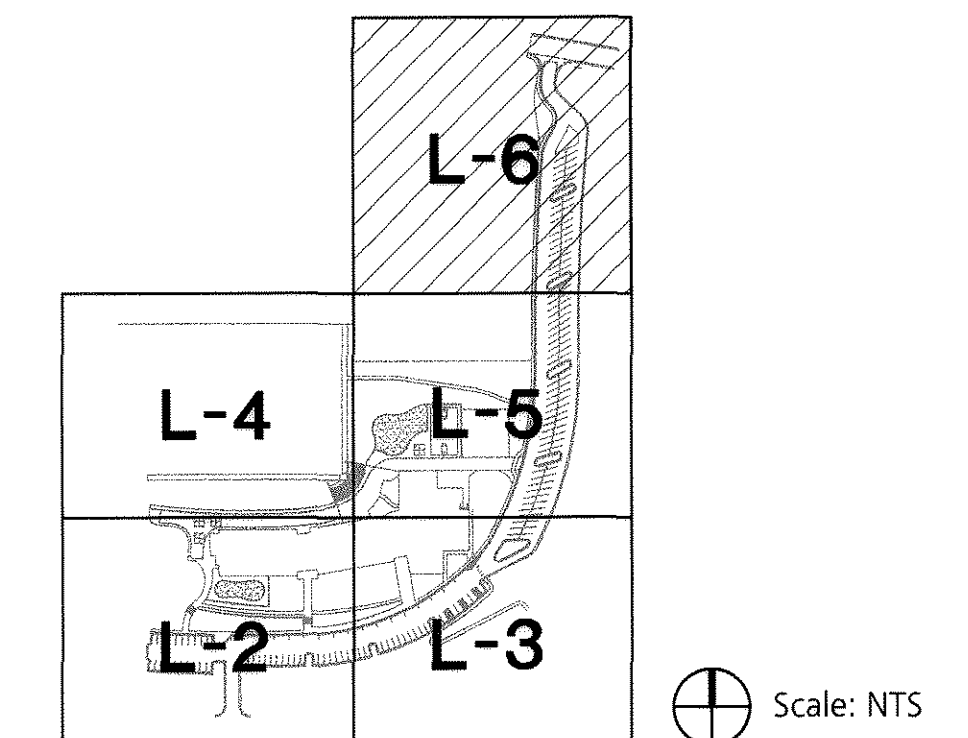
**SHEET TITLE:**  
Landscape Plan

**FPD-L-6**  
Sheet 12 of 28

## SYMBOLS LEGEND

	MINERAL MULCH 4 - 6" DIA. LOCAL RIVER COBBLE		CANADIAN BLUE FESCUE SOD
	IRRIGATED NATIVE SEED		ARTIFICIAL TURF
	FESCUE TURF GRASS SEED (ROW)		DETENTION POND SEED
	ENGINEERED WOOD FIBER SAFETY SURF. (EWF), RE: SPECS		PERENNIALS/ORN. GRASSES (ROW)
	STABILIZED CRUSHER FINES, RE: SPECS		EROSION CONTROL BLANKET, RE: SPECS
	NON-STABILIZED CRUSHER FINES, RE: SPECS		PHASE 1 TREES
	STEEL EDGER		PHASE 2 TREES

## KEY MAP

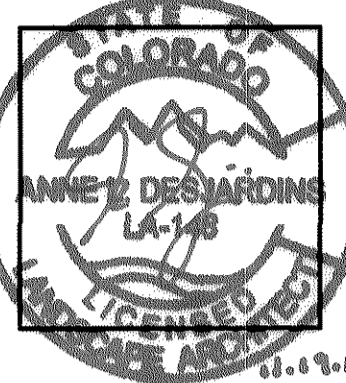


# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com



**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
11/05/12

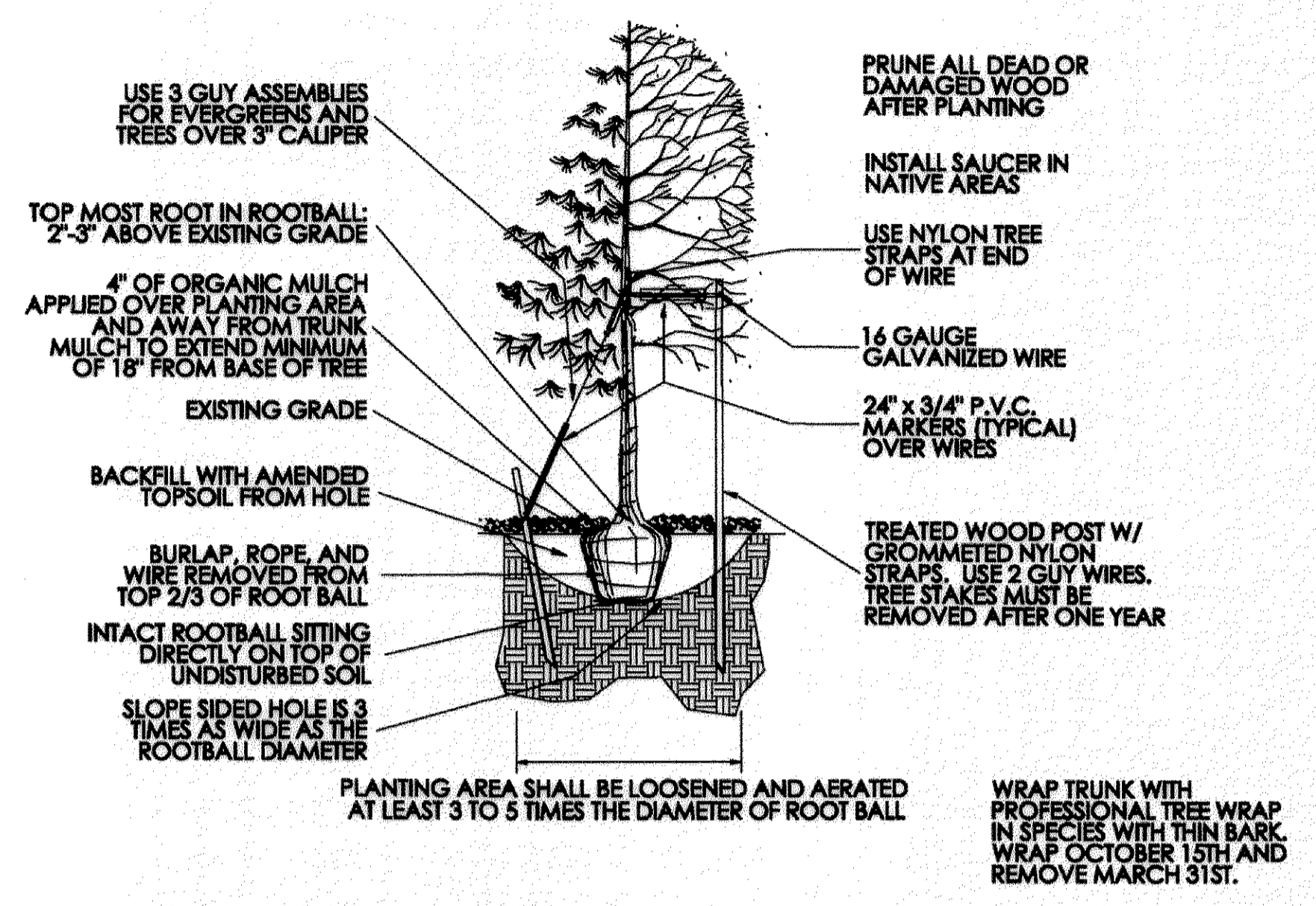
**REVISION DATES:**

No.	Description	Date

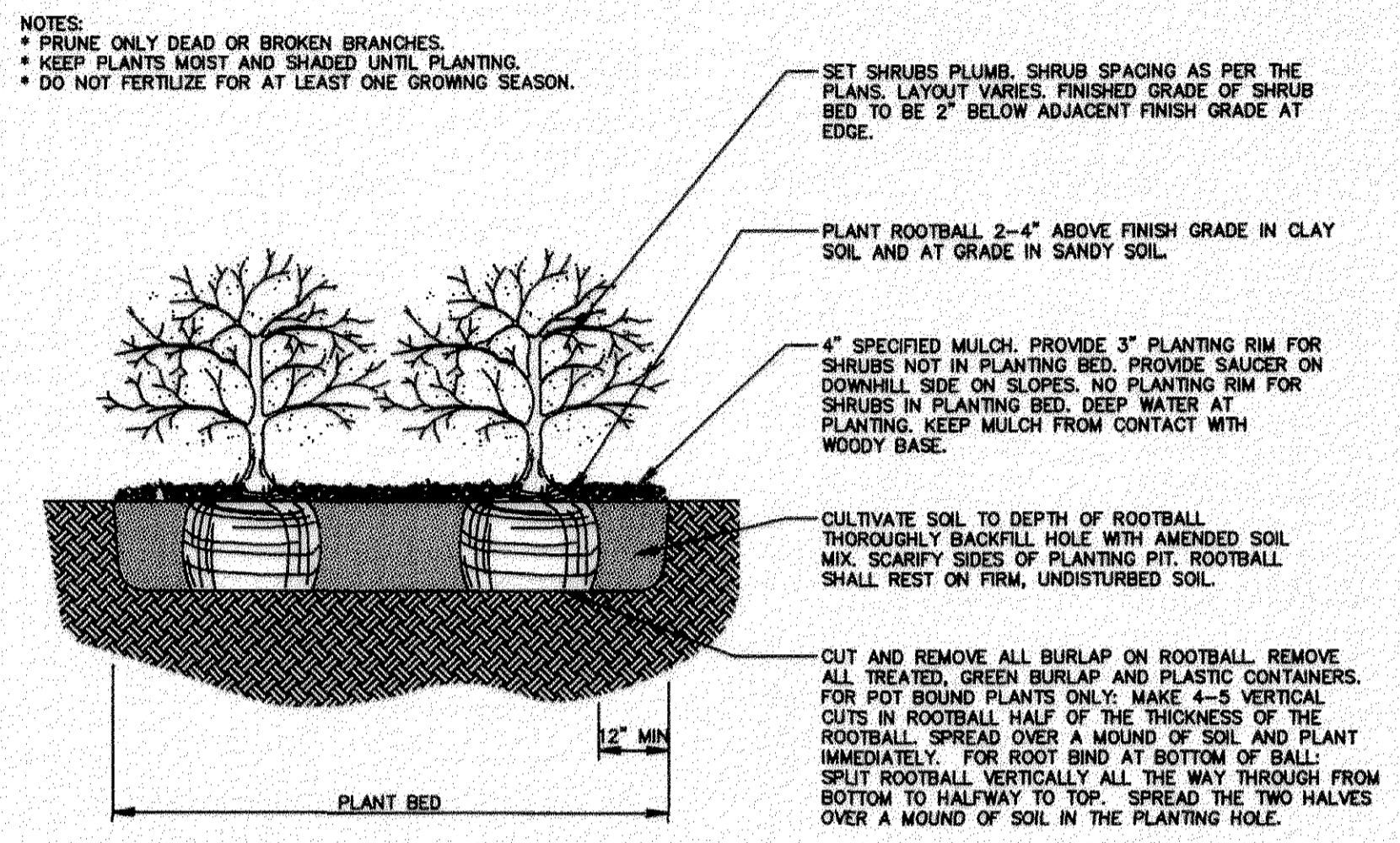
**SHEET TITLE:**  
Landscape Details

**FPD-L-7**

Sheet 13 of 28

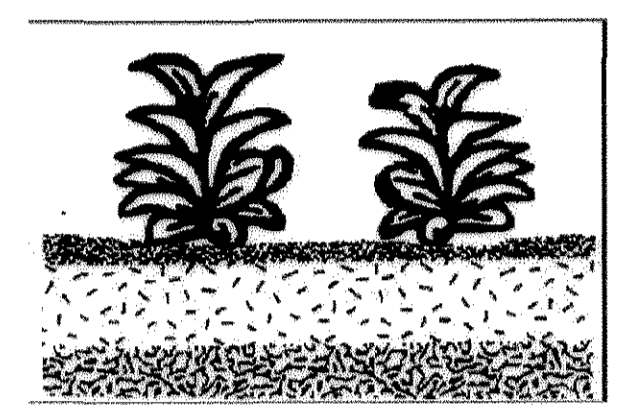


1 TOCR TREE PLANTING DETAIL  
NTS



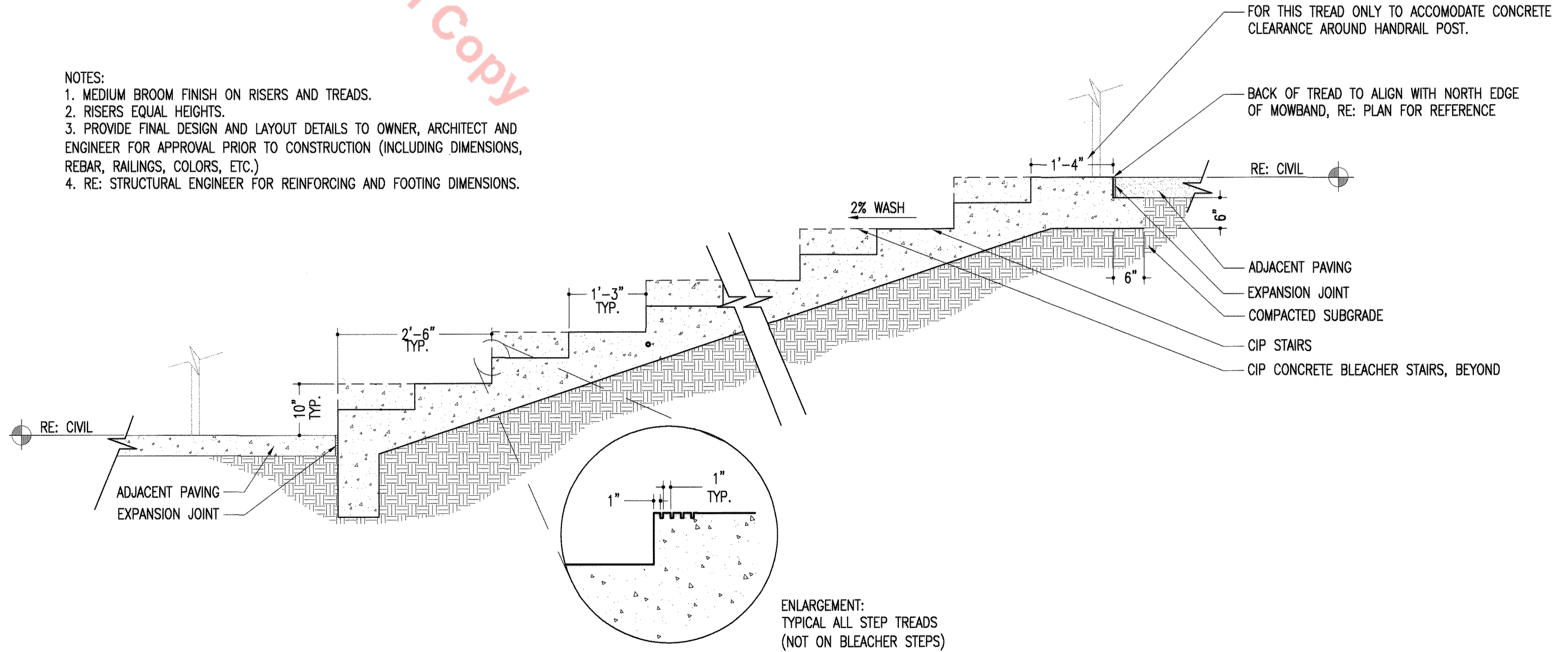
2 TOCR SHRUB PLANTING DETAIL  
NTS

- 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 6".
- 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.

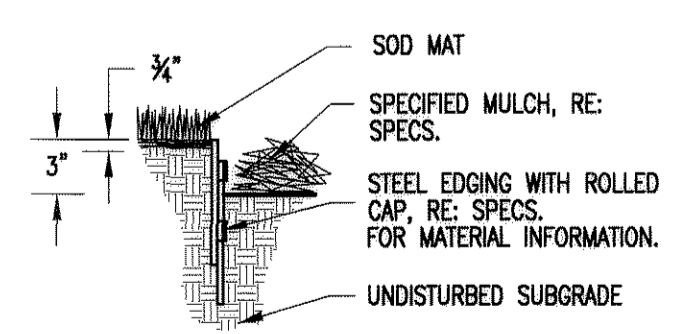


3 TOCR PERENNIAL AND GROUND COVER PLANTING DETAIL  
NTS

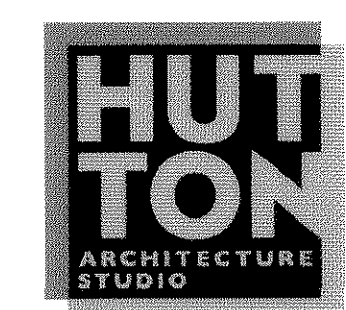
- NOTES:**
- MEDIUM BROOM FINISH ON RISERS AND TREADS.
  - RISERS EQUAL HEIGHTS.
  - PROVIDE FINAL DESIGN AND LAYOUT DETAILS TO OWNER, ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION (INCLUDING DIMENSIONS, REBAR, RAILINGS, COLORS, ETC.)
  - RE: STRUCTURAL ENGINEER FOR REINFORCING AND FOOTING DIMENSIONS.



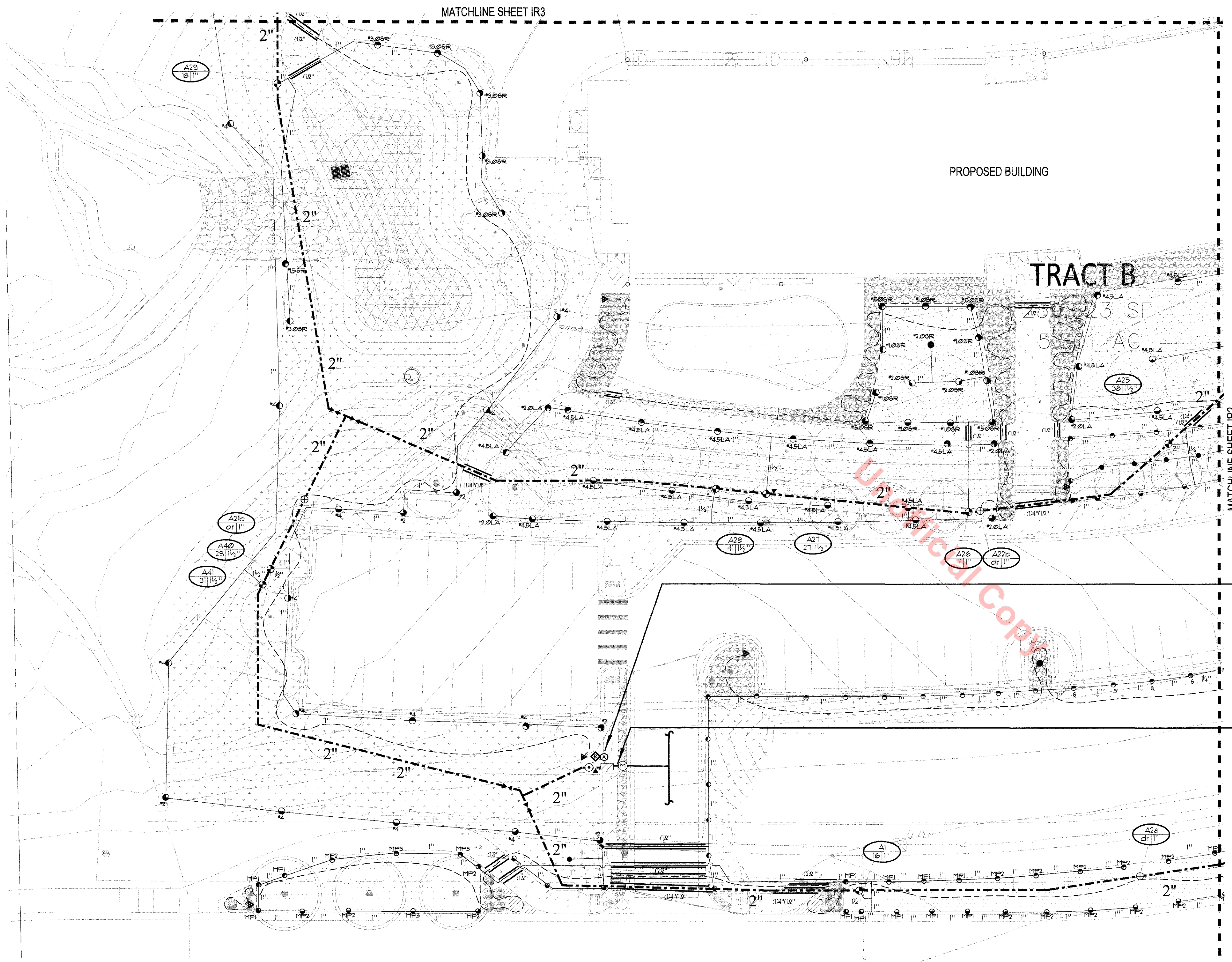
5 BLEACHER STAIR DETAIL  
3/4" = 1'-0"



4 STEEL EDGER  
3/4" = 1'-0"



# FINAL PD SITE PLAN



Irrigation Schedule				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
⊙	HUNTER / TORO	FR08-06 FR530-CV W/TORO PRECISION SERIES SPRAY NOZZLES	POP-UP SPRAY HEAD	IR-0 1-4
⊙	HUNTER	FR09-06 FR540-CV W/HATER ROTATOR MF1000, MF1000, MF3000 NOZZLES	POP-UP SPRAY HEAD	IR-0 1-4
⊙	HUNTER	120-06 ADJ W* NOZZLE	GEAR DRIVEN ROTOR HEAD	IR-0 1-8
⊙	HUNTER	120-06 ADJ W* NOZZLE	GEAR DRIVEN ROTOR HEAD	IR-0 1-8
⊙	HUNTER	120-06 ADJ W* NOZZLE	GEAR DRIVEN ROTOR HEAD	IR-0 1-8
⊙	HUNTER	120-06 ADJ W* NOZZLE	GEAR DRIVEN ROTOR HEAD	IR-0 1-8
⊙	HUNTER	120-06 ADJ W* NOZZLE	GEAR DRIVEN ROTOR HEAD	IR-0 1-8
⊙	HUNTER	120-06 ADJ W* NOZZLE	GEAR DRIVEN ROTOR HEAD	IR-0 1-8
⊙	HUNTER	120-06 ADJ W* NOZZLE	GEAR DRIVEN ROTOR HEAD	IR-0 1-8
⊙	FEBCO OR EQUAL	805YA	BACKFLOW PREVENTER	IR-1 1-10, 1-1
⊙	HUNTER	ICV- SERIES	ELECTRIC MASTER CONTROL VALVE	2
⊙	HUNTER	HQ-44 LRC	QUICK COUPLING VALVE	IR-0 1-6
⊙		LINE SIZE	GATE VALVE	IR-1 1-1
⊙	HUNTER	ICV- SERIES	ELECTRIC CONTROL VALVE	IR-0 1-16
⊙	HUNTER	ACC-4200FP	ELECTRIC CONTROLLER	IR-0 1-21
⊙	HUNTER	URF-CLK	WIRELESS RAIN/FREEZE SHUT OFF DEVICE	5
⊙	HUNTER	ICZ-101 SERIES W/ 40 PSI REGULATOR, BALL VALVE AND HY100 FILTER	DRIP VALVE ASSEMBLY	IR-0 1-10
⊙			DRIP LINE BLOW-OUT STUB	4
⊙	CENTENNIAL OR EQUAL	DRIFLINE	POLY DRIP TUBING, 3/4"	3
⊙	N/S	TURBO-FLO BC / XERI-PC	DRIP EMITTERS	IR-0 1-25
⊙		CL1200 BE	PVC MAINLINE	IR-1 1-21
⊙		CL1200 BE	PVC LATERAL LINE	IR-1 1-21
⊙		CLASS 160	PVC SLEEVING	1
⊙	N/S	MATCO	MANUAL DRAIN VALVE (MAINLINE)	IR-0 1-5
⊙			IRRIGATION WATER METER	BY OTHERS

HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.  
70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

PROJECT:  
Aspen View Academy

Project #:  
2012-11

BUILDING OWNER:  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

CONSULTANTS:  
Mech/Plumb/Elec:  
CCRD  
6400 South Fidler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

ISSUE DATE:  
Site CD  
11/05/2012

REVISION DATES:  
No. Description Date

SHEET TITLE:  
Irrigation Plan

FPD-IR-1  
14 of 28

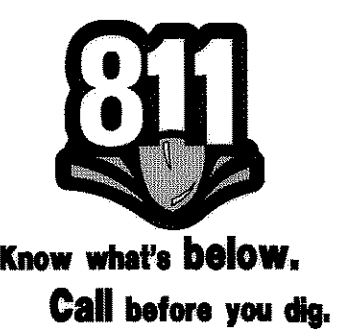
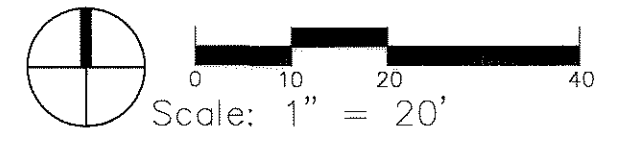
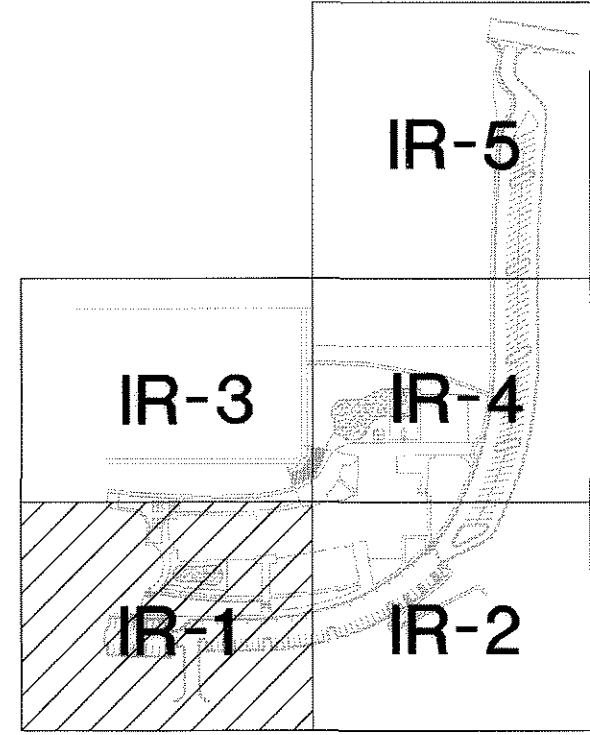
### CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE 42 STATION HUNTER CONTROLLER REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10' OF CONTROLLER LOCATION FROM BUILDING SERVICE (BY OTHERS). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND 4 #14 UFPL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO CONTROLLER "A" AND CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE HUNTER WIRELESS WRF-CLK DEVICE ON BUILDING WHERE THERE IS NO OVERHANG OR OBSTRUCTION WITHIN 20 FEET OF SENSOR AND A MINIMUM OF 10 FOOT FROM FINISHED GRADE. INSTALL RAIN SENSOR RECEIVER IN CONTROLLER PEDESTAL ENCLOSURE.

### POINT OF CONNECTION 1.5"

PEAK FLOW REQUIREMENT: 45 GPM. REQUIRED STATIC PRESSURE: 95 PSI  
TIE ONTO 2" COPPER STUB-OUT DOWNSTREAM OF WATER METER (BY OTHERS) AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 2" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" STOP AND WASTE VALVE, TRANSITION FROM 2" COPPER TO 1 1/2" COPPER AT BACKFLOW CONNECTION. INSTALL ONE 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER AND ONE 1 1/2" PRESSURE REGULATOR VALVE (SET FRY AT 95 PSI) WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING 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 APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

REFER TO SHEET FPD-IR1 FOR IRRIGATION SCHEDULE  
REFER TO SHEET FPD-IR2 FOR IRRIGATION CONSTRUCTION NOTES  
REFER TO SHEET FPD-IR1 THROUGH FDP-IR5 FOR IRRIGATION PLAN  
REFER TO SHEET FPD-IR6 FOR IRRIGATION CHARTS  
REFER TO SHEET FPD-IR7 THROUGH FDP-IR9 FOR IRRIGATION DETAILS



# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

PROJECT:  
Aspen View  
Academy

Project #:  
2012-11

BUILDING OWNER:  
Aspen View  
Charter School  
Low Meadow Blvd.  
Castle Rock, CO  
80109

CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

ISSUE DATE:

Site CD  
11/05/2012

REVISION DATES:

No. Description Date

SHEET TITLE:  
Irrigation  
Plan

FPD-  
IR-2  
15 OF 28

### Irrigation Construction Notes

- DRAWINGS AND BASE INFORMATION** - ALL BASE AND PLANTING INFORMATION HAS BEEN PROVIDED BY LIMEGREEN DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS(KDI) OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS(KDI) 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** - HYDROSYSTEMS(KDI) HAS CONTACTED THE UTILITY DEPT. AND CONFIRMED THAT THE STATIC WATER PRESSURE IN THE VICINITY OF THE PROPOSED IRRIGATION TAP LOCATION IS 105 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS(KDI) OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS(KDI) 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 MINIMUM STATIC PRESSURE AS NOTED ON PLAN. THE TOWN OF CASTLE ROCK PROVIDES A MINIMUM OF 43 PSI.
- IRRIGATION SYSTEM OPERATION INTENT** - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A 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.

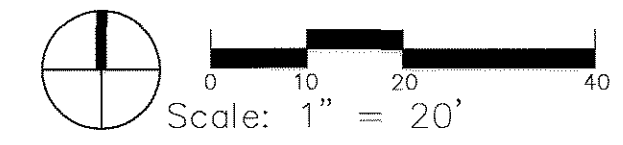
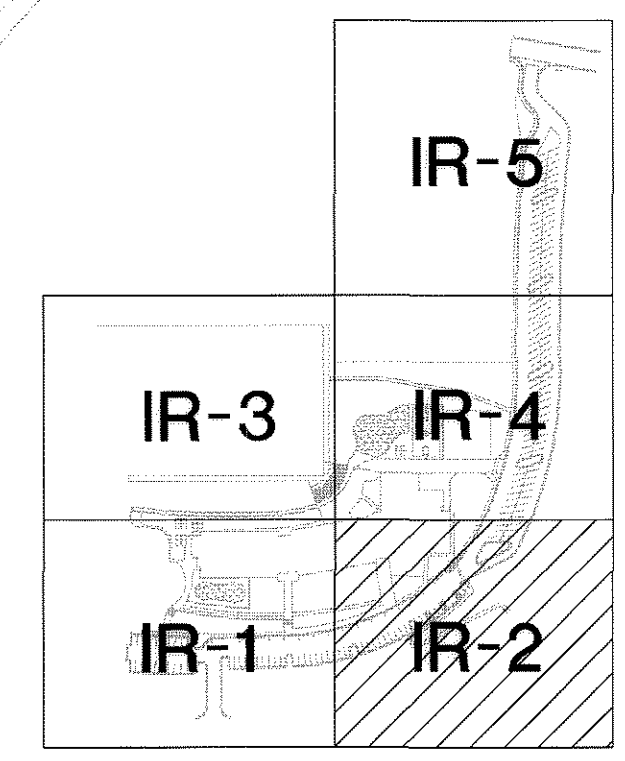
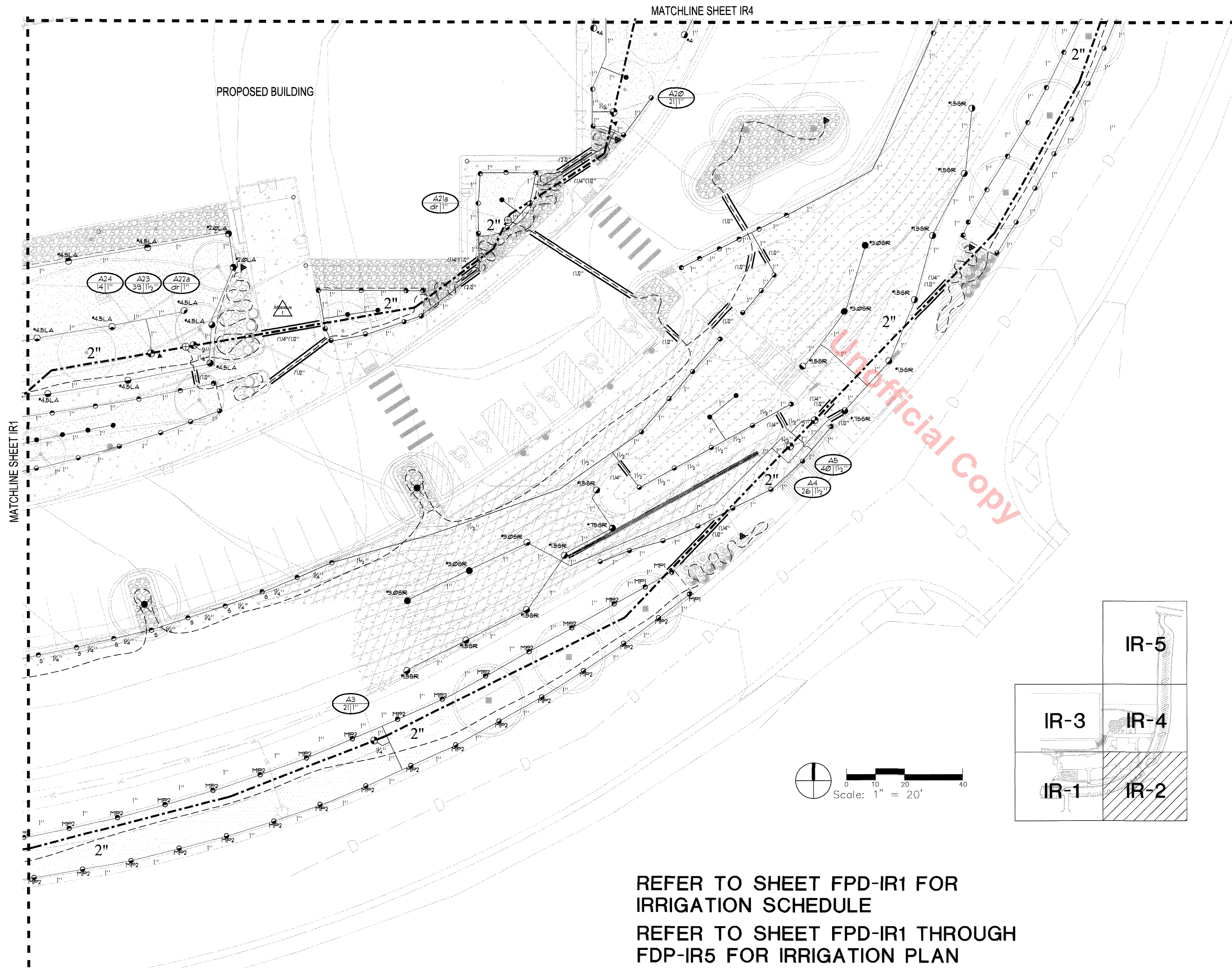
NOTE: IT IS THE INTENT OF THIS DESIGN THAT THE NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

CANADIAN BLUE FESCUE	0.71" PER WEEK PEAK SEASON
FALL GRASS SEED MIX	0.33" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.49" 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)
3/4" - 1 1/2" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
2 1/2" - 3" PIPING	6" PVC (1)
1-25 WIRES	2" PVC (1)
26-50 WIRES	3" PVC (1)

- POP-UP SPRAY NOZZLES** - CONTRACTOR TO INSTALL TORO PRECISION SERIES NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 13' TO 15'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 11' TO 12'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 10'. TORO PRECISION SERIES SPECIALLY ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
- 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.
- IRRIGATION LINES SHALL BE 4" FROM THE METER THROUGH THE BACKFLOW PREVENTION ASSEMBLY TO 10 PIPE DIAMETERS PAST THE WINTERIZATION TEE.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- LATERAL PIPING-ALL UNLABELED LATERAL PIPING SHALL BE A MINIMUM 1" UNLESS OTHERWISE NOTED.
- BACKFLOW PREVENTION-THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
- THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND ANY WINTERIZATION ASSEMBLY OR VALVE.
- ADD ALTERNATE (02-07) - MOW BAND AND CRUSHER FINES ON NORTH SIDE OF FIRE LAND ARE ADDED FROM BASE BID THE NATIVE SEED AREA WILL REQUIRE ADJUSTMENT OF SPRINKLER HEAD LAYOUT PRIOR TO INSTALLATION OF AFFECTED AREA.
- ADD ALTERNATE (02-08) - BLEACHERS AND EAST STAIR ARE ADDED FROM BASE BID THE NATIVE SEED AREA WILL REQUIRE ADJUSTMENT OF SPRINKLER HEAD LAYOUT PRIOR TO INSTALLATION OF AFFECTED AREAS.
- ADD ALTERNATE (02-17) - IRRIGATION DRIP LINE TO PHASE TWO TREE LOCATIONS SHALL BE INSTALLED AS SHOWN ON PLAN. EMITTERS AND ANY ADDITIONAL DRIP LINE SHALL BE INSTALLED AND/OR MODIFIED AT POINT IN TIME THAT PHASE TWO TREES ARE PLANTED.
- ADD ALTERNATE (02-22) - CONCRETE WALK ALONG NORTHERN PORTION OF THE WEST SIDE OF ARTIFICIAL TURF FIELD IS ADDED FROM BASE BID THE NATIVE SEED AREA WILL REQUIRE ADJUSTMENT OF SPRINKLER HEAD LAYOUT PRIOR TO INSTALLATION OF AFFECTED AREAS.



REFER TO SHEET FPD-IR1 FOR  
IRRIGATION SCHEDULE

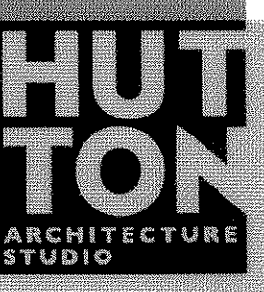
REFER TO SHEET FPD-IR1 THROUGH  
FDP-IR5 FOR IRRIGATION PLAN

REFER TO SHEET FPD-IR6 FOR  
IRRIGATION CHARTS

REFER TO SHEET FPD-IR7 THROUGH  
FDP-IR9 FOR IRRIGATION DETAILS



# FINAL PD SITE PLAN



HUTON  
ARCHITECTURE  
STUDIO  
A Member of  
Cunningham Group  
Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

REFER TO SHEET FPD-IR1 FOR  
IRRIGATION SCHEDULE

REFER TO SHEET FPD-IR2 FOR  
IRRIGATION CONSTRUCTION NOTES

REFER TO SHEET FPD-IR1 THROUGH  
FDP-IR5 FOR IRRIGATION PLAN

REFER TO SHEET FPD-IR6 FOR  
IRRIGATION CHARTS

REFER TO SHEET FPD-IR7 THROUGH  
FDP-IR9 FOR IRRIGATION DETAILS

PROJECT:  
Aspen View  
Academy

Project #:  
2012-11

BUILDING  
OWNER:  
Aspen View  
Charter School  
Low Meadow Blvd.  
Castle Rock, CO  
80109

CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

ISSUE DATE:

Site CD  
11/05/2012

REVISION DATES:

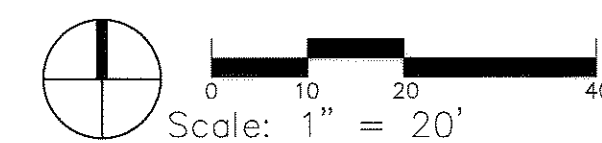
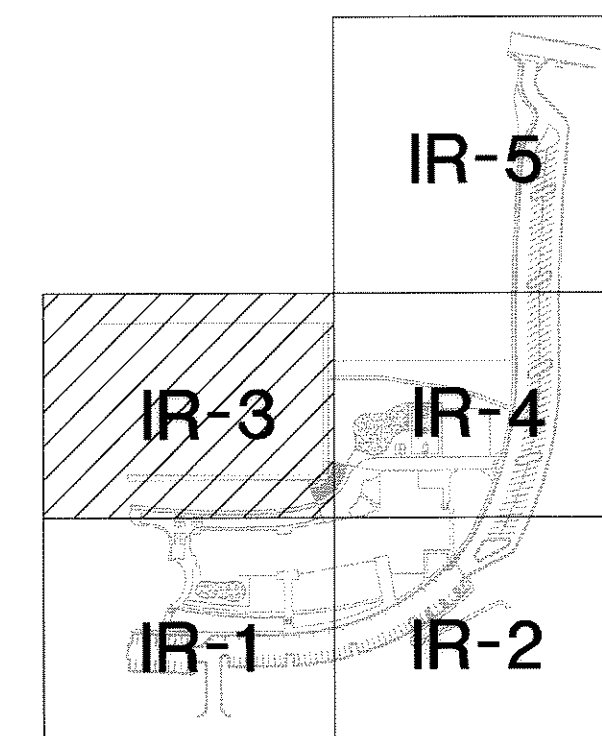
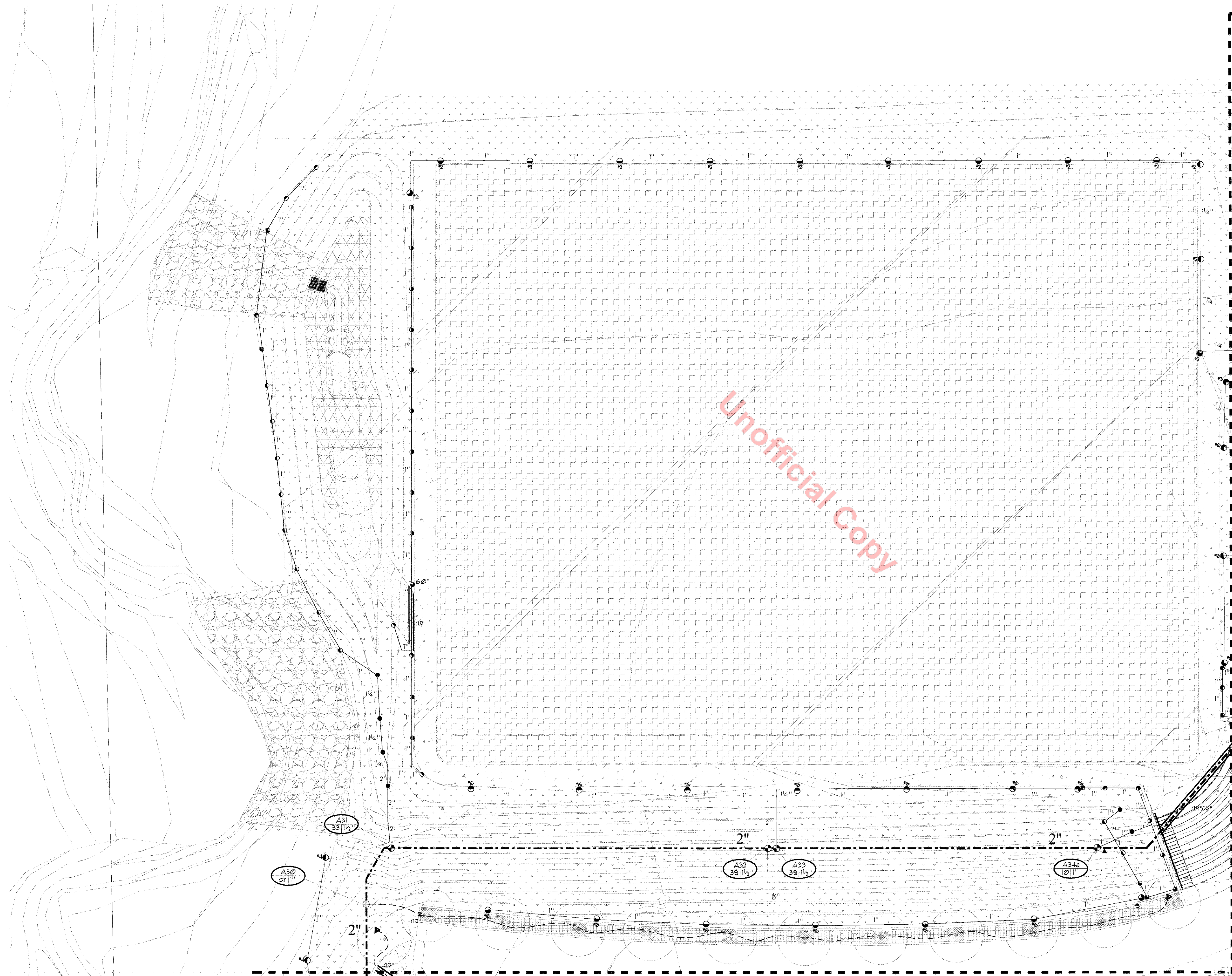
No. Description Date

SHEET TITLE:

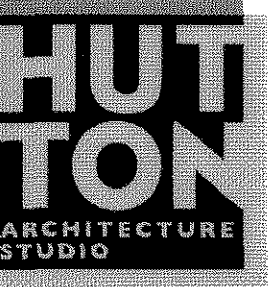
Irrigation  
Plan

FPD-  
IR-3

16 of 28



# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

PROJECT:  
Aspen View Academy

Project #:  
2012-11

BUILDING OWNER:  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO  
80109

CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

ISSUE DATE:

Site CD  
11/05/2012

REVISION DATES:

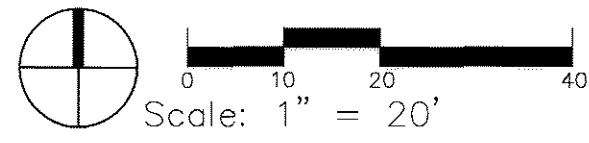
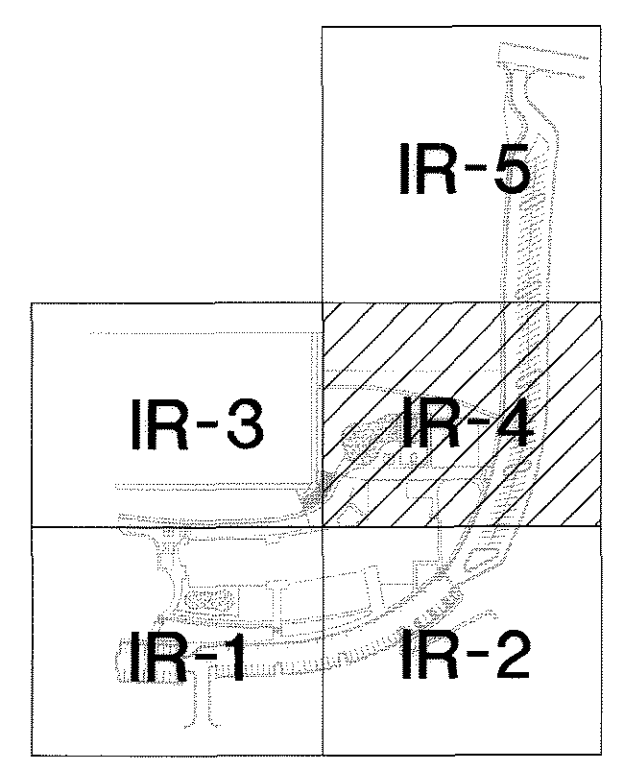
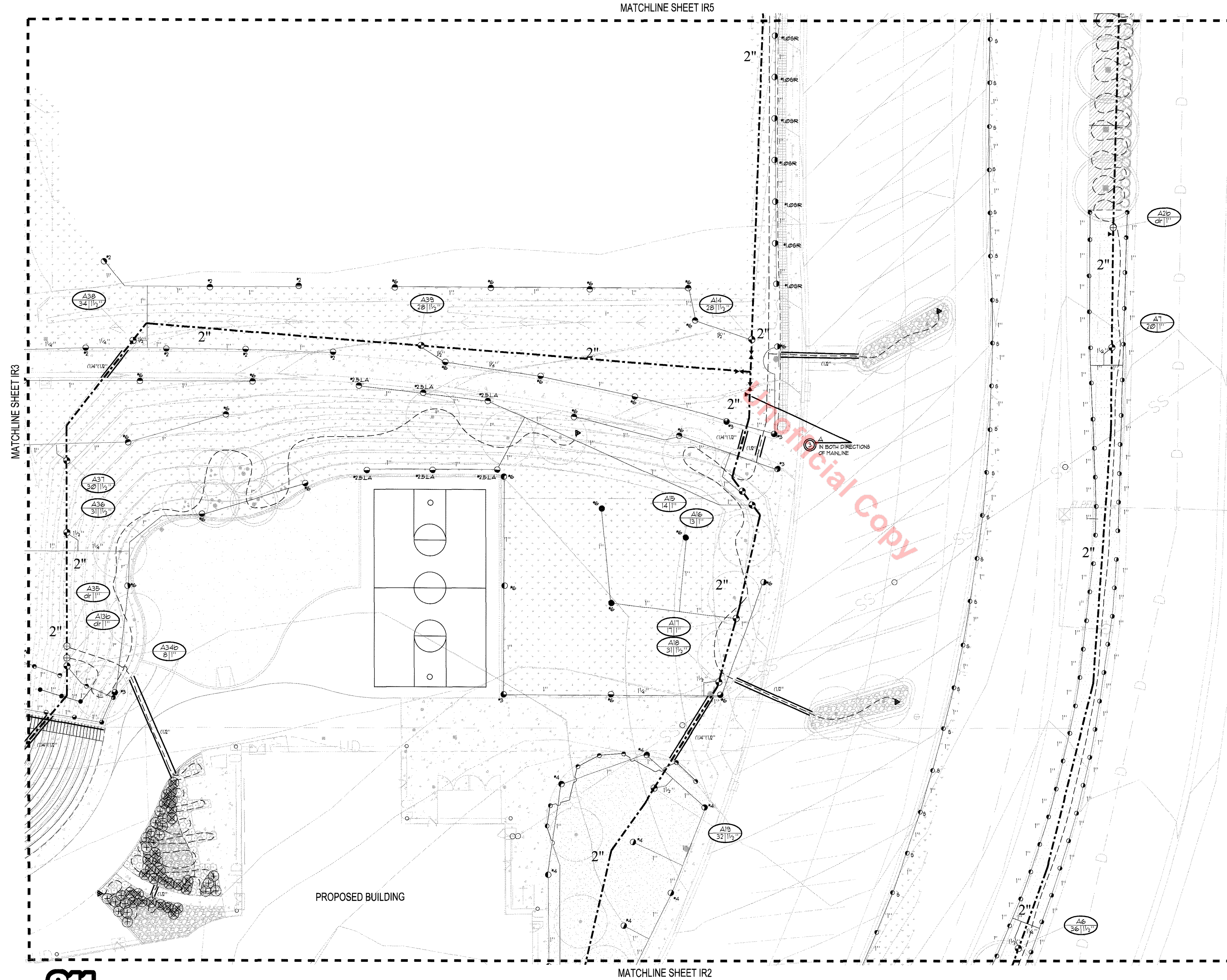
No. Description Date

SHEET TITLE:  
Irrigation  
Plan

FPD-  
IR-4

17 of 28

REFER TO SHEET FPD-IR1 FOR IRRIGATION SCHEDULE  
REFER TO SHEET FPD-IR2 FOR IRRIGATION CONSTRUCTION NOTES  
REFER TO SHEET FPD-IR1 THROUGH FDP-IR5 FOR IRRIGATION PLAN  
REFER TO SHEET FPD-IR6 FOR IRRIGATION CHARTS  
REFER TO SHEET FPD-IR7 THROUGH FDP-IR9 FOR IRRIGATION DETAILS



# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

REFER TO SHEET FPD-IR1 FOR IRRIGATION SCHEDULE  
REFER TO SHEET FPD-IR2 FOR IRRIGATION CONSTRUCTION NOTES  
REFER TO SHEET FPD-IR1 THROUGH FDP-IR5 FOR IRRIGATION PLAN  
REFER TO SHEET FPD-IR6 FOR IRRIGATION CHARTS  
REFER TO SHEET FPD-IR7 THROUGH FDP-IR9 FOR IRRIGATION DETAILS

PROJECT:  
Aspen View Academy

Project #:  
2012-11

BUILDING OWNER:  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

ISSUE DATE:

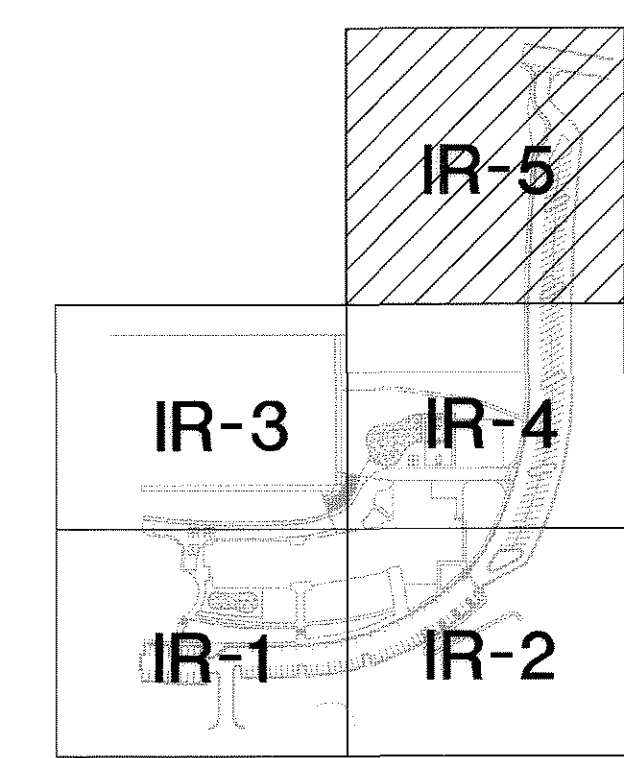
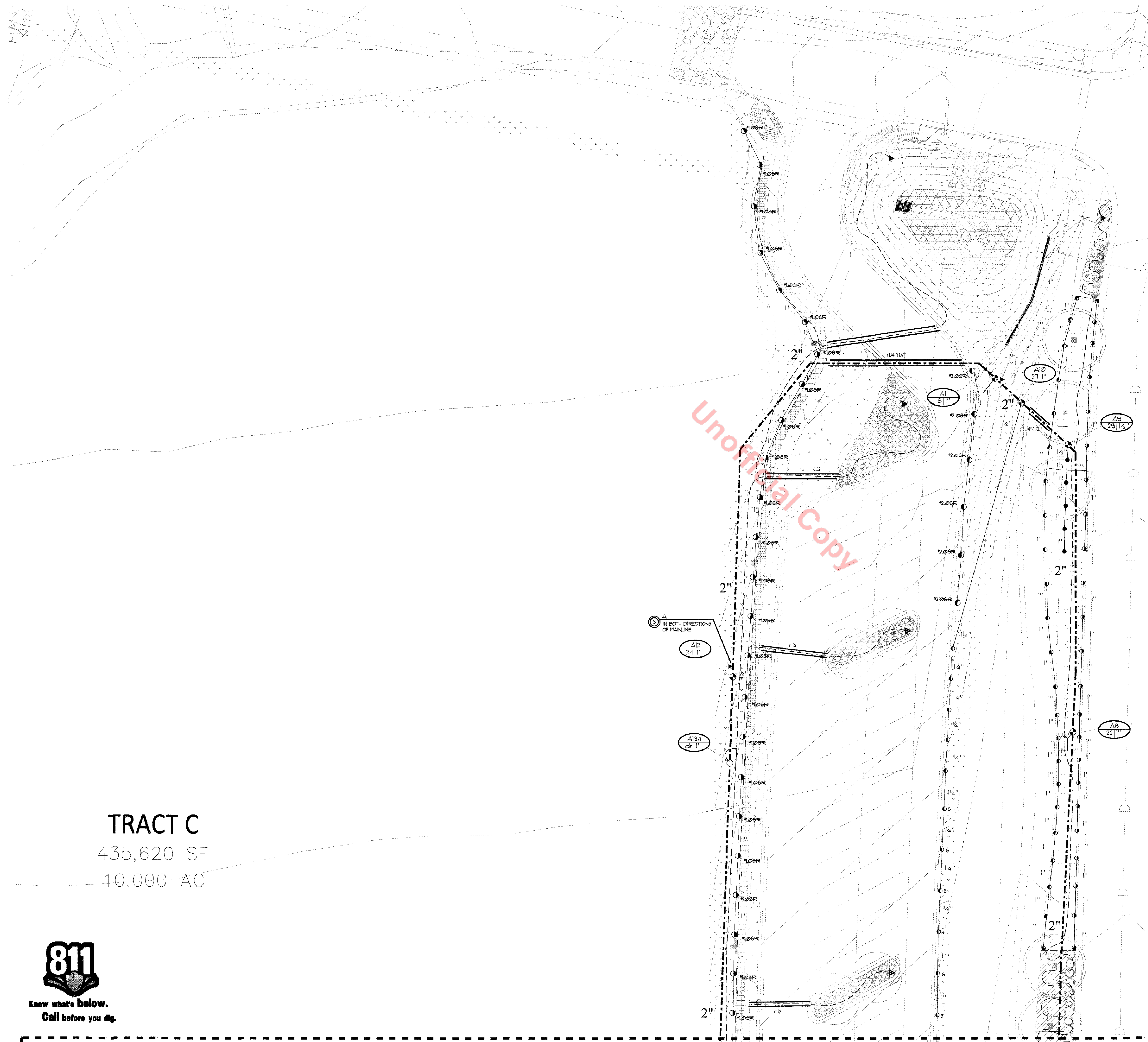
Site CD  
11/05/2012

REVISION DATES:

No.	Description	Date
-----	-------------	------

SHEET TITLE:  
Irrigation Plan

**FPD-IR-5**  
18 of 20



TRACT C  
435,620 SF  
10.000 AC



MATCHLINE SHEET IR4



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

# FINAL PD SITE PLAN

<b>Project Name:</b>	<b>Aspen View Academy</b>					
<b>Project Location:</b>	<b>Castle Rock</b>					
<b>Date:</b>	<b>11-Aug-12</b>					
<b>Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.</b>						
Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow (GPM)	
<b>Spray Irrigated</b>		April	1.63	37,573		
<b>Canada Blue</b>		May	2.04	47,082		
<b>Fescue</b>	0.85	June	2.60	60,007		15.6
		July	2.83	65,361		
		August	2.52	58,253		
		Sept.	1.93	44,590		
		October	1.36	31,296		
annual sub-total			14.91 /yr	344,162 /yr		1.06 acrefeet
<b>Spray Irrigated</b>		April	0.76	53,361		
<b>Fescue Turf</b>		May	0.95	66,865		
<b>Grass Seed</b>	2.60	June	1.21	85,220		22.1
		July	1.31	92,824		
		August	1.17	82,729		
		Sept.	0.90	63,325		
		October	0.63	44,445		
annual sub-total			6.92 /yr	488,768 /yr		1.50 acrefeet
<b>Drip Irrigated</b>		April	1.13	5,219		
<b>Ornamental Plantings</b>		May	1.42	6,539		
	0.17	June	1.81	8,334		2.2
		July	1.97	9,078		
		August	1.75	8,091		
		Sept.	1.34	6,193		
		October	0.94	4,347		
annual sub-total			10.36 /yr	47,800 /yr		0.15 acrefeet
<b>Site Totals</b>	<b>3.62 irrigated acres</b>			<b>880,730 gals/yr</b>		<b>2.70 acrefeet/yr</b>
						<b>Peak Season Avg Flow (gpm)</b>
		<b>Uses a 1 1/2" Tap</b>		<b>40</b>		
<i>Projections are based on a every third day per week, seven hour per day, peak season watering schedule.</i>						
<i>Peak season application for Canada Blue is 0.71" per week.</i>						
<i>Peak season application for Fescue Turf is 0.33" per week.</i>						
<i>Peak season application for Ornamental Plantings is 0.49" per week.</i>						

Town of Castle Rock Irrigation System Hydraulic Worksheet							
<b>Project Name:</b>		<b>Aspen View Academy</b>					
<b>Project Location:</b>		<b>Castle Rock</b>					
<b>Prepared by:</b>		<b>Israel Clark, HydroSystems-KDI, Inc.</b>					
<b>Current TOCR Registration #</b>		<b>9029</b>					
<b>Date:</b>		<b>01-Aug-12</b>					
<b>Tap Size:</b>		<b>1 1/2"</b>					
<b>Static Water Pressure:</b>		<b>105.00 From: Richard Krulish</b>					
<b>Irrigated Area:</b>		<b>157687 sqft of: Castle Rock Utilities</b>					
<b>Hydraulic Grade At Zone:</b>		<b>A12</b>					
Equipment or Material	Quantity (one if not specified)	Nominal Size	Equipment or Pipe Material	Friction Loss Through Pipe per Chart (psi)	Velocity through pipes (ft/sec)	Flow Rate (gpm)	Loss/Gain (psi)
Corp Stop:		1 1/2"	Typical Corp. Stop			40	0.60
Svc Line (tap to meter):	10 LF	2"	K Copper	1.70 /100 FT	4.25	40	0.17
Curb Stop:		2"	Typical Curb Stop			40	0.00
Water Meter:		1 1/2"	Typical Meter			40	3.30
Svc Line (meter to backflow):	10 LF	2"	K Copper	1.70 /100 FT	4.25	40	0.17
Backflow:	1	1 1/2"	Febco 825YA			40	12.50
Stop & Waste:	1	1 1/2"	Typical Stop & Waste Valve			40	0.40
Master Valve:	1	11/2"	Hunter IVC			40	1.70
Flow Sensor:	1	11/2"	PRV			40	12.00
Gate Valve:	0	2"	Typical Bronze Gate Valve			40	0.00
Gate Valve:	1	21/2"	Typical Bronze Gate Valve			40	0.50
Gate Valve:	0	2"	Typical Bronze Gate Valve			40	0.00
Pressure Required at Head:			Rotors				40.00
Lateral Allowance:							3.00
Control Valve allowance:		1 1/2"	Hunter IVC			40	1.70
Mainline allowances:							
	20 LF	2"	CL 200 PVC	0.95 /100 FT	3.53	40	0.19
	2980 LF	Looped	2" CL 200 PVC	0.26 /100 FT	1.77	40	7.75
	0 LF	2"	CL 200 PVC	0.95 /100 FT	3.53	40	0.00
Mainline Fitting allowance:			10% of Mainline allowances				0.79
Elevation:							
	Tap Elev.	6250		Control Valve Elev.	6235		-6.50
Factor of Safety:			10% System Losses				7.83
<b>Total System requirements (PSI)</b>						<b>86.10</b>	
<b>Available pressure (PSI)</b>						<b>105.00</b>	
<b>Difference (PSI)</b>						<b>18.90</b>	

IRRIGATION CHART											
		<b>Contact Information</b>									
		Registered Landscaper: Israel Clark Company Name: HydroSystemsKDI Address: 300 Union Blvd, Suite 405 Phone: 303.980.5327 Email: kend@hydro-systemskdi.com Registration # 9029 Design r Maintenance r									
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage	
		(Turf, Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Rotors, Sprays, Bubblers, Drip, SDL, etc.)	(Nozzle/Emitter size)	(inches/hour)	(Per Zone)	(Peak not to exceed 67/month or 1.5"/week)	(Minutes/ Month)	(Minutes/Day)	(Gallons per month)	
Ex: 1	High	Blue Grass	Hunter PROS-06	15'	1.83	15	6	197		2951	
Ex: 2	Low	Buffalo Grass	Hunter I-20	3	0.4	15	1	150	15	2250	
A1	Moderate	Canada Blue Fescue	PRS 30 MP Rotator	17	0.47	16	1.3	167	13	2676	
A2	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.0	120	10	480	
A3	Moderate	Canada Blue Fescue	Hunter MP Rotator	15	0.47	21	1.3	167	13	3512	
A4	Low	Tall Grass (Native)	I20 Rotor P/C	1.5SR	0.46	28	1.3	172	14	4477	
A5	Low	Tall Grass (Native)	PRS 30 Toro Precision	15	1.01	40	1.3	78	6	3113	
A6	Moderate	Canada Blue Fescue	PRS 30 Toro Precision	15	1.01	36	1.3	78	6	2802	
A7	Moderate	Canada Blue Fescue	PRS 30 Toro Precision	15	1.01	20	1.3	168	13	3380	
A8	Moderate	Canada Blue Fescue	PRS 30 Toro Precision	15	1.01	22	1.3	78	6	1712	
A9	Moderate	Canada Blue Fescue	PRS 30 Toro Precision	15	1.01	29	1.3	78	6	2257	
A10	Low	Tall Grass (Native)	PRS 30 Toro Precision	15	1.01	27	1.3	78	6	2101	
A11	Low	Tall Grass (Native)	I20 Rotor P/C	2.0SR	1.08	8	1.3	73	6	587	
A12	Low	Tall Grass (Native)	I20 Rotor P/C	1.0SR	0.60	24	1.3	132	11	3168	
A13	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	3	2.0	120	10	360	
A14	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.39	28	1.3	203	16	5686	
A15	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.78	14	1.3	102	8	1422	
A16	Low	Tall Grass (Native)	I20 Rotor P/C	#2.5LA	0.62	13	1.3	128	10	1661	
A17	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.39	17	1.3	203	16	3452	
A18	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.78	31	1.3	102	8	3148	
A19	Moderate	Canada Blue Fescue	I20 Rotor P/C	#4.0	0.51	32	1.3	154	12	4932	
A20	Moderate	Canada Blue Fescue	PRS 30 Toro Precision	15	1.01	21	1.3	78	6	1634	
A21	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	5	2.0	120	10	600	
A22	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	5	2.0	120	10	600	
A23	Moderate	Canada Blue Fescue	I20 Rotor P/C	4.5LA	0.90	39	1.3	87	7	3408	
A24	Moderate	Canada Blue Fescue	I20 Rotor P/C	4.5LA	0.45	14	1.3	175	14	2445	
A25	Moderate	Canada Blue Fescue	PRS 30 Toro Precision	15	1.01	38	1.3	78	6	2957	
A26	Moderate	Canada Blue Fescue	I20 Rotor P/C	#1.0SR	0.60	11	1.3	131	10	1441	
A27	Moderate	Canada Blue Fescue	I20 Rotor P/C	#4.5LA	0.90	27	1.3	87	7	2356	
A28	Moderate	Canada Blue Fescue	I20 Rotor P/C	#4.5LA	0.90	41	1.3	87	7	3581	
A29	Low	Tall Grass (Native)	I20 Rotor P/C	3.0SR	1.05	18	1.3	75	6	1356	
A30	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.0	120	10	480	
A31	Low	Tall Grass (Native)	PRS 30 Toro Precision	15	1.01	33	1.3	78	6	2568	
A32	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.78	39	1.3	102	8	3960	
A33	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.78	39	1.3	102	8	3960	
A34	Low	Tall Grass (Native)	PRS 30 Toro Precision	12	1.01	18	1.3	78	6	1411	
A35	Low	Shrub, Trees and/or Perennials	Drip	0.5gph - 1.0gph	1.00	4	2.0	120	10	480	
A36	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.78	31	1.3	102	8	3148	
A37	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.78	30	1.3	102	8	3046	
A38	Low	Tall Grass (Native)	I20 Rotor P/C	#2.0	0.35	34	1.3	226	18	7694	
A39	Low	Tall Grass (Native)	I20 Rotor P/C	#6.0	0.78	28	1.3	102	8	2843	
A40	Low	Tall Grass (Native)	I20 Rotor P/C	#4.0	0.51	28	1.3	155	12	4348	
A41	Low	Tall Grass (Native)	I20 Rotor P/C	#4.0	0.51	31	1.3	155	12	4814	
* Zones A2 a & b, A13 a & b, A21 a & b, A22 a & b, A34 a & b *											
* Shall be wired together at controller and operated as one zone *											
* Drip to run simultaneously with other zone operation *											
<b>Total</b>								<b>Min/Month</b>	<b>Min/cycle</b>	<b>Gallons/Month</b>	
								6773	390	110038	

**PROJECT:**  
**Aspen View Academy**

**Project #:**  
**2012-11**

**BUILDING OWNER:**  
**Aspen View Charter School**  
**Low Meadow Blvd.**  
**Castle Rock, CO 80109**

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
**CCRD**  
**6400 South Fiddlers Green Circle**  
**Suite 1150**  
**Greenwood Village, CO 80111**  
**303.694.4755**  
**f-303.694.5125**

**Civil:**  
**JVA, Inc.**  
**1319 Spruce Street**  
**Boulder, CO 80302**  
**303.444.1951**  
**f-303.444.1957**

**Landscape:**  
**Lime Green Design**  
**900 E. Louisiana Ave**  
**Suite 209**  
**Denver, CO 80210**  
**303.733.7558**  
**f-303.733.0959**

**ISSUE DATE:**

**Site CD**  
**11/05/2012**

**REVISION DATES:**  
No. Description Date

**SHEET TITLE:**  
**Irrigation Charts**

**FPD-IR-6**

19 of 20

REFER TO SHEET FPD-IR1 FOR IRRIGATION SCHEDULE

REFER TO SHEET FPD-IR2 FOR IRRIGATION CONSTRUCTION NOTES

REFER TO SHEET FPD-IR1 THROUGH FDP-IR5 FOR IRRIGATION PLAN

REFER TO SHEET FPD-IR7 THROUGH FDP-IR9 FOR IRRIGATION DETAILS

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

PROJECT:  
Aspen View Academy

Project #:  
2012-11

BUILDING OWNER:  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
F-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
F-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
F-303.733.0959

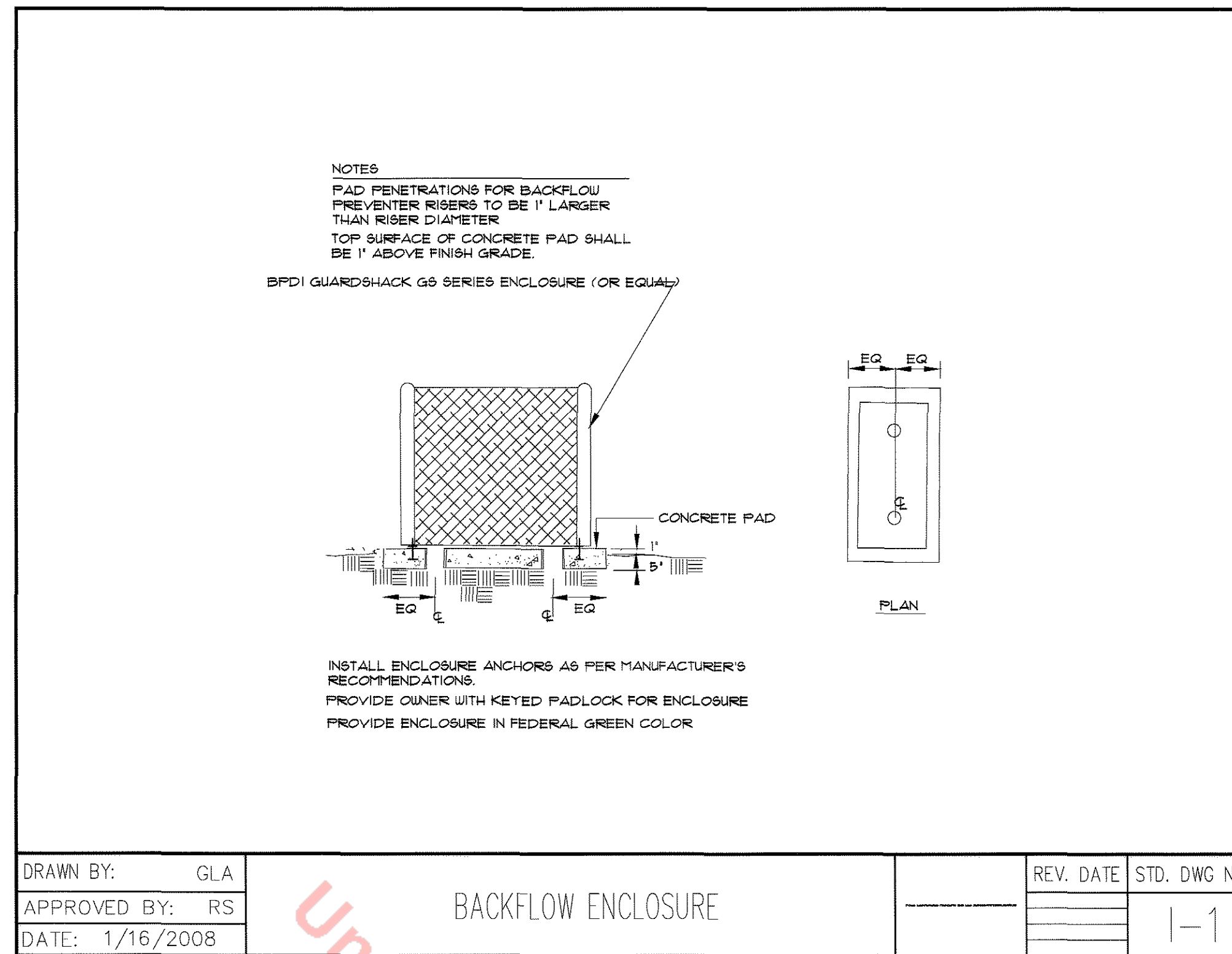
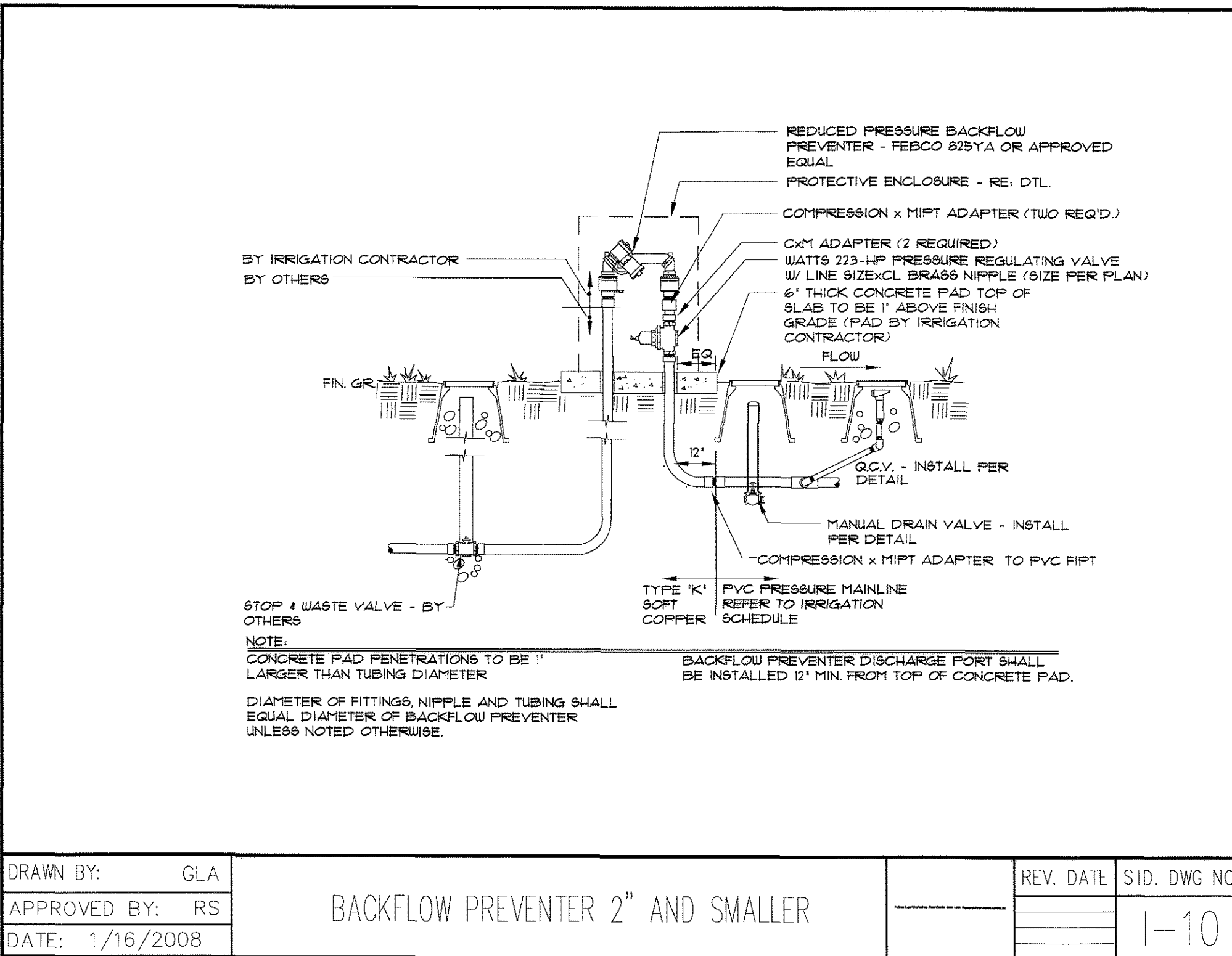
ISSUE DATE:  
Site CD  
11/05/2012

REVISION DATES:  
No. Description Date

SHEET TITLE:  
Irrigation  
Details

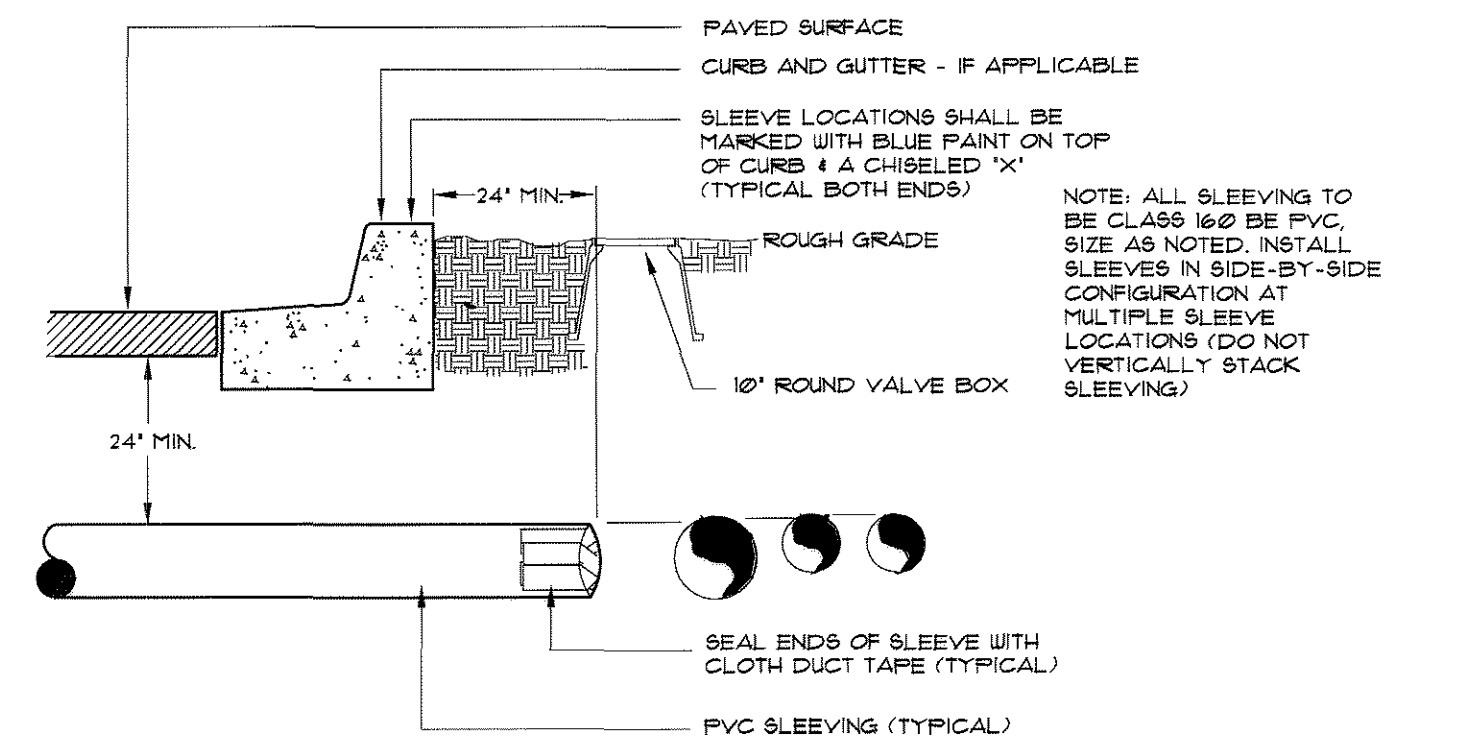
FPD-  
IR-7

20 of 26

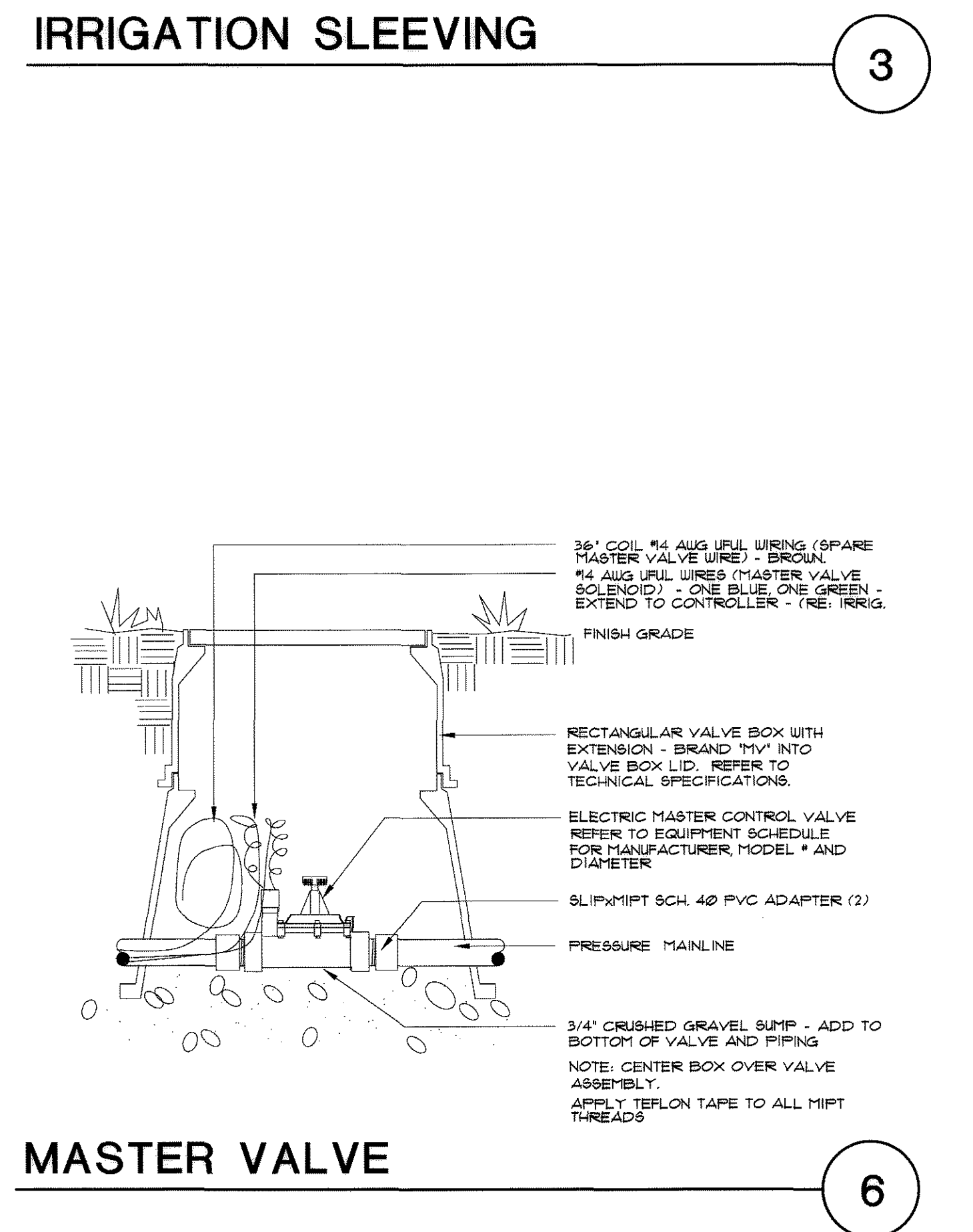
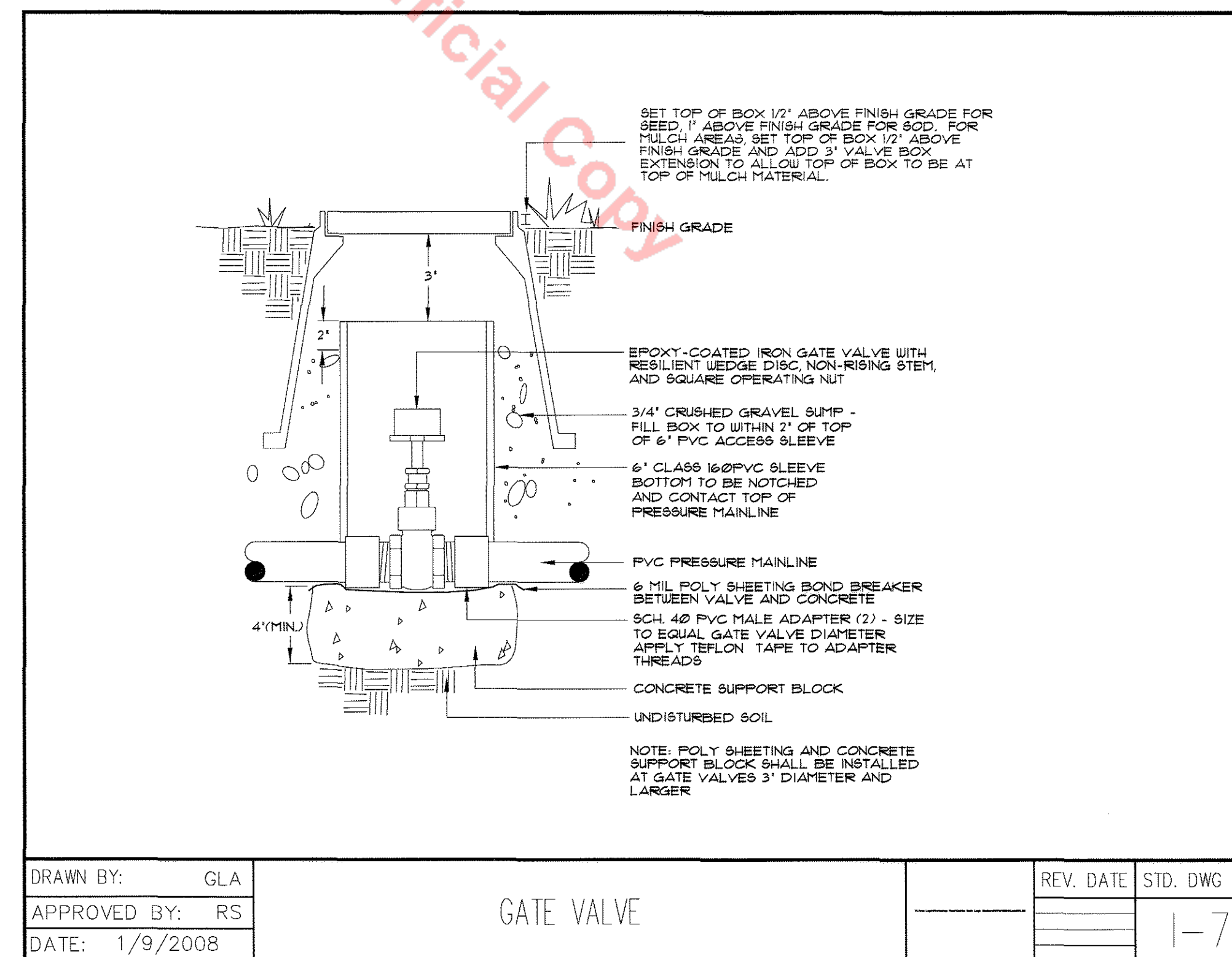
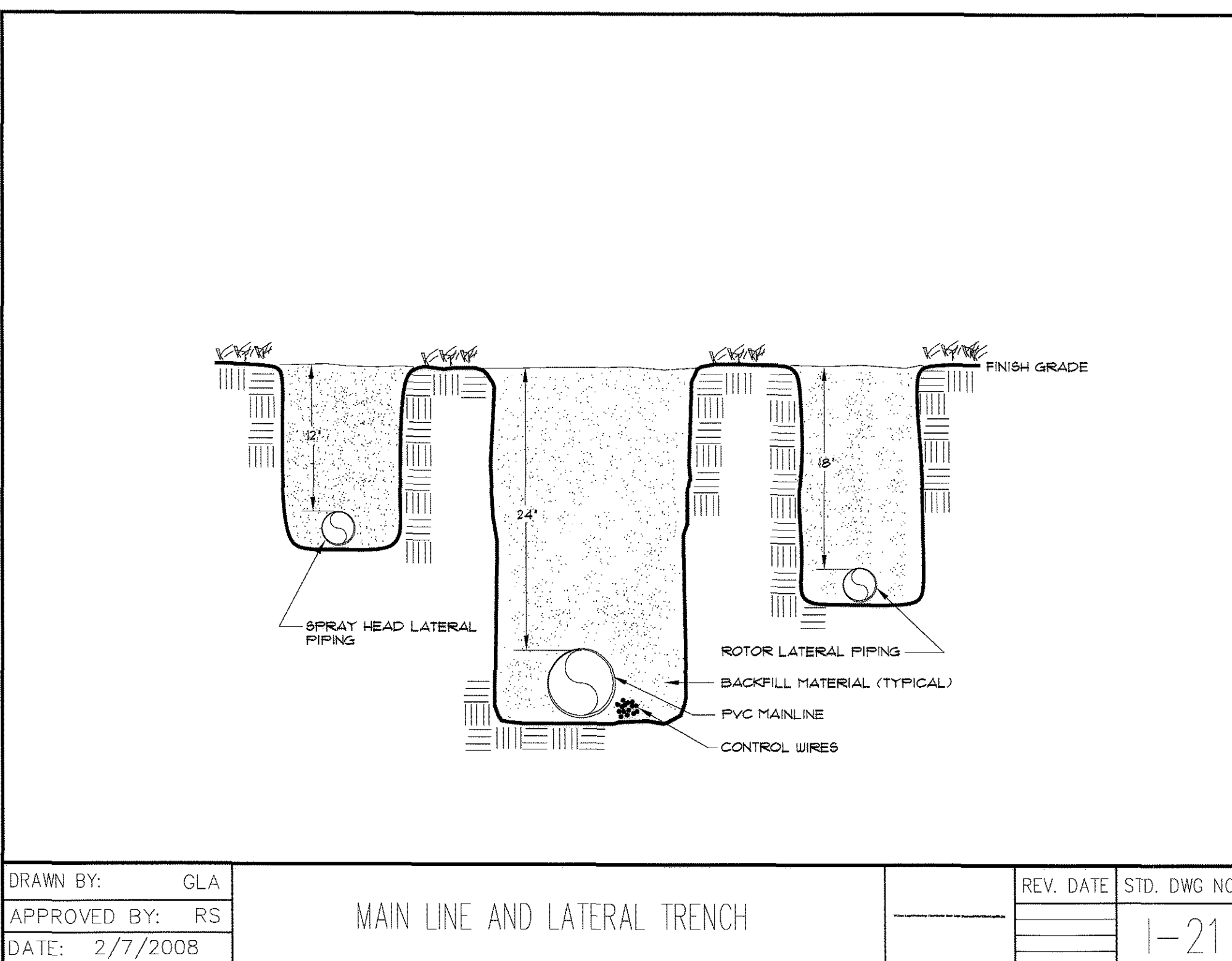


NOTE: IRRIGATION SLEEVES WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED PER PU REGS 8102.71 & 8104.3

IRRIGATION SLEEVING:  
8102.7: SLEEVING DUCTILE IRON PIPE OR PVC UNDER ALL PAVED SURFACES.  
1. SIZES TO BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE BEING SLEEVED. A MINIMUM 4" DIAMETER, OR LARGER WHERE APPROPRIATE, FOR IRRIGATION LINES.  
2. WIRES TO BE IN SEPARATE SLEEVE FROM PIPE. 2" MIN. SIZE PIPE FOR CONTROL WIRE SLEEVES.  
3. SHALL HAVE MARKER TAPE ON UPPER SIDE AND BOTH ENDS FOR FUTURE LOCATIONS. CONTRACTOR SHALL ADD A VALVE BOX AT EACH END OF SLEEVE TO FACILITATE LOCATING AND ACCESS TO TRACER WIRE.  
8104.3 SLEEVING: BORING SHALL NOT BE PERMITTED UNLESS OBSTRUCTION IN PIPE PATH CANNOT BE MOVED, OR PIPE CANNOT BE RE-ROUTED.  
1. MAIN PIPE SHALL HAVE A MANUAL DRAIN VALVE AT EACH END IF THE SLEEVE IS LONGER THAN 20 FEET, OR AT ONE END IF THE SLEEVE IS LESS THAN 20 FEET.  
2. INSTALL SLEEVE SO ENDS EXTEND PAST EDGE OF CURB, GUTTER, SIDEWALK, BIKEPATH OR OTHER OBSTRUCTION, A MINIMUM OF 2 FEET.  
3. MARK ALL SLEEVES WITH AN "X" CHISELED IN WALK DIRECTLY OVER SLEEVE LOCATION.  
4. SHALL BE LAID TO DRAIN AT MINIMUM GRADE OF 5/16".  
5. SHALL BE BEDDED IN 2" OF FILL SAND AND COVERED BY 6" OF FILL SAND.  
6. SLEEVES INSTALLED FOR FUTURE USE SHALL BE CAPPED AT BOTH ENDS.  
7. SEPARATE SLEEVE (2" MIN. SIZE) SHALL BE USED FOR ALL WIRING.  
8. SLEEVING SHALL NOT HAVE JOINTS UNLESS NECESSARY DUE TO LENGTH OF SLEEVING RUN. IF JOINTS ARE NECESSARY, ONLY SOLVENT WELDED JOINTS ARE ALLOWED.  
9. COMPACTION OF BACKFILL FOR SLEEVES SHALL BE 95% OF STANDARD PROCTOR DENSITY, ASTM D698-18. USE OF WATER PUDDLING AROUND SLEEVES FOR COMPACTION WILL NOT BE ALLOWED.

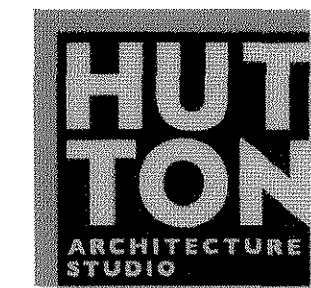


IRRIGATION SLEEVING 3



REFER TO SHEET FPD-IR1 FOR IRRIGATION SCHEDULE  
REFER TO SHEET FPD-IR2 FOR IRRIGATION CONSTRUCTION NOTES  
REFER TO SHEET FPD-IR1 THROUGH FDP-IR5 FOR IRRIGATION PLAN

REFER TO SHEET FPD-IR6 FOR IRRIGATION CHARTS  
REFER TO SHEET FPD-IR7 THROUGH FDP-IR9 FOR IRRIGATION DETAILS



# FINAL PD SITE PLAN

HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.  
70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

PROJECT:  
**Aspen View Academy**  
Project #:  
2012-11  
BUILDING OWNER:  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

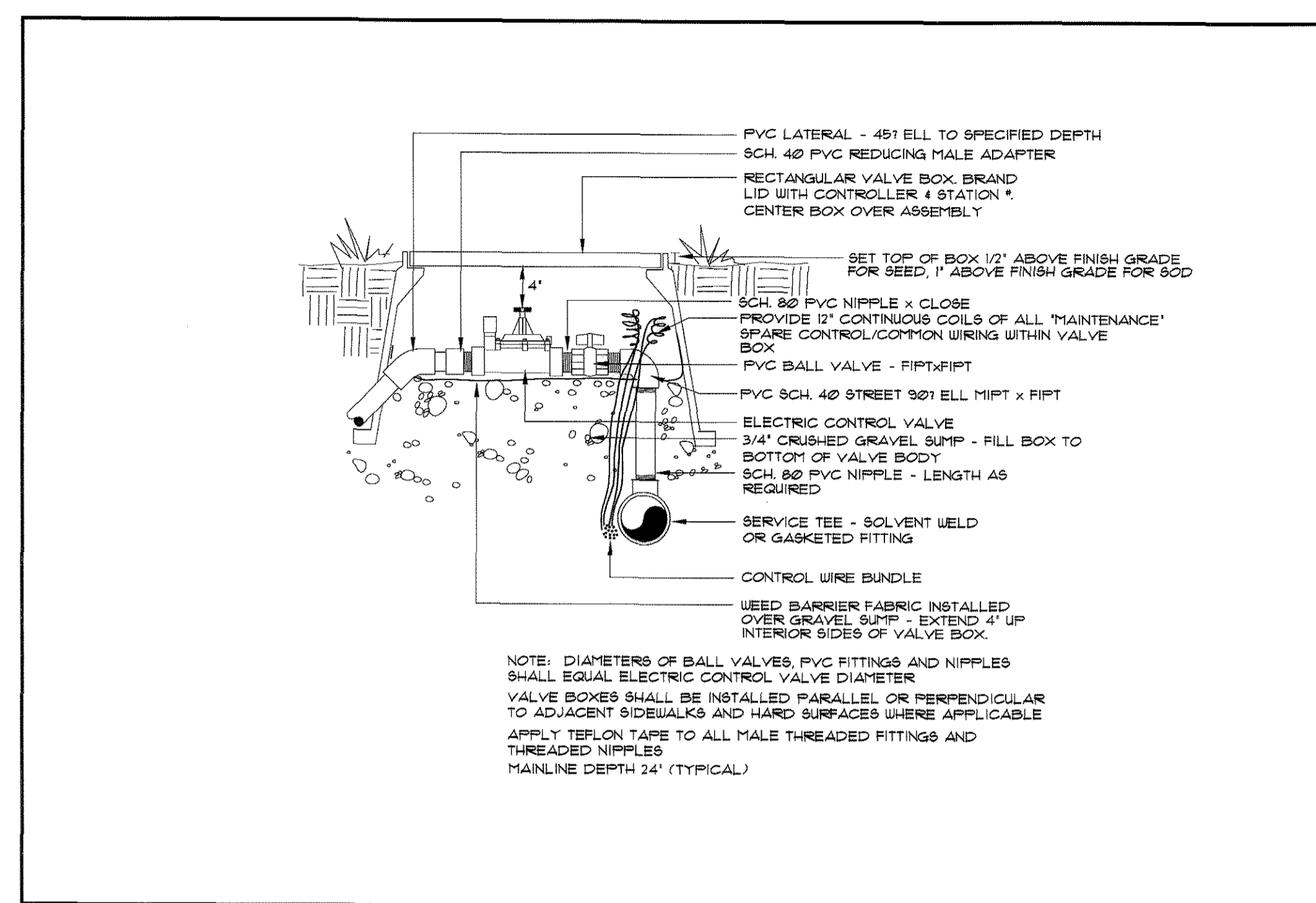
CONSULTANTS:  
Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
F-303.694.5125  
Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
F-303.444.1957  
Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7556  
F-303.733.0959

ISSUE DATE:  
Site CD  
11/05/2012

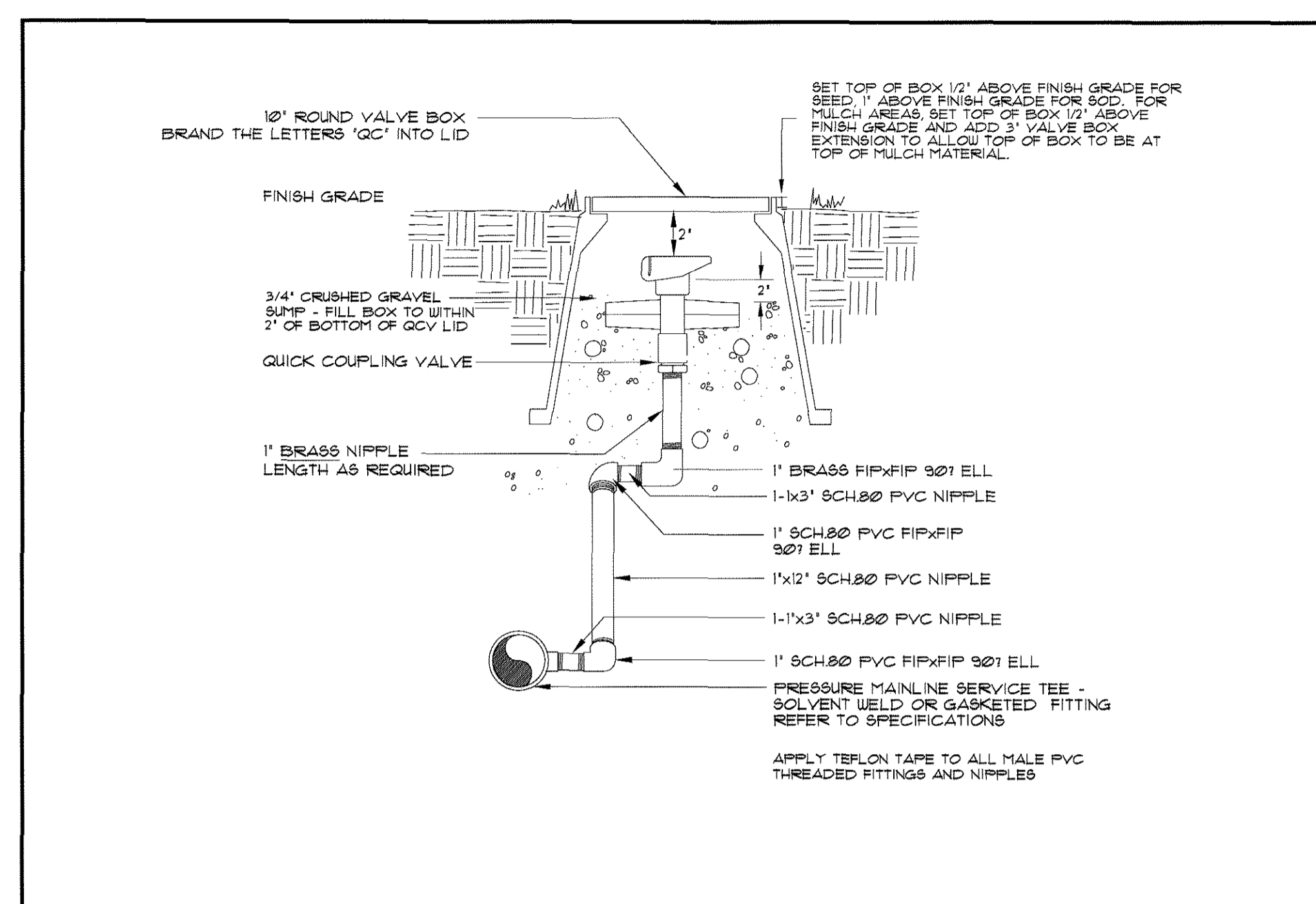
REVISION DATES:  
No. Description Date

SHEET TITLE:  
Irrigation  
Details

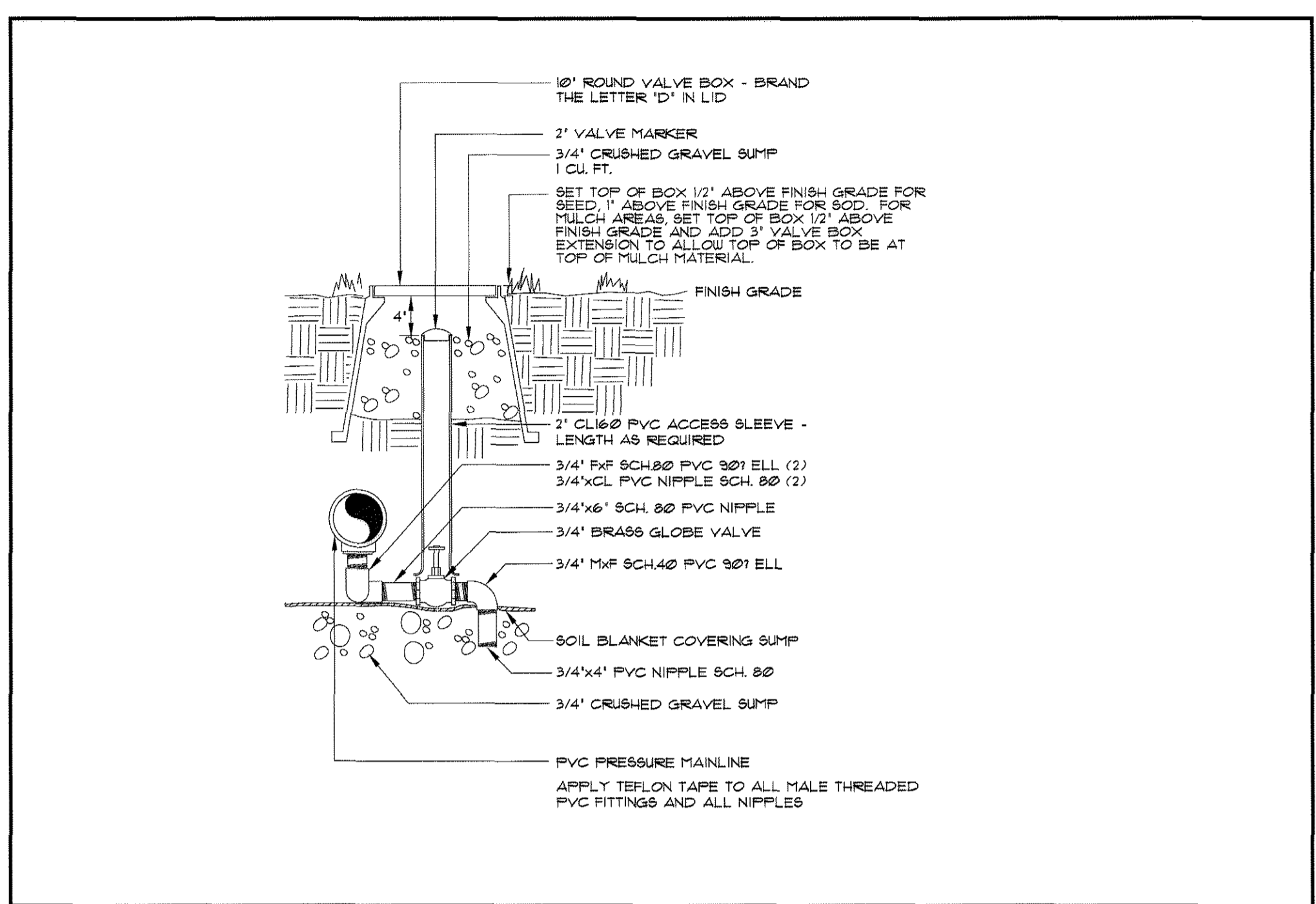
**FPD-IR-8**  
21 of 28



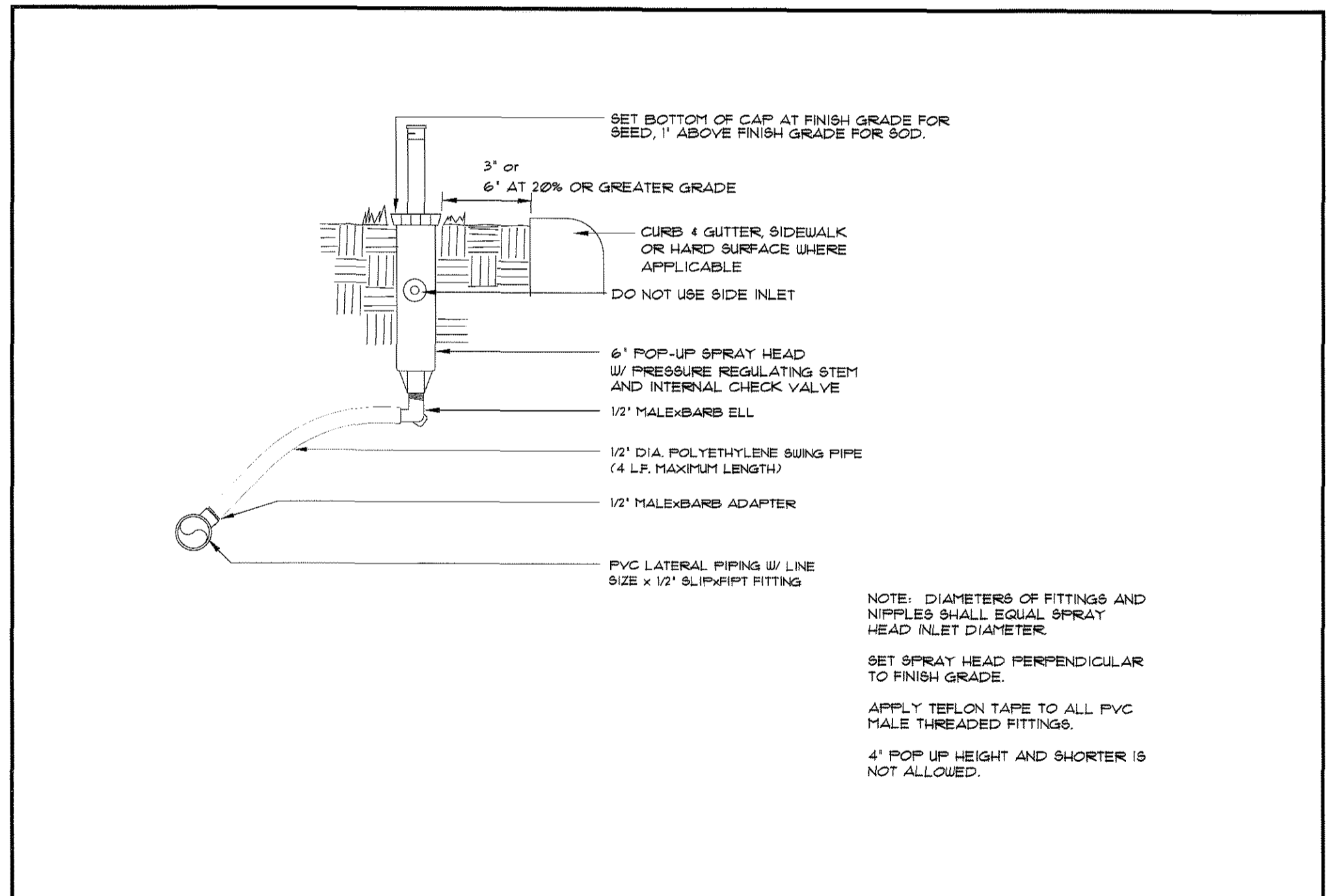
DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		1-16
DATE: 1/9/2008		



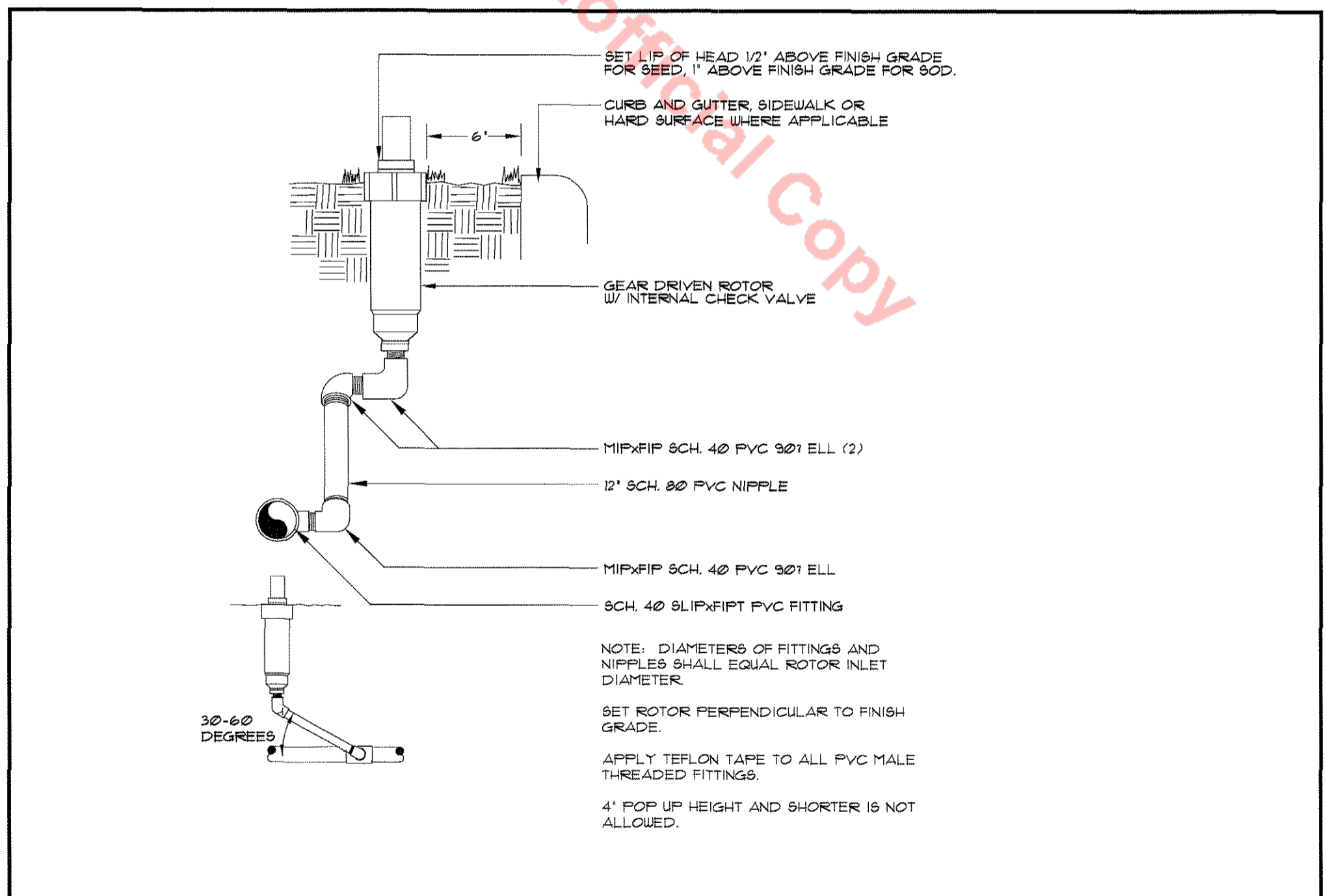
DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		1-6
DATE: 1/16/2008		



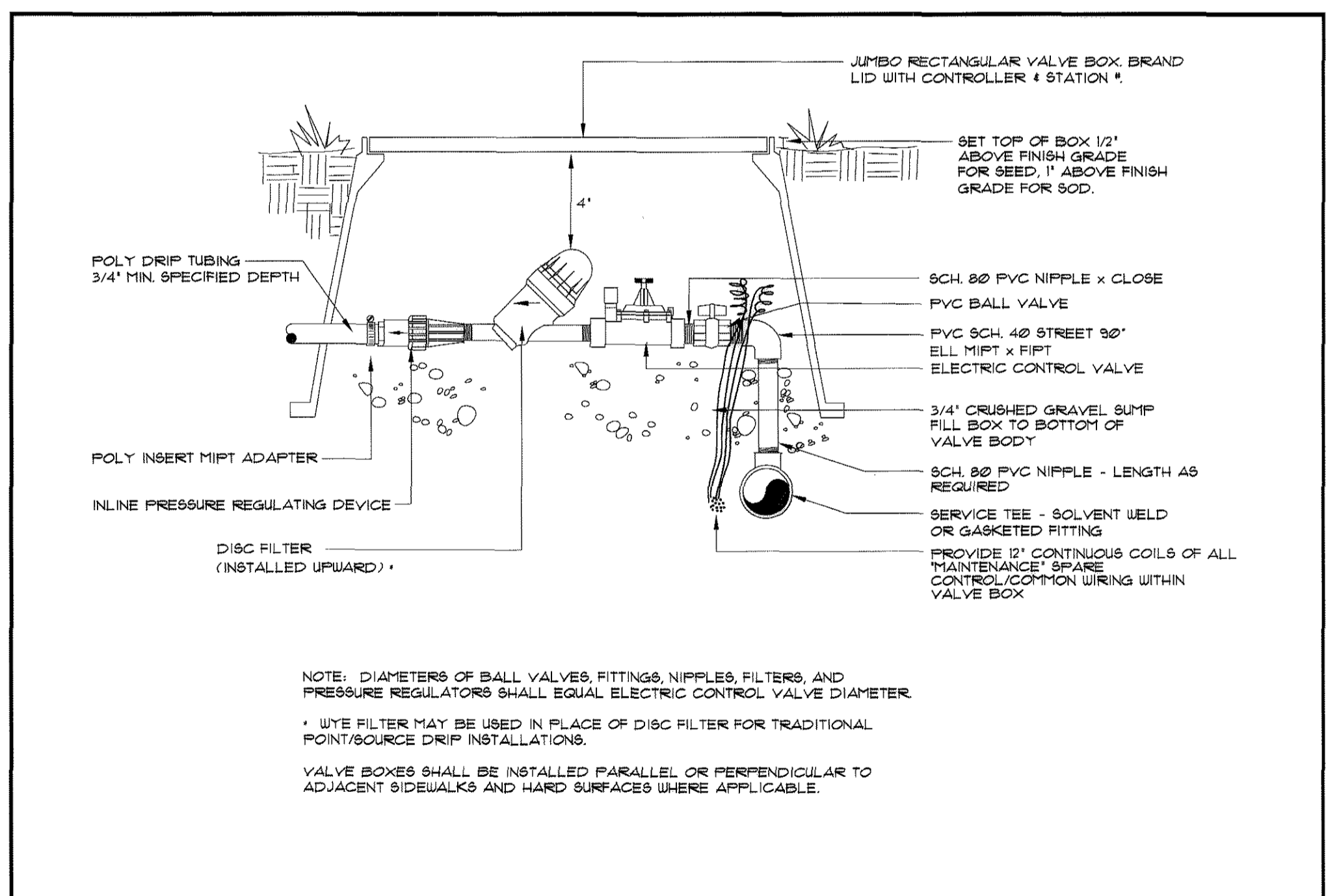
DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		1-5
DATE: 1/9/2008		



DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		1-4
DATE: 1/31/2008		



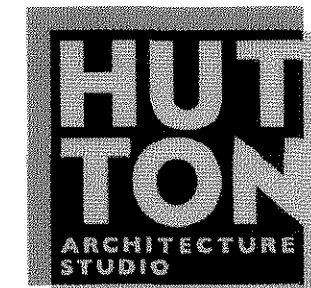
DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		1-8
DATE: 1/16/2008		



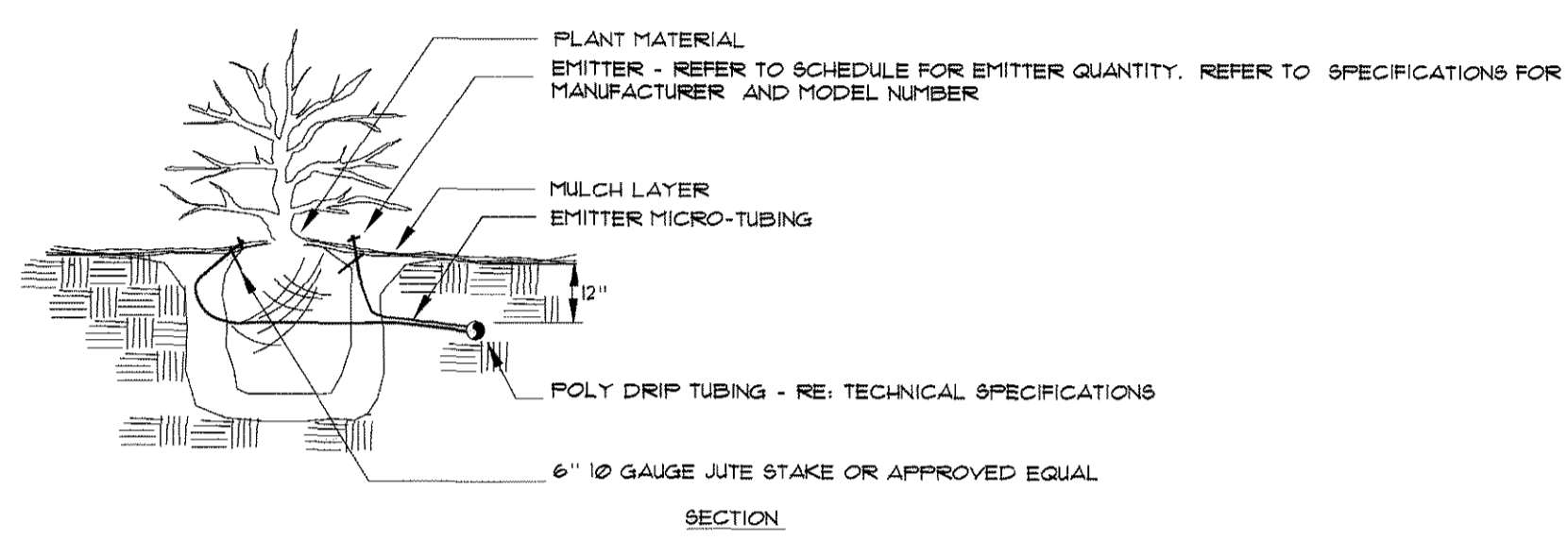
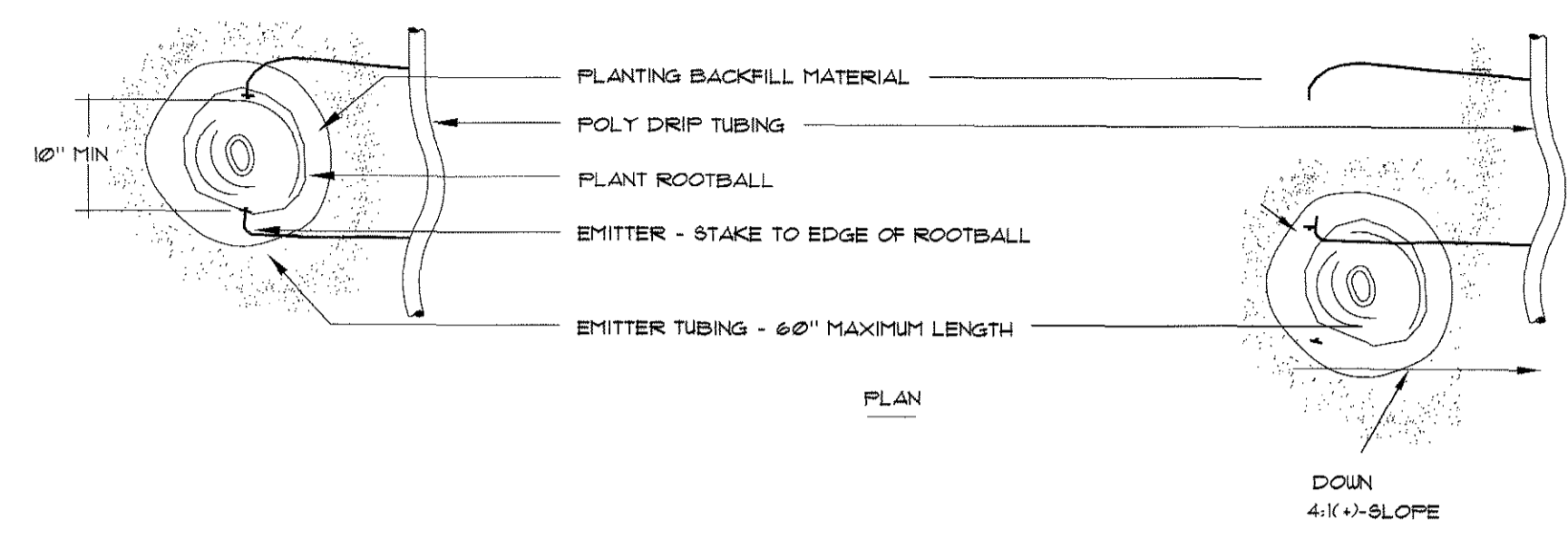
DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		1-18
DATE: 1/31/2008		

REFER TO SHEET FPD-IR1 FOR IRRIGATION SCHEDULE  
REFER TO SHEET FPD-IR2 FOR IRRIGATION CONSTRUCTION NOTES  
REFER TO SHEET FPD-IR1 THROUGH FDP-IR5 FOR IRRIGATION PLAN

REFER TO SHEET FPD-IR6 FOR IRRIGATION CHARTS  
REFER TO SHEET FPD-IR7 THROUGH FDP-IR9 FOR IRRIGATION DETAILS



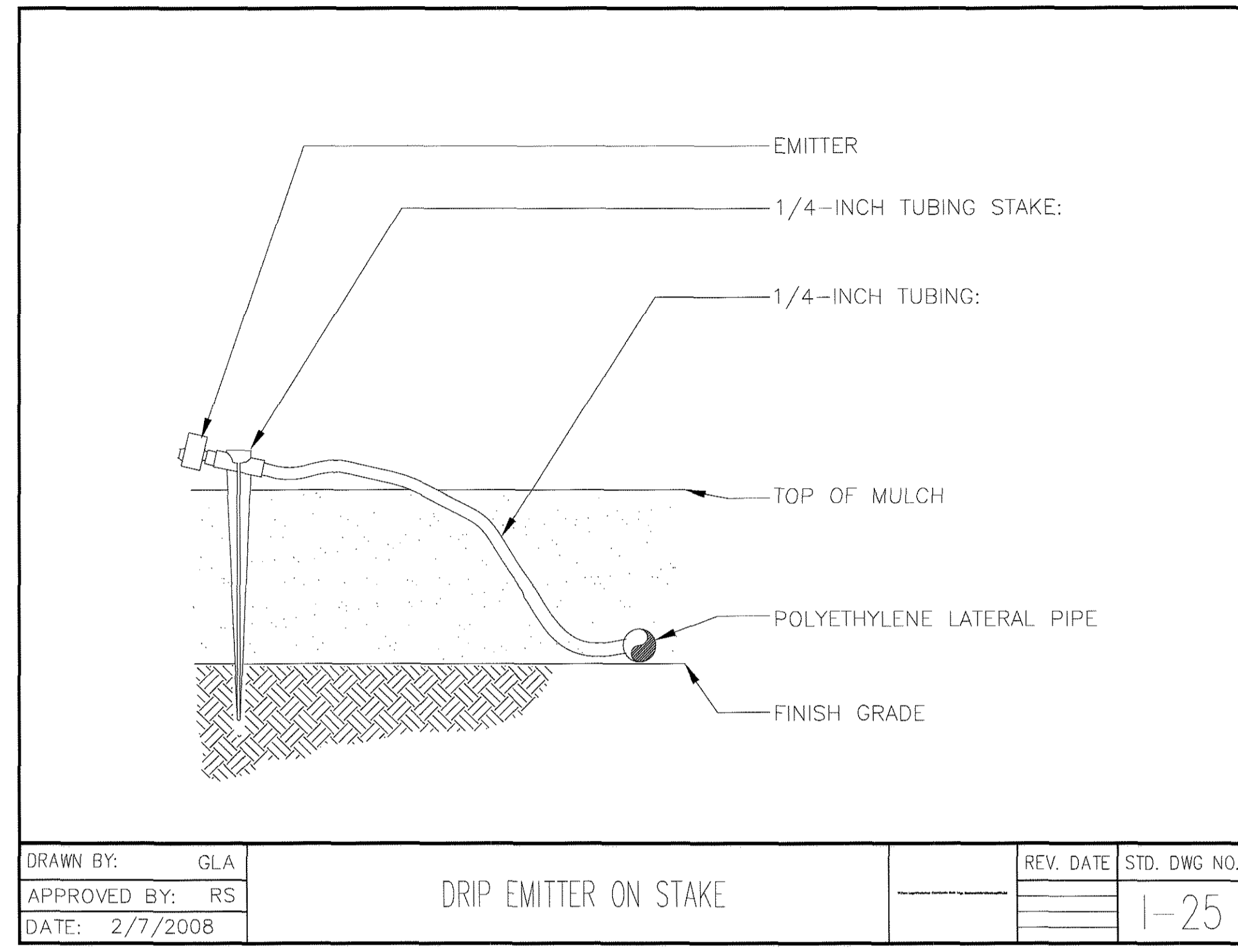
# FINAL PD SITE PLAN



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:  
 INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.  
 EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".  
 FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.  
 IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.  
 EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.  
 SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:  
 EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.  
 EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.  
 PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.



DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		1-25
DATE: 2/7/2008		

DRIP EMITTER

13

HUTTON ARCHITECTURE STUDIO  
 A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
 Suite 300, Denver  
 Colorado 80203  
 303.861.1600 tel  
 303.861.1602 fax  
 www.huttonarch.com

PROJECT:  
**Aspen View Academy**

Project #:  
 2012-11

BUILDING OWNER:  
 Aspen View Charter School  
 Low Meadow Blvd.  
 Castle Rock, CO 80109

CONSULTANTS:

Mech/Plumb/Elec:  
 CCRD  
 6400 South Fiddler's Green Circle  
 Suite 1150  
 Greenwood Village, CO 80111  
 303.694.4755  
 F-303.694.5125

Civil:  
 JVA, Inc.  
 1319 Spruce Street  
 Boulder, CO 80302  
 303.444.1951  
 F-303.444.1957

Landscape:  
 Lime Green Design  
 900 E. Louisiana Ave  
 Suite 209  
 Denver, CO 80210  
 303.733.7558  
 F-303.733.0959

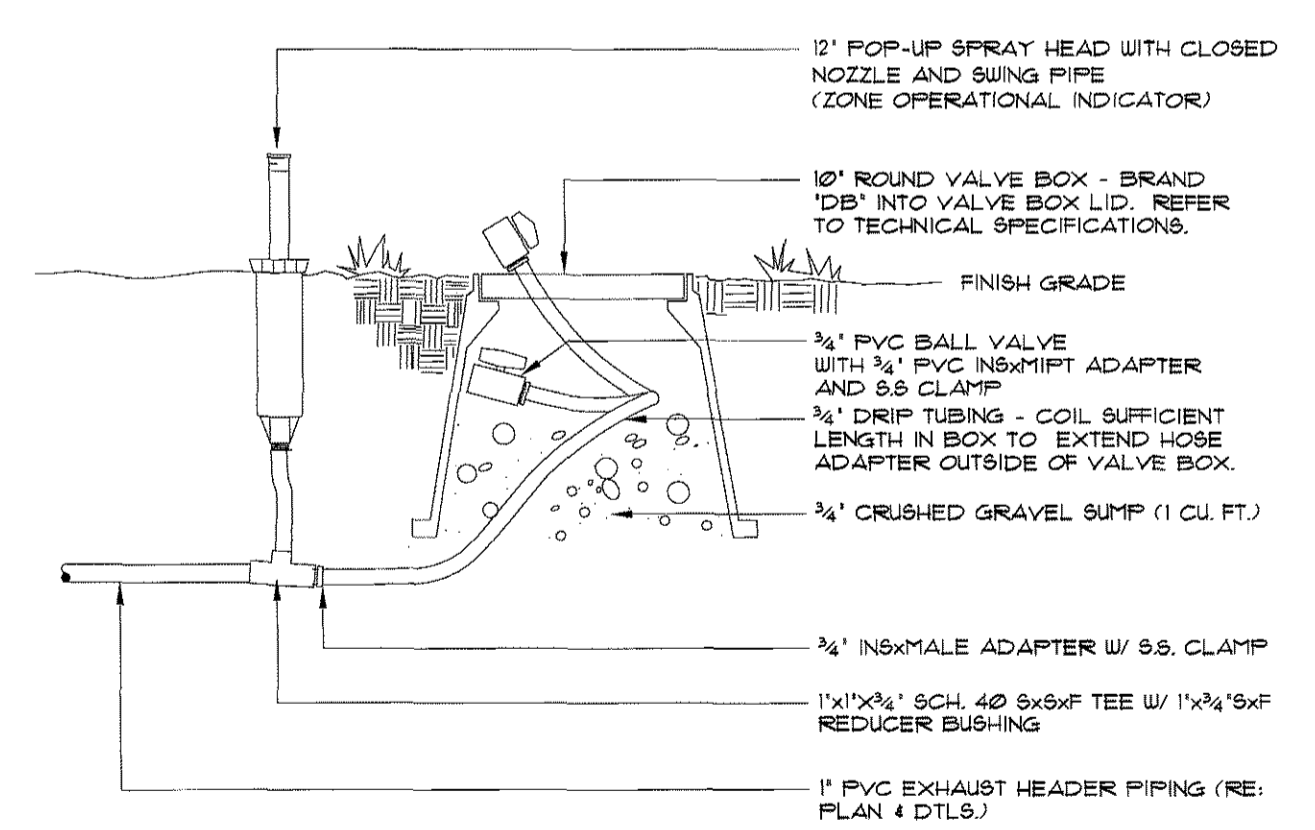
ISSUE DATE:  
 Site CD  
 11/05/2012

REVISION DATES:  
 No. Description Date

SHEET TITLE:  
 Irrigation Details

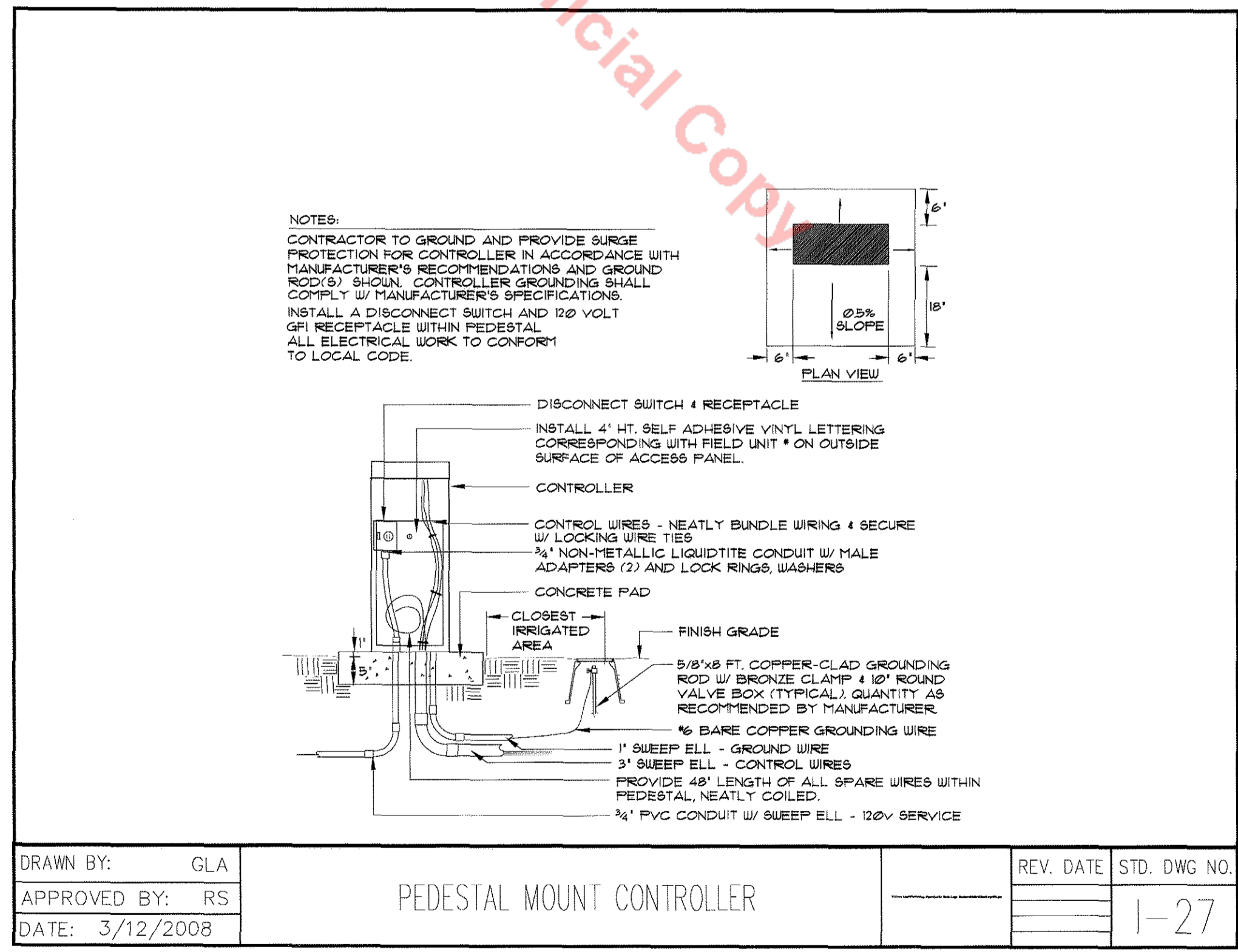
**FPD-IR-9**  
 22 of 28

Unofficial Copy



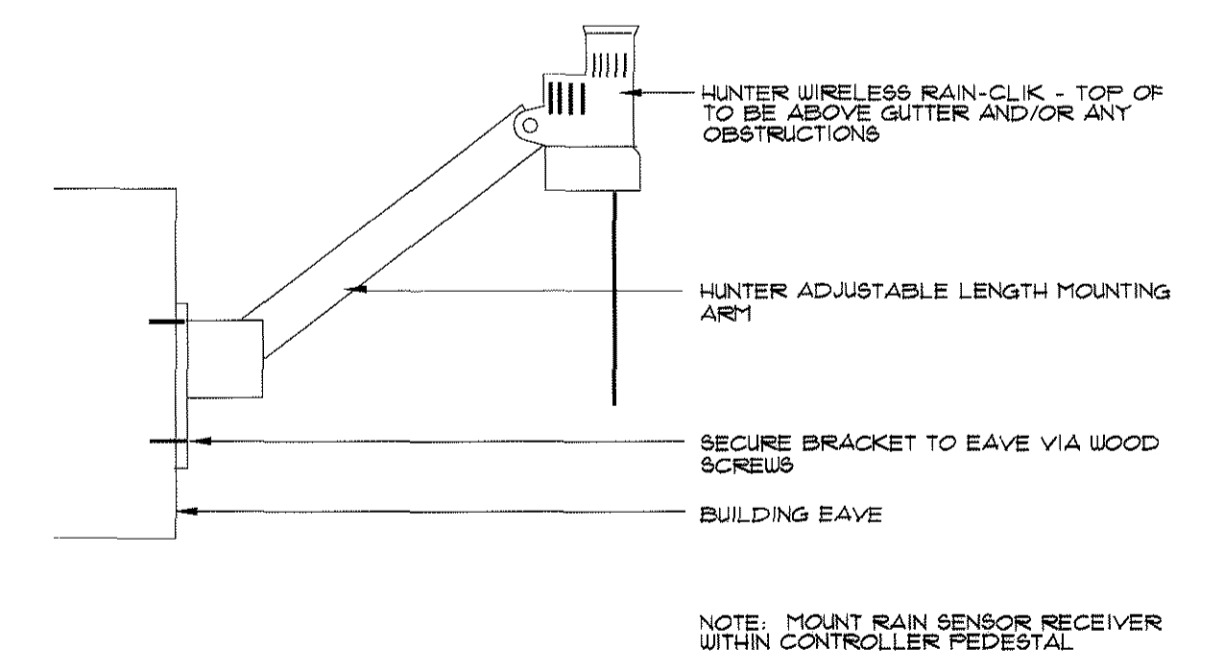
DRIPPERLINE FLUSH-OUT AND OPERATIONAL INDICATOR

14



DRAWN BY: GLA	REV. DATE	STD. DWG NO.
APPROVED BY: RS		1-27
DATE: 3/12/2008		

PEDESTAL MOUNT CONTROLLER



RAIN SENSOR

16

REFER TO SHEET FPD-IR1 FOR IRRIGATION SCHEDULE  
 REFER TO SHEET FPD-IR2 FOR IRRIGATION CONSTRUCTION NOTES  
 REFER TO SHEET FPD-IR1 THROUGH FDP-IR5 FOR IRRIGATION PLAN

REFER TO SHEET FPD-IR6 FOR IRRIGATION CHARTS  
 REFER TO SHEET FPD-IR7 THROUGH FDP-IR9 FOR IRRIGATION DETAILS

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cuningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
11/05/2012

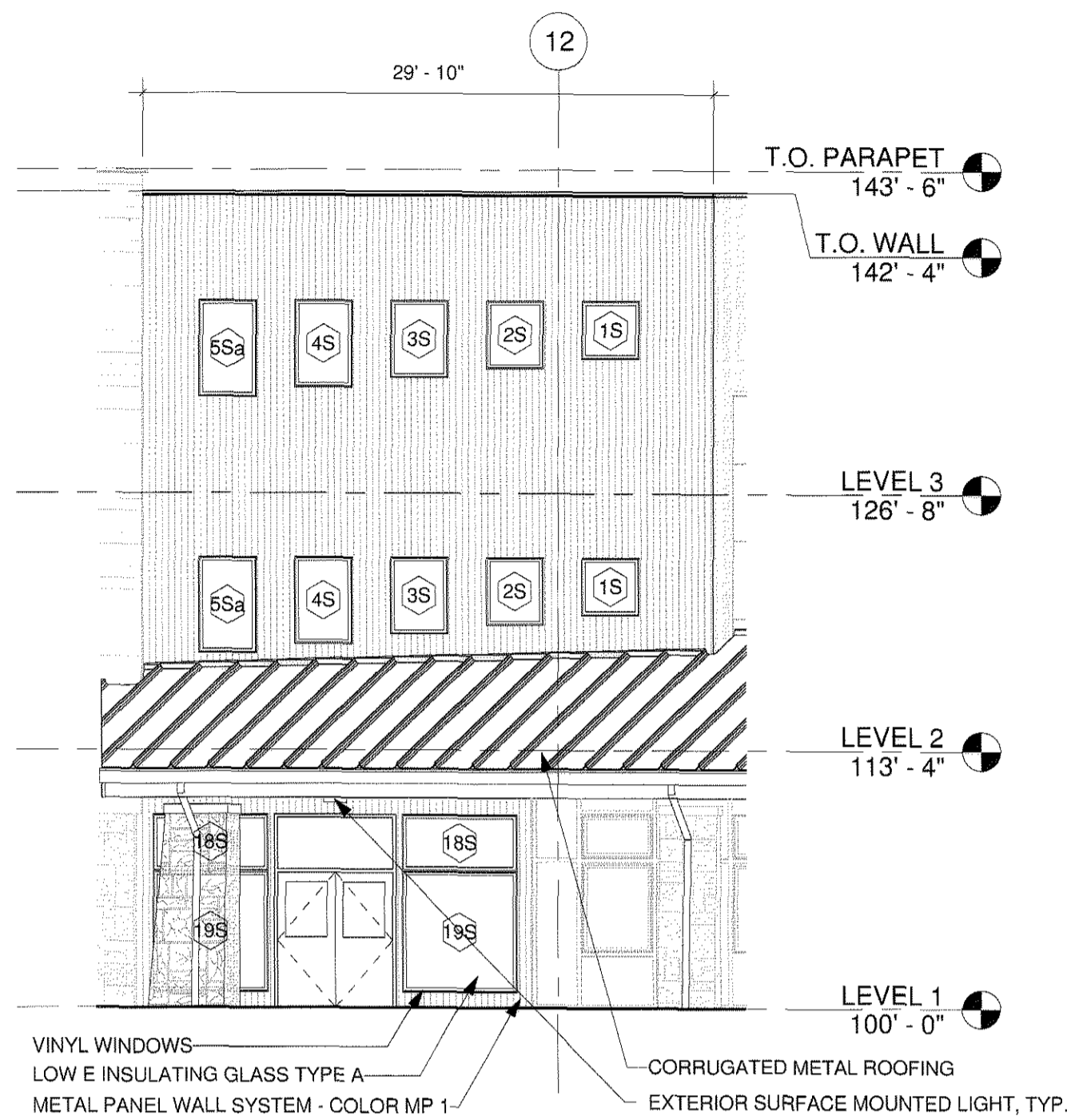
**REVISION DATES:**

No.	Description	Date

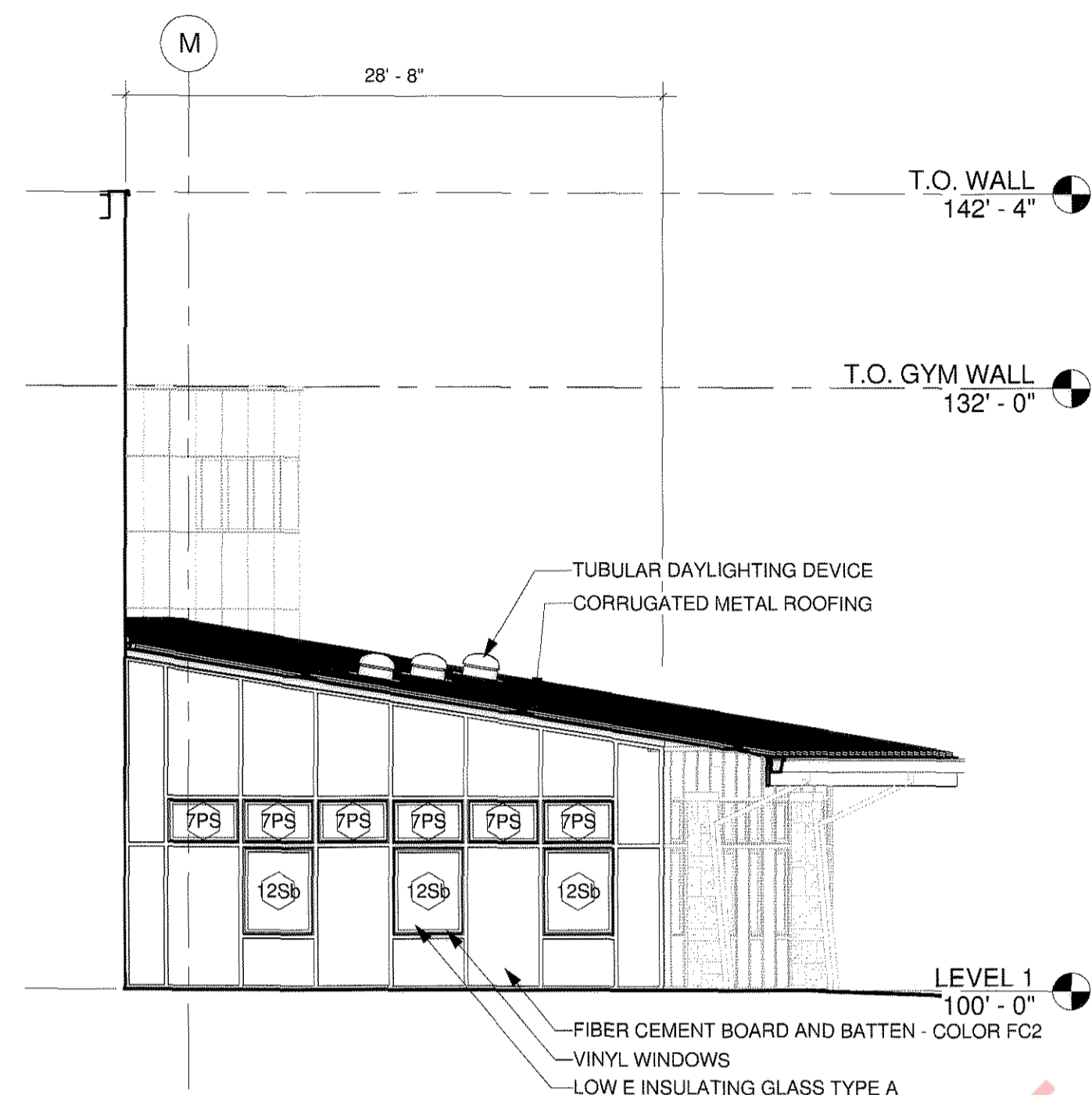
**SHEET TITLE:**  
BUILDING ELEVATIONS

**FPD-A-1**

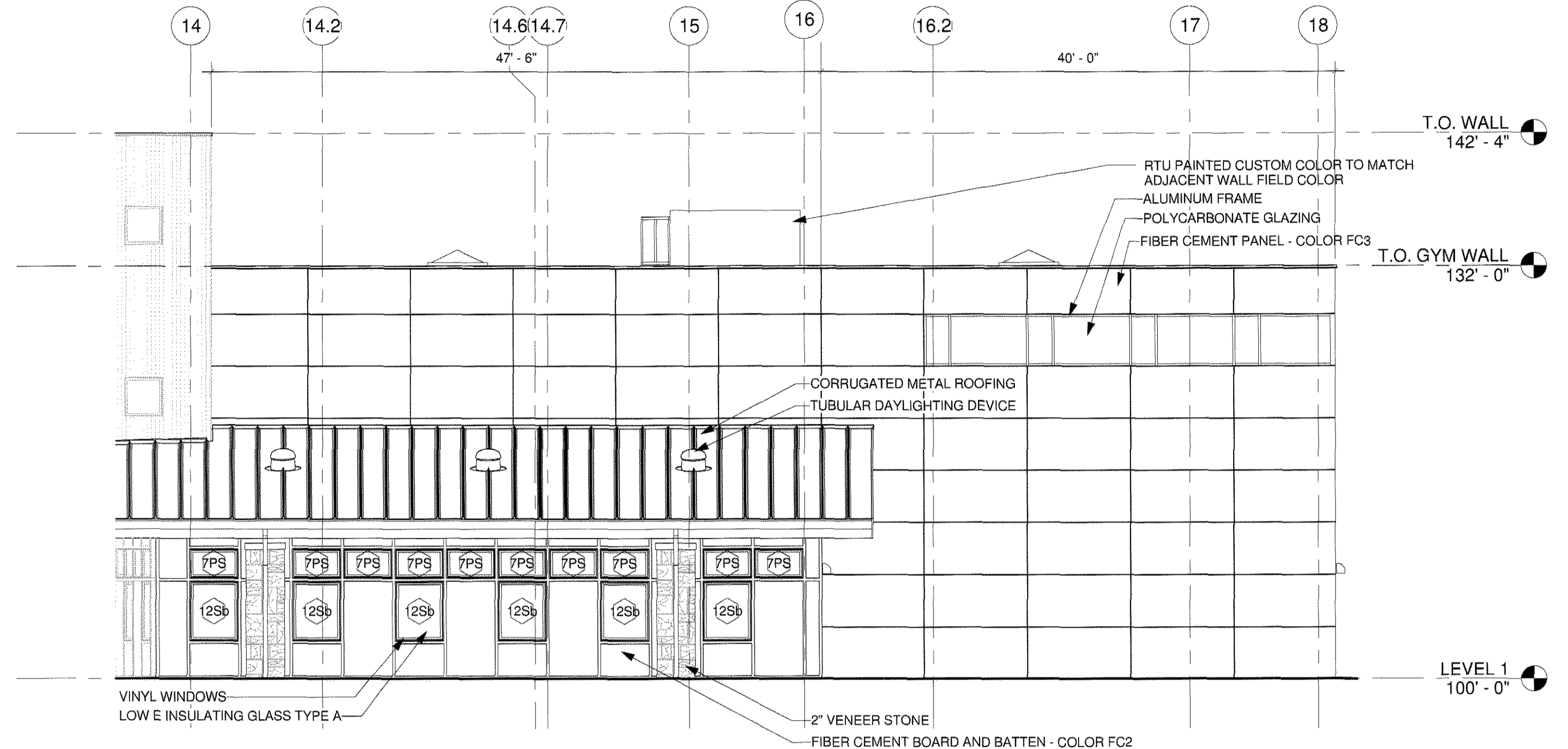
Sheet 23 of 28



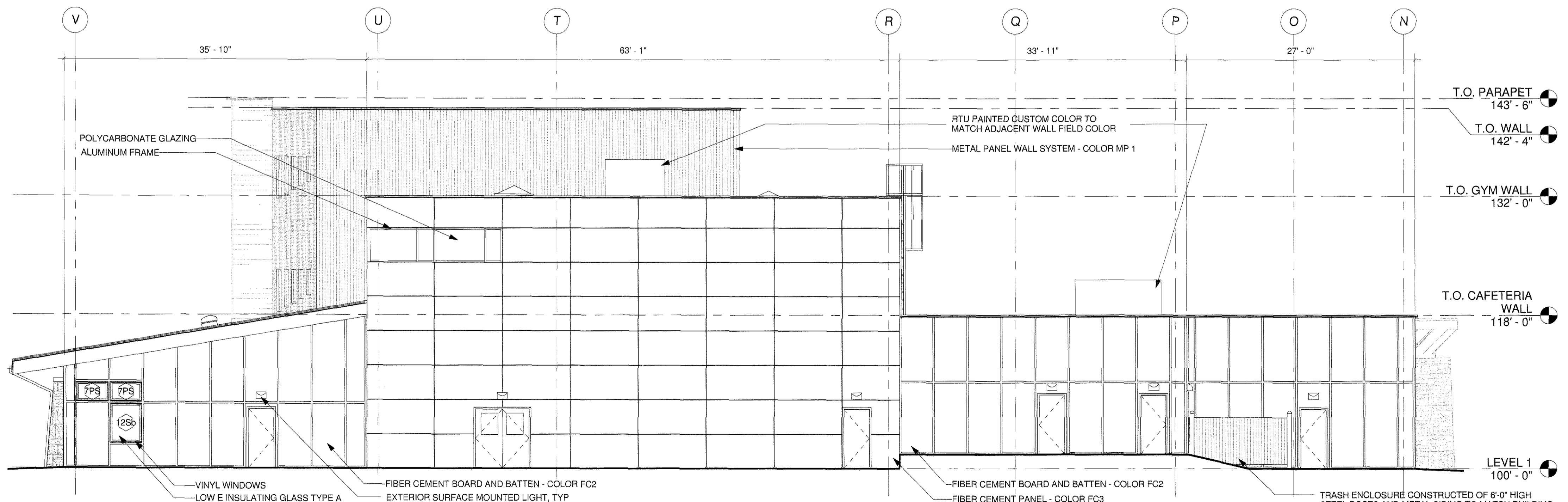
**1 ELEVATION - SOUTH ENTRY**  
FPD-A-1 1/8" = 1'-0"



**2 ELEVATION - WEST LIBRARY**  
FPD-A-1 1/8" = 1'-0"



**3 ELEVATION - SOUTH LIBRARY / GYM**  
FPD-A-1 1/8" = 1'-0"



**4 ELEVATION - EAST CAFETERIA / GYM / LIBRARY**  
FPD-A-1 1/8" = 1'-0"

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

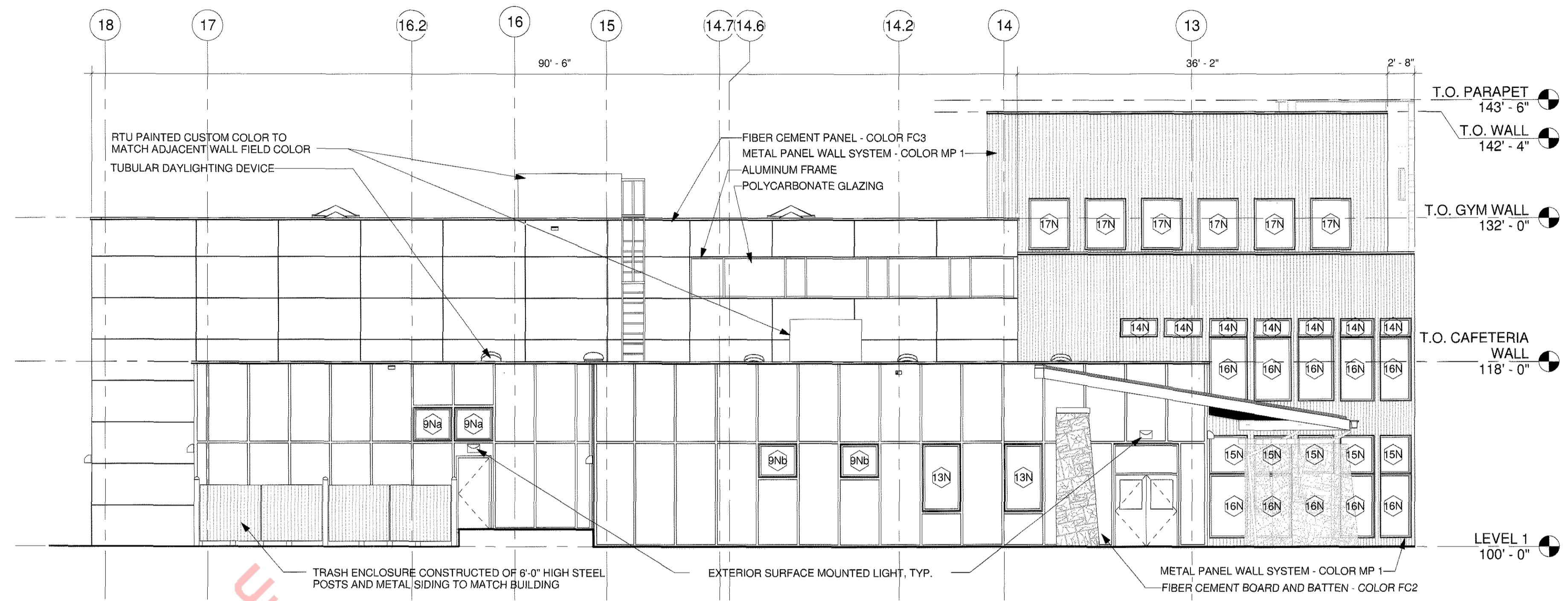
**ISSUE DATE:**  
Final PD Site Plan  
11/05/2012

**REVISION DATES:**  
No. Description Date

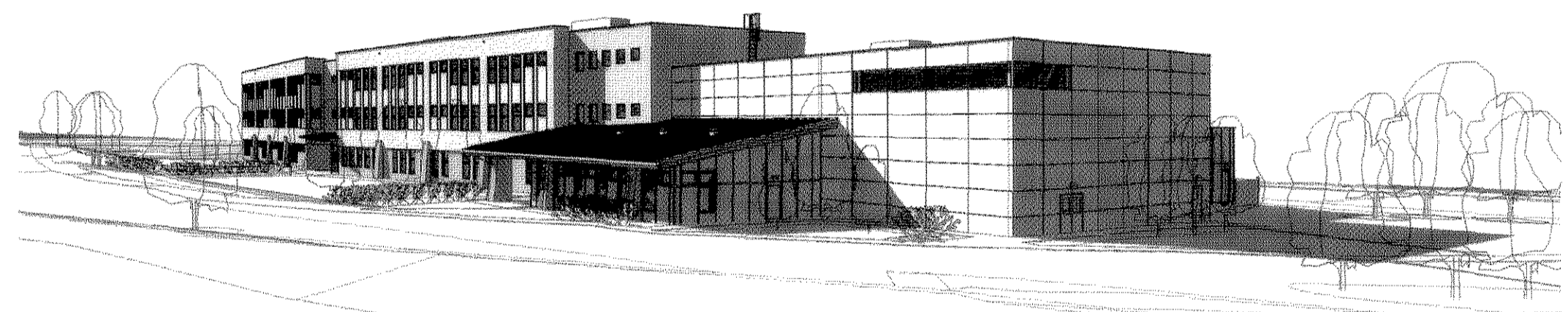
**SHEET TITLE:**  
BUILDING ELEVATIONS

**FPD-A-2**

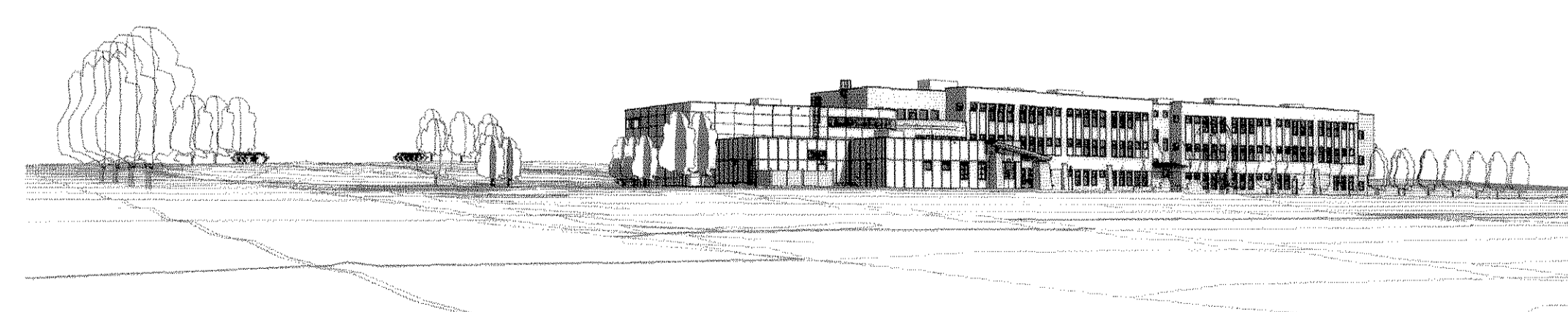
Sheet 24 of 28



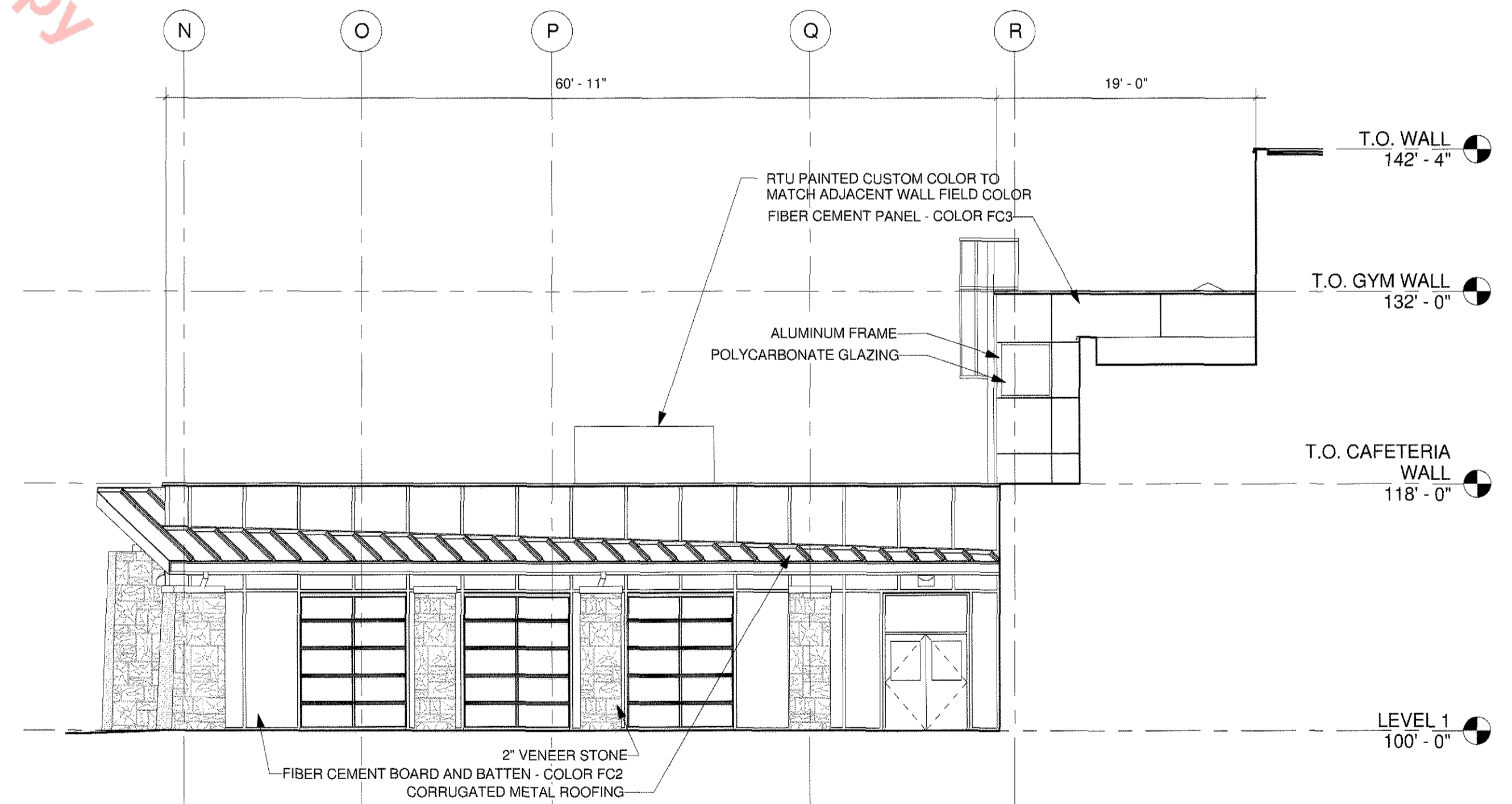
1 ELEVATION - NORTH CAFETERIA / GYM  
FPD-A-2 1/8" = 1'-0"



VIEW FROM LOW MEADOW BLVD.  
LOOKING WEST



VIEW FROM LOW MEADOW BLVD.  
LOOKING SOUTH



2 ELEVATION - WEST CAFETERIA  
FPD-A-2 1/8" = 1'-0"

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO  
80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
11/05/2012

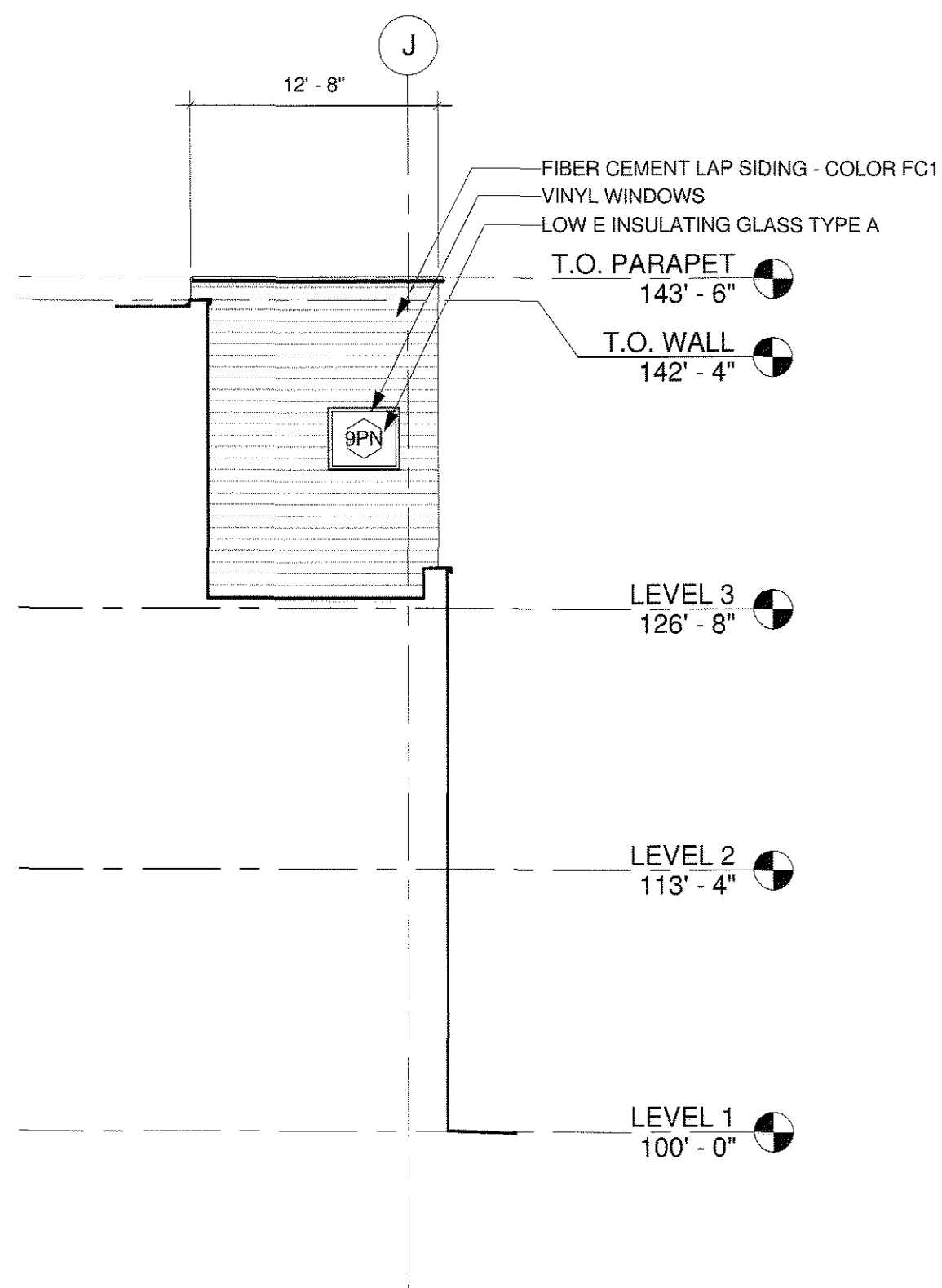
**REVISION DATES:**

No. Description Date

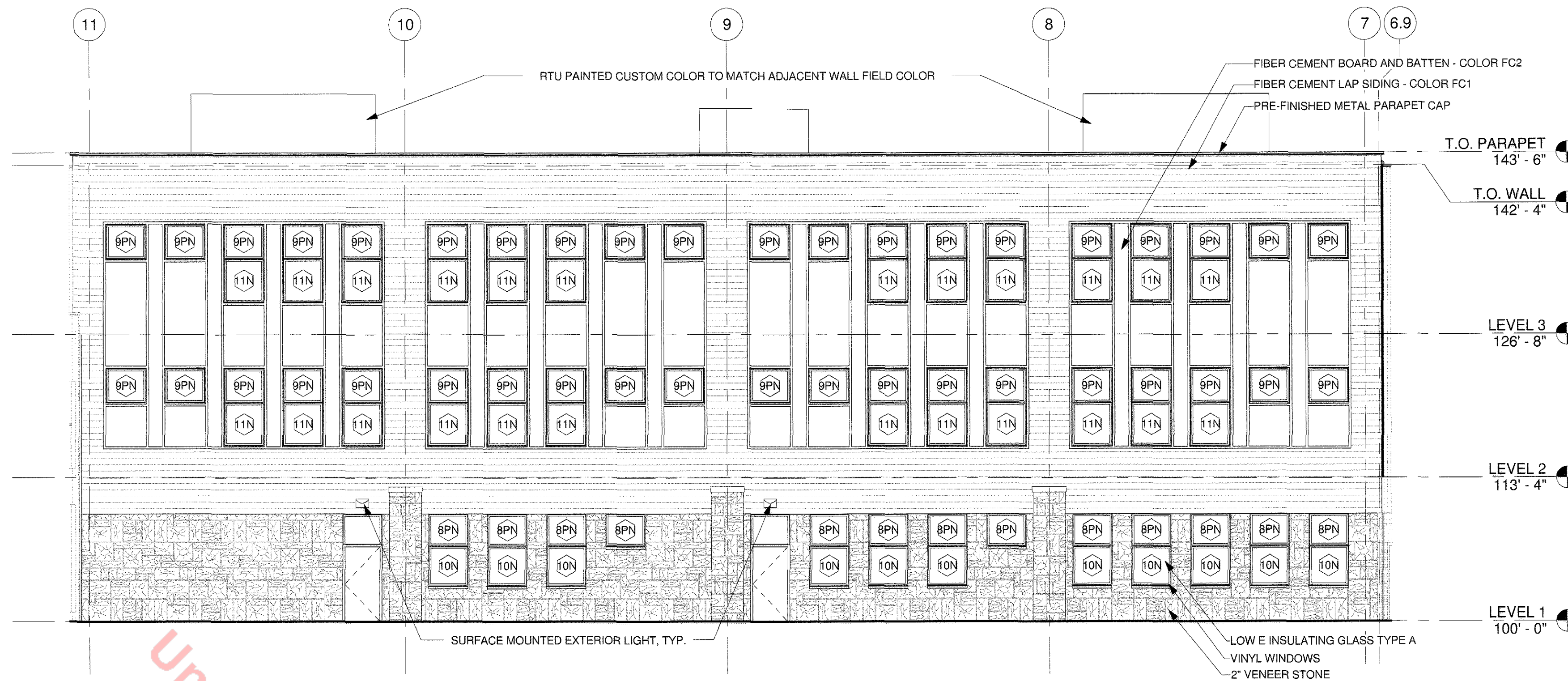
**SHEET TITLE:**  
BUILDING  
ELEVATIONS

**FPD-A-3**

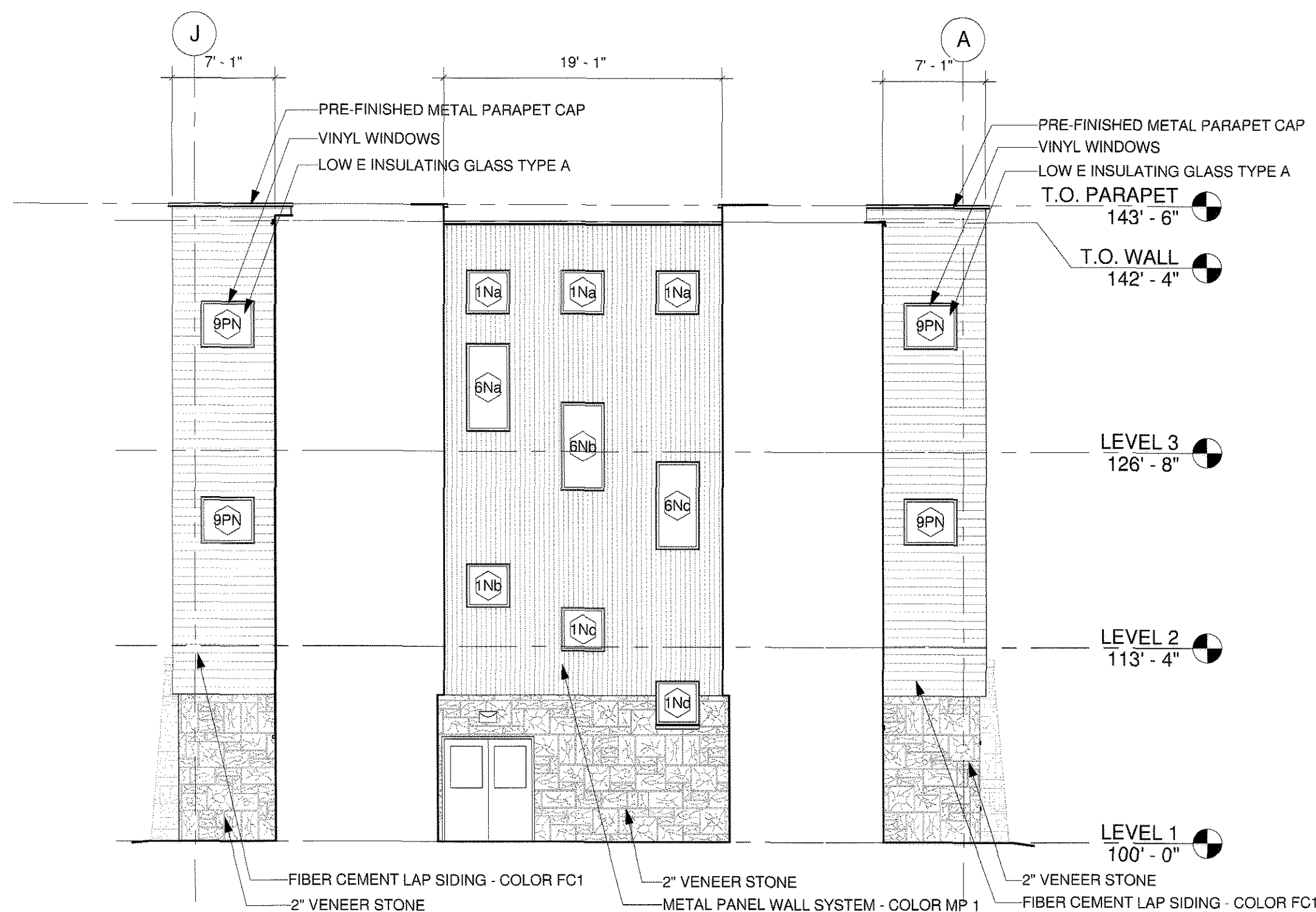
Sheet 25 of 28



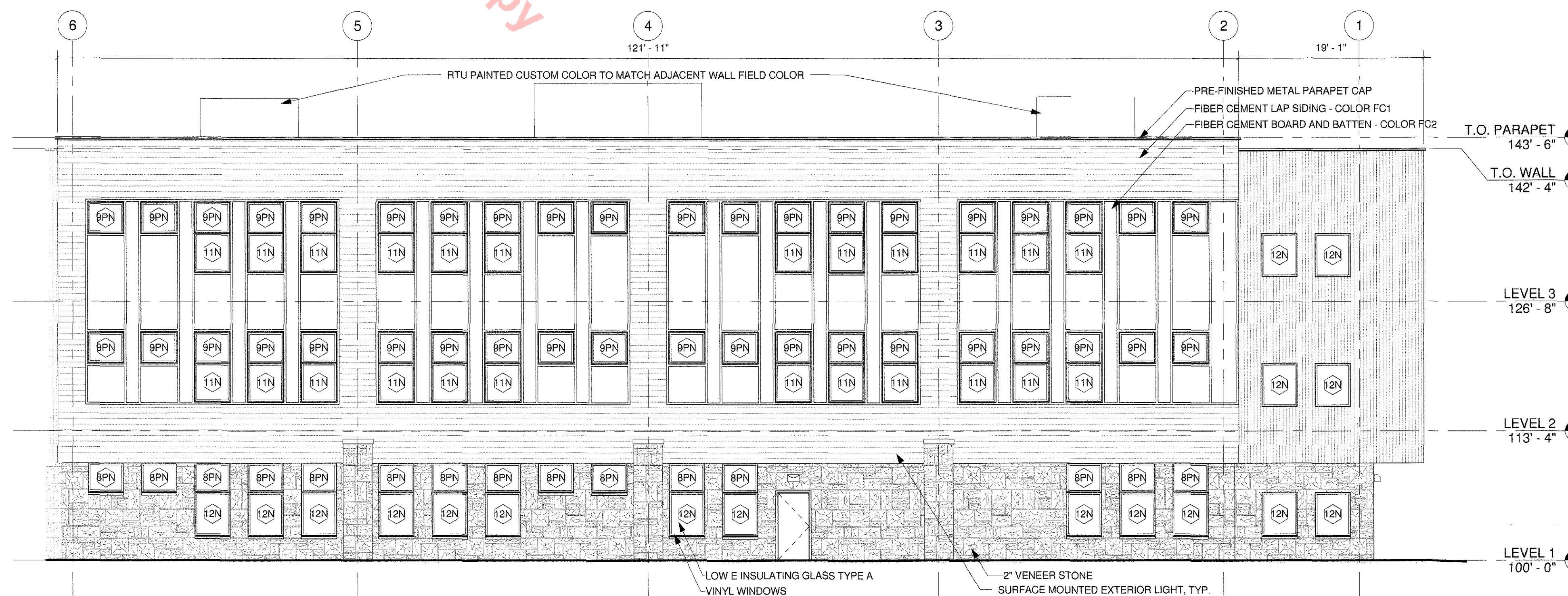
**4 ELEVATION**  
FPD-A-3 1/8" = 1'-0"



**1 ELEVATION - NORTH CLASSROOM WING (EAST)**  
FPD-A-3 1/8" = 1'-0"



**2 ELEVATION - NORTH CLASSROOM ENTRANCE**  
FPD-A-3 1/8" = 1'-0"



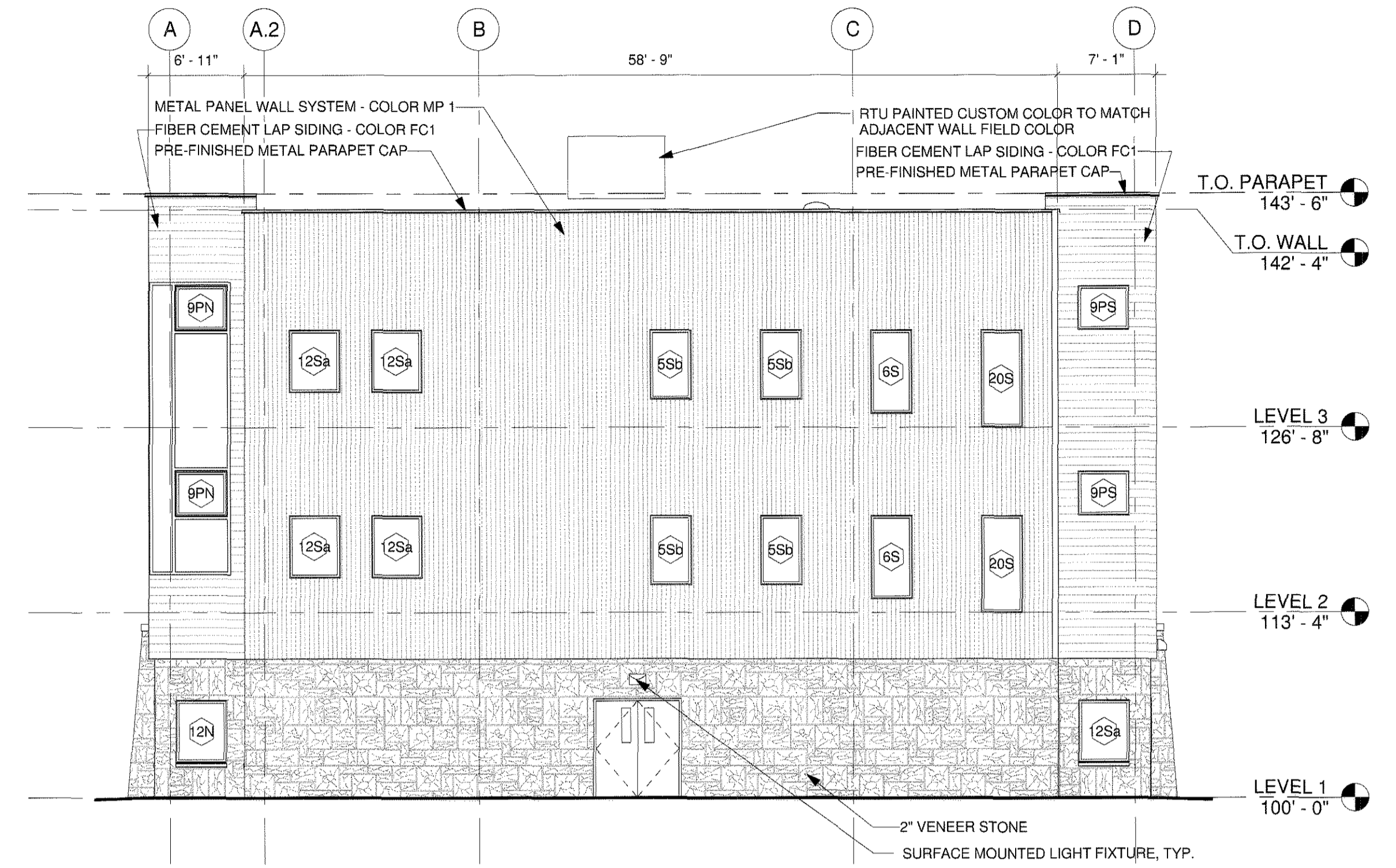
**3 ELEVATION - NORTH CLASSROOM WING (EAST)**  
FPD-A-3 1/8" = 1'-0"

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com



1 ELEVATION - WEST CLASSROOM WING  
FPD-A-4 1/8" = 1'-0"



2 ELEVATION - SOUTH CLASSROOM WING (WEST)  
FPD-A-4 1/8" = 1'-0"

Unofficial Copy

**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
11/05/2012

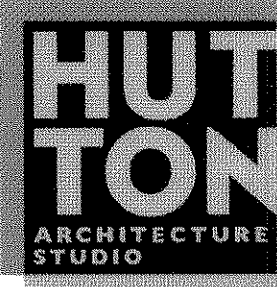
**REVISION DATES:**

No. Description Date

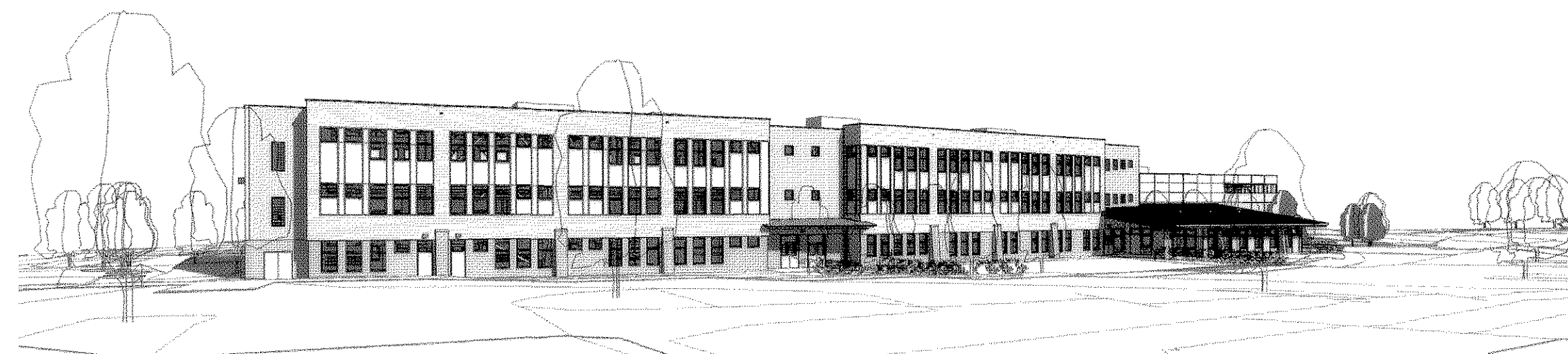
**SHEET TITLE:**  
BUILDING ELEVATIONS

**FPD-A-4**

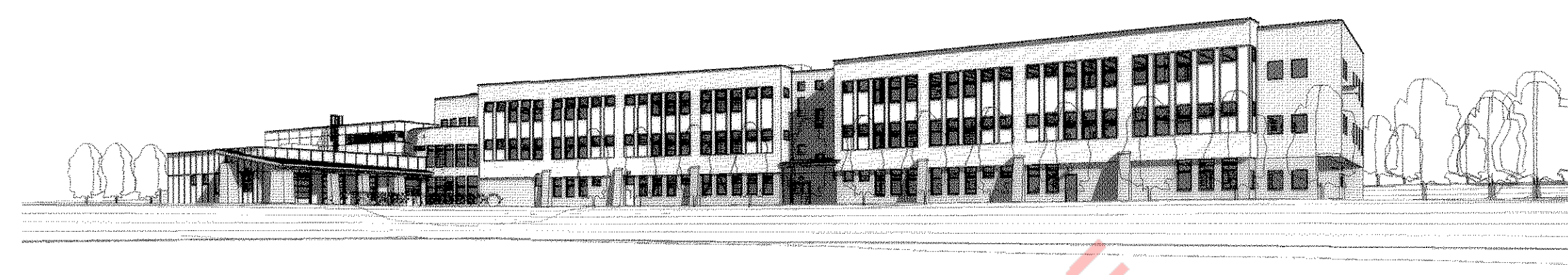
Sheet 26 of 28



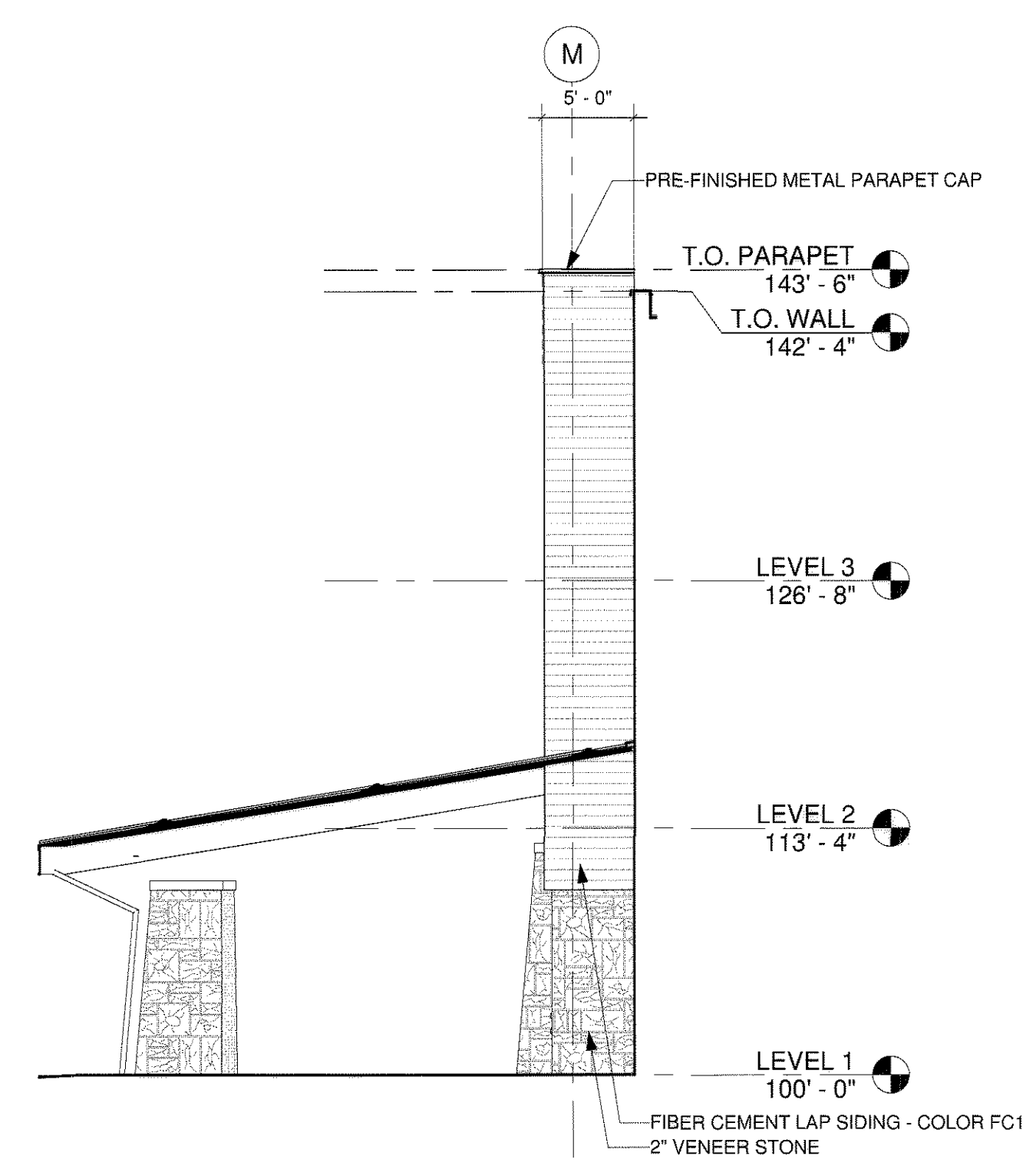
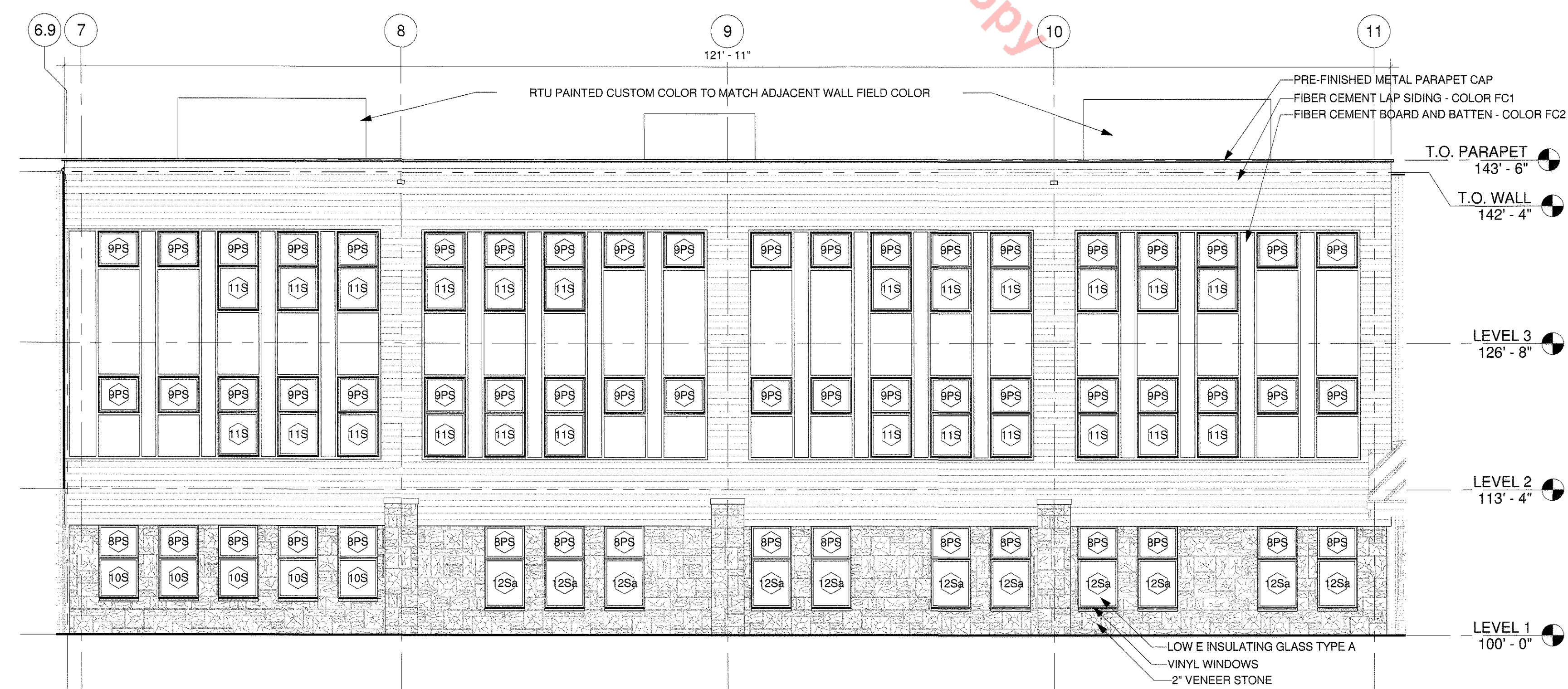
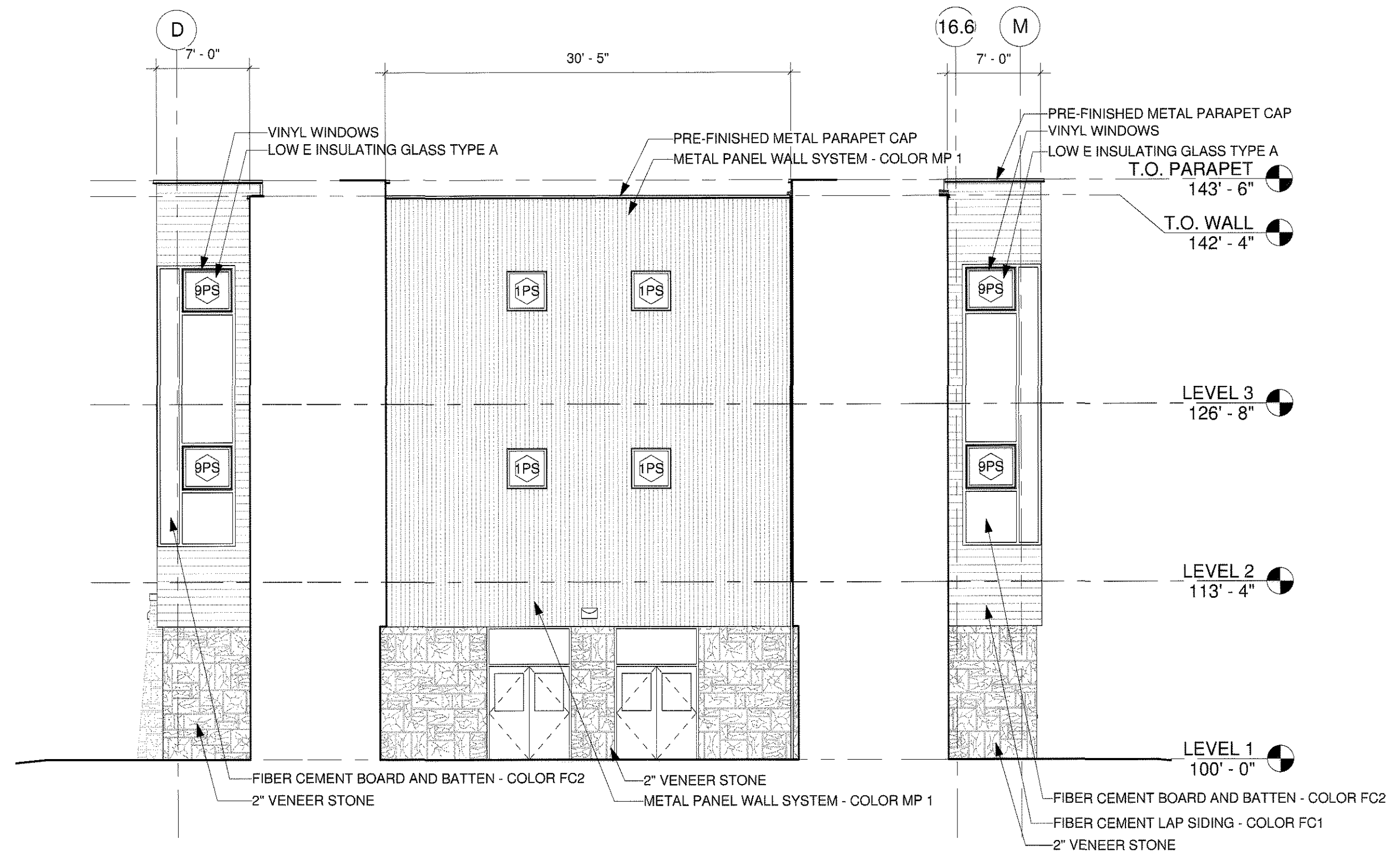
# FINAL PD SITE PLAN



VIEW FROM LOW MEADOW BLVD.  
LOOKING NORTH



VIEW FROM THE PARK LOOKING  
SOUTH



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

PROJECT:  
Aspen View  
Academy

Project #:  
2012-11

BUILDING  
OWNER:  
Aspen View  
Charter School  
Low Meadow Blvd.  
Castle Rock, CO  
80109

CONSULTANTS:

Mech/Plumb/Elec:  
CCRD  
6400 South Fiddler's  
Green Circle  
Suite 1150  
Greenwood Village,  
CO 80111  
303.694.4755  
f-303.694.5125

Civil:  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

Landscape:  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

ISSUE DATE:

Final PD Site Plan  
11/05/2012

REVISION DATES:

No. Description Date

SHEET TITLE:  
BUILDING  
ELEVATIONS

FPD-A-5

Sheet 27 of 28

# FINAL PD SITE PLAN



HUTTON ARCHITECTURE STUDIO  
A Member of Cunningham Group Architecture, Inc.

70 BROADWAY  
Suite 300, Denver  
Colorado 80203  
303.861.1600 tel  
303.861.1602 fax  
www.huttonarch.com

**PROJECT:**  
Aspen View Academy

Project #:  
2012-11

**BUILDING OWNER:**  
Aspen View Charter School  
Low Meadow Blvd.  
Castle Rock, CO 80109

**CONSULTANTS:**

**Mech/Plumb/Elec:**  
CCRD  
6400 South Fiddler's Green Circle  
Suite 1150  
Greenwood Village, CO 80111  
303.694.4755  
f-303.694.5125

**Civil:**  
JVA, Inc.  
1319 Spruce Street  
Boulder, CO 80302  
303.444.1951  
f-303.444.1957

**Landscape:**  
Lime Green Design  
900 E. Louisiana Ave  
Suite 209  
Denver, CO 80210  
303.733.7558  
f-303.733.0959

**ISSUE DATE:**

Final PD Site Plan  
11/05/2012

**REVISION DATES:**

No.	Description	Date
1	PRIC ISSUE	9/12/2012
2	Final PD Site Plan	11/05/2012

**SHEET TITLE:**  
PHOTOMETRIC PLAN

**FPD-E-1**

Sheet 28 of 28

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	RCS-x-MS25-H3	FULL-CUTOFF TYPE III DISTRIBUTION - +25'-0" MOUNTING HEIGHT	175W MET HAL ED 28 PHILIPS #MS/HOR/PS	L10428.ies	12800	1.00	288
	B	2	RCS-x-MS25-H3-HS	FULL-CUTOFF TYPE III DISTRIBUTION - +25'-0" MOUNTING HEIGHT - HOUSE SIDE SHIELD	175W MET HAL ED 28 PHILIPS #MS/HOR/PS	L10429hss.ies	12800	1.00	288
	C	5	RCS-x-MS25-H3	FULL-CUTOFF TYPE III DISTRIBUTION - +25'-0" MOUNTING HEIGHT - TWIN HEADS @ 180	175 MET HAL ED 28 PHILIPS #MS/HOR/PS	L10428.ies	12800	1.00	576
	D	18	WST LED 1 10A700/40K SR3 MVOLT	WST LED WITH 1 MODULE, 10 LED's, FULL-CUTOFF OPTICS +8'-6" MOUNTING HEIGHT TYPE 3 LENS	Outdoor Wall Pack Luminaire to IES LM-79-08. LUMINAIRE OUTPUT: 2001 Lms.	WST_LED_1_1 0A700_40K_S R3_MVOLT.ies	Absolute	1.00	246

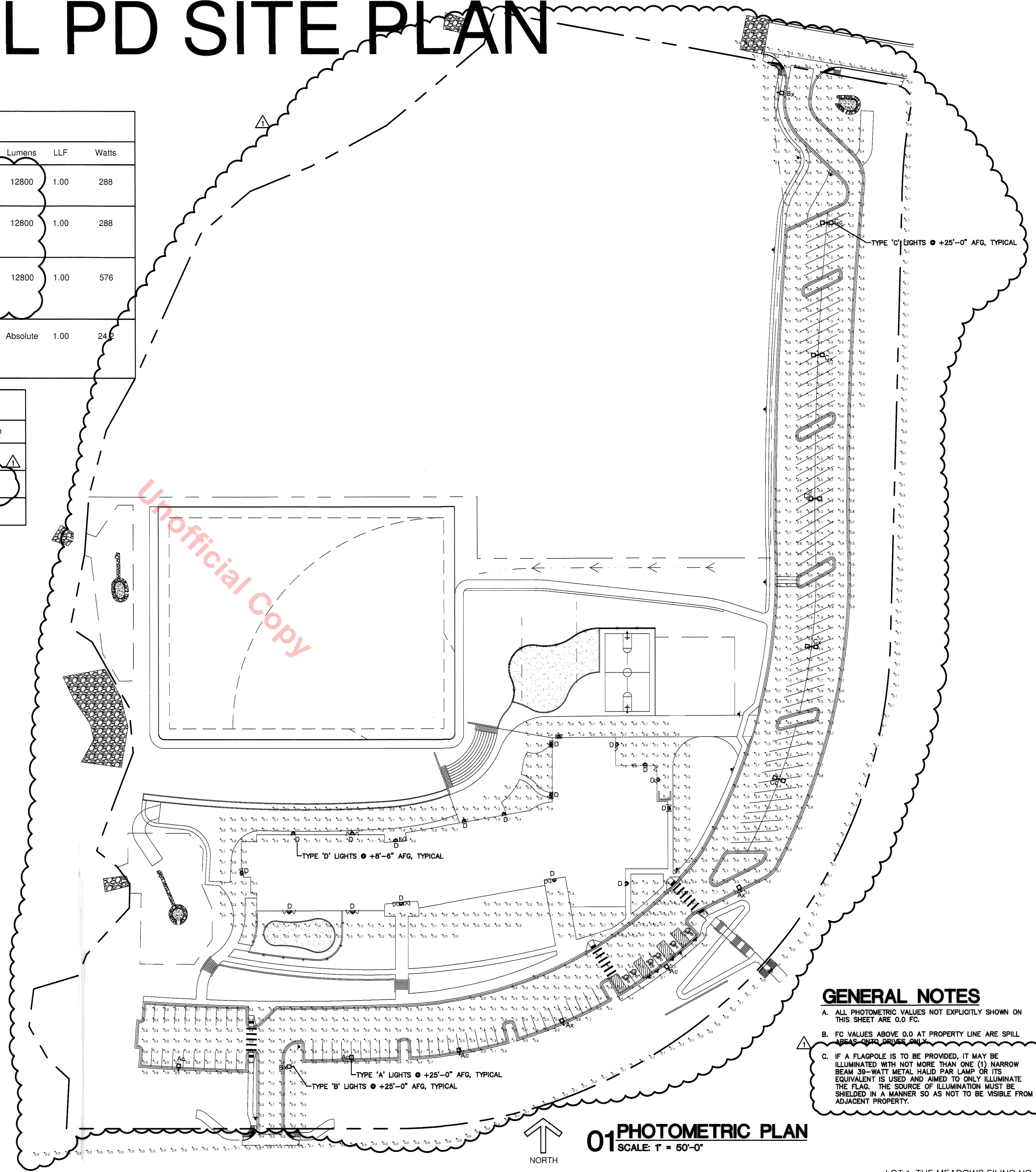
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
building perimeter	+	0.7 fc	4.6 fc	0.0 fc	N/A	N/A
parking area	+	1.2 fc	6.0 fc	0.1 fc	60.0:1	12.0:1
property limit	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

### LIGHTING CONTROL NOTES

- ALL BUILDING-MOUNTED LIGHTING (TYPE D) IS FOR SECURITY LIGHTING AT ENTRANCES.
- SITE PARKING AREA LIGHTING (TYPES A, B & C) SHALL BE REDUCED BY 50% WITHIN ONE HOUR AFTER END OF BUSINESS (11:30PM) AND SHALL OPERATE IN THIS REDUCED MODE UNTIL ONE HOUR PRIOR TO COMMENCEMENT OF BUSINESS HOURS (5:30AM). CONTROL SHALL BE ACHIEVED VIA ELECTRONIC TIMECLOCK AND PHOTOCELL CONTROL VIA AN ELECTRONIC PROGRAMMABLE LIGHTING CONTROL PANEL. LUMINAIRES INDICATED WITH A SUBSCRIPT "C" SHALL BE ON A SEPARATE CONTROL RELAY FOR LIGHTING REDUCTION CONTROL. REMAINING LUMINAIRES (SUBSCRIPT "A" SHALL BE SEPARATELY CONTROLLABLE AS WELL FOR EXTENDED HOURS OF OPERATION FOR SECURITY LIGHTING AS DETERMINED BY OWNER.
- EXTERIOR BUILDING AND SITE LIGHTING CONTROL SHALL BE BY ELECTRONIC PROGRAMMABLE LIGHTING CONTROL PANEL WITH PHOTOELECTRIC SENSOR INTERFACE. GENERALLY, LIGHTING WILL BE CONTROLLED FOR PHOTOCELL ON/TIMECLOCK OFF OPERATION SUBJECT TO THE LIGHTING REDUCTIONS PER TOWN OF CASTLE ROCK REQUIREMENTS NOTED ABOVE. LUMINAIRES SHALL BE SEPARATELY SWITCHED VIA DISCRETE RELAYS FOR LIGHTING REDUCTIONS AS NOTED ABOVE.

NOTE: WITH THE APPROVAL OF THIS SITE PLAN, THE DIRECTOR OF DEVELOPMENT SERVICES GRANTED A VARIANCE TO ALLOW A 20% INCREASE IN ILLUMINATION LEVELS IN SOME AREAS OF THE PARKING LOT.

Unofficial Copy



### GENERAL NOTES

- ALL PHOTOMETRIC VALUES NOT EXPLICITLY SHOWN ON THIS SHEET ARE 0.0 FC.
- FC VALUES ABOVE 0.0 AT PROPERTY LINE ARE SPILL AREAS OUTTO DRIVES ONLY.
- IF A FLAGPOLE IS TO BE PROVIDED, IT MAY BE ILLUMINATED WITH NOT MORE THAN ONE (1) NARROW BEAM 39-WATT METAL HALID PAR LAMP OR ITS EQUIVALENT IS USED AND AIMED TO ONLY ILLUMINATE THE FLAG. THE SOURCE OF ILLUMINATION MUST BE SHIELDED IN A MANNER SO AS NOT TO BE VISIBLE FROM ADJACENT PROPERTY.

**PHOTOMETRIC PLAN**  
SCALE: 1" = 50'-0"