

2004033610 9 PGS

PLAT IDENTIFICATION SHEET

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

GRANTOR: Smart Development, LLC
(OWNER)

2004033610
04/05/2004 03:01 PM

GRANTEE: 1st Amendment to Lot 2-G, Metzler
Ranch Filing No. 3, 1st Amendment
(NAME OF PLAT)

UNOFFICIAL COPY

OLD LEGAL:

Section: 26

Township: 7

Range: 67

NEW LEGAL:

Subdivision/Condo Name:

Filing #

Phase

Lot #

Building #

Block #

Unit #

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

SITUATED IN THE SW 1/4 OF SECTION 25, & THE S 1/2 OF SECTION 26, T.7S., R.67W., OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OWNER:

SMART DEVELOPMENT, LLC
ATTN: MR. RICK CAVALLARO
22856 SOLITUDE LANE
GOLDEN, COLORADO 80401
PH: (303) 384-1430

DEVELOPER/TENANT:

GOOD TIMES DRIVE THRU, INC.
ATTN: MR. RICK CAVALLARO
600 CORPORATE CIRCLE
GOLDEN, COLORADO 80401
PH: (303) 384-1430

ENGINEER:

ENGINEERING SERVICE COMPANY
ATTN: MR. RYAN YEE
1300 SOUTH POTOSIAC STREET, SUITE 126
AURORA, COLORADO 80012
PH: (303) 337-1933

LEGAL DESCRIPTION:

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

SITE DATA:

GROSS SITE AREA:	43,511 SQUARE FEET OR 1.00 ACRES
BUILDING COVERAGE:	2,520 SQ. FT. OR 5.8%
HARD SURFACE COVERAGE:	METZLER DR. 3,390 SQ. FT. REMAINDER 23,343 SQ. FT. TOTAL 26,733 SQ. FT. OR 61.3%
LANDSCAPE COVERAGE:	14,324 SQ. FT. OR 32.9%
PARKING:	REQUIRED 20 - 9' X 18' SPACES 25 SPACES PROVIDED 1 - 9' X 18' HANDICAP SPACES
PERMITTED BUILDING HEIGHT:	50 FEET
PROPOSED BUILDING HEIGHT:	21 FEET
CONSTRUCTION SCHEDULE:	UNKNOWN
ZONING:	PD
SIGNAGE:	SEE GENERAL NOTE #9 BELOW

GENERAL NOTES:

- ALL ELEVATIONS ARE FLOU/LINE UNLESS NOTED OTHERWISE.
- ALL ON-SITE STORM SEWER FACILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.
- (BY FLAT) DENOTES BY THE FLAT KNOWN AS METZLER RANCH FILING NO. 3, 1ST AMENDMENT.
- (BY OTHERS) DENOTES CONSTRUCTION BY OTHERS AS DEPICTED ON THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR METZLER RANCH FILING NO. 3, LOT 2.
- THE BASIS OF BEARINGS FOR THIS FINAL PD SITE PLAN IS S89°30'29"E AS DEPICTED ON THE FLAT KNOWN AS METZLER RANCH FILING NO. 3, 1ST AMENDMENT.
- THE DEVELOPER WILL BE RESPONSIBLE FOR CONFORMANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT IMPLEMENTATION POLICY.
- NO SOLID OBJECT EXCEEDING 30 INCHES IN HEIGHT ABOVE THE FLOU/LINE ELEVATION ADJACENT TO THE STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, MONUMENT SIGNS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES, OR BERRIES, SHALL BE PLACED IN THE SIGHT DISTANCE TRIANGLES.
- ACCESS FOR LOT 2-G WILL BE PROVIDED THROUGH TWO 30 FOOT ACCESS AND UTILITY EASEMENTS (PER METZLER RANCH FILING NO. 3, 1ST AMENDMENT) WHICH DIRECTLY INTO BOTH METZLER DRIVE AND WAY RESPECTIVELY, WITH METZLER DRIVE TYING DIRECTLY INTO THE TOWN OF CASTLE ROCK RIGHT-OF-WAY FOR FOUNDERS PARKWAY AND ALLEN STREET.
- SIGNAGE WILL BE APPROVED WITH THE FINAL PD SITE PLAN. HOWEVER, A SIGN PERMIT FOR EACH SIGN MUST BE SUBSEQUENTLY OBTAINED FROM THE BUILDING DEPARTMENT PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.
- 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.
- 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 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 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.

ARCHITECT:

RVP ARCHITECTURE
ATTN: MS. TINA DORN
4141 ARAPAHOE AVENUE, SUITE 100
BOULDER, COLORADO 80303
PH: (303) 443-5355

LANDSCAPE ARCHITECT:

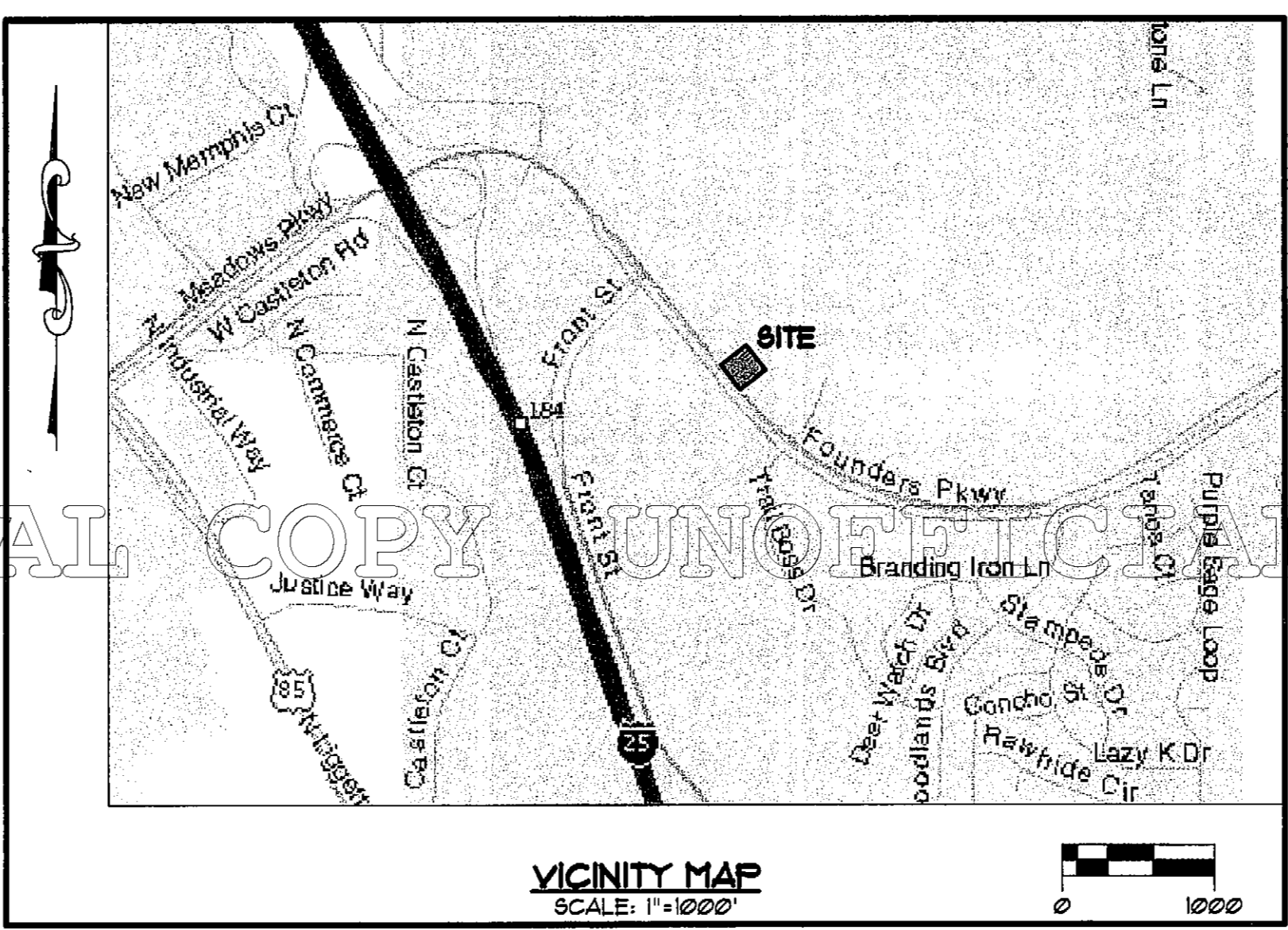
TUPA ASSOCIATES, INC.
ATTN: MICHAEL TUPA
2481 EAST AMHERST CIRCLE
AURORA, COLORADO 80014
PH: (303) 478-9410

SURVEYOR:

T&T INC. OF DENVER
ATTN: MICHAEL CREGGER
13272 TEDDY LANE
LOVE TREE, COLORADO 80124
PH: (303) 792-0551

SHEET INDEX

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BUILDING ELEVATIONS.....	7 OF 8
PHOTOMETRIC LIGHTING PLAN.....	8 OF 8



OWNERSHIP CERTIFICATION:

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

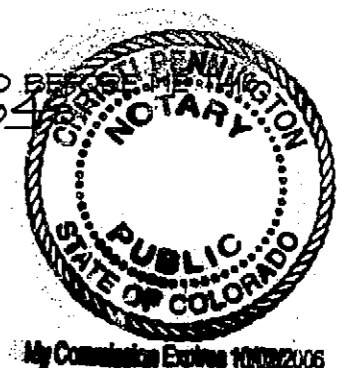
Mark M. Swan
SMART DEVELOPMENT LLC
SIGNED THIS 19th DAY OF March, 2004

NOTARIAL:
STATE OF COLORADO)
COUNTY OF Jefferson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF March, 2004.

Mark J. Wall
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-02-06



GENERAL NOTES: (CONTINUED)

- 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.

FLOOD HAZARD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080249 0196 C, DATED SEPTEMBER 30, 1987, THIS SITE DOES NOT APPEAR TO BE SITUATED IN A FLOOD HAZARD AREA. HOWEVER, THIS FLOOD MAP INDICATES THAT THE LIMIT OF THE STUDY IS ON THE WEST SIDE OF INTERSTATE 25 AND TERMINATES AT THE WESTERLY ROW/LINE OF INTERSTATE 25.

BENCHMARK:

FINISHED RIM ELEVATION-SANITARY SEWER MANHOLE LOCATED IN THE NORTHWEST CORNER OF PARCEL 4, 25 FEET SOUTH OF FOUNDERS PARKWAY SOUTH RIGHT-OF-WAY LINE.
ELEVATION=6332.21 (USG.S.)

TOWN CERTIFICATION:

THE 1ST AMENDMENT TO THE FINAL PD SITE PLAN FOR LOT 2-G METZLER RANCH FILING NO. 3, 1ST AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF April, 2004.

Ray Trane
DIRECTOR OF DEVELOPMENT SERVICES

ENGINEER'S STATEMENT:

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

David R. Addor
DAVID R. ADDOR, P.E.



SURVEYOR'S CERTIFICATE:

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

Michael C. Cregger
MICHAEL CREGGER, P.L.S. 3/17/04 DATE

TITLE CERTIFICATION:

I, Laryce L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co., 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.

Laryce L. Nitsch, Title Officer
AUTHORIZED REPRESENTATIVE
SIGNED THIS 22nd DAY OF March, 2004

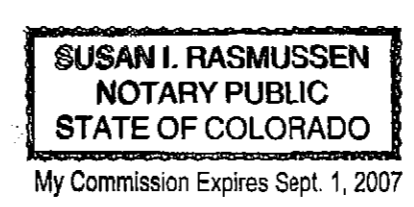
Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARIAL:
STATE OF COLORADO)
COUNTY OF Douglas) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF March, 2004 BY

Laryce L. Nitsch
WITNESS MY HAND AND OFFICIAL SEAL
Susan I. Rasmussen
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-1-07



LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS METZLER RANCH FILING 3, 1ST AMENDMENT, LOT 2-G IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY AT REC. # INSTRUMENT RECORDED ON 12-9-2003 BY BOOK # 2003173648 PAGE 1 IN DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

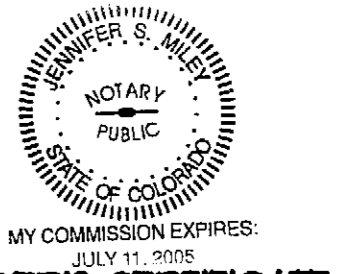
Keysti L. Palmer
WELLS FARGO
SIGNED THIS 23rd DAY OF March, 2004

NOTARIAL:
STATE OF COLORADO)
COUNTY OF DEWELVER) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 2004 BY

Keysti L. Palmer
WITNESS MY HAND AND OFFICIAL SEAL
Keysti L. Palmer
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 11, 2005



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:01 PM ON THE 5th DAY OF March, 2004. RECEPTION NO. 2004033610

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Belinda Justice*
DEPUTY



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL A BUSINESS BEFORE YOU
DIG. YOU MAY AVOID DAMAGE TO
YOUR HOME, BUSINESS OR LIFE BY
MARKING UP UNDERGROUND UTILITIES

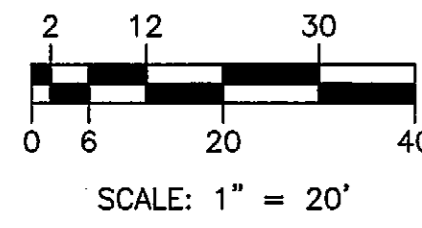
NO.	DATE	BY	REVISIONS
1	01-19-04	JDP	TOWN COMMENTS
2	03-18-04	RHY	TOWN COMMENTS

Engineering Service Company
1300 SOUTH POTOSIAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1933

COVER SHEET
FINAL PD SITE PLAN
1ST AMENDMENT TO LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT
SITUATED IN SECTION 26, T.7S., R.67W., OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

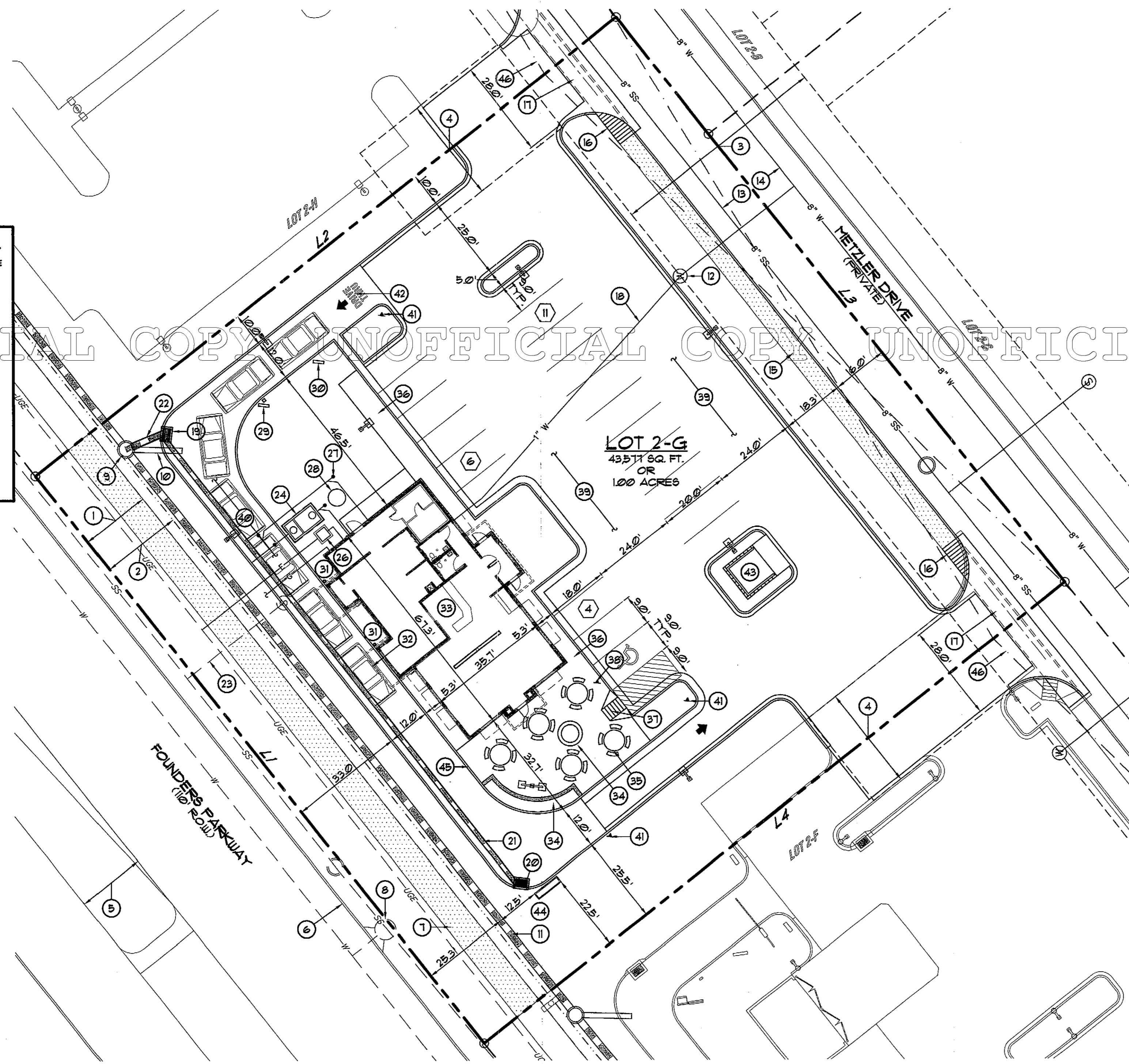
DESIGNED BY:	RHY
DRAWN BY:	JDP
CHECKED BY:	RHY
DRAWER NUMBER:	TEMP 37
DATE:	11-11-2003
SCALE:	N/A
SHEET NUMBER:	1 OF 8

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



LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N38°13'06"W	206.00'
L2	N51°46'54"E	211.51'
L3	S38°14'00"E	206.00'
L4	S51°46'54"W	211.62'

LEGEND	
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND GAS LINE
	PROPOSED UNDERGROUND GAS LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	NUMBER OF PARKING STALLS



SITE PLAN SCHEDULE:

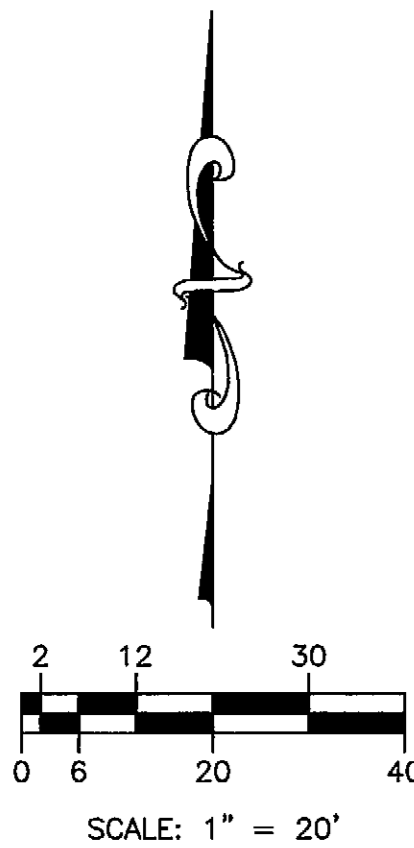
- 1) 20' AREA EASEMENT (BK. 1396, PG. 1639).
- 2) 23' SIDEWALK ACCESS AND UTILITY EASEMENT (BY PLAT).
- 3) 63' PUBLIC ACCESS AND UTILITY EASEMENT (BY PLAT).
- 4) 30' ACCESS AND UTILITY EASEMENT (BY PLAT).
- 5) EXISTING & PROPOSED MEDIAN IMPROVEMENTS (BY OTHERS).
- 6) EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
- 7) 8' DETACHED CONCRETE SIDEWALK (BY OTHERS).
- 8) EXISTING FIRE HYDRANT TO REMAIN.
- 9) STORM MANHOLE NO. ST-3L2-2, RIM=6266.13, INV IN=6255.31 (BY OTHERS).
- 10) 18" SERVICE STUB (BY OTHERS).
- 11) 24" RCP NO. ST-3L2-P4 (BY OTHERS).
- 12) 1" WATER LINE STUB OUT (BY OTHERS). THE WATER METER & BACKFLOW PREVENTER SHALL BE LOCATED INSIDE THE BUILDING.
- 13) 8" SANITARY SEWER MAIN (BY OTHERS).
- 14) 8" WATER MAIN (BY OTHERS).
- 15) CONCRETE CURB, GUTTER, AND 5' ATTACHED SIDEWALK (BY OTHERS).
- 16) HANDICAP RAMP PER TOWN OF CASTLE ROCK STANDARDS.
- 17) 8" CONCRETE CROSS-PAN PER TOWN OF CASTLE ROCK STANDARDS.
- 18) 25.6'-1" TYPE 'K' CU WATER SERVICE LINE.
- 19) COMBINATION TYPE 13 INLET, T.O.G.=6266.74, INV IN=6256.17, INV OUT=6255.57.
- 20) COMBINATION TYPE 13 INLET, T.O.G.=6266.55, INV OUT=6264.21.
- 21) 16.0'-12" RCP @ 5.0%.
- 22) 11.3'-18" RCP @ 5.0%.
- 23) EXISTING 6" SANITARY SEWER STUB OUT.
- 24) GREASE INTERCEPTOR.
- 25) APPROXIMATE LOCATION OF SANITARY SEWER TIE IN. CONTRACTOR TO VERIFY INVERT AND CONSTRUCT PROPOSED SANITARY SEWER SERVICE SYSTEM AT A MINIMUM SLOPE OF 2.0% AND A MAXIMUM SLOPE OF 5.0%.
- 26) APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER PAD.
- 27) WYE AND CLEANOUT (TYPICAL).
- 28) FLAG POLE.
- 29) MENU BOARD AND SPEAKER BOX.
- 30) MENU PREVIEW BOARD.
- 31) BOLLARD, LOCATED 10' AWAY FROM BUILDING AND 20' FROM BACK OF CURB.
- 32) BUILDING CANOPY (RE: ARCHITECTURAL).
- 33) BUILDING (RE: ARCHITECTURAL) FINISHED FLOOR=6269.90.
- 34) PLANTER (RE: ARCHITECTURAL).
- 35) OUTDOOR SEATING AND UMBRELLAS (OWNER PROVIDED).
- 36) CONCRETE COLORED SIDEWALK (M35 TRAIL DUST BY SOLOMAN COLORS) WITH EQUAL SPACED CONTROL JOINTS AT 5'X5'.
- 37) HANDICAP RAMP.
- 38) HANDICAP PARKING SIGN (SEE DETAIL).
- 39) ASPHALT PAVEMENT (PER GEOTECHNICAL REPORT).
- 40) CONCRETE PAVEMENT (PER GEOTECHNICAL REPORT).
- 41) DIRECTIONAL SIGNAGE (OWNER PROVIDED).
- 42) DIRECTIONAL STRIPING (COLOR AND TYPE DETERMINED BY OWNER).
- 43) CMU TRASH ENCLOSURE (SEE DETAIL).
- 44) MONUMENT SIGN (SEE DETAIL).
- 45) DECORATIVE RAILING (RE: ARCHITECTURAL).
- 46) SIGHT TRIANGLE.

GENERAL NOTES:

(BY PLAT) DENOTES BY THE PLAT KNOWN AS METZLER RANCH FILING NO. 3, 1ST AMENDMENT.
 (BY OTHERS) DENOTES CONSTRUCTION BY OTHERS AS DEPICTED ON THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR METZLER RANCH FILING NO. 3, LOT 2.

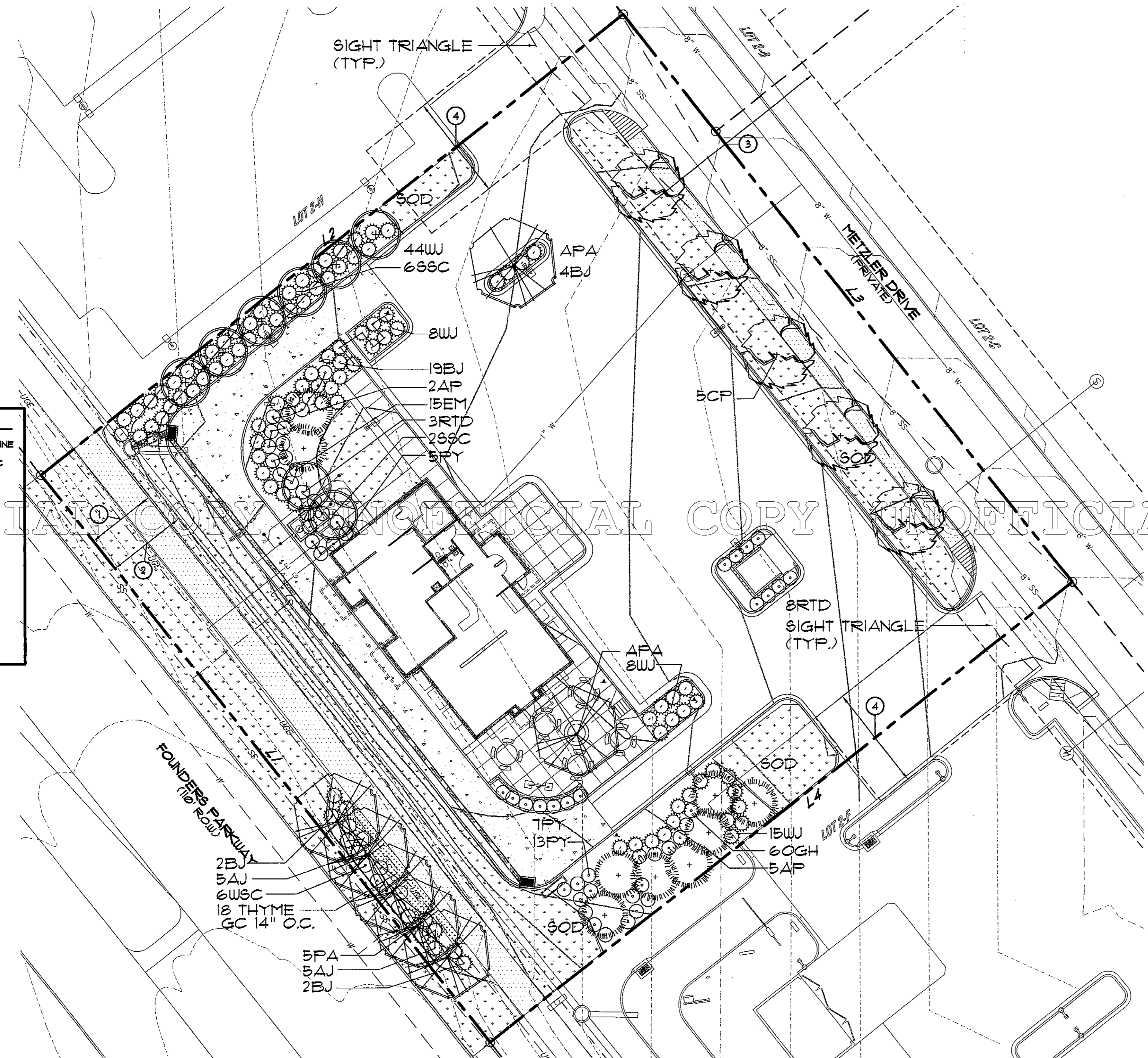
<p style="text-align: center;">BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987</p> <p style="font-size: 8px; text-align: center;">CALL 9 HOURS BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>TOWN COMMENTS</td> <td>01-19-04</td> <td>JDP</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	1	TOWN COMMENTS	01-19-04	JDP	<p style="text-align: center;">REVISIONS</p>
NO.	DESCRIPTION	DATE	BY							
1	TOWN COMMENTS	01-19-04	JDP							
<p style="text-align: center;">PREPARED BY: Engineering Service Company 1300 South Wadsworth Avenue, Suite 126 Golden, Colorado 80602 Phone: (303) 337-1593 Fax: (303) 337-7481 engineers@esvc.com</p>		<p style="text-align: center;">SITE PLAN FILE NO. 03-11-001 1ST AMENDMENT TO LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT SITING IN THE SW 1/4 OF SECTION 26, & THE S 1/2 OF SECTION 27, T12N, R10E, S12E, COUNTY OF DOUGLAS, STATE OF COLORADO TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO</p> <p style="text-align: center;">PREPARED FOR: GOOD TIMES BURGERS & FROZEN CUSTARD 601 CORPORATE CIRCLE GOLDEN, COLORADO 80601</p>								
<p style="text-align: center;">DESIGNED BY: RHY</p> <p style="text-align: center;">DRAWN BY: JDP</p> <p style="text-align: center;">CHECKED BY: RHY</p> <p style="text-align: center;">DRAWER NUMBER: TEMP 37</p> <p style="text-align: center;">DATE: 11-11-2003</p> <p style="text-align: center;">SCALE: 1"=20'</p> <p style="text-align: center;">SHEET NUMBER: 2 OF 8</p>		<p style="text-align: center;">ENGINEERS SEAL:</p>								

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



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	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE



SYMB	ITEM	SIZE	QUAN
AF	AUSTRIAN FINE (PINUS NIGRA)	8'-10'	9
AFA	AUTUMN PURPLE ASH (F. AMERICANA 'AUTUMN PURPLE')	3" CAL	2
PA	PATHMORE ASH (F. PENNSYLVANICA 'PATHMORE')	3" CAL	5
CP	GALLERY PEAR (PYRUS CALLERYANA)	15" CAL	5
SSC	SPRINGSNOW CRABAPPLE (MALUS 'SPRINGSNOW')	15" CAL	8
EM	MANHATTAN (EUONYMUS MANHATTAN)	5 GAL.	15
RTD	REDTWIG DOGWOOD, DWARF (CORNUS SERICEA 'KELSEY')	5 GAL.	11
PY	PYRACANTHA (PYRACANTHA COCCINEA 'PAUCIFLORA')	5 GAL.	25
OGH	OREGON GRAPE HOLLY (MAHONIA AGUIFOLIUM)	5 GAL.	6
WSC	WESTERN SAND CHERRY (PRUNUS BESSEYI)	5 GAL.	6
AJ	ARMSTRONG JUNIFER (J. CHINENSIS 'ARMSTRONG')	5 GAL.	10
BJ	BUFFALO JUNIFER (JUNIFERUS SABINA 'BUFFALO')	5 GAL.	21
WJ	WILTON JUNIFER (JUNIFERUS HORIZONTALIS 'WILTON')	5 GAL.	15
THYME	THYME (THYME SP)	1 GAL.	18
	LAWN SOD - WITHIN THE SITE - 40%	86QT	5,105
	LAWN SOD - ALONG FOUNDERS PKWY BLVD.	86QT	3,580
	AGGREGATE MULCH (IN ALL PLANTING BEDS)	86QT	4,524
	WOODCHIP MULCH (AROUND TREES IN SOD)	86QT	60
	METAL EDGER	LINFT	190

NOTE: GROUND QUANTITIES ARE APPROXIMATE.

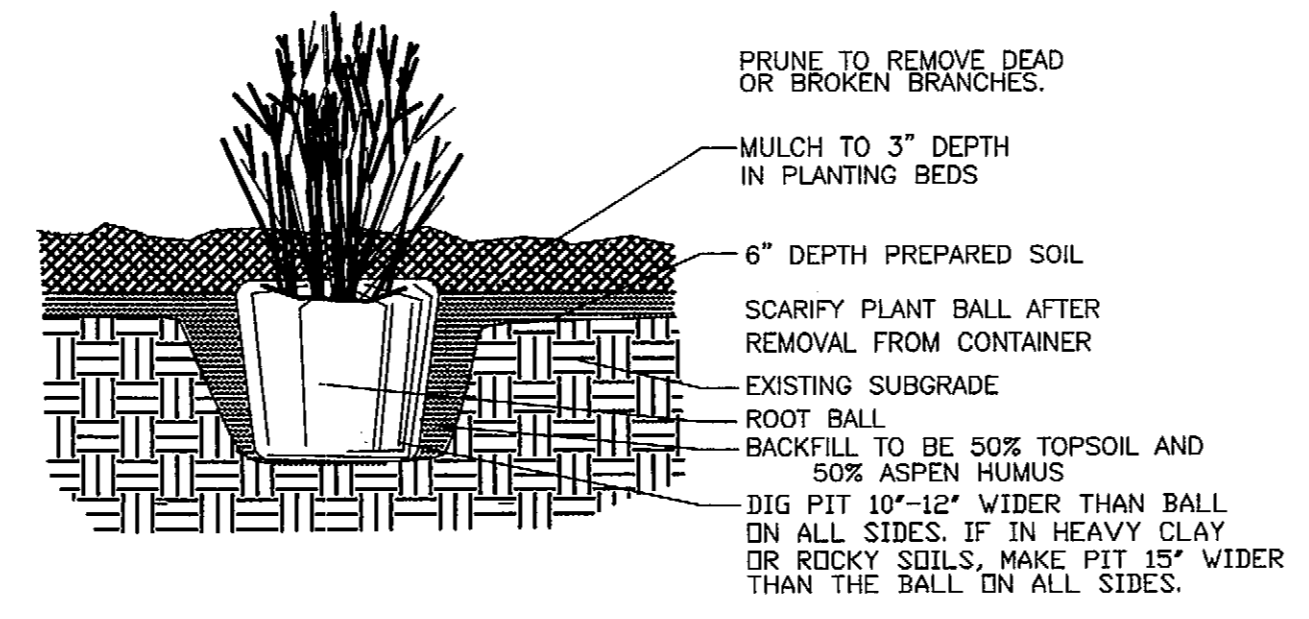
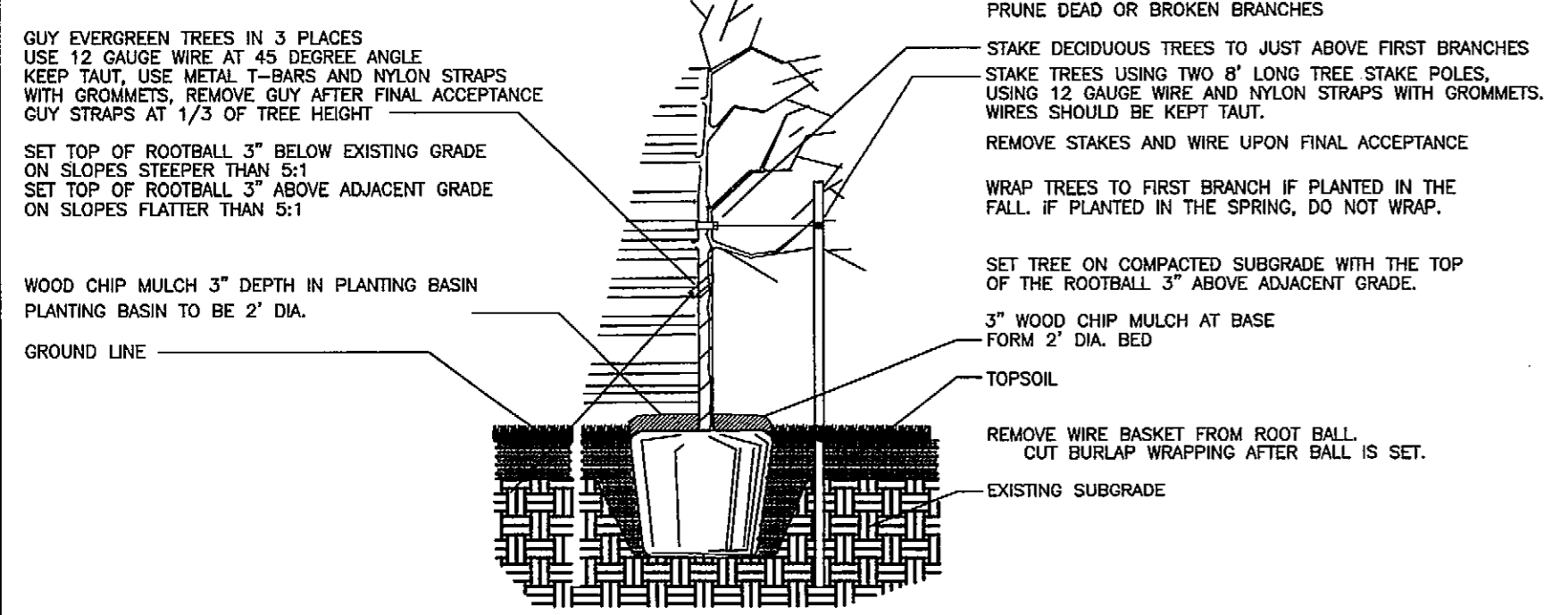
LANDSCAPE REQUIREMENTS:
14,324 SQFT LANDSCAPING ON SITE REQUIRES 2 TREES, 4 SHRUBS PER 1000 SQFT OR 29 TREES AND 58 SHRUBS TOTAL. PLAN PROVIDES FOR 29 TREES AND 193 SHRUBS

- LANDSCAPE NOTES:**
- SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING. BERMS ARE TO BE OF UNIFORM GRADE THROUGHOUT AND TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE USDA STANDARDS, AAN STANDARDIZED SPECIFICATIONS. MATERIAL TO BE INSPECTED BY LA ON-SITE AT TIME OF PLANTING.
 - ALL AREAS TO BE SODDED, SEEDDED OR USED FOR FLOWER BEDS SHALL RECEIVE SOIL PREPARATION WITH AN APPLICATION OF 4 CUBIC YARDS OF ASPEN HUMUS PER 1000 SQUARE FEET TILLED INTO TOP 6" OF TOPSOIL. PLANTING BACKFILL TO INCLUDE MIXTURE OF HUMUS AND EXISTING SOIL AT A RATIO OF 1:1.
 - SOD IS TO BE XERISCAPE BLEND (IF POSSIBLE) OF TALL FESCUE, AND BLUEGRASS MIX.
 - AGGREGATE IS TO BE 1/2 TO 3/4" WASHED RIVER ROCK, PLACED MIN. 3" DEEP OVER FABRIC WEED BARRIER. WOODCHIP MULCH IS TO BE CLEAN 3/4" WOOD CHIP SPREAD TO A DEPTH OF 6" AROUND TREES IN SOD AREAS IN 2' DIA CIRCLE. SOLID PLASTIC WEED BARRIER WILL NOT BE ACCEPTED.
 - ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - METAL EDGER IS TO BE UTILIZED AS NECESSARY TO SEPARATE LAWN AND PLANTER BEDS.
 - IRRIGATION SYSTEM IS TO BE AUTOMATIC. IRRIGATION SYSTEM IS TO BE OF TORO, RAINEIRD, OR EQUAL. IRRIGATION SYSTEM DESIGN IS TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE ENGINEERING DRAWINGS FOR TAP AND BACK FLOW PREVENTER LOCATION. MOISTURE SENSORS ARE REQUIRED FOR EACH ZONE.
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

- LANDSCAPE SCHEDULE:**
- 20' IREA EASEMENT (BK. 1396, PG. 1699).
 - 23' SIDEWALK ACCESS AND UTILITY EASEMENT (BY FLAT).
 - 63' PUBLIC ACCESS AND UTILITY EASEMENT (BY FLAT).
 - 90' ACCESS AND UTILITY EASEMENT (BY FLAT).

GENERAL NOTES:
(BY FLAT) DENOTES BY THE FLAT KNOWN AS METZLER RANCH FILING NO. 3, 1ST AMENDMENT.
(BY OTHERS) DENOTES CONSTRUCTION BY OTHERS AS DEPICTED ON THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR METZLER RANCH FILING NO. 3, LOT 2.

SIGHT TRIANGLE NOTES:
SIGHT TRIANGLES BASED UPON POSTED SPEED OF 15 MPH, LOCAL-LOCAL STREET INTERSECTION, 'D' DISTANCE OF 10', CORNER INTERSECTION SIGHT DISTANCE OF 210'.



TUPA ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE SITE PLANNING
12481 E. Amherst Cr., Aurora, CO 80014 (303) 478-9410

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

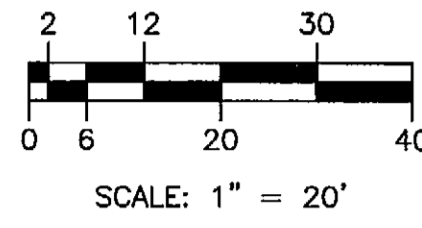
NO.	DATE	DESCRIPTION	BY
1	01-19-04	TOWN COMMENTS	JDP

Engineering Service Company
1301 S. University Blvd., Suite 126
Golden, Colorado 80601
Phone: (303) 440-1111
engineering@esvc.com

LANDSCAPE PLAN
FINAL PD SITE PLAN
1ST AMENDMENT TO LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT
SITUATED IN THE 3RD SECTOR OF THE 17th, 16th AND 15th STS. OF THE 6TH TWP. N. OF
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PREPARED FOR:
GOOD TIMES BURGERS & FROZEN CUSTARD
1000 S. UNIVERSITY BLVD., SUITE 126
GOLDEN, COLORADO 80601

DESIGNED BY:	RHY
DRAWN BY:	JDP
CHECKED BY:	RHY
DRAWER NUMBER:	TEMP 37
DATE:	11-11-2003
SCALE:	1"=20'
SHEET NUMBER:	3 OF 8

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

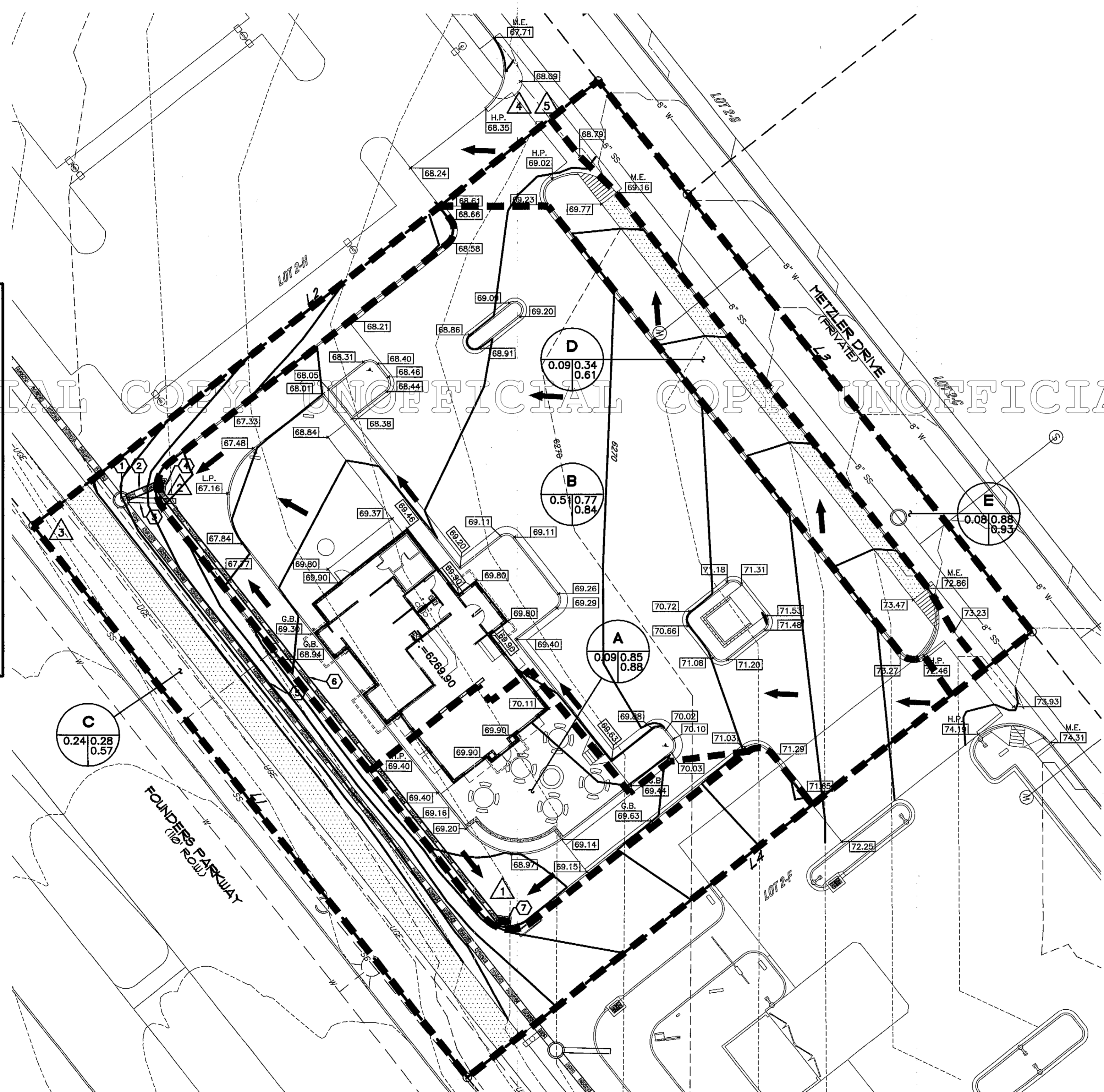


COURSE	BEARING	LENGTH
L1	N38°13'08"W	206.00'
L2	N51°46'54"E	211.57'
L3	S38°14'00"E	206.00'
L4	S51°46'54"W	211.62'

LEGEND

- PROPOSED 2'-CATCH" CURB AND GUTTER
- PROPOSED 1'-SPILL" CURB AND GUTTER
- EXISTING 5' INDEX CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED 5' INDEX CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE (PRIVATE)
- PROPOSED FLOW ARROW
- PROPOSED ELEVATION
- G.B. GRADE BREAK
- H.P. HIGH POINT
- L.P. LOW POINT
- M.E. MATCH EXISTING
- PROPOSED DESIGN POINT
- BASIN DESIGNATION
- AREA IN ACRES
- C5
- C100

DESIGN POINT	CONTRIBUTING AREA (AC.)	Q5 (cfs)	Q100 (cfs)
1	0.09	0.36	0.69
2	0.51	1.82	3.59
3	0.24	0.24	0.88
4	0.09	0.11	0.36
5	0.08	0.34	0.65



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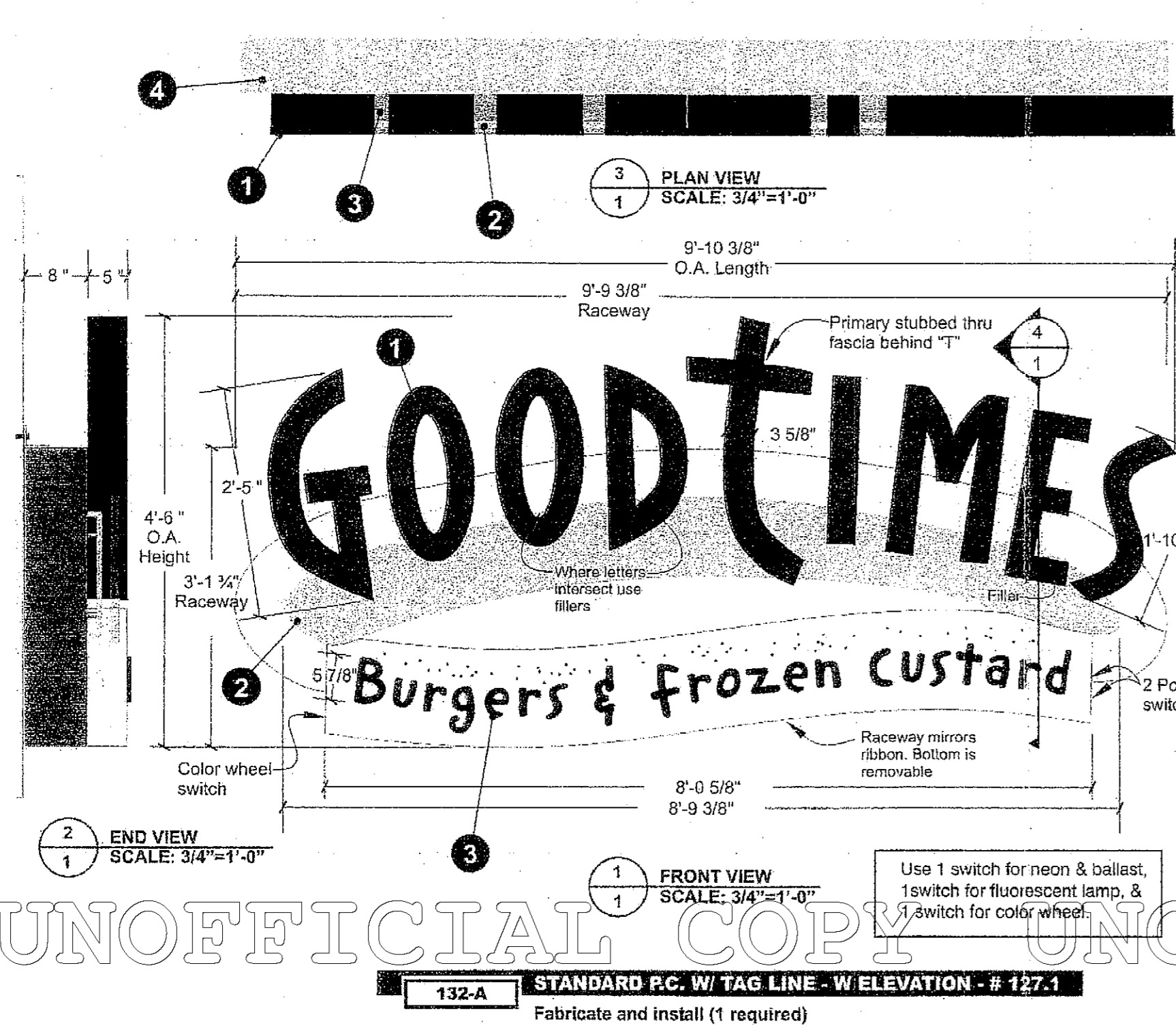
- GRADING PLAN SCHEDULE:**
- ① STORM MANHOLE NO. ST-3L2-2, RIM=6265.13, INV IN=6255.31 (BY OTHERS).
 - ② 11.3'~18" RCP @ 5.0%.
 - ③ 18" SERVICE STUB (BY OTHERS) TO BE ABANDONED.
 - ④ COMBINATION TYPE 13 INLET, T.O.G.=6266.74, INV IN=6256.17, INV OUT=6255.87.
 - ⑤ 24" RCP NO. ST-3L2-P4 (BY OTHERS).
 - ⑥ 160.8'~12" RCP @ 5.0%.
 - ⑦ COMBINATION TYPE 13 INLET, T.O.G.=6268.55, INV OUT=6264.21.

BENCHMARK:
FINISHED RIM ELEVATION-SANITARY SEWER MANHOLE LOCATED IN THE NORTHWEST CORNER OF PARCEL 4, 25 FEET SOUTH OF FOUNDERS PARKWAY SOUTH RIGHT-OF-WAY LINE.
ELEVATION=6332.27 (U.S.G.S.)

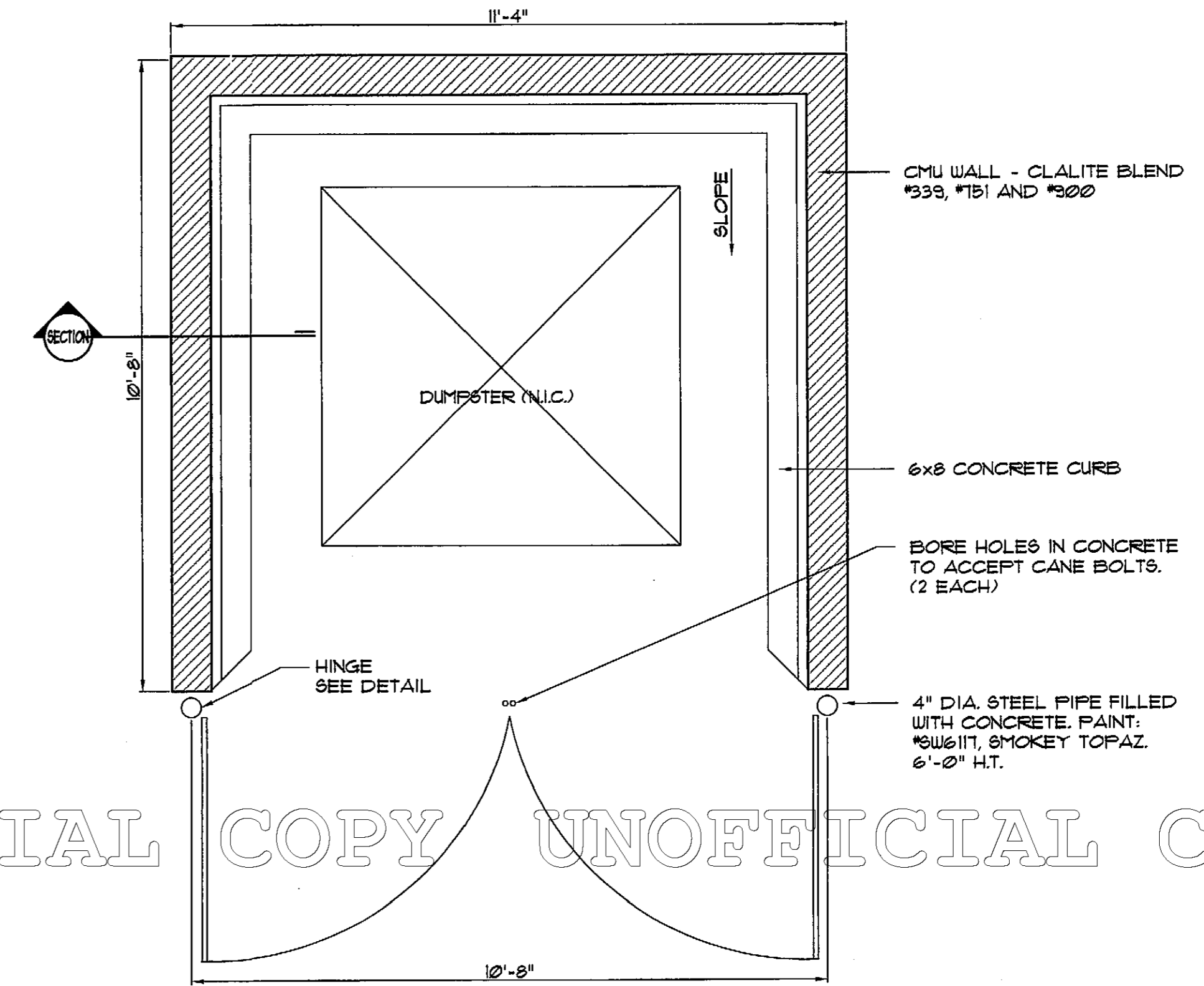
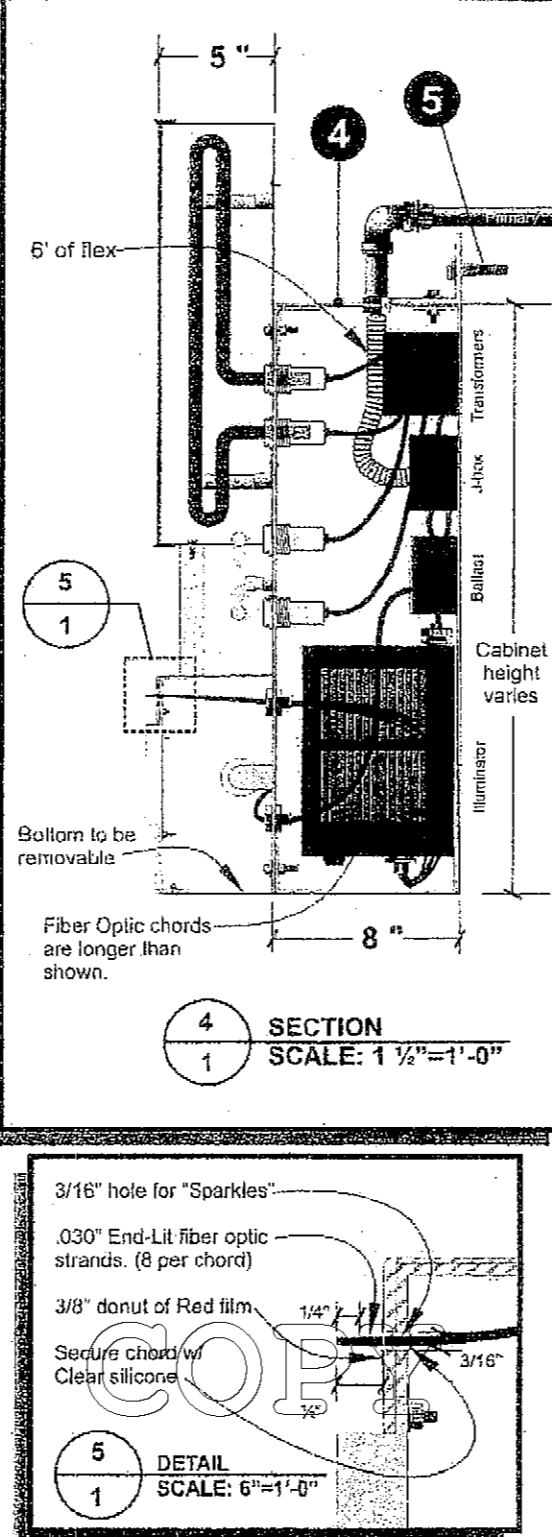
- GENERAL NOTES:**
1. ALL ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE.
 2. ALL ON-SITE STORM SEWER FACILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.
 3. (BY PLAT) DENOTES BY THE PLAT KNOWN AS METZLER RANCH FILING NO. 3, 1ST AMENDMENT.
 4. (BY OTHERS) DENOTES CONSTRUCTION BY OTHERS AS DEPICTED ON THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR METZLER RANCH FILING NO.3, LOT 2.
 5. IF GRADING ON ADJACENT PROPERTY IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CONSTRUCTION EASEMENT FROM THE SUBJECT PROPERTIES OWNER(S).

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>TOWN COMMENTS</td> <td>01-19-04</td> <td>JDP</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	1	TOWN COMMENTS	01-19-04	JDP	<p style="text-align: center; font-size: small;">BEFORE YOU DIG CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-6887</p> <p style="text-align: center; font-size: x-small;">CALL 3 BUSINESS DAYS BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.</p>
NO.	DESCRIPTION	DATE	BY						
1	TOWN COMMENTS	01-19-04	JDP						
<p>Engineering Service Company 1000 3rd Ave., Colorado 80012 337-7181 Phone: (303) 440-0000 engineers@esvc.com</p>									
<p>GRADING PLAN FINAL PD SITE PLAN 1ST AMENDMENT TO LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT SITUATED IN SECTION 28, T2S, R67E, OF THE 6TH P.M. 1/2 OF TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO</p>									
<p>PREPARED FOR: GOOD TIMES BURGERS & FROZEN CUSTARD 800 COLORADO BLVD. GOLDEN, COLORADO 80401</p>									
<p>DESIGNED BY: RHY DRAWN BY: JDP CHECKED BY: RHY DRAWER NUMBER: TEMP 37 DATE: 11-11-2003 SCALE: 1"=20' SHEET NUMBER: 4 OF 8</p>									

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



- "GOOD TIMES"** Face-ill; 5" deep pan channel letters. Returns are .040" pre finish White alum & backs are .063" alum w/ mill finish. Use 3/16 White acrylic faces w/ #3630-33 Red film overlay & 1" black trim cap. Paint outside of returns black. Illuminate 1 tube of 15mm Clear glass purpurd w/ Red neon. Use 200 housings & remote wire to 30mA transformers in raceway cabinet behind.
- MIDDLE LOGO** Stand off 3/4" routed clear FCO acrylic (to fit behind trim cap). Acrylic shape is to be 2 large pieces w/ 3 small fillers. Edges to be machine cut. Apply 1st surface film #3630-20 White & # 3630-125 Golden-Yellow overlay Apply 2nd surface film #210-324 Frosted-Crystal. Illuminate from behind w/ 2 tubes of 15mm glass pumped w/ ECL P-73 Nova! Gold Argon for both "halo" & "face-ill" effect. Want to see tube w/ light & dark spots. Use 200 housings & remote wire to 30mA transformers in raceway. Attach to pan channel w/ 1/2" (10-20) pan head screws & neoprene baffle material.
- "BURGERS & FROZEN CUSTARD"** Cabinet w/ 1/8" routed alum face .063 alum returns. Face is welded to frame. Bottom of cabinet to be removable. Access panels are flush w/ clean architectural appearance. Copy is 3/4" clear push thru backed w/ White acrylic. Copy face to be 1st surface applied White film & PMS #269C Purple film overlay. Illuminate w/ horizontal CWH/O fluorescent tubes mounted on tombstones. Upper "Sparkles" accents are drilled perforations (Apply 3/8" donuts w/ film #3630-33 Red for daylight). Illuminate w/ "End-Lit Fiber-Optic" chords. Light sources is illuminator box remote wired to attached raceway. Extend .030" fibers (8 per chord) 1/2" beyond face. Cut chords (@ an angle) w/ dykes then trim back covering 1/4". Must maintain individual illuminated spots. Brightness can be adjusted by varying chord & coving length beyond face, & the angle @ which fibers are trimmed. Color is fixed or dynamic. Secure chords w/ Clear silicone.
- RACEWAY CABINET** Alum angle frame to be skinned w/ .090" alum face, .063" alum return & .063" alum track. Electrical & glass from displays to run into wire way. Provide adequate venting for illuminator. Perimeter access doors to be flush. Paint MAP semi gloss to match fascia color w/ smooth finish. Paint to match "Cryal" Armadillo White.
- MOUNTING** Remove old signage, silicone holes, & clean up. Mount sign to wall. Top 3 supports fastened to wall behind interior drywall. Bottom 3 fasteners are inside raceway cabinet. Gather signs to stub primary thru wall. Final look by others. Primary goes thru wall thru 90 degree connector & into 1/2" Seallight inside.

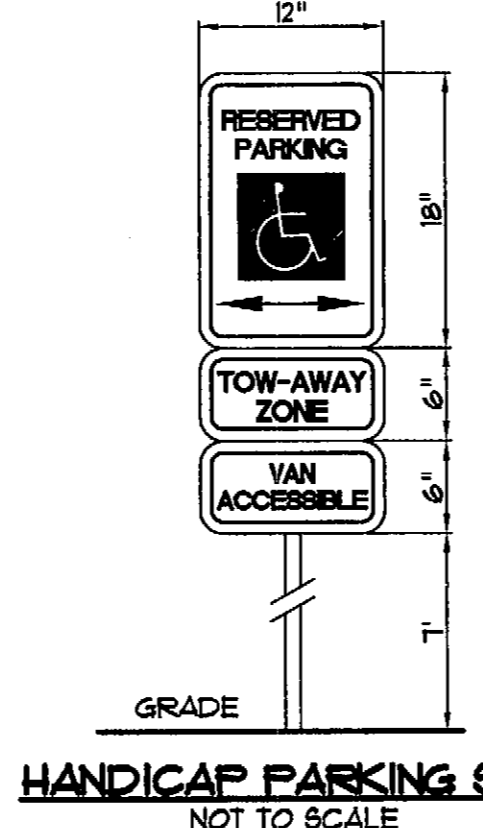
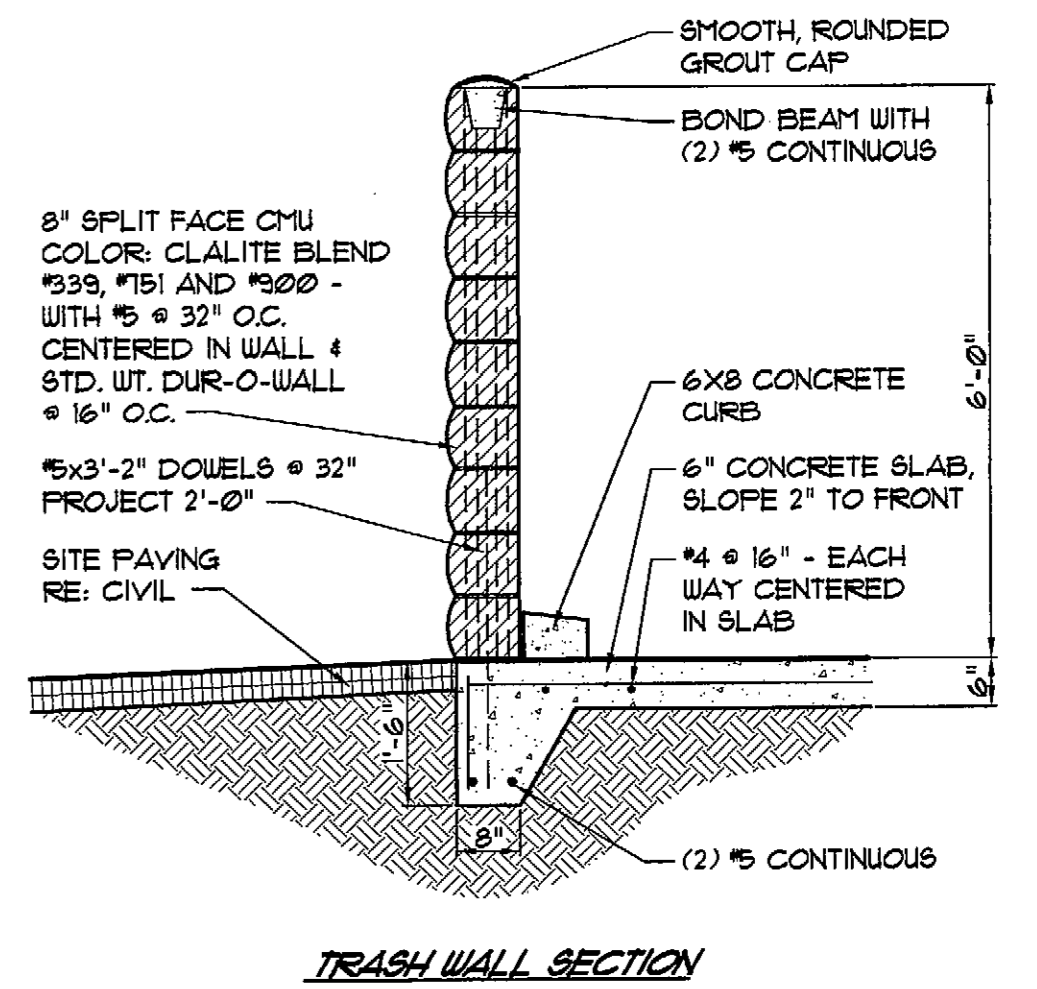
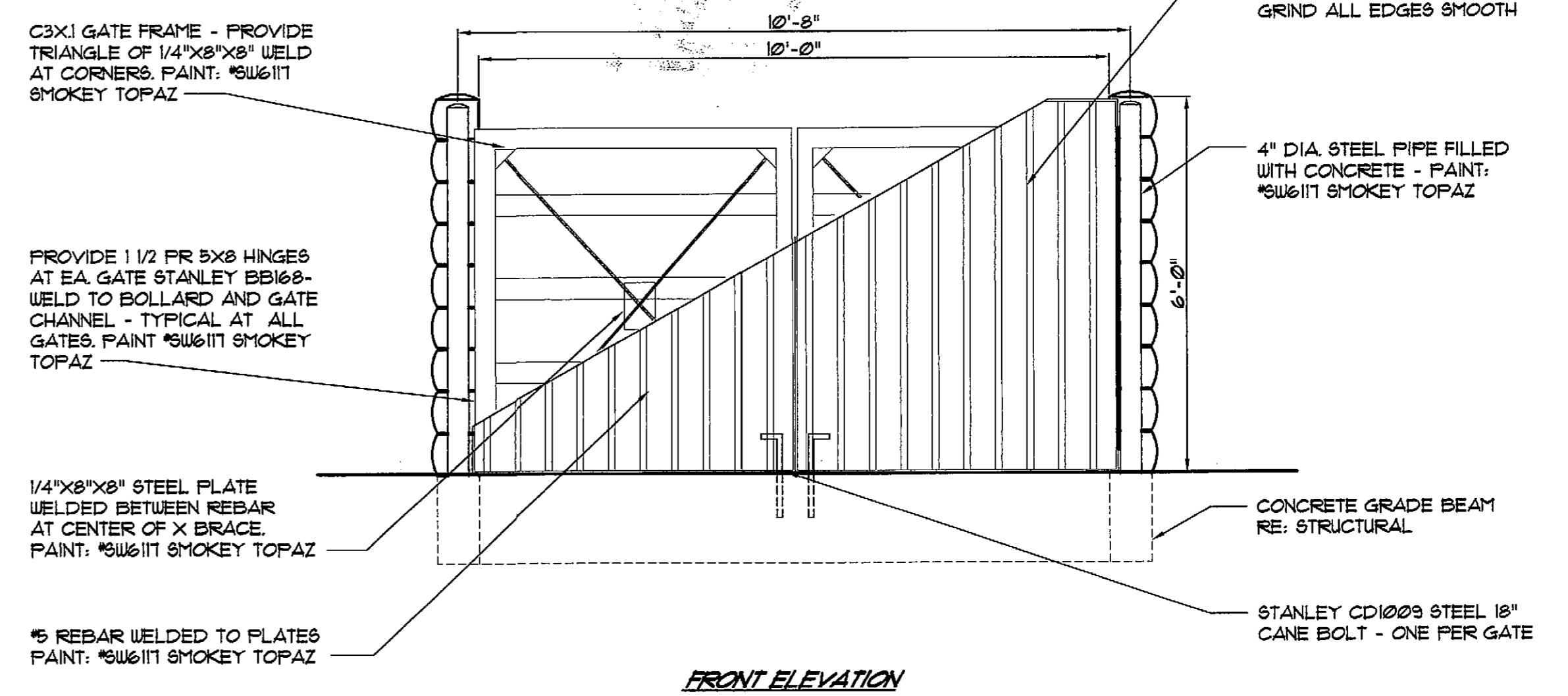
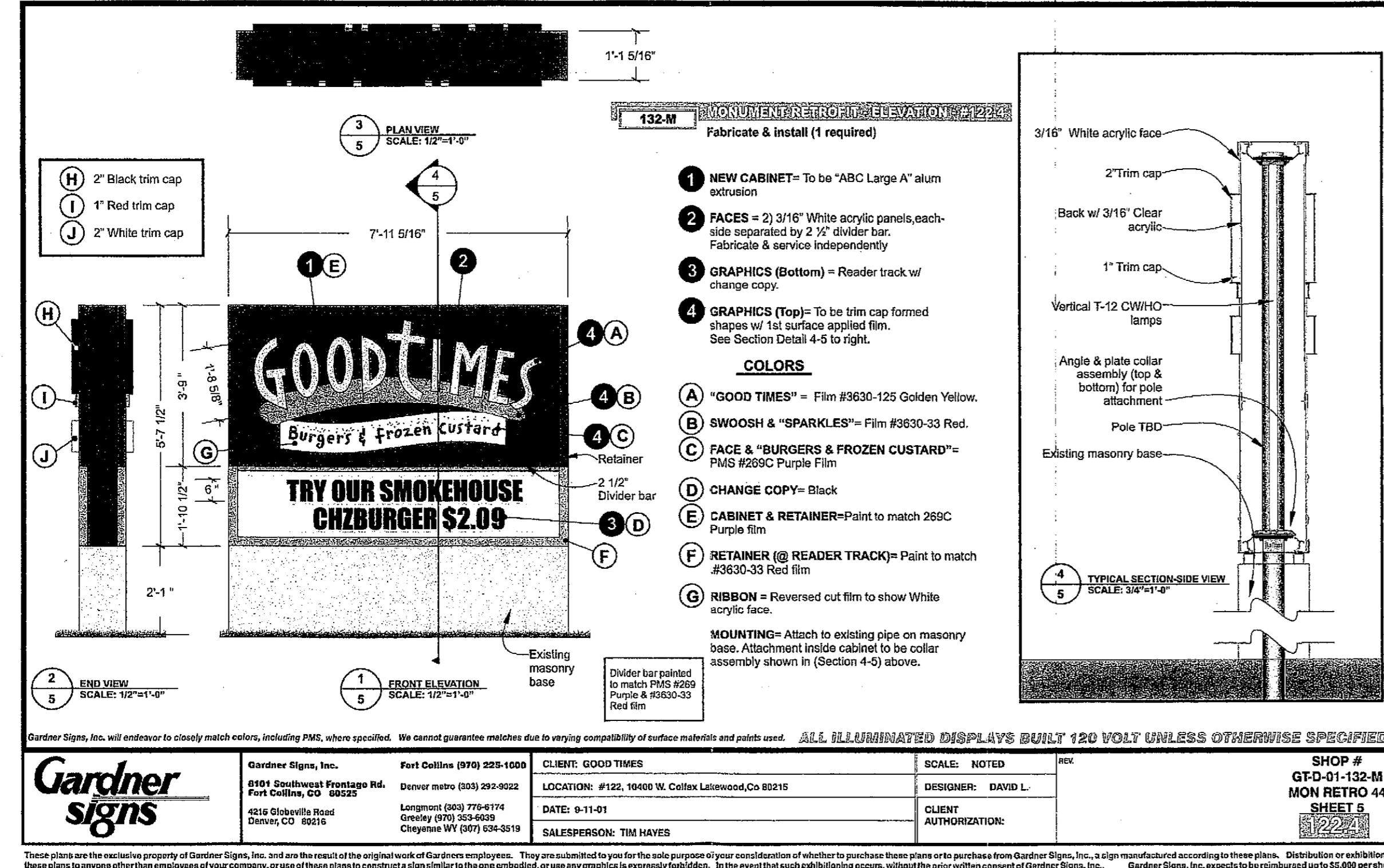


WALL SIGN DETAILS

SCALE: AS NOTED

SIGNAGE SUMMARY	
SIGN TYPE	SQUARE FOOTAGE
WALL SIGN-NORTH ELEVATION	44
WALL SIGN-SOUTH ELEVATION	44
WALL SIGN-EAST ELEVATION	44
WALL SIGN-WEST ELEVATION	44
MONUMENT SIGN	45 PER FACE
TOTAL	266

FOR INFORMATION ONLY



NOTE:
SIGNAGE WILL BE APPROVED WITH THE FINAL PD SITE PLAN. HOWEVER, A SIGN PERMIT FOR EACH SIGN MUST BE SUBSEQUENTLY OBTAINED FROM THE BUILDING DEPARTMENT PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 13 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.

MONUMENT SIGN DETAILS

SCALE: AS NOTED

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

REVISIONS

NO.	DATE	DESCRIPTION
1	01-19-04	TOWN COMMENTS

ENGINEERS SEAL:

DESIGNED BY: RHY

DRAWN BY: JDP

CHECKED BY: RHY

DRAWER NUMBER:

DATE: 11-11-2003

SCALE: 1"=20'

SHEET NUMBER: 5 OF 8

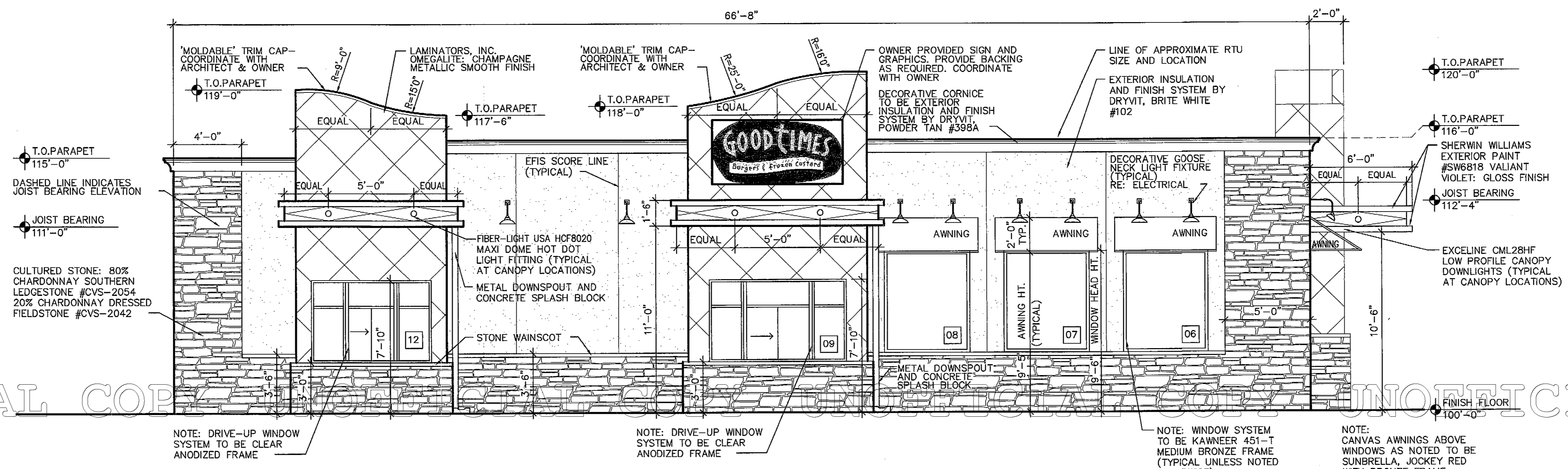
Engineering Service Company
1300 South Progreso Street, Suite 126
Golden, Colorado 80601
Phone: (303) 337-3303 Fax: (303) 337-7481
engineers@esvc.com

GOODTIMES BURGERS & FROZEN CUSTARD
601 CORPORATE CIRCLE
GOLDEN, COLORADO 80601

DETAIL SHEET
1ST AMENDMENT TO LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT SITUATED IN THE SW 1/4 OF SECTION 26, & THE S 1/2 OF SECTION 27, T12N, R10E, COUNTY OF DOUGLAS, STATE OF COLORADO

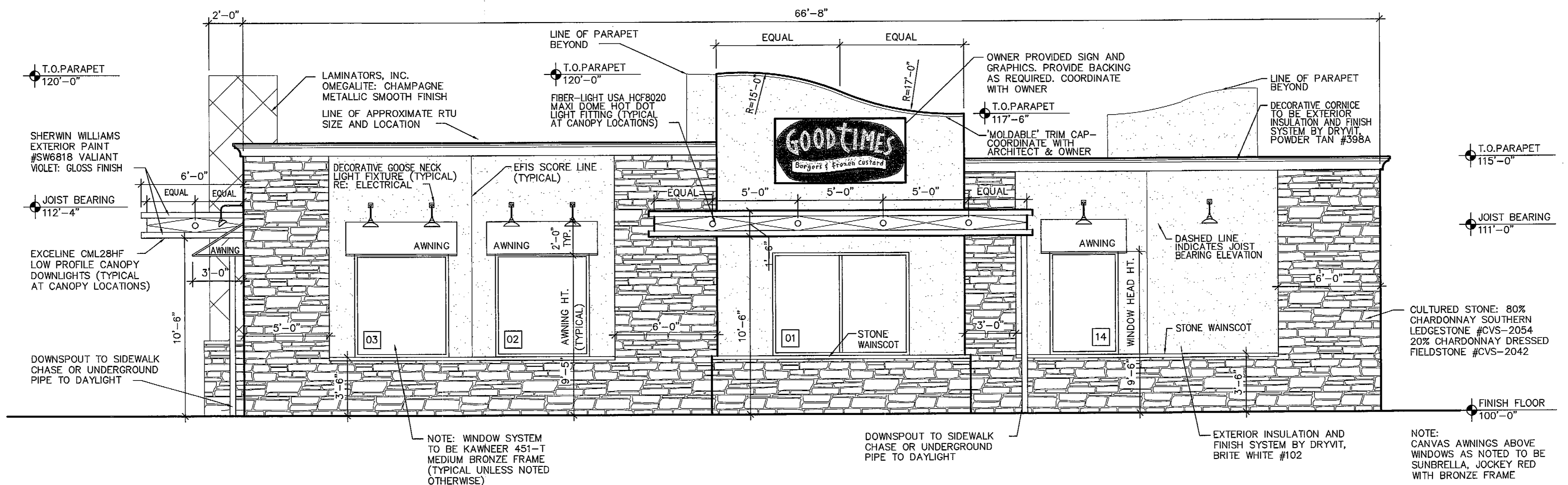
FINAL PD SITE PLAN

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



01 SOUTHWEST (DRIVE-UP) ELEVATION
SCALE: 1/4" = 1'-0"

- NOTES:**
- EACH CANOPY TO RECEIVE THE FOLLOWING LIGHT FIXTURES:
EXCELINE CML28HF LOW PROFILE DOWNLIGHTS
FIBER-LIGHT USA HCF8020 MAXI DOME HOT DOT LIGHT FITTING (TYPICAL AT CANOPY LOCATIONS)
 - SEE ELEVATIONS FOR LOCATIONS OF DECORATIVE GOOSENECK LIGHT FIXTURES.
 - FINAL LIGHTING TO BE COORDINATED WITH ELECTRICAL DRAWINGS, AND IS IN CONFORMANCE WITH THE FINAL PD SITE PLAN.



02 NORTHEAST (ENTRY) ELEVATION
SCALE: 1/4" = 1'-0"

UNOFFICIAL COPY

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
 1-800-922-1987
CALL 7 BUSINESS DAYS IN ADVANCE BEFORE WORKING OF UNDERGROUND UTILITIES

NO.	REVISIONS	DESCRIPTION	DATE	BY
1	TOWN COMMENTS		01-19-04	

Engineering Service Company
1300 South Roxanna Street, Suite 126
 Golden, Colorado 80401
 Phone: (303) 335-3333
 engineers@esvc.com

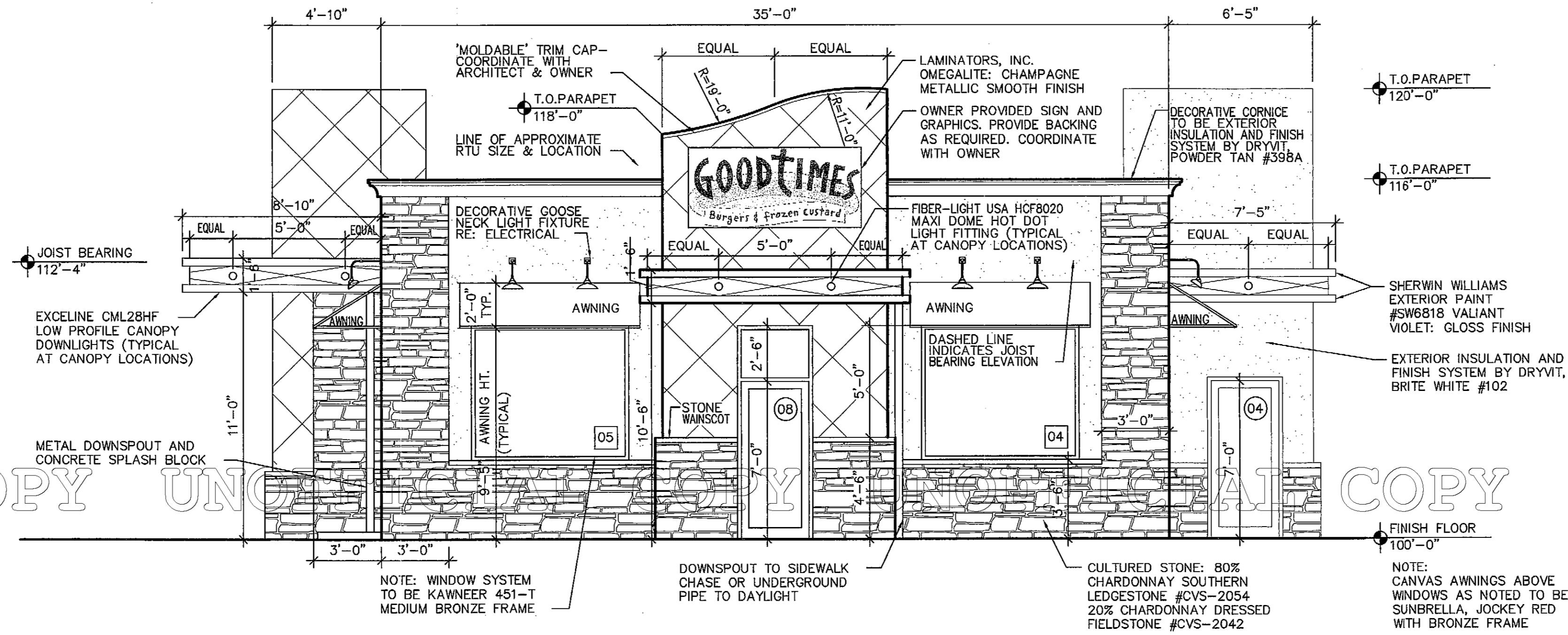
BUILDING ELEVATIONS
FINAL PD SITE PLAN FOR 1ST AMENDMENT TO LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT TO THE S.W. 1/4 OF SECTION 26, T.2S., R.67W., OF THE 6TH P.M., TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

DESIGNED BY:	TEMP 37
DRAWN BY:	
CHECKED BY:	
DRAWER NUMBER:	
DATE:	11-11-2003
SCALE:	AS NOTED
SHEET NUMBER:	6 OF 8

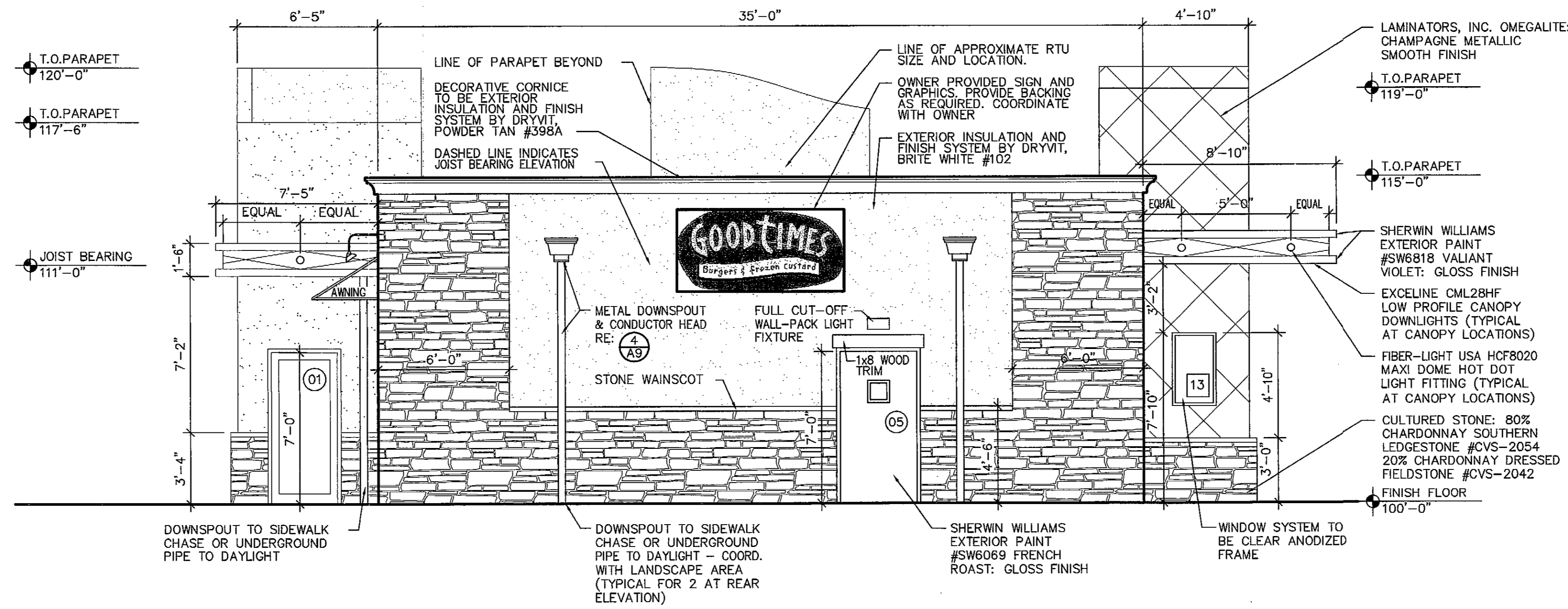
1ST AMENDMENT TO LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT

FINAL PD SITE PLAN

- NOTES:
- EACH CANOPY TO RECEIVE THE FOLLOWING LIGHT FIXTURES:
 - EXCELINE CML28HF LOW PROFILE DOWNLIGHTS
 - FIBER-LIGHT USA HCF8020 MAXI DOME HOT DOT LIGHT FITTING
 - SEE ELEVATIONS FOR LOCATIONS OF DECORATIVE GOOSENECK LIGHT FIXTURES.
 - FINAL LIGHTING TO BE COORDINATED WITH ELECTRICAL DRAWINGS, AND IS IN CONFORMANCE WITH THE FINAL PD SITE PLAN.



01 **SOUTHEAST (FRONT) ELEVATION**
SCALE: 1/4" = 1'-0"



02 **NORTHWEST (REAR) ELEVATION**
SCALE: 1/4" = 1'-0"

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-9887
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MATERIALS OF UNDERGROUND UTILITIES

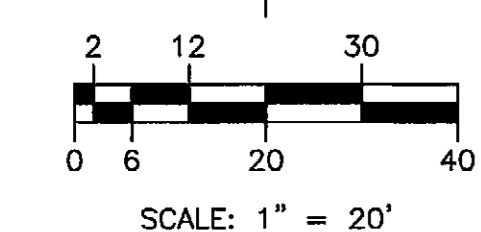
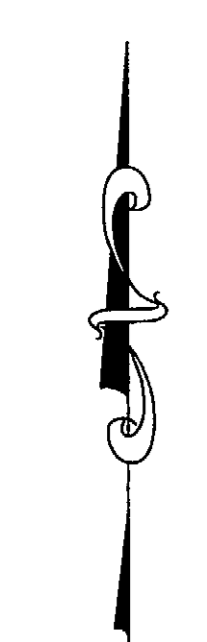
NO.	DATE	BY	REVISIONS
1	01-19-04		TOWN COMMENTS

PREPARED BY:
Engineering Services Company
1300 South Bascom Street, Suite 1105
Arroyo, Colorado 80512
Phone: (303) 426-8000
engineers@esvc.com

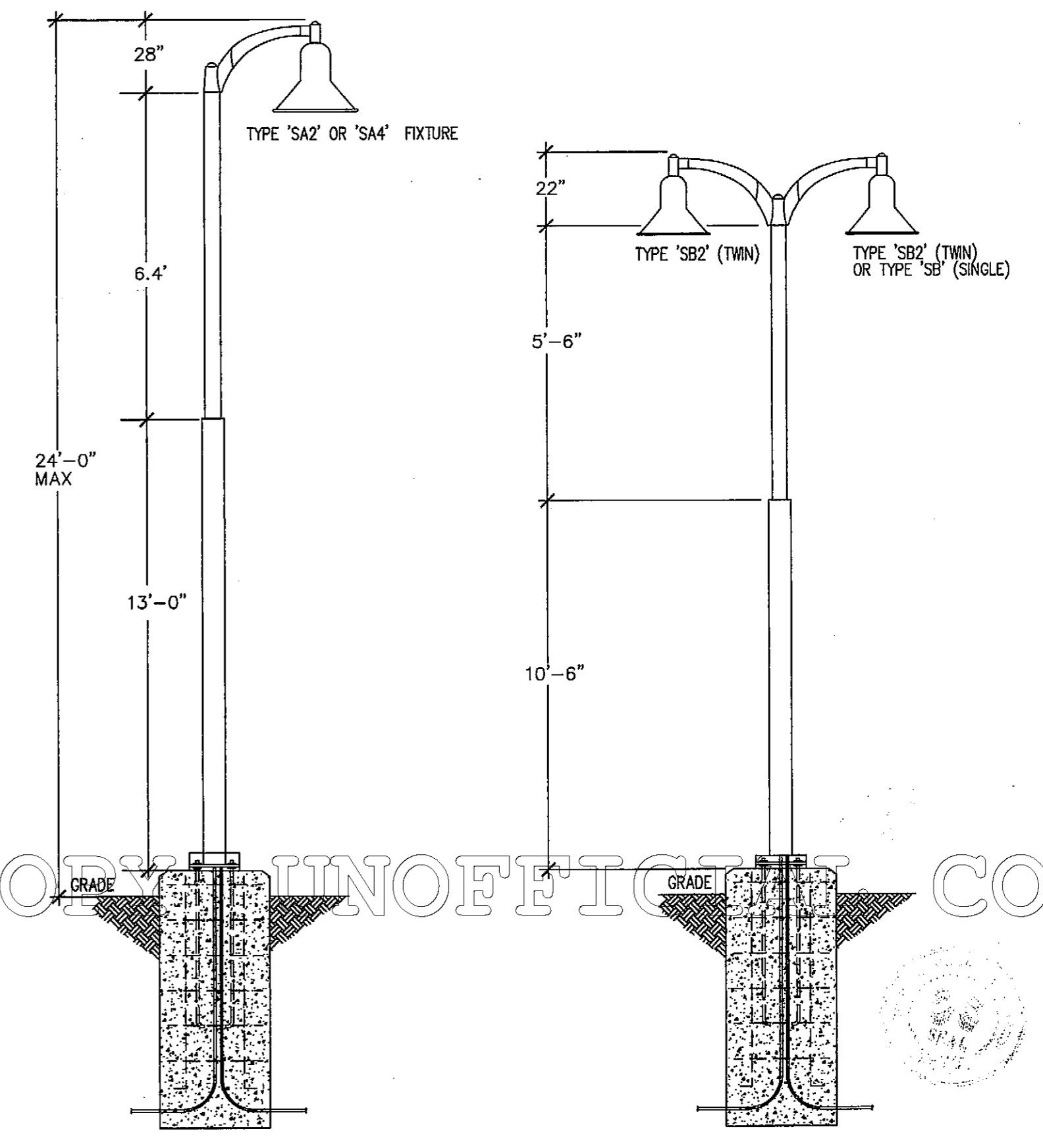
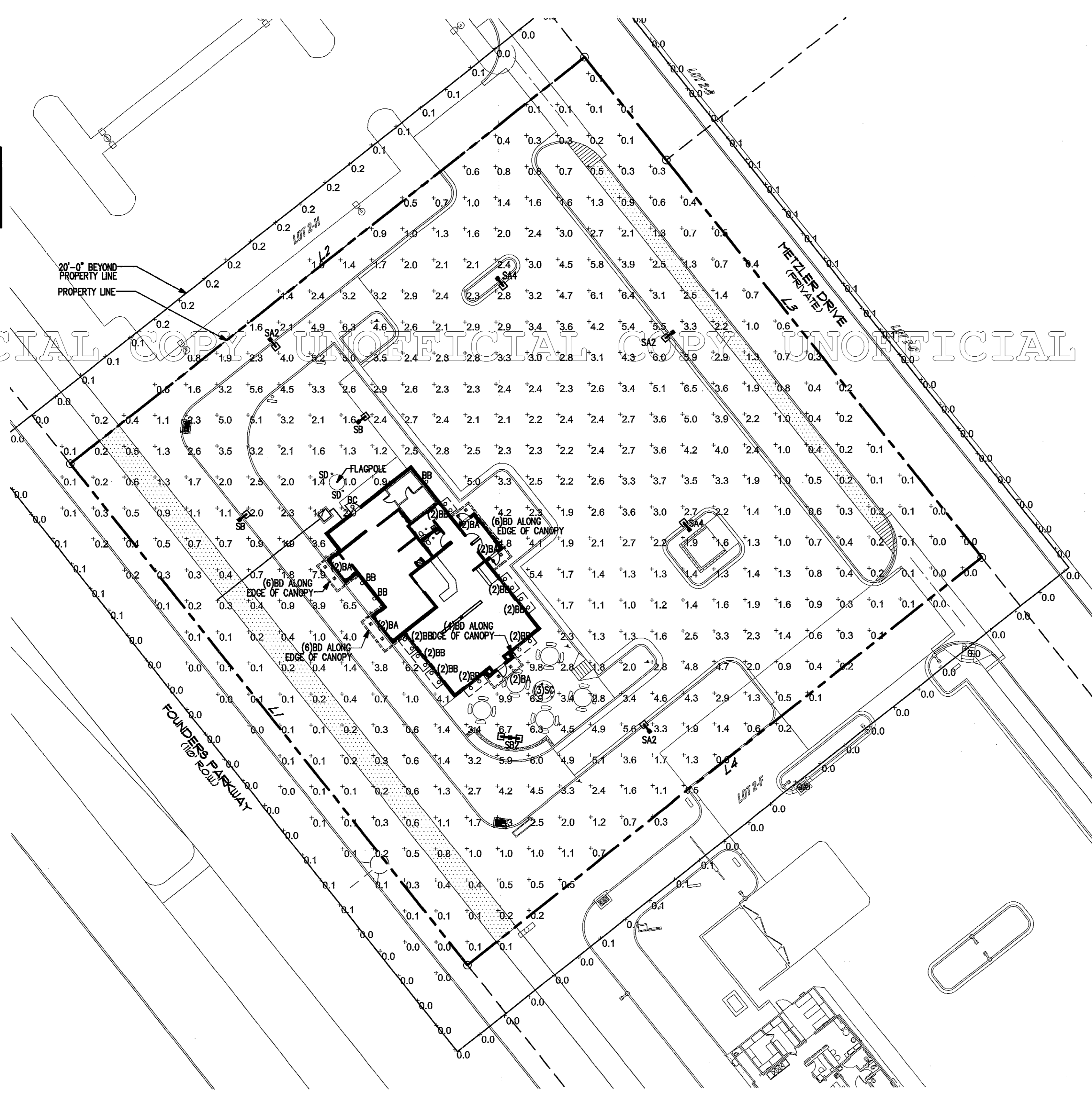
DESIGNER:
GOODTIMES BURGERS & FROZEN CUSTARD
60 CORPORATE CIRCLE
GOLDEN, COLORADO 80401

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWER NUMBER:
DATE: 11-11-2003
SCALE: AS NOTED
SHEET NUMBER: 7 OF 8

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



LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N88°13'06"W	206.00'
L2	N51°46'54"E	211.51'
L3	S38°14'00"E	206.00'
L4	S51°46'54"W	211.62'



TYPE 'SA2' AND 'SA4' POLE DETAIL TYPE 'SB' AND 'SB2' POLE DETAIL
SCALE: NTS SCALE: NTS

KEY	DESCRIPTION	MFR. & CAT. NO.	LAMP	LUMENS	LLF	MOUNTING INFORMATION	NOTE
SITE FIXTURES							
SA2	SINGLE HEAD AREA FIXTURE, IES CUTOFF TYPE II METAL HALIDE POLE MOUNTED	KIM Ero Series 1A/RA252/DB-P Pole: SAL20 with SAL Sweep Arm	250W MH	23,000	1.00	24' MAX	2
SA4	SINGLE HEAD AREA FIXTURE, IES CUTOFF TYPE IV METAL HALIDE POLE MOUNTED	KIM Ero Series 1A/RA25/RA254/ Pole: SAL20 with SAL Sweep Arm	250W MH	23,000	1.00	24' MAX	2
SB	SINGLE HEAD AREA FIXTURE, IES CUTOFF TYPE IV METAL HALIDE POLE MOUNTED	KIM Ero Series 1A/RA174/DB-P Pole: SAS16 with SAS Sweep Arm	100W MH	7,500	1.00	18'	2
SB2	TWIN-HEAD AREA FIXTURE, IES CUTOFF TYPE III METAL HALIDE POLE MOUNTED	KIM Ero Series 2B/RA173/DB-P Pole: SAS16 with SAS Sweep Arm	100W MH	7,500	1.00	18'	
SC	LANDSCAPE ACCENT LUMINAIRE	KIM LTV11 HSI0 CLARE SHIELD	45W Halogen PAR38 Flood	530	1.00	SURFACE	
SD	FLAGPOLE ACCENT LIGHT	KIM LTV11 HSI0 CLARE SHIELD	90W Halogen PAR38 Spot 12	1,280	1.00	SURFACE	
BUILDING MOUNTED FIXTURES							
BA	LOW PROFILE VANDAL RESISTANT CANOPY LUMINAIRE	EXCELINE CML28HF	50W MH	3,450	1.00	RECESSED	
BB	BUILDING "GOOSENECK" ARM MOUNTED BUILDING MOUNTED AWNING ACCENT LIGHT	TREND LIGHTING A14 SHADE LIGHTING WITH B1 ARM	150W A21	2,780	1.00	SURFACE	
BC	BUILDING MOUNTED ARCHITECTURAL CUTOFF WALL PACK	GARDCO 111 MINI SCENCE	70W MH MASTERCOLOR	1,000	1.00	SURFACE	1
BD	FROSTED BUILDING ACCENT FIBER OPTIC CABLE END FIXTURE	FIBRE LIGHT USA HCF8020 MAXI DOME HOT DOT	150W MH LIGHT DRIVER	13,300	1.00	SURFACE	1

PHOTOMETRY PLAN NOTES:
 AVERAGE: 1.8 fc
 MAXIMUM: 8.3 fc
 VALUES SHOWN ARE MAINTAINED INITIAL ILLUMINANCE VALUES MEASURED AT GRADE
 SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS, (MODERATE SKYLINE AREA) CODE CHAPTER 17.14:
 1. ALL AREA LIGHTING SHALL UTILIZE FULL CUT-OFF FIXTURES.

KVA CONSULTING
 Electrical Power & Lighting Engineering
 3165 North Speer Boulevard Denver CO 80211
 720.855.3990 voice 720.855.3990 fax

SITE LIGHTING PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

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

NO.	DATE	REVISIONS

Engineering Service Company
 1300 Arapahoe Avenue, Suite 105
 Aurora, Colorado 80012
 Phone: (303) 427-8800
 Fax: (303) 427-8801
 Email: es@engservice.com

PHOTOMETRIC PLAN
 FINAL PD SITE PLAN
 LOT 2-G, METZLER RANCH FILING NO. 3, 1ST AMENDMENT.
 SITUATED SECTION 28, T12S, R67W, OF THE 10TH P.M.S. OF
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PREPARED BY: **GOOD TIMES BURGERS & FROZEN CUSTARD**
 GOLDEN, COLORADO 80401

DESIGNED BY: CF
 DRAWN BY: CF
 CHECKED BY: CF
 DRAWER NUMBER: TEMP 37
 DATE: 11-11-2003
 SCALE: 1" = 20'
 SHEET NUMBER: **8 OF 8**

N:\Projects\Good Times Metzler Ranch\CAD\Site Plan\ur-photo.dwg Mon Feb 02 09:28:32 2004