

PLAT IDENTIFICATION SHEET



2003093720 9 PGS

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

\$91.00
9 PGS

2003093720
06/24/2003 02:58 PM

GRANTOR:

(owner/signer)

Vista Village LLC

GRANTEE:

(subdivision name or name of plat)

Lot 4B Metzler Ranch Filing No 3
2nd Amendment

LEGAL:

(section-township-range)

26-7-67

FINAL PD SITE PLAN

LOT 4-B, METZLER RANCH FILING No. 3, 2nd 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

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 4-B, METZLER RANCH FILING NO. 3, 2ND AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 1.18 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 LOT 4-B, METZLER RANCH FILING NO. 3, 2ND AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Michael C. Cregger DATE June 5, 2003
PROFESSIONAL LAND SURVEYOR COLORADO REGISTRATION NO. 22564



TITLE CERTIFICATION

I, Eric Stearns AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantor 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 9th DAY OF June 2003

Eric Stearns
AUTHORIZED REPRESENTATIVE

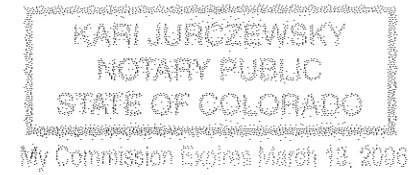
Land Title Guarantor
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF June 2003 BY
Eric Stearns

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3/13/06

Kari Jurczewsky
NOTARY PUBLIC



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 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 FLOW LINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, MONUMENT SIGNS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES OR BERMS, SHALL BE PLACED IN THE SIGHT TRIANGLES.
- IN ACCORDANCE WITH THE METZLER RANCH FILING NO. 3 SIA, THE FOLLOWING METER(S) WILL BE USED, AND THE WATER BANK DEDUCTION WILL BE ADJUSTED ACCORDINGLY.
METER SIZE: 1.5' SFE'S: 4
- 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 SUB DIVIDER'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 COST 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.
- THERE ARE NO FEMA FLOOD PLAINS OR JURISDICTIONAL WETLANDS ON THIS LOT.
- ALL WALL PACKS LOCATED ON THE BUILDING MUST BE IESNA FULL CUT-OFF FIXTURES NOT TO EXCEED 5fc ILLUMINATION LEVELS.

OWNER

VISTA VILLAGE
150 SOUTH DAHLIA STREET
DENVER, CO 80246
(303) 322-4119

DEVELOPER

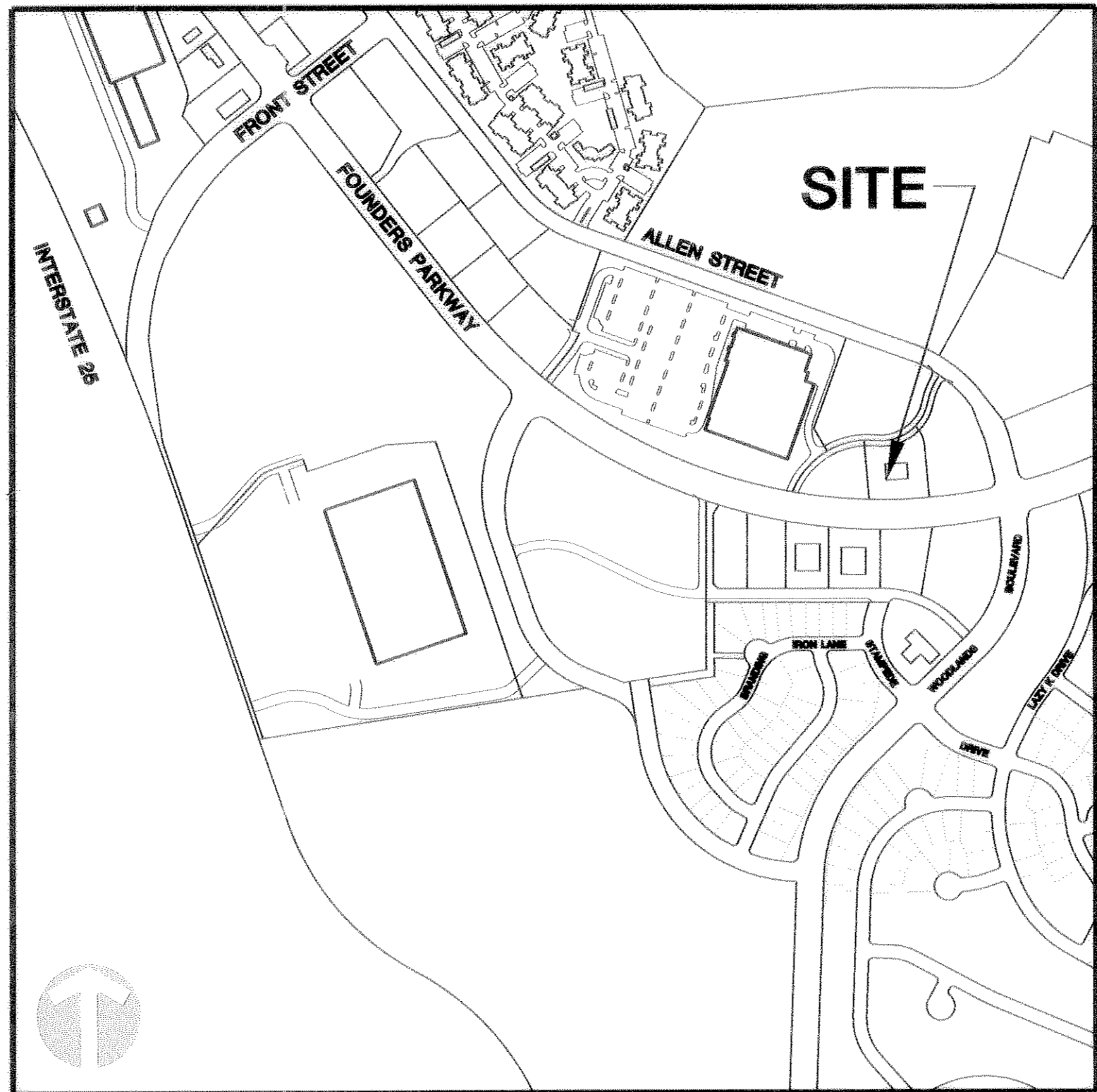
ISSA SAWAGED
4305 Sheridan Blvd
Mountain View, Colorado 80212
303-940-0837

CIVIL ENGINEER/SURVEYOR

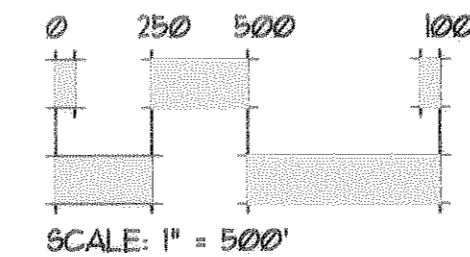
TST Inc. of Denver
9222 Teddy Lane
Lone Tree, CO 80124
(303) 792-0557

ARCHITECT

LA ROCK ASSOCIATES P.C.
821 ACOMA STREET SUITE 200
DENVER, CO 80204
(303) 534-2200



VICINITY MAP
SCALE 1" = 500'



SITE DATA		
ADDRESS:	774 Maleta Lane CASTLE ROCK, CO 80104	
PRESENT ZONING:	PD	
PROPOSED ZONING:	PD	
PRESENT USE:	VACANT	
PROPOSED USE:	LIQUOR STORE	
ITEM	SQ. FOOTAGE	%
TOTAL LOT 4-B	51,341.4 S.F.	100
BUILDING FOOTPRINT	9,732.4	19.0
PARKING/ROADS	28,679.7	55.9
HARDSCAPE TOTAL	38,412.1	74.9
PLANTED AREA	12,929.3	25.1
EXISTING VEGETATION	NONE	0.0
LANDSCAPE TOTAL	12,929.3	25.1
BUILDING SIZE		
SINGLE STORY	9,732.4 SQ.FT. TOTAL	
BUILDING HEIGHT	28'-10"	

PARKING TABULATION	
REQUIRED PARKING 1 SPS. PER 200 SF	46.3 SPACES
PROVIDED PARKING	47 FULL SIZE 2 HANDICAP
	49 TOTAL

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 4-B, METZLER RANCH FILING No. 3, 2nd AMENDMENT IN THE TOWN OF CASTLE ROCK.

Art Kleinstein
VISTA VILLAGE LLC

SIGNED THIS 22 DAY OF MAY 2003

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May 2003 BY
Art Kleinstein

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 8/30/05

Michael C. Cregger
NOTARY PUBLIC



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE LOT 4-B, METZLER RANCH FILING No. 3, 2nd 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.

Joseph Balistrasse

FIRST NATIONAL BANK OF COLORADO

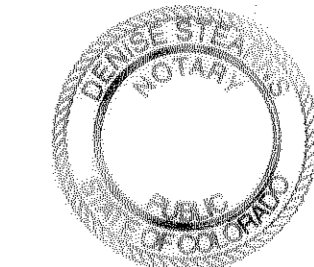
SIGNED THIS 6th DAY OF June 2003

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF June 2003 BY
Joseph Balistrasse Joseph Balistrasse as Vice President
of First National Bank of Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12/24/06

Debbie Stearns
NOTARY PUBLIC



TOWN CERTIFICATION

THE FINAL PD SITE PLAN FOR LOT 4-B, METZLER RANCH FILING No.3, 2nd AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 17th DAY OF June 2003

Kathleen A. Sullivan
DIRECTOR OF DEVELOPMENT SERVICES

6-17-03
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 2:58 P.M. ON THE 24th DAY OF June 2003 RECEPTION NO. 8003093720

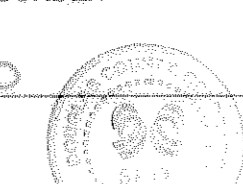
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: NA

NA
NOTARY PUBLIC

DOUGLAS COUNTY CLERK AND RECORDER

BY: Christine Davis
DEPUTY



SHEET INDEX

- TITLE SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- 5-6 LANDSCAPE PLAN
- LIGHTING PLAN
- 8-9 BUILDING ELEVATIONS



SUBMITTAL: Dec , 2002
REVISED: MARCH 31, 2003
REVISED: MAY 19, 2003

FINAL PD SITE PLAN
LOT 4-B
METZLER RANCH FILING No.3,
2nd AMENDMENT
FINAL PD SITE PLAN
SHEET 1 OF 9









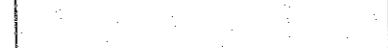

FINAL PD SITE PLAN

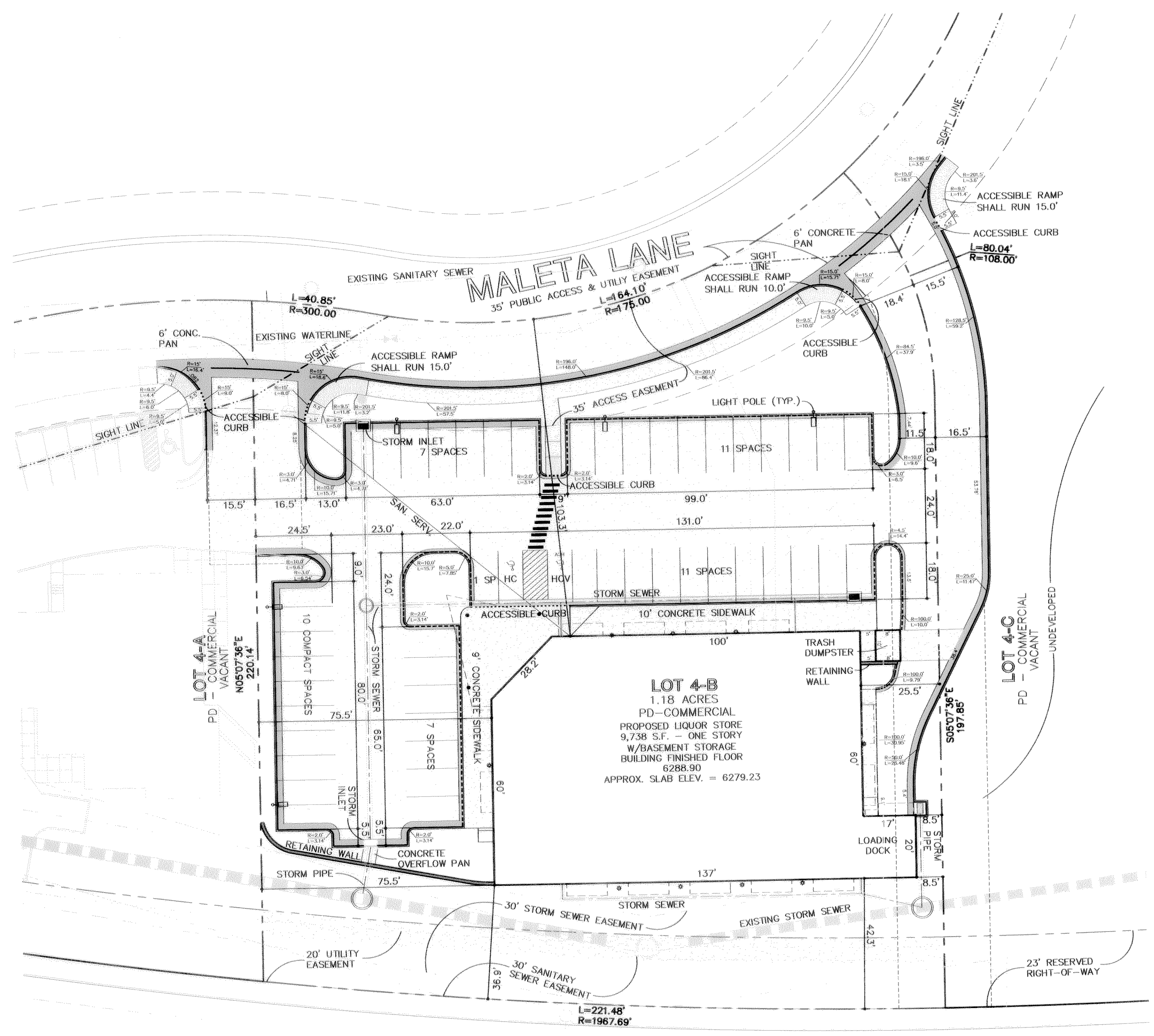
LOT 4-B, METZLER RANCH FILING No. 3, 2nd AMENDMENT

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

LEGEND

-  PROPOSED RETAINING WALL
-  EXISTING RETAINING WALL
-  CATCH CURB
-  OUTFALL CURB
-  ACCESSIBLE CURB
-  ASPHALT PAVING
-  CONCRETE PAVING
-  STORM SEWER
-  LIGHTPOLE
-  WALL SCONCE



Site Summary

Proposed	Area	Percentage
Total Site	51,341.4	100.0%
Site Paving	28,679.7	55.9%
Curb & Gutter	2,878.8	5.6%
Building Concrete	2,354.6	4.6%
Sidewalk	2,838.1	5.5%
Asphalt Parking	20,608.2	40.2%
Building	9,732.4	19.0%
Landscaping	12,929.3	25.1%

NOTES:

ALL SIDEWALKS, PAVING, RAMPS, CURB AND PARKING TO BE USED AS AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A177.1, AND ANY LOCAL, STATE OR FEDERAL CODES FOR ACCESSIBILITY. IN CASES OF CONFLICT THE MOST STRINGENT CODE SHALL APPLY.

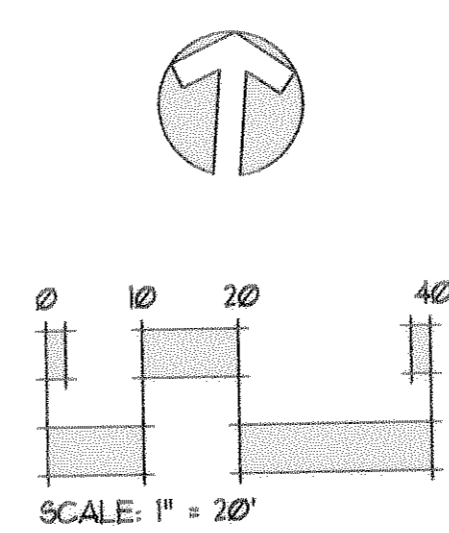
MAXIMUM LONGITUDINAL SLOPE OF ACCESSIBLE ROUTES SHALL BE 5.0% (1:20)

MAXIMUM CROSS SLOPE OF ACCESSIBLE ROUTES SHALL BE 2.0% (1:50).

MAXIMUM SLOPE FOR ACCESSIBLE PARKING SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION.
















ANY SITE CONDITIONS, BOTH CONSTRUCTED OR PRE-EXISTING THAT PREVENT COMPLYING WITH LOCAL CODES, OR THE GRADES SHOWN ON THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER.

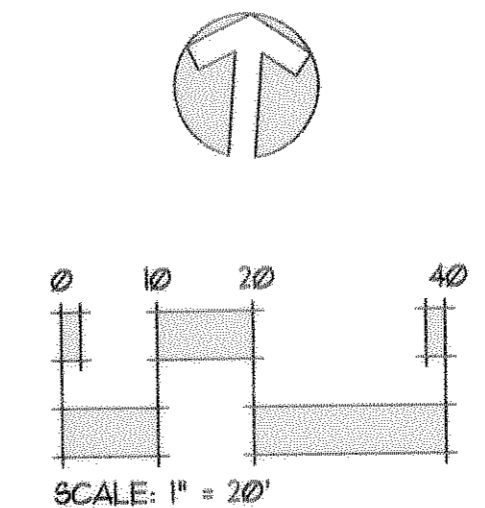
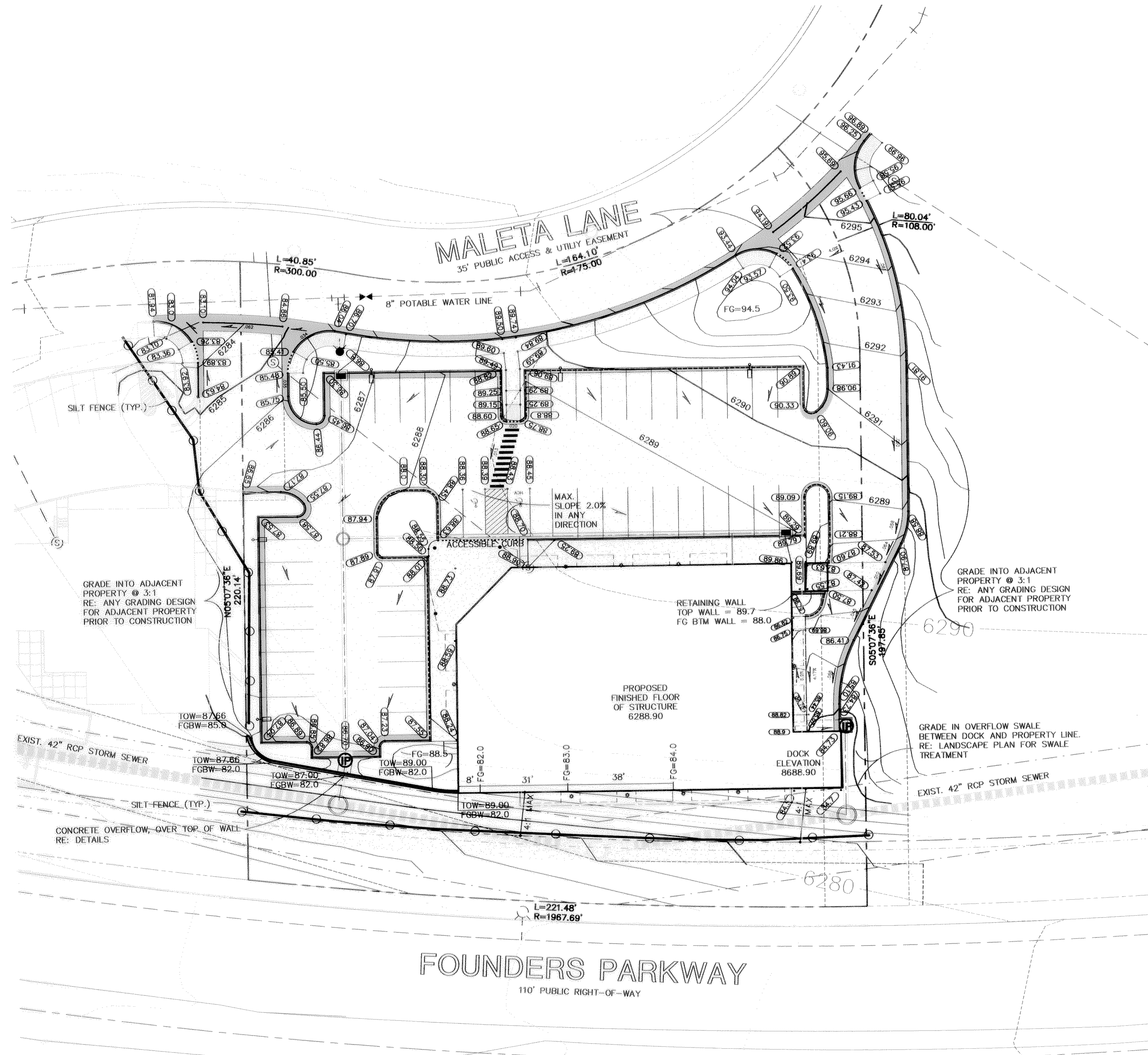
CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL STATE AND FEDERAL CODES.



FINAL PD SITE PLAN
LOT 4-B, METZLER RANCH FILING No. 3, 2nd 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

-  INLET PROTECTION
-  SILT FENCE
-  PROPOSED INDEX CONTOUR
-  PROPOSED INTERIOR CONTOUR
-  EXISTING INDEX CONTOUR
-  EXISTING INTERIOR CONTOUR
-  PROPOSED RETAINING WALL
-  EXISTING RETAINING WALL
-  CATCH CURB
-  OUTFALL CURB
-  ACCESSIBLE CURB
-  ASPHALT PAVING
-  STORM SEWER
-  DRAINAGE FLOW DIRECTION
-  CONCRETE PAVING



SUBMITTAL: OCTOBER 8, 2002
 REVISED: March 28, 2003
 REVISED: May 20, 2003

FINAL PD SITE PLAN
 LOT 4-B
 METZLER RANCH FILING NO. 3,
 2ND AMENDMENT
 GRADING PLAN
 SHEET 3 OF 9





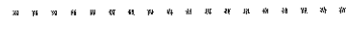








FINAL PD SITE PLAN

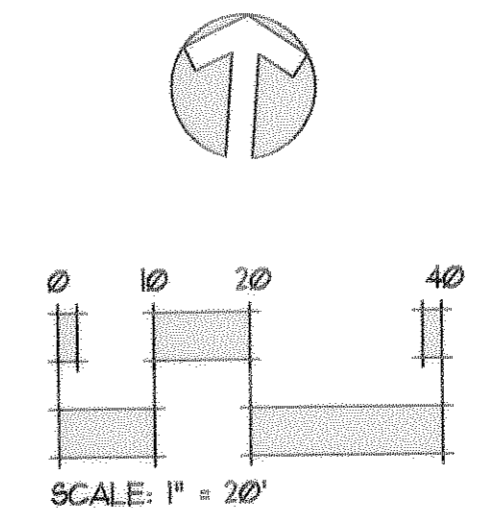
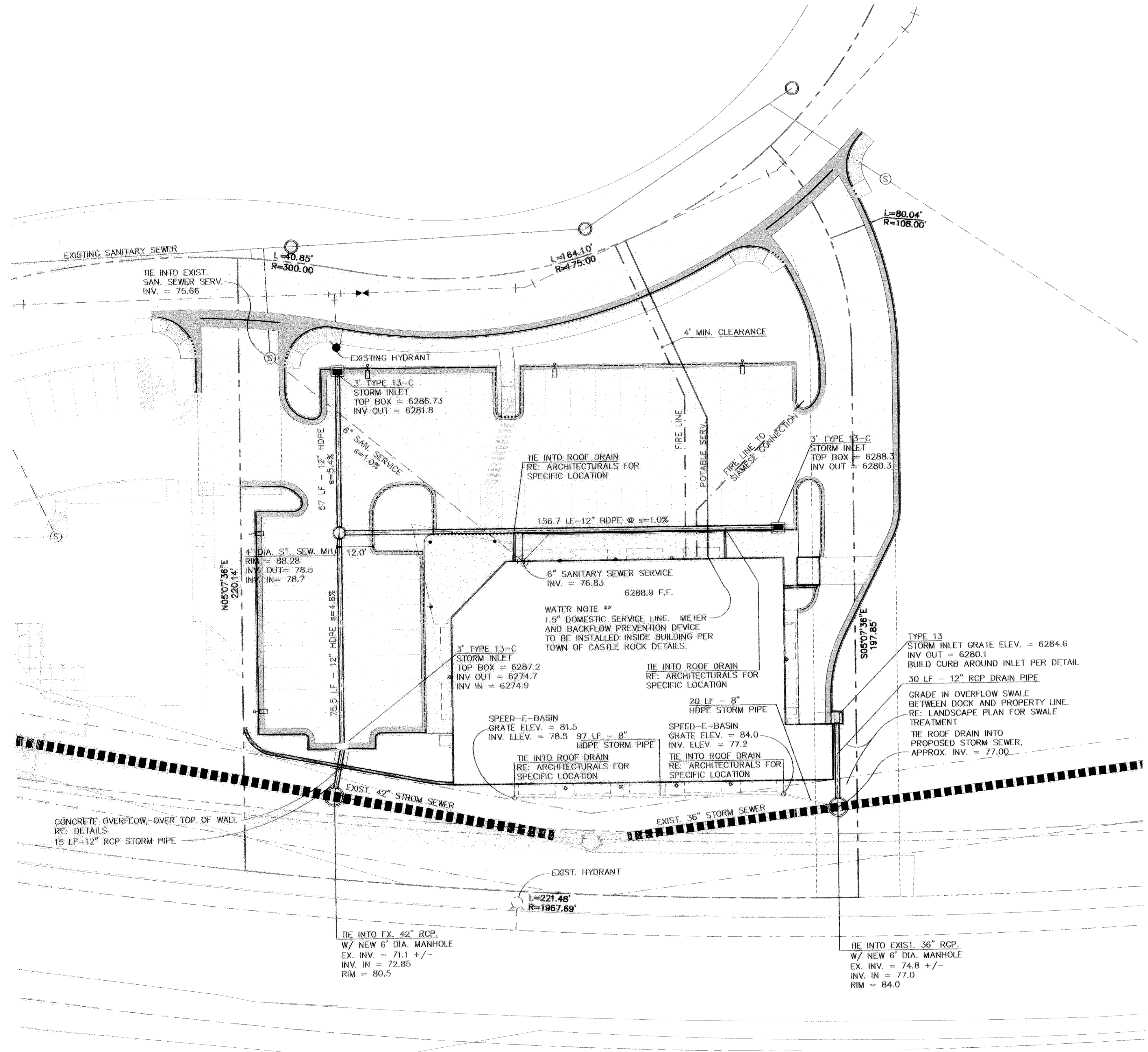
LOT 4-B, METZLER RANCH FILING No. 3, 2nd AMENDMENT

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

UTILITY PLAN

LEGEND

-  PROPOSED RETAINING WALL
-  EXISTING RETAINING WALL
-  CATCH CURB
-  OUTFALL CURB
-  ACCESSIBLE CURB
-  ASPHALT PAVING
-  STORM SEWER
-  CONCRETE PAVING
-  POTABLE SERVICE
-  FIRE LINE
-  SANITARY SERVICE
-  LIGHT POLE
-  WALL SCONCE



SUBMITTAL: OCTOBER 8, 2002
REVISED: March 28, 2003
REVISED: May 20, 2003

FINAL PD SITE PLAN

LOT 4-B, METZLER RANCH FILING No. 3, 2nd AMENDMENT

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

LANDSCAPE PLAN

Site Summary

Total Site	51,341.4	100.0%
Paving	28,679.7	55.9%
Building	9,732.4	19.0%
Landscaping	12,929.3	25.1%

	Square Footage	Percentage
Total Landscape Area	12,929.3	100.00%
Irrigated Turf	5,472.9	42.3%
Living Ground Cover	4,237	32.8%
Non-living Ground Cover	3,219.4	24.9%
Wood Mulch	485.7	3.8%
Rock	2,734.2	21.1%
Non-disturbed Areas	0.0	0.0%
Totals	12,929.3	100.0%
Required Trees/Shrubs	26/52	
Provided Trees/Shrubs	26/74	

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 and 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.

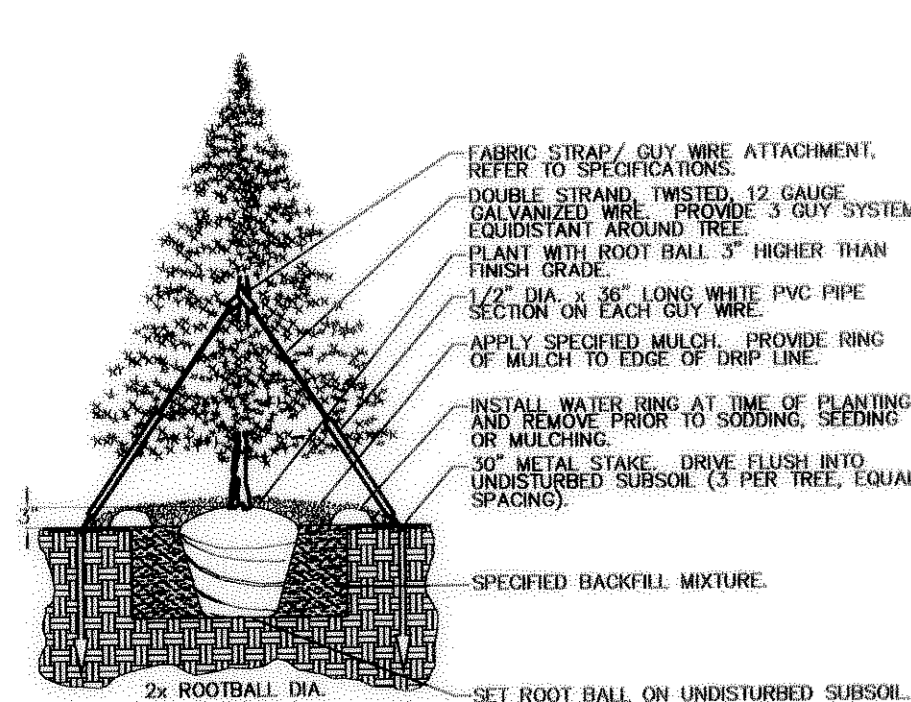
LANDSCAPE NOTES:

- 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 DICTATE.
- 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.
 - ROTILL 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' - PELLETIZED 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 HAZZARD TO ANIMALS FEET.

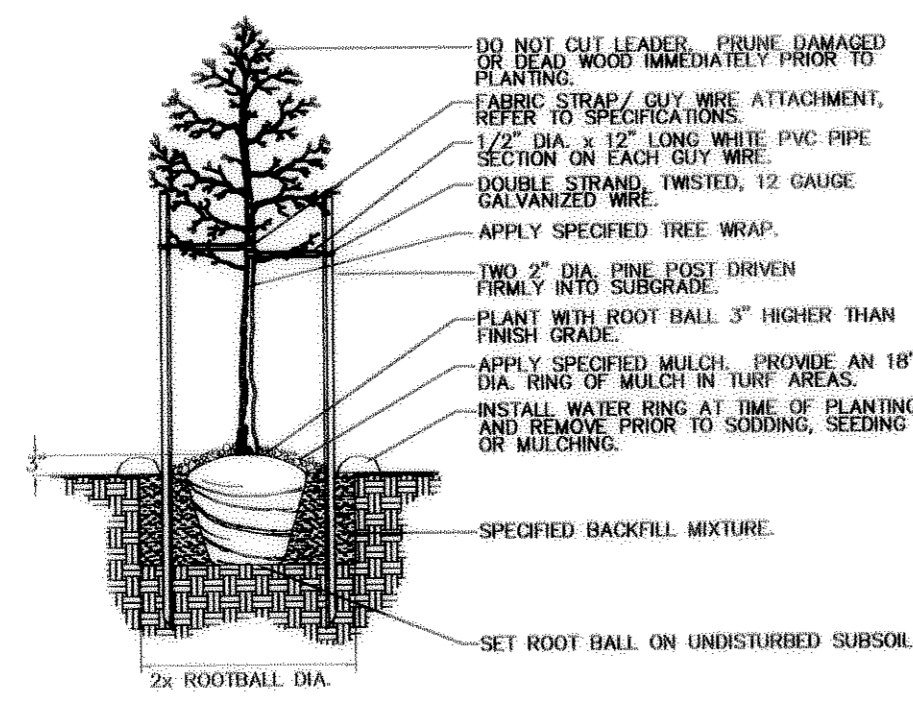
LANDSCAPE AND GROUND MAINTENANCE:

- THE OWNER OF THE PROPERTY, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL LANDSCAPED AREAS WITHIN THEIR LOT, SUBJECT TO THE APPROVED LANDSCAPE PLAN. SUCH AREAS SHALL BE DEEMED TO INCLUDE THE INDIVIDUAL LOTS ON THE SUBJECT PROPERTY AND THAT PORTION OF ANY ADJACENT PUBLIC STREET RIGHT-OF-WAY, FROM THE PROPERTY LINE TO THE BACK OF ADJACENT CURB.

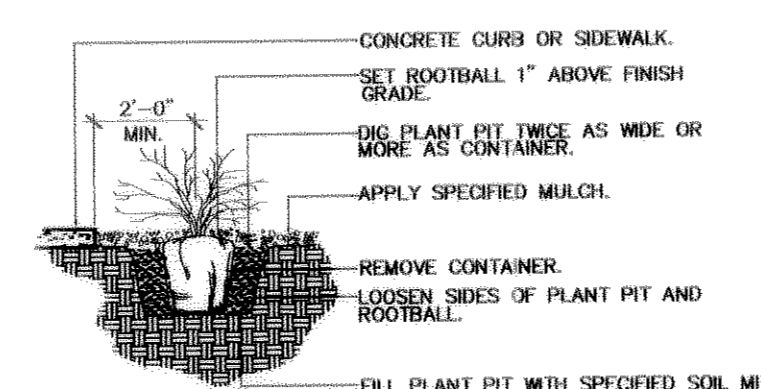
XERIC LANDSCAPE AND LOW WATER TURF REQUIRES MAINTENANCE PROCEDURES DIFFERENT FROM STANDARD LANDSCAPING. THE OWNER & MAINTENANCE CONTRACTOR SHOULD TAKE NOTICE OF THE REDUCED WATER, MOWING AND FERTILIZING NEEDS OF THE PLANTS AND TURF INSTALLED.
- LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED WITH NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, REPLACEMENT OF DEAD PLANT MATERIAL, AND REPLACEMENT OF DISEASED PLANT MATERIAL. REPLACEMENT PLANT MATERIAL SHALL BE THE SAME SIZE AND OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE APPROVED LANDSCAPE PLAN. SUBSTITUTIONS WITH OTHER TYPES OF PLANT MATERIAL MAY BE MADE ONLY WITH ARCHITECT AND/OR TOWN APPROVAL. ALL REPLACEMENTS SHALL OCCUR WITHIN ONE GROWING SEASON.
- GROUNDS SHALL BE MAINTAINED IN A SAFE, CLEAN, AND NEAT CONDITION WITH NO RUBBISH OR WEEDS. LAWNS SHALL BE KEPT IN A MOWED CONDITION (NOTE: SPECIAL MOWING REQUIREMENTS OF LOW WATER TURF GRASSES). ROADS AND PAVEMENT SHALL BE MAINTAINED IN GOOD CONDITION WITH NO POTHOLES OR SUB GRADE DEFICIENCIES.



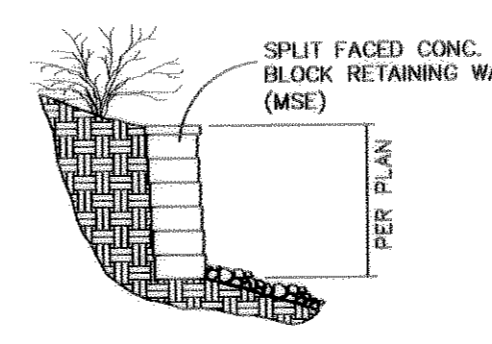
EVERGREEN TREE PLANTING DETAIL
N.T.S.



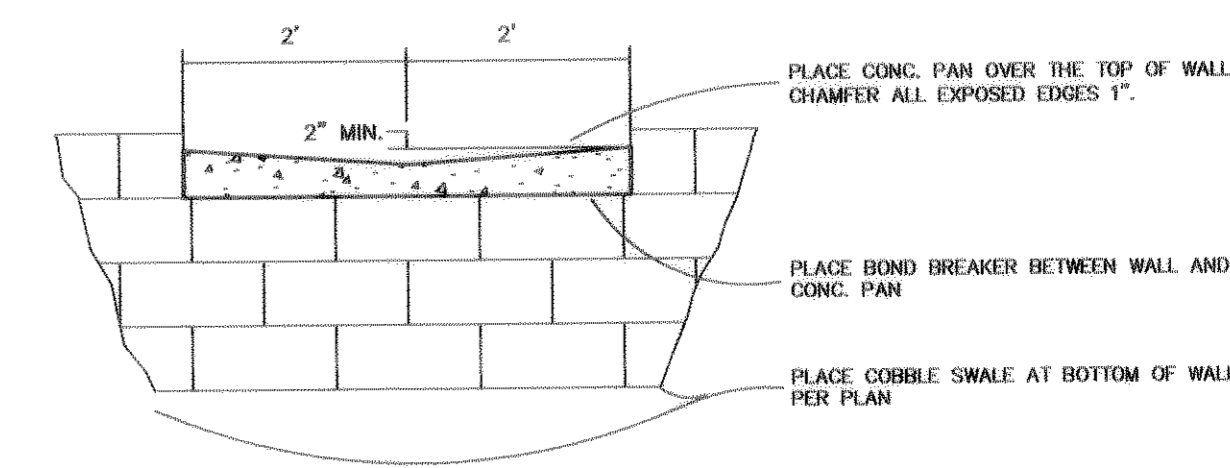
DECIDUOUS TREE PLANTING DETAIL
N.T.S.



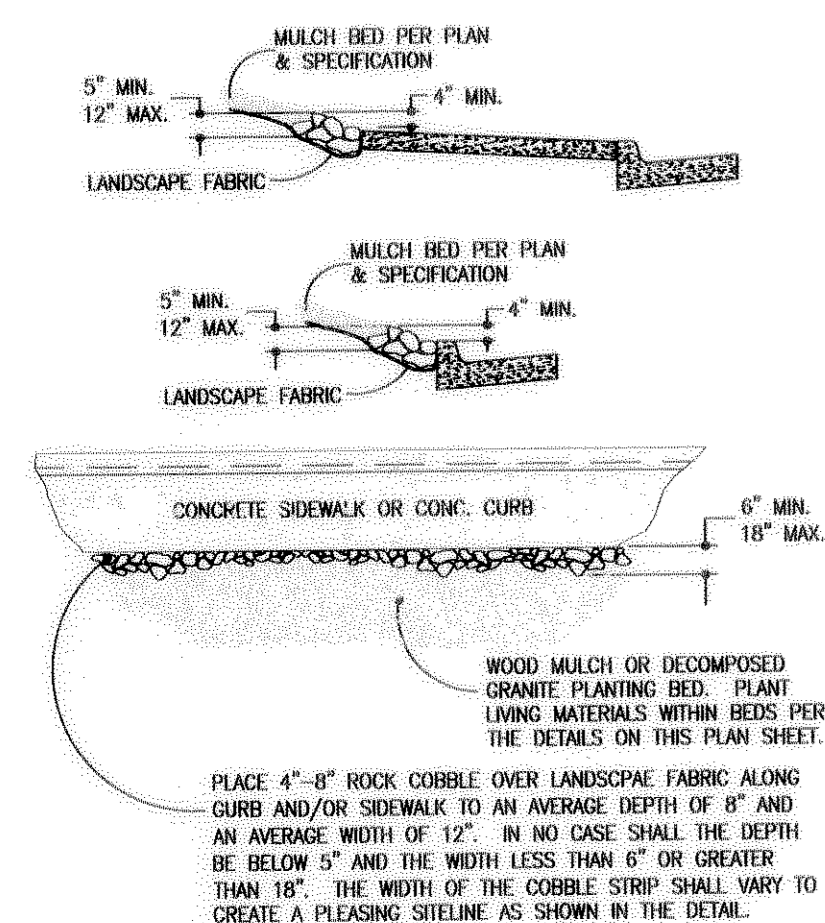
SHRUB PLANTING DETAIL
N.T.S.



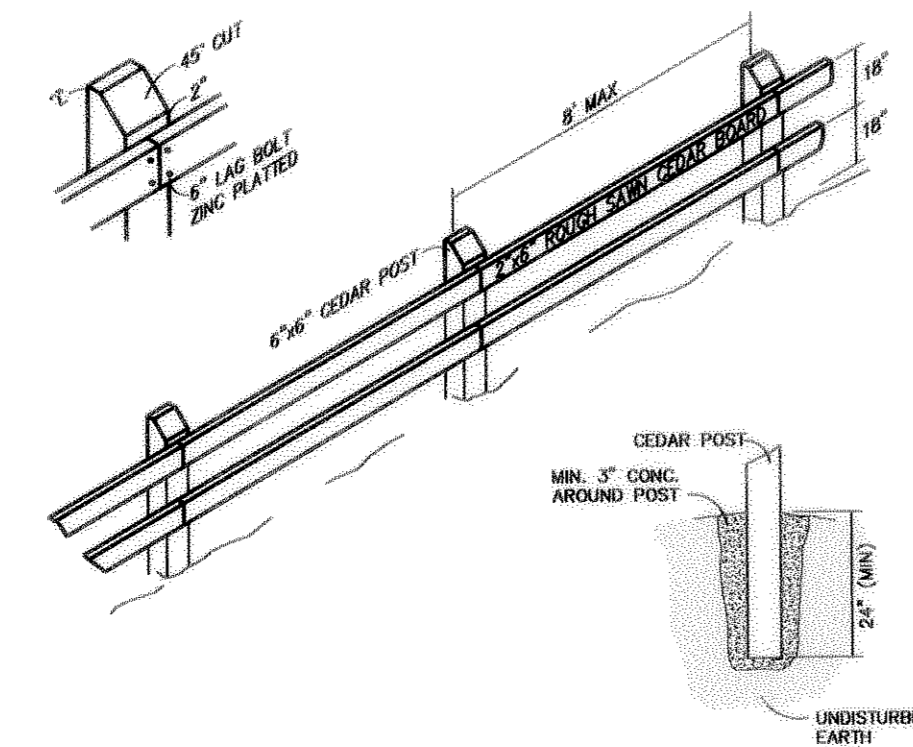
RETAINING WALL SECTION
N.T.S.



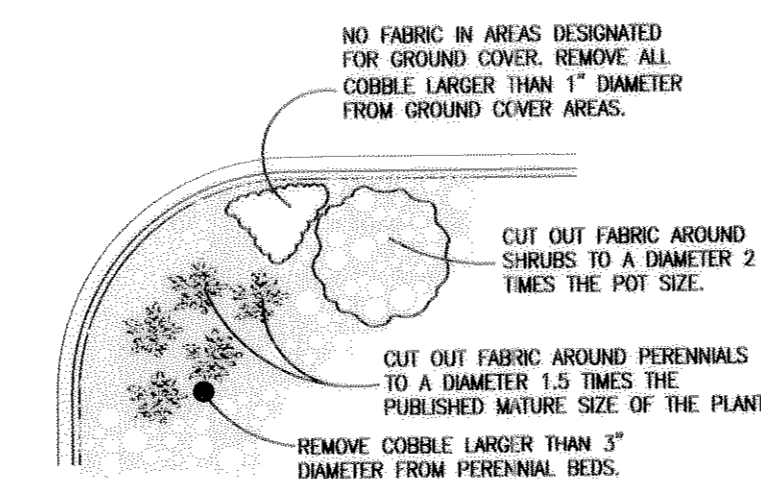
CONCRETE SWALE SECTION
N.T.S.



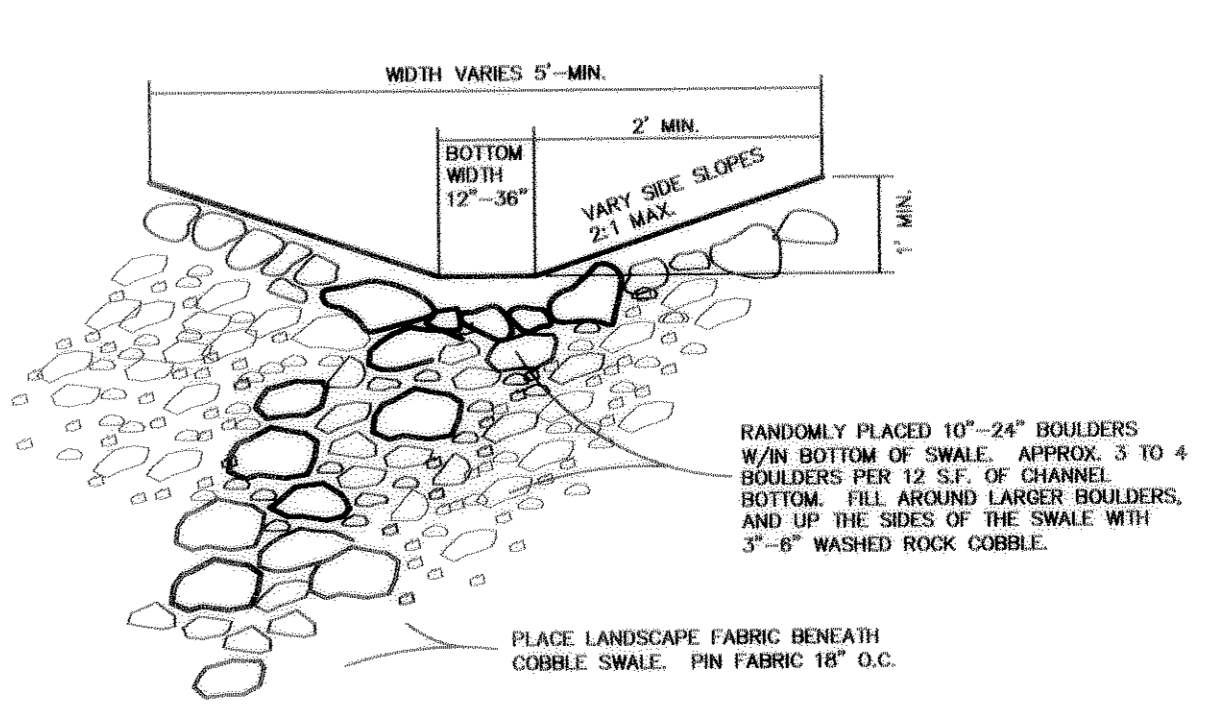
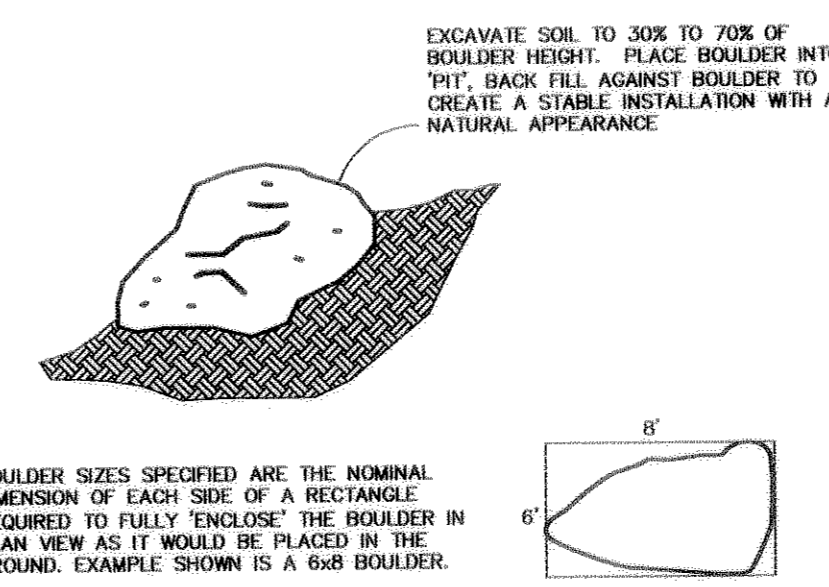
COBBLE BORDER FOR MULCH PLANTING BEDS
N.T.S.



FENCE DETAIL
N.T.S.



PERENNIAL PLANTING BED IN ROCK MULCH
N.T.S.



COBBLE OVERFLOW SWALE
N.T.S.

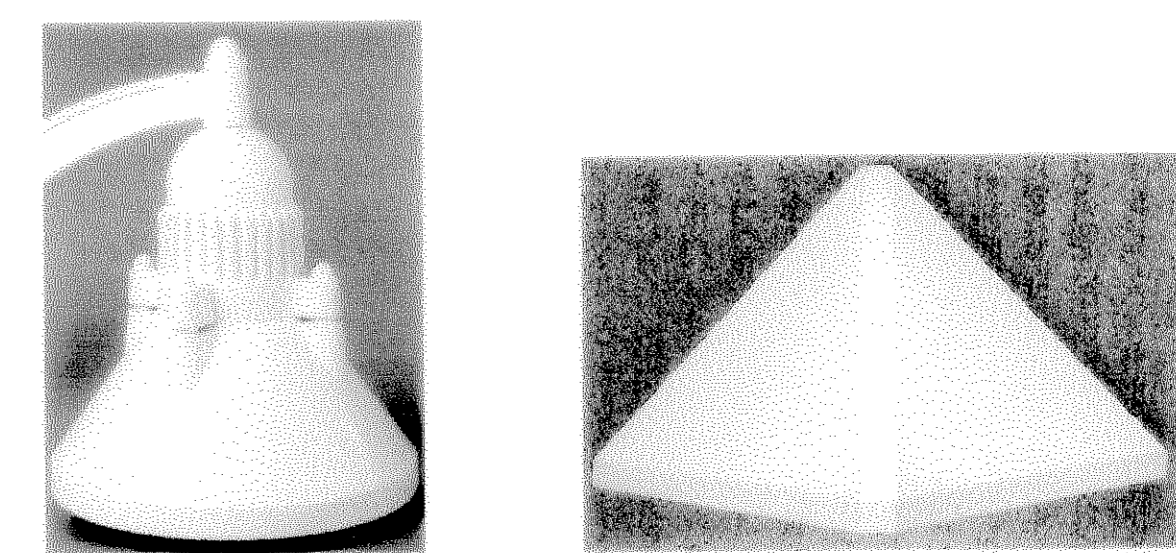
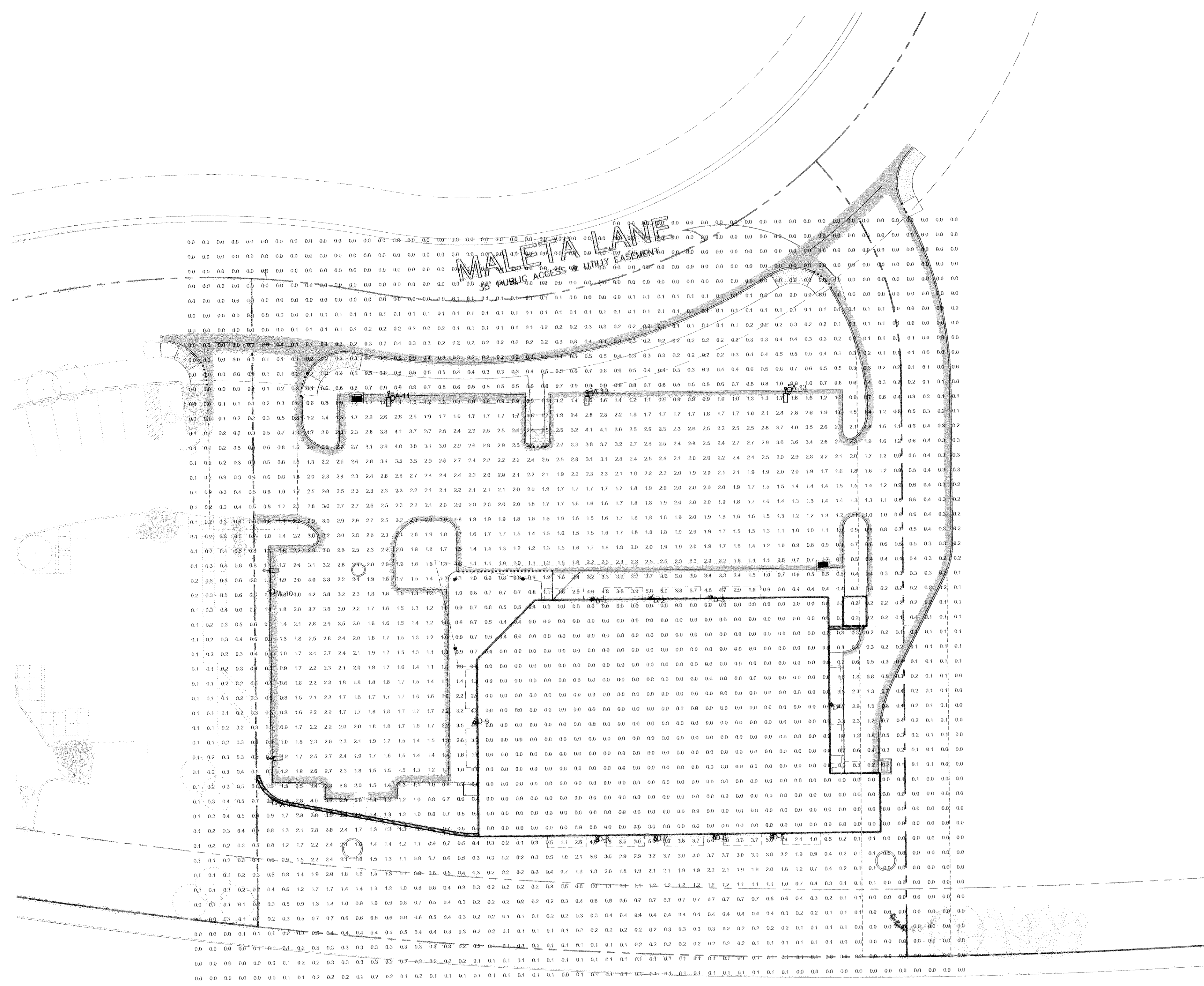
SUBMITTAL: October 8, 2002
REVISED: May 19, 2003

FINAL PD SITE PLAN

LOT 4-B, METZLER RANCH FILING No. 3, 2nd 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

LIGHTING PLAN

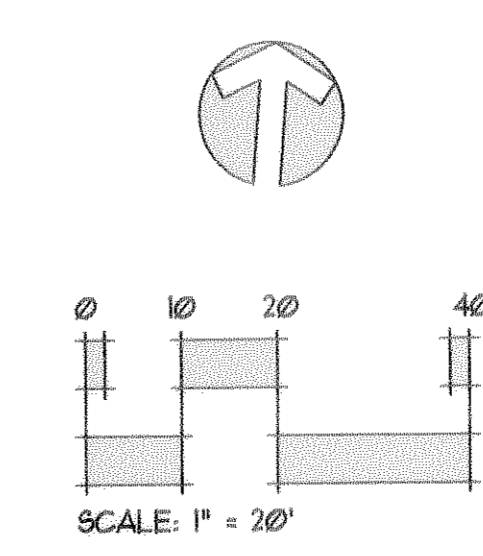


LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Watts
	A	5	RA254/250MHxxx/x	ERA INTERNATIONAL DESIGN LUMINAIRE DIE-CAST ALUM. COMPONENTS SEALED OPTICAL SYSTEM FLAT TEMPERED GLASS LENS	250 W MH CLEAR ED-28 MOG. BASE HORIZ.	250
	D	9	CATALOG NO.: QUEST 00082901	RESULTS DERIVED FROM CONTENT OF MANUFACTURERS IES FILE	50 watt mh	50

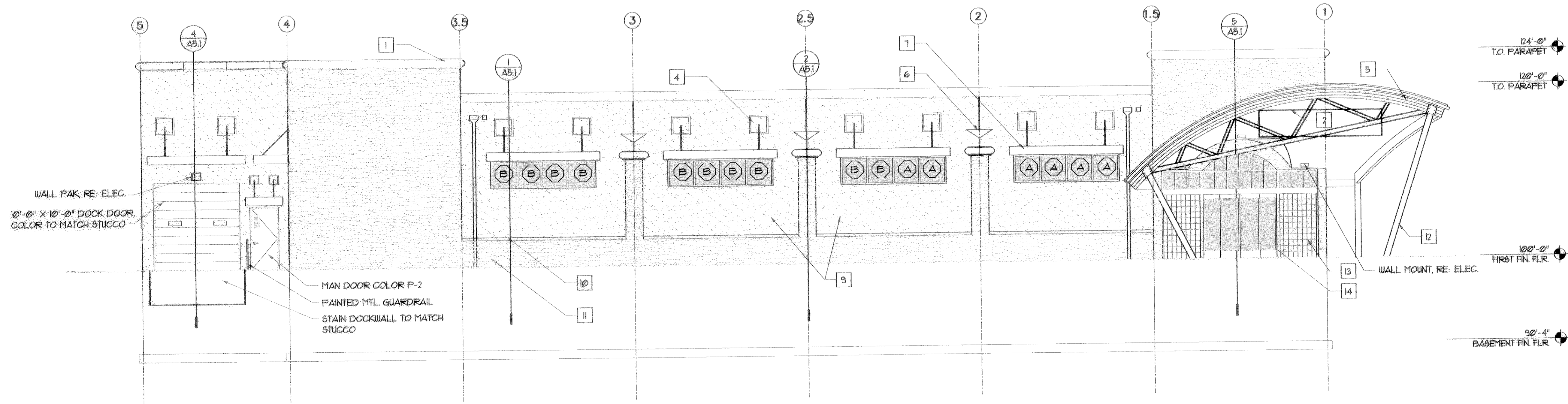
STATISTICS							
Description	Avg	Max	Min	Max/Min	Avg/Min	UG	CV
Calc Zone #2	0.8 fc	5.0 fc	0.0 fc	N/A	N/A	0.0	1.30

LUMINAIRE LOCATIONS											
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	
1	D	135.4	124.4	14.8	14.8	0.0	0.0	135.4	124.4	0.0	
2	D	155.4	124.5	14.8	14.8	0.0	0.0	155.4	124.5	0.0	
3	D	175.8	124.4	14.8	14.8	0.0	0.0	175.8	124.4	0.0	
4	D	216.0	87.5	14.8	14.8	90.0	0.0	216.0	87.5	0.0	
5	D	195.2	43.6	14.8	14.8	180.0	0.0	195.2	43.6	0.0	
6	D	175.6	43.6	14.8	14.8	180.0	0.0	175.6	43.6	0.0	
7	D	155.6	43.6	14.8	14.8	180.0	0.0	155.6	43.6	0.0	
8	D	135.6	43.6	14.8	14.8	180.0	0.0	135.6	43.6	0.0	
9	D	95.0	84.0	14.8	14.8	270.0	0.0	95.0	84.0	0.0	
10	A	24.4	127.9	20.0	20.0	90.0	0.0	26.0	127.9	0.0	
11	A	67.6	194.9	20.0	20.0	180.0	0.0	67.6	194.2	0.0	
12	A	135.1	195.6	20.0	20.0	180.0	0.0	135.1	194.0	0.0	
13	A	202.8	196.2	20.0	20.0	180.0	0.0	202.8	194.6	0.0	
14	A	24.4	56.3	20.0	20.0	90.0	0.0	26.0	56.3	0.0	

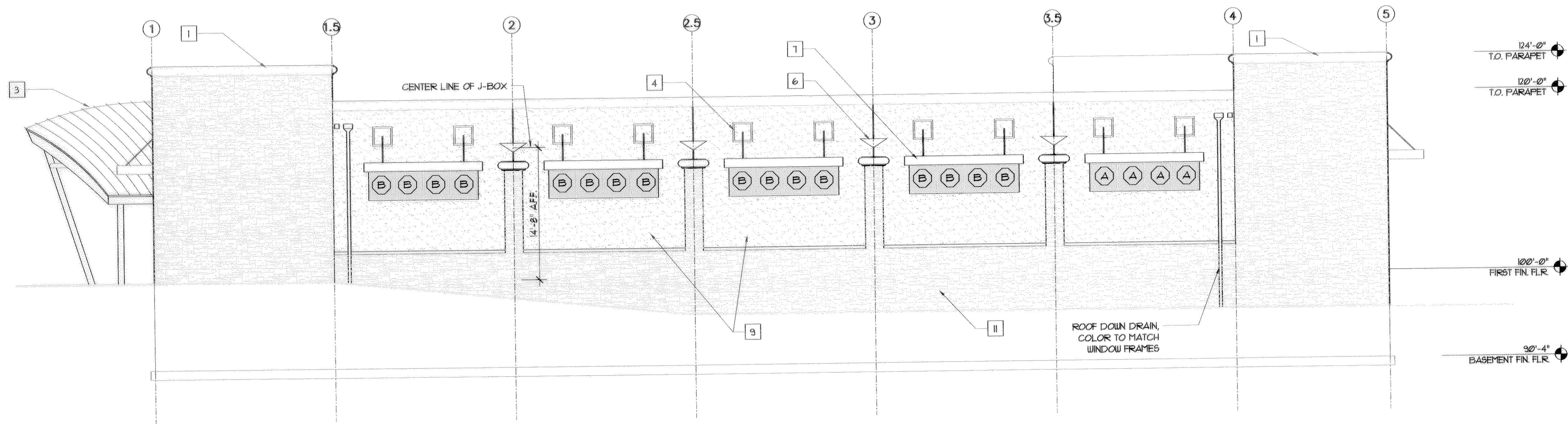
	B	0	KSF2 250M R3	AREA LIGHT WITH TYPE 3, SHORT, CUTOFF REFLECTOR, FLAT GLASS LENS	ONE 250-WATT CLEAR METAL HALIDE, HORIZONTAL POS.	93021201.IES	20000	1.00	295
	C	0	CATALOG NO.: QUEST 00082805	RESULTS DERIVED FROM CONTENT OF MANUFACTURERS IES FILE		00082805.ies	16000	1.00	150



FINAL PD SITE PLAN
LOT 4-B, METZLER RANCH FILING No. 3, 2nd 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



NORTH ELEVATION



SOUTH ELEVATION

PAINT COLORS

P-1: INT. WALLS: SELECTED BY ARCHITECT
 P-2: EXT. DOORS & DOWNSPOUTS: MATCH STUCCO
 P-3: EXT. CANOPIES: MATCH PREFINISHED MTL. ROOF, AEP-REDWOOD OR EQUAL.

KEYNOTES

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 CAST STONE CAP w/ METAL FLASHING CAP 2 SUSPENDED SIGNAGE, COORD. W/ OWNER 3 PREFINISHED METAL ROOFING, COLOR SELECTED BY ARCHITECT 4 ACCENT SQUARE, COLOR TO MATCH STUCCO 5 CURVED GLU-LAM BEAM, NATURAL STAIN FINISH 6 WALL SCONCE UPLIGHT FIXTURE, COLOR SELECTED BY ARCHITECT 7 METAL FINING w/ ROD SUPPORT, MATCH PAINT COLOR P-3 8 CLEAR ALUM. STOREFRONT TRANSOM WINDOWS w/ GLASS TYPE (A) 9 STUCCO COLOR TO BE LA HABRA 'ASPEN' OR EQUAL, SAND COARSE FINISH, TYP. | <ul style="list-style-type: none"> 10 SHAPED CULTURED LIMESTONE WALL CAP, TYP. 11 CULTURED STONE 'CHARDOONAY COUNTRY' LEDGESTONE (CSV-200206) OR EQUAL 12 TUBE STEEL COLUMNS & CANOPY FRAME, PAINT COLOR P-2 13 8" x 8" GLASS BLOCK 14 CLEAR ALUM. & GLASS AUTOMATIC ENTRY DOORS, COLOR TO MATCH WINDOW FRAMES A INSULATING VISION GLASS B OPAQUE SPANDREL GLASS |
|---|---|

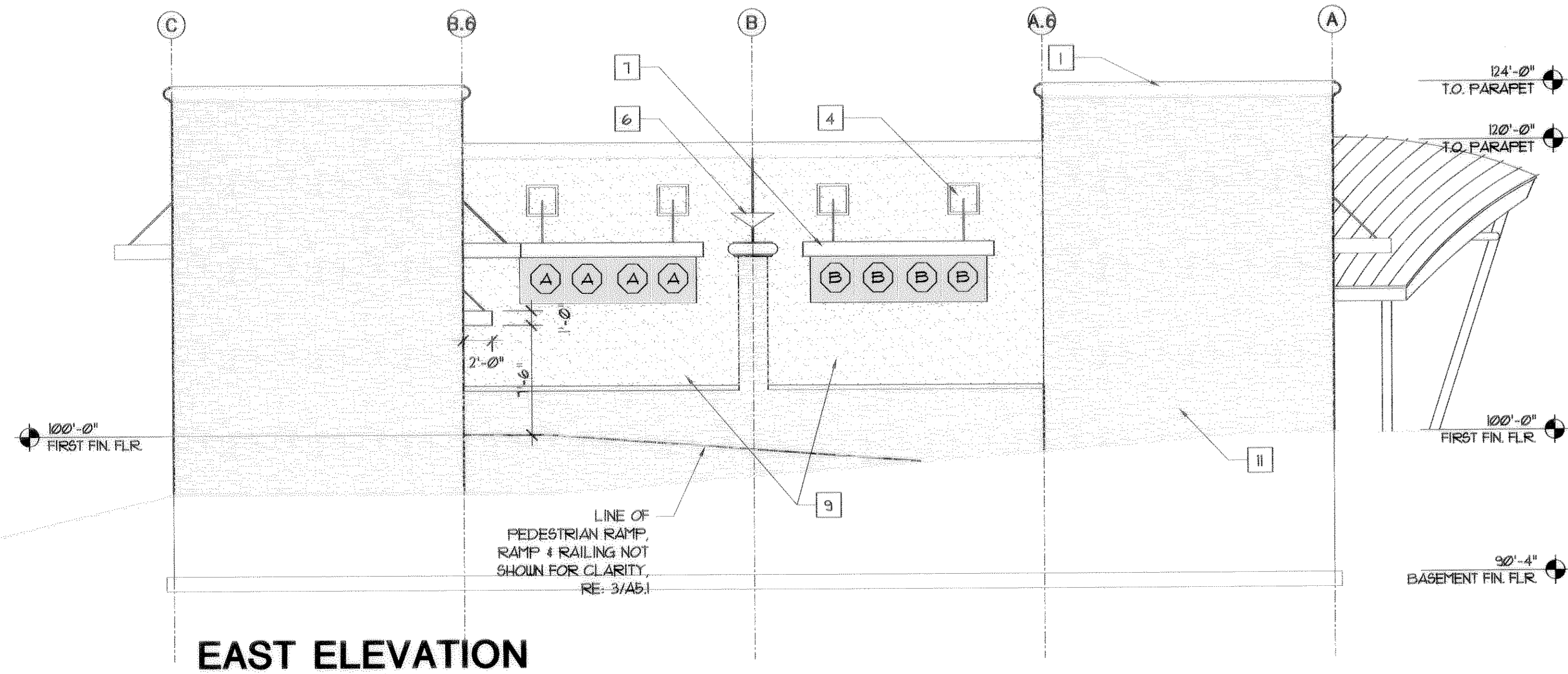


LA ROCK ASSOCIATES, P.C.
 ARCHITECTS PLANNERS INTERIOR DESIGNERS
 821 ACOMA STR. #200 DENVER, CO 80204 (303)534-2200

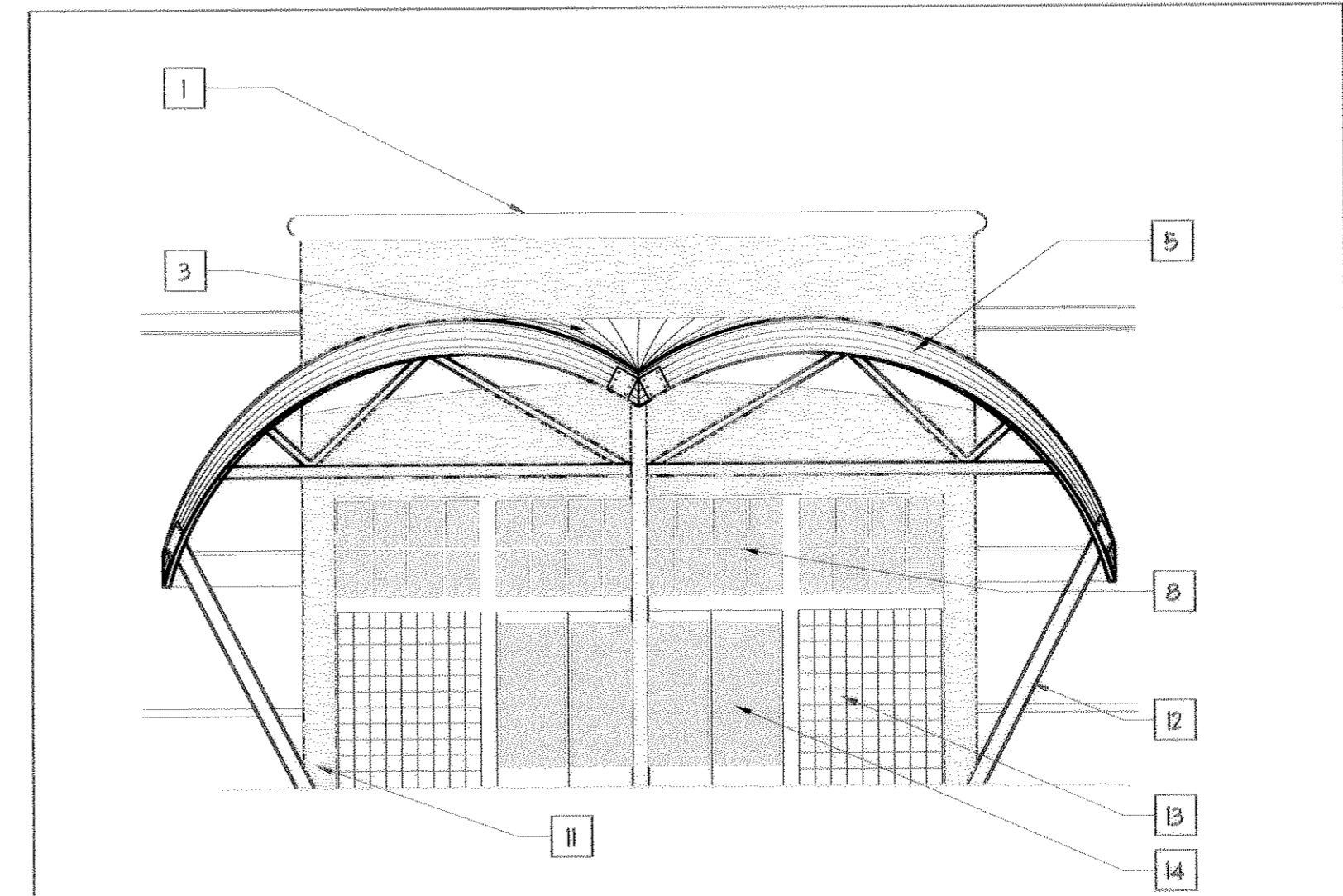
SUBMITTAL: OCTOBER 8, 2002
 REVISED: MAY 20, 2003

FINAL PD SITE PLAN
 LOT 4-B
 METZLER RANCH FILING NO. 3,
 2ND AMENDMENT
 ARCHITECTURAL ELEVATIONS
 SHEET 8 OF 9

FINAL PD SITE PLAN
LOT 4-B, METZLER RANCH FILING No. 3, 2nd 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



EAST ELEVATION



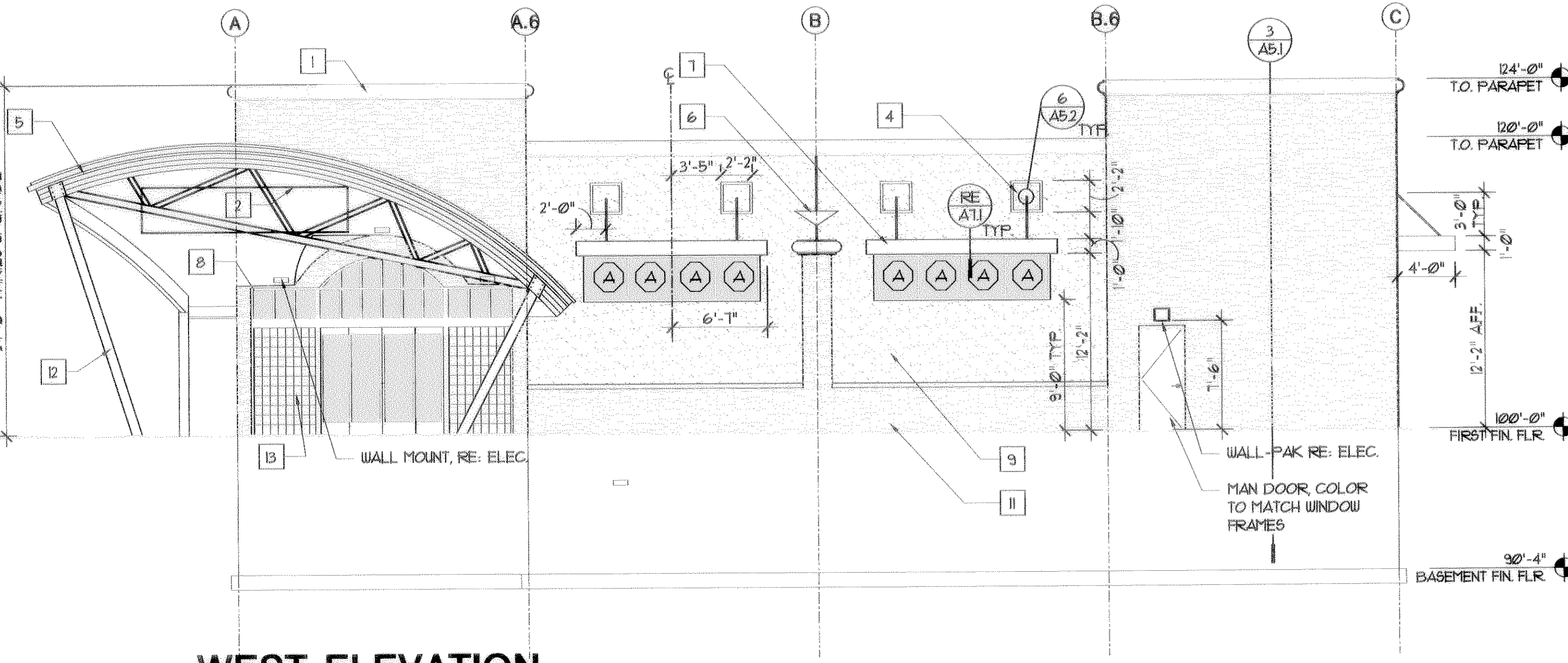
ENTRY DETAIL

KEYNOTES

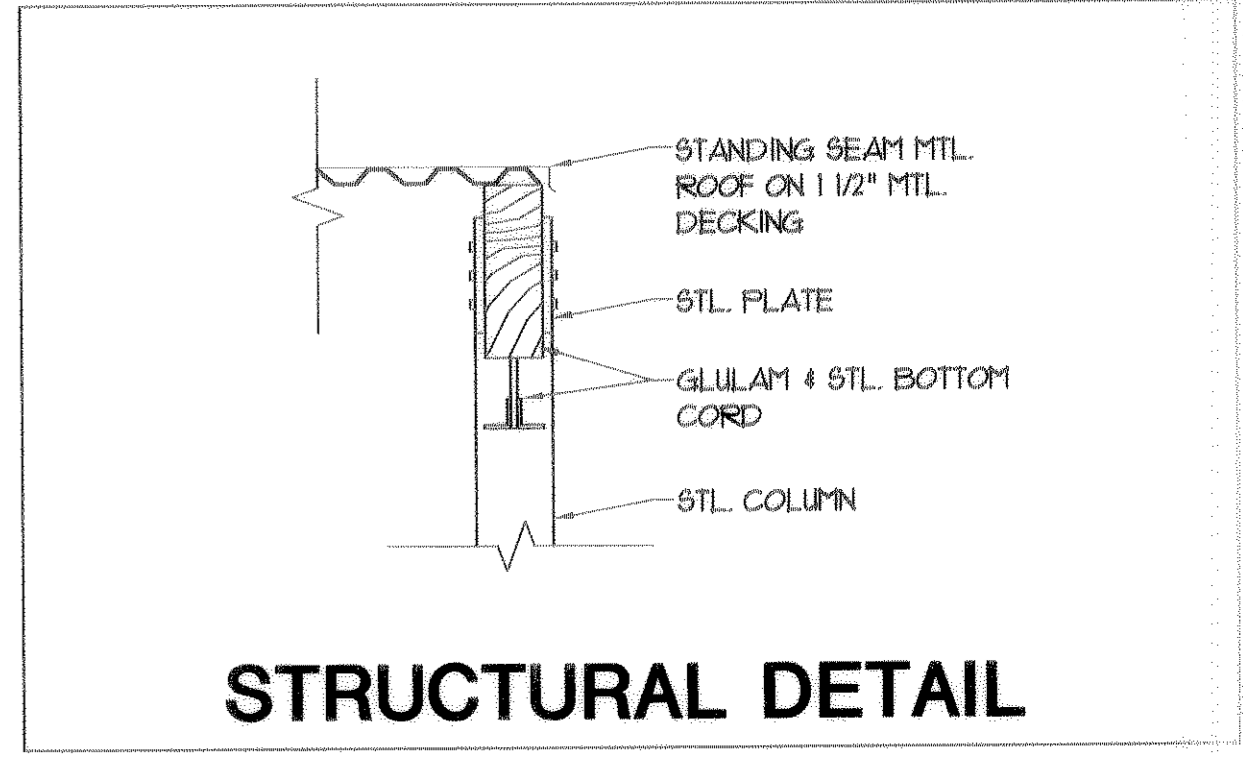
- 1 CAST STONE CAP w/ METAL FLASHING CAP
- 2 SUSPENDED SIGNAGE, COORD. W/ GULNER
- 3 PREFINISHED METAL ROOFING, COLOR SELECTED BY ARCHITECT
- 4 ACCENT SQUARE, COLOR TO MATCH STUCCO
- 5 CURVED GLU-LAM BEAM, NATURAL STAIN FINISH
- 6 WALL SCONCE UPLIGHT FIXTURE, COLOR SELECTED BY ARCHITECT
- 7 METAL ALUING w/ ROD SUPPORT, MATCH PAINT COLOR P-3
- 8 CLEAR ALUM. STOREFRONT TRANSOM WINDOWS w/ GLASS TYPE (A)
- 9 STUCCO COLOR TO BE LA HABRA "ASPEN" OR EQUAL SAND COARSE FINISH, TYP.
- 10 SHAPED CULTURED LIFESTONE WALL CAP, TYP.
- 11 CULTURED STONE "CHARDONNAY COUNTRY" LEDGESTONE (CSV-70006) OR EQUAL
- 12 TUBE STEEL COLUMNS & CANOPY FRAME, PAINT COLOR P-2
- 13 8" x 8" GLASS BLOCK
- 14 CLEAR ALUM. & GLASS AUTOMATIC ENTRY DOORS, COLOR TO MATCH WINDOW FRAMES
- (A) INSULATING VISION GLASS
- (B) OPAQUE SPANDREL GLASS

PAINT COLORS

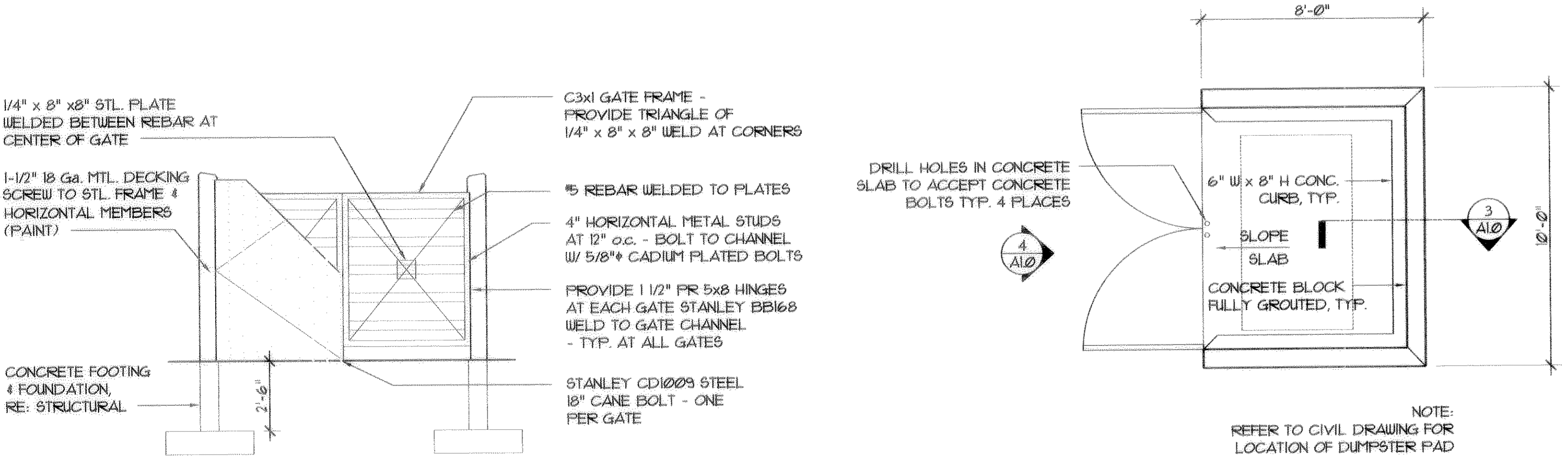
- P-1: INT. WALLS: SELECTED BY ARCHITECT
- P-2: EXT. DOORS & DOWNSPOUTS: MATCH STUCCO
- P-3: EXT. CANOPIES: MATCH PREFINISHED MTL. ROOF. AEP-REDWOOD OR EQUAL.



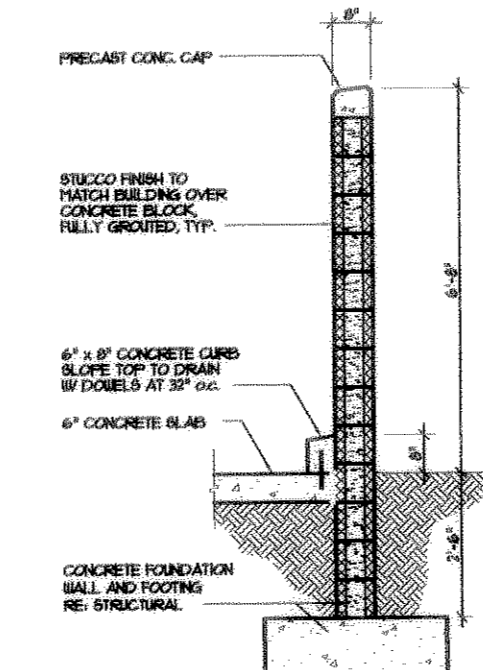
WEST ELEVATION



STRUCTURAL DETAIL



TRASH ENCLOSURE DETAIL



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 ARCHITECTS PLANNERS INTERIOR DESIGNERS
 821 ACOMA STR. #200 DENVER, CO 80204 (303)534-2200