

2007012846 13 PGS

# PLAT IDENTIFICATION SHEET

✓ Metzler DER, LLC  
✓ Metzler JAS, LLC

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
JACK ARROWSMITH  
CLERK & RECORDER  
RECORDING FEE: \$121.00  
13 PGS

\_\_\_\_\_  
Grantor (owner)

# 2007012846  
02/09/2007 03:24 PM

\_\_\_\_\_  
Grantor (owner)

✓ Metzler Ranch 3, 1<sup>st</sup> Amendment, Lot 2-D Final PD Site Plan

\_\_\_\_\_  
Grantee (name of plat or condo)

UNOFFICIAL COPY

\_\_\_\_\_  
Grantee (name of plat or condo)

**Subdivision Info: Metzler Ranch Filing: 3 Lot 2-D**

**Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_**

26

7

67

\_\_\_\_\_  
Section

\_\_\_\_\_  
Township

\_\_\_\_\_  
Range

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

✓ 2006089169

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# FINAL PD SITE PLAN

# LOT 2-D, 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

## TITLE SHEET

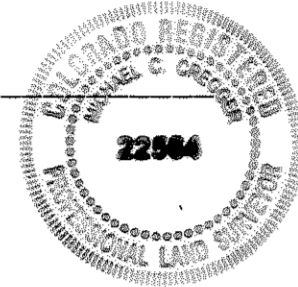
**PROPERTY DESCRIPTION**

LOT 2-D, METZLER RANCH FILING NO. 3, 1ST AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.

**SURVEYOR'S STATEMENT**

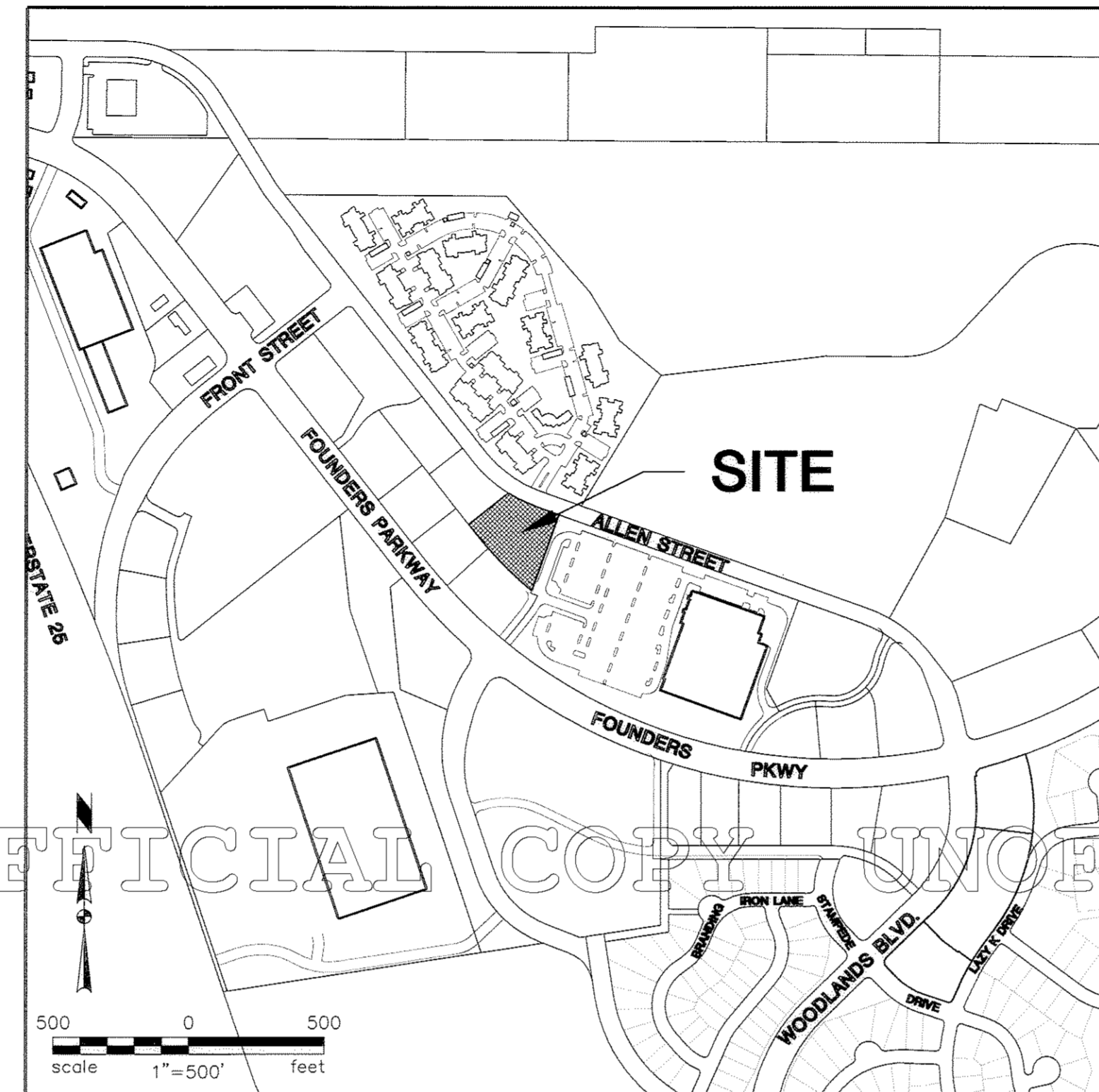
I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY METZLER RANCH FILING NO. 3 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS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

Michael C. Cregger 1/15/2007  
PROFESSIONAL LAND SURVEYOR DATE  
COLORADO REGISTRATION NO. 22564



**NOTES:**

- BENCHMARK: "CP 84" #5 REBAR IN MEDIAN OF FOUNDERS PARKWAY (300 FEET NORTHWEST OF CENTERLINE INTERSECTION WITH TRAILBOSS, ELEVATION = 6267.13 (U.S.C. AND G.S.), (FOR NAVD88-ADD 3.09")
- THE BASIS OF BEARINGS FOR THIS SURVEY IS: EAST PROPERTY LINE OF LOT 2-D; NORTH 19°38'53" WEST.
- THE DEVELOPER IS RESPONSIBLE FOR CONFORMANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- NO SOLID OBJECT EXCEEDING THIRTY INCHES (30") IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, MONUMENT SIGNS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES OR BERMS, SHALL BE PLACED IN THE SIGHT TRIANGLES.
- IN ACCORDANCE WITH THE METZLER RANCH FILING NO. 3 DEVELOPMENT AGREEMENT, REC. NO. 9561709, THE FOLLOWING METERS WILL BE USED AND CORRESPONDING FEES WILL BE DEDUCTED FROM THE METZLER RANCH WATER BANK 2:  
DOMESTIC METER SIZE: 2-INCH SFE'S: 8  
IRRIGATION METER SIZE: 3/4-INCH SFE'S: 1
- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES, AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- THERE ARE NO KNOWN FEMA-REGULATED FLOODPLAINS OR WETLANDS ON THIS SITE ACCORDING FIRM PANELS 08035C0186F AND 08035C0188F DATED SEPTEMBER, 2005.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DRAWINGS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- "FIRE LANE" SIGNS SHALL BE PLACED ALONG BOTH SIDES OF EACH ACCESS ROAD AS DETERMINED BY THE TOWN OF CASTLE ROCK FIRE DEPARTMENT.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTIONS.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
- WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO ANY AND DURING THE TIME OF CONSTRUCTION.
- THE TOWN OF CASTLE ROCK HEREBY GRANTS AN 11.5% ADMINISTRATIVE REDUCTION IN REQUIRED PARKING SPACES, REDUCING THE REQUIRED PARKING FROM 80 TO 71.
- THE TOWN HAS APPROVED VARIANCE PWV 06-040 ON 1/13/2007 THAT "ALTERS THE REQUIREMENT THAT "NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED INSIDE UTILITY AND DRAINAGE EASEMENTS" TO ALLOW TREES TO BE PLANTED IN AN EASEMENT AS FOLLOWS: (1) WHEN THE EASEMENT AND UTILITY ARE IN A LANDSCAPED AREA, A MINIMUM OF TEN (10) FEET SHALL BE BETWEEN THE CENTER OF THE TREE TRUNK AND THE CENTERLINE OF WATER LINES, SANITARY SEWER MAINS, AND STORM SEWER MAINS; (2) WHEN THE UTILITY IS UNDER A PRIVATE DRIVE, THE CENTER OF THE TREE SHALL BE A MINIMUM OF FIVE (5) FEET FROM THE FLOWLINE OF THE ROAD; AND (3) THAT, SHOULD ANY LANDSCAPING BE DAMAGED DURING THE REPAIR OF THE PUBLIC MAINS, THE RESPONSIBILITY AND COST TO BRING THE LANDSCAPING BACK TO THE APPROVED FINAL PD SITE PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER".



**VICINITY MAP**  
SCALE 1"=500'

**SHEET INDEX**

- TITLE SHEET
- SITE PLAN
- UTILITY PLAN
- GRADING PLAN
- SITE ANALYSIS
- OVERALL LANDSCAPE PLAN
- LANDSCAPE DETAIL
- LANDSCAPE NOTES
- IRRIGATION ZONES
- IRRIGATION DETAILS
- BUILDING ELEVATIONS
- PHOTOMETRIC PLAN

PARKING TABULATION		
REQUIRED PARKING		
RETAIL 5 SPACES PER 1,000 SF GLA x 10,536 SF	53 SPACES	
RESTAURANT MIN. 12 SPACES PER 1,000 SF GLA x 2,290 SF	27 SPACES	
TOTAL-LOT 2-D	80 SPACES	
PROVIDED PARKING		
FULL SIZE (9X18)	50	
COMPACT (9X16)	17	
HANDICAP	4	
TOTAL	71	

NOTE: PEAK BUSINESS HOURS FOR EACH USE WILL OCCUR AT DIFFERENT TIMES OF THE DAY, THUS SHARED PARKING WILL FACILITATE THE ACTUAL NUMBER OF PARKING SPACES REQUIRED.

**TOWN CERTIFICATION**

THE LOT 2-D, METZLER RANCH FILING NO. 3, 1ST AMENDMENT FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 25 DAY OF January, 2007.

[Signature] 1/25/07  
DIRECTOR OF DEVELOPMENT SERVICES DATE

**TITLE CERTIFICATION**

I, [Signature] AN AUTHORIZED REPRESENTATIVE OF [Signature] 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.

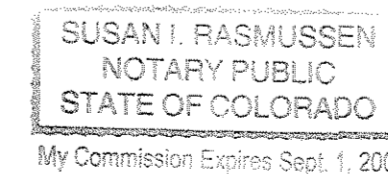
SIGNED THIS 11th DAY OF January, 2007.

[Signature]  
AUTHORIZED REPRESENTATIVE

[Signature]  
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF January, 2007 BY [Signature]

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC [Signature]  
MY COMMISSION EXPIRES: 9-1-07



SITE DATA		
ADDRESS:	377 METZLER DRIVE CASTLE ROCK, CO 80104	
PRESENT ZONING:	PD	
PROPOSED ZONING:	PD	
PRESENT USE:	VACANT	
PROPOSED USE:	RETAIL	
ITEM	SQ. FOOTAGE	%
TOTAL LOT 2-D	65,165 S.F.	100
BUILDING FOOTPRINT	13,072	20.1
PARKING/ROADS	38,501	59.0
HARDSCAPE TOTAL	51,573	79.1
PLANTED AREA	13,592	20.9
EXISTING VEGETATION	0	0.0
LANDSCAPE TOTAL	13,592	20.9
IRRIGATED AREA	10,679	16.4
BUILDING SIZE		
SINGLE STORY	12,826 SQ.FT. USABLE	
PERMITTED BUILDING HEIGHT	50'	
PROPOSED BUILDING HEIGHT	33'	
SITE SETBACKS		
PARKING SETBACK	10'	
BUILDING SETBACK	5'	

**OWNER:**

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

**METZLER DER, LLC.**

EXECUTED THIS 10th DAY OF Jan, 2007  
BY: [Signature] AS MANAGER/MEMBER

STATE OF Colorado  
COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF January, 2007 BY [Signature] AS Manager/Member

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 10-11-2009 [Signature]  
NOTARY PUBLIC



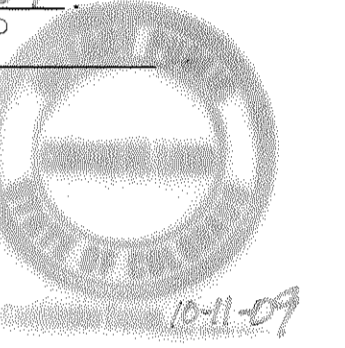
**METZLER JAS, LLC.**

EXECUTED THIS 10th DAY OF JANUARY, 2007  
BY: [Signature] AS MANAGER/MEMBER

STATE OF Colorado  
COUNTY OF Douglas

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF January, 2007 BY [Signature] AS Manager/Member

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 10-11-2009 [Signature]  
NOTARY PUBLIC



**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 2-D, METZLER RANCH FILING NO. 3, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON OCTOBER 16, 2006 AT RECEPTION NUMBER 2006089169, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS, AND RESTRICTIONS OF THIS DOCUMENT.

**LIENHOLDER: ACADAMY BANK, N.A.**

EXECUTED THIS 11th DAY OF January, 2007  
BY: [Signature] AS SVP Commercial Banking

STATE OF Colorado  
COUNTY OF El Paso

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF Jan, 2007 BY [Signature] AS Mr. Vice President

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: 10-10-08 [Signature]  
NOTARY PUBLIC

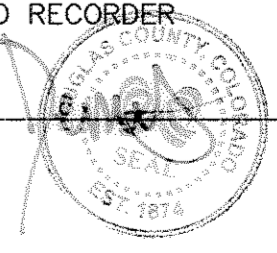


**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:24 P.M. ON THE 9th DAY OF February, 2007 AT RECEPTION NO. 2007012346

**DOUGLAS COUNTY CLERK AND RECORDER**

BY: [Signature]  
DEPUTY



**OWNER**  
METZLER JAS, LLC  
19565 CAPELLA DRIVE  
MONUMENT, CO 80132  
TELEPHONE: (719) 337-0107

**OWNER**  
METZLER DER, LLC  
19565 CAPELLA DRIVE  
MONUMENT, CO 80132  
TELEPHONE: (719) 337-0107

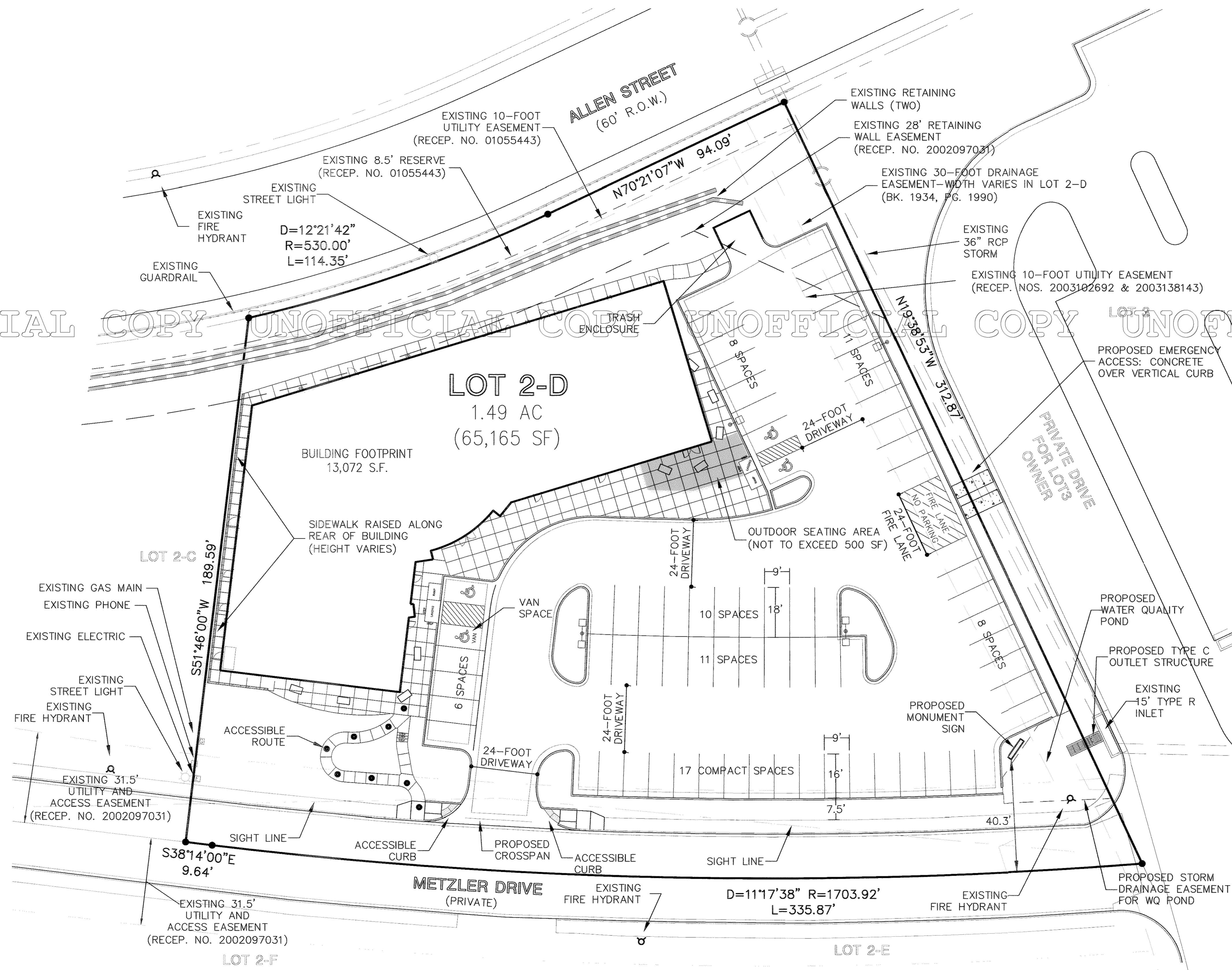
**DEVELOPER**  
WAG-N-WASH  
19565 CAPELLA DRIVE  
MONUMENT, CO 80132  
TELEPHONE: (719) 337-0107

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

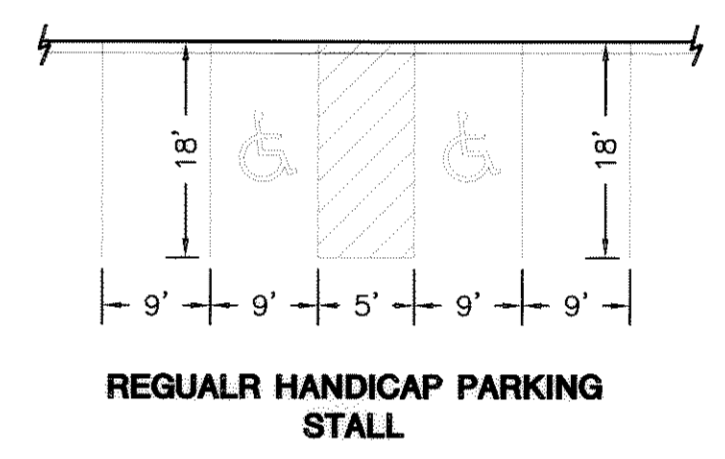
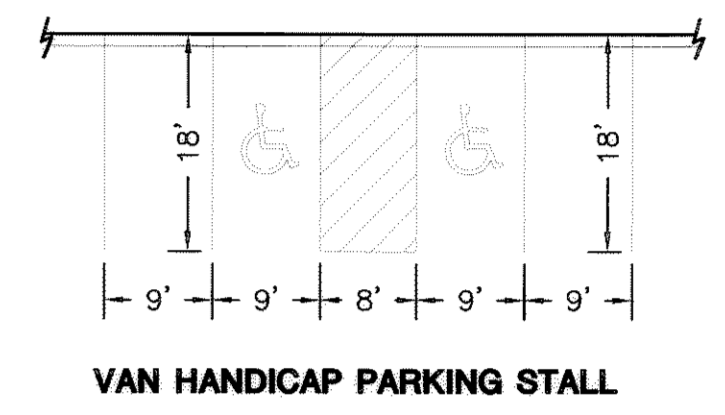
**ARCHITECT**  
BARNES ARCHITECTS  
116 NORTH NEVADA  
SUITE A, 2ND FLOOR  
COLORADO SPRINGS, CO 80903  
TELEPHONE: (719) 471-2414



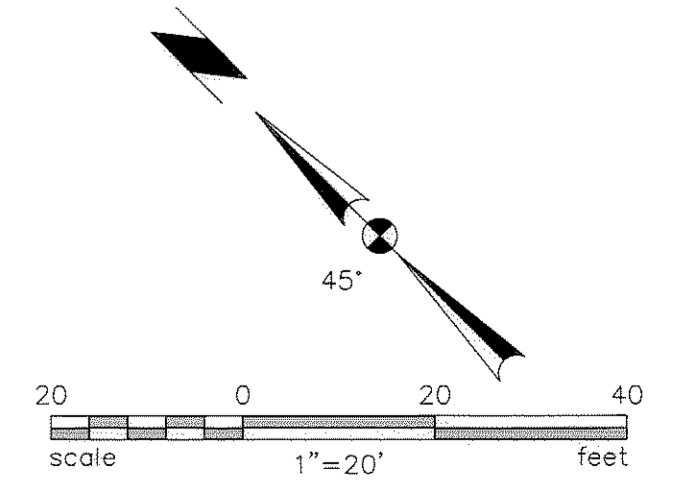
**FINAL PD SITE PLAN**  
**LOT 2-D, METZLER RANCH FILING NO. 3, 1ST AMENDMENT**  
 LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
**SITE PLAN**



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

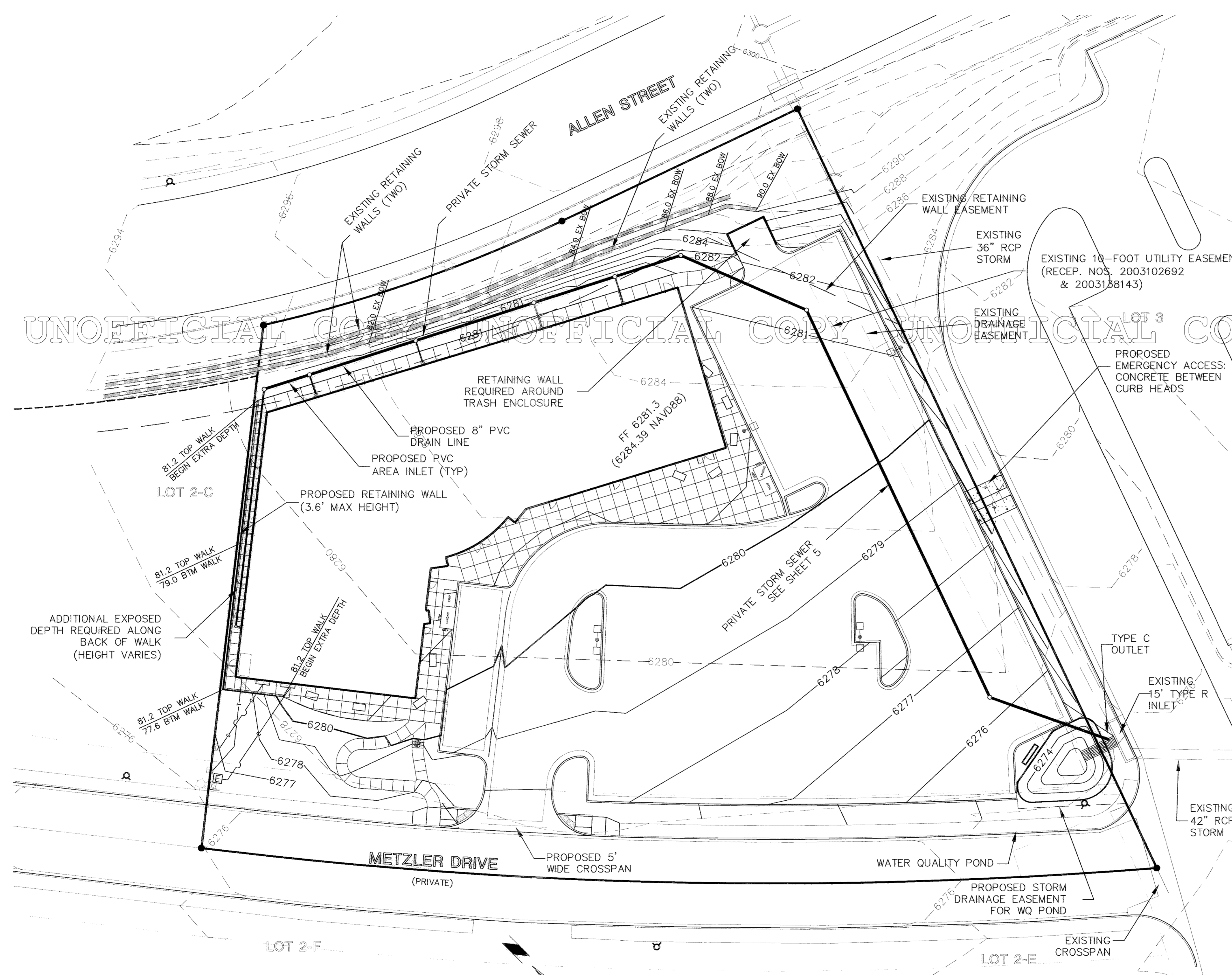


- NOTES:**
- BACKFLOW PREVENTION ASSEMBLIES ARE REQUIRED FOR THE DOMESTIC AND IRRIGATION TAPS.
  - ALL DRY UTILITIES ARE IN PLACE TO THE SITE. NO ADDITIONAL EASEMENTS ARE REQUIRED TO SERVE THE BUILDING.





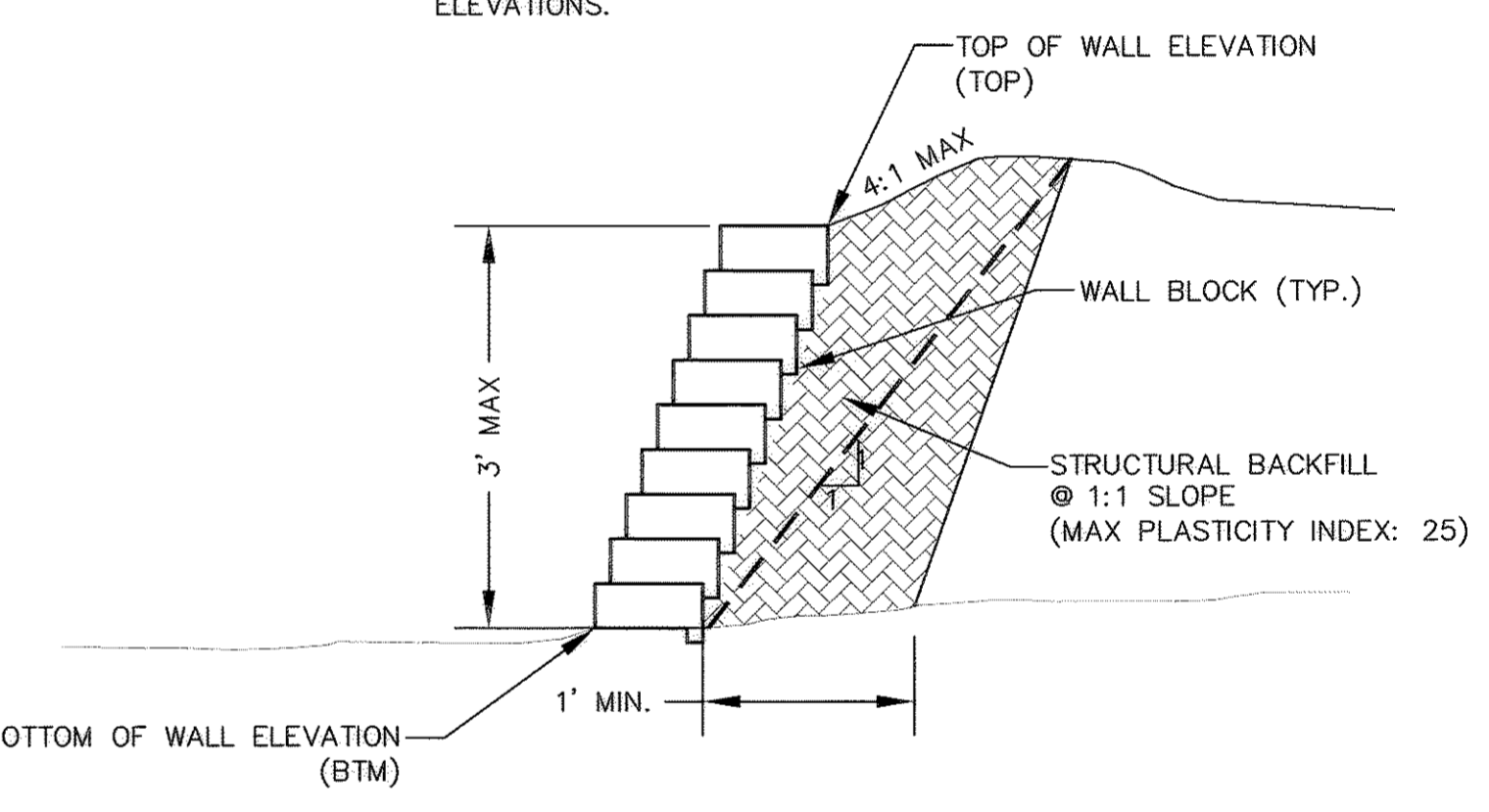
**FINAL PD SITE PLAN**  
**LOT 2-D, METZLER RANCH FILING NO. 3, 1ST AMENDMENT**  
 LOCATED IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
**GRADING PLAN**



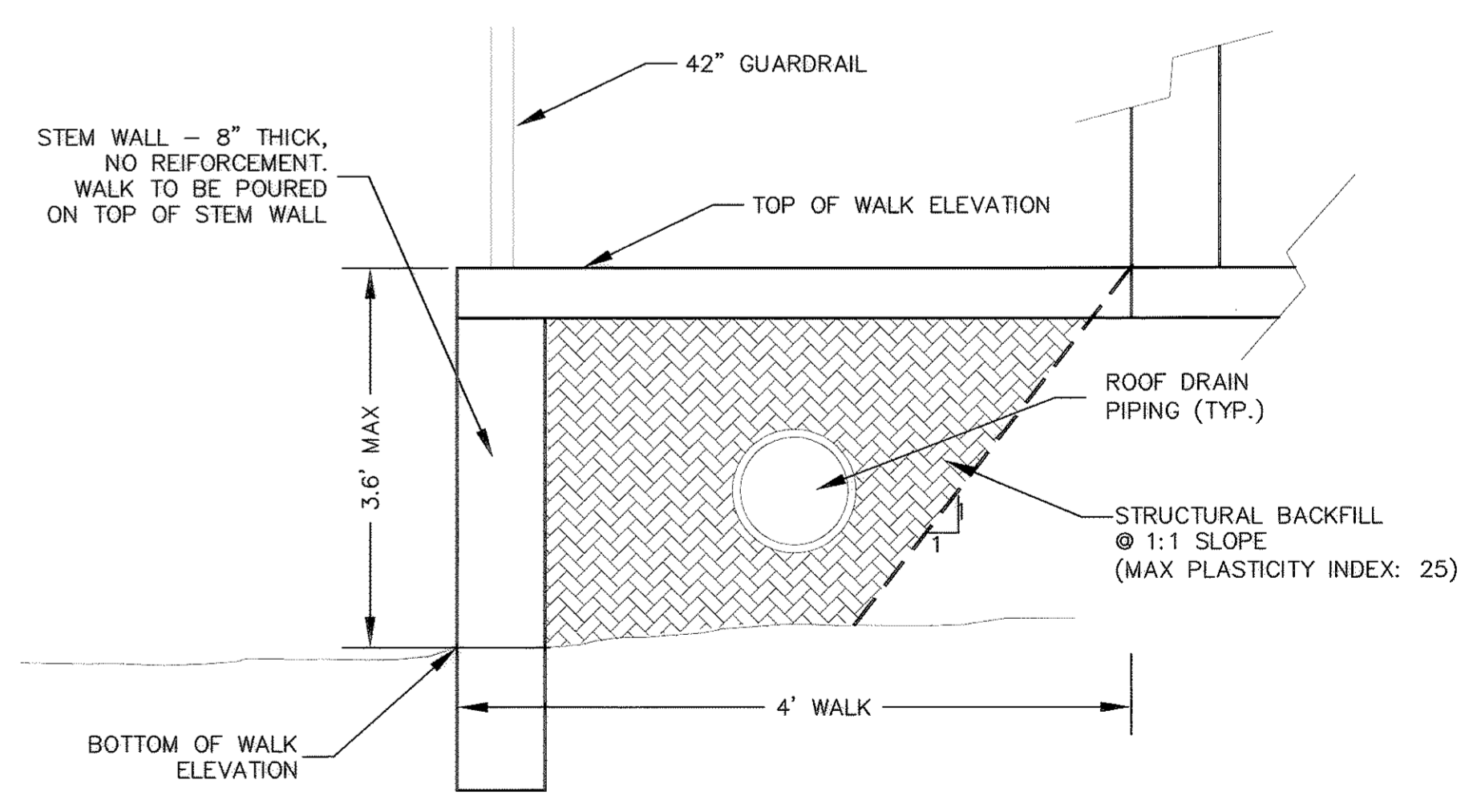
**LEGEND**

	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
	EXISTING FIRE HYDRANT
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE, INLET
	PROPOSED WQCV OUTLET
	PROPOSED STORM PIPE
	EXISTING STREET LIGHT
	EXISTING CONTOUR (2' INTERVAL)
	EXISTING CONTOUR (10' INTERVAL)
	PROPOSED CONTOUR (1' INTERVAL)
	PROPOSED CONTOUR (5' INTERVAL)

**NOTE:**  
 TOP OF WALL (TOP) AND BOTTOM OF WALL (BTM) ELEVATIONS REPRESENT FINISHED GRADE ELEVATIONS; AND DOES NOT INCLUDE BURIED ELEVATIONS.

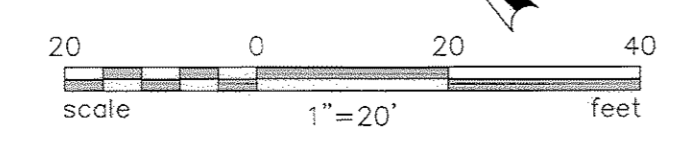


**CONCEPTUAL RETAINING WALL SECTION**



**NOTE:** TOP OF WALK HOLDS AT SAME GRADE ACROSS BACK OF BUILDING. EXPOSED SIDE OF WALK VARIES FROM 0.0 FEET AT NORTH END TO 3.6 FEET AT WEST END.

**EXPOSED WALK SECTION**

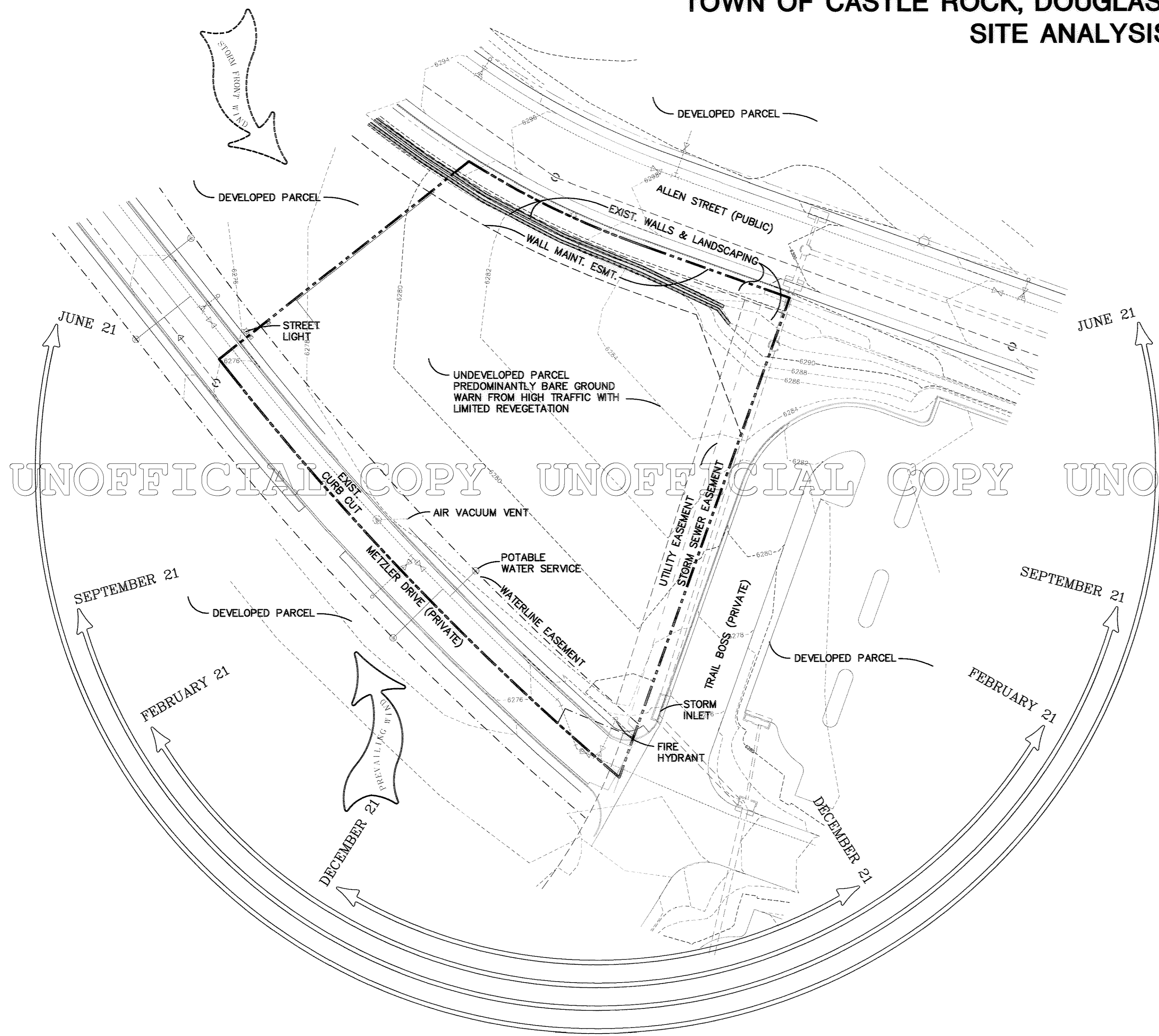


# FINAL PD SITE PLAN

## LOT 2-D, 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

### SITE ANALYSIS



**GENERAL DESCRIPTION:**  
THE SITE CURRENTLY EXISTS IN A MODERATELY GRADED, UNDEVELOPED CONDITION.

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

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

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

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

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

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

**DEVELOPED CONDITIONS:**  
THERE IS MINIMAL DEVELOPMENT WITHIN THE PARCEL AND IT IS LIMITED TO PUBLIC UTILITY CROSSINGS, ADJACENT SIDEWALKS AND ROADWAYS.

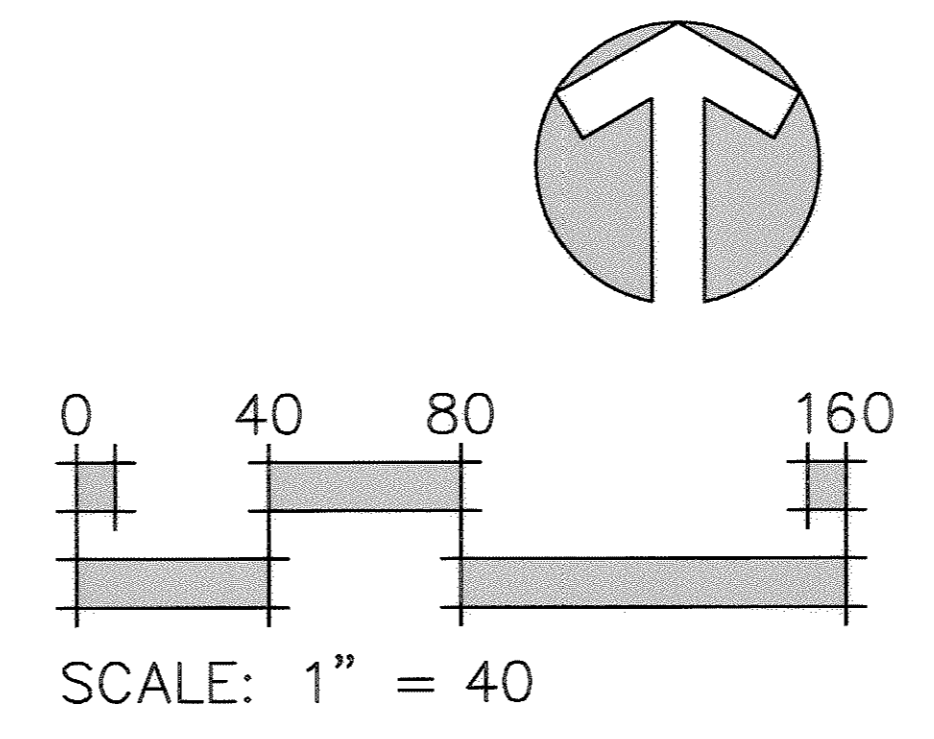
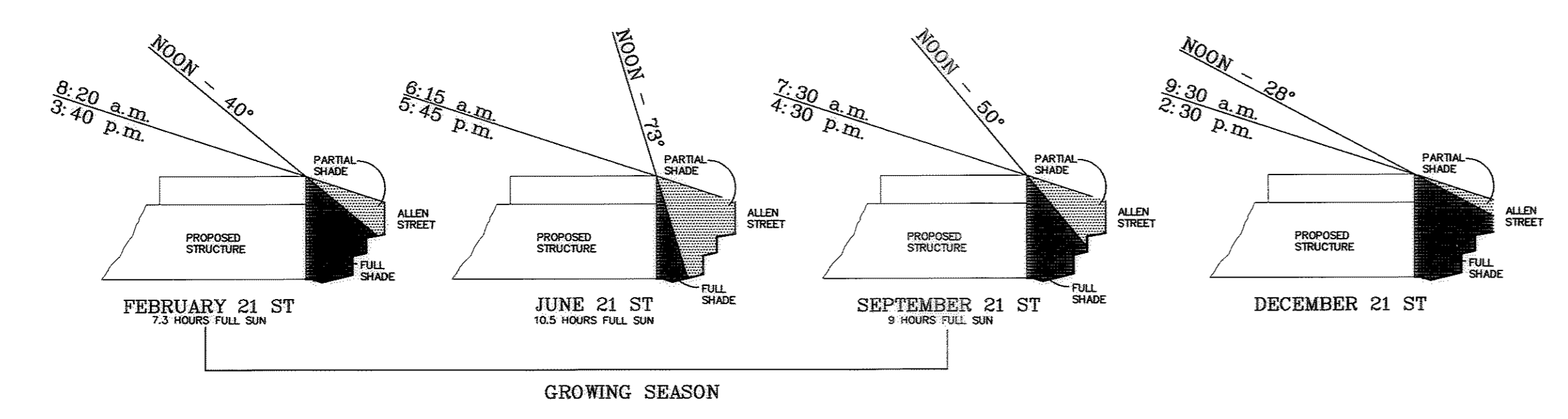
**CLIMATE DATA**

**AVERAGE DAILY TEMPERATURE**

January	30
February	30
March	35
April	50
May	60
June	70
July	85
August	75
September	60
October	50
November	40
December	30

**ANNUAL PRECIPITATION:**

Annual Rainfall 12-14 inches  
Annual Snowfall 65-70 inches



**TST**  
TST INC. OF DENVER  
Consulting Engineers

THIS LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS.  
BY: J.D. NASH, REGISTRATION No. 305

# FINAL PD SITE PLAN

## LOT 2-D, 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

#### ISLAND DETAIL

SCALE: 1" = 10'

CREATE A 3' WIDE (35 s.f.) DRY Laid FLAGSTONE PATH SET TOP OF STONES FLUSH WITH FINISHED GRADE.

3/4" WASHED GRAVEL BED (125 s.f.) W/ INSET FLAGSTONE WALKWAY. PLACE GRAVEL TO A MIN. DEPTH OF 3". PLACE NO CLOSER THAN 12" TO THE TOP BACK OF CURB. DO NOT INSTALL EDGING BETWEEN COBBLE AND GRAVEL.

ROCK COBBLE UNDERSTORY WITHIN ISLAND EXCEPT AS NOTED. PLACE A MIN. 12" WIDE STRIP OF COBBLE BETWEEN GRAVEL AND THE EDGES OF THE ISLAND, RE: SECTION.

#### PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE	WATER
<b>DECIDUOUS TREES</b>				
CP	10 PYRUS CALLERYANA	ARISTOCRAT PEAR	1.5"	☐
PA	3 FRAXINUS PENNSYLVANICA	PATMORE ASH	2"	☐
SHL	14 GLEDITSIA TRIANCANTHOS INERMIS	SUNBURST HONEYLOCUST	2"	☐
<b>DECIDUOUS SHRUBS</b>				
CWSC	18 PRUNUS BESSEYI 'PAWNEE BUTTES'	CREeping WESTERN SAND CHERRY	5 GAL	☐
RS	14 PEROVSKIA ATRIPLIOFOLIA	RUSSIAN SAGE	5 GAL	☐
SNB	8 SYMPHORICARPOS ALBUS	SNOWBERRY	5 GAL	☐
WSC	11 PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL	☐
<b>EVERGREEN SHRUBS</b>				
AJ	17 JUNIPERUS CHINENSIS	ARMSTRONG JUNIPER	5 GAL	☐
HJ	28 JUNIPERUS CHINENSIS 'HOLBERT'	HOLBERT JUNIPER	5 GAL	☐
PWJ	24 JUNIPERUS HORIZONTALIS	PRINCE OF WALES JUNIPER	5 GAL	☐
<b>EVERGREEN TREES</b>				
AP	4 PINUS NIGRA	AUSTRIAN PINE	8'	☐
CBS	2 PICEA PUNGENS VAR. GLAUCA	COLORADO BLUE SPRUCE	8'	☐
DF	1 PSUEDOTSUGA MENZIESII	DOUGLAS FIR	8'	☐
<b>DECORATIVE GRASSES</b>				
FG	7 MISCANTHUS SINENSIS	MISCANTHUS GRASS	1 GAL	☐
FRG	8 CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL	☐
HPG	3 SACCHARUM RAVENNAE 'HARDY'	PAMPAS GRASS	1 GAL	☐
PDS	23 SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	1 GAL	☐
<b>GROUND COVER</b>				
KNK	22 ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL	☐
SIS	47 CERASTIUM TOMENTOSUM	SNOW IN SUMMER	1 GAL	☐
THY	62 THYMUS	THYME	1 GAL	☐
<b>FLOWERING PLANTS</b>				
RPC	36 KNAUTIA MACEDONICA	RED PIN CUSHION		☐

#### LANDSCAPE TABULATION

DESCRIPTION	AREA	PERCENTAGE
TOTAL SITE	65,169	100%
BUILDING	13,072	20.1%
DRIVES/HARDSCAPE	38,926	59.7%
LANDSCAPE	13,170	20.2%

#### LANDSCAPE COVERAGE

DESCRIPTION	AREA	PERCENTAGE
TOTAL LANDSCAPE	13,170	100%
WOODMULCH	3,922	29.8%
ROCK COBBLE	5,422	41.2%
NATIVE SEED	769	5.8%
GRAVEL	2,517	19.1%
RETAINING WALLS	540	4.1%

#### LIVING COVERAGE OF LANDSCAPED AREAS

DESCRIPTION	AREA	LIVING COVER	%
GRAVEL	2,517	1,520	60.4%
COBBLE	5,422	3,652	67.4%
WOODMULCH	3,922	4,235	92.6%
NATIVE SEED	769	769	100%

TOTAL LIVING COVER	10,176
PERCENTAGE LIVING COVER	77.3%

#### PLANT QUANTITIES

DESCRIPTION	REQUIRED	PROVIDED
<b>TREES</b>	26	26
EVERGREEN		7
DECIDUOUS		17
EXISTING		2

#### SHRUBS

SHRUBS	53 **	164
EVERGREEN		69
DECIDUOUS		51
EXISTING		44

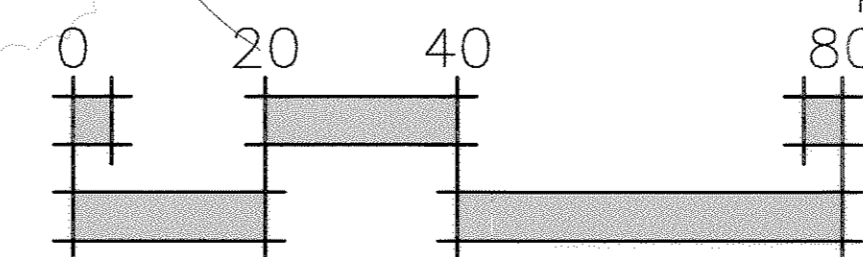
\*\* NOTE:  
53 SHRUBS ARE REQUIRED TO MEET THE TOWN CODE OF 4 SHRUBS PER 1,000 s.f. OF LANDSCAPE AREA; HOWEVER THE CODE REQUIREMENT OF A MINIMUM OF 75% LIVING COVERAGE OF THE LANDSCAPE AREA MANDATES AN ADDITION OF 111 SHRUBS ALONG WITH THE PROPOSED USE OF PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS.

#### LEGEND

	STEEL EDGING
	THYME GROUND COVER
	SNOW IN SUMMER GROUND COVER
	KINNIKINICK GROUND COVER
	CONCRETE PAVING
	GRAVEL MULCH OVER LANDSCAPE FABRIC
	SHREDDED WOOD MULCH
	ROCK COBBLE OVER LANDSCAPE FABRIC

#### VARIANCE:

A VARIANCE (PWV 06-040) APPROVED 1/03/07 ALLOWING FOR THE CONDITIONAL PLACEMENT OF LIVING MATERIALS WITHIN UTILITY EASEMENTS HAS BEEN GRANTED FOR THIS SITE. REFER TO LANDSCAPE NOTES (SHEET 8 OF 12) FOR SPECIFIC LANGUAGE.



THIS LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS.  
BY: J.D. NASH, REGISTRATION No. 305

FINAL PD SITE PLAN  
LOT 2-D, METZLER RANCH FILING  
NO. 3, 1ST AMENDMENT  
LANDSCAPE PLAN  
SHEET 6 OF 12



FINAL PD SITE PLAN

LOT 2-D, 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 NOTES

I. GENERAL

- 1. LANDSCAPE CONTRACTOR/INSTALLER SHALL BE REGISTERED AS SUCH IN THE TOWN OF CASTLE ROCK.
2. CONTRACTOR SHALL NOT ENTER OR OCCUPY WITH MEN, TOOLS, EQUIPMENT, CONSTRUCTION MATERIALS, OR MATERIALS EXCAVATED FROM THE WORK...
3. CONTRACTOR SHALL CONFINE OPERATIONS TO THE AREA DESIGNATED BY THE OWNER AND BE RESPONSIBLE FOR ALL AREAS AT THE SITE USED BY CONTRACTOR OR SUB-CONTRACTOR'S IN THEIR PERFORMANCE OF THE WORK...
4. CONTRACTOR SHALL PROHIBIT DAMAGE TO PROPERTY LOCATED ADJACENT TO THE DEFINED WORK AREA...
5. CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIALS AND DEBRIS FROM WITHIN THE PROJECT SITE WITHIN TWENTY-FOUR (24) HOURS AFTER DEMOLITION OR AS REQUEST BY AUTHORIZED OWNER REPRESENTATIVE...
6. STORED MATERIALS AND DEBRIS LEFT WITHIN THE PROJECT AREA SHALL BE APPROPRIATELY CONFINED TO PREVENT CONTAMINATION OF AND PREVENT A NUISANCE TO STORM SEWERS, UTILITIES, WATERWAYS PUBLIC ACCESS TRAILS, RIGHTS OF WAY OR TO CAUSE INCONVENIENCE OR INJURY TO USERS OF THE ADJACENT PROPERTY...
7. SITE CLEAN-UP SHALL BE COMPLETED WITHIN FIVE (5) DAYS FOLLOWING COMPLETION OF THE WORK WITHIN THE PROJECT SITE...
8. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LAWS REGARDING EROSION CONTROL...
9. CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER TO AVOID UNNECESSARY NOISE, DUST, AND DIRT...
10. CONTRACTOR SHALL COOPERATE WITH OTHER OCCUPANTS OF THE SITE FOR EFFICIENT UTILIZATION OF AVAILABLE SPACE...
11. CONTRACTOR SHALL CAUSE TO HAVE LOCATED ALL EXISTING UTILITIES SUCH AS, BUT NOT LIMITED TO GAS, PHONE, CABLE, ELECTRIC, WATER, SANITARY AND STORM SEWER SYSTEMS...
12. RESPONSIBILITY FOR THE FAILURE TO ADHERE TO THESE SPECIFICATIONS WILL FALL SOLELY UPON THE CONTRACTOR...
13. THE TOWN HAS APPROVED A VARIANCE (PWV-06-040) ON JANUARY 3RD, 2007 THAT APPLIES TO THIS SITE PLAN THAT "ALTERS THE REQUIREMENT THAT 'NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED INSIDE UTILITY AND DRAINAGE EASEMENTS' TO ALLOW TREES TO BE PLANTED IN AN EASEMENT AS FOLLOWS: (1) WHEN THE EASEMENT AND UTILITY ARE IN A LANDSCAPED AREA, A MINIMUM OF TEN (10) FEET SHALL BE BETWEEN THE CENTER OF THE TREE TRUNK AND THE CENTERLINE OF WATER LINES, SANITARY SEWER MAINS, AND STORM SEWER MAINS; (2) WHEN THE UTILITY IS UNDER A PRIVATE DRIVE, THE CENTER OF THE TREE SHALL BE A MINIMUM OF FIVE (5) FEET FROM THE FLOWLINE OF THE ROAD; AND (3) THAT, SHOULD ANY LANDSCAPING BE DAMAGED DURING THE REPAIR OF THE PUBLIC MAINS, THE RESPONSIBILITY AND COST TO BRING THE LANDSCAPING BACK TO THE APPROVED FINAL PD SITE PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER."

II. SCHEDULE, PERMITTING & SHOP DRAWINGS

- 1. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, SCHEDULE ALL REQUIRED INSPECTIONS AND PAY ALL REQUIRED FEES TO ANY AGENCY HAVING JURISDICTION OVER LANDSCAPE WORK.
2. THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE OF ALL CONSTRUCTION OPERATIONS AND PROCUREMENTS AND PROVIDE SAID SCHEDULE TO THE OWNER(S) AND THEIR REPRESENTATIVE(S).
3. CONTRACTOR SHALL PROVIDE THE OWNER AND/OR THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS ADVANCE NOTICE OF, AND PARTICIPATE IN THE FIELD INSPECTION OF THE FOLLOWING WORK:
A. SOIL AMENDMENTS
B. SOIL PREPARATION
C. FINAL FINISHED GRADES
D. IRRIGATION LAYOUT
E. TREE AND SHRUB LOCATIONS
F. PIT BACKFILL MATERIALS
4. NO WORK ON FUTURE PHASES OF THE LANDSCAPE CONSTRUCTION SHALL OCCUR UNTIL SUCH TIME AS THE PRIOR WORK HAS BEEN APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. THE OWNER OR HIS REPRESENTATIVE SHALL DECIDE ANY AND ALL QUESTIONS THAT MAY ARISE AS TO THE QUALITY AND ACCEPTABILITY OF THE MATERIALS USED AND THE WORK PERFORMED.
6. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS WHICH MAY ARISE AS TO THE INTERPRETATION OF THE DRAWINGS AND SPECIFICATIONS.
7. THE OWNER AND/OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO OBTAIN SAMPLES OF ALL MATERIALS TO BE USED IN THE WORK.

III. QUALITY CONTROL

- 1. HORIZONTAL AND VERTICAL LOCATIONS SHALL BE MAINTAINED BY THE USE OF SUITABLE SURVEYING INSTRUMENTS.
2. THE CONTRACTOR SHALL KEEP ON SITE, AND MAKE AVAILABLE TO THE OWNER AND/OR HIS REPRESENTATIVE SUITABLE SURVEYING INSTRUMENTS SUCH AS, BUT NOT LIMITED TO A SITE LEVEL, MEASURING TAPE, CARPENTERS LEVEL, SIGHT LEVEL AND LEVEL ROD.
3. PLANT MATERIAL SHALL BE INSTALLED PER THE SPACING SHOWN ON THE LANDSCAPE PLAN(S). WHERE WRITTEN DIMENSIONS ARE NOT PROVIDED THE CONTRACTOR MAY SCALE THE DRAWINGS. ACCEPTABLE TOLERANCES FOR SCALED MEASUREMENTS WILL BE:
A. PLUS OR MINUS 0.5' FOR DRAWING SCALES OF 1"=5' TO 1"=20'
B. PLUS OR MINUS 1.0' FOR DRAWING SCALES OF 1"=30' TO 1"= 60'
C. PLUS OR MINUS 2.0' FOR DRAWING SCALES OF 1"=80' OR LARGER.

- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL LAWS REGARDING EROSION CONTROL AND AIR, WATER OR NOISE POLLUTION.
5. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY MATERIALS OR WORK REQUIRED TO COMPLY WITH REGULATIONS REGARDING, HEALTH SAFETY OR THE ENVIRONMENT
6. DO NOT PLANT SHRUBS OR GROUNDCOVER PLANTS WITHIN 5 FT. OF FOUNDATION WALLS OR STRUCTURAL RETAINING WALLS.
7. DO NOT PLANT TREES WITHIN TEN (10) FEET OF FOUNDATION WALLS OR STRUCTURAL RETAINING WALLS; EXCEPT EVERGREENS WHICH SHOULD BE SPACED ACCORDING TO THEIR GROWTH HABIT AND AVERAGE MATURE SPREAD AS DEFINED BY THE COLORADO NURSERY ASSOCIATION OR OTHER REGIONALIZED REFERENCE MATERIAL FOR THE PLANT SPECIFIED.
8. DO NOT SPRAY IRRIGATE WITHIN 5 FT. OF FOUNDATION WALLS, STRUCTURAL RETAINING WALLS OR AS DETERMINED BY A SOILS AND FOUNDATION INVESTIGATION REPORT PREPARED BY A QUALIFIED LICENSED ENGINEER.
9. PLANT MATERIAL SHALL MEET OR EXCEED THE MOST CURRENT ISSUE OF AMERICAN STANDARDS FOR NURSERY STOCK.
10. PLANT MATERIALS SHALL BE PROVIDED IN THE SIZE AND QUANTITIES SHOWN ON THE LANDSCAPE PLAN(S). IN THE CASE OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE GREATER QUANTITY SHALL APPLY.
11. TOPSOIL SHALL BE STRIPPED FROM THE PROJECT'S CONSTRUCTION AREAS AND STOCKPILED AT THE SITE FOR REDISTRIBUTION DURING FINISHED GRADING OPERATIONS. REDISTRIBUTION DEPTH SHALL BE A MINIMUM OF THREE INCHES. IN THE CASE OF INSUFFICIENT TOPSOIL REDISTRIBUTION DEPTH THE CONTRACTOR SHALL SUPPLEMENT WITH CLEAN AND STERILE IMPORTED TOPSOIL APPROVED BY THE LANDSCAPE ARCHITECT. NO ADDITIONAL PAY WILL BE MADE FOR IMPORTED TOPSOIL.
12. A SOIL ANALYSIS, IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK REGULATIONS, IS REQUIRED FOR THE SITE. SOIL AMENDMENTS AND PREPARATIONS SHALL COMPLY WITH THE SOILS ANALYSIS BUT SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE TOWN OF CASTLE ROCK LANDSCAPE CODES AND STANDARDS.
13. CONTRACTOR SHALL CONFIRM, VIA WRITTEN DOCUMENTATION PROVIDED TO THE OWNER AND HIS REPRESENTATIVE THAT THE FINAL FINISHED GRADES MEET THOSE SHOWN ON THE SITE CONSTRUCTION DOCUMENTS PROVIDED BY THE ARCHITECTS AND ENGINEERS. ALL GRADES SHALL BE WITHIN TWO TENTHS OF THE FINISHED GRADES AS SHOWN ON THE FINAL GRADING PLAN AND SITE CONSTRUCTION DOCUMENTS.
14. POSITIVE SURFACE DRAINAGE SHALL BE ASSURED WITHOUT SUBSEQUENT SETTLING OR IRREGULARITIES IN THE FINISHED GRADES.

IV. INSTALLATION & MATERIALS

- 1. PLANTS SHALL BE PLANTED PER THE DETAILS PROVIDED IN THE LANDSCAPE PLAN(S). PIT BACKFILL SHALL BE AS PER THE TOWN OF PARKER PLANTING DETAILS.
2. FERTILIZER IN THE FORM OF 21 GRAM, 20-10-5 SLOW RELEASE FERTILIZER TABLETS SHALL BE APPLIED TO ALL PLANTS IN THE FOLLOWING RATES:
A. TREES - PER TOWN OF PARKER DETAILS
B. 8&B SHRUBS - THREE (3) TABLETS
C. NO. 5 CONTAINER PLANTS - TWO (2) TABLETS
D. NO. 1 CONTAINER PLANTS - ONE (1) TABLET
3. A SEPARATE IRRIGATION TAP IS REQUIRED FOR THE PROJECT. THE IRRIGATION SYSTEM SHALL BE PER THE APPROVED IRRIGATION PLAN(S) :
A. ONE HUNDRED (100) PERCENT OVERLAP COVERAGE
B. AUTOMATIC EVAPOTRANSPIRATION BASED IRRIGATION CONTROLLER IS REQUIRED.
C. POP-UP ROTARY OR SPRAY HEADS FOR AREAS OF A WIDTH GREATER THAN TEN (10) FEET.
D. SUBTERRANEAN OR DRIP SYSTEM FOR AREAS WHOSE WIDTH IS LESS THAN TEN (10) FEET
E. DRIP SYSTEM OR SUBTERRANEAN SYSTEM FOR ALL PLANTING BEDS
F. DRIP SYSTEM, SUBTERRANEAN OR SPRAY EMITTERS FOR PERENNIAL OR ANNUAL BEDS
G. DRIP SYSTEM FOR ALL TREES AND SHRUBS IN NON-IRRIGATED NATIVE SEEDED AREAS.
H. TEMPORARY SPRAY IRRIGATION LAID OVER GROUND SURFACE, OR PERMANENTLY INSTALLED UNDERGROUND SYSTEM WITH HOSE COUPLING RISERS FOR NATIVE SEEDED AREAS.
I. IRRIGATION SYSTEM SHALL HAVE A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
4. TURF SHALL NOT BE UTILIZED ON THE SITE.
5. ALL SLOPES OF 4:1 OR GREATER SHALL BE PROTECTED FROM EROSION THROUGH THE APPLICATION OF ONE OF THE FOLLOWING:
A. LANDSCAPE FABRIC WITH ORGANIC OR INORGANIC MULCH
B. SEED WITH STRAW NETTING OR EQUIVALENT PER THE SEEDING SPECIFICATIONS.
6. ALL PLANTING BEDS SHALL BE DEFINED BY A HARD EDGE SUCH AS SIDEWALK, CURB, ASPHALT, RETAINING WALL OR PRE-APPROVED METAL EDGING. EXCEPT WITHIN AREAS DESIGNATED FOR PERENNIALS, ANNUALS OR GROUND COVER, THE PLANTING BED SHALL BE COMPLETELY COVERED WITH PRE-APPROVED LANDSCAPE FABRIC AND MULCHES PER THE FOLLOWING MINIMUM SPECIFICATIONS:
A. LANDSCAPE FABRIC/WEED BARRIER SHALL BE ANCHORED WITH SIX (6) INCH LONG STEEL LANDSCAPE STAPLES PLACED THREE (3) FEET ON CENTER ALONG ALL EDGES AND THROUGHOUT THE MIDDLE AS REQUIRED TO PREVENT RELOCATION.
I. FABRIC SHALL BE PERMEABLE POLYPROPYLENE FABRIC WITH A MINIMAL THICKNESS OF 35 MILS IN A ROLL WIDTH OF NOT LESS THAN EIGHT (8) FEET.
II. FABRIC SHALL BE PLACED USING THE LARGEST CONTINUOUS PIECE POSSIBLE - A MINIMUM OF SEAMS.
III. ALL SEAMS SHALL OVERLAP A MINIMUM OF 10".
7. METAL EDGING SHALL BE INSTALLED SO THAT IF FULLY CONTAINS THE MULCH WITHIN THE BEDS AND IN SUCH A MANNER AS TO MINIMIZE THE HAZARDS FROM TRIPPING OR DAMAGE FROM MOWING OPERATIONS.
8. METAL EDGING SHALL:
A. HAVE AN UNCUT MINIMUM LENGTH OF TEN (10) FEET, A MINIMUM HEIGHT OF 4" AND HAVE INTERLOCKING ENDS, ANCHORED INTO THE SOIL WITH STEEL STAKES.
B. BE 16 GAUGE GALVANIZED STEEL W/ A ROLLED EDGE
C. OR 16 GAUGE PAINTED STEEL WITH A ROLLED EDGE
D. OR 3/16" X 4" ALUMINUM WITH A MILL FINISH
9. WOOD MULCH - SHALL BE SHREDDED CEDAR WITH NO ARTIFICIAL COLORING AND SHALL BE EVENLY DISTRIBUTED OVER THE AREA DESIGNATED TO A MINIMUM DEPTH OF 4".
10. ROCK MULCH - SHALL BE NATURAL GRANITE OR SIMILAR STONE WITH NO DISCERNIBLE ANGLED EDGES (WASHED RIVER ROCK) BLENDED BY VOLUME AS FOLLOWS: 10% - 6" TO 10", 50% - 3" TO 6", 25% - 1.5", 15% - 3/4".

V. LANDSCAPE REPAIR AND MAINTENANCE

- 1. THE OWNER OF THE PROPERTY, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL LANDSCAPED AREAS WITHIN THEIR LOT(S), 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.
2. XERIC LANDSCAPE REQUIRES MAINTENANCE PROCEDURES DIFFERENT FROM TRADITIONAL LANDSCAPING. THE OWNER & MAINTENANCE CONTRACTOR SHOULD TAKE NOTICE OF THE REDUCED WATER REQUIREMENTS AND THE SPECIFIC MOWING AND FERTILIZING NEEDS OF THE PLANTS, TURF AND SEED INSTALLED PER THIS PLAN.
3. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED WITH THE NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, REPLACEMENT OF DEAD PLANT MATERIAL, AND REPLACEMENT OF DISEASED PLANT MATERIAL.
4. REPLACEMENT PLANT MATERIAL SHALL BE OF THE SAME SIZE AND OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE APPROVED LANDSCAPE PLAN AT THE TIME OF ORIGINAL INSTALLATION.
5. SUBSTITUTIONS WITH OTHER DISSIMILAR TYPES OF PLANT MATERIAL, OR DIFFERENT SPECIES MAY BE MADE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE KNOWLEDGE AND ACCEPTANCE FROM THE GOVERNING JURISDICTION OR IT'S ASSIGNS THAT GRANTED ORIGINAL APPROVAL.
6. REPLACEMENTS OF ALL DISEASED OR DECEASED MATERIALS SHALL OCCUR WITHIN ONE GROWING SEASON.
7. REPLACEMENT OR RELOCATION OF DISPLACED MULCHES SHALL OCCUR ON AN ANNUAL BASIS OR MORE FREQUENTLY AS NEEDED TO MAINTAIN A STABLE AND FUNCTION MULCH BED.
8. GROUNDS SHALL BE MAINTAINED IN A SAFE, CLEAN, AND NEAT CONDITION WITH NO ACCUMULATED RUBBISH OR ESTABLISHED WEEDS.
9. ROADS AND PAVEMENT SHALL BE MAINTAINED IN GOOD CONDITION WITH NO POTHoles OR SUB GRADE DEFICIENCIES.

VI. LANDSCAPE COVERAGE CALCULATIONS

MULCH COVERAGE CALCULATIONS INCLUDE ALL LIVING MATERIALS WITHIN LANDSCAPED AREAS WITH THE EXCEPTION OF DECIDUOUS TREES. QUANTITIES USED IN THIS CALCULATION INCLUDE ONLY THOSE PLANTS PLACED IN MULCHED PLANTING AREAS; HENCE, THE PLANT 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 OR OTHER PUBLISHED DOCUMENTATION. ACTUAL PLANT COVERAGE AND GROWTH RATE MAY VARY DEPENDING ON LOCAL CLIMATE, IRRIGATION AND MAINTENANCE SCHEDULES. THE PLANT COVERAGE CALCULATIONS ARE INTENDED TO SHOW ESTIMATED PERFORMANCE OF THE XERIC LANDSCAPE DESIGN.

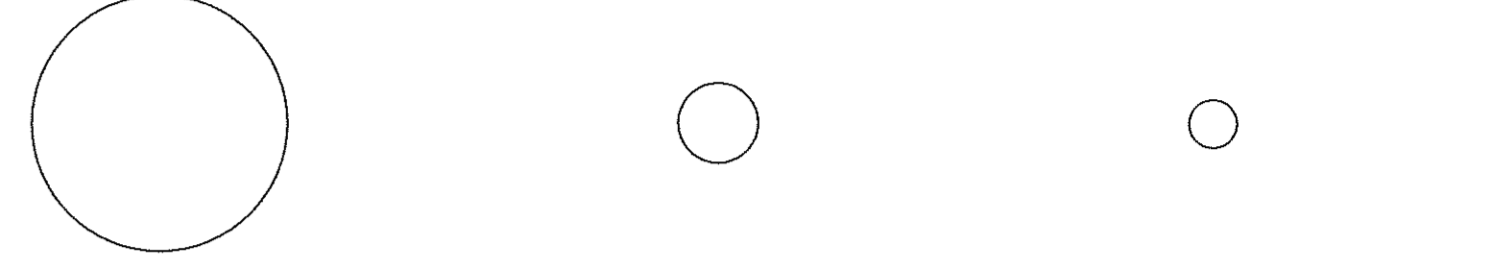
VII. SUPPLEMENTARY NOTES - XERIC LANDSCAPING

- 1. THE LANDSCAPE PLAN HEREIN EMPLOYS THE PRINCIPLES OF A XERIC LANDSCAPE DESIGN AND AS SUCH IT IS DESIGN TO MAKE EFFICIENT USE OF AVAILABLE WATER. A SCIENTIFIC SOIL AMENDMENT STRATEGY, AN AUTOMATIC IRRIGATION SYSTEM AND APPROPRIATE MAINTENANCE STRATEGIES MUST BE EMPLOYED TO TAKE FULL ADVANTAGE OF THIS DESIGN.
2. ESTABLISHMENT OF PLANTS REQUIRES MORE FREQUENT WATERING; HOWEVER, IN SUBSEQUENT YEARS THE WATERING TIMES SHOULD BE REDUCED 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 AND POSSIBLY CAUSE PLANT HEALTH PROBLEMS.
3. IRRIGATION SHALL OCCUR IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK'S IRRIGATION SCHEDULE.

LIVING COVERAGE TEMPLATES

THE TEMPLATES BELOW SHOW THE AVERAGE SIZE AND APPROXIMATE COVERAGE FOR PLANTS USED WITHIN THIS PLAN.

Table with 3 columns: EVERGREEN TREE (8' AVERAGE RADIUS, 210 S.F. COVERAGE), SHRUBS (3.5' RADIUS, 39 S.F. COVERAGE), PERENNIALS, GRASSES, OTHER SMALL PLANTS (1.5' AVERAGE RADIUS, 7 S.F. COVERAGE)



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.



UNOFFICIAL COPY



THIS LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. BY: J.D. NASH, REGISTRATION No. 305

FINAL PD SITE PLAN LOT 2-D, METZLER RANCH FILING NO. 3, 1ST AMENDMENT LANDSCAPE NOTES SHEET 8 OF 12

# FINAL PD SITE PLAN

## LOT 2-D, 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

### IRRIGATION ZONES

#### IRRIGATION SCHEDULE

SYMBOL	MODEL	DESCRIPTION	DETAIL
	LINE SIZE	GATE VALVE	1
	3/4"	DRIP VALVE	3
	44LRC	RAINBIRD QUICK COUPLER	4
	825YA-3/4"	FEBCO BACKFLOW PREVENTER	5
	MC 8 PLUS SERIES	IRRITROL CONTROLLER - PEDESTAL MOUNT	
	CL. 200 B.E. (1-1/2")	PVC MAINLINE	
	CL. 200	PVC SLEEVING	
	3/4"	DRIP TUBING	
		CONTROLLER NUMBER VALVE SIZE	
	600 SERIES - 3/4"	WILKINS PRV	
	20930 SERIES - 3/4"	BUCKNER MASTER VALVE	
		WATER METER	
		TAP LOCATION	

#### NOTES

- REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
  - ALL BASE PLAN INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY TST INC.
  - IRRIGATION SYSTEM IS DESIGNED FOR A STATIC WATER PRESSURE OF 85 PSI. CONTRACTOR IS TO VERIFY PRESSURE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS AT HIS/HER OWN COST.
  - INSTALL DRIP EMITTERS IN BED AREAS AS DESCRIBED BELOW:
 

GROUND COVER	AGRIFIM IFT-5	1 EA. 12" RADIUS, 15" O.C.
1 GALLON MAT'L.	AGRIFIM IFT-5	1 EA.
5 GALLON MAT'L.	AGRIFIM IFT-5	2 EA.
DECIDUOUS TREES (1-1/2" - 2" CAL.)	AGRIFIM IFT-10	3 EA.
DECIDUOUS TREES (3"-4" CAL.)	AGRIFIM IFT-10	4 EA.
PINE TREES (6'-10')	AGRIFIM IFT-10	2 EA.
PINE TREES (11'-14')	AGRIFIM IFT-10	3 EA.
  - CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PAVING AND SIDEWALKS.
  - USE RAINBIRD 12 SERIES NOZZLES FOR SPRAY HEADS SPACED LESS THAN 13'.
  - USE RAINBIRD 10 SERIES NOZZLES FOR SPRAY HEADS SPACED LESS THAN 11'.
  - ELECTRICAL POWER TO THE NEW CONTROLLER IS SUPPLIED BY CONTRACTOR.
  - TAP LOCATION:  
TAP EXISTING D.I.P. LINE AND INSTALL 3/4" TAP, 3/4" COPPER, 3/4" CURB STOP, 3/4" WATER METER, 3/4" STOP AND WASTE VALVE, 3/4" ISOLATION VALVE, 3/4" BACKFLOW PREVENTER, 1" PRV, 1" MASTER VALVE AND EXTEND 1-1/2" MAINLINE AS SHOWN. INSTALL MASTER VALVE AND PRV IN SEPARATE CARSON #1419-13B VALVE BOXES. INSTALL STRONGBOX #58BC-30 A.L. BACKFLOW PREVENTER CAGE. INSTALL TAP, METER AND ALL RELATED EQUIPMENT AS PER TOWN SPECIFICATIONS AND DETAILS.
  - INSTALL RAINBIRD #RDS-BEX RAIN SENSOR. INSTALL AT LOCATION AS DIRECTED BY THE ARCHITECT.
  - WINTERIZATION OF IRRIGATION SYSTEM SHALL INCLUDE A QUICK COUPLER AT TAP LOCATION.
  - INSTALLATION OF IRRIGATION SYSTEM SHALL BE ACCOMPLISHED BY A TOWN OF CASTLE ROCK REGISTERED PROFESSIONAL.
  - IRRIGATION APPLICATION RATES:  
ALL IRRIGATION SHALL BE DRIP. APPLICATION RATES ARE:  
 ORNAMENTAL GRASSES, ANNUALS, PERENNIALS 1 GAL/HOUR  
 SMALL SHRUBS 5 GAL/HOUR  
 LARGE SHRUBS/SMALL TREES 8 GAL/HOUR  
 LARGE TREES 12 GAL/HOUR
- ESTABLISHMENT REQUIRES AN EXEMPTION TO BE OBTAINED FROM THE TOWN OF CASTLE ROCK. ALL WATER TO BE ACCOMPLISHED AS PER LANDSCAPE SEED SUPPLIERS RECOMMENDATIONS.
- IRRIGATION SYSTEM IS TO BE RUN 12-14 HRS/WEEK AS PER RESTRICTIONS: EVERY THIRD DAY BETWEEN THE HOURS OF 11 P.M. AND 4 A.M. OR WITHIN THE CURRENT LIMITATIONS OF THE WATER DISTRICT AND/OR THE TOWN OF CASTLE ROCK.
- TOTAL IRRIGATED AREA = 10,679 SQ. FT. FOR TEMPORARY NATIVE SEED, BLUE GRAMMA, AND SHRUB BEDS. PLANTING REQUIRES .75 INCHES PER WEEK.
- IRRIGATION SYSTEM REQUIRES APPROXIMATELY 7 GPM.

#### IRRIGATION WATER DEMAND

NOTE: IRRIGATED AREA OF MULCH BEDS IS BASED UPON THE ACTUAL LIVING COVERAGE OF ALL PLANT MATERIALS WITHIN THE PLANTING BED.

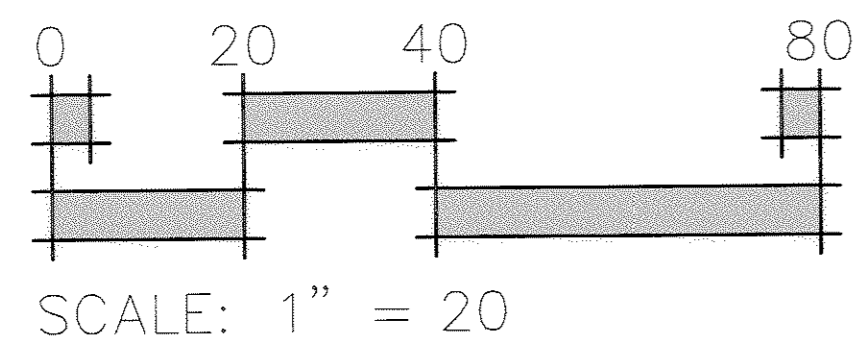
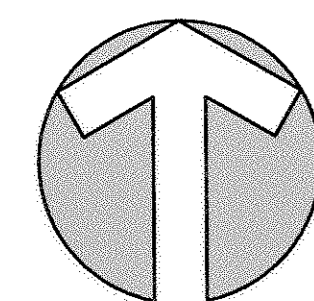
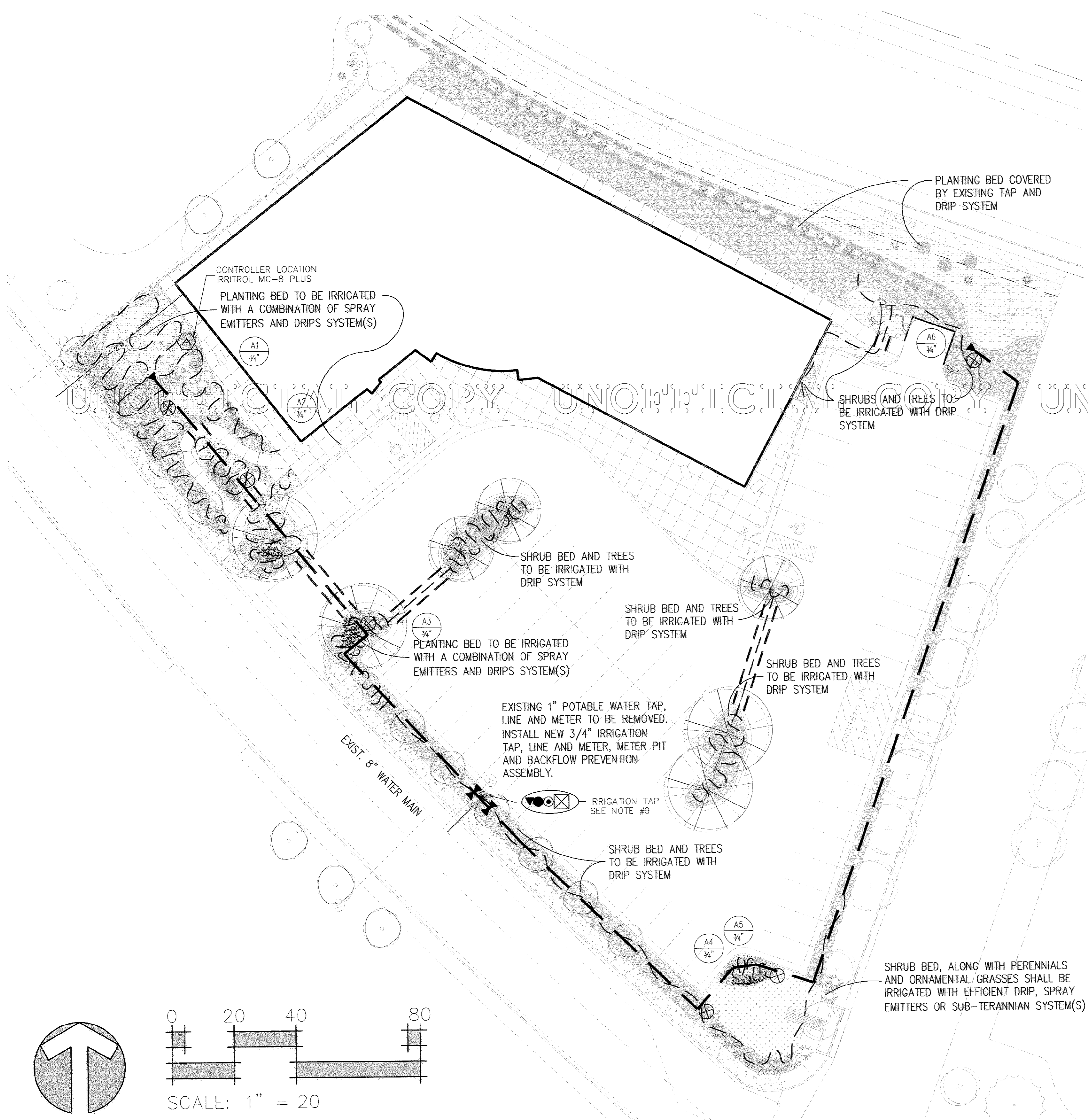
DESCRIPTION	LWU	IRRIG.	AREA	LWUR
NATIVE SEED	1.5	0	0	0
BLUE GRAMMA	3	0	0	0
MULCH BEDS	3.5	10,679	10,679	3.5
TOTAL (CLWUR)				3.5
AVERAGE (LWUR)				0.9

ALL IRRIGATION WITHIN THIS PROJECT SHALL BE LIMITED TO THE FOLLOWING:  
 DRIP IRRIGATION - TREES, SHRUBS & ORNAMENTAL GRASSES  
 SUB-TERRAINIAN IRRIGATION - ALL AREAS

ALL LANDSCAPED AREAS OF LESS THAN 10' IN WIDTH SHALL BE IRRIGATED WITH A SUBTERRAINIAN IRRIGATION SYSTEM.

ALL IRRIGATION ZONES SHALL BE COMPATIBLE WITH XERIC LANDSCAPE CONCEPTS AND SHALL BE DESIGNED IN SUCH A MANNER AS TO EFFICIENTLY COVER PLANTS OF SIMILAR WATER DEMAND (HYDROZONING).

A RAIN GAUGE ALONG WITH AN EVAPOTRANSPIRATION TIMER ARE REQUIRED TO BE INCLUDED AS AN INTEGRAL PART OF THE IRRIGATION SYSTEM.



#### WATERING RESTRICTIONS

THIS PROJECT IS SUBJECT TO AND SHALL COMPLY WITH THE CURRENT TOWN OF CASTLE ROCK MANDATED WATER RESTRICTIONS.

IRRIGATION WATER WILL BE AVAILABLE ON AN EVERY 3RD DAY SCHEDULE, BEGINNING ON MAY 1ST AND ENDING OF SEPTEMBER 30TH. IRRIGATING TIMES ARE FROM 5 A.M. TO 10 A.M. AND FROM 5 P.M. TO 10 P.M.



IRRIGATION DESIGN & CONSULTING, INC.  
 303-442-7027  
 303-665-8485- FAX



THIS IRRIGATION DESIGN WAS PREPARED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK REGULATIONS.  
 BY: STEVE NELSON, REGISTRATION No. 125

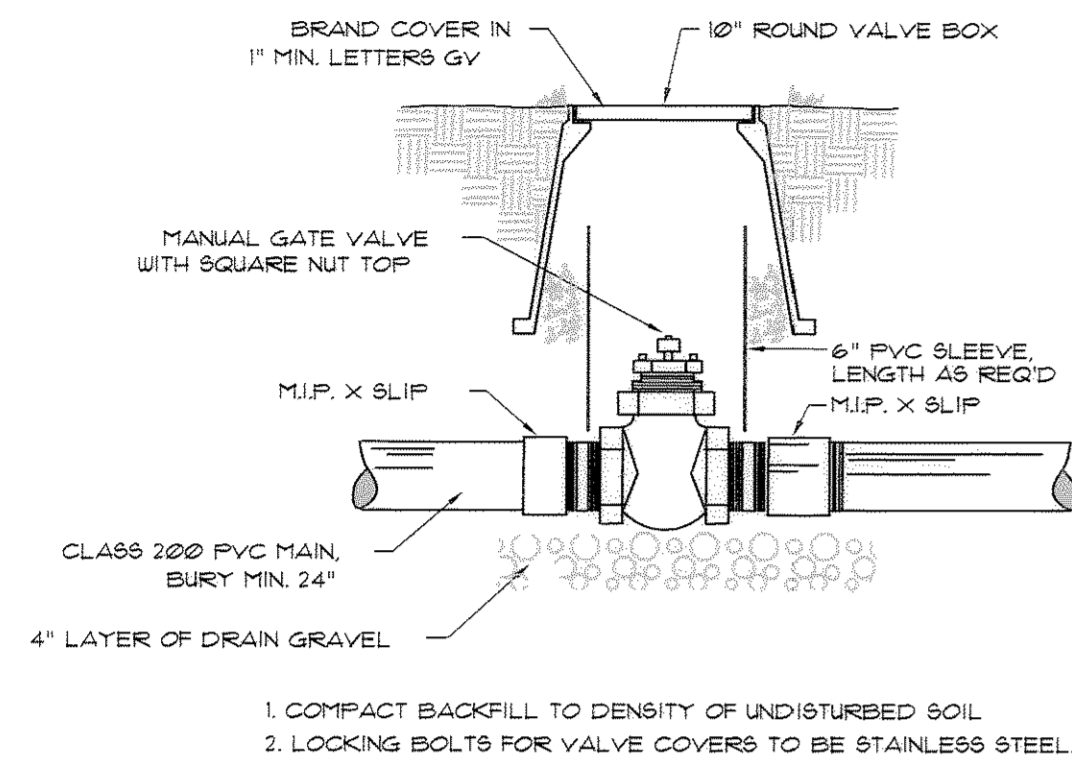
FINAL PD SITE PLAN  
 LOT 2-D, METZLER RANCH FILING  
 NO. 3, 1ST AMENDMENT  
 IRRIGATION ZONES  
 SHEET 9 OF 12

# FINAL PD SITE PLAN

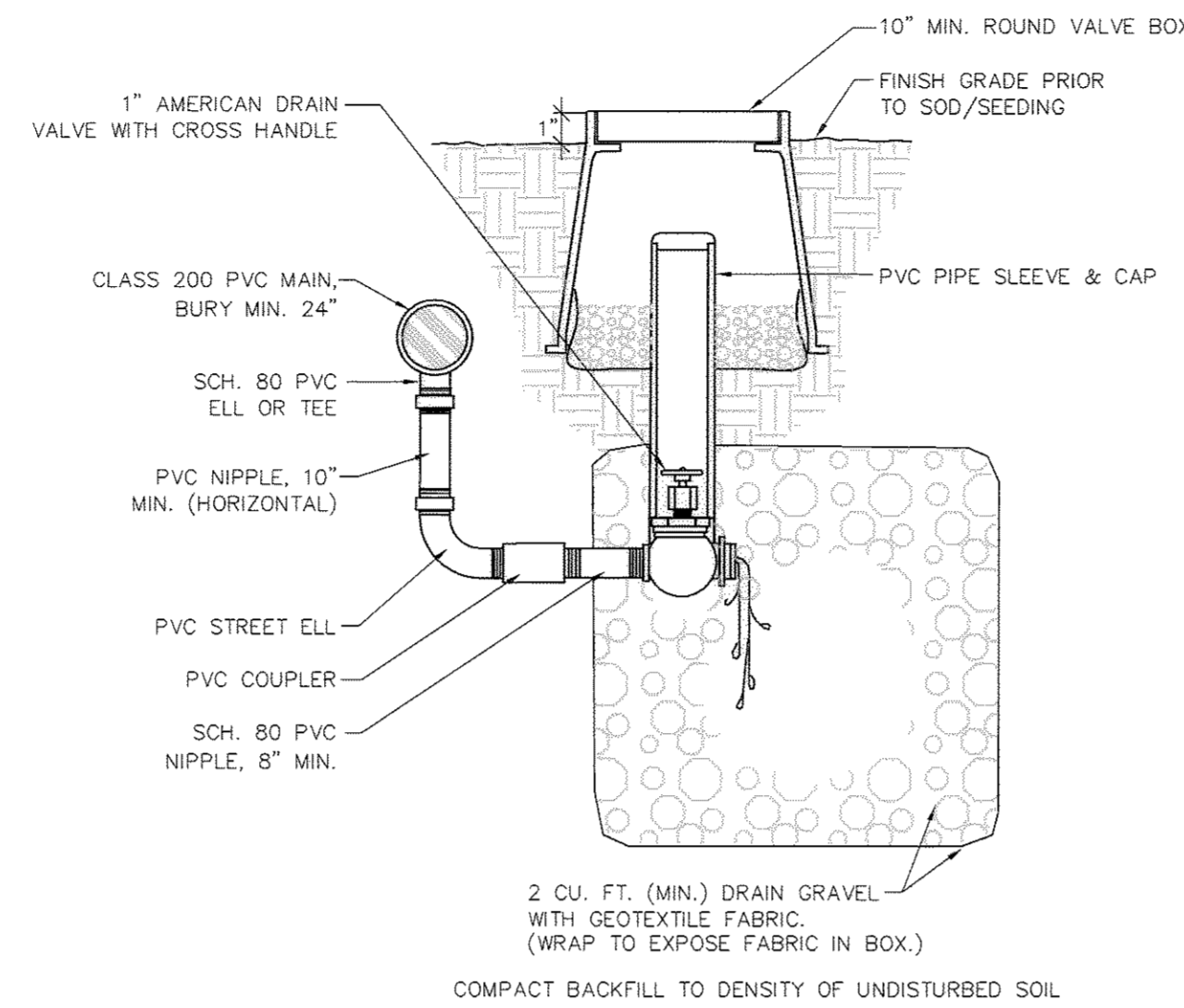
## LOT 2-D, METZLER RANCH FILING NO. 3, 1ST AMENDMENT

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

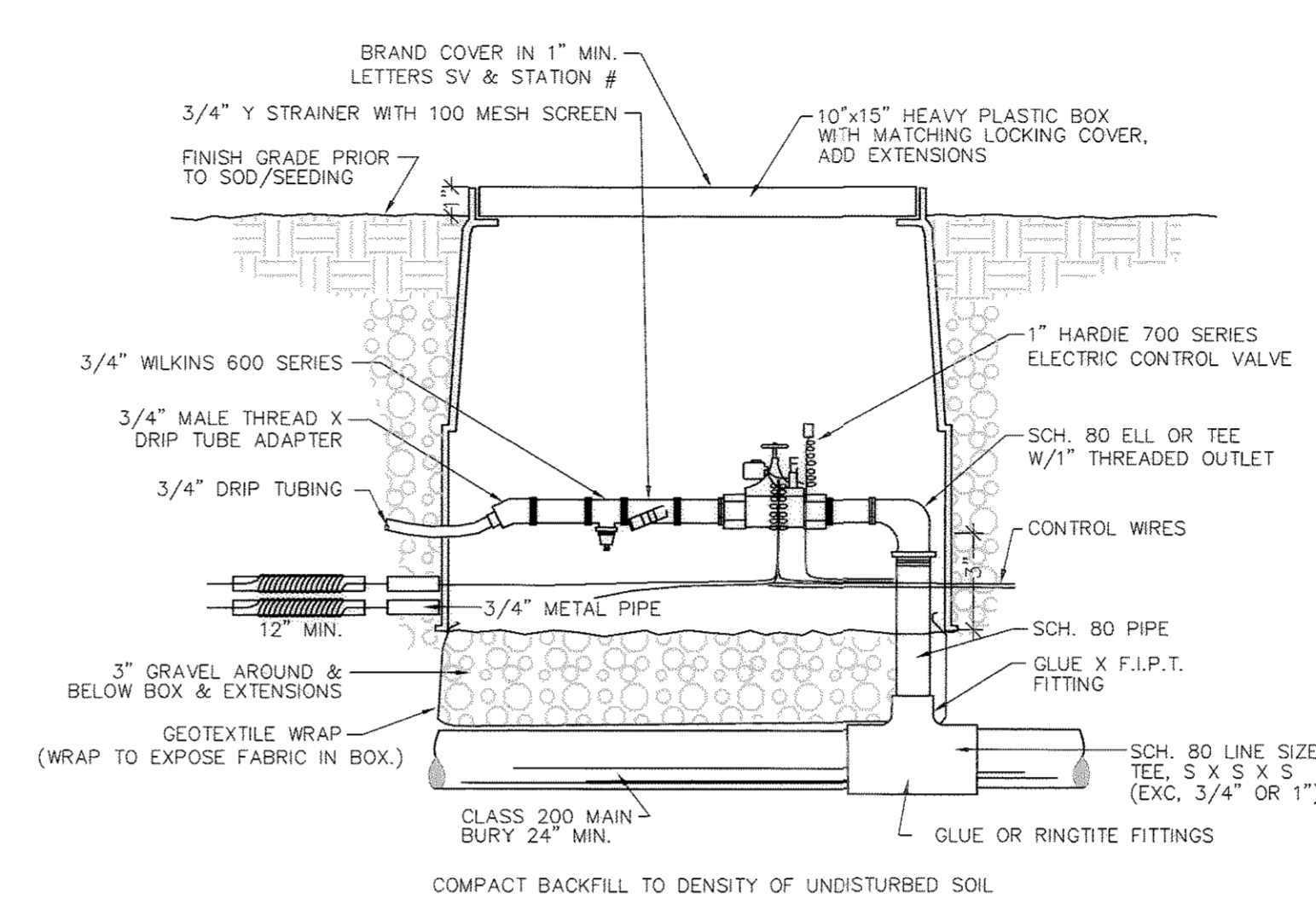
### IRRIGATION DETAILS



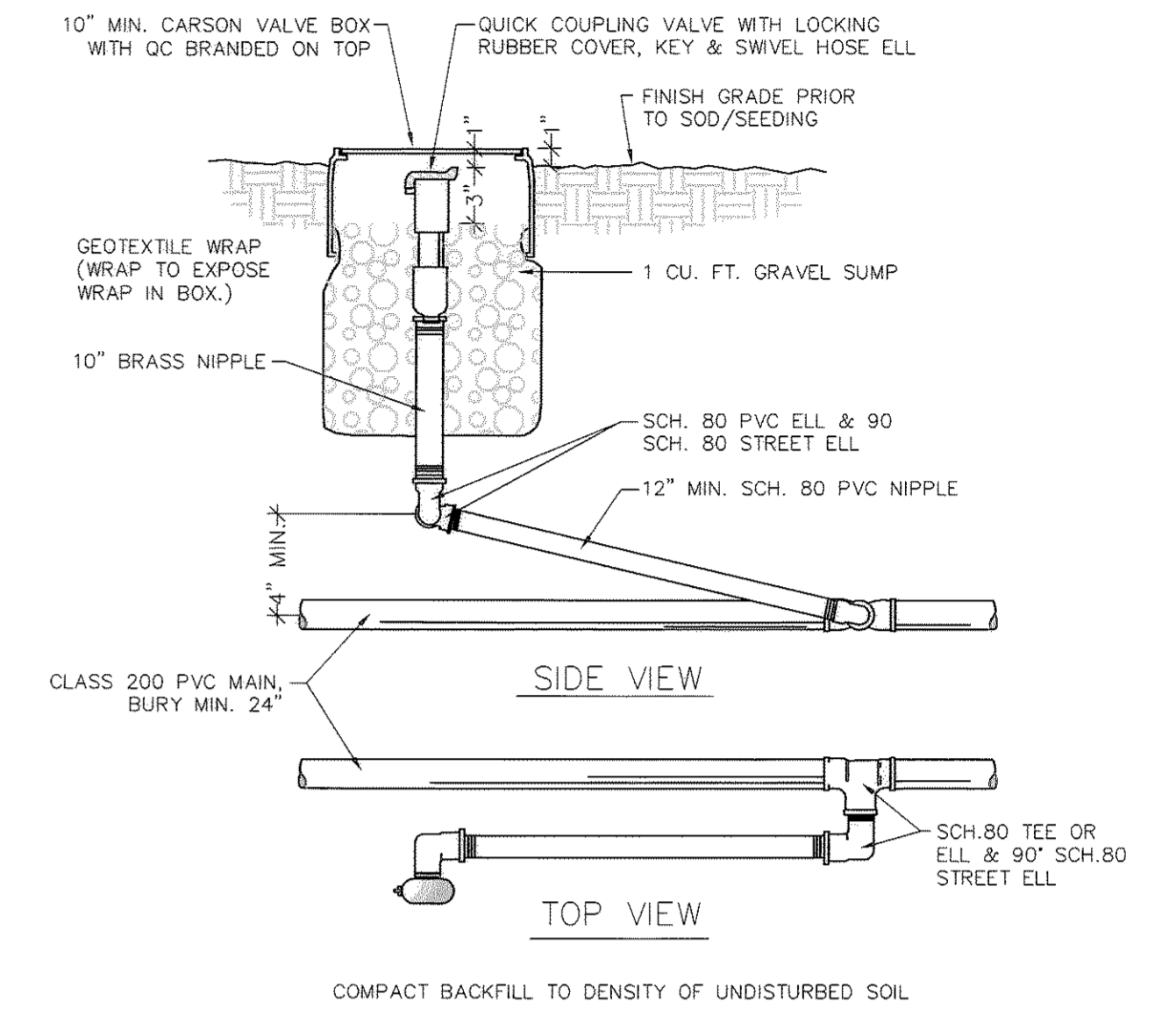
**1 ISOLATION GATE VALVE**



**2 DRAIN VALVE**

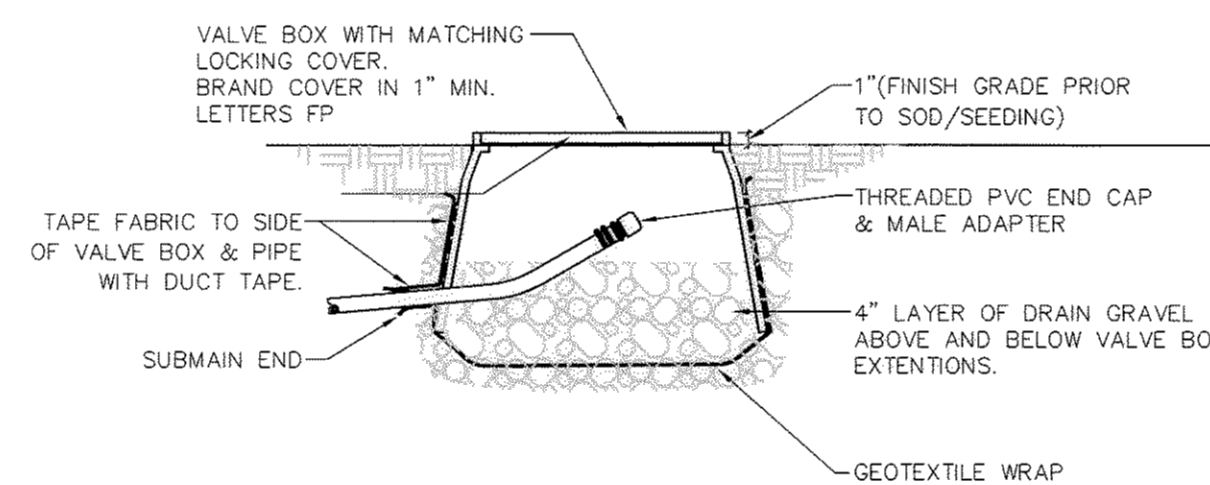


**3 DRIP VALVE**



**4 QUICK COUPLER**

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



**6 DRIP-BLOWOUT**

7. All assemblies installed within a confined area should maintain the minimum spacing listed below.
- When the test cocks are facing the wall there should be a minimum of 24 inches (24") from the assembly and the wall.
  - When the test cocks are facing away from the wall there should be a minimum of twelve inches (12") from the nearest wall.
  - Adjacent and opposing walls must allow enough room for testing and maintenance. This is generally left to the discretion of the local authority but should be no less than three feet (3') of air space in front of, and above, the assembly.

NOTE: Contact the Town of Castle Rock Utilities Department for their regulations and requirements for variances from the standard.

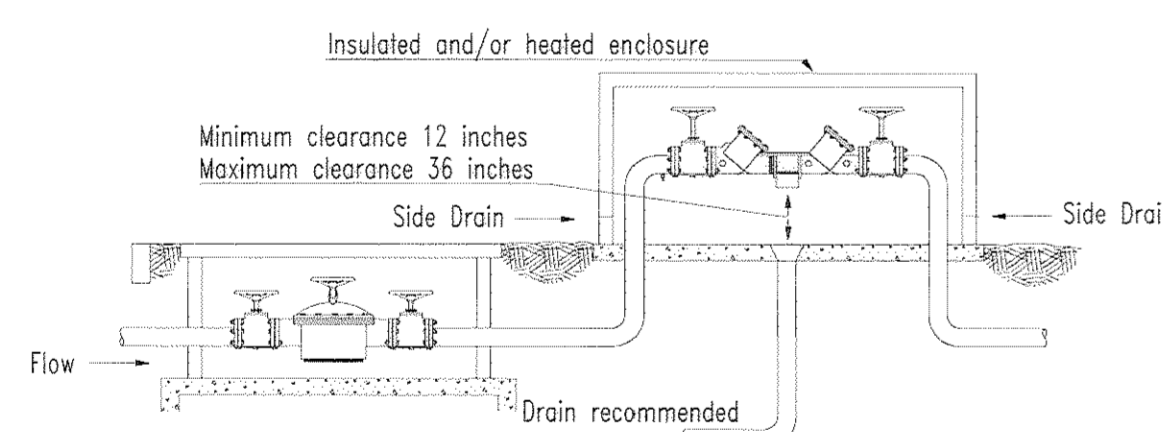


Figure 10.1 Outside protected installation

#### ILLUSTRATIONS OF APPROVED INSTALLATIONS

- In reference to Figure 10.1, some drainage should be through the side of the enclosure. This will create a drain to daylight as required for this type of installation. Bottom drainage alone is not sufficient.
- Reduced pressure assemblies installed within structures above ground must have an adequate drain and maintain the minimum of 12" from the floor. Owners and occupants should be notified and warned of the potential for large amounts of water being discharged from the relief valve. Any materials stored in this area could be damaged.

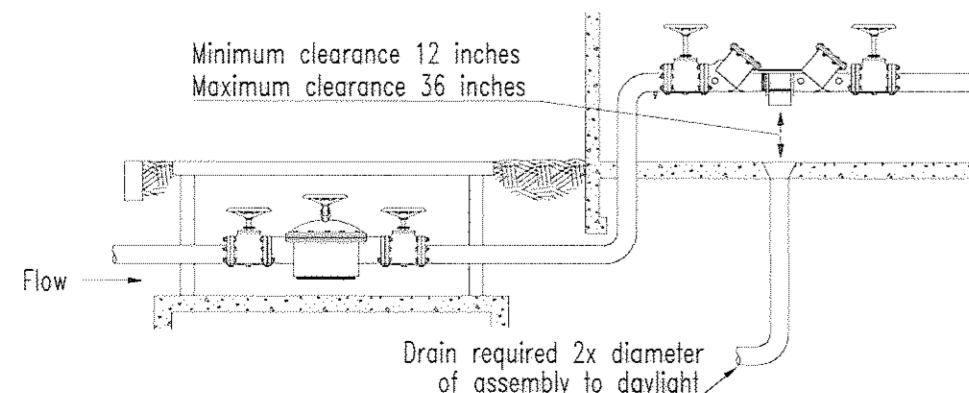
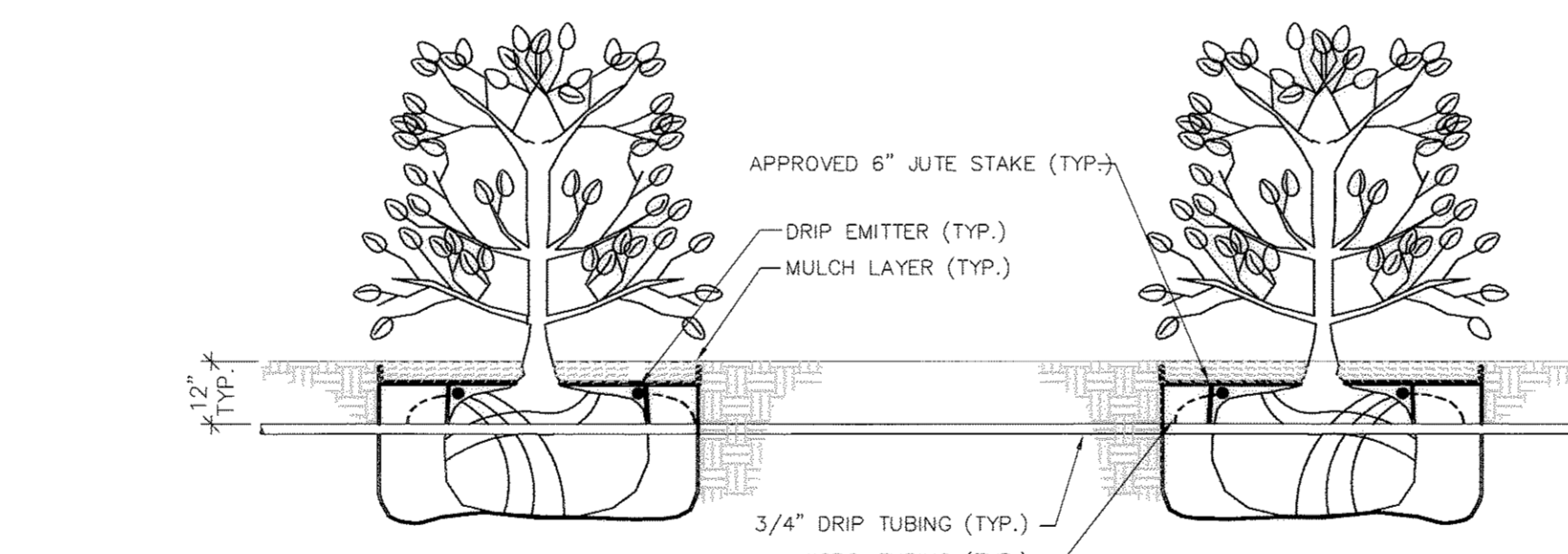
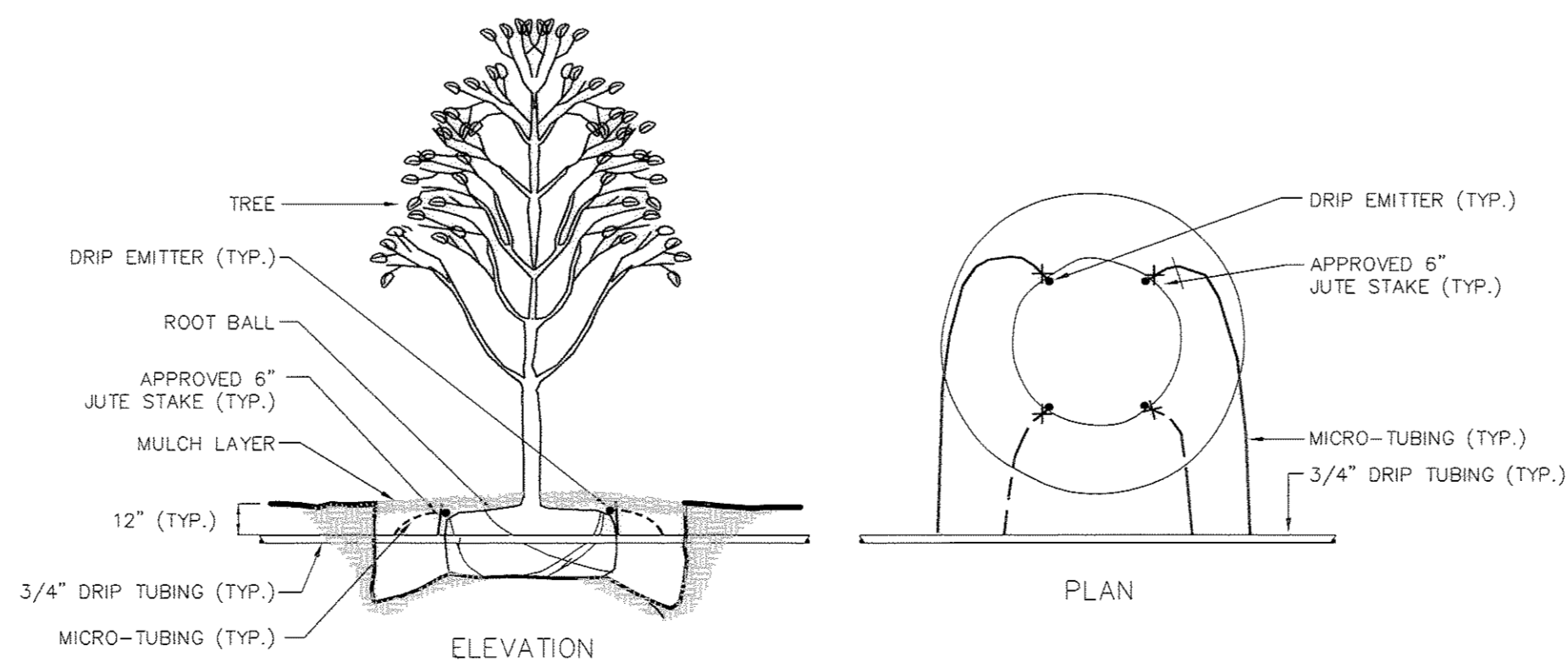


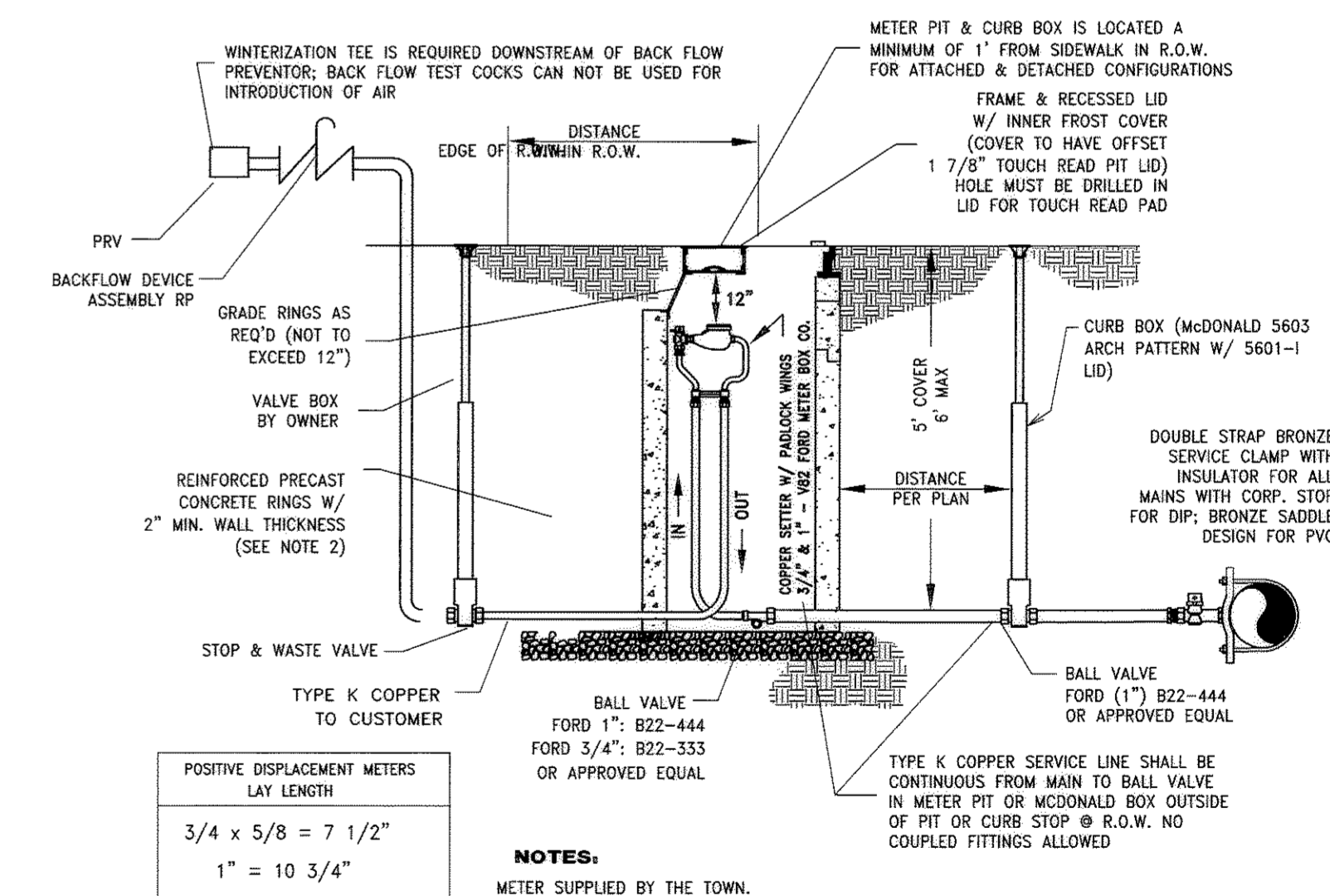
Figure 10.2 Building installation above ground



**7 DRIP-SHRUB**



**8 DRIP-TREE**



**9 3/4" IRRIGATION METER SET**

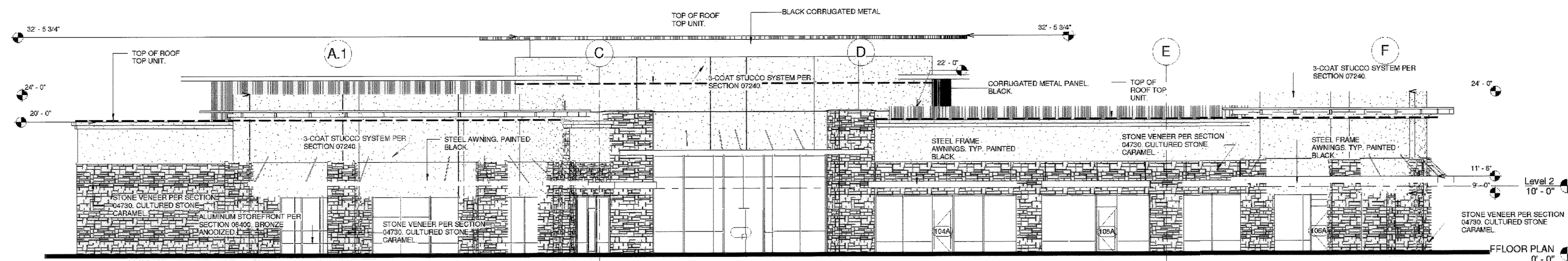
**5 REDUCED PRESSURE BACKFLOW PREVENTER**

FINAL PD SITE PLAN

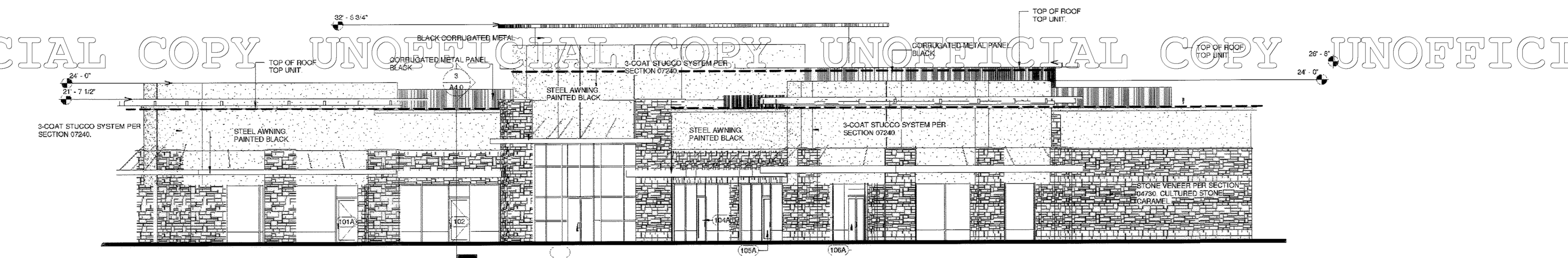
# LOT 2-D, METZLER RANCH FILING NO. 3, 1ST AMENDMENT

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

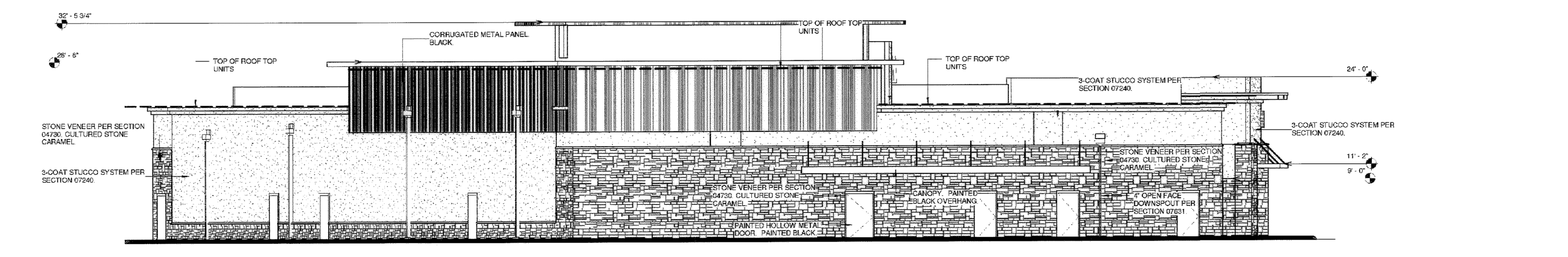
## BUILDING ELEVATIONS



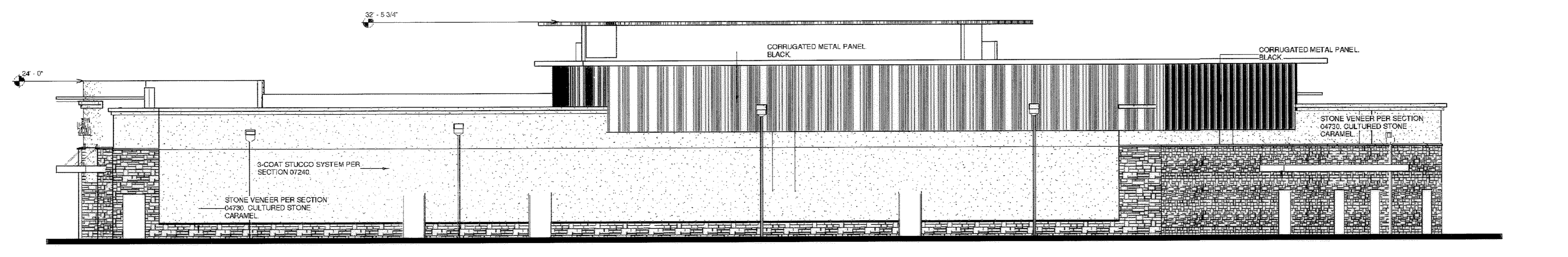
2 WEST ELEVATION  
1/8" = 1'-0"



1 SOUTH ELEVATION  
1/8" = 1'-0"



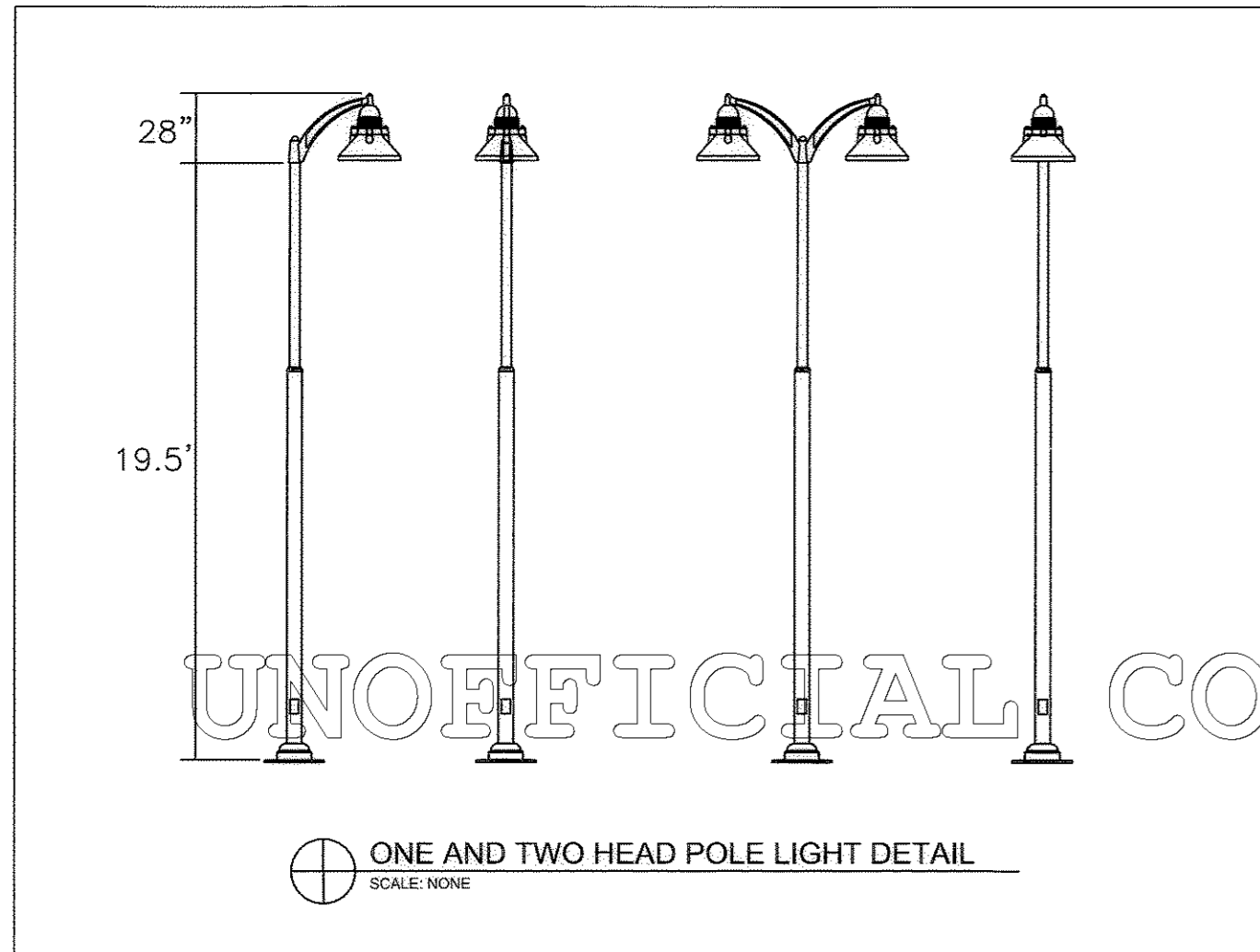
3 NORTH ELEVATION  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

**FINAL PD SITE PLAN**  
**LOT 2-D, 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**



**SITE LIGHTING NOTES**

- 1 EVERY OTHER FIXTURE TYPE "A" WILL BE CIRCUITED AND CONTROLLED BY A TIME CLOCK TO TURN OFF 1 HOUR AFTER CLOSING. TO REDUCE LIGHTING BY 50 %
- 2 POLE LIGHTS CIRCUIT IS DESIGNATED PER EA FIXTURE. CIRCUIT H-4,6 WILL BE CONTROLLED BY A TIME CLOCK SET TURN OFF 1 HOUR AFTER CLOSING TO REDUCE THE LIGHTING TO 50 %.
- 3 POLE LIGHTS CIRCUIT IS DESIGNATED BY H\*\*
- 4 POLE LIGHT TYPE INDICATED BY R\*\*
- 5 \*\*WALL PACK TYPE "B" TO BE 70W HPS NO EXCEPTIONS.
- 6 FIXTURE TYPE "A" TO HAVE OPEN CLEAR SPECULAR TRIM.
- 7 ALL FIXTURES SHALL BE IESNA FULL CUTOFF.

**SITE LIGHTING LEGEND**

TYPE	DESCRIPTION	MOUNT	LAMP	VOLTAGE	VA	PART NUMBER
S1	Parking Lot Light 1 Head	Pole	1-100w MH	208	127	Kim 1A-RA253 100MH208 BL-P SAL20-64188 BL-P
S2	Parking Lot Light 1 Head	Pole	1-100w MH	208	127	Kim 1A-RA253 100MH208 BL-P HS SAL20-64188 BL-P
S3	Parking Lot Light 2 Head	Pole	2-100w MH	208	254	Kim 2B-RA255 100MH208 BL-P SAL20-64188 BL-P

