

FINAL PD SITE PLAN

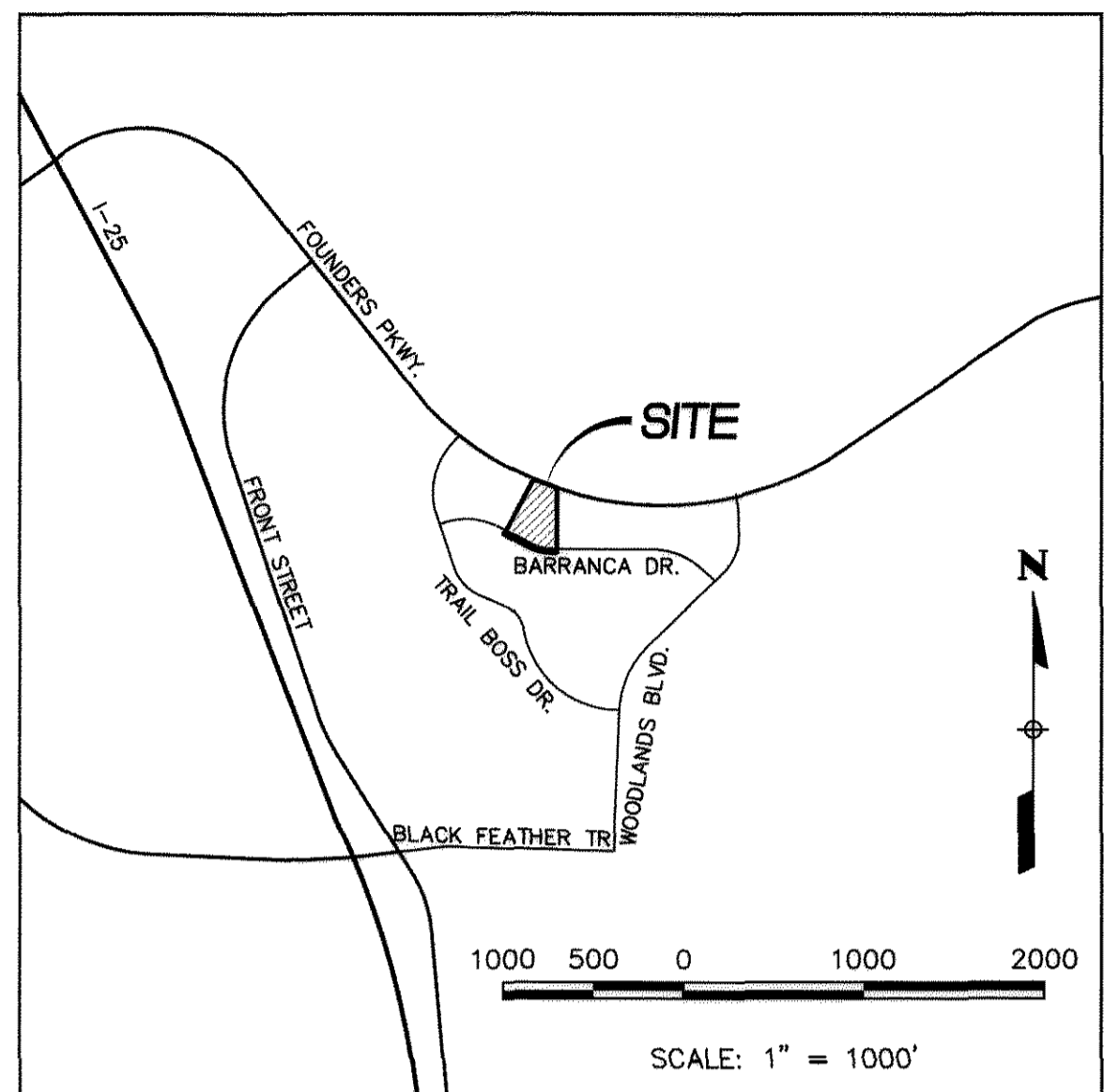
LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

COVER SHEET

GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTION 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE MAP 08005 0188C DATED SEPTEMBER 30, 1987.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHT-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
- A JOINT ACCESS/PARKING AGREEMENT EXISTS BETWEEN THE PROPERTY OWNERS.
- ALL BUILDING, PARKING AND SIGN LOCATIONS ARE AS SHOWN ON THE SITE PLAN.
- THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MILESTONE FILING NO. 4 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 21, 1998 IN BOOK 1844 AT PAGE 529 UNDER RECEPTION NO. 98105513 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 2 SFE ARE DEBITED FROM THE WATER BANK.
- DELIVERIES TO THESE PROPERTIES WILL TAKE PLACE DURING OFF-PEAK HOURS.
- SETBACKS ARE AS DEPICTED ON THE SITE PLAN.



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- IRRIGATION PLANS
- IRRIGATION SCHEDULE
- IRRIGATION NOTES
- IRRIGATION DETAILS
- IRRIGATION CHARTS
- PHOTOMETRIC PLAN
- EXTERIOR ELEVATIONS

SITE DATA TABLE

ZONING	PD MIN.	PD MAX.	PROPOSED
GROSS BUILDING S.F.		28,140 S.F.	11,482 S.F.
BUILDING HEIGHT		50'	27'
BUILDING SEPARATION	0'		0'
REQUIRED PARKING: AUTO REPAIR = 1 SPACE PER EMPLOYEE (9) + 3 SPACES PER SERVICE BAY. AUTO PARTS STORE = 3 SPACES PER 1,000 S.F. (6,074 S.F.) OF GROSS FLOOR AREA + 1 SPACE PER EMPLOYEE (5).	9+24=33 * 19+5=24		50
* BASED UPON PRIOR DEVELOPMENTS THE BRAKES PLUS SITE DOES NOT REQUIRE 33 SPACES. THEREFORE, WE HEREBY REQUEST A 14% REDUCTION IN REQUIRED PARKING FOR THIS USE TO 25 SPACES.			
HANDICAP PARKING STALLS	2		2

SITE COVERAGE

ITEM	S.F. COVERAGE	% OF NET AREA
TOTAL SITE	80,400 S.F.	
RIGHT-OF-WAY DEDICATION	3,291 S.F.	
NET SITE AREA	77,109 S.F.	100%
BUILDING AREA (MAXIMUM PERMITTED BUILDING GROUND COVERAGE IS 35% OF NET ACREAGE, EXCLUDING DEDICATED ROADS)	11,482 S.F.	15%
PARKING AND DRIVES	33,676 S.F.	44%
PRIVATE ROADWAYS (BARRANCA LANE & BARRANCA DRIVE)	19,342 S.F.	25%
SIDEWALKS	1,382 S.F.	2%
LANDSCAPING	11,247 S.F.	15% *

* LANDSCAPING AREA IS 20% OF NET SITE AREA MINUS PRIVATE ROADWAYS

LEGAL DESCRIPTION

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO.

NOTICE TO CONTRACTOR

- BY ACCEPTING AND UTILIZING THESE PLANS THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CIVIL ENGINEER.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED FROM RECORDS MADE AVAILABLE BY THE SERVICE PROVIDER, JONES ENGINEERING ASSOCIATES, INC. ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT ALL UTILITIES, CONDUITS OR STRUCTURES WHETHER OR NOT SHOWN ON THESE PLANS AND BY ACCEPTING AND UTILIZING THESE PLANS, ASSUMES ALL RESPONSIBILITY FOR THE LOCATION, PROTECTION OF AND ANY DAMAGE TO SAID FACILITIES.
- THE CONTRACTOR SHALL CONTACT JONES ENGINEERING ASSOCIATES, INC. (303-738-0283) PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS, IF ANY DISCREPANCY BETWEEN THE PLANS AND THE EXISTING CONDITIONS, OR IF ANY ERROR OR OMISSION, IS DISCOVERED IN THE PLANS.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT IN THE TOWN OF CASTLE ROCK.

BY: BTS CASTLE AA LLC, A COLORADO LIMITED LIABILITY COMPANY
 BY: David M Becker
 NAME: DAVID M BECKER
 TITLE: CHIEF FINANCIAL OFFICER
 SIGNED THIS 20th DAY OF JUNE, 2011

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF JUNE, 2011 BY DAVID M BECKER

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC 5512
 MY COMMISSION EXPIRES

LIENHOLDER SUBORDINATION CERTIFICATES

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE FILING NO. 4, EIGHTH AMENDMENT.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE DEED OF TRUST RECORDED ON 1/27/11 RECEPTION NO. 2011045255 SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

EXECUTED THIS 20th DAY OF JUNE, 2011

CITYWIDE BANKS
 BY: [Signature]
 NAME: ROB CROSBY
 TITLE: NVP

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF JUNE, 2011 BY ROB CROSBY

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 5-5-12

TITLE CERTIFICATION

I, Kari Jurczewsky, 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 27th DAY OF JUNE, 2011

AUTHORIZED REPRESENTATIVE
[Signature]

LAND TITLE GUARANTEE COMPANY
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF JUNE, 2011 BY [Signature]

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC KARI JURCZEWSKY
 MY COMMISSION EXPIRES 03/29/2014

BENCHMARK:

DOUGLAS COUNTY BENCHMARK # 2010010, 3 1/4" ALUMINUM DISC STAMPED "DOUGLAS COUNTY GIS 2.010010 SECONDARY CONTROL MONUMENT", LOCATED +/- 23' NORTHERLY AND +/- 20' EASTERLY OF THE SW CORNER OF LOT 21, BLOCK 1 METZLER RANCH #1 (ALSO KNOWN AS THE STREET ADDRESS 1204 PURPLE SAGE LOOP). ELEV. = 6365.059 FT (NAVD88).

CIVIL ENGINEER'S STATEMENT

I, BRIAN KROMBEIN, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS FINAL PD SITE PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

[Signature] 6/17/11
 REGISTERED PROFESSIONAL ENGINEER DATE
 34294
 COLORADO REGISTERED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATE

I, JAMES T. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THE SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

[Signature] 6/17/11
 REGISTERED LAND SURVEYOR DATE
 JAMES T. JONES, P.E., P.L.S.
 COLORADO NO. 19606
 COLORADO REGISTERED LAND SURVEYOR RE & PLS.

TOWN CERTIFICATION

PLANNING COMMISSION RECOMMENDATION:
 THE FINAL PD SITE PLAN FOR LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 15th DAY OF MAY, 2011

[Signature] 7/26/11
 CHAIR DATE
[Signature] 7/26/11
 DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 24th DAY OF MAY, 2011

[Signature] 7/26/11
 MAYOR DATE
[Signature] 7/26/11
 TOWN CLERK DATE

SITE SIGNAGE	ALLOWED AREA (S.F.)	PROVIDED AREA (S.F.)
LOT 1 (LOT FRONTAGE = 104')		
1.5 S.F. x FIRST 200' OF LOT FRONTAGE + 0.5 S.F. x ADDITIONAL LOT FRONTAGE =	(200 LF x 1.5) + (12 LF x 0.5) = 306 S.F.	
SOUTH MONUMENT SIGN		96 S.F.
WEST BUILDING SIGN		88 S.F.
NORTH BUILDING SIGN		88 S.F.
LOT 1 TOTAL		272 S.F.
LOT 2 (LOT FRONTAGE = 587')		
1.5 S.F. x FIRST 200' OF LOT FRONTAGE + 0.5 S.F. x ADDITIONAL LOT FRONTAGE =	(200 LF x 1.5) + (387 x 0.5) = 494 S.F.	
NORTH MONUMENT SIGN		96 S.F.
NORTH BUILDING SIGN		88 S.F.
EAST BUILDING SIGN		88 S.F.
LOT 2 TOTAL		272 S.F.
NUMBER OF SFEs		2

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 (400) ON THE 21st DAY OF JULY, 2011 AT RECEPTION NO. 2011045255

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature] DEPUTY

OWNER:

LUCY DINNEEN
 BTS CASTLE AA LLC
 8480 E. ORCHARD ROAD, SUITE 2400
 GREENWOOD VILLAGE, CO 80111
 720-493-5100

DEVELOPER:

LUCY DINNEEN
 BTS CASTLE AA LLC
 8480 E. ORCHARD ROAD, SUITE 2400
 GREENWOOD VILLAGE, CO 80111
 720-493-5100

CIVIL ENGINEER

BRIAN KROMBEIN, P.E.
 JONES ENGINEERING ASSOCIATES
 2120 W. LITTLETON BLVD., SUITE 205
 LITTLETON, COLORADO 80120
 303-738-0283

COVER SHEET
 FINAL PD SITE PLAN FOR
 LOTS 1 & 2, MILESTONE FLG. 4, 8TH AMD.
 TOWN PROJECT NO. FPD 11-0001
 J.E.A. JOB NO. 10085
 DATE: JUNE 16, 2011
 SHEET 1 OF 13

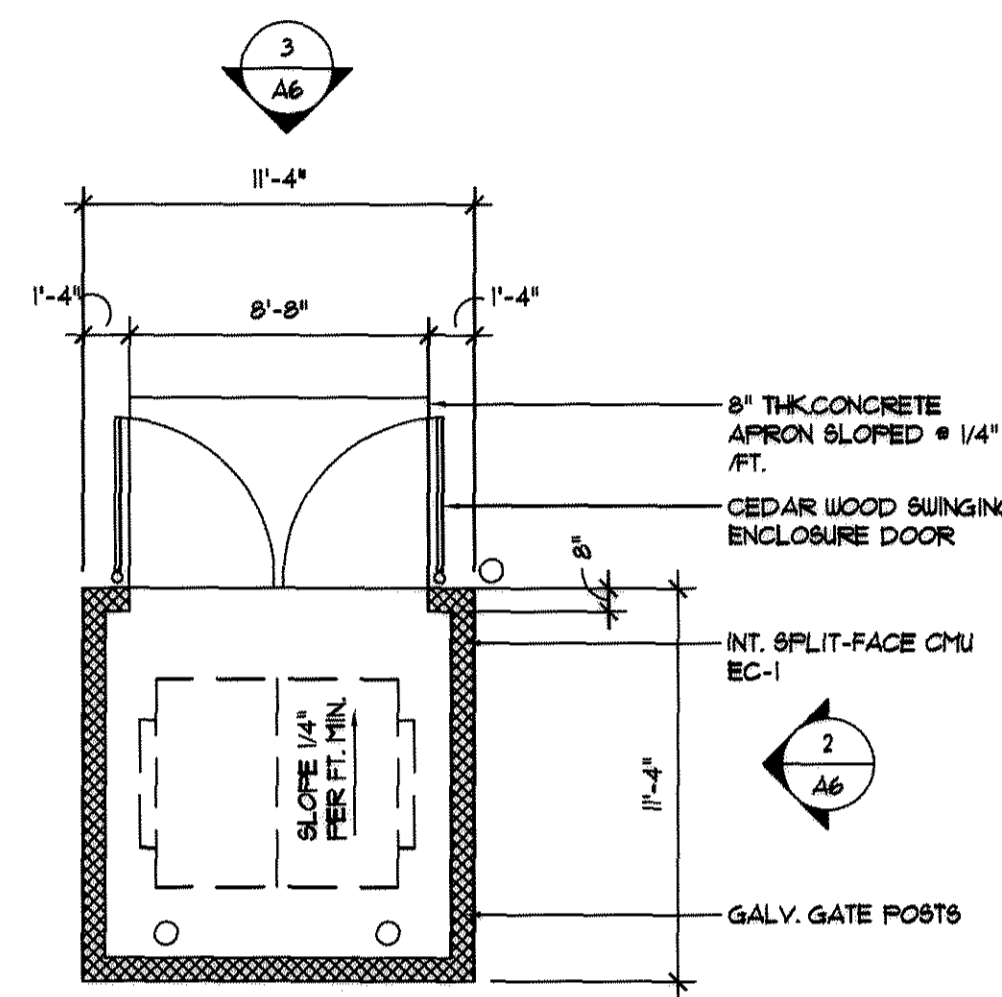
JONES ENGINEERING
 ASSOC., INC.

FINAL PD SITE PLAN

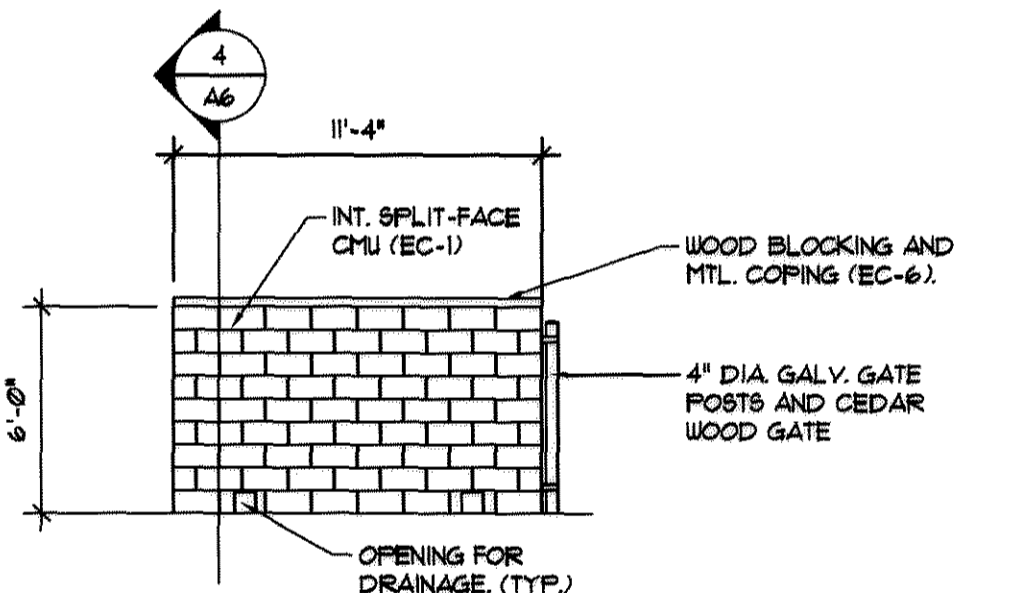
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

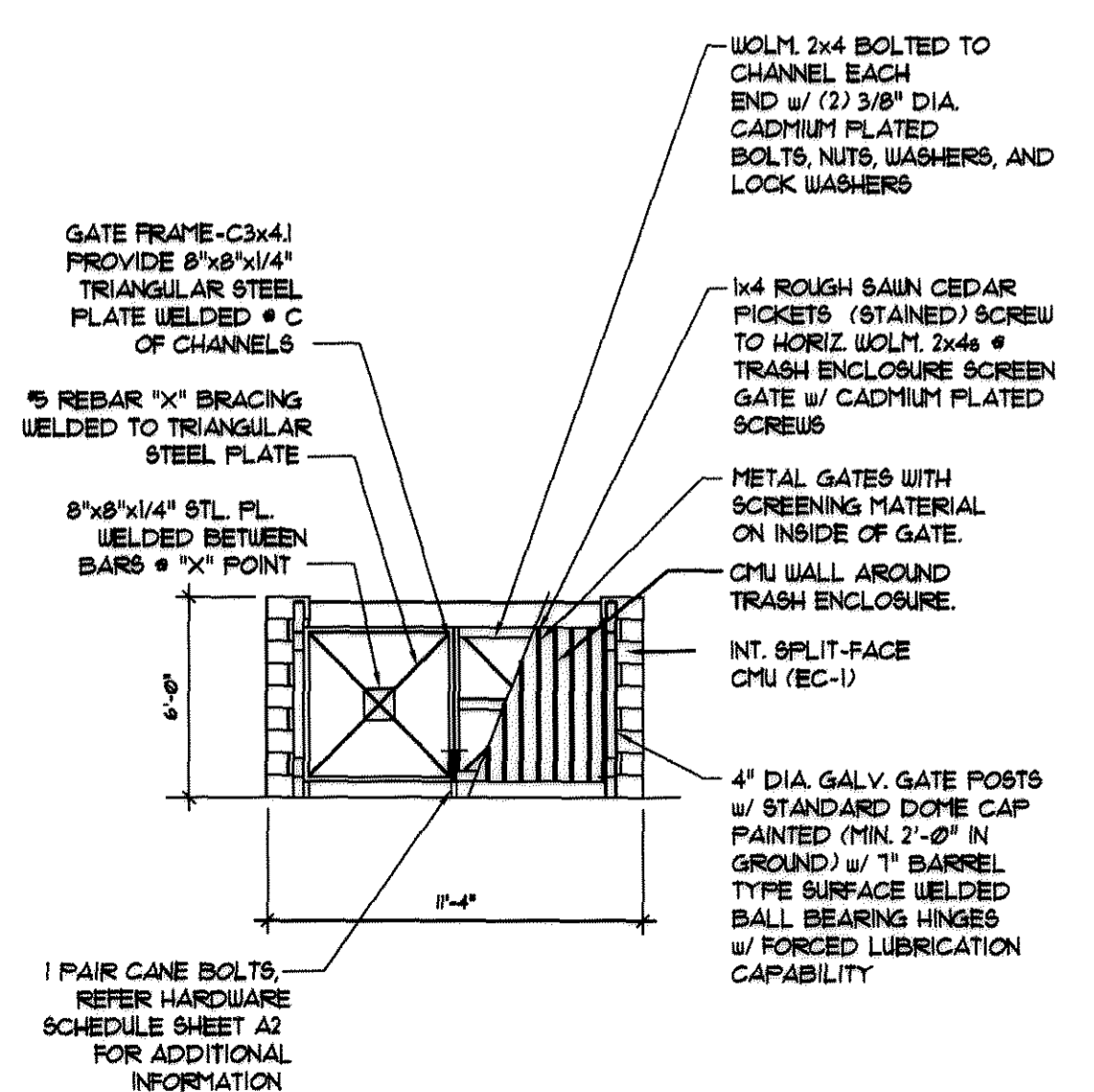
SITE PLAN



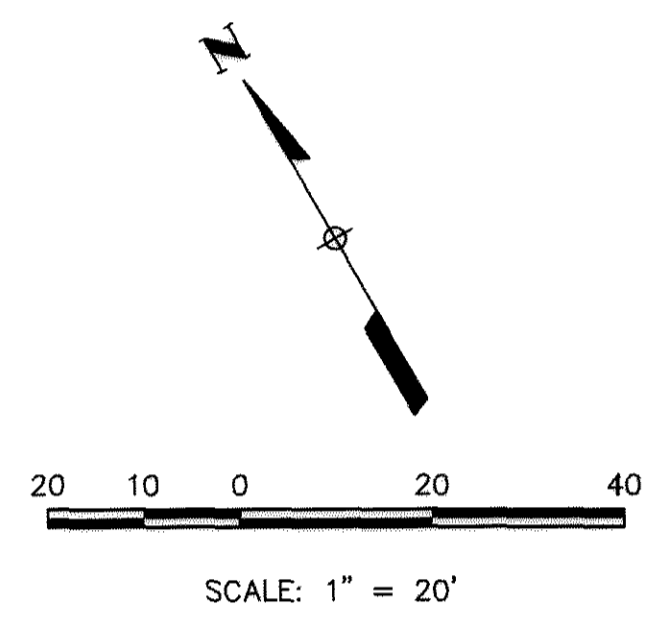
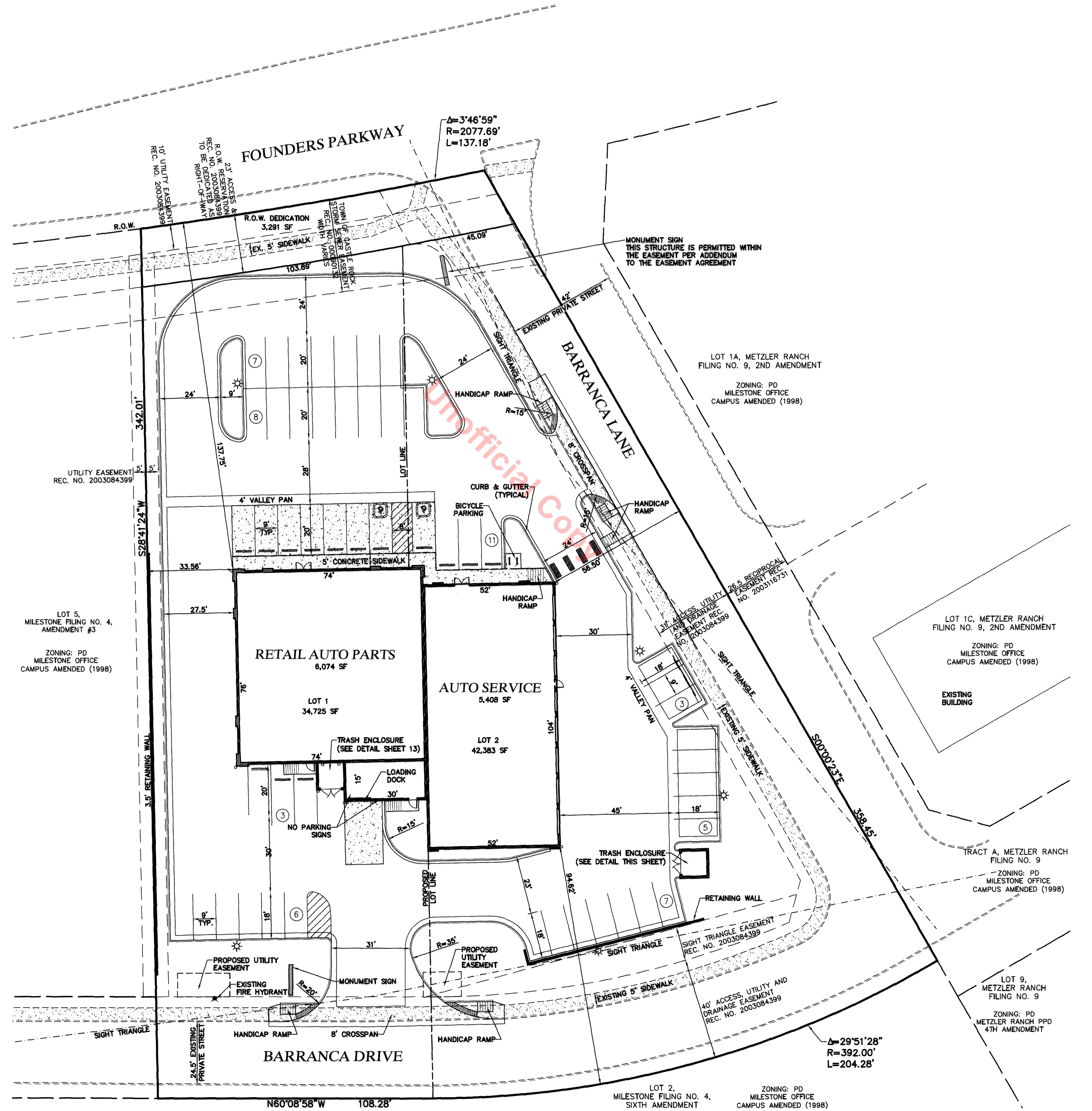
1 TRASH ENCLOSURE LAYOUT
SCALE: 3/16" = 1'-0"



2 TRASH ELEVATION (SIDE)
SCALE: 3/16" = 1'-0"



3 TRASH ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"



LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RETAINING WALL
- 1' SPILL CURB
- 2' CATCH CURB
- PARKING COUNT
- PROPOSED LIGHT POLE
- PROPOSED EASEMENT
- EXISTING EASEMENT

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION
Brian Krombein
 BRIAN KROMBEIN, P.E. DATE _____
 COLORADO NO. 34294
 FOR AND ON BEHALF OF
 JONES ENGINEERING ASSOCIATES, INC.



SITE PLAN
 FINAL PD SITE PLAN FOR
 LOTS 1 & 2, MILESTONE FLG. 4, 8TH AMD.
 TOWN PROJECT NO. FPD 11-0001
 J.E.A. JOB NO. 10085
 DATE: JUNE 16, 2011
 SHEET 2 OF 13

**JONES ENGINEERING
 ASSOC., INC.**

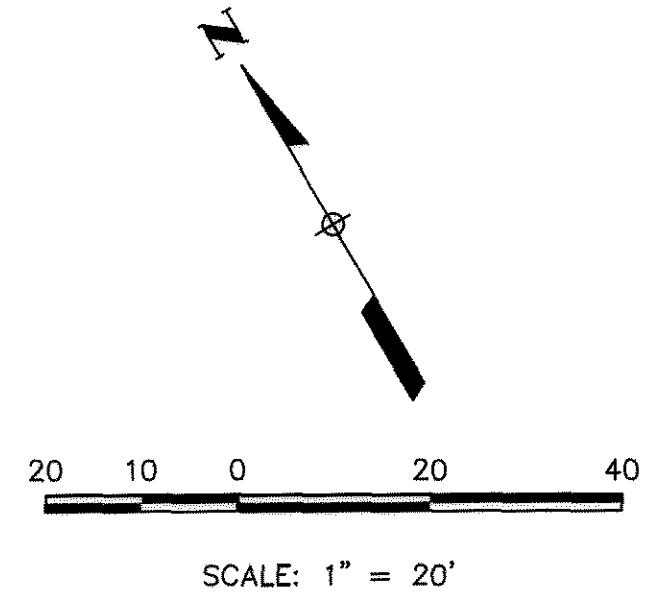
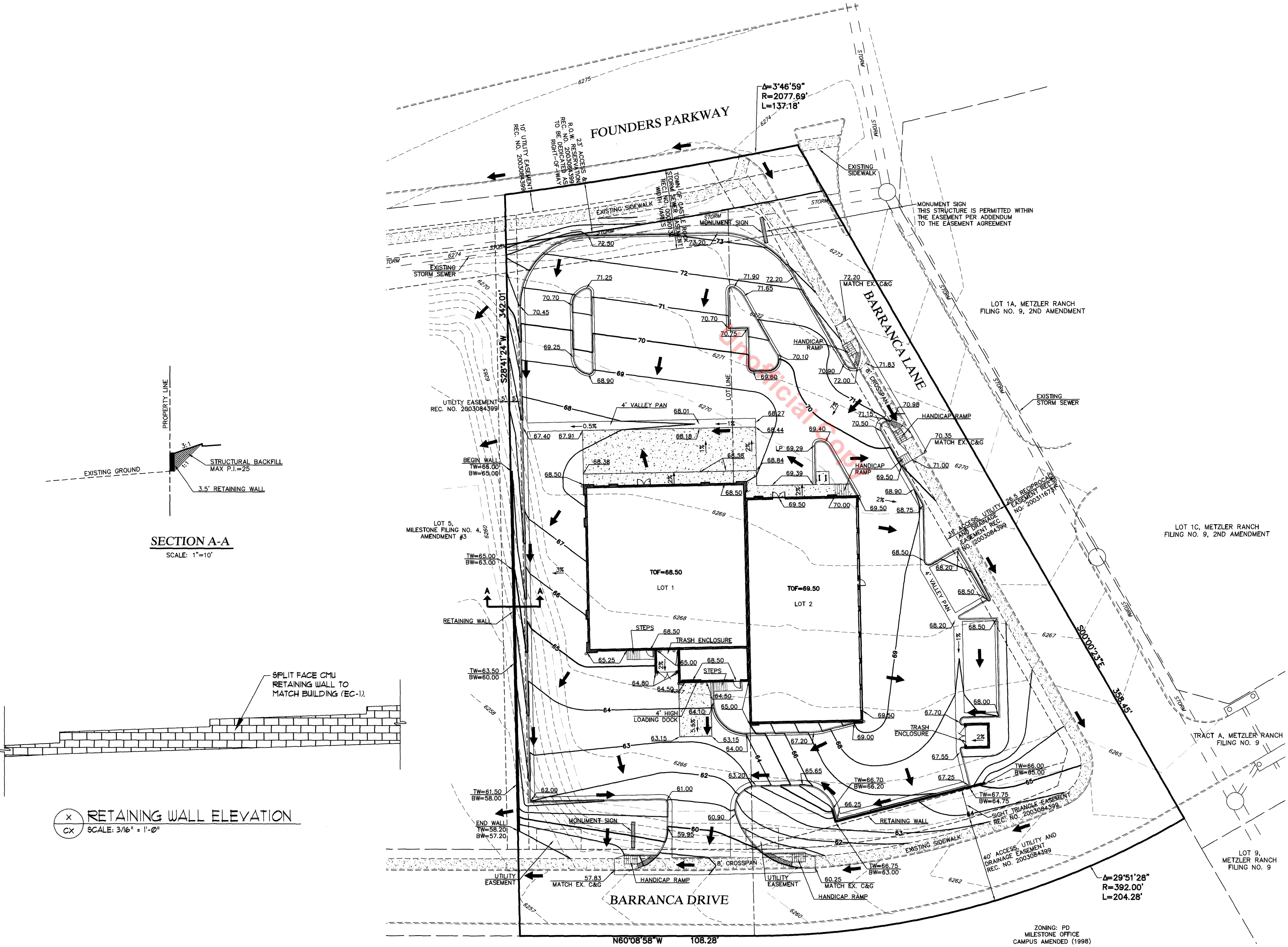
2120 W. Littleton Blvd., Suite 205
 Littleton, Colorado 80120
 Phone: 303-738-0283 Fax: 303-738-0285

FINAL PD SITE PLAN

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

GRADING PLAN



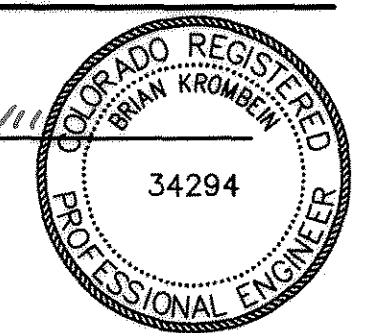
- LEGEND**
- EXISTING CONTOUR (1" INTERVAL)
 - EXISTING CONTOUR (5" INTERVAL)
 - PROPOSED CONTOUR
 - PROJECT BOUNDARY
 - DRAINAGE FLOW DIRECTION
 - EXISTING CURB & GUTTER
 - PROPOSED 2' CATCH CURB AND GUTTER
 - PROPOSED 1' SPILL CURB AND GUTTER
 - LIMITS OF RIGHT-OF-WAY

BENCHMARK:
DOUGLAS COUNTY BENCHMARK # 2010010, 3 1/4" ALUMINUM DISC STAMPED "DOUGLAS COUNTY GIS 2.010010 SECONDARY CONTROL MONUMENT", LOCATED +/- 25' NORTHERLY AND +/- 20' EASTERLY OF THE SW CORNER OF LOT 21, BLOCK 1 METZLER RANCH #1 (ALSO KNOWN AS THE STREET ADDRESS 1204 PURPLE SAGE LOOP). ELEVATION = 6365.059 FT (NAVD88).

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PREPARED UNDER MY SUPERVISION

 BRIAN KROMBEIN, P.E. DATE 6/17/11
 COLORADO NO. 34294
 FOR AND ON BEHALF OF JONES ENGINEERING ASSOCIATES, INC.

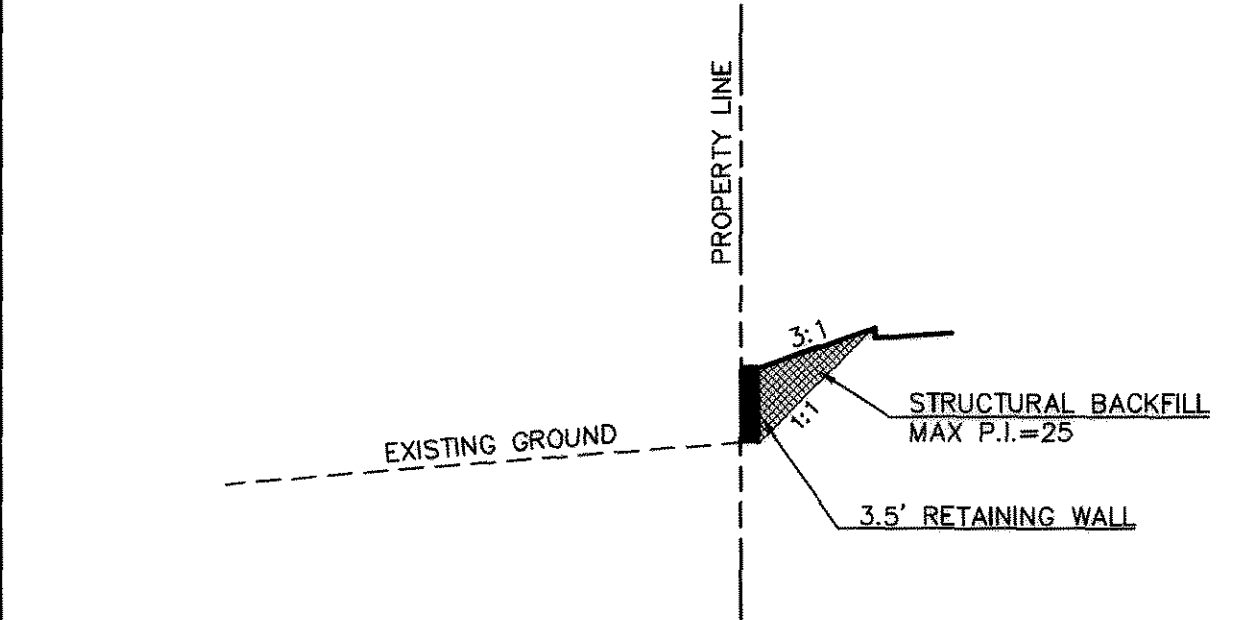


GRADING PLAN
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 TOWN PROJECT NO. FPD 11-0001
 J.E.A. JOB NO. 10085
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 SHEET 3 OF 13

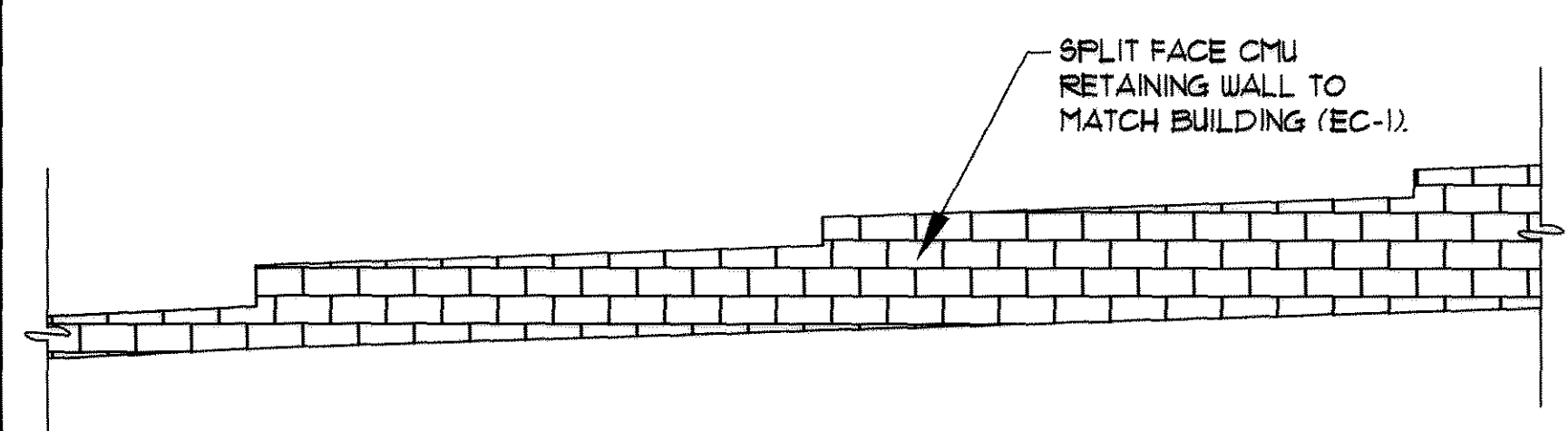
JONES ENGINEERING ASSOC., INC.

2120 W. Littleton Blvd., Suite 205
 Littleton, Colorado 80120
 Phone: 303-738-0283 Fax: 303-738-0285

SECTION A-A
SCALE: 1"=10'



RETAINING WALL ELEVATION
SCALE: 3/16" = 1'-0"

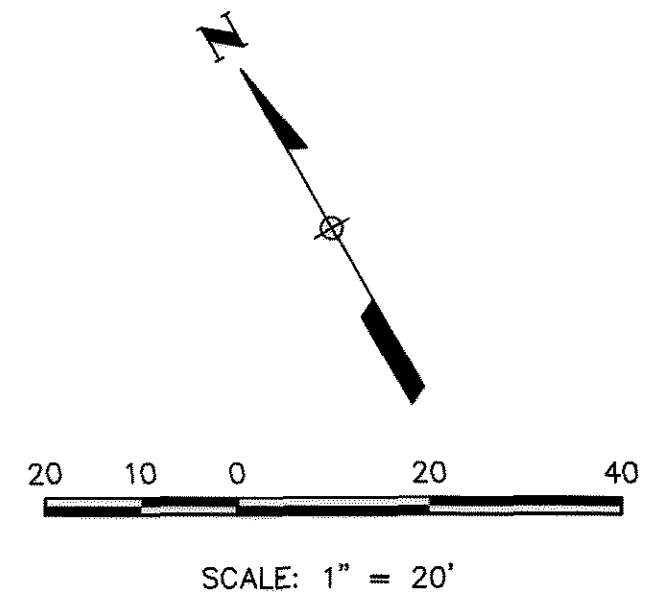
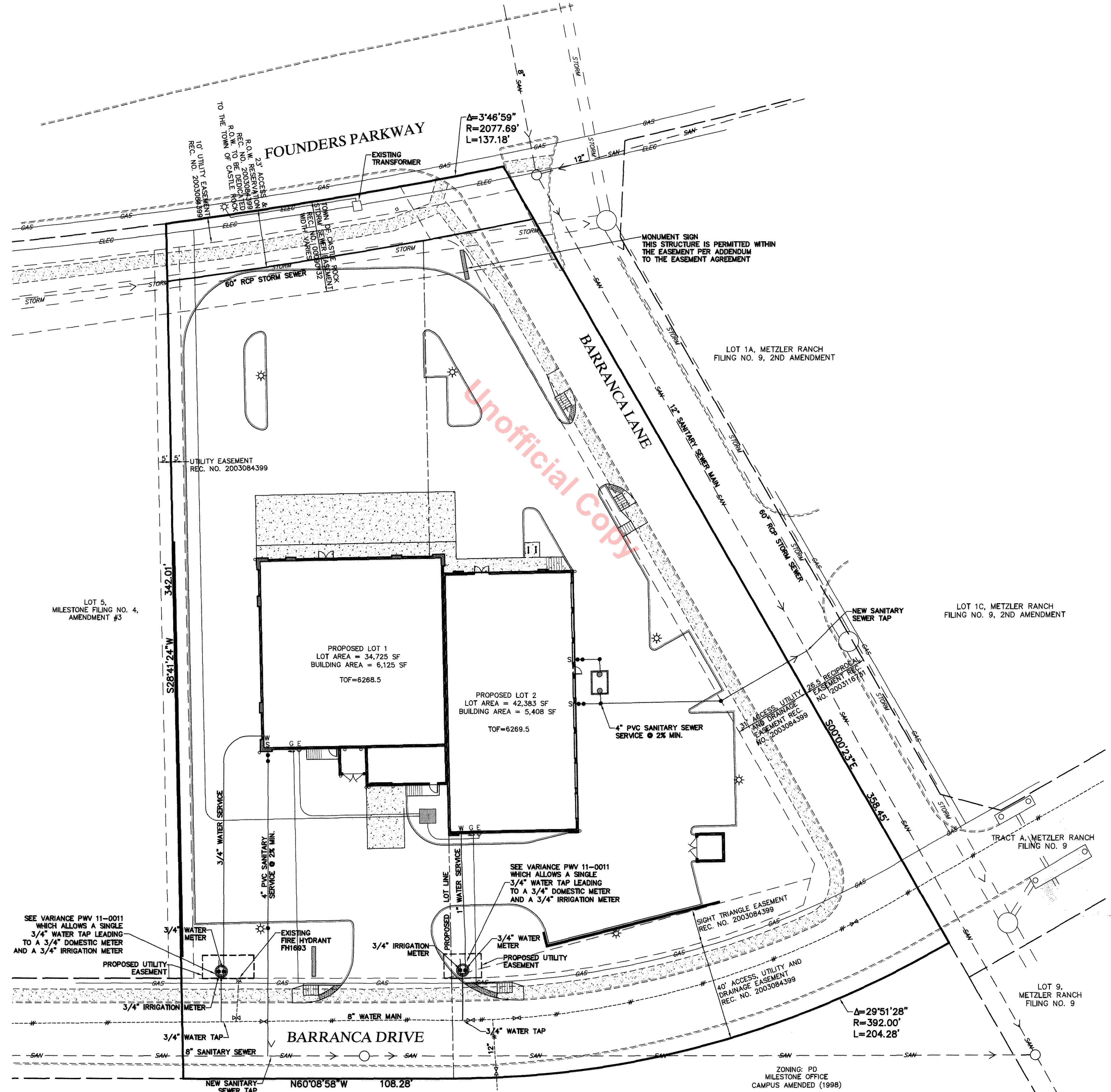


ZONING: PD
 MILESTONE OFFICE
 CAMPUS AMENDED (1998)

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OVERALL UTILITY PLAN



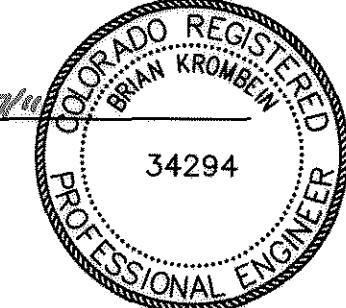
LEGEND

—	PROJECT BOUNDARY
W	PROPOSED WATER SERVICE
	PROPOSED WATER METER PIT AND CURB STOP
S	PROPOSED SANITARY SERVICE WITH CLEANOUT
OHU	EXISTING OVERHEAD UTILITY LINES
SAW	EXISTING SANITARY SEWER WITH MANHOLE
W	EXISTING WATERLINE
GAS	EXISTING GAS PIPE
*	EXISTING LIGHT POLE
*	PROPOSED LIGHT POLE
	EXISTING FIRE HYDRANT
STORM	EXISTING STORM SEWER
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT

NOTES

1. THIS SITE IS IN THE TOWN'S METZLER SOUTH BLUE WATER PRESSURE ZONE.

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION
 BRIAN KROMBEIN, P.E. DATE 34294
 FOR AND ON BEHALF OF JONES ENGINEERING ASSOCIATES, INC.



OVERALL UTILITY PLAN
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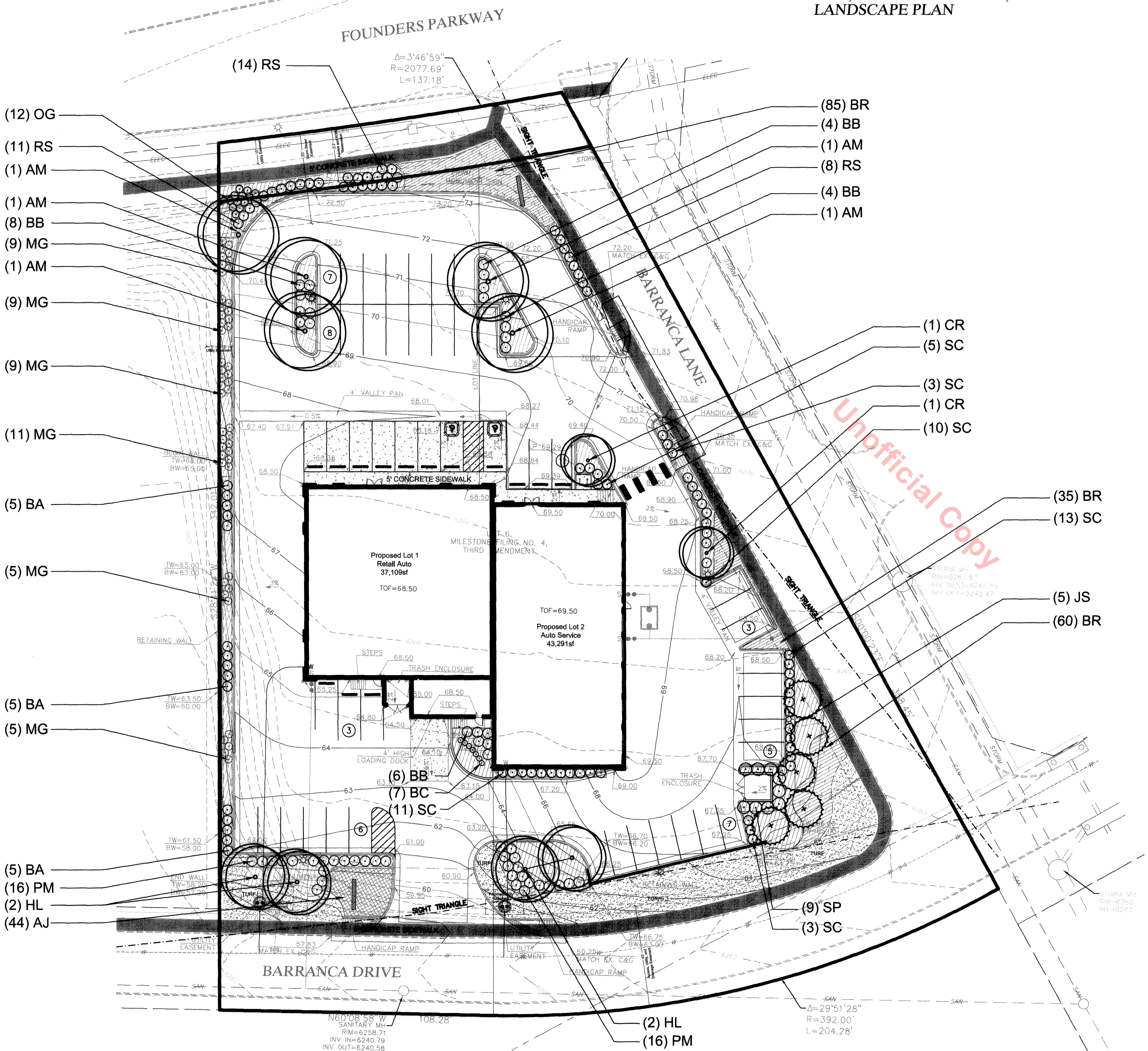
**JONES ENGINEERING
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
LANDSCAPE PLAN



Commercial Landscape Site Inventory Lot 1

Town of Castle Rock Registered Professional David Brehm
Town of Castle Rock Registration # 1102 State of Colorado License Landscape Architect # 621
Company Name Plan West Address 6130 Greenwood Plaza Blvd Ste. 110, Greenwood Village, CO 80111
Phone (303) 741-1411 Email dbrehm@planwest.com Date 04/21/11

Gross Site Area	Landscape Area	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
37,100sf	4,417sf	Buffalo - 905sf	565sf	3	5	10	132	3 cu yd/1000sf	Yes No**
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
14,101sf	279	31	85	1	11'	2	2	4	8

Commercial Landscape Site Inventory Lot 2

Town of Castle Rock Registered Professional David Brehm
Town of Castle Rock Registration # 1102 State of Colorado License Landscape Architect # 621
Company Name Plan West Address 6130 Greenwood Plaza Blvd Ste. 110, Greenwood Village, CO 80111
Phone (303) 741-1411 Email dbrehm@planwest.com Date 04/21/11

Gross Site Area	Landscape Area	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
43,291sf	6,830sf	Buffalo - 2,215sf	720sf	8	11	16	219	3 cu yd/1000sf	Yes No**
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
8,426sf	471sf	19	115sf	1	6'	3	3	4	14

** SEE VARIANCE PW11-0011 WHICH ALLOWS A SINGLE 3/4" WATER TAP LEADING TO A 3/4" DOMESTIC METER AND A 3/4" IRRIGATION METER

Lots 1 and 2, Milestone Filing No. 4
Plant Schedule - Prepared by Plan West, Inc.
4/21/2011

Key	Quantity	Botanical Name	Common Name	Size	Height	Spread	Comments
Deciduous Trees:							
AM	5	<i>Acer x freemanii 'Jefferson'</i>	Autumn Blaze Maple	2.5" Cal	40'	30'	Excellent orange-red color
HL	4	<i>Gleditsia tricanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	2.5" Cal	40'	25'	Xeric, thornless, sturdy trunk
CR	2	<i>Malus x 'Spring Snow'</i>	Spring Snow Crabapple	2.5" Cal	25'	15'	Hardy, white blossoms, no fruit
Evergreen Trees:							
JS	5	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	8" Ht.	20'	15'	Nice pyramidal form, good screen
Deciduous Shrubs:							
RS	33	<i>Perovskia artemisiifolia</i>	Russian Sage	5 Gal.	4'	4'	Xeric, good border plant
Evergreen Shrubs:							
PM	32	<i>Arctostaphylos x coloradensis 'Chieftain'</i>	Chieftain Manzanita	5 Gal	3'	8'	Xeric, lush green shrub
BC	7	<i>Buddleia 'Blue Chip'</i>	Blue Chip Butterfly Bush	5 Gal	3'	2'	Continual blooms
SC	45	<i>C. divaricata</i>	Shrub Cotoneaster	5 Gal	6'	4'	Xeric, pink blooms in the spring
BB	22	<i>Euonymus alatus 'Compacta'</i>	Dwarf Burning Bush	5 Gal	5'	4'	Good hedge shrub
BR	180	<i>Juniperus horizontalis 'Wiltonii'</i>	Blue Rug Juniper	5 Gal	6"	4"	Xeric, thick mat groundcover
OG	12	<i>Juniperus x media 'Old Gold'</i>	Old Gold Juniper	5 Gal	3'	4'	Xeric, golden foliage
AJ	44	<i>Juniperus sabinia 'Arcadia'</i>	Arcadia Juniper	5 Gal	2'	4'	Xeric, bright green foliage
SP	9	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper	5 Gal	15'	5'	Xeric, good for screening
Grasses:							
BA	15	<i>Helictotrichon sempervirens</i>	Blue Avena Grass	1 Gal	3'	3'	Xeric, clump form mounds
MG	48	<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	5 Gal	5'	3-4'	Low water, white flowers
Turf:	3,120sf	<i>Bouteloua dactyloides</i>	Buffalo Grass				Sod
Mulch:	5,450sf		Organic Wood and Bark Blend				Mulch

KEY

- MULCH
- TURF
- ARCADIA JUNIPER
- BLUE RUG JUNIPER
- LIGHT POLE

David Brehm
State of Colorado License Number 671
Town of Castle Rock
Registered Landscape Design Professional
#1107 David Brehm

LANDSCAPE PLAN
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4, 8TH AMD.
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: MAY 10, 2011
SHEET 5 OF 13

North

Scale 1" = 20'

PLANNERS, LANDSCAPE ARCHITECTS
ENTITLEMENT MANAGERS

PLAN WEST INC
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
tel: (303) 741-1411
fax: (303) 741-1492

JONES ENGINEERING
ASSOC., INC.

2120 W. Littleton Blvd., Suite 205
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Phone: 303-738-0283 Fax: 303-738-0285

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FINAL PD SITE PLAN

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

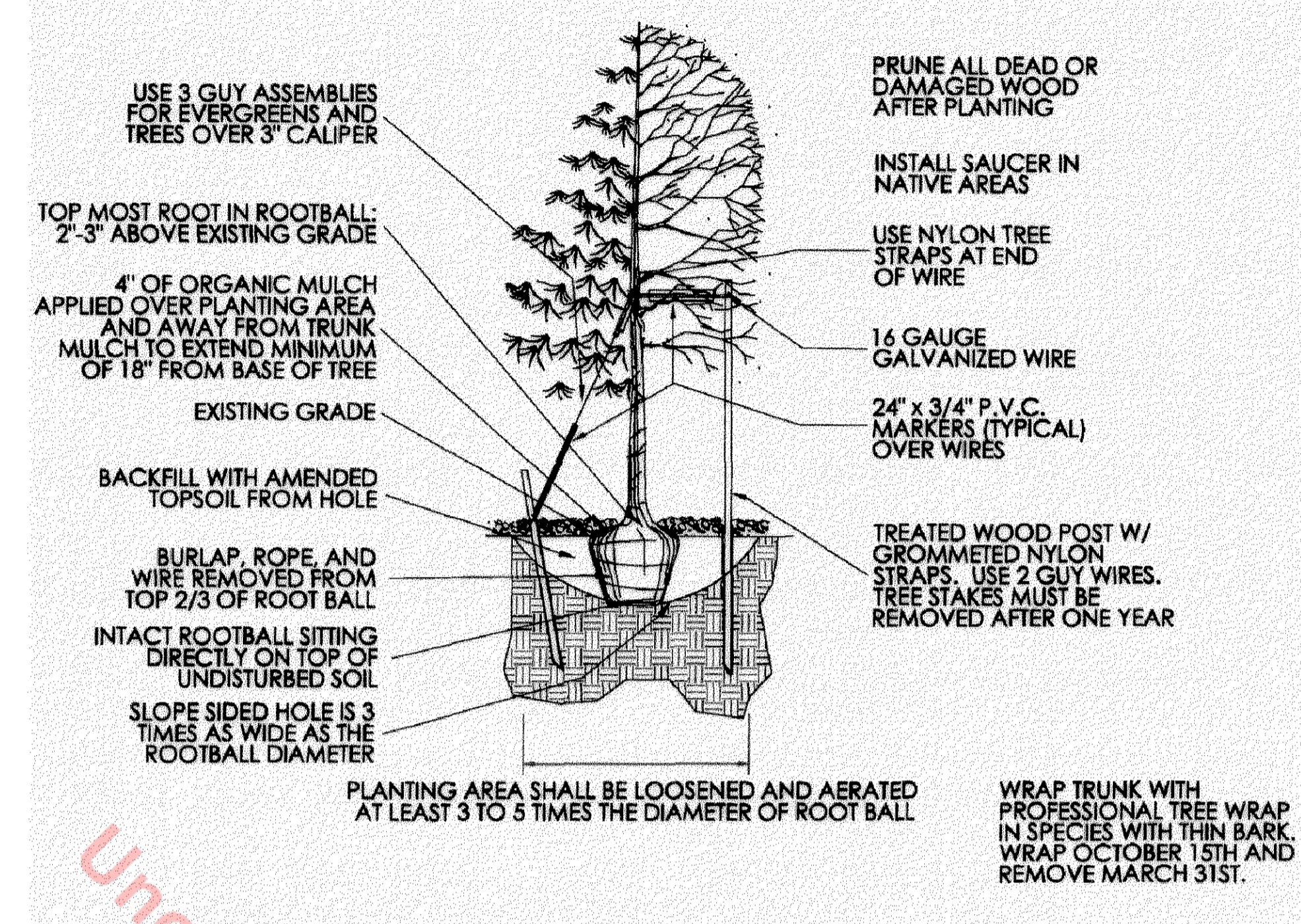
LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LANDSCAPE DETAILS

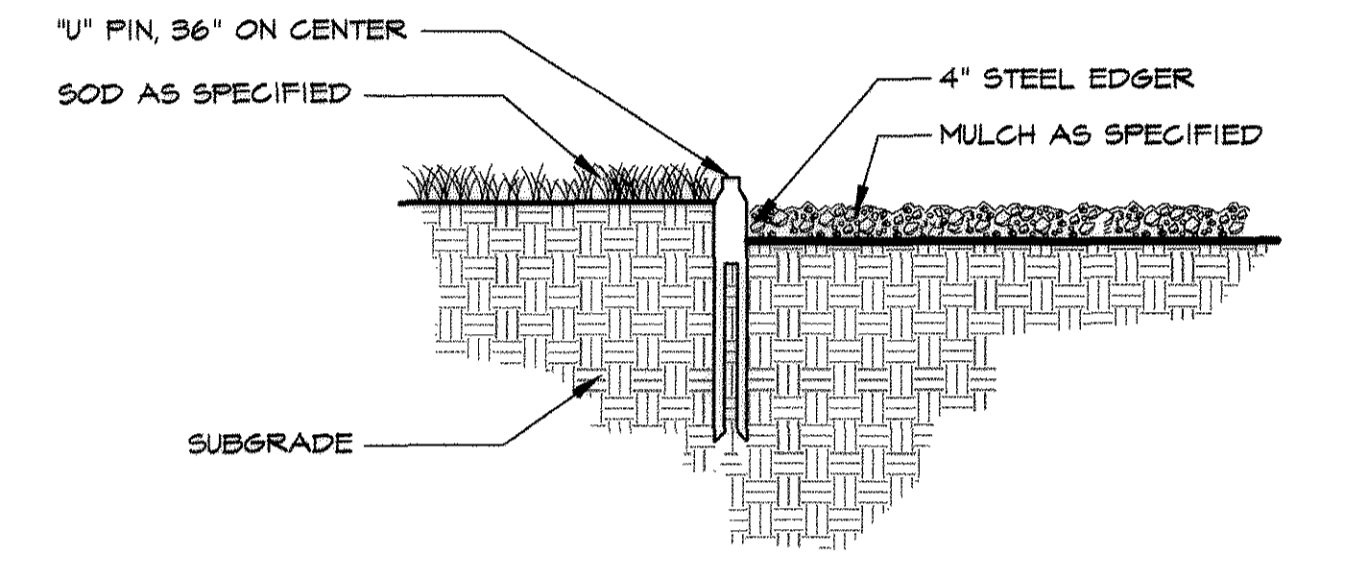
LANDSCAPE NOTES

1. THE REPRODUCTION OF ANY INFORMATION GENERATED BY ENGINEERS AND ARCHITECTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND EASE OF REFERENCE ONLY. INCLUSION OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY PLAN WEST, INC. AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.
2. VERIFY FIELD CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. PROVIDE A STAKED LAYOUT OF NEW SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PLANTING LAYOUT, BED LINES, CONCRETE FLATWORK, PLAYGROUNDS, ENTRY MONUMENTATION, LANDSCAPE WALLS, CONCRETE CURBS, AND TURF AREAS FOR APPROVAL PRIOR TO BEGINNING WORK.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987.
4. PLANT MATERIAL QUALITY SHALL COMPLY WITH THE CURRENT A.N.A. STANDARDS FOR NURSERY STOCK. PLANT MATERIAL SHALL MEET OR EXCEED THE SIZES SPECIFIED. ALL TREES SHALL HAVE WELL BRANCHED TOPS WITH STRAIGHT, WELL DEVELOPED SINGLE LEADERS UNLESS OTHERWISE SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE ARCHITECT (PLAN WEST, INC.) RESERVES THE RIGHT TO REFUSE PLANT MATERIAL OF IMPROPER QUALITY.
5. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 3 CUBIC YARDS/1000 SQ FEET. ACCEPTABLE ORGANIC MATTERS INCLUDE AGED COMPOST, WOOD HUMUS FROM SOFT/NON-TOXIC TREES, SPHAGNUM MOSS, OR AGED/TREATED (MINIMUM TWO YEARS AGED) MANURES.
6. PLANT MATERIAL WITHIN THE SIGHT TRIANGLES WILL HAVE A MATURE HEIGHT OF 30" OR LESS ABOVE THE ELEVATION OF THE FLOWLINE.
7. CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT, PROVIDE FOR PROTECTION OF ALL UTILITIES, PRIVATE OR PUBLIC PROPERTY, PUBLIC SAFETY, AND EXISTING SITE IMPROVEMENTS FOR THE DURATION OF THE CONTRACT AND COSTS TO THE OWNER. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND ORDERLY AND DISPOSE OF WASTE AND DEBRIS AT AN APPROVED LOCATION OFF-SITE DAILY DURING CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE.
8. LANDSCAPING SHALL BE WARRANTED FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. WARRANTY SHALL INCLUDE, BUT NOT BE LIMITED TO:

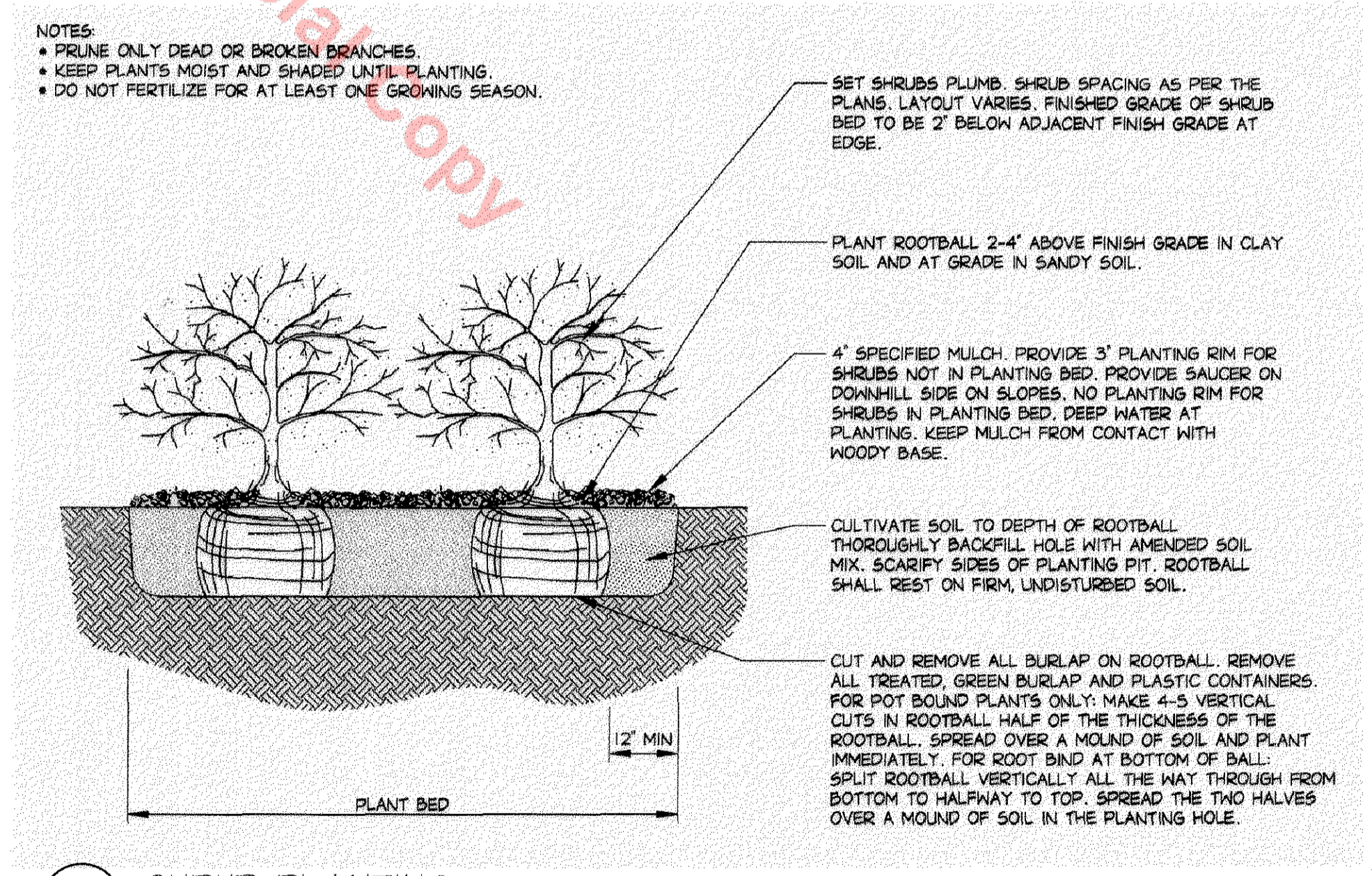
PLANT MATERIAL:
TREES, SHRUBS, AND GROUNDCOVERS SHALL BE WARRANTED AGAINST DEATH OR UNSATISFACTORY GROWTH. PLANTS SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER DURING THE WARRANTY PERIOD. ANY AREAS DAMAGED BY REPLACEMENT SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE. WARRANTY PERIOD TO BE EXTENDED AT THIS TIME. THE WARRANTY SHALL ALSO INCLUDE ALL EQUIPMENT AND WORKMANSHIP FOR THE IRRIGATION SYSTEM.
9. ORGANIC MULCHES SHALL BE APPLIED AT A LEVEL OF ONE CUBIC YARD PER 80 SQUARE FOOT AREA AT A DEPTH OF 4". DEPENDENT ON SPECIFIC APPLICATION AND SITE CHARACTERISTICS, APPLY MULCH TO BARE SOIL WITH AN EDGING AROUND THE AREA. THE EDGING SHOULD BE ROLLED, OR AT A MINIMUM, CAPPED.
10. CONTRACTOR SHALL CONSTRUCT PROJECT AS ILLUSTRATED IN CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES.
11. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDE OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOTBALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOTBALL AND BOTTOM OF THE ROOTBALL. THE PLANTING AREA SHALL BE LOOSEMED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON-SITE SOIL.
12. TREES SHALL BE PLANTED WITH TOP MOST ROOT IN THE ROOTBALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE, THIS INCLUDES TREES THAT ARE SET ON SLOPES, SET ROOTBALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER ROOTBALL WITH SOIL.
13. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE SET IN HOLE. REMOVE BASKET COMPLETELY. REMOVE ALL NYLON TIES, TWINE, ROPE, AND BURLAP AS MUCH AS POSSIBLE. REMOVE UNNECESSARY PACKING MATERIAL.
14. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
15. STAKING AND GUYING OF TREES IS REQUIRED IN THE TOWN OF CASTLE ROCK. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE NECESSARY TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED BY 1 YEAR OR LESS OF PLANTING DATE.
16. TREE WRAP IS TO BE USED ON ALL THIN BARKED TREES IN THE FALL. (AM,HL,CR).
17. PLANT SPECIES AND LOCATION SHOULD FOLLOW APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST RECEIVE APPROVAL FROM THE TOWN OF CASTLE ROCK.
18. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AD LANDSCAPING.
19. ALL UTILITY AND DRAINAGE EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
20. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DILINEATED ON THE PLAN.
21. NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
22. THE LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.



A TREE PLANTING/ GUYING DETAIL Not To Scale



C STEEL EDGER DETAIL Not To Scale



B SHRUB PLANTING Not To Scale

- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

D. Appel
6.20.11

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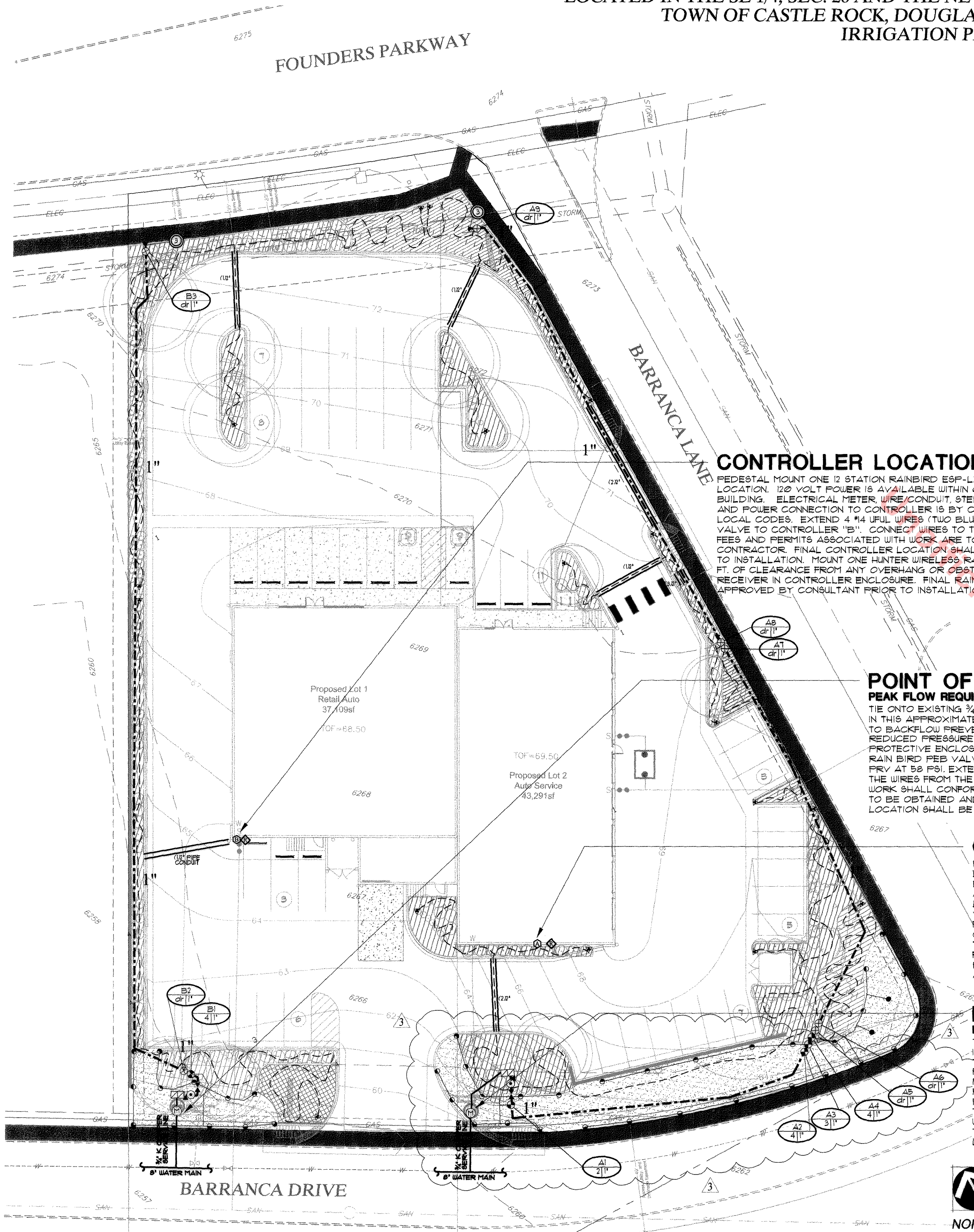
LANDSCAPE DETAILS
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4, 8TH AMD.
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: MAY 10, 2011
SHEET 6 OF 13

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2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

FINAL PD SITE PLAN LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
IRRIGATION PLAN



CONTROLLER LOCATION 'B'
PEDESTAL MOUNT ONE 12 STATION RAINBIRD ESP-LXM CONTROLLER, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 60 LF. OF CONTROLLER LOCATION FROM BUILDING. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND 4 #14 UFIL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO CONTROLLER 'B'. 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 RAIN SENSOR ON WALL WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL RAIN SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

POINT OF CONNECTION #2 - 3/4"
PEAK FLOW REQUIREMENT: 4 GPM. REQUIRED STATIC PRESSURE: 67 PSI
TIE ONTO EXISTING 3/4" COPPER STUB-OUT DOWNSTREAM OF 3/4" WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 3/4" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 1" RAIN BIRD FEB VALVE AS A MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. SET PRV AT 50 PSI. EXTEND 4 UFIL#14 WIRE (TWO ORANGE AND TWO YELLOW) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER 'B'. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

CONTROLLER LOCATION 'A'
PEDESTAL MOUNT ONE 12 STATION RAINBIRD ESP-LXM CONTROLLER, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 60 LF. OF CONTROLLER LOCATION FROM BUILDING. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND 4 #14 UFIL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO CONTROLLER 'A'. 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 RAIN SENSOR ON WALL WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL RAIN SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

POINT OF CONNECTION #1 - 3/4"
PEAK FLOW REQUIREMENT: 4 GPM. REQUIRED STATIC PRESSURE: 73 PSI
TIE ONTO EXISTING 3/4" COPPER STUB-OUT DOWNSTREAM OF 3/4" WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 3/4" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 1" RAIN BIRD FEB VALVE AS A MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. SET PRV AT 64 PSI. EXTEND 4 UFIL#14 WIRE (TWO ORANGE AND TWO YELLOW) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN CONTROLLER 'B'. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

Irrigation Schedule				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PROS-06-FRS40-CV WITH MPI000 NOZZLE	POP-UP ROTARY SPRAY HEAD	1
	RAIN BIRD	FEB SERIES	ELECTRIC CONTROL VALVE	2
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	3
		LINE SIZE	GATE VALVE	4
	MATCO	201X	MANUAL DRAIN VALVE	5
	RAIN BIRD	FEB SERIES	MASTER CONTROL VALVE	6
	RAIN BIRD	ESP-LXM-ETM-LXM	ELECTRIC CONTROLLER	7
	HUNTER	MINI-CLIK WIRELESS	RAIN SHUT-OFF DEVICE	8
	FEBCO	825YA WITH WATTS 223HP PRV	BACKFLOW PREVENTER	9
	STRONG BOX	SBBC-30AL	BACKFLOW PREVENTER ENCLOSURE	10
		CLASS 200 BE	PVC MAINLINE	11
		CLASS 200 BE (1" MIN)	PVC LATERAL	11
		CLASS 160	PVC SLEEVING	
		CLASS 200 BE - 1"	PVC LATERAL	11
	IRRITROL	DURA-POL	POLY DRIP TUBING - 3/4" MIN. WIDTH	14
	RAIN BIRD	XCZ-100	DRIFT VALVE ASSEMBLY	12.413
		*	DRIFT LINE BLOW-OUT STUB	15
	RAIN BIRD	XERI-BUG	DRIFT EMITTERS	14.416
		(BY CIVIL)	WATER METER	UT2000-01
			CONTROLLER 1 STATION NO.	
			CONTROL VALVE SIZE	
			NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES	

811

REVIEW
NOT FOR
CONSTRUCTION

Know what's below.
Call before you dig.

REFER TO SHEET	
7	IRRIGATION PLANS
7	IRRIGATION SCHEDULE
8	IRRIGATION NOTES
8-10	IRRIGATION DETAILS
11	IRRIGATION CHARTS

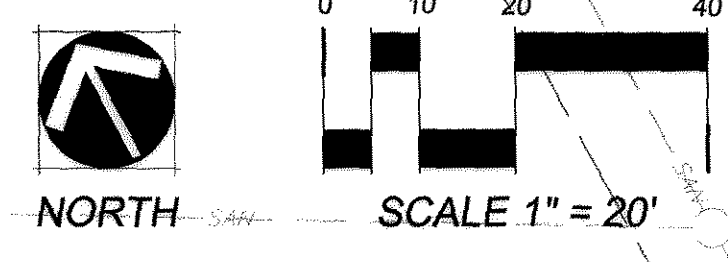
Registered Landscape Professional/Irrigation Designer:
Israel Clark #9029

HydroSystems-KDI, Inc. Irrigation Consulting

880 Tabor Street, Suite 200
Littleton, Colorado 80120
303-980-5324
303-980-5384 (fax)

Registered Landscape Design Professional
#1107 David Brehm

IRRIGATION PLAN
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: JUNE 1, 2011
SHEET 7 OF 12



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PLANNERS, LANDSCAPE ARCHITECTS
ENTITLEMENT MANAGERS

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IRRIGATION PLAN & SCHEDULE

JONES ENGINEERING ASSOC., INC.

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Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

FINAL PD SITE PLAN

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

IRRIGATION DETAILS

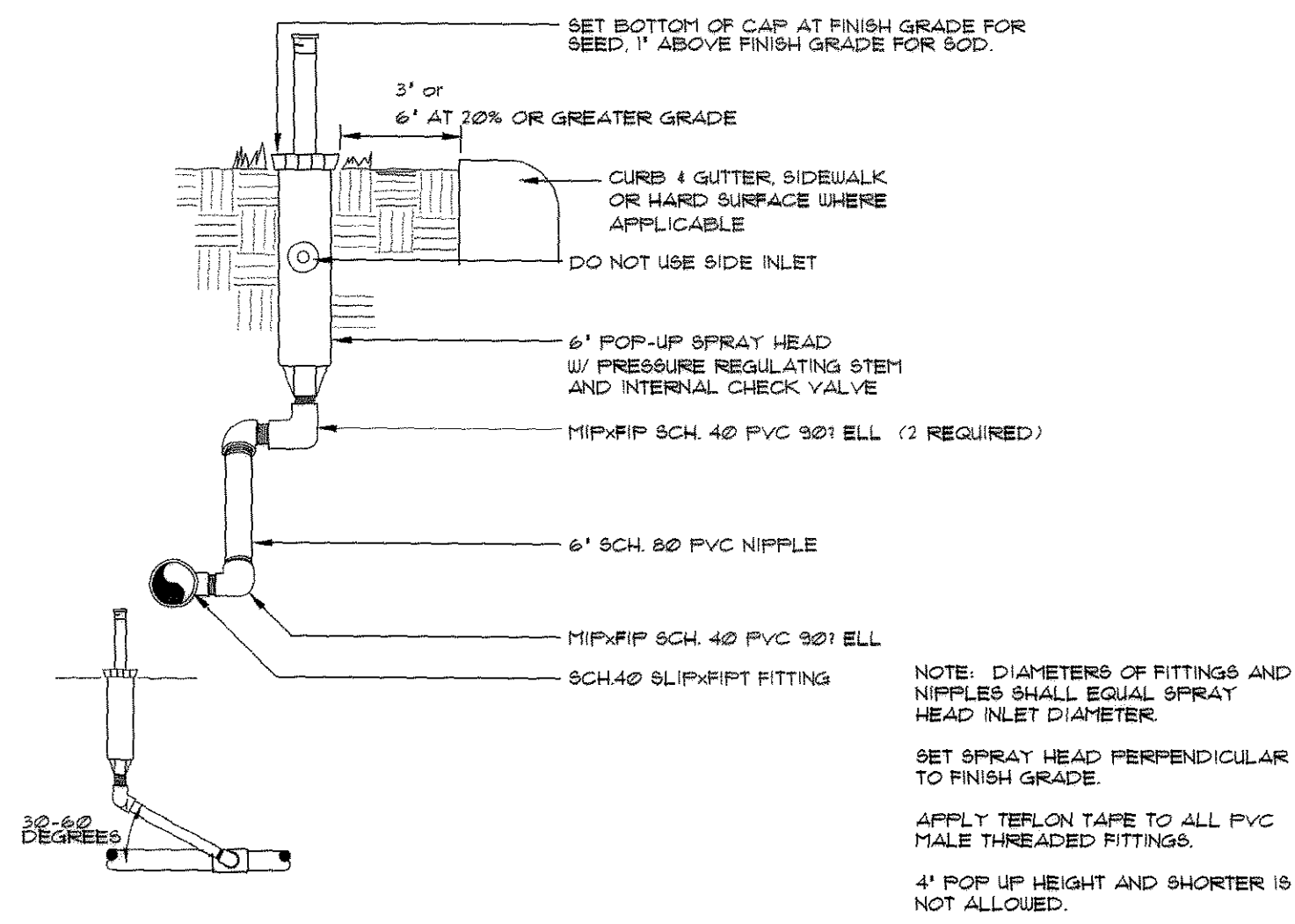
IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY PLAN WEST. 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 PROJECT ENGINEER AND CONFIRMED THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE AS SEEN BELOW. 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 REQUIRED MINIMUM STATIC PRESSURES AS SEEN BELOW. THE TOWN OF CASTLE ROCK PROVIDES A MINIMUM OF 43PSI.

TAP #	TAP SIZE	STATIC PRESSURE	REQUIRED PRESSURE
1	3/4"	75 PSI	73 PSI
2	3/4"	75 PSI	67 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.

BUFFALO GRASS	0.74" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.60" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - 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.
- 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 UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING.

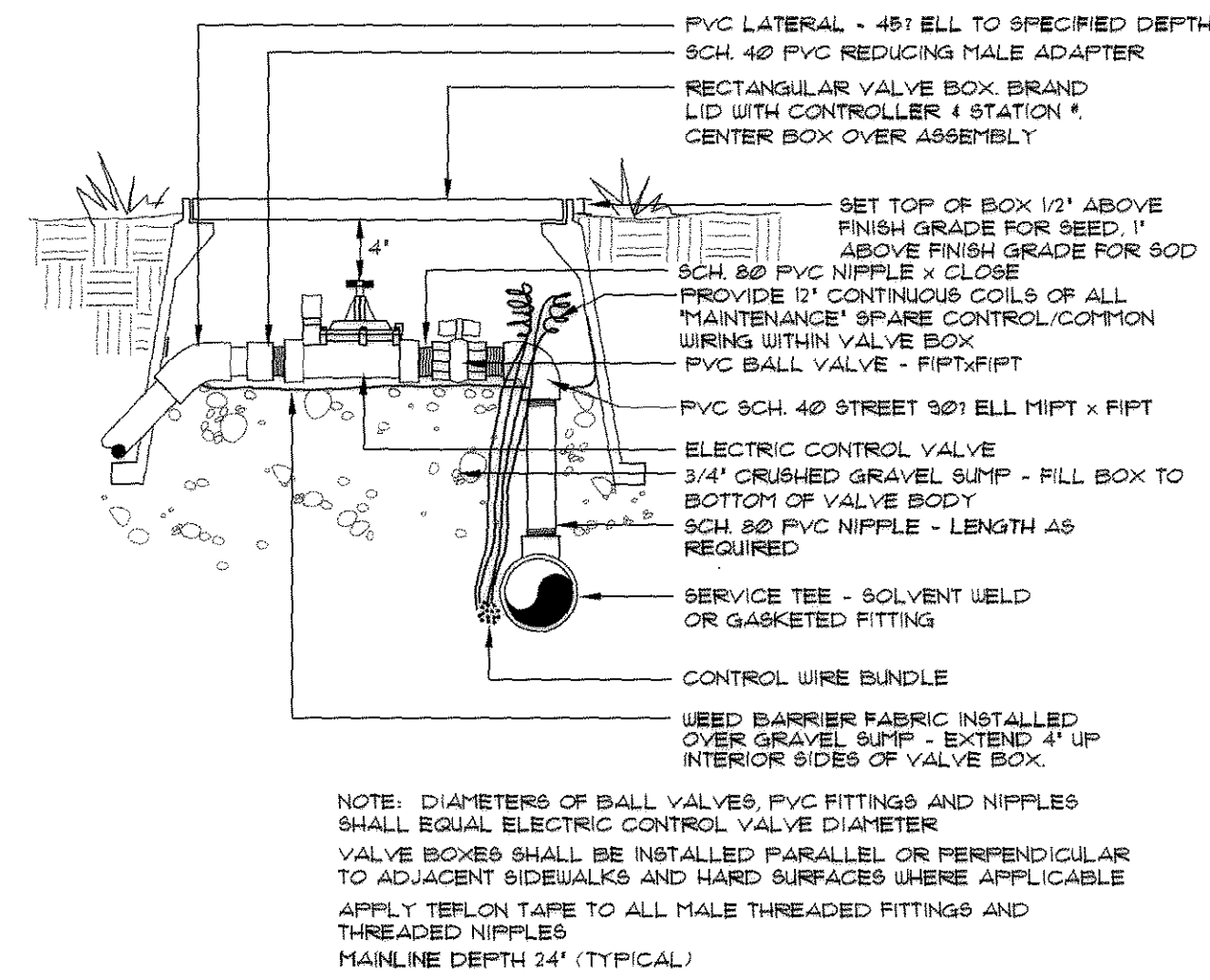
SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1/4" PIPING	2" PVC (1)
1/2" - 2" PIPING	4" PVC (1)
1-50 CONTROL WIRES	3" PVC (1)
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 13" TO 15". INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 11" TO 12". INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 10". VARIABLE 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 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. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 3/4" MINIMUM 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 WINTERIZATION TEE.



POP-UP SPRAY HEAD

CR Detail #1-4

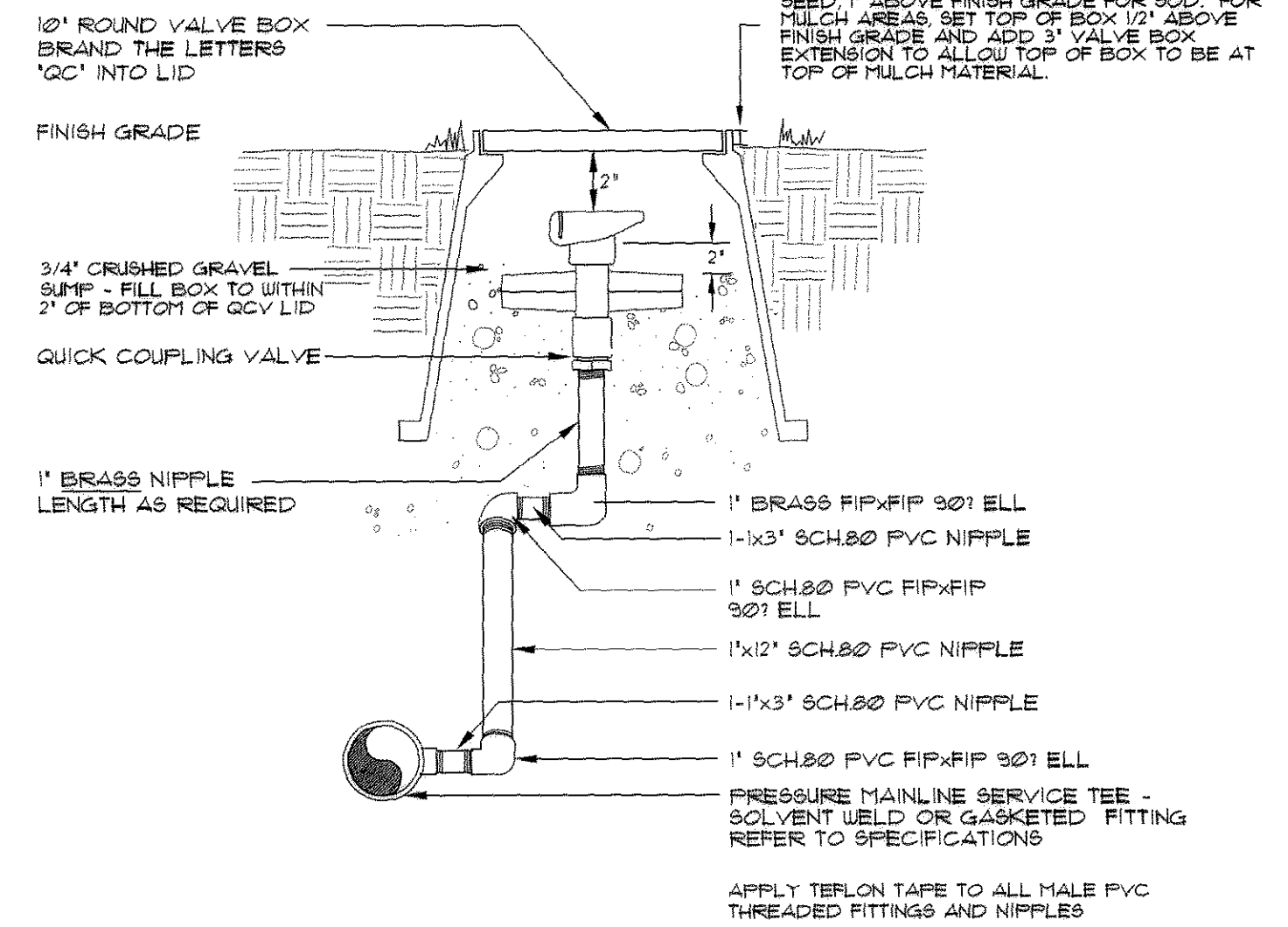
1



ELECTRIC CONTROL VALVE

CR Detail #1-16

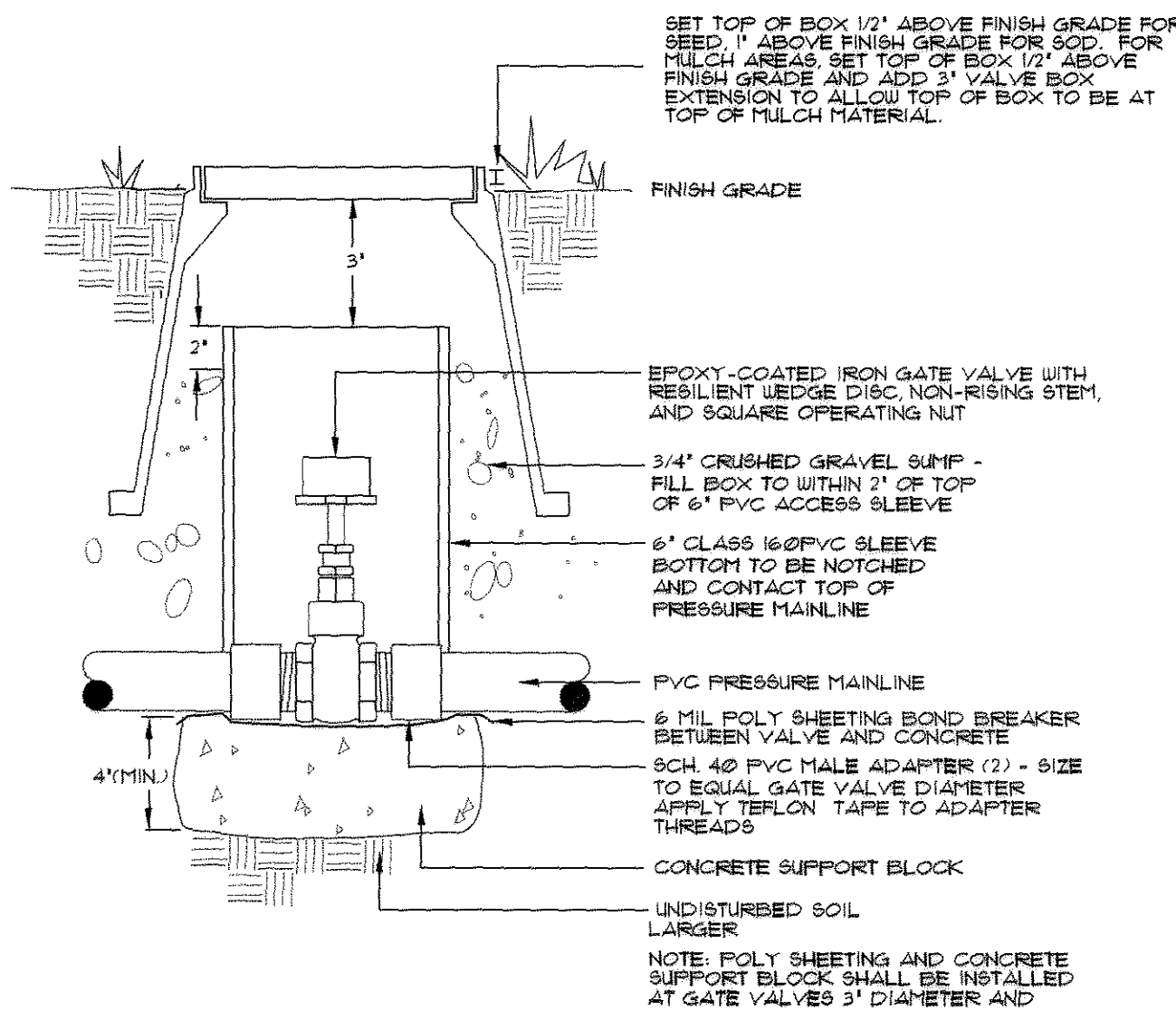
2



QUICK COUPLING VALVE

CR Detail #1-6

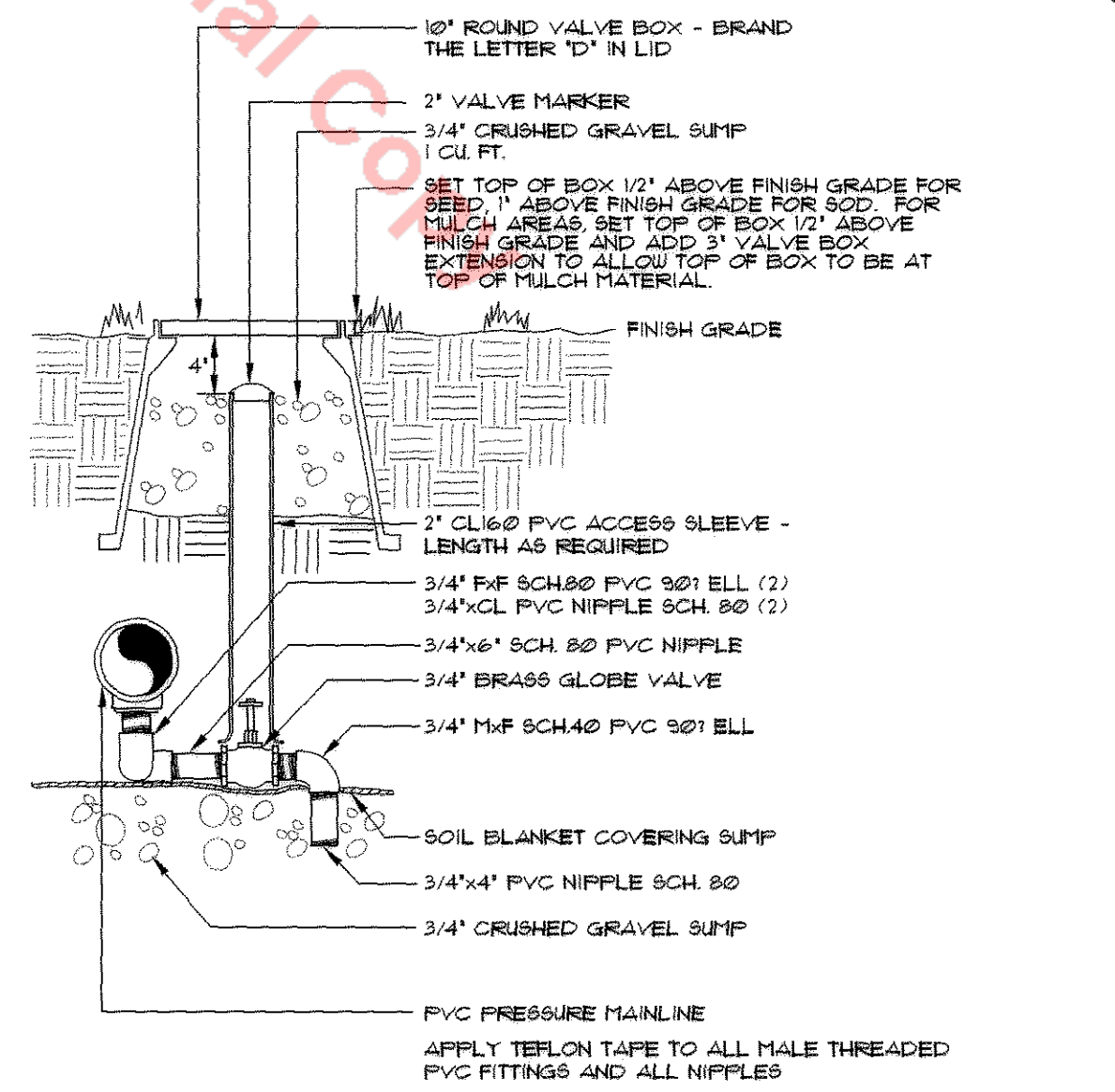
3



GATE VALVE

CR Detail #1-7

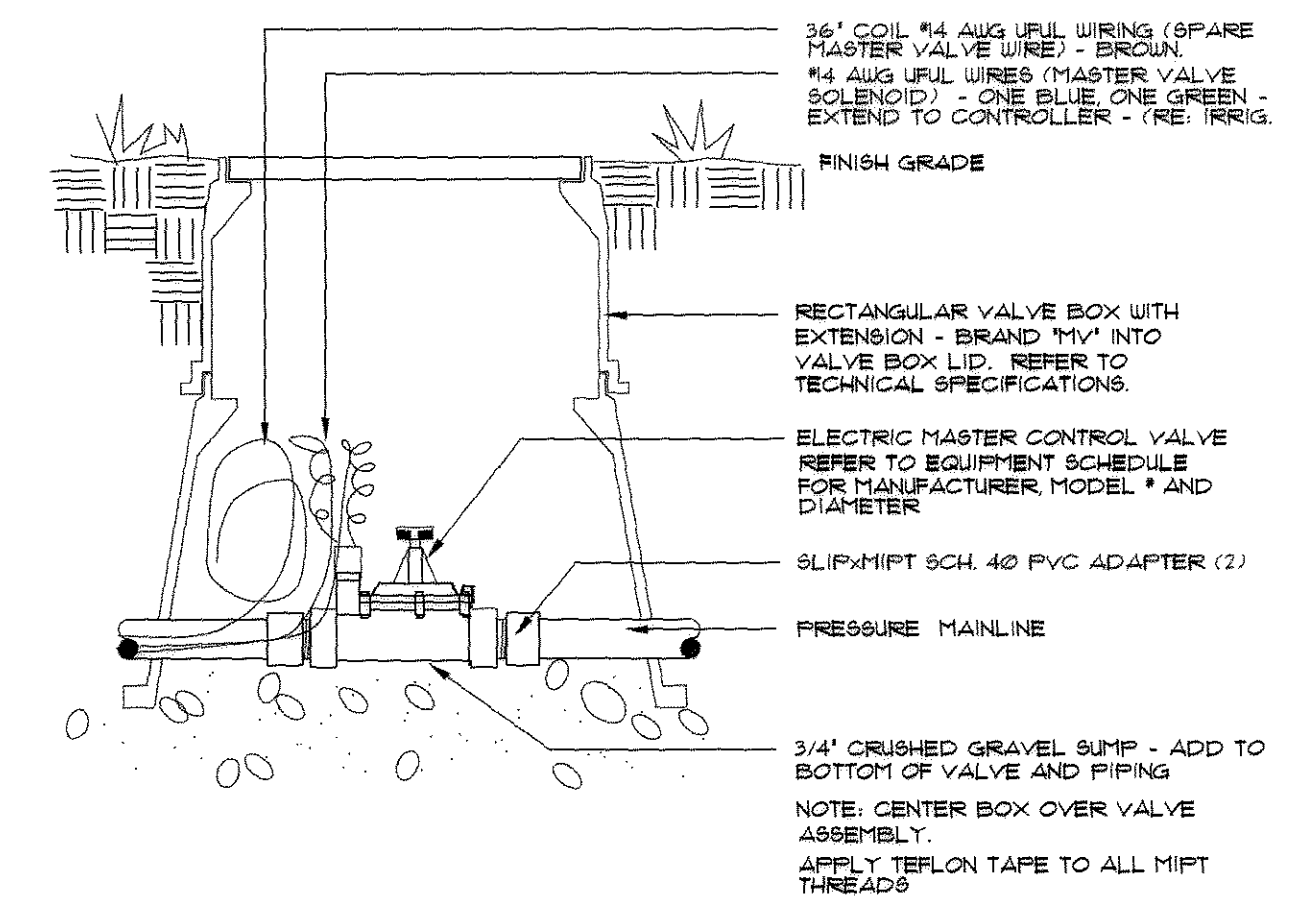
4



MANUAL DRAIN VALVE

CR Detail #1-5

5



MASTER VALVE

CR Detail #1-8

6



REFER TO SHEET

- 7 IRRIGATION PLANS
- 7 IRRIGATION SCHEDULE
- 8 IRRIGATION NOTES
- 8-10 IRRIGATION DETAILS
- 11 IRRIGATION CHARTS

Registered Landscape Professional/Irrigation Designer
Israel Clark #9029

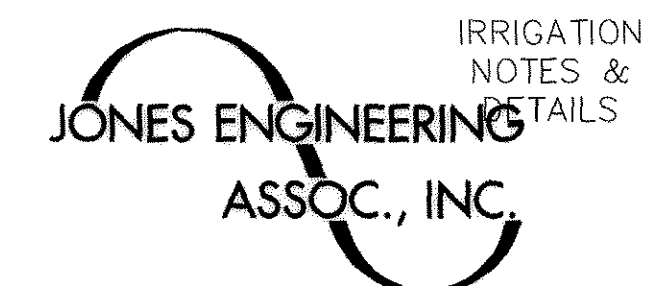
HydroSystems-KDI, Inc. Irrigation Consulting
890 Taber Street, Suite 200
Littleton, Colorado 80120
303-480-5227
303-480-5227
303-480-5284 (fax)

Registered Landscape Design Professional
#1107 David Brehm

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Fax: (303) 741-1482

IRRIGATION DETAILS
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: JUNE 1, 2011
SHEET 8 OF 12



IRRIGATION NOTES & DETAILS

2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

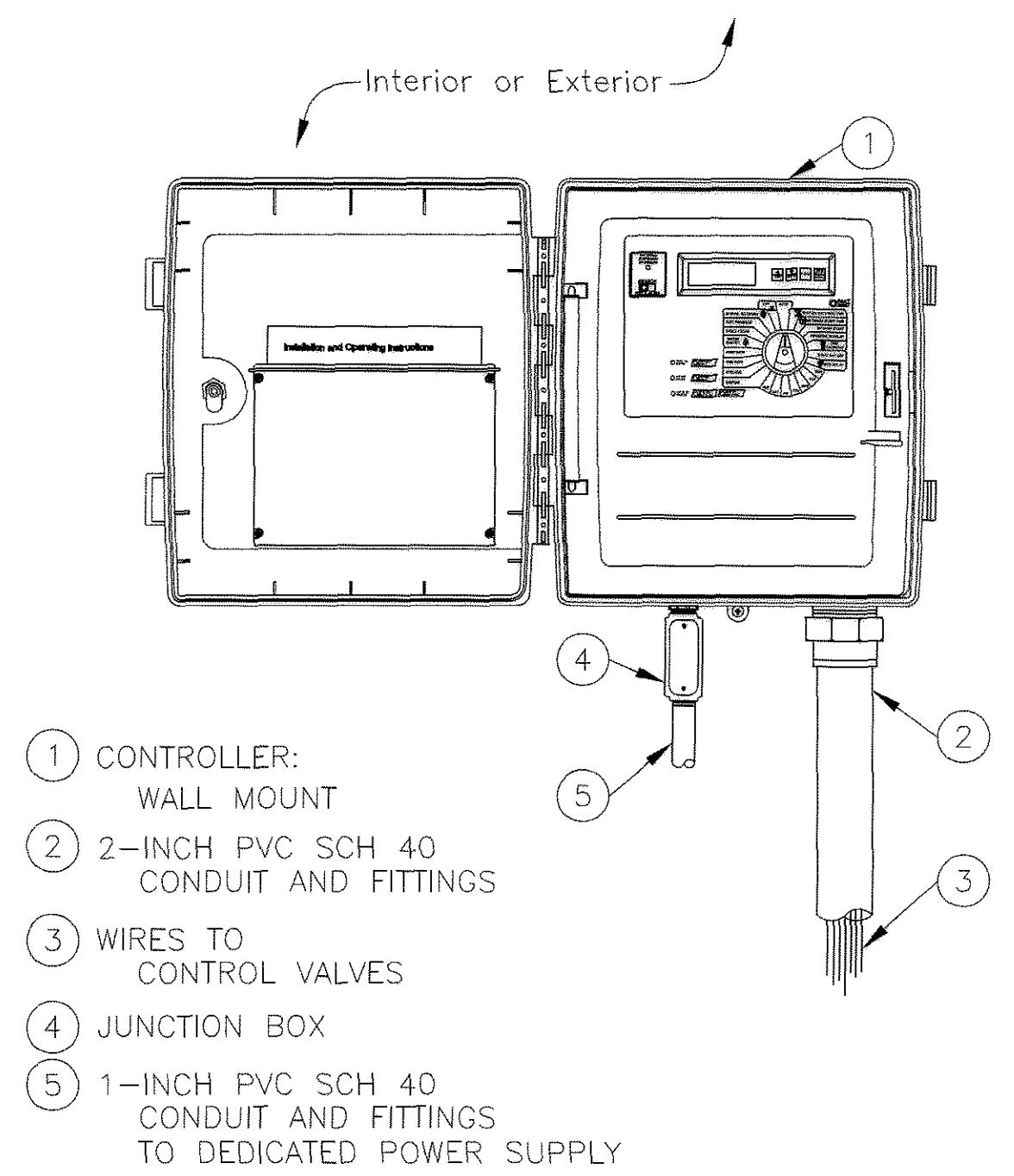
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FINAL PD SITE PLAN

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

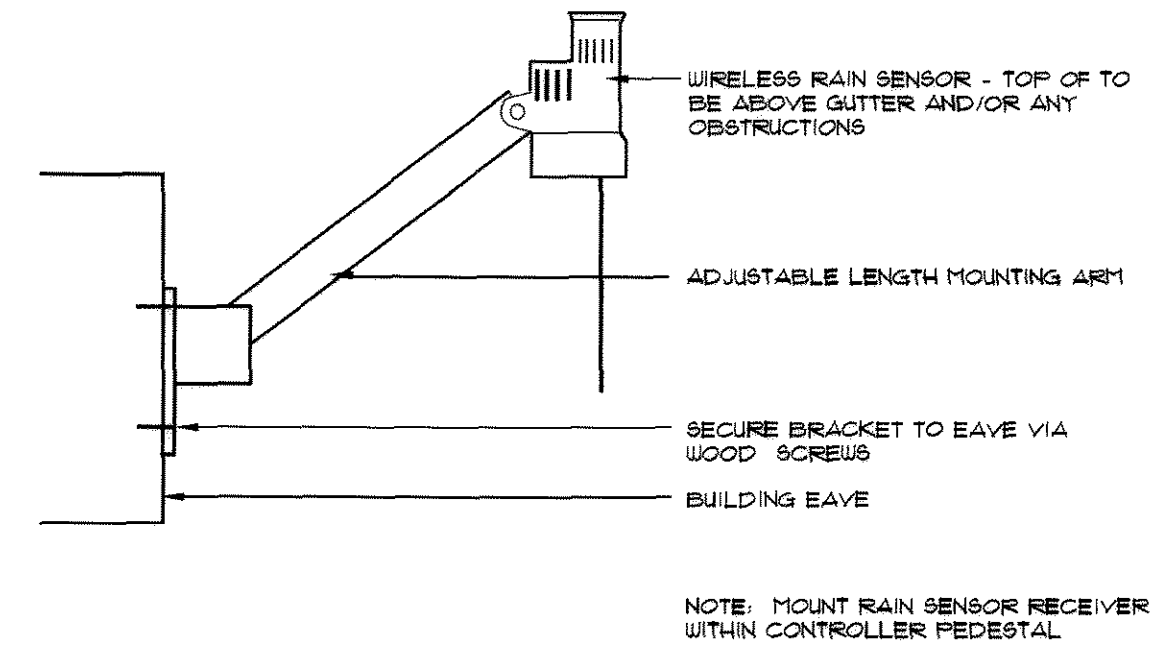
LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

IRRIGATION DETAILS



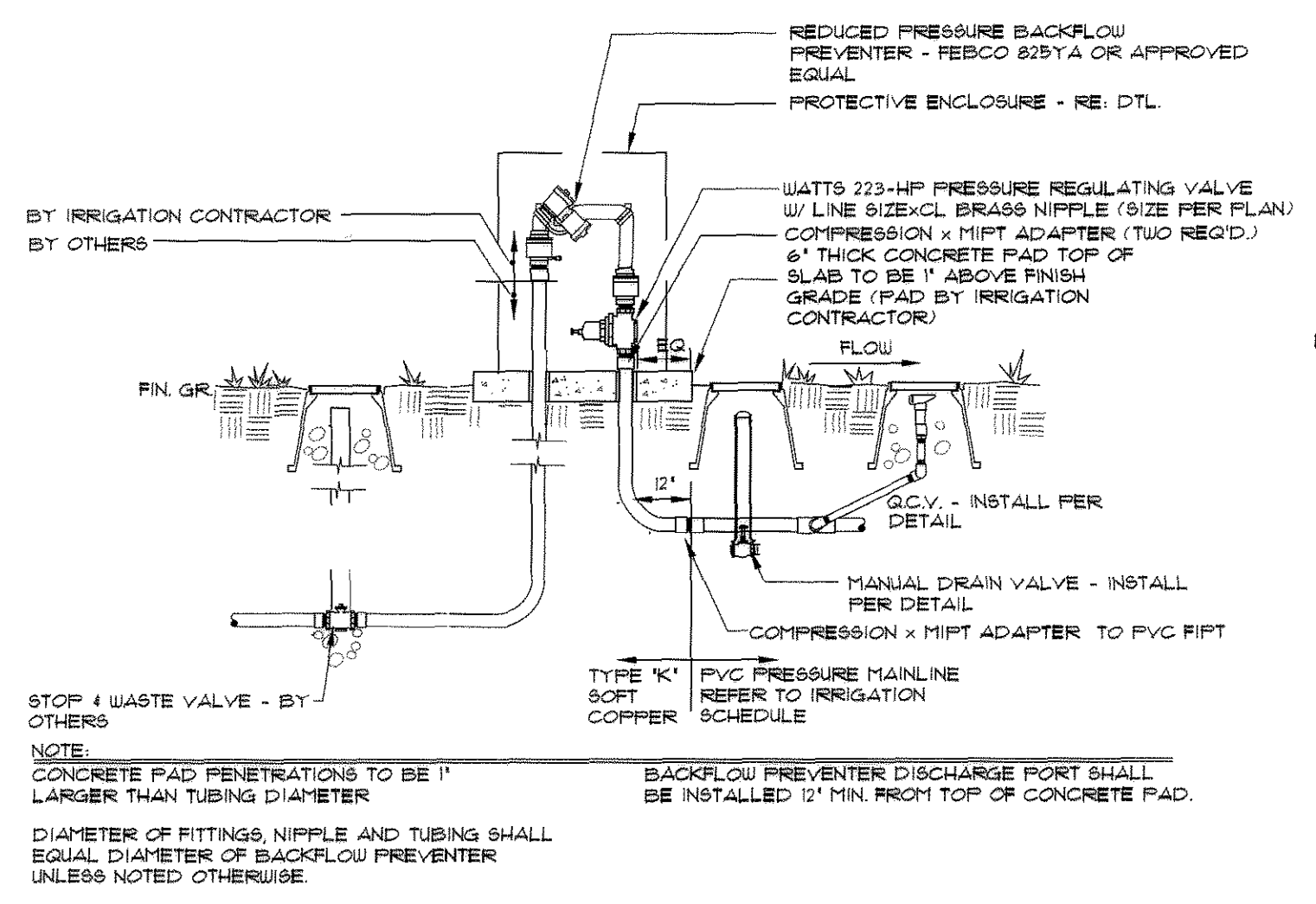
- 1 CONTROLLER: WALL MOUNT
- 2 2-INCH PVC SCH 40 CONDUIT AND FITTINGS
- 3 WIRES TO CONTROL VALVES
- 4 JUNCTION BOX
- 5 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO DEDICATED POWER SUPPLY

CONTROLLER - WALL MOUNT 7
CR Detail #1-26



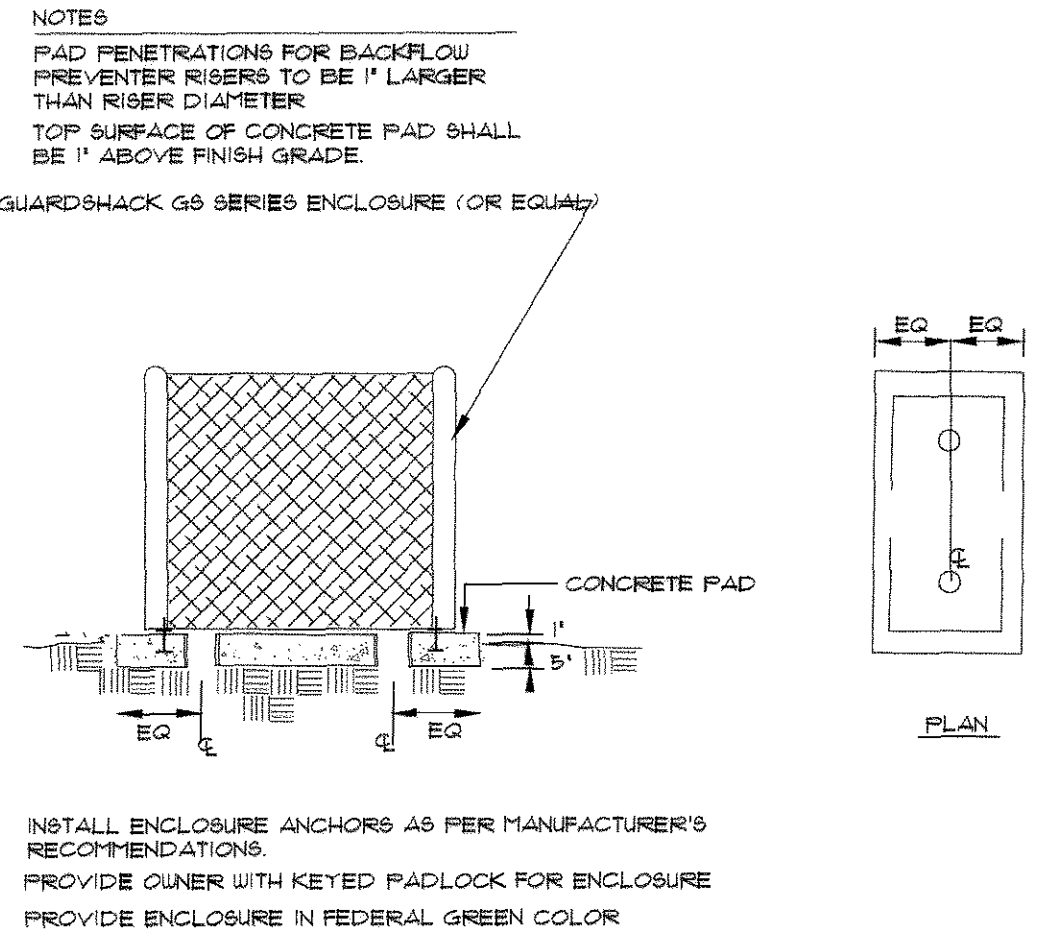
- WIRELESS RAIN SENSOR - TOP OF TO BE ABOVE GUTTER AND/OR ANY OBSTRUCTIONS
 - ADJUSTABLE LENGTH MOUNTING ARM
 - SECURE BRACKET TO EAVE VIA WOOD SCREWS
 - BUILDING EAVE
- NOTE: MOUNT RAIN SENSOR RECEIVER WITHIN CONTROLLER PEDESTAL

RAIN SENSOR - BUILDING MOUNT 8
CR Detail #1-29



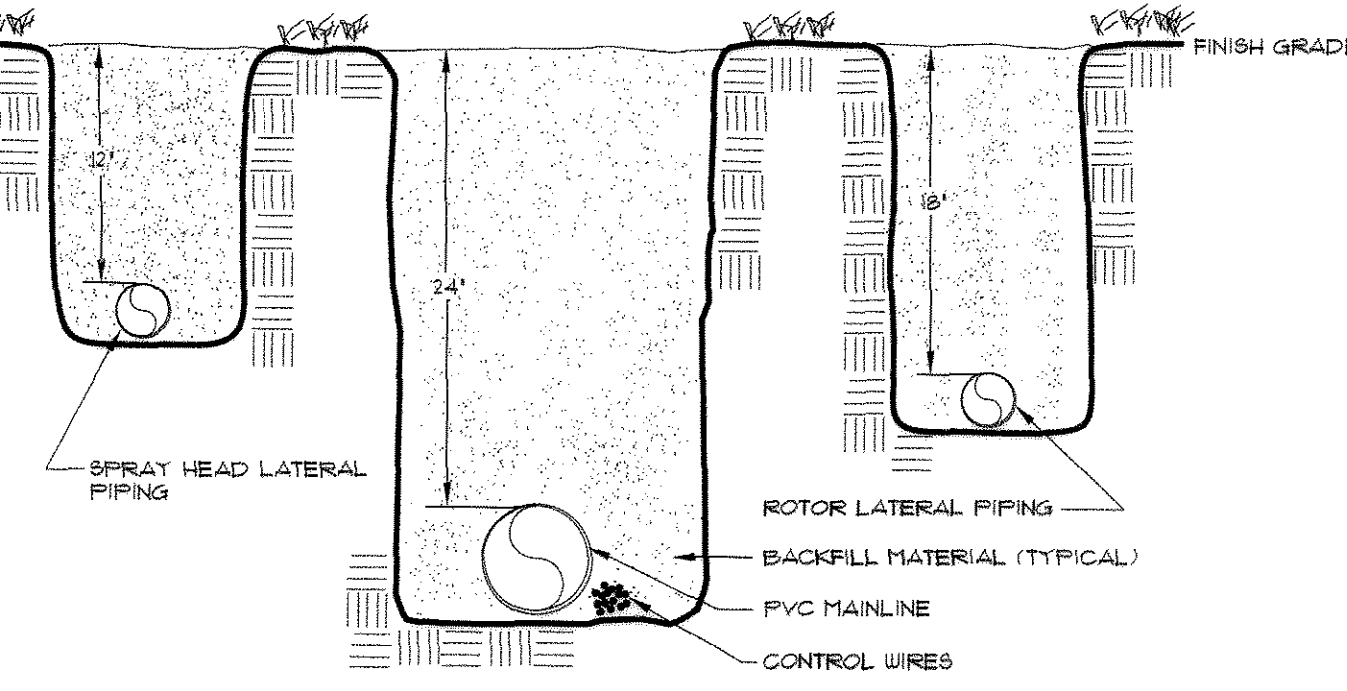
- REDUCED PRESSURE BACKFLOW PREVENTER - FEBCO 8251A OR APPROVED EQUAL
 - PROTECTIVE ENCLOSURE - RE: DTL.
 - WATTS 223-HP PRESSURE REGULATING VALVE W/ LINE SIZE x CL BRASS NIPPLE (SIZE PER PLAN)
 - COMPRESSION x MIPT ADAPTER (TWO REQ'D.)
 - 6" THICK CONCRETE PAD TOP OF SLAB TO BE 1" ABOVE FINISH GRADE (PAD BY IRRIGATION CONTRACTOR)
 - FLOW
 - MANUAL DRAIN VALVE - INSTALL PER DETAIL
 - COMPRESSION x MIPT ADAPTER TO PVC FIPT
 - TYPE 'K' PVC PRESSURE MAINLINE SOFT REFER TO IRRIGATION SCHEDULE
 - STOP & WASTE VALVE - BY OTHERS
- NOTE: CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER
- DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE
- BACKFLOW PREVENTER DISCHARGE PORT SHALL BE INSTALLED 12" MIN FROM TOP OF CONCRETE PAD.

BACKFLOW PREVENTER 2" and SMALLER 9
CR Detail #1-10

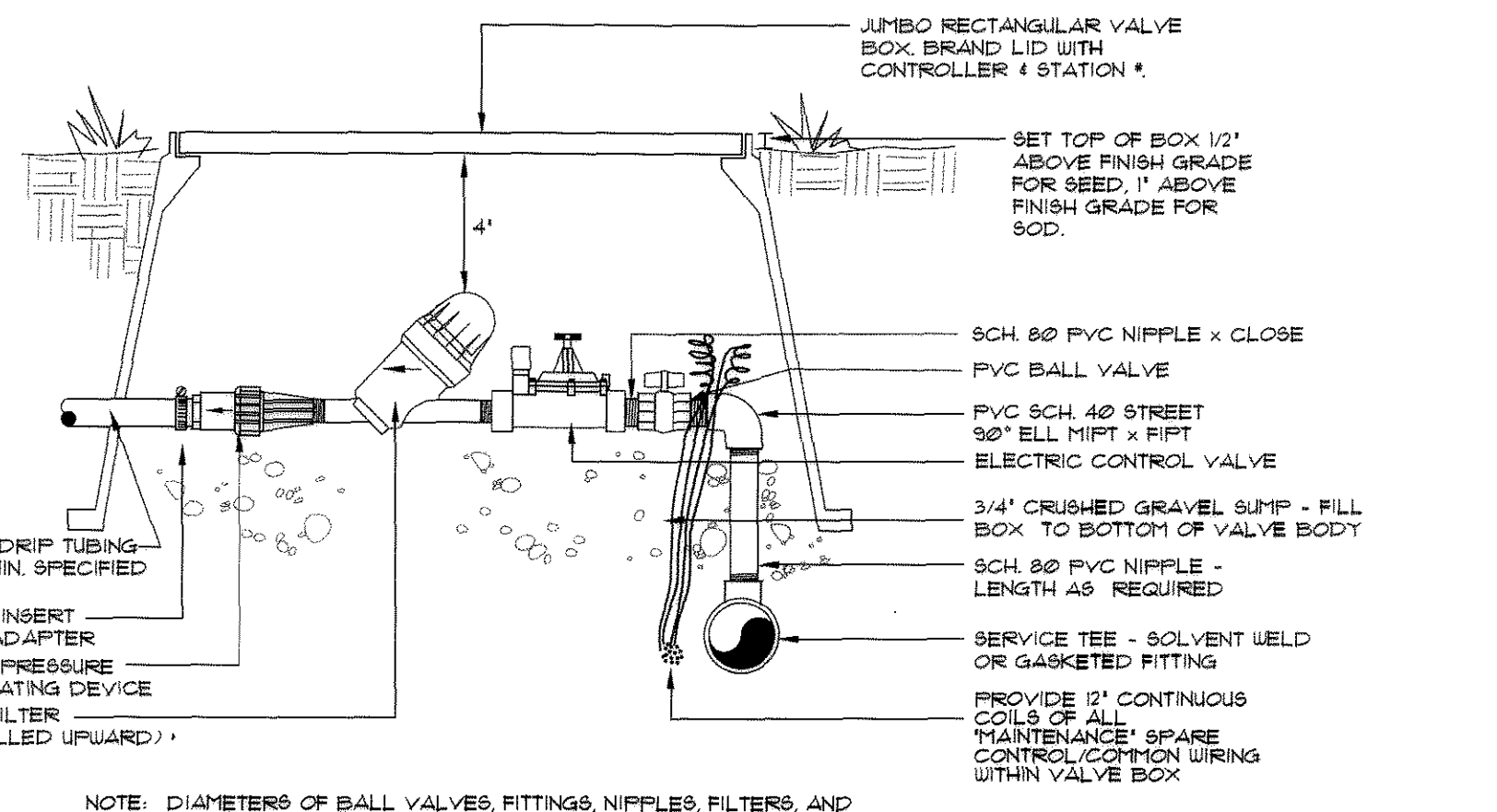


- NOTES
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER
 - TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE
 - BFDI GUARDSHACK G6 SERIES ENCLOSURE (OR EQUAL)
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE OWNER WITH KEYPAD LOCK FOR ENCLOSURE. PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR.

BACKFLOW ENCLOSURE 10
CR Detail #1-1

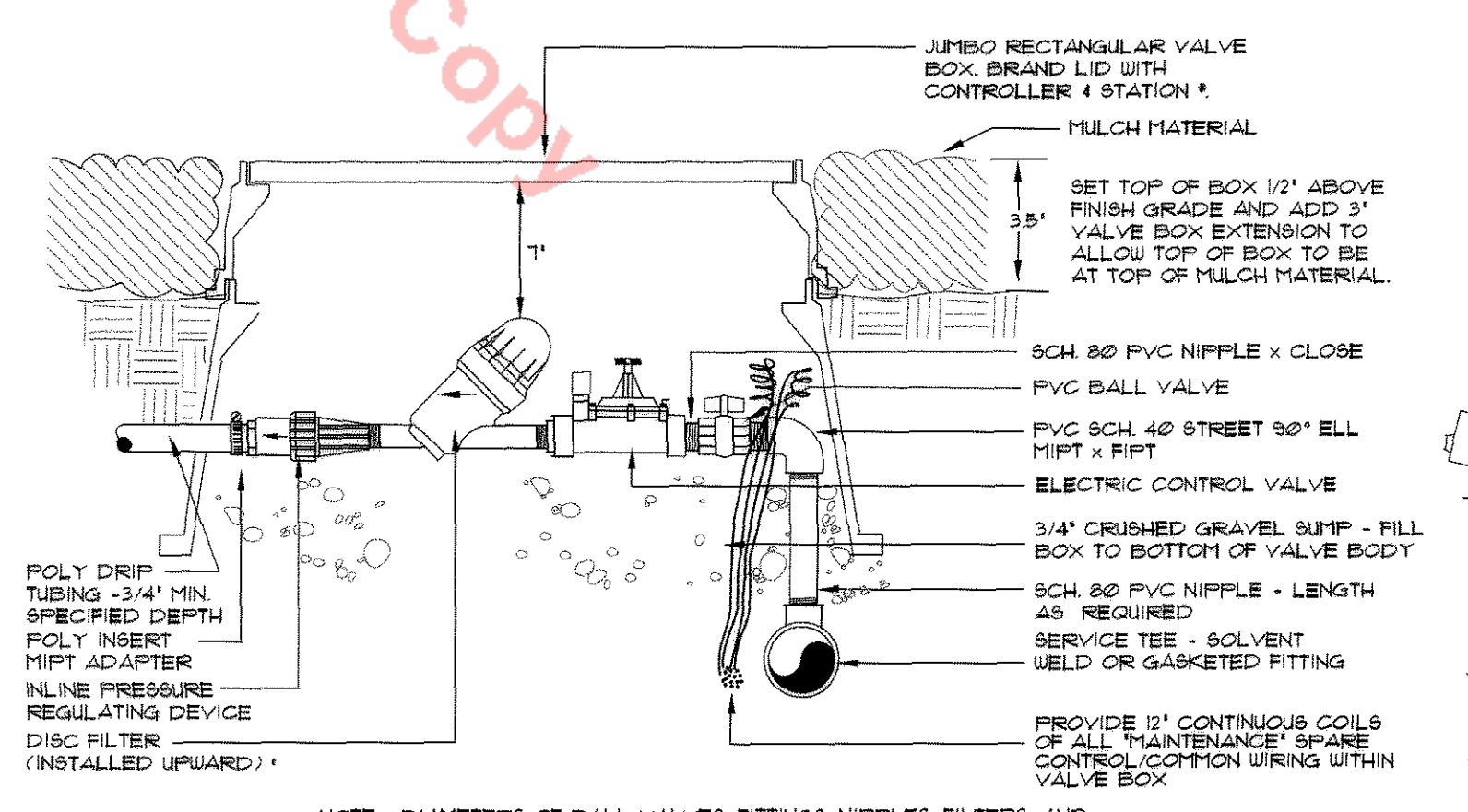


MAINLINE AND LATERAL TRENCH 11
CR Detail #1-21



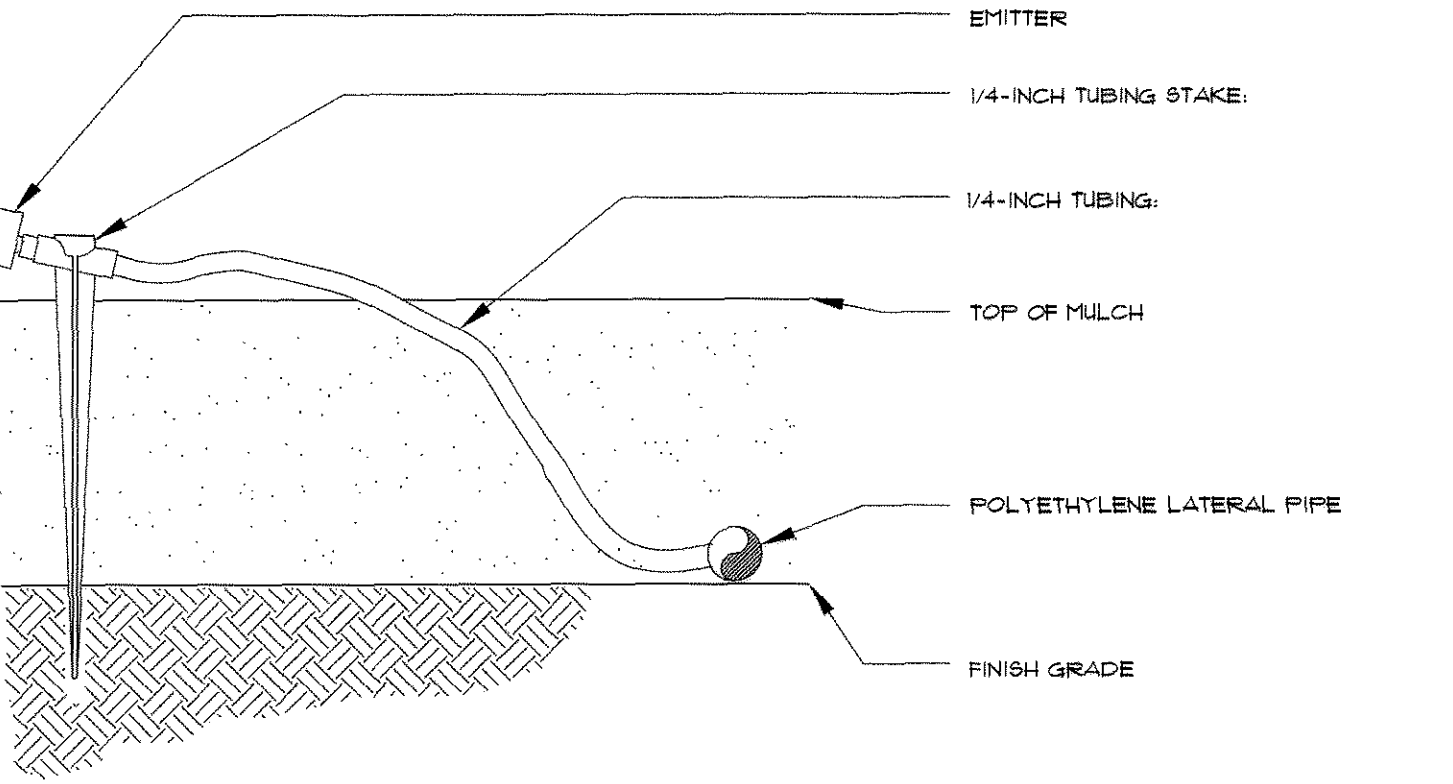
- NOTE: DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER
- * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
- VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

DRIP / SUB-SURFACE VALVE ASSEMBLY 12
CR Detail #1-18



- NOTE: DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER
- * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
- VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

DRIP / SUB-SURFACE VALVE ASSEMBLY IN MULCH BEDS 13
CR Detail #1-19



DRIP EMITTER ON STAKE 14
CR Detail #1-25

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Registered Landscape Professional/Irrigation Designer
Israel Clark #9029

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Registered Landscape Design Professional
#1107 David Brehm

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ENTITLEMENT MANAGERS

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IRRIGATION DETAILS
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: JUNE 1, 2011
SHEET 9 OF 12

IRRIGATION DETAILS

**JONES ENGINEERING
ASSOC., INC.**

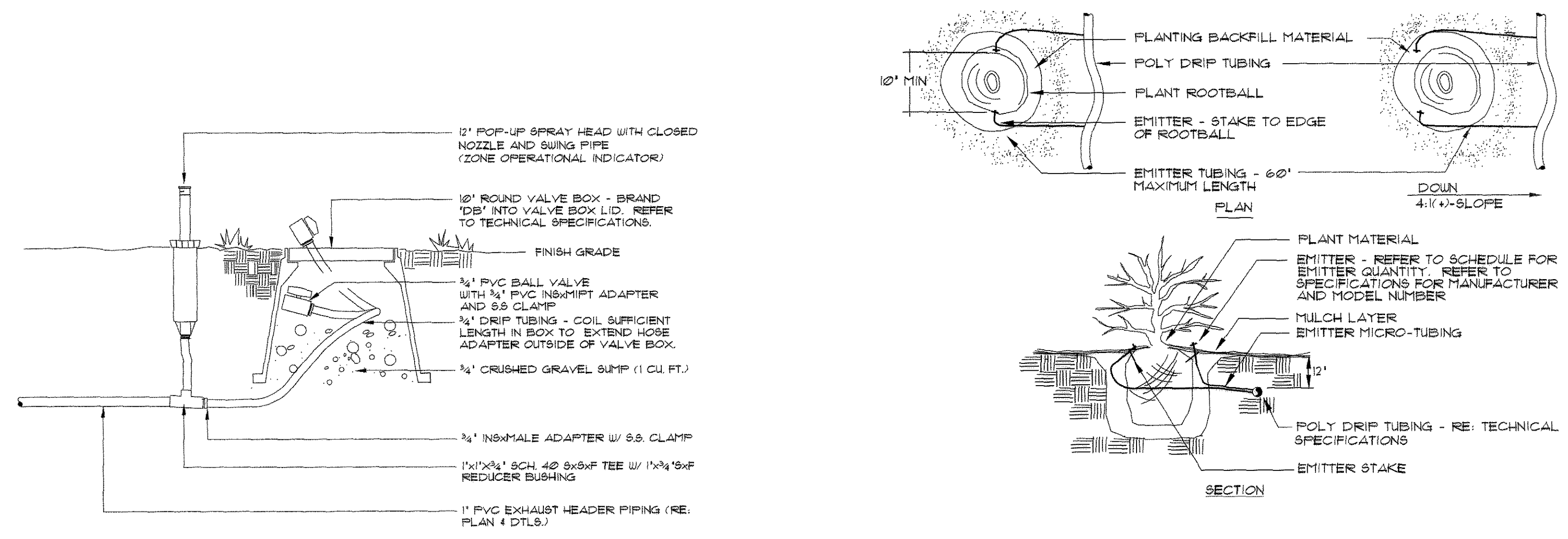
2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

FINAL PD SITE PLAN

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

IRRIGATION DETAILS



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.

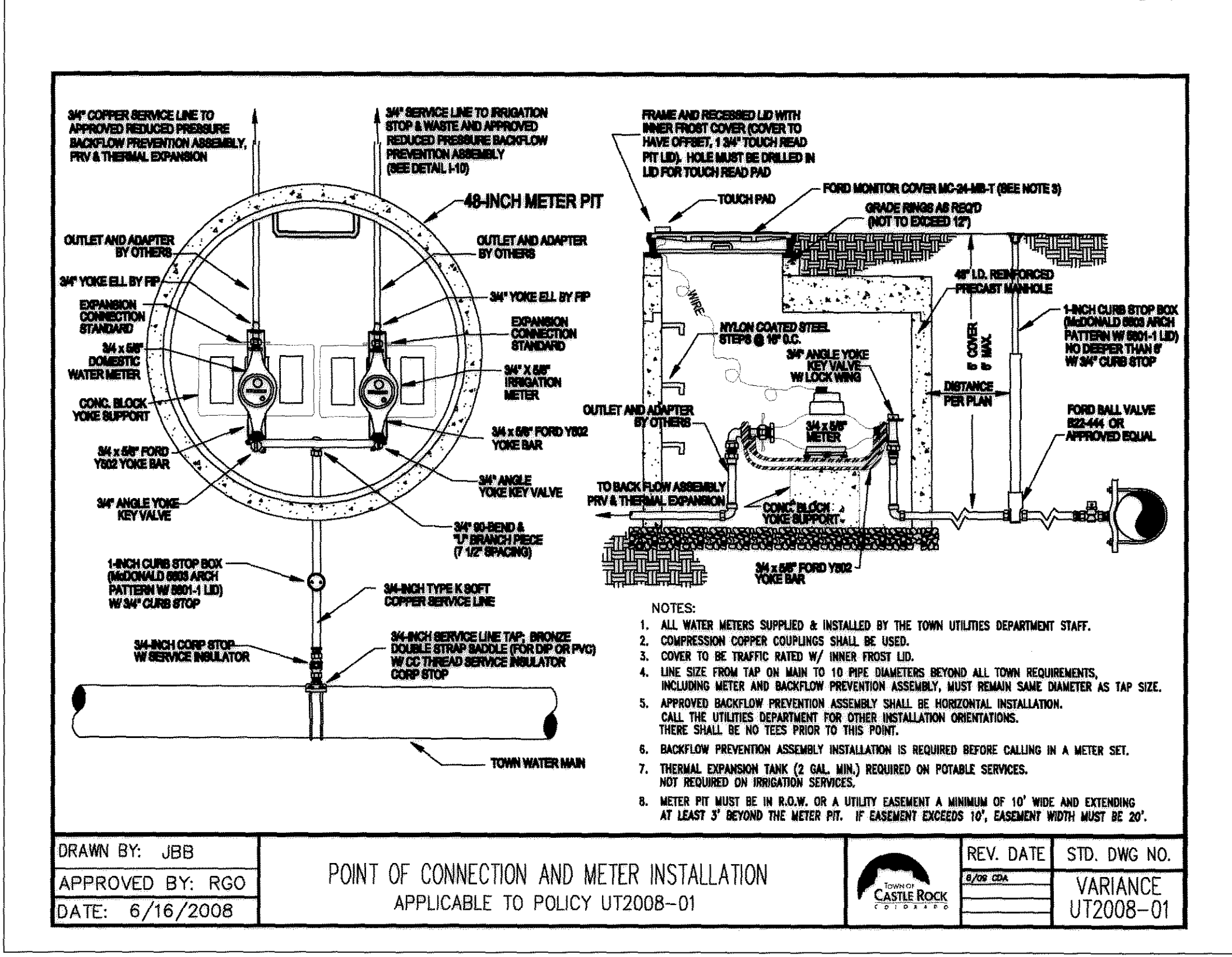
PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIPPERLINE FLUSH-OUT WITH OPERATIONAL INDICATOR

15

DRIP EMITTER

16



DRAWN BY: JBB	POINT OF CONNECTION AND METER INSTALLATION APPLICABLE TO POLICY UT2008-01	REV. DATE	STD. DWG NO.
APPROVED BY: RGO			VARIANCE
DATE: 6/16/2008			UT2008-01

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IRRIGATION DETAILS
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: JUNE 1, 2011
SHEET 10 OF 12

IRRIGATION
DETAILS

**JONES ENGINEERING
ASSOC., INC.**

2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

FINAL PD SITE PLAN

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
IRRIGATION CHARTS

Project Name: Lot 6, Milestone Filing No. 4 - Tap 1					
Project Location: Castle Rock, CO					
Date: 01-Jun-11					
Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.					
Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow (CPM)
Spray Irrigated Buffalo Grass	0.02	April	0.00	0	0.6
		May	1.63	921	
		June	2.56	1,442	
		July	3.27	1,842	
		August	2.84	1,602	
		Sept.	1.70	962	
October	0.00	0			
annual sub-total		12.00 /yr		6,769 /yr	
				0.02	acrefeet
Drip or Spray Irrigated Ornamental Plantings	0.08	April	0.00	0	1.3
		May	1.36	2,980	
		June	2.13	4,662	
		July	2.72	5,957	
		August	2.37	5,182	
		Sept.	1.42	3,110	
October	0.00	0			
annual sub-total		10.00 /yr		21,891 /yr	
				0.07	acrefeet
Site Totals				21,891 gals/yr	
0.10 irrigated acres				0.07 acrefeet/yr	
Uses a 3/4" Tap				2	Avg Flow (gpm)
Projections are based on a every third day per week, seven hour per day, peak season watering schedule.					
Peak season application for Buffalo Grass is 0.74" per week.					
Peak season application for Ornamental Plantings is 0.61" per week.					

Town of Castle Rock Irrigation System Hydraulic Worksheet							
Project Name: Lot 6, Milestone Filing No. 4 - Tap 1							
Project Location: Castle Rock, CO							
Prepared by: Israel Clark, HydroSystems-KDI, Inc.							
Current TOCR Registration # 309							
Date: 31-Mar-11							
Tap Size: 3/4"							
Static Water Pressure: 110.00 From: Paul Clark							
Irrigated Area: 4417 sqft of: Castle Rock Hydraulics							
Hydraulic Grade At Zone: A4							
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)
Curb Stop		3/4"	Typical Corp. Stop				0.18
Svc Line (tap to meter)	20 LF	3/4"	K Copper	2.64 /100 FT	2.94	4	0.53
Curb Stop		3/4"	Typical Curb Stop			4	0.00
Water Meter		3/4"	Typical Meter			4	0.50
Svc Line (meter to backflow)	20 LF	3/4"	K Copper	2.64 /100 FT	2.94	4	0.53
Backflow		3/4"	Febeo 825YA			4	12.50
Stop & Waste		3/4"	Typical Stop & Waste Valve			4	0.10
Master Valve	1	"	Rainbird PEB			4	2.90
Gate Valve	2	"	Typical Bronze Gate Valve			4	0.00
Pressure Required at Head: Hunter PROS-06-PRS40-CV 40.00							
Lateral Allowance: 3.00							
Control Valve allowance: 1 " Rainbird PEB 4 2.90							
Mainline allowances: 160 LF 1 " CL200 PVC 0.24 /100 FT 1.15 4 0.38							
Mainline Fitting allowance: 10% of Mainline allowances 0.04							
Elevation: Tap Elev. 6260 Control Valve Elev. 6266 0.87							
Factor of Safety: 10% System Losses 6.61							
Total System requirements (PSI) 72.68							
Available pressure (PSI) 110.00							
Difference (PSI) 37.32							
Set PRV at 64.00							
Town of Castle Rock provides a minimum of 43 psi							

Town of Castle Rock Irrigation System Hydraulic Worksheet							
Project Name: Lot 6, Milestone Filing No. 4 - Tap 2							
Project Location: Castle Rock, CO							
Prepared by: Israel Clark, HydroSystems-KDI, Inc.							
Current TOCR Registration # 309							
Date: 31-Mar-11							
Tap Size: 3/4"							
Static Water Pressure: 110.00 From: Paul Clark							
Irrigated Area: 6830 sqft of: Castle Rock Hydraulics							
Hydraulic Grade At Zone: B1							
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)
Curb Stop		3/4"	Typical Corp. Stop				0.18
Svc Line (tap to meter)	20 LF	3/4"	K Copper	2.64 /100 FT	2.94	4	0.53
Curb Stop		3/4"	Typical Curb Stop			4	0.00
Water Meter		3/4"	Typical Meter			4	0.50
Svc Line (meter to backflow)	20 LF	3/4"	K Copper	2.64 /100 FT	2.94	4	0.53
Backflow		3/4"	Febeo 825YA			4	12.50
Stop & Waste		3/4"	Typical Stop & Waste Valve			4	0.10
Master Valve	1	"	Rainbird PEB			4	2.90
Gate Valve	1	"	Typical Bronze Gate Valve			4	0.00
Pressure Required at Head: Hunter PROS-06-PRS40-CV 40.00							
Lateral Allowance: 3.00							
Control Valve allowance: 1 " Rainbird PEB 4 2.90							
Mainline allowances: 10 LF 1 " CL200 PVC 0.24 /100 FT 1.15 4 0.02							
Mainline Fitting allowance: 10% of Mainline allowances 0.00							
Elevation: Tap Elev. 6260 Control Valve Elev. 6262 0.87							
Factor of Safety: 10% System Losses 6.09							
Total System requirements (PSI) 66.94							
Available pressure (PSI) 110.00							
Difference (PSI) 43.06							
Set PRV at 58.00							
Town of Castle Rock provides a minimum of 43 psi							

NOTE: PRV SET AT PRESSURE IS TO BE 5PSI ABOVE TOTAL OF ALL LOSSES DOWNSTREAM OF PRV. IT SHALL NOT INCLUDE LOSSES IN COPPER, METER, OR BACKFLOW PREVENTER.

Town of Castle Rock IRRIGATION CHART											
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage	
	Low (5'-10') Med. (10'-15') High (>15')	Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Turfs, Rotors, Sprays, Bubblers, Drip, SDI, etc.)	(Nozzle/Emitter size)	(inches/hour)	(Per Zone)	(Peak not to exceed 6"/month or 1.5"/week)	(Minutes/ Month)	(Minutes/Day)	(Gallons per month)	
Ex: 1	High	Blue Grass	RB 1806 SAM PRS	15'	1.83	15	6	197		2951	
Ex: 2	Low	Buffalo Grass	Hunter I-20	3	0.4	15	1	150	15	2250	
A1	Med	Buffalo Grass	Hunter PRS40	MP1000 8-15'	0.45	2	3.3	435	35	871	
A2	Low	Buffalo Grass	Hunter PRS40	MP2000 15-19'	0.45	4	3.3	435	35	1742	
A3	Med	Buffalo Grass	Hunter PRS40	MP2000 15-19'	0.45	3	3.3	435	35	1306	
A4	Med	Buffalo Grass	Hunter PRS40	MP1000 8-15'	0.45	4	3.3	435	35	1742	
A5	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	13	853	
A6	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	13	853	
A7	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	13	853	
A8	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	13	853	
A9	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	13	853	
A10		Spare									
A11		Spare									
A12		Spare									
Total								2558	205	8926	

Town of Castle Rock IRRIGATION CHART											
Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage	
	Low (5'-10') Med. (10'-15') High (>15')	Native, Shrubs, Perennials, Trees, Annuals, etc.)	(Turfs, Rotors, Sprays, Bubblers, Drip, SDI, etc.)	(Nozzle/Emitter size)	(inches/hour)	(Per Zone)	(Peak not to exceed 6"/month or 1.5"/week)	(Minutes/ Month)	(Minutes/Day)	(Gallons per month)	
Ex: 1	High	Blue Grass	RB 1806 SAM PRS	15'	1.83	15	6	197		2951	
Ex: 2	Low	Buffalo Grass	Hunter I-20	3	0.4	15	1	150	15	2250	
B1	Med	Buffalo Grass	Hunter PRS40	MP1000 8-15'	0.45	4	3.3	435	35	1742	
B2	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	13	853	
B3	Low	Ornamental Plantings	Drip	0.5gph - 1.0gph	1.00	4	2.7	163	13	853	
B4		Spare									
B5		Spare									
B6		Spare									
B7		Spare									
B8		Spare									
B9		Spare									
B10		Spare									
B11		Spare									
B12		Spare									
Total								762	61	3048	

3

3

REVIEW NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

REFER TO SHEET
7 IRRIGATION PLANS
7 IRRIGATION SCHEDULE
8 IRRIGATION NOTES
8-10 IRRIGATION DETAILS
11 IRRIGATION CHARTS

Registered Landscape Professional/Irrigation Designer- Israel Clark #9029
HydroSystems-KDI, Inc.

Registered Landscape Design Professional #1107 David Brehm
PLANNERS, LANDSCAPE ARCHITECTS ENTITLEMENT MANAGERS

PLAN WEST INC
6130 Greenwood Plaza Blvd., Suite 110
Greenwood Village, Colorado 80111
Tel: (303) 741-1411 Fax: (303) 741-1492

IRRIGATION CHARTS
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: JUNE 1, 2011
SHEET 11 OF 12

JONES ENGINEERING ASSOC., INC.

2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

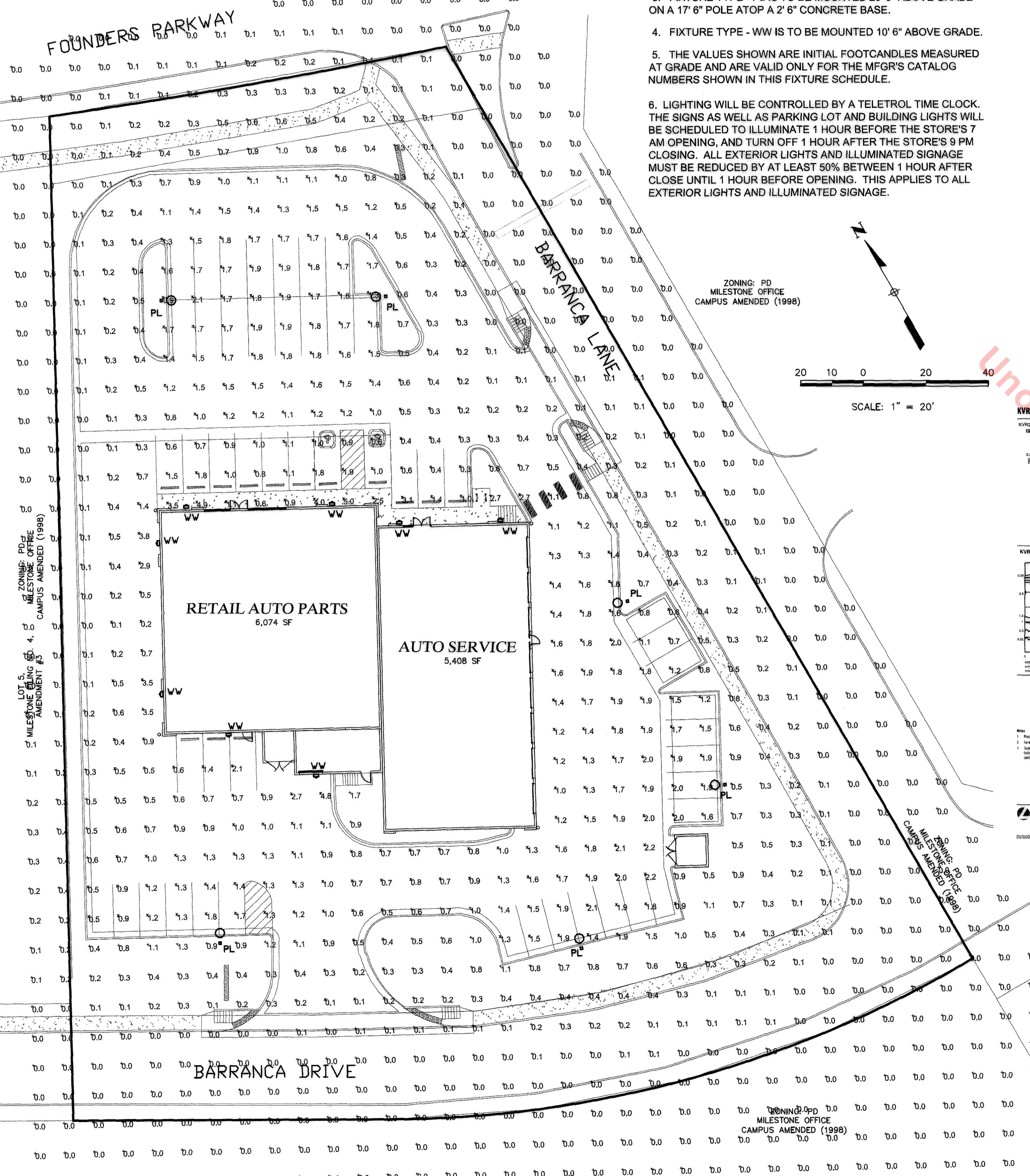
FINAL PD SITE PLAN

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

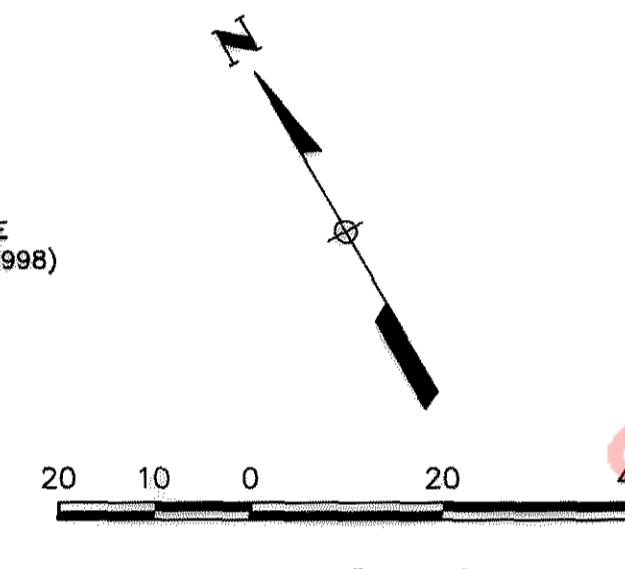
LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
PHOTOMETRIC PLAN

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.5 fc	5.0 fc	0.0 fc	N/A	N/A
Combined Stats #1	+	1.0 fc	4.8 fc	0.0 fc	N/A	N/A
Combined Stats #2	+	1.4 fc	3.1 fc	0.3 fc	10.3:1	4.7:1
Pedestrian	X	2.8 fc	5.0 fc	0.6 fc	8.3:1	4.7:1

COMBINED STATS #1 IS FOR ALL CIRCULATION AREAS
COMBINED STATS #2 IS FOR ALL PARKING AREAS



- ### NOTES
1. FIXTURE TYPES - PL & WW ARE CLASSIFIED IES FULL CUTOFF.
 2. FIXTURE TYPE - PL IS COMPLETE WITH HOUSE-SIDE SHIELD.
 3. FIXTURE TYPE - PL IS TO BE MOUNTED 20" 0" ABOVE GRADE ON A 1 7/8" 6" POLE ATOP A 2' 6" CONCRETE BASE.
 4. FIXTURE TYPE - WW IS TO BE MOUNTED 10' 6" ABOVE GRADE.
 5. THE VALUES SHOWN ARE INITIAL FOOTCANDLES MEASURED AT GRADE AND ARE VALID ONLY FOR THE MFG'S CATALOG NUMBERS WILL IN THIS FIXTURE SCHEDULE.
 6. LIGHTING WILL BE CONTROLLED BY A TELETRONIC TIME CLOCK. THE SIGNS AS WELL AS PARKING LOT AND BUILDING LIGHTS WILL BE SCHEDULED TO ILLUMINATE 1 HOUR BEFORE THE STORE'S 7 AM OPENING, AND TURN OFF 1 HOUR AFTER THE STORE'S 9 PM CLOSING. ALL EXTERIOR LIGHTS AND ILLUMINATED SIGNAGE MUST BE REDUCED BY AT LEAST 50% BETWEEN 1 HOUR AFTER CLOSE UNTIL 1 HOUR BEFORE OPENING. THIS APPLIES TO ALL EXTERIOR LIGHTS AND ILLUMINATED SIGNAGE.



LITHONIA LIGHTING

KVR2 250M ASYFL TB SCWA SPD08 EHS DRL

FLAT LENS; ARM MTD

Round Area Lighting
KVR2

MEAN HULL: 175-100W
HIGH PRESSURE SODIUM
27" x 42" Mounting

Beam Spread	Beam Angle	Beam Diameter	Beam Area	Beam Length	Beam Volume
10°	1.75°	1.75'	3.0'	1.75'	3.0'
20°	3.5°	3.5'	12.0'	3.5'	12.0'
30°	5.25°	5.25'	27.0'	5.25'	27.0'
40°	7.0°	7.0'	48.0'	7.0'	48.0'
50°	8.75°	8.75'	75.0'	8.75'	75.0'
60°	10.5°	10.5'	108.0'	10.5'	108.0'
70°	12.25°	12.25'	147.0'	12.25'	147.0'
80°	14.0°	14.0'	192.0'	14.0'	192.0'
90°	15.75°	15.75'	243.0'	15.75'	243.0'

LITHONIA LIGHTING

SSS Square Straight Steel Poles

Coordinate Height and Wind Loading

SQUARE STRAIGHT STEEL
SSS

TECHNICAL INFORMATION
EPH (with 1.2 gain)

Height	Wind Speed	Wind Load	Max. Height	Max. Spacing	Max. Weight
10'	10'	10'	10'	10'	10'
12'	12'	12'	12'	12'	12'
14'	14'	14'	14'	14'	14'
16'	16'	16'	16'	16'	16'
18'	18'	18'	18'	18'	18'
20'	20'	20'	20'	20'	20'
22'	22'	22'	22'	22'	22'
24'	24'	24'	24'	24'	24'
26'	26'	26'	26'	26'	26'
28'	28'	28'	28'	28'	28'
30'	30'	30'	30'	30'	30'

LITHONIA LIGHTING

KVR2 Arm-Mounted Area Lighting

ISOLUMINANCE PLT (Footcandle)

ISOLUMINANCE PLT (Footcandle)

ISOLUMINANCE PLT (Footcandle)

ISOLUMINANCE PLT (Footcandle)

LITHONIA LIGHTING

WST Metal Halide, High Pressure Sodium Building Mounted

Decorative Wall-Mounted Lighting

Decorative Wall-Mounted Lighting
WST

METAL HALIDE
50W-175W
HIGH PRESSURE SODIUM
35W-150W

LITHONIA LIGHTING

SSS Square Straight Steel Poles

Coordinate Height and Wind Loading

SQUARE STRAIGHT STEEL
SSS

TECHNICAL INFORMATION
EPH (with 1.2 gain)

Height	Wind Speed	Wind Load	Max. Height	Max. Spacing	Max. Weight
10'	10'	10'	10'	10'	10'
12'	12'	12'	12'	12'	12'
14'	14'	14'	14'	14'	14'
16'	16'	16'	16'	16'	16'
18'	18'	18'	18'	18'	18'
20'	20'	20'	20'	20'	20'
22'	22'	22'	22'	22'	22'
24'	24'	24'	24'	24'	24'
26'	26'	26'	26'	26'	26'
28'	28'	28'	28'	28'	28'
30'	30'	30'	30'	30'	30'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
○	PL	6	KVR2 250M ASYFL EHS (PULSE START)	ROUND AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD.	ONE 250 WATT CLEAR BT-37 PULSE START METAL HALIDE, VERTICAL BASE-UP POSITION.	23750	1.00	291
□	WW	8	WSTM 50M MD	MINIATURE TRAPEZOID ARCHITECTURAL SCONCE, 50-WATT METAL HALIDE, MEDIUM DISTRIBUTION, HYDROFORM REFLECTOR. CLEAR, FLAT GLASS LENS.	ONE 50-WATT COATED ED17 CERAMIC METAL HALIDE, HORIZONTAL POS.	3325	1.00	85
■	BUILDING SIGNAGE	2		WHITE GELCORE LED MODULE	GELCORE MODEL GECLP3 OR GECLP4 @ 5 MODULES PER FOOT			
■	MONUMENT SIGNS	2		FLOURESCENT LAMPS	TEN 84" CW/HO FLOURESCENT LAMPS			

LITHONIA LIGHTING

PHOTOMETRIC PLAN

FINAL PD SITE PLAN FOR LOTS 1 & 2, MILESTONE FLG. 4, 8TH AMD.

TOWN PROJECT NO. FPD 11-0001

J.E.A. JOB NO. 10085

DATE: JUNE 17, 2011

SHEET 12 OF 13

PHOTOMETRIC PLAN
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4, 8TH AMD.
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: JUNE 17, 2011
SHEET 12 OF 13

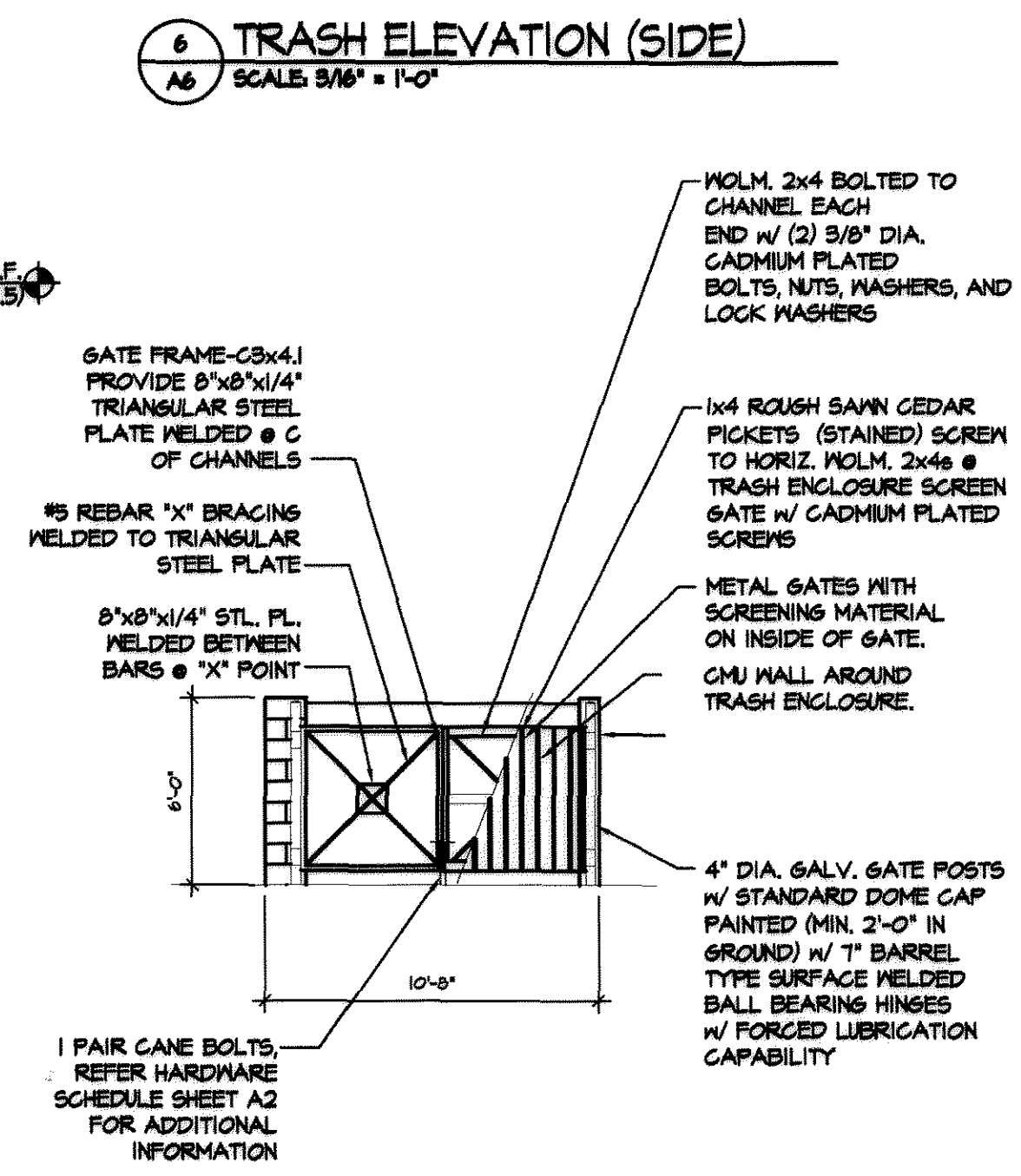
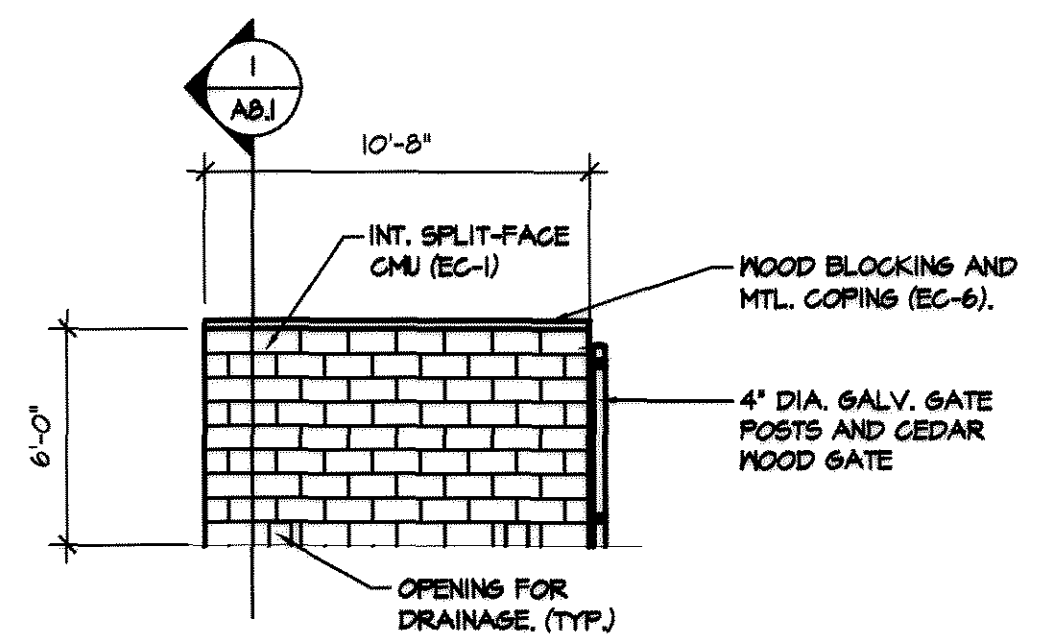
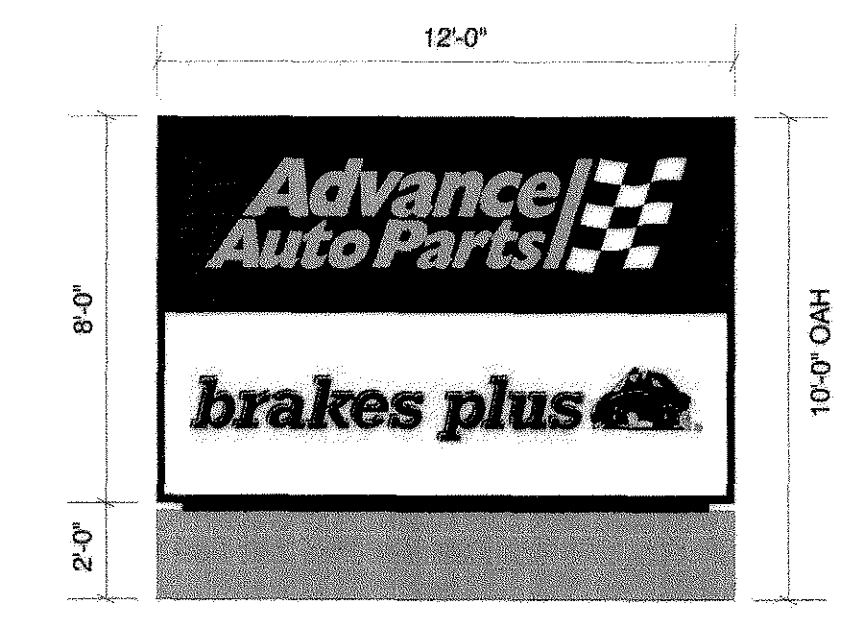
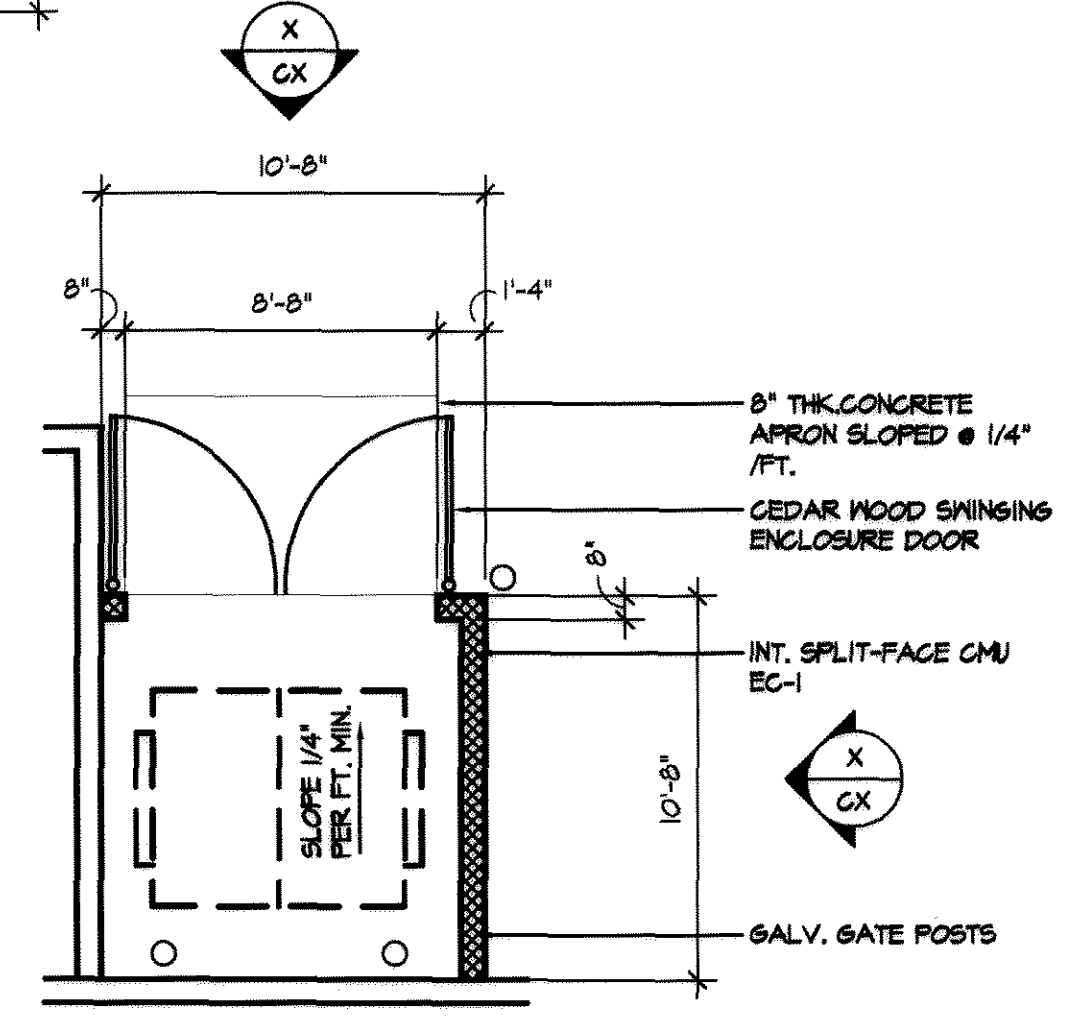
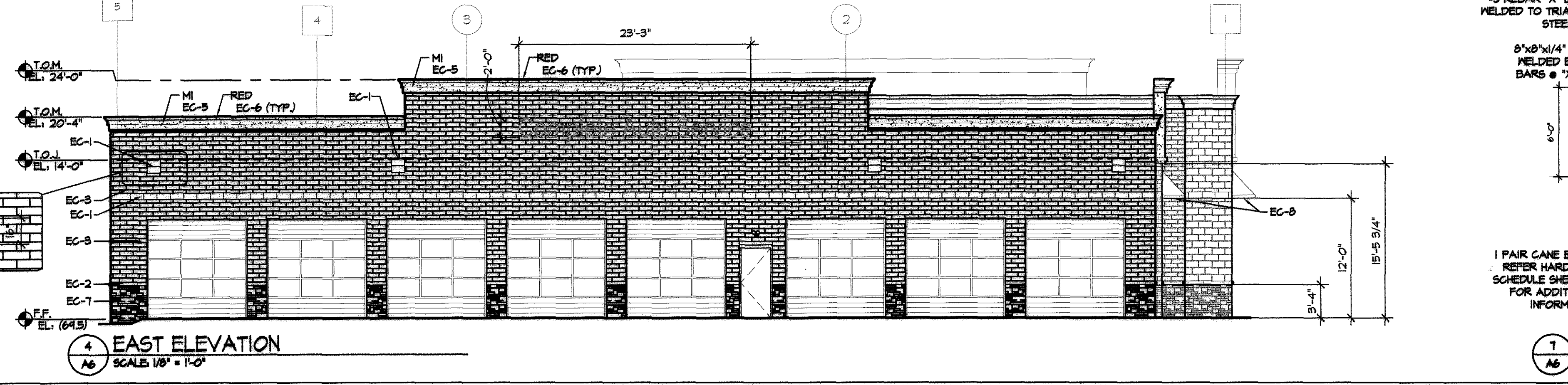
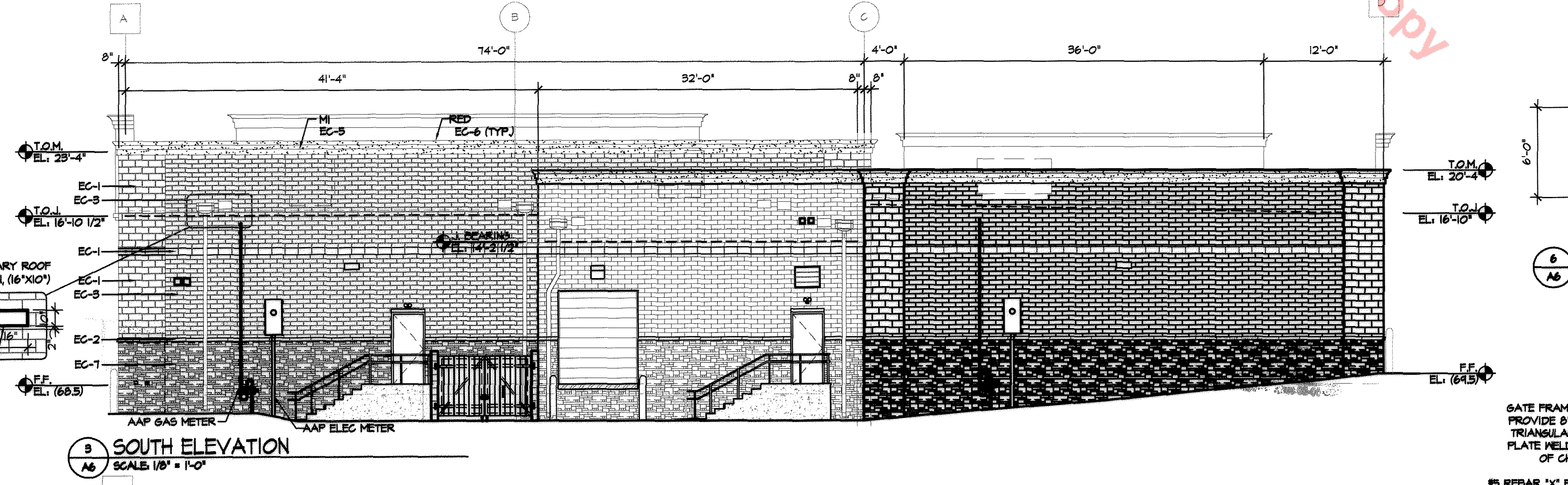
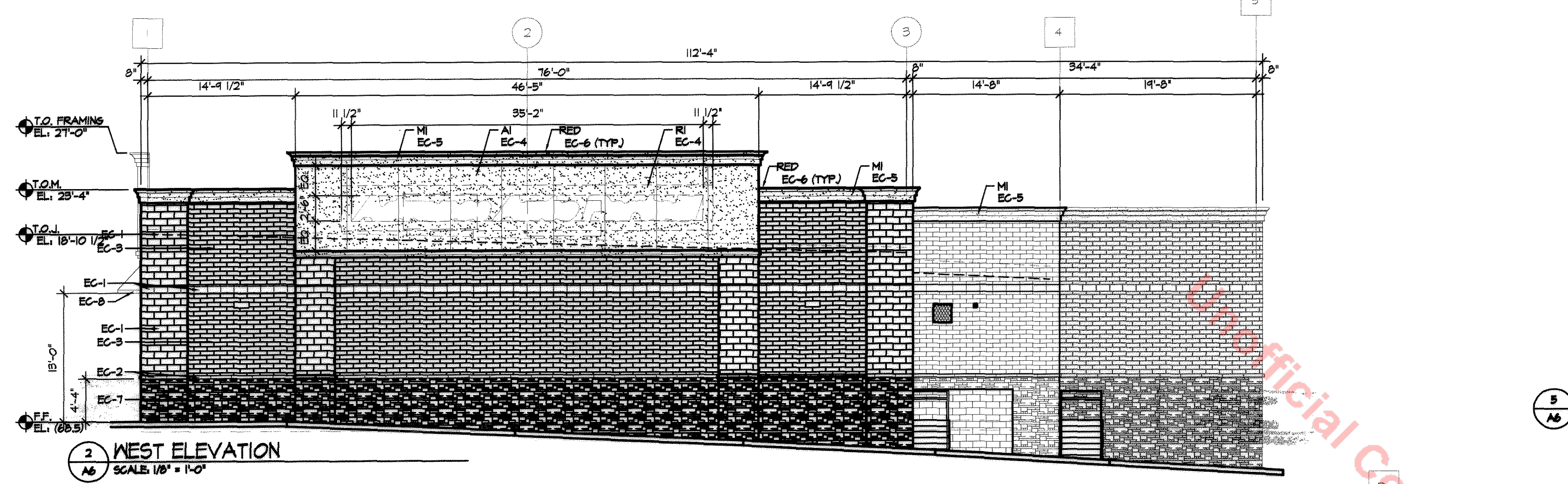
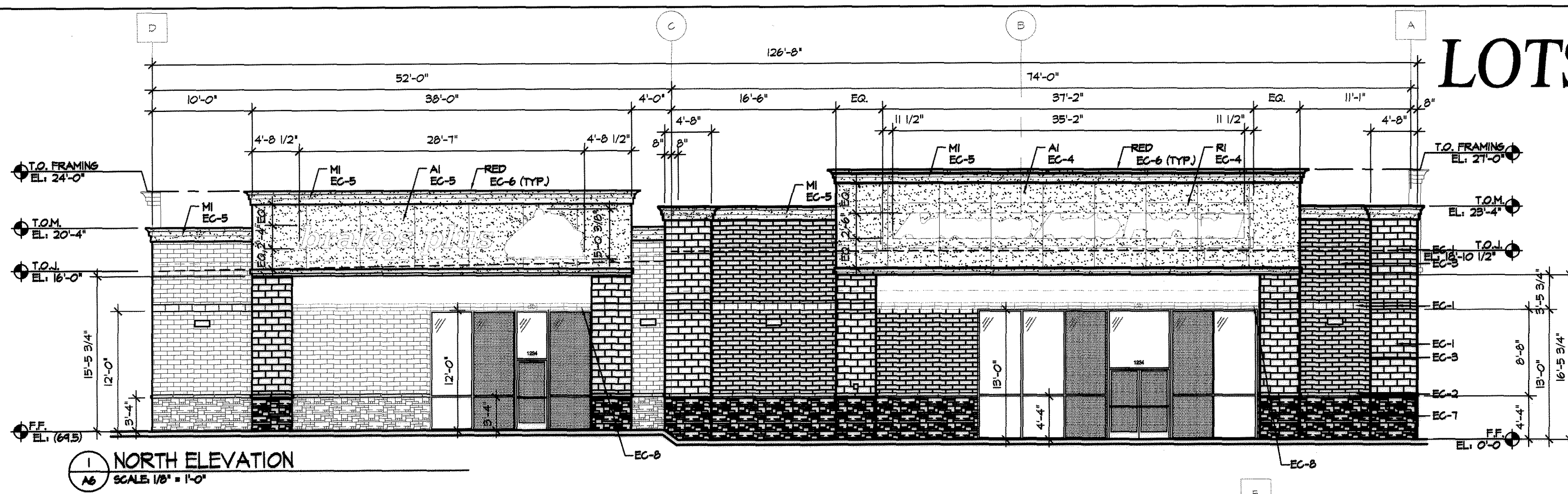
JONES ENGINEERING
ASSOC., INC.

2120 W. Littleton Blvd., Suite 205
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285

FINAL PD SITE PLAN

LOTS 1 AND 2, MILESTONE FILING NO. 4, EIGHTH AMENDMENT

LOCATED IN THE SE 1/4, SEC. 26 AND THE NE 1/4, SEC. 35, T. 7 S., R. 67 W., 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
EXTERIOR ELEVATIONS



MATERIAL SCHEDULE		
MATERIAL:	LOCATION:	
EXTERIOR PAINT		
AI	ICI # AAP-AI (BEACHCOMBER)	EIPS SIGNBAND
BI	ICI # AAP-BI (CASTLE ROCK)	NOT USED
RI	ICI # AAP RED AAP-RI	INTERIOR PORTION OF AAP SIGNBAND
MI	ICI PAINT TO MATCH CMU AS NOTED	EIPS CORNICE, METAL DOORS, LIGHTS, DOWNSPOUTS, CONDUCTOR HEADS, DOCK RAILINGS, TRASH ENCLOSURE GATES AND UTILITY METERS, ADJACENT METAL COPING
RED	COLONIAL RED (PER MILESTONE DESIGN GUIDELINES)	
EXTERIOR FACADE		
EC-1	INTEGRAL COLOR SPLITFACE CMU - JEWELL BY OLDCASTLE CMU 8"x8"x16". COLOR: (DARK BROWN);	EXTERIOR CMU FILASTERS AND HORIZONTAL TRIM BAND @ 12'-0" A.F.F.
EC-2	CAST STONE TRIM BAND - 10"x4"x24" OR EQUIV. COLOR TO MATCH INTEGRAL COLOR CMU.	EXTERIOR TRIM BAND @ 3'-4" A.F.F.
EC-3	QUIK-BRIK CONCRETE MASONRY UNIT BY OLDCASTLE - 8"x4"x16". COLOR: (SIMON BLEND / LIGHT TAN)	EXTERIOR CMU WALLS
EC-4	EIPS BY DRYVIT, SANDPEBBLE FINISH (COLOR: MATCH)	SIGN BANDS
EC-5	EIPS TRIM BY DRYVIT, SANDPEBBLE FIN. (COLOR: MATCH)	TRIM CORNICE MOLDING
EC-6	METAL PARAPET COPING (COLOR: COLONIAL RED)	ENTIRE PARAPET
EC-7	RHYOLITE STONE COLOR: (LIGHT RED/ BUFF) (PER MILESTONE DESIGN GUIDELINES)	EXTERIOR MAINSCOTING WALLS
EC-8	METAL FRAMED STANDING SEAM AWNINGS.	STOREFRONT ENTRY

EXTERIOR ELEVATIONS
FINAL PD SITE PLAN FOR
LOTS 1 & 2, MILESTONE FLG. 4, 8TH AMD.
TOWN PROJECT NO. FPD 11-0001
J.E.A. JOB NO. 10085
DATE: APRIL 27, 2011
SHEET 13 OF 13

**JONES ENGINEERING
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