

PLAT IDENTIFICATION SHEET



2003095845 9 PGS

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

\$91.00
9 PGS

2003095845
06/27/2003 01:20 PM

UNOFFICIAL COPY

GRANTOR:

(owner/signer)

~~DL~~ DL Wulschleger LLC

GRANTEE:

(subdivision name or name of plat)

Lot 2C Metzler Ranch Filing No. 3
1st Amendment

LLEGAL:

(section-township-range)

24-7-67

FINAL PD SITE PLAN USE BY SPECIAL REVIEW

LOT 2-C, METZLER RANCH FILING No. 3, 1ST 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

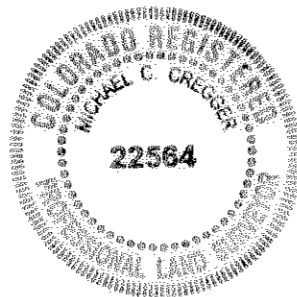
PROPERTY DESCRIPTION

A TRACT 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-C, METZLER RANCH FILING NO. 3, 1ST AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 0.92 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 THE 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.

Michael C. Cregger June 13, 2003
PROFESSIONAL LAND SURVEYOR DATE
COLORADO REGISTRATION NO. 22564



TITLE CERTIFICATION

I, *Eric Stearns* 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.

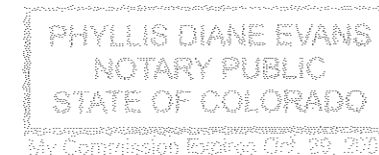
SIGNED THIS 13th DAY OF June, 2003
Eric Stearns
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF June, 2003 BY
Eric Stearns

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Phyllis Diane Evans



NOTES:

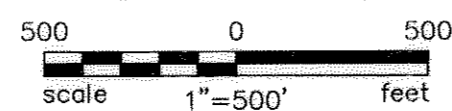
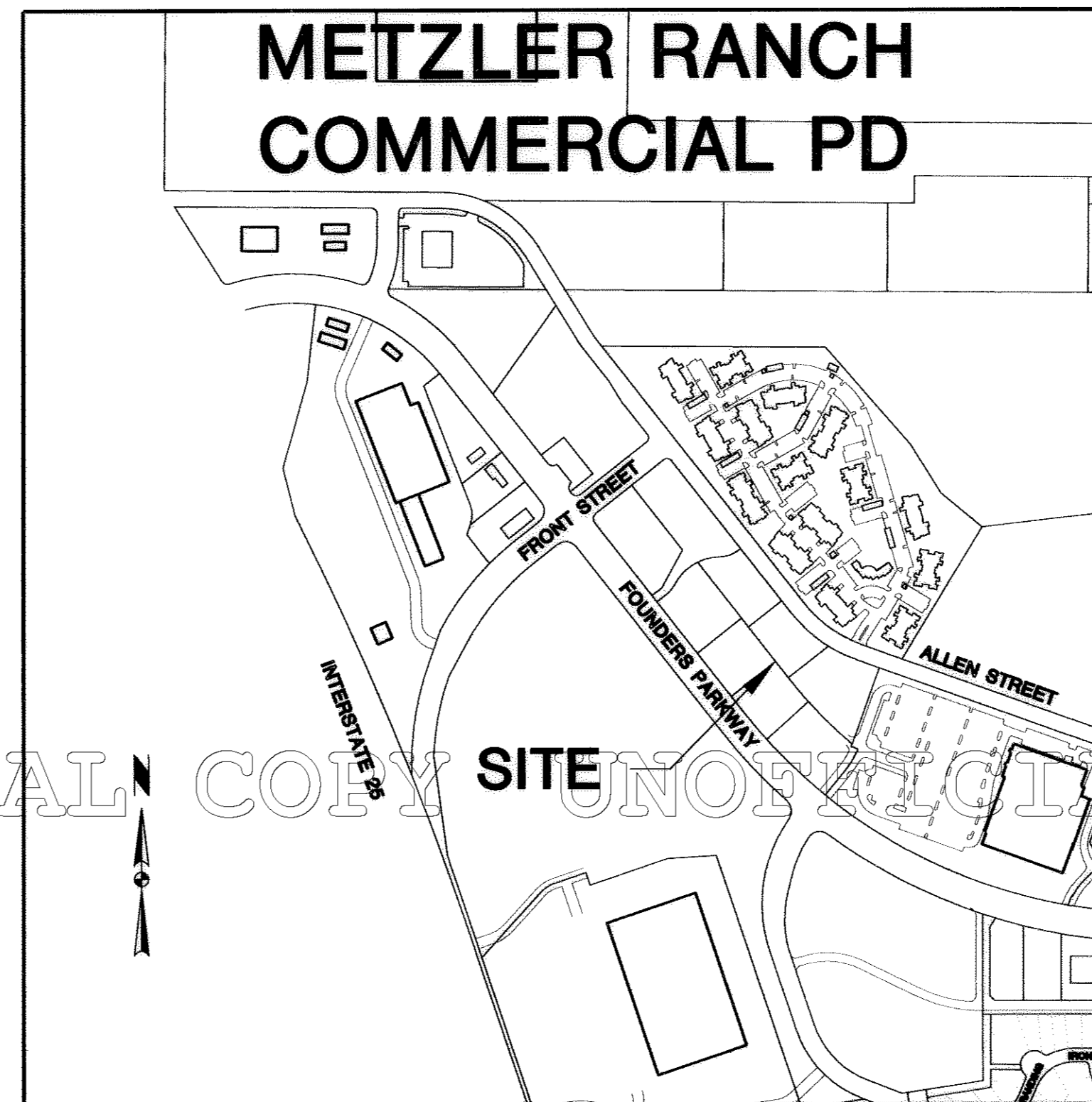
- BENCHMARK: FINISHED RIM ELEVATION - SANITARY SEWER MANHOLE ELEVATION = 6,332.27 (USGS) NORTHWEST CORNER OF PARCEL 4, 25 FEET SOUTH OF FOUNDERS PARKWAY SOUTH RIGHT-OF-WAY LINE.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS: SOUTHWEST PROPERTY LINE; SOUTH 38°14'00" EAST
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- NO SOLID OBJECT EXCEEDING THIRTY INCHES (30") IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, MONUMENT SIGNS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES OR BERMS, SHALL BE PLACED IN THE SIGHT TRIANGLES.
- IN ACCORDANCE WITH THE METZLER RANCH FILING NO. 3 SIA, THE FOLLOWING METER WILL BE USED AND CORRESPONDING SFE'S WILL BE DEDUCTED FROM THE WATER BANK:
METER SIZE: 1" SFE'S: 2
- THE USE BY SPECIAL REVIEW IS TO ALLOW A VETERINARY CLINIC ON THE PROPERTY KNOWN AS LOT 2-C, METZLER RANCH FILING No.3, 1st AMENDMENT, AS 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 SITE DESIGN.
- 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 SUBDIVIDERS 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.
- 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.

OWNER
RRMM Corporation
PO Box 1198
Idaho Springs, CO 80452
(303) 567-2785

DEVELOPER
DL WULLSCHLEGER, L.L.C.
401 North Faver Drive
Castle rock, Colorado 80104
303-688-8475

CIVIL ENGINEER/SURVEYOR
TST Inc. of Denver
9222 Teddy Lane
Lone Tree, CO 80124
(303) 792-0557

ARCHITECT
D.D. DRAPTING
P.O. BOX 15
FRANKTOWN, CO 80116
(303) 680-3866



VICINITY MAP
SCALE 1"=500'

SITE DATA		
ADDRESS: 5030 FACTORY SHOPS BLVD CASTLE ROCK, CO 80104		
PRESENT ZONING:	PD	
PROPOSED ZONING:	PD	
PRESENT USE:	VACANT	
PROPOSED USE:	VETERINARY BUILDING	
ITEM	SQ. FOOTAGE	%
TOTAL LOT 2-C	40,000 S.F.	100
BUILDING FOOTPRINT*	5,400	13.5
PARKING/ROADS*	24,591	61.5
HARDSCAPE TOTAL*	27,189	75.0
PLANTED AREA*	8,348	20.9
EXISTING VEGETATION	4202	10.5
LANDSCAPE TOTAL*	12,550	31.4
BUILDING SIZE		
SINGLE STORY	3,960 SQ.FT. TOTAL	
PERMITTED BUILDING HEIGHT	50'	
PROPOSED BUILDING HEIGHT	17'	
PARKING TABULATION		
REQUIRED PARKING 1 SPS. PER 200 SF	19.8 SPACES	
PROVIDED PARKING	20 FULL SIZE	2 HANDICAP
	22 TOTAL	

* AREAS SHOWN ARE TOTALS FOR THE FUTURE EXPANSION AT TOTAL BUILD-OUT. REFERENCE SHEET 6 OF 8 FOR CURRENT PROPOSED AND FUTURE EXPANSION TABULATIONS, PERCENTAGES AND COMPARISONS.



SHEET INDEX

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

OWNERSHIP CERTIFICATION

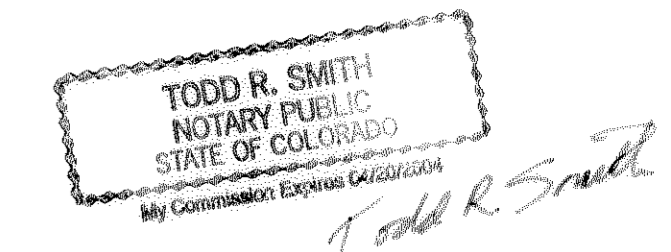
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HERIN AS THE METZLER RANCH FILING NO. 3, 1ST AMENDMENT, LOT 2-C IN THE TOWN OF CASTLE ROCK.

DL Wullschleger
DL Wullschleger LLC

SIGNED THIS 13 DAY OF June, 2003

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF June, 2003 BY
DL Wullschleger

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 04/20/04



LIENHOLDER SUBORDINATION CERTIFICATE

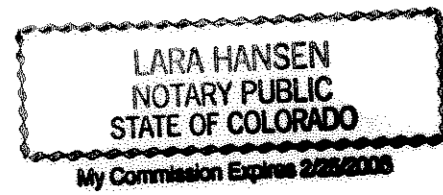
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE LOT 2-C, METZLER RANCH FILING No. 3, 1st AMENDMENT SUBDIVISION IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON _____ IN _____ BOOK AT PAGE _____ DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Todd R. Smith
COLORADO COMMUNITY BANK

SIGNED THIS 13 DAY OF June, 2003

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF June, 2003 BY
Todd R. Smith

WITNESS MY HAND AND OFFICIAL SEAL.



MY COMMISSION EXPIRES: 2/25/06

Lara Hansen
NOTARY PUBLIC

TOWN CERTIFICATION - USE BY SPECIAL REVIEW

A. PLANNING COMMISSION RECOMMENDATION:
THE USE BY SPECIAL REVIEW FOR METZLER RANCH FILING 3, 1ST AMENDMENT, LOT 2-C WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27 DAY OF March, 2003.

Sandy L. Taylor 6-24-03
CHAIRMAN DATE
Patricia A. Sellman 6-24-03
DIRECTOR OF PLANNING AND DEVELOPMENT DATE

B. TOWN COUNCIL APPROVAL:
THE USE BY SPECIAL REVIEW FOR METZLER RANCH FILING 3, 1ST AMENDMENT, LOT 2-C WAS APPROVED BY THE TOWN COUNCIL & THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 26 DAY OF June, 2003.

William S. Bennett 6-25-03
MAYOR DATE



Debbie A. Miller 6-25-03
ATTEST: TOWN CLERK DATE

THE FINAL PD SITE PLAN FOR METZLER RANCH FILING 3, 1ST AMENDMENT, LOT 2-C IS HEREBY APPROVED ON THE 27th DAY OF June, 2003.

Patricia A. Sellman 6-24-03
DIRECTOR OF DEVELOPMENT SERVICES DATE

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 1:20 P.M. ON THE 27th DAY OF June, 2003, IN _____ RECEPTION NO. 2003095845

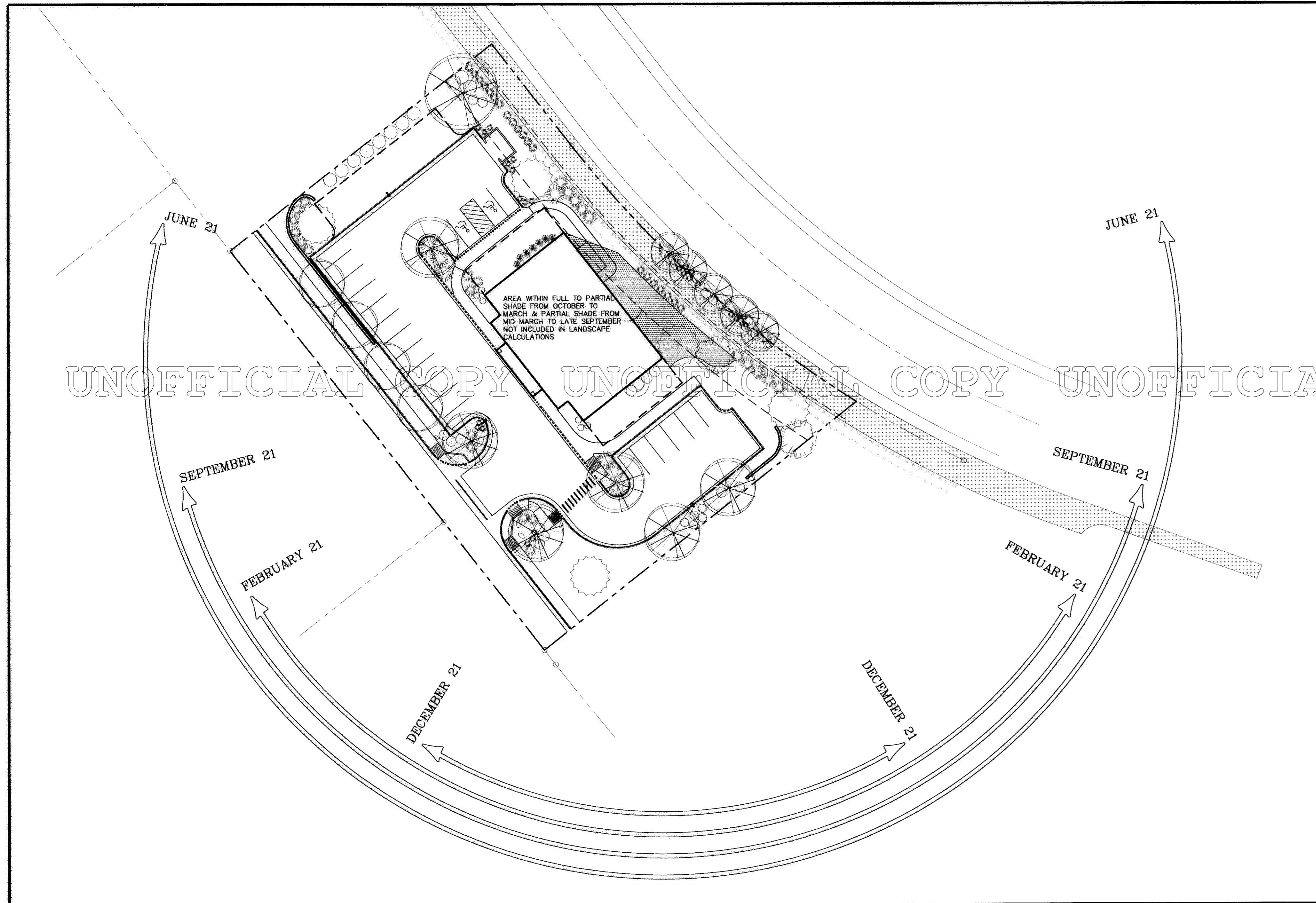
DOUGLAS COUNTY CLERK AND RECORDER

BY: *Christine Davis*
DEPUTY

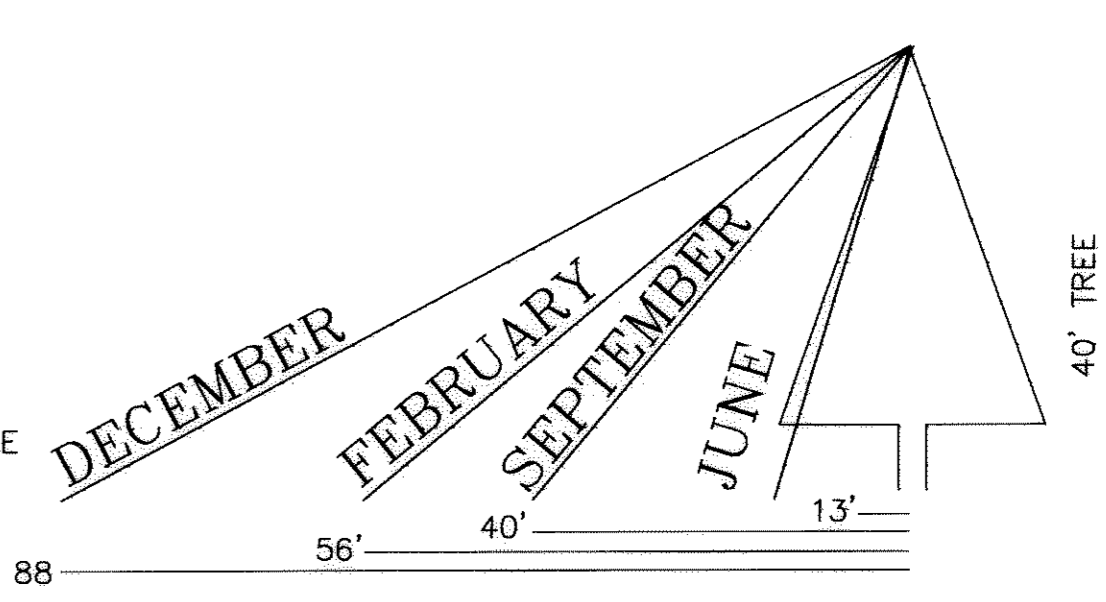
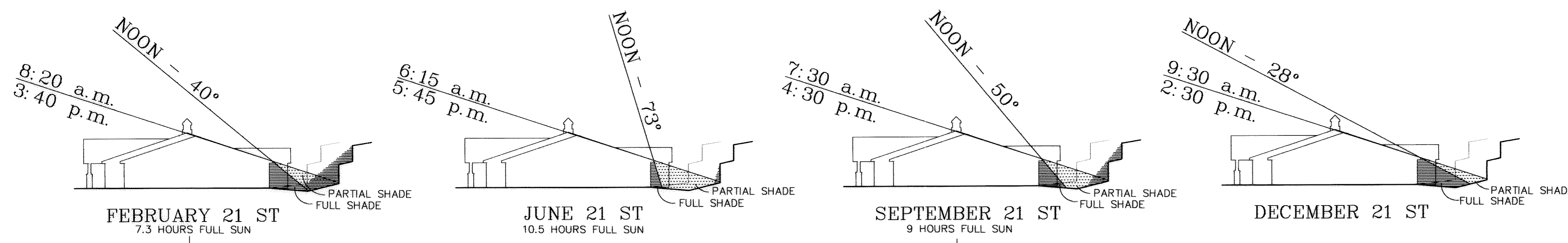
SUBMITTAL: September 18, 2002
REVISED: January 20, 2003
REVISED: May 15, 2003
REVISED: June 6, 2003
REVISED: June 13, 2003

FINAL PD SITE PLAN
USE BY SPECIAL REVIEW
LOT 2-C METZLER RANCH FILING NO. 3,
1ST AMENDMENT
TITLE SHEET
SHEET 1 OF 9

FINAL PD SITE PLAN
 USE BY SPECIAL REVIEW
LOT 2-C, METZLER RANCH FILING No. 3, 1ST 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 - SOLAR EXHIBIT



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



GROWING SEASON

FINAL PD SITE PLAN USE BY SPECIAL REVIEW

LOT 2-C, METZLER RANCH FILING No. 3, 1ST 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	Celtis occidentalis	Hackberry	2"
SHP	Pyrus calleryana	Stone Hill Pear	1.5"
SA	Fraxinus pennsylvanica	Summit Ash	2"
SHL	Gleditsia triacanthos	Shademaster Honeylocust	2"
DECIDUOUS SHRUBS			
GC	Ribes aureum	Golden Currant	5 GAL
LP	Amorpha canescens	Lead Plant	5 GAL
MB	Barberis mentarensis	Mentor Barberrry	5 GAL
PK	Cotoneaster lucidus	Peking Cotoneaster	5 GAL
VS	Spiraea vanhouttei	Vanhoutte Spirea	5 GAL
WSC	Prunus besseyi	Western Sand Cherry	5 GAL
EVERGREEN TREES			
AP	Pinus Nigra	Austrian Pine	8'
DF	Pseudotsuga menziesii	Douglas Fir	8'
SP	Pinus sylvestris	Scotch Pine	8'
EVERGREEN SHRUBS			
AJ	Juniperus chinensis	Chinese Juniper 'Armstrong'	5 GAL
BRJ	Juniperus horizontalis	Blue Rug Juniper	5 GAL
BJ	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 GAL
HJ	Juniperus horizontalis	Creeping Juniper 'Hughes'	5 GAL
HJ	Juniperus chinensis	Holbert Juniper	5 GAL
HTH	Ilex x meserveae	True Holly 'Berrie-Magic'	5 GAL
MP	Pinus Mugo	Mugo Pine	5 GAL
PP	Pyraantha coccinea	Pyraantha Pauciflora	5 GAL
SPECIMEN PLANTS			
FRG	Calamagrostis x acutiflora	Feather Reed Grass	1 GAL
SBIG	Sorghastrum nutans	Indian Grass	1 GAL
FLOWERING PLANTS			
CF	Zauschneria	California Fuchsia	
DL	Hemerocallis	Daylily	
MC	Anthemis biebersteiniana	Marshal Oreganille	
OZS	Oenothera missouriensis	Ozark Sundrops	
RMP	Penstemon strictus	Rocky Mountain Penstemon	
SD	Chrysanthemum superbum	Shosta Daisy	
SS	Scutellaria baicalensis	Siberian Skullcap	
GROUND COVER			
DPF	Zinnia grandiflora	Desert Paper Flower	
KNK	Arctostaphylos uva-ursi	Kinnikinnik	
PM	Callirhoe involucrata	Poppy Mallow	
SW	Galium adortum	Sweet Woodruf	
LANDSCAPE BY OTHERS			
METZLER COMMERCIAL - TREE BOSQUE ON ALLEN STREET			
PA	Fraxinus pennsylvanica	Patmore Ash	2.5"
WSC	Prunus besseyi	Western Sand Cherry	5 GAL
AJ	Juniperus chinensis	Chinese Juniper 'Armstrong'	5 GAL
BJ	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 GAL
THYME	Thymus spp.	Thyme	

Site Summary

Proposed	Future Expansion
Total Site	Total Site
Paving	Paving
Building	Building
Landscaping	Landscaping

Landscaping Summary

Future Expansion	Mulch Coverage *
Total Landscape	Total mulch beds
Turf	Type
Woodmulch	Evergreen Trees
Rock Cobble	Evergreen Shrubs
Living Cover	Deciduous Shrubs
Required Planting	Perennials/Grasses
Trees	Ground Cover
Shrubs	Total Bed Coverage
Perennials	Total Turf Coverage - site
Ground Cover	Total living coverage - site

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 on 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 green color. During the hot/dry growing season the turf may require irrigation every 4 days.

Western Drought Defy (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 Defy 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 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 DEFY - BARENBRUG COLORADO BARLEXUS - 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' PELLETTIZED STRAW L.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 HAZARD 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

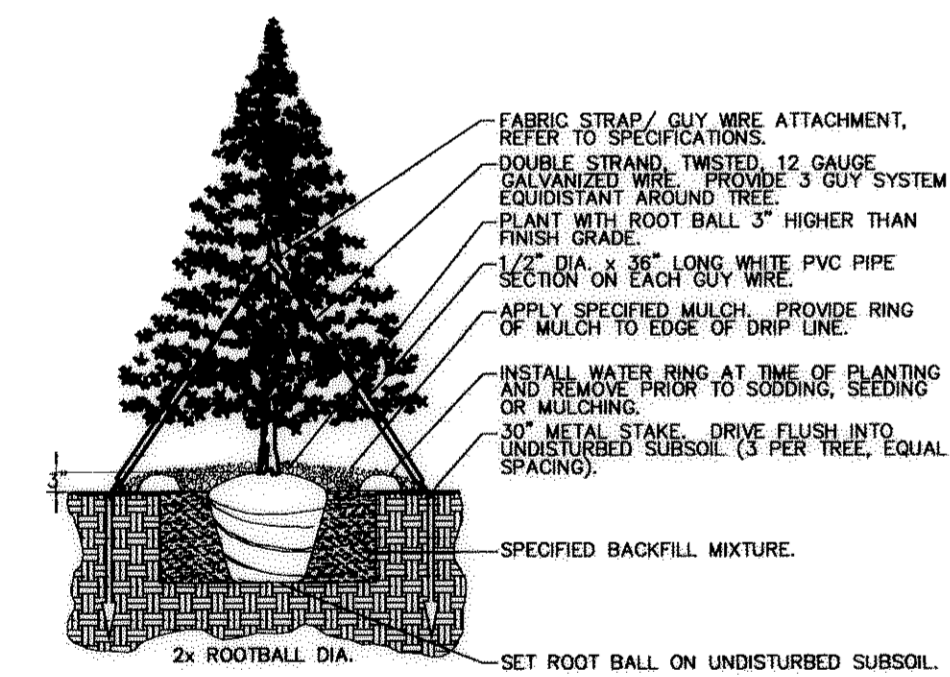
The templates below show the average size and approximate coverage for plants used within this plan. Plant size is determined at 75% of the average mature size as published by the Colorado Nursery Association.



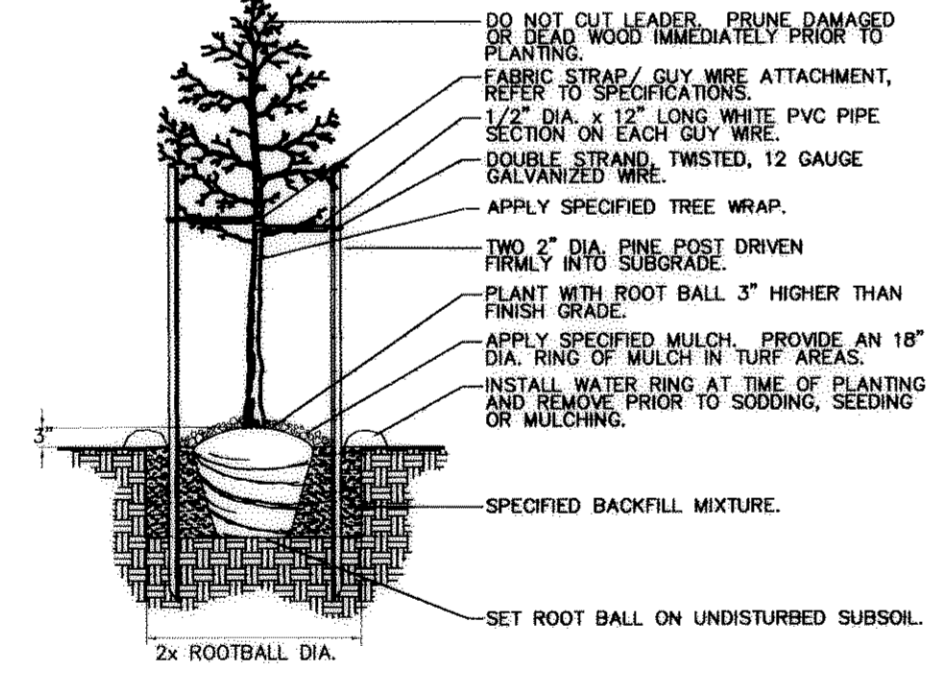
WATER USE SYMBOLS

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.

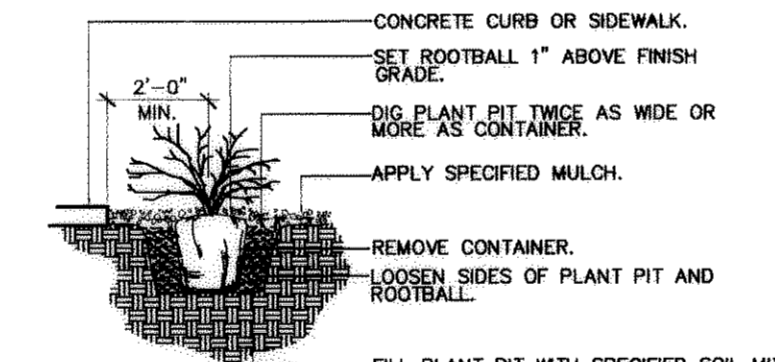
Native precipitation Low Water Moderate Water High Water



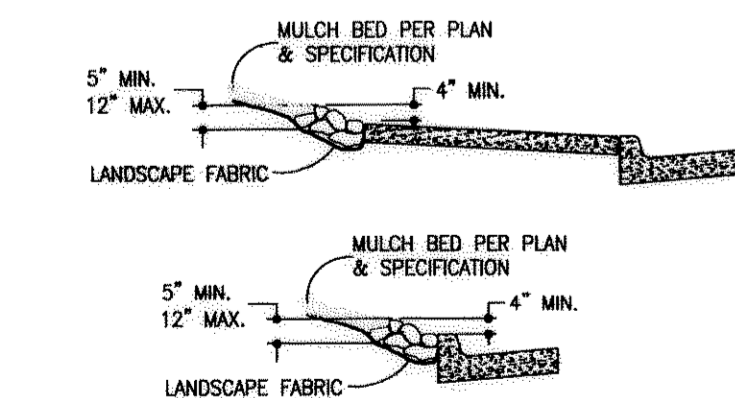
EVERGREEN TREE PLANTING DETAIL



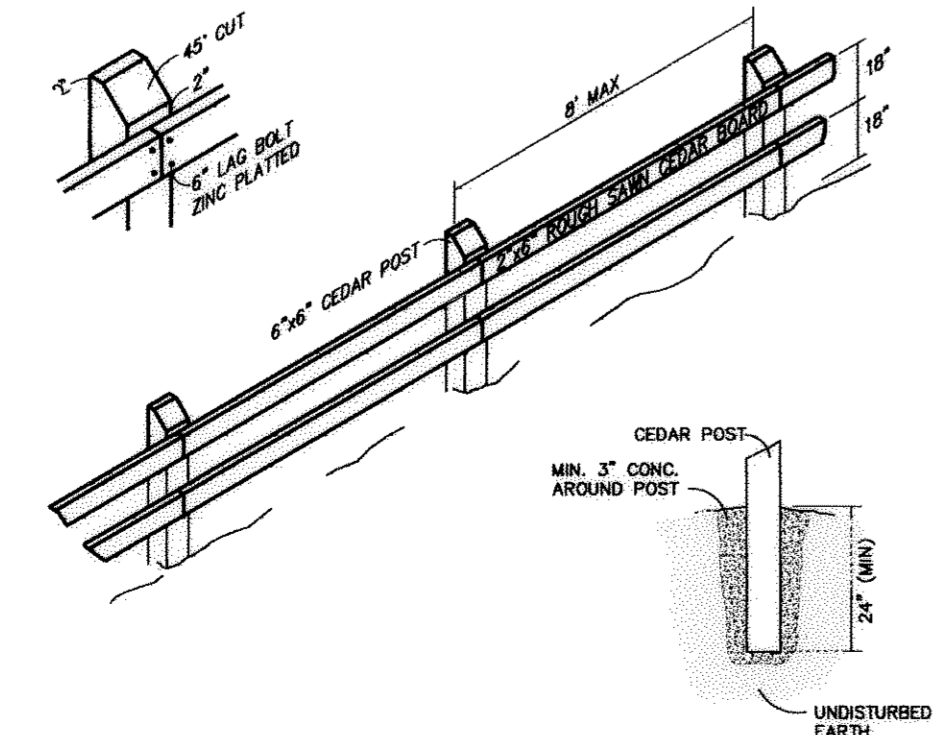
DECIDUOUS TREE PLANTING DETAIL



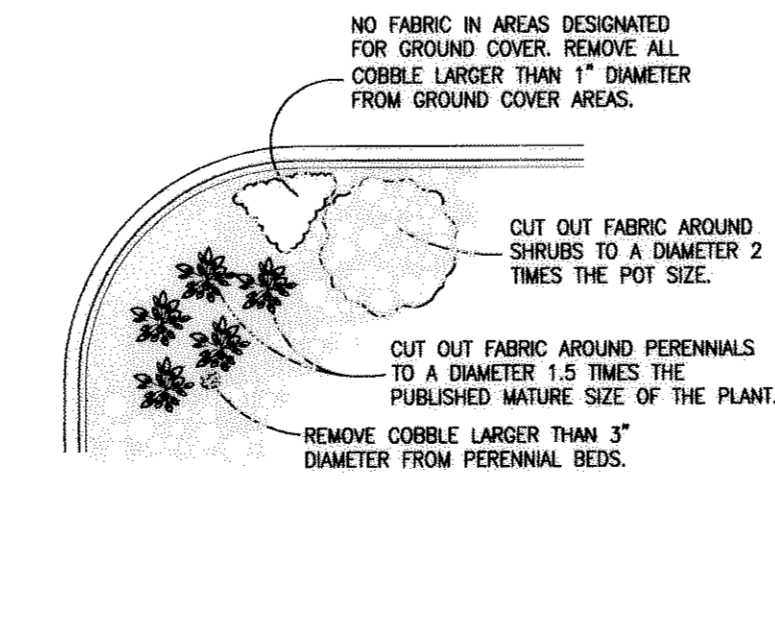
SHRUB PLANTING DETAIL



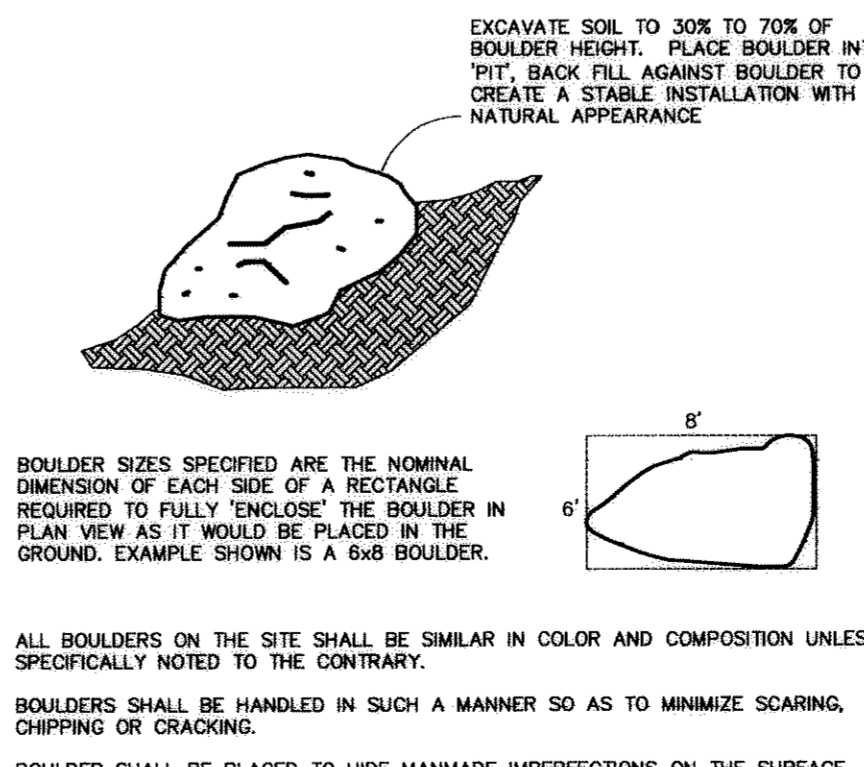
COBBLE BORDER FOR MULCH PLANTING BEDS



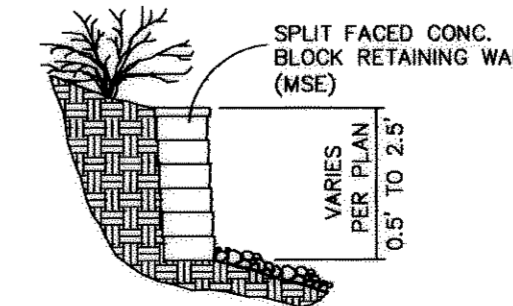
FENCE DETAIL



PERENNIAL PLANTING BED IN ROCK MULCH



TYPICAL BOULDER PLACEMENT



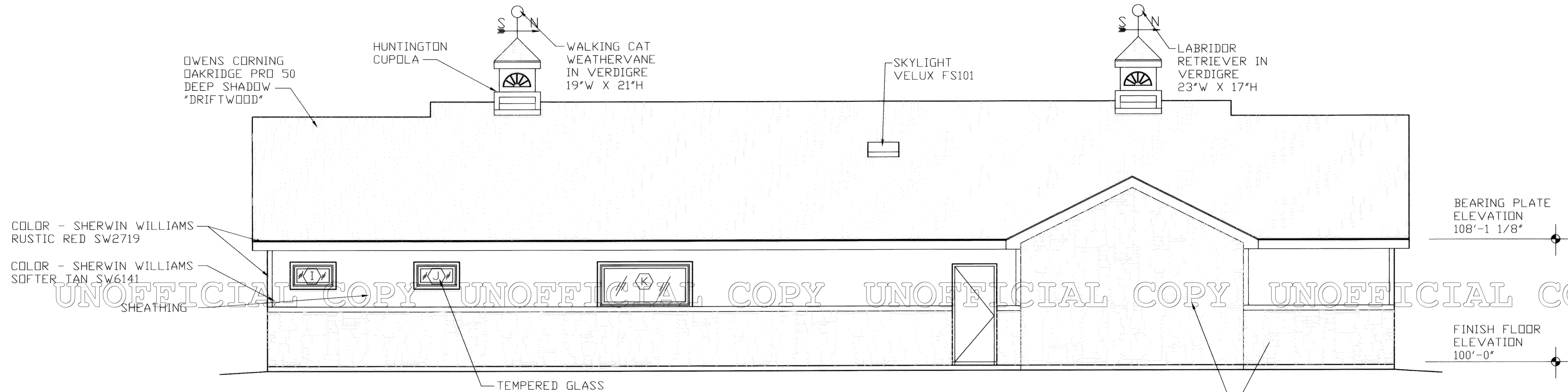
RETAINING WALL SECTION



SUBMITTAL: September 18, 2002
REVISED: January 20, 2003
REVISED: May 15, 2003
REVISED: June 6, 2003

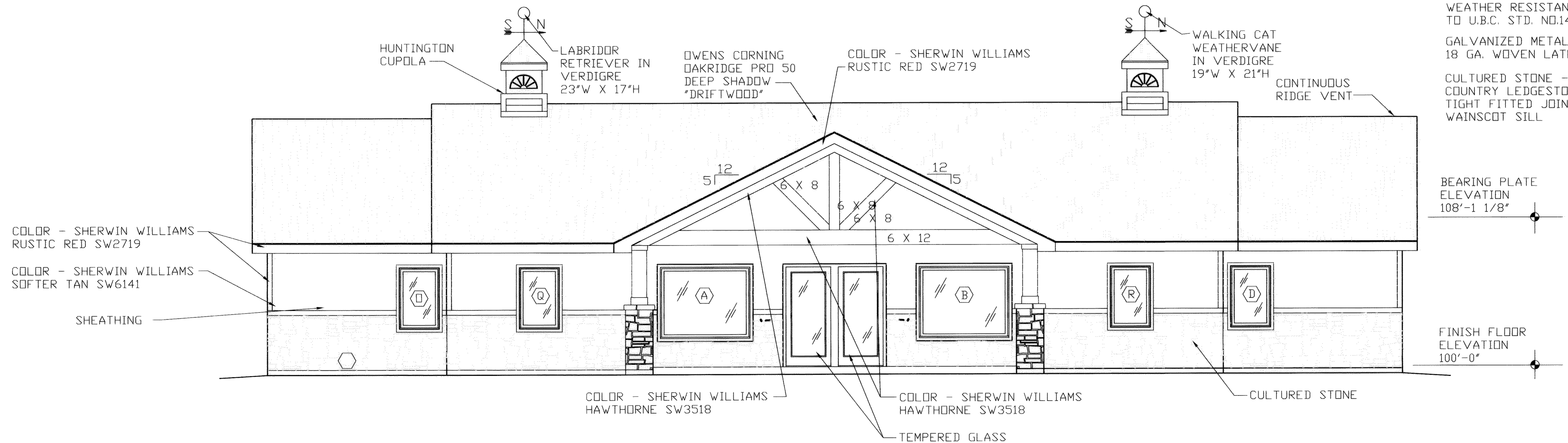
FINAL PD SITE PLAN
USE BY SPECIAL REVIEW
LOT 2-C METZLER RANCH FILING NO. 3,
1ST AMENDMENT
LANDSCAPE PLAN
SHEET 6 OF 9

FINAL PD SITE PLAN
 USE BY SPECIAL REVIEW
LOT 2-C, METZLER RANCH FILING No. 3, 1ST 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
ARCHITECTURAL ELEVATIONS



REAR ELEVATION - NORTHEAST

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



FRONT ELEVATION - SOUTHWEST

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

BEARING PLATE
ELEVATION
108'-1 1/8"

FINISH FLOOR
ELEVATION
100'-0"

EXTERIOR FINISH NOTES

EXTERIOR SHEATHING - SHALL BE WEATHER RESISTANT BARRIER EQUIVALENT TO U.B.C. STD. NO.14-1

GALVANIZED METAL LATHE SHALL BE 18 GA. WOVEN LATHE (MINIMUM)

CULTURED STONE - SHALL BE COUNTRY LEDGESTONE CHARDONEY (CSV-20006) TIGHT FITTED JOINTS WAINSCOT SILL

BEARING PLATE
ELEVATION
108'-1 1/8"

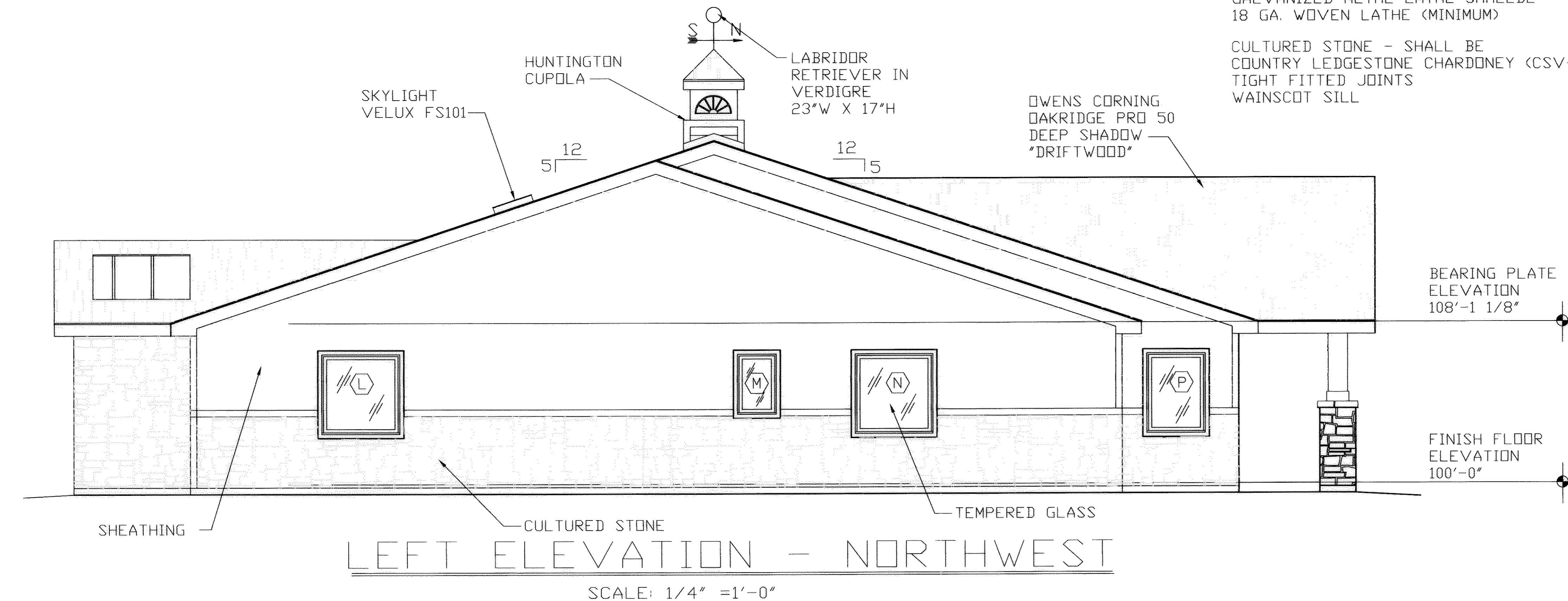
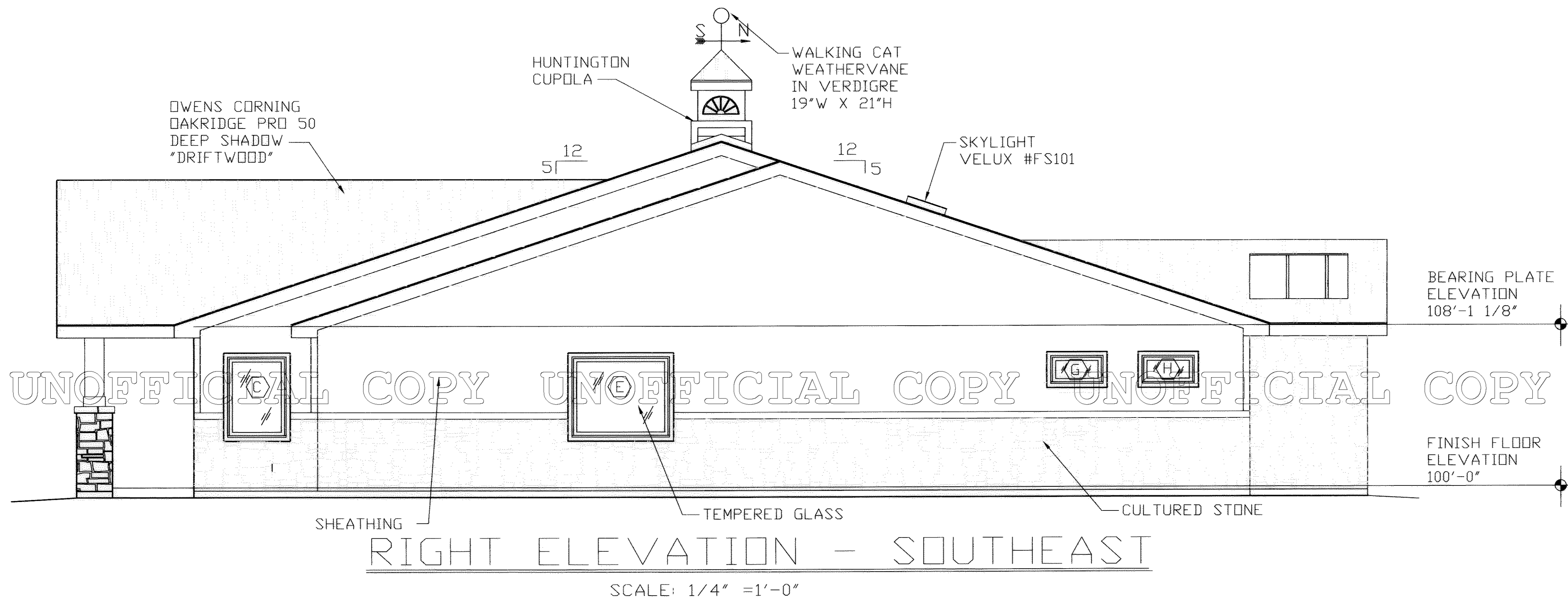
FINISH FLOOR
ELEVATION
100'-0"

FINAL PD SITE PLAN
USE BY SPECIAL REVIEW

LOT 2-C, METZLER RANCH FILING No. 3, 1ST 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

ARCHITECTURAL ELEVATIONS

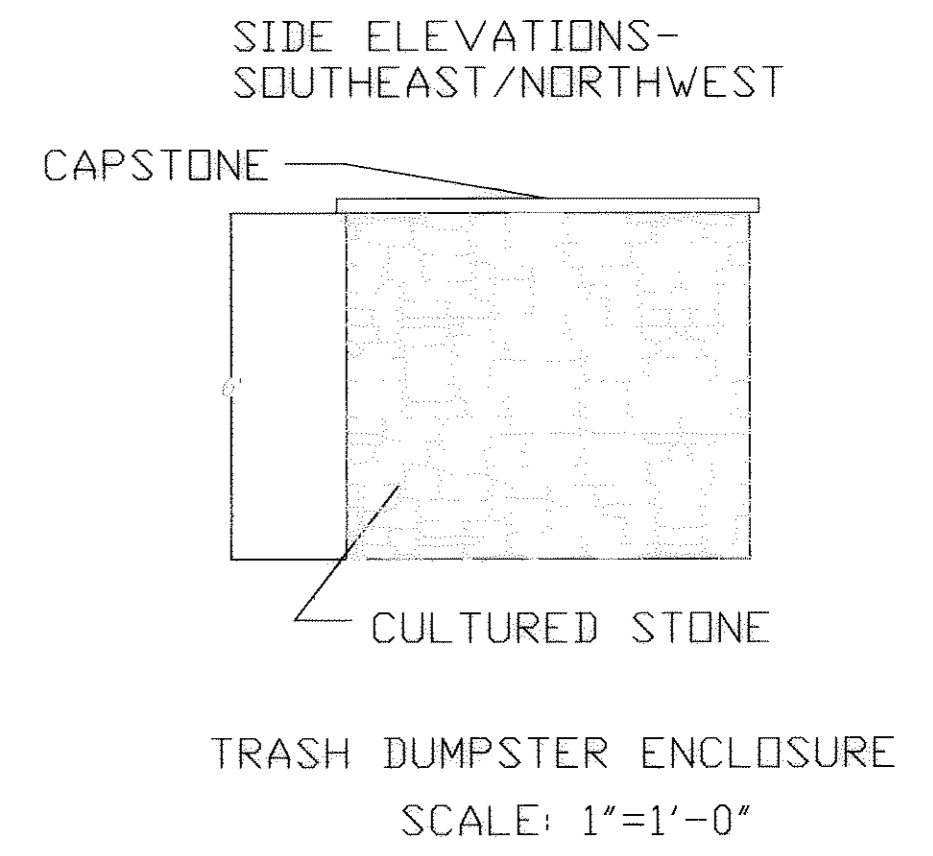
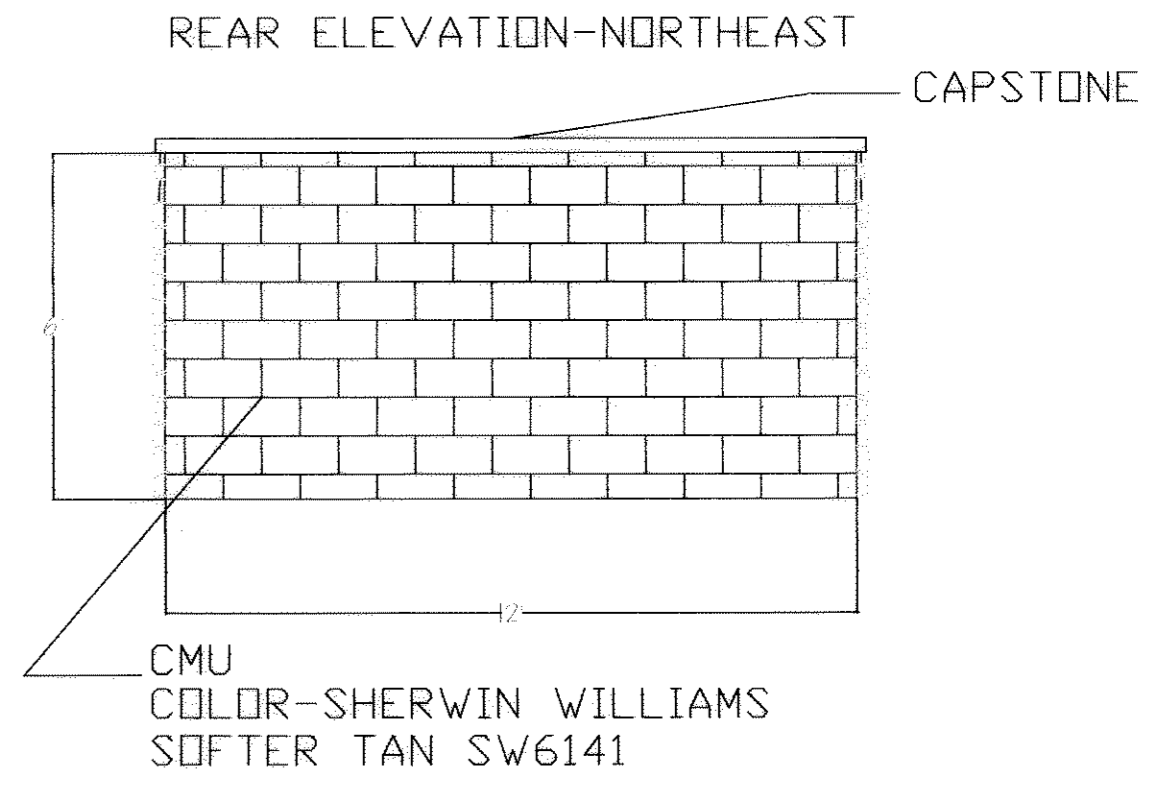
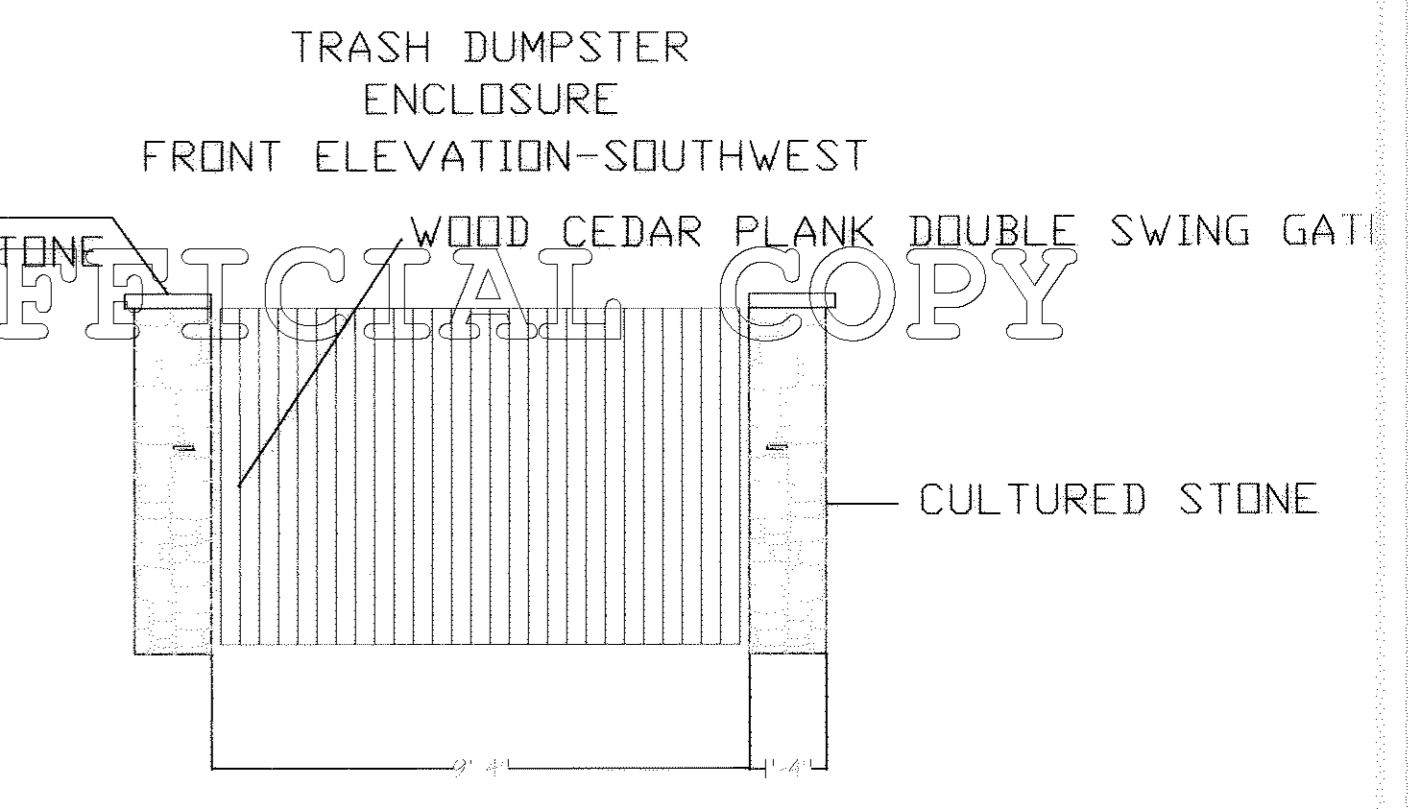
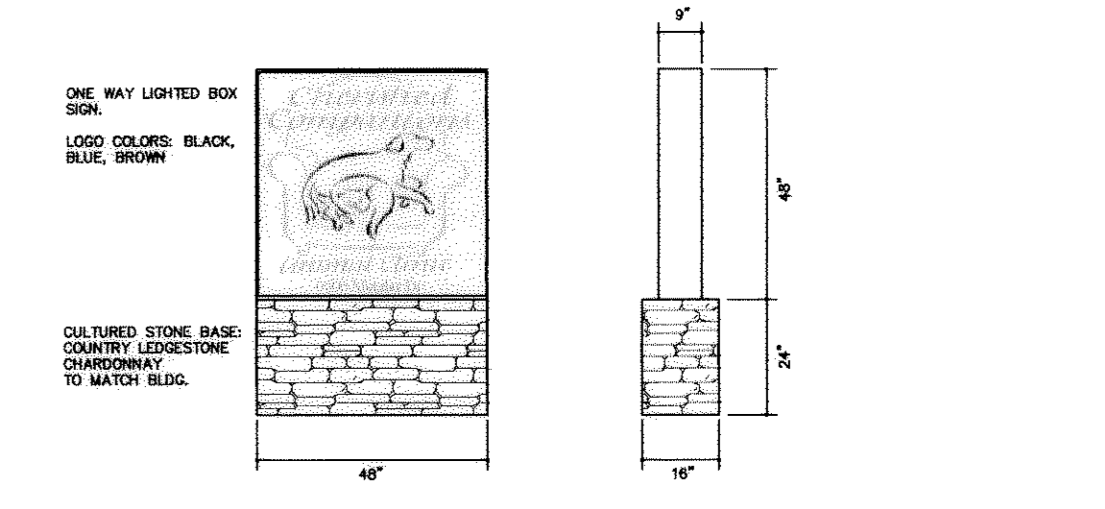


EXTERIOR FINISH NOTES

EXTERIOR SHEATHING - SHALL BE WEATHER RESISTANT BARRIER EQUIVALENT TO U.B.C. STD. NO.14-1

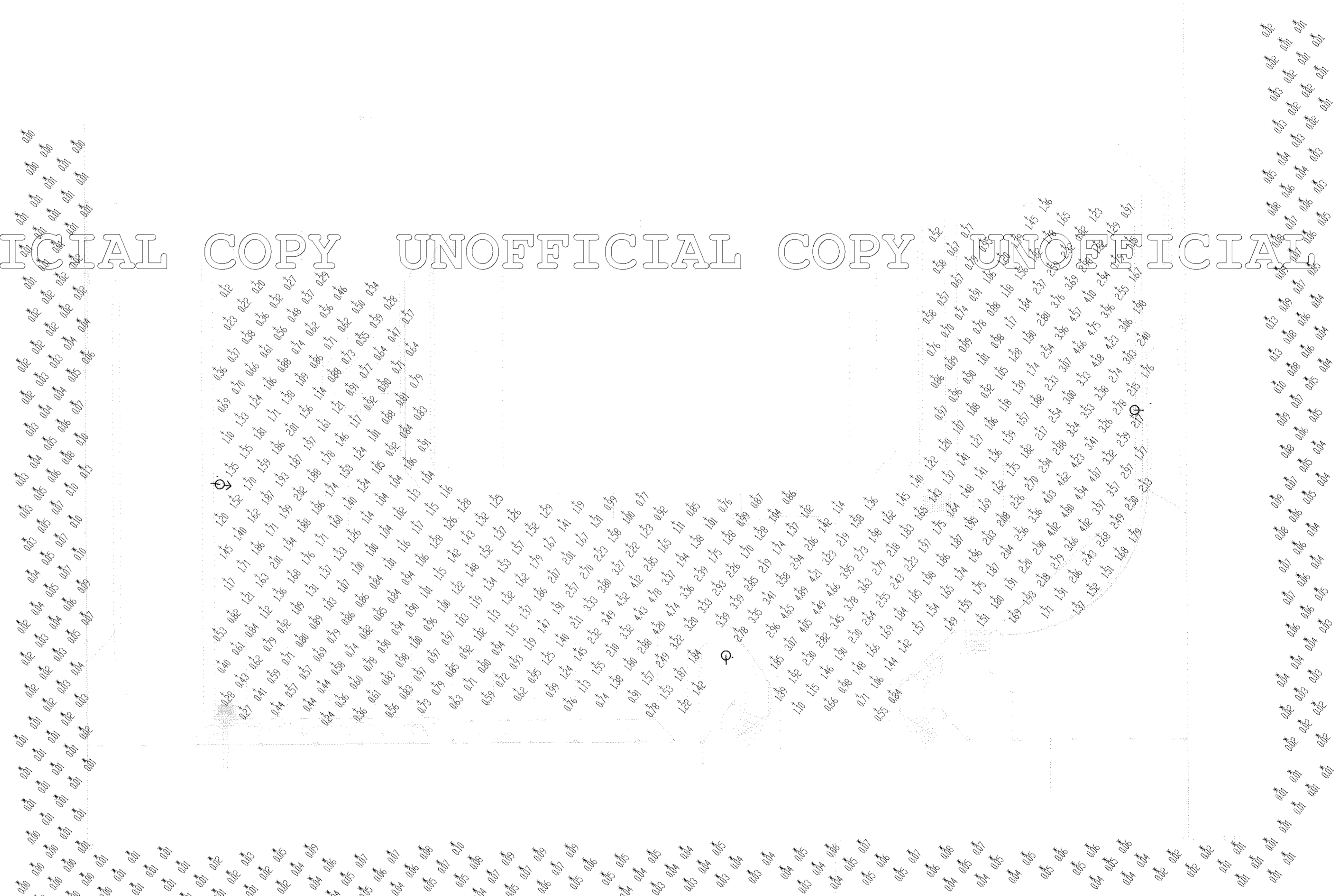
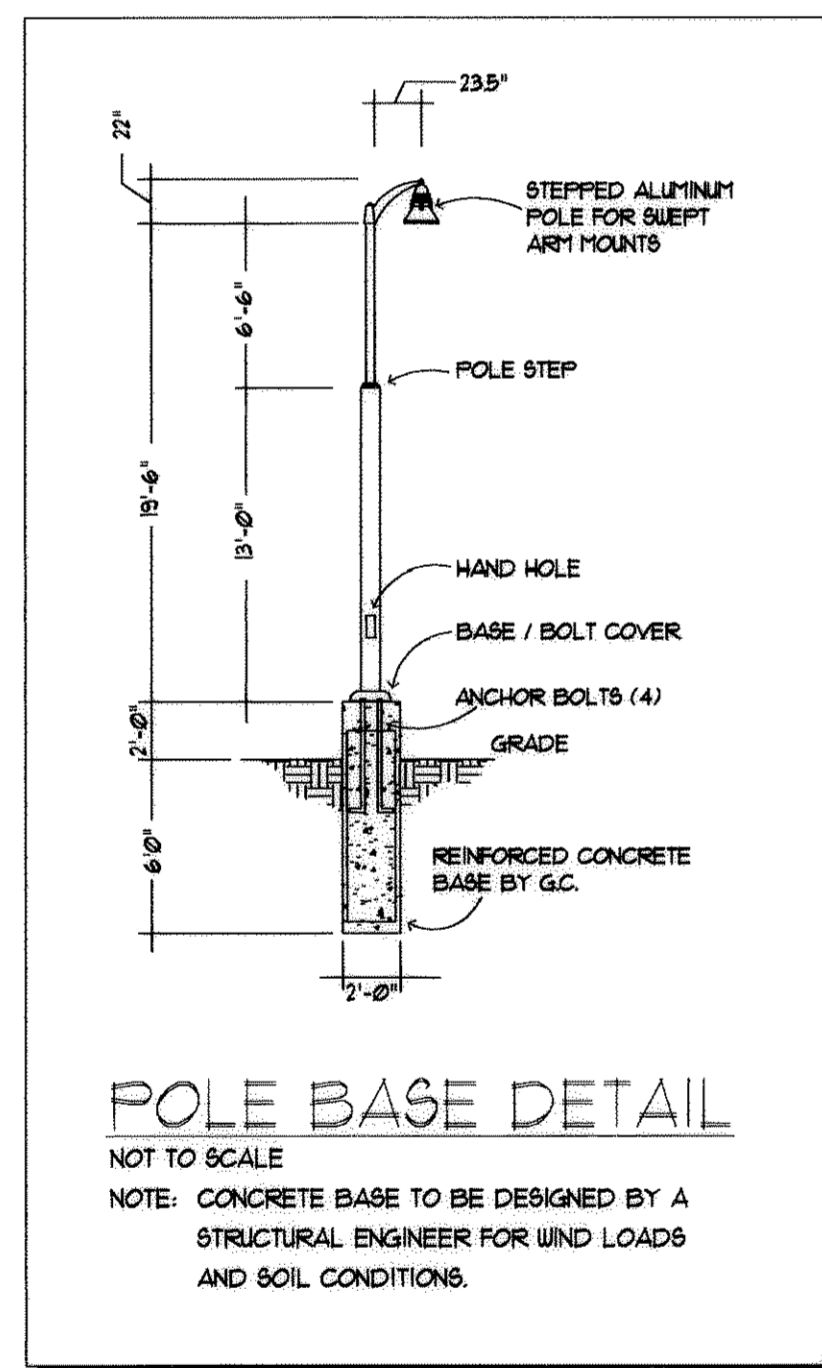
GALVANIZED METAL LATHE SHALL BE 18 GA. WOVEN LATHE (MINIMUM)

CULTURED STONE - SHALL BE COUNTRY LEDGESTONE CHARDONEY (CSV-20006) TIGHT FITTED JOINTS WAINSCOT SILL



FINAL PD SITE PLAN
 USE BY SPECIAL REVIEW
LOT 2-C, METZLER RANCH FILING No. 3, 1ST 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

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



CALCULATION SUMMARY						
AREA NAME	DESCRIPTION	GRID NAME	AVE	MAX	MIN	MAX/AVG
parking		pavement	0.6	1.6	0.1	16.0

LUMINAIRE SCHEDULE						
TYPE	DESCRIPTION	LAMP	LUMENS	POINTING	BALLAST	LF / FTQ
PIA	KIM LIGHTING 1752PH IV HS (1) "A" RA25/4250PH/xxxxx/HS	(1) 250PH	13000	5AL72-6488"		0.65
PIA	KIM LIGHTING 1752PH IV HS (1) "B" RA33/250PH/xxxxx/HS	(1)	13000	5AL72-6488"		1.00

PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

SUBMITTED: May 15, 2003

FINAL PD SITE PLAN
 USE BY SPECIAL REVIEW
 LOT 2-C METZLER RANCH FILING No. 3,
 1ST AMENDMENT
 PHOTOMETRIC PLAN
 SHEET 9 OF 9