

PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$71.00
7 PGS

2003082024
06/02/2003 03:16 PM



2003082024 7 PGS

UNOFFICIAL COPY

GRANTOR: CRMB LLC
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

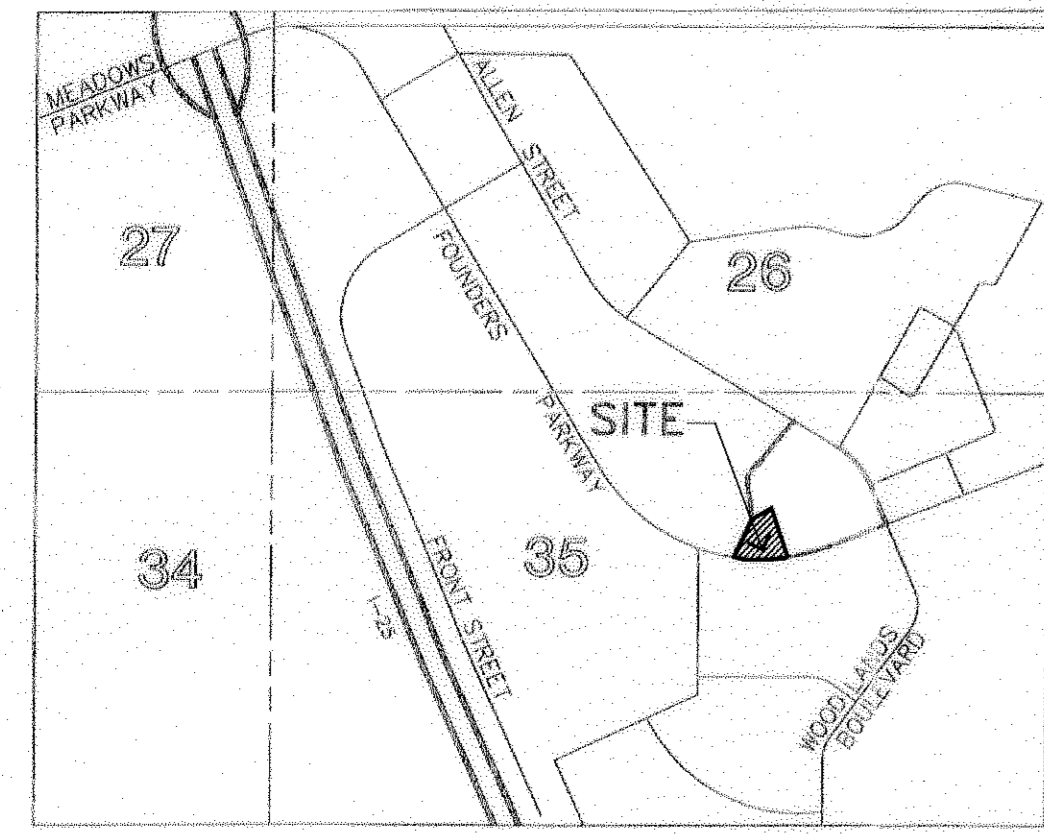
Metzler Ranch #3
2nd Amendment L4-A
Final PD Site Plan.

LEGAL:
(section-township-range)

N/A

LOT 4-A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
1 LOT - 1.00 ACRES
SHEET 1 OF 7



UNOFFICIAL COPY
VICINITY MAP
0 1000 2000 3000
SCALE 1" = 1000'

SHEET INDEX

SHEET 1	COVER SHEET-SIGNATURE SHEET
SHEET 2	LANDSCAPE PLAN
SHEET 3	SITE PLAN
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SHEET 5	PHOTOMETRIC SITE PLAN
SHEET 6	SITE UTILITY PLAN
SHEET 7	SITE GRADING PLAN

BUILDING COVERAGE ON SITE	4,775 SQ. FT.-(.11 ACRE)-11.23% OF TOTAL SITE AREA
PARKING LOT AND SIDEWALKS	24,700 SQ. FT.-(.57 ACRE)-58.12% OF TOTAL SITE AREA
LANDSCAPED AREA OF SITE	13,025 SQ. FT.-(.30 ACRE)-30.65% OF TOTAL SITE AREA

1. ZONING	B-2 OFFICE
2. BUILDING USE	ORTHODONTIST OFFICE DENTAL OFFICE SPEC OFFICE SPACE
3. TOTAL AREA OF SITE	43,560 SQ. FT. (1.00 ACRE)
4. LANDSCAPED AREA OF SITE	13,598 SQ. FT. - 31.21% OF TOTAL SITE AREA
5. PLANT MATERIAL REQUIRED PLANT MATERIAL INDICATED	26 TREES, 52 SHRUBS 27 TREES, 53 SHRUBS
6. SETBACK	15 FT. FROM FRONT PROPERTY LINE ONLY
7. BUILDING SQ. FT.: a. FIRST FLOOR b. SECOND FLOOR TOTAL SQ. FT. OF FINISHED BUILDING	4,775 SQ. FT. 3,700 SQ. FT. 8,475 SQ. FT.
8. REQUIRED PARKING	39 PARKING STALLS
9. TOTAL OFF-STREET PARKING	39 STALLS
10. PERMITTED MAXIMUM HEIGHT OF BUILDING	50 FT.
11. PROPOSED HEIGHT OF BUILDING	41 FT. 6 IN.
12. PROPOSED SCHEDULE	METZLER RANCH FINAL PLAT APPROVED-12/31/02 BEGIN CONSTRUCTION-FEBRUARY 2003 COMPLETE CONSTRUCTION-DECEMBER 2003

6050 SQ. FT. - MEDICAL OFFICE BUILDING	ONE STALL PER 200 SQ. FT. = 30.25 STALLS.
2425 SQ. FT. - OFFICE BUILDING	ONE STALL PER 300 SQ. FT. = 8.08 STALLS.
TOTAL PARKING STALLS REQUIRED - 39.	

OWNERSHIP CERTIFICATION

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

SIGNED THIS 21st DAY OF May, 2003

Bryan P. Nelson
CRMB, LLC

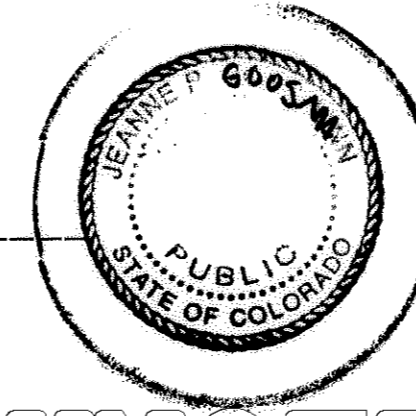
STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 21st day of May, 2003, by Bryan P. Nelson as Manager for CRMB, LLC

Witness my official hand and seal.

My commission expires: November 14, 2004.

Jeanne P. Goodman
Notary Public



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 4-A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 6/24/02 IN BOOK 2355 AT PAGE 1917 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

Jack Devereaux, Jr.
COMMUNITY FIRST NATIONAL BANK

SIGNED THIS 21st DAY OF May, 2003

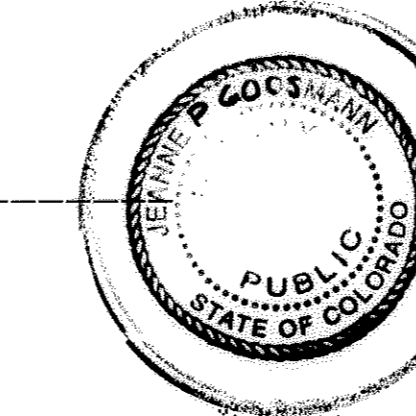
STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me on this 21st day of May, 2003, by Jack Devereaux, Jr. as President for COMMUNITY FIRST NATIONAL BANK

Witness my official hand and seal.

My commission expires: November 14, 2004.

Jeanne P. Goodman
Notary Public



TITLE CERTIFICATION

Brandon Becker AN AUTHORIZED REPRESENTATIVE OF Land 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 23rd DAY OF May, 2003

Brandon Becker
TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE

I, MICHAEL C. CREGGER A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE (METZLER RANCH FILING NO. 3, 2ND AMENDMENT) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Michael C. Cregger
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF TST INC. OF DENVER



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.

No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, trees, landscape plantings, cut slopes, and berms, shall be placed in a Sight Distance Easement.

The Developer shall be responsible for compliance with the Town of Castle Rock's Current Water Use Management Program Implementation Policy.

Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowners Association, if applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Replacement for dead or diseased plant material shall be the same type of plant material as set forth in the approved Site Plan; for example, a tree must replace a tree, a scrub must replace a scrub, ground cover must replace ground cover, etc. Upon written notice by the Town, the Owner will have six (6) months to cure or replace damaged or dead landscape material. In 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.

Approval of the Final PD Site Plan does not constitute approval of any deviations from Town regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.

THERE ARE NOT ANY FEMA REGULATED FLOODPLAINS OR WETLANDS ON SITE.

TOWN APPROVAL

THE FINAL PD SITE PLAN FOR LOT 4-A METZLER RANCH FILING 3, 2ND AMENDMENT HAS BEEN APPROVED BY

THE TOWN OF CASTLE ROCK, COLORADO ON THIS 20th DAY OF May, 2003
Walter A. Sullivan 5-28-03
DIRECTOR OF DEVELOPEMENT SERVICES DATE

ATTEST:

Mark Stevens 5-28-03
TOWN MANAGER DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT (TIME) ON THE 20th DAY OF JUNE, 2003 AT 3:10, RECEPTION NO. 2003082004

DOUGLAS COUNTY CLERK AND RECORDER
BY: Thelma Per-
DEPUTY



PROPERTY DESCRIPTION

LOT 4A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT ACCORDING TO THE RECORDED PLAT THEREOF, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO CONTAINING 1 ACRE±

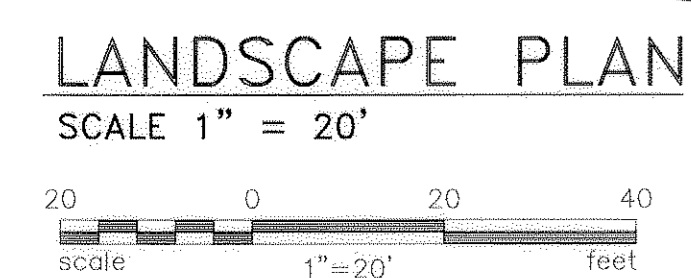
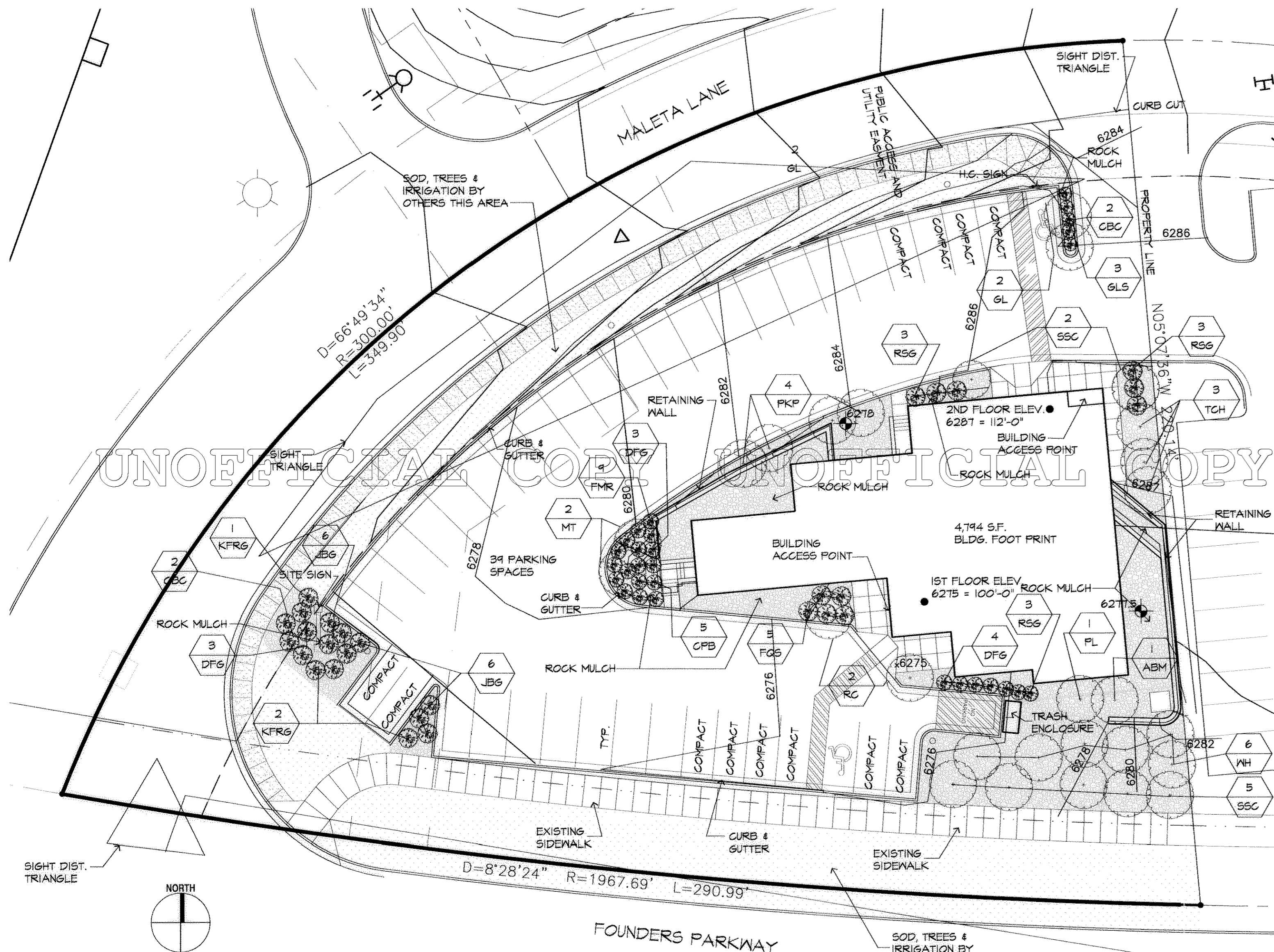
OWNER
VISTA VILLAGE, LLC
150 SOUTH DAHLIA STREET
DENVER, COLORADO 80246

SURVEYOR
TST INC. OF DENVER
9222 TEDDY LANE
LONE TREE, COLORADO 80124

FINAL PD SITE PLAN CRMB, LLC	
Town of Castle Rock, Colorado	
Lot 4A, Metzler Ranch Filing NO. 3, 2nd Amendment	
Eidos Architects, LLC Architecture/Planning/Design 7315 East Orchard Road Suite 100 Greenwood Village, Colorado 80111 (720) 200-0630	
Date: 5/8/2003	SHEET 1 OF 7

LOT 4A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 1 LOT - 1.00 ACRES
 SHEET 2 OF 7

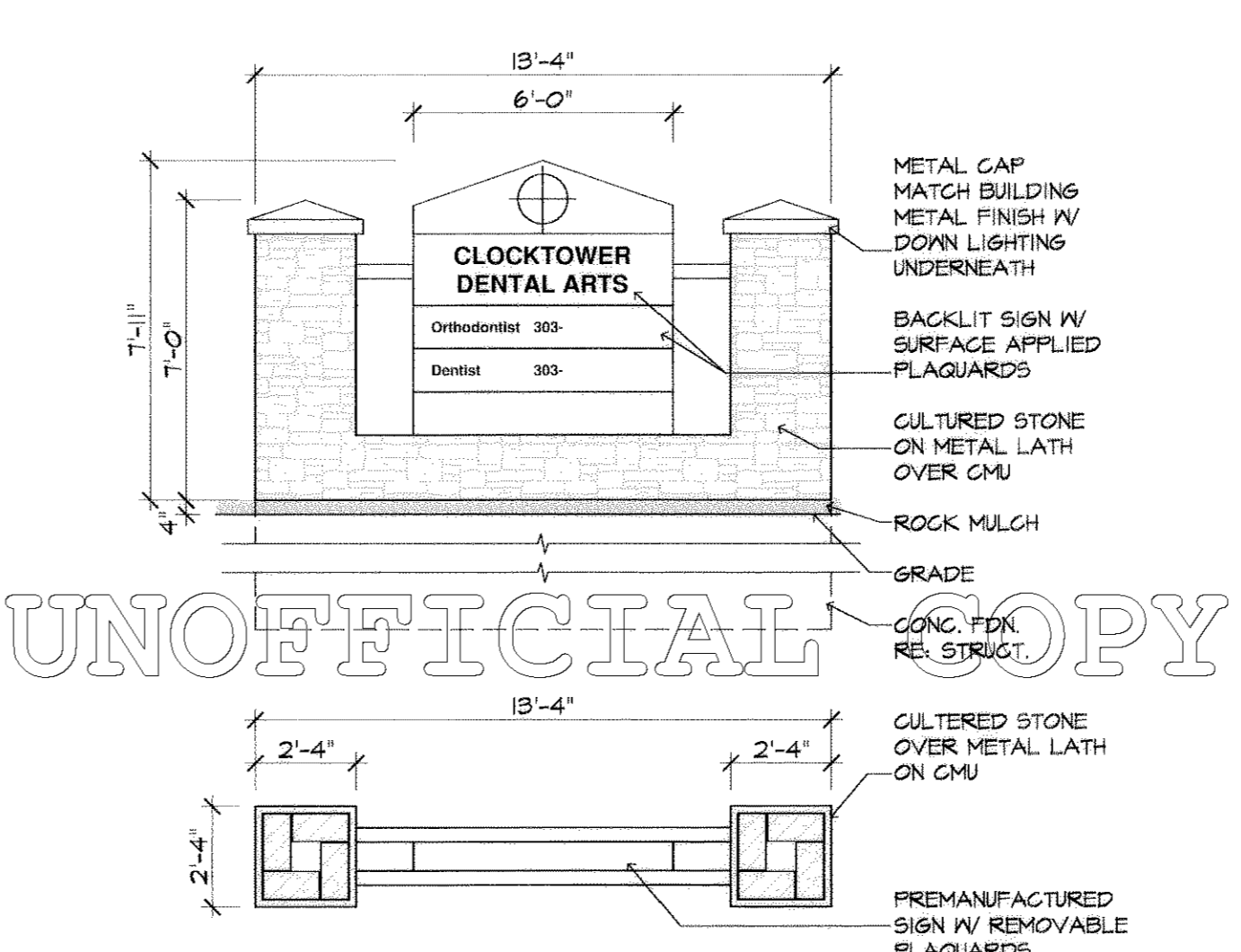


- LANDSCAPE NOTES**
- ROCK MULCH AROUND ALL AREAS OF SHRUBBRY, MINIMUM OF 3" DEEP OVER LANDSCAPE FILTER FABRIC.
 - A LOW VOLUME IRRIGATION SYSTEM, ADEQUATE TO IRRIGATE THE NEW PLANTINGS ACCORDING TO THEIR NEEDS, SHALL BE PROVIDED. LAWN AREAS SHALL BE IRRIGATED ON SEPERATE ZONES FROM OTHER PLANTS. DRIP IRRIGATION IS PREFERRED ON ALL PLANTS EXCEPT LAWN. ALL SPRINKLER HEADS ARE TO BE ORIENTED AWAY FROM THE BUILDING.
 - MAXIMUM HEIGHT FOR FREE STANDING SIGNS SHALL BE EIGHT (8) FEET.

SQUARE FOOTAGE OF LANDSCAPE AREAS	
ROCK MULCH AND SHRUBS	3004 SQ. FT.
ROCK MULCH ONLY	2784 SQ. FT.
TURF	7810 SQ. FT.
TOTAL	13,598 SQ. FT.

TURFGRASS SPECIES—SOD OF GRASS AS FOLLOWS:

- FULL SUN: BLUEGRASS
- SUN AND PARTIAL SHADE—PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 60 PERCENT BLUEGRASS
 - 20 PERCENT FINE FESCUE
 - 20 PERCENT PERINNEAL RYE
- SHADE—PROPORTIONED AS FOLLOWS:
 - 40 PERCENT BLUEGRASS
 - 30 PERCENT FINE FESCUE
 - 30 PERCENT PERENNIAL RYE



Site Sign
Scale: 1/4" = 1'-0"

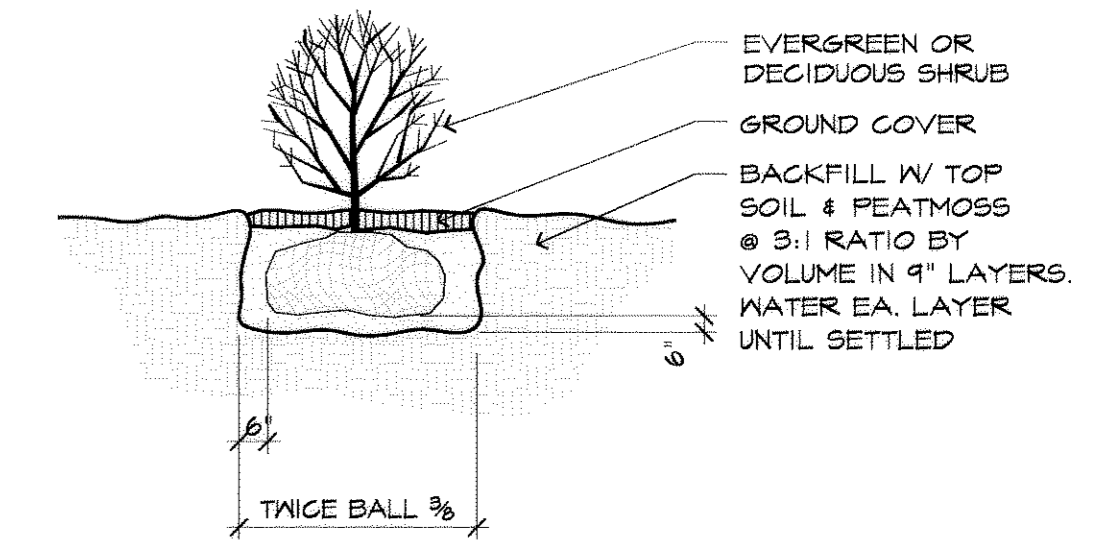
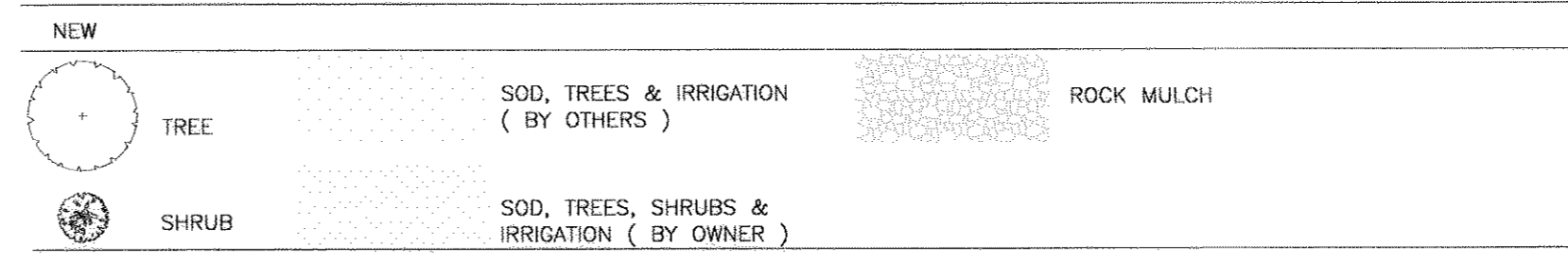
SIGN TYPE	QUANTITY	SQUARE FOOTAGE
MONUMENT SIGN	1	X 54
TOTAL	X 54	(LESS THAN 342)

Landscape Table

Trees				
MARK	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
ABM	1	AUTUMN BLAZE MAPLE	Acer X freemani	2" Caliper min. 4" above ground
GL	2	GREENSPIRE LINDEN	Tilia cordata	2" Caliper min. 4" above ground
MT	2	MAYDAY TREE	Prunus padus	1 1/2" Caliper min. 4" above ground
TCH	3	THORNLESS COCKSPUR HAWTHORN	Crataegus crus-galli 'Inermis'	1 1/2" Caliper min. 4" above ground
PKP	4	PRINCESS KAY PLUM		1 1/2" Caliper min. 4" above ground
PL	1	LIMBER PINE	Pinus Flexilis	6'-0" tall min.
RC	2	RADIANT CRABAPPLE	Malus Radiant	1 1/2" Caliper min. 4" above ground
SSC	7	SPRING SNOW CRABAPPLE	Malus Spring Snow	1 1/2" Caliper min. 4" above ground
WH	6	WESTERN HACKBERRY	Celtis Occidentalis	1 1/2" Caliper min. 4" above ground
TOTAL	28			

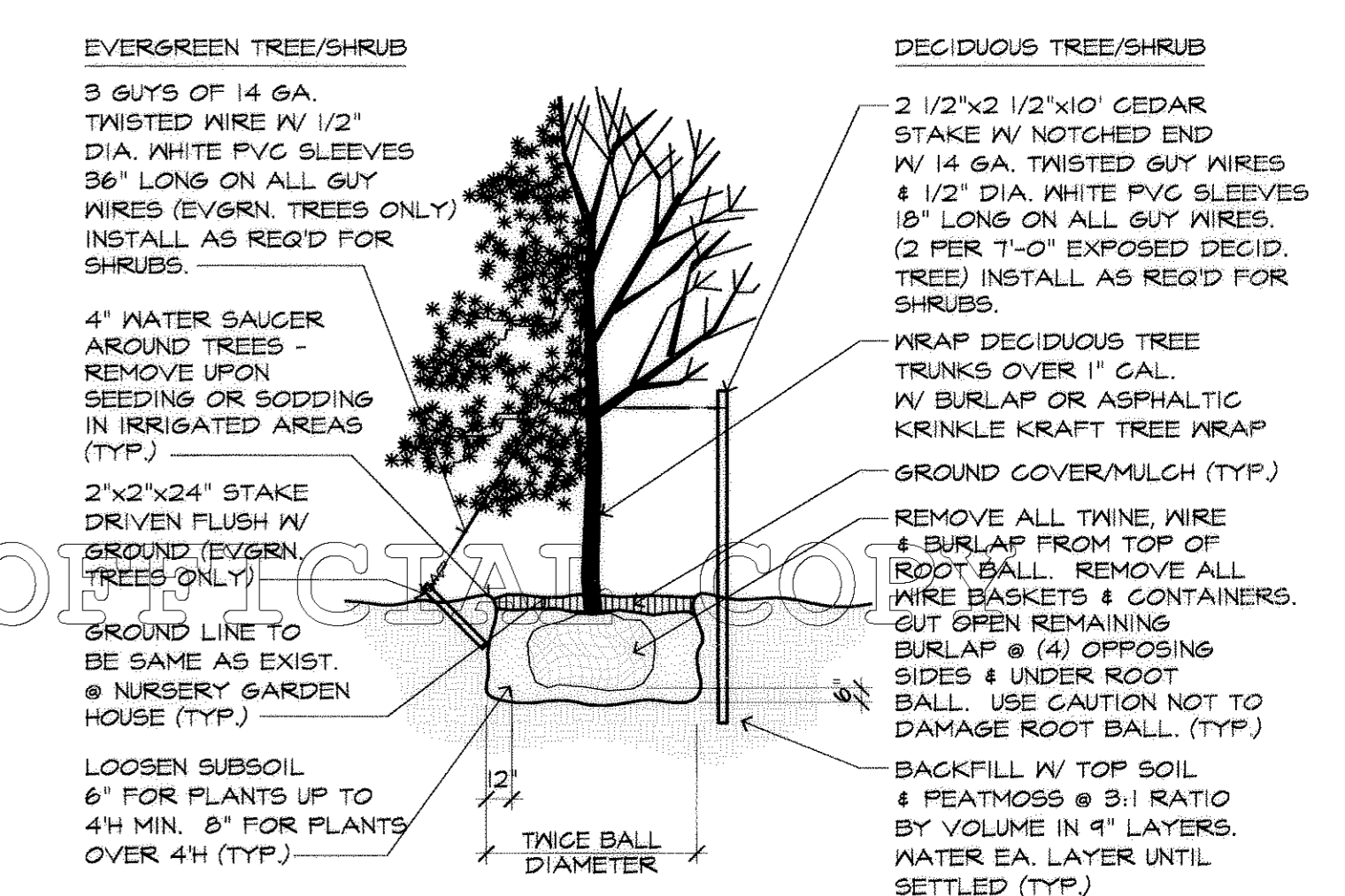
Shrubs				
MARK	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
FQS	5	FAIRY QUEEN SPIREA	Spiraea trilobata	5 GALLON
RSG	9	RED SWITCH GRASS		5 GALLON
DFG	10	DWARF FLAME GRASS		5 GALLON
GLS	3	GROW LOW SUMAC		5 GALLON
CBC	4	CORAL BEAUTY COTONEASTER	Cotoneaster Dammeri	5 GALLON
JBC	6	JAPANESE BLOOD GRASS		5 GALLON
CPB	5	CRIMSON PYGMY BARBERRY	Berberis thunbergii	5 GALLON
KFRG	2	KARL FORSTER REED GRASS		5 GALLON
FMR	9	FUSCHIA MEIDLAND ROSE		5 GALLON
TOTAL	53			

Landscape Legend



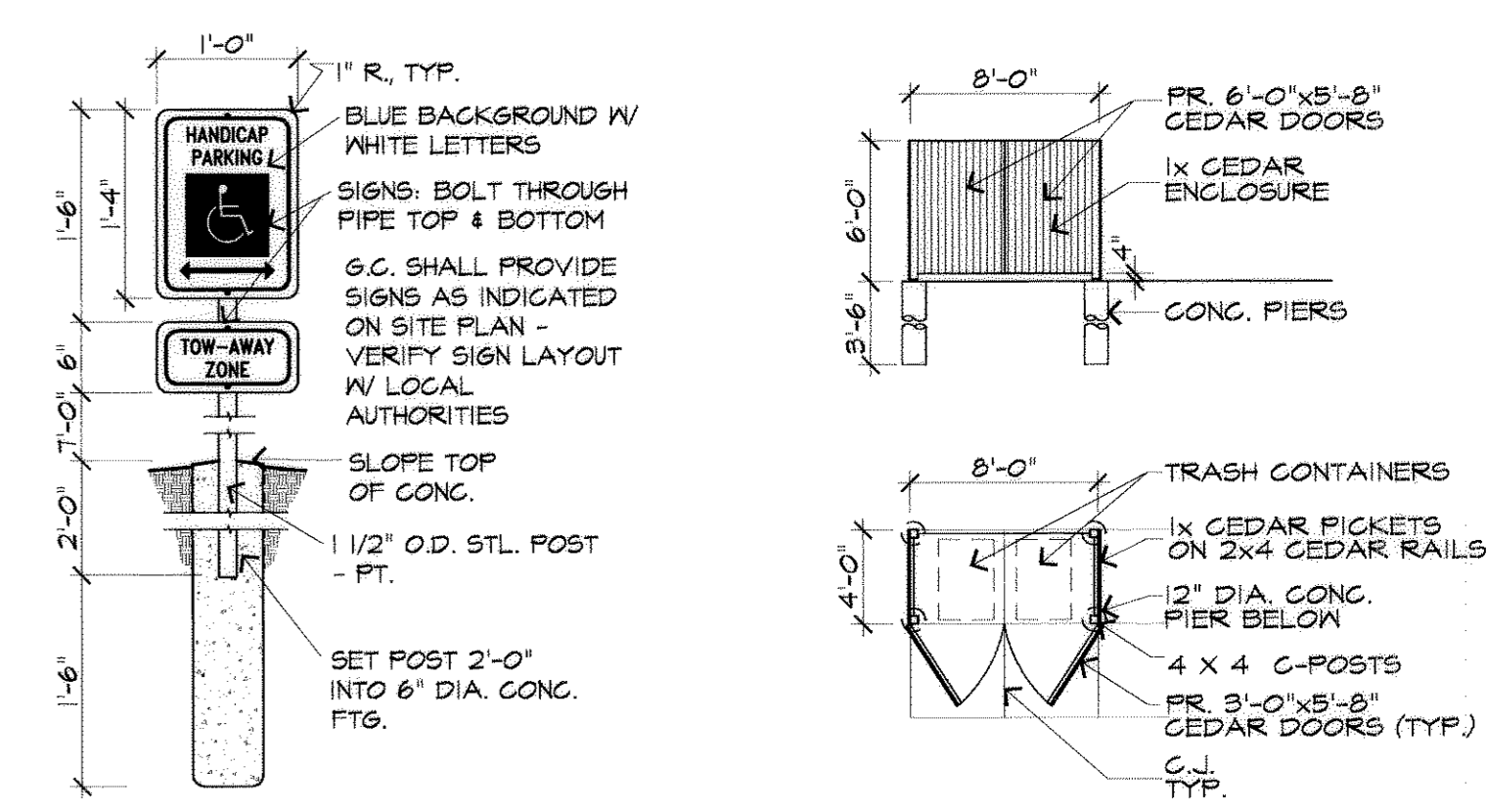
Shrub Detail

Scale: 1/4" = 1'-0"



Tree Detail

Scale: 1/4" = 1'-0"



Handicap Sign Detail

Scale: 1/2" = 1'-0"

Trash Enclosure Detail

Scale: 1/4" = 1'-0"

FINAL PD SITE PLAN
CRMB, LLC

Town of Castle Rock, Colorado

Lot 4A, Metzler Ranch Filing NO. 3, 2nd Amendment

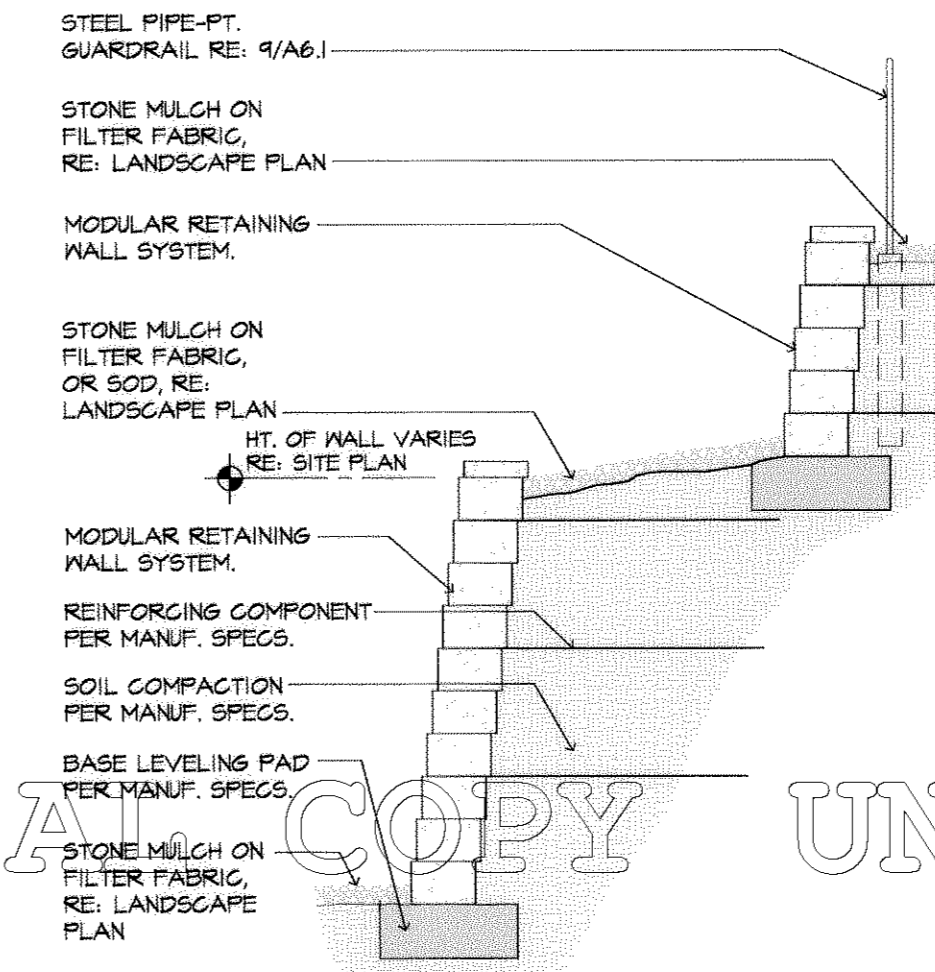
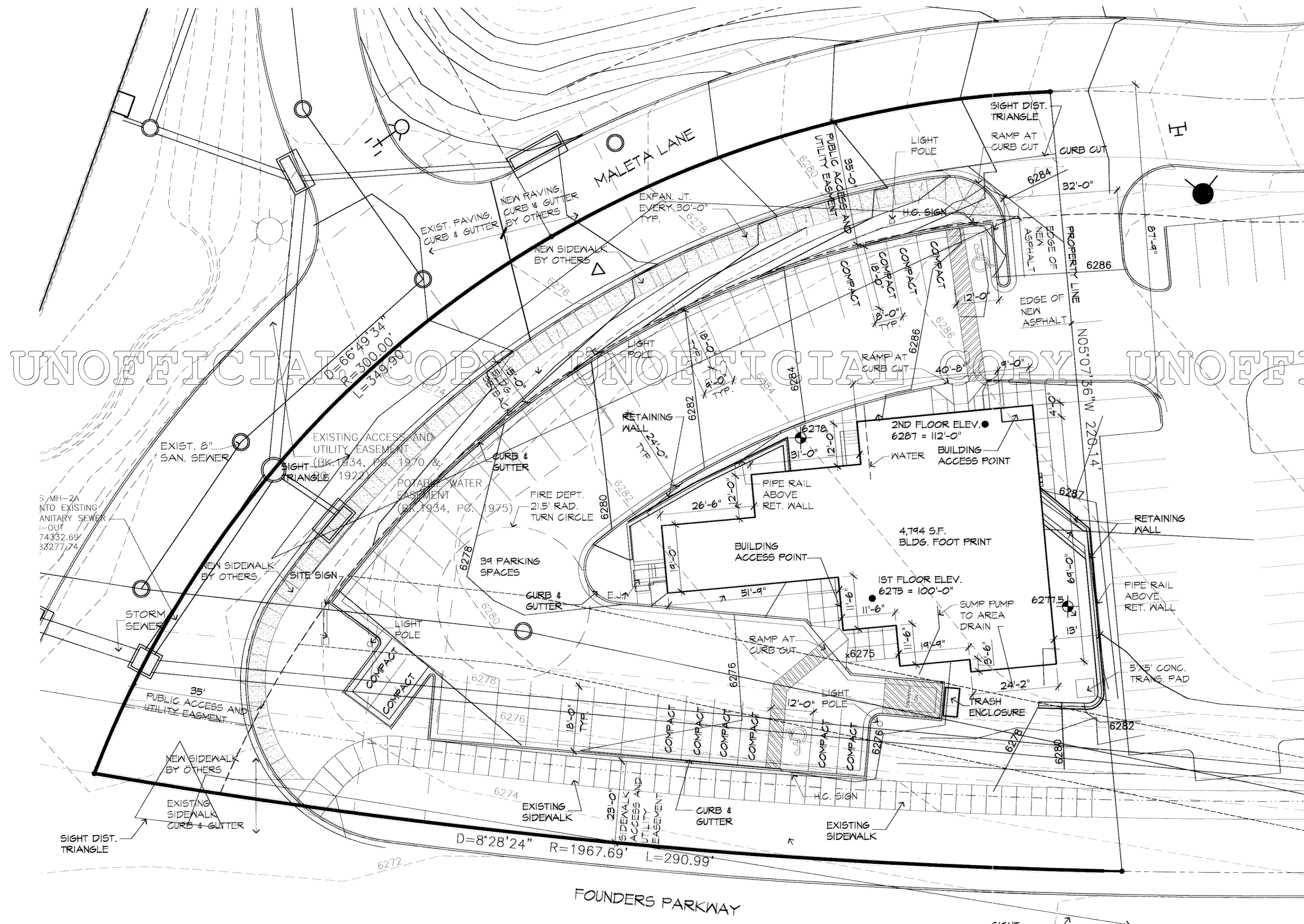
Eidos Architects, LLC
 Architecture/Planning/Design
 7315 East Orchard Road Suite 100
 Greenwood Village, Colorado 80111
 (720) 200-0630

Date: 5/8/2003

SHEET 2 OF 7

LOT 4A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 1 LOT - 1.00 ACRES
 SHEET 3 OF 7



Retaining Wall Detail

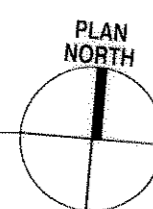
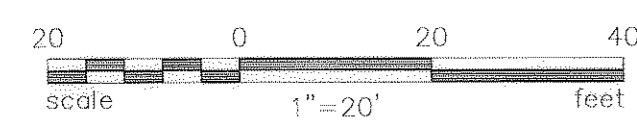
Scale: 1/4" = 1'-0"

SITE LIGHTING

KIM LIGHTING "RA" SERIES ERA 25 LUMINAIRE. COLOR-DARK BRONZE. FLAT LENSE W/O OPTIONAL GLOW RING. SWEEP ARM MOUNT (SAS) CONFIGURATION ON A 19.5' SAS/SAL POLE. METAL HALIDE LAMP 150 WATTS. TYPE II-RA252 DISTRIBUTION.

Site Plan

Scale: 1" = 20'



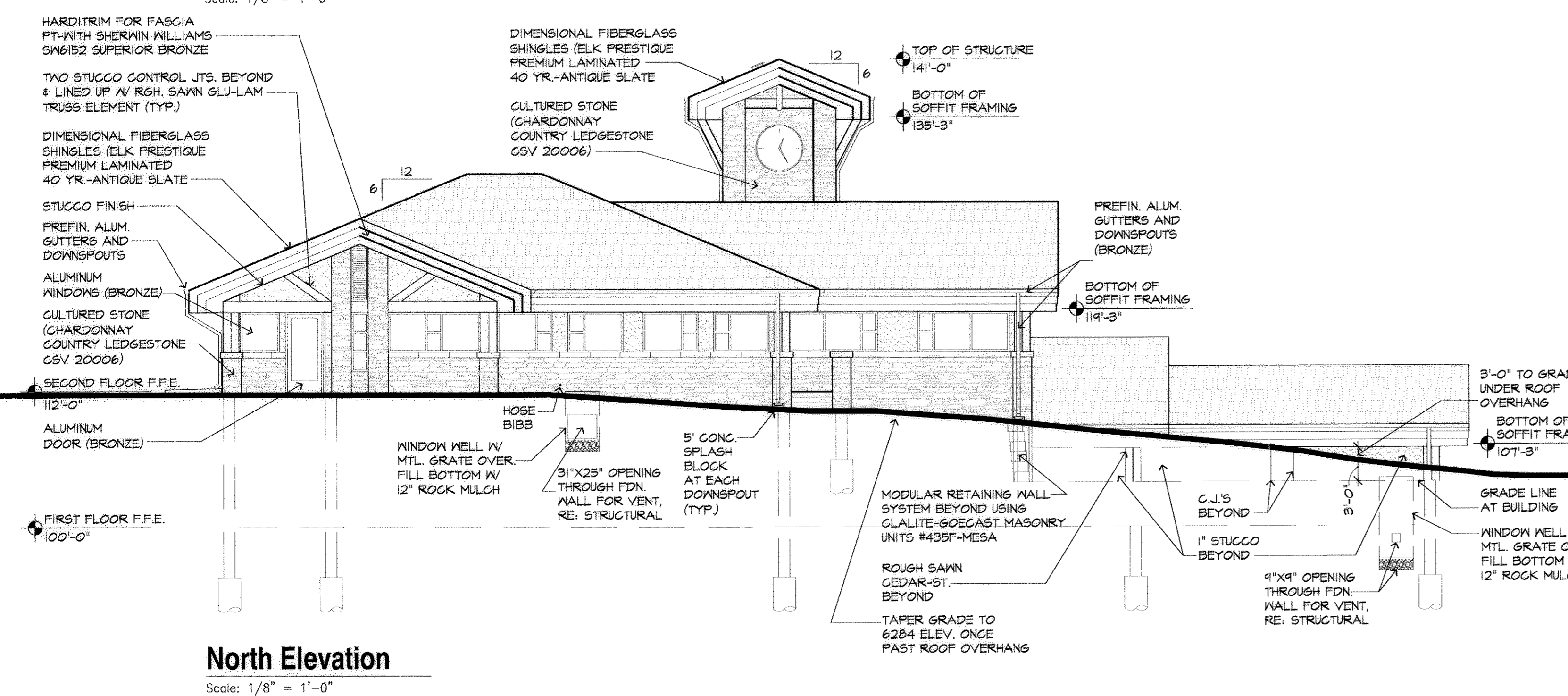
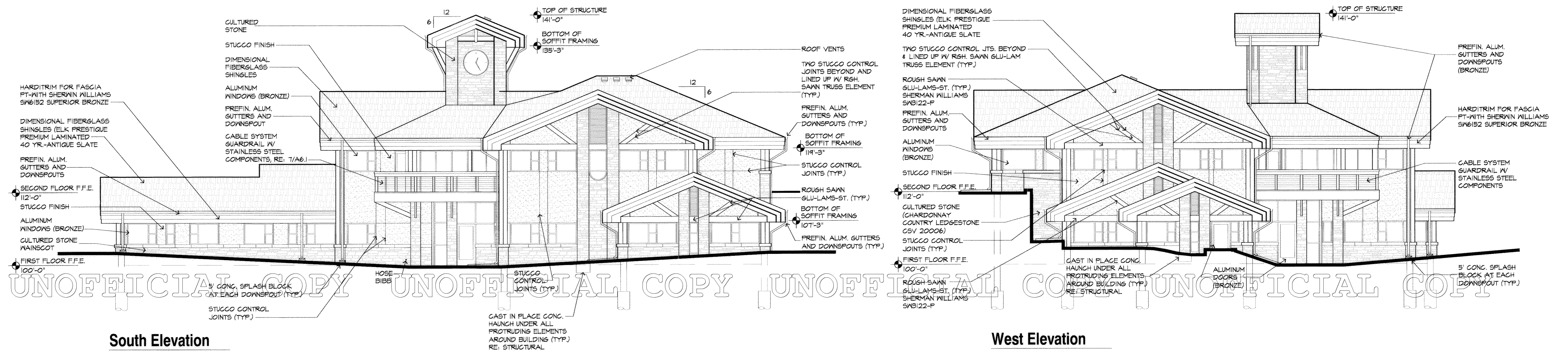
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LOT 4A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

1 LOT - 1.00 ACRES

SHEET 4 OF 7



FINAL PD SITE PLAN CRMB, LLC	
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Date: 5/8/2003	SHEET 4 OF 7

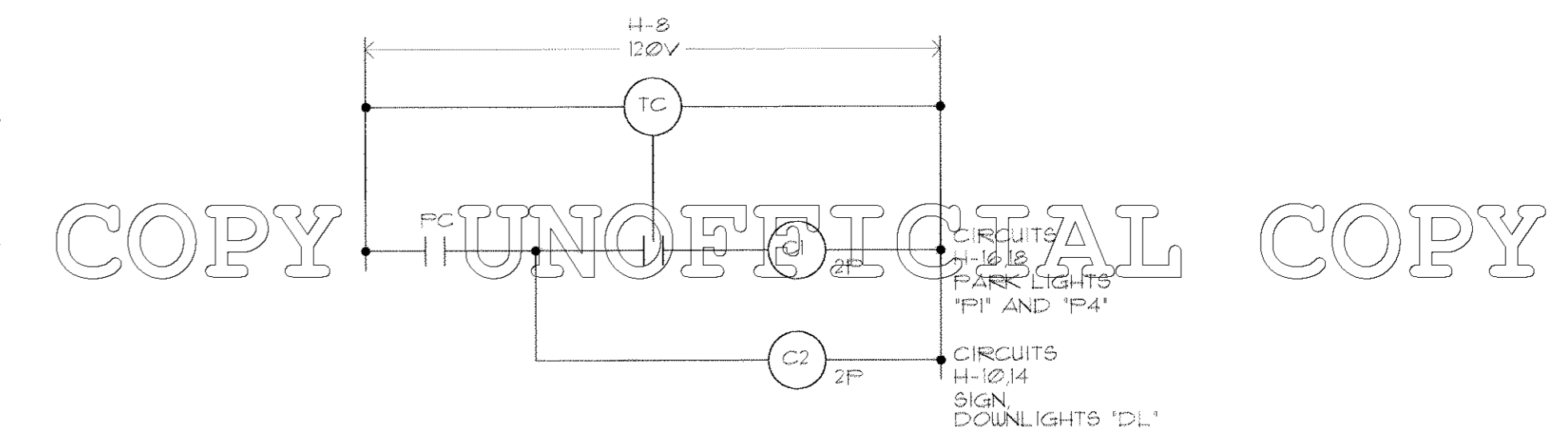
LOT 4A, METZLER RANCH FILING NO. 3, 2ND AMENDMENT FINAL PD SITE PLAN

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 1 LOT - 1.00 ACRES
 SHEET 5 OF 7



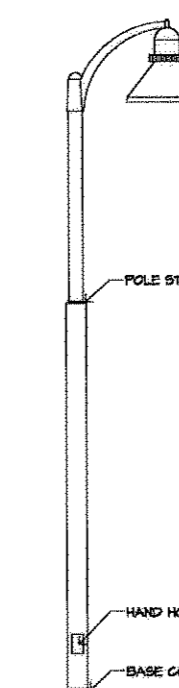
SITE LUMINAIRE SCHEDULE							
LUMINAIRE DESCRIPTION		MOUNTING		SPECIFICATIONS			
KEY	LAMPS	DESCRIPTION	METHOD	DEPTH	MANUFACTURER	CATALOG NUMBER	VOLTS
DL	(1) 2&W DTT	DOWNLIGHT, LENSED, DAMP LOCATION	RECESS		FRESCOLITE	CF102&RDEB-F8-1-LAMP	120
P1	250W MH	POST LIGHT, TYPE 3	1&S SAS POLE		KIM	1A/RA253/250MH200-DB-P/SAL20-64188-DB-P	200
P4	250W MH	POST LIGHT, TYPE 4	1&S SAS POLE		KIM	1A/RA254/250MH200-DB-P/SAL20-64188-DB-P	200

1. ALL FIXTURES SHALL BE FULL CUT-OFF.



EXTERIOR LIGHTING CONTROLS DIAGRAM

PC: TORX #121
 TC: TORX #1100-0
 C1, C2: SQUARE D LH-V02-SERIES POLES AS SHOWN



SAS/SAL Stepped Aluminum Pole

Scale: 1/4" = 1'-0"

Photometric Site Plan

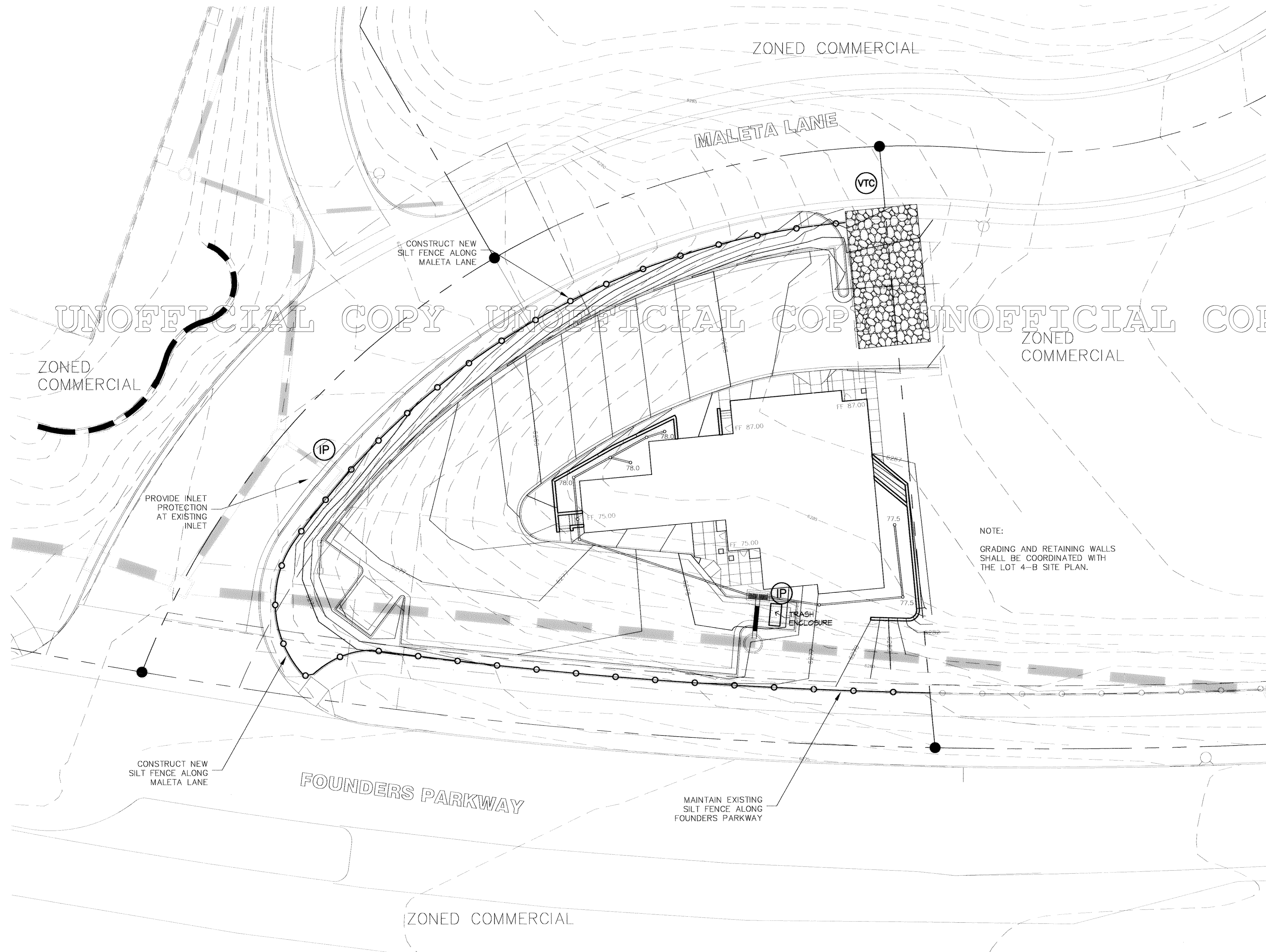
Scale: 1" = 20'

Photometrics based on Initial Illuminance

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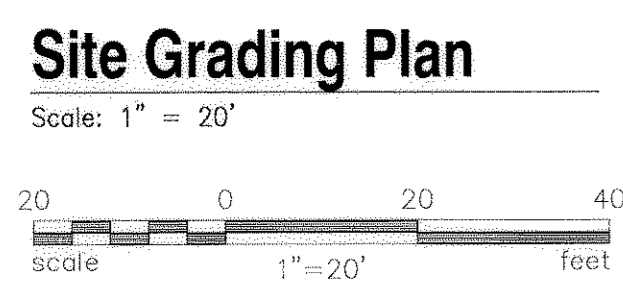
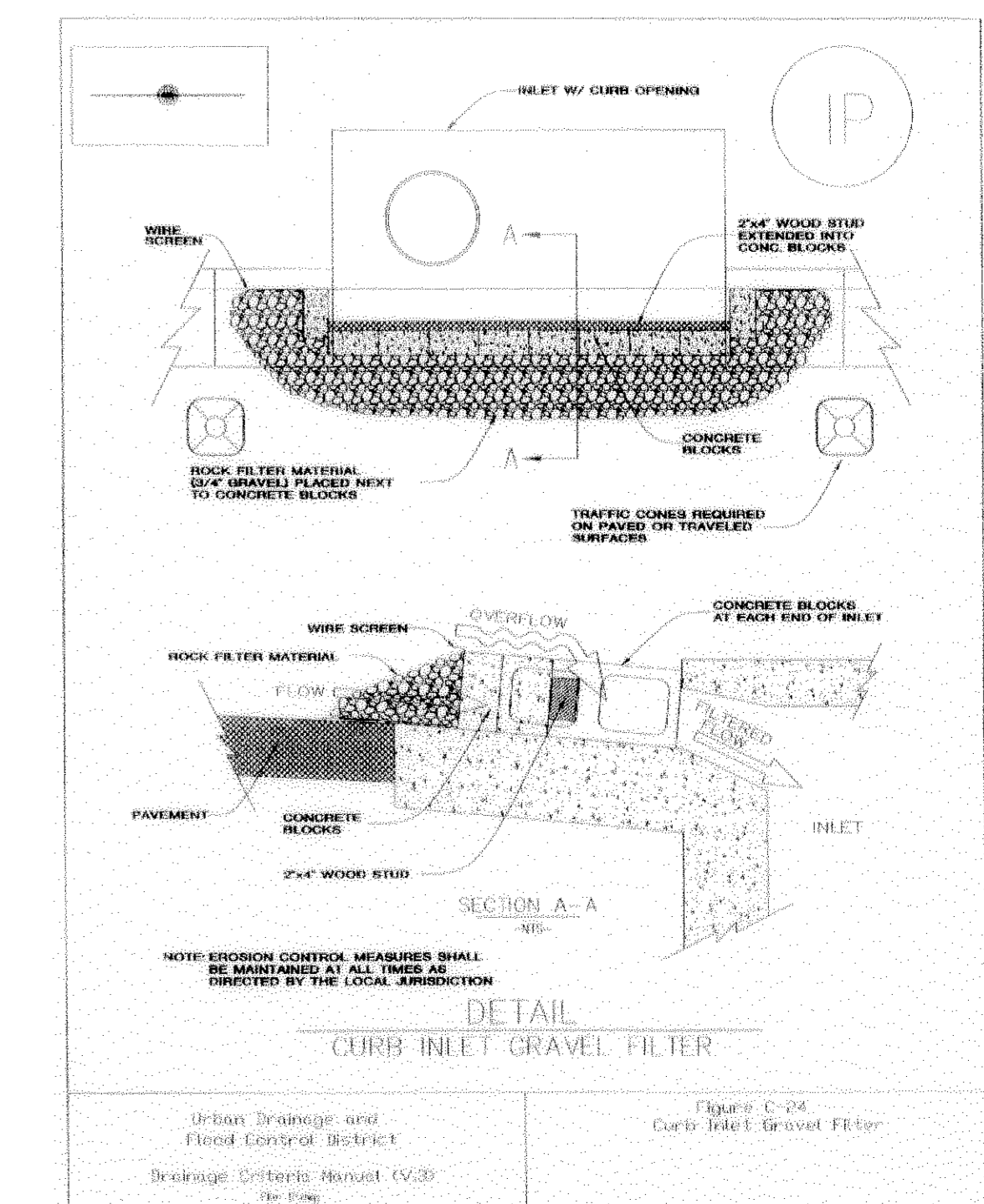
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 1 LOT - 1.00 ACRES
 SHEET 7 OF 7



LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- - - EXISTING EASEMENT
- EXISTING FLOWLINE
- PROPOSED FLOWLINE
- PROPOSED BACK OF CURB
- PROPOSED EDGE OF ASPHALT
- EXISTING SIDEWALK
- ▤ PROPOSED SIDEWALK
- ⊕ EXISTING FIRE HYDRANT
- ⊙ EXISTING STORM SEWER
- ⊙ EXISTING STORM MANHOLE, INLET
- ⊙ PROPOSED STORM SEWER
- ⊙ PROPOSED STORM MANHOLE, INLET
- EXISTING CONTOUR (2' INTERVAL)
- EXISTING CONTOUR (10' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (5' INTERVAL)
- EXISTING SILT FENCE
- SILT FENCE
- ⊙ VTC VEHICLE TRACKING PAD (ACCESS EASEMENT FOR SHARED DRIVEWAYS)
- ⊙ IP INLET PROTECTION

NOTE:
 GRADING AND RETAINING WALLS
 SHALL BE COORDINATED WITH
 THE LOT 4-B SITE PLAN.



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