

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC00002765

DATE:

1-12-00

TIME

14:33

FEE: \$

110.⁰⁰ (11 P)

GRANTOR:

(OWNER/SIGNER)

CASTLE PARTNERS THREE LTD.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Pines Commercial Filing 8

LEGAL:

(SECTION-TOWNSHIP-RANGE)

22 - 7 - 67

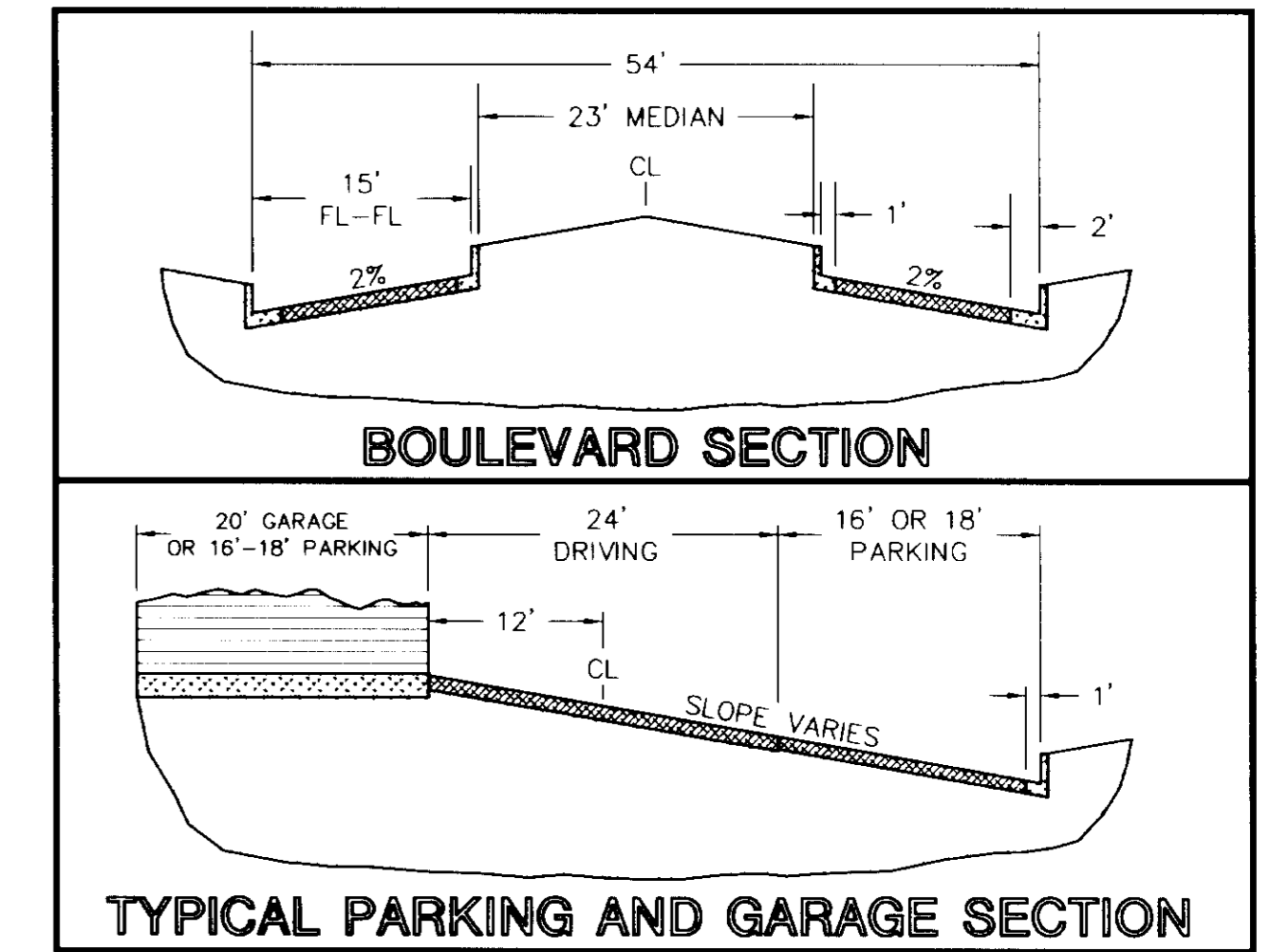
27 - 7 - 67

CASTLE PINES COMMERCIAL FILING 8

FINAL PD SITE PLAN
OVERALL UTILITY PLAN

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 2 OF 11

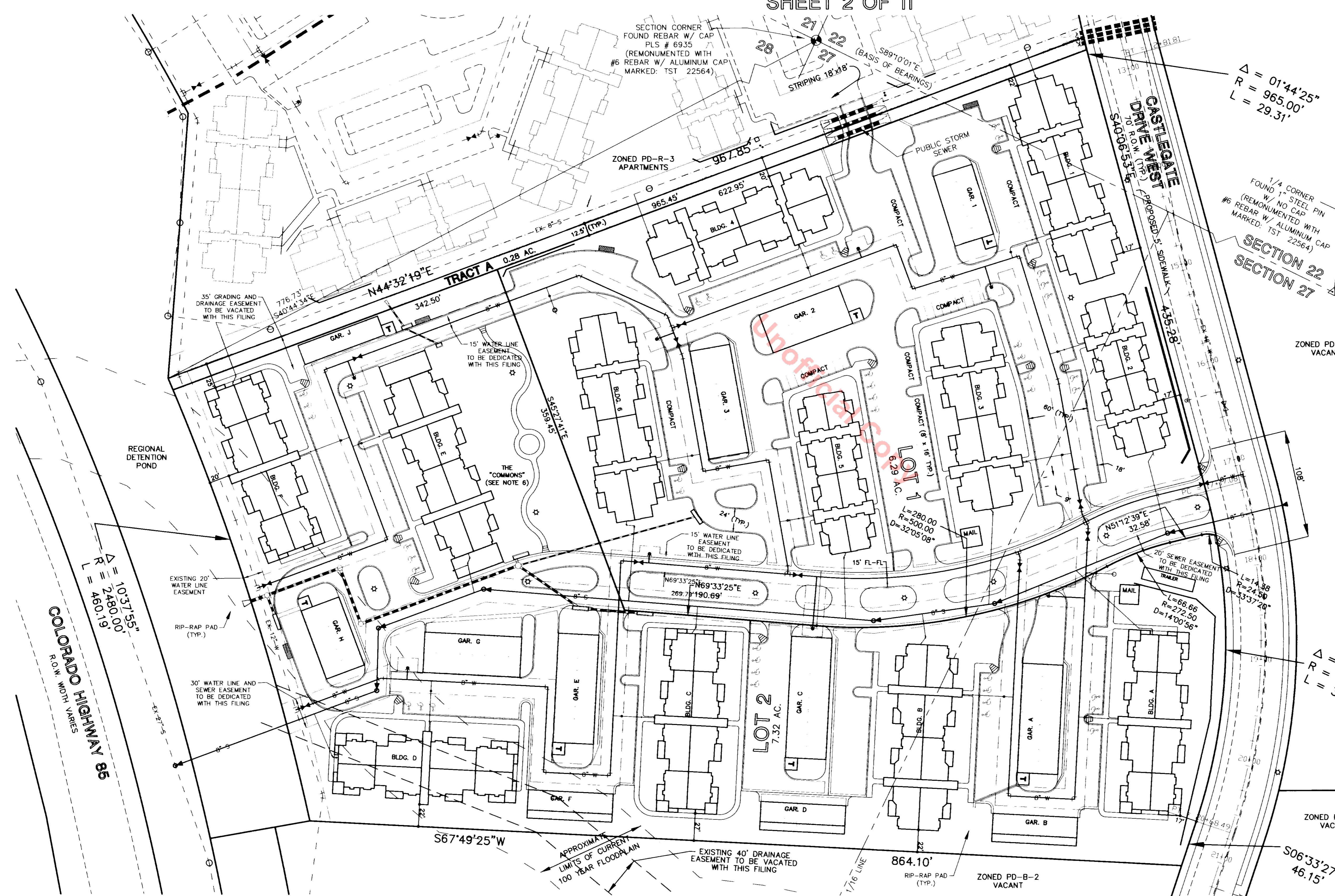


LEGEND

- EXISTING FLOWLINE
- PROPOSED FLOWLINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EX 27" S --- ○ EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROP. SAN. SEW. SERVICE
- EX 8" W --- EXISTING POTABLE WATER
- PROPOSED POTABLE WATER
- PROP. POT. WAT. SERVICE
- PROP. FIRE SERVICE
- PROP. IRRIGATION SERVICE
- ☆ PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- RETAINING WALL
- ENCLOSED GARAGE PARKING
- T TRASH DUMPSTER ENCLOSURE
- SET #4 REBAR W/ CAP MARKED: TST 22564 (TYPICAL AT ALL CORNERS)
- ▨ ROLL-OVER CURB FOR SWALE ACCESS

NOTES

1. ALL POTABLE WATER METERS WILL BE LOCATED IN THE BREEZEWAY OF EACH BUILDING IN A MECHANICAL ROOM ACCESSIBLE TO THE TOWN OF CASTLE ROCK.
2. THIS PROJECT IS LOCATED IN THE YELLOW PRESSURE ZONE AND WILL BE SUPPLIED BY THE MEADOWS BLUE ZONE TANK.
3. NO SANITARY SEWER LINE SHALL BE BURIED DEEPER THAN 10'.
4. ALL STREET LIGHTS SHALL CONFORM TO THE TOWN OF CASTLE ROCK REQUIREMENTS.
5. RECIPROCAL ACCESS EASEMENTS WITH FILING 6 WILL BE COMPLETED WITH THE FINAL PLAT OF THIS FILING.
6. THE "COMMONS" AREA WILL INCLUDE A TOT-LOT, BARBECUE GRILLS AND PERMANENT TABLES.
7. GAS, ELECTRIC AND PHONE LINES ARE LOCATED IN THE CASTLEGATE DRIVE WEST RIGHT-OF-WAY.
8. BUILDING MOUNTED LIGHTING WILL BE USED TO PROVIDE THE MAJORITY OF THE SITE LIGHTING, AS ON THE PREVIOUS TWO PHASES.
9. ALL ON-SITE STORM SEWER SHALL BE PRIVATE, UNLESS OTHERWISE NOTED.
10. AN ACCESS EASEMENT SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF ACCESSING THE DRAINAGE CHANNEL BETWEEN CASTLE PINES COMMERCIAL FILING 6 AND FILING 8.
11. PRELIMINARY TAP SIZES
 - ALL BUILDINGS EXCEPT #1 AND #6 WILL REQUIRE A 1-1/2" WATER TAP, BUILDINGS #1 AND #6 WILL REQUIRE A 2" WATER TAP. TO BE VERIFIED ON SUBMITTAL OF CONSTRUCTION PLANS.
 - ALL BUILDINGS WILL REQUIRE A 4" FIRE SERVICE LINE. TO BE VERIFIED ON SUBMITTAL OF CONSTRUCTION PLANS.
 - ALL BUILDINGS WILL REQUIRE A 6" SANITARY SERVICE LINE. TO BE VERIFIED ON SUBMITTAL OF CONSTRUCTION PLANS.



$$\Delta = 01'44'25''$$

$$R = 965.00'$$

$$L = 29.31'$$

1/4 CORNER FOUND 1" STEEL PIN W/ NO CAP (REMONUMENTED WITH #6 REBAR W/ ALUMINUM CAP MARKED: TST 22564)

$$\Delta = 01'44'25''$$

$$R = 965.00'$$

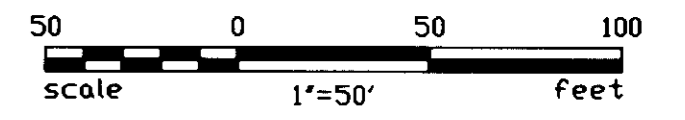
$$L = 29.31'$$

ZONED PD-R-3 VACANT

ZONED PD-B-2 VACANT



TST INC. OF DENVER
Consulting Engineers



FINAL PD SITE PLAN
CASTLE PINES COMMERCIAL
FILING 8
SHEET 2 OF 11

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CASTLE PINES COMMERCIAL FILING 8

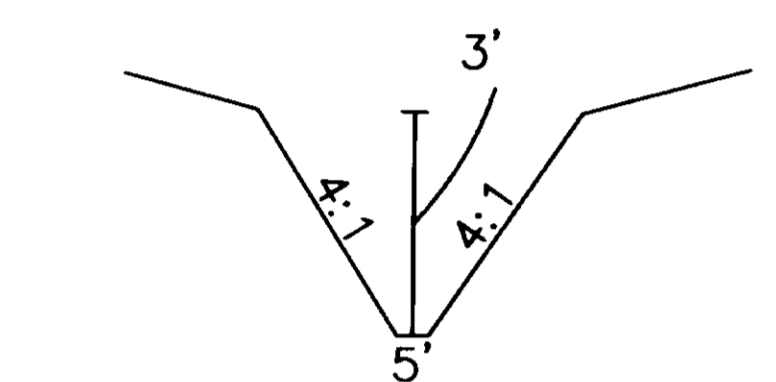
FINAL PD SITE PLAN

PRELIMINARY ON-SITE GRADING PLAN

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

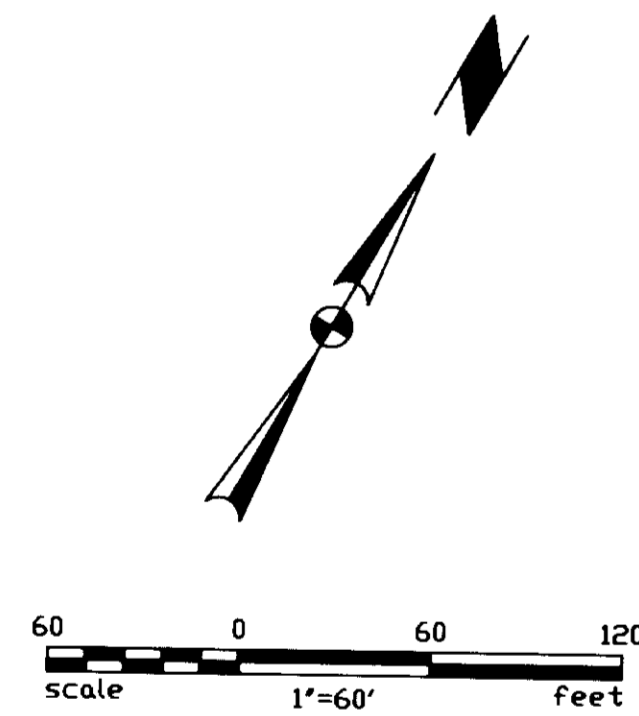
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 3 OF 11



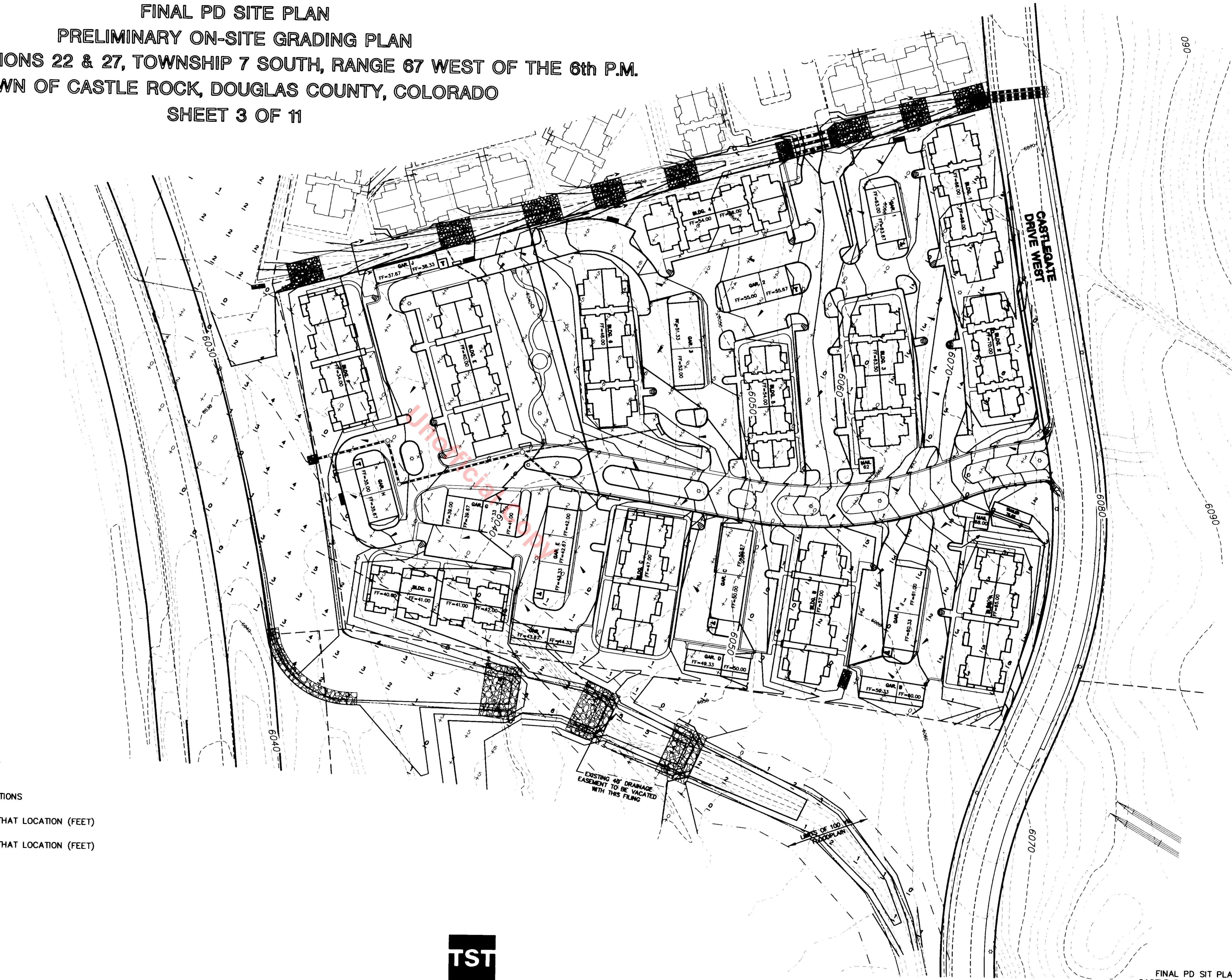
TYPICAL DITCH SECTION
SECTION A-A

NOTE: FLOWLINE SLOPE SHALL NOT EXCEED 1.12%



* FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.

- ▲ - INDICATES SURFACE FLOW DIRECTIONS
- + - INDICATES AMOUNT OF FILL AT THAT LOCATION (FEET)
- - INDICATES AMOUNT OF CUT AT THAT LOCATION (FEET)
- - RIP-RAP PAD



CASTLE PINES COMMERCIAL FILING 8

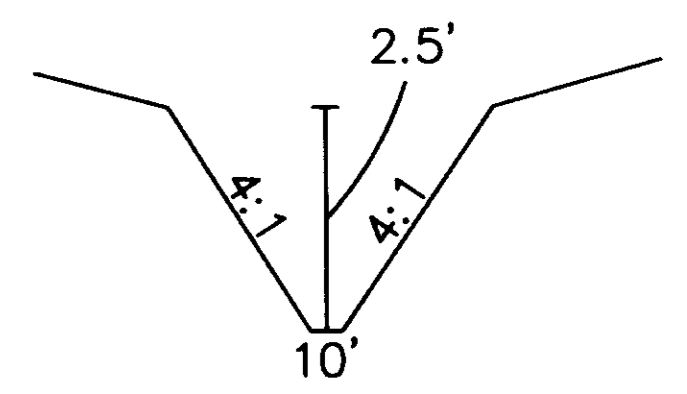
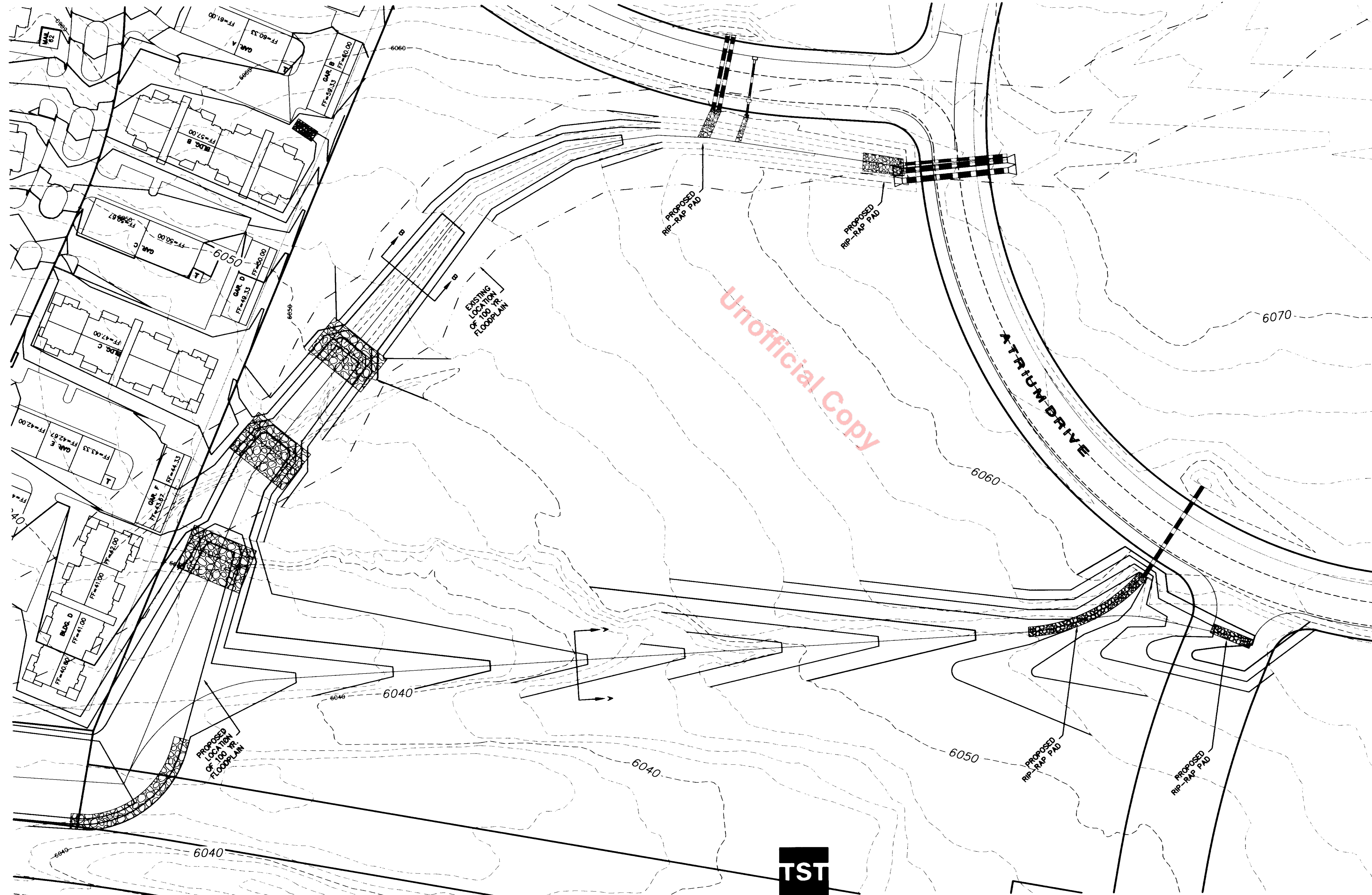
FINAL PD SITE PLAN

PRELIMINARY OFF-SITE GRADING PLAN

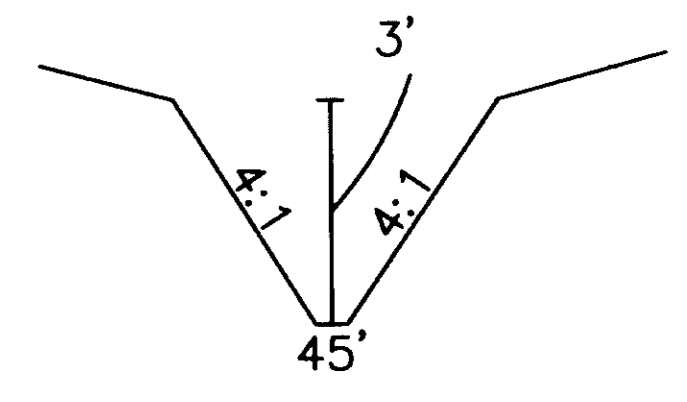
LOCATED IN SECTIONS 22 & 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

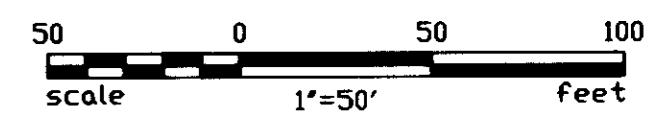
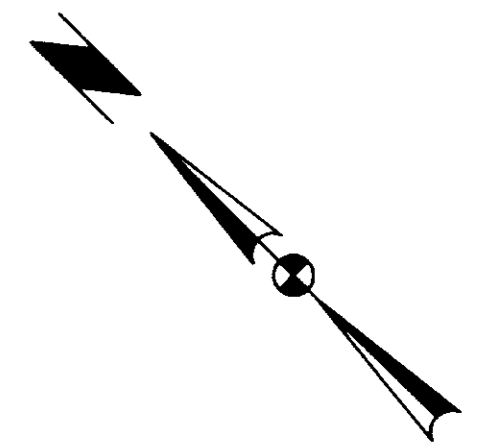
SHEET 4 OF 11



TYPICAL DITCH SECTION
SECTION A-A
NOTE: FLOWLINE SLOPE SHALL
NOT EXCEED 2%



TYPICAL DITCH SECTION
SECTION B-B
NOTE: FLOWLINE SLOPE SHALL
NOT EXCEED 1.33%



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CASTLE PINES COMMERCIAL FILING 8

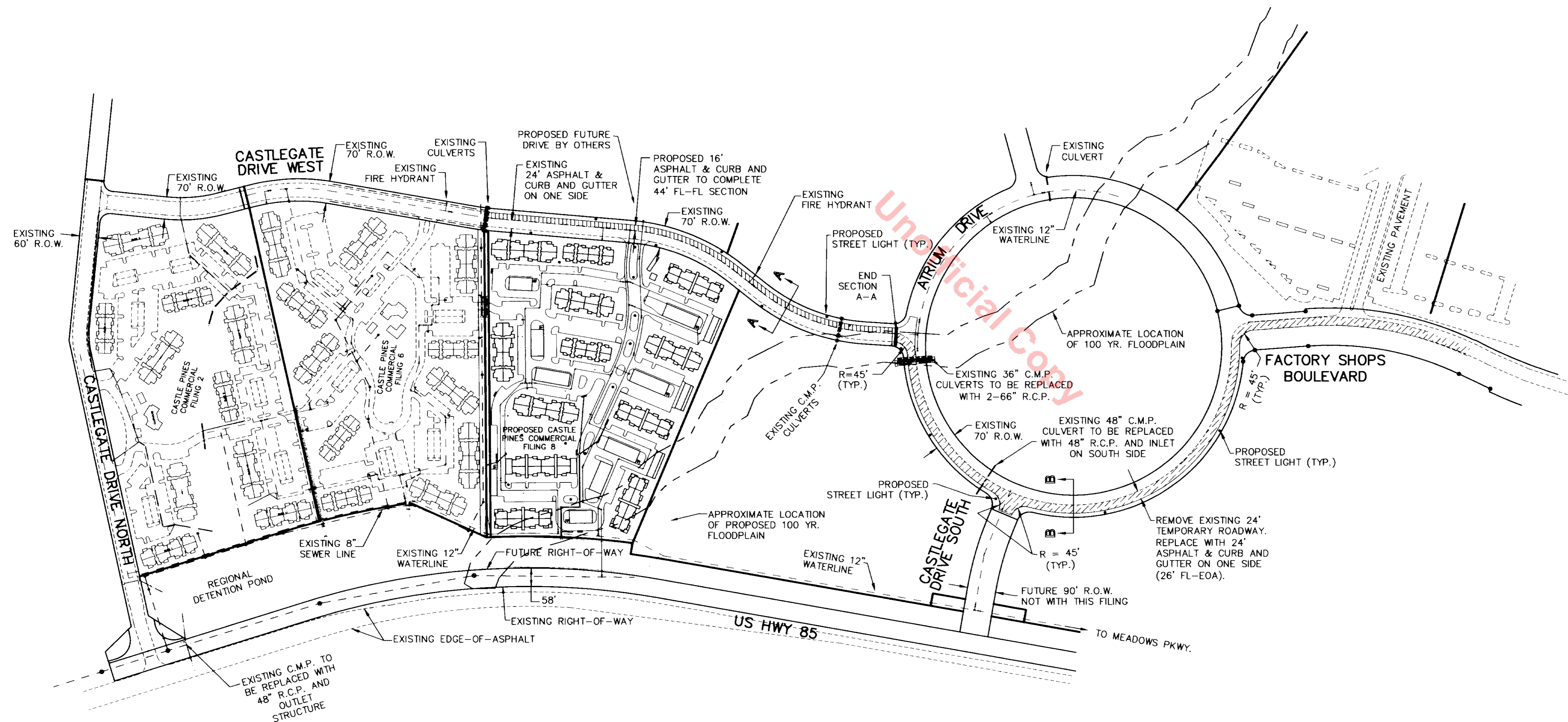
FINAL PD SITE PLAN

OFF-SITE IMPROVEMENTS

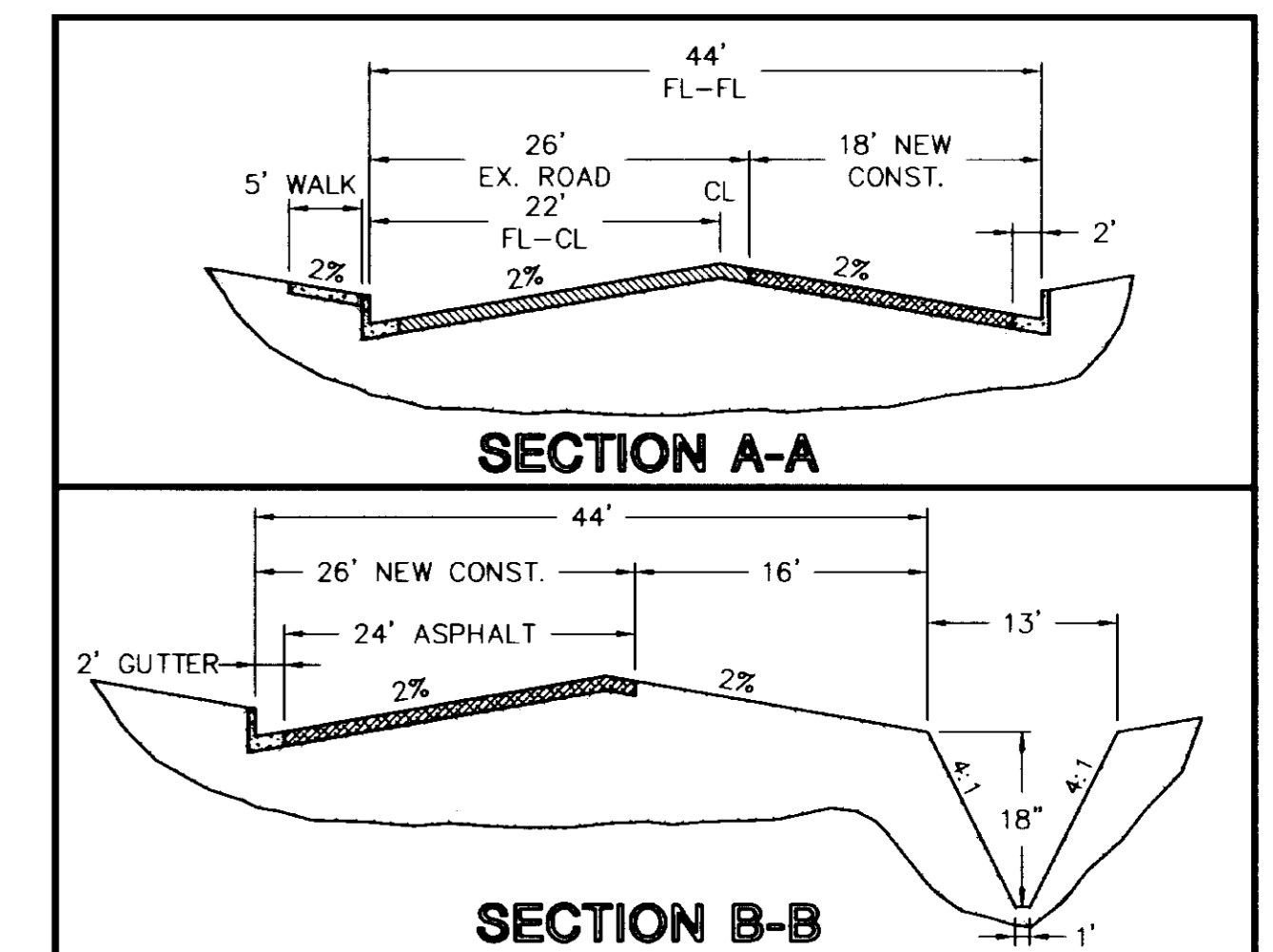
LOCATED IN SECTIONS 22 & 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 5 OF 11



Unless all or a portion of the following improvements have previously been constructed, as a part of the development of Phase III of Parcel 1, the remaining improvements to Castlegate Drive West will be installed to bring it to the full section required in Exhibit C of the Development Agreement. This will include curb and gutter on both sides and a Town approved pavement section for a 44' flowline to flowline street. Additionally, the portion of Atrium Drive from the intersection of Castlegate Drive West proceeding southwesterly to the intersection with the relocated Factory Shops Boulevard and thence along the alignment of the relocated Factory Shops Boulevard to the existing paved portion of Factory Shops Boulevard will be improved by the construction of curb and gutter along one side and paving with a Castle Rock approved pavement section to create a road that is 26' wide from flowline to edge of pavement. Appurtenant drainage facilities will also be constructed with these improved road sections.



- AREAS FOR ASPHALT (40'), CURB AND GUTTER ON BOTH SIDES, AND SIDEWALK ON PROJECT SIDE (SEE SECTION A-A).
- AREAS FOR 24' OF ASPHALT, AND CURB AND GUTTER ON ONE SIDE (SEE SECTION B-B).

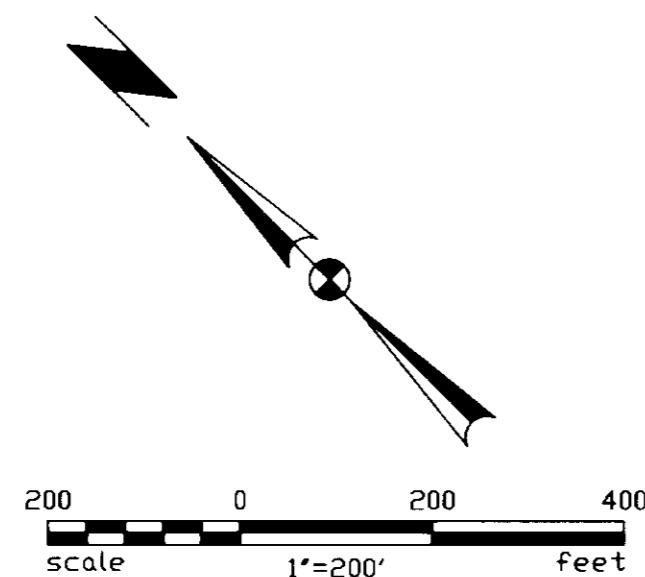
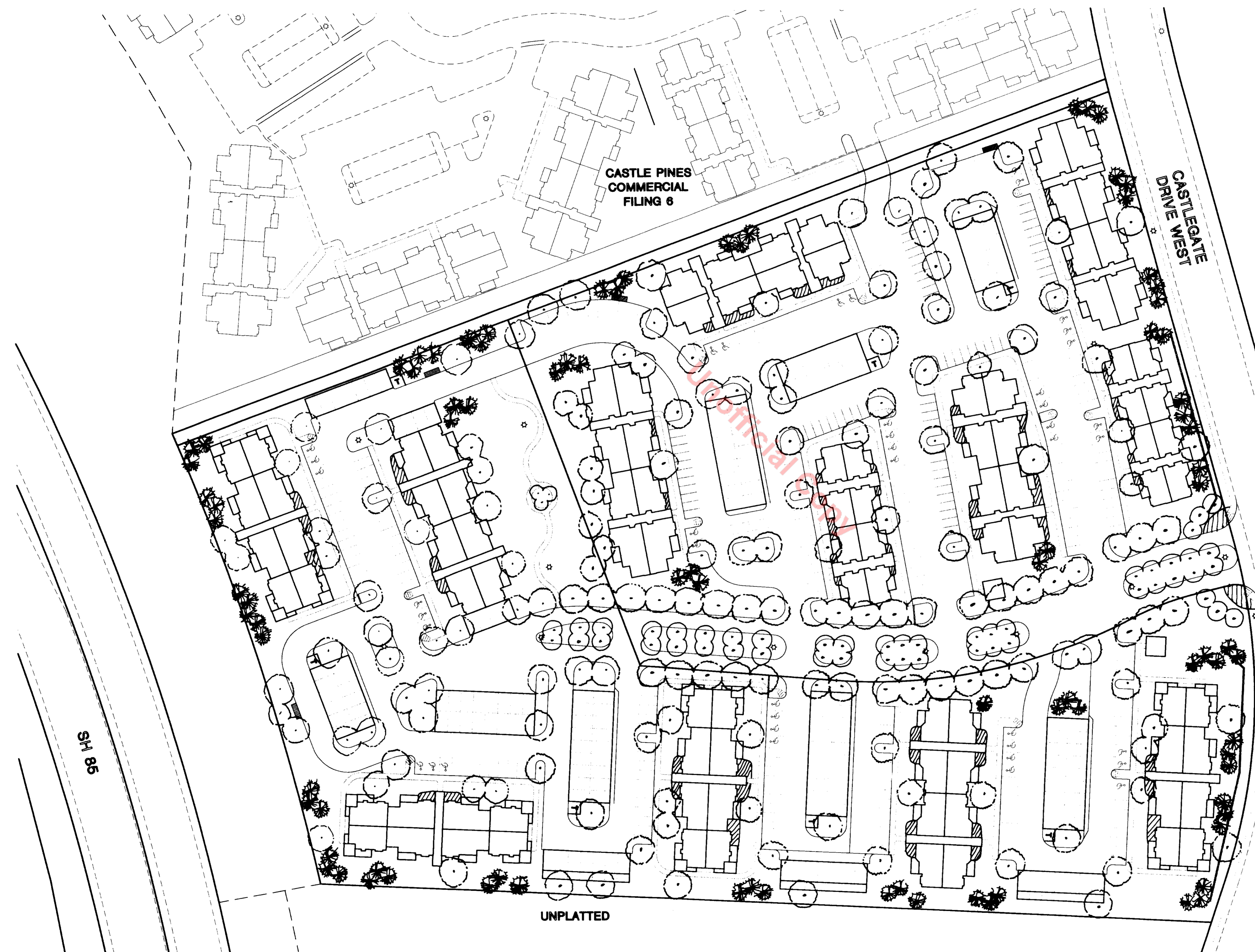


EXHIBIT
CASTLE PINES COMMERCIAL FILING 8



LANDSCAPE DESIGN CONCEPT:

1. Carry on the landscape theme established in Phase One and Two. This shall include a strong perimeter planting of evergreens and coordinating planting between phase 2 and phase 3.
2. Reinforce the design intent of creating identifiable and interesting building orientations through the use of plant massings.
3. Provide relief in parking areas by creating landscape islands with shade trees.
4. Reinforce the central boulevard entryway by planting street trees on a regular spacing. A similar tree species shall be used on the boulevard entry road to reinforce the street identity as a unifying element for the project.
5. Utilize xeriscape design principles through the use of indigenous plantings that will maximize color, texture, and seasonal interest.
6. Create an entry identity to the project through the use of trees, earthforms and entry monumentation.
7. Reinforce the entry to the different building areas by the use of plant materials and signage.

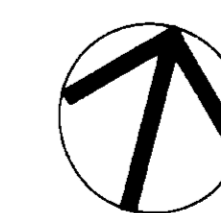
LANDSCAPE NOTES

1. Landscaping in the Public R.O.W. shall comply with the Town of Castle Rock Xeriscape Ordinance.
2. All disturbed areas shall be seeded with a low water turf mix and hydromulched.
3. Irrigation shall be subsurface pop-up spray heads or drip irrigation. Watering shall take place in off-peak hours.
4. All surfaces shall be covered in turf groundcover unless noted otherwise. No surfaces shall be left bare.
5. All buildings to have a minimum 3' perimeter buffer to minimize moisture against foundations.
6. Positive drainage shall be maintained around all buildings.

LANDSCAPE PLAN

CASTLE PINES COMMERCIAL FILING NO. 8
Final PD Site Plan

Castle Rock, Colorado



Prepared for: Whitney Partnership
 Prepared by: **THE PLANNING GROUP**
 COMMUNITY PLANNING
 LANDSCAPE ARCHITECTURE
 Boulder, Colorado
 303.444.1548
TST ENGINEERS
 CIVIL ENGINEERING
 Englewood, Colorado
 303.792.0557



TST INC. OF DENVER
 Consulting Engineers

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PLANTING PALETTE

DECIDUOUS TREES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash		2" cal.	As shown.
	Acer platanoides 'Deborah'	Debra Norway Maple		2" cal.	As shown
	Populus angustifolia	Narrowleaf Cottonwood		2" cal.	As shown
	Fraxinus pennsylvanica	Patmore Ash	155	2" cal.	As shown
	Celtis occidentalis	Western Hackberry		2" cal.	As shown
	Tilia cordata 'Greenspire'	Greenspire Linden		2" cal.	
	Tilia americana 'Redmond'	Redmond Linden		2" cal.	
	Quercus rubra	Northern Red Oak		2" cal.	

ORNAMENTAL TREES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Prunus cerasifera 'Newport'	Newport Plum		2" cal.	
	Malus 'Spring Snow'	Spring Snow Crabapple	30	1 1/2" cal.	
	Malus 'Dolgo'	Dolgo Crabapple			

EVERGREEN TREES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Pinus ponderosa	Ponderosa Pine		6'-8' ht.	
	Picea pungens	Colorado Spruce	130	8' ht.	
	Pinus nigra	Austrian Pine			
	Pinus strobiformis	Southwestern White Pine			

DECIDUOUS SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Caryopteris x xlandonensis	Blue Mist Spirea		5 gal.	3' o.c.
	Syringa vulgaris 'Charles Joly'	Double Red French Lilac		5 gal.	7' o.c.
	Berberis koreana	Korean Barberry		5 gal.	5' o.c.
	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood		5 gal.	3' o.c.
	Philadelphus iwisi	Lewis Mockorange		5 gal.	7' o.c.
	Potentilla 'McKay's White'	McKay's White Potentilla		5 gal.	3' o.c.
	Mahonia aquifolium	Oregon Holly Grape	605	5 gal.	5' o.c.
	Buddleia davidii 'Black Knight'	Purple Butterfly Bush		5 gal.	7' o.c.
	Cotoneaster lucidus	Peking Cotoneaster		5 gal.	5' o.c.
	Prunus x cistena	Purple Leaf Plum		5 gal.	5' o.c.
	Perovskia atriplicifolia	Russian Sage		5 gal.	3' o.c.
	Cornus sericea 'Cardinal'	Cardinal Dogwood		5 gal.	7' o.c.
	Rosa x 'Sea Foam'	White Shrub Rose		5 gal.	5' o.c.
	Rhus trilobum	Threeleaf Sumac		5 gal.	7' o.c.
	Ribes aureum	Yellow Flowering Currant		5 gal.	5' o.c.
	Cornus alba 'Bud's Yellow'	Bud's Yellow Dogwood		5 gal.	5' o.c.

EVERGREEN SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper		5 gal.	5' o.c.
	Juniperus sabina 'Buffalo'	Buffalo Juniper		5 gal.	5' o.c.
	Pinus mugo	Mugo Ptn	315	5 gal.	5' o.c.
	Juniperus sabina 'Tamariscifolia'	Tammy Juniper		5 gal.	5' o.c.
	Juniperus sabina 'Scandia'	Scandia Juniper		5 gal.	5' o.c.

PERENNIALS/GROUNDCOVERS/VINES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Iris sibirica	Siberian Iris 'Caesar Blue'		1 gal.	18" o.c.
	Ajuga reptans 'Atropurpurea'	Bronze Carpet Bugle	225	1 gal.	
	Sedum species	Stoncrop sedum		Pots	

ORNAMENTAL GRASSES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Miscanthus sinensis 'Zebrinus'	Zebra Grass		1 gal.	
	Helyctotrichon sempervirens	Blue Avena Grass	75	1 gal.	
	Imperata cylindrica 'Rubra'	Japanese Blood Grass		1 gal.	
	Miscanthus sinensis gracillimus	Maiden Grass		1 gal.	

DRYLAND SEED MIX

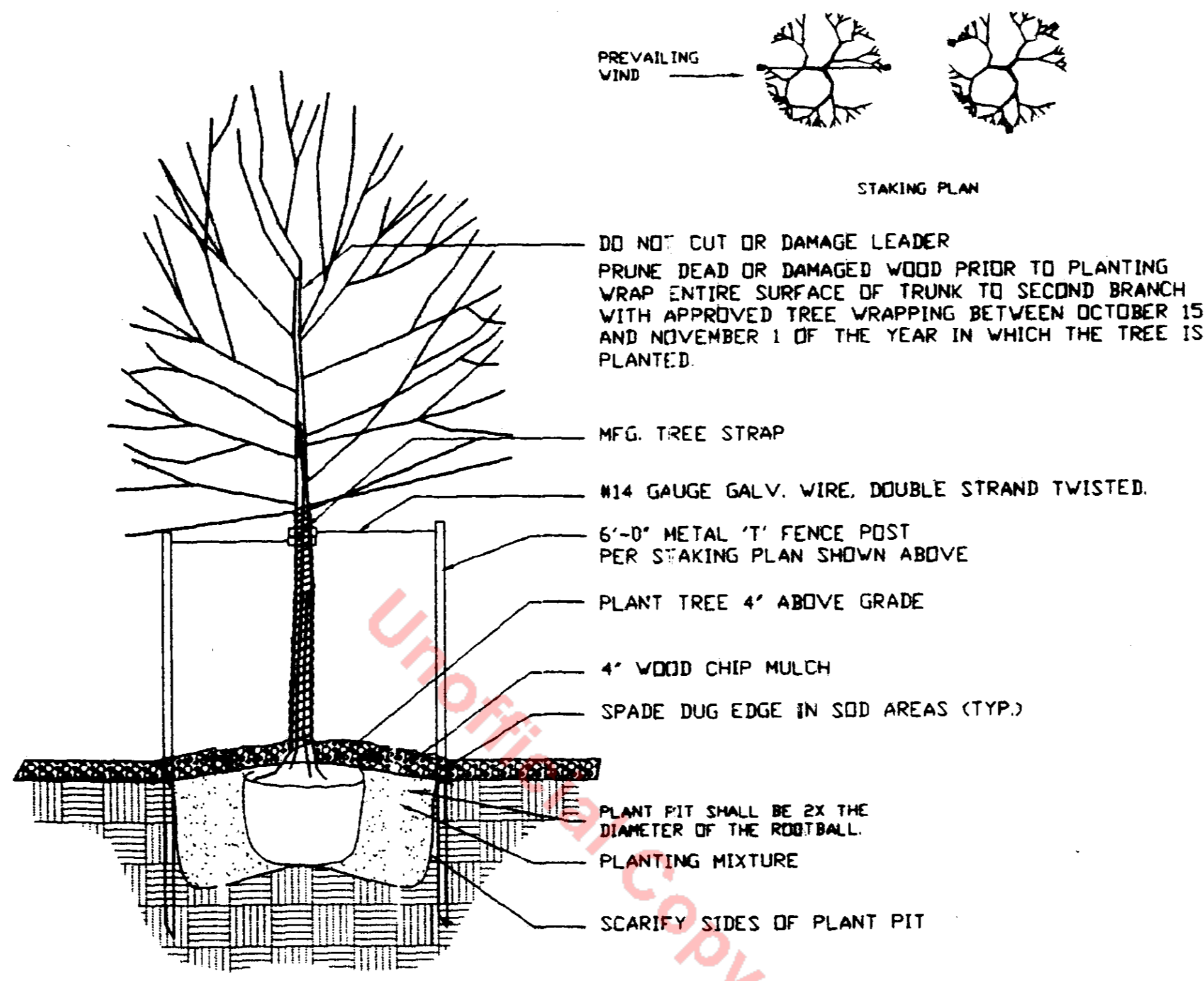
Dryland grass mixture will be planted at a depth of 1/2 to 1 inch of the following mix:

Species	Variety	% Mix	Drilled lbs. or PLS/acre
Smooth Brome	Lincoln or Manchar	20	3.2
Switchgrass	Grenville	25	1.4
Pubescent Wheatgrass	Pastura	20	4.4
Prairie Sandweed	Goshen	15	1.2
Blue Grama	Lexington	20	0.6
Subtotal		100%	10.8

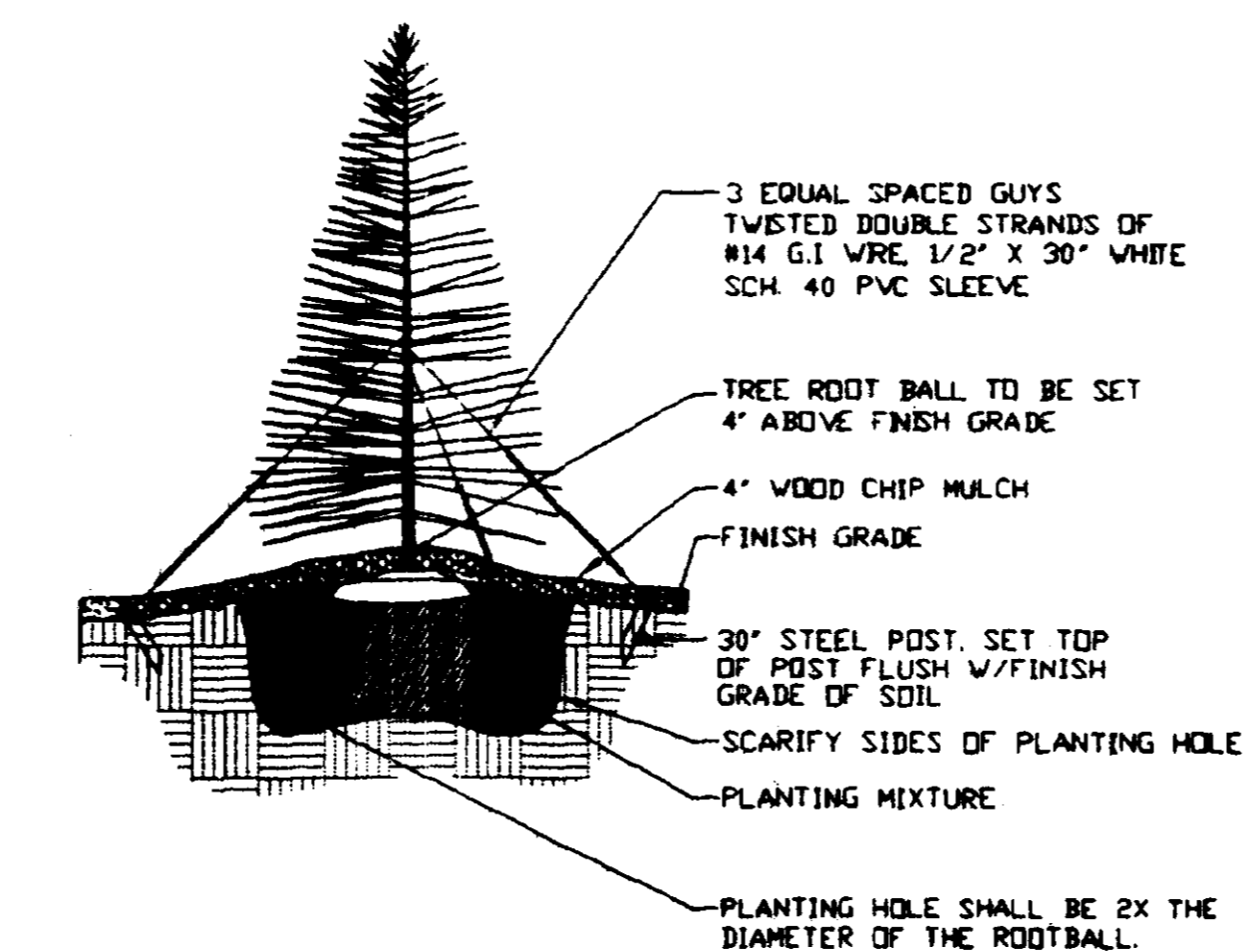
TURF MIX

Turf areas to be a mix of:

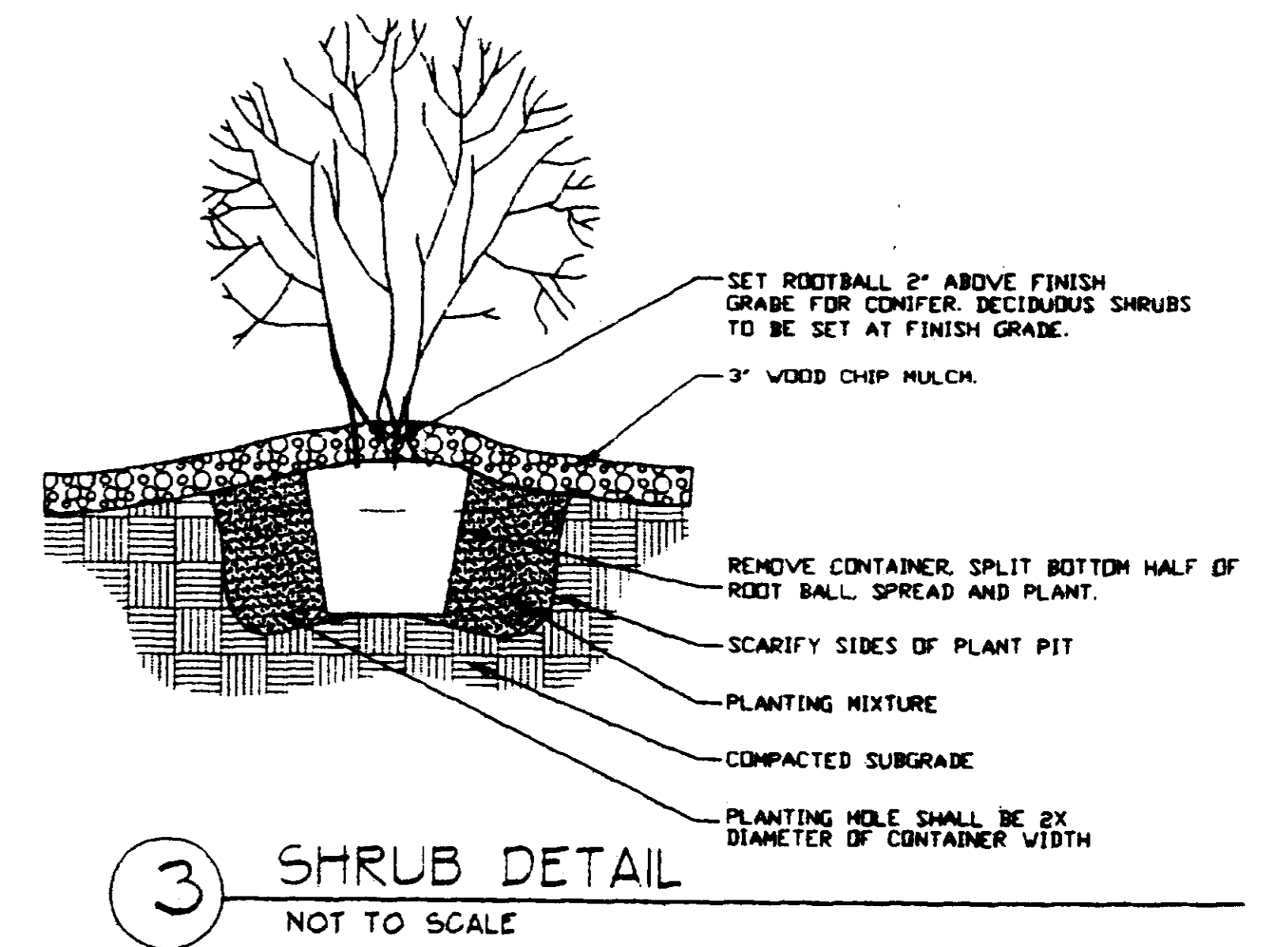
- Fescue
- Kentucky Bluegrass



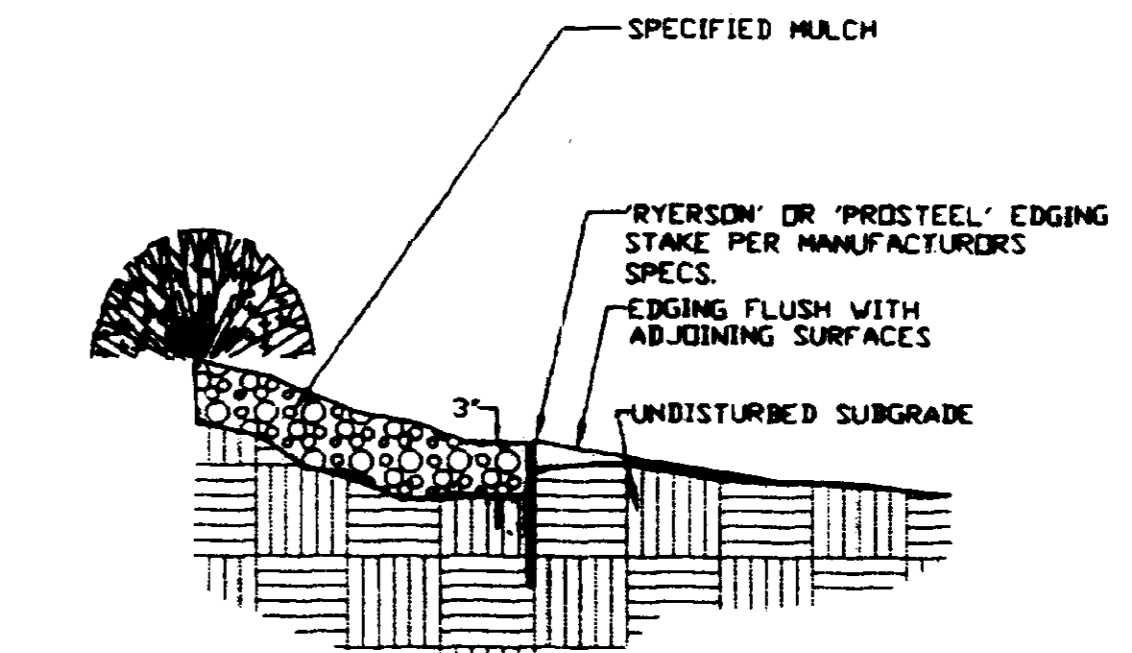
1 DECIDUOUS TREE DETAIL
NOT TO SCALE



2 CONIFEROUS TREE DETAIL
NOT TO SCALE



3 SHRUB DETAIL
NOT TO SCALE



4 METAL EDGER DETAIL
SCALE: 1/2" = 1'-0"

LANDSCAPE PLAN

CASTLE PINES COMMERCIAL FILING NO. 8
Final PD Site Plan

Castle Rock, Colorado

Prepared for: Whitney Partnership

Prepared by: **THE PLANNING GROUP**
COMMUNITY PLANNING
LANDSCAPE ARCHITECTURE
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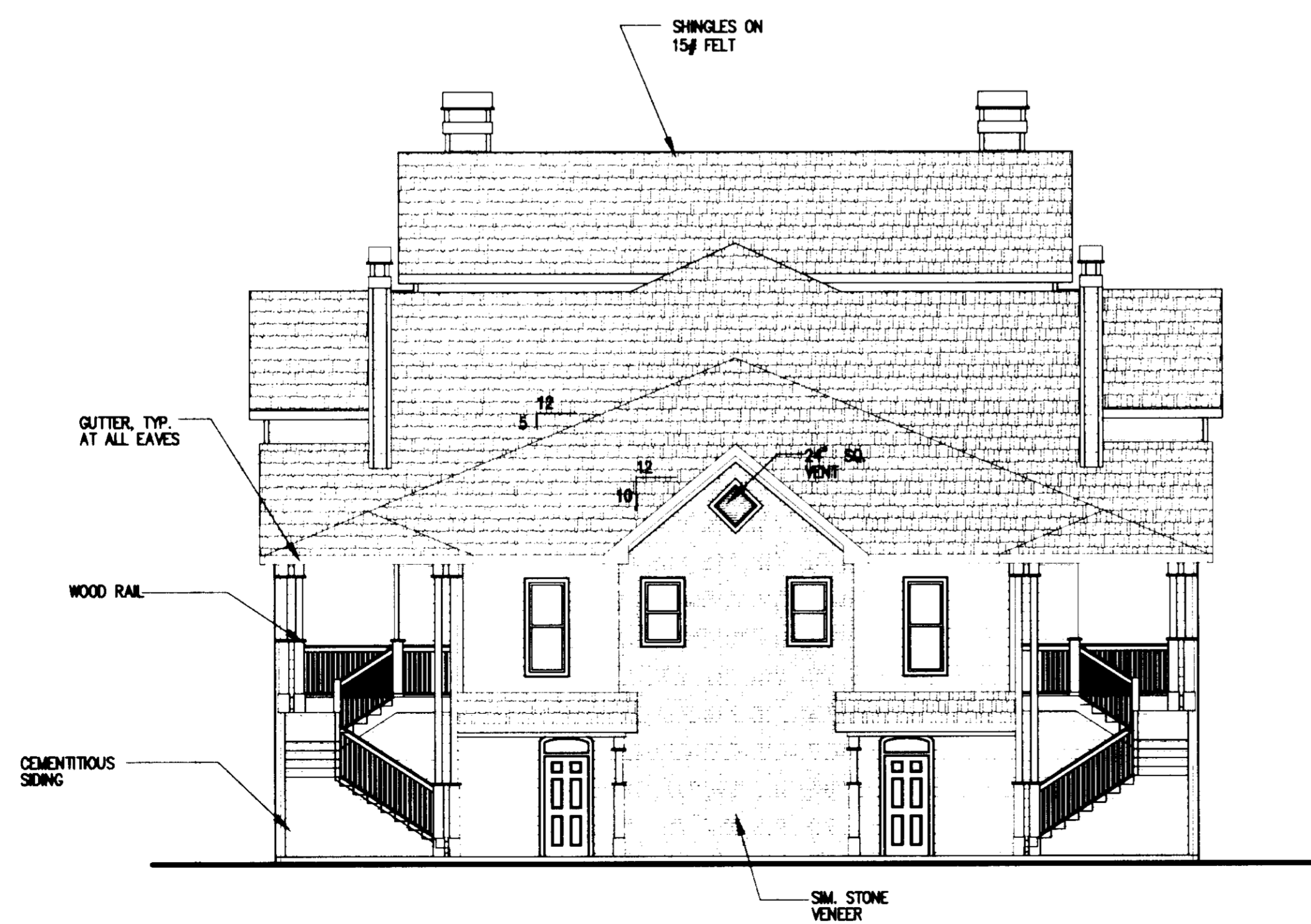
CASTLE PINES COMMERCIAL FILING 8

FINAL PD SITE PLAN
TOWNHOME ELEVATIONS

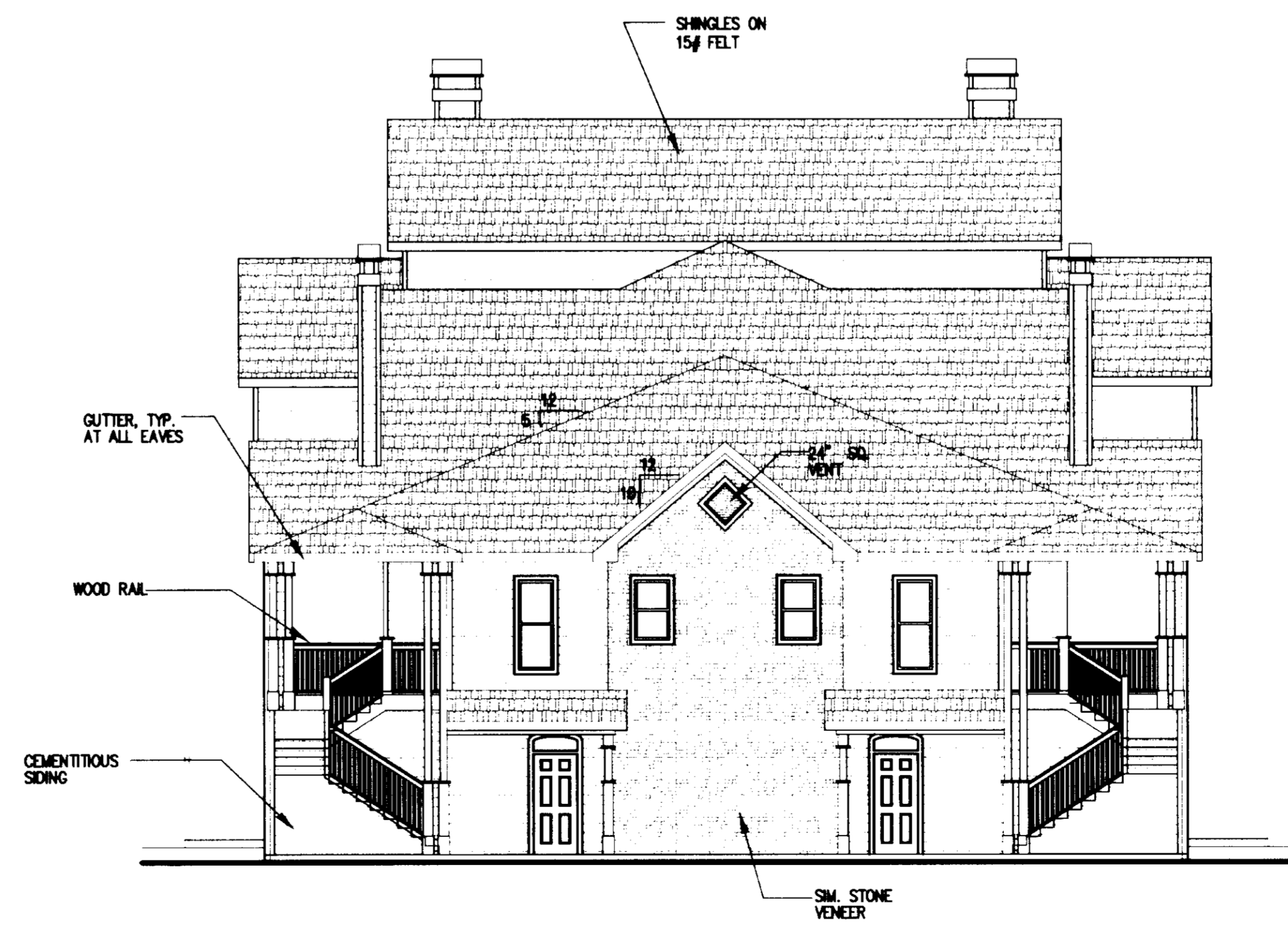
LOCATED IN SECTIONS 22 & 27 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 8 OF 11



FRONT / REAR ELEVATION - TYPE D
1/8" = 1'-0" A2/B2 REAR ELEV. OPPOSITE HAND



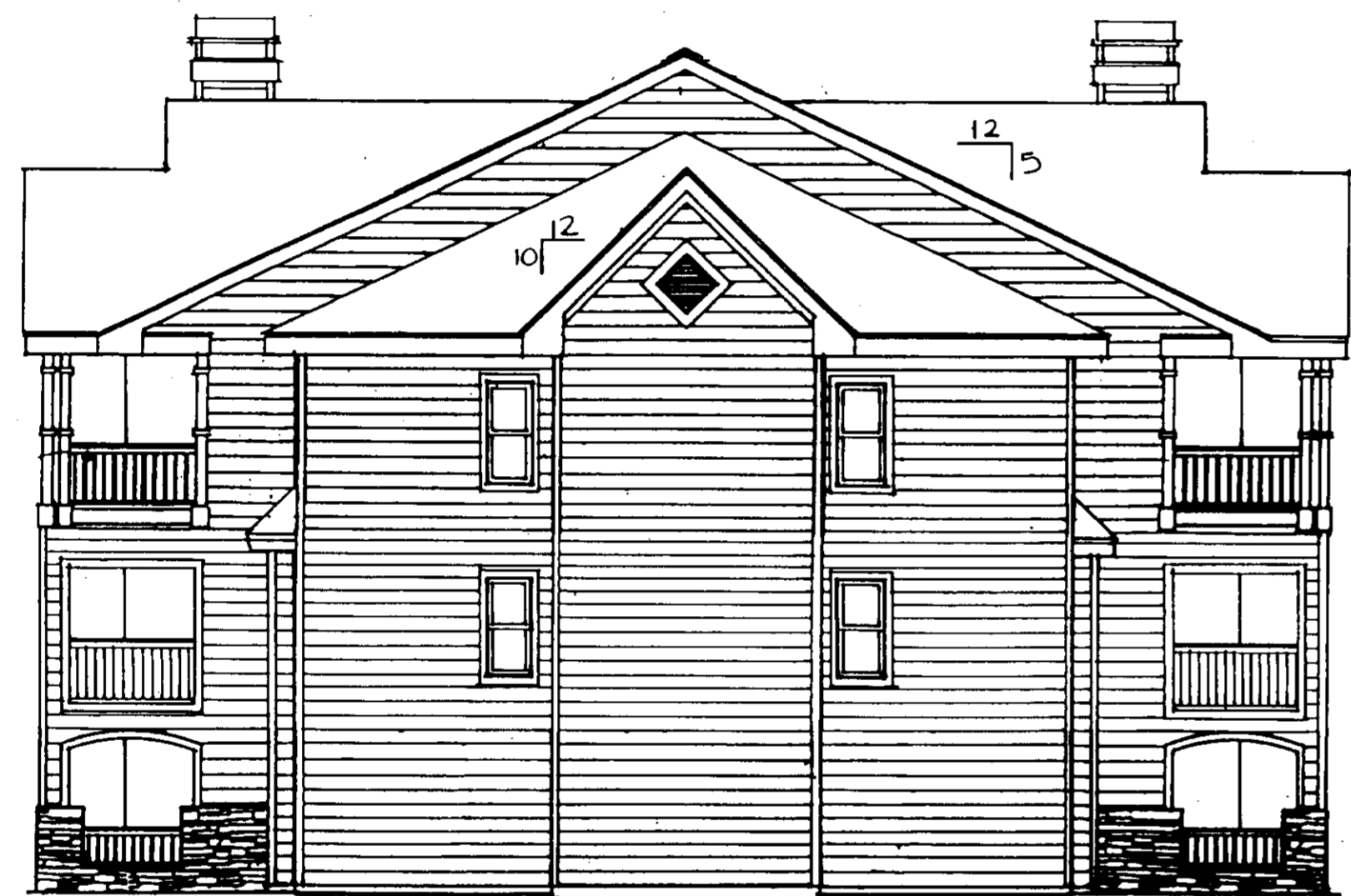
LEFT END ELEVATION - TYPE D
1/8" = 1'-0" B1/B1



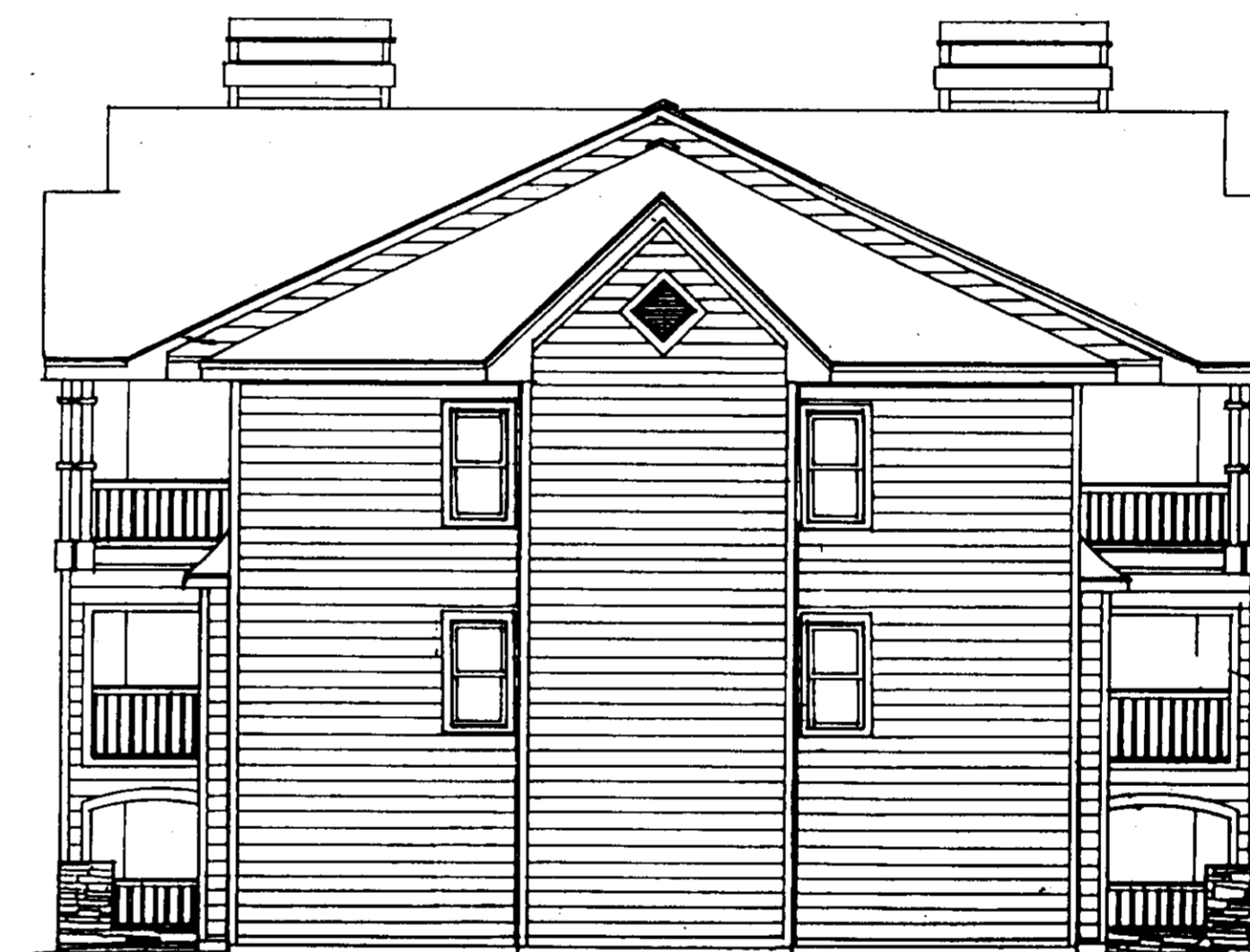
RIGHT END ELEVATION - TYPE D
1/8" = 1'-0" B1/B1



1
A-10
FRONT ELEVATION - BLDG. A1/A1 BLDGS. 2 & 5
1/8" = 1'-0" REAR ELEV. SIM., OPP.



4
A-10
R. END ELEV. - BLDG. B1/B1
1/8" = 1'-0" L. END ELEV. SIM., OPP.



2
A-10
R. END ELEV. - BLDG. A1/A1
1/8" = 1'-0" L. END ELEV. SIM., OPP.

Unofficial Copy



3
A-10
FRONT ELEVATION - BLDG. C1/D1 BLDG. 6
1/8" = 1'-0" REAR ELEV. SIM., OPP.

PUCCIANO & ENGLISH, INC.
ARCHITECTS, AIA
3084 MERCER UNIVERSITY DRIVE SUITE 110
ATLANTA, GEORGIA 30341 404-457-0823



JOB NO. _____
DRAWN BY: _____
CHECKED BY: _____

JOB PROGRESS
ITEM DATE

REVISIONS
NO. DATE NO. DATE

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THE PINES AT CASTLEROCK III
A GARDEN APARTMENT COMMUNITY
FOR
THE WHITNEY PARTNERSHIP
OF DENVER, COLORADO

ELEVATIONS BLDGS.
A1/A1
SHEET NO.

A-10
OF 11

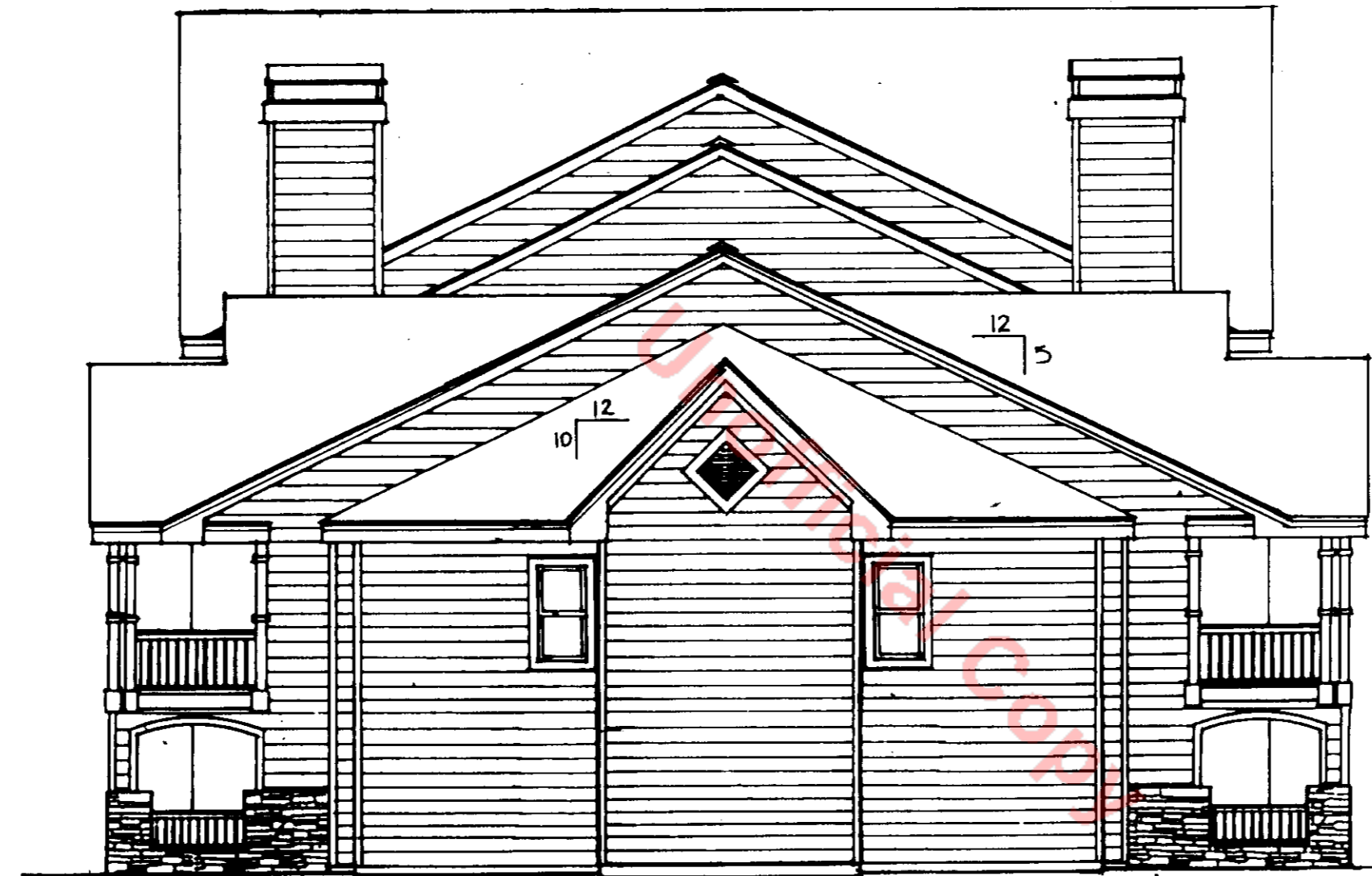
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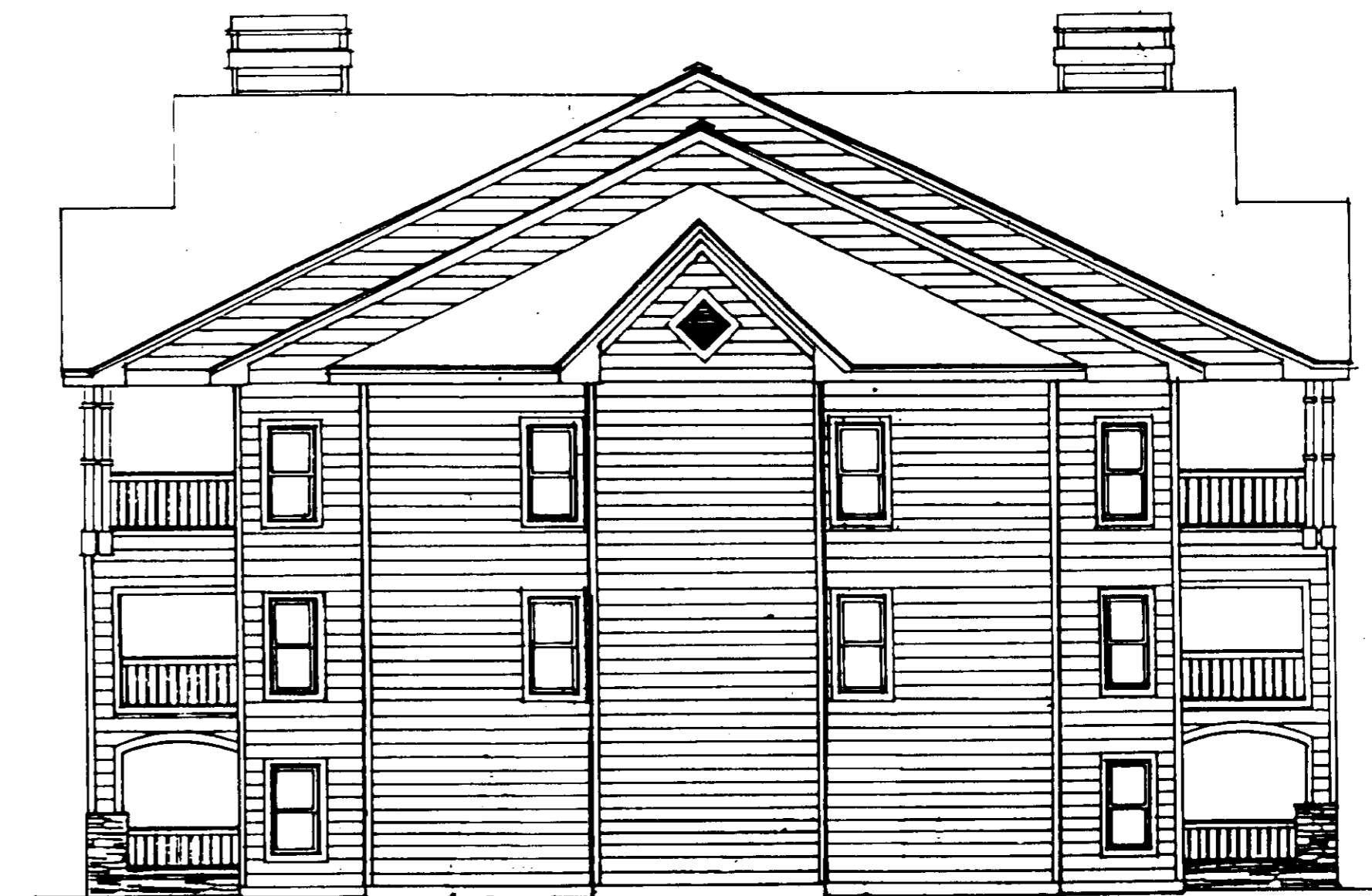
3
A-11
PART. ELEV. BLDG. 4
1/8" = 1'-0"



1
A-11
FRONT ELEVATION - BLDG. B1/C1 BLDGS. 3 & 4
REAR ELEV. SIM., OPP.
1/8" = 1'-0"



2
A-11
R. END ELEV. - BLDG. B1/C1
L. END ELEV. SIM., OPP.
1/8" = 1'-0"



5
A-11
R. END ELEV. - BLDG. C1/D1
L. END ELEV. SIM., OPP. (2 SIDE BLDG. 6)
1/8" = 1'-0"



4
A-11
FRONT ELEVATION - BLDG. C1/D1 BLDG. 1
REAR ELEV. SIM., OPP.
1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

PUCCIANO & ENGLISH, INC.
ARCHITECTS, AIA

3084 MERCER UNIVERSITY DRIVE SUITE 110
ATLANTA, GEORGIA 30341 404-457-0823



JOB NO.:
DRAWN BY:
CHECKED BY:
JOB PROGRESS
ITEM DATE

REVISIONS
NO. DATE NO. DATE

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THE PINES AT CASTLEROCK III
A GARDEN APARTMENT COMMUNITY
FOR
THE WHITNEY PARTNERSHIP
OF DENVER COLORADO

BUILDING ELEVATIONS
BLDGs. B1/C1 & C1/D1
SHEET NO.

A-11
OF 11