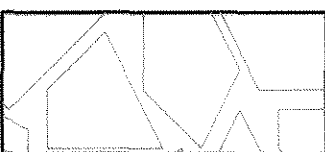
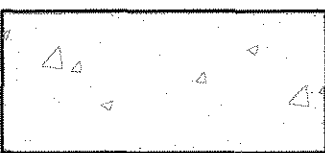







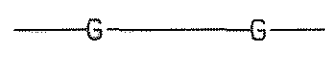





710 SOUTH STREET PD

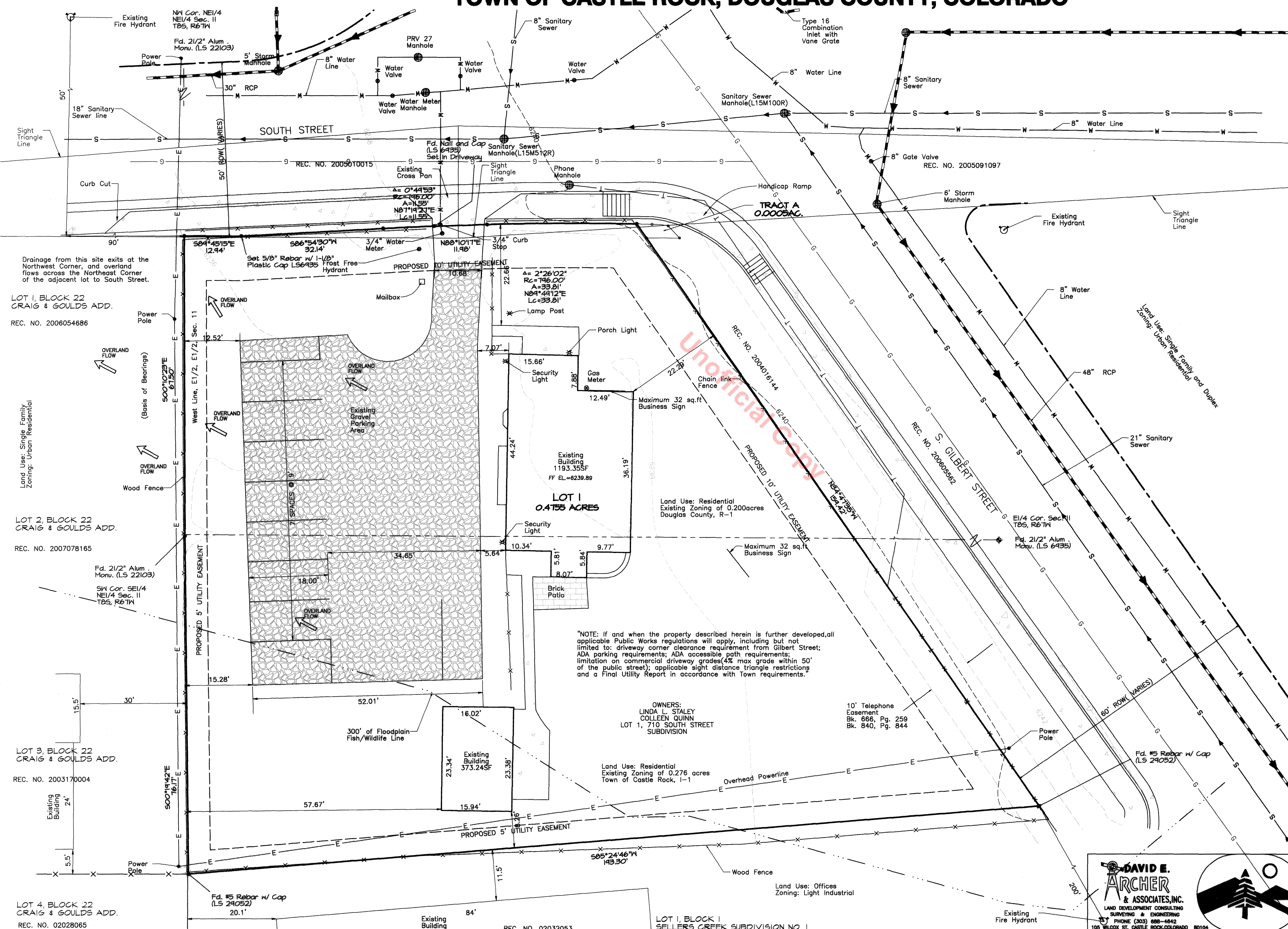
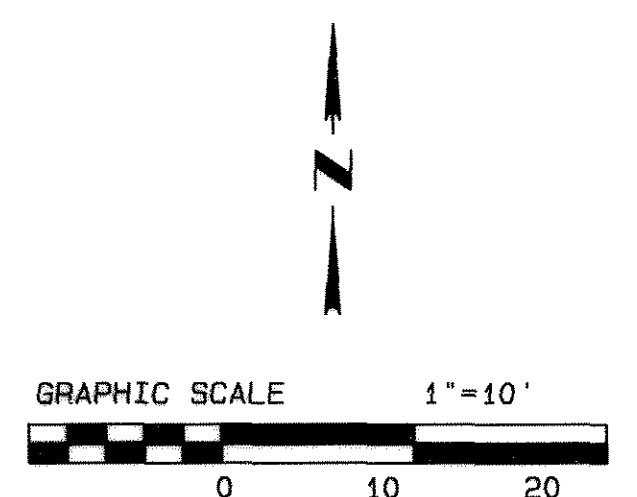
FINAL PD SITE PLAN

PART OF THE E1/2 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LEGEND

-  EXISTING GRAVEL PARKING AREA
-  EXISTING CONCRETE
-  PROPOSED EASEMENT
-  EXISTING EASEMENT
-  BOUNDARY LINE
-  EXISTING FENCE
-  EXISTING POWER LINE
-  EXISTING WATER LINE
-  EXISTING STORM LINE
-  EXISTING GAS LINE
-  EXISTING SANITARY SEWER LINE
-  EXISTING TELEPHONE LINE
-  EXISTING ROW LINE

NOTE:
 1) LOCATION OF SANITARY SEWER SERVICE LINE IS UNKNOWN.
 2) WATER SERVICE FOR THIS PROPERTY IS IN THE BLUE PRESSURE ZONE.



NOTE: If and when the property described herein is further developed, all applicable Public Works regulations will apply, including but not limited to: driveway corner clearance requirement from Gilbert Street; ADA parking requirements; ADA accessible path requirements; limitation on commercial driveway grades (4% max grade within 50' of the public street); applicable sight distance triangle restrictions and a Final Utility Report in accordance with Town requirements.


OWNERS:
 LINDA L. STALEY
 COLLEEN QUINN
 LOT 1, 710 SOUTH STREET
 SUBDIVISION

10' Telephone Easement
 Bk. 666, Pg. 259
 Bk. 840, Pg. 844

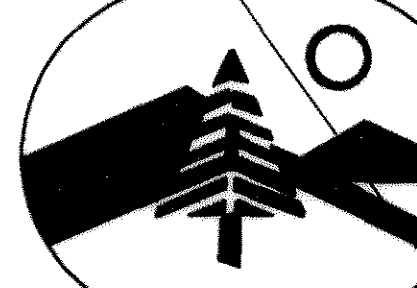
Land Use: Residential
 Existing Zoning of 0.276 acres
 Town of Castle Rock, I-1

Land Use: Offices
 Zoning: Light Industrial

REVISIONS	
3-6-08	Comments 03-02-08



DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING
 SURVEYING & ENGINEERING
 PHONE (303) 686-4642
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104



TITLE: **710 SOUTH STREET PD**
FINAL PD SITE PLAN

DATE: 3/1/2010
 CLIENT: LINDA STALEY
 SHEET: 2 OF 3
 JOB NUMBER: 07-0019

Mon, Mar 1, 2010, 3:08:32PM
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710 SOUTH STREET PD FINAL PD SITE PLAN

PART OF THE E1/2 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF 6th P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

LANDSCAPE PLAN

NOTE:

- 1) THE SITE DOES NOT HAVE AN IRRIGATION SYSTEM, AND ONE IS NOT PLANNED FOR THIS TIME. ALL VEGETATION SHOWN IS EXISTING AND MATURE.
- 2) WHEN THE PROPERTY DESCRIBED HERE IN IS FURTHER DEVELOPED ALL APPLICABLE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS CURRENT AT THE TIME WILL APPLY INCLUDING BUT NOT LIMITED TO: IRRIGATION SYSTEM REQUIREMENTS; IRRIGATED TURFGRASS LIMITATIONS; LIMITATIONS ON TREES AND LARGE SHRUBS IN UTILITY EASEMENTS; LIMITATIONS ON THE USE OF HIGH WATER USE PLANTS IN THE LANDSCAPE.

EXISTING PLANT LIST	
TREES	
BOTANICAL NAME	COMMON NAME
<i>Picea pungens</i>	Colorado Spruce
<i>Populus deltoides</i>	Native Cottonwood
<i>Populus nigra</i>	Lombardy Poplar
<i>Salix sp.</i>	Native Willow
<i>Ulmus americana</i>	American Elm
SHRUBS	
<i>Aronia melanocarpa elata</i>	Black Chokeberry
<i>Berberis thunbergii</i>	Red leafed Barberry
<i>Clematis sp.</i>	Clematis Vine
<i>Juniper sp.</i>	Juniper
<i>Juniperus x media</i>	Pfitzer Juniper
<i>Ligustrum vulgare</i>	Privet
<i>Lonicera sempervirens</i>	Trumpetvine Honeysuckle
<i>Lonicera japonica</i>	Honeysuckle Vine
<i>Lonicera tatarian</i>	Honeysuckle Shrub
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Potentilla fruticosa</i>	Potentilla
<i>Prunus virginiana</i>	Native Chokecherry
<i>Rhus glabra</i>	Smooth Sumac
<i>Syringa vulgaris</i>	Common Purple Lilac

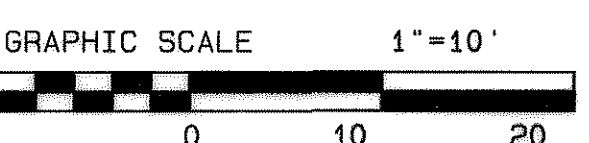
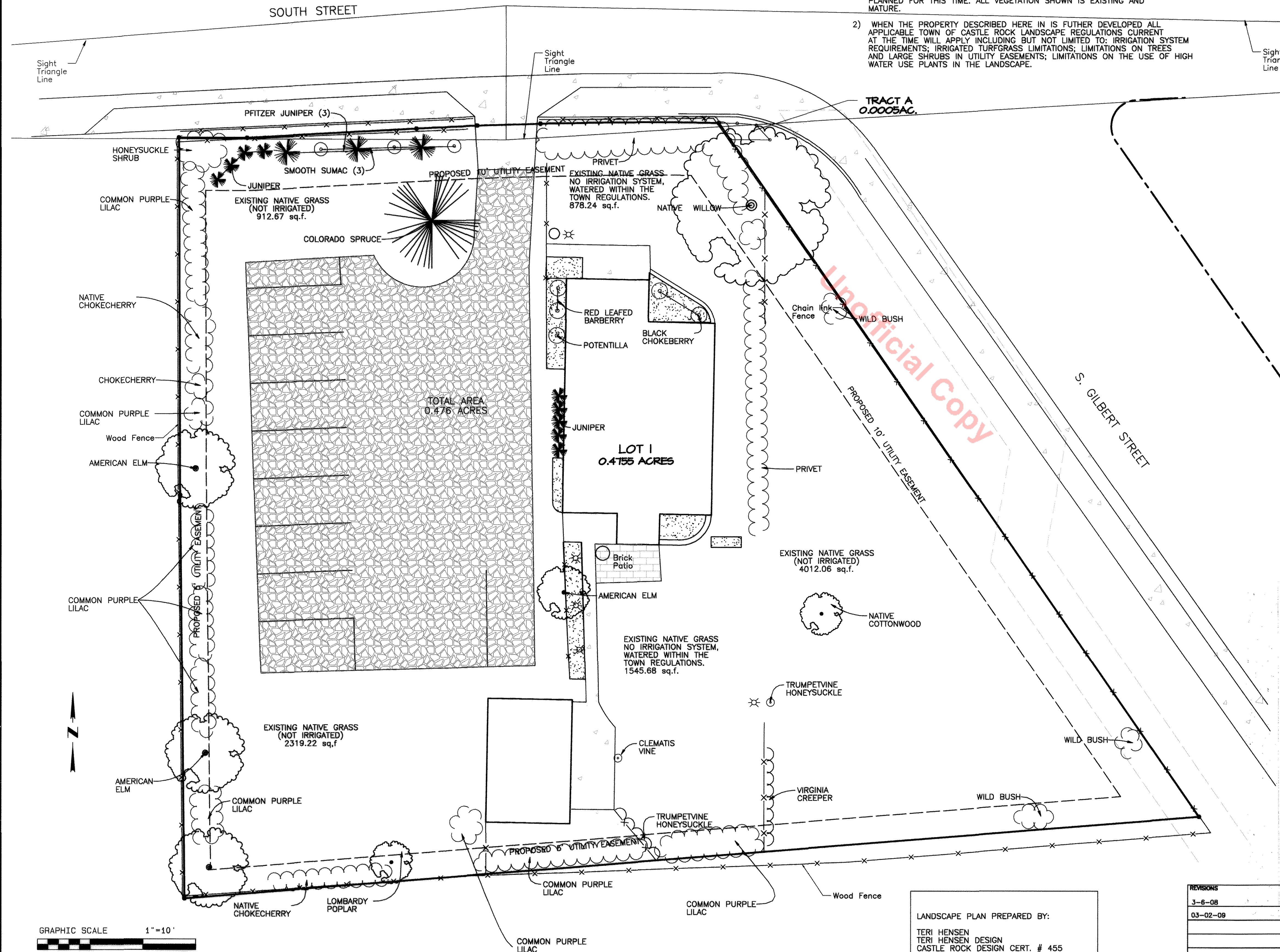
LEGEND

- EXISTING FLOWERBED
- PROPOSED PARKING AREA
- EXISTING PARKING AREA
- EXISTING BRICK
- EXISTING CONCRETE
- EXISTING EVERGREEN TREES
- EXISTING DECIDUOUS TREES
- EXISTING LANDSCAPING LIGHTS
- EXISTING FLOWER POTS
- EVERGREEN SHRUBS
- DECIDUOUS SHRUB

Commercial Landscape Site Inventory

Registered Professional _____ Registration # _____
 Company Name _____ Address _____
 Phone _____ Email _____ Date _____

Gross Site Area	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Parking Lot (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Parking Spaces	No. of Interior Landscaped Islands	Median Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (in cu.yds. Per 1000 Sq.Ft.)	Separate Irrigation Service Connections
20734.56 SF	2073.46	9667.87 SF	4211.54 SF	N/A	8	N/A	N/A	4	9	8	52	N/A	NO



LANDSCAPE PLAN PREPARED BY:
 TERI HENSEN
 TERI HENSEN DESIGN
 CASTLE ROCK DESIGN CERT. # 455
 PHONE:
 (303) 814-3848

REVISIONS
3-6-08
03-02-08

DAVID E. ARCHER & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING
 PHONE (303) 688-4842
 105 WILCOX ST. CASTLE ROCK, COLORADO 80104

SCALE AS NOTED
 DATE 3/1/2010
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: KEA

TITLE	710 SOUTH STREET PD
	LANDSCAPE PLAN
CLIENT	LINDA STALEY
JOB NUMBER	07-0019
SHEET	3 OF 3

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