

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$131.00
14 PGS
2007068837
08/28/2007 10:02 AM



PLAT IDENTIFICATION SHEET

RLB Corporation

Grantor (owner)

Grantor (owner)

✓ Metzler Ranch 10, 1st Amendment, Lot 3-A Final PD Site Plan

Grantee (name of plat or condo) **UNOFFICIAL COPY**

Grantee (name of plat or condo)

Subdivision Info: Metzler Ranch
Lot: 3-A

Filing: 10, 1st Amendment

Condo Info: Phase _____ Bldg _____ Unit _____

35

7

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

✓ 2006046454

✓ 2007045236

✓ 2007051055

**FINAL PLAN DEVELOPMENT (PD) SITE PLAN
LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT
LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO**

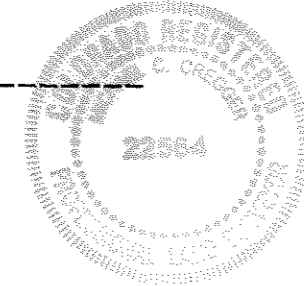
PROPERTY DESCRIPTION

LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SURVEYOR'S STATEMENT

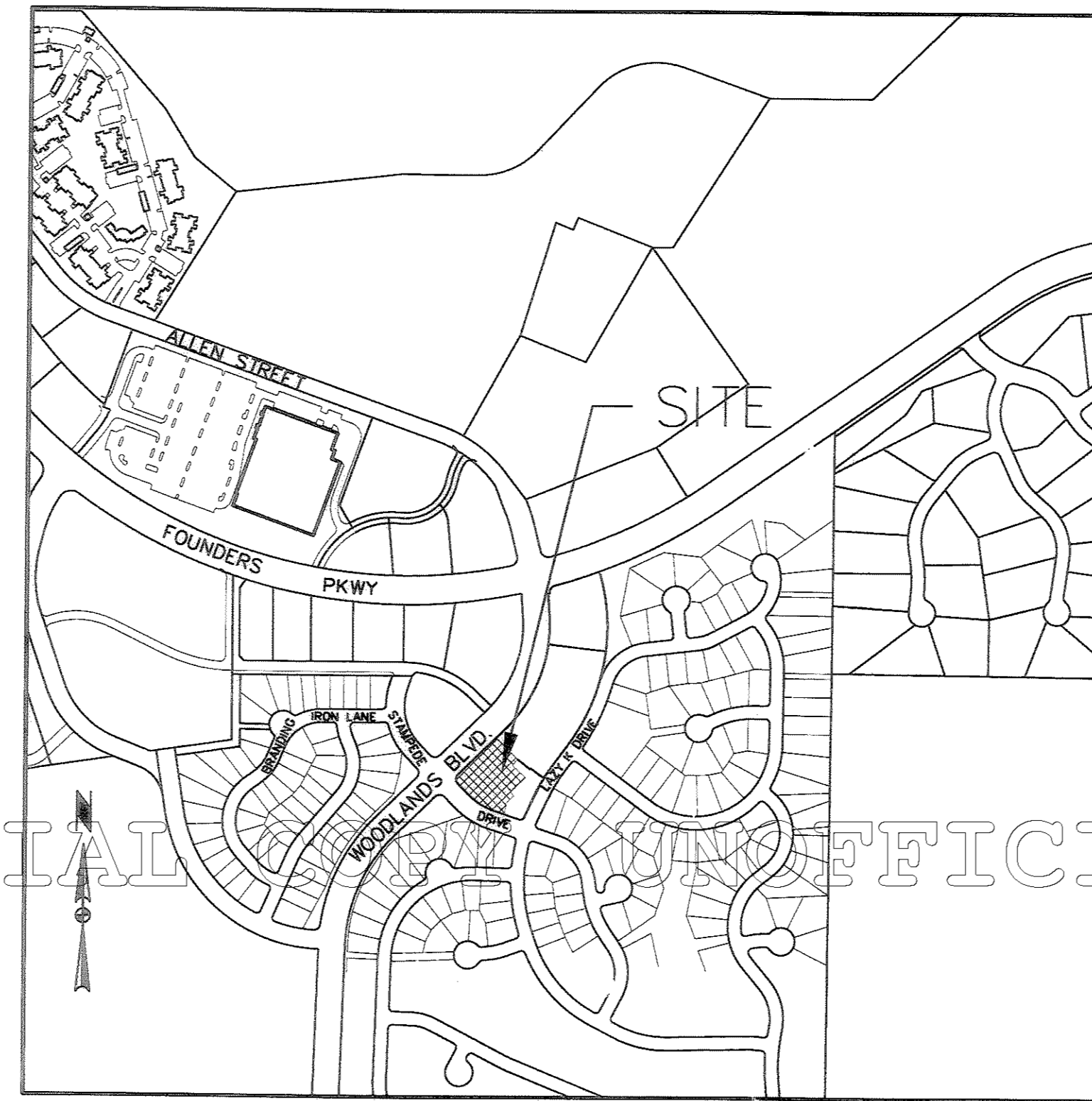
I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY METZLER RANCH FILING NO. 10, 1ST AMENDMENT, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Michael C. Cregger 6/29/2007
PROFESSIONAL LAND SURVEYOR DATE
COLORADO REGISTRATION NO. 22564
FOR AND ON BEHALF OF TST INC. OF DENVER



NOTES:

- BENCHMARK: SOUTH TRAFFIC FLANGE BOLT OF FIRE HYDRANT ON EAST SIDE OF WOODLANDS BOULEVARD, 450 FEET SOUTH OF THE INTERSECTION WITH FOUNDERS PARKWAY, ELEVATION = 6271.09 (NAVD88)
- THE BASIS OF BEARINGS FOR THIS SURVEY IS: WEST PROPERTY LINE OF LOT 3, METZLER RANCH FILING 10, WHICH BEARS; NORTH 45°50'08" EAST.
- THE DEVELOPER IS RESPONSIBLE FOR CONFORMANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- NO SOLID OBJECT EXCEEDING THIRTY INCHES (30") IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, MONUMENT SIGNS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES OR BERMS, SHALL BE PLACED IN THE SIGHT TRIANGLES.
- IN ACCORDANCE WITH THE METZLER RANCH FILING NO. 3 DEVELOPMENT AGREEMENT, REC. NO. 9561705, THE FOLLOWING METERS WILL BE USED AND CORRESPONDING SFE'S WILL BE DEDUCTED FROM THE METZLER RANCH WATER BANK 2:
DOMESTIC METER SIZE: 1 - INCH SFE'S: 2
IRRIGATION METER SIZE: 3/4-INCH SFE'S: 1
- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB. GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES, AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- THERE ARE NO KNOWN FEMA-REGULATED FLOODPLAINS OR WETLANDS ON THIS SITE ACCORDING FIRM PANELS 08035C0186F AND 08035C0188F DATED SEPTEMBER, 2005.
- 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.
- "FIRE LANE" SIGNS SHALL BE PLACED ALONG BOTH SIDES OF EACH ACCESS ROAD AS DETERMINED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT, AND SIGNS SHALL BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS AND DESIGNATE ALL STREETS TO BE POSTED AS FIRE LANES.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
- WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

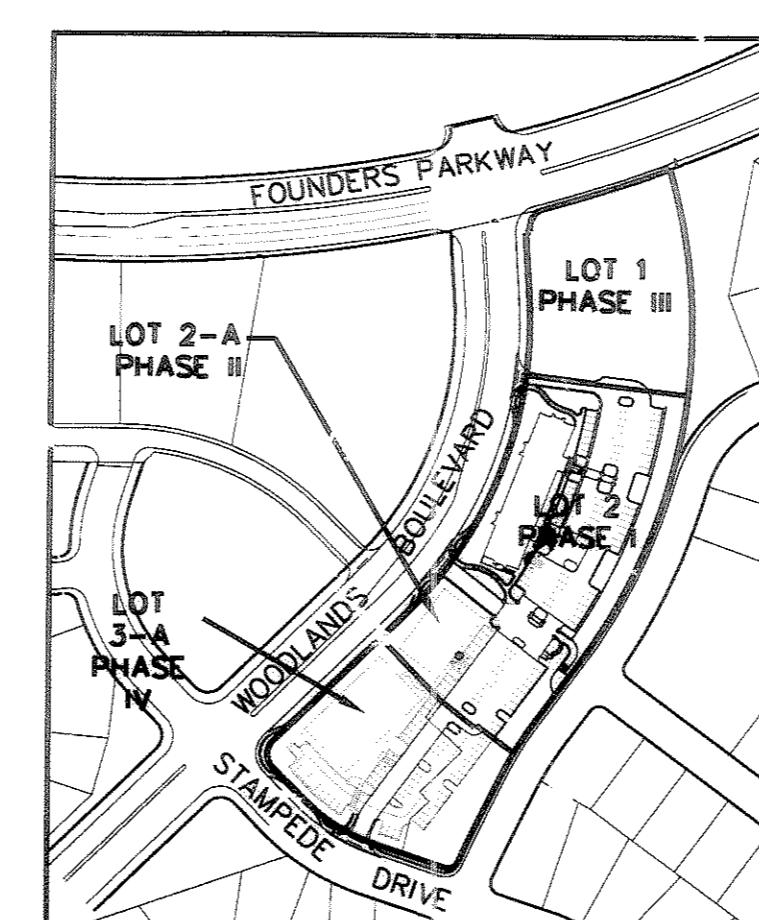


VICINITY MAP
SCALE 1"=500'

SITE DATA		
ADDRESS:	x CASTLE ROCK, CO 80104	
PRESENT ZONING:	PD	
PROPOSED ZONING:	PD	
PRESENT USE:	VACANT	
PROPOSED USE:	SCHOOL	
ITEM	SQ. FOOTAGE	%
TOTAL LOT 3	40,552 S.F.	100
BUILDING FOOTPRINT	8,123	20.0
PARKING/ROADS	17,179	42.4
HARDSCAPE TOTAL	25,302	62.4
PLANTED AREA	13,481	32.2
EXISTING VEGETATION	0	0.0
LANDSCAPE TOTAL	13,481	32.2
RUBBER PLAY MAT AREA	1,789	4.4
BUILDING SIZE		
ONE STORY	8,123 SQ.FT. USABLE	
PERMITTED BUILDING HEIGHT	50'	
PROPOSED BUILDING HEIGHT	24'-4"	
SITE SETBACKS		
PARKING SETBACK	15'	
BUILDING SETBACK	15'	

PARKING TABULATION	
REQUIRED PARKING FOR DAY CARE CENTER	TWO SPACES PER THREE EMPLOYEES PLUS ONE OFF STREET LOADING SPACE FOR EVERY SIX CHILDREN ENROLLED
MAX. NO. OF TEACHERS/STUDENTS PER LICENSING:	15 TEACHERS 120 KIDS
2 SPACES PER THREE EMP. :	15 (EMP.) / 3 = 5 X 2 (SPACES)=10 SPACES
1 SPACE PER SIX KIDS:	120(KIDS)/6 = 20 SPACES
TOTAL REQUIRED =	30 SPACES
TOTAL PROVIDED =	36 SPACES
PROVIDED PARKING	18 SIZE (9'x18') 16 SIZE (9'x18') 2 HANDICAPPED
TOTAL	36

SHEET INDEX	
1.	COVER SHEET
2.	SITE PLAN
3.	UTILITY PLAN
4.	GRADING PLAN
5.	OVERALL LANDSCAPE PLAN
6.	SITE ANALYSIS PLAN
7.	IRRIGATION PLAN
8.	IRRIGATION DETAILS
9.	IRRIGATION DETAILS
10.	IRRIGATION DETAILS
11.	BUILDING ELEVATIONS
12.	BUILDING ELEVATIONS
13.	PHOTOMETRIC PLAN



PHASING MAP

TITLE CERTIFICATION

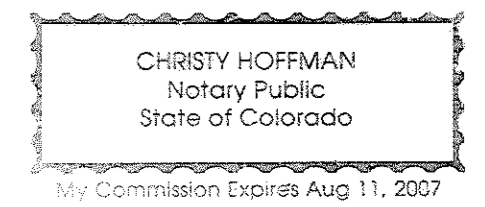
I, *Alice Odette*, AN AUTHORIZED REPRESENTATIVE OF *First American Heritage Title Co*, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 29th DAY OF June, 2007

Alice Odette
AUTHORIZED REPRESENTATIVE
First American Heritage Title Co
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF June, 2007 BY

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: Aug 11, 07



OWNER: RLB CORPORATION, A COLORADO CORPORATION
THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK, COLORADO.
EXECUTED THIS 29 DAY OF June, 2007

BY: *Roger L. Bumgarner* BY: *Cheryl R. Bumgarner*
TITLE: PRESIDENT TITLE: SECRETARY
STATE OF Colorado
COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF June, 2007 BY Roger L. Bumgarner AND BY Cheryl R. Bumgarner

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 11/30/2009
J. M. Mendenhall
NOTARY PUBLIC

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY INSTRUMENTS RECORDED AND ON 01-19-06 AT (REL. RECEPTION NUMBER 2006005747; DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

LIENHOLDER: COLORADO CAPITAL BANK
EXECUTED THIS 29 DAY OF June, 2007

BY: *Lisa J. Mckean*, Pres. BY: *Tammy L. Weiser*, VP
STATE OF Colorado
COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF June, 2007 BY Lisa J. Mckean AND BY Tammy L. Weiser

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 11/30/2009
J. M. Mendenhall
NOTARY PUBLIC

TOWN CERTIFICATION
THE LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT, FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 16 DAY OF August, 2007
Boelke
DIRECTOR OF DEVELOPMENT SERVICES
8/16/07
DATE

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 10:02 AM ON THE 28th DAY OF August, 2007 AT RECEPTION NO. 2007062837

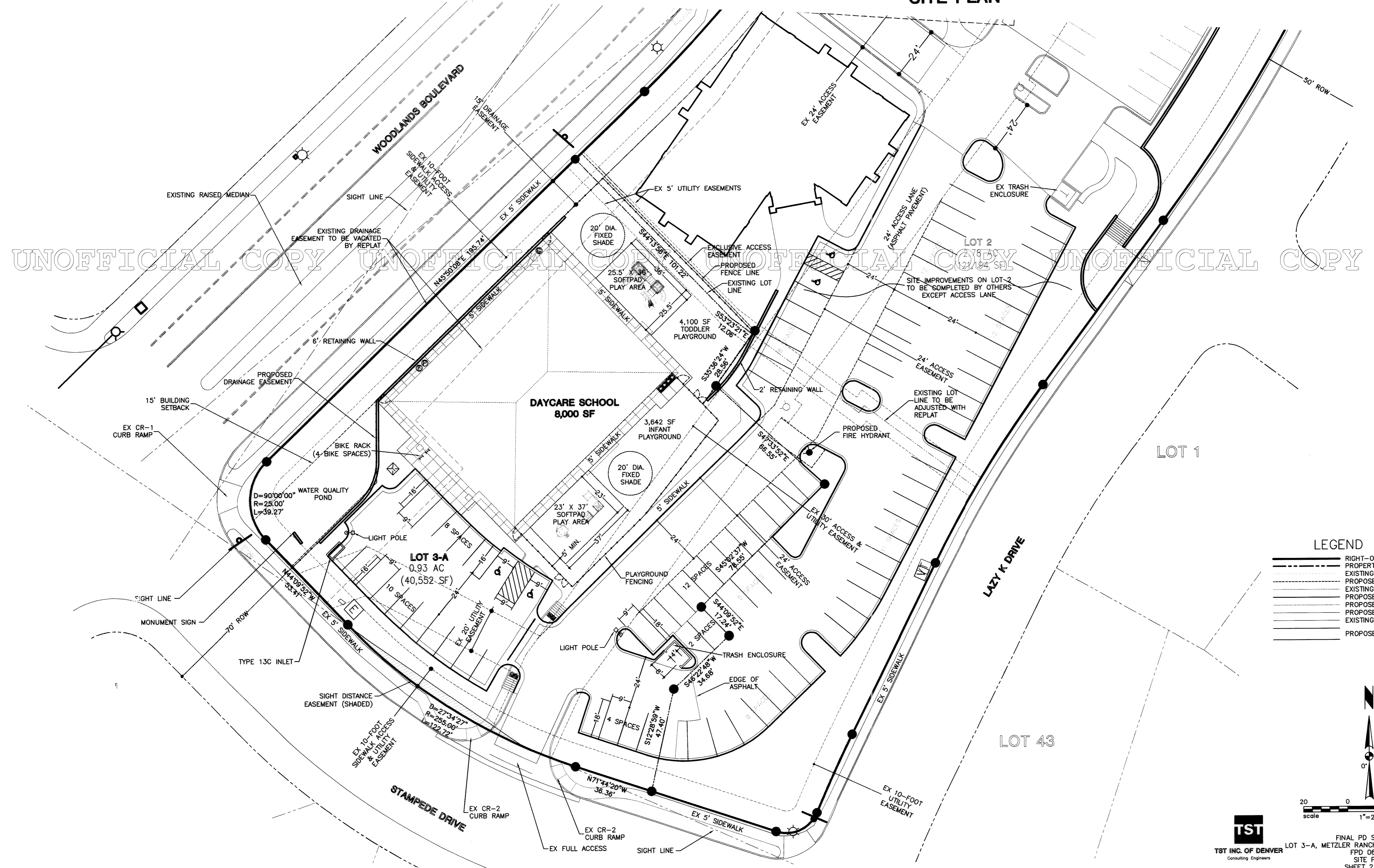
DOUGLAS COUNTY CLERK AND RECORDER
BY: *Regina A. Hoch*, Deputy
DEPUTY

FINAL PD SITE PLAN
LOT 3-A, METZLER RANCH
FILING 10, 1ST AMENDMENT
COVER SHEET
SHEET 1 OF 13
FPD 06-011

OWNER RLB CORPORATION ATTN: ROGER BUMGARNER 96 CROWN POINT CASTLE ROCK, CO 80104 TELEPHONE: (303) 520-5046	CIVIL ENGINEER TST INC OF DENVER 9222 TEDDY LANE LONE TREE, CO 80124 TELEPHONE: (303) 792-0557	ARCHITECT CAHEN ARCHITECTURAL GROUP, P.C. 7535 EAST HAMPDEN AVENUE STE. 425 DENVER, CO 80231 TELEPHONE: (303) 743-0002	LANDSCAPE ARCHITECT MEURAN DESIGN GROUP 352 BROADWAY, SUITE 250 DENVER, CO 80203 TELEPHONE: (303) 512-0549	IRRIGATION DESIGN HYDROSYSTEMS*KDI, INC. 300 UNION BLVD, SUITE 405 LAKEWOOD, CO 80228 TELEPHONE: (303) 980-5327
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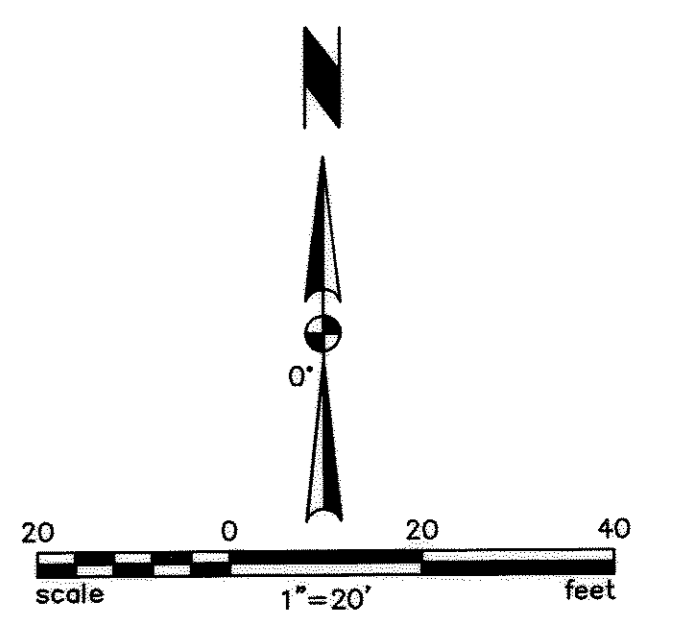
FINAL PD SITE PLAN
LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SITE PLAN



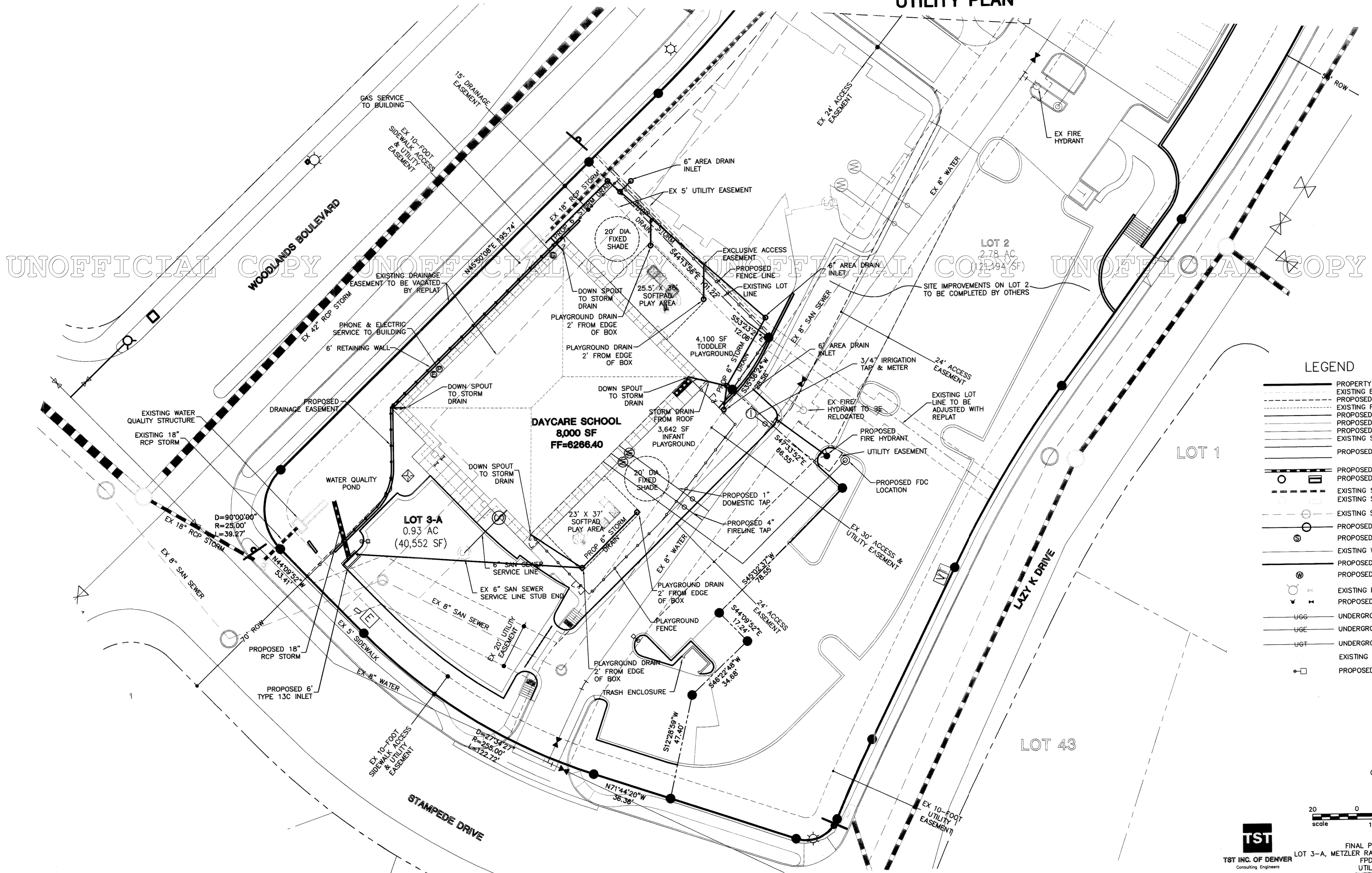
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LEGEND

	RIGHT-OF-WAY
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FLOWLINE
	PROPOSED FLOWLINE
	PROPOSED BACK OF CURB
	PROPOSED EDGE OF ASPHALT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK



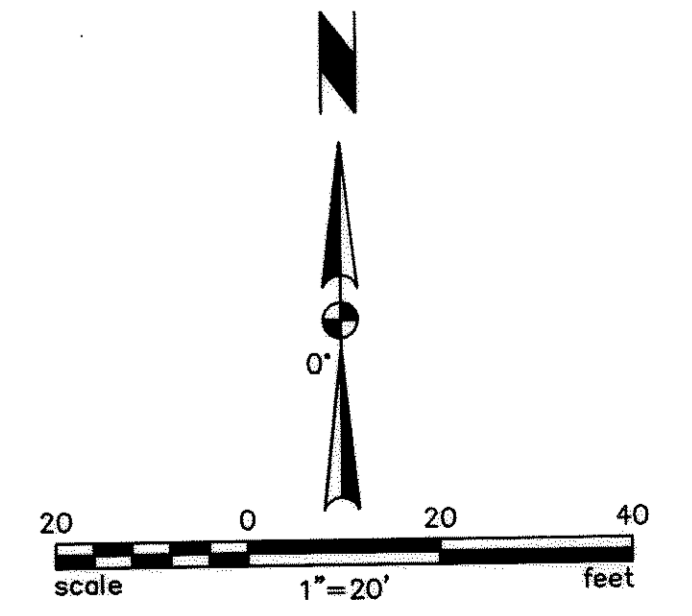
FINAL PD SITE PLAN
LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
UTILITY PLAN



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LEGEND

	PROPERTY LINE/RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FLOWLINE
	PROPOSED FLOWLINE
	PROPOSED BACK OF CURB
	PROPOSED EDGE OF ASPHALT
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE, INLET
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE, INLET
	EXISTING SANITARY SEWER, MANHOLE
	PROPOSED SANITARY SEWER, MANHOLE
	PROPOSED SANITARY SERVICE
	EXISTING WATERLINE
	PROPOSED WATERLINE
	PROPOSED WATERLINE SERVICE
	EXISTING FIRE HYDRANT, VALVE
	PROPOSED FIRE HYDRANT, VALVE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT



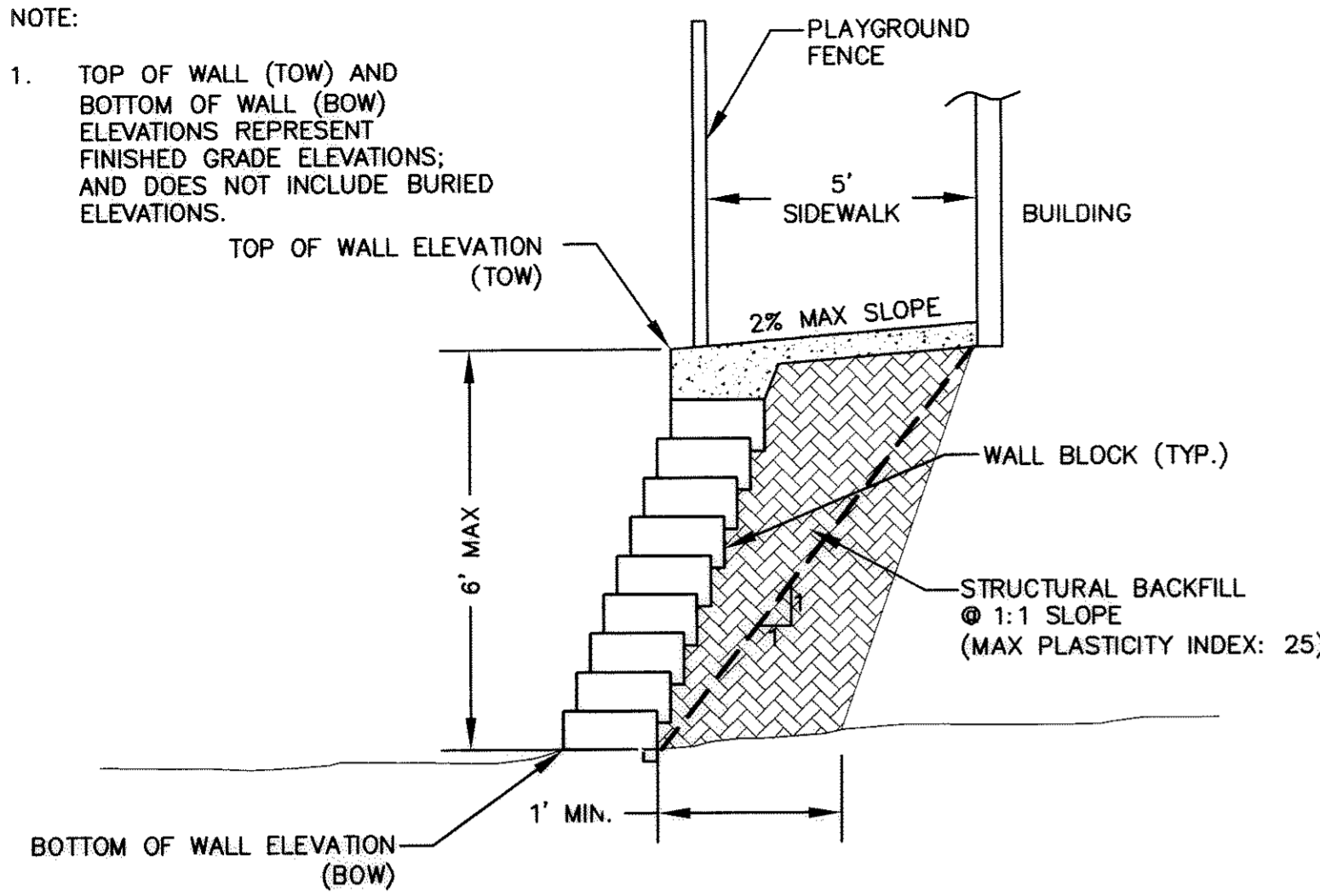
LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT

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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

GRADING PLAN

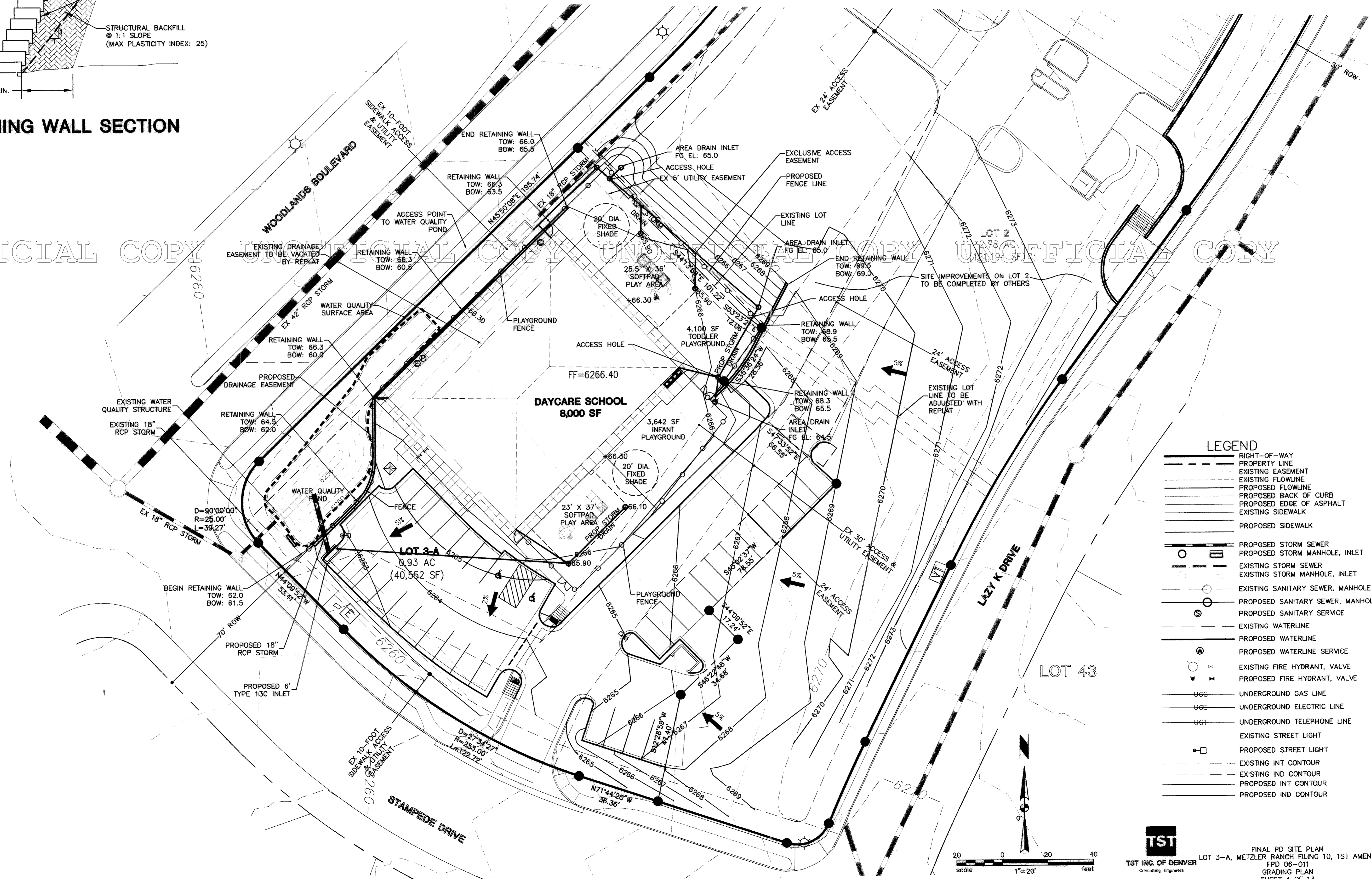
NOTE:

- TOP OF WALL (TOW) AND BOTTOM OF WALL (BOW) ELEVATIONS REPRESENT FINISHED GRADE ELEVATIONS; AND DOES NOT INCLUDE BURIED ELEVATIONS.



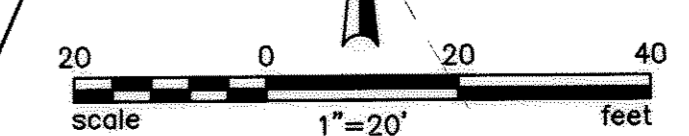
TYPICAL RETAINING WALL SECTION

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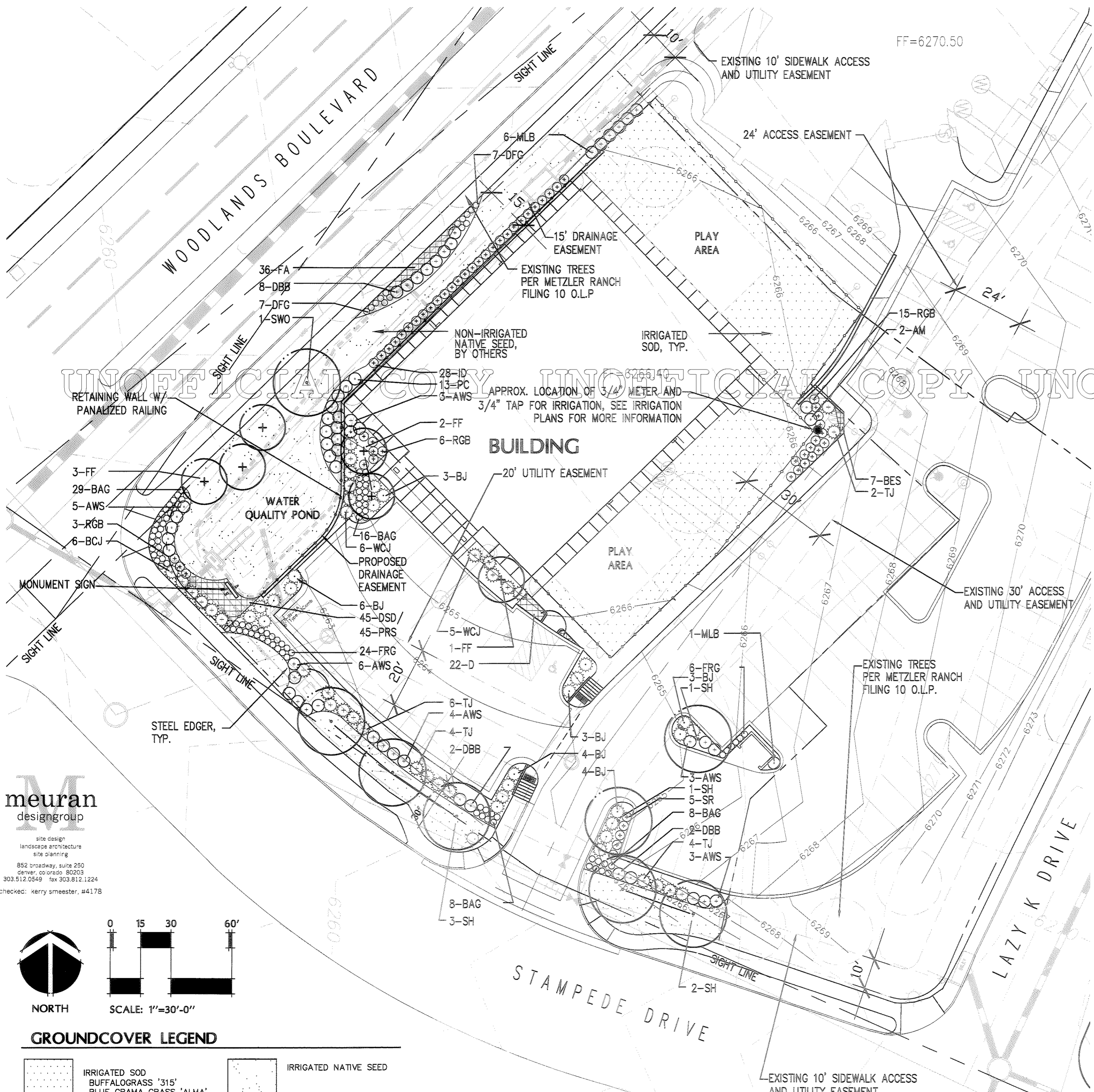


LEGEND

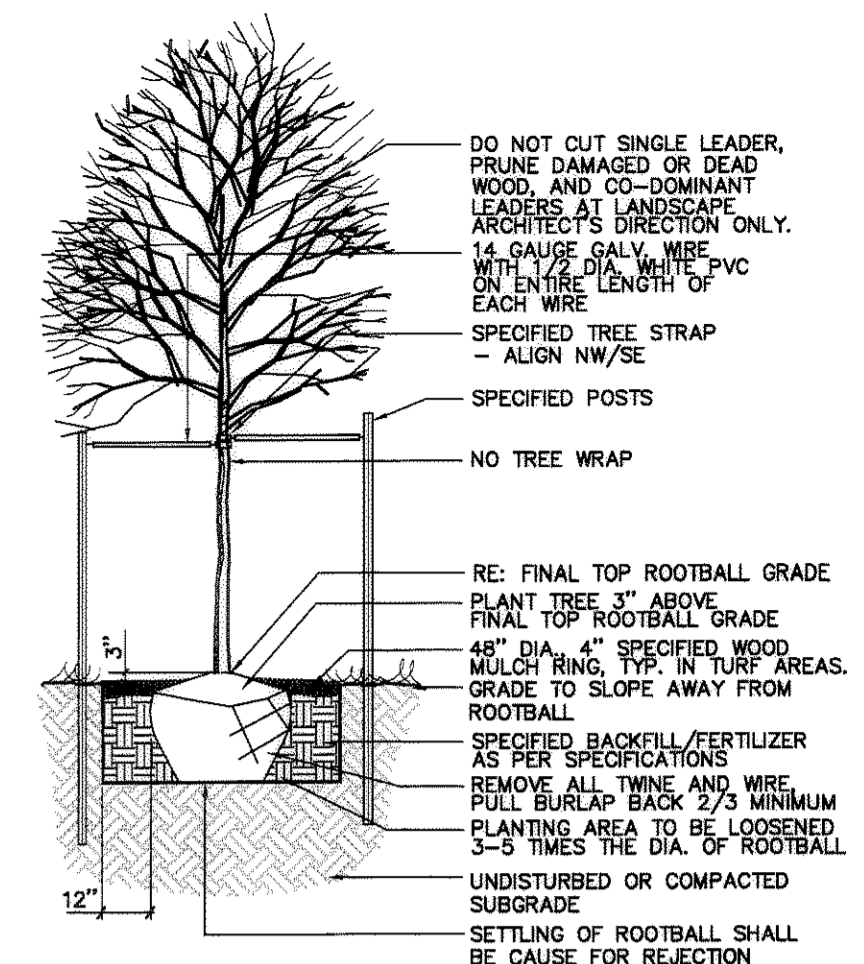
- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FLOWLINE
- PROPOSED FLOWLINE
- PROPOSED BACK OF CURB
- PROPOSED EDGE OF ASPHALT
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- PROPOSED SIDEWALK
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- PROPOSED STORM MANHOLE, INLET
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- UGG UNDERGROUND GAS LINE
- UGE UNDERGROUND ELECTRIC LINE
- UGT UNDERGROUND TELEPHONE LINE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING INT CONTOUR
- PROPOSED INT CONTOUR



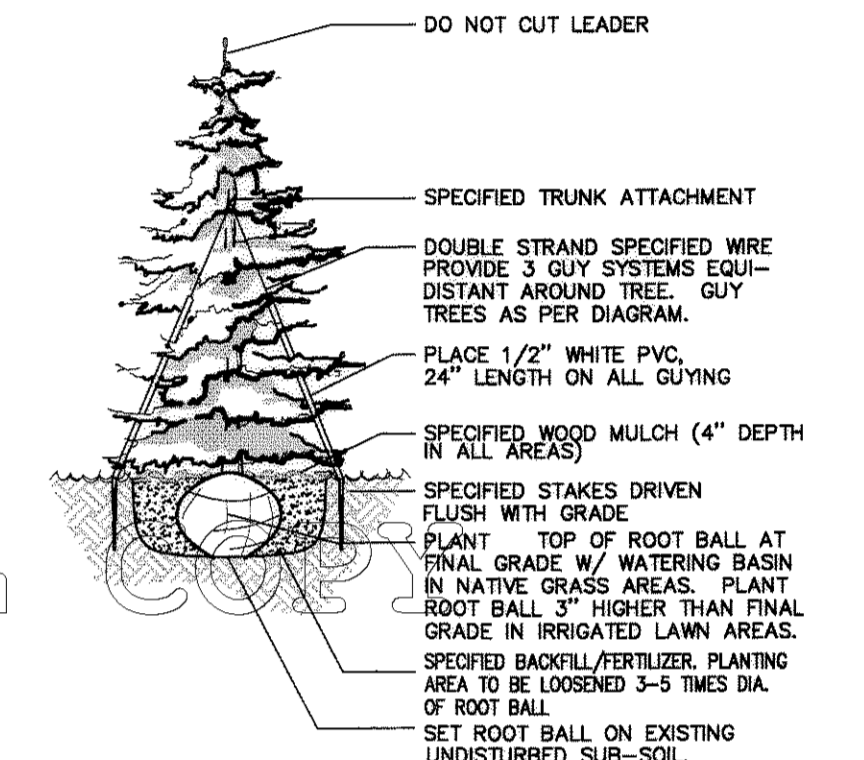
FINAL PLAN DEVELOPMENT (PD) SITE PLAN
LOT 3, METZLER RANCH FILING 10, 1ST AMENDMENT
LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
LANDSCAPE PLAN



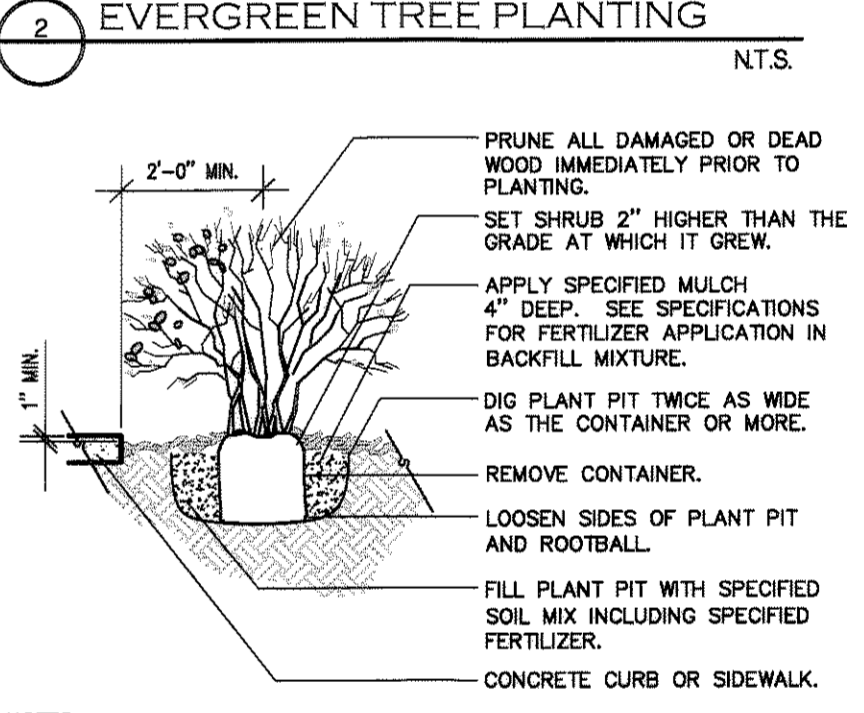
QTY	SYM	COMMON/ BOTANIC NAME	SIZE	COMMENTS	HYDROZONE
DECIDUOUS SHADE TREES					
8					
	SH	Shademaster Honeylocust <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	2" cal.	Specimen quality, full crown, B&B, staked	MODERATE
	SWO	Swamp White Oak <i>Quercus bicolor</i>	2" cal.	Specimen quality, full crown, B&B, staked	MODERATE
ORNAMENTAL TREES					
6					
	FF	Fran's Fountain European hornbeam <i>Carpinus betulus</i> 'Fran's Fontaine'	1-1/2" cal.	Specimen quality, full	HIGH
DECIDUOUS SHRUBS					
114					
	AWS	Anthony Waterer <i>Spiraea</i> 'Anthony Waterer'	5 gal.	container, 5 canes min. 12"-18" ht., plant 3' o.c.	MODERATE
	ID	Isanti Dogwood <i>Cornus sericea</i> 'Isanti'	5 gal.	container, 5 canes min. 18"-24" ht., plant 3' o.c.	HIGH
	RGB	Rose Glow Barberry <i>Berberis thunbergii</i> 'Rose Glow'	5 gal.	container, 5 canes min. 18"-24" ht., plant 3' o.c.	MODERATE
	SR	Shrub Rose <i>Rosa</i> sp. 'Knock Out'	5 gal.	container, 5 canes min. 18"-24" ht., plant 3' o.c.	HIGH
	DBB	Dwarf Burning Bush <i>Euonymus alatus</i> 'Compactus'	5 gal.	container, 5 canes min. 18"-24" ht., plant 4' o.c.	HIGH
	PC	Peking Cotoneaster <i>Cotoneaster lucidus</i>	5 gal.	container, 5 canes min. 18"-24" ht., plant 4' o.c.	MODERATE
	MLB	Lilac <i>Syringa</i> <i>hyacinthiflora</i> 'Maiden's Blush'	5 gal.	container, 5 canes min. 18"-24" ht., plant 4' o.c.	MODERATE
	AM	Bailey Compact Arbutus Maple <i>Acer ginnala</i> 'Bailey Compact'	5 gal.	container, 5 canes min. 18"-24" ht., plant 5' o.c.	MODERATE
EVERGREEN SHRUBS					
56					
	BJ	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	5 gal.	container, 18"-24" spread plant 4' o.c.	MODERATE
	BCJ	Blue Chip Juniper <i>Juniperus horizontalis</i> 'Blue Chip'	5 gal.	container, 18"-24" spread plant 4' o.c.	LOW
	TJ	Tammy Juniper <i>Juniperus sabina</i> 'Tamariscifolia'	5 gal.	container, 18"-24" spread plant 4' o.c.	MODERATE
	WCJ	Wilton Carpet Juniper <i>Juniperus horizontalis</i> 'Wilton'	5 gal.	container, 18"-24" spread plant 4' o.c.	LOW
PERENNIALS/GRASSES					
155/105					
	FA	Fall Aster <i>Aster hybrids</i> 'Wood's Pink'	1 gal.	container, plant 18" o.c. pink color	MODERATE
	D	Doylyl <i>Hemerocallis</i> 'Aztec Gold'	1 gal.	container, plant 18" o.c. gold color	LOW
	DSD	Dwarf Shasta Daisy <i>Leucanthemum</i> 'Silver Princess'	1 gal.	container, plant 18" o.c.	MODERATE
	BES	Black-Eyed Susan <i>Rudbeckia hirta</i> 'Becky Mix'	1 gal.	container, plant 18" o.c.	LOW
	PRS	Purple Rain Sage <i>Salvia verticillata</i> 'Purple Rain'	1 gal.	container, plant 18" o.c.	MODERATE
	BAG	Blue Avena Grass <i>Helictotrichon sempervirens</i>	1 gal.	container, plant 24" o.c.	MODERATE
	DFG	Dwarf Fountain Grass <i>Pennisetum</i> al. 'Hamel'	1 gal.	container, plant 24" o.c.	LOW
	FRG	Feather Reed Grass <i>Calamagrostis</i> acut. 'Karl Foerster'	1 gal.	container, plant 24" o.c.	LOW



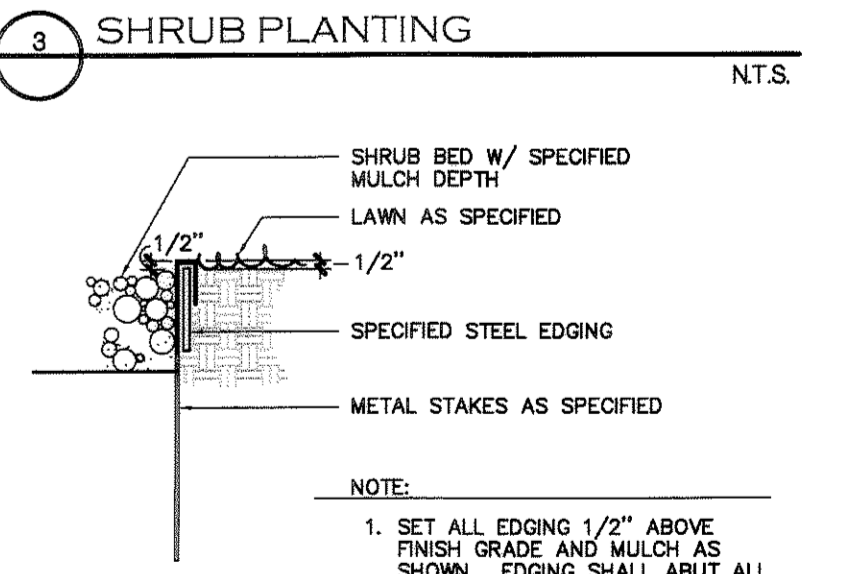
1 DECIDUOUS TREE PLANTING N.T.S.



2 EVERGREEN TREE PLANTING N.T.S.



3 SHRUB PLANTING N.T.S.



4 STEEL EDGER N.T.S.

LANDSCAPE NOTES

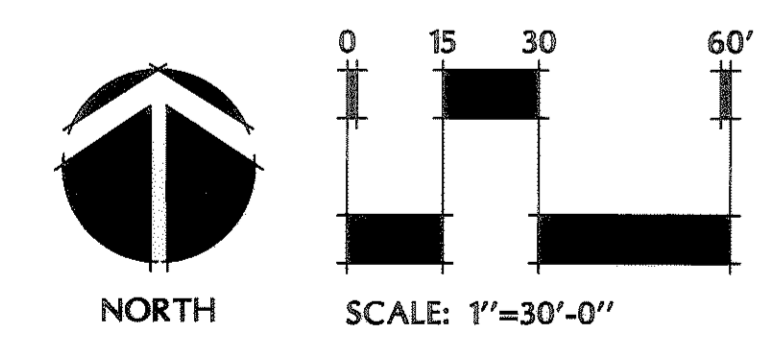
- THE IRRIGATED SOD AREAS SHALL BE SODDED WITH A BUFFALO/BLUE GRAMA BLEND INCORPORATING DROUGHT TOLERANT VARIETIES. THE TURF AREAS, AS WELL AS SHRUB BEDS SHALL BE ROTOTILLED WITH COMPOST AT THE RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- PROVIDE 4" DEPTH RED CEDAR WOOD MULCH AT ALL SHRUB BEDS. DO NOT PLACE FILTER FABRIC UNDER WOOD MULCH.
- ALL LANDSCAPE AREAS WILL BE WATERED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 25' WILL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' WILL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS WILL HAVE FULL WATER COVERAGE WITH A DRIP SYSTEM. ALL TREES IN IRRIGATED TURF AREAS SHALL HAVE A SEPARATE DRIP SYSTEM FOR DROUGHT SITUATIONS. THE IRRIGATION DESIGN SHALL ACCOMMODATE THE TOWN OF CASTLE ROCK'S EVERY THIRD DAY WATERING SCHEDULE BETWEEN THE HOURS OF 11 P.M.-4 A.M. A SEPARATE IRRIGATION TAP IS REQUIRED FOR THIS SITE.
- NO AREAS 10 FEET OR LESS SHALL HAVE SPRAY IRRIGATION.
- ALL SHRUB BEDS ARE TO BE CONTAINED WITH STEEL EDGER NOT REQUIRED AT CURB, WALK OR BUILDING
- ALL TREES WILL EITHER BE STAKED USING TWO LODGEPOLE PINE STAKES OR GUYED USING 3 #12 GALVANIZED WIRE GUYS ATTACHED TO BURIED STAKES. ALL TREE STAKES SHALL BE REMOVED AFTER ONE YEAR.
- A SOILS ANALYSIS SHALL BE COMPLETED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE EXISTING SOIL CONDITIONS AS WELL AS DEFINE THE NECESSARY ORGANIC AMENDMENTS AND TOP-DRESS FERTILIZERS.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST GET APPROVAL FROM THE TOWN PRIOR TO IMPLEMENTATION.
- ALL LANDSCAPE/IRRIGATION INSTALLATION AND MAINTENANCE SHALL BE BY A REGISTERED PROFESSIONAL LANDSCAPE CONTRACTOR.
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- SEED OR SOD SHALL NOT BE PLANTED ON SLOPES GREATER THAN 3:1.
- ALL LANDSCAPE SHALL FOLLOW TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION DESIGN REGULATIONS.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXISTING TREE BARRICADES SHALL HAVE A 1-FOOT RADIUS PER INCH OF TRUNK DIAMETER, OR BE INSTALLED JUST OUTSIDE THE DRIPLINE OF THE TREE, WHICHEVER IS GREATEST. EXAMINE TREES AND BARRICADES AT LEAST ONCE A WEEK DURING CONSTRUCTION. WITHIN THE DRIP LINE OF PROTECTED EXISTING TREES, THERE SHALL BE NO CUT OR FILL. TREE ROOTS ON TREES CAN BE FOUND AT THE VERY SURFACE OF THE SOIL AND MANY OF THESE ARE FEEDER ROOTS, THUS, NO DISTURBANCE OF ANY KIND SHALL BE PERMITTED. NO SOIL COMPACTION DUE TO LARGE EQUIPMENT USE SHALL OCCUR WITHIN THE TREE PROTECTION AREAS.

LANDSCAPE SUMMARY

	SQUARE FOOTAGE	PERCENTAGE
SITE (.94 AC.)	40,552.0	100%
TOTAL LANDSCAPE AREA	14,911.0	37%
IRRIGATED TURF	6,446.0	43%
NATIVE SEED BY OTHERS	3,862.0	26%
LIVING GROUND COVER*	3,709.0	25%
NON-LIVING GROUND COVER		
WOOD MULCH	894.0	6%
NON-DISTURBED LANDSCAPE	0.0	0%
REQUIRED TREES/SHRUBS:	30/60	
PROVIDED TREES/SHRUBS:	28**/161 (61 SHRUBS NET)	

* SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES. DOES NOT INCLUDE NATIVE SEED OR IRRIGATED TURF AREAS.
 ** INCLUDED IN PROVIDED TREE COUNT TOTAL: (4) EXISTING TREES ON WOODLANDS BLVD. AND 100 SHRUBS CREDITED AS (10) TREES.

meuran
designgroup
site design
landscape architecture
site planning
852 broadway, suite 250
denver, colorado 80203
303.512.0549 fax 303.812.1224
checked: kerry smeester, #4178



GROUNDCOVER LEGEND

	IRRIGATED SOD BUFFALOGRASS '315' BLUE GRAMA GRASS 'ALMA'		IRRIGATED NATIVE SEED
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OWNER/DEVELOPER
 ARMSTRONG COMMERCIAL SERVICES
 3900 E. MEXICO AVENUE, SUITE 310
 DENVER, CO 80210
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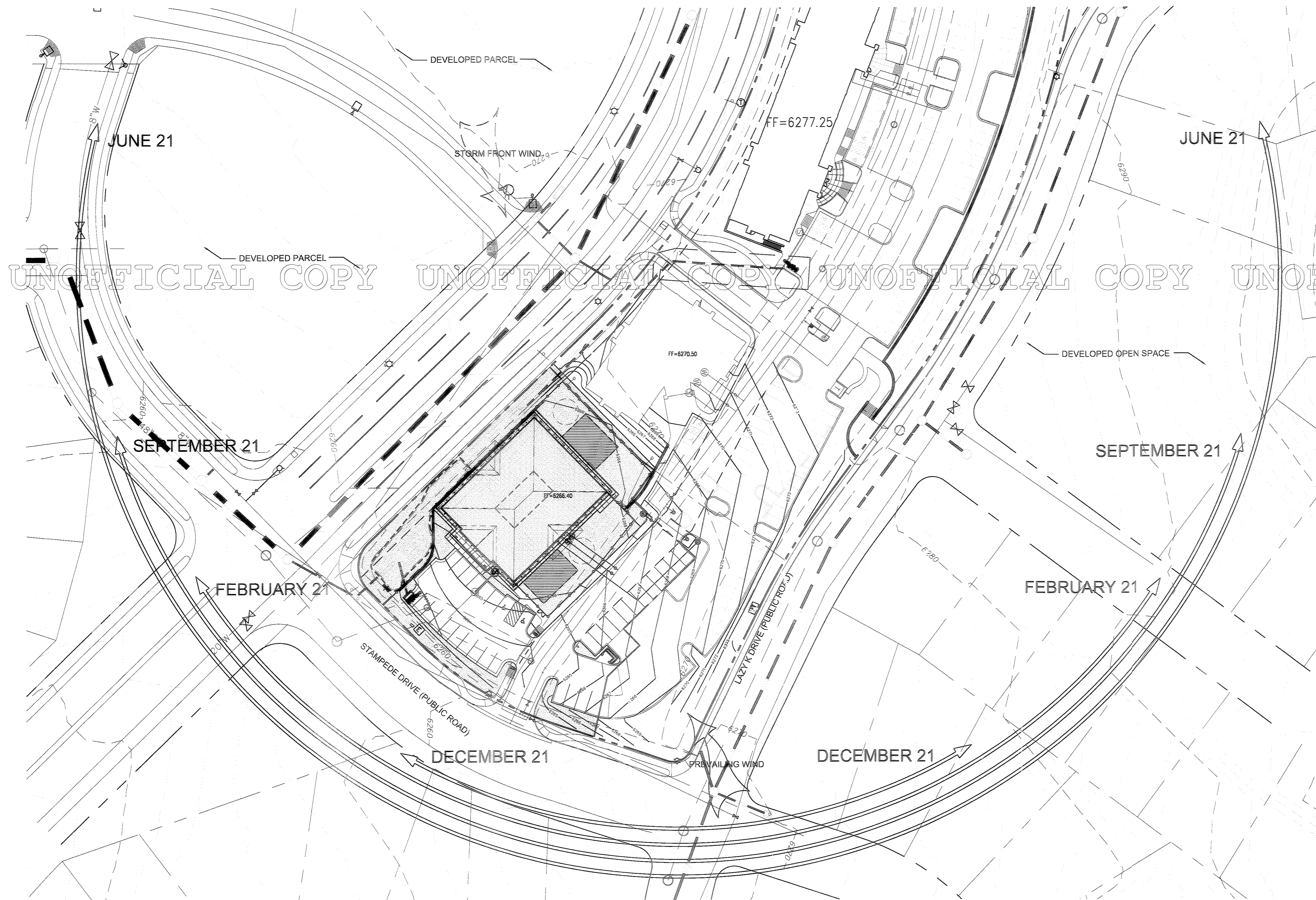
CIVIL ENGINEER
 TST INC OF DENVER
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LANDSCAPE ARCHITECT
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 TELEPHONE: (303) 512-0549

IRRIGATION DESIGN
 HYDROSYSTEMS*KDI, INC.
 300 UNION BLVD., SUITE 405
 LAKEWOOD, CO 80228
 TELEPHONE: (303) 980-5327

**FINAL PLAN DEVELOPMENT (PD) SITE PLAN
 LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT
 LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO**



GENERAL DESCRIPTION:

THE SITE CURRENTLY EXISTS IN A MODERATELY GRADED UNDEVELOPED CONDITION.

OFFSITE DRAINAGE ENTERS THE SITE VIA A DEVELOPED CHANNEL AND/OR PIPES FROM THE NORTHEAST CORNER. ADDITIONAL DRAINAGE SHEET FLOWS ONTO THE SITE FROM THE UNDEVELOPED OPEN SPACE TO THE NORTHEAST. DEVELOPED FLOWS FROM THE ADJACENT RESIDENTIAL SUBDIVISION DO NOT ENTER THE SITE, EXCEPT AS DESCRIBED ABOVE.

VEGETATION:

EXISTING ON-SITE VEGETATION IS LIMITED TO SPARSE NATIVE GRASSES AND WEEDS. THERE ARE NO SIGNIFICANT VEGETATIVE OR NATURAL FEATURES EXISTING ON THE SITE.

EXPOSURE:

THE SITE EXISTS ON THE EAST END OF A COMMERCIAL DEVELOPMENT CORRIDOR, AND ADJACENT TO DEVELOPED RESIDENTIAL LOTS IN THE NORTHEAST QUADRANT OF CASTLE ROCK. TO THE NORTH OF THE PARCEL IS A 6 LANE ARTERIAL. THE SITE IS NEARLY COMPLETELY BORDERED BY PUBLIC STREETS.

THE SITE SITS BELOW THE ARTERIAL ROADWAY TO THE NORTH AS WELL AS APPROXIMATELY 20' TO 60' BELOW THE EXISTING HOMES.

VIEWS:

TO DO THE RELATIVE LOWER ELEVATION FROM THE ADJACENT SITES, AND AS A RESULT OF THE RESIDENTIAL AND COMMERCIAL PROPERTIES NEARBY, THE VIEWS FROM THE SITE ARE LIMITED. TO THE SOUTH IS CASTLE ROCK, TO THE DISTANT SOUTHWEST IS PIKES PEAK.

VIEWS INTO THE SITE FROM THE SOUTHWEST AND NORTH ARE GENERALLY FROM THE VEHICULAR CORRIDORS OF LOCAL STREETS AND THE ADJACENT ARTERIAL ROADWAY. VIEWS INTO THE SITE FROM THE EAST ARE FROM THE RESIDENTIAL PROPERTIES.

DEVELOPED CONDITIONS:

THERE IS A MINIMAL DEVELOPMENT WITHIN THE PARCEL AND IT IS LIMITED TO PUBLIC UTILITY CROSSINGS, ADJACENT SIDEWALKS AND ROADWAYS.

CLIMATE DATA

AVERAGE DAILY TEMPERATURE:

JANUARY	30
FEBRUARY	30
MARCH	35
APRIL	50
MAY	60
JUNE	70
JULY	85
AUGUST	75
SEPTEMBER	60
OCTOBER	50
NOVEMBER	40
DECEMBER	30

ANNUAL PRECIPITATION:

ANNUAL RAINFALL 15-16 INCHES
 ANNUAL SNOWFALL 65-70 INCHES

01 SITE ANALYSIS

SCALE: 1"=20'

OWNER

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 96 CROWN POINT
 CASTLE ROCK, CO 80104
 TELEPHONE: (303) 520-5046

CIVIL ENGINEER

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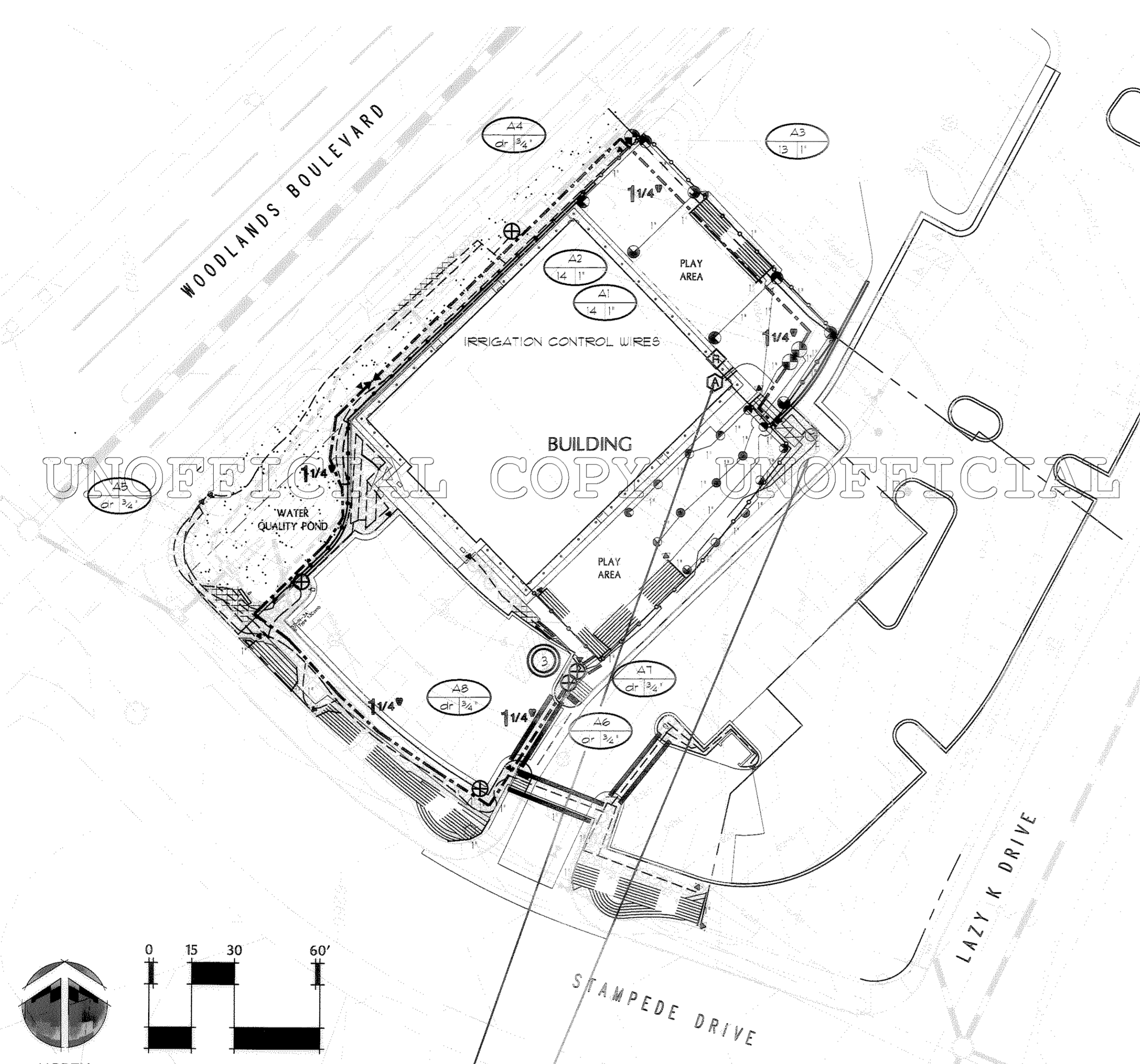
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FINAL PLAN DEVELOPMENT (PD) SITE PLAN
LOT 3, METZLER RANCH FILING 10, 1ST AMENDMENT
LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
IRRIGATION PLAN



Irrigation Schedule				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
☉	RAIN BIRD	1804 5AM FR8 W/ NOZ.	POP-UP SPRAY HEAD	1
☉	RAIN BIRD	1806 5AM FR8 W/86T, CORNER NOZ.	POP-UP SPRAY HEAD	1
⊙	HUNTER	1-20 AD8 W/ # NOZZLE	GEAR DRIVEN ROTOR	2
⊙	HUNTER	1-20 366 W/ # NOZZLE	GEAR DRIVEN ROTOR	2
⊕	RAIN BIRD	FEB SERIES	ELECTRIC CONTROL VALVE	4
▽	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	3
—		LINE SIZE	GATE VALVE	6
⊕	AQUA CONSERVE	ET SERIES	ELECTRIC CONTROLLER	8
⊕	FEBCO	3/4' 825YA	BACKFLOW PREVENTER	11-13
N/S	STRONG BOX	82BC-30AL	BACKFLOW PREVENTER ENCLOSURE	18
N/S	MATCO	201X	MANUAL DRAIN VALVE	5
⊕	RAIN BIRD	KCZ-100-COM W/ BALL VALVE	DRIP VALVE ASSEMBLY	10
*			DRIP LINE BLOW-OUT STUB	9
—	RAIN BIRD	DRIP LINE - 06	N-LINE DRIP TUBING	13,14,15 & 16
⊕	RAIN BIRD	CLASS 200 BE	DRIP EMITTERS	11
—		CLASS 200 BE	PVC MAINLINE	7
—		3/4' POLY BLUE STRIP	DRIP SUPPLY TUBING	11
—		CLASS 200 BE - 1"	PVC LATERAL	7
—		CLASS 100	PVC SLEEVING	7
⊕	HUNTER	MINI CLK	RAIN SHUT OFF DEVICE	12
⊕	BY OTHERS	3/4" CITY APPROVED	WATER METER	13

Irrigation Construction Notes

- DRAWINGS AND BASE INFORMATION** - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY MEURAN DESIGN GROUP. 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.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.

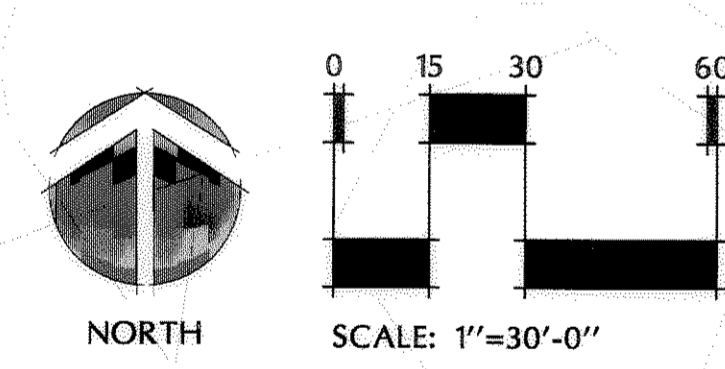
TAP NO. / SIZE	STATIC PRESSURE (TBD PSI)	SYSTEM PRESSURE (TBD PSI)
1 - 3/4"		

 STATIC WATER PRESSURE CONFIRMED WITH TOWN OF CASTLE ROCK UTILITIES DEPARTMENT, TBD, 1201, PHONE NO. 720-733-6000.
 NOTE: SYSTEM OPERATION PRESSURE IS CALCULATED WITH PRESSURE LOSSES THROUGH ALL IRRIGATION EQUIPMENT FROM TAP TO SPRINKLER HEADS. STATIC WATER PRESSURE WILL BE ESTABLISHED BY CASTLE ROCK UTILITIES FOR EACH TAP LOCATION.
- IRRIGATION SYSTEM OPERATION INTENT** - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE-NIGHT PER-WEEK 3-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.

	1.75" PER WEEK PEAK SEASON
BLUEGRASS TURF	1.50" PER WEEK PEAK SEASON
FESCUE TURF	1.00" PER WEEK PEAK SEASON (TWO SEASONS)

 NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.
- 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. SLEEVINGS 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 AND QUANTITY
3/4" - 1 1/4" PIPING	3" PVC (1)
1- 25 CONTROL WIRES	2" 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 9" TO 10". INSTALL 8 SERIES NOZZLES ON 6" POP-UP HEADS FOR ALL HEADS SPACED LESS THAN 8". INSTALL SIDE STRIP NOZZLES ON 6" POP-UP HEADS FOR ALL HEADS WITH AN 'S' DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON 6" POP-UP HEADS FOR ALL HEADS WITH AN 'R' OR 'L' DESIGNATION. 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.
- CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- IRRIGATION CONTROLLER SHALL BE A 1ET BASE SMART CONTROLLER CONTACT WILL VAN WYNE AT AQUA CONSERVE FOR PURCHASE INFORMATION. 1-877-822-2782.
- DO NOT LOOP ANY TAPS TOGETHER. ALL TAPS TO BE INDEPENDENT IN SERVING THE DESIGNATED IRRIGATED AREAS.
- BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE TOWN OF CASTLE ROCK (FUR SECTION II, CHAPTER 14.3.11, FUR SECTION II, APPENDIX II-A - DETAIL W-4A; DETAIL W-4B AND DETAIL W-4C).
- IRRIGATION INSTALLATION SHALL BE DONE BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL.
- TOWN OF CASTLE ROCK PROVIDES A MINIMUM PRESSURE OF 45 PSI.
- THERE SHALL NOT BE ANY TYPE OF SPRAY IRRIGATION IN AREAS UNDER 10 FOOT IN WIDTH.
- IRRIGATION HOURS SHALL BE BETWEEN 11 AM AND 4 AM EVERY THIRD DAY.



CONTROLLER LOCATION 'A'

WALL MOUNT ONE ET-16 STATION AQUA CONSERVE CONTROLLER AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50 LF OF CONTROLLER LOCATION FROM J-BOX. CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

POINT OF CONNECTION #1 - 3/4"

PEAK FLOW REQUIREMENT: 14 GPM. REQUIRED STATIC PRESSURE: 87 PSI
 TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALL ONE 3/4" WATER METER PER TOWN OF CASTLE ROCK SPECIFICATIONS. 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 AND EXTEND CLASS 200 BE PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. WIRES EXTENDED FROM CONDUIT TO MAINLINE SHALL BE INSTALLED IN A 18" DEEP TRENCH WITH LOCATOR TAPE INSTALLED AT 10" DEPTH.

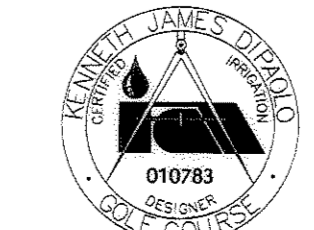
OWNER/DEVELOPER
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Registered Landscape Professional/
 Irrigation Designer:
 Ken DiPaolo #309

**FINAL PLAN DEVELOPMENT (PD) SITE PLAN
 LOT 3, METZLER RANCH FILING 10, 1ST AMENDMENT
 LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
 IRRIGATION DETAILS**

Goddard Child Care, Metzler Ranch

Castle Rock, Colorado

Prepared by HydroSystems*KDI, Inc.

20-Dec-06

LANDSCAPE ZONE	LWU RATING RANGE
Very Low Water Use	0.0 to 1.5
Low Water Use	+1.5 to 3.0
Moderate Water Use	+3.0 to 4.5
High Water Use	+4.5

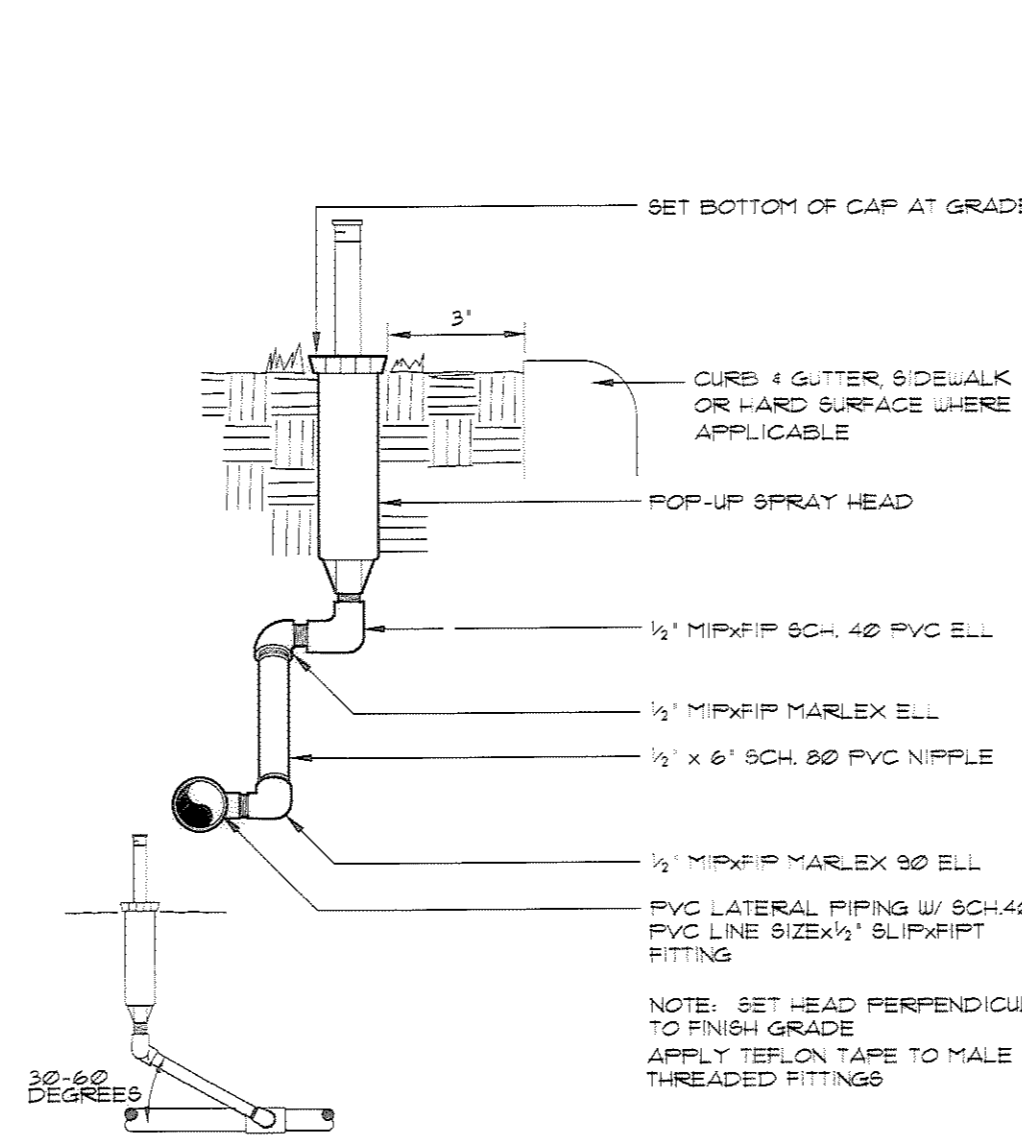
Composite Landscape Water Use Rating Goals

Areas using Potable Water	2.5
Areas using Non-Potable Water	3.5

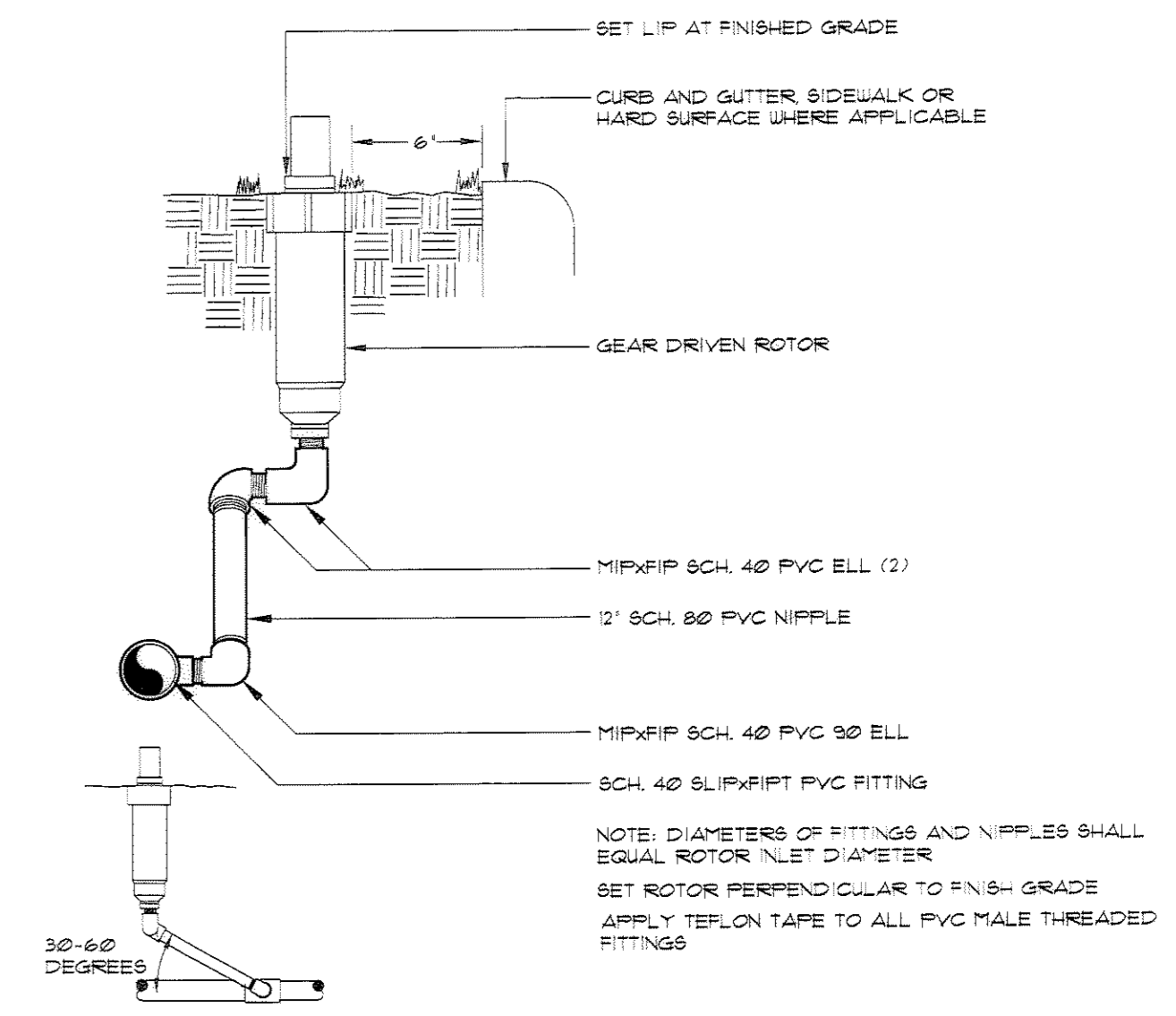
LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (IWR)	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA) - sq. ft.	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR = Σ LWUR IA/TA)	TOTAL AREA (TA)
Buffalo Turf	Moderate	Play Area and Lawn	Small Rotor	15 In./Yr.	3	6,895	20.085	6,895
Shrub Bed	Low	Shrub Bed	Sub Surface	8 In./Yr.	1.6	5,422	8.675	5,422
Native Grass Temp	Low	non-turf	Spray	10 In./Yr.	2	3,620	7.240	3,620
Rock	No	Perimeter	NA	0 In./Yr.	0	0	0	0
							36.000	15,737

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWUR = Σ LWUR IA/TA) Goal of 2.5 2.29

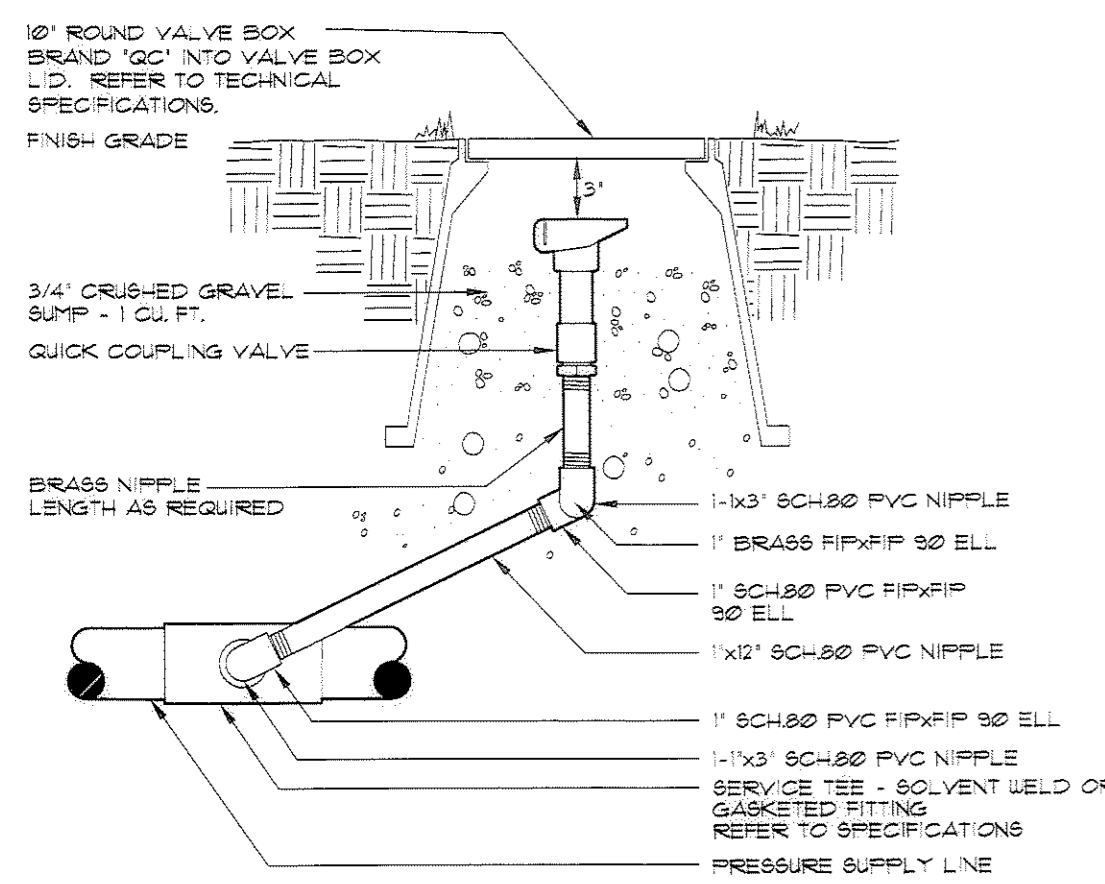
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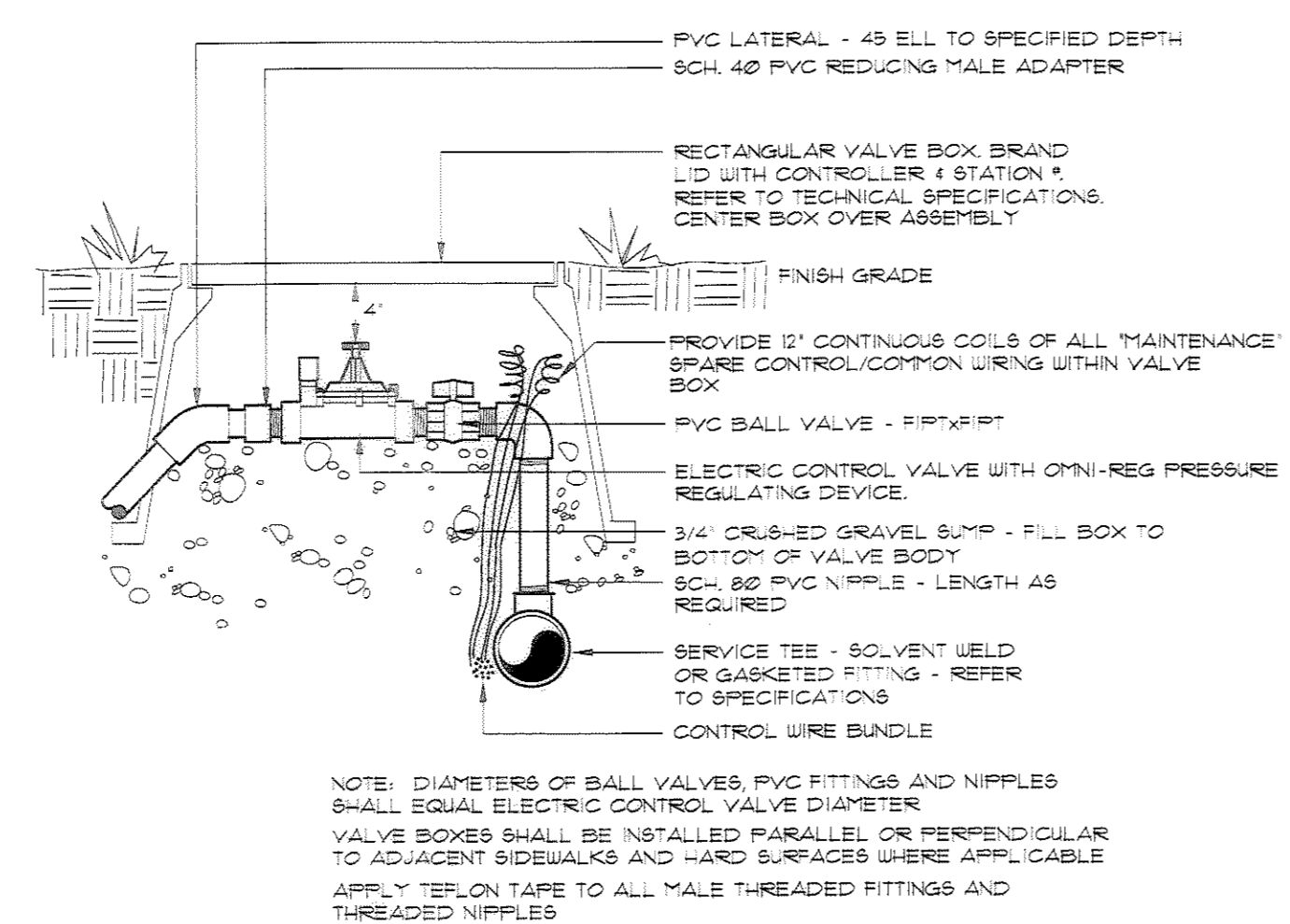
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POP-UP SPRAY HEAD 1



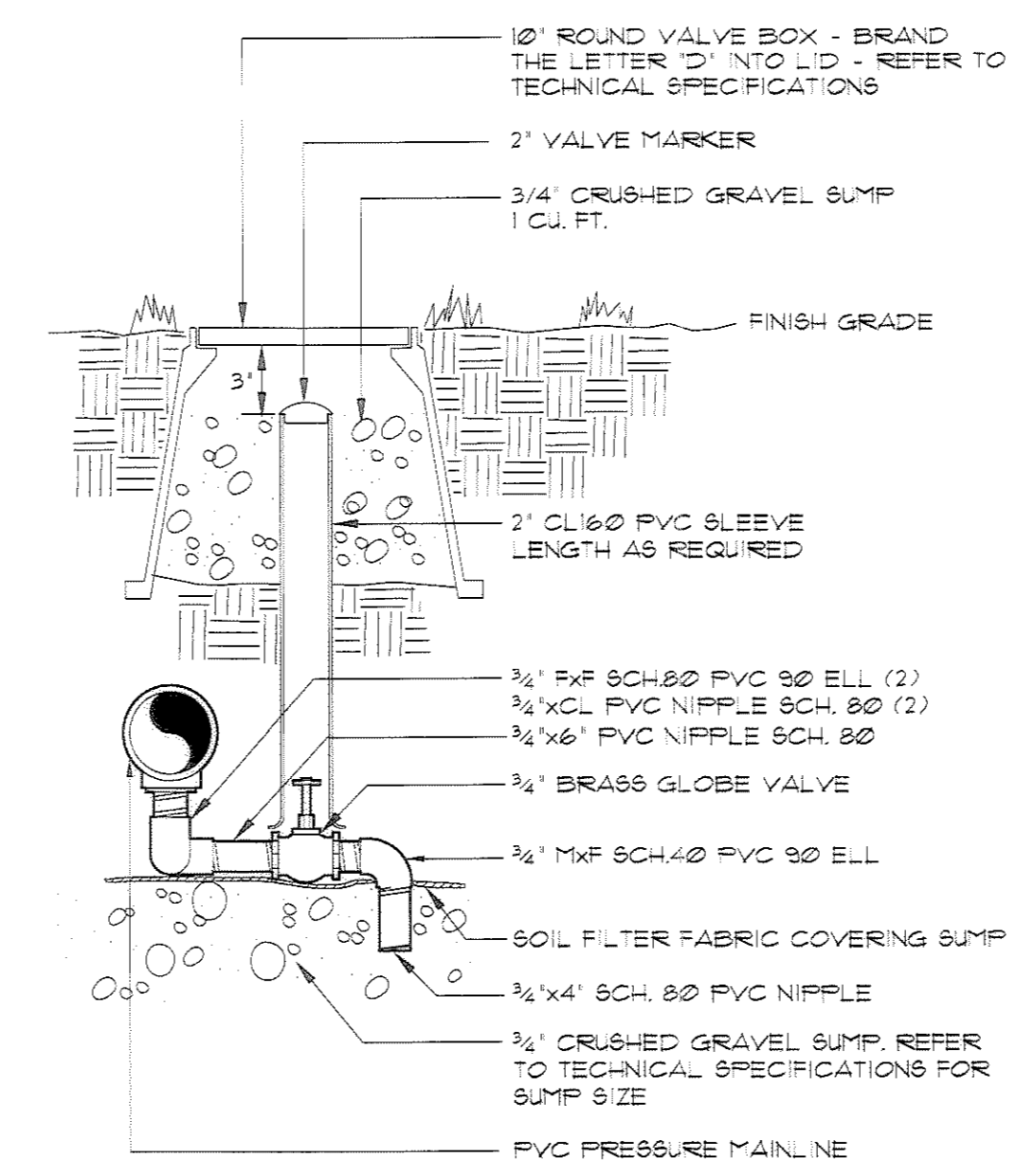
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GEAR DRIVEN ROTOR 2



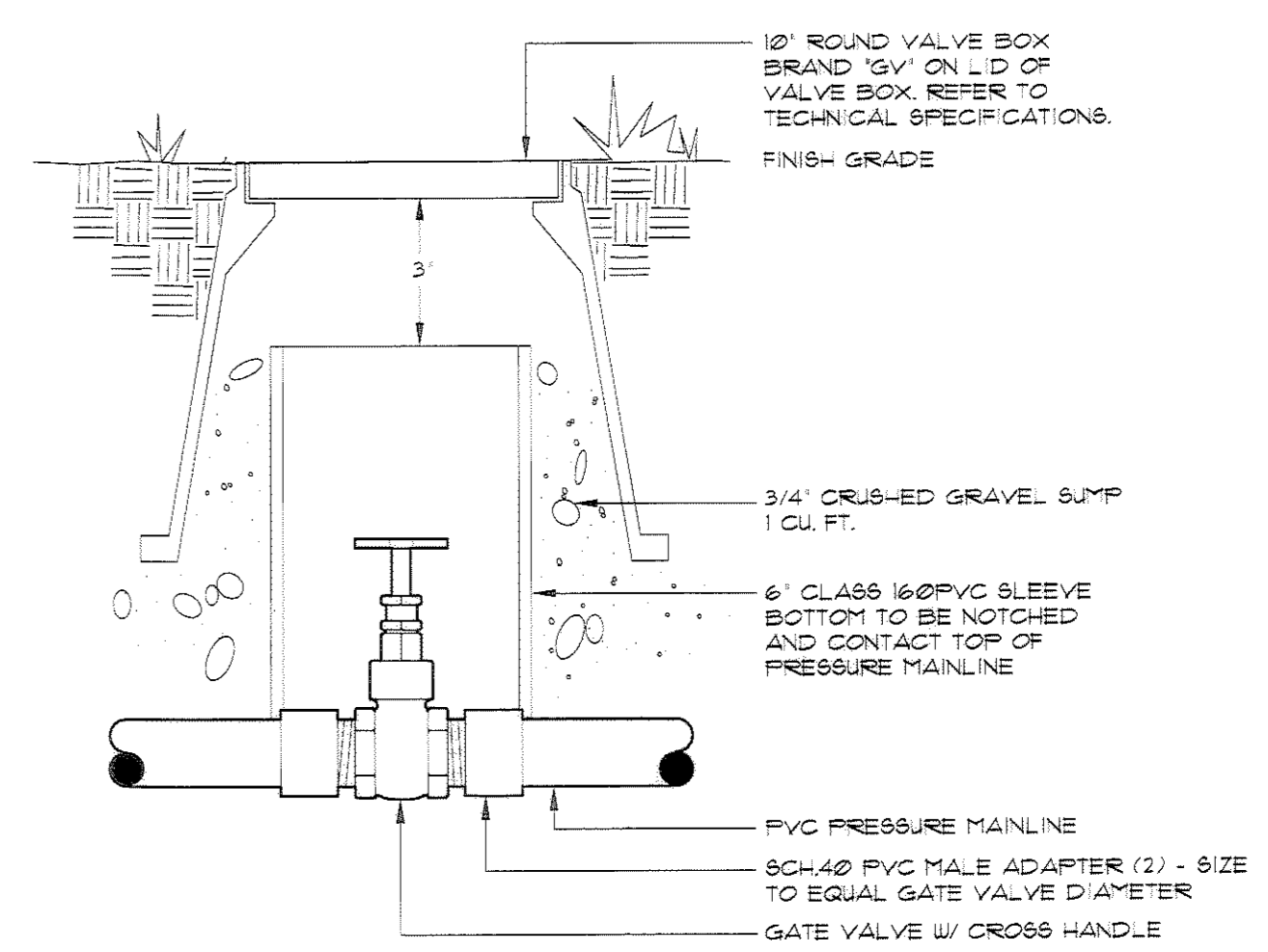
QUICK COUPLING VALVE 3



ELECTRIC CONTROL VALVE 4



MANUAL DRAIN VALVE 5



GATE VALVE 6

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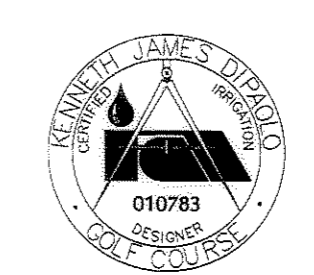
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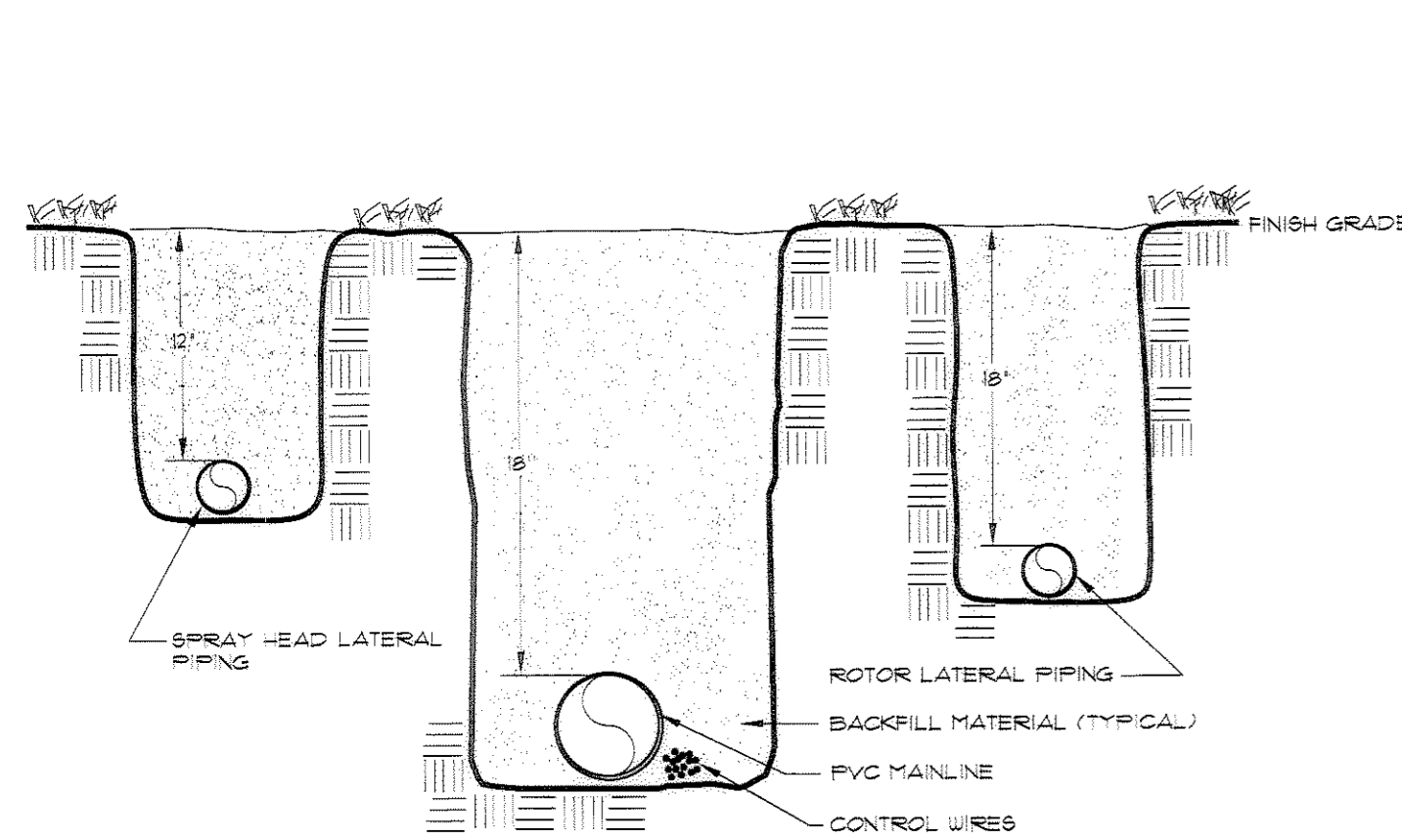
meuran
 designgroup
 site design
 landscape architecture
 site planning
 852 Broadway, Suite 250
 Denver, Colorado 80203
 303.512.0549 fax 303.812.1224
 checked: kerry smeester, #4178



**Registered Landscape Professional/
 Irrigation Designer:
 Ken DiPaolo #309**

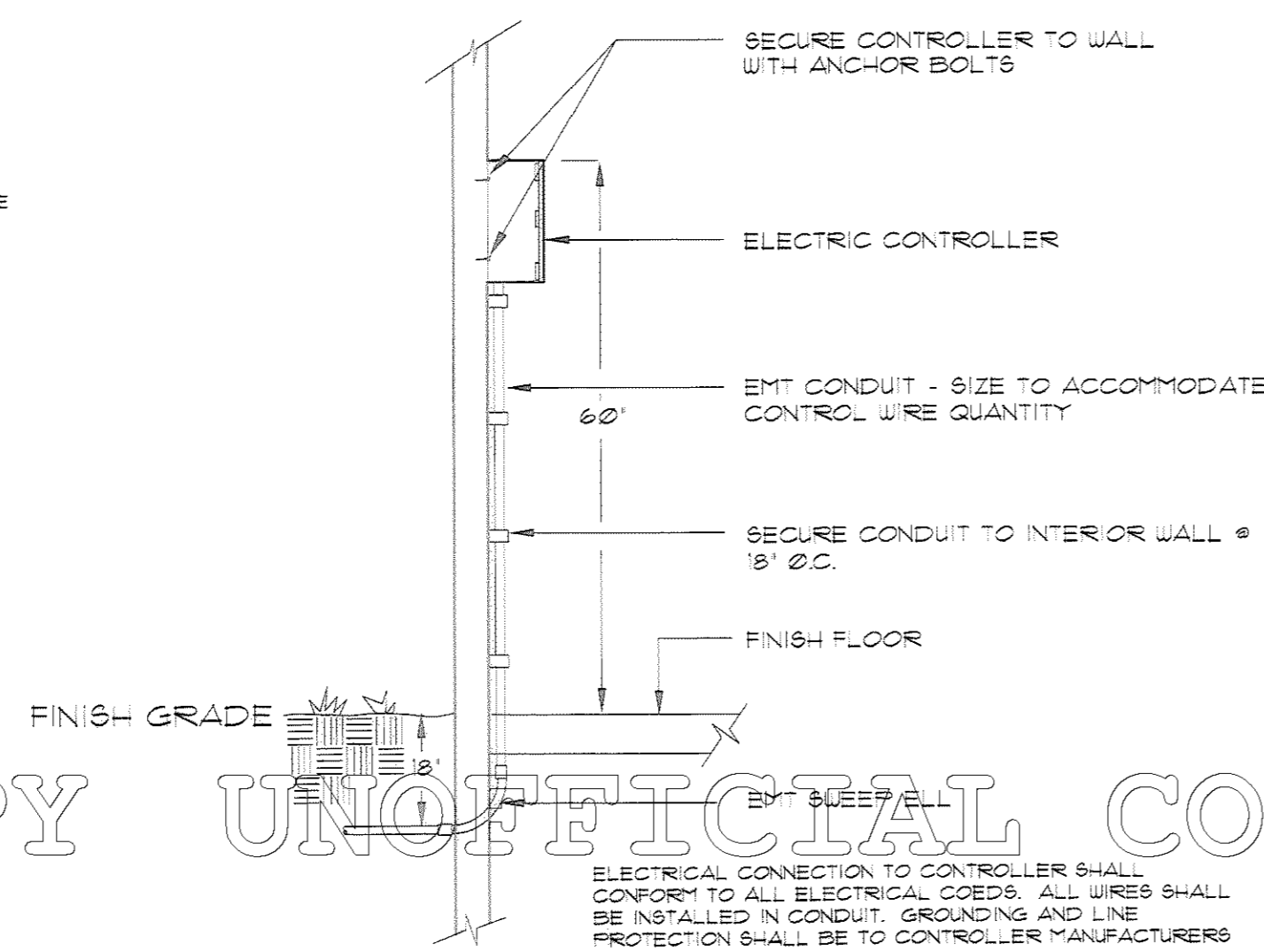
FINAL PD SITE PLAN
 LOT 3, METZLER RANCH FILING 10,
 LANDSCAPE PLAN
 SHEET 8 OF 13 1ST AMENDMENT

FINAL PLAN DEVELOPMENT (PD) SITE PLAN
LOT 3, METZLER RANCH FILING 10, 1ST AMENDMENT
LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO
IRRIGATION DETAILS



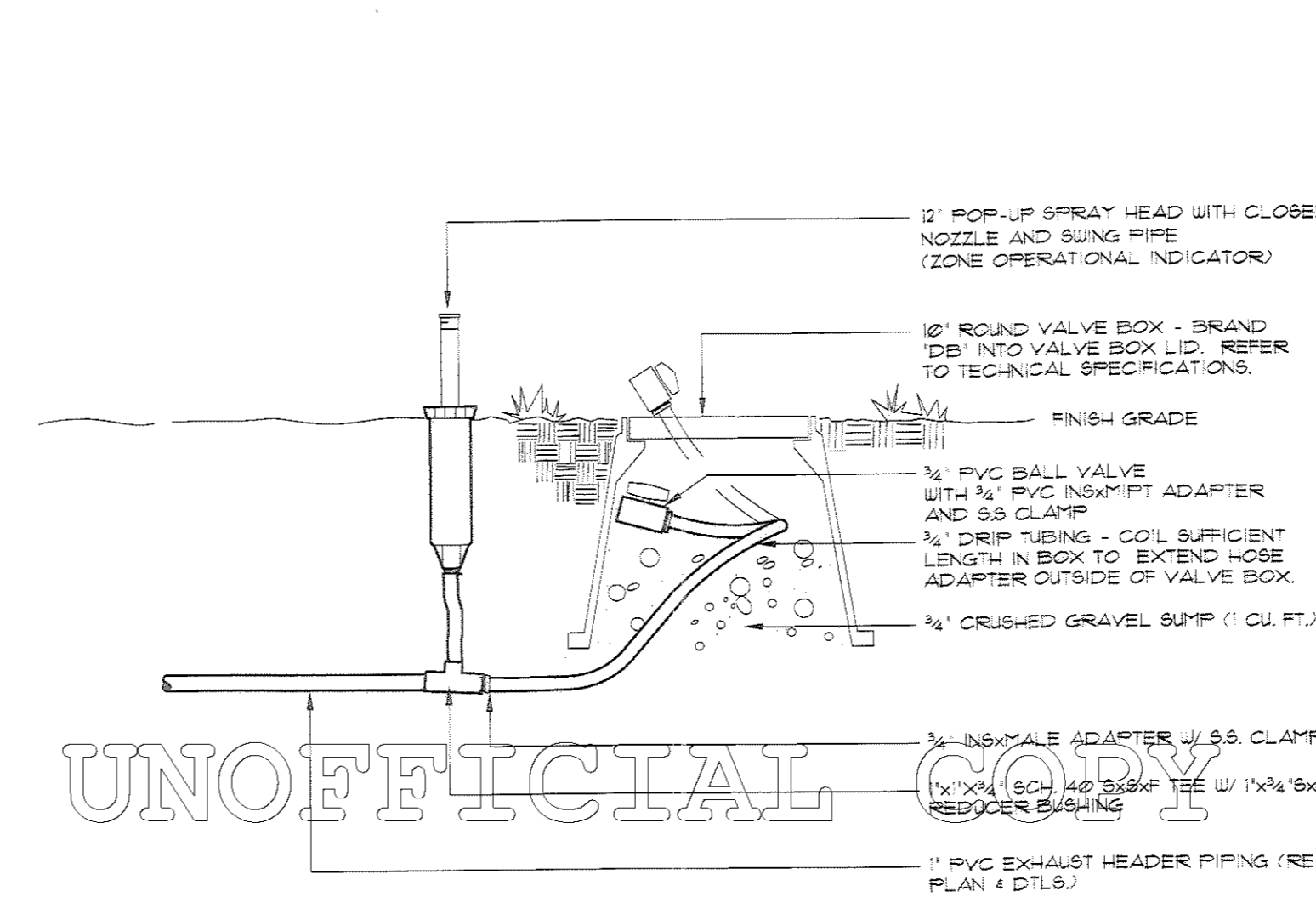
TYPICAL TRENCH

7



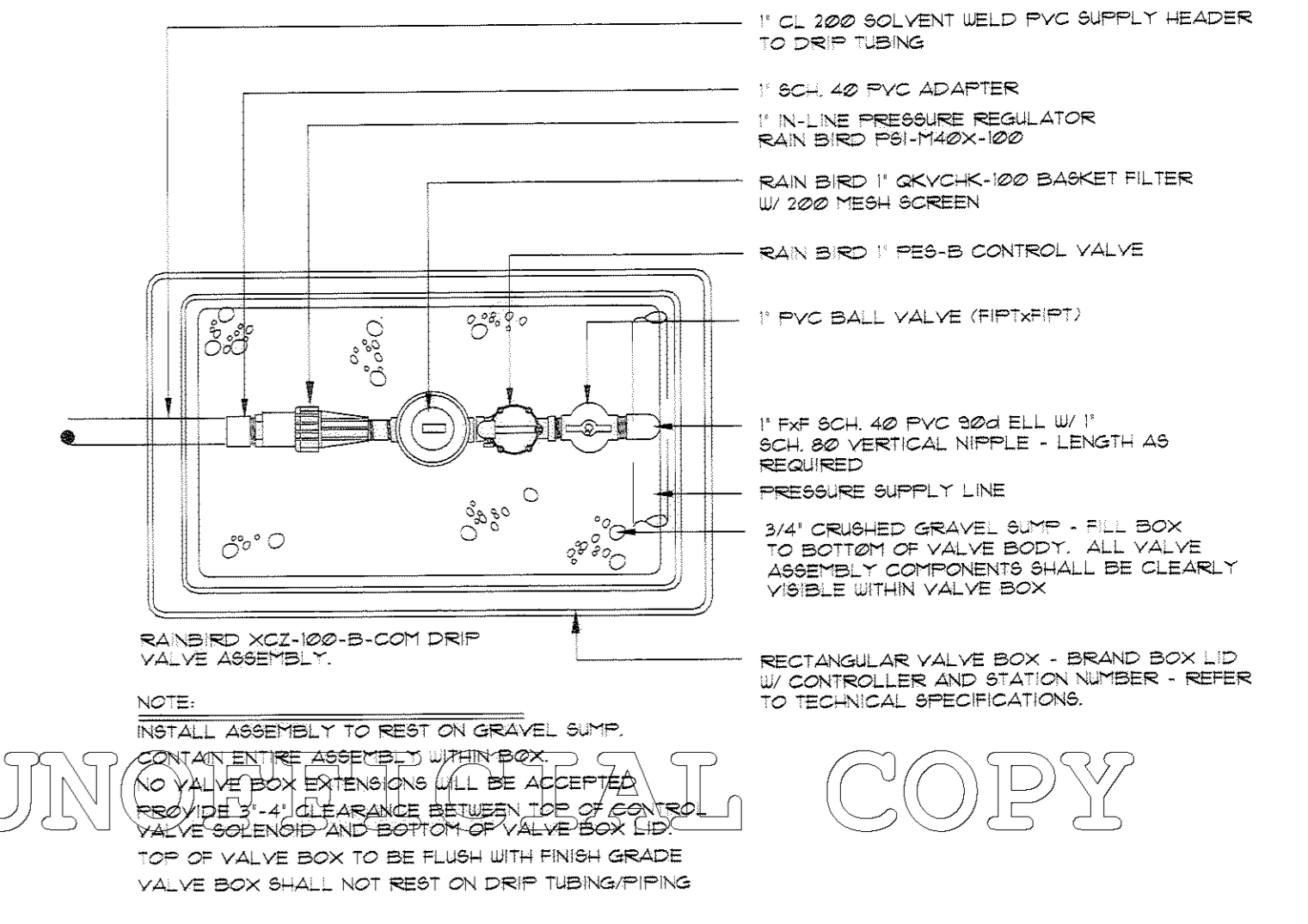
ELECTRIC CONTROLLER

8



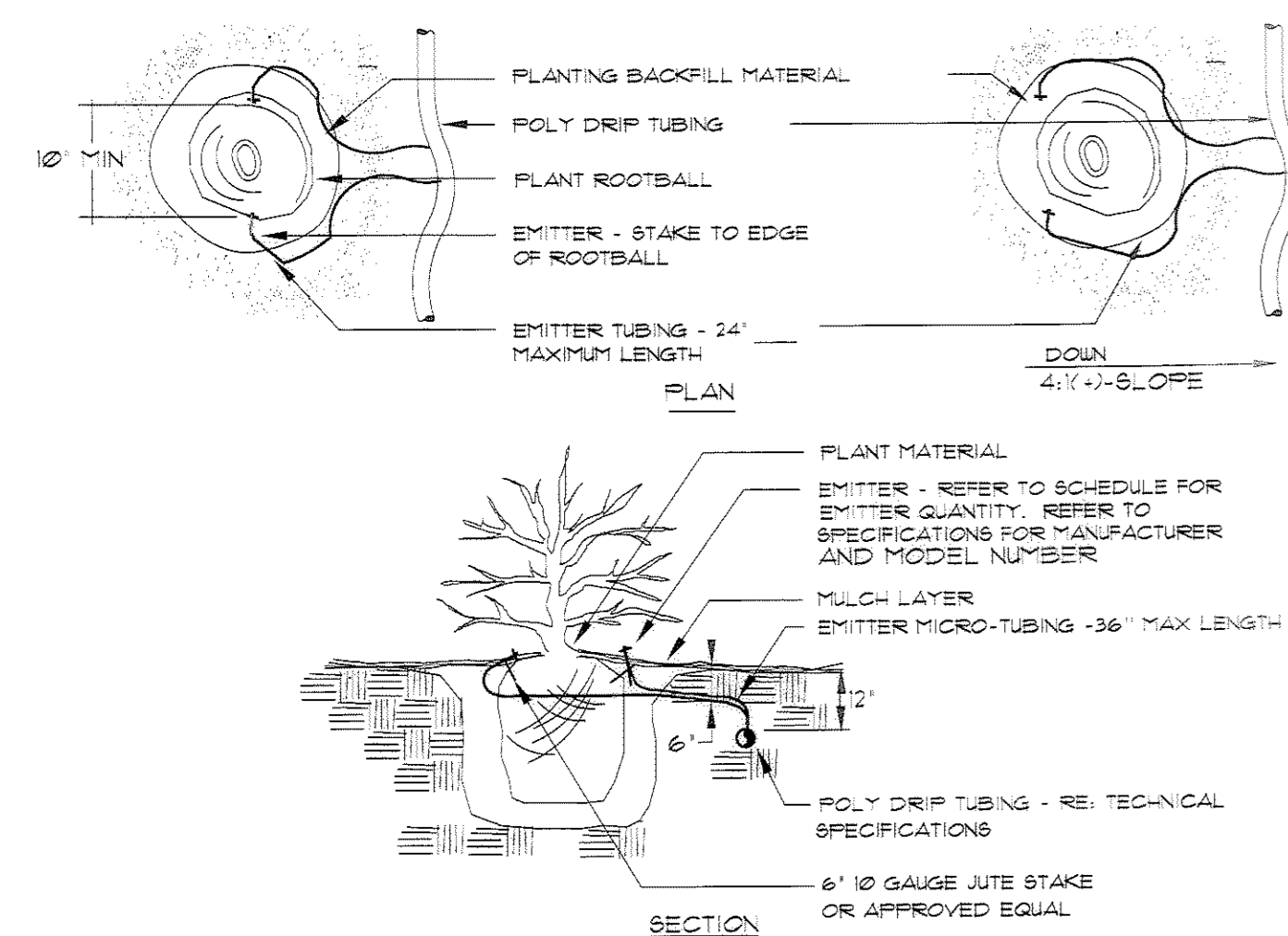
DRIPPERLINE FLUSH-OUT AND OPERATIONAL INDICATOR

9



DRIP VALVE ASSEMBLY

10

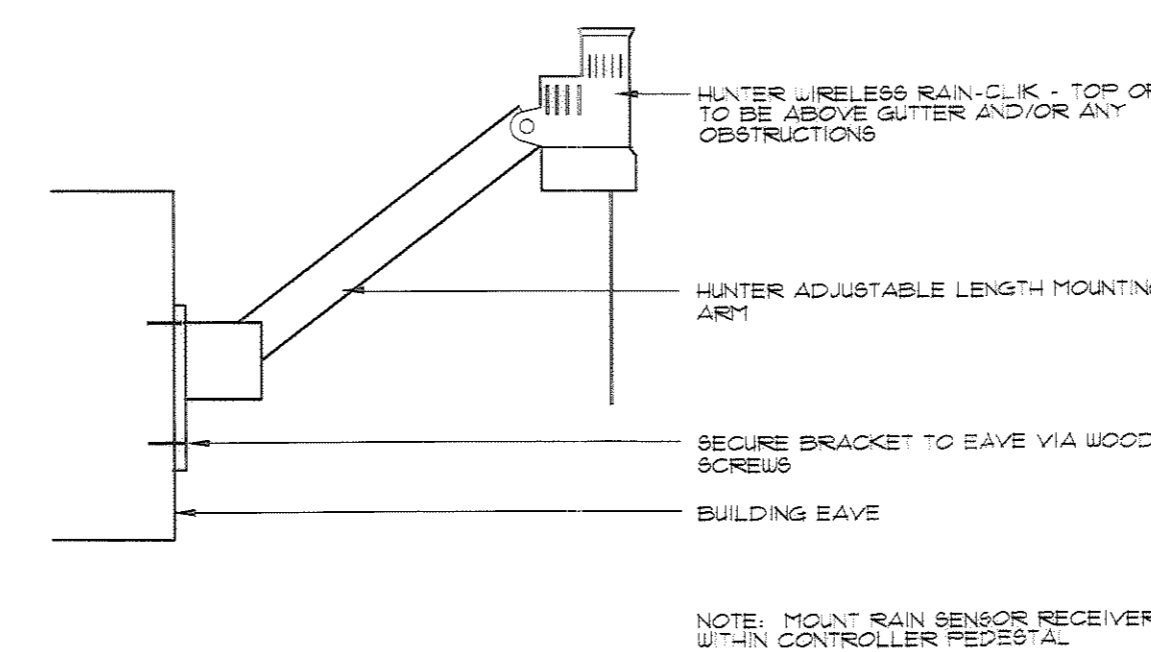


DRIP EMITTER

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	2.5 GPH	ONE EACH	ONE EACH
3 GALLON MATERIAL	2.5 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

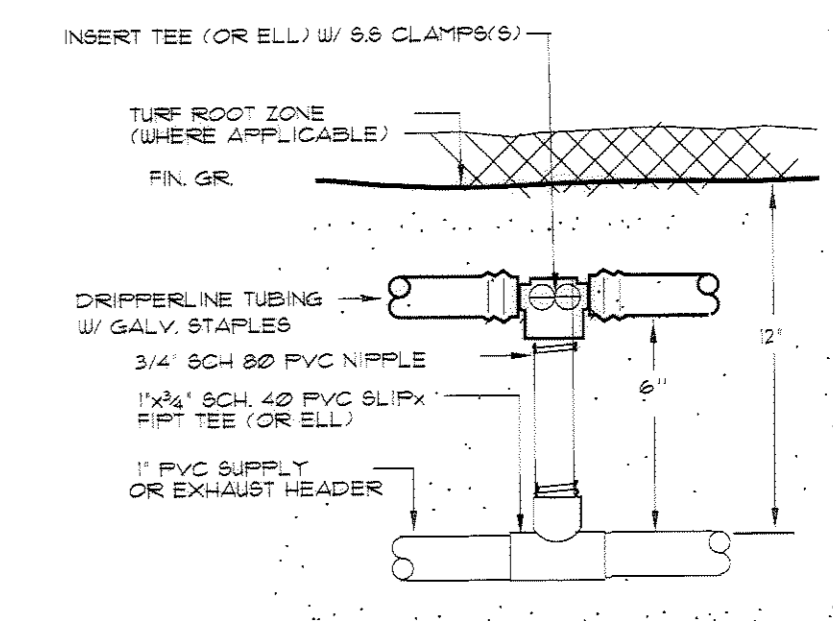
NOTES:
 1. INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.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

11



RAIN SENSOR

12



DRIPPERLINE START CONNECTION TURF

13

OWNER/DEVELOPER
 ARMSTRONG COMMERCIAL SERVICES
 3900 E. MEXICO AVENUE, SUITE 310
 DENVER, CO 80210
 TELEPHONE: (303) 715-1411

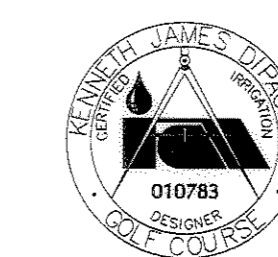
CIVIL ENGINEER
 TST INC OF DENVER
 9222 TEDDY LANE
 LONE TREE, CO 80124
 TELEPHONE: (303) 792-0557

ARCHITECT
 CAHEN ARCHITECTURAL GROUP, P.C.
 7535 EAST HAMPDEN AVENUE STE. 425
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LANDSCAPE ARCHITECT
 MEURAN DESIGN GROUP
 852 BROADWAY, SUITE 250
 DENVER, CO 80203
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 HYDROSYSTEMS*KDI, INC.
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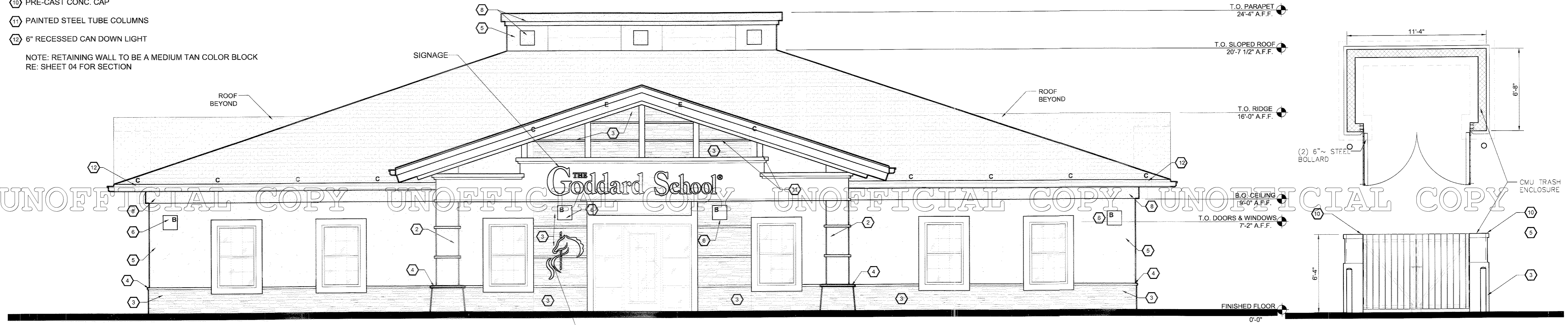
**FINAL PLAN DEVELOPMENT (PD) SITE PLAN
 LOT 3-A, METZLER RANCH FILING 10, 1ST AMENDMENT
 LOCATED IN THE NE 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST,
 OF THE 6th PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO**

KEYED NOTES:

- ① TAN CONCRETE TILE ROOF
- ② SQUARE ENTRY COLUMN - PAINTED OFF WHITE
- ③ CULTURED STONE VENEER
- ④ PRE-CAST CONCRETE LEDGE - DARK BROWN
- ⑤ LIGHT BROWN STUCCO OR EIFS
- ⑥ 14" OUTDOOR LIGHT
- ⑦ NOT USED
- ⑧ EIFS FRIEZE BAND - OFF-WHITE COLOR
- ⑩ PRE-CAST CONC. CAP
- ⑪ PAINTED STEEL TUBE COLUMNS
- ⑫ 6" RECESSED CAN DOWN LIGHT

NOTE:
 REFER TO SHEET 13 FOR
 LUMINAIR SCHEDULE

NOTE: RETAINING WALL TO BE A MEDIUM TAN COLOR BLOCK
 RE: SHEET 04 FOR SECTION

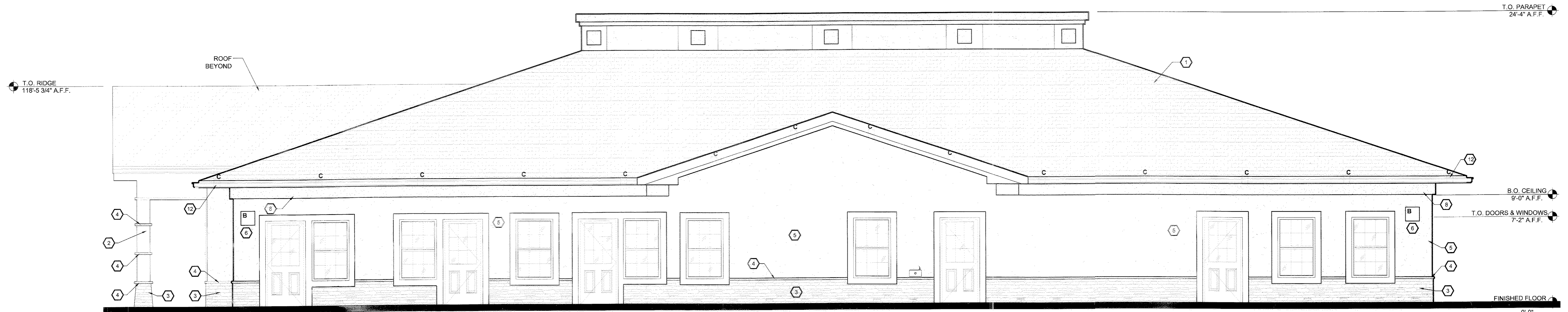


01 FRONT ELEVATION

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

03 TRASH ENCLOSURE

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



02 RIGHT ELEVATION

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

OCCUPANT LOAD:

OFFICE USE:	
OFFICE AREAS #12, #13, #14	433 SF/ 100 = 5 OCCUPANTS
CLASSROOM USE:	
ALL	5,163 SF/ 20 = 258 OCCUPANTS
KITCHEN USE:	
KITCHEN #15	136 SF/ 20 = 7 OCCUPANTS
STORAGE USE:	
PANTRY, JAN, STAFF REC.	306 SF/ 300 = 4 OCCUPANTS
TOTAL BUILDING OCCUPANT LOAD:	274 OCCUPANTS

EXIT REQUIREMENTS:

EXIT WIDTH	
REQ'D = TOTAL OCCUPANT LOAD: 274 OCCUPANTS X .15 (DOORS) = 41.1"	
PROVIDED = (12) 33" CLEAR DOOR OPENINGS = 396"	
NUMBER OF EXITS	
REQ'D = 2 PER TABLE 1018.1	
PROVIDED = 12 EXITS	

ACCESSORY SPACES NOT CONTRIBUTING TO TOTAL LOADING:
 TOILET ROOMS & HALLWAYS 2037 SF

OWNER

RLB CORPORATION
 ATTN: ROGER BUMGARDNER
 96 CROWN POINT
 CASTLE ROCK, CO 80104
 TELEPHONE: (303) 520-5046

CIVIL ENGINEER

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ARCHITECT

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LANDSCAPE ARCHITECT

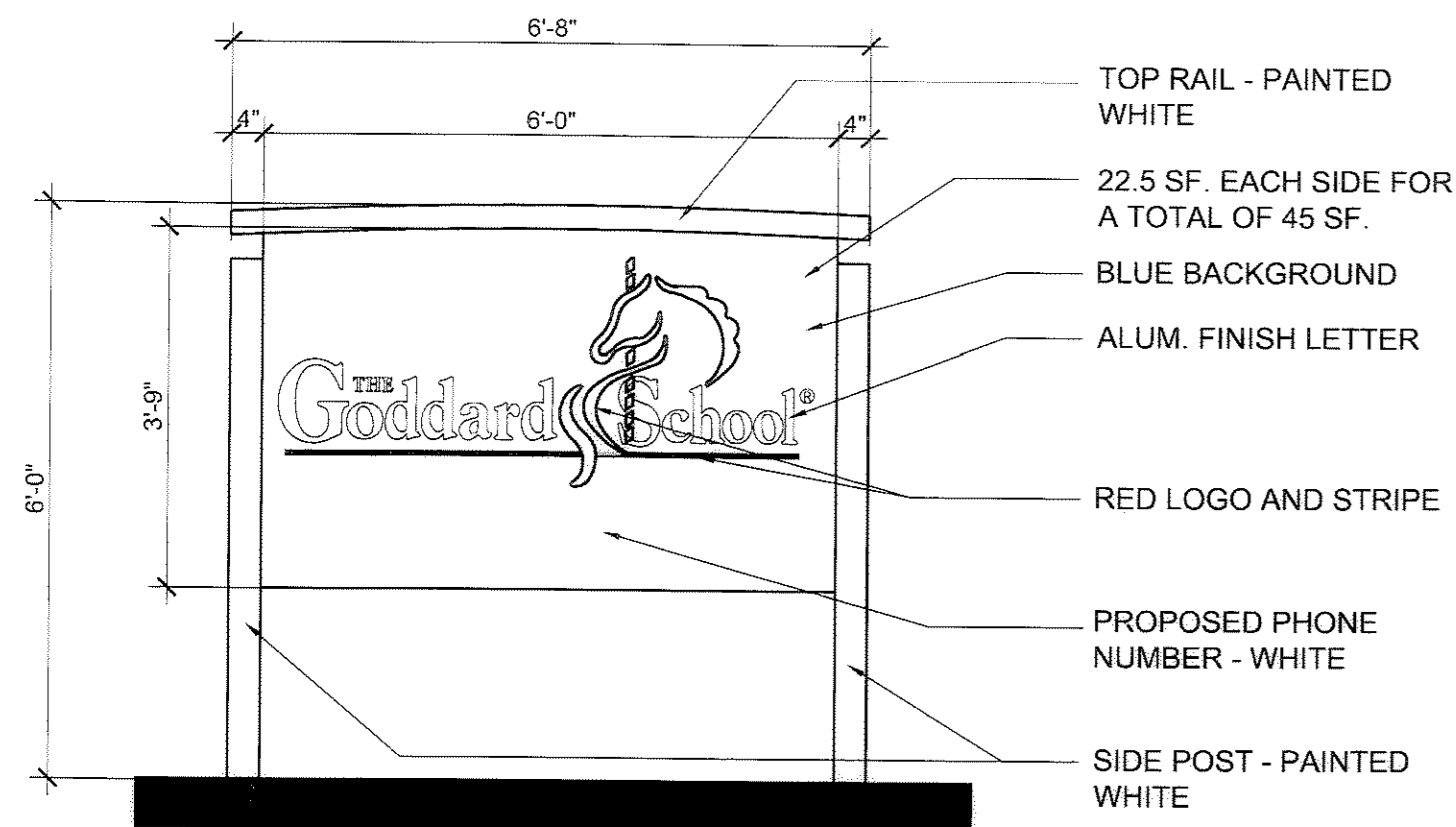
MEURAN DESIGN GROUP
 852 BROADWAY, SUITE 250
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 TELEPHONE: (303) 512-0549

IRRIGATION DESIGN

HYDROSYSTEMS*KDI, INC.
 300 UNION BLVD., SUITE 405
 LAKEWOOD, CO 80228
 TELEPHONE: (303) 960-5327



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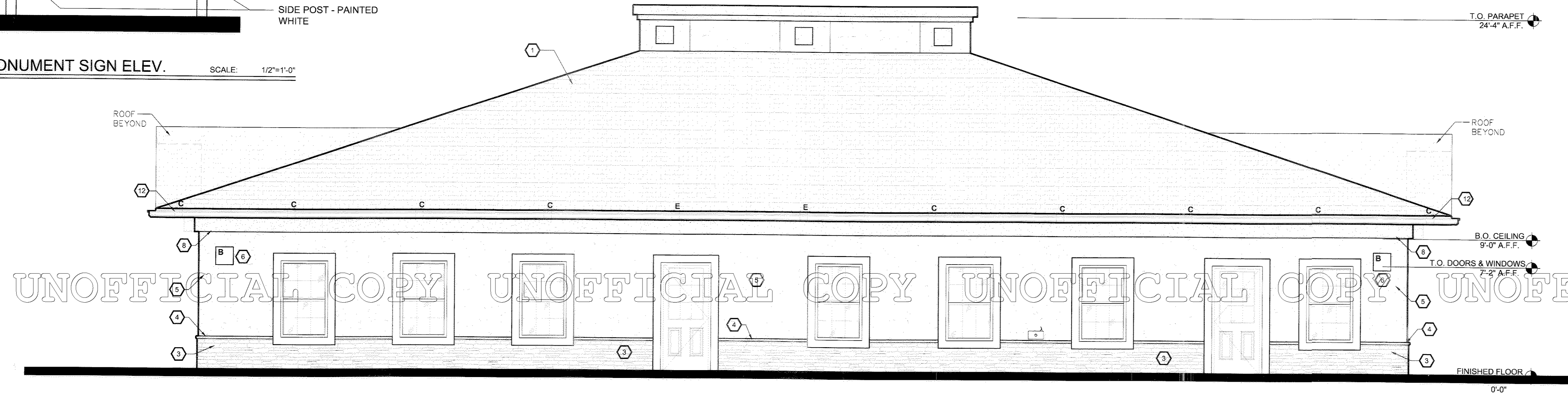
04 MONUMENT SIGN ELEV. SCALE: 1/2" = 1'-0"

NOTE:
REFER TO SHEET 13 FOR
LUMINAIR SCHEDULE

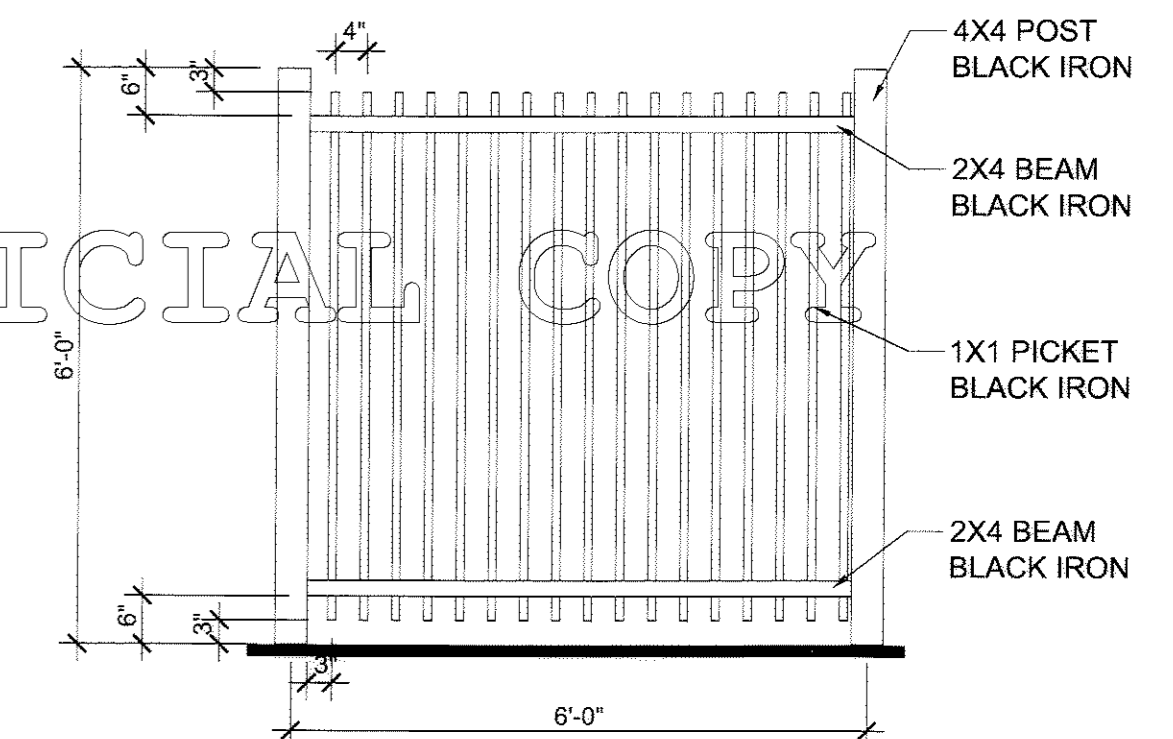
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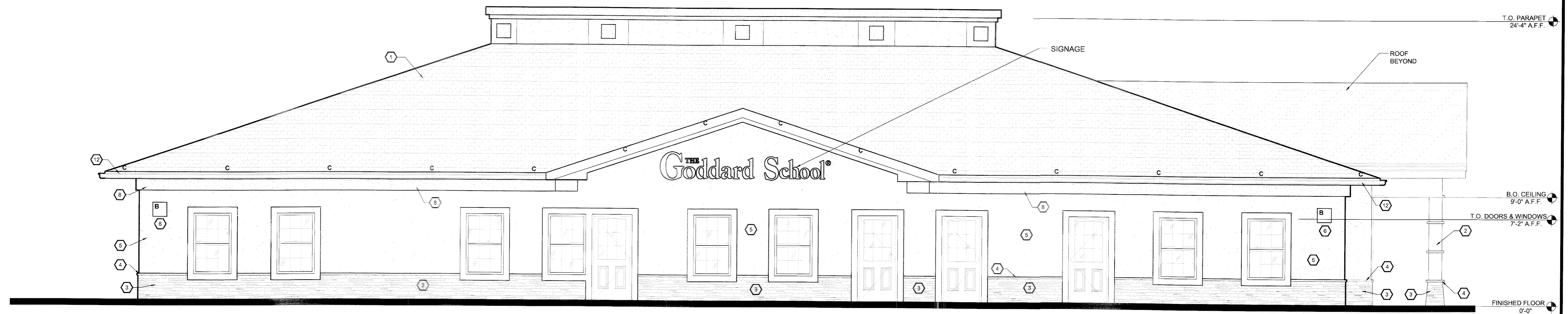
NOTE: RETAINING WALL TO BE A MEDIUM TAN COLOR BLOCK
RE: SHEET 04 FOR SECTION



01 REAR ELEVATION SCALE: 1/4" = 1'-0"



03 FENCE DETAIL SCALE: 1/2" = 1'-0"



02 LEFT ELEVATION SCALE: 1/4" = 1'-0"

OCCUPANT LOAD:

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ALL	5,163 SF/ 20 = 258 OCCUPANTS
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