

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC98101198

**DATE:** 12-9-98

**TIME:** 11:18

**FEE:** \$ 120- (12 Pages)

UNOFFICIAL COPY

**GRANTOR:** R.G. Investments  
(OWNER/SIGNER)

**GRANTEE:** Metzler Ranch # 2  
(SUBDIVISION NAME OR NAME OF PLAT)  
Final PD site plan

**LEGAL:** 35-7-67

(SECTION-TOWNSHIP-RANGE)

**FINAL PD SITE PLAN  
FOR  
METZLER RANCH FILING NO. 2, LOT 2  
A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
DOUGLAS COUNTY, COLORADO**

**TITLE CERTIFICATION:**

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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND DEDICATION.

SIGNED THIS 5th DAY OF November, 1998

[Signature]  
AUTHORIZED REPRESENTATIVE Land Title Guarantee  
TITLE INSURANCE COMPANY

**NOTARIAL**

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF November, 1998 A.D., BY ERIC Stearns as Title officer for Land Title Guarantee Company

WITNESS MY HAND AND SEAL Kathleen B. King

ADDRESS 512 Wilcox Castle Rock, CO 80104

MY COMMISSION EXPIRES 3-4-2002

**LEGAL DESCRIPTION:**

LOT 2, TRACT "A", AND TRACT "B" OF METZLER RANCH FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 9848883 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO, AND CONTAINING 6.686 ACRES, MORE OR LESS.

**PLANNING COMMISSION APPROVAL:**

THE FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE METZLER RANCH FILING NO. 2, LOT 2 FINAL PD SITE PLAN WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 17th DAY OF OCT., 1998

CHAIRMAN [Signature] DATE 11-5-98

ATTEST [Signature] 11/5/98  
PLANNING DIRECTOR

**OWNERSHIP CERTIFICATION:**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE METZLER RANCH FILING NO. 2, LOT 2 FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK, COLORADO.

R.G. INVESTMENTS NO. 3, LLP BY Richard A. Graham, General Partner  
LANDOWNER

SIGNED THIS 5th DAY OF Nov., 1998

**NOTARIAL:**

STATE OF COLORADO )  
COUNTY OF DOUGLAS ) SS

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF November, 1998 A.D., BY Richard A. Graham General Partner for R.G. Investments #1, LLP

WITNESS MY HAND AND SEAL Kathleen B. King

ADDRESS 512 Wilcox Castle Rock, CO 80104

MY COMMISSION EXPIRES 3-4-2002

**TOWN COUNCIL APPROVAL**

THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THIS 22nd DAY OF OCTOBER, A.D., 1998

ATTEST [Signature] 11/25/98  
TOWN CLERK

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

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS FINAL PD SITE PLAN WAS FILED IN MY OFFICE ON THE 9 DAY OF December, 1998, AT 11:00 O'CLOCK AM AND WAS RECORDED UNDER RECEPTION NUMBER 9810119

[Signature]  
DOUGLAS COUNTY CLERK AND RECORDER

**SURVEYOR'S CERTIFICATE:**

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

[Signature]  
ANDREW K. CORNELIUS P.E. & P.L.S. 28043 DATE: 11/25/98

**CONSULTANT ENGINEER CERTIFICATION:**

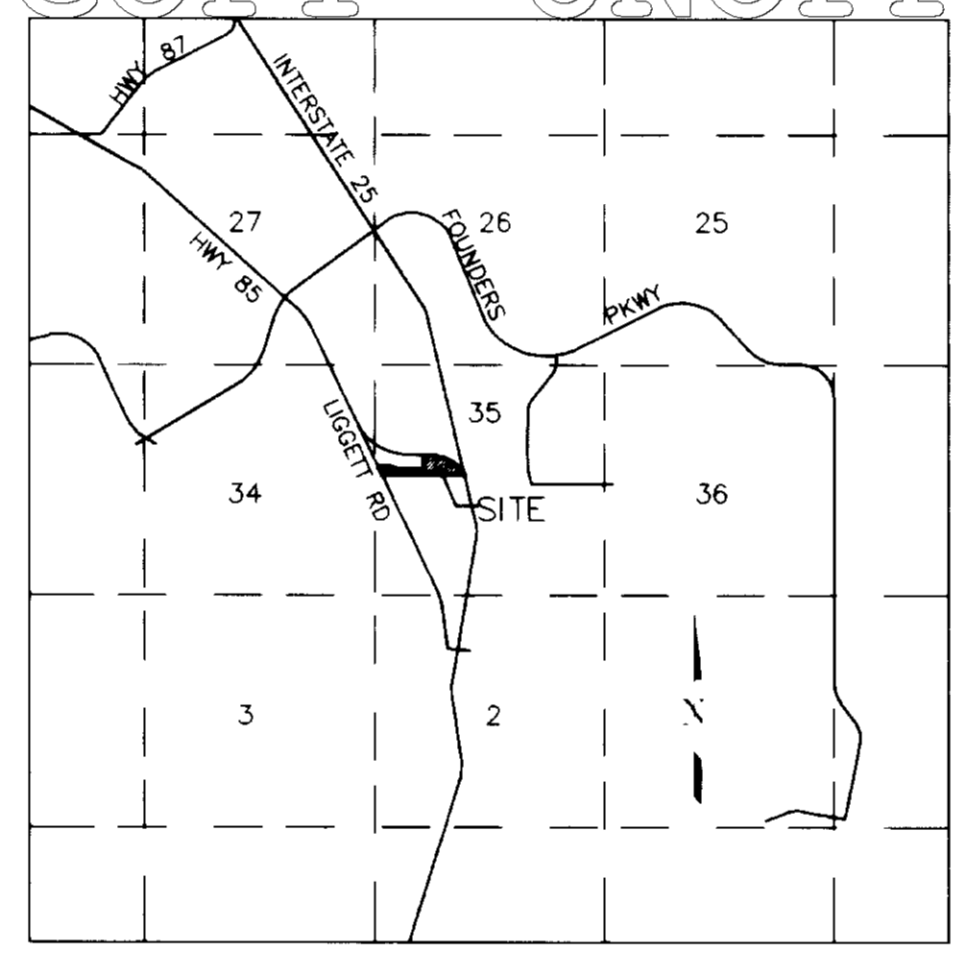
I HEREBY AFFIRM THAT THESE FINAL PD SITE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN REVISIONS AND AS-BUILT CONDITIONS RELATIVE TO SAID PLANS.

[Signature] P.E. 31436 DATE: 11/25/98

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**CASTLE ROCK NOTES:**

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CASTLE ROCK PUBLIC WORKS REGULATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN OF CASTLE ROCK (TCR) PUBLIC WORKS INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE TCR PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN, AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATION'S OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR PUBLIC WORKS INSPECTOR IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (TOWN, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY TOWN OF CASTLE ROCK - PUBLIC WORKS REGULATIONS - APRIL 11, 1998.



VICINITY MAP  
N.T.S.

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**GENERAL NOTES:**

1. THIS PROPERTY DOES NOT LIE WITHIN ANY FLOOD PLAIN PER F.I.R.M. COMMUNITY PANEL NUMBERS 080049-0186-C AND 080049-0188-C, REVISED SEPTEMBER 30, 1987.
2. THE PROVISION OF MUNICIPAL WATER TO THIS LOT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE METZLER RANCH ANNEXATION AND DEVELOPMENT AGREEMENT, RECORDED ON DECEMBER 24, 1996 AT RECEPTION NUMBER 9672147.
3. EXTERIOR LIGHTING TO BE HIGH PRESSURE SODIUM WALLPACK, MOUNTED 8'-6" HIGH WITH 70 WATT CLEAR LAMP. LIGHTS TO BE LOCATED ALONG OUTSIDE PERIMETER OF BUILDING AND IN INTERIOR DRIVES. DIRECT BEAMS WILL REMAIN WITHIN THE PROPERTY.
4. THE PERIMETER FENCING WILL BE 7' HIGH OVERALL (6' PLUS 1' CHAIN LINK SYSTEM).
5. FLOOD PLAIN: THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080049-0186-C, PANEL 188 OF 500, FOR TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, REVISED SEPTEMBER 30, 1987.
6. BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 35, BETWEEN THE WEST ONE-QUARTER CORNER, BEING A 3 1/4" BRASS CAP, MARKED "TST LS 12046", AND THE EAST ONE-QUARTER CORNER, BEING A 3" ALUMINUM CAP, MARKED "LS 6935", SAID TO BEAR SOUTH 89° 09' 46" EAST.

**OWNER:**

R.G. INVESTMENTS NO. 1, L.L.P.  
4615 NORTHMARK DRIVE, SUITE 201  
COLORADO SPRINGS, CO 80918  
1 (719) 593-1330

**DEVELOPER/APPLICANT:**

RICHARD A. GRAHAM  
4615 NORTHMARK DRIVE, SUITE 201  
COLORADO SPRINGS, CO 80918  
1 (719) 593-1330

**LAND PLANNER:**

LDC, INC.  
3520 AUSTIN BLUFFS PARKWAY  
COLORADO SPRINGS, CO 80918  
1 (719) 528-6133

**SURVEYING & ENGINEERING:**

INTER-MOUNTAIN ENGINEERING  
8392 CONTINENTAL DIVIDE ROAD, SUITE 107  
LITTLETON, CO 80127  
1 (303) 948-6220

09/30/98 PER TOWN OF CASTLE ROCK COMMENTS DWM  
09/23/98 PER TOWN OF CASTLE ROCK COMMENTS DWM  
08/25/98 PER TOWN OF CASTLE ROCK COMMENTS DCW

DESIGN BY: DCW	P. O. BOX 978 9077 METCALF ROAD ALDEN, CO. 81220 (970) 949-5072	INTER-MOUNTAIN Engineering Ltd.	8392 CONTINENTAL DIVIDE ROAD LITTLETON, CO. 80127 (303) 948-6220	PROJECT NO: 98-9062
DRAWN BY: DWM				DATE ISSUED: 07/10/98
FIELD BY: ---				SHEET NO: 1 of 11



**FINAL PD SITE PLAN  
FOR METZLER RANCH  
FILING NO. 2, LOT 2**

**FINAL PD SITE PLAN  
FOR  
METZLER RANCH FILING NO. 2, LOT 2  
A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
DOUGLAS COUNTY, COLORADO**

**GRADING AND EROSION CONTROL NOTES:**

1. ALL GRADING AND EROSION CONTROL MEASURES ARE SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE GRADING AND EROSION CONTROL LISTED HERE.
2. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION DUE TO WIND AND RUNOFF, AS WELL AS VEHICLE TRACKING. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HERE.
3. ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY OTHER EARTH-DISTURBING ACTIVITY. ALL OTHER STRUCTURAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS THE FACILITIES, AROUND WHICH THEY ARE BASED, BECOME OPERATIONAL.
4. ANY EROSION CONTROL FACILITY DAMAGED OR DESTROYED PREMATURELY, BY ANY MEANS, SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR.
5. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THESE PLANS.
6. TOPSOIL SHALL BE REMOVED AND STOCKPILED PRIOR TO OVERLOT GRADING OPERATIONS.
7. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION FOR DUST ABATEMENT.
8. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE TCR PUBLIC WORKS INSPECTOR.
9. SILT AND SEDIMENT SHALL BE REMOVED AFTER EACH SUBSTANTIAL RAINFALL. DEPOSITS MUST ALSO BE REMOVED WHEN THEY REACH A HEIGHT OF 6".
10. NEGATIVE IMPACTS TO DOWNSTREAM AREAS CAUSED BY THE OVERLOT GRADING ARE TO BE MONITORED AND CORRECTED BY THE CONTRACTOR. ANY OFF-SITE CLEAN-UP, DIRECTED BY THE TCR PUBLIC WORKS INSPECTOR, (INCLUDING STREET CLEANING), SHALL BE COMPLETED WITHIN 24 HOURS OF WRITTEN INSTRUCTION, OR RISK CONSTRUCTION STOPPAGE.
11. TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL SUCH TIME AS ALL TRIBUTARY-DISTURBED AREAS ARE SUFFICIENTLY STABILIZED IN THE OPINION OF THE TCR PUBLIC WORKS INSPECTOR, TO MINIMIZE EROSION POTENTIAL.
12. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE AND OTHER PUBLIC FACILITIES.
13. ALL AREAS DISTURBED BY THIS PROJECT, WHICH ARE NOT SCHEDULED FOR IMPROVEMENT OR DISTURBANCE WITHIN 90 DAYS, AND NOT OTHERWISE STABILIZED BY HARD SURFACE OR LANDSCAPING, SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE DOUGLAS COUNTY EROSION CONTROL CRITERIA, WITHIN 10 WORKING DAYS OF OVERLOT GRADING COMPLETION.

- A. ALL AREAS FOR SEEDING SHALL BE TILLED TO BREAKUP ROOTING RESTRICTIVE LAYERS, HAVE A MINIMUM OF 4" OF TOPSOIL REAPPLIED, AND THEN BE HARROWED, AND ROLLED OR PACKED, TO PREPARE THE REQUIRED FIRM SEED BED.
- B. THE SEED BED SHALL BE WELL-SETTLED AND FIRM, BUT FRAGILE ENOUGH SO THAT SEED CAN BE PLACED AT THE SEEDING DEPTHS SPECIFIED. THE SEED BED SHALL BE REASONABLY FREE OF WEEDS.
- C. ALL SEEDING AREAS SHALL BE FERTILIZED, UNLESS FIELD EVIDENCE OR LABORATORY SOIL ANALYSIS INDICATES SUFFICIENT AMOUNTS OF NITROGEN (N) AND 40 POUNDS OF AVAILABLE PHOSPHATE (P2O5) PER ACRE. TIME OF APPLICATION WILL BE APPLICABLE TO THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- D. SEED SHALL BE PLANTED WITH A DRILL ON ALL SLOPES OF 3:1 OR FLATTER. THE DRILL MUST HAVE THE CAPABILITY OF HANDLING THE KIND AND RATE OF SEED BEING PLANTED. SEED MAY BE BROADCAST BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED-OPERATIONS. BROADCAST RATES OF SEED ON 4:1 OR LESSER SLOPES WILL BE DOUBLE THE DRILLED RATES. FOR SLOPES GREATER THAN 4:1, BROADCAST RATES WILL BE FOUR TIMES THE DRILLED RATES.
- E. SEED PLANTED WITH A DRILL SHALL BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SURFACE SOIL, TO A MAXIMUM DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHODS.

F. HYDRO MULCHING SHALL NOT BE ALLOWED. MULCH SHALL CONSIST OF EITHER CEREAL GRAIN STRAW OR GRASS HAY, AT LEAST 50% BY WEIGHT BEING 10" OR LONGER. APPLICATION RATE TO BE 2000 LBS/ACRE TO ACHIEVE A STUBBLED SURFACE. ANCHORING WITH A MULCH CRIMPER IS ACCEPTABLE, OR WITH THE USE OF A DISC PLOW, SET VERTICAL TO THE GROUND WITH SUFFICIENT WEIGHT TO ACHIEVE A CRIMPING DEPTH OF AT LEAST 4 INCHES INTO THE SOIL. ALL MULCHED AREAS SHALL BE TACKIFIED AFTER CRIMPING. THE TACKIFIER SOLUTION SHALL BE IN ACCORDANCE WITH NOTE J BELOW.

G. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED, AND TACKIFIED WITHIN 24 AFTER SEEDING. OTHERWISE, AREAS SHALL BE RESEED, AT THE CONTRACTOR'S EXPENSE, PRIOR TO THE MULCHING, CRIMPING AND TACKIFYING.

H. ALL SLOPES STEEPER THAN 4:1 SHALL BE TACKIFIED (SEE NOTE I BELOW) AFTER THE COMPLETION OF SEEDING AND FERTILIZING. SLOPES SHALL THEN BE COVERED WITH A SOIL RETENTION BLANKET. THE SOIL RETENTION BLANKET SHALL BE A MACHINE PRODUCED MAT CONSISTING OF 70% AGRICULTURAL STRAW (0.35 LB/SY) AND 30% COCONUT FIBER (0.15 LB/SY). THE BLANKET SHALL BE OF CONSISTENT THICKNESS WITH THE STRAW EVENLY DISTRIBUTED OVER THE ENTIRE AREA OF THE MAT. THE BLANKET SHALL BE COVERED ON THE TOP SIDE WITH POLYPROPYLENE NETTING HAVING AN APPROXIMATE 5/8" x 5/8" MESH (1.65 - 3.00 LB/KSF) AND ON THE BOTTOM WITH POLYPROPYLENE NETTING WITH AN APPROXIMATE 3" x 3" x 2" x 2" MESH (1.00 - 1.65 LB/KSF). THE BLANKET SHALL BE SEWN TOGETHER WITH COTTON, BIODEGRADABLE OR PHOTO-DEGRADABLE THREAD. ALL NETTING SHALL BE PHOTO-DEGRADABLE. A SAMPLE OF THE BLANKET SHALL BE SUBMITTED AT LEAST TWO WEEKS IN ADVANCE OF ITS USE FOR APPROVAL BY THE TCR ENGINEER.

I. SOIL RETENTION BLANKET SHALL BE PLACED SMOOTHLY, BUT LOOSELY, ON THE SOIL SURFACE, WITHOUT STRETCHING. THE UPSLOPE END SHALL BE BURIED IN A TRENCH 6" WIDE BY 6" DEEP BEYOND THE CREST OF THE SLOPE, TO AVOID UNDERCUTTING. THERE SHALL BE A 6" OVERLAP WHEREVER ONE ROLL OF BLANKET ENDS AND ANOTHER BEGINS, WITH THE UPSLOPE BLANKET PLACED ON TOP OF THE DOWNSLOPE BLANKET. THERE SHALL BE A 4" OVERLAP WHEREVER 2 WIDTHS OF BLANKET ARE APPLIED SIDE BY SIDE. INSERT STAPLES IN A PATTERN ACCORDING TO THE MANUFACTURER'S RECOMMENDATION, AT APPROXIMATELY 2 STAPLES PER SQUARE YARD. 7" SHARPED PINS SHALL NOT BE USED.

J. TACKIFIER, WHETHER PLACED ON SOIL OR MULCH, SHALL MEET THE FOLLOWING SPECIFICATION: THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NONCORROSIVE POWDER PRODUCED FROM THE NATURAL PLANT GUM OF PLANTAGO INSULARIS (DESERT INDIAN WHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT - 1.6 ± 0.2%, ASH CONTENT = 2.7 ± 0.2%, FIBER = 4.0 ± 0.4%, PH 1% SOLUTION = 6.5 - 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 - PAR. 2, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

K. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TCR PUBLIC WORKS INSPECTOR PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED. ADDITIONAL MAINTENANCE, AS DESCRIBED IN CHAPTER 11 - EROSION CONTROL OF THESE REGULATIONS, IS ALSO REQUIRED.

**14. SEED MIX:**

SPECIES	SEEDING DATES	DRILLED SEEDING RATE LBS. PURE LIME SEED (PLS/ACRE)
ANNUAL RYEGRASS	MARCH-MAY/SEPT.	20
CEREAL RYE	MARCH-MAY/SEPT.	30
WINTER WHEAT/BARLEY	SEPTEMBER	60
SPRING WHEAT/BARLEY	MARCH/APRIL	60
MILLET	MAY-JUNE	20

CRESTED WHEATGRASS SHOULD NOT BE USED ON SLOPES STEEPER THAN 6 TO 1. ROAD CUTS AND PARKING LOT AREAS MAY BE COVERED WITH THE APPROPRIATE BALE COURSE IN LIEU OF MULCHING. SOIL STOCKPILES SHALL BE ENCLOSED WITH A STRAW BALE DIKE OR SILT FENCE IN ADDITION TO RECEIVING MULCH.

HAY/MULCH	RATE OF DISTRIBUTION	2,000
LBS/ACRE		

- A. THE MATERIAL WILL BE NATIVE HAY (REFERRED TO AS STRAW IN THESE SPECIFICATIONS). HAY SHALL NOT BE MUSTY, MOLDY, DECAYED, CURED OR OTHERWISE LOW QUALITY. HAY SHALL BE FREE OF WEEDS AND VIBLSE SEEDS.
- B. AT LEAST 50% OF THE HAY WEIGHT SHALL BE 10 INCHES OR MORE IN LENGTH.

**WATERLINE CONSTRUCTION NOTES:**

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE WATER LINE CONSTRUCTION NOTES LISTED HERE.
2. ALL WATER LINES SHALL BE DUCTILE IRON PIPE (DIP), CONFORMING TO THE REQUIREMENTS OF ANMA C150, CL 350, WITH PUSH-ON GASKETED JOINTS OR MECHANICAL JOINT ENDS, IN CONFORMANCE WITH ANMA C111. PIPE SHALL BE CEMENT-LINED IN ACCORDANCE WITH ANMA C104, AND AN EXTERIOR COATING IN ACCORDANCE WITH ANMA C151.
3. WATER LINE FITTINGS SHALL BE DIP CONFORMING TO ANMA C110 AND SHALL HAVE A PRESSURE RATING NOT LESS THAN THE PIPE. ALL FITTINGS SHALL BE MECHANICAL UNLESS SPECIFIED OTHERWISE IN THE PLANS.
4. ALL DIP AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE TUBING TO PREVENT CORROSION. POLYETHYLENE TUBING, TAPE AND INSTALLATION SHALL MEET THE REQUIREMENTS OF ANMA C105.
5. GATE VALVES SHALL CONFORM TO ANMA C500, AND SHALL BE DOUBLE-DISC, PARALLEL SEAT, IRON BODY, BRONZE-MOUNTED, NON-RISING STEM, EQUIPPED WITH "O" RING STEM SEALS AND SHALL CLOSE BY TURNING CLOCKWISE. VALVE ENDS SHALL BE MECHANICAL JOINT, UNLESS SPECIFIED OTHERWISE IN THE PLANS.
6. ALL FIRE HYDRANTS SHALL BE "PACER WB-100" BY WATEROUS CO., OR "SUPER CENTURION 200" BY MULLER CO., OPENING TO THE LEFT. REFER TO TCR STANDARD DETAIL W-11.
7. ALL WATER LINES SHALL BE BURIED AN ABSOLUTE MINIMUM OF 4.5' FROM TOP OF SUBGRADE. THE MAXIMUM BURY SHALL BE 6', UNLESS ADDITIONAL DEPTH IS REQUIRED FOR UTILITY CROSSINGS OR OTHER CONFLICTS. WHEREVER SUCH CROSSINGS OR CONFLICTS OCCUR, THE TCR STANDARD DETAIL W-17 SHALL BE USED.
8. ALL WATER LINES SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL W-21.
9. CONTRACTOR SHALL MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE, AND 10" HORIZONTAL CLEARANCE, BETWEEN ALL WATER LINES AND ANY OTHER PIPED UTILITIES.
10. ALL BENDS, TEES, FIRE HYDRANTS, AND PLUGS AT DEAD-END MAINS, SHALL BE RESTRAINED FROM THRUST BY USING CONCRETE THRUST BLOCKS PER THE TCR STANDARD DETAIL W-22.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE, IN ACCORDANCE WITH TCR STANDARD DETAILS.
12. ALL WATERLINE SHALL BE TESTED IN ACCORDANCE WITH THE TCR PUBLIC WORKS REGULATIONS. CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL PROCEDURES FOR TESTING, FLUSHING, AND DISINFECTING THE INSTALLED WATER LINES. TESTING SHALL BE DONE IN THE PRESENCE OF THE TCR PUBLIC WORKS INSPECTOR.
13. DISTANCES FOR WATERLINES ARE THE HORIZONTAL DISTANCE FROM CENTER OF FITTING TO CENTER OF FITTING. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
14. ALL DOMESTIC SERVICE WATER LINES SHALL BE TYPE K COPPER FROM THE MAIN TO THE METER, AND SHALL BE INSTALLED BY THE CONTRACTOR. THE WATER METER SHALL BE SUPPLIED AND INSTALLED BY THE TCR UTILITIES DEPARTMENT, THE TIMING OF WHICH MUST BE COORDINATED BY THE CONTRACTOR.
15. WATER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. FOR ALL EXCAVATION OPERATIONS, SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. WATER LINES SHALL GENERALLY BE ALIGNED 6' OFF THE NORTH AND EAST CURB FLOW LINES OF PUBLIC STREETS. OUTSIDE OF PUBLIC STREETS, SEWER PIPE LINES MUST BE WITHIN THE MIDDLE THIRD OF THEIR EASEMENTS, PREFERABLY ON THE CENTER LINE.
17. WHERE WATER LINE IMPROVEMENTS ARE DIFFICULT TO LOCATE ON THE SURFACE, THE CONTRACTOR MAY BE REQUIRED TO INSTALL PERMANENT WATER LINE MARKERS, IN ACCORDANCE WITH TCR STANDARD DETAIL W-23, AT THE DISCRETION OF THE TCR PUBLIC WORKS INSPECTOR.

**NOTE:**

ALL STORM SEWER PIPE LENGTHS ARE FROM CENTERLINE OF MANHOLE TO CENTERLINE OF MANHOLE OR FROM CENTERLINE OF MANHOLE TO INSIDE FACE OF INLET.

**SITE BENCHMARK:**

WEST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN FOUND 3 1/2" BRASS CAP MARKED "TST LS 12046" NAVD 88 ELEVATION = 6126.31

**BENCHMARK:**

BENCHMARK 0.337 IS LOCATED IN SEC. 2, T8S, R67W, OF THE 6TH P.M., 1.3 MI. NORTH OF CASTLE ROCK, ON THE DENVER RFD GRANDE TRACKS, 6 FT WEST OF THE WEST RAIL, OF THE MAIN TRACK, TOP WEST END RAIL, NORTH ABUTMENT OF THE BRIDGE WALL, BRIDGE NO. 30.21. NAVD 88 ELEVATION = 6153.20

**SANITARY SEWER CONSTRUCTION NOTES:**


1. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SANITARY SEWER CONSTRUCTION NOTES LISTED HERE.
2. ALL SANITARY SEWER PIPELINE SHALL BE PVC, SDR-35, IN ACCORDANCE WITH ASTM D-3034, BELL AND SPIGOT WITH ELASTOMERIC SEAL.
3. ALL SANITARY SEWER PIPELINE SHALL HAVE A MINIMUM COVER OF 8' AND A MAXIMUM COVER OF 20'. ANY MANHOLE WITH A DEPTH EXCEEDING 12' SHALL BE CONSTRUCTED WITH AN INTERMEDIATE PLATFORM, PER TCR STANDARD DETAIL SS-8.
4. ALL SANITARY SEWER PIPELINE SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SS-XX.
5. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETE FINISHED SURFACE.
6. SANITARY SEWER PIPELINE SHALL GENERALLY BE ALIGNED 6' OFF THE SOUTH AND WEST CURB FLOW LINES OF PUBLIC STREETS. OUTSIDE OF PUBLIC STREETS, SEWER PIPELINES MUST BE WITHIN THE MIDDLE THIRD OF THEIR EASEMENTS, PREFERABLY ON THE CENTER LINE.
7. ALL SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.
8. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH TCR PUBLIC WORKS REGULATIONS IN THE PRESENCE OF A TCR PUBLIC WORKS INSPECTOR.
9. ALL SEWER LINE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

**STORM DRAINAGE CONSTRUCTION NOTES:**

1. ALL STORM DRAINAGE CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE STORM DRAINAGE CONSTRUCTION NOTES LISTED HERE.
2. ALL STORM DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) PER ASTM C76, CL III, INSTALLED WITH FLEXIBLE PLASTIC (BITUMEN) GASKETS, ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES. PVC, SDR-35, SHALL BE IN ACCORDANCE WITH ASTM D-3034; HDPE PIPE IN ACCORDANCE WITH THE TCR PUBLIC WORKS REGULATIONS. AND STORM DRAINAGE PIPE UNDER A PROPOSED OR FUTURE TRAFFIC AREA SHALL BE RCP CL III AS A MINIMUM. RCP TO BE JACKETED SHALL BE CL-V AS A MINIMUM.
3. ALL STORM DRAINAGE PIPE SHALL HAVE A MINIMUM COVER OF 24", UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
4. ALL STORM DRAINAGE PIPE SHALL BE BEDDED IN ACCORDANCE WITH TCR STANDARD DETAIL SD-2.
5. ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY, FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES, AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ALAVATION BASED ON THE COMPLETED FINISH SURFACE.
7. ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10' FROM ALL WATER LINES. WHERE LINES CROSS, THERE SHALL BE A MINIMUM OF 18" CLEAR VERTICAL SEPARATION.

**CONSULTANT ENGINEER CERTIFICATION:**

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN, REVISIONS AND AS-BUILT CONDITIONS RELATIVE TO SAID PLANS.

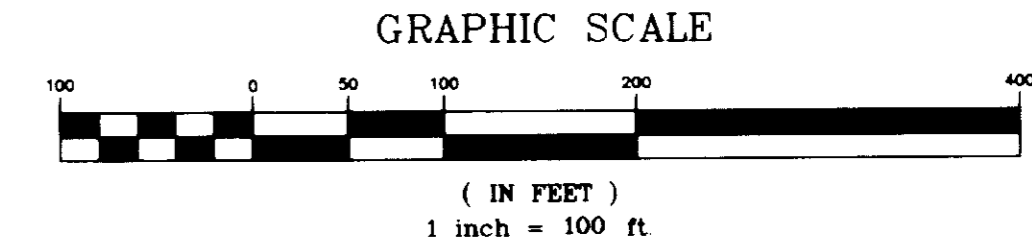
DAVID W. MATTHEWS P.E. 31436 DATE: 08/25/98  


08/23/98 PER TOWN OF CASTLE ROCK COMMENTS DWM  
 08/25/98 PER TOWN OF CASTLE ROCK COMMENTS DCW

DESIGN BY DCW	P. O. BOX 978 0077 METZLER ROAD AVON, CO. 81620 (970) 946-5072	 8392 CONTINENTAL DRIVE ROAD LITTLETON, CO. 80127 (303) 940-6200	PROJECT NO. 98-0062
CHECKED BY DWM			DATE ISSUED 07/10/98
FIELD NO.			SHEET NO. 2 of 11

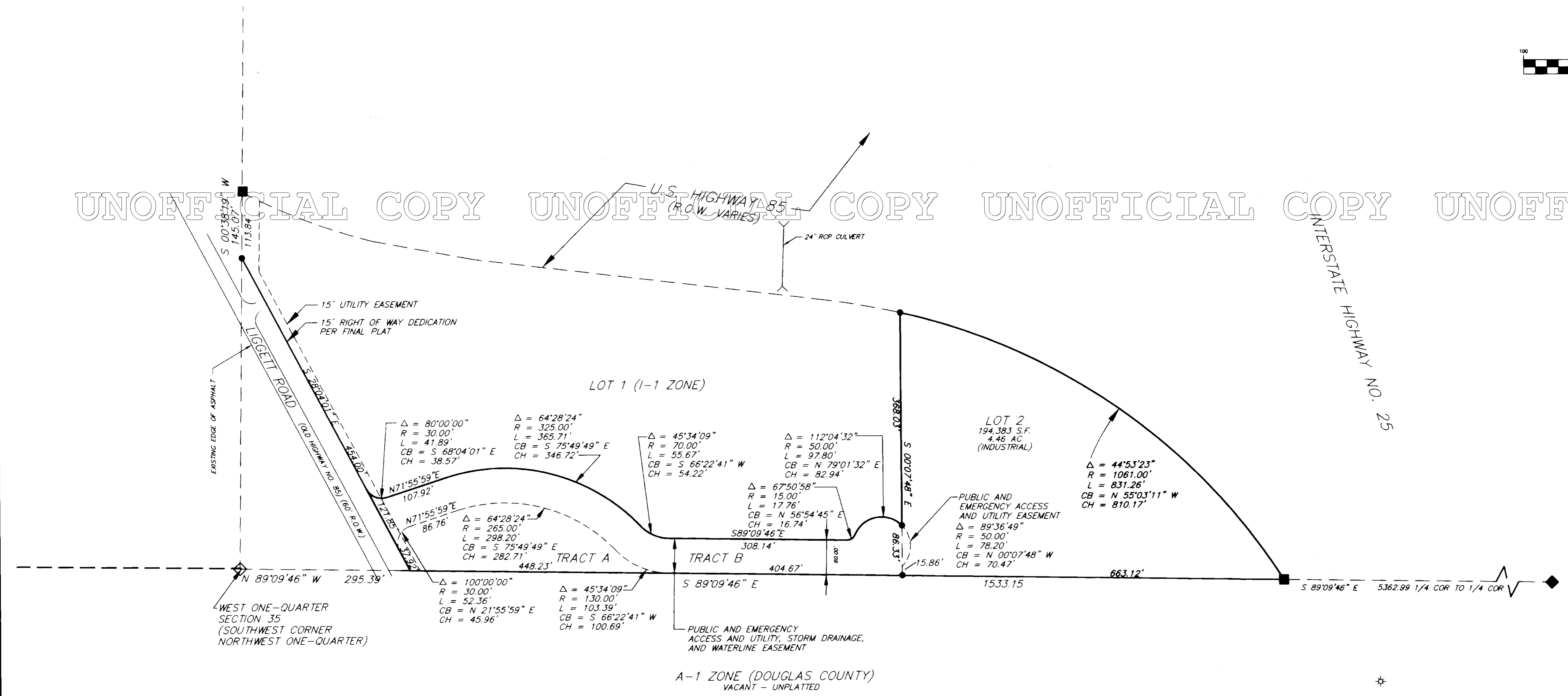
**GENERAL NOTES  
FINAL PD SITE PLAN  
FOR METZLER RANCH  
FILING NO. 2, LOT 2**

**FINAL PD SITE PLAN  
FOR  
METZLER RANCH FILING NO. 2, LOT 2**  
A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
DOUGLAS COUNTY, COLORADO



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

**LEGAL DESCRIPTION:**  
LOT 2, TRACT "A", AND TRACT "B" OF METZLER RANCH FILING NO. 2, AS  
RECORDED UNDER RECEIPTION NO. 984883 OF THE RECORDS OF DOUGLAS  
COUNTY, COLORADO, AND CONTAINING 8.886 ACRES, MORE OR LESS.  
  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH ONE-HALF OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL  
MERIDIAN BEARING SOUTH 89°09'46" EAST, BETWEEN THE WEST ONE-QUARTER  
CORNER, BEING A 3 1/4" BRASS CAP MARKED "TST LS 12046" AND THE EAST  
ONE-QUARTER CORNER, BEING A 3" ALUMINUM CAP MARKED "LS 6935".



**CONSULTANT ENGINEER CERTIFICATION:**  
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN, REVISIONS AND AS-BUILT CONDITIONS RELATIVE TO SAID PLANS.

DAVID W. MATTHEWS P.E. 31436 DATE: 12/2/98  
*David W. Matthews*

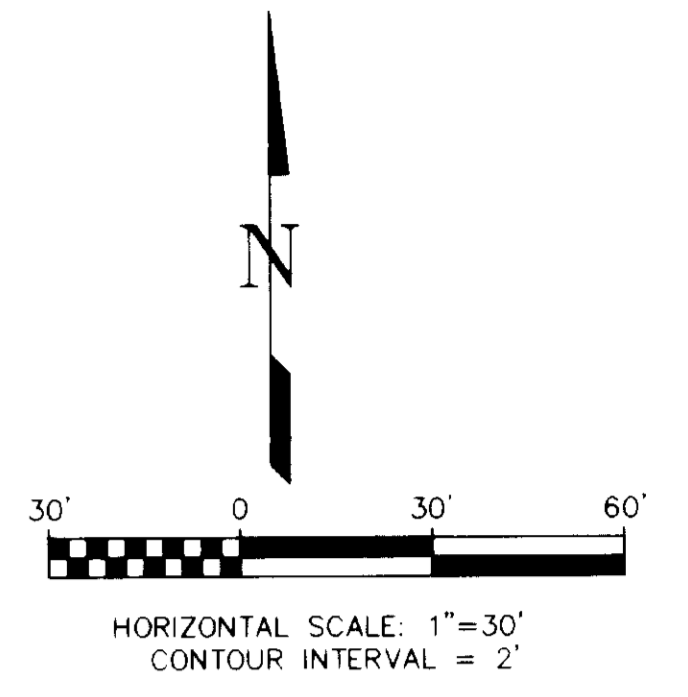
- PIN LEGEND:**
- FOUND REBAR & PLASTIC CAP "MERRICK CO. PLS 22100"
  - ◆ FOUND 3" ALUMINUM CAP "LS 6935"
  - ◇ FOUND 3 1/4" BRASS CAP "TST LS 12046"
  - ▲ FOUND 3" BRONZE CAP IN CONC (CDDH ROW MARKER)
  - SET #5 REBAR & PLASTIC CAP "P.E. & P.L.S. 26043"

**OVERALL PARCEL LAYOUT  
FINAL PD SITE PLAN  
FOR METZLER RANCH  
FILING NO. 2, LOT 2**

DESIGNED BY: DCW	DATE: 09/23/98	PER TOWN OF CASTLE ROCK COMMENTS: PER TOWN OF CASTLE ROCK COMMENTS	DWM
CHECKED BY: DWM	DATE: 08/25/98	PER TOWN OF CASTLE ROCK COMMENTS: PER TOWN OF CASTLE ROCK COMMENTS	DCW
PROJECT NO: 98-9062	SITE 107	DATE ISSUED: 07/10/98	PROJECT NO: 98-9062
SHEET NO: 3 of 11	8192 CENTINALE DRIVE ROAD LITTLETON, CO 80127 (303) 948-8220	DATE: 07/10/98	SHEET NO: 3 of 11

G:\DRAWINGS\BORING\BORING.SHEET 7.dwg P: 01:36:11:29 16:1998 DCW

**FINAL PD SITE PLAN  
FOR  
METZLER RANCH FILING NO. 2, LOT 2**  
A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
DOUGLAS COUNTY, COLORADO



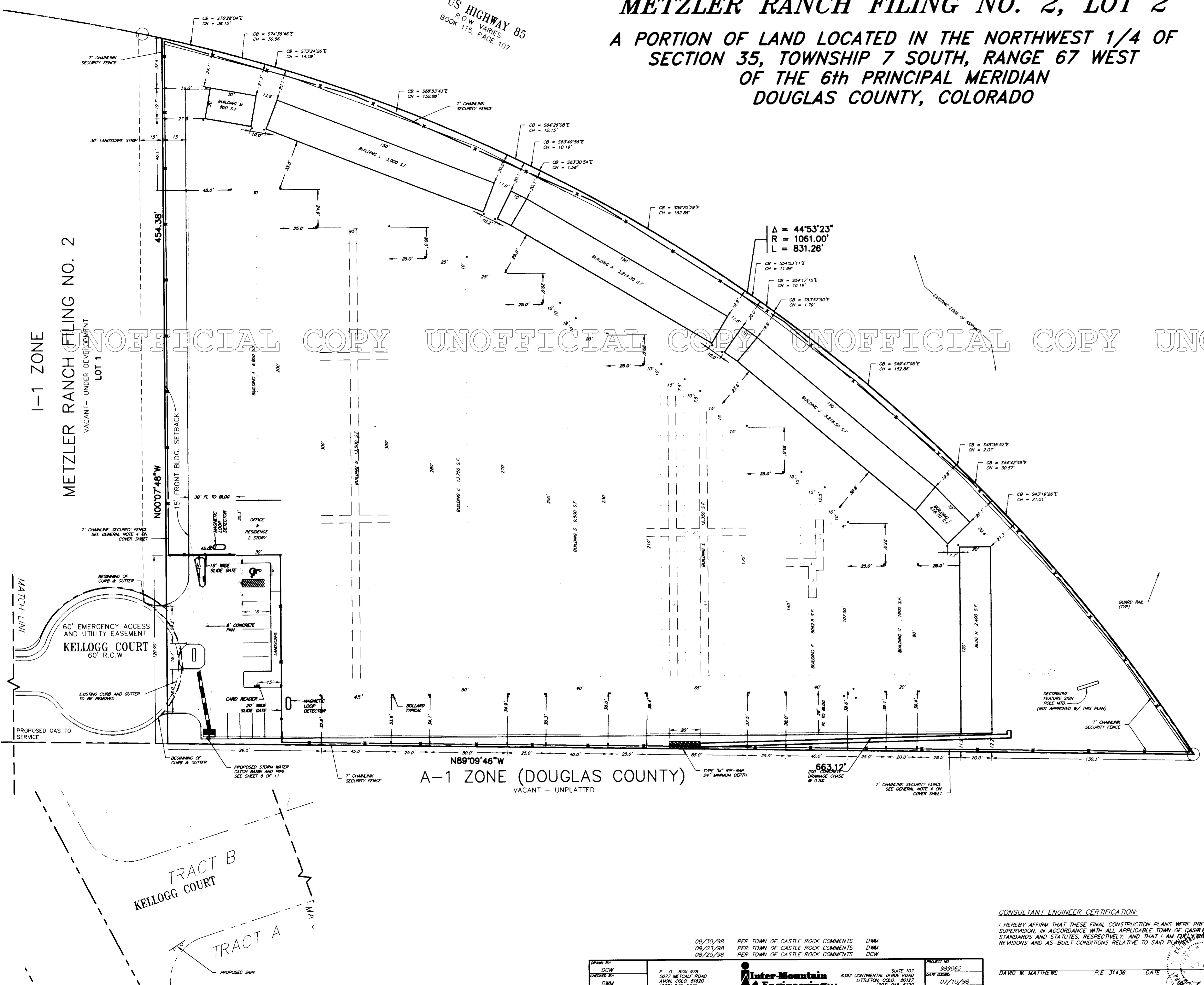
**LEGAL DESCRIPTION:**  
LOT 2, TRACT "A", AND TRACT "B" OF METZLER RANCH  
FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 9848883  
OF THE RECORDS OF DOUGLAS COUNTY, COLORADO, AND  
CONTAINING 6.686 ACRES, MORE OR LESS.

- NOTES:**
- FOR UTILITY LOCATIONS SEE SHEET 6.
  - FOR GRADING PLAN SEE SHEET 3.
  - FOR EROSION PLAN SEE SHEET 5.
  - ALL SIGNAGE IS SUBJECT TO THE CASTLE ROCK SIGN ORDINANCE.

**DATA:**

AREA: 194,383 S.F. (4.46 AC)  
 ZONE: I-1  
 PROPOSED USE: MINI-WAREHOUSE W/MANAGER'S RESIDENCE  
 SETBACKS: FRONT: 15'  
 SIDE: 5'  
 REAR: 20'  
 MAX. BLDG. HT.: 35'  
 PROPOSED BLDG. HT.: 10 FT MIN. AT ROOF PEAK OF 20' WIDE UNIT  
 35 FT MAX. AT ROOF PEAK OF OFFICE/ RESIDENCE  
 MAX. LOT COVERAGE: 40%  
 PROPOSED LOT COVERAGE: 38.4% ±  
 PARKING:  
 ⊙ 1/EMPLOYEE = 1 REQ., 1 PROV.  
 ⊙ 2 PER RESIDENT MANAGER, 2 REQ., 2 PROV.  
 ⊙ 1/100 UNITS = APPROX. 625 UNITS, ⊙1/100 UNITS,  
 7 REQ., 7 PROV.  
 10 TOTAL SHOWN, INCL 1 ACCESSIBLE HC

BLDG.	SIZE (S.F.)	MAX. HEIGHT
OFFICE PAD	1,059 S.F.	35'
A	6,000 S.F.	10'
B	13,500 S.F.	10'
C	13,750 S.F.	10.3'
D	9,500 S.F.	10'
E	12,350 S.F.	11.3'
F	5,062.50 S.F.	10'
G	1,600 S.F.	10'
H	2,400 S.F.	10'
I	618.70 S.F.	10'
J	3,218.50 S.F.	10'
K	3,214.30 S.F.	10'
L	3,000 S.F.	10'
M	600 S.F.	10'
TOTAL PADS	75,873.0 S.F.	
		70,626.5 S.F. LEASEABLE SPACE
		4,187.5 S.F. HALLWAY
		1,059.0 S.F. RESIDENCE



N89°09'46"W  
A-1 ZONE (DOUGLAS COUNTY)  
VACANT - UNPLATTED

**CONSULTANT ENGINEER CERTIFICATION:**  
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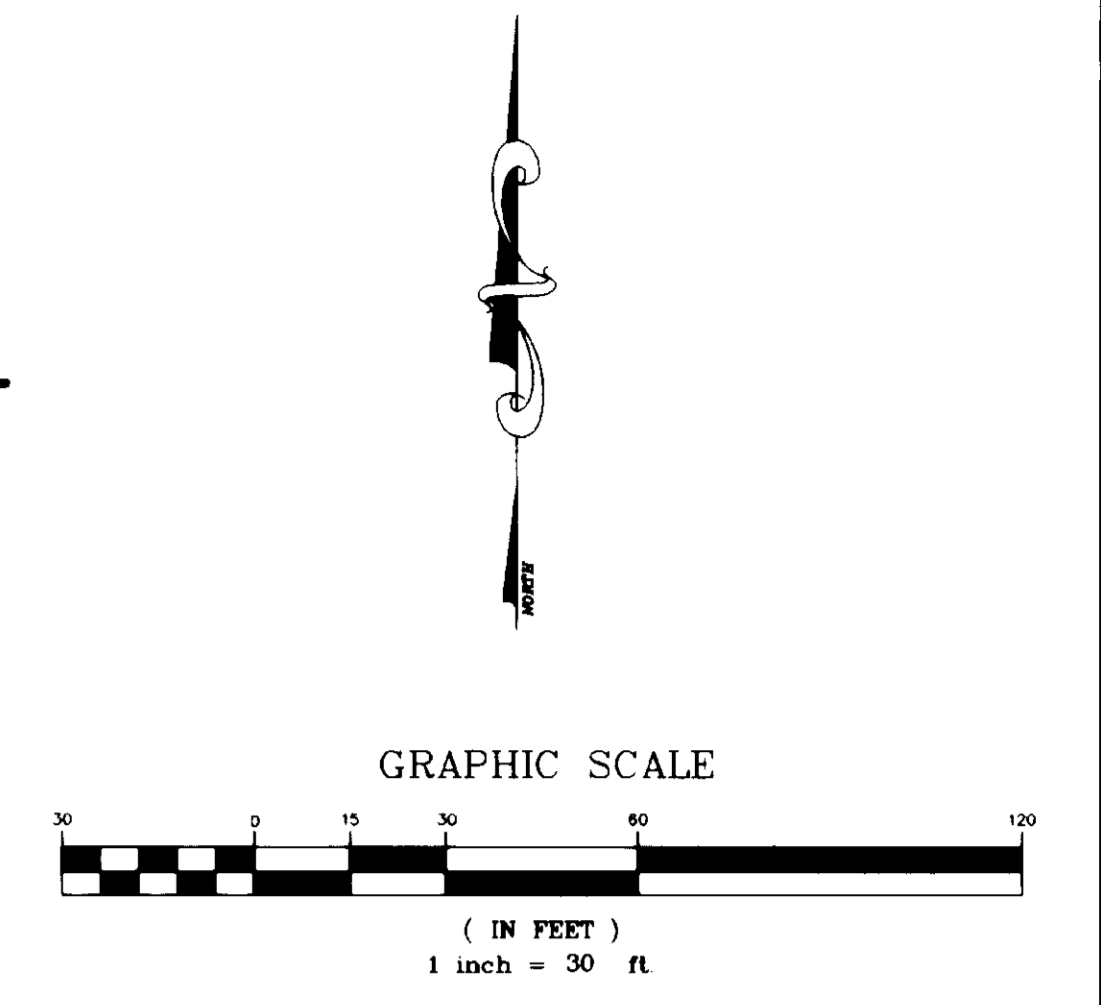
DESIGNED BY: DCW	CHECKED BY: DMM	DATE: 07/10/98	PROJECT NO: 989062
DATE: 09/30/98	DATE: 09/23/98	DATE: 08/25/98	DATE: 07/10/98
PER TOWN OF CASTLE ROCK COMMENTS	PER TOWN OF CASTLE ROCK COMMENTS	PER TOWN OF CASTLE ROCK COMMENTS	DATE: 07/10/98
DMM	DMM	DCW	DATE: 07/10/98
FIELD NO.:	DATE:	DATE:	DATE:



DAVID W. MATTHEWS P.E. 31436 DATE: 7/2/98

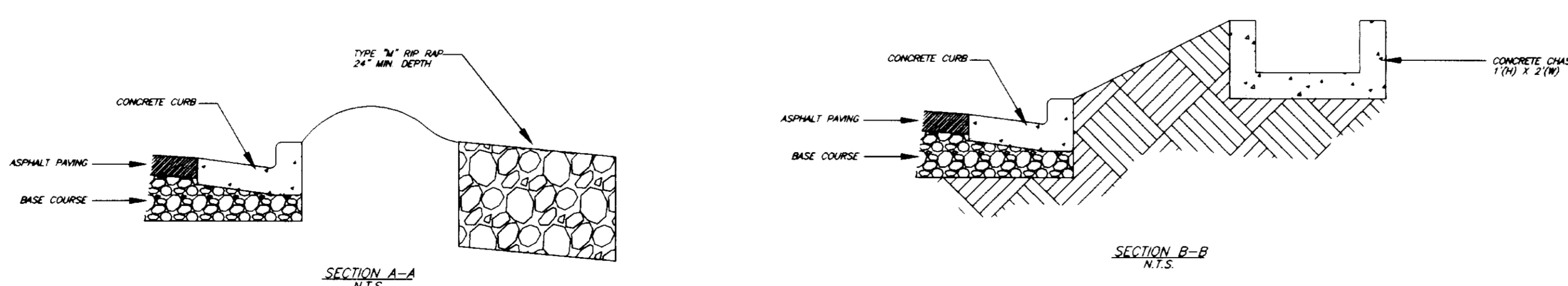
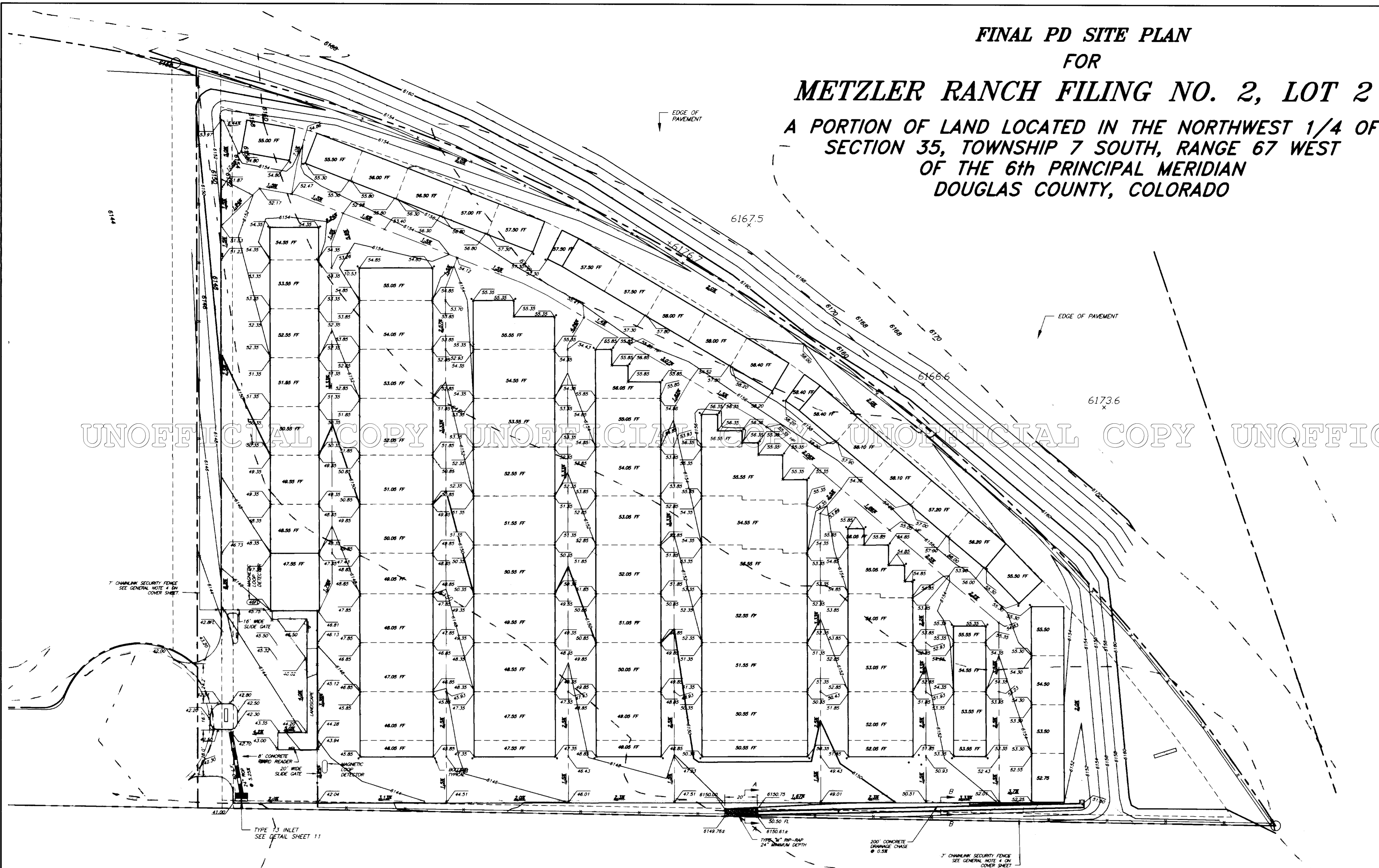
**FINAL PD SITE PLAN  
FOR METZLER RANCH  
FILING NO. 2, LOT 2**

**FINAL PD SITE PLAN  
FOR  
METZLER RANCH FILING NO. 2, LOT 2**  
A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
DOUGLAS COUNTY, COLORADO



**LEGEND**

- SPOT ELEVATION
- HIGH POINT ELEVATION
- SWALE CENTERLINE
- PROPERTY LINE
- PIN & CAP MERRICK CO. PLS 22100
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED STORM SEWER PIPE
- EXISTING STORM SEWER PIPE
- EXISTING DRAINAGE INLET



**CONSULTANT ENGINEER CERTIFICATION:**

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DAVID W. MATTHEWS P.E. 31436 DATE: 11/2/98

- NOTES:**
- FOR GENERAL NOTES SEE SHEET 2 OF 11.
  - FOR EROSION AND SEDIMENTATION PLAN SEE SHEET 7 OF 11.
  - FOR UTILITIES SEE SHEET 8 OF 11.
  - BENCHMARK: BENCHMARK 0 337 IS LOCATED IN SEC. 2, T8S, R67W, OF THE 6TH P.M., 1.3 MI NORTH OF CASTLE ROCK, ON THE DENVER RIO GRANDE TRACKS, 6 FT WEST OF THE WEST RAIL, OF THE MAIN TRACK, TOP WEST END RAIL, NORTH ADJUTMENT OF THE BRIDGE WALL, BRIDGE NO. 30.21. NAVD 88 ELEVATION = 6153.20
  - ON-SITE BENCHMARK: WEST ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, FOUND 3 1/2" BRASS CAP MARKED "TST LS 12046". NAVD 88 ELEVATION = 6126.31

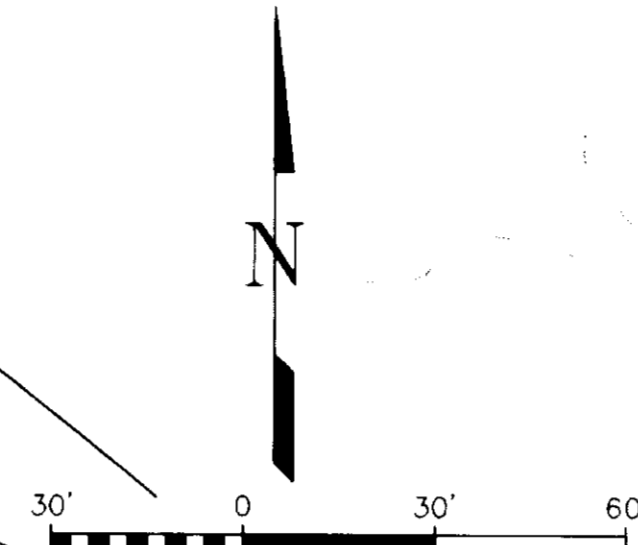
DATE: 09/23/98	PER TOWN OF CASTLE ROCK COMMENTS	DWM	PROJECT NO: 989062
DATE: 08/13/98	PER TOWN OF CASTLE ROCK COMMENTS	DCW	DATE DRAWD: 07/10/98
DRAWN BY: DWM	P. O. BOX 978	SUITE 107	SHEET NO: 5 OF 11
CHECKED BY: DWM	6077 METCALF ROAD	8392 CONTINENTAL DRIVE	SP-6
FIELD BOOK: PAGE	AVON, COLO 81620	LITTLETON, COLO. 80127	
	(370) 948-5072	(303) 948-8220	

**OVERLOT GRADING PLAN  
FINAL PD SITE PLAN  
FOR METZLER RANCH  
FILING NO. 2, LOT 2**

# METZLER RANCH FILING NO. 2, LOT 2

A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM, COUNTY OF DOUGLAS, STATE OF COLORADO

US HIGHWAY 85  
R.O.W. VARIES  
BOOK 115, PAGE 107



$\Delta = 44^{\circ}53'23''$   
 $R = 1061.00'$   
 $L = 831.26'$

NOTE: FILL ALL PLANTING AREAS WITH GOOD QUALITY SOIL BEFORE LANDSCAPING TO INSURE PLANT GROWTH AND INCREASE SURVIVABILITY.

PRUNE DISEASED, DEAD OR LOW HANGING BRANCHES, AND ALL SUCKERS AT TIME OF PLANTING

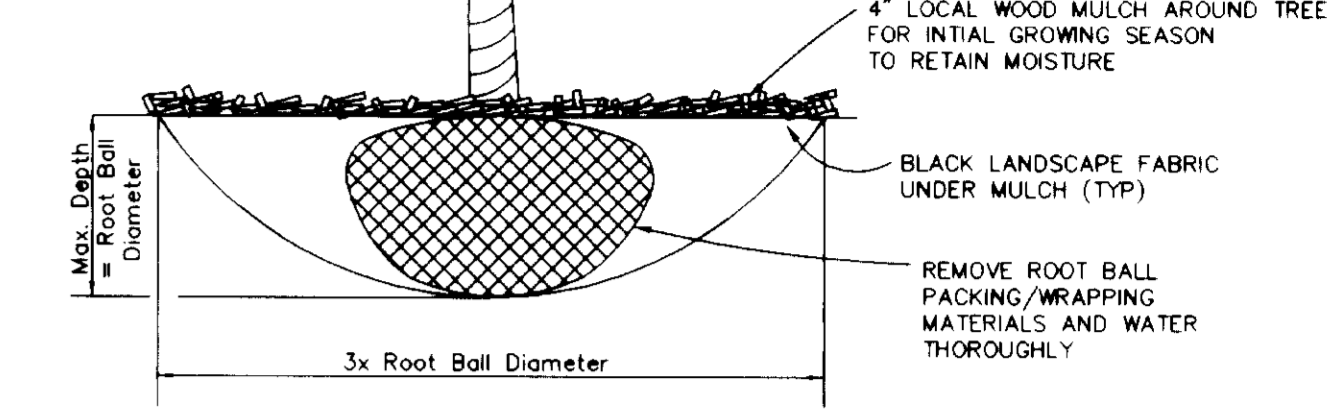
NOTE: IN WINDY OR UNPROTECTED LOCATIONS, STAKE TREE WITH UP TO 3 STAKES, PLACING ONE STAKE ON THE WINDWARD SIDE. USE BRACING STRAPS AS NEEDED TO SECURE PLANT. STAKES TO BE REMOVED WITHIN 1 OR 2 GROWING SEASONS, WHEN ROOTS HAVE ESTABLISHED.

PROTECT TREE TRUNK WITH TREE WRAP TO HEIGHT OF 2ND BRANCH FOR WINTER. WRAP MUST BE REMOVED FOR GROWING SEASON.

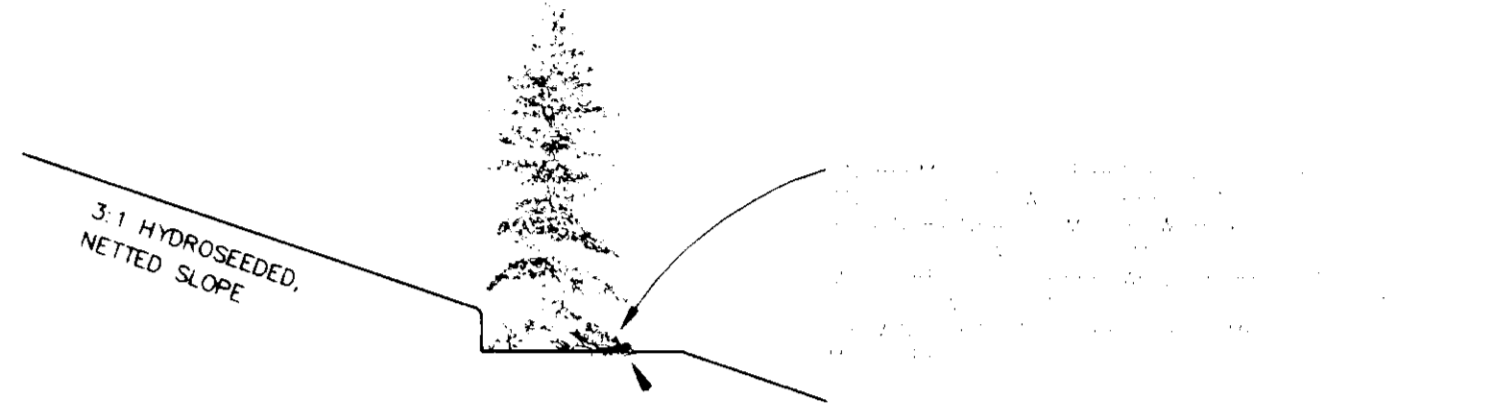
4" LOCAL WOOD MULCH AROUND TREE FOR INITIAL GROWING SEASON TO RETAIN MOISTURE

BLACK LANDSCAPE FABRIC UNDER MULCH (TYP)

REMOVE ROOT BALL PACKING/WRAPPING MATERIALS AND WATER THOROUGHLY



TREE PLANTING DIAGRAM  
N.T.S.



SLOPE PLANTING DETAIL  
N.T.S.

### LANDSCAPE DATA

#	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	17	Celtis occidentalis	Hackberry	2" cal.
2	12	Fraxinus p. lanceolata	Green Ash	2" cal.
3	14	Pinus ponderosa	Ponderosa Pine	8' H
4	11	Pinus edulis	Pinon Pine	6' H
5	29	Juniperus sabinia tamariscifolia	Tam Juniper	5 gal.
6	25	Syringa vulgaris	Common Lilac	5 gal.
7	25	Juniperus horizontalis 'Wiltonii'	Wilton Carpet Juniper	5 gal.
8	4	Campsis radicans	Trumpetvine	5 gal.
9	3	Parthenocissus quinquefolia	Virginia Creeper	5 gal.

### IRRIGATION (DESIGN/BUILD)

- (A) MULCH = 6" DEEP BARK CHIPS OVER BLACK LANDSCAPE FABRIC
- (B) FOOTHILLS MIX NATIVE GRASSES W/ ADDITIONAL 10% WILDFLOWER MIX - SEE TABLE BELOW FOR GRASS AND WILDFLOWER MIXES - SOW IN FALL OR EARLY SPRING, NO IRRIGATION REQUIRED. SOIL SHOULD BE DISCED AND SEED SOWN BY BROADCAST METHOD - ALL SLOPES OF 3:1 OR GREATER TO BE NETTED FOR EROSION CONTROL. USE APPLICATION RATE AS SUGGESTED BY SEED SUPPLIER. MOW IN FALL AFTER GRASSES HAVE DRIED IF DESIRED, OR ALLOW TO STAND FOR WINTER TEXTURE.

### MAINTENANCE BY OWNER

- |  |   |
|--|---|
| <b>FOOTHILLS MIX</b><br>NATIVE GRASSES<br>25% CRESTED WHEATGRASS<br>20% MOUNTAIN BROME<br>15% HARD FESCUE, DURAR<br>15% ANNUAL RYEGRASS<br>10% CANADA BLUEGRASS<br>5% SIDCOATS GRAMA<br>5% LITTLE BLUESTEM<br>4% BLUE GRAMA<br>1% SAND DROPSSEED | <b>WILDFLOWER MIX</b><br>(ADD TO GRASS MIX)<br>20% LEWS BLUE FLAX<br>20% BLANKET FLOWER (GALLARDIA)<br>20% YARROW<br>20% CALIFORNIA POPPY<br>20% PALMER PENSTEMON |
|--|---|

### REQUIREMENTS:

TOTAL AREA OF PROJECT: 194,278 S.F.  
 10% LANDSCAPING REQUIRED = 19,428 S.F.  
 PROVIDED: 34,976 S.F.  
 MATERIALS REQ. @ 1 TREE AND 4 SHRUBS/1000 S.F. = 35 TREES, 140 SHRUBS  
 PROVIDED = 55 TREES, 99 SHRUBS  
 19 TREES SUBSTITUTED FOR 76 SHRUBS @ 1 TREE/4 SHRUBS  
 (PLUS 1 EXTRA TREE AND 35 EXTRA SHRUBS)

I-1 ZONE  
METZLER RANCH FILING NO. 2  
LOT 1

60' EMERGENCY ACCESS AND UTILITY EASEMENT  
**KELLOGG COURT**  
 60' R.O.W.

A-1 ZONE (DOUGLAS COUNTY)

LDC, Inc.  
 PLANNING, SURVEYING, LAND SERVICES  
 3520 Austin Bluffs Parkway  
 Colorado Springs, CO 80918  
 (719) 528-6133 FAX (719) 528-6848

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	Revised per Town Comments	DeBk	08-24-98
2	Revised per Town Comments	DeBk	09-14-98

# LANDSCAPE PLAN

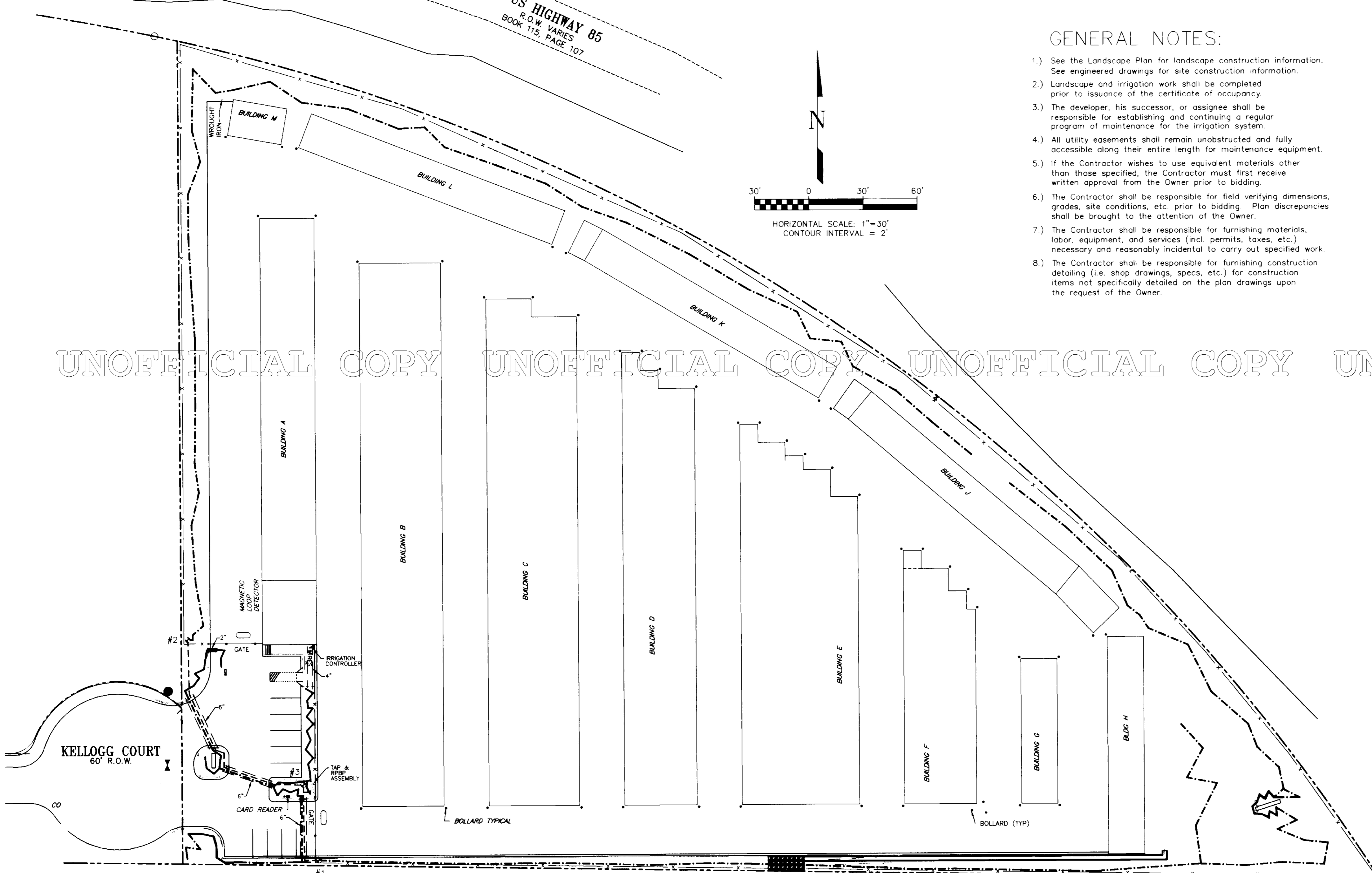
METZLER RANCH FILING NO. 2,  
 LOT 2  
 FINAL PD SITE PLAN

PROJECT NO. 98021	Drawn By: DebK	Date: 3/6/98
	Checked By: RAM	Sheet: 6 of 11

# METZLER RANCH FILING NO. 2, LOT 2

A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM, COUNTY OF DOUGLAS, STATE OF COLORADO

US HIGHWAY 85  
R.O.W. VARIES  
BOOK 115, PAGE 107



## GENERAL NOTES:

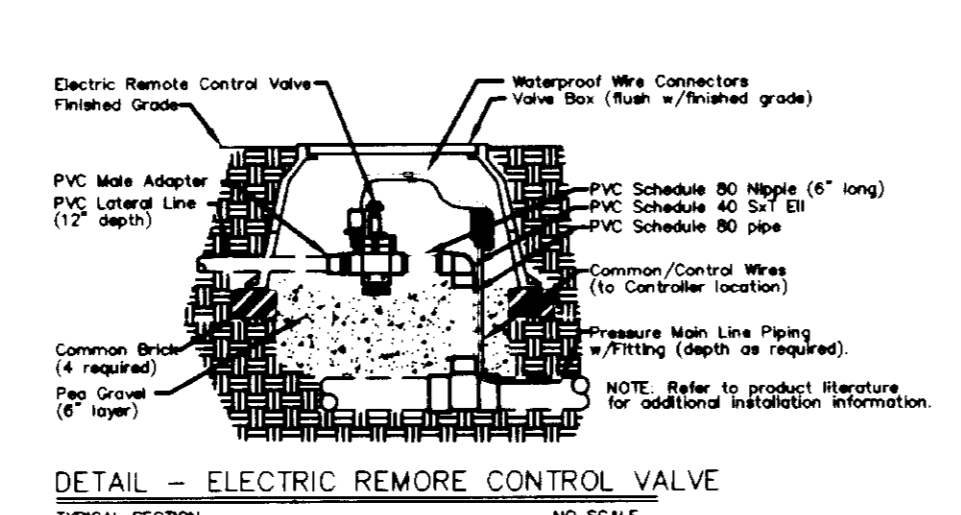
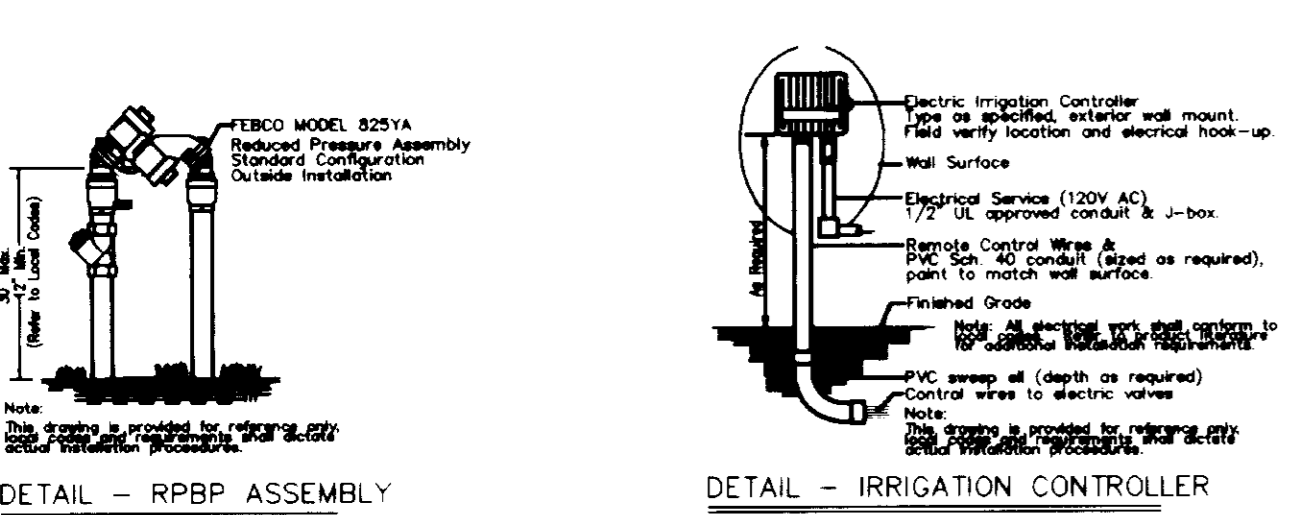
- 1.) See the Landscape Plan for landscape construction information. See engineered drawings for site construction information.
- 2.) Landscape and irrigation work shall be completed prior to issuance of the certificate of occupancy.
- 3.) The developer, his successor, or assignee shall be responsible for establishing and continuing a regular program of maintenance for the irrigation system.
- 4.) All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment.
- 5.) If the Contractor wishes to use equivalent materials other than those specified, the Contractor must first receive written approval from the Owner prior to bidding.
- 6.) The Contractor shall be responsible for field verifying dimensions, grades, site conditions, etc. prior to bidding. Plan discrepancies shall be brought to the attention of the Owner.
- 7.) The Contractor shall be responsible for furnishing materials, labor, equipment, and services (incl. permits, taxes, etc.) necessary and reasonably incidental to carry out specified work.
- 8.) The Contractor shall be responsible for furnishing construction detailing (i.e. shop drawings, specs, etc.) for construction items not specifically detailed on the plan drawings upon the request of the Owner.

## IRRIGATION LEGEND

- WATER SERVICE TAP & ANTI-SIPHON DEVICE ASSEMBLY - 1.0" sized Reduced Pressure Backflow Preventor (e.g. Febcos #825V) installed per local code. Field verify water meter and service line size and location.
- AUTOMATIC ELECTRIC CONTROLLER - 4 station, dual program, wall mounted (as required) with locking weatherproof outdoor casing (or approved equal). Field verify proposed locations and electrical connections.
- SLEEVING - sized as noted, schedule 40 PVC pipe, 18" min. depth, laid to drain.
- PRESSURE MAINLINE - 1.0" sized, class 200 PVC, NSF approved pipe, 24" depth.
- ELECTRIC REMOTE CONTROL VALVE - 1.0" sized plastic bodied electric remote control valve (e.g. Hardie, Rainbird, Weathermatic), installed in a drainable valve box.
- DRIP IRRIGATION - polyethylene pipe (sized as noted or required), with emitters (e.g. Hardie, Rainbird, or equal). Drip line shall have a pre-set PRV valve and Y-filter installed after the valve (e.g. Hydromat #420 Y-filter).

## IRRIGATION SPECIFICATIONS

- 1.) Contractor shall tap into existing water service and install a line sized gate valve and 1/2" drain valve with access sleeve to grade. Access sleeve shall be installed in a plumb position, flush with finished grade, and shall have locking covers. Contractor shall install all anti-siphon device meeting local code requirements. Pipe between tap and anti-siphon device shall be type 'L' hard copper pipe.
- 2.) Sleeves shall be schedule 40 PVC pipe of adequate size to accommodate specified pipes and wires. Sleeves shall be installed prior to paving. Sleeves shall be laid to drain. Sleeves for pressure line piping shall be installed at 18" min. depth, sleeves for lateral piping shall be installed at 8" min. depth. After sleeve installation, trenches shall be backfilled with excavated soil or compacted to the dry density of adjacent undisturbed soil. Sleeve end locations shall be marked.
- 3.) PVC pipe shall be installed in open trenches. Trenches shall be reasonably straight, with a uniformly sloping bottom to provide piping with sufficient cover. Poly pipe may be pulled into the ground with suitable equipment providing a dry run without pipe be made first. Pipe shall be installed according to mfr. specifications. After pipe installation, trenches shall be backfilled with excavated soil and compacted (or puddled) to dry density of adjacent undisturbed soil. Wheel packing of trenches is not permitted.
- 4.) Pipe supplied shall be continuously marked with mfr. name, type, size, IPS, and NFS approval. Pipe shall be installed clean and laid to drain. Pipe shall be handled carefully during storage and installation so it will not be damaged. Pipe shall be thoroughly flushed prior to installation of sprinkler heads.
- 5.) Fittings for PVC pipe shall be sch. 40 PVC socket type fittings. Pipe and fittings shall be solvent welded according to mfr. specifications. Fittings for poly pipe shall be high impact nylon, brass, or polyallomer insert type fittings. Fittings shall be held on with 'LOX-ON' stainless steel clamps, or 'STEPLESS' ear clamps.
- 6.) 1/2" drain valves shall be installed at low points of the pressure line. Drains shall be provided with gravel sumps of adequate sizing using 1" dia. rock covered with geotextile filter fabric and 6" of soil. Drains shall be provided with access sleeves (2" dia. PVC pipe) with locking covers. Access sleeves shall be installed in a plumb position flush with finished grade.
- 7.) Electric controller shall be of type noted on plan drawings. Controller shall be installed where shown on plan drawings (or as directed). 110 volt power shall be supplied (by the Contractor) to controller location. Power from the junction box to the controller shall be installed in rigid conduit. Exposed conduit shall be painted to match existing surfaces.
- 8.) Electric remote control valves shall be of type and size noted on plan drawings. Valves shall be equipped with flow control. Valves shall be installed manufactured valve boxes (e.g. AMETEK). Valve box covers shall be installed flush with finished grade and shall have locking device. Gravel sumps of adequate size shall be installed using 1" dia. rock.
- 9.) Electric control wires shall be 24 volt UF direct burial, sized as required (#14 gauge min.) copper wire. Wires shall be installed in trenches under piping (where applicable). Wire shall be coiled to allow for expansion and contraction at each valve assembly or approx. 50' intervals. Wire connections and splices shall be made with waterproof connectors (e.g. 'RAINBIRD SNAP-TITE') according to mfr. specifications. Multiple wire bundles shall be taped together at 10' (min.) intervals.
- 10.) Drip irrigation piping and nozzle layout shown on plan drawings is schematic only and shall be field adjusted for proper irrigation coverage. Each tree shall be provided with 3 nozzles, each shrub with 1 nozzle, and ground cover areas shall be covered with 'MICRO-JETS' (or equal) as necessary. Drip line pipe shall be poly pipe 3/4" dia. for up to 80 nozzles and 1" dia. for over 80 nozzles. Pipe shall be laid 2" (min.) below subgrade. Pipe shall be installed below any weed barrier fabric, mulches, etc. Pipe shall be installed within 9" of the base of plantings (on uphill side where applicable). Pipe shall be anchored into undisturbed subgrade w/1/2" min. long galv. steel anchors installed 36" (min.) o.c. Pressure regulator valve shall be adjusted for proper irrigation operation.
- 11.) Irrigation system material and workmanship shall be fully (100%) guaranteed for a period of one (1) year from the date of work acceptance. During the guarantee period the contractor shall make adjustments and repairs (not due to vandalism or damage by others) to the irrigation system. Contractor shall drain the system in the fall and charge it in the spring during the guarantee period. Contractor shall be fully (100%) responsible for protection and repair of work until date of work acceptance.
- 12.) Before receiving final acceptance of work, Contractor shall supply a reproducible 'As-Built' Irrigation Plan drawings showing dimensioned locations of valves, drains, pipe runs, wire runs, etc., as well as deviations from original plan drawings.
- 13.) If Contractor wishes to use equivalent equipment or materials other than those specified, the Contractor must obtain written approval from the Architect prior to bidding and signing of a contract for construction. Equivalent equipment shall possess the same characteristics as original specified equipment.
- 14.) Contractor shall field verify existing static pressure at tap prior to construction of irrigation system. If static pressure is less than 35 p.s.i. or greater than 60 p.s.i., the Contractor shall notify the Architect. If static pressure is greater than 60 p.s.i., the Contractor shall install a pressure reducing valve & pressure gauge (in valve box with locking cover) downstream of the anti-siphon device assembly. Contractor shall bid this item as an alternate add-on extra to base contract for construction price.
- 15.) Irrigation plan drawing is schematic only. Sprinkler equipment locations are shown for clarity purposes only and shall be field adjusted as necessary to provide proper sprinkler coverage and operation. Contractor shall verify water service size and pressure information prior to construction and notify the Architect of any deficiencies.



REVISIONS			
NO.	DESCRIPTION	BY	DATE

# IRRIGATION PLAN

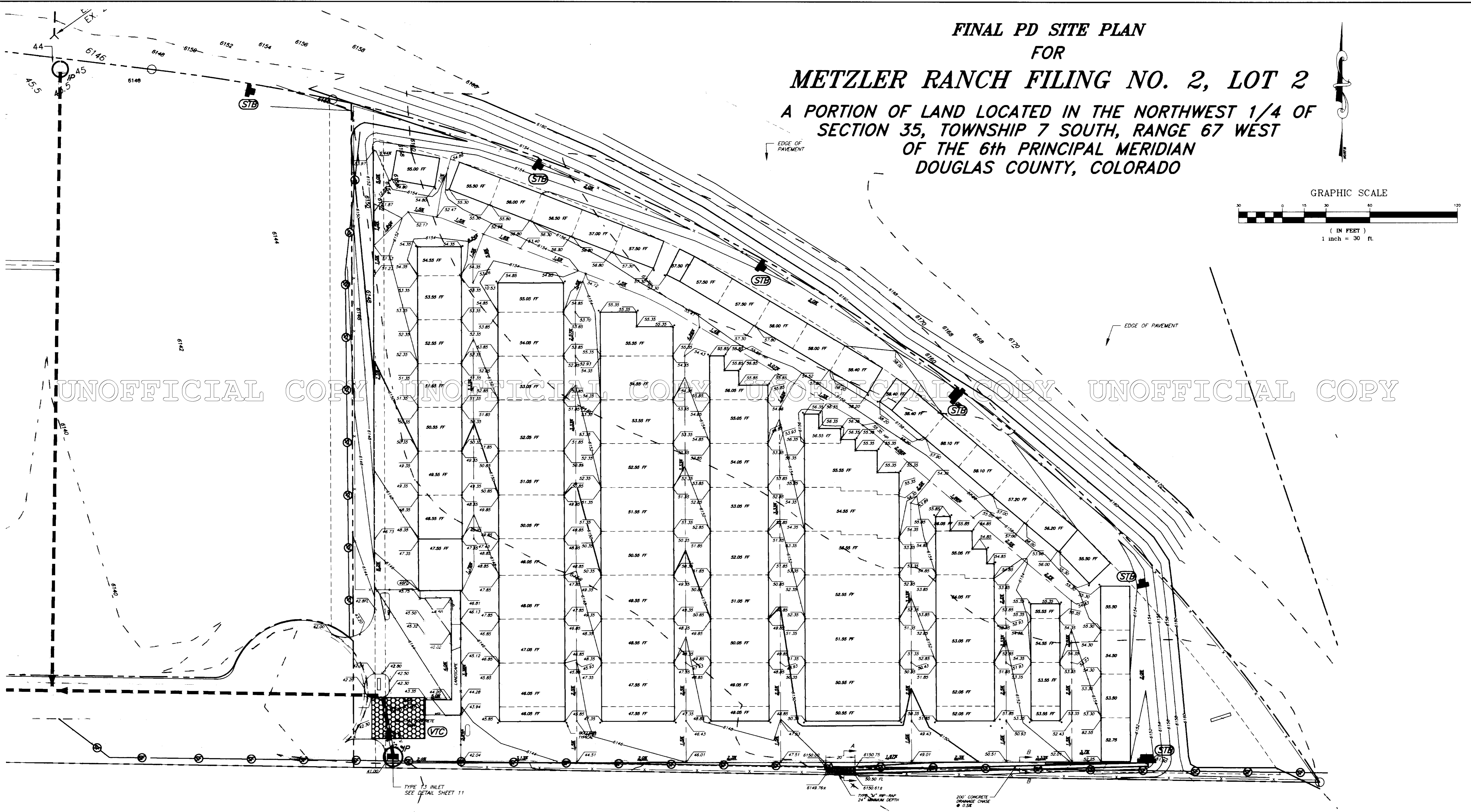
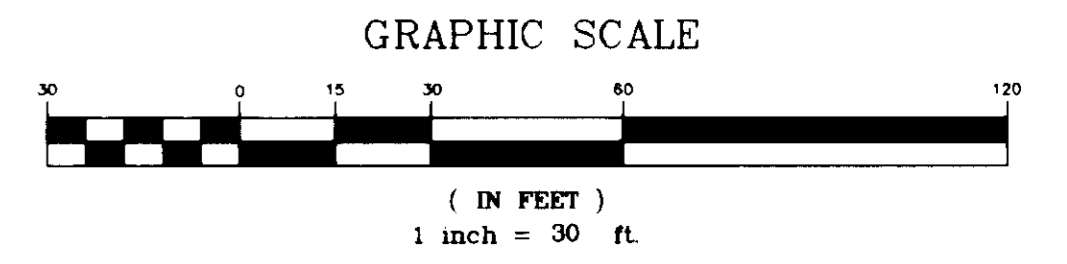
METZLER RANCH FILING NO. 2  
LOT 2  
FINAL PD SITE PLAN

PROJECT NO. M-9840  
Drawn By: MLS  
Checked By: MLS  
Date: 9/11/98  
Sheet: 6A of 11

MICHAEL L. STAHL, INC.  
LANDSCAPE ARCHITECT



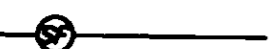

L-2

**FINAL PD SITE PLAN  
FOR  
METZLER RANCH FILING NO. 2, LOT 2**  
A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
DOUGLAS COUNTY, COLORADO




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**LEGEND**

-  STRAW BALES
-  INLET PROTECTION
-  SILT FENCE
-  VEHICLE TRACKING CONTROL

- NOTES:**
- FOR GENERAL GRADING AND EROSION NOTES SEE SHEET 2 OF 11.
  - FOR GRADING PLAN SEE SHEET 5 OF 11.

**CONSULTANT ENGINEER CERTIFICATION:**  
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN, REVISIONS AND AS-BUILT CONDITIONS RELATIVE TO SAID PLANS.

DRAWN BY: DMM CHECKED BY: DMM FIELD BOOK: PAIR	P. O. BOX 978 0077 METZLER ROAD AVON, COLO. 81620 (970) 948-5072	 SUITE 107 8392 CONVENTAL DRIVE ROAD LITTLETON, COLO. 80120 (303) 948-9220	PROJECT NO: 989062 DATE ISSUED: 07/10/98 SHEET NO: 2 OF 11
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DAVID W. MATTHEWS P.E. 31436 DATE: 

**EROSION CONTROL PLAN  
FINAL PD SITE PLAN  
FOR METZLER RANCH  
FILING NO. 2, LOT 2**

12/2/98

**FINAL PD SITE PLAN  
FOR  
METZLER RANCH FILING NO. 2, LOT 2**  
A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
DOUGLAS COUNTY, COLORADO

**LEGEND**

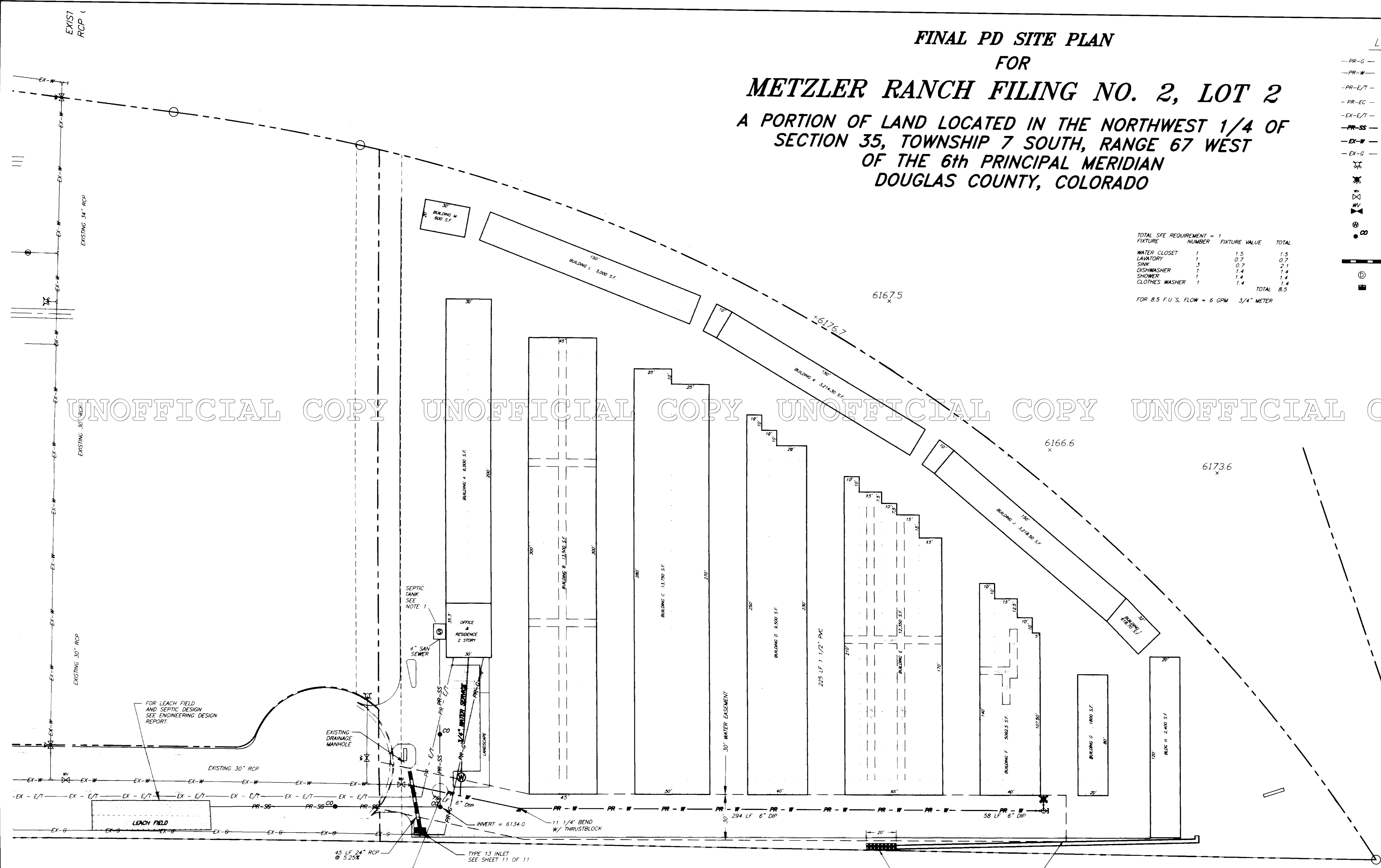
- PR-G- PROPOSED GAS LINE
- PR-W- PROPOSED WATER LINE
- PR-E/T- PROPOSED ELECTRIC & TELEPHONE
- PR-EC- PROPOSED ELECTRIC LINE FOR IRRIGATION SY
- EX-E/T- EXISTING ELECTRIC & TELEPHONE
- PR-SS- PROPOSED SANITARY SEWER
- EX-W- EXISTING WATER
- EX-G- EXISTING GAS
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ EXISTING 12" WATER VALVE
- ⊕ PROPOSED 6" GATE WATER VALVE
- ⊕ PROPOSED 1 1/2" WATER METER
- ⊕ PROPOSED SEWER CLEANOUT
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- ⊕ EXISTING STORM SEWER MANHOLE
- ⊕ PROPOSED TYPE 13 INLET

TOTAL SFE REQUIREMENT = 1  
FIXTURE NUMBER    FIXTURE VALUE    TOTAL

WATER CLOSET	1	1.5	1.5
LAVATORY	1	0.7	0.7
SINK	3	0.7	2.1
DISHWASHER	1	1.4	1.4
SHOWER	1	1.4	1.4
CLOTHES WASHER	1	1.4	1.4
<b>TOTAL</b>		<b>8.5</b>	

FOR 8.5 F.U.'S, FLOW = 6 GPM    3/4" METER

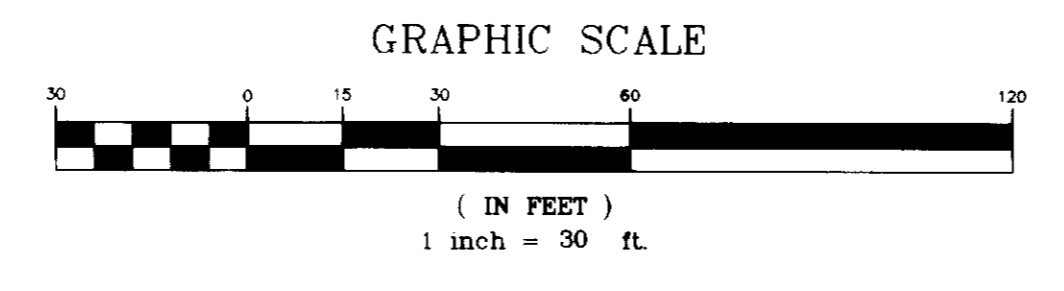
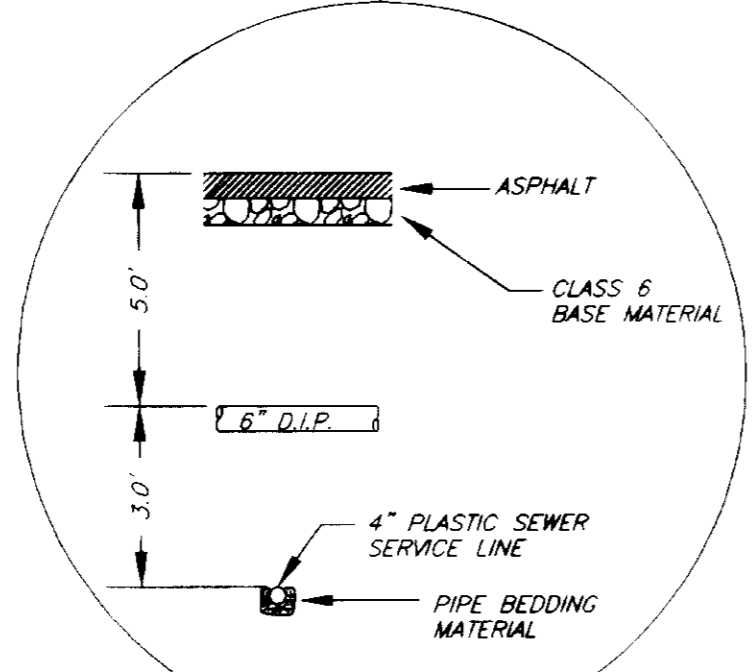
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**SEPTIC NOTE:**  
1. SEPTIC TANK TO BE 1000 GALLON, TWO COMPARTMENT PRECAST CONCRETE SEPTIC TANK WITH A BIOTUBE ON THE OUTLET "T" AND A HIGH WATER ALARM FLOAT.

**CONSULTANT ENGINEER CERTIFICATION:**  
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN, REVISIONS AND AS-BUILT CONDITIONS RELATIVE TO SAID PLANS.

DAVID W. MATTHEWS    P.E. 31436    DATE: 11/2/98



DESIGNED BY: DWM	09/23/98	PER TOWN OF CASTLE ROCK COMMENTS	DWM
CHECKED BY: DWM	08/25/98	PER TOWN OF CASTLE ROCK COMMENTS	DCW
PROJECT NO: 982062	DATE ISSUED: 07/10/98		
P. O. BOX 978 3077 METZLER ROAD AVON, COLO. 81620 (970) 949-5072		8392 CONTINENTAL DRIVE ROAD LITTLETON, COLO. 80127 (303) 948-8220	
FIELD BOOK: PAGE	SHEET NO: 8 OF 11		SP-8

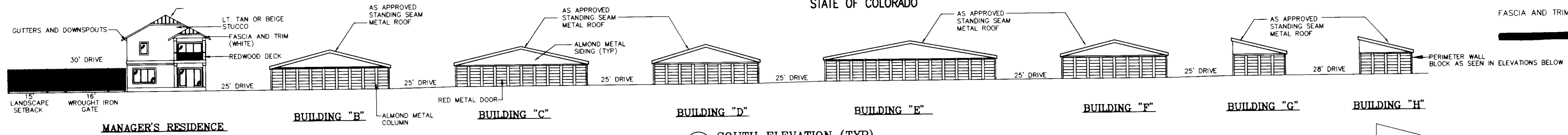
**UTILITY PLAN  
FINAL PD SITE PLAN  
FOR METZLER RANCH  
FILING NO. 2, LOT 2**

# METZLER RANCH FILING 2, LOT 2

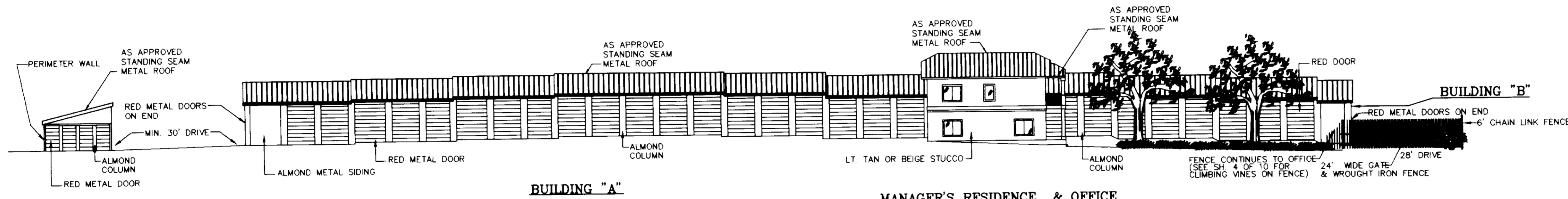
A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM, COUNTY OF DOUGLAS, STATE OF COLORADO

## COLOR SCHEDULE

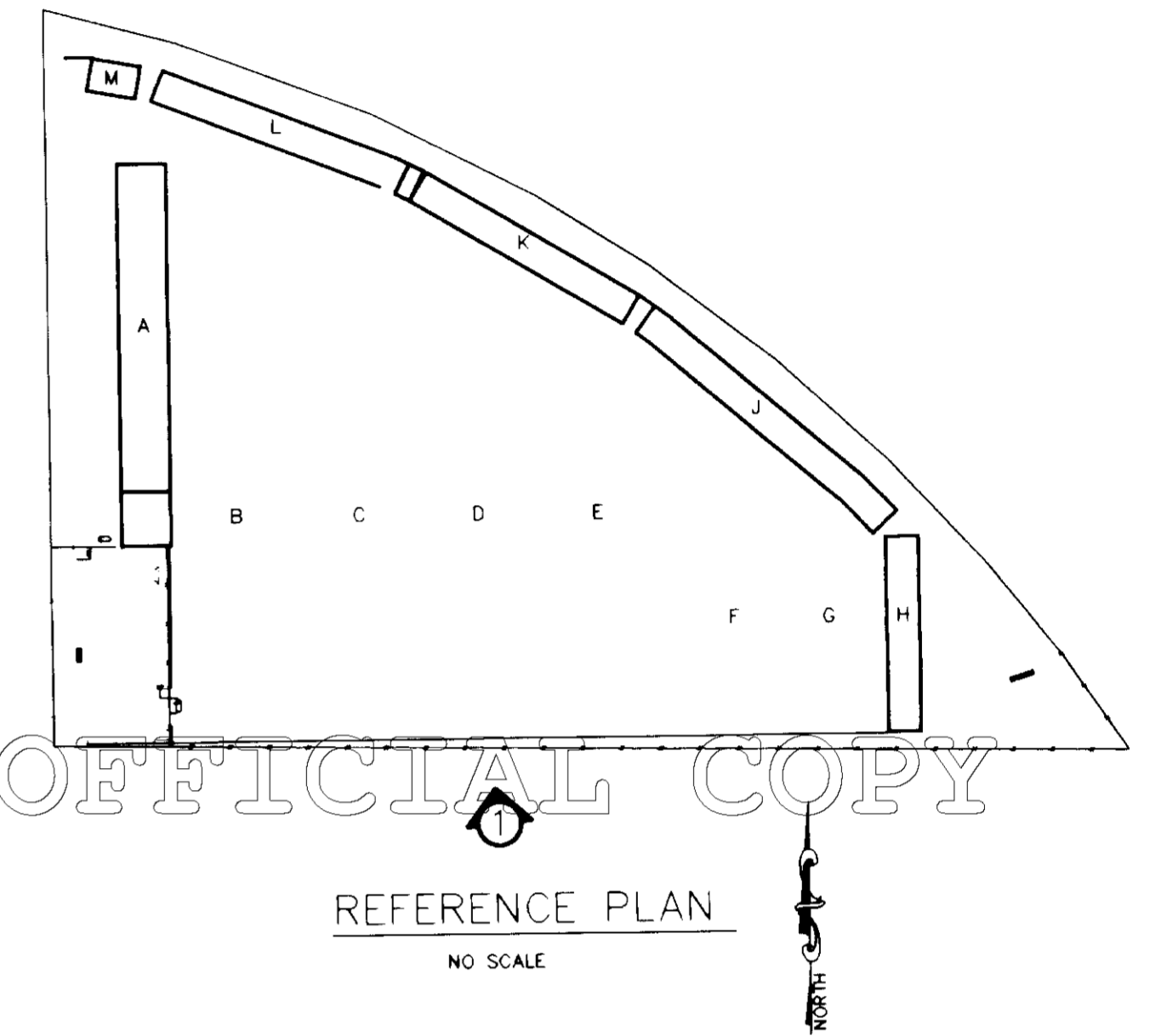
DOORS	RED
COLUMNS BETWEEN DOORS	ALMOND
GUTTERS AND DOWNSPOUTS	WHITE
FASCIA AND TRIM	WHITE



1 SOUTH ELEVATION (TYP)  
NO SCALE

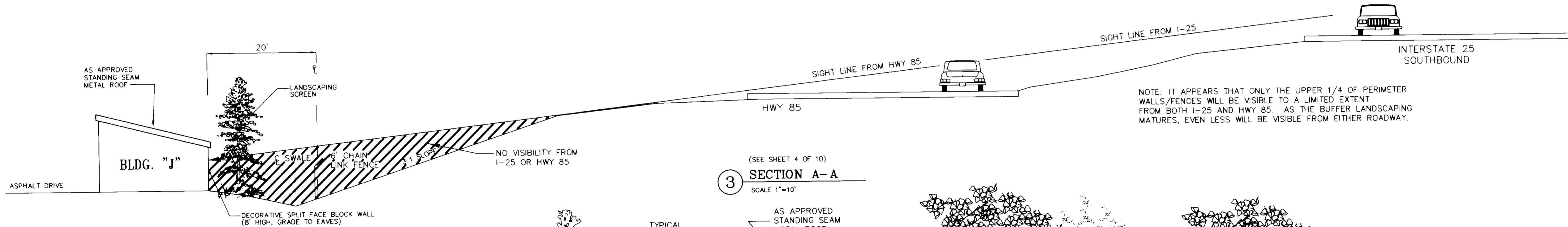


2 WEST ELEVATION  
NO SCALE

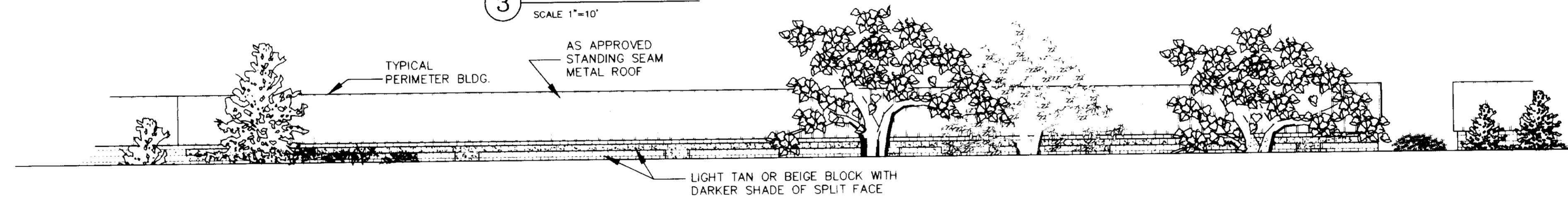


REFERENCE PLAN  
NO SCALE

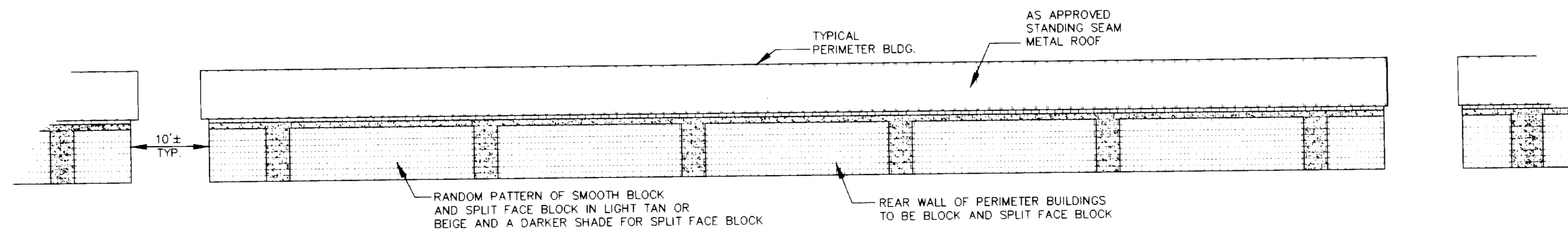
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3 SECTION A-A  
SCALE 1"=10'



4 ELEVATION OF PERIMETER WALLS AS VISIBLE FROM HWY 85 AND I-25  
SCALE 1"=10'



5 ELEVATION OF OUTWARD FACING WALLS ON PERIMETER BUILDINGS  
SCALE 1"=10'

LDC, Inc.  
PLANNING, SURVEYING, LAND SERVICES  
3520 Austin Bluffs Parkway  
Colorado Springs, CO 80918  
(719) 528-6133 FAX (719) 528-6848

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	Revise per City Comments	DebK	08-26-98
2	Revise per City Comments	DebK	09-11-98
3	Revise block wall	DebK	10-03-98

## ELEVATIONS & SECTIONS

METZLER RANCH FILING NO. 2, LOT 2 FINAL PD SITE PLAN		
PROJECT NO. 98021	Drawn By: DebK	Date: 03-12-98
	Checked By: RAM	Sheet: 9 of 10



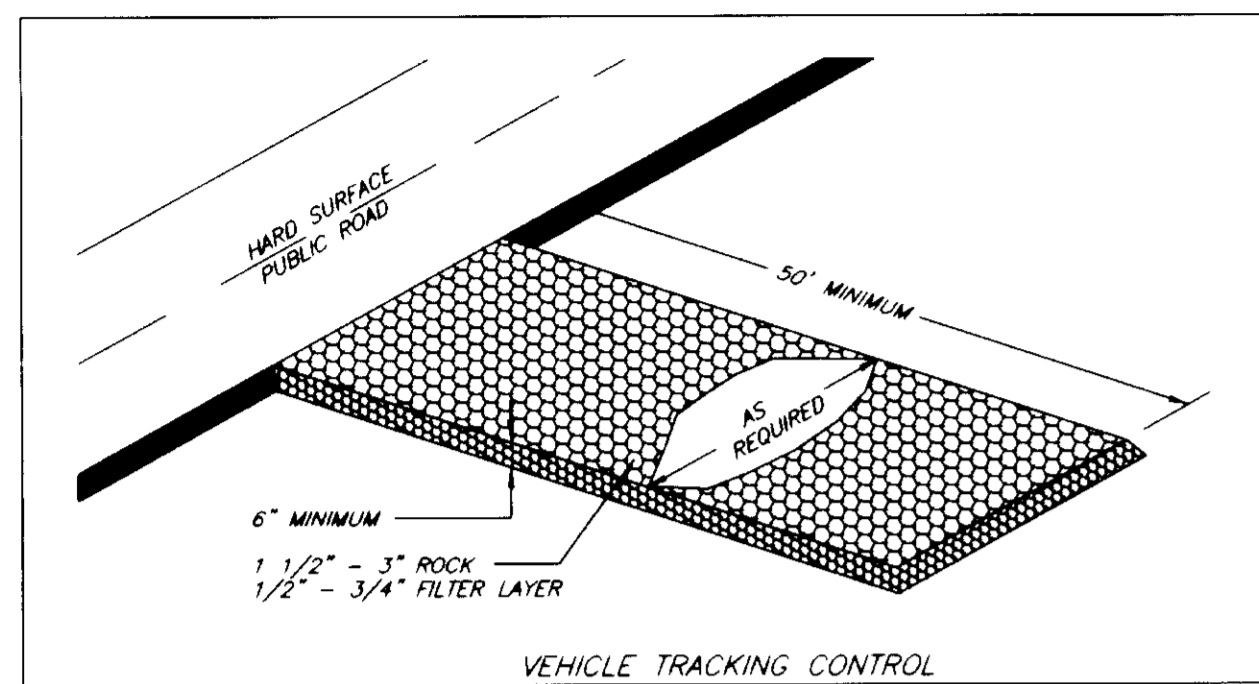


**VEHICLE TRACKING CONTROL**

**DEFINITION**  
A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

**PURPOSES**  
TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

**NOTE:** ONLY APPLICABLE FOR SITES GREATER THAN 2 ACRES IN SIZE.



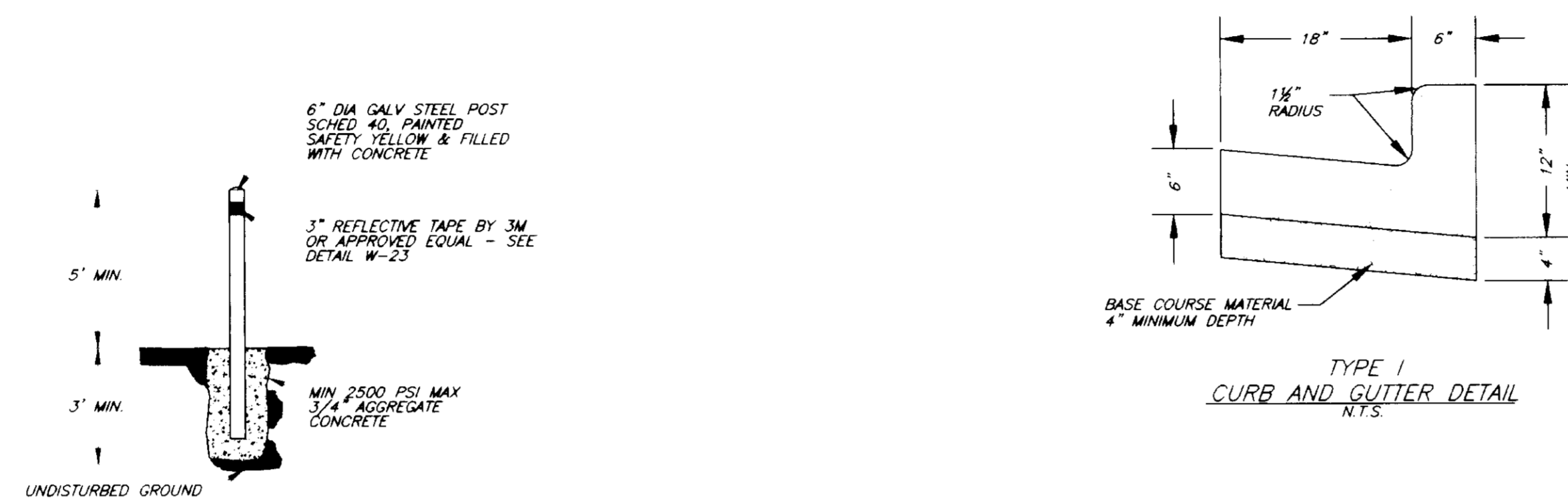
FROM VIRGINIA SOIL AND WATER CONSERVATION COMMISSION, 1985



VTC

**FINAL PD SITE PLAN  
FOR  
METZLER RANCH FILING NO. 2, LOT 2**

**A PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF  
SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST  
OF THE 6th PRINCIPAL MERIDIAN  
DOUGLAS COUNTY, COLORADO**



6" BOLLARD  
N.T.S.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED	07/10/98

PLAN OF TYPE 13 INLET FOR GUTTER TYPE 2

SECTION A-A, SECTION B-B, SECTION C-C, SECTION D-D, SECTION E-E, SECTION F-F

NO. 13 GRATE

NO. 13 GRATING & FRAMES

GENERAL NOTES

CONCRETE SHALL BE CLASS A OR B. INLET MAY BE CAST-IN-PLACE OR PRECAST.

CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.

EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".

REINFORCING BARS SHALL BE DETORSED AND SHALL HAVE A 2" MINIMUM CLEARANCE.

STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "Y" EXCEEDS 3' 0" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.

ALL GRATES AND FRAMES SHALL BE SHINY OR DUSTLESS CAST IRON CONFORMING TO 712.08. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.

QUANTITIES

H	CONCRETE	REINFORCING STEEL	NO. OF BARS
3'	1.3	72	4
4'	1.8	90	5
4'	1.8	104	6
5'	1.8	120	6
5'	2.1	122	7
6'	2.4	148	8
6'	2.5	154	8
7'	2.7	168	10
8'	2.8	173	10
8'	3.0	187	11
9'	3.1	200	12
9'	3.3	206	12
10'	3.4	219	13

INCLUDES 1% FOR OVERLAP.

CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

BAR LIST FOR H=3'

MARK	NO.	SIZE	LENGTH
401	4	3" Ø	2' 2 1/2"
402	2	3" x 1/2"	6' 1/2"
403	5	2" x 1/2"	7' 2 1/2"

ALL DIMENSIONS ARE OUT-TO-OUT OF BAR.

BENDING DIAGRAM

DEPARTMENT OF TRANSPORTATION

CONCRETE INLET  
TYPE 13

ISSUED BY: STAFF DESIGN BRANCH  
DATE: NOV. 1, 1992  
STANDARD PLAN NO. M-604-13  
SHEET 1 OF 1

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DOUGLAS COUNTY EROSION CONTROL CRITERIA STANDARD DETAIL SD-A7

END POINTS "A" MUST BE HIGHER THAN FLOW LINE POINT "B"

BALES MUST BE TIGHTLY ABUTTING WITH NO GAPS

PLACE DOWNSTREAM BALES SUCH THAT POINT "B" IS APPROXIMATELY LEVEL WITH THE LOWEST GROUND ELEVATION OF THE UPSTREAM BALE (SEE PREVIOUS FIGURE)

VALUE OF Z	MINIMUM NUMBER OF BALES
1.0 OR <	1**
1.0 - 1.5	2**
1.5 - 2.0	3**
2.0 - 3.0	4**
3.0 - 7.0	5**
7.0 OR >	NOT RECOMMENDED

\*\* ASSUMES DEPTH OF WATER ABOVE POINT "B" WILL NOT EXCEED 6 INCHES

HYDRODYNAMICS INCORPORATED  
1800 E. PLAZA DRIVE, SUITE 107, LITTLETON, CO 80120  
PHONE: (303) 941-8377 FAX: (303) 941-8388

DOUGLAS COUNTY EROSION CONTROL CRITERIA STANDARD DETAIL SD-A8

1. EXCAVATE THE TRENCH

2. PLACE AND STAKE STRAW BALES

3. BACKFILL AND COMPACT EXCAVATED SOIL

STAKED AND ENTRENCHED 50 LB (APPROXIMATE) STRAW BALE

1" x 2" WOOD STAKE

4" (MIN) FILTERED SEEPAGE

6" (MIN)

CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

HYDRODYNAMICS INCORPORATED  
1800 E. PLAZA DRIVE, SUITE 107, LITTLETON, CO 80120  
PHONE: (303) 941-8377 FAX: (303) 941-8388

DOUGLAS COUNTY EROSION CONTROL CRITERIA STANDARD DETAIL SD-A7

WIRE SCREEN AROUND PERIMETER OF CONCRETE BLOCKS TO PREVENT MOVEMENT OF GRAVEL

GRAVEL FILTER (APPROXIMATELY 3/4-INCH DIAMETER) PLACED TO TOP OF CONCRETE BLOCKS

CONCRETE BLOCKS

2' x 4" WOOD STUD EXTENDED INTO CONCRETE BLOCKS

WIRE SCREEN OVERFLOW

2' x 4" WOOD STUD

RUNOFF

PAVEMENT

FILTERED RUNOFF

CROSS-SECTION AA

NOTE: GRAVEL FILTER CAN BE USED ON PAVEMENT OR BARE GROUND

HYDRODYNAMICS INCORPORATED  
1800 E. PLAZA DRIVE, SUITE 107, LITTLETON, CO 80120  
PHONE: (303) 941-8377 FAX: (303) 941-8388

DOUGLAS COUNTY EROSION CONTROL CRITERIA STANDARD DETAIL SD-A8

INSTALLING A PREFABRICATED SILT FENCE

PREFABRICATED MATERIAL ATTACHED TO STEEL OR WOOD POSTS

BACKFILLED TRENCH

STEEL OR WOOD POST ATTACHED TO FABRIC

FABRIC MATERIAL ANCHORED IN TRENCH

COMPACTED BACKFILL

RUNOFF

APPROXIMATE 4' x 4' TRENCH

HYDRODYNAMICS INCORPORATED  
1800 E. PLAZA DRIVE, SUITE 107, LITTLETON, CO 80120  
PHONE: (303) 941-8377 FAX: (303) 941-8388

IP INLET PROTECTION

SF TYPICAL INSTALLATION

CONSULTANT ENGINEER CERTIFICATION:  
I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN, REVISIONS AND AS-BUILT CONDITIONS RELATIVE TO SAID PLANS.

DAVID W. MATTHEWS P.E. 31438 DATE: 12/2/98

Professional Engineer Seal

09/23/98 PER TOWN OF CASTLE ROCK COMMENTS DWM  
08/25/98 PER TOWN OF CASTLE ROCK COMMENTS DCW

PROJECT NO. 989062  
DATE ISSUED: 07/10/98  
SHEET NO. 11 OF 11

INTER-MOUNTAIN ENGINEERING, INC.  
SUITE 107, 6392 CONTINENTAL DRIVE ROAD, LITTLETON, CO 80127  
(303) 948-6220

FINAL PD SITE PLAN  
FOR METZLER RANCH  
FILING NO. 2, LOT 2