

PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$81.00
8 PGS

2003069724
05/09/2003 03:47 PM



2003069724 8 PGS

UNOFFICIAL COPY

GRANTOR:
(owner/signer)

RRmm Corp

GRANTEE:
(subdivision name or name of plat)

Metzler Ranch # 3
1st Amendment L2A
(Kinder Care)

LEGAL:
(section-township-range)

26-7-67

OWNERS:

RRMM CORP.
A COLORADO CORPORATION
P.O. BOX 1198
IDAHO SPRINGS, CO 80452
ATTN: ROBERT F. METZLER

APPLICANT/DEVELOPER:

KINDERCARE LEARNING CENTERS, INC.
650 N.E. HOLLADAY STREET, SUITE 1400
PORTLAND, OREGON 97232
PHONE 503-872-1300

LEGAL DESCRIPTION:

LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT

LAND SURVEYOR:

BRETT L. MILLER, PLS No. 27609
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY
1300 S. POTOMAC ST. SUITE 126
AURORA, COLORADO 80012

CIVIL ENGINEER:

MATTHEW F. DUHAIME P.E.L.S. 25625
FOR AND ON BEHALF OF
GALLOWAY, ROMERO & ASSOCIATES
5350 DTC PARKWAY
GREENWOOD VILLAGE, COLORADO 80111

GENERAL NOTES:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTH ONE HALF OF SECTION 26, TOWNSHIP 7 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND BOUNDED BY THE FOUND MONUMENTS AS SHOWN ON THE METZLER RANCH FILING NO. 3 FINAL PLAT SAID BEARING BEING S89°38'29"E.

THIS SITE IS NOT SITUATED IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080049 0186 C, DATED SEPTEMBER 30, 1987. HOWEVER, THIS FLOOD MAP INDICATES THAT THE LIMIT OF STUDY IS ON THE WESTERN SIDE OF INTERSTATE 25 AND TERMINATES AT THE WESTERLY BOUNDARY OF INTERSTATE 25.

BENCHMARK: TOWN OF CASTLE ROCK GPS POINT NO. 14 DESCRIBED AS THE QUARTER SECTION CORNER SECTION 27 AND 26 (SOUTHWEST CORNER OF THE S1/2 OF THE N1/2 OS SECTION 26) T.7S., R.67W OF THE 6TH PM. PUBLISHED ELEVATION = 6174.60'

THE USE BY SPECIAL REVIEW AS APPROVED BY THE TOWN OF CASTLE ROCK IS FOR THE PURPOSE OF ALLOWING A DAYCARE CENTER WITHIN THE TOWN'S B-2, GENERAL BUSINESS DISTRICT.

THE USE BY SPECIAL REVIEW TO ALLOW A DAYCARE CENTER ON THE PROPERTY KNOWN AS LOT 2A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT IS HEREBY APPROVED BY THE TOWN OF CASTLE ROCK. IN THE EVENT THAT THE USE OF THE BUILDING CHANGES OR THE TOWN OF CASTLE ROCK FINDS REASON TO REVOKE THE USE BY SPECIAL REVIEW, THIS FINAL PD SITE PLAN SHALL REMAIN IN EFFECT FOR USES AS ALLOWED UNDER THE TOWN'S B-2, GENERAL BUSINESS DISTRICT AND FOR THE GENERAL DESIGN OF THE SITE.

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.

LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF 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.

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.

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 SUBMITTER'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.

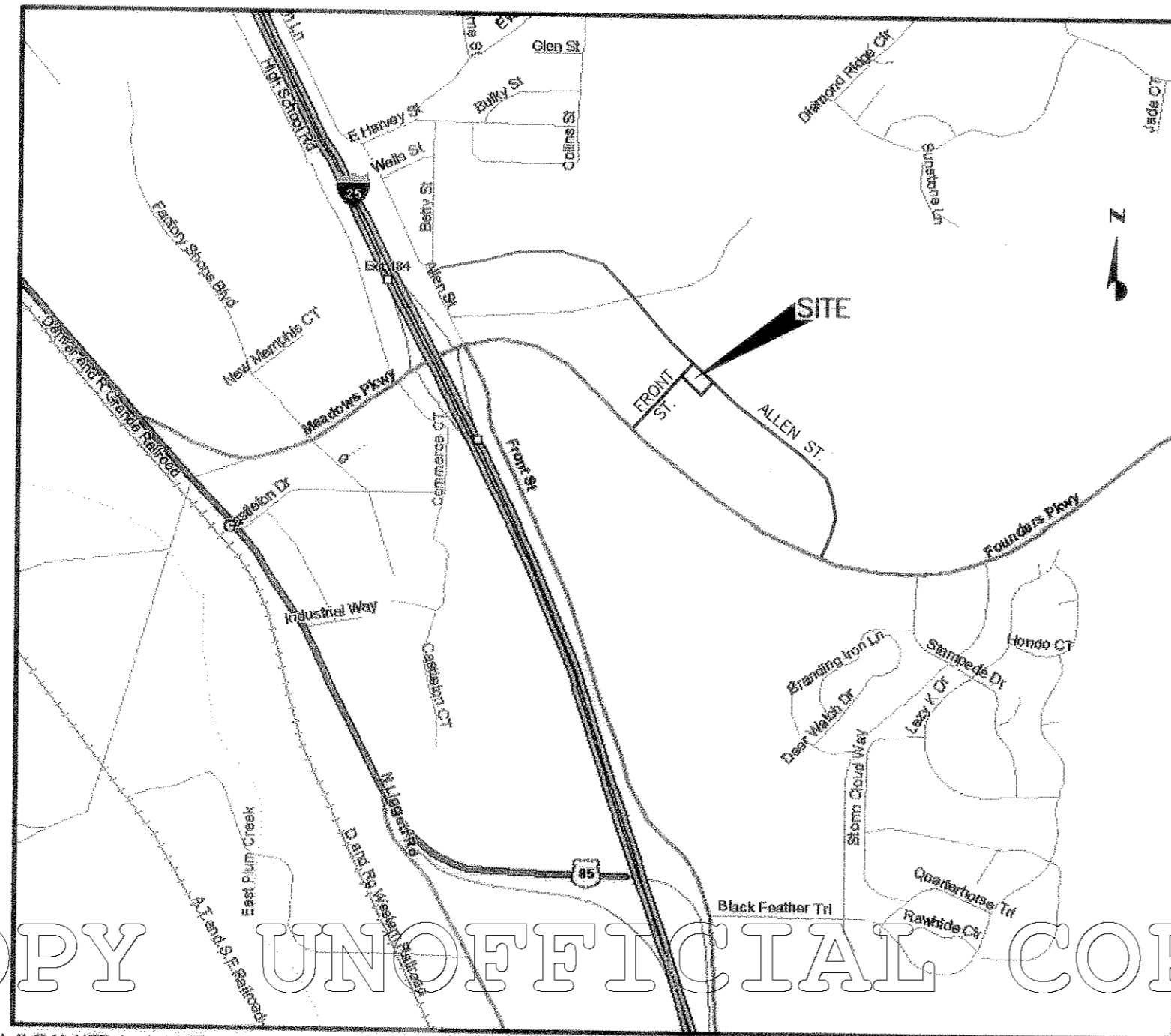
NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.

THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.

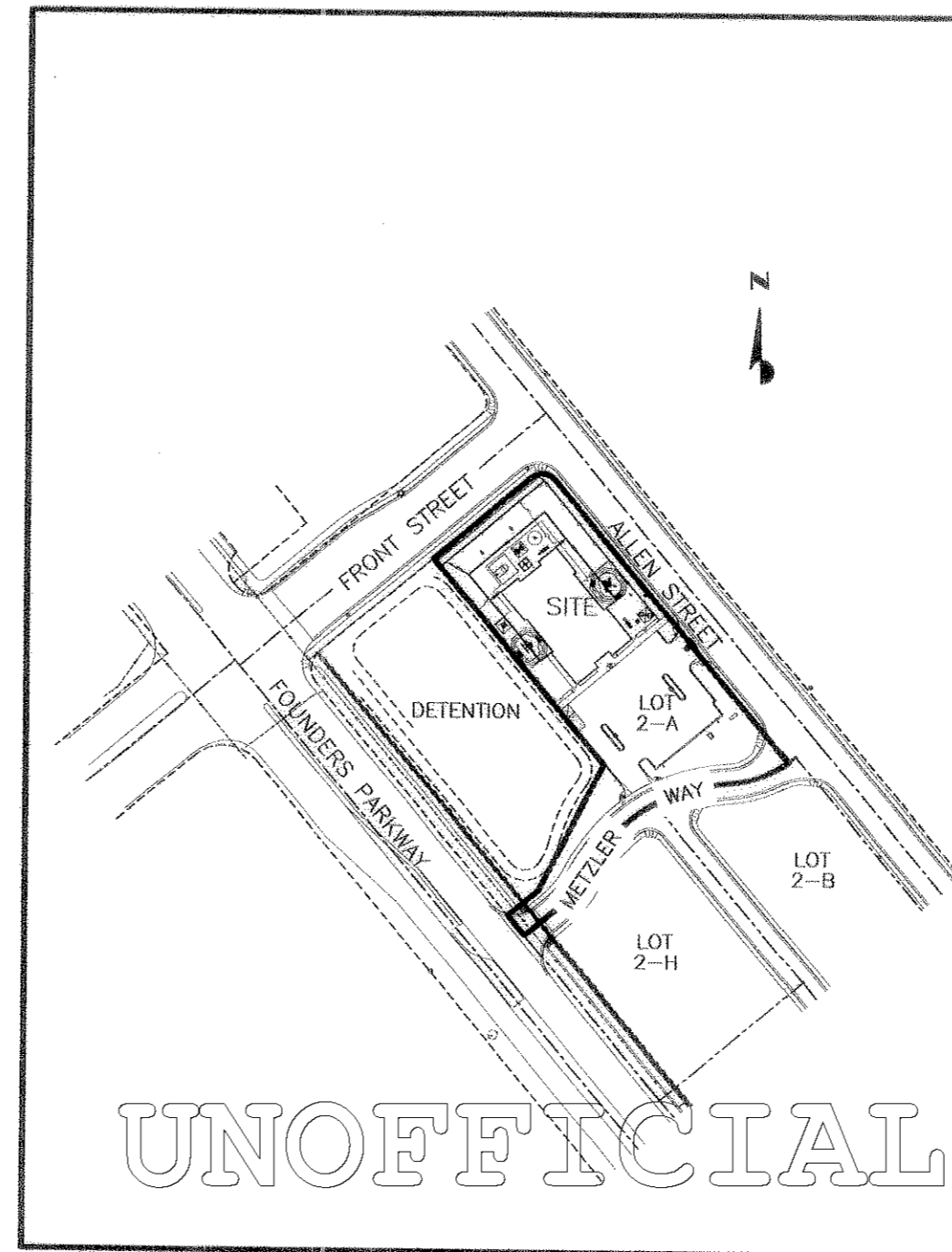
LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SCRUB MUST BE REPLACED A SCRUB, 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.

APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF AND DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.

KINDERCARE
"USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN"
LOT 2-A, METZLER RANCH FILING NO. 3,
1ST AMENDMENT



VICINITY MAP
NOT TO SCALE



DEVELOPMENT MAP
SCALE: 1"=200'

SITE DATA: SUMMARY TABLE

ZONING:	B-2 (GENERAL BUSINESS DISTRICT)		
LAND COVERAGE:	75,528 S.F.	100.0%	1.734 ACRES
BUILDINGS:			
DAY CARE CENTER	10,439 S.F.	13.82%	0.240 ACRES
LANDSCAPED AREA	13,514 S.F.	17.89%	0.310 ACRES
DRIVES, PARKING, WALKS	42,061 S.F.	55.69%	0.966 ACRES
PLAYGROUNDS & MISC.			
PRIVATE ROAD WAY (METZLER WAY)	9,514 S.F.	12.60%	0.218 ACRES
SIGNAGE:			
ALLOWABLE AREA:	2.5 S.F. FOR THE FIRST 200 L.F. OF FRONTAGE PLUS 0.5 S.F. FOR EACH ADDITIONAL L.F.		
MAXIMUM AREA OF GROUND SIGN	= 50 S.F. PER FACE		
FRONTAGE:			
ALLEN STREET	420 L.F.		
METZLER WAY	179 L.F.		
TOTAL FRONTAGE:	599 L.F.		
AREA:			
FIRST 200 L.F. x 1.5 S.F.	300.0 S.F.		
399 L.F. x 0.5 S.F.	199.5 S.F.		
TOTAL ALLOWABLE SIGN AREA:	499.5 S.F.		
PROPOSED WALL SIGNAGE:			
GROUND SIGN:	27.0 S.F. PER FACE	27.0 S.F.	
WALL SIGN:	30 S.F.	30.0 S.F.	
TOTAL PROPOSED SIGN AREA:	57.0 S.F.		
PARKING:			
REQUIRED:			
DAYCARE	2 SPACES PER 3 EMPLOYEE (18 / 3 x 2) =	12 SPACES	
	1 PASSENGER LOADING SPACE PER EACH 6 CHILDREN (MAX DAY) (176 / 6) =	30 SPACES	
REQUIRED TOTAL:		42 SPACES	
HANDICAP	1 PER 12 SPACES	4 SPACES	
PROVIDED:			
REGULAR		38 SPACES	
HANDICAP		2 SPACES	
VAN LOADING SPACES		2 SPACES	
PROVIDED TOTAL:		42 SPACES	

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
1 OF 8	COVER SHEET
2 OF 8	SITE/UTILITY PLAN
3 OF 8	GRADING & EROSION CONTROL PLAN
4 OF 8	LANDSCAPE PLAN
5 OF 8	BUILDING ELEVATIONS
6 OF 8	SITE DETAILS & SIGNAGE
7 OF 8	PHOTOMETRIC PLAN
8 OF 8	PLAYGROUND DETAILS

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT "USE BY SPECIAL REVIEW AND FINAL PD" IN THE TOWN OF CASTLE ROCK.

SIGNED THIS 25th DAY OF March, 2003
RRMM CORP., A COLORADO CORPORATION
MY COMMISSION EXPIRES 10/23/2005



NOTARY PUBLIC
ADDRESS

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT.

THE UNDERSIGNED BENEFICIARIES OF THE LIEN CREATED BY INSTRUMENT RECORDED ON NOVEMBER 17, 2000 IN BOOK 1922 AT PAGE 2301 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

SIGNED THIS 25th DAY OF March, 2003
ROBERT F. METZLER

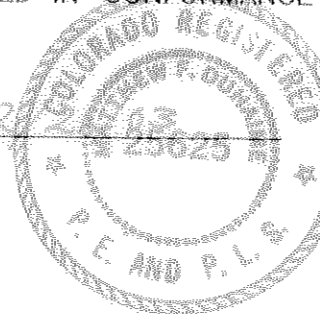
SIGNED THIS 25 DAY OF March, 2003
ROSEMARY M. METZLER

MY COMMISSION EXPIRES 10/23/2005

CIVIL ENGINEER'S STATEMENT:

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

SIGNED THIS 25 DAY OF March, 2003
MATTHEW F. DUHAIME
PROFESSIONAL ENGINEER NO. 25625



TITLE CERTIFICATION:

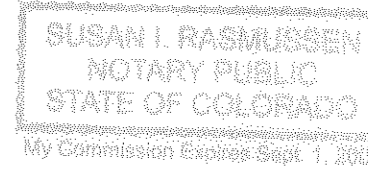
I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarante, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP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

SIGNED THIS 29th DAY OF April, 2003

AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

TITLE INSURANCE COMPANY

MY COMMISSION EXPIRES 9-1-03



NOTARY PUBLIC
ADDRESS

SURVEYOR'S CERTIFICATE:

I, BRETT L. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR, BRETT L. MILLER
PROFESSIONAL L.S. NO. 27609

TOWN CERTIFICATION:

A. PLANNING COMMISSION RECOMMENDATION:

THE USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN FOR LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF October, 2002.

SIGNED THIS 4/30/03 DATE
PLANNING COMMISSION DIRECTOR
DIRECTOR OF DEVELOPMENT SERVICES
DATE

B. TOWN COUNCIL APPROVAL:

THE USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN FOR LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT, WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 2nd DAY OF December, 2002.

SIGNED THIS 4-30-03 DATE
MAYOR
TOWN CLERK
DATE

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR AND RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:47 (TIME) ON THE 29 DAY OF April, 2003 IN BOOK 1, PAGE 1, MAP 1.
RECEPTION NO. 2003042904

DOUGLAS COUNTY CLERK AND RECORDER

BY: DEPUTY

REVISIONS				
No.	Description	Des. By	Drn. By	Date

	KinderCare Learning Centers, Inc. 650 N.E. Holladay Street Suite 1400 Portland, Oregon 97232 Phone 503-872-1300	Galloway, Romero & Associates Design Engineering Planning 5350 DTC Parkway Greenwood Village, Colorado 80111 Tel. (303) 770-8894 Fax. (303) 770-3636
	USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT	
COVER SHEET		
ALLEN ST. & FRONT ST. Designed By: MFD Drawn By: EVR Checked By: MFD	Date: DECEMBER, 2002 Scale: AS NOTED Disk File: K023P5C	CASTLE ROCK, CO Sht 1 OF 8

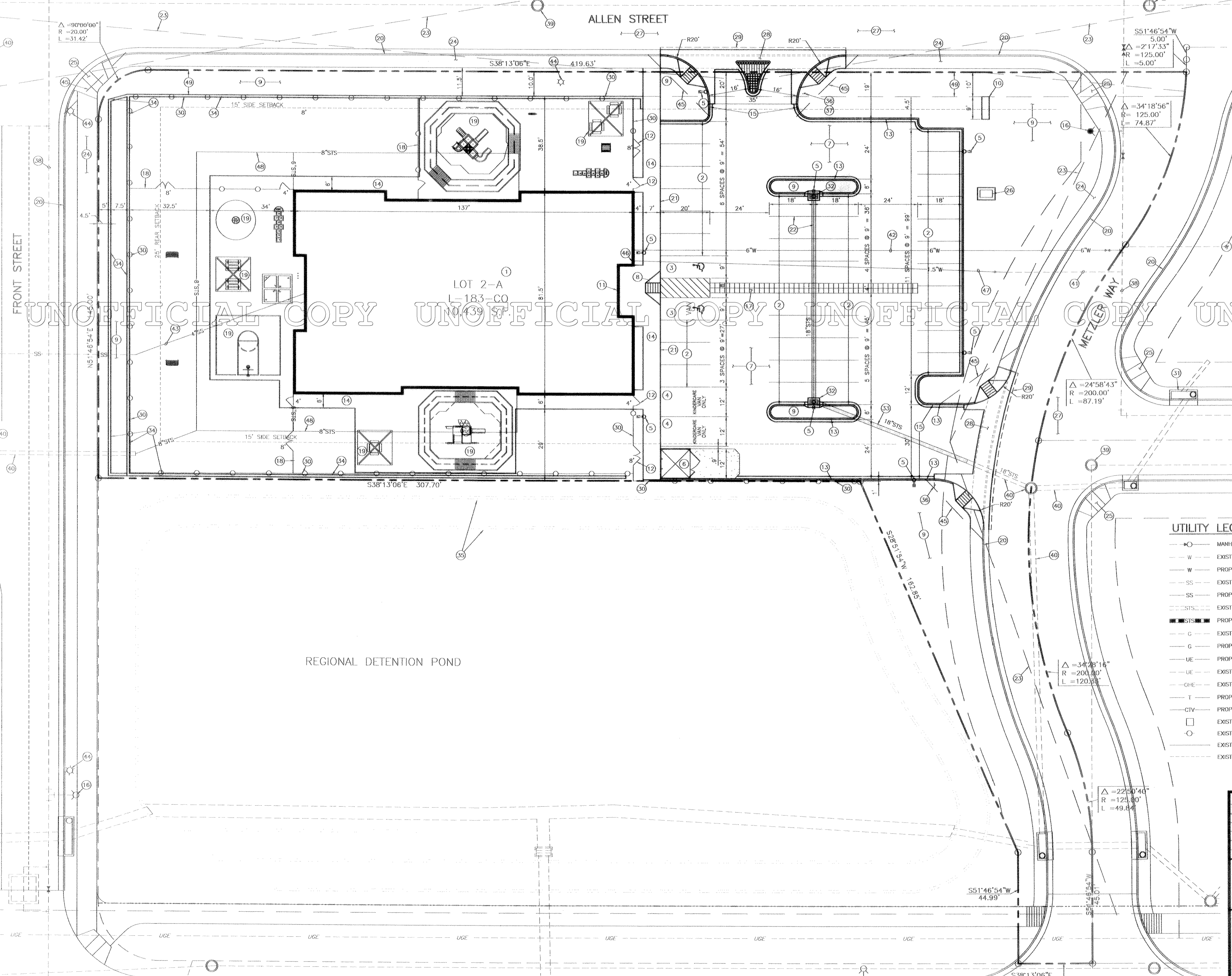
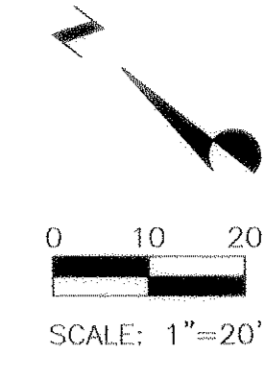
KINDERCARE

"USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN"

LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT

SCHEDULE

- 1) 81'-6" x 137'-0" KINDER CARE BUILDING
- 2) 9'-0" x 18'-0" PARKING SPACES (TYP. 38)
- 3) 9'-0" x 18'-0" HANDICAP PARKING SPACES W/ 8'-0" x 18'-0" UNLOADING AREA STRIPING AND SIGNAGE (TYP.)
- 4) 12'-0" x 18'-0" KINDER CARE VAN ONLY PARKING SPACES (TYP. 2)
- 5) 19.5' HIGH, 250W, MH SITE LIGHT (TYP. 7) FLAT LENS, FORWARD THROW REG'D KIM LIGHTING MODEL RA25
- 6) 12'-8" x 12'-8" MASONRY AND STONE VENEER TRASH ENCLOSURE WITH 10'-8" x 20' CONCRETE PAD, BRUCK TO MATCH BUILDING
- 7) ASPHALT PAVING
- 8) HANDICAP RAMP TO BUILDING FROM PARKING AREA (1:12 MAX. SLOPE)
- 9) LANDSCAPE AREA
- 10) PROPOSED MONUMENT SIGN, 6' HIGH MAXIMUM, 48 S.F./FACE MAX.
- 11) BUILDING WALL SIGN 27 S.F.
- 12) FENCE GATE, WIDTH PROVIDED AS NOTED (TYP.)
- 13) 6" VERTICAL CURB & GUTTER
- 14) NEW CONCRETE WALK AT BUILDINGS AND THROUGHOUT PLAYGROUND AREA AS SHOWN
- 15) PROPOSED 35' WIDE CURB CUT W/ HANDICAP RAMPS
- 16) FIRE HYDRANT (BY OTHERS)
- 17) STRIPED PEDESTRIAN ACCESS LANE
- 18) 4' HIGH BLACK VINYL CLAD LINK INTERIOR FENCE
- 19) PLAYGROUND EQUIPMENT AND PLAY AREA (FOR DETAILED PLAYGROUND EQUIPMENT LAYOUT, SEE ARCHITECTURAL PLANS BY OTHERS)
- 20) 6" VERTICAL CURB & GUTTER (BY OTHERS)
- 21) MONOLITHIC SIDEWALK CURB, VARIABLE HEIGHT (SEE GRADING PLAN)
- 22) PAVEMENT STRIPING
- 23) 363' SITE LINE TRIANGLE (TOCR FIGURE 2-2)
- 24) 5' WIDE CONCRETE SIDEWALK (BY OTHERS)
- 25) HANDICAP RAMP (BY OTHERS)
- 26) PAD MOUNTED TRANSFORMER
- 27) METZLER WAY & ALLEN STREET IMPROVEMENTS BY OTHERS
- 28) 8' WIDE CONCRETE PAN W/ PATTERN CONCRETE TRAFFIC ISLAND
- 29) 2' SAWCUT TO ACCOMMODATE NEW CURB CUT. EDGE OF ASPHALT (NOT SHOWN) IS ON PROPOSED LIP OF GUTTER
- 30) 4" HIGH BLACK WROUGHT IRON FENCE
- 31) 5" TYPE E INLET OFF OF PRIVATE ACCESS DRIVE (BY OTHERS)
- 32) NEW TYPE 15 COMBINATION INLET
- 33) NEW 18" STORM SEWER
- 34) NEW STACKED STONE RETAINING WALLS
- 35) NEW DETENTION POND RETAINING WALL (BY OTHERS)
- 36) NEW 30" x 30" STOP SIGN (R1-1)
- 37) NEW "RIGHT TURN ONLY" SIGN
- 38) WATER LINE (BY OTHERS)
- 39) SANITARY SEWER (BY OTHERS)
- 40) STORM SEWER (BY OTHERS)
- 41) 1 1/2" TYPE K WATER TAP BY OVERALL DEVELOPER
- 42) 6" FIRE LINE WITH DOUBLE BACK FLOW PREVENTOR FROM MAIN LINE TO BUILDING
- 43) 4" PVC SANITARY SEWER SERVICE
- 44) EXISTING STREET LIGHT TO REMAIN
- 45) SITE LINE TRIANGLE (TOCR ORD. 17.66.120-A)
- 46) 1 1/2" INSIDE METER PER TOWN OF CASTLE ROCK STANDARDS
- 47) 1 1/2" SERVICE LINE TO BUILDING
- 48) STORM WATER ROOF DRAINS
- 49) EXISTING 10' UTILITY EASEMENT BY PLAT




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UTILITY LEGEND

- MANHOLE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- STS — EXISTING STORM SEWER
- STS — PROPOSED STORM SEWER
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE
- UE — PROPOSED UNDERGROUND ELECTRICAL
- UE — EXISTING UNDERGROUND ELECTRICAL
- OHE — EXISTING OVERHEAD UNDERGROUND ELECTRICAL
- T — PROPOSED UNDERGROUND TELEPHONE
- CTV — PROPOSED UNDERGROUND CABLE TV
- EXISTING ELECTRICAL BOX
- EXISTING POWER POLE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

REVISIONS				
No.	Description	Des. By.	Drn. By.	Date



KinderCare Learning Centers, Inc.
650 N.E. Holladay Street
Suite 1400
Portland, Oregon 97232
Tel: (503) 770-8884
Phone 503-872-1300



Design Engineering Planning
5350 DTC Parkway
Greenwood Village, Colorado 80111
Tel: (303) 770-8884
Fax: (303) 770-3636

USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN
LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT

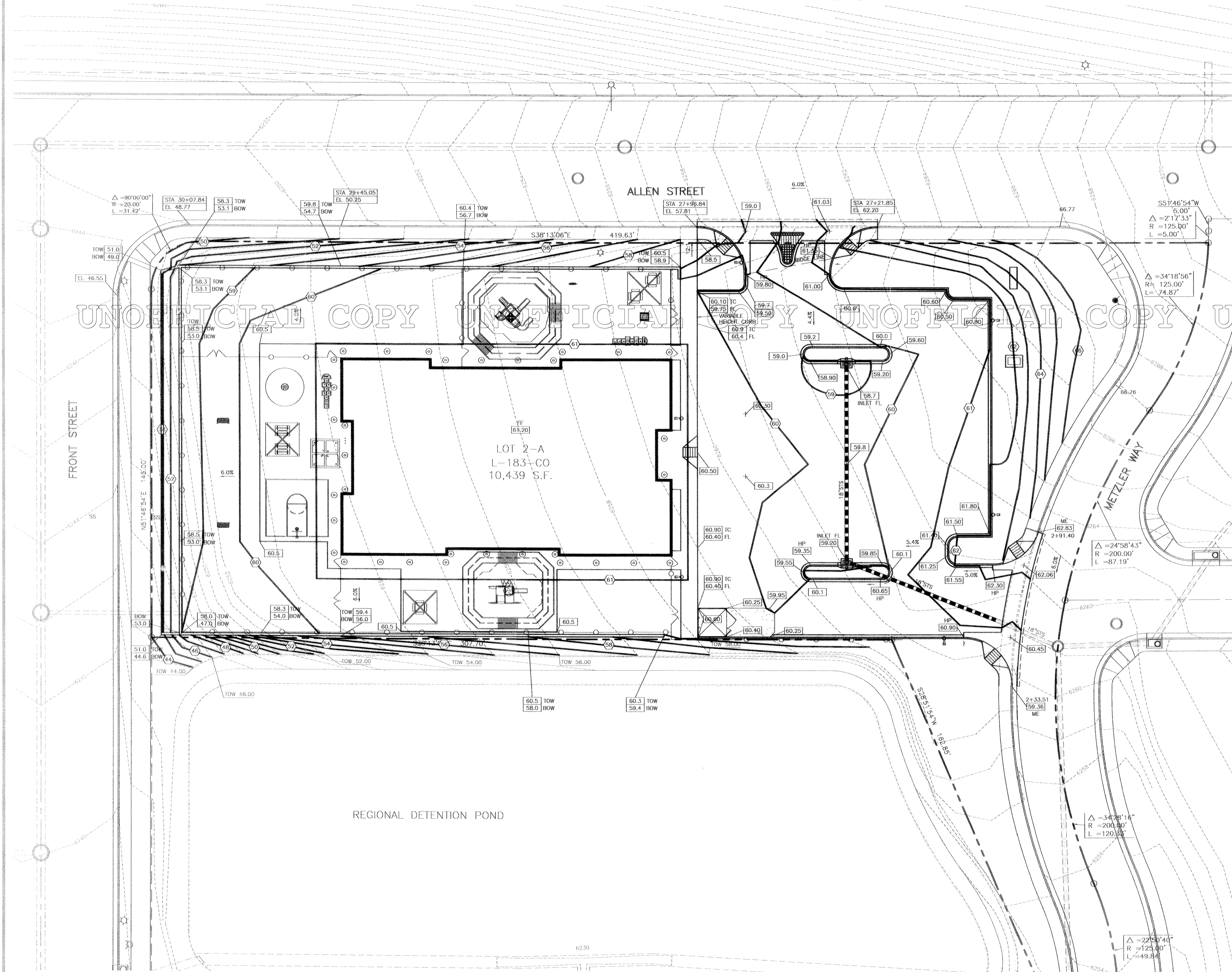
SITE/UTILITY PLAN

ALLEN ST. & FRONT ST. Designed By: MFD Drawn By: EVR Checked By: MFD	Date: DECEMBER, 2002 Scale: 1"=20' Disk File: K023PSP
CASTLE ROCK, CO Sht 2 OF 8	

KINDERCARE
"USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN"
LOT 2-A, METZLER RANCH FILING NO. 3,
1ST AMENDMENT

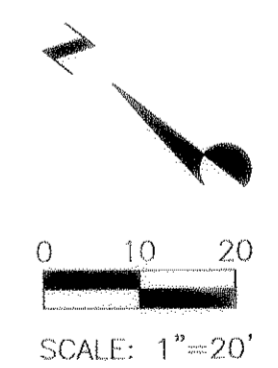
GENERAL NOTES:

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE. NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNER'S REP. PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE PEA GRAVEL OR APPROVED EQUAL.
7. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
8. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY ENGINEER AND SHALL BE PLACED IN 8" LAYERS COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.
9. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
10. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
11. ALL UTILITY CONNECTIONS, FOOTINGS, FOUNDATIONS AND SPECIFIED EXTERIOR FINISHES BY G.C.
12. LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR.
13. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT COMPLETION OF WORK.
14. GRADING/UTILITY CONTRACTOR TO COMPLETE GRADING TO 6" BELOW FINISHED GRADE, SHOWN TO TOLERANCE OF -0.2'. (AT ALL PAVED AREAS)
15. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FINISH GRADES AND SPOT ELEVATIONS SHOWN UNLESS OTHERWISE NOTED.
16. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
17. GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY THE TOWN AND/OR CDOT PRIOR TO ANY WORK IN THE PUBLIC R.O.W.
18. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN, ITS AGENTS, OR GALLOWAY, ROMERO & ASSOCIATES AT ALL TIMES. DIMENSIONS SHALL BE ANNOTATED ON AS-BUILT RECORD DRAWINGS. AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO ISSUANCE OF FINAL PAYMENT. AS BUILT DRAWINGS WILL BE SUPPLIED TO OWNER AND TOWN PRIOR TO FINAL PAYMENT.



LEGEND **BENCHMARK:**

- 25--- EXISTING CONTOUR
 - - - - - 25 - - - - - PROPOSED CONTOUR
 - - - - - 25 - - - - - PROPOSED CONTOUR (BY OTHERS)
 - +24.00 EXISTING SPOT ELEVATION
 - 24.00 PROPOSED SPOT ELEVATION
 - FF FINISHED FLOOR
 - TOG TOP OF GRADE
 - TC TOP OF CURB
 - FL FLOWLINE
 - HP HIGH POINT
 - LP LOW POINT
 - TC TOP OF CURB
 - ME MATCH EXISTING
 - STS--- EXISTING STORM SEWER
 - STS--- PROPOSED STORM SEWER
- BENCHMARK: TOWN OF CASTLE ROCK GPS POINT NO. 14 DESCRIBED AS THE QUARTER SECTION CORNER SECTION 27 AND 26 (SOUTHWEST CORNER OF THE S1/2 OF THE N1/2 05 SECTION 26) T.7S, R.67W OF THE 6TH PM. PUBLISHED ELEVATION = 6174.60'



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

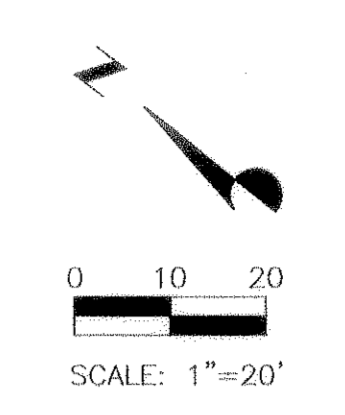
REVISIONS				
No.	Description	Des.	By	Date

	KinderCare Learning Centers, Inc. 650 N.E. Holladay Street Suite 1400 Portland, Oregon 97232 Tel. (503) 770-8884 Phone 503-672-1300		Design Engineering Planning 5350 DTC Parkway Greenwood Village, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636
	USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN LOT 2-A, METZLER RANCH FILING NO. 3		
GRADING PLAN			
ALLEN ST. & FRONT ST. Designed By: MFD Drawn By: EVR Checked By: MFD	Date: DECEMBER, 2002 Scale: 1"=20' Disk File: K023P6RA	CASTLE ROCK, CO Sht 3 OF 8	

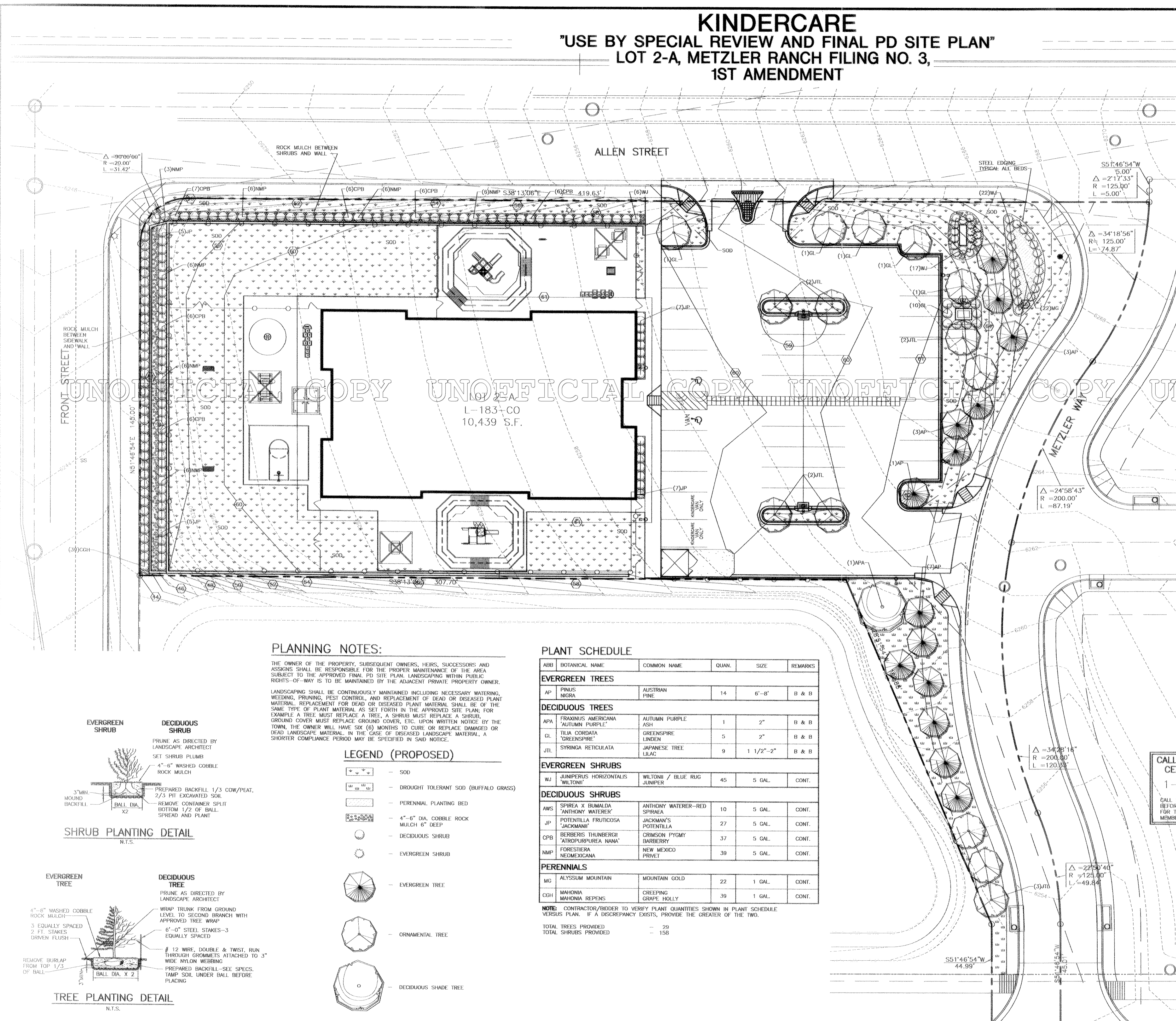
KINDERCARE

"USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN"

LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT



- #### NOTES
- THE CONTRACTOR IS TO FURNISH AND INSTALL PLANT MATERIALS AS NOTED. ALL PLANT MATERIAL MUST EQUAL OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT, AND IS SUBJECT TO APPROVAL OF THE OWNERS REPRESENTATIVE.
 - THE CONTRACTOR IS TO VERIFY FIELD CONDITIONS AND NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
 - CONTRACTOR TO REPAIR OR REPLACE ANY SOD, MULCH OR SITE IMPROVEMENTS DISTURBED OR DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR TO PROVIDE FOR PROTECTION OF ALL UTILITIES, PRIVATE OR PUBLIC PROPERTY, AND PUBLIC SAFETY FOR THE DURATION OF THE CONTRACT AND SHALL REPAIR OR REPLACE ANY DAMAGES TO SAME WITHOUT ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
 - CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND ORDERLY AND SHALL DISPOSE OF ALL WASTE AND DEBRIS AT AN APPROVED LOCATION OFF-SITE PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR TO MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER.
 - CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
 - PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON. SPRING PLANTINGS WILL BE GUARANTEED THROUGH OCTOBER OF THE SAME YEAR. ANY PLANTINGS AFTER THE MONTH OF AUGUST WILL BE GUARANTEED THROUGH MAY THE FOLLOWING SPRING. ANY PLANT MATERIAL THAT IS IN QUESTIONABLE CONDITION MAY RECEIVE AN EXTENDED GUARANTEE AT THE REQUEST OF THE LANDSCAPE CONTRACTOR AND APPROVAL OF THE OWNERS REPRESENTATIVE. ALL GUARANTEES ON PLANTS ARE 100% INCLUDING MATERIALS AND LABOR BASED UPON A ONE-TIME REPLACEMENT.
 - PRIOR TO ANY PLANTING OPERATIONS, THE AREA TO BE PLANTED IS TO BE PREPARED WITH 5 YARDS/1,000 SQUARE FEET OF ORGANIC MATERIAL, ROTOTILLED A MINIMUM OF 6" DEEP.
 - ALL TREES AND SHRUBS ARE TO BE PLANTED AFTER ROUGH GRADING AND PRIOR TO PLACING OF GROUND COVER MATERIAL.
 - SOD SHALL BE DROUGHT TOLERANT SPECIES, WHENEVER POSSIBLE, APPROVED BY OWNER AND SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND NO VOIDS BETWEEN STRIPS. SOD TO BE FERTILIZED WITH GRANULAR DIAMMONIUM PHOSPHATE (18-46-0) AT RATE OF SIX (6) POUNDS PER 1,000 SQ. FT.
 - EXCAVATE PLANTING PIT TWICE AS WIDE AS ROOT BALL. PREPARE PLANT BACKFILL TO BE 1/3 ORGANIC MATERIAL AND 2/3 CLEAN TOPSOIL. STAKE ALL EVERGREEN TREES AND ALL DECIDUOUS TREES OVER 3" CALIPER WITH TREE GUY WIRES AND CANVAS STRAPS WITH GROMMETS. STAKE ALL DECIDUOUS TREES UNDER 3" CALIPER WITH T-BAR METHOD (TWO STRAPES PER TREE). NO EXPOSED WIRES SHOULD COME INTO CONTACT WITH THE TRUNK FOR EITHER GUYING METHOD. TREE WRAP ALL DECIDUOUS TREES TO SECOND BRANCH.
 - PLANTING AND EDGER TO BE RYSON STEEL EDGER, 1/2" X 1/4" X 10', OR EQUAL, AS APPROVED BY THE OWNERS REPRESENTATIVE.
 - ALL BEDS TO BE MULCHED WITH ROCK MULCH TO MATCH EXISTING ON SITE. MULCH. SUBMIT SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL. MULCH ALL PLANTING BEDS AT A THREE INCH DEPTH.
 - PLACE GEOTEXTILE FABRIC (MIRAF #140-S OR EQUAL) UNDER ALL ROCK AND PLANTING BEDS.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF THE IRRIGATION SYSTEM. LAWN AND PLANTING BEDS SHALL BE ZONED SEPARATELY. LAWN SHALL BE IRRIGATED WITH POP-UP SPRAYS AND ROTORS (SPACE ALLOWED). NO OVERSPRAY INTO ASPHALT, ROADWAYS OR OTHER PLANTING AREAS IS PERMITTED. TREES AND SHRUBS TO BE DRIP IRRIGATED. ONE EMITTER PER TREE UNLESS DIRECTED OTHERWISE BY OWNERS REPRESENTATIVE. PERENNIAL, GROUNDCOVER AND ANNUAL PLANTING AREAS TO BE IRRIGATED WITH MICROSPRAYS OR TURF-TYPE POP-UPS ZONED SEPARATELY FROM TURF.
 - THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE TO THE OWNER AN ACCURATE, SCALED, AS-BUILT DRAWING OF THE IRRIGATION LINES AND HEADS. A COPY OF THIS DRAWING SHALL BE LEFT INSIDE THE IRRIGATION CONTROLLER BOX AT THE PROJECT SITE.
 - ALL HEADS TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS AND WALK-WAYS.
 - BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH CITY OR COUNTY SPECIFICATIONS.
 - ALL PIPING TO BE PVC CLASS 200.



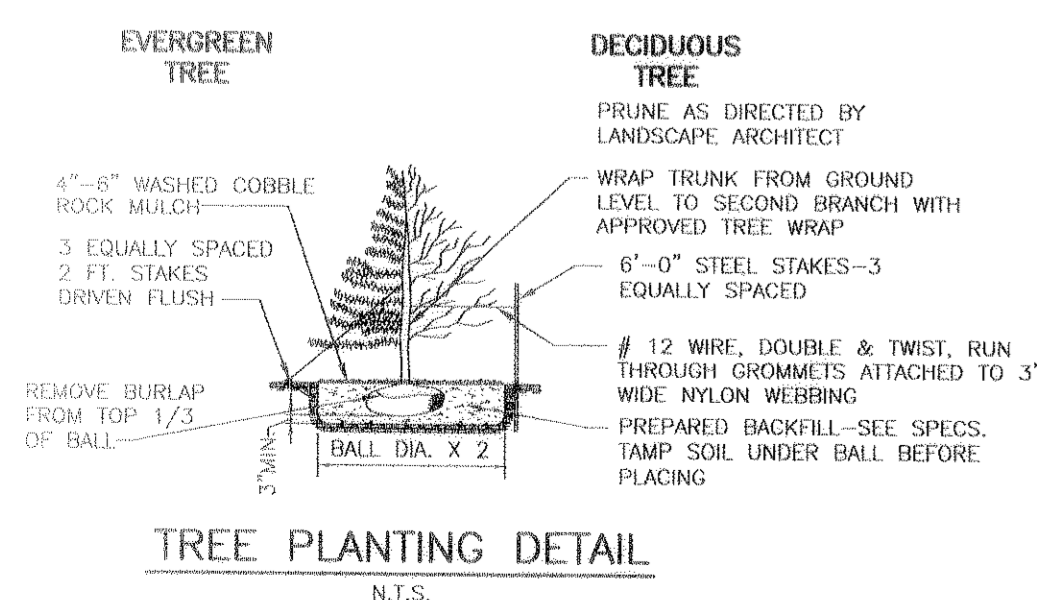
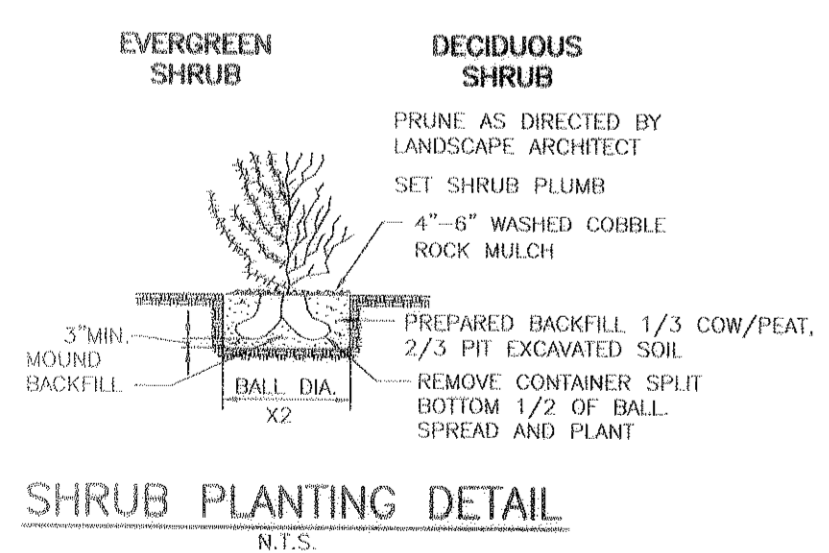
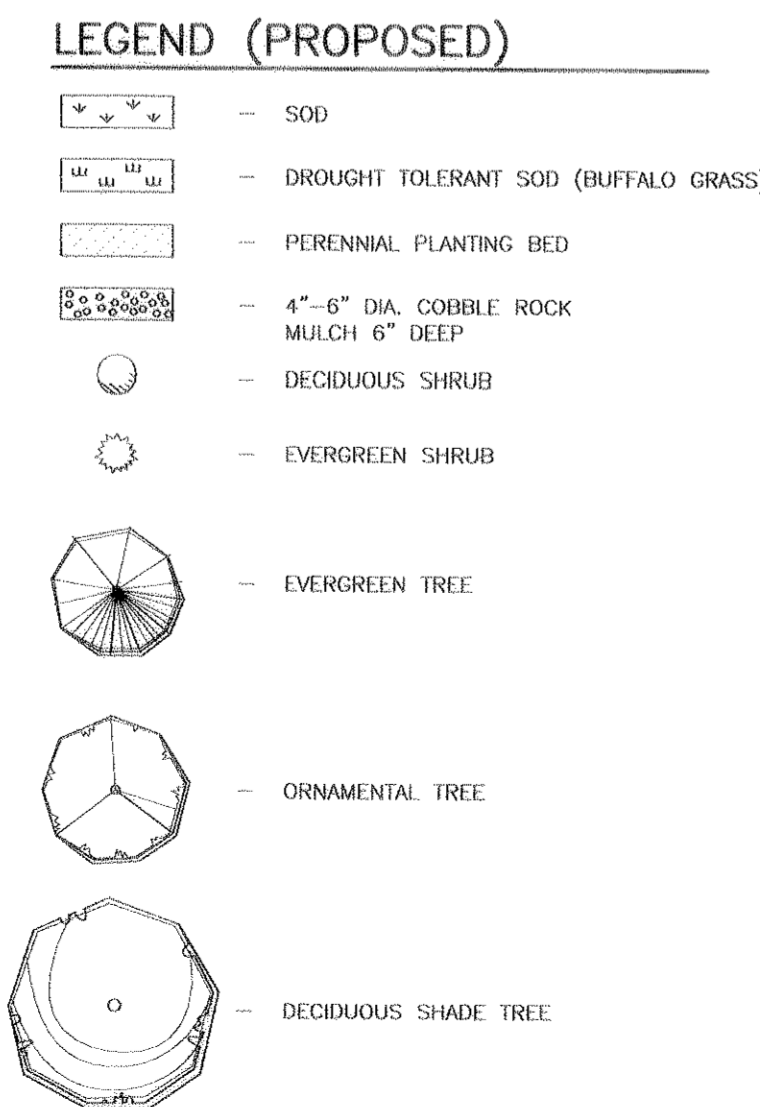
PLANNING NOTES:

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.

LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF 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.

PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
EVERGREEN TREES					
AP	PINUS NIGRA	AUSTRIAN PINE	14	6"-8"	B & B
DECIDUOUS TREES					
APA	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	1	2"	B & B
GL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	5	2"	B & B
JTL	SYRINGA RETICULATA	JAPANESE TREE LILAC	9	1 1/2"-2"	B & B
EVERGREEN SHRUBS					
WJ	JUNIPERUS HORIZONTALIS 'WILTONI'	WILTONI / BLUE RUG JUNIPER	45	5 GAL.	CONT.
DECIDUOUS SHRUBS					
AWS	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER-RED SPIRAEA	10	5 GAL.	CONT.
JP	POTENTILLA FRUTICOSA 'JACKMANI'	JACKMAN'S POTENTILLA	27	5 GAL.	CONT.
CPB	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY BARBERRY	37	5 GAL.	CONT.
NMP	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	39	5 GAL.	CONT.
PERENNIALS					
MG	ALYSSUM MOUNTAIN	MOUNTAIN GOLD	22	1 GAL.	CONT.
CDH	MAHONIA MAHONIA REPENS	CREeping GRAPE HOLLY	39	1 GAL.	CONT.
NOTE: CONTRACTOR/BIDDER TO VERIFY PLANT QUANTITIES SHOWN IN PLANT SCHEDULE VERSUS PLAN. IF A DISCREPANCY EXISTS, PROVIDE THE GREATER OF THE TWO.					
TOTAL TREES PROVIDED			29		
TOTAL SHRUBS PROVIDED			158		



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

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

LANDSCAPE DATA:

DESCRIPTION:

TOTAL SITE	100.0%	75,528 S.F.
REQUIRED LANDSCAPE	MINIMUM 10.0%	7,553 S.F.
PROVIDED LANDSCAPE		14,370 S.F.
MAXIMUM IRRIGATED TURF ALLOWED 60%		8,622 S.F.

LANDSCAPE REQUIREMENTS:
A MINIMUM OF (2) TWO TREES AND (4) FOUR SHRUBS FOR EACH 1000 S.F. OF LANDSCAPE AREA. (1) ONE ADDITIONAL TREE MAY BE SUBSTITUTED IN LIEU OF EACH (4) FOUR SHRUBS REQUIRED.

14,370 SF / 1000 S.F. LANDSCAPE AREA	14.4
SHRUBS 14.4 x 4 =	58
TREES 14.4 x 2 =	29

PROVIDED:

SHRUBS	158
PROPOSED TREES	29

IRRIGATED SOD AREA 7,223 S.F. (50.3%)
NATIVE SEED AREA 3,396 S.F. (23.6%)
SHRUB & ROCK MULCH AREA 3,751 S.F. (26.1%)
LIVING GROUND COVER 14,370 S.F. (100.0%)

NOTE: LANDSCAPE AREA CALCULATIONS DO NOT INCLUDE PLAYGROUND & SODDED PLAY AREAS

REVISIONS		Des. By	Drn. By	Date
No.	Description			

KinderCare Learning Centers, Inc.
650 N.E. Holladay Street
Suite 1400
Portland, Oregon 97232
Phone 503-872-1300

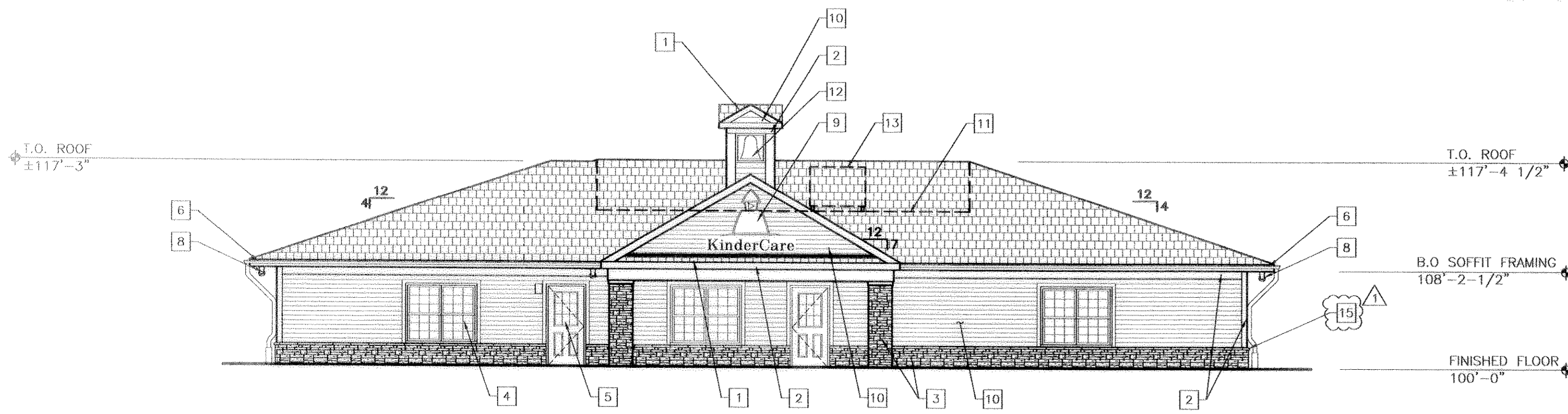
Galloway, Romero & Associates
Design Engineering Planning
5350 DTC Parkway
Greenwood Village, Colorado 80111
Tel. (303) 770-8884
Fax. (303) 770-3636

USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN
LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT

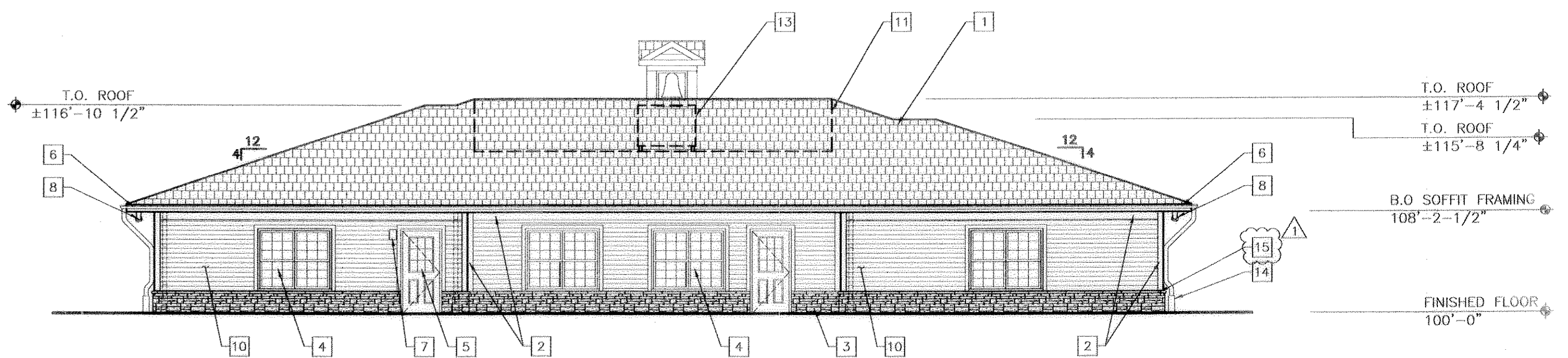
LANDSCAPE PLAN

Allen St. & Front St.	Date: DECEMBER, 2002	Sheet
Designed By: MFD	Scale: 1"=20'	4 OF 8
Drawn By: EVR	Disk File: K023PLS	
Checked By: MFD		

KINDERCARE
 "USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN"
 LOT 2-A, METZLER RANCH FILING NO. 3,
 1ST AMENDMENT

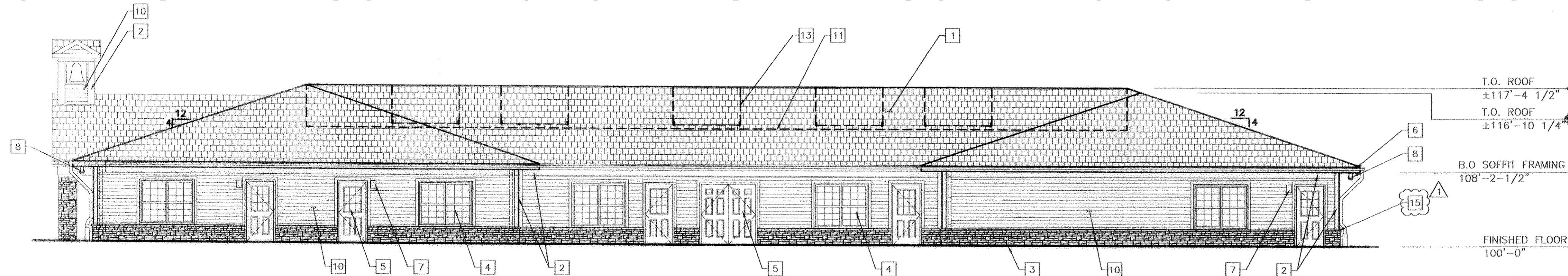


1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

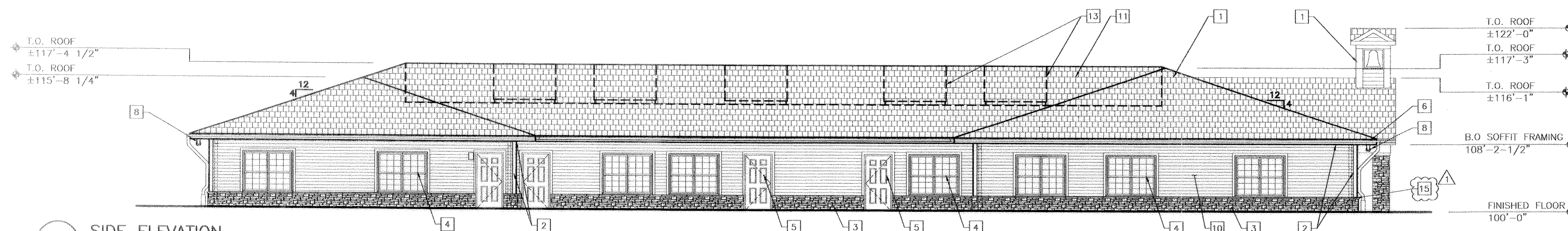
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3 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE / KEY NOTES:

- 1 OAKRIDGE 40 "DEEP SHADOW" AS MANUFACTURED BY "OWENS CORNING", "ESTATE GREY".
- 2 EXTERIOR TRIM / WOOD / FASCIA / WINDOW & DOOR TRIM / ACCENT STAIN "PEWTER" AS MANUFACTURED BY "OLYMPIC".
- 3 STONE VENEER AS MANUFACTURED BY "CULTURE STONE" - COLOR: ASPEN COUNTRY LEDGESTONE (CSV-20008).
- 4 EXTERIOR WINDOWS AS MANUFACTURED BY "NAPCO", VINYL FRAMES (WHITE) WITH INSULATED GLAZING AND HALF SCREEN (PER MANUFACTURER).
- 5 EXTERIOR DOORS, STAIN "PEWTER" AS MANUFACTURED BY "OLYMPIC".
- 6 GALVANIZED GUTTERS / DOWNSPOUTS, PAINT TO MATCH EXTERIOR TRIM.
- 7 WALL MOUNT LIGHT FIXTURE.
- 8 SECURITY LIGHT FIXTURE.
- 9 ILLUMINATED INDIVIDUAL LOGO AND REVERSE ILLUMINATED INDIVIDUAL LETTERS.
- 10 SIDING AS MANUFACTURED BY "JAMES HARDIE SIDING PRODUCTS", CEDAR MILL "HARDIPLANK" LAP SIDING (5/16"x8 1/4"), PAINT "NIMBUS WHITE" #SW 2421 AS MANUFACTURED BY SHERWIN-WILLIAMS.
- 11 ROOF LINE (BEYOND).
- 12 FIBERGLASS BELL BY "ARROWHEAD COMPOSITES" - (334-285-4213), ITEM #170000 8500
- 13 MECHANICAL ROOF TOP UNIT (BEYOND).
- 14 PVC PIPE (6"), PAINT TO MATCH DOWN SPOUT.
- 15 STONE SILL AS MANUFACTURED BY "CULTURE STONE" - COLOR: TO MATCH STONE VENEER.



4 SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

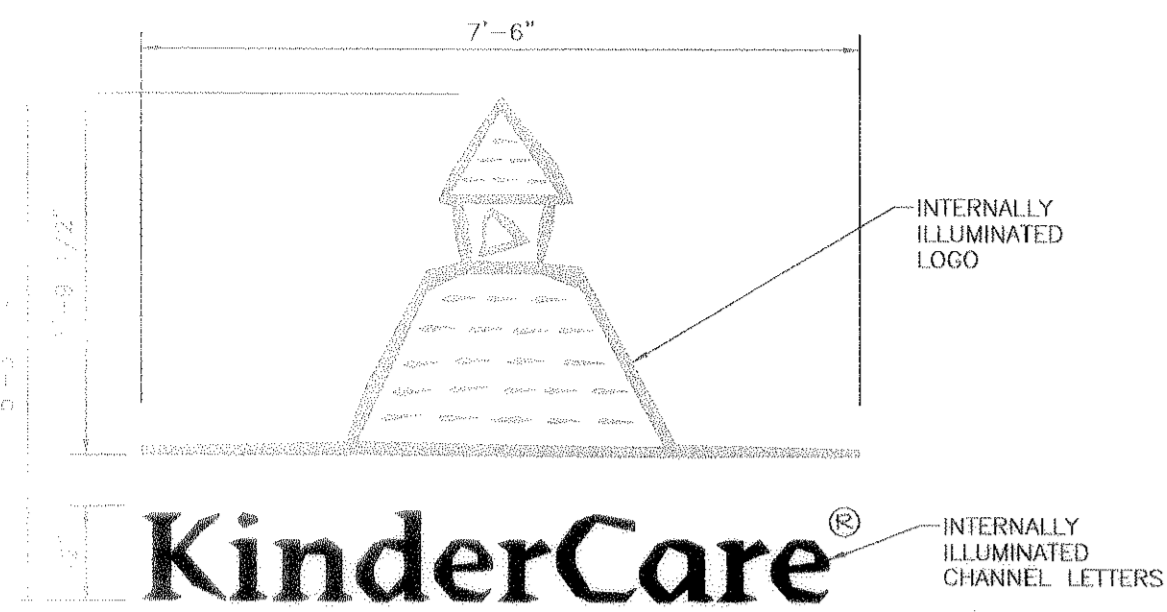
No.	Description	Des. By.	Drn. By.	Date
1	REVISIONS PER COMMENTS	PSH	PSH	07/26/02

	KinderCare Learning Centers, Inc. 650 N.E. Holladay Street Suite 1400 Portland, Oregon 97232 Tel. (503) 770-8884 Phone 503-872-1300		Design Engineering Planning 5350 DTC Parkway Greenwood Village, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636
USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT			
EXTERIOR ELEVATIONS			
ALLEN ST. & FRONT ST.		CASTLE ROCK, CO	
Designed By: PSH Drawn By: PSH Checked By: PSH	Date: DECEMBER, 2002 Scale: 1/8" = 1'-0" Disk File: K023PEL1	Sht 5 OF 8	

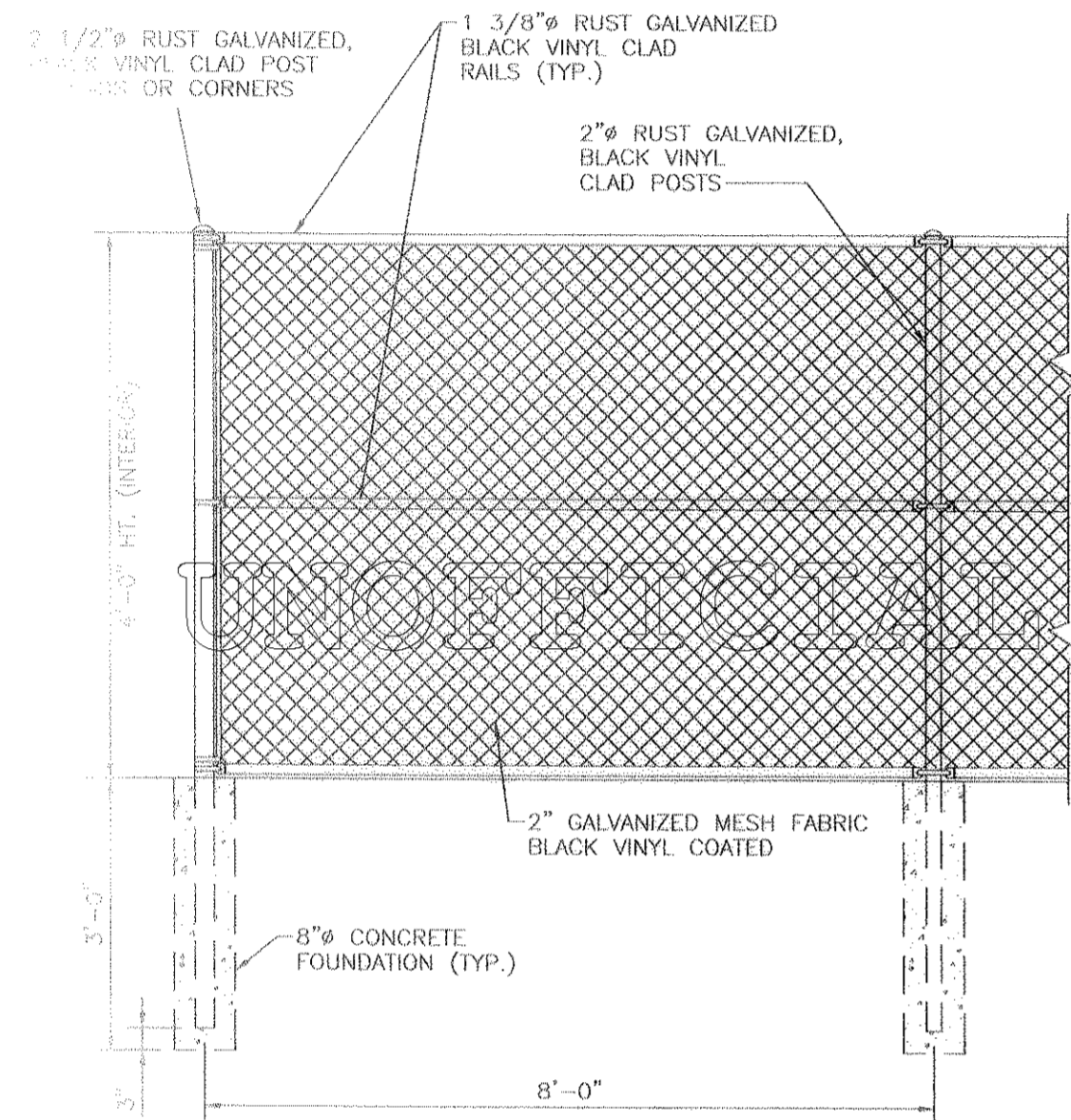
KINDERCARE

"USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN"

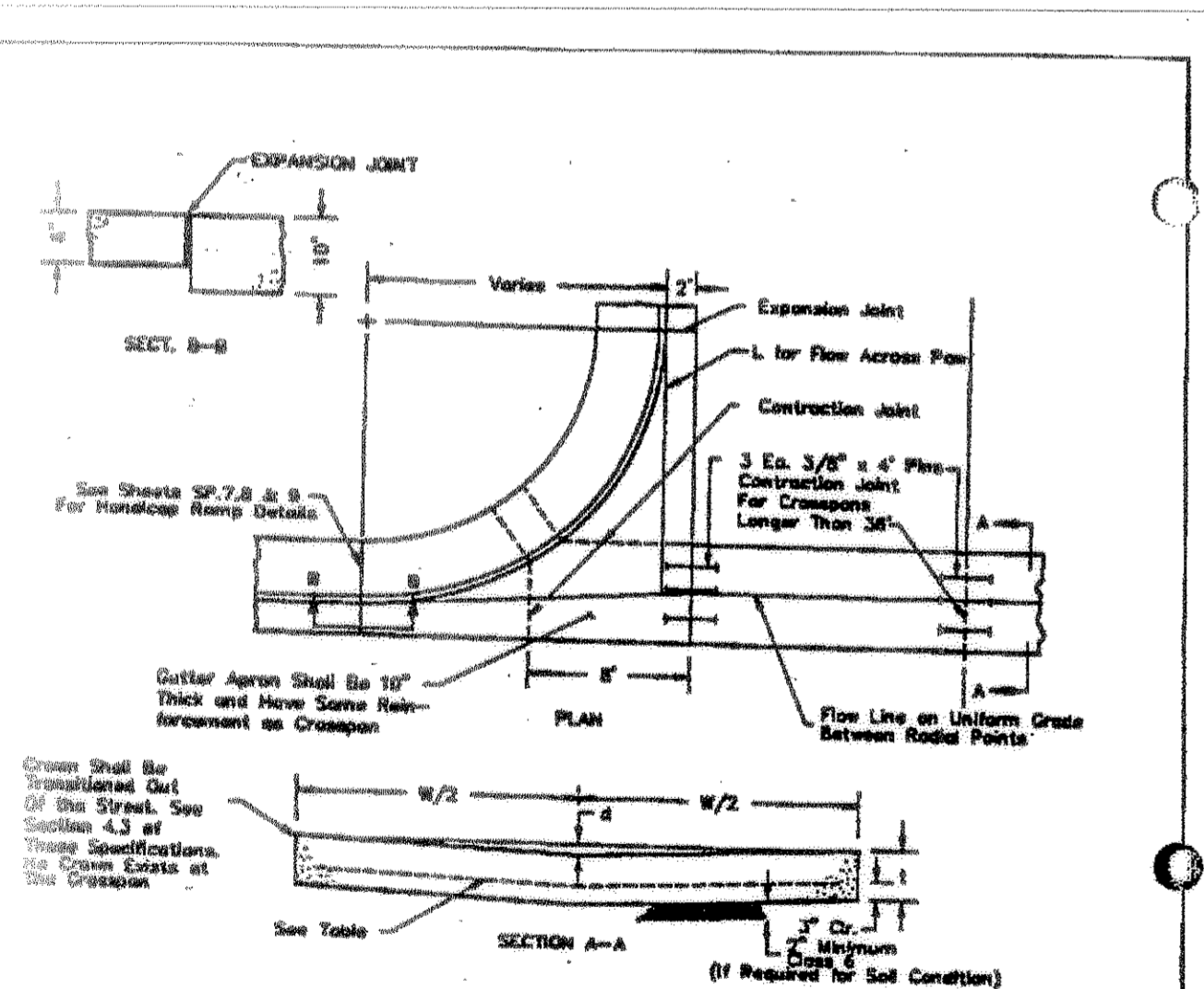
LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT



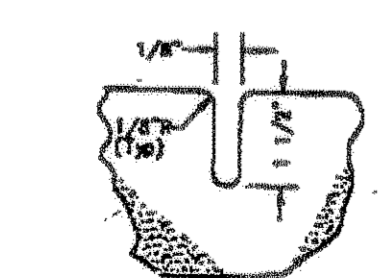
1 ENTRY FASCIA SIGN DETAIL
SCALE: 1/2"=1'-0"



3 VINYL CLAD LINK FENCE ELEVATION
SCALE: 1/2"=1'-0"

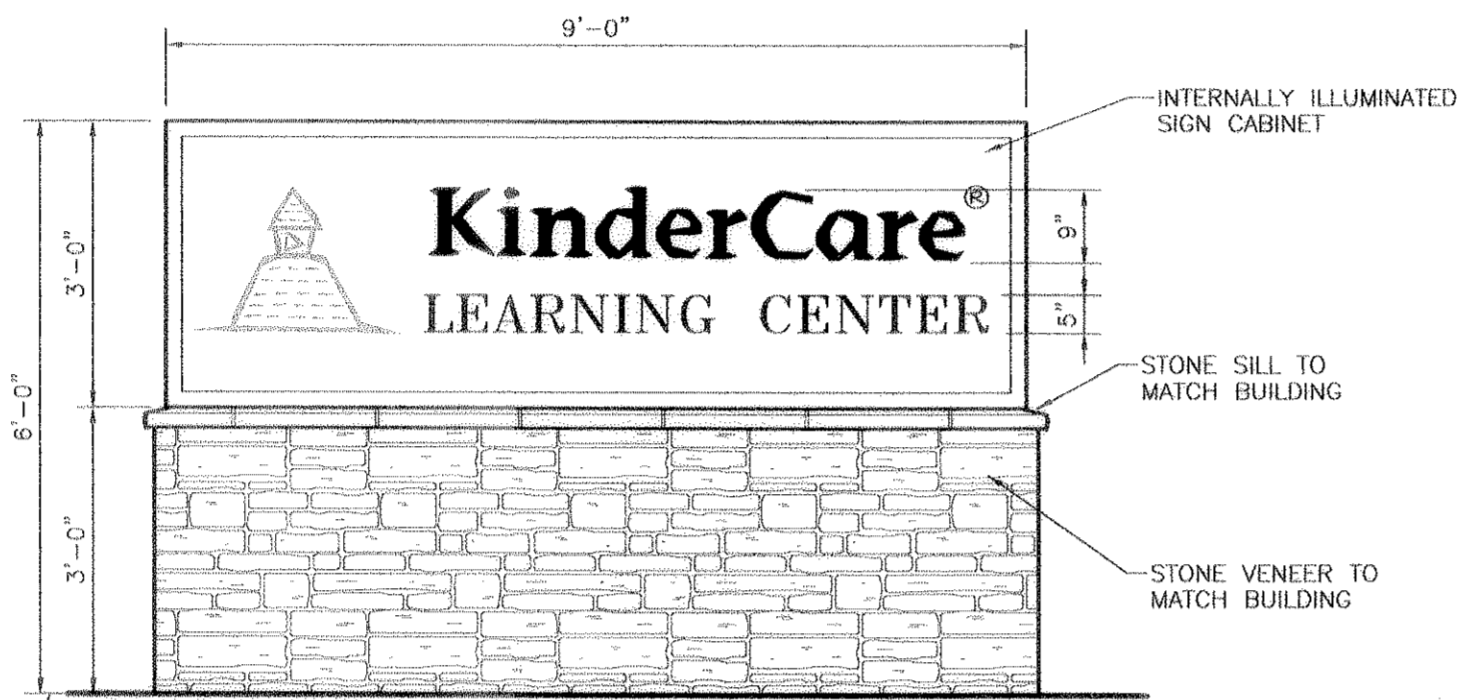


Panel Length	Wire Mesh Called For	Replace with Rebar Having End Area of
24'	8x6 - 4.4	0.10 Sq. In. Per Ft. (#4 @ 18" E.W.)
32'	8x6 - 2.2	0.13 Sq. In. Per Ft. (#4 @ 18" E.W.)
38'	8x6 - 0.0	0.20 Sq. In. Per Ft. (#4 @ 12" E.W.)
40'	Two 8x6 - 2.2	0.28 Sq. In. Per Ft. (#4 @ 9" E.W.)

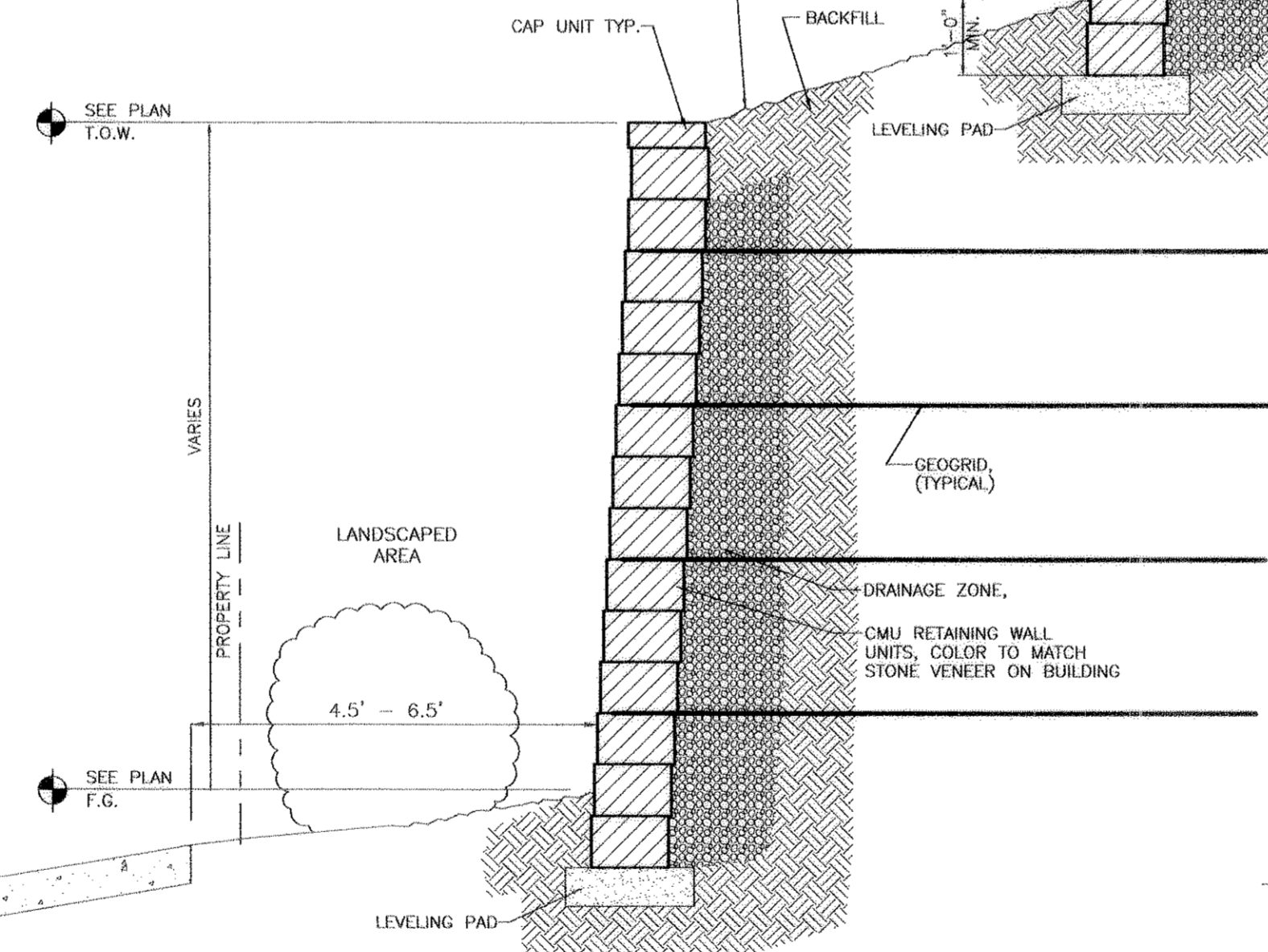


SIGNAGE NOTE:

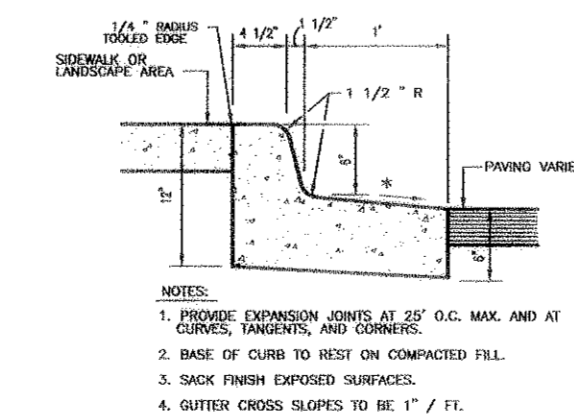
APPROVAL AND ISSUANCE OF A SEPARATE SIGN PERMIT FOR EACH SIGN WITHIN THIS PROJECT SHALL BE REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE ON THIS SITE. ALL PERMITTED SIGNAGE SHALL BE IN CONFORMANCE WITH SECTION 19 OF THE TOWN OF CASTLE ROCK'S MUNICIPAL CODE AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH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



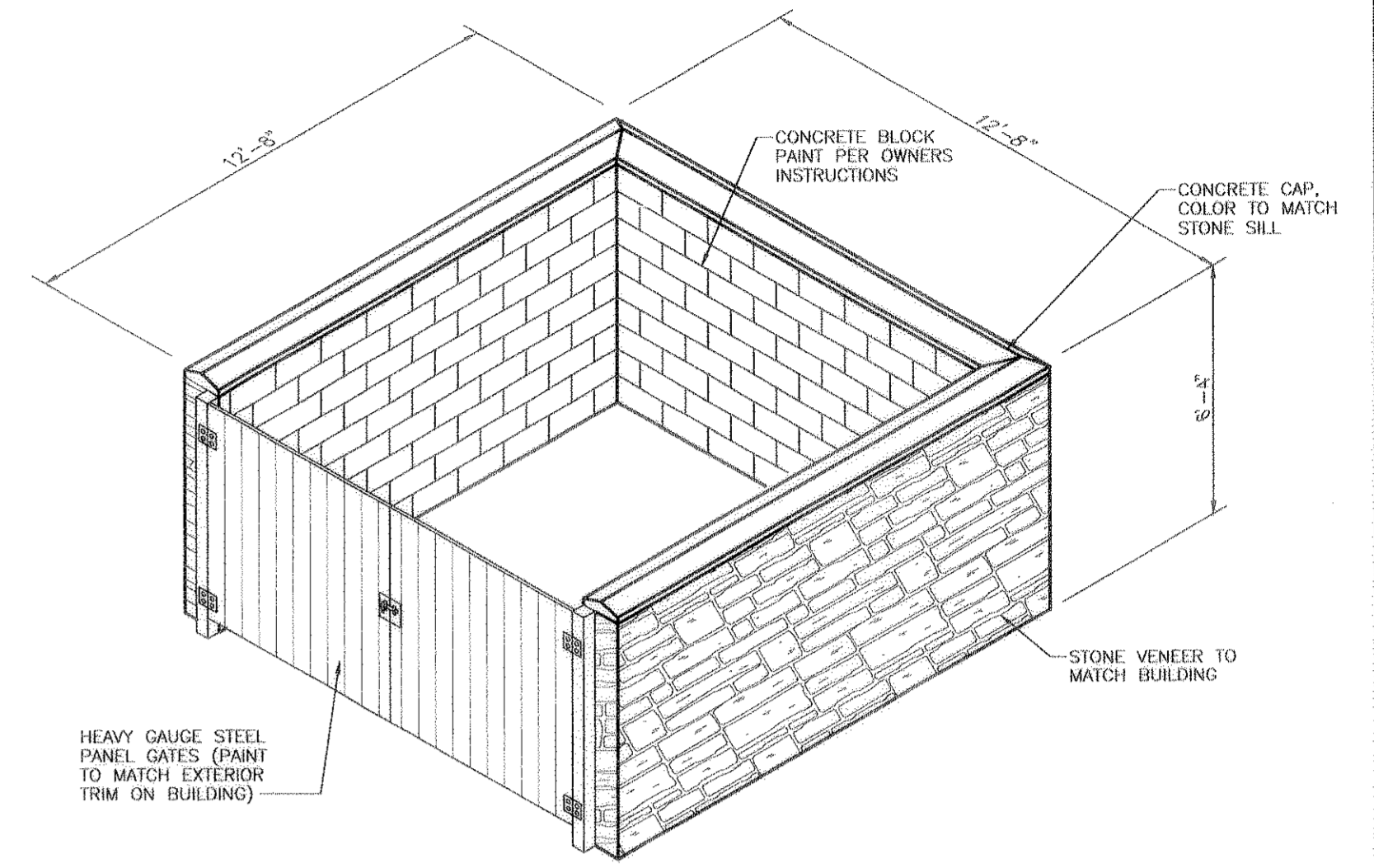
2 MONUMENT SIGN DETAIL
SCALE: 1/2"=1'-0" 27 S.F.



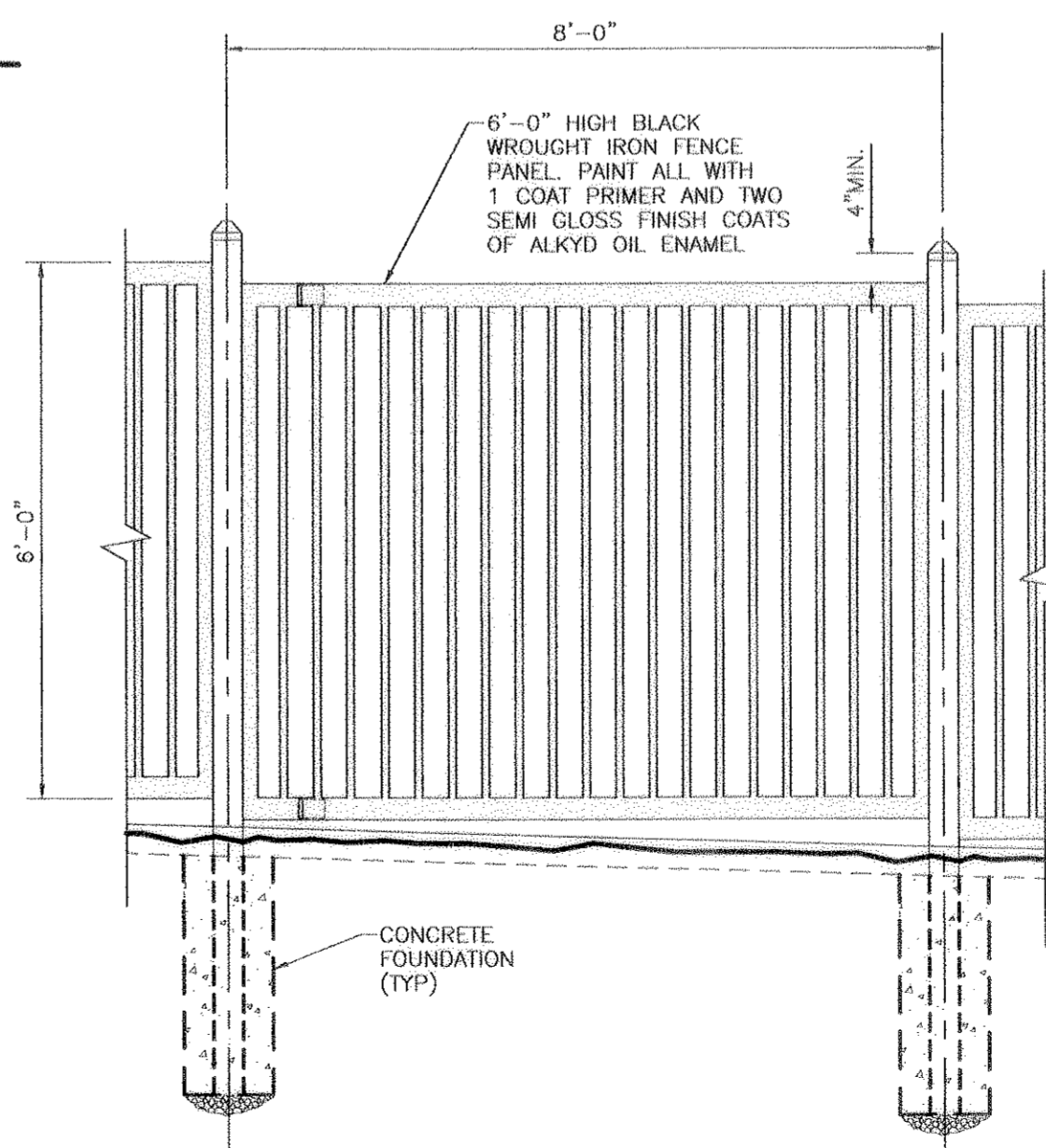
4 SEGMENTAL RETAINING WALL SECTION
SCALE: 1/2"=1'-0"



3 ON-SITE REVERSE CURB AND GUTTER DETAIL



5 TRASH ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



6 WROUGHT IRON FENCE ELEVATION
SCALE: 1/2"=1'-0"

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EXPANSION JOINT

SECT. B-B

Varies

Expansion Joint

1. for Flow Across Panel

Construction Joint

3 Ex. 3/8" x 4" Pine Construction Joint For Crossspan Longer Than 3ft.

See Sheets SP.7.8 & 9 For Handicap Ramp Details

Gutter Apron Shall Be 10" Thick and Have Same Reinforcement as Crossspan

PLAN

Flow Line on Uniform Grade Between Road Points

Crown Shall Be Transferred Out Of the Street. See Section 4.3 of These Specifications. See Crown Details at the Crossspan

SECTION A-A

3" Cr. Minimum (If Required for Soil Condition)

Panel Length	Wire Mesh Called For	Replace with Rebar Having End Area of
24'	8x6 - 4.4	0.10 Sq. In. Per Ft. (#4 @ 18" E.W.)
32'	8x6 - 2.2	0.13 Sq. In. Per Ft. (#4 @ 18" E.W.)
38'	8x6 - 0.0	0.20 Sq. In. Per Ft. (#4 @ 12" E.W.)
40'	Two 8x6 - 2.2	0.28 Sq. In. Per Ft. (#4 @ 9" E.W.)

NOTE: Square returns and pipe shall use wire mesh as shown in the table above. When wire mesh is not available, steel reinforcing bar may be substituted.

CONTRACTION OR WEAKENED PLANE JOINT

1/4" @ 1' Templates Are Not Used

DRAWN BY: RBD	TOWN OF CASTLE ROCK	PUBLIC WORKS	STD. DWG. NO.
APPROVED BY:	CROSSPANS		ST-5
DATE: 10/1/98	TYPE I		

REVISIONS	No.	Description	Des.	Drn.	By	Date

USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN
LOT 2-A, METZLER RANCH FILING NO. 3

SITE DETAILS & SIGNAGE

ALLEN ST. & FRONT ST. CASTLE ROCK, CO

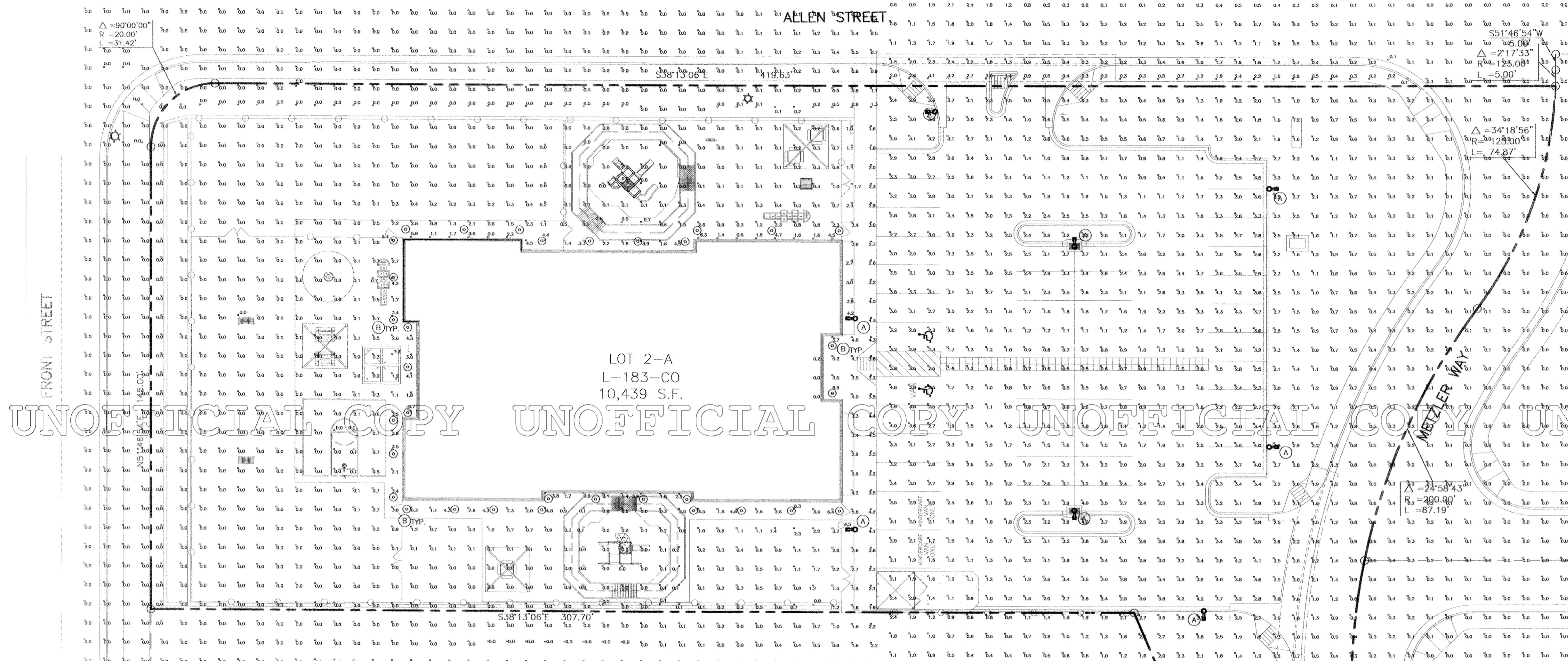
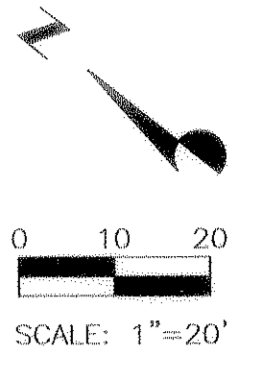
Designed By: MFD Date: DECEMBER, 2002 Sht 6 OF 8
 Drawn By: EVR Scale: AS NOTED
 Checked By: MFD Disk File: K023P01

DRAWN BY: RBD	TOWN OF CASTLE ROCK	PUBLIC WORKS	STD. DWG. NO.
APPROVED BY:	CROSSPANS		ST-5
DATE: 10/1/98	TYPE I		

KINDERCARE

"USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN"

LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT



6 3/4" Aperture Fluorescent 1 Lt. 26/32W Triple Tube Insulated Ceiling, AirSeal® Frame-In Kit

1100AICMFT TYPE

Complete Fixture consists of REFLECTOR TRIM & FRAME IN KIT. Select each separately.

Frame In Kit	Open Downlight	Basic Reflector	Reflector Trim	Mounting Bar	Washer	Washer & Lamp Type
<input type="checkbox"/> 1100AK	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	26W - 32W PL-1 by Philips DULUX by Osram Systems Triple BAX by GE
<input type="checkbox"/> 1100AK	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	26W PL-1 by Philips DULUX by Osram Systems Triple BAX by GE
<input type="checkbox"/> 1100AK	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	<input type="checkbox"/> 1110	26W PL-1 by Philips

Features

- Housing: 60° galvanized steel. UL listed for direct contact with thermal insulation. AirSeal® housing minimizes air leakage to less than 2 CFM at 1.57 PSF, which complies with Model Energy Code (Section 902.3.3) and the Washington State Energy Code (Section 902.4) and reduces heat loss and condensation in ceiling. Access door for inspection of junction box.
- Mounting Frame: 60° galvanized steel. Accommodates all ceilings up to 1" thick. 38" deep integral lip. Four slots are positioned 90° apart to simplify alignment. Push-in/walk-out rotolocks hold reflector flush to ceiling.
- Junction Box: 2" x 4" x 4" 305" (114 ga) galvanized steel. UL listed for maximum of 6 No. 12 ga., 50° C through branch circuit conductors. Quick release "L" shaped cover for outside access to wiring. Access door inside of housing allows easy inspection of wiring without removal of housing. Integral cable clamps permit attachment of nonmetallic Romex® or armored without the need for additional connectors.
- Mounting Bar: 60° (116 ga) galvanized steel. Bars extend to accommodate 16" to 24" O. C. joist spacing and feature integral rail for secure attachment to wood construction.

Options & Accessories

Mounting Bar: 1676 - 13" set of (4).

Concealed Spine Ceiling Kit: 1965 - set of (4), 1/2" to 2" Mtg. Ht.

Extra-Thick Ceiling Mounting Ring: 1987 - up to 2" thick ceiling.

Labels

UL Type I.C. (Suitable for Damp Locations)
U.S. Patent Nos. 4,313,154; 5,045,885;
Complies with Air Leakage Requirements as stated in the Model Energy Code and the Washington State Energy Code.

LIGHTOLIER® GENLITE THOMAS COMPANY
631 Airport Road, MA 02720
(508) 679-4131 • Fax: (508) 674-4710 Copyright 2001

LIGHTOLIER®

Pole Ordering Information

RA17 70 to 175 Watt
RA25 180 to 400 Watt

Plan View: 1A, 2B, 3Y, 4C, 1W

Horizontal Lamp

Flat Lens

Convex Lens

RA17 Pole	RA25 Pole	RA173 Pole	RA174 Pole	RA175 Pole	RA25 Pole
70HP150	150HP150	175HP150	175HP150	175HP150	175HP150
70HP200	150HP200	175HP200	175HP200	175HP200	175HP200
70HP240	150HP240	175HP240	175HP240	175HP240	175HP240
70HP277	150HP277	175HP277	175HP277	175HP277	175HP277
70HP334	150HP334	175HP334	175HP334	175HP334	175HP334
100HP150	150HP150	175HP150	175HP150	175HP150	175HP150
100HP200	150HP200	175HP200	175HP200	175HP200	175HP200
100HP240	150HP240	175HP240	175HP240	175HP240	175HP240
100HP277	150HP277	175HP277	175HP277	175HP277	175HP277
100HP334	150HP334	175HP334	175HP334	175HP334	175HP334
150HP150	150HP150	175HP150	175HP150	175HP150	175HP150
150HP200	150HP200	175HP200	175HP200	175HP200	175HP200
150HP240	150HP240	175HP240	175HP240	175HP240	175HP240
150HP277	150HP277	175HP277	175HP277	175HP277	175HP277
150HP334	150HP334	175HP334	175HP334	175HP334	175HP334

Pole Ordering Information and Specifications

SAS / SAL Stepped Aluminum Pole for Swept Arm Mounts

Ordering Example: SAS10-534188B / DB-P / DR

For RA17 Luminaires only

Pole Catalog Number	X	X1	X2	Y1	Y2	SH	AS	AS Arm Spacing	AS Reflector Projection	AS Reflector Ancher Bolt	AS Reflector Ancher Bolt Dia.	AS Reflector Ancher Bolt Length	AS Reflector Ancher Bolt Dia.	AS Reflector Ancher Bolt Length	AS Reflector Ancher Bolt Dia.	AS Reflector Ancher Bolt Length	AS Reflector Ancher Bolt Dia.	AS Reflector Ancher Bolt Length	
SAS10-534188	10	16.5	3.5	3.4	188	89	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3
SAS10-534189	12	18	4	4	188	99	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3
SAS10-534190	14	20	4.7	4.7	188	109	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3
SAS10-534191	16	22	5.4	5.4	188	119	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3
SAS10-534192	18	24	6.1	6.1	188	129	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3

For RA25 Luminaires only

Pole Catalog Number	X	X1	X2	Y1	Y2	SH	AS	AS Arm Spacing	AS Reflector Projection	AS Reflector Ancher Bolt	AS Reflector Ancher Bolt Dia.	AS Reflector Ancher Bolt Length	AS Reflector Ancher Bolt Dia.	AS Reflector Ancher Bolt Length	AS Reflector Ancher Bolt Dia.	AS Reflector Ancher Bolt Length	AS Reflector Ancher Bolt Dia.	AS Reflector Ancher Bolt Length	
SAL20-6188	10	16.5	3.5	3.4	188	89	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3
SAL20-6189	12	18	4	4	188	99	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3
SAL20-6190	14	20	4.7	4.7	188	109	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3
SAL20-6191	16	22	5.4	5.4	188	119	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3
SAL20-6192	18	24	6.1	6.1	188	129	22	29.9	3.2	1/4	1/4	3	3	3	3	3	3	3	3

NOTE: All allowable pole and fixture EPA's (Effective Projected Area, which is Fixture Area x Drag Factor) are defined from the AASHTO standard (American Association of State Highway and Transportation Officials). Responsibility lies with the specifier for correct pole selection based on local codes and standards for the job location. (See page 26).

* Thickness at Y1 section: Y2 section is .188"
* Pole method: to 40' above base to .400", remaining Y1 section is .200", Y2 section is .188"

Plan View: 1A, 2B, 3Y, 4C, 1W

Mounting Cat. No.: A, B, Y, C

EPA: RA17 0.8, RA25 1.5

NOTE: ALLOWABLE POLE EPA for jobsite wind conditions must be equal to or greater than fixture mount EPA

Statistical Area Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
Property Line	1.08	7.1	0.0	0.00	0.00

LIGHT FIXTURE SCHEDULE

ITEM	MANUFACTURE	FINISH	LAMP	REFLECTOR	REMARKS
(A)	KIM 1A-RA252-250MH277	DARK BRONZE	METAL HALIDE	TYPE II	19.5" HIGH SAS/SAL POLE-DARK BRONZE
(B)	LIGHTOLIER 1100AICMFT	PAINT TO MATCH FASCIA	FLUORESCENT 26 WATT/120VOLT	WALL WASHER	

REVISIONS				
No.	Description	Des. By	Drn. By	Date

KinderCare Learning Centers, Inc.
650 N.E. Holladay Street
Suite 1400
Portland, Oregon 97232
Phone 503-872-1300

Galloway, Romero & Associates
Design Engineering Planning
5350 UTC Parkway
Greenwood Village, Colorado 80111
Tel: (303) 770-8884
Fax: (303) 770-3636

USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN
LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT

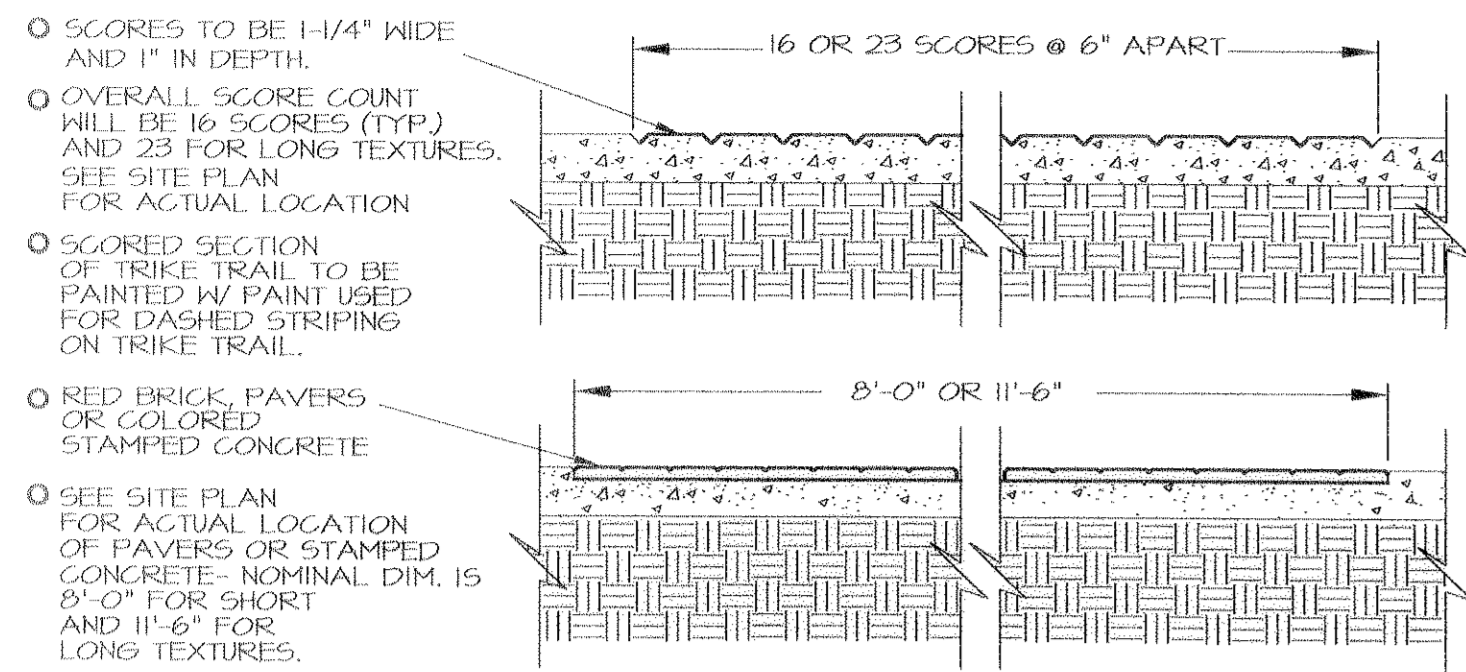
PHOTOMETRIC PLAN

Allen St. & Front St.	Date: DECEMBER, 2002	Sheet: 7 OF 8
Designed By: MFD	Scale: 1"=20'	Drawn By: EVR
Checked By: MFD	Desk File: K023PLIT	

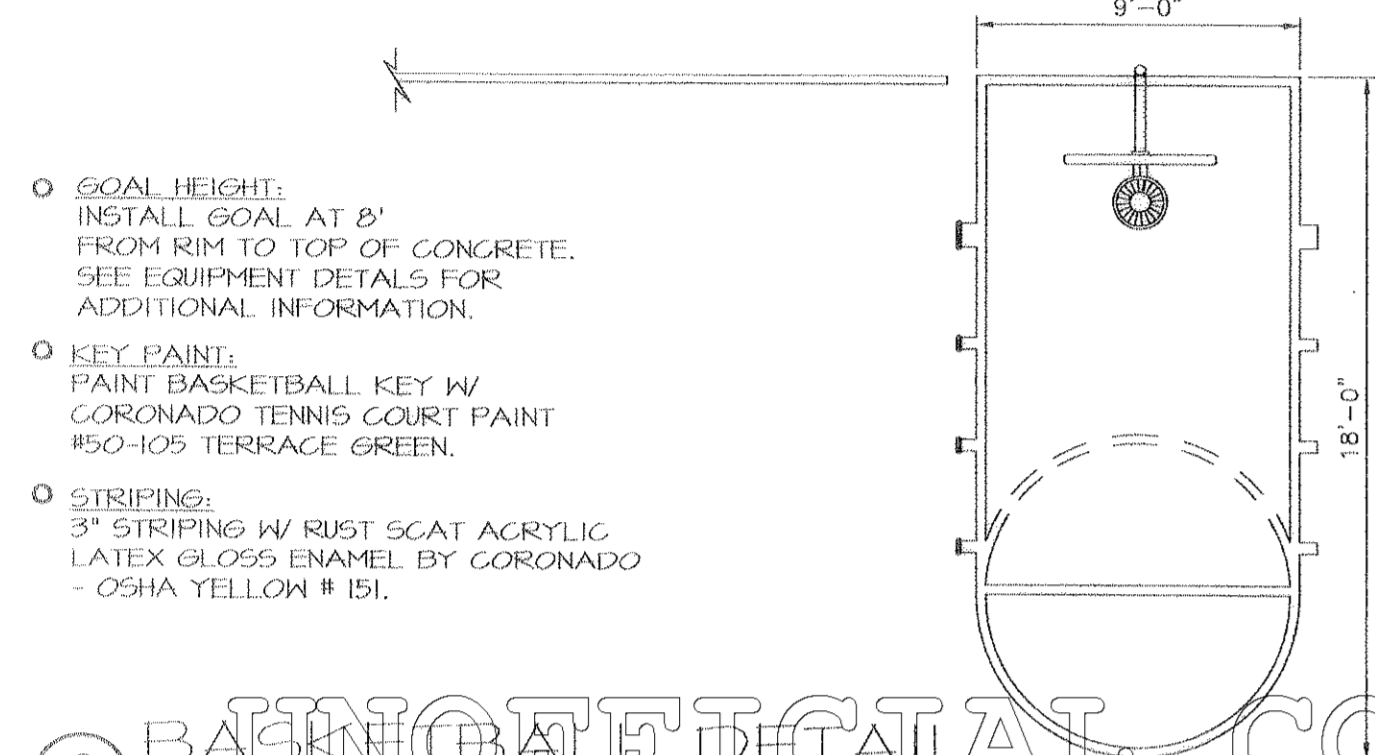
KINDERCARE

"USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN"

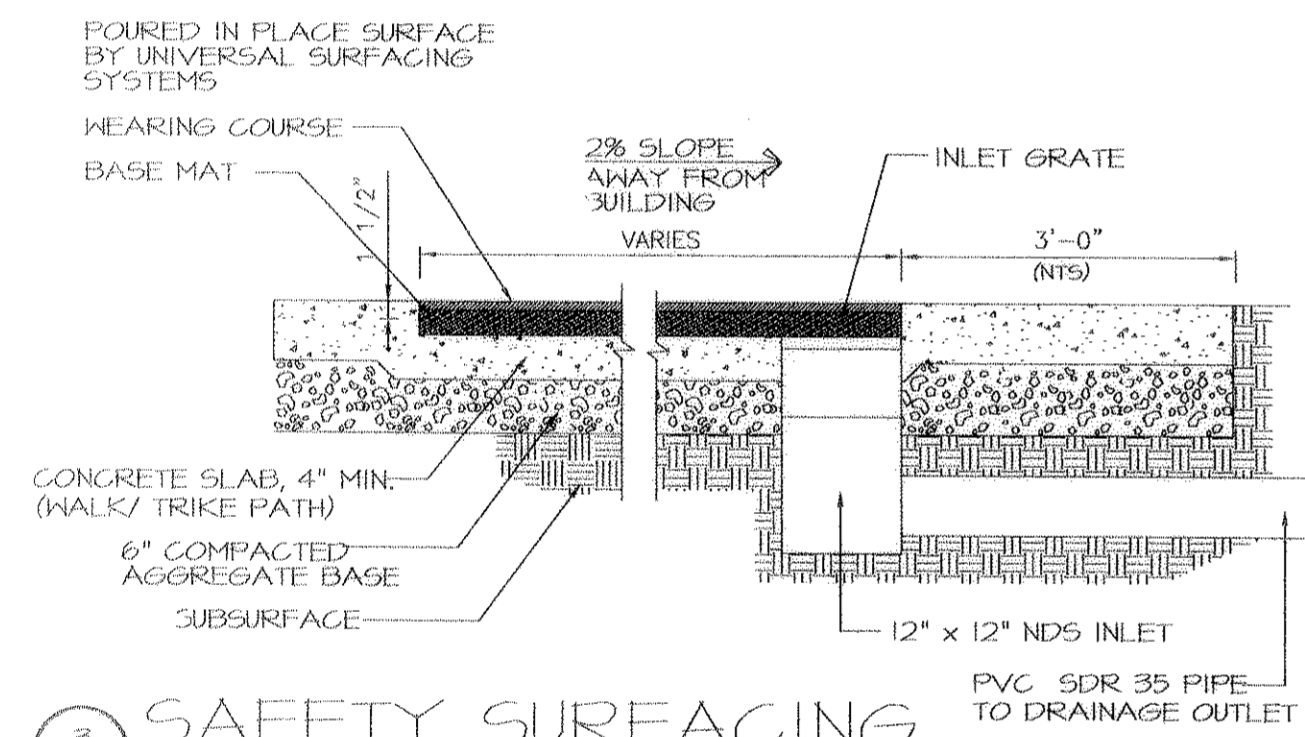
LOT 2-A, METZLER RANCH FILING NO. 3, 1ST AMENDMENT



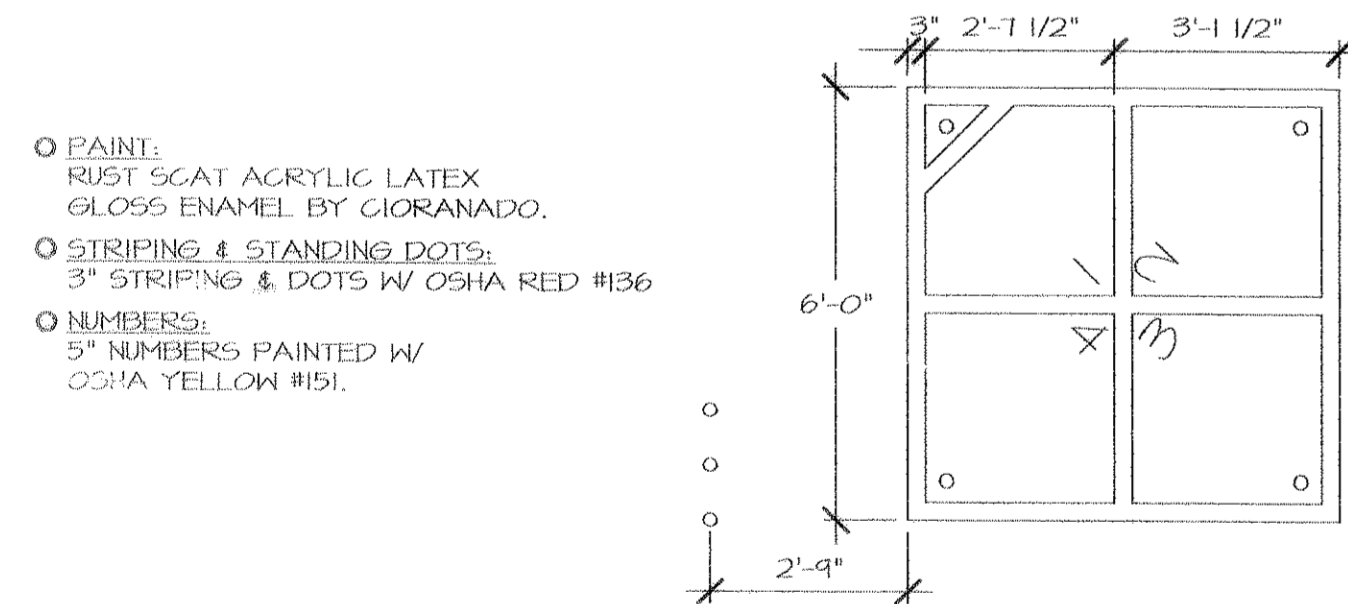
1 TRIKE TEXTURES
A-4 SCALE: 3/4"= 1'-0"



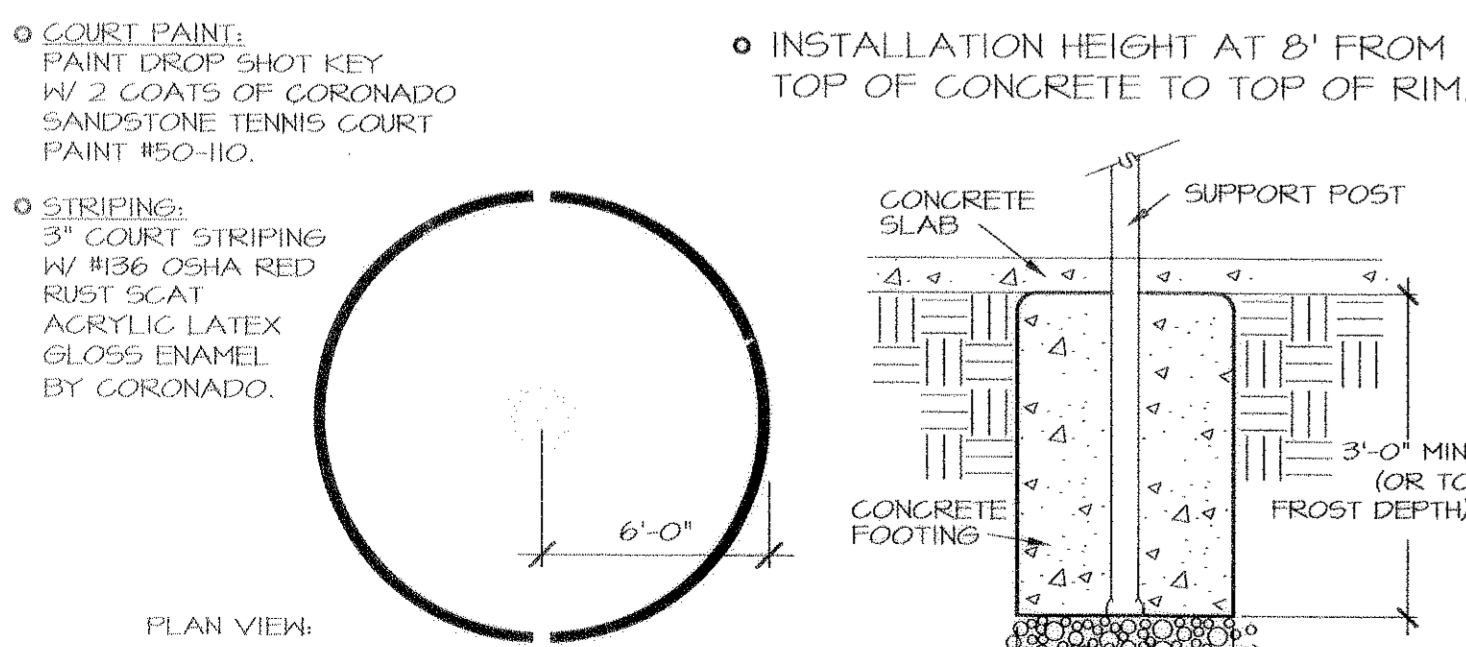
2 BASEBALL GOAL
A-4 SCALE: 3/16"=1'-0"



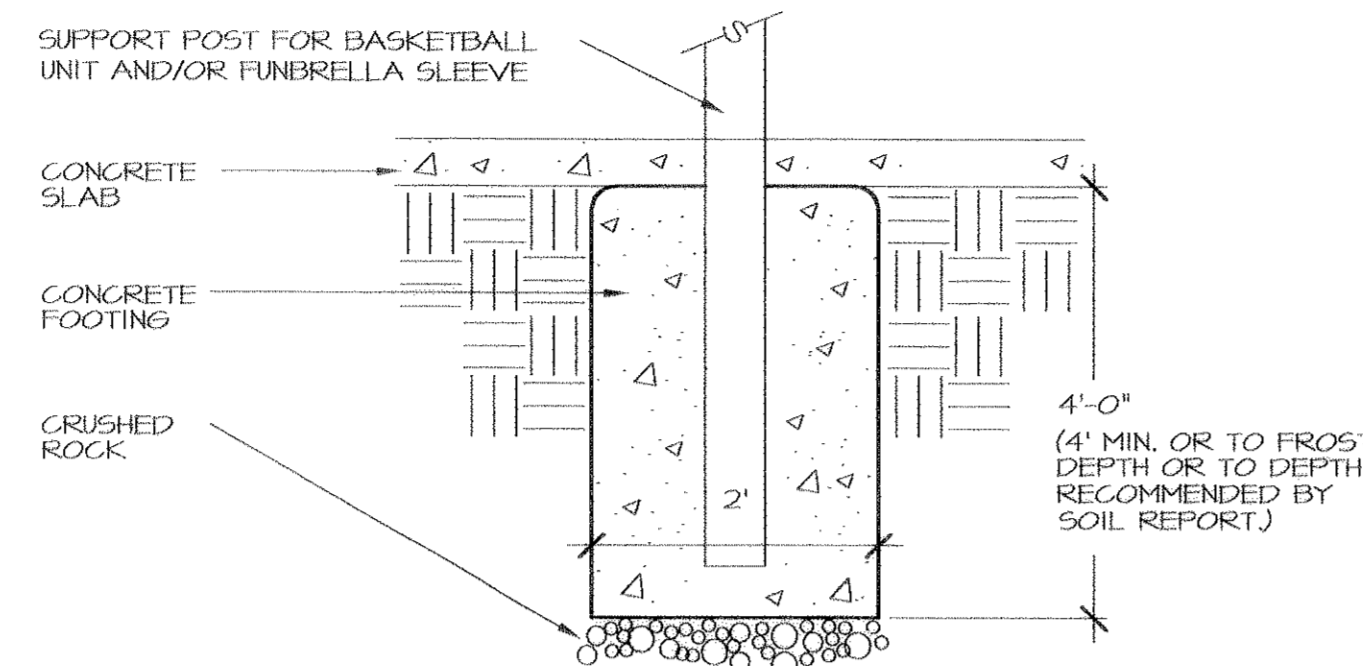
3 SAFETY SURFACING
A-4 SCALE: 3/4"=1'-0"



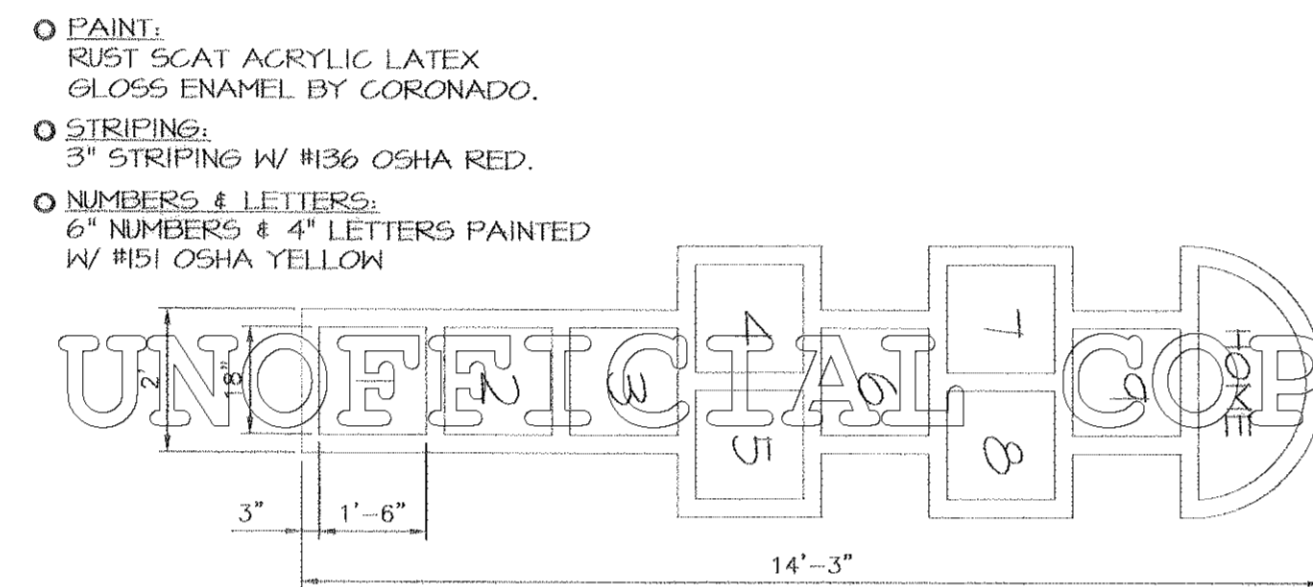
4 4-SQUARE DETAIL
A-4 SCALE: 3/8"= 1'-0"



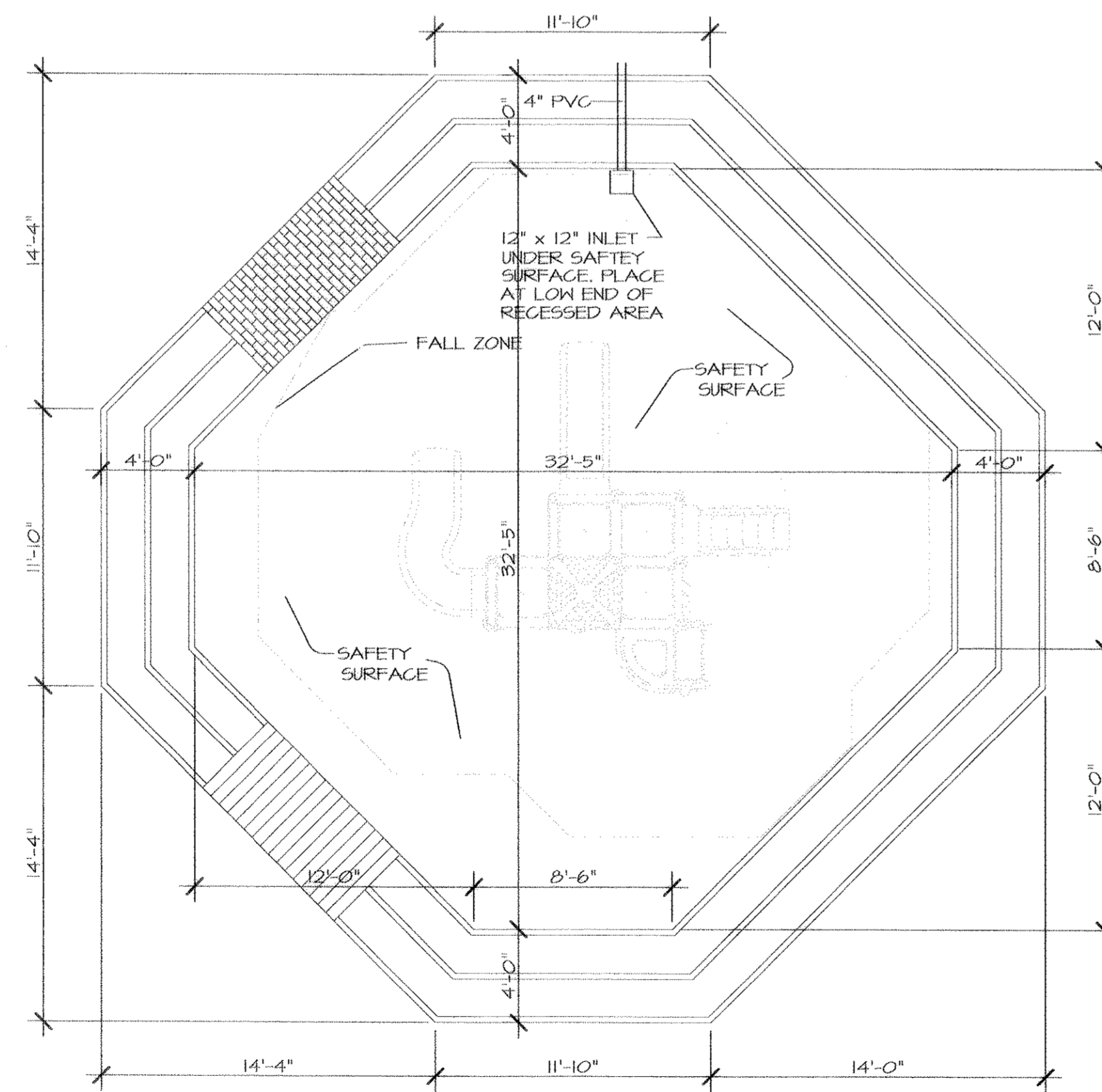
5 DROP SHOT DETAIL
A-4 SCALE: 1/2"= 1'-0"



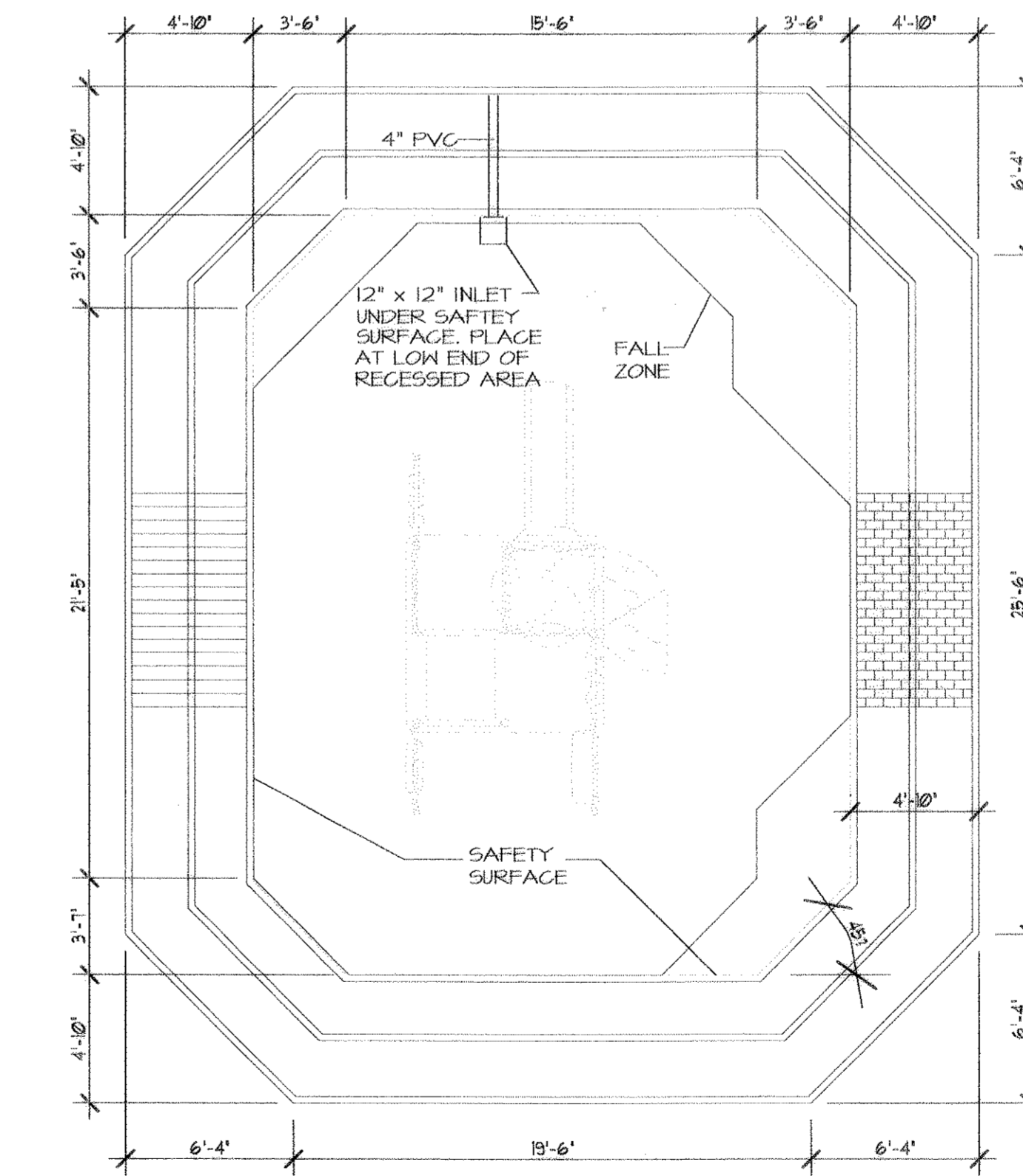
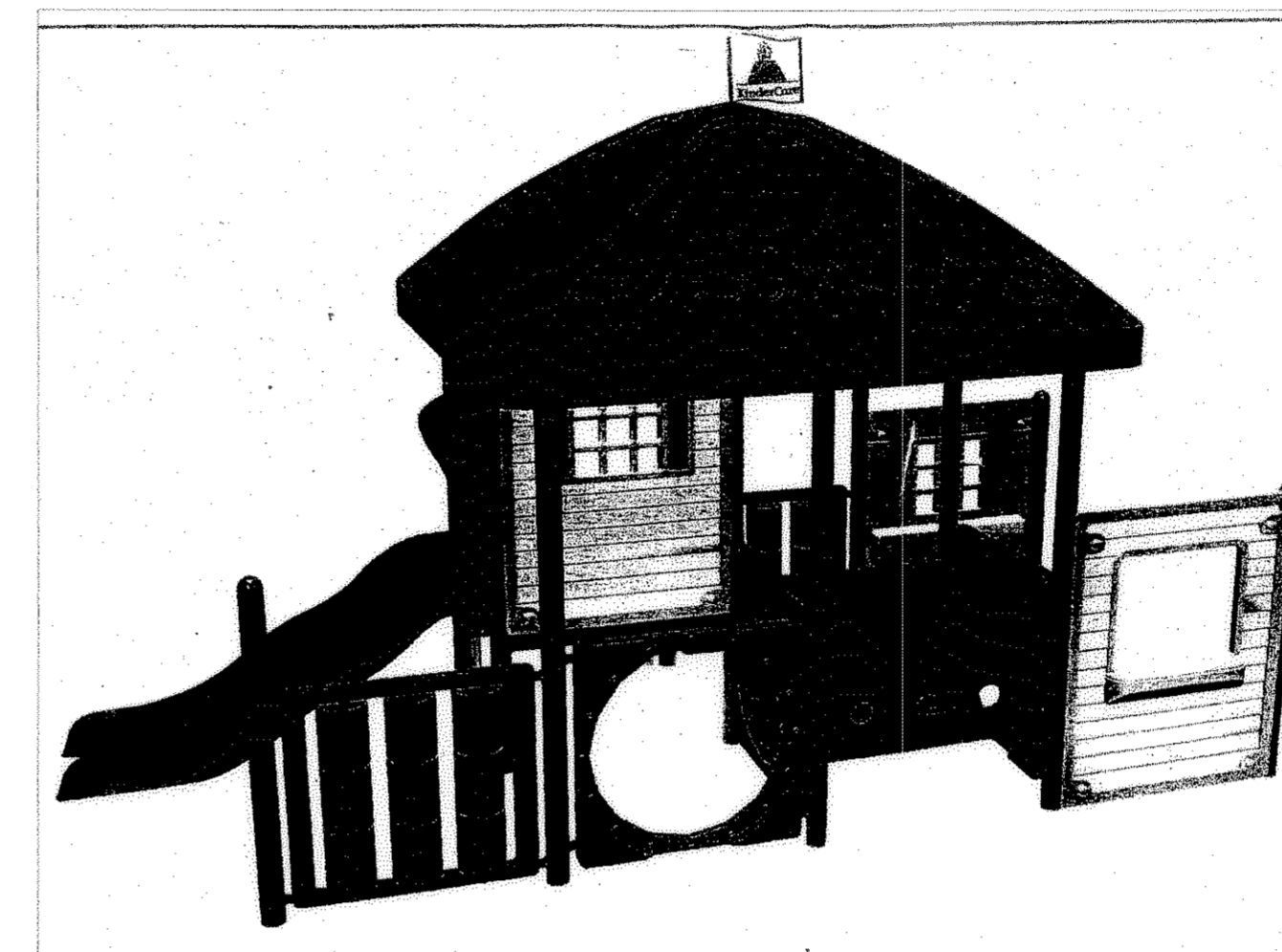
6 TYP. FOOTING DETAIL
A-4 SCALE: 3/4"= 1'-0" (FOR USE W/ BASKETBALL UNIT)



7 HOPSCOTCH DETAIL
A-4 SCALE: 3/8"= 1'-0"



9 PRESCHOOL LAYOUT
A-4 SCALE: 3/16"= 1'-0"



10 INFANT/TODDLER LAYOUT
A-4 SCALE: 3/16"= 1'-0"

SAP #: 20080501

Pub: PLAYS-A
Date: 16NOV98

Little Tikes

Commercial play systems
ASSEMBLY INSTRUCTIONS
NOTICE D'ASSEMBLAGE

Model numbers:
20080501 (Primary Colors) (couleurs primaires)
20080502 (Natural Colors) (couleurs naturelles)
20080503 (Tropical Colors) (couleurs tropicales)

PLAYCENTER 5

IMPORTANT:
Resilient, full absorbing ground cover is required under and around all play equipment. Maximum critical height for this structure is 1220mm [4'].

SAFETY NOTE:
Choose a protective matting material that has a critical height value of at least the height of the highest accessible part of the structure equipment. (See ASTM F1487, SECTION 5.)

LANDSCAPE STRUCTURES INC.

100121 ClubHouse w/ Poly Roof

Early Play

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REVISIONS				
No.	Description	Des.	By	Date

Kindercare

Kindercare Learning Centers, Inc.
650 N.E. Holladay Street
Suite 1400
Portland, Oregon 97232
Phone 503-872-1300

Galloway, Romero & Associates
Design Engineering Planning
5350 DTC Parkway
Greenwood Village, Colorado 80111
Tel. (303) 770-8884
Fax. (303) 770-3636

CASTLE ROCK, CO.

8 OF 8

USE BY SPECIAL REVIEW AND FINAL PD SITE PLAN
LOT 2-A, METZLER RANCH FILING NO. 3
PLAYGROUND DETAILS

ALLEN ST. & FRONT ST.
 Designed By: MFD Date: DECEMBER, 2002 Sht
 Drawn By: EVR Scale: AS NOTED
 Checked By: MFD Disk File: K023FDE2