

PLAT IDENTIFICATION SHEET

RECEPTION#: 02010145

DATE: 01/30/2002

TIME: 11:42

FEE: \$ 180.00 (18 P)

GRANTOR:

(owner/signer)

UNOFFICIAL COPY
Fairfield
Castle Rock LLC

GRANTEE:

(subdivision name or name of plat)

Metzler Ranch #4

LEGAL:

(section-township-range)

26 - 7 - 67

NEW SUBDIVISION ABBREV: _____

METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 LOT - 19.18 ACRES
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 1 OF 18

LEGAL DESCRIPTION - Metzler Ranch Filing No. 4

A tract of land situated in the South half of Section 26, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

Commencing at the Northeast corner of said South half of Section 26, as monumented by a pipe with a 2-1/2 inch diameter aluminum cap marked: L56935, and considering the North line of said South half to bear North 89°38'29" West to the Northwest corner of said South half, as monumented by a pipe with a 3-1/2 inch diameter aluminum cap marked: L514166, with all bearings contained herein, relative thereto; thence South 69°02'59" West, 2421.64 feet to the POINT OF BEGINNING of this description; thence South 31°21'17" West, 578.29 feet; thence North 70°21'07" West, 162.86 feet; thence along a curve to the right having a delta of 32°08'01", a radius of 470.00 feet and an arc of 263.59 feet; thence North 38°13'06" West, 1229.75 feet; thence South 89°38'29" East, 839.88 feet; thence South 41°09'01" East, 481.57 feet; thence South 31°47'21" East, 215.87 feet; thence South 50°41'28" East, 201.41 feet to the POINT OF BEGINNING of this description, containing 19.18 acres, more or less.

NOTES:

1. SUMMARY TABLE

Metzler Ranch Filing No. 4 Development Standards for Planned Development Multi-Family Residence District, R-MF1

Minimum Setbacks: 20' from street ROW line to building face.

Maximum Building Height: 40 feet, 20 feet for accessory buildings.

Maximum Building Coverage: 40% Lot area.

Total acreage of plat: 19.18 acres.

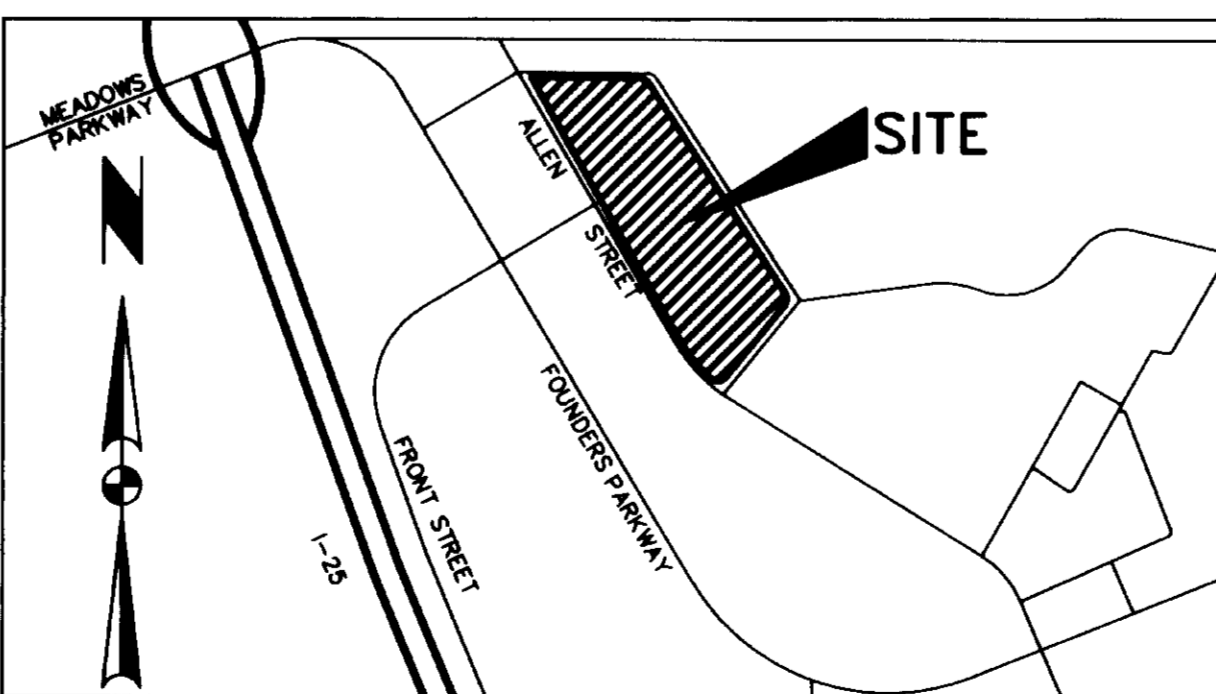
Open Space: 20% of gross site acres.

Landscape Coverage: 432,797 sf

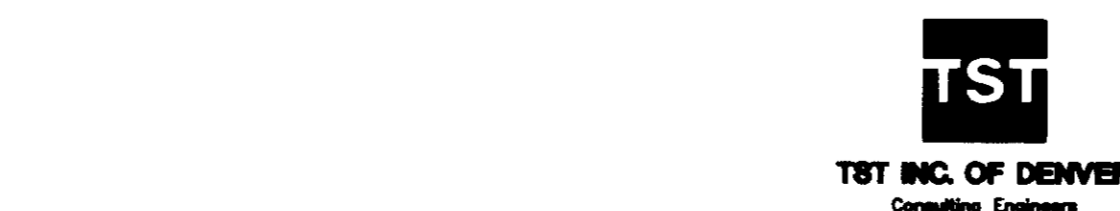
Building Coverage: 173,881 sf

Parking/ Street Coverage: 218,401 sf.

- Water dedication is governed by Metzler Ranch Water Rights Dedication Agreement and Metzler Ranch Filing No. 4 Improvement Agreement.
- Utility easements are granted for the use of specified utilities. Landscaping will not be allowed in the utility easements except for native grasses. Replacement of landscape disturbed during maintenance of the utilities will be the responsibility of the Owner.
- The development will be buffered from the adjacent street by use of walls, berms, trees, shrubs and other landscaping.
- All disturbed areas will be protected from erosion by measures as approved by the Town of Castle Rock. At the completion of construction, all developed areas will be reseeded or landscaped.
- There is no known 100 year floodplain on this site.
- There is no surface evidence of ditches or reservoirs and no surface evidence of a proprietor's extraction and removal of ore as reserved in the United States Patents recorded in Book X at Pages 114 and 162.
- Ten foot (10') wide Public Utility Easements will be dedicated within the site along all off-of-way only. Natural gas, electric, cable television, and telephone will all be supplied from the front of the lot.
- The Open Space requirement for the site will be met through on-site private landscaping at the time of Final PD Site Plan.
- Allen Street is classified as a Minor Collector, per the approved Metzler Ranch Preliminary PD Site Plan, Third Major Amendment, 1999.
- The proposed building footprint and parking lot layout for Lot 4 is for informational purposes only and is not approved with this preliminary plat.
- Fire lines shall be installed per Fire Department requirements. All "Fire Lane, No Parking" signs will be located in the field per specific sign placement from the Fire Department Field inspector.
- All buildings will be sprinklered per NFPA 13R requirements including decks, breezeways, and patios. The clubhouse will be sprinklered to 13-D. All detached garages will include at a minimum a single layer of 5/8" type 'X' gypsum enclosing all interior sides and roof of each garage stall.



VICINITY MAP
N.T.S.

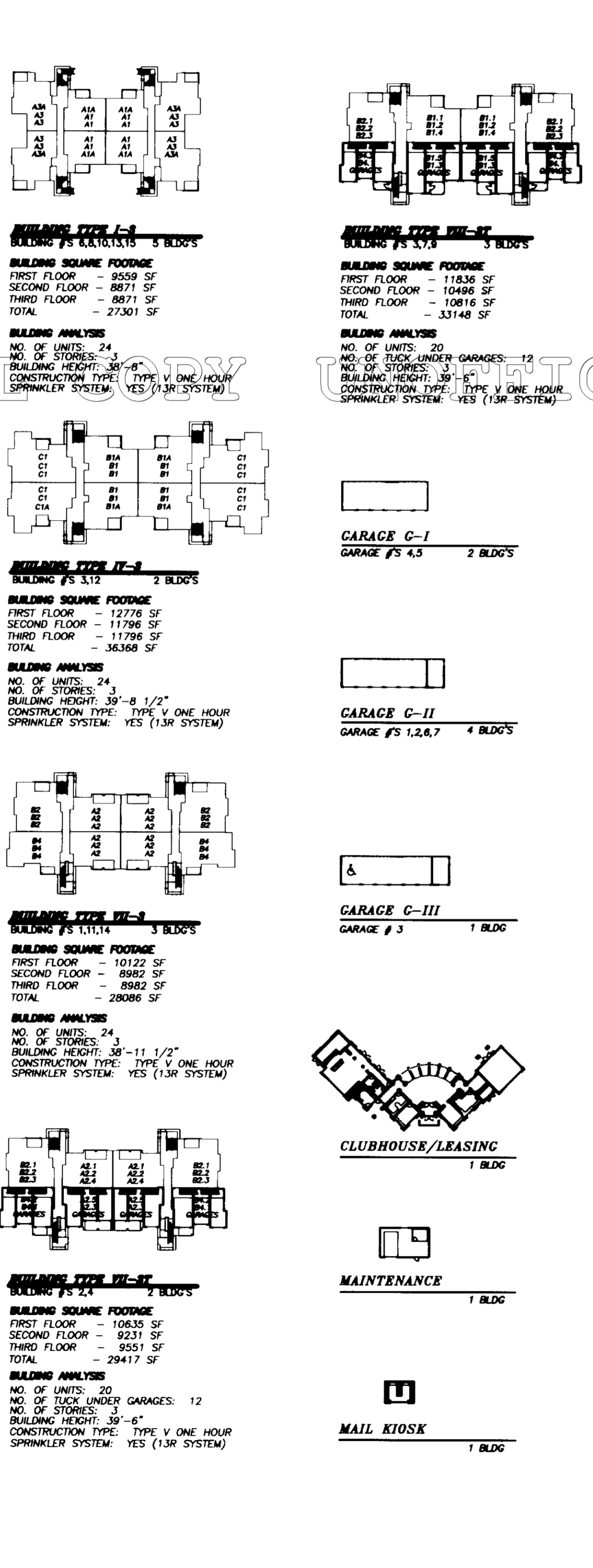


METZLER RANCH PROGRAM					DATE LAST REVISED
UNIT MIX					3/7/01
UNIT	DESCRIPTION	NO.	S.F.	TOTAL	
A1	ONE BEDROOM / 1 BATH	40	715	28600	
A1A	ONE BEDROOM / 1 BATH	20	715	14300	
A2	ONE BEDROOM / 1 BATH	36	820	29520	
A2.1	ONE BEDROOM / 1 BATH	4	820	3280	
A2.2	ONE BEDROOM / 1 BATH	4	820	3280	
A2.3	ONE BEDROOM / 1 BATH	4	845	3380	
A2.4	ONE BEDROOM / 1 BATH	4	820	3280	
A2.5	ONE BEDROOM / 1 BATH	4	865	3460	
A3	ONE BEDROOM / 1 BATH / DEN	40	975	39000	
A3A	ONE BEDROOM / 1 BATH / DEN	20	975	19500	
B1	TWO BEDROOM / 2 BATH	16	1085	17360	
B1A	TWO BEDROOM / 2 BATH	8	1085	8680	
B1.1	TWO BEDROOM / 2 BATH	6	1085	6510	
B1.2	TWO BEDROOM / 2 BATH	6	1085	6510	
B1.3	TWO BEDROOM / 2 BATH	6	1085	6510	
B1.4	TWO BEDROOM / 2 BATH	6	1085	6510	
B1.5	TWO BEDROOM / 2 BATH	6	1170	7020	
B2	TWO BEDROOM / 2 BATH	18	1050	18900	
B2.1	TWO BEDROOM / 2 BATH	10	1050	10500	
B2.2	TWO BEDROOM / 2 BATH	10	1050	10500	
B2.3	TWO BEDROOM / 2 BATH	10	1050	10500	
B4	ONE BEDROOM / 1 BATH / DEN	18	970	17460	
B4.1	ONE BEDROOM / 1 BATH / DEN	10	970	9700	
B4.2	ONE BEDROOM / 1 BATH / DEN	10	1050	10500	
C1	THREE BEDROOM / 2 BATH	22	1320	29040	
C1A	THREE BEDROOM / 2 BATH	2	1320	2640	
	TOTAL	340		326,440	

BUILDING SQUARE FOOTAGE:	
BUILDING TYPE I-3:	FIRST FLOOR - 9559 SF
	SECOND FLOOR - 8871 SF
	THIRD FLOOR - 8871 SF
	TOTAL - 27301 SF X 5 = 136505 SF
BUILDING TYPE IV-3:	FIRST FLOOR - 12776 SF
	SECOND FLOOR - 11796 SF
	THIRD FLOOR - 11796 SF
	TOTAL - 36368 SF X 2 = 72736 SF
BUILDING TYPE VII-3:	FIRST FLOOR - 10122 SF
	SECOND FLOOR - 8982 SF
	THIRD FLOOR - 8982 SF
	TOTAL - 28086 SF X 3 = 84258 SF
BUILDING TYPE VII-3T:	FIRST FLOOR - 10635 SF
	SECOND FLOOR - 9231 SF
	THIRD FLOOR - 9551 SF
	TOTAL - 29417 SF X 2 = 58834 SF
BUILDING TYPE VIII-3T:	FIRST FLOOR - 11836 SF
	SECOND FLOOR - 10496 SF
	THIRD FLOOR - 10816 SF
	TOTAL - 33148 SF X 3 = 99444 SF
GARAGE TYPE C-I:	1,288 SF X 2 = 2,576 SF
GARAGE TYPE C-II:	1,288 SF X 4 = 5,152 SF
GARAGE TYPE C-III:	1,393 SF X 1 = 1,393 SF
CLUBHOUSE/LEASING BUILDING	C=1739 + L=1454 = 3,193 SF
MAINTENANCE	= 780 SF
MAIL KIOSK BUILDING	= 296 SF
TOTAL	= 465,167 SF

BUILDING FOOTPRINT SQUARE FOOTAGE:	
BUILDING TYPE I-3:	9559 SF X 5 = 47795 SF
BUILDING TYPE IV-3:	12776 SF X 2 = 25552 SF
BUILDING TYPE VII-3:	10122 SF X 3 = 30366 SF
BUILDING TYPE VII-3T:	10635 SF X 2 = 21270 SF
BUILDING TYPE VIII-3T:	11836 SF X 3 = 35508 SF
GARAGE TYPE C-I:	1,288 SF X 2 = 2,576 SF
GARAGE TYPE C-II:	1,288 SF X 4 = 5,152 SF
GARAGE TYPE C-III:	1,393 SF X 1 = 1,393 SF
CLUBHOUSE/LEASING BUILDING	= 3,193 SF
MAINTENANCE	= 780 SF
MAIL KIOSK BUILDING	= 296 SF
TOTAL	= 173,881 SF

BUILDING KEY



OWNERSHIP CERTIFICATION

The undersigned are all of the owners of certain lands known herein as the Metzler Ranch Filing No. 4 PD in the Town of Castle Rock.

Owner: MSK FAIRFIELD CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: FF CASTLE ROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: FAIRFIELD FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: FF PROPERTIES, INC., A DELAWARE CORPORATION, MANAGING MEMBER

By: *Patrick J. Gavin*
PATRICK J. GAVIN

Title: VICE PRESIDENT

Signed this 15th day of January, 2007.

The foregoing dedication was acknowledged before me this 15th day of January, 2007, by Patrick J. Gavin

Witness my hand and seal:
My commission expires: January 31, 2004

M. M. Rhinesmith
Notary Public
M.M. Rhinesmith
Comm. # 1248450
Notary Public - California
San Diego County
Commission Expires: Jan 31, 2004

LIENHOLDER SUBORDINATION CERTIFICATE

The undersigned are all the Mortgagees and Lienholders of certain lands known herein as Metzler Ranch Filing No. 4 PD in the Town of Castle Rock.

The undersigned beneficiary of the lien created by instrument recorded on MAY 25, 2001 in Book 2046 at Page 2089, Douglas County, Colorado, subordinate the subject lien to the terms, conditions and restrictions of this document:

Mortgagee/Lienholder: WASHINGTON MUTUAL BANK, FA

By: *William Bruce McDonald*
FV

Title: VICE PRESIDENT

Signed this 17th day of JANUARY, 2007

The foregoing dedication was acknowledged before me this 17th day of JANUARY, 2007, by William Bruce McDonald

Witness my hand and seal:
My commission expires: 9-4-2004

Deborah Jackson Cook
Notary Public
DEBORAH JACKSON COOK
Notary Public, State of Texas
My Commission Expires
September 08, 2005

TITLE CERTIFICATION

I, LYNDA J. ROSAMOND an authorized representative of NORTHAMERICAN Title Insurance Company licensed to do business in the State of Colorado, have made an examination of the public records and state that the Owners, Mortgagees and Lienholders of the property are listed in the Certificate of Ownership and Lienholder Subordination Certificate.

Signed this 18th day of January, 2007

By: *Lynda J. Rosamond*
Authorized Representative, Chief Title Officer

The foregoing dedication was acknowledged before me this 18th day of January, 2007, by Lynda J. Rosamond

Witness my hand and seal:
My commission expires: 9-4-2004

Valena L. Mulhern
Notary Public
VALENA L. MULHERN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept 4, 2004

SURVEYOR'S STATEMENT

I, Michael C. Cregger, being a Registered Professional Land Surveyor in the State of Colorado, hereby attest that the graphic boundary depicted on this Preliminary Plat is a true and accurate representation of the officially recorded legal description. Furthermore, that this Preliminary Plat is in conformance with Town of Castle Rock and State of Colorado Land Subdivision requirements.

Michael C. Cregger
1/14/07

CIVIL ENGINEER'S STATEMENT

I, John P. Cotten, being a Registered Professional Engineer in the State of Colorado, hereby attest that all grading, utility and drainage improvements identified on this Preliminary Plat have been designed and engineered in conformance with the Town of Castle Rock Public Works Construction Standards.

John P. Cotten
1/24/07

PLANNING COMMISSION RECOMMENDATION

The Metzler Ranch Filing No. 4 Preliminary Plat and Final PD Site Plan were recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 23rd day of April, 2007

Chairman: *Shon Finch* Date: 1/24/07

Director of Planning and Development: *Shon Finch* Date: 1/24/07

TOWN COUNCIL APPROVAL

The Metzler Ranch Filing No. 4 Preliminary Plat and Final PD Site Plan were approved by the Town Council of the Town of Castle Rock, Colorado on the 24th day of May 2007

Mayor: *John Cotten* Date: 1/24/07

City Clerk: *Dolly Mann* Date: 1-24-07

DEVELOPER:

MSK Fairfield Castle Rock LLC
5510 Morehouse Dr. Suite 200
San Diego, CA 92121
Telephone: (858) 457-2123
Contact: Patrick Gavin

ENGINEER/LAND SURVEYOR

TST Inc. of Denver
9222 Teddy Lane
Lone Tree, Colorado 80124
Telephone: (303) 792-0557
Contact: John Cotten

NOTES:

ACTUAL LANDSCAPING: 432,797 S.F.
9.94 ACRES
16.2% OF SITE

OWNER:

MSK Fairfield Castle Rock LLC
5510 Morehouse Dr. Suite 200
San Diego, CA 92121
Telephone: (858) 457-2123
Contact: Patrick Gavin

DEVELOPER:

Fairfield Residential LLC
5510 Morehouse Drive, Suite 200
San Diego, California 92121
Telephone: (619) 457-2123
Contact: Shon Finch

ENGINEER/LAND SURVEYOR

TST Inc. of Denver
9222 Teddy Lane
Lone Tree, Colorado 80124
Telephone: (303) 792-0557
Contact: John Cotten

SEAL:

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
22584
Michael C. Cregger
1/14/07

SEAL:

STATE OF COLORADO
18007
John P. Cotten

SEAL:

COLORADO REGISTERED PROFESSIONAL ENGINEER
18007
John P. Cotten

SEAL:

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 11:22 a.m./p.m. on the 30th day of January, 2007, in Book _____ Page _____ Map _____ Reception No. 02010145

Douglas County Clerk and Recorder
By: *Maureen Jenkins*
Deputy

SHEET INDEX

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Sheet 6-10 of 18	Landscaping Plans
Sheet 11-18 of 18	Architectural Plans

METZLER RANCH FILING NO. 4
PRELIMINARY PLAT/ FINAL PD SITE PLAN
SHEET 1 OF 18
5-4-01
REVISED 1-9-02

METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

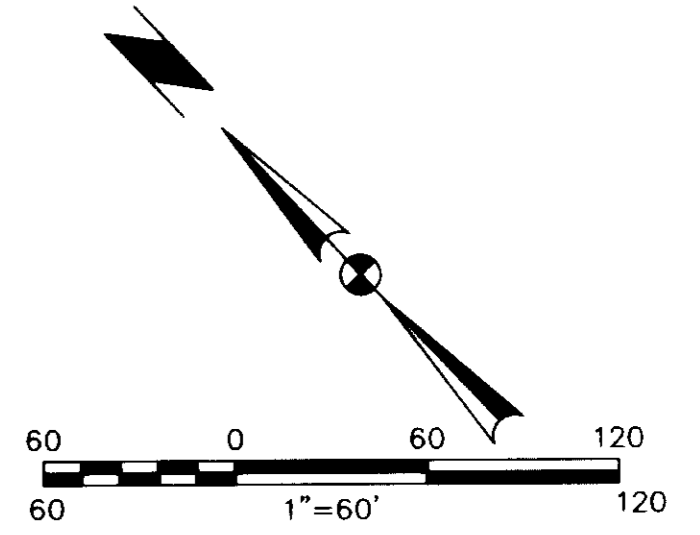
1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN

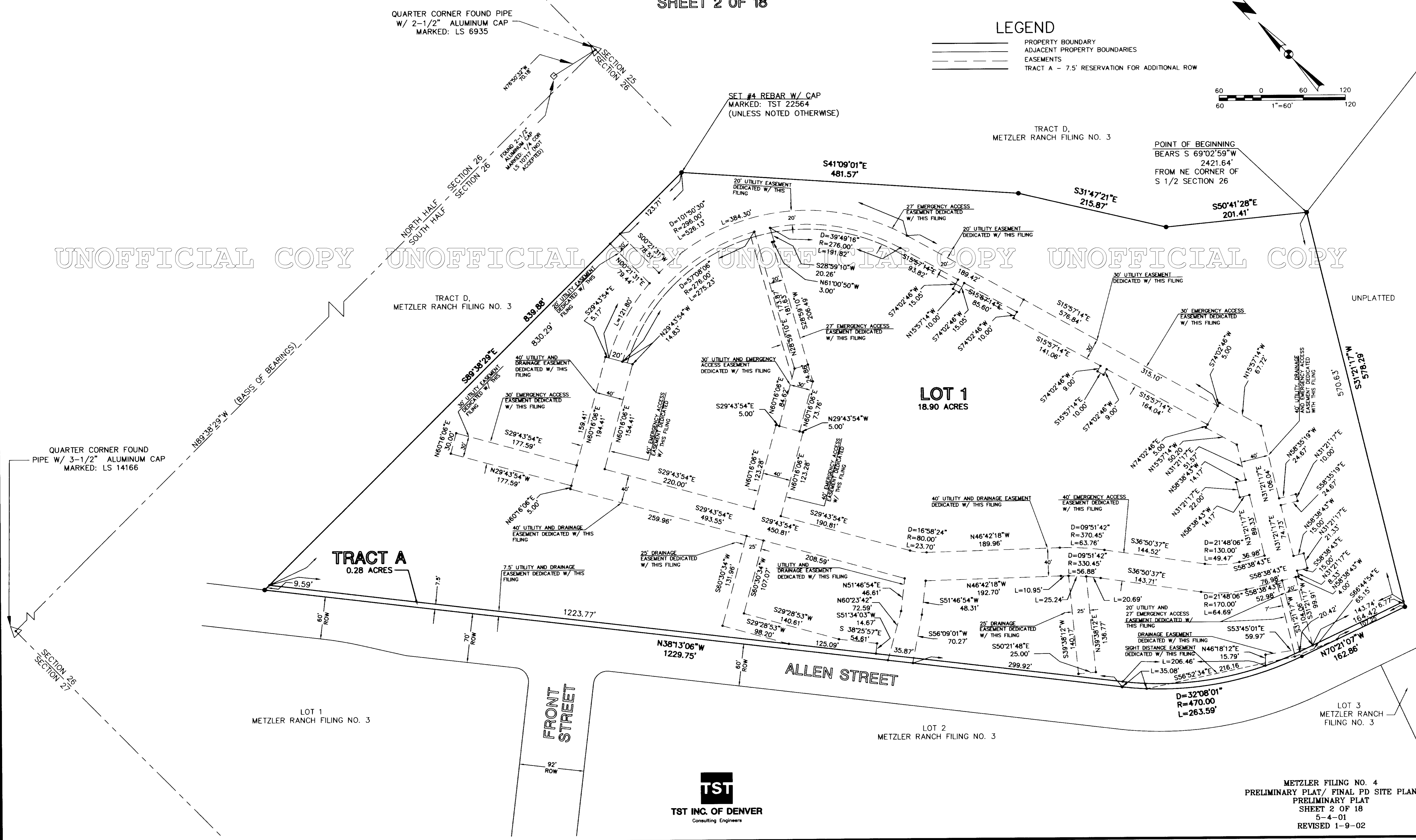
SHEET 2 OF 18

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARIES
- EASEMENTS
- TRACT A - 7.5' RESERVATION FOR ADDITIONAL ROW



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TST
TST INC. OF DENVER
Consulting Engineers

METZLER FILING NO. 4
PRELIMINARY PLAT/ FINAL PD SITE PLAN
PRELIMINARY PLAT
SHEET 2 OF 18
5-4-01
REVISED 1-9-02

METZLER RANCH FILING NO. 4

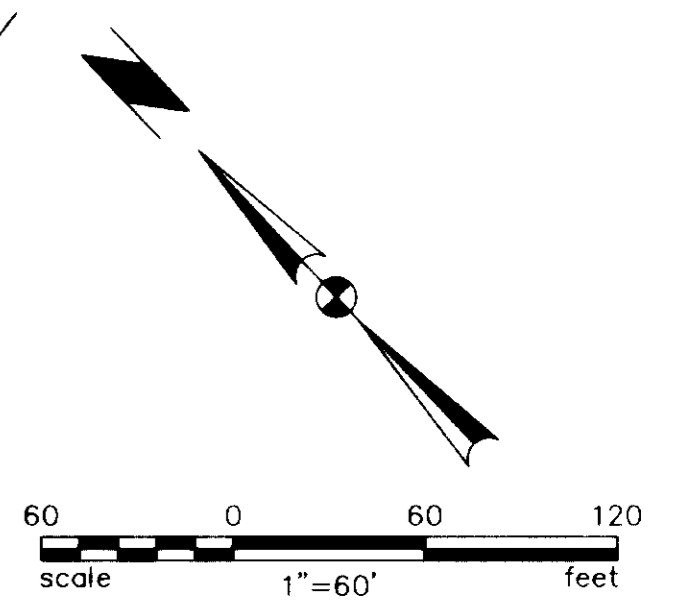
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 LOT - 19.18 ACRES

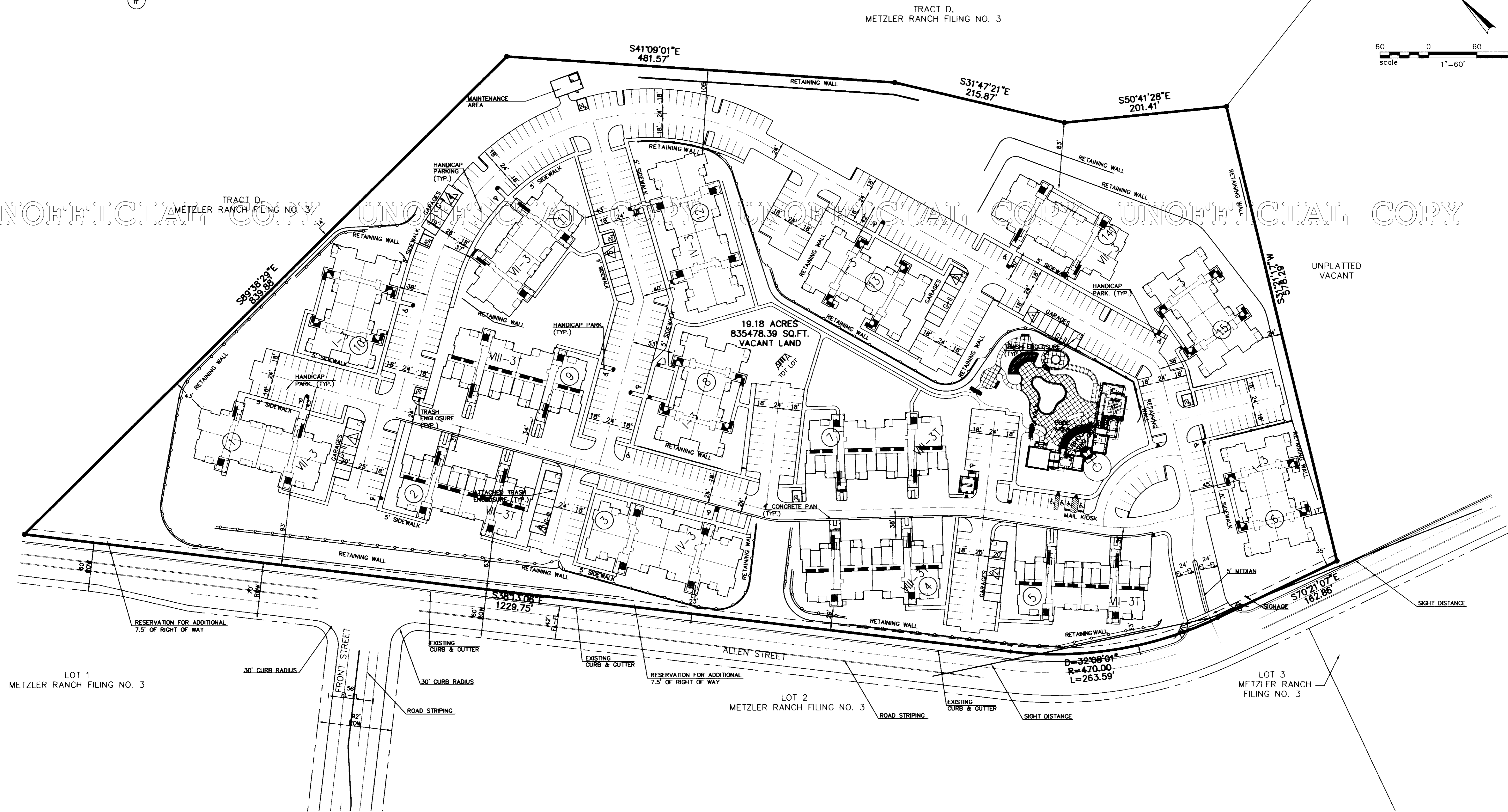
PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 3 OF 18

DESCRIPTION	SYMBOL
LOT BOUNDARY	=====
PROPOSED RETAINING WALL	=====
PROPOSED RETAINING WALL RAIL	-----○-----
BUILDING NUMBER	Ⓝ



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LOT 1
METZLER RANCH FILING NO. 3

LOT 2
METZLER RANCH FILING NO. 3

LOT 3
METZLER RANCH FILING NO. 3



METZLER FILING NO. 4
PRELIMINARY PLAT/ FINAL PD SITE PLAN
SITE PLAN
SHEET 3 OF 18
5-4-01
REVISED 1-9-02

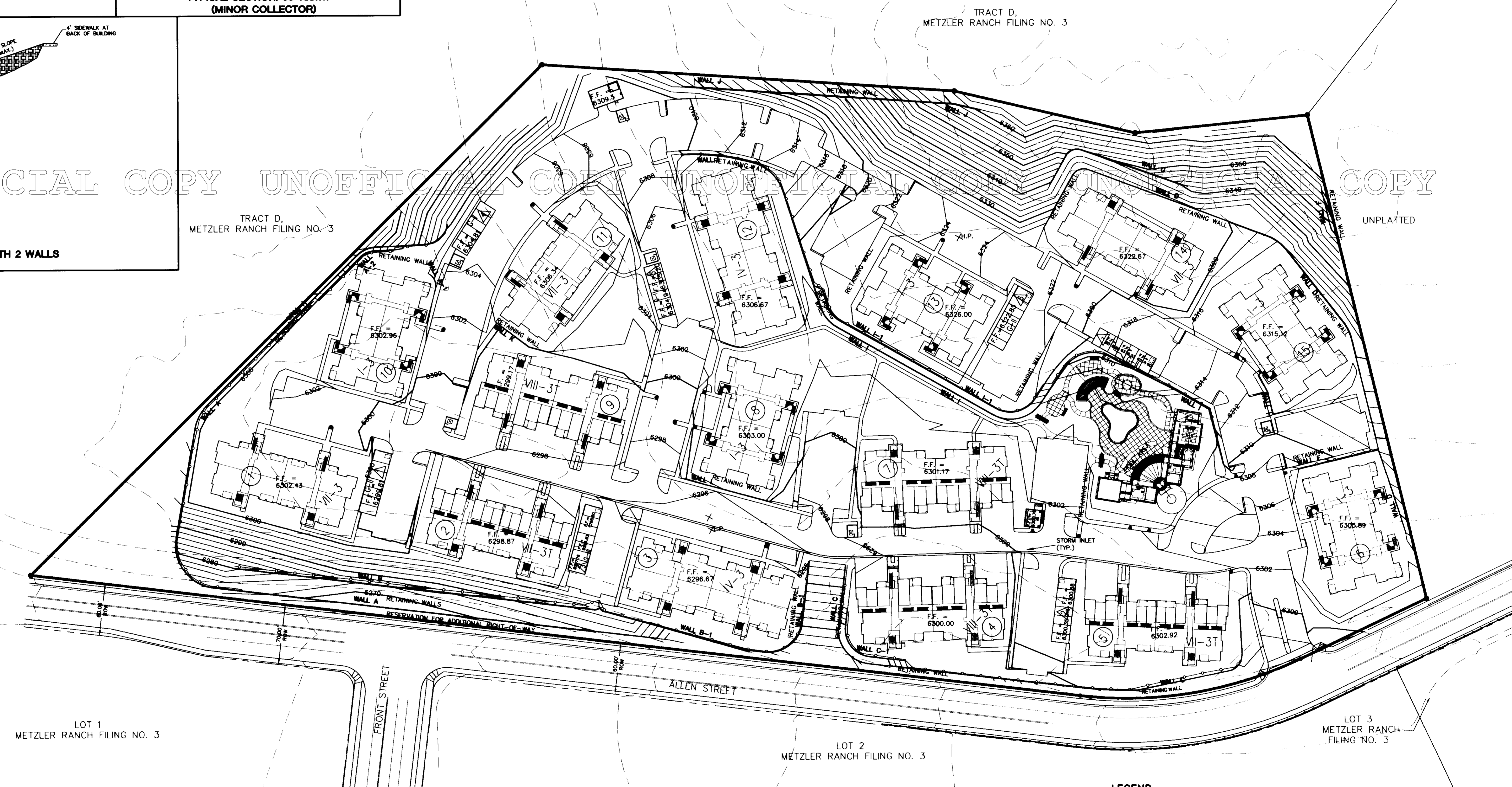
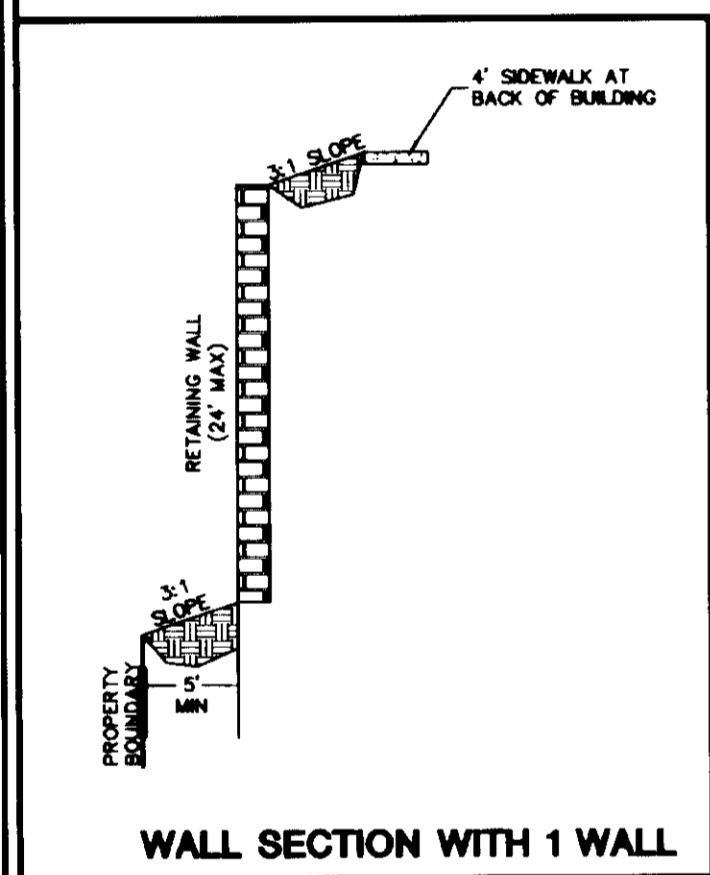
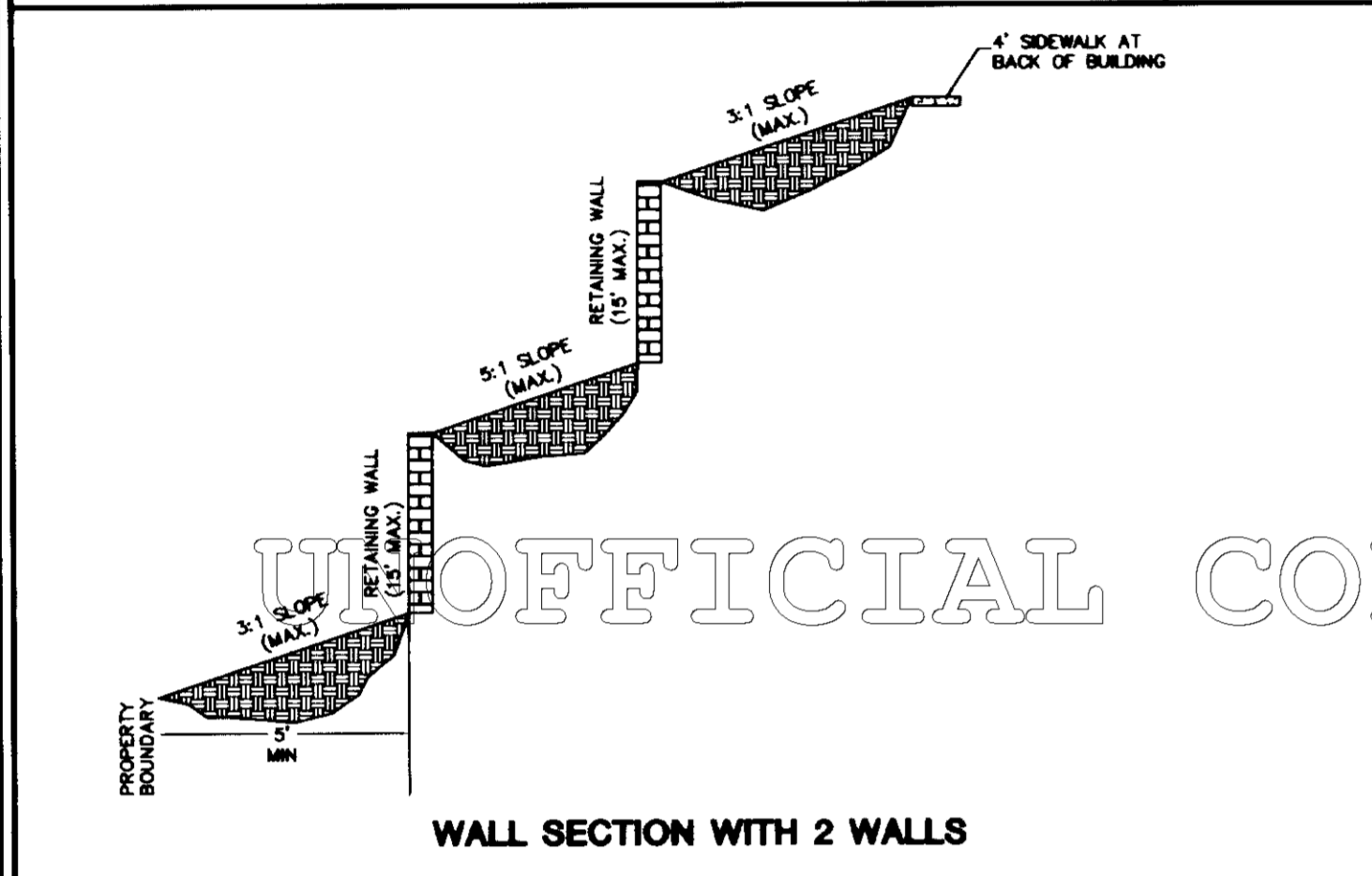
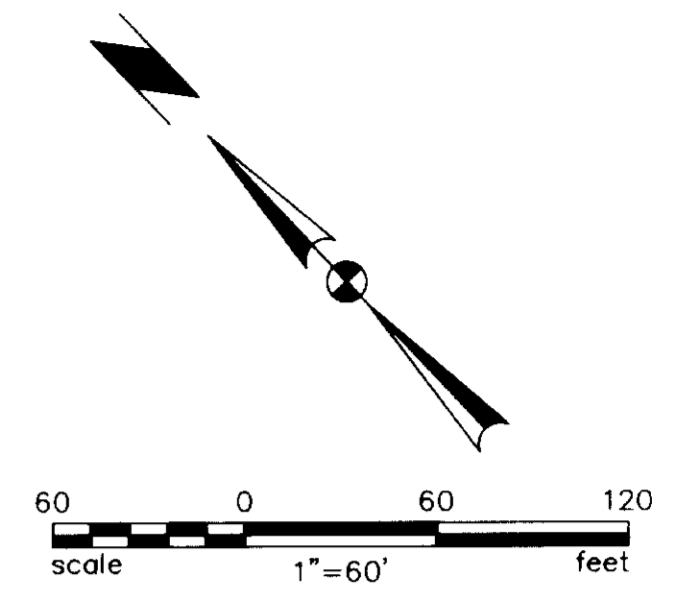
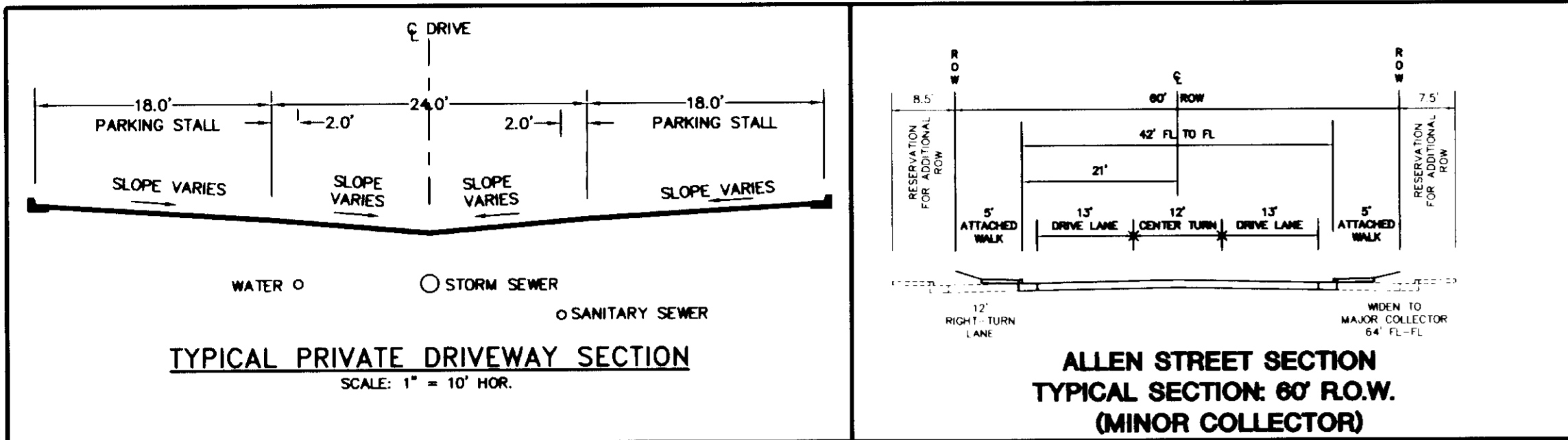
METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 4 OF 18



LEGEND

- 6.330 EXISTING CONTOUR 10'
- 6.332 EXISTING CONTOUR 2'
- 6.330 PROPOSED CONTOUR 10'
- 6.332 PROPOSED CONTOUR 2'
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL RAIL

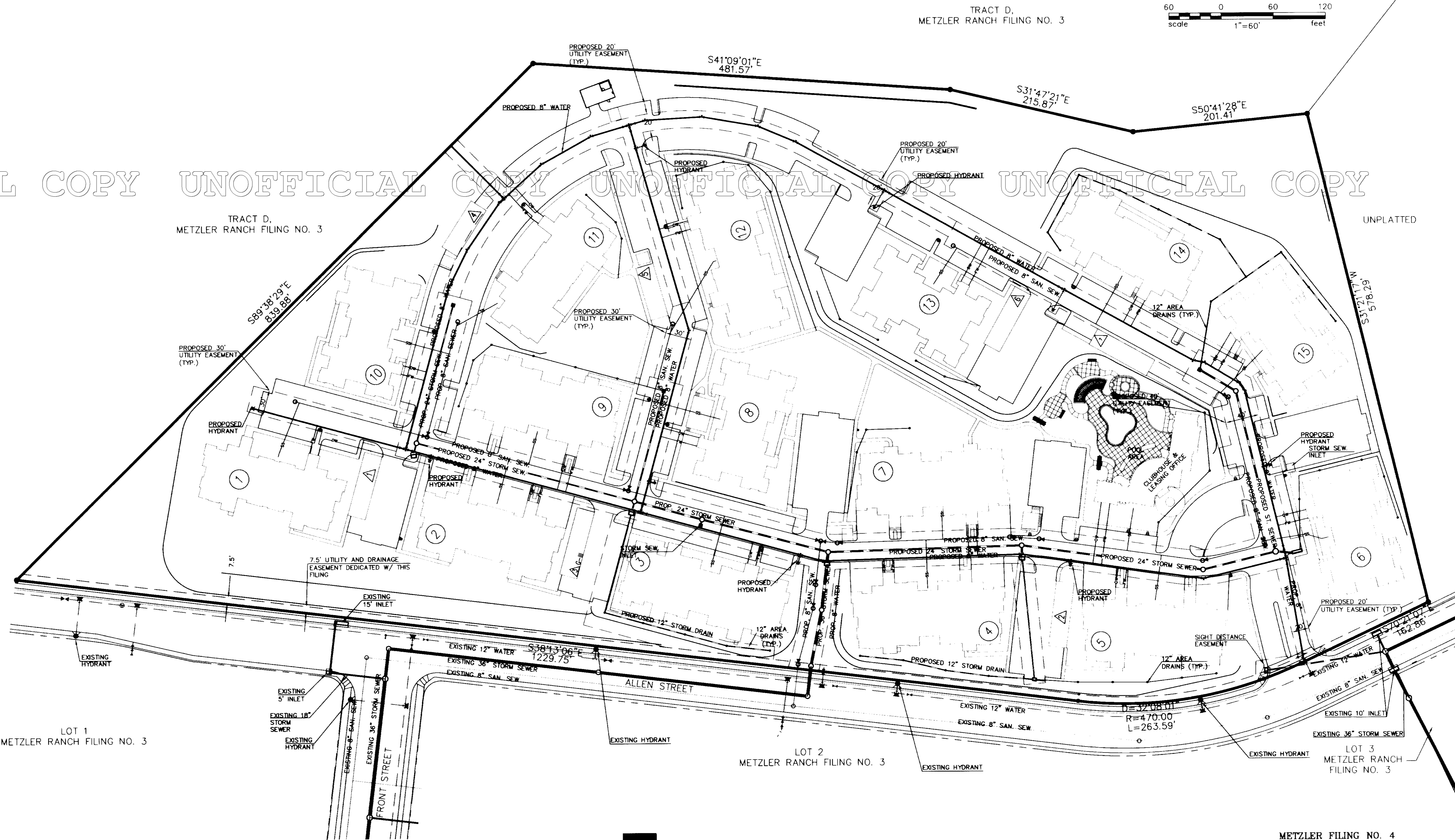
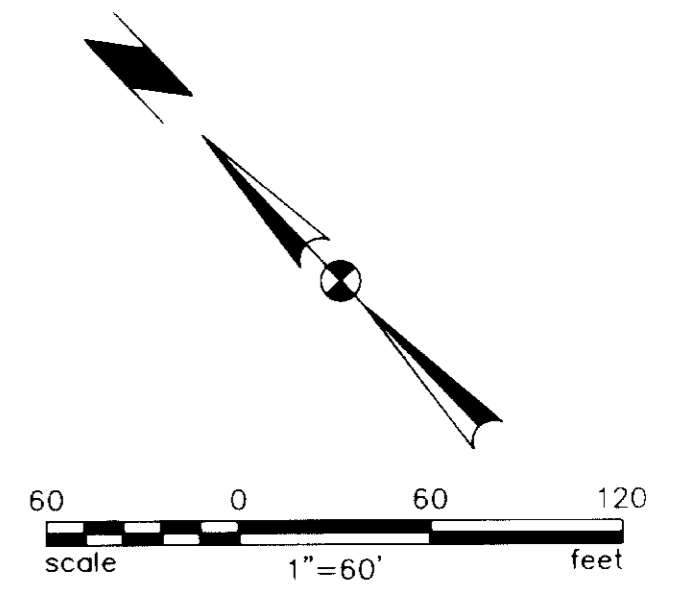
METZLER FILING NO. 4
PRELIMINARY PLAT/ FINAL PD SITE PLAN
GRADING PLAN
SHEET 4 OF 18
5-4-01
REVISED 1-9-02



METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
1 LOT - 19.18 ACRES
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 5 OF 18

DESCRIPTION	SYMBOL
EXISTING WATER LINE	--- ---
EXISTING FIRE HYDRANT	⊕
EXISTING GATE VALVE	⊕
EXISTING BEND AND THRUST BLOCK	⊕
EXISTING GAS LINE	--- ---
EXISTING SANITARY SEWER w/ MH	--- ---
EXISTING STORM SEWER PIPE	--- ---
PROPOSED UTILITY EASEMENT	--- ---
PROPOSED WATER LINE	--- ---
PROPOSED FIRE HYDRANT	⊕
PROPOSED GATE VALVE	⊕
PROPOSED BLOW OFF VALVE	⊕
PROPOSED GAS LINE	--- ---
PROPOSED SANITARY SEWER w/ MH	--- ---
PROPOSED SANITARY SEWER SERVICE	SS
PROPOSED STORM SEWER PIPE	--- ---
LOT BOUNDARY	---
PROPOSED RETAINING WALL	---
PROP. DOMESTIC WATER SERVICE	DW
PROP. FIRE WATER SERVICE	FW



- *NOTES:**
- EXISTING UTILITIES SHOWN HERE ARE PROPOSED UTILITIES PER METZLER RANCH FILING NO. 3 SUBMITTED BY TST, INC. JUNE 2000
 - THE WATER METERS SHALL BE LOCATED IN A CLOSET WITHIN THE BREAZEWAY FOR EACH BUILDING.



METZLER FILING NO. 4
PRELIMINARY PLAT/ FINAL PD SITE PLAN
UTILITY PLAN
SHEET 5 OF 18
3-7-01
REVISED 1-09-02

METZLER RANCH FILING NO. 4

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

1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 6 OF 18

LANDSCAPE LEGEND

SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
7	TC *	GSL GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL., B&B, SPECIMEN
35	TC *	WH WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL., B&B, SPECIMEN
61	TC *	SA SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2" CAL., B&B, SPECIMEN
8	TC *	LLC LANCE LEAF COTTONWOOD	POPULUS ACUMINATA	2" CAL., B&B, SPECIMEN
30	TC *	SH SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SUNBURST'	2" CAL., B&B, SPECIMEN
17	TC *	BO BUR OAK	QUERCUS MACROCARPA	2" CAL., B&B, SPECIMEN
158		TOTAL DECIDUOUS TREES		
DECIDUOUS ORNAMENTAL TREES				
4	TC *	CRC CANADA RED CHERRY	PRUNUS VIRGINIANA 'SHUBERT'	1 1/2" CAL., B&B, FULL BRANCHING
11	TC *	AM AMUR MAPLE	ACER TATARICUM 'GINNALA' 'FLAME'	8" CLUMP, B&B, 3 TRUNK MIN.
6	TC *	TCH THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALI 'INERMIS'	1 1/2" CAL., B&B, FULL BRANCHING
16	TC *	GO GAMBEL OAK	QUERCUS GAMBELII	1 1/2" CAL., B&B, FULL BRANCHING
3	TC *	SSC SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1 1/2" CAL., B&B
41		TOTAL ORNAMENTAL TREES		
EVERGREEN TREES				
14	TC C	CBS COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	8' HT. B&B SPECIMEN
67	TC *	AP AUSTRIAN PINE	PINUS NIGRA	8' HT. B&B SPECIMEN
20	TC *	PP PINON PINE	PINUS EDULUS	8' HT. B&B SPECIMEN
19	TC *	BP BRISTLECONE PINE	PINUS ARISTATA	8' HT. B&B SPECIMEN
34	TC *	CS COLORADO SPRUCE	PICEA PUNGENS	8' HT. B&B SPECIMEN
34	TC *	POP PONDEROSA PINE	PINUS PONDEROSA	8' HT. B&B SPECIMEN
188		TOTAL EVERGREEN TREES		
EVERGREEN SHRUBS				
200	TC *	HJ HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL. 30" SP. MIN.
99	TC *	MP MUGO PINE	PINUS MUGO	5 GAL.
42	TC *	RMJ ROCKY MOUNTAIN YUCCA	YUCCA GLAUCA	5 GAL. 30" SP. MIN.
21	TC *	BCJ BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. 30" SP. MIN.
224	TC *	TWS TALL WESTERN SAGE	SERIPHIDIUM TRIDENTATUM	5 GAL., 24" HT., 3 CANE MIN.
584		TOTAL EVERGREEN SHRUBS		
DECIDUOUS SHRUBS				
2	TC *	BMS BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL., 24" HT., 3 CANE MIN.
8	TC *	CPB CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL., 24" HT., 3 CANE MIN.
183	TC *	DBR DWARF BLUE RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS 'NAUSEOSUS'	5 GAL., 24" HT., 3 CANE MIN.
47	TC *	ACC AMERICAN COMPACT CRANBERRY	VIBURNUM TRILOBUM 'COMPACT SPRING RED'	5 GAL., 24" HT., 3 CANE MIN.
45	TC *	BB DWARF BURNING BUSH	EUONYMUS ALATA 'COMPACTUM'	5 GAL., 30" HT., 3 CANE MIN.
59	TC *	JP JACKMAN'S POTENTILLA	POTENTILLA FRUTICOSA 'JACKMANII'	5 GAL., 30" HT., 3 CANE MIN.
77	TC *	NMP NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL., 30" HT., 4 CANE MIN.
172	TC *	RMS ROCKY MOUNTAIN SUMAC	RHUS GLABRA CISMONTANA	5 GAL., 20" HT., 3 CANE MIN.
136	TC *	TLS THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL., 30" HT., 3 CANE MIN.
14	TC *	CP CISTENA PLUM	PRUNUS CISTENA	5 GAL., 30" HT., 4 CANE MIN.
91	TC *	WSC WESTERN SAND CHERRY	PRUNUS BESSEYI	5 GAL., 30" HT., 4 CANE MIN.
83	TC *	RS RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL., 30" HT., 3 CANE MIN.
30	TC *	MB MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	1 GAL., 20" HT., 3 CANE MIN.
36	TC *	CPL COMMON PURPLE LILAC	SYRINGA VULGARIS	5 GAL., 30" HT., 4 CANE MIN.
14	TC *	HYR HARISON'S YELLOW ROSE	ROSA X HARISONII	5 GAL., 30" HT., 4 CANE MIN.
29	TC *	ACR AUSTRIAN COPPER ROSE	ROSA FOETIDA 'BICOLOR'	5 GAL., 30" HT., 4 CANE MIN.
22	TC *	AV BLACKHAW VIBURNUM	VIBURNUM PRUNIFOLIUM	5 GAL., 30" HT., 4 CANE MIN.
106	TC *	APL APACHE PLUME	FALLUGIA PARADOXA	5 GAL., 30" HT., 4 CANE MIN.
158	TC *	RB RABBITBUSH	CHRYSOTHAMNUS SP.	5 GAL., 30" HT., 4 CANE MIN.
1308		TOTAL DECIDUOUS SHRUBS		

* IDENTIFIES DROUGHT TOLERANCE - XERISCAPE PLANT
C IDENTIFIES COLORADO NATIVE SPECIES
TC IDENTIFIES TOWN OF CASTLE ROCK RECOMMENDED SPECIES

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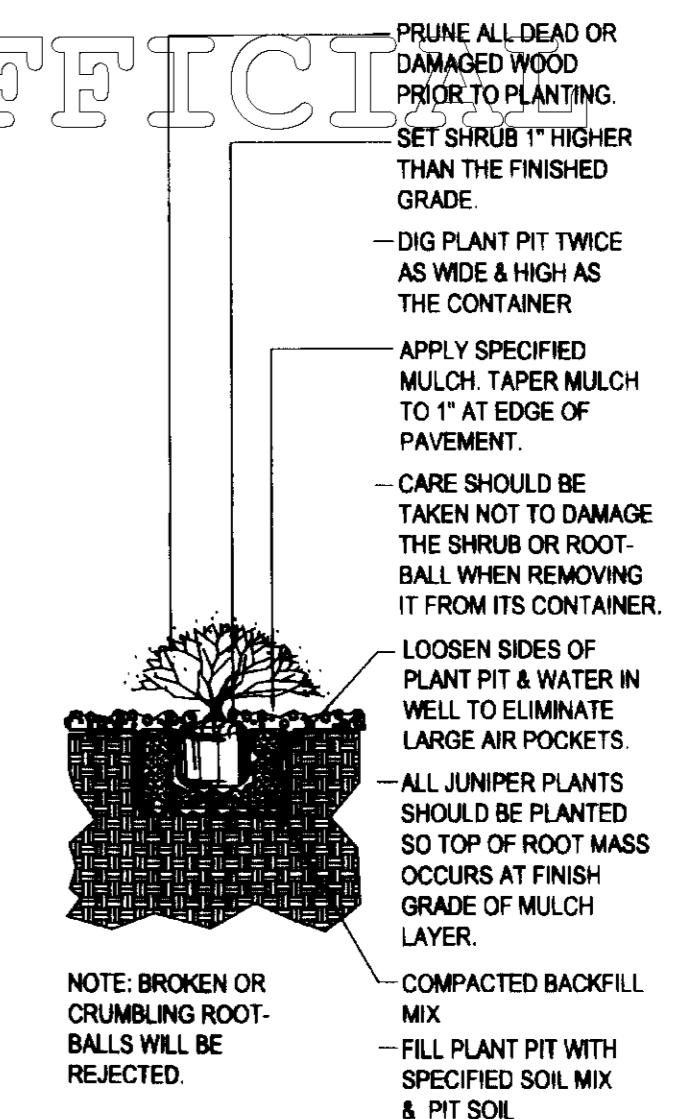
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Landscape Architecture

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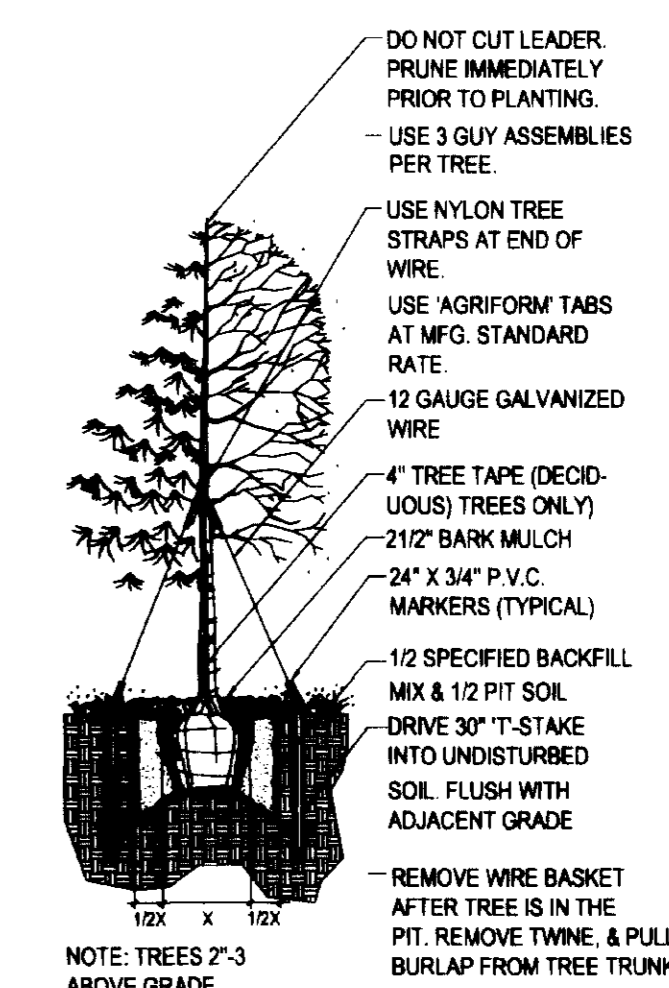
LIGHTING LEGEND

- ▲ 13 W FLOURESCENT (BREEZEWAY ENTRIES)
- ⊕ 26 W FLOURESCENT (ON BUILDING)
- 70-100W HPS (ON BUILDING)
- 13-26 W FLOURESCENT (ON GARAGE)
- ☀ 150-200W HPS (ON 20' POLES)
- ⬤ FW 13LP (TREE UPLIGHTING)
- SIGN LIGHT (ENTRY)

SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
ORNAMENTAL GRASSES				
19	TC *	FRG FEATHER REED GRASS	CALAMOGROSTIS ACUTIFOLIA 'KARL FOERSTER'	1 GAL.
36	TC *	LB LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 GAL.
170	TC *	BAG BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.
37	TC *	IG INDIAN GRASS	SORGHASTRUM NUTANS 'SIOUXLAND BLUE'	1 GAL.
262		TOTAL ORNAMENTAL GRASSES		
PERENNIALS, GROUNDCOVERS				
89	TC *	MEP MEXICAN EVENING PRIMROSE	OENOTHERA BERLANDIERI 'SISKIYOU'	1 GAL.
16	TC *	RY ROSEA YARROW	ACHILLEA MILLEFOLIUM 'ROSEA'	1 GAL.
45	TC *	EL ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	1 GAL.
92	TC *	SIS SNOW IN SUMMER	CERASTIUM TOMENTOSUM	1 GAL.
85	TC *	RMP ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL.
9	TC *	PLP PINE LEAF PENSTEMON	PENSTEMON PINIFOLIUS 'COMPACTUM'	1 GAL.
79	TC *	RV RED VALERIAN	CENTRANTHUS RUBER	1 GAL.
55	TC *	SC SUNBURST COREOPSIS	COREOPSIS GRANDIFLORA 'SUNBURST'	1 GAL.
28	TC *	DB DOUBLE BUBBLEMINT	AGASTACHE CANA	1 GAL.
12	TC *	CM CATMINT	NEPETA FASENII	1 GAL.
72	TC *	MNS MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	1 GAL.
57	TC *	NB NATIVE BLANKETFLOWER	GAILLARDIA ARISTATA	1 GAL.
23	TC *	PM POPPY MALLOW	CALLIRHOE INVOLUCRATA	1 GAL.
48	TC *	ASD ALASKA SHASTA DAISY	CHRYSANTHEMUM LEUCANTHEMUM 'ALASKA'	1 GAL.
710		TOTAL PERENNIALS/GROUNDCOVERS		

EXISTING SCRUB OAK TO REMAIN	
NON-IRRIGATED NATIVE SEED	LOW GRO MIX ARKANSAS VALLEY SEED COMPANY
10% TALL FESCUE / 90% BLUE GRASS TURF BLEND	PER CASTLE ROCK STANDARD FRESH CUT SOD
10% TALL FESCUE / 90% BLUE GRASS SEED BLEND	PER CASTLE ROCK STANDARD

LANDSCAPE NOTES

- EROSION CONTROL MEASURE WILL BE INDICATION ON THE CONSTRUCTION DRAWINGS AND WILL INCLUDE, BUT ARE NOT LIMITED TO EROSION BALES, SILT FENCE, GRAVEL INLET FILTERS ETC.
- CLEAR THE SITE WITHIN THE CONTRACT LIMITS AS INDICATED. SCRAPE AFFECTED AREAS CLEAN OF BRUSH, WEEDS, GRASS, ROOTS AND OTHER SUCH MATERIAL. DISPOSE OF THIS MATERIAL PROPERLY.
- REMOVE TOPSOIL (4" MINIMUM) FROM ALL AREAS THAT ARE TO BE DISTURBED. STOCKPILE IN LOCATION APPROVED ON SITE.
- ALL AREAS TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION WITH 3 C.Y. PURE ORGANIC MATTER PER 1000 S.F. AND 10 LBS. OF TRIPLE PHOSPHATE PER 100 C.F. OF LANDSCAPE AREA, THEN TILL TO A DEPTH OF 6" TO 8" INTO THE SOIL. 6. ALL TREES ARE TO BE GUYED PER DETAIL FOR A PERIOD OF ONE YEAR. DURING THE CONSTRUCTION PERIOD TIGHTEN THE GUY WIRES AS NECESSARY.
- ALL TREE PITS IN SODDED AREAS ARE TO RECEIVE A 2 1/2' DIA., 2 1/2' DEPTH SHREDDED CEDAR MULCH RING. NO EDGER OR WEED CONTROL FABRIC IS REQUIRED.
- ALL PLANTING BEDS ARE TO BE CONTAINED BY RYERSON 4" X 14 GAUGE GALVANIZED INTERLOCKING EDGER. EDGER IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, WALKS OR SOLID PRIVACY FENCE.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MINIMUM 3" DEPTH RIVER ROCK 1"-2" DIA. OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND FLOWER BEDS SHALL BE MULCHED WITH MINIMUM 2" SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN THESE AREAS.
- IRRIGATION SHALL PROVIDE 100% COVERAGE OF ALL LANDSCAPED AREAS. BEDS SHALL BE WATERED BY A DRIP SYSTEM AND TURF AREAS SHALL BE WATERED BY POP UP SPRAY HEADS AND ROTORS PER CASTLE ROCK STANDARDS.
- THE CONTRACTOR IS TO REPORT ANY DISCREPANCIES IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- THE CONTRACTOR IS EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE LANDSCAPE AND IRRIGATION PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES THAT ARE DAMAGED BY HIS OPERATORS. CALL FOR UTILITY LOCATORS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF HIS TRENCHES THAT SETTLE.
- SIDEWALKS ARE TO BE 4" TYPICAL OF 4" CONCRETE WITH BROOM FINISH. SIDEWALK ADJACENT TO PARKING IN FRONT OF CLUBHOUSE TO BE 6".
- ALL LANDSCAPE MATERIALS SHALL BE OF A TYPE RECOMMENDED IN THE TOWN OF CASTLE ROCK LANDSCAPE GUIDELINES
- ALL LANDSCAPE AREAS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS FOUND IN THE TOWN OF CASTLE ROCK LANDSCAPE GUIDELINES.
- NO OBJECTS WITHIN A SIGHT DISTANCE TRIANGLE SHALL BE MORE THAN 36" ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET INCLUDING BUILDINGS, CUT SLOPES, HEDGES, TREES, BUSHES, AND/OR UTILITY CABINETS. THIS REQUIREMENT APPLIES WHETHER THE INTERSECTING ROADS ARE LEVEL OR ON GRADES.

METZLER FILING NO. 4
PRELIMINARY PLAT/ FINAL PD SITE PLAN
SHEET 6 OF 18
3-7-01
5-4-01 REVISED 10-9-01 REVISED
12-20-01 REVISED 1-13-02 REVISED

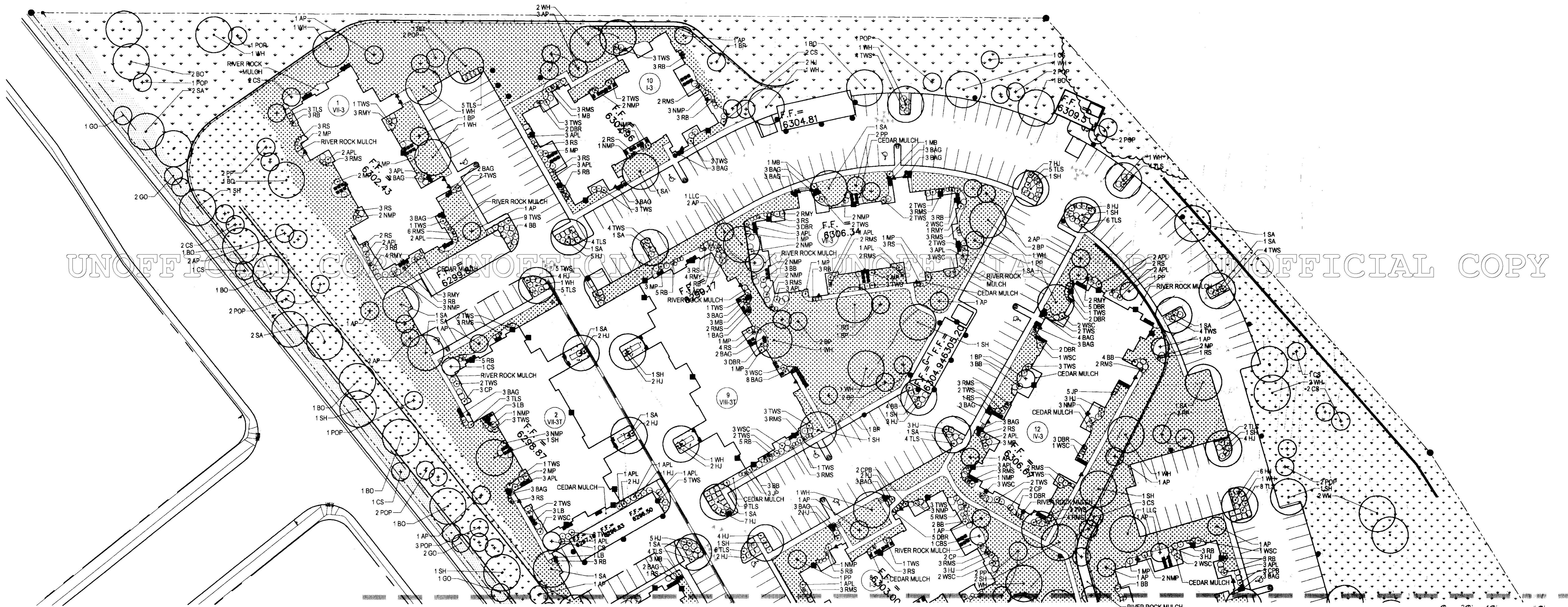
METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 LOT - 19.18 ACRES

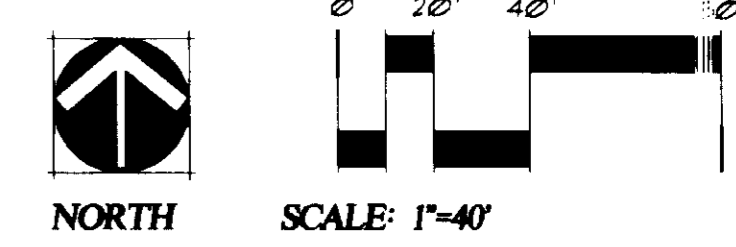
PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 7 OF 18

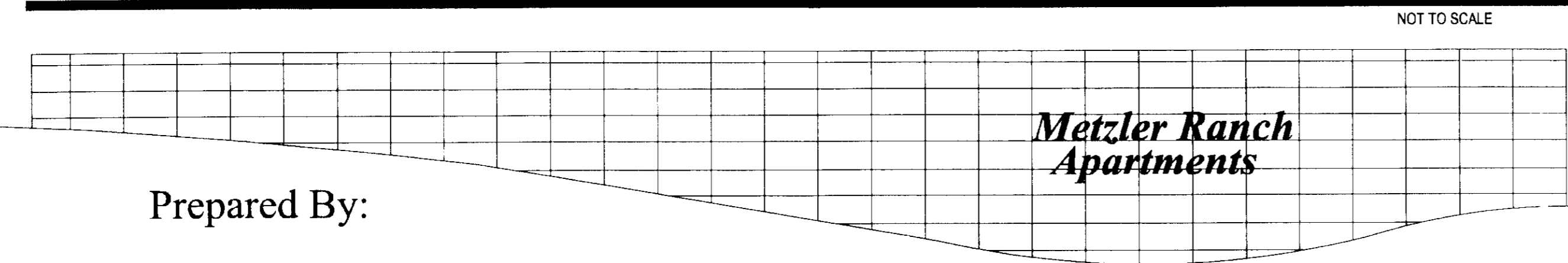


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MATCHLINE (SEE SHEET L-3)

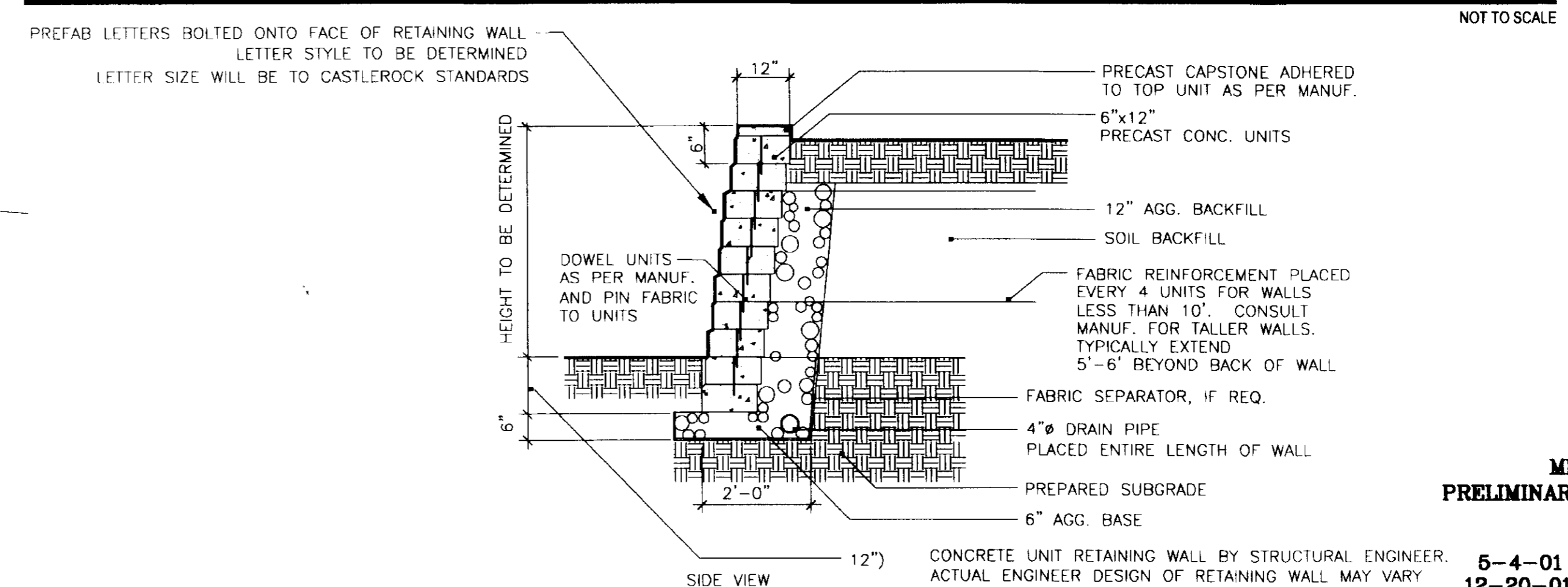


ENTRY SIGN WALL ELEVATION DETAIL



NOT TO SCALE

ENTRY SIGN WALL SECTION DETAIL



NOT TO SCALE

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FRONT VIEW
WIDTH TO BE DETERMINED
METZLER RANCH ENTRANCE MONUMENTATION TO BE
INCORPORATED ONTO PROPOSED RETAINING WALL WITH UPLIGHTING.
ACTUAL NAME OF DEVELOPMENT MAY VARY

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PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 7 OF 18
3-7-01
5-4-01 REVISED 10-9-01 REVISED
12-20-01 REVISED 1-3-02 REVISED

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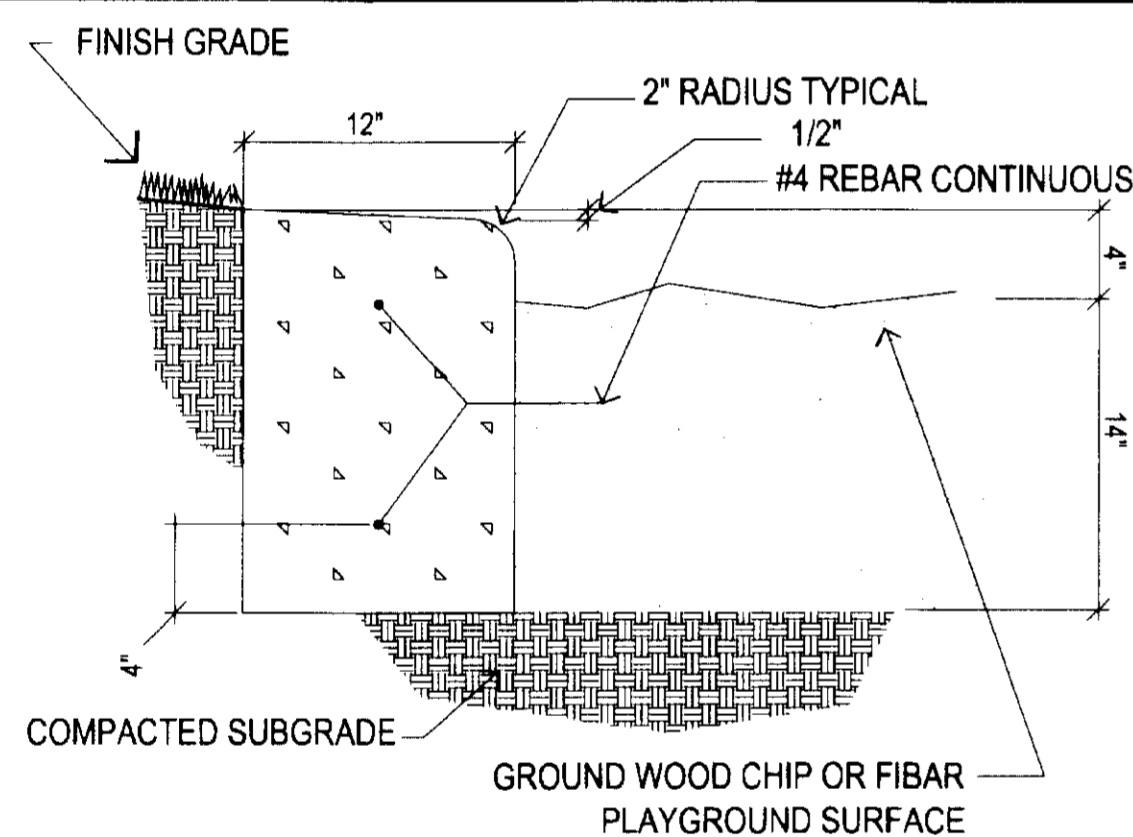
1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN

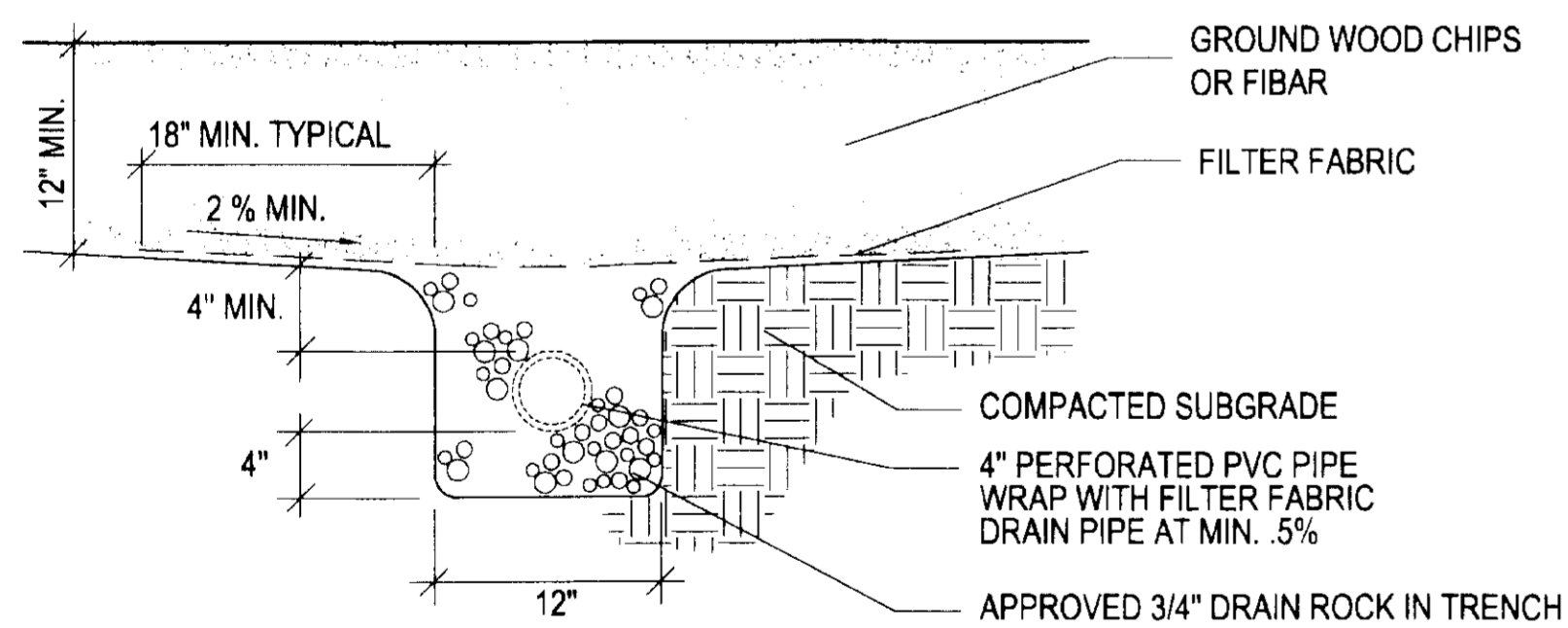
SHEET 8 OF 18



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PLAYGROUND CURB DETAIL NOT TO SCALE



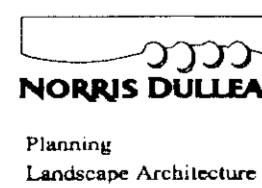
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PLAYGROUND DRAINAGE PIPE DETAIL NOT TO SCALE



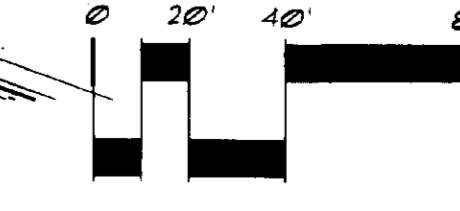
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PRELIMINARY PLAT/ FINAL PD SITE PLAN
SHEET 8 OF 18
3-7-01
5-4-01 REVISED 10-9-01 REVISED
12-20-01 REVISED 1-1-02 REVISED

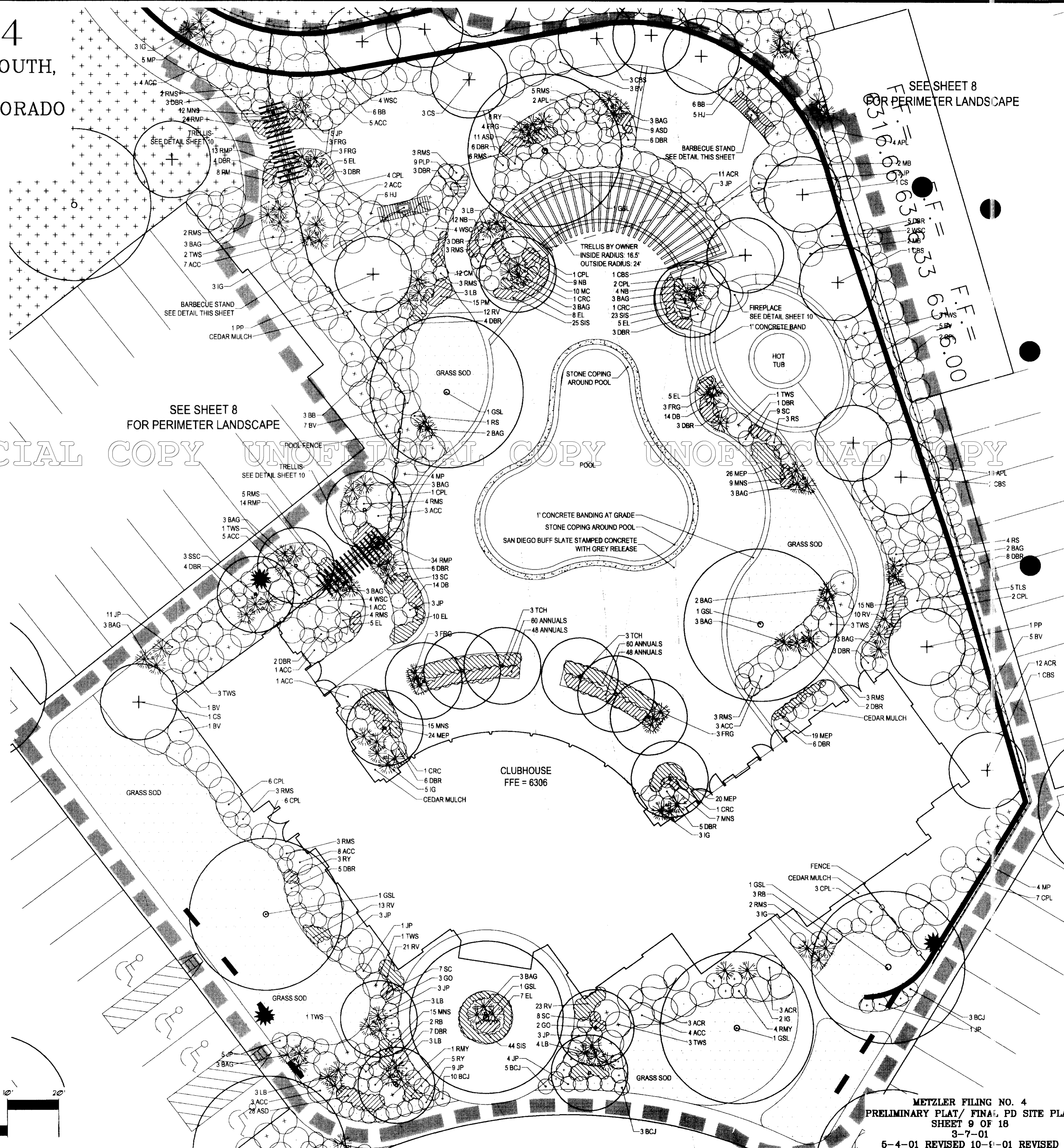
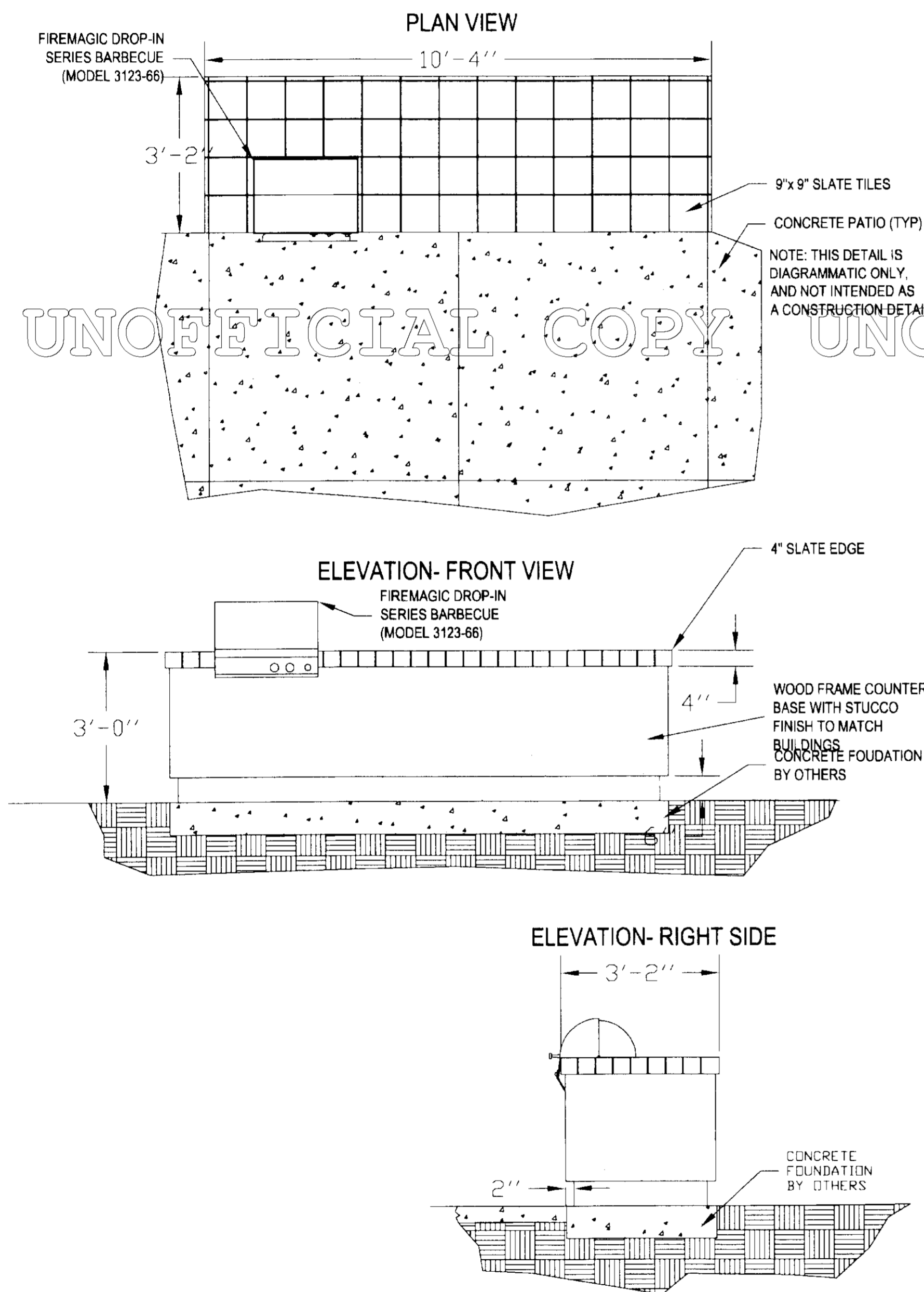
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RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 9 OF 18

BARBECUE ETAIL

NOT TO SCALE



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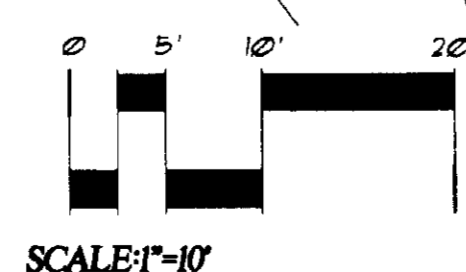
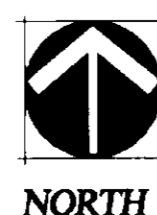
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METZLER FILING NO. 4
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SHEET 9 OF 18
3-7-01
5-4-01 REVISED 10-1-01 REVISED
12-20-01 REVISED 1-9-02 REVISED

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1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 11 OF 18



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2 SIDE EXTERIOR ELEVATION

BLDG. TYPE 1-3

SCALE : 1/8" = 1'-0"



1 FRONT & REAR EXTERIOR ELEVATION

BLDG. TYPE 1-3

SCALE : 1/8" = 1'-0"

METZLER RANCH FILING NO. 4

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

1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 12 OF 18

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2 SIDE EXTERIOR ELEVATION BLDG. TYPE IV-3



1 FRONT & REAR EXTERIOR ELEVATION BLDG. TYPE IV-3
SCALE: 1/8" = 1'-0"

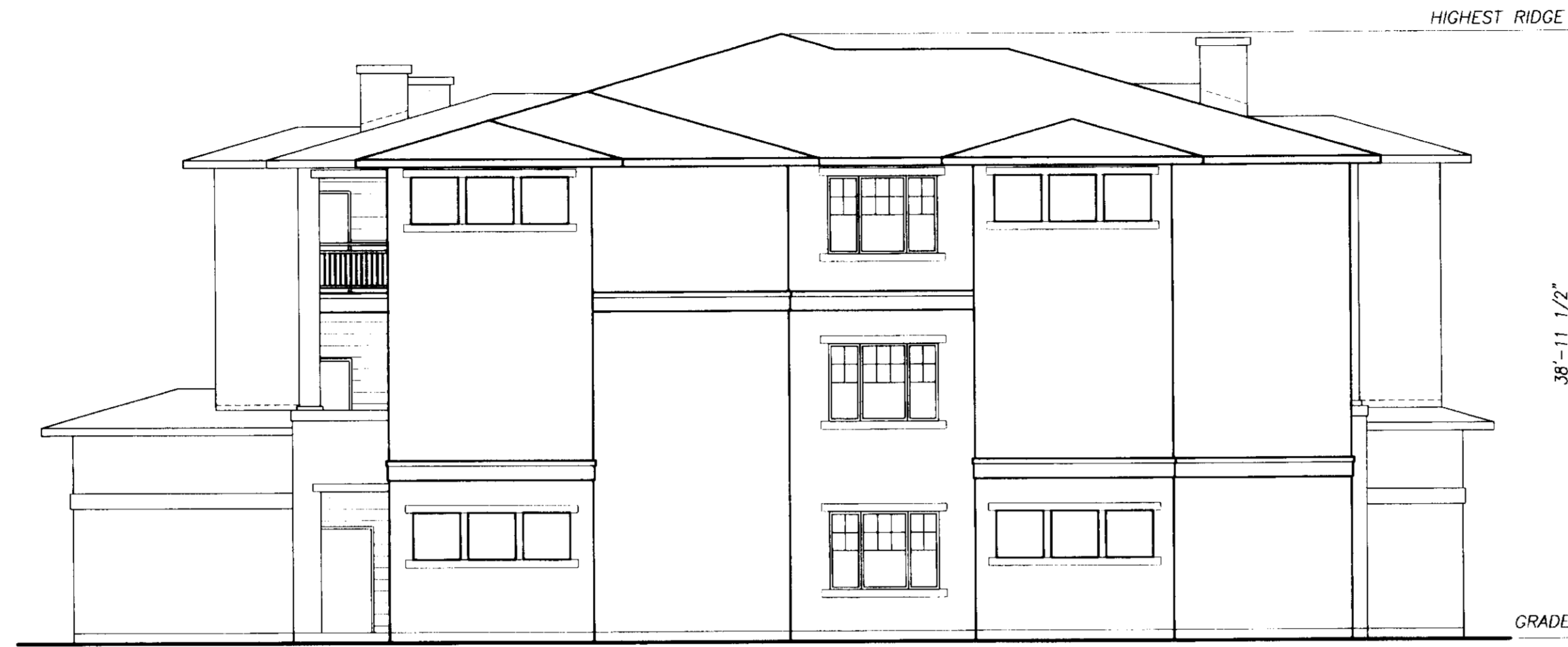
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1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 13 OF 18



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3 SIDE EXTERIOR ELEVATION BLDG. TYPE VII-3
SCALE : 1/8" = 1'-0"



2 REAR EXTERIOR ELEVATION BLDG. TYPE VII-3
SCALE : 1/8" = 1'-0"



1 FRONT EXTERIOR ELEVATION BLDG. TYPE VII-3
SCALE : 1/8" = 1'-0"

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1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 14 OF 18

HIGHEST RIDGE



GRADE

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3 SIDE EXTERIOR ELEVATION **BLDG. TYPE VII-3T**
SCALE : 1/8" = 1'-0"

HIGHEST RIDGE



GRADE

2 REAR EXTERIOR ELEVATION **BLDG. TYPE VII-3T**
SCALE : 1/8" = 1'-0"

HIGHEST RIDGE



GRADE

1 FRONT EXTERIOR ELEVATION **BLDG. TYPE VII-3T**
SCALE : 1/8" = 1'-0"

METZLER RANCH FILING NO. 4

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1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 15 OF 18



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3 SIDE EXTERIOR ELEVATION BLDG. TYPE VIII-3T
SCALE: 1/8" = 1'-0"



2 REAR EXTERIOR ELEVATION BLDG. TYPE VIII-3T
SCALE: 1/8" = 1'-0"



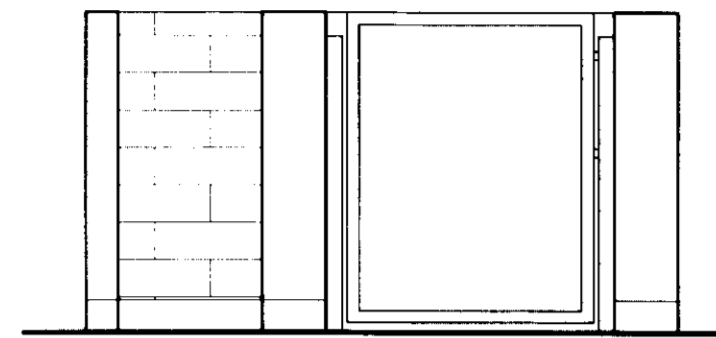
1 FRONT EXTERIOR ELEVATION BLDG. TYPE VIII-3T
SCALE: 1/8" = 1'-0"

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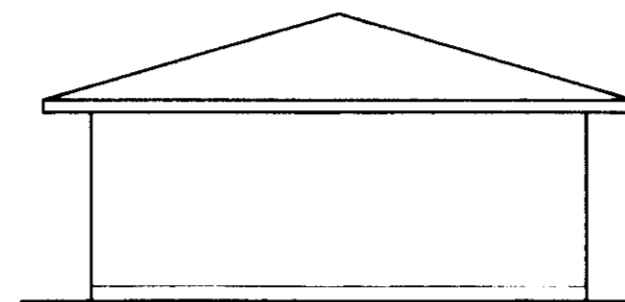
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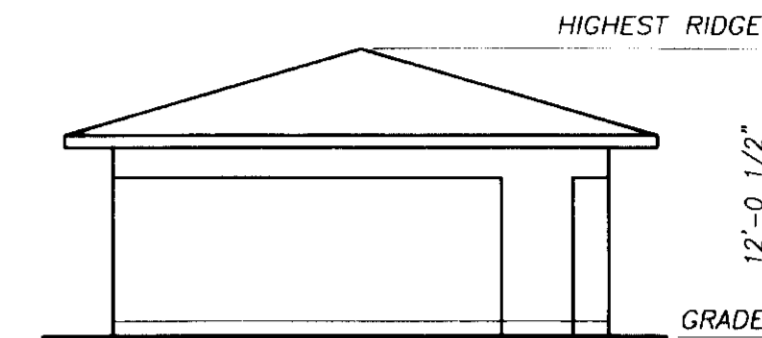
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 16 OF 18



9 DETACHED DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

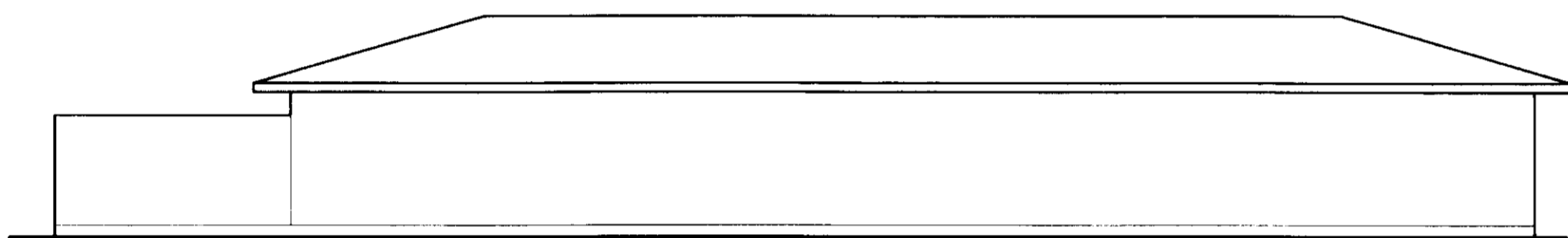


6 SIDE ELEVATION GARAGE TYPE G-I, G-II & G-III
SCALE: 1/8" = 1'-0"

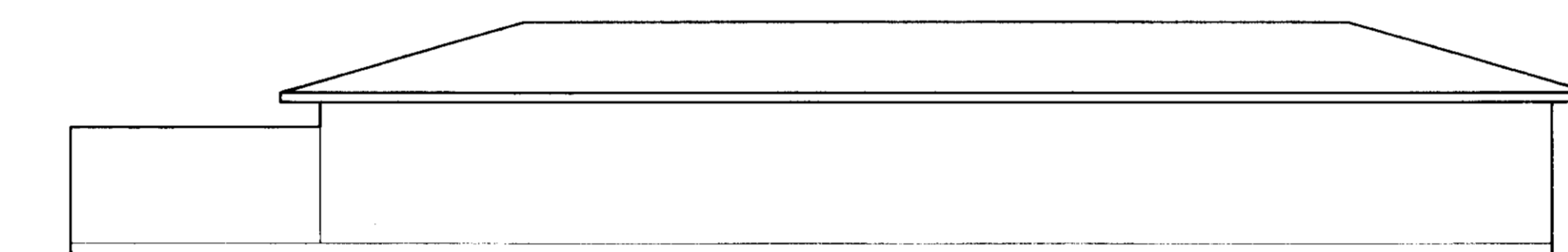


3 SIDE ELEVATION GARAGE TYPE G-II & G-III
SCALE: 1/8" = 1'-0"

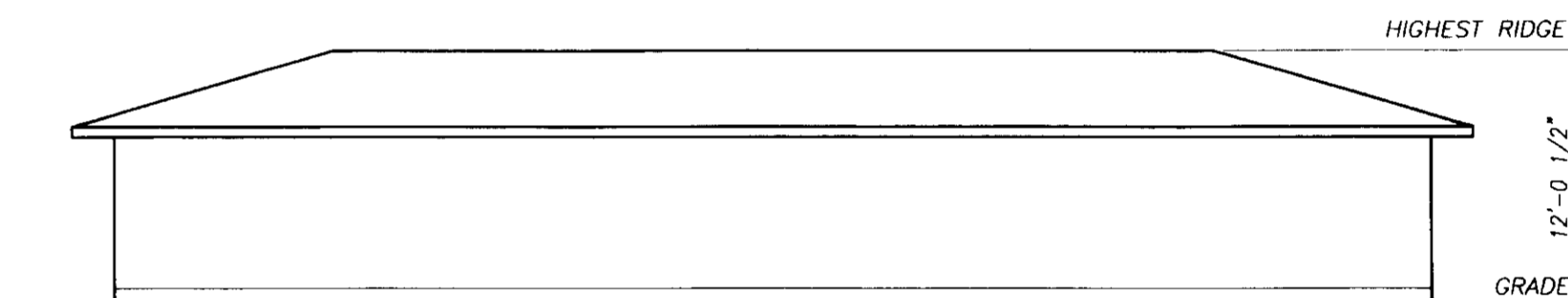
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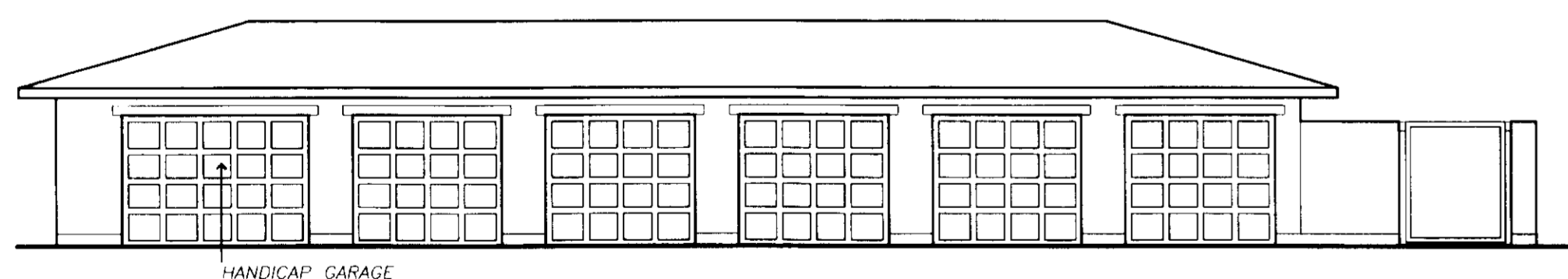
8 REAR ELEVATION GARAGE TYPE G-III
SCALE: 1/8" = 1'-0"



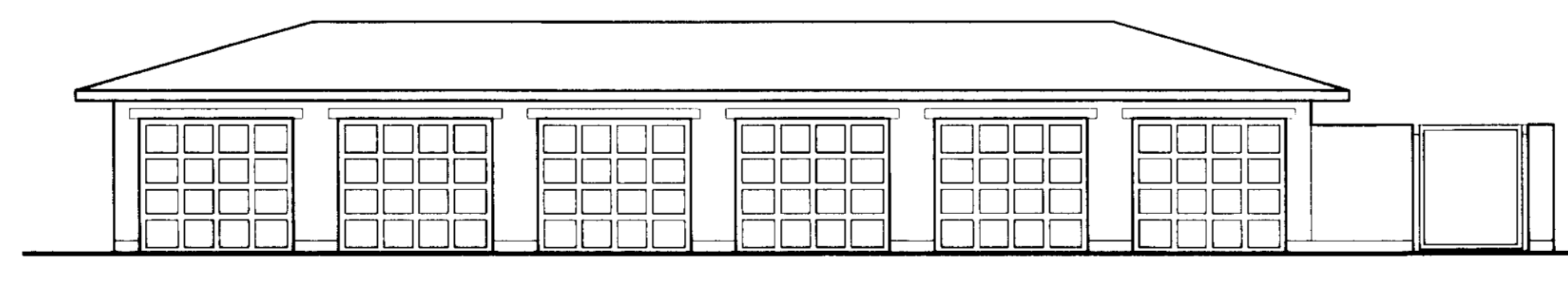
5 REAR ELEVATION GARAGE TYPE G-II
SCALE: 1/8" = 1'-0"



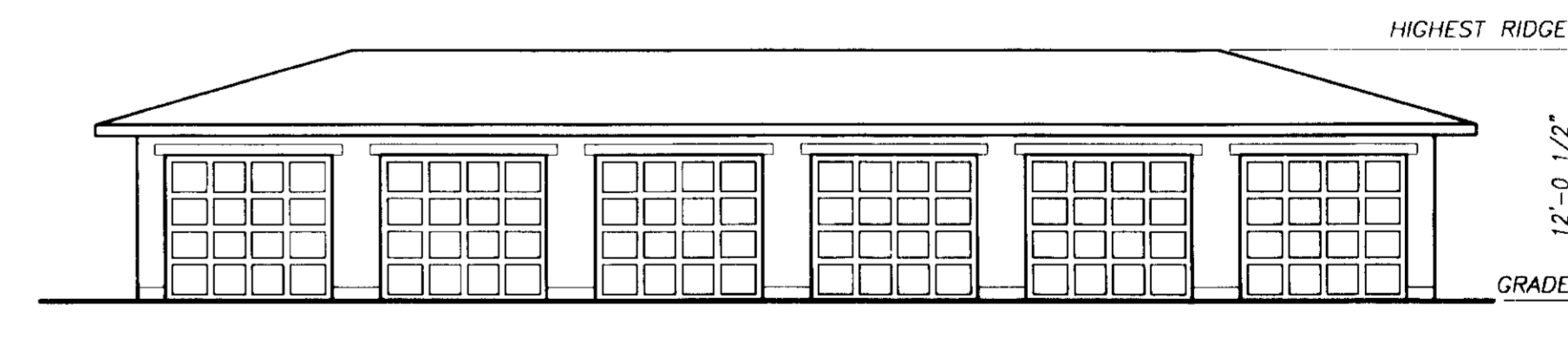
2 REAR ELEVATION GARAGE TYPE G-I
SCALE: 1/8" = 1'-0"



7 FRONT ELEVATION GARAGE TYPE G-III
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION GARAGE TYPE G-II
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION GARAGE TYPE G-I
SCALE: 1/8" = 1'-0"

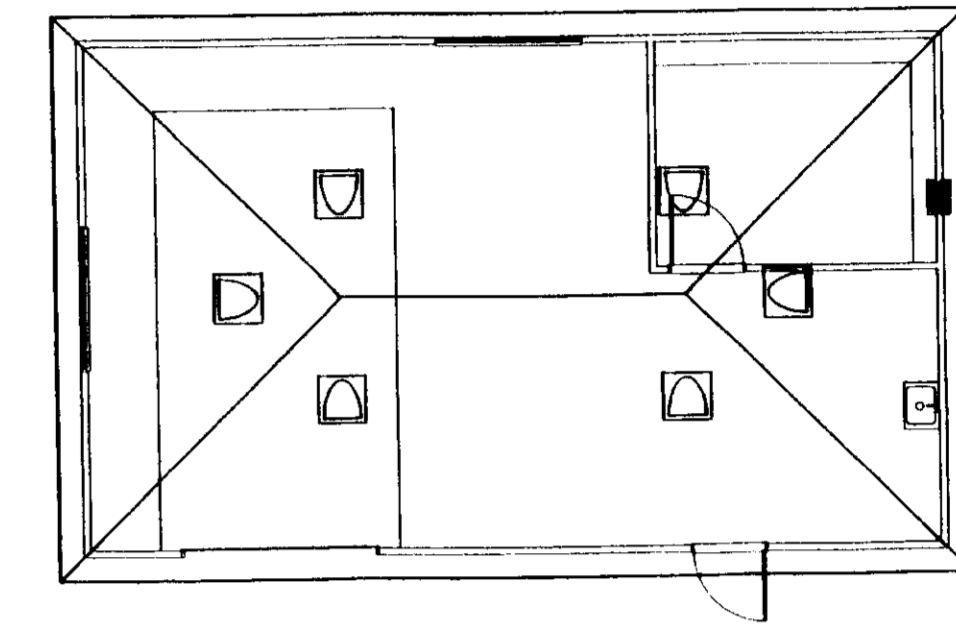
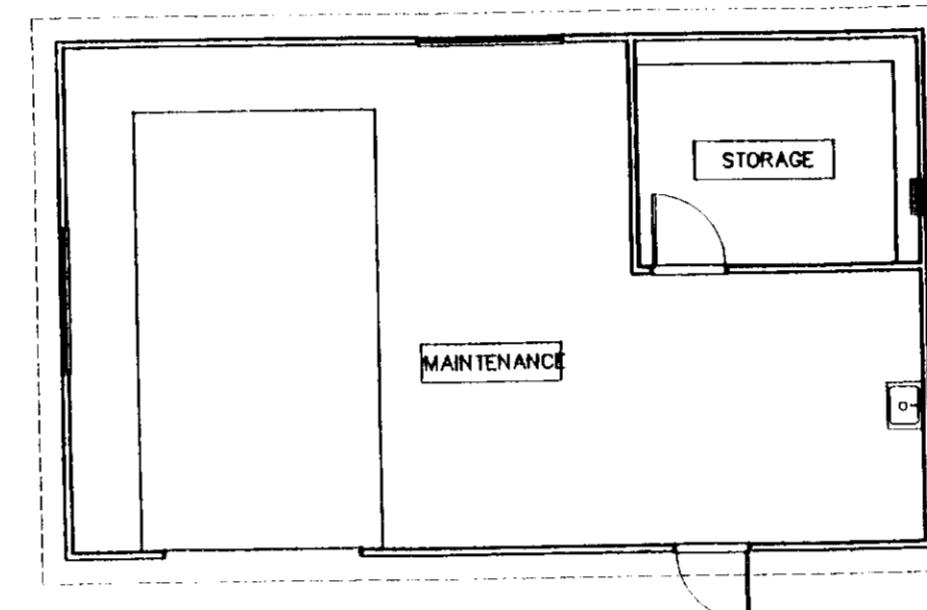
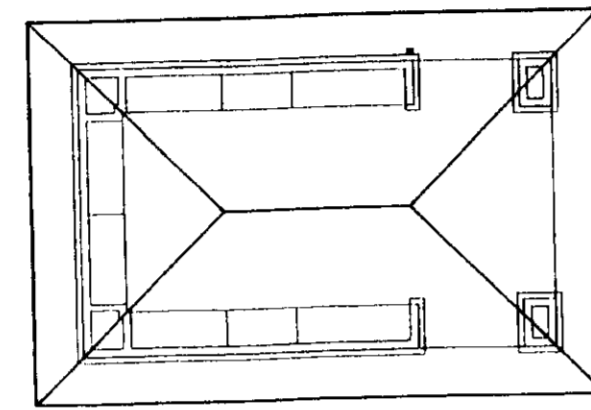
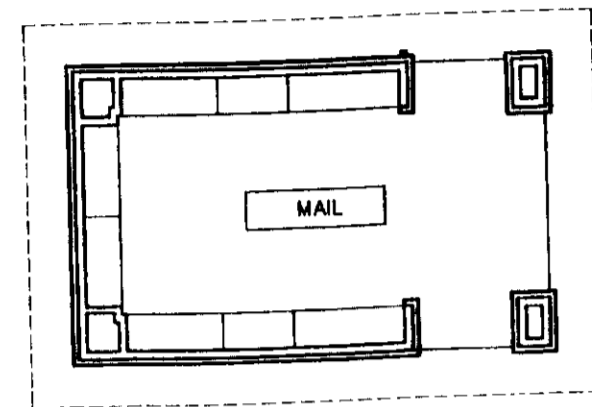
METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 LOT - 19.18 ACRES

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 17 OF 18



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FLOOR PLAN - MAIL ROOM

1/8"=1'-0"

1

ROOF PLAN - MAIL ROOM

1/8"=1'-0"

2

FLOOR PLAN - MAINTENANCE BUILDING

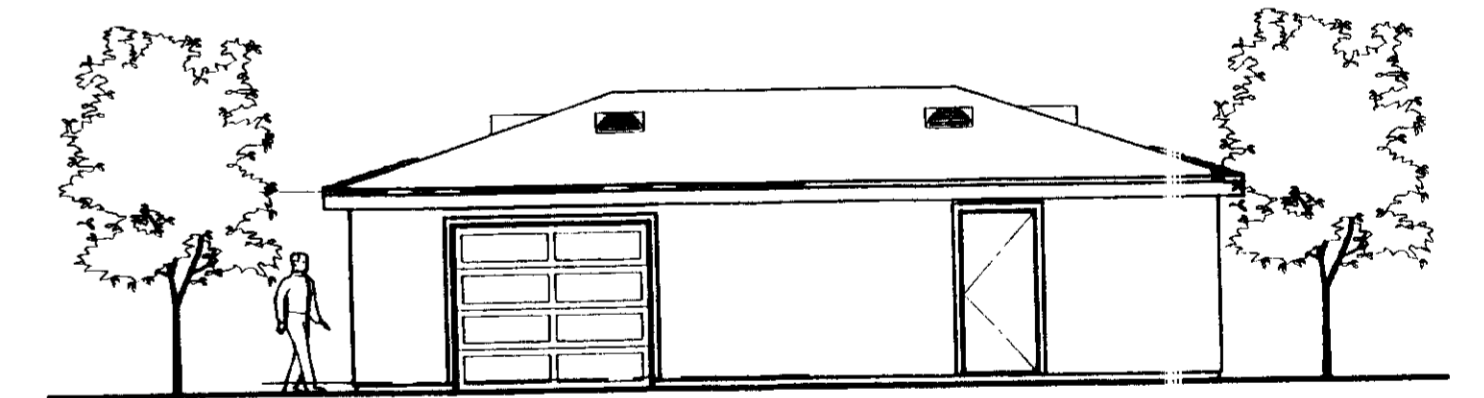
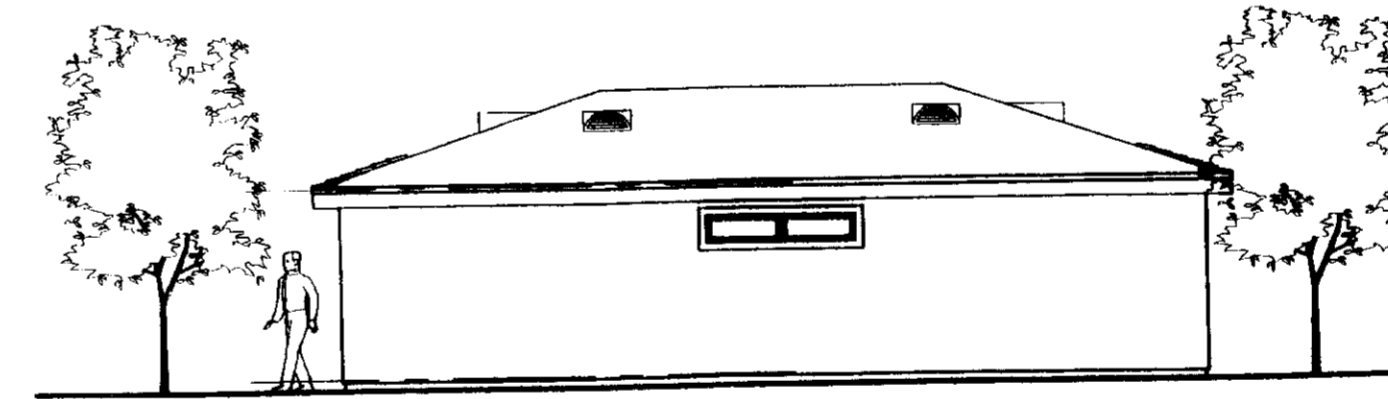
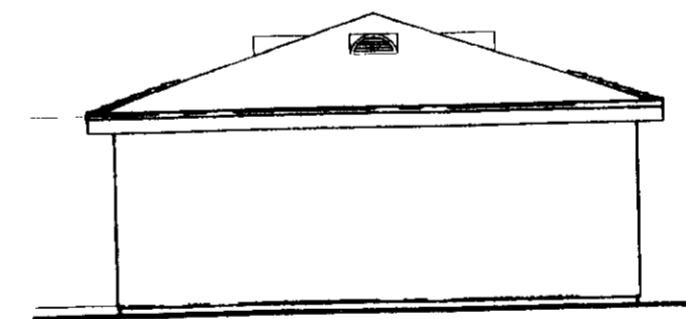
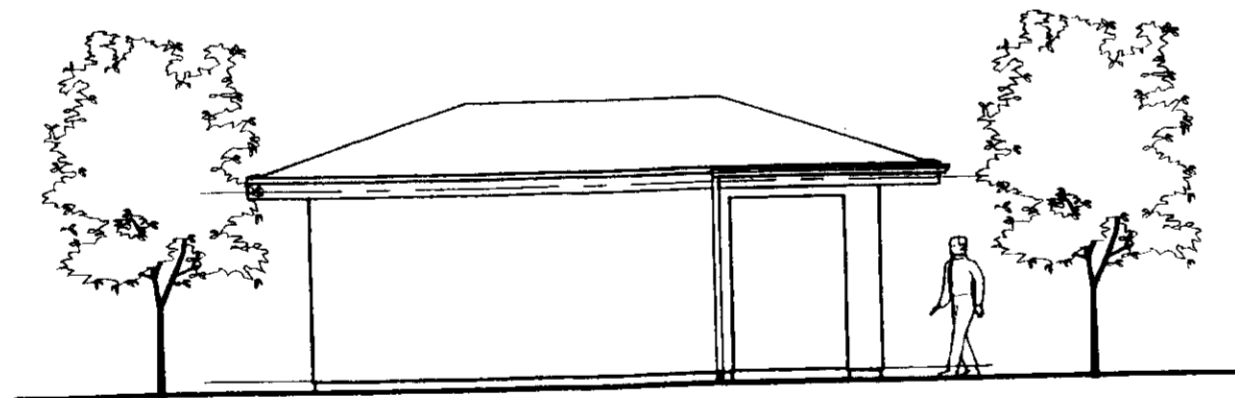
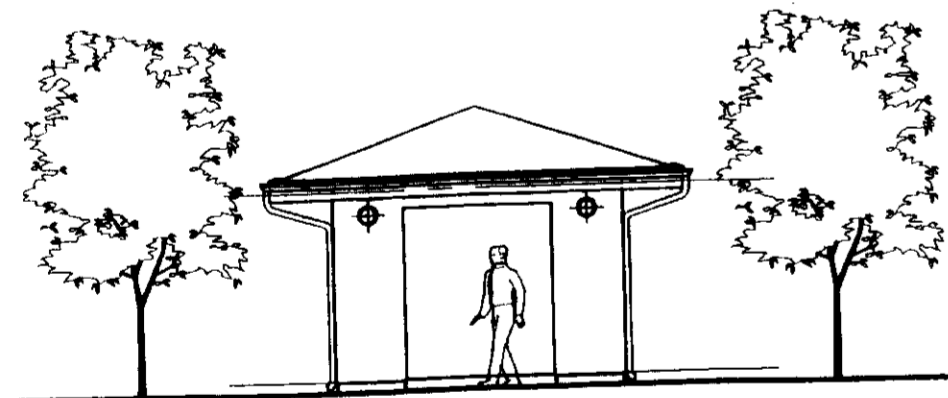
1/8"=1'-0"

4

ROOF PLAN - MAINTENANCE

1/8"=1'-0"

5



ELEVATIONS - MAIL ROOM

1/8"=1'-0"

3

ELEVATIONS - MAINTENANCE

1/8"=1'-0"

6

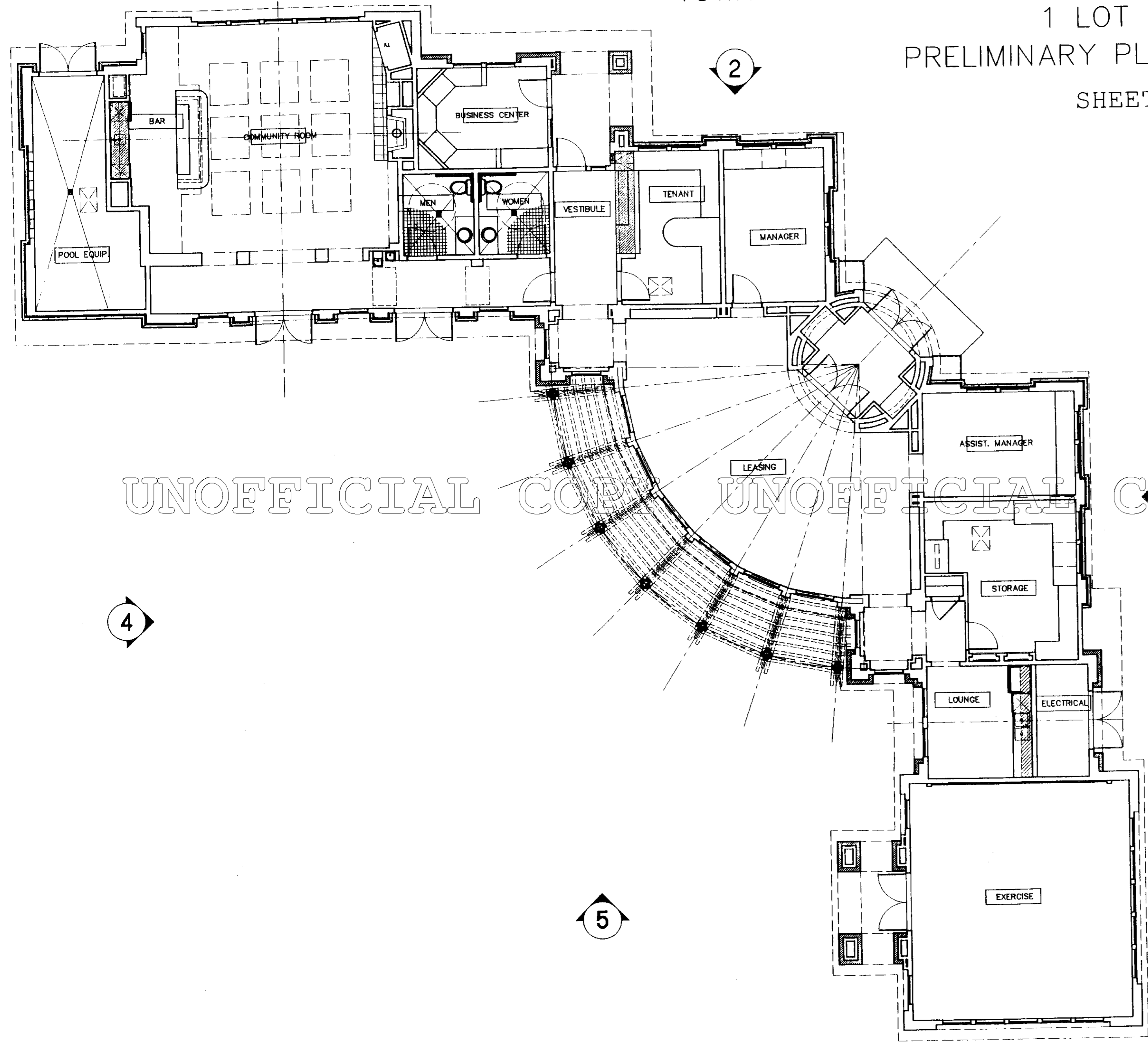
METZLER RANCH FILING NO. 4

LOCATED IN THE SOUTH 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

1 LOT - 19.18 ACRES

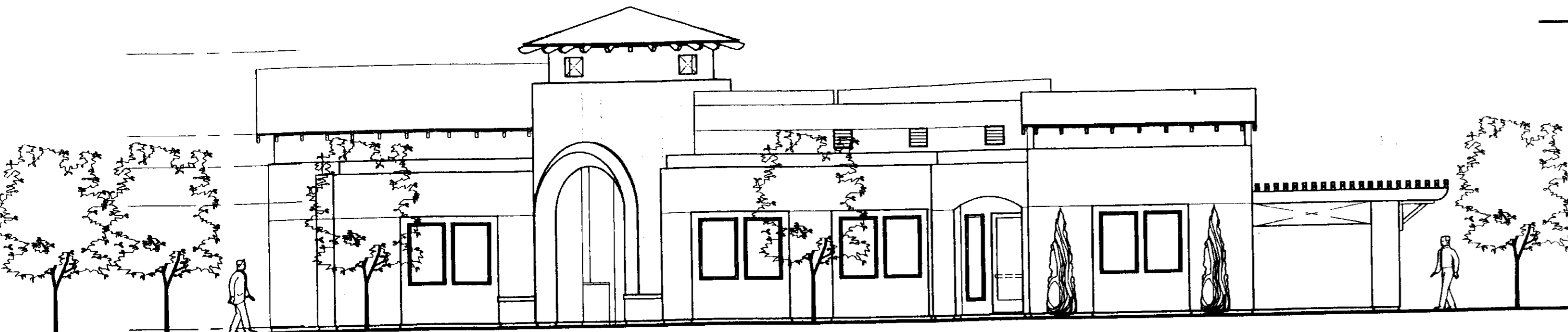
PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 18 OF 18



FLOOR PLAN - CLUBHOUSE

1/8"=1'-0"



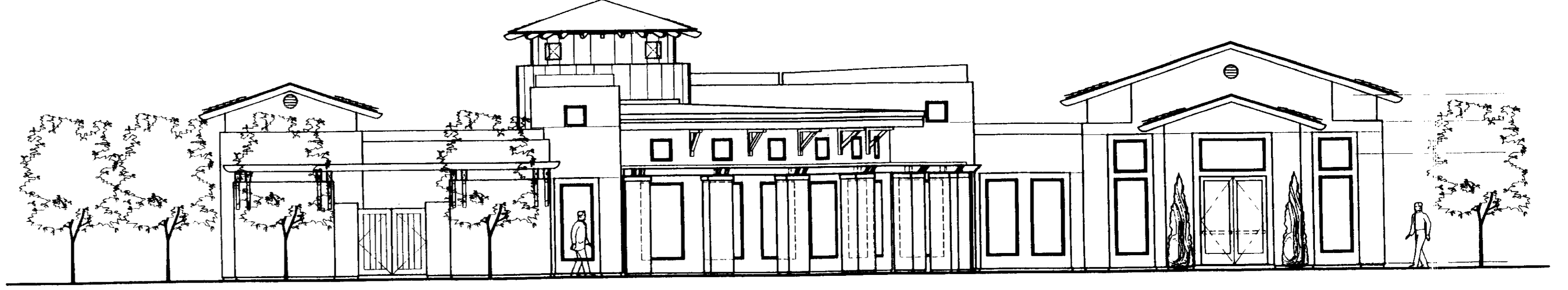
ELEVATION - CLUBHOUSE

1/8"=1'-0"



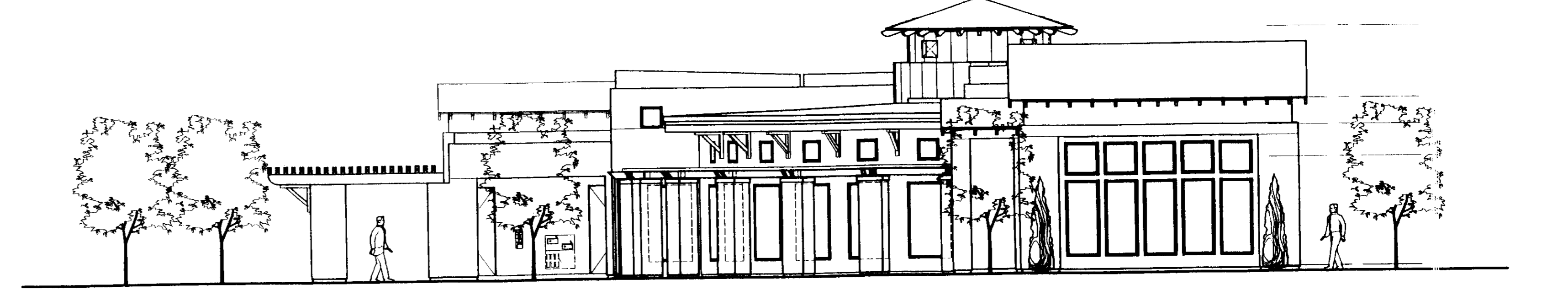
ELEVATION - CLUBHOUSE

1/8"=1'-0"



ELEVATION - CLUBHOUSE

1/8"=1'-0"



ELEVATION - CLUBHOUSE

1/8"=1'-0"