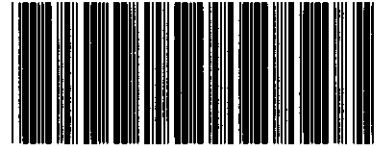


OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$161.00
17 PGS

2004099393
09/24/2004 10:34 AM



2004099393 17 PGS

PLAT IDENTIFICATION SHEET

✓ Flamingo Partners LLC

GRANTOR(owner)

✓ Founders Marketplace Filing 1 Final PD Site Plan

GRANTEE(name of plat)

✓ Founders Marketplace

Subdivision/Condo Name

1

Filing

1

Phase

Lot

1

Building

Block

Unit

✓ 6,7

8

66

OLD LEGAL(Section)

(Township)

(Range)

**FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

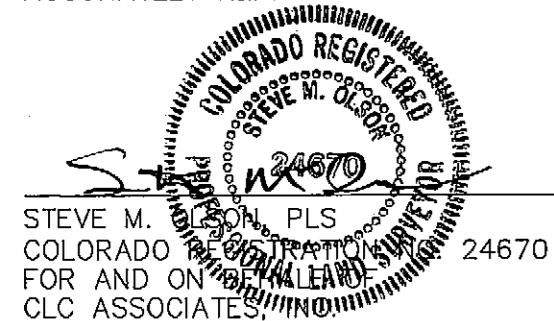
COVER SHEET

LEGAL DESCRIPTION

FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1.

SURVEYOR'S STATEMENT

I, STEVE M. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1 FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.



9.3.04 DATE

BENCHMARK

THE PROJECT BENCHMARK IS A FOUND ALUMINUM CAP, AZTEC SURVEYING CONTROL POINT #202 LOCATED ON THE EAST PROPERTY LINE ON THE NORTH SIDE OF HWY 86, ELEVATION = 6595.55, THE RELATIVE NAVD 88, TOWN OF CASTLE ROCK ELEVATION = 6598.67, THE VERTICAL SHIFT BEING BASED ON A FOUND TOWN OF CASTLE ROCK BENCHMARK # 40, BEING THE FRONT CORNER OF LOTS G AND H, CASTLE CREST SUBDIVISION, HAVING A TOWN OF CASTLE ROCK PUBLISHED ELEVATION OF 6596.30

BASIS OF BEARINGS

SOUTHERLY LINE SW 1/4, SW 1/4 OF SEC. 6, WHICH IS ASSUMED TO BEAR N 88°50'19" E.

GENERAL NOTES

1. THE PROPERTY IS VACANT AND WITHOUT ANY BUILDINGS. NO SIGNIFICANT NATURAL FEATURES EXIST IN OR WITHIN 100 FEET OF THE PROPERTY BOUNDARY.
2. PROPERTY IS ZONED INTEGRATED BUSINESS.
3. ALL SIGNAGE WILL COMPLY WITH THE TOWN OF CASTLE ROCK CODES AND ORDINANCES AND APPROVED UNDER A SEPARATE PERMIT BY THE BUILDING DEPARTMENT.
4. FIRE LANE SIGNS ARE TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS.
5. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
6. 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 A SIGHT DISTANCE EASEMENT.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
8. ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
9. ALL UTILITIES, DRAINAGE AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE FINAL PD SITE PLAN SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
10. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
11. APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
12. THE PRELIMINARY PLAT FOR THIS PROPERTY WAS CALLED "THE VILLAGES AT CASTLE ROCK--INFILL FILING NO. 1."
13. SHOULD THE FINAL PLAT FOR FOUNDERS MARKETPLACE FILING NO. 1 BE AMENDED TO PROVIDE SUBSEQUENT SUBDIVISION OF THE PROPERTY, ALL NEWLY CREATED LOTS ARE TO PROVIDE FULL CROSS ACCESS PARKING RIGHTS; DETAILS WILL BE INCLUDED IN THE CC & R'S.
14. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS FOR FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.

FLOOD PLAIN NOTE

ACCORDING TO FIRM MAP 080050 0189C AND 080050 0302C DATED SEPTEMBER 30, 1987 THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

WATER SUPPLY NOTE:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOUNDERS MARKETPLACE FILING NO. 1 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SIMULTANEOUSLY HEREWITH AND 55 SFE ARE DEBITED FROM THE WATER BANK.

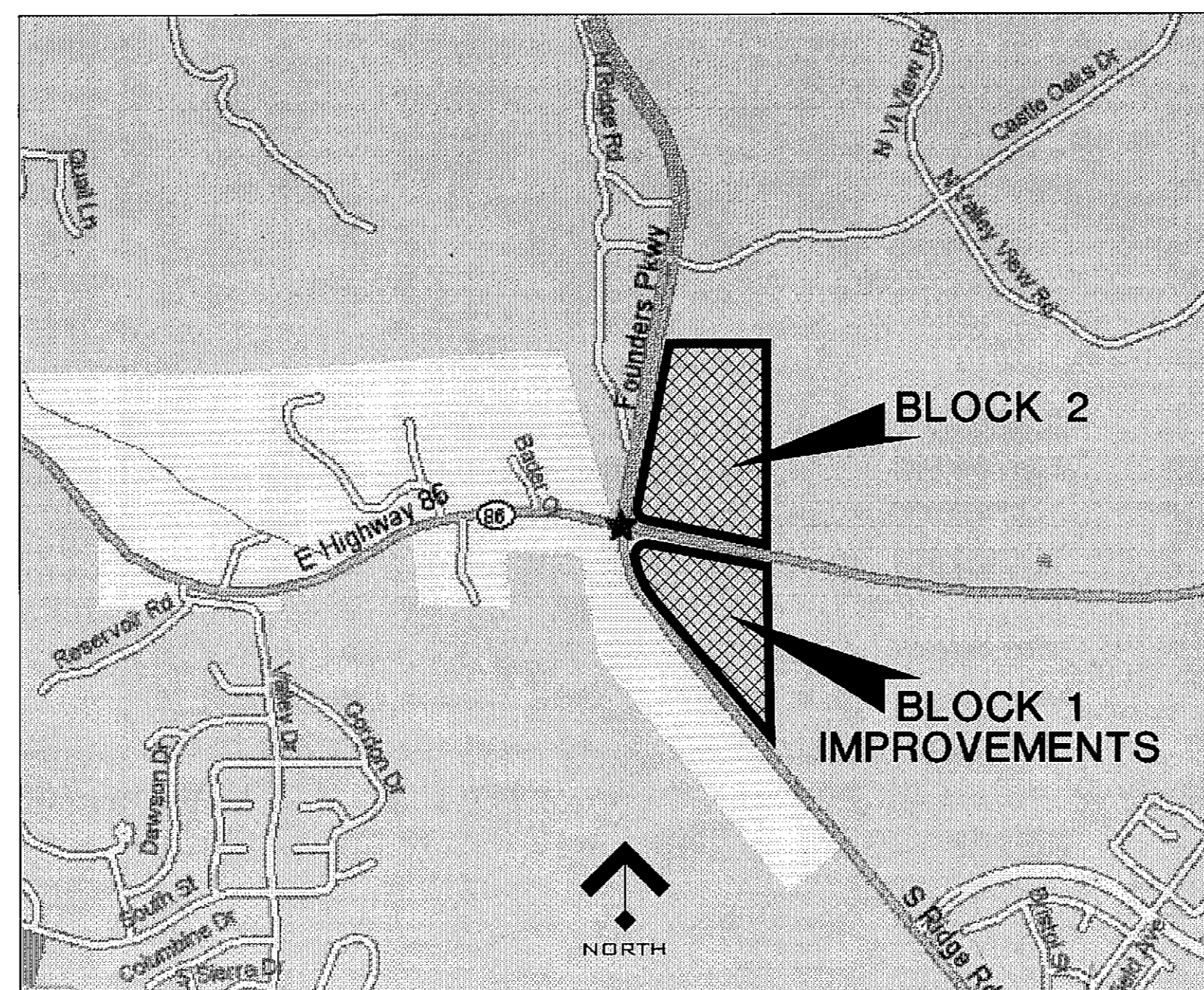
LAND USE SUMMARY

ZONING..... INTEGRATED BUSINESS
BLOCK 1, LOT 1 AREA..... 524,346 S.F. (12.03 AC.)
BUILDING AREA COVERAGE..... 77,588 S.F.

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
LANDSCAPE AREA	52,434 S.F.	161,015 S.F.
BUILDING FOOTPRINT	N/A	77,588 S.F.
PARKING LOT AREA	N/A	184,594 S.F.
SIDEWALK, STREETS, ETC.	N/A	101,149 S.F.
TOTAL BLDG./PKG./HARDSCAPE AREA	N/A	363,331 S.F.
MAX. BUILDING HEIGHT *	40 FEET -- PERMITTED	40 FEET
OFF-STREET PARKING STANDARD SPACES	5.0 SP/1000 SF GFA	5.18 SP/1000 SF GFA
HANDICAP SPACES	375	384
	14	18

* PORTIONS OF THE SITE ARE LOCATED IN THE MODERATE AND MINOR SKYLINE PROTECTION AREAS WHICH LIMIT BUILDING HEIGHTS TO 25 AND 35 FEET RESPECTIVELY. SEVERAL ARCHITECTURAL FEATURES OF THE STRUCTURE EXCEED THE 25 FOOT MAXIMUM BUILDING HEIGHT; HOWEVER, PER SECTION 17.66.050 OF THE CASTLE ROCK MUNICIPAL CODE THE HEIGHT LIMITATIONS OF THIS SHALL NOT APPLY TO CUPOLAS, PENTHOUSES OR DOMES NOT USED FOR HUMAN OCCUPANCY, OR TO CHIMNEYS, VENTILATORS, SKYLIGHTS, PARAPET WALLS, CORNICES WITHOUT WINDOWS, ANTENNAS OR NECESSARY MECHANICAL APPURTENANCES USUALLY CARRIED ABOVE THE ROOF LEVEL. THE BUILDING HEIGHT OF THE STRUCTURES DO NOT EXCEED 25 FEET AS DEFINED BY SECTION 17.08.060 OF THE CASTLE ROCK MUNICIPAL CODE WHEN THE UNOCCUPIED ARCHITECTURAL FEATURES ARE NOT INCLUDED IN THE BUILDING CALCULATIONS.



VICINITY MAP
SCALE = 1"=1000'

SHEET INDEX

- CS1 COVER SHEET
- SP1 SITE PLAN
- GP1-GP2 GRADING PLAN
- UP1-UP2 UTILITY PLAN
- EL1-EL5 ARCHITECTURAL ELEVATIONS
- LP1-LP2 LANDSCAPE PLAN
- LP3 LANDSCAPE SECTION
- LP4 LANDSCAPE DETAILS
- PO1 PHOTOMETRIC PLAN

DEVELOPER

FLAMINGO PARTNERS LLC
C/O PARK LAND COMPANY
7600 E. ARAPAHOE ROAD
SUITE 211
CENTENNIAL, COLORADO 80112
TELEPHONE, (303) 771-3344
CONTACT: MR. GLEN R. SMITH, MANAGER

**CIVIL ENGINEER, SURVEYOR,
LANDSCAPE ARCHITECT, ARCHITECT**

CLC ASSOCIATES, INC.
8480 E. ORCHARD ROAD
SUITE 2000
GREENWOOD VILLAGE, COLORADO 80111
TELEPHONE: (303) 770-5600
FAX: (303) 770-2349
CONTACT: MR. KURT PRINSLow

UTILITY PROVIDERS

- WATER TOWN OF CASTLE ROCK
- SEWER TOWN OF CASTLE ROCK
- GAS AQUILA
- ELECTRICITY I.R.E.A.
- TELEPHONE QWEST COMMUNICATIONS
- CATV COMCAST

TOWN APPROVAL

THIS FINAL PD SITE PLAN FOR FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1 WAS APPROVED BY DEVELOPMENT SERVICES FOR THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21 DAY OF September, 2004.

ATTEST:

[Signature] 9.21.04
DIRECTOR OF DEVELOPMENT SERVICES DATE

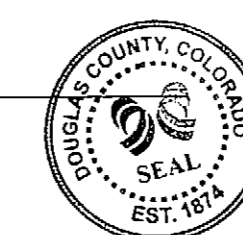
RECORDER'S CERTIFICATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:34 A.M. ON THE 24th DAY OF September, 2004, AT RECEPTION NO. 2004099393

DOUGLAS COUNTY CLERK AND RECORDER

BY: *[Signature]*
DEPUTY

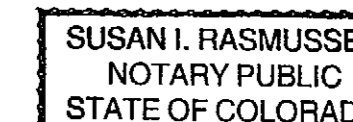


TITLE CERTIFICATION

[Signature], BEING AN AUTHORIZED REPRESENTATIVE OF *[Signature]*, A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNER'S, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SIGNED THIS 7th DAY OF September, 2004.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF September, 2004.



WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 09-07-2004
[Signature]
NOTARY PUBLIC

OWNERSHIP CERTIFICATION

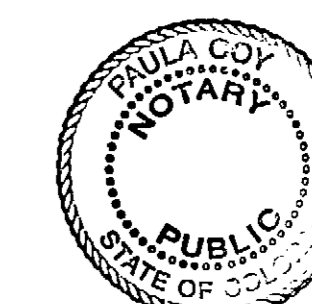
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

PROPERTY OWNER:
FLAMINGO PARTNERS LLC
C/O PARK LAND COMPANY
7600 E. ARAPAHOE ROAD, SUITE 211
CENTENNIAL, COLORADO 80112

MR. GLEN R. SMITH
MANAGER

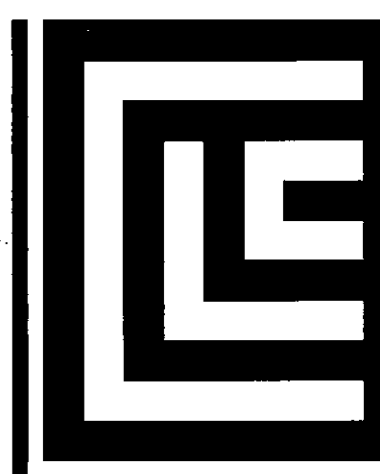
SIGNED THIS 7th DAY OF September, 2004

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF September, 2004.



WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 8/17/2008
[Signature]
NOTARY PUBLIC

FINAL PD SITE PLAN
FOUNDERS MARKETPLACE FILING NO. 1
BLOCK 1, LOT 1
SE CORNER - COLORADO HWY. 86/RIDGE ROAD
CASTLE ROCK, CO



CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCASSOC.COM
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

DESCRIPTION
INITIAL RECORDED
DATE
09/03/04

PROJECT #: 03.0292
DRAWN BY: JLS
DESIGNED BY: JDT
CHECKED BY: KDP

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

- LEGEND**
- HANDICAP PARKING STALL
 - PARKING COUNT PER ROW
 - PROPOSED SITE SIGNAGE
 - HANDICAP RAMP
 - PEDESTRIAN CROSSING, SCORED COLORED CONCRETE.
 - CONCRETE TRANSFORMER PAD
 - PROPOSED PARKING LOT LIGHT
 - PROPOSED STREET LIGHT
 - LANDSCAPING
 - PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED RETAINING WALL
 - SKYLINE BOUNDARY
 - EXISTING POWER POLE

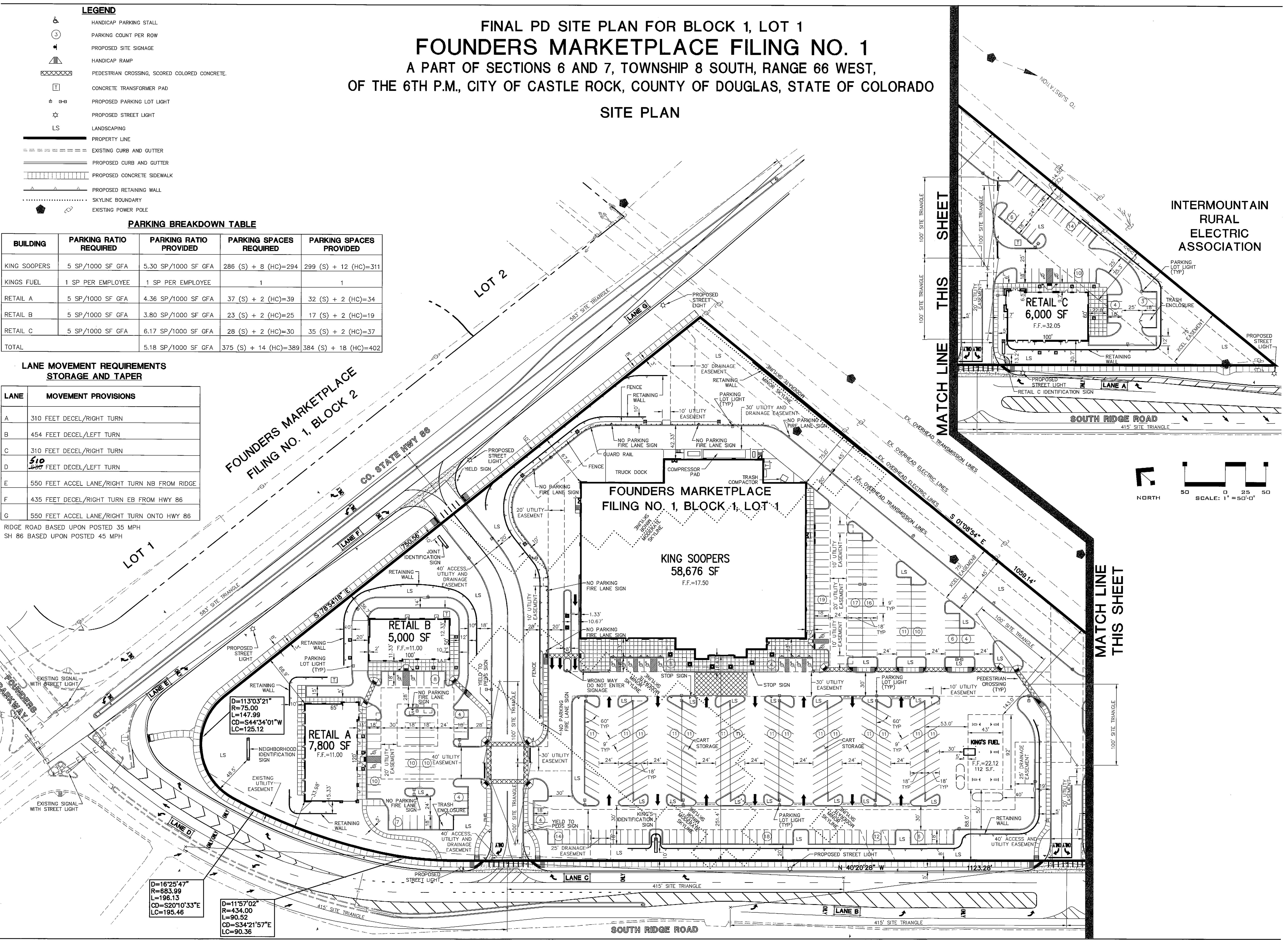
PARKING BREAKDOWN TABLE

BUILDING	PARKING RATIO REQUIRED	PARKING RATIO PROVIDED	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
KING SOOPERS	5 SP/1000 SF GFA	5.30 SP/1000 SF GFA	286 (S) + 8 (HC)=294	299 (S) + 12 (HC)=311
KINGS FUEL	1 SP PER EMPLOYEE	1 SP PER EMPLOYEE	1	1
RETAIL A	5 SP/1000 SF GFA	4.36 SP/1000 SF GFA	37 (S) + 2 (HC)=39	32 (S) + 2 (HC)=34
RETAIL B	5 SP/1000 SF GFA	3.80 SP/1000 SF GFA	23 (S) + 2 (HC)=25	17 (S) + 2 (HC)=19
RETAIL C	5 SP/1000 SF GFA	6.17 SP/1000 SF GFA	28 (S) + 2 (HC)=30	35 (S) + 2 (HC)=37
TOTAL	5.18 SP/1000 SF GFA	5.18 SP/1000 SF GFA	375 (S) + 14 (HC)=389	384 (S) + 18 (HC)=402

LANE MOVEMENT REQUIREMENTS
STORAGE AND TAPER

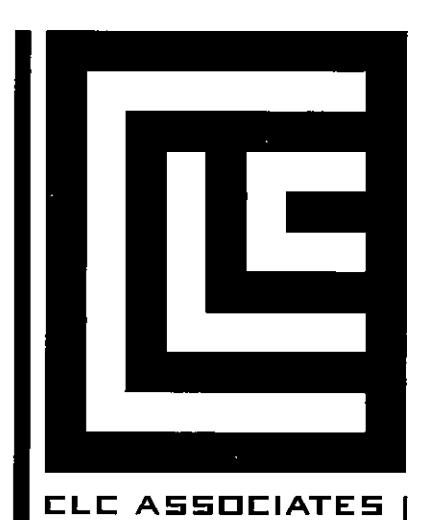
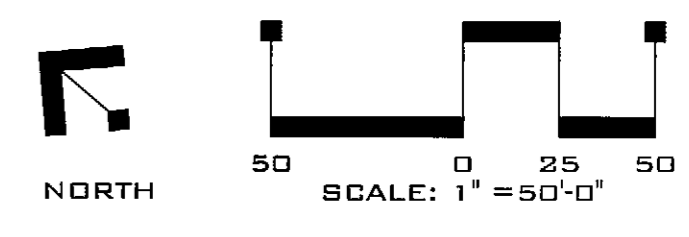
LANE	MOVEMENT PROVISIONS
A	310 FEET DECEL/RIGHT TURN
B	454 FEET DECEL/LEFT TURN
C	310 FEET DECEL/RIGHT TURN
D	510 FEET DECEL/LEFT TURN
E	550 FEET ACCEL LANE/RIGHT TURN NB FROM RIDGE
F	435 FEET DECEL/RIGHT TURN EB FROM HWY 86
G	550 FEET ACCEL LANE/RIGHT TURN ONTO HWY 86

RIDGE ROAD BASED UPON POSTED 35 MPH
 SH 86 BASED UPON POSTED 45 MPH



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET



CLC ASSOCIATES
 8480 E. ORCHARD RD.
 SUITE 2000
 GREENWOOD VILLAGE
 COLORADO 80111
 P 303 770 5600
 F 303 770 2349
 CLCASSOC.CO

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

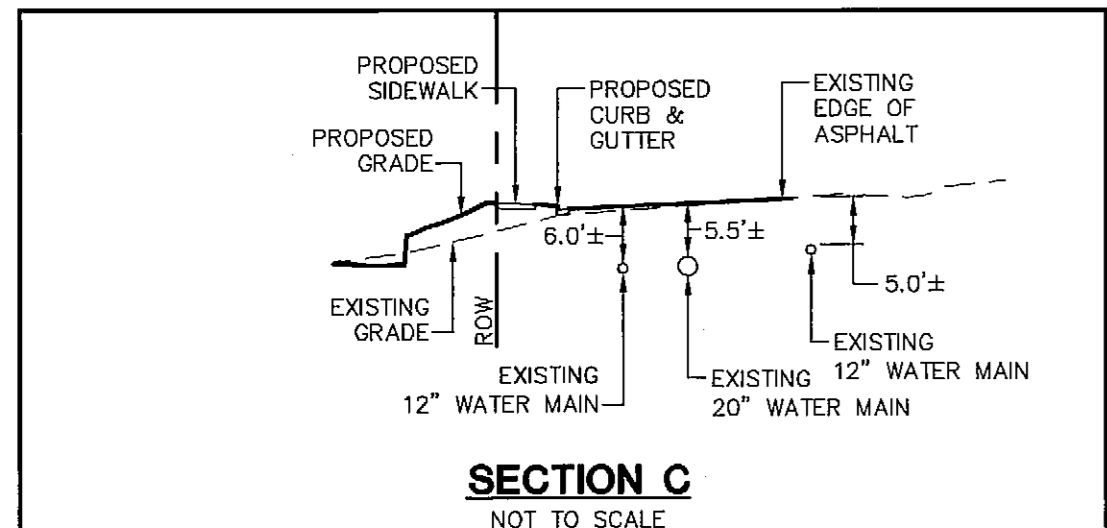
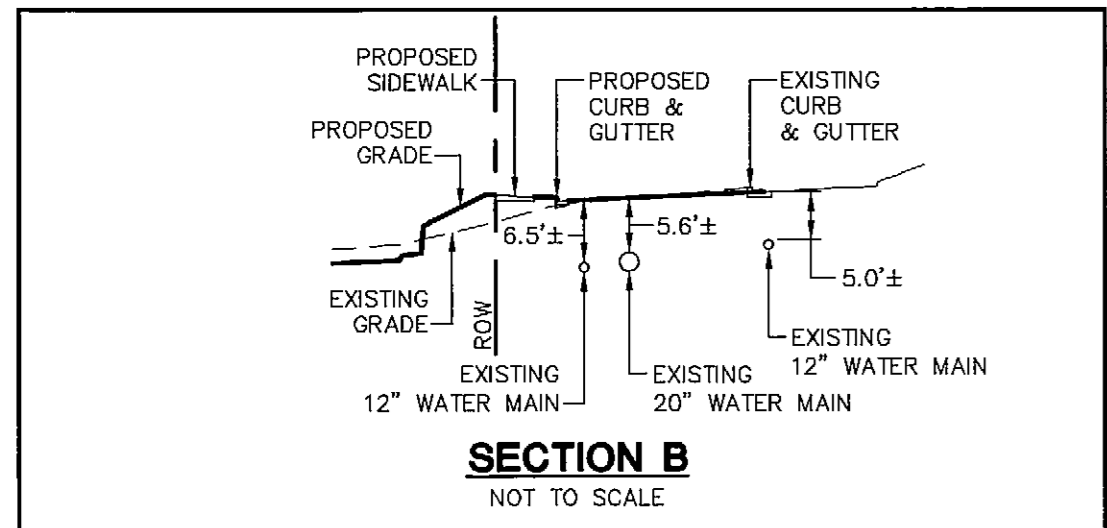
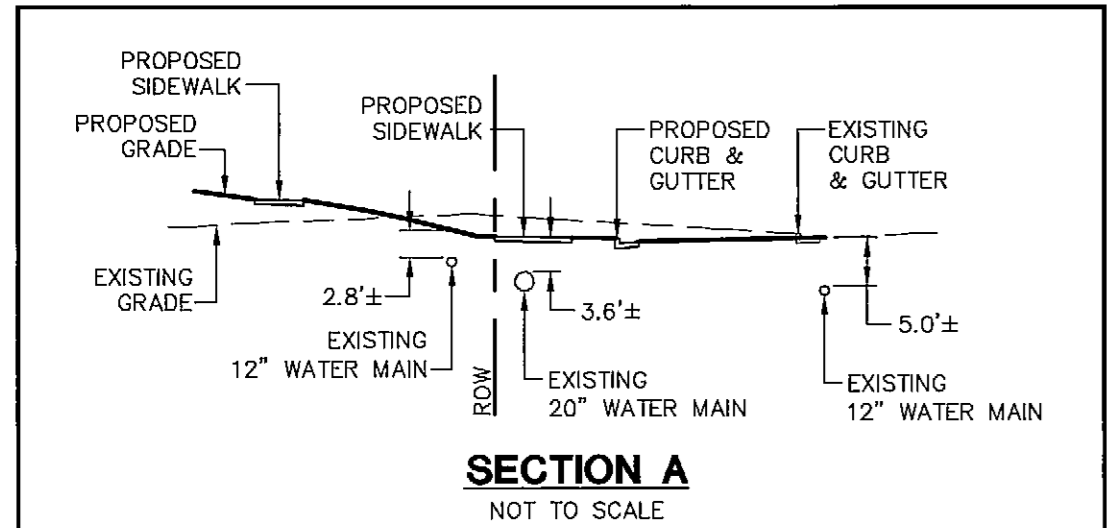
FINAL PD SITE PLAN
 FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

DATE: 09/03/04

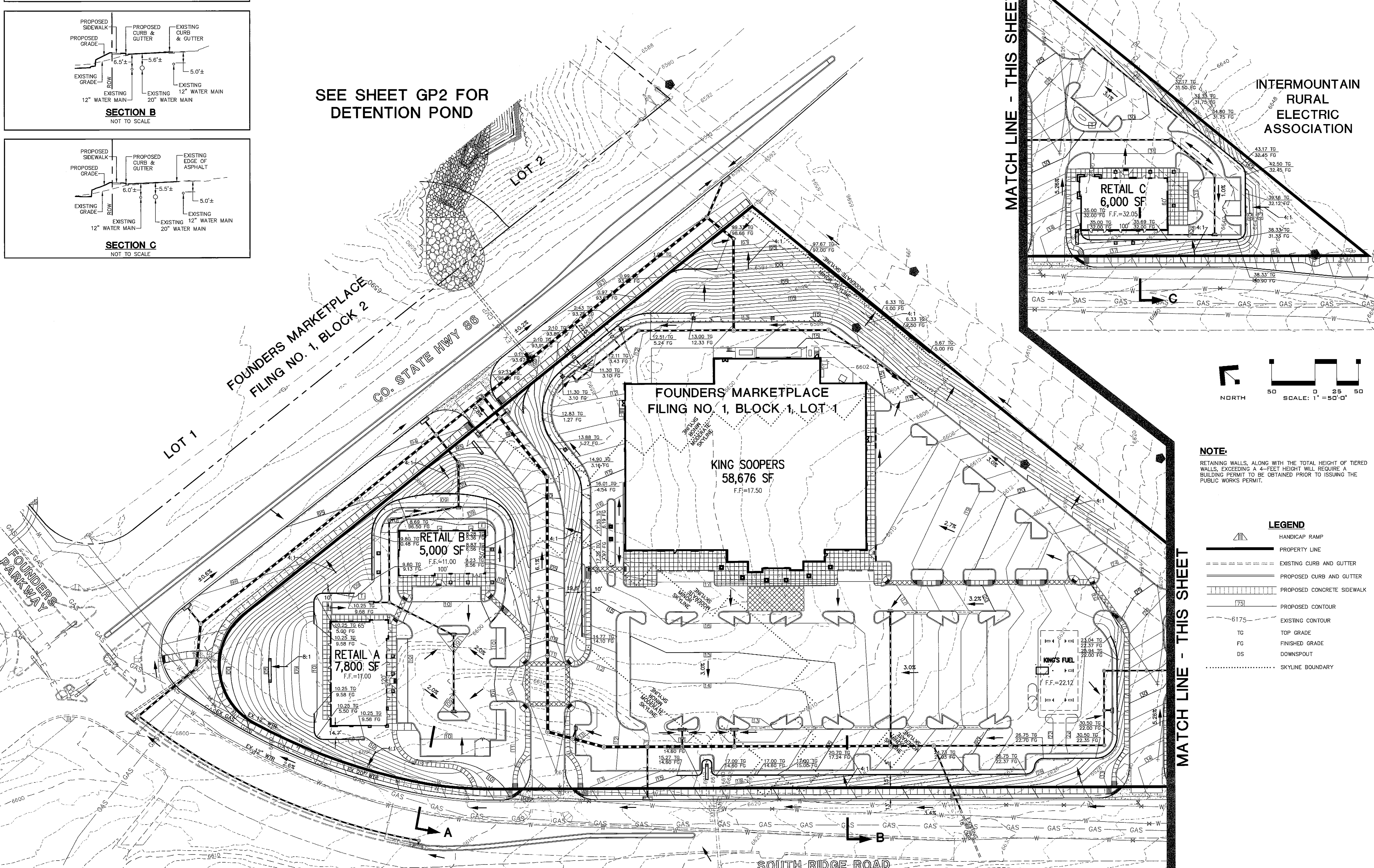
DESCRIPTION	INITIAL RECORDED

PROJECT #: 03.0292
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: KDP

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
GRADING PLAN

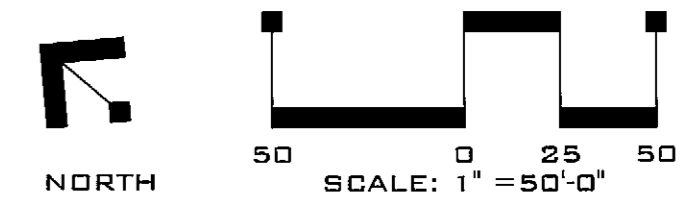
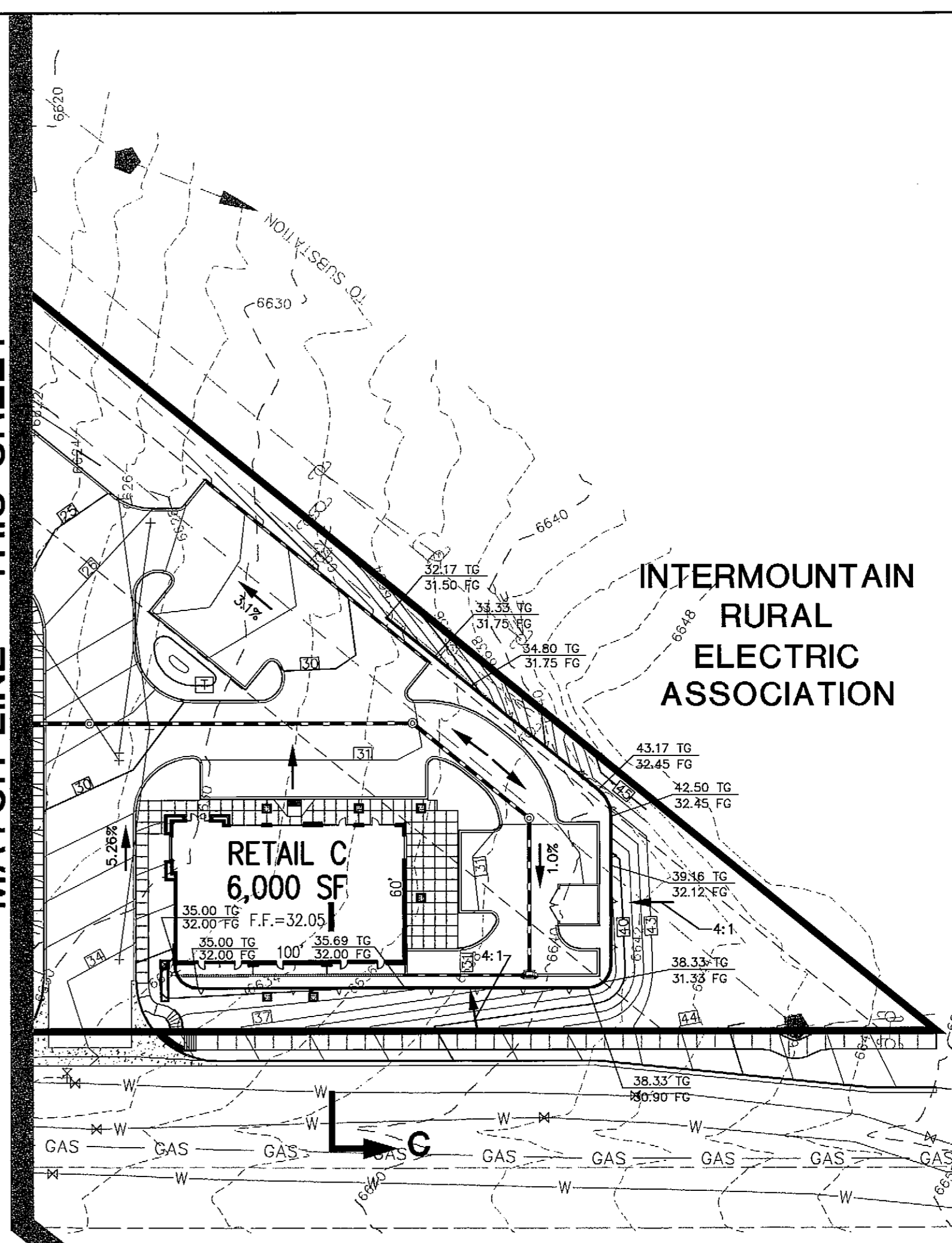


SEE SHEET GP2 FOR
DETENTION POND



MATCH LINE - THIS SHEET

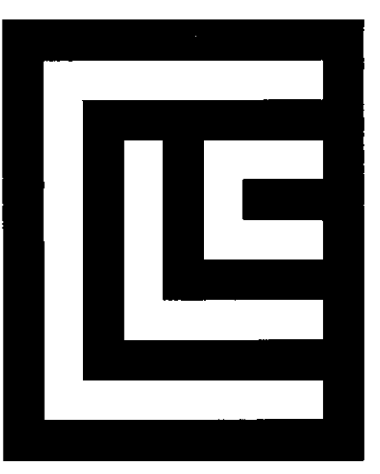
MATCH LINE - THIS SHEET



NOTE:
RETAINING WALLS, ALONG WITH THE TOTAL HEIGHT OF TIERED WALLS, EXCEEDING A 4-FOOT HEIGHT WILL REQUIRE A BUILDING PERMIT TO BE OBTAINED PRIOR TO ISSUING THE PUBLIC WORKS PERMIT.

LEGEND

	HANDICAP RAMP
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONTOUR
	EXISTING CONTOUR
	TOP GRADE
	FINISHED GRADE
	DOWNSPOUT
	SKYLINE BOUNDARY



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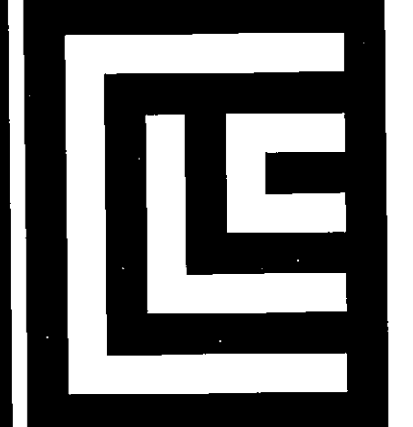
ARCHITECTURE
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 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

FINAL PD SITE PLAN
 FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

DESCRIPTION
 INITIAL RECORDATION

DATE
 09/03/04

PROJECT #: 03.0292
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: KDP



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 GREENWOOD VILLAGE
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 F 303 770 2349
 CLC@CLC.COM

ARCHITECTURE
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FINAL PD SITE PLAN
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 BLOCK 1, LOT 1
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 CASTLE ROCK, CO

DATE: 09/03/04
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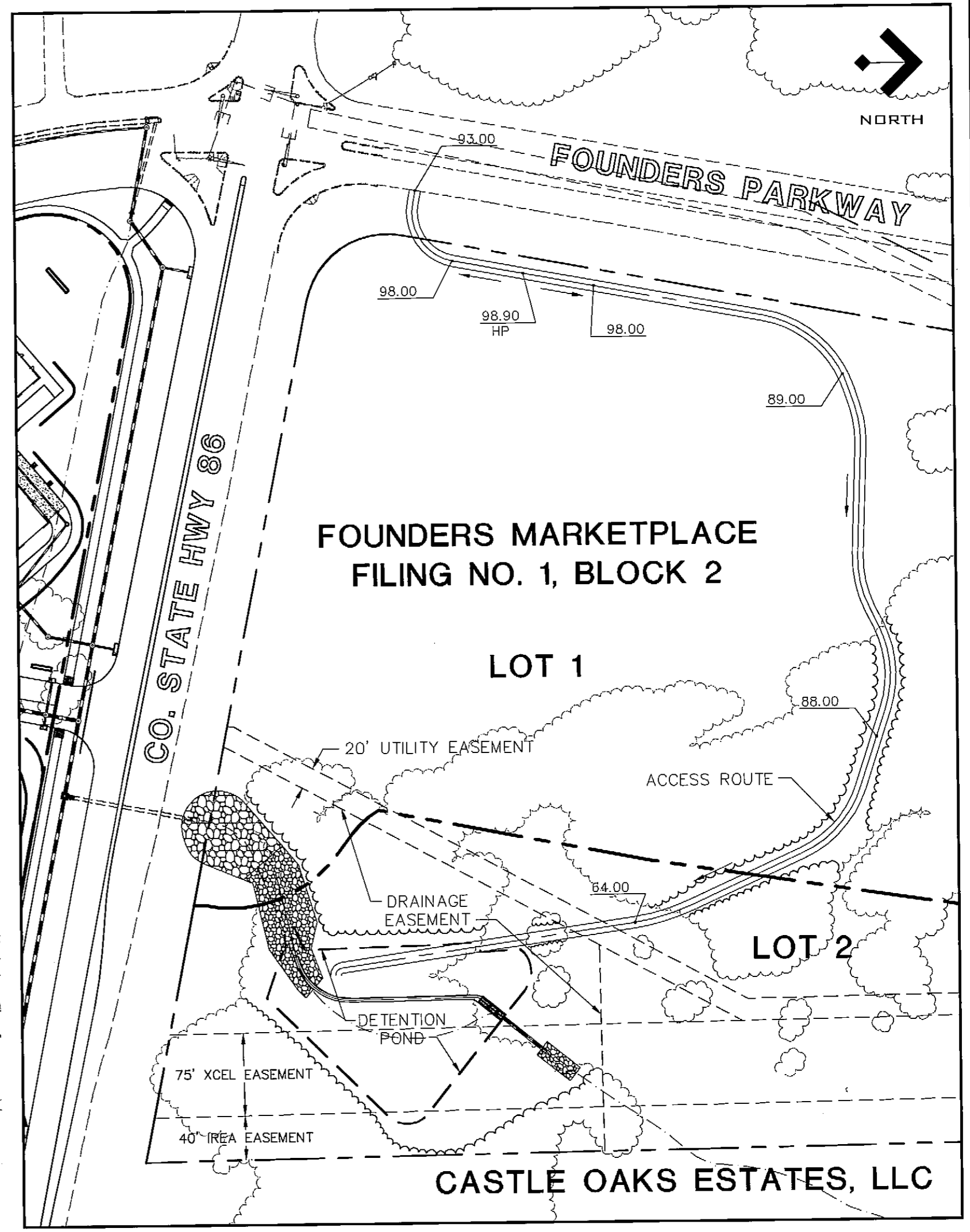
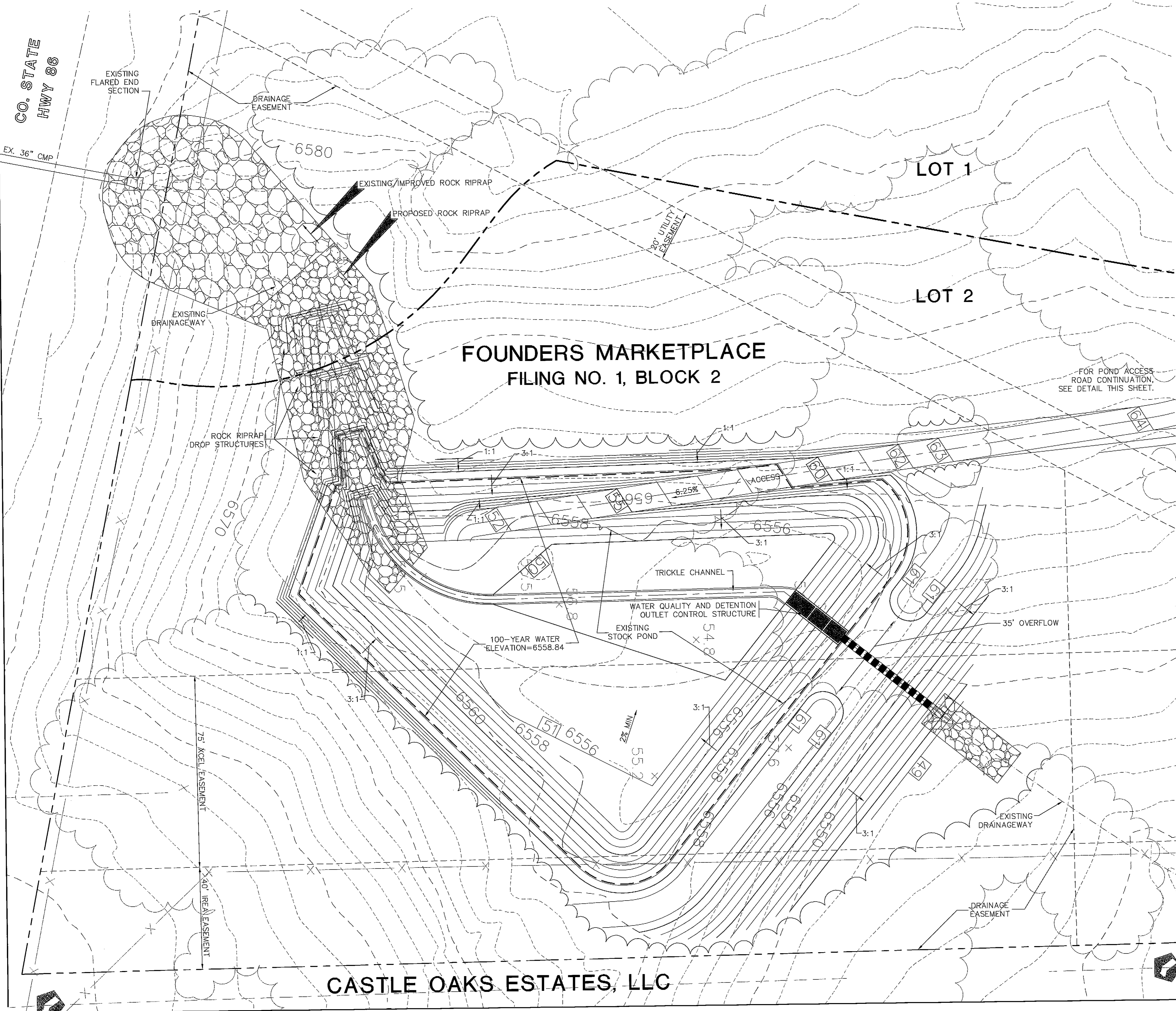
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 DRAWN BY: JLB
 DESIGNED BY: JDT
 CHECKED BY: KDP

GP2

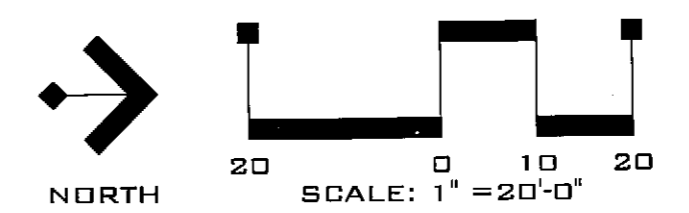
FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
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 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING PLAN

- LEGEND**
- PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONTOUR
 - 6175 — EXISTING CONTOUR
 - TG — TOP GRADE
 - FG — FINISHED GRADE
 - PROPOSED VEGETATION BOUNDARY
 - EXISTING VEGETATION BOUNDARY

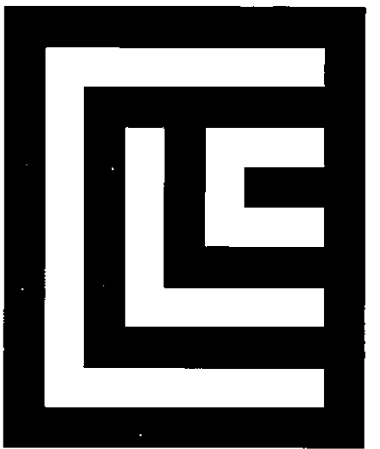


POND ACCESS ROAD DETAIL
 SCALE: 1"=100'



CASTLE OAKS ESTATES, LLC

GRADING PLAN



CLC ASSOCIATES
 8480 E. ORCHARD RD.
 SUITE 2000
 GREENWOOD VILLAGE
 COLORADO 80111
 P 303 770 5000
 F 303 770 2349
 CLC@CLC.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

FINAL PD SITE PLAN
FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

DESCRIPTION:
 INITIAL REVISION
 DATE: 09/03/04

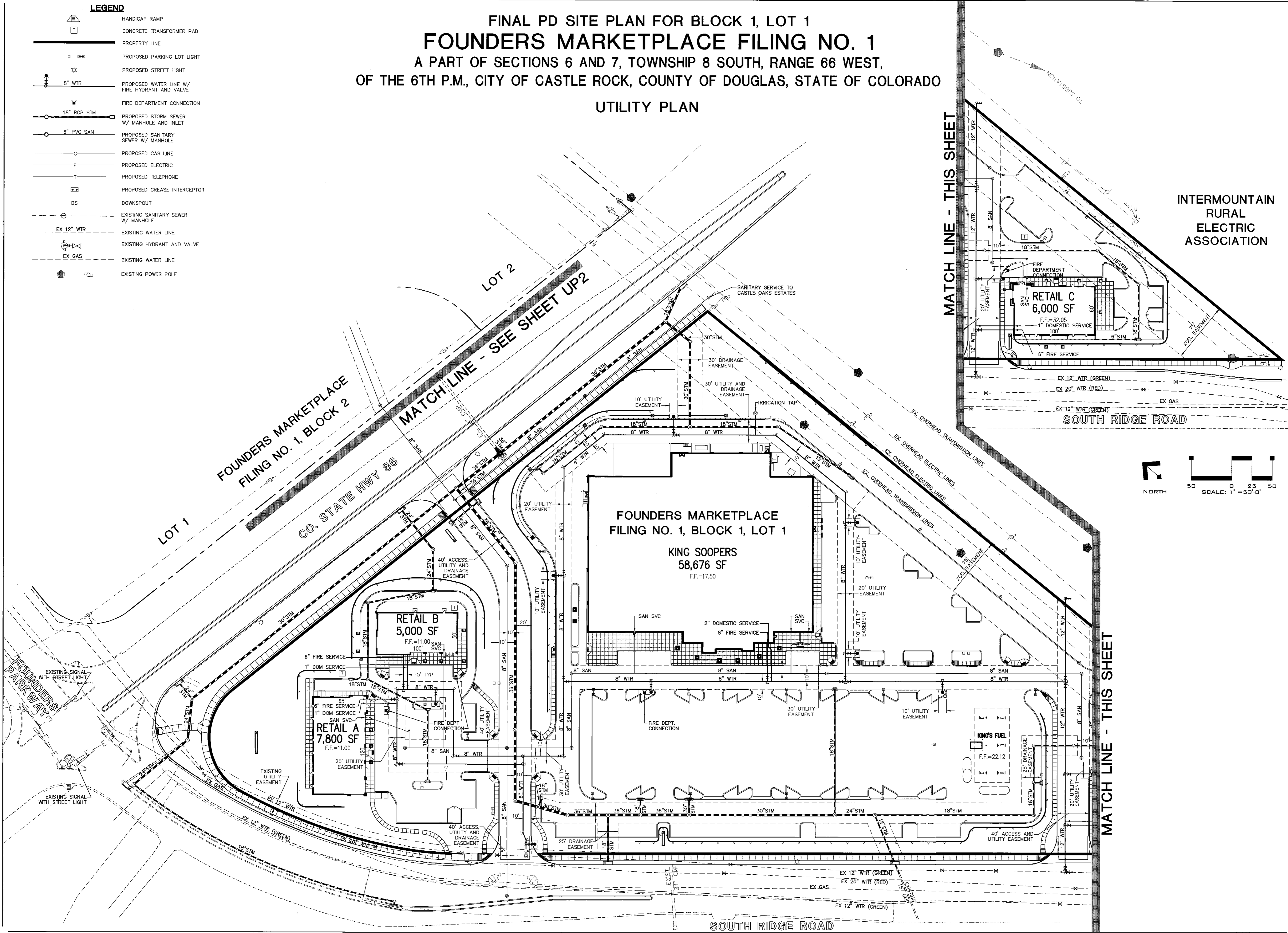
PROJECT #: 03.0292
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: KDP

UTILITY PLAN

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

UTILITY PLAN

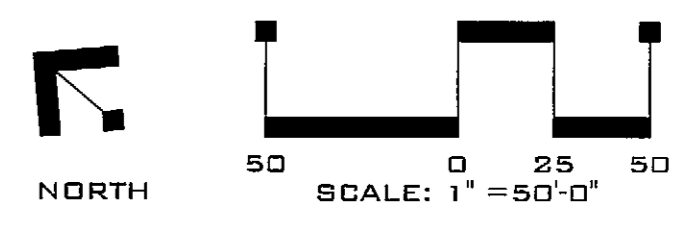
- LEGEND**
- HANDICAP RAMP
 - CONCRETE TRANSFORMER PAD
 - PROPERTY LINE
 - PROPOSED PARKING LOT LIGHT
 - PROPOSED STREET LIGHT
 - 8" WTR PROPOSED WATER LINE W/ FIRE HYDRANT AND VALVE
 - FIRE DEPARTMENT CONNECTION
 - 18" RCP STM PROPOSED STORM SEWER W/ MANHOLE AND INLET
 - 6" PVC SAN PROPOSED SANITARY SEWER W/ MANHOLE
 - PROPOSED GAS LINE
 - PROPOSED ELECTRIC
 - PROPOSED TELEPHONE
 - PROPOSED GREASE INTERCEPTOR
 - DS DOWNSPOUT
 - EXISTING SANITARY SEWER W/ MANHOLE
 - EX 12" WTR EXISTING WATER LINE
 - EXISTING HYDRANT AND VALVE
 - EX GAS EXISTING GAS LINE
 - EXISTING POWER POLE



MATCH LINE - THIS SHEET

MATCH LINE - THIS SHEET

INTERMOUNTAIN
 RURAL
 ELECTRIC
 ASSOCIATION



SOUTH RIDGE ROAD

LOT 1

LOT 2

FOUNDERS MARKETPLACE
 FILING NO. 1, BLOCK 2

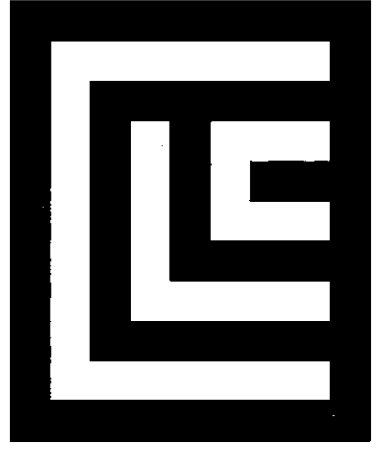
MATCH LINE - SEE SHEET UP2

FOUNDERS MARKETPLACE
 FILING NO. 1, BLOCK 1, LOT 1
 KING SOOPERS
 58,676 SF
 F.F.=17.50

RETAIL B
 5,000 SF
 F.F.=11.00

RETAIL A
 7,800 SF
 F.F.=11.00

KING'S FUEL
 F.F.=22.12



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ARCHITECTURE
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 LAND SURVEYING

FINAL PD SITE PLAN
FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

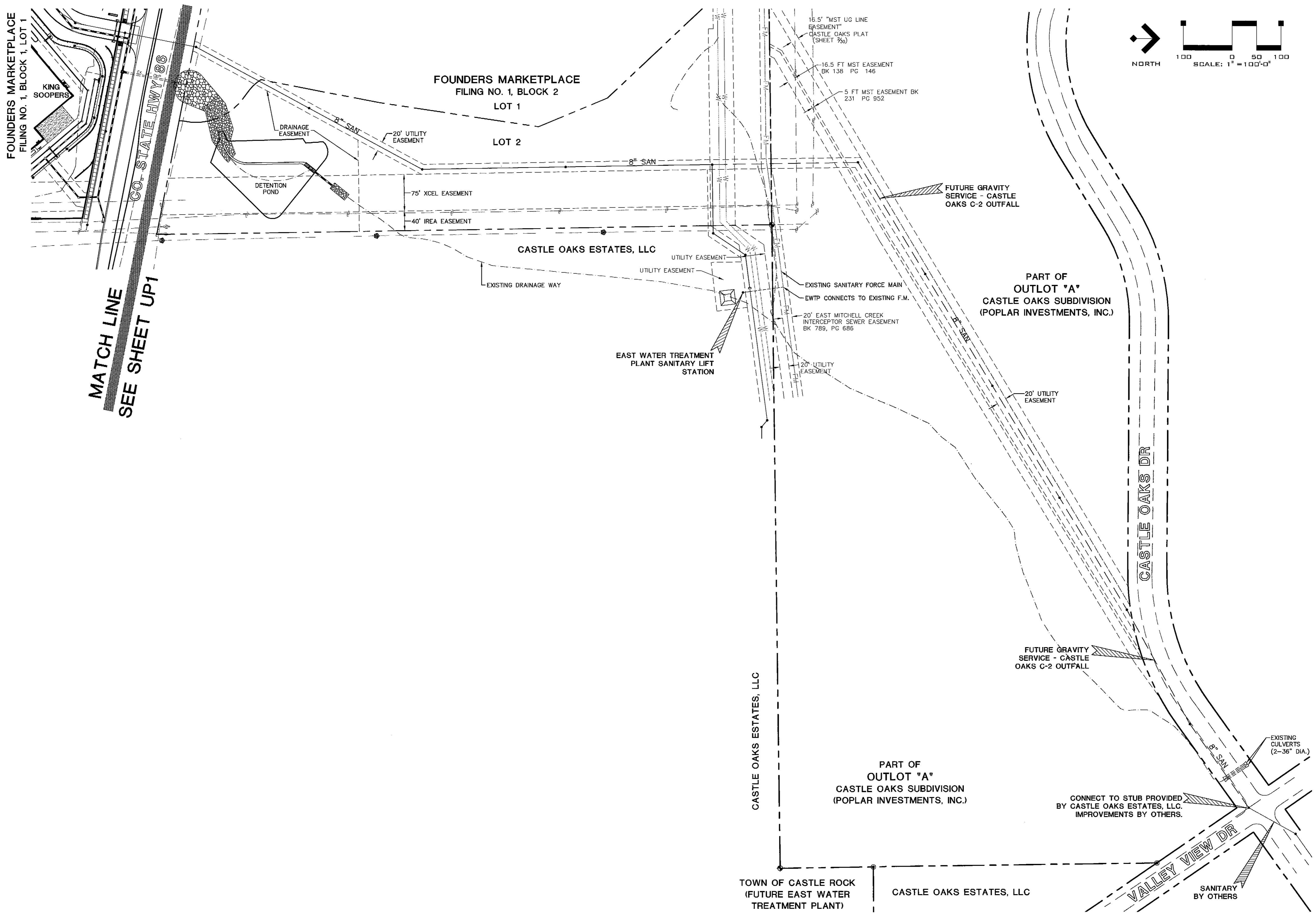
DATE	DESCRIPTION
09/09/04	INITIAL RECORDDATION

PROJECT #: 03.0292
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: KDP

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

UTILITY PLAN

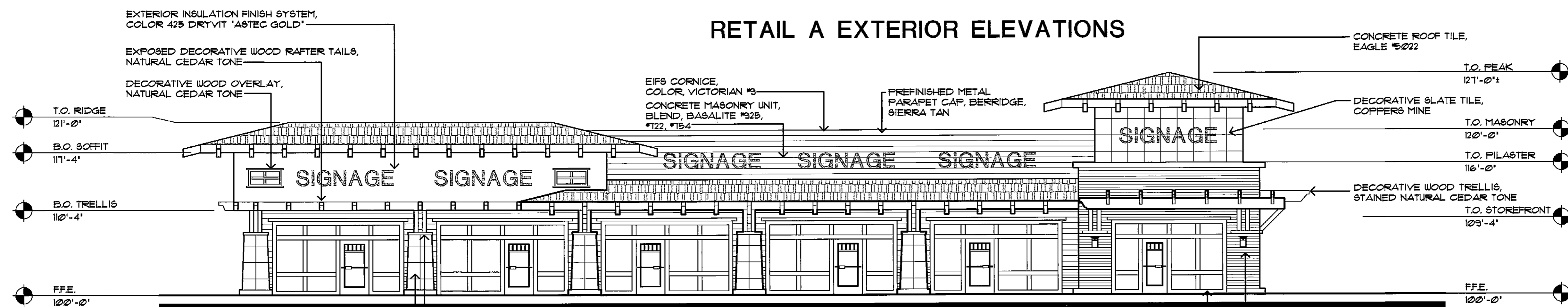
- LEGEND**
- HANDICAP RAMP
 - CONCRETE TRANSFORMER PAD
 - PROPERTY LINE
 - PROPOSED PARKING LOT LIGHT
 - PROPOSED STREET LIGHT
 - PROPOSED WATER LINE W/
FIRE HYDRANT AND VALVE
 - FIRE DEPARTMENT CONNECTION
 - PROPOSED STORM SEWER
W/ MANHOLE AND INLET
 - PROPOSED SANITARY
SEWER W/ MANHOLE
 - CASTLE OAKS OUTFALL
SEWER W/ MANHOLE
 - EXISTING SANITARY FORCE MAIN
 - EXISTING SANITARY SEWER
W/ MANHOLE
 - EXISTING WATER LINE
 - EXISTING HYDRANT AND VALVE
 - EXISTING POWER POLE



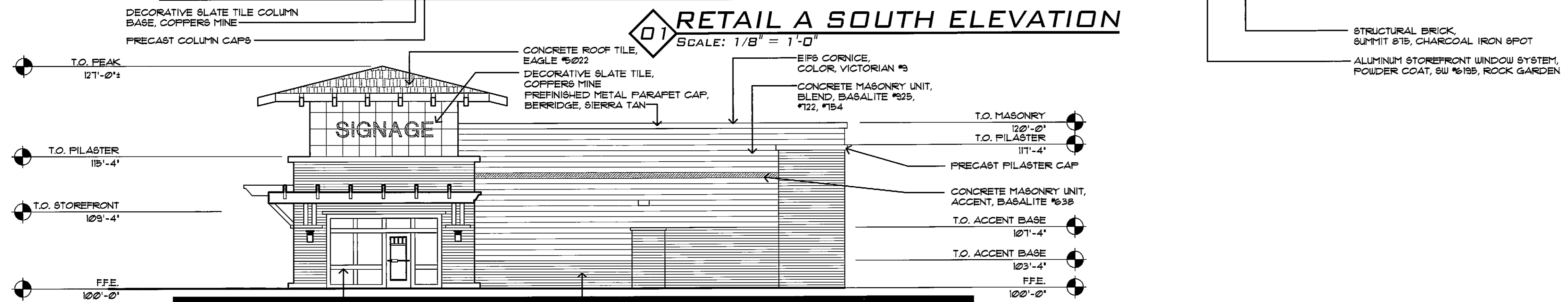
UTILITY PLAN

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
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 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

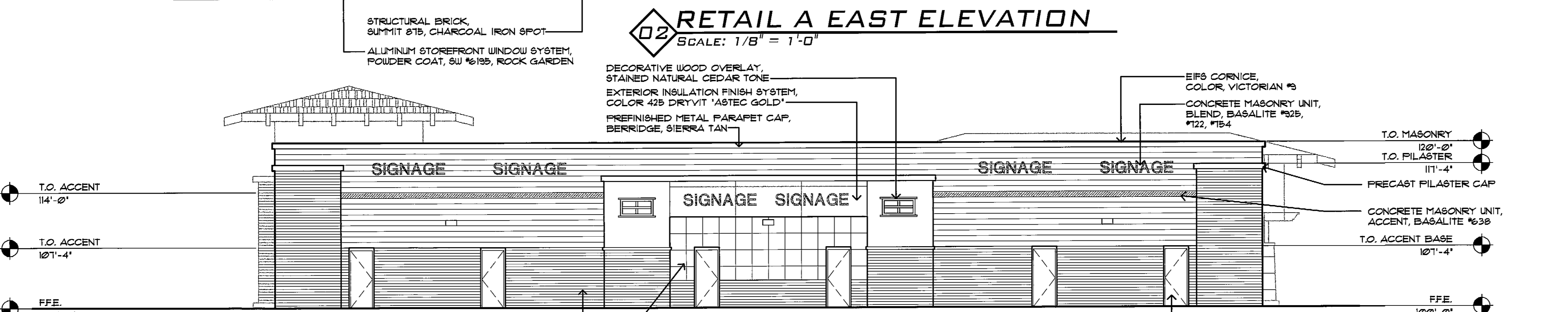
RETAIL A EXTERIOR ELEVATIONS



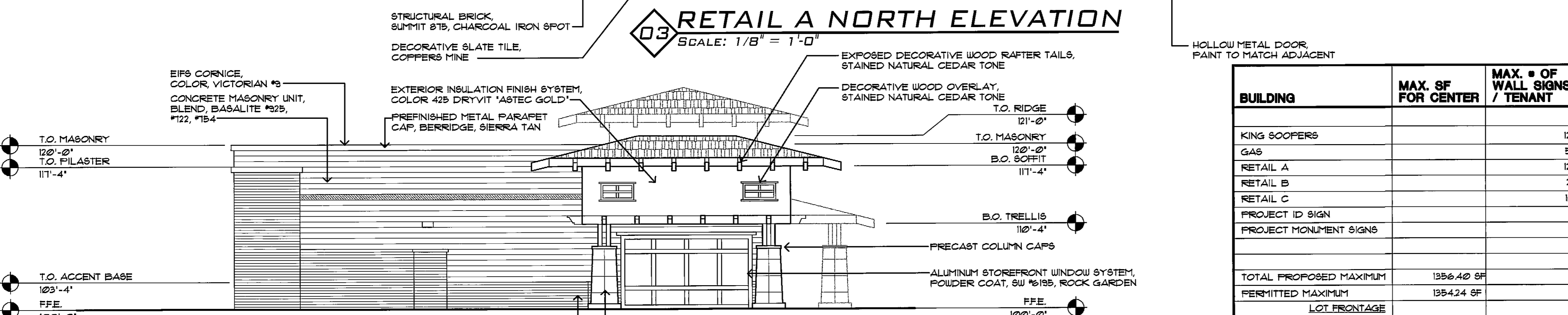
01 RETAIL A SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



02 RETAIL A EAST ELEVATION
 SCALE: 1/8" = 1'-0"

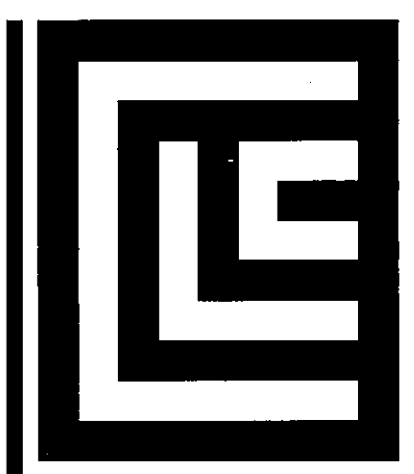


03 RETAIL A NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



04 RETAIL A WEST ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING	MAX. SF FOR CENTER	MAX. # OF WALL SIGNS / TENANT	# OF FREE STANDING/TENANT	SF OF WALL SIGNS	SF OF FREE-STANDING
KING SHOOPERS		12	1	457	0
GAS		5	0	94	0
RETAIL A		12	0	300	0
RETAIL B		2	1	25	59.4
RETAIL C		10	0	250	0
PROJECT ID SIGN		1	1		49
PROJECT MONUMENT SIGNS		2			120.4
				1026	230.4
TOTAL PROPOSED MAXIMUM	1356.40 SF				
PERMITTED MAXIMUM	1354.24 SF				
LOT FRONTAGE					
RIDGE ROAD:	1409.93 LF				
Hwy. 86:	298.55 LF				
*TOTAL LOT FRONTAGE	1708.48 LF				
15 SF/SF, 1ST 200 LF	1354.24 SF				



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FINAL PD SITE PLAN
 FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

DESCRIPTION
 INITIAL RECORDATION
 DATE 09/03/04

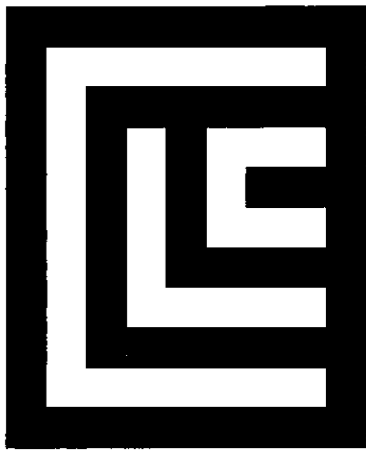
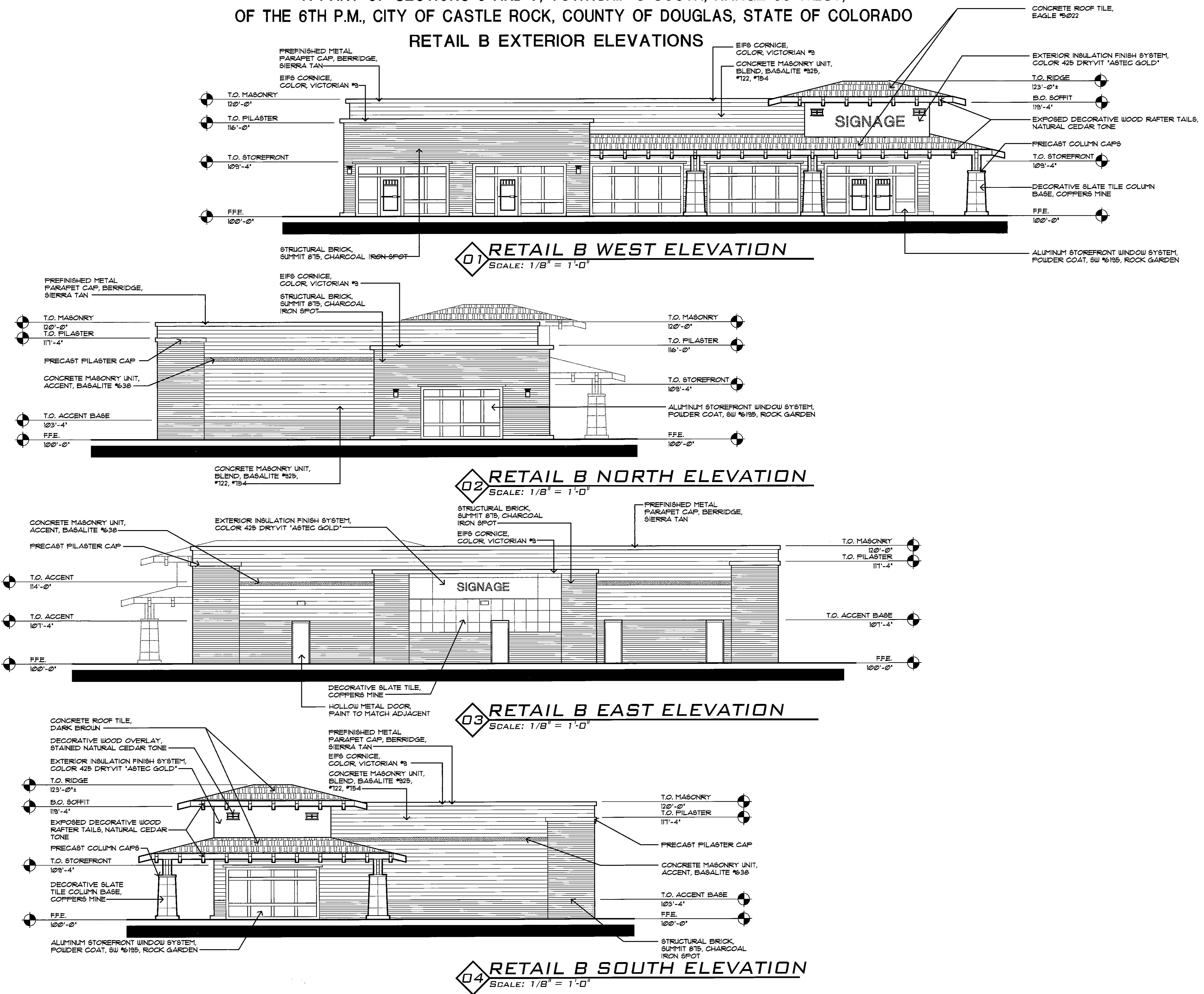
PROJECT #: 03.0292
 DRAWN BY: SDA
 DESIGNED BY: SDA
 CHECKED BY: KDP

EXTERIOR ELEVATIONS RETAIL A

EL2

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

RETAIL B EXTERIOR ELEVATIONS



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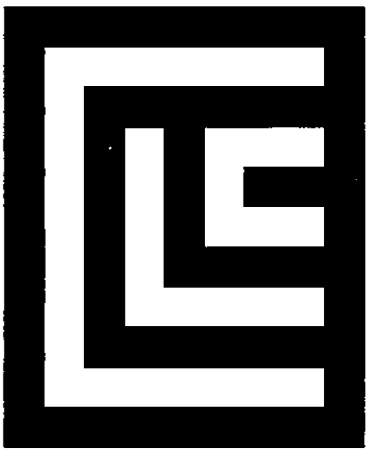
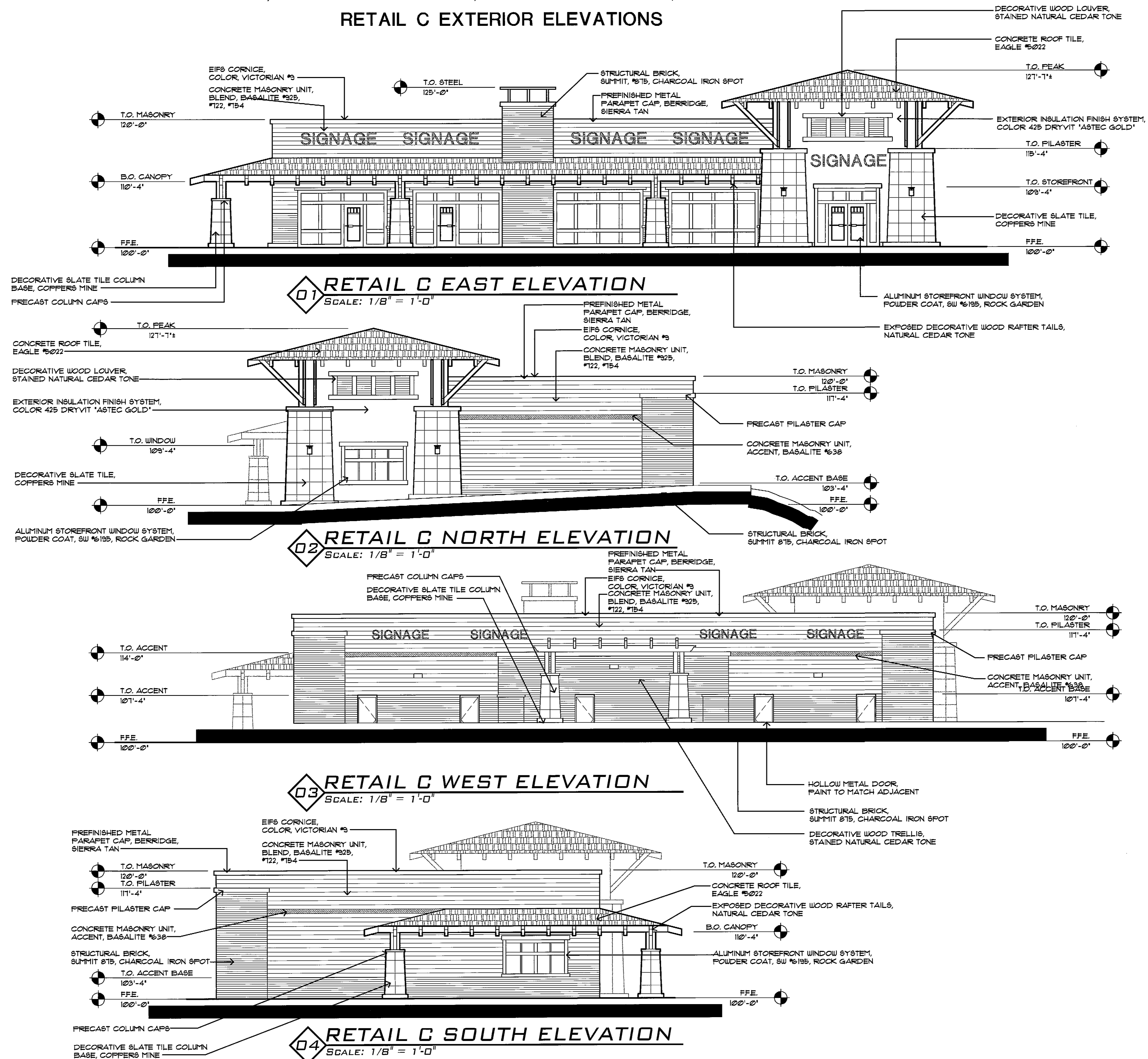
FINAL PD SITE PLAN
 FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

DESCRIPTION: INITIAL RECORDED

DATE: 09/03/04

PROJECT #: 03.0292
 DRAWN BY: SDA
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 CHECKED BY: KDP

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
RETAIL C EXTERIOR ELEVATIONS



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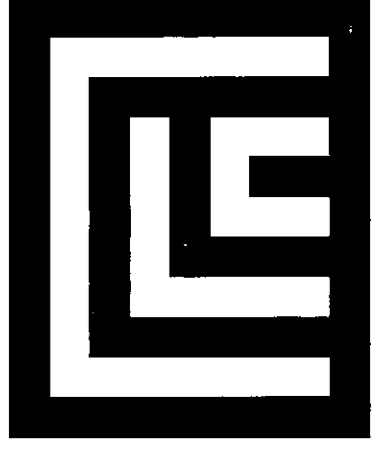
ARCHITECTURE
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FINAL PD SITE PLAN
FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

DESCRIPTION
 INITIAL RECORDATION
 DATE 09/03/04

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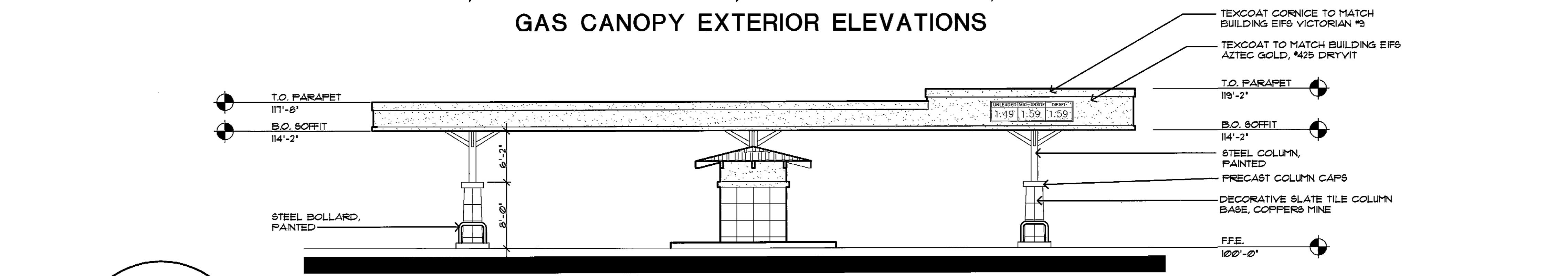
FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
GAS CANOPY EXTERIOR ELEVATIONS



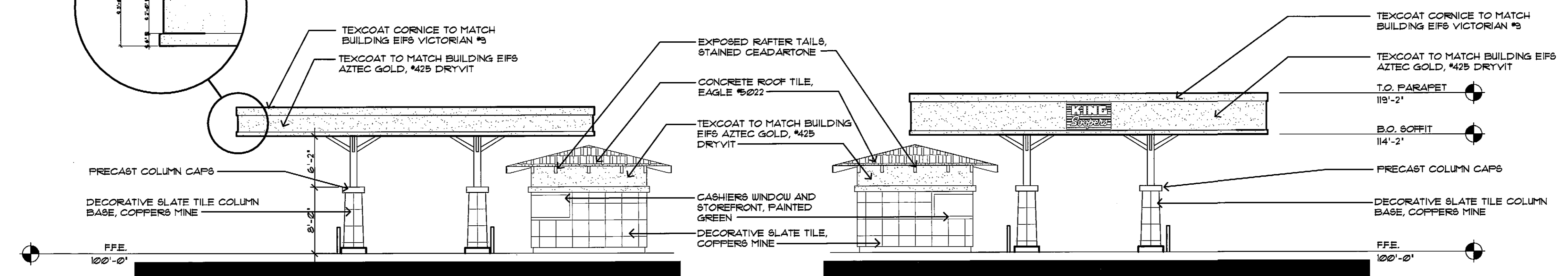
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FINAL PD SITE PLAN
FOUNDERS MARKETPLACE FILING NO. 1
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 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

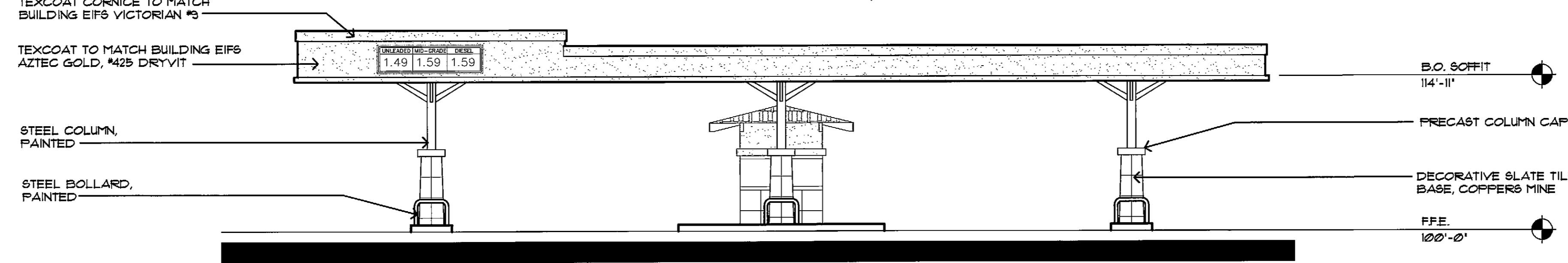


01 GAS CANOPY NORTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"

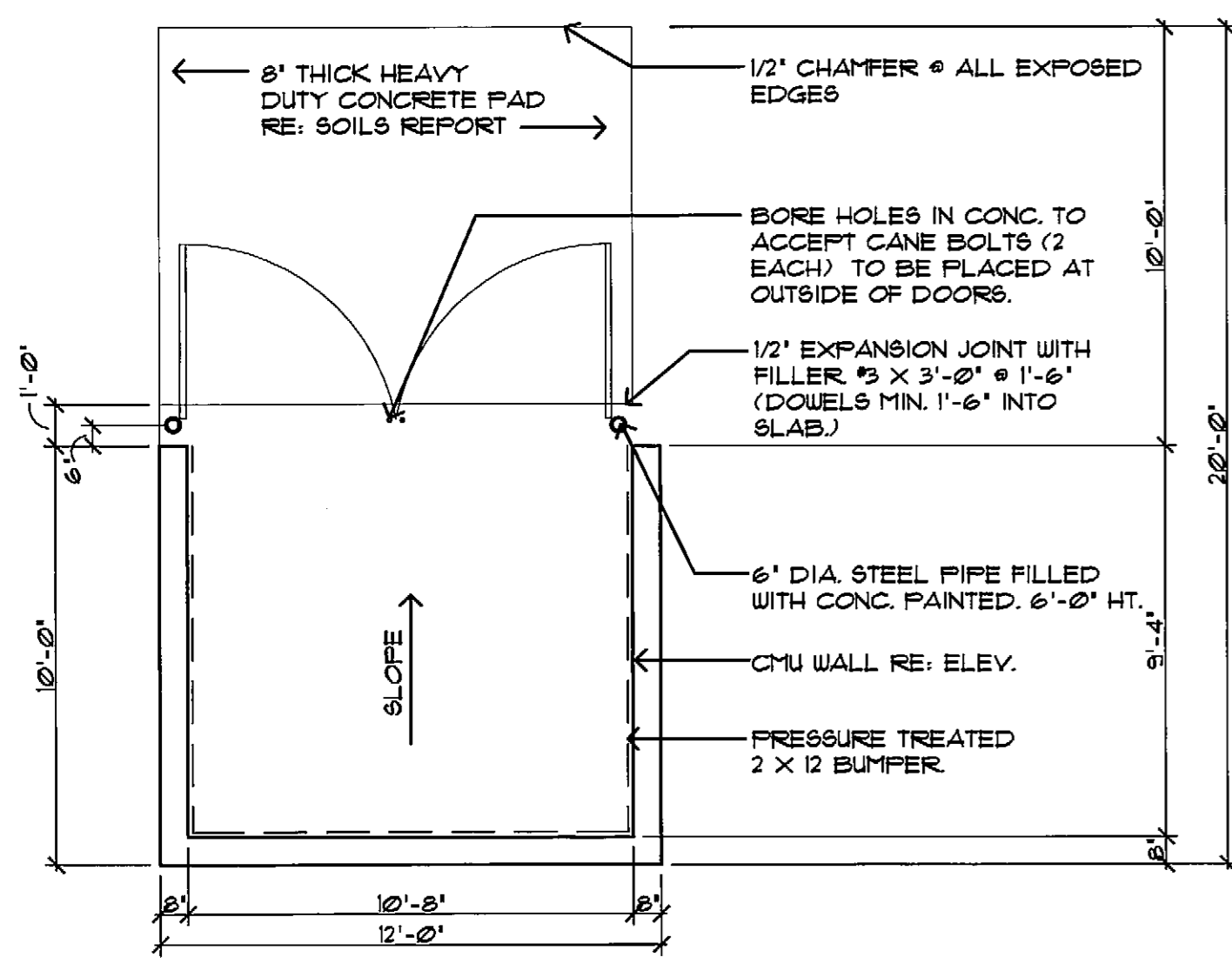


02 GAS CANOPY NORTHEAST ELEVATION
 SCALE: 1/8" = 1'-0"

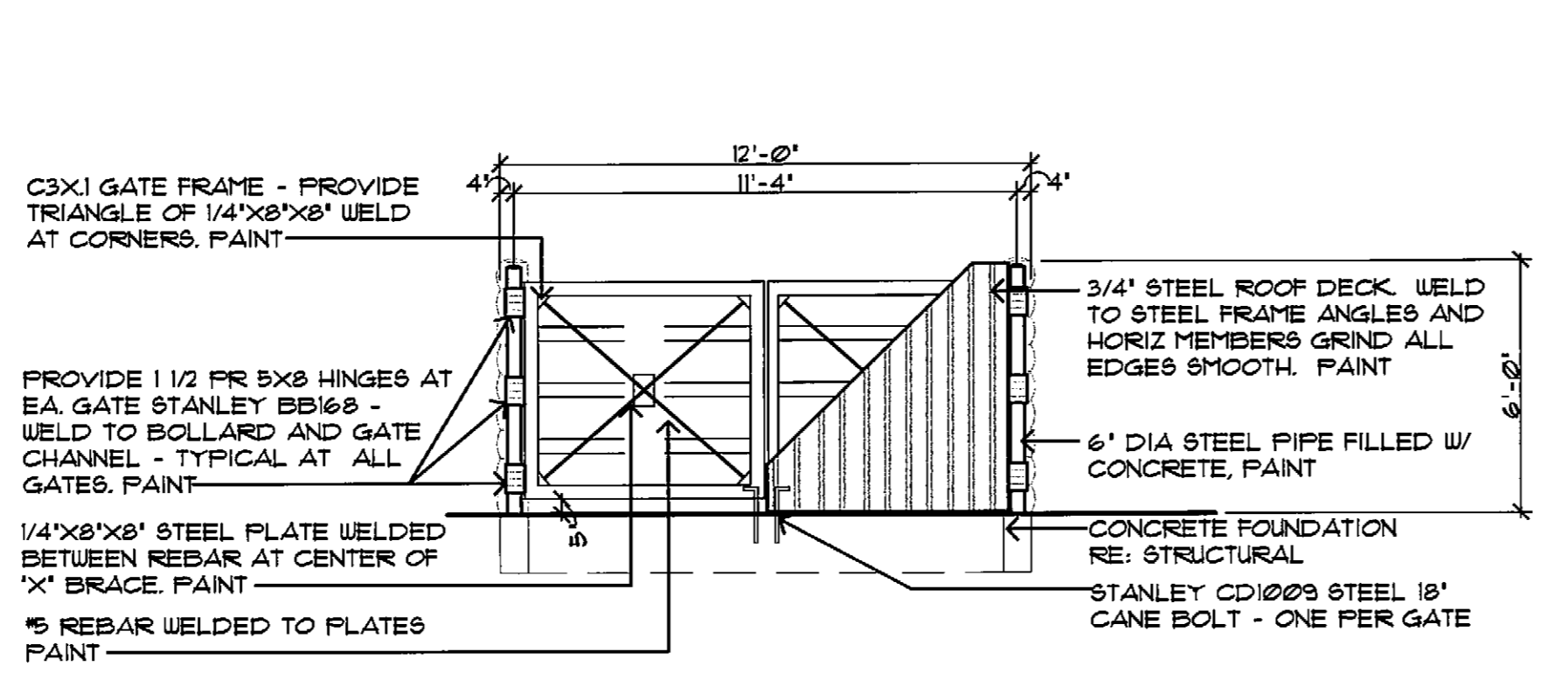
03 GAS CANOPY SOUTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"



04 GAS CANOPY SOUTHEAST ELEVATION
 SCALE: 1/8" = 1'-0"

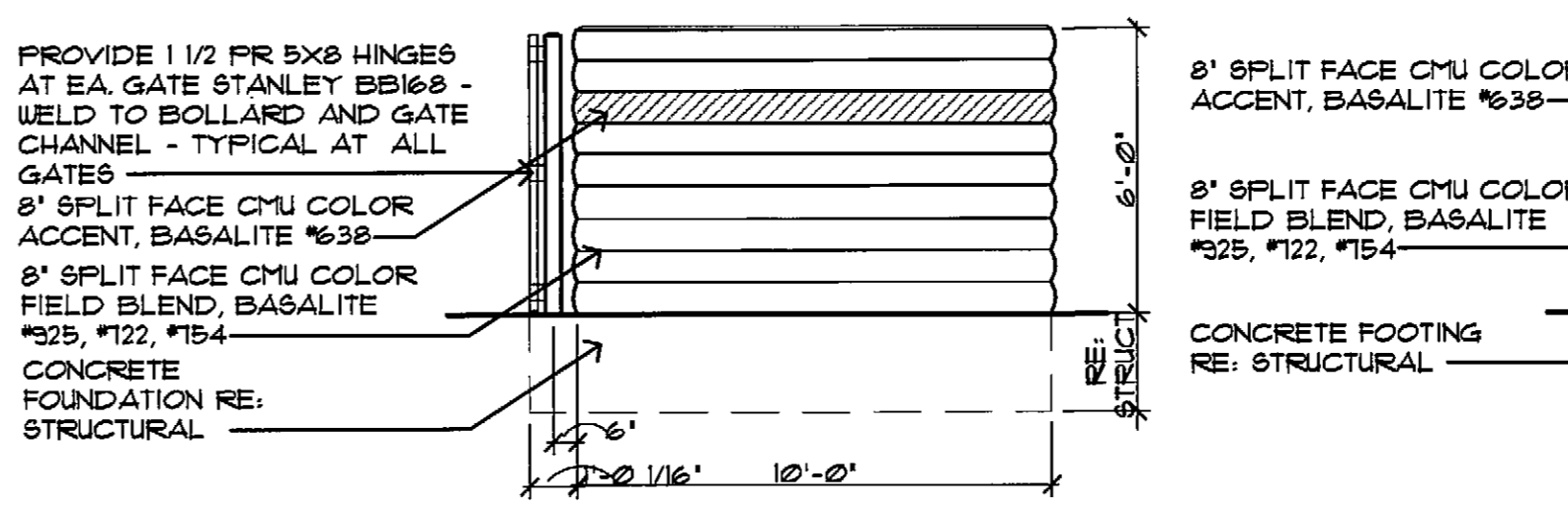


PLAN
 SCALE: 1/4" = 1'-0"

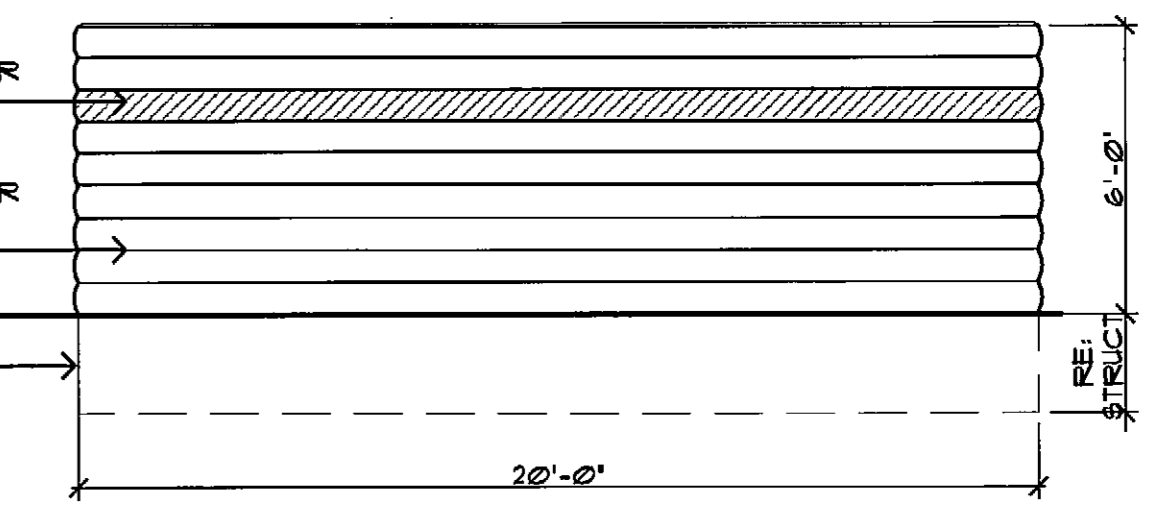


SECTION
 SCALE: 1/8" = 1'-0"

NOTE:
 COMBINE BOLLARD FOUNDATION
 W/ TRASH ENCLOSURE WALL
 FOUNDATION



ELEVATION
 SCALE: 1/8" = 1'-0"



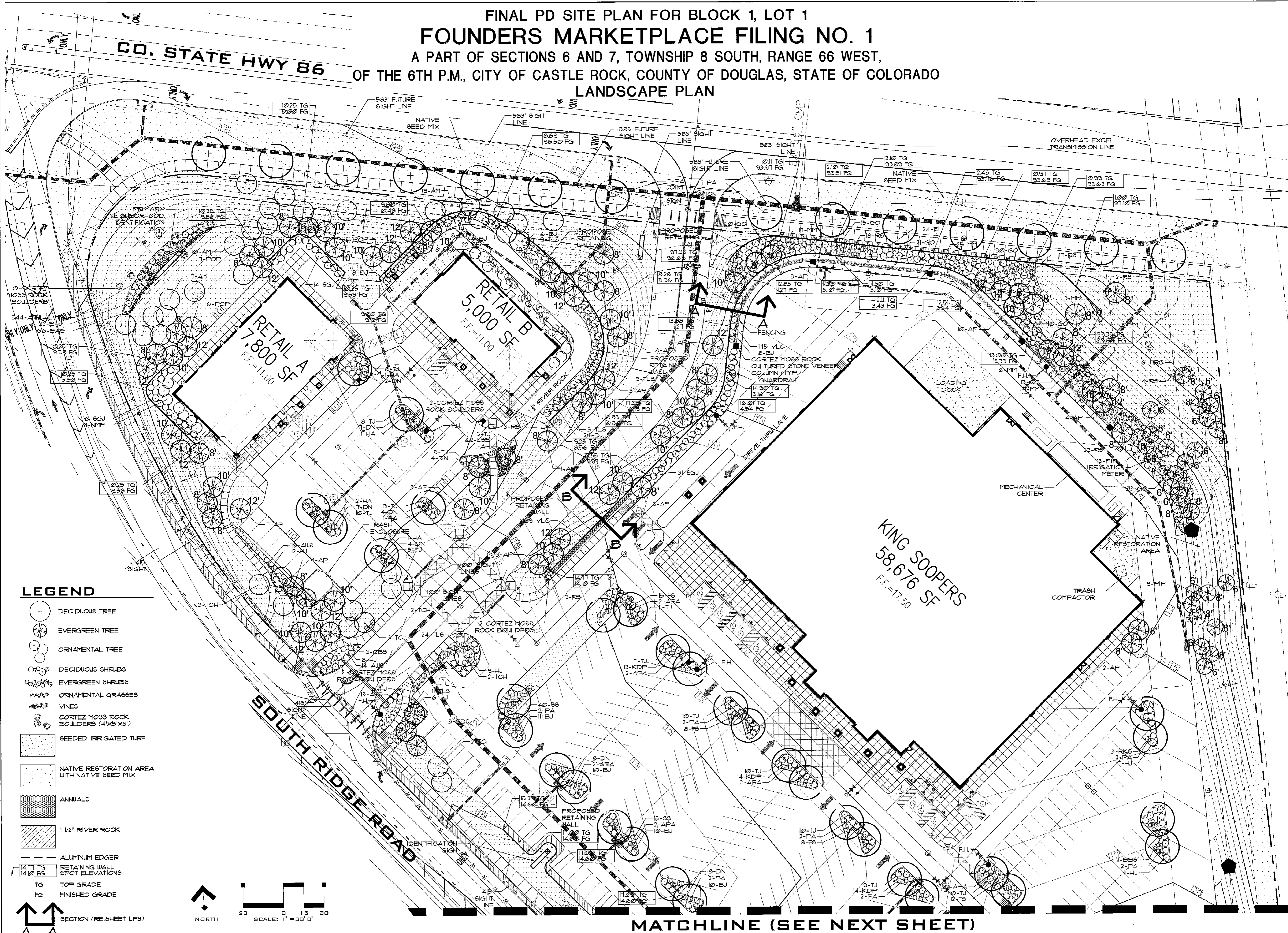
ELEVATION
 SCALE: 1/8" = 1'-0"

05 TRASH ENCLOSURE PLAN AND ELEVATION

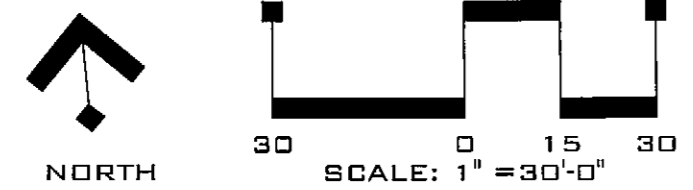
DATE	DESCRIPTION
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 DRAWN BY: SDA
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 CHECKED BY: KDP

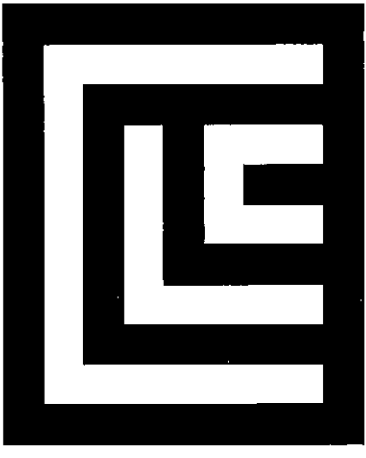
FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN



- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - VINES
 - CORTEZ MOSS ROCK BOULDERS (4'x3'x3')
 - SEEDDED IRRIGATED TURF
 - NATIVE RESTORATION AREA WITH NATIVE SEED MIX
 - ANNUALS
 - 1 1/2" RIVER ROCK
 - ALUMINUM EDGER
 - RETAINING WALL
 - SPOT ELEVATIONS
 - TOP GRADE
 - FINISHED GRADE



MATCHLINE (SEE NEXT SHEET)



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FINAL PD SITE PLAN
FOUNDERS MARKETPLACE FILING NO. 1
BLOCK 1, LOT 1
SE CORNER - COLORADO HWY. 86/RIDGE ROAD
CASTLE ROCK, CO

THESE PLANS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT BRINLOW
 LANDSCAPE ARCHITECT
 TOWN OF CASTLE ROCK
 CERTIFICATION NUMBER: 307

Kurt Brinlow
 SIGNATURE
 9.3.04
 DATE

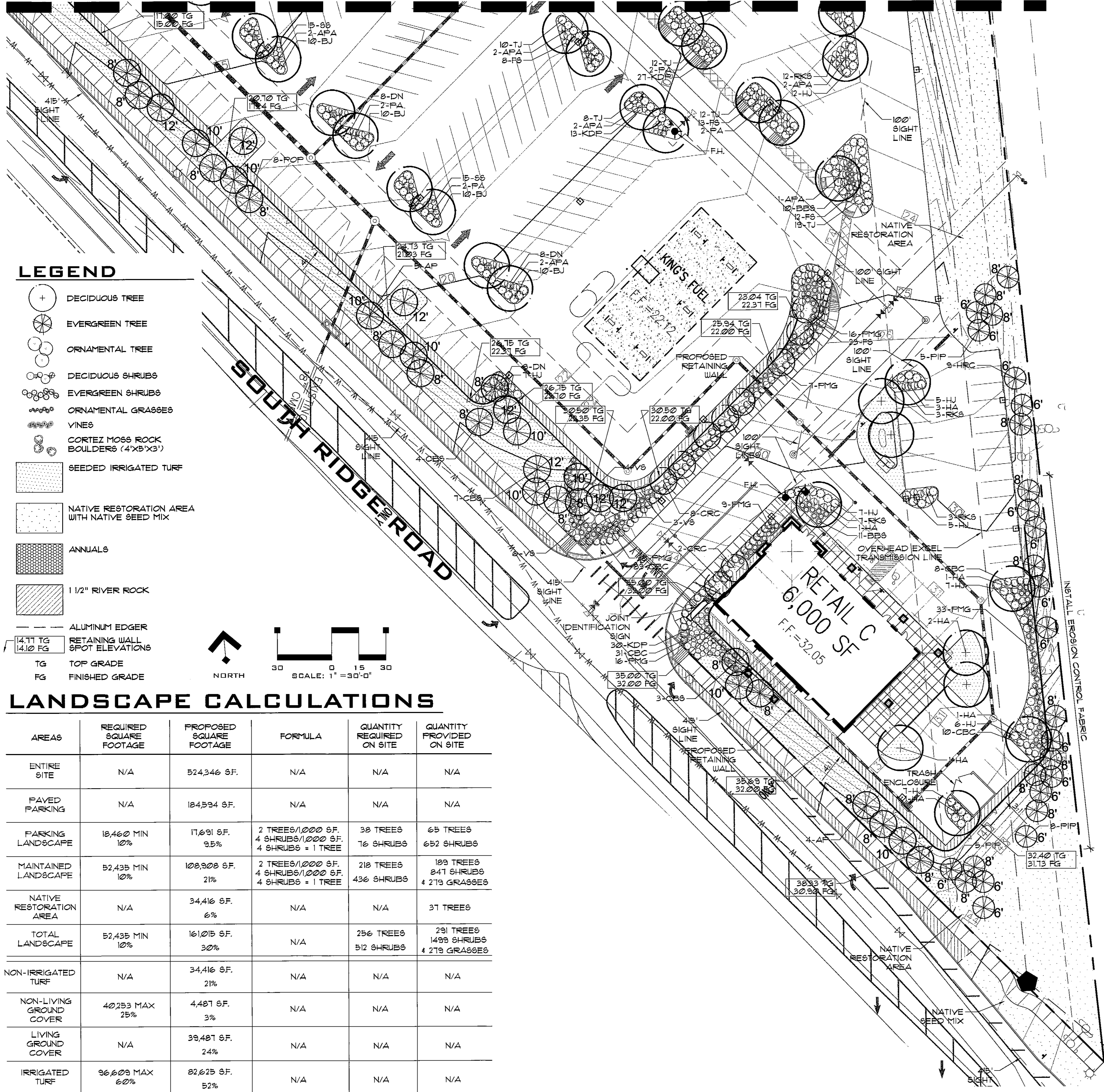
DATE	DESCRIPTION
09/03/04	INITIAL RECORDATION

PROJECT #: 03.0292
 DRAWN BY: KML
 DESIGNED BY: KDB
 CHECKED BY: KDB

LANDSCAPE PLAN
LP1

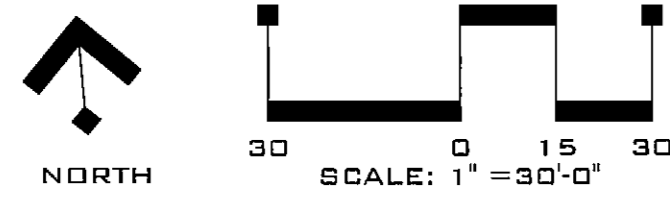
FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN

MATCHLINE (SEE NEXT SHEET)



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- VINES
- CORTÉZ MOSS ROCK BOULDERS (4'x3'x3')
- SEEDED IRRIGATED TURF
- NATIVE RESTORATION AREA WITH NATIVE SEED MIX
- ANNUALS
- 1 1/2" RIVER ROCK
- ALUMINUM EDGER
- RETAINING WALL
- SPOT ELEVATIONS
- TOP GRADE
- FINISHED GRADE



LANDSCAPE CALCULATIONS

AREAS	REQUIRED SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	FORMULA	QUANTITY REQUIRED ON SITE	QUANTITY PROVIDED ON SITE
ENTIRE SITE	N/A	524,346 SF.	N/A	N/A	N/A
PAVED PARKING	N/A	184,594 SF.	N/A	N/A	N/A
PARKING LANDSCAPE	18,460 MIN 10%	17,691 SF. 95%	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF. 4 SHRUBS + 1 TREE	38 TREES 76 SHRUBS	65 TREES 652 SHRUBS
MAINTAINED LANDSCAPE	52,435 MIN 10%	108,908 SF. 21%	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF. 4 SHRUBS + 1 TREE	218 TREES 436 SHRUBS	189 TREES 841 SHRUBS 4,219 GRASSES
NATIVE RESTORATION AREA	N/A	34,416 SF. 6%	N/A	N/A	31 TREES
TOTAL LANDSCAPE	52,435 MIN 10%	161,015 SF. 30%	N/A	256 TREES 512 SHRUBS	291 TREES 1499 SHRUBS 4,219 GRASSES
NON-IRRIGATED TURF	N/A	34,416 SF. 21%	N/A	N/A	N/A
NON-LIVING GROUND COVER	40,253 MAX 25%	4,487 SF. 3%	N/A	N/A	N/A
LIVING GROUND COVER	N/A	39,487 SF. 24%	N/A	N/A	N/A
IRRIGATED TURF	96,609 MAX 60%	82,625 SF. 52%	N/A	N/A	N/A

PLANT LIST

- SHADE TREES**
- 23 APA AUTUMN PURPLE ASH
Fraxinus americana 'Autumn Purple' 2 1/2" CAL. SINGLE TRUNK FULL CROWN, B4B, STAKED SPECIMEN QUALITY
 - 16 HA COMMON HACKBERRY
Celtis occidentalis 2 1/2" CAL. SINGLE TRUNK FULL CROWN, B4B, STAKED SPECIMEN QUALITY
 - 36 FA FATMORE ASH
Fraxinus pennsylvanica 'Fatmore' 2 1/2" CAL. SINGLE TRUNK FULL CROWN, B4B, STAKED SPECIMEN QUALITY
- EVERGREEN TREES**
- 67 AP AUSTRIAN PINE
Pinus nigra 8'-12" HT. SINGLE TRUNK FULL FORM, B4B SPECIMEN QUALITY, GUYED
 - 20 CBS COLORADO BLUE SPRUCE
Picea pungens var. glauca 8'-12" HT. SINGLE TRUNK FULL FORM, B4B SPECIMEN QUALITY, GUYED
 - 15 HRC HILLSPIRE RED CEDAR
Juniperus virginiana 'Hillspire' 6'-8' HT. SINGLE TRUNK FULL FORM, B4B SPECIMEN QUALITY, GUYED
 - 40 PIP PINYON PINE
Pinus edulis 6'-8' HT. SINGLE TRUNK FULL FORM, B4B SPECIMEN QUALITY, GUYED
 - 26 POP PONDEROSA PINE
Pinus ponderosa 8'-12" HT. SINGLE TRUNK FULL FORM, B4B SPECIMEN QUALITY, GUYED
- ORNAMENTAL TREES**
- 26 AM AMUR MAPLE
Acer ginnala 6'-8' HT. MULTI-LEADER 3 LEADER MIN, B4B SPECIMEN QUALITY, STAKED
 - 10 CRC CANADA RED CHOKECHERRY
Prunus virginiana 'Canada Red' 6'-8' HT. MULTI-LEADER 3 LEADER MIN, B4B SPECIMEN QUALITY, STAKED
 - 12 TCH THORNLESS COCKSPUR Hawthorn
Crataegus crus-galli 'Inermis' 6'-8' HT. MULTI-LEADER 3 LEADER MIN, B4B SPECIMEN QUALITY, STAKED
- NEEDLELEAF EVERGREEN SHRUBS**
- 32 BHJ BAR HARBOR JUNIPER
Juniperus horizontalis 'Bar Harbor' 5 GAL. 18"-24" SPREAD SPACING 48" O.C. 5 CANES MIN.
 - 139 BJ BUFFALO JUNIPER
Juniperus sabinna 'Buffalo' 5 GAL. 18"-24" SPREAD SPACING 48" O.C. 5 CANES MIN.
 - 117 HJ HUGHES JUNIPER
Juniperus horizontalis 'Hughes' 5 GAL. 18"-24" SPREAD SPACING 60" O.C. 5 CANES MIN.
 - 61 GJG SEA GREEN JUNIPER
Juniperus x media 'Sea Green' 5 GAL. 18"-24" SPREAD SPACING 12" O.C. 5 CANES MIN.
 - 112 TJ TAMMY JUNIPER
Juniperus sabinna 'Tamariscifolia' 5 GAL. 18"-24" SPREAD SPACING 48" O.C. 5 CANES MIN.
- DECIDUOUS SHRUBS**
- 45 AUS ANTHONY WATERER SPIREA
Spiraea x bumalda 'Anthony Waterer' 5 GAL. 18"-24" HT. SPACING 36" O.C. 5 CANES MIN.
 - 132 CBC CORAL BEAUTY COTONEASTER
Cotoneaster dammeri 'Coral Beauty' 5 GAL. 18"-24" HT. SPACING 36" O.C. 5 CANES MIN.
 - 68 DN DWARF NINEBARK
Physocarpus opulifolius 'Nanus' 5 GAL. 18"-24" HT. SPACING 48" O.C. 5 CANES MIN.
 - 99 FB FROEBEL SPIREA
Spiraea x bumalda 'Froebelii' 5 GAL. 18"-24" HT. SPACING 48" O.C. 5 CANES MIN.
 - 142 GO GAMBEL OAK
Quercus gambelii 6' HT. MULTI-LEADER 3 LEADER MIN, B4B SPECIMEN QUALITY, STAKED
 - 110 KDP KATHRYN DYKES POTENTILLA
Potentilla fruticosa 'Kathryn Dykes' 5 GAL. 18"-24" HT. SPACING 48" O.C. 5 CANES MIN.
 - 81 MM MOUNTAIN MAHOGANY
Cercocarpus montanus 5 GAL. 18"-24" HT. SPACING 5' O.C. 5 CANES MIN.
 - 7 NMF NEW MEXICAN PRIVET
Forestiera neomexicana 5 GAL. 18"-24" HT. SPACING 6' O.C. 5 CANES MIN.
 - 28 RKS ROCK SPIREA
Holodiscus dumosus 5 GAL. 18"-24" HT. SPACING 36" O.C. 5 CANES MIN.
 - 82 RS RUSSIAN SAGE
Perovskia atriplicifolia 5 GAL. 18"-24" HT. SPACING 36" O.C. 5 CANES MIN.
 - 22 SB SNOWBERRY CORALBERRY
Symphoricarpos albus 5 GAL. 18"-24" HT. SPACING 4' O.C. 5 CANES MIN.
 - 8 SKS SASKATOON SERVICEBERRY
Amelanchier alnifolia 5 GAL. 18"-24" HT. SPACING 8' O.C. 5 CANES MIN.
 - 25 SS SHIBORI SPIREA
Spiraea japonica 'Shibori' 5 GAL. 18"-24" HT. SPACING 36" O.C. 5 CANES MIN.
 - 56 TJS THREE-LEAF SUMAC
Rhus trilobata 5 GAL. 18"-24" HT. SPACING 36" O.C. 5 CANES MIN.
 - 13 VS VANHOUTTEI SPIREA
Spiraea x vanhouttei 5 GAL. 18"-24" HT. SPACING 1' O.C. 5 CANES MIN.
- ORNAMENTAL GRASSES**
- 66 BAG BLUE AVENA GRASS
Helictotrichon sempervirens 1 GAL. ESTABLISHED SPACING 24" O.C.
 - 32 BBS BIG BLUESTEM
Andropogon gerardii 1 GAL. ESTABLISHED SPACING 36" O.C.
 - 62 LBS LITTLE BLUESTEM
Schizachyrium scoparium 1 GAL. ESTABLISHED SPACING 24" O.C.
 - 119 PMG PURPLE MAIDEN GRASS
Miscanthus sinensis 'Purpurascens' 1 GAL. ESTABLISHED SPACING 36" O.C.
- VINES**
- 24 EI ENGLEMANN IVY
Parthenocissus quinquefolia 'Englemann' 1 GAL. ESTABLISHED SPACING 8' O.C. 3 CANES MIN.
 - 184 VLC VIOLET CLEMATIS
Clematis x 'Jackmanii' 1 GAL. ESTABLISHED SPACING 36" O.C. PLANT AT BASE OF FENCE
- ANNUAL MIX**
- 544 50% GOLDEN ORANGE ZINNIA
Zinnia angustifolia 'Golden Orange' 4" POTS ESTABLISHED SPACING 6" O.C. 15 PER FLAT
 - 50% TROPIC SNOW ZINNIA
Zinnia angustifolia 'Tropic Snow' 4" POTS ESTABLISHED SPACING 6" O.C. 15 PER FLAT

FESCUE TURF SEED MIX

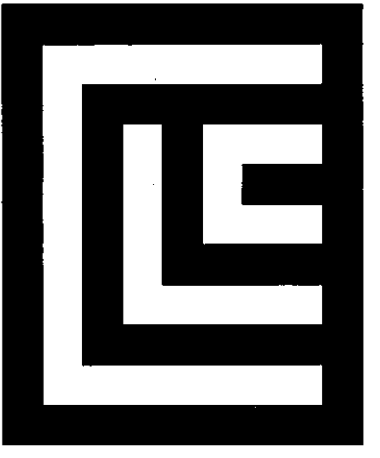
(FULLY IRRIGATED)
 (TO BE MOWED)
 SEEDING RATE: 4 LBS/1000 SF
 PERCENTAGES BY SEED COUNT

- 30% 9R3000 HARD FESCUE
- 30% CHEWINGS FESCUE
- 25% CREEPING RED FESCUE
- 15% 9R4000 PERENNIAL RYEGRASS

NATIVE SEED MIX

(SUPPLEMENTAL IRRIGATION)
 (MOWING NOT RECOMMENDED)
 SEEDING RATE: 4 LBS/1000 SF. DRILL SEEDED
 ADD 50% IF HYDROSEEDED OR BRILLION DRILLED
 ADD 100% IF BROADCAST

- 10% EPHRAIM CRESTED WHEATGRASS
- 15% HARD FESCUE
- 15% PERENNIAL RYEGRASS



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 8480 E. ORCHARD RD.
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ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

FINAL PD SITE PLAN
 FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

THESE PLANS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF:
 KYLE BRINLOW
 LANDSCAPE ARCHITECT
 TOWN OF CASTLE ROCK
 CERTIFICATION NUMBER: 307

Kyle Brinlow
 SIGNATURE:
 9.11.04
 DATE:

DESCRIPTION
 INITIAL RECORDATION
 DATE 09/03/04

PROJECT #: 03.0292
 DRAWN BY: KML
 DESIGNED BY: KDP
 CHECKED BY: KDP

LANDSCAPE PLAN

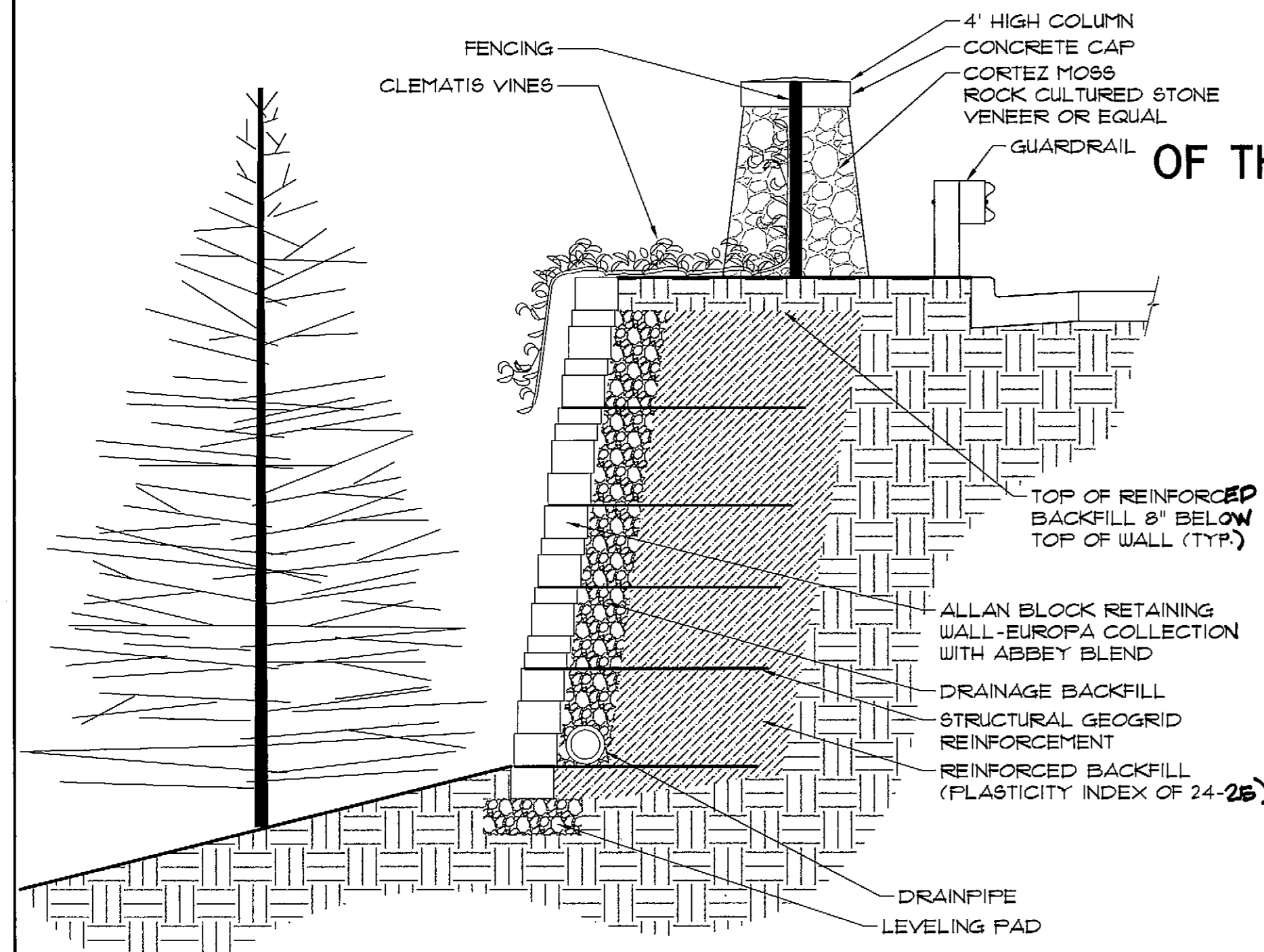
LP2

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

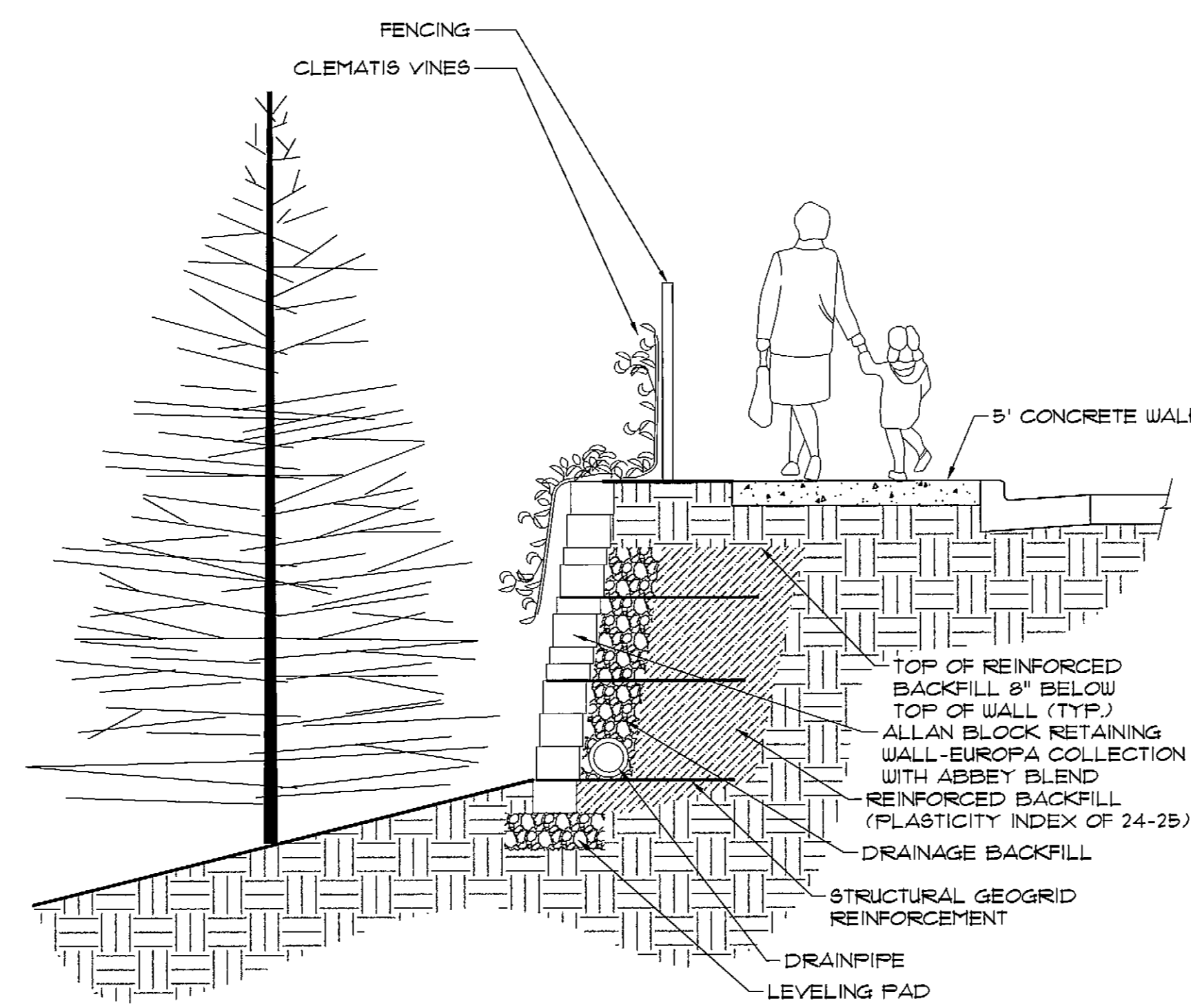
LANDSCAPE SECTIONS AND NOTES

PRELIMINARY LANDSCAPE NOTES

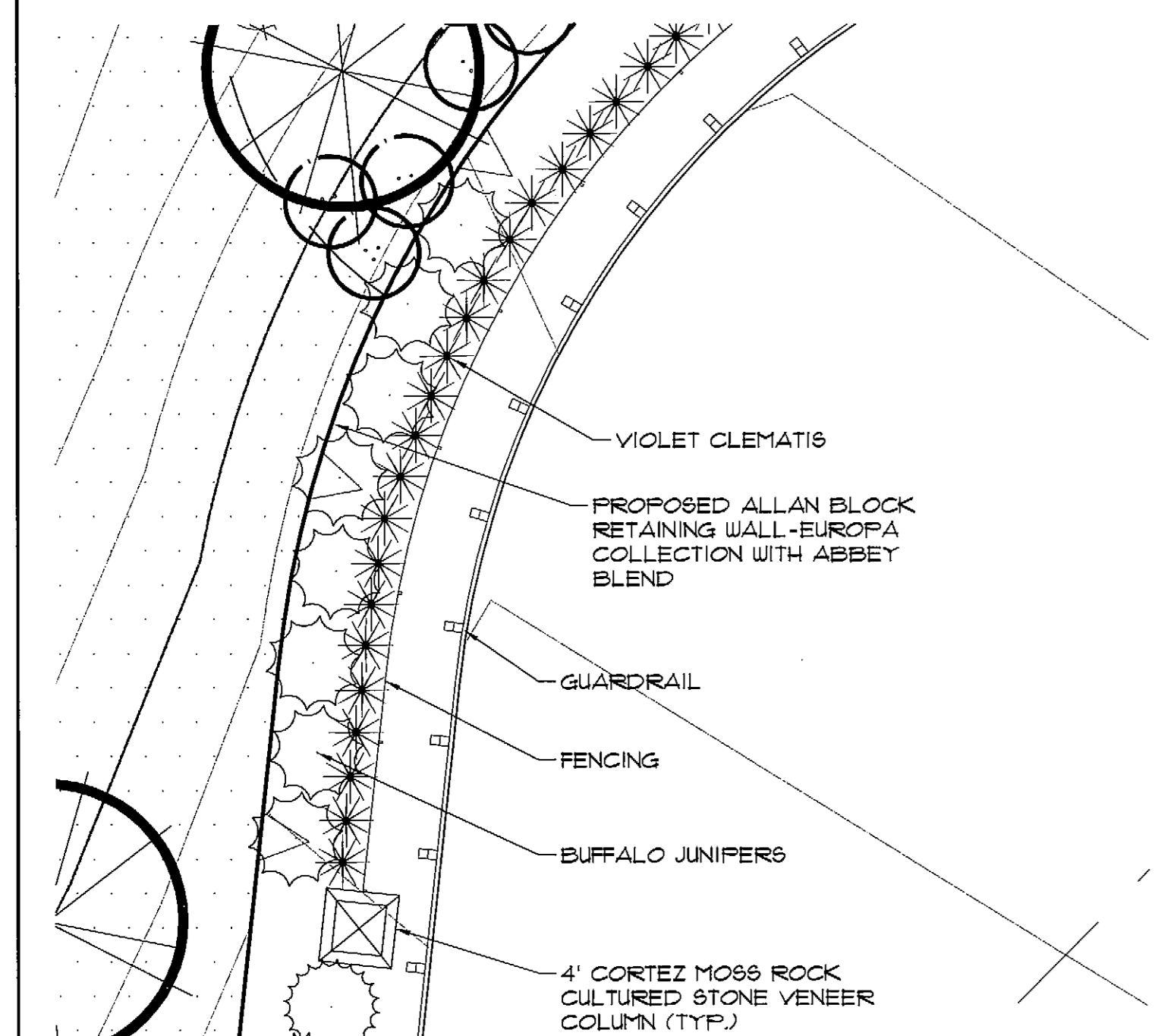
- REMOVE EXCESS SUB GRADE WHERE NECESSARY & PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX INCHES (6") IN TURF AND GRASS AREAS AND TWELVE (12") INCHES IN SHRUB BEDS. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
- ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED IN TO ALL LANDSCAPE AREAS AND PLANTING PITS. PROVIDE NO LESS THAN THE FOLLOWING QUANTITIES OF THE SPECIFIED AMENDMENT MATERIAL.
 SODDED & SEEDED AREAS:
 Organic Soil Amendment: 4 cubic yards per 1000 s.f.
 Commercial Fertilizer: N-3 lbs./1000 s.f. P-4 lbs./1000 s.f. K-2 lbs./1000 s.f.
 SHRUB, ORN GRASS, GROUND COVER, PERENNIAL, & ANNUAL BEDS:
 Organic Soil Amendment: 2 cubic yards per 1000 s.f.
 Commercial Fertilizer: N-3 lbs./1000 s.f. P-4 lbs./1000 s.f. K-2 lbs./1000 s.f.
 Super phosphate: (0-46-0) 10 lbs. per 1000 s.f.
 BACKFILL FOR TREES & SHRUBS:
 Organic Soil Amendment: 1/4 by volume of backfill.
 Planting Pit Excavated Material: 3/4 by volume.
 Fertilizer Tablets: One 21-gram fertilizer tablet for each 1/2 inch of tree trunk caliper and one tablet per 12 inches height, or spread, whichever is greater, of each shrub per manufacturers recommendations.
 ORGANIC SOIL AMENDMENTS SHALL BE A COMPOSTED ORGANIC WOOD AND MANURE BASED PRODUCT WITH A CARBON TO NITROGEN RATIO BETWEEN 15:1 AND 30:1 WITH A PH OF 6 TO 8, AND A SALT CONTENT BELOW 6 MMHOS/CM. THE ORGANIC SOIL AMENDMENT SHALL BE FREE FROM ALL VIABLE WEED SEEDS, AND BE FINELY SHREDDED TO PASS 10% THROUGH A 1/8" MESH. SPREAD ORGANIC AMENDMENT MATERIAL EVENLY OVER AREA.
 THOROUGHLY INCORPORATE SOIL AMENDMENTS & FERTILIZERS BY ROTOTILLING OR HAND SPADING TO A MINIMUM DEPTH OF 6" IN BED AREAS AND 4" IN TURF AND GRASS AREAS. THE AREAS SHALL THEN BE SETTLED, FINE GRADED FINE GRADED AND RAKED TO MEET THE APPROVED FINISHED GRADE. THE SURFACE SHALL THEN BE SMOOTH, LOOSE AND OF FINE TEXTURE.
- ALL PLANT MATERIALS SHALL BE AS SPECIFIED & MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS.
- TREE PITS SHALL BE DUG AS DEFINED IN THE DETAIL AND SPECIFICATIONS. ALL B&B PLANT MATERIAL SHALL HAVE ALL CONTAINMENT MATERIAL EXCEPT FOR 100% HEMP BURLAP OR TUINE REMOVED FROM THE TRUNK AND ROOT BALL AFTER BEING PLACED IN THE PIT. THIS INCLUDES THE WIRE BASKET AND NYLON TUINE. AFTER BACKFILLING AND SATURATING THE LOWER 2/3 OF THE PIT REMOVE THE REMAINING BURLAP OR TUINE FROM THE TOP 1/3 OF THE ROOT BALL AS WELL AS THE TRUNK. IF THE PLANT IS IN A PLASTIC POT OR A FIBER POT LARGER THAN 1 GALLONS REMOVE THE POT AFTER PLACING THE PLANT IN THE PIT. PERFORM PLANTING AS DEFINED IN THE DETAILS AND SPECIFICATIONS.
- ALL SODDED AND SEEDED AREAS ARE TO BE INSTALLED AND EROSION CONTROL FABRIC TO BE ADDED WHEN NECESSARY AS DEFINED IN THE PLANS, DETAILS AND THE SPECIFICATIONS.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH RYERSON STEEL, FERMALOCK ALUMINUM OR APPROVED EQUAL. EDGER IS NOT REQUIRED ADJACENT TO CURBS, WALKS, BUILDINGS OR RETAINING WALLS AND SHALL BE INSTALLED AS DEFINED IN THE DETAILS.
- SPECIFIED BARK MULCH IS TO BE SPREAD FOUR (4) INCHES DEEP FOR TREES IN 60D AND SEED AREAS, SPREADING GROUND COVERS, PERENNIAL FLOWERS AND ALSO SPREAD TWO (2) INCHES DEEP FOR ANNUALS UNLESS NOTED OTHERWISE ON THE PLAN. MULCH RINGS FOR TREES IN TURF SHALL BE FOUR (4) FOOT DIAMETER MIN. FOR SHADE AND EVERGREEN TREES, THREE (3) FOOT DIAMETER MIN. FOR ORNAMENTALS.
 SPECIFIED RIVER ROCK IS TO BE SPREAD FOUR (4) INCHES DEEP FOR SHRUBS AND ORNAMENTAL GRASSES ALSO SPREAD TWO (2) INCHES DEEP UNDER TREE GRATES UNLESS NOTED OTHERWISE ON THE PLAN.
 PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SEEDED, SODDED OR MULCHED WITH AN ORGANIC MATERIAL. APPLY SPECIFIED FIRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE DETAILS AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE INITIAL INSTALLATION OF ANNUALS THAT ARE APPROPRIATE AT THE TIME OF COMPLETION. ANNUAL FLOWERS ARE TO BE CHANGED FOUR TIMES PER YEAR. WINTER ANNUALS ARE TO BE INSTALLED OCTOBER FIRST AND AGAIN APRIL FIRST. SUMMER ANNUALS ARE TO BE INSTALLED JUNE FIRST AND AGAIN AUGUST FIRST. LANDSCAPE CONTRACTOR TO VERIFY PLANT SPECIES AND COLOR WITH OWNER. ANNUALS SHALL BE 4" POTS PLANTED 6" O.C. OR APPROVED EQUAL.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR POP-UP HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. ALL SUPPLEMENTAL IRRIGATION SHALL BE PERMANENT. ALL SPRAY IRRIGATION FOR DRY LAND SEED AREAS AS WELL AS DRIP IRRIGATION FOR SHRUBS AND TREES IN NATIVE AREAS WITH NO EDGER SHALL OPERATE REGULARLY FOR THREE YEARS. AFTER THE FIRST THREE YEARS THEY SHALL OPERATED ONLY AS NEEDED TO PREVENT DORMANCY OR DEATH.
- QUALITY INSTALLATION, MAINTENANCE & REPLACEMENTS
 LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF TURF BUT NOT GRASS, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIALS DIE REPLACEMENT SHALL OCCUR WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
- ALL SEED AREAS ON SLOPES OF GREATER THAN THREE TO ONE (3:1) SHALL HAVE EROSION CONTROL FABRIC INSTALLED OVER THE SEED AND HYDRO MULCH (IF USED) PER MANUFACTURER'S SPECIFICATIONS. EROSION CONTROL FABRIC SHALL BE A SINGLE NET EXCEL SIOR BLANKET ENCLOSED IN A PHOTODEGRADABLE PLASTIC MESH SECURED WITH STEEL WIRE STAPLES 6 INCHES LONG. INSTALL PER MANUFACTURER'S SPECIFICATIONS. USE "CURLX" SINGLE NET BLANKETS BY AMERICAN EXCEL SIOR COMPANY OR APPROVED EQUAL.



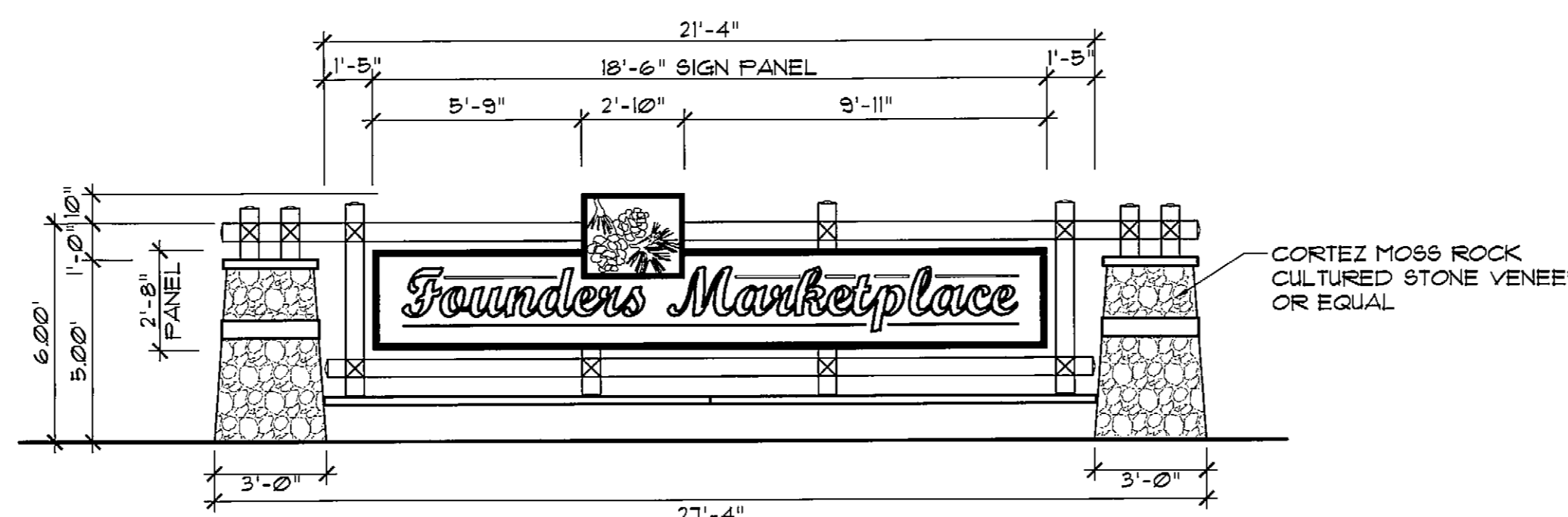
A COLUMN & FENCE SECTION A-A
 SCALE: 3/8"=1'-0"



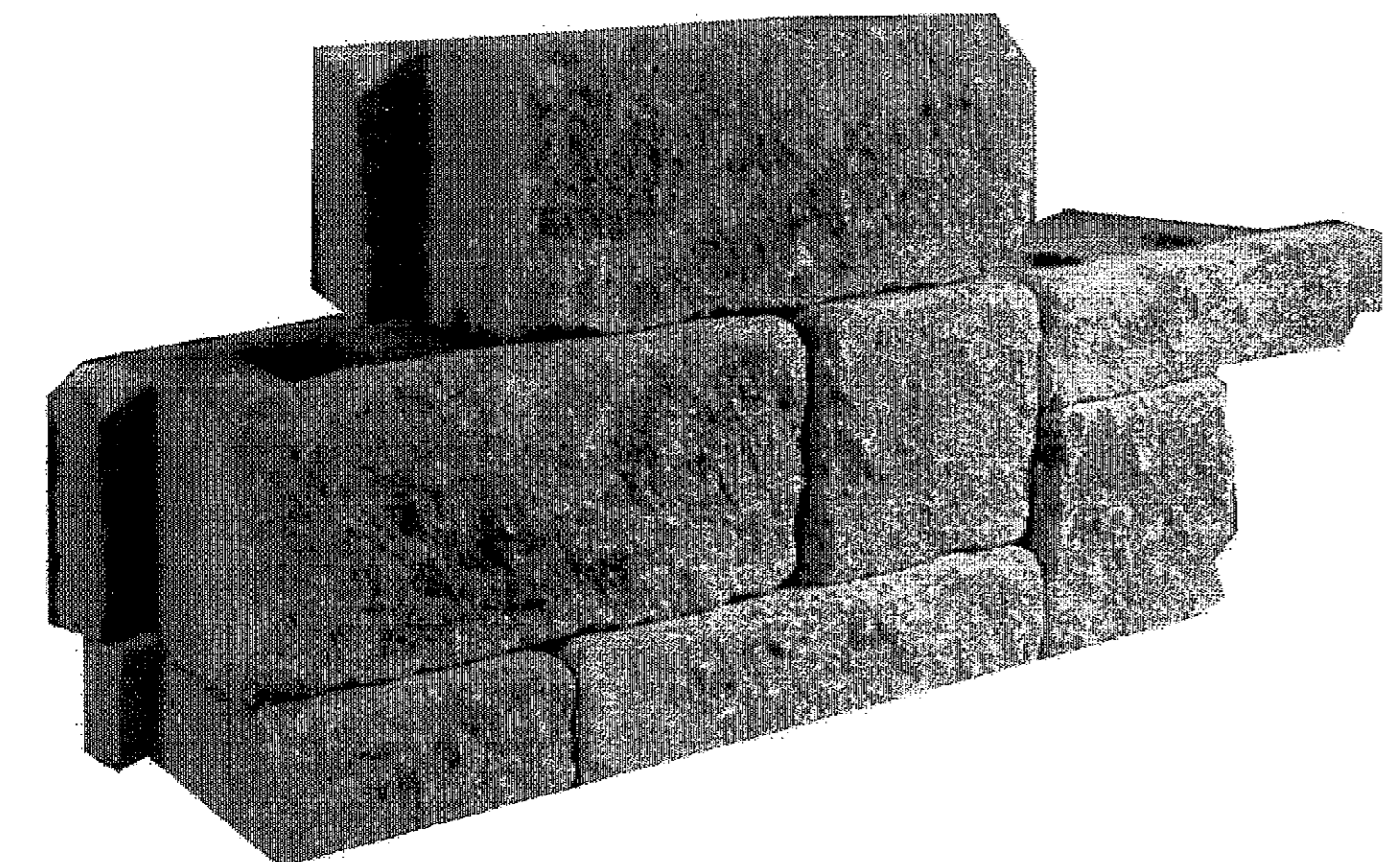
D COLUMN & FENCE SECTION B-B
 SCALE: 3/8"=1'-0"



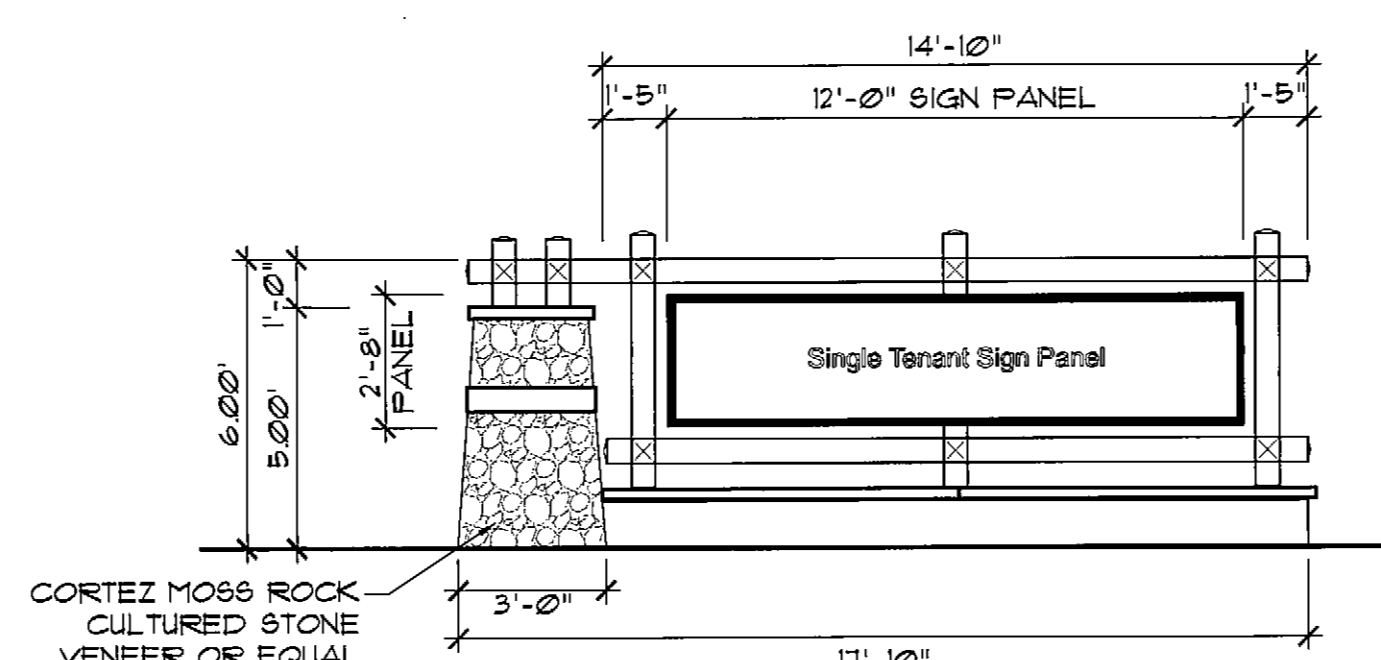
B COLUMN & FENCE PLAN DETAIL
 SCALE: 1/8"=1'-0"



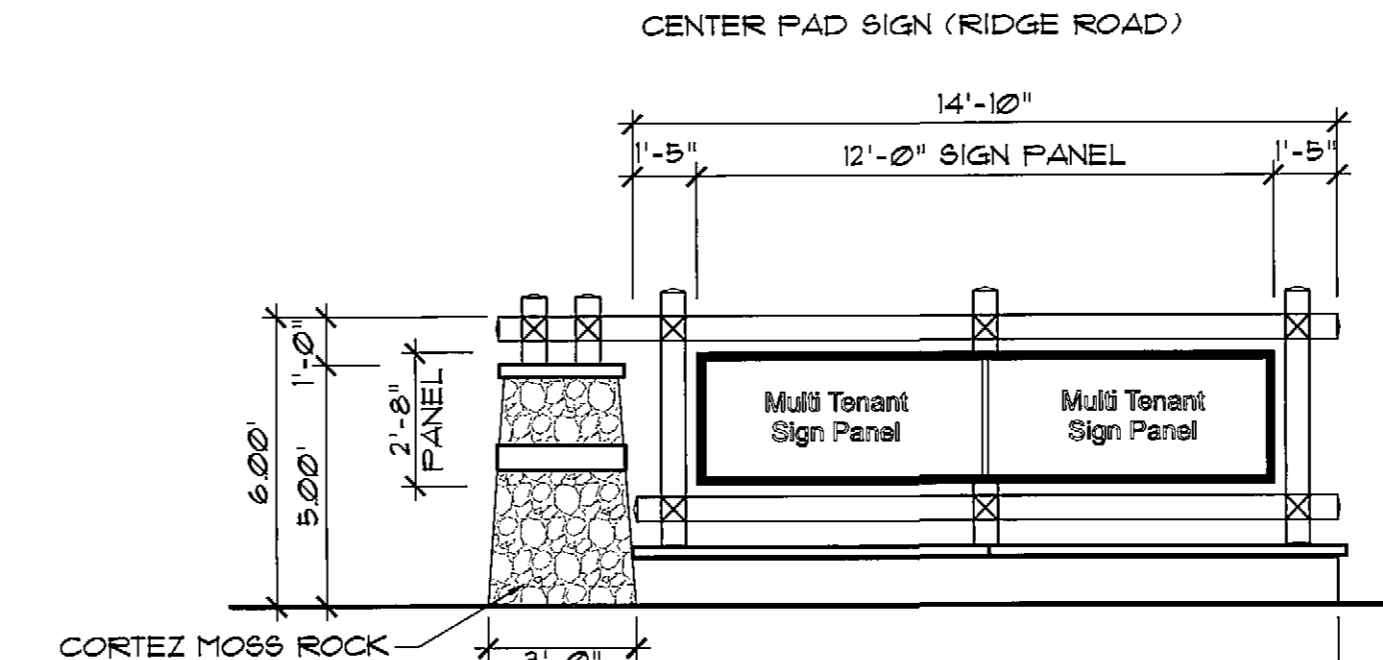
E PRIMARY NEIGHBORHOOD IDENTIFICATION SIGN
 SCALE: 1/4"=1'-0"



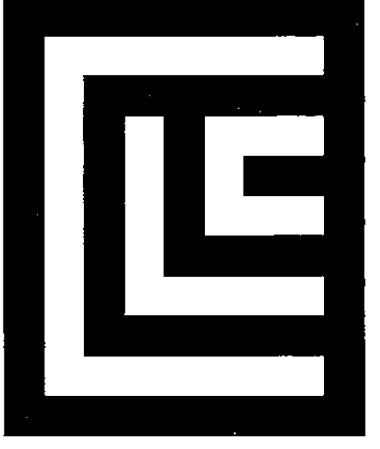
C EUROPA COLLECTION - ABBEY BLEND TAN COLOR BLEND



F IDENTIFICATION SIGN
 SCALE: 1/4"=1'-0"



G JOINT IDENTIFICATION SIGN
 SCALE: 1/4"=1'-0"



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FINAL PD SITE PLAN
FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

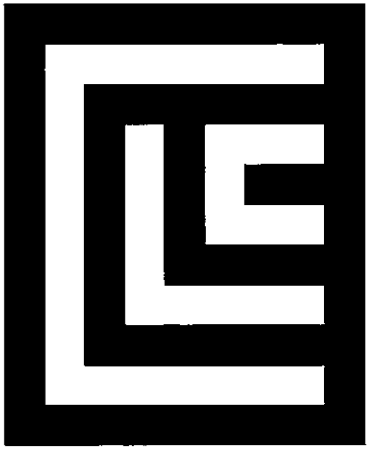
THESE PLANS HAVE BEEN
 PREPARED UNDER THE
 DIRECT SUPERVISION OF:
 LANDSCAPE ARCHITECT
 KURT W. RAINIER
 CERTIFICATION NUMBER:
 307

Kurt W. Rainier
 SIGNATURE:
 9.9.04
 DATE:

DESCRIPTION
 INITIAL REVISION
 DATE 09/03/04

PROJECT #: 03.0292
 DRAWN BY: KML
 DESIGNED BY: KDP
 CHECKED BY: KDP

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE DETAILS



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FINAL PD SITE PLAN
 FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

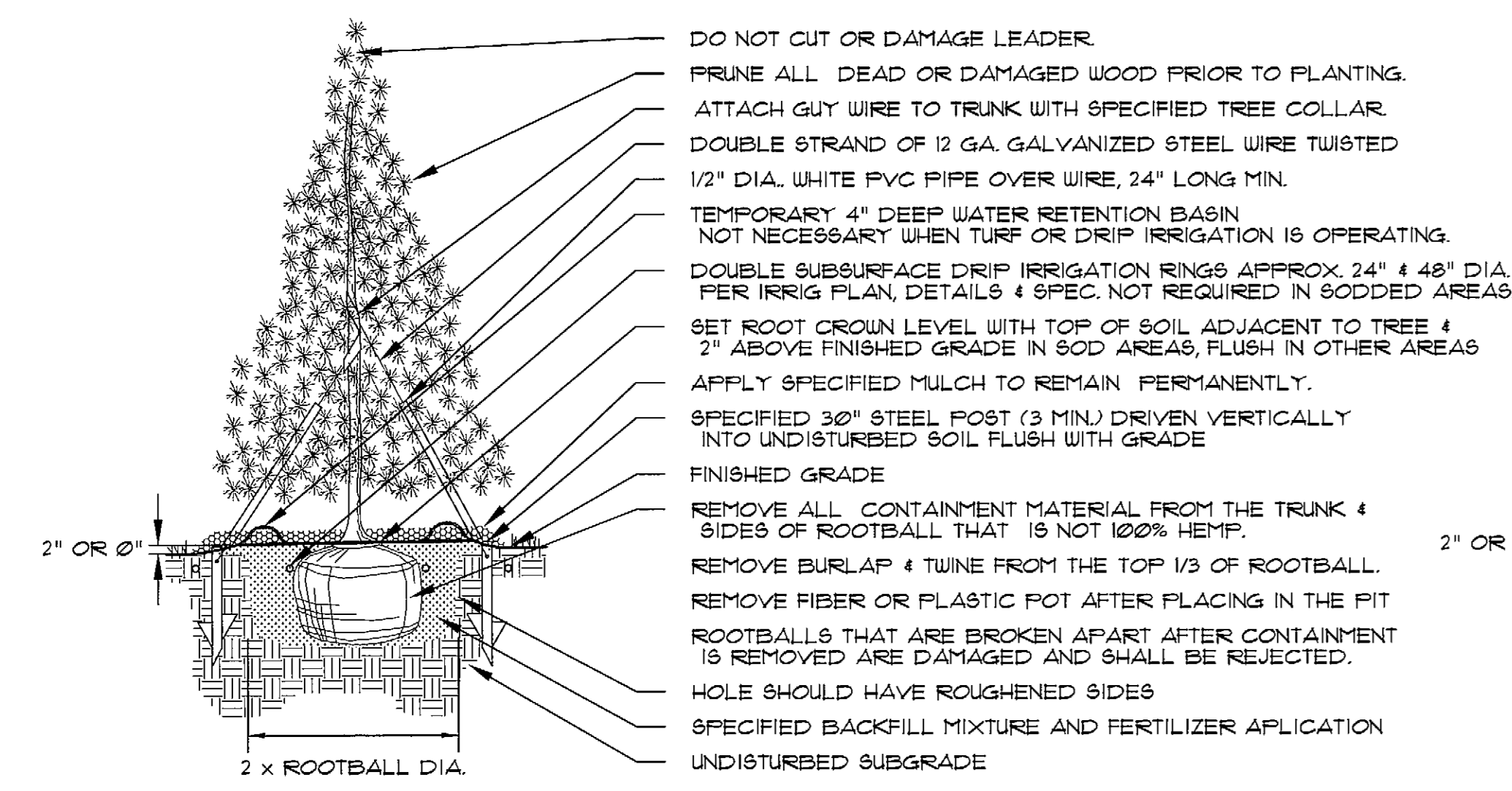
THESE PLANS HAVE BEEN
 PREPARED UNDER THE
 DIRECT SUPERVISION OF:
 KURT PRINLOW,
 LANDSCAPE ARCHITECT,
 TOWN OF CASTLE ROCK
 CERTIFICATION NUMBER:
 907

Kurt O. Prinlow
 SIGNATURE
 9.9.04
 DATE:

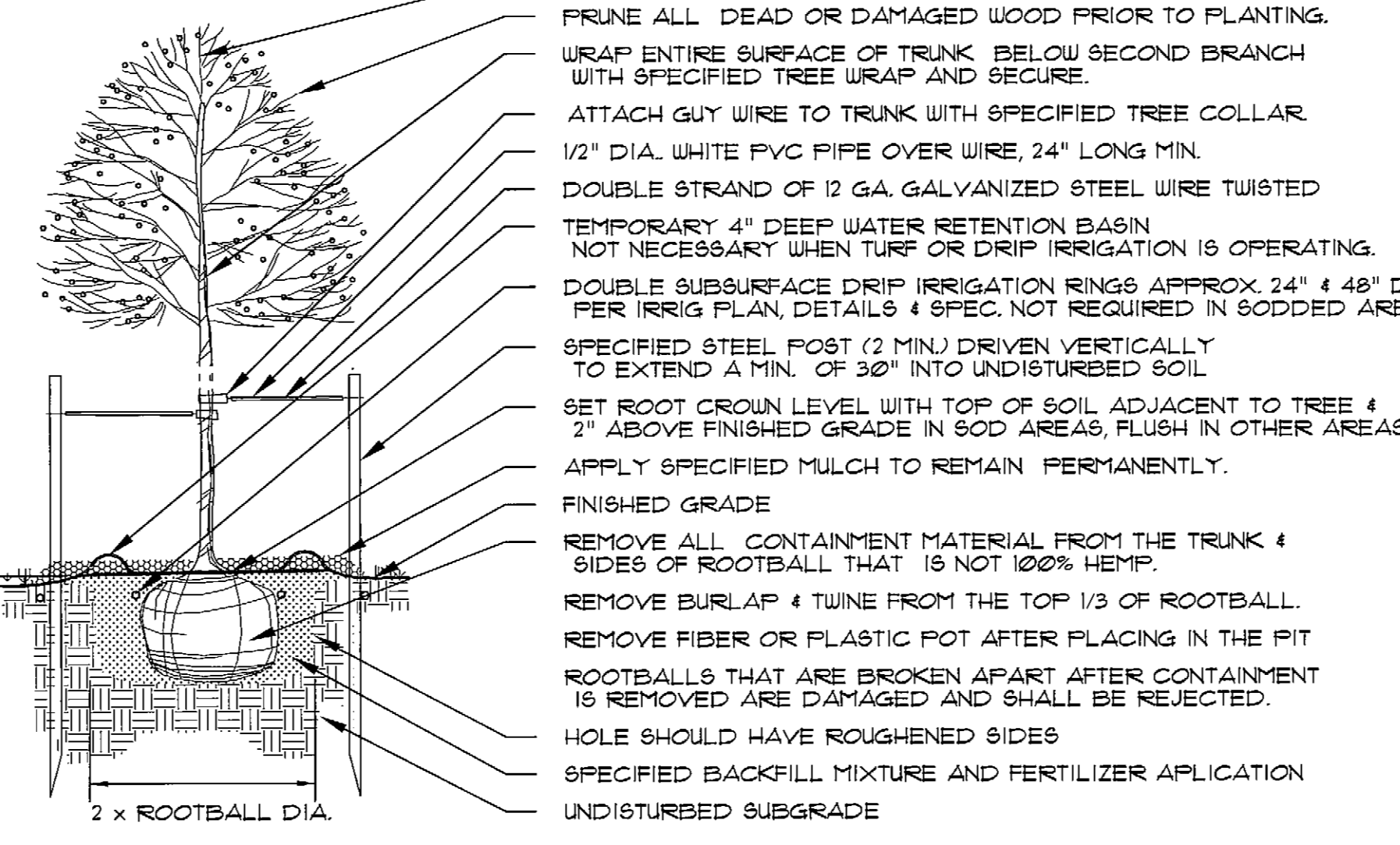
DESCRIPTION
 INITIAL RECORDED
 DATE 09/03/04

PROJECT #: 03.0292
 DRAWN BY: KML
 DESIGNED BY: KDB
 CHECKED BY: KDP

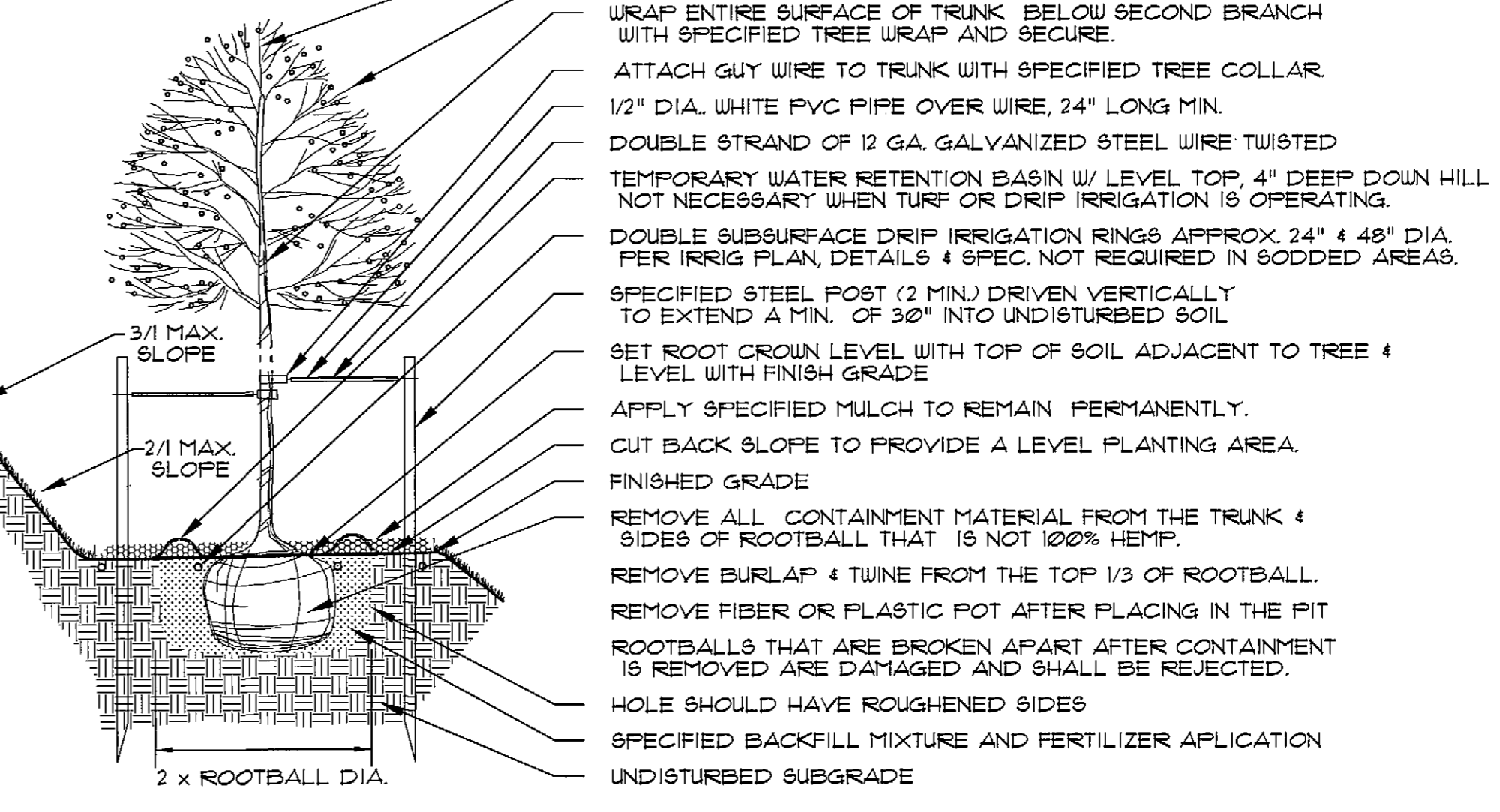
LANDSCAPE DETAILS
 LP4



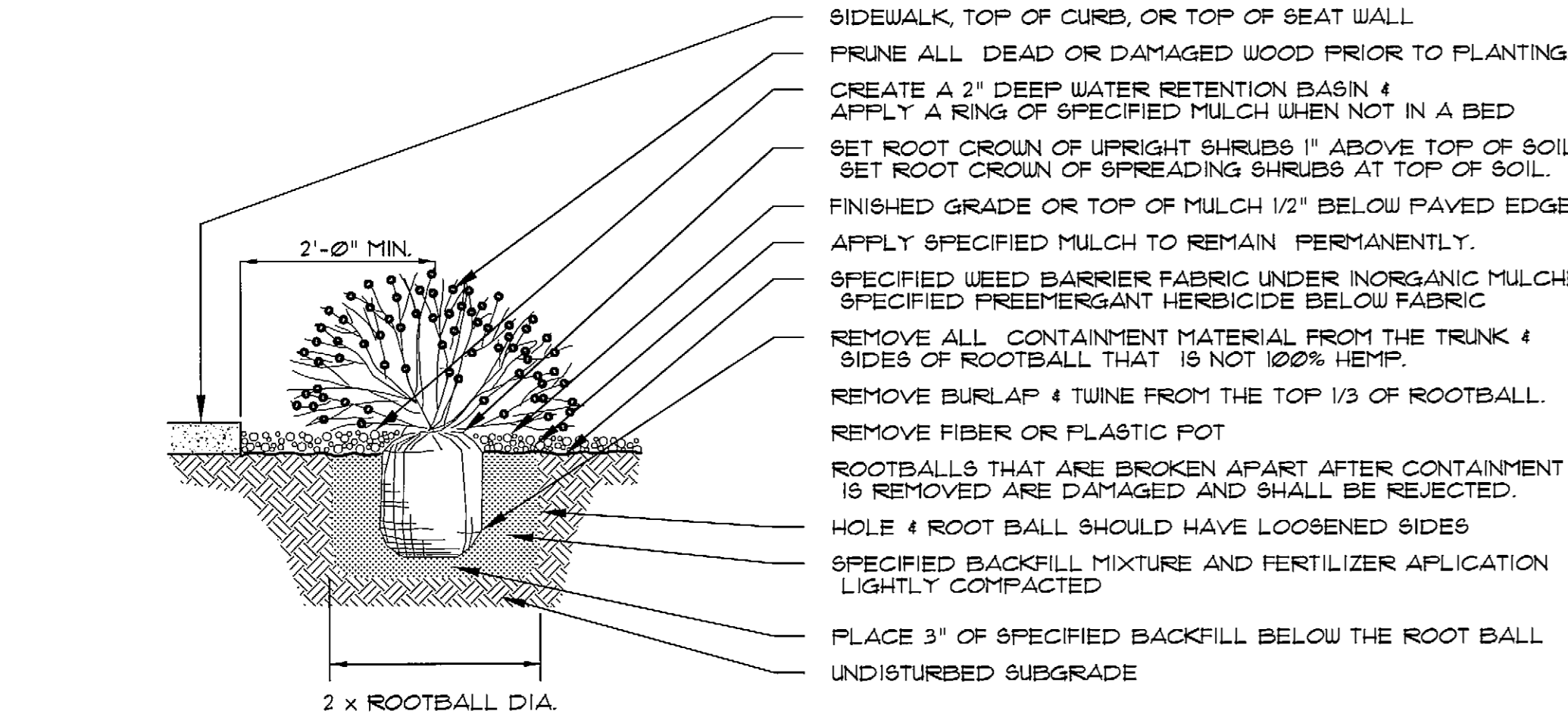
EVERGREEN TREE PLANTING W/ GUY WIRES (A)
 NOT TO SCALE



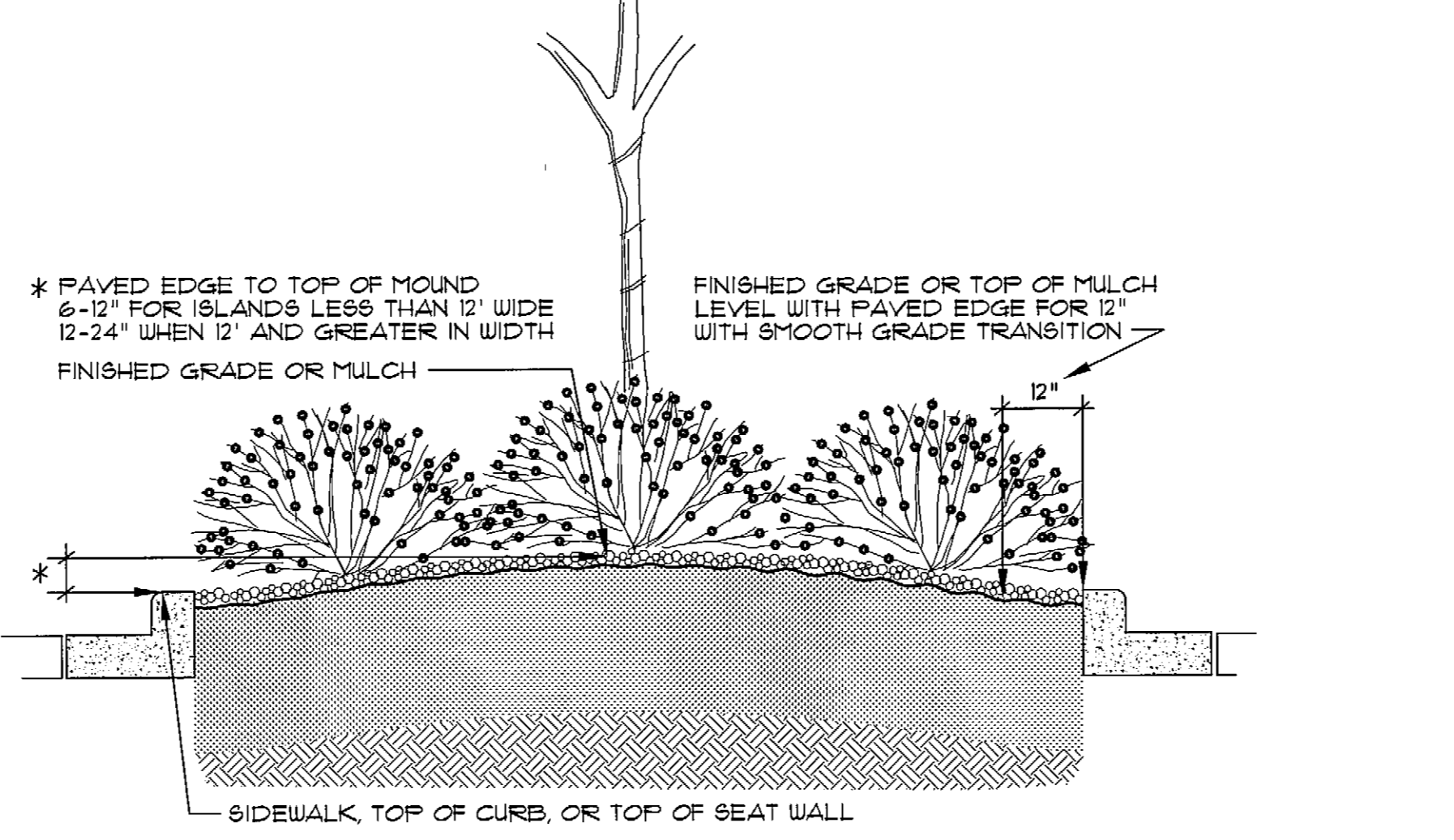
DECIDUOUS TREE PLANTING (B)
 NOT TO SCALE



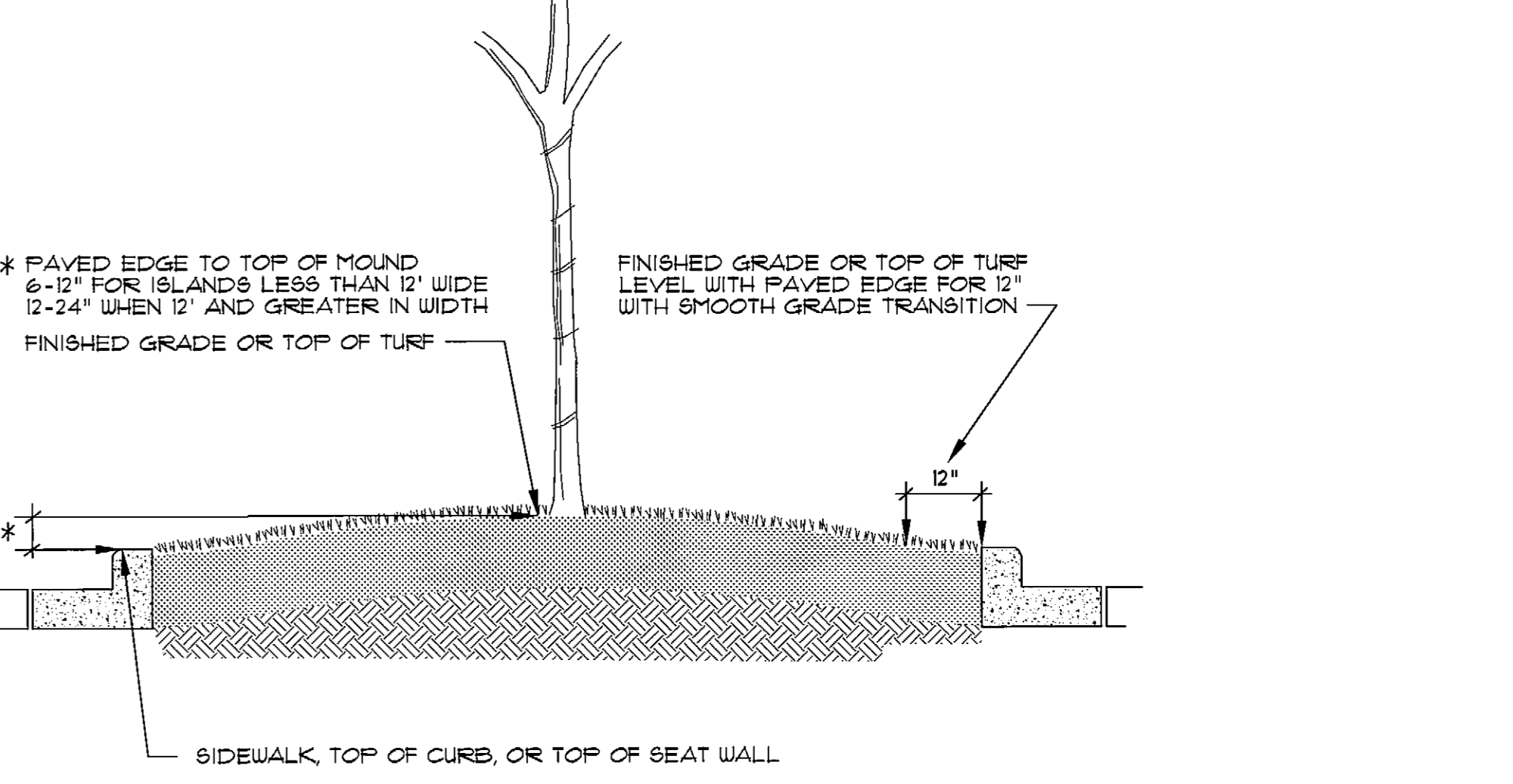
TREE PLANTING ON SLOPE (C)
 NOT TO SCALE



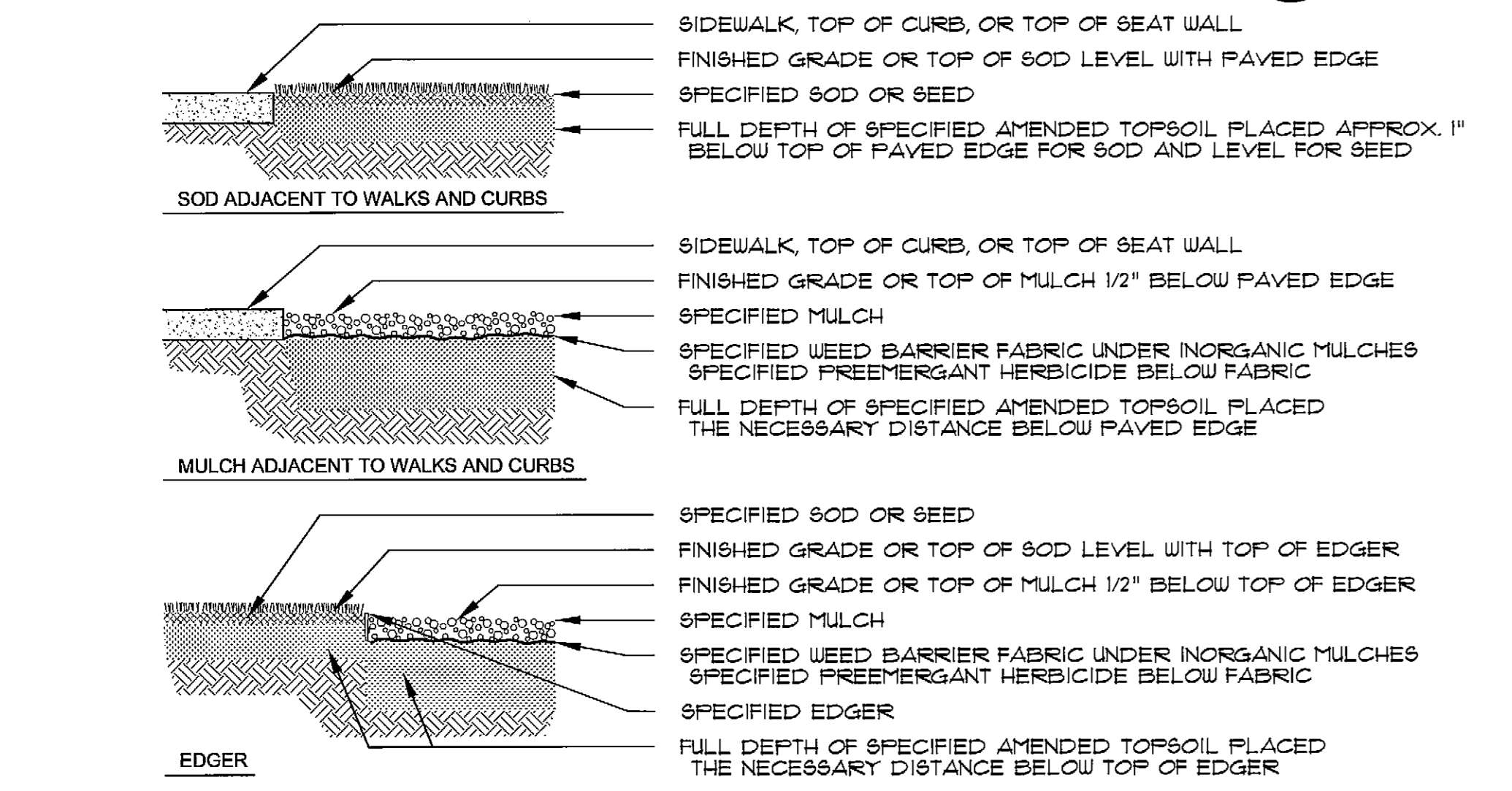
SHRUB PLANTING (D)
 NOT TO SCALE



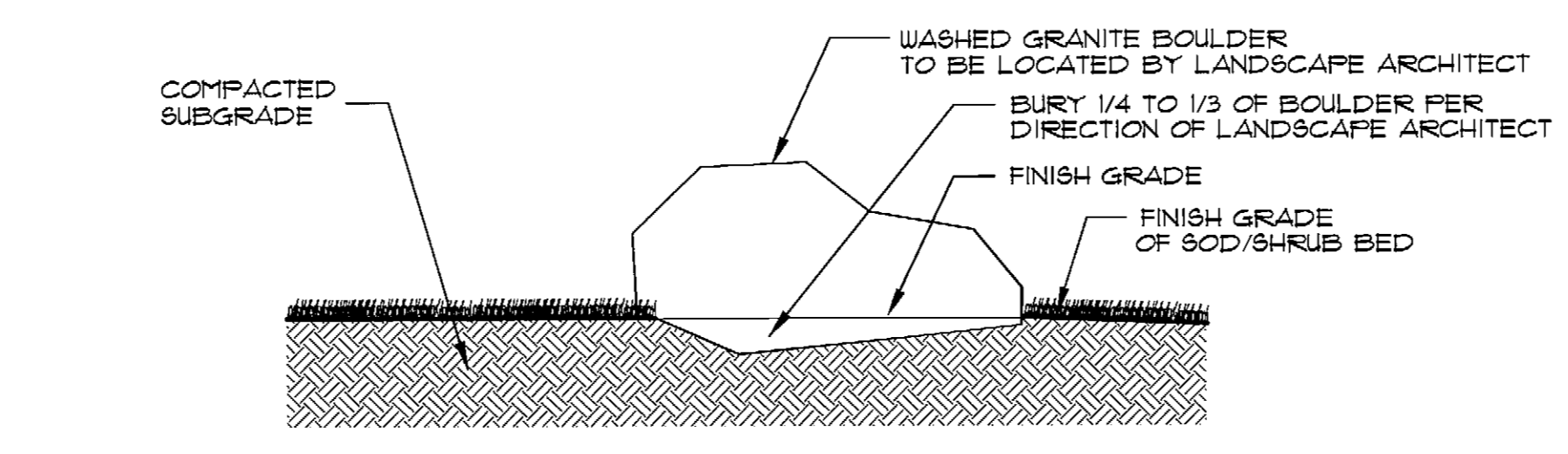
MOUNDED ISLAND - SHRUBS & TREES (E)
 NOT TO SCALE



MOUNDED ISLAND - TURF (F)
 NOT TO SCALE



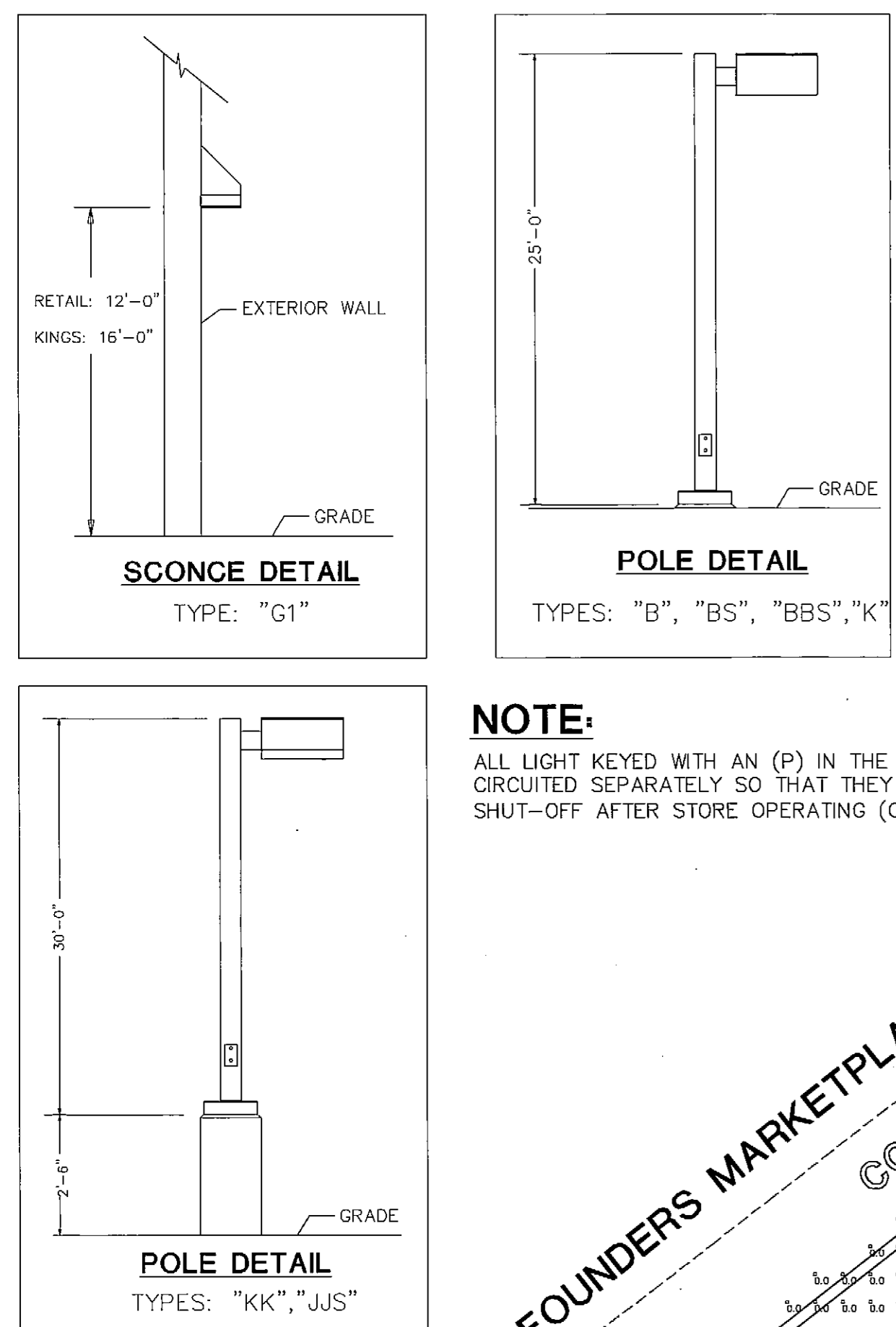
EDGE TREATMENT (G)
 NOT TO SCALE



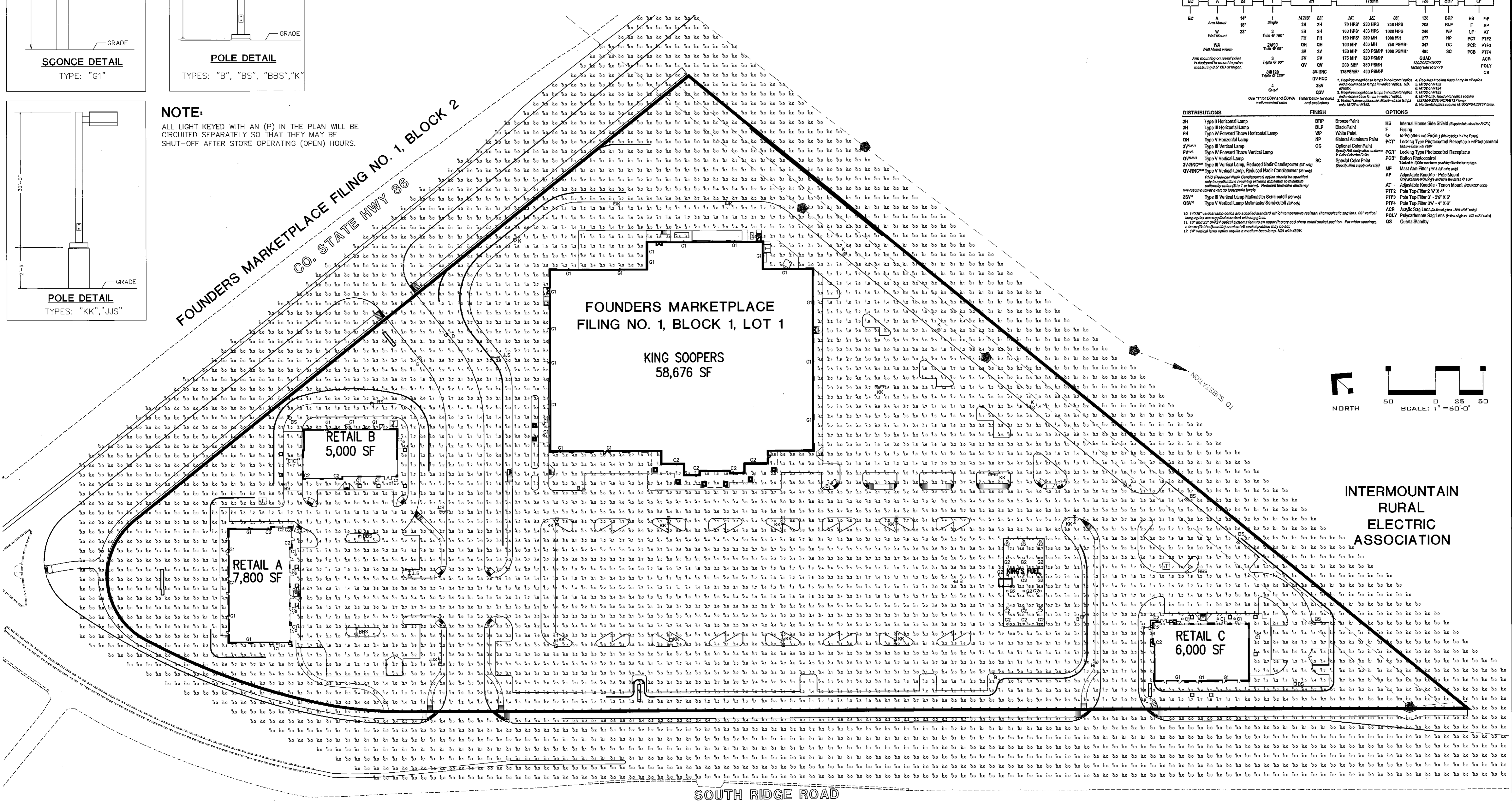
BOULDER PLACEMENT (H)
 NOT TO SCALE

FINAL PD SITE PLAN FOR BLOCK 1, LOT 1
FOUNDERS MARKETPLACE FILING NO. 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST,
 OF THE 6TH P.M., CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PHOTOMETRIC PLAN



NOTE:
 ALL LIGHT KEYED WITH AN (P) IN THE PLAN WILL BE
 CIRCUITED SEPARATELY SO THAT THEY MAY BE
 SHUT-OFF AFTER STORE OPERATING (OPEN) HOURS.



ECOLUME ECA/ECW

The Ecolume ECA/ECW is a rectangular arm-mounted area luminaire. The precision segmented optical systems provide required light levels, even illumination, wide pole spacings and glare control. The housing is deformed and the door frame is extruded aluminum. The Ecolume luminaire is completely gasketed and gasketed, preventing intrusion from moisture, insects and contaminants.

ORDERING

PREFIX	OUNTING	SIZE	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
EC	A	14"	1	1/2/21/2	22'	120	BRP	HS MF
	Am Mount	18"	2	2H	70 HP*	250 HPS	BLP	F AP
	Wall Mount	24"	2	2H	100 HP*	400 HPS	WP	LF AT
	WIA	24"	2	2H	150 HP*	500 HPS	NP	FCI PFI2
	Wall Mount	30"	2	2H	200 HP*	700 HPS	OC	PCR PFC3
	WIA	36"	2	2H	300 HP*	1000 HPS	SC	PCB PFI4
	Wall Mount	42"	2	2H	400 HP*	1300 HPS	OC	ACR
	WIA	48"	2	2H	500 HP*	1700 HPS	OC	POLY
	Wall Mount	54"	2	2H	600 HP*	2100 HPS	OC	GS
	WIA	60"	2	2H	700 HP*	2500 HPS	OC	GS
	Wall Mount	66"	2	2H	800 HP*	2900 HPS	OC	GS
	WIA	72"	2	2H	900 HP*	3300 HPS	OC	GS
	Wall Mount	78"	2	2H	1000 HP*	3700 HPS	OC	GS
	WIA	84"	2	2H	1100 HP*	4100 HPS	OC	GS
	Wall Mount	90"	2	2H	1200 HP*	4500 HPS	OC	GS
	WIA	96"	2	2H	1300 HP*	4900 HPS	OC	GS
	Wall Mount	102"	2	2H	1400 HP*	5300 HPS	OC	GS
	WIA	108"	2	2H	1500 HP*	5700 HPS	OC	GS
	Wall Mount	114"	2	2H	1600 HP*	6100 HPS	OC	GS
	WIA	120"	2	2H	1700 HP*	6500 HPS	OC	GS
	Wall Mount	126"	2	2H	1800 HP*	6900 HPS	OC	GS
	WIA	132"	2	2H	1900 HP*	7300 HPS	OC	GS
	Wall Mount	138"	2	2H	2000 HP*	7700 HPS	OC	GS
	WIA	144"	2	2H	2100 HP*	8100 HPS	OC	GS
	Wall Mount	150"	2	2H	2200 HP*	8500 HPS	OC	GS
	WIA	156"	2	2H	2300 HP*	8900 HPS	OC	GS
	Wall Mount	162"	2	2H	2400 HP*	9300 HPS	OC	GS
	WIA	168"	2	2H	2500 HP*	9700 HPS	OC	GS
	Wall Mount	174"	2	2H	2600 HP*	10100 HPS	OC	GS
	WIA	180"	2	2H	2700 HP*	10500 HPS	OC	GS
	Wall Mount	186"	2	2H	2800 HP*	10900 HPS	OC	GS
	WIA	192"	2	2H	2900 HP*	11300 HPS	OC	GS
	Wall Mount	198"	2	2H	3000 HP*	11700 HPS	OC	GS
	WIA	204"	2	2H	3100 HP*	12100 HPS	OC	GS
	Wall Mount	210"	2	2H	3200 HP*	12500 HPS	OC	GS
	WIA	216"	2	2H	3300 HP*	12900 HPS	OC	GS
	Wall Mount	222"	2	2H	3400 HP*	13300 HPS	OC	GS
	WIA	228"	2	2H	3500 HP*	13700 HPS	OC	GS
	Wall Mount	234"	2	2H	3600 HP*	14100 HPS	OC	GS
	WIA	240"	2	2H	3700 HP*	14500 HPS	OC	GS
	Wall Mount	246"	2	2H	3800 HP*	14900 HPS	OC	GS
	WIA	252"	2	2H	3900 HP*	15300 HPS	OC	GS
	Wall Mount	258"	2	2H	4000 HP*	15700 HPS	OC	GS
	WIA	264"	2	2H	4100 HP*	16100 HPS	OC	GS
	Wall Mount	270"	2	2H	4200 HP*	16500 HPS	OC	GS
	WIA	276"	2	2H	4300 HP*	16900 HPS	OC	GS
	Wall Mount	282"	2	2H	4400 HP*	17300 HPS	OC	GS
	WIA	288"	2	2H	4500 HP*	17700 HPS	OC	GS
	Wall Mount	294"	2	2H	4600 HP*	18100 HPS	OC	GS
	WIA	300"	2	2H	4700 HP*	18500 HPS	OC	GS
	Wall Mount	306"	2	2H	4800 HP*	18900 HPS	OC	GS
	WIA	312"	2	2H	4900 HP*	19300 HPS	OC	GS
	Wall Mount	318"	2	2H	5000 HP*	19700 HPS	OC	GS
	WIA	324"	2	2H	5100 HP*	20100 HPS	OC	GS
	Wall Mount	330"	2	2H	5200 HP*	20500 HPS	OC	GS
	WIA	336"	2	2H	5300 HP*	20900 HPS	OC	GS
	Wall Mount	342"	2	2H	5400 HP*	21300 HPS	OC	GS
	WIA	348"	2	2H	5500 HP*	21700 HPS	OC	GS
	Wall Mount	354"	2	2H	5600 HP*	22100 HPS	OC	GS
	WIA	360"	2	2H	5700 HP*	22500 HPS	OC	GS
	Wall Mount	366"	2	2H	5800 HP*	22900 HPS	OC	GS
	WIA	372"	2	2H	5900 HP*	23300 HPS	OC	GS
	Wall Mount	378"	2	2H	6000 HP*	23700 HPS	OC	GS
	WIA	384"	2	2H	6100 HP*	24100 HPS	OC	GS
	Wall Mount	390"	2	2H	6200 HP*	24500 HPS	OC	GS
	WIA	396"	2	2H	6300 HP*	24900 HPS	OC	GS
	Wall Mount	402"	2	2H	6400 HP*	25300 HPS	OC	GS
	WIA	408"	2	2H	6500 HP*	25700 HPS	OC	GS
	Wall Mount	414"	2	2H	6600 HP*	26100 HPS	OC	GS
	WIA	420"	2	2H	6700 HP*	26500 HPS	OC	GS
	Wall Mount	426"	2	2H	6800 HP*	26900 HPS	OC	GS
	WIA	432"	2	2H	6900 HP*	27300 HPS	OC	GS
	Wall Mount	438"	2	2H	7000 HP*	27700 HPS	OC	GS
	WIA	444"	2	2H	7100 HP*	28100 HPS	OC	GS
	Wall Mount	450"	2	2H	7200 HP*	28500 HPS	OC	GS
	WIA	456"	2	2H	7300 HP*	28900 HPS	OC	GS
	Wall Mount	462"	2	2H	7400 HP*	29300 HPS	OC	GS
	WIA	468"	2	2H	7500 HP*	29700 HPS	OC	GS
	Wall Mount	474"	2	2H	7600 HP*	30100 HPS	OC	GS
	WIA	480"	2	2H	7700 HP*	30500 HPS	OC	GS
	Wall Mount	486"	2	2H	7800 HP*	30900 HPS	OC	GS
	WIA	492"	2	2H	7900 HP*	31300 HPS	OC	GS
	Wall Mount	498"	2	2H	8000 HP*	31700 HPS	OC	GS
	WIA	504"	2	2H	8100 HP*	32100 HPS	OC	GS
	Wall Mount	510"	2	2H	8200 HP*	32500 HPS	OC	GS
	WIA	516"	2	2H	8300 HP*	32900 HPS	OC	GS
	Wall Mount	522"	2	2H	8400 HP*	33300 HPS	OC	GS
	WIA	528"	2	2H	8500 HP*	33700 HPS	OC	GS
	Wall Mount	534"	2	2H	8600 HP*	34100 HPS	OC	GS
	WIA	540"	2	2H	8700 HP*	34500 HPS	OC	GS
	Wall Mount	546"	2	2H	8800 HP*	34900 HPS	OC	GS
	WIA	552"	2	2H	8900 HP*	35300 HPS	OC	GS
	Wall Mount	558"	2	2H	9000 HP*	35700 HPS	OC	GS
	WIA	564"	2	2H	9100 HP*	36100 HPS	OC	GS
	Wall Mount	570"	2	2H	9200 HP*	36500 HPS	OC	GS
	WIA	576"	2	2H	9300 HP*	36900 HPS	OC	GS
	Wall Mount	582"	2	2H	9400 HP*	37300 HPS	OC	GS
	WIA	588"	2	2H	9500 HP*	37700 HPS	OC	GS
	Wall Mount	594"	2	2H	9600 HP*	38100 HPS	OC	GS
	WIA	600"	2	2H	9700 HP*	38500 HPS	OC	GS
	Wall Mount	606"	2	2H	9800 HP*	38900 HPS	OC	GS
	WIA	612"	2	2H	9900 HP*	39300 HPS	OC	GS
	Wall Mount	618"	2	2H	10000 HP*	39700 HPS	OC	GS
	WIA	624"	2	2H	10100 HP*	40100 HPS	OC	GS
	Wall Mount	630"	2	2H	10200 HP*	40500 HPS	OC	GS
	WIA	636"	2	2H	10300 HP*	40900 HPS	OC	GS
	Wall Mount	642"	2	2H	10400 HP*	41300 HPS	OC	GS
	WIA	648"	2	2H	10500 HP*	41700 HPS	OC	GS
	Wall Mount	654"	2	2H	10600 HP*	42100 HPS	OC	GS
	WIA	660"	2	2H	10700 HP*	42500 HPS	OC	GS
	Wall Mount	666"	2	2H	10800 HP*	42900 HPS	OC	GS
	WIA	672"	2	2H	10900 HP*	43300 HPS	OC	GS
	Wall Mount	678"	2	2H	11000 HP*	43700 HPS	OC	GS
	WIA	684"	2	2H	11100 HP*	44100 HPS	OC	GS
	Wall Mount	690"	2	2H	11200 HP*	44500 HPS	OC	GS
	WIA	696"	2	2H	11300 HP*	44900 HPS	OC	GS
	Wall Mount	702"	2	2H	11400 HP*	45300 HPS	OC	GS
	WIA	708"	2	2H	11500 HP*	45700 HPS	OC	GS
	Wall Mount	714"	2	2H	11600 HP*	46100 HPS	OC	GS
	WIA	720"	2	2H	11700 HP*	46500 HPS	OC	GS
	Wall Mount	726"	2	2H	11800 HP*	46900 HPS	OC	GS
	WIA	732"	2	2H	11900 HP*	47300 HPS	OC	GS
	Wall Mount	738"	2	2H	12000 HP*	47700 HPS	OC	GS
	WIA	744"	2	2H	12100 HP*	48100 HPS	OC	GS
	Wall Mount	750"	2	2H	12200 HP*	48500 HPS	OC	GS
	WIA	756"	2	2H	12300 HP*	48900 HPS	OC	GS
	Wall Mount	762"	2	2H	12400 HP*	49300 HPS	OC	GS
	WIA	768"	2	2H	12500 HP*	49700 HPS	OC	GS
	Wall Mount	774"	2	2H	12600 HP*	50100 HPS	OC	GS
	WIA	780"	2	2H	12700 HP*	50500 HPS	OC	GS
	Wall Mount	786"	2	2H	12800 HP*	50900 HPS	OC	GS
	WIA	792"	2	2H	12900 HP*	51300 HPS	OC	GS
	Wall Mount	798"	2	2H	13000 HP*	51700 HPS	OC	GS
	WIA	804"	2	2H	13100 HP*	52100 HPS	OC	GS
	Wall Mount	810"	2	2H	13200 HP*	52500 HPS	OC	GS
	WIA	816"						