

PLAT IDENTIFICATION SHEET

RECEPTION #:

DC01015581

DATE: 3-10/

TIME 12:49

FEE: \$ 80

(8 P)

GRANTOR:
(OWNER/SIGNER)

CR-HADJIS Investments

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone Auto Park
Milestone #3 2nd Amendment
Lot 1-3
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

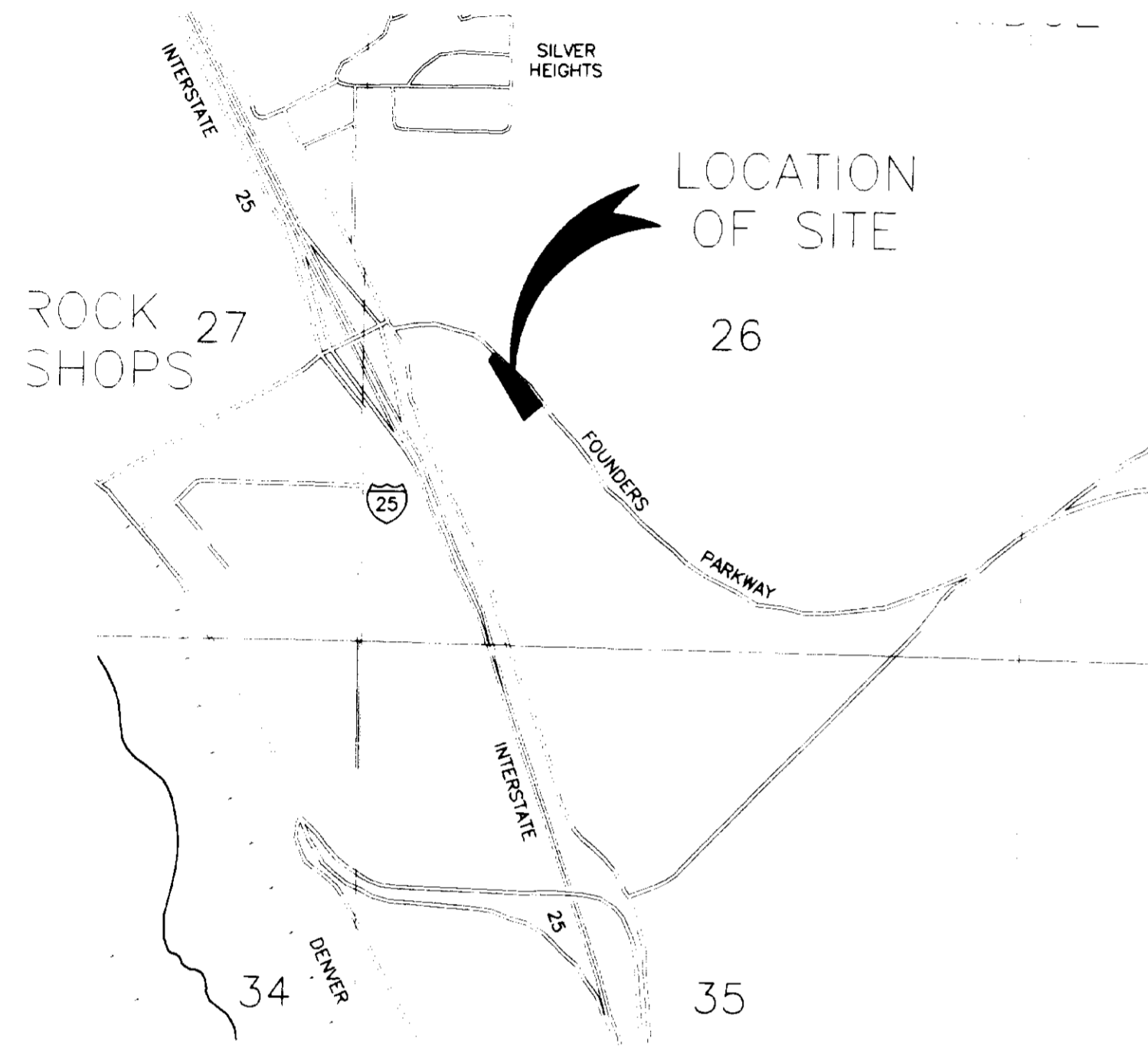
26-7-67

NEW SUBDIVISION ABBREV:

MileAuto

MILESTONE AUTO PARK MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3 FINAL PD SITE PLAN A PART OF THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

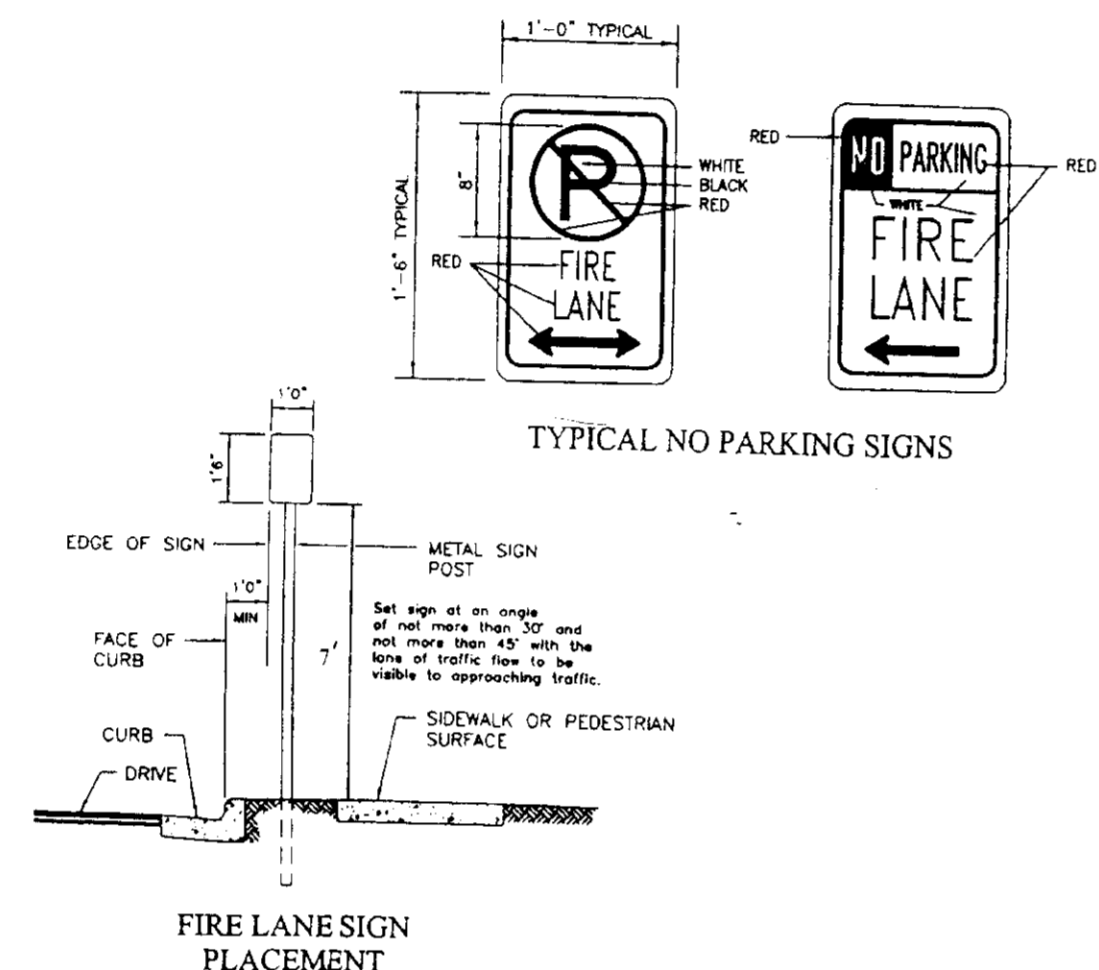
REVISIONS
NO. DATE DESCRIPTION



"NO PARKING FIRE LANE" SIGN SPECIFICATIONS

The "No Parking Fire Lane" sign shall be 12 inches by 18 inches with red lettering on white background. There shall be a minimum clearance of one foot from the edge of the sign to the street face of the curb. The fire lane sign shall be placed at the beginning of the restriction, at the end of the restriction and at least every 200 feet within the restricted area. End signs shall have single headed arrows pointing into the restricted zone and intermediate signs within the restricted zone shall have a double headed arrow pointing both ways. Please contact the Castle Rock Fire Department for any alternate sign design or usage approval.

"No Parking Fire Lane" signs must be posted by the developer on both sides of access roadways less than 28 feet wide and on both sides of access roadways 28 feet or greater but less than 34 feet wide. The signs should be set at an angle of not less than 30 degrees and no more than 45 degrees with the lane of traffic flow visible to approaching traffic.



SHEET INDEX

- 1 OF 8 COVER SHEET
- 2 OF 8 ARCHITECTURAL SITE PLAN
- 3 OF 8 CIVIL SITE PLAN
- 4 OF 8 LANDSCAPE PLAN
- 5 OF 8 LOT 1 BUILDING ELEVATIONS, GOODYEAR TIRE
- 6 OF 8 LOT 2 BUILDING ELEVATIONS, CAR WASH
- 7 OF 8 LOT 3 BUILDING ELEVATIONS, GREASE MONKEY
- 8 OF 8 SITE PHOTOMETRIC PLAN

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3 IN THE TOWN OF CASTLE ROCK.

Susan I. Rasmussen
CR-HADJIS INVESTMENTS, LLC
TIMOTHY A. HADJIS (MANAGER)
LANDOWNER (NOTARIZED SIGNATURE)
NOTARY BLOCK
SUSAN I. RASMUSSEN
Notary Public
State of Colorado
BY *Timothy A. Hadjis* WITNESS MY HAND AND SEAL
ADDRESS *512 Wilcox St. Castle Rock, CO 80104* MY COMMISSION EXPIRES *9-1-03*
CITY STATE ZIP CODE

TITLE CERTIFICATION

Eric Stearns
I, *ERIC STEARNS*, AN AUTHORIZED REPRESENTATIVE OF *LAND TITLE GUARANTEE*, A TITLE INSURANCE COMPANY LICENSED TO EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS *17th* DAY OF *February*, 2001
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)
Eric Stearns
LAND TITLE GUARANTEE
TITLE INSURANCE COMPANY
NOTARY BLOCK
SUSAN I. RASMUSSEN
Notary Public
State of Colorado
BY *Eric Stearns* WITNESS MY HAND AND SEAL
ADDRESS *512 Wilcox St. Castle Rock, CO 80104* MY COMMISSION EXPIRES *9-1-03*
CITY STATE ZIP CODE

SURVEYOR'S CERTIFICATE

I, *Richard C. Mariotti*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY REPRESENTS THAT SURVEY.

Richard C. Mariotti # 22573
REGISTERED LAND SURVEYOR

TOWN CERTIFICATION

A) PLANNING COMMISSION RECOMMENDATION
THE FINAL PD SITE PLAN FOR THE MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3 WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE *23rd* DAY OF *October*, 2000.

Jeff Anderson 2/16/2001
CHAIRMAN DATE
ATTEST:
Jeff Anderson 2/23/2001
PLANNING DIRECTOR DATE

TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR THE MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3 WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE *9th* DAY OF *November*, 2000.

Michael L. Stahl 2/26/01
MAYOR DATE
ATTEST:
Jally Nelson 2/26/01
TOWN CLERK DATE

DOUGLAS COUNTY CLERK & RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE *1st* DAY OF *March*, 2001, AT *12:49* O'CLOCK *P.M.* AND WAS RECORDED UNDER RECEPTION NUMBER *01615581*.
Sheryl Munkel
DOUGLAS COUNTY CLERK & RECORDER

LEGAL DESCRIPTION

ALL OF LOT 1, MILESTONE FILING NO. 3 - FIRST AMENDMENT, A SUBDIVISION RECORDED AT RECEPTION NO. 9711458 OF THE RECORDS OF DOUGLAS COUNTY, COLORADO.

ZONING REQUIREMENTS

PERMITTED USES	FAST FOOD RESTAURANT, SERVICE STATIONS, CAR WASH, RETAIL, MOTEL & OFFICE BUILDINGS
MAXIMUM BUILDING HEIGHT	35 FEET, 50 FEET BY SPECIAL REVIEW
MAXIMUM BUILDING COVERAGE	35% OF LOT AREA
MINIMUM OPEN SPACE	25 % OF LOT AREA
MINIMUM FRONT SETBACK	25 FEET IF ABUTTING AN ARTERIAL STREET, 15 FEET ELSEWHERE
MINIMUM SIDE YARD	10 FEET, 15 FEET IF ADJACENT TO A STREET.
MINIMUM REAR YARD	NOT DEFINED IN ORDINANCE.
MAXIMUM FENCE HEIGHT	6 FEET, FENCE TO BE SETBACK 20 FEET FROM PROPERTY LINES ON ARTERIAL STREETS AND 15 FEET FROM LOCAL STREETS
VISION TRIANGLES	25 FEET EACH SIDE OF CORNERS
SNOW STORAGE AREA	15% OF AREA FOR OFF STREET PARKING
CAR WASH PARKING	2 SPACES PER DAY FOR STACKING AND/OR DRYING.
DRIVE IN AUTO SERVICE PARKING	ONE SPACE PER EMPLOYEE, PLUS THREE PER DAY.
HANDICAPPED PARKING	MINIMUM OF ONE SPACE IF 12 SPACES ARE PROVIDED.
NOISE LEVEL	55 DBA FROM BUSINESS OPERATION
LANDSCAPE REQUIREMENTS	15 TO 20 FOOT WIDE STRIP ADJACENT TO ANY RESIDENTIAL ALONG ANY LOCAL STREET, PROVIDE 2 TREES AND 4 SHRUBS PER 1000 S.F. OF OPEN SPACE.
ROOF TOP UNIT SCREENING	FULLY SCREENED FROM VIEW 10 FEET ABOVE GROUND WITHIN A 200 FOOT RADIUS FROM BUILDING
TRASH ENCLOSURES	FULLY OPAQUE, MINIMUM 6 FEET HIGH
SIDEWALK DESIGN	MINIMUM WIDTH FOR PEDESTRIAN TRAFFIC - 5 FEET, BICYCLE TRAFFIC - 8 FEET, MAX. SLOPE - 8%
SIGNAGE	SIGNS SHALL COMPLY WITH REQUIREMENTS OF THE MILESTONE OOP AND TOWN OF CASTLE ROCK ORDINANCE #19.04.051.
MONUMENT	MAX. OF 48 S.F., MAX. HEIGHT OF 6 FEET.
LOCATION	MINIMUM SETBACK FROM STREET IS 10 FEET, SIGNS SHALL BE SET 25 FEET FROM ANY INTERIOR LOT LINE.
FASCIA	MAX. HEIGHT OF 20 FEET ON BUILDING, MAX. SIZE OF 25% OF ELEVATION WALL AREA PER SIDE.

GENERAL NOTES

- SITE PLAN COMPLIANCE
- A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED BY THE TOWN OF CASTLE ROCK UNTIL ALL ON-SITE AND PUBLIC IMPROVEMENTS SUCH AS GRADING, DRAINAGE, PARKING, SIDEWALKS, LANDSCAPING, CURB AND GUTTER, PAVING AND ALL OTHER FEATURES THAT APPEAR ON THE APPROVED SITE PLAN ARE COMPLETED. IN THE EVENT CONDITIONS PRECLUDE THE COMPLETION OF ANY REQUIRED ON-SITE OR PUBLIC IMPROVEMENTS, THE PROVISIONS IN ORDINANCE NO. 91-22 MINOR AMENDMENT REVIEW PROCESS SHALL APPLY.
 - MILESTONE DESIGN GUIDELINES PUBLISHED BY THE PARK LAND COMPANY & CLC ASSOCIATES DATED JULY 1998 ARE ADOPTED BY REFERENCE FOR THIS PROJECT.
 - ANY SIGNAGE SHOWN ON THE FINAL PD SITE PLAN IS SHOWN AS CONCEPTUAL ONLY. FINAL SIGNAGE WILL BE APPROVED BY SEPARATE DOCUMENT.

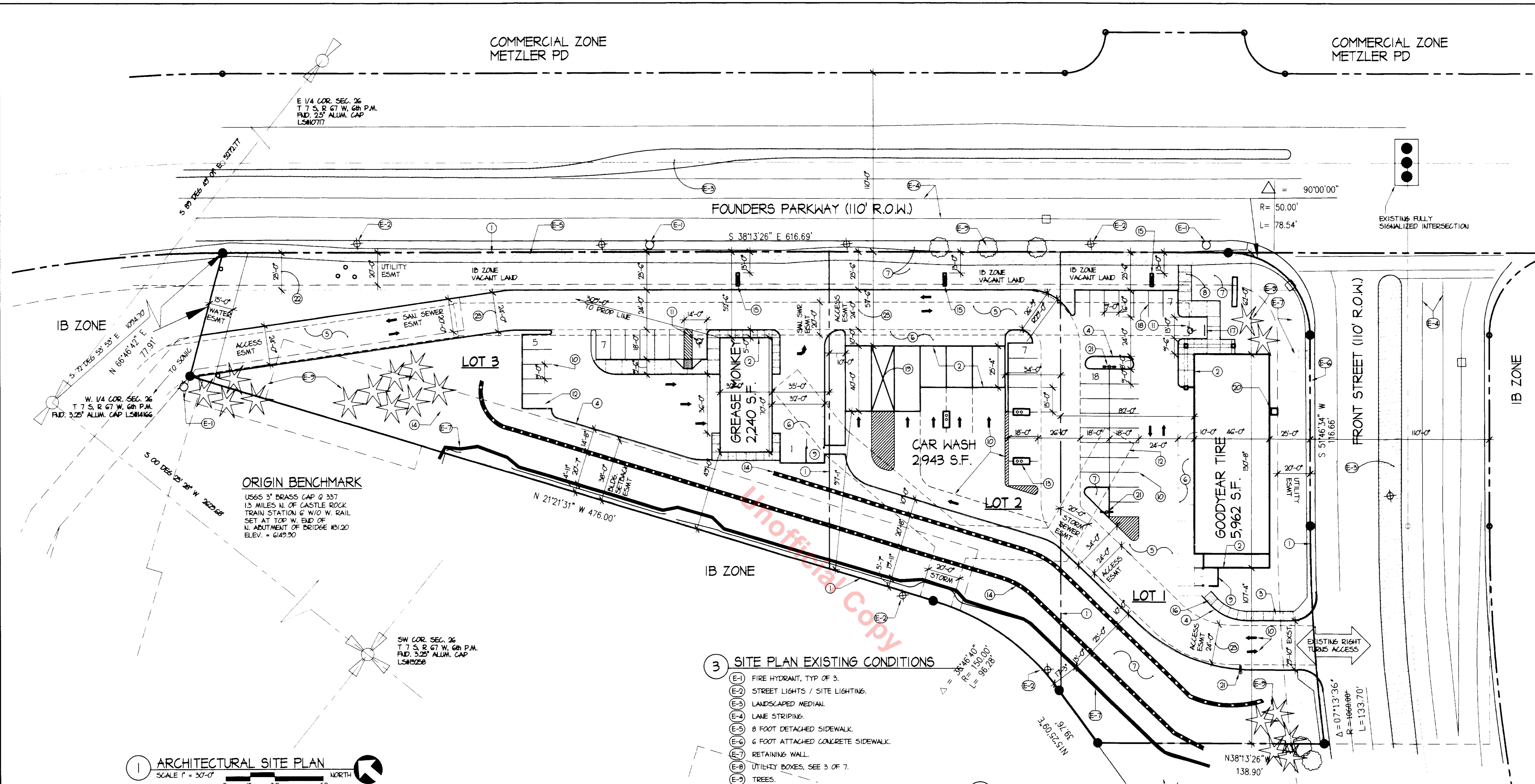
Unofficial Copy

MILESTONE AUTO PARK
FINAL PD SITE PLAN
MILESTONE FILING NO. 3, 2ND AMENDMENT, LOTS 1-3
NW CORNER OF FOUNDERS PKWAY & FRONT ST.

COVER SHEET
ISSUE DATE: 21 APR 00
DRAWN BY: JEA
CHECKED BY: DWA
SCALE: 1" = 100'-0"
PROJECT NO.: 332.00
CAD FILE NAME: 332.0 / PD PLAN
SHEET NO.: 1 OF 8

COMMERCIAL ZONE
METZLER PD

COMMERCIAL ZONE
METZLER PD



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 30'-0"

2 LAND USE COMPARISON CHART

	LOT 1 GOODYEAR	LOT 2 CAR WASH	LOT 3 GREASE MONKEY	TOTAL	MAX/MIN ALLOWED
LOT AREA	45,392 S.F. 1.04 AC	31,374 S.F. 0.86 AC	51,997 S.F. 1.19 AC	128,763 S.F. 2.96 AC	
BUILDING AREA	5,962 S.F. 13.1 %	3,158 S.F. 10.0 %	2,240 S.F. 4.3 %	11,360 S.F. 8.8 %	45,067 S.F. 35 %
OPEN SPACE	18,302 S.F. 40.2 %	12,249 S.F. 39.0 %	26,996 S.F. 51.9 %	57,547 S.F. 44.7 %	32,191 S.F. 25 %
PARKING & DRIVES	21,028 S.F. 46.6 %	15,267 S.F. 51.0 %	22,761 S.F. 43.8 %	59,056 S.F. 46.5 %	
TOTAL	45,392 S.F. 100.0 %	31,374 S.F. 100.0 %	51,997 S.F. 100.0 %	128,763 S.F. 100.0 %	
PARKING REQUIRED	30 SPACES	2 STACKING PER DAY PLUS 1 ADDITIONAL SPACES FROM LOT 2	13 SPACES	43 SPACES (2 HDOP)	
PARKING PROVIDED	26 SPACES PLUS 4 ADDITIONAL SPACES FROM LOT 2	2 STACKING PER DAY PLUS 1 ADDITIONAL SPACES	13 SPACES	46 SPACES (2 HDOP)	
MAX BLDG HEIGHT	27 FEET	20'-4"	20 FEET		35 FEET
FLOOR AREA RATIO	0.15 FAR	0.09 FAR	0.04 FAR	0.09 FAR	35 FAR

MINIMUM BUILDING SETBACKS
FOUNDERS PKWY (FRONT YARD)
FRONT STREET (FRONT YARD)
NORTH PROP. LINE (SIDE YARD)
WEST PROP. LINE (REAR YARD)
INTERIOR LOT LINES (SIDE YARD)

	LOT 1	LOT 2	LOT 3	TOTAL / ALLOWED
FOUNDERS PKWY (FRONT YARD)	62 FEET	57 FEET	52 FEET	25 FEET
FRONT STREET (FRONT YARD)	25 FEET			25 FEET
NORTH PROP. LINE (SIDE YARD)	107'-4"	105'-2"	307'-8"	10 FEET
WEST PROP. LINE (REAR YARD)	82 FEET	10 FEET	35 FEET	NOT DEFINED
INTERIOR LOT LINES (SIDE YARD)				10 FEET

SETBACK NOTE
IF THE 25 FEET OF ADDITIONAL RIGHT-OF-WAY ALONG FOUNDERS PARKWAY IS USED BY THE TOWN OF CASTLE ROCK THEN THE MINIMUM BUILDING SETBACKS ALONG FOUNDERS PARKWAY MAY BE REDUCED BY THAT AMOUNT.

MINIMUM BUILDING SETBACKS
IF FUTURE R.O.W. IS DEDICATED
FOUNDERS PKWY (FRONT YARD)

	LOT 1	LOT 2	LOT 3	TOTAL / ALLOWED
(62' PRIOR)	39 FEET	34 FEET	22 FEET	25 FEET
(57' PRIOR)				
(52' PRIOR)				
(25 FEET PRIOR)				

WATER SUPPLY NOTE
THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MILESTONE COMMERCIAL DEVELOPMENT AGREEMENT, RECORDED ON THE 24TH DAY OF AUGUST, 1995 AT THE RECEPTION NO. 2537504 AND ACCORDINGLY 11.2 SFE ARE DEDICATED FROM THE WATER BANK.

3 SITE PLAN EXISTING CONDITIONS

- E-1 FIRE HYDRANT, TYP. OF 3.
- E-2 STREET LIGHTS / SITE LIGHTING.
- E-3 LANDSCAPED MEDIAN.
- E-4 LANE STRIPING.
- E-5 8 FOOT DETACHED SIDEWALK.
- E-6 6 FOOT ATTACHED CONCRETE SIDEWALK.
- E-7 RETAINING WALL.
- E-8 UTILITY BOXES, SEE 3 OF 7.
- E-9 TREES.

4 SITE PLAN FLAG NOTES

- 1 PROPERTY LINE, TYP.
- 2 EXTERIOR BUILDING WALL.
- 3 6 FOOT ATTACHED CONCRETE SIDEWALK.
- 4 CONCRETE CURB AND GUTTER.
- 5 ASPHALT PAVING.
- 6 CONCRETE PAVING.
- 7 LANDSCAPED AREA, SEE SHEET 4 OF 8.
- 8 8 FOOT DETACHED CONCRETE SIDEWALK.
- 9 TRASH ENCLOSURE, SEE 5 OF 8 AND 6 OF 8 FOR DETAILS.
- 10 PARKING LOT STRIPING / TRAFFIC CONTROL STRIPING.
- 11 HANDICAPPED PARKING SPACE, 13' x 18'.
- 12 STANDARD SIZE PARKING SPACE, 9' x 18'.
- 13 VACUUM STATION FOR CAR WASH, TYP. OF THREE.
- 14 RETAINING WALL, SEE 3 OF 8 FOR SPECIFIC GRADING CONDITIONS. COLOR AND MATERIAL TO MATCH EXISTING RETAINING WALL, NOTE E-7.
- 15 MONUMENT SIGN ONE PER LOT LOCATED AS SHOWN. SEE 8/ 5 OF 8.
- 16 HANDICAP RAMP.
- 17 CURBSTOP AT FLUSH CONDITION WITHIN HANDICAP STALL.
- 18 COMPACT PARKING SPACE, TYP. OF 7 ON LOT 1, 9' x 16'
- 19 FULLY ENCLOSED EQUIPMENT ROOM IN CAR WASH BUILDING.
- 20 GOODYEAR H.V.A.C. UNIT LOCATED ON THE GROUND.
- 21 25 FOOT HIGH PARKING LOT LIGHT POLES. SEE SHEET 8 OF 8 FOR PHOTOMETRIC PLAN.
- 22 HATCHED AREA REPRESENTS THE 20 FOOT RESERVED R.O.W. FOR FOUNDERS PARKWAY.
- 23 ENTIRE LENGTH OF 24' ACCESS EASEMENT MUST BE POSTED AS FIRE LANE PER FIRE DISTRICT AND DETAIL.

5 WATER USE SUMMARY CHART

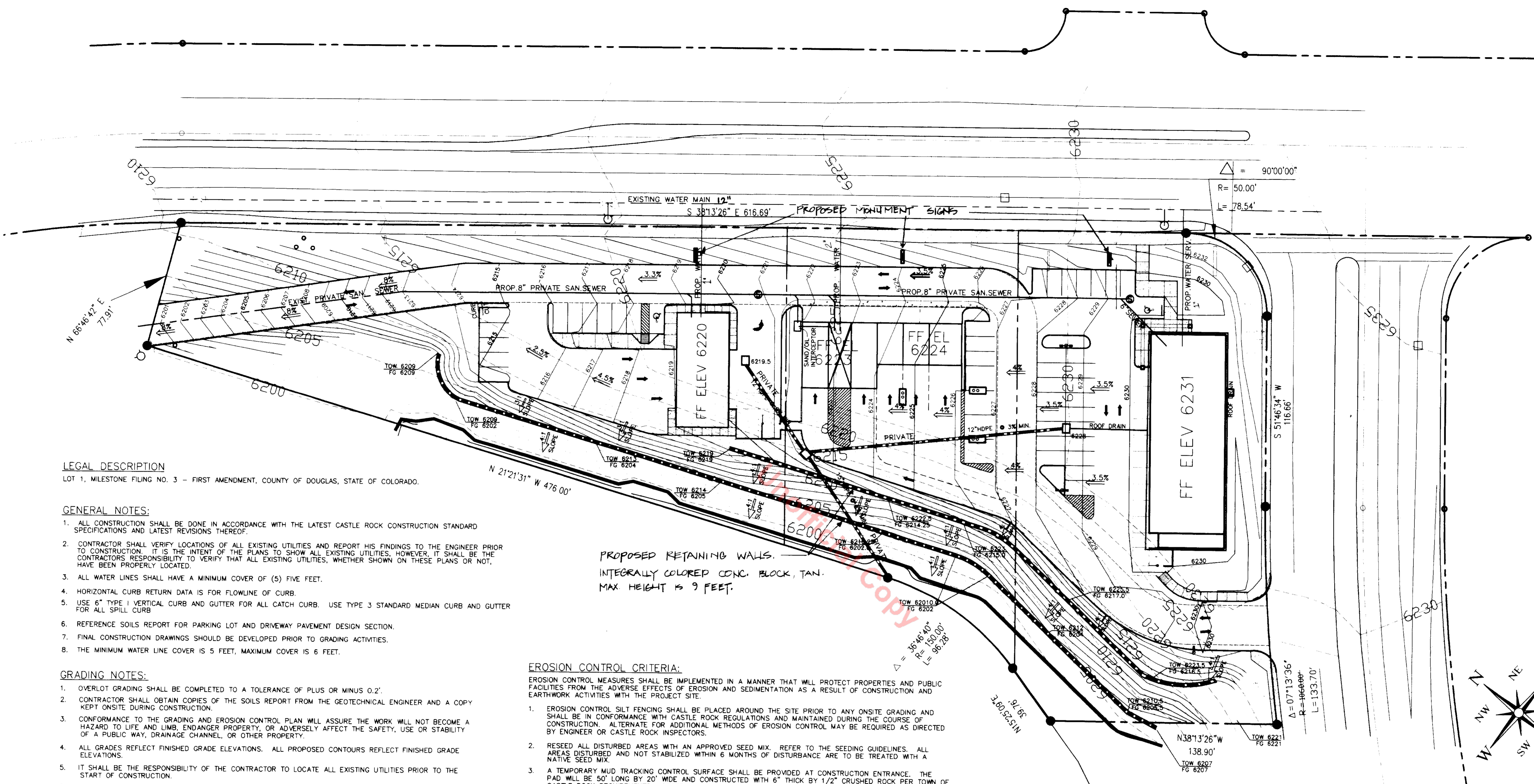
	Lot 1 Service Center	Lot 2 Car Wash	Lot 3 Lube Oil
SERVICE WATER DEMAND (GPD)	11 GAL/CAR x 50 CARS/DAY + 14 GAL/EMPLOYEE x 10 EMPLOYEES = 690 GPD	AUTO BAYS AVERAGE DAILY USE: 50G/CAR x 2.5 CARS/HR x 8 HR/DAY = 1000 GPD/BAY @ 2 BAYS 2000 GPD SELF SERVE. 300 GPD/BAY @ 3 BAYS = 900 GPD TOTAL = 2900 GPD	26.417 GPMONTH (PER ACTUAL WATER USAGE RECORDS) 26.417 GPM x 1 MONTH/30 DAYS = 881 GPD
IRRIGATION WATER	401 GPD	401 GPD	401 GPD
COMBINED DAILY WATER USAGE	1091 GPD	3301 GPD	1282 GPD
ASSUME IRRIGATION DURING NON-BUSINESS HOURS	401 GPD	401 GPD	401 GPD
PEAK USAGE (COMBINED W/IRRIGATION)	690 GPD	2900 GPD	881 GPD
TOTAL FOR 3 LOTS	4471 GPD		
EQUIVALENT SINGLE FAMILY RESIDENTIAL @ 400 GPD/DU	1.7 DU	7.3 DU	2.2 DU
TOTAL DWELLING UNITS (DU)	11.2 DU (1 DU = 1 SFE)		
TOTAL DWELLING UNITS (DU)	1" TAP	2" TAP	1" TAP

MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3
FINAL PD SITE PLAN
A PART OF THE SW CORNER OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK
COUNTY OF DOUGLAS, STATE OF COLORADO

WYATT & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
1665 S. peoria st. denver, colorado, 80210
ph. (303) 698-1717 fax (303) 778-6004
email - wyattarch@aol.com

MILESTONE AUTO PARK
FINAL PD SITE PLAN
MILESTONE FILING NO. 3, 2ND AMENDMENT, LOTS 1-3
NW CORNER OF FOUNDERS PKWY & FRONT ST.

ARCH.
SITE PLAN
ISSUE DATE: 21 APR 00
DRAWN BY: JEA
CHECKED BY: DWV
SCALE: 1" = 30'-0"
PROJECT NO.: 332.00
CAD FILE NAME: 332.0 / PD PLAN
SHEET NO.: 2 OF 8



LEGAL DESCRIPTION

LOT 1, MILESTONE FILING NO. 3 - FIRST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST CASTLE ROCK CONSTRUCTION STANDARD SPECIFICATIONS AND LATEST REVISIONS THEREOF.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND REPORT HIS FINDINGS TO THE ENGINEER PRIOR TO CONSTRUCTION. IT IS THE INTENT OF THE PLANS TO SHOW ALL EXISTING UTILITIES, HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED.
- ALL WATER LINES SHALL HAVE A MINIMUM COVER OF (5) FIVE FEET.
- HORIZONTAL CURB RETURN DATA IS FOR FLOWLINE OF CURB.
- USE 6" TYPE I VERTICAL CURB AND GUTTER FOR ALL CATCH CURB. USE TYPE 3 STANDARD MEDIAN CURB AND GUTTER FOR ALL SPILL CURB.
- REFERENCE SOILS REPORT FOR PARKING LOT AND DRIVEWAY PAVEMENT DESIGN SECTION.
- FINAL CONSTRUCTION DRAWINGS SHOULD BE DEVELOPED PRIOR TO GRADING ACTIVITIES.
- THE MINIMUM WATER LINE COVER IS 5 FEET, MAXIMUM COVER IS 6 FEET.

GRADING NOTES:

- OVERLOT GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS 0.2'.
- CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND A COPY KEPT ONSITE DURING CONSTRUCTION.
- CONFORMANCE TO THE GRADING AND EROSION CONTROL PLAN WILL ASSURE THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.
- ALL GRADES REFLECT FINISHED GRADE ELEVATIONS. ALL PROPOSED CONTOURS REFLECT FINISHED GRADE ELEVATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS DIRECTED BY THE OWNER.
- THE SOILS ENGINEER FOR THIS PROJECT IS:
GROUND ENGINEERING CONSULTANTS
7393 DAHLIA STREET
CASTLE ROCK, CO 80022-1834

BENCHMARK:

TO BE SET ON OR NEAR SITE PRIOR TO START OF CONSTRUCTION.

PROPOSED RETAINING WALLS.
INTEGRALLY COLORED CONC. BLOCK, TAN.
MAX HEIGHT IS 9 FEET.

EROSION CONTROL CRITERIA:

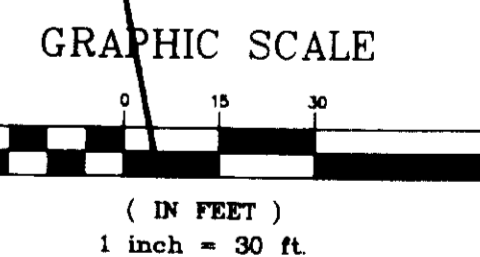
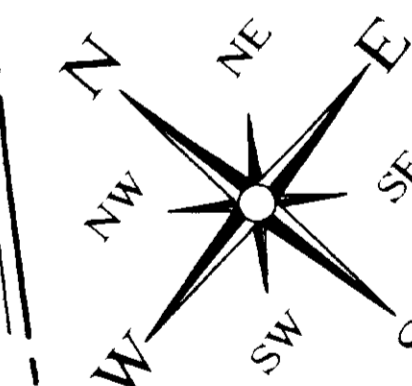
EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITH THE PROJECT SITE.

- EROSION CONTROL SILT FENCING SHALL BE PLACED AROUND THE SITE PRIOR TO ANY ONSITE GRADING AND SHALL BE IN CONFORMANCE WITH CASTLE ROCK REGULATIONS AND MAINTAINED DURING THE COURSE OF CONSTRUCTION. ALTERNATE FOR ADDITIONAL METHODS OF EROSION CONTROL MAY BE REQUIRED AS DIRECTED BY ENGINEER OR CASTLE ROCK INSPECTORS.
- RESEED ALL DISTURBED AREAS WITH AN APPROVED SEED MIX. REFER TO THE SEEDING GUIDELINES. ALL AREAS DISTURBED AND NOT STABILIZED WITHIN 6 MONTHS OF DISTURBANCE ARE TO BE TREATED WITH A NATIVE SEED MIX.
- A TEMPORARY MUD TRACKING CONTROL SURFACE SHALL BE PROVIDED AT CONSTRUCTION ENTRANCE. THE PAD WILL BE 50' LONG BY 20' WIDE AND CONSTRUCTED WITH 6" THICK BY 1/2" CRUSHED ROCK PER TOWN OF CASTLE ROCK REQUIREMENTS. COORDINATE LOCATION WITH CASTLE ROCK INSPECTORS.
- PERIODIC INSPECTIONS OF ALL EROSION AND SEDIMENTATION MEASURES SHALL OCCUR AS NECESSARY TO ENSURE PROPER PERFORMANCE.

LEGAL DESCRIPTION:

"MILESTONE, FILING NO. 3" IN THE TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

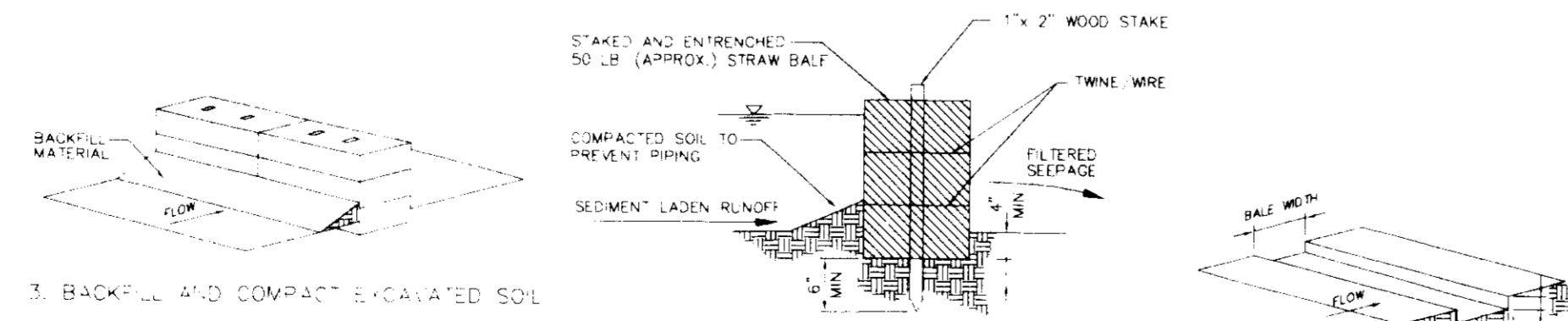
$\Delta = 90^{\circ}00'00''$
R = 50.00'
L = 78.54'



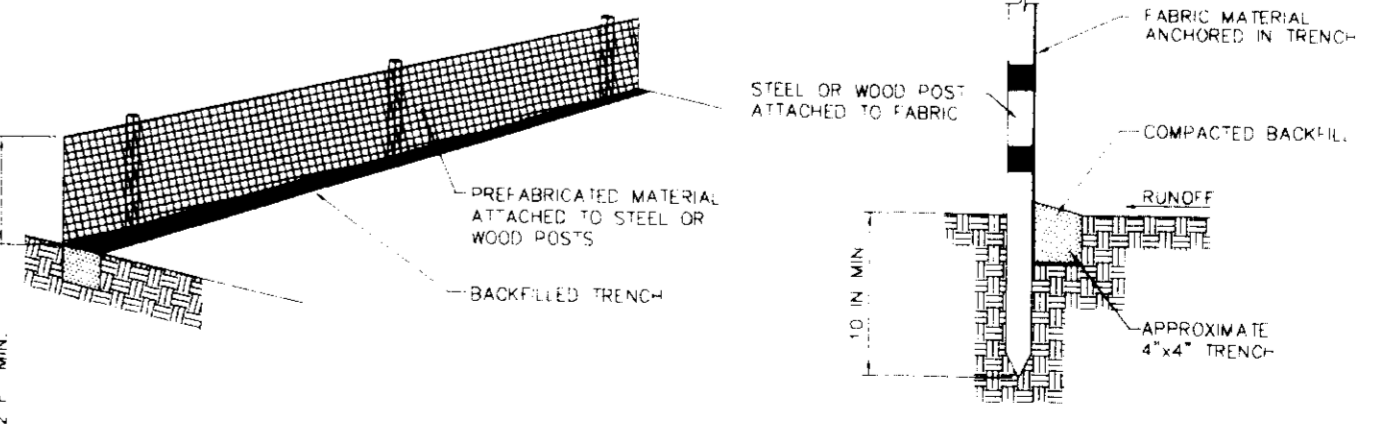
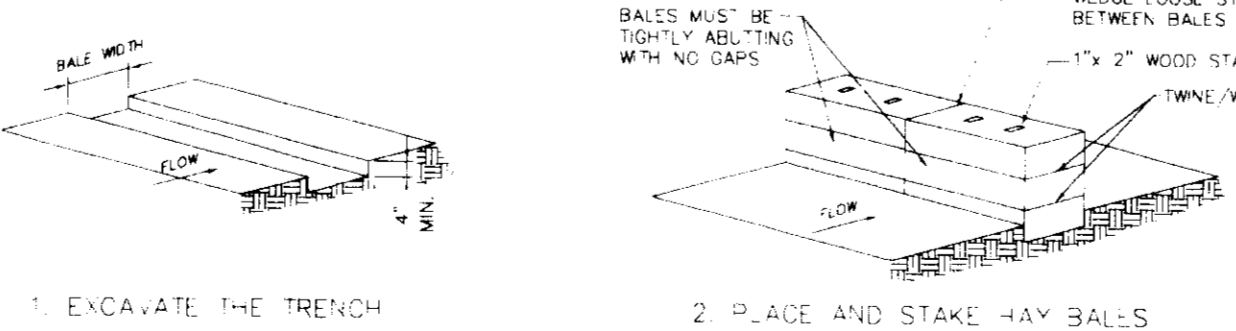
LEGEND

- = PROPOSED H.D.P.E. STORM DRAIN
- = PROPOSED INLET
- 3.3% = PROPOSED GRADE (%)

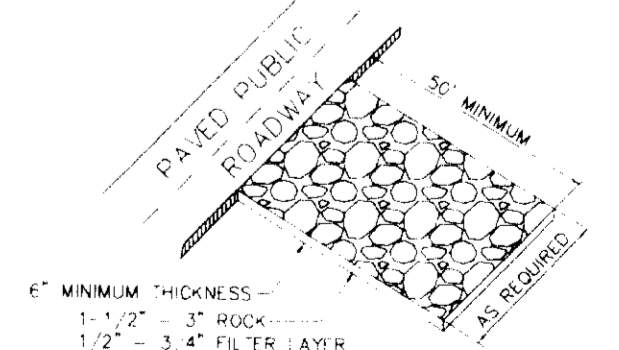
NOTE: EXISTING UTILITIES AND DRAINAGE FACILITIES SHOWN ARE RECORD ONLY, NOT FIELD VERIFIED



CROSS-SECTION OF A PROPERLY INSTALLED HAY BALE



SILT FENCE DETAIL



VEHICLE MUD TRACKING CONTROL SURFACE TO BE CONSTRUCTED AT ALL CONSTRUCTION ACCESSSES

LAW & MARIOTTI CONSULTANTS, INC.
CIVIL ENGINEERING & LAND SURVEYING
1195 S. W. 14th Ave., Suite 300, Fort Lauderdale, FL 33304
754.343.1411 ext. 1000 754.343.1422 fax

PREPARED FOR:
WYATT & ASSOCIATES, P.C.
1865 S. PEARL STREET
DENVER
COLORADO 80210

PROJECT INFO:
**MILESTONE FILING NO.3
GOODYEAR TIRE CENTER
CASTLE ROCK, CO**

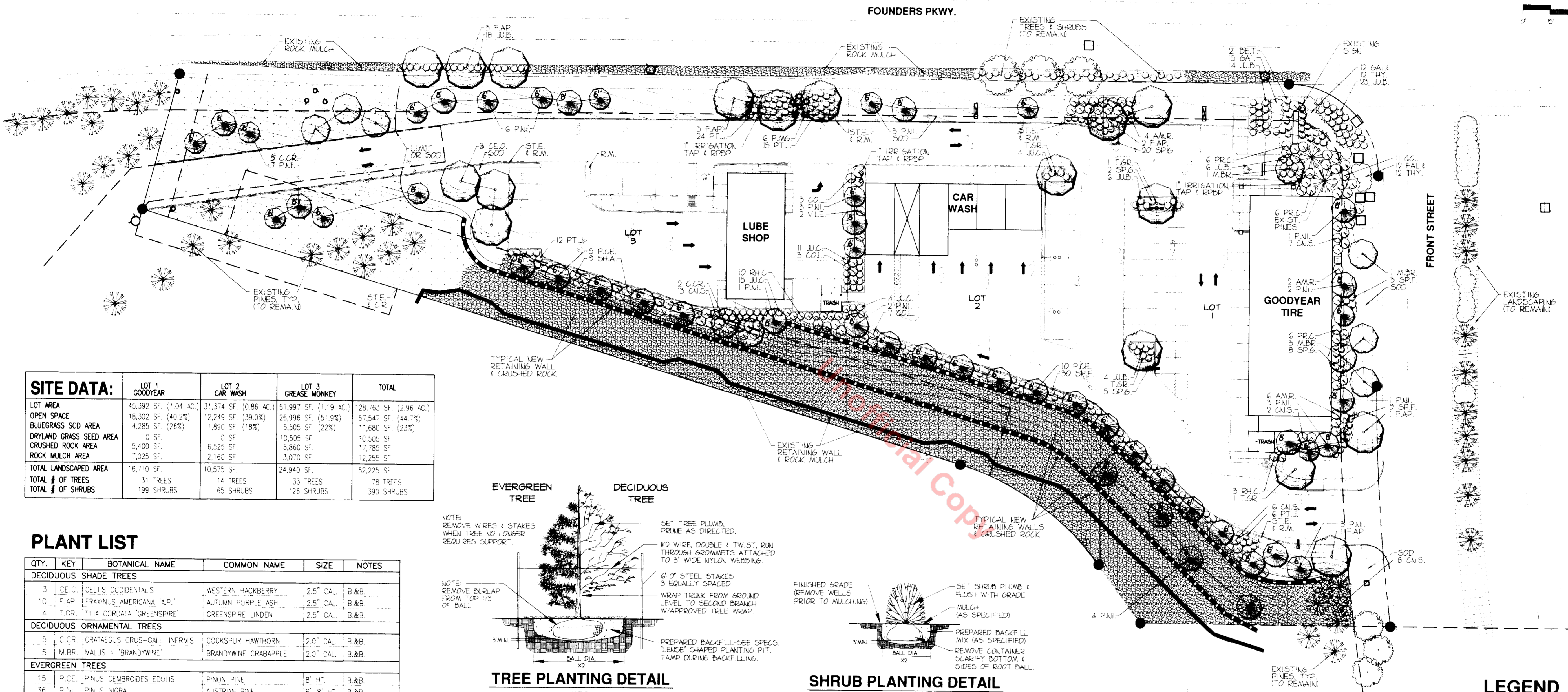
DESIGNED BY	REVISIONS		PLAN CONTROL				DATE	JOB NO.	SHEET
	SYMBOL	REVISION	DATE	INITIAL	CONSTRUCTION ACTIVITY	ISSUE DATE			
VLG							APRIL 25, 2000	00-015	3
DGP									
CHECKED BY	VLG								

**DEVELOPMENT PLAN
GRADING, UTILITIES, & DRAINAGE**

DATE: APRIL 25, 2000
SCALE: H: AS SHOWN, V: SHOWN
JOB NO.: 00-015
DRAWING NO.: 00-015
SHEETS: 8



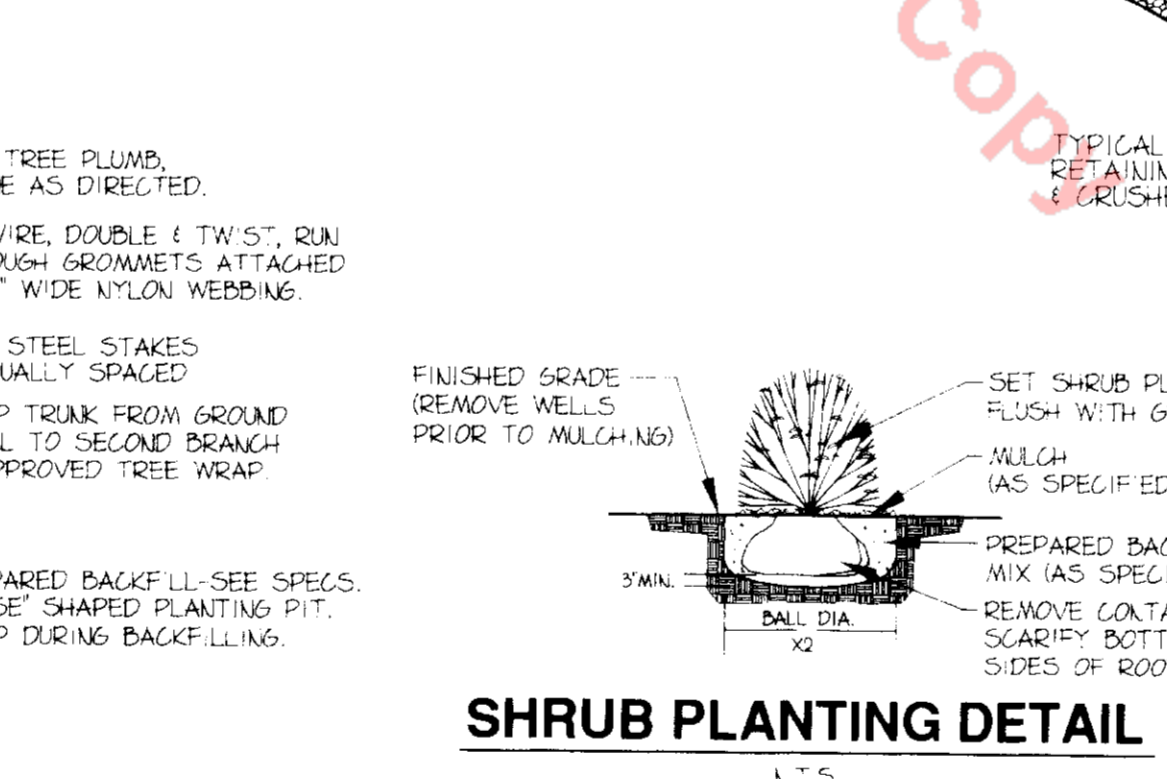
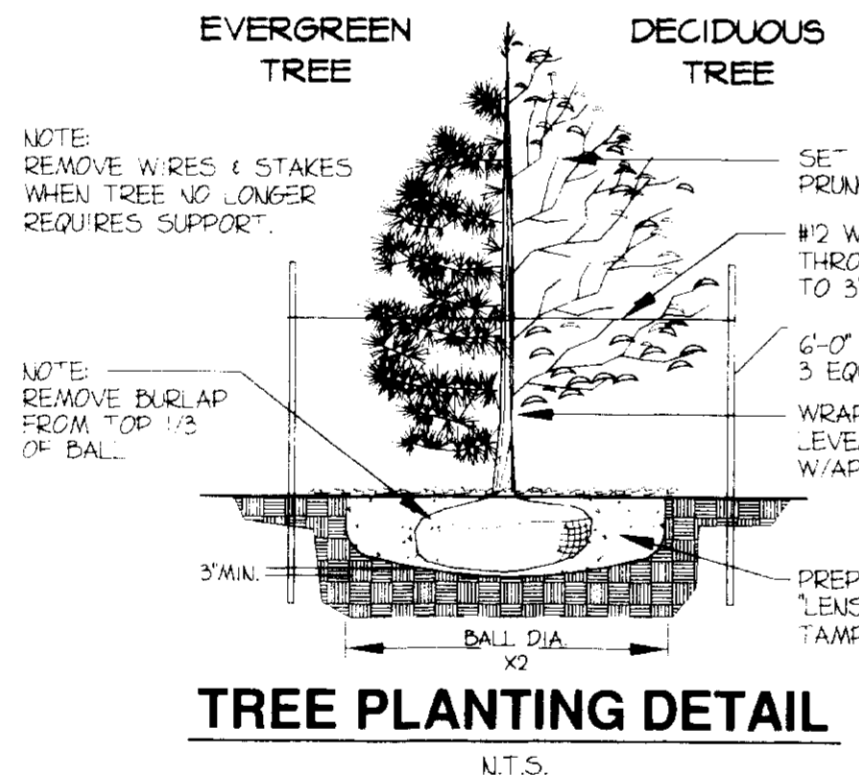
SCALE: 1" = 30' - 0"



SITE DATA:				
	LOT 1 GOODYEAR	LOT 2 CAR WASH	LOT 3 GREASE MONKEY	TOTAL
LOT AREA	45,392 SF. (1.04 AC.)	31,374 SF. (0.86 AC.)	51,997 SF. (1.19 AC.)	128,763 SF. (2.96 AC.)
OPEN SPACE	18,302 SF. (40.2%)	12,249 SF. (39.0%)	26,996 SF. (51.9%)	57,547 SF. (44.7%)
BLUEGRASS SOD AREA	4,285 SF. (9.5%)	1,890 SF. (6.0%)	5,505 SF. (10.6%)	11,680 SF. (9.1%)
DRYLAND GRASS SEED AREA	0 SF.	0 SF.	10,505 SF.	10,505 SF.
CRUSHED ROCK AREA	5,400 SF.	6,525 SF.	5,860 SF.	17,785 SF.
ROCK MULCH AREA	1,025 SF.	2,160 SF.	3,070 SF.	12,255 SF.
TOTAL LANDSCAPED AREA	16,710 SF.	10,575 SF.	24,940 SF.	52,225 SF.
TOTAL # OF TREES	31 TREES	14 TREES	33 TREES	78 TREES
TOTAL # OF SHRUBS	199 SHRUBS	65 SHRUBS	26 SHRUBS	390 SHRUBS

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
3	C.E.O.	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL.	B & B
10	F.A.P.	FRAXINUS AMERICANA "A.L."	AUTUMN PURPLE ASH	2.5" CAL.	B & B
4	T.G.R.	TILIA CORDATA "GREENSPIRE"	GREENSPIRE LINDEN	2.5" CAL.	B & B
DECIDUOUS ORNAMENTAL TREES					
5	C.C.R.	CRATAEGUS CRUS-GALLI "NERVIS"	COCKSPUR HAWTHORN	2.0" CAL.	B & B
5	M.B.R.	MALUS X "BRANDYWINE"	BRANDYWINE CRABAPPLE	2.0" CAL.	B & B
EVERGREEN TREES					
15	P.C.E.	PINUS CEMBRIDES EDULIS	PINON PINE	8" H.T.	B & B
36	P.V.	PINUS NIGRA	AUSTRIAN PINE	6"-8" H.T.	B & B
DECIDUOUS SHRUBS					
27	A.M.R.	AMELANCHER X "REGENT"	REGENT SERVICEBERRY	#5 CONT.	2'-3" H.T.
21	B.E.T.	BERBERIS THUNBERGII "ATRO."	JAP. REDLEAF BARBERY	#5 CONT.	18"-24" H.T.
36	C.N.S.	CORNUS STOLONIFERA	REDTIG DOGWOOD	#5 CONT.	18"-24" H.T.
24	C.G.L.	COTONNESTER LUCIDUS	HEDGE COTONNESTER	#5 CONT.	24"-30" H.T.
51	P.W.	POTENTILLA FRUTICOSA "JACKMAN"	JACKMAN CINQUEFOIL	#5 CONT.	18"-24" H.T.
8	P.R.C.	PRUNUS COSTINA	PURPLELEAF PLUM	#5 CONT.	24"-30" H.T.
3	R.H.C.	RHAMNUS FRANGULA "COLUMA"	TALL HEDGE BUCKTHORN	#5 CONT.	3'-4" H.T.
9	S.H.A.	SHEPHERDIA ARGENTEA	SILVER BUFFALBERY	#5 CONT.	2'-3" H.T.
42	S.P.F.	SPIRAEA JAPONICA "FROEBEL"	FROEBEL SPIREA	#5 CONT.	18"-24" H.T.
55	S.P.O.	SPIRAEA JAPONICA "GOLDFLAME"	GOLDFLAME SPIREA	#5 CONT.	18"-24" H.T.
2	V.L.E.	VIBURNUM LANTAG	NANNBERRY	#5 CONT.	3'-4" H.T.
EVERGREEN SHRUBS					
34	J.U.C.	JUNIPERUS CHINENSIS "S.G."	SEA GREEN JUNIPER	#5 CONT.	18"-24" SPR
11	J.H.B.	JUNIPERUS HORIZONTALIS "B.C."	BLUE CHIP JUNIPER	#5 CONT.	18"-24" SPR
6	P.M.G.	PAULS MUGHUS "MUGO"	MUGHO PINE	#5 CONT.	18"-24" SPR
GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, VINES, ETC.					
12	F.A.	FALLOPA JAPONICA	FLEECEFLOWER	#1 CONT.	6" HT.
27	G.A.	GALLIARDA X GRANDIFLORA	BLANKET FLOWER	#1 CONT.	6" HT.
24	T.H.Y.	THYMUS PRAECOX "PSUEDO"	WOOLLY THYME	#1 CONT.	6" SPR.
LANDSCAPE MATERIALS					
	C.R.	CRUSHED ROCK AREA - 3" LAYER OF CRUSHED GRANITE (TO MATCH CENTER).			
	R.M.	ROCK MULCH AREA - 3" LAYER OF 3/4" DIA. RIVER ROCK COBBLE TO MATCH EXISTING.			
	SEED	SEEDED GRASS AREA - NON-IRRIGATED, LOW GROWER DRYLAND GRASS SEED MIX.			
	SOD	SODDED AREA - KENTUCKY BLUEGRASS MIX, INCLUDING SOIL PREP AND FINE GRADING.			
	S.T.E.	STEEL EDGING - 6" X 1.8" X 20" SIZED STEEL STRAP PIECES, BOLTED AT THE JOINTS.			



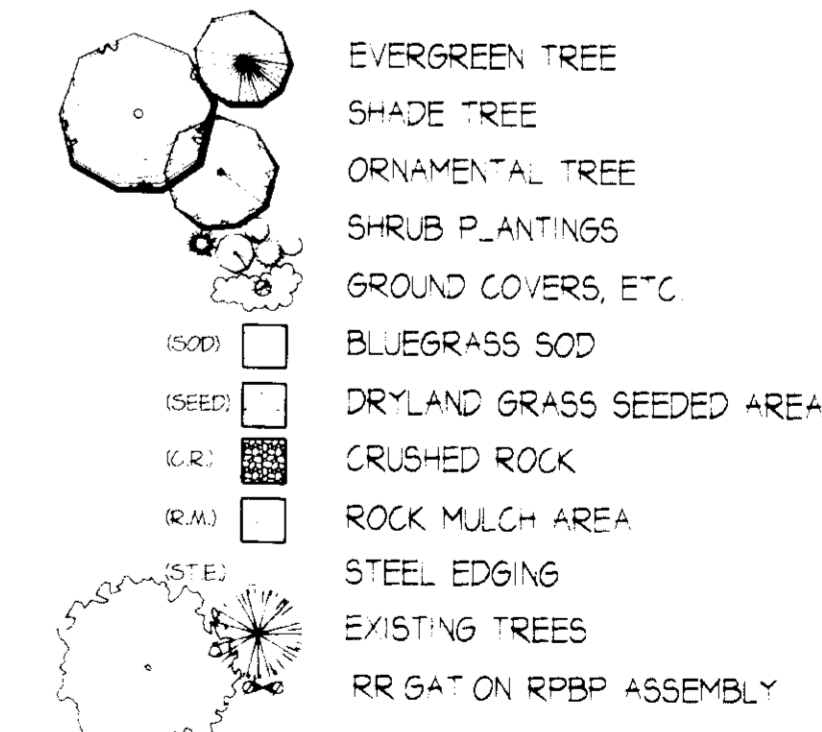
LANDSCAPE SPECIFICATIONS:

- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- 10"). AREAS SHALL BE TILLED TO A 6" DEPTH INCORPORATING 3 CU. YDS./1,000 SF. OF WELL DECAYED BROWN CATTLE MANURE (OR APPROVED EQUAL) UNIFORMLY INTO THE SOIL. AREAS SHALL BE SETTLED, LEVELED, AND RAKED TO A FINISHED GRADE. DEBRIS, VEGETATION, ROCKS, ETC. NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. SURFACE SHALL BE FINE GRADED SMOOTH AND FIRM (NON-COMPACTED) PRIOR TO SODDING, LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SODDING.
- SOD SHALL BE A KENTUCKY BLUEGRASS BLEND, FREE FROM WEEDS AND OBJECTIONABLE GRASSES. SOD SHALL BE PROTECTED IN TRANSIT AND ON SITE FROM DRYING OUT. SOD STRIPS SHALL BE LAID FIRM (NON-COMPACTED), PRE-MOISTENED, PREPARED SURFACE. SOD STRIPS SHALL BE LAID RIGHT WITH STAGGERED JOINTS, NO JOINTS OCCURRING BETWEEN STRIPS. SOD SHALL BE LAID NO CLOSER THAN 24" FROM THE CENTER OF SHRUB PLANTINGS AND NO CLOSER THAN 12" FROM THE CENTER OF TREE TRUNKS. SOD SURFACE SHALL BE 1" BELOW ADJACENT EDGING, IMMEDIATELY UPON INSTALLATION SOD SHALL BE TAMPED AND WATERED TO A 4" DEPTH. WHEN MOISTURE CONTENT OF SOIL IS PROPER, SOD SHALL BE ROLLED.
- AREAS TO BE PLANTED IN GROUND COVERS, PERENNIALS, ETC. SHALL BE GRADED TO A SUITABLE GRADE (+/- 10"). AREAS SHALL BE TILLED TO A DEPTH OF 12" INCORPORATING 1 CU. YD. OF "EKO" COMPOST (OR EQUAL) AND 2 LBS. OF SUPER PHOSPHATE PER 100 SF. UNIFORMLY INTO THE SOIL. UPON COMPLETION OF SOIL PREPARATION AREAS SHALL BE FINE GRADED TO PROPER GRADE. NO ADDITIONAL SOIL IMPROVEMENT IS REQUIRED WITHIN THESE AREAS.
- PLANTING PITS SHALL BE 1 1/2" DIA. WASHED RIVER ROCK PLACED IN A UNIFORM 3" LAYER OVER A LAYER OF GEOTEXTILE WEED BARRIER FABRIC (E.G. "TYFAP" OR EQUAL). AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF FABRIC AND ROCK. COURSES OF FABRIC SHALL OVERLAP 6" AT THE SEAMS AND OMITTED AROUND BASE OF PLANTS (FROM AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT).
- ROCK MULCH SHALL BE 1 1/2" DIA. WASHED RIVER ROCK PLACED IN A UNIFORM 3" LAYER OVER A LAYER OF GEOTEXTILE WEED BARRIER FABRIC (E.G. "TYFAP" OR EQUAL). AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF FABRIC AND ROCK. COURSES OF FABRIC SHALL OVERLAP 6" AT THE SEAMS AND OMITTED AROUND BASE OF PLANTS (FROM AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT).
- STEEL EDGING SHALL BE 1/8" X 6" X 20" SIZED STEEL STRAP (OR APPROVED EQUAL). STEEL SHALL BE INSTALLED VERTICALLY AND BOLTED AT THE JOINTS. TOP OF STRAP SHALL BE 1" ABOVE SOD (OR MULCH) GRADE. STEEL SHALL BE NOTCHED FOR DRAINAGE AT LOW POINTS. STEEL EDGING SHALL BE INSTALLED WHERE NECESSARY (OR SHOWN ON PLAN DRAWINGS) TO SEPARATE TURF AREAS FROM MULCHED AREAS.

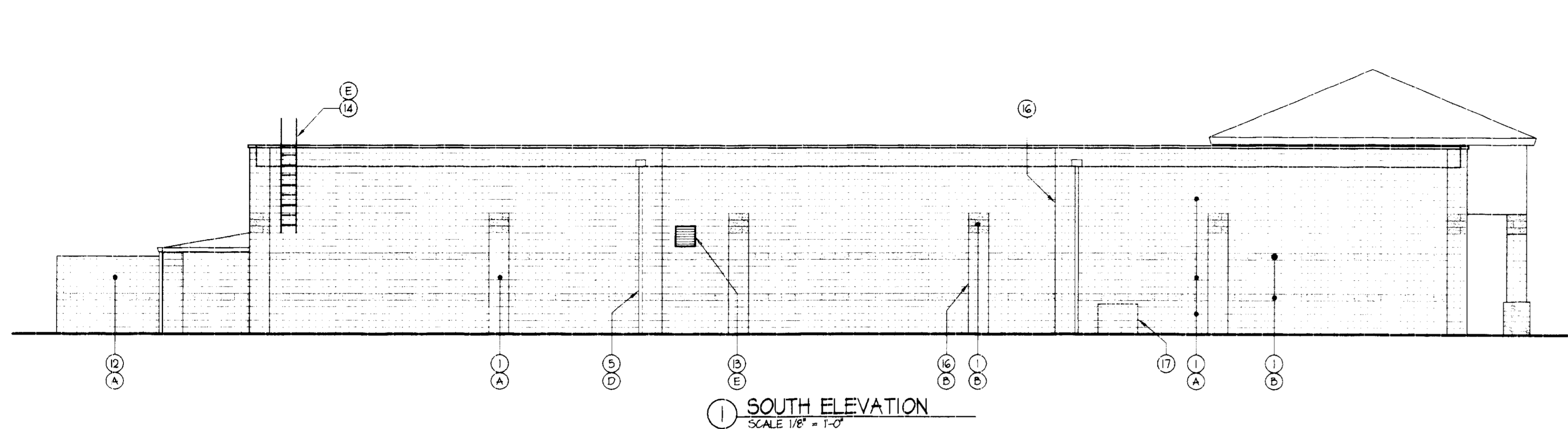
GENERAL NOTES:

- SEE ARCHITECTURAL AND ENGINEERED DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR PROPOSED LANDSCAPING.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTAINED AND ACCESSIBLE. NO TREES SHALL BE PLANTED DIRECTLY OVER UTILITY LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, SITE CONDITIONS, ETC. PRIOR TO BIDDING. PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- AN AUTOMATIC IRRIGATION SYSTEM, MEETING LOCAL REQUIREMENTS, SHALL BE DESIGNED AND INSTALLED PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPED AREAS. THE SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS COVERING TURF AREAS AND DRIP IRRIGATION FOR MULCHED PLANT AREAS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS.
- SEE LANDSCAPE SPECIFICATIONS FOR SOIL PREPARATION INFORMATION.

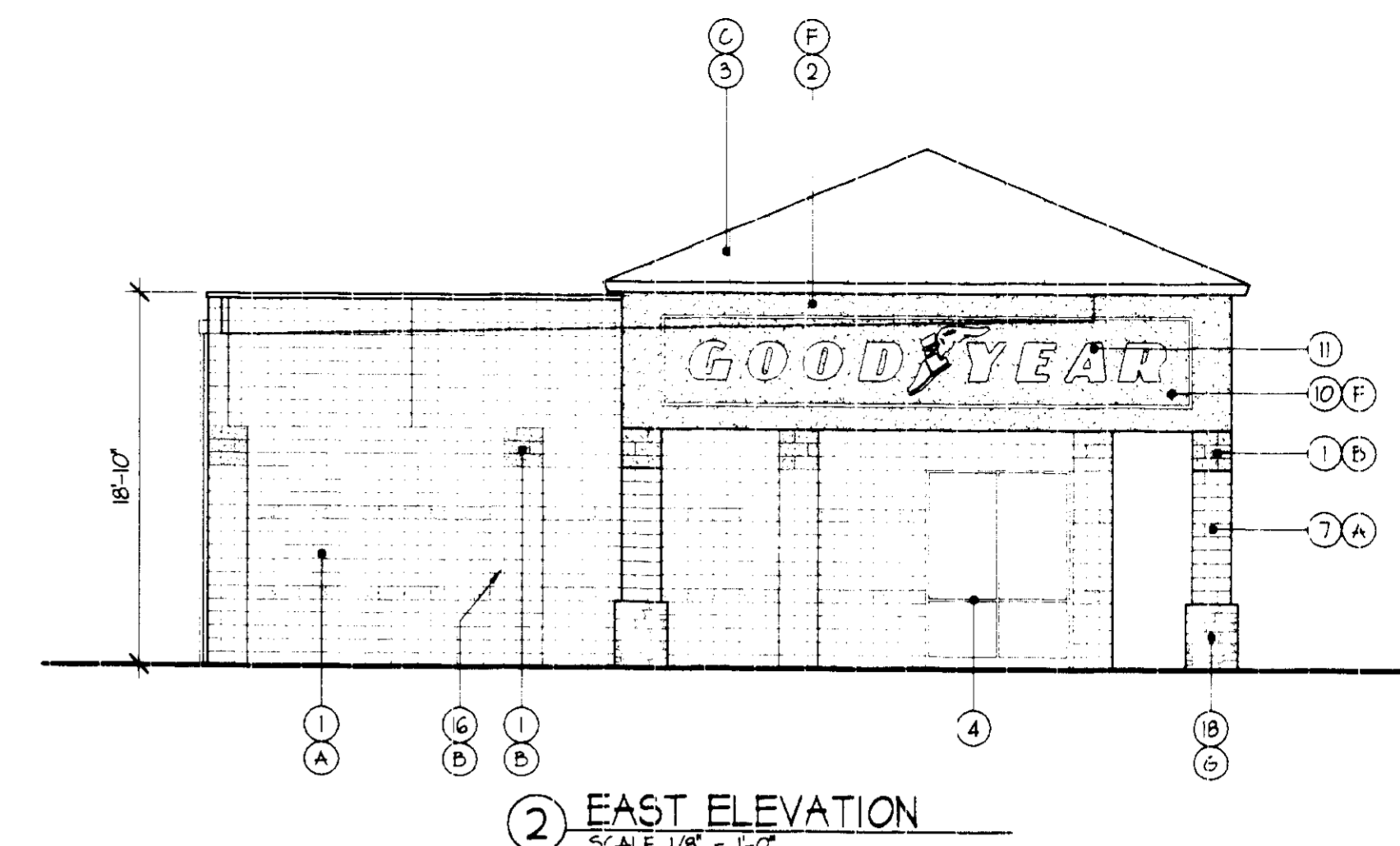
LEGEND



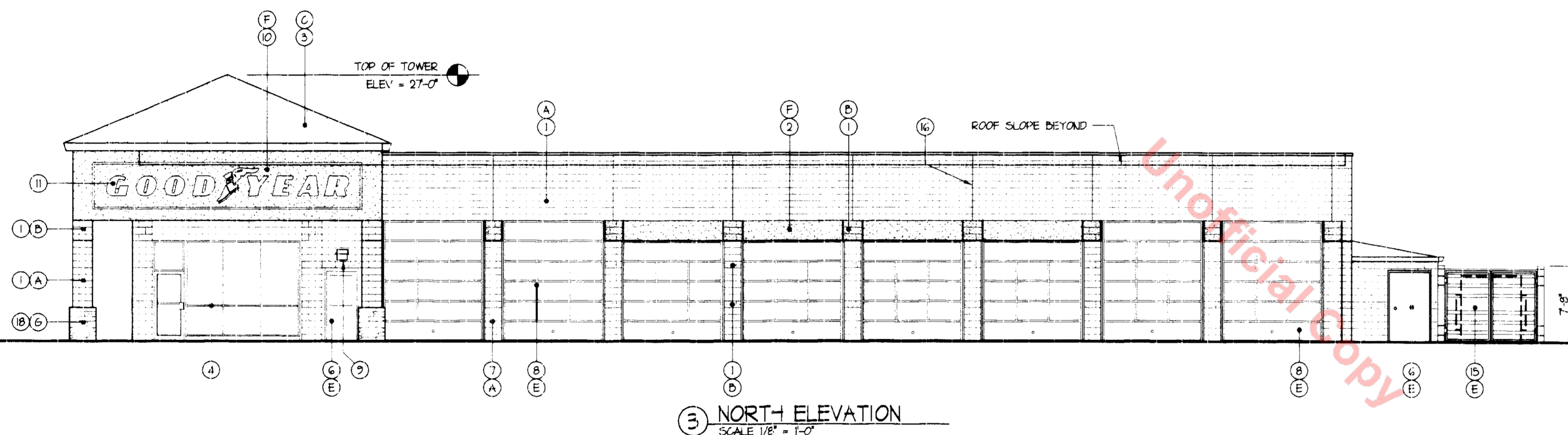
MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3
FINAL PD SITE PLAN
A PART OF THE SW CORNER OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK
COUNTY OF DOUGLAS, STATE OF COLORADO



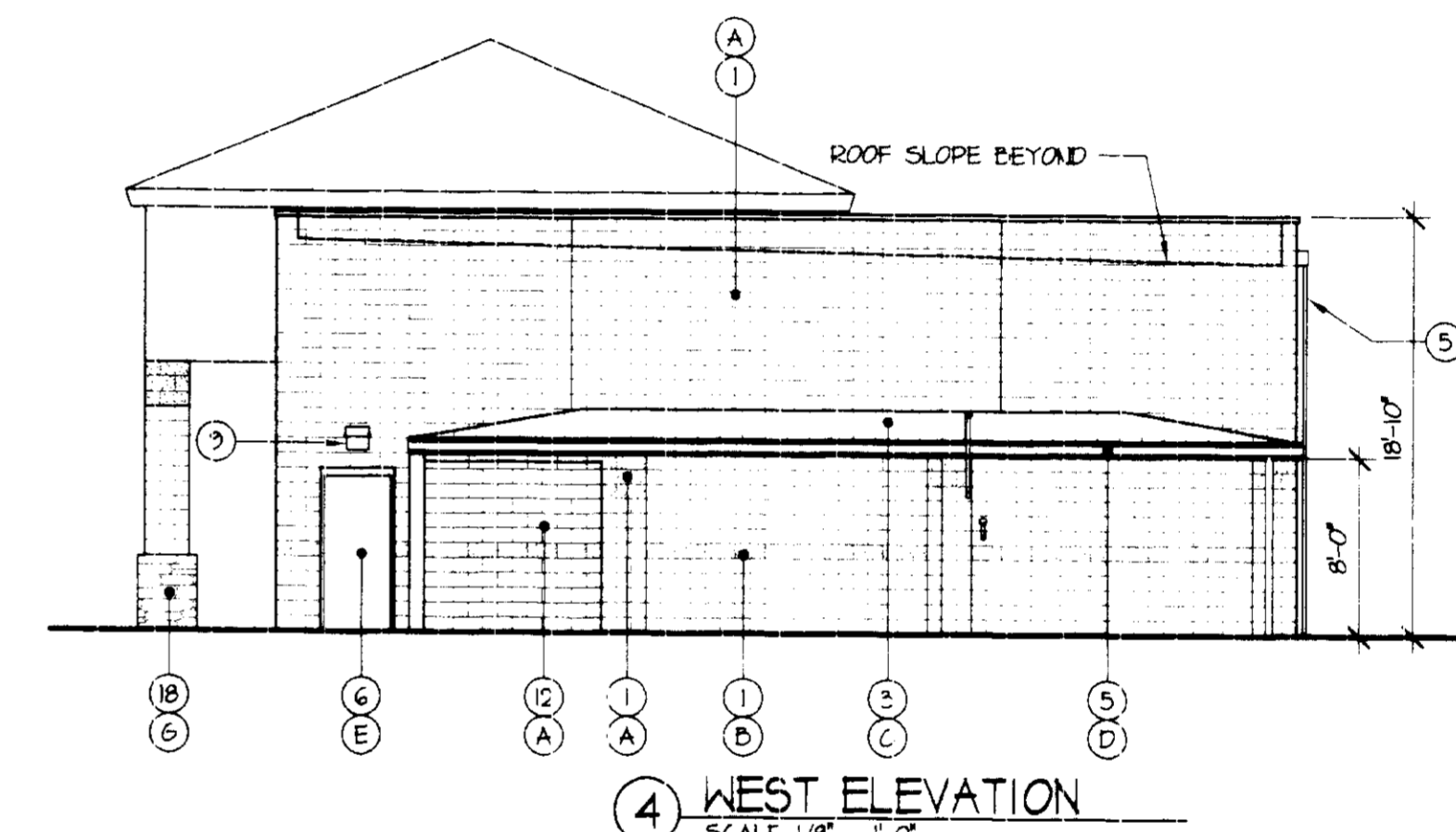
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



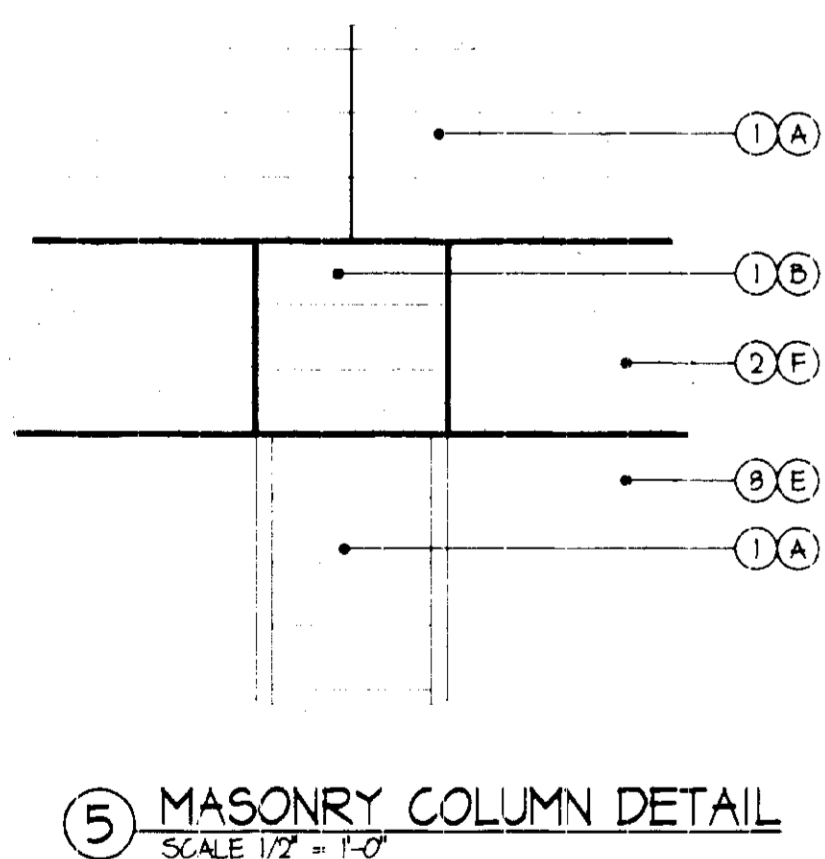
2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"



5 MASONRY COLUMN DETAIL
SCALE 1/2" = 1'-0"

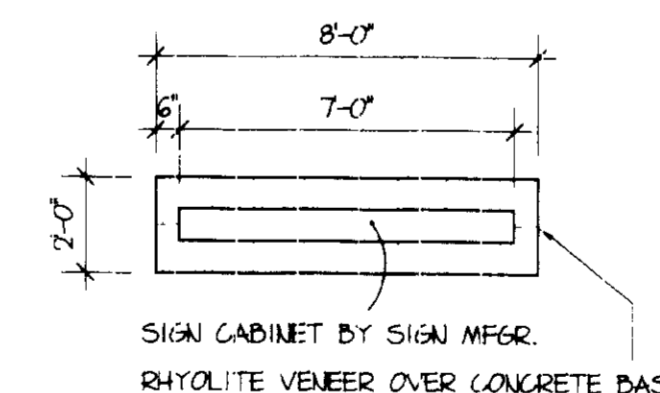
6 ELEVATION FLAG NOTES

- 1 INTEGRALLY COLORED SPLIT FACE CONCRETE MASONRY BLOCK.
- 2 EXTERNAL INSULATION AND FINISH SYSTEM, E.I.F.S. STUCCO.
- 3 STANDING SEAM METAL ROOF / CAP FLASHING.
- 4 ANODIZED BRONZE STOREFRONT SYSTEM.
- 5 METAL GUTTER AND DOWNSPOUT.
- 6 HOLLOW METAL EXTERIOR MAIN DOOR.
- 7 INTEGRALLY COLORED CONCRETE MASONRY BLOCK COLUMN.
- 8 SECTIONAL OVER-HEAD GARAGE DOOR, 4 @ 10' x 10', 4 @ 10' x 12'.
- 9 WALL MOUNTED RECESSED DOWNLIGHT.
- 10 RECESS DETAIL IN E.I.F.S. TOWER.
- 11 INTERNALLY ILLUMINATED BUILDING SIGNAGE, APPROVED THROUGH SEPARATE SIGN SUBMITTAL.
- 12 ATTACHED INTEGRALLY COLORED BLOCK TRASH ENCLOSURE.
- 13 H.V.A.C. VENT.
- 14 ROOF ACCESS LADDER.
- 15 METAL DECK TRASH ENCLOSURE GATES.
- 16 ACCENTED MASONRY CONTROL JOINTS.
- 17 H.V.A.C. EQUIPMENT LOCATED ON THE GROUND.
- 18 STONE VENEER.

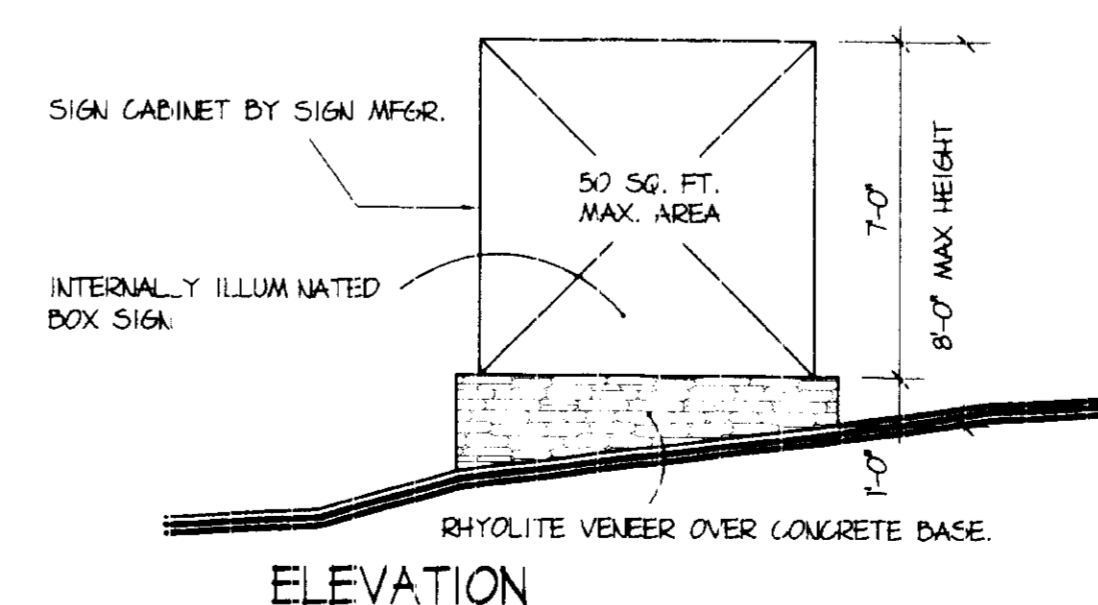
7 GOODYEAR BUILDING MATERIALS

- A ROBINSON BRICK, IVORY.
- B ROBINSON BRICK, CHESTNUT.
- C BERRIDGE, COLONIAL RED.
- D PAINT (BLUE), SHERWIN WILLIAMS, SW701.
- E PAINT (DARK GRAY), SHERWIN WILLIAMS, SW44025.
- F DRYVIT, COLOR #102, BRITTE WHITE, SANDPEBBLE FINISH.
- G RHYOLITE.

** MONUMENT SIGN GENERAL NOTE
LOT SPECIFIC MONUMENT SIGN INFORMATION WILL BE SUBMITTED TO THE TOWN OF CASTLE ROCK THROUGH THE SIGNAGE APPLICATION AND PERMIT REVIEW PROCESS.



PLAN VIEW



ELEVATION

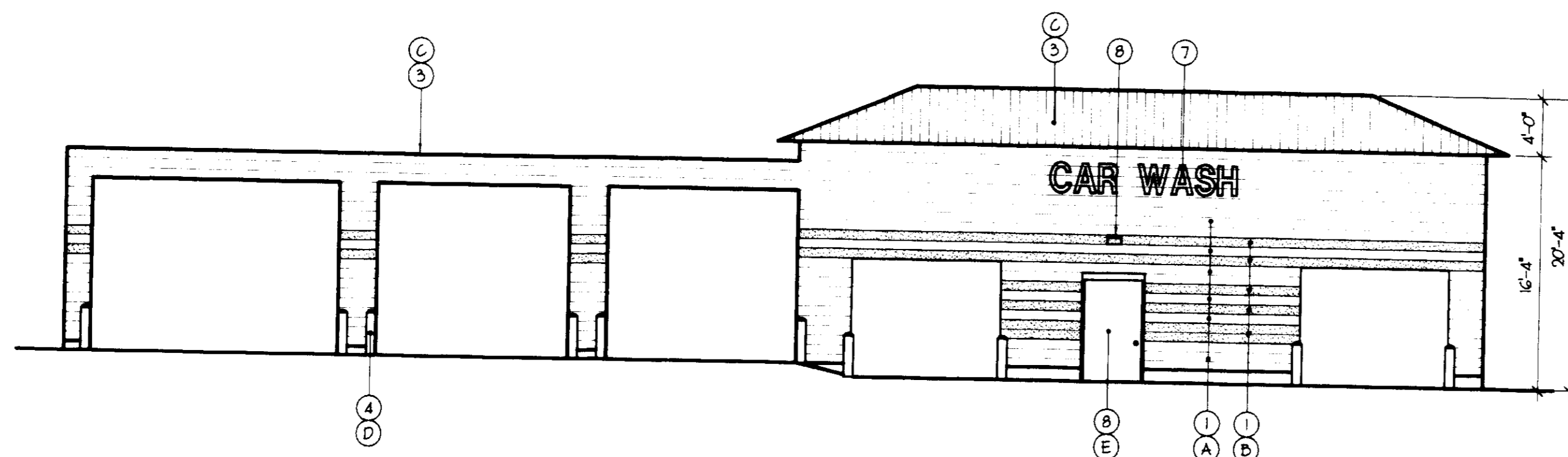
8 GENERAL MONUMENT SIGN DETAIL
SCALE 1/8" = 1'-0"

MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3
FINAL PD SITE PLAN
A PART OF THE SW CORNER OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK
COUNTY OF DOUGLAS, STATE OF COLORADO

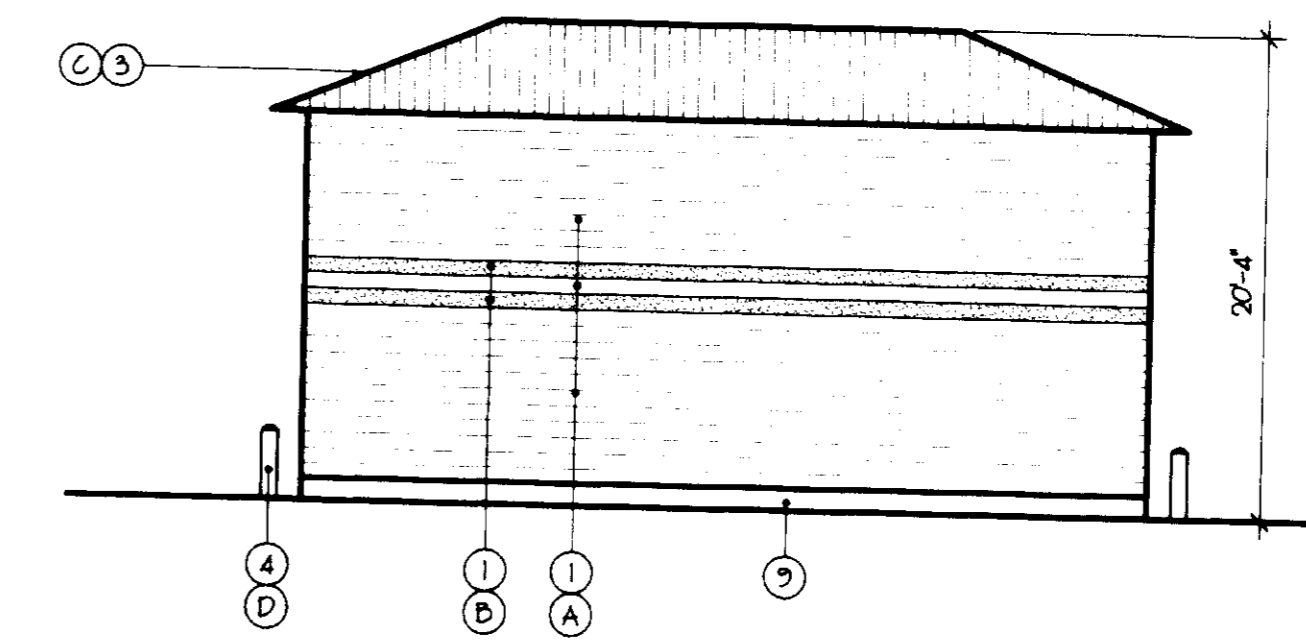
WYATT & ASSOCIATES, P.C.
ARCHITECTS & PLANNERS
1885 S. Pearl St., Denver, Colorado, 80210
PH: (303) 733-4600
FAX: (303) 733-4604
EMAIL: wyattarch@aol.com

MILESTONE AUTO PARK
FINAL PD SITE PLAN
MILESTONE FILING NO. 3, 2ND AMENDMENT, LOTS 1-3
NW CORNER OF FOUNDERS PKWY & FRONT ST.

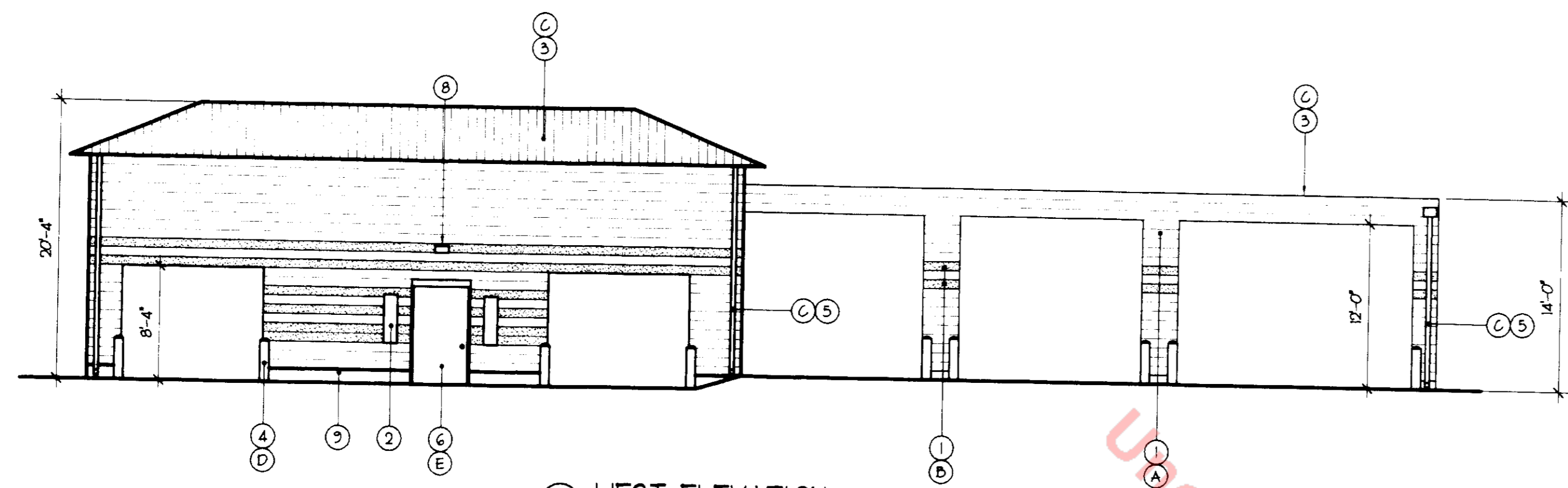
GOODYEAR ELEVATIONS
ISSUE DATE: 01 APR 00
DRAWN BY: JEA
CHECKED BY: JWW
SCALE: 1" = 8'-0"
PROJECT NO.: 3302.00
CAD FILE NAME: 3302.0 / PD SITE
SHEET NO.



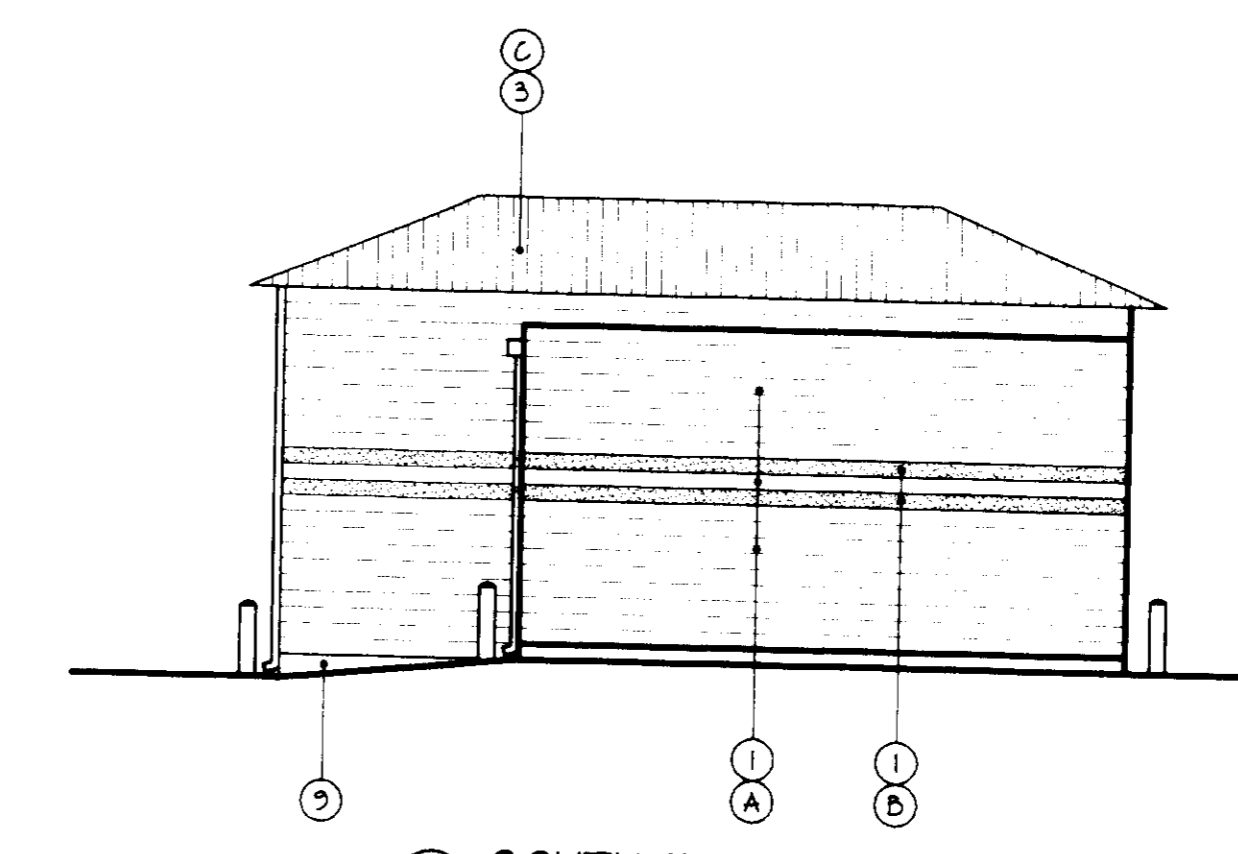
1 EAST ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



3 WEST ELEVATION
SCALE 1/8" = 1'-0"



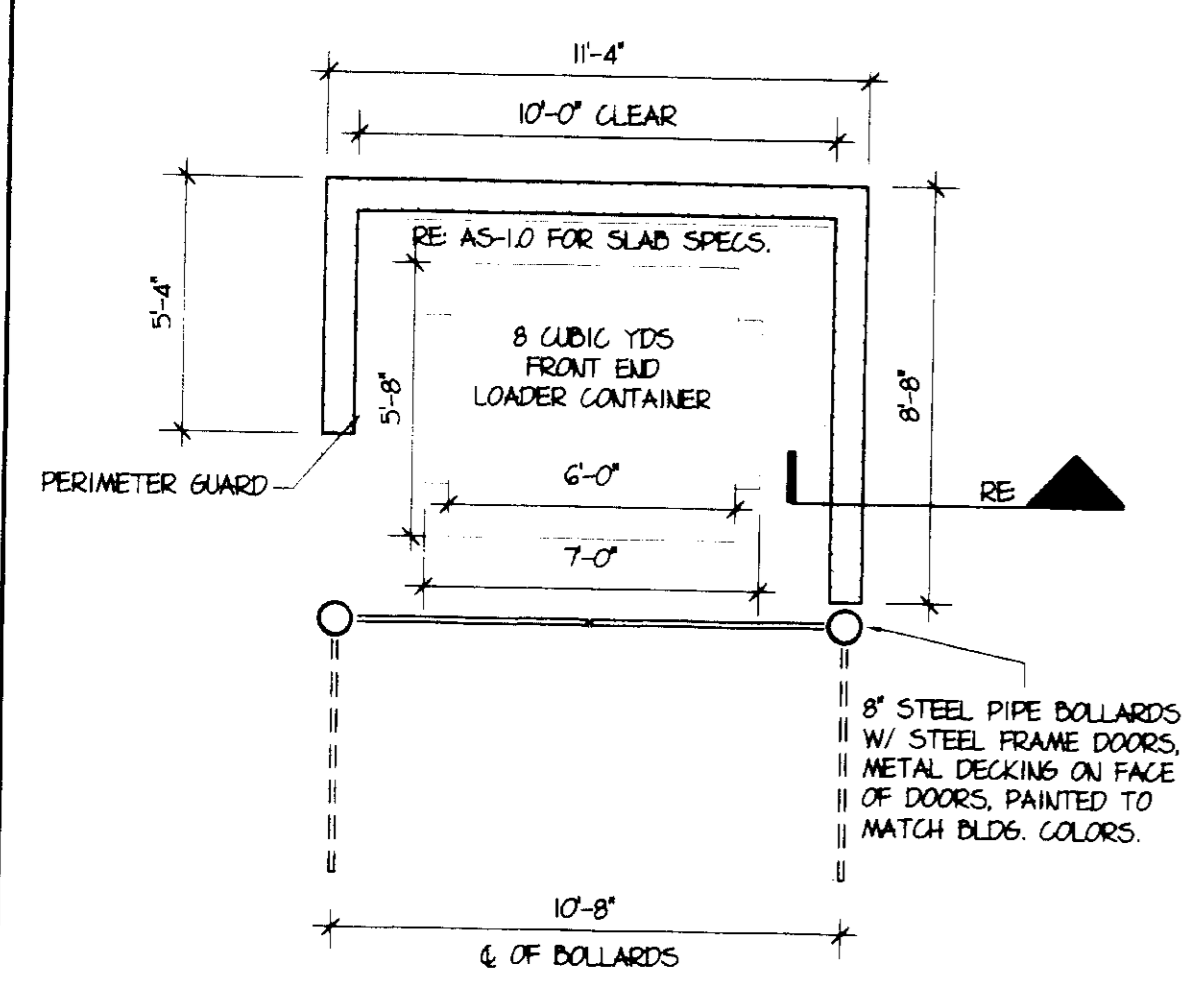
4 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

5 ELEVATION FLAG NOTES

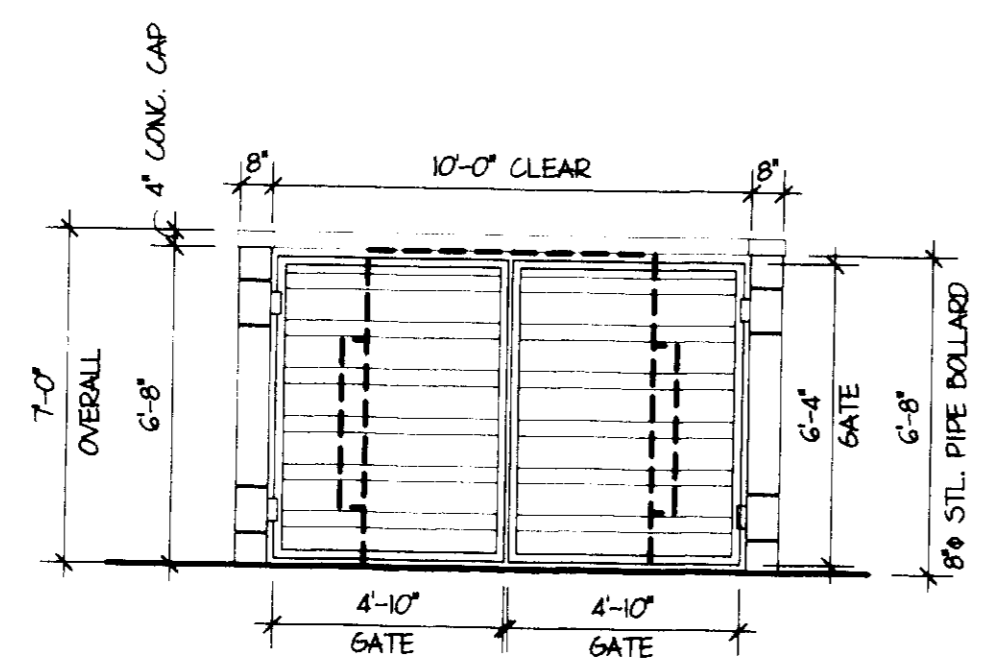
- 1 INTEGRALLY COLORED SPLIT FACE CONCRETE MASONRY BLOCK.
- 2 RECESSED BILL CHANGER.
- 3 STANDING SEAM METAL ROOF / CAP FLASHING.
- 4 8" STEEL PIPE DOLLARD.
- 5 METAL GUTTER AND DOWNSPOUT.
- 6 HOLLOW METAL EXTERIOR MAN DOOR.
- 7 INTERNALLY ILLUMINATED BUILDING SIGNAGE APPROVED THROUGH A SEPARATE SUBMITTAL.
- 8 WALL MOUNTED RECESSED DOWNLIGHT.
- 9 EXPOSED FOUNDATION SACK FINISH.

6 CAR WASH BUILDING MATERIALS

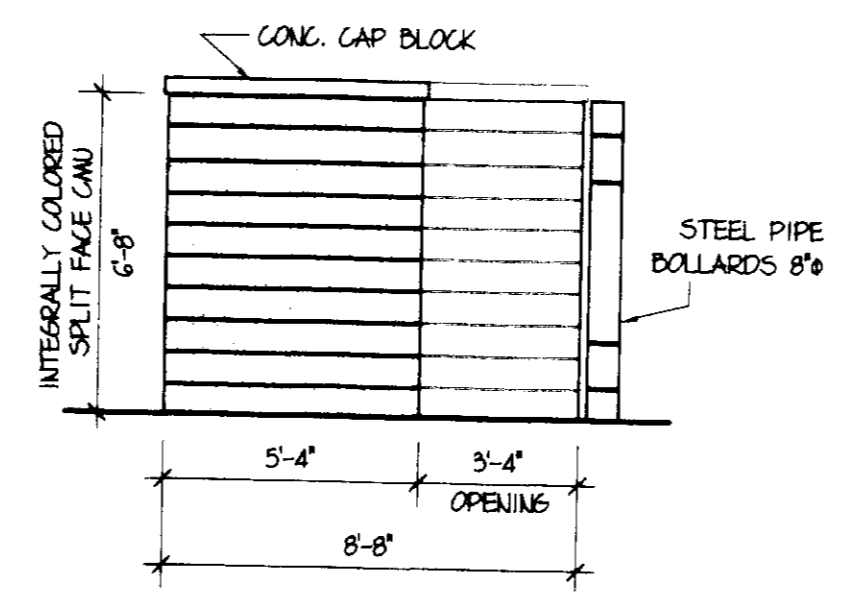
- A ROBINSON BRICK, IVORY.
- B ROBINSON BRICK, CHESTNUT.
- C DERRIDGE, COLONIAL RED.
- D PAINT, SHERWIN WILLIAMS, COLOR TO MATCH COLONIAL RED.
- E PAINT (DARK GRAY), SHERWIN WILLIAMS, SW8402S.



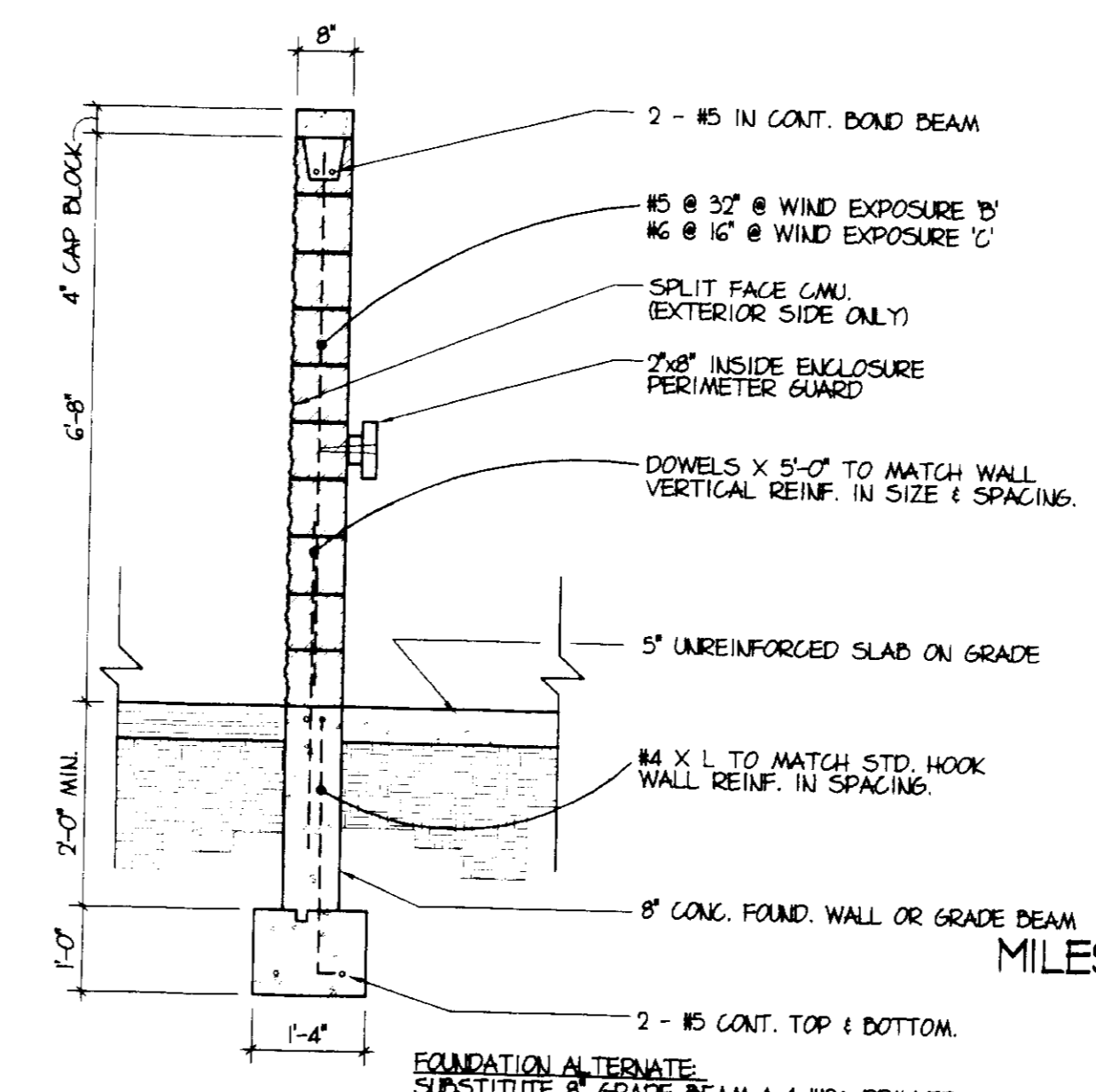
7 TRASH ENCLOSURE PLAN
SCALE 1/4" = 1'-0"



8 TRASH ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



9 TRASH ENCLOSURE ELEVATION
SCALE 1/4" = 1'-0"



10 6'-8" HIGH TRASH ENCL. SECTION
SCALE 1/2" = 1'-0"

REVISIONS
NO. DATE DESCRIPTION

WYATT & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
1865 S. Pearl St., Denver, Colorado, 80210
ph. (303) 698-1717 fax (303) 778-8004
email - wyattarch@aol.com

MILESTONE AUTO PARK
FINAL PD SITE PLAN
MILESTONE FILING NO. 3, 2ND AMENDMENT, LOTS 1-3
NW CORNER of FOUNDERS PKWY & FRONT ST.

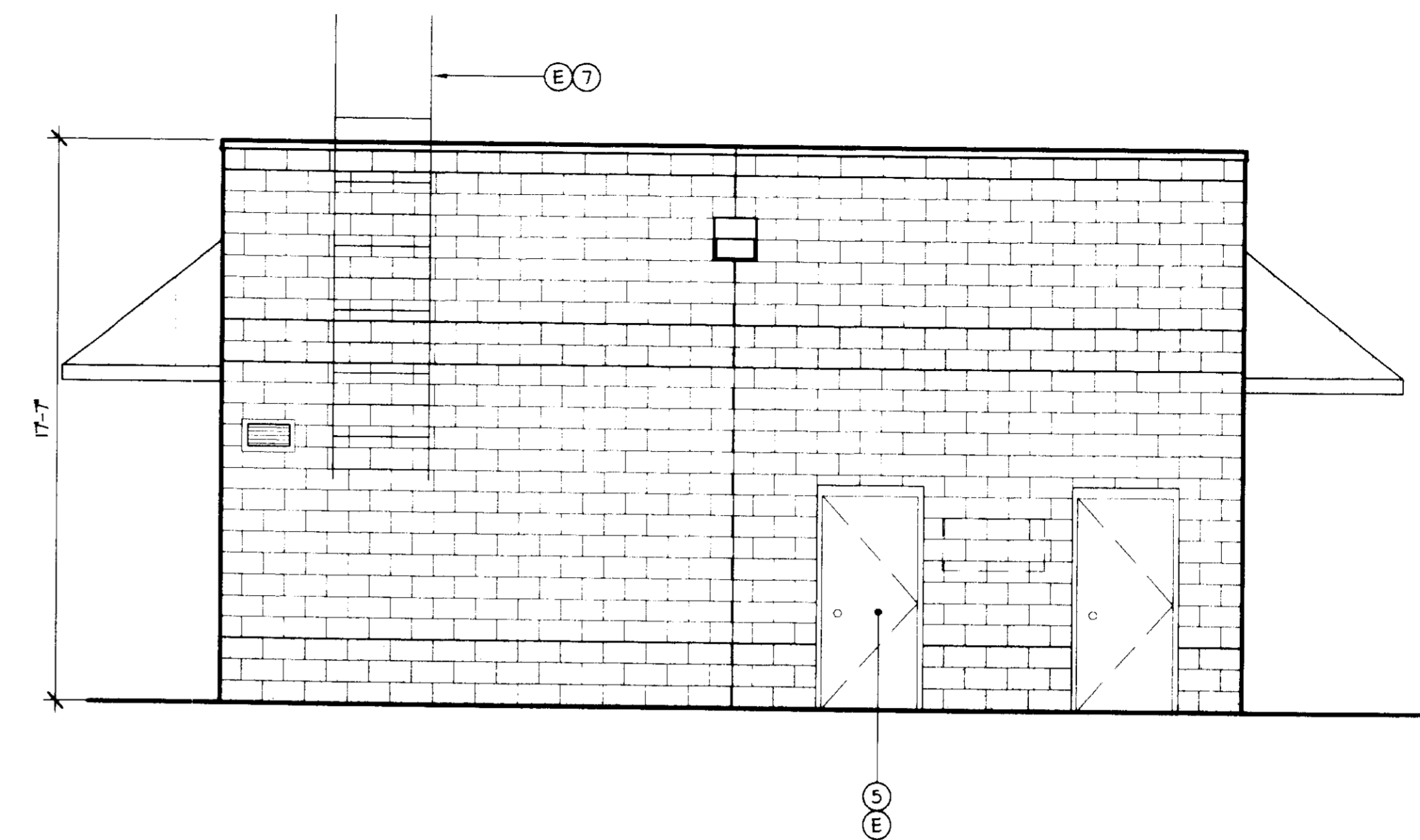
CAR WASH ELEVATIONS

ISSUE DATE:	21 APR 00
DRAWN BY:	JEK
CHECKED BY:	DWM
SCALE:	1" = 8'-0"
PROJECT NO.:	392.00
CAD FILE NAME:	392.0 / PD SITE
SHEET NO.:	6 of 8

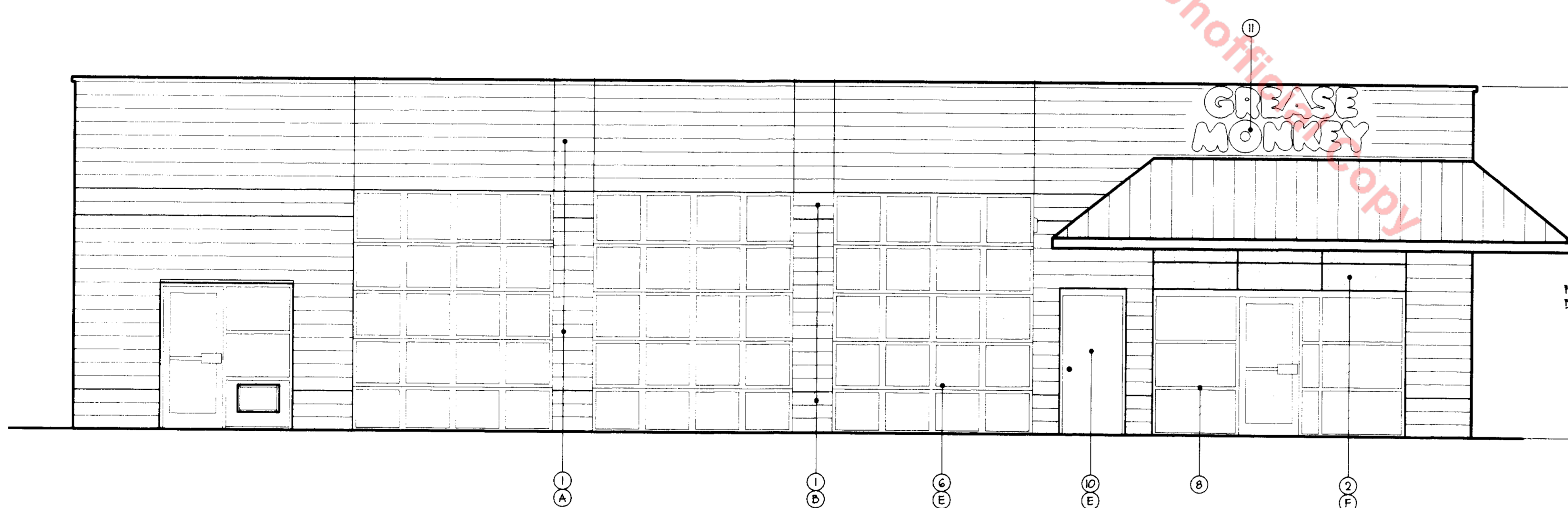
MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3
FINAL PD SITE PLAN
A PART OF THE SW CORNER OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK
COUNTY OF DOUGLAS, STATE OF COLORADO



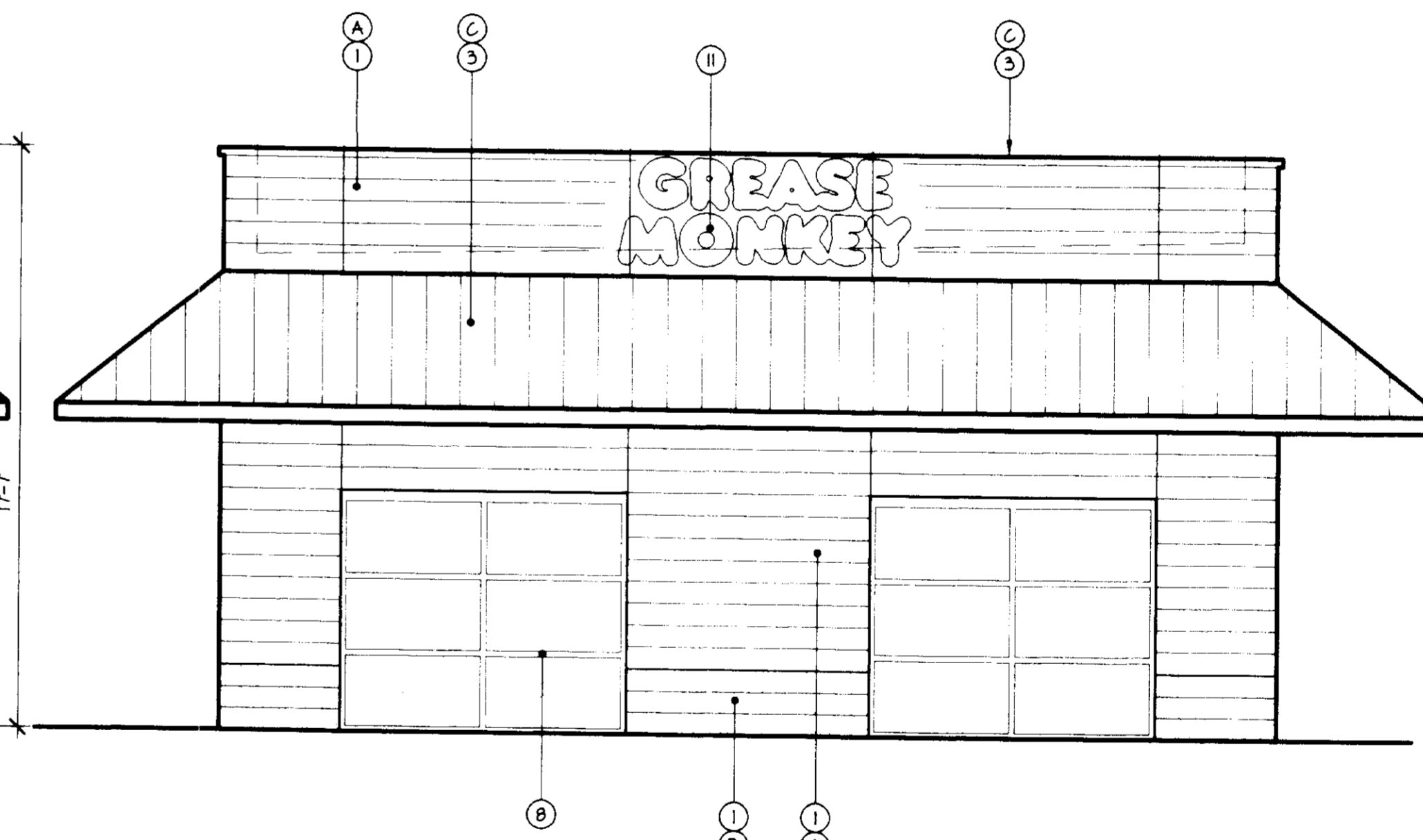
① NORTH ELEVATION
SCALE 1/4" = 1'-0"



② WEST ELEVATION
SCALE 1/4" = 1'-0"



③ SOUTH ELEVATION
SCALE 1/4" = 1'-0"



④ EAST ELEVATION
SCALE 1/4" = 1'-0"

⑤ ELEVATION FLAG NOTES

- ① 8" INTEGRALLY COLORED SPLIT FACE CONCRETE MASONRY BLOCK.
- ② EXTERNAL INSULATION AND FINISH SYSTEM, E.I.F.S. STUCCO.
- ③ PREFINISHED METAL CAP FLASHING, STANDING SEAM METAL ROOF.
- ④ 8" STEEL PIPE BOLLARD.
- ⑤ SECTIONAL OVERHEAD GARAGE DOOR 10' W. x 12' H.
- ⑥ METAL ROOF ACCESS LADDER.
- ⑦ ANODIZED BRONZE STOREFRONT WINDOWS AND DOORS.
- ⑧ 1" ACCENT GROOVE IN E.I.F.S. BAND.
- ⑨ HOLLOW METAL EXTERIOR MAIN DOOR.
- ⑩ INTERIALLY ILLUMINATED BUILDING SIGNAGE TO BE APPROVED THROUGH A SEPARATE SUBMITTAL.

⑥ LUBE BUILDING MATERIALS

- A ROBINSON BRICK, IVORY.
- B ROBINSON BRICK, CHESTNUT.
- C BERRIDGE, COLOR COLONIAL RED.
- D PAINT, SHERWIN WILLIAMS, COLOR TO MATCH COLONIAL RED.
- E PAINT (DARK GRAY), SHERWIN WILLIAMS, SW1602S.
- F DRYVIT, COLOR #102, BRITE WHITE, SANDPEBBLE FINISH.

MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3
FINAL PD SITE PLAN
A PART OF THE SW CORNER OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK
COUNTY OF DOUGLAS, STATE OF COLORADO

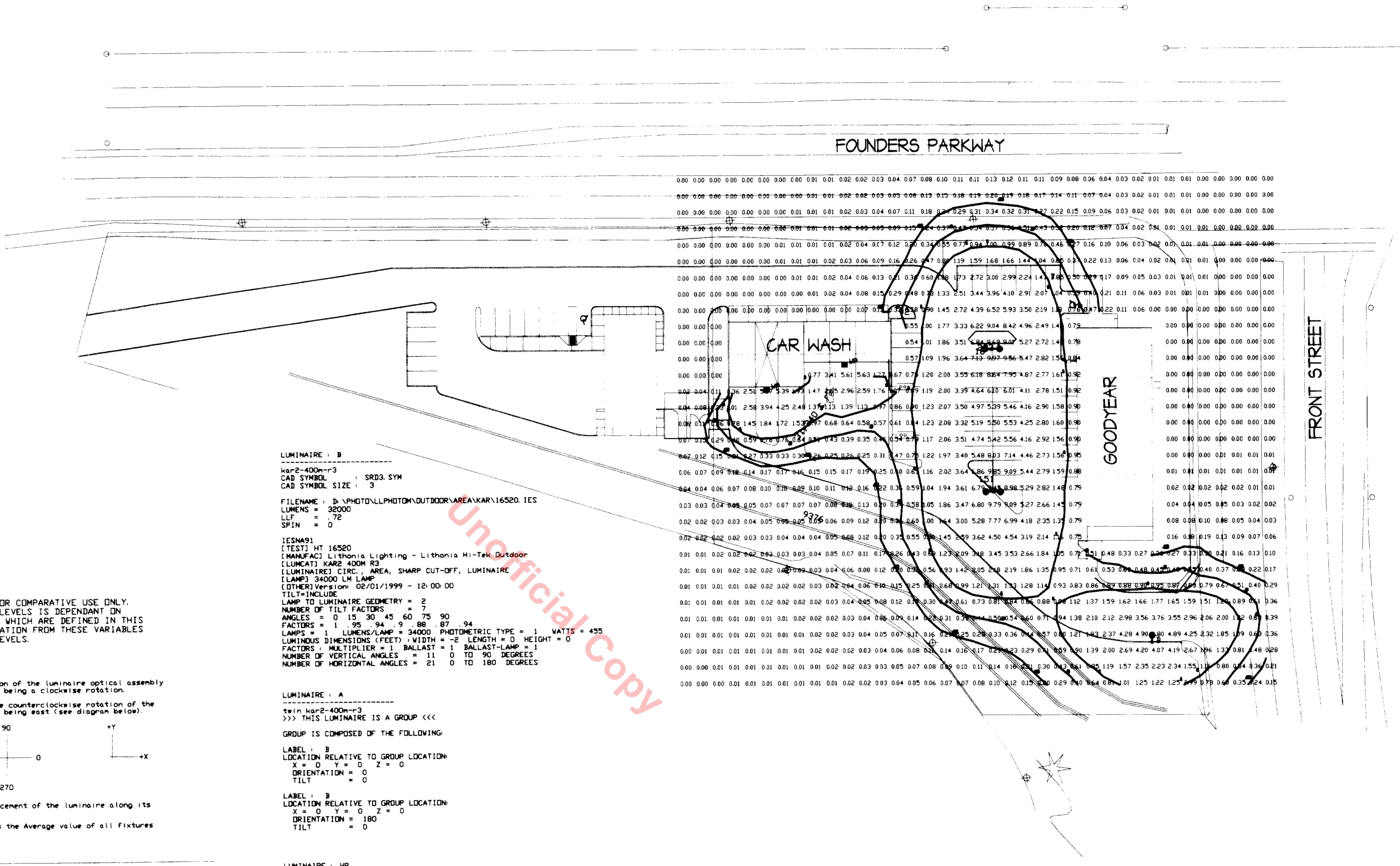
REVISIONS:
NO. DATE DESCRIPTION

WYATT & ASSOCIATES, P.C. ARCHITECTS & PLANNERS
1865 S. PEGASUS BLVD., SUITE 100, DENVER, COLORADO 80210
PH: (303) 733-1111 FAX: (303) 733-6604
EMAIL: wyattarch@aol.com

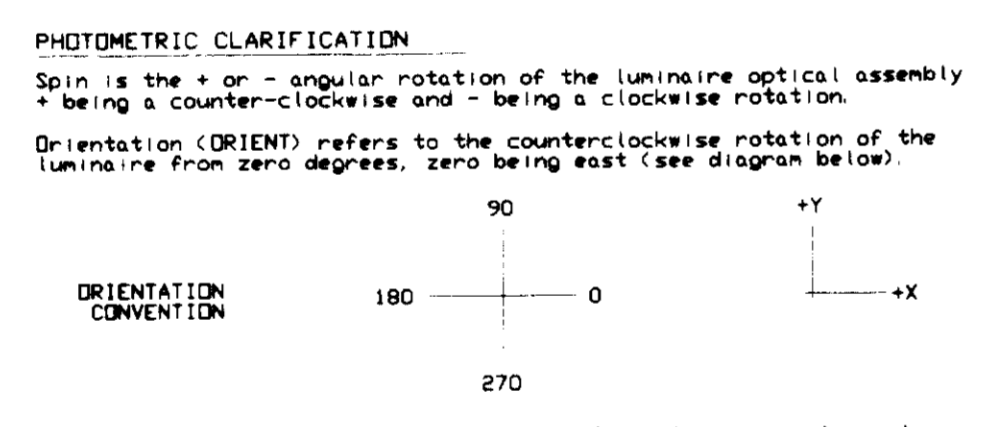
MILESTONE AUTO PARK
FINAL PD SITE PLAN
MILESTONE FILING NO. 3, 2ND AMENDMENT, LOTS 1-3
NW CORNER of FOUNDERS PKWY & FRONT ST.

LUBE
ELEVATIONS

ISSUE DATE: 01 APR 00
DRAWN BY: JEA
CHECKED BY: DWW
SCALE: 1" = 8'-0"
PROJECT NO: 332.00
CAD FILE NAME: 332.0 / PD SITE
SHEET NO: 7 of 8



NOTE: CALCULATIONS ARE FOR COMPARATIVE USE ONLY. ACCURACY OF LIGHT LEVELS IS DEPENDANT ON MULTIPLE VARIABLES WHICH ARE DEFINED IN THIS CALCULATION. DEVIATION FROM THESE VARIABLES WILL ALTER LIGHT LEVELS.



Tilt is the + or - angular displacement of the luminaire along its zero degree photometric plane.

Tilted Lamp Correction Factor - is the Average value of all fixtures to which the Tilt Factor Applies

Luminaire schedule & description summary				
Luminaire label	quantity	description	lumens	LLF
B	1	kar2-400m-r3	38000	.72
B	0	kar2-400m-r4	38000	.72
A	2	twm kar2-400m-r3	64000	.72
WP	2	twm 175m glass wallpak	14000	.72
Total:			5	

THE LIGHTING AGENCY

project:
GOODYEAR
SITE LIGHTING PLAN
LITHONIA KAR-400M

client:

date: 07-26-2000 scale: 1" = 40' FILE NAME: C:\AGI\PAK\JULY00\MILESTON.AGI

LUMINAIRE : B
kar2-400m-r3
CAD SYMBOL : SRD3.SYM
CAD SYMBOL SIZE : 3

FILENAME : D:\PHOTO\LLPHOTM\OUTDOOR\AREA\KAR\16520.IES
LUMENS = 38000
LLF = .72
SPIN = 0

IESNA91
[TEST] HT 16520
[MANUFAC] Lithonia Lighting - Lithonia Hi-Tek Outdoor
[LUMCAT] KAR-400M RS
[LUMINAIRE] CIRC. AREA, SHARP CUT-OFF, LUMINAIRE
[LAMP] 34000 LM LAMP
[OTHER] Version: 02/01/1999 - 12:00:00
TILT=NONE
LAMP TO LUMINAIRE GEOMETRY = 2
NUMBER OF TILT FACTORS = 5
ANGLES = 0 15 30 45 60 75 90
FACTORS = 1 .90 .94 .9 80 87 .94
LAMPS = 1 LUMENS/LAMP = 34000 PHOTOMETRIC TYPE = 1 WATTS = 435
LUMINOUS DIMENSIONS (FEET) : WIDTH = 2 LENGTH = 0 HEIGHT = 0
FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1
NUMBER OF VERTICAL ANGLES = 11 0 TO 90 DEGREES
NUMBER OF HORIZONTAL ANGLES = 21 0 TO 180 DEGREES

LUMINAIRE : A
tw kar2-400m-r3
>>> THIS LUMINAIRE IS A GROUP <<<

GROUP IS COMPOSED OF THE FOLLOWING:

LABEL : B
LOCATION RELATIVE TO GROUP LOCATION:
X = 0 Y = 0 Z = 0
ORIENTATION = 0
TILT =

LABEL : B
LOCATION RELATIVE TO GROUP LOCATION:
X = 0 Y = 0 Z = 0
ORIENTATION = 180
TILT =

LUMINAIRE : WP
twm 175m glass wallpak
CAD SYMBOL : WALLP.SYM
CAD SYMBOL SIZE : 3

FILENAME : D:\PHOTO\LLPHOTM\OUTDOOR\WALL\PAK\TW\94121101.IES
LUMENS = 14000
LLF = .72
SPIN = 0

IESNA91
[TEST] I194121101
[MANUFAC] Lithonia Hi-Tek Lighting
[LUMCAT] TWM 175M
[LUMINAIRE] GLASS REFRACTOR WALL - PAK
[LAMP] GE WVR175/U
[LAMP] 175 WATT METAL HALIDE
[OTHER] Version: 02/01/1999 - 12:00:00
TILT=NONE
LAMPS = 1 LUMENS/LAMP = 14000 PHOTOMETRIC TYPE = 1 WATTS = 215
LUMINOUS DIMENSIONS (FEET) : WIDTH = 1.12 LENGTH = 41 HEIGHT = 0
FACTORS : MULTIPLIER = 1 BALLAST = 1 BALLAST-LAMP = 1
NUMBER OF VERTICAL ANGLES = 73 0 TO 180 DEGREES
NUMBER OF HORIZONTAL ANGLES = 30 0 TO 180 DEGREES

LUMINAIRE LOCATION SUMMARY

COORDINATES IN FEET

NO.	LUMINAIRE LABEL	X-COORD	Y-COORD	Z-COORD	ORIENT	TILT	AIMING COORDINATES
		X	Y	Z			X Y Z
1	A	5983	17069	30	0	0	5983 17069 0
2	A	5983	17157	30	0	0	5983 17157 0
3	B	6080	16976	30	90	0	6080 16976 0
4	WP	5844	17133	12	270	0	5844 17133 0
5	WP	5892	17148	12	270	0	5892 17148 0

B: TOTAL NUMBER OF LOCATIONS = 1
A: TOTAL NUMBER OF LOCATIONS = 2
WP: TOTAL NUMBER OF LOCATIONS = 2
AVERAGE TILTED LAMP CORRECTION FACTOR APPLIED = 1

1 SITE PHOTOMETRIC PLAN
SCALE 1" = 40'-0" NORTH

MILESTONE FILING NO. 3, SECOND AMENDMENT, LOTS 1-3
FINAL PD SITE PLAN
A PART OF THE SW CORNER OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST,
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK
COUNTY OF DOUGLAS, STATE OF COLORADO