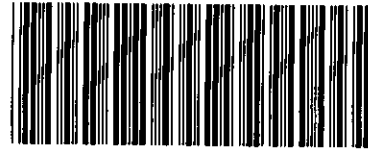


PLAT IDENTIFICATION SHEET

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

2003101862
07/09/2003 10:50 AM



2003101862 8 PGS

UNOFFICIAL COPY

GRANTOR:
(owner/signer)

RRMM Corporation

GRANTEE:
(subdivision name or name of plat)

Metzler Ranch #3
1st Amendment L2B

LEGAL:
(section-township-range)

26.7.07

FINAL PD SITE PLAN

LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

TITLE SHEET

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS: LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 1.00 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT

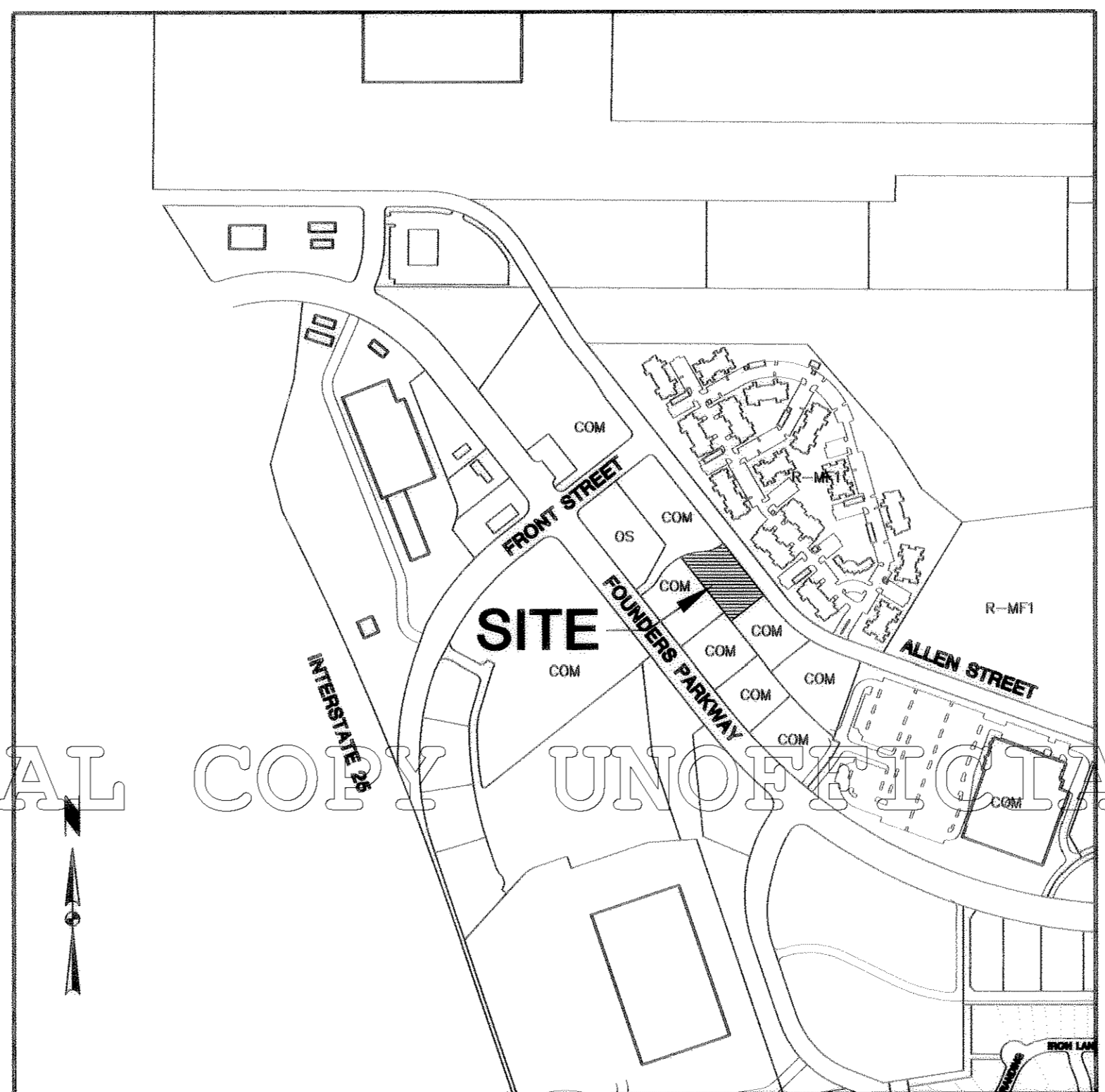
I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY METZLER RANCH FILING NO. 3, FIRST AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Michael C. Cregger June 19, 2003
PROFESSIONAL LAND SURVEYOR DATE
COLORADO REGISTRATION NO. 22564



NOTES:

- BENCHMARK: SANITARY SEWER RIM, LOCATED AT THE NORTHWEST CORNER OF FILING NO. 9 ALONG FOUNDERS PARKWAY. ELEVATION = 6,272.67.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS: NORTH LOT LINE OF LOT 2-A, NORTH 51°46'54" 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.
- LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER'S 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 SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SCRUB MUST REPLACE 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.
- IN ACCORDANCE WITH THE METZLER RANCH FILING NO. 3 DEVELOPMENT AGREEMENT, REC. NO. 9561705, THE FOLLOWING METER WILL BE USED AND CORRESPONDING SFE'S WILL BE DEDUCTED FROM THE METZLER RANCH WATER BANK 2:
METER SIZE: 1-INCH SFE'S: 2
- 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.
- 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.



VICINITY MAP
SCALE 1"=500'

SITE DATA		
ADDRESS:	217 METZLER DRIVE CASTLE ROCK, CO 80104	
PRESENT ZONING:	COM	
PROPOSED ZONING:	COM	
PRESENT USE:	VACANT	
PROPOSED USE:	RESTAURANT	
ITEM	SQ. FOOTAGE	%
TOTAL LOT 2-B	43,540 S.F.	100
BUILDING FOOTPRINT	3,118	7.2
PARKING/ROADS	28,982	66.6
HARDSCAPE TOTAL	32,100	73.8
PLANTED AREA	8,324	19.1
EXISTING VEGETATION	3,116	7.1
LANDSCAPE TOTAL	11,440	26.2
BUILDING SIZE		
SINGLE STORY	2,940 SQ. FT. USABLE	
PERMITTED BUILDING HEIGHT	50'	
PROPOSED BUILDING HEIGHT	23.75'	

PARKING TABULATION		
REQUIRED PARKING	29 SPACES	
1 SPS. PER 100 SF		
PROVIDED PARKING	32 FULL SIZE (9'x18')	
	2 HANDICAP	
	34 ON-SITE	

SHEET INDEX

- TITLE SHEET
- SITE PLAN
- UTILITY & GRADING PLAN
- LANDSCAPE PLAN
- 5-7. BUILDING ELEVATIONS
- PHOTOMETRIC PLAN

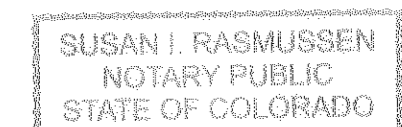
TITLE CERTIFICATION

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

SIGNED THIS 25th DAY OF June, 2003
Diane Evans, Vice President
AUTHORIZED REPRESENTATIVE
Land Title Guarantee Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF June, 2003 BY
Diane Evans, Vice President

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-1-03



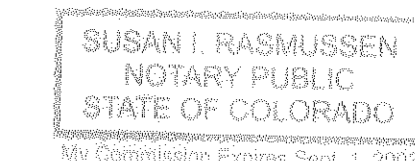
Susan I. Rasmussen
NOTARY

OWNER: RRRM CORPORATION
THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 2-B, METZLER RANCH FILING NO. 3, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK.

EXECUTED THIS 25th DAY OF June, 2003

BY: *Robert F. Metzler* AND BY: *Rosemary M. Metzler*
BY: Robert F. Metzler AND BY: Rosemary M. Metzler
TITLE: RESTAURANT

STATE OF Colorado
COUNTY OF Douglas



SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF June, 2003 BY Robert F. Metzler AND BY Rosemary M. Metzler

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 9-1-03
Susan I. Rasmussen
NOTARY PUBLIC

LIENHOLDER SUBORDINATION CERTIFICATE

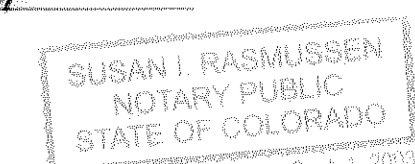
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 2-B, METZLER RANCH FILING NO. 3, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON NOV 17, 2000 AT RECEPTION NUMBER 95-1922 PG. 238 DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

LIENHOLDER: ROBERT F. METZLER & ROSEMARY M. METZLER

EXECUTED THIS 25th DAY OF June, 2003

BY: *Robert F. Metzler* AND BY: *Rosemary M. Metzler*
BY: Robert F. Metzler AND BY: Rosemary M. Metzler

STATE OF Colorado
COUNTY OF Douglas



SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th DAY OF June, 2003 BY Robert F. Metzler AND BY Rosemary M. Metzler

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 9-1-03
Susan I. Rasmussen
NOTARY PUBLIC

TOWN CERTIFICATION

THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, CO HEREBY APPROVES THIS FINAL PD SITE PLAN ON THE 2nd DAY OF July, 2003

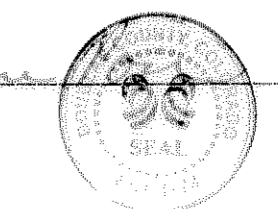
Patricia A. Sullivan
DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:50 A.M. ON THE 9th DAY OF JULY, 2003 IN BOOK-
111 PAGE 111 MAP 111 RECEPTION NO. 2003101802

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Tulay...*
DEPUTY



OWNER
RRRM CORPORATION
c/o FERREGRINE GROUP
1580 LINCOLN STREET
SUITE 770
DENVER, CO 80203
(303) 832-1377

DEVELOPER
QUE TACO, INC.
898 ANACONDA DRIVE
CASTLE ROCK, CO 80104
(303) 688-8211

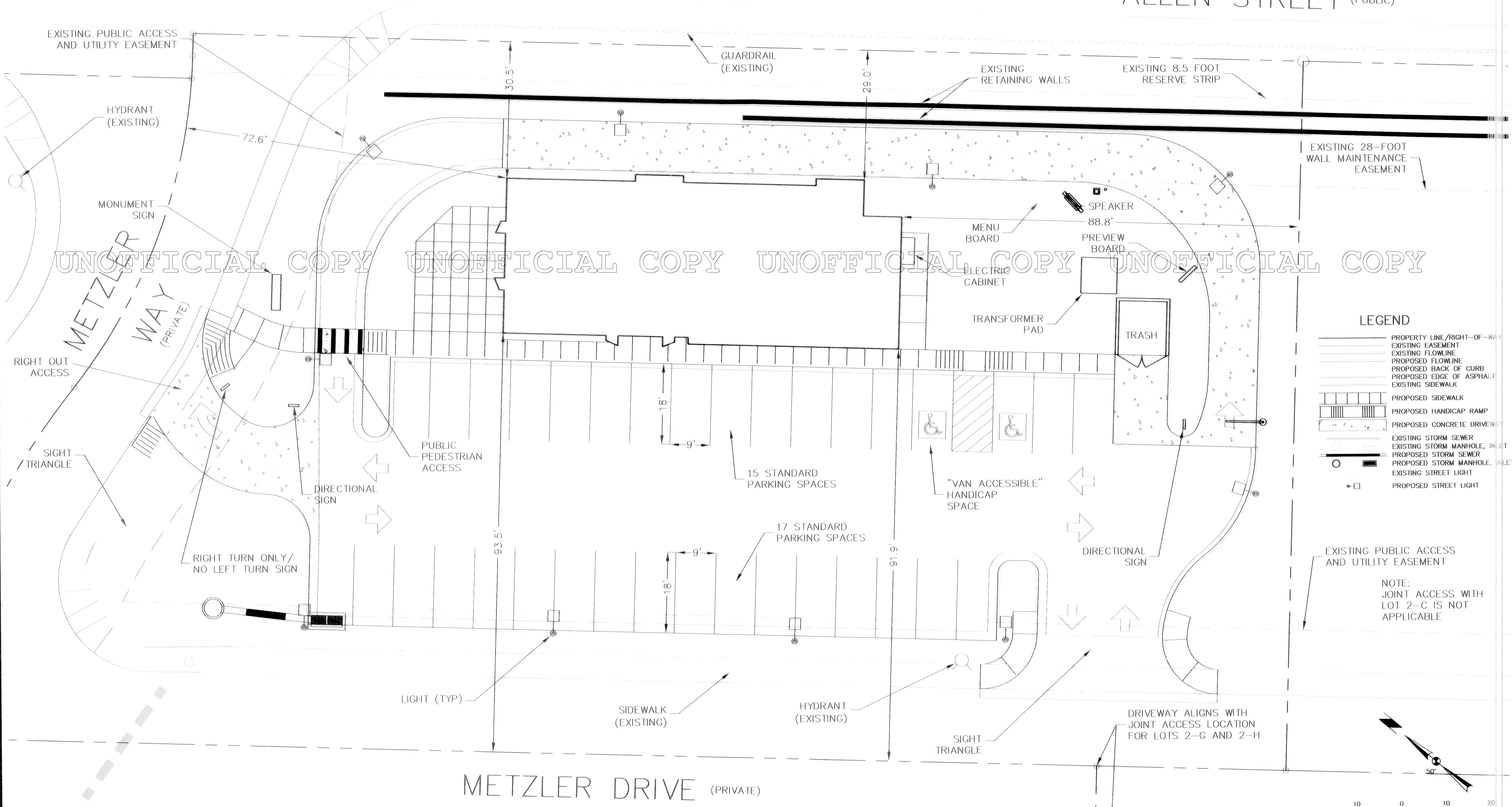
**CIVIL ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT**
TST INC OF DENVER
9222 TEDDY LANE
LONE TREE, CO 80124
(303) 792-0557

ARCHITECT
M.I. CASSUTT ARCHITECTS
7450 E. PROGRESS PLACE
SUITE 4
ENGLEWOOD, CO 80111
(303) 771-0113



FINAL PD SITE PLAN
LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT
 LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SITE PLAN

ALLEN STREET (PUBLIC)

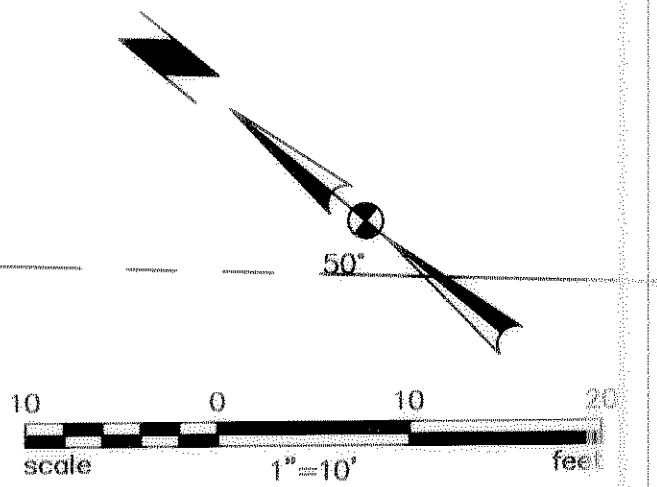


LEGEND

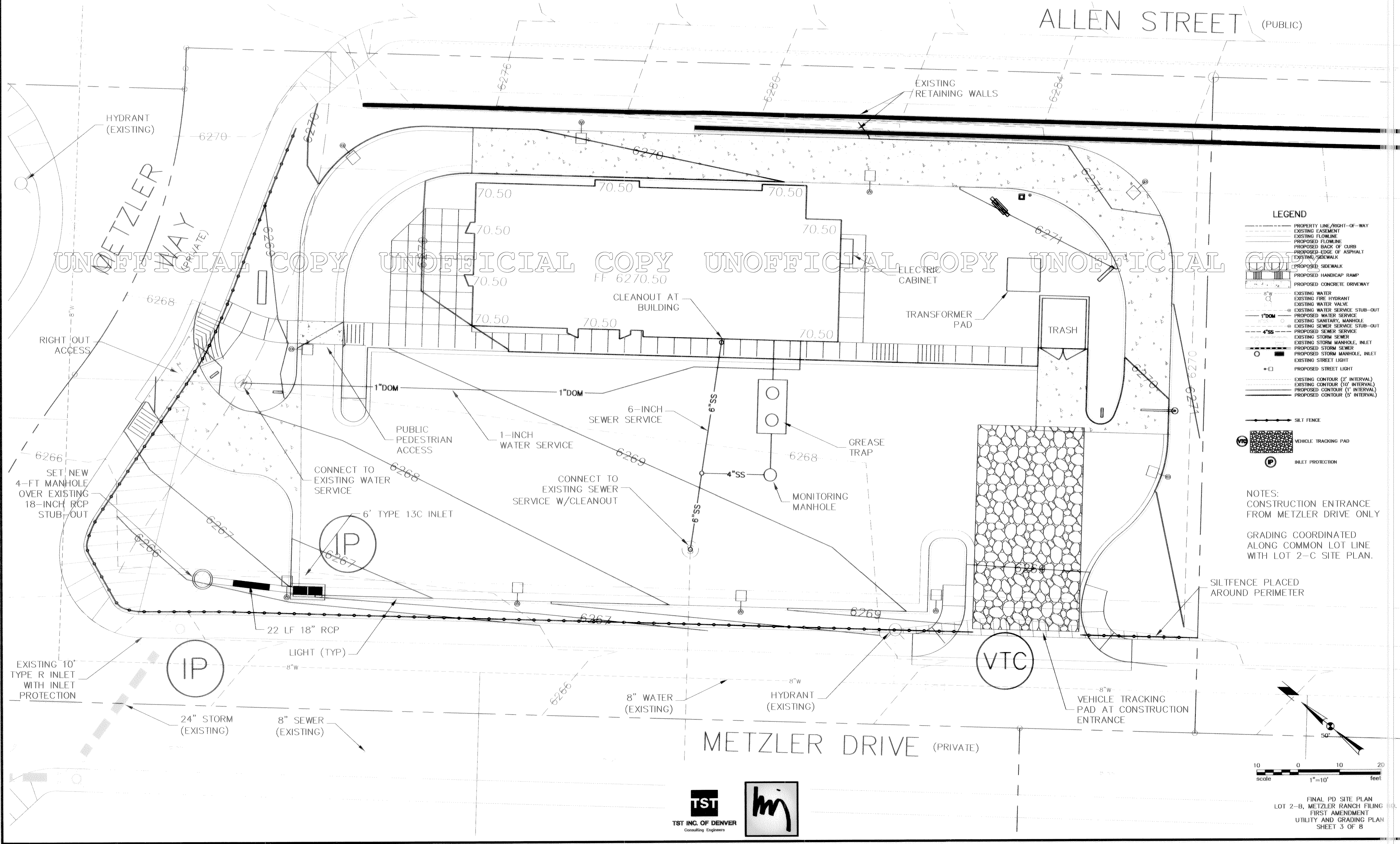
- PROPERTY LINE/RIGHT-OF-WAY
- - - EXISTING EASEMENT
- EXISTING FLOWLINE
- PROPOSED FLOWLINE
- PROPOSED BACK OF CURB
- PROPOSED EDGE OF ASPHALT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED CONCRETE DRIVEWAY
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE, INLET
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE, INLET
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

EXISTING PUBLIC ACCESS AND UTILITY EASEMENT

NOTE:
 JOINT ACCESS WITH LOT 2-C IS NOT APPLICABLE



FINAL PD SITE PLAN
LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT
 LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
UTILITY AND GRADING PLAN



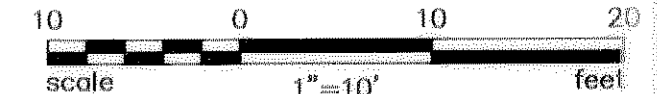
LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- - - EXISTING EASEMENT
- - - EXISTING FLOWLINE
- PROPOSED FLOWLINE
- PROPOSED BACK OF CURB
- PROPOSED EDGE OF ASPHALT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED CONCRETE DRIVEWAY
- 8" w EXISTING WATER
- 8" w EXISTING FIRE HYDRANT
- 8" w EXISTING WATER VALVE
- 1" DOM EXISTING WATER SERVICE
- 1" DOM EXISTING SANITARY MANHOLE
- 4" SS EXISTING SEWER SERVICE
- 4" SS EXISTING SEWER SERVICE
- 4" SS EXISTING STORM SEWER
- 4" SS EXISTING STORM MANHOLE, INLET
- 4" SS PROPOSED STORM SEWER
- 4" SS PROPOSED STORM MANHOLE, INLET
- 4" SS EXISTING STREET LIGHT
- 4" SS PROPOSED STREET LIGHT
- EXISTING CONTOUR (2' INTERVAL)
- EXISTING CONTOUR (10' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (5' INTERVAL)
- SILT FENCE
- VTC VEHICLE TRACKING PAD
- IP INLET PROTECTION

NOTES:
 CONSTRUCTION ENTRANCE FROM METZLER DRIVE ONLY

GRADING COORDINATED ALONG COMMON LOT LINE WITH LOT 2-C SITE PLAN.

SILT FENCE PLACED AROUND PERIMETER



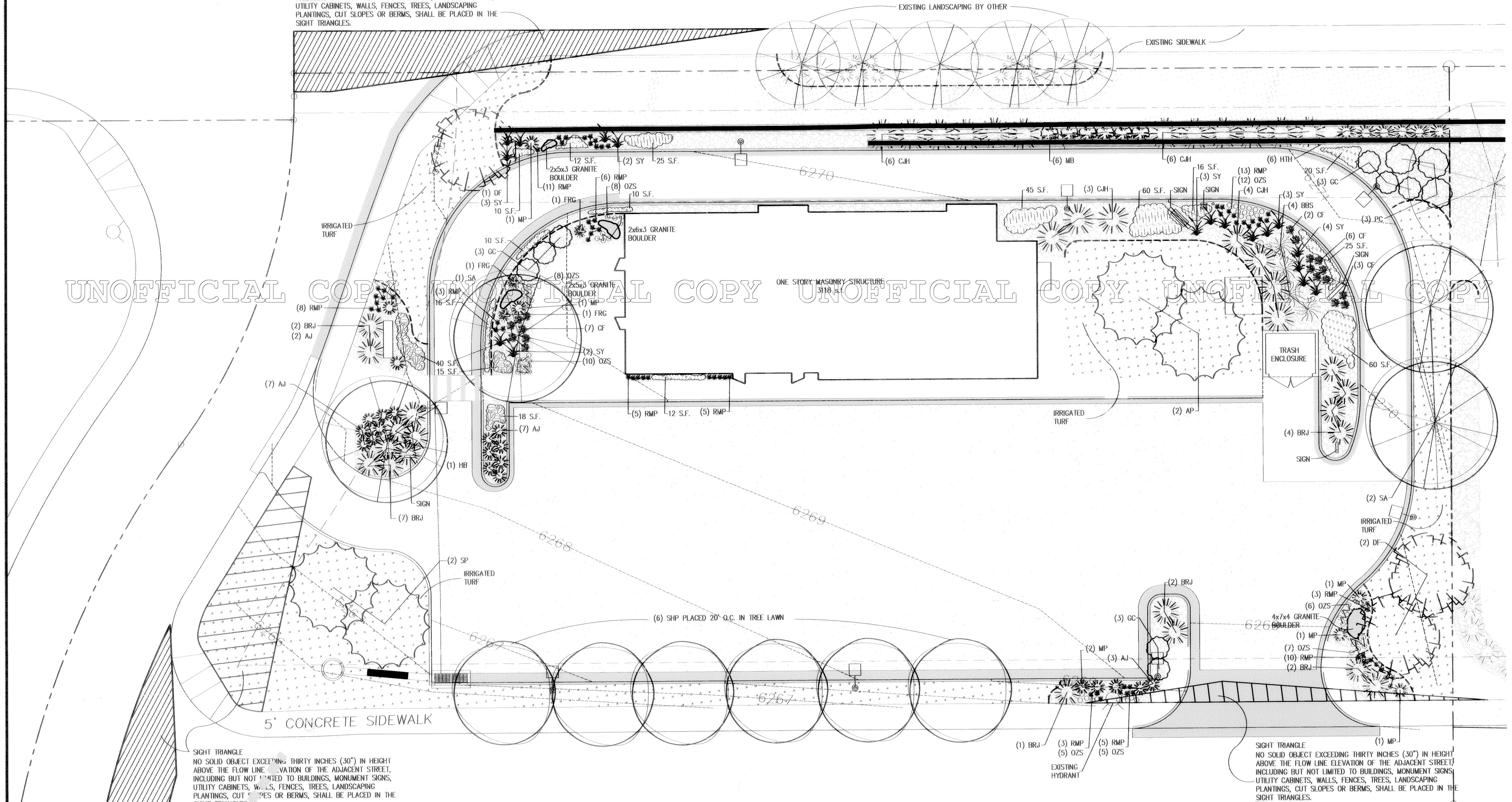
FINAL PD SITE PLAN

LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LANDSCAPE PLAN

NO SOLID OBJECT EXCEEDING THIRTY INCHES (30") IN HEIGHT ABOVE THE FLOW LINE 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.

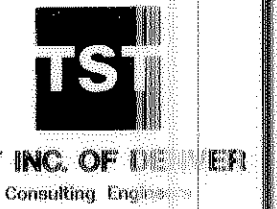
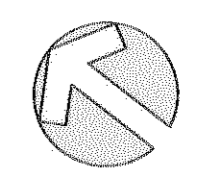
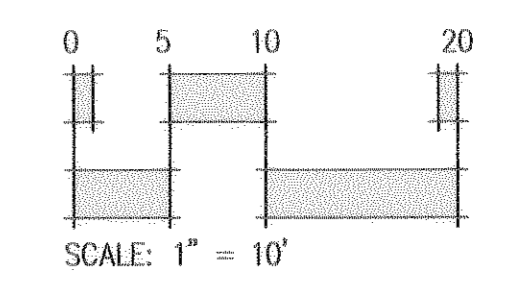


SIGHT TRIANGLE
NO SOLID OBJECT EXCEEDING THIRTY INCHES (30") IN HEIGHT ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, MONUMENT SIGNS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES OR BERMS, SHALL BE PLACED IN THE SIGHT TRIANGLES.

SIGHT TRIANGLE
NO SOLID OBJECT EXCEEDING THIRTY INCHES (30") IN HEIGHT ABOVE THE FLOW LINE 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.

	ROCK COBBLE *SEE PLANTING BED & PEDESTRIAN WAY DETAILS		ASPHALT PAVING		GRAVEL MULCH		DESERT PAPER FLOWER GROUND COVER PLANT 12" o.c.		EDGING
	DECOMPOSED GRANITE *SEE PLANTING BED DETAILS		CONCRETE		EXISTING LANDSCAPE		SWEET WOODRUFF GROUND COVER PLANT 14" o.c.		RETAINING WALL
	SHREDDED WOOD MULCH *SEE PLANTING BED & PEDESTRIAN WAY DETAILS		FESCUE TURF GRASS *SEE SEEDING OPTION		GRANITE BOULDER		KINNIKINNICK GROUND COVER PLANT 30" o.c.		CATCH CURB
									OUTFALL CURB
									ACCESSIBLE CURB
									EXIST RET. WALL
									PROPERTY LINE
									LIGHT POLE

LEGEND



FINAL PD SITE PLAN

LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LANDSCAPE PLAN

BOTANICAL NAME	COMMON NAME	SIZE	WATER
DECIDUOUS TREES			
HB	1 Celtis occidentalis	Hackberry	2"
SHP	6 Pyrus calleryana	Stone Hill Pear	1.5"
SA	3 Fraxinus pennsylvanica	Summit Ash	2"
DECIDUOUS SHRUBS			
GC	8 Ribes aureum	Golden Currant	5 GAL
MB	6 Barberry mentorensis	Mentor Barberry	5 GAL
PC	3 Cotoneaster lucidus	Peking Cotoneaster	5 GAL
EVERGREEN TREES			
AP	2 Pinus Nigra	Austrian Pine	8'
DF	3 Pseudotsuga menziesii	Douglas Fir	8'
SP	2 Pinus sylvestris	Scotch Pine	8'
EVERGREEN SHRUBS			
AJ	19 Juniperus chinensis	Chinese Juniper 'Armstrong'	5 GAL
BRJ	18 Juniperus horizontalis	Blue Rug Juniper	5 GAL
CJH	19 Juniperus horizontalis	Creeping Juniper 'Hughes'	5 GAL
HTH	6 Ilex x meserveae	True Holly 'Berrie-Magic'	5 GAL
MP	7 Pinus Mugo	Mugo Pine	5 GAL
SPECIMEN PLANTS			
FRG	3 Calamagrostis x acutiflora	Feather Reed Grass	1 GAL
BBS	4 Andropogon gerardi	Big Bluestem	1 GAL
SY	17 Yucca glauca	Soapweed Yucca	1 GAL
FLOWERING PLANTS			
CF	18 Zauschneria	California Fuchsia	
OZS	61 Oenothera missouriensis	Ozark Sundrops	
RMP	72 Penstemon strictus	Rocky Mountain Penstemon	
GROUND COVER			
DPF	168 sf Dianthus grandiflora	Desert Paper Flower	
KNK	208 sf Arctostaphylos uva-ursi	Kinnikinnik	
SW	73 sf Galium odoratum	Sweet Woodruff	

Site Summary

Proposed	Total Site	43,540	100.0%
	Paving	28,982	54.8%
	Building	2,940	9.9%
	Landscaping	8,324	35.3%
	Exist. Landscaping	3,116	35.3%

Landscape Summary

Proposed	Total Landscape	8,324	100.0%
	Turf	4,994	60.0%
	Woodmulch	165	2.0%
	Rock Cobble	925	11.1%
	Living Cover	2,240	26.9%

Required Planting

Required	Provided
Trees	17
Shrubs	33
Perennials	0
Specimens	0
Ground Cover	447

Mulch Coverage *

Mulch coverage calculations include all living materials within landscaped areas defined by the future expansion, with the exception of deciduous trees. Quantities used in this calculation include only those plants placed in mulched planting areas; hence the quantities may be less than those shown in the plant schedule. Square foot coverage per plant is estimated from the average plant size at 75% maturity as specified by the published documents of the Colorado Nursery Association. Actual plant coverage and growth rate may vary depending on local climate and irrigation and maintenance schedules. The plant coverage calculations are intended to show estimated performance of the Xeric landscape design.

Water management

The plan shown herein is a Xeric landscape plan and employs the principles of a drought tolerant, low water use design. An appropriate soil amendment strategy and automatic irrigation system shall be installed to take full advantage of this design and the Xeric concepts employed. Water absorbing polymers and biodegradable amendments can be used at the owner's discretion.

Establishment of plants requires more frequent watering; however, subsequent year's watering times should be cut back until such time (approx. 3 years) as plants receive just enough irrigation to sustain moderate growth and good health. Over watering of the xeric landscape will reduce the drought tolerance of the plants or possibly cause plant health problems.

Turf areas should be maintained consistent with the grass varieties chosen. Over watering fescue blends reduces the drought tolerance of the grasses and minimizes their low water use effectiveness. For maximum water saving's it is recommended that the turf be irrigated only when it begins to show a dull gray color. During the hot/dry growing season the turf may require irrigation every 4 days.

Western Drought Dely (owner option) requires very little water and maintenance. Irrigation and mowing once a month with an annual application of fertilizer may be all that is required. Follow manufacturers recommendations for turf management.

ESTIMATED WATER USE - based upon averages for Colorado front range, actual use may vary depending upon local climate conditions, irrigation system, application rates, etc.

Fescue turf	138 gal/st/yr	4,100 gal/yr
Drought Dely turf (option)	100 gal/st/yr	2,980 gal/yr
shrub/planting beds	100 gal/st/yr	2,722 gal/yr

LANDSCAPE NOTES:

- UTILITIES - DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND DIG TREE PITS IN UTILITY EASEMENTS.
- PERMITS - CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS, AND PAY REQUIRED FEES TO ANY AGENCY HAVING JURISDICTION OVER LANDSCAPE WORK.
- CLEANUP AND PROTECTION - DURING LANDSCAPE WORK, KEEP ALL PAVEMENTS CLEAN AND THE WORK AREA IN AN ORDERLY CONDITION. TREAT, REPAIR, OR REPLACE DAMAGE RESULTING FROM LANDSCAPE OPERATIONS.
- LAYOUT - NOTIFY LANDSCAPE ARCHITECT 3 DAYS IN ADVANCE TO REVIEW BED LAYOUT, PLACEMENT AND TREE/SHRUB LOCATIONS.
- NO IRRIGATION ZONES - DO NOT PLANT SHRUBS OR GROUND COVER PLANTS WITHIN 5 FT. OF FOUNDATION WALLS. DO NOT IRRIGATE SOD WITHIN 5 FT. OF FOUNDATION WALLS, OR AS PER SOILS AND FOUNDATION INVESTIGATION REPORT.
- PLANT MATERIAL:
 - PLANT MATERIAL TO MEET OR EXCEED MOST CURRENT ISSUE OF AMERICAN STANDARDS FOR NURSERY STOCK.
 - PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND /OR SPACING SHOWN ON THE LANDSCAPE PLAN. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICATE.
- TOPSOIL - TOPSOIL SHALL BE STRIPPED FROM THE PROJECT'S CONSTRUCTION AREAS AND STOCKPILED AT THE SITE FOR REDISTRIBUTION DURING FINISHING GRADING OPERATIONS. REDISTRIBUTION DEPTH SHALL BE THREE TO FOUR INCHES.
- SOIL PREPARATION - PLANTINGS:
 - BACKFILL - (TREES AND SHRUBS) - 75% SOIL FROM FROM PIT EXCAVATION, AND 25% COMPOST OR ASPEN HUMUS, THOROUGHLY BLENDED.
 - FERTILIZER - FERTILIZE ALL TREES, B&B, AND 5 GAL. SHRUBS WITH 21 GRAM, 20-10-5 SLOW RELEASE FERTILIZER TABLETS: 1 TABLET PER 1/2" TREE CALIPER: 3 TABLETS PER B&B SHRUB: AND 2 TABLETS PER 5 GAL. SHRUB.
 - PLACE AND THOROUGHLY MIX INTO THE BACKFILL - 1.5 CUPS (SHRUB), AND 5 CUPS (TREES) OF POLYACRYLAMIDE MOISTURE ABSORBANT - OR APPROVED EQUAL.
- SOIL PREPARATION - TURF:
 - SOD SOIL PREPARATION: ADD THE FOLLOWING SOIL AMENDMENTS PER 1,000 SQ.FT.: 5 LBS. POLYACRYLAMIDE, 3 CUBIC YARDS OF COMPOST OR ASPEN HUMUS ORGANIC MATTER AND 5 POUNDS OF 18-46-0 COMMERCIAL FERTILIZER.
 - ROTOTILL SOIL AMENDMENTS THOROUGHLY INTO THE SOIL TO A MINIMUM DEPTH OF TWELVE INCHES.
 - RAKE SMOOTH TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO MEET ENGINEER'S FINISH GRADES.
 - POSITIVE SURFACE DRAINAGE SHALL BE ASSURED WITHOUT SUBSEQUENT SETTLING OR IRREGULARITIES IN THE FINISH GRADE.
- IRRIGATION SYSTEM WILL BE AN AUTOMATIC, UNDERGROUND SYSTEM. TREES AND SHRUBS IN BEDDED AREAS, PARKING ISLANDS AND WALKWAY PLANTERS WILL BE DRIP IRRIGATED. TURF AND FLOWER BEDS WILL BE SPRAY IRRIGATED WITH POP-UP SPRAY HEADS.
- BED EDGING - SHALL BE GALVANIZED STEEL WITH A ROLLED EDGE OR 'CURV RITE' ALUMINUM EDGING, 3/16" X 4", MILL FINISH, OR APPROVED SUBSTITUTION.
- TURF SOD SHALL BE FREE OF WEEDS AND UNDESIRABLE GRASSES. PROVIDE SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). SOD ROLLS SHALL BE KEPT MOIST, PROTECTED FROM DRYING, SUN, HEAT AND WIND, AND PROPERLY PROTECTED IN TRANSPORT. SOD SHALL BE A STRONGLY ROOTED BLEND COMPOSED OF TURF-TYPE TALL FESCUE, PERENNIAL RYEGRASS, AND BARZAN KENTUCKY BLUEGRASS.
- SEED SEED SHALL MEET OR MEET OR EXCEED INDUSTRY STANDARDS AND SHALL COMPRISE AT LEAST THREE DROUGHT TOLLERANT SPECIES. NO MORE THAN 15% BLUEGRASS IS PERMITTED. RECOMMENDED SEED MIXES ARE: WESTERN DROUGHT DELY - BARENBRUG COLORADO BARTEXIS BARENBRUG COLORADO SEED SHALL BE APPLIED PER MANUFACTURERS SPECIFIED RATE AND METHOD. ALL SEEDED AREAS SHALL BE PROTECTED BY 'STRAW NET' MULCH APPLIED PER MANUFACTURERS SPECIFICATIONS 'STRAW NET' - PELLETED STRAW - L.C., BARENBRUG COLORADO
- MULCH WOOD - CEDAR OR ASPEN FIBER MULCH 3" DEPTH IN SHRUB BEDS, AND AROUND TREES IN SOD AREAS, NO FABRIC. (BROWN IN COLOR, NO ARTIFICIAL COLORINGS) ROCK - COBBLE/GRAVEL MULCH (PARKING ISLANDS): A BLEND OF 50% (BY VOLUME) 2" TO 4" DIAMETER SMOOTH RIVER COBBLE, 25% 1.5" DIAMETER SMOOTH RIVER GRAVEL, AND 25% 3/4" DIAMETER SMOOTH RIVER GRAVEL, ALL SIZES WASHED AND SCREENED. PLACE OVER GEO-TEXTILE FABRIC. TO BE PLACED IN 5' NO IRRIGATE ZONES. GRAVEL - DECOMPOSED GRANITE.
- EDGING EDGING SHALL BE GALVANIZED STEEL OR ALUMINUM AND SHALL HAVE A ROLLED OR FORMED EDGE FREE OF SHARP EDGES, BURS OR FRACTURES. EDGING SHALL BE APPROVED BY OWNER OR ARCHITECT PRIOR TO INSTALLATION. ALL EDGING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT POTENTIAL TRIPPING, DAMAGE FROM MOWING, OR A HAZZARD TO ANIMALS FEET.

LANDSCAPE AND GROUND MAINTENANCE:

- THE OWNER OF THE PROPERTY, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL LANDSCAPED AREAS WITHIN THEIR LOT, SUBJECT TO THE APPROVED LANDSCAPE PLAN. SUCH AREAS SHALL BE DEEMED TO INCLUDE THE INDIVIDUAL LOTS ON THE SUBJECT PROPERTY AND THAT PORTION OF ANY ADJACENT PUBLIC STREET RIGHT-OF-WAY, FROM THE PROPERTY LINE TO THE BACK OF ADJACENT CURB.
- XERIC LANDSCAPE AND LOW WATER TURF REQUIRES MAINTENANCE PROCEDURES DIFFERENT FROM STANDARD LANDSCAPING. THE OWNER & MAINTENANCE CONTRACTOR SHOULD TAKE NOTICE OF THE REDUCED WATER, MOWING AND FERTILIZING NEEDS OF THE PLANTS AND TURF INSTALLED.
- LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED WITH NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, REPLACEMENT OF DEAD PLANT MATERIAL, AND REPLACEMENT OF DISEASED PLANT MATERIAL. REPLACEMENT PLANT MATERIAL SHALL BE THE SAME SIZE AND OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE APPROVED LANDSCAPE PLAN. SUBSTITUTIONS WITH OTHER TYPES OF PLANT MATERIAL MAY BE MADE ONLY WITH ARCHITECT AND/OR TOWN APPROVAL. ALL REPLACEMENTS SHALL OCCUR WITHIN ONE GROWING SEASON.
- GROUNDS SHALL BE MAINTAINED IN A SAFE, CLEAN, AND NEAT CONDITION WITH NO RUBBISH OR WEEDS. LAWNS SHALL BE KEPT IN A MOWED CONDITION (NOTE: SPECIAL MOWING REQUIREMENTS OF LOW WATER TURF GRASSES). ROADS AND PAVEMENT SHALL BE MAINTAINED IN GOOD CONDITION WITH NO POTHoles OR SUB GRADE DEFICIENCIES.

LIVING COVERAGE TEMPLATES

The templates below show the average size and approximate coverage for plants used within this plan. Plant size is determined at 75% of the average mature size as published by the Colorado Nursery Association.



WATER USE SYMBOLS

The symbols below are used to depict the approximate water use for established plants. The symbols are consistent with published documents from the Colorado Nursery Association, Denver Water Board, Colorado State University and other Xeric landscaping materials.

Native precipitation ☼ Low Water ○ Moderate Water ◐ High Water ◑

Granite Boulders 4 - review plan and detail sheet for nominal sizes

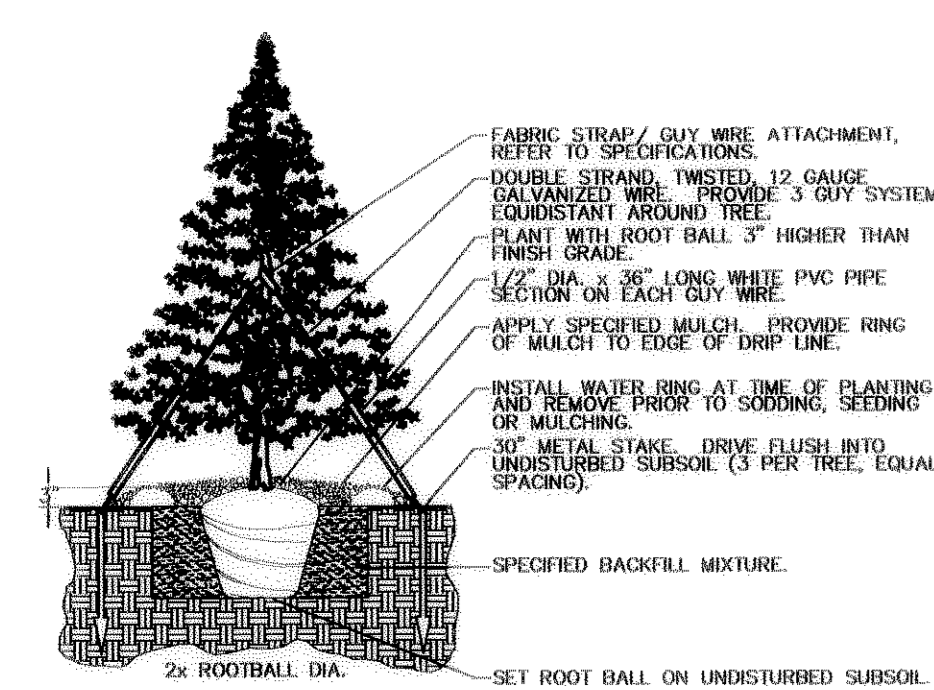
Total Trees 17 (7 EVERGREEN)
Total Shrubs 86 (69 EVERGREEN)
Total perennials 151
Total Specimens 24

LANDSCAPE "BY OTHER'S"

6 - Patmore Ash
4 - Buffalo Juniper
10 - Armstrong Juniper
6 - Western Sand Cherry

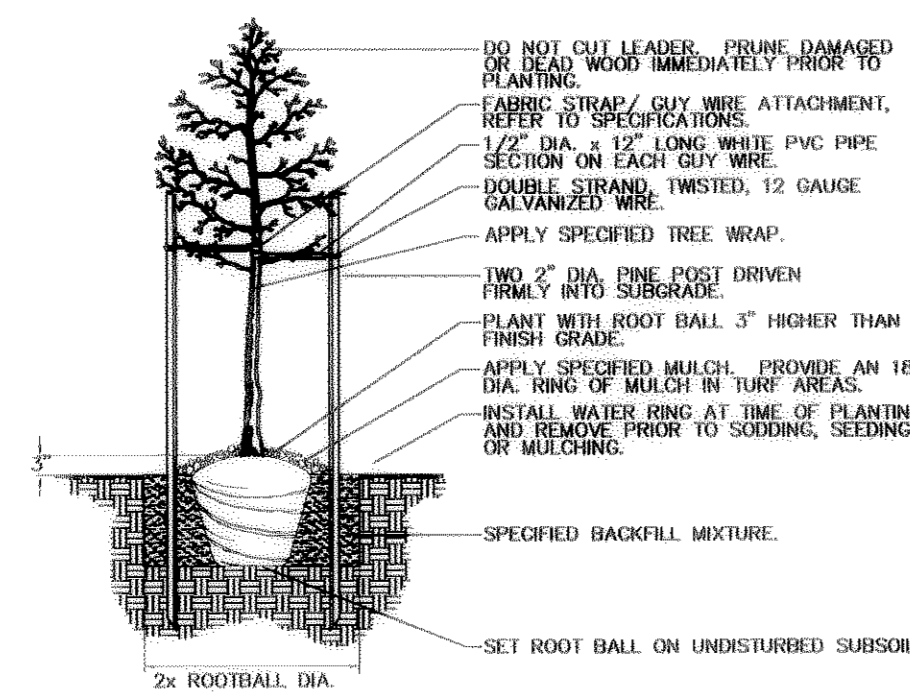
Grand Total - on site

Total Trees 23 (7 EVERGREEN)
Total Shrubs 106 (83 EVERGREEN)
Total perennials 151
Total Specimens 24



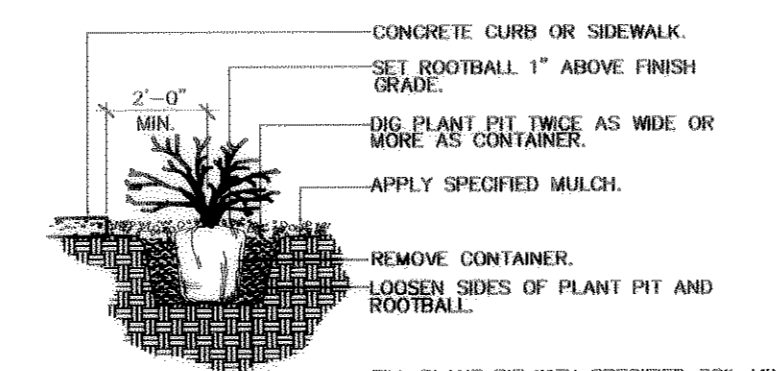
EVERGREEN TREE PLANTING DETAIL

N.T.S.



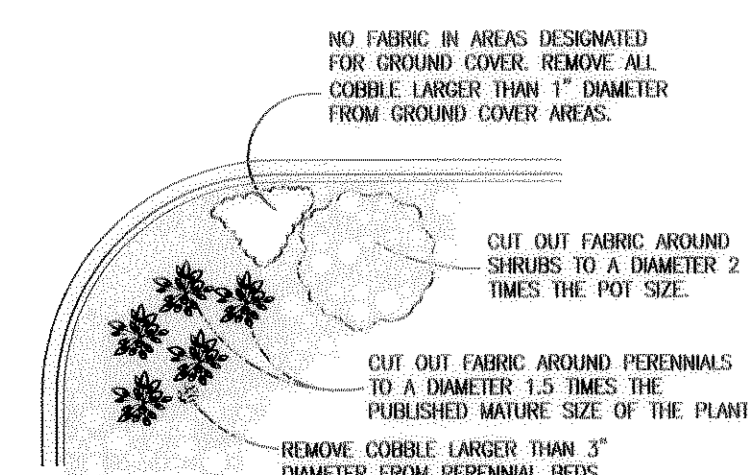
DECIDUOUS TREE PLANTING DETAIL

N.T.S.



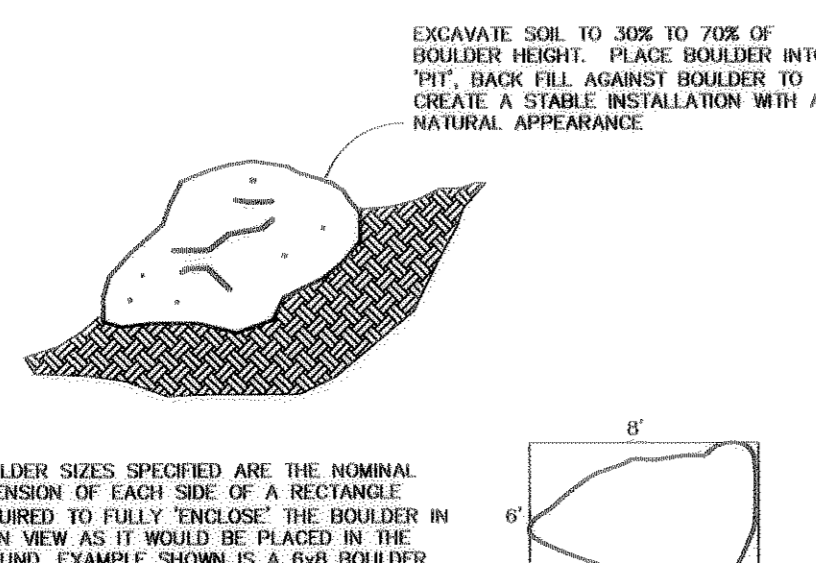
SHRUB PLANTING DETAIL

N.T.S.



PERENNIAL PLANTING BED IN ROCK MULCH

N.T.S.



TYPICAL BOULDER PLACEMENT

N.T.S.

ALL BOULDERS ON THE SITE SHALL BE SIMILAR IN COLOR AND COMPOSITION UNLESS SPECIFICALLY NOTED TO THE CONTRARY.

BOULDERS SHALL BE HANDLED IN SUCH A MANNER SO AS TO MINIMIZE SCARRING, CHIPPING OR CRACKING.

BOULDER SHALL BE PLACED TO HIDE MANMADE IMPERFECTIONS ON THE SURFACE.

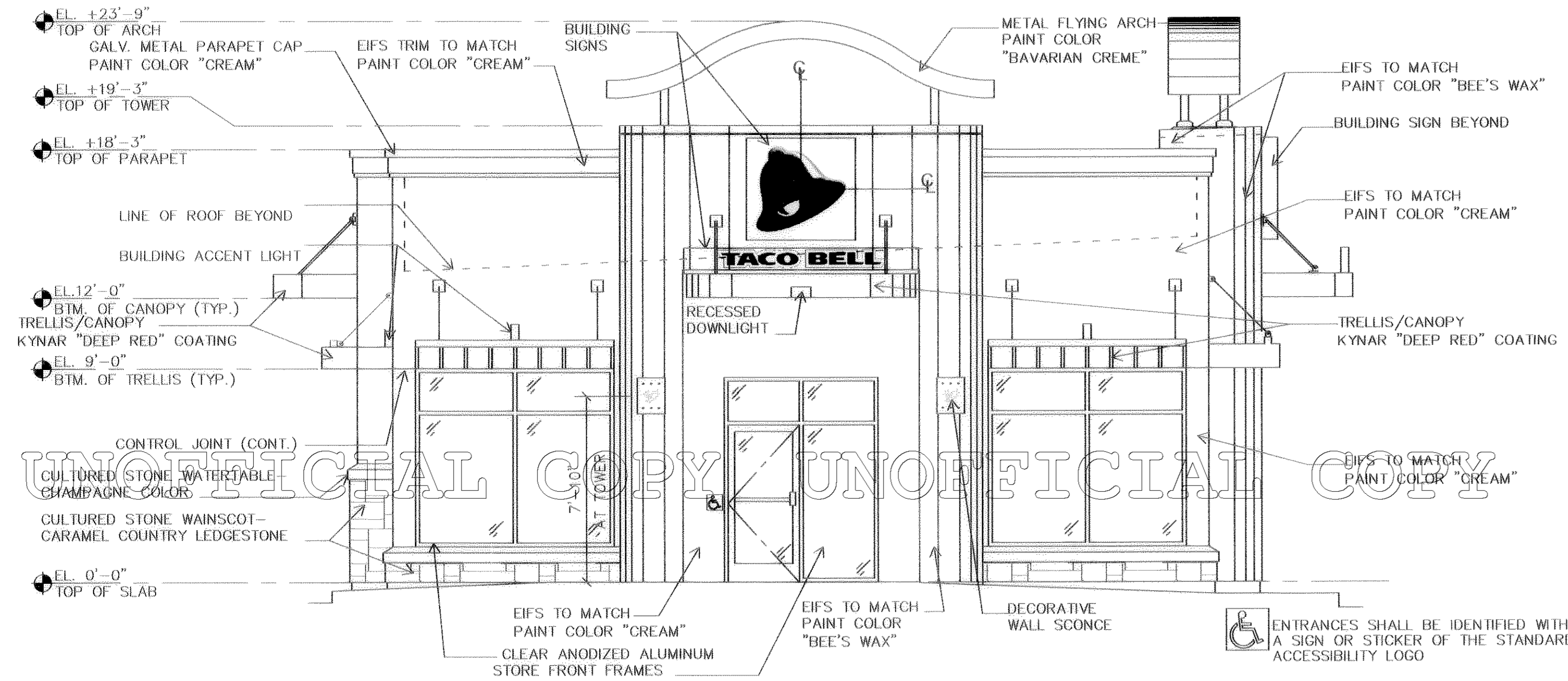
FINAL PD SITE PLAN

LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT

LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

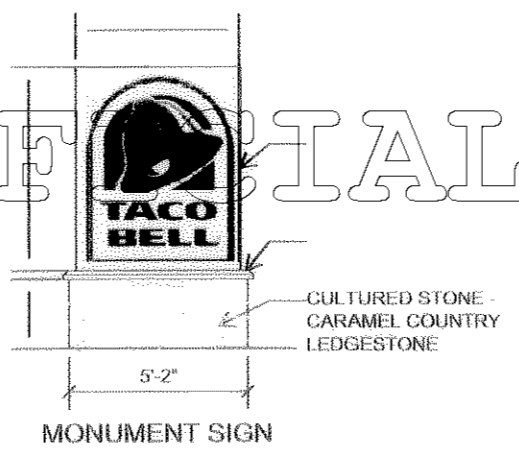
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

BUILDING ELEVATIONS

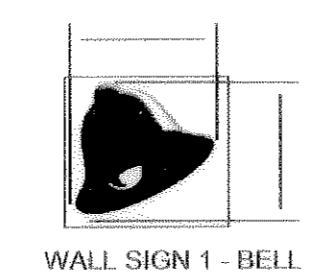


NORTH ELEVATION

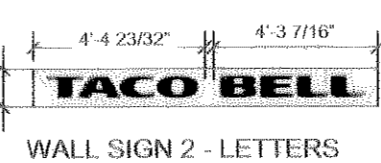
SIGN TYPE	QUANTITY	SQUARE FOOTAGE
MONUMENT SIGN	1	1 @ 31 SF = 31 SF
WALL SIGN 1 - BELL	2	2 @ 19.8 SF = 39.6 SF
WALL SIGN 2 - LETTERS	2	2 @ 6.6 SF = 13.2 SF
TOTAL	5	83.8 SF = 84 SF



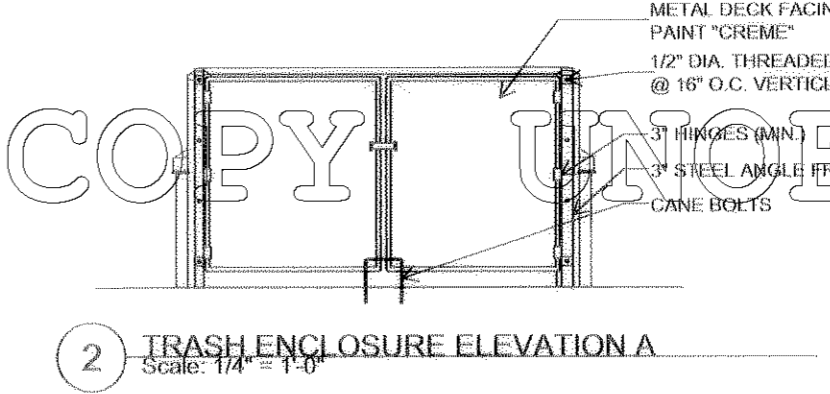
MONUMENT SIGN



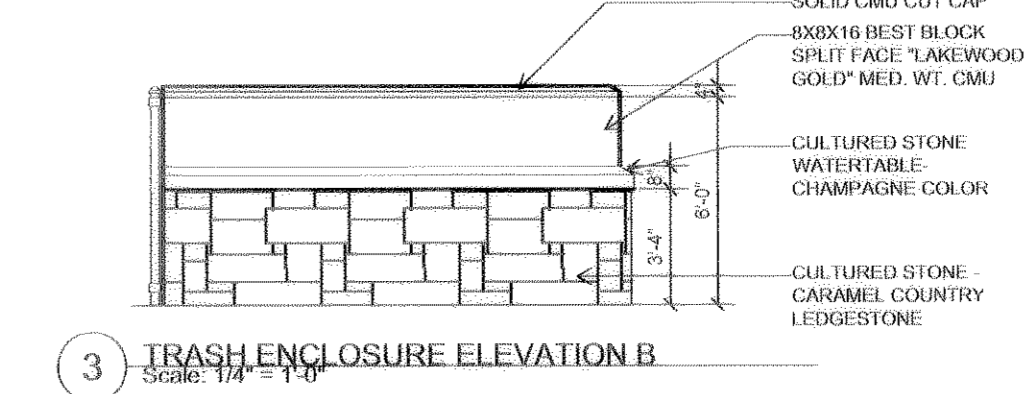
WALL SIGN 1 - BELL



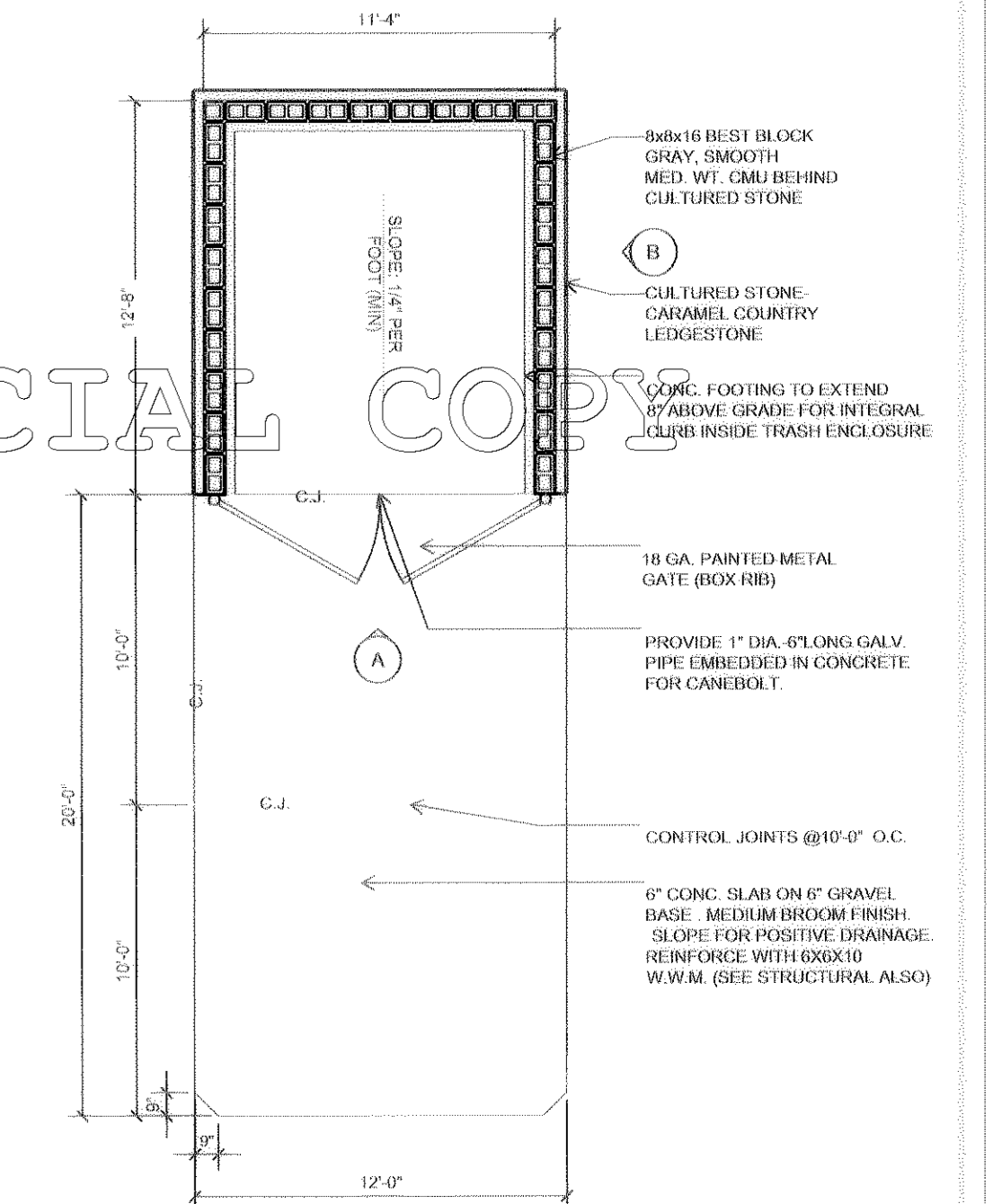
WALL SIGN 2 - LETTERS



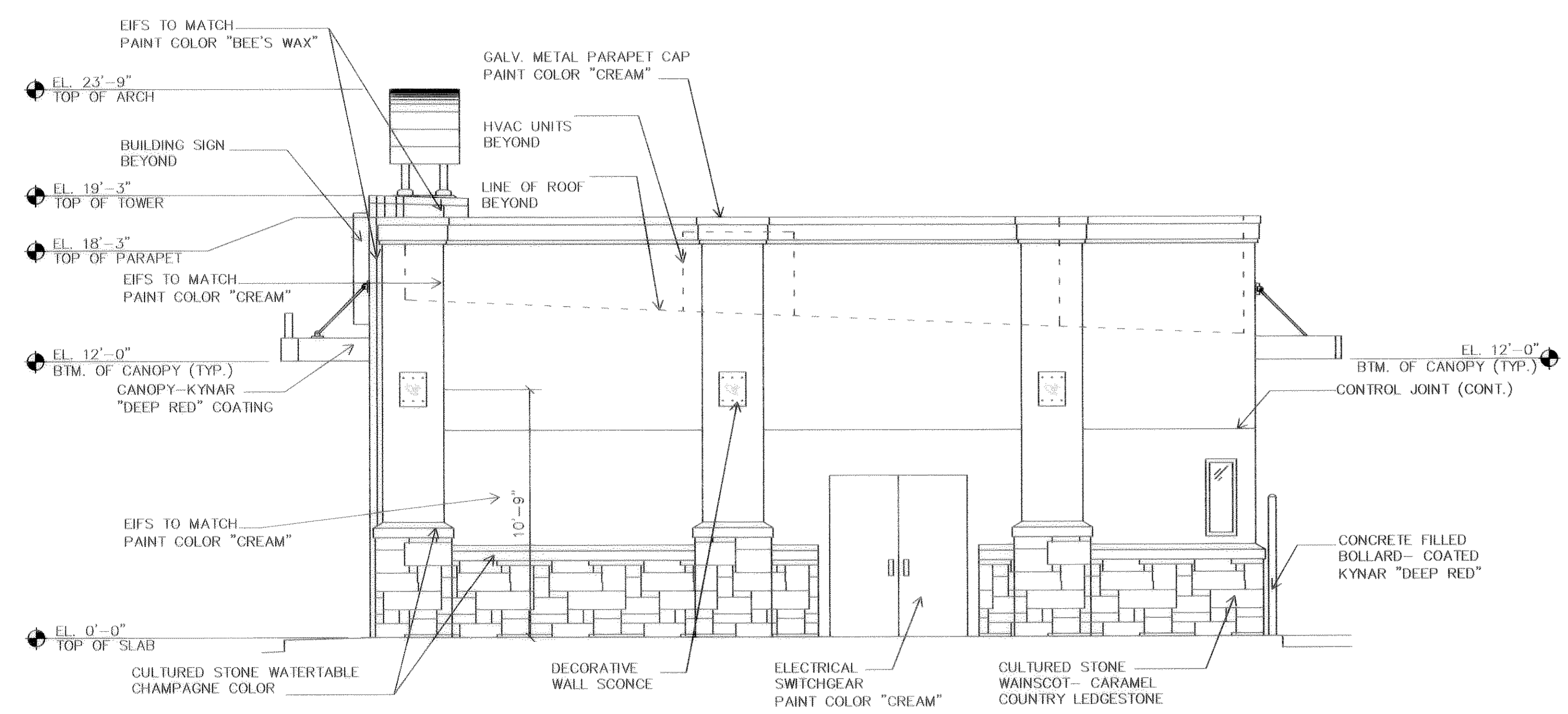
2 TRASH ENCLOSURE ELEVATION A
Scale: 1/4" = 1'-0"



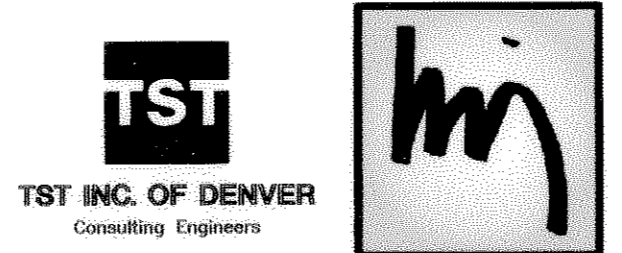
3 TRASH ENCLOSURE ELEVATION B
Scale: 1/4" = 1'-0"



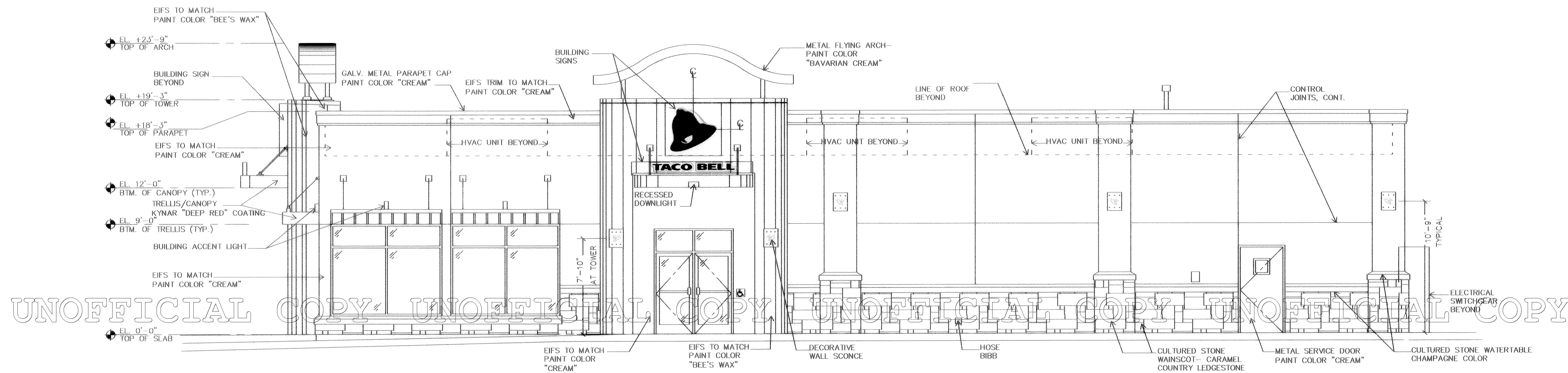
1 TRASH ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



SOUTH ELEVATION

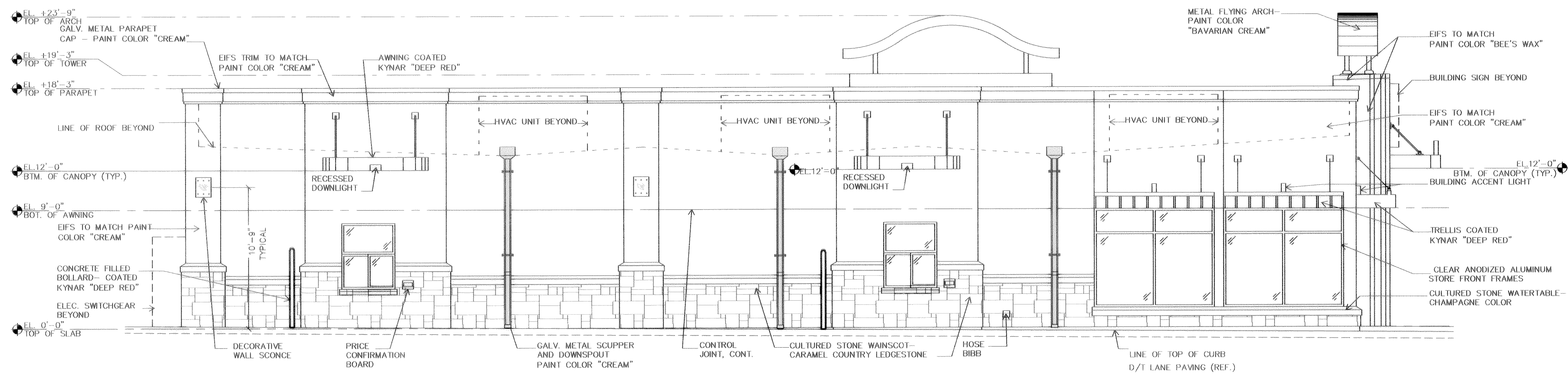


FINAL PD SITE PLAN
LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT
 LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
BUILDING ELEVATIONS



WEST ELEVATION

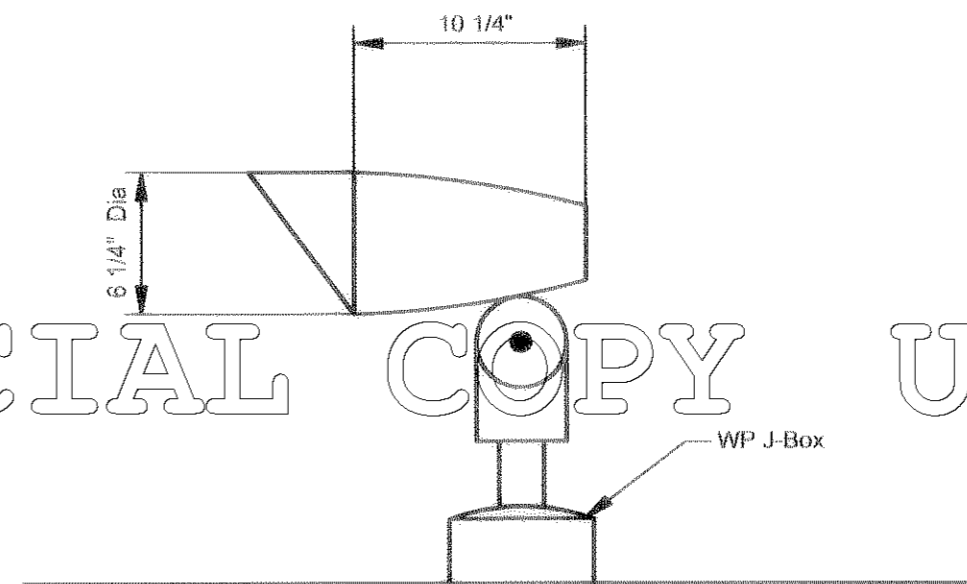
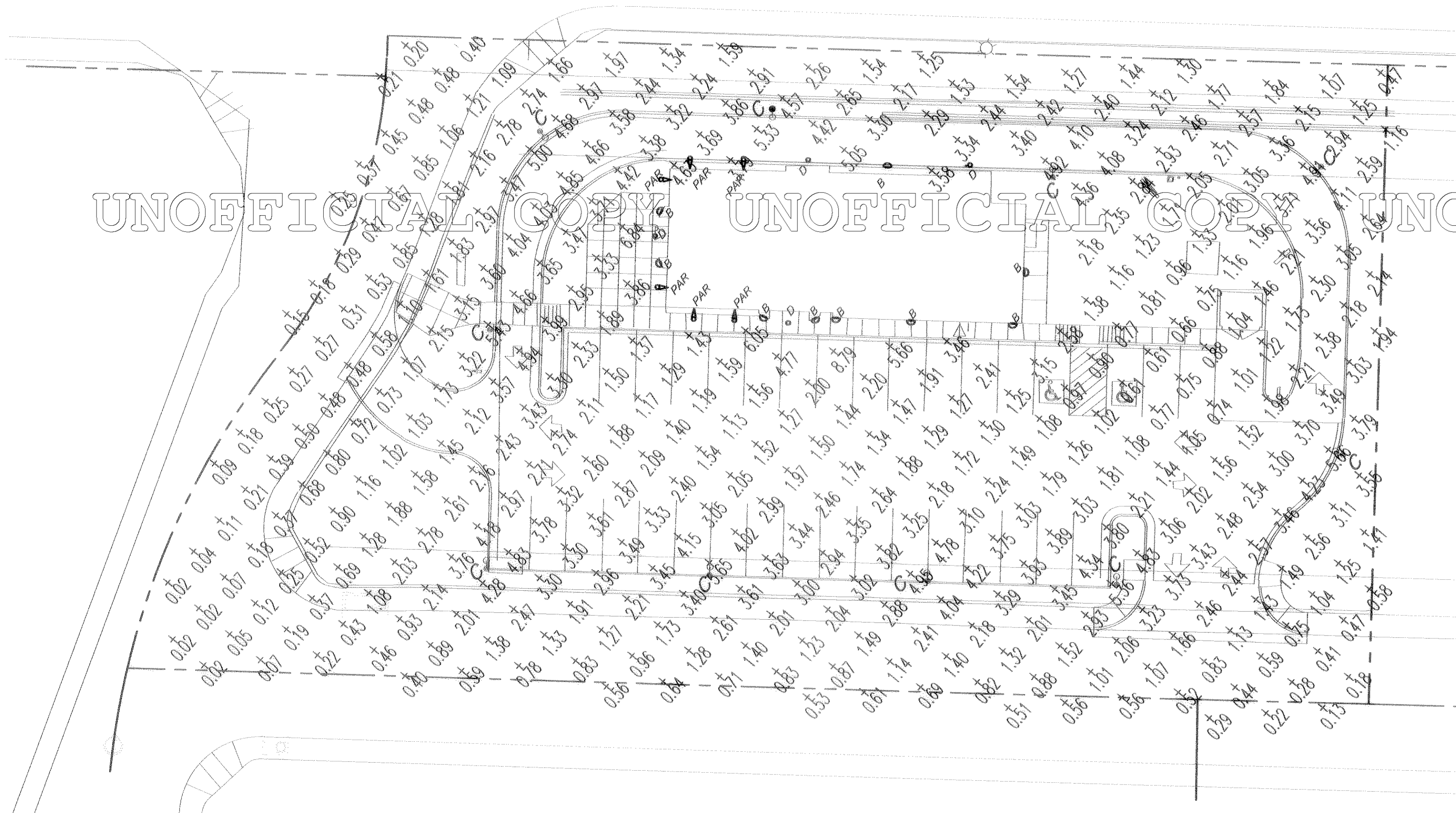
ENTRANCES SHALL BE IDENTIFIED WITH A SIGN OR STICKER OF THE STANDARD ACCESSIBILITY LOGO



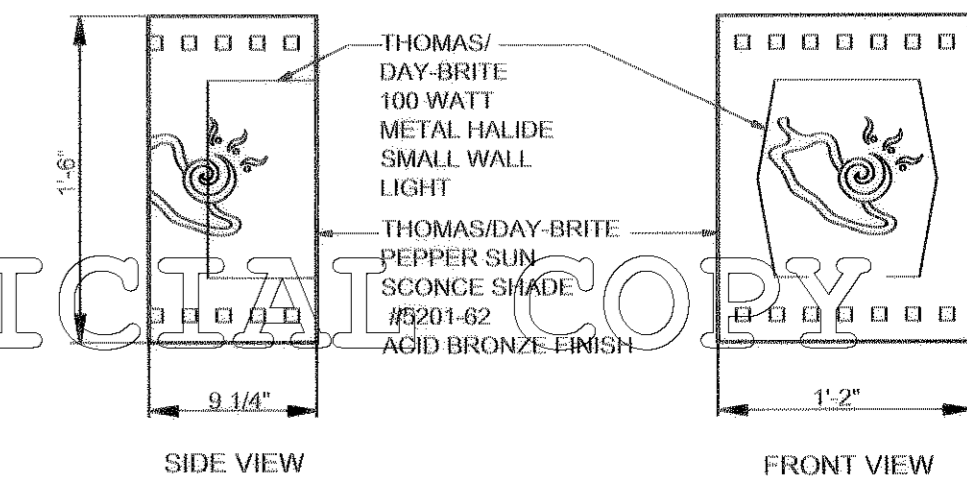
EAST ELEVATION



FINAL PD SITE PLAN
LOT 2-B, METZLER RANCH FILING NO. 3, FIRST AMENDMENT
 LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
PHOTOMETRIC PLAN

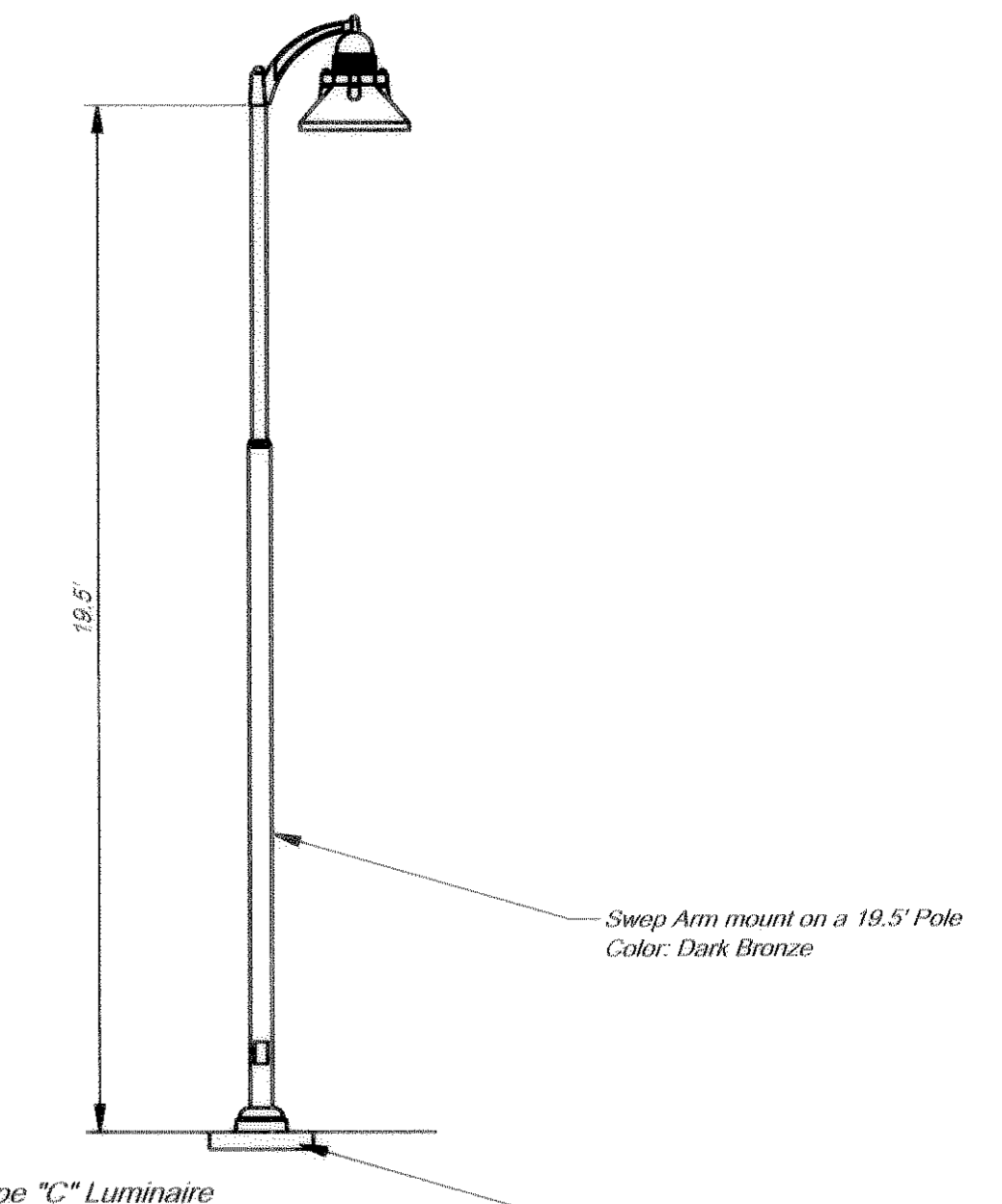


② TYPE "PAR"



Chili Pepper Light

③ TYPE "B"



① POLE DETAIL

CALCULATION SUMMARY							
AREA NAME	DIMENSIONS	GRID NAME	AVE.	MAX	MIN	MAX/MIN	AVE./MIN
Site	315x300x0F1	Pavement	<4>	2.1	8.8	0.0	574.8 / 137.6

Revised Taco Bell LUMINAIRE SCHEDULE							
TYP	NOTES	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
B	1	VISA LIGHTING WALL-SCENCE (1) "OW" OW1454-1H50	(1) MVR50/MED	5500	WALL MNT SURF. WALL	1.00	9
C		KIM LIGHTING, 1 RA173/175MH (1) "RASH" RA173/175MHccc/xx	(1) 175W M.H.	13500	Pole Mounted	1.00	10
PAR		GE LIGHTING 60PAR30/35 DEGREE	(1) 27214	800	Canopy	1.00	10

Notes:
 1. VISA Wall Scence was used for photometrics calculations.
 Type "B" light is a custom light that does not have a photometrics file available. Custom light provides less light than the wall scence.

