

PLAT IDENTIFICATION SHEET

RECEPTION #: 01056045

DATE: 6-21-01

TIME 12:20

FEE: \$ 70.⁰⁰ (7P)

GRANTOR:

(OWNER/SIGNER)

THOMAS TCV, LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

METZLER RANCH FILING NO. 6
FINAL PD SITE PLAN

LEGAL:

(SECTION-TOWNSHIP-RANGE)

S25, T7S, R67E

NEW SUBDIVISION ABBREV: _____

METZLER RANCH FILING NO. 6

FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 SECTION 25,
TOWNSHIP 7 SOUTH, RANGE 67 EAST OF THE
6TH P. M. TOWN OF CASTLE ROCK, COUNTY
OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 7

LEGAL DESCRIPTION:

PARCEL A:

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 25 AND CONSIDERING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 TO BEAR N 89°24'11" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N89°14'11" W, ALONG SAID NORTH LINE, A DISTANCE OF 714.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD; THENCE S 43°07'24" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 617.02 FEET; THENCE S 88°48'01" E A DISTANCE OF 666.85 FEET; THENCE S 47°14'17" E A DISTANCE OF 550.00 FEET; THENCE S 41°08'20" E A DISTANCE OF 517.84 FEET; THENCE S 76°28'28" W A DISTANCE OF 471.80 FEET; TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MILLER BOULEVARD FLING NO. 2 (RECEPTION NO. 8803133), ALSO KNOWN AS FOUNDERS PARKWAY; THENCE SOUTH-EASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 75.29 FEET, SAID CURVE HAS A RADIUS OF 1005.00 FEET AND A CENTRAL ANGLE OF 04°17'32" TO A POINT OF TANGENT; THENCE S 34°14'54" E, TO A POINT OF TANGENT; THENCE S 34°14'54" E, ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID TANGENT, A DISTANCE OF 1039.10 FEET, TO A POINT OF CURVE; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 297.83 FEET, SAID CURVE HAS A RADIUS OF 895.00 FEET, AND A CENTRAL ANGLE OF 19°03'59"; THENCE THENCE N 06°35'49" E A DISTANCE OF 748.62 FEET; THENCE N 09°05'49" E A DISTANCE OF 720.00 FEET; THENCE N 28°54'11" W A DISTANCE OF 1150.00 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25; THENCE N 89°24'11" W, ALONG SAID NORTH LINE, A DISTANCE OF 295.00 FEET, TO THE POINT OF BEGINNING.

BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF SAID SOUTHEAST 1/4 SECTION 25 BEIGN S 89°24'11" E.

PARCEL B

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

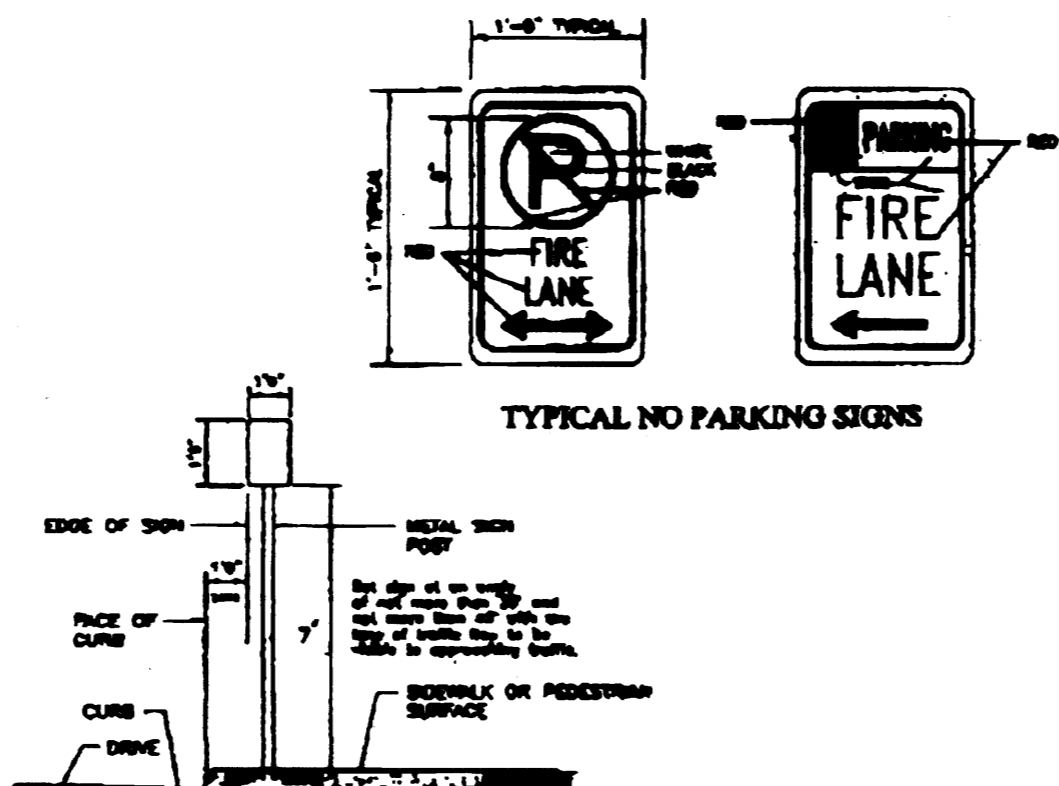
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST QUARTER TO BEAR N 89°24'11" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N 89°24'11" W, ALONG SAID NORTH LINE, A DISTANCE OF 714.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF CROWFOOT VALLEY ROAD; THENCE S 43°07'24" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 617.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 43°07'24" W, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 303.34 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 181.89 FEET; SAID CURVE HAS A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 47°22'18" TO A POINT OF TANGENT; THENCE S 04°14'54" E ALONG SAID TANGENT AND ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 125.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 39.27 FEET, SAID CURVE HAS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY AND ON THE NORTH RIGHT-OF-WAY LINE OF FOUNDERS PARKWAY; THENCE NORTH 85°45'06" E ALONG SAID TANGENT AND ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 322.83 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 977.15 FEET, SAID CURVE HAS A RADIUS OF 1005.00 FEET AND A CENTRAL ANGLE OF 55°42'28"; THENCE N 76°28'28" E A DISTANCE OF 471.80 FEET; THENCE N 41°08'20" W A DISTANCE OF 517.84 FEET; THENCE N 47°14'17" W A DISTANCE OF 550.00 FEET; THENCE N 88°48'01" W A DISTANCE OF 666.85 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACTS CONTAIN 61.40 ACRES, MORE OR LESS.

"NO PARKING FIRE LANE" SIGN SPECIFICATIONS

The "No Parking Fire Lane" sign shall be 12 inches by 18 inches with red lettering on white background. There shall be a minimum clearance of one foot from the edge of the sign to the street front of the curb. The fire lane sign shall be placed at the beginning of the restriction, at the end of the restriction and at least every 200 feet within the restricted area. The sign shall have single headed arrow pointing into the restricted area and illuminated sign shall have reflective glass that from a driver's location over passing both ways. Please contact the Castle Rock Fire Department for any alternate sign design or usage approval.

The "No Parking Fire Lane" signs must be posted by the developer on both sides of access roadways less than 20 feet wide and on one side of access roadways 20 feet or greater but less than 24 feet wide. The signs should be set at an angle of not less than 20 degrees and no more than 45 degrees with the flow of traffic flow visible to approaching traffic.



Note: Lots designated to have fire safety sprinklers shall either receive a 1 - 1/2 inch water tap or tap size as approved by the Town of Castle Rock Public Works Department and the Castle Rock Fire Department

Notes

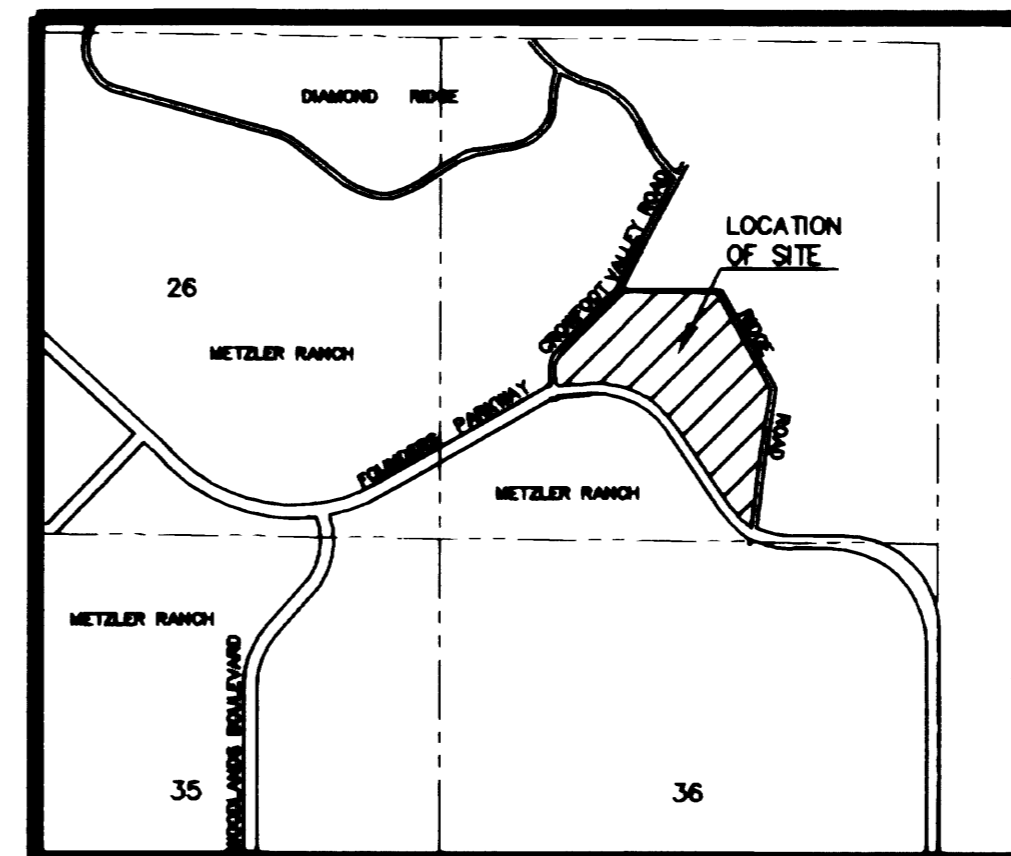
- Existing Zoning: PD Planned Development Metzler Ranch Filing No. 6
- Existing Land Use: Vacant
- Number of Lots: 57
- Minimum Building Setbacks:
 - Front: 18 feet
 - Rear: 20 feet
 - Side: 5 feet
 - Corner Side: 15 feet
- Parking Standards
 - A minimum of four (4) off street parking spaces shall be provided for each lot.
 - Two spaces minimum must be provided in an attached garage.
- Maximum Building Height: 35 feet
- There is no published 100 year flood plain delineation within the property.
- No structural improvements shall be permitted within the minimum building setbacks indicated on the Final PD Site Plan for each lot.
- Lightning rods are required on homes. Installation shall follow the guidelines of NFPA 780, Lightning Protection System, or approved national standard.
- Perimeter lot line fencing shall be limited to open wood rail or split rail. All other fencing shall be a maximum of 42-inches in height and must be located within the building envelope. All fencing must be approved by the Design Review Committee.

Land Use Summary

Land Use	Acres	Dwelling Units	% of Site
Lots/Tracts	33.09	57	53.9%
Open Space	24.97		40.7%
R.O.W.	3.34		5.4%
Total	61.40	57	100%

Sheet Index

Sheet	Description
Sheet 1	Cover Sheet
Sheet 2	Final PD Site Plan
Sheet 3	Tree and Gambel Oak Preservation Guidelines & Design Concepts
Sheet 4	Utility Plan
Sheet 5	Utility Plan
Sheet 6	Utility Plan
Sheet 7	Entry Details



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 _____ M. ON THE 21 DAY OF JUNE, 2001, IN BOOK _____, PAGE _____, RECEPTION NUMBER 00550015

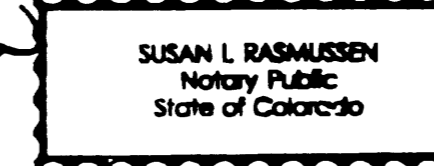
DOUGLAS COUNTY CLERK AND RECORDER
BY: Sheryl Muhlheft
DEPUTY

TITLE CERTIFICATE:

I, Earl Stearns, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty COMPANY, 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 DEDICATION. SIGNED THIS 1st DAY OF May, 2001.

AUTHORIZED REPRESENTATIVE

BY: Susan L. Rasmussen
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-1-03



PROPERTY OWNERS:

THOMAS TCV, LLC, A COLORADO LIMITED LIABILITY COMPANY
8100 E. ARAPAHOE ROAD - SUITE 214
ENGLEWOOD, CO 80112

RAYMOND TCV, LLC, A COLORADO LIMITED LIABILITY COMPANY
8100 E. ARAPAHOE ROAD-SUITE 214
ENGLEWOOD, CO 80112

PREPARED FOR:

SUNSHINE MASTER BUILDERS
8125 W. BELLEVUE AVENUE
LITTLETON, CO 80123

Land Planner

Staller & Henry, Inc.
1350 Lawrence St., Ste. 100
Denver, CO 80204
303-446-2368

Engineer

Red Rock Consulting Group Corp.
2850 Serendipity Circle West, Suite 101
Colorado Springs, CO 80917
719-332-4891

Certifications

Ownership Certification:

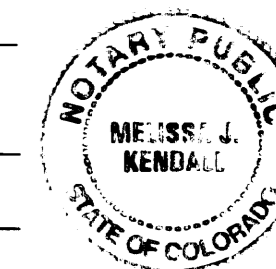
The undersigned is the owner of the certain lands know herein as Metzler Ranch Filing No. 6 in the Town of Castle Rock.

Thomas TCV, LLC, a Colorado Limited Liability Company
8100 E. Arapahoe Road-Suite 214
Englewood, CO 80112

By: Raymond TCV
Manager

Notarized By: Michael Kendall

My Commission Expires: 11/03/2002

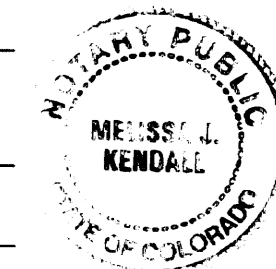


Raymond TCV, LLC, a Colorado Limited Liability Company
8100 E. Arapahoe Road-Suite 214
Englewood, CO 80112

By: Raymond TCV
Manager

Notarized By: Michael Kendall

My Commission Expires: 11/03/2002



Town of Castle Rock, a Municipal Corporation

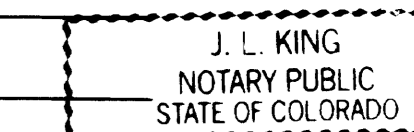
Attest: Carol Seets

Mayor

Janet M. Tarbitt, Deputy
City Clerk

Notarized By: John King

My Commission Expires: 9-21-03



Surveyor's Certificate:

I, Steve McAnally, being a Registered Professional Land Surveyor in the State of Colorado do hereby attest that the graphic boundary and area shown on the Metzler Ranch Filing No. 6 Final PD Site Plan is a true and accurate representation of the actual recorded legal description.

Steve McAnally

Planning Commission Recommendation:

The Final PD Site Plan for Metzler Ranch Filing No. 6 was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 9th day of April, 2001.

Chairperson: John King Date: 6/4/01

Attest: Ruth Stearns

Planning Director Date: 6/6/01

Town Council Approval:

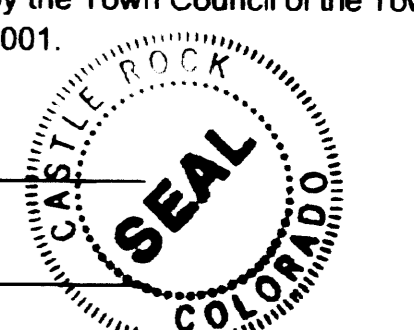
The Final PD Site Plan for Metzler Ranch Filing No. 6 was approved by the Town Council of the Town of Castle Rock, Colorado, on the 26th day of April, 2001.

Attest: Carol Seets

Mayor Date: June 8, 2001

Bally Allen

Town Council Clerk Date: June 8, 2001



Lienholder Subordination Certificate:

The undersigned are all the Mortgages and Lienholders of certain lands known herein as the Metzler Ranch Filing No. 6 PD in the Town of Castle Rock.

Colonial Bank

Professional Exchange Accommodators, LLC, a Colorado Limited Liability Company, a Qualified Intermediary for David Gertz, Exchanger

The undersigned beneficiary of the Lien subordinate the subject lien to the terms, conditions and restrictions of this document.

Kelly Zimmerman Notarized By: Stacy Stearns

Mortgagee Lienholder

Thomas TCV Notarized By: Michael Kendall

Mortgagee Lienholder

Signed this 1st day of May, 2001 My Commission Expires: 11/03/02

STACEY E. KIPPER
NOTARY PUBLIC
STATE OF COLORADO

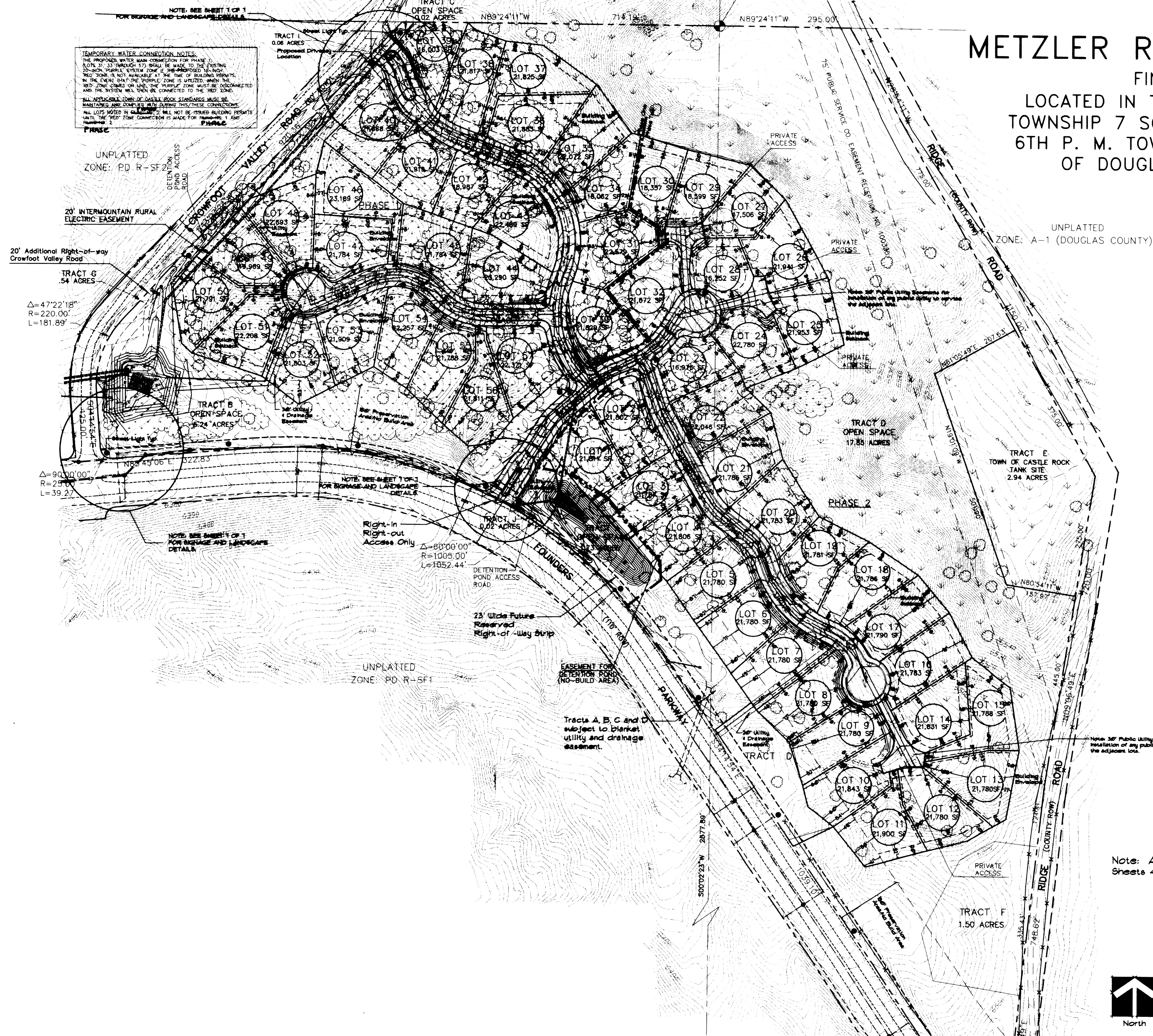
REVISIONS:
REVISED: SEPTEMBER 11, 2000
REVISED: SEPTEMBER 21, 2000
REVISED: FEBRUARY 20, 2001
REVISED: APRIL 3, 2001
REVISED: APRIL 16, 2001
REVISED: MAY 1, 2001
FINAL PD SITE PLAN
METZLER RANCH FILING No. 6
SHEET 1 OF 7

METZLER RANCH FILING NO. 6

FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 SECTION 25,
TOWNSHIP 7 SOUTH, RANGE 67 EAST OF THE
6TH P. M. TOWN OF CASTLE ROCK, COUNTY
OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 7



TEMPORARY WATER CONNECTION NOTES:
THE PROPOSED WATER MAIN CONNECTION FOR PHASE I (LOTS 31, 33 THROUGH 57) SHALL BE MADE TO THE EXISTING ZONING, PURPLE, SYSTEM ZONE. IF THE PROPOSED 16-INCH RED ZONE IS NOT AVAILABLE AT THE TIME OF BUILDING PERMITS, IN THE EVENT THAT THE PURPLE ZONE IS UTILIZED, WHEN THE RED ZONE COMES ON LINE, THE PURPLE ZONE MUST BE DISCONNECTED AND THE SYSTEM WILL THEN BE CONNECTED TO THE RED ZONE.
ALL APPLICABLE TOWN OF CASTLE ROCK STANDARDS MUST BE MAINTAINED AND COMPLIED WITH DURING THIS CONNECTIONS.
ALL LOTS NOTED IN CLIMATE 2, WILL NOT BE ISSUED BUILDING PERMITS UNTIL THE RED ZONE CONNECTION IS MADE FOR PHASES 1 AND PHASE 2.

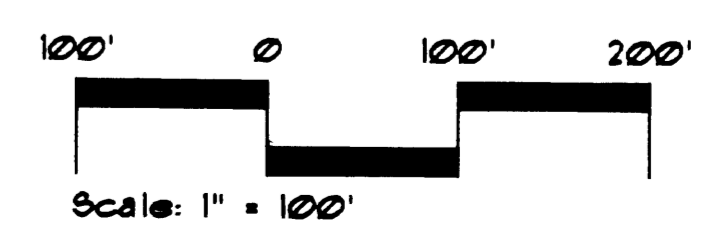
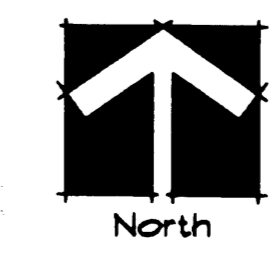
LEGEND

- Trees - Specimens & Groups
- Areas of Gambel Oak

Note: All utility information is shown on Sheets 4, 5, 4 & 6 of 7

PREPARED BY:
STALLER & HENRY, INC.
1028 BANNOCK STREET
DENVER, COLORADO 80204
303-446-2368

DATE: MARCH 17, 2000
REVISED: MAY 8, 2000
REVISED: JULY 17, 2000
REVISED: SEPTEMBER 11, 2000
REVISED: SEPTEMBER 21, 2000
REVISED: FEBRUARY 20, 2001
REVISED: APRIL 3, 2001
REVISED: APRIL 16, 2001
REVISED: MAY 1, 2001
FINAL PD SITE PLAN
METZLER RANCH FILING No. 6
SHEET 2 OF 7



METZLER RANCH FILING NO. 6

FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 SECTION 25,
TOWNSHIP 7 SOUTH, RANGE 67 EAST OF THE
6TH P. M. TOWN OF CASTLE ROCK, COUNTY
OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 7

METZLER RANCH FILING NO. 6
Protection of Existing Trees and Shrubs

These Tree/Gambel Oak Preservation guidelines are intended to aid in saving valuable Ponderosa Pines and Gambel Oak during the installation of infrastructure as a part of residential land development within Metzler Ranch Filing No. 6. Additional tree and oak preservation policies shall be applied during the planning and construction of individual homes on platted lots. These policies are outlined in the Design Guidelines and the Conditions, Covenants & Restrictions (CC&R's) for Metzler Ranch, Filing No. 6 adopted and enforced by regular inspections performed by the Design Review Committee (DRC). The policy requires that trees and Gambel Oak on all lots will be identified for the preservation, removal or relocation.

During all infrastructure construction phases, special care shall be taken to protect all existing trees and Gambel Oak over five feet in height. Trees and Gambel Oak not in the disturbance area shall be identified, staked, wrapped and surrounded by protective fencing. Preservation of vegetation for individual home sites is also addressed in the Covenants, Conditions and Restrictions and Design Guidelines for Metzler Ranch Filing No. 6.

Inventory:
Prior to construction on any lot by a builder, a detailed Site Plan shall be submitted to the DRC for review and approval. The Site Plan shall include at a minimum the following:

- Location of all proposed improvements
- Existing and proposed grades
- Building setbacks
- All existing vegetation
- Existing vegetation to be saved
- Existing vegetation to be removed or replaced
- Protective fencing plan
- Adjacent street right-of-way and pavement edge
- All utility easements
- Location of proposed utility connections
- Building setbacks of all adjacent homes
- The permitted Building Envelope
- Location of proposed landscape required for installation by the builder. (May be deferred until driveways and sidewalks are installed)
- Drainage patterns, proposed swales, berms and fine lot grading
- Limits of area of disturbance.

2. Monitoring:

Primary day to day responsibility for monitoring the maintenance and protection of existing vegetation is the responsibility of the HOA.

During the construction of any home, the builder, and after completion, the homeowner, shall take reasonable and appropriate protective measures, as set forth in the Design Standards and as indicated on the approved site plan for each lot, and enforced by the DRC, to prevent damage to any trees or Gambel Oak not approved for removal. If removal is required the following procedures shall apply:

Procedures for Replacement:

- Lot owner and/or builder shall submit in writing, to the DRC, a list of the size, species and a site specific map of the vegetation approved for removal by the HOA.
- Letter shall include proposed replacement materials including size, species, location, cost of replacement, method of installation and time frame for replacement.
- DRC shall approve or deny in writing the suggested replacement. If denied, the lot owner and/or builder shall submit a revised replacement plan and repeat the approval process. If approved the replacements shall occur per the approved time frame.

3. Enforcement and Penalties:

- Monetary penalties will be assessed against the developer at the time of infrastructure development by the DRC, the builder, at the time of construction, or the homeowner afterwards, for the loss of unauthorized trees and Gambel Oak. The money collected will go toward the purchase of replacement trees and shrubs.
- The builder shall provide a \$2,000 deposit per lot to the HOA as surety for compliance with the required preservation of existing trees and Gambel Oak. In the event of unauthorized loss, the penalties will be deducted from the deposit. If the penalties exceed the deposit the builder will be responsible for reimbursing the HOA for cost of replacement trees, Gambel Oak or other appropriate plant materials necessary to mitigate the unauthorized loss of vegetation.

4. Exceptions:

- Trees or Gambel Oak removed by order of a public official for purposes of public health, safety and services. Such officials shall include Town of Castle Rock Police Dept. and Fire Department, Fire District or Building Department. Public officials may require removal of trees and Gambel Oak for health and safety reasons. A written order from the agency to the builder is required and a copy of the order to the DRC is required.
- Trees or Gambel Oak may be removed for forest health or for mitigation of disease or insect vectors as determined by a professional arboriculturist. If tree or Gambel Oak removal occurs for these reasons, the recommendation for removal of trees and Gambel Oak shall be made in writing to homeowner and/or builder in writing and a copy of said recommendation shall be provided to DRC.

5. Protection

a. RESTRICTED ZONE FENCING

Limits of disturbance shall be identified on plan submittals to the DRC to include restricted zones around trees and Gambel Oak designated for preservation. Restricted Zones shall extend from dripline to dripline.

In any areas where the restricted zone must be violated, it shall be done only with approval of the DRC. If access is allowed within these areas the use of any heavy construction equipment must be severely restricted in order to mitigate soil compaction and damage to tree and Gambel Oak roots.

b. FENCING

The fencing shall be either snow fencing, silt fencing or plastic mesh fencing a minimum of two feet in height with anchoring stakes at 8 foot intervals. All fencing around the restricted zones shall be installed prior to the commencement of construction.

c. SLAT PROTECTION OF TRUNK

All trees to be preserved shall be protected with mesh fencing as described above. Where construction must take place near the vegetated areas and where there is a threat of damage, the trees and Gambel Oak should be protected by the placement of slats on the trunks if trunks are exposed. The slats shall be provided to the height necessary to protect from injury from machinery used.

d. AERATION

If areas inside the vegetated areas become compacted, the Contractor and/or builder shall disc aerate to a four inch depth provided it doesn't damage the root structure.

e. WATERING

Supplemental watering should be applied with a deep root feeder based on direction by a horticulturist or landscape architect.

f. PARKING AND STORAGE

Under no circumstances shall heavy equipment or vehicles be parked within the dripline of vegetation to be preserved. Also, no equipment or materials may be stored within the dripline of vegetation to be preserved.

6. Fine Grading and Paving

- Curb cuts should be placed generally on the uphill side of the lot if possible to minimize grade and cause the least amount of excavation or as otherwise approved by the DRC. A best effort shall be made to place driveways where minimal excavation and grading is necessary.
- Where grade change is required, and the tree is to be preserved, the same area must be provided either by construction of a drywell where the level is to be raised or by a retaining wall where the level is to be lowered.
- Avoid cutting surface roots wherever possible.

7. Repair

- If it appears the completion of construction (or after construction) the homeowner may damage the branches of any tree or Gambel Oak designated for preservation, the contractor, builder, or homeowner shall contact the DRC for direction. If damage is imminent, the builder, contractor or homeowner shall have the tree or shrub pruned by a professional.
- For each tree and for each clump of Gambel Oak designated for preservation which is erroneously removed or damaged beyond repair, a penalty shall be assessed in accordance with the below penalty schedule. The liable party shall make payment to the HOA.
- The fee collected shall go toward replacing each damaged tree or clump of Gambel Oak with nursery grown material of the same or approved species as directed by the DRC. The Penalty assessments are as follows:

	Cal.	Penalty
Ponderosa Pines:	10"	\$ 832
	12"	\$ 1,800
	14"	\$ 2,100
	16"	\$ 2,400
	18"	\$ 2,700
	20"	\$ 3,000

Gambel Oak: \$600 per 100 square feet of Oak in excess of 10 feet in height removed.

PRELIMINARY RECOMMENDED PLANT LIST

Deciduous Shrubs

Acer glabrum/Rocky Mountain Maple
Amelanchier alnifolia/Saskatoon serviceberry
Cercocarpus ledifolius/Curleaf Mountain Mahogany
Cercocarpus montanus/Mountain Mahogany
Potentilla fruticosa/Jackmanii/Jackman Potentilla
Prunus virginiana melanocarpa/Native chokecherry
Rhus trilobata/Three-leaf Sumac

Evergreen Trees

Juniperus communis/Common Mountain Juniper
Pinus nigra/Austrian Pine
Pinus ponderosa/Ponderosa pine

Perennials

Achillea millefolium/White Yarrow
Castilleja spp./Indian Paintbrush
Chrysopsis villosa/Golden Aster
Erigeron speciosus/Fleabane Daisy
Gallardia aristata/Perennial Gallardia
Linum lewisii/Blue Flax
Lupinus argenteus/Native Lupine
Penstemon strictus/Fenstemon
Viguiera multiflora/Shouy goldeneye

Seed Mix

Sheep Fescue	45%
Hard Fescue	25%
Crested Wheatgrass	20%
Sideoats Gramma	5%
Blue Gramma	4%
Sand Drop Seed	1%

Urban / Wildland Interface Area Vegetation Management Plan

A. WITHIN 30 FEET OF A STRUCTURE (Building Envelope and Immediate Area)

- Create a "defensible space" to reduce the likelihood of a damaging wildfire in the immediate vicinity of the home. Defensible space is the area where vegetation has been designed, installed and maintained to reduce the possibility of fire spreading between the landscape and the building.
- If native vegetation has been successfully retained in this area, prune tree canopies from the ground up to a minimum height of 8 feet. Remove any small or suppressed stems in the understorey of dominant trees.
- When present, thin any shrubs, particularly Gambel Oak, growing below the canopy of larger retained trees.
- Prune retained coniferous trees to minimize crown overlap; isolate individual trees by pruning back canopies to create a separation between trees.
- Thin dense, continuous Gambel Oak stands and prune taller specimens up from the ground to create a more open, tree-like form. Remove sections of large but low growing stands to create discontinuous islands of vegetation.
- Install a continuous non-irrigated rock mulch bed for a minimum of 3 feet around the perimeter of the building.
- Minimize foundation-type plantings, especially adjacent to combustible siding. Keep all shrub planting a minimum of 3 to 5 feet from the foundation. Exclude more flammable shrub species (continuous evergreens) and space shrubs to create low, non-continuous plantings near the building.
- Plant only deciduous tree species within this zone. Provide irrigation as required for the successful establishment and long term health of new trees.
- Plant trees far enough away from the building that, at maturity, tree canopies will not overhang the roof.
- Plant sod or seed with fire resistant grass seed mixes.
- Provide irrigation to turf grasses within this area to prevent summer dormancy.
- Maintain turf grass height to a maximum of 6 inches.
- Plant wildflowers only if they will be irrigated and will be cut back to a maximum height of 8 inches at the end of the growing season (following seed production).
- Dispose of all slash or plant trimmings outside of this zone (offsite or in Area C).

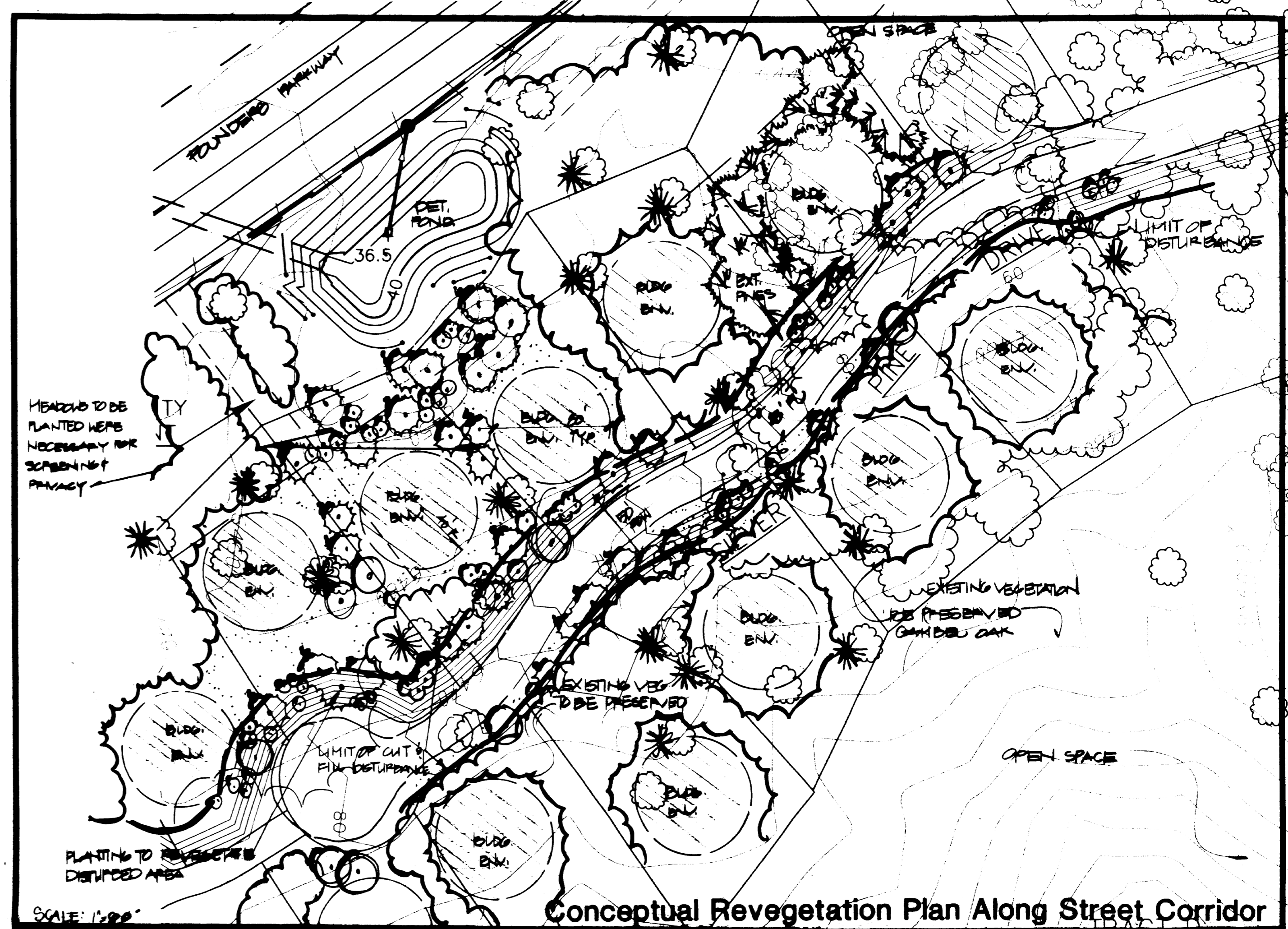
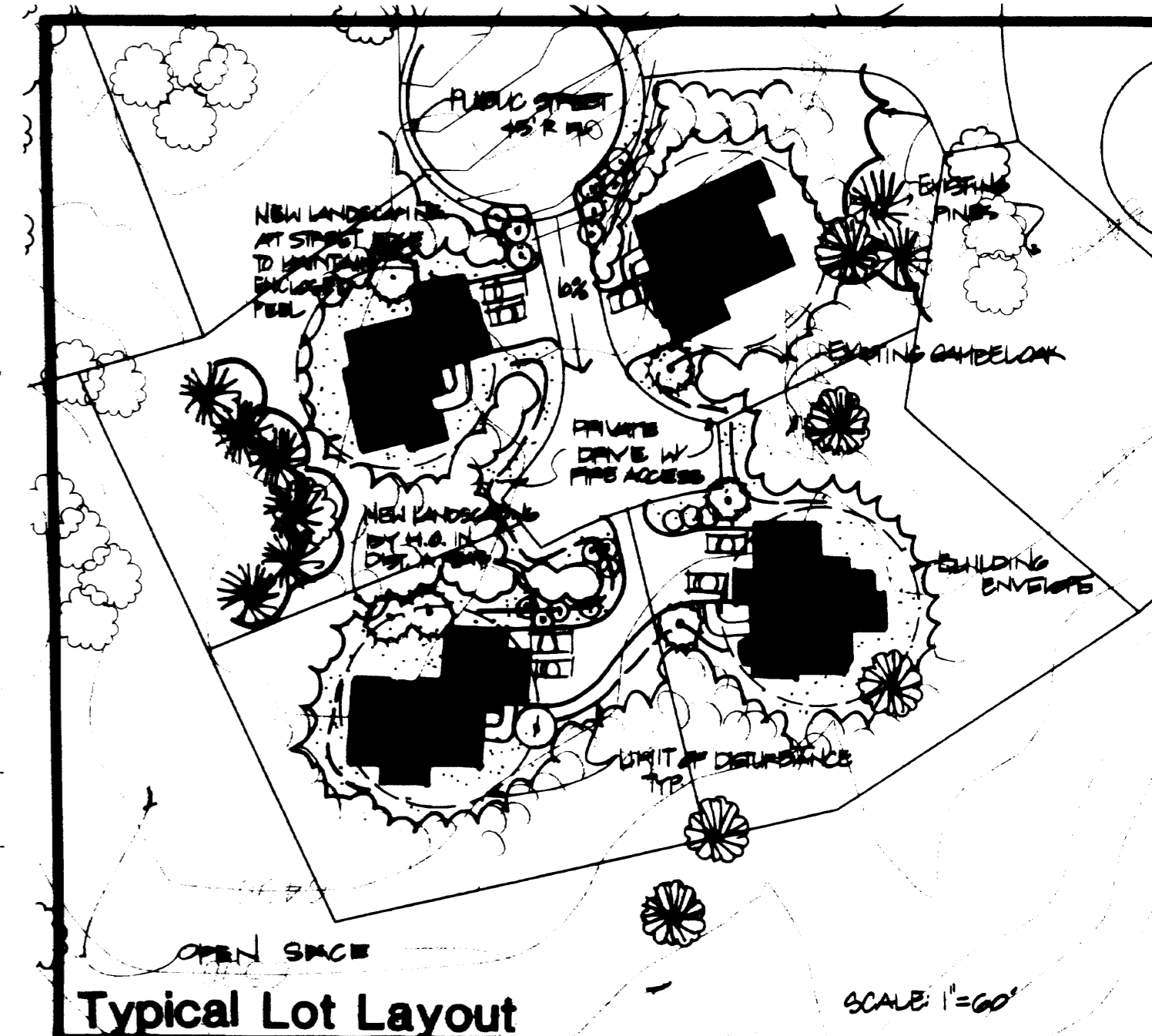
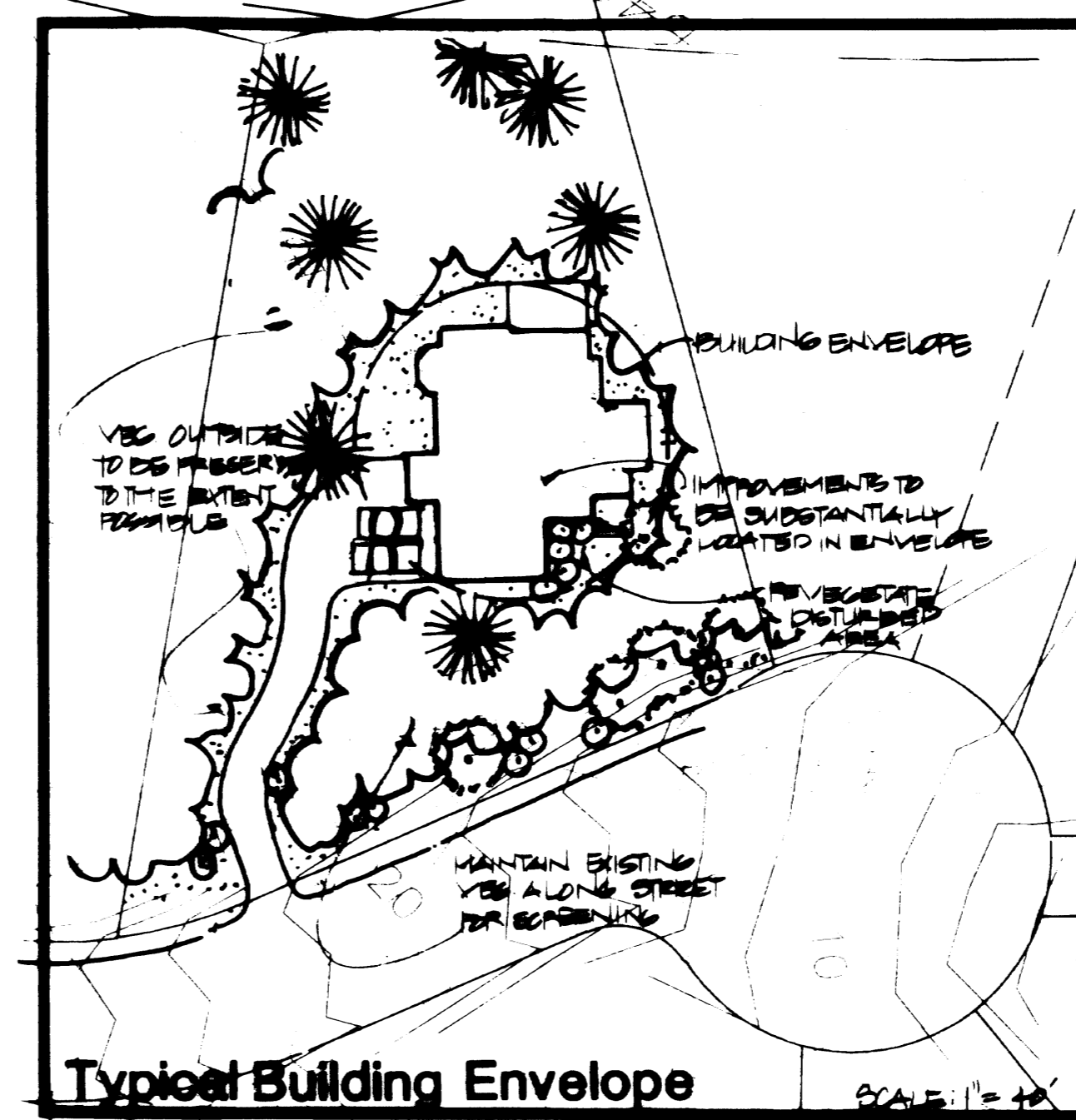
B. BETWEEN 30 FEET AND 125 FEET FROM THE STRUCTURE (Tree Preservation Area)

Note that the extent of this zone is affected by slope, is greater when structures are at the top of the slope and when slopes are relatively steep. Slope is less critical when structures are at the base of a slope or on level ground.

- Clear small diameter, snowbent, diseased, damaged or suppressed stems in the understorey of larger pine trees.
- Prune to raise the canopy of large, existing trees to 8 - 15 feet above the ground.
- Thin shrubs growing directly beneath larger trees per Section A, No 2 above.
- Remove annually, dead stems and branches from shrubs and trees.
- Space newly planted trees and large shrubs at least 20 - 25 feet apart to provide a minimum of 10 feet between crowns at maturity.
- Prune the branches of smaller or newly planted trees as they grow, up to a height of 8 - 15 feet above the ground. Do not over prune the crowns of smaller trees.
- Trim native grasses and wildflowers in the fall or spring to a maximum height of 8 inches.
- Dispose of all slash or plant trimmings off site, or by burning (if permitted), chipping or cutting down and distributing throughout the area. Brush piles for wildlife should be located at the outer limits of this zone.
- Retain one to two standing dead trees per acre for wildlife habitat.

C. BEYOND 125 FEET OF THE STRUCTURE (Preservation / Environmentally Sensitive Area)

- Clear smaller understorey trees and shrubs per Section B, No. 1 above.
- Undertake selective thinning to improve health and appearance of wooded and native brush areas.
- Remove smaller trees in crowded stands to increase tree spacing.
- Retain an increased number of standing dead trees per acre for wildlife habitat unless they pose a threat to utilities or human use.
- Slash or plant trimmings may be disposed of within this area.



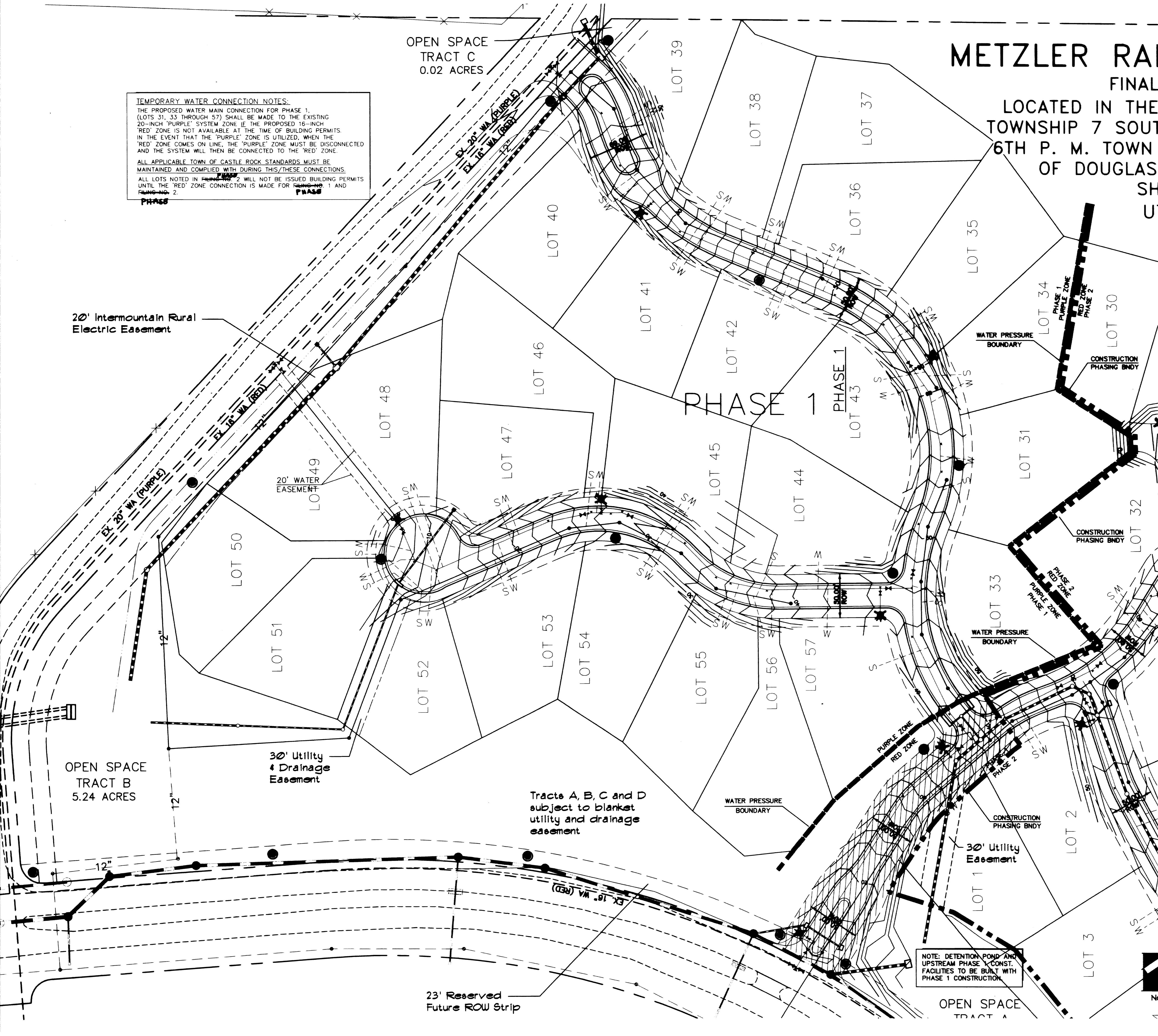
METZLER RANCH FILING NO. 6

FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 SECTION 25,
TOWNSHIP 7 SOUTH, RANGE 67 EAST OF THE
6TH P. M. TOWN OF CASTLE ROCK, COUNTY
OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 7
UTILITY PLAN

TEMPORARY WATER CONNECTION NOTES:
THE PROPOSED WATER MAIN CONNECTION FOR PHASE 1, (LOTS 31, 33 THROUGH 57) SHALL BE MADE TO THE EXISTING 20-INCH "PURPLE" SYSTEM ZONE I.E. THE PROPOSED 16-INCH "RED" ZONE IS NOT AVAILABLE AT THE TIME OF BUILDING PERMITS. IN THE EVENT THAT THE "PURPLE" ZONE IS UTILIZED, WHEN THE "RED" ZONE COMES ON LINE, THE "PURPLE" ZONE MUST BE DISCONNECTED AND THE SYSTEM WILL THEN BE CONNECTED TO THE "RED" ZONE.
ALL APPLICABLE TOWN OF CASTLE ROCK STANDARDS MUST BE MAINTAINED AND COMPLIED WITH DURING THIS/THESE CONNECTIONS.
ALL LOTS NOTED IN PHASE 2 WILL NOT BE ISSUED BUILDING PERMITS UNTIL THE "RED" ZONE CONNECTION IS MADE FOR PHASE 1 AND FILING NO. 2.



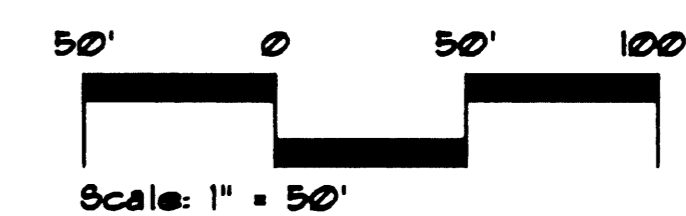
PLAN LEGEND:

- RIGHT OF WAY
- EXISTING FLOWLINE / CURB
- PROPOSED FLOWLINE / CURB
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER (8")
- EXISTING WATER
- PROPOSED WATER (8") Purple Zone
- PROPOSED WATER (8") Red Zone
- PROPOSED SERVICES
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED CENTER OF CHANNEL

Note:
Included in phase one will be the construction of
Beechnut Place from Founders Parkway to Knobcone
Drive and all associated utilities.

PREPARED BY:
STALLER & HENRY, INC.
1028 BANNOCK STREET
DENVER, COLORADO 80204
303-446-2368

DATE: MARCH 17, 2000
REVISED: MAY 8, 2000
REVISED: JULY 17, 2000
REVISED: SEPTEMBER 11, 2000
REVISED: SEPTEMBER 21, 2000
REVISED: FEBRUARY 20, 2001
REVISED: APRIL 3, 2001
FINAL PD SITE PLAN
METZLER RANCH FILING No. 6
SHEET 4 OF 7



NOTE: DETENTION POND AND
UPSTREAM PHASE 1 CONST.
FACILITIES TO BE BUILT WITH
PHASE 1 CONSTRUCTION

23' Reserved
Future ROW Strip

Tracts A, B, C and D
subject to blanket
utility and drainage
easement

OPEN SPACE
TRACT B
5.24 ACRES

OPEN SPACE
TRACT C
0.02 ACRES

20' Intermountain Rural
Electric Easement

20' WATER
EASEMENT

30' Utility
& Drainage
Easement

30' Utility
Easement

WATER PRESSURE
BOUNDARY

WATER PRESSURE
BOUNDARY

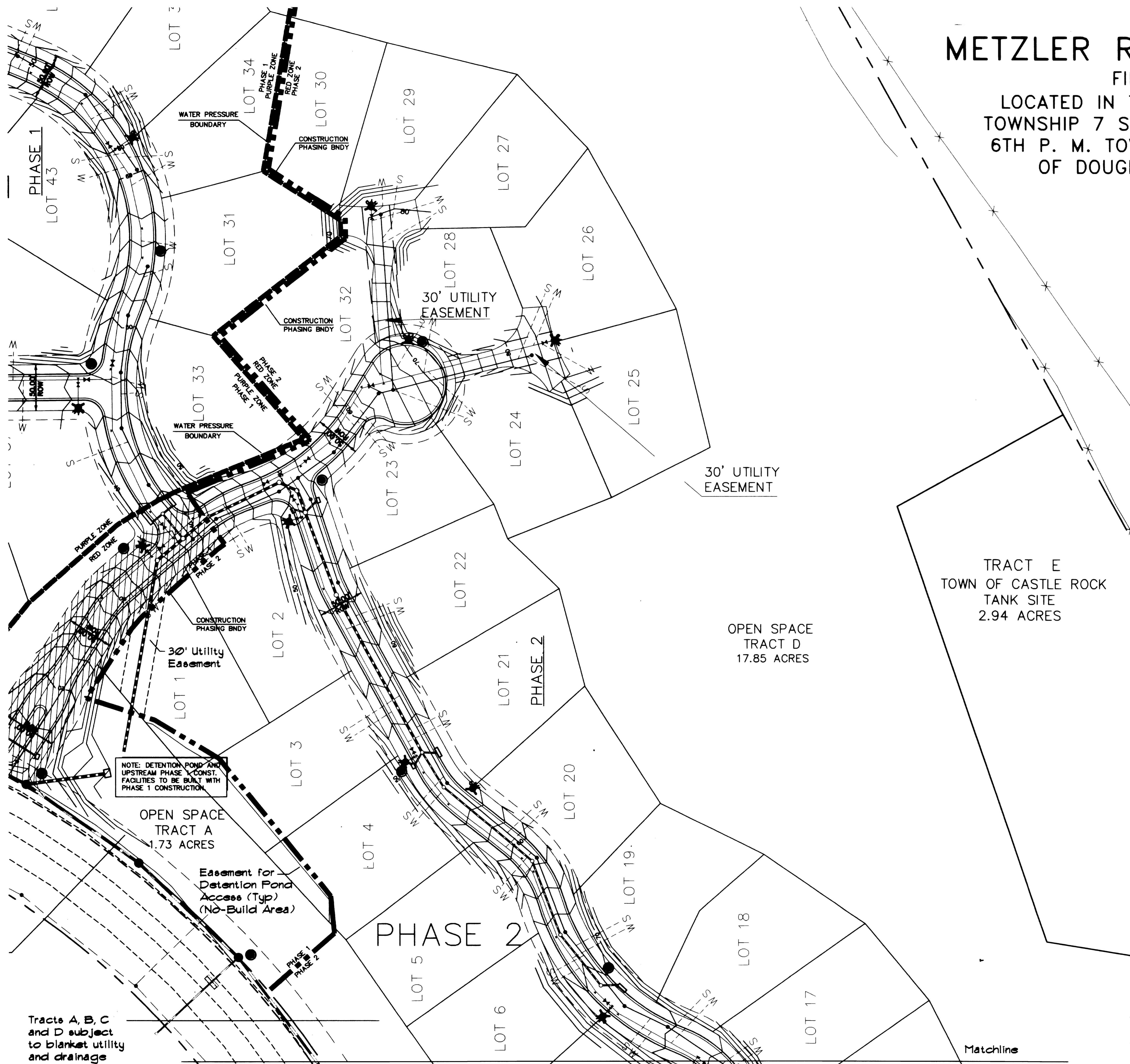
WATER PRESSURE
BOUNDARY

METZLER RANCH FILING NO. 6

FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 SECTION 25,
TOWNSHIP 7 SOUTH, RANGE 67 EAST OF THE
6TH P. M. TOWN OF CASTLE ROCK, COUNTY
OF DOUGLAS, STATE OF COLORADO

SHEET 5 OF 7
UTILITY PLAN



Note:
Included in phase one will be the construction of
Beechnut Place from Founders Parkway to Knobcone
Drive and all associated utilities.

TRACT E
TOWN OF CASTLE ROCK
TANK SITE
2.94 ACRES

OPEN SPACE
TRACT D
17.85 ACRES

OPEN SPACE
TRACT A
1.73 ACRES

Easement for
Detention Pond
Access (Typ)
(No-Build Area)

NOTE: DETENTION POND AND
UPSTREAM PHASE 1 CONST.
FACILITIES TO BE BUILT WITH
PHASE 1 CONSTRUCTION

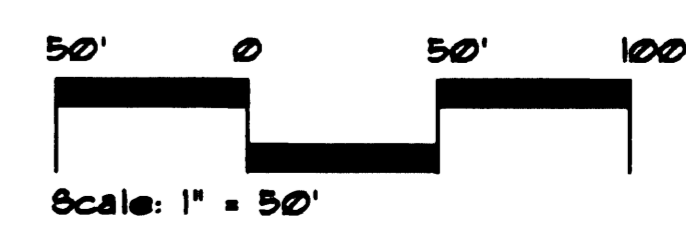
Tracts A, B, C
and D subject
to blanket utility
and drainage
easement

PLAN LEGEND:

RIGHT OF WAY	--- ROW ---
EXISTING FLOWLINE / CURB	--- ---
PROPOSED FLOWLINE / CURB	--- ---
EXISTING STORM SEWER	---(O)---
PROPOSED STORM SEWER	---(O)---
EXISTING SANITARY SEWER	---(O)---
PROPOSED SANITARY SEWER (8")	---(O)---
EXISTING WATER	---(W)---
PROPOSED WATER (8") Purple Zone	---(W)---
PROPOSED WATER (8") Red Zone	---(W)---
PROPOSED SERVICES	---(S)---
EXISTING HYDRANT	⊙
PROPOSED HYDRANT	⊙
EXISTING LIGHT POLE	⊙
PROPOSED LIGHT POLE	⊙
EXISTING WATER VALVE	⊙
PROPOSED WATER VALVE	⊙
PROPOSED CENTER OF CHANNEL	---(C)---

PREPARED BY:
STALLER & HENRY, INC.
1028 BANNOCK STREET
DENVER, COLORADO 80204
303-446-2388

DATE: MARCH 17, 2000
REVISED: MAY 8, 2000
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FINAL PD SITE PLAN
METZLER RANCH FILING No. 6
SHEET 5 OF 7



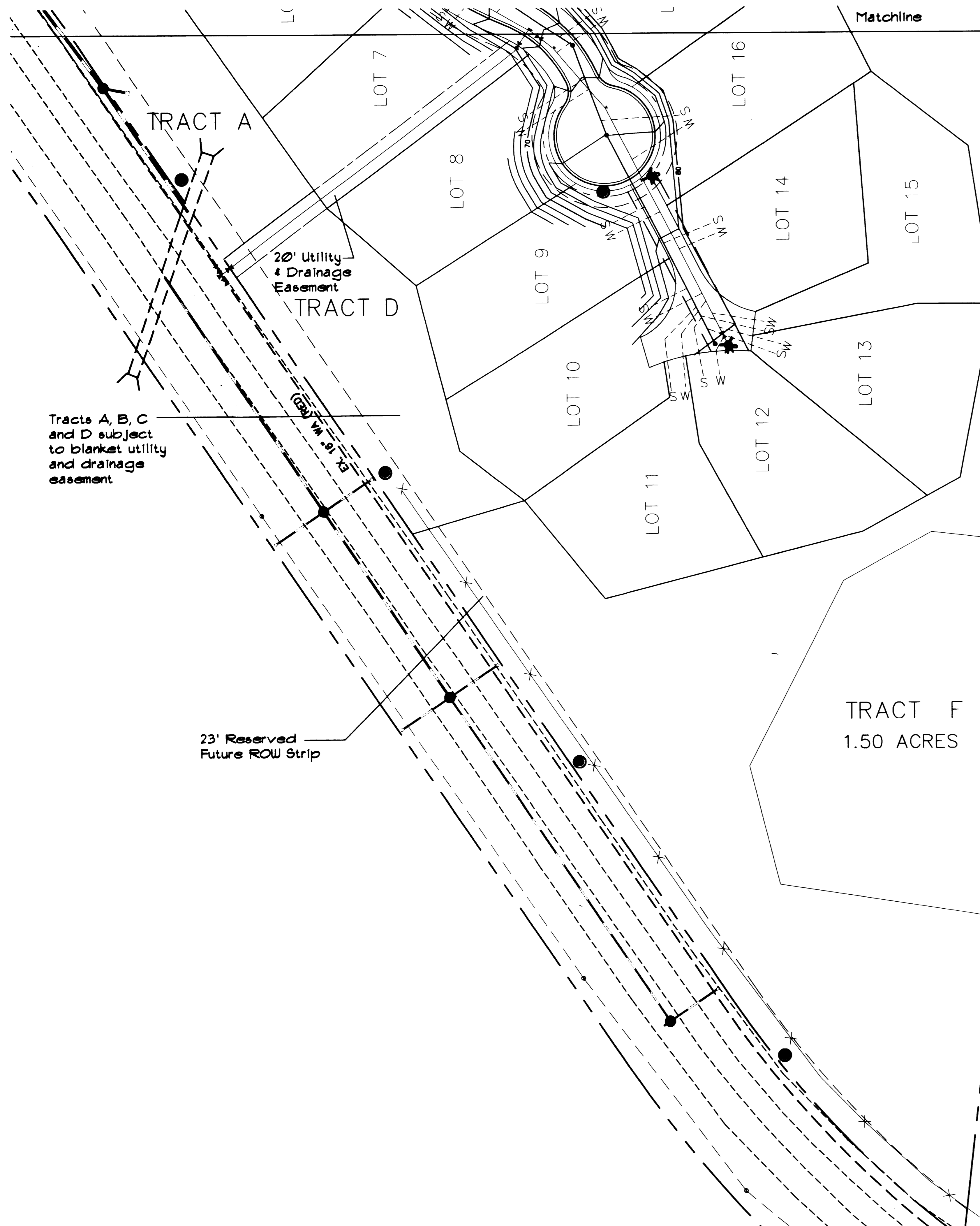
Matchline

METZLER RANCH FILING NO. 6

FINAL PD SITE PLAN

LOCATED IN THE SOUTH 1/2 SECTION 25,
TOWNSHIP 7 SOUTH, RANGE 67 EAST OF THE
6TH P. M. TOWN OF CASTLE ROCK, COUNTY
OF DOUGLAS, STATE OF COLORADO

SHEET 6 OF 7
UTILITY PLAN



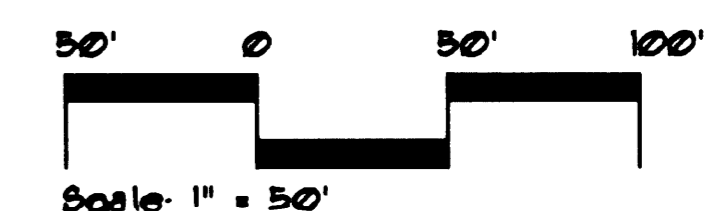
PLAN LEGEND:

RIGHT OF WAY	
EXISTING FLOWLINE / CURB	
PROPOSED FLOWLINE / CURB	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
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EXISTING LIGHT POLE	
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EXISTING WATER VALVE	
PROPOSED WATER VALVE	
PROPOSED CENTER OF CHANNEL	

Note:
Included in phase one will be the construction of
Beechnut Place from Founders Parkway to Knobcone
Drive and all associated utilities.

PREPARED BY:
STALLER & HENRY, INC.
1026 BANNOCK STREET
DENVER, COLORADO 80204
303-446-2366

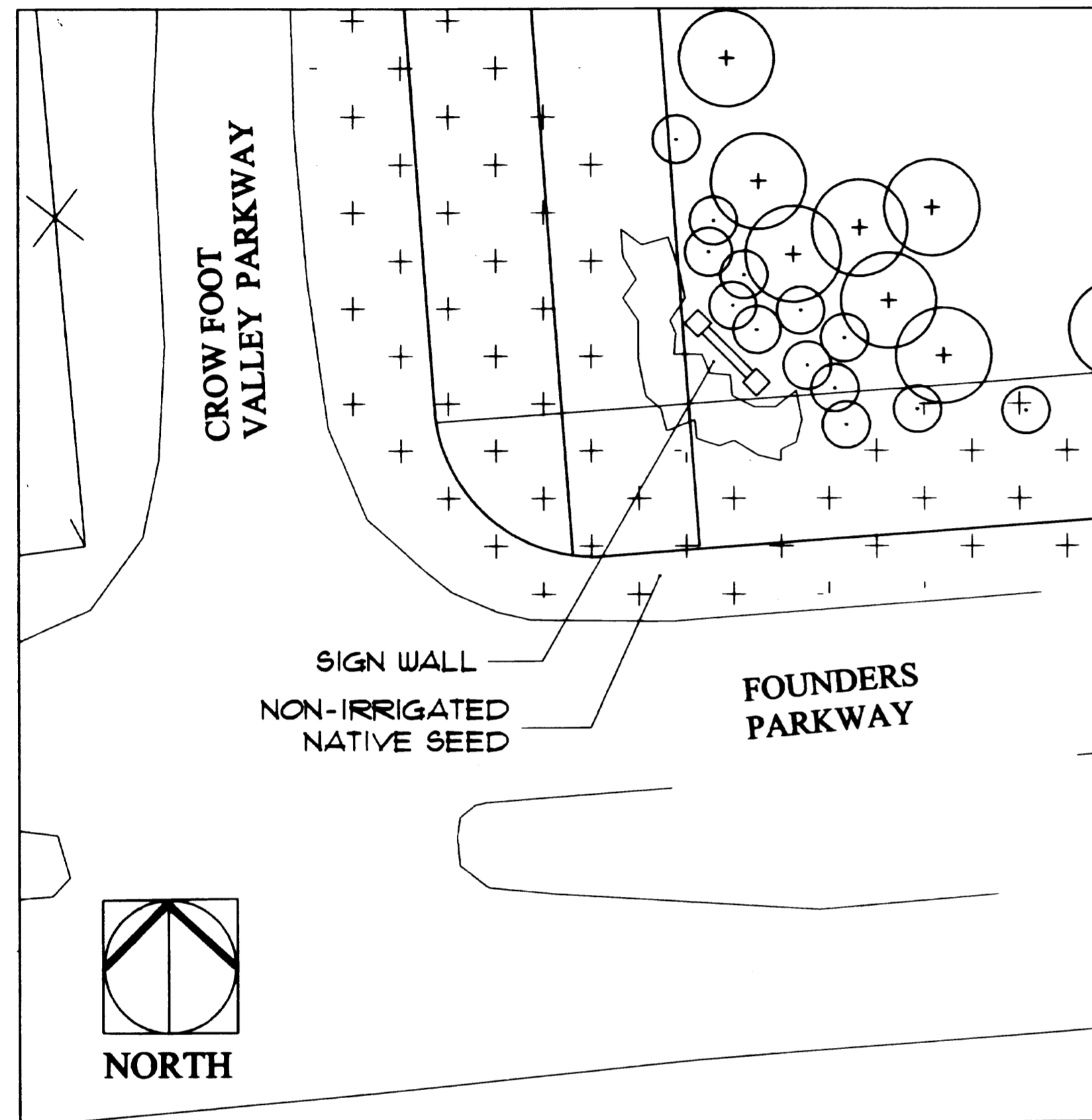
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REVISED: APRIL 3, 2001
FINAL PD SITE PLAN
METZLER RANCH FILING No. 6
SHEET 6 OF 7



METZLER RANCH FILING NO. 6

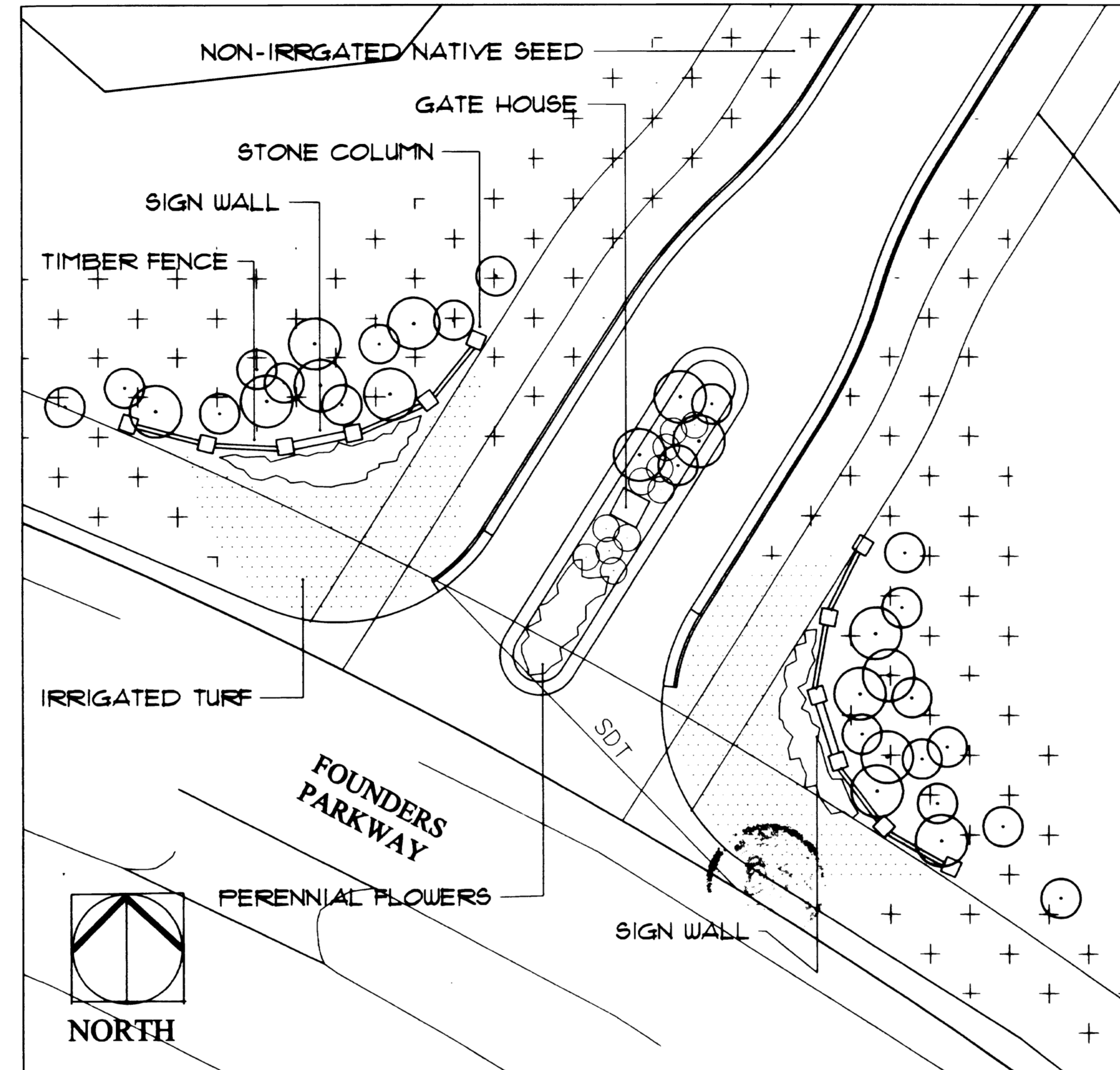
FINAL PD SITE PLAN

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TOWNSHIP 7 SOUTH, RANGE 67 EAST OF THE
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OF DOUGLAS, STATE OF COLORADO
SHEET 7 OF 7



CROWFOOT / FOUNDERS SIGNAGE

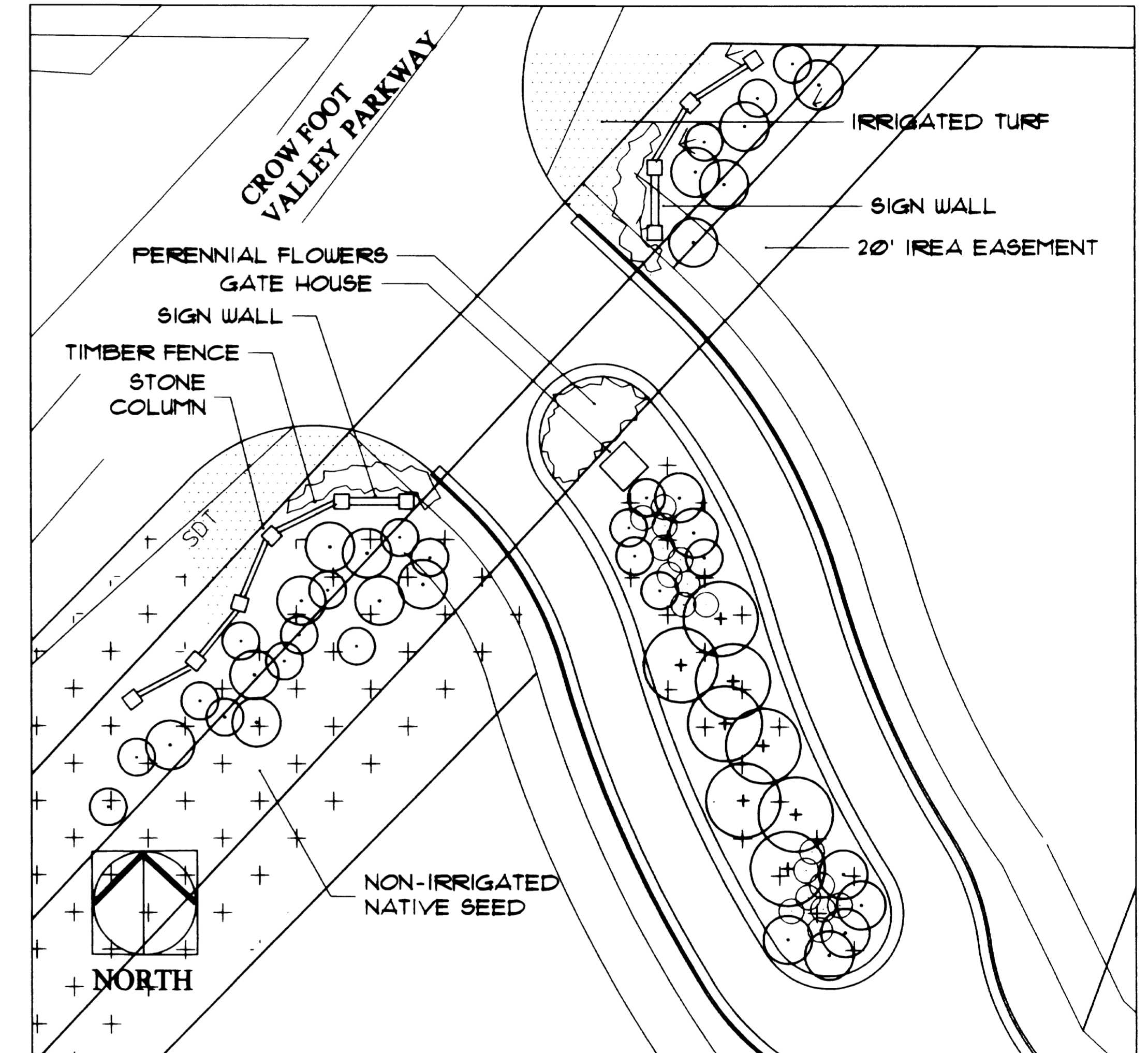
SCALE 1"=20'



FOUNDERS PARKWAY ENTRY

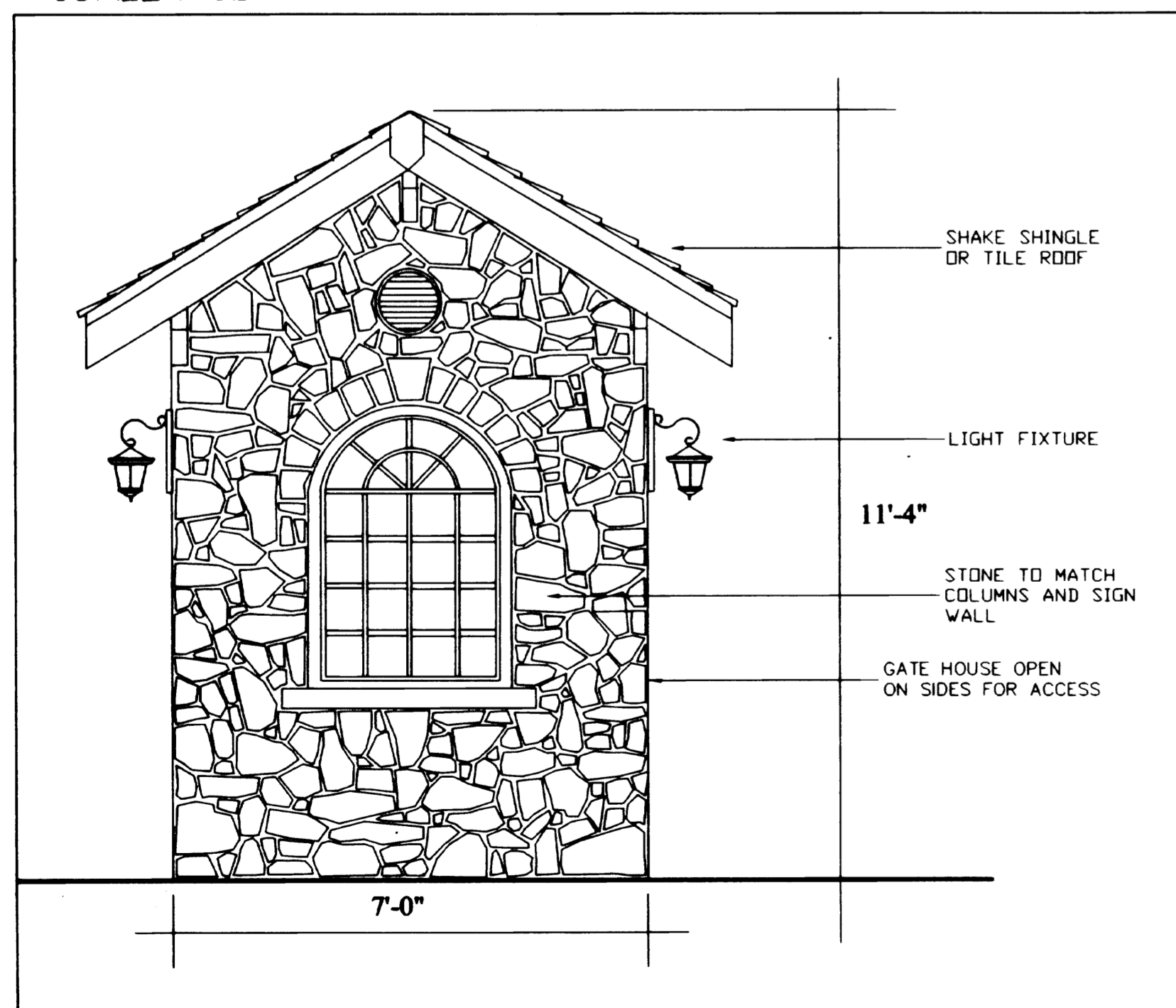
SCALE 1"=20'

NOTE: MONUMENT SIGNAGE WILL REQUIRE
A SEPERATE PERMIT FROM THE TOWN
OF CASTLE ROCK BUILDING DEPARTMENT.



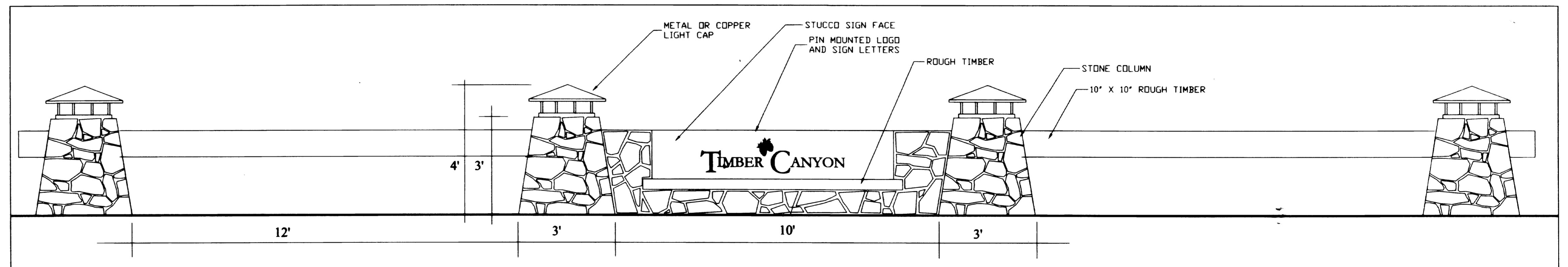
CROWFOOT VALLEY ENTRY

SCALE 1"=20'



GATE HOUSE ELEVATION

SCALE 1/2" = 1'



SIGN ELEVATION

SCALE 1/2" = 1'

PREPARED BY:
TIM DUNN & ASSOCIATES
TIM A. DUNN A.S.L.A.
6948 DAVENTRY PLACE CASTLE ROCK, COLORADO 80104
303.814.7778 FAX 303.814.7779