

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99025473

DATE: 3 23-99

TIME: 15:30

FEE: \$ 160⁰⁰ (16 Pages)

UNOFFICIAL COPY

GRANTOR:
(OWNER/SIGNER)

Vista Village LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Metzler Ranch #1

LEGAL:

(SECTION-TOWNSHIP-RANGE)

26, 7, 67

METZLER RANCH FILING NO. 1

A PART OF THE NORTH ONE - HALF OF SECTION 35
AND THE SOUTHEAST ONE - QUARTER OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

SHEET 1 OF 16

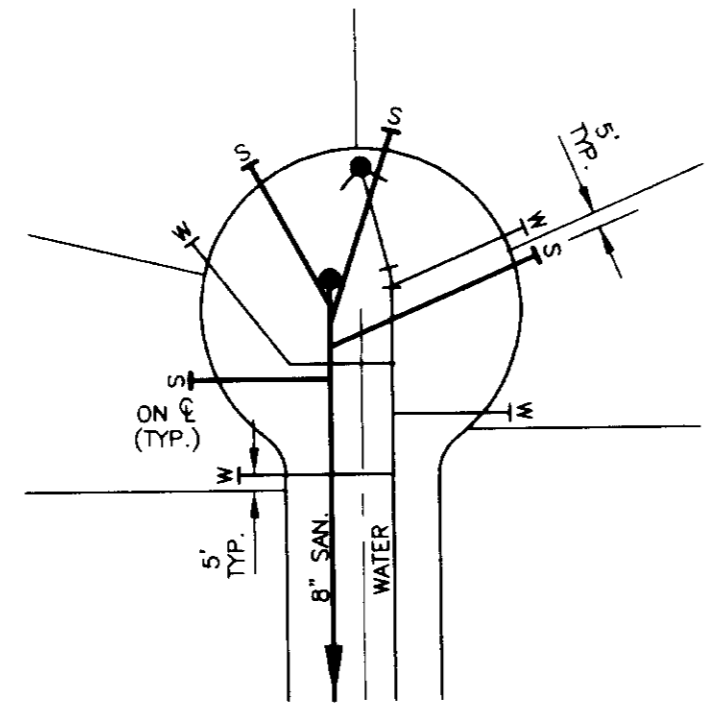
LAND USE REQUIREMENTS AND DESIGN DEVELOPMENT STANDARDS

SINGLE FAMILY DETACHED:

SITE AREA	137.76 Ac.
NO. SINGLE FAMILY LOTS:	435
GROSS DENSITY:	3.22 DU/AC*
NET DENSITY:	4.32 DU/AC*
EXISTING ZONING:	R-SF4
MINIMUM LOT AREA:	5,000 S.F.
MAXIMUM LOT AREA:	24,898 S.F.
AVERAGE LOT AREA:	8,696 S.F.
MINIMUM LOT DIMENSIONS:	50'x100'
MINIMUM BUILDING HEIGHT:	35'
MINIMUM BUILDING SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	5'
SIDE (ABUTTING A PUBLIC STREET):	15'

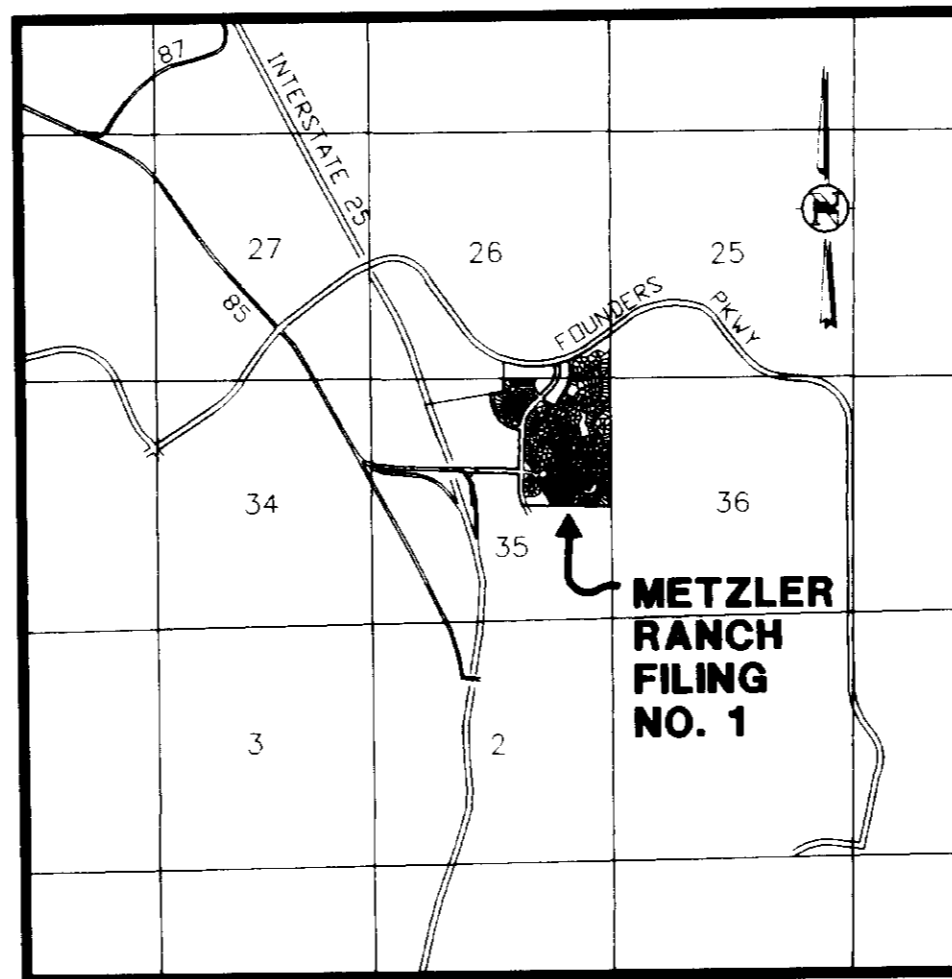
MINIMUM OFF-STREET PARKING SPACES: 2 SPACES PER DWELLING UNIT

* REFER TO "GROSS" AND "NET" DEFINITION CLARIFICATION IN LAND USE SUMMARY



TYPICAL WATER & SANITARY SEWER SERVICE • CUL-DE-SAC

WATER LINE SERVICES ARE GENERALLY LOCATED 5' UP FROM THE LOW SIDE LOT LINE, SANITARY SEWER SERVICE ARE GENERALLY LOCATED IN THE CENTER OF THE LOT



VICINITY MAP
SCALE: 1"=4000'

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS METZLER RANCH FILING NO. 1 FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK.

VISTA VILLAGE LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: BY: *[Signature]* Manager TITLE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF June, 1998

BY: *[Signature]* Laurie W. Collins

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/21/01



TITLE CERTIFICATE

I, Eric Stearns, BEING AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 CERTIFICATION OF OWNERSHIP AND DEDICATION, As of April 23, 1998

SIGNED THIS 25th DAY OF January, 1999

AUTHORIZED REPRESENTATIVE: *[Signature]* LAND TITLE GUARANTEE TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I, DUWAYNE M. PHILLIPS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS FINAL PD SITE PLAN IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK LAND SUBDIVISION REQUIREMENTS.

DUWAYNE M. PHILLIPS, S.S. #19329
FOR AND BEHOLD OF THE TOWN OF CASTLE ROCK, COLORADO
MOUNTAIN CONSULTANTS, INC.

PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 1 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF OCT., 1998

ATTEST: *[Signature]* 3/2/99 DATE
CHAIRMAN

ATTEST: *[Signature]* 1/29/99 DATE
PLANNING DIRECTOR

TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 1 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF Dec., 1998

ATTEST: *[Signature]* 5/22/99 DATE
MAYOR

ATTEST: *[Signature]* 3/22/99 DATE
TOWN CLERK

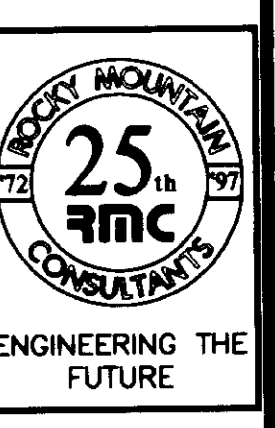
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF DOUGLAS } SS

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 23rd DAY OF March, 1999 AT 12:37 P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 99025493

[Signature]
DOUGLAS COUNTY CLERK AND RECORDER

DATE: *[Signature]*



METZLER RANCH FILING NO. 1
FINAL PD SITE PLAN
SHEET 1 OF 16

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LAND USE SUMMARY

LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL LOT AREA	86.84 Ac.
WELL SITE (TRACT A)	2.61 Ac.
PRIVATE OPEN SPACE (TRACTS B THRU N)	12.87 Ac.
PUBLIC OPEN SPACE (TRACTS O THRU S)	0.41 Ac.
PUBLIC STREET R.O.W.	
WOODLANDS BOULEVARD	7.39 Ac.
SH 85X	2.09 Ac.
LOCAL AND COLLECTOR	25.55 Ac.
TOTAL	35.03 Ac.

TOTAL SITE ACRE 137.76 Ac.
SINGLE FAMILY LOTS 435

GROSS DENSITY (INCLUDES STREET R.O.W. AND OPEN SPACE, EXCLUDES TRACT A (WELL SITE)) 3.22 DU/AC.

NET DENSITY (INCLUDES PRIVATE OPEN SPACE, EXCLUDES PUBLIC OPEN SPACE, STREET R.O.W. AND TRACT A (WELL SITE)) 4.36 DU/AC.

NOTES:

- ALL PUBLIC IMPROVEMENTS AND PRIVATE LOT DEVELOPMENT SHALL BE DESIGNED, DEVELOPED AND CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK STANDARDS.
- TRACT 'A' AND 'O' THRU 'S' ARE PUBLIC LAND DEDICATIONS TO BE OWNED AND MAINTAINED BY THE TOWN OF CASTLE ROCK.
- TRACTS B THRU N ARE TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION FOR METZLER RANCH NO. 1 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS /SIDEWALKS FOR PUBLIC ACCESS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- EXISTING ZONING IS PER PRELIMINARY P.D. SITE PLAN APPROVED DEC 24 '98 RECEPTION NUMBER 9672131.

LEGAL DESCRIPTION

A parcel of land being a part of the Southeast one-quarter of Section 26 and the North one-half of Section 35, Township 7 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

BEGINNING at the corner common to Sections 25, 26, 35 and 36. Thence, along the East line of the Northeast one-quarter of Section 35, South 00°24'42" West, a distance of 2679.55 feet to the Southeast corner of said Northeast one-quarter; Thence, along the South line of said Northeast one-quarter, North 89°09'20" West, a distance of 1857.06 feet to a point on a curve; Thence along the arc of said curve to the right through a central angle of 24°37'47" an arc distance of 451.36 feet, having a radius of 1050.00 feet and a chord bearing North 10°23'58" West, a distance of 447.90 feet; Thence North 01°54'56" East, a distance of 207.66 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing North 43°05'04" West, a distance of 35.36 feet; Thence North 88°05'04" West, a distance of 861.01 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 04°04'02" an arc distance of 42.59 feet, having a radius of 600.00 feet and a chord bearing South 89°52'55" West, a distance of 42.58 feet to a point on the Easterly right-of-way line of Interstate Highway 25; Thence, along said Easterly right-of-way line, North 39°10'04" East, a distance of 78.16 feet; Thence, along said Easterly right-of-way line, North 44°08'34" East, a distance of 53.07 feet; Thence South 88°05'04" East, a distance of 840.59 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing North 46°54'56" East, a distance of 35.36 feet; Thence North 01°54'56" East, a distance of 784.27 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 86°08'52" an arc distance of 37.59 feet, having a radius of 25.00 feet and a chord bearing North 41°09'30" West, a distance of 34.15 feet; Thence North 84°13'55" West, a distance of 24.07 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 75°35'53" an arc distance of 791.66 feet, having a radius of 600.00 feet and a chord bearing North 46°25'59" West, a distance of 735.47 feet; Thence North 08°38'02" West, a distance of 229.64 feet; Thence North 81°21'08" East, a distance of 285.96 feet; Thence North 00°02'23" West, a distance of 248.04 feet; Thence North 89°59'34" East, a distance of 675.44 feet; Thence South 18°14'13" West, a distance of 53.14 feet to a point on a curve; Thence along the arc of said curve to the left through a central angle of 62°24'55" an arc distance of 223.32 feet, having a radius of 205.00 feet and a chord bearing South 12°58'15" East, a distance of 212.44 feet; Thence South 44°10'42" East, a distance of 57.25 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing South 89°10'42" East, a distance of 35.36 feet; Thence North 45°49'18" East, a distance of 240.31 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 49°24'40" an arc distance of 388.07 feet, having a radius of 450.00 feet and a chord bearing North 21°06'58" East, a distance of 376.16 feet; Thence North 03°35'22" West, a distance of 93.58 feet to a point on a curve, said point being on the Southwesterly right-of-way line of Miller Blvd. (a.k.a. Founder's Pkwy.); Thence along said right-of-way line the following two (2) courses:
1) along the arc of said curve to the right through a central angle of 74°01'04" an arc distance of 32.30 feet, having a radius of 25.00 feet and a chord bearing South 50°36'06" East, a distance of 30.10 feet;
2) Thence North 76°24'26" East, a distance of 79.19 feet;
Thence South 03°35'22" East, a distance of 86.81 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 49°24'40" an arc distance of 474.31 feet, having a radius of 550.00 feet and a chord bearing South 21°06'58" West, a distance of 459.75 feet; Thence South 45°49'18" West, a distance of 240.31 feet to a point of curve;

Thence along the arc of said curve to the left through a central angle of 90°00'00" an arc distance of 39.27 feet, having a radius of 25.00 feet and a chord bearing South 00°49'18" West, a distance of 35.36 feet; Thence South 44°10'42" East, a distance of 53.71 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 27°33'37" an arc distance of 122.66 feet, having a radius of 255.00 feet and a chord bearing South 57°57'31" East, a distance of 121.48 feet; Thence South 71°44'20" East, a distance of 95.68 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 85°31'09" an arc distance of 22.39 feet, having a radius of 15.00 feet and a chord bearing North 65°30'06" East, a distance of 20.37 feet to a point of reverse curve; Thence along the arc of said curve to the right through a central angle of 03°34'13" an arc distance of 38.95 feet, having a radius of 625.00 feet and a chord bearing North 24°31'35" East, a distance of 38.94 feet; Thence North 26°18'44" East, a distance of 85.85 feet to a point of curve; Thence along the arc of said curve to the right through a central angle of 10°17'55" an arc distance of 94.37 feet, having a radius of 525.00 feet and a chord bearing North 31°27'41" East, a distance of 94.24 feet; Thence North 36°36'39" East, a distance of 91.94 feet to a point of curve; Thence along the arc of said curve to the left through a central angle of 53°15'12" an arc distance of 696.85 feet, having a radius of 749.75 feet and a chord bearing North 09°59'03" East, a distance of 672.04 feet to a point on a curve, said point being on said right-of-way line; Thence along said right-of-way line the following two (2) courses:
1) along the arc of said curve to the left through a central angle of 14°56'46" an arc distance of 541.99 feet, having a radius of 2077.69 feet and a chord bearing North 62°13'09" East, a distance of 540.45 feet;
2) Thence North 54°44'46" East, a distance of 489.79 feet to a point on the East line of said Southeast one-quarter of Section 26.

Thence, along said East line, South 00°13'54" West, a distance of 915.30 feet to the POINT OF BEGINNING.

Said parcel of land contains 6,000,725 square feet or 137.758 acres, more or less.

Bearings are based on the East line of said Northeast one-quarter of Section 35 bearing South 00°24'42" West.

PROPERTY OWNER:

VISTA VILLAGE LLC, A COLORADO LIMITED LIABILITY CO.
305 MADISON STREET
DENVER, COLORADO 80206

PREPARED FOR:

BRE / METZLER, LLC
7000 EAST BELLEVUE AVENUE/SUITE 355
GREENWOOD VILLAGE, COLORADO 80111
TELEPHONE (303) 771-3533
CONTACT: FRED BLUM

PLANNER:

STALLER AND HENRY
1350 LAWRENCE STREET/SUITE 100
DENVER, COLORADO
TELEPHONE (303) 446-2368
CONTACT: KATTY STALLER

CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVE./SUITE 101
ENGLEWOOD, CO 80111
TELEPHONE (303) 741-6000
CONTACT: LEONARD R. WILSON

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
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FAX (303) 741-6106
REV. 04-06-98
REV. SEPT 24 '97
Date: JUNE '97
Job No. 2748.012.00

SHEET INDEX

- SHEET 1 OF 16 COVER SHEET
- SHEET 2-5 OF 16 LOT LAYOUT
- SHEET 9, 10 & 11 OF 16 OVERALL UTILITY IMPROVEMENTS
- SHEET 12, 13 & 14 OF 16 GRADING PLAN
- SHEET 15 & 16 OF 16 LANDSCAPE PLAN

FINAL PD SITE PLAN METZLER RANCH FILING NO. 1

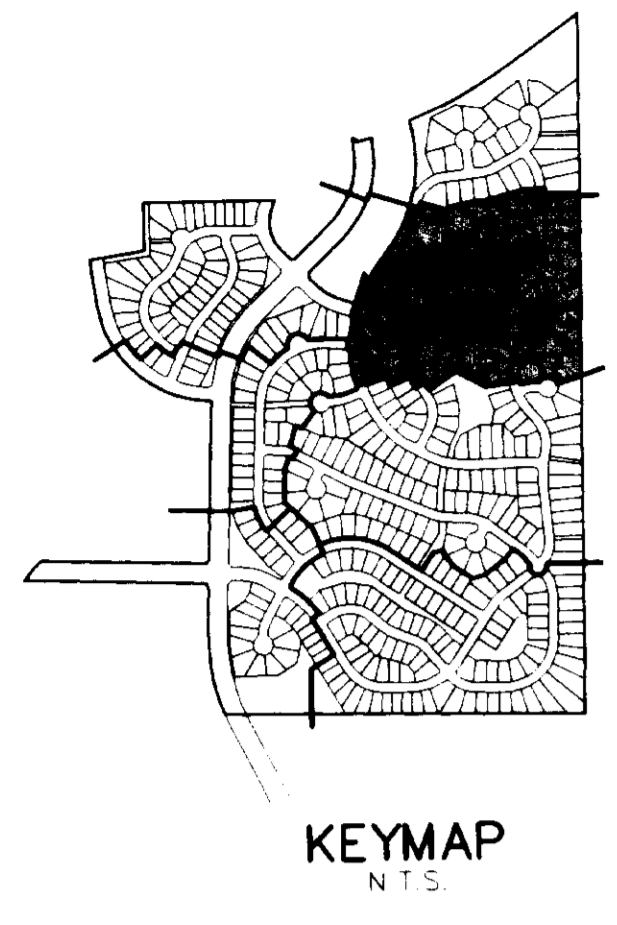
A PART OF THE NORTH ONE - HALF OF SECTION 35
AND THE SOUTHEAST ONE - QUARTER OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 3 OF 16

MATCHLINE SEE SHEET 2 OF 16

MATCHLINE SEE SHEET 2 OF 16

NUMBER	DELTA	RADIUS	LENGTH
C1	85°31'09"	15.00'	22.39'
C2	03°34'13"	625.00'	38.95'

PD COMMERCIAL
UNPLATTED
BOOK 1398
PAGE 1717



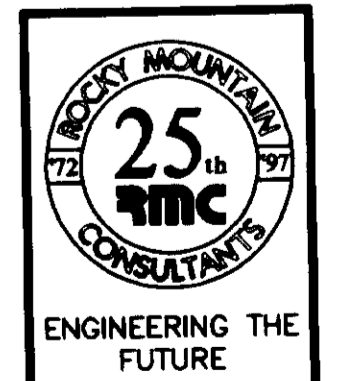
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BOOK 192
PAGE 908
BOOK 192
PAGE 911

A-1

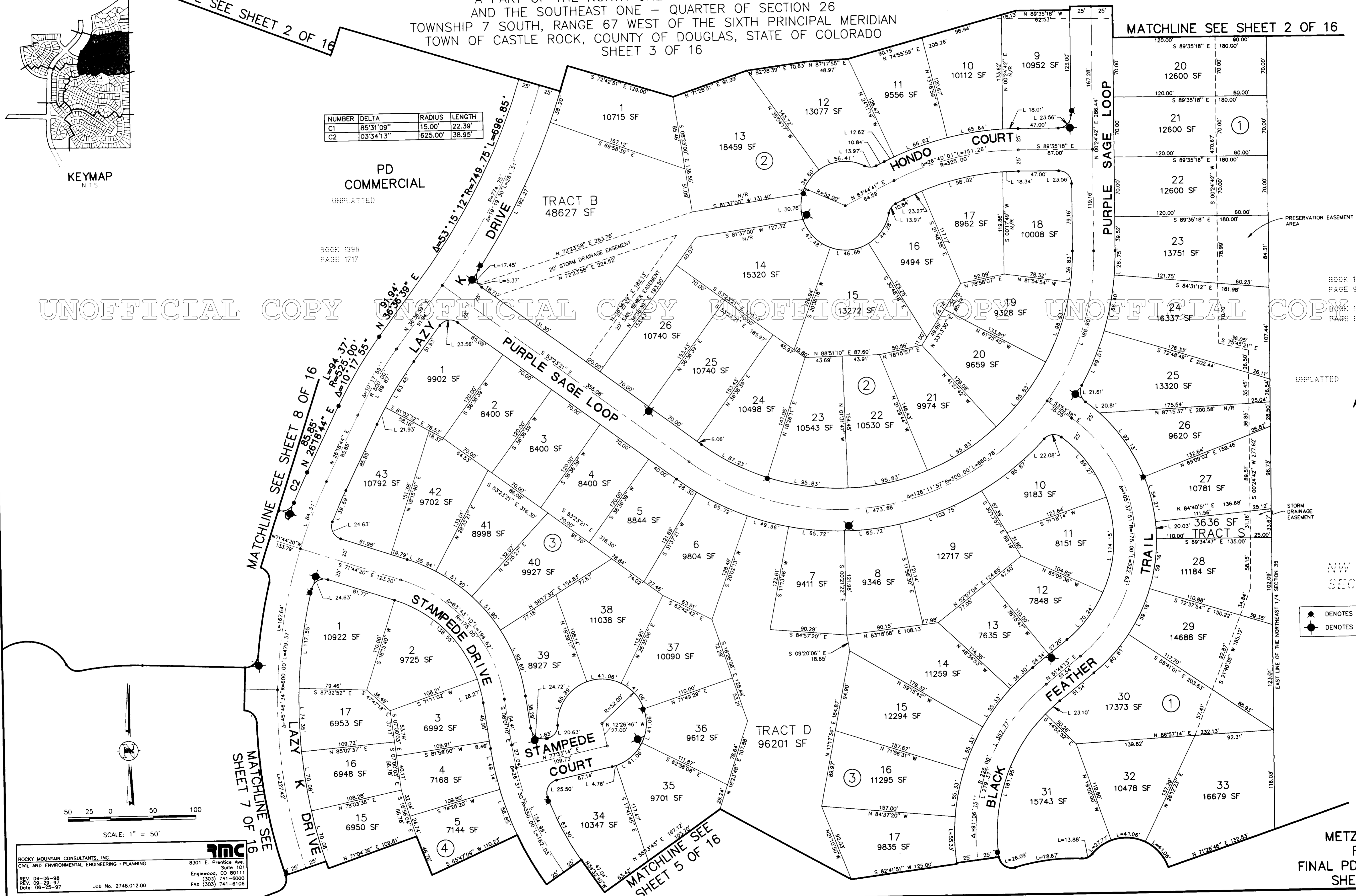
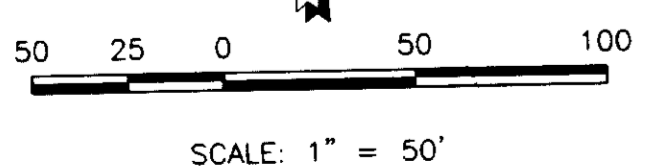
NW 1/4
SEC 36

- DENOTES FIRE HYDRANT
- DENOTES STREET LIGHT



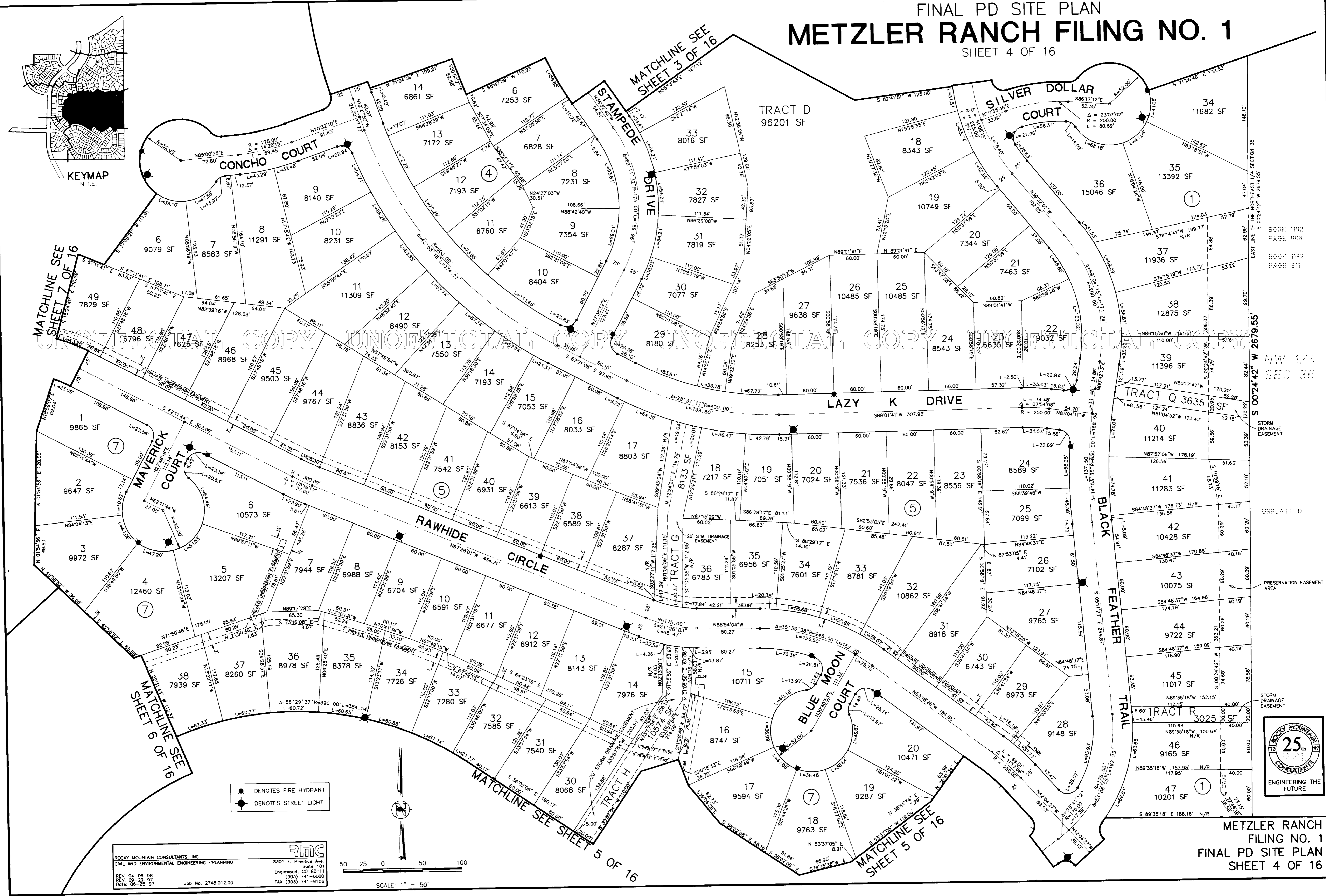
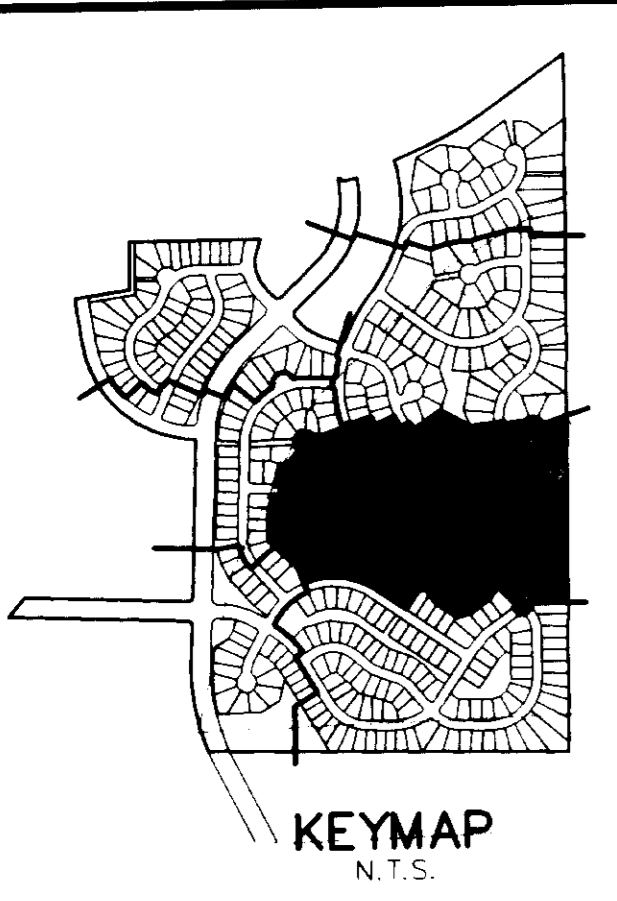
METZLER RANCH
FILING NO. 1
FINAL PD SITE PLAN
SHEET 3 OF 16

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CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING
8301 E. Prentice Ave., Suite 103
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(303) 741-6106
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REV. 09-29-97
Date: 06-25-97
Job No. 2748.012.00



FINAL PD SITE PLAN METZLER RANCH FILING NO. 1

SHEET 4 OF 16

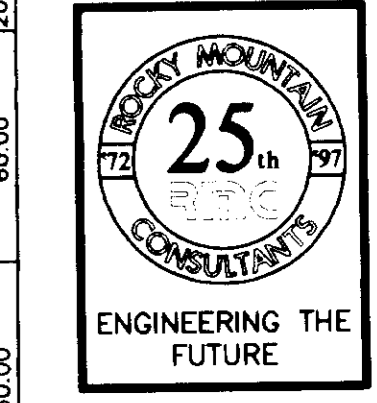
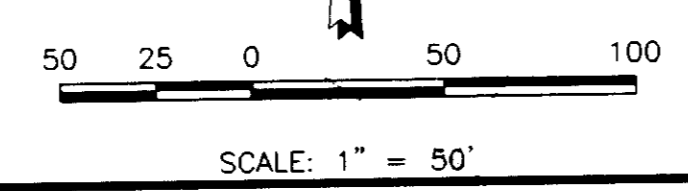


● DENOTES FIRE HYDRANT
● DENOTES STREET LIGHT

RMCC
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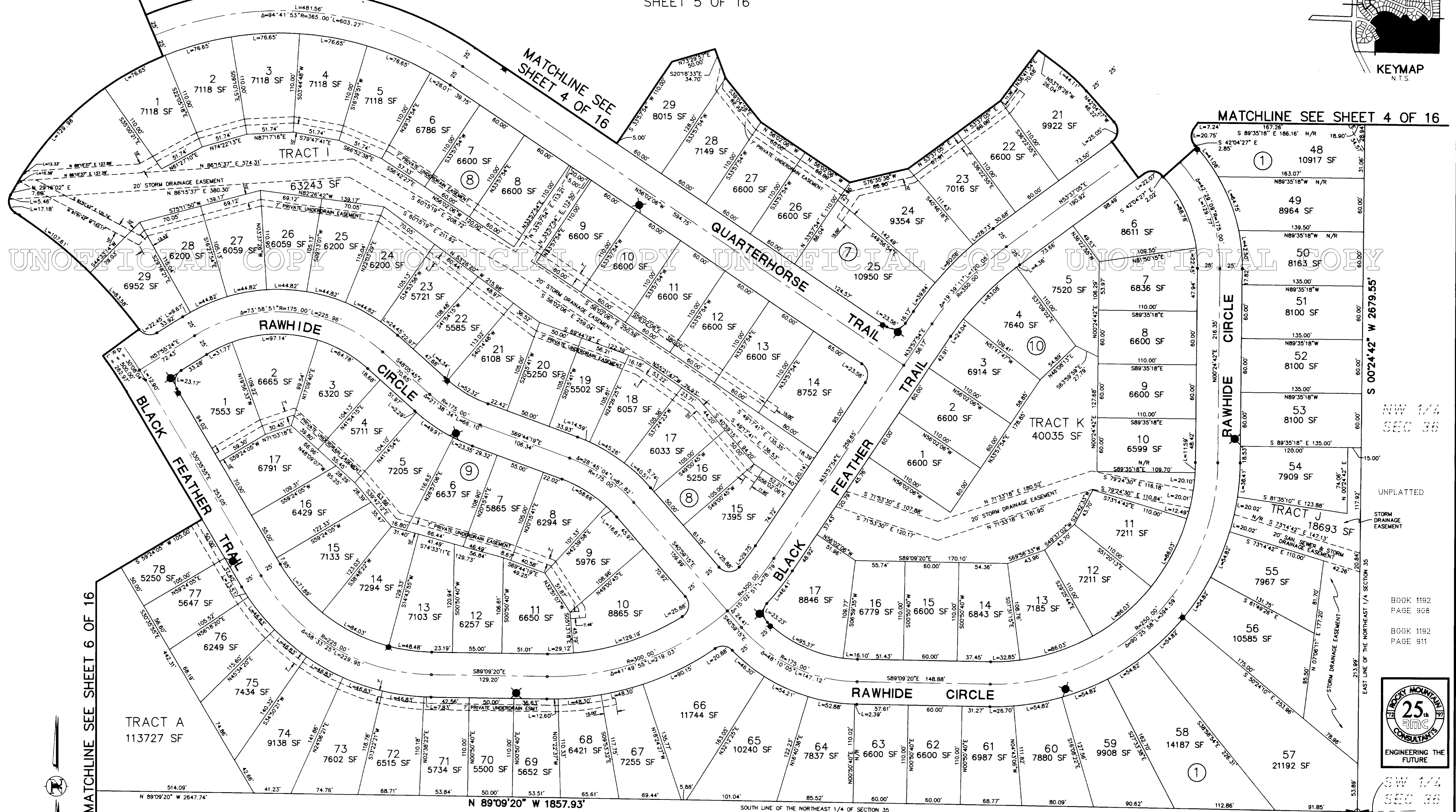
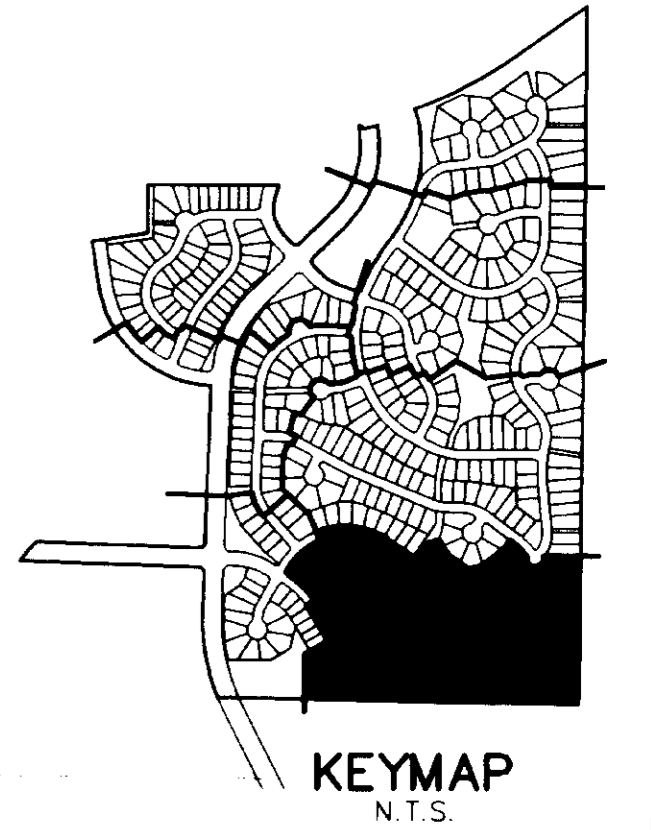


METZLER RANCH
FILING NO. 1
FINAL PD SITE PLAN
SHEET 4 OF 16

BOOK 1992
PAGE 908
BOOK 1992
PAGE 911
NW 1/4
SEC 36
S 00°24'42" W 2679.55'

FINAL PD SITE PLAN METZLER RANCH FILING NO. 1

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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 5 OF 16



MATCHLINE SEE SHEET 6 OF 16

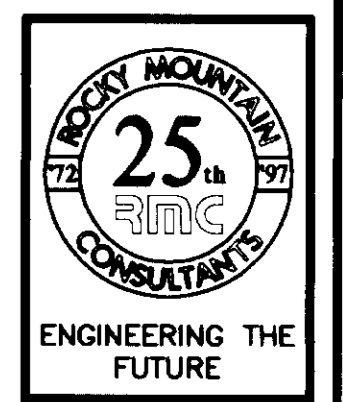
MATCHLINE SEE SHEET 4 OF 16

MATCHLINE SEE SHEET 4 OF 16

NW 1/4 SEC 36

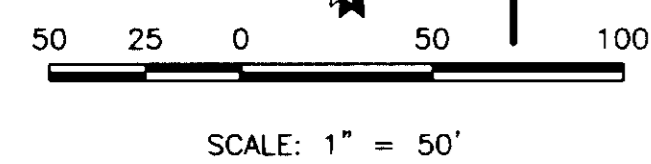
UNPLATTED
STORM DRAINAGE EASEMENT

BOOK 1192
PAGE 908
BOOK 1192
PAGE 911



SW 1/4 SEC 36

EAST 1/4 CORNER OF SECTION 35
T 7 S, R 67 W, 6th P.M.
FND. 3" ALUM. CAP
LS #6935
UNPLATTED
METZLER RANCH
FILING NO. 1
FINAL PD SITE PLAN
SHEET 5 OF 16



BOOK 911
PAGE 357

- UNPLATTED
- DENOTES FIRE HYDRANT
 - DENOTES STREET LIGHT

Rocky Mountain Consultants, Inc.
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SE 1/4
SEC 35

UNPLATTED

BOOK 911
PAGE 357

FINAL PD SITE PLAN METZLER RANCH FILING NO. 1

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SHEET 6 OF 16

MATCHLINE SEE SHEET 7 OF 16

MATCHLINE SEE SHEET 4 OF 16

MATCHLINE SEE SHEET 5 OF 16

PD
PARK/SCHOOL

PD
OPEN SPACE

INTERSTATE HIGHWAY 25
STATE HIGHWAY 85X
N 4°08'34" E
53.07'

STATE HIGHWAY 85X

BLACK FEATHER TRAIL
QUARTERHORSE TRAIL
WOODLANDS BOULEVARD

STORM CLOUD WAY

TRACT F
66832 SF

TRACT L
16898 SF

TRACT A
113727 SF

BOOK 1386
PAGE 1834

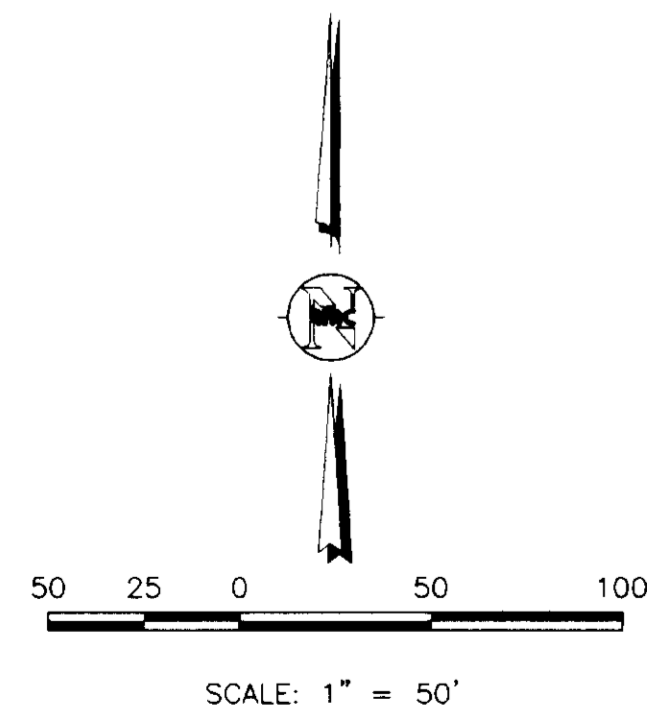
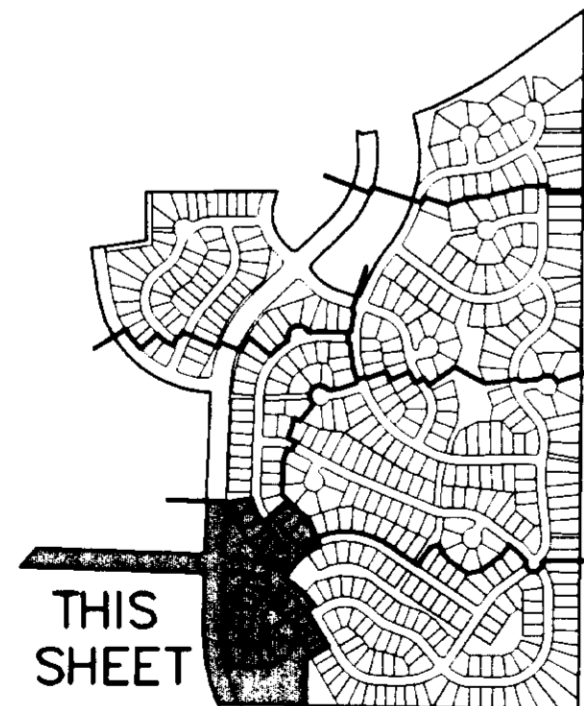
BOOK 1386
PAGE 1717

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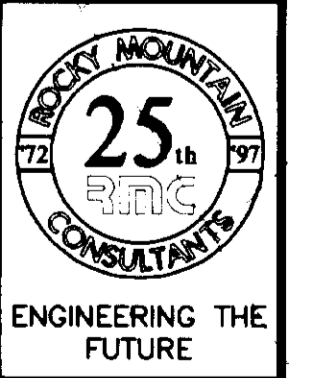
CENTER OF SECTION 35
T 7 S, R 67 W, 6th P.M.
FND. 3" ALUM. CAP
LS #6935

SW 1/4
SEC 35

SE 1/4
SEC 35

BOOK 911
PAGE 357

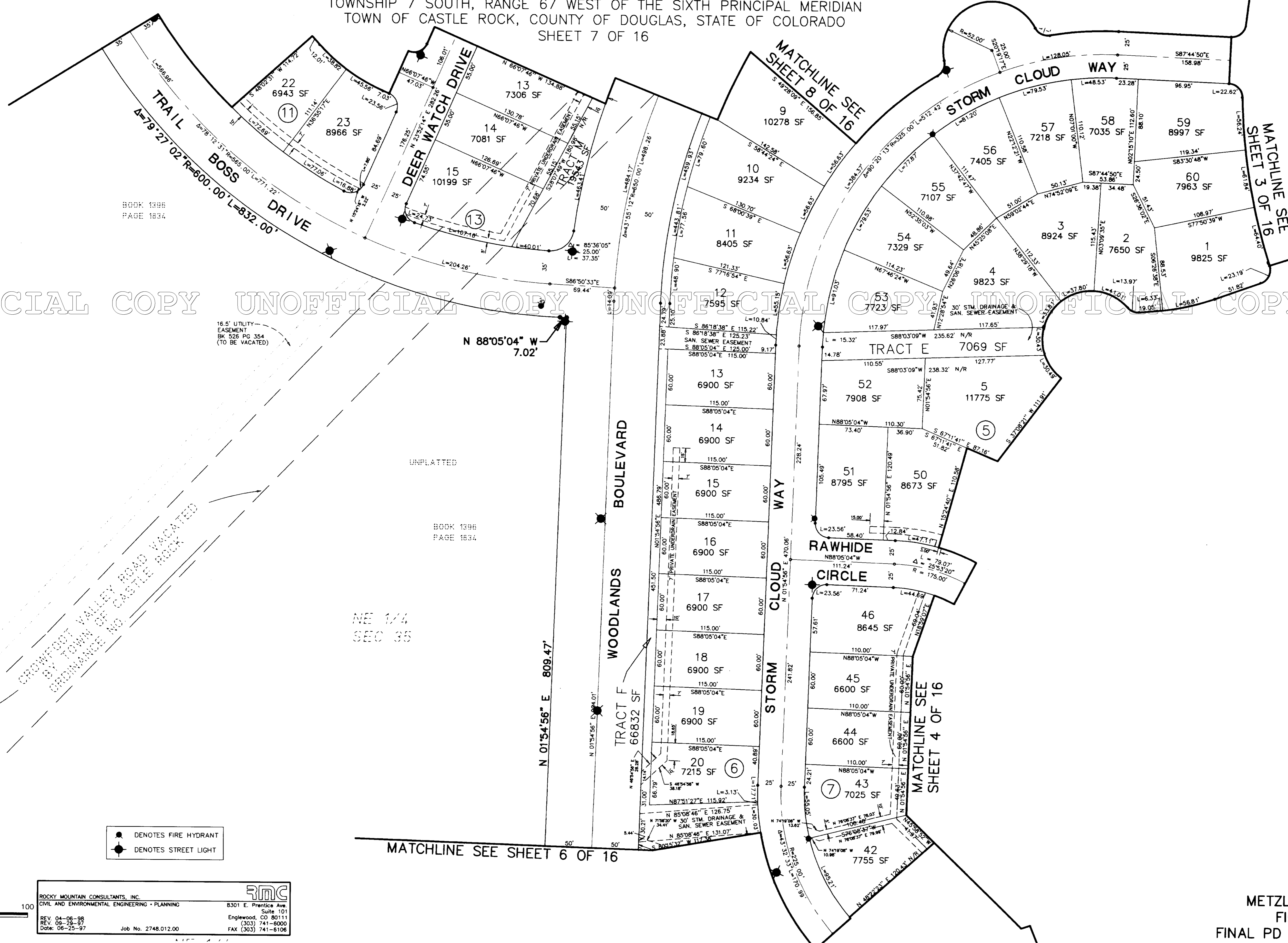
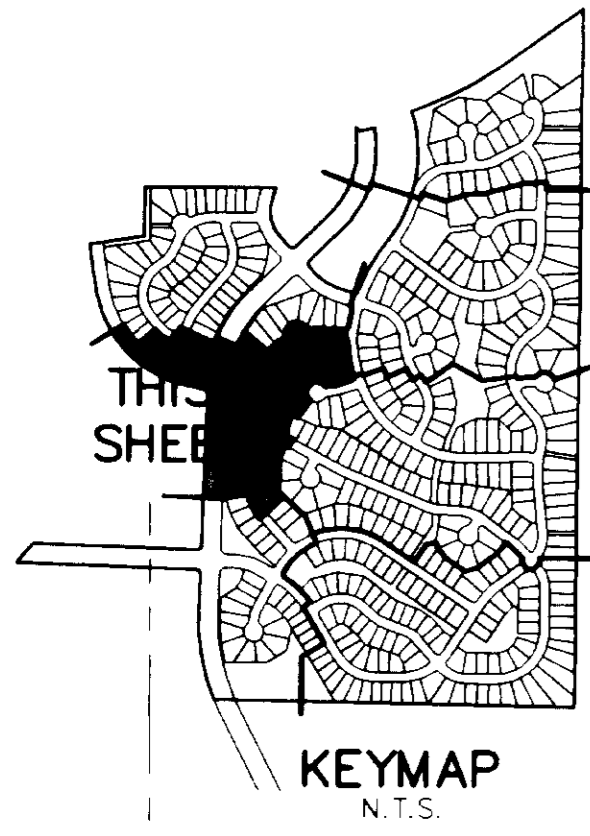
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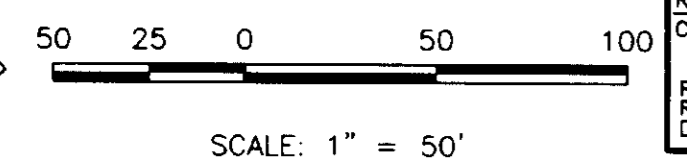
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 7 OF 16



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- DENOTES FIRE HYDRANT
- DENOTES STREET LIGHT

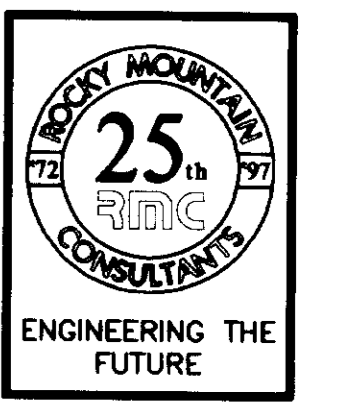


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REV. 04-06-98
REV. 05-29-97
DATE: 06-25-97

Job No. 2748.012.00



METZLER RANCH
FILING NO. 1
FINAL PD SITE PLAN
SHEET 7 OF 16

NE 1/4

NE 1/4
SEC 35

BOOK 1398
PAGE 1834

UNPLATTED

BOOK 1398
PAGE 1834

16.5' UTILITY
EASEMENT
BK 526 PG 354
(TO BE VACATED)

N 88°05'04" W
7.02'

N 01°54'56" E 809.47'

MATCHLINE SEE SHEET 6 OF 16

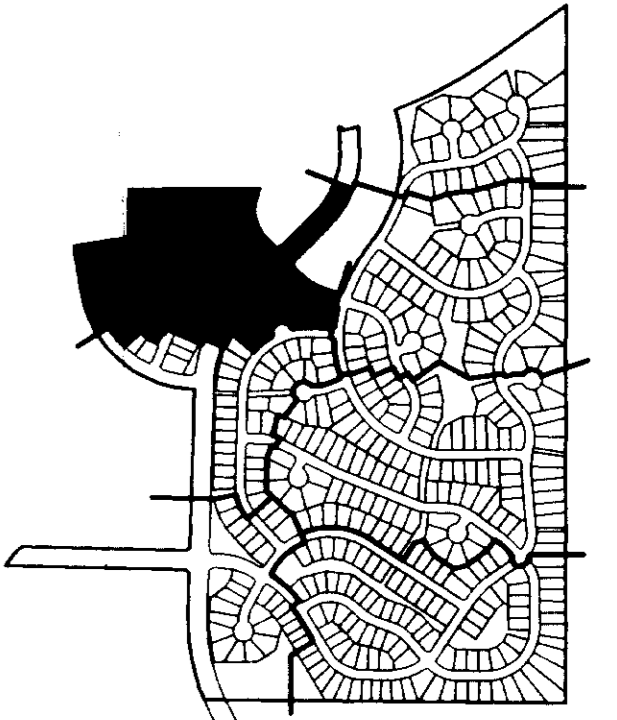
MATCHLINE SEE SHEET 8 OF 16

MATCHLINE SEE SHEET 4 OF 16

MATCHLINE SEE SHEET 3 OF 16

FINAL PD SITE PLAN METZLER RANCH FILING NO. 1

A PART OF THE NORTH ONE - HALF OF SECTION 35
AND THE SOUTHEAST ONE - QUARTER OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 8 OF 16



KEYMAP
N.T.S.

SE 1/4
SEC 26

UNPLATTED

BOOK 1396
PAGE 1717

NORTH LINE OF THE NORTHEAST 1/4 SECTION 35

S 89°09'59" E 2674.77'

MATCHLINE SEE SHEET 2 OF 16

NORTH 1/4 CORNER
OF SECTION 35
T 7 S, R 67 W, 6th P.M.
FND. 2.5" ALUM. CAP
LS #6935

NE 1/4
SEC 35

PD
COMMERCIAL

BOOK 1396
PAGE 239

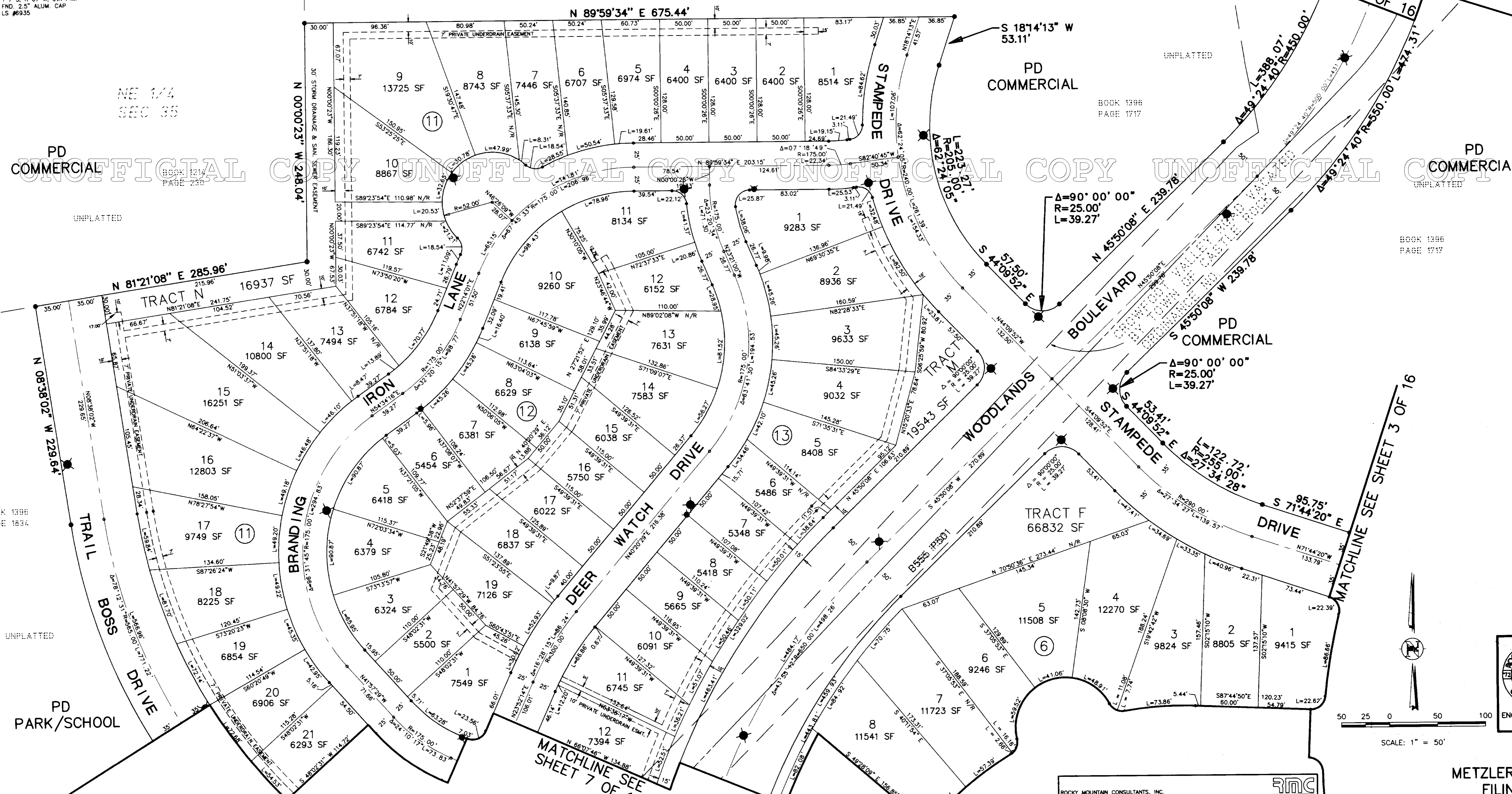
PD
COMMERCIAL

BOOK 1396
PAGE 1717

PD
COMMERCIAL

UNPLATTED

BOOK 1396
PAGE 1717



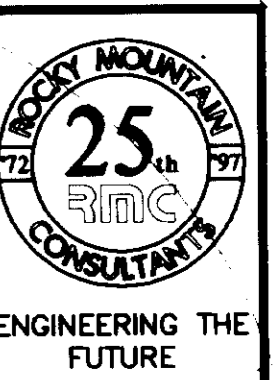
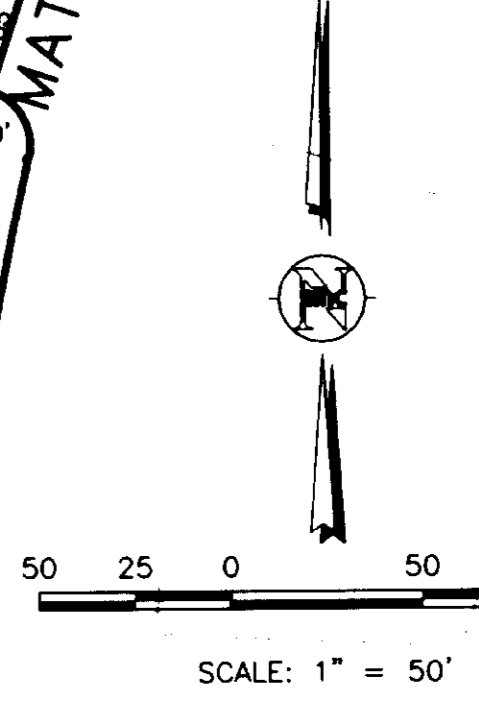
BOOK 1396
PAGE 1834

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PD
PARK/SCHOOL

MATCHLINE SEE SHEET 3 OF 16

- DENOTES FIRE HYDRANT
- DENOTES STREET LIGHT



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METZLER RANCH
FILING NO. 1
FINAL PD SITE PLAN
SHEET 8 OF 16

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

SHEET 9 OF 16

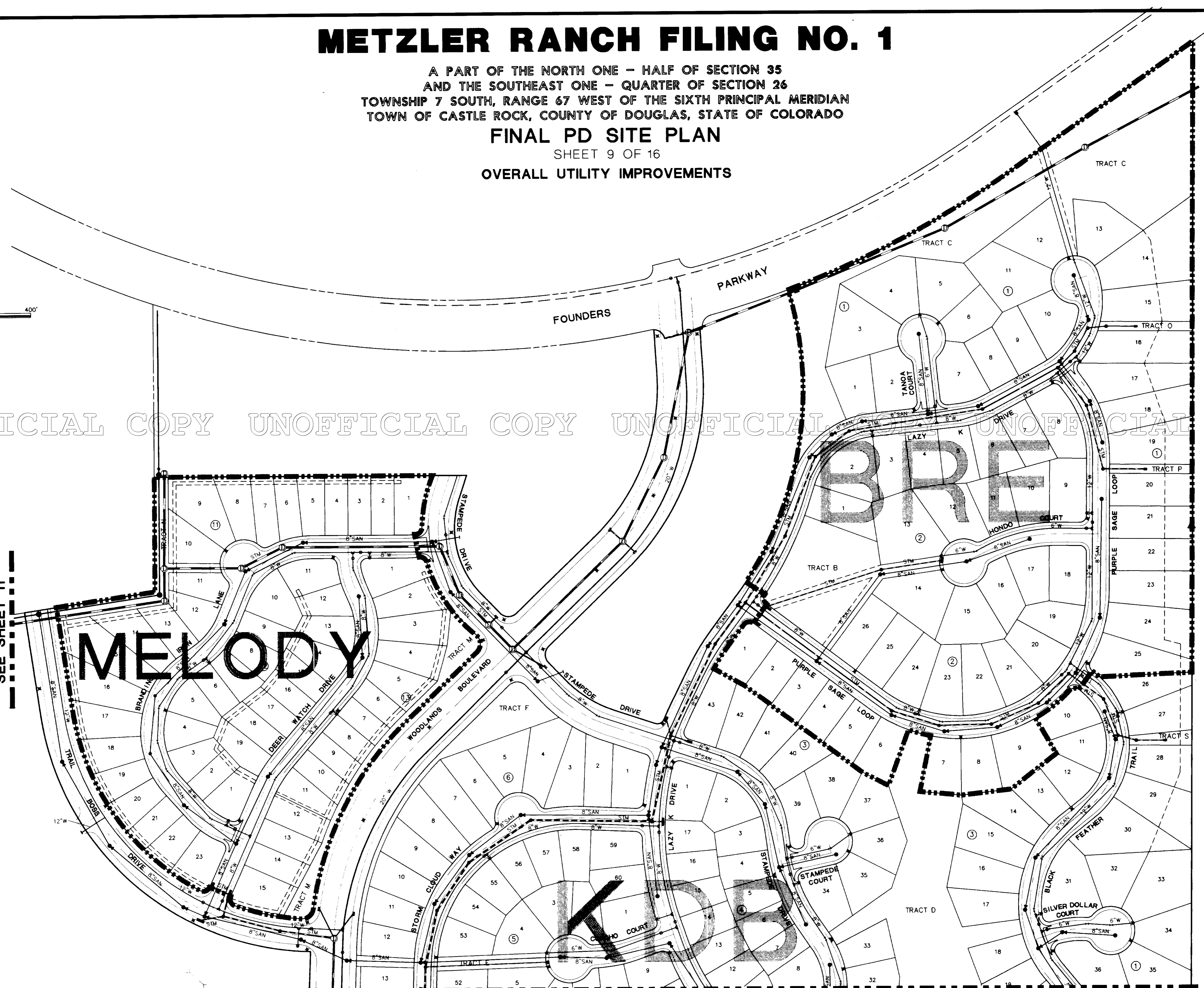
OVERALL UTILITY IMPROVEMENTS



0' 50' 100' 200' 300' 400'
SCALE: 1"=100'

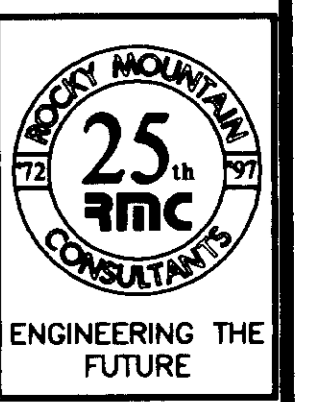
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SEE SHEET 11



SEE SHEET 10

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FINAL PD SITE PLAN
SHEET 9 OF 16

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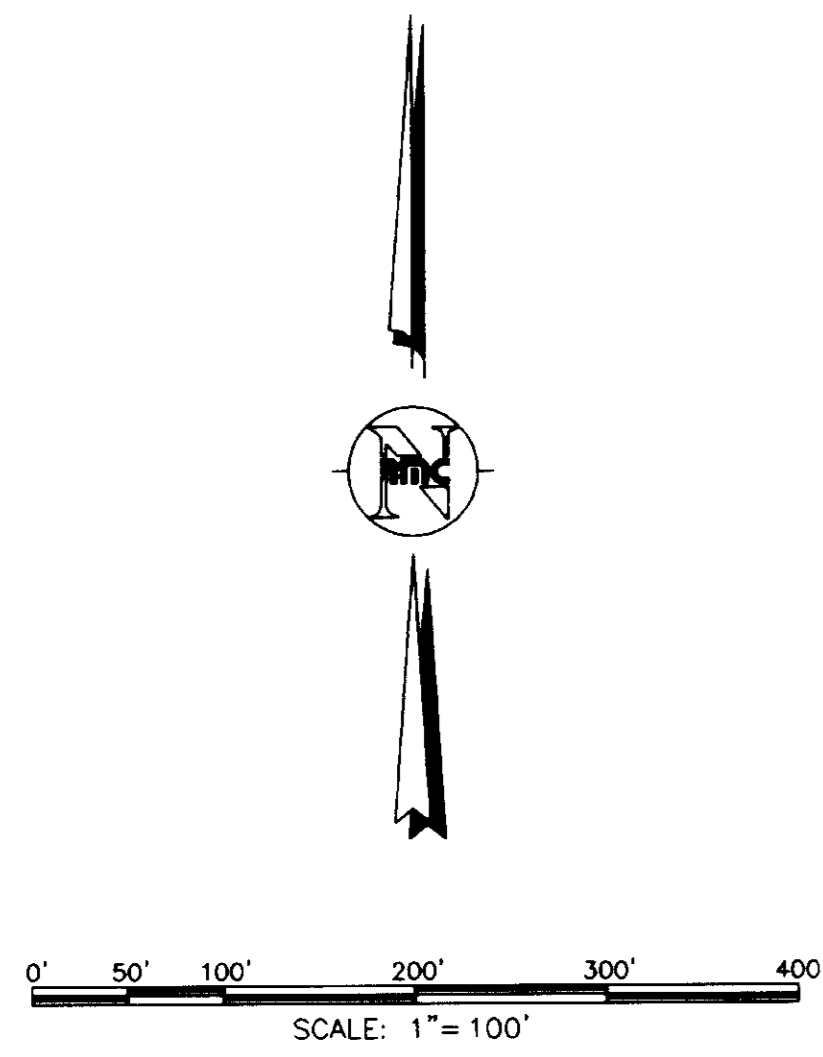
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FINAL PD SITE PLAN

SHEET 10 OF 16

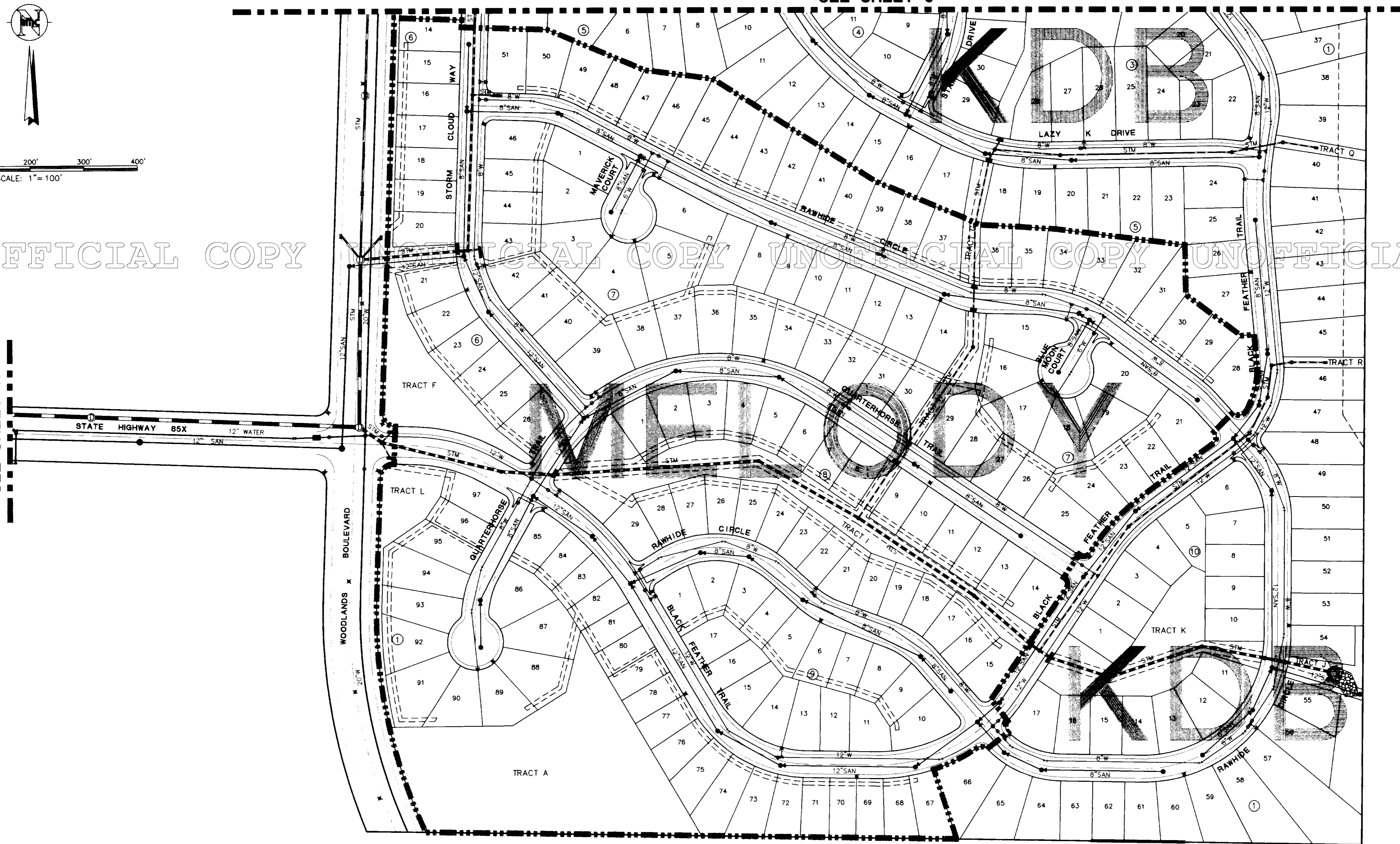
OVERALL UTILITY IMPROVEMENTS

SEE SHEET 9

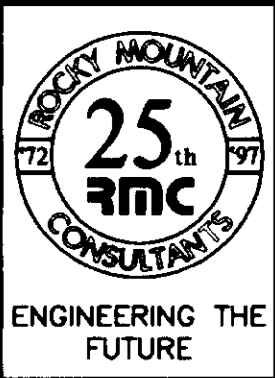


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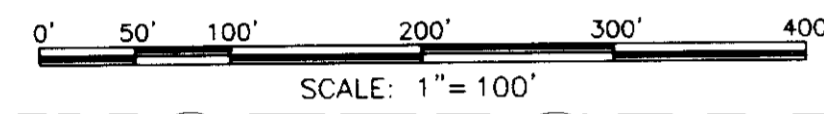
FINAL PD SITE PLAN

SHEET 11 OF 16

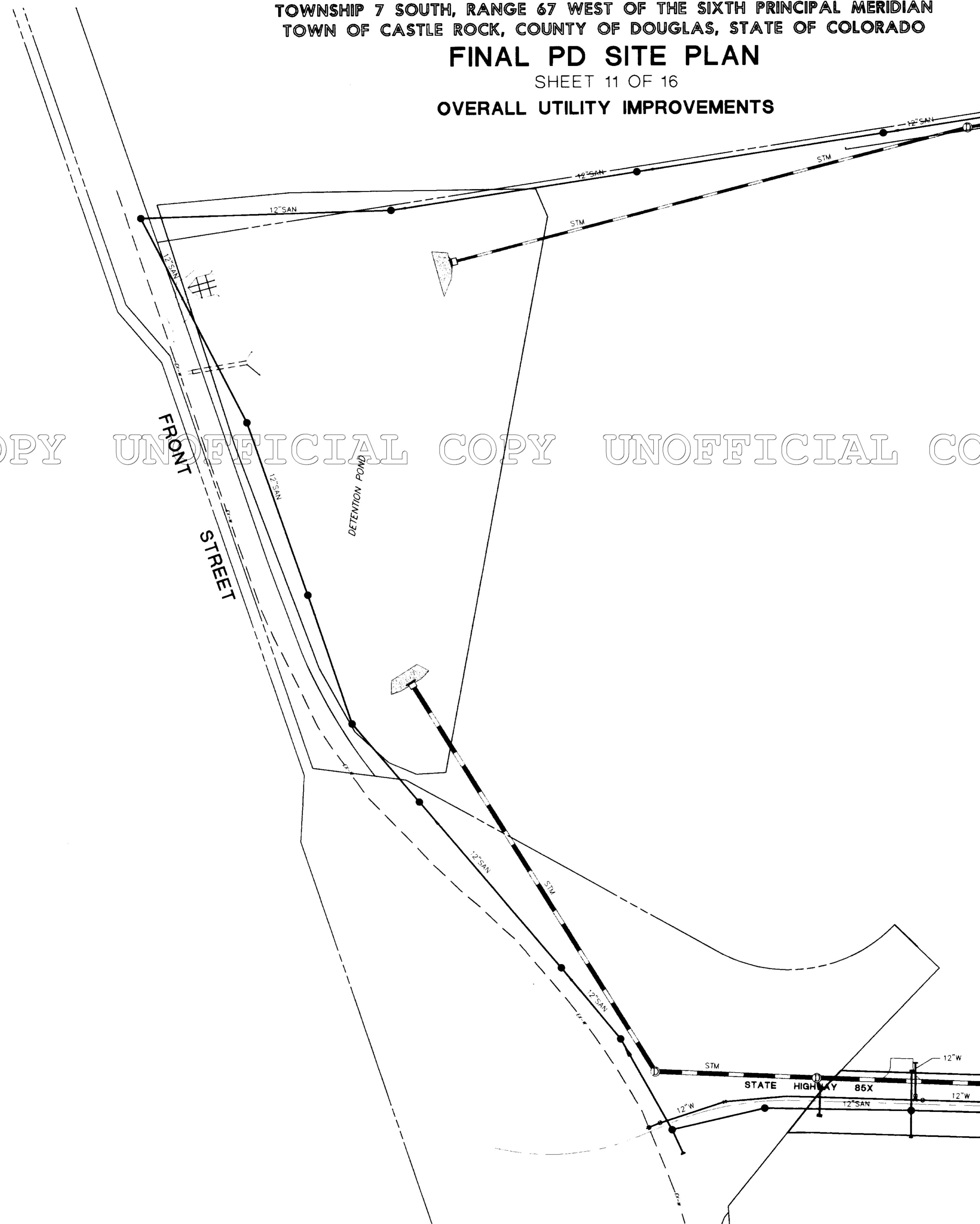
OVERALL UTILITY IMPROVEMENTS

SEE SHEET 9

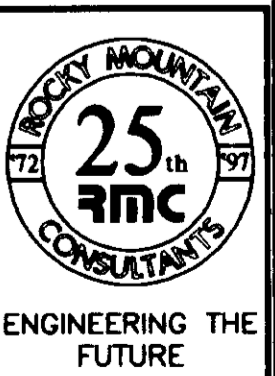
SEE SHEET 10



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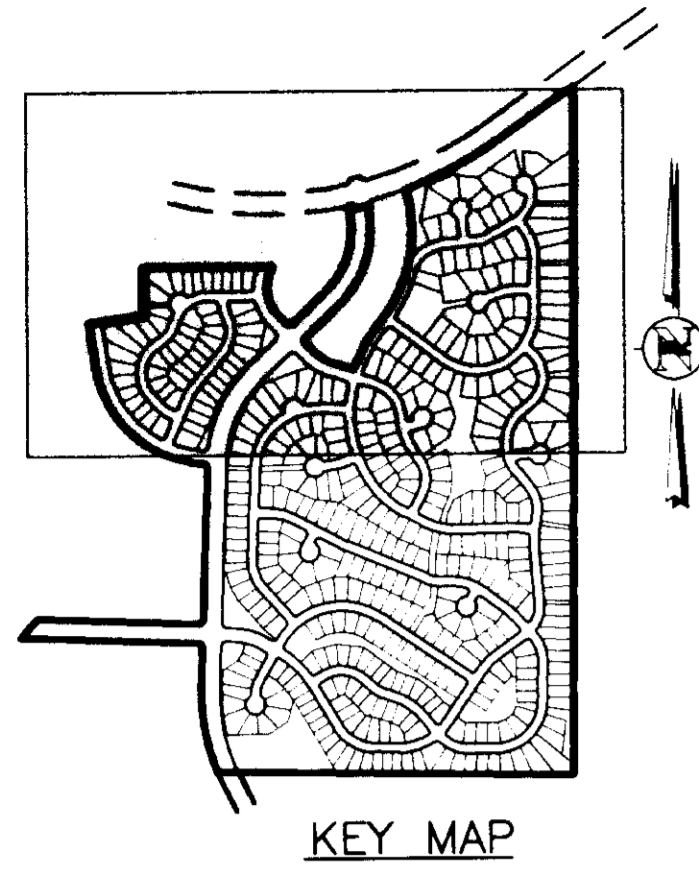
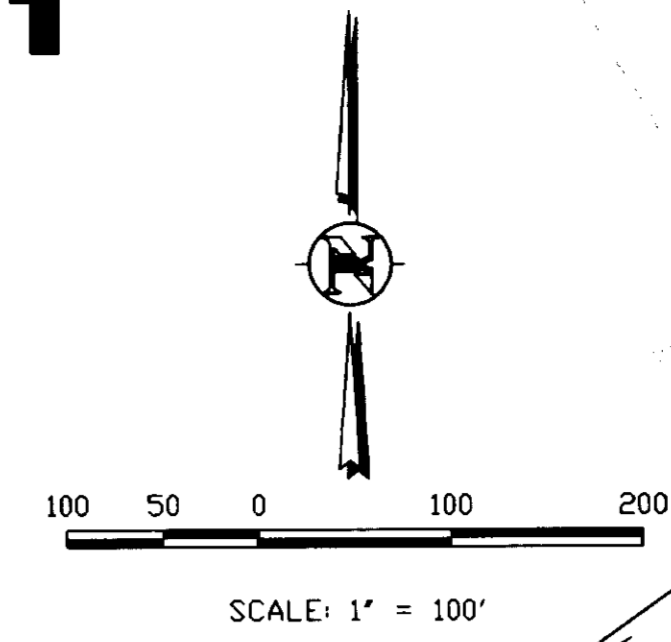


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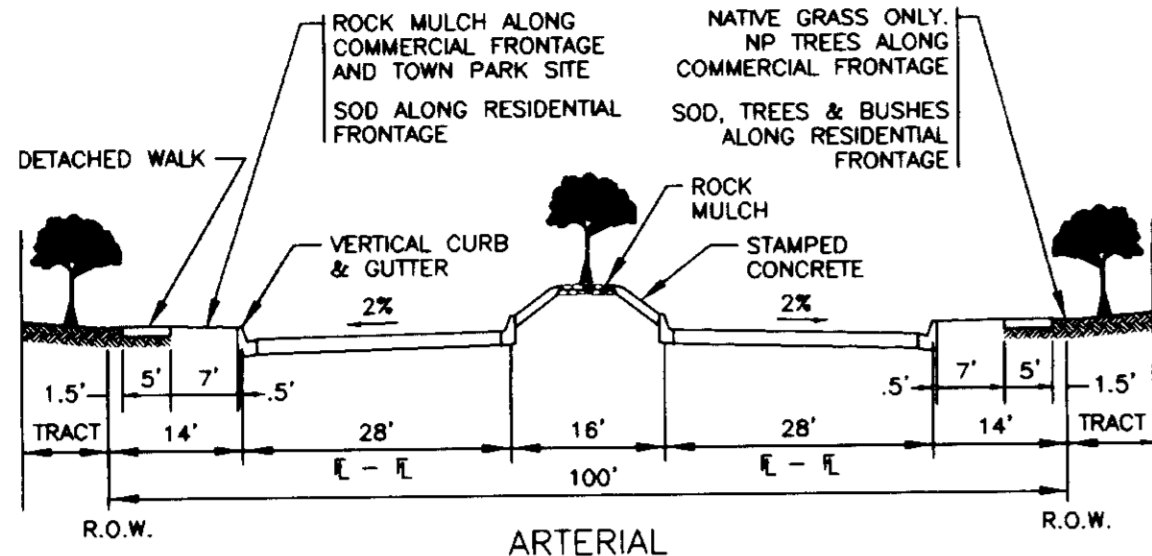
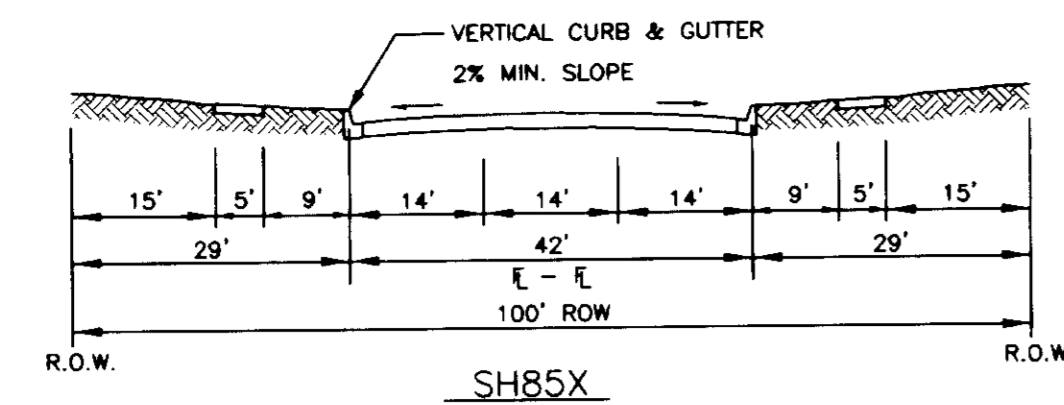
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FINAL PD SITE PLAN

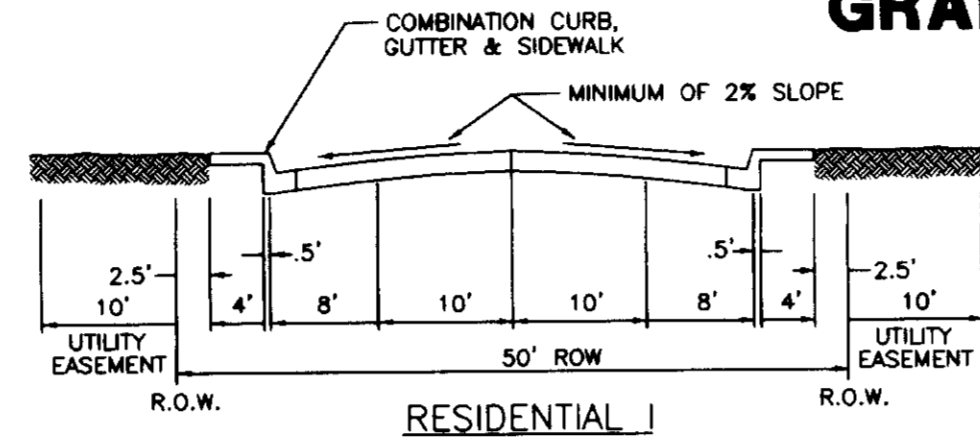
SHEET 12 OF 16
GRADING PLAN



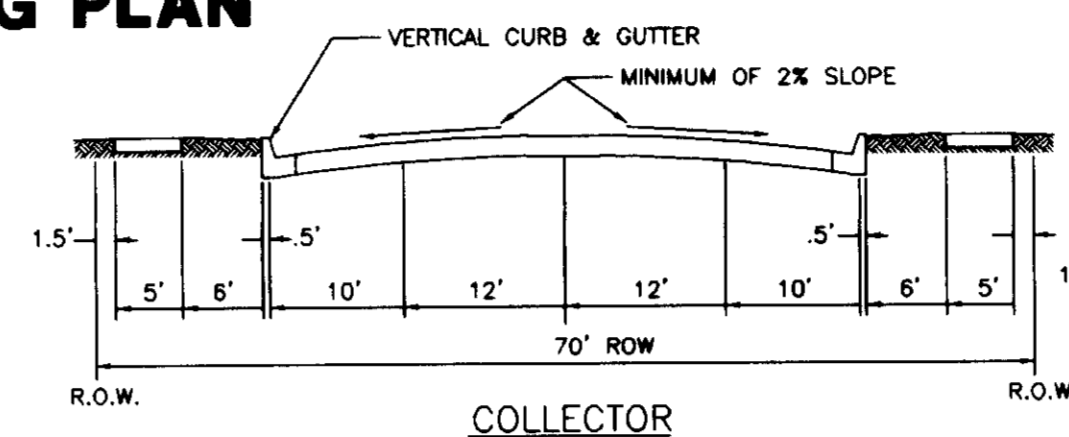
KEY MAP



TYPICAL STREET X-SECTIONS



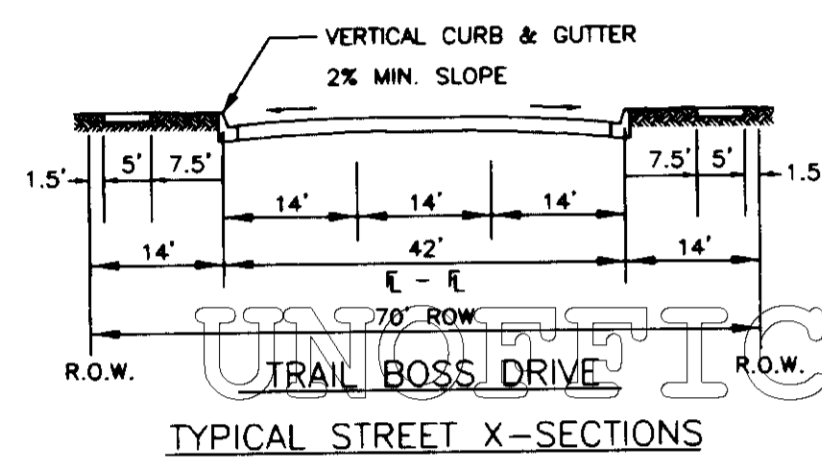
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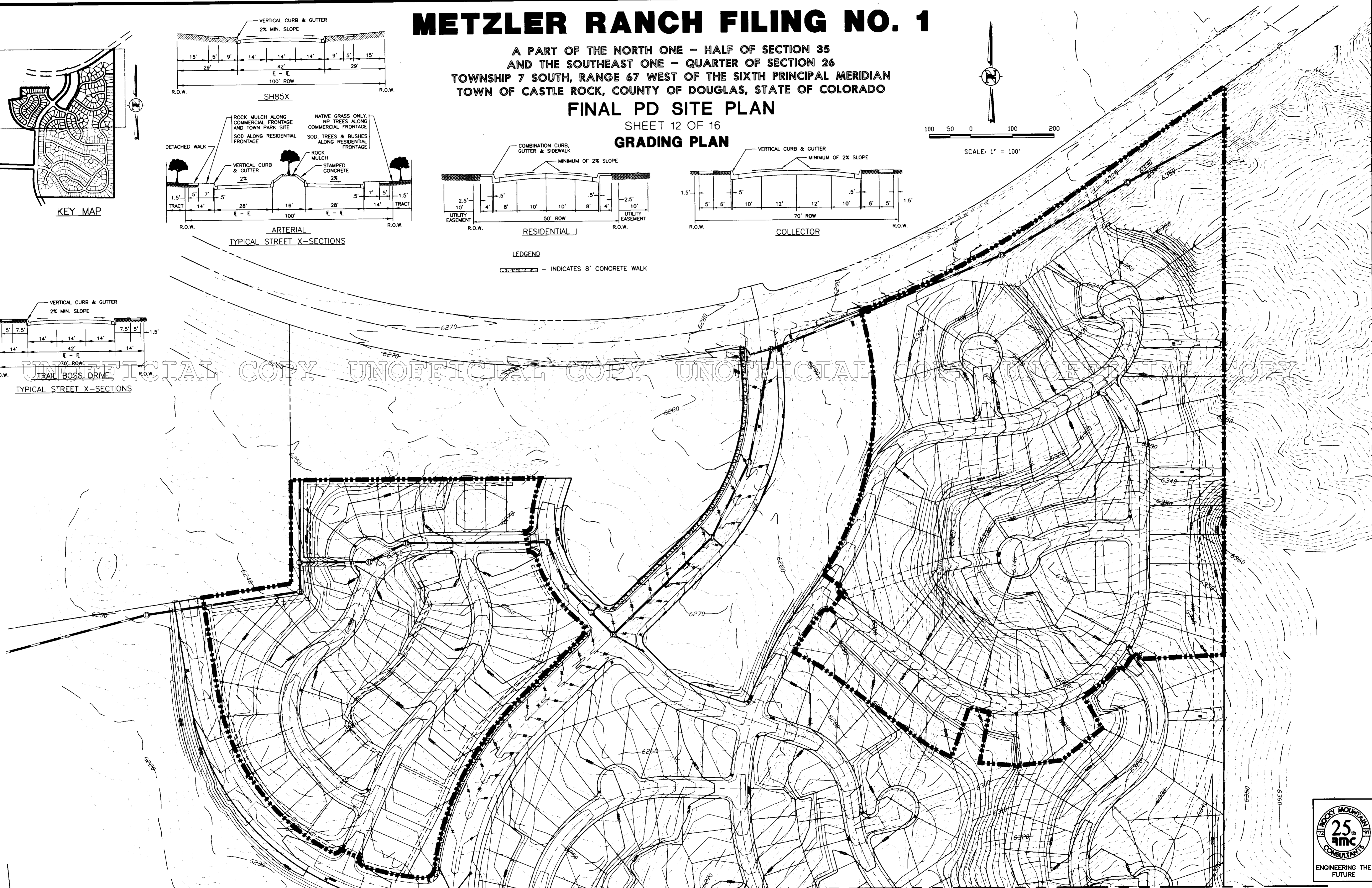
COLLECTOR

LEGEND

— INDICATES 8' CONCRETE WALK



TYPICAL STREET X-SECTIONS



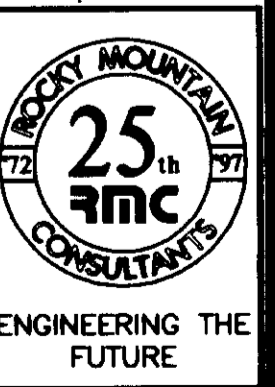
MATCH LINE

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Date: AUG '97
Job No. 2748.012.00



SEE SHEET NO. 13

METZLER RANCH FILING NO. 1
FINAL PD SITE PLAN
SHEET 12 OF 16



PROJECT: 2748.012; METZLER RANCH; DATE: 09/11/2000; DRAWN BY: HANSEN

METZLER RANCH FILING NO. 1

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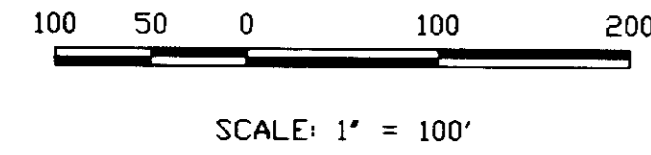
FINAL PD SITE PLAN

SHEET 13 OF 16

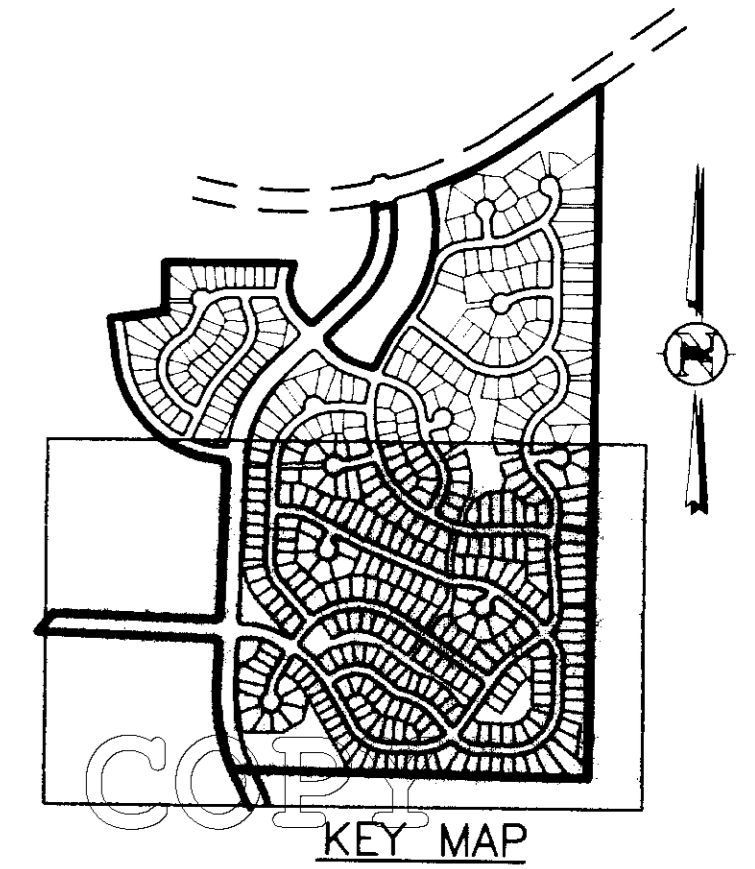
GRADING PLAN

SEE SHEET NO. 12

MATCH LINE




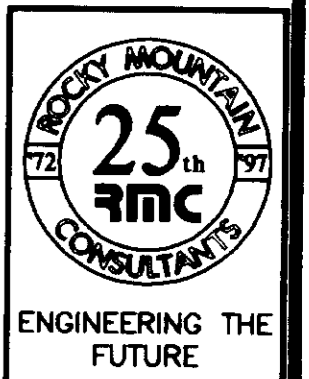
MATCH LINE SEE SHEET NO. 14



LEGEND

- INDICATES 8' CONCRETE WALK
- INDICATES FUTURE 8' CONCRETE WALK TO BE CONSTRUCTED BY TOWN

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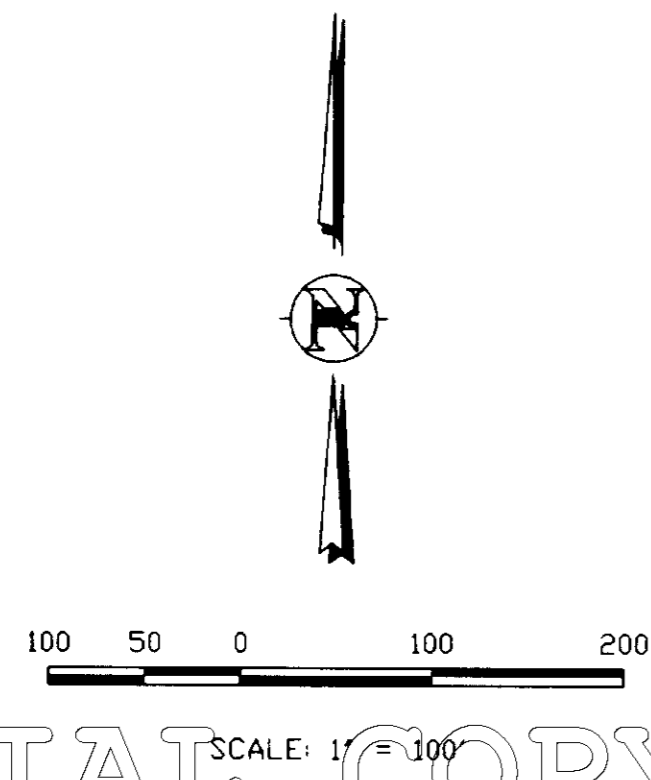


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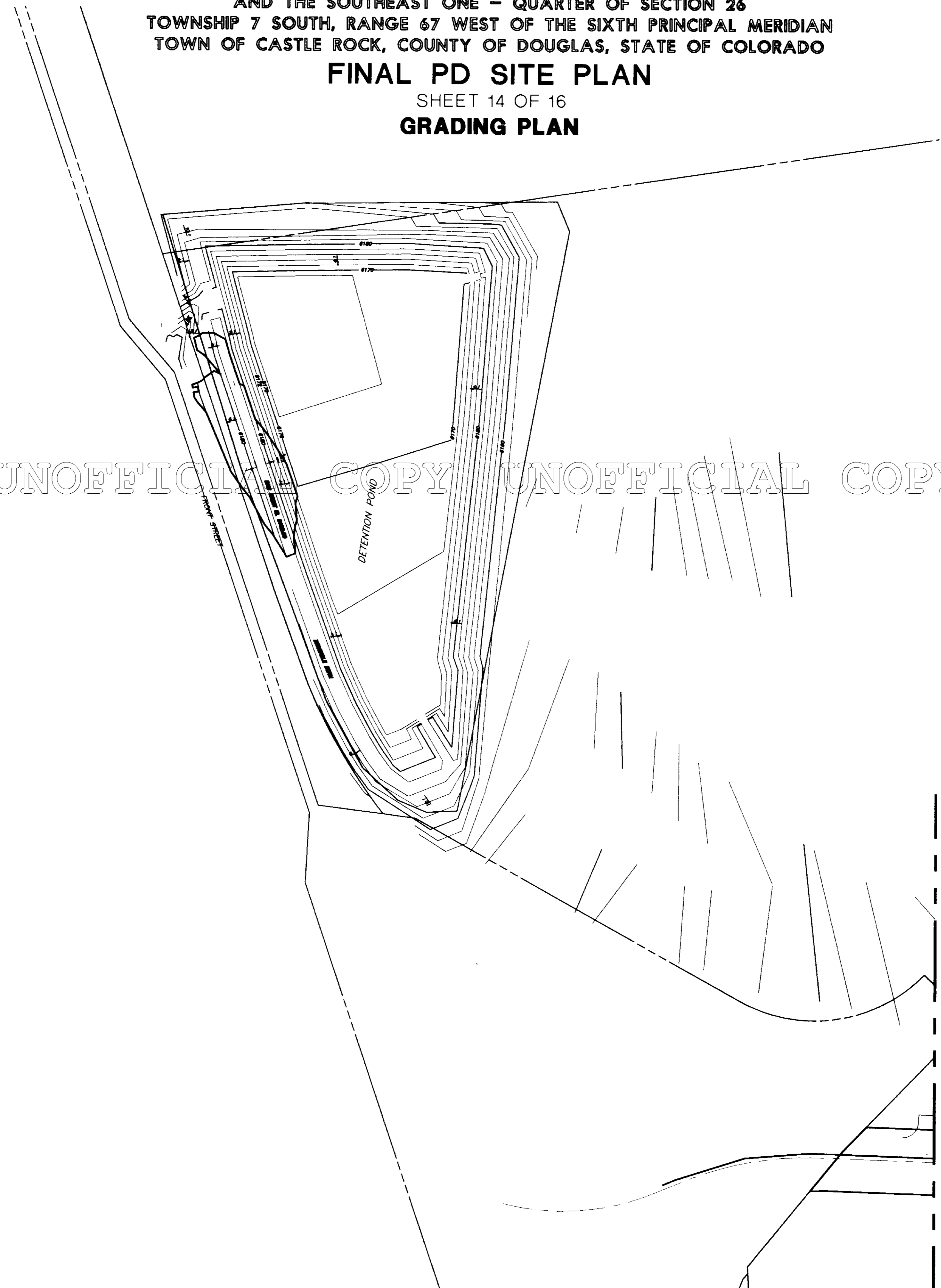
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FINAL PD SITE PLAN

SHEET 14 OF 16
GRADING PLAN



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MATCH LINE SEE SHEET NO. 13

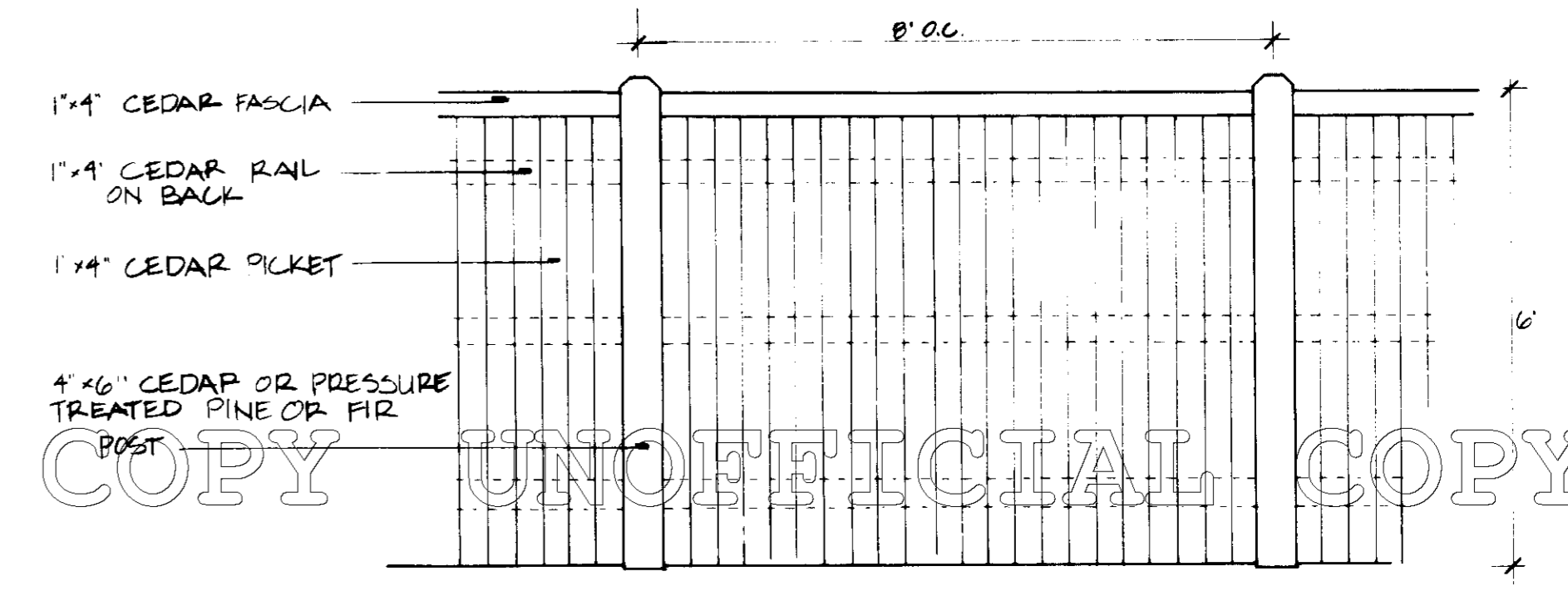
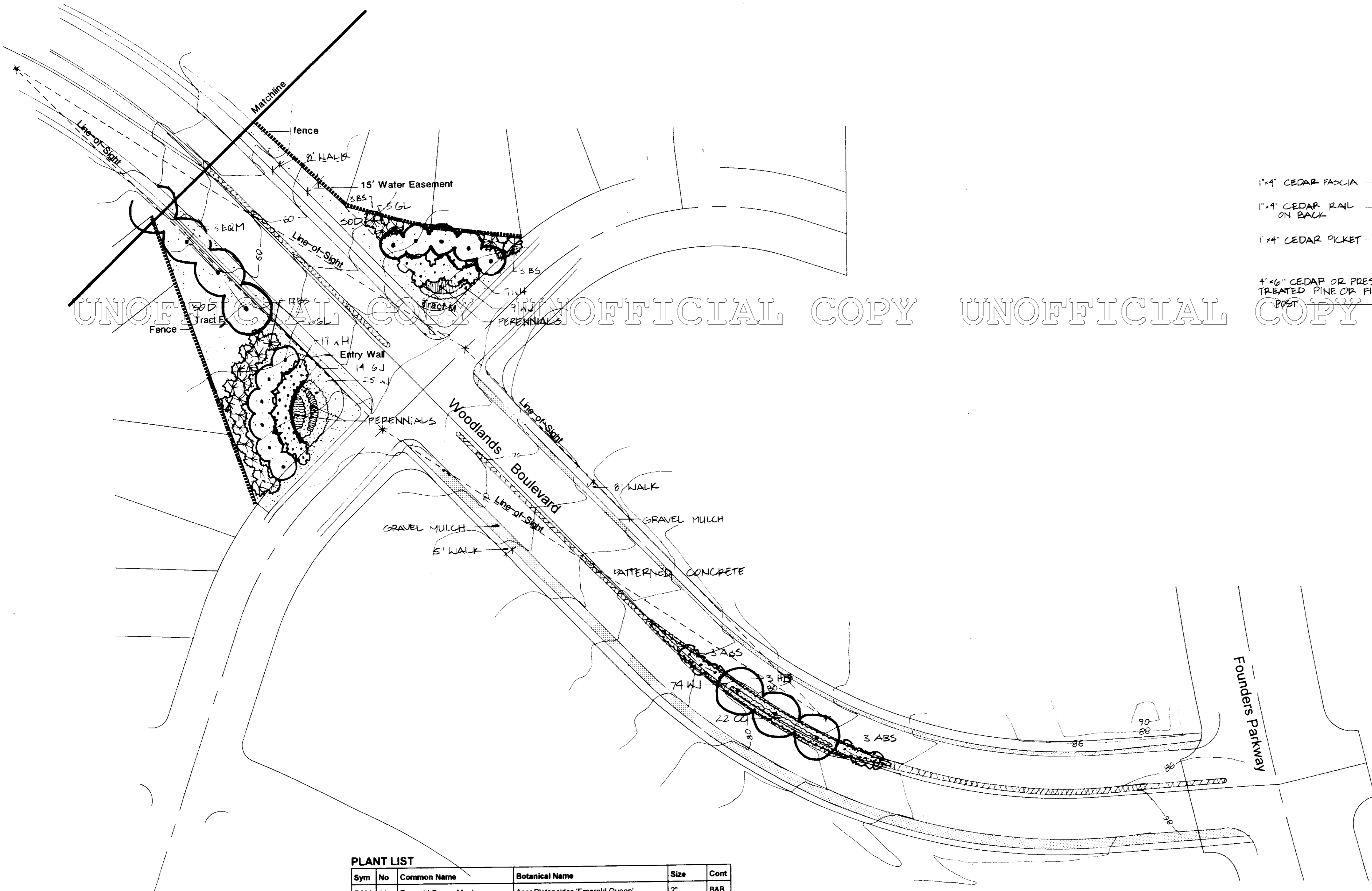
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Metzler Ranch Filing No. 1

Final PD Site Plan

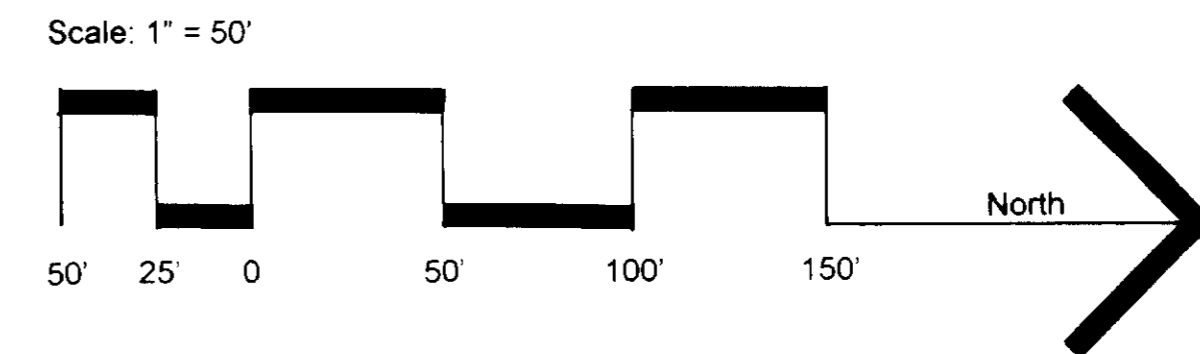
Landscape Plan



FENCE DETAIL 1/2" = 1'0"

PLANT LIST

Sym	No	Common Name	Botanical Name	Size	Cont
EQM	10	Emerald Queen Maple	Acer Platanoides 'Emerald Queen'	2"	B&B
RM	11	Red Sunset Maple	Acer rubrum 'Red Sunset'	2"	B&B
ABS	22	Autumn Brilliant Serviceberry	Amelanchier grandiflora 'Autumn Brilliant'	8' clump	B&B
HB	19	Western Hackberry	Celtis occidentalis	2"	B&B
WH	48	Washington Hawthorn	Crataegus phaenopyrum	8' clump	B&B
RO	10	Red Oak	Quercus rubra	2"	B&B
GL	23	Greenspire Linden	Tilia cordata 'Greenspire'	3'	B&B
CC	110	Cranberry Cotoneaster	Cotoneaster apiculatus	5 gal	
BS	53	Blue Spruce	Picea pungens	10'	B&B
GJ	28	Green Mound Juniper	Juniperus procumbens 'Green Mound'	5 gal	
WJ	361	Wilton Carpet Juniper	Juniperus horizontalis 'Wiltonii'	5 gal	



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