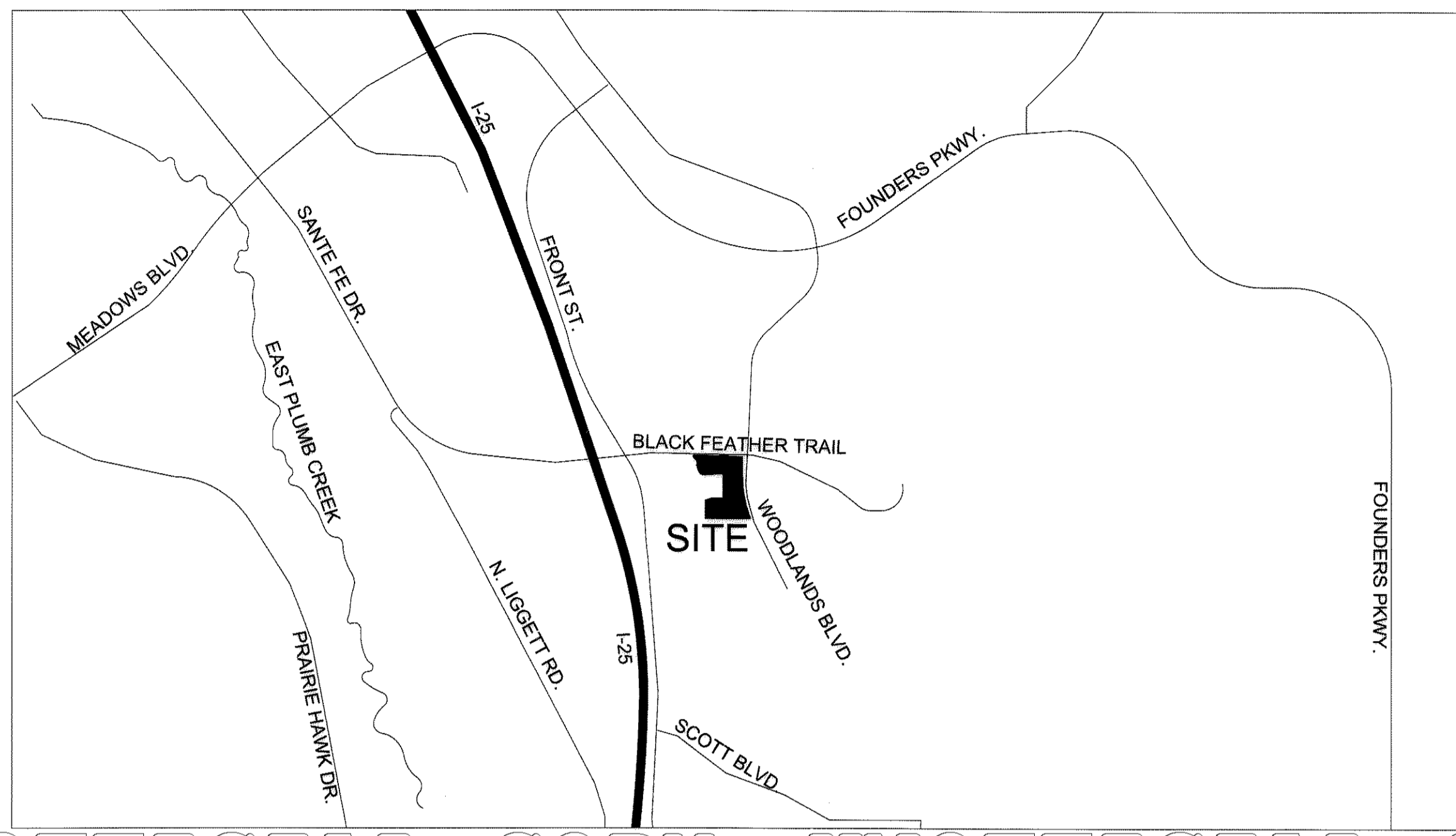


METZLER RANCH FILING NO. 8 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

A PORTION OF LOT 1 METZLER RANCH FILING NO. 8
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 (FORMERLY A PORTION OF THE PERLIMINARY PLAT/FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 8)



VICINITY MAP SCALE: 1" = 1,000'

GENERAL NOTES

1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 15% fee.
2. Pursuant to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
3. The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
4. The Site is not located within any FEMA regulated floodplain and there are no wetlands on the site.
5. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
6. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy, as amended from time to time, for this project.
7. Approval of this conceptual Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
9. All tracts of land shall be maintained by the property owner or by a home owners association should one be formed in the future. All required dedications were made with the Metzler Ranch Filing 8 Preliminary Plat / SDP Site Plan or the Final subdivision plat for Metzler ranch Filing No. 8.
10. With the exception of the proposed water easement accessing the southeast corner of the site, all Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements were previously granted in the Metzler Ranch Filing No. 8 subdivision plat and no changes are proposed.
11. This Site is Zoned Planned Development - R-MF1 Single Family attached residential and multi-family; Metzler Ranch PD Zoning Ordinance 96-42 and recorded at reception number 9672130 in the Clerk and Recorders office of Douglas County .
12. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by the property owner unless or until a home owners association is established for the Site. With the exception of the proposed water easement accessing the southeast corner of the site, all utility easements have been conveyed on the Metzler Ranch Filing No 8 Subdivision Plat or by separate easement.
13. No changes are being made to the existing retaining walls.

LEGAL DESCRIPTION

LOT 1, METZLER RANCH FILING NO. 8, EXCEPT THOSE PORTIONS AS DESCRIBED ON THE CONDOMINIUM MAPS RECORDED APRIL 15, 2003 AT RECEPTION NO. 2003051935, MAY 14, 2003 AT RECEPTION NO. 2003072229, JULY 31, 2003 AT RECEPTION NO. 2003114827, SEPTEMBER 26, 2003 AT RECEPTION NO. 2003142772, DECEMBER 22, 2003 AT RECEPTION NO. 2003179739, JULY 28, 2004 AT RECEPTION NO. 2004078649, AUGUST 16, 2005 AT RECEPTION NO. 2005076968, JANUARY 9, 2006 AT RECEPTION NO. 2006002463 OF THE RECORDS OF THE OFFICE OF CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO.

SITE SUMMARY

1. NUMBER OF DWELLING UNITS 83
2. SETBACKS 20' MINIMUM FROM PROPERTY LINE
3. MINIMUM SEPARATION BETWEEN RESIDENTIAL BUILDINGS: 15'
4. MINIMUM SEPARATION BETWEEN A RESIDENTIAL BUILDING AND A DETACHED GARAGE BUILDING: 8'
5. PARKING SPACES
 REQUIRED PARKING SPACES 2 PER UNIT: 166
 PROVIDED PARKING SPACES: 197
 PARKING MATIRX
 ATTACHED 1 CAR GARAGES: 28
 DETACHED 1 CAR GARAGES: 36
 ACCESSIBLE GARAGES: 4
 DRIVEWAY PARKING (min 9'x18'): 28
 SURFACE PARKING (min 9'x18'): 98
 ACCESSIBLE PARKING STALLS: 5
 TOTAL PARKING PROVIDED 199
6. MAXIMUM HEIGHT OF BUILDINGS: 40.5'
7. TOTAL SITE UTILIZATION
 - TOTAL SITE ACRES LOT 1: 16.131
 - TOTAL AMENDED ACRES: 5.748
 - LANDSCAPED AREA AMENDED SITE: 1.27
 - BUILDING COVERAGE 1.46
 - STREETS & PARKING AREA 1.63
8. 175 SFE ALLOCATED TO METZLER RANCH FILING NO. 8

FIRE NOTES

1. Fire apparatus access roads and water supply for fire protection are in place and are not modified by this Minor Amendment
2. Fire hydrant(s) have been installed and are required to be serviceable prior to and during the time of construction.
3. Approved fire apparatus access roads were constructed and are not changed with this amendment.
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
5. Fire apparatus access roads have been constructed and shall be maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term all-weather driving capabilities has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
6. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
7. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

CIVIL ENGINEER'S STATEMENT

I, Darin Forbes, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

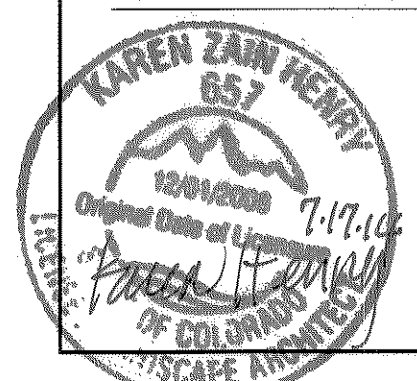
Darin Forbes 7/17/14
 REGISTERED PROFESSIONAL ENGINEER DATE

WATER RIGHTS DEDICATION AGREEMENT

The provision of municipal water to this subdivision is subject to the terms and conditions of the Metzler Ranch Development Agreement, recorded on the 24th day of December, 1996 in book 1396 at page 1,742 and accordingly 55 SFE are debited from the water bank.

REGISTERED LANDSCAPE ARCHITECT

CONTACT INFORMATION
 Project Manager: Karen Henry RLA # 657
 phone: 303.446.2368
 email: khenry@henrydesigngroup.com
 Project Designer: Steve Allen # 9084
 phone: 303.446.2368
 email: sallan@henrydesigngroup.com



TITLE CERTIFICATE

I, David W Knapp AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 LIENHOLDER SUBORDINATION CERTIFICATE.

David W Knapp
 AUTHORIZED REPRESENTATIVE
Vice President - Land Title Guarantee Company
 TITLE COMPANY

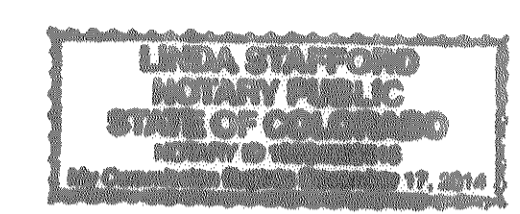
SIGNED THIS 17th DAY OF July 2014.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF July 2014.

BY: David W. Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company

WITNESS MY HAND AND OFFICIAL SEAL.
Linda Stafford
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 12-17-2014

SURVEYORS CERTIFICATE

Don E. Coats A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR DATE
Don E. Coats 7/18/14

OWNERSHIP CERTIFICATE

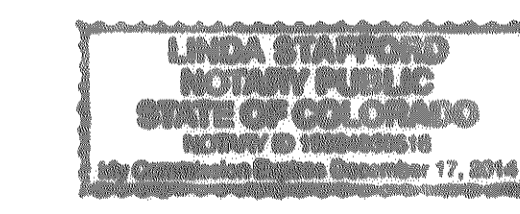
THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY AND STATE OF COLORADO DESCRIBED HEREIN.

Black Feather Land, LLC
 A COLORADO LIMITED LIABILITY COMPANY
 4540 SUMAC LANE, LITTLETON, CO 80123

NOTARY BLOCK

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF July 2014
 BY Richard Patten

WITNESS MY HAND AND OFFICIAL SEAL
Linda Stafford
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 12-17-2014

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

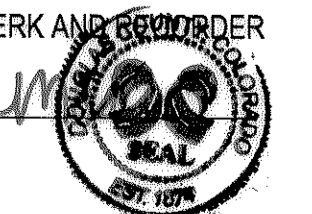
THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THIS 17th DAY OF July 2014.

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:51 am ON THE 23rd DAY OF July 2014 AT RECEPTION NO. 2014040564

DOUGLAS COUNTY CLERK AND RECORDER
 BY: [Signature] DEPUTY



SHEET INDEX

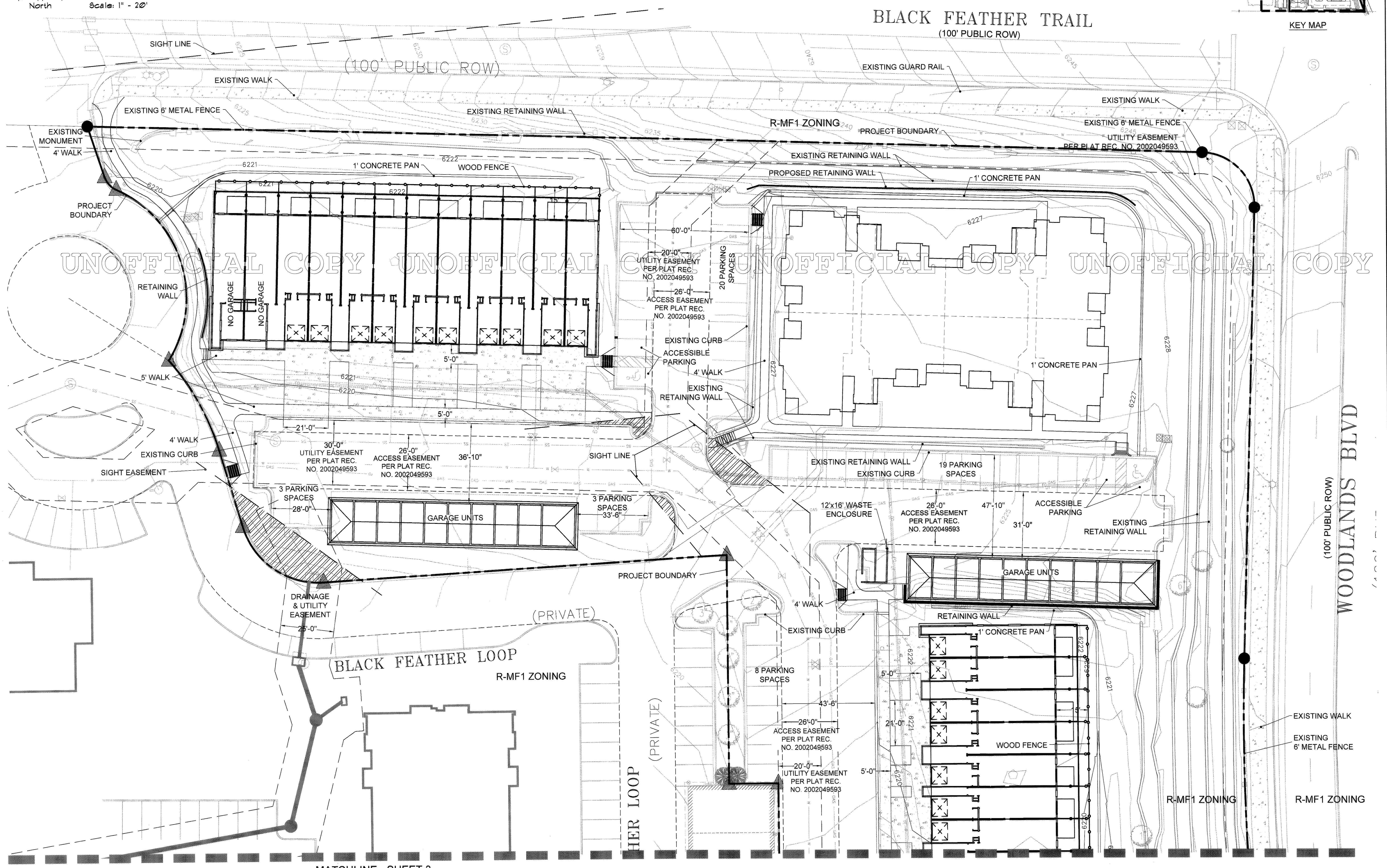
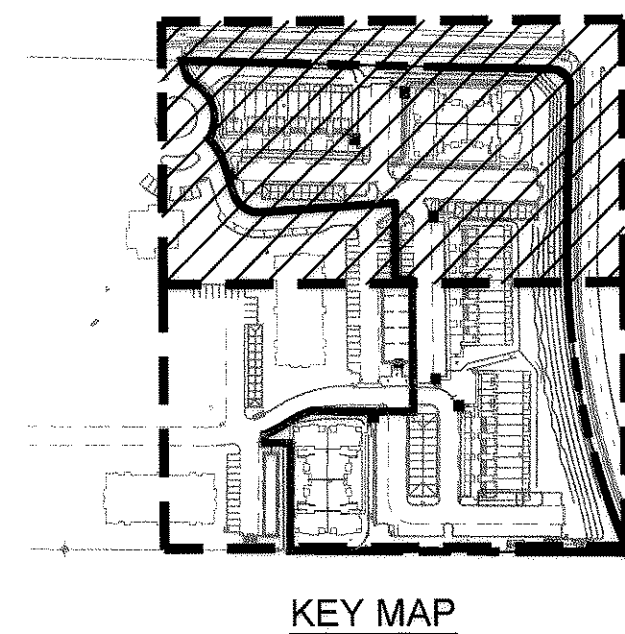
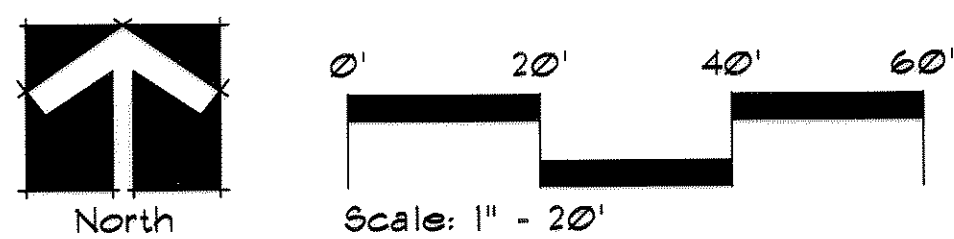
- 1 COVER SHEET
- 2 SITE PLAN
- 3 SITE PLAN & PROJECT BEARINGS
- 4 LANDSCAPE PLAN
- 5 LANDSCAPE & HYDROZONE PLAN
- 6 PLANTING DETAILS
- 7 ARCHITECTURAL ELEVATIONS
- 8 GENERAL GRADING PLAN
- 9 GENERAL UTILITY PLAN

APPLICANT: Patten Development Corp.
 ARCHITECT: DMI
 CIVIL ENGINEER: CORE CONSULTANTS
 LANDSCAPE ARCHITECT: THE HENRY DESIGN GROUP
METZLER RANCH FILING NO. 8
Site Development Plan
Amendment No. 1
Castle Rock, Colorado
 DRAWN BY: AY
 CHECK BY: KH
 ISSUE DATE: 04-30-2014
 REVISIONS: 05-30-2014
06-21-2014
07-11-2014
 SHEET TITLE: **COVER**
 SHEET NUMBER: 1

METZLER RANCH FILING NO. 8
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
 A PORTION OF LOT 1 METZLER RANCH FILING NO. 8
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 (FORMERLY A PORTION OF THE PERLIMINARY PLAT/FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 8)

LEGEND

- Project Boundary
- - - Easement
- Existing Contour
- Open Rail Fence
- ▲ Sight Distance Triangle



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

APPLICANT:
 Patten Development Corp.
 300 132 1311
 1500 W. Johnson Blvd #100
 Littleton, CO 80120

ARCHITECT:
 [Logo]
 303 646 9860
 6525 E. Corral Ave. #100
 Greenwood, CO 80112

CIVIL ENGINEER:
 CORE CONSULTANTS
 303 770 4444
 1950 W. Johnson Blvd #100
 Littleton, CO 80120

LANDSCAPE ARCHITECT:
 THE HENRY DESIGN GROUP
 100 W. Main Street, Suite 200, Castle Rock, CO 80108
 Phone: 303-746-2244 Fax: 303-746-2244

METZLER RANCH FILING NO. 8
 Site Development Plan
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 Castle Rock, Colorado

DRAWN BY: AT
 CHECK BY: KH
 ISSUE DATE: 04-30-2014
 REVISIONS: 05-30-2014
 06-27-2014
 07-11-2014

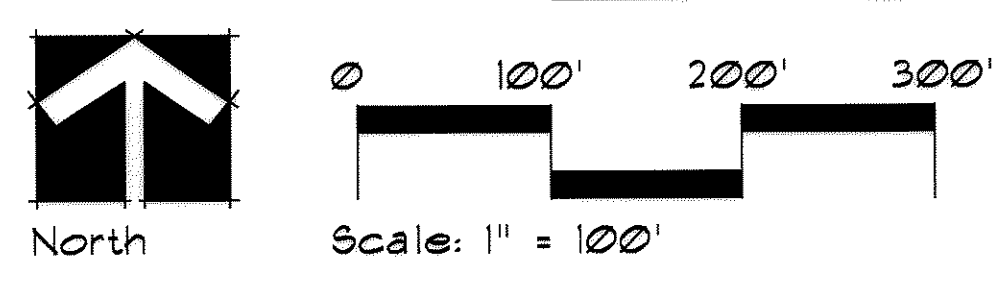
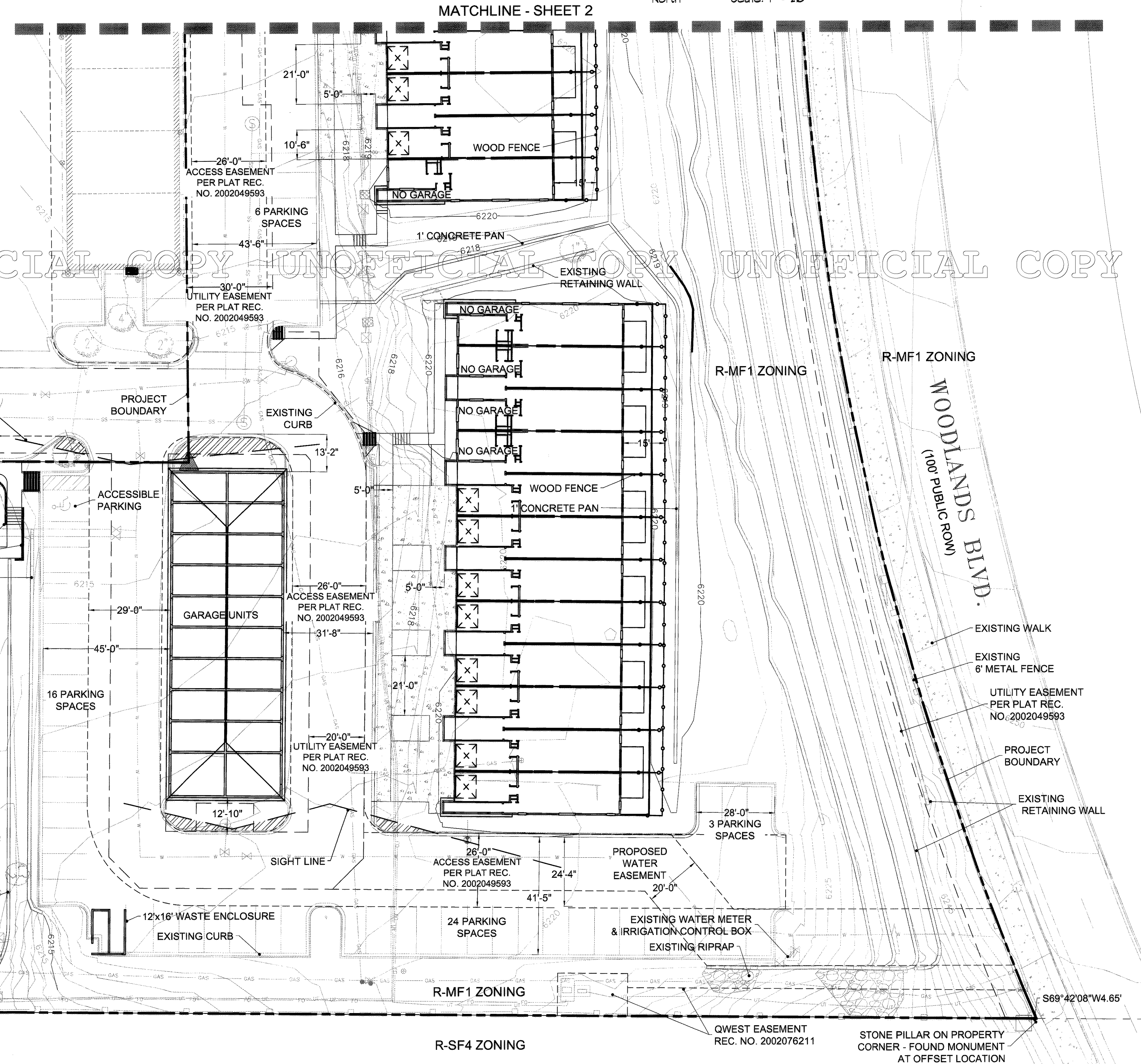
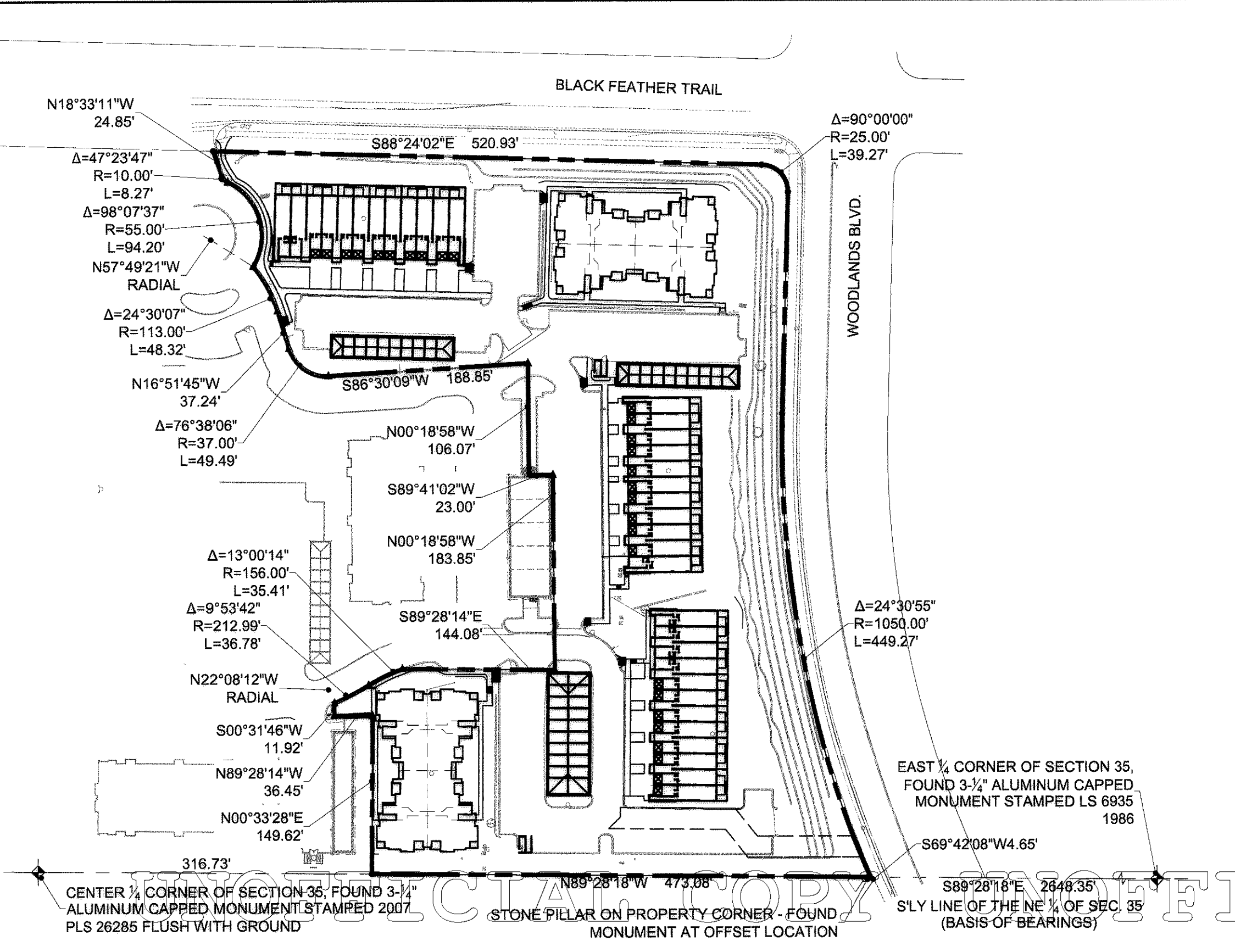
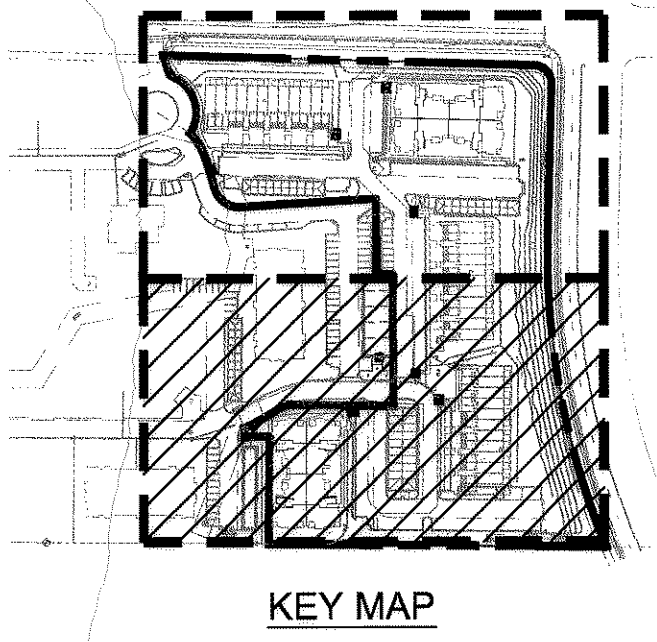
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SITE PLAN
 SHEET NUMBER
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METZLER RANCH FILING NO. 8 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(FORMERLY A PORTION OF THE PERLIMINARY PLAT/FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 8)

LEGEND

- Project Boundary
- Easement
- Existing Contour
- Open Rail Fence
- Sight Distance Triangle



APPLICANT:
Patten Development Corp.
700 S. 13th St.
4540 S. Main Lane
Littleton, CO 80120

ARCHITECT:
DWI
1550 S. 13th St.
9550 E. Colorado Ave. #200
Greenwood, CO 80120

CIVIL ENGINEER:
CORE CONSULTANTS
1550 S. 13th St.
1950 W. Lincoln Road #100
Littleton, CO 80120

LANDSCAPE ARCHITECT:
THE HENRY DESIGN GROUP
1400 W. Lincoln Road #100
100 W. Lincoln Road #100
Littleton, CO 80120
Phone: 303-446-2384 Fax: 303-446-9558

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07-11-2014

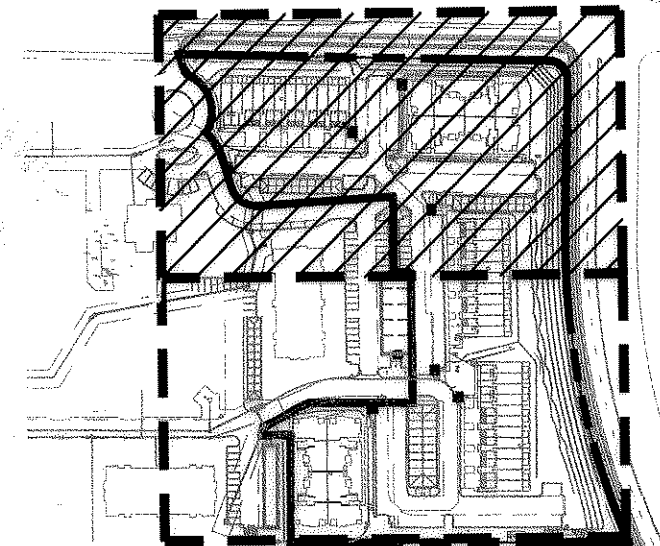
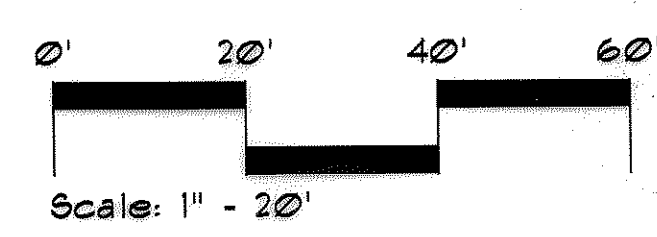
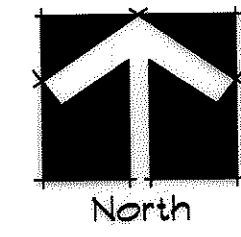
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SITE PLAN
SHEET NUMBER

METZLER RANCH FILING NO. 8 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

A PORTION OF LOT 1 METZLER RANCH FILING NO. 8
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(FORMERLY A PORTION OF THE PERLIMINARY PLAT/FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 8)

LEGEND

- Project Boundary
- - - Easement
- - - Edger
- Open Rail Fence
- - - Sight Distance Triangle
- Shade Tree
- Ornamental Tree
- ⊗ Evergreen Tree
- ⊙ Shrub
- * * Ornamental Grass
- ▨ Shrub & Rock Mulch Bed (Low-Mod. Hydrozone)
- ▩ Shrub Massing - Native Species Along Woodlands Blvd. (Very Low Hydrozone)
- ⋯ Sod (Low-Mod. Hydrozone)
- Native Seed (Low Hydrozone)



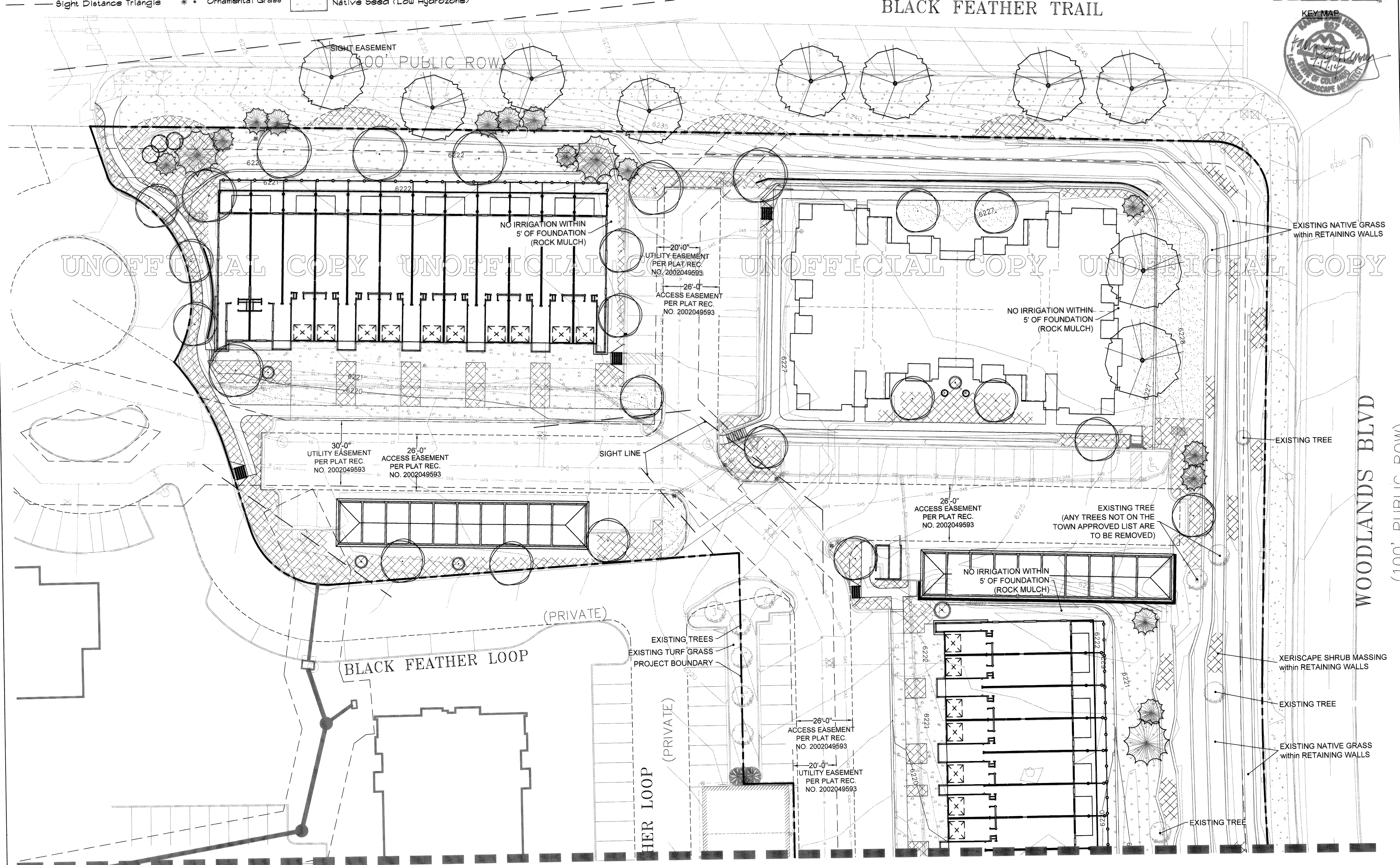
BLACK FEATHER TRAIL

WOODLANDS BLVD

(100' PUBLIC ROW)

BLACK FEATHER LOOP

HER LOOP



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MATCHLINE - SHEET 5

METZLER RANCH FILING NO. 8 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1 PROJECT NO. SDP14-0011

APPLICANT:
Patten Development Corp.
702321211
1600 E. South Ave.
Littleton, CO 80120

ARCHITECT:
[Logo]
303.949.9800
2620 E. South Ave. #820
Greenwood, CO 80120

CIVIL ENGINEER:
CORE CONSULTANTS
303.702.4444
1950 W. Johnson Blvd. #100
Littleton, CO 80120

LANDSCAPE ARCHITECT:
THE HENRY DESIGN GROUP
LANDSCAPING - LANDSCAPE ARCHITECTURE DESIGN
150 WEST STREET SUITE 1-4 DENVER, COLORADO 80202
Phone: 303-444-3368 Fax: 303-444-9938

METZLER RANCH FILING NO. 8
Site Development Plan
Amendment No. 1
Castle Rock, Colorado

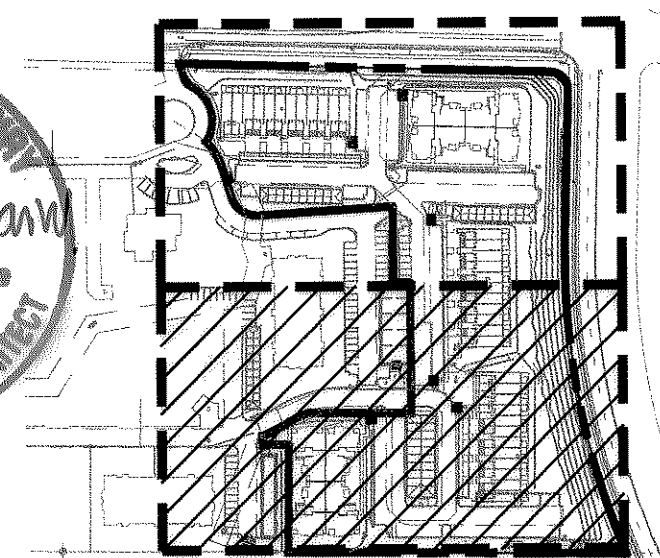
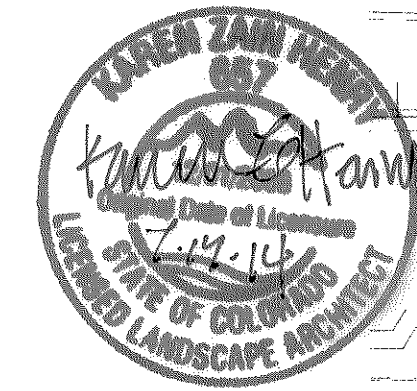
DRAWN BY: AY
CHECK BY: KH
ISSUE DATE: 04-30-2014
REVISIONS: 05-30-2014
06-21-2014
07-11-2014

SHEET TITLE
LANDSCAPE PLAN

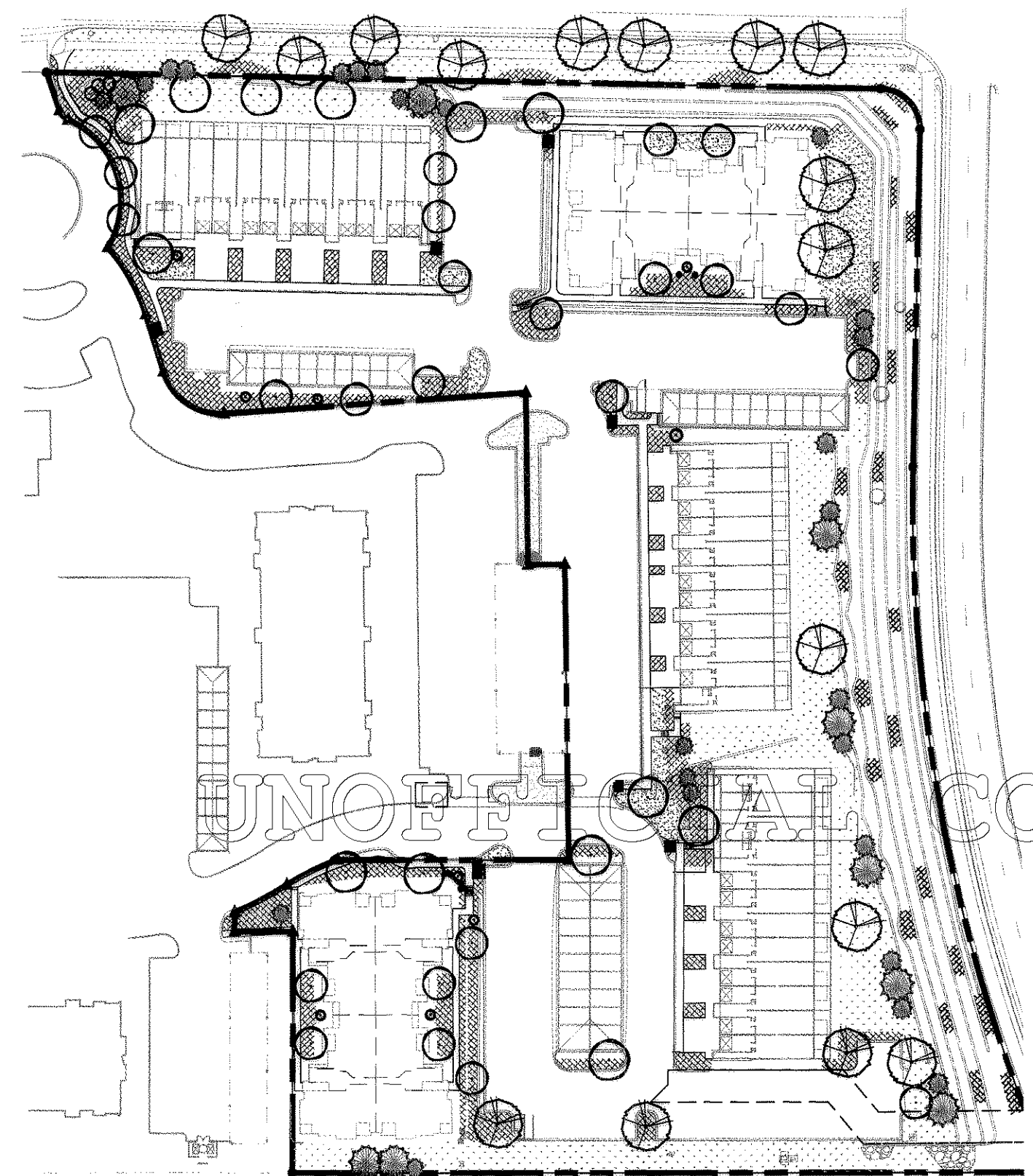
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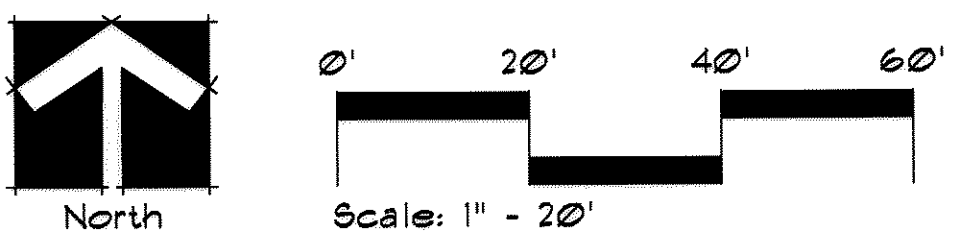
A PORTION OF LOT 1 METZLER RANCH FILING NO. 8
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(FORMERLY A PORTION OF THE PERLIMINARY PLAT/FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 8)



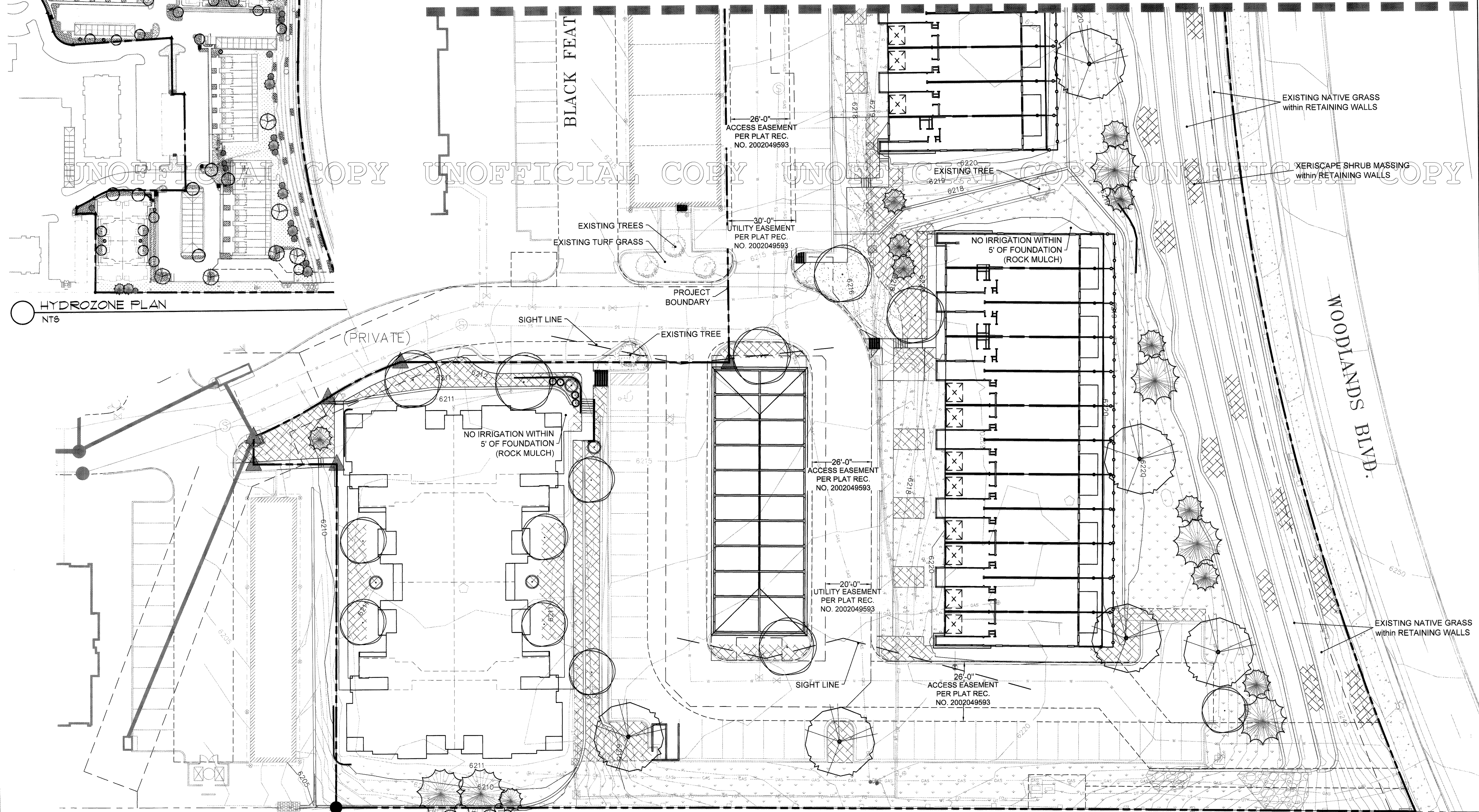
- LEGEND**
- Project Boundary
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 - Open Rail Fence
 - Sight Distance Triangle
 - Shade Tree
 - Ornamental Tree
 - Evergreen Tree
 - Shrub
 - Ornamental Grass
 - Shrub & Rock Mulch Bed (Low-Mod. Hydrozone)
 - Shrub Massing - Native Species Along Woodlands Blvd. (Very Low Hydrozone)
 - Sod (Low-Mod. Hydrozone)
 - Native Seed (Low Hydrozone)



HYDROZONE PLAN
NT5



MATCHLINE - SHEET 4



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

APPLICANT:
Patten Development Corp.
303.343.4444
1400 E. Corral Ave.
Greenwood, CO 81623

ARCHITECT:
[Logo]
303.343.9800
8250 E. Corral Ave.
Greenwood, CO 81612

CIVIL ENGINEER:

CORE CONSULTANTS
303.703.4444
1950 W. Lincoln Blvd. #100
Lafayette, CO 81501

LANDSCAPE ARCHITECT:

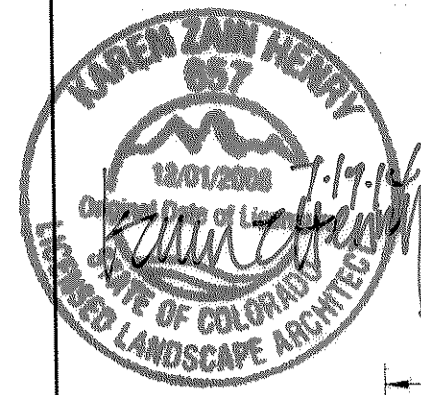
THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTURE
1801 WASHINGTON STREET, SUITE 100, GREENWOOD, CO 81623
PHONE: 303-744-2349 FAX: 303-744-9374

METZLER RANCH FILING NO. 8
Site Development Plan
Amendment No. 1
Castle Rock, Colorado

DRAWN BY: AY
CHECK BY: KH
ISSUE DATE: 04-30-2014
REVISIONS: 05-30-2014
06-21-2014
07-11-2014

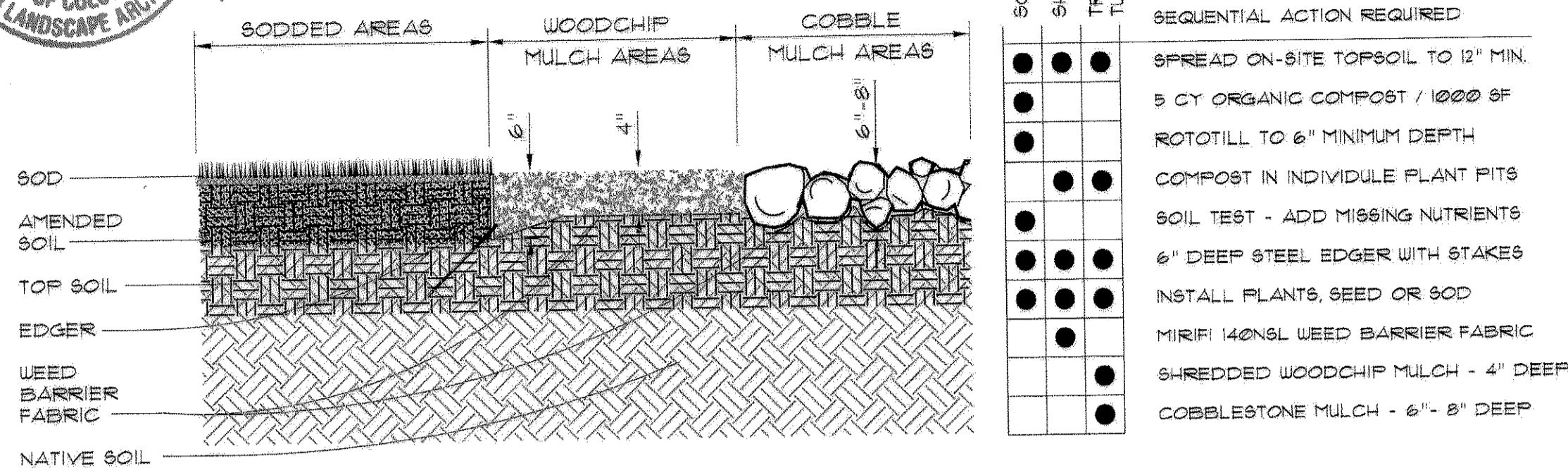
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LANDSCAPE PLAN

SHEET NUMBER
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METZLER RANCH FILING NO. 8 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

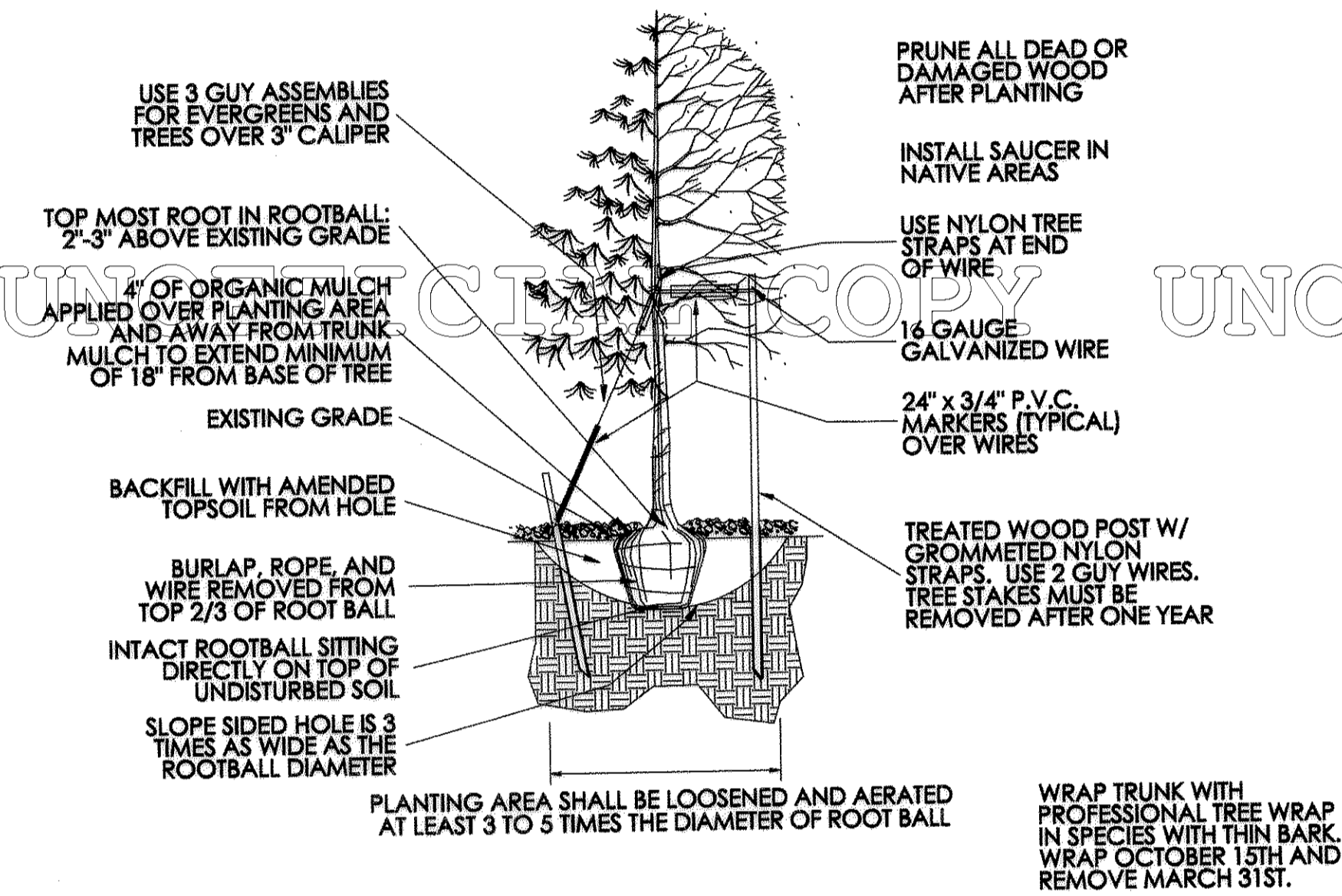
A PORTION OF LOT 1 METZLER RANCH FILING NO. 8
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(FORMERLY A PORTION OF THE PERLIMINARY PLAT/FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 8)



EDGER, MULCHES & SOIL PREPARATION

NOTE: EDGER SHALL BE CAPPED OR ROLLED

N.T.S.



TREE PLANTING DETAIL

TOWN OF CASTLE ROCK

N.T.S.

LANDSCAPE NOTES:

- Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in these drawings and shall conform to subsequent submittal requirements.
- Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on construction documents.
- All plants are to be properly hydrozoned per Town of Castle Rock plant list.
- Distance of trees to utility lines shall be a minimum of 10 feet.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
- Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
- All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Castle Rock. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one year.
- No irrigation shall be installed within 5 feet of building foundations. Rock mulch shall be installed as ornamental ground cover.
- Trails shall meet the requirements of the Americans with Disabilities Act.
- All fencing shall be as indicated on the landscape plans and details.
- All sod areas shall be lower water seed mix approved by Town of Castle Rock.
- Trees in the right-of-ways must be a minimum of 8 feet away from any water and sanitary sewer main.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- Any existing trees found within the existing retaining walls that are not on the Town of Castle Rock approved plant list are to be removed.

WHEATGRASS BLEND:

23%	Western Wheatgrass (Arriba)
18%	Streambank Wheatgrass
19%	Slender Wheatgrass
40%	Pubescent Wheatgrass

NATIVE SEED MIX:

40%	Arriba Western Wheatgrass
20%	Lodorm Green Needlegrass
20%	Lovington Blue grama
10%	Pastura Little Bluestem
5%	Vaughn Sideoats grama
5%	Sharps Buffalo grass

SEED SHALL BE APPLIED AT A RATE OF 33 LBS. PER ACRE.

SUGGESTED PLANT LIST

SHADE TREES						
QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	MATURE SIZE (HxW)	SIZE	WATER USE
-	ABP	AUTUMN BLAZE PEAR	PYRUS CALLERYANA 'AUTUMN BLAZE'	35' x 25'	25" CAL.	MODERATE
-	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	55' x 45'	25" CAL.	LOW
-	GL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	35' x 35'	25" CAL.	LOW
-	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	55' x 45'	25" CAL.	MODERATE
ORNAMENTAL TREES						
-	CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	25' x 25'	2" CAL.	MODERATE
-	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	18' x 18'	2" CAL.	MODERATE
-	GRT	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	25' x 25'	2" CAL.	LOW
-	JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	20' x 20'	2" CAL.	LOW
-	RFC	RADIANT CRABAPPLE	MALUS 'RADIANT'	25' x 25'	2" CAL.	MODERATE
EVERGREEN TREES						
-	BP	BOSNIAN PINE	PINUS HEDREICHII VAR. LEUCODERMIS	20' x 12'	6'	LOW
-	CB5	COLORADO BLUE SPRUCE	PICEA PUNGENS	40' x 25'	8'	LOW
-	NC5	COLUMNAR NORWAY SPRUCE	PICEA ABIES 'CUPRESSINA'	20' x 6'	6'	MODERATE
-	FNP	PINON PINE	PINUS EDULIS	25' x 15'	6'	MODERATE
-	5P	SCOTCH PINE	PINUS SYLVESTRIS	40' x 25'	8'	MODERATE
-	5RJ	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	18' x 3'	6'	LOW
DECIDUOUS SHRUBS						
-	ADF	ARNOLD DWARF FORSYTHIA	FORSYTHIA 'ARNOLD DWARF'	2.5' x 4.5'	5 GALLON	LOW
-	AWS	ANTHONY WATERER SPIREA	SPIRAEA JAONICA 'ANTHONY WATERER'	2.5' x 3'	5 GALLON	MODERATE
-	BV	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	7' x 7'	5 GALLON	MODERATE
-	DBU	DWARF BURNING BUSH	EUCONYMUS ALATUS 'COMPACTUS'	7' x 7'	5 GALLON	MODERATE
-	DN	DWARF NINEBARK	PHYSCOCARPUS OPULIFOLIUS 'NANUS'	4.5' x 4.5'	5 GALLON	MODERATE
-	GMC	GREEN MOUND CURRANT	RIBES ALPUM 'GREEN MOUND'	4' x 3'	5 GALLON	LOW
-	KOR	KNOCKOUT ROSE	ROSA X KNOCKOUT	2.5' x 2.5'	5 GALLON	MODERATE
-	LE	LENA BROOM	CYTISUS X LENA	2.5' x 3.5'	5 GALLON	VERY LOW
-	LP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	2.5' x 3.5'	5 GALLON	MODERATE
-	NUR	NEARLY WILD ROSE	ROSA X 'NEARLY WILD'	3' x 3'	5 GALLON	LOW
-	RS	RUSSIAN SAGE	PEROVSKIA ARTIFICIOLIA	4' x 4'	5 GALLON	LOW
-	5GB	SPANISH GOLD BROOM	CYTISUS PURGANS SPANISH GOLD	3' x 5'	5 GALLON	LOW
-	5HS	SHIROBANA SPIREA	SPIREA JAPONICA 'SHIROBANA'	2.5' x 2.5'	5 GALLON	MODERATE
-	5S	SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	8' x 8'	5 GALLON	MODERATE
-	TGR	TALL GREEN RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS GRAVEOLENS	4' x 4'	5 GALLON	VERY LOW
-	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	5' x 5'	5 GALLON	VERY LOW
EVERGREEN SHRUBS						
-	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	1' x 3.5'	5 GALLON	LOW
-	CAJ	COMPACT ANDORRA JUNIPER	JUNIPERUS 'ANDORRA COMPACTA'	1.5' x 4.5'	5 GALLON	LOW
-	TMP	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	15' x 8'	6'	MODERATE
-	WBM	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	4' x 5'	5 GALLON	LOW
GRASSES						
-	DFG	DWARF FOUNTAIN GRASS	FENISTETUM ALOPECUROIDES 'HAMELN'	15' x 15'	1 GALLON	LOW
-	KFG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	5' x 2'	1 GALLON	LOW
-	MLM	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	4.5' x 4'	1 GALLON	LOW
-	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIETGATUS'	4.5' x 3.5'	1 GALLON	LOW

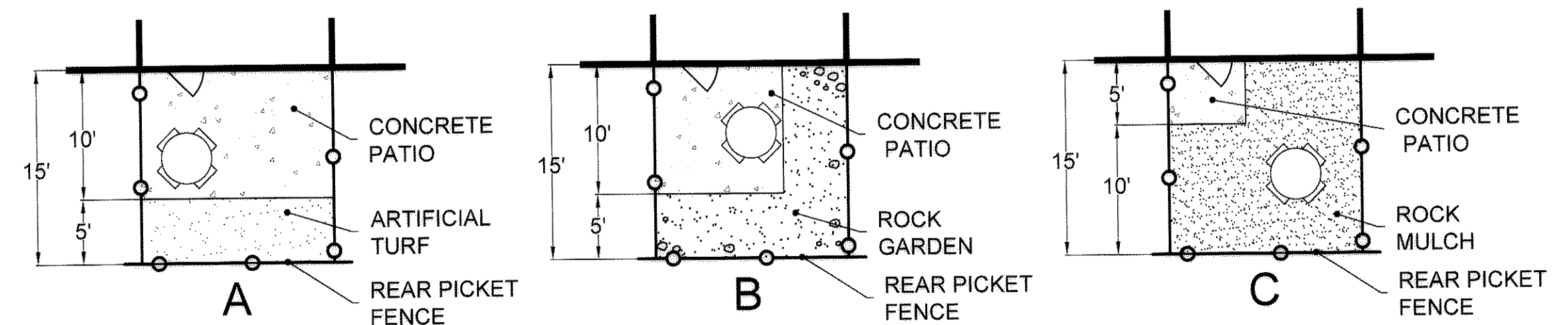
MULTI-FAMILY LANDSCAPE SITE INVENTORY

Site Amendment Area	Landscape Area (20% of site required)	Turf Area	Native Seed	Nonliving Ornamental (Areas along walks less than 4')	Trees Required (2 per 1,000 sqft of required indep. area)	Trees Provided	Shrubs Required (4 per 1,000 sqft of required indep. area)	Shrubs Provided	Soil Prep. Amount (4 cu yds. per 1,000 sqft)	Separate Irrigation Service Connections
5.75 Acres	55,200 sqft (127 Acres)	5,980 sqft	34,792 sqft	100 sqft	100	105	200	400 +/-	220.8 cu yds	No
Parking Lot Area	Parking Lot Landscape Area (10% required)	No. of Parking Spaces	Nonliving Ornamental	Number of Interior Landscaped Islands	Minimum Width of Interior Landscaped Islands	Trees Required (2 per 1,000 sqft of required indep. area)	Trees Provided	Shrubs Required (4 per 1,000 sqft of required indep. area)	Shrubs Provided	
16,125 sqft	1,613 sqft	98	0 sqft	1	10 ft	3	3	7	7	

* Existing irrigation meters to be used are located at 414 Black Feather Loop Tap no. 5240 (34") and 440 Black Feather Loop Tap no. 5241 (1").

STREETSCAPE LANDSCAPE REQUIREMENTS

ALONG BLACK FEATHER BOULEVARD				
AREA	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
535 LF	13	13	52	60

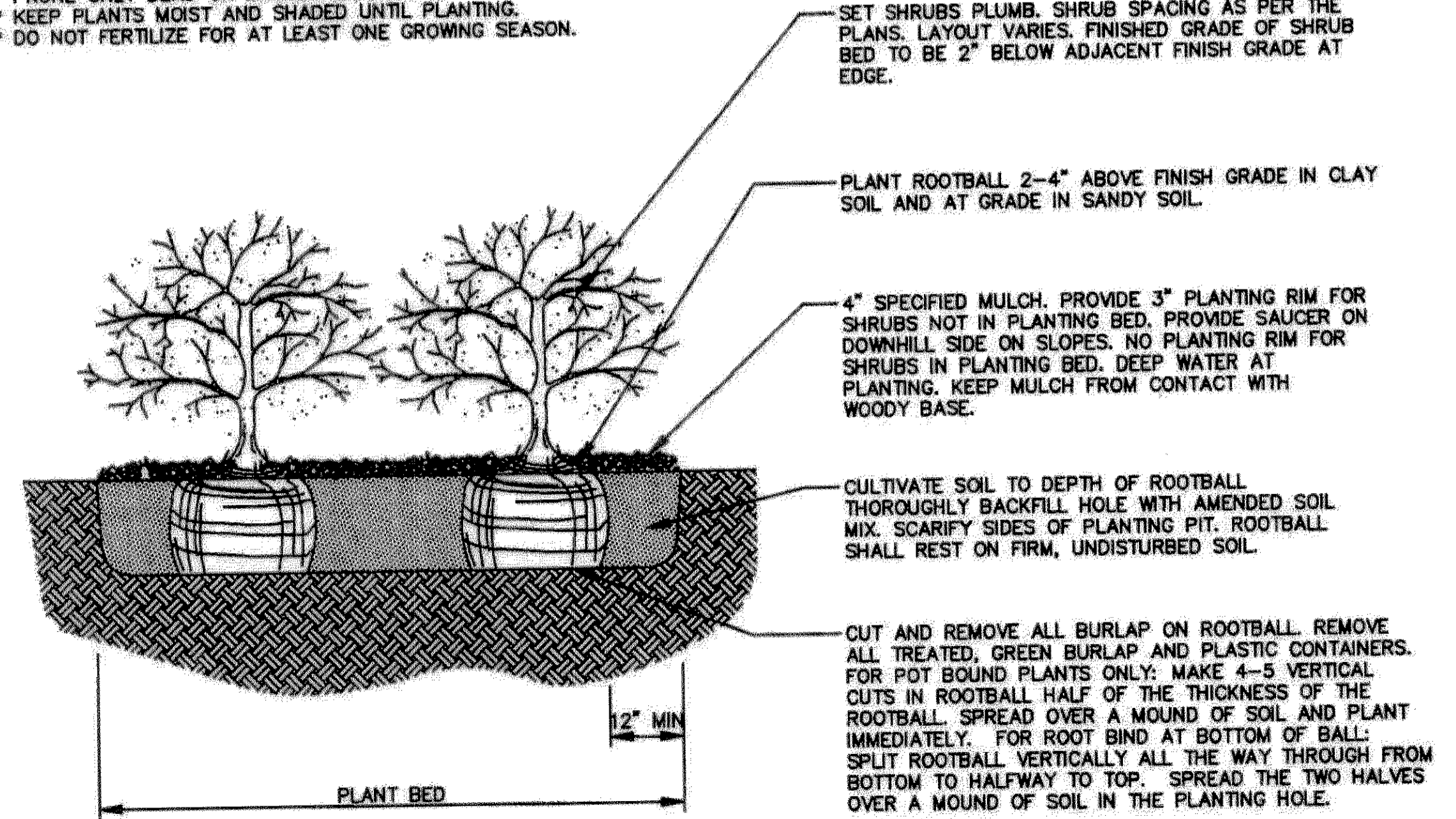


TYPICAL BACKYARD LAYOUTS

FINAL OPTIONS TO BE DETERMINED

1" = 10'-0"

- NOTES:
- * PRUNE ONLY DEAD OR BROKEN BRANCHES.
 - * KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - * DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



SHRUB PLANTING DETAIL

TOWN OF CASTLE ROCK

N.T.S.

APPLICANT:

Patten Development Corp.
1000 E. 14th Ave.
Littleton, CO 80120

ARCHITECT:

MI
303.845.9880
1520 E. Comanche Blvd #109
Greenwood, CO 80112

CIVIL ENGINEER:

CORE CONSULTANTS
303.703.4444
1550 W. Limon Blvd #109
Limon, CO 80520



LANDSCAPE ARCHITECT:

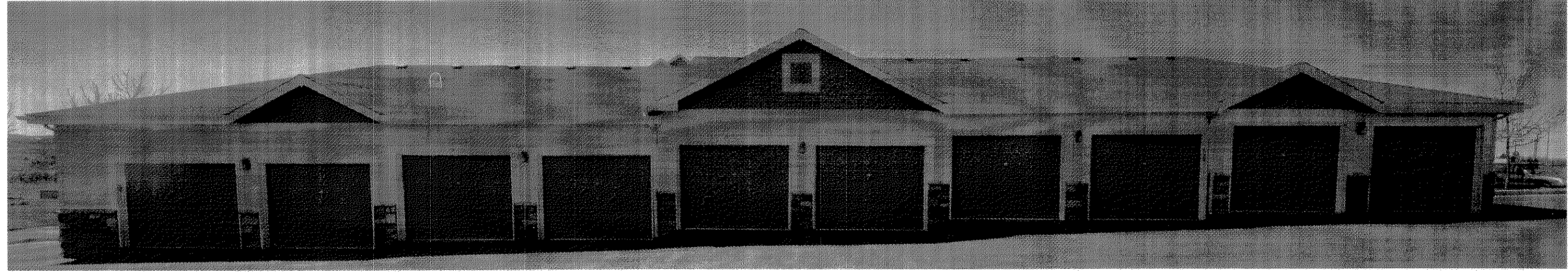
THE HENRY DESIGN GROUP
1520 W. Limon Blvd #109
Limon, CO 80520
Phone: 313-444-9832

METZLER RANCH FILING NO. 8
Site Development Plan
Amendment No. 1
Castle Rock, Colorado

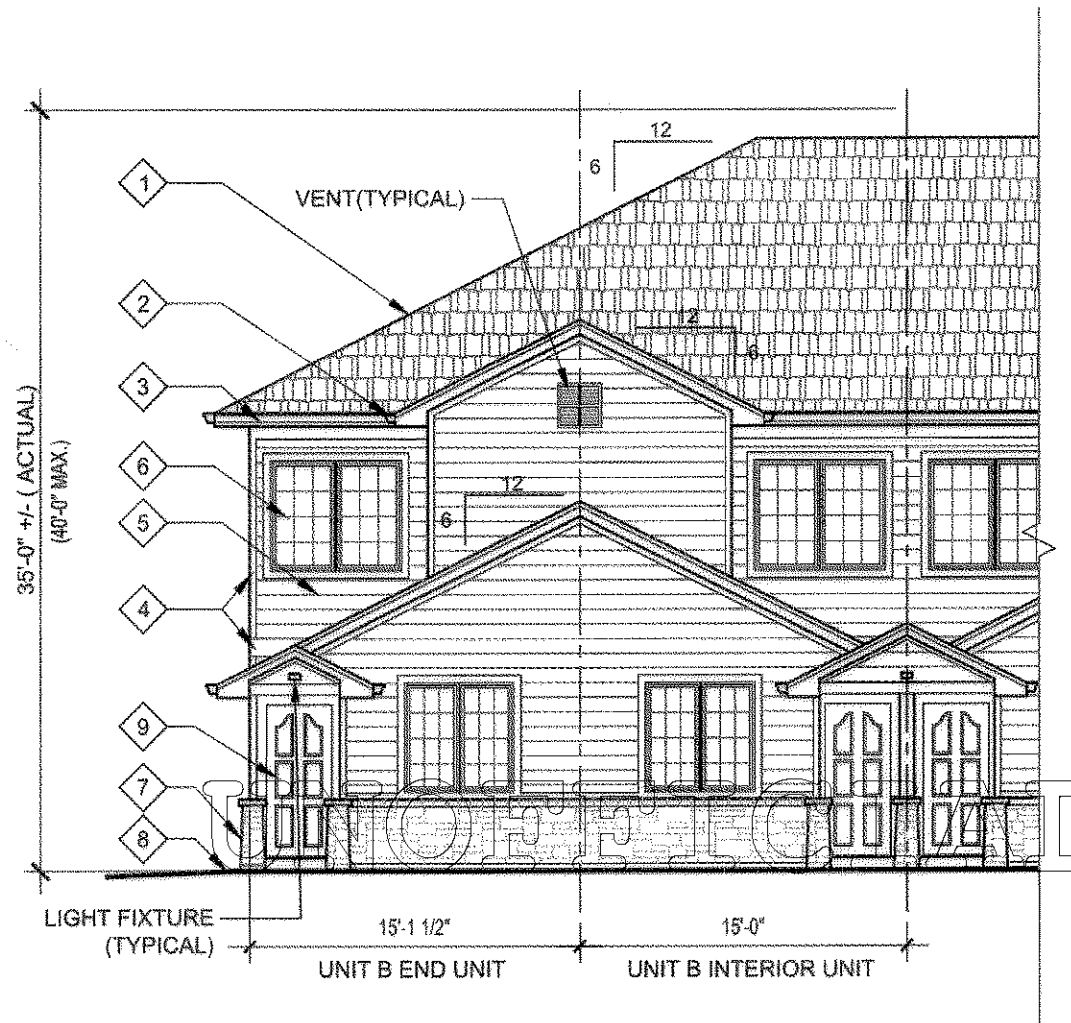
DRAWN BY: AY
CHECK BY: KH
ISSUE DATE: 04-30-2014
REVISIONS: 05-30-2014
06-27-2014
07-11-2014

SHEET TITLE
PLANTING DETAILS
SHEET NUMBER

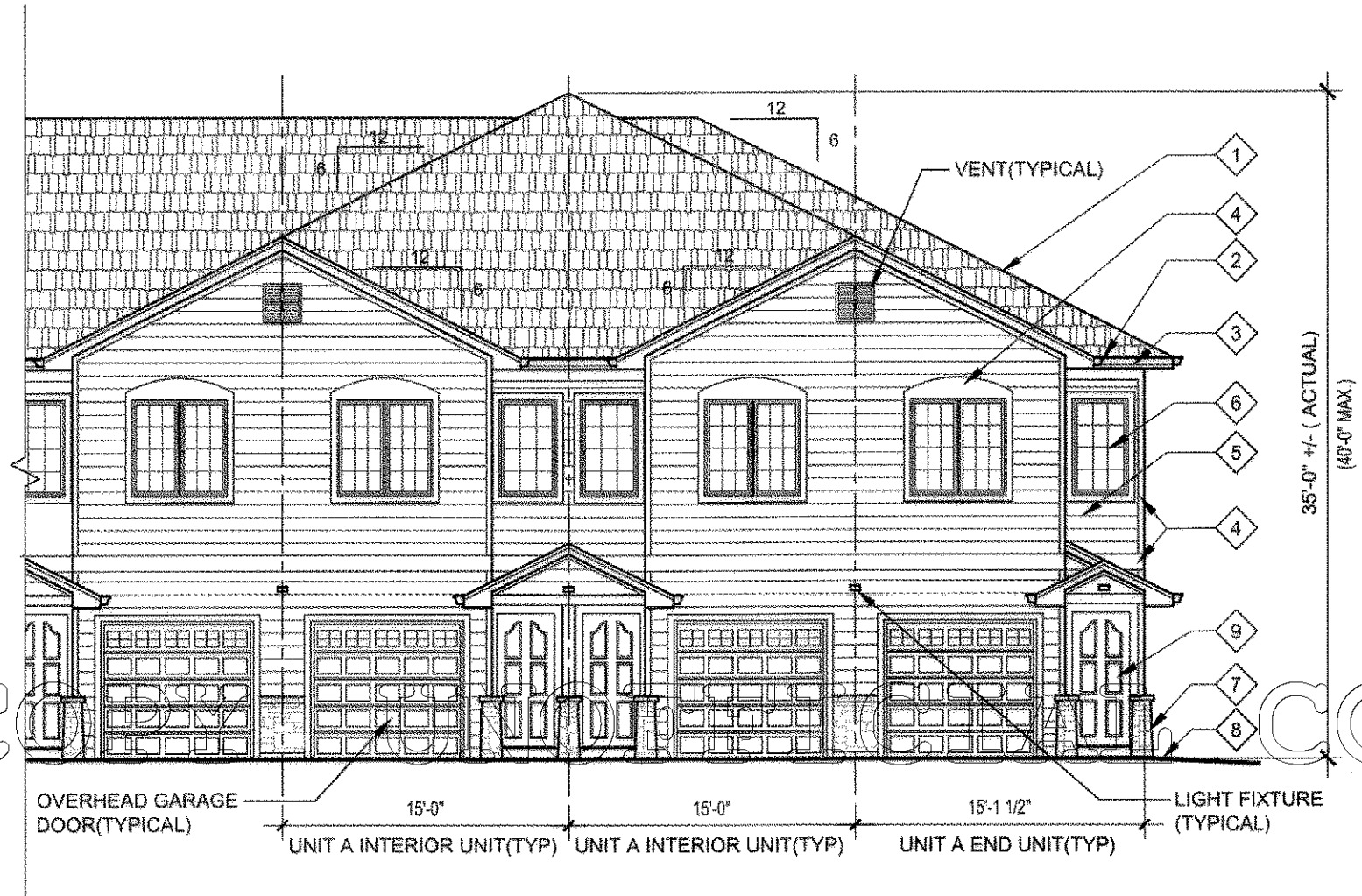
METZLER RANCH FILING NO. 8
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
 A PORTION OF LOT 1 METZLER RANCH FILING NO. 8
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 (FORMERLY A PORTION OF THE PERLIMINARY PLAT/FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 8)



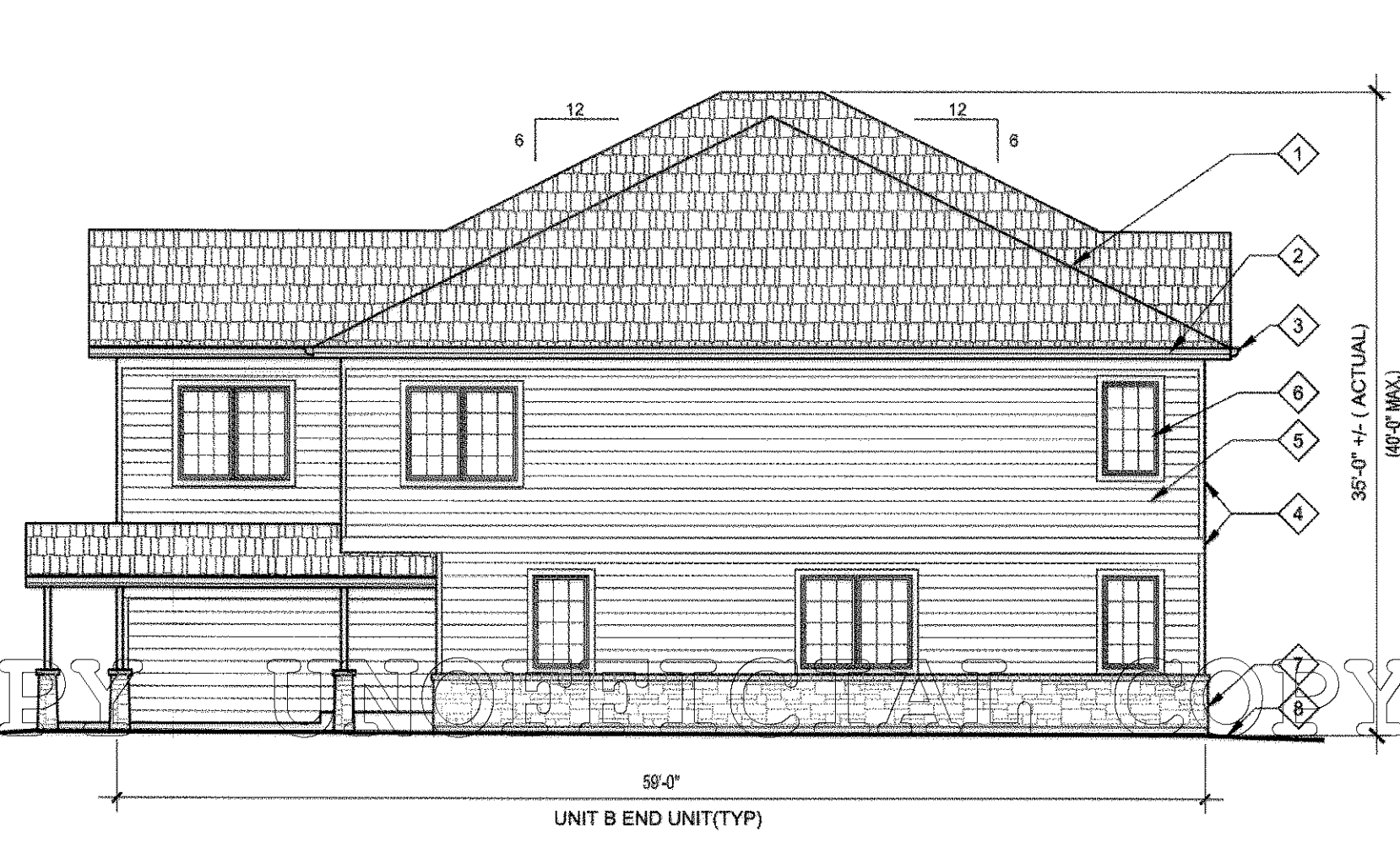
CLUSTER GARAGE UNITS
 TO MATCH EXISTING N.T.S.



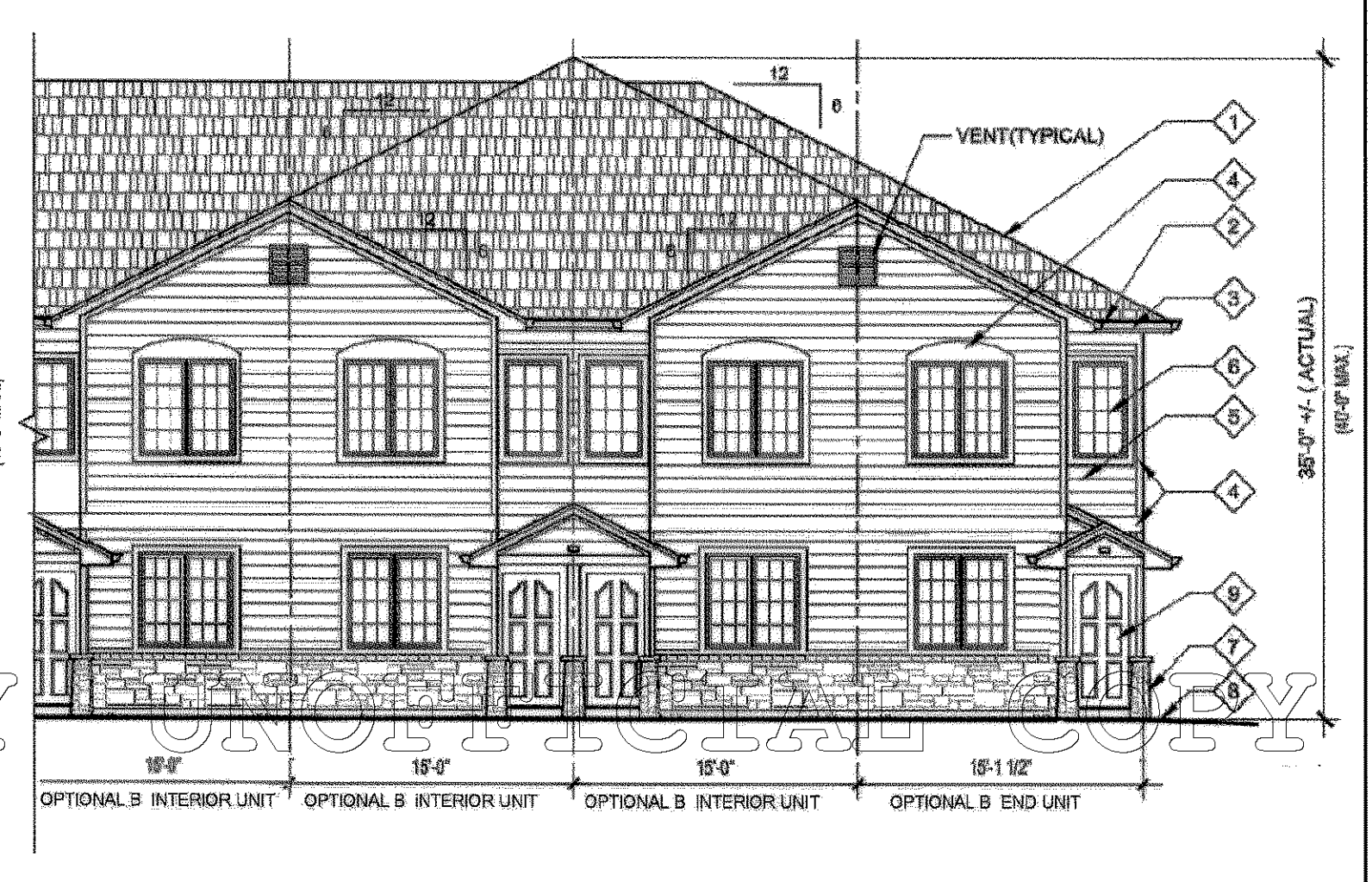
PARTIAL FRONT BUILDING ELEVATION
 N.T.S.



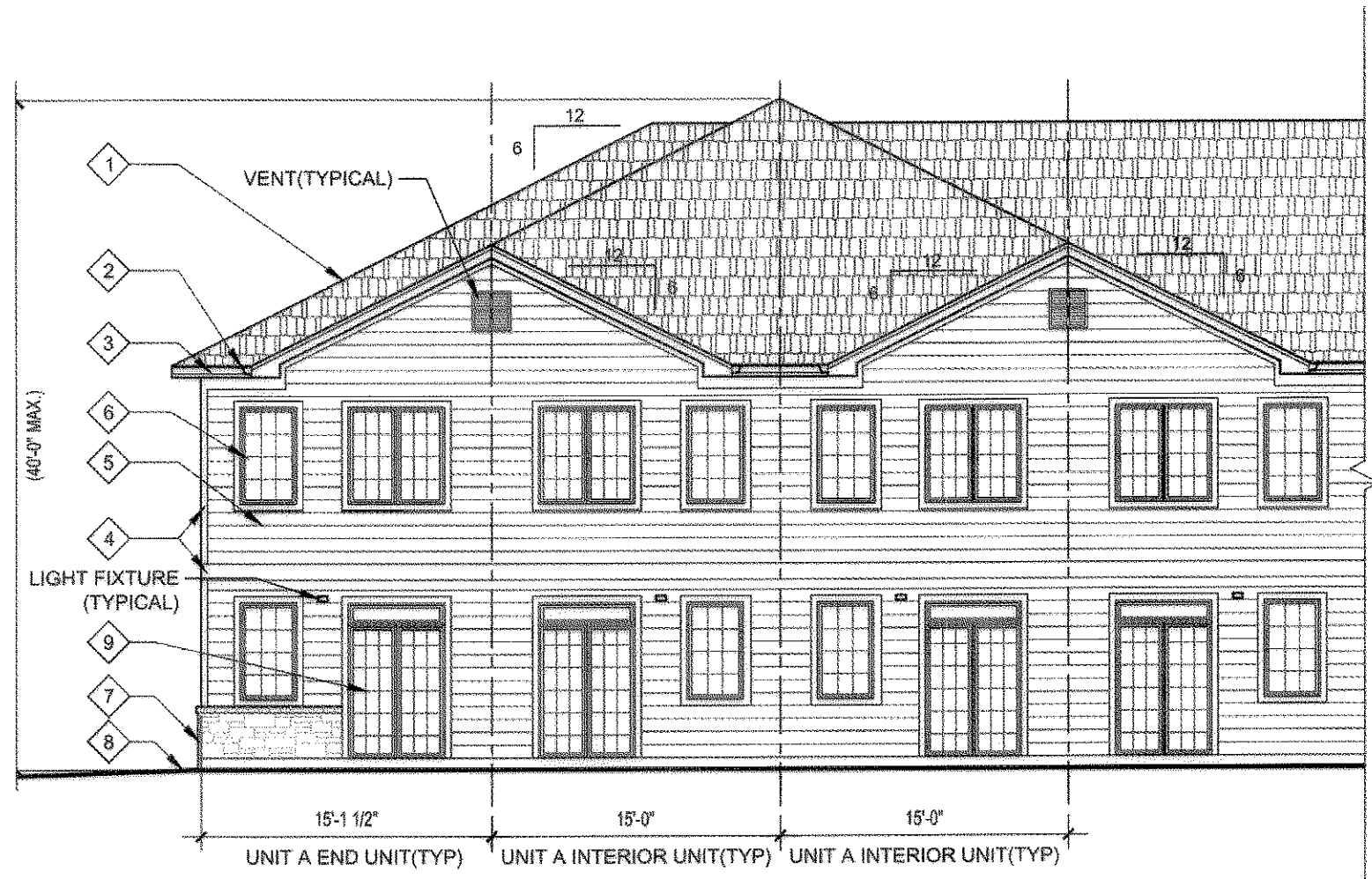
PARTIAL FRONT BUILDING ELEVATION
 N.T.S.



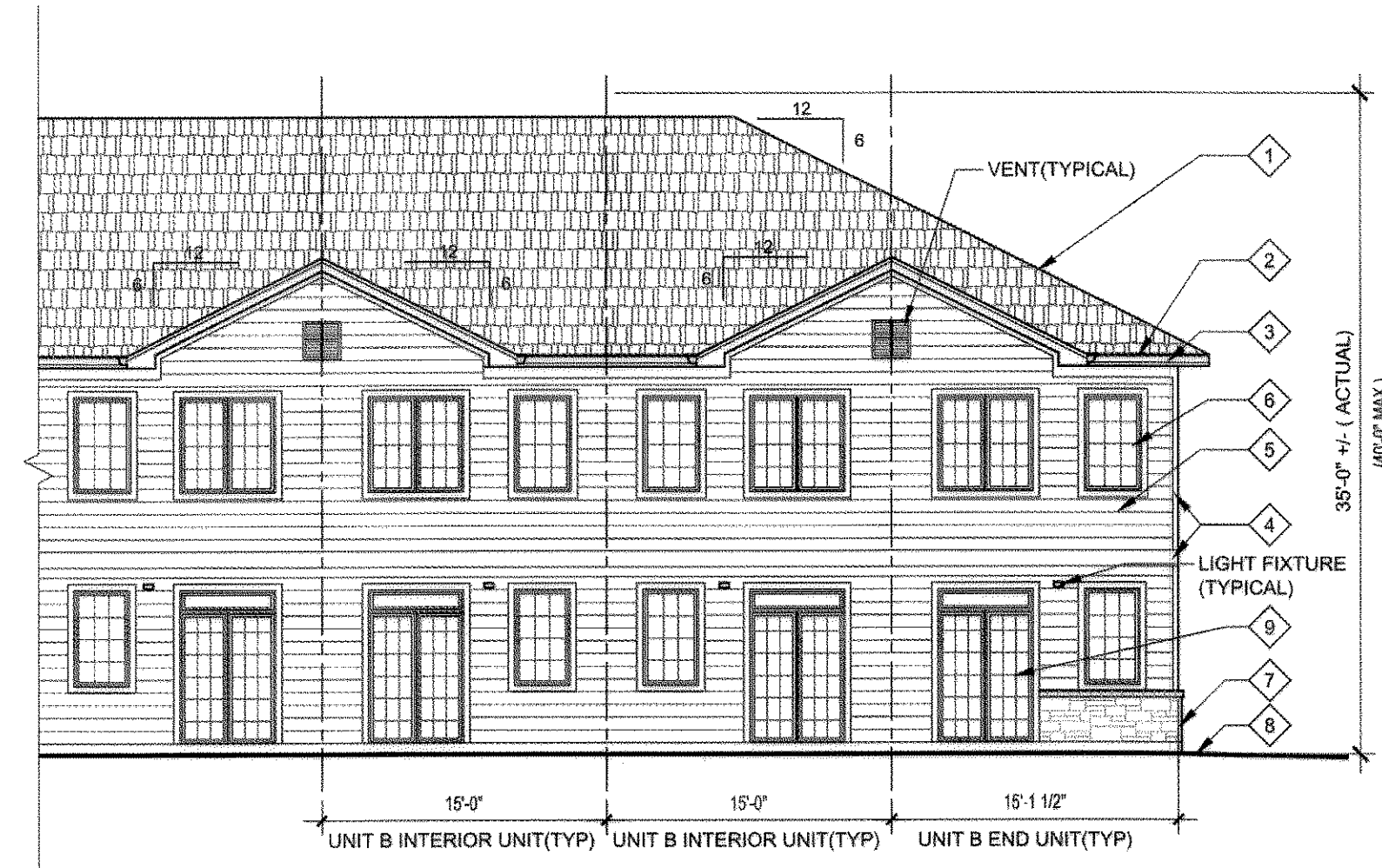
BUILDING END ELEVATION
 N.T.S.



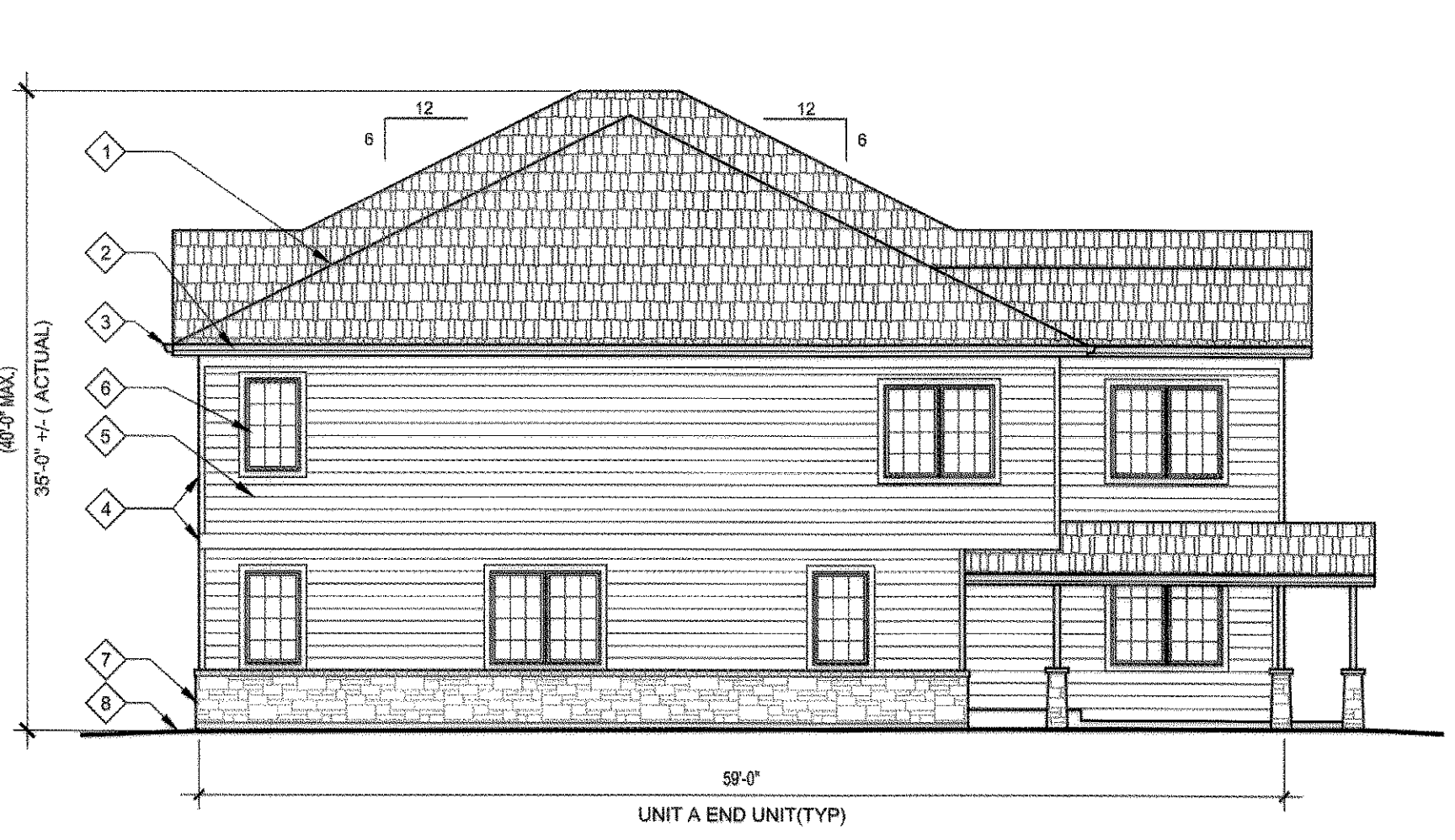
OPTIONAL FRONT BUILDING ELEVATION
 N.T.S.



PARTIAL REAR BUILDING ELEVATION
 N.T.S.



PARTIAL REAR BUILDING ELEVATION
 N.T.S.



BUILDING END ELEVATION
 N.T.S.

- TYP. ELEVATION NOTES:**
- 30 Year dimensional asphalt shingle roofing
 - Gutter
 - Wood fascia
 - Wood building trim or accent band
 - Lapboard siding
 - Windows
 - Stone veneer
 - Finish grade
 - Doors



BUILDING 2 & 5 FRONT/REAR ELEVATION
 N.T.S.



BUILDING 2 & 5 END ELEVATION
 N.T.S.

APPLICANT:
 Patten
 Development
 Corp.
 70333 E11
 6400 S
 Limon, CO 81053

ARCHITECT:
 JMI
 303.649.8880
 5250 E. Corralle Ave. #100
 Greenwood, CO 80112

CIVIL ENGINEER:
 CORE
 CONSULTANTS
 303.702.4444
 1900 W. Limon Blvd. #108
 Limon, CO 81050

LANDSCAPE ARCHITECT:
 THE HENRY DESIGN GROUP
 1480 W. 100th Ave. #100
 Westminster, CO 80040
 Phone: 303-444-2348 Fax: 303-444-9528

METZLER RANCH FILING NO. 8
 Site Development Plan
 Amendment No. 1
 Castle Rock, Colorado

DRAWN BY: AY
 CHECK BY: KL
 ISSUE DATE: 04-30-2014
 REVISIONS: 05-30-2014
 06-21-2014
 07-11-2014

SHEET TITLE
 Architecture
 Elevations

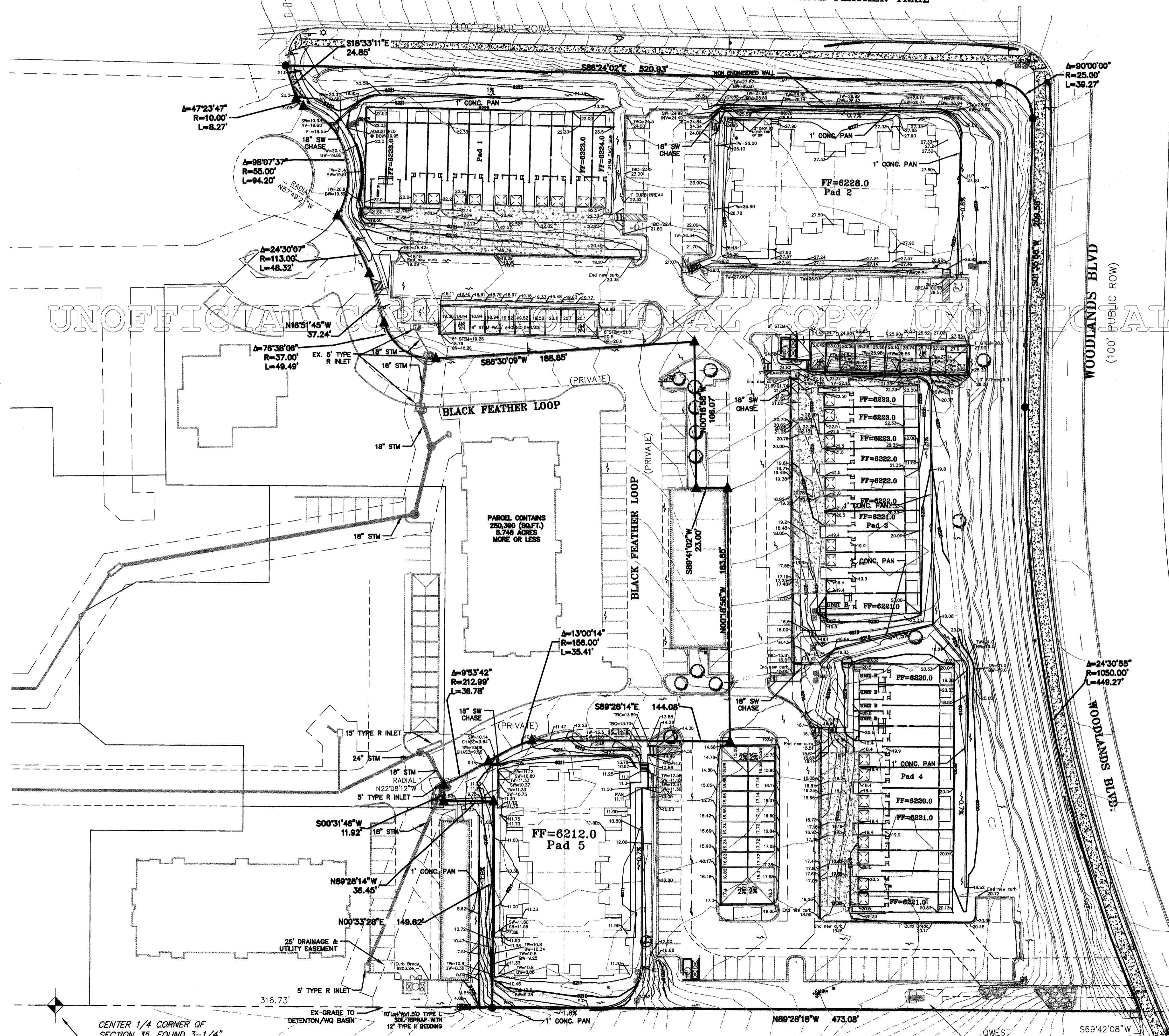
SHEET NUMBER
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METZER RANCH FILING NO. 8 SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

(FORMERLY A PORTION OF THE PRELIMINARY PLAT/FINAL PD SITE PLAN FOR METZLER RANCH FILING NO. 8
A PORTION OF LOT 1 METZLER RANCH FILING NO. 8
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
PROJECT # SDP14-0011

BLACK FEATHER TRAIL

WOODLANDS BLVD
(100' PUBLIC ROW)

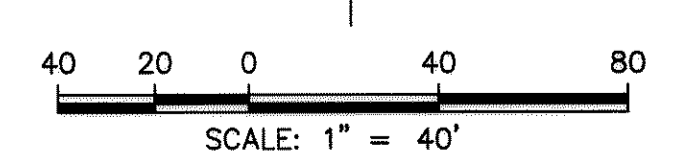


ORIGIN BENCHMARK
PROJECT BENCHMARK IS THE DOUGLAS COUNTY GIS POINT 2.010010
ELEVATION = 6365.05 US SURVEY FEET.

- MONUMENT SYMBOL LEGEND**
- SET #5 REBAR WITH BLUE PLASTIC CAP STAMPED AZTEC LS 22561
 - ⊙ FOUND REBAR WITH ORANGE PLASTIC CAP STAMPED KIRKHAM MICHAEL LS 1610
 - FOUND #5 REBAR WITH NO CAP
 - FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED PSOMAS LS 26285
 - △ FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED RMC 9329
 - ▲ SET 1" BRASS TAG STAMPED LS 22561
 - ◆ FOUND SECTION CORNER AS NOTED

- LEGEND**
- 6230 — EXISTING CONTOUR INTERVAL
 - 6222 — PROPOSED CONTOUR
 - 25.58 ● PROPOSED SPOT ELEVATION
 - TW=TOP OF WALL
 - BW=BOTTOM OF WALL
 - SW=SIDEWALK ELEVATION
 - TBC=TOP BACK OF CURB

EAST 1/4 CORNER OF SECTION 35, FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED LS 6935 1986



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

1950 S. LITTLETON BLVD.
SUITE 109
LITTLETON, CO 80120
OFFICE: (903) 703-4444

CORE CONSULTANTS

FOR ALL PROJECTS, THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM ALL APPLICABLE AGENCIES.

UTILITY NOTIFICATION
Center of Colorado
1500 E. Colfax Ave., Suite 310
Denver, CO 80202
ADVANCE BEFORE YOU DIG
CALL 811 OR VISIT WWW.811.CO
GRADE OR EXCAVATE FOR THE
LOCATION OF ALL UTILITIES PRIOR
TO ANY CONSTRUCTION ACTIVITIES.

UNCC-CALL
800-922-1987

NO.	DESCRIPTION	DATE	BY

METZER RANCH FILING NO. 8
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
GENERAL GRADING PLAN
TOWN OF CASTLE ROCK, CO

INITIAL PLAN
RELEASE: 6/27/2014
DESIGNED BY: DCF
DRAWN BY: DCF
CHECKED BY: DCF

JOB NO.
14-016
SHEET
8 OF 9

METZER RANCH FILING NO. 8
SITE DEVELOPMENT PLAN, AMENDMENT NO. 1
PROJECT# SDP14-0011

