



2004038735 8 PGS

# PLAT IDENTIFICATION SHEET

**GRANTOR:**

**MOTOSPA, LLC**

(OWNER)

**GRANTEE:** Lot 6, Metzler Ranch Filing No. 9  
(NAME OF PLAT) Final PD Site Plan

**OLD LEGAL:**

Section: 26,35

Township: 7

Range: 67

**NEW LEGAL:**

Subdivision/Condo Name: Metzler Ranch

Filing # 9

Phase

Lot # 6

Building #

Block #

Unit #

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$71.00  
8 PGS

# 2004038735  
04/19/2004 01:54 PM

**Final PD Site Plan**  
**Lot 6, 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**  
**Cover Sheet**

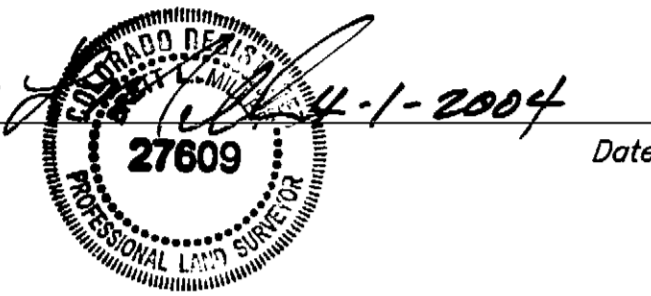
**Legal Description**

Lot 6, Metzler Ranch Filing No. 9  
 County of Douglas, State of Colorado  
 The Above Described Parcel Contains 88,852 Square Feet (2.0398 Acres)

**Surveyor's Statement**

I, Brett L. Miller, a Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by the Lot 6, Metzler Ranch Filing No. 9, Final PD Site Plan was made under my supervision and the monuments shown thereon actually exist and this site plan accurately represents that survey.

Brett L. Miller  
 Colorado Registration No. 27609  
 For and on Behalf of  
 Engineering Service Company



**Benchmark**

Finished rim elevation - sanitary sewer manhole at the northwest corner of parcel 4, 6-feet south of Founders Parkway south right-of-way line.  
 Elevation = 6269.00 (Per TST Inc.)

**Basis of Bearings**

East Line of the South half of Section 26, Township 7 South, Range 67 West of the 6th P.M. Bearing North 00°13'54" East.

**Flood Plain / Wetland Note**

By graphic plotting only, the subject property is situated in Flood Zone X defined as "Areas outside the 500 year floodplain and is not situated in a special flood hazard area according to the Flood Insurance Rate Map (FIRM), Community Panel No. 80050 0188 C bearing a revision date of September 30, 1987.

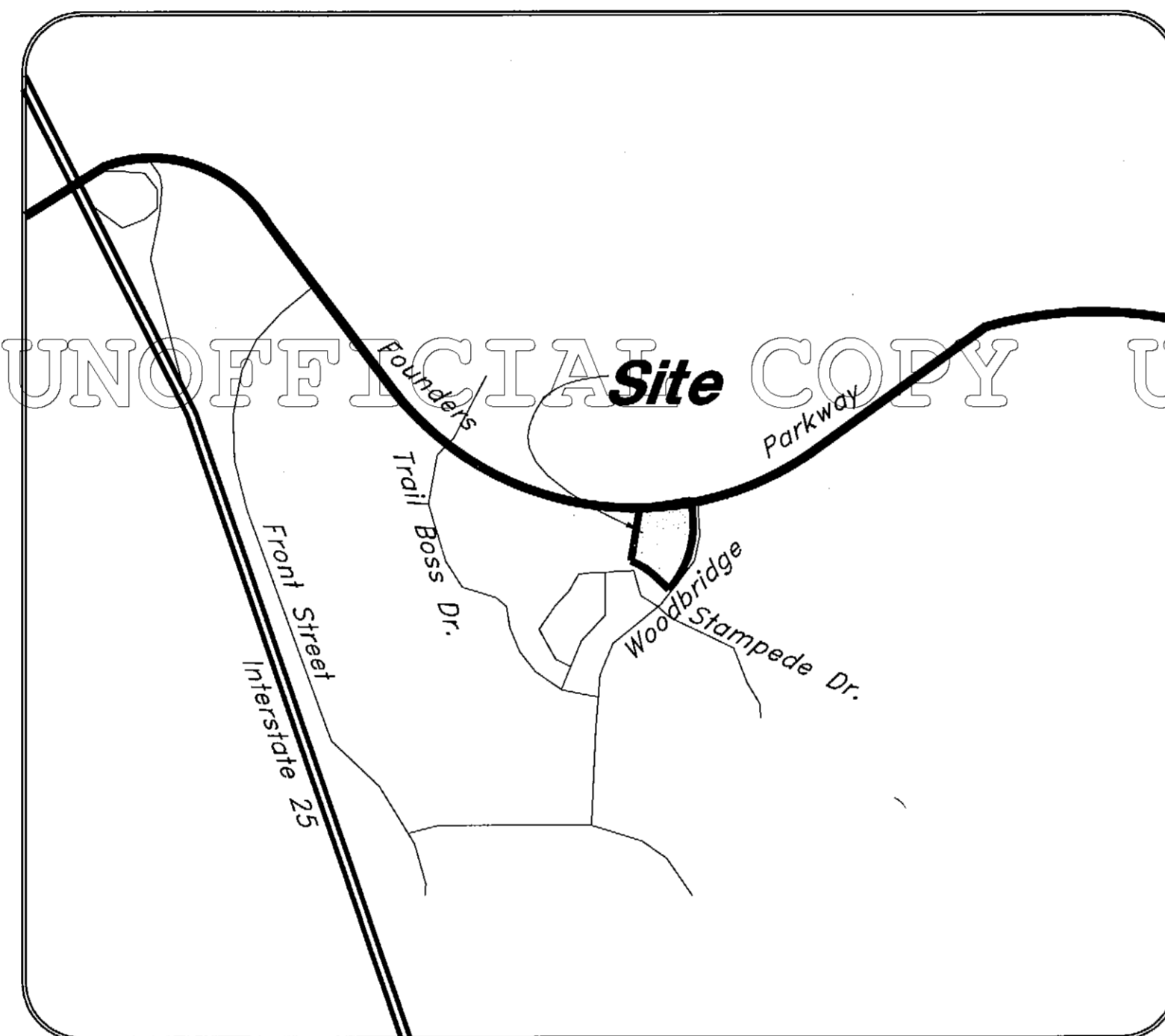
There are no designated wetlands on this site.

**Land Use Summary**

Zoning COM  
 Lot 6 Area 88,852 sq. ft. or 2.040 acres  
 Building Area Coverage 15,196 sq. ft. (0.349 acres)

**Development Standards**

Commercial Development Standards	Required	Provided	
Total Site Area	N/A	88,852 sf (2.040 ac)	
Landscape Area	8,885 SF (0.204 ac)	18,970 sf (0.435 ac)	21.3%
Moto Spa Footprint	N/A	15,255 sf (0.35 ac)	17.1%
Driveway Areas	N/A	5,407 sf (0.124 ac)	6.1%
Parking Lot Area	N/A	49,220 sf (1.130 ac)	55.4%
Total Pkg./Hardscape Area	N/A	69,882 sf (1.60 ac)	78.6%
Min. Building Setbacks			
Moto Spa Front (North)	15'	60.50 feet min.	
Moto Spa Side (East)	N/A	58.78 feet min.	
Moto Spa Side (West)	N/A	25.00 feet min.	
Moto Spa Rear (South)	N/A	47.11 feet min.	
Max Building Height	50 Feet - permitted	21.5 feet max	
Off-Street Parking			
Lube Center	3 sp / Service Bay + 1 sp / emp	24 Stalls	
Full Service Car Wash	9+4= 13 1 sp / emp = 12	1 HDCP Stalls	
Total Spaces	25	25	



**Vicinity Map**

Scale 1" = 1000'



**Sheet Index**

- 1 of 7 COVER SHEET
- 2 of 7 SITE PLAN
- 3 of 7 GRADING PLAN
- 4 of 7 UTILITY PLAN
- 5 of 7 LANDSCAPE PLAN
- 6 of 7 ARCHITECTURAL ELEVATIONS
- 7 of 7 SITE LIGHTING PHOTOMETRIC PLAN

**General Notes**

- The property is vacant and without any buildings. No significant natural features exist in or within 100 feet of the property boundary.
- No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, trees, landscape plantings, cut slopes, and berms, shall be placed in a Sight Distance Easement.
- The Developer shall be responsible for compliance with the Town of Castle Rock's Current Water Use Management Program Implementation Policy.
- Approval of the Final PD Site Plan does not constitute approval of any deviations from Town regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.

**Town Approval**

The Final Pd Site Plan For Lot 6 Metzler Ranch Filing 9, Has Been Approved By The Town Of Castle Rock, Colorado On This 13<sup>th</sup> Day of April, 2004.

*[Signature]* 4/13/04  
 Director of Development Services Date

**Developer**

Castle Builders  
 1114 West 7th Avenue  
 Denver, Colorado 80204  
 Telephone: (303) 825-1919 x 130  
 Contact: Dan Roberts

**Architect**

D.H. Ruggles + Assoc.  
 1223 Madison St.  
 Denver, Colorado 80206  
 303.355.2480 (office)  
 Contact: Aaron Zimmer

**Civil Engineer, Landscape Architect**

Great Basin Engineering  
 2010 North Redwood Road  
 Salt Lake City Utah 84116  
 Telephone: 801-521-8529  
 Contact: Robert Schmidt

**Land Surveyor**

ESC  
 Engineering Service Company  
 1300 South Potomac Street, Ste 126  
 Aurora, Colorado 80012  
 Telephone: 303-337-1393  
 Contact: Dennis Striegel

**Utility Providers**

Water Town of Castle Rock  
 Sewer Town of Castle Rock  
 Gas Peoples Natural Gas  
 Electricity Intermountain Rural Electric Association  
 Telephone Qwest Communication  
 CATV AT&T Broadband

**Recorder's Certificate**

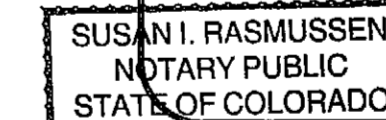
This Site Plan was filed for record in the office of the county clerk and recorder of Douglas County at 1:54 PM on the 13<sup>th</sup> Day of APRIL 2004. Under Reception No. 2004038755

Douglas County Clerk and Recorder  
 By: *[Signature]*  
 Deputy

**Title Certification**

Lance L. Nitsch Being and Authorized Representative of Land Title Guarantee Co. 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 owner's, mortgages and lien holders of the property are listed in the certificate of ownership.

Signed this 1st day of April, 2004  
 By: *[Signature]*  
 The foregoing instrument was acknowledged before me this 1st day of April, 2004 by Lance L. Nitsch  
 Witness my Hand and Seal  
 My Commission Expires: 9-1-07  
*[Signature]*  
 Notary Public



My Commission Expires Sept. 1, 2007

**Ownership Dedication**

The undersigned are all of the owners of certain lands know hereon as Lot 6, Metzler Ranch Filing No. 9, Town of Castle Rock, Douglas County, Colorado.

Property Owner

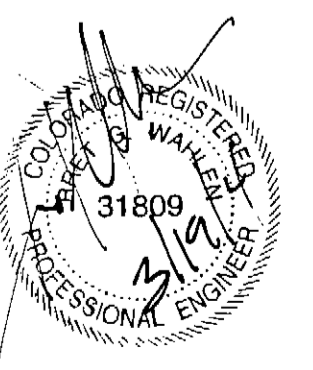
MOTOSPA, LLC  
 A Colorado Limited Liability Company  
 1114 West 7th Avenue  
 Denver Colorado 80204

*[Signature]*  
 Mr. Arne Gudheim  
 Manager  
 Signed this 1st day of April, 2004 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2004

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2004  
 Witness my Hand and Seal  
 My Commission Expires: October 31, 2007  
*[Signature]*  
 Notary Public

GREAT BASIN ENGINEERING - SOUTH  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Phone: (801) 521-8529 Fax: (801) 521-8521

Cover Sheet  
 Final PD Site Plan  
 Lot 6 Metzler Ranch Filing #9  
 Castle Rock Colorado



19 Mar, 2004

SHEET NO.  
**1**  
 of 7  
 03-78CV-PD

# Final PD Site Plan

## Lot 6, 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



### Site Plan

Scale: 1" = 20'

#### General Site Notes:

- Stalls designated as handicap will require a painted handicap symbol, and sign.
- Fire lane markings and signs will be installed as directed by the Fire Marshall.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Install a 36" Stop Sign at all driveways unless otherwise noted on plans.
- All dimensions are to back of curb unless otherwise noted.
- Free standing sign maximum height shall be eight (8) feet.

#### Legend

- Property Line
- Proposed 24" Curb & Gutter
- ex Curb & Gutter / Curb & Gutter by Others
- Proposed Concrete Paving & Sidewalks
- Proposed Asphalt Paving
- Proposed Light Pole - See Photometric Plan for Light Pole Schedule
- Proposed Wall Pack - See Photometric Plan for Wall Pack Schedule
- DUE Dry Utility Easement
- Fire Lane - Install Fire Lane Signs per Town of Castle Rock Fire Department Stds.

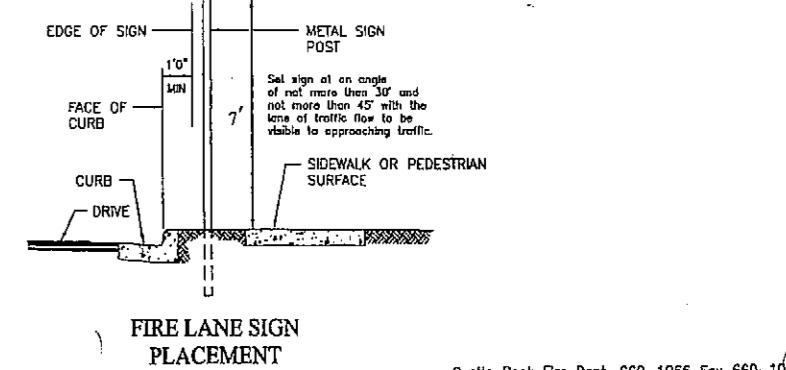
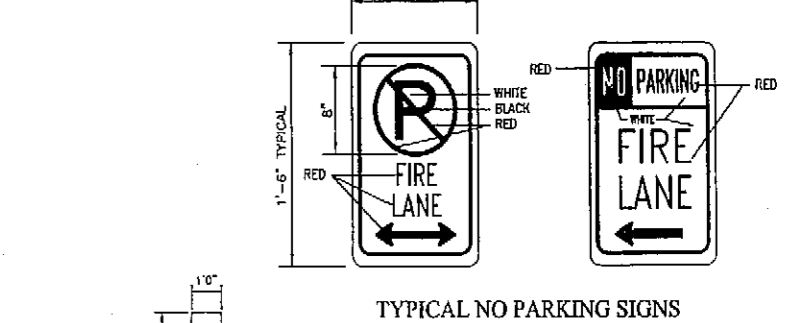
Sign	Quantity	Square Footage	Total SF
Monument 1	1	48 ea. face	96
Monument 2	1	12.5 ea. face	25
Wall 1	2	32 ea. face	64
Entrance	1	10.8 ea. face	21.6
Letters on Building			
Car Wash	2	5.8 ea. face	11.6
Detail	1	3.8 ea. face	3.8
After Care Center	1	10.8 ea. face	10.8
Lube Center	1	7.8 ea. face	7.8
Express Detail	1	9.9 ea. face	9.9
<b>Total</b>	<b>11</b>		<b>250.5</b>

Note: See Elevations for Building Signage Graphics.

#### "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 adjacent 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.

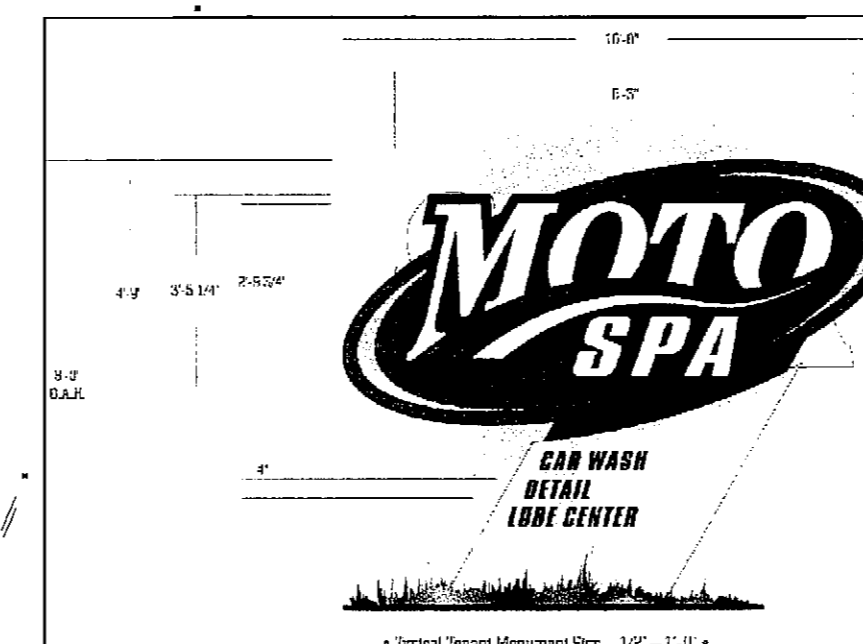
The "No Parking Fire Lane" signs must be posted by the developer on both sides of access roadways less than 28 feet wide and on one side of access roadways 28 feet or greater but less than 34 feet wide. The signs should be set at an angle of not less than 30 degrees and no more than 45 degrees with the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



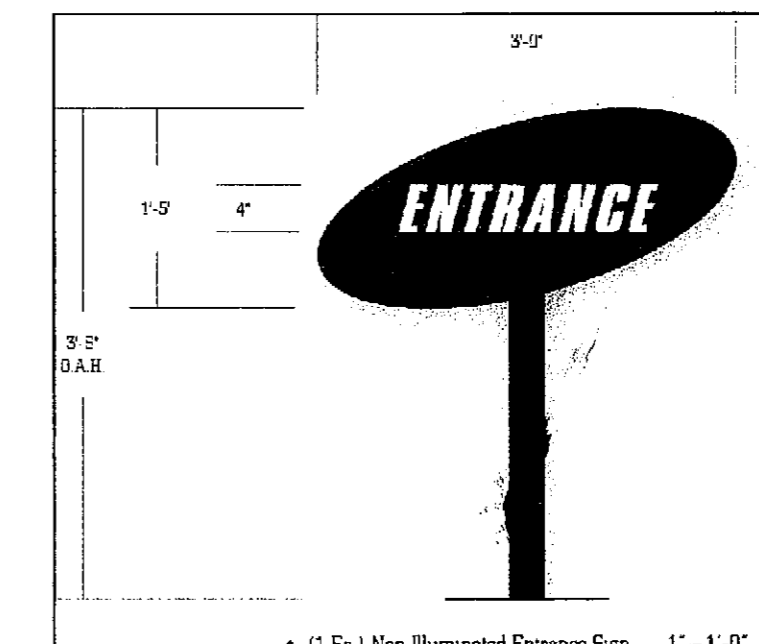
Final PD Site Plan  
Lot 6  
Metzler Ranch  
Filing #9  
Castle Rock, CO.

#### PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

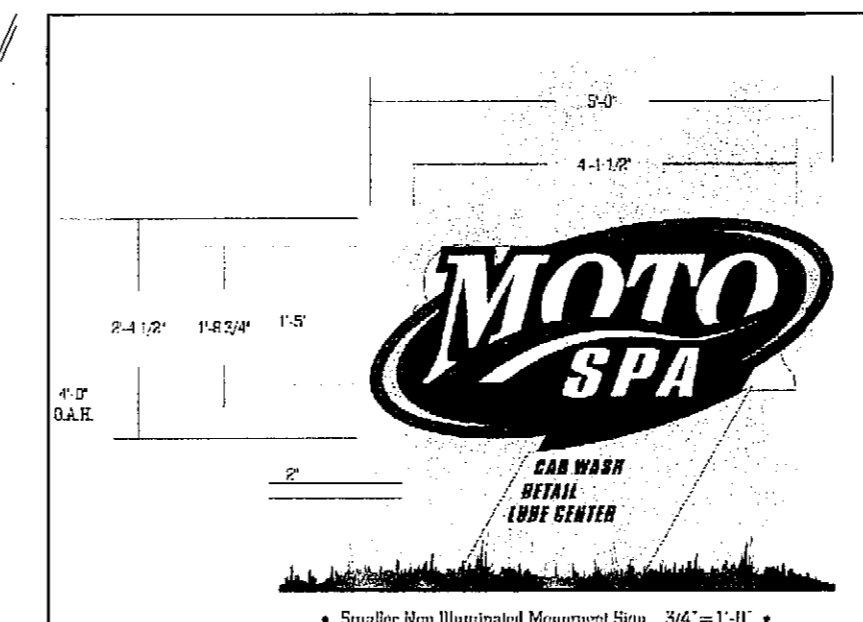
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



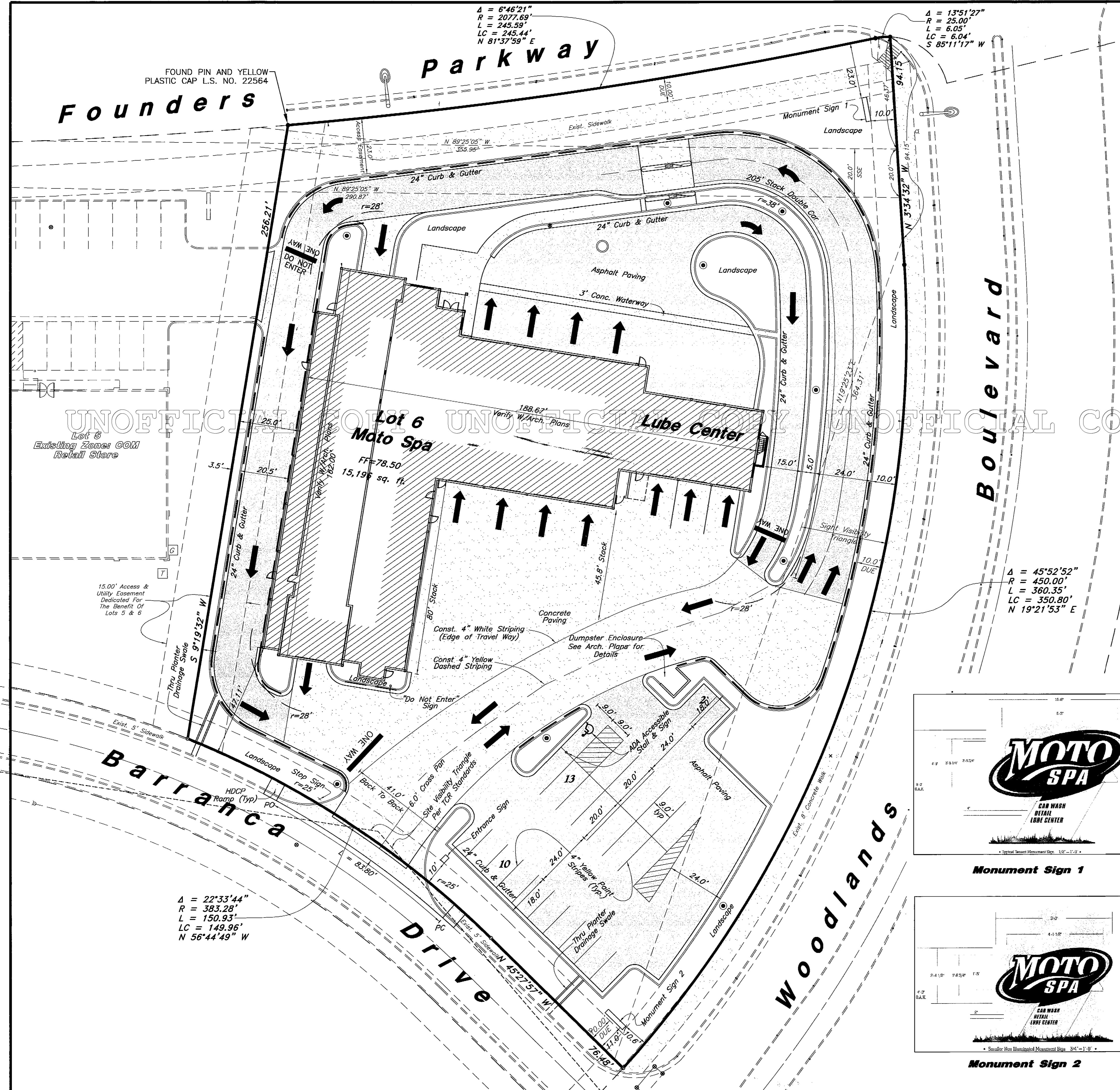
Monument Sign 1



Entrance Sign



Monument Sign 2



$\Delta = 6^{\circ}46'21''$   
 $R = 2077.69'$   
 $L = 245.59'$   
 $LC = 245.44'$   
 $N 81^{\circ}37'59'' E$

$\Delta = 13^{\circ}51'27''$   
 $R = 25.00'$   
 $L = 6.05'$   
 $LC = 6.04'$   
 $S 85^{\circ}11'17'' W$

$\Delta = 45^{\circ}52'52''$   
 $R = 450.00'$   
 $L = 360.35'$   
 $LC = 350.80'$   
 $N 19^{\circ}21'53'' E$

$\Delta = 22^{\circ}33'44''$   
 $R = 383.28'$   
 $L = 150.93'$   
 $LC = 149.96'$   
 $N 56^{\circ}44'49'' W$

GREAT BASIN ENGINEERING - SOUTH  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Phone: (801)521-8229 Fax: (801)521-9551

Site Plan  
Final PD Site Plan  
Lot 6 Metzler Ranch Filing #9  
Castle Rock Colorado

REGISTERED PROFESSIONAL ENGINEER  
31809

19 Mar, 2004

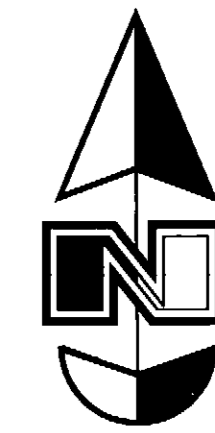
SHEET NO.

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03-786-PD

**Final PD Site Plan**  
**Lot 6, 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	TA
Top of Asphalt	TW
Top of Walk	EO
Flowline	FL
Top of Curb	TC
Top of Grate	TP
Top of Pavement	TP
Ridge line	R
Existing Pavement	EX
Ground	g
existing contour	---

$\Delta = 6^{\circ}46'21''$   
 $R = 2077.69'$   
 $L = 245.59'$   
 $LC = 245.44'$   
 $N 81^{\circ}37'59'' E$

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$\Delta = 22^{\circ}33'44''$   
 $R = 383.28'$   
 $L = 150.93'$   
 $LC = 149.96'$   
 $N 56^{\circ}44'49'' W$

FOUND PIN AND YELLOW  
 PLASTIC CAP L.S. NO. 22564

NOTE:  
 The West Corner Is  
 Sloped. See Detail Plan  
 For Details.

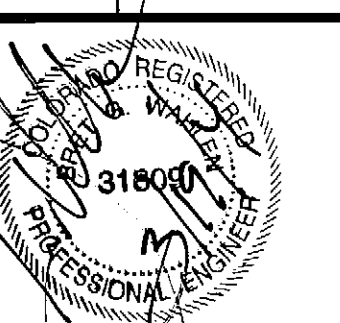
**Lot 6**  
**Moto Spa**  
 FF=78.50  
 15,196 sq. ft.

Engineering Service Company is the licensed  
 Surveyor responsible for providing surveying  
 services for this project. Great Basin  
 Engineering has relied upon ESC for professional  
 services in preparing this drawing. Great Basin  
 Engineering makes no claims to the accuracy of the  
 information provided by ESC.

**Final PD Site Plan**  
**Lot 6**  
**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)521-8829 Ogden (801)354-7288 Fax (801)521-9051

**Grading Plan**  
**Final PD Site Plan**  
**Lot 6 Metzler Ranch Filing #9**



19 Mar, 2004

SHEET NO.

**3**

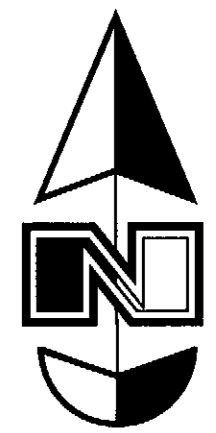
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**Final PD Site Plan  
Lot 6, Metzler Ranch Filing No. 9**

**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**



Scale: 1" = 20'



**Utility Plan**

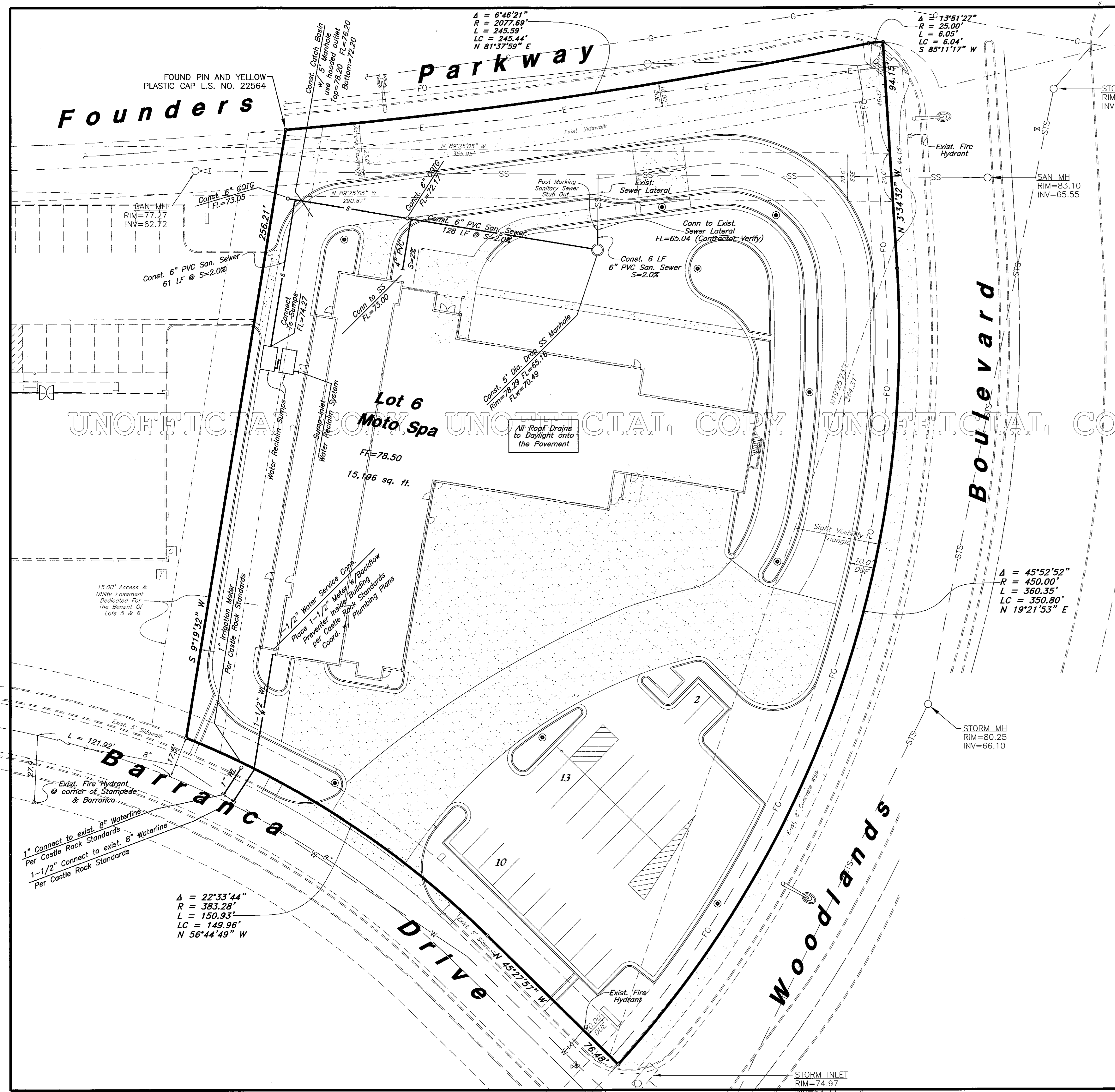
**Legend**

- ex. San. Sewer Manhole ○
- proposed Fire hydrant ●
- ex. Fire hydrant ◐
- Water Valve □
- ex. Sanitary Sewer ---12S---
- ex. Cullinary Water ---W---
- Flowline ---FL---
- Clean Out to Grade C.O.T.G.
- Proposed Light Pole ⊙
- Top of Grate TG
- Storm Drain ---SD---
- Sanitary Sewer ---S---

**CAUTION :**

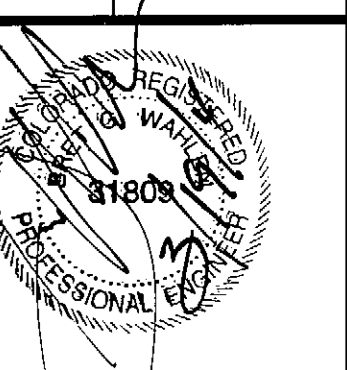
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

Note:  
Newly Constructed facilities shall use water recycling systems or weep recovery systems.  
Demand management tool consistent with curtailment identified in Section 3.060.040.C shall apply to all commercial car wash systems.



**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Fax (801)581-9551  
Salt Lake City (801)321-8829 Ogden (801)394-7288

**Utility Plan**  
**Final PD Site Plan**  
**Lot 6 Metzler Ranch Filing #9**  
Castle Rock Colorado



19-Mar, 2004  
SHEET NO.  
**4**  
of 7

**Final PD Site Plan  
Lot 6  
Metzler Ranch  
Filing #9  
Castle Rock, CO.**

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# Final PD Site Plan Lot 6, 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 WELL-SHAPED HEADS. ALL EVERGREENS SHALL BE UNSHEARED 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 GOD 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, MOULDING 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 WITH 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 "X6" BEND-A-BOARD PLASTIC HEADER TO BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.
- THE PROJECT SHALL BE SWEEP 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.

### Plant List (TREES)

Quan.	Symbol	Common/Botanical	Size	Remarks
6		PATMORE A&H Fraxinus p. l. 'Patmore'	2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
5		GREENSPIRE LINDEN Tilia cordata 'Greenspire'	2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
5		AUSTRIAN PINE Pinus nigra	6'-8' HT.	SPECIMEN QUALITY FULL FORM, B4B, GUYED
6		SPRING GLORY GRASS Mahoe 'Spring Glory'	1 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
3		COLUMNAR NORWAY MAPLE Acer platanoides 'Columnar'	2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
1		AMUR MAPLE Acer ginnala	6" CLUMP 3 STEM MIN. B4B	SPECIMEN QUALITY
12		CHANTICLEER PEAR Fagus c. 'Chanticleer'	1 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED

### Plant List (SHRUBS/GRND.COVER)

Quan.	Symbol	Common/Botanical	Size	Remarks
3		RED TILG DOGWOOD Cornus sericea 'Bailey'	5 GAL. 24"-30" HT.	SPACING AS REQ'D 5 CANES MIN.
4		BAND CHERRY Prunus besseyi	5 GAL. 18"-24" HT.	SPACING AS REQ'D 5 CANES MIN.
8		DWARF BURNING BUSH Euonymus alatus compacta	5 GAL. 18"-24" HT.	SPACING AS REQ'D 5 CANES MIN.
32		BROADLEAF JUNIPER Juniperus horizontalis 'Broadleaf'	5 GAL. 18"-24" HT.	SPACING 48" O.C.
12		Ivory Tower Yucca Yucca filamentosa 'Ivory Tower'	5 GAL. 15"-18" HT.	SPACING AS REQ'D
22		BLUE MIST SPIRAEA Caryopteris x. clandonensis	5 GAL. 18"-24" HT.	SPACING 5' O.C. 5 CANES MIN.
39		KATHRYN DYKES POTENTILLA Potentilla 'Kathryn Dykes'	5 GAL. 15"-18" SP.	SPACING AS REQ'D 5 CANES MIN.
44		DWARF SWISS MOUNTAIN PINE Pinus mugo mughus	5 GAL. 15"-18" SP.	SPACING 48" O.C.
26		FEATHER GRASS Calamagrostis s. 'Karl Foerster'	1 GAL. 12"-15" HT.	SPACING 30" O.C. OR AS REQ'D
14		MAIDEN GRASS Miscanthus sinensis 'Gracillimus'	1 GAL. 12"-15" HT.	SPACING 36" O.C. OR AS REQ'D
12		LITTLE BLUESTEM Schizanthus scoparium	1 GAL. 12"-15" HT.	SPACING 30" O.C. OR AS REQ'D
15		KINKY KINKY Arctostaphylos uva-ursi	1 GAL. 3"-6" HT.	SPACING 24" O.C.
133		BLUE FESCUE GRASS Festuca ovina glauca	1 GAL. 4"-6" HT.	SPACING 18" O.C.
1		HALL'S HONEYSUCKLE Lonicera japonica 'Halliana'	FLATS 3"-4" HT.	SPACING 18" O.C.

FESCUE TURF SOG (Fully Irrigated)  
PERCENTAGES BY SEED COUNT:  
100% TALL FESCUE (DWARF TURF TYPE)

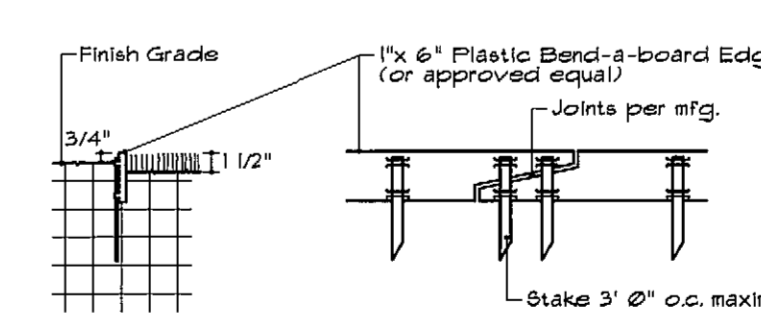
PRIOR TO BODDING TURF SOILS SHOULD BE IMPROVED WITH A MINIMUM OF THREE (3) CUBIC YARDS PURE ORGANIC MATTER PER ONE THOUSAND (1000) SQUARE FEET AND TEN (10) POUNDS OF TRIPLE SUPER PHOSPHATE PER ONE THOUSAND (1000) SQUARE FEET OF LAWN AREA. THESE MATERIALS SHOULD BE APPLIED TO A DEPTH OF SIX (6) TO EIGHT (8) INCHES INTO THE SOIL. ACCEPTABLE ORGANIC MATTERS INCLUDE AGED COMPOST, MANURE FROM SOFTNON-TOXIC TREES, SPHAGNUM MOSS, EXCLUDING THAT FROM COLORADO ORIGIN, OR AGED/TREATED MANURE.

30 mil woven Polypropylene Underlayment (Dowlat Ureol Barrier or Approved Equal) See Plan for type, size and layer thickness.  
Gravel/Glaze (clean washed) See Plan for type, size and layer thickness.  
Sodlaid, curb, etc. 3/4" Finish Grade

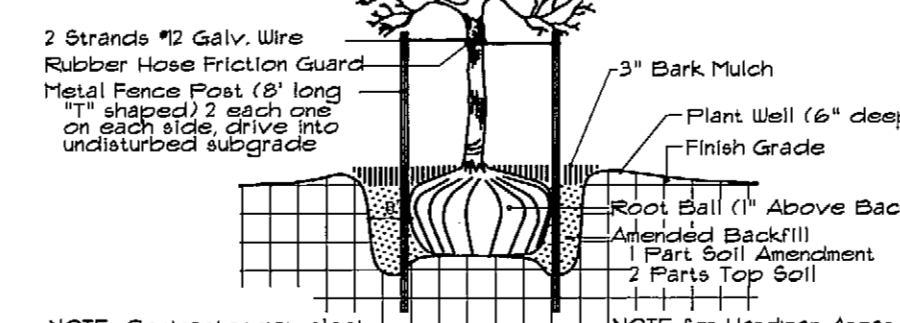
Note: Smooth grade entire area prior to placement. Underlayment shall not be visible after placement.

### Landscape Calculations

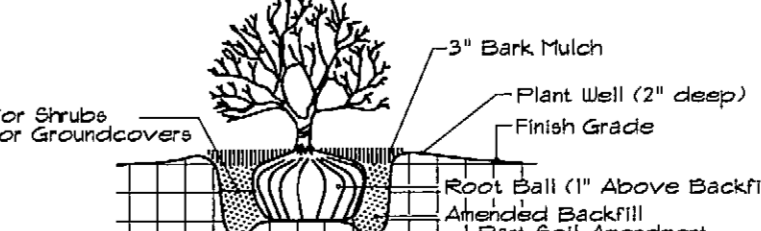
AREA	REQUIRED SQ. FT.	PROPOSED SQ. FT.	FORMULA	QUANTITY REQUIRED	QUANTITY PROVIDED
LOT 5 GROSS SITE	N/A	88,852 SF.	N/A	N/A	N/A
PARKING AREA	N/A	49,222 SF.	N/A	N/A	N/A
PARKING LANDSCAPE	4,922 SF. 10%	5,150 SF. 11%	2 TREES / 1000 SF. 4 SHRUBS / 1000 SF.	10 TREES 20 SHRUBS	20 TREES 120 SHRUBS
SITE LANDSCAPE	8,885 SF. 10%	18,910 SF. 21%	2 TREES / 1000 SF. 4 SHRUBS / 1000 SF.	38 TREES 16 SHRUBS	38 TREES 216 SHRUBS
ROCK MULCH	N/A	4,550 SF. 24%	N/A	N/A	N/A
GROUND COVER	N/A	4,720 SF. 25%	N/A	N/A	N/A
IRRIGATED SOD	N/A	9,100 SF. 51%	N/A	N/A	N/A



Edging Detail  
No Scale

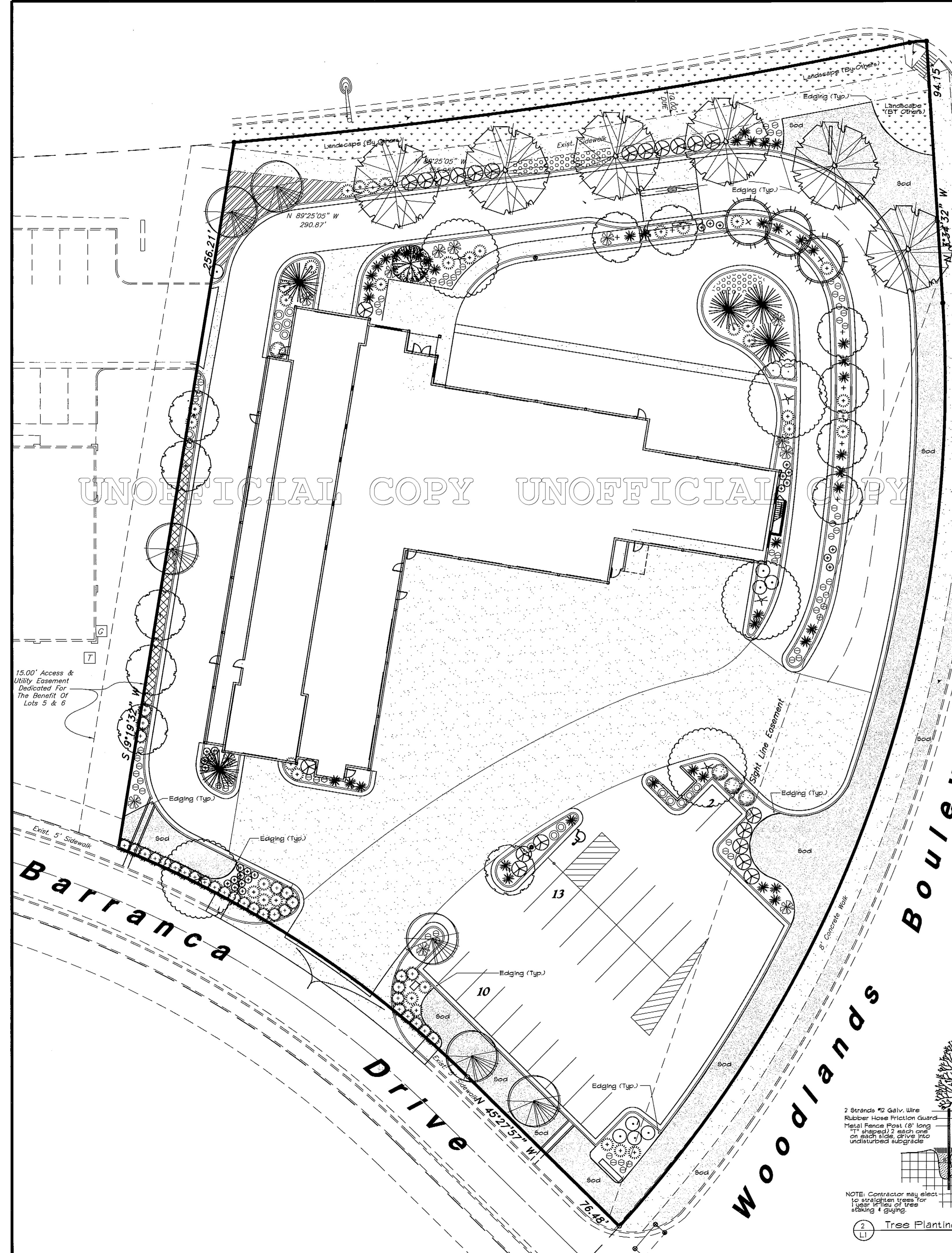


Tree Planting Detail  
No Scale



Shrub/Groundcover Planting Detail  
No Scale

Rock Mulch Detail  
No Scale



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 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Fax: (801)551-8551  
 Open: (801)394-7888  
 Site Lake City (801)551-8529

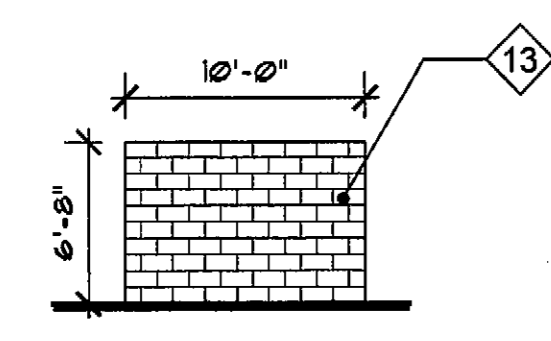
**Site Plan**  
**Final PD Site Plan**  
 Lot 6 Metzler Ranch Filing #9  
 Castle Rock Colorado

19 Mar, 2004  
 SHEET NO. **5**  
 of 7  
 L1 SHEETS

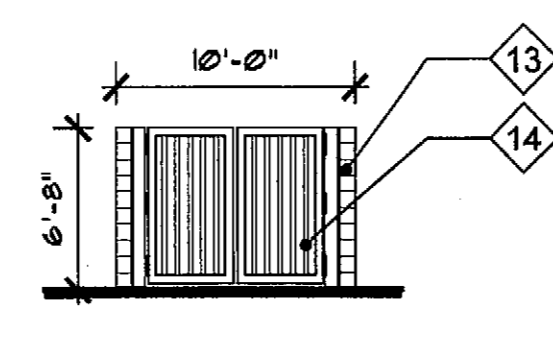
# Final PD Site Plan Lot 6, Metzler Ranch Filing No. 9

A Part of the Southeast Quarter of Section 36  
and the Northeast Quarter of Section 35  
Township 7 South, Range 87 West, of the 6th  
P.M. Town of Castle Rock, County of Douglas,  
State of Colorado

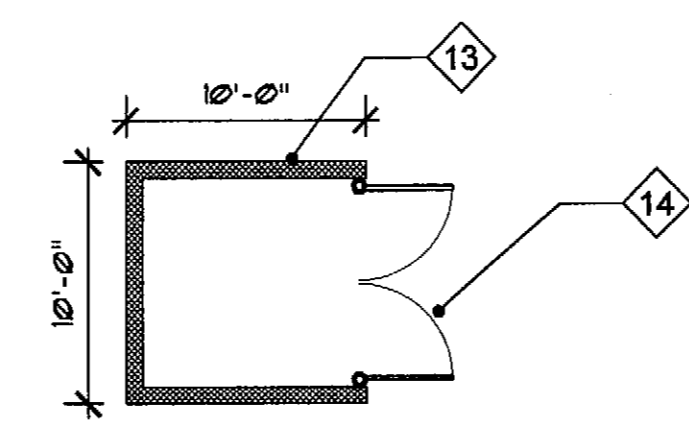
## Elevations



6 TRASH ENCLOSURE  
1/8" = 1'-0" CMU WALL ELEV. TYP. ALL



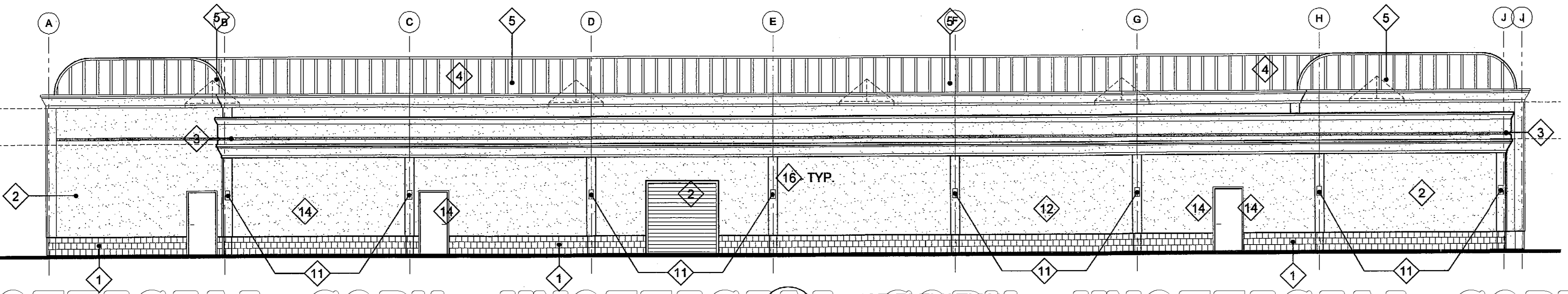
7 TRASH ENCLOSURE  
1/8" = 1'-0" GATE ELEV.



5 TRASH ENCLOSURE  
1/8" = 1'-0" PLAN VIEW

- NOTES
- 12"x12" "COOPER" SLATE STONE -- "NATURAL STONE SALES, INC." COLLECTION
  - 1/2" STUCCO ON CMU BLOCK, FINISH COLOR TO BEST MATCH SHERWIN-WILLIAMS "MAIZE" COLOR #8U2339
  - GREEN STUCCO ACCENT BAND, FINISH COLOR TO BEST MATCH SHERWIN-WILLIAMS "MEMORY LANE" COLOR #8U2234
  - "CLEAR-COTE" COPPER STANDING SEAM METAL ROOF
  - SKYLIGHT BEHIND PARAPET WALL
  - ILLUMINATED "MOTOSPA" SIGN, REFER TO ATTACHED SIGNAGE PACKAGE FOR DESIGN DRAWINGS
  - FIXED, NON-ILLUMINATED SERVICE SIGNS
  - ALUMINUM STOREFRONT WINDOW SYSTEM
  - ALUMINUM STOREFRONT DOOR(S)
  - VACUUM ENCLOSURE
  - WALL MOUNTED ACCENT LIGHT FIXTURES
  - ANODIZED ALUMINUM FINISH GARAGE DOOR(S) WITH WINDOW PANELS WHERE SHOWN
  - 8"x8"x16" SPLIT-FACE CMU BLOCK, FINISH COLOR TO BEST MATCH SHERWIN-WILLIAMS "MAIZE" COLOR #8U2339, W/CMU GAP COURSE
  - HOLLOW METAL DOOR
  - LOUVERED ACCESS DOOR, PAINTED SHERWIN-WILLIAMS "CHATEAU BROWN" COLOR #8U2028
  - STUCCO PILEASTERS TO BE FINISHED SHERWIN-WILLIAMS "GOLDEN BLUFF" COLOR #8U2331

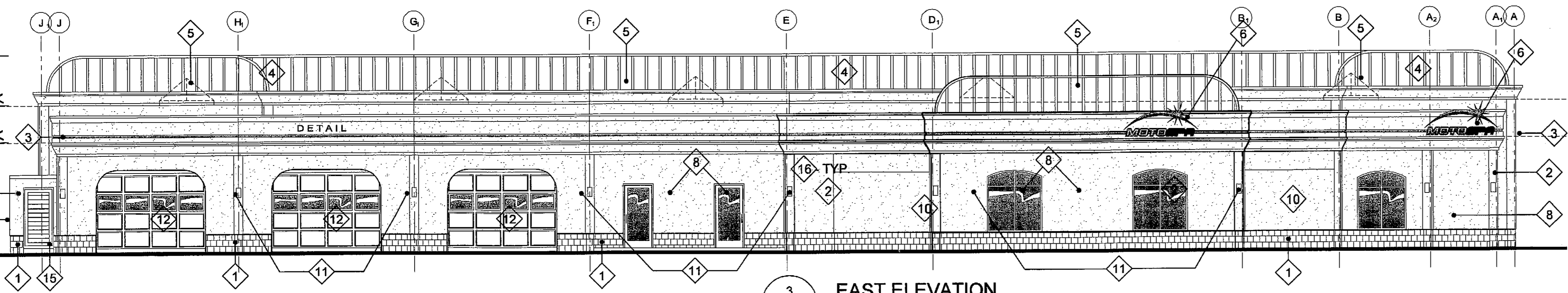
T.O. METAL ROOF  
EL. = 21'-6"  
T.O. UPPER ROOF DECK  
EL. = 16'-0"  
T.O. LOWER ROOF DECK  
EL. = 12'-0"



WEST ELEVATION  
1/8" = 1'-0"

T.O. METAL ROOF  
EL. = 21'-6"  
T.O. LOWER PARAPET  
EL. = 15'-0"  
FIN. FLOOR  
EL. = 0'-0"

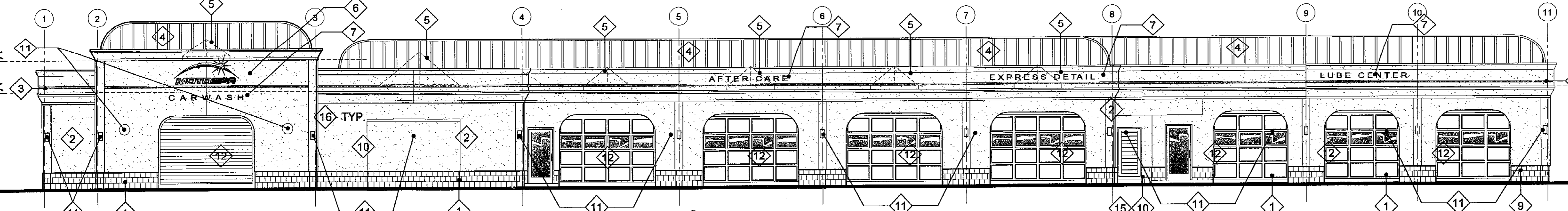
T.O. METAL ROOF  
EL. = 21'-6"  
T.O. UPPER ROOF DECK  
EL. = 16'-0"  
T.O. LOWER ROOF DECK  
EL. = 12'-0"



EAST ELEVATION  
1/8" = 1'-0"

T.O. METAL ROOF  
EL. = 21'-6"  
T.O. LOWER PARAPET  
EL. = 15'-0"  
FIN. FLOOR  
EL. = 0'-0"

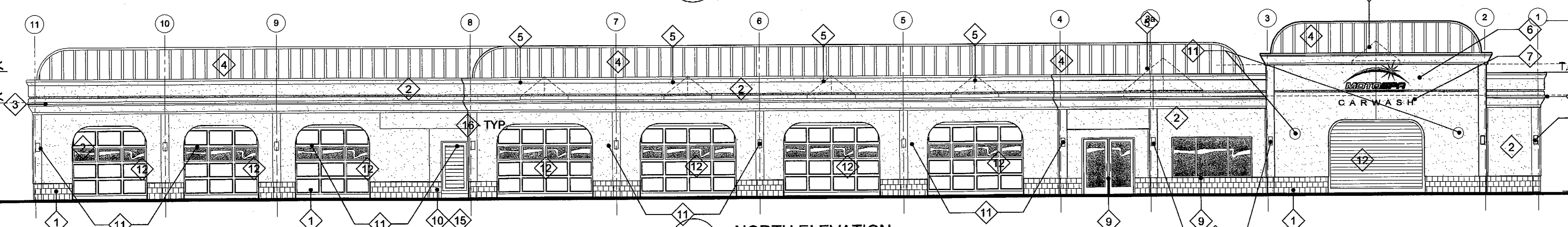
T.O. UPPER ROOF DECK  
EL. = 16'-0"  
T.O. LOWER ROOF DECK  
EL. = 12'-0"



SOUTH ELEVATION  
1/8" = 1'-0"

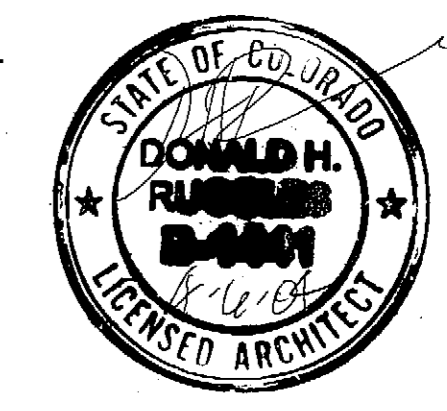
T.O. METAL ROOF  
EL. = 21'-6"  
T.O. LOWER PARAPET  
EL. = 15'-0"  
FIN. FLOOR  
EL. = 0'-0"

T.O. UPPER ROOF DECK  
EL. = 16'-0"  
T.O. LOWER ROOF DECK  
EL. = 12'-0"



NORTH ELEVATION  
1/8" = 1'-0"

T.O. METAL ROOF  
EL. = 21'-6"  
T.O. LOWER PARAPET  
EL. = 15'-0"  
FIN. FLOOR  
EL. = 0'-0"



Final PD Site Plan  
Lot 6  
Metzler Ranch  
Filing #9  
Castle Rock, CO.

GREAT BASIN ENGINEERING - SOUTH  
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Salt Lake City, Utah 84116  
Salt Lake City (801)581-8529 Ogden (801)394-7288 Fax (801)581-8551

Elevations  
Final PD Site Plan  
Lot 6 Metzler Ranch Filing #9  
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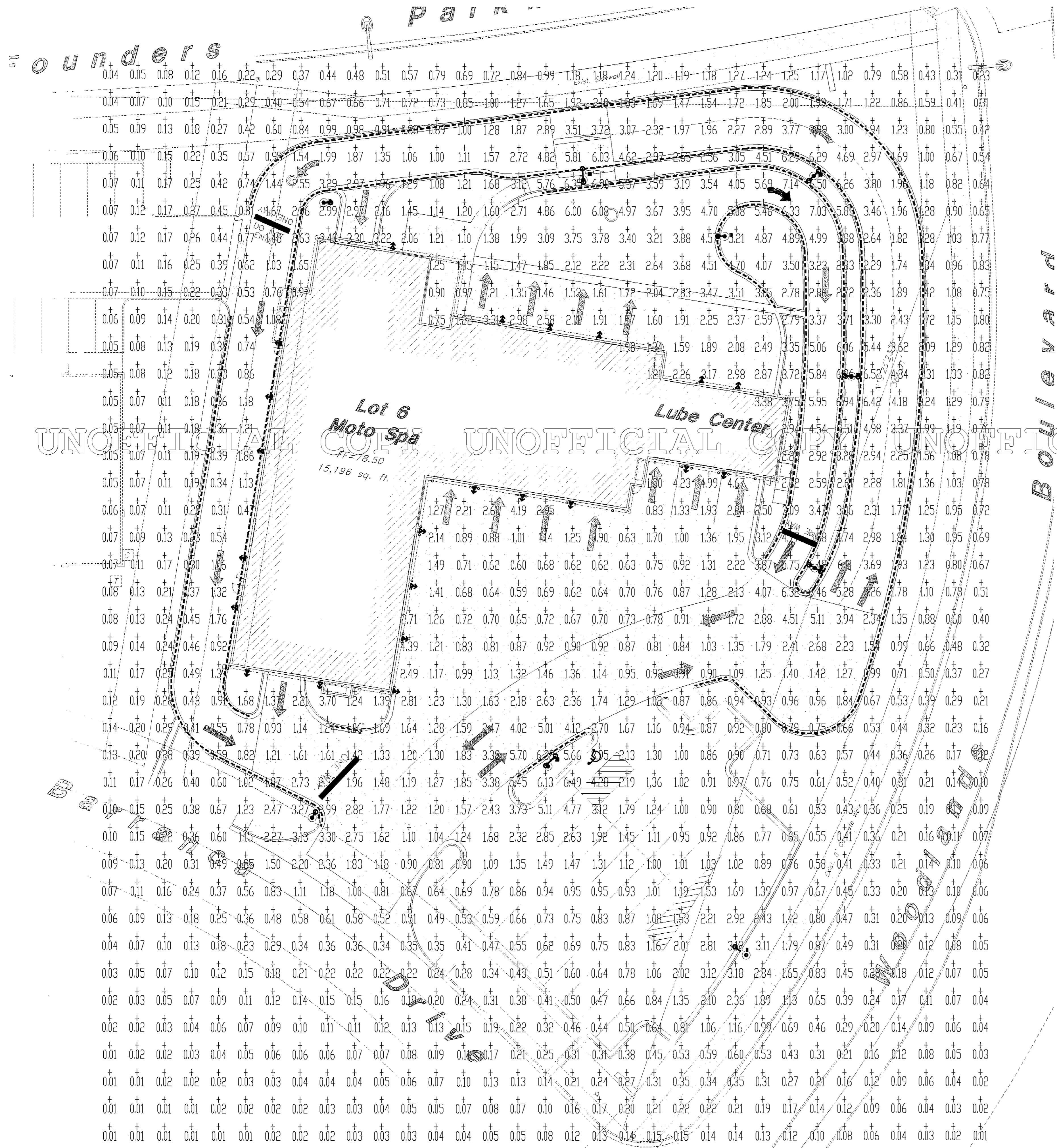
ARCHITECTS  
D. H. RUGGLES & ASSOCIATES  
3200 CHERRY CREEK SO. DR. STE 410  
DENVER, COLORADO 80209  
TELEPHONE 303 355-2460  
FACSIMILE 303 355-2546  
A PROFESSIONAL CORPORATION

19 Mar 2004

SHEET NO.

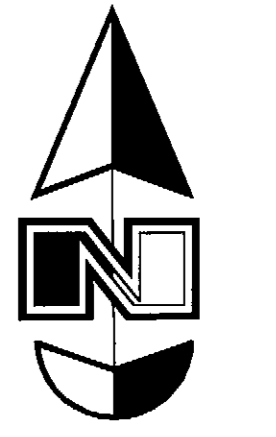
6

03-78C-PD



Final PD Site Plan  
 Lot 6, 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



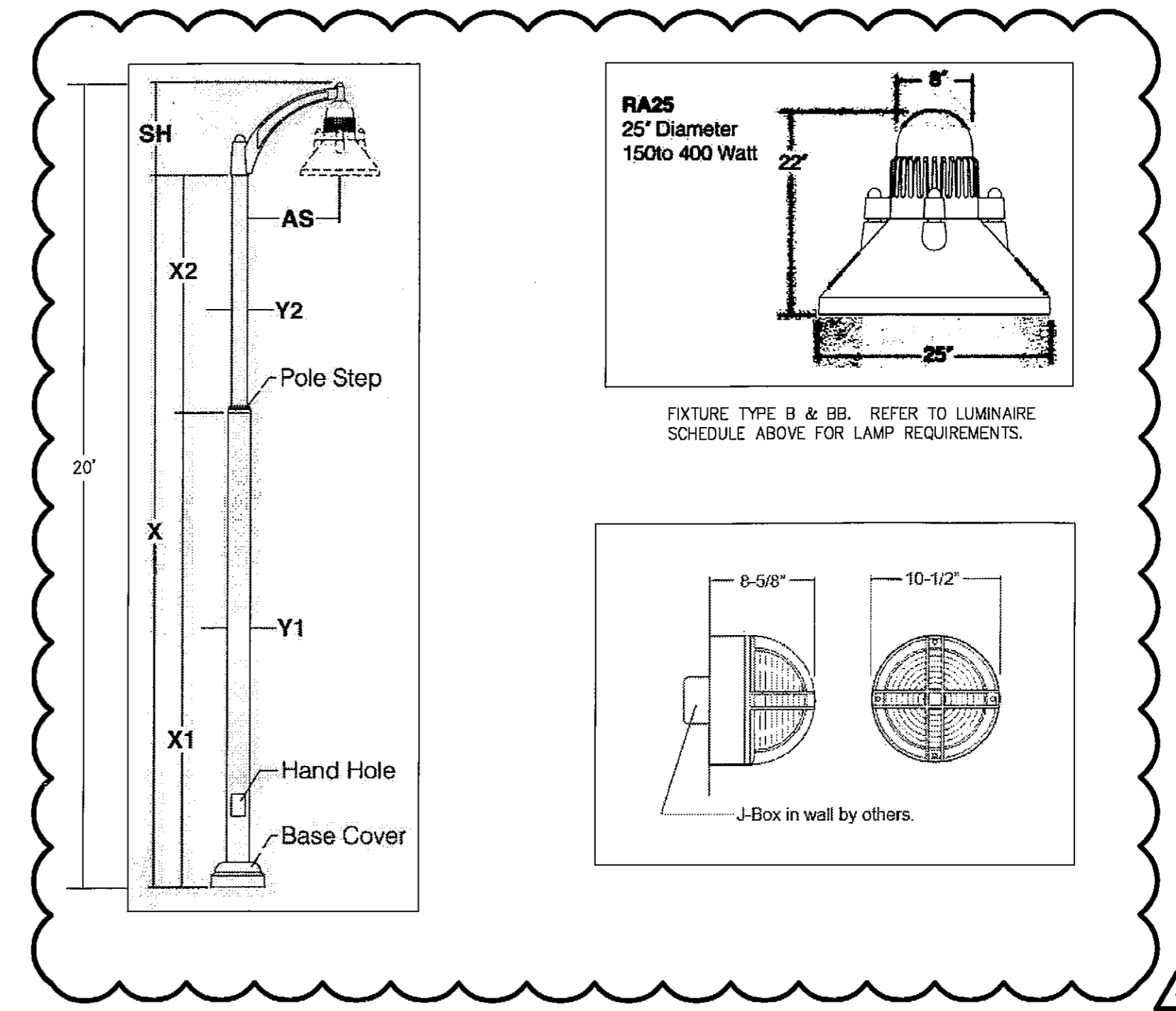
Site Plan

Scale : 1" = 20'



AREA NAME	DIMENSIONS	GRID NAME	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Revised Site	325,00x400.00ft	Pavement	<->	1.3	7.1	0.0	***.*

Metzler Ranch LUMINAIRE SCHEDULE	TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	HLF	INTY	CONTROLS
A	Δ	Δ	KIM LIGHTING WF20P/70MH (1) "WF" WF20-30/A/42PLxxx/xx	(1) 42T8X/4P	3200	7' WALL MNT FLUSH WALL	1.00	22	PHOTOCELL/TIMELOCK EXCEPT (4) FIXTURES AT ENTRY/EXIT OF CAR WASH TUNNEL TO BE 24-HR PHOTOCELL
B	⊕	⊕	KIM LIGHTING RA253/250MH (1) "R25" RA253/250MHxxx/xx IESNA FULL CUT-OFF FIXTURE	(1) MH 250	21000	20' SWEEP ARM FLUSH CONCRETE	1.00	4	CONTROLLED BY PHOTOCELL
BB	⊕	⊕	KIM LIGHTING RA253/250MH (2) "R25" RA253/250MHxxx/xx IESNA FULL CUT-OFF FIXTURE	(2) MH 250	21000	20' SWEEP ARM FLUSH CONCRETE	1.00	5	CONTROLLED BY PHOTOCELL



PHOTOMETRIC CALCULATIONS HAVE BEEN REVISED.  
 REFER TO DRAWING AND LUMINAIRE SCHEDULE FOR  
 ANY CHANGES.

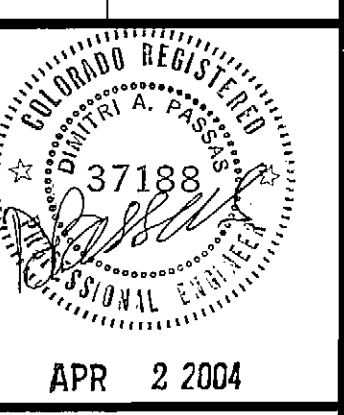
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Final PD Site Plan  
 Lot 6  
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Site Plan  
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APR 2 2004  
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 7  
 of 8  
 03-78C-PD