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06/30/2005 11:27 AM



PLAT IDENTIFICATION SHEET

✓ The HW Lee Group, LLC

GRANTOR(owner)

✓ Metzler Ranch 9, 1st Amendment, Lot 2 Final PD Site Plan

GRANTEE(name of plat)

UNOFFICIAL COPY

Metzler Ranch

Subdivision/Condo Name

9

Filing

Phase

2

Lot

Building

Block

Unit

✓ 26

7

67

OLD LEGAL(Section)

(Township)

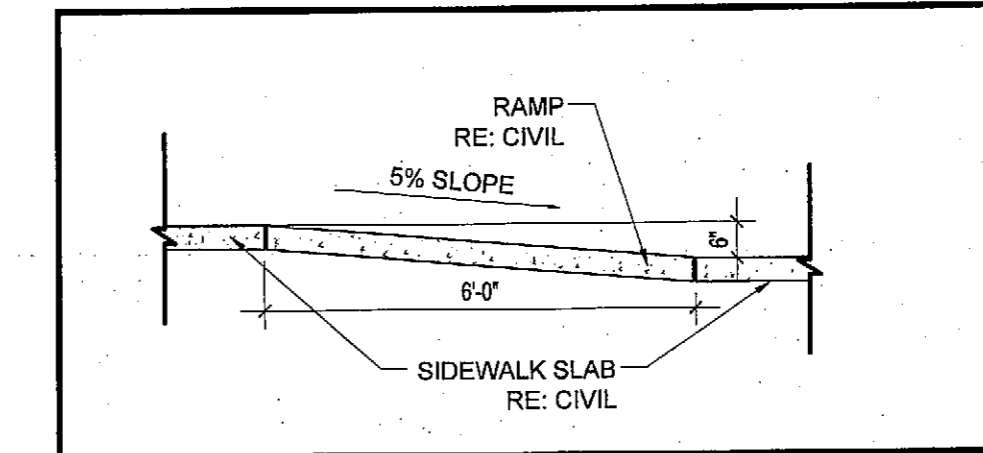
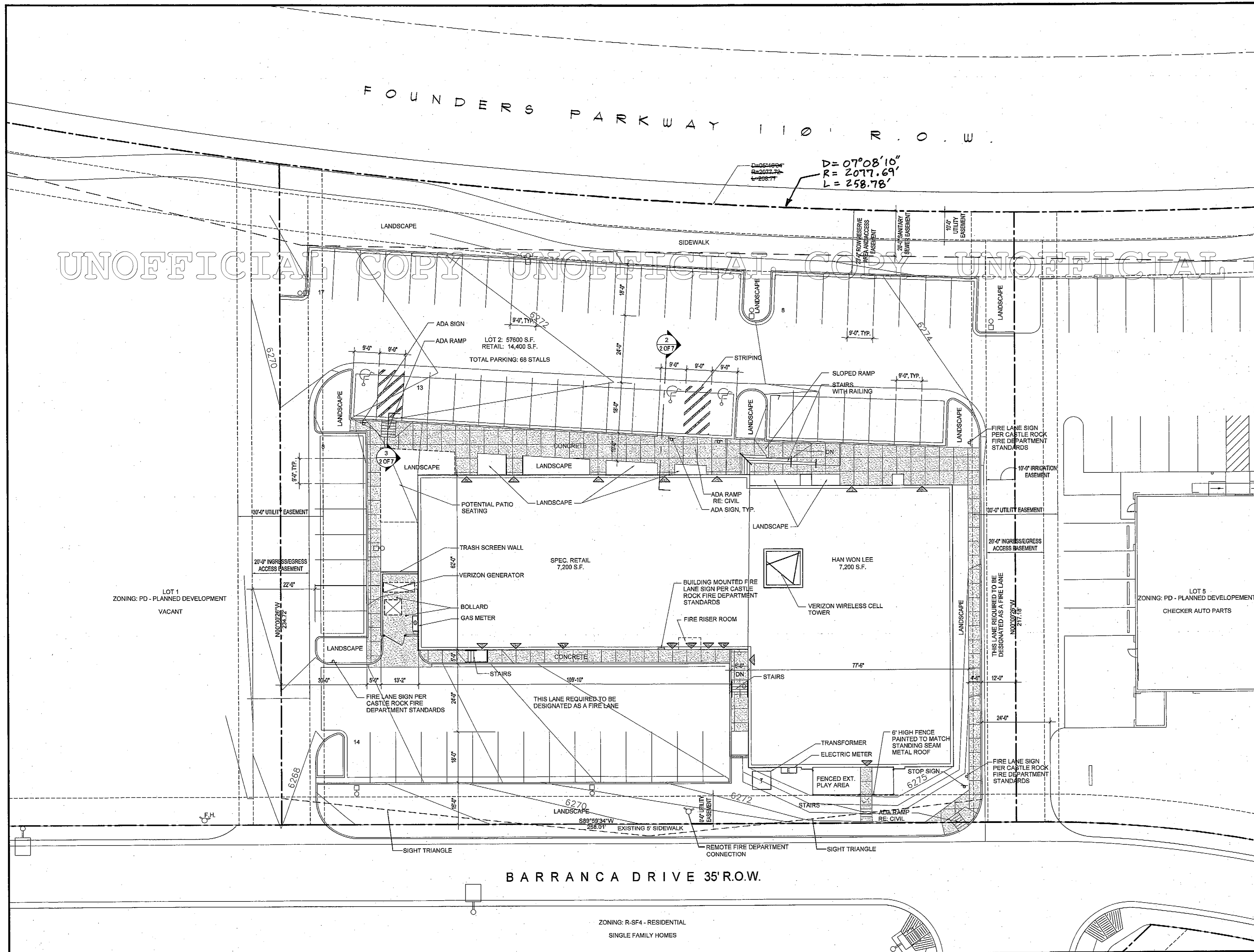
(Range)

✓ 2005042757

Cross reference#s (reception#s Book – Page)

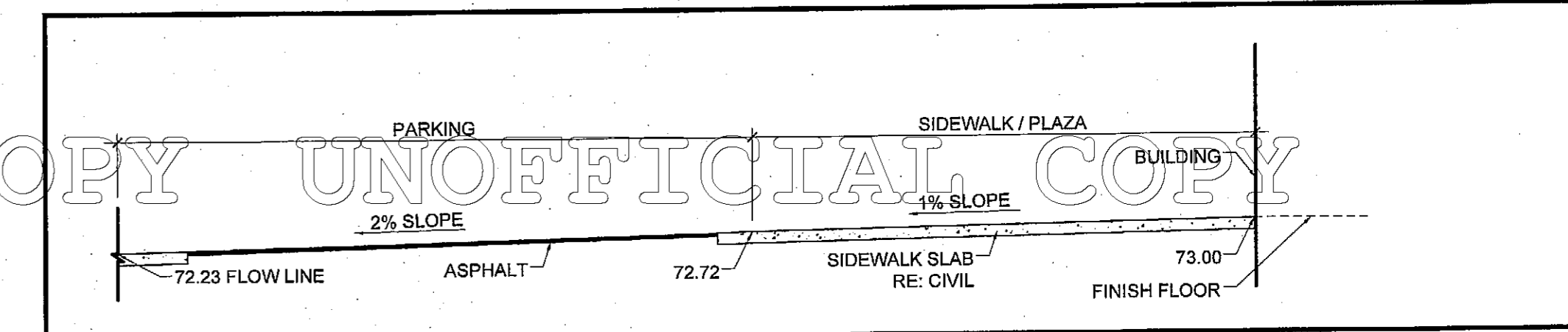
LOT 2, METZLER RANCH FILING NO. 9, 1ST AMENDMENT FINAL PD SITE PLAN

A PORTION OF THE SE 1/4 SEC. 26, T.7 S., R.67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



③ CURB DETAIL

SCALE: 1/4" = 1'-0"



② CURB DETAIL

SCALE: 1/4" = 1'-0"

	HANDICAP PARKING SPACE		PEDESTRIAN CROSS WALK
	HANDICAP VAN PARKING SPACE		ACCESSIBLE CURB RAMP
	FIRE HYDRANT		TRASH
	STOP SIGN		TRANSFORMER
	ACCESSIBLE PARKING SIGN		GAS METER
	WATER METER PIT		ELECTRIC METER
	PARKING LOT LIGHT POLE		ENTRANCE

FINAL PD SITE PLAN LOT 2, METZLER RANCH FILING NO. 9, 1ST AMENDMENT

DEVELOPER
TRAIL STAR DEVELOPMENT
1425 WEST CASTLE MESA DRIVE
CASTLE ROCK, CO 80104
PHONE: (303) 660-0801
CONTACT: RICK STUCY

OWNER
HW LEE GROUP, LLC
703 WILCOX STREET, SUITE # J
CASTLE ROCK, CO 80104
PHONE: (303) 814-0281
CONTACT: HAN WON LEE

LIEN HOLDER
CASTLE ROCK BANK
501 WILCOX STREET
CASTLE ROCK, CO 80104
PHONE: (303) 688-5191
CONTACT: KEN STRUTHER

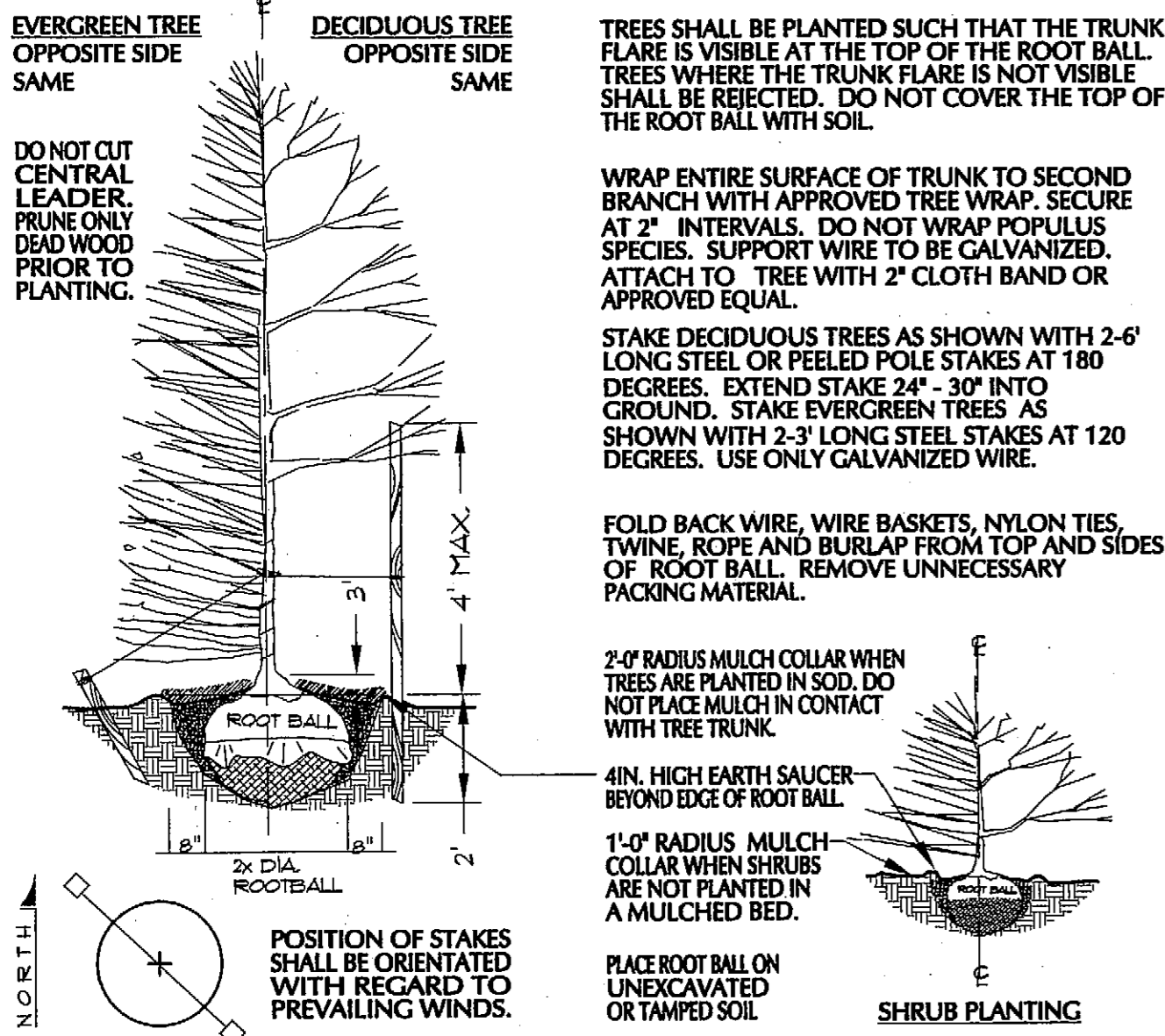
APPLICANT/PREPARER
PWN ARCHITECTS AND PLANNERS, INC.
6560 GREENWOOD PLAZA BLVD. SUITE 130
ENGLEWOOD, CO 80111
PHONE: (303) 649-9880 EXT. 15
CONTACT: DAVID LASH

CIVIL/LAND SURVEYOR
TST INC. OF DENVER
9222 TEDDY LANE
LONE TREE, CO 80124
PHONE: (303) 792-0557
CONTACT: WARD MAHANKE

① SITE PLAN
SCALE: 1" = 20' 0 5 10 20

DATE OF PREPARATION: JUNE 6, 2005

PLANTING DETAIL



WATER ANALYSIS TABLE

ZONE ID NUMBER	TYPE	AREA (SQ.FT.)	IAK/TA	ESTIMATED IRRIGATION WATER REQUIREMENT (IWR)	LWUR= IWR/5.0	CLWUR= LWUR * IAK/TA
L-1	SHRUB BED	5,256	44.11%	10"	2	.8822
M-1	FESCUE-TURF	6,662	55.89%	15"	3	1.6767
TOTAL		11,918	100%			2.5

IAk: Irrigated area (in sq.ft.) for each landscape zone
 TA: Total area (in sq.ft.) for all landscape zones included in the composite
 IWR: Irrigation water requirement (in inches of water)
 LWUR: Landscape water use rating
 CLWUR: Composite landscape water use rating
 LWURk: Landscape water use rating for each landscape zone

MASTER PLANT LIST

SYM	QUAN	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
DECIDUOUS TREES				
GNK	4	Ginkgo	<i>Ginkgo biloba</i>	2" cal. B&B
IHL	8	Imperial Honey Locust	<i>Gleditsia tri. Inermis 'Imperial'</i>	2" cal. B&B
PAH	7	Patmore Ash	<i>Fraxinus pennsylvanica 'Patmore'</i>	2" cal. B&B
EVERGREEN TREES				
BBE	7	Baby Blue Eye's Spruce	<i>Picea pungens 'Baby Blue Eye's'</i>	B&B, 6' min. ht.
EVERGREEN SHRUBS				
ASJ	128	Armstrong Juniper	<i>Juniperus chinensis 'Armstrong'</i>	5 gal. cont., 18" ht. min.
BFJ	47	Buffalo Juniper	<i>Juniperus sabina 'Buffalo'</i>	5 gal. cont., 18" sprd. min.
DECIDUOUS SHRUBS				
BCB	32	Black Chokeberry	<i>Aronia melanocarpa elata</i>	5 gal. cont., 24" ht. min.
BMS	12	Blue Mist Spirea	<i>Caryopteris x cladonensis 'Blue Mist'</i>	5 gal. cont., 18" ht. min.
DBB	5	Dwarf Burning Bush	<i>Euonymus alatus 'Compacta'</i>	5 gal. cont., 18" ht. min.
RLR	8	Rose, Red Leafed	<i>Rosa rubrifolia</i>	1 gal. cont., 12" ht. min.
VHS	16	Spirea, Vanhoutte	<i>Spiraea x vanhouttei</i>	5 gal. cont., 24" ht. min.
PERENNIALS				
DSC	19	Double Sunray Coreopsis	<i>Coreopsis grandiflora 'Sunray'</i>	1 gal. cont.
SAL	8	Salvia May Night	<i>Salvia nemorosa 'May Night'</i>	1 gal. cont.
ORNAMENTAL GRASSES				
FRG	107	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 gal. cont.

LANDSCAPE NOTES

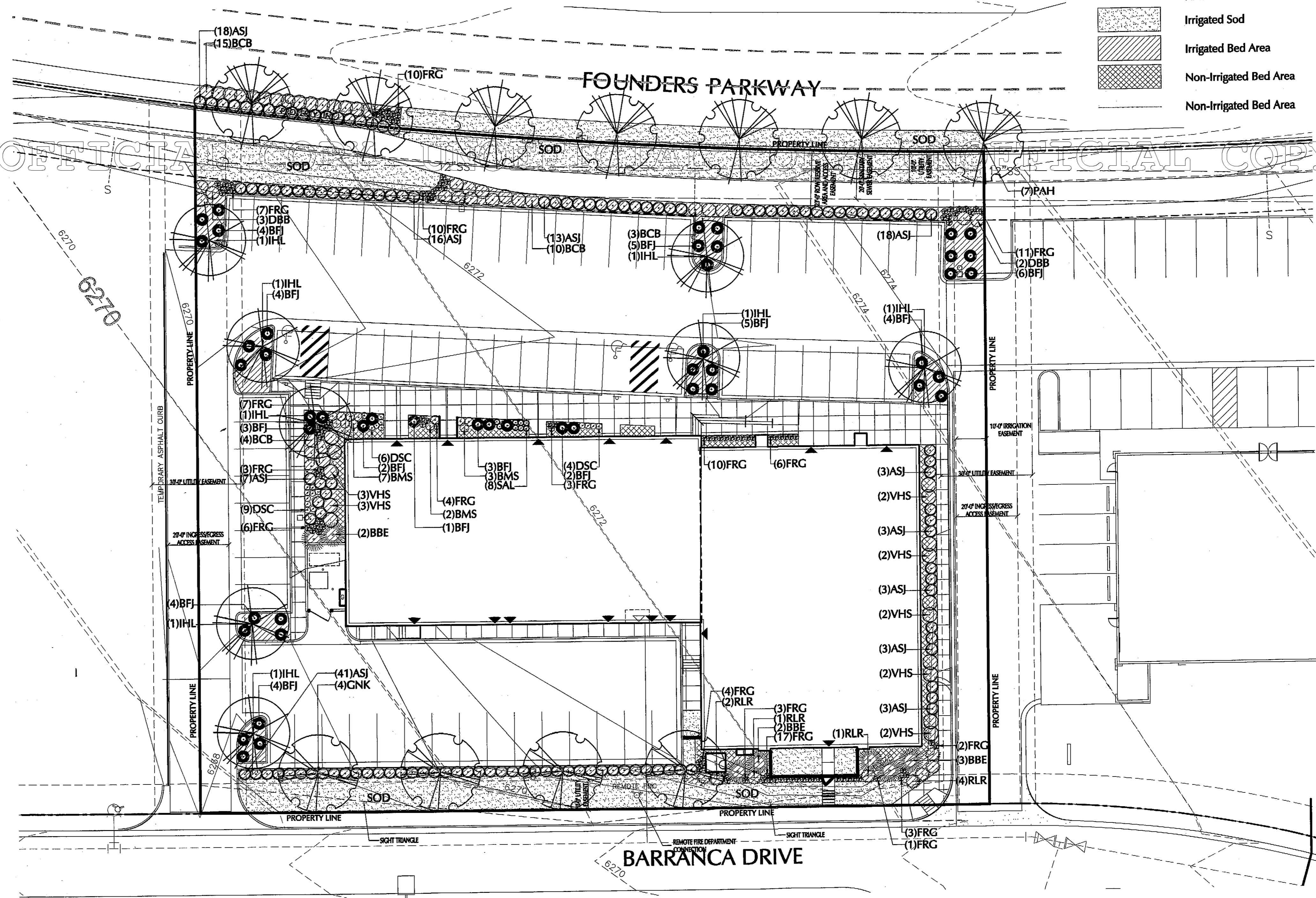
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIALS AS GRAPHICALLY SHOWN ON DRAWINGS.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
- ALL FESCUE SOD AREAS TO BE SPRAY IRRIGATED. ALL SHRUB AND PERENNIAL BEDS TO BE DRIP IRRIGATED. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN HEALTH AND SURVIVAL OF PLANT MATERIAL.
- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH. ROCK MULCH TO BE 1-3" WASHED RIVER ROCK.
- FESCUE SOD TO BE 100% FROM SINGLE GROWER.
- STEEL EDGER SHALL BE GALVANIZED, 1/8" X 4" DEEP WITH CAP, RYERSON OR APPROVED EQUAL.
- ALL SHRUB BEDS TO BE MULCH WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH LANDSCAPE FABRIC.
- ALL PERENNIAL BEDS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 4 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.
- FOR TREES IN SOD, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 4 INCHES DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.
- STEEL EDGER WILL OCCUR BETWEEN ALL PLANTING BEDS ADJACENT TO TURF AND WILL BE SET LEVEL WITH THE TOP OF SOD.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING MINIMUM SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS SUPREME ORGANICS, 50% COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, OR IN ACCORDANCE WITH SOIL ANALYSIS, WHICHEVER IS GREATER. ROTOTILL TO A MINIMUM DEPTH OF 6".
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEALED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER BY A TOWN OF CASTLE ROCK CERTIFIED CONTRACTOR. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
- THE LANDSCAPE OF THIS PROPERTY WILL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPER AND IRRIGATION CONTRACTOR.
- SLOPES WHICH ARE GREATER THAN 3:1 MAY NOT BE IRRIGATED.

IRRIGATION NOTES

- INSTALL 3/4" TAP FOR IRRIGATION AS SHOWN ON PLANS.
- IRRIGATION SHALL OCCUR DURING REGULAR LARGE IRRIGATOR HOURS BETWEEN 11 P.M. & 4 A.M. EVERY THIRD DAY, USING THE CIRCLE, DIAMOND, AND SQUARE SYSTEM.
- ALL AREAS LESS THAN 10' IN WIDTH TO BE IRRIGATED WITH SUBSURFACE DRIP.
- ALL PLANTING BEDS WILL BE IRRIGATED WITH SUBSURFACE DRIP.
- ALL OTHER IRRIGATION WILL BE INSTALLED AND OPERATED PER THE TOWN OF CASTLE ROCK'S RULES AND REGULATIONS.

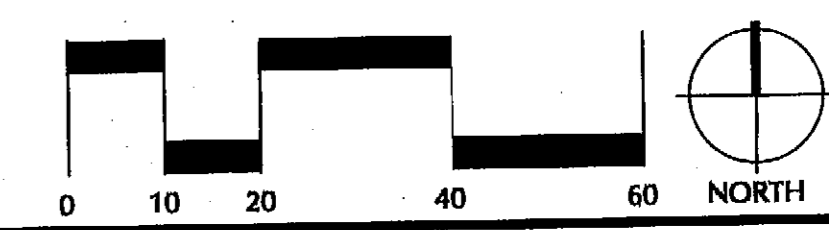
LANDSCAPE CALCULATION CHART

REQUIRED LANDSCAPE QUANTITIES	PROVIDED LANDSCAPE QUANTITIES
MAXIMUM 60% OF OF LANDSCAPED AREA MAY BE TURF	57% OF LANDSCAPED AREA IS TURF
MINIMUM 20% OF GROSS SITE MUST BE LANDSCAPED AREA	22% OF GROSS SITE IS LANDSCAPED AREA
MAXIMUM 25% OF LANDSCAPED AREA MAY BE NON-LIVING MATERIALS	7% OF LANDSCAPED AREA IS NON-LIVING MATERIALS
2 TREES & 4 SHRUBS ARE REQUIRED PER 1,000 S.F. LANDSCAPED AREA : 12,789 S.F. LANDSCAPED AREA = 26 TREES & 51 SHRUBS REQUIRED	26 TREES & 214 SHRUBS PROVIDED



LANDSCAPE MASTER PLAN

SCALE: 1" = 20'



NUSZER KOPATZ
 urbandesignassociates

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 DENVER, COLORADO 80204
 303.534.3881
 303.534.3884 (FAX)
 www.nuszer-kopatz.com

TRAIL STAR DEVELOPMENT
 1425 West Castle Mesa Drive
 Castle Rock, CO 80104
 303-660-0801 phone

LOT 2, METZLER RANCH FILING NO. 9, 1ST AMENDMENT
 A PORTION OF THE SE 1/4 SEC. 26, T.7 S., R.67 W. OF THE 6TH P.M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN
CASTLE ROCK, CO

PROJECT: 052003
 DRAWN BY: KHH
 CHECK BY: KMR/S
 ISSUE DATE: 03.15.05
 REVISIONS:

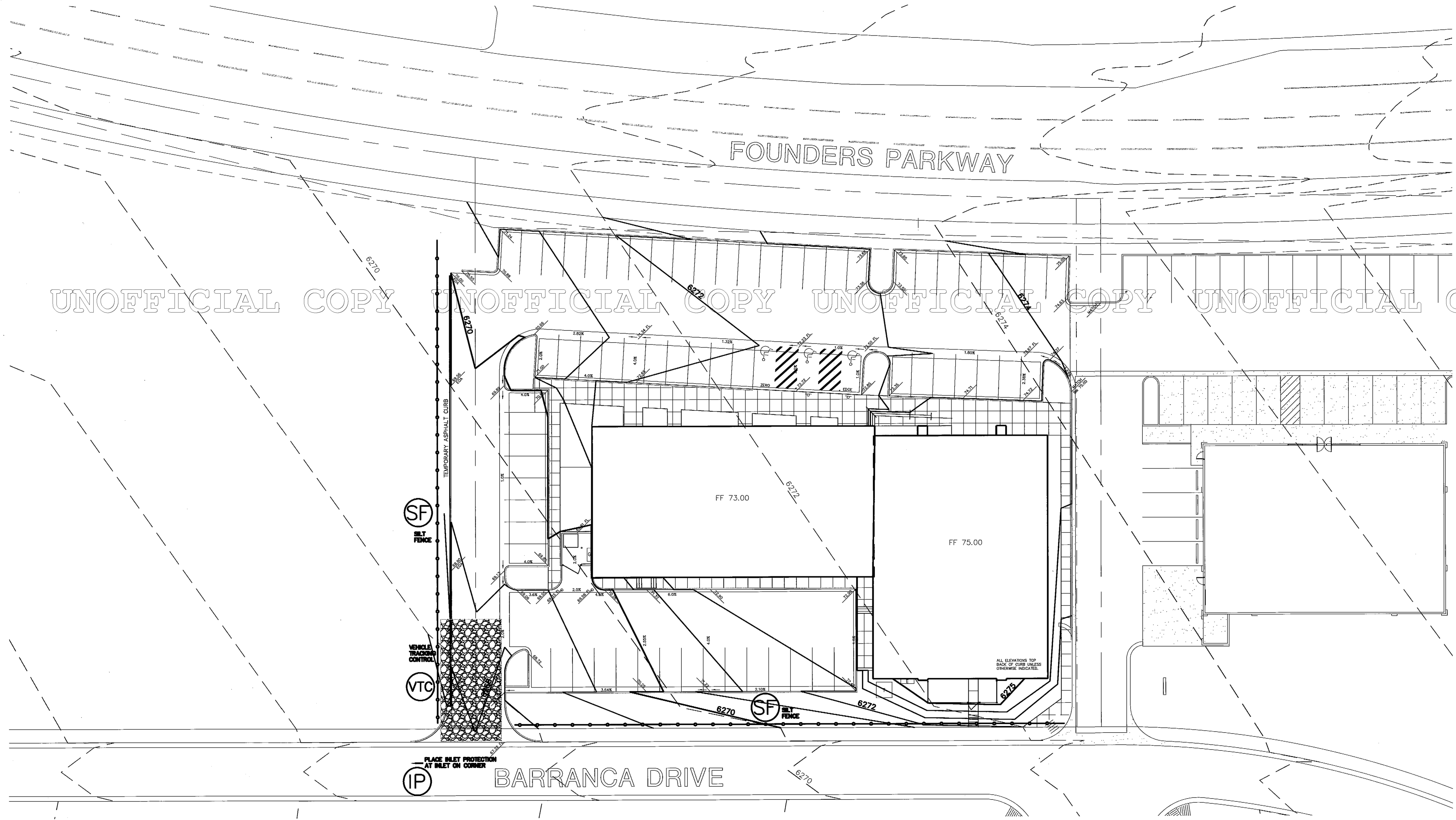
KHH 04.01.05
 KHH 06.03.05

SHEET TITLE
Landscape Master Plan

SHEET NUMBER

Drawing: G:\HW\PL\Planning\Landscaping\LA SHEETS 04.29.05.dwg
 Jun 14, 2005 - 10:48am
 Copyright: 2005 Nuszer Kopatz, Inc.

FINAL PD SITE PLAN
LOT 2, METZLER RANCH FILING NO. 9, FIRST AMENDMENT
 LOCATED IN THE SE 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
GRADING PLAN



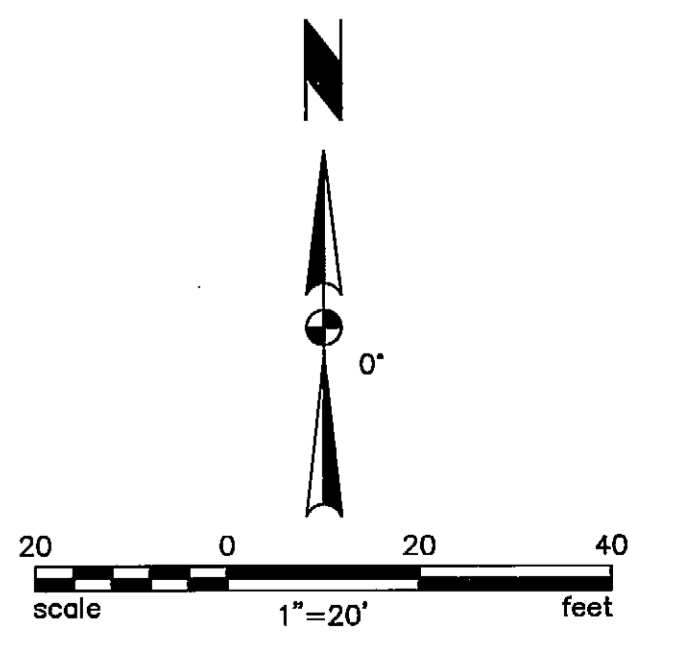
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(SF) SILT FENCE

(VTC) VEHICLE TRACKING CONTROL

(IP) PLACE INLET PROTECTION AT INLET ON CORNER

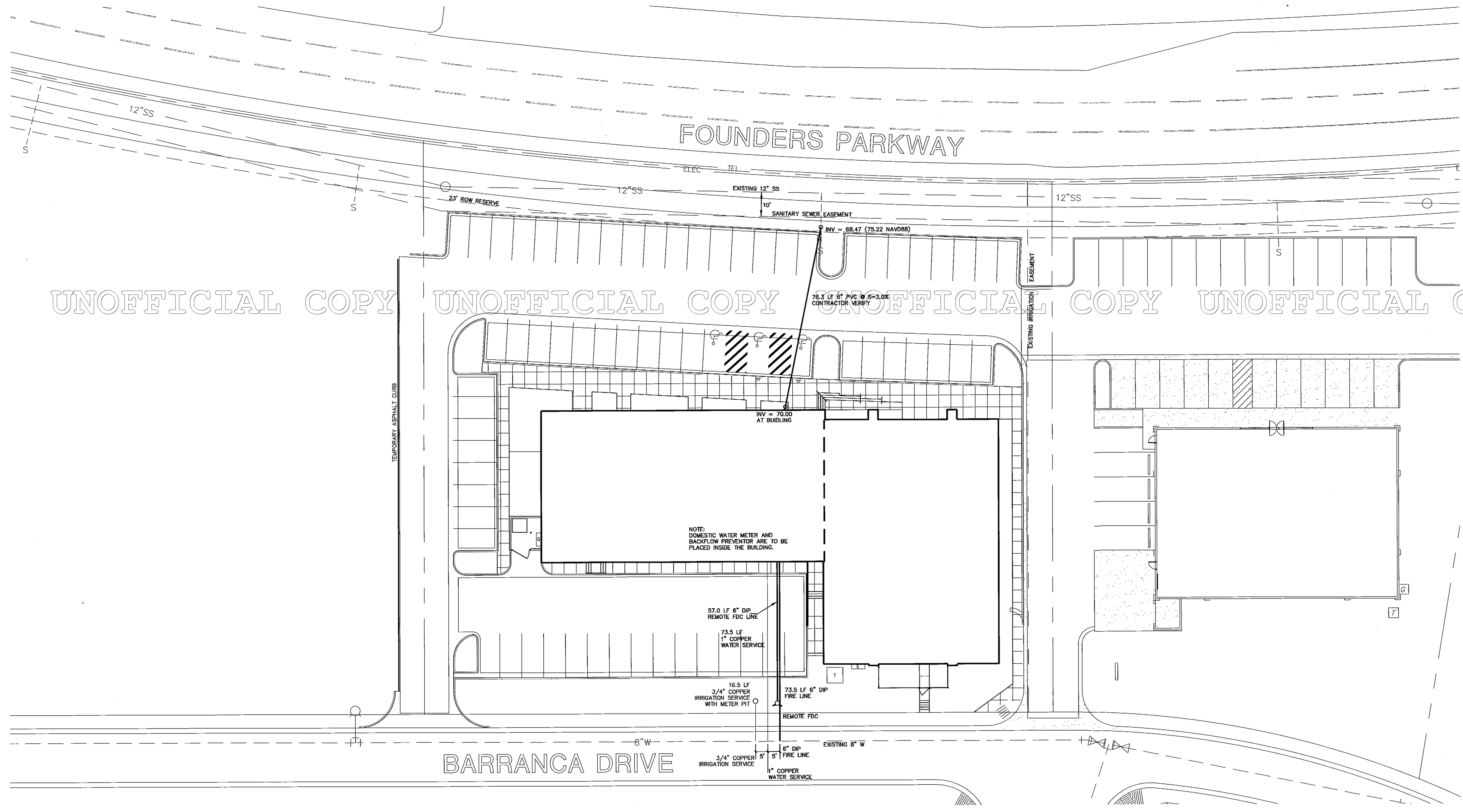
(SF) SILT FENCE



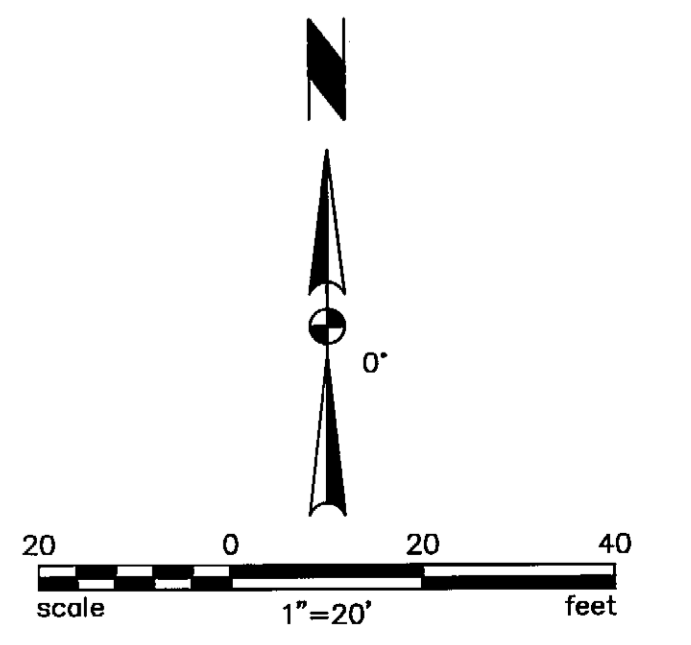
TST
 TST INC. OF DENVER
 Consulting Engineers

FINAL PD SITE PLAN
 LOT 2, METZLER RANCH FILING NO. 9
 FIRST AMENDMENT
 GRADING PLAN
 SHEET 4 OF 7

FINAL PD SITE PLAN
LOT 2, METZLER RANCH FILING NO. 9, FIRST AMENDMENT
 LOCATED IN THE SE 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 UTILITY PLAN



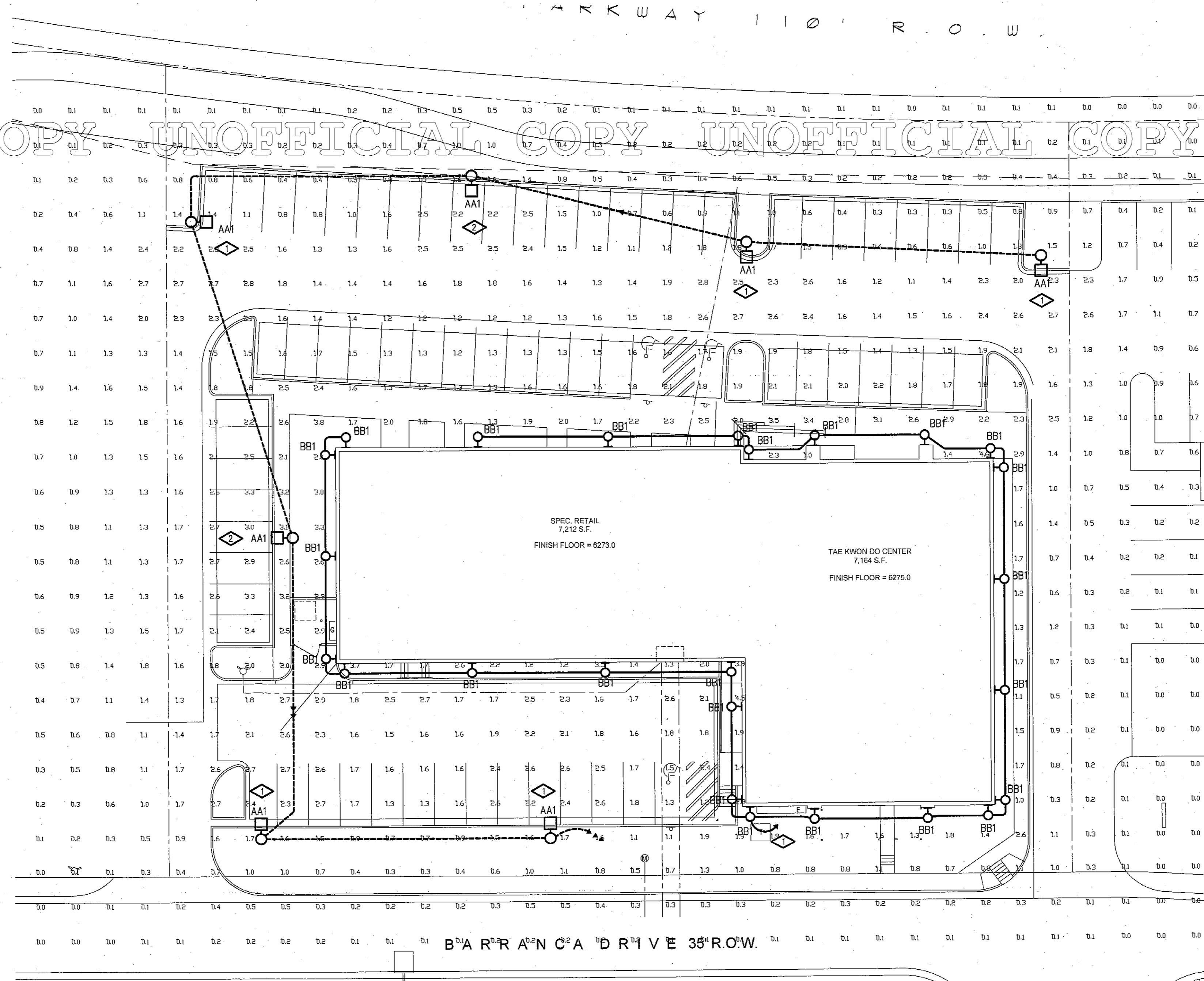
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LOT 2, METZLER RANCH FILING NO. 9, 1ST AMENDMENT FINAL PD SITE PLAN

A PORTION OF THE SE 1/4 SEC. 26, T.7 S., R.67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LUMINAIRE SCHEDULE					
KEY	LAMP	DESCRIPTION	CEILING (DEPTH)	MANUFACTURER/#	VOLT
AA1	MVR250/HOR (22000 LUM)	FULL CUTOFF LUMINAIRE, SINGLE HEAD, SWEEP ARM MOUNTED, TYPE IV DIST W/ HOUSE SIDE SHIELD, CAST ALUMINUM, ROUND SHAPE, STEPPED ALUMINUM POLE DARK BRONZE FINISH	22' POLE (TOTAL HEIGHT W/ 30"H BASE)	KIM 1A RA254 259MH 120	120
BB1	MVR50 (3800 LUM)	DECORATIVE FULL CUTOFF WALL SCONCE, TYPE 3 DIST, CAST ALUMINUM, ANTIQUE GREEN FINISH, SOLID/OPAQUE SHADE.	WALL (+10')	AAL ACRD GR3 50MH ATG ABL	120



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GENERAL NOTES

1. ALL LIGHTING CALCULATIONS WERE DONE USING AN LLF OF 1.0
2. ALL LIGHT FIXTURES SHALL BE IESNA FULL-CUTOFF TYPE.

DETAIL NOTES THIS SHEET

1. HOME RUN VIA LIGHTING CONTACTOR #1, PHOTOCELL ON / TIMECLOCK OFF.
2. HOME RUN VIA LIGHTING CONTACTOR #2, PHOTOCELL ON / OFF.

FINAL PD SITE PLAN
LOT 2, METZLER RANCH FILING NO. 9, 1ST AMENDMENT

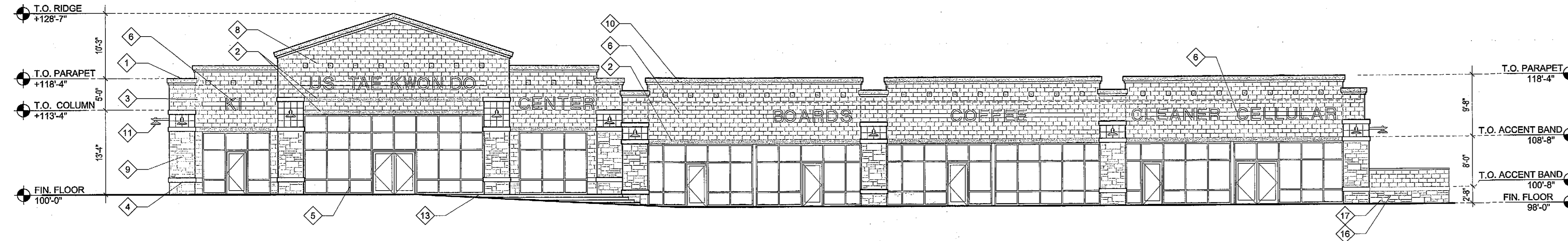
<p>DEVELOPER TRAIL STAR DEVELOPMENT 1425 WEST CASTLE MESA DRIVE CASTLE ROCK, CO 80104 PHONE: (303) 660-0801 CONTACT: DAVID LASH</p> <p>OWNER HW LEE GROUP, LLC 703 WILCOX STREET, SUITE # J CASTLE ROCK, CO 80104 PHONE: (303) 814-0281 CONTACT: HAN WON LEE</p> <p>LIEN HOLDER CASTLE ROCK BANK 501 WILCOX STREET CASTLE ROCK, CO 80104 PHONE: (303) 688-5191 CONTACT: KEN STRUTHER</p>	<p>APPLICANT/PREPARER PWN ARCHITECTS AND PLANNERS, INC. 6560 GREENWOOD PLAZA BLVD. SUITE 150 ENGLEWOOD, CO 80111 PHONE: (303) 649-9880 EXT. 15 CONTACT: DAVID LASH</p> <p>CIVIL/LAND SURVEYOR TST INC. OF DENVER 9222 TEDDY LANE LONE TREE, CO 80124 PHONE: (303) 792-0557 CONTACT: WARD MAHANKE</p>
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DATE OF PREPERATION: JUNE 6, 2005

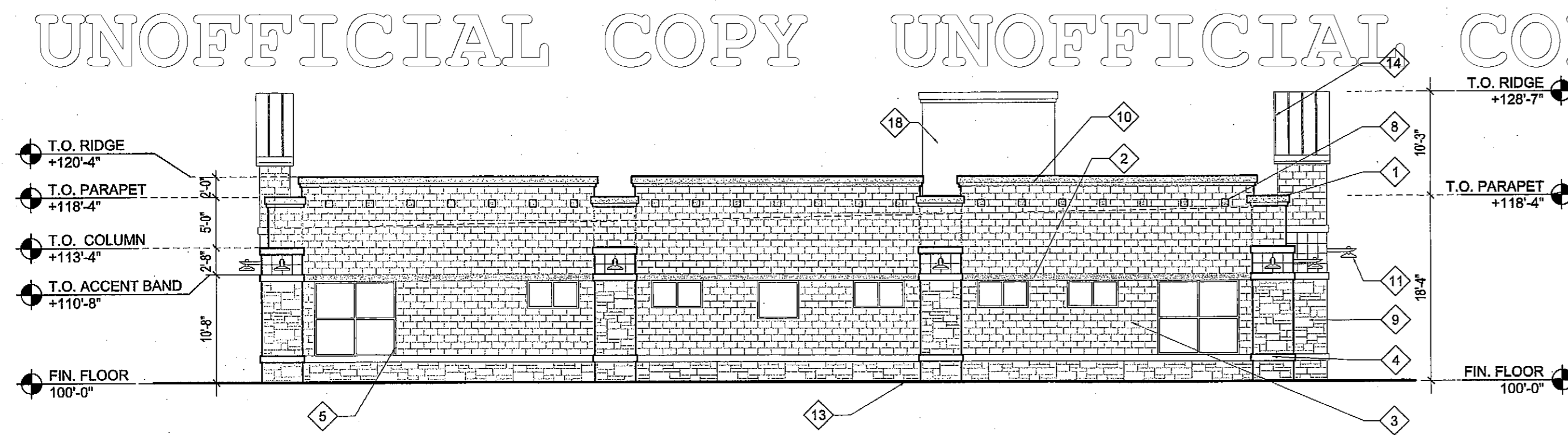
SITE LIGHTING PLAN
1" = 20'

LOT 2, METZLER RANCH FILING NO. 9, 1ST AMENDMENT FINAL PD SITE PLAN

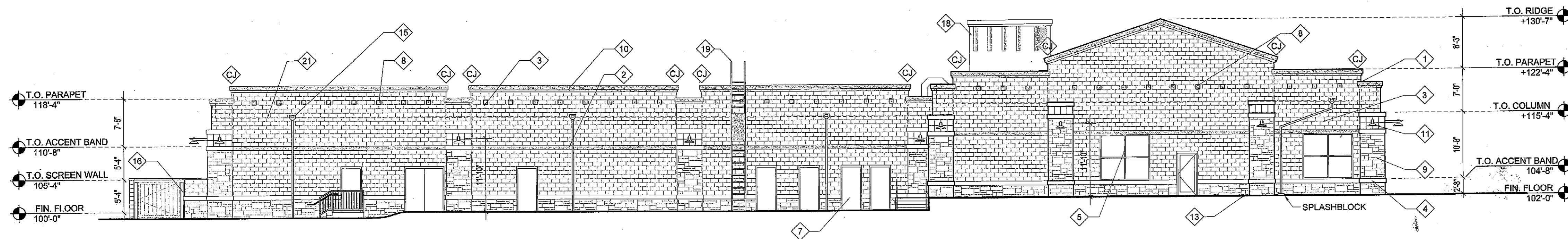
A PORTION OF THE SW 1/4 SEC. 26, T.7 S., R.67 W. OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



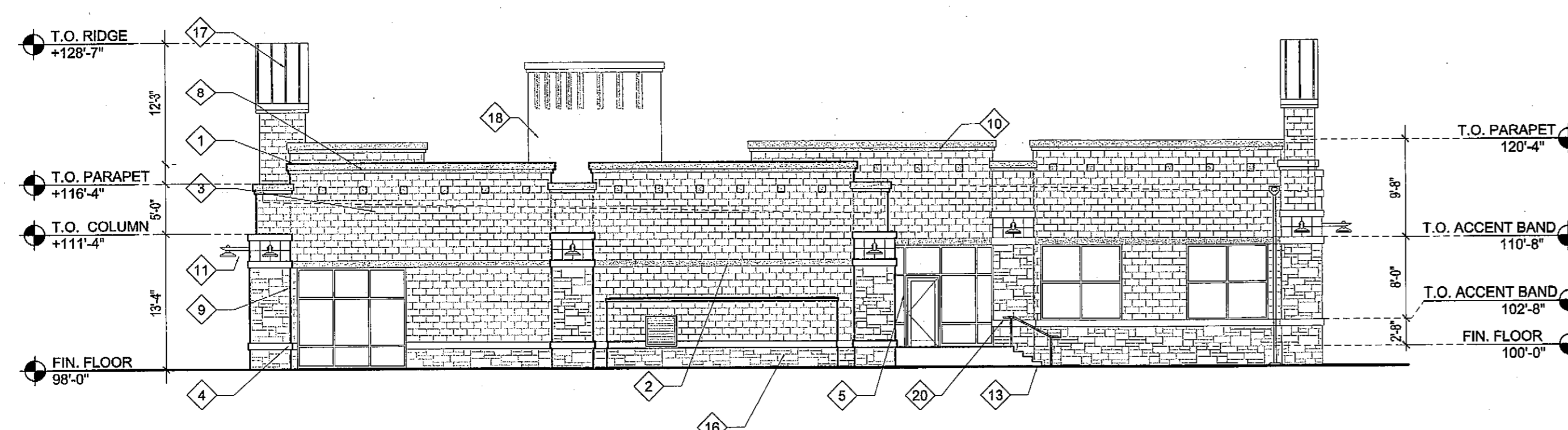
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



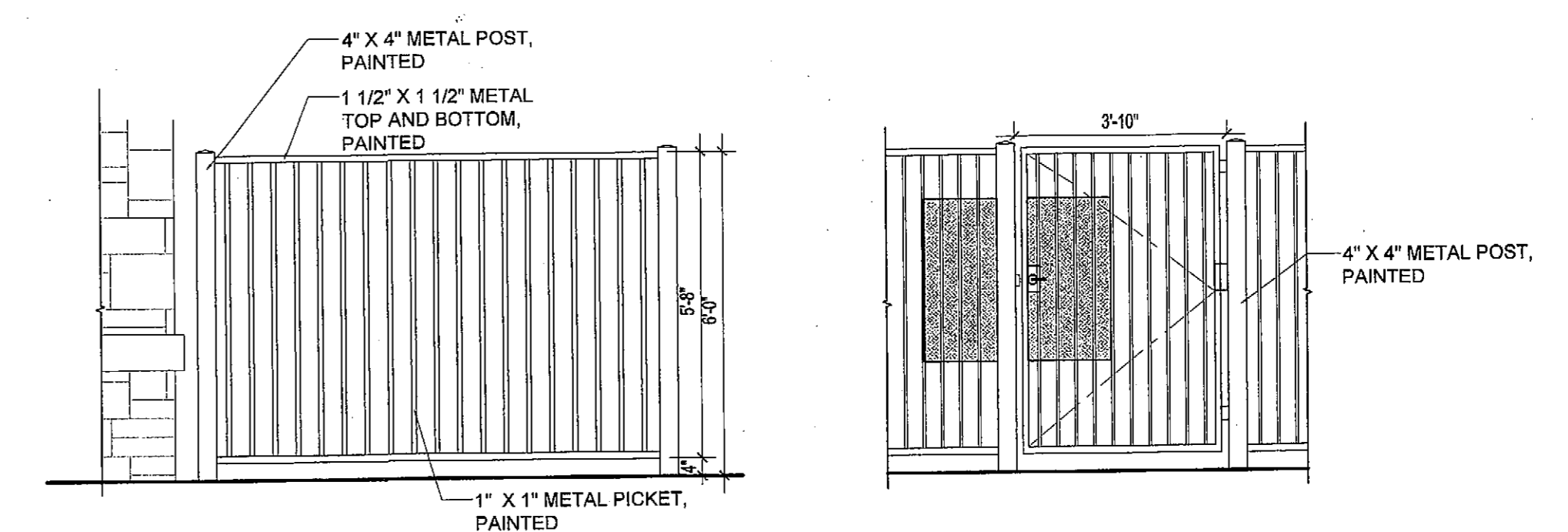
EAST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION NOTE: NO SIGNAGE IS ALLOWED ALONG THE SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



FENCE ELEVATIONS
SCALE: 3/8" = 1'-0"

ELEVATION FLAG NOTES:

1. BRUSHED METAL CAP: PAINTED SW 6208 PEWTER GREEN BY SHERWIN WILLIAMS
 2. SMOOTH FACE CMU ACCENT BAND: BEST BLOCK, COLOR: EASTERN TAN
 3. SPLIT FACE CMU BLOCK: BEST BLOCK # 305
 4. PRE-CAST ACCENT BAND
 5. KAWNEER TRIFAB VG 451 STOREFRONT (MEDIUM BRONZE FINISH)
 6. TENANT SIGNAGE
 7. METAL UTILITY DOOR, PAINTED SW 6207 RETREAT BY SHERWIN WILLIAMS
FRAME, PAINTED SW 6209 RIPE OLIVE BY SHERWIN WILLIAMS
 8. SLATE TILE ACCENT: EVERGLADE BY PETRA SLATE
 9. CULTURED STONE BY OWENS CORNING: COUNTRY LEDGESTONE, COLOR - CHARDONNAY
 10. SMOOTH FACE CMU CORNICE: BEST BLOCK, COLOR: EASTERN TAN
 11. EXTERIOR DECORATED LIGHTING
 12. SIGN BAND: PAINTED SW 6208 PEWTER GREEN BY SHERWIN WILLIAMS
 13. FINISH GRADE
 14. STANDING SEAM METAL ROOF: HARTFORD GREEN BY BERRIDGE
 15. SCUPPER WITH OPEN FACED DOWNSPOUT, PAINTED TO MATCH ADJACENT SURFACE
 16. TRASH SCREEN WALL WITH PAINTED METAL DOOR, SW 6207
 17. FEATURE BEYOND
 18. VERIZON CELL TOWER SCREEN WALL, PAINTED TO MATCH CMU
 19. ROOF ACCESS LADDER: PAINTED TO MATCH CMU WALL
 20. METAL HANDRAIL: PAINTED SW 6208 PEWTER GREEN BY SHERWIN WILLIAMS
 21. ROOF LINE BEYOND
- CJ CONTROL JOINT IN CMU WALL
RE: STRUCTURAL

ELEVATION SYMBOLS:

- SPLIT FACE CMU: BEST BLOCK # 305
- SMOOTH FACE CMU: BEST BLOCK: EASTERN TAN
- CULTURED STONE: BY OWENS CORNING, COUNTRY LEDGESTONE. COLOR: CHARDONNAY