

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



2004126943
12/15/2004 11:56 AM

2004126943 8 PGS

PLAT IDENTIFICATION SHEET

✓ White, Timothy L.

GRANTOR(owner)

✓ 18 Wilcox Preliminary Plat / Final PD Site Plan

GRANTEE(name of plat)

18 Wilcox

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

11

8

67

OLD LEGAL(Section)

(Township)

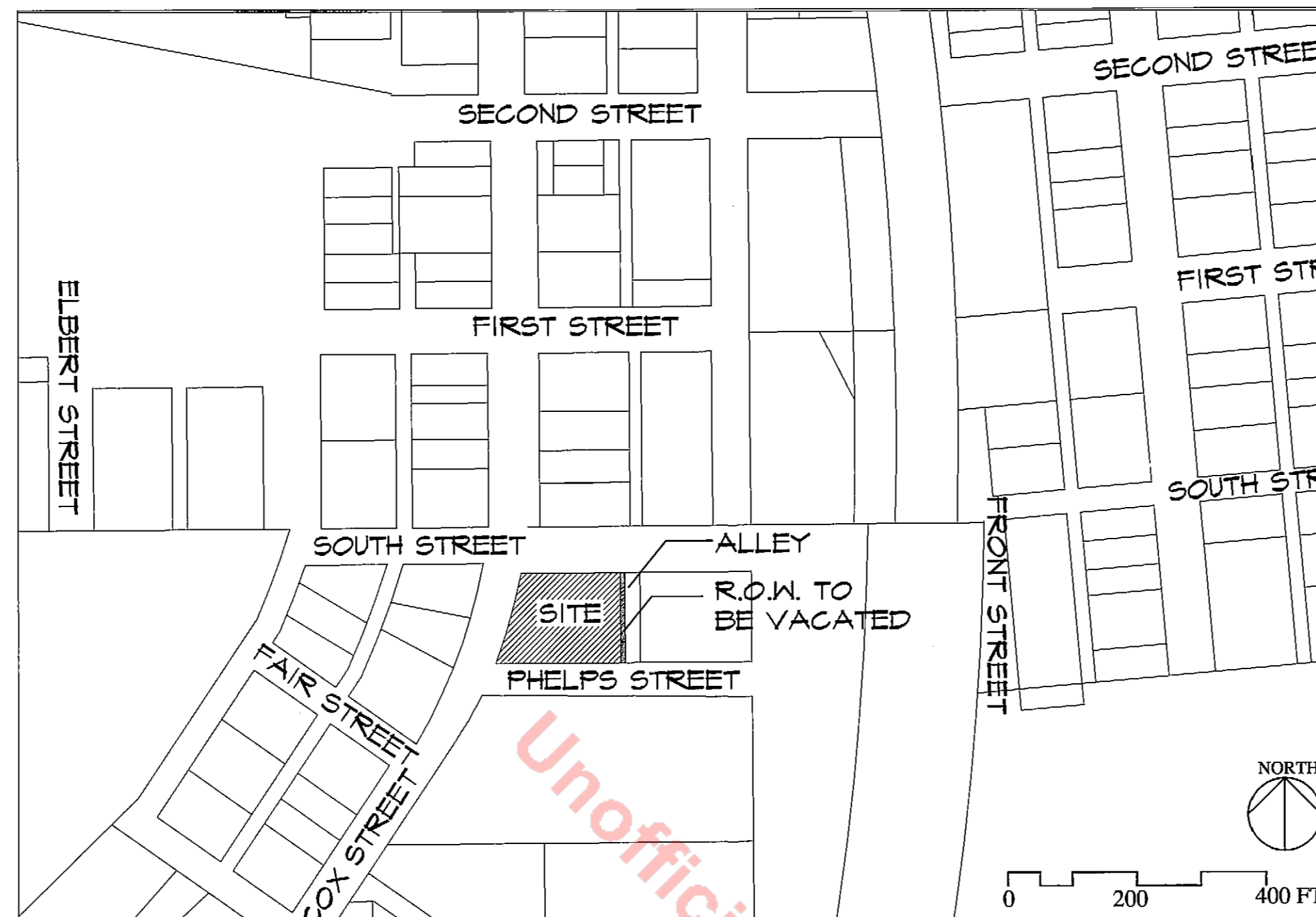
(Range)

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

18 WILCOX PRELIMINARY PLAT / FINAL PD SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 7
VICINITY MAP



SURVEYOR'S CERTIFICATE

I, David E. Archer, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY 18 WILCOX PRELIMINARY PLAT / FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

David E. Archer
REGISTERED LAND SURVEYOR
DAVID E. ARCHER P.L.S. 6935

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 AND CONSIDERING THE NORTH LINE OF SAID SOUTHWEST 1/4 TO BEAR N 89°21'23" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE N 89°21'23" W ALONG SAID NORTH LINE A DISTANCE OF 227.12 TO THE NORTHWEST CORNER OF PHELPS SUBDIVISION;
THENCE S 00°38'37" W ALONG THE WEST LINE OF PHELPS SUBDIVISION A DISTANCE OF 90.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET AS DESCRIBED IN BOOK 1380 AT PAGE 1390 OF THE DOUGLAS COUNTY RECORDS;
THENCE N 89°21'23" W ALONG SAID SOUTH LINE A DISTANCE OF 23.00 FEET TO A LINE THAT IS 7.00 FEET EAST OF THE WEST LINE OF PARCEL 10A AS DESCRIBED IN SAID BOOK 1380 AT PAGE 1390 AND TO THE TRUE POINT OF BEGINNING;
THENCE S 00°38'37" W ALONG A LINE 23.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF PHELPS SUBDIVISION A DISTANCE OF 140.00 FEET TO THE NORTH RIGHT OF WAY LINE OF PHELPS STREET;
THENCE N 89°21'23" W ALONG SAID NORTH LINE A DISTANCE OF 201.37 FEET TO THE EAST RIGHT OF WAY LINE OF WILCOX STREET;
THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 145.74 FEET, SAID CURVE HAS A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 08°28'39" AND A CHORD THAT BEARS N 16°35'47" W A DISTANCE OF 145.61 FEET TO THE SOUTHWEST CORNER OF PARCEL 10 AS RECORDED IN BOOK 1564 AT PAGE 716 OF THE DOUGLAS COUNTY RECORDS AND TO THE SOUTH RIGHT OF WAY LINE OF SOUTH STREET;
THENCE S 89°21'23" E ALONG SAID SOUTH RIGHT OF WAY LINE DISTANCE OF 161.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.58 ACRES MORE OR LESS.
THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO 80104.

NOTES:

- 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.
- PURSUANT TO SECTION 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SCRUB MUST REPLACE A SCRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS 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.
- FLOODPLAIN IS NOT WITHIN THE AREA OF THIS PROJECT.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- 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.
- APPROVAL OF THE FINAL PD SITE 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.
- NO SOLID OBJECT EXCEEDING 30' IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.

- THERE ARE NO SIGNIFICANT NATURAL FEATURES ON OR ADJACENT TO THIS PROJECT.
- BUILDING SETBACK PER APPROVED PD ZONING REGULATIONS

SITE DATA:

| | |
|--|-------------|
| ZONING: | PD |
| TOTAL ACREAGE: | 0.58 ACRES |
| TOTAL AREA: | 25,000 S.F. |
| TOTAL BUILDING COVERAGE: | 10,400 S.F. |
| TOTAL PAVED AREA: | 11,210 S.F. |
| TOTAL LANDSCAPED / OPEN SPACE AREA: | 5,545 S.F. |
| (INCLUDES 2,155 S.F. OF LANDSCAPED AREA OUTSIDE OF RIGHT-OF-WAY LINE ALONG NORTH AND EAST SIDES) | |

PARKING DATA:

| | | |
|-----------------------------|-------|-----------|
| PROVIDED PARKING: | HCPD | TOTAL |
| OFF-STREET LOT: | (2) | 37 |
| TOTAL OFF-STREET PROVIDED*: | (2)** | 37 SPACES |

BUILDING DATA:

| | |
|--|-------------|
| TYPE V-B CONSTRUCTION, FULLY SPRINKLERED PER NFPA-13 | |
| FIRST FLOOR AREA | 6,139 S.F. |
| SECOND FLOOR AREA | 9,905 S.F. |
| GROSS BUILDING AREA | 16,044 S.F. |
| GROSS LEASABLE AREA (G.L.A.) (70% OF GSF) | 11,230 S.F. |

STANDARDS AND REGULATIONS:

| | |
|---|---------------|
| MAXIMUM BUILDING COVERAGE: | 50% |
| MINIMUM LANDSCAPED / OPEN SPACE AREA: | 20% |
| MAXIMUM BUILDING HEIGHT: | 50 FT. |
| MAXIMUM GROSS DENSITY: | 8 UNITS / AC. |
| FRONT AND SIDE YARD (PHELPS ST.) SETBACK: | 7 FT. |
| REAR AND SIDE YARD (SOUTH ST.) SETBACK: | 0 FT. |

*IN CONFORMANCE WITH THE 18 WILCOX DEVELOPMENT AGREEMENT
**HCPD = HANDICAPPED SPACES (PART OF TOTAL)

LIENHOLDERS

ASH AND WHITE CONSTRUCTION CO. (221 WILCOX, CASTLE ROCK, CO. 80104)
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 10, 1998, IN BOOK 1584, PAGE 584.

PD Angelika L. White 10/14/04
0.58 ACRES ASH AND WHITE CONSTRUCTION CO. DATE
STATE OF COLORADO }
COUNTY OF DOUGLAS } SS
THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF OCTOBER, 2004, BY ANGELIKA L. WHITE OF ASH AND WHITE CONSTRUCTION CO. WITNESS MY HAND AND OFFICIAL SEAL David E. Archer NOTARY PUBLIC

RAY H. BROWN AND MARY L. BROWN (5320 WILLOW CREEK ROAD, CASTLE ROCK, CO. 80104)
THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON AUGUST 10, 1998, IN BOOK 1584, PAGE 579.

Ray H. Brown Mary L. Brown 12-1
RAY H. BROWN MARY L. BROWN DATE
STATE OF COLORADO }
COUNTY OF DOUGLAS } SS
THE FOREGOING LIENHOLDER CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF DECEMBER, 2004, BY RAY H. BROWN AND MARY L. BROWN WITNESS MY HAND AND OFFICIAL SEAL Ana Zacher NOTARY PUBLIC

MY COMMISSION EXPIRES 03/16/2008

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE 18 WILCOX PRELIMINARY PLAT / FINAL PD SITE PLAN IN THE TOWN OF CASTLE ROCK.

Timothy L. White
TIMOTHY L. WHITE
SIGNED THIS 7th DAY OF September, 2004

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF September, 2004
BY Timothy L. White
WITNESS MY HAND AND OFFICIAL SEAL.

Travis A. Baum
NOTARY PUBLIC
MY COMMISSION EXPIRES 07-16-2005

AND

BY Ray Matsum AS MAYOR OF THE TOWN OF CASTLE ROCK

ATTEST

Gally A. Miller
TOWN CLERK

TITLE CERTIFICATION:

I, Laruce L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guaranty Co. A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 10th DAY OF September, 2004.

Laruce L. Nitsch, Title Officer
AUTHORIZED REPRESENTATIVE

Land Title Guaranty Company
TITLE INSURANCE COMPANY

NOTARY BLOCK:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF September, 2004
BY Laruce L. Nitsch
WITNESS MY HAND AND OFFICIAL SEAL.

April 26, 2007
NOTARY PUBLIC
MY COMMISSION EXPIRES My Commission Expires Apr. 26, 2007

TOWN CERTIFICATION

THE 18 WILCOX PRELIMINARY PLAT / FINAL PD SITE PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23 DAY OF September, 2004.

David E. Archer 9-23-04
DIRECTOR OF DEVELOPMENT SERVICES DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THE 18 WILCOX PRELIMINARY PD / FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1154 ON THE 15th DAY OF DEC, 2004 AT RECEPTION NO. 20041215B

DOUGLAS COUNTY CLERK AND RECORDER

BY: Marion J. Zacher
DEPUTY

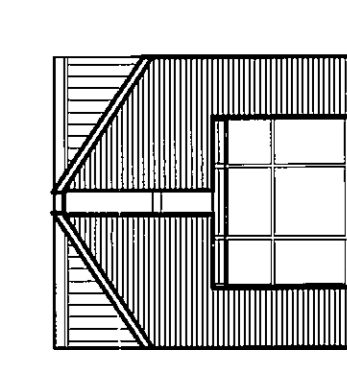
SHEET INDEX
SHEET 1 OF 7
SHEET 2 OF 7
SHEET 3 OF 7
SHEET 4 OF 7
SHEET 5 OF 7
SHEET 6 OF 7
SHEET 7 OF 7

TITLE SHEET
SITE PLAN
LANDSCAPE PLAN
GRADING PLAN
UTILITY PLAN
ELEVATIONS
PHOTOMETRICS

18 WILCOX
FINAL PD SITE PLAN
SEPTEMBER 2004

| | | | |
|--|---|---|--|
| DEVELOPER 18 WILCOX LLC 316 WILCOX STREET CASTLE ROCK, CO 80104 (303) 688-3045 | ARCHITECT FENNEL GROUP 26 EAST MONUMENT STREET COLORADO SPRINGS, CO. 80903 (719) 471-0700 | CIVIL ENGINEER HUITT-ZOLLARS INC. 4582 S. ULSTER STREET DENVER, CO 80237 (303) 740-7325 | SURVEYOR DAVID E. ARCHER & ASSOCIATES 105 WILCOX STREET CASTLE ROCK, CO 80104 (303) 688-4642 |
|--|---|---|--|

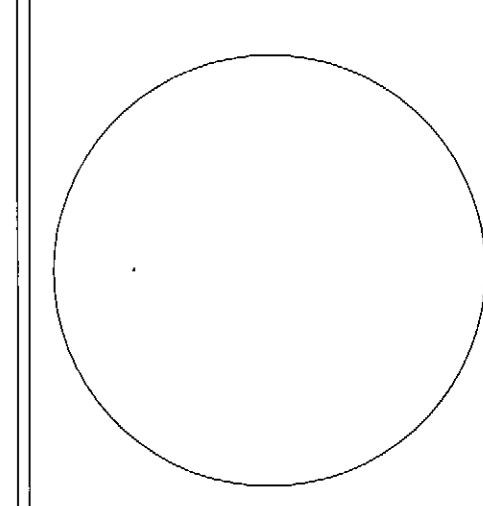
18 WILCOX, LLC
FOLKESTAD & FAZEKAS, P.C.
316 WILCOX STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-3045 FAX: 303 688-3189



TEL: (719) 471-0700
FAX: (719) 471-7770
FENNEL GROUP
e-mail: jim@fennelgroup.com
www.fennelgroup.com

FENNEL GROUP
26 East Monument Street Colorado Springs, Colorado 80903
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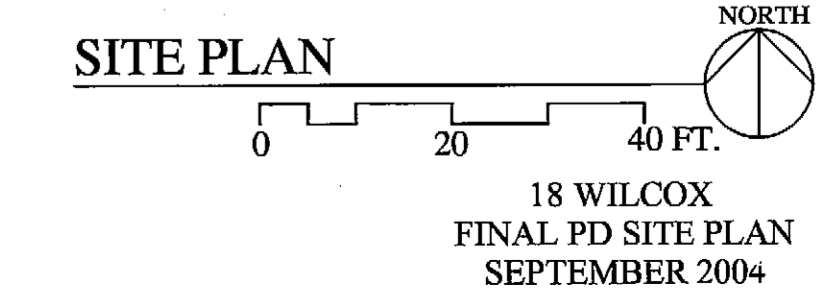
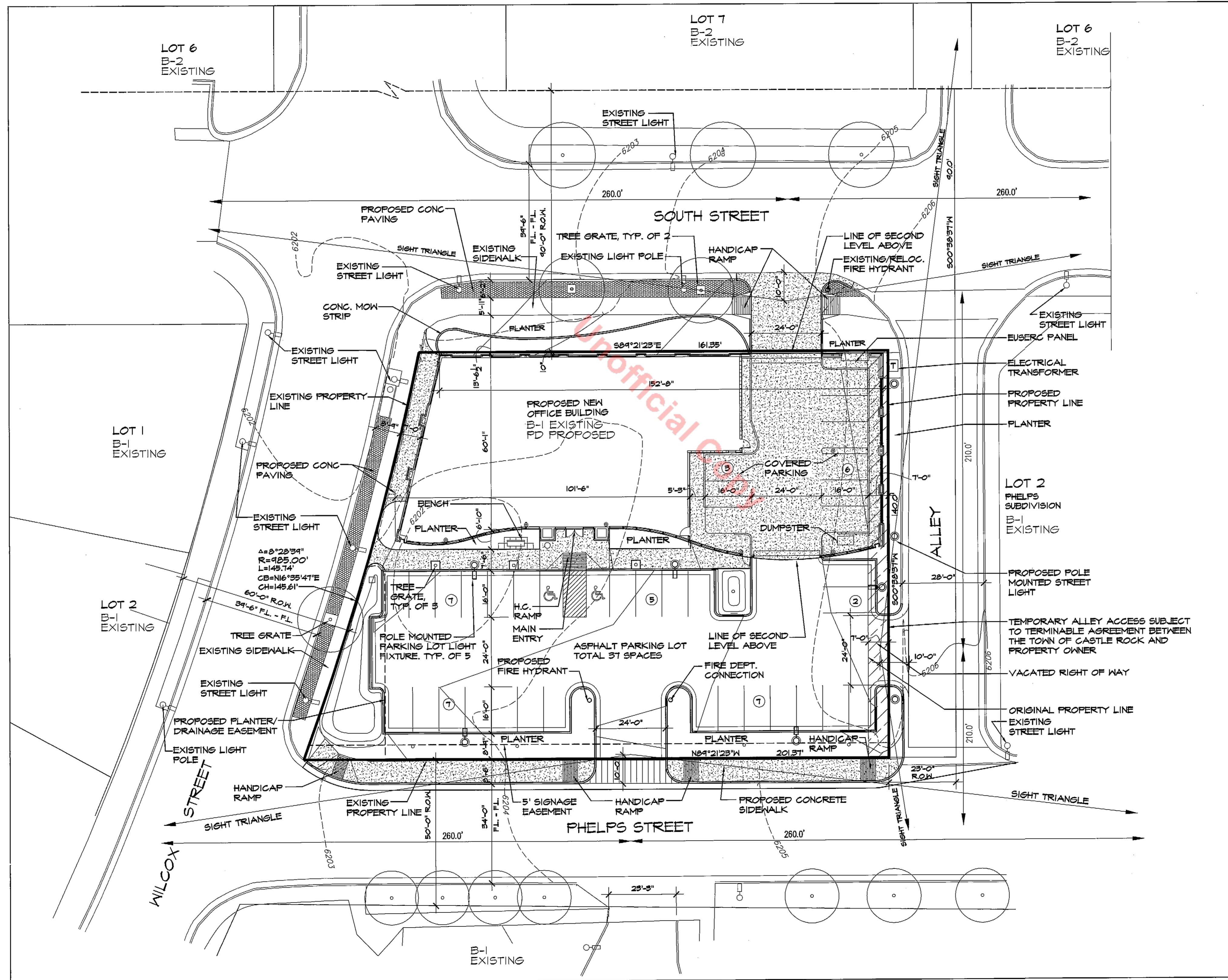
| | |
|--------|----------|
| DATE | 09-08-04 |
| DESIGN | JF, LG |
| DRAWN | AK, CH |
| CHECK | CH, JF |
| SHEET | 1 OF 7 |



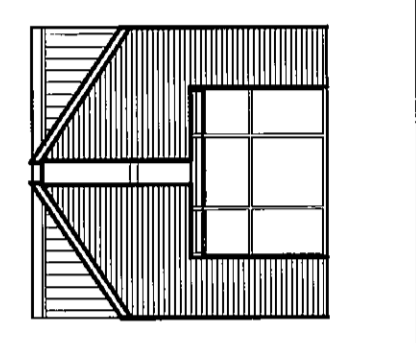
18 WILCOX FINAL PD SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 7



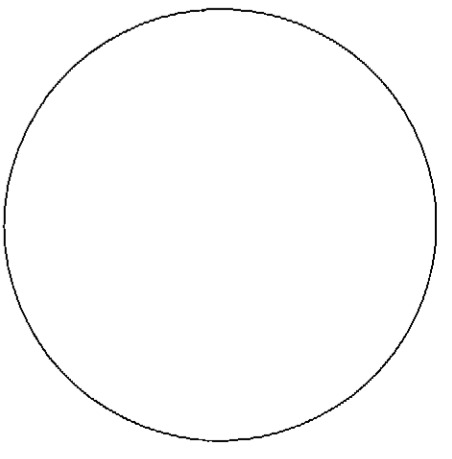
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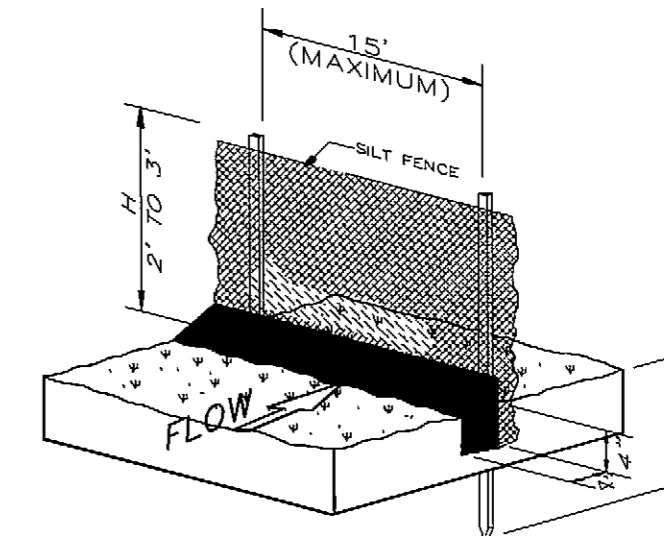
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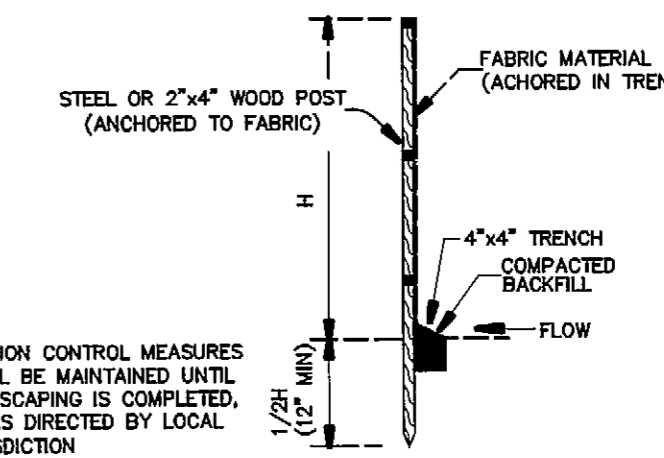
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A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 3 OF 7



SILT FENCE INSTALLATION



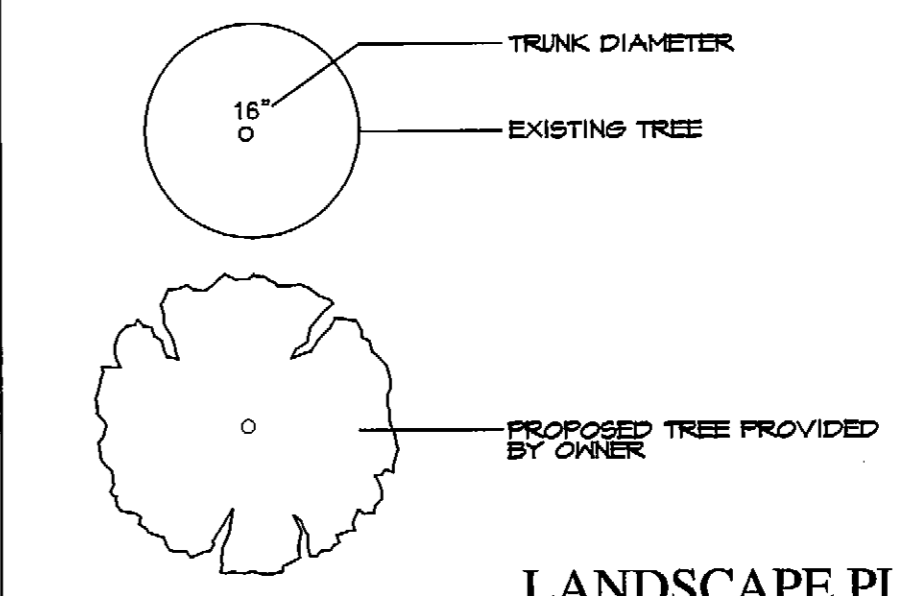
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

5
7
DETAIL-SILT FENCE EROSION BARRIER
NTS

| ABBR. | QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE |
|-------|----------|-----------------------|------------------------------|------------|
| LI | 4 | LINDEN | TILIA SPP. | 2 1/2" B&B |
| JL | 3 | JAPANESE TREE LILAC | SYRINGA VULGARIS | 2" B&B |
| CL | 52 | COMMON LILAC | SYRINGA VULGARIS | 5 GAL |
| AM | 3 | AMUR MAPLE | ACER GINNALA | 2" B&B |
| NB | 11 | NANNYBERRY | VBURNUM LENTAGO | 5 GAL |
| DAP | 3 | DWARF AUSTRALIAN PINE | FINUS NIGRA 'HORNIBROOKIANA' | 5 GAL |
| B | 9 | BARBERRY | BERBERIS 'MENTORENSIS' | 5 GAL |
| AJ | 69 | ARCADIA JUNPER | JUNIPERUS SABINA 'ARCADIA' | 5 GAL |
| CH | 16 | COTONEASTER | COTONEASTER HORIZONTALIS | 5 GAL |
| BB | 7 | DWARF BURNING BUSH | EUONYMUS ALATUS COMPACTA | 5 GAL |
| BAG | 16 | BLUE AVENA GRASS | HELICTOTRICHON SEMPERVIRENS | 1 GAL |
| DFG | 4 | DWARF FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES | 1 GAL |
| DL | 9 | DAYLILY | HEMEROCALLIS SPP. | 1 GAL |
| C | 3 | COLUMBINE | AQUILEGIA SPP. | 1 GAL |
| H | 43 | HOSTA | HOSTA SPP. | 1 GAL |
| T | 60 | THYME | THYMUS SPP. | 1 GAL |
| SW | 58 | SWEET WOODRUFF | GALIUM ODORATUM | 1 GAL |
| CB | 86 | CARPET BUGLE | AJUGA SPP. | 1 GAL |
| Y | 14 | YARROW | ACHILLEA SPP. | 1 GAL |

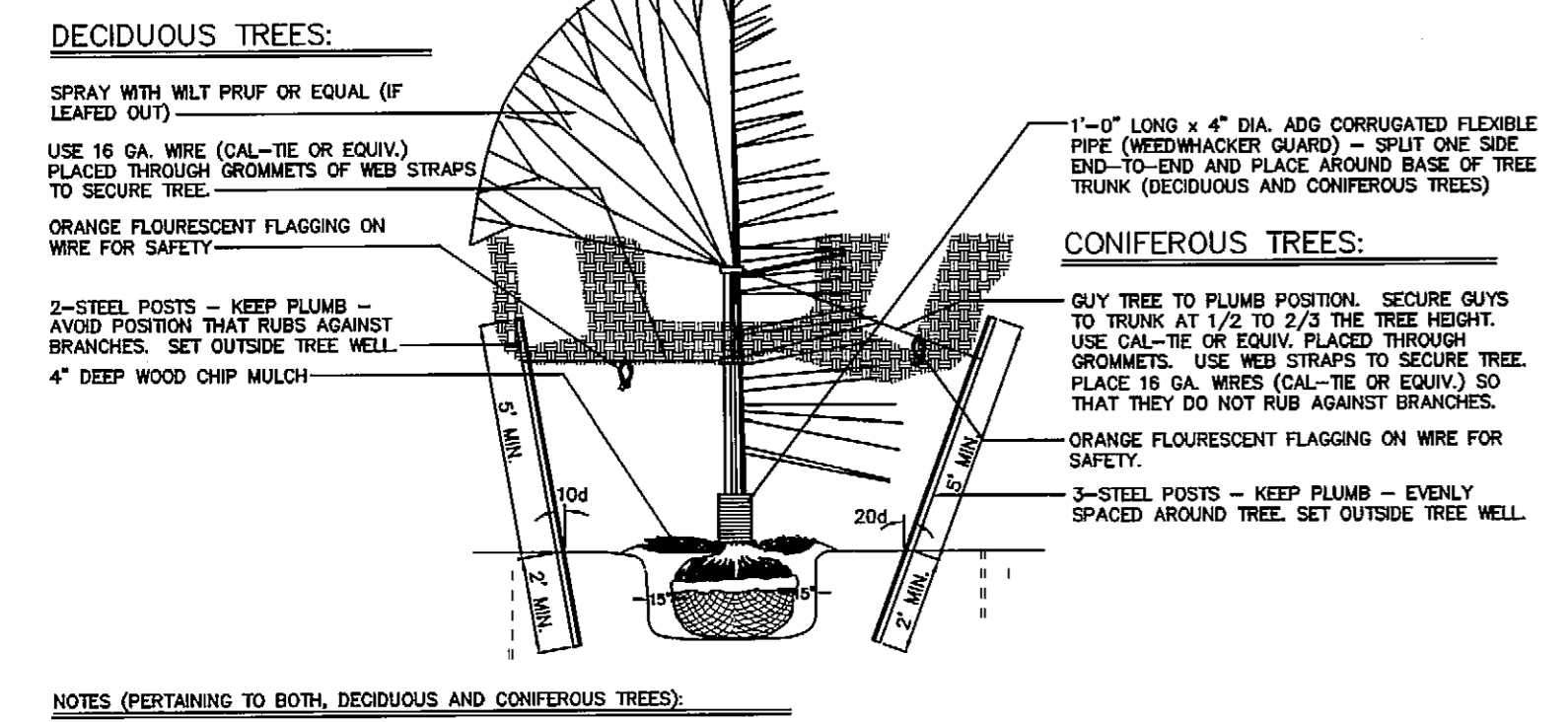
| | SQUARE FOOTAGE | PERCENTAGE |
|-------------------------|----------------|------------|
| IRRIGATED TURF | 0 SF | 0 |
| LIVING GROUND COVER | 2,707 SF | 54 |
| NON-LIVING GROUND COVER | | |
| WOOD MULCH | 1,631 SF | 33 |
| ROCK MULCH | 627 SF | 13 |
| NON-DISTURBED AREAS | 0 SF | 0 |
| TOTALS | 4,965 SF | 100 |
| REQUIRED TREES / SHRUBS | | |
| PROVIDED TREES = | 10 | |
| PROVIDED SHRUBS = | 450 | |

PROPOSED DRIP IRRIGATION SYSTEM
NOTE: NO POP-UP OR SPRAY HEADS IN AREAS UNDER 10' WIDE.
REGISTRATION OF LANDSCAPE PROFESSIONAL: MIKE SHAFER, CERTIFICATE NO. 325



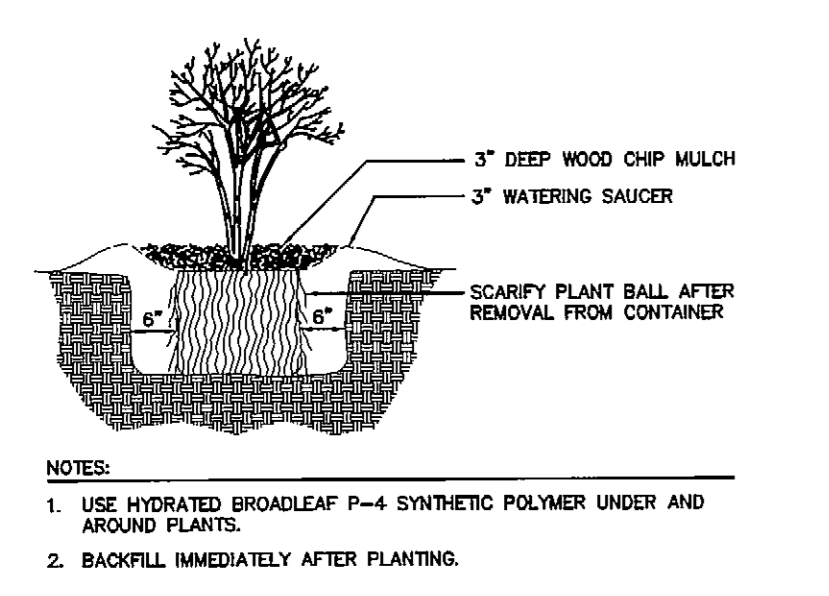
LANDSCAPE PLAN
18 WILCOX
FINAL PD SITE PLAN
SEPTEMBER 2004

- PLANTING PLAN NOTES**
1. FINISHED GRADE TO BE PERFORMED BY LANDSCAPE CONTRACTOR.
 2. QUANTITIES OF PLANT MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES OF MATERIALS SHOWN ON THE PLANTING SCHEDULE, WHERE A DIFFERENCE MAY BE FOUND TO EXIST. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING CORRECT QUANTITIES FROM PLANTING PLAN.
 3. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE THE PLANT LIST AS DEEMED NECESSARY.
 4. NO MATERIAL SUBSTITUTIONS WITHOUT OWNER'S REPRESENTATIVE APPROVAL.
 5. ALL PLANT MATERIAL TO BE INSPECTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 6. ALL PLANT MATERIAL LOCATIONS SHOWN ON THE PLANTING PLAN ARE APPROXIMATE ONLY. ADJUST AS NECESSARY TO AVOID CONFLICTS, INCLUDING THOSE WITH IRRIGATION AND UTILITIES LINES AND EQUIPMENT.
 7. ALL PLANT MATERIAL LOCATIONS IN THE FIELD TO BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 8. ORGANIC MULCH COMPOSITION PER SOIL ANALYSIS LABORATORY RECOMMENDATION AND SECTION 4 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS.
 9. SOIL SHALL BE AMENDED PER RECOMMENDATIONS OF SOIL ANALYSIS LABORATORY AND SECTION 4 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS.
 10. ALL PLANT MATERIAL TO BE DRIP IRRIGATED TO MINIMIZE LOSS OF WATER TO EVAPORATION. IRRIGATION TO MEET ALL REQUIREMENTS PER TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS AND WATER USE MANAGEMENT PLAN.

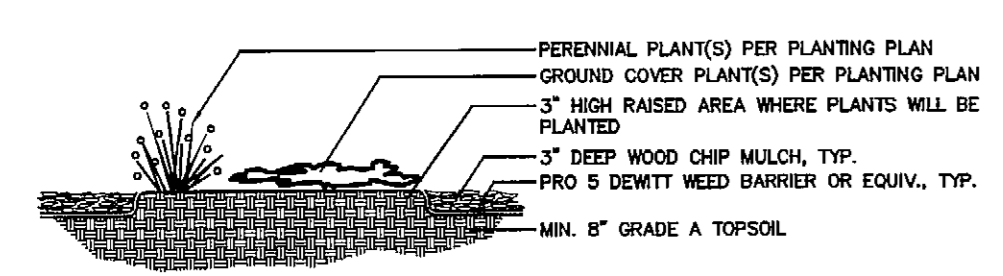


- NOTES (PERTAINING TO BOTH, DECIDUOUS AND CONIFEROUS TREES):**
1. DIG PIT 10"-12" WIDER THAN BALL ON ALL SIDES. IF IN HEAVY CLAY OR ROCKY SOILS, MAKE PIT 15" WIDE THAN BALL ON ALL SIDES. DIG PIT SO THAT TOP OF BALL IS LEVEL WITH SURROUNDING GRADE IN NATIVE SEED AREAS AND 1"-2" HIGHER IN IRRIGATED SOIL OR PLANTING BEDS.
 2. THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
 3. FOLD BURLAP BACK ON TOP 1/3 OF BALL; REMOVE ANY WIRE.
 4. PREPARE BACKFILL: 1/3 SPHAGNUM PEAT WITH 2/3 TOPSOIL. REMOVE ANY DEBRIS FROM TOPSOIL BACKFILL AND SOAK BACKFILL IMMEDIATELY AFTER PLANTING.
 5. USE HYDRATED BROADLEAF P-4 SYNTHETIC POLYMER UNDER AND AROUND PLANTS IN NATIVE AREAS ONLY.

2
7
TREE PLANTING DETAIL
NTS



3
7
SHRUB PLANTING DETAIL
NTS



4
7
PERENNIAL/GROUND COVER PLANTING DETAIL
NTS



18 WILCOX, LLC
FOLKESTAD & FAZEKAS, P.C.
316 WILCOX STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-3045 FAX: 303 688-3189

FENNEL GROUP
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e-mail: jim@fennelgroup.com www.fennelgroup.com

26 East Monument Street Colorado Springs, Colorado 80903
A Professional Practice for Architecture, Interior Design, and Planning
Member American Institute of Architects

DATE 09-08-04
DESIGN MS
DRAWN MS, LG
CHECK CH, JF
SHEET 3 OF 7

REG. LANDSCAPE PROFESSIONAL
MIKE SHAFER
CERTIFICATE NO. 325

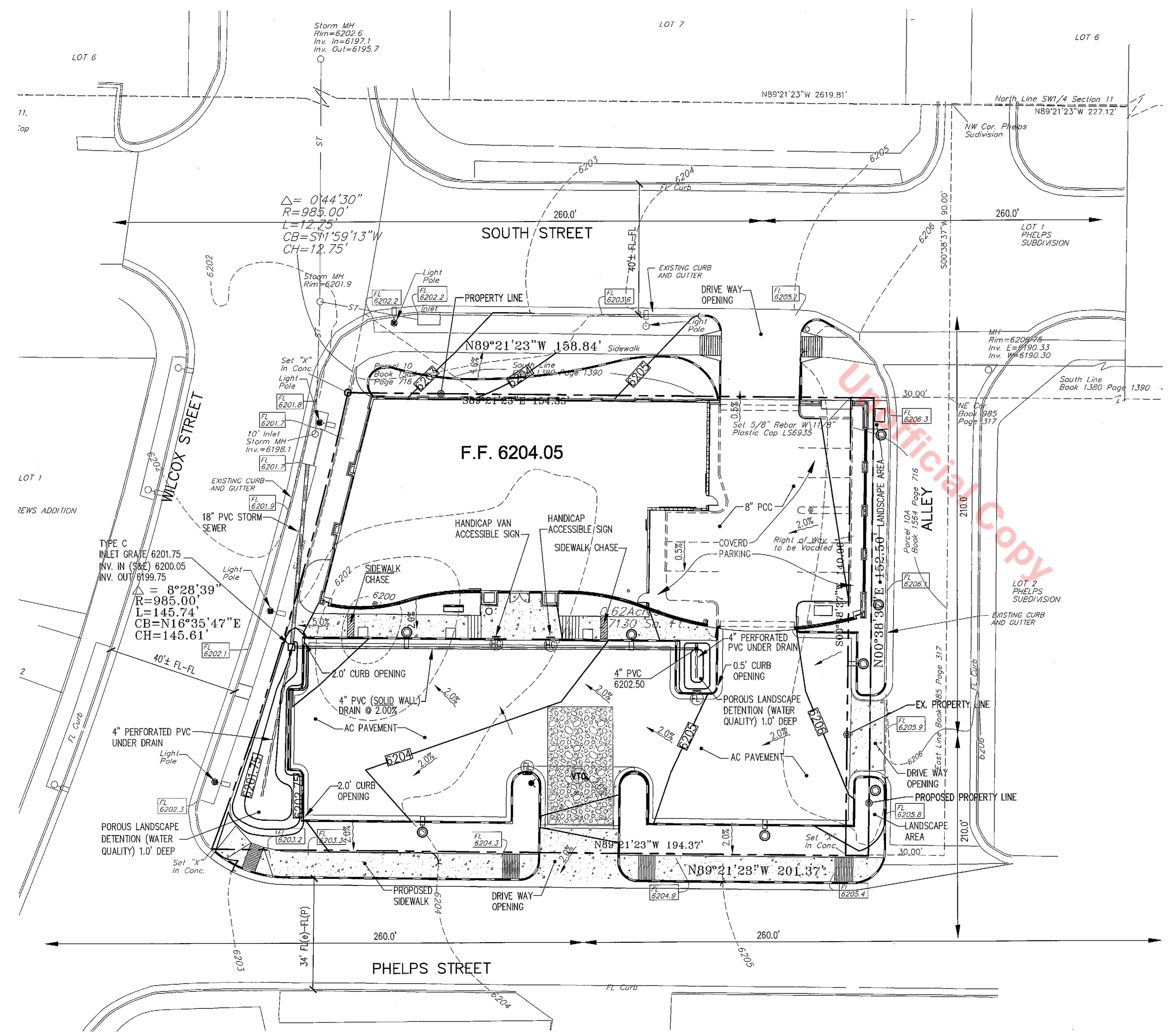
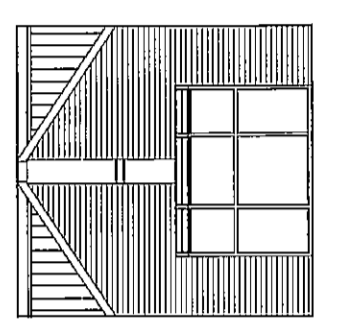
18 WILCOX FINAL PD SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 7

CIVIL ENGINEER:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Engineering / Architecture
4582 SOUTH ULSTER ST. SUITE 1303
DENVER, COLORADO 80237
Phone: (303) 740-7325
Fax: (303) 224-9997
EMAIL: robert@huitt-zollars.com

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FOLKESTAD & FAZEKAS, P.C.
316 WILCOX STREET CASTLE ROCK, COLORADO 80104
TEL: 303 688-3045 FAX: 303 688-3189



LEGEND:

| | | |
|--|-----------|--|
| | 6225 | PROPOSED CONTOURS |
| | F.F. | FINISHED FLOOR |
| | 5.80 F.L. | PROPOSED SPOT GRADE: PAVEMENT (FLOWLINE) |
| | B.O.W. | BACK OF WALK |
| | | PROPOSED 6" CURBLINE W/ 1'-6" CATCH PAN GUTTER |
| | | PROPOSED 6" CURBLINE W/ 1'-6" SPILL PAN GUTTER |
| | | PROPOSED CONCRETE PAVEMENT |
| | | PROPOSED BUILDING |
| | | PROPOSED FLOW DIRECTION |
| | 6229 | 1 FOOT EXISTING CONTOURS |
| | 6230 | 5 FOOT EXISTING CONTOURS |

- NOTES:**
- ALL CURB IS 6" UNLESS OTHERWISE NOTED.
 - MONITORING WELLS ARE CURRENTLY IN THE PROCESS OF BEING REMOVED IN ACCORDANCE WITH THE PROPER AUTHORITY. **CONTAMINATED SOILS FROM PREVIOUS FACILITY EXCAVATED TO A DEPTH SPECIFIED & APPROVED BY COLORADO STATE PERMIT 9855.**
 - IF ANY FILLS ARE NECESSARY, THEY SHALL BE PLACED IN 6-INCH MAXIMUM LIFTS COMPACTED THROUGHOUT TO A MINIMUM OF 95% RELATIVE DENSITY. MAXIMUM DENSITY WILL BE DETERMINED BY ASTM 1557-70 OR APPROVED EQUAL.
 - PRIOR TO PLACEMENT OF CONCRETE SIDEWALK, GUTTER AND CURB, THE BASE SHOULD BE SPRAYED FOR WEED CONTROL WITH PRE-EMERGENT SPRAY.
 - AREAS TO RECEIVE ANY NECESSARY COMPACTED FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE OWNER AND SOILS ENGINEER PRIOR TO THE PLACEMENT OF ANY FILL.
 - FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL.
 - ALL FILL MATERIAL PLACED SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILL MATERIAL IS PLACED.
 - ALL SOIL OR ROCK MATERIALS DEEMED UNSUITABLE FOR PLACEMENT IN COMPACTED FILL SHALL BE REMOVED FROM THE SITE. ANY MATERIAL SUCH AS CONCRETE OR IMPORTED MATERIALS SHALL BE APPROVED BY THE SOILS ENGINEER PRIOR TO USE IN COMPACTED FILL. WHERE EXCAVATED MATERIAL IS BLOCKY, IT WILL BE BROKEN INTO SUITABLE PARTICLE SIZES, NOT LARGER THAN 4 INCHES IN LARGEST DIMENSION, BEFORE BEING USED AS FILL IN CONFORMANCE WITH IBC.
 - THE FINAL COMPACTION REPORT AND APPROVED TESTS FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED, EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE, OR NUCLEAR GAUGE AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT DENSITY TESTS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
 - THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING TO ENSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODES WITHIN THEIR PURVIEW.

EXISTING TOPOGRAPHY PREPARED BY:
ARCHER DAVID E & ASSOCIATE
DEE BYRD
105 WILCOX
CASTLE ROCK, CO 80104

BENCHMARK:
G 23 ELEV. = 6229.22 (NAVD 88)
0.5 MILE SOUTH ALONG THE DENVER & RIO GRANDE WESTERN RAILROAD
FROM THE STATION AT CASTLE ROCK, 140 FEET SOUTH OF MILE POST D 33,
230 FEET NORTH OF A PRIVATE ROAD CROSSING AT BRISCO RANCH, 100 FEET
WEST OF THE CENTERLINE OF THE TRACK, 1.5 FEET EAST OF THE WEST RIGHT-OF-WAY FENCE

LEGAL DESCRIPTION:
A PARCEL LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

18 WILCOX
FINAL PD SITE PLAN
SEPTEMBER 2004

NORTH

1" = 20'-0"

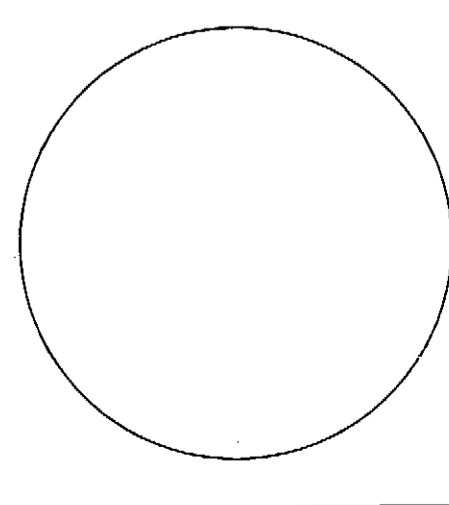
GRADING
0 20 40 FT.



Colorado State Permit 9855.

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FAX: (719) 471-7770
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| | |
|--------|---------------|
| DATE | 09-08-04 |
| DESIGN | RJP |
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| CHECK | WB |
| SHEET | 4 OF 7 |



18 WILCOX FINAL PD SITE PLAN

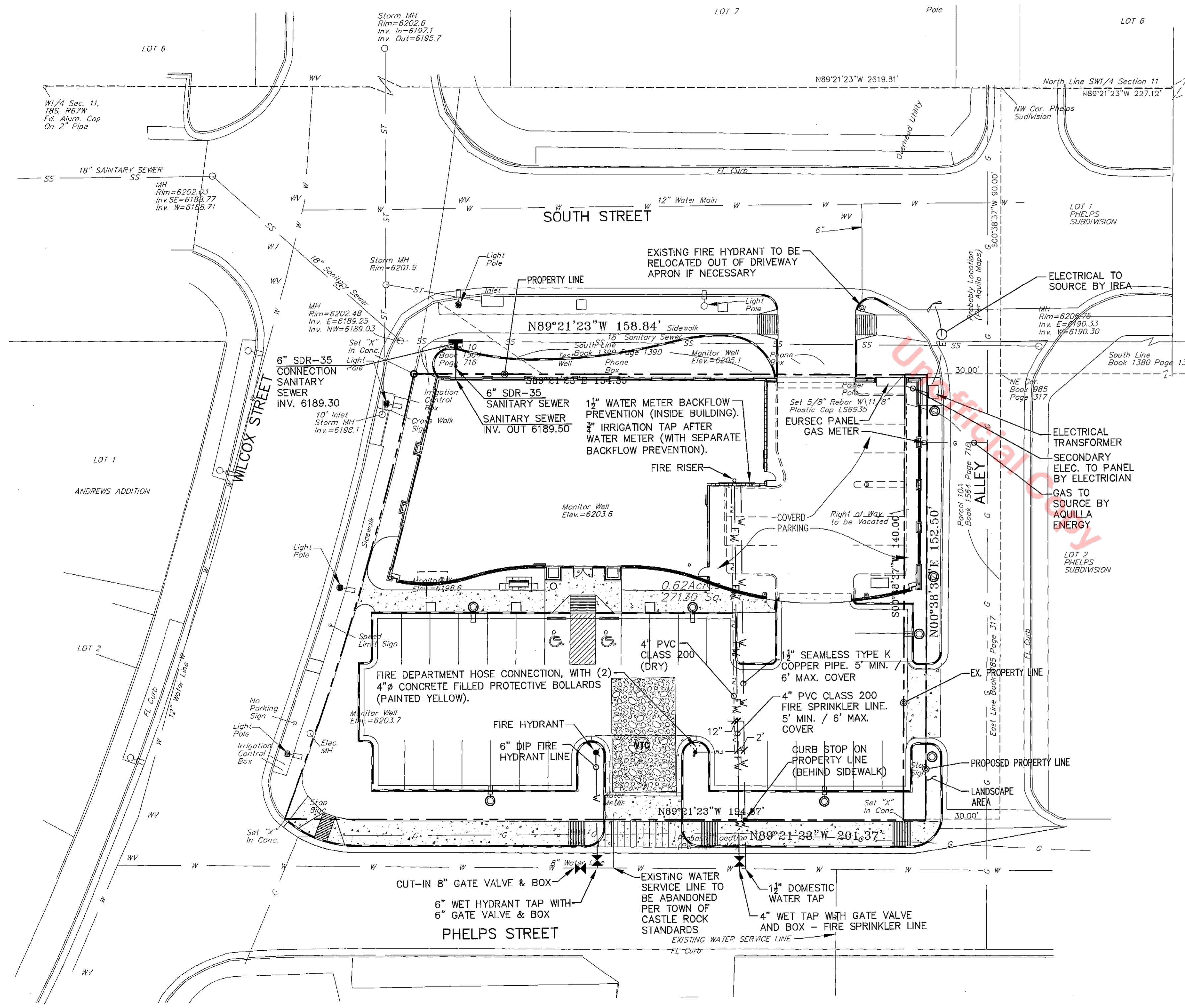
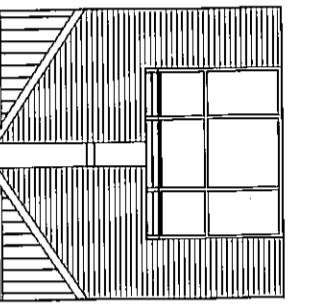
A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11
TOWNSHIP 8 SOUTH RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
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SHEET 5 OF 7

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FAX: 303 688-3189



LEGEND:

| | |
|--|------------------------|
| | PROPOSED BUILDING |
| | PROPOSED WATER LINE |
| | EXISTING WATER LINE |
| | EXISTING GAS LINE |
| | EXISTING SANITARY LINE |
| | EXISTING STORM LINE |

NOTES:

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EXISTING TOPOGRAPHY PREPARED BY:

ARCHER DAVID E. & ASSOCIATE
DEE BYRD
105 WILCOX
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UTILITIES NOTIFICATION CENTER
1-800-922-1987
CALL 2 BUSINESS DAYS PRIOR TO
EXCAVATION FOR UTILITY LOCATIONS

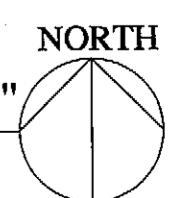
18 WILCOX
FINAL PD SITE PLAN
SEPTEMBER 2004

UTILITY



1" = 20'-0"

40 FT.



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DATE 09-08-04

DESIGN RJP

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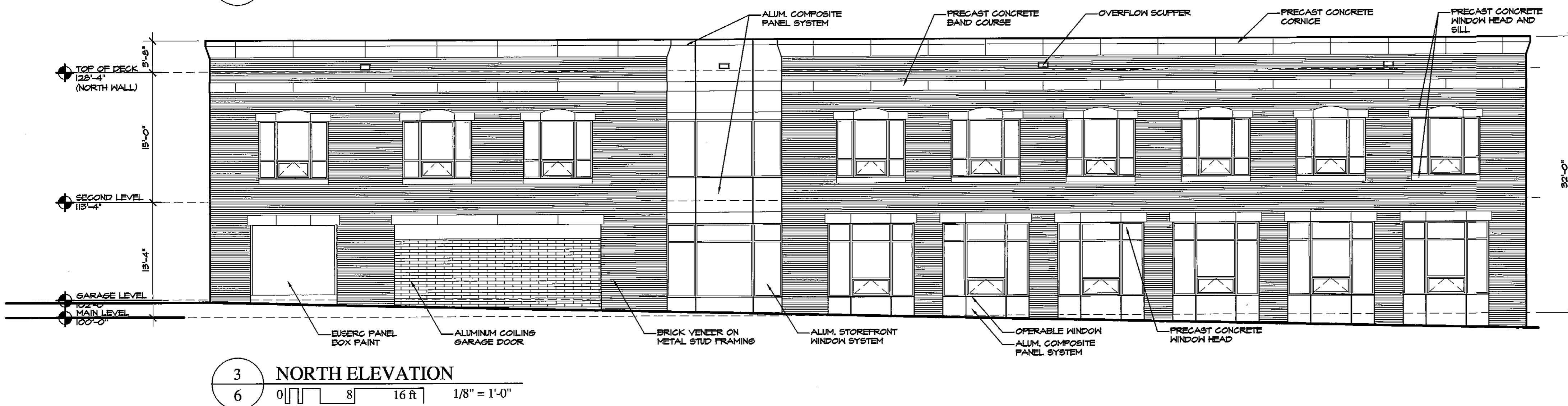
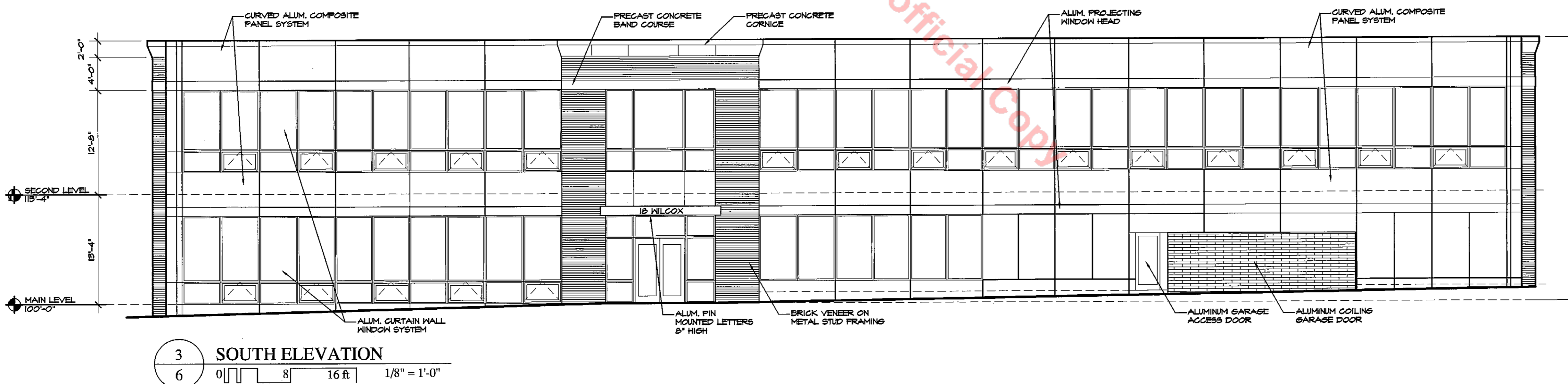
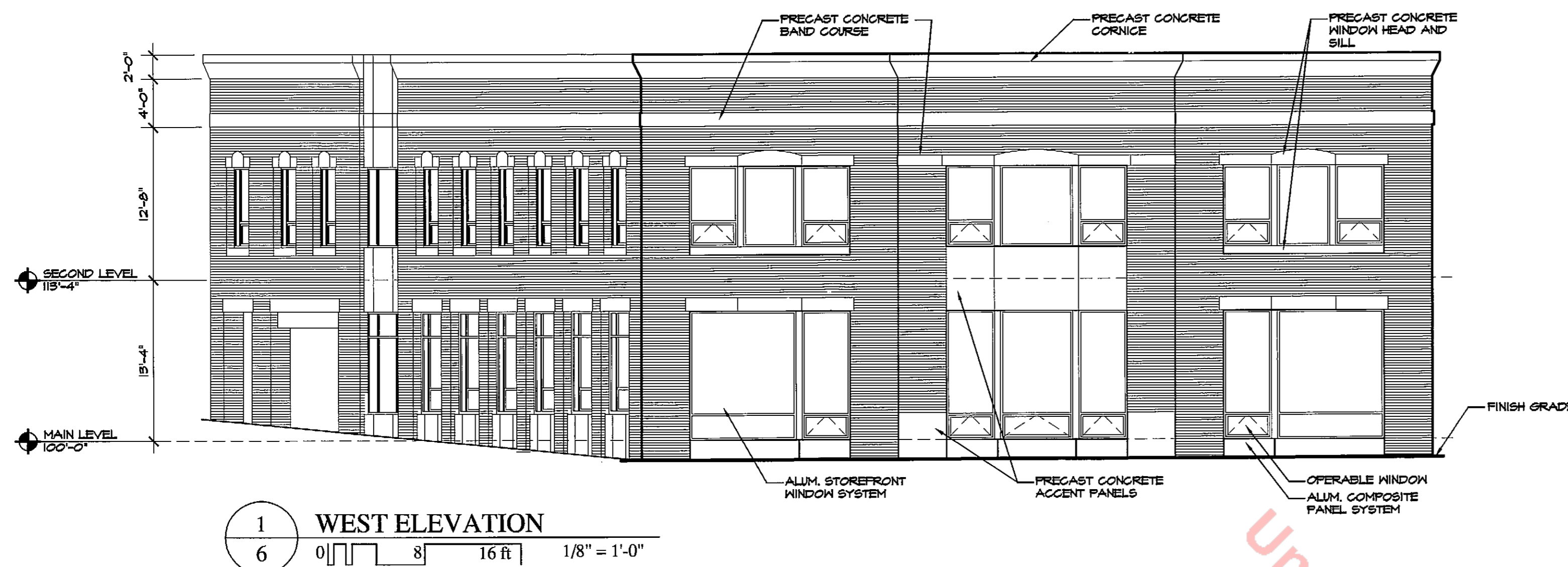
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SHEET 5 OF 7

18 WILCOX FINAL PD SITE PLAN

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SHEET 6 OF 7



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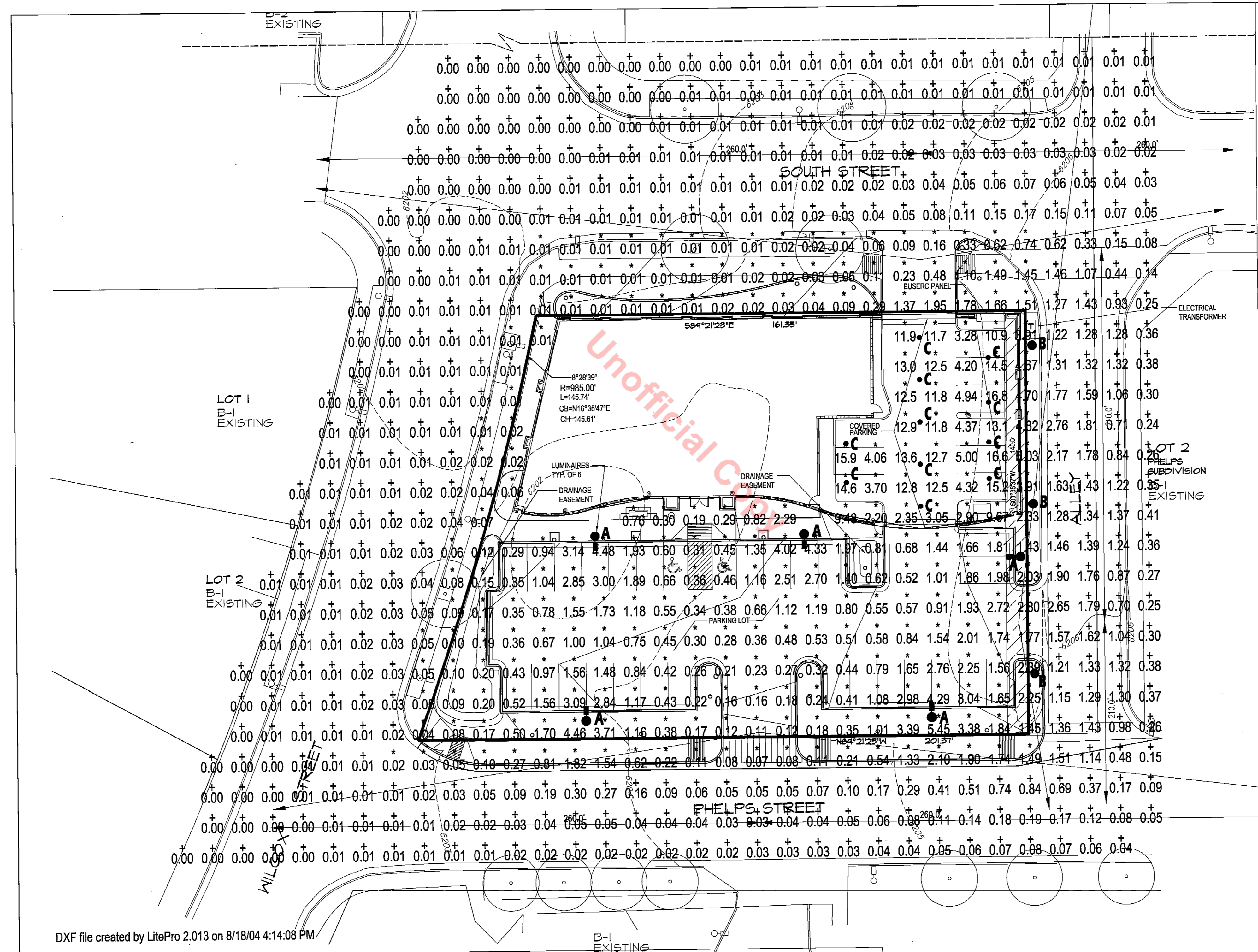
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| | |
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| DATE | 09-08-04 |
| DESIGN | JF, LG |
| DRAWN | AK, LG |
| CHECK | LG, JF |
| SHEET | 6 OF 7 |

18 WILCOX FINAL PD SITE PLAN

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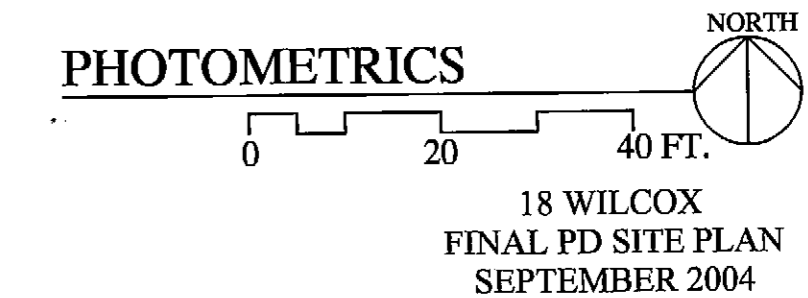
SHEET 7 OF 7



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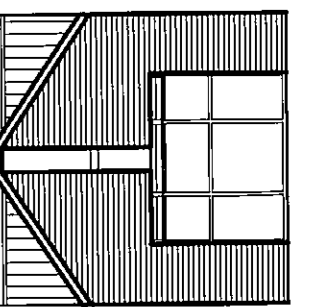
| CALCULATION SUMMARY | | | | | | | | | | |
|---------------------|-----------------|-----------------|-------|-------|-------|-----|-----|-----|---------|---------|
| AREA NAME | DIMENSIONS | GRID / TYPE | # PTS | SPAC | GROUP | AVE | MAX | MIN | MAX/MIN | AVE/MIN |
| PARKING | 325.51x271.34Ft | .5 FT AFF / H-H | 417 | 10.00 | <> | 0.0 | 0.6 | 0.0 | 532.4 | 17.8 |
| | | | 275 | 10.00 | <> | 0.6 | 4.6 | 0.0 | *** | 150.5 |

| STANESSA (0817GS1) LUMINAIRE SCHEDULE | | | | | | | |
|---------------------------------------|----------------------------------|--------------------|--------|-------|------------------|------|-----|
| SYMBOL | DESCRIPTION | LAMP | LUMENS | WATTS | MOUNTING/BALLAST | LLF | QTY |
| A | ARCHITECTURAL A - INDSQ-150-30 | (1) CDM150/T6 | 11000 | 182 | POLE MOUNT | 1.00 | 4 |
| B | GE LIGHTING SYSTEMS, AM 17M 1AB5 | (1) GE MVR175/U | 13600 | 208 | POLE MOUNT | 1.00 | 3 |
| C | PRESCOLITE HBX100-HL85 | (1) 100W COATED MH | 8000 | 129 | RECESSED CEILING | 1.00 | 11 |



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| CHECK | JF |
| SHEET | 7 OF 7 |

