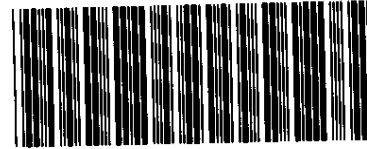


# PLAT IDENTIFICATION SHEET



2003158043 8 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$81.00  
8 PGS

# 2003158043  
10/31/2003 02:13 PM

## GRANTOR:

(owner/signer)

✓  
Sunshine Real Property LLC

## GRANTEE:

(subdivision name or name of plat)

✓  
Castle Pines Commercial Filing No. 3, Lot 2  
Final PD Site Plan

## LEGAL:

(section-township-range)

27-7-67

A handwritten signature in black ink, appearing to be a stylized name or set of initials.



FINAL PD SITE PLAN  
**CASTLE PINES COMMERCIAL FILING NO. 3, LOT 2**  
 LOCATED IN NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
 2.94 ACRES  
 SHEET 2 OF 8

SEM Architects Inc

Architecture  
 Planning  
 Interiors

677 South Colorado Blvd.  
 Suite 200  
 Denver, Colorado 80246  
 (303) 220-8900  
 (303) 220-0708 Fax

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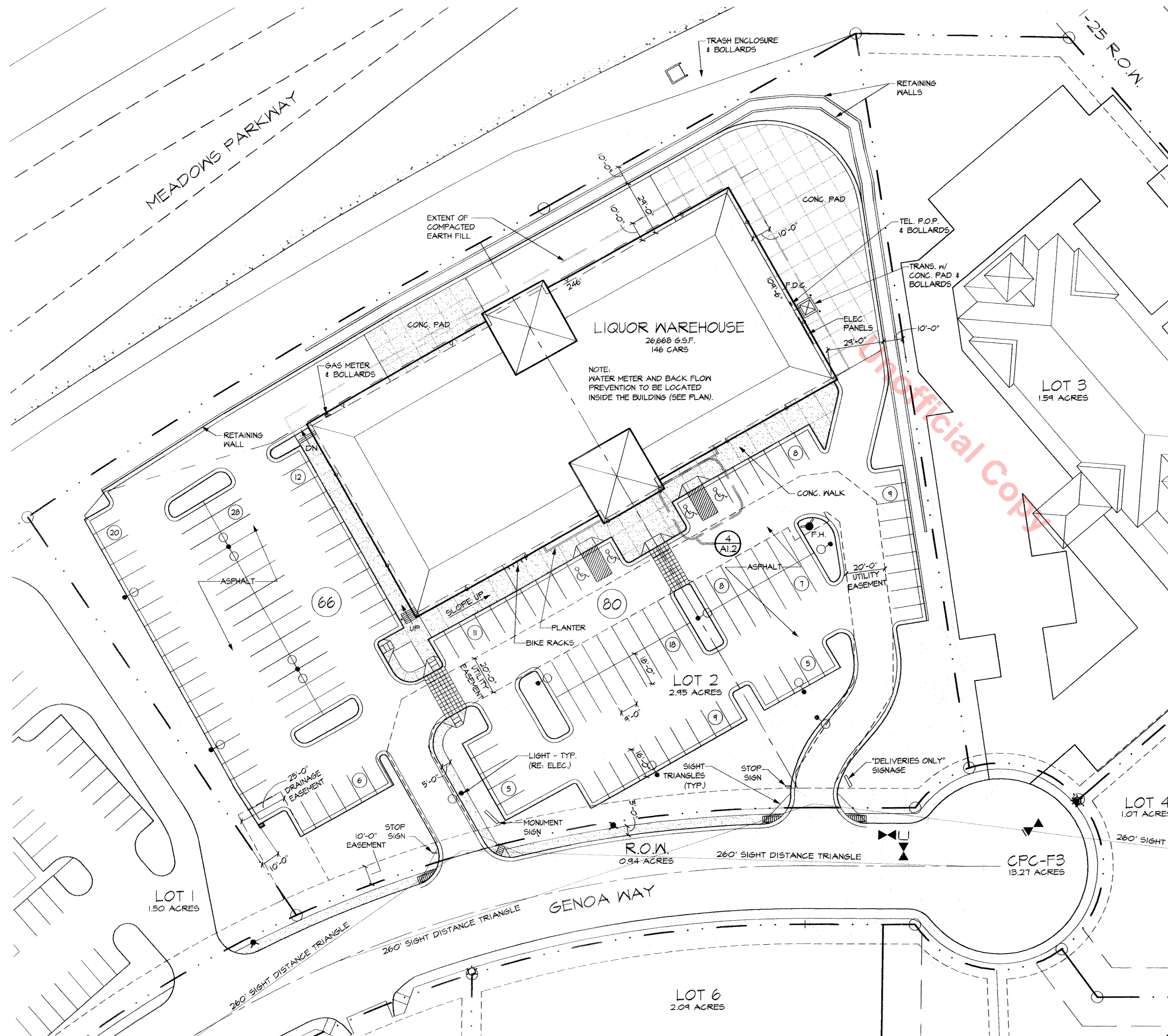
VILLAGE LIQUOR WAREHOUSE  
 CASTLE PINES FILING NO. 3, LOT 2  
 GENOA WAY AND NORTH CASTLETON DRIVE  
 CASTLE ROCK, COLORADO

FREID ZARIE

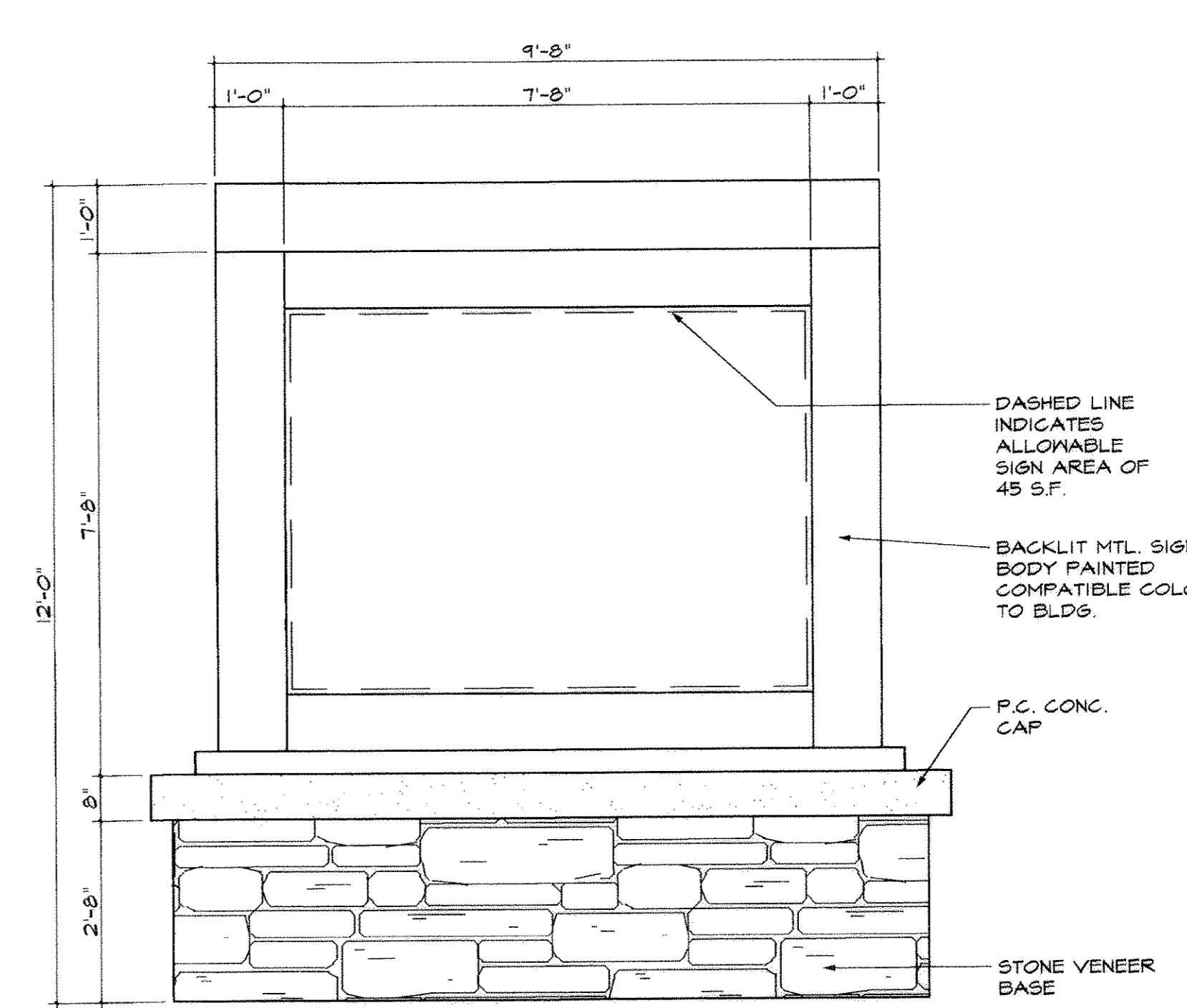
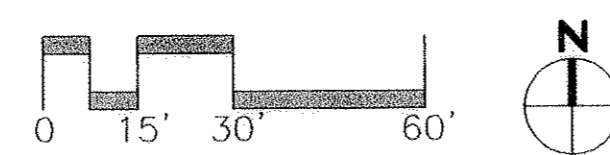
Date • 02/25/03  
 Proj No • 03013.00  
 Drawn • KK / JRH  
 Checked • JAC

Date • Issue  
 4/3/03 • PROGRESS  
 6/25/03 • 2nd SUBMITTAL  
 7/31/03 • 3rd SUBMITTAL  
 8/5/03 • FINAL SUBMITTAL  
 9/10/03 • FINAL CHECKPRINT  
 10/14/03 • MYLARS

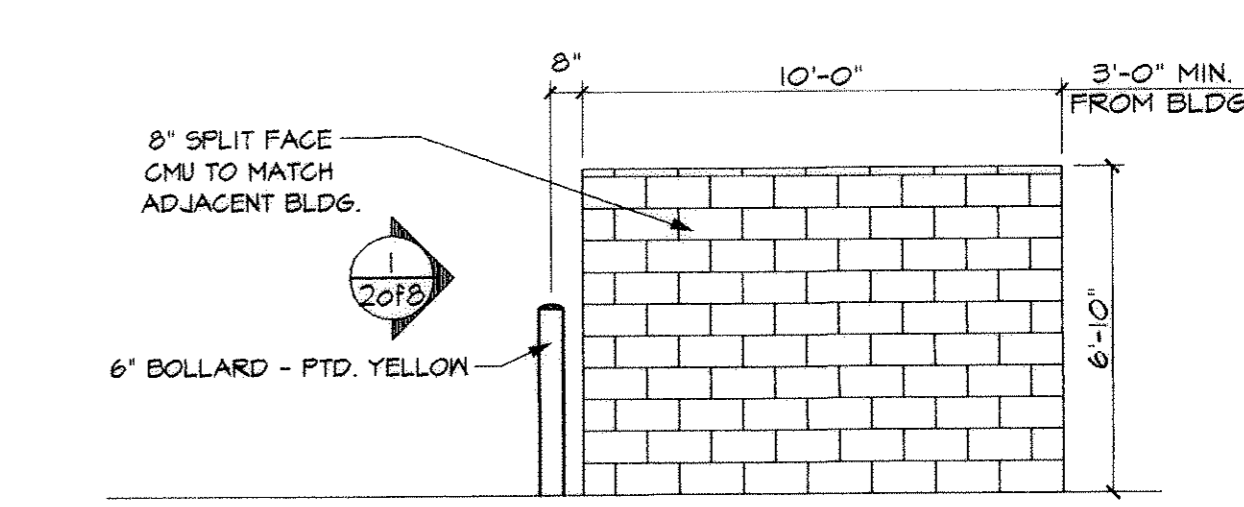
Title • SITE GRADING &  
 UTILITY PLAN, & DETAILS



**4**  
 20f8  
**ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 30'-0"



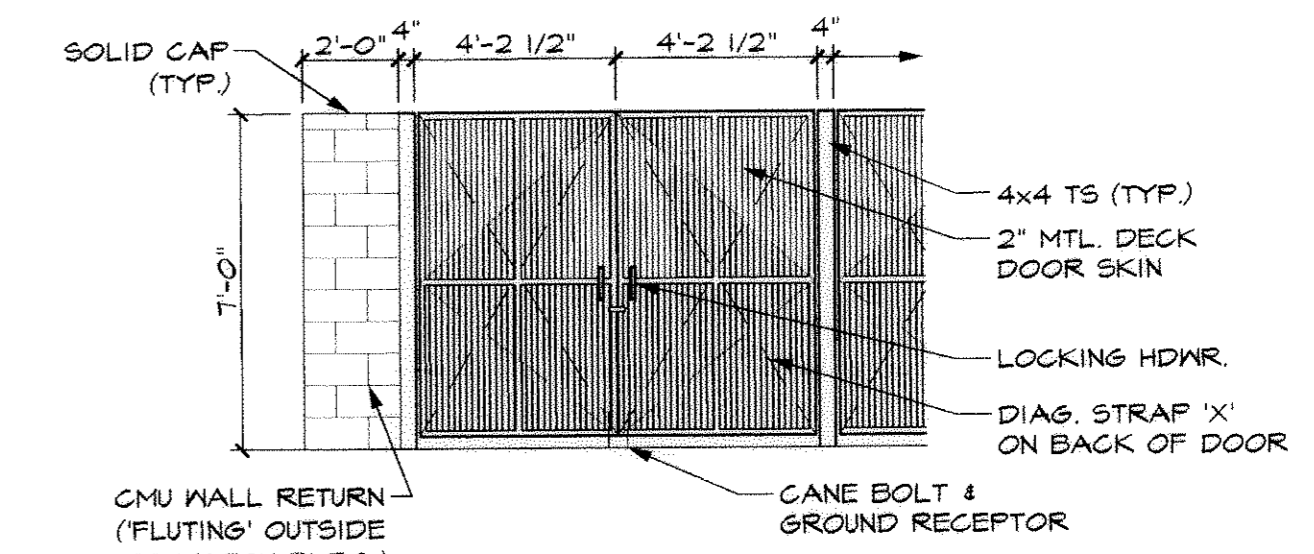
**3**  
 20f8  
**MONUMENT SIGN ELEVATION**  
 SCALE: 1/2" = 1'-0"



**2**  
 20f8  
**TRASH ENCL. SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

**LINETYPE LEGEND**

---	PROPERTY LINE
⊙	PARKING COUNT
♿	ADA PARKING
- - -	EASEMENTS
▨	CONCRETE WALK



**1**  
 20f8  
**TRASH ENCLOSURE FRONT ELEV.**  
 SCALE: 1/4" = 1'-0"

T:\03013.00 Castle Pines Liquor\PD\03013-00-20f8.dwg, 10/14/03 04:59:32 PM, jheland, Arch D - 24 x 36 in. (landscape), 1:1

FINAL PD SITE PLAN

# CASTLE PINES COMMERCIAL FILING NO. 3, LOT 2

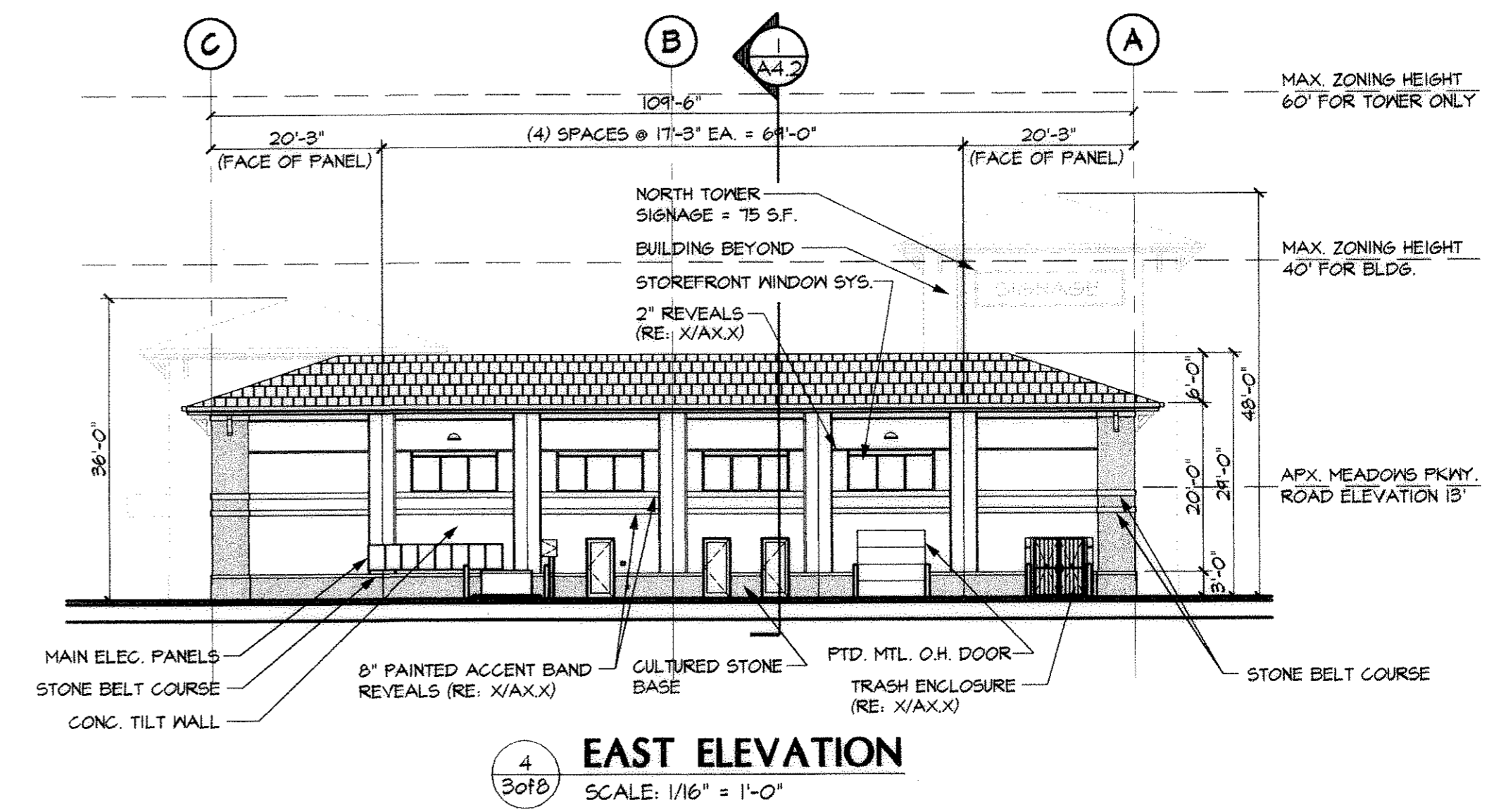
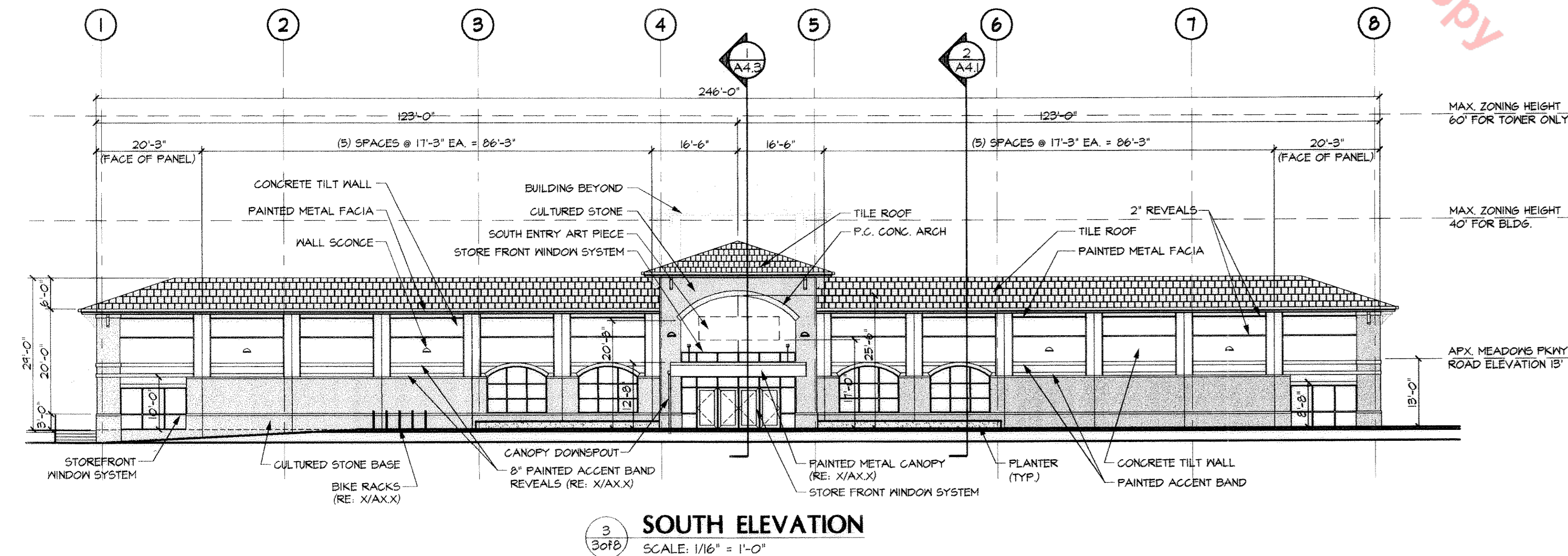
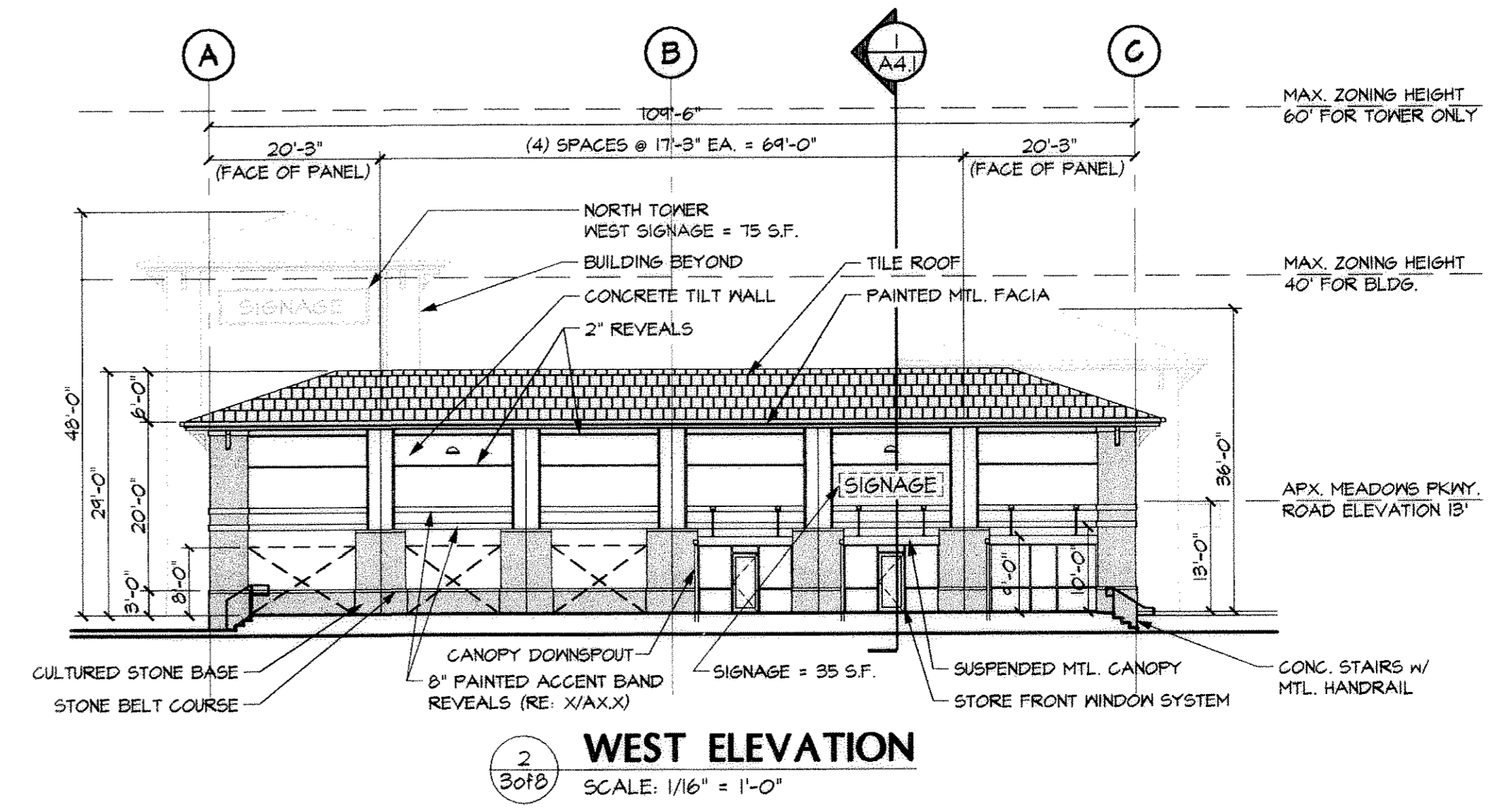
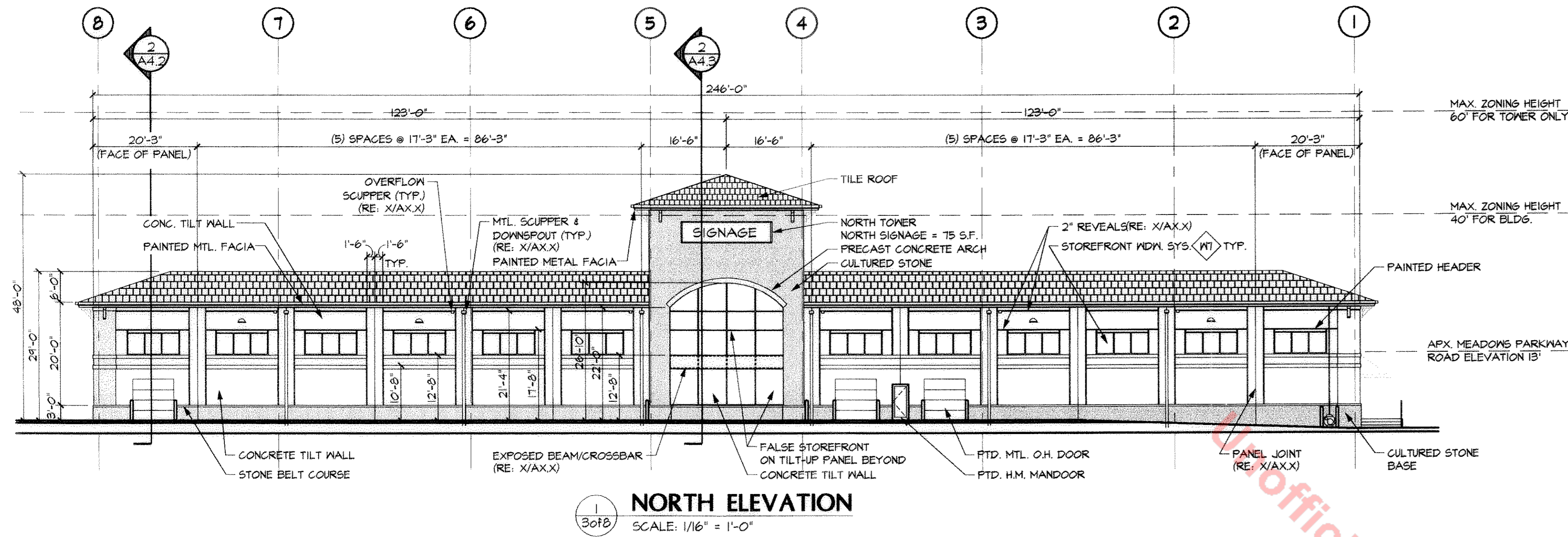
LOCATED IN NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2.94 ACRES  
SHEET 3 OF 8

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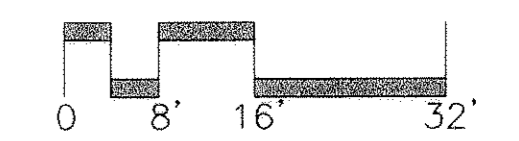
VILLAGE LIQUOR WAREHOUSE  
CASTLE PINES FILING NO. 3, LOT 2  
GENOA WAY AND NORTH CASTLETON DRIVE  
CASTLE ROCK, COLORADO

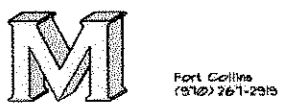
FRIED ZARIE

Date • 02/25/03  
Proj No • 03013.00  
Drawn • KK / JRH  
Checked • JAC

Date	Issue
4/3/03	PROGRESS
4/22/03	PD SUBMITTAL
5/20/03	REV TWR ELEV
5/29/03	ACC REVISION
6/25/03	2nd SUBMITTAL
7/31/03	3rd SUBMITTAL
8/5/03	FINAL SUBMITTAL
9/10/03	FINAL CHECKPRINT
10/14/03	MYLARS

Title • BUILDING  
ELEVATIONS





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**CASTLE PINES VILLAGE LIQUOR WAREHOUSE**  
CASTLE ROCK, COLORADO  
FRED ZARIE

Date • 04/22/03  
Proj No • ME10231611  
Drawn • CMT  
Checked • BGR

Date • Issue  
04/22/03 • PD SUBMITTAL  
6/18/03 • SUBMITTAL  
8/5/03 • FINAL SUBMITTAL  
9/8/03 • RESUBMITTAL  
9/10/03 • FINAL CHECKPRINT  
10/14/03 • MYLARS

Title • PHOTOMETRIC  
SITE PLAN

# FINAL PLAN CASTLE PINES COMMERCIAL FILING 3, LOT 2

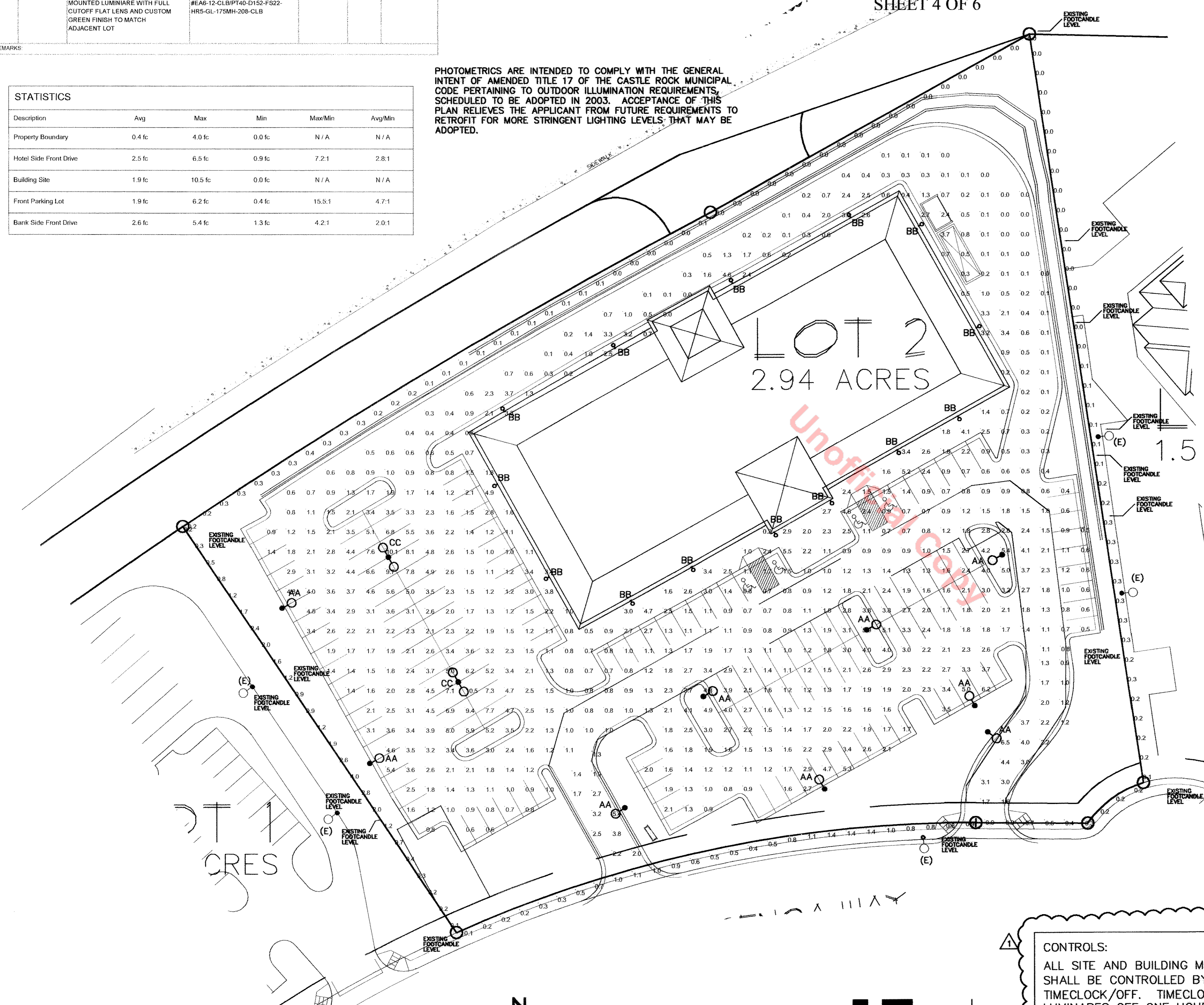
LOCATED IN NE 1/4 SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2.94 ACRES  
SHEET 4 OF 6

SITE LUMINAIRE SCHEDULE						
KEY	LAMPS	DESCRIPTION	MANUFACTURER #	MOUNTING	VOLTS	REMARKS
AA	(1) 175W MH	DECORATIVE POLE LUMINAIRE WITH FULL CUTOFF FLAT LENS AND CUSTOM GREEN FINISH TO MATCH ADJACENT LOT	DYNAMIC LIGHTING #EA6-12-CLBPT40-D152-FS22-HRS-GL-175MH-208-CLB	29' POLE	208	
BB	(1) 50W MH	BLACK IMPACT QUARTER SPHERE CUTOFF WALL LUMINAIRE	LUMARK #MH-IP-S-50-208	WALL MOUNT 15' AFF	208	
CC	(2) 175W MH	DECORATIVE TWIN-HEAD POLE MOUNTED LUMINAIRE WITH FULL CUTOFF FLAT LENS AND CUSTOM GREEN FINISH TO MATCH ADJACENT LOT	DYNAMIC LIGHTING #EA6-12-CLBPT40-D152-FS22-HRS-GL-175MH-208-CLB	29' POLE	208	

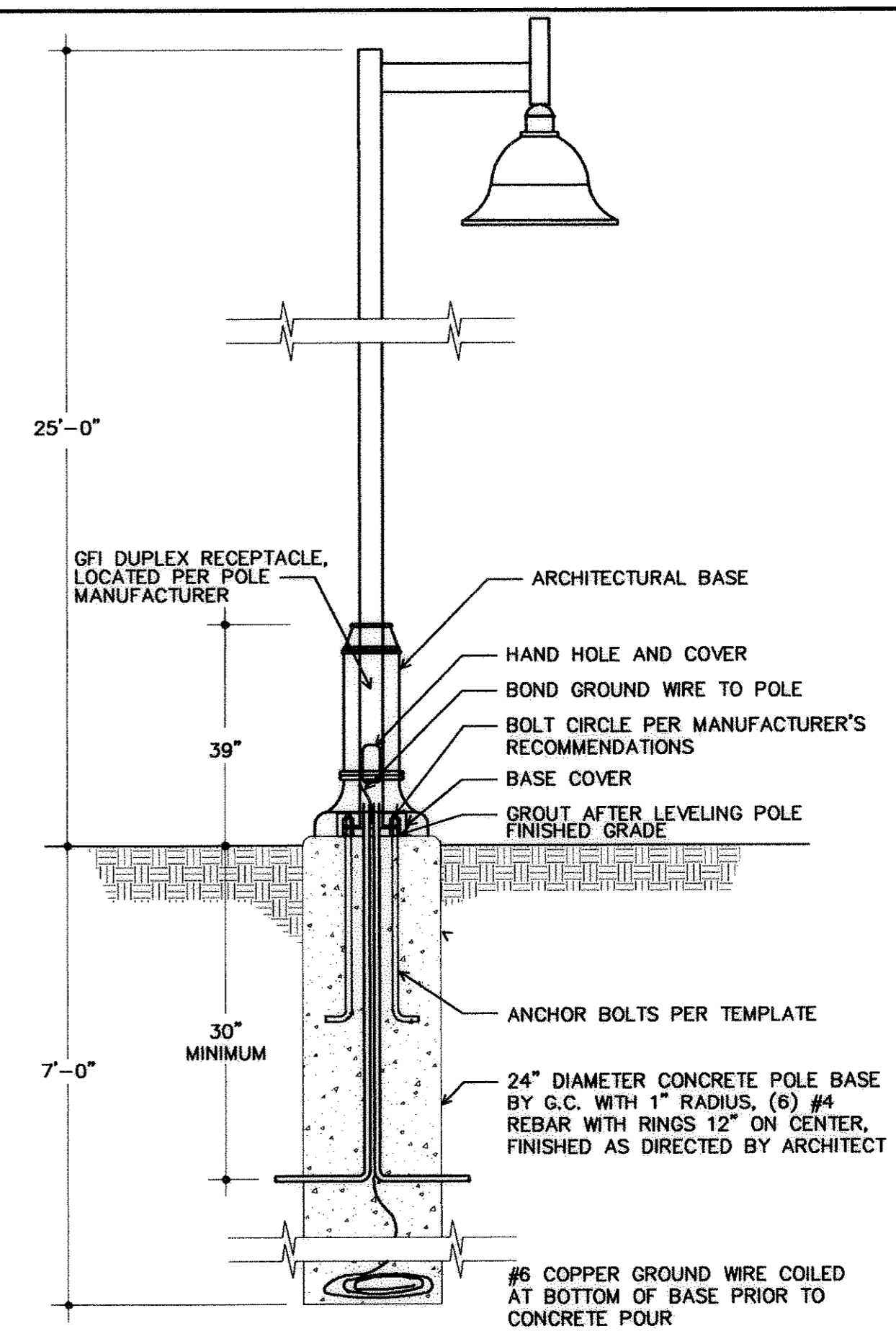
STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Property Boundary	0.4 fc	4.0 fc	0.0 fc	N/A	N/A
Hotel Side Front Drive	2.5 fc	6.5 fc	0.9 fc	7.2:1	2.8:1
Building Site	1.9 fc	10.5 fc	0.0 fc	N/A	N/A
Front Parking Lot	1.9 fc	6.2 fc	0.4 fc	15.5:1	4.7:1
Bank Side Front Drive	2.6 fc	5.4 fc	1.3 fc	4.2:1	2.0:1

PHOTOMETRICS ARE INTENDED TO COMPLY WITH THE GENERAL INTENT OF AMENDED TITLE 17 OF THE CASTLE ROCK MUNICIPAL CODE PERTAINING TO OUTDOOR ILLUMINATION REQUIREMENTS, SCHEDULED TO BE ADOPTED IN 2003. ACCEPTANCE OF THIS PLAN RELIEVES THE APPLICANT FROM FUTURE REQUIREMENTS TO RETROFIT FOR MORE STRINGENT LIGHTING LEVELS THAT MAY BE ADOPTED.

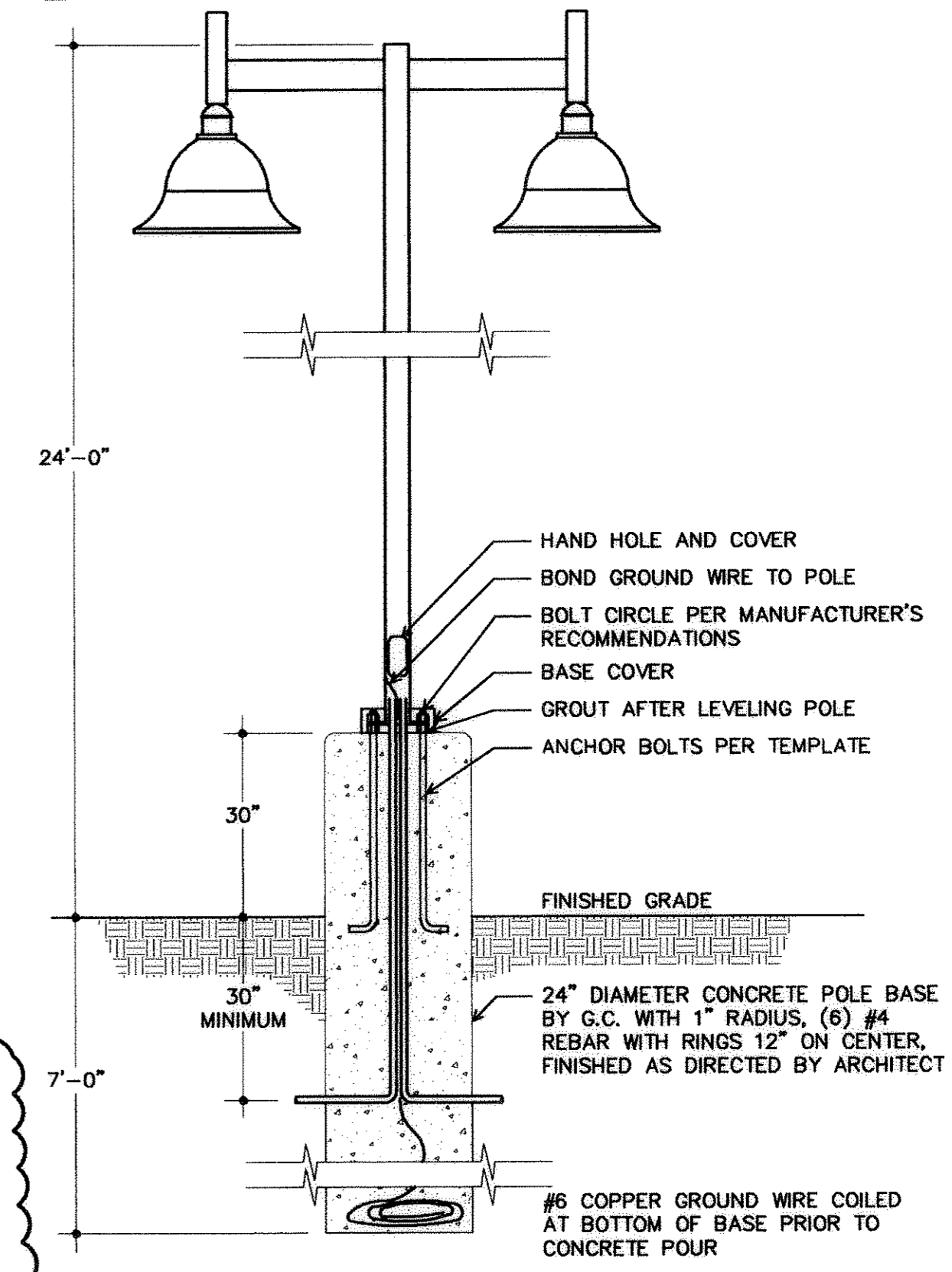


**1 SITE PHOTOMETRIC PLAN**  
1" = 30'-0"

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.



**2 POLE DETAIL - TYPE AA**  
NO SCALE



**3 POLE DETAIL - TYPE CC**  
NO SCALE

**CONTROLS:**  
ALL SITE AND BUILDING MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCCELL/ON AND TIMECLOCK/OFF. TIMECLOCK SHALL TURN LUMINAIRES OFF ONE HOUR AFTER THE END OF BUSINESS HOURS.

T:\03013.00 Castle Pines Liquor\Imp\Moyer\090903\1.dwg, 09/10/03 08:28:49 AM, jheiland, Arch D = 24 x 36 in. (landscape), 1:1

# FINAL PD SITE PLAN

## CASTLE PINES COMMERCIAL FILING NO. 3, LOT 2

LOCATED IN NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2.94 ACRES  
SHEET 5 OF 8  
LANDSCAPE PLAN

**SEM Architects Inc**

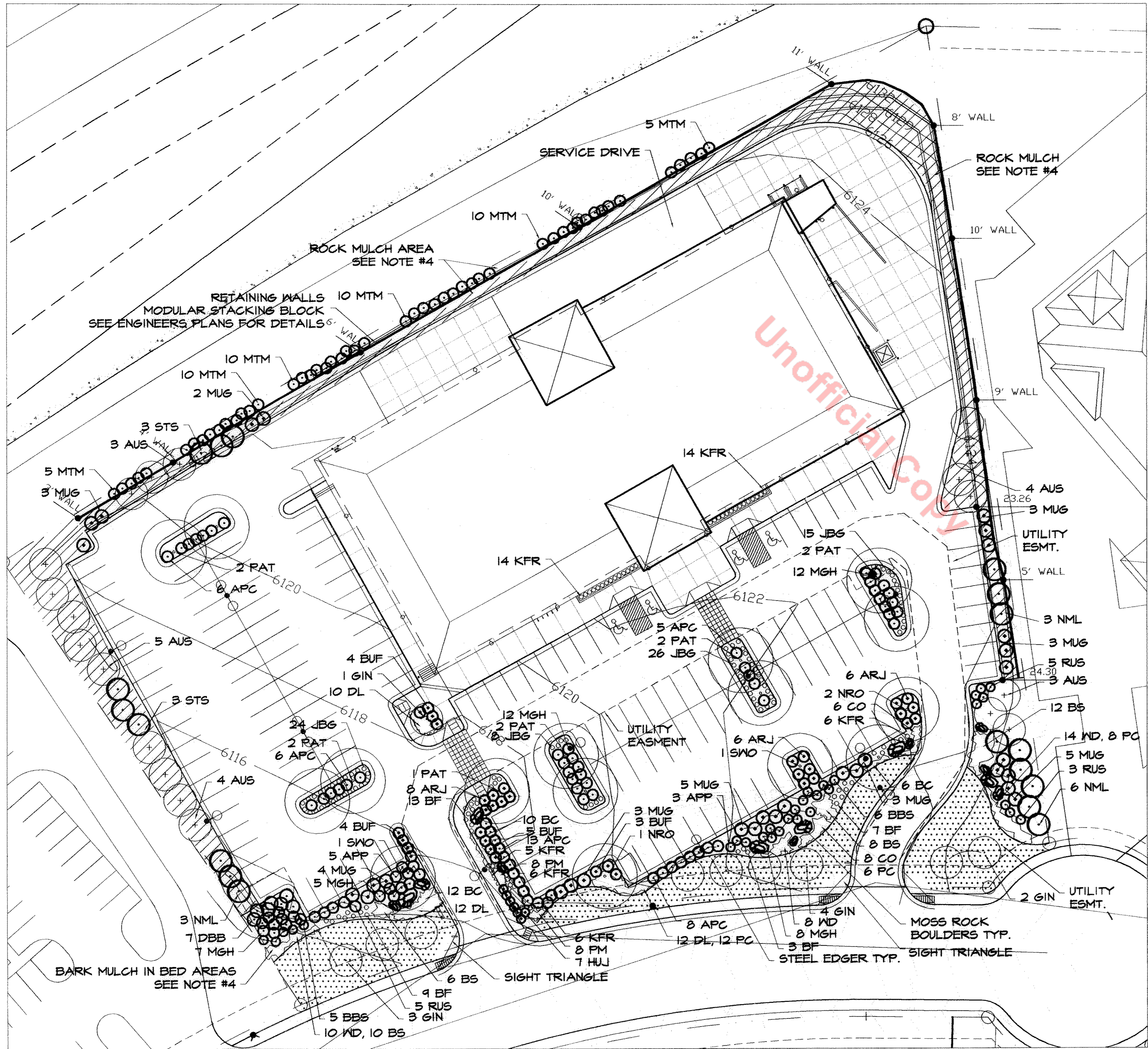
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Landscape Architecture

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**CASTLE PINES VILLAGE  
LIQUOR WAREHOUSE**  
 CASTLE ROCK, COLORADO  
**FRIED ZARIE**

Date • 04-21-2003  
Proj No • 03013.00  
Drawn • TAD  
Checked • TAD

Date • Issue  
4/21/03 • 1ST SUBMITTAL  
6/25/03 • 2ND SUBMITTAL  
8/16/03 • 3RD SUBMITTAL  
9/10/03 • FINAL CHECKPRINT  
10/14/03 • MYLARS

Title • LANDSCAPE PLAN

**LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"

**LANDSCAPE PLAN**  
**FINAL PD SITE PLAN**

5 of 8

T:\03013.00 Castle Pines Liquor Warehouse\Imp\LS101403\Final Landscape Plan.dwg, 10/14/03 11:49:36 AM, jtheiland, Arch D - 24 x 36 in. (landscape), 1:1

# FINAL PD SITE PLAN

## CASTLE PINES COMMERCIAL FILING NO. 3, LOT 2

LOCATED IN NE 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

2.94 ACRES  
SHEET 6 OF 8  
NOTES & DETAILS

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(303) 814-1114 Fax

SITE DATA		
	SQUARE FOOTAGE	PERCENTAGE
TOTAL LANDSCAPE AREA	26,033	
IRRIGATED TURF	8,135	31%
LIVING GROUND COVER	11,419	44%
NON-LIVING GROUND COVER		
BARK MULCH (less living g.c.)	1,400	5%
ROCK MULCH (less living g.c.)	5,079	20%
NON-DISTURBED AREAS	0	0
TOTALS	26,033	100
REQUIRED TREES	52	REQUIRED SHRUBS 104
PROVIDED TREES	57	PROVIDED SHRUBS 234

### GENERAL NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE 4 CUBIC YARDS ORGANIC MATERIAL PER 1000 SF OF LANDSCAPE AREA, ROTO TILL TO A DEPTH OF 8 INCHES.
- CONTRACTOR SHALL SEED ALL NON SODDED OR BED AREAS WHICH ARE DISTURBED BY GRADING.
- ALL TREE RINGS ARE TO RECEIVE 3" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC OR STEEL EDGER IS REQUIRED IN THESE AREAS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN 3" DEPTH SHREDDED BARK MULCH. SEE PLAN FOR ROCK MULCH AREAS. ROCK MULCH TO BE 1.5" CRUSHED GRANITE.
- SHRUB BEDS ARE TO BE CONTAINED BY 1/8" x 4" INTERLOCKING TYPE STEEL EDGER. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS.
- THE OWNER, THE OWNER'S SUCCESSORS, OR THE OWNER'S ASSIGNS SHALL MAINTAIN THE LANDSCAPE AS ORIGINALLY APPROVED PER THE TOWN OF CASTLE ROCK ORDINANCES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE WATERED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SCHEDULE TO MEET TOWN OF CASTLE ROCK'S REQUIREMENTS. IRRIGATION TIMES WILL BE LIMITED TO WATERING FROM 11:00 PM TO 4:00 AM EVERY 3RD DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- REFER TO ENGINEERING PLANS FOR GRADING, SIDEWALK, AND DRAINAGE INFORMATION AND LOCATION.
- ALL PERENNIAL, ANNUAL, AND GROUND COVER PLANTINGS ARE TO BE EQUALLY SPACED USING TRIANGULAR SPACING. UNLESS SHOWN AS IRREGULAR SPACING, ALL SHRUB PLANTINGS BY SPECIES ARE TO BE EQUALLY SPACED USING SPACING SHOWN ON LANDSCAPE PLANS.
- ALL TREES ARE TO BE GUYED FOR A PERIOD OF ONE YEAR PER THE DETAILS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- SEE PHOTOMETRIC PLAN FOR LIGHT FIXTURE LOCATIONS AND TYPES.
- SEE DETAIL I, SHEET 2 OF 8 FOR TRASH ENCLOSURE DETAIL.
- NO IRRIGATED TURF AREAS UNDER 10' IN WIDTH.
- A SOIL ANALYSIS SHALL BE COMPLETED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE EXIST. SOIL CONDITIONS.
- A SEPERATE TAP IS REQUIRED FOR IRRIGATION.
- IRRIGATION PLANS WILL BE SUBMITTED PRIOR TO CONSTRUCTION.

### PLANT SCHEDULE

QUANTITY	SYM.	CODE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
<b>DECIDUOUS CANOPY TREES</b>					
11	(dot)	PAT	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	8" CAL. B1B
2	(dot)	SPD	SPANISH WHITE OAK	QUERCUS BICOLOR	8" CAL. B1B
3	(dot)	NRO	NORTHERN RED OAK	QUERCUS RUBRA	8" CAL. B1B
<b>EVERGREEN TREES</b>					
19	(circle with cross)	AUS	AUSTRIAN PINE	PINUS NIGRA	8-10' HT. (ALL)
<b>DECIDUOUS ORNAMENTAL TREES</b>					
12	(circle with dot)	NML	NEW MEXICO LOCUST	ROBINIA NEOMEXICANA	2 1/2" CAL., B1B
10	(circle with dot)	GIN	SIGNALA MAPLE	ACER SIGNALA	2 1/2" CAL., B1B
<b>EVERGREEN SHRUBS</b>					
31	(circle with dot)	MUS	MUSO PINE	PINUS MUSO 'BIG TUNA'	5 GAL. CONT.
20	(circle with dot)	ARJ	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL. CONT.
12	(circle with dot)	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.
7	(circle with dot)	HUJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL. CONT.
<b>DECIDUOUS SHRUBS</b>					
38	(circle with dot)	APC	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.
13	(circle with dot)	APP	APACHE PLUM	FALLUGIA PARADOXA	5 GAL. CONT.
13	(circle with dot)	RUS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL. CONT.
44	(circle with dot)	MGH	MINI GLOBE HONEYSUCKLE	LONICERA XYLOSTEIOIDES 'MINIGLOBE'	5 GAL. CONT.
6	(circle with dot)	STS	STAGHORN SUMAC	Rhus typhina	CLUMP. B1B
50	(circle with dot)	MTM	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. CONT.
7	(circle with dot)	DEB	DWARF BURNING BUSH	ELYMUS ALATUS	5 GAL. CONT.
<b>ORNAMENTAL GRASSES</b>					
11	(circle with dot)	BBB	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL. CONT.
127	(circle with dot)	JBS	JAPANESE BLOOD GRASS	IMPERATA CYLINDRICA 'RED BARON'	1 GAL. CONT.
29	(circle with dot)	BF	BLUE FESCUE GRASS	FESTUCA ELIJAH BLUE'	1 GAL. CONT.
46	(circle with dot)	KFR	KARL FOERSTER REED GRASS	LAMAGROSTIS ACUT. K. FOERSTER'	1 GAL. CONT.
<b>PERENNIALS</b>					
26	(circle with dot)	BS	BLACK EYED SUSAN	RUDEBECKIA FULSIDA 'GOLDSTRUM'	1 GAL. CONT.
14	(circle with dot)	CO	COREOPSIS	COREOPSIS 'SUNBURST'	1 GAL. CONT.
28	(circle with dot)	BC	BLOODY CRANESBILL	GERANIUM SANGUINEUM	1 GAL. CONT.
32	(circle with dot)	ND	WHIFLASH DAISY	ERIGERON FLAGELLARIS	1 GAL. CONT.
12	(circle with dot)	DL	DAYLILY	HEMEROCALIS SPP.	1 GAL. CONT.
26	(circle with dot)	PC	PURPLE CONEFLOWER	ECHINACEA SPP.	1 GAL. CONT.
16	(circle with dot)	PM	PURPLE MT. SUN DAISY	OSTEOSPERMUM BARBERIAE	1 GAL. CONT.

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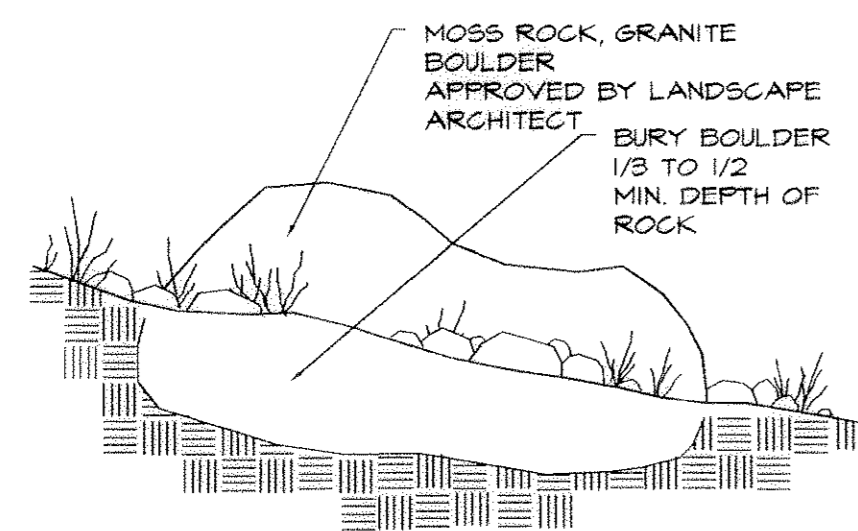
CASTLE PINES VILLAGE  
LIQUOR WAREHOUSE  
CASTLE ROCK, COLORADO  
FRIED ZARIE

Date: 04-21-2003  
Proj. No.: 03013.00  
Drawn: TAD  
Checked: TAD

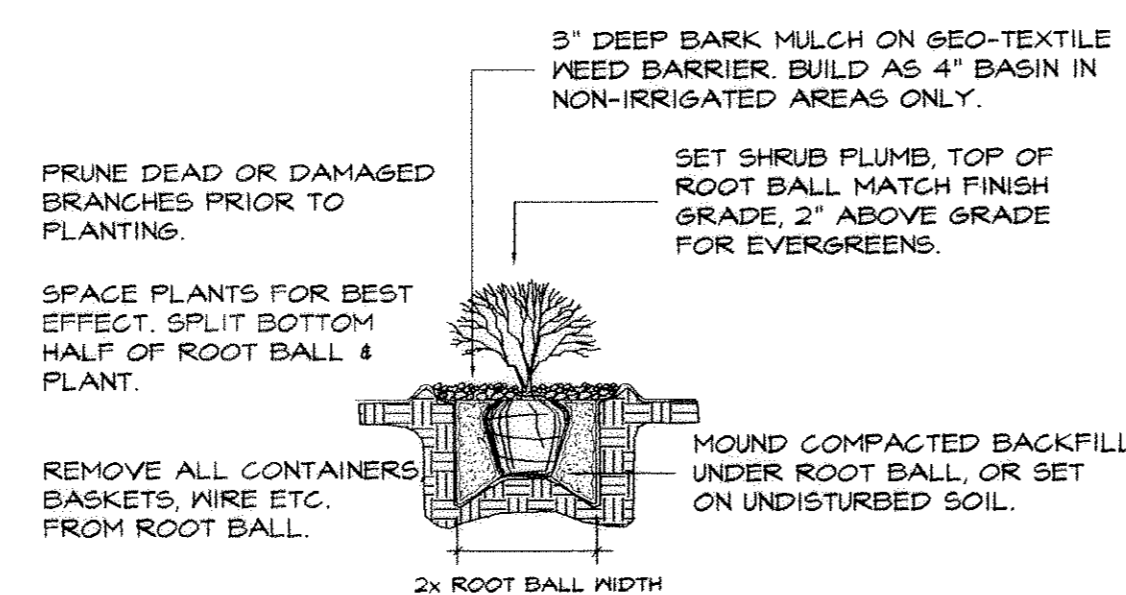
Date Issue  
4/21/03 1ST SUBMITTAL  
6/25/03 2ND SUBMITTAL  
8/6/03 3RD SUBMITTAL  
9/10/03 FINAL CHECKPRINT  
10/14/03 MYLARS

Title: NOTES & DETAILS

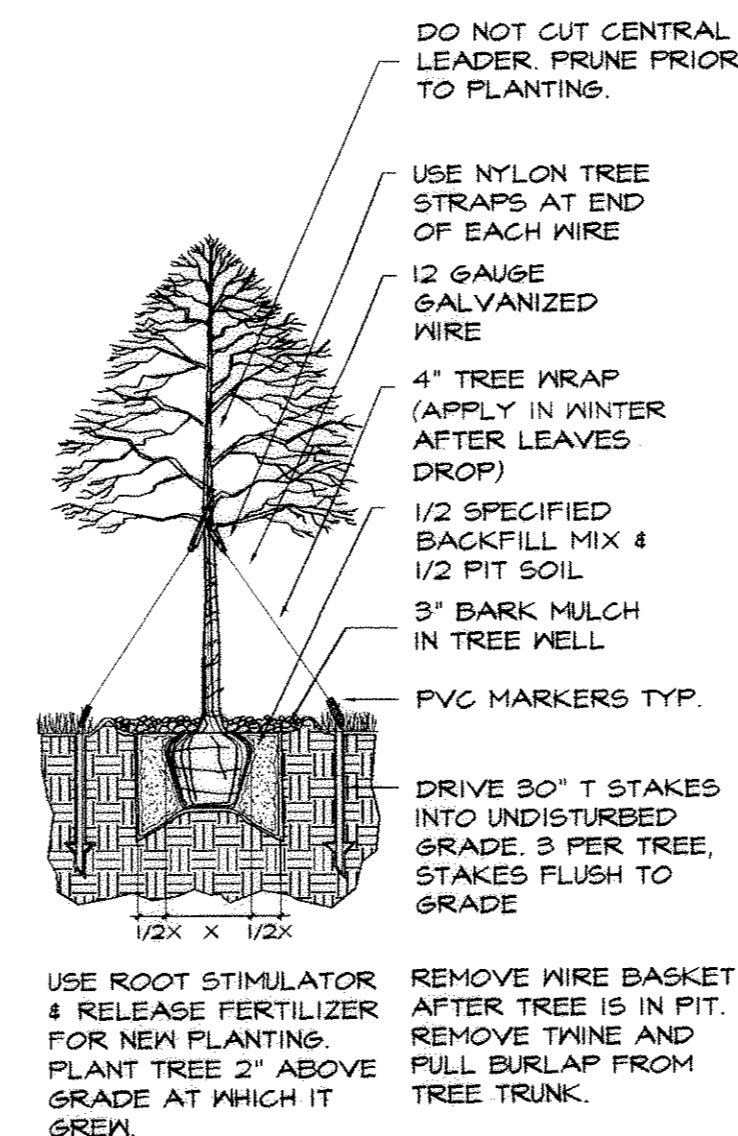
### BOULDER PLACEMENT DETAIL



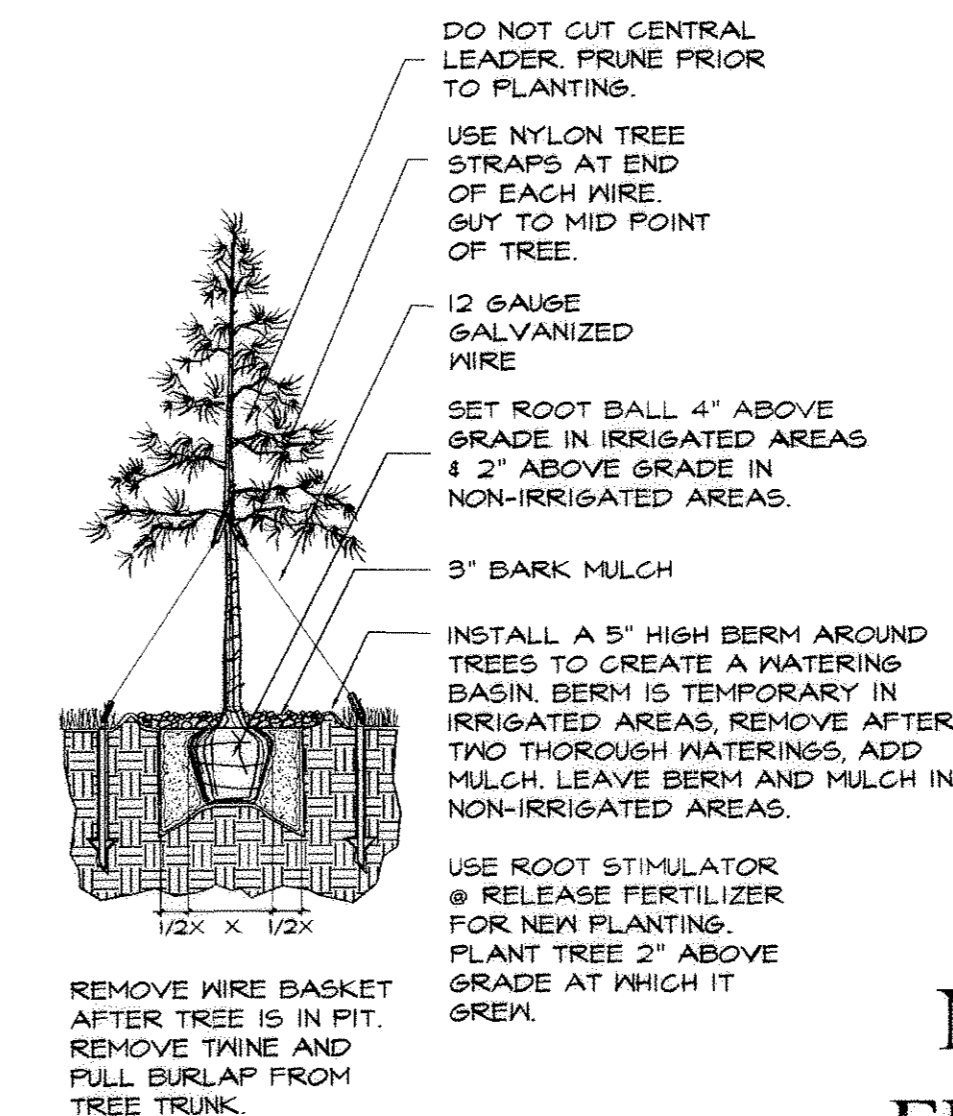
### SHRUB PLANTING



### DECIDUOUS TREE PLANTING



### EVERGREEN TREE PLANTING



NOTES & DETAILS  
FINAL PD SITE PLAN

T:\03013.00 Castle Pines Liquor\Imp\LS\101403\Final Landscape Plan.dwg, 10/14/03 11:50:46 A.M. jheiland, Arch.D - 24 x 36 in. (landscape), 1:1



