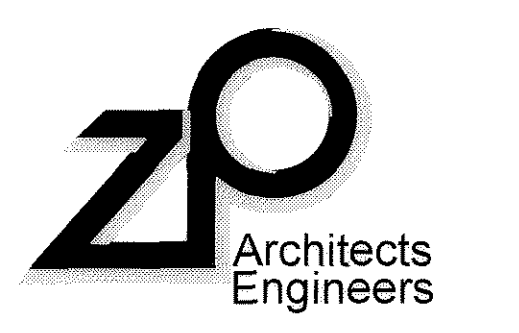


SITE DEVELOPMENT PLAN

LOT 4-C METZLER RANCH FILING NO. 3 2ND AMENDMENT SITE DEVELOPMENT PLAN AMENDMENT NO. 1 (FORMERLY FINAL PD SITE PLAN LOT 4-C METZLER RANCH FILING NO. 3 2ND AMENDMENT) LOCATED IN THE SOUTH HALF, SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PM TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO COVER SHEET



Zeiler - Pennock, Inc.
2727 Bryant Street
Suite 800
Denver, CO 80211

303 455 3322 T
303 455 3708 F
WWW.ZEILERPENNOCK.COM

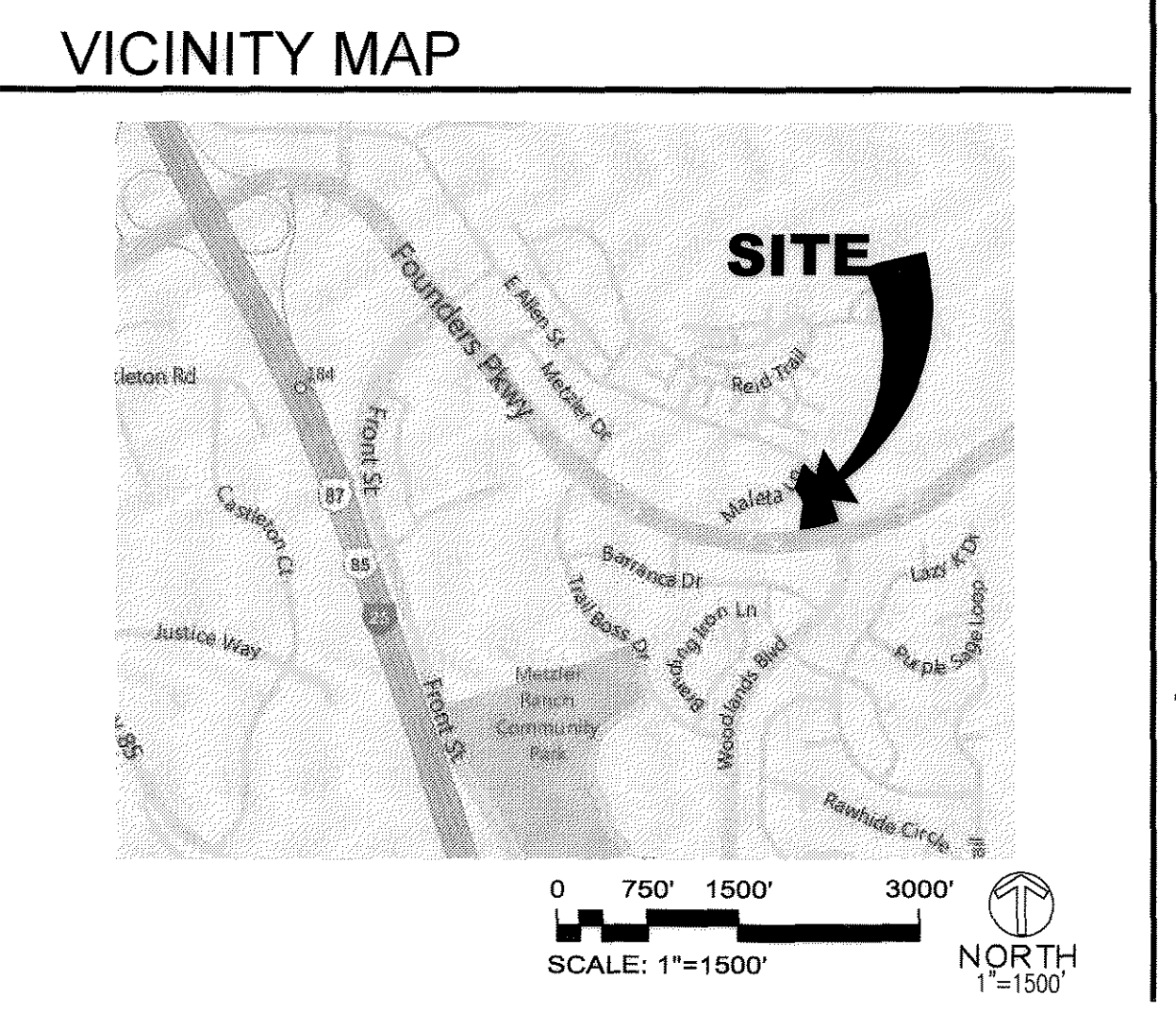


ABBREVIATIONS

ACOUS	ACOUSTICAL	FURR	FURRING	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	FWC	FABRIC WALL COVERING	RD	ROOF DRAIN
ADJ	ADJUSTABLE	GA	GAGE	RECPT	RECEPTACLE
AFF	ABOVE FINISHED FLOOR	CALL	CALL OUT	REFR	REFRIGERATOR
ANC	ANCHOR	GB	GRAB BAR	REINF	REINFORCE (D) (MENT)
ALUM	ALUMINUM	GC	GENERAL CONTRACT (OR)	REV	REVISIONS/REVISED
ANOD	ANODIZED	GL	GLASS	RFG	ROOFING
BO	BOARD	GLU LAM	GLUE LAMINATED	RO	ROUGH OPENING
BLDG	BUILDING	GB	GYPSPUM BOARD	ROW	RIGHT OF WAY
BLKG	BLOCKING	HB	HOSE BIBB	RT	RESILIENT TILE
BM	BEAM	HC	HOLLOW CORE	SAC	SUSPENDED ACOUSTICAL CEILING
BOT	BOTTOM	HCP	HANDICAPPED	SB	SPLASH BLOCK
BRG	BEARING	HD	HEAVY DUTY	SC	SOLID CORE
BUR	BUILT-UP ROOF	HDR	HEADER	SD	STORM DRAIN
CAB	CABINET	HDWR	HARDWARE	SECT	SECTION
CT	CERAMIC TILE	HT	HEIGHT	SGC	SUSPENDED GYP BOARD CEILING
CIP	CAST IRON PIPE	HM	HOLLOW METAL	SH	SHOWER
CJ	CONSTRUCTION JOINT	HW	HOT WATER	SHING	SHEATHING
CJT	CONTROL JOINT	HWH	HOT WATER HEATER	SM	SIMILAR
CLG	CEILING	ID	INSIDE DIAMETER	SM	SHEET METAL
CL	CENTER LINE	INCAND	INCANDESCENT	SPEC	SPECIFICATION
CLR	CLEAR	INCL	INCLUDE (ING)	SQR	SPEAKER
CMP	CORRUGATED METAL PIPE	INSL	INSULATION	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	INVT	INVERT	SQ	SQUARE FEET
CO	CLEANOUT	JST	JOIST	SI	SQUARE INCH
COL	COLUMN	JT	JOINT	SY	SQUARE YARD
CONC	CONCRETE	LAV	LAVATORY	SAN	SANITARY SEWER
CONN	CONNECTION	LF	LINEAR FOOT	SSF	SOLID SURFACE
CONT	CONTINUOUS (ATION)	LLH	LONG LEG HORIZONTAL	SST	STAINLESS STEEL
CP	CARPET	LLV	LONG LEG VERTICAL	ST	STORM SEWER
CY	CABINET UNIT HEATER	LT	LIGHT	STC	SOUND TRANSMISSION CLASS
CUH	CUBIC YARD	LT WT	LIGHTWEIGHT	STD	STANDARD
DEMO	DEMOLITION	MAS	MASONRY	STL	STEEL
DF	DRAINING FOUNTAIN	MAX	MAXIMUM	STR	STRUCTURAL
DM	DIMENSION	MED	MEDIUM	SURF	SURFACE
DN	DOWN	MH	MANHOLE	SUSP	SUSPENDED
DR	DOOR	MIN	MINIMUM	T	TREAD
DS	DOWNSPOUT	MO	MASONRY OPENING	T&B	TOP AND BOTTOM
DW	MOP SERVICE BASIN	M&G	MOP AND GROOVE	T&G	TONGUE AND GROOVE
DWG	DRAWING	MTL	METAL	TD	TRENCH DRAIN
DWL	DOWEL	MULL	MULLION	TEL	TELEPHONE
DWR	DRAWER	(N)	NEW	TEMP GL	TEMPERED GLASS
EF	EACH FACE	NA	NOT APPLICABLE	TF	TOP OF FINISH FLOOR
EL	ELEVATION	NIC	NOT IN CONTRACT	THK	THICKNESS (THICK)
ELEC	ELECTRICAL	NO	NUMBER	TOB	TOP OF BEAM
ELEV	ELEVATOR	NTS	NOT TO SCALE	TOC	TOP OF CONCRETE (CURB)
ENCL	ENCLOSURE	OC	ON CENTER	TOF	TOP OF FOOTING
EQ	EQUAL	OD	OUTSIDE DIAMETER	TOU	TOP OF JOIST
EQUIP	EQUIPMENT	OFF	OFFICE	TOS	TOP OF STEEL
ESMT	EASEMENT	OPNG	OPENING	TOSL	TOP OF SLAB
EW	ELECTRICAL WATER COOLER	OPP	OPPOSITE	TOT	TOTAL
EXP	EXPANSION	PBD	PARTICLEBOARD	TOW	TOP OF WALL
EXP BLT	EXPANSION BOLT	PC	PRECAST	TS	TUBE STEEL
EXP JT	EXPANSION JOINT	PERF	PERFORATED	TYP	TYPICAL
EXIST (E)	EXISTING	PERM	PERMETER	UG	UNDERGROUND
FD	FLOOR DRAIN	PERP	PERPENDICULAR	UNEX	UNEXCAVATED
FN	FOUNDATION	PL	PLATE	UNFIN	UNFINISHED
FEC	FIRE EXTINGUISHER CABINET	PL	PROPERTY LINE	UNO	UNLESS NOTED OTHERWISE
FE	FIRE EXTINGUISHER	PLM	PLASTIC LAMINATE	URN	URNAL
FF	FINISH FLOOR	PLBG	PLUMBING	UTIL	UTILITY
FH	FIRE HOSE CABINET	PLYWD	PLYWOOD	VERT	VERTICAL
FHC	FIRE HYDRANT	PNL	PANEL	VOL	VOLUME
FIN	FINISH	POL	POLISHED	W/	WITH
FL	FLOOR LINE	PR	PAIR	W/O	WITHOUT
FLR	FLOOR (ING)	PTD	PAINTED	WC	WATER CLOSET
FLUOR	FLUORESCENT	PTN	PARTITION	WD	WOOD
FOC	FACE OF CONCRETE	PVC	POLYVINYL CHLORIDE	WOW	WINDOW
FOF	FACE OF FINISH	PMNT	PAVEMENT	WF	WIDE FLANGE
FOM	FACE OF MASONRY	QT	QUANTITY	WL	WIDE LOAD
FOS	FACE OF STUDS	QTY	QUANTITY	WR	WATER RESISTANT
FPR	FIREPROOFING	R	RADIUS	WT	WEIGHT
FRR	FIBER REINFORCED PANEL	RA	RETURN AIR	WTF	WELDED WIRE FABRIC
FTG	FOOTING	RB	RUBBER BASE	XFMR	TRANSFORMER

NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. 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. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS 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.
- THE SITE IS NOT LOCATED WITHIN ANY REGULATED FLOOD PLAIN OR WETLAND.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE C.O.'S. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK 'WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY', AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THE SITE DEVELOPMENT PLAN AMENDMENT DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 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 SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. DRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE AT A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.



BUILDING CODE ANALYSIS

BUILDING CODE:	2012 IBC INTERNATIONAL BUILDING CODE
	2012 IFC INTERNATIONAL FIRE CODE
	2012 IMC INTERNATIONAL MECHANICAL CODE
	2011 NEC NATIONAL ELECTRIC CODE
	2012 IECC INTERNATIONAL ENERGY CONSERVATION CODE
TYPE OF CONSTRUCTION:	TYPE V-B
FULLY SPRINKLERED:	NO
OCCUPANCY CLASSIFICATION:	OCC. B
ALLOWABLE FLOOR AREA:	3200 S.F.
ZONING ANALYSIS	
SITE ADDRESS:	852 MALETA LANE
DEVELOPMENT STANDARDS/ ZONING REQUIREMENTS:	METZLER RANCH PPD ZONING REGULATIONS REFERS TO TOWN OF CASTLE ROCK B-2 GENERAL BUSINESS SEC. 17.44
ZONING CLASSIFICATION:	PD NO CHANGE
PRESENT USE:	UNDEVELOPED
PROPOSED USE:	BRANCH BANK W/ DRIVE-UP
SITE AREA:	82,609 SF 1.8964 A
MAXIMUM FAR:	0.25
BUILDING AREA:	3,270 SF 3.9%
PAVED AREA:	33,168 SF 40.2%
LANDSCAPED AREA:	46,171 SF 55.9% 10.0% REQ'D
TOTAL:	100%
PHASE 1 TOTAL AREA:	56,529 SF
PHASE 1 LANDSCAPED AREA:	17,464 SF 30.9% 10.0% REQ'D
SITE FLOOR AREA RATIO:	0.25 FAR MAX 3,270 SF / 82,609 SF = 0.0396 FAR.
MAXIMUM BUILDING HEIGHT:	50'
ACTUAL BUILDING HEIGHT:	23'
SETBACKS REQUIRED:	SIDE 15' FRONT 0' REAR 0'
PARKING REQUIRED:	3.5 SPACES / 1000 SF OF GFA +1 PER EMPLOYEE 3 CARS STACKING PER DRIVE UP LANE 3.5 X 3200/1000 = 11.2+8 EMPLOYEES =19.2 SP = 20 SPACES REQUIRED
PARKING PROVIDED:	20 SPACES PROVIDED
HANDICAPPED PARKING REQUIRED:	1 HC / 25 SPACES
HANDICAPPED PARKING PROVIDED:	1 HC
LEED SS CREDIT 4.3:	LOW EMITTED PARKING 5% OF TOTAL = 1 SP REQ'D 2 SP PROVIDED
SINGLE FAMILY EQUIVALENTS:	(2) 3/4" TAPS = 1+1=2 SFEs
RENEWABLE WATER	82,609 SF x 0.80 = 66,087 SF
STORMWATER	66,087 SF / 3,295 SF/SFE = 20.3 SFEs

SHEET INDEX

- SHEET 1 CS0.1 - COVER SHEET
- SHEET 2 SP1.1 - SITE PLAN

LEGAL DESCRIPTION

LOT 4-C, METZLER RANCH FILING NO. 3, 2ND AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO

THE ABOVE DESCRIPTION IS THE SAME AS IN SCHEDULE A OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NUMBER NCS-455330-MPLS BEARING AN EFFECTIVE DATE OF FEBRUARY 3, 2011 AT 5:00 P.M.

PROJECT TEAM

OWNER
U.S. BANK NATIONAL ASSOCIATION
633 W. FIFTH ST. SUITE 2500
LOS ANGELES, CA 90071
(213) 615-6407
(213) 615-6595 FAX
ARCHITECT/ENGINEER
ZEILER-PENNOCK, INC.
2727 BRYANT STREET
DENVER, COLORADO 80211
(303) 455-3322
(303) 455-3708 FAX
CIVIL ENGINEER
ZEILER-PENNOCK, INC.
2727 BRYANT STREET
DENVER, COLORADO 80211
(303) 455-3322
(303) 455-3708 FAX
LANDSCAPE ARCHITECT
WALCZAK DESIGN
743 W. SIXTH AVE.
DENVER, COLORADO 80204
(720) 946-0809
(303) 534-1118 FAX
ELECTRICAL ENGINEER
M.E.P. ENGINEERING
3565 S. YOSEMITE ST.
DENVER, COLORADO 80237
(303) 936-1633
(303) 934-3299 FAX
IRRIGATION ENGINEER
WATER ENGINEERING, INC.
17897 W. 53RD. DR.
GOLDEN, COLORADO 80403
(303) 618-6307
(303) 474-3100 FAX
TRAFFIC ENGINEER
ALDRIDGE TRANSPORTATION CONSULTANTS
1840 W. LITTLETON BLVD. SUITE B
LITTLETON, COLORADO 80120
(303) 703-9112

PROJECT BENCHMARK
BENCHMARK DATUM DERIVED FROM NGS DATA SHEET FOR POINT IDENTIFICATION NUMBER KK0201. DESIGNATION 4355. ELEVATION 6350.74 FEET NAVD83. STATION FALLS IN THE TOP OF A HEADWALL OF A CONCRETE CULVERT THAT IS CROSSED OVER BY THE U.P.R.R. STATION IS A BRASS DISC FLUSH WITH THE SURFACE OF THE CONCRETE.

SURVEYOR'S CERTIFICATE

I, Richard B. Gabriel, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REFERENCED BY LOT 4-C METZLER RANCH FILING NO. 3 2ND AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.
Richard B. Gabriel
REGISTERED LAND SURVEYOR
OWNERSHIP CERTIFICATION
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 4-C METZLER RANCH FILING NO. 3 2ND AMENDMENT IN THE TOWN OF CASTLE ROCK.
James B. Peterson, Vice President
US BANK NATIONAL ASSOCIATION
SIGNED THIS 22 DAY OF February, 20 14.
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF Feb, 20 14
BY *Marcela Rivas*
Richard B. Gabriel
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES Sept. 17, 2015.
TITLE CERTIFICATION
I, James Peterson, AN AUTHORIZED REPRESENTATIVE OF First American Title, 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 21 DAY OF February, 20 14
James Peterson
AUTHORIZED REPRESENTATIVE
First American Title Ins. Co.
TITLE INSURANCE COMPANY
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF February, 20 14
BY *James Peterson*
WITNESS MY HAND AND OFFICIAL SEAL.
James Peterson
NOTARY PUBLIC
MY COMMISSION EXPIRES July 16, 2014.
TOWN CERTIFICATION
THE SITE DEVELOPMENT PLAN AMENDMENT FOR LOT 4-C, METZLER RANCH FILING NO. 3 2ND AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 14 DAY OF March, 20 14.
Richard B. Gabriel
DIRECTOR OF DEVELOPMENT SERVICES
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 4:26 ON THE 17 DAY OF March, 20 14
AT RECEPTION NO. 201403031
DOUGLAS COUNTY CLERK AND RECORDER
BY *Sandra C. Seaton*
DEPUTY

CASTLE ROCK, COLORADO

US BANK
CASTLE ROCK BRANCH

852 MALETA LANE

ISSUE: SDP AMENDMENT 1 2-3-14

JOB NUMBER:
Z10-165
SHEET TITLE: COVER SHEET
SITE DEVELOPMENT PLAN
AMENDMENT
CS0.1
LOT 4-C METZLER RANCH FILING NO. 3 2ND
AMENDMENT SITE DEVELOPMENT PLAN
AMENDMENT NO. 1
SHEET 1 OF 2

