

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9766241

**DATE:** 11-18-97

**TIME:** 10:59

**FEE:** \$ 50<sup>00</sup> ( 5 Pages)

**GRANTOR:** Nalin Gopal  
(OWNER/SIGNER)

**GRANTEE:**

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Pines Commercial  
# 3 Lot 3  
Final PD Site Plan

**LEGAL:**

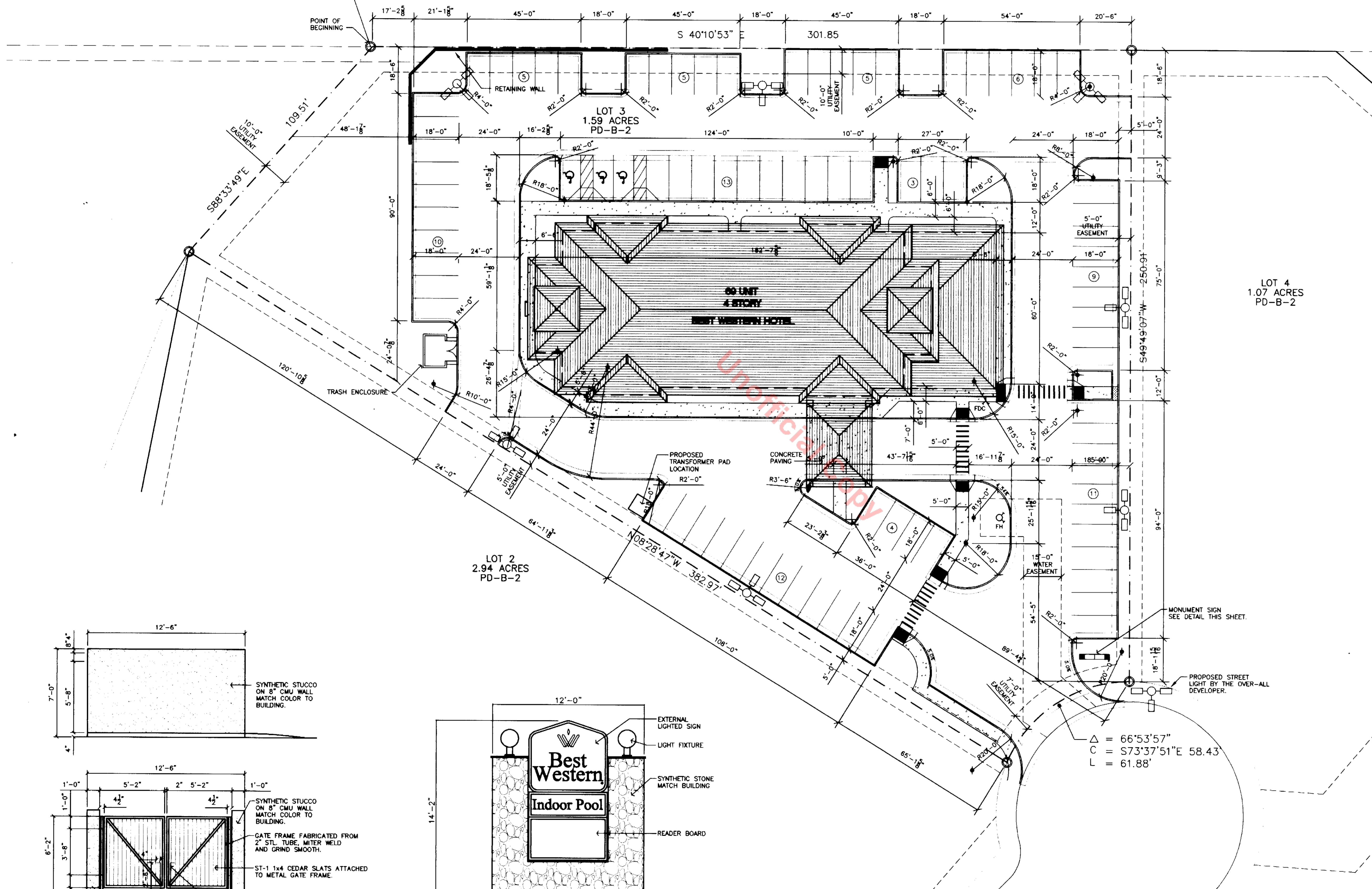
(SECTION-TOWNSHIP-RANGE)

27, 7, 67



# CASTLE PINES COMMERCIAL FILING 3, LOT 3 FINAL PD SITE PLAN

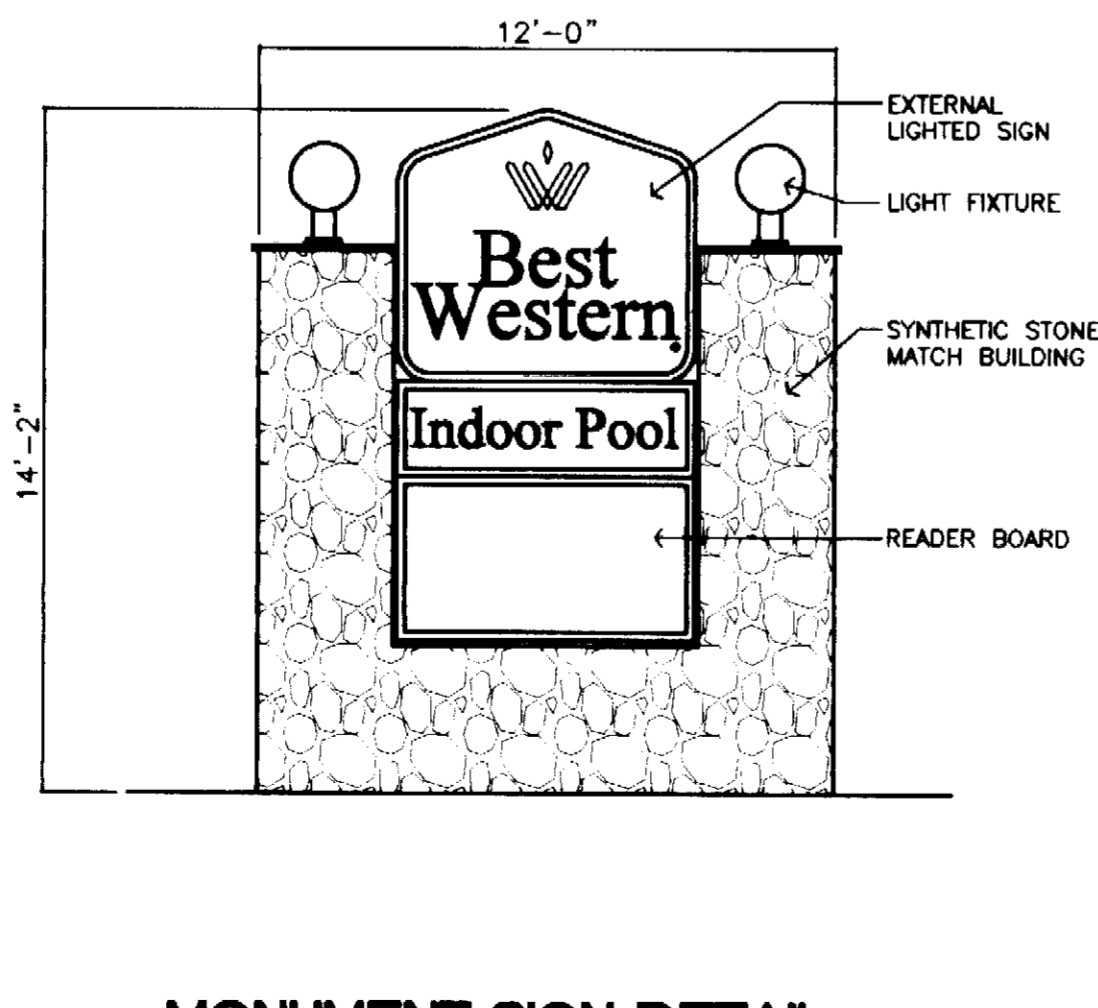
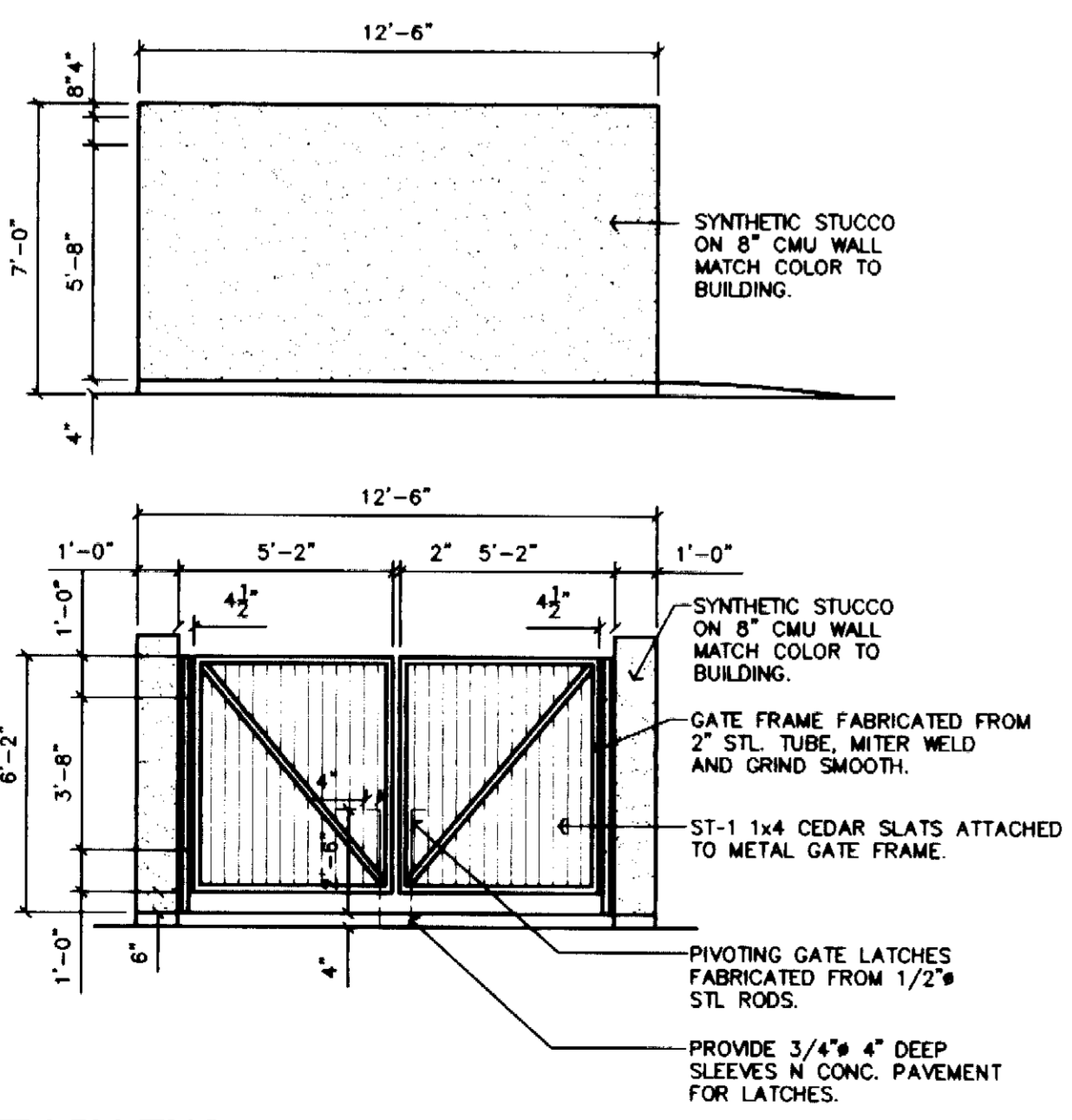
SITE PLAN  
LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SHEET 2 OF 5



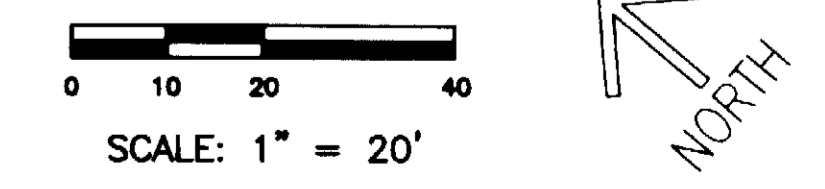
LOT 4  
1.07 ACRES  
PD-B-2

LOT 2  
2.94 ACRES  
PD-B-2

LEGEND	
	6132 EXISTING TOPOGRAPHY
	6134 PROPOSED TOPOGRAPHY
	WATER SERVICE
	SANITARY SEWER SERVICE
	SHALLOW UTILITIES
	COLLECTOR CURB AND GUTTER
	OUTFALL CURB AND GUTTER
	GRADE - TOP BACK OF CURB
	FLOWLINE GRADE
	PROPOSED STORM SEWER WITH INLET
	RETAINING WALL
	ACCESS RAMP
	CURB CHUTE



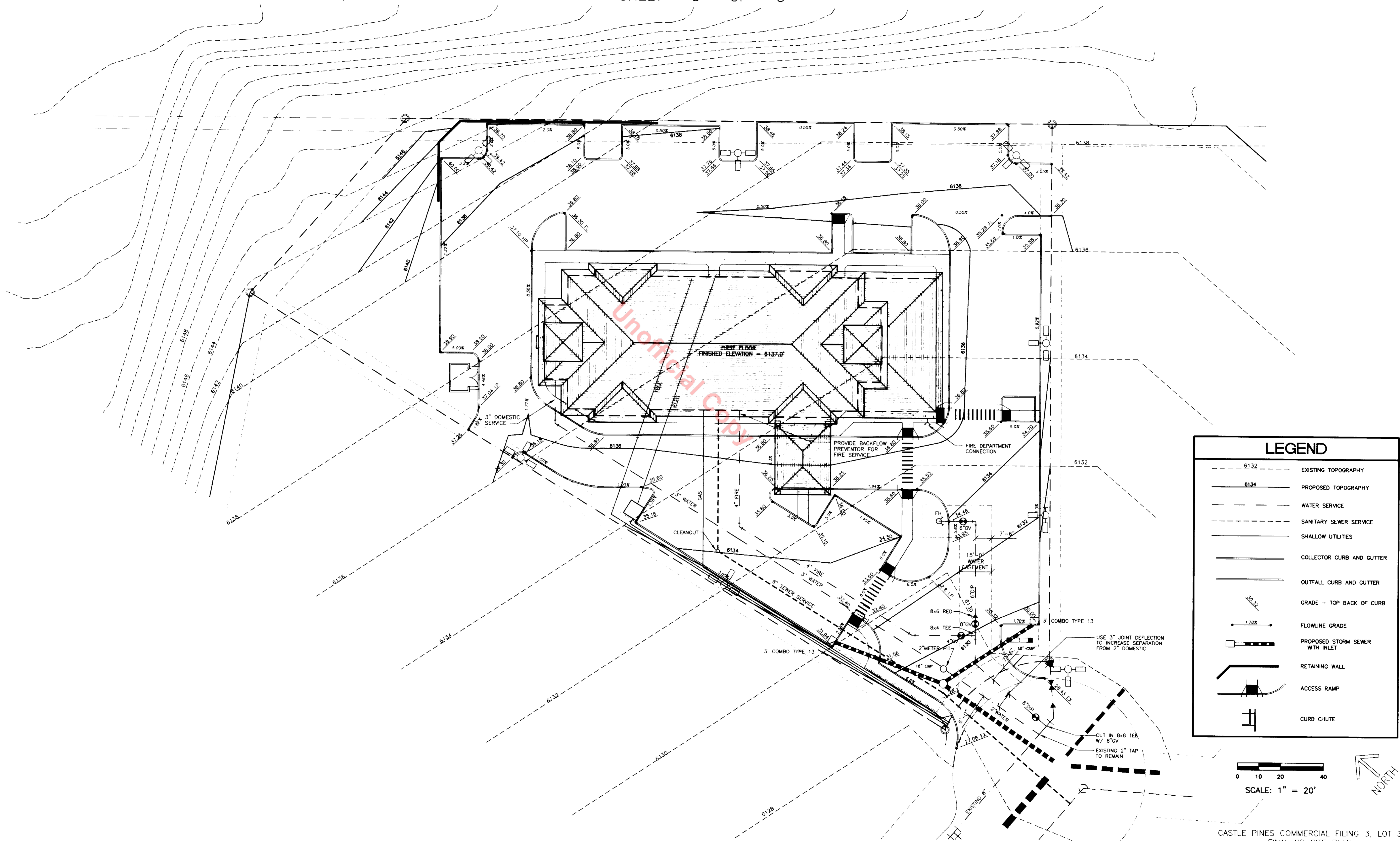
$\Delta = 66^{\circ}53'57''$   
 $C = S73^{\circ}37'51''E \ 58.43$   
 $L = 61.88'$



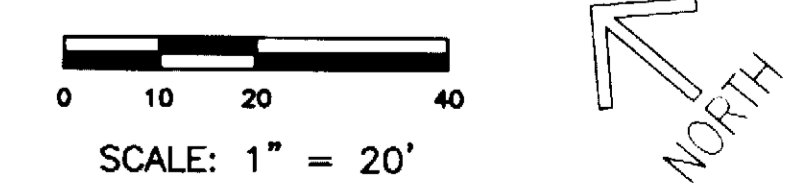
# CASTLE PINES COMMERCIAL FILING 3, LOT 3

## FINAL PD SITE PLAN

UTILITY AND GRADING PLAN  
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
 SHEET 3 OF 5

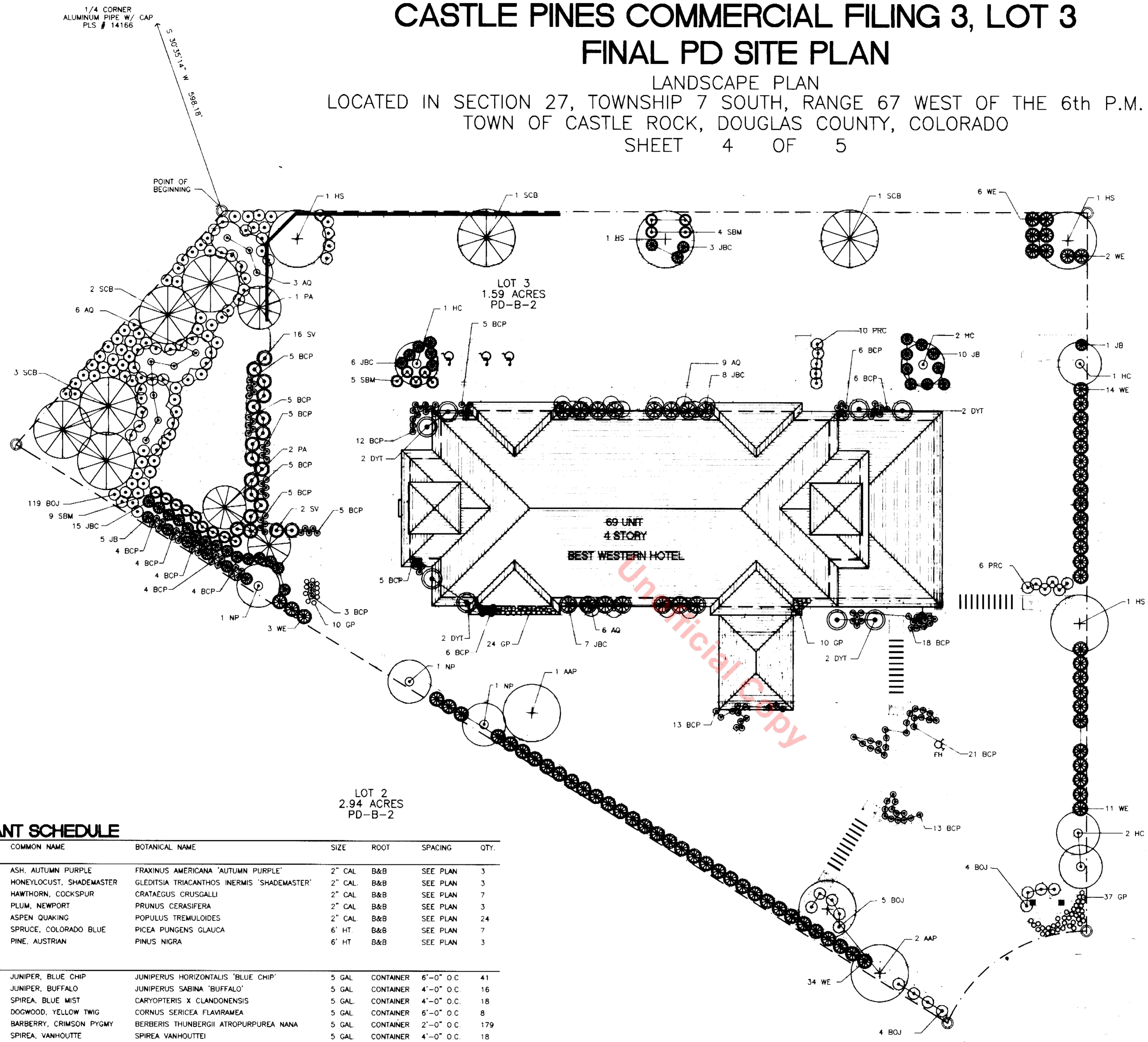


LEGEND	
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	WATER SERVICE
	SANITARY SEWER SERVICE
	SHALLOW UTILITIES
	COLLECTOR CURB AND GUTTER
	OUTFALL CURB AND GUTTER
	GRADE - TOP BACK OF CURB
	FLOWLINE GRADE
	PROPOSED STORM SEWER WITH INLET
	RETAINING WALL
	ACCESS RAMP
	CURB CHUTE



# CASTLE PINES COMMERCIAL FILING 3, LOT 3 FINAL PD SITE PLAN

LANDSCAPE PLAN  
LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SHEET 4 OF 5



LOT 4  
1.07 ACRES  
PD-B-2

**GENERAL NOTES:**

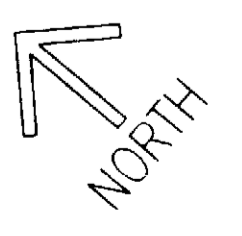
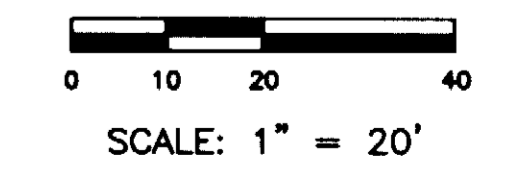
1. ALL MATERIAL SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
2. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND PERENNIAL BEDS TO BE IRRIGATED WITH AN AUTOMATIC 12" HIGH POP-UP IRRIGATION SYSTEM.
3. ALL TREES TO BE BALLED AND BURLAPPED.
4. ALL PERENNIAL BEDS TO BE MULCHED WITH 3" DEPTH ASPEN MULCH. NO WEED BARRIER SHALL BE PLACED IN PERENNIAL BEDS.
5. ALL SHRUB BEDS SHALL BE MULCHED WITH 2" LAYER OF 1" - 1-1/2" DIA RIVER ROCK OVER NON-WOVEN POLYPROPYLENE WEED BARRIER SUCH AS TYPAR OF MIRAF.
6. EDGING BETWEEN TURF AND SHRUB AREA SHALL BE 1/8" x 4" STEEL EDGER. EDGER SHALL BE PINNED AT 10' MINIMUM INTERVALS, AND A 1" OPENING SHALL BE PROVIDED AT LOW POINTS AND AT 30' INTERVALS TO ALLOW FOR DRAINAGE. EDGER SHALL ALSO BE PROVIDED BETWEEN PERENNIAL BEDS AND SHRUB BEDS. ALL EDGING ABUTTING SOD OR GRASS SHALL BE SET 1" ABOVE FINISHED SURFACE.
7. ALL SOD AREAS SHALL BE 100% BLUEGRASS SOD.
8. SOIL IN ALL LANDSCAPE AREAS SHALL BE AMENDED WITH 3 CY/1000 SF OF ORGANIC COMPOST.
9. ALL PERENNIAL BEDS SHALL BE AMENDED WITH 5 CY/1000 SF OF ORGANIC COMPOST AND 1/2 CY/1000 SF OF PERLITE. AMENDMENTS AND FERTILIZER SHALL BE THOROUGHLY INCORPORATED INTO EXISTING SOIL.
10. QUANTITIES PROVIDED IN PLANT SCHEDULE ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES SHOWN ON PLANS.

LOT 2  
2.94 ACRES  
PD-B-2

**PLANT SCHEDULE**

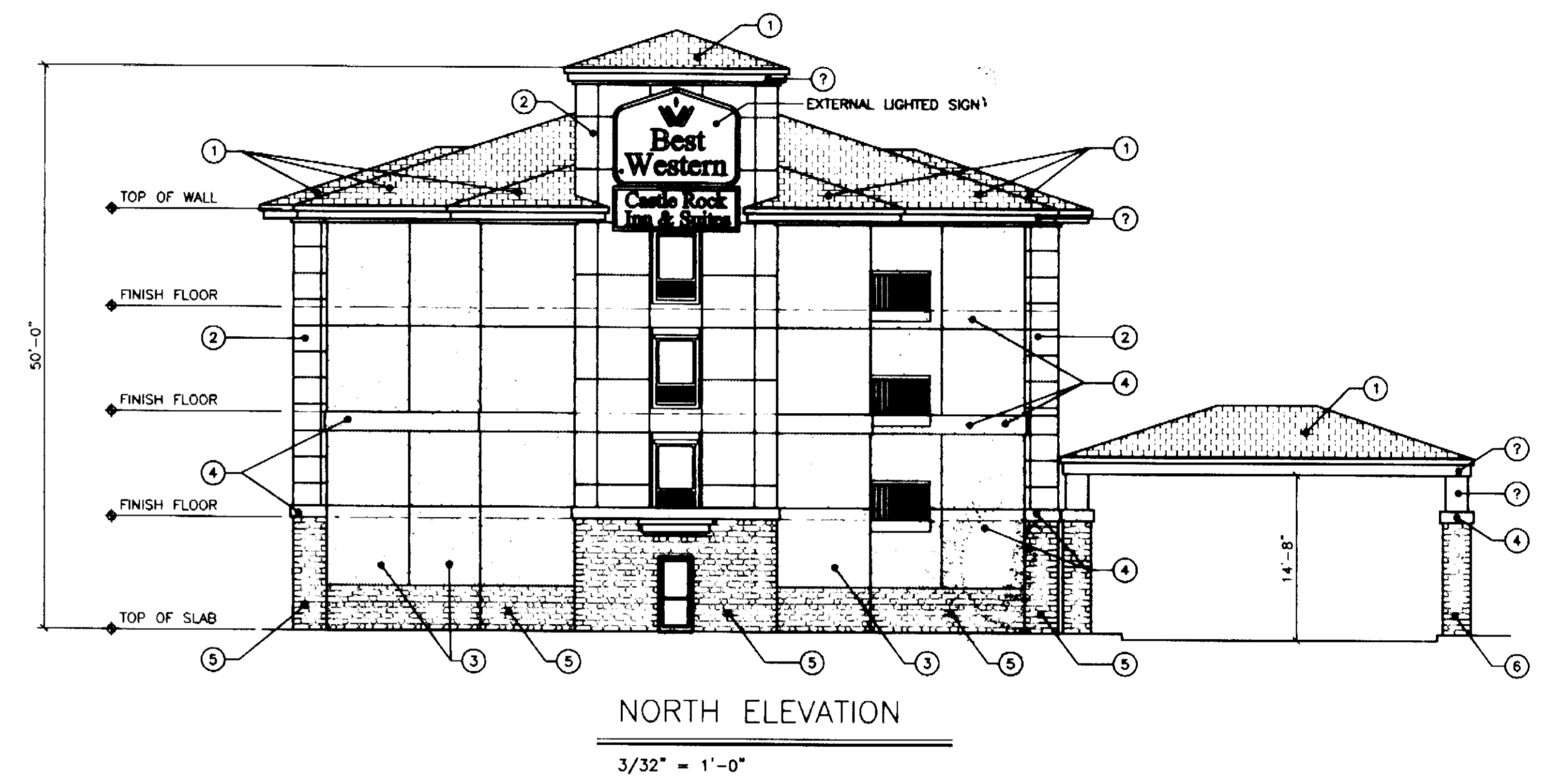
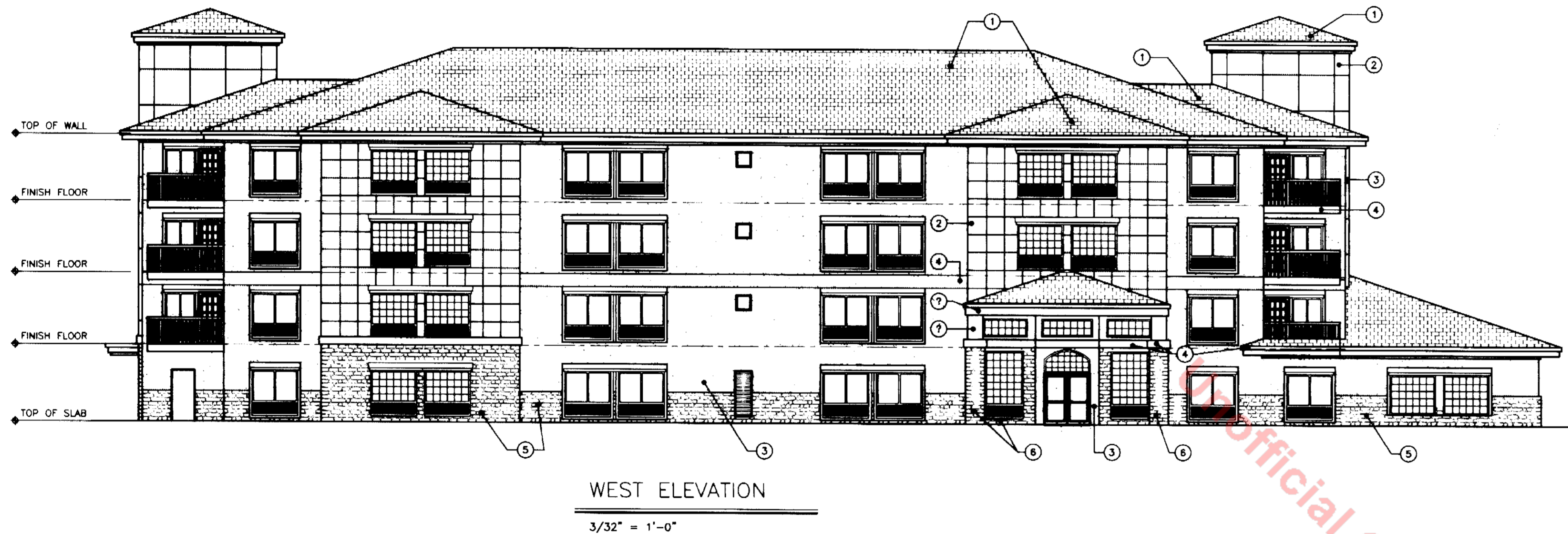
KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	QTY.
<b>TREES</b>						
AAP	ASH, AUTUMN PURPLE	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL	B&B	SEE PLAN	3
HS	HONEYLOCUST, SHADEMASTER	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL	B&B	SEE PLAN	3
HC	HAWTHORN, COCKSPUR	CRATAEGUS CRUSGALLI	2" CAL	B&B	SEE PLAN	7
NP	PLUM, NEWPORT	PRUNUS CERASIFERA	2" CAL	B&B	SEE PLAN	3
AQ	ASPEN, QUAKING	POPULUS TREMULOIDES	2" CAL	B&B	SEE PLAN	24
SCB	SPRUCE, COLORADO BLUE	PICEA PUNGENS GLAUCA	6' HT	B&B	SEE PLAN	7
PA	PINE, AUSTRIAN	PINUS NIGRA	6' HT	B&B	SEE PLAN	3
<b>SHRUBS</b>						
JBC	JUNIPER, BLUE CHIP	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	CONTAINER	6'-0" O.C.	41
JB	JUNIPER, BUFFALO	JUNIPERUS SABINA 'BUFFALO'	5 GAL	CONTAINER	4'-0" O.C.	16
SBM	SPIREA, BLUE MIST	CARYOPTERIS X CLANDONENSIS	5 GAL	CONTAINER	4'-0" O.C.	18
DYT	DOGWOOD, YELLOW TWIG	CORNUS SERICEA FLAVIRAMEA	5 GAL	CONTAINER	6'-0" O.C.	8
BCP	BARBERRY, CRIMSON PYGMY	BERBERIS THUNBERGII ATROPURPUREA NANA	5 GAL	CONTAINER	2'-0" O.C.	179
SV	SPIREA, VANHOUTTE	SPIREA VANHOUTTEI	5 GAL	CONTAINER	4'-0" O.C.	18
WE	EUONYMUS, WINGED	EUONYMUS ALATA	5 GAL	CONTAINER	4'-0" O.C.	70
<b>PERENNIALS</b>						
GP	GOLDEN PAPERFLOWER	ZINNIA GRANDIFLORA	1 GAL	CONTAINER	1'-6" O.C.	81
<b>GROUND COVERS</b>						
PRC	PHILOX CREEPING	PHILOX SUBULATA	5 GAL	CONTAINER	4'-0" O.C.	11
BOJ	BORDER JEWEL	POLYGONUM AFFINE	5 GAL	CONTAINER	4'-0" O.C.	132

LANDSCAPED AREA = 15,223 SF	# REQUIRED	# PROVIDED
2 TREE PER 1000 SF	31	50
4 SHRUBS PER 1000 SF	62	347



# CASTLE PINES COMMERCIAL FILING 3, LOT 3 FINAL PD SITE PLAN

EXTERIOR ELEVATIONS  
LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SHEET 5 OF 5



### KEY LEGEND

- ① CONCRETE TILE ROOFING - COLOR:
- ② SYNTHETIC STUCCO - COLOR:
- ③ SYNTHETIC STUCCO - COLOR:
- ④ SYNTHETIC STUCCO - COLOR:
- ⑤ SYNTHETIC STONE - TO MATCH NATURAL STONE
- ⑥ NATURAL STONE
- ⑦ ?
- ⑧ ?
- ⑨ ?

