

# PLAT IDENTIFICATION SHEET



2003084401 8 PGS

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

# 2003084401  
06/05/2003 02:25 PM

## GRANTOR:

(owner/signer)

Crawfoot Castle Rock, LLC

## GRANTEE:

(subdivision name or name of plat)

Lot 5A milestone filing No. 4  
Fourth Amendment

## LEGAL:

(section-township-range)

26-7-67

**FINAL PD SITE PLAN**  
**LOT 5A, MILESTONE FILING NO. 4, FOURTH AMENDMENT**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
**TITLE SHEET**

**SURVEYOR'S STATEMENT**

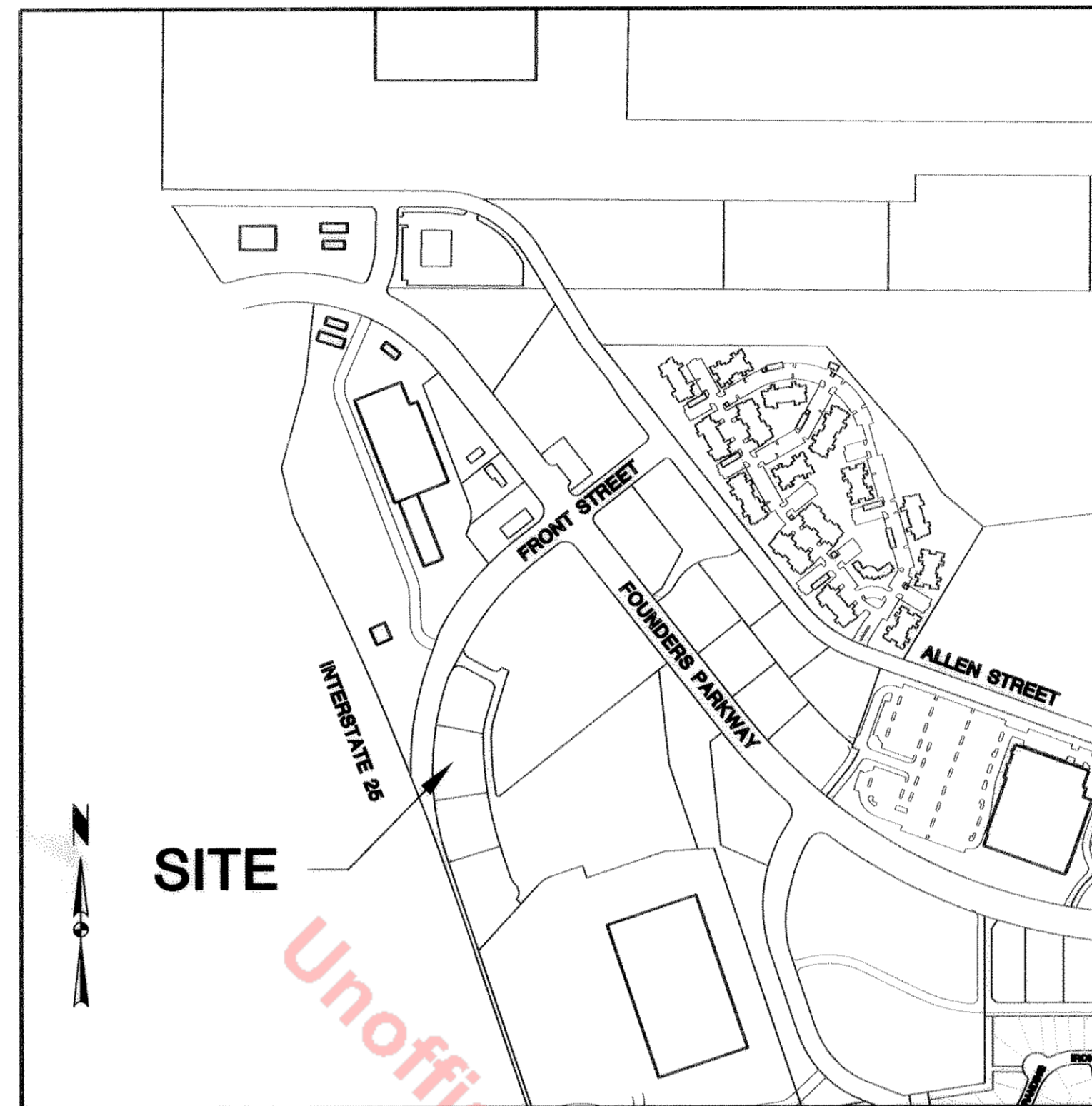
I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE FINAL PD SITE PLAN OF LOT 5A, MILESTONE FILING NO. 4, FOURTH AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

*Michael C. Cregger* April 15, 2003  
 PROFESSIONAL LAND SURVEYOR DATE  
 COLORADO REGISTRATION NO. 22564



**NOTES:**

- BENCHMARK: CHISELED CROW'S FOOT ON HANDICAP RAMP LOCATED AT THE SOUTHWEST CORNER OF FRONT STREET AND FOUNDERS PARKWAY. ELEVATION = 6,238.00.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS: SOUTH LOT LINE OF LOT 6; SOUTH 73°13'33" 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.
- LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER'S ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SCRUB MUST REPLACE A SCRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- IN ACCORDANCE WITH THE MILESTONE FILING NO. 4 SIA, REC. NO. 98105513, B1644, P0529, THE FOLLOWING METER WILL BE USED AND CORRESPONDING SFE'S WILL BE DEDUCTED FROM THE WATER BANK:  
 METER SIZE: 2-INCH SFE'S: 8
- THE MAXIMUM ALLOWABLE HEIGHT OF THE FREE-STANDING SIGN SHALL BE EIGHT (8) FEET.
- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT, AND MATERIALS AND A 15% FEE.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES, AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- FIRE DEPARTMENT NOTES:
  - NO LANDSCAPING, FENCING, OR OTHER OBSTRUCTIONS ARE ALLOWED WITHIN THREE FEET OF A FIRE HYDRANT.
  - SURFACED ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS ANDS SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
  - ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
  - ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANES".
  - COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.



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

SITE DATA		
ADDRESS:	4687 MILESTONE LANE CASTLE ROCK, CO 80104	
PRESENT ZONING:	PD	
PROPOSED ZONING:	PD	
PRESENT USE:	VACANT	
PROPOSED USE:	RESTAURANT	
ITEM	SQ. FOOTAGE	%
TOTAL LOT 5A	47,941 S.F.	100
BUILDING FOOTPRINT	6,970	14.5
PARKING/ROADS	25,191	52.6
HARDSCAPE TOTAL	32,161	67.1
PLANTED AREA	8,645	18.0
EXISTING VEGETATION	7,134	14.9
LANDSCAPE TOTAL	15,779	32.9
BUILDING SIZE		
SINGLE STORY	6,300.5 SQ.FT. USABLE	
PERMITTED BUILDING HEIGHT	50'	
PROPOSED BUILDING HEIGHT	26.3'	
BUILDING SETBACKS		
FROM NORTH LOT LINE	NONE	
FROM SOUTH LOT LINE	12 FEET	
FROM EAST LOT LINE	11 FEET	
FROM WEST LOT LINE	36 FEET	

PARKING TABULATION		
REQUIRED PARKING 1 SPS. PER 100 SF	59.7 SPACES	
PROVIDED PARKING	56 FULL SIZE	5 HANDICAP
	61 ON-SITE	

SIGNAGE TABULATION			
SIGN TYPE	S.F.	QUAN.	S.F.
MONUMENT	50.0	1	50.0
WALL (SIDES)	36.0	2	72.0
WALL (FRONT AND REAR)	64.0	2	128.0
TAKE-AWAY	3.0	1	3.0
4" NEON TRIM	350 lf	1	120.0
TOTAL			373.0

**PROPERTY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER 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 5A, MILESTONE FILING NO. 4, FOURTH AMENDMENT, ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 1.10 ACRES, MORE OR LESS.

**TITLE CERTIFICATION**

I, John F. Ellis, Vice Pres. AN AUTHORIZED REPRESENTATIVE OF Security Title Guaranty 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.

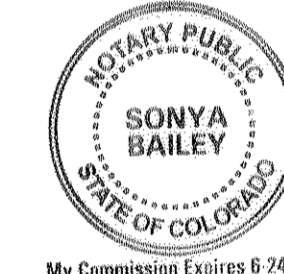
SIGNED THIS 30th DAY OF May, 2003.

*John F. Ellis V.P.*  
 AUTHORIZED REPRESENTATIVE

Security Title Guaranty Co.  
 TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF May, 2003 BY  
John F. Ellis as Vice President for Security Title Guaranty Co.

WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY PUBLIC *Sue Bailey*  
 MY COMMISSION EXPIRES: 6-24-06



**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 5A, MILESTONE FILING NO. 4, FOURTH AMENDMENT, IN THE TOWN OF CASTLE ROCK.

*Glen R. Smith*  
 CROWFOOT CASTLE ROCK LLC, GLEN R. SMITH (MANAGER)

SIGNED THIS 23rd DAY OF APRIL, 2003

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF April, 2003 BY  
*Glen R. Smith*

WITNESS MY HAND AND OFFICIAL SEAL  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 11-11-2005



**TOWN CERTIFICATION**

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

*Kathleen S. Sellman*  
 DIRECTOR OF DEVELOPMENT SERVICES

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

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 2:25 P.M. ON THE 5th DAY OF June, 2003.  
 RECEPTION NO. 2003084402

DOUGLAS COUNTY CLERK AND RECORDER  
 BY: *Christine Davis*  
 DEPUTY

**SHEET INDEX**

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

**OWNER**  
 CROWFOOT CASTLE ROCK LLC.  
 c/o PARK LAND COMPANY  
 7800 E. ARAPAHOE RD, SU 211  
 CENTENNIAL, CO 80112  
 303-771-4012

**DEVELOPER**  
 OUTBACK STEAKHOUSE, INC.  
 2202 N. WESTSHORE BLVD,  
 5TH FLOOR  
 TAMPA, FL 33607  
 (813)-282-1225

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

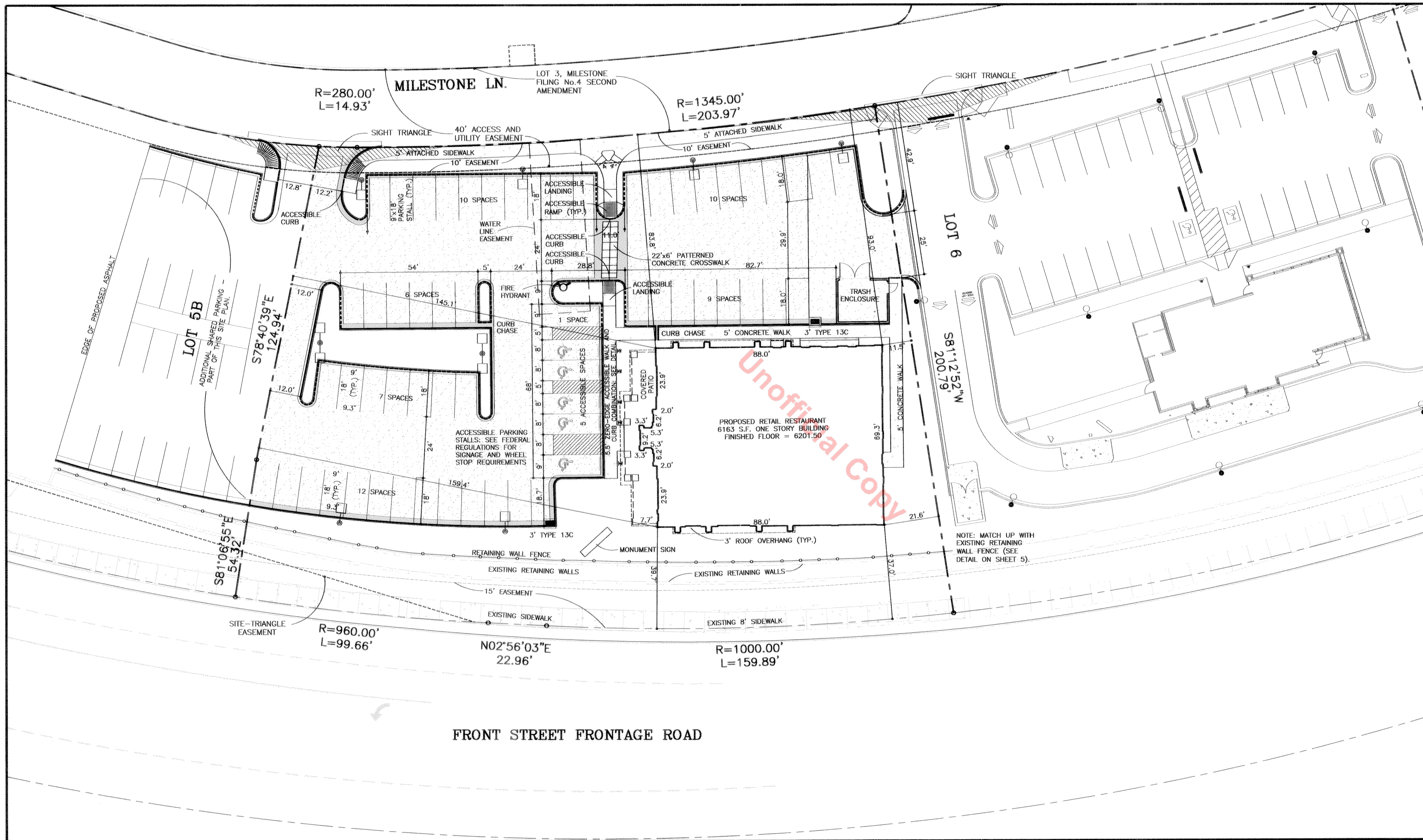
**ARCHITECT**  
 MARK S. EGGL,  
 ARCHITECT  
 211 EAST BROAD STREET  
 GREENVILLE, SC 29601  
 (864) 232-8200



SUBMITTAL: JANUARY 8, 2003  
 RE-SUBMITTAL: APRIL 15, 2003

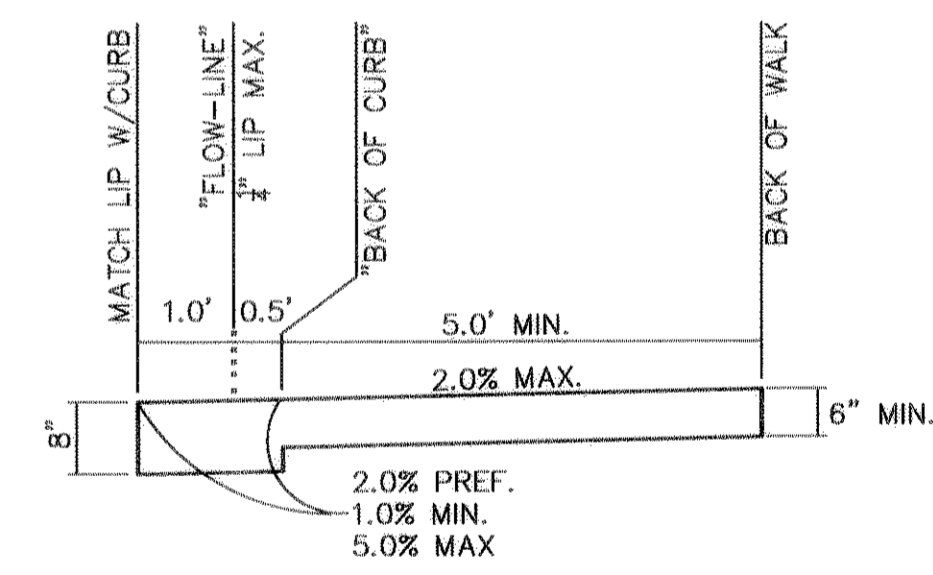
FINAL PD SITE PLAN  
 LOT 5A, MILESTONE FILING NO. 4  
 FOURTH AMENDMENT  
 TITLE SHEET  
 SHEET 1 OF 8

FINAL PD SITE PLAN  
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 SITE PLAN

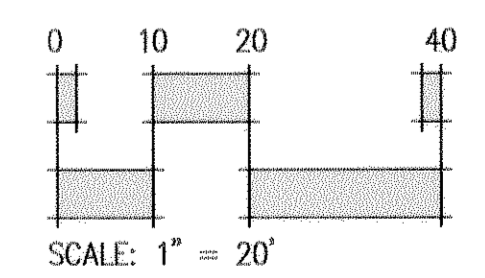
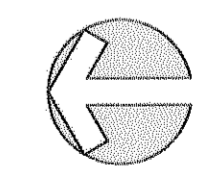


**LEGEND**

- PROPERTY LINE /RIGHT-OF-WAY
- - - - - EXISTING EASEMENT
- PROPOSED FLOWLINE - CATCH
- PROPOSED FLOWLINE - SPILL
- PROPOSED FLOWLINE - ZERO EDGE
- PROPOSED BACK OF CURB
- PROPOSED EDGE OF ASPHALT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- PROPOSED CONCRETE DRIVEWAY



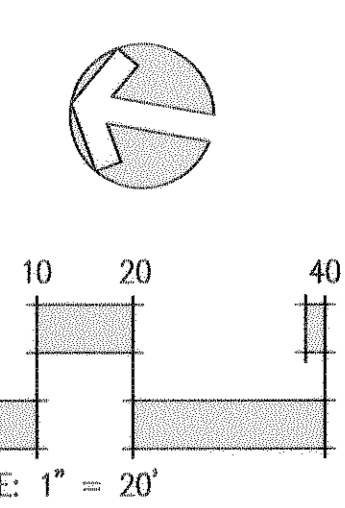
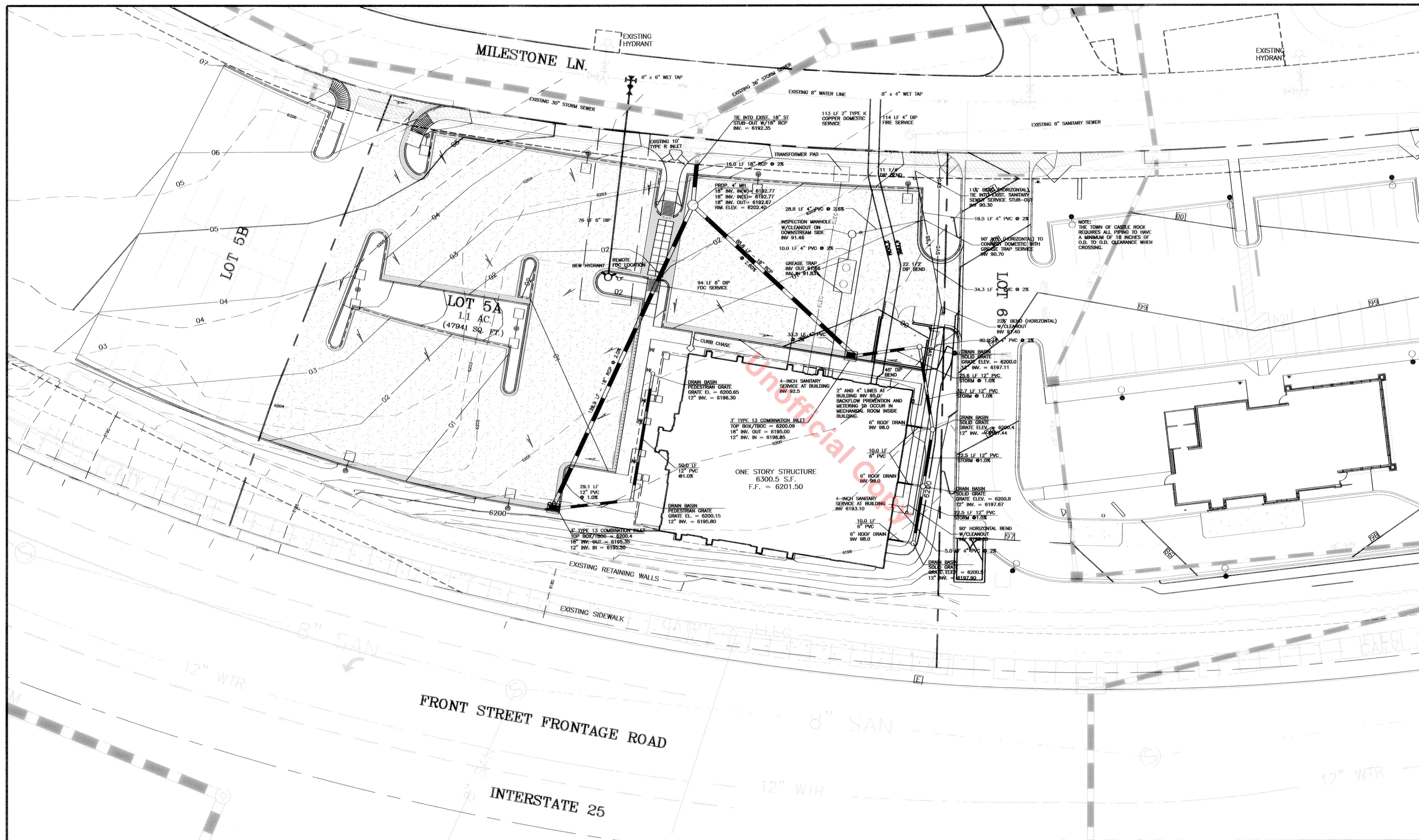
**MONLITHIC ACCESSIBLE CURB DETAIL**



**FINAL PD SITE PLAN**  
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**UTILITY AND GRADING PLAN**

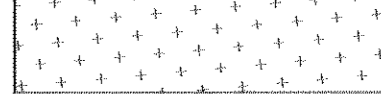
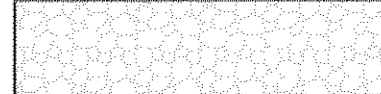
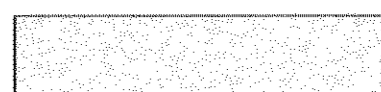





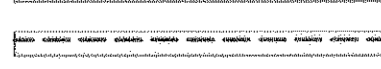




**LEGEND**

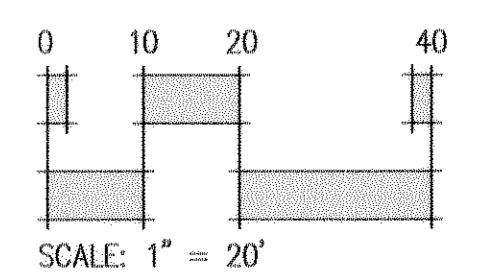
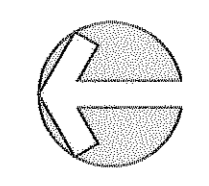
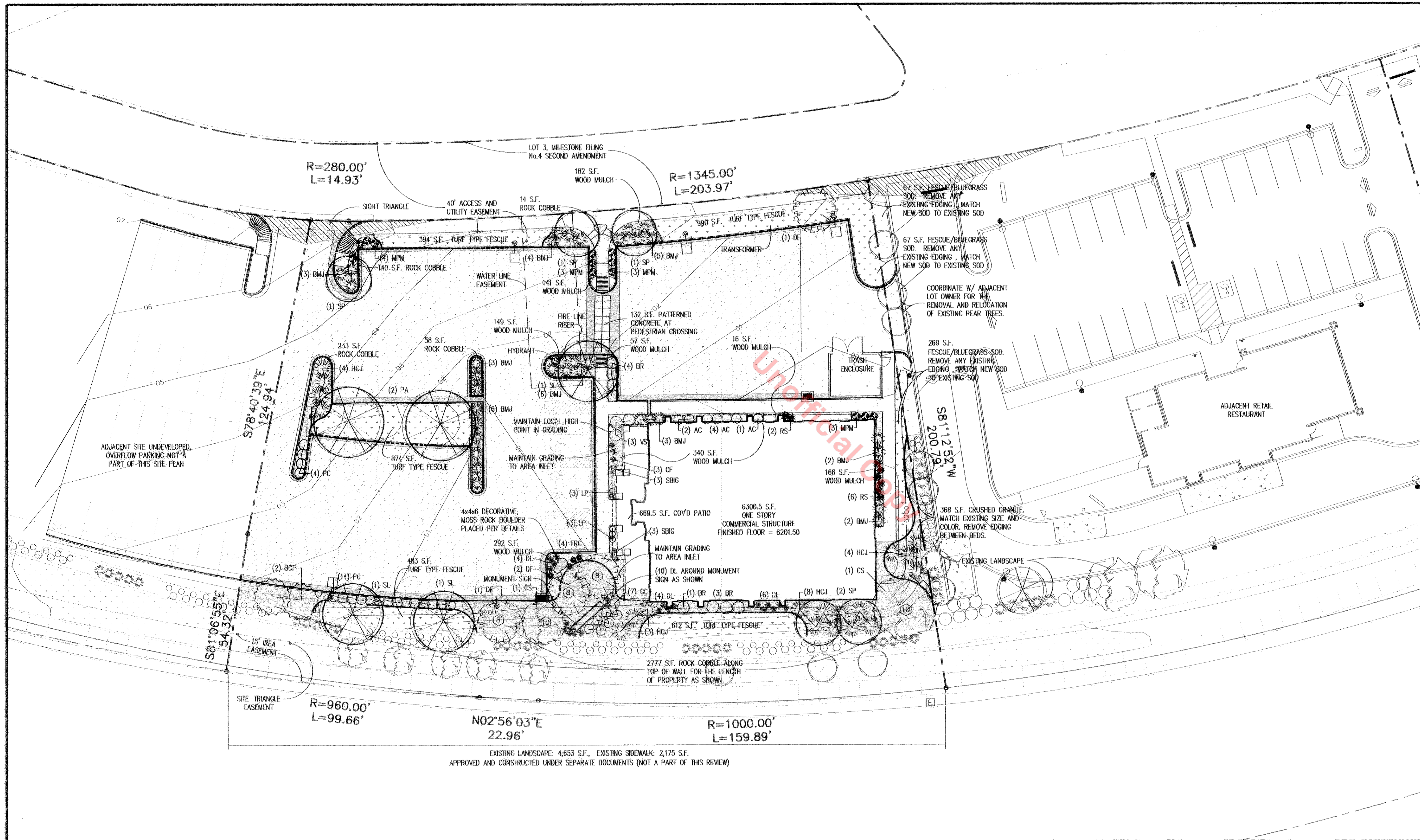
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- - - PROPOSED CONCRETE DRIVEWAY
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE SERVICE
- PROPOSED FIRE SERVICE
- EXISTING SANITARY, MANHOLE
- EXISTING SEWER SERVICE STUB-OUT
- PROPOSED SEWER SERVICE
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE, INLET
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE, INLET
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING CONTOUR (1' INTERVAL)
- EXISTING CONTOUR (5' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (5' INTERVAL)
- 6203.19 • PROPOSED ELEVATION - TOP BACK OF CURB
- 6202.79 • PROPOSED ELEVATION - FLOWLINE



**FINAL PD SITE PLAN**  
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 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
**LANDSCAPE PLAN**

**LEGEND**

-  FESCUE TURF GRASS  
\*SEE SEEDING OPTION
-  ROCK COBBLE  
\*SEE PLANTING BED & PEDESTRIAN WAY DETAILS
-  SHREDDED WOOD MULCH  
\*SEE PLANTING BED & PEDESTRIAN WAY DETAILS
-  ASPHALT PAVING
-  CONCRETE
-  EDGING
-  FENCE
-  RETAINING WALL
-  CATCH CURB
-  OFFFALL CURB
-  ACCESSIBLE CURB
-  EXIST RET. WALL
-  PROPERTY LINE



# FINAL PD SITE PLAN

# LOT 5A, MILESTONE FILING NO. 4, FOURTH AMENDMENT

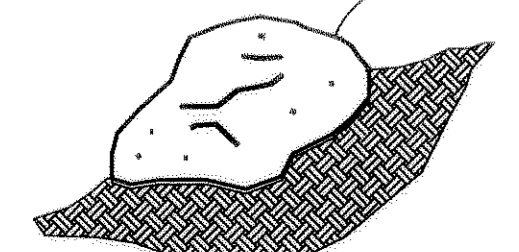
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## LANDSCAPE PLAN

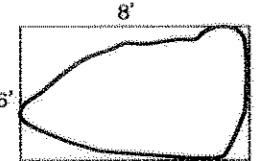
BOTANICAL NAME	COMMON NAME	SIZE	WATER
WATER USE: XERIC, LOW, MODERATE, WET			
<b>DECIDUOUS TREES</b>			
PA	2 Fraxinus pennsylvanica	Patmore Ash	2"
SP	5 Pyrus calleryana	Stone Hill Pear	2"
SL	3 Gleditsia triacanthos inermis	Shademaster Honeylocust	2"
<b>EVERGREEN TREES</b>			
BGP	2 Pinus aristata	Bristlecone Pine	6'
CS	2 Picea pungens	Colorado Spruce	6'-10'
DF	4 Pseudotsuga menziesii	Douglas Fir	6'-8'
<b>DECIDUOUS SHRUBS</b>			
AC	7 Ribes alpinum	Alpine Currant	5 GAL
GC	7 Ribes aureum	Golden Currant	5 GAL
BR	8 Rubus deliciosus	Boulder Raspberry	5 GAL
LP	6 Amorpha canescens	Lead Plant	5 GAL
PC	18 Cotoneaster lucidus	Peking Cotoneaster	5 GAL
VS	3 Spirea vanhouttei	Vanhoutte Spirea	5 GAL
RS	8 Perovskia atriplicifolia	Russian Sage	5 GAL
<b>EVERGREEN SHRUBS</b>			
BMJ	34 Juniperus sabina	Broadmoor Juniper	5 GAL
HCJ	19 Juniperus chinensis	Hoibert Chinese Juniper	5 GAL
MFM	13 Pinus Mugo	Mops' Mugo Pine	5 GAL
<b>SPECIMEN PLANTS</b>			
FRG	4 Calamagrostis x acutiflora	Feather Reed Grass	1 GAL
SBIG	6 Sorghastrum nutans	Indian Grass	1 GAL
<b>FLOWERING PLANTS</b>			
CF	3 Zauschneria	California Fuchsia	
DL	24 Hemerocallis	Daylily	

Granite Boulders 1 - review plan and detail sheet for nominal sizes  
 Total Trees 18 (8 EVERGREEN)  
 Total Shrubs 123 (66 EVERGREEN)  
 Total perennials 27  
 Total grasses 13

EXCAVATE SOIL TO 30% TO 70% OF BOULDER HEIGHT. PLACE BOULDER INTO PIT, BACK FILL AGAINST BOULDER TO CREATE A STABLE INSTALLATION WITH A NATURAL APPEARANCE.

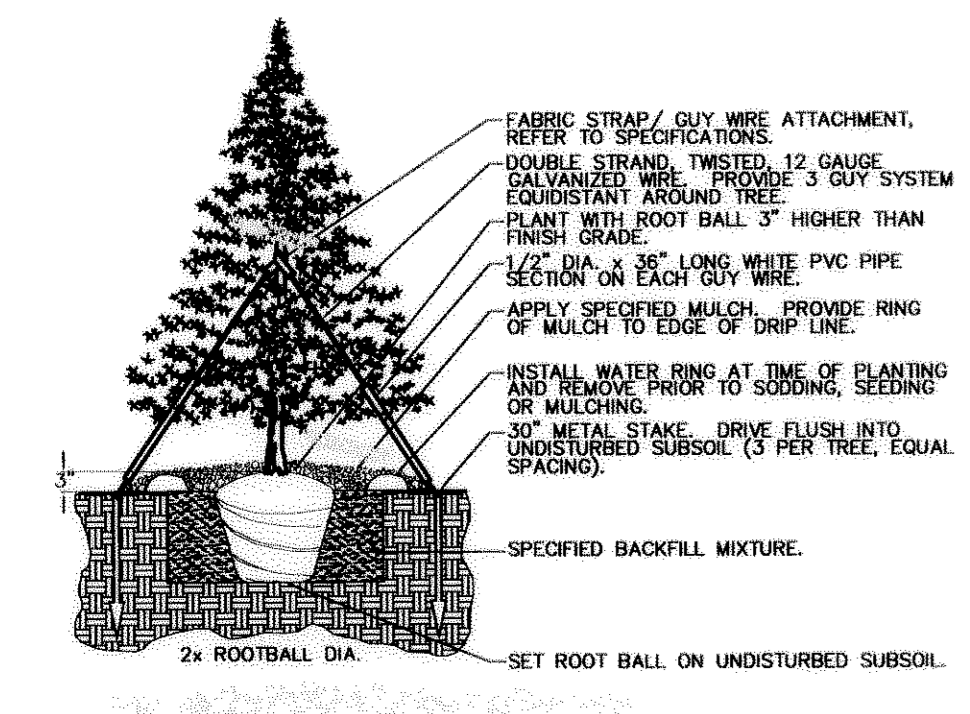


BOULDER SIZES SPECIFIED ARE THE NOMINAL DIMENSION OF EACH SIDE OF A RECTANGLE REQUIRED TO FULLY 'ENCLOSE' THE BOULDER IN PLAN VIEW AS IT WOULD BE PLACED IN THE GROUND. EXAMPLE SHOWN IS A 6x8 BOULDER.

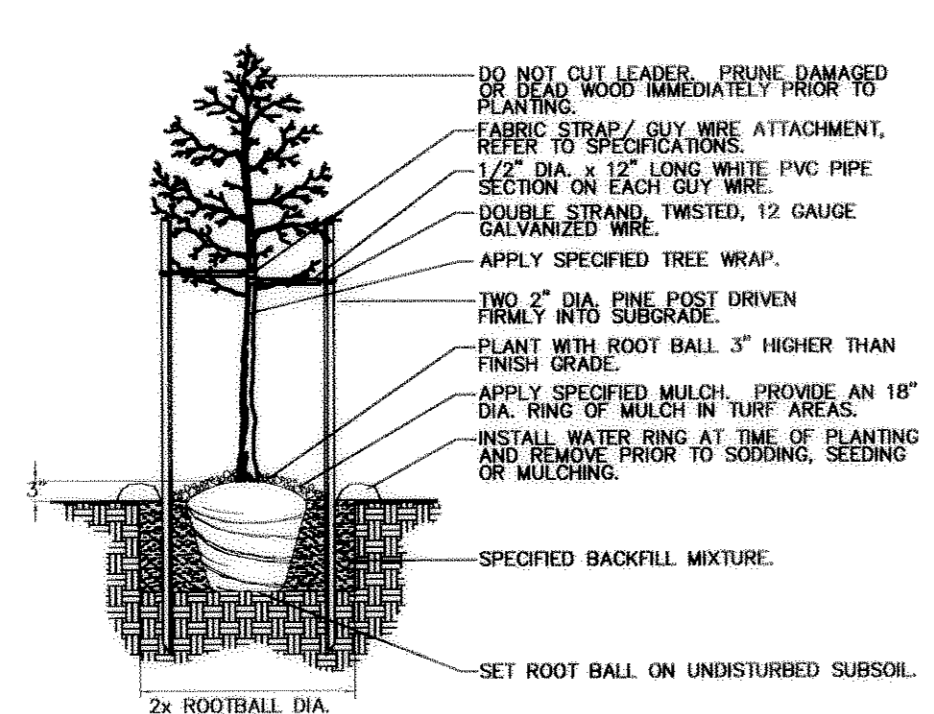


ALL BOULDERS ON THE SITE SHALL BE SIMILAR IN COLOR AND COMPOSITION UNLESS SPECIFICALLY NOTED TO THE CONTRARY.  
 BOULDERS SHALL BE HANDLED IN SUCH A MANNER SO AS TO MINIMIZE SCARING, CHIPPING OR CRACKING.  
 BOULDER SHALL BE PLACED TO HIDE MANMADE IMPERFECTIONS ON THE SURFACE.

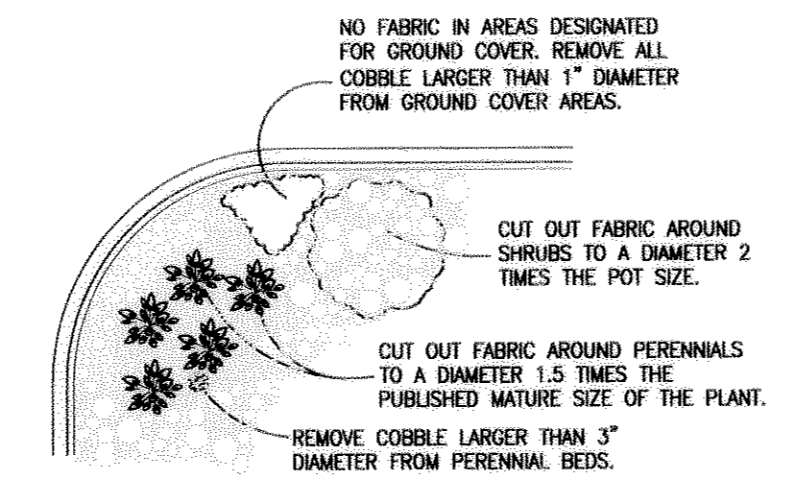
TYPICAL BOULDER PLACEMENT  
 N.T.S.



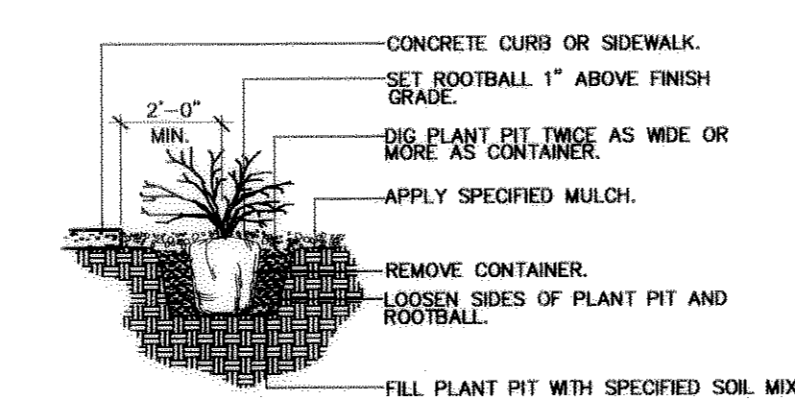
EVERGREEN TREE PLANTING DETAIL  
 N.T.S.



DECIDUOUS TREE PLANTING DETAIL  
 N.T.S.



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



SHRUB PLANTING DETAIL  
 N.T.S.

### Site Summary

**Proposed**

Total Site	47,941	100.0%
Paving	25,191	52.5%
Building	6,970	14.5%
Landscaping	8,645	18.1%
Ex. Landscaping	7,134	14.9%

### Landscape Summary

Total Landscape	8,645	100.0%	Mulch Coverage *	Total mulch beds	5,496	100.0%		
Turf	3,630	42.0%	Type	s.f./ea	quan.	s.f. coverage	l.s. coverage	
Living Coverage	3,888	45.0%	Evergreen Trees	200	8	1,600 (29.1%)	18.5%	
Woodmulch	109	1.2%	Evergreen Shrubs	18	66	1,188 (21.6%)	13.7%	
Rock Cobble	723	8.4%	Deciduous Shrubs	18	57	1,026 (18.7%)	11.9%	
Gravel	303	3.4%	Perennials/Grasses	2	37	74 (1.4%)	1%	
<b>Required Planting</b>			<b>Total Bed Coverage</b>				3,888 (70.7%)	45.1%
Trees	18	18	<b>Total Turf Coverage - site</b>		3,630	42.0%		
Shrubs	36	123	<b>Total living coverage - site</b>		7,518	87.1%		
Perennials	0	27						
Specials	0	10						

### Mulch Coverage \*

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

### Water management

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

Establishment of plants requires more frequent watering; however, subsequent year's watering times should be cut back until such time (approx. 3 years) as plants receive just enough irrigation to sustain moderate growth and good health. Over watering of the xeric landscape will reduce the drought tolerance of the plants 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 savings it is recommended that the turf be irrigated only when it begins to show a dull gray green color. During the hot/dry growing season the turf may require irrigation every 4 days.

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

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

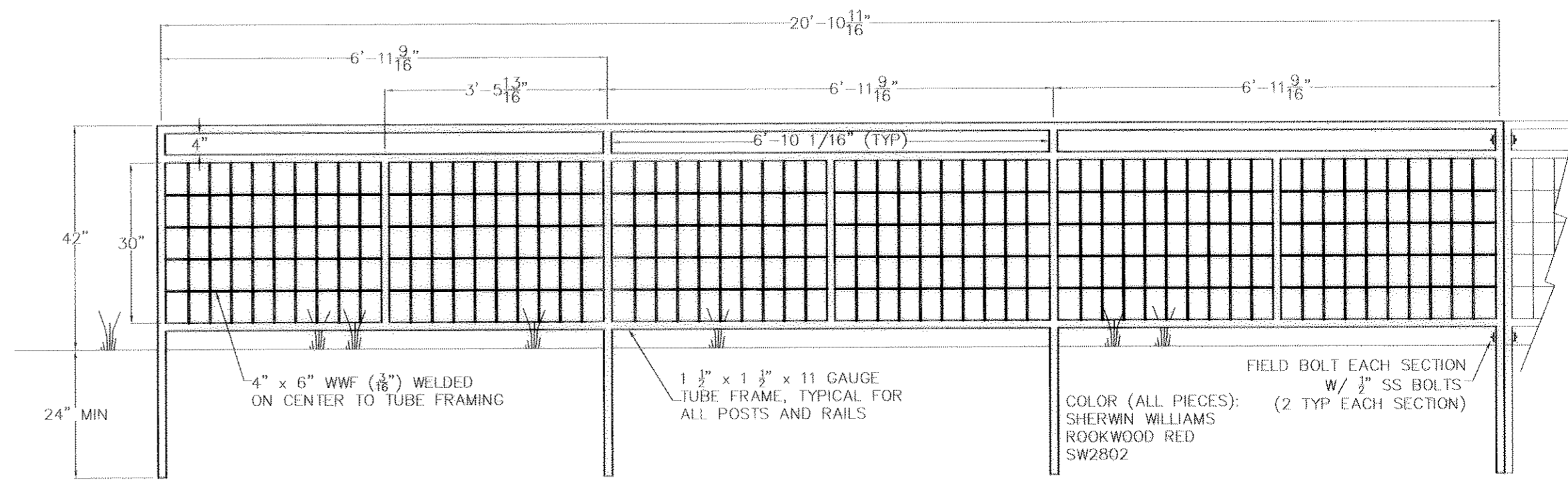
Fescue turf	1375 gal/st/yr	4.5 million gal/yr
Drought Defy turf (option)	1000 gal/st/yr	3.3 million gal/yr
shrub/planting beds	1000 gal/st/yr	5.7 million gal/yr

### LANDSCAPE NOTES:

- UTILITIES - DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND DIG TREE PITS IN UTILITY EASEMENTS.
- PERMITS - CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS, AND PAY REQUIRED FEES TO ANY AGENCY HAVING JURISDICTION OVER LANDSCAPE WORK.
- CLEANUP AND PROTECTION - DURING LANDSCAPE WORK, KEEP ALL PAVEMENTS CLEAN AND THE WORK AREA IN AN ORDERLY CONDITION. TREAT, REPAIR, OR REPLACE DAMAGE RESULTING FROM LANDSCAPE OPERATIONS.
- LAYOUT - NOTIFY LANDSCAPE ARCHITECT 3 DAYS IN ADVANCE TO REVIEW BED LAYOUT, PLACEMENT AND TREE/SHRUB LOCATIONS.
- NO IRRIGATION ZONES - DO NOT PLANT SHRUBS OR GROUND COVER PLANTS WITHIN 5 FT. OF FOUNDATION WALLS. DO NOT IRRIGATE SOD WITHIN 5 FT. OF FOUNDATION WALLS, OR AS PER SOILS AND FOUNDATION INVESTIGATION REPORT.
- PLANT MATERIAL:
  - PLANT MATERIAL TO MEET OR EXCEED MOST CURRENT ISSUE OF AMERICAN STANDARDS FOR NURSERY STOCK.
  - PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND /OR SPACING SHOWN ON THE LANDSCAPE PLAN. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL 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 (VARIABLE, 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 TOLERANT SPECIES. NO MORE THAN 15% BLUEGRASS IS PERMITTED. RECOMMENDED SEED MIXES ARE:  
 WESTERN DROUGHT DEFY - BARENBRUG COLORADO  
 BARENBRUG COLORADO  
 SEED SHALL BE APPLIED PER MANUFACTURERS SPECIFIED RATE AND METHOD. ALL SEEDING AREAS SHALL BE PROTECTED BY 'STRAW NET' MULCH APPLIED PER MANUFACTURERS SPECIFICATIONS  
 'STRAW NET' - PELLETIZED STRAW L.L.C., BARENBRUG COLORADO
- MULCH:
  - CEEDAR OR ASPEN FIBER MULCH 3" DEPTH IN SHRUB BEDS, AND AROUND TREES IN SOD AREAS, NO FABRIC. (BROWN IN COLOR, NO ARTIFICIAL COLORINGS)
  - 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.
- GRASS 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.



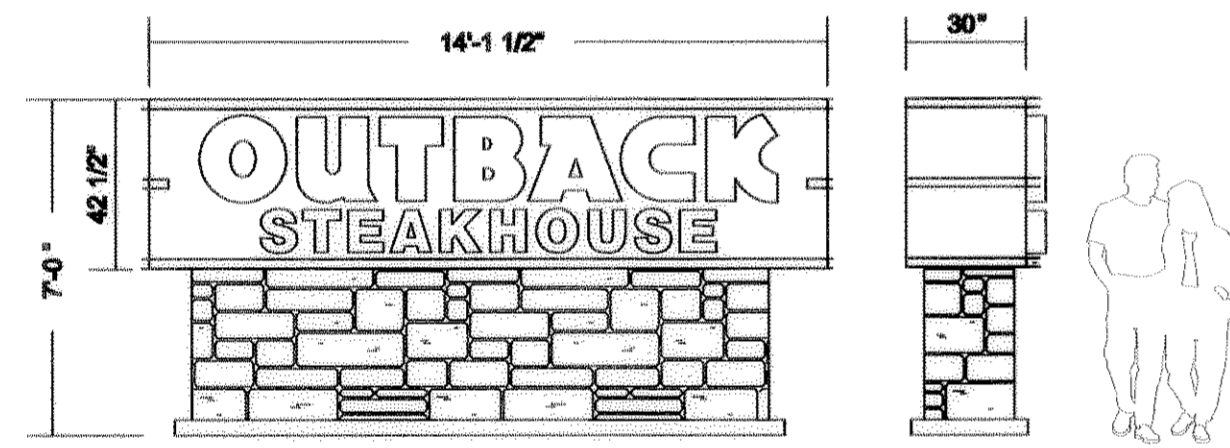
RETAINING WALL FENCE  
 N.T.S.



**FINAL PD SITE PLAN**  
**LOT 5A, MILESTONE FILING NO. 4, FOURTH AMENDMENT**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
**BUILDING ELEVATIONS**

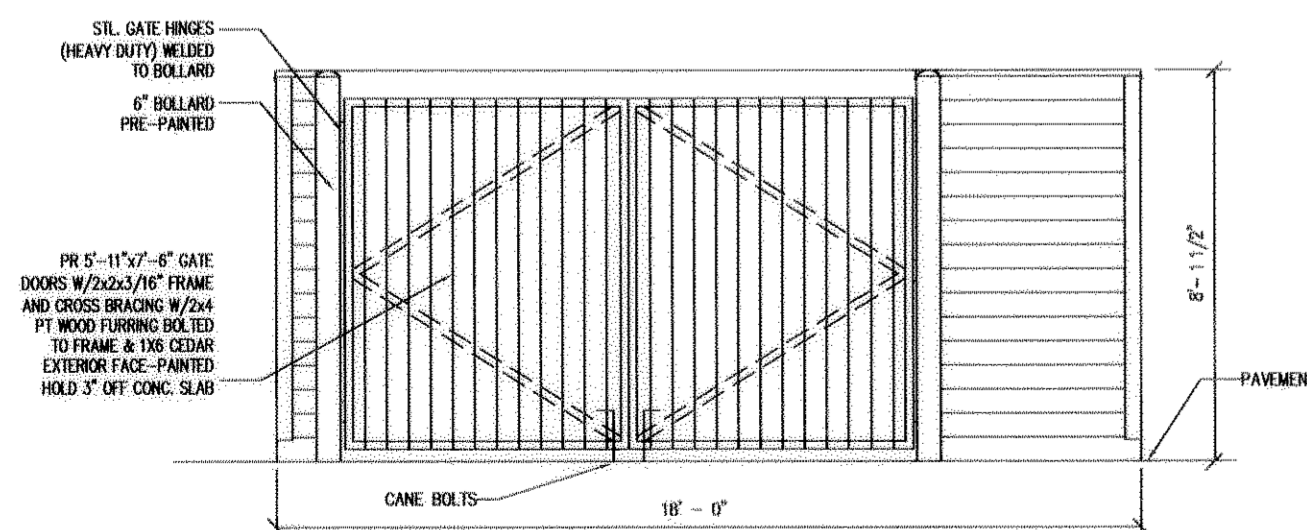
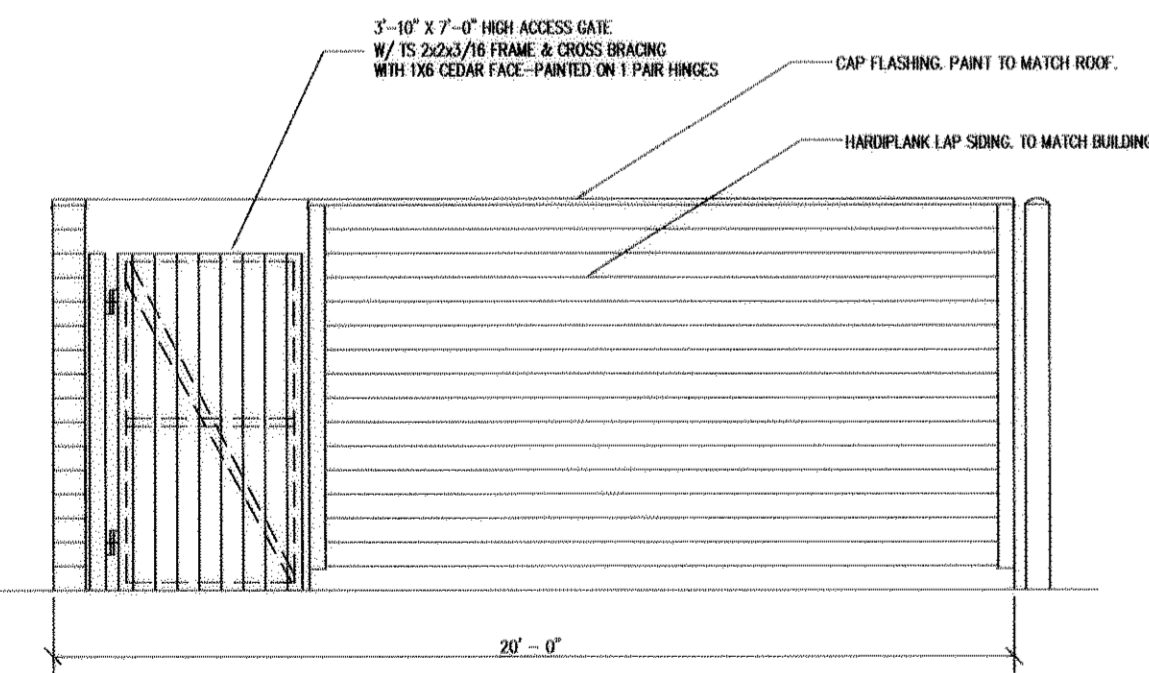
**EXTERIOR PAINT/STAIN SCHEDULE**

- 1 E.I.F.S. - DRYVIT OUTSULATION PLUS  
COLOR: "DRYVIT #397A PEBBLESTONE"
- 2 FASCIA -  
PAINT TO MATCH ENGLERT  
COLONIAL RED METAL ROOFING
- 3 WOOD DOORS -  
MINWAX STAIN, 50/50 MIX OF GOLDEN OAK & PROVINCIAL  
WITH 2 COATS SPAR VARNISH - GLOSS FINISH
- 4 METAL CAP FLASHING, METAL DOORS AND FRAMES -  
PAINT TO MATCH ENGLERT  
COLONIAL RED METAL ROOFING.
- 5 12" STANDING SEAM METAL ROOF PANELS - ENGLERT.  
COLOR: "COLONIAL RED".
- 6 STONE WAINSCOT - RHLYOLITE.
- 7 STEEL RAILING -  
PAINT TO MATCH STOREFRONT COLOR "CLASSIC BRONZE".
- 8 WOOD TRIM -  
PAINT TO MATCH EIFS COLOR: "397A PEBBLESTONE"
- 9 RED NEON TRIM



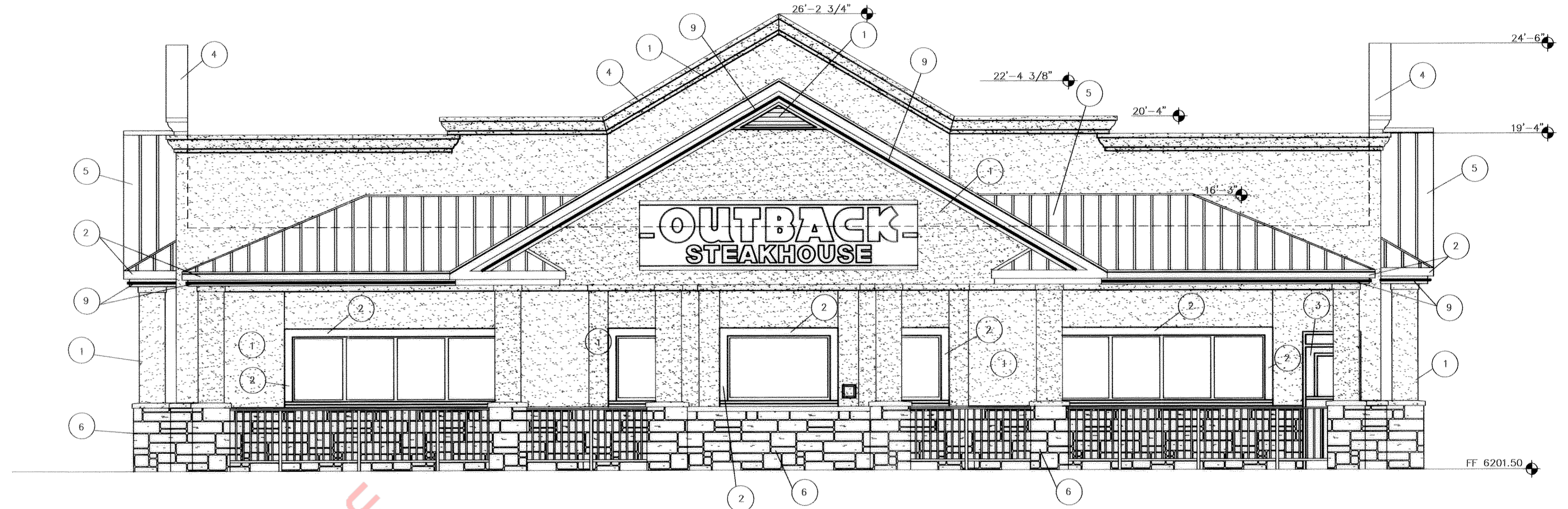
**50.0 SF MONUMENT SIGN**

1/4" = 1'-0"



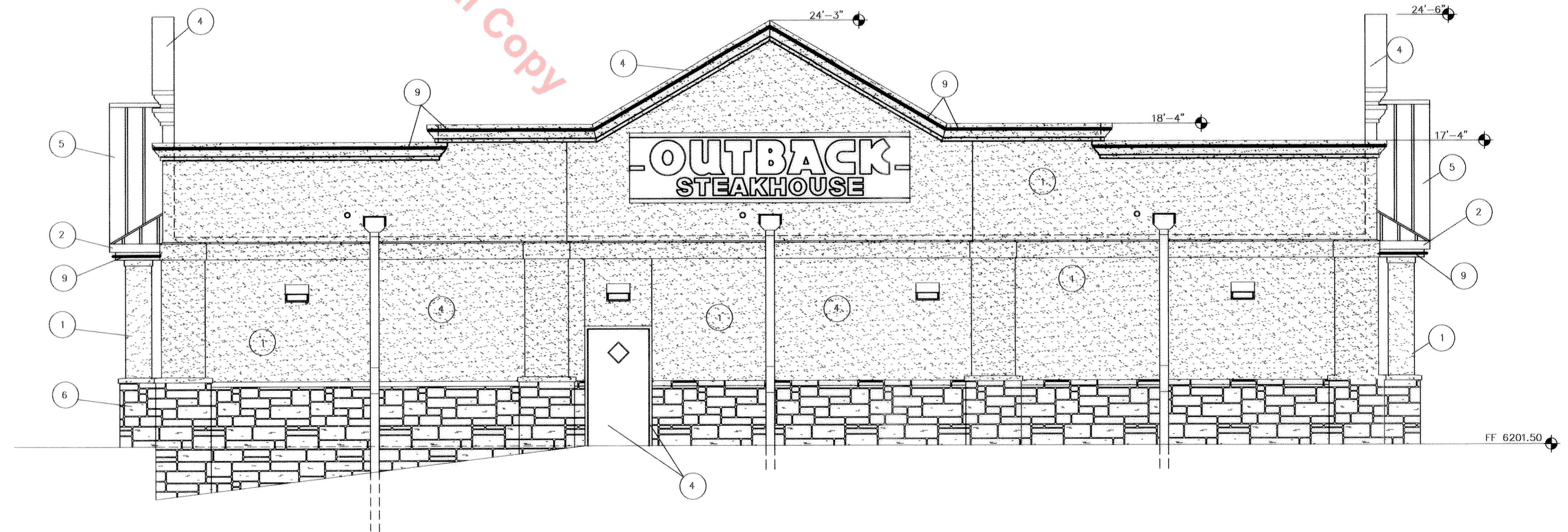
**TRASH ENCLOSURE**

1/4" = 1'-0"



**FRONT (NORTH) ELEVATION**

1/4" = 1'-0"



**REAR (SOUTH) ELEVATION**

1/4" = 1'-0"

Unofficial Copy

**Mark S. Eggl,  
Architect**

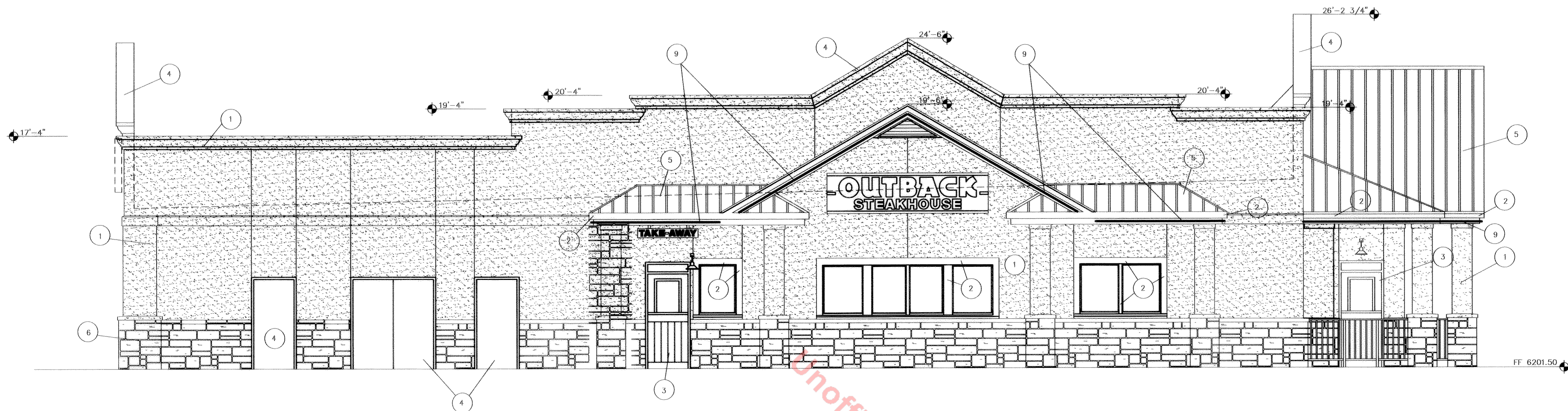
211 East Broad St Greenville, SC 29601  
 T. 864.232.8200 F. 864.232.7587

SUBMITTAL: JANUARY 8, 2003  
 RE-SUBMITTAL: APRIL 15, 2003



FINAL PD SITE PLAN

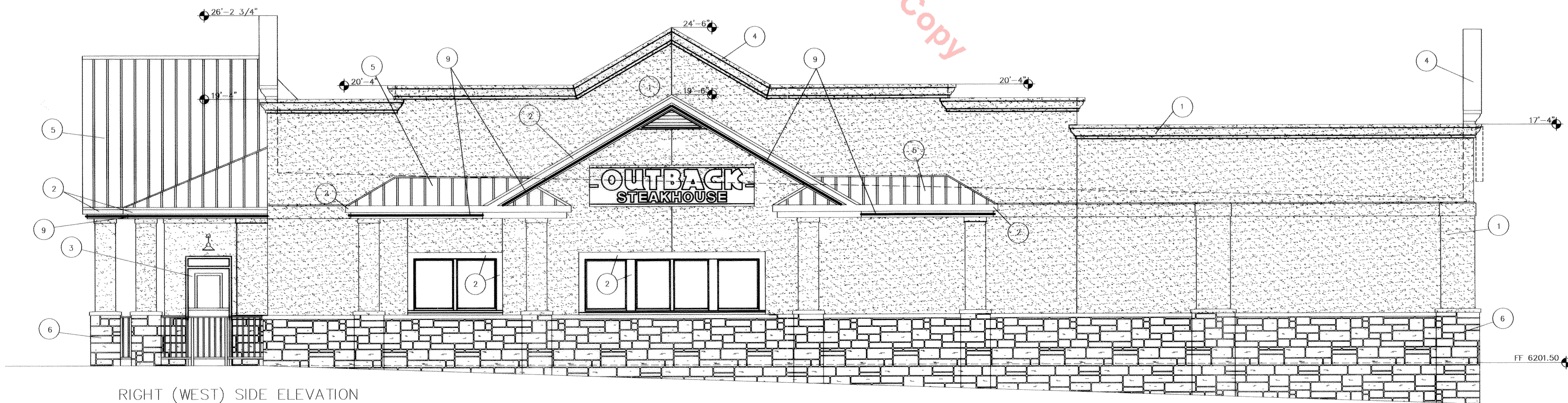
**LOT 5A, MILESTONE FILING NO. 4, FOURTH AMENDMENT**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
**BUILDING ELEVATIONS**



LEFT (EAST) SIDE ELEVATION

1/4" = 1'-0"

Unofficial Copy



RIGHT (WEST) SIDE ELEVATION

1/4" = 1'-0"

EXTERIOR PAINT/STAIN SCHEDULE

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>1 E.I.F.S. - DRYVIT OUTSULATION PLUS<br/>COLOR: "DRYVIT #397A PEBBLESTONE"</li> <li>2 FASCIA -<br/>PAINT TO MATCH ENGLERT<br/>COLONIAL RED METAL ROOFING</li> <li>3 WOOD DOORS -<br/>MINWAX STAIN, 50/50 MIX OF GOLDEN OAK &amp; PROVINCIAL<br/>WITH 2 COATS SPAR VARNISH - GLOSS FINISH</li> <li>4 METAL CAP FLASHING, METAL DOORS AND FRAMES -<br/>PAINT TO MATCH ENGLERT<br/>COLONIAL RED METAL ROOFING.</li> </ul> | <ul style="list-style-type: none"> <li>5 12" STANDING SEAM METAL ROOF PANELS - ENGLERT.<br/>COLOR: "COLONIAL RED".</li> <li>6 STONE WAINSCOT - RHYOLITE.</li> <li>7 STEEL RAILING -<br/>PAINT TO MATCH STOREFRONT COLOR "CLASSIC BRONZE".</li> <li>8 WOOD TRIM -<br/>PAINT TO MATCH EIFS COLOR: "397A PEBBLESTONE"</li> <li>9 RED NEON TRIM</li> </ul> |
|---|--|



**Mark S. Egl,**  
 Architect

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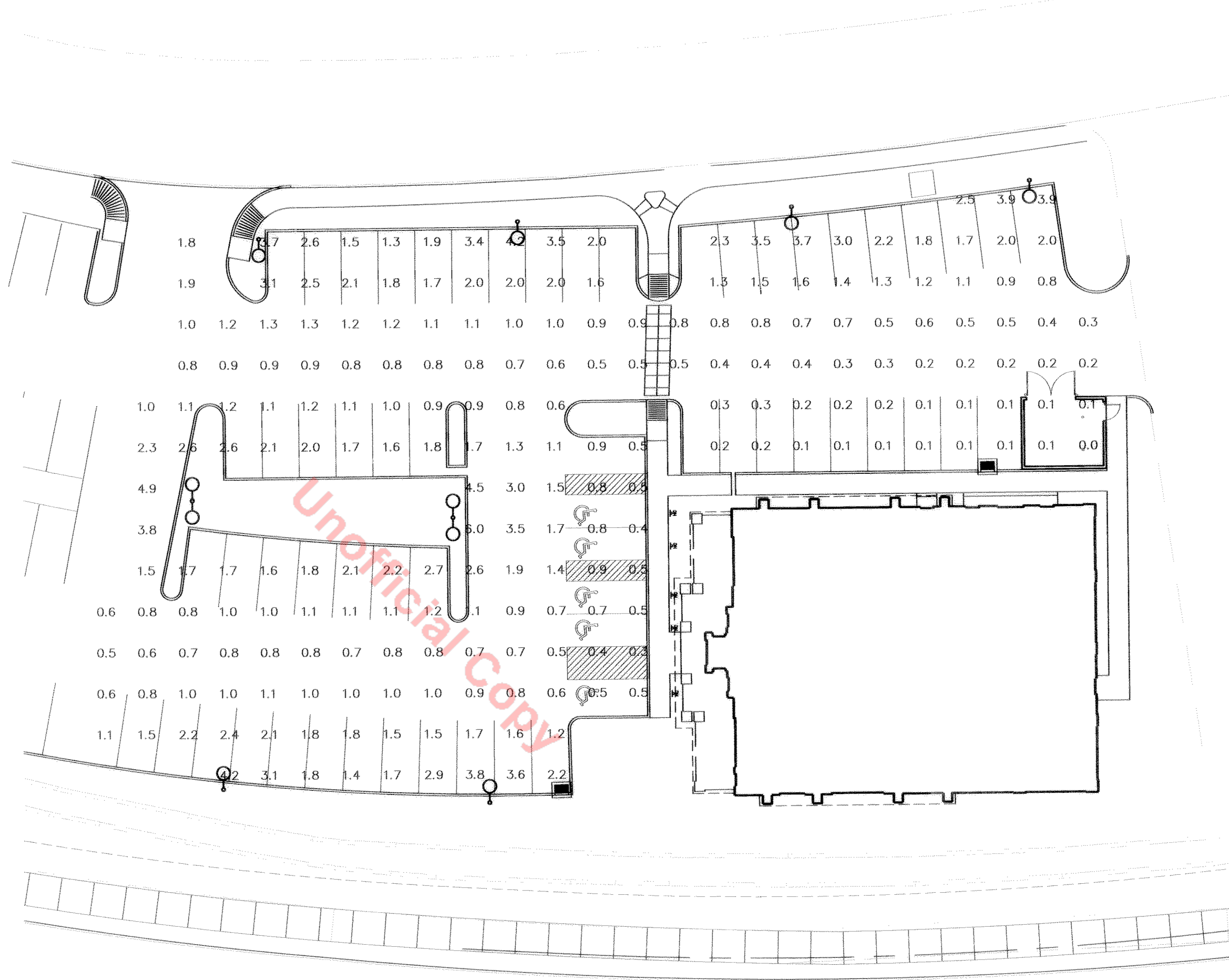
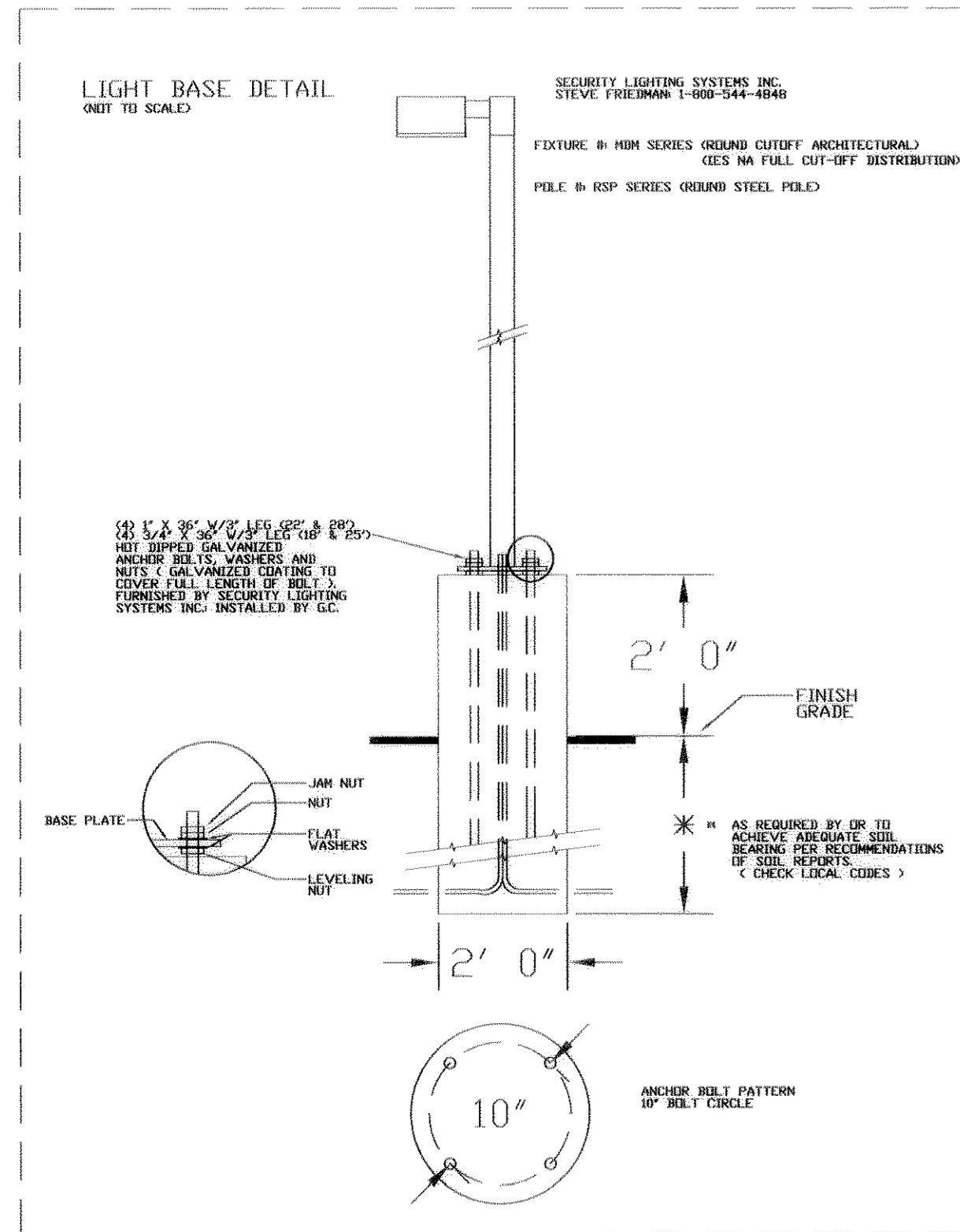


# FINAL PD SITE PLAN

## LOT 5A, MILESTONE FILING NO. 4, FOURTH AMENDMENT

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

### PHOTOMETRIC PLAN



LOT LIGHT BASES TO BE LOCATED SO AS NOT TO OBSTRUCT ROADSIGN VISIBILITY.

**Summary**

AVERAGE	1.3
MAXIMUM	6.0
MINIMUM	0.0
AVG/MIN	9999.99
MAX/MIN	9999.99

- NOTES:**
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING. SECURITY LIGHTING SYSTEMS MODEL # MDM-A-0150-H-HP-8-1-A1  
LAMP TYPE, WATTAGE METAL HALIDE, 150 WATT  
LUMEN OUTPUT 12,500 LUMENS  
MOUNTING HEIGHT 20'
  2. THE CONTRIBUTION OF THE METAL HALIDE SOFFIT LIGHTING IS NOT REFLECTED ON THIS DRAWING.
  3. DISTRIBUTION TYPE TYPE III HORIZONTAL
  4. DISTANCE BETWEEN READINGS 10'
  5. FOOTCANDLE LEVELS SHOWN ARE INITIAL. INITIAL FACTOR USED (1.0)

FIXTURE TYPE	SYMBOL	QUANTITY	TT SERIES BRACKETS	QUANTITY	POLE TYPE *	QUANTITY
MDM-A-0250-H-HP-8-1-A1	○-○	4	TTF10	6	RSP-4181-PD-DB	8
MDM-A-0250-H-HP-8-1-A1-HS	○-○	6	TTF28	2	SSP-22-DB-TT (5')	---
			TT-3A	---	SSP-25-DB-TT (4')	---
			TT-4AX	---	SSP-28-DB-TT (5')	---
SIDE/REAR GLARE SHIELD						

\* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 80 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 80 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER.

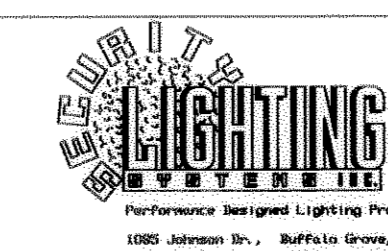
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.



ALL FIXTURES MEET IES NA FULL CUT-OFF DISTRIBUTION STANDARDS.

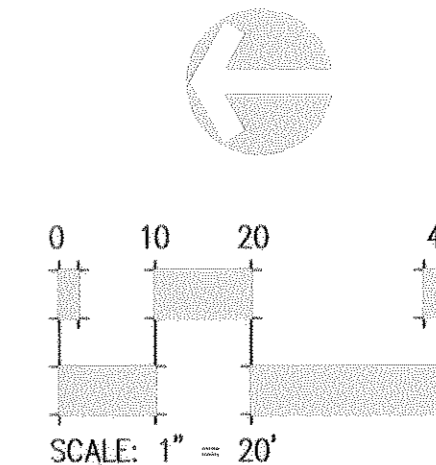
ALL PERIMETER FIXTURES TO HAVE INTERNAL HOUSE SIDE SHIELDS.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES		TOLERANCES NOT OTHERWISE SPECIFIED	
.XXS 015	FRACTIONAL	ANGULAR	
DECIMAL - XXXS 005			
SCALE 1" = 20' 0"	DATE 3/26/03	NEXT ASSEMBLY	REF. DRGGS.
DRAWN BY M. M.			
CHECKED BY			
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY		MATERIAL	
SHIP ORDER			
PROJECT NO.			



POINT-BY-POINT FOOTCANDLE PLOT FOR  
OUTBACK STEAKHOUSE  
CASTLE ROCK, COLORADO

DRAWING NUMBER  
1PCP13487B



SUBMITTAL: JANUARY 8, 2003  
RE-SUBMITTAL: APRIL 15, 2003

