

SITE DEVELOPMENT PLAN

AMENDING THE FINAL PD SITE PLAN, MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3 LOT 3A, MILESTONE FILING NO. 4, 5TH AMENDMENT TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGAL DESCRIPTION
LOT 3A, MILESTONE FILING NO. 4, FIFTH AMENDMENT, RECORDED SEPTEMBER 5, 2023, UNDER RECEPTION NO. 2003133644, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, COLORADO.

SURVEYOR'S STATEMENT
I, SPENCER J. BARRON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

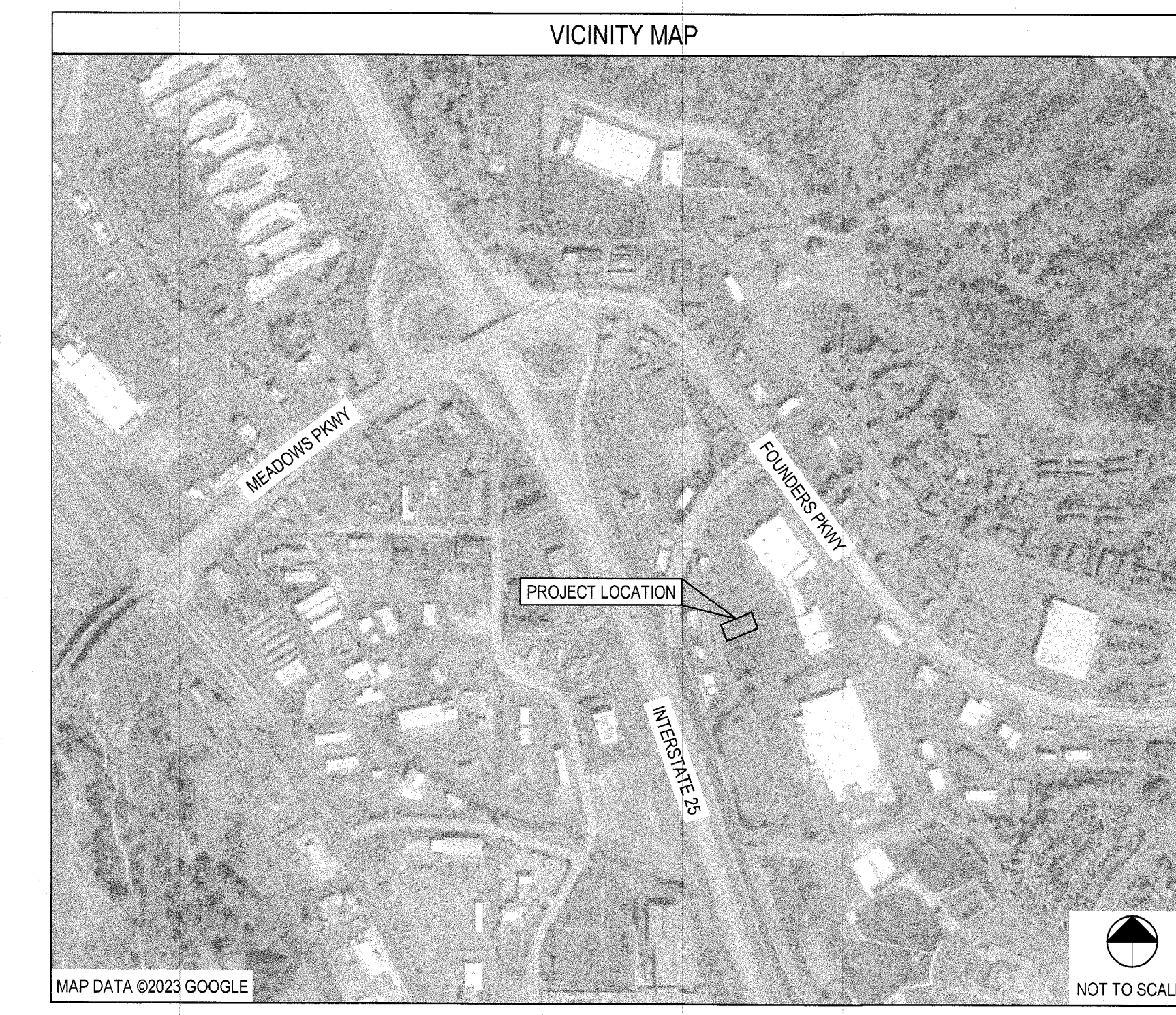
SPENCER J. BARRON, CO PLS 38141 DATE 6/18/25

BENCHMARK
NAIL IN CONCRETE, AS SHOWN, IN THE SOUTH WEST CORNER ALONG MILESTONE LN. ELEV. 6203.72' (NAVD 88)

BASICS OF BEARINGS
BEARING ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 ASSUMED TO BEAR NORTH 00°23'28" EAST BETWEEN THE MONUMENTS REFER TO THE FINAL PLAT.

SITE DEVELOPMENT PLAN GENERAL NOTES

- APPROVAL OF THIS 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. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED MILESTONE OFFICE CAMPUS PD WITH UB USE.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY HOA OR METRO DISTRICT.
- 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 25% FEE.
- PURSUANT TO 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 DISEASED 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.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- 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.
- 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.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTE WATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES. TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.



FLOOD PLAIN NOTES
THE SITE IS LOCATED IN FLOOD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE MAP NUMBER 0803500186G, EFFECTIVE DATE - 03/16/2016.

LAND USE SUMMARY

ZONING	PD WITH UB USE
LOT 3A AREA	356,210 S.F. (8.18 AC.)
BUILDING AREA COVERAGE	51,231 S.F.

DEVELOPMENT STANDARDS - LOT 3A

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED	FINAL DP SITE PLAN REC. #2023133647	SDP-23-0045
LANDSCAPE AREA	37,069 S.F.	64,482 S.F.	64,482 S.F.
BUILDING FOOTPRINTS	N/A	51,231 S.F.	51,231 S.F.
PARKING LOT AREA	N/A	110,451 S.F.	110,451 S.F.
SIDEWALK, STREETS, ETC	N/A	130,046 S.F.	130,046 S.F.
TOTAL PKG./HARDSCAPE AREA	N/A	291,728 S.F.	291,728 S.F.
MIN. BUILDING SETBACKS			
BUILDING FRONT (WEST)	N/A	485 FT	485 FT
BUILDING SIDE (NORTH)	N/A	0 FT	0 FT
BUILDING SIDE (SOUTH)	N/A	85 FT	85 FT
BUILDING REAR (EAST)	N/A	38 FT	38 FT
MAX. BUILDING HEIGHT	50 FEET - PERMITTED	30 FEET	30 FEET
OFF-STREET PARKING	4.0 SP./100 SF GFA	4.70 SP./100 SF GFA	4.70 SP./100 SF GFA
STANDARD SPACES	205	241	224
ACCESSIBLE SPACES	7	7	7
EV SPACES	N/A	N/A	15
EV ACCESSIBLE SPACES	N/A	N/A	1
CROSS ACCESS SPACES	N/A	45	45
(NOT INCLUDED IN LOT 4 RATIO CALCULATION)			

PROPERTY OWNER
VALORADO LLC
CONTACT: WILLIAM C. VALAIKA, PRESIDENT
4770 CAMPUS DR., SUITE 220
NEWPORT BEACH, CA 92660

CIVIL, ELECTRICAL, ENGINEER
GPD GROUP, INC.
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH 44311

UTILITY PROVIDERS

WATER	TOWN OF CASTLE ROCK
SEWER	TOWN OF CASTLE ROCK
GAS	BLACK HILLS ENERGY
ELECTRICITY	CORE ELECTRIC
TELEPHONE	QWEST COMMUNICATIONS
CATV	AT&T BROADBAND

SHEET INDEX

CS1	01 OF 11	COVER SHEET
SP1	02 OF 11	CIVIL SITE PLAN (BY OTHERS)
C-111	03 OF 11	ENLARGED CIVIL SITE PLAN
C-201-C-203	04-06 OF 11	CIVIL DETAILS
LP1	07 OF 11	LANDSCAPE PLAN (BY OTHERS)
LP2	08 OF 11	LANDSCAPE PLAN (BY OTHERS)
L-101	09 OF 11	ENLARGED LANDSCAPE PLAN
PH1	10 OF 11	PHOTOMETRIC PLAN (BY OTHERS)
E-302	11 OF 11	ENLARGED PHOTOMETRIC PLAN

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES FOR THE TOWN OF CASTLE ROCK, COLORADO, ON THE 25 DAY OF JUNE 2025.

[Signature] DATE 6/25/25
DIRECTOR OF DEVELOPMENT SERVICES

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED MARCH 28, 2024 AT RECEPTION NO. 2024011955, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

STANDARD INSURANCE COMPANY, AN OREGON CORPORATION
BY: [Signature]
NAME: Amy Frazee
TITLE: Assistant Vice President

ATTEST: [Signature]
NAME: Paul Freese
TITLE: Senior Director, StanCorp Mortgage Investors, LLC

SIGNED THIS 11th DAY OF June 2025.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF June 2025.

BY: Amy Frazee and Paul Freese
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature] [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 24, 2028

THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, AN INDIANA CORPORATION, BY STANCORP MORTGAGE INVESTORS, LLC, AN OREGON LIMITED LIABILITY COMPANY ITS ATTORNEY IN FACT

NAME: Amy Frazee
TITLE: Assistant Vice President

ATTEST: [Signature]
NAME: Paul Freese
TITLE: Senior Director

SIGNED THIS 11th DAY OF June 2025.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF June 2025.

BY: Amy Frazee and Paul Freese
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature] [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 24, 2028

PL MORTGAGE FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY STANCORP MORTGAGE INVESTORS, LLC, AN OREGON LIMITED LIABILITY COMPANY ITS ATTORNEY IN FACT

NAME: Amy Frazee
TITLE: Assistant Vice President

ATTEST: [Signature]
NAME: Paul Freese
TITLE: Senior Director

SIGNED THIS 11th DAY OF June 2025.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF June 2025.

BY: Amy Frazee and Paul Freese
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature] [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 24, 2028

BY: Amy Frazee and Paul Freese
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature] [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: January 24, 2028

TITLE CERTIFICATION
I, David 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 OWNER'S MORTGAGERS AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

DAVID KNAPP
AUTHORIZED REPRESENTATIVE
David Knapp, Vice President
LAND TITLE GUARANTEE COMPANY

SIGNED THIS 17th DAY OF June 2025.

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF June 2025.

BY: David Knapp AS AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: February 10, 2028

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

VALORADO LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: William C. Valaika, President
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 30, 2029

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF June 2025.

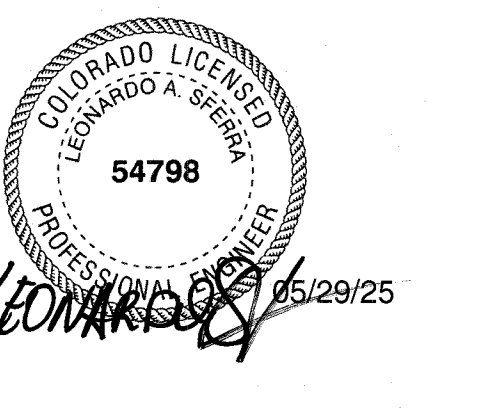
BY: William C. Valaika as President of Valorado LLC, a Delaware limited liability company.
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 30, 2029

CIVIL ENGINEER'S STATEMENT

I, LEONARDO A. SFERRA, BEING A LICENSED ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS WITHIN OUR SCOPE OF WORK IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN GENERAL CONFORMANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK PUBLIC WORKS CODES AND ORDINANCES.

[Signature] DATE 05/29/25
LEONARDO A. SFERRA 54798

REV.	DATE	DESCRIPTION
A	03/07/2023	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
B	10/22/2024	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
C	01/29/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
D	03/26/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
E	05/29/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW



JODI LYNN BEPOLA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254018855
MY COMMISSION EXPIRES APRIL 30, 2029

SITE DEVELOPMENT PLAN
LOT 3A, MILESTONE FILING NO. 4 5TH AMENDMENT
4612, MILESTONE LN., CASTLE ROCK, CO 80104

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023241.49

1 OF 11
CS1
TOWN OF CASTLE ROCK
PROJECT NUMBER SDP23-0045

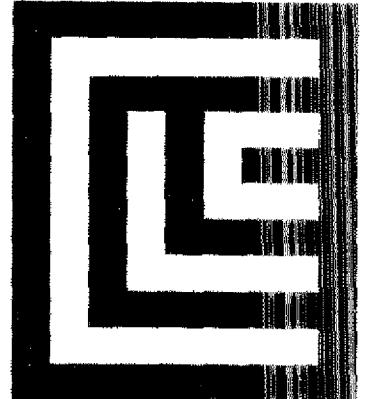
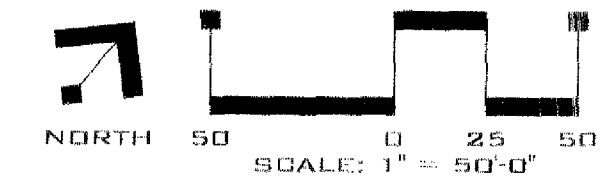
SDP COVER SHEET

FINAL PD SITE PLAN

MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A

A MINOR SITE PLAN AMENDMENT TO THE

MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN



LLC ASSOCIATES
 1341 E. CHANDLER AVE
 SUITE 3000
 GREENWOOD VILLAGE
 COLORADO 80111
 P 303 770 5600
 F 303 770 2559
 INFO@LLCA.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

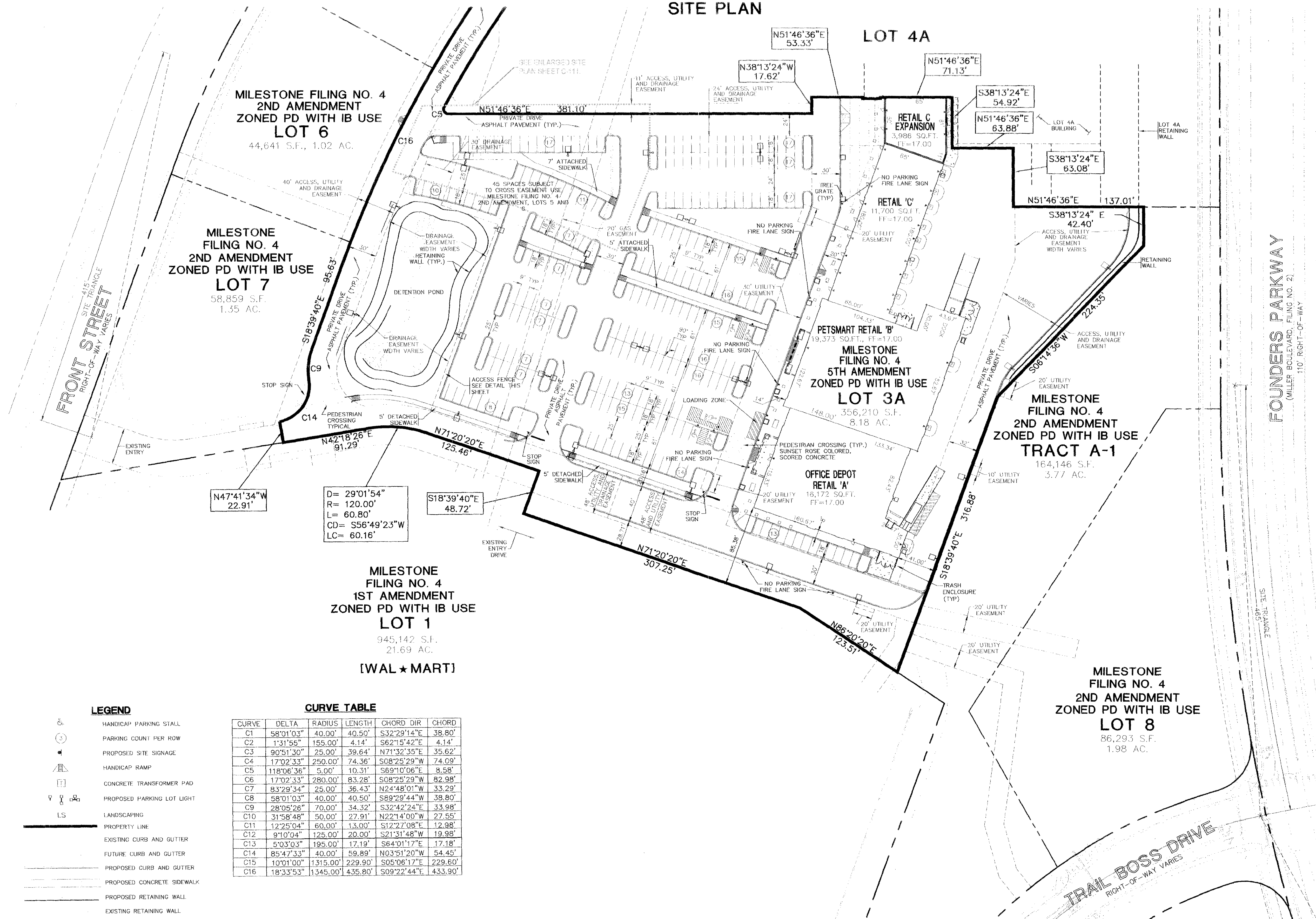
FINAL PD SITE PLAN
MILESTONE FILING NO. 4
5TH AMENDMENT, LOT 3A
 CASTLE ROCK, COLORADO

SITE PLAN

PROJECT #: 99-135
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT

FOR
 REFERENCE
 ONLY
 2011
SP1
 CUR OF CASTLE ROCK
 PROJECT NUMBER 99-135

SITE PLAN



MILESTONE FILING NO. 4
2ND AMENDMENT
ZONED PD WITH IB USE
LOT 6
 44,641 S.F., 1.02 AC.

MILESTONE FILING NO. 4
2ND AMENDMENT
ZONED PD WITH IB USE
LOT 7
 58,859 S.F., 1.35 AC.

MILESTONE FILING NO. 4
5TH AMENDMENT
ZONED PD WITH IB USE
LOT 3A
 356,210 S.F., 8.18 AC.

MILESTONE FILING NO. 4
2ND AMENDMENT
ZONED PD WITH IB USE
TRACT A-1
 164,146 S.F., 3.77 AC.

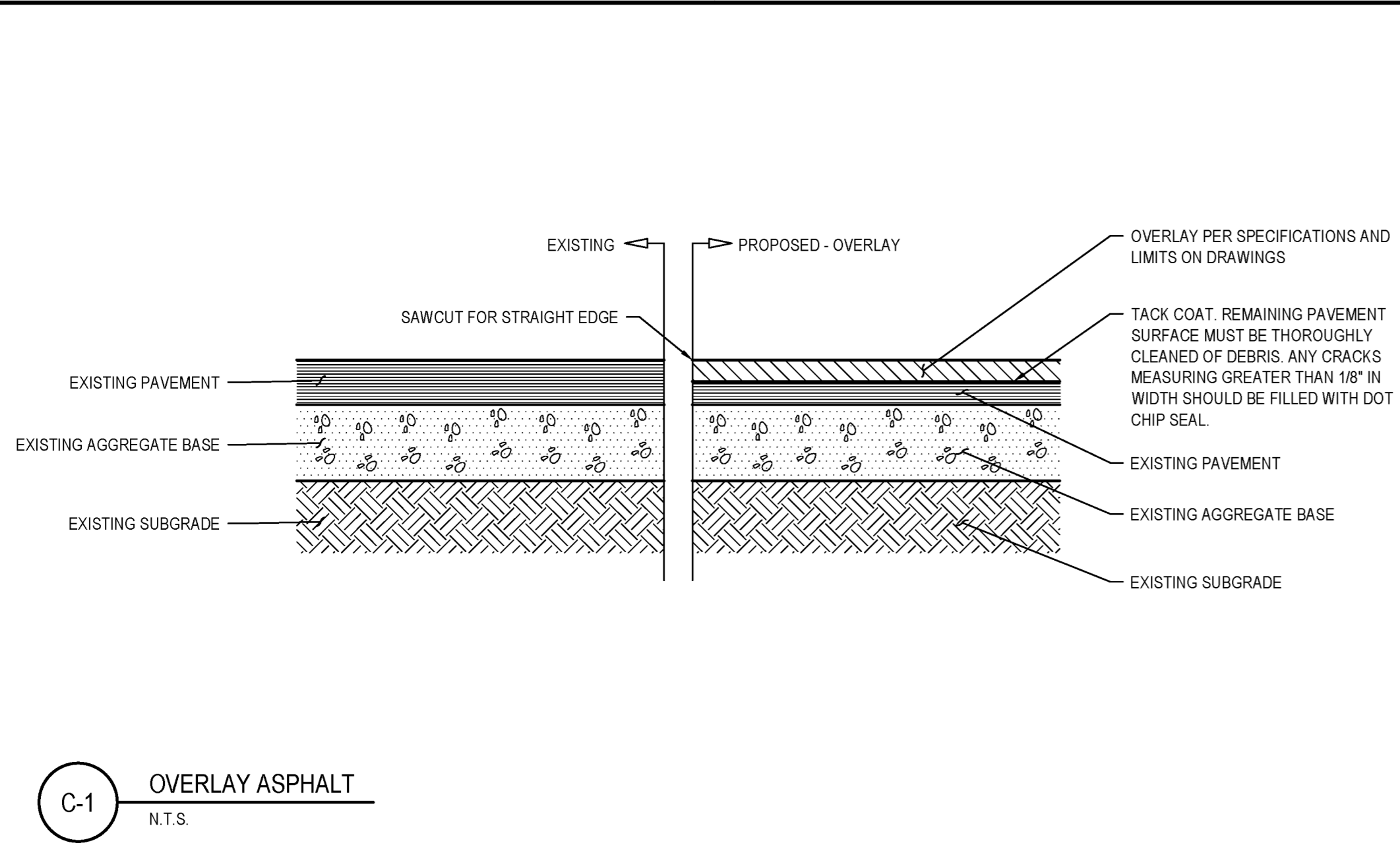
MILESTONE FILING NO. 4
1ST AMENDMENT
ZONED PD WITH IB USE
LOT 1
 945,142 S.F., 21.69 AC.
[WAL ★ MART]

LEGEND

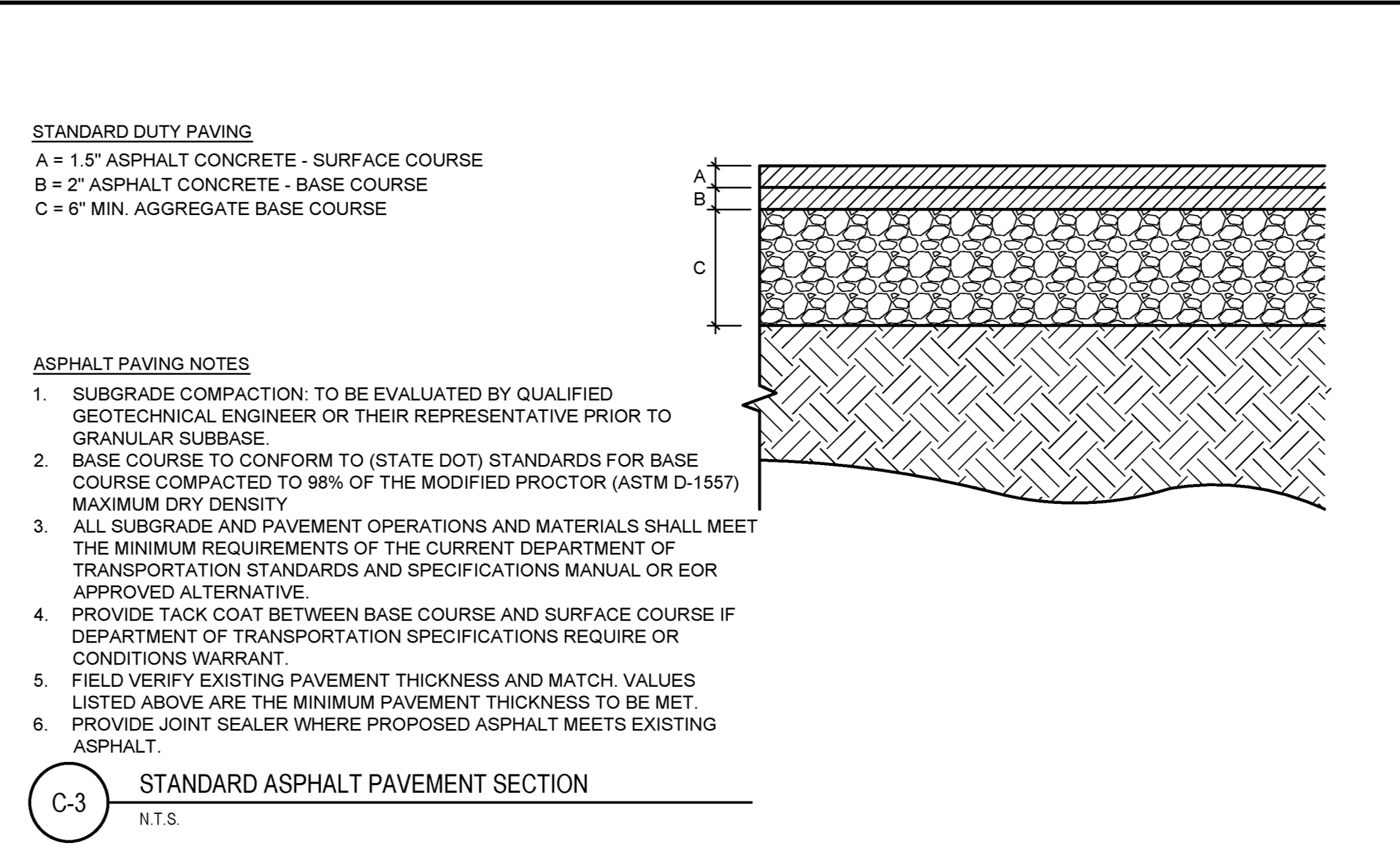
- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- PROPOSED SITE SIGNAGE
- HANDICAP RAMP
- CONCRETE TRANSFORMER PAD
- PROPOSED PARKING LOT LIGHT
- LANDSCAPING
- PROPERTY LINE
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL

CURVE TABLE

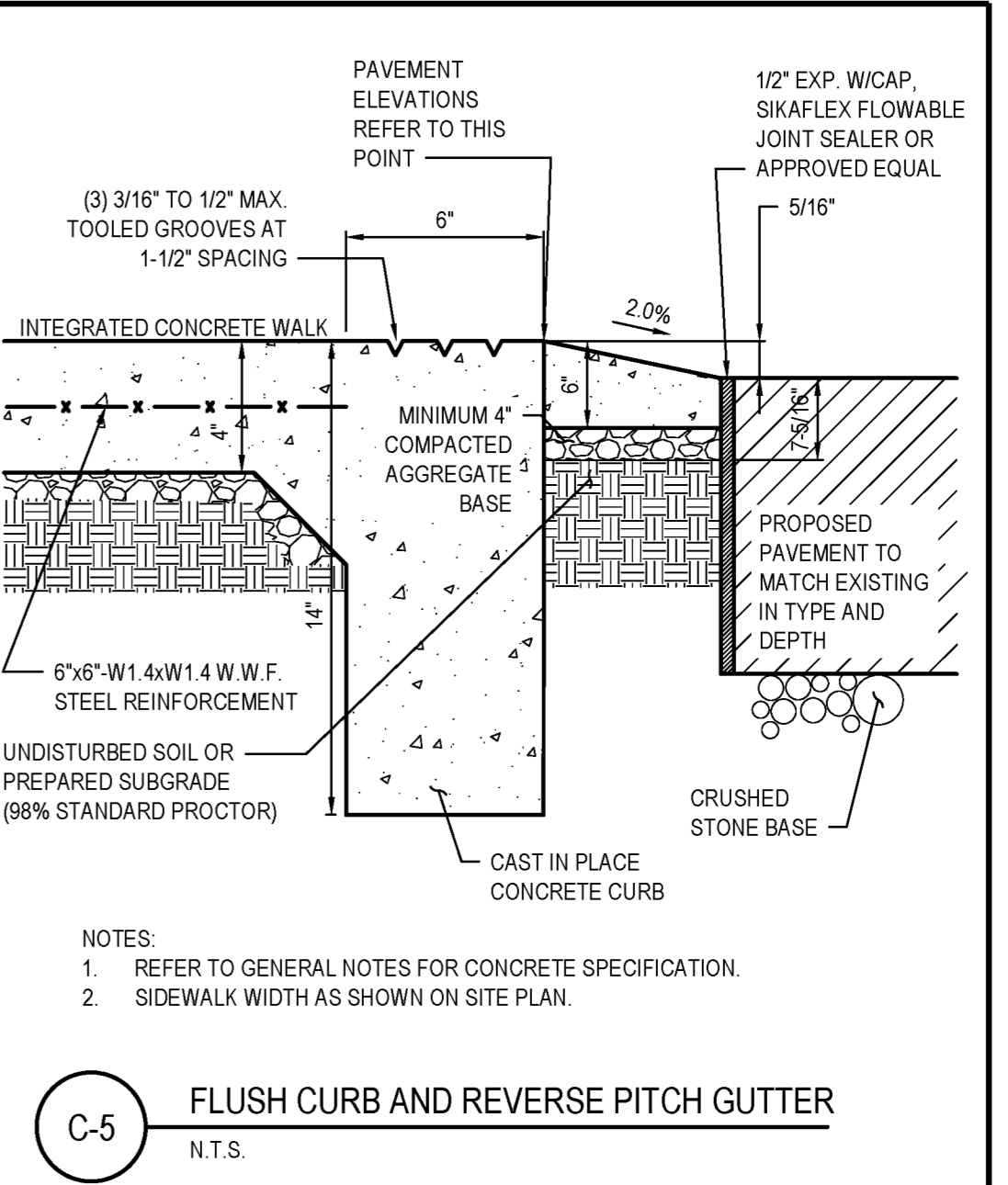
CURVE	DELTA	RADIUS	LENGTH	CHORD DIR	CHORD
C1	58°01'03"	40.00'	40.50'	S32°29'14"E	38.80'
C2	1°31'55"	155.00'	4.14'	S62°15'42"E	4.14'
C3	90°51'30"	25.00'	39.64'	N71°32'35"E	35.62'
C4	17°02'33"	290.00'	10.36'	S08°25'29"W	74.02'
C5	118°06'36"	5.00'	7.03'	S69°10'06"E	9.58'
C6	17°02'33"	280.00'	83.28'	S08°25'29"W	82.98'
C7	83°29'34"	25.00'	36.43'	N24°48'01"W	33.29'
C8	58°01'03"	40.00'	40.50'	S69°29'44"W	38.80'
C9	28°05'28"	40.00'	34.52'	S32°42'24"E	33.98'
C10	31°58'48"	50.00'	27.91'	N22°14'00"W	27.55'
C11	12°25'04"	60.00'	13.00'	S12°27'08"E	12.98'
C12	9°10'04"	125.00'	20.00'	S21°31'48"W	19.98'
C13	5°03'03"	195.00'	17.19'	S64°01'17"E	17.18'
C14	85°47'33"	40.00'	59.89'	N03°51'20"W	54.45'
C15	10°01'00"	1315.00'	229.90'	S05°06'17"E	229.60'
C16	18°33'53"	1345.00'	435.80'	S09°22'44"E	433.90'



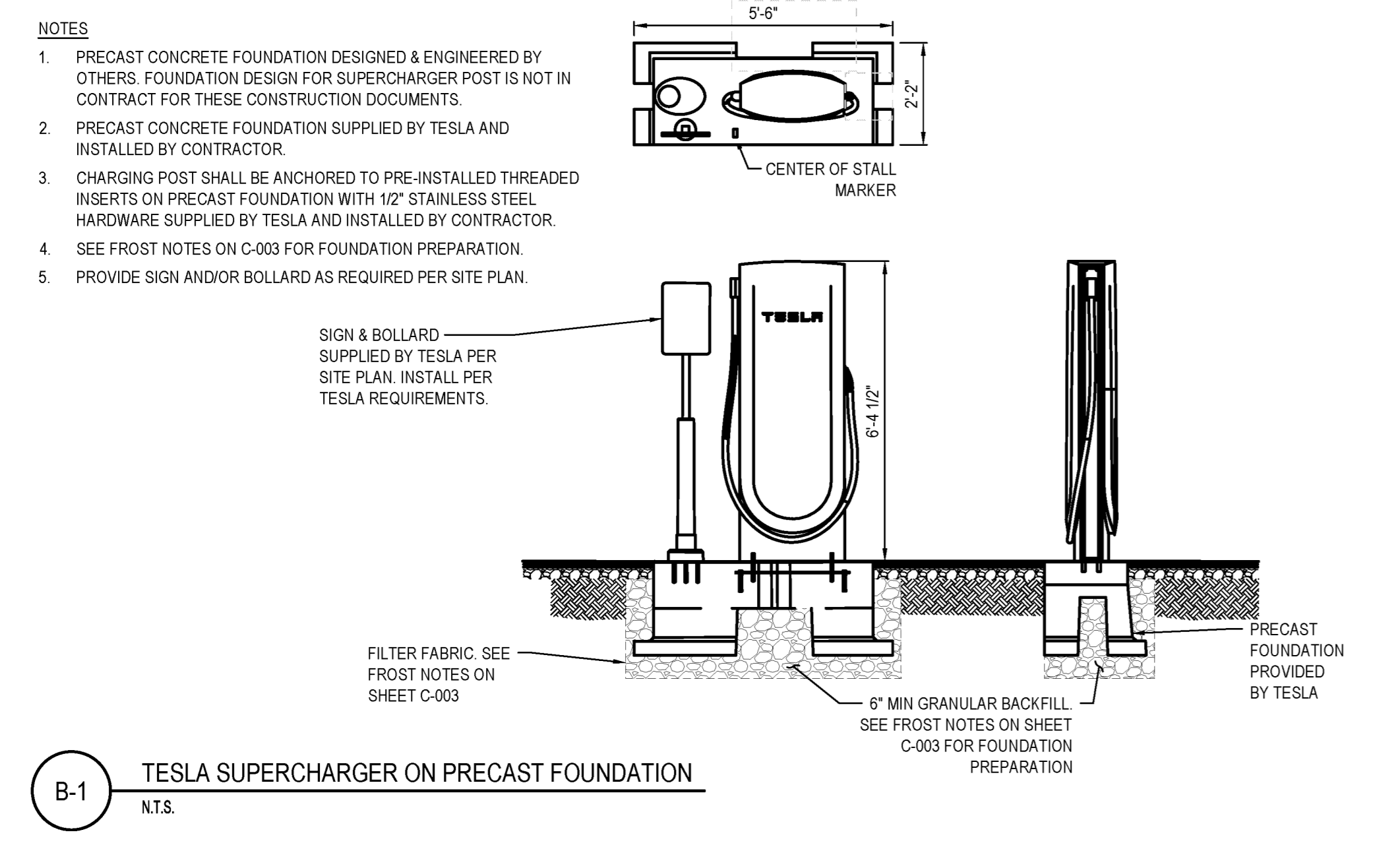
C-1 OVERLAY ASPHALT
N.T.S.



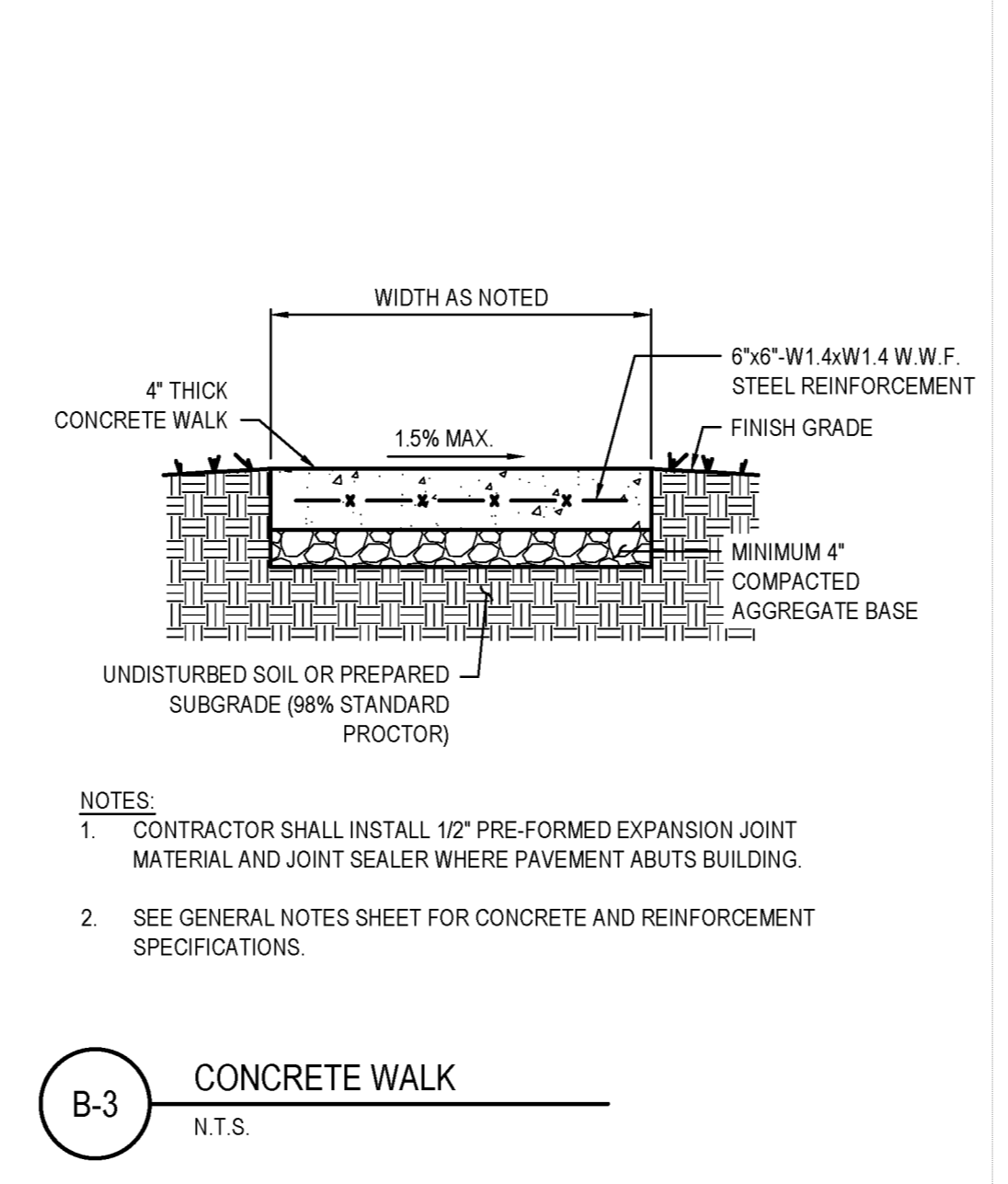
C-3 STANDARD ASPHALT PAVEMENT SECTION
N.T.S.



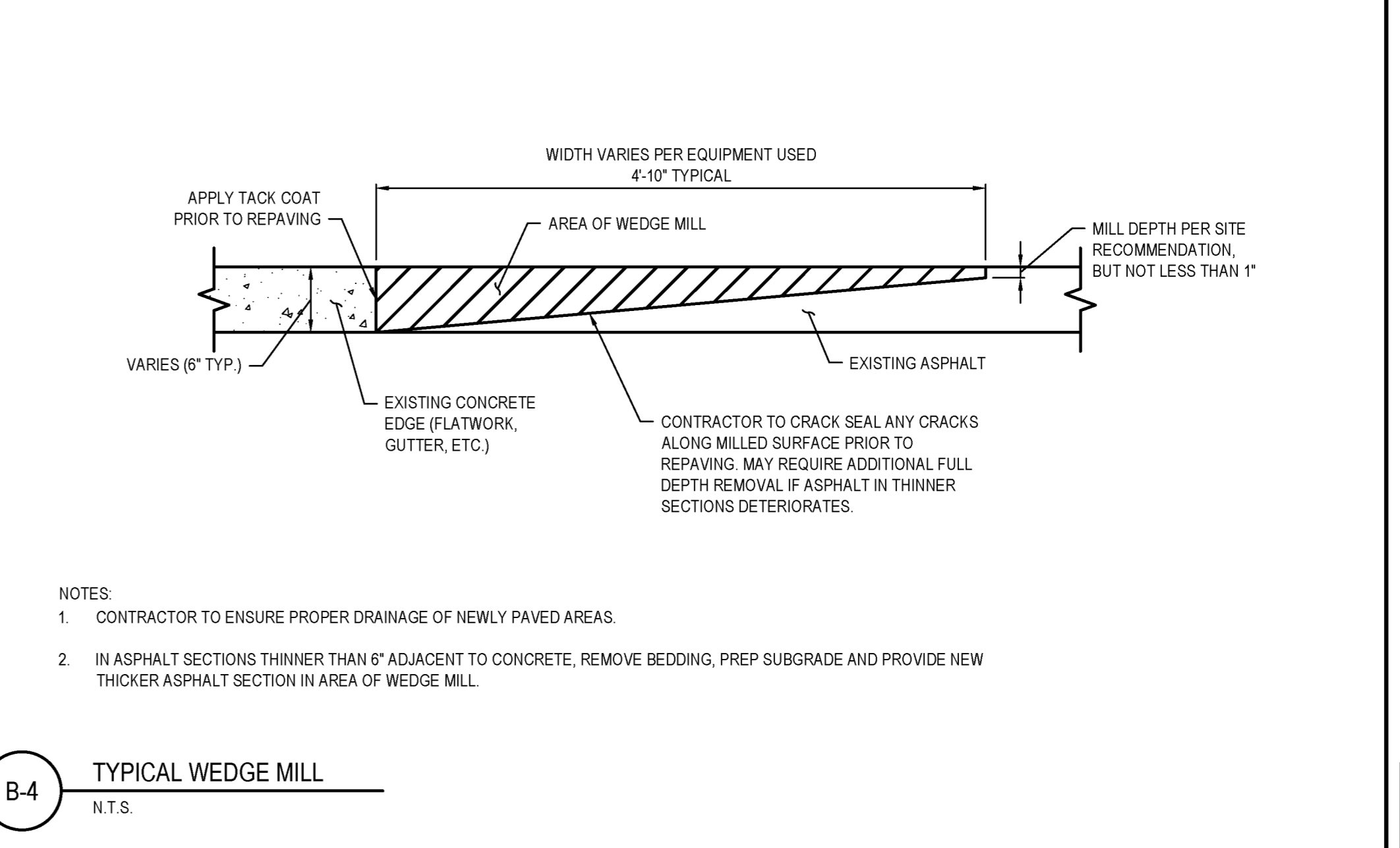
C-5 FLUSH CURB AND REVERSE PITCH GUTTER
N.T.S.



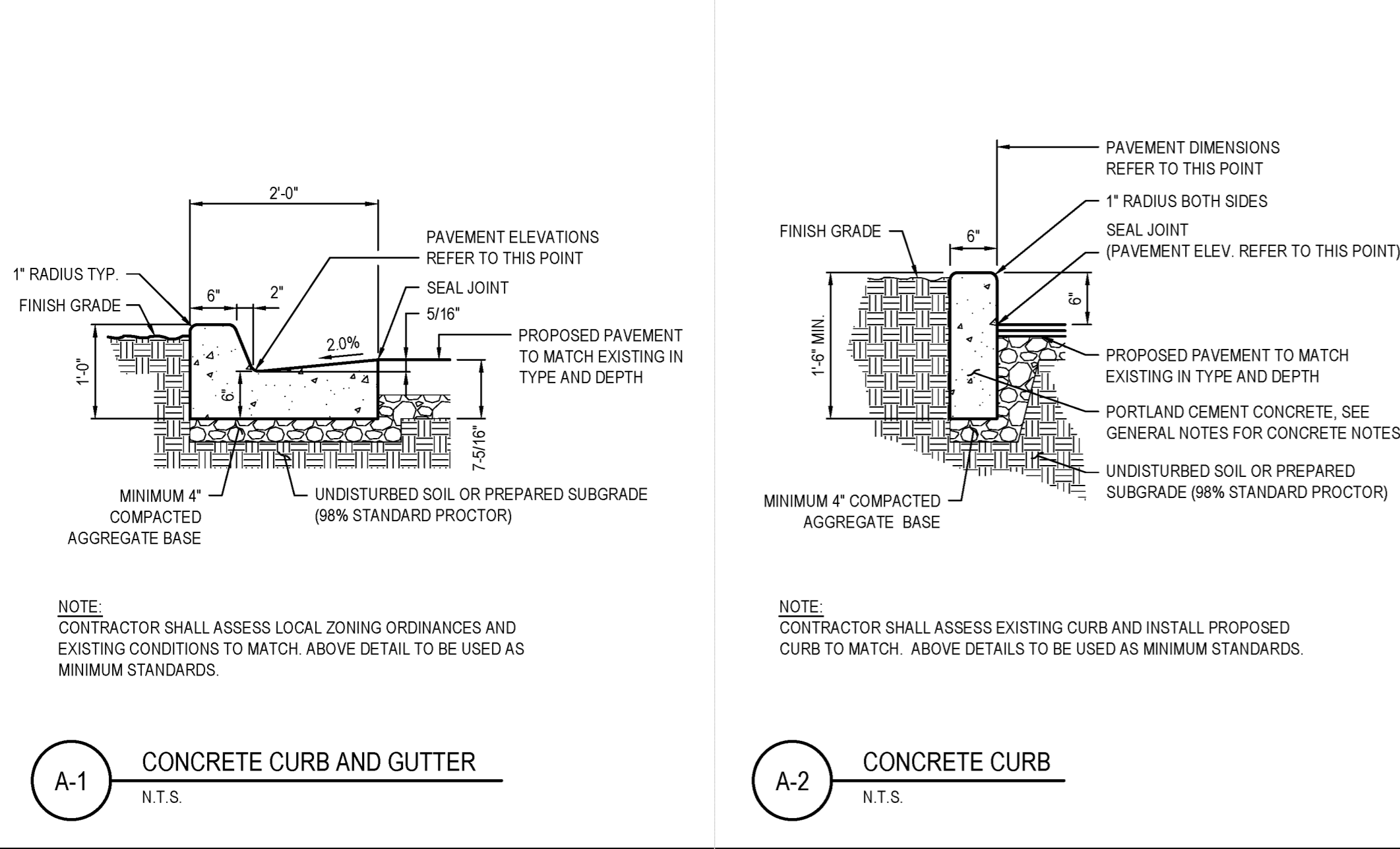
B-1 TESLA SUPERCHARGER ON PRECAST FOUNDATION
N.T.S.



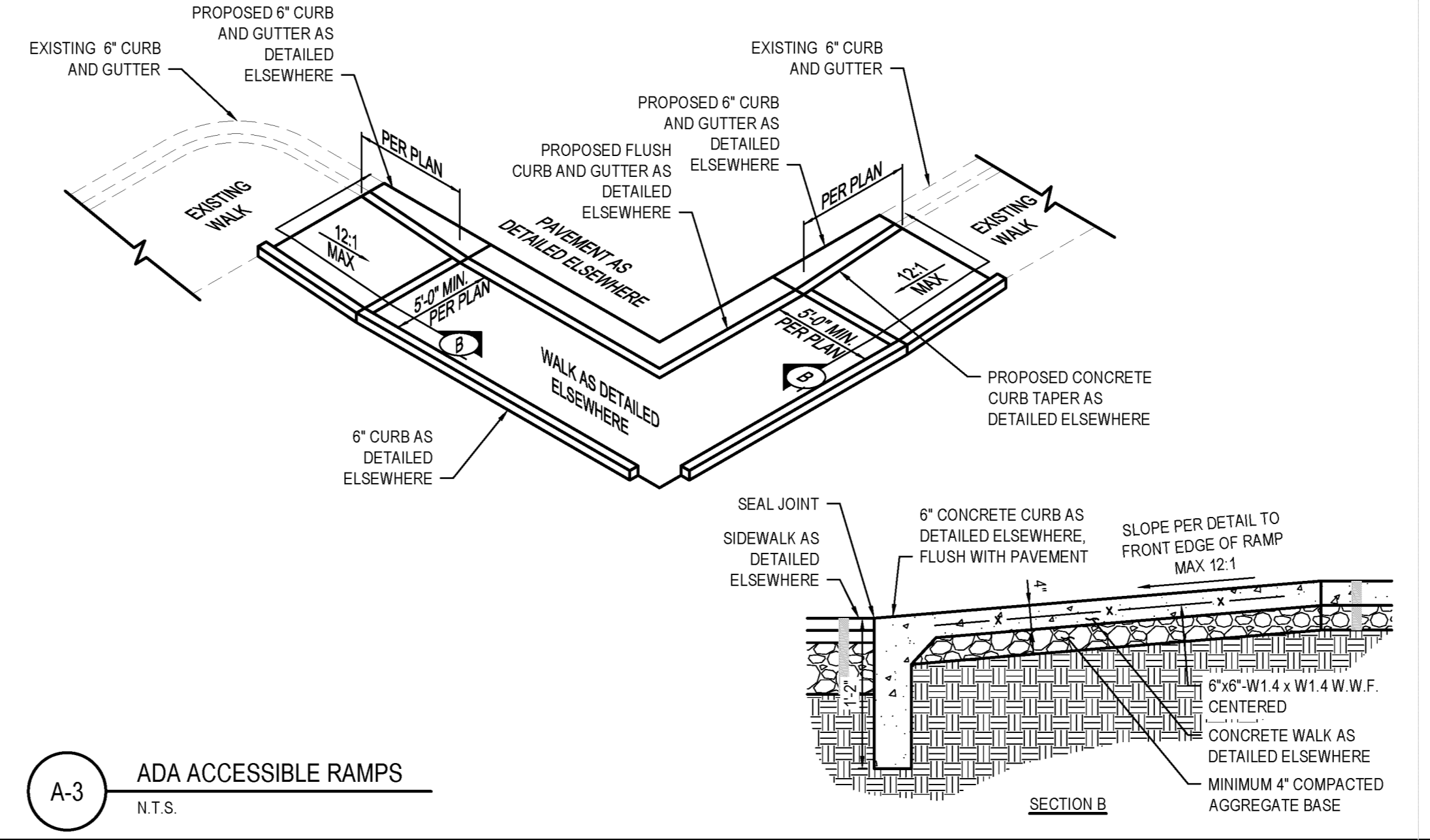
B-3 CONCRETE WALK
N.T.S.



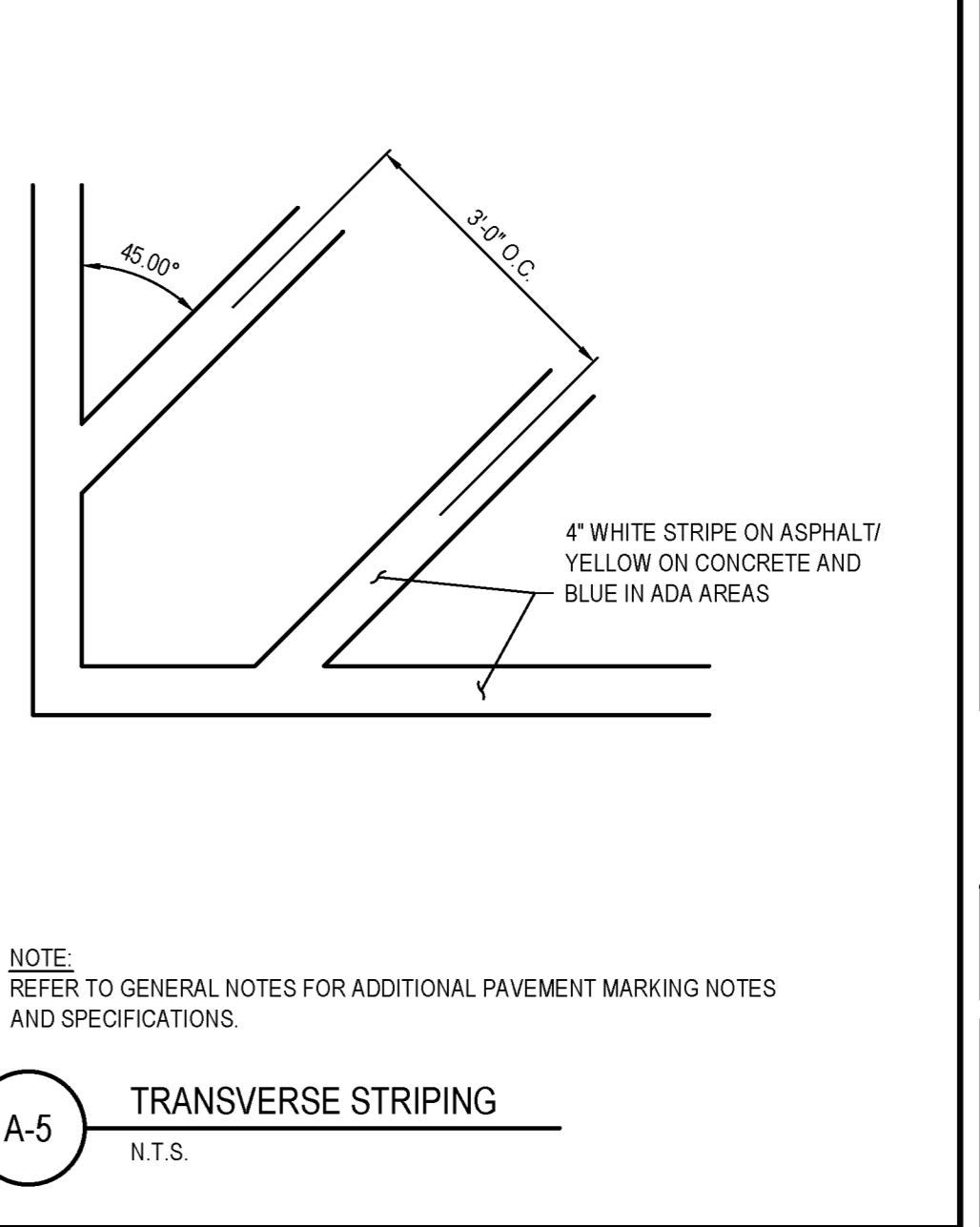
B-4 TYPICAL WEDGE MILL
N.T.S.



A-1 CONCRETE CURB AND GUTTER
N.T.S.



A-3 ADA ACCESSIBLE RAMPS
N.T.S.



A-5 TRANSVERSE STRIPING
N.T.S.



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SITE DEVELOPMENT PLAN
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4612 MILESTONE LN, CASTLE ROCK, CO 80104

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023241.49

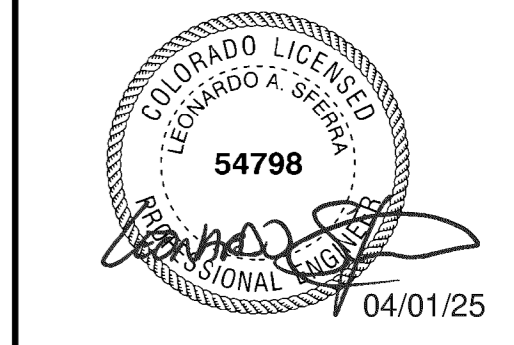
5 OF 11
C-202
 TOWN OF CASTLE ROCK
 PROJECT NUMBER SDP23-0045

Drawing Name: C:\2023\202324149 - TRT 26526 - Castle Rock, CO - Milestone Filing\2023241.49 - Castle Rock, CO - Site Development Plan.dwg
 March 27, 2025 9:31 AM - P:\mngard



520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

REV.	DATE	DESCRIPTION
A	03/07/2023	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
B	10/22/2024	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
C	01/28/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
D	03/26/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
E	04/01/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW



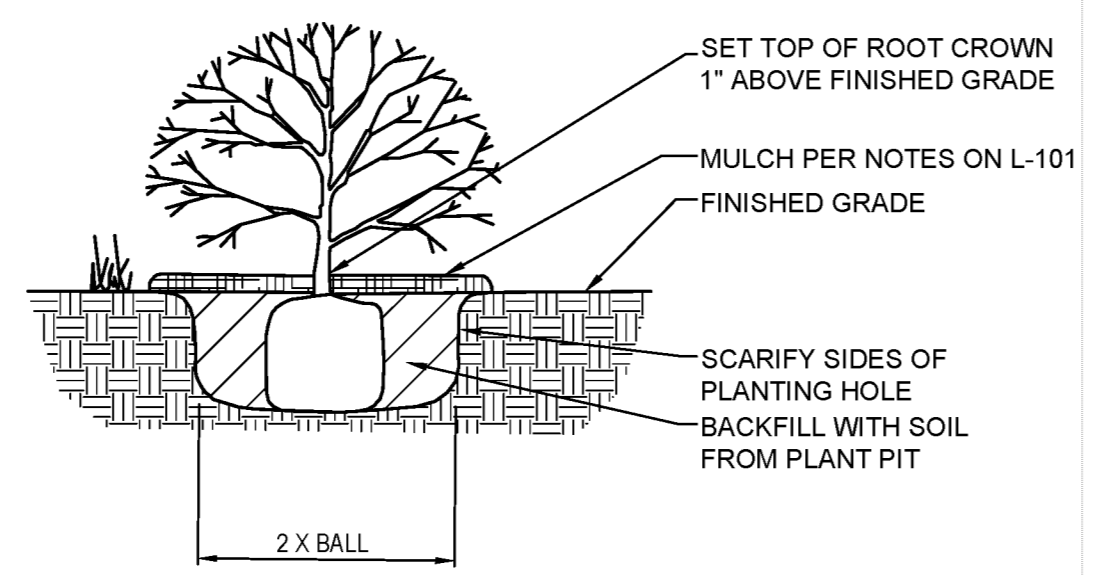
SITE DEVELOPMENT PLAN
LOT 3A, MILESTONE FILING NO. 4 5TH AMENDMENT
4612 MILESTONE LN, CASTLE ROCK, CO 80104

PROJECT MANAGER	DESIGNER
IM	MAM

JOB NO.
2023241.49

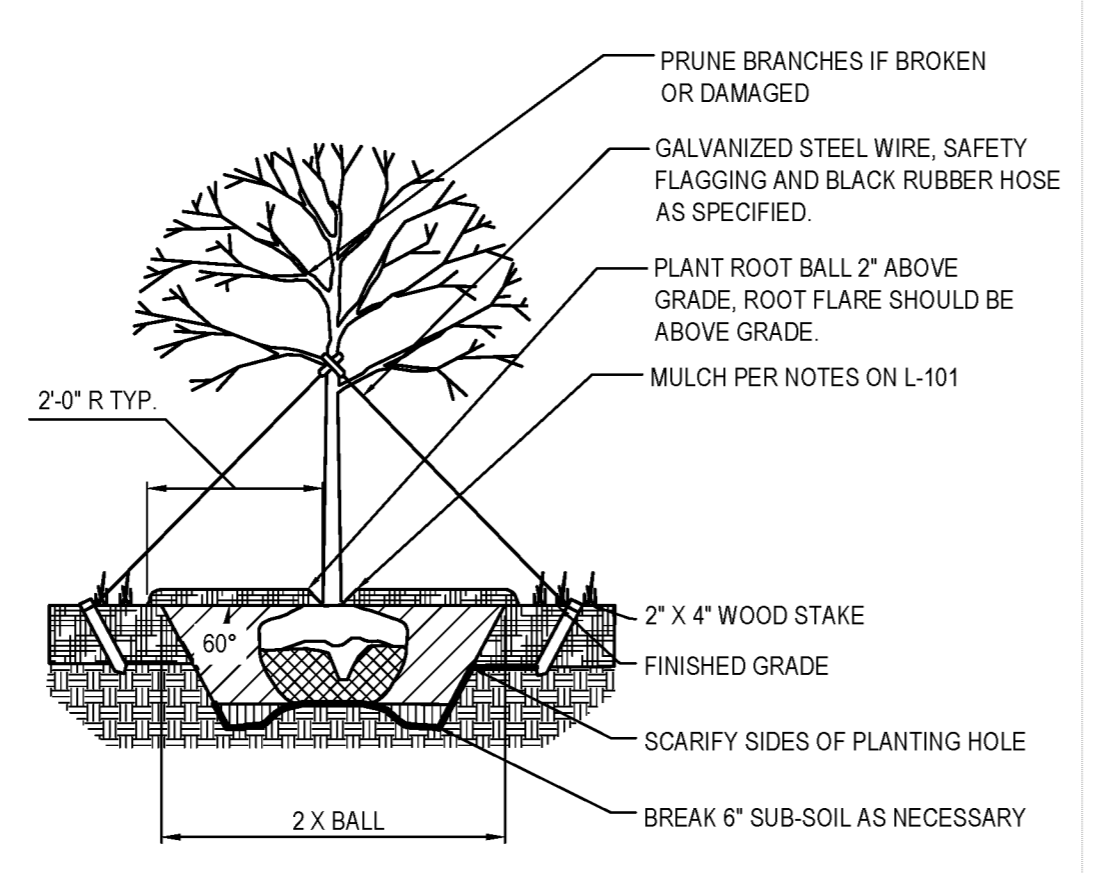
6 OF 11
C-203
TOWN OF CASTLE ROCK
PROJECT NUMBER SDP23-0045

CIVIL DETAILS



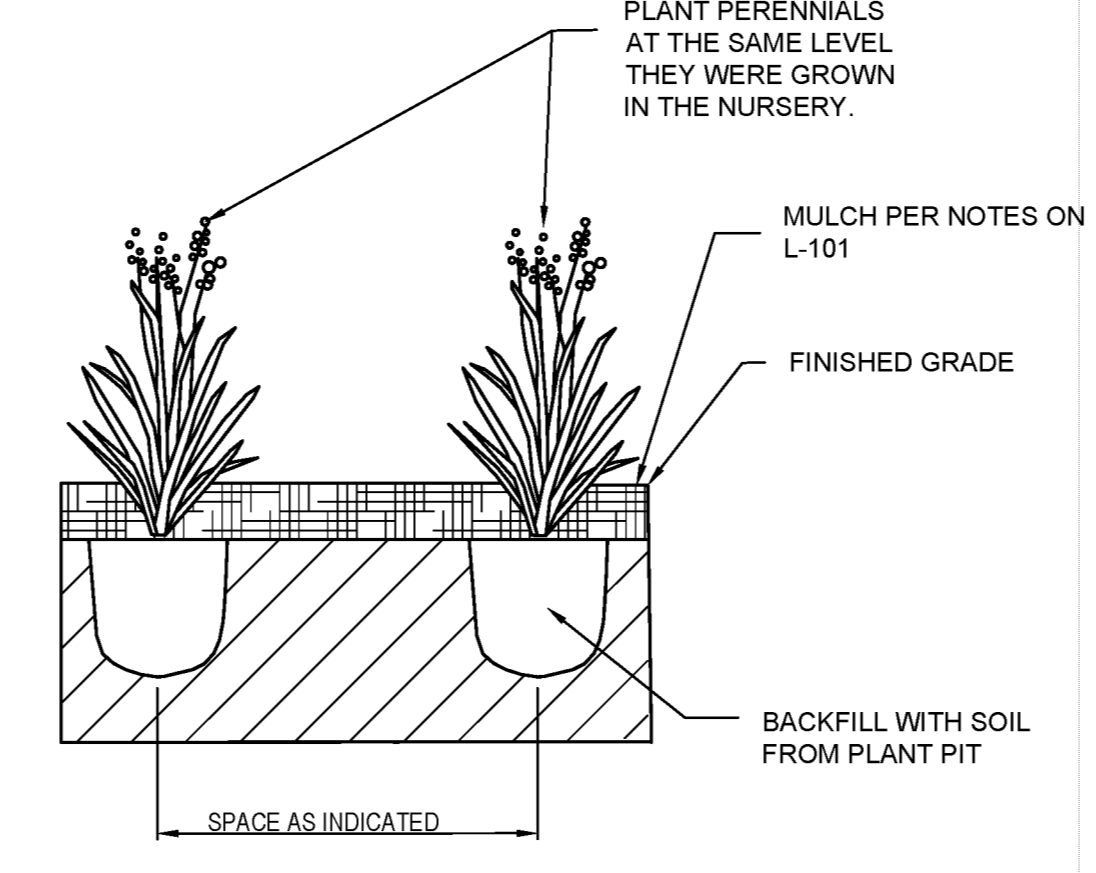
- GENERAL NOTES:
- PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.
 - CONTRACTOR SHALL LOCATE NEW CHARGE POST CONDUITS PRIOR TO INSTALLING TREES AND SHRUBS. PLANT INSTALLATION SHALL NOT DAMAGE CONDUIT.

C-2 SHRUB PLANTING
N.T.S.



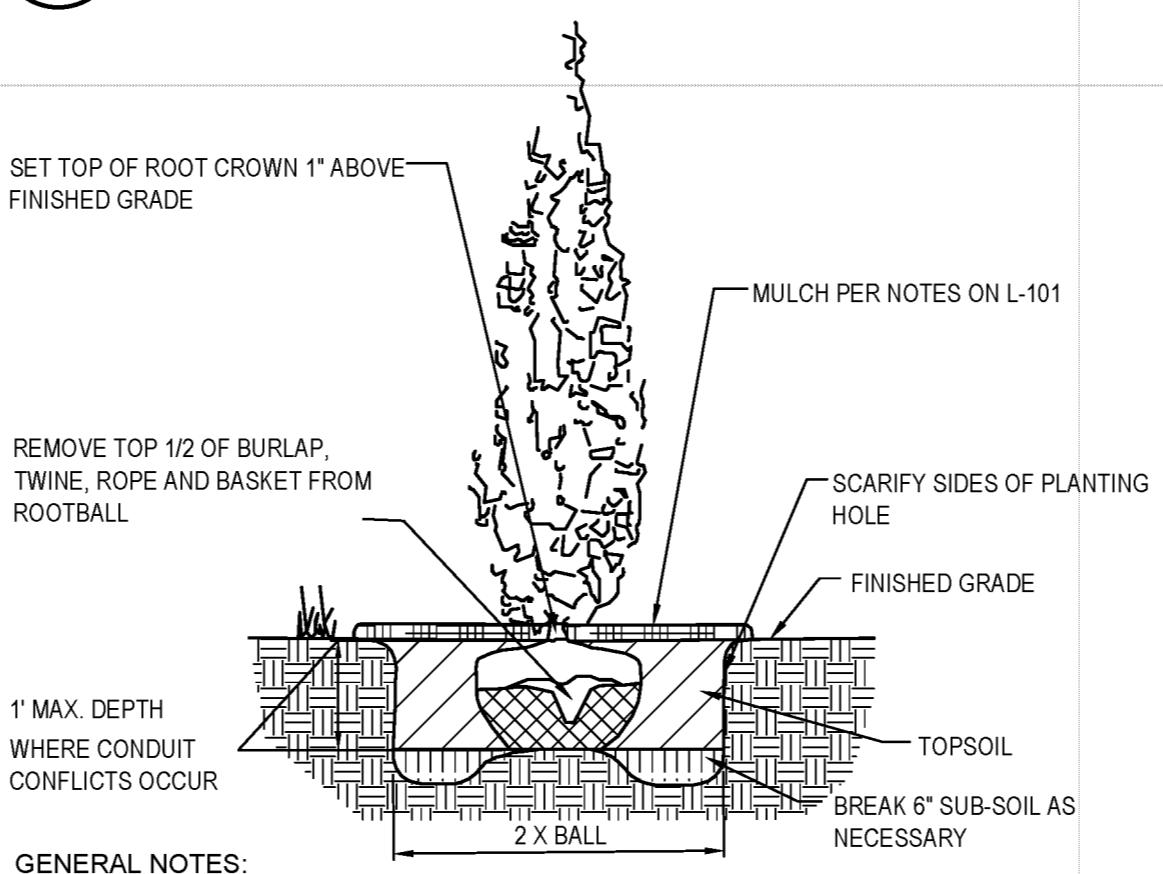
- GENERAL NOTES:
- WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

B-2 ORNAMENTAL TREE PLANTING
N.T.S.



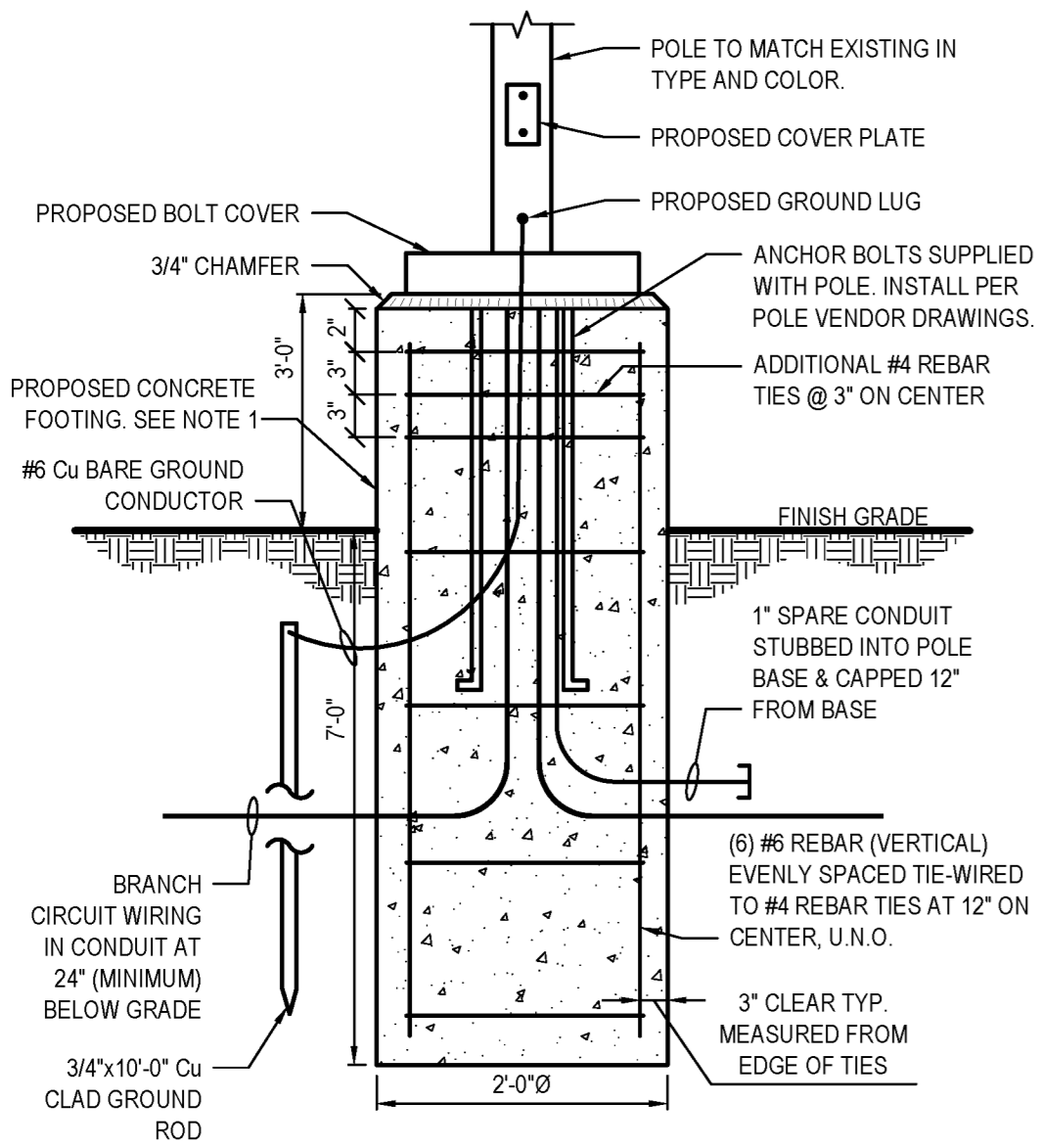
- GENERAL NOTES:
- CONTRACTOR SHALL LOCATE NEW CHARGE POST CONDUITS PRIOR TO INSTALLING TREES AND SHRUBS. PLANT INSTALLATION SHALL NOT DAMAGE CONDUIT.

B-3 ORNAMENTAL GRASS PLANTING
N.T.S.



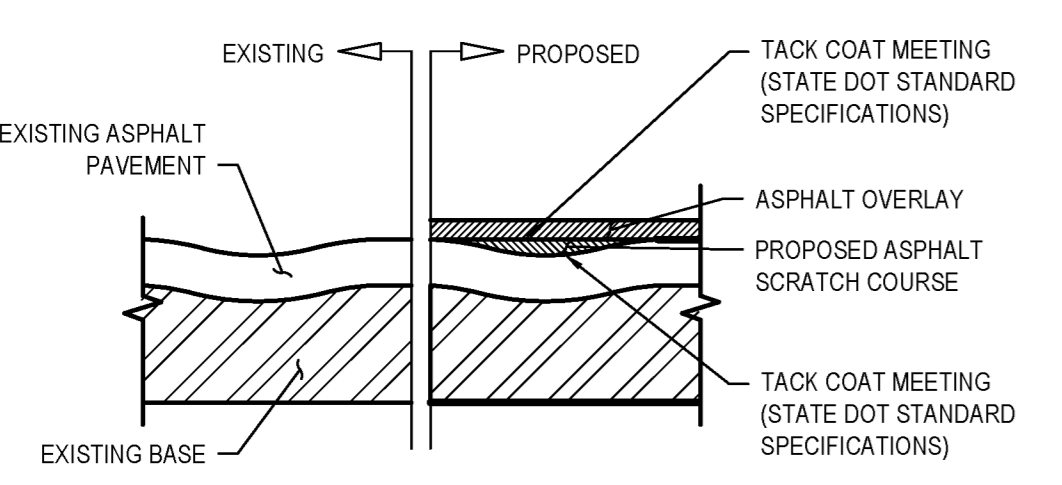
- GENERAL NOTES:
- PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.
 - CONTRACTOR SHALL LOCATE NEW CHARGE POST CONDUITS PRIOR TO INSTALLING TREES AND SHRUBS. PLANT INSTALLATION SHALL NOT DAMAGE CONDUIT.

A-3 EVERGREEN SHRUB PLANTING
N.T.S.

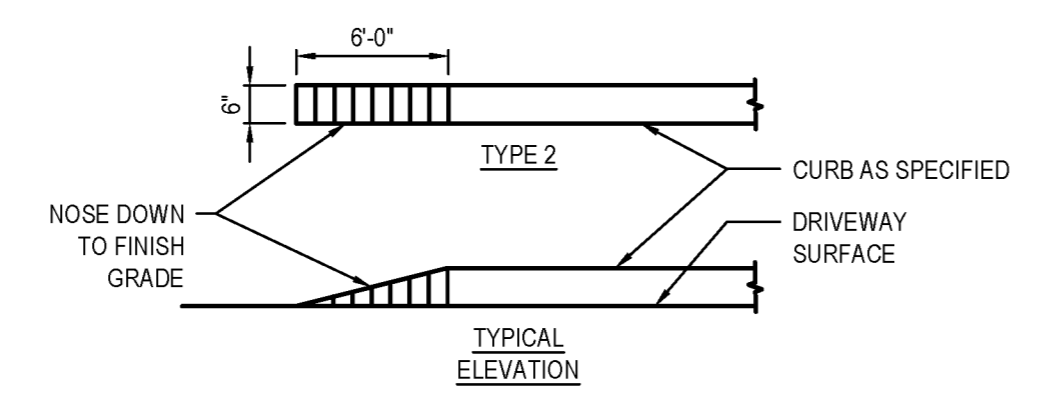


- NOTE:
- RUB CONCRETE TO REMOVE SONOTUBE FORM LINES AND FILL ALL HOLES FOR SMOOTH FINISH. WEATHERSEAL ALL EXPOSED CONCRETE.
 - SEE CIVIL GENERAL NOTES FOR CONCRETE SPECIFICATIONS.
 - CONTRACTOR SHALL FIELD VERIFY EXISTING LIGHT POLE MOUNTING CONDITION AND CONFIGURATION. PROPOSED NEW FOUNDATION SHALL BE ADAPTED TO BE COMPATIBLE WITH EXISTING POLE / MOUNTING REQUIREMENTS.

B-1 LIGHT POLE FOUNDATION
N.T.S.



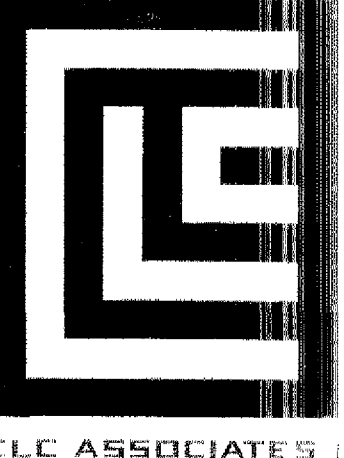
A-1 PRE-OVERLAY ASPHALT TREATMENT
N.T.S.



A-2 CONCRETE CURB TAPER
N.T.S.

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March 27, 2025 9:31 AM - RPNeyland

FINAL PD SITE PLAN MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A A MINOR SITE PLAN AMENDMENT TO THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN



CLC ASSOCIATES
8480 E. DORLAND RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303.770.9600
F 303.770.9599
CLCASSOCIATES.COM

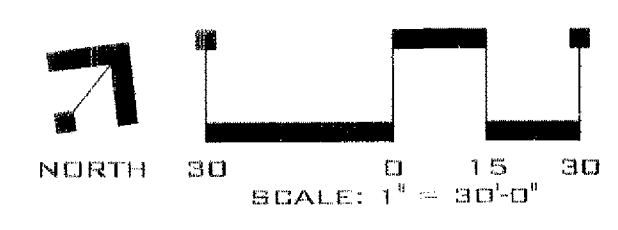
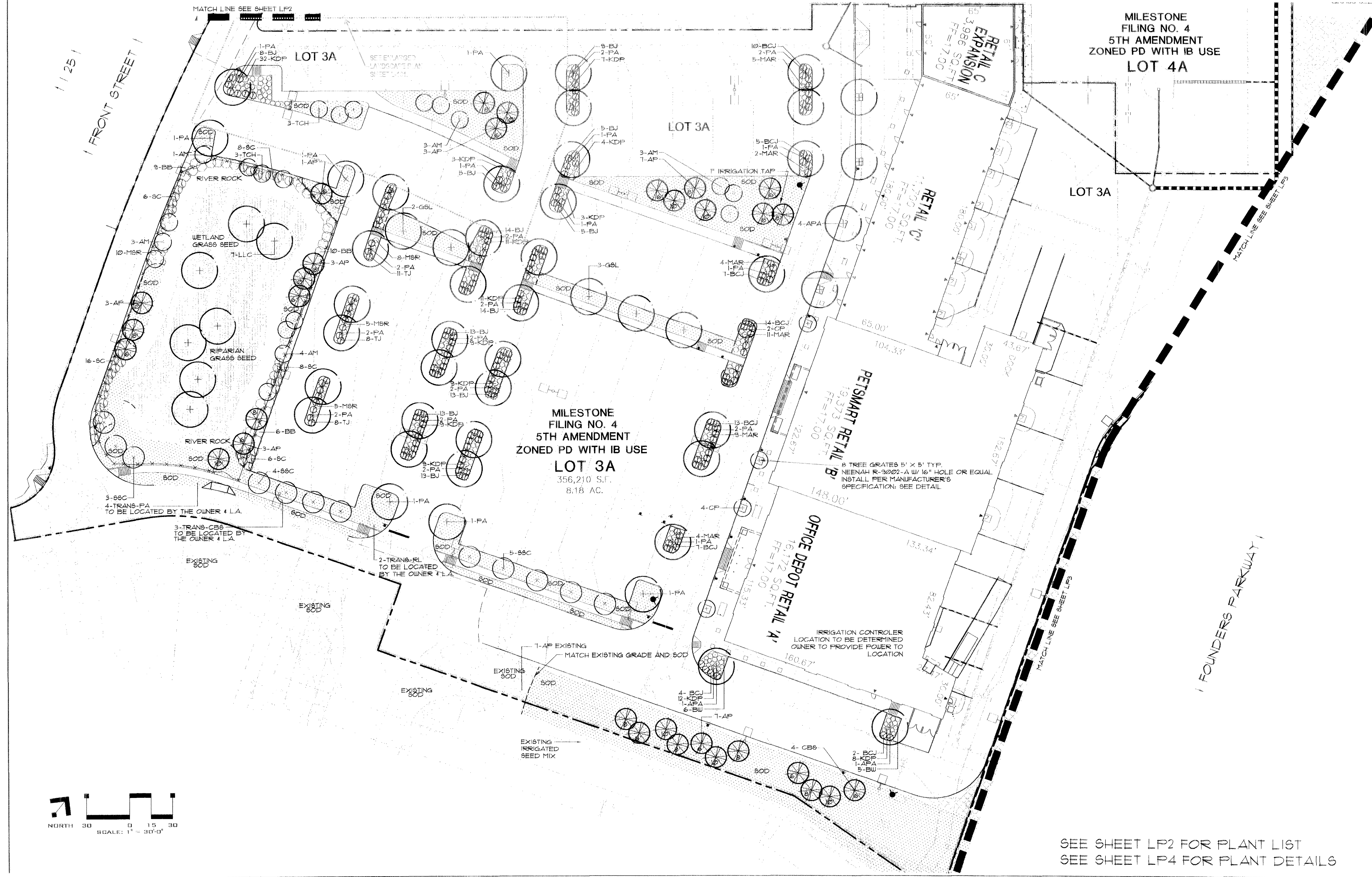
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

FINAL PD SITE PLAN
MILESTONE FILING NO. 4
5TH AMENDMENT, LOT 3A
CASTLE ROCK, COLORADO

LANDSCAPE PLAN

PROJECT #: 99.135
DRAWN BY: SEW
DESIGNED BY: SEW
CHECKED BY: KDP

DATE: 07/08/03
DESCRIPTION: INITIAL ACCEPTANCE
FOR REFERENCE ONLY
70' ±
LP1



SEE SHEET LP2 FOR PLANT LIST
SEE SHEET LP4 FOR PLANT DETAILS

THIS PLAN AND INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER REVERED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

FINAL PD SITE PLAN

MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A

A MINOR SITE PLAN AMENDMENT TO THE

MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN

FESCUE LAWN SOD MIX

(FULLY IRRIGATED)
(TO BE MOULDED)
PERCENTAGES BY SEED COUNT

92% TURF-TYPE OR FINE BLADE TALL FESCUE
(3 IMPROVED VARIETIES)

10% CANADIAN OR KENTUCKY BLUEGRASS
(2 IMPROVED VARIETIES)

DRYLAND SEED MIX

(SUPPLEMENTAL IRRIGATION)
(MOWING NOT RECOMMENDED)
SEEDING RATE: 21.1 LBS. PLS/ACRE; DRILL SEEDED
ADD 50% IF HYDROSEEDED OR BRILLION DRILLED
ADD 100% IF BROADCAST

- 0.5 LBS ALKALI SACATON
- 5.6 LBS STREAMBANK WHEATGRASS
- 17 LBS INLAND SALT GRASS
- 7.9 LBS WESTERN WHEATGRASS
- 4.0 LBS BLUE GRAMA
- 2.0 LBS BUFFALOGRASS

PLANT LIST

QUAN.	SYCL	COMMON/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
6	APA	AUTUMN PURPLE ASH <i>Fraxinus americana 'Autumn Purple'</i>	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
42	PA	PATMORE ASH <i>Fraxinus pennsylvanica 'Patmore'</i>	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
5	GSL	GREENSPIRE LINDEN <i>Tilia cordata 'Greenspire'</i>	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
1	LLC	LANCELEAF COTONWOOD <i>Populus x acuminata</i>	2" CAL.	FULL CROWN, B4B, STAKED SPECIMEN QUALITY
ORNAMENTAL TREES				
14	AM	AMUR MAPLE <i>Acer ginnala</i>	6' CLUMP	3 STEM MIN, B4B SPECIMEN QUALITY
0	SB6	SHADBLOW SERVICEBERRY <i>Amelanchier canadensis</i>	6' CLUMP	3 STEM MIN, B4B SPECIMEN QUALITY
6	TCH	THORNTLESS COCKSPUR <i>Crataegus crus-galli 'Inermis'</i>	1 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
12	SSC	SPRING SNOW CRABAPPLE <i>Malus 'Spring Snow'</i>	1 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
6	CF	CHANTICLEER FEAR <i>Fyrus calleryana 'Chanticleer'</i>	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
EVERGREEN TREES				
21	AP	AUSTRIAN PINE <i>Pinus nigra</i>	6'-10" HT. SEE PLAN	FULL FORM, B4B, GUYED SPECIMEN QUALITY
4	CB6	COLORADO BLUE SPRUCE <i>Picea pungens</i>	6'-10" HT. SEE PLAN	FULL FORM, B4B, GUYED SPECIMEN QUALITY
SHRUBS				
21	TJ	TAMMY JUNIPER <i>Juniperus sabina 'Tamarscifolia'</i>	5 GAL. 18"-24" SPRD.	SPACING 48" O.C.
18	BJ	BUFFALO JUNIPER <i>Juniperus sabina 'Buffalo'</i>	5 GAL. 18"-24" SPRD.	SPACING 48" O.C.
62	BCJ	BLUE CHIP JUNIPER <i>Juniperus horizontalis 'Blue Chip'</i>	5 GAL. 18"-24" SPRD.	SPACING 6" O.C.
25	BB	BURNING BUSH <i>Euonymus alata</i>	5 GAL. 18"-24" HT.	SPACING 8" O.C. 5 CANES MIN.
11	BW	DWARF ARCTIC BLUE WILLOW <i>Salix purpurea 'Nana'</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
44	6C	SPREADING COTONEASTER <i>Cotoneaster divaricatus</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
35	MAR	MEIDLAND ALBA ROSE <i>Rosa x 'Meiland Alba'</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
28	MSR	MEIDLAND SCARLET ROSE <i>Rosa x 'Meiland Scarlet'</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
23	KDP	KATHRYN DYKES POTENTILLA <i>Potentilla 'Kathryn Dykes'</i>	5 GAL. 18"-24" SPRD.	SPACING 36" O.C. 5 CANES MIN.
10	AJ	ARMSTRONG JUNIPER <i>Juniperus chinensis 'Armstrong'</i>	5 GAL. 18"-24" SPRD.	SPACING 60" O.C.
5	WSC	WESTERN SAND CHERRY <i>Prunus besseyi</i>	5 GAL. 18"-24" HT.	SPACING 60" O.C. 5 CANES MIN.
5	SJ	SKYROCKET JUNIPER <i>Juniperus scopulorum 'Skyrocket'</i>	5 GAL. 30" HT.	SPACING 60" O.C. 5 CANES MIN.
SPREADING GROUND COVER				
18	WITH	WOOLLY THYME <i>Thymus pra. 'Pseudolanuginosus'</i>	1 GAL.	ESTABLISHED SPACING 14" O.C. 5 CANES MIN.

NOTE: IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.

LANDSCAPE CALCULATIONS

AREAS	REQUIRED SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	FORMULA	QUANTITY REQUIRED ON SITE	QUANTITY PROVIDED ON SITE	QUANTITY PROVIDED OFF SITE
LOT 3 GROUSE SITE	N/A	356,210 SF.	N/A	N/A	N/A	N/A
PARKING AREA	N/A	110,451 SF.	N/A	N/A	N/A	N/A
PARKING LANDSCAPE	12,480 SF. 10%	18,910 SF. 17%	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF.	28 TREES 16 SHRUBS	27 TREES 37 SHRUBS	N/A
TOTAL LANDSCAPE	31,260 SF. 10%	64,482 SF. 18%	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF.	128 TREES 283 SHRUBS	127 TREES 417 SHRUBS	5 TREES 72 SHRUBS
ROCK MULCH	N/A	15,500 SF. 25%	N/A	N/A	N/A	N/A
IRRIGATED SOD	N/A	33,610 SF. 83%	N/A	N/A	N/A	N/A
DRYLAND SEED	N/A	2,150 SF. 4%	N/A	N/A	N/A	N/A
RIPARIAN SEED	N/A	10,000 SF. 16%	N/A	N/A	N/A	N/A
WETLAND SEED	N/A	1200 SF. 2%	N/A	N/A	N/A	N/A

RIPARIAN SEED MIX

(SUPPLEMENTAL IRRIGATION)
(MOWING NOT RECOMMENDED)
SEEDING RATE: 16.8 LBS. PLS/ACRE; DRILL SEEDED
ADD 50% IF HYDROSEEDED OR BRILLION DRILLED
ADD 100% IF BROADCAST

- 1.3 LBS SHEEP FESCUE
- 1.9 LBS STREAMBANK WHEATGRASS
- 0.5 LBS ALKALI SACATON
- 5.5 LBS SLENDER WHEATGRASS
- 0.3 LBS CANADIAN BLUEGRASS
- 1.3 LBS SWITCH GRASS

WETLAND SEED MIX

(NON-IRRIGATED)
(MOWING NOT RECOMMENDED)
SEEDING RATE: 12.4 LBS. PLS/ACRE; DRILL SEEDED
ADD 50% IF HYDROSEEDED OR BRILLION DRILLED
ADD 100% IF BROADCAST

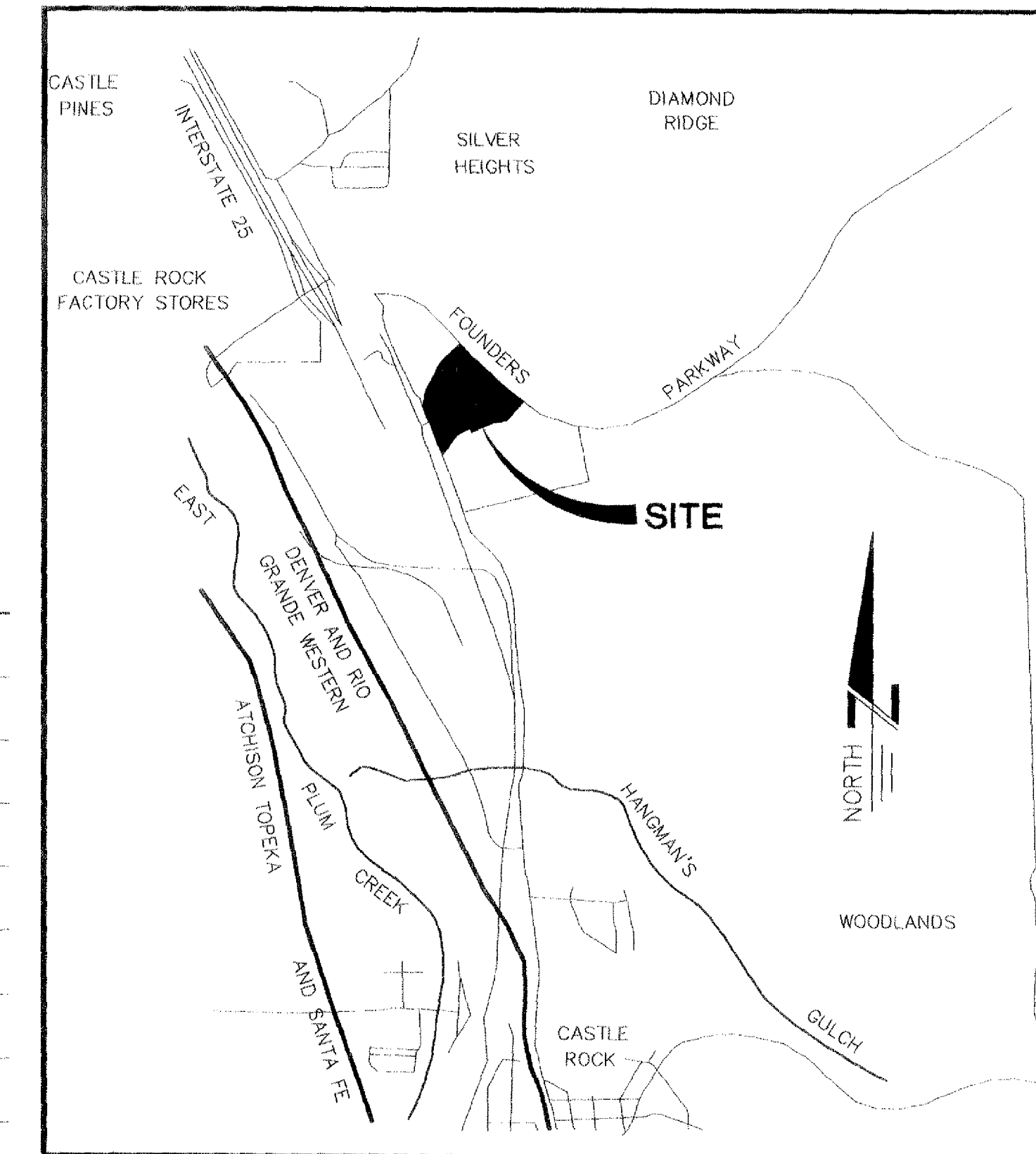
- 0.1 LBS REDTOP
- 2.2 LBS SWITCHGRASS
- 1.9 LBS WESTERN OR STREAMBANK WHEATGRASS
- 1.0 LBS INLAND SALTGRASS
- 0.1 LBS WOOLLY SEDGE
- 0.1 LBS BALD PINE
- 1.0 PRAIRIE CORDGRASS

LANDSCAPE NOTES

- PLANT MATERIALS:** ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES AND THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT AND ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. QUINERS 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 AND SPECIFICATIONS. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS. ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND.
- MULCH:** MULCH FOR SHRUB, ORNAMENTAL GRASS AND PERENNIAL BEDS IS TO BE 1 1/2" ROUNDED RIVER ROCK UNLESS OTHERWISE NOTED ON THE PLAN. MULCH FOR TREE BEDS IS TO BE BARK MULCH. PLACE SPECIFIED WEED BARRIER FABRIC UNDER BARK MULCH. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AND BARK MULCH. PLACE ROCK MULCH A MINIMUM OF THREE INCHES (3") DEEP. PLACE BARK MULCH A MINIMUM OF THREE INCHES (3") DEEP IN ALL AREAS.
- IRRIGATION:** 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 ROTARY 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.
- MAINTENANCE:** LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANT MATERIAL. SHOULD ANY PLANT MATERIALS DIE IT IS THE RESPONSIBILITY OF THE QUINERS 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 QUINERS REPRESENTATIVE.

LEGEND

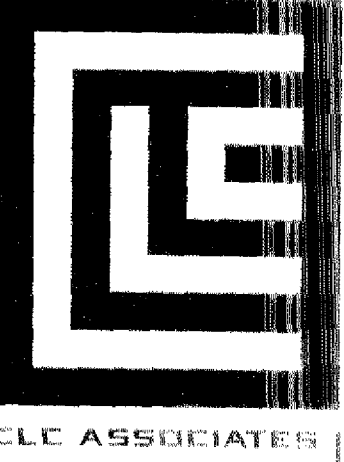
- STEEL EDGER
- FESCUE TURF SOD Fully Irrigated
- DRYLAND GRASS SEED with supplemental irrigation
- RIPARIAN GRASS SEED with supplemental irrigation
- WETLAND GRASS SEED non-irrigated
- WITH see plant list



VICINITY MAP

1" = 2000'

SEE SHEET LP4 FOR PLANT DETAILS



4000 E. HIGHLAND RD.
SUITE 1000
DENVER, CO 80231
TEL: 303.733.5600
FAX: 303.733.5600
CLCASSOCIATES.COM

ARCHITECTURAL
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

FINAL PD SITE PLAN
MILESTONE FILING NO. 4
5TH AMENDMENT, LOT 3A
CASTLE ROCK, COLORADO

LANDSCAPE PLAN

DATE: 07/28/03
DESCRIPTION: INITIAL ACCEPTANCE

PROJECT #: 99-135
DRAWN BY: SEW
DESIGNED BY: SEW
CHECKED BY: KDP

FOR REFERENCE ONLY

8 OF 11
LP2

TOWN OF CASTLE ROCK
PROJECT NUMBER: ED 23 30-16

GENERAL SHEET NOTES

- EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.

PLAN KEYNOTES

- ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE RETURNED TO MATCH EXISTING GROUND CONDITIONS UNLESS OTHERWISE NOTED. SEE LANDSCAPE NOTES THIS PAGE FOR SODDING SPECIFICATIONS.
- PROPOSED EVERGREEN SHRUBS (TYPICAL OF 6) JUNIPERUS SCOPULORUM 'SKYROCKET' SHRUB SPECIES. MINIMUM PLANT SIZE TO BE 36" HEIGHT, NO. 5 CONTAINER.
- PROPOSED SHRUBS (TYPICAL OF 3) POTENTILLA 'KATHRYN DYKES' SHRUB SPECIES TO MATCH EXISTING ON-SITE. CONTRACTOR TO COORDINATE PLANT SPECIES WITH OWNER. MINIMUM PLANT SIZE TO BE 24" HEIGHT, NO. 5 CONTAINER.
- PROPOSED ORNAMENTAL GRASSES (TYPICAL OF 8) CALAMAGROSTIS X ACUTIFOLIUS 'KARL FOERSTER' GRASS SPECIES. MINIMUM PLANT SIZE TO BE NO. 2 CONTAINER.
- PROPOSED DECIDUOUS ORNAMENTAL TREE (TYPICAL OF 3) CRATAEGUS CRUS-GALLI 'INERMIS'. MINIMUM PLANT SIZE TO BE 1.5" TRUNK DBH, FULL CROWN, B&B CONDITION.
- PROPOSED LANDSCAPE STONE.

LEGEND

	PROPOSED EQUIPMENT CLEAR SPACE
	PROPOSED CONCRETE PAVEMENT, SEE C-111
	PROPOSED ASPHALT PAVEMENT SEE C-111
	PROPOSED ORNAMENTAL TREES SEE DETAIL ON C-203
	PROPOSED SHRUBS & ORNAMENTAL GRASSES, SEE DETAILS ON C-203
	EXISTING PLANT MATERIAL (TREES, SHRUBS)

LANDSCAPE NOTES

GENERAL

- LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANNING IN THE STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA) AND ANY LOCAL LANDSCAPE ORDINANCE.
- PLANT GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.
- ALL DISTURBED AND PROPOSED LANDSCAPE PLANTING BED AREAS SHALL MATCH EXISTING GROUND CONDITIONS IN TYPE AND DEPTH UNLESS OTHERWISE STATED ON PLANS.
- IF NECESSARY, CONTRACTOR SHALL PRUNE EXISTING TREES TO MAINTAIN NECESSARY CLEARANCES, EQUIPMENT MANUFACTURER CLEARANCES, AND UTILITY REQUIRED CLEARANCES. CONTRACTOR SHALL MAKE TREE SHAPELY AND TYPICAL OF SPECIES PER ANSI A300 AND HORTICULTURAL STANDARDS.

MATERIALS

- LANDSCAPE STONE - CONTRACTOR SHALL MATCH EXISTING LANDSCAPE STONE IN TYPE, SIZE, COLOR, AND DEPTH PER PLAN.
- WEED BARRIER - POLYETHYLENE FILTER FABRIC DESIGNED TO PERMIT WATER INFILTRATION WHILE PREVENTING WEED GROWTH TO BE INSTALLED IN ALL PLANTING BEDS UNDER LANDSCAPE STONE.
- PLANTING SOIL MIX - SHALL BE CLEAR OF ALL STONES AND DEBRIS 1" OR LARGER, AND CONSIST OF THE FOLLOWING: 25% ORGANIC COMPOST, 75% ACCEPTABLE TOPSOIL.
- TREES AND SHRUBS - CONTRACTOR TO SELECT TREE AND SHRUB SPECIES FROM THE TOWN OF CASTLE ROCK RECOMMENDED PLANT SPECIES LIST. PLANT SPECIES SHOULD BE DESIGNATED HYDROZONE 1-3, AND SELECTED TO MATCH EXISTING MATERIAL ON SITE. PLANT SPECIES TO BE COORDINATED WITH THE OWNER PRIOR TO INSTALLATION.

SODDING

- SOD SHALL BE SELECTED PER HARDINESS ZONE AND MATCHED TO EXISTING SITE. SOD SHALL BE A FIRST GRADE CERTIFIED BLEND CONTAINING NO MORE THAN 30 PERCENT OF OTHER GRASSES AND CLOVERS, AND FREE FROM ALL NOXIOUS WEEDS.
- CONTRACTOR SHALL INSTALL APPROVED FESCUE BLEND, SELECTED TO MATCH EXISTING SOD ON SITE.
- CONTRACTOR SHALL INSTALL SOD PER INDUSTRY STANDARDS. ALL SODDED AREAS INCLUDING SUBGRADE, SHALL BE KEPT THOROUGHLY MOIST FOR 30 DAYS AFTER SODDING. THE CONTRACTOR SHALL REPAIR ANY AREAS DAMAGED FOLLOWING INSTALLATION AS DIRECTED BY THE ENGINEER. SOD SHALL BE IN PLACE AT LEAST 30 DAYS BEFORE FINAL ACCEPTANCE.

MAINTENANCE

- (MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION)
- MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
 - MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. PLANTS SHALL BE KEPT DISEASE FREE. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
 - MAINTAIN LAWNS BY WATERING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND RESODDING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
 - REPLACE ANY REQUIRED PLANTINGS, WHICH ARE MORE 25% OR MORE DEAD AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT APPROPRIATE PLANTING SEASON.

IRRIGATION

- IRRIGATION RELOCATION: CONTRACTOR SHALL VERIFY IF EXISTING IRRIGATION IS PRESENT, DETERMINE POINT OF CONNECTION, SYSTEM PRESSURE, FIXTURE TYPES, AND POTENTIAL FOR EXPANSION. IF FOUND THAT THE EXISTING IRRIGATION SYSTEM IS CAPABLE OF EXPANSION AND REUSE THEN IT SHALL BE MODIFIED TO PROVIDE 100% COVERAGE OF THE LANDSCAPE AREA. IF THE EXISTING IRRIGATION SYSTEM IS NOT CAPABLE OF EXPANSION, CONTRACTOR TO INSTALL A NEW CONTROLLER, BOOSTER PUMP, AND OTHER APPARATUS NEEDED FOR A COMPLETE IRRIGATION SYSTEM. IRRIGATED AREAS SHALL BE IRRIGATED BY SIMILAR EXISTING FIXTURES BY THE SAME SUPPLIER. CONTRACTOR SHALL ENSURE PAVEMENT AND PROPOSED EQUIPMENT WILL NOT BE DAMAGED OR STAINED BY IMPROPER IRRIGATION INSTALLATION OR POOR SELECTION OF FIXTURES. SYSTEM SHALL INCLUDE ALL SPRINKLER FIXTURES, PIPING, VALVES, WIRING AND CONTROLS TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT SHALL COMPLY WITH CITY CODE. PRIOR TO UPDATING THE IRRIGATION SYSTEM, A CERTIFIED IRRIGATION DESIGNER SHALL PROVIDE SHOP DRAWINGS TO OWNER FOR APPROVAL. UPON APPROVAL OF SHOP DRAWINGS, THE UPDATED IRRIGATION SYSTEM SHALL BE APPROVED BY OWNER FOR FINAL ACCEPTANCE.

TOWN OF CASTLE ROCK LANDSCAPING NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING 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 SHOULD BE A MINIMUM OF 10 FEET.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATERUSE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WUMP.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ONSITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

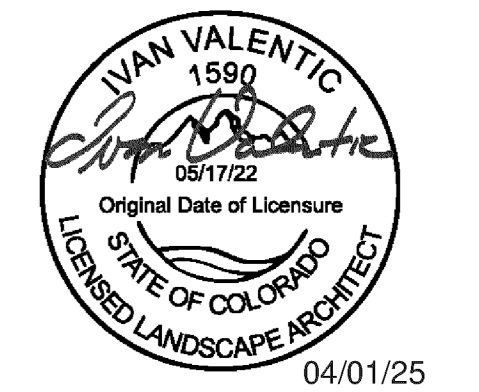
APN: 2351-263-03-017
OWNER: NOKI'S DEPARTMENT STORES INC.

LOT 3A
MILESTONE FILING NO. 4
FIFTH AMENDMENT
APN: 2351-263-03-016
OWNER: VALORADO LLC



520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

REV.	DATE	DESCRIPTION
A	03/07/2024	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
B	10/22/2024	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
C	01/28/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
D	03/26/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW
E	04/01/2025	ISSUED FOR SITE DEVELOPMENT PLAN REVIEW



04/01/25

SITE DEVELOPMENT PLAN
LOT 3A, MILESTONE FILING NO. 4 5TH AMENDMENT
4612 MILESTONE LN, CASTLE ROCK, CO 80104

**ENLARGED
LANDSCAPE PLAN**

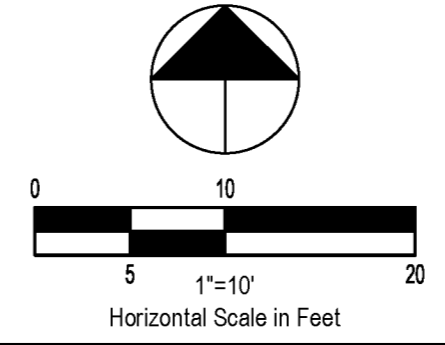
PROJECT MANAGER	DESIGNER
IM	JLC

JOB NO.
2023241.49

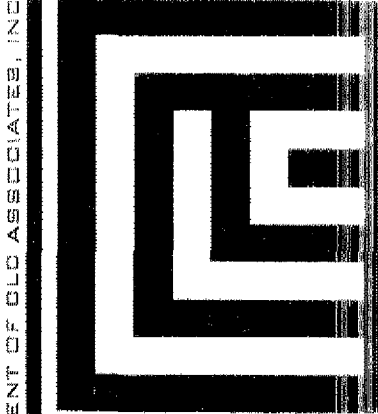
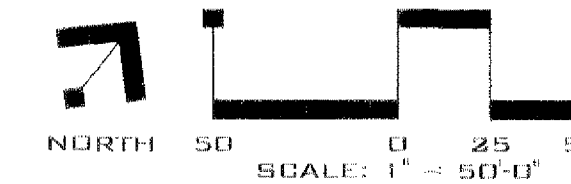
9 OF 11
L-101

TOWN OF CASTLE ROCK
PROJECT NUMBER SDP23-0045

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March 27, 2025 9:31 AM - P:\mrgard



FINAL PD SITE PLAN MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A A MINOR SITE PLAN AMENDMENT TO THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN PHOTOMETRIC PLAN



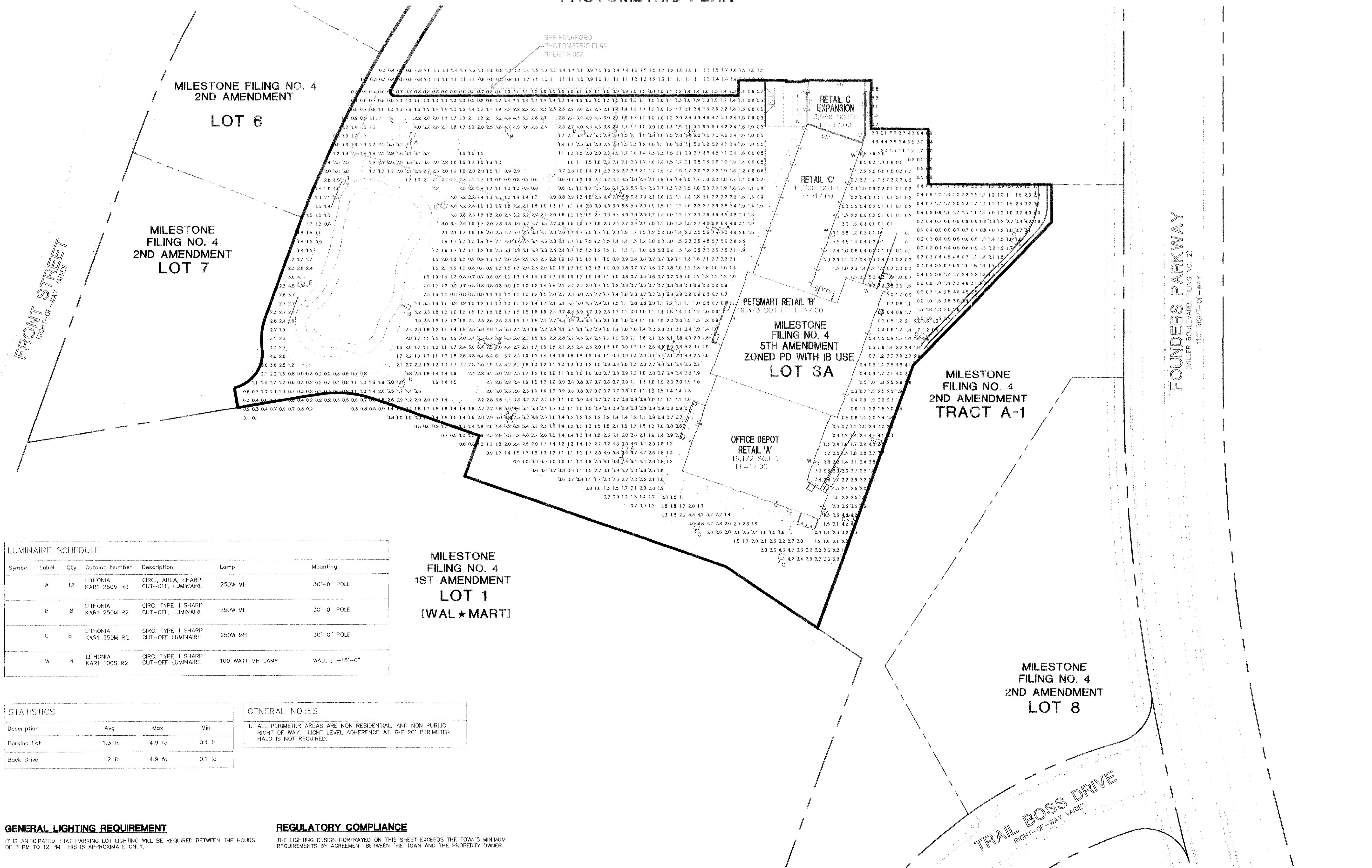
ELC ASSOCIATES
1400 E. OREGON RD
SUITE 3000
GREENWICH VILLAGE
COLUMBIA MD 21031
P: 410.770.5600
F: 410.770.5600
WWW.ELC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

FINAL PD SITE PLAN
MILESTONE FILING NO. 4
5TH AMENDMENT, LOT 3A
CASTLE ROCK, COLORADO

PHOTOMETRIC PLAN

DATE: 07/26/23
DESCRIPTION: INITIAL ACCEPTANCE
PROJECT #: 99.135
DRAWN BY: JLS
DESIGNED BY: JDT
CHECKED BY: JDT
FOR REFERENCE ONLY
16 OF 11
PH 1
FORM NO. CASK-F-003
PROJECT NUMBER: EJC22-005



LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	Description	Mounting
A	LITHONIA KAR1 250M R3	12		CIRC. AREA, SHARP CUT-OFF, LUMINAIRE	250W MH 30'-0" POLE
B	LITHONIA KAR1 250M R2	8		CIRC. TYPE II SHARP CUT-OFF, LUMINAIRE	250W MH 30'-0" POLE
C	LITHONIA KAR1 250M R2	8		CIRC. TYPE II SHARP CUT-OFF LUMINAIRE	250W MH 30'-0" POLE
W	LITHONIA KAR1 100S R2	4		CIRC. TYPE II SHARP CUT-OFF LUMINAIRE	100 WATT MH LAMP WALL : +15'-0"

STATISTICS			
Description	Avg	Max	Min
Parking Lot	1.3 fc	4.9 fc	0.1 fc
Back Drive	1.2 fc	4.9 fc	0.1 fc

GENERAL NOTES
1. ALL PERIMETER AREAS ARE NON RESIDENTIAL AND NON PUBLIC RIGHT OF WAY. LIGHT LEVEL ADHERENCE AT THE 20' PERIMETER HALO IS NOT REQUIRED.

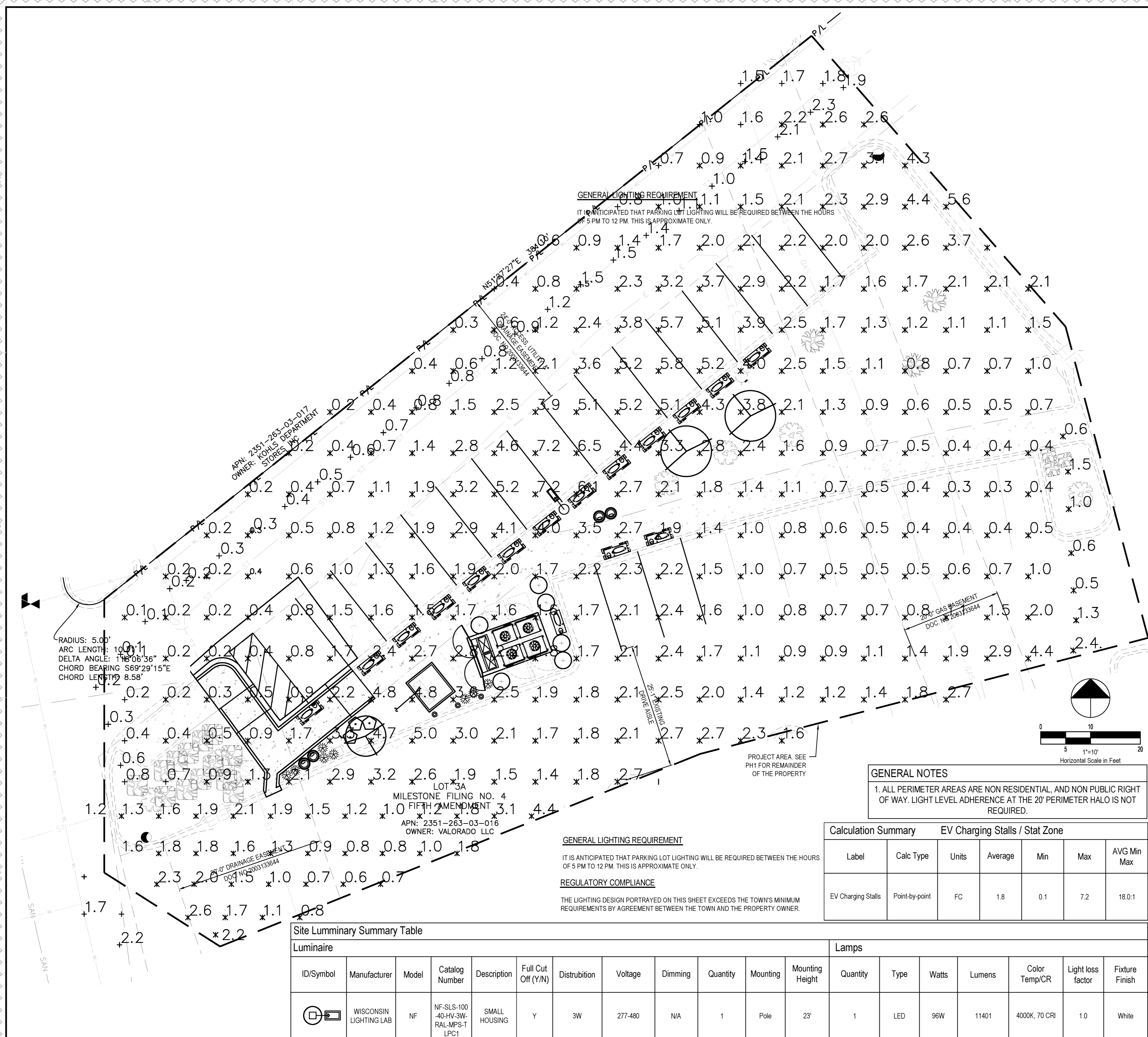
GENERAL LIGHTING REQUIREMENT
IT IS ANTICIPATED THAT PARKING LOT LIGHTING WILL BE REQUIRED BETWEEN THE HOURS OF 5 PM TO 12 PM. THIS IS APPROXIMATE ONLY.

REGULATORY COMPLIANCE
THE LIGHTING DESIGN PORTRAYED ON THIS SHEET EXCEEDS THE TOWN'S MINIMUM REQUIREMENTS BY AGREEMENT BETWEEN THE TOWN AND THE PROPERTY OWNER.

**MILESTONE FILING NO. 4
1ST AMENDMENT
LOT 1
[WAL * MART]**

THIS PLAN AND ANY INSTRUMENTS OF PROPOSED FINAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ELC ASSOCIATES, INC.

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Calculation Summary		EV Charging Stalls / Stat Zone				
Label	Calc Type	Units	Average	Min	Max	AVG Min Max
EV Charging Stalls	Point-by-point	FC	1.8	0.1	7.2	18.0:1

Site Luminaire Summary Table																		
Luminaire											Lamps							
ID/Symbol	Manufacturer	Model	Catalog Number	Description	Full Cut Off (Y/N)	Distribution	Voltage	Dimming	Quantity	Mounting	Mounting Height	Quantity	Type	Watts	Lumens	Color Temp/CR	Light loss factor	Fixture Finish
⊕	WISCONSIN LIGHTING LAB	NF	NF-SLS-100-40-HV-3W-RAL-MFS-T-LFC1	SMALL HOUSING	Y	3W	277-480	N/A	1	Pole	23'	1	LED	96W	11401	4000K, 70 CRI	1.0	White

- LIGHTING NOTES**
- LIGHT LOSS FACTOR IS 1 (MUST BE SHOWN ON THE LUMINARY SUMMARY TABLE)
 - LIST THE HOURS OF LIGHT OPERATION AND HOW THIS WILL BE ACHIEVED. CONTROL DESCRIPTIONS INCLUDING TYPE OF CONTROLS, THE LUMINARIES TO BE CONTROLLED BY EACH TYPE, AND CONTROL SCHEDULE. POST CURFEW CONTROL METHOD AND SCHEDULE MUST BE ADDRESSED IN THE PLAN. TESLA SITE WILL BE OPEN 24 HOURS A DAY. LIGHTING ACTIVATED VIA PHOTOCCELL AND MOTION SENSORS FROM DUSK TO DAWN.
 - DESCRIBE THE OBJECTIVE OF EACH AREA OF THE SITE FOR LIGHTING (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.) LIGHTING TO ALLOW FOR OPERATION OF CHARGING EQUIPMENT WHEN THEIR IS NOT SUFFICIENT SUNLIGHT AND TO PROVIDE SECURITY & SAFETY AT NIGHT WHILE CHARGING OR IN THE AREA FOR CHARGING RELATED ACTIVITIES.
 - DESCRIBE THE MITIGATION EFFORTS FOR NEIGHBORING PROPERTIES (DESCRIBE HOW THIS WILL BE ACCOMPLISHED.) LIGHT POLLUTION ON NEIGHBORING PROPERTIES WILL BE MITIGATED BY THE SELECTION OF THE LIGHT FIXTURE DISTRIBUTION.
 - EXTERIOR LIGHTING FOR EGRESS TRAVEL (TO THE PUBLIC WAY OR EGRESS COURT) SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODE.
 - FORWARD THROW LUMINARIES. THE FOLLOWING LIGHTING TYPES ARE PROHIBITED: FORWARD THROW LUMINARIES (TYPE IV DISTRIBUTION), POLE-MOUNTED LIGHTS AIMED AT A BUILDING'S FACADE, AND UNSHELDED WALL PACKS ARE PROHIBITED.

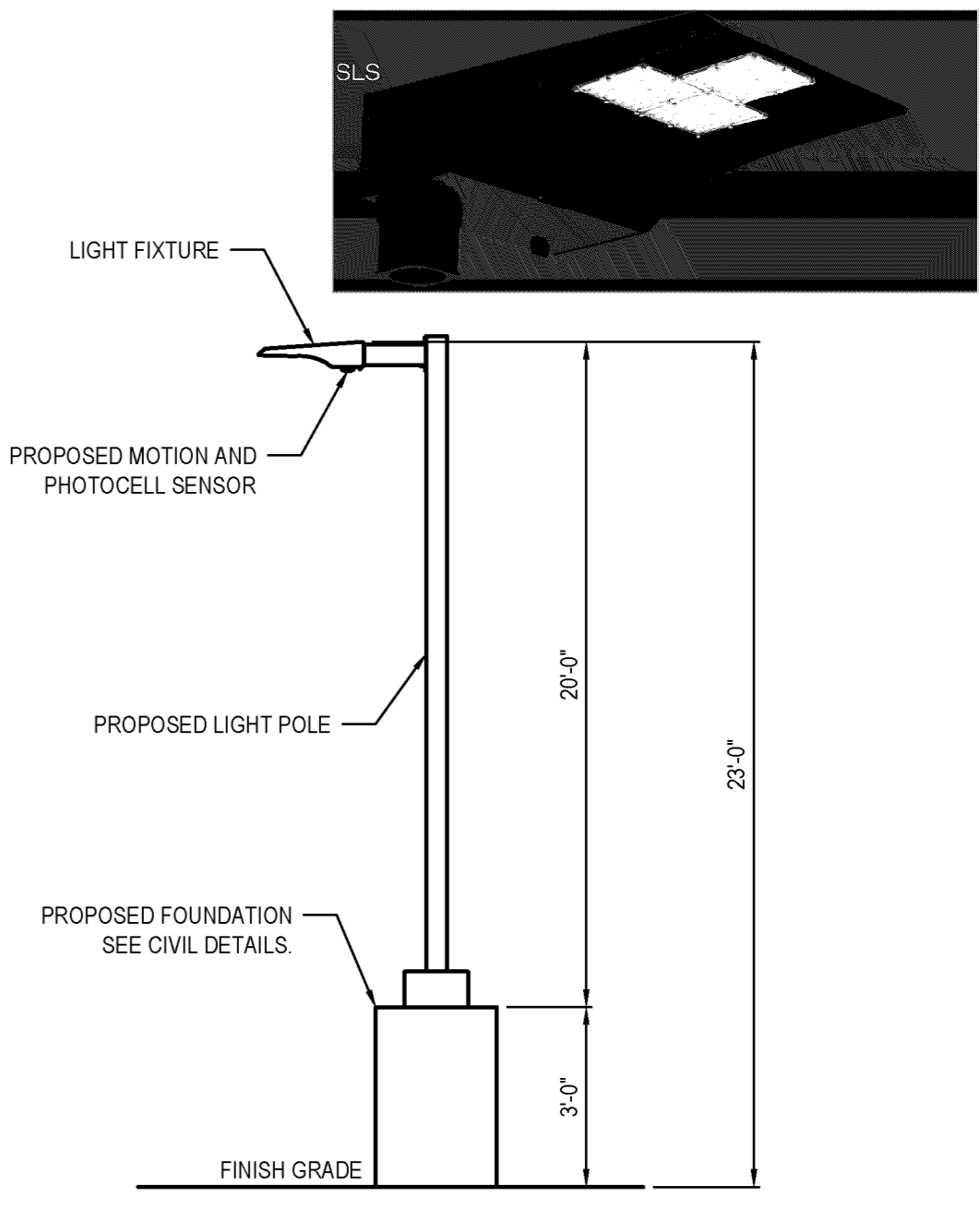


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04/01/25



SITE DEVELOPMENT PLAN
 LOT 3A, MILESTONE FILING NO. 4 5TH AMENDMENT
 4612 MILESTONE LN, CASTLE ROCK, CO 80104

ENLARGED PHOTOMETRIC PLAN

PROJECT MANAGER	DESIGNER
IM	JLC

JOB NO.
202324149

11 OF 11
E-302
 TOWN OF CASTLE ROCK
 PROJECT NUMBER SDP23-0045