

PLAT IDENTIFICATION SHEET

RECEPTION#: 02008720

DATE: 01/25/2002

TIME: 15:01

FEE: \$ 170.⁰⁰ (17 P)

GRANTOR:

(owner/signer)

Metzler Ranch Condominiums

GRANTEE:

(subdivision name or name of plat)

Metzler Ranch Filing 8

LEGAL:

(section-township-range)

35-7-67

NEW SUBDIVISION ABBREV: _____

METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
COVER

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 1 OF 17

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, NORTH 89°09'19" WEST A DISTANCE OF 293.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 25; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. NORTH 03°25'37" WEST A DISTANCE OF 569.19 FEET;
2. THENCE NORTH 39°10'12" EAST A DISTANCE OF 153.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 85X AS DEDICATED BY THE FINAL PLAT OF METZLER RANCH FILING NO. 1, RECORDED IN THE DOUGLAS RECORDS AT RECEPTION NUMBER 99025473; THENCE ALONG SAID RIGHT-OF-WAY AND SAID BOUNDARY THE FOLLOWING THREE (3) COURSES:
1. 42.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°04'02", HAVING A RADIUS OF 800.00 FEET AND A CHORD BEARING NORTH 89°52'36" EAST A DISTANCE OF 42.58 FEET TO A POINT OF TANGENT;
2. THENCE SOUTH 88°05'04" EAST A DISTANCE OF 881.01 FEET TO A POINT OF CURVE;
3. THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A RADIUS OF 25.00 FEET AND CHORD BEARING SOUTH 43°05'04" EAST A DISTANCE OF 35.36 FEET;
THENCE CONTINUING ALONG SAID BOUNDARY AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WOODLANDS BOULEVARD AS DEDICATED BY SAID PLAT OF METZLER RANCH FILING NO. 1, THE FOLLOWING TWO (2) COURSES:
1. SOUTH 01°54'56" WEST A DISTANCE OF 209.58 FEET TO A POINT OF CURVE;
2. THENCE 449.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°30'55", HAVING A RADIUS OF 1050.00 FEET AND A CHORD BEARING SOUTH 10°20'31" EAST A DISTANCE OF 445.85 FEET TO A POINT ON THE SOUTH LINE OF NORTHEAST QUARTER OF SAID SECTION 35; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, NORTH 89°09'20" WEST A DISTANCE OF 789.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 16.131 ACRES, OR 702,657 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, BETWEEN THE EAST 1/4 CORNER AND THE CENTER CORNER, BOTH BEING 3-INCH ALUMINUM CAPS MARKED ARCHER & ASSOC. LS 6935, SAID LINE TO BEAR NORTH 89°09'20" WEST.

HORIZ. DATUM

GPS OBSERVATIONS NAD 83/92, MOVED TO LOCAL DATUM

ORIGIN BENCHMARK

NGS STATION K 23
ELEVATION 5984.83' (NAVD 88)
A BRASS DISK SET IN A CONCRETE POST 0.4' ABOVE THE GROUND, LOCATED IN THE CENTER OF SECTION 20, T7S, R67W, FROM THE INTERCHANGE OF US HIGHWAY 85 AND INTERSTATE 25, GO NORTHWEST ON US HIGHWAY 85 FOR 3.4 MILES TO THE STATION ON THE LEFT.

PREPARED FOR:

METZLER RANCH CONDOMINIUMS LLC.
9540 E. JEWELL AVENUE, SUITE A
DENVER, CO 80231
CONTACT: MARK LOCKWOOD
PHONE: (303) 671-7151
FAX: (303) 671-0281

PROPERTY OWNER

METZLER RANCH CONDOMINIUMS LLC.
9540 E. JEWELL AVENUE, SUITE A
DENVER, CO 80231
CONTACT: MARK LOCKWOOD
PHONE: (303) 671-7151
FAX: (303) 671-0281

LAND PLANNER

MUSZER KOPATZ
1128 CHEROKEE STREET
DENVER, CO 80204
CONTACT: MARK NEMGER
PHONE: (303) 534-3881
FAX: (303) 534-3884

CIVIL ENGINEER/SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. PRENTICE AVENUE, SUITE 101
GREENWOOD VILLAGE, CO 80111
CONTACT: JOSEPH HUEY
PHONE: (303) 741-8000
FAX: (303) 741-8108

DEVELOPMENT CONSULTANT

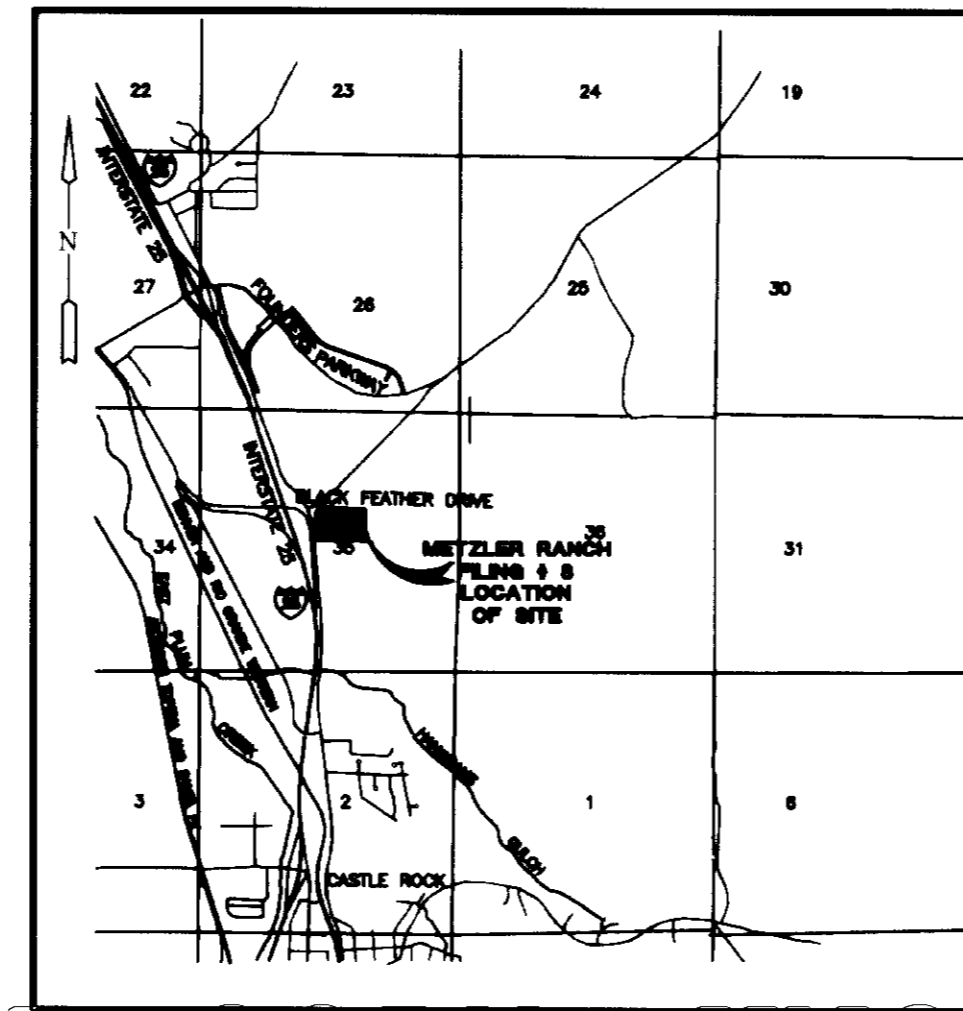
THOMASCH & ASSOCIATES
695 S. COLORADO BLVD., SUITE 480
DENVER, CO 80246
CONTACT: MOLLY B. THOMASCH
PHONE: (303) 777-2332
FAX: (303) 722-7281

ARCHITECT

KEPHART ARCHITECTS
770 SHERMAN STREET
DENVER, CO 80203
CONTACT: DOUGLAS J. VAN LERBERGHE
PHONE: (303) 832-4474
FAX: (303) 832-4478

SHEET INDEX

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VICINITY MAP

4000 2000 0 4000 8000

SCALE: 1" = 4000'

SITE DATA

TOTAL AREAS OF SINGLE AND MULTI FAMILY

MULTI FAMILY	
1. NUMBER OF UNITS	260
2. NUMBER OF BUILDINGS	13
3. LAND USE	RESIDENTIAL (R-MF-1B ZONING)
4. BUILDING TYPE	MULTI FAMILY (TWO BEDROOM UNITS)
5. BUILDING COVERAGE	3.93 ACRES
6. PRIVATE DRIVE	4.91 ACRES
7. DRAINAGE	0.50 ACRES
8. SIDEWALK	1.10 ACRES
9. LANDSCAPING	5.69 ACRES
10. TOTAL PLAN AREA	18.13 ACRES
11. BUILDING HEIGHT (MULTI FAMILY UNITS)	40.5' MAX.
12. CLUBHOUSE HEIGHT	28' MAX.
13. GARAGE HEIGHT	40.0' MAX.
14. TOTAL "SFE"s	54
15. BUILDING SETBACKS FROM PROPERTY LINE	20' MIN.
16. BUILDING SEPARATIONS	20' MIN.

PARKING COUNTS

	GARAGE	SURFACE ASSIGNED	ASSIGNABLE SPACES	VISITOR GUEST	HANDICAPPED	TOTAL	REQUIRED
TOTAL	130	260	130	33	14	567	520

SPACES PER UNIT = 2.18

NOTES:

- THE EXISTING TOPOGRAPHY, SHOWN ON THE PRELIMINARY PLAT, WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF TWO (2) FEET.
- THE PRELIMINARY DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY ROCKY MOUNTAIN CONSULTANTS, INC., AND IS INCLUDED AS A PART OF THIS SUBMITTAL.
- ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO TOWN.
- TOTAL PLAN AREA IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR METZLER RANCH FILING NO. 8 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES.
- EXISTING ZONING IS PER PRELIMINARY P.D. SITE PLAN APPROVED OCTOBER 1996 RECEPTION NUMBER 9672131.
- SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
- STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
- UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL DESIGN.
- ALL INTERSECTIONS WILL HAVE HANDICAP SIDEWALK RAMPS.
- FIRM PANEL NUMBER 080049 0188C SEPT. 30, 1987 SHOWS NO FLOOD HAZARD AREA WITHIN THIS DEVELOPMENT.
- ALL ROADS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF METZLER RANCH FILING NO. 8.
- ALL WATER SERVICE LINES ARE TO BE INTERNAL METERS.
- ANY IRRIGATION TAPS THAT ARE REQUIRED WILL BE SHOWN ON AND CONSTRUCTED WITH THE PUBLIC IMPROVEMENT CONSTRUCTION PLANS.
- THIS DEVELOPMENT WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN.

OWNERSHIP CERTIFICATION

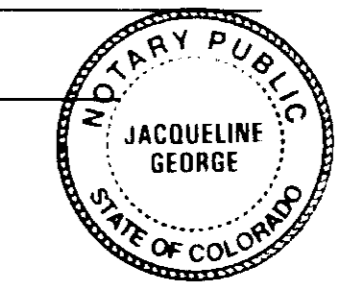
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE METZLER RANCH FILING NO. 8 PD IN THE TOWN OF CASTLE ROCK.

J. P. RANK
METZLER RANCH CONDOMINIUMS LLC. (NOTARIZED SIGNATURE)

SIGNED THIS 13th DAY OF DEC, 2001

MY COMMISSION EXPIRES 6/14/03

J. P. RANK
NOTARY PUBLIC



HOLDER OF DEED OF TRUST

I CERTIFY THAT U.S. BANK IS THE HOLDER OF DEED AND OF TRUST FOR THE PROPERTY AND CONSENTS TO THE ABOVE PRELIMINARY PLAT/FINAL PD SITE PLAN. IN WITNESS WHEREOF I HERETO SET MY HAND THIS 18th DAY OF December, 2001.

By Karen P. Klerman

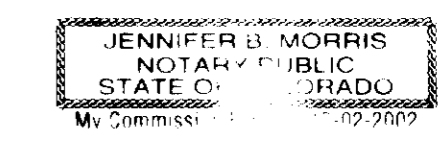
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, 2001.

By Karen P. Klerman

AS HOLDER OF DEED OF TRUST FOR METZLER RANCH CONDOMINIUMS, LLC.

MY COMMISSION EXPIRES 12-02-2002

Jennifer B. Morris
NOTARY PUBLIC



TITLE CERTIFICATE

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantees, 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 CERTIFICATION OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 20th DAY OF December, 2001

Eric Stearns
AUTHORIZED REPRESENTATIVE

Land Title Guarantees
TITLE INSURANCE COMPANY

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

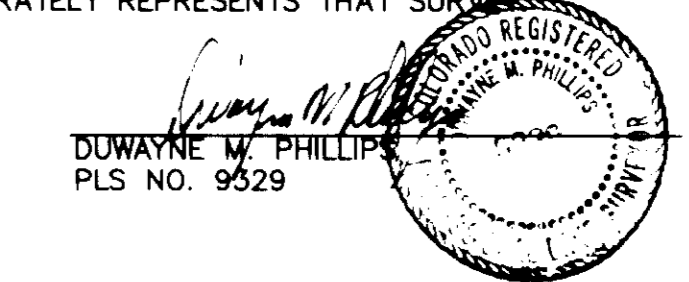
THIS PRELIMINARY PLAT/FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:51:01 ON THE 23 DAY OF Jan, 2002. RECEPTION NO. 02008720

DOUGLAS COUNTY CLERK AND RECORDER

By Christina Davis
DEPUTY

SURVEYOR'S STATEMENT

I, DUWAYNE M. PHILLIPS, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE METZLER RANCH FILING NO. 8 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.



TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE METZLER RANCH FILING NO. 8 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23 DAY OF JULY, 2001.

Christina Davis
CHAIRMAN
Christina Davis
DIRECTOR OF PLANNING AND DEVELOPMENT

DATE 1/24/02
DATE 1/24/02

B. TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR THE METZLER RANCH FILING NO. 8 PD WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9 DAY OF July, 2001.

Christina Davis
WAYNE
Gally Nelson
TOWN CLERK

DATE 1/24/02
DATE 1-24-02

Rocky Mountain Consultants, Inc.
Civil and Environmental Engineering • Planning
8301 E. Prentice Ave., Suite 101
Greenwood Village, CO 80111
(303) 741-8000
FAX (303) 741-8108
Date: NOV. 2000 Job No. 3891.001.00

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	12/28/00	MS
2	PER TOWN COMMENTS	04/23/01	MS
3	PER TOWN COMMENTS	06/29/01	MS

PRELIMINARY PLAT/FINAL PD SITE PLAN
COVER
SHEET 1 OF 17

DATE: 06/29/01, TIME: 12:31, FILE: J:\Nickless\3891_001_001\Pre-plat\Preplat1.dwg

METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
OVERALL UTILITY PLAN

PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 3 OF 17

50 25 0 50 100

SCALE: 1" = 50'



CASTLE ROCK
COMMUNITY PARK
(PLD ZONING)

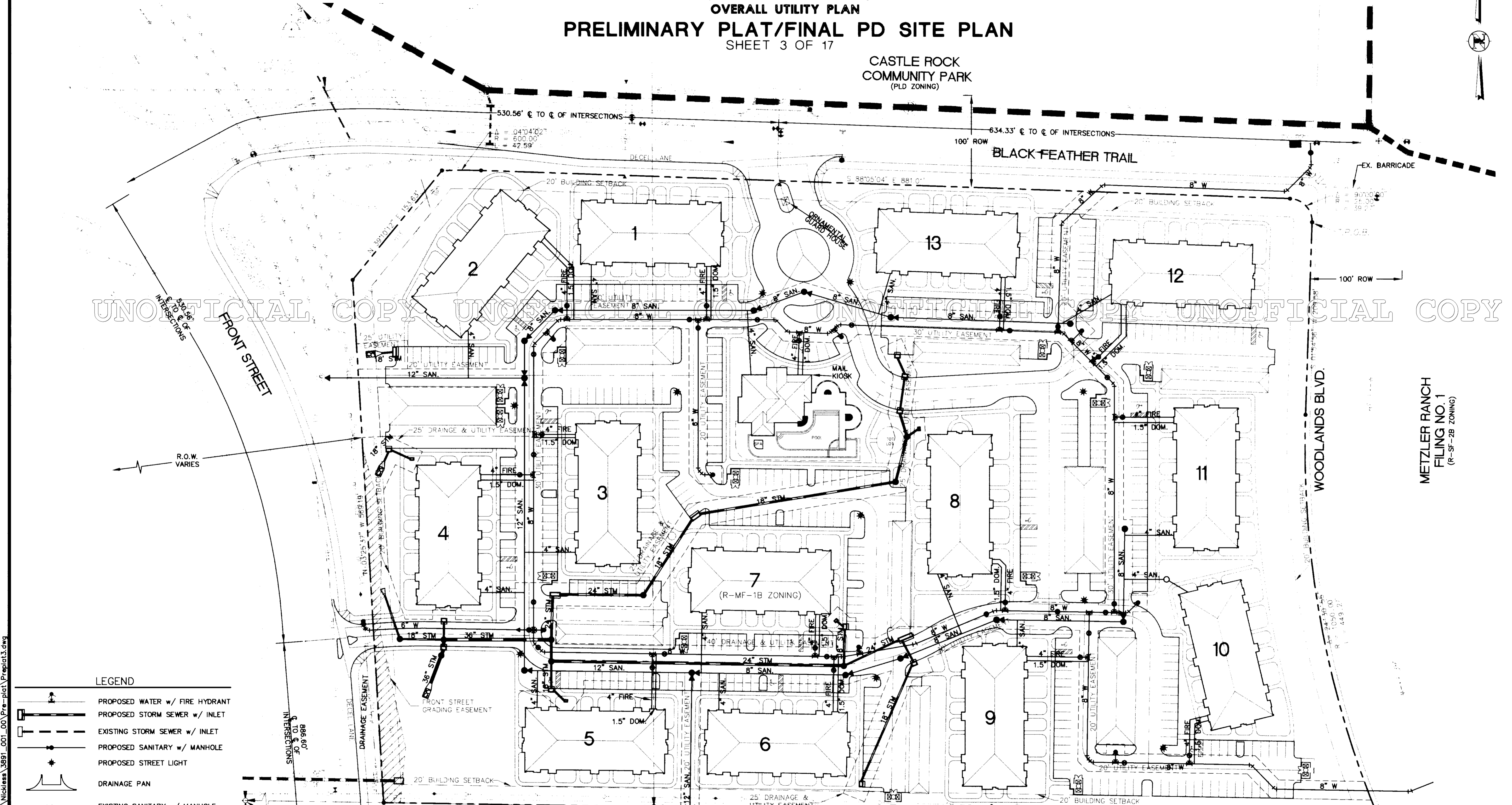
BLACK FEATHER TRAIL

WOODLANDS BLVD.

HAZEN MOORE PUD
(IB ZONING)

METZLER RANCH
FILING NO. 1
(R-SF-2B ZONING)

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LEGEND

- PROPOSED WATER w/ FIRE HYDRANT
- PROPOSED STORM SEWER w/ INLET
- EXISTING STORM SEWER w/ INLET
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STREET LIGHT
- DRAINAGE PAN
- EXISTING SANITARY w/ MANHOLE
- EXISTING WATER LINE

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	04°04'02"	600.00	42.59
C2	90°00'00"	25.00	39.27

FOUND PIN/CAP
LS NO. 22190
1.23' S/O &
0.5' S/O PROP COR
FENCE IS 0.8'
N/O & 3.2' W/O
PROP. COR.
W 1/4 COR SEC. 35,
T7S, R67W of the 6th P.M.
FOUND 3.5" ALUM. CAP
LS NO. 12046

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Greenwood Village, CO 80111
(303) 741-8000
FAX (303) 741-8108
Date: NOV. 2000 Job No. 3891.001.00

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	12/29/00	MOB
2	PER TOWN COMMENTS	04/23/01	MOB
3	PER TOWN COMMENTS	09/28/01	MOB

FOUND PIN/CAP
LS NO. 26626
0.11' S/O &
1.36' W/O
PROP. COR
SET NO. 5 RFBAR
EAST 1/4 COR SEC. 35—
T7S, R67W of the 6th P.M.
FOUND 3" CAP ON
BERNSTEIN MONUMENT
LS NO. 6935

PRELIMINARY PLAT/FINAL PD SITE PLAN
OVERALL UTILITY PLAN
SHEET 3 OF 17

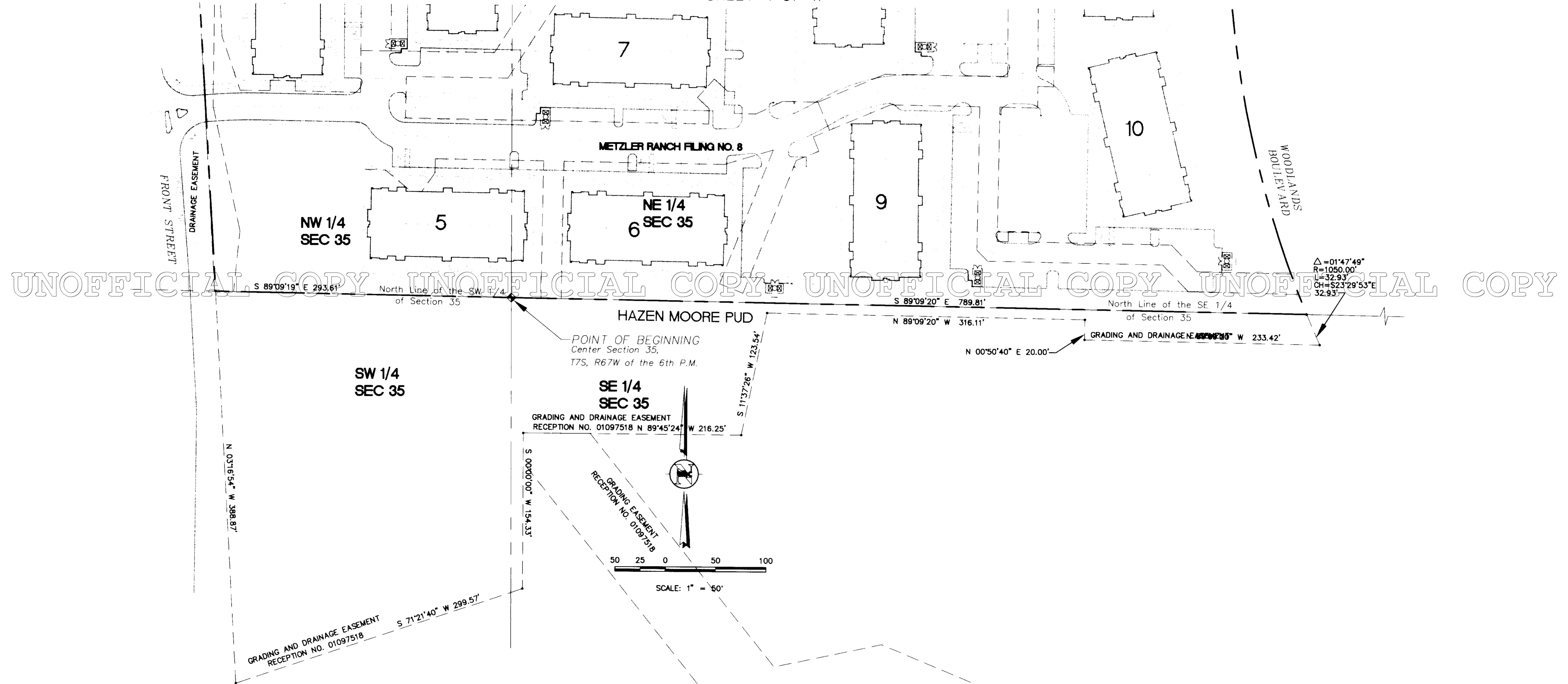
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METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TEMPORARY GRADING EASEMENT

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 4 OF 17



Legal Description

A parcel of land located in the south half of Section 35, Township 7 South, Range 67 West of Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

Beginning at the Center 1/4 corner of said Section 35; Thence along the North line the Southeast 1/4 of said Section 35, South 89°09'20" East a distance of 789.81 feet to a point on the westerly right-of-way line of Woodlands Boulevard; Thence along said right-of-way line, 32.93 feet along the arc of a curve to the left through a central angle of 01°47'49" having a radius of 1050.00 feet and a chord bearing South 23°29'53" East a distance of 32.93 feet; Thence North 89°09'20" West a distance of 233.42 feet; Thence North 00°50'40" East a distance of 20.00 feet; Thence North 89°09'20" West a distance of 316.11 feet; Thence South 11°37'26" West a distance of 123.54 feet; Thence North 89°45'24" West a distance of 216.25 feet; Thence South 00°00'00" West a distance of 154.33 feet; Thence South 71°21'40" West a distance of 299.57 feet to a point on the easterly right-of-way line of Front Street; Thence along said right-of-way line North 03°16'54" West a distance of 388.87 feet to a point on the North line of the Southwest 1/4 of said Section 35; Thence along said north line South 89°09'19" East a distance of 293.61 feet to the Point of Beginning.

Said parcel of land contains 3.228 Acres, more or less.

Bearings are based on the North line of the Southeast 1/4 of said Section 35, being South 89°09'20" East.

ROCKY MOUNTAIN CONSULTANTS, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
 8301 E. Prentice Ave., Suite 101
 Greenwood Village, CO 80111
 (303) 741-8000
 FAX (303) 741-8106
 Date: NOV. 2000 Job No. 3891.001.00

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	3/28/01	msj
2	PER TOWN COMMENTS	04/23/01	msj
3	PER TOWN COMMENTS	08/29/01	law

PRELIMINARY PLAT/FINAL PD SITE PLAN
TEMPORARY GRADING EASEMENT
SHEET 4 OF 17

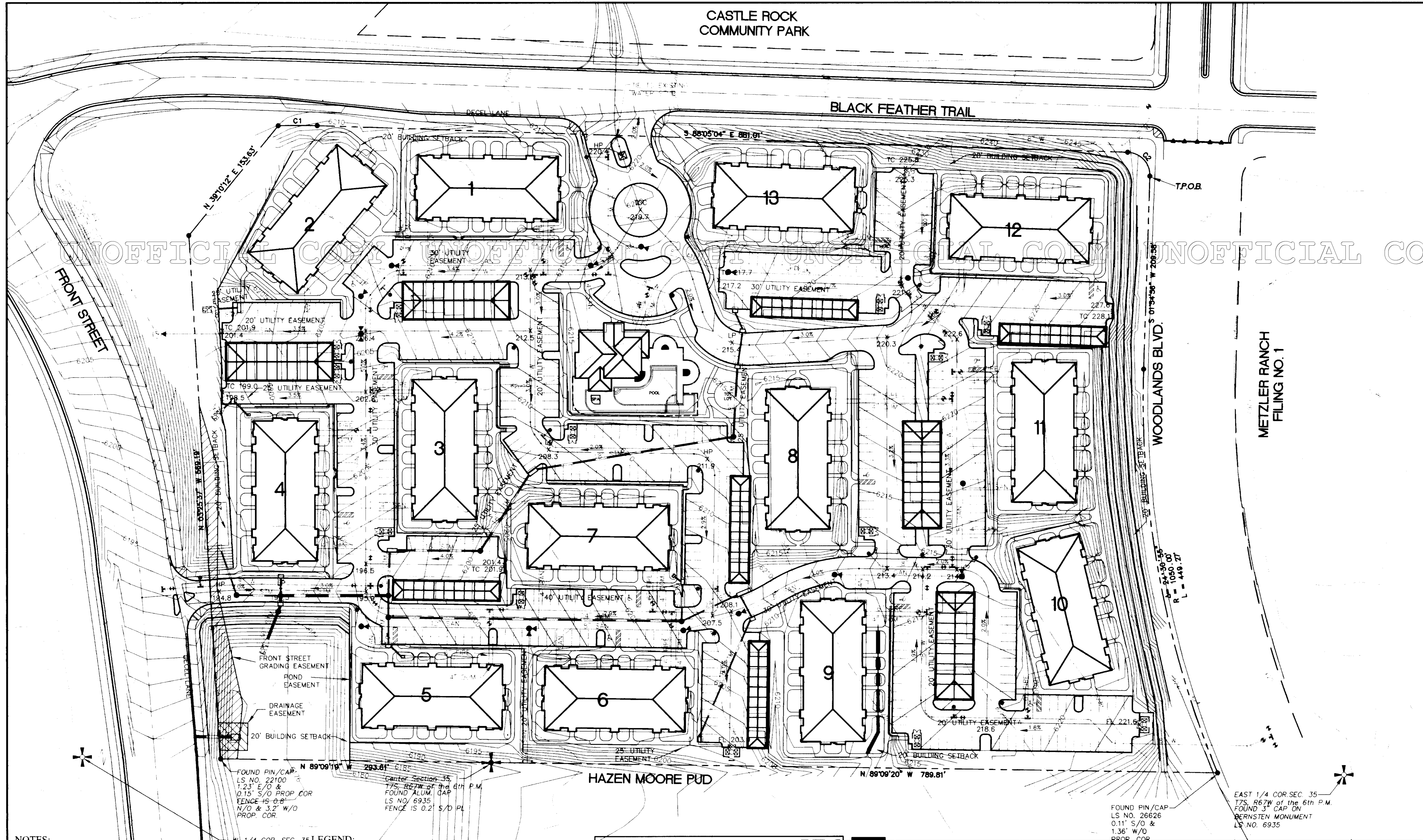
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METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN

SHEET 5 OF 17



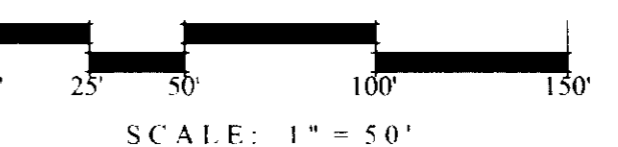
NOTES:

1. Fire lane signs are to be installed per fire department requirements and designate all streets to be posted as fire lanes.

LEGEND	
	PROPOSED WATER w/ FIRE HYDRANT
	PROPOSED STORM SEWER w/ INLET
	EXISTING STORM SEWER w/ INLET
	PROPOSED SANITARY w/ MANHOLE
	PROPOSED STREET LIGHT
	EXISTING SANITARY w/ MANHOLE
	EXISTING WATER LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	DRAINAGE PAN

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106
Date: July 1, 2001 Job No. 3891.001.00

MUSZER KOPATZ
MUSZER KOPATZ URBAN DESIGN ASSOCIATES
1129 CHICKADEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)



METZLER RANCH FILING NO. 8
PRELIMINARY PLAT/FINAL PD SITE PLAN
SHEET 5 OF 17



FOUND PIN/CAP
LS NO. 22100
1.23' E/O &
0.15' S/O PROP COR
FENCE IS 0.6'
N/O & 3.2' W/O
PROP. COR.

Center Section 35,
175' RGTW of the 6th P.M.
FOUND ALUM. CAP
LS NO. 6935
FENCE IS 0.2' S/D PL

FOUND PIN/CAP
LS NO. 26626
0.11' S/O &
1.36' W/O
PROP. COR.

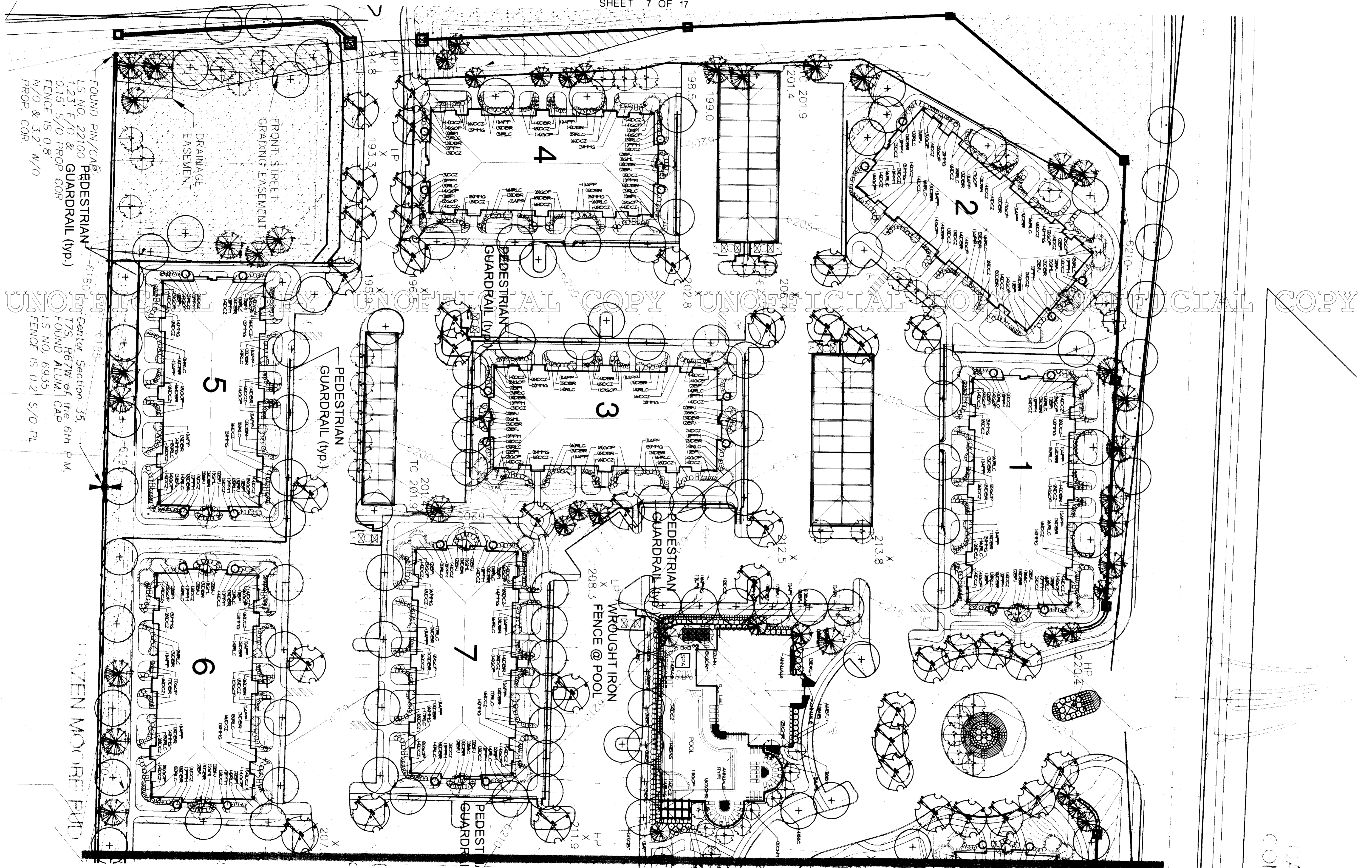
EAST 1/4 COR. SEC. 35
175' RGTW of the 6th P.M.
FOUND 3" CAP ON
BERNSTEIN MONUMENT
LS NO. 6935

METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN

SHEET 7 OF 17



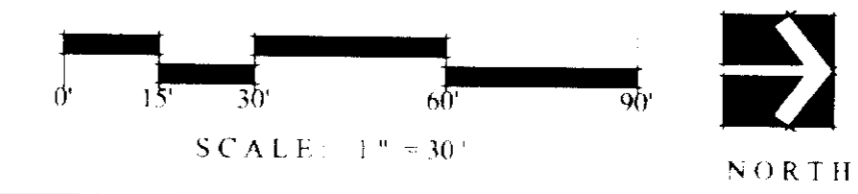
FOUND PIN/CAP PEDESTRIAN
LS NO. 22100
1.23' E/O & GUARDRAIL (typ.)
0.15' S/O PROP COR
FENCE IS 0.8'
N/O & 3.2' W/O
PROP. COR.

Center Section 35,
T7S, R67W of the 6th P.M.
FOUND ALUM. CAP
LS NO. 6935
FENCE IS 0.2' S/O PL

NOTE: REFERENCE SHEET 9 OF 12 FOR TREE SPECIES I.D.

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
Date: July 1, 2001 Job No. 3891.001.00

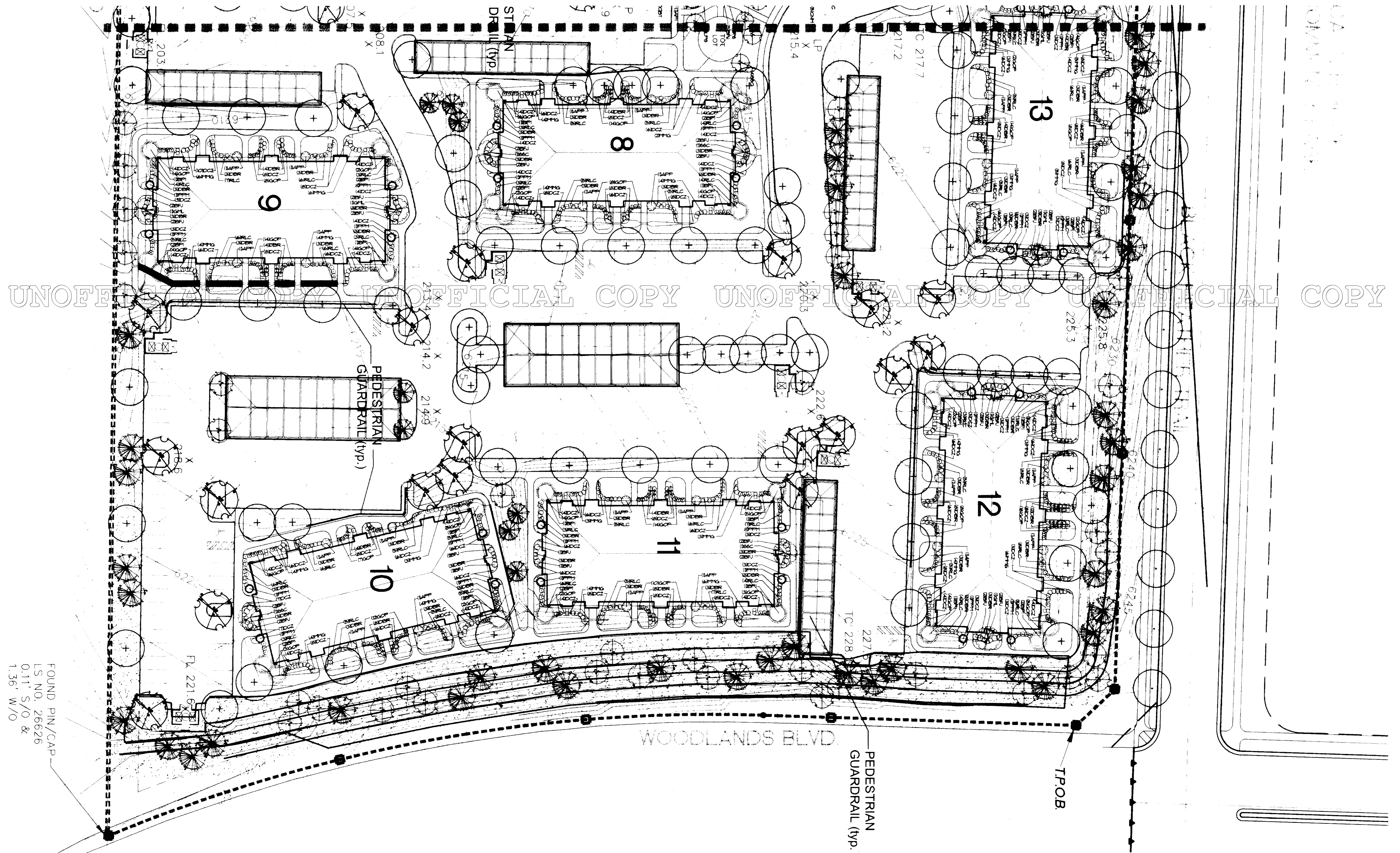
RMC
8301 E Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106



METZLER RANCH FILING NO. 8
LANDSCAPE PLAN
SHEET 7 OF 17

METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN
SHEET 8 OF 17

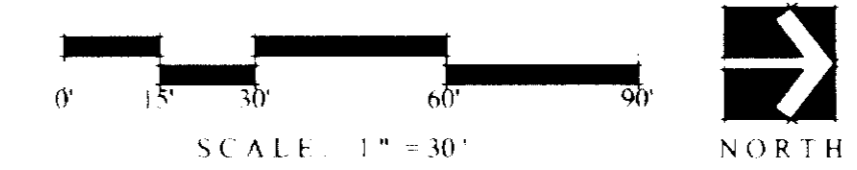


UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

FOUND PIN/CAP
LS NO. 26626
0.11" S/O &
1.36" W/O

NOTE REFERENCE SHEET 9 OF 12 FOR TREE SPECIES ID

ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING Date: July 1, 2001 Job No. 3891.001.00	8301 E. Prentice Ave., Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6106
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METZLER RANCH FILING NO. 8
LANDSCAPE PLAN
SHEET 8 OF 17

METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN

SHEET 9 OF 17

EVERGREEN TREE
OPPOSITE SIDE
SAME

DECIDUOUS TREE
OPPOSITE SIDE
SAME

TREES SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH APPROVED TREE WRAP. SECURE AT 2' INTERVALS. DO NOT WRAP POPULUS SPECIES. SUPPORT WIRE TO BE GALVANIZED. ATTACH TO TREE WITH 2" CLOTH BAND OR APPROVED EQUAL.

STAKE DECIDUOUS TREES AS SHOWN WITH 2-6' LONG STEEL OR PEELD POLE STAKES STAKES AT 180 DEGREES. EXTEND STAKE 24" - 30" INTO GROUND. STAKE EVERGREEN TREES AS SHOWN WITH 3-2' LONG STEEL STAKES AT 120 DEGREES. USE ONLY GALVANIZED WIRE.

FOLD BACK WIRE, WIRE BASKETS, NYLON TIES, TWINE, ROPE AND BURLAP FROM TOP AND SIDES OF ROOT BALL. REMOVE UNNECESSARY PACKING MATERIAL.

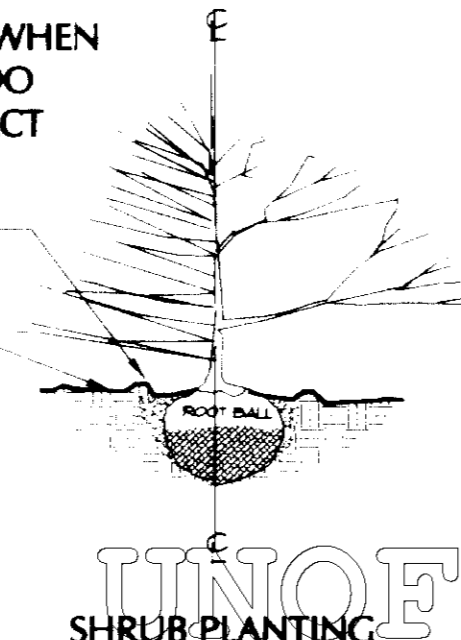
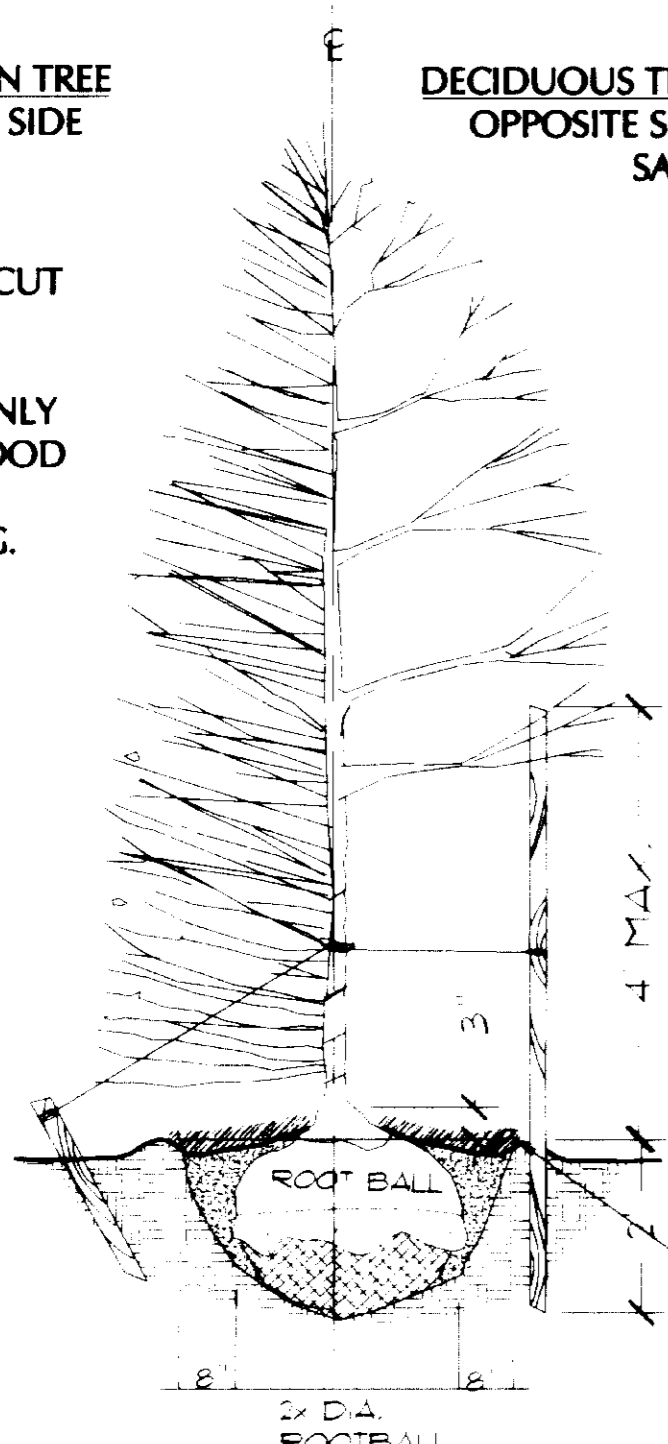
2'-0" RADIUS MULCH COLLAR WHEN TREES ARE PLANTED IN SOD. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

4IN. HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

1'-0" RADIUS MULCH COLLAR WHEN SHRUBS ARE NOT PLANTED IN A MULCHED BED.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

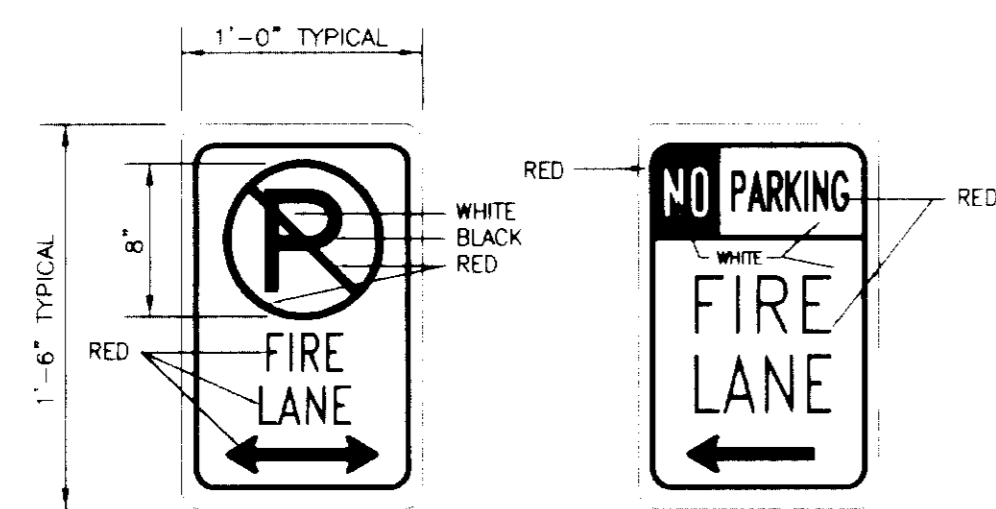
DO NOT CUT CENTRAL LEADER. PRUNE ONLY DEAD WOOD PRIOR TO PLANTING.



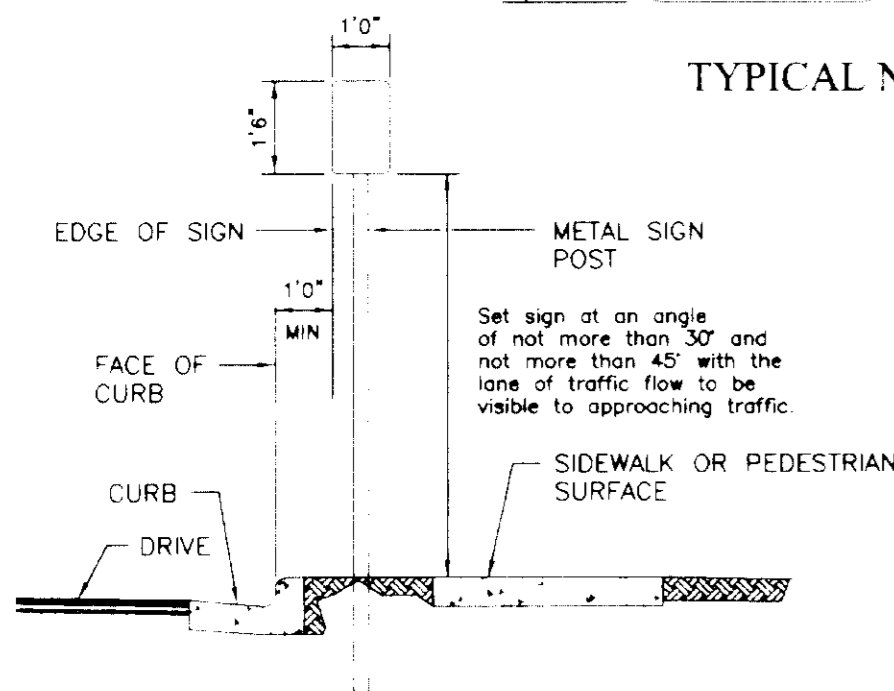
"NO PARKING FIRE LANE" SIGN SPECIFICATIONS

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 face 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. End signs shall have single headed arrows pointing into the restricted zone and intermediate signs within the restricted zone shall have a double headed arrow pointing both ways. Please contact the Castle Rock Fire Department for any alternate sign design or usage approval.

"No Parking Fire Lane" signs must be posted by the developer on both sides of access roadways less than 28 feet wide and on one side of access roadways 28 feet or greater but less than 34 feet wide. The signs should be set at an angle of not less than 30 degrees and no more than 45 degrees with the lane of traffic flow visible to approaching traffic.



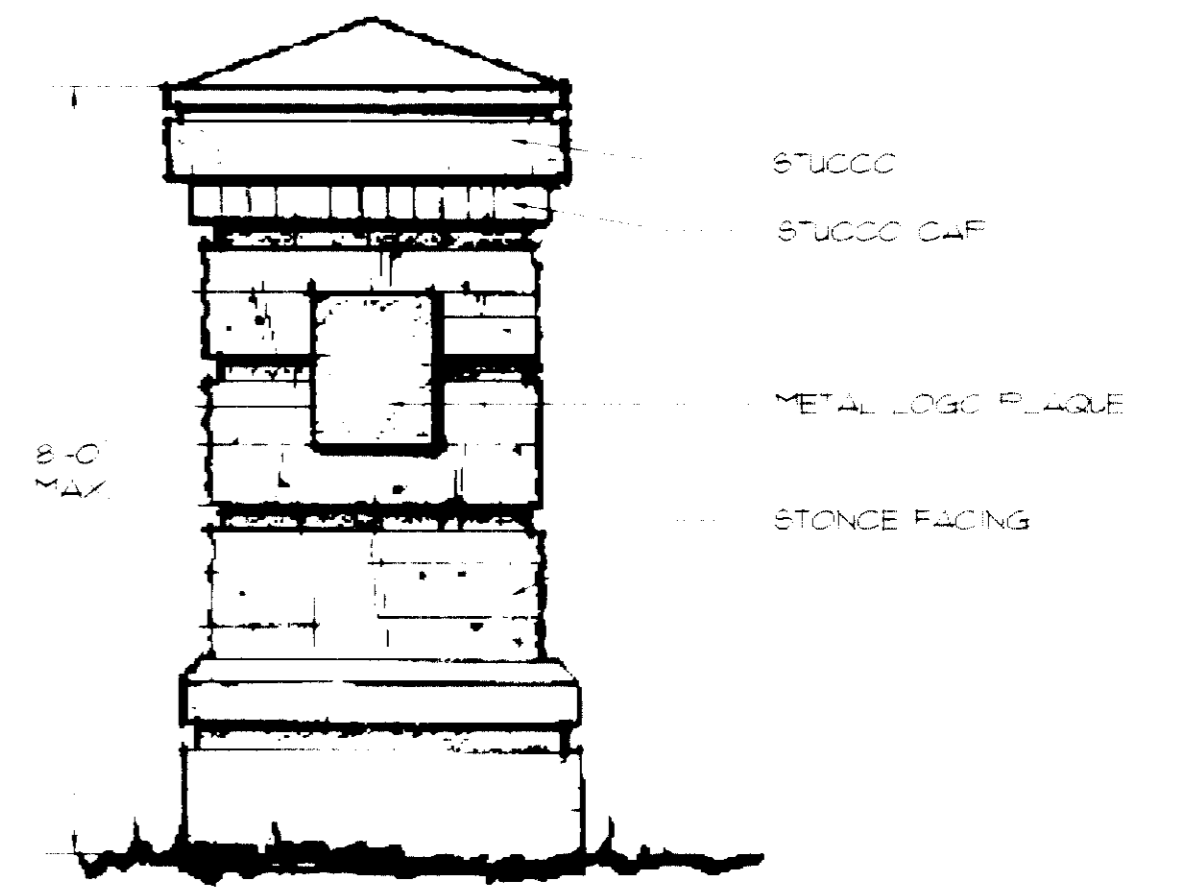
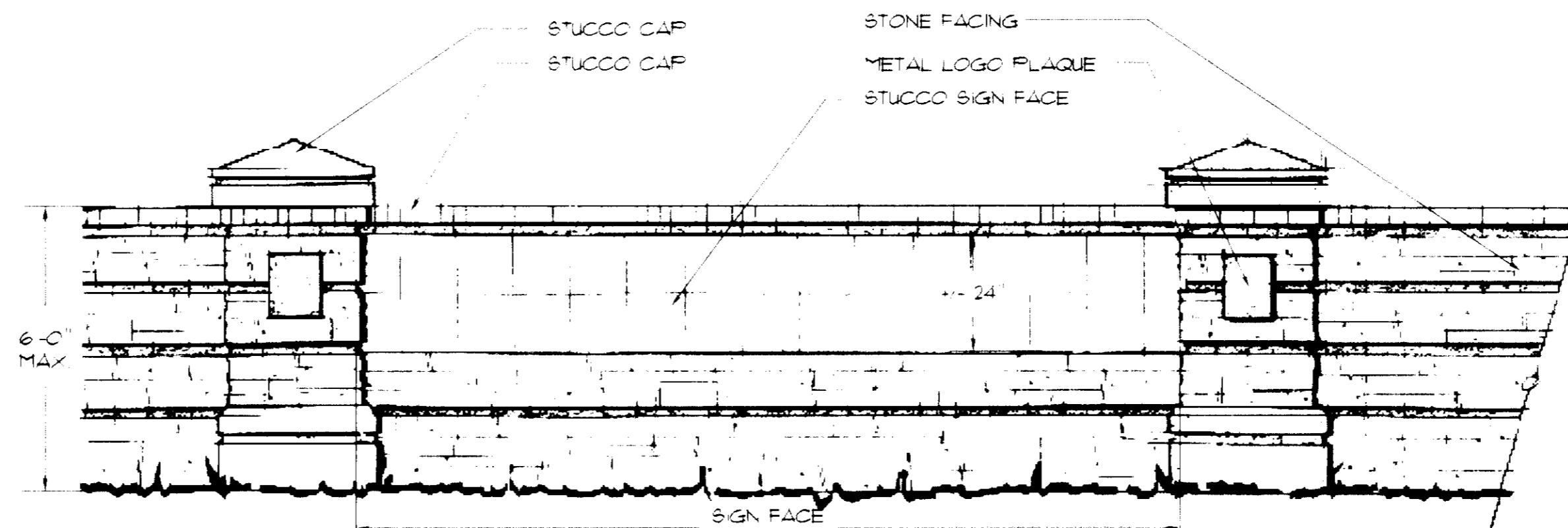
TYPICAL NO PARKING SIGNS



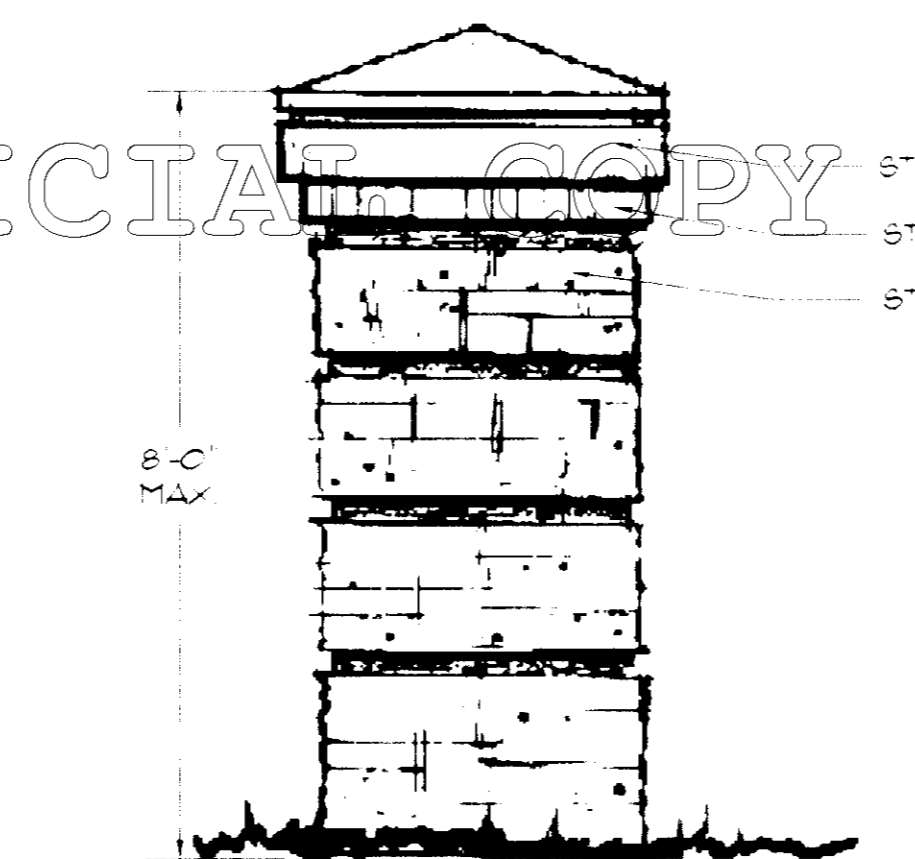
FIRE LANE SIGN
PLACEMENT

Castle Rock Fire Dept. 660-1066 Fax 660-1069

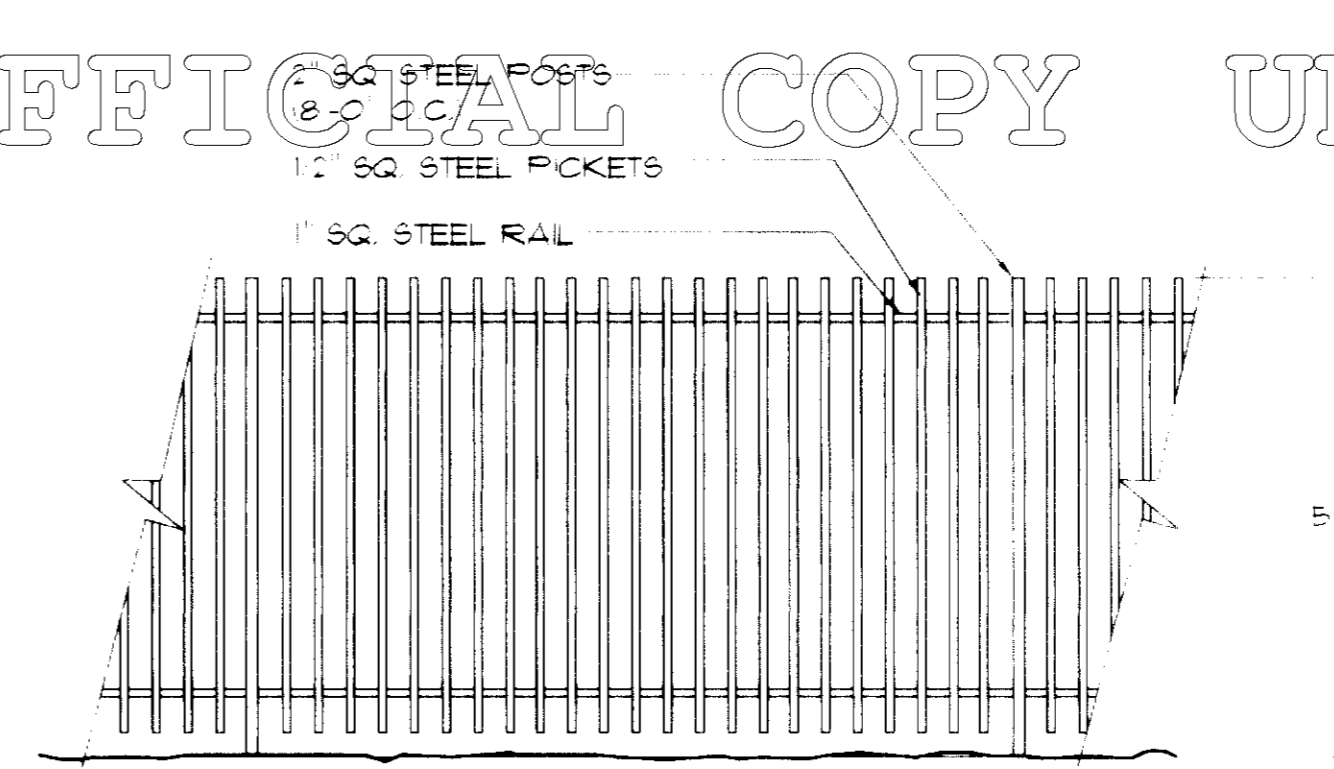
ENTRY SIGN
SCALE: 3/8" = 1'-0"



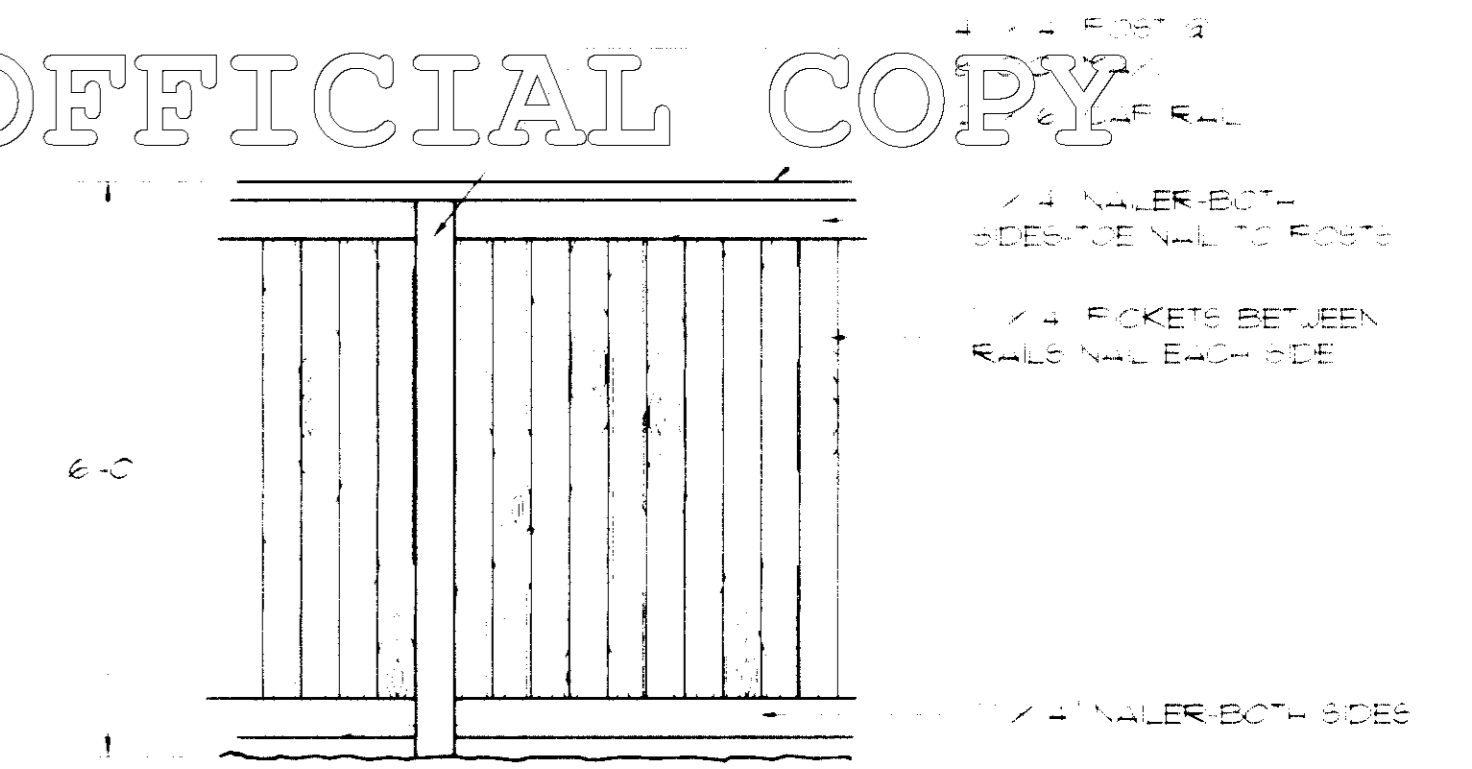
ENTRY COLUMN
SCALE: 1/2" = 1'-0"



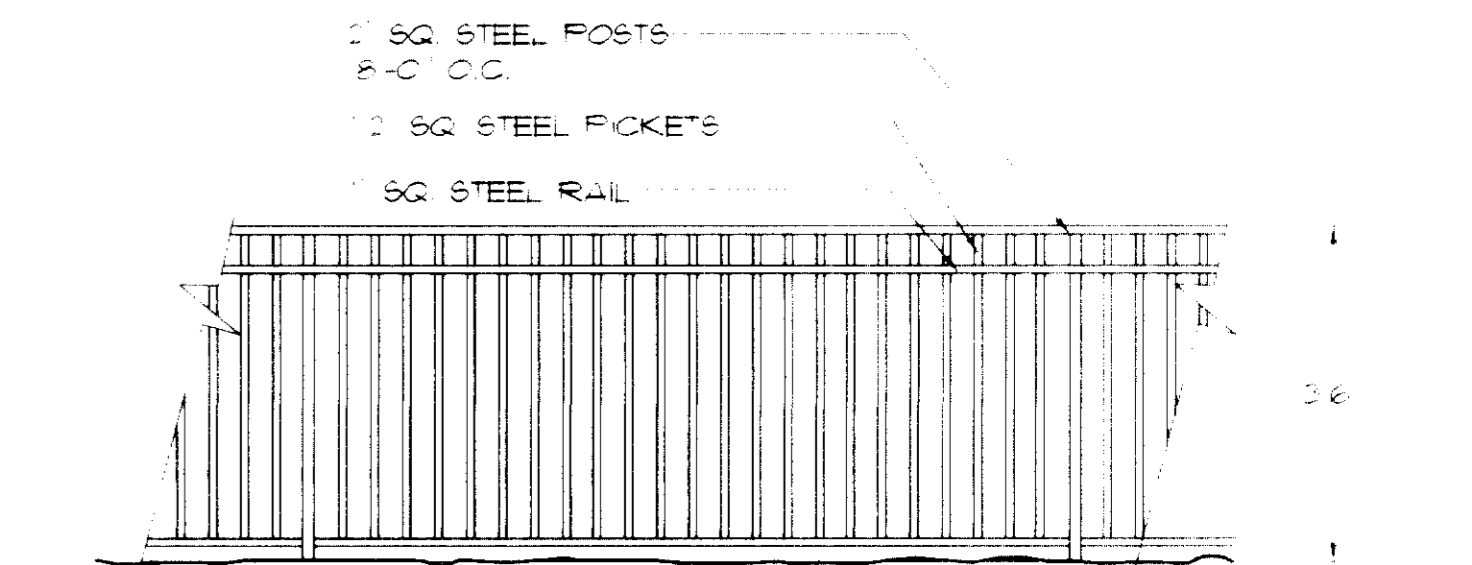
WROUGHT IRON FENCE COLUMN
SCALE: 1/2" = 1'-0"



WROUGHT IRON FENCE
SCALE: 1/2" = 1'-0"



WOOD FENCE
SCALE: 1/2" = 1'-0"



WROUGHT IRON PEDESTRIAN GUARDRAIL
SCALE: 1/2" = 1'-0"

PLANT LIST

Deciduous Trees

ABBR.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE
64 MSA	Fraxinus pennsylvanica	Marshall's Seedless Ash	50' x 35'	2" cal., B & B
21 HBV	Celtis occidentalis	Hackberry	60' x 40'	2" cal., B & B
54 SKY	Gleditsia triacanthos inermis	Skyline Honey Locust	50' x 30'	2" cal., B & B
38 GSL	Tilia cordata	Greenspire Linden	40' x 30'	2" cal., B & B
10 CNM	Acer plantanoides 'columnare'	Columnar Norway Maple	50' x 30'	1 1/2" cal.
49 SSC	Malus 'Spring Snow'	Spring Snow Crabapple	20' x 15'	2 1/2" ht. multi-stem
20 GML	Acer ginnala	Ginnata Maple	20' x 10'	6" B & B (clump)
19 WHN	Crataegus phaenopyrum	Washington Hawthorn	20' x 15'	2 1/2" cal., B & B
1 SBY	Amelanchier Grandiflora	Service Berry Tree	20' x 15'	6" (clump)
54 APA	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	20' x 15'	2" cal., B & B

Evergreen Trees

ABBR.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE
40 API	Pinus nigra	Austrian Pine	50' x 20'	8" ht. B & B
68 BPI	Pinus aristata	Bristlecone Pine	30' x 15'	6" ht. B & B
28 CBS	Picea pungens	Colorado Blue Spruce	60' x 35'	6" ht. B & B
20 PYP	Pinus edulis	Pinon	25' x 15'	6" ht. B & B

Perennials/Ornamental Grasses

ABBR.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE
138 BAG	Helictotrichon sempervirens	Blue Avena Grass	2'-3'	1 gal. cont.
1048 DCZ	C. verticillata 'Zagreb'	Dwarf Coreopsis 'Zagreb'	2' x 2'	1 gal. cont.
50 PMG	Miscanthus sinensis 'purpureus'	Purple Maiden Grass	2' x 3'	1 gal. cont.

Evergreen Shrubs

ABBR.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE
151 BFJ	Juniperus sabinna 'Buffalo'	Buffalo Savin Juniper		5 gal. cont., 18" ht. min.
52 PPM	Pinus mugo 'Slowmound'	Mugo Pine 'Slowmound'	28" x 48"	5 gal. cont., 18" ht. min.
105 CMR	Mahonia Repens	Creeping Mahonia Repens	2' x 2'	1 gal. cont.
4 EMS	Evonymus 'Sarcocoe'	Evonymus 'Sarcocoe'	2' x 3'	2 gal. cont.

Deciduous Shrubs

ABBR.	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE
52 APP	Fallugia paradoxa	Apache plume	4' x 4'	5 gal. cont., 24" ht. min.
205 MMG	Cercocarpus montanus intricus	Littleleaf Mountain Mahogany	4' x 4'	5 gal. cont., 18" ht. min.
461 DBR	Chrysothamnus 'Dwarf Blue'	Dwarf Blue Rabbitbrush	2' x 3'	5 gal. cont., 18" ht. min.
52 CBT	Rhamnus frangular 'Columnaris'	Columnar Buckthorn	4' x 10'	7 gal. cont.
24 LPS	Spirea Japonica 'LittlePrincess'	Little Princess Spirea	3' x 3'	5 gal. cont.
6 DKL	Syringa Meyen	Dwarf Korean Lilac	4' x 4'	5 gal. cont.
507 GOP	P. fruticosa 'Gold drop'	Gold Drop Potentilla	3' x 3'	5 gal. cont.
11 SNB	Symphoricarpos Albus	Snowberry	6' x 4'	5 gal. cont.
484 RLC	Ribes sativum 'Red Lake'	Red Lake Currant	4' x 3'	5 gal. cont.
3 RTD	Cornus sencea 'Bailey'	Red Twig Dogwood	8' x 8'	5 gal. cont., 18" ht. min.

NOTES:

- All landscaped areas shall be irrigated using an automated underground irrigation system. Shrub beds shall be drip irrigated. turf and native grass areas shall be spray irrigated.
- All landscaped areas shall be maintained in a neat, clean and healthy manner by the Homeowner's Association.

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Date: July 1, 2001 Job No. 3891.001.00

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FAX (303) 741-6106

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KOPATZ**
1220 CHERRY STREET
DENVER, CO 80202
(303) 733-1100

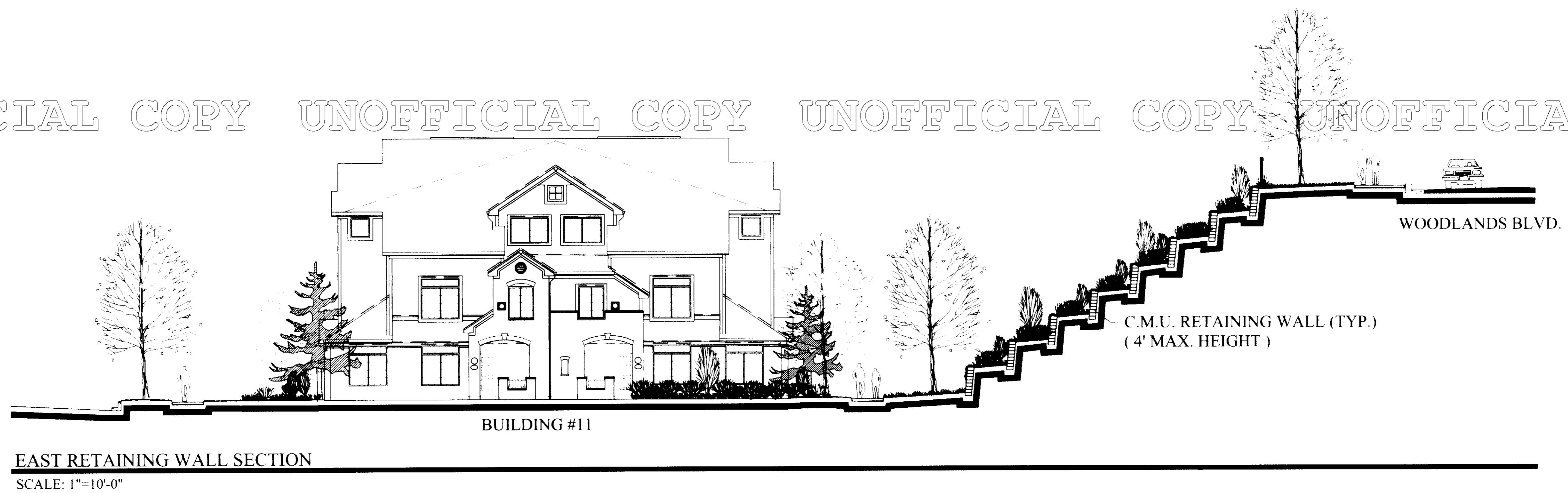
METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE SECTION

SHEET 10 of 17

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CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
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Date: July 1, 2001 Job No. 3891.001.00

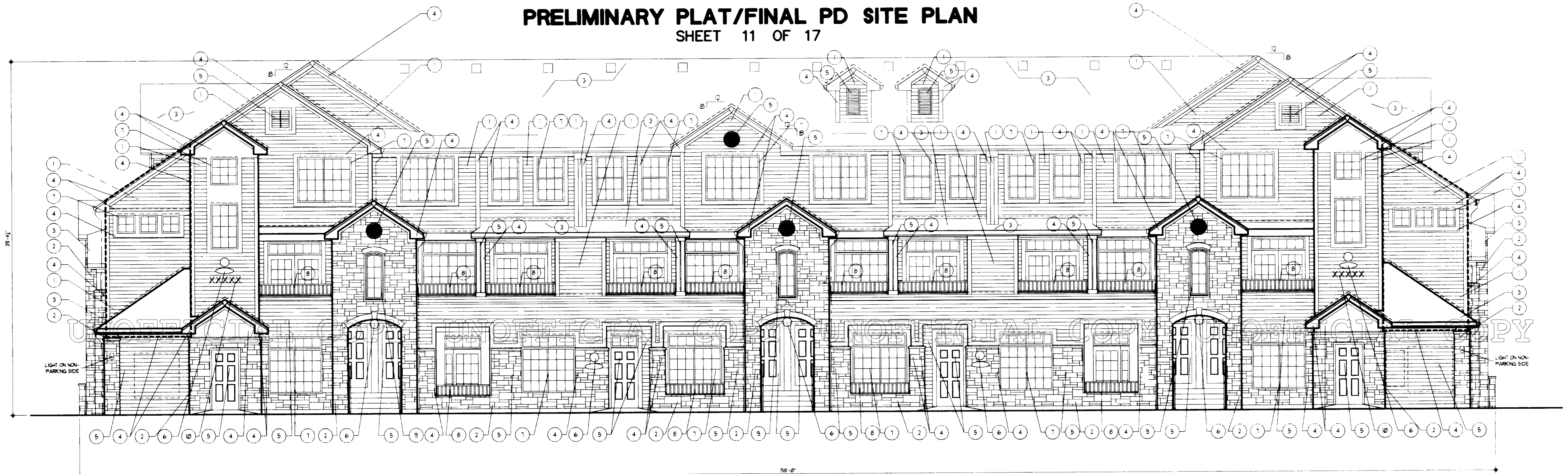


METZLER RANCH FILING NO. 8
LANDSCAPE PLAN
SHEET 10 of 17

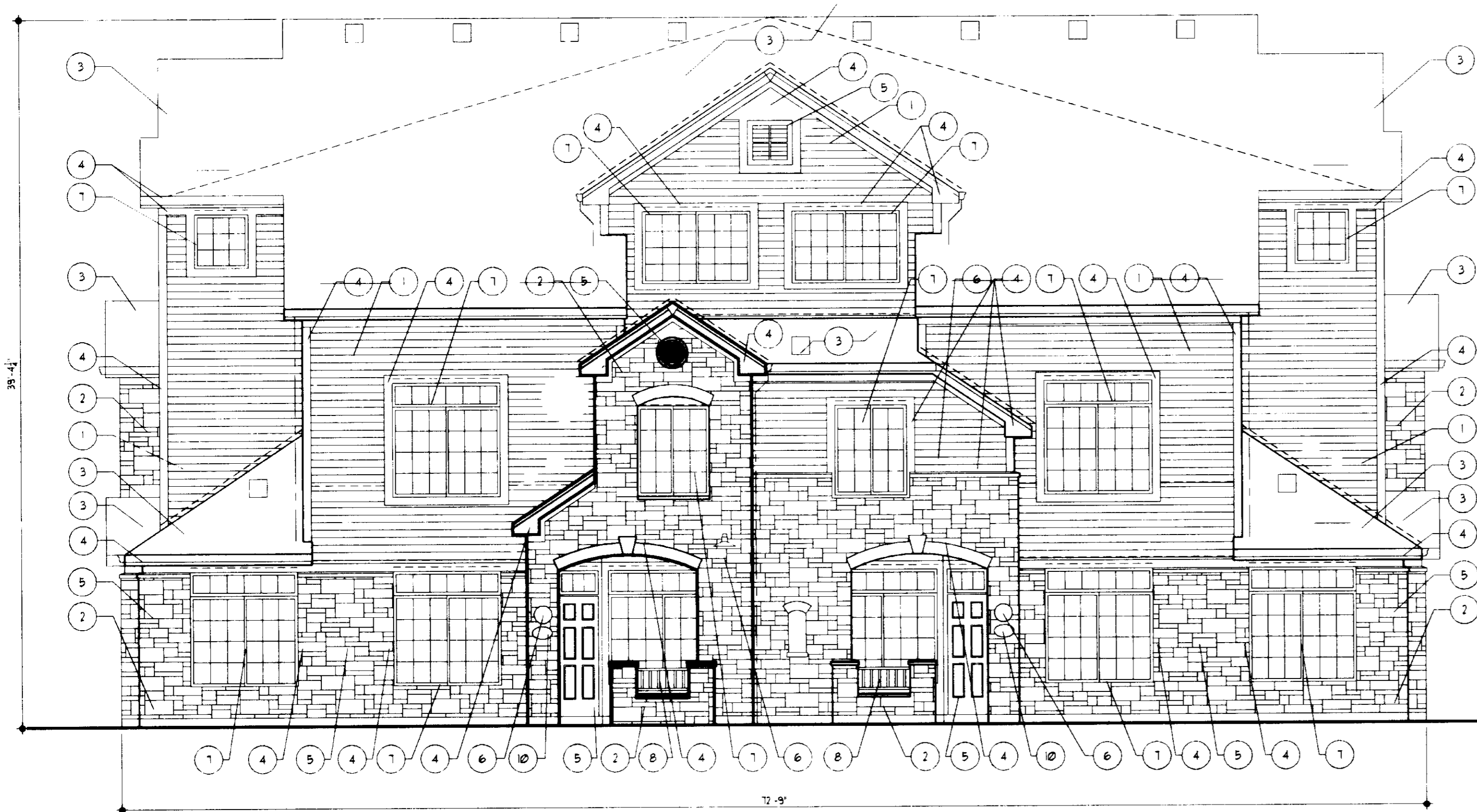
METZLER RANCH FILING NO. 8

A PART OF THE NORTH HALF OF SECTION 36,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 11 OF 17



Front & Rear Elevation
3/16" = 1' - 0"



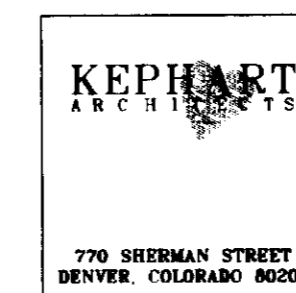
Left Elevation
3/16" = 1' - 0" RIGHT ELEVATION IS MIRROR IMAGE

Notes:

Exterior Materials and Colors

- ① Textured Hardboard Siding - Bungalow Beige - Sherwin Williams 2032 or equal
- ② Synthetic Stone Veneer - Newport Cobblestone - Eldorado Stone or equal
- ③ Dimensional Shingles (25 yr.) - Mountain Slate Blend (multi-color) or equal
- ④ Eaves Corner Trim Window Trim - Designer White - Sherwin Williams 1904 or equal
- ⑤ Front Doors and Designated Siding - Wet Lands - Sherwin Williams 2243 or equal
- ⑥ Exterior Lighting - White or Verdigris Carriage Style or equal
- ⑦ Vinyl Windows - White Frames
- ⑧ Ornamental Iron Railing - Wet Lands - Sherwin Williams 2243 or equal
- ⑨ Ornamental Iron Grille - Designer White - Sherwin Williams 1904 or equal
- ⑩ Address Block - Wet Lands - Sherwin Williams 2243 or equal

Condominium Elevations



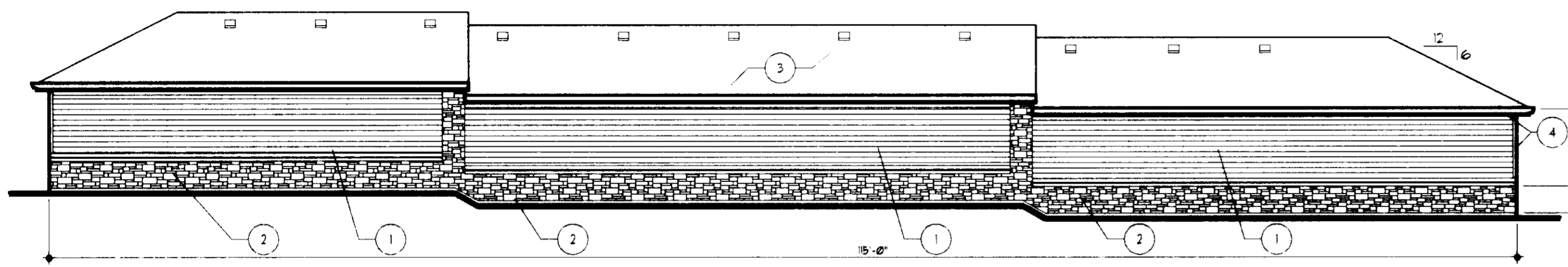
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01.12.01
04.23.01
07.16.01

METZLER RANCH FILING NO. 8
PRELIMINARY PLAT/FINAL PD
SHEET 11 OF 17

METZLER RANCH FILING NO. 8

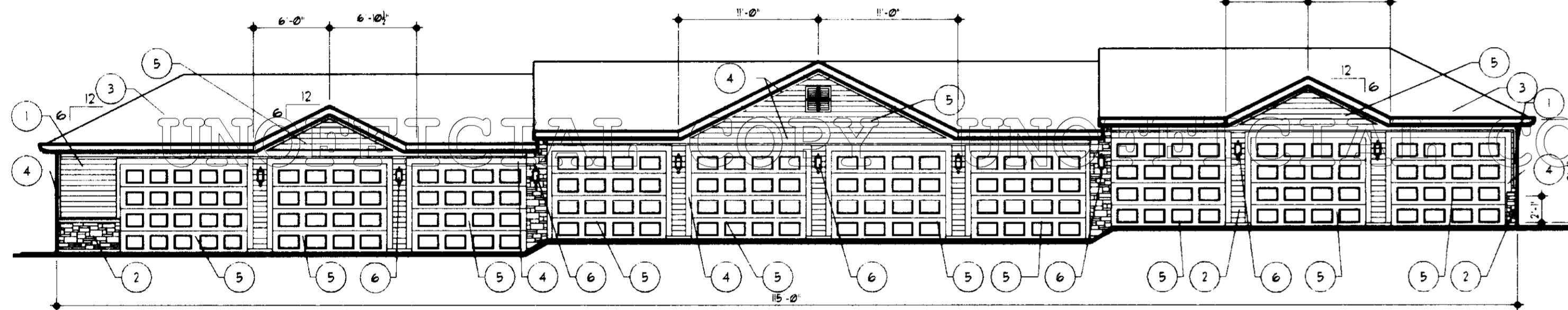
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TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT/FINAL PD SITE PLAN SHEET 12 OF 17



Garage Rear Elevation (Typ)

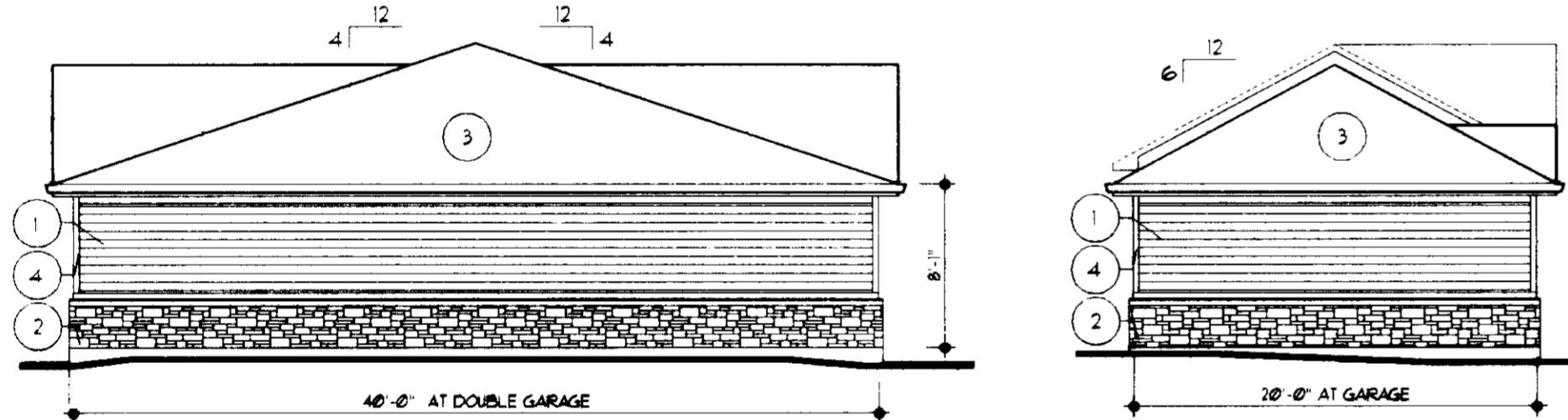
1/8"=1'-0"



Garage Front Elevation (Typ)

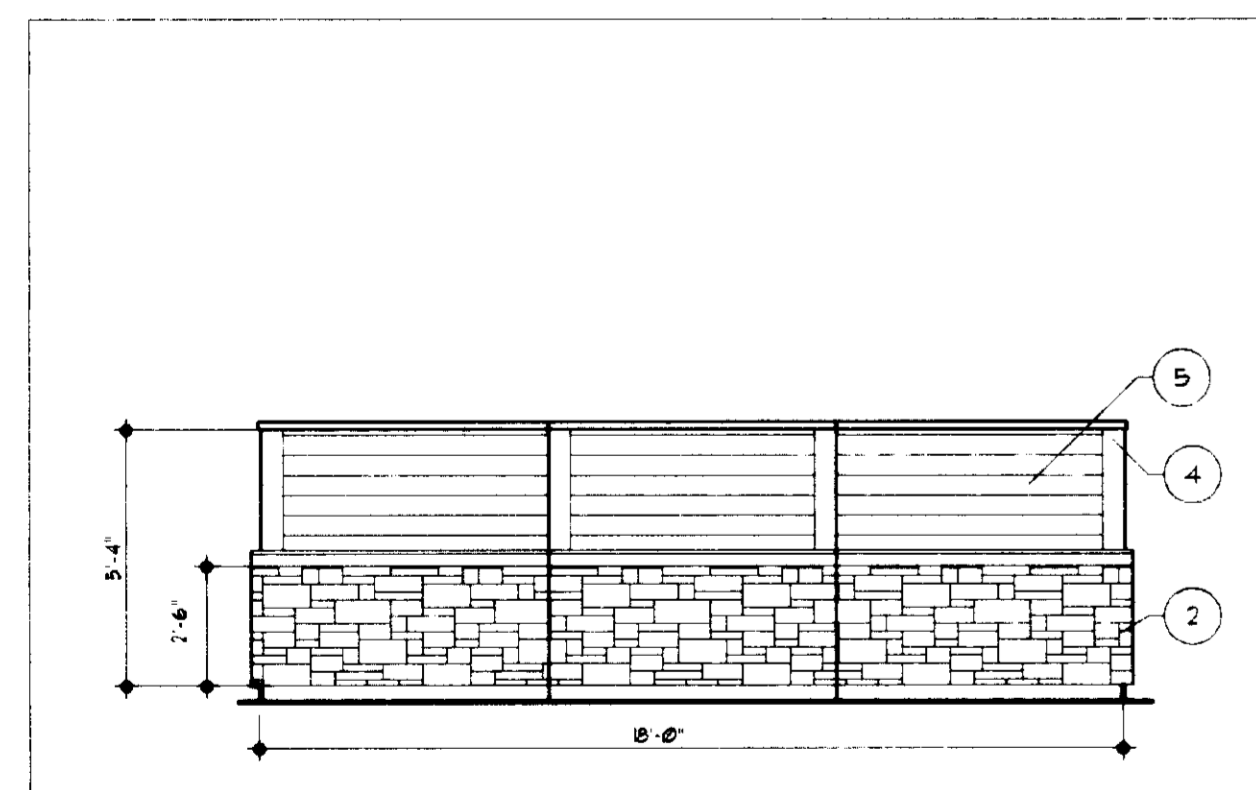
1/8"=1'-0"

Rear Elevation Front/Back Load Similar



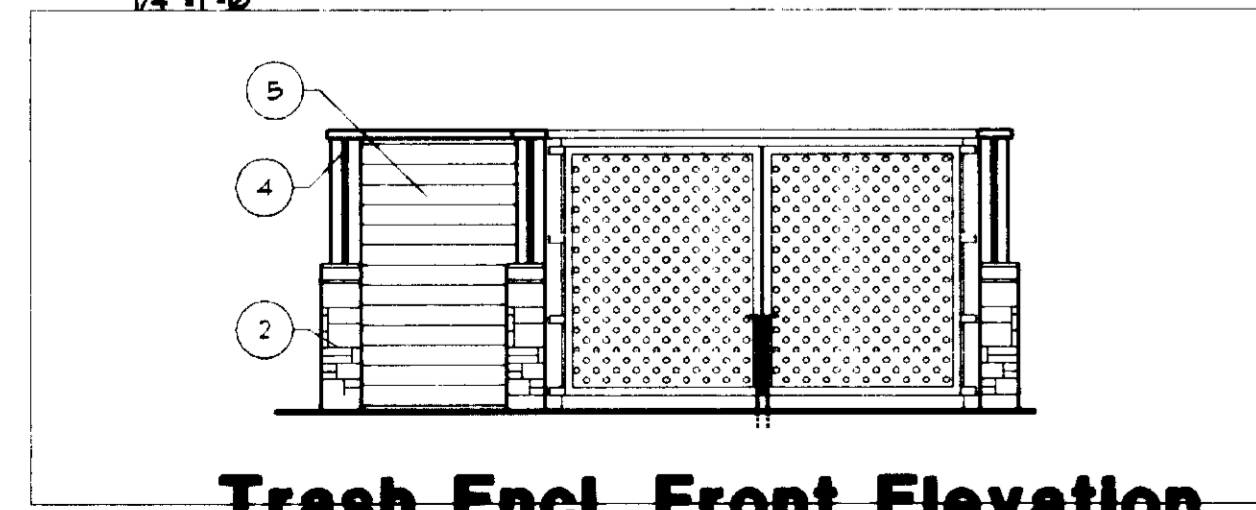
Garage Side Elevations (Typ)

1/8"=1'-0"



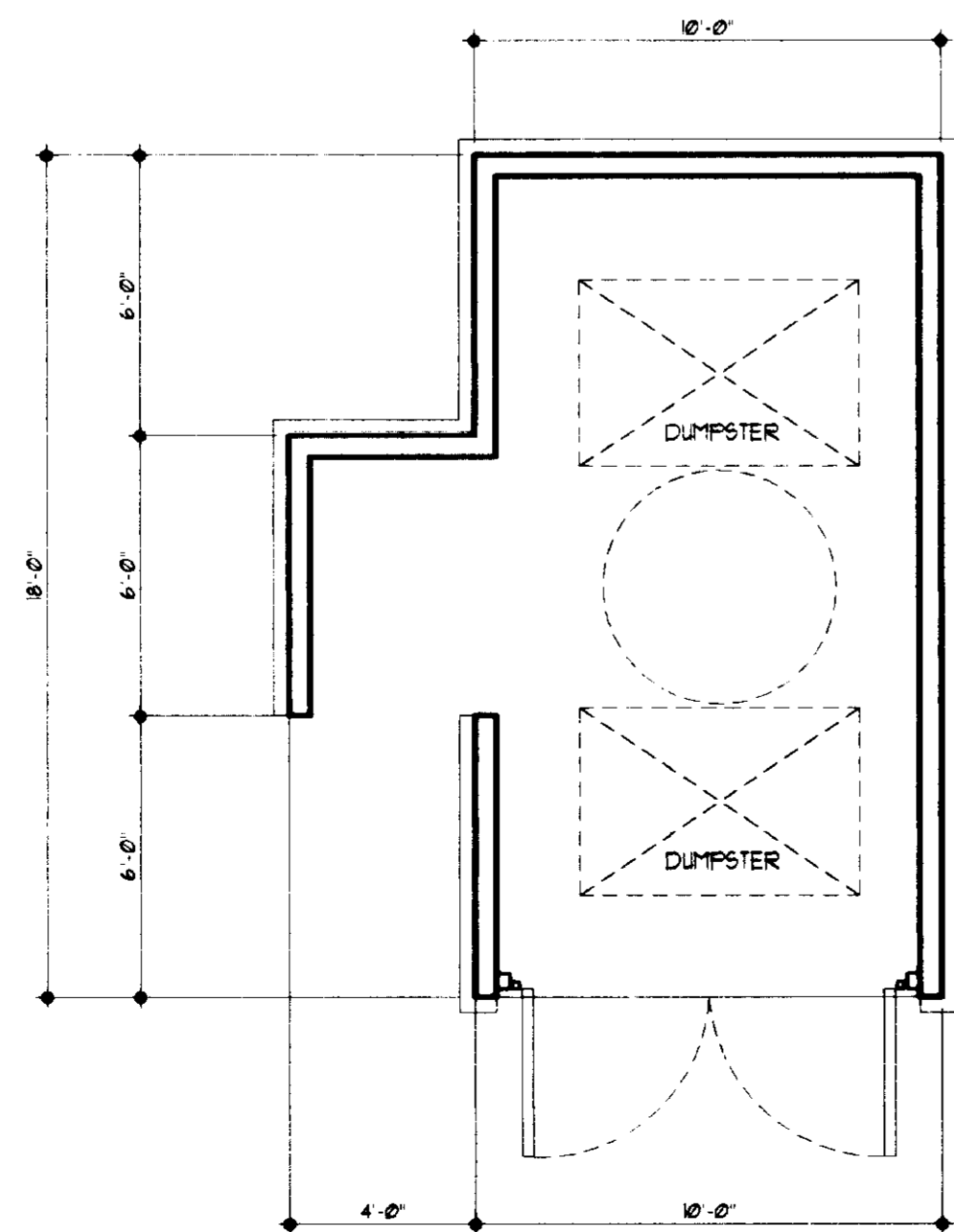
Trash Encl. Side Elevation

1/4"=1'-0"



Trash Encl. Front Elevation

1/4"=1'-0"



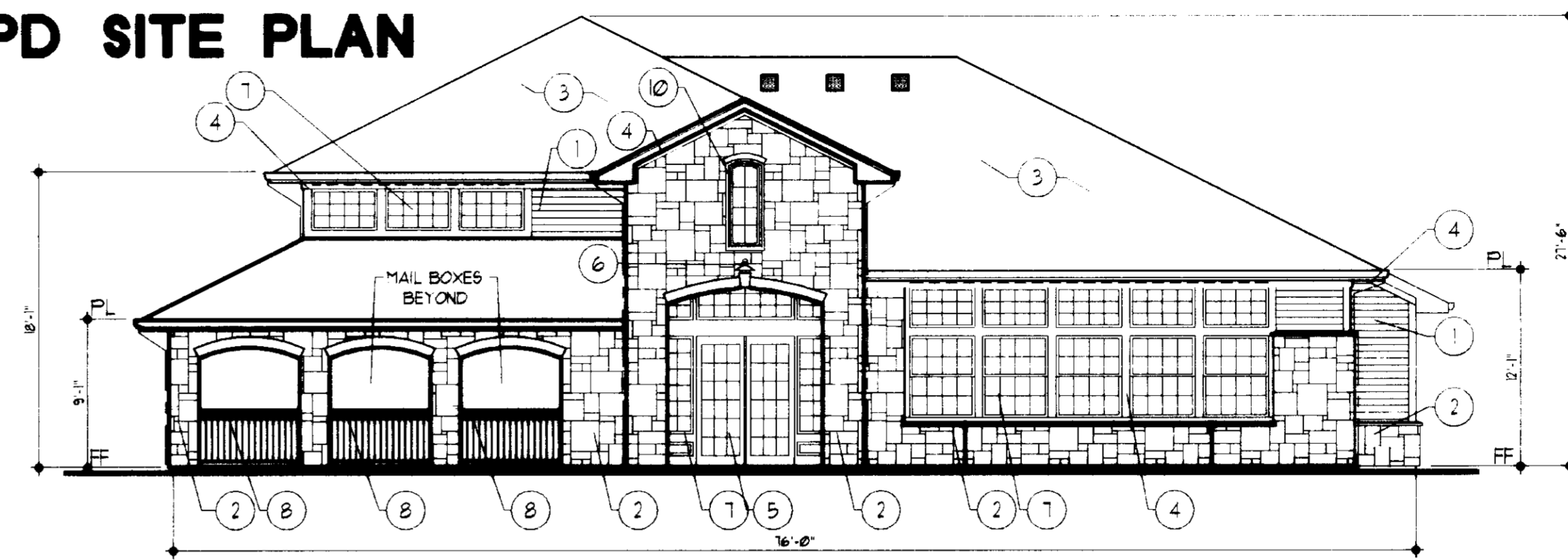
Trash Enclosure Plan

1/4"=1'-0"

Notes:

Exterior Materials and Colors

- ① Textured Hardboard Siding - Bungalow Beige - Sherwin Williams 2032 or equal
- ② Synthetic Stone Veneer - Newport Cobblestone - Eldorado Stone or equal
- ③ Dimensional Shingles (25 yr) - Mountain Slate Blend (multi-color) or equal
- ④ Eaves, Corner Trim, Window Trim - Designer White - Sherwin Williams 1924 or equal
- ⑤ Front Doors and Designated Siding - Wet Lands - Sherwin Williams 2243 or equal
- ⑥ Exterior Lighting - White or Verdigris, Carriage Style or equal
- ⑦ Vinyl Windows - White Frames
- ⑧ Ornamental Iron Railing - Wet Lands - Sherwin Williams 2243 or equal
- ⑨ Ornamental Iron Grille - Wet Lands - Sherwin Williams 2243 or equal



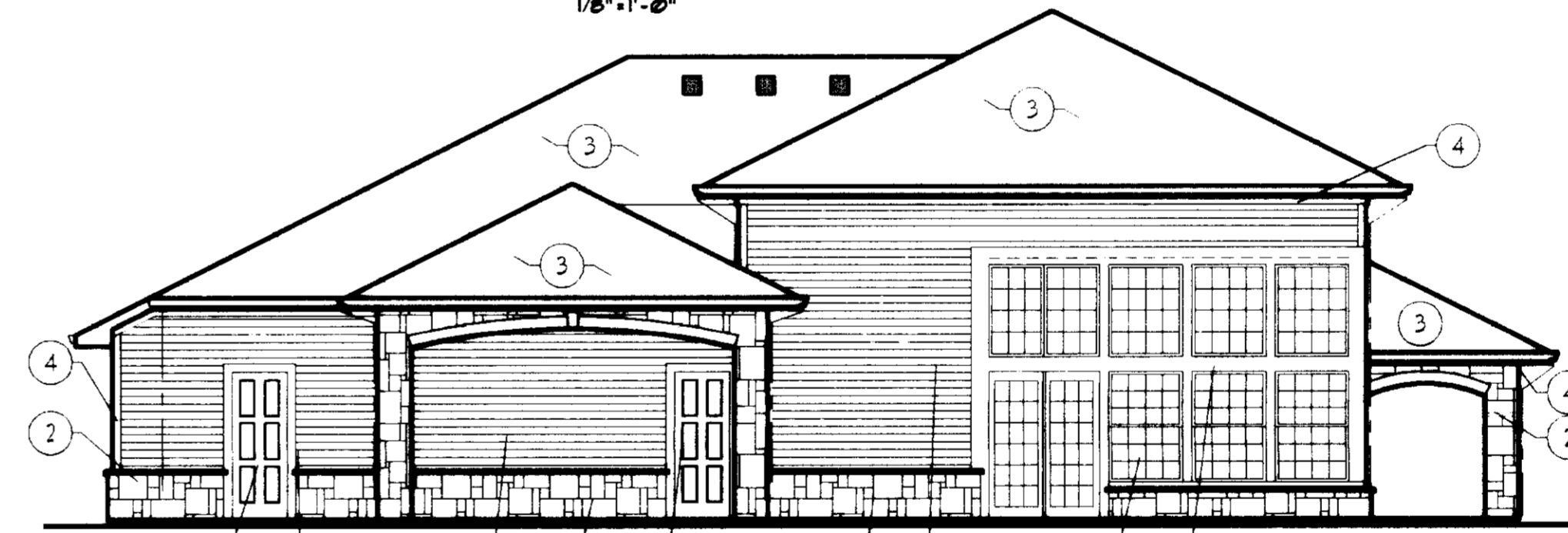
Clubhouse Front Elevation

1/8"=1'-0"



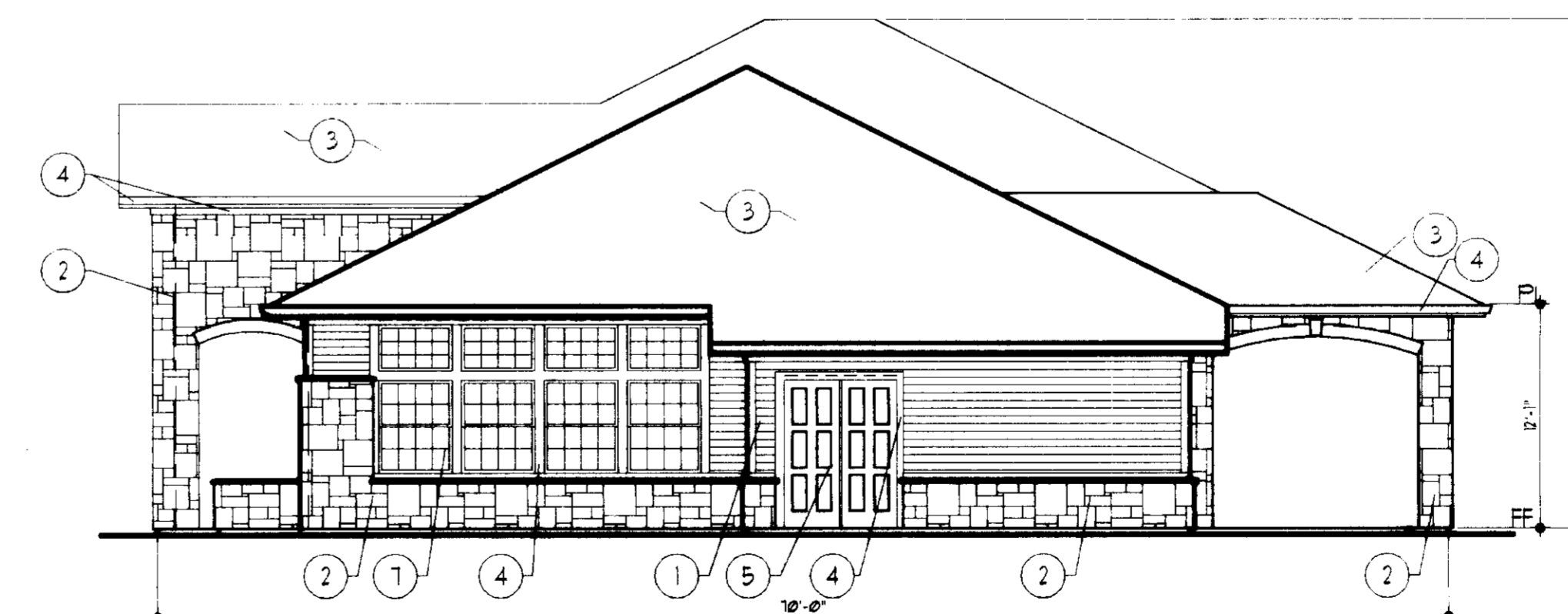
Clubhouse Left Elevation

1/8"=1'-0"



Clubhouse Rear Elevation

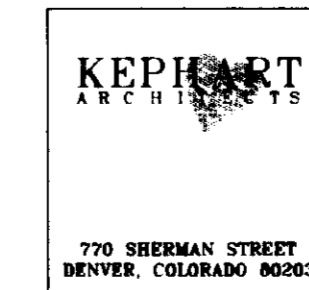
1/8"=1'-0"



Clubhouse Right Elevation

1/8"=1'-0"

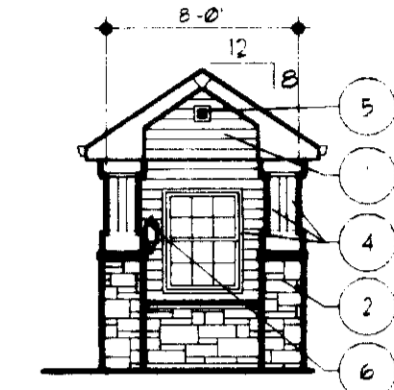
Clubhouse



KA#: 200003

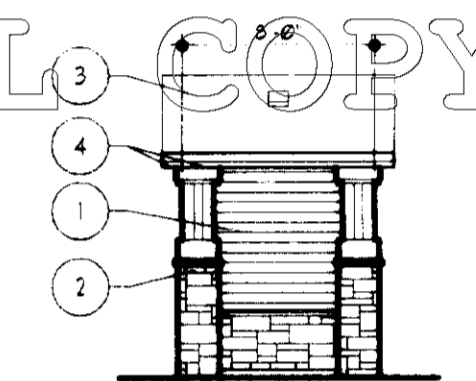
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01.12.01
04.23.01

METZLER RANCH FILING NO. 8
PRELIMINARY PLAT/FINAL PD
SHEET 12 OF 17



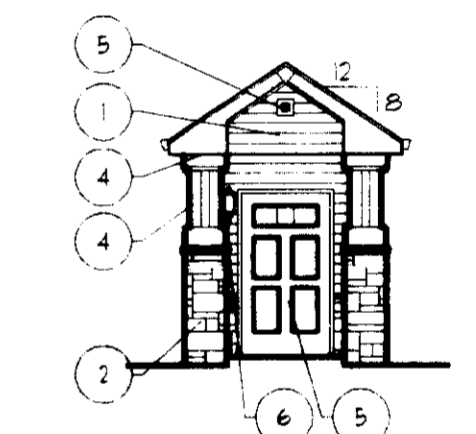
Guard House Front Elevation

1/8"=1'-0"



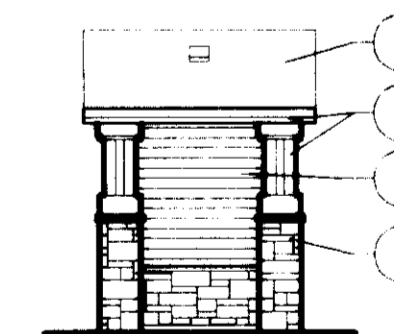
Guard House Left Elevation

1/8"=1'-0"



Guard House Rear Elevation

1/8"=1'-0"



Guard House Right Elevation




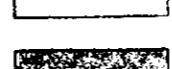

1/8"=1'-0"

Guard House

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Legend:

-  0 - 8%
-  8 - 12%
-  12 - 15%
-  15 - 25%
-  25 - 100%

SCALE: 1" = 50'



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1120 CHEROKEE STREET
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303.534.1841
www.nkpa.com

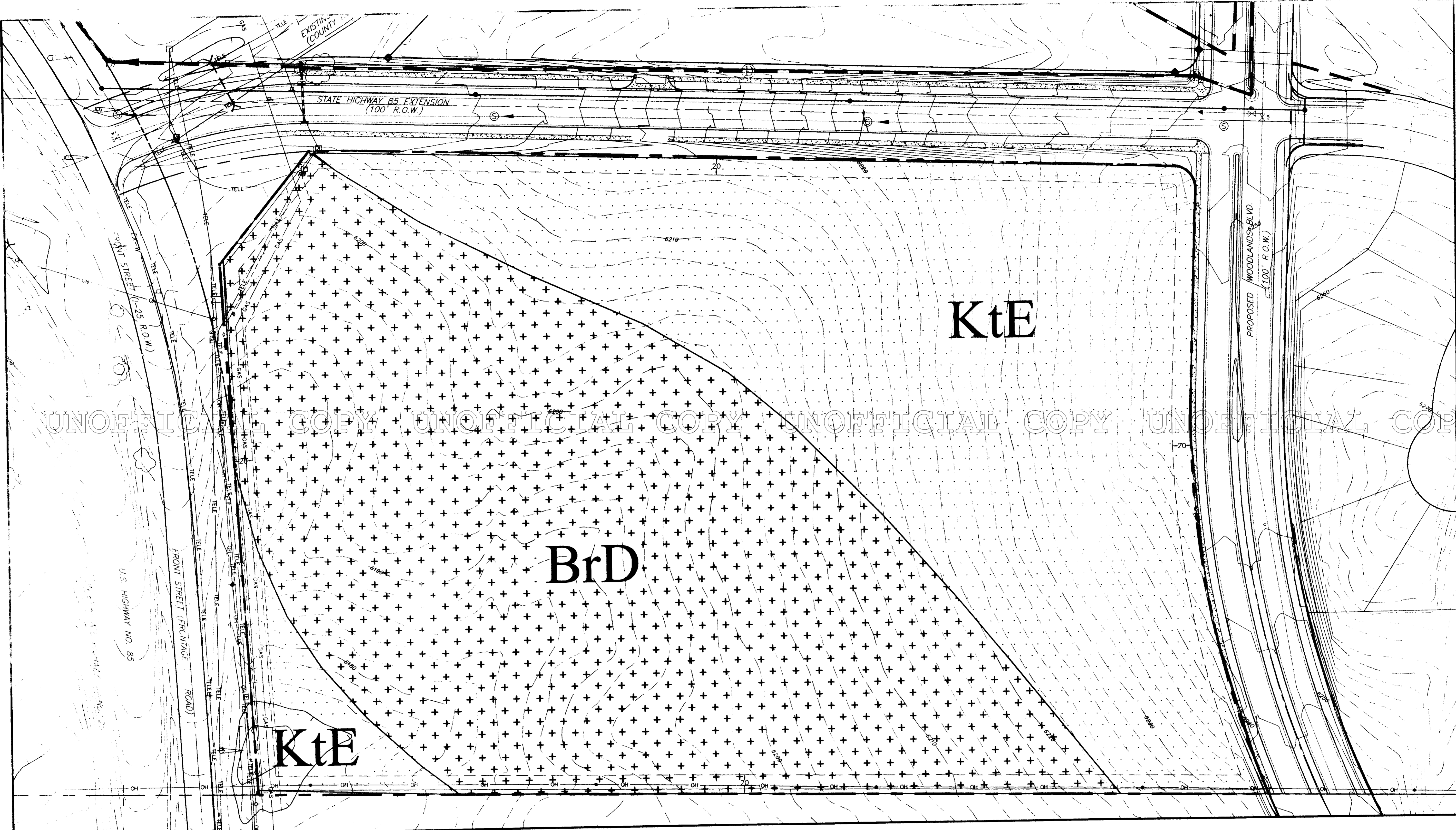
IBELWEST
1000 IBEW AVE
DENVER, CO 80202
303.733.7431
www.ibelwest.com

Metzler Ranch
Multi-Family Development

PROJECT	931000
DATE	10/1/06
BY	MEN
DATE	06.30.06
REVISION	

Slope Analysis

SHEET NUMBER



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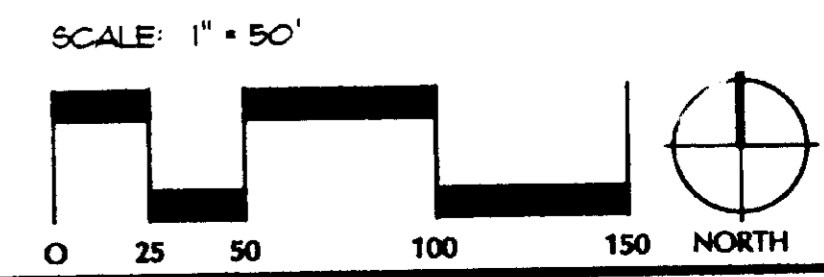
Metzler Ranch
Multi-Family Development

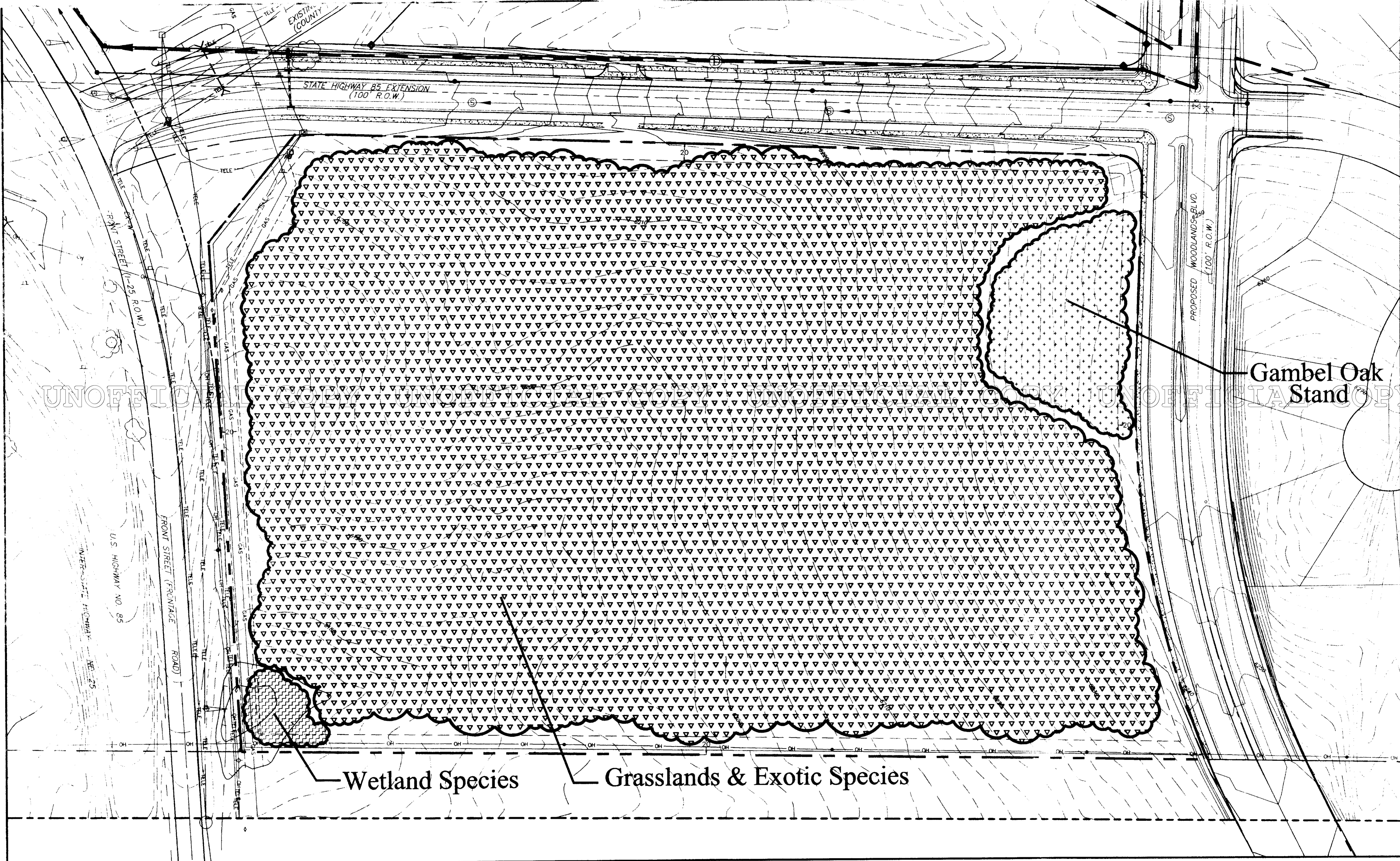
PROJECT:	991056
DRAWN BY:	TSE
CHECK DATE:	MEN
ISSUE DATE:	07.10.00
REVISIONS:	

SHEET TITLE
Soils Map

SHEET NUMBER

Legend:	BrD	Bresser	0" - 8"	Sandy Loam
			8" - 30"	Sandy Clay Loam
			30" - 60"	Sandy Loam
	KtE	Kutch	0" - 32"	Clay or Clay Loam



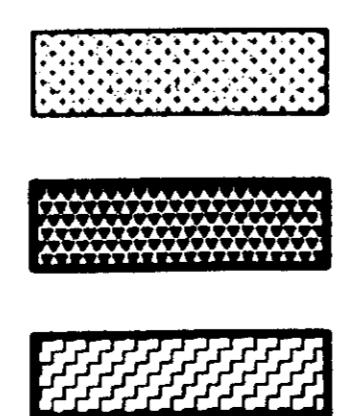


Gambel Oak Stand

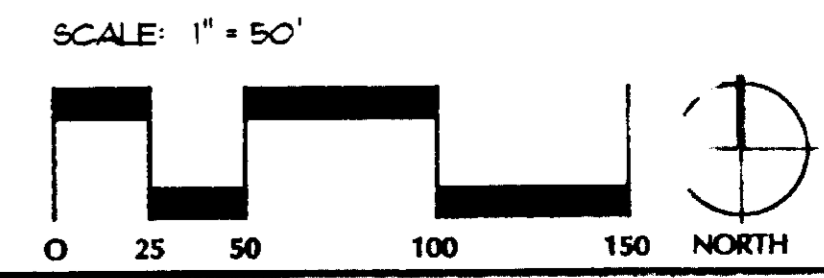
Wetland Species

Grasslands & Exotic Species

Legend:



Gabel Oak Stand
 Grassland and Exotic Species
 Wetland Species

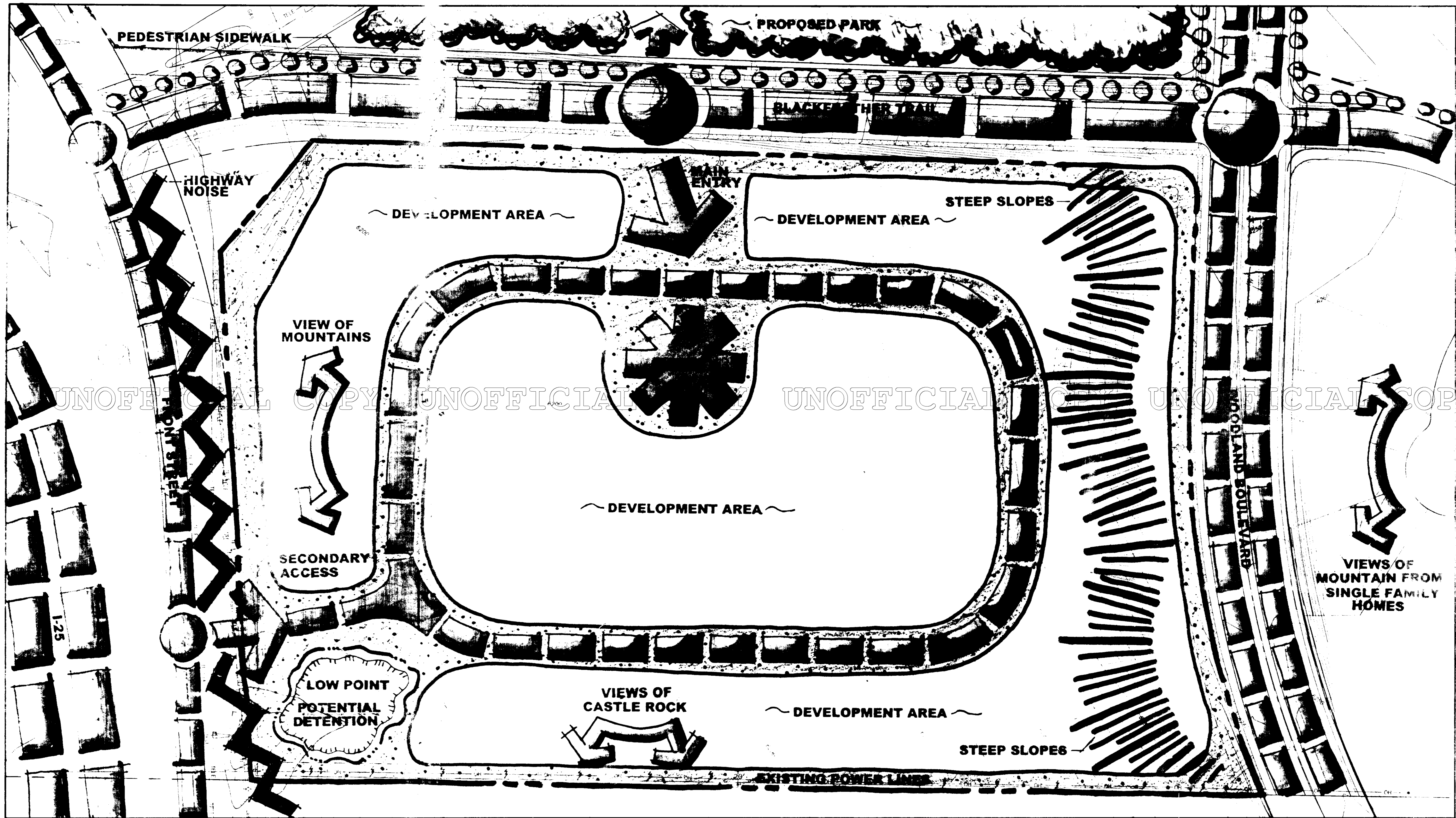


Metzler Ranch
 Multi-Family Development

PROJECT: 99-056
 DRAWN BY: TSB
 CHECK BY: MEN
 ISSUE DATE: 07.10.00
 REVISIONS:

SHEET TITLE
Vegetation Map

SHEET NUMBER



OPPORTUNITIES & CONSTRAINTS

- LEGEND:**
- VIEWS
 - ACCESS
 - NODE / INTERSECTION
 - FOCAL POINT / AMENITY
 - ROADS
 - NOISE
 - SIDEWALKS
 - STEEP SLOPES

SCALE 1" = 50'

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DELWEST
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 DENVER, CO 80231
 (303) 671-7151
 (303) 671-0281

Metzler Ranch
 Multi-family Development

Site Analysis