

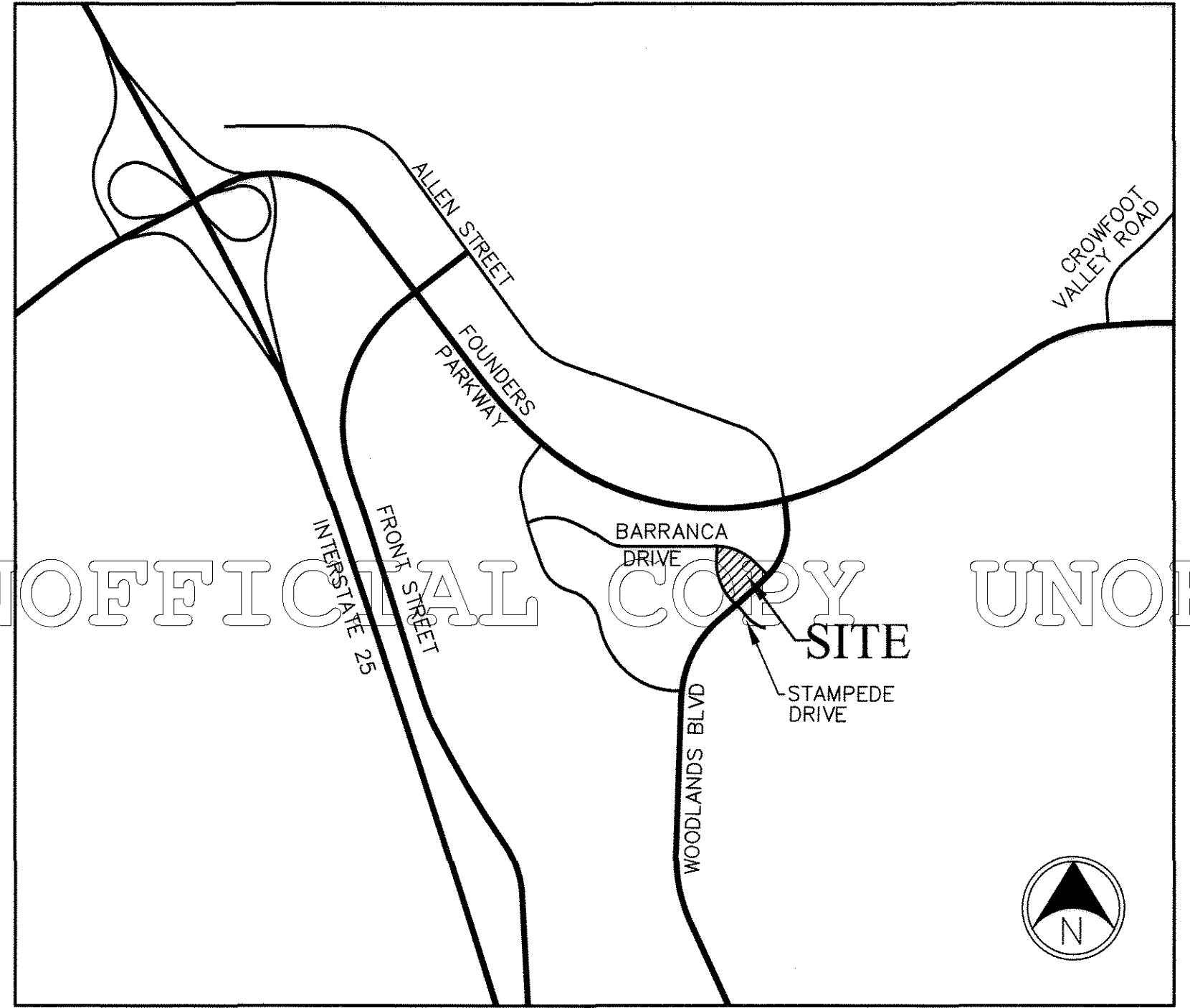
FINAL PD SITE PLAN

LOT 7, METZLER RANCH FILING NO. 9

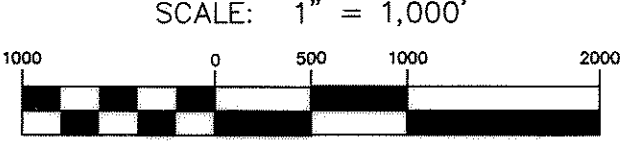
A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE STATISTICS

ZONING AND LAND USE:			
CURRENT	PD, VACANT LAND		
PROPOSED	PD, NURSING HOME AND ASSISTED LIVING CARE LIVING FACILITY		
GROSS SITE AREA	59,327 S.F.	1.3620 AC.	100.0%
BUILDING FOOTPRINT	15,847 S.F.	0.36 AC.	26.7%
PARKING LOT, DRIVES SIDEWALK AND PATIO LANDSCAPING	22,067 S.F.	0.51 AC.	37.2%
ROW DEDICATION	NONE		
PRIVATE OPEN SPACE	21,413 S.F.		
GROSS FLOOR AREA - ALLOWABLE	27,468 S.F.		
GROSS FLOOR AREA - PROVIDED	27,415 S.F.		
FLOOR AREA RATIO - ALLOWABLE	0.46		
FLOOR AREA RATIO - PROVIDED	0.46		
MAXIMUM BUILDING HEIGHT	50'		
ACTUAL BUILDING HEIGHT	36'		
REQUIRED FRONT YARD SETBACK	15'		
PROVIDED FRONT YARD SETBACK	63.3'		
REQUIRED REAR YARD SETBACK	15'		
PROVIDED REAR YARD SETBACK	16.6'		
REQUIRED SIDE YARD SETBACK	15'		
PROVIDED SIDE YARD SETBACK	15'		
EAST SIDE	15'		
NORTH SIDE	29.2'		
PARKING STALLS REQUIRED	1 PER 5 BEDS + 1 PER EMPLOYEE		
	48 BEDS/5 EMPLOYEES	10 + 15 EMPLOYEES	
	= 25 REQUIRED		
PARKING STALLS PROVIDED	26		
HANDICAP PARKING REQUIRED	1		
HANDICAP PARKING PROVIDED	2		
SINGLE FAMILY EQUIVALENTS (SFE's)	5		



VICINITY MAP



SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SITE PLAN
- SHEET 3 GRADING PLAN
- SHEET 4 UTILITY PLAN
- SHEET 5 LANDSCAPE PLAN
- SHEET 6 LANDSCAPE DETAILS
- SHEET 7 IRRIGATION PLAN
- SHEET 8 IRRIGATION DETAILS
- SHEET 9 LANDSCAPE WORKSHEETS
- SHEET 10 BUILDING ELEVATIONS
- SHEET 11 BUILDING ELEVATIONS
- SHEET 12 PHOTOMETRIC PLAN
- SHEET 13 LIGHTING DETAILS
- SHEET 14 SITE SECTIONS

OWNER

WOODLANDS MEDICAL CENTER, LLC
 96 CROWN POINT PLACE
 CASTLE ROCK, CO 80108
 303-688-4796
 303-688-6649 (FAX)
 CONTACT: ROGER BURMGARNER

CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.
 6732 WEST COAL MINE AVE., SUITE 419
 LITTLETON, CO 80123
 303-232-8088
 303-232-5255 (FAX)
 CONTACT: JERRY DAVIDSON

SURVEYOR

TST INC.
 9222 TEDDY LANE
 LONE TREE, CO 80124
 303-792-0557
 CONTACT: TAYLOR GOERTZ

BENCHMARK:

TOP OF STORM SEWER MANHOLE RIM ACCESS TO INLET AT THE SOUTHERLY CORNER OF THE LOT, AT THE INTERSECTION OF STAMPEDE DRIVE AND WOODLANDS BLVD.
 ELEVATION = 6270.32 NAVD88 DATUM.

LIENHOLDER

COLORADO CAPITAL BANK
 7505 VILLAGE SQUARE DRIVE, SUITE 101
 CASTLE ROCK, CO 80108
 303-814-8149
 CONTACT: USA MCKEAN, PRESIDENT

ARCHITECT

LRS ARCHITECTS
 720 NW DAVIS STREET, SUITE 300
 PORTLAND, OR 97209
 503-265-1530
 CONTACT: CYNTHIA SCHUSTER

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, INC.
 2506 WEST MAIN STREET, SUITE 250
 LITTLETON, CO 80120
 720-533-4850
 303-734-8975 FAX
 CONTACT: WAYNE STERLING

ELECTRICAL ENGINEER

EG POWER ENGINEERING
 4855 WARD ROAD, SUITE 400
 WHEAT RIDGE, CO 80033
 720-533-4850
 720-533-4851 FAX
 CONTACT: RODNEY GORTON

OWNERSHIP CERTIFICATION

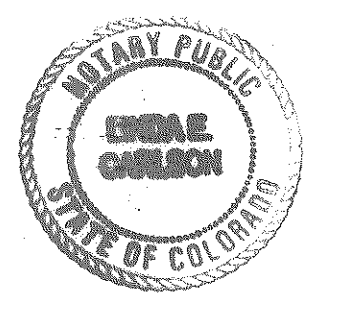
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 7, METZLER RANCH FILING NO. 9 PD IN THE TOWN OF CASTLE ROCK.

Roger Burgarn
 WOODLANDS MEDICAL CENTER, LLC
 A COLORADO LIMITED LIABILITY COMPANY
 BY ROGER BURMGARNER, MANAGING PARTNER

SIGNED THIS 20th DAY OF September 2010

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF September, 2010
 BY Roger Burgarn

WITNESS MY HAND AND OFFICIAL SEAL
Sandra Carlson

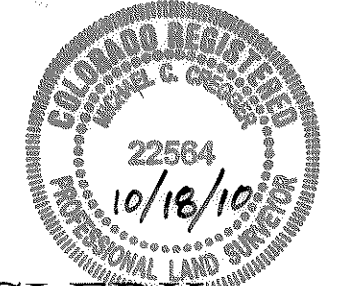


NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2-28-13

SURVEYOR'S CERTIFICATE

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

Michael C. Cregger
 REGISTERED LAND SURVEYOR
 FOR AND ON BEHALF OF TST INC.
 OF DENVER



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT Castle Rock ON THE 17th DAY OF September, 2010 AT RECEPTION NO. 201003863

DOUGLAS COUNTY CLERK AND RECORDER
 BY: *Christina*
 DEPUTY



TITLE CERTIFICATION

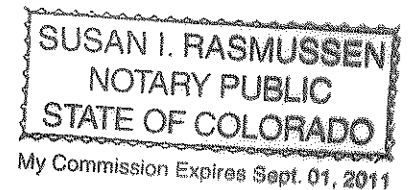
I, Brenda Backer, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE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

SIGNED THIS 17th DAY OF October, 2010

Brenda Backer
 AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
 TITLE INSURANCE COMPANY

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF October, 2010
 BY Brenda Backer, Title Officer for Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL
Susan I. Rasmussen



NOTARY PUBLIC
 MY COMMISSION EXPIRES: 09-01-2011

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 7, METZLER RANCH FILING NO. 9 PD IN THE TOWN OF CASTLE ROCK.

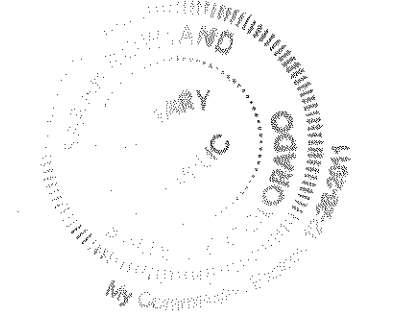
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JANUARY 30, 2008 AT RECEPTION NO. 2008006684 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Ken Whitelan
 COLORADO CAPITAL BANK

SIGNED THIS 15th DAY OF October, 2010

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF October, 2010
 BY Ken Whitelan

WITNESS MY HAND AND OFFICIAL SEAL
Sarah Rowland



NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/21/2011

TOWN CERTIFICATION

A. PLANNING COMMISSION APPROVAL:

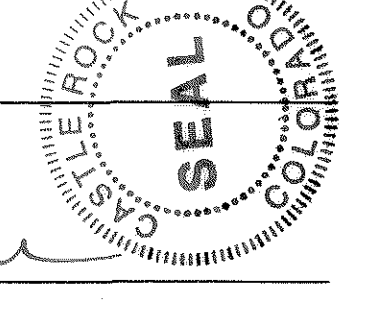
THE LOT 7, METZLER RANCH FILING NO. 9 PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13th DAY OF August, 2010.

Keshie Lee 12/17/10
 CHAIR DATE
[Signature] 12/17/10
 DIRECTOR OF DEVELOPMENT SERVICES DATE

B. TOWN COUNCIL APPROVAL:

THE LOT 7, METZLER RANCH FILING NO. 9 PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14th DAY OF September, 2010.

[Signature] 1/4/11
 MAYOR DATE
[Signature] 1/4/11
 ATTEST: TOWN CLERK DATE

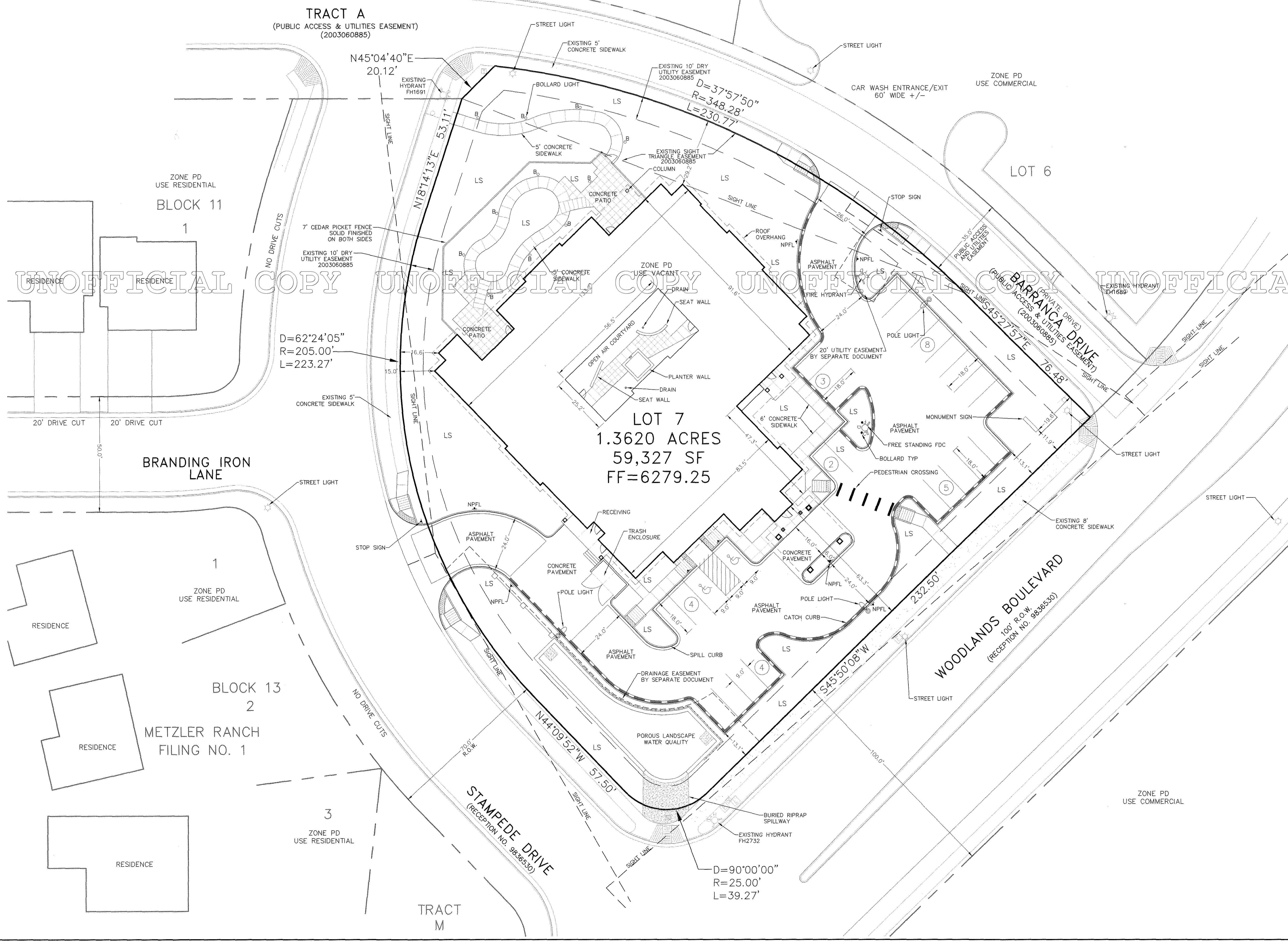


SHEET 1 OF 14
 COVER SHEET
 JULY 14, 2010

Perception
 Design Group, Inc.
 Consulting Civil Engineers
 6732 West Coal Mine Ave., Suite 419 ♦ Littleton, Colorado 80123
 Office: 303-232-8088 ♦ Fax: 303-232-5255

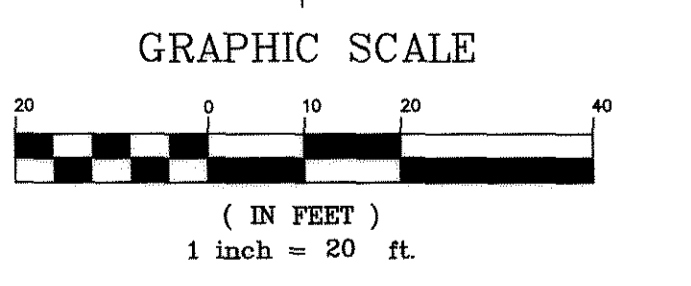
FINAL PD SITE PLAN LOT 7, METZLER RANCH FILING NO. 9

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER SPILL PAN
- PROPOSED CURB AND GUTTER CATCH PAN
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
- PROPOSED HANDICAP PARKING STALL
- PROPOSED PARKING COUNT PER ROW
- PROPOSED LANDSCAPED AREA
- FIRE HYDRANT
- PROPOSED SITE SIGNAGE
- NO PARKING FIRE LANE SIGN
- PROPOSED POLE LIGHT
- PROPOSED BOLLARD LIGHT
- EXISTING EASEMENT
- PROPOSED EASEMENT

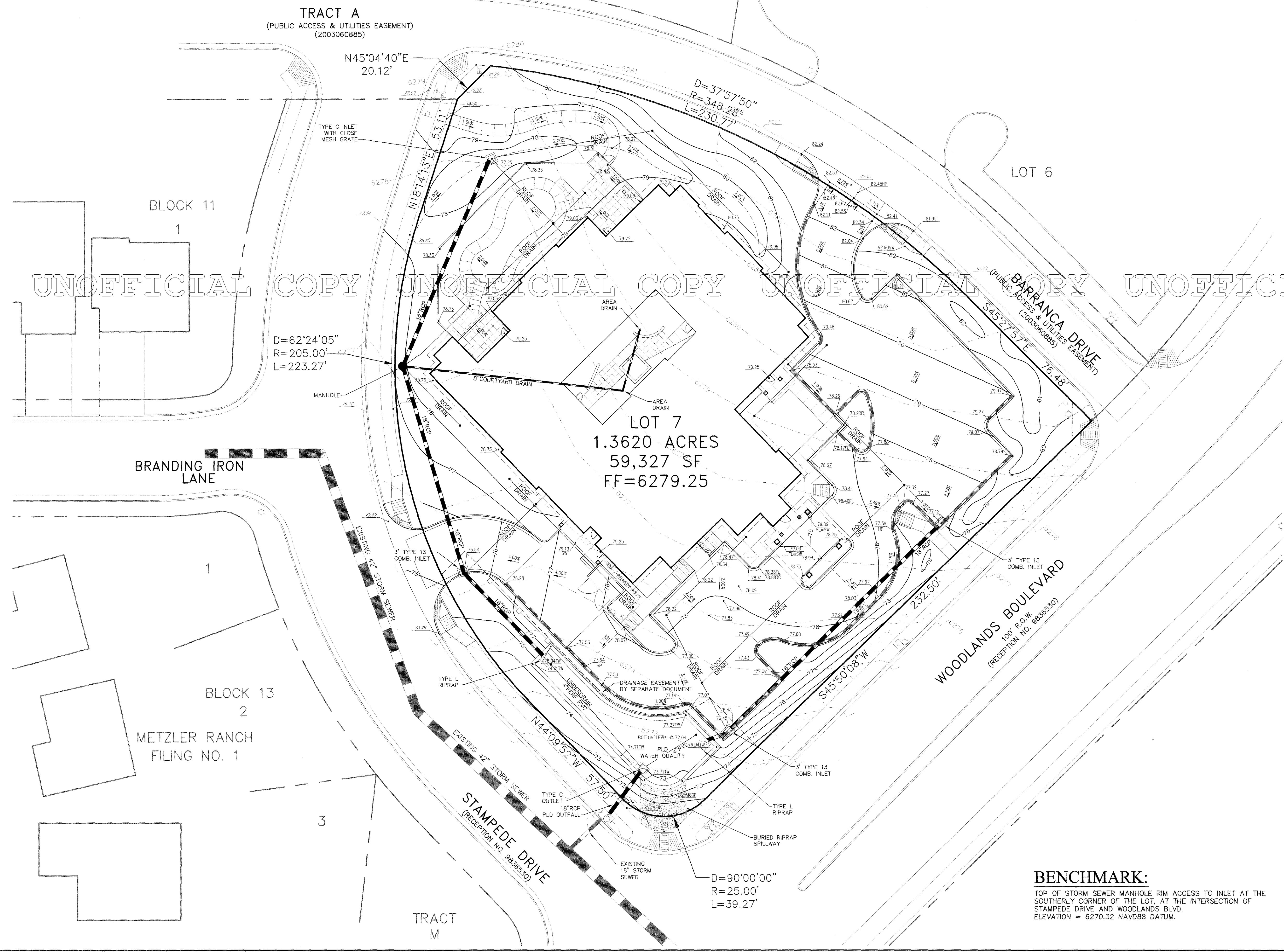


SHEET 2 OF 14
SITE PLAN
JULY 14, 2010

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Design Group, Inc.
Consulting Civil Engineers
6732 West Coal Mine Ave., Suite 419 • Littleton, Colorado 80123
Office: 303-232-8088 • Fax: 303-232-5255

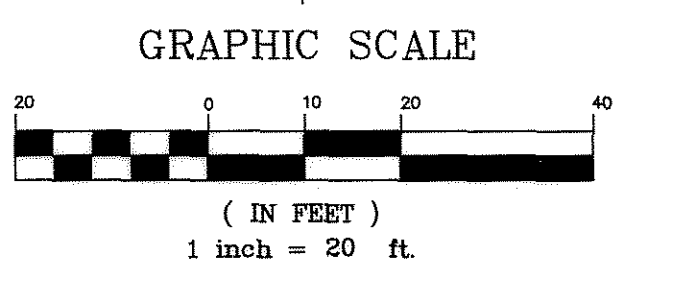
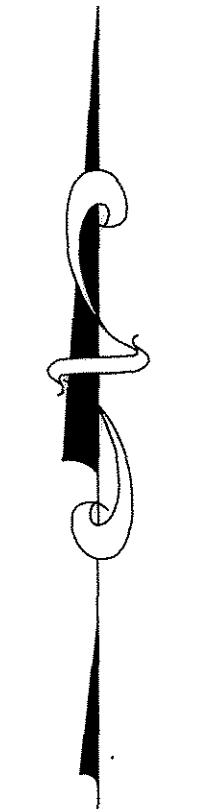
FINAL PD SITE PLAN LOT 7, METZLER RANCH FILING NO. 9

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



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER SPILL PAN
- PROPOSED CURB AND GUTTER CATCH PAN
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED RETAINING WALL
- TOP OF WALL ELEVATION
- PROPOSED GRADE AT BOTTOM OF WALL
- GRADE BREAK
- PROPOSED STORM SEWER
- CONCEPT ROOF DRAIN LAYOUT
- FINAL LAYOUT AT CD PHASE



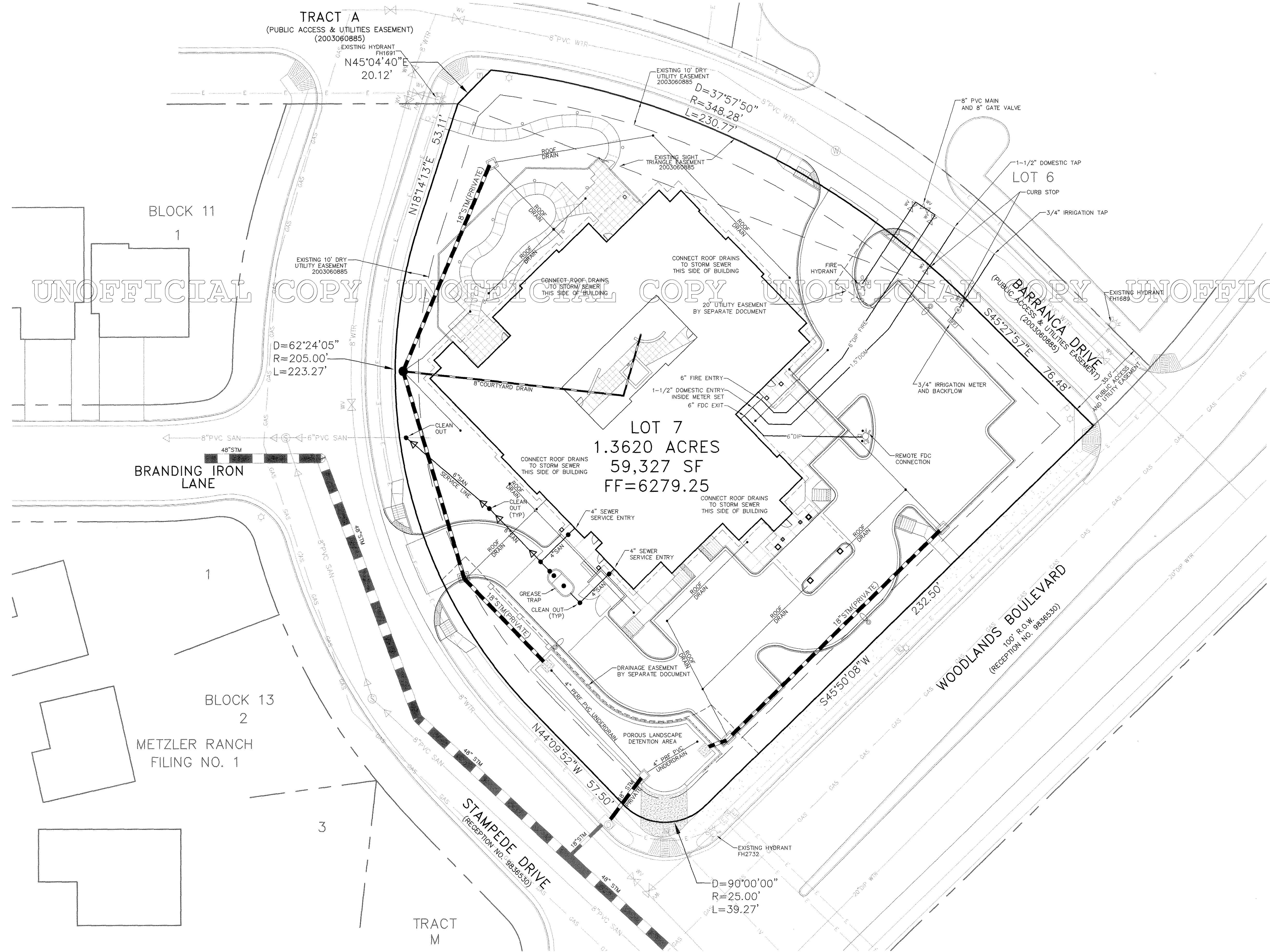
SHEET 3 OF 14
GRADING PLAN
JULY 14, 2010

Perception
Design Group, Inc.
Consulting Civil Engineers
6732 West Coal Mine Ave., Suite 419 • Littleton, Colorado 80123
Office: 303-232-8088 • Fax: 303-232-5255

BENCHMARK:
TOP OF STORM SEWER MANHOLE RIM ACCESS TO INLET AT THE SOUTHERLY CORNER OF THE LOT, AT THE INTERSECTION OF STAMPEDE DRIVE AND WOODLANDS BLVD.
ELEVATION = 6270.32 NAVD88 DATUM.

FINAL PD SITE PLAN LOT 7, METZLER RANCH FILING NO. 9

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

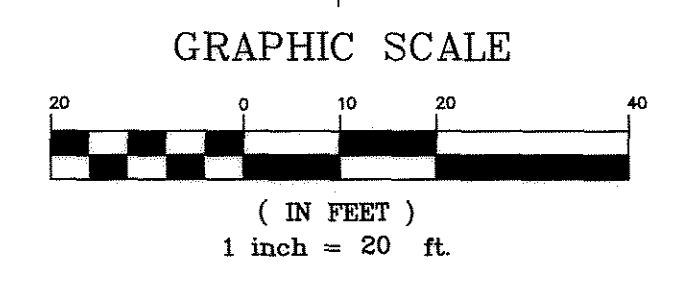
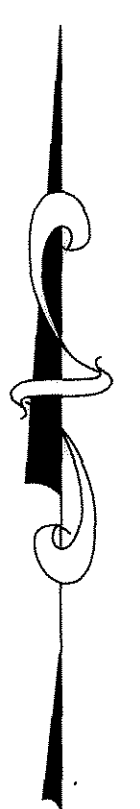


LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
- EXISTING ELECTRIC (UNDERGROUND)
- EXISTING TELEPHONE (UNDERGROUND)
- EXISTING NATURAL GSA
- EXISTING STORM SEWER WITH MANHOLE
- EXISTING SANITARY SEWER WITH MANHOLE
- EXISTING WATERLINE W/ HYDRANT AND VALVE
- PROPOSED STORM SEWER W/ MANHOLE AND INLET
- PROPOSED SANITARY SEWER W/ CLEANOUT
- PROPOSED WATERLINE W/ HYDRANT AND VALVE
- PROPOSED CURB STOP

NOTE

THE SITE IS LOCATED IN THE METZLER SOUTH BLUE PRESSURE ZONE.



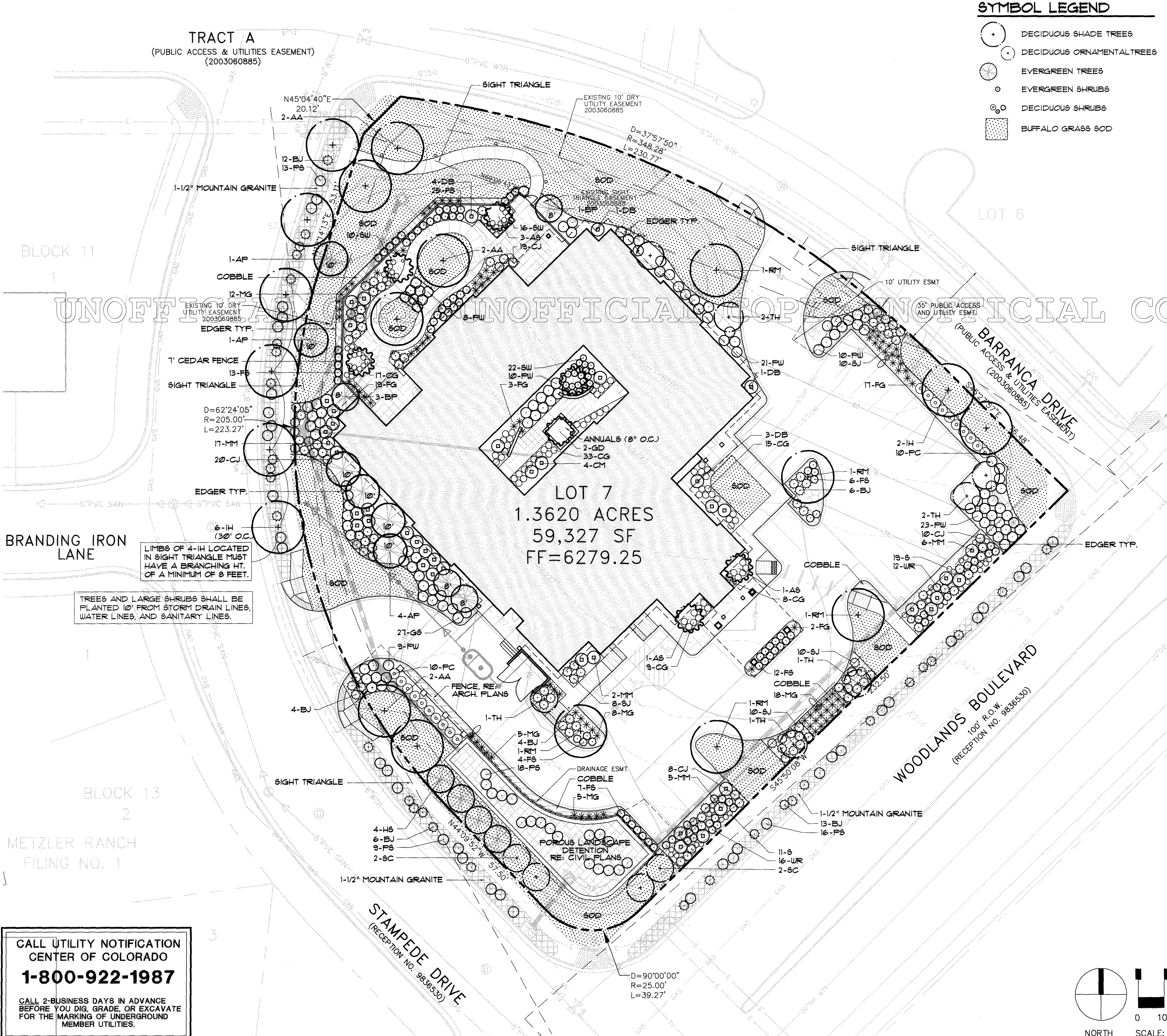
SHEET 4 OF 14
UTILITY PLAN
JULY 14, 2010

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Consulting Civil Engineers
6732 West Coal Mine Ave., Suite 419 • Littleton, Colorado 80123
Office: 303-232-8088 • Fax: 303-232-5255

FINAL PD SITE PLAN

LOT 7, METZLER RANCH FILING NO. 9

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



SYMBOL LEGEND

- DECIDUOUS SHADE TREES
- DECIDUOUS ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- BUFFALO GRASS SOD

PLANT LIST

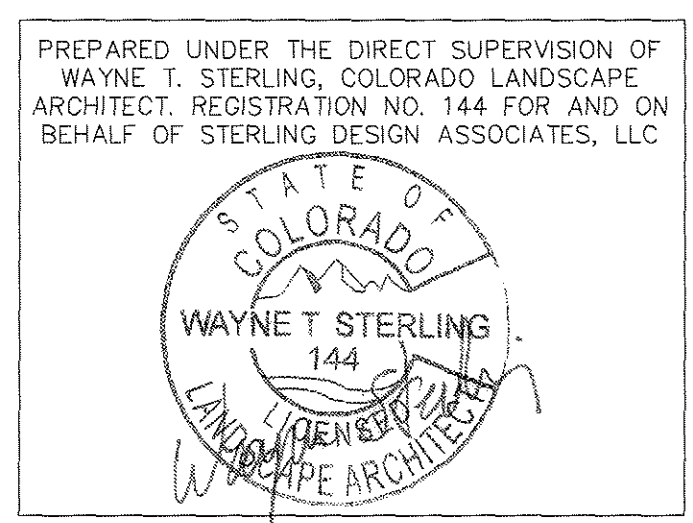
HYDRO QUAN	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS	MATURE SIZE HEIGHT X WIDTH
DECIDUOUS TREES					
MOD.	5	RM RED MAPLE <i>Acer rubrum</i>	2.0" CAL.	FULL CROWN STAKED, B4B, SPECIMEN QUALITY	50'x40'
LOW	6	AA AUTUMN PURPLE ASH <i>Fraxinus americana</i> "A.P."	2.0" CAL.	FULL CROWN STAKED, B4B, SPECIMEN QUALITY	60'x40'
LOW	8	IH IMPERIAL HONEYLOCUST <i>Gleditsia tri. Inermis</i> 'Imperial'	2.5" CAL.	FULL CROWN STAKED, B4B, SPECIMEN QUALITY	50'x40'
V. LOW	7	TH THORNLESS COCKSPUR HAWTHORN <i>Crataegus crus-galli inermis</i>	1.5" CAL.	FULL CROWN STAKED, B4B, SPECIMEN QUALITY	20'x15'
MOD.	8	SC SPRING SNOW CRABAPPLE <i>Malus "Spring Snow"</i>	1.5" CAL.	FULL CROWN STAKED, B4B, SPECIMEN QUALITY	25'x20'
LOW	2	GD GREY DOGWOOD <i>Cornus racemosa</i>	5' HT.	MULTI-STEM, B4B, SPECIMEN QUALITY	12'x10'
LOW	5	AS AUTUMN BRILLIANCE SERVICEBERRY <i>Amelanchier grandiflora</i> "A.B."	3-5 TRUNKS	MULTI-STEM, B4B, SPECIMEN QUALITY	20'x15'
EVERGREEN TREES					
V. LOW	6	AP AUSTRIAN PINE <i>Pinus nigra</i>	10' HT.	FULL FORM GUYED, B4B, SPECIMEN QUALITY	60'x40'
MOD.	4	HS HOOPSII SPRUCE <i>Picea pungens</i> "Hoopsii"	6' HT.	FULL FORM GUYED, B4B, SPECIMEN QUALITY	25'x15'
V. LOW	4	BF BRISTLECOCK PINE <i>Pinus aristata</i>	8' HT.	FULL FORM GUYED, B4B, SPECIMEN QUALITY	25'x15'
EVERGREEN SHRUBS					
LOW	57	CJ BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> "Blue Chip"	5 GAL. 18"-24" SPD.	SPACING 60" O.C. FULL FORM	12'x4'
LOW	38	SJ SCANDIA JUNIPER <i>Juniperus sabinna</i> "Scandia"	5 GAL. 18"-24" SPD.	SPACING 60" O.C. FULL FORM	18'x4'
LOW	45	BJ BUFFALO JUNIPER <i>Juniperus sabinna</i> "Buffalo"	5 GAL. 18"-24" SPD.	SPACING 60" O.C. FULL FORM	12'x4'
DECIDUOUS SHRUBS					
V. LOW	28	WR WOODS ROSE <i>Rosa woodsii</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	3'x3'
MOD.	67	FS FROEBEL SPIREA <i>Spiraea bumalda</i> "Froebel"	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	3'x3'
LOW	30	MM MOUNTAIN MOHOGANY <i>Cercocarpus montanus</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.	5'x5'
MOD.	4	CM CAROL MACKIE DAPHNE <i>Daphne burkwoodii</i> "C.M."	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	3'x3'
LOW	27	GS GROW-LOW SUMAC <i>Rhus aromatica</i> "Grow Low"	5 GAL. 12"-18" HT.	SPACING 48" O.C. 5 CANES MIN.	2'x4'
MOD.	81	FW PURPLE LEAF WINTERCREEPER <i>Euonymus fortunei</i> "Coloratus"	5 GAL. 18"-24" SPD.	SPACING 48" O.C. 5 CANES MIN.	1'x5'
LOW	56	FS PAUNEE BUTTES SANDCHERRY <i>Prunus besseyi</i> "Paunee Buttes"	5 GAL. 18"-24" SPD.	SPACING 48" O.C. 5 CANES MIN.	1'x5'
MOD.	9	DB DWARF BURNING BUSH <i>Euonymus alatus</i> "Compactus"	5 GAL. 24"-30" HT.	SPACING 60" O.C. 5 CANES MIN.	5'x5'
LOW	20	FC PEKING COTONEASTER <i>Cotoneaster lucidus</i>	5 GAL. 24"-30" HT.	SPACING 48" O.C. 5 CANES MIN.	6'x6'
GROUND COVER, ORN. GRASSES & PERENNIALS					
LOW	48	SW SWEET WOODRUFF <i>Galium odoratum</i>	1 GAL. ESTABLISHED	SPACING 24" O.C. TRIANGULAR	6" x 24"
LOW	85	CG CREEPING OREGON GRAPE <i>Mahonia repens</i>	1 GAL. ESTABLISHED	SPACING 24" O.C. TRIANGULAR	12" x 24"
V. LOW	30	S GREEN SANTOLINA <i>Santolina virans</i>	1 GAL. ESTABLISHED	SPACING 24" O.C. TRIANGULAR	12" x 24"
LOW	41	FG FEATHER REED GRASS <i>Calamagrostis acut.</i> Karl Foerster	5 GAL. ESTABLISHED	SPACING 30" O.C. PER PLAN	4' x 2'
LOW	48	MG MORNING LIGHT MAIDEN GRASS <i>Miscanthus sinensis</i> "Morning Light"	5 GAL. ESTABLISHED	SPACING 30" O.C. PER PLAN	4' x 2'

LANDSCAPE DATA

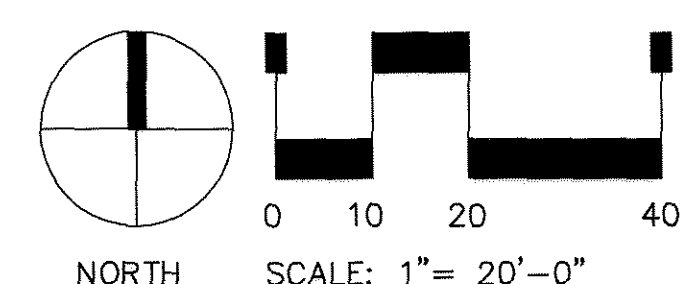
ITEM	REQUIRED	PROVIDED
SITE/LOT AREA - 1.36 Acres		
SITE LANDSCAPE AREA	5,924 SF. (10%)	2,143 SF. (36.1%)
PARKING LOT AREA - 18,303 SF		
PARKING LANDSCAPE AREA	1,891 SF. (10%)	2,118 SF. (112%)

PLANT REQUIREMENTS

ITEM	REQUIRED	PROVIDED
TOTAL SITE PLANTS	44 TREES, 80 SHRUBS for 22,000 SF (2 TREES + 4 SHRUBS per 1000 SF)	45 TREES, 531 SHRUBS
PARKING ISLAND PLANTS	4 TREES, 8 SHRUBS for 2,000 SF (2 TREES + 4 SHRUBS per 1000 SF)	4 TREES, 31 SHRUBS
STAMPEDE DR. ROW.	N/A, SIGHT TRIANGLE (VARIANCE)	6 TREES, 40 SHRUBS
BARRANCA DR. ROW.	N/A, NO LANDSCAPE IN ROW.	0 TREES
WOODLANDS BLDV. ROW.	N/A, SIGHT TRIANGLE	0 TREES, 29 SHRUBS
ON-SITE TURF AREA	60% MAX. ALLOWED = 12,848 SF	12,735 SF (59%)



SHEET 5 OF 14
LANDSCAPE PLAN
SEPT. 8, 2010



TOWN OF CASTLE ROCK - UTILITIES DEPT.
WAYNE T. STERLING, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
CERTIFICATION NO. 9085, ISSUED 03/02/10, EXPIRES 02/01/11

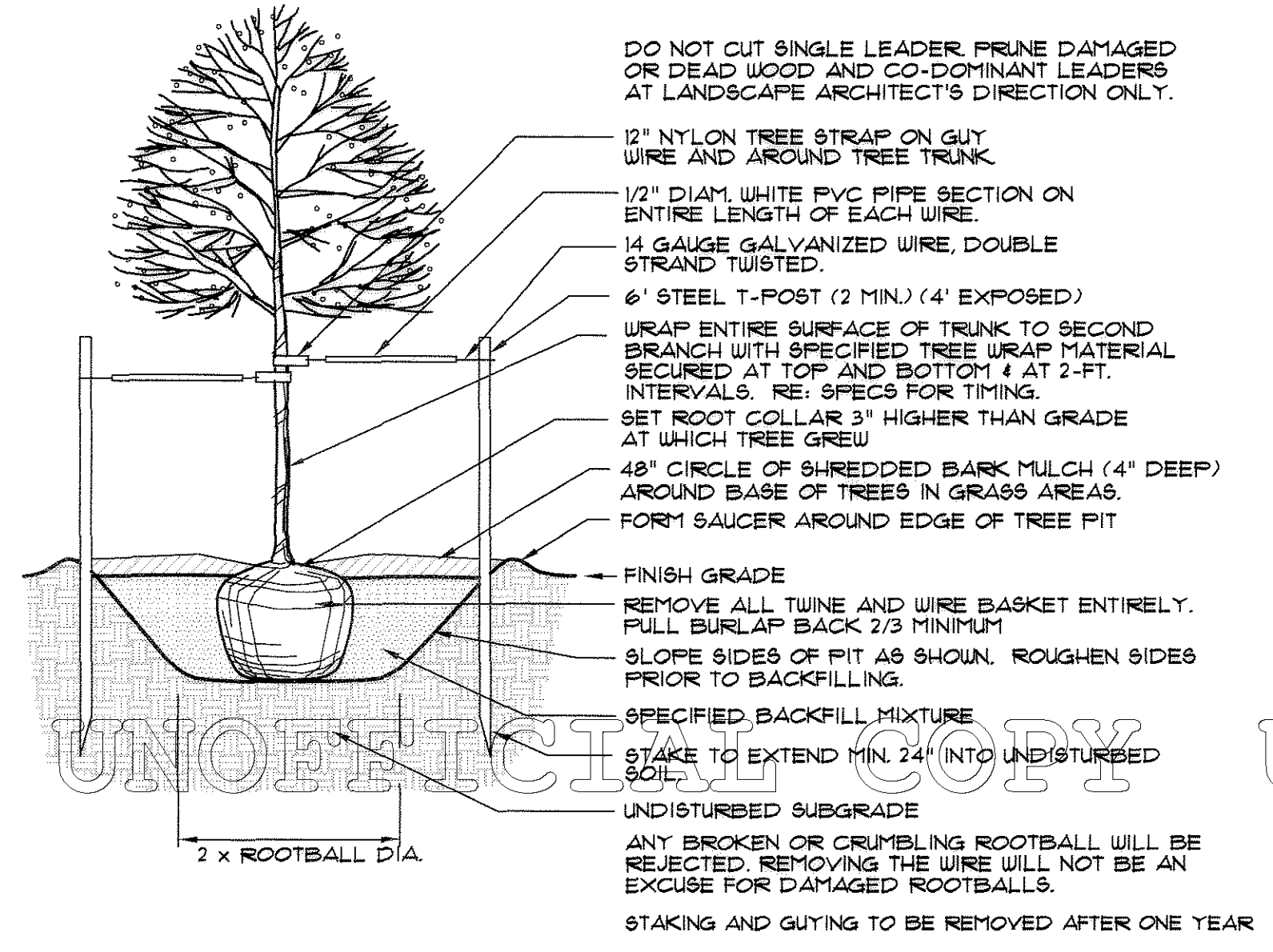
2506 W. Main St., #250, Littleton, CO 80120
303.794.4727 ph
303.734.8975 fx
www.SterlingDesignAssociates.com

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

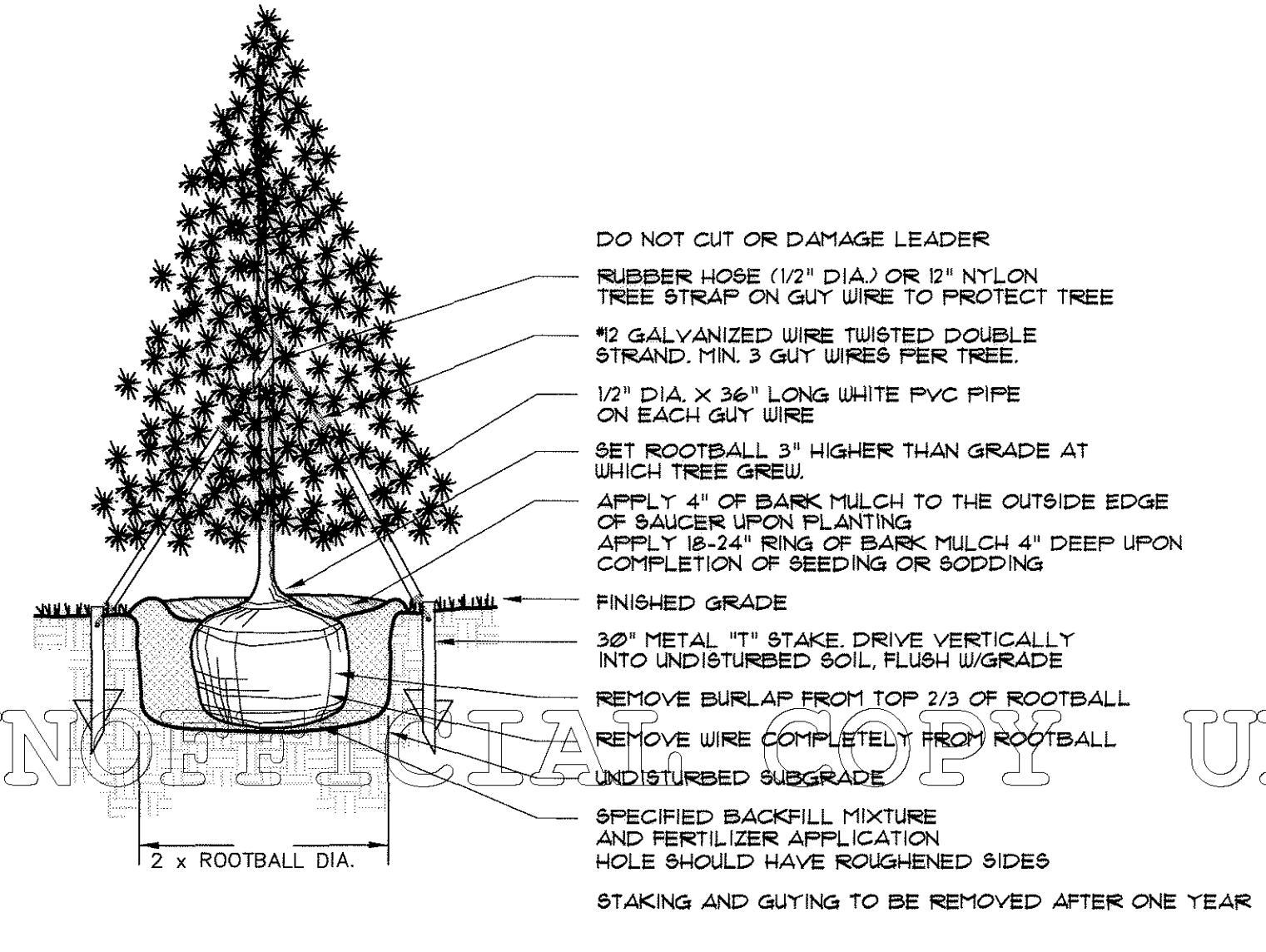
FINAL PD SITE PLAN

LOT 7, METZLER RANCH FILING NO. 9

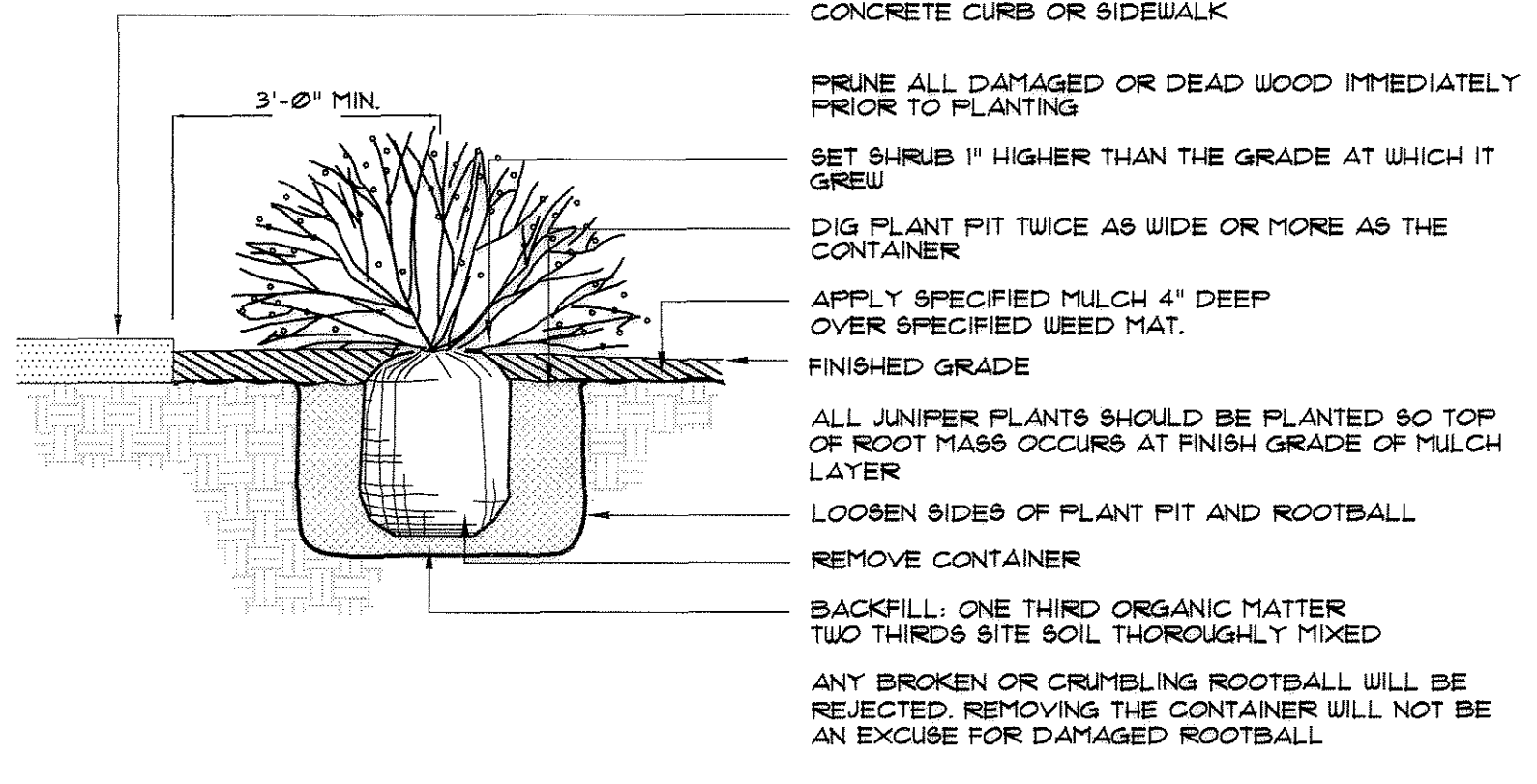
A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



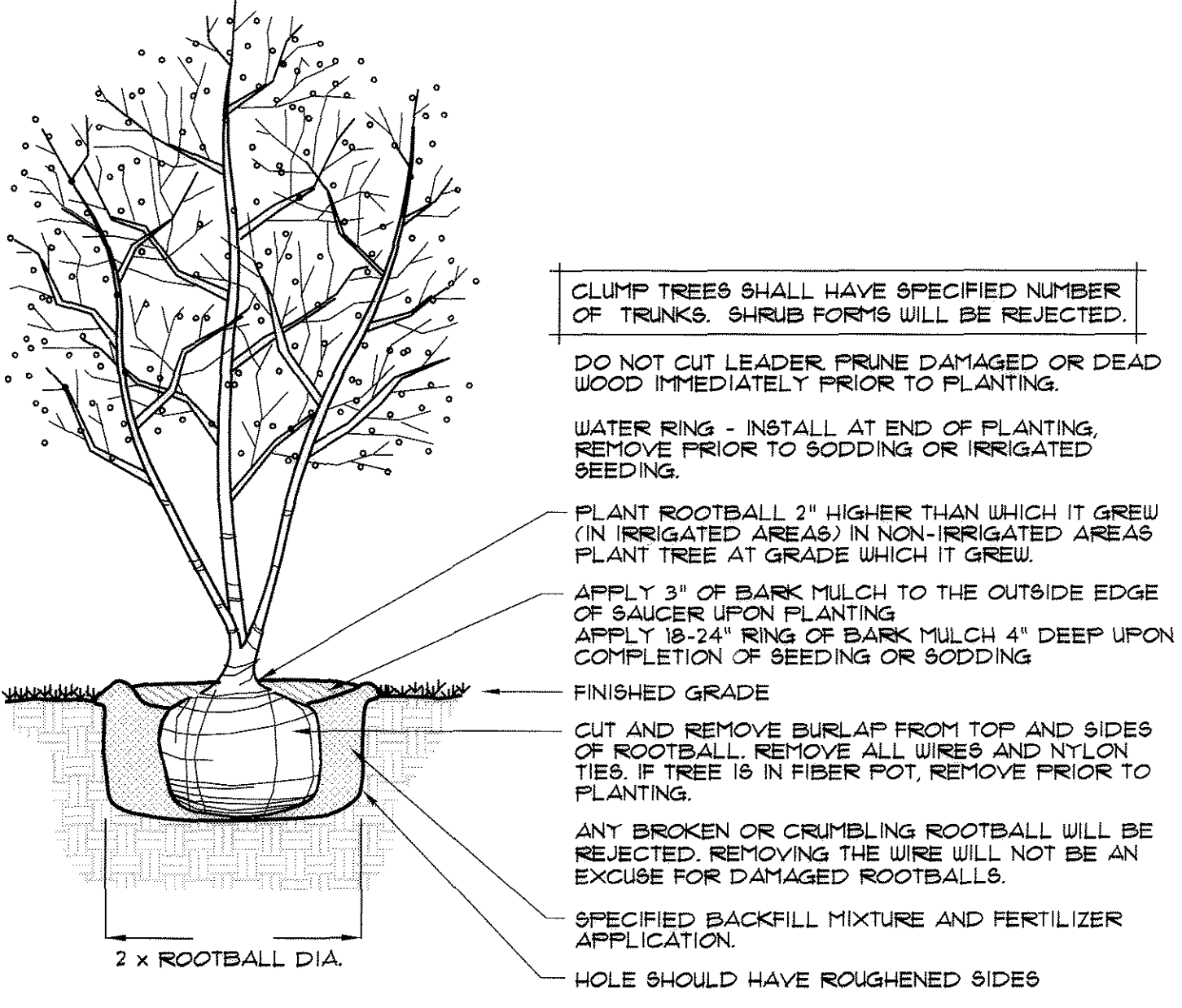
SHADE TREE PLANTING ①
NOT TO SCALE



EVERGREEN TREE PLANTING ③
NOT TO SCALE



SHRUB PLANTING ②
NOT TO SCALE



CLUMP TREE PLANTING ④
NOT TO SCALE

TOWN OF CASTLE ROCK NOTES

- STANDARDS**
ALL WORK SHALL CONFORM TO THE CURRENT ADDITION OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS AND PRINCIPLES LATEST EDITION AND WATER USE MANAGEMENT PLAN.
- INSTALLATION**
ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS SHALL BE ACCOMPLISHED BY A LANDSCAPE PROFESSIONAL INSTALLER THAT IS REGISTERED WITH THE TOWN OF CASTLE ROCK.
- AFFIDAVIT**
LANDSCAPE INSTALLER SHALL COORDINATE AS NECESSARY THE COMPLETION OF LANDSCAPE AND IRRIGATION INSPECTION AFFIDAVITS.
- MAINTENANCE**
LANDSCAPE MAINTENANCE SHALL MEET THE TOWN OF CASTLE ROCK REQUIREMENTS.
- EASEMENTS**
NO TREES OR PERMANENT STRUCTURES ARE ALLOWED WITHIN UTILITY AND DRAINAGE EASEMENTS.

LANDSCAPE NOTES

- COORDINATION**
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FURNISH COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE**
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE**
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE**
 - FINAL ACCEPTANCE:** WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - MAINTENANCE:** ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS**
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING**
 - CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION**
LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS, AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION**
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH THREE CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1, LESS THAN 6 mmph/cm SALT CONTENT, A PH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 3 LBS. OF 20-10-5 SLOW RELEASE COMMERCIAL FERTILIZER PER THOUSAND SF OR AS RECOMMENDED BY SOIL TEST, ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES.
- SODDING**
SOD SHALL BE EITHER CANADIAN BLUE FESCUE, BUFFALO GRASS, BLUE GRAMA OR CRESTED WHEATGRASS. SUBMIT SUPPLIER CUT SHEET AND INSTALLATION METHOD FOR PRIOR APPROVAL.
- PLANTING**
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED BY SOIL TEST.
- EDGER**
INSTALL 4" RYERSON ROLLTOP STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS.
- MULCH**
INSTALL WESTERN RED CEDAR MULCH A MINIMUM OF 4" DEEP (NO FABRIC) UNLESS OTHERWISE SHOWN.
- ROCK AND COBBLE**
COBBLE TO BE 2"-4" ROUNDED RIVER COBBLE INSTALLED A MIN. 4" DEEP. PLACED OVER DEWITT PRO 5 FILTER FABRIC OR EQUAL. 1-1/2" MOUNTAIN GRANITE TO BE 4" DEEP OVER FABRIC.
- MAINTENANCE**
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.

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

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

PREPARED UNDER THE DIRECT SUPERVISION OF
WAYNE T. STERLING, COLORADO LANDSCAPE ARCHITECT, REGISTRATION NO. 144 FOR AND ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC © 2010

SHEET 6 OF 14
LANDSCAPE DETAILS
SEPT. 8, 2010

Sterling Design Associates, LLC
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

TOWN OF CASTLE ROCK - UTILITIES DEPT.
WAYNE T. STERLING, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
CERTIFICATION NO. 9085, ISSUED 03/02/10, EXPIRES 02/01/11

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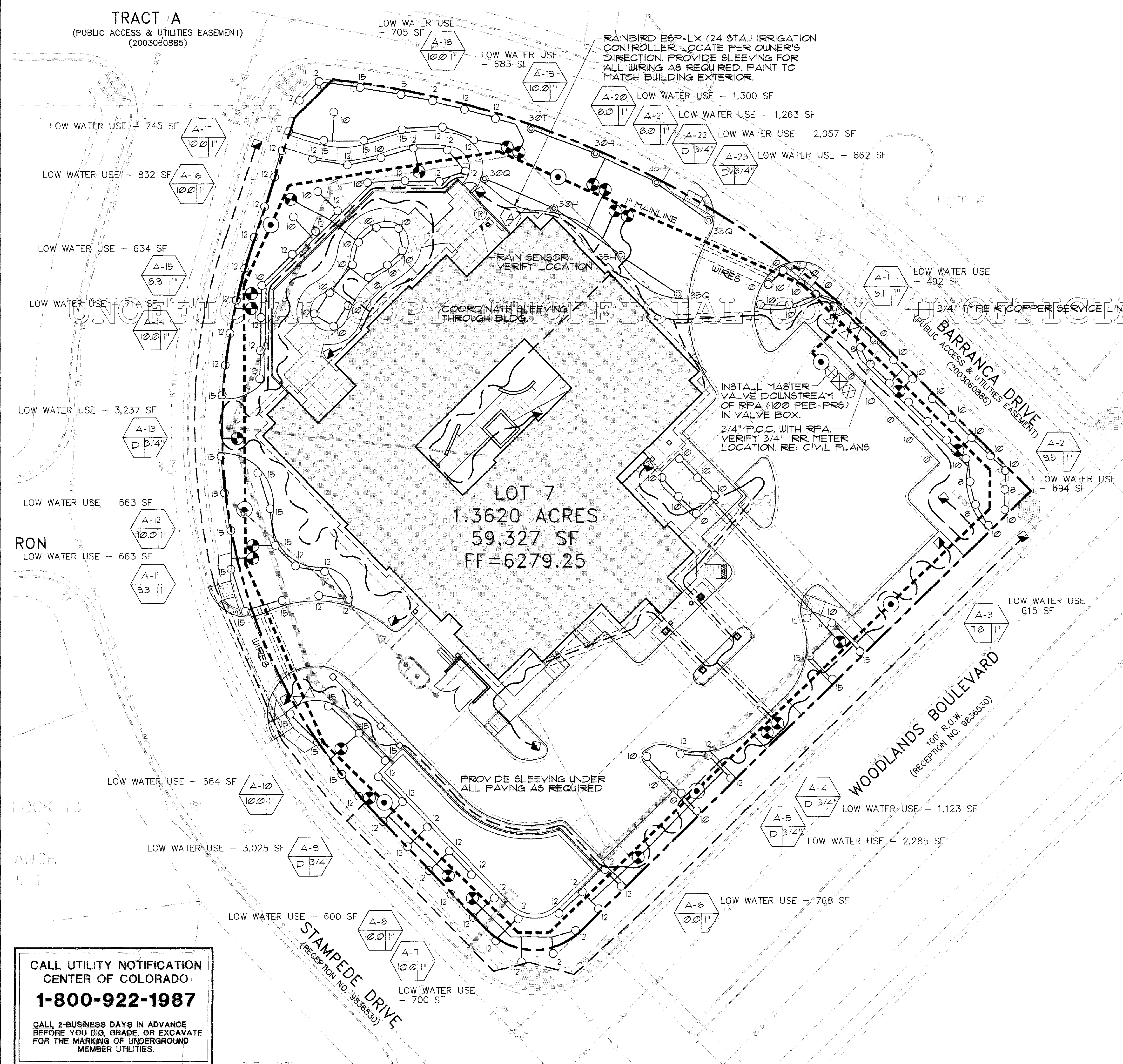
FINAL PD SITE PLAN

LOT 7, METZLER RANCH FILING NO. 9

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK NOTES

1. STANDARDS
ALL WORK SHALL CONFORM TO THE CURRENT ADDITION OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS AND PRINCIPLES LATEST EDITION AND WATER USE MANAGEMENT PLAN.
2. INSTALLATION
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3. AFFIDAVIT
LANDSCAPE INSTALLER SHALL COORDINATE AS NECESSARY THE COMPLETION OF LANDSCAPE AND IRRIGATION INSPECTION AFFIDAVITS.
4. MAINTENANCE
LANDSCAPE MAINTENANCE SHALL MEET THE TOWN OF CASTLE ROCK REQUIREMENTS.
5. EXEMPTION
ESTABLISHMENT IRRIGATION MAY REQUIRE AN IRRIGATION EXEMPTION FROM THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN WATER RESTRICTION SCHEDULE AND SHALL BE APPLIED FOR PRIOR TO INSTALLATION OF PLANT MATERIAL.



LEGEND

SYMBOL	MODEL	NUMBER	DESCRIPTION	DETAIL
⊗	CAMBRIDGE BRASS	263	POINT OF CONNECTION. CONNECT TO COPPER PIPE DOWNSTREAM OF WATER METER (BY OTHERS). APPROXIMATE DEPTH OF 48". SIZE AS SHOWN ON PLAN.	-
⊗	FEBCO	825YA	BACKFLOW PREVENTER WITH AGY-D DRAIN. SAME SIZE AS P.O.C.	-
⊕	RAINBIRD	FEB-PRS	MASTER CONTROL VALVE	-
⊕	RAINBIRD	ESP-LX	ELECTRONIC CONTROLLER. SIZE AS SHOWN ON PLAN.	-
⊕	HUNTER	MINI-CLICK	RAIN/FREEZE SENSOR	-
⊗	RED-WHITE	261	RESILIENT SEATED BRASS GATE VALVE SAME SIZE AS MAINLINE.	-
⊕	RAINBIRD	FEB	ELECTRONIC REMOTE CONTROL VALVE. INSTALLED IN VALVE BOX.	-
---		CL200	SOLVENT WELD PVC MAINLINE WITH 3/4" MANUAL DRAIN VALVE AT ALL LOW POINTS. MINIMUM DEPTH OF COVER TO BE 18". ALL PIPE TO BE 1" IN SIZE.	-
---		CL200	SOLVENT WELD PVC LATERAL LINE. MINIMUM DEPTH OF COVER TO BE 8". PIPE SIZE 3/4" UNLESS OTHERWISE SHOWN.	-
---		CL160	NEW PVC SLEEVE. ALL SLEEVES TO BE 2 1/2" OR TWICE THE SIZE OF THE PIPE. SLEEVES CONTAINING NO PIPE ARE FOR CONTROL WIRES.	-
⊕	RAINBIRD	44RC	QUICK COUPLER VALVE	-
⊕			VALVE NUMBER	-
⊕			FLOW	-
⊕			VALVE SIZE	-
⊕	RAINBIRD	1806-SAM PRS	MPR AND VAN NOZZLES SPRAY IRRIGATION HEADS 8, 10, 12, 15 - FOOT RADIUS HEADS	-
⊕	RAINBIRD	5006-PC	MPR NOZZLES ROTARY IRRIGATION HEADS 30 - FOOT RADIUS HEADS	-
⊕	RAINBIRD	XCZ-07B	CONTROL VALVE FOR DRIP IRRIGATION. INSTALLED IN VALVE BOX. WITH INLINE FILTER AND PRESSURE REGULATOR	-
⊕	RAINBIRD		DRIP DISTRIBUTION TUBING	-
⊕	RAINBIRD		SINGLE OUTLET EMMITTERS	-
⊕	RAINBIRD		EMITTER TUBING	-
⊕	RAINBIRD		END CAP	-

IRRIGATION NOTES

1. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND SALES TAXES APPLICABLE TO THIS PROJECT.
2. ALL TRENCHES TO BE PUDDLED AND COMPACTED TO THE SAME DENSITY AS THE UNDISTURBED ADJACENT SOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES CAUSED BY EXECUTION OF CONTRACT.
3. CONTRACTOR SHALL REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLANS.
4. DESIGN IS BASED ON A PRESSURE OF 100 PSI AT POINT OF CONNECTION. CONTRACTOR SHALL VERIFY PRESSURE AND NOTIFY OWNER'S REPRESENTATIVE OF VARIATION. INSTALL WATTS 2236 PRESSURE REDUCING VALVE WITH AIR RELIEF VALVE IN VALVE BOX MARKED PRV. IF REQUIRED.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DRAWING CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREA AS NECESSARY.
6. CONTRACTOR SHALL HAND DIG TRENCHES OR BORE LINES THROUGH OR AROUND ROOTS OF EXIST. TREES TO REMAIN. AVOID ROOT ZONES IF POSSIBLE.
7. MAINLINE AND CONTROL VALVES SHALL NOT BE INSTALLED AT LOW POINTS OF EXISTING SLOPES.
8. CONTRACTOR SHALL PROVIDE AND INSTALL RAIN AND FREEZE SENSORS INSTALLED IN VANDAL RESISTANT ENCLOSURE FOR EACH CONTROLLER. INSTALL BYPASS SWITCHES FOR ALL RAIN SENSORS, SENSORS AND OTHER ACCESSORIES SHALL BE HUNTER MINI-CLICK. INSTALL IN UNOBSTRUCTED PLACE PER MANUFACTURERS RECOMMENDATION.
9. CONTRACTOR IS TO USE A BRANDING IRON TYPE OF TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS INDICATED ON PLANS.
10. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WITH AN OPERATING AND MAINTENANCE MANUAL.
11. INSTALL TWO EXTRA CONTROL WIRES FROM EACH CONTROLLER ALONG ENTIRE LENGTH OF IRRIGATION MAINLINE WITH VALVES OPERATED BY THAT ZONE.
12. SYSTEM HAS BEEN DESIGNED WITH THE INTENT TO OPERATE ONE ZONE AT A TIME. IF OPERATOR SCHEDULES CONTROLLER(S) TO IRRIGATE MORE THAN ONE ZONE AT A TIME SYSTEM PRESSURE WILL DECREASE AND CREATE OPERATING AND COVERAGE DEFICIENCIES.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, WALKS, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
14. PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
15. ALL VALVE BOXES SHALL BE AMETEK OR APPROVED EQUAL SEE DETAILS FOR SIZE.
16. SPRINKLER CONTROL WIRE SHALL BE 14 GAUGE 'UL' LISTED AND RATED FOR DIRECT BURIAL.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL WINTERIZATION AND SPRING START-UP TO ENSURE SYSTEM IS OPERATING PROPERLY.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HEAD TO HEAD COVERAGE IN ALL TURF AREAS AND DRIP IRRIGATION TO EACH PLANT.
19. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RP BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
20. THE IRRIGATION TAP LINE, METER AND BFP ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MIN. DISTANCE OF 10' PIPE DIAMETERS FAST THE BFP ASSEMBLY AND WINTERIZATION TEE.

INSTALL IRRIGATION COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

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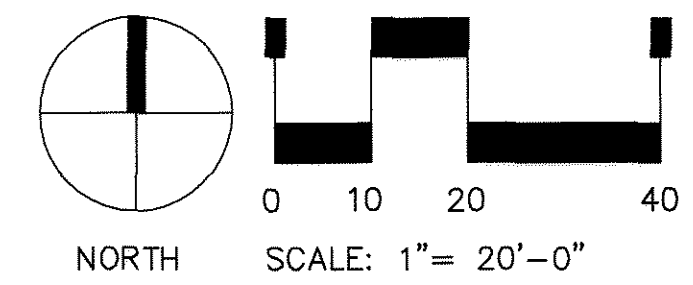
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WAYNE T. STERLING, COLORADO LANDSCAPE ARCHITECT, REGISTRATION NO. 144 FOR AND ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STATE OF COLORADO
WAYNE T. STERLING
144
LANDSCAPE ARCHITECT

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SHEET 7 OF 14
IRRIGATION PLAN
SEPT. 8, 2010

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS



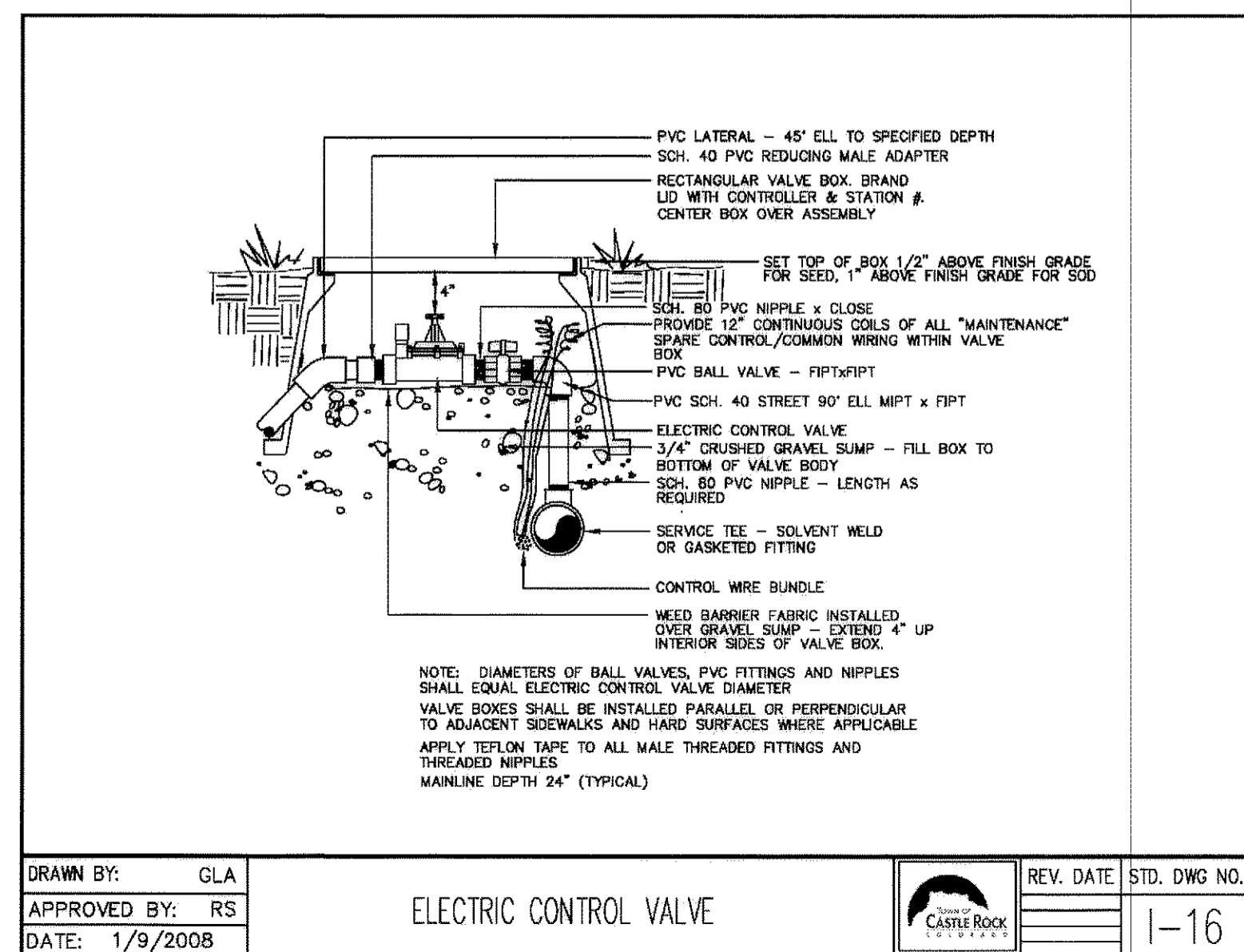
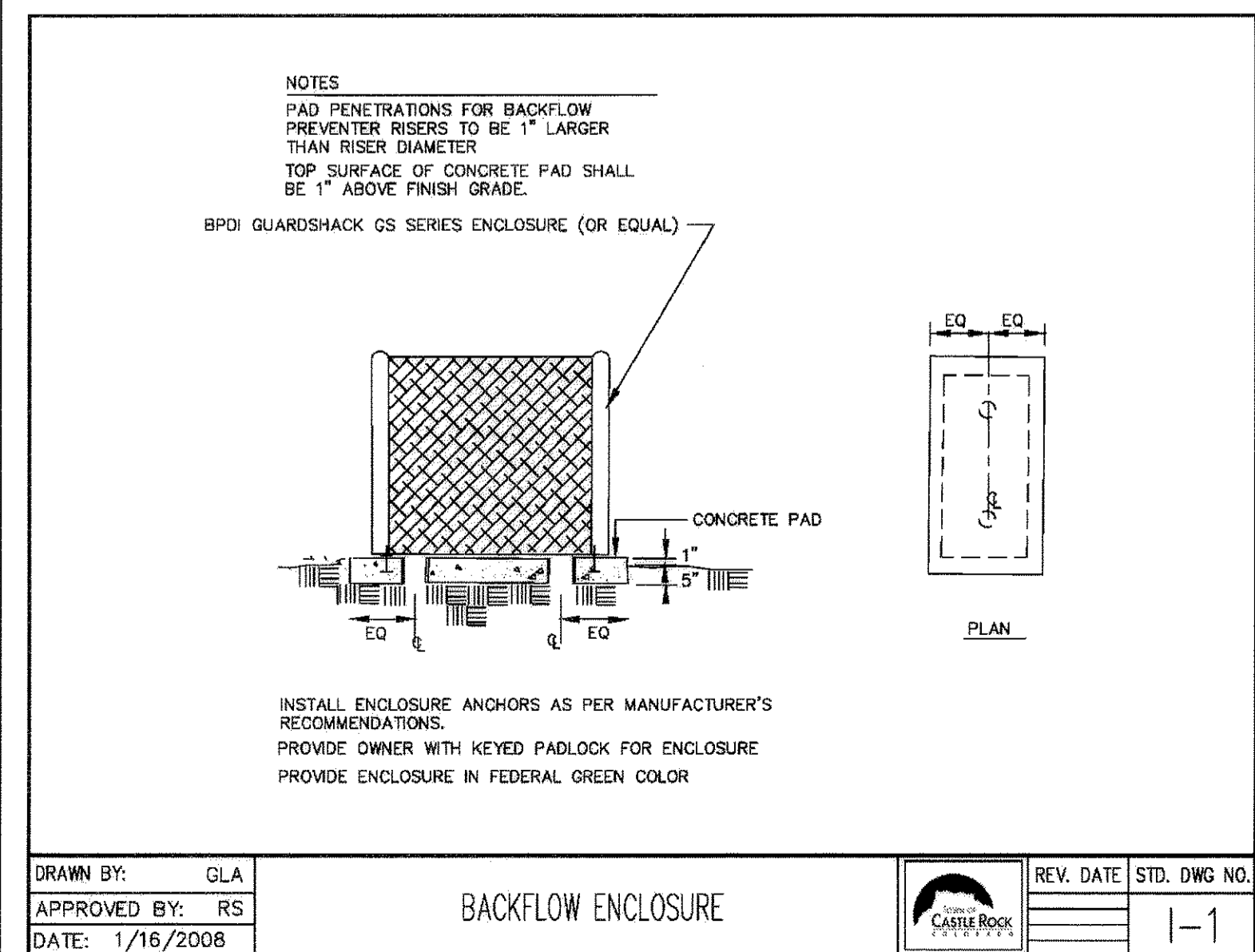
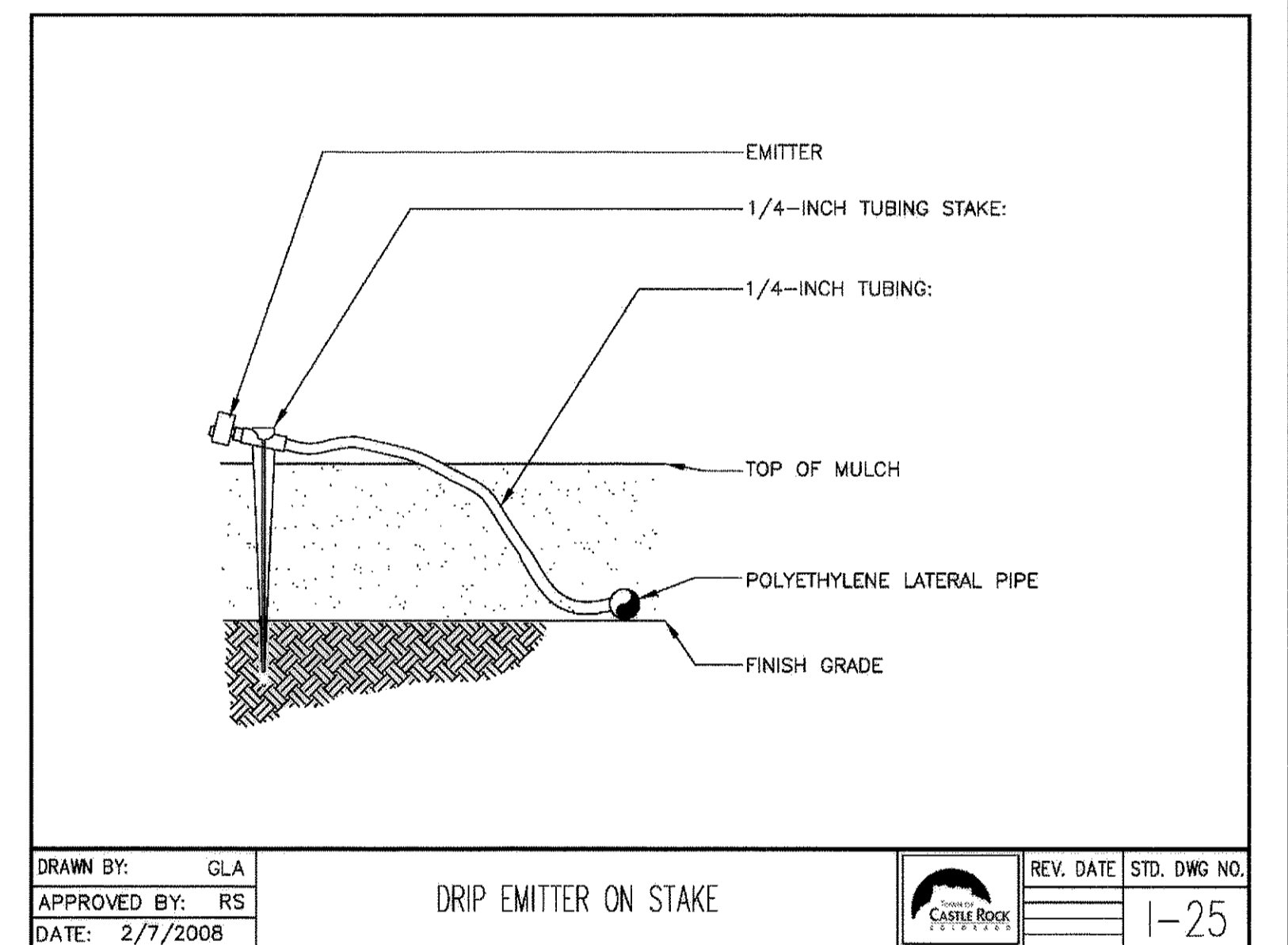
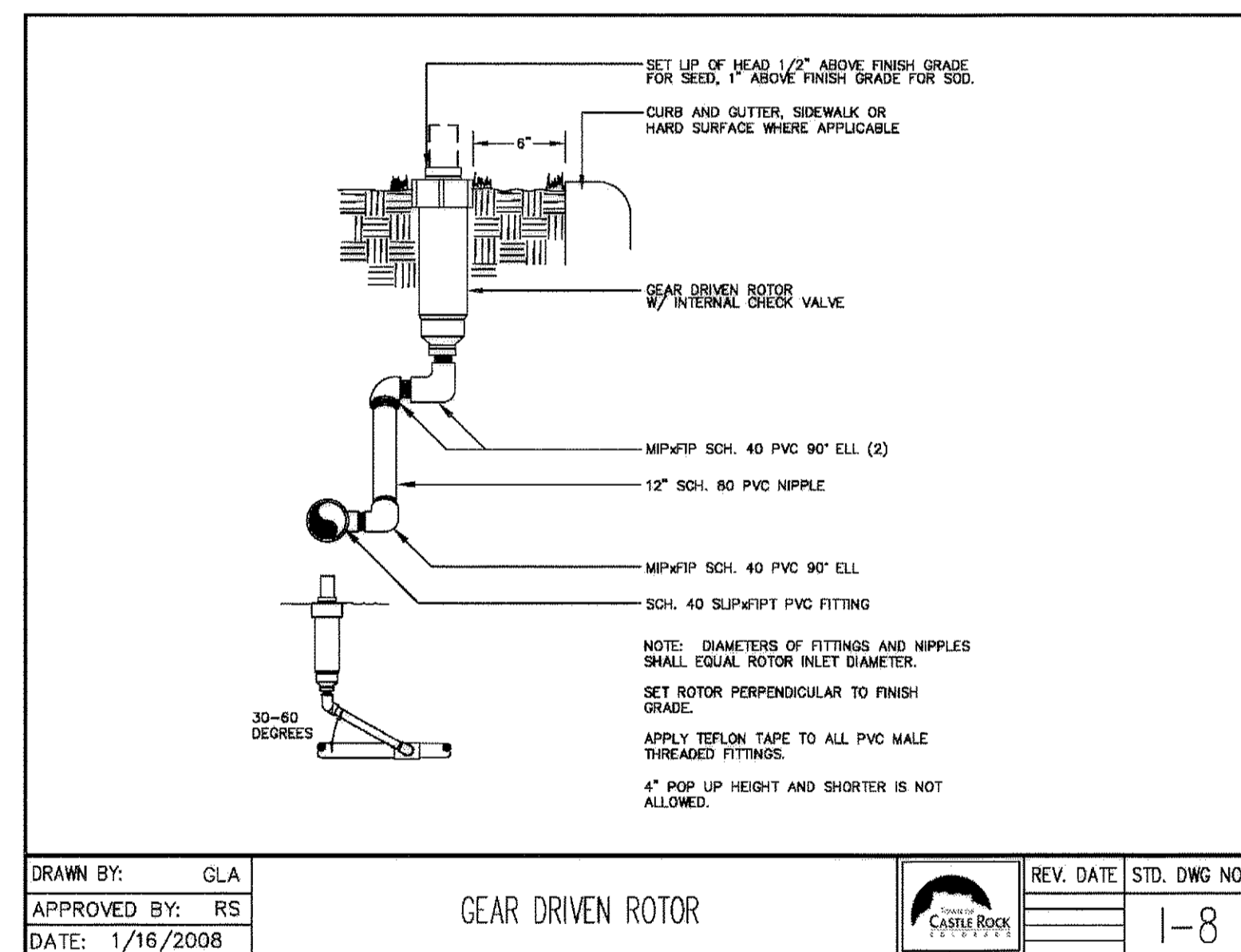
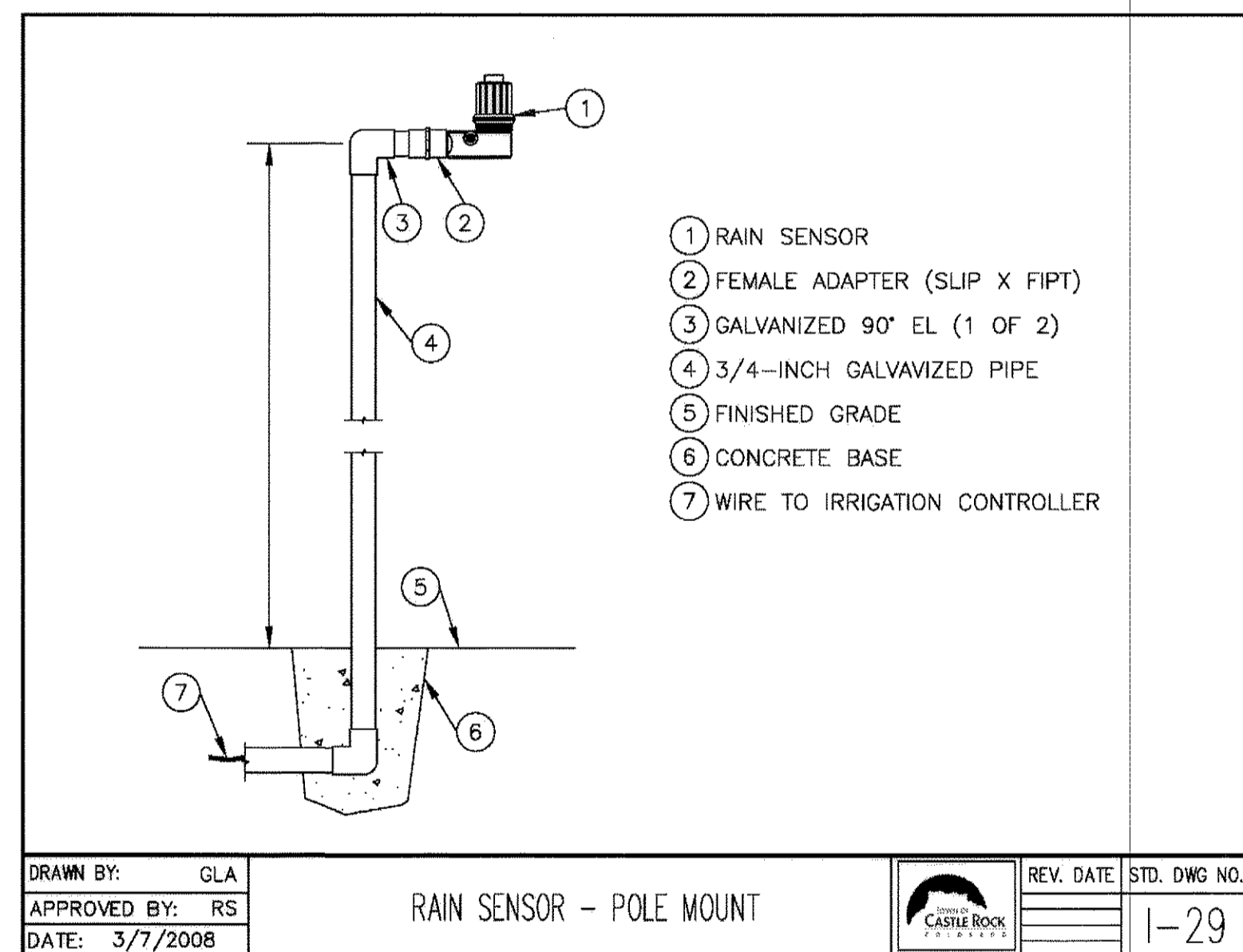
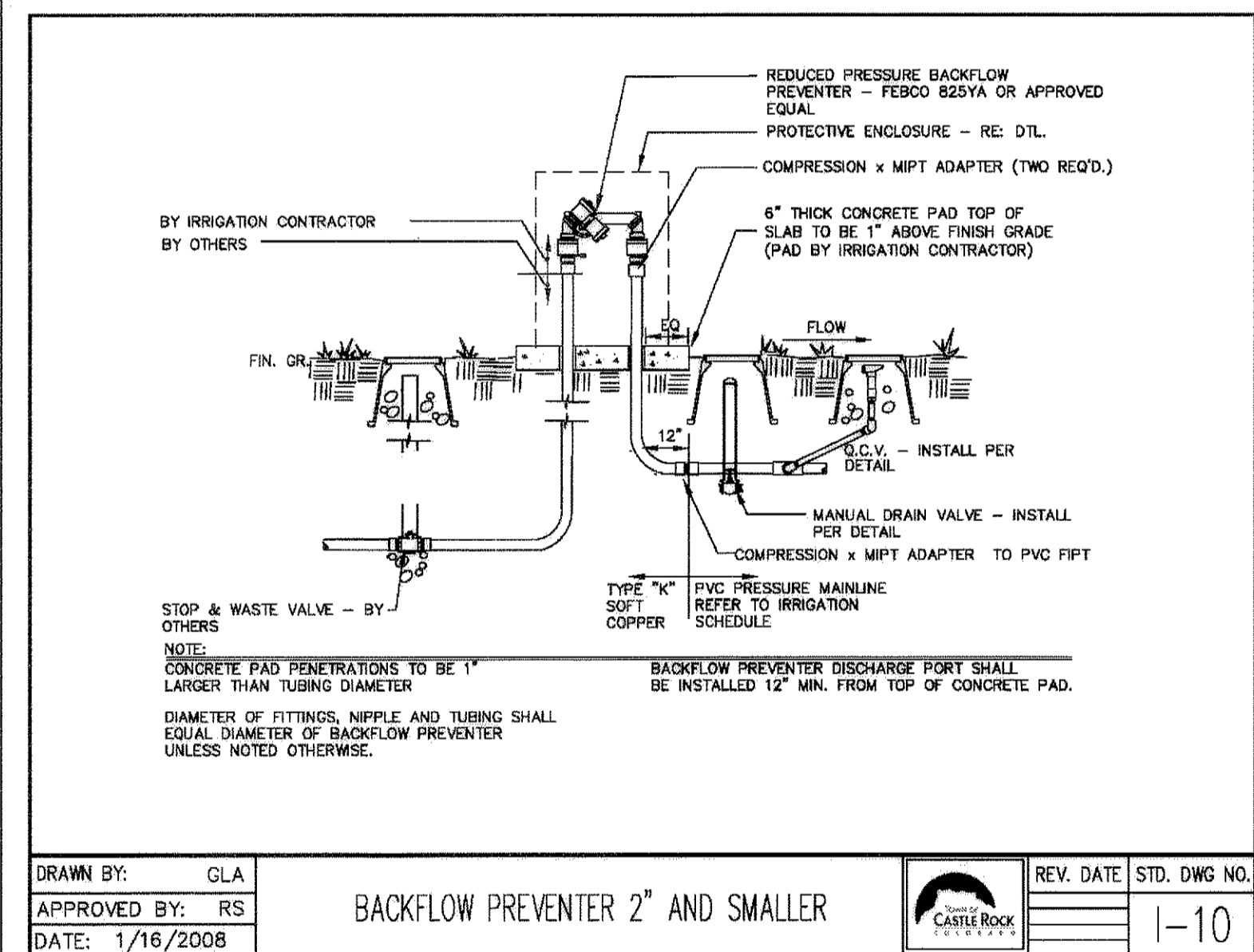
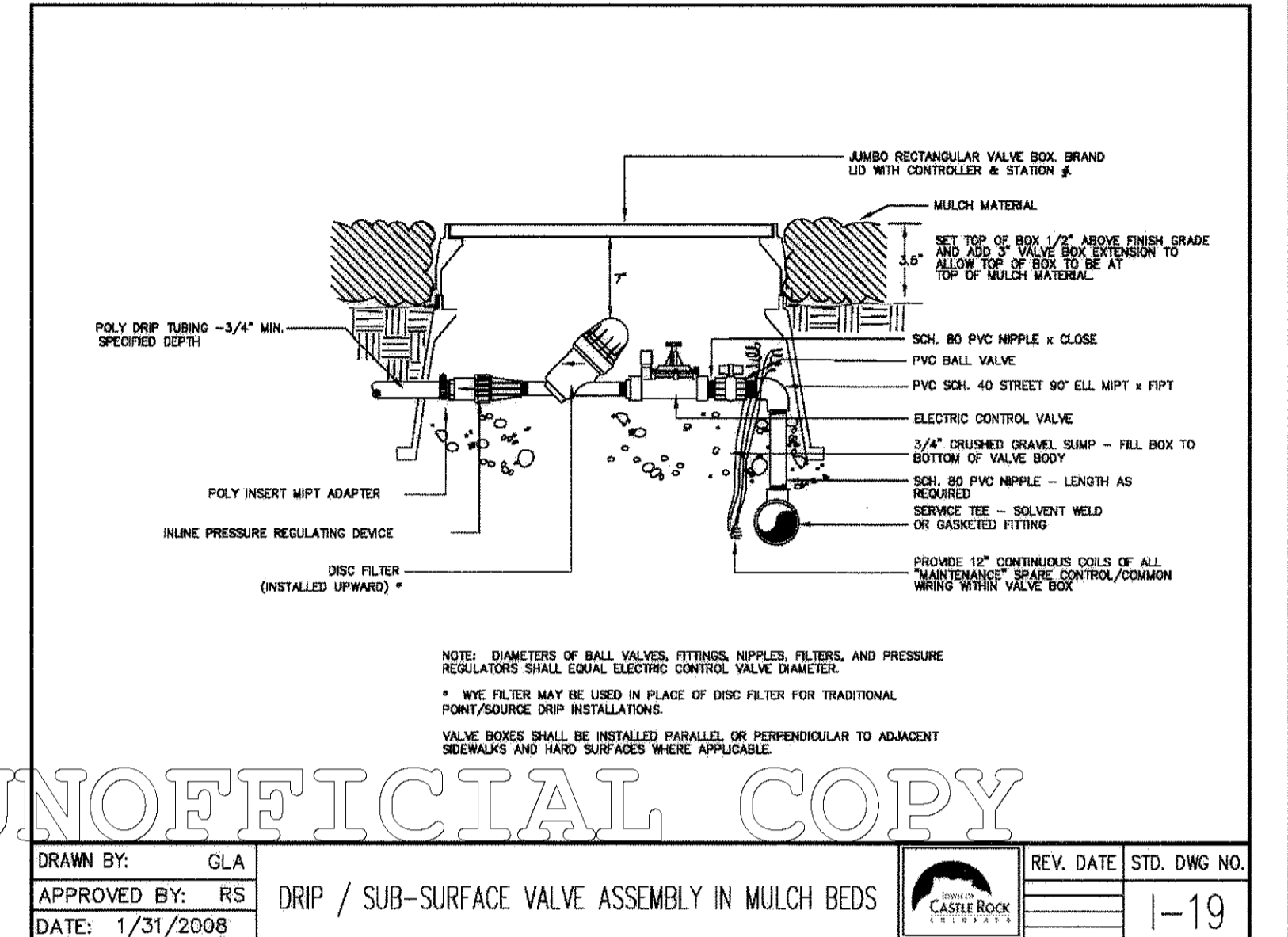
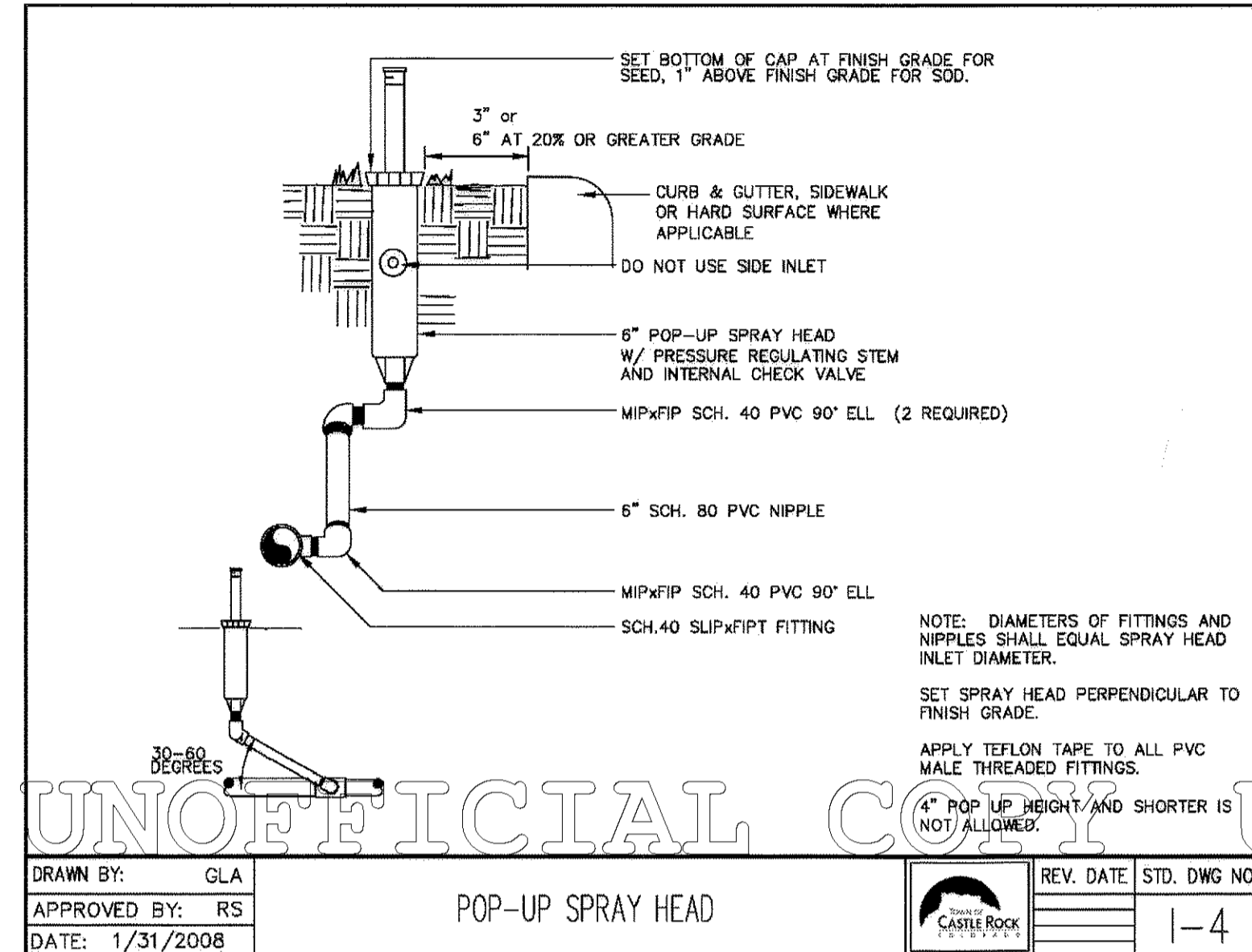
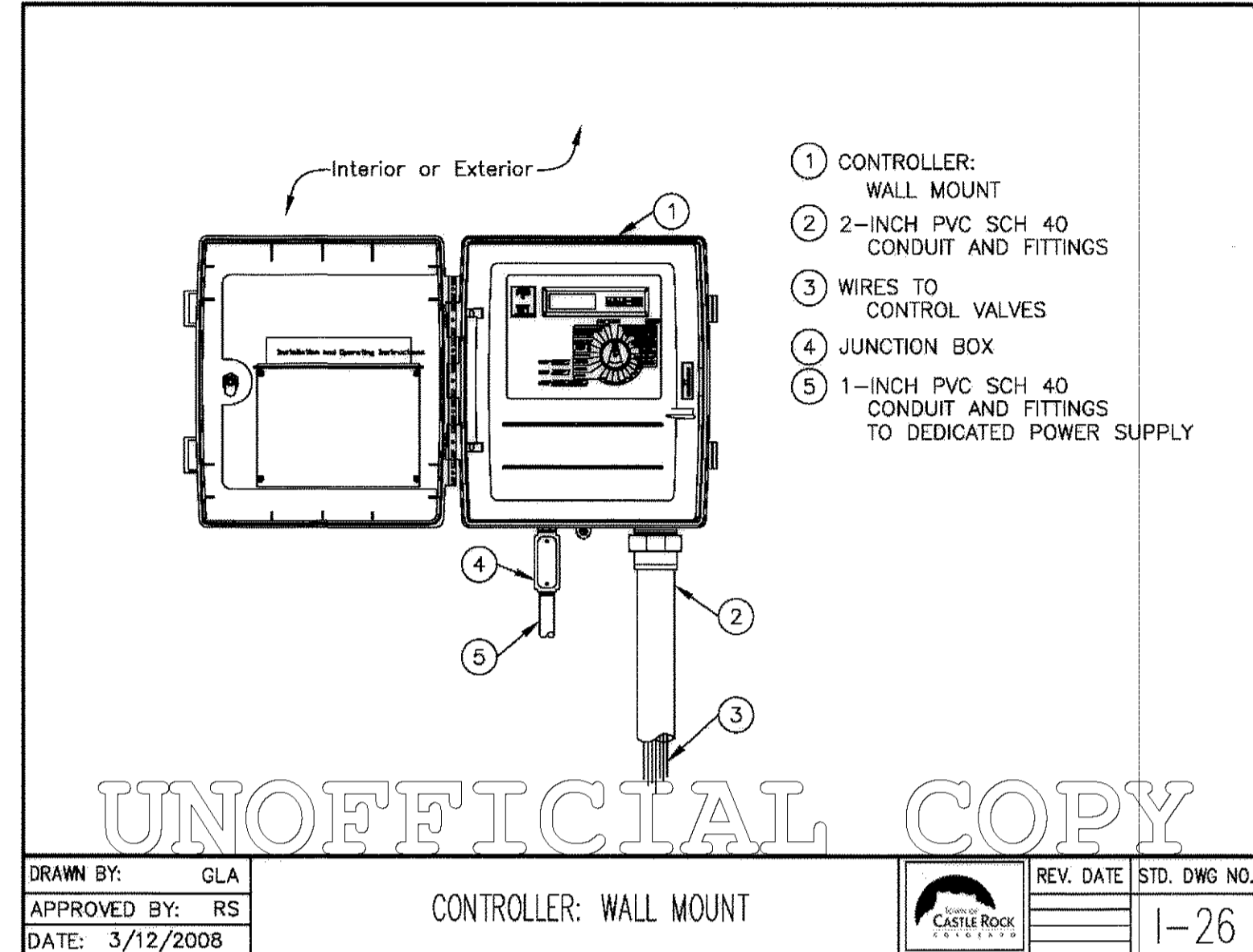
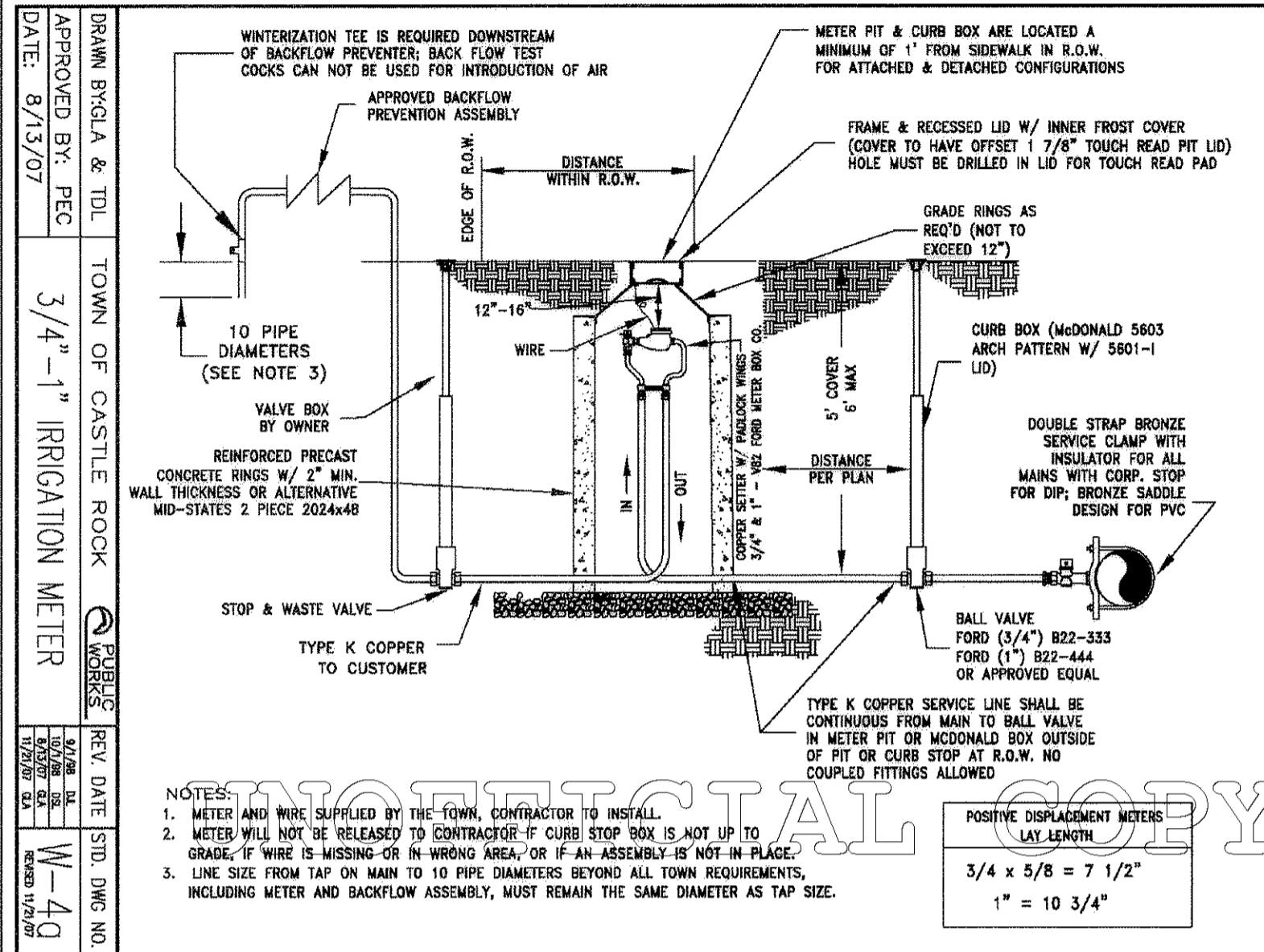
TOWN OF CASTLE ROCK - UTILITIES DEPT.
WAYNE T. STERLING, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
CERTIFICATION NO. 9085, ISSUED 03/02/10, EXPIRES 02/01/11

2506 W. Main St., #250, Littleton, CO 80120
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303.734.8975 fx
www.SterlingDesignAssociates.com

FINAL PD SITE PLAN

LOT 7, METZLER RANCH FILING NO. 9

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STATE OF COLORADO
WAYNE T. STERLING
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LANDSCAPE ARCHITECT

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SHEET 8 OF 14
IRRIGATION DETAILS
SEPT. 8, 2010

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



Commercial Landscape Site Inventory LOT 7, METZLER RANCH, No. 9

Town of Castle Rock Registered Professional **WAYNE STERLING**
 Town of Castle Rock Registration # **9085** State of Colorado License Landscape Architect # **144**
 Company Name **STERLING DESIGN ASSOCIATES, LLC** Address **2506 W. MAIN ST. #250, LITTLETON, CO 80120**
 Phone **303-794-4727** Email **WAYNE@STERLINGDESIGNASSOCIATES.COM** Date **6-16-10**

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
59,327 SF	21,413 SF (36.1%)	12,735 SF BUFFALO GRASS SOD	0 SF	44	44	88	527	3	3/4"
									Yes <input type="checkbox"/> No <input type="checkbox"/>
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq.Ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Minimum Width of Interior Landscape Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
18,909 SF	2,118 SF (11.2%)	26	0 SF	1	7.5'	4	4	8	31



Irrigation System Hydraulic Worksheet

Project Name: **LOT 7 METZLER RANCH, NO. 9** Date: **July 14, 2010**
 Project Location: **WOODLANDS BLVD & STAMPEDE DR.**
 Prepared by: **WAYNE STERLING** Current TOCR Registration # **9085**

Tap Size: **0.75"** Source of Pressure: **FIRE FLOW TEST ON 3-15-10**
 Static Water Pressure: **100 psi**

Hydraulic Grade At Zone: _____ Company: _____

Ft. of Copper	Pipe Size (")	K Copper	Friction Loss (from chart)	Flow-GPM	Loss/Gain
Service Line to meter): 25	LF	0.75	18.50 /100 FT	10	4.13
Water Meter		0.75	11.30	10	1.30
Service Line (meter to backflow): 5	LF	0.75	16.50 /100 FT	10	0.83
Backflow Meter Valve		0.75	12.1	10	12.00
Master Valve		0.75	1.5	10	1.50

Pressure Required at Head: **30**

Lateral Allowance: **5.00**

Control Valve Allowance: **2.90**

Mainline Allowances:

Length of Mainline	Pipe Material	Size	Gals	GPM	Friction Loss	Loss/Gain
10 LF	CL200BE	1" @	10	GPM	1.30 /100 FT	0.13
434 LF	CL200BE	1" @	10	GPM-Looped	1.30 /100 FT	5.64

Elevation: Tap elevation **6,282** High/Low: **6,277** -2.17

Green shading indicates required information you must provide.

Total System requirements (PSI) 61.26

Available System Pressure (PSI) 100.00

Town of Castle Rock provides a minimum of 43 psi.

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Revised November 2009

Town of Castle Rock provides a minimum of 43 psi.

Total irrigated area for tap # _____ is _____ sq. ft.



IRRIGATION CHART

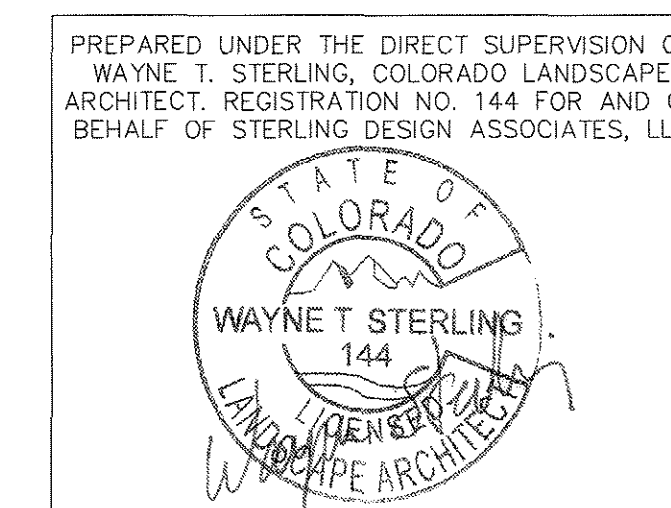
Registered Professional **WAYNE STERLING** Registration # **9085** Date **7-14-10**
 Company Name **STERLING DESIGN ASSOCIATES, LLC** Address **2506 W. MAIN ST. #250, LITTLETON, CO**
 Phone **303-794-4727** Email **WAYNE@STERLINGDESIGNASSOCIATES.COM** Clock Make **RAINBIRD** Model **ESP-LX**

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.)	(Rotary, Spray, Bubble, Drip, SOD, etc.)	(1/2", 3/4", 1", etc.)	(inches/hour)	(per Zone)	(Peak, not to exceed 8" or 10" water)	(Minutes/Month)	(Minutes Every Third Day)	(Gallons per month)
1	Med-Low	Buffalo	RB 1806 SAM-PRS	10'	1.52	8	1.2	47	5	384
2	Med-Low	Buffalo	RB 1806 SAM-PRS	10'	1.52	10	1.2	47	5	474
3	Med-Low	Buffalo	RB 1806 SAM-PRS	10', 15'	1.58	8	1.2	48	5	365
4	Low	Shrubs	RB Drip	Single	0.4	5	1.6	240	24	1200
5	Low	Shrubs	RB Drip	Single	0.4	5	1.6	240	24	1200
6	Med-Low	Buffalo	RB 1806 SAM-PRS	12'	1.74	10	1.2	41	4	414
7	Med-Low	Buffalo	RB 1806 SAM-PRS	12'	1.74	10	1.2	41	4	414
8	Med-Low	Buffalo	RB 1806 SAM-PRS	12'	1.74	10	1.2	41	4	414
9	Low	Shrubs	RB Drip	Single	0.4	5	1.6	240	24	1200
10	Med-Low	Buffalo	RB 1806 SAM-PRS	15'	1.58	10	1.2	48	5	458
11	Med-Low	Buffalo	RB 1806 SAM-PRS	15'	1.58	9	1.2	48	5	410
12	Med-Low	Buffalo	RB 1806 SAM-PRS	12', 15'	1.74	10	1.2	41	4	414
13	Low	Shrubs	RB Drip	Single	0.4	5	1.6	240	24	1200
14	Med-Low	Buffalo	RB 1806 SAM-PRS	12'	1.74	10	1.2	41	4	414
15	Med-Low	Buffalo	RB 1806 SAM-PRS	12'	1.74	9	1.2	41	4	372
16	Med-Low	Buffalo	RB 1806 SAM-PRS	10'	1.52	10	1.2	47	5	474
17	Med-Low	Buffalo	RB 1806 SAM-PRS	12'	1.74	10	1.2	41	4	414
18	Med-Low	Buffalo	RB 1806 SAM-PRS	12', 15'	1.74	10	1.2	41	4	414
19	Med-Low	Buffalo	RB 1806 SAM-PRS	12', 15'	1.74	10	1.2	41	4	414
20	Med-Low	Buffalo	RB 5006 SAM-R	30'	0.53	8	1.2	131	13	1047
21	Med-Low	Buffalo	RB 5006 SAM-R	30'	0.53	8	1.2	131	13	1047
22	Low	Shrubs	RB Drip	Single	0.4	5	1.6	240	24	1200
23	Low	Shrubs	RB Drip	Single	0.4	5	1.6	240	24	1200
24								0	0	0
25								0	0	0
26								0	0	0
27								0	0	0
28								0	0	0
Total								Min/Month	Min/cycle	Gallons/Month
								2953	235	15539

Revised 12/2008

Revised 8/9/2010

TOTAL IRRIGATED AREA IS 25,324 SF



SHEET 9 OF 14
LANDSCAPE WORKSHEETS
SEPT. 8, 2010

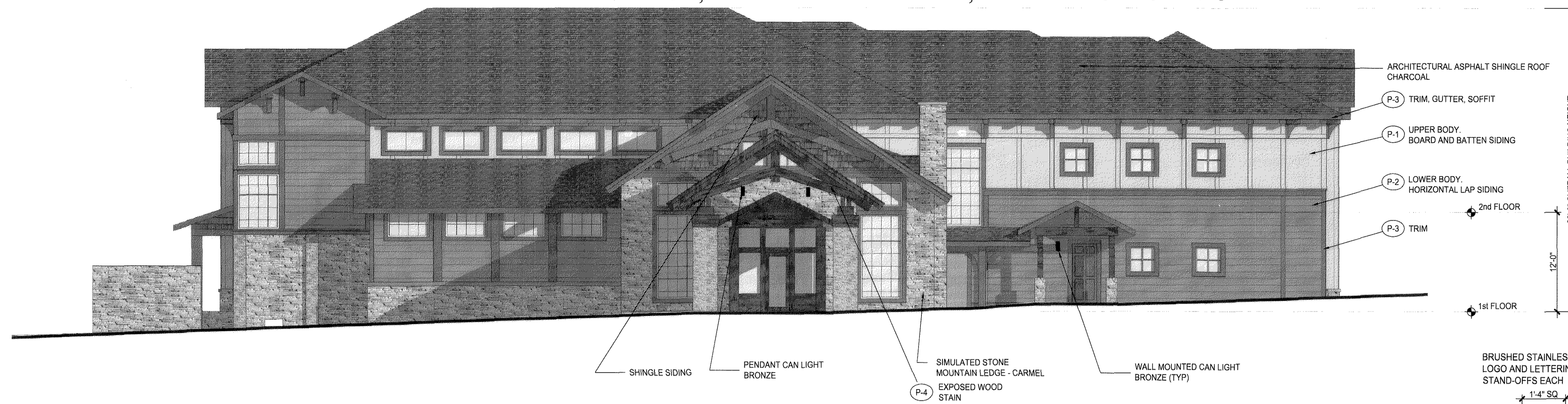


TOWN OF CASTLE ROCK - UTILITIES DEPT.
 WAYNE T. STERLING, REGISTERED LANDSCAPE PROFESSIONAL - DESIGN
 CERTIFICATION NO. 9085 ISSUED 03/02/10 EXPIRES 02/01/11

2506 W. Main St., #250, Littleton, CO 80120
 303.794.4727 ph
 303.734.8975 fx
 www.SterlingDesignAssociates.com

FINAL PD SITE PLAN LOT 7, METZLER RANCH FILING NO. 9

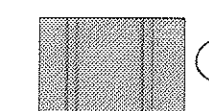
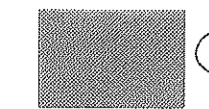
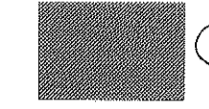




A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



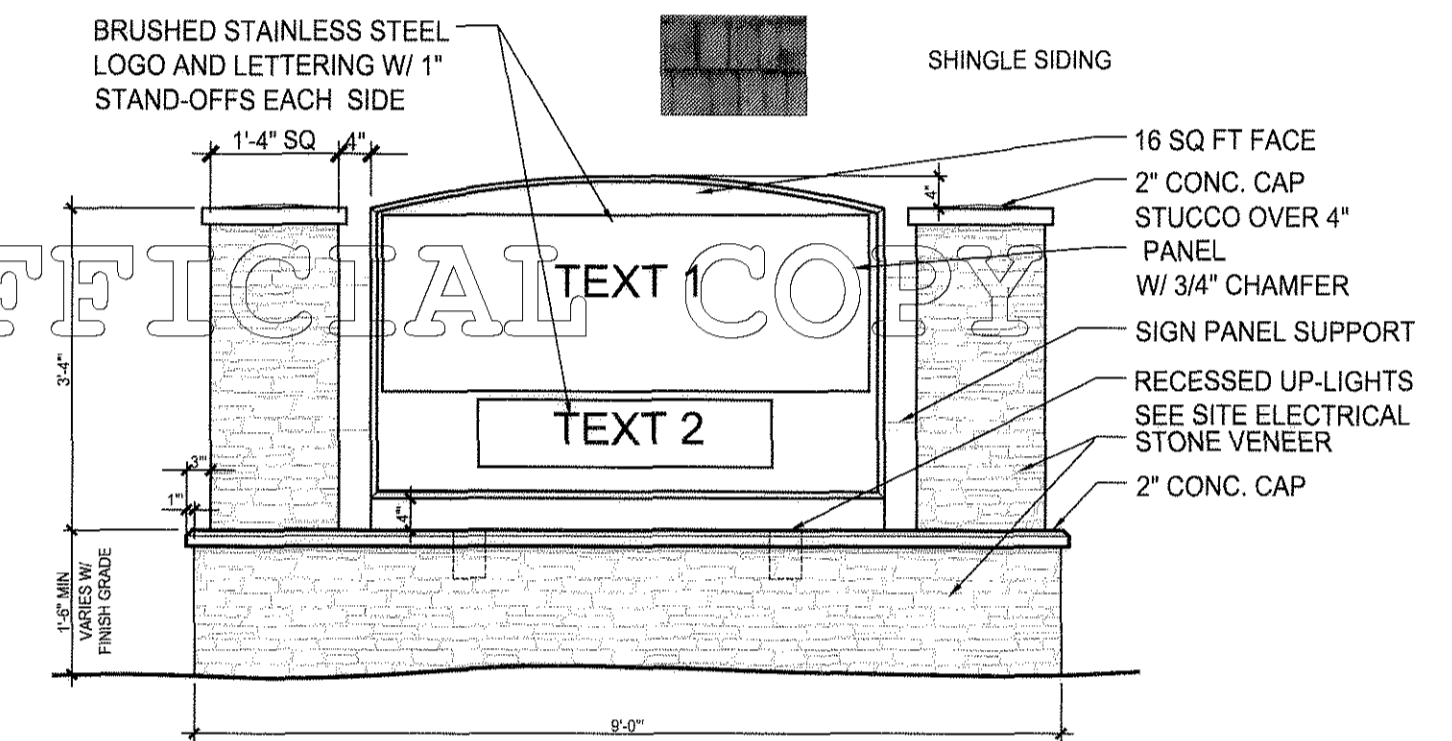
1 SOUTH EAST ELEVATION WOODLANDS BOULEVARD

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS

-  P-1 UPPER BODY, BOARD AND BATTEN SIDING PAINT NOMADIC DESERT SW6107
-  P-2 LOWER BODY, HORIZONTAL LAP SIDING PAINT HOPSACK SW6109
-  P-3 TRIM, GUTTER, SOFFIT
-  P-4 EXPOSED WOOD STAIN SW 3134
-  SIMULATED STONE MOUNTAIN LEDGE - CARMEL
-  ARCHITECTURAL ASPHALT SHINGLE ROOF CHARCOAL
-  SHINGLE SIDING

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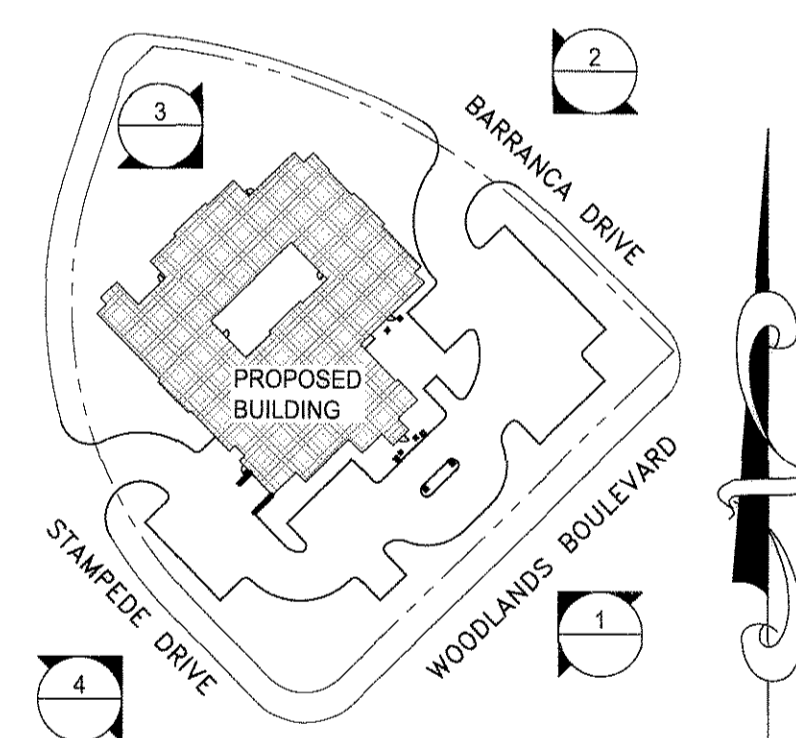


FREE STANDING SIGN ELEVATIONS
SCALE: NTS



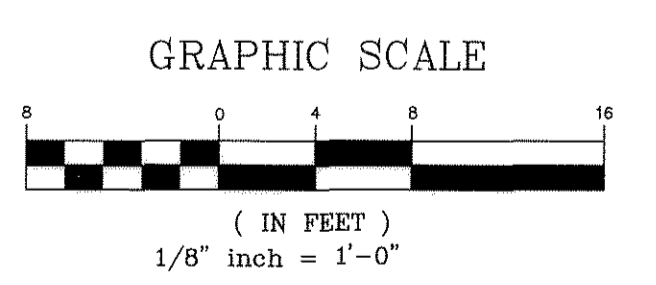
2 NORTH EAST ELEVATION BARRANCA DRIVE

SCALE: 1/8" = 1'-0"



KEYPLAN

SCALE: NTS

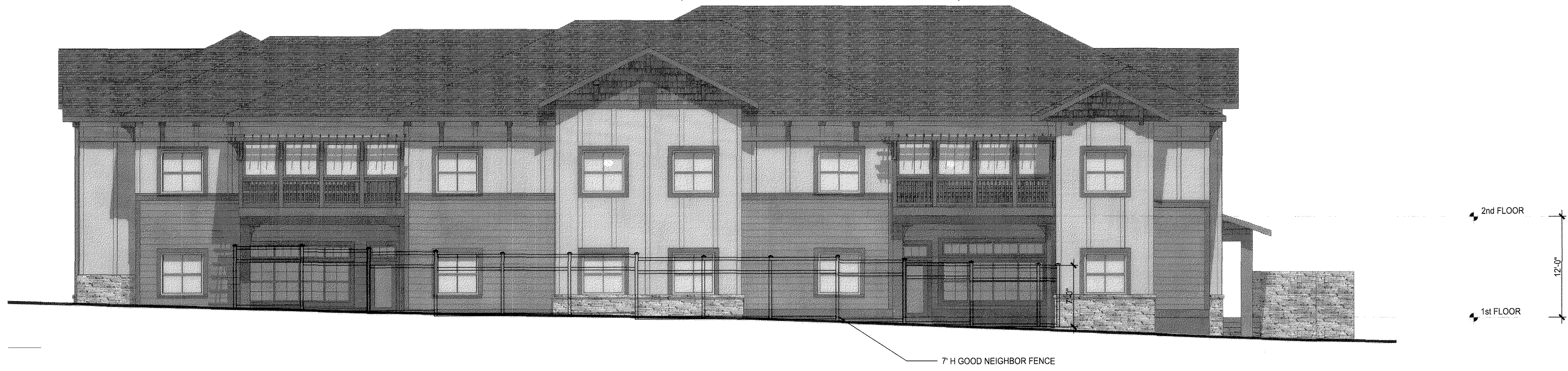


SHEET 10 OF 14
EXTERIOR ELEVATION

JULY 14, 2010
LRS
ARCHITECTS
720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

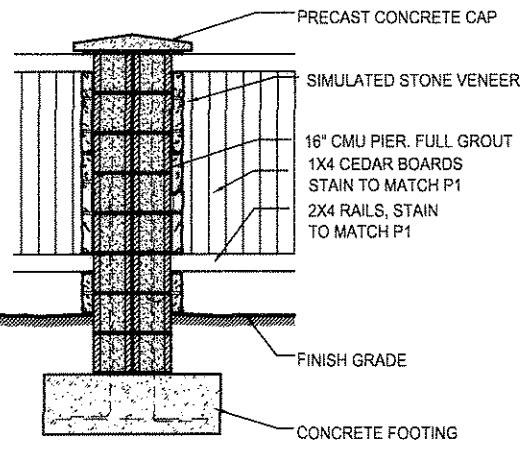
FINAL PD SITE PLAN LOT 7, METZLER RANCH FILING NO. 9

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



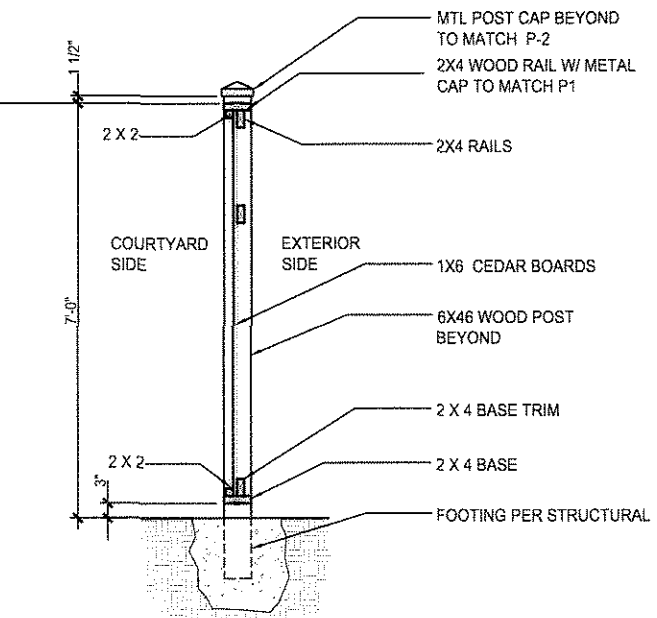
3 NORTH WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 SCREEN FENCE

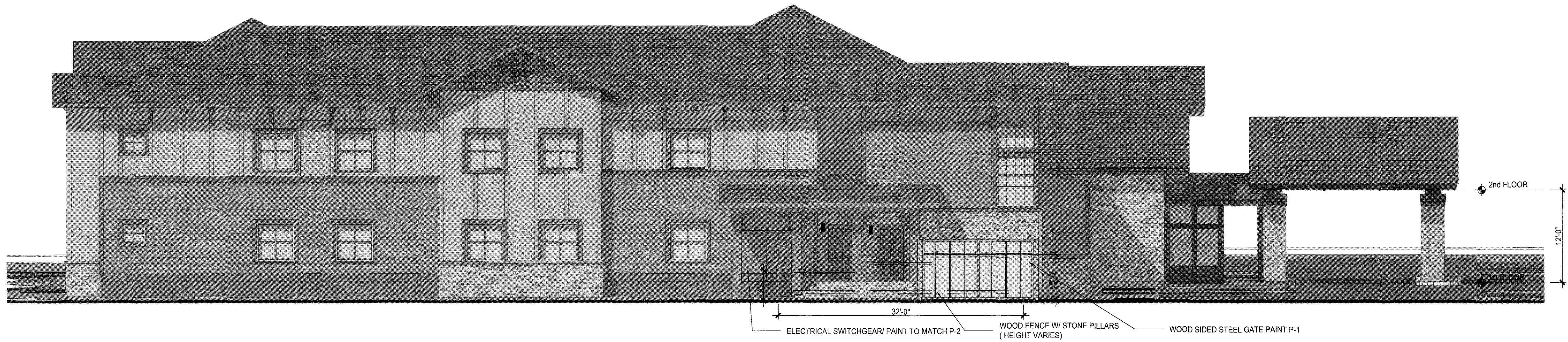
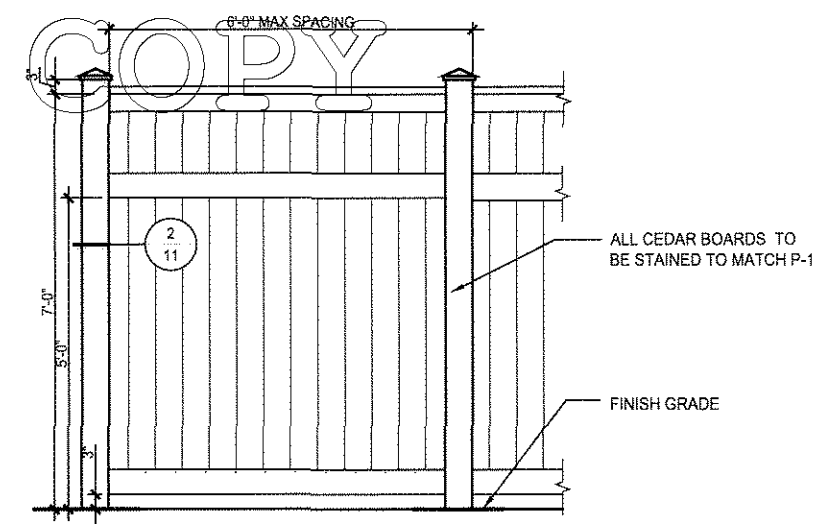
SCALE: 1/4" = 1'-0"



2 WOOD FENCE DETAIL

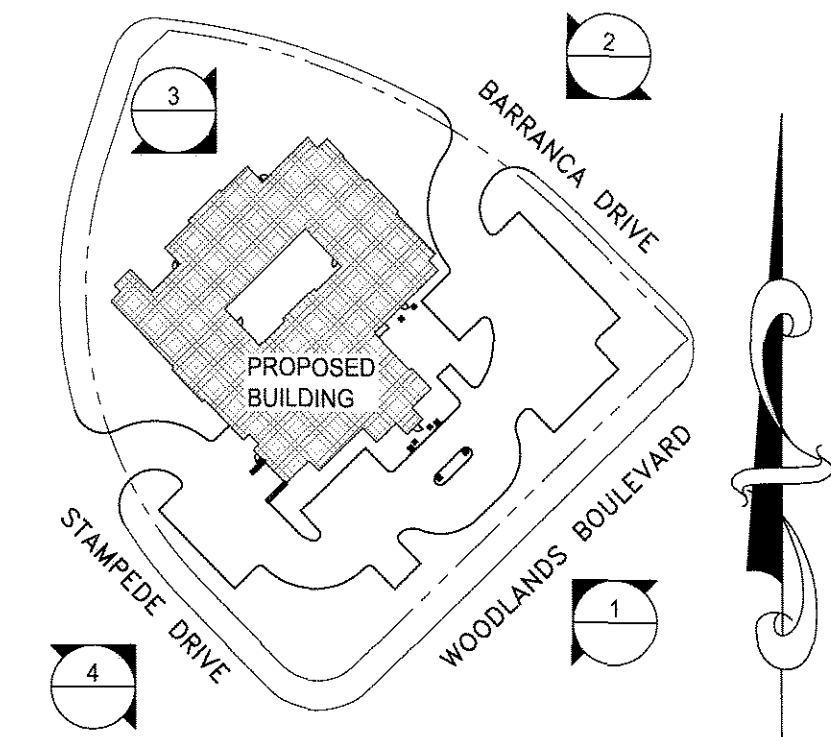
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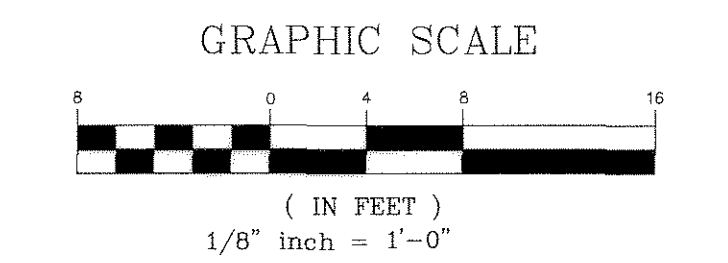
4 SOUTH WEST ELEVATION STAMPEDE DRIVE

SCALE: 1/8" = 1'-0"



KEYPLAN

SCALE: NTS



SHEET 11 OF 14
EXTERIOR ELEVATION

JULY 14, 2010

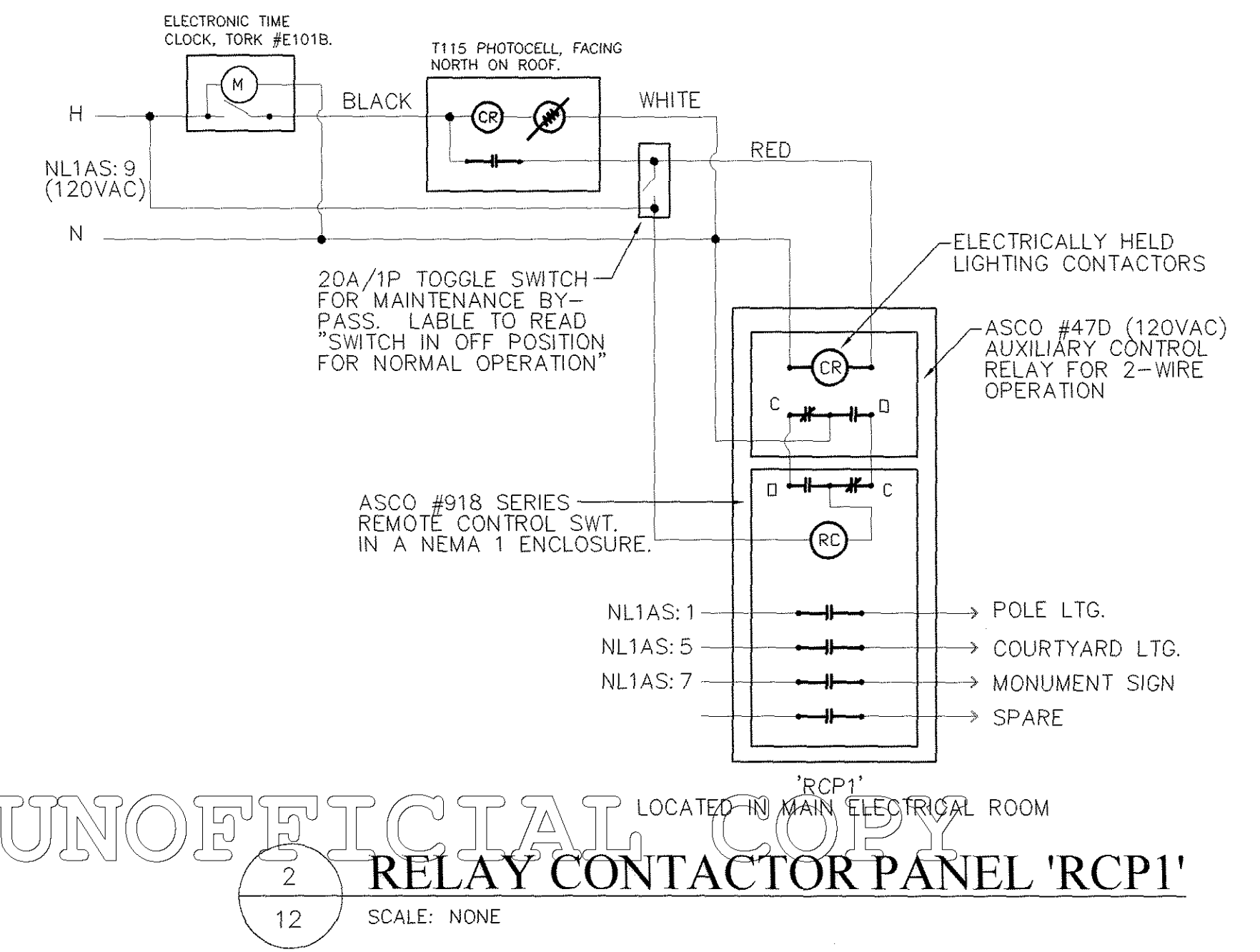
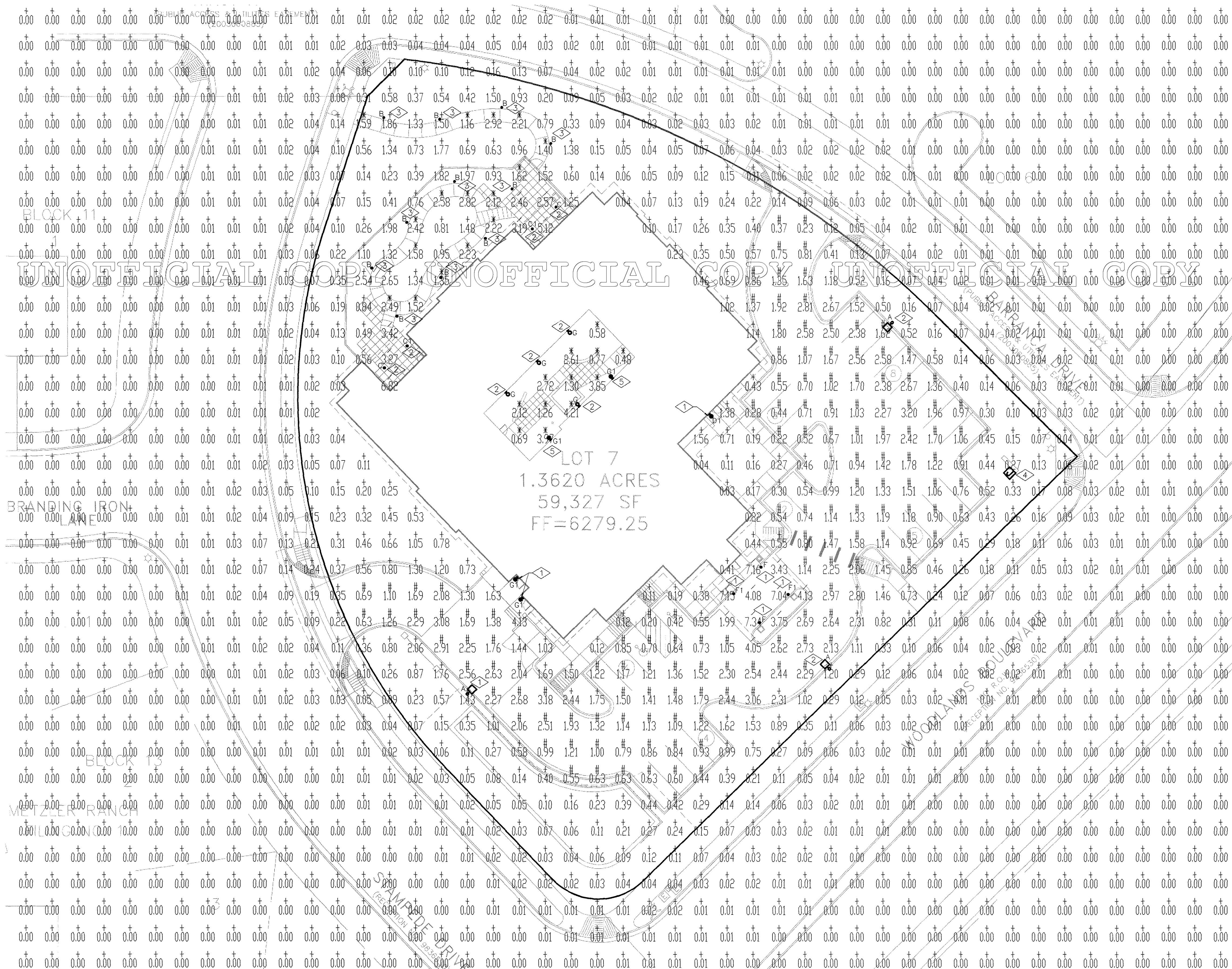
LRS
ARCHITECTS

720 NW Davis 503.221.1121
Suite 300 503.221.2077
Portland OR 97209 www.lrsarchitects.com

FINAL PD SITE PLAN

LOT 7, METZLER RANCH FILING NO. 9

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



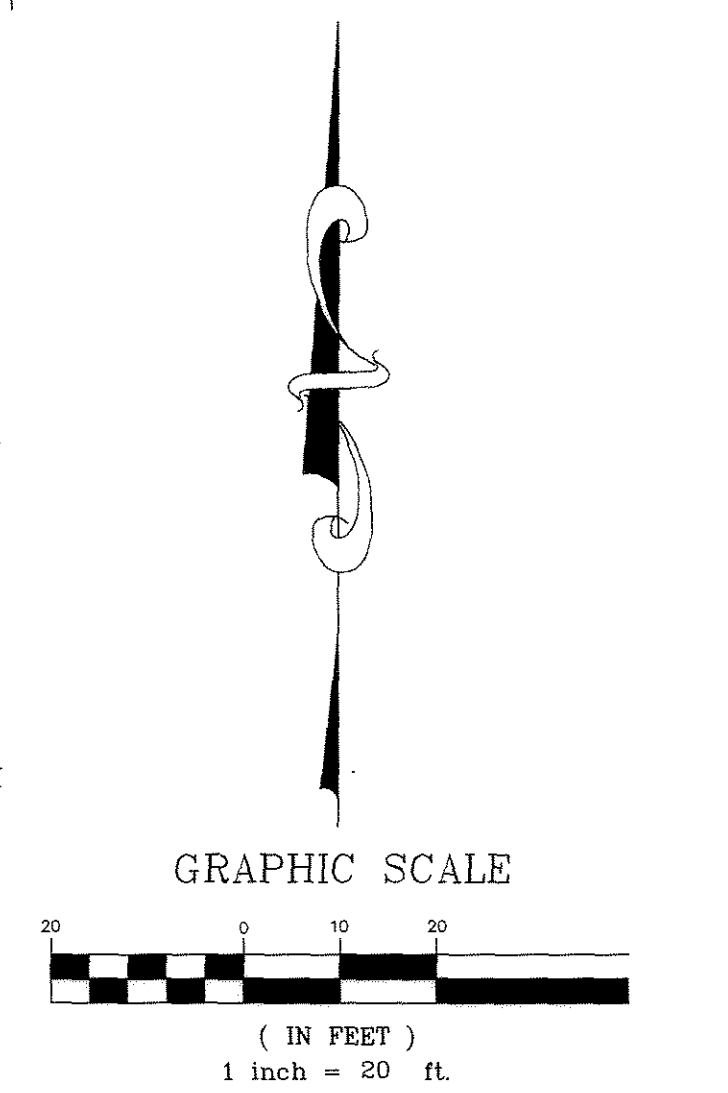
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Site	507.00x494.63 ft	New Grid / H-H	58	10.00	(G)	2.03	4.21	0.00	N/A	N/A
			141	10.00	(H)	1.46	3.20	0.20	15.75	7.19
			18	10.00	(V)	4.31	7.34	0.56	13.18	7.73

GENERAL NOTES:

1. LIGHT FIXTURES SHALL BE IESNA FULL CUTOFF.

DETAILED NOTES:

1. LIGHT FIXTURES SHALL OPERATE FROM DUSK TO DAWN FOR SECURITY/SAFETY PURPOSES, UNLESS OTHERWISE NOTED. FIXTURES SHALL OPERATE VIA PHOTOCELL ONLY FOR "ON"/"OFF" OPERATION. BRANCH CIRCUIT SHALL NOT BE CONTROLLED VIA RELAY CONTACTOR PANEL "RCPI". FIXTURE SHALL OPERATE FROM DUSK TO DAWN FOR SECURITY/SAFETY PURPOSES.
2. ROUTE BRANCH CIRCUIT THROUGH NEW RELAY CONTACTOR PANEL "RCPI" FOR "ON/OFF" CONTROL. REFER TO DETAIL #2/12 FOR MORE INFORMATION. FIXTURE SHALL BE CONTROLLED VIA A RELAY CONTACTOR PANEL (TIMECLOCK/PHOTOCELL) FOR "ON"/"OFF" OPERATION. FIXTURE WILL COME "ON" AT 6AM/"OFF" VIA PHOTOCELL AND BE TURNED "ON" BY PHOTOCELL/"OFF" BY 9PM.
3. ROUTE BRANCH CIRCUIT THROUGH NEW RELAY CONTACTOR PANEL "RCPI" FOR "ON/OFF" CONTROL AND SINGLE PHASE LIGHTING INVERTER FOR FIXTURE TYPE "B". REFER TO DETAIL #2/12 FOR MORE INFORMATION. FIXTURE SHALL BE CONTROLLED VIA A RELAY CONTACTOR PANEL (TIMECLOCK/PHOTOCELL) FOR "ON"/"OFF" OPERATION. FIXTURE WILL COME "ON" AT 6AM/"OFF" VIA PHOTOCELL AND BE TURNED "ON" BY PHOTOCELL/"OFF" BY 9PM.
4. PROVIDE A WEATHERPROOF JUNCTION BOX FOR CONNECTION TO MONUMENT SIGN AND ASSOCIATED FIXTURE TYPE "H" (TYPICAL OF 4). ROUTE BRANCH CIRCUIT THROUGH NEW RELAY CONTACTOR PANEL "RCPI" FOR "ON/OFF" CONTROL. REFER TO DETAIL #2/12 FOR MORE INFORMATION. FIXTURE SHALL BE CONTROLLED VIA A RELAY CONTACTOR PANEL (TIMECLOCK/PHOTOCELL) FOR "ON"/"OFF" OPERATION. FIXTURE WILL COME "ON" AT 6AM/"OFF" VIA PHOTOCELL AND BE TURNED "ON" BY PHOTOCELL/"OFF" BY 9PM.
5. ROUTE BRANCH CIRCUIT THROUGH NEW RELAY CONTACTOR PANEL "RCPI" FOR "ON/OFF" CONTROL AND SINGLE PHASE LIGHTING INVERTER FOR FIXTURE TYPE "G1". REFER TO DETAIL #2/12 FOR MORE INFORMATION. FIXTURE SHALL BE CONTROLLED VIA A RELAY CONTACTOR PANEL (TIMECLOCK/PHOTOCELL) FOR "ON"/"OFF" OPERATION. FIXTURE WILL COME "ON" AT 6AM/"OFF" VIA PHOTOCELL AND BE TURNED "ON" BY PHOTOCELL/"OFF" BY 9PM.



SHEET 12 OF 14
PHOTOMETRIC PLAN
JULY 14, 2010

FINAL PD SITE PLAN LOT 7, METZLER RANCH FILING NO. 9

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



Ordering Information

Ordering Example: 1B-WP9LE3/250PMH127/SG-P/A-25/PBA20-418/BSB/SG-P/VSF-25B

Quantity	Part Number	Description	Notes
1	WP9LE3	WP9LE3 Pole	
1	250PMH127	250PMH127 Fixture	
1	SG-P	SG-P Pole	
1	A-25	A-25 Pole	
1	PBA20-418	PBA20-418 Pole	
1	BSB	BSB Pole	
1	SG-P	SG-P Pole	
1	VSF-25B	VSF-25B Pole	

TYPE B

VRB1 Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft

Type: Job: Catalog number: VRB1

Approvals: Date: Page: 1 of 3

Specifications

VRB1 - Single Function Luminaire (Aluminum Shaft)
Height: 42" (1067mm)
Diameter: 8" (203mm)
Weight: 15 lbs (6.8kg)

VRB1 - Single Function Luminaire (Aluminum Shaft)
Height: 42" (1067mm)
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VRB1 - Single Function Luminaire (Aluminum Shaft)
Height: 42" (1067mm)
Diameter: 8" (203mm)
Weight: 15 lbs (6.8kg)

TYPE B

VRB1 Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft

Type: Job: Catalog number: VRB1

Approvals: Date: Page: 2 of 3

Standard and Optional Features

Feature	Cat. No.	Part Number
Electrical Module	EM	EM100
PHS	PHS	PHS100
HPS	HPS	HPS100
LED	LED	LED100

NOTE: For lamp/fixture information outside of the U.S. and Canada, please contact our sales department.

TYPE C & C1

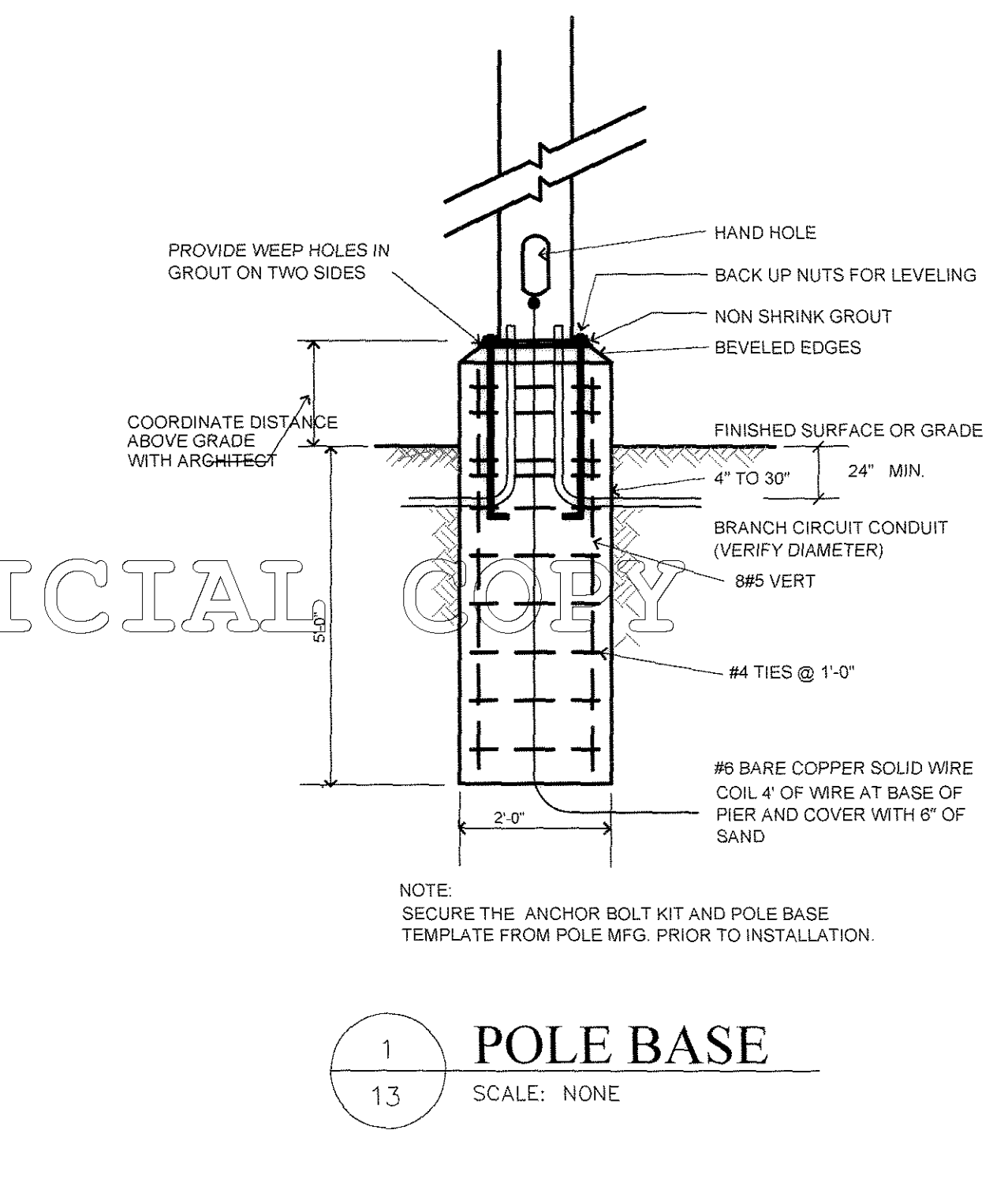
8" Horizontal Open & Wall Wash Downlight

CFT832HEB

One: 250W, 250V, or 42W Triple Table & Pole Lamp
Nominal Height: 1200, 2000, 2400, 2770, or 3470

Architektik Lighting Group

Architektik Lighting Group



TYPE D1

8" Cylindrical Wall Mount Downlight

Ordering Example: CW8100

Ordering Example: CW8100

TYPE F & F1

8" Cylindrical Metal Lamp Pendant Downlight

Ordering Example: CP8100

Ordering Example: CP8100

TYPE G & G1

SW1 Site Wallforms

Ordering Example: SW1

Ordering Example: SW1

TYPE H

Inground (AG03) Specification Sheet

Ordering Example: AG03

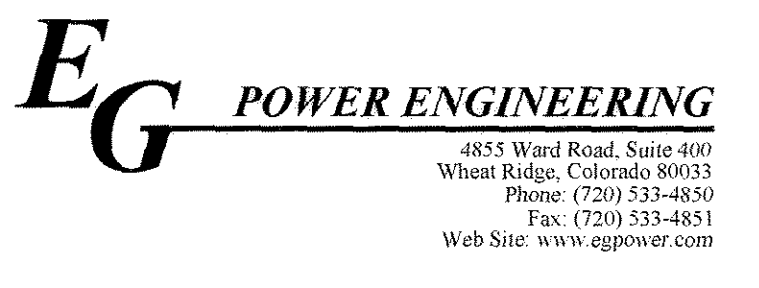
Ordering Example: AG03

LUMINAIRE SCHEDULE

KEY	LAMP	INITIAL H.T.	INITIAL LUMENS	DESCRIPTION	MOUNTING	MOUNTING HEIGHT	MANUFACTURER	CATALOG NUMBER	VOLTS	NOTES
A	1-250W ED28 PMH	1.0	22,000	SINGLE HEAD, METAL HALIDE POLE MOUNTED FIXTURE WITH TYPE III DISTRIBUTION AND HOUSESIDE SHIELD.	POLE	25'-0" A.F.G.	KIM LIGHTING	#1A-WP9LE3-250PMH120-BL-P-HS	120	1,7
B	1-S0W ED17 PMH	1.0	3,200	METAL HALIDE BOLLARD.	BOLLARD	42" A.F.G.	KIM LIGHTING	#VRB1-50PMH120-BL	120	
C	1-32W PLT 4100K	1.0	2,400	1-LAMP, RECESSED COMPACT FLUORESCENT DOWNLIGHT.	RECESSED	8'-0" A.F.G.	PRESCOLITE	#CFT832HEB-STF802H-PL-TRG	120	2
C1	1-32W PLT 4100K	1.0	2,400	1-LAMP, RECESSED COMPACT FLUORESCENT DOWNLIGHT WITH EMERGENCY BATTERY PACK.	RECESSED	8'-0" A.F.G.	PRESCOLITE	#CFT832HEB-EM-STF802H-PL-TRG	120	2,3,4
D1	1-26W TT 4100K	1.0	1,800	1-LAMP, 8" DIAMETER WALL MOUNTED COMPACT FLUORESCENT WITH EMERGENCY POWER PACK.	WALL	8'-0" A.F.G.	DELRAY LIGHTING	#CW8126.1E-K-WL-EM-SP	120	3,4,5
F	1-26W TT 4100K	1.0	1,800	1-LAMP, 8" DIAMETER PENDANT MOUNTED COMPACT FLUORESCENT.	PENDANT	10'-0" A.F.G.	DELRAY LIGHTING	#CP8126.1E-K-SP	120	5
F1	1-26W TT 4100K	1.0	1,800	1-LAMP, 8" DIAMETER PENDANT MOUNTED COMPACT FLUORESCENT WITH EMERGENCY POWER PACK.	PENDANT	10'-0" A.F.G.	DELRAY LIGHTING	#CP8126.1E-K-EM-SP	120	3,4,5
G	1-26W TT 4100K	1.0	1,800	1-LAMP, WALL MOUNTED COMPACT FLUORESCENT.	WALL	10'-0" A.F.G.	KIM LIGHTING	#SW1-42PL-BL	120	
G1	1-26W TT 4100K	1.0	1,800	1-LAMP, WALL MOUNTED COMPACT FLUORESCENT.	WALL	10'-0" A.F.G.	KIM LIGHTING	#SW1-42PL-BL	120	
H	1-S0W ED17 PMH	1.0	3,200	IN-GRADE, METAL HALIDE FIXTURE.	GRADE	-	LIGHTING BY PROJECT	#AG03-SS-50H-E	120	6

- NOTES:**
- HEIGHT OF POLE FIXTURE SHALL NOT EXCEED 25'-0" ABOVE FINISHED GRADE.
 - PROVIDE FIXTURE WITH RECESSED PRISMATIC LENS.
 - PROVIDE FOLD WEATHER RATED EMERGENCY BATTERY PACK WITH SELF DIAGNOSTICS OPERATION.
 - PROVIDE FIXTURE WITH RECESSED, SPLAY WITH FRESNEL LENS.
 - COORDINATE EXACT LOCATION WITH RECESSED, SPLAY TO ROUGH-IN.
 - FIXTURE TO BE PROVIDED WITH INTERNAL, LOUVERED HOUSE SIDE SHIELD.

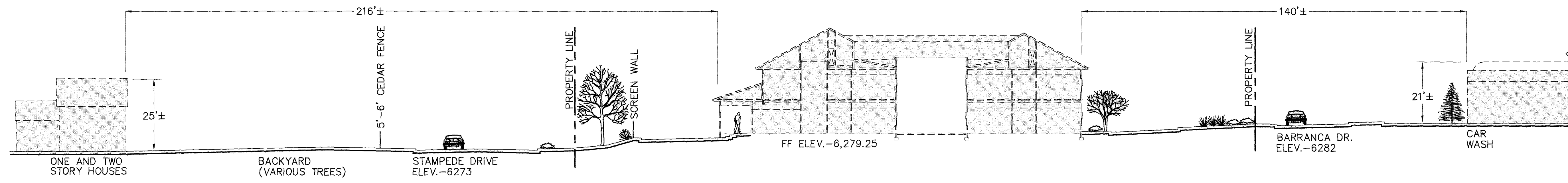
SHEET 13 OF 14
LIGHTING DETAILS
JULY 14, 2010



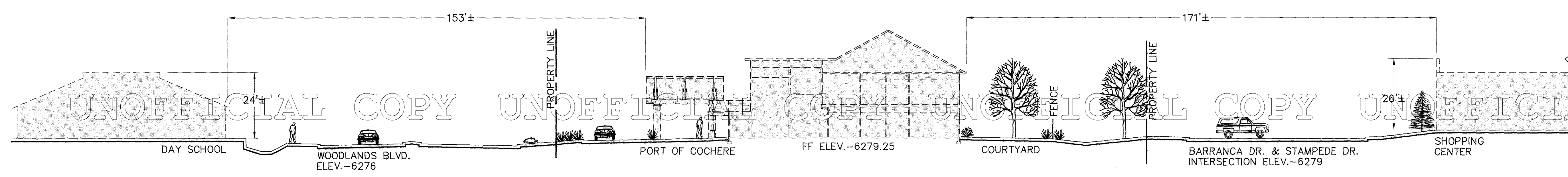
FINAL PD SITE PLAN

LOT 7, METZLER RANCH FILING NO. 9

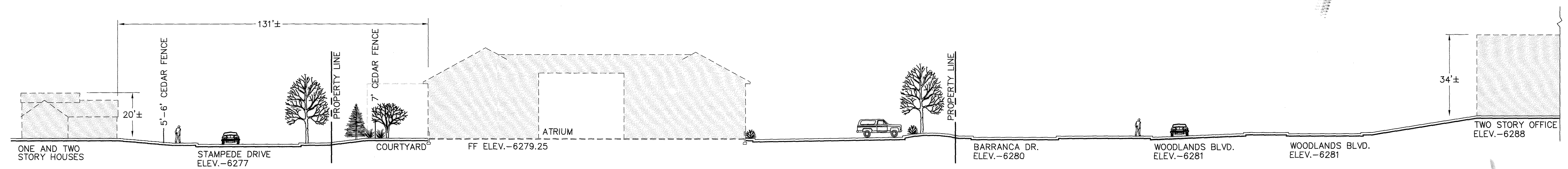
A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



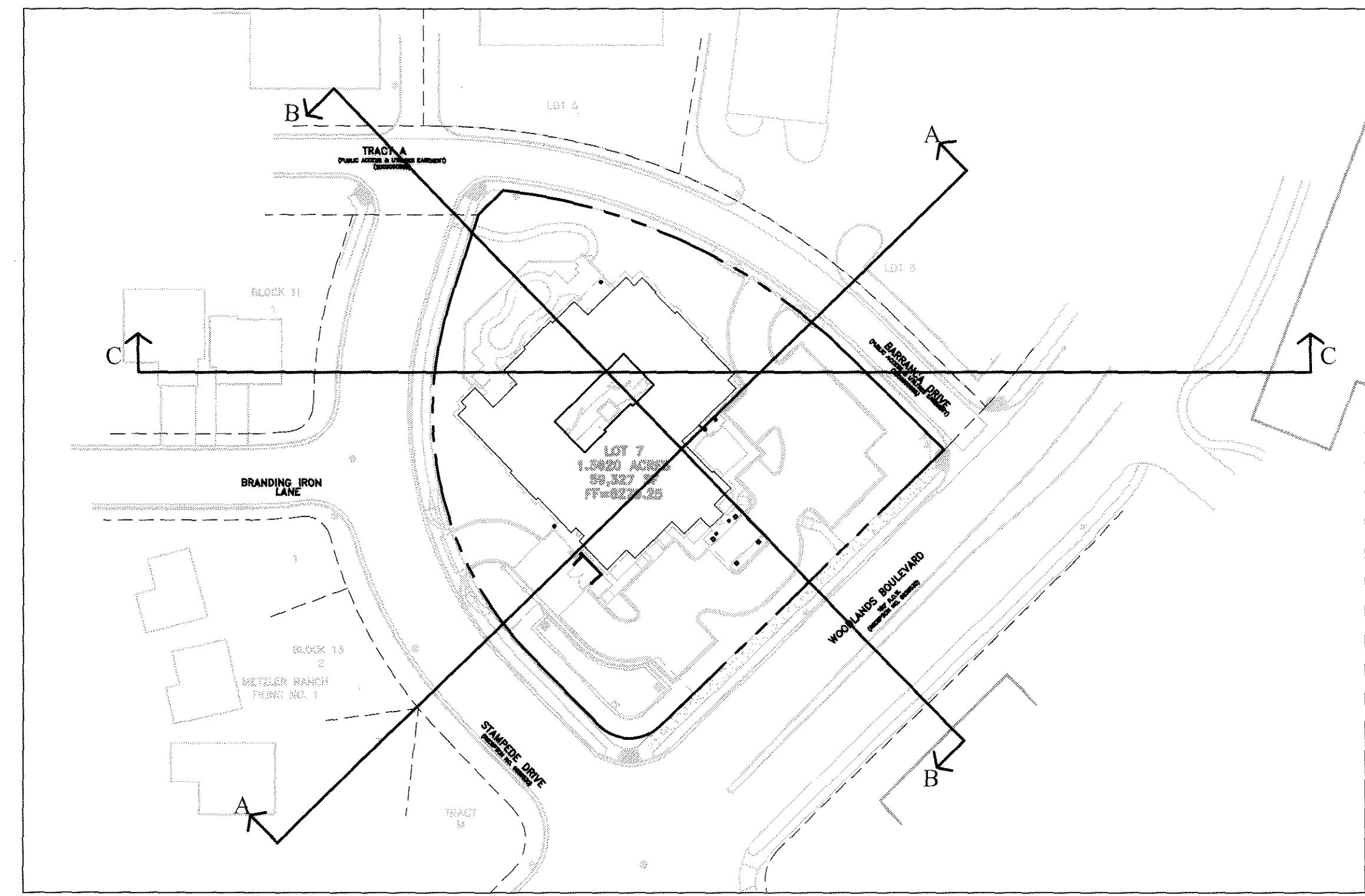
SITE SECTION A-A
SCALE: 1"=20'-0"



SITE SECTION B-B
SCALE: 1"=20'-0"



SITE SECTION C-C
SCALE: 1"=20'-0"



SECTION KEY MAP

SHEET 14 OF 14
SITE SECTIONS
JULY 14, 2010



CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
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