

PLAT IDENTIFICATION SHEET

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CAROLE R. MURRAY
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2003101864
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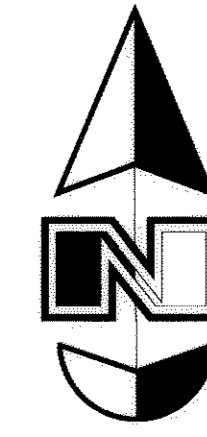
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GRANTOR: *Vista Village LLC*
(owner/signer)

GRANTEE: *Metzler Ranch #9*
(subdivision name or name of plat) *Lot 5 final PD Site Plan*

LEGAL: *26,35-7-69*
(section-township-range)

Final PD Site Plan
Lot 5, Metzler Ranch Filing No. 9
 A Part of the Southeast Quarter of Section 26
 and the Northeast Quarter of Section 35
 Township 7 South, Range 67 West, of the 6th P.M.
 Town of Castle Rock, County of Douglas, State of Colorado
Grading Plan

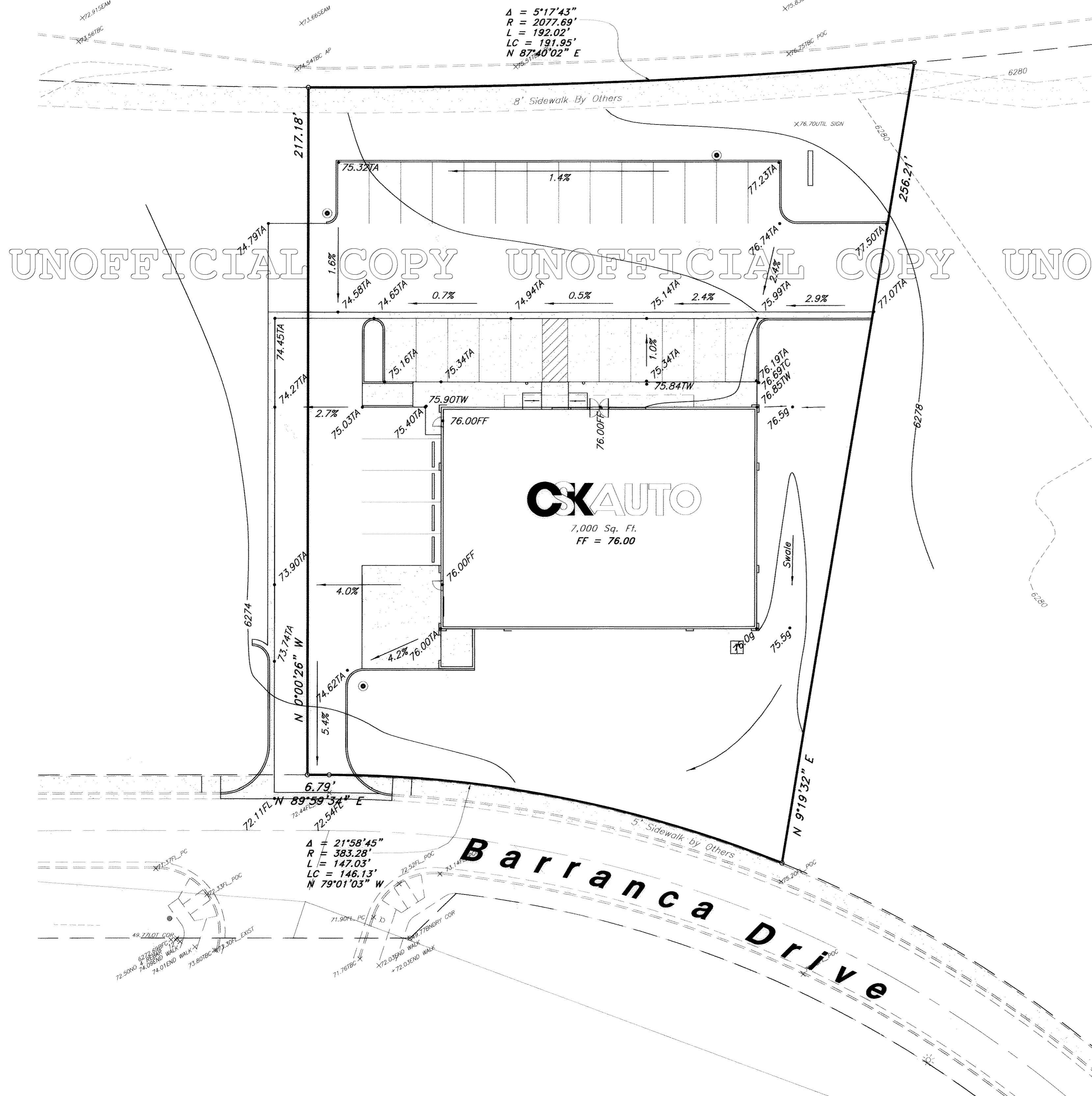


Scale : 1" = 20'



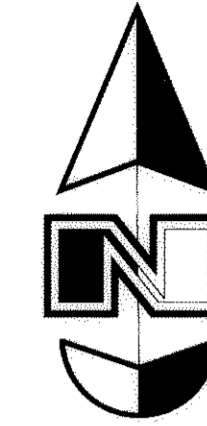
Legend

- Direction of Drainage
- Top of Asphalt TA
 - Top of Walk TW
 - Edge of Oil EO
 - Flowline FL
 - Top of Curb TC
 - Top of Grate TG
 - Top of Pavement TP
 - Ridge line R
 - Existing Pavement EX
 - Ground existing contour G



Founders Parkway

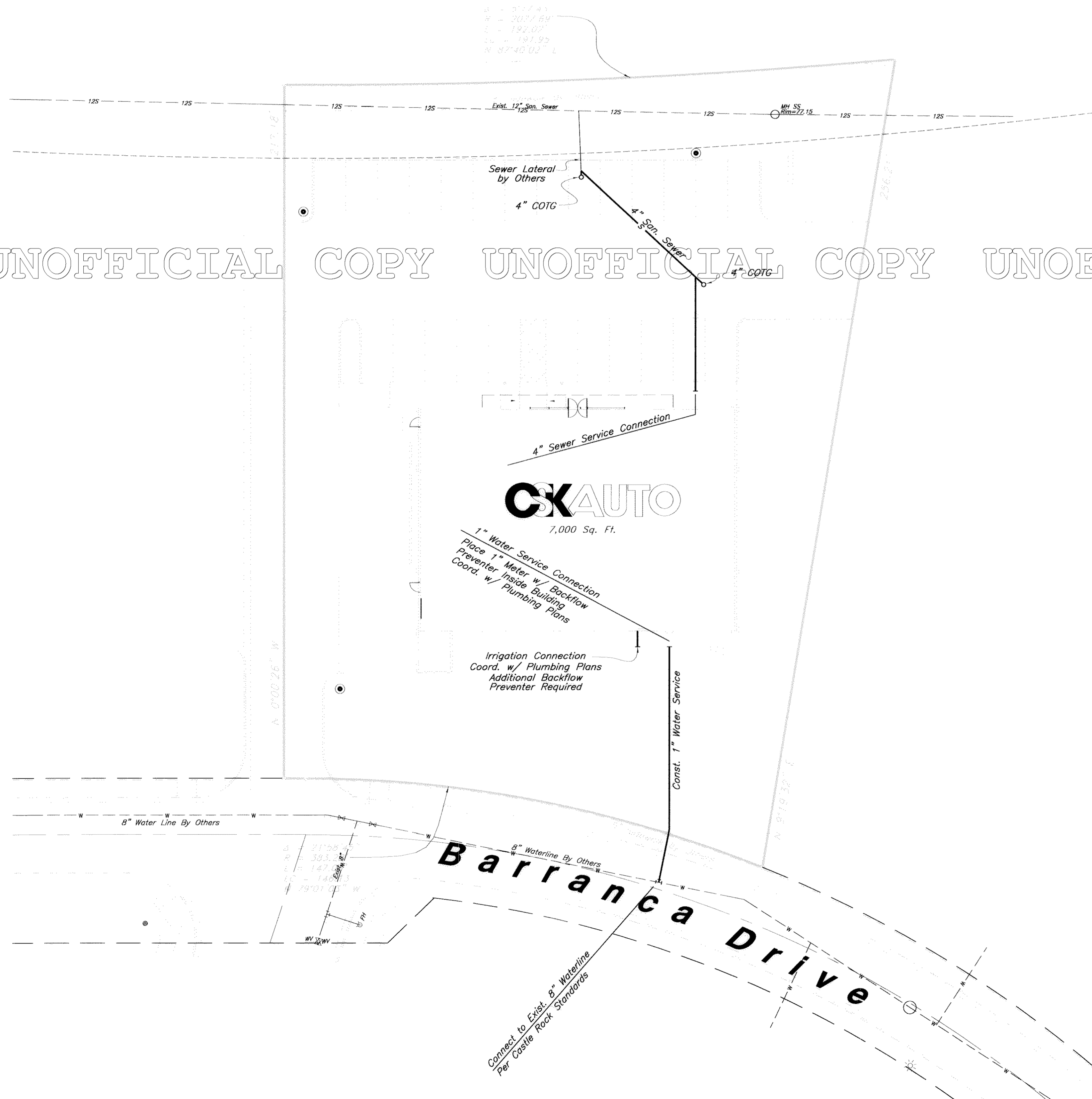
Final PD Site Plan
Lot 5, Metzler Ranch Filing No. 9
 A Part of the Southeast Quarter of Section 26
 and the Northeast Quarter of Section 35
 Township 7 South, Range 67 West, of the 6th P.M.
 Town of Castle Rock, County of Douglas, State of Colorado
Utility Plan



Scale : 1" = 20'



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Legend

- ex. San. Sewer Manhole
- proposed Fire hydrant
- ex Fire hydrant
- Water Valve
- ex. Sanitary Sewer
- ex. Culinary Water
- Flowline
- Clean Out to Grade
- Proposed Light Pole

CAUTION :
 The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

Final PD Site Plan
Lot 5
Metzler Ranch
Filing #9
Castle Rock, CO.

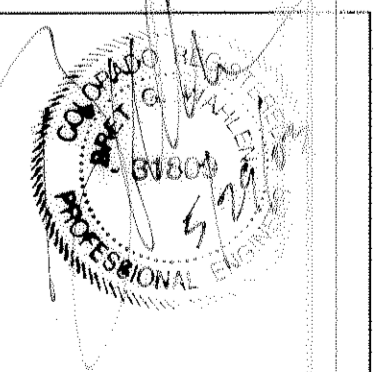
GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City: (801) 581-8529 Ogden: (801) 581-7888 Fax: (801) 581-8521

Final PD Site Plan
 Lot 5
 Metzler Ranch
 Filing #9
 Castle Rock, CO

CSK AUTO
 8627

NO.	DATE	DESCRIPTION
3	02-12-03	Move Blg
2	02-11-02	Delete Stall
1	01-27-02	Move Blg

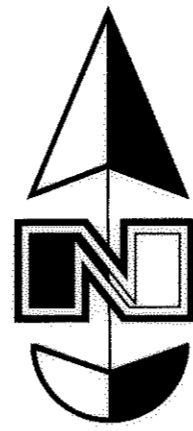
9 Oct, 2002



4 of 7

Utility Plan
 CSK
 Castle Rock
 01-58E-PD

Founders Parkway



Final PD Site Plan Lot 5, Metzler Ranch Filing No. 9 A Part of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35 Township 7 South, Range 67 West, of the 6th P.M. Town of Castle Rock, County of Douglas, State of Colorado

Landscape Plan

Scale : 1" = 20'

Landscape Notes

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES AND THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY COLORADO NURSERY ACT AND ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS. ALL TREES TO BE STAKED OR GUYED AS DEFINED IN THE DETAILS. ALL DECIDUOUS TREES SHALL HAVE FULL WELLSHARPED HEADS. ALL EVERGREENS SHALL BE UNSHARPED AND FULL TO THE GROUND.
- MULCH FOR SHRUBS, ORNAMENTAL GRASS AND PERENNIAL BEDS IS TO BE 1 1/2" ROUNDED RIVER ROCK UNLESS OTHERWISE NOTED ON THE PLAN. MULCH FOR TREE RINGS IN SOG AND AREAS AS WELL AS SPREADING GROUND COVER OR ANNUAL BEDS IS TO BE BARK MULCH. PLACE SPECIFIED WEED BARRIER FABRIC UNDER ROCK MULCH. APPLY PRE-EMERGENT HERBICIDE UNDER THE FABRIC AND ROCK MULCH. PLACE ROCK MULCH A MINIMUM OF THREE INCHES (3") DEEP. PLACE BARK MULCH A MINIMUM OF THREE INCHES (3") DEEP IN ALL AREAS.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTOR POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR POP-UP HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS FOUND IN THE TOWN OF CASTLE ROCK WATER CONSERVATION REGULATIONS.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWN, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANT MATERIALS. SHOULD ANY PLANT MATERIALS DIE IT IS THE RESPONSIBILITY OF THE OWNER'S REPRESENTATIVE TO REPLACE IT WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
- ALL LAWN AND SHRUB AREAS SHALL BE SEPARATED WITH 1"x6" BEND-A-BOARD PLASTIC HEADER TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.
- THE PROJECT SHALL BE SWEET CLEAN OF DIRT AND DEBRIS PRIOR TO COMPLETION OF THE PROJECT.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROJECT FOR A PERIOD THROUGH THE SECOND MOWING OF THE LAWN OR 30 DAYS, WHICHEVER IS GREATER.
- THE CONTRACTOR SHALL COMPLY WITH ALL WARRANTIES AND GUARANTEES SET FORTH BY THE OWNER AND IN NO CASE SHALL THAT PERIOD BE LESS THAN ONE YEAR FOLLOWING THE DATE OF FINAL COMPLETION AND ACCEPTANCE.

Landscape Calculations

AREA	REQUIRED SQ. FT.	PROPOSED SQ. FT.	FORMULA	QUANTITY REQUIRED	QUANTITY PROVIDED
LOT 5 GROSS SITE	N/A	39,333 SF.	N/A	N/A	N/A
PARKING AREA	N/A	16,243 SF.	N/A	N/A	N/A
PARKING LANDSCAPE	1,602 SF. 10%	1,624 SF. 10%	2 TREES / 1000 SF. 4 SHRUBS / 1000 SF.	3 TREES 6 SHRUBS	3 TREES 40 SHRUBS
SITE LANDSCAPE	3,933 SF. 10%	14,466 SF. 37%	2 TREES / 1000 SF. 4 SHRUBS / 1000 SF.	29 TREES 98 SHRUBS	29 TREES 95 SHRUBS
ROCK MULCH	N/A	4,638 SF. 34%	N/A	N/A	N/A
GROUND COVER	N/A	3,145 SF. 23%	N/A	N/A	N/A
IRRIGATED SOG	N/A	6,623 SF. 46%	N/A	N/A	N/A

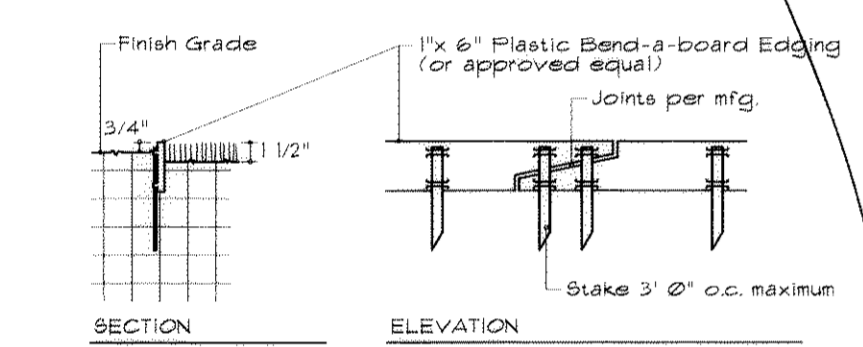
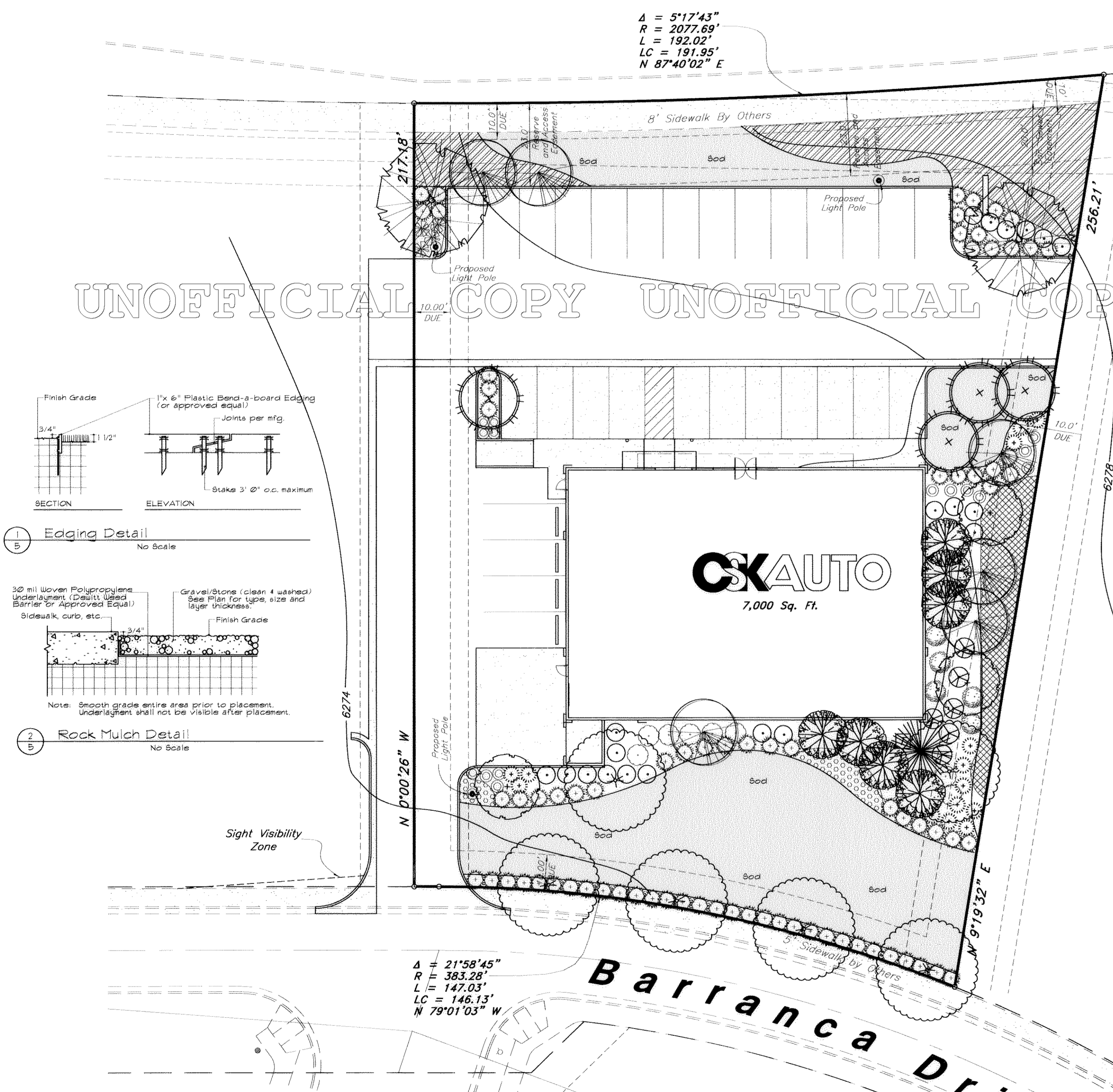
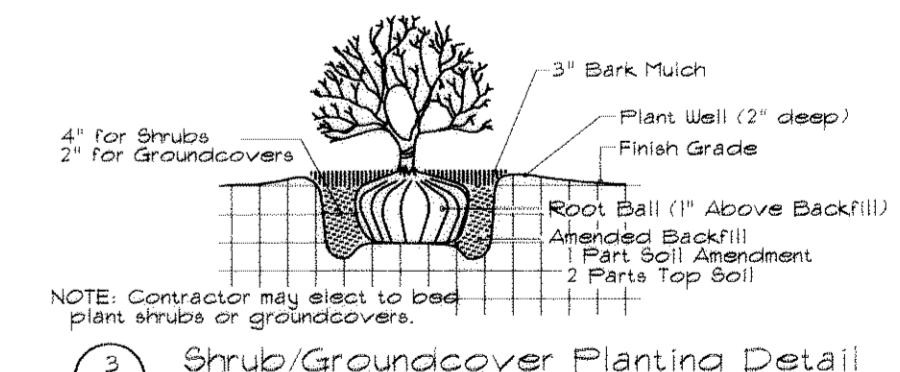
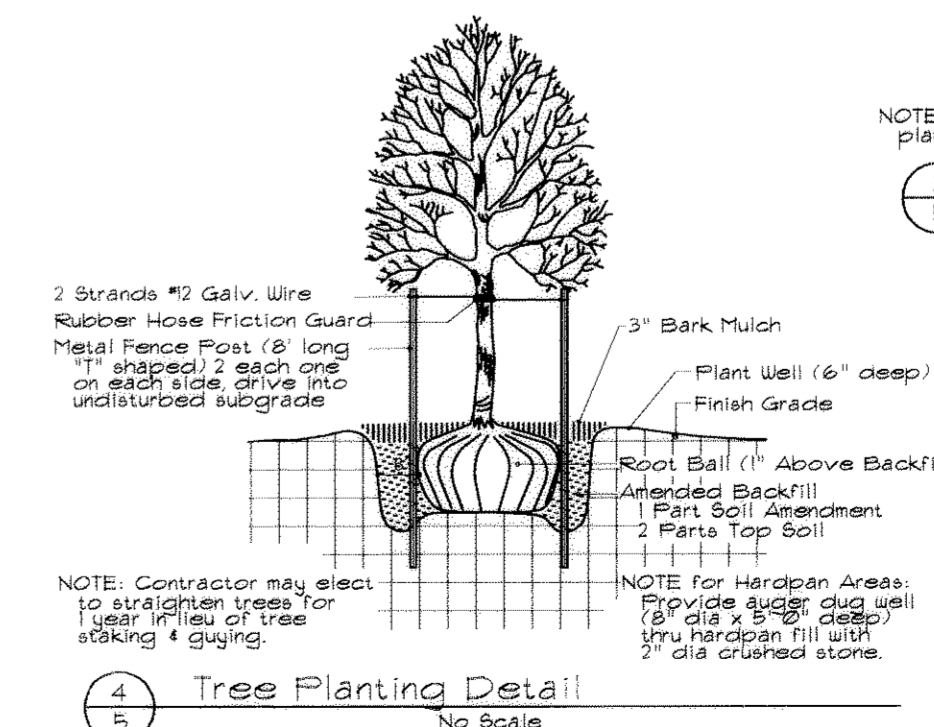
Plant List (TREES)

Quan.	Symbol	Common/Botanical	Size	Remarks
2		PATMORE ASH <i>Fraxinus p. l. Patmore</i>	2" CAL.	SPECIMEN QUALITY FULL CROWN, B&B, STAKED
6		ORNSOPHILUS LINDBY <i>Thuja cordata</i> 'GreenSpire'	2" CAL.	SPECIMEN QUALITY FULL CROWN, B&B, STAKED
1		AUSTRIAN PINE <i>Pinus nigra</i>	6'-8' HT.	SPECIMEN QUALITY FULL FORM, B&B, GUYED
6		SPRING GLORY CRAB <i>Malus 'Spring Glory'</i>	1 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B&B, STAKED
4		COLUIMNAR NORWAY MAPLE <i>Acer platanoides 'Columnar'</i>	2" CAL.	SPECIMEN QUALITY FULL CROWN, B&B, STAKED
1		AMUR MAPLE <i>Acer ginnala</i>	3 STEM MIN. B&B	SPECIMEN QUALITY
3		CHANTICLEER PEAR <i>Pyrus call. 'Chanticleer'</i>	1 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B&B, STAKED

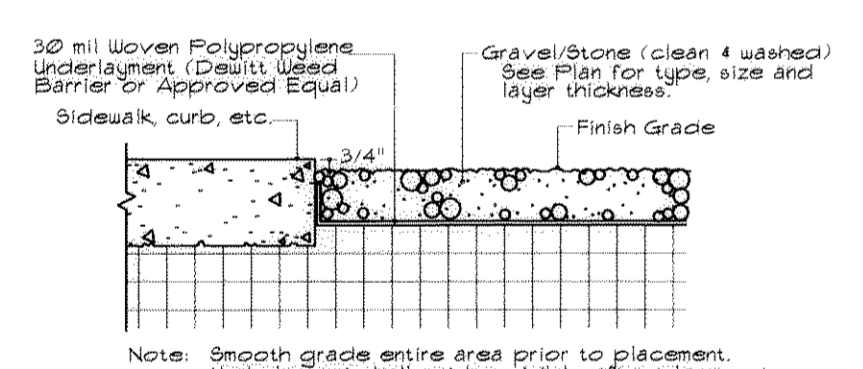
Plant List (SHRUBS/GRND. COVER)

Quan.	Symbol	Common/Botanical	Size	Remarks
3		RED TIGR DOGWOOD <i>Cornus sericea</i> 'Bailey'	5 GAL. 18"-24" HT.	SPACING 6' O.C. 5 CANES MIN.
6		SPREADING COTONEASTER <i>Cotoneaster divaricatus</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
20		DWARF BURNING BUSH <i>Euonymus alatus compacta</i>	5 GAL. 18"-24" HT.	SPACING 8' O.C. 5 CANES MIN.
16		BROADMOOR JUNIPER <i>Juniperus sabina 'Broadmoor'</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C.
4		BUFFALO JUNIPER <i>Juniperus sabina 'Buffalo'</i>	5 GAL. 8'-12" HT.	SPACING 48" O.C.
5		DWARF ARCTIC BLUE WILLOW <i>Salix purpurea 'nana'</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
14		KATHRYN DYKES POTENTILLA <i>Potentilla Kathryn Dykes</i>	5 GAL. 18"-24" SP.	SPACING 36" O.C. 5 CANES MIN.
15		MAIDEN GRASS <i>Miscanthus sinensis 'Gracillimus'</i>	2 GAL. 18"-24" HT.	SPACING 30" O.C. 5 CANES MIN.
180		KINKIKNIK <i>Arctostaphylos uva-ursi</i>	1 GAL. 3"-6" HT.	SPACING 24" O.C.
45		BLUE FESCUE GRASS <i>Festuca ovina glauca</i>	1 GAL. 4"-6" HT.	SPACING 18" O.C.
15		HALL'S HONEYBUCKLE <i>Lonicera japonica 'Halliana'</i>	FLATS 3"-4" HT.	SPACING 18" O.C.

RESQUE TURF SOG (Fully Irrigated)
PERCENTAGES BY SEED COUNT:
10% KENTUCKY BLUEGRASS (3 APPROVED VARIETIES)
10% TALL FESCUE (2 APPROVED VARIETIES)
10% TALL FESCUE (2 APPROVED VARIETIES)
PRIOR TO SODDING TURF SOGS SHOULD BE IMPROVED WITH A MINIMUM OF THREE (3) CUBIC YARDS PURE ORGANIC MATTER PER FEET OF LAWN AREA. THESE MATERIALS SHOULD BE TILLED TO A DEPTH OF SIX (6) TO EIGHT (8) INCHES INTO THE SOIL. ACCEPTABLE ORGANIC MATTERS INCLUDE AGED COMPOST, WOOD CHIPS FROM SOFT/NON-TOXIC TREES, SPHAGNUM MOSS (EXCLUDING THAT FROM COLORADO ORIGIN), OR AGED/TREATED MANURES.



1 Edging Detail
No Scale



2 Rock Mulch Detail
No Scale

GREAT BASIN ENGINEERING - SOUTH CONSULTING ENGINEERS and LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Tel: (801)551-8829 Fax: (801)551-8851

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Lot 5
Metzler Ranch
Filing #9
Castle Rock, CO

CSKAUTO
8627

3 03-12-03 Move Blog
2 02-11-03 Delete Still
1 01-27-03 Move Blog

9 Oct, 2002

PROFESSIONAL ENGINEER

5 of 7
Landscape Plan
CSK
Castle Rock
CSK-LAND4

Final PD Site Plan
Lot 5
Metzler Ranch
Filing #9
Castle Rock, CO.

Final PD Site Plan

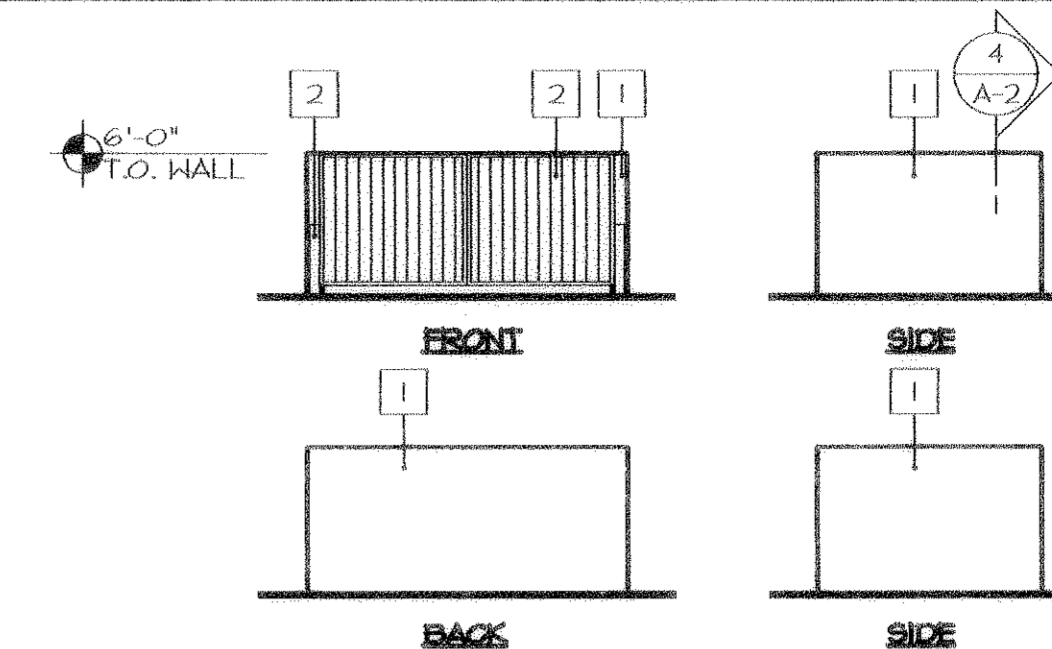
Lot 5, Metzler Ranch Filing No. 9

**A Part of the Southeast Quarter of Section 26
and the Northeast Quarter of Section 36**

Township 7 South, Range 67 West, of the 6th P.M.

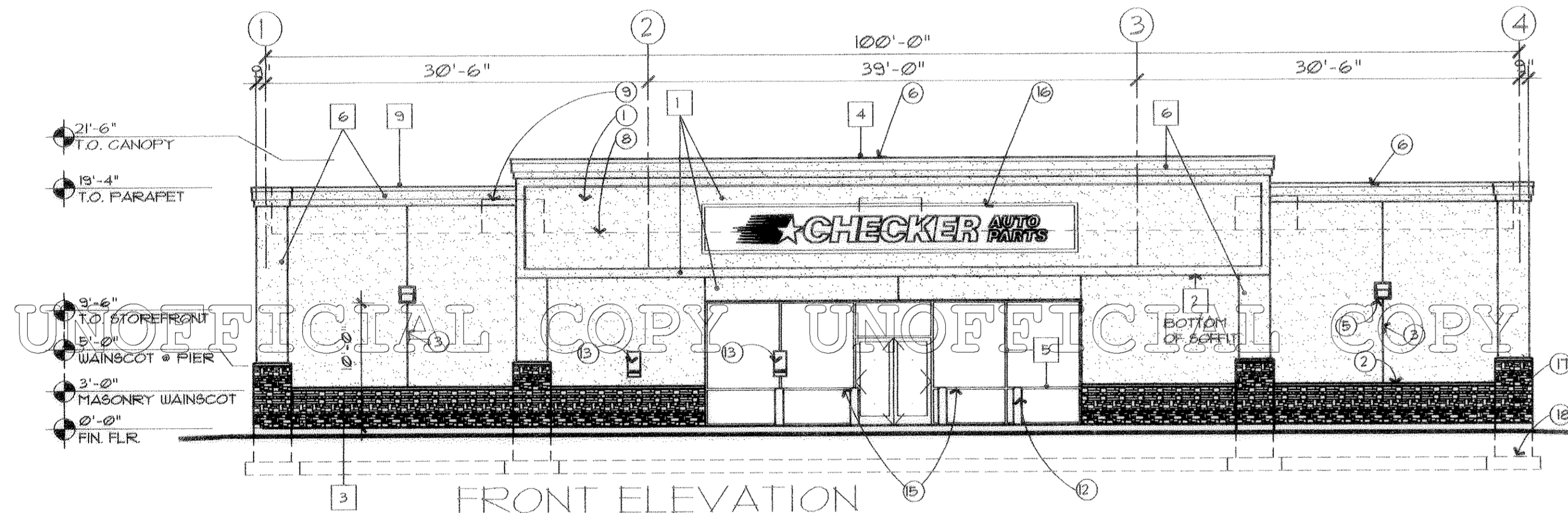
Town of Castle Rock, County of Douglas, State of Colorado

Building Elevations



TRASH ENCLOSURE

SYMBOL	MATERIAL	COLOR	SHERWIN-WILLIAMS COLOR	REMARKS
1	PAINTED STUCCO	PRAIRIE SAND	SU2194	
2	PAINTED METAL	PRAIRIE SAND	SU2194	DOWNSPOUTS ARE GALVANIZED AND PREPRIMED METAL
3	MANUFACTURED STONE	ASPEN		MANUFACTURER: CORONADO STYLE- IDAHO DRY STACK
4	PAINTED METAL EDGE SYSTEM	MARRON	SU2285	PRE-PAINTED METAL COPING
5	ALUMINUM STOREFRONT	BRONZE ANODIZED	SOUTHWEST ALUMINUM	
6	PAINTED STUCCO	MARRON	SU2285	CORNICE AND PIERS
7	NOT USED			
8	NOT USED			
9	PAINTED METAL EDGE SYSTEM	MARRON	SU2285	PRE-PAINTED METAL COPING

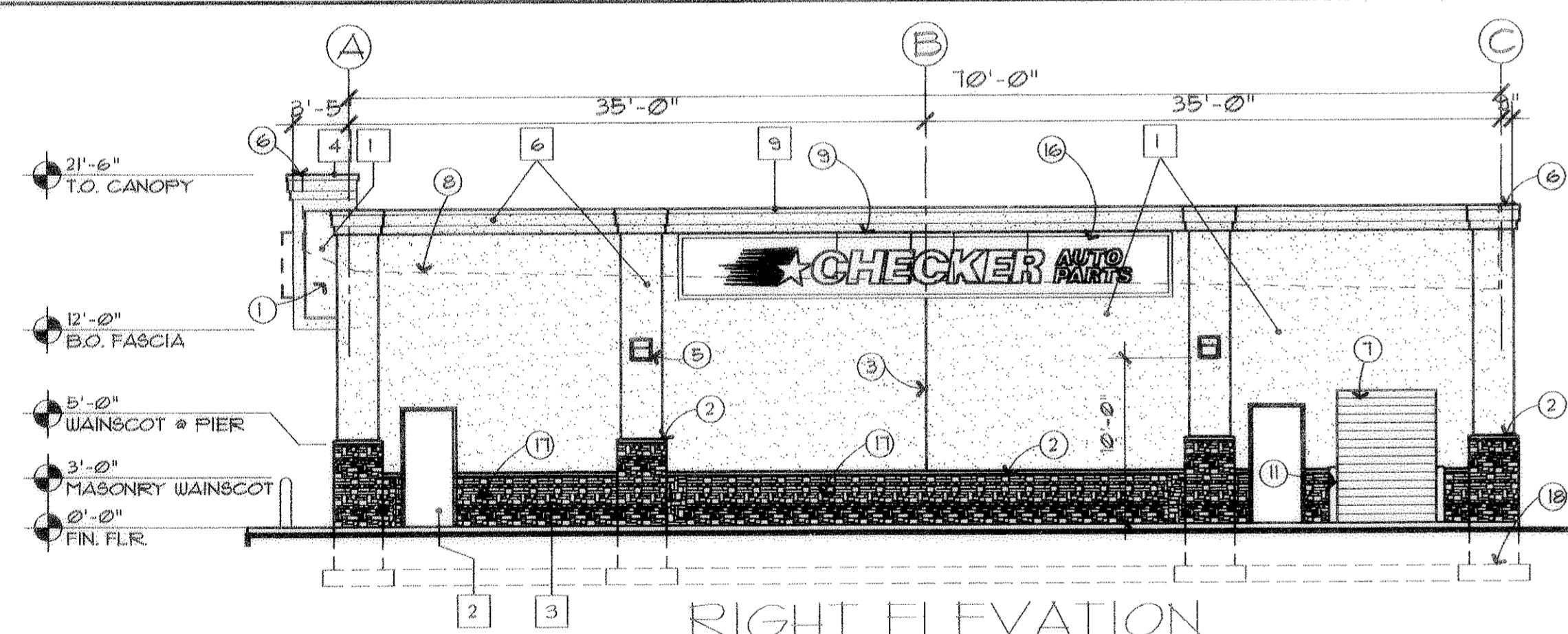


FRONT ELEVATION

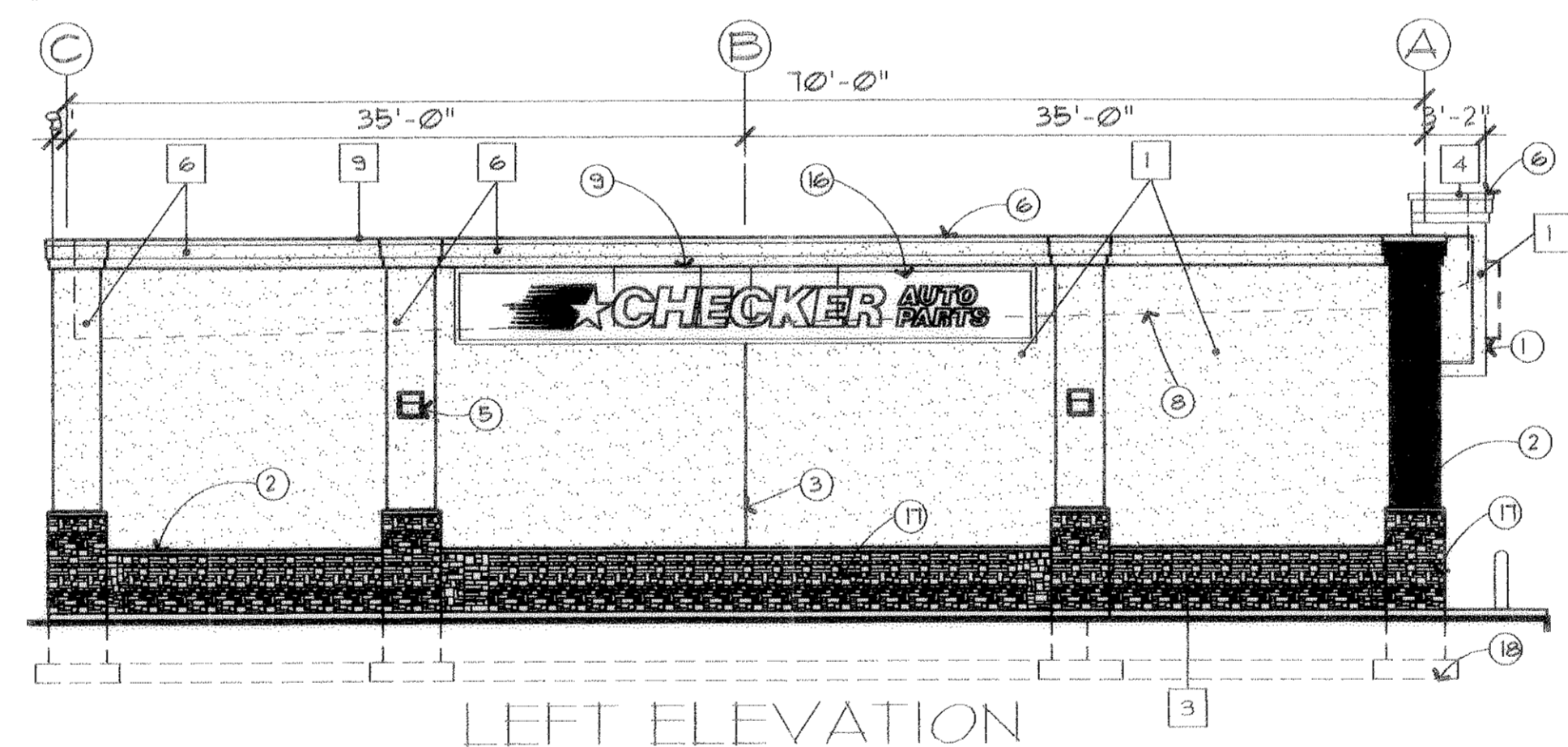


NORTH ELEVATION

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

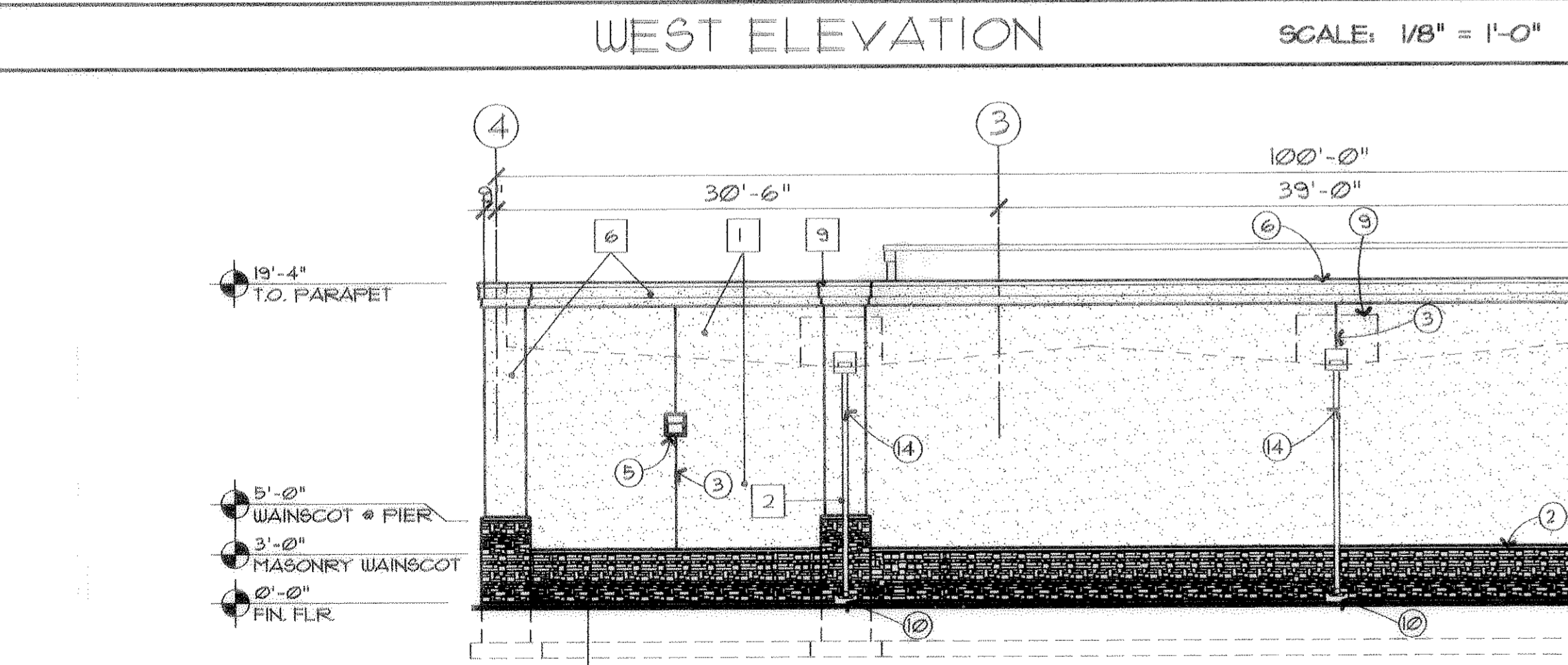


RIGHT ELEVATION



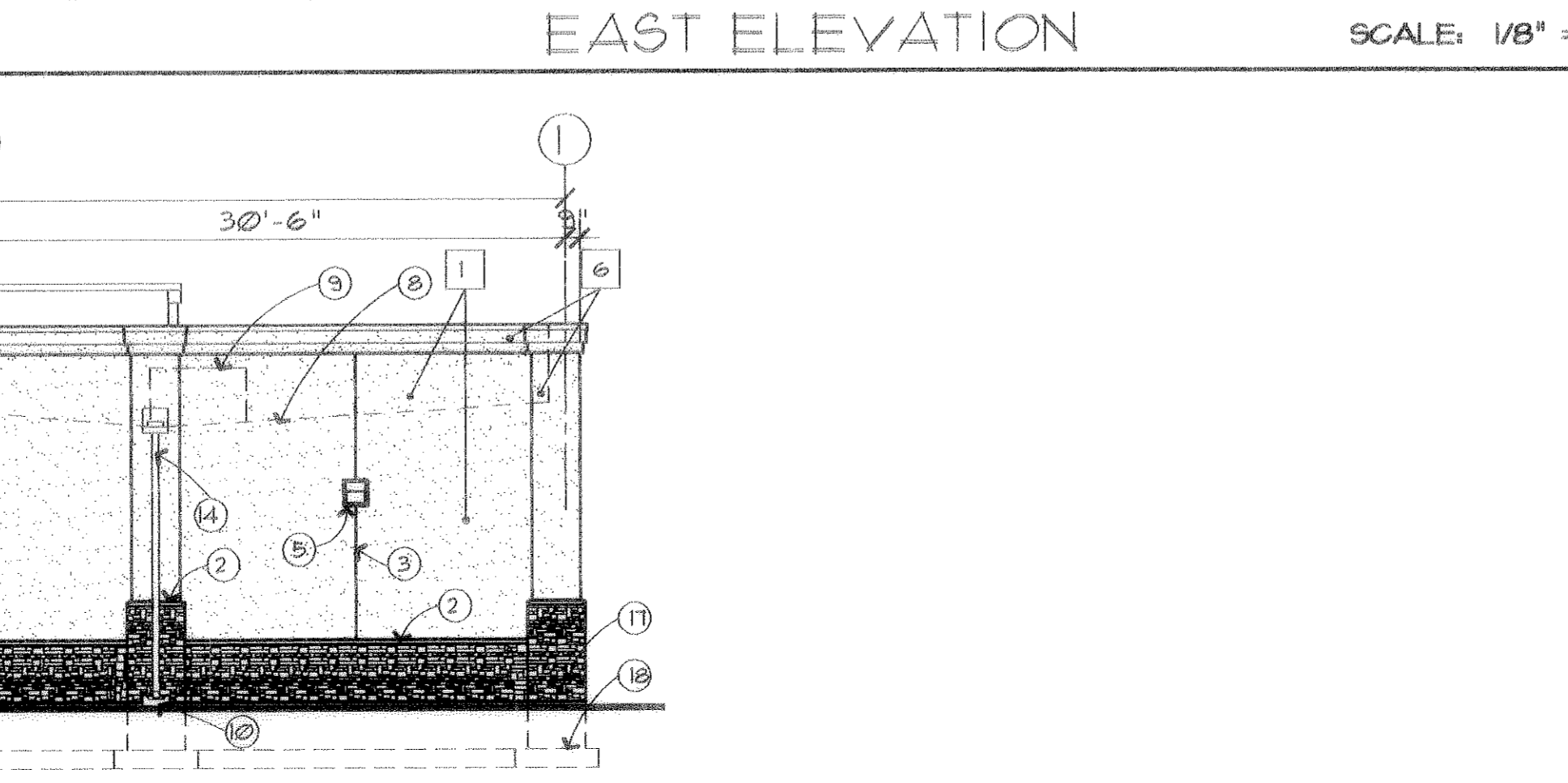
LEFT ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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



REAR ELEVATION



SOUTH ELEVATION

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

MATERIAL AND COLOR SCHEDULE

1. THE PARAPET PROVIDES ROOF SCREENING.
2. THE SATELLITE ON THE ROOF IS NOT REQUIRED TO BE SCREENED PER SECTION 25.10.4 OF THE FEDERAL COMMUNICATIONS COMMISSION ACT OF 1934.
3. THE SATELLITE IS LESS THAN 2 METERS IN DIAMETER.
4. ALL SIGNAGE UNDER SEPARATE PERMIT
5. CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL EXTERIOR SIGNAGE WITH SIGNAGE VENDOR. J-BOXES ARE TO BE LOCATED AS REQUIRED.
6. ALL GLASS TO BE TEMPERED
7. ALL STUCCO CONTROL JOINTS TO BE 1/2".

GENERAL NOTES

1. 3'-10" DEEP CANOPY OVERHANG
2. PRECAST CONCRETE CAP
3. 1/2" VERTICAL REVEAL EVENLY SPACED ALONG ELEVATION
4. 4" J" BOX FOR EACH BUILDING SIGN. MOUNT BELOW ROOF LINE SEE SHEET E-2 FOR ALL LOCATIONS.
5. METAL HALIDE WALL PACK LIGHT, MOUNT AT 40'-0" AFF. INSTALL DIRECTLY BELOW MEDALLIONS OR NEAR EXIT DOORS.
6. METAL EDGE FLASHING, PAINTED.
7. INSULATED ROLL-UP DOOR
8. LINE OF ROOF BEYOND.
9. MECHANICAL EQUIPMENT BEYOND.
10. PRECAST CONCRETE SPLASH BLOCK.
11. 5" DIA. PIPE BOLLARDS ON EACH SIDE OF ROLL-UP DOOR. INSTALL CSK PROVIDED BOLLARD COVERS.
12. 8" DIA. PIPE BOLLARDS AT STOREFRONT. (DO NOT PAINT. INSTALL CSK PROVIDED COLUMN COVERS)
13. ACCESSIBLE PARKING WALL SIGN
14. SCUPPER AND DOWN SPOUT
15. PREFINISHED ALUMINUM STOREFRONT - SEE FINISH SCHEDULE.
16. WALL SIGN
17. STONE MASONRY VENEER
18. FOOTING/FOUNDATION SHOWN DASHED BELOW GRADE

KEY NOTES

**BRIAN D. RUSSELL
ARCHITECTS, INC.**
SALT LAKE CITY, UT 84101
(801) 521-8803 FAX
227 WEST 600 SOUTH
(801) 521-8800

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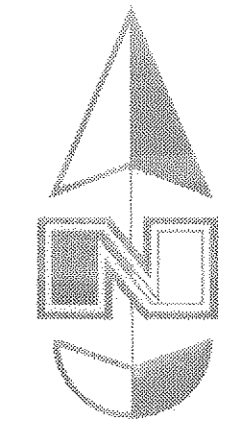
STATE OF COLORADO
BRIAN DAVID RUSSELL
No. C-551
LICENSED ARCHITECT

6 of 7

BUILDING ELEVATIONS
CSK
Castle Rock
01-588

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 A Part of the Southeast Quarter of Section 26
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 Township 7 South, Range 67 West, of the 6th P.M.
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Scale: 1" = 20'

STATISTICS				
Description	Avg	Max	Min	Avg/Min
Property	1.7 fc	16.0 fc	0.0 fc	N/A
Parking/Walkway	1.9 fc	14.2 fc	0.2 fc	9.5:1

LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens L/F
○	F	5	1P81708M-1B4 (M70CU)	ADVAN 6' STEP BAFFLE GLASS MH	ONE 70 WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POS.	5900 1.00
□	H	3	KAD 150M R4	DIECAST TYPE IV, SHORT, CUT OFF LUMINAIRE	150 WATT METAL HALIDE - HORIZONTAL BURN	12000 1.00
□	GC	8	Visionaire #SIL-2	Silhouette, Full Cut-off	SINGLE 60W MH HORIZONTAL LAMP	3450 1.00

- NOTES:
 1. FIXTURES LISTED ABOVE HAVE FULL CUT-OFF DISTRIBUTION UNDER IESNA STANDARDS.
 2. POLES FOR 'H' FIXTURES ARE ROUND STEEL POLES.
 3. ALL PERIMETER POLE MOUNTED LUMINAIRES SHALL HAVE HOUSE-SIDE SHIELDS INSTALLED.

Soft Square Cutoff Lighting

CONTOUR KAD
 METAL HALIDE
 100W, 150W, 175W, 200W, 250W, 320W, 350W, 400W
 26" to 35" Mounting

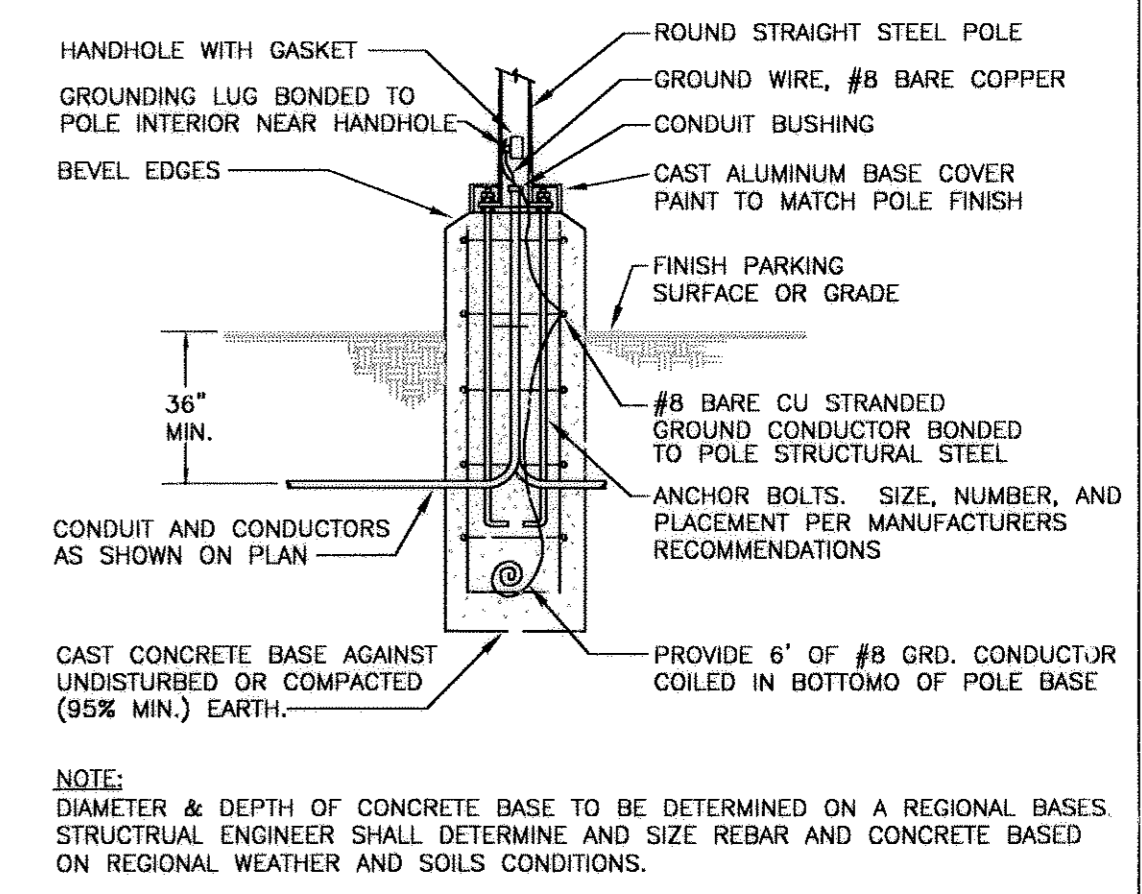
Standard Dimensions
 EPA: 1.21"
 Weight: 41 lbs (18.6 kg)
 Length: 17 1/2" (44.5 cm)
 Width: 17 1/2" (44.5 cm)
 Depth: 7 1/8" (18.1 cm)

Dimensional Drawings

Part No.	A	B	C	Max. Wt.
SIL-1	12.0"	17.0"	17.0"	130.0 lbs
SIL-2	8.25"	17.0"	4.25"	17.0 lbs
SIL-3	7.0"	4.0"	3.0"	8.0 lbs

- EXTERIOR LIGHTING GENERAL NOTES**
- EXTERIOR LIGHTING SHALL BE CONTROLLED ON AND OFF BY ASTRO-SWITCHED TIMECLOCK.
 - EXTERIOR SIGNAGE SHALL BE CONTROLLED ON BY PHOTOCCELL, AND OFF BY TIMECLOCK AT CLOSING.

LUMINAIRE LOCATIONS							
No.	Label	X	Y	Z	Mt	Orientation	Tilt
1	GC	5.9	70.0	11.0	11.0	0.0	0.0
2	GC	77.9	70.0	11.0	11.0	0.0	0.0
3	GC	66.9	0.0	11.0	11.0	180.0	0.0
4	GC	16.9	0.0	11.0	11.0	180.0	0.0
5	GC	-8.1	14.0	11.0	11.0	270.0	0.0
6	GC	-8.1	55.0	11.0	11.0	270.0	0.0
7	H	-44.3	131.6	22.0	22.0	140.0	0.0
8	H	79.0	149.0	22.0	22.0	180.0	0.0
9	GC	91.9	55.0	11.0	11.0	90.0	0.0
10	GC	91.9	15.0	11.0	11.0	90.0	0.0
11	H	-33.3	-22.9	22.0	22.0	45.0	0.0
12	F	41.9	71.9	12.0	12.0	0.0	0.0
13	F	51.9	71.9	12.0	12.0	0.0	0.0
14	F	61.9	71.9	12.0	12.0	0.0	0.0
15	F	31.9	71.9	12.0	12.0	0.0	0.0
16	F	21.9	71.9	12.0	12.0	0.0	0.0

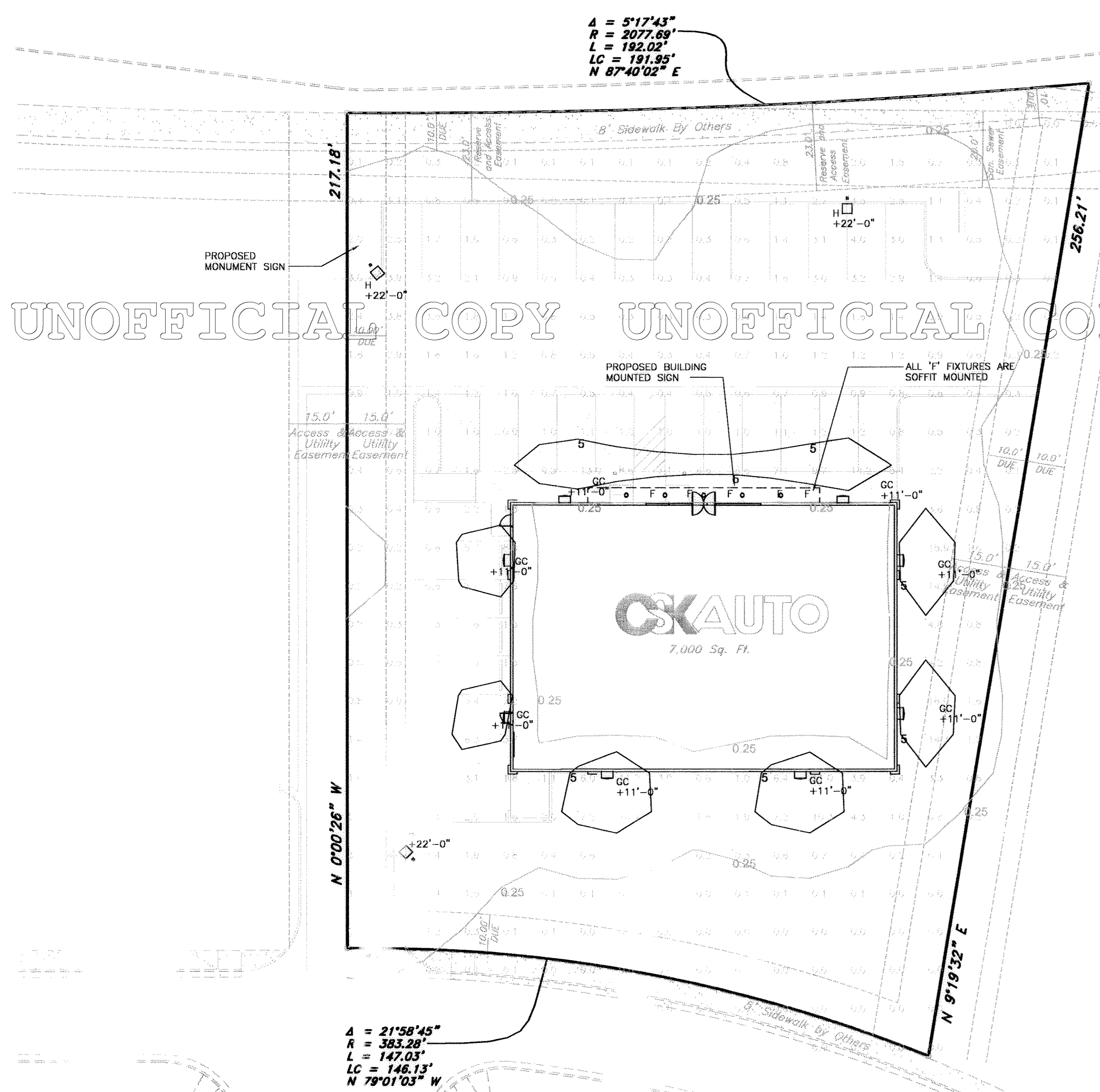


02 POLE BASE DETAIL
 NOT TO SCALE

FINAL PD SITE I
LOT 5 METZLER RANC
CASTLE ROCK,

LARSON BINKLEY, INC.
 8420 Washington Place NE, Suite A
 Albuquerque, New Mexico 87113
 Phone: (505) 822-3700
 Fax: (505) 822-5154
 www.larsonbinkley.com

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01 SITE LIGHTING PHOTOMETRIC PLAN
 1" = 20'-0"

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 2010 North Redwood Road, P.O. Box 16747
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Final PD Site Plan
Lot 5
Metzler Ranch
Filing #9
Castle Rock, CO.

OSKAUTO
 CONSULTING ENGINEERS & ARCHITECTS

8627

NO.	DATE	DESCRIPTION
3	03-12-03	Move Bldg
2	02-11-03	Delete Stal
1	01-27-03	Move Bldg

9 Oct, 2002

7 of
 10
 9-23-03