

# PLAT IDENTIFICATION SHEET



2003084402 11 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE

\$111.00  
11 PGS

# 2003084402  
06/05/2003 02:25 PM

UNOFFICIAL COPY

## GRANTOR:

(owner/signer)

Harmon Management Corporation

## GRANTEE:

(subdivision name or name of plat)

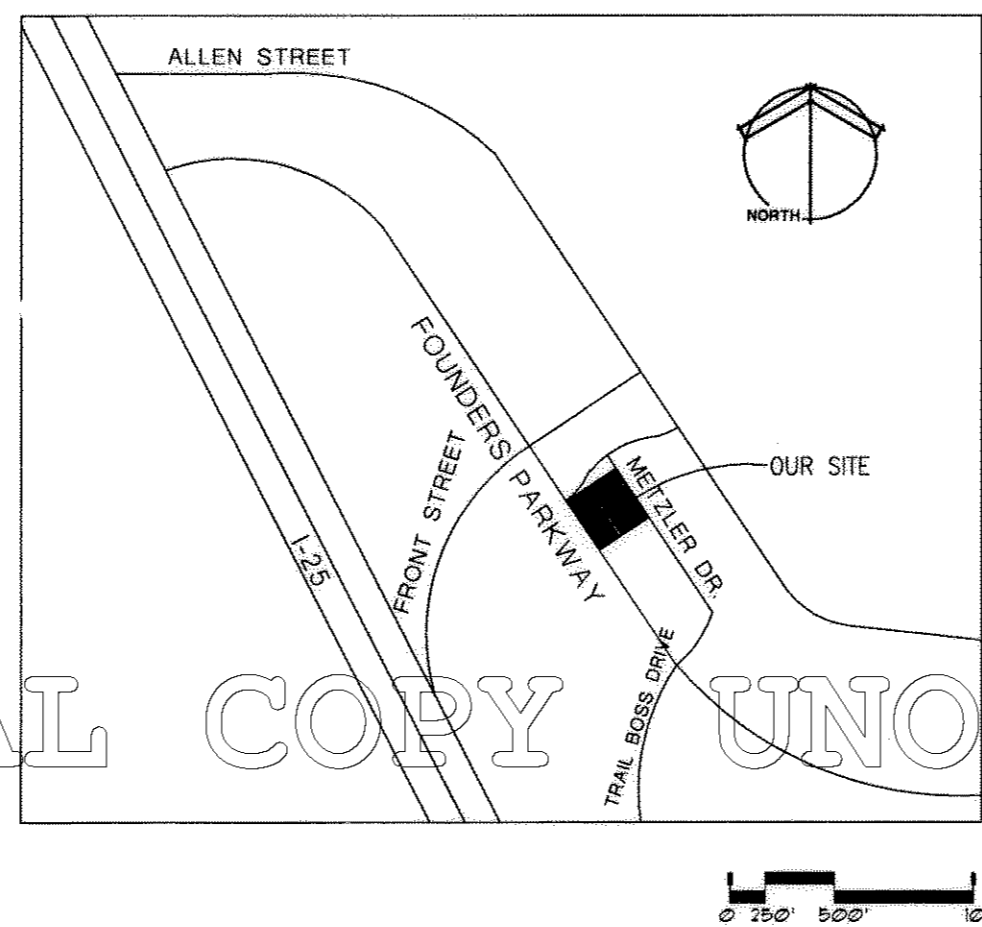
Metzler Ranch Filing 3  
1st Amendment Lot 2-H

## LEGAL:

(section-township-range)



FINAL PD SITE PLAN  
**METZLER RANCH FILING 3, 1ST AMENDMENT, LOT 2-H**  
 A PORTION OF LOT 2 OF METZLER RANCH - FILING NO. 3, ACCORDING TO THE PROPOSED PLAT THEREOF, TOWN OF CASTLE ROCK,  
 DOUGLAS COUNTY, COLORADO



**VICINITY MAP**

**LEGAL DESCRIPTION - LOT 2-H**

LOT 2-H, METZLER RANCH FILING NO. 3, 1ST AMENDMENT, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

**PROJECT GENERAL NOTES**

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.
2. 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 BERRMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
4. 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, MOULDING, 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 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.
5. APPROVAL OF THE PRELIMINARY PLAT/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.

**SIGNAGE NOTES**

APPROVAL AND ISSUANCE OF A SEPARATE SIGN PERMIT FOR EACH SIGN WITHIN THIS PROJECT SHALL BE REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE ON THIS SITE. ALL PERMITTED SIGNAGE SHALL BE IN CONFORMANCE WITH SECTION 19 OF THE TOWN OF CASTLE ROCK'S MUNICIPAL CODE AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE SIGNAGE DESIGN AS ILLUSTRATED ON THE TOWN APPROVED FINAL PD SITE PLAN.

**SIGN SUMMARY**

SIGN TYPE	QTY.	SQUARE FOOTAGE	
KFC MUG SIGN	35 SQ. FT. EA.	2	70
A&W OVAL SIGN	26.7 SQ. FT. EA.	4	106.8
ALL AMERICAN FOOD SIGN	13 SQ. FT. EA.	2	26
KFC LETTERS SIGN	13 SQ. FT. EA.	2	26
MONUMENT SIGN	44 SQ. FT. EA.	1	44
DIRECTIONAL SIGN	1 SQ. FT. EA.	2	14
<b>TOTAL</b>		<b>13</b>	<b>281</b>

**PROJECT DIRECTORY**

OWNER	CIVIL ENGINEER
HARMAN MANAGEMENT CORPORATION 193 FIRST STREET, SUITE 212 LOS ALTOS, CA 94022 (650) 941-5681	HIGHLINE ENGINEERING & SURVEYING 9101 E. KENYON AVE., SUITE 2500 DENVER, CO 80231 (303) 888-0044
CONSTRUCTION MANAGER	STRUCTURAL ENGINEER
JERRY GARDNER 12818 N. 72ND AVE. PEORIA, AZ 85381 (623) 818-9618	BRICKEY DESIGN 5125 N. SCOTTSDALE RD. SUITE 115 SCOTTSDALE, AZ 85250 (480) 423-8555
ARCHITECT	MP4E ENGINEER
ARCHITEKTON 398 S. MILL AVE., SUITE 301 TEMPE, AZ 85281 (480) 894-4631	AIR-ZONA SYSTEMS 4831 N. 16TH STREET, SUITE #14 PHOENIX, AZ 85016 (602) 281-0300
GEOTECHNICAL ENGINEER	LANDSCAPE ARCHITECT
TERRACON (602) 891-8200	MOORE SWICK PARTNERSHIP (480) 894-9284

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THE FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:50 AM ON THE 28th DAY OF APRIL, 2003. RECEPTION NO. 20030402

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: Christine Davis  
 DEPUTY

**TOWN CERTIFICATION**

THE METZLER RANCH FILING 3, 1st AMENDMENT, LOT 2-H FINAL PD SITE PLAN WAS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR THE TOWN OF CASTLE ROCK, COLORADO ON THE 28th DAY OF APRIL, 2003.

Kathleen A. Sullivan 6-4-03  
 DIRECTOR OF DEVELOPMENT SERVICES DATE

**SHEET INDEX**

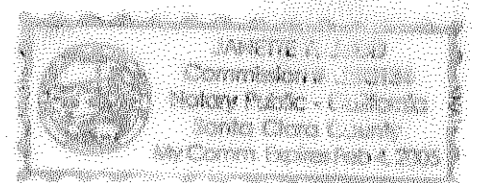
- 1 TITLE SHEET
- 2 SITE PLAN
- 3 SITE DETAILS
- 4 SITE DETAILS
- 5 EXTERIOR ELEVATIONS
- 6 EXTERIOR ELEVATIONS
- C2 UTILITY PLAN
- C3 GRADING & DRAINAGE PLAN
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS
- E1 PHOTOMETRIC PLAN

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HERIN AS METZLER RANCH FILING 3, 1st AMENDMENT, LOT 2-H IN THE TOWN OF CASTLE ROCK.

Karen Satko  
 HARMAN MANAGEMENT CORPORATION  
 SIGNED THIS 21st DAY OF April, 2003.

WITNESS MY HAND AND OFFICIAL SEAL  
Armando E. Jorda  
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 04/28/05

**TITLE CERTIFICATION**

I, Eric Stearns AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, 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 28th DAY OF April, 2003.

Eric Stearns  
 AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)  
Land Title Guarantee Company  
 TITLE INSURANCE COMPANY

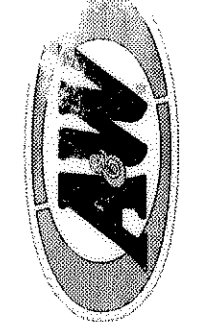

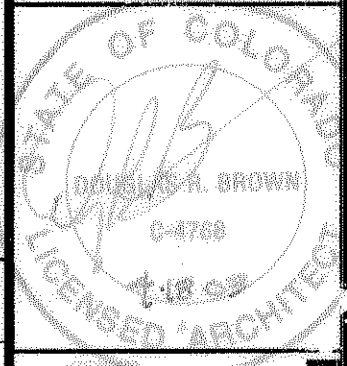
**SURVEYOR'S CERTIFICATE**

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY METZLER RANCH FILING 3, 1st AMENDMENT, LOT 2-H FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Michael C. Cregger  
 REGISTERED LAND SURVEYOR



METZLER RANCH FILING 3,  
 1st AMENDMENT, LOT 2-H  
 FINAL PD SITE PLAN

  
  
  
**ARCHITEKTON**  
 398 South Mill Avenue, Suite 301  
 Tempe, AZ 85281  
 480.894.4637 F 480.894.4639  
 www.architekton.com

SHEET TITLE

TITLE SHEET

FOUNDERS PARKWAY & I-25  
 CASTLE ROCK, CO

REVISIONS	
NO.	DESCRIPTION

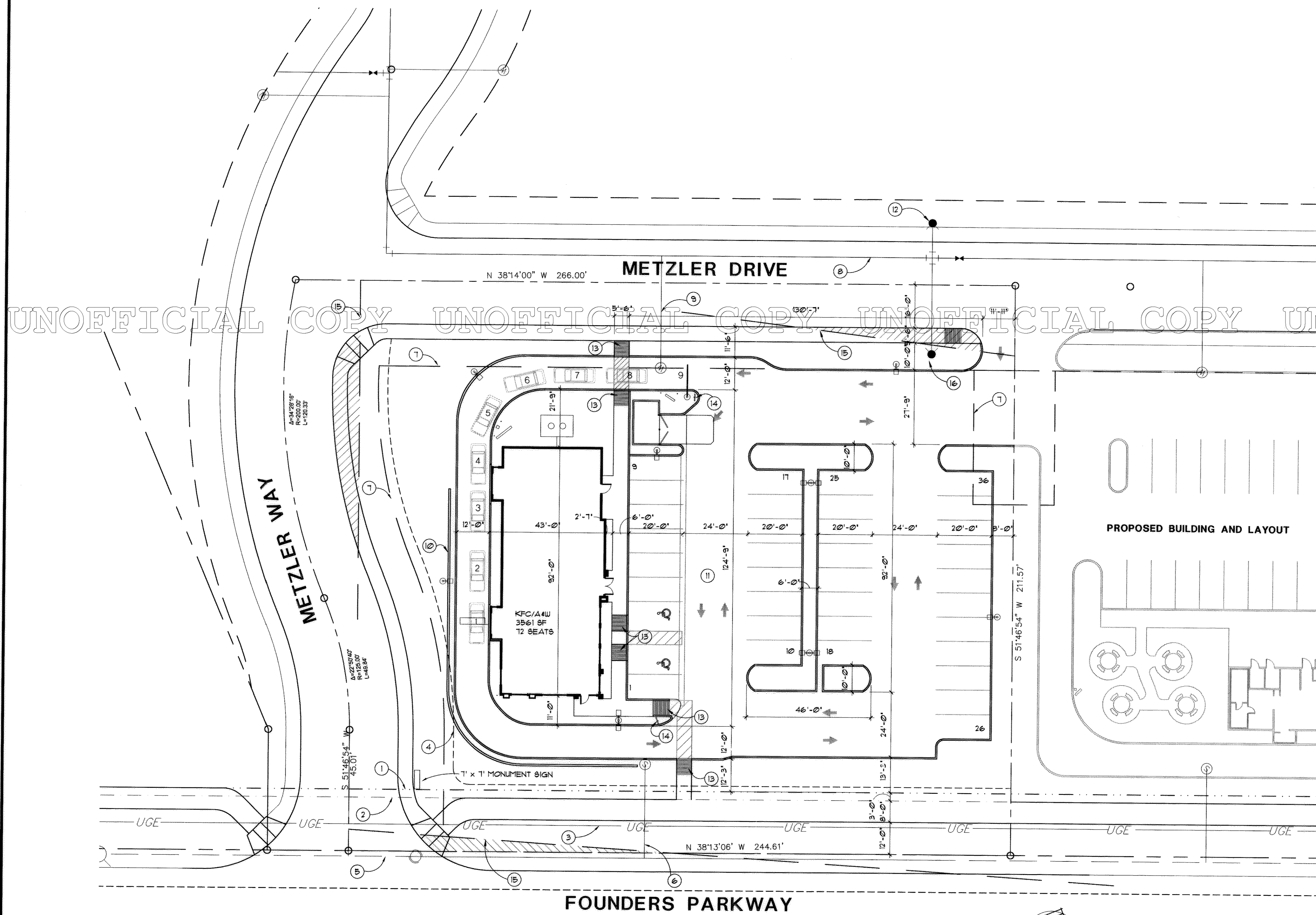
CONTRACT DATE  
**8/16/2001**

BUILDING TYPE  
**LARGE (REVERSE)**  
 KFC/A&W

HARMAN PROJECT NAME  
**LAURENE**

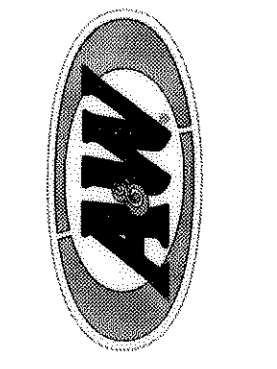
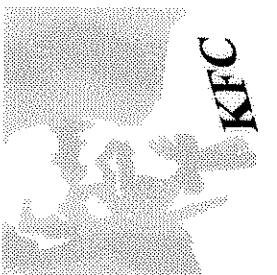
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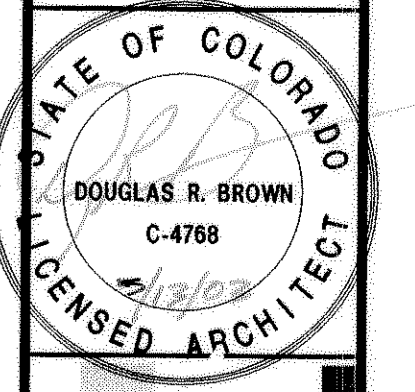
FINAL PD SITE PLAN  
**METZLER RANCH FILING 3, 1st AMENDMENT, LOT 2-H**



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

KEYNOTES/LEGEND	
①	23' RESERVE AREA
②	EXISTING UTILITIES EASEMENT
③	EXISTING ELECTRIC
④	25' BUILDING SETBACK
⑤	EXISTING SANITARY SEWER
⑥	EXISTING SANITARY SEWER SERVICE
⑦	ACCESS & UTILITY EASEMENT
⑧	WATER MAIN
⑨	WATER SERVICE
⑩	RETAINING WALL
⑪	2' CONCRETE DRAINAGE PAN
⑫	FIRE HYDRANT
⑬	HANDICAP ACCESSIBLE RAMP
⑭	DIRECTIONAL SIGNAGE
⑮	INTERSECTION SIGHT DISTANCE LINES
⑯	NEW FIRE HYDRANT



**ARCHITECTURE**

398 South Mill Avenue, Suite 301  
 Tempe, AZ 85281  
 480.894.4637 T 480.894.4636 F  
 www.architekton.com

**SITE PLAN**

FOUNDERS PARKY & I-25  
 CASTLE ROCK, CO

REVISIONS		
NO.	DATE	DESCRIPTION

CONTRACT DATE: 8/16/2001

BUILDING TYPE: LARGE (REVERSE)  
 KFC/A4W

HARMAN PROJECT NAME: LAURENE

SHEET NUMBER: 2

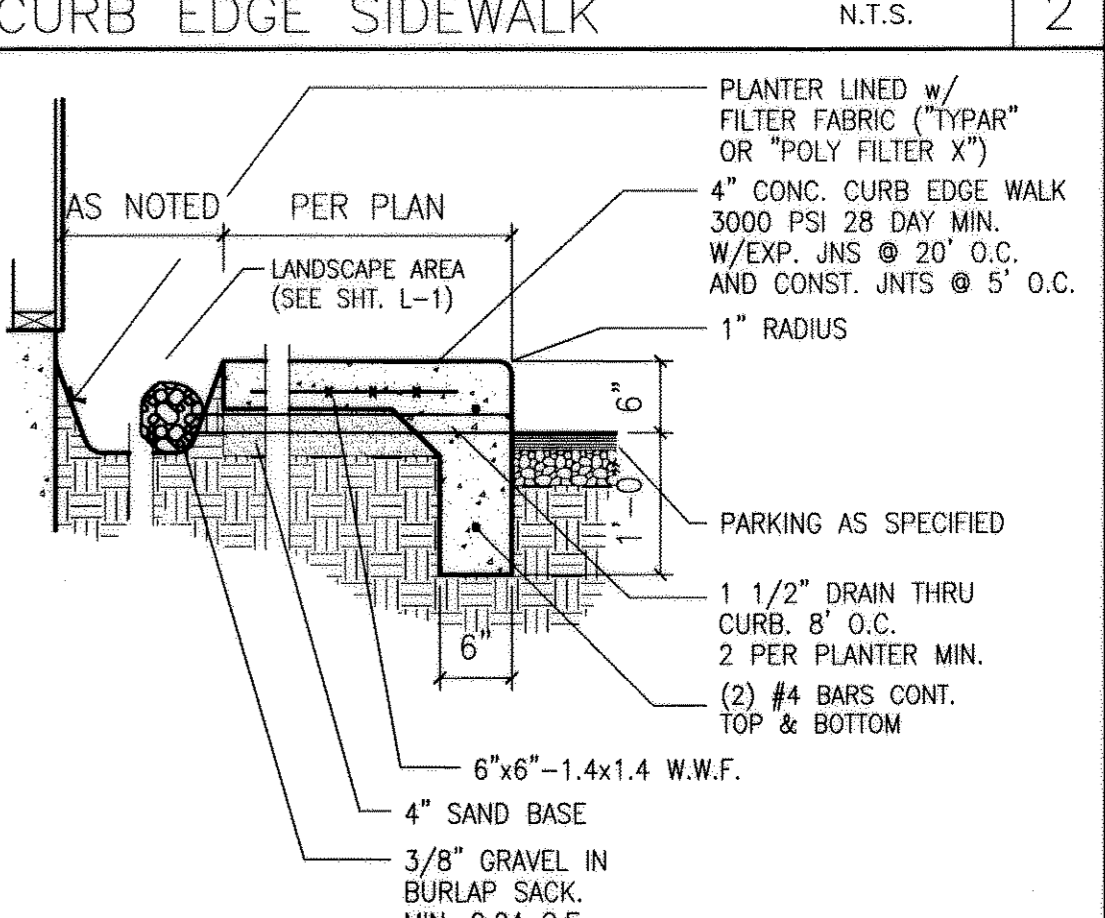
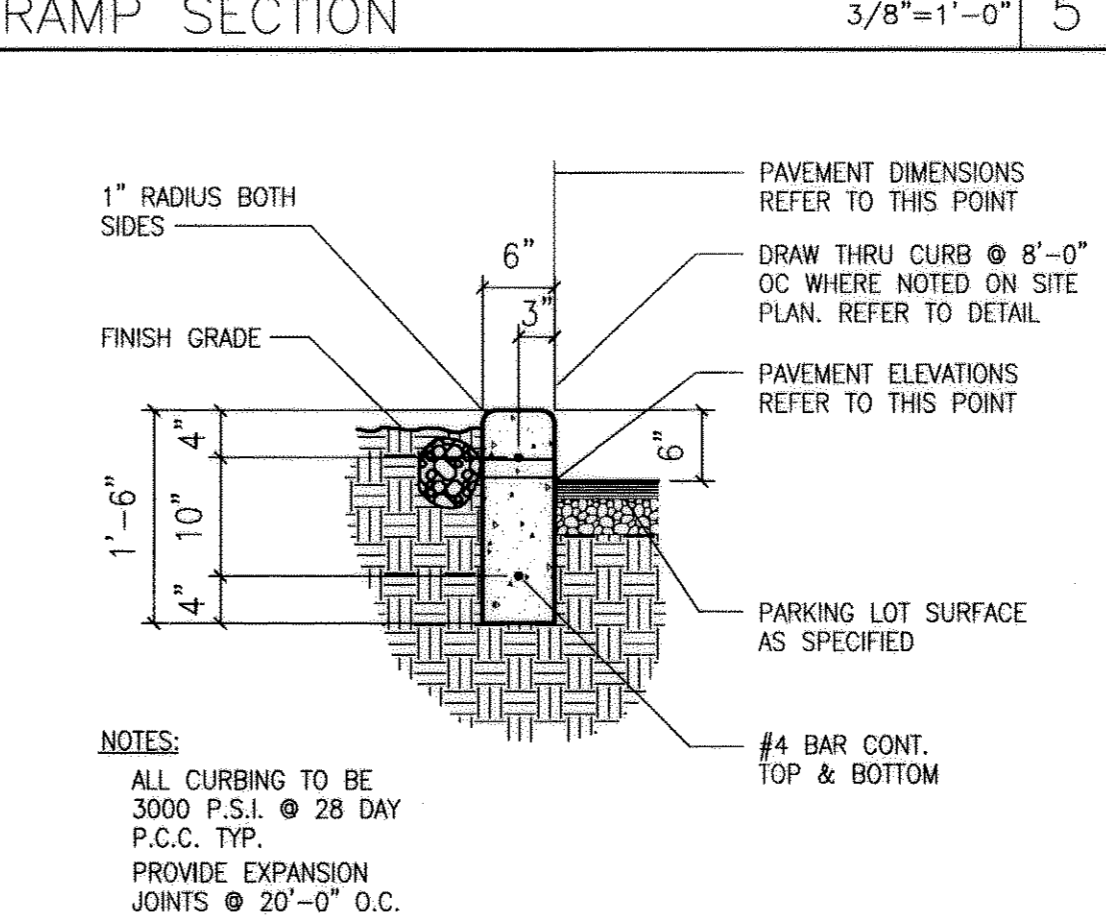
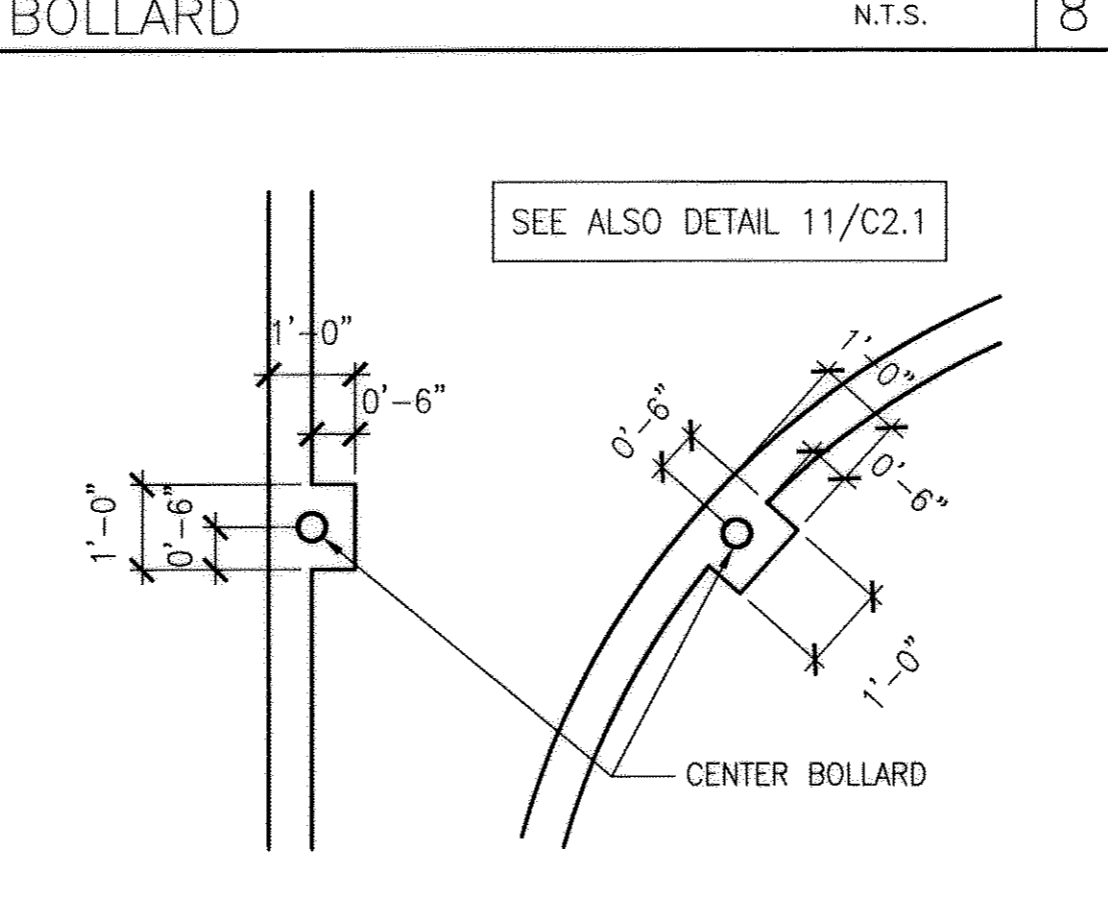
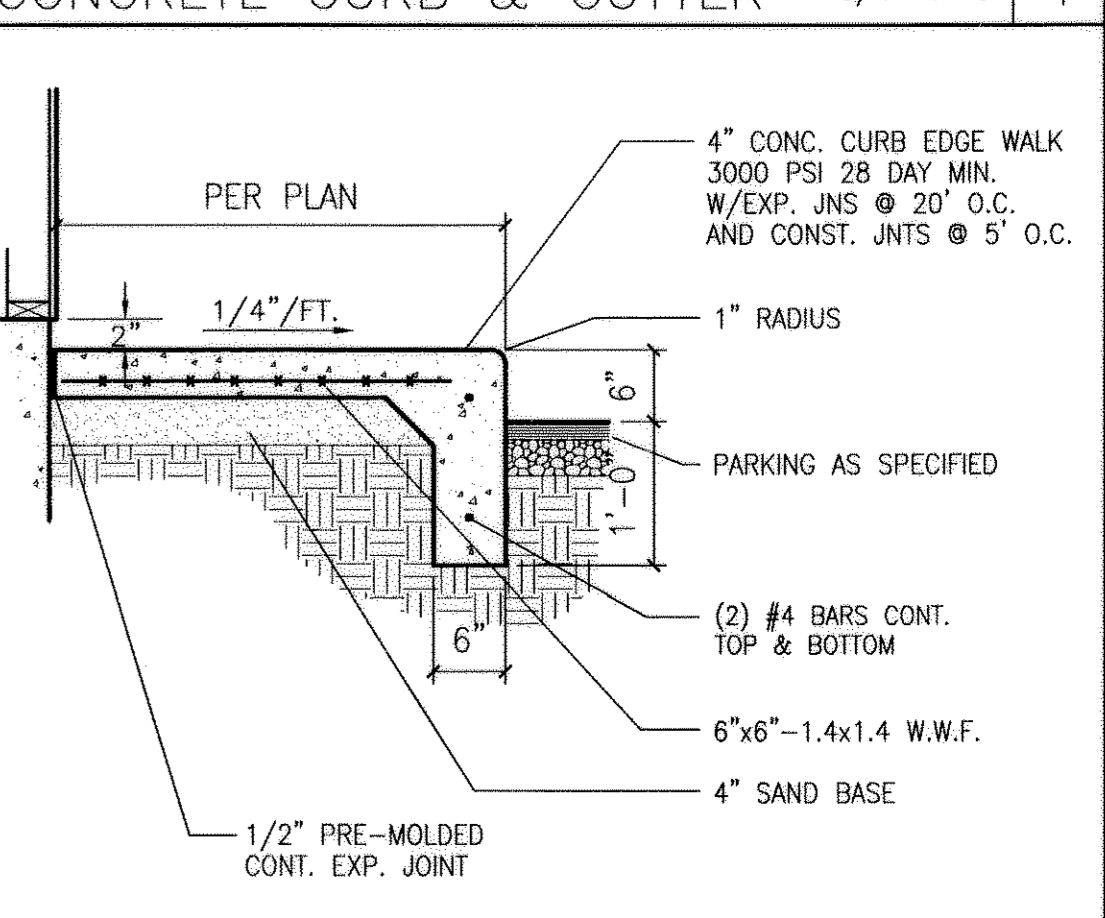
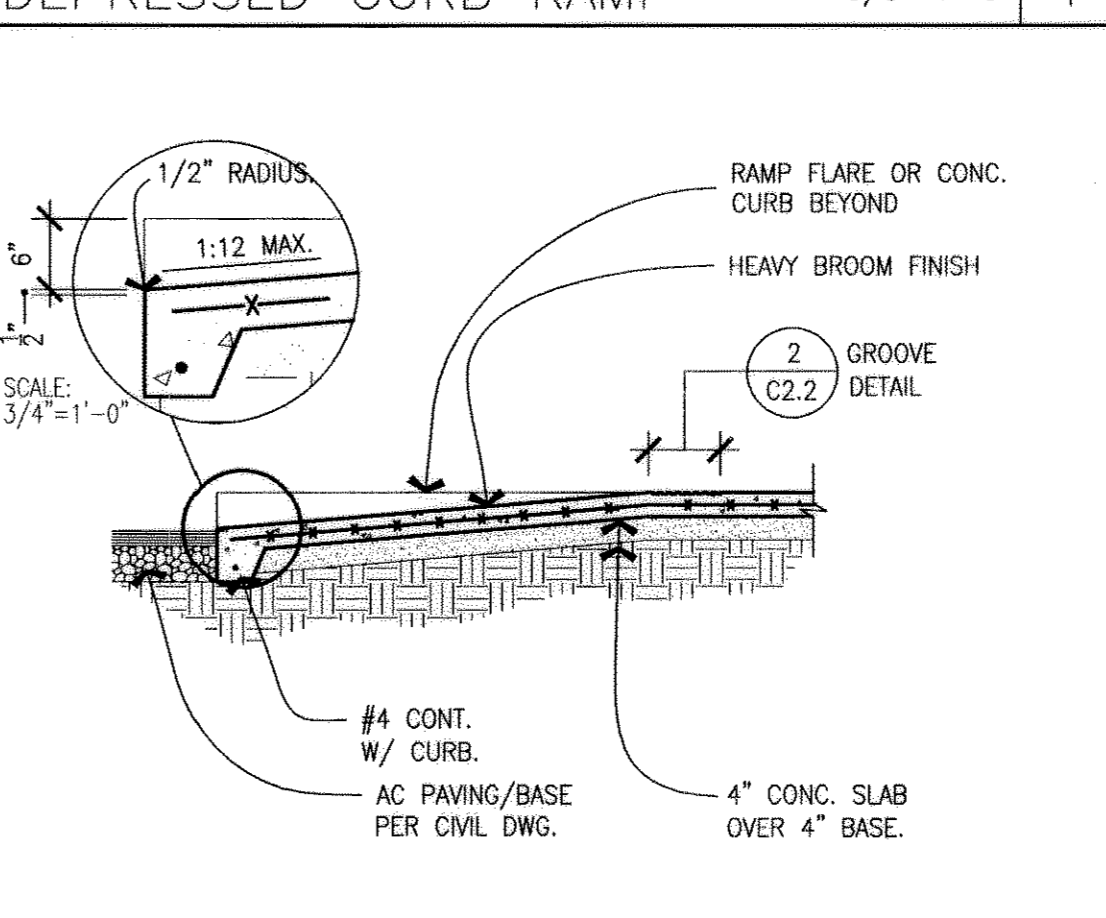
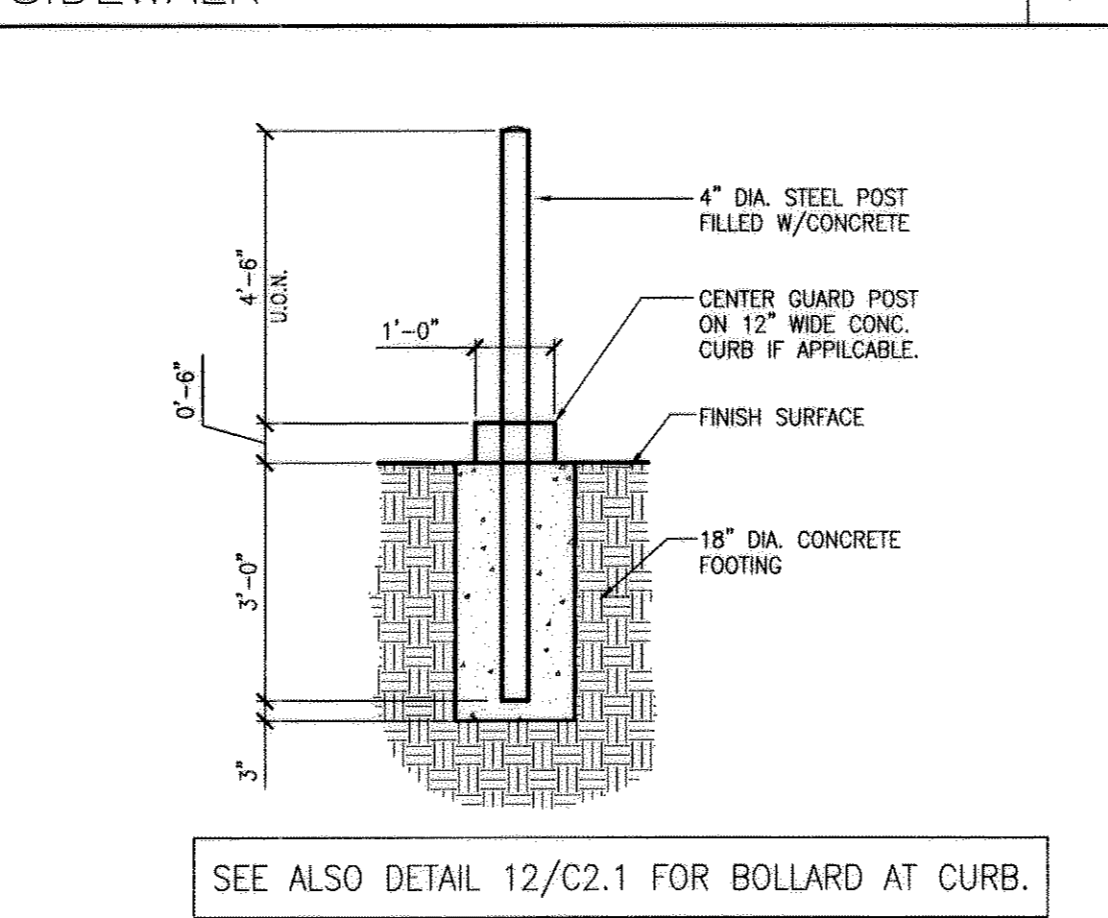
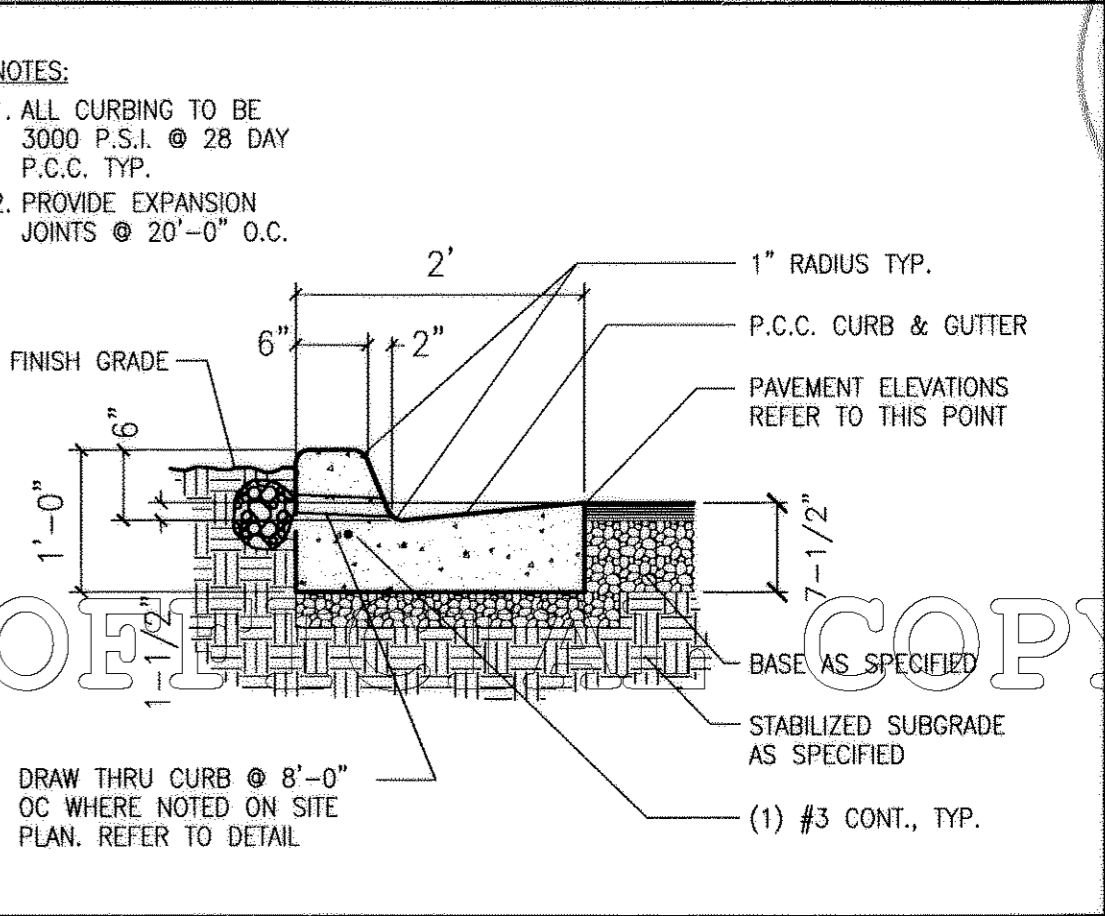
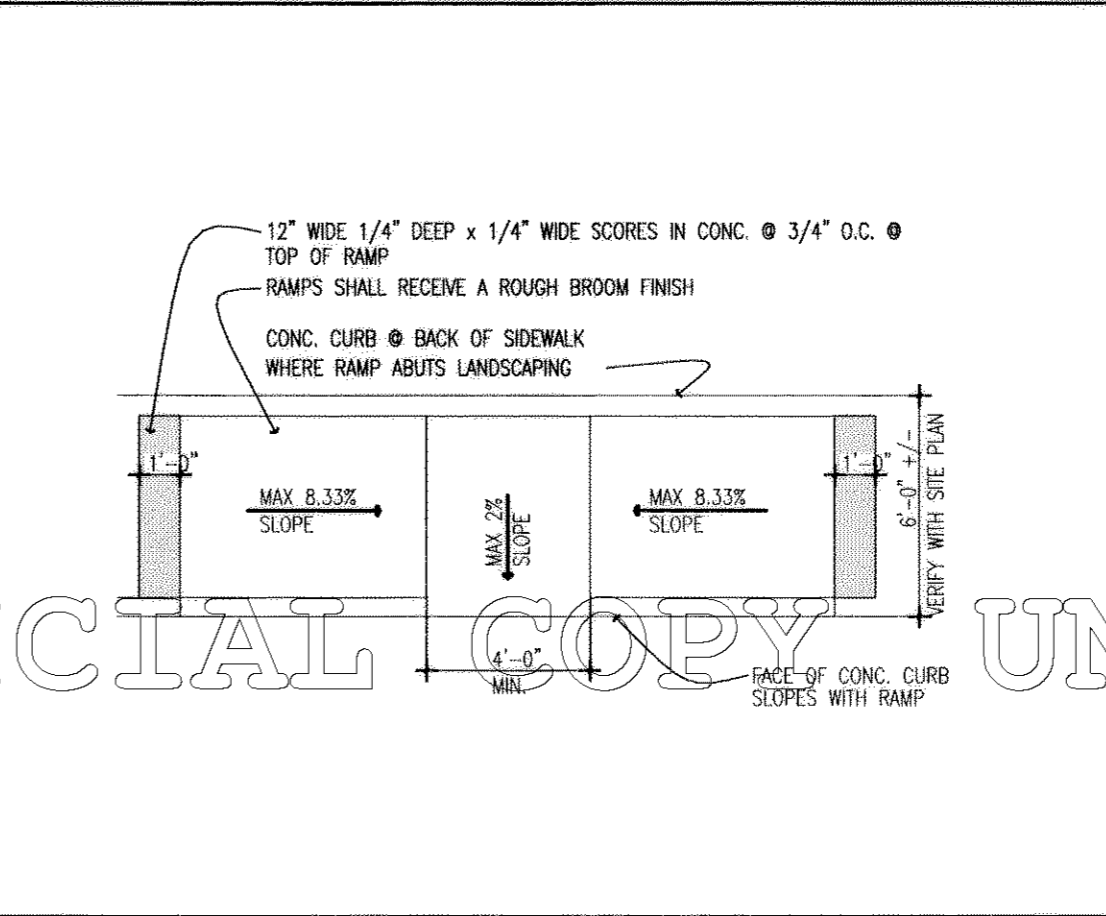
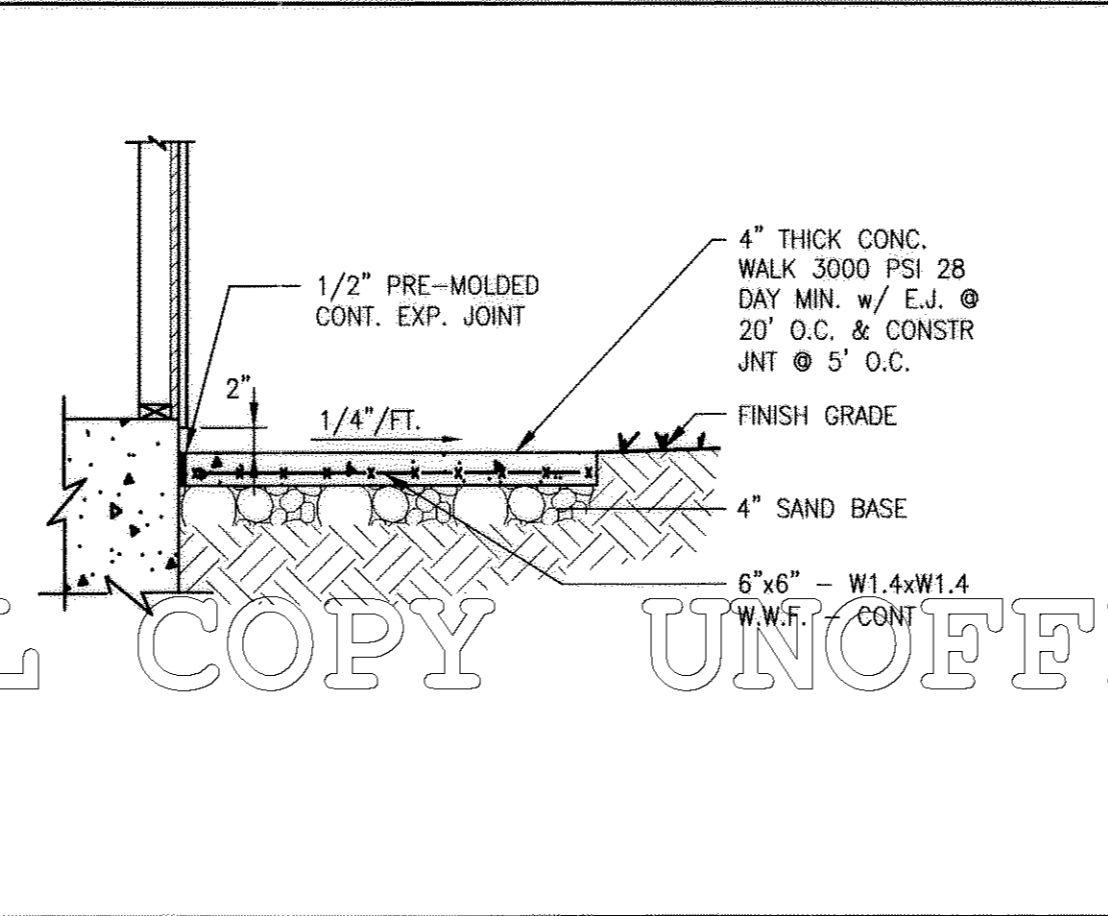
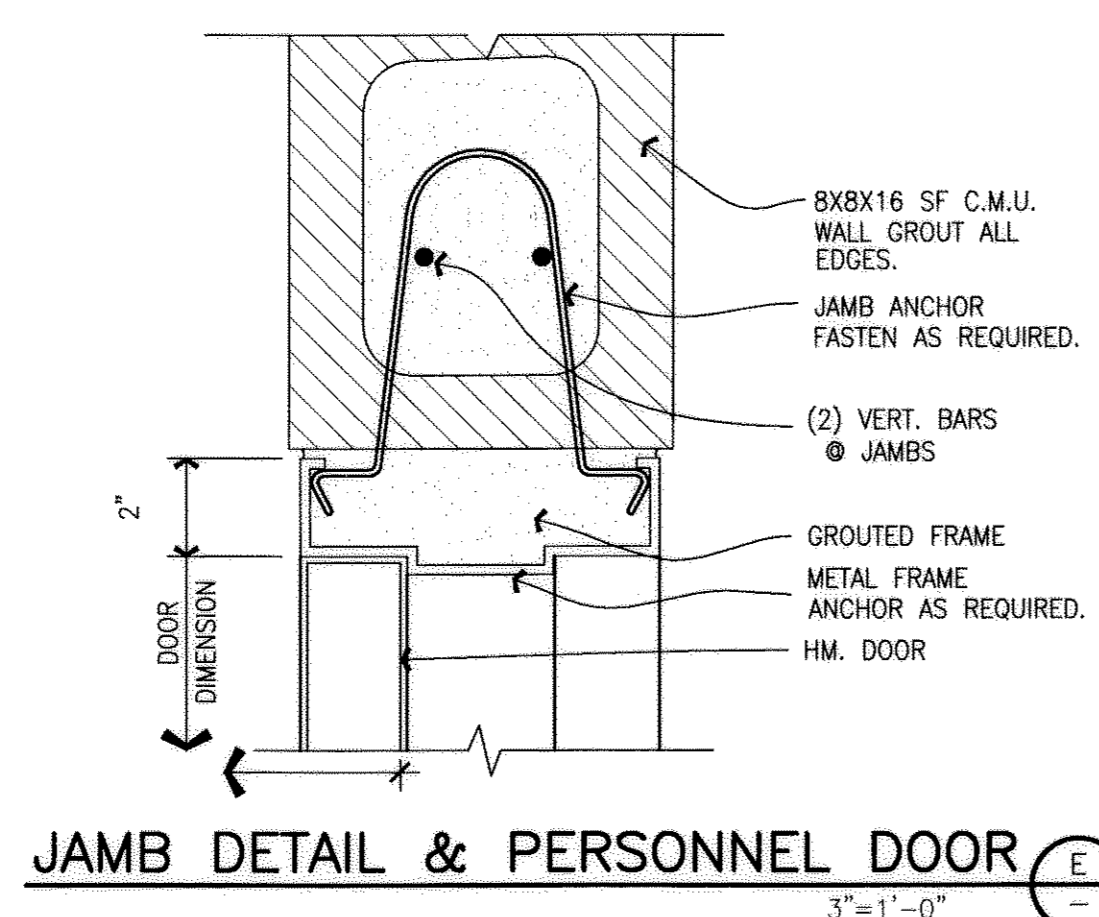
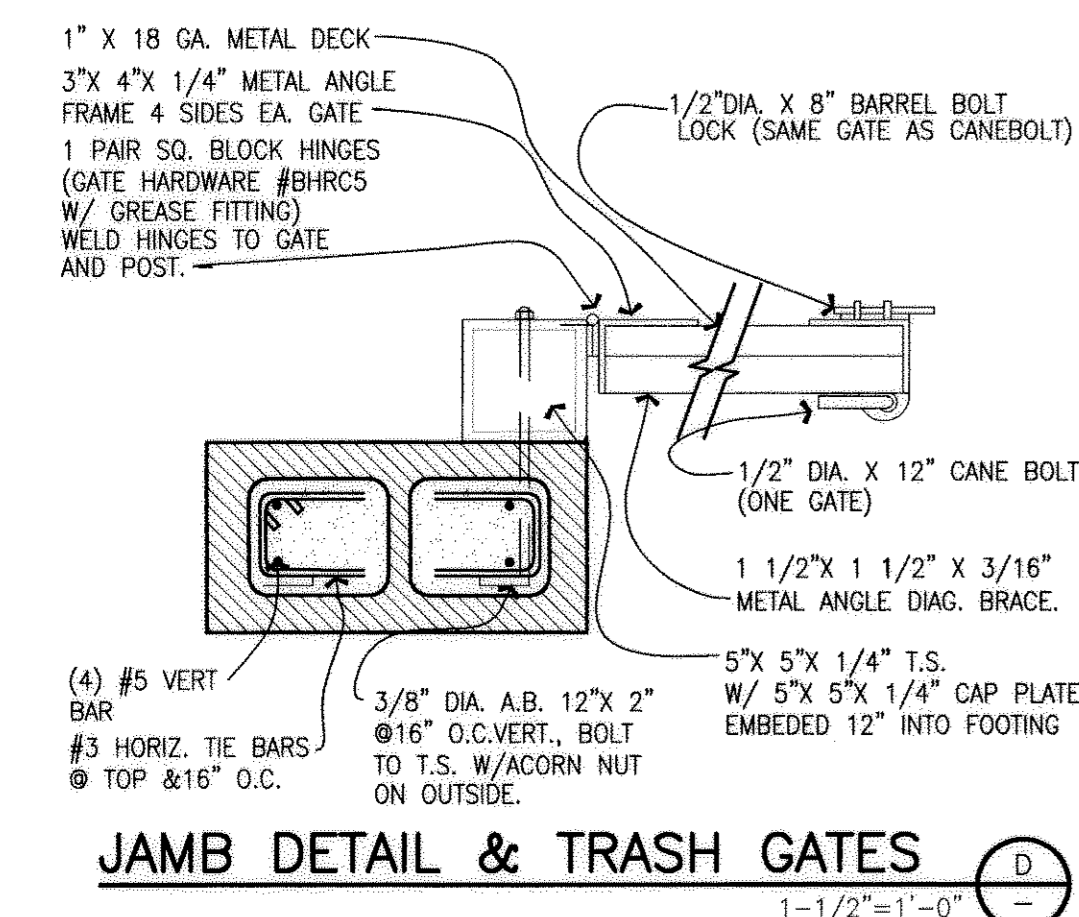
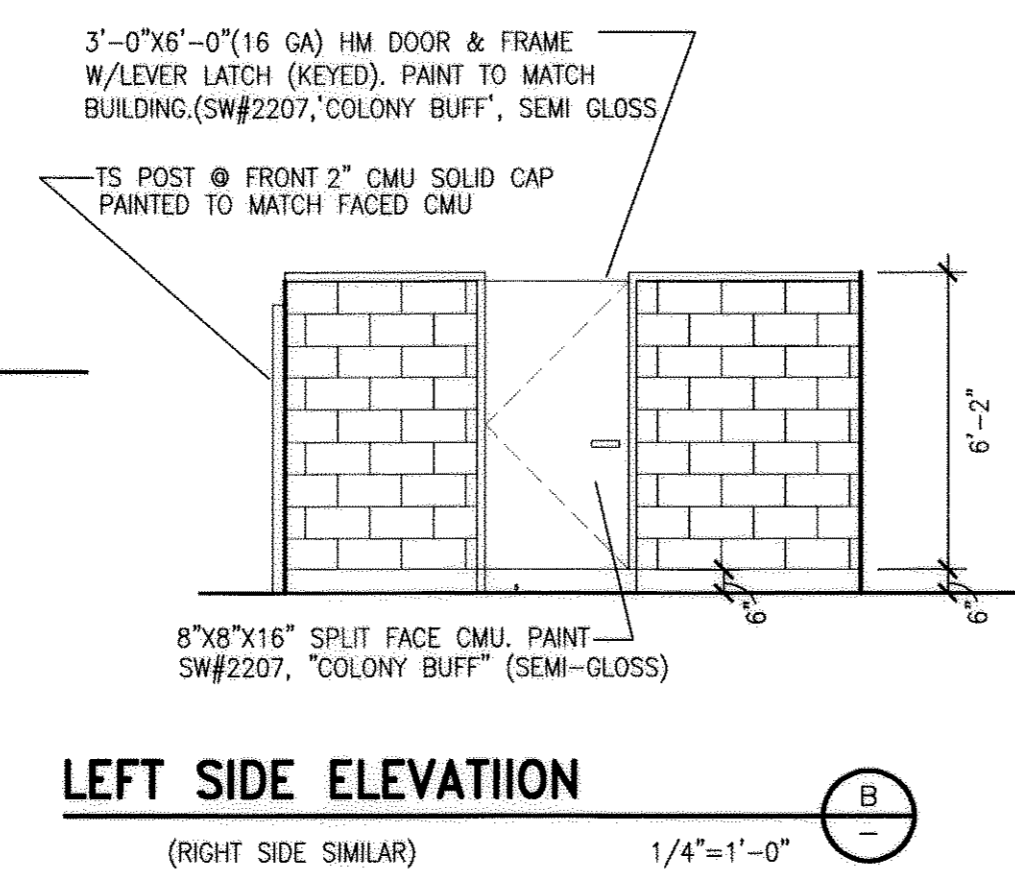
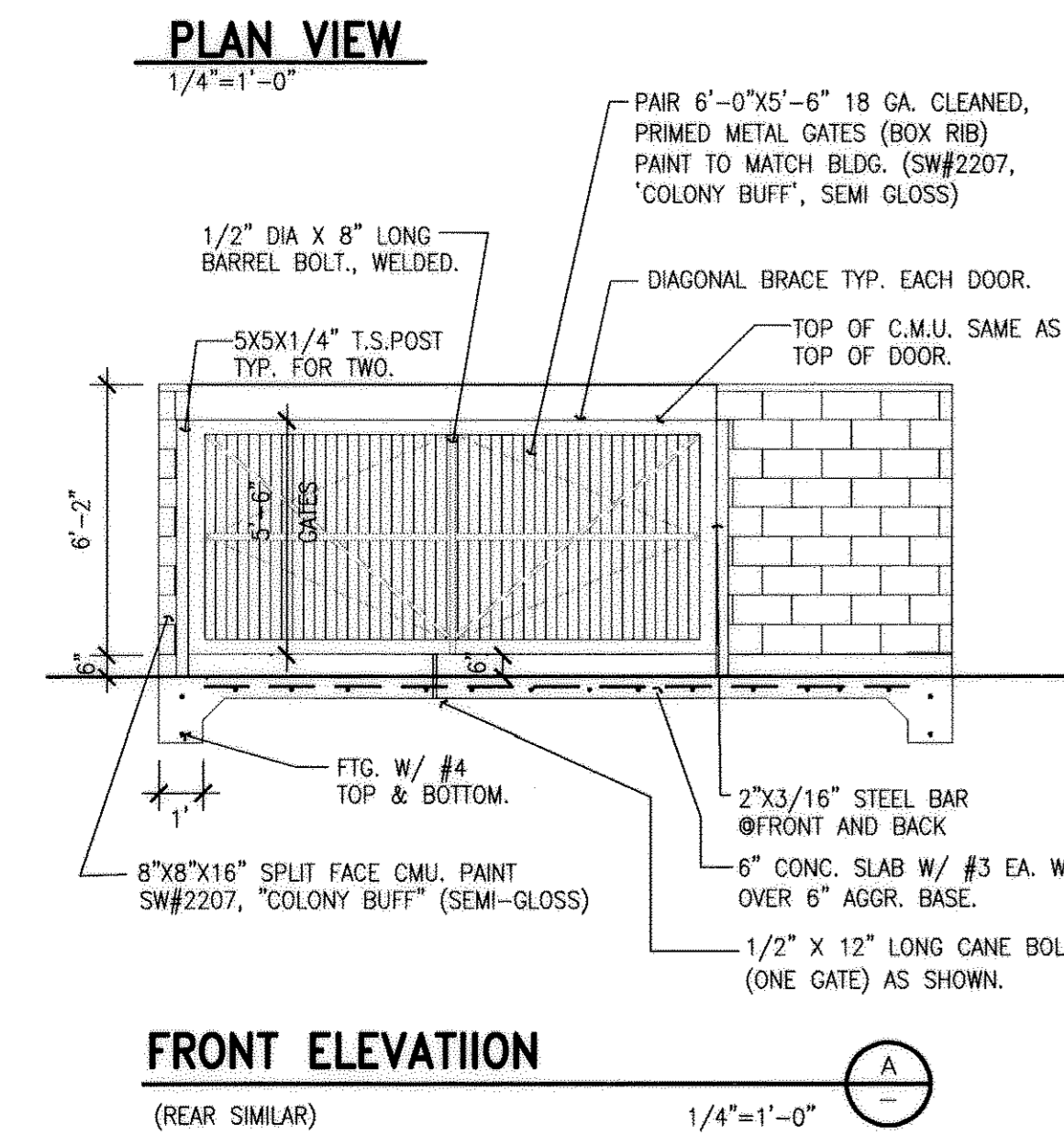
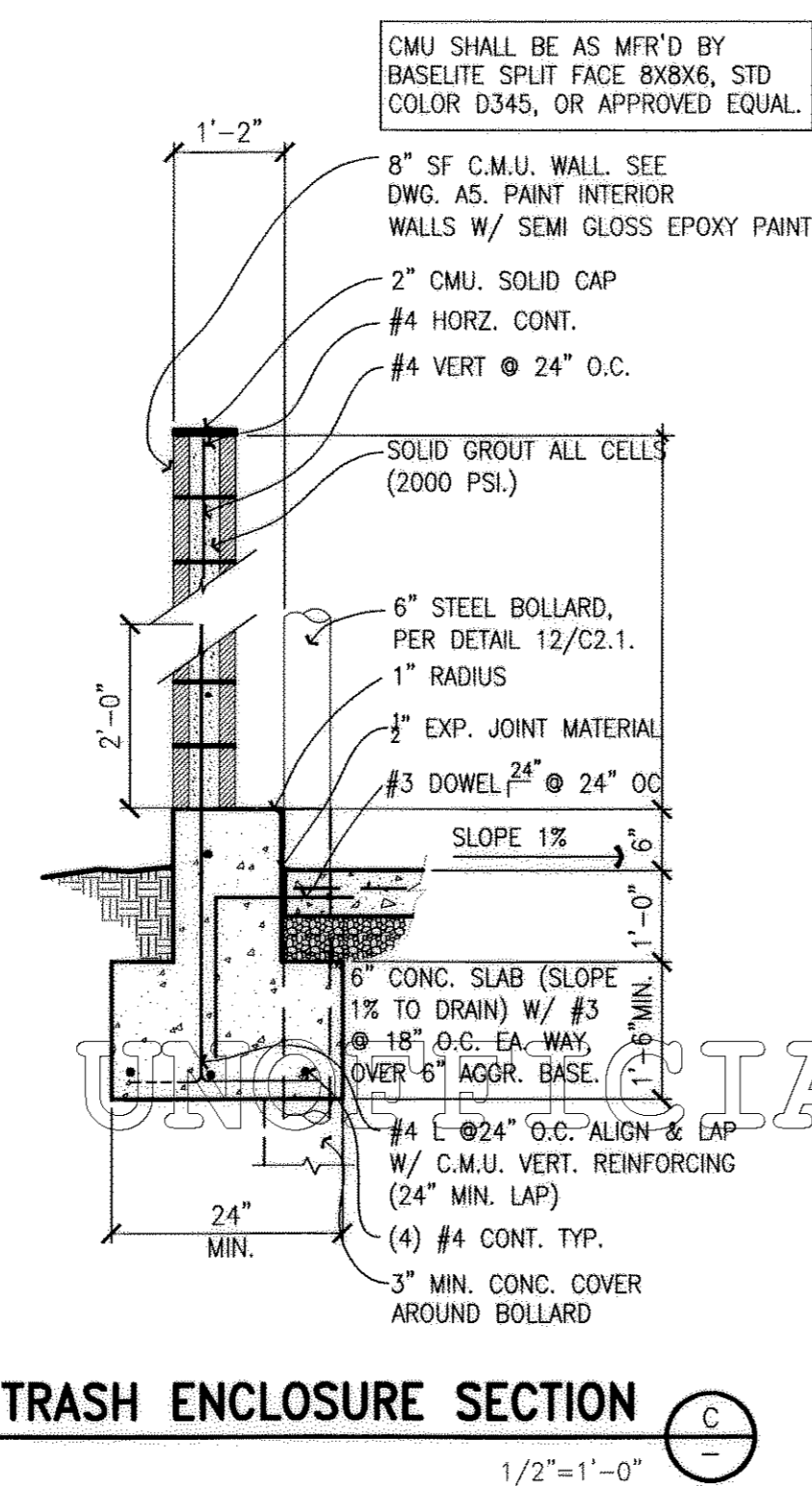
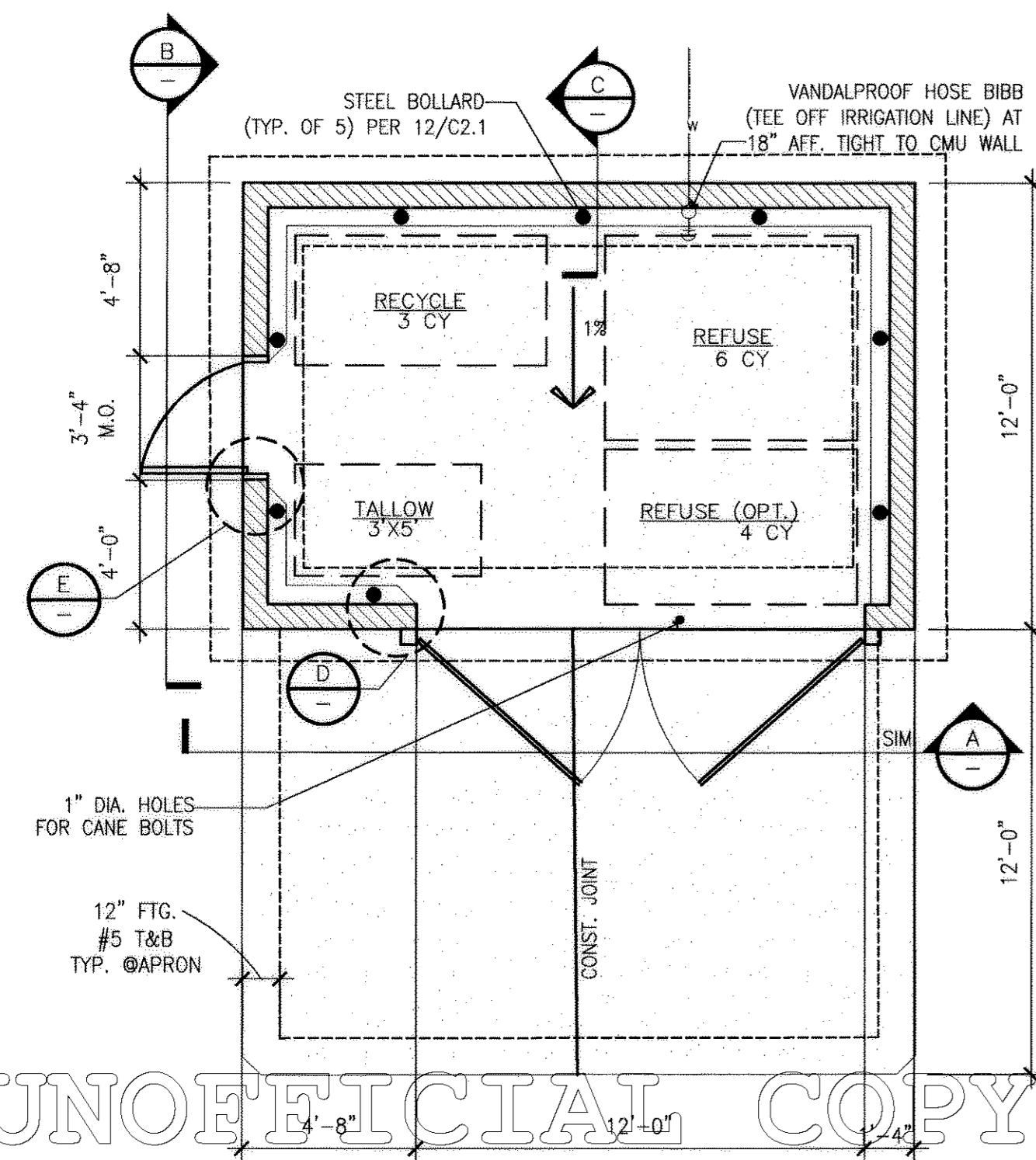
SITE PLAN

SCALE: 1"=20'-0"

METZLER RANCH FILING 3,  
 1st AMENDMENT, LOT 2-H

# FINAL PD SITE PLAN

## METZLER RANCH FILING 3, 1st AMENDMENT, LOT 2-H



DUMPSTER ENCLOSURE DETAIL AS NOTED 10

BOLLARD AT CURB (PLAN) N.T.S. 9

CONCRETE CURB 3/4"=1'-0" 6

PLANTER & CURB S/W 3/4"=1'-0" 3

NOTES:  
1. ALL CURBING TO BE 3000 P.S.I. @ 28 DAY P.C.C. TYP.  
2. PROVIDE EXPANSION JOINTS @ 20'-0" O.C.

DRAWING NAME

DRAWING NAME

DRAWING NAME

**ARCHITECTURE**  
LICENSED ARCHITECT  
398 South Mill Avenue, Suite 301  
Tempe, AZ 85281  
480.894.4637 T 480.894.4638 F  
www.architekton.com

**SITE DETAILS**

NO.	DATE	DESCRIPTION

**CONTRACT DATE**  
8/16/2001

**BUILDING TYPE**  
LARGE (REVERSE)

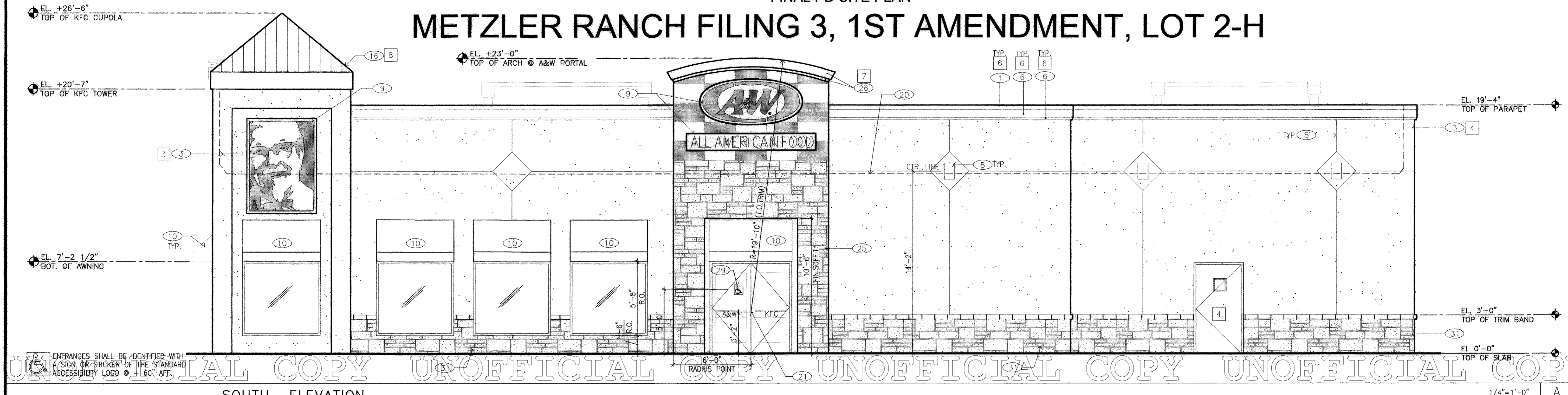
**HARMAN PROJECT NAME**  
LAURENE

**SHEET NUMBER**  
3

METZLER RANCH FILING 3  
1st AMENDMENT, LOT 2-H



FINAL PD SITE PLAN  
**METZLER RANCH FILING 3, 1ST AMENDMENT, LOT 2-H**



**SOUTH ELEVATION**

**ELEVATION NOTES**

MISCELLANEOUS

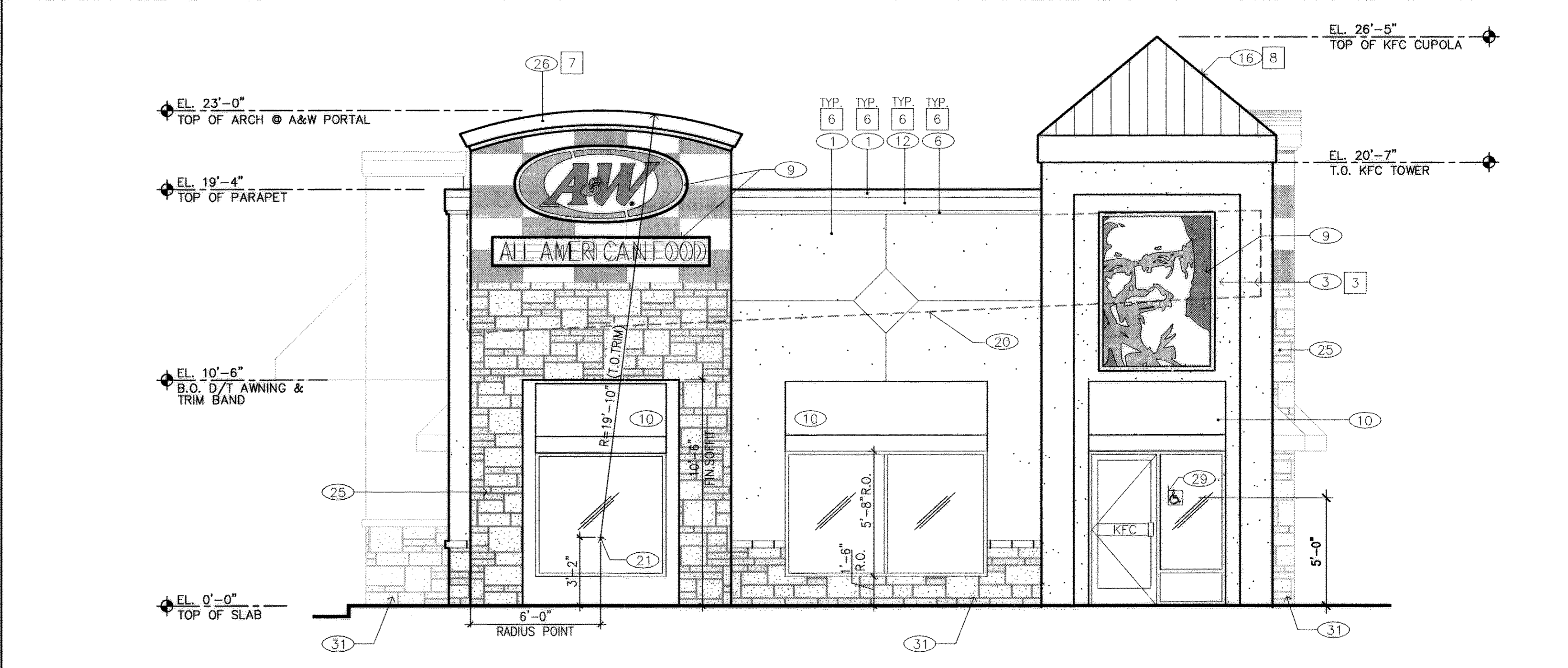
ENTRANCES SHALL BE IDENTIFIED WITH A SIGN OR STICKER OF THE STANDARD ACCESSIBILITY LOGO @ +60" AFF.

SEALERS (REFER TO SPECIFICATIONS)

1. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
2. SEALANT AT ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.

**EXTERIOR FINISH SCHEDULE**

AREA/ITEM	COLOR	SHERWIN WILLIAMS (SEMI-GLOSS)
A&W PORTAL		SW 2030 "SANDLERLING"
KFC TOWER	3	SW 2206 "ROW HOUSE TAN"
GENERAL WALL	4	SW 2207 "COLONY BUFF"
DOOR AND FRAME	4	DARK BRONZE
EXPOSED UTILITY PIPES AND CONDUIT	4	SW 2207 "COLONY BUFF"
GAS METER AND ELECTRICAL SERVICE	4	SW 2207 "COLONY BUFF"
GENERAL WALL BASE	5	CARAMEL COUNTRY LEDGESTONE
ACCENT TRIM & PARAPET CAP	6	DK. BRONZE-TO MATCH CUPOLA
A&W PARAPET CAP	7	DK. BRONZE-TO MATCH CUPOLA
KFC CUPOLA CAP	8	CENTRIA 154 DK. BRONZE



**WEST ELEVATION**

**KEY NOTES**

<p>1 GALV. MTL. COPING - PRIME &amp; PAINT IN FIELD.</p> <p>2 RWL THRU FACE OF CURB.</p> <p>3 EIFS, TYP.</p> <p>4 GALV. MTL. OVERFLOW SCUPPER - PRIME AND PAINT IN FIELD. SIZE IN ACCORDANCE W/LOCAL REQUIREMENTS. FLOOR OF OPENING 2" MAX ABOVE ROOF DECK.</p> <p>5 1 1/2" REVEAL/CONTROL JOINT -TO BE CONTINUOUS ON WALL &amp; PARAPET.</p> <p>6 EIFS BAND</p> <p>7 GSM LOUVRE @ A&amp;W TOWER.</p> <p>8 WALL LIGHT. SEE DETAIL 6/C2.2</p> <p>9 BUILDING SIGN - SUPPLIED &amp; INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT</p> <p>10 METAL AWNING - SUPPLIED &amp; INSTALLED BY OWNER; ELECTRICAL ROUGH-IN AND CONNECTION BY G.C.</p>	<p>11 HOSE BIB.</p> <p>12 WALL TO BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.</p> <p>13 CO2 FILL BOX (VERIFY WITH VENDOR)</p> <p>14 6" HIGH BLACK PHENOLIC STREET ADDRESS NUMBER. SUPPLIED AND INSTALLED BY GC.</p> <p>15 4" HIGH PIPE BOLLARD</p> <p>16 STANDING SEAM CUPOLA</p> <p>17 FLY FAN/HEATER.</p> <p>18 ELECTRICAL MAIN SWITCHBOARD.</p> <p>19 NOT USED</p> <p>20 LINE OF ROOF BEYOND.</p> <p>21 CENTER OF A&amp;W RADIUS.</p>	<p>22 NOT USED</p> <p>23 NOT USED</p> <p>24 NOT USED</p> <p>25 STONE VENEER @ A&amp;W TOWERS.</p> <p>26 PAINTED EIFS ARCH TRIM &amp; TOP @ A&amp;W TOWERS.</p> <p>27 GAS METER PER GAS CO. REQUIREMENTS.</p> <p>28 PROVIDE 2 (12"x24") GSM LOUVERS W/ GALV. 1/4" MESH BEHIND AT WATER HEATER ROOM (UTILITY RM.). LOCATE LOUVERS 12" AFF AND 12" BELOW FINISHED CEILING.</p> <p>29 HANDICAP SIGN, POSTED IN ENTRANCE DOOR, 5'-0" AFF.</p> <p>30 NOT USED</p> <p>31 CUT STONE VENEER: WAINSCOT &amp; WAINSCOT CAP</p>
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ARCHITECTURE

308 South Mill Avenue, Suite 301  
 Tempe, AZ 85281  
 480.894.4637 T F 480.894.4638  
 www.architekton.com

EXTERIOR ELEVATIONS

FOUNDERS PKWY & I-25  
 CASTLE ROCK, CO

SHEET TITLE

REVISIONS

NO.	DATE	DESCRIPTION

CONTRACT DATE

8/16/2001

BUILDING TYPE

LARGE (REVERSE)

KFC/A&W

HARMAN PROJECT NAME

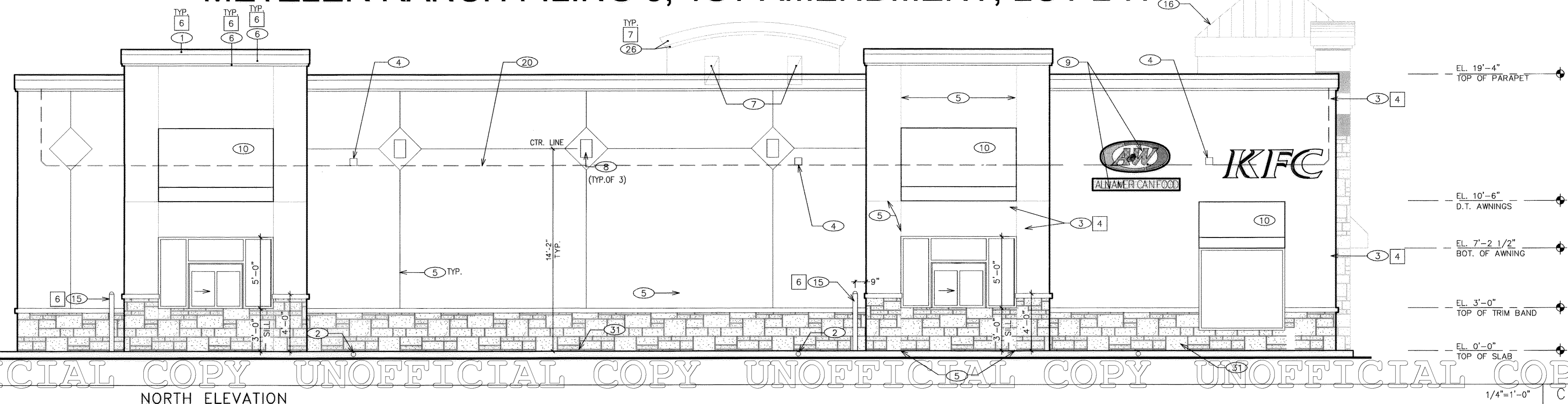
LAURENE

SHEET NUMBER

5

METZLER RANCH FILING 3,  
 1st AMENDMENT, LOT 2-H

FINAL PD SITE PLAN  
**METZLER RANCH FILING 3, 1ST AMENDMENT, LOT 2-H**



NORTH ELEVATION

ELEVATION NOTES

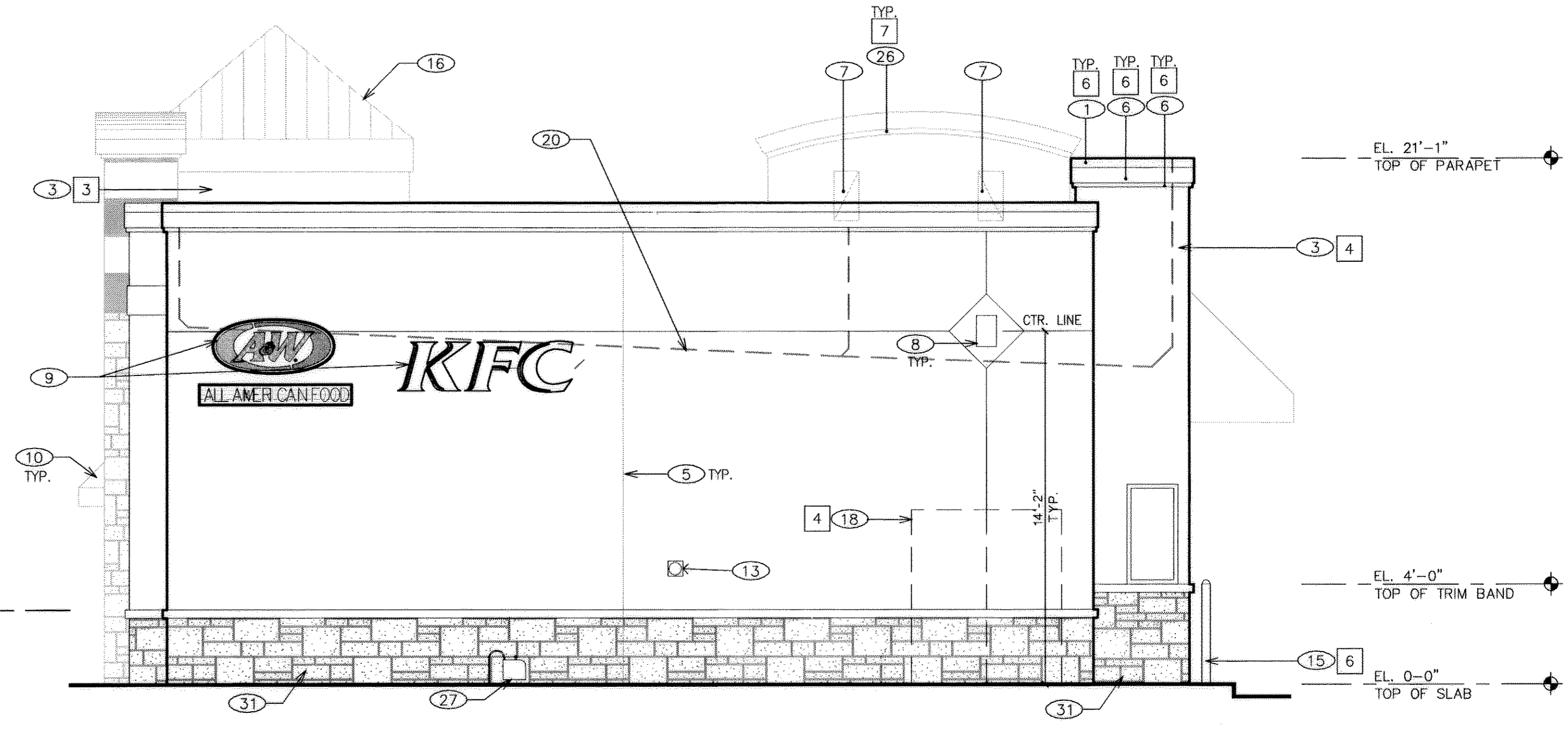
MISCELLANEOUS

SEALERS (REFER TO SPECIFICATIONS)

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2. SEALANT AT ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.

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KFC CUPOLA CAP	8	CENTRIA 154 DK. BRONZE



EAST ELEVATION

KEY NOTES

- 1 GALV. MTL. COPING - PRIME & PAINT IN FIELD.
- 2 RWL THRU FACE OF CURB.
- 3 NOT USED
- 4 GALV. MTL. OVERFLOW SCUPPER - PRIME AND PAINT IN FIELD. SIZE IN ACCORDANCE W/LOCAL REQUIREMENTS. FLOOR OF OPENING 2" MAX ABOVE ROOF DECK.
- 5 1 1/2" REVEAL/CONTROL JOINT -TO BE CONTINUOUS ON WALL & PARAPET.
- 6 EIFS BAND
- 7 GSM LOUVRE @ A&W TOWER.
- 8 WALL LIGHT. SEE DETAIL 6/C2.2
- 9 BUILDING SIGN - SUPPLIED & INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT
- 10 METAL AWNING - SUPPLIED & INSTALLED BY OWNER; ELECTRICAL ROUGH-IN AND CONNECTION BY G.C.
- 11 HOSE BIB.
- 12 WALL TO BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
- 13 CO2 FILL BOX
- 14 6" HIGH BLACK PHENOLIC STREET ADDRESS NUMBER. SUPPLIED AND INSTALLED BY GC.
- 15 4" HIGH PIPE BOLLARD.
- 16 STANDING SEAM CUPOLA
- 17 FLY FAN/HEATER.
- 18 ELECTRICAL MAIN SWITCHBOARD.
- 19 NOT USED
- 20 LINE OF ROOF BEYOND.
- 21 CENTER OF A&W RADIUS.
- 22 NOT USED
- 23 NOT USED
- 24 NOT USED
- 25 NOT USED
- 26 PAINTED EIFS ARCH TRIM & TOP @ A&W TOWERS.
- 27 GAS METER PER GAS CO. REQUIREMENTS.
- 28 PROVIDE 2 (12"x24") GSM LOUVERS W/ GALV. 1/4" MESH BEHIND AT WATER HEATER ROOM (UTILITY RM.). LOCATE LOUVERS 12" AFF AND 12" BELOW FINISHED CEILING.
- 29 HANDICAP SIGN, POSTED IN ENTRANCE DOOR, 5'-0" AFF.
- 30 NOT USED
- 31 CUT STONE VENEER: WAINSCOT & WAINSCOT CAP

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 Tempe, AZ 85281  
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EXTERIOR ELEVATIONS

SHEET TITLE

FOUNDERS PKWY & I-25  
 CASTLE ROCK, CO

REVISIONS

NO.	DATE	DESCRIPTION

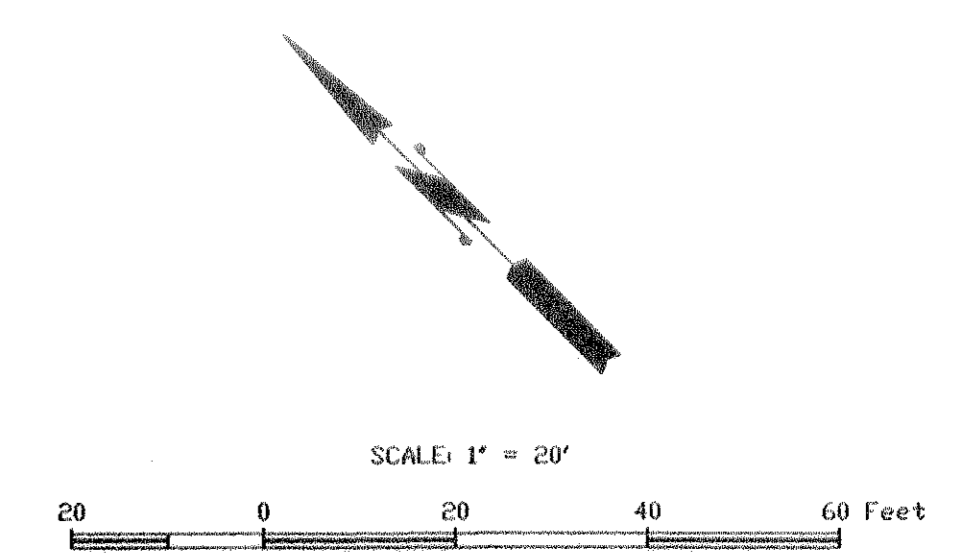
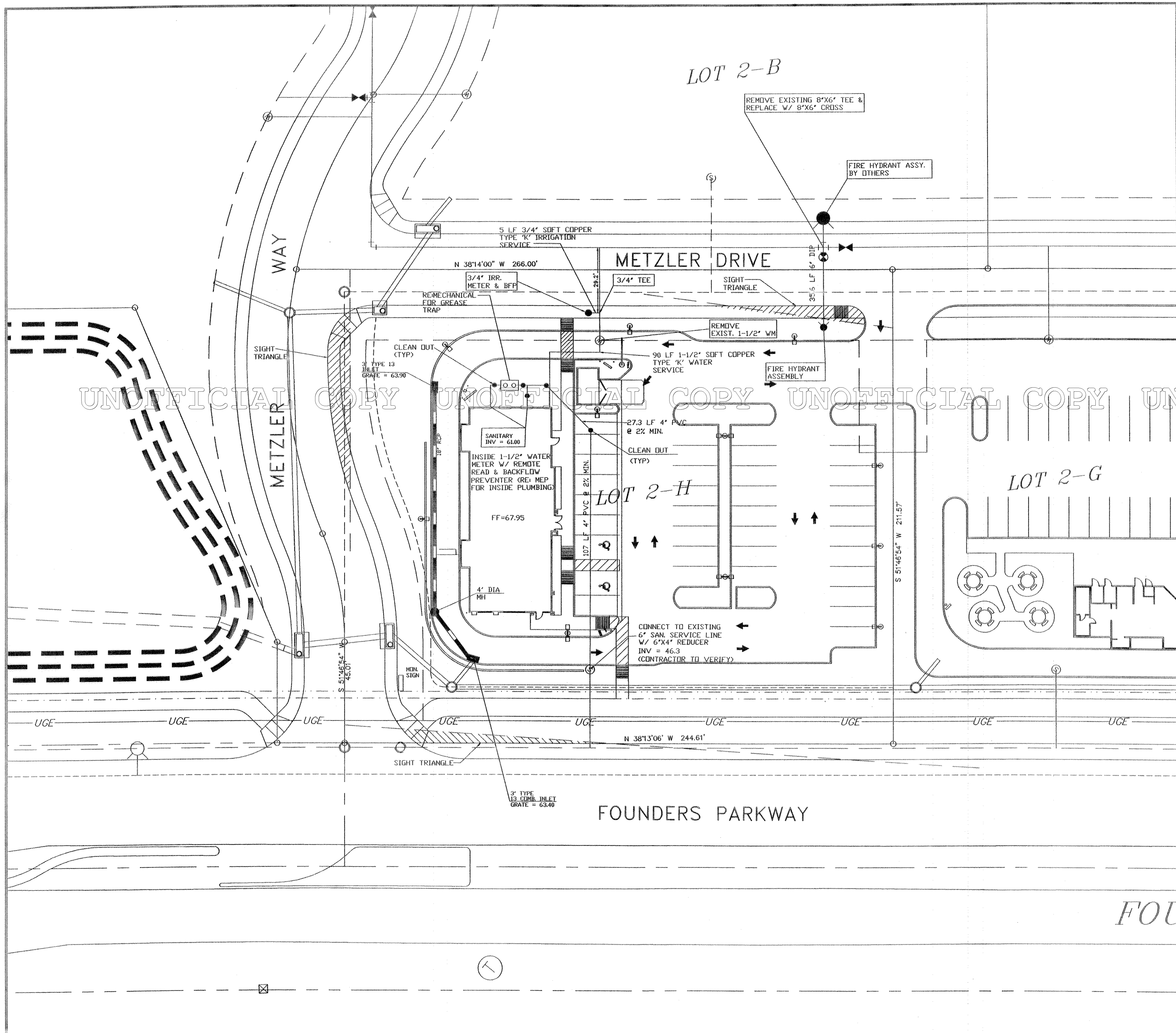
CONTRACT DATE  
 8/16/2001

BUILDING TYPE  
 LARGE (REVERSE)

HUMAN PROJECT NAME  
 LAURENE

SHEET NUMBER  
 6

METZLER RANCH FILING 3,  
 1st AMENDMENT, LOT 2-H



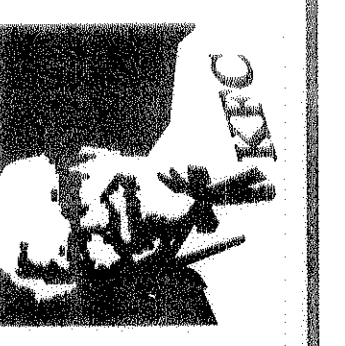
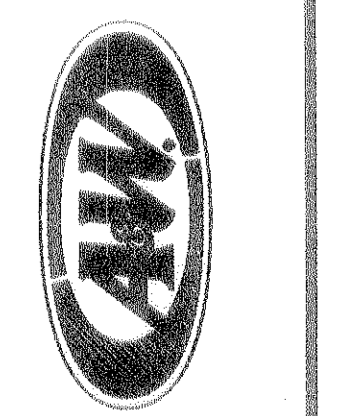
**LEGEND**

EXISTING FIRE HYDRANT      EX FH

EXISTING SANITARY SEWER MANHOLE      ○

PROPOSED STORM SEWER      ————

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Sealed  
 25715  
 MAY 28 2003  
 SEAL

OVERALL UTILITY PLAN  
 KFC // A&W  
 © METZLER RANCH

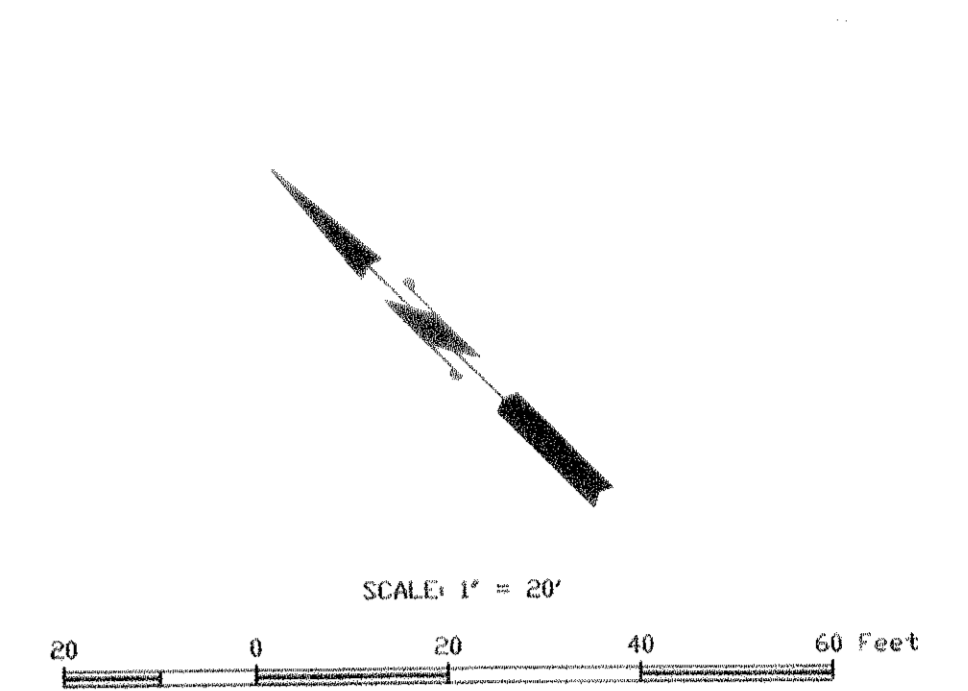
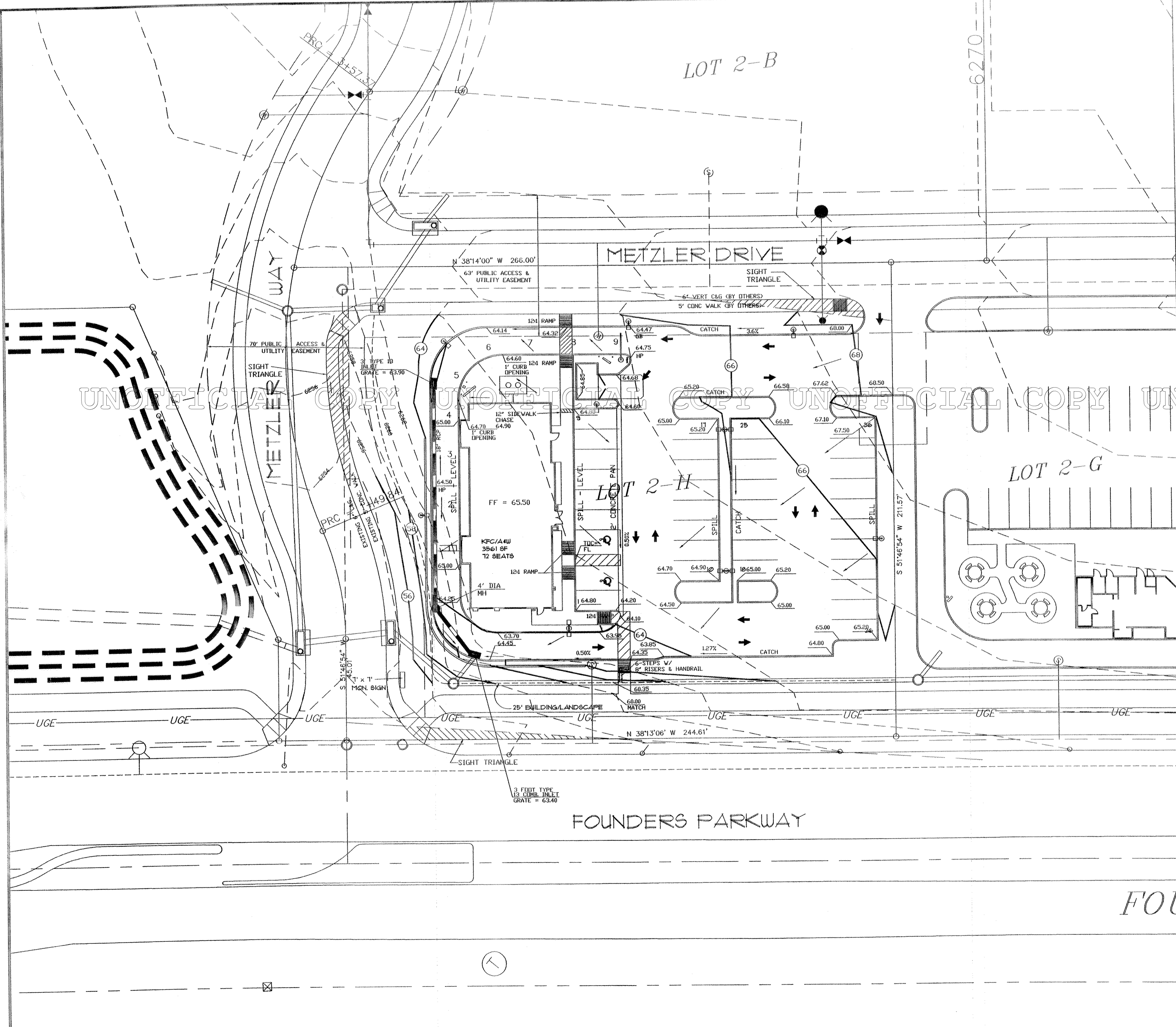
REVISIONS

7/02	NEW SITE PLAN
12/02	TOWN COMMENTS
01/03	architekton
04/03	Town Comments
05/03	Town Comments

BUILDING TYPE	(CUSTOM)
JOB NUMBER	172
DATE	12/17/01
SHEET NUMBER	C-2

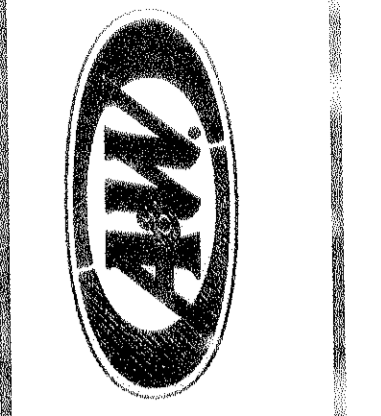
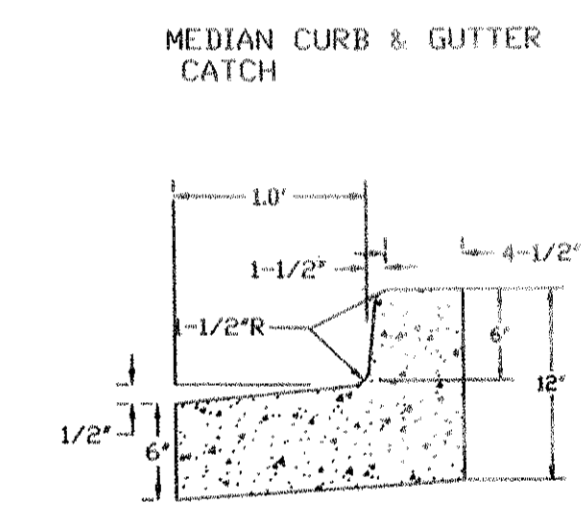
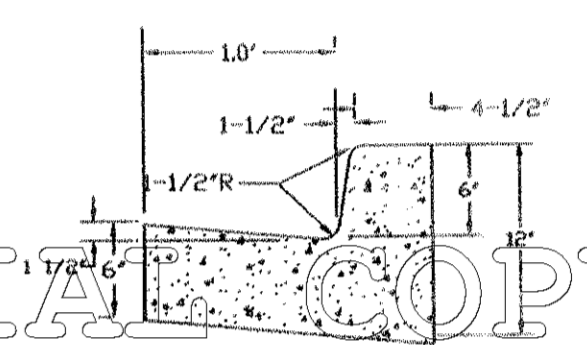
**HI** HIGHLINE  
 ENGINEERING & SURVEYING  
 ENGINEERING CONSULTANTS  
 9101 EAST KENYON AVENUE, SUITE 2500      Tel. No. (303) 889-0044  
 DENVER, COLORADO 80237      Fax. No. (303) 889-0012

JOB # 172



**LEGEND**

EXISTING FIRE HYDRANT	EX FH
EXISTING POWER POLE	PP
EXISTING SANITARY SEWER MANHOLE	○
EXISTING CONTOUR	— 52.40 —
EXISTING SPOT ELEVATION	× 47.44
PROPOSED CONTOUR	(4.4)
PROPOSED SPOT ELEVATION	47.45
DIRECTION OF FLOW	→



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28715  
 MAY 28 2003

GRADING PLAN  
 KFC // A&W  
 © METZLER RANCH

**REVISIONS**

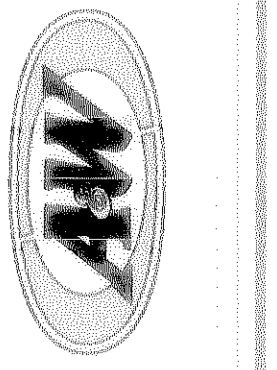
7/02	NEW SITE PLAN
12/02	TOWN COMMENTS
1/03	architekton
4/03	TOWN COMMENTS
5/03	TOWN COMMENTS

BUILDING TYPE	(CUSTOM)
JOB NUMBER	172
DATE	12/17/01
SHEET NUMBER	C-3

**H** HIGHLINE  
 ENGINEERING & SURVEYING  
 ENGINEERING CONSULTANTS  
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 Tel. No. (303) 889-5981 Fax. No. (303) 889-0012  
 JOB # 172



FINAL PD SITE PLAN  
**METZLER RANCH FILING 3, 1st AMENDMENT, LOT 2-H**



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LANDSCAPE DETAILS  
 FOUNDERS PKWY & I-25  
 CASTLE ROCK, CO

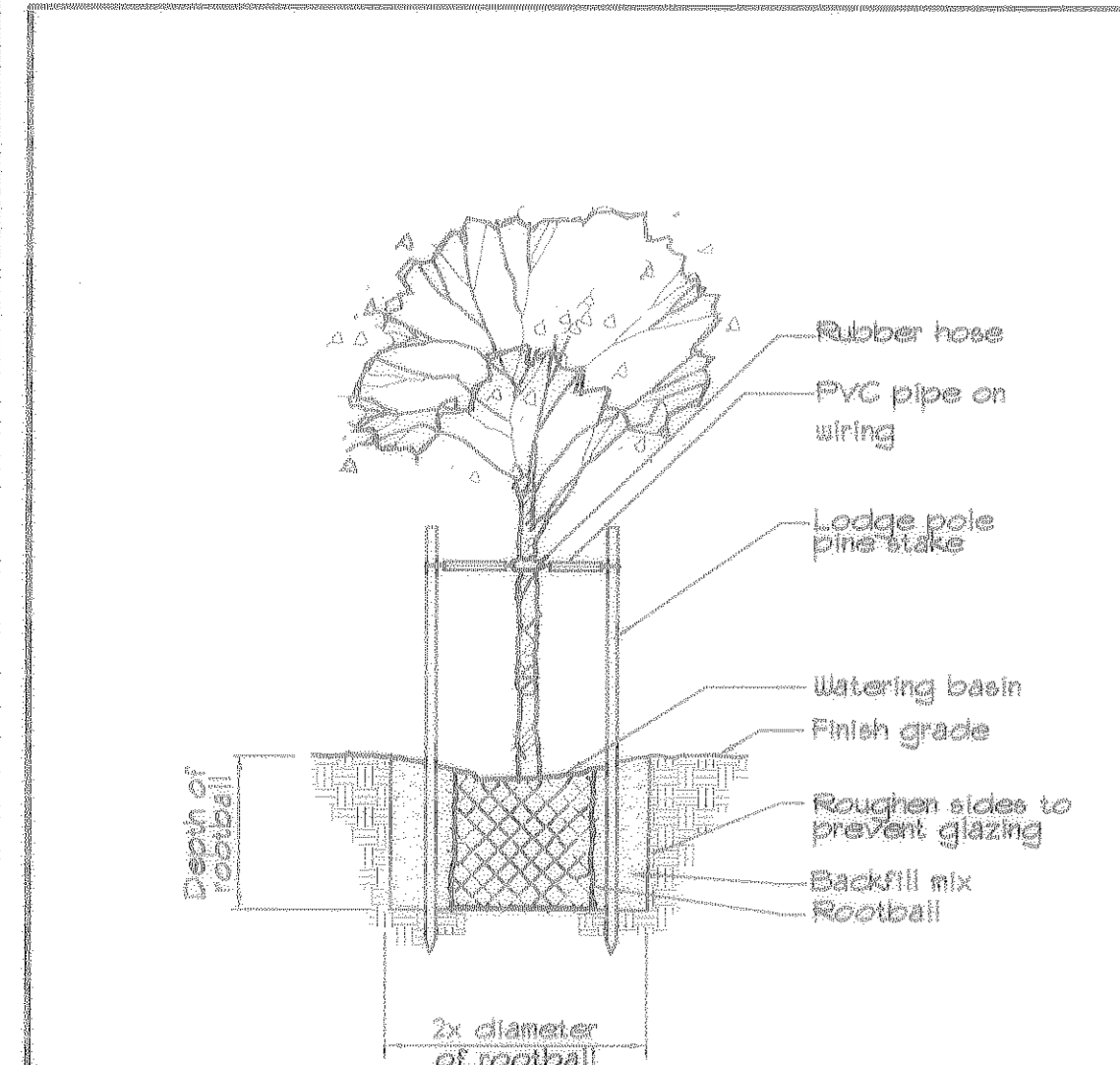
REVISIONS		
NO.	DATE	DESCRIPTION
1		City Comments
2		City Comments

CONTRACT DATE  
**8/16/2001**

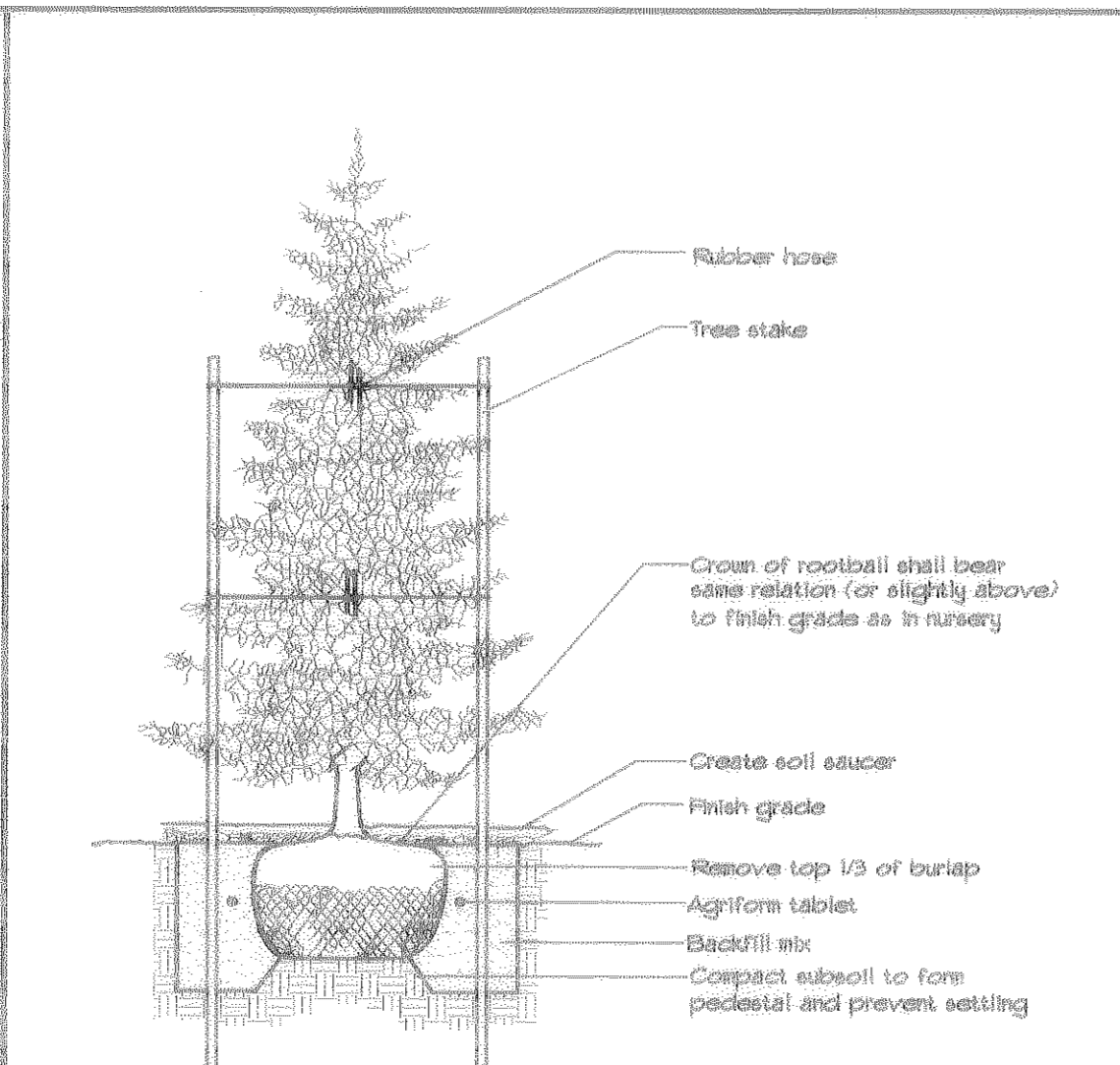
BUILDING TYPE  
**LARGE (REVERSE)**

HARDWARE PROJECT NAME  
**LAURENE**

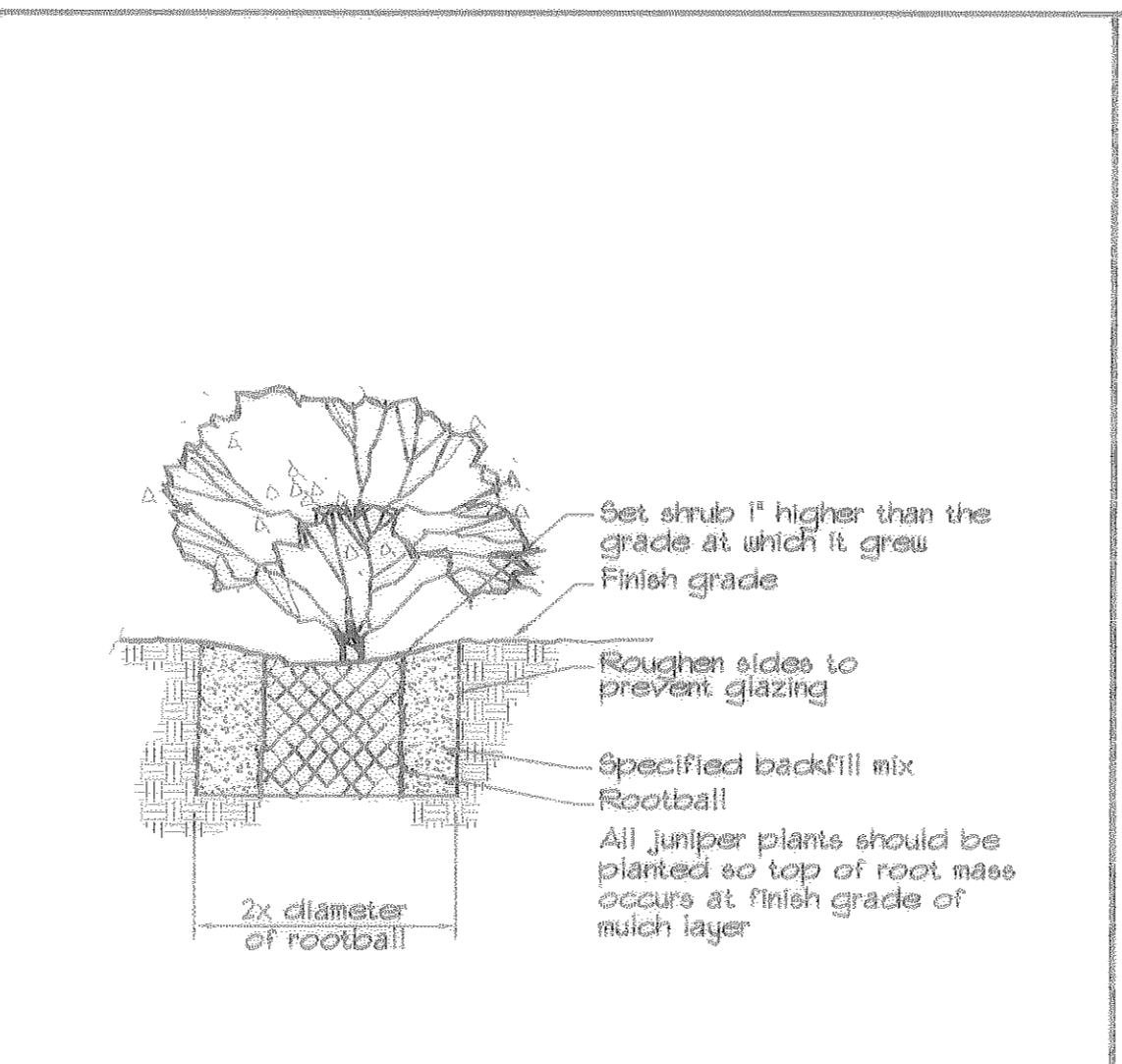
SHEET NUMBER  
**L2**



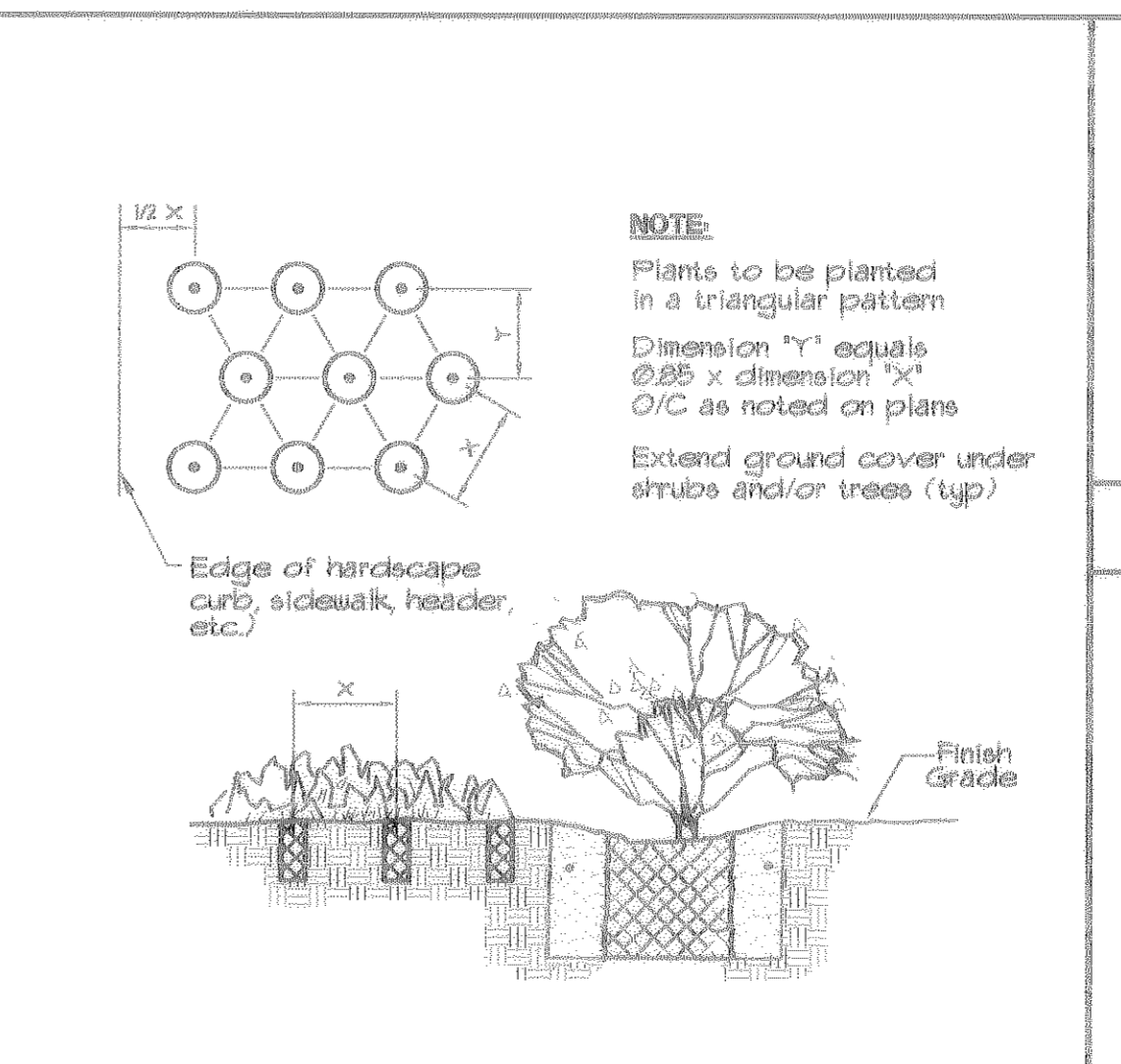
**1 TREE PLANTING** N.T.S.



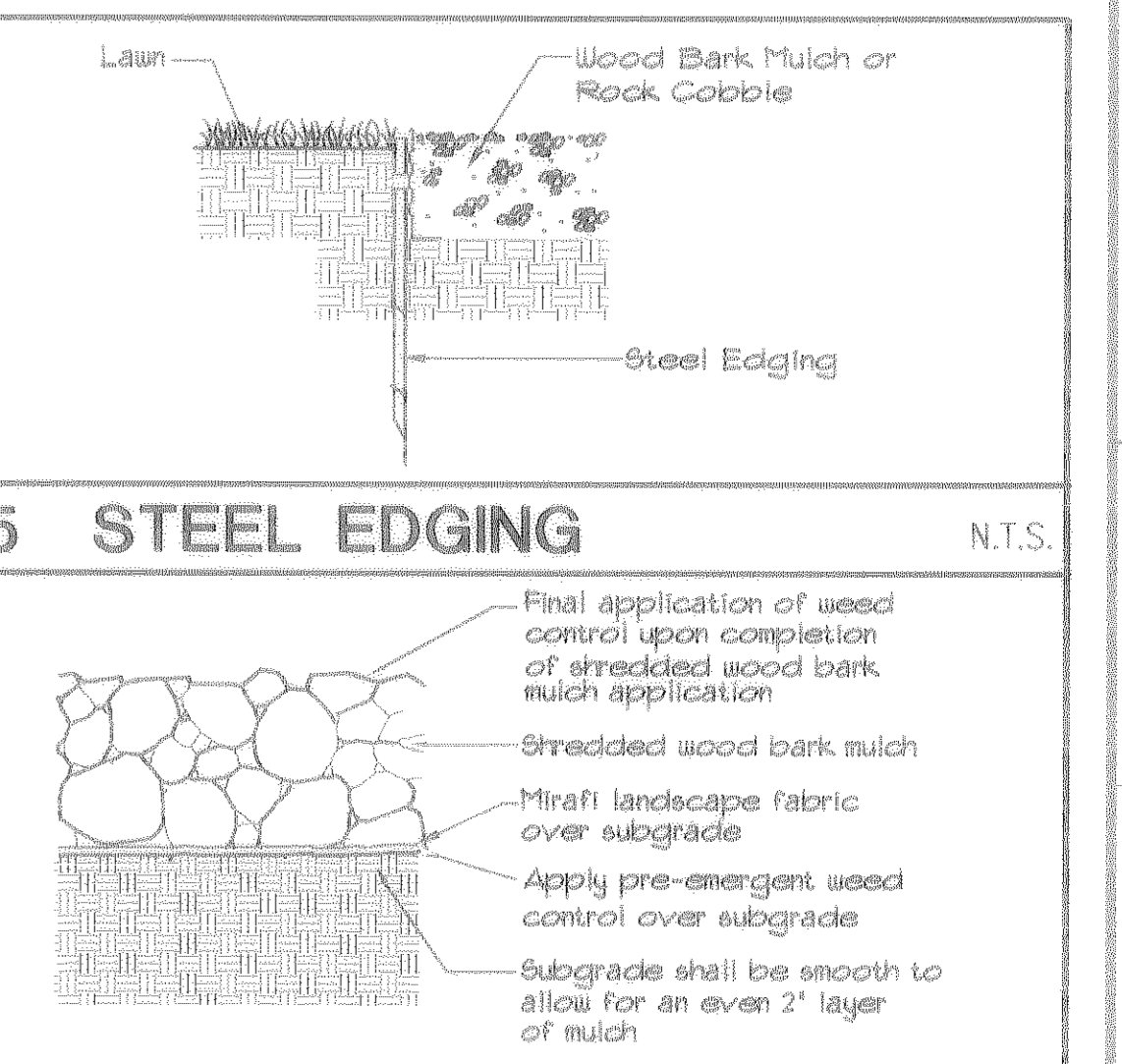
**2 PINE TREE PLANTING** N.T.S.



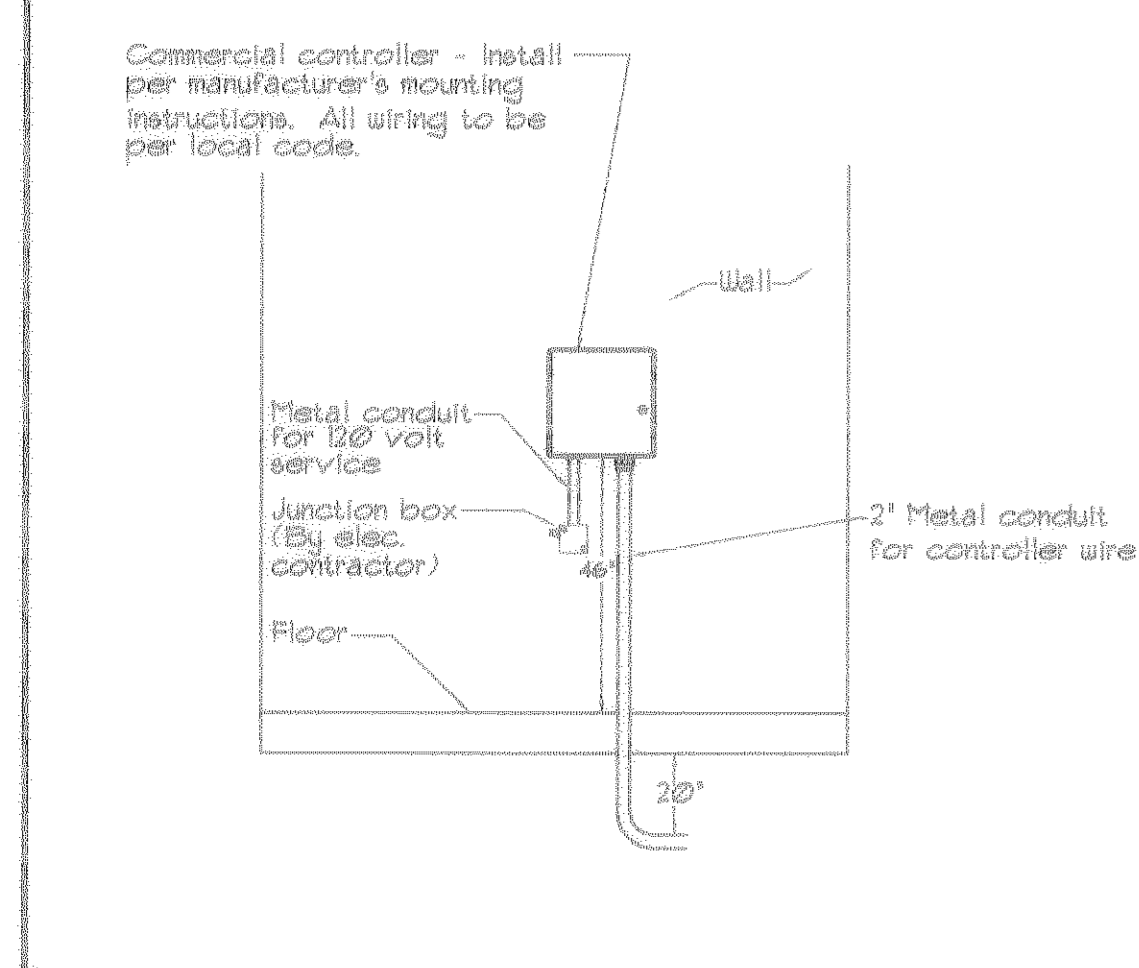
**3 SHRUB PLANTING** N.T.S.



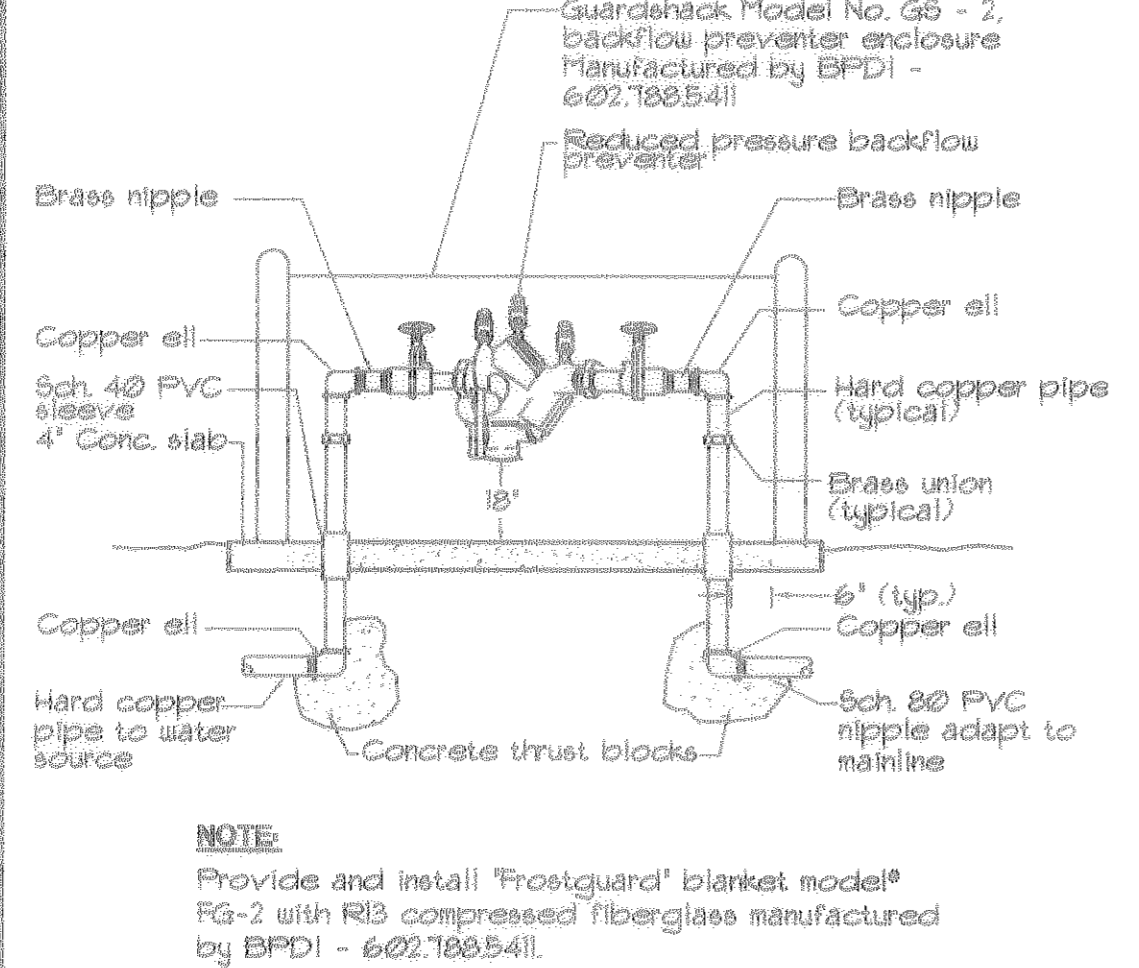
**4 GROUND COVER PLANTING** N.T.S.



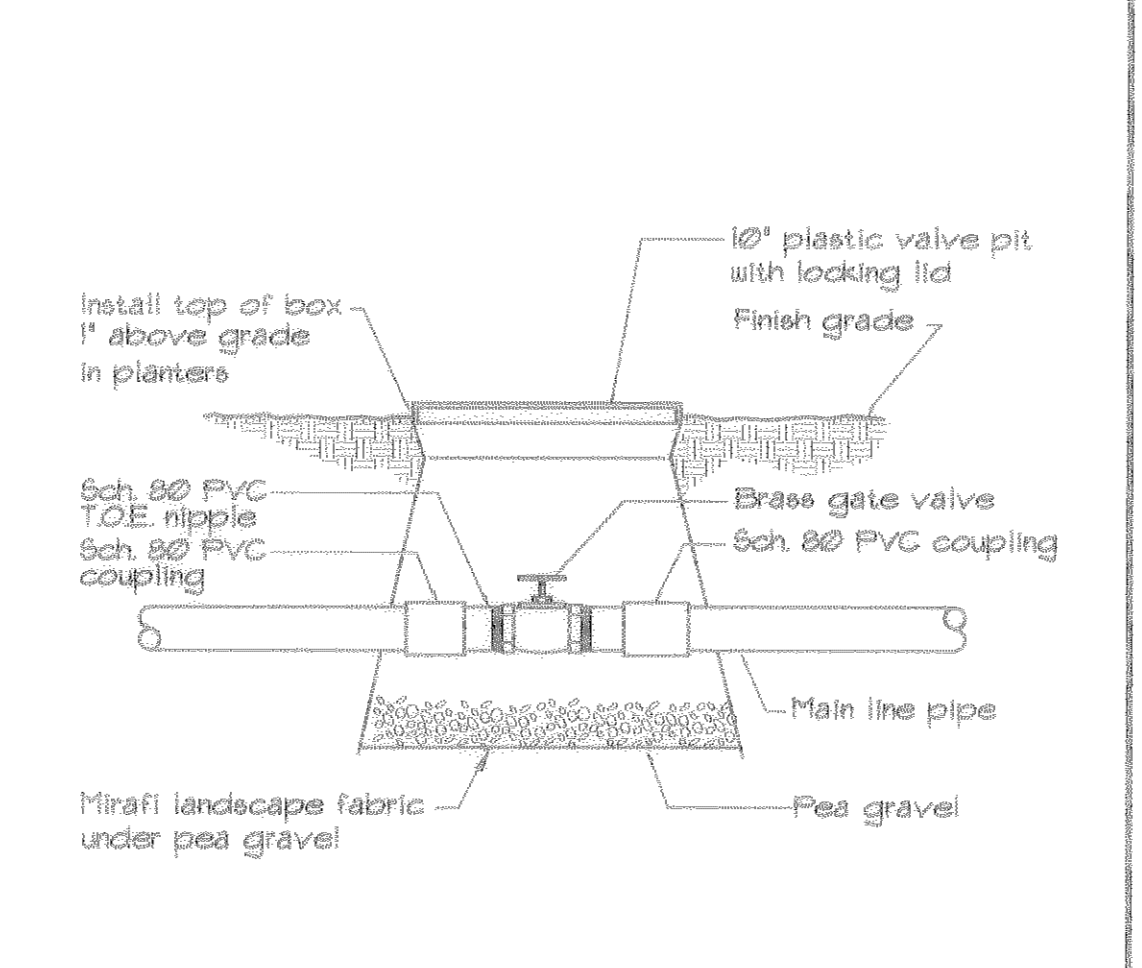
**5 STEEL EDGING** N.T.S.



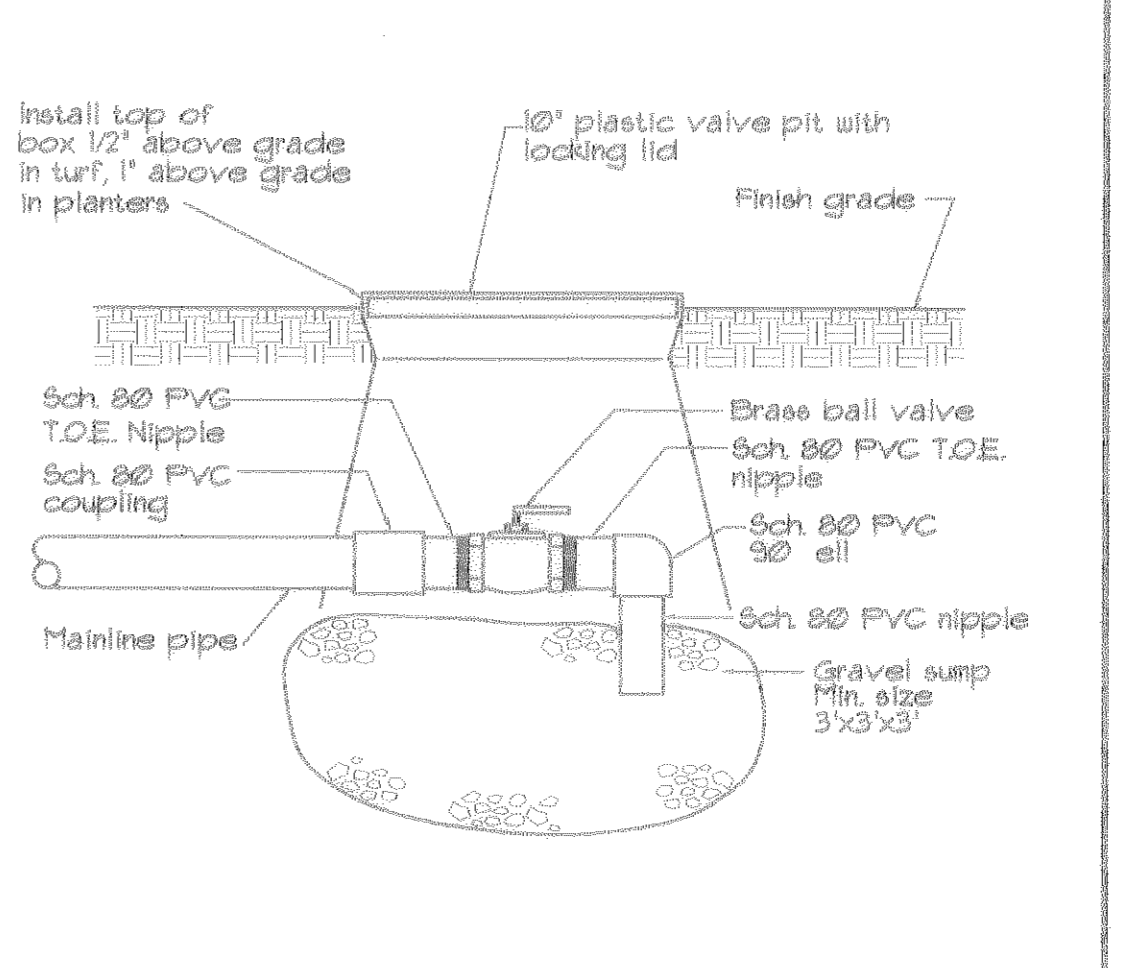
**7 CONTROLLER** N.T.S.



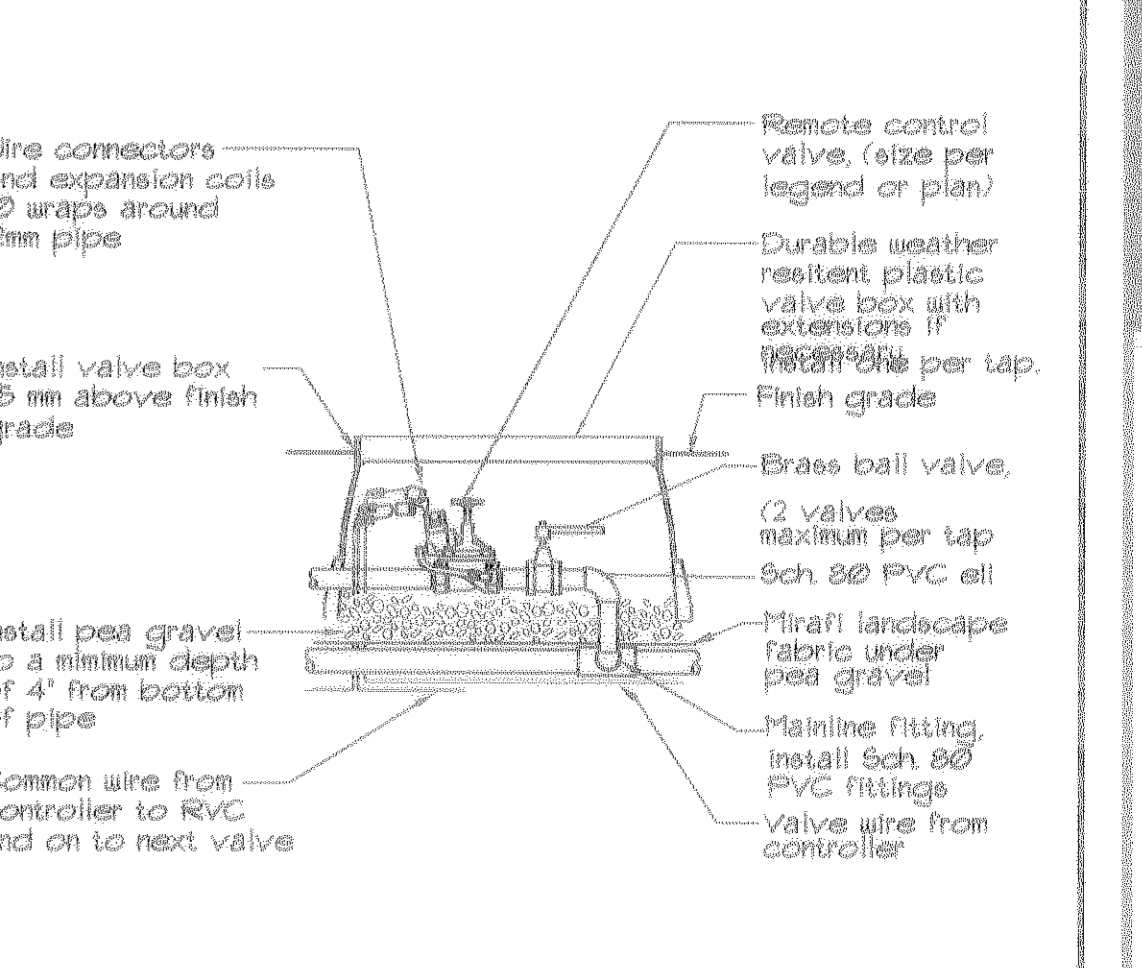
**8 BACKFLOW PREVENTER** N.T.S.



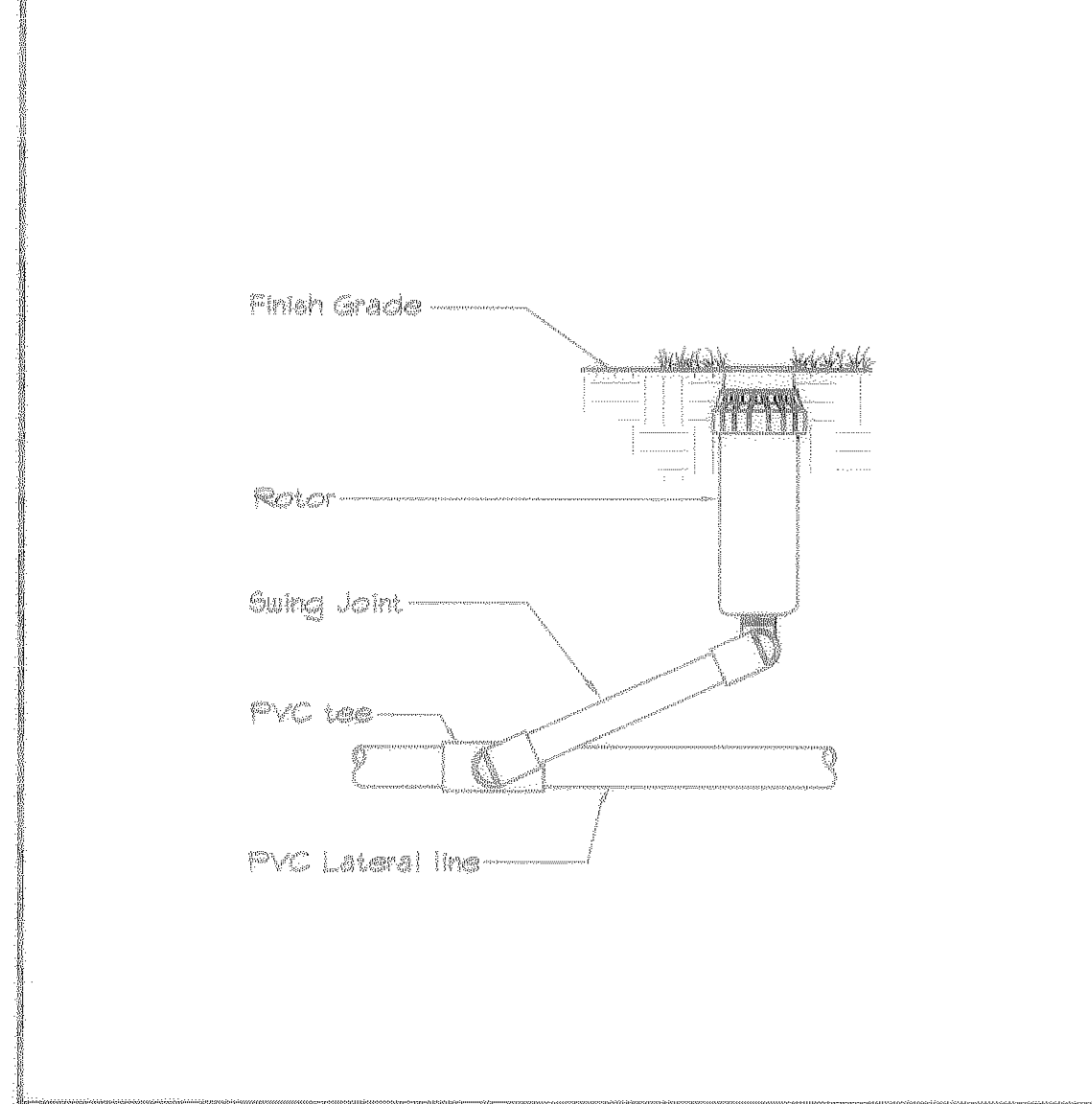
**9 GATE VALVE** N.T.S.



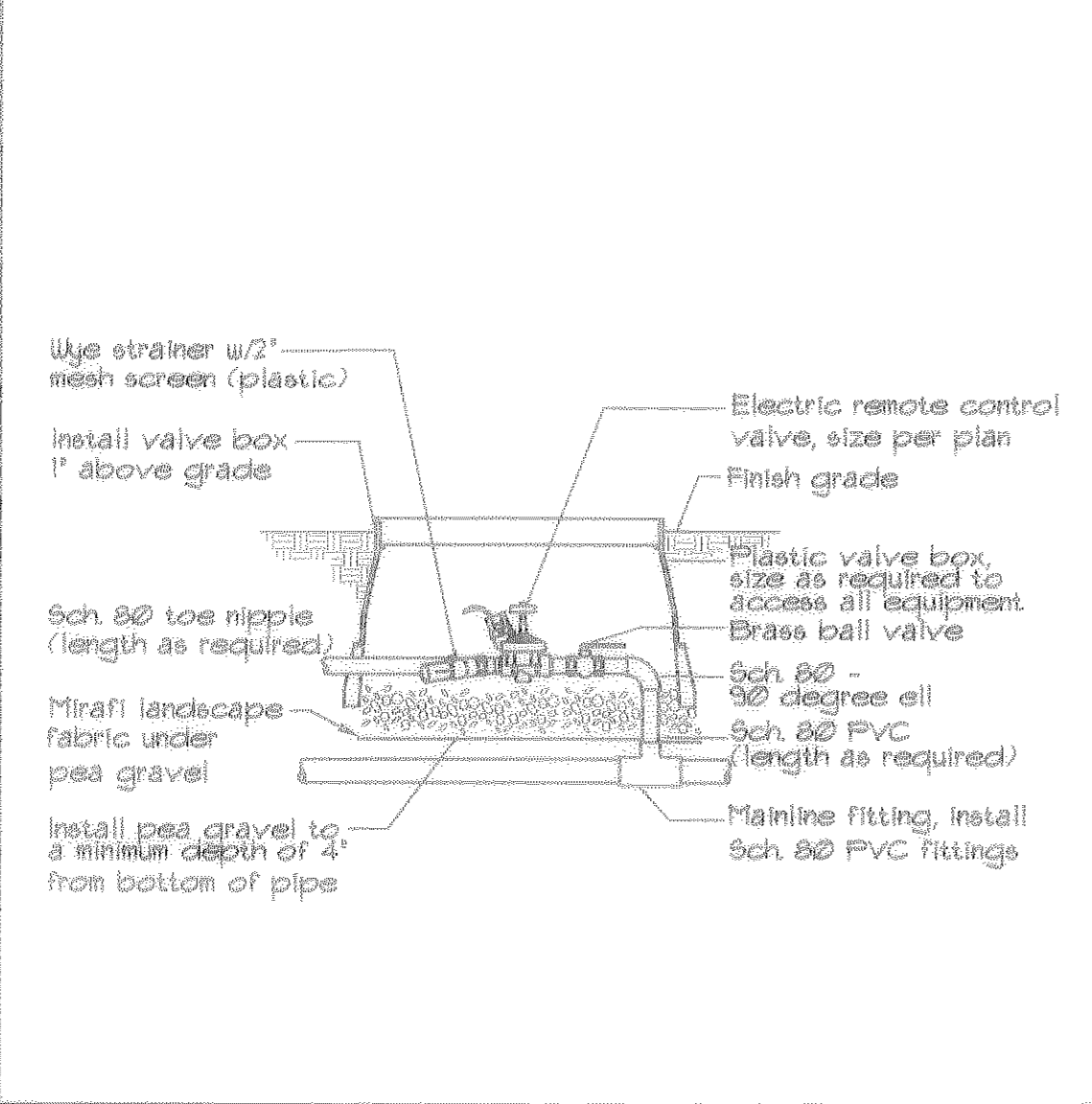
**10 DRAIN VALVE** N.T.S.



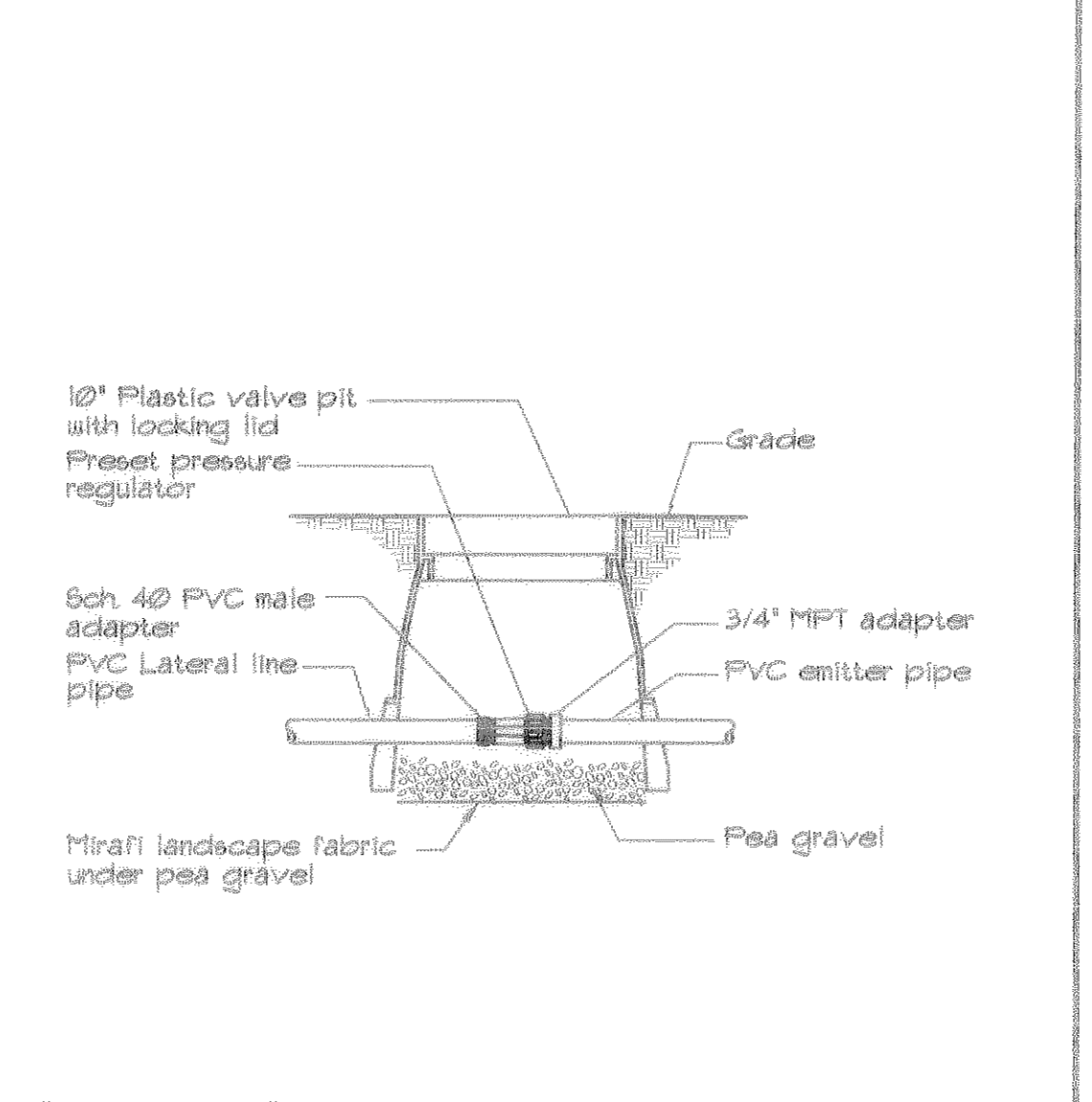
**11 LAWN VALVE** N.T.S.



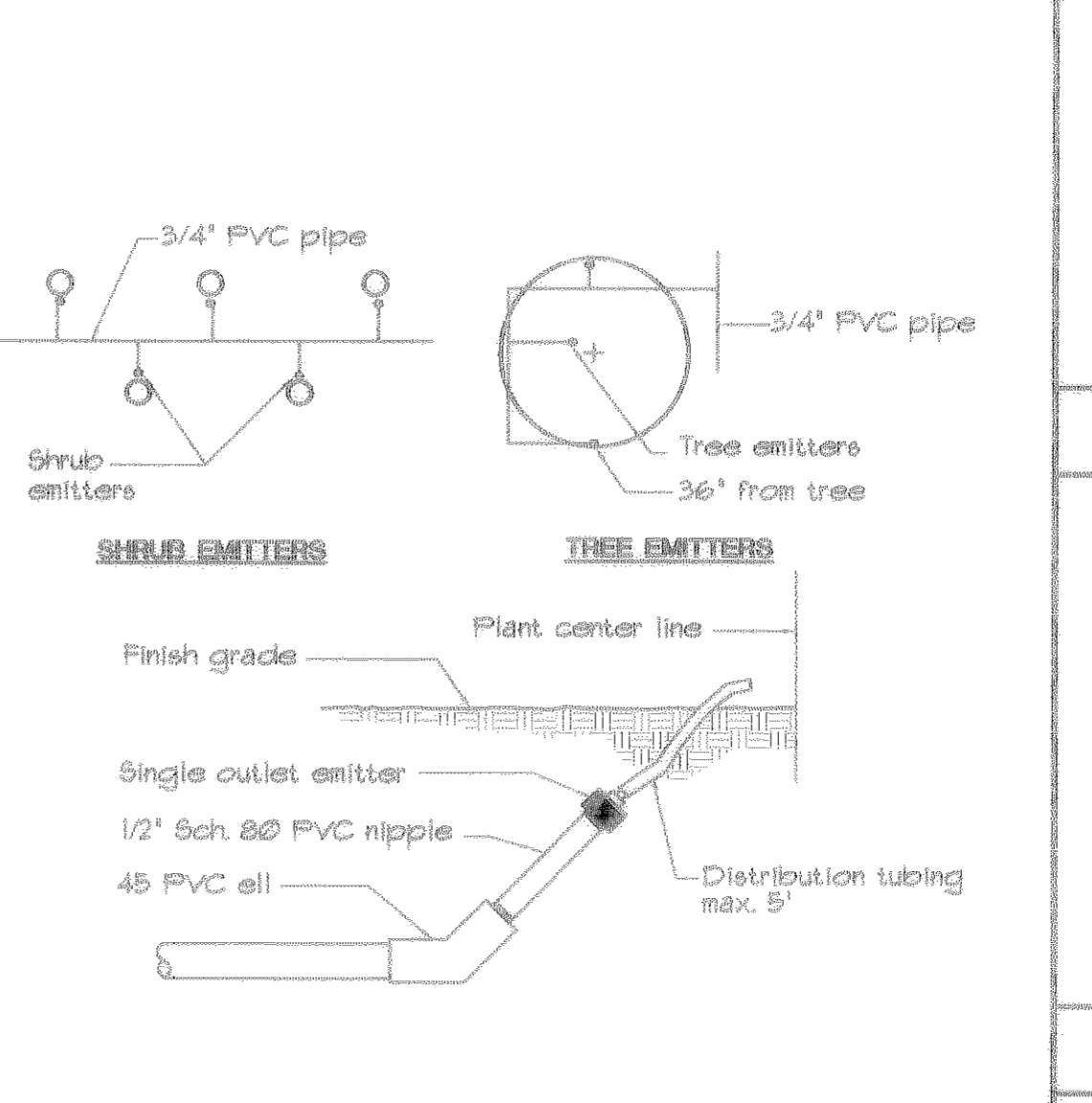
**12 LAWN HEAD** N.T.S.



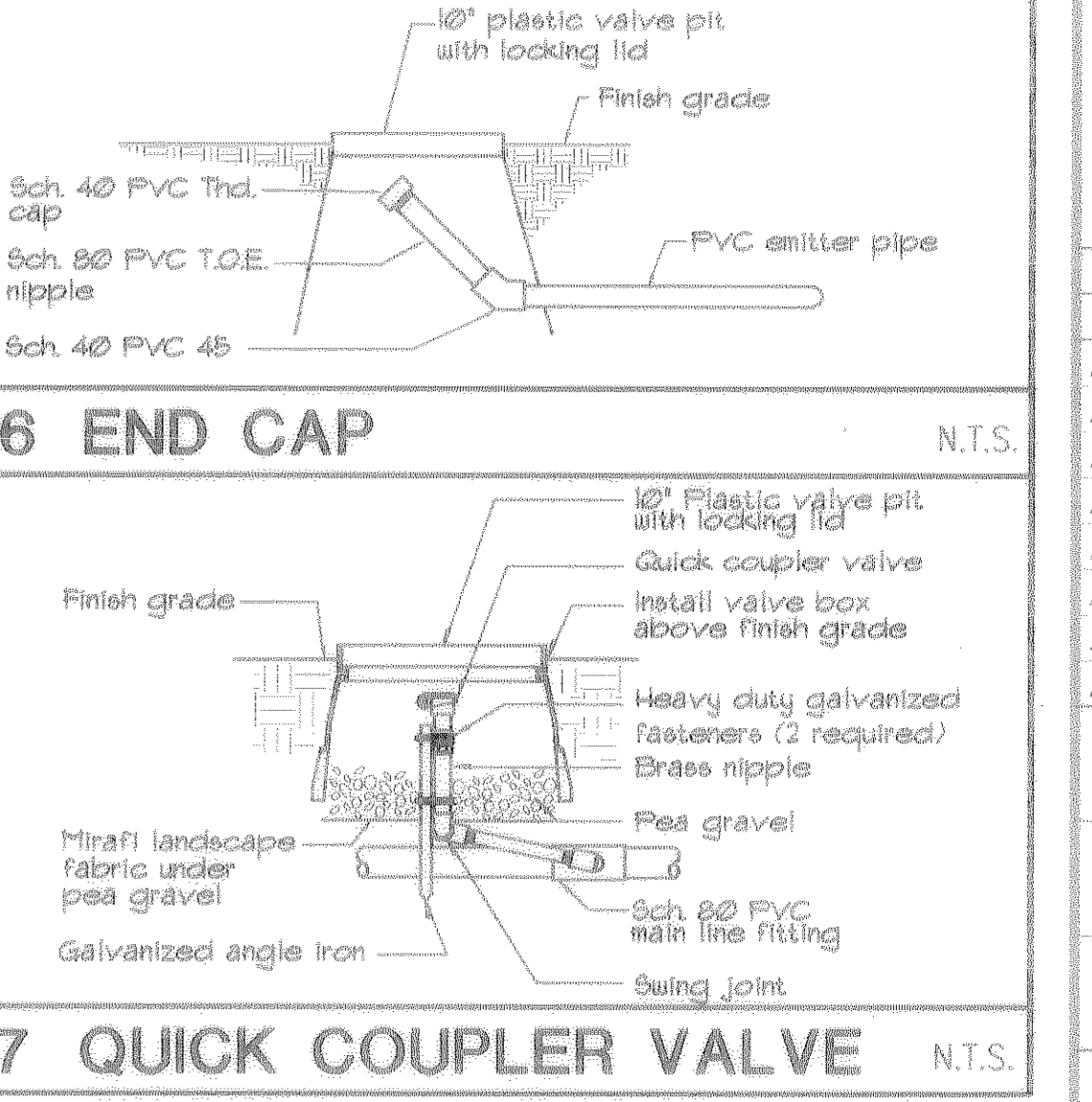
**13 DRIP VALVE** N.T.S.



**14 PRESSURE REGULATOR** N.T.S.



**15 EMITTER** N.T.S.



**16 END CAP** N.T.S.

**12 LAWN HEAD** N.T.S.

**13 DRIP VALVE** N.T.S.

**14 PRESSURE REGULATOR** N.T.S.

**15 EMITTER** N.T.S.

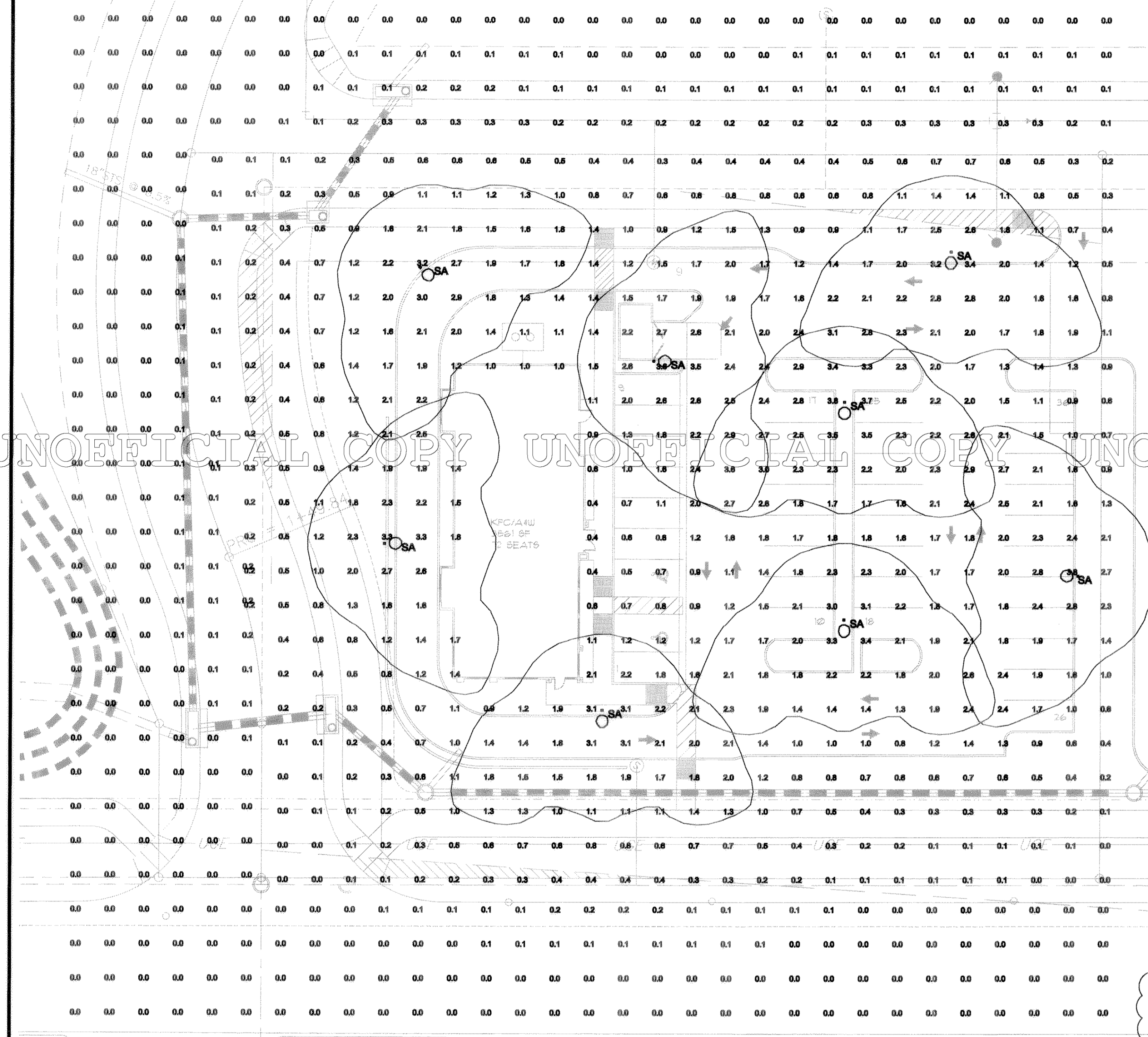
**16 END CAP** N.T.S.

**17 QUICK COUPLER VALVE** N.T.S.

METZLER RANCH FILING 3, 1st AMENDMENT, LOT 2-H

C:\JOBS\01017  
 DG  
 04.07.03  
 11:20:00

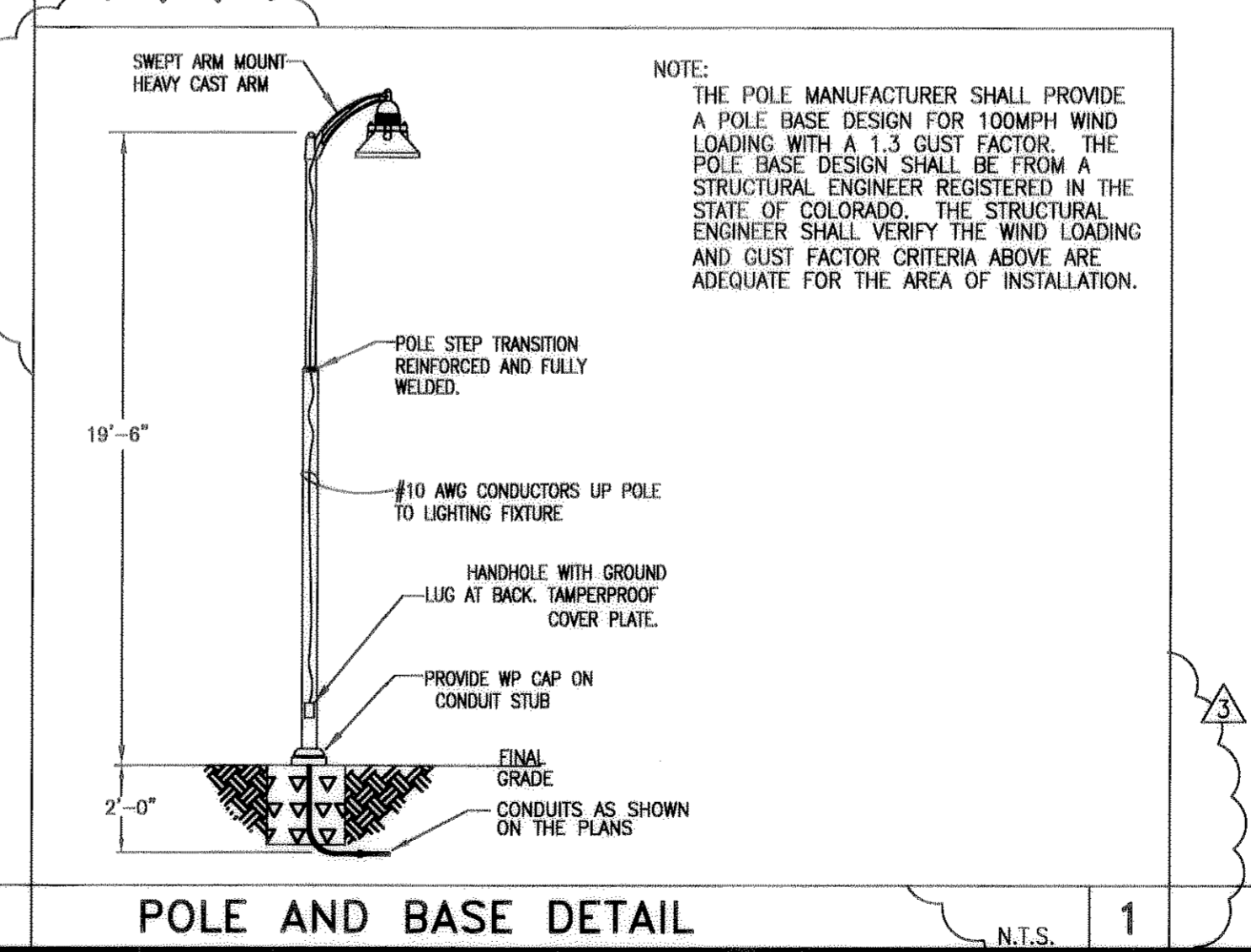
FINAL PD SITE PLAN  
 METZLER RANCH FILING NO. 3, 1ST AMENDMENT, LOT 2-H



STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
SITE	1.6 fc	4.4 fc	0.0 fc	N/A	N/A
PROPERTY LINE SPILL	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE								
Label	Catalog Number	Lamp	Lumens	LLF	Watts	File	Description	Qty
SA	KIM RA253/250MHxxx/xx / OVERALL HEIGHT 19.5 FEET	250 W MH CLEAR ED-28 WOC. BASE HORIZ.	20000	0.72	250	E253-400m.ies	Era INTERNATIONAL DESIGN LUMINAIRE DIE-CAST ALUM. COMPONENTS SEALED OPTICAL SYSTEM FLAT TEMPERED GLASS LENS	10
B	ATLAS AWNING	(2) E48/T12H0	---	AWNING	---			8
W1	THOMAS LIGHTING CSF-100-M-DT-LP	100W M.H.	---	WALL	---			14

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PHOTOMETRIC SITE PLAN

1" = 20' - 0"

POLE AND BASE DETAIL

N.T.S. 1

**BARRY L. HULET, PE**  
 ELECTRICAL ENGINEER  
 4511 N. 16 ST. #114  
 PHOENIX AZ 85016  
 PHONE: (602) 287-0300  
 FAX: (602) 287-0600  
 JOB NO: 011940  
 DFT: DLH  
 DSN: DLH  
 CHK: BH

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PHOTOMETRIC SITE PLAN  
 SHEET TITLE  
 FOUNDERS PKWY & I-25  
 CASTLE ROCK, CO

REVISIONS	
NO.	DESCRIPTION
1	7/30/2002 CITY COMMENTS
2	7/26/2002 CITY COMMENTS
3	7/26/2002 CITY COMMENTS
4	7/26/2002 CITY COMMENTS
5	
6	
7	
8	

CONTRACT DATE  
 8/16/2001

BUILDING TYPE  
 LARGE (REVERSE)  
 KFC/AMW

HARMAN PROJECT NAME  
 LAURENE

SHEET NUMBER  
 E1

METZLER RANCH FILING 3,  
 1st AMENDMENT, LOT 2-H