

# PLAT IDENTIFICATION SHEET

RECEPTION #: 01052516

DATE: 6/12/01

TIME 10:06

FEE: \$ 50 (5 P)

GRANTOR: CR-Hadijis Investments, LLC  
(OWNER/SIGNER)

GRANTEE: Milestone #3  
(SUBDIVISION NAME OR NAME OF PLAT)

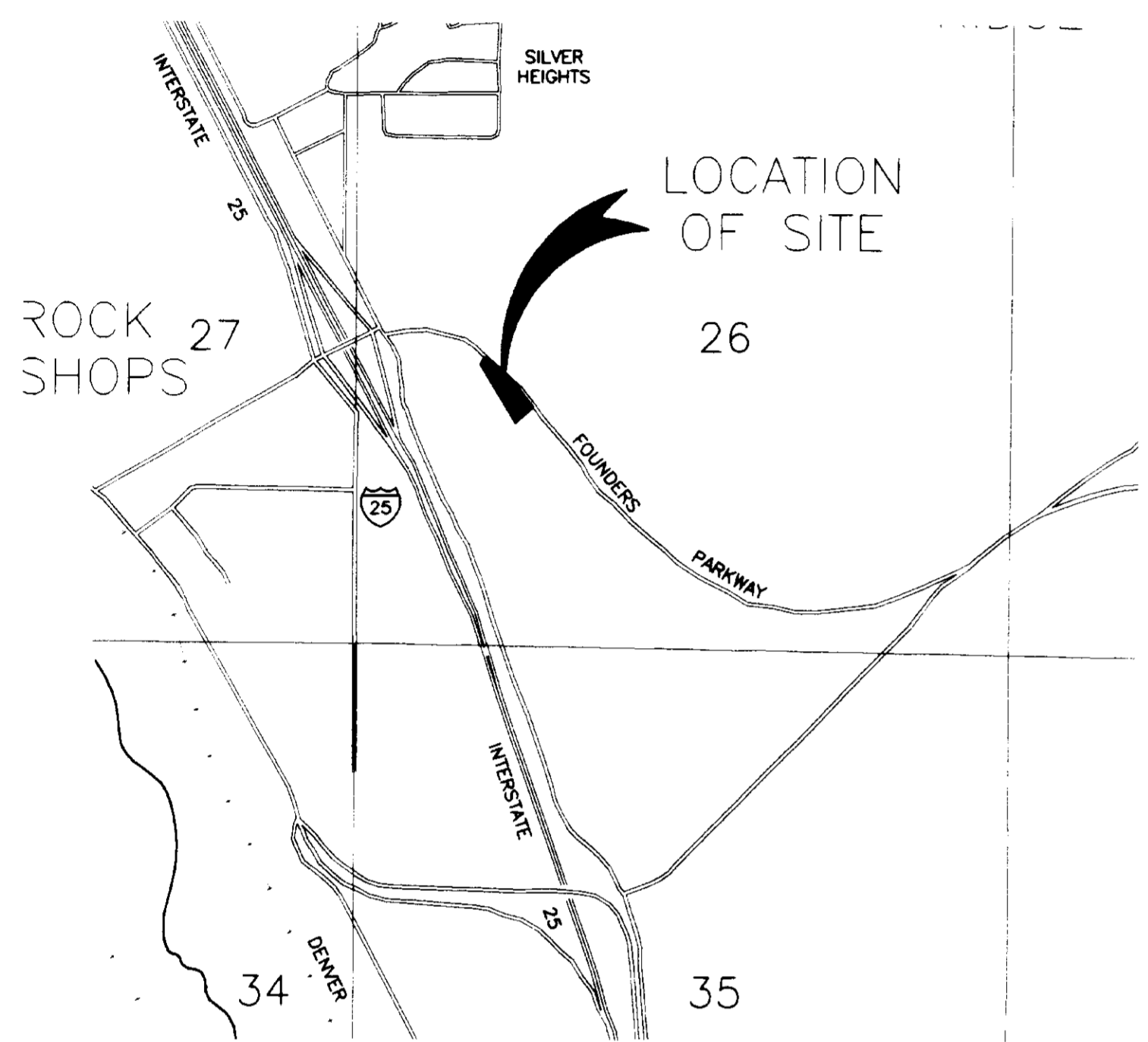
Lot 2 3rd Amendment  
Final PD Site Plan

LEGAL: 26-7-67  
(SECTION-TOWNSHIP-RANGE)

NEW SUBDIVISION ABBREV: \_\_\_\_\_

**MILESTONE AUTO PARK  
MILESTONE FILING NO. 3, LOT 2, 3RD AMENDMENT  
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  
△ TOWN STAFF  
COMMENTS 05/15/01



VICINITY MAP  
NOT TO SCALE

**SHEET INDEX**

- 1 OF 5 COVER SHEET
- 2 OF 5 ARCHITECTURAL SITE PLAN
- 3 OF 5 CIVIL SITE PLAN
- 4 OF 5 LANDSCAPE PLAN
- 5 OF 5 LOT 2 BUILDING ELEVATIONS, CAR WASH

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 2, MILESTONE FILING NO. 3 - SECOND AMENDMENT, COUNTY OF DOUGLAS STATE OF COLORADO.

*Timothy A. Hadjis*  
CR-HADJIS INVESTMENTS, LLC  
TIMOTHY A. HADJIS (MANAGER)  
LANDOWNER (NOTARIZED SIGNATURE)

SUSAN I. RASMUSSEN  
Notary Public  
State of Colorado

BY *Susan I. Rasmussen* WITNESS MY HAND AND SEAL  
512 Wilcox St 9-1-03  
ADDRESS MY COMMISSION EXPIRES  
Castle Rock Co 80104  
CITY STATE ZIP CODE

**TITLE CERTIFICATION**

I, *Edie Stearns*, AN AUTHORIZED REPRESENTATIVE OF *Land Title Guaranty Company*, 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 15<sup>th</sup> DAY OF May, 2001

*Edie Stearns*  
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

LAND TITLE GUARANTY COMPANY  
TITLE INSURANCE COMPANY

SUSAN I. RASMUSSEN  
Notary Public  
State of Colorado

BY *Edie Stearns* WITNESS MY HAND AND SEAL  
512 Wilcox Street Susan I. Rasmussen  
ADDRESS MY COMMISSION EXPIRES  
Castle Rock Colo 80104  
CITY STATE ZIP CODE

**SURVEYOR'S CERTIFICATE**

I, *Richard E. Marshall*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 2, MILESTONE FILING NO. 3 - SECOND AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY REPRESENTS THAT SURVEY.

*Richard E. Marshall*  
REGISTERED LAND SURVEYOR

**STATEMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S APPROVAL**

THIS MINOR AMENDMENT WAS APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 12 DAY OF June, 2001.

*Richard E. Marshall* *Weld*  
DIRECTOR OF PLANNING AND DEVELOPMENT 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 12 DAY OF June, 2001, AT 10:00 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 01052516.  
*Tulayee Lou - Deputy* DOUGLAS COUNTY CLERK & RECORDER

**LEGAL DESCRIPTION**

LOT 2, MILESTONE FILING NO. 3 - SECOND AMENDMENT, A SUBDIVISION RECORDED AT RECEPTION NO. 01015582 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 ADJUTING 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 10 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 ODP AND TOWN OF CASTLE ROCK ORDINANCE 819.04.051.
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. 24-22 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.

**DESCRIPTION OF THIRD AMENDMENT**

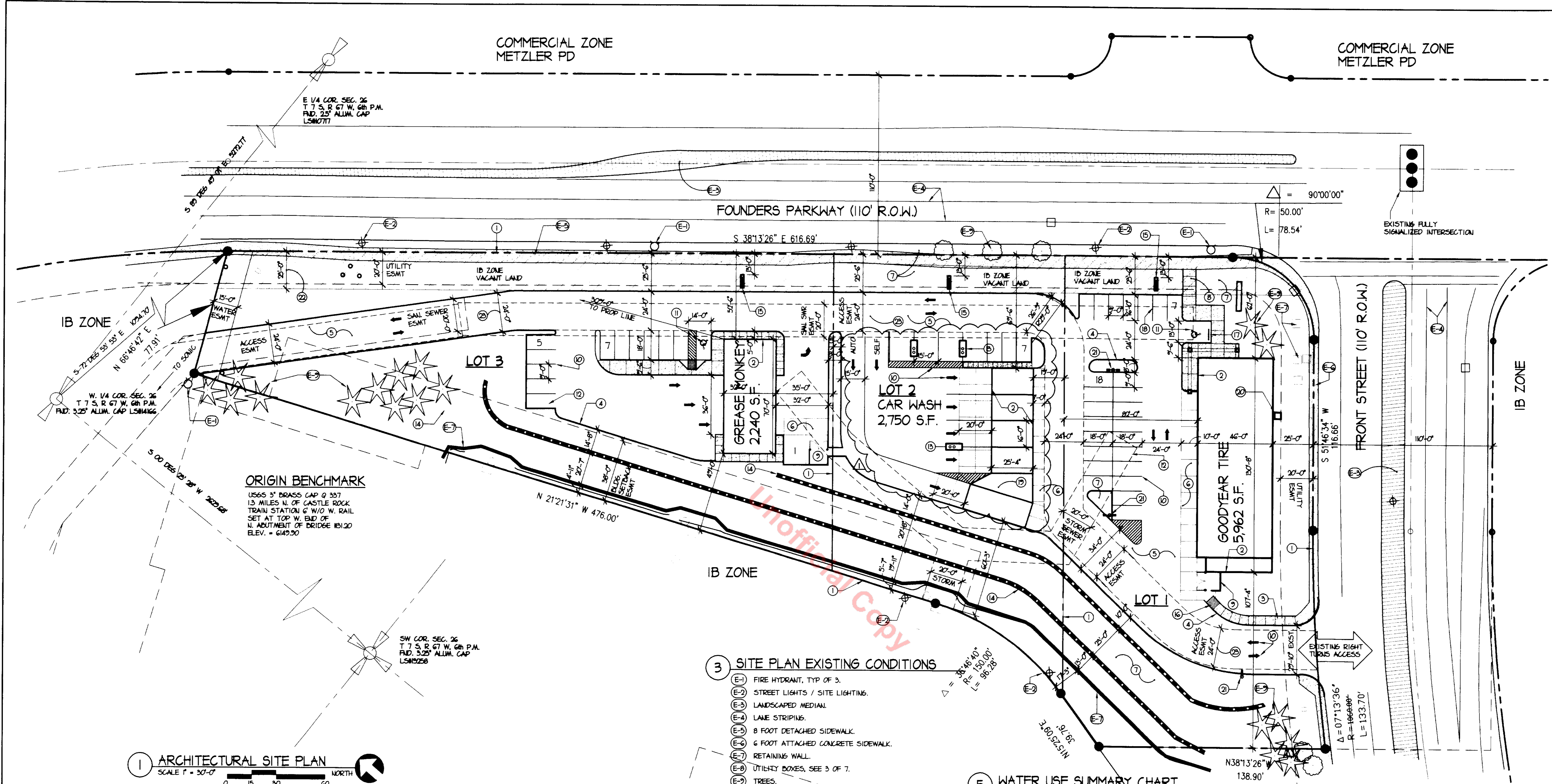
THIS AMENDMENT NO. 3 TO THE FINAL DEVELOPMENT PLAN AFFECTS ONLY LOT 2 OF MILESTONE SUBDIVISION FILING NO. 3.  
THE AMENDMENT ROTATES THE CAR WASH FACILITY ON LOT 2 SUCH THAT THE CARS EXIT THE WASH DAYS TO THE SOUTH AS OPPOSED TO THE ORIGINAL PLAN WHERE THE CARS EXIT THE WASH DAYS TO THE EAST.

Unofficial Copy

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1865 S. Pearl St., Denver, Colorado 80210  
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**MILESTONE AUTO PARK  
FINAL PD SITE PLAN  
MILESTONE FILING NO. 3, LOT 2, 3RD AMENDMENT  
NW CORNER OF FOUNDERS PKWY & FRONT ST.**

**COVER SHEET**  
ISSUE DATE: 21 APR 01  
DRAWN BY: JEA  
CHECKED BY: DWH  
SCALE: 1" = 100'-0"  
PROJECT NO.: 332.4  
CAD FILE NAME: 332.0 / PD PLAN  
SHEET NO.: 1 OF 5



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	45,292 S.F. 1.04 AC	31,374 S.F. 0.86 AC	51,297 S.F. 1.19 AC	128,763 S.F. 2.96 AC	
BUILDING AREA	5,962 S.F. 13.1 %	2,750 S.F. 8.7 %	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 %	12,468 S.F. 39.8 %	26,976 S.F. 51.9 %	57,547 S.F. 44.7 %	32,191 S.F. 25 %
PARKING & DRIVES	21,028 S.F. 46.4 %	16,156 S.F. 51.5 %	22,761 S.F. 44.5 %	59,856 S.F. 46.5 %	
TOTAL	45,292 S.F. 100.0 %	31,374 S.F. 100.0 %	51,297 S.F. 100.0 %	128,763 S.F. 100.0 %	
PARKING REQUIRED	30 SPACES	2 STACKING PER BAY	13 SPACES	43 SPACES (2 HDXCP)	
PARKING PROVIDED	26 SPACES PLUS 4 ADDITIONAL SPACES FROM LOT 2	2 STACKING PER BAY PLUS 7 ADDITIONAL SPACES	13 SPACES	46 SPACES (2 HDXCP)	
MAX BLDG HEIGHT	27'-0"	22'-8"	20'-0"		35'-0"
FLOOR AREA RATIO	0.13 FAR	0.09 FAR	0.04 FAR	0.09 FAR	35 FAR

**MINIMUM BUILDING SETBACKS**

	LOT 1	LOT 2	LOT 3	TOTAL / ALLOWED
FOUNDERS PKWY (FRONT YARD)	62'-0"	69'-6"	52'-0"	25'-0"
FRONT STREET (FRONT YARD)	25'-0"			25'-0"
NORTH PROP. LINE (SIDE YARD)		49'-7"	307'-8"	10'-0"
WEST PROP. LINE (REAR YARD)	107'-4"	60'-3"	49'-7"	NOT DEFINED
INTERIOR LOT LINES (SIDE YARD)	82'-0"	19'-0"	35'-0"	10'-0"

**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**

	LOT 1	LOT 2	LOT 3	TOTAL / ALLOWED
FOUNDERS PKWY (FRONT YARD)	(62' PRIOR)	(69' PRIOR)	(52' PRIOR)	(25 FEET PRIOR)
	39'-0"	46'-0"	29'-0"	25'-0"

**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. 29539504 AND ACCORDINGLY 112 SFE ARE DEBITED 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) LAKE 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 SIGNAL 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 LAKE PER FIRE DISTRICT AND DETAILS ON 5 OF 5.

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 = 880 GPD	AUTO BAYS AVERAGE DAILY USE: 506/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, LOT 2, THIRD AMENDMENT  
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  
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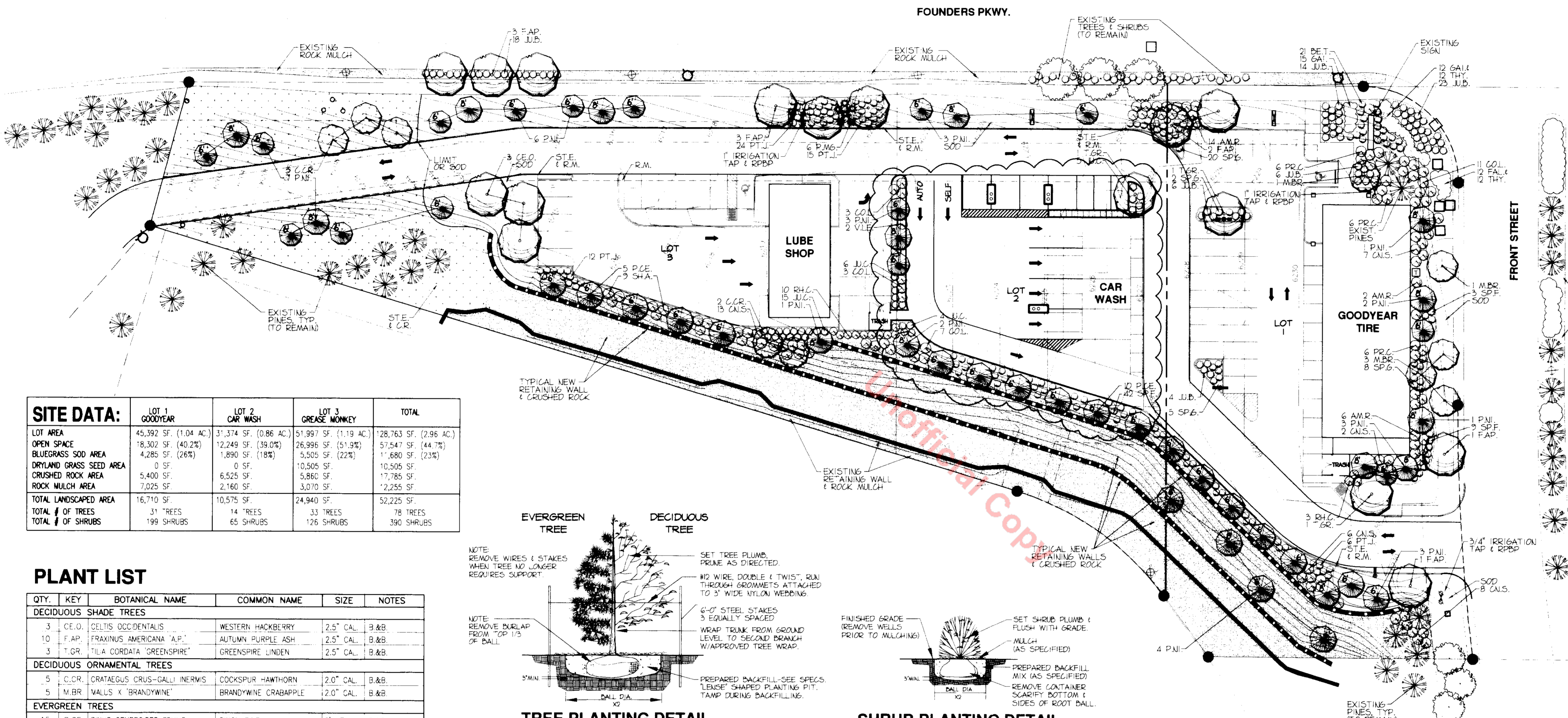
MILESTONE AUTO PARK  
FINAL PD SITE PLAN  
MILESTONE FILING NO. 3, LOT 2, 3RD AMENDMENT  
NW CORNER OF FOUNDERS PKWY & FRONT ST.

ARCH. SITE PLAN  
ISSUE DATE: 21 APR 00  
DRAWN BY: JEA  
CHECKED BY: DWJ  
SCALE: 1" = 30'-0"  
PROJECT NO.: 332.4  
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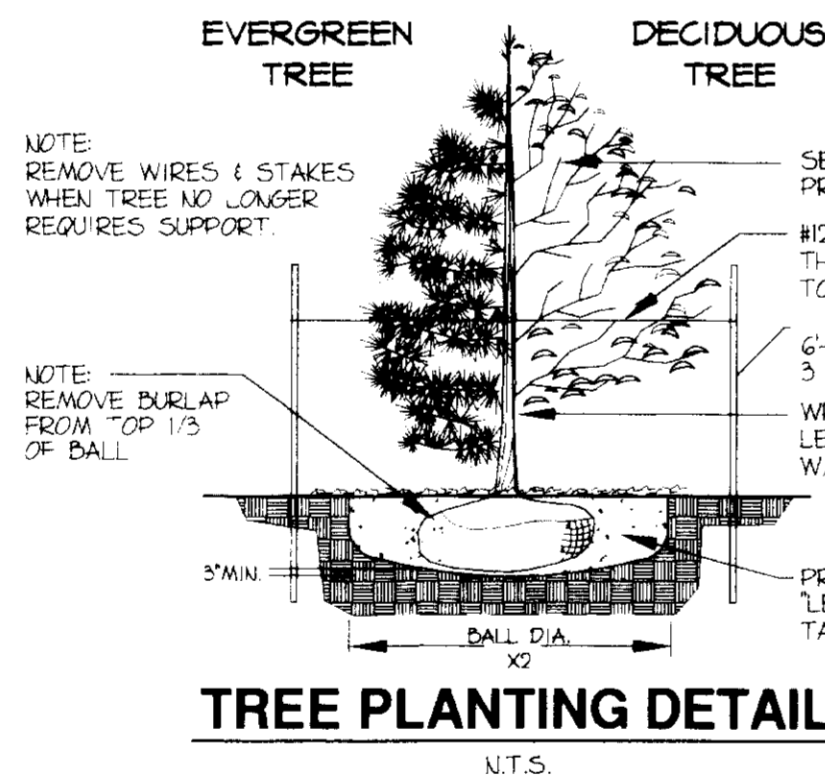
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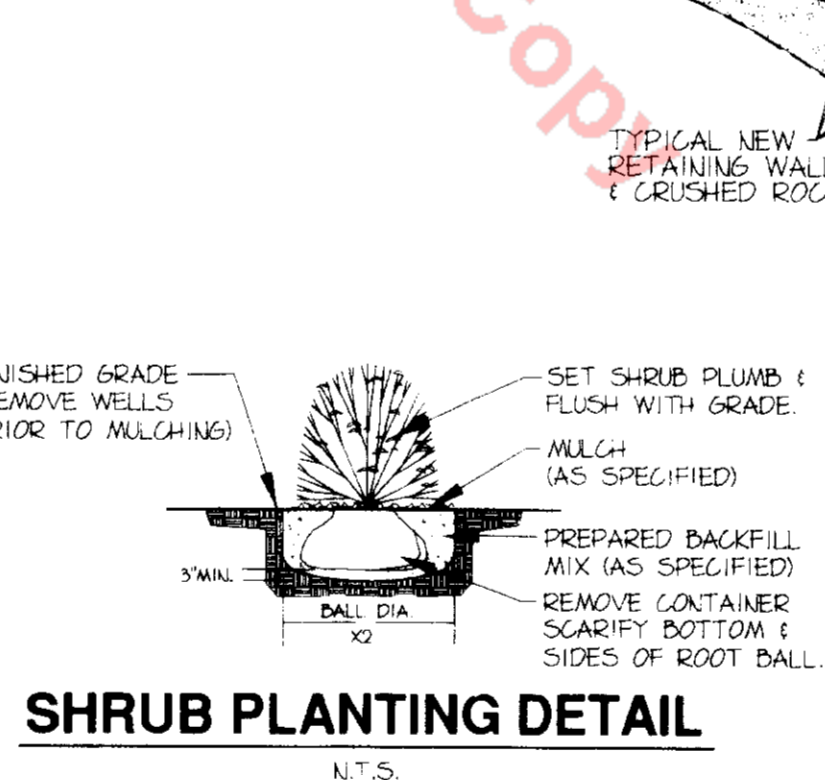
SITE DATA:				
	LOT 1 GOODYEAR	LOT 2 CAR WASH	LOT 3 GREASE MONKEY	TOTAL
LOT AREA	45,392 SF. (1.04 AC.)	31,374 SF. (0.86 AC.)	51,997 SF. (1.19 AC.)	128,763 SF. (2.96 AC.)
OPEN SPACE	18,302 SF. (40.2%)	12,249 SF. (39.0%)	26,996 SF. (51.9%)	57,547 SF. (44.7%)
BLUEGRASS SOD AREA	4,285 SF. (26%)	1,890 SF. (18%)	5,505 SF. (22%)	11,680 SF. (23%)
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	7,025 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	126 SHRUBS	390 SHRUBS

**PLANT LIST**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS SHADE TREES</b>					
3	C.E.O.	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL.	B.&B.
10	F.A.P.	FRAXINUS AMERICANA 'A.P.'	AUTUMN PURPLE ASH	2.5" CAL.	B.&B.
3	T.G.R.	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL.	B.&B.
<b>DECIDUOUS ORNAMENTAL TREES</b>					
5	C.C.R.	CRATAEGUS CRUS-GALLI 'INERVIS'	COCKSPUR HAWTHORN	2.0" CAL.	B.&B.
5	M.B.R.	MALLUS X 'BRANDYWINE'	BRANDYWINE CRABAPPLE	2.0" CAL.	B.&B.
<b>EVERGREEN TREES</b>					
15	P.C.E.	PINUS CEMBRIDES EDULIS	PINON PINE	8' HT.	B.&B.
36	P.N.	PINUS NIGRA	AUSTRIAN PINE	6'-8' HT.	B.&B.
<b>DECIDUOUS SHRUBS</b>					
22	A.M.R.	AMELANCHIER X 'REGENT'	REGENT SERVICEBERRY	#5 CONT.	2'-3" HT.
21	B.E.T.	BERBERIS 'HUNBERGII' 'ATRO.'	JAP. REDLEAF BARBERY	#5 CONT.	18"-24" HT.
36	C.N.S.	CORNUS STOLONIFERA	REDTWIG DOGWOOD	#5 CONT.	18"-24" HT.
24	C.O.L.	COTONEASTER LUCIDUS	HEDGE COTONEASTER	#5 CONT.	24"-30" HT.
57	P.T.J.	POTENTILLA FRUTICOSA 'JACKMAN'	JACKMAN CINQUEFOIL	#5 CONT.	18"-24" HT.
18	P.R.C.	PRUNUS CISTENA	PURPLELEAF PLUM	#5 CONT.	24"-30" HT.
3	R.H.C.	RHAMNUS 'FRANGULA' 'COLUMN.'	TALL HEDGE BUCKTHORN	#5 CONT.	3'-4" HT.
9	S.H.A.	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	#5 CONT.	2'-3" HT.
54	S.P.F.	SPIRAEA JAPONICA 'FROEBEL'	FROEBEL SPIREA	#5 CONT.	18"-24" HT.
35	S.P.G.	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	#5 CONT.	18"-24" HT.
2	V.L.E.	VIBURNUM LENTAGO	NANNYBERRY	#5 CONT.	3'-4" HT.
<b>EVERGREEN SHRUBS</b>					
29	J.U.C.	JUNIPERUS CHINENSIS 'S.G.'	SEA GREEN JUNIPER	#5 CONT.	18"-24" SPR.
71	J.U.B.	JUNIPERUS HORIZONTALIS 'B.C.'	BLUE CHIP JUNIPER	#5 CONT.	18"-24" SPR.
6	P.M.G.	PINUS MUGHO 'MUGO'	MUGHO PINE	#5 CONT.	18"-24" SPR.
<b>GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, VINES, ETC.</b>					
12	F.A.	FALLOPIA JAPONICA	FLEECEFLOWER	#1 CONT.	6" HT.
27	G.A.	GALLARDIA X GRANDIFLORA	BLANKET FLOWER	#1 CONT.	6" HT.
24	T.H.	THYMUS PRAECOX 'PSUEDO'	WOOLLY THYME	#1 CONT.	6" SPR.
<b>LANDSCAPE MATERIALS</b>					
-	C.R.	CRUSHED ROCK AREA - 3" LAYER OF CRUSHED GRANITE (TO MATCH CENTER)			
-	R.M.	ROCK MULCH AREA - 3" LAYER OF 3" DIA. RIVER ROCK COBBLE TO MATCH EXISTING			
-	SEED	SEEDED GRASS AREA - NON-IRRIGATED, LOW GROW DRYLAND GRASS SEED MIX			
-	SOD	SODDED AREA - KENTUCKY BLUEGRASS MIX, INCLUDING SOIL PREP AND FINE GRADING			
-	S.T.E.	STEEL EDGING - 6"x1/8"x20" SIZED STEEL STRAP PIECES, BOLTED AT THE JOINTS			



**TREE PLANTING DETAIL**  
N.T.S.



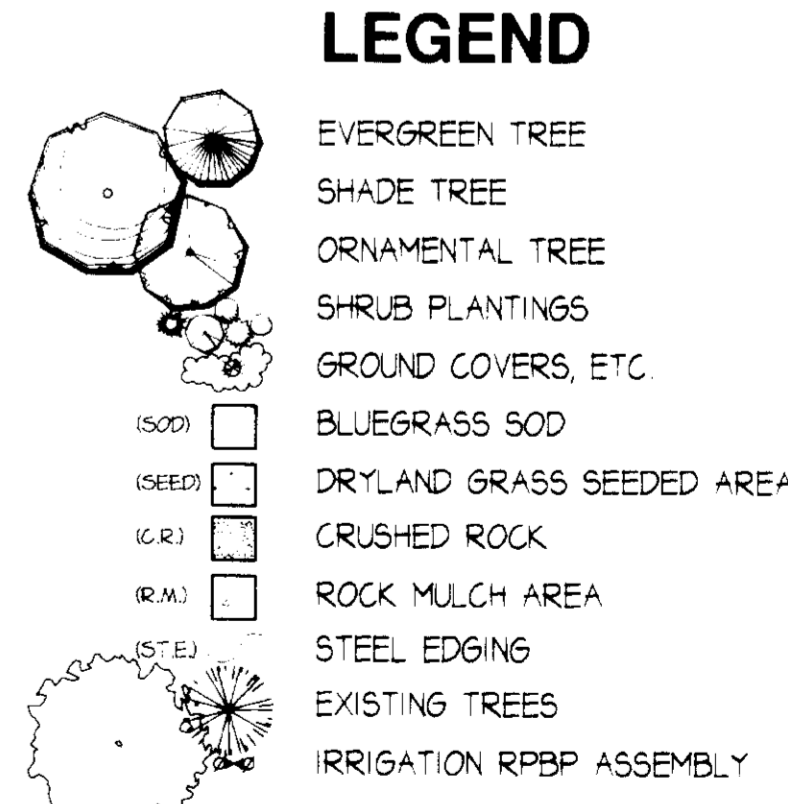
**SHRUB PLANTING DETAIL**  
N.T.S.

**LANDSCAPE SPECIFICATIONS:**

- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- 10"). AREAS SHALL BE FILLED TO A 6" DEPTH INCORPORATING 3 CU. YDS./1,000 SF. OF WELL DECAYED GROUND 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 SHALL BE LAID OVER FIRM (NON-COMPACTED), PRE-MOISTENED, PREPARED SURFACE. SOD STRIPS SHALL BE LAID TIGHT WITH STAGGERED JOINTS, NO VOIDS 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 FILLED TO A DEPTH OF 12" INCORPORATING 1 CU. YD. OF "EKO" COMPOST (OR EQUAL) AND 2 BS. 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 DUG WT. TWICE THE DIAMETER OF THE PLANT ROOT BALL. THEY SHALL BE DUG 1/4 DEEPER THAN THE ROOT BALL OF THE PLANT. PLANTING PITS SHALL BE BACK FILLED WITH UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% "EKO" COMPOST (OR AN APPROVED EQUAL). PRIOR TO BACK FILLING PLANTING PITS, CONTRACTOR SHALL REMOVE PROTECTIVE MATERIAL (E.G. BURLAP) FROM TOPS OF ROOT BALLS, FLAGS, TAGS, ETC. FROM PLANTS.
- 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. "TYPAR" 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"x6"x20" SIZED STEEL STRAP (OR APPROVED EQUAL). STEEL SHALL BE INSTALLED VERTICALLY AND BOLTED AT THE JOINTS. TOP OF STEEL SHALL BE 1" ABOVE SOD (OR MULCH) GRADE. STEEL SHALL BE NOTCHED FOR DRAINAGE AT LOW POINTS. STEEL EDGING SHALL BE INSTALLED WHEREVER 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 UNOBTSTRUCTED 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.

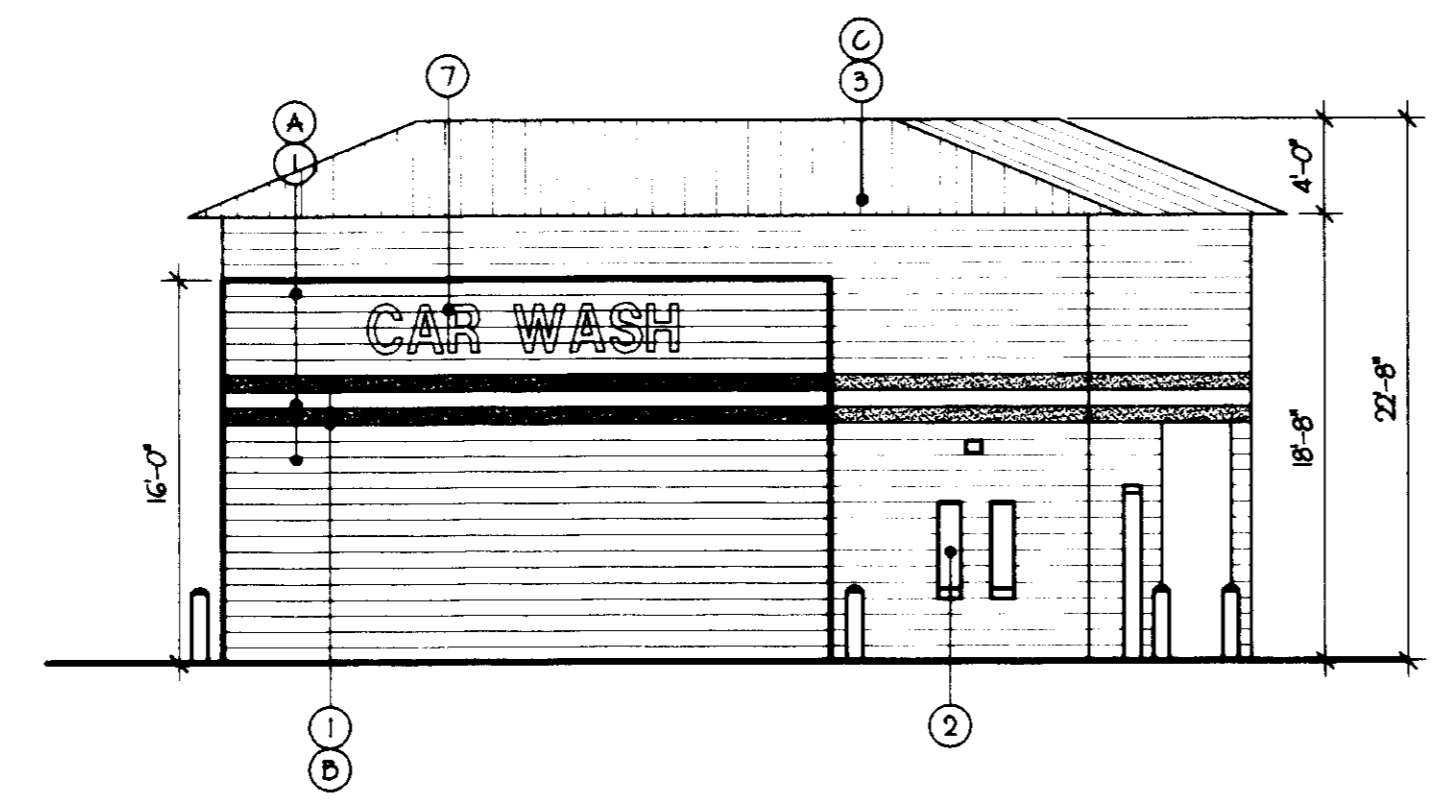
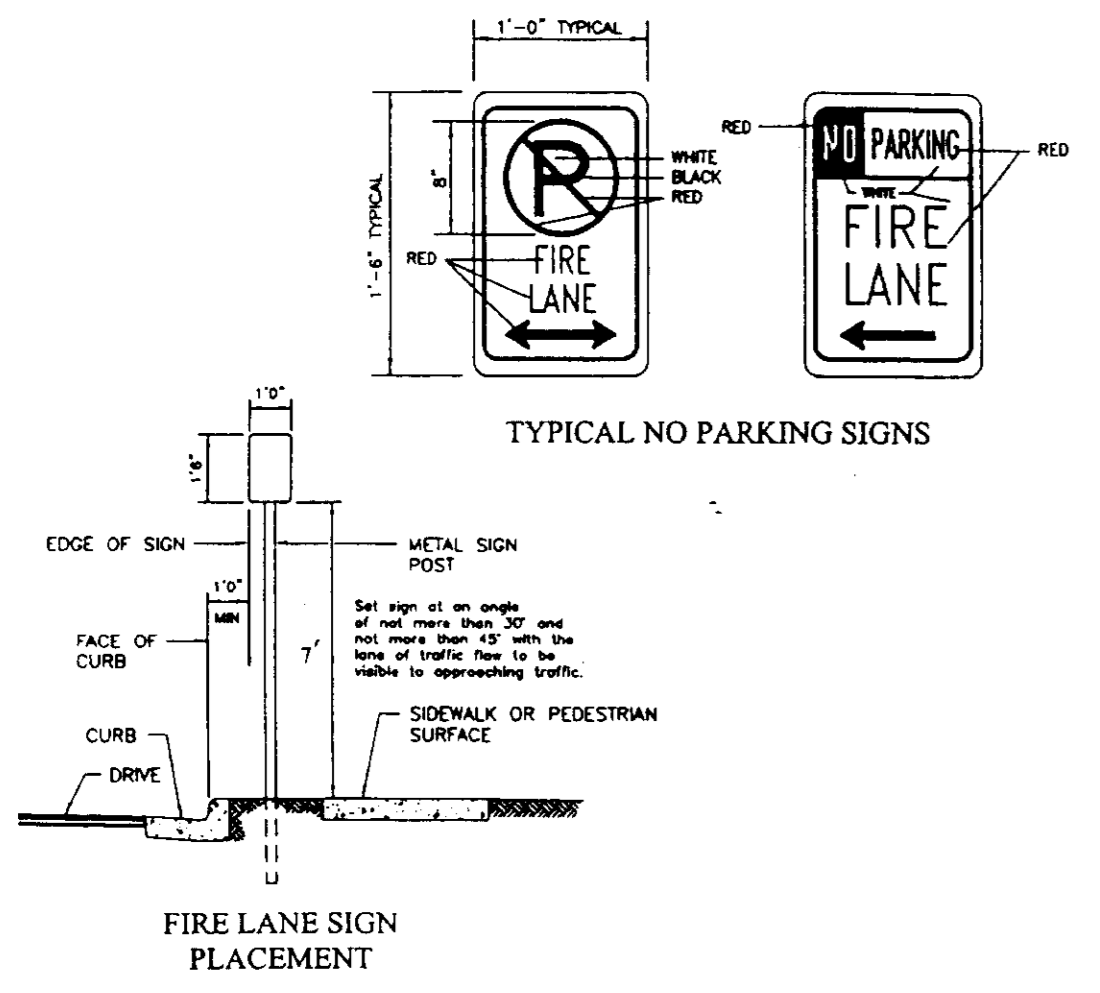


MILESTONE FILING NO. 3, LOT 2, THIRD AMENDMENT  
FINAL PD SITE PLAN  
A PART OF THE SW CORNER OF SECTION 26,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK  
COUNTY OF DOUGLAS, STATE OF COLORADO

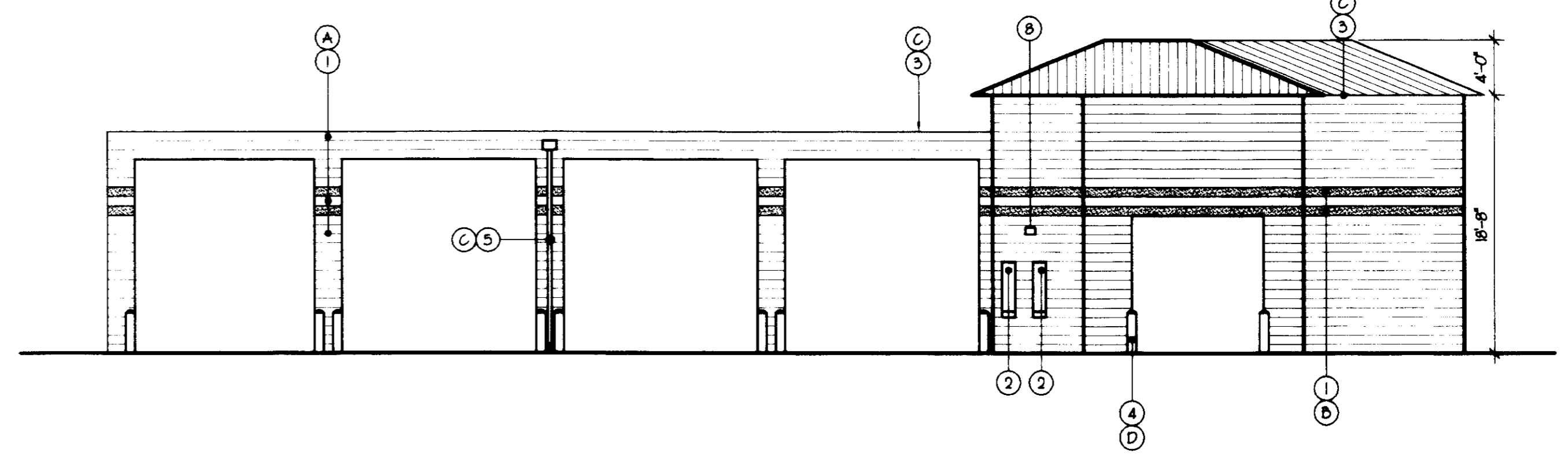
**"NO PARKING FIRE LANE"  
 SIGN SPECIFICATIONS**

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.

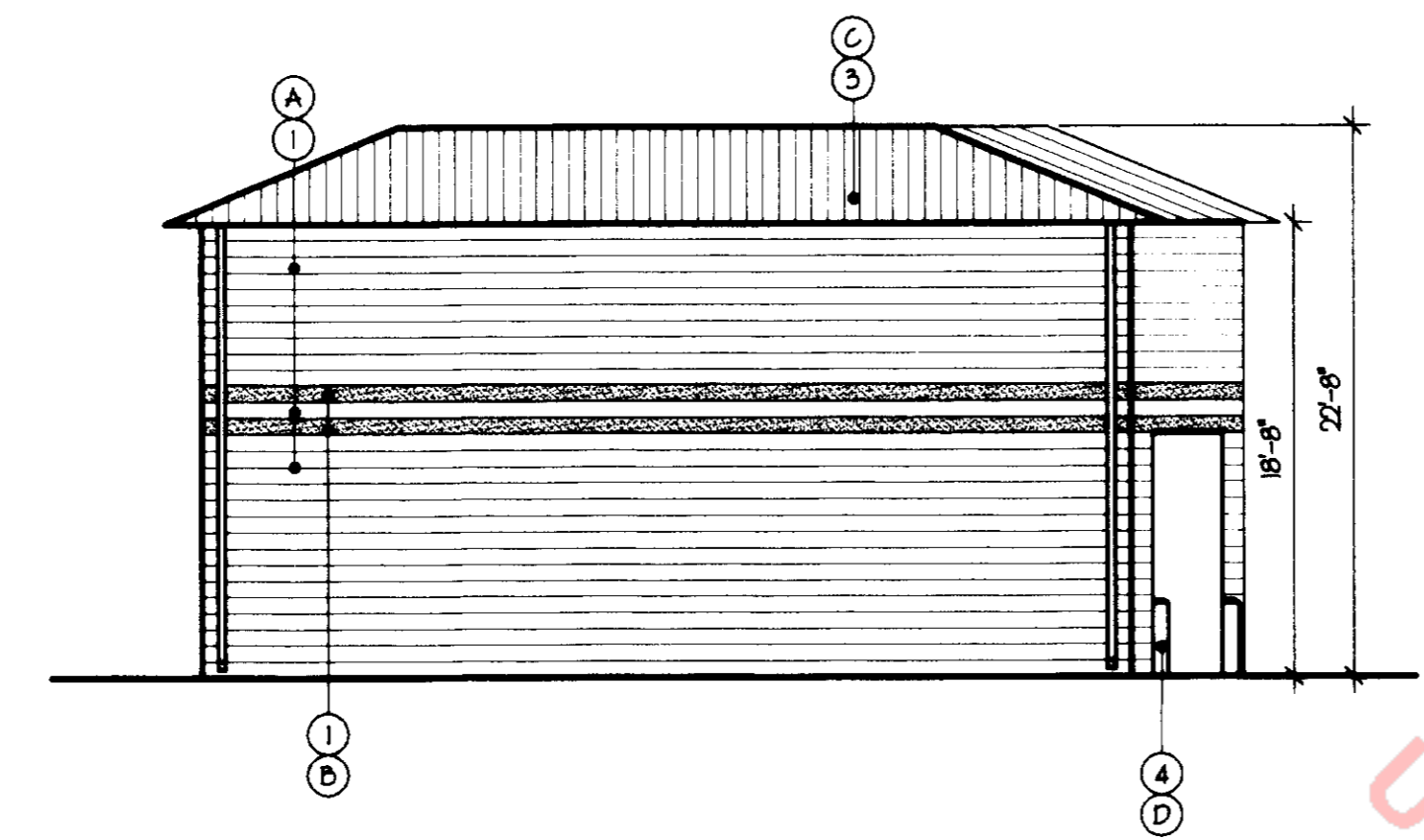
"No Parking Fire Lane" signs must be posted by the developer on both sides of access roadways less than 28 feet wide and on one side of access roadways 28 feet or greater but less than 34 feet wide. The signs should be set at an angle of not less than 30 degrees and no more than 45 degrees with the lane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



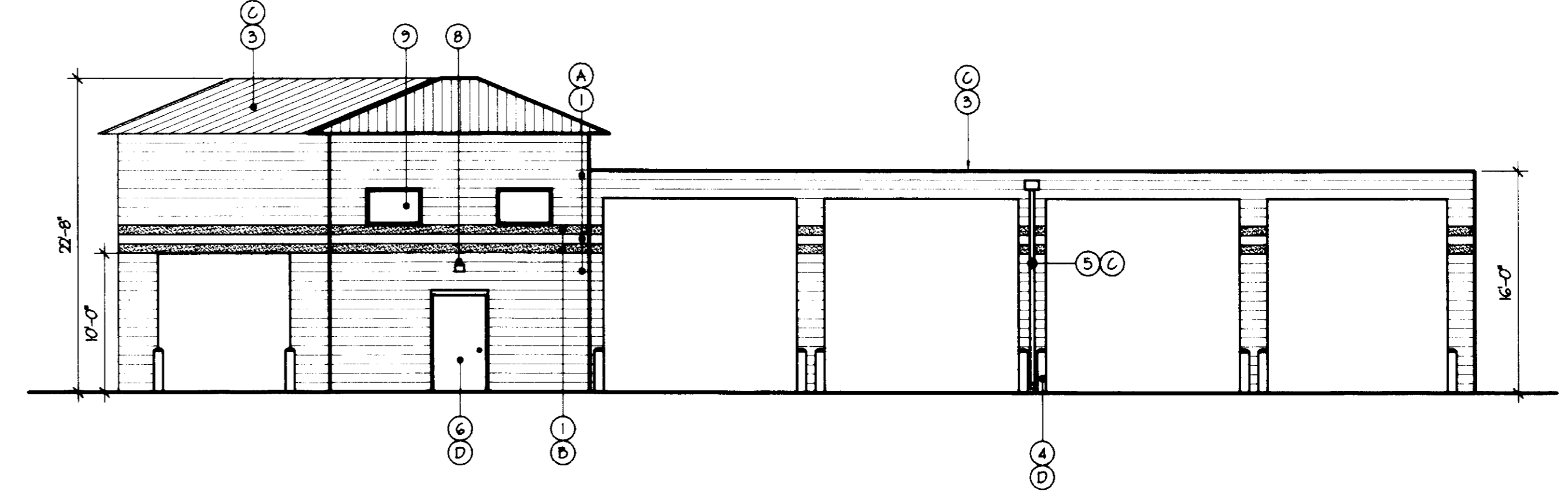
① EAST ELEVATION  
 SCALE 1/8" = 1'-0"



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



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



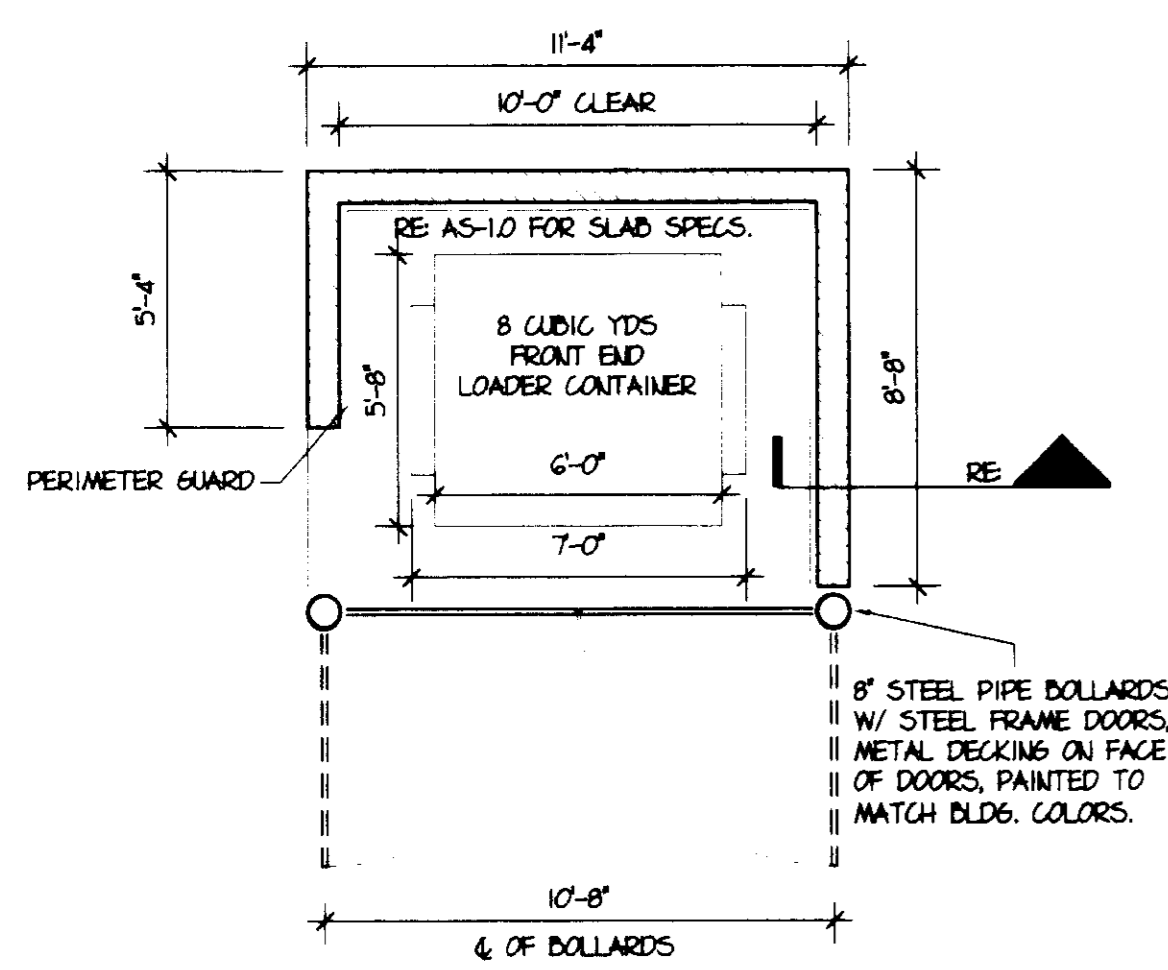
④ SOUTH ELEVATION  
 SCALE 1/8" = 1'-0"

**⑤ ELEVATION FLAG NOTES**

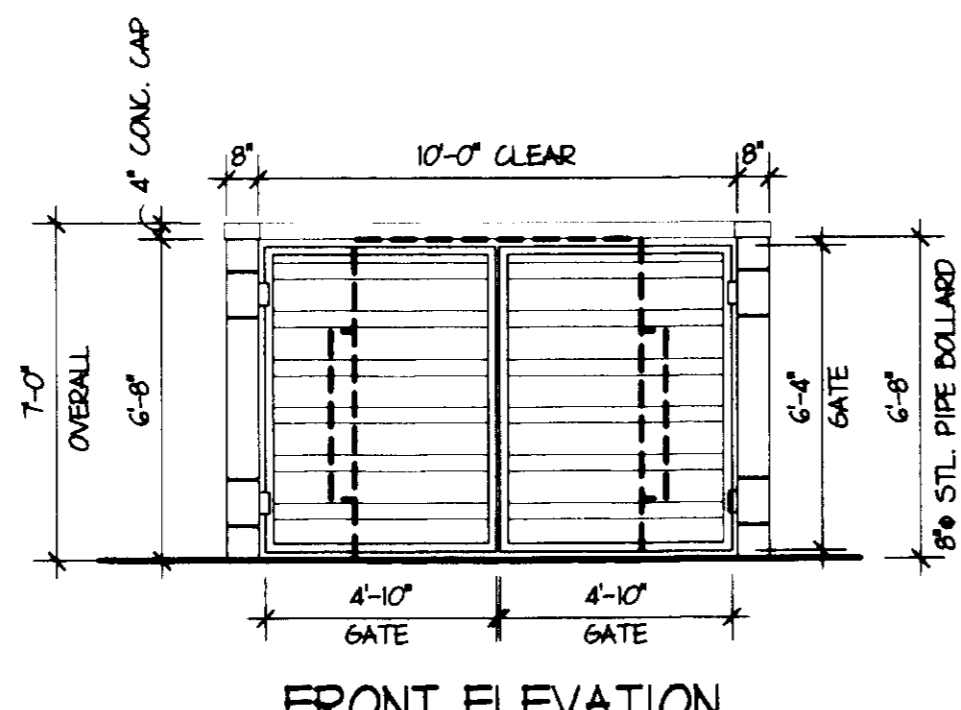
- ① INTEGRALLY COLORED SPLIT FACE CONCRETE MASONRY BLOCK.
- ② RECESSED DILL CHANGER.
- ③ STANDING SEAM METAL ROOF / CAP FLASHING.
- ④ 8" STEEL PIPE DOLLARD.
- ⑤ METAL GUTTER AND DOWNSPOUT.
- ⑥ HOLLOW METAL EXTERIOR MAN DOOR.
- ⑦ INTERNALLY ILLUMINATED BUILDING SIGNAGE APPROVED THROUGH A SEPARATE SUBMITTAL.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

**⑥ CAR WASH BUILDING MATERIALS**

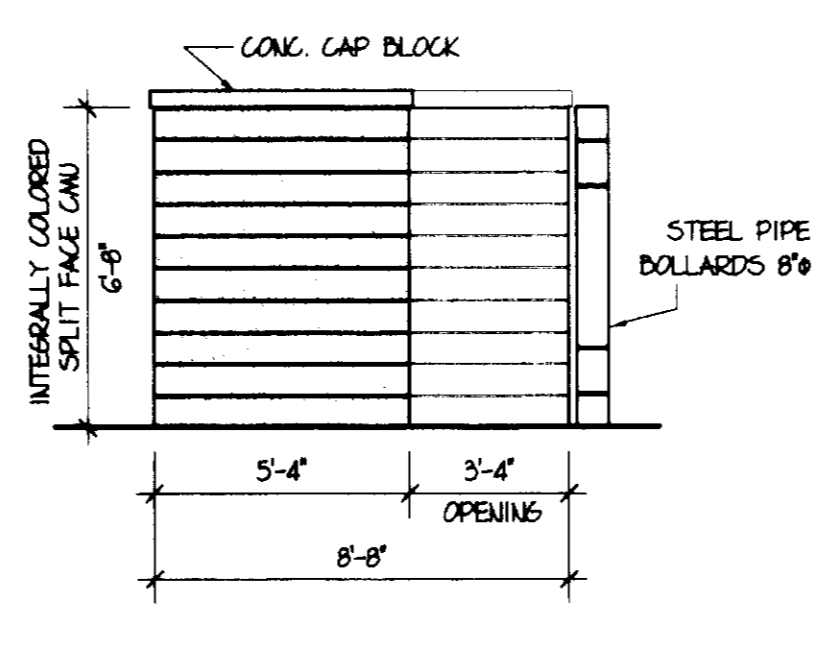
- A ROBINSON BRICK, IVORY.
- B ROBINSON BRICK, CHESTNUT.
- C BERRIDGE, COLONIAL RED.
- D PAINT, SHERWIN WILLIAMS, COLOR TO MATCH COLONIAL RED.
- E PAINT (DARK GRAY), SHERWIN WILLIAMS, SWINMOZS.



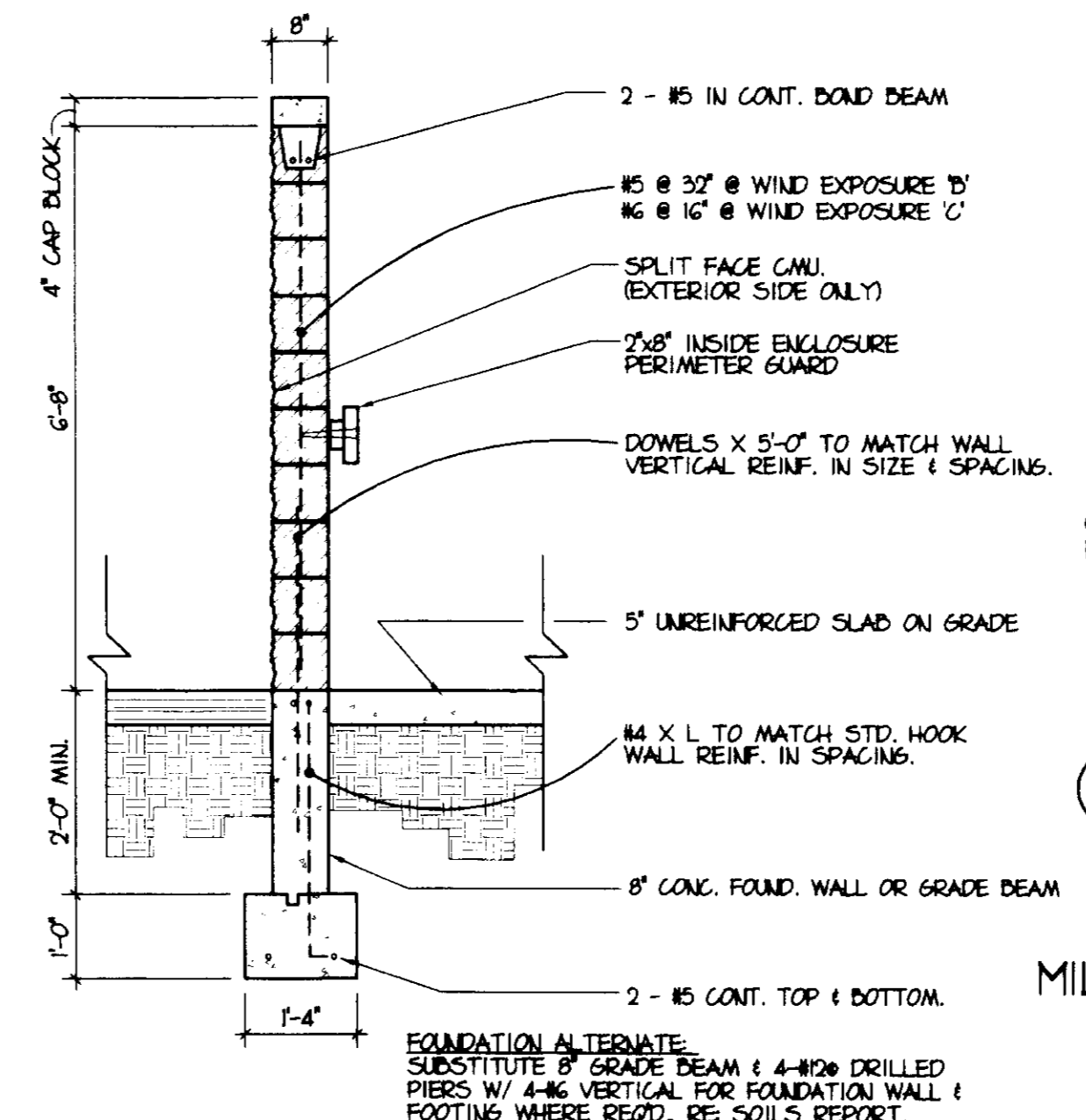
⑦ TRASH ENCLOSURE PLAN  
 SCALE 1/4" = 1'-0"



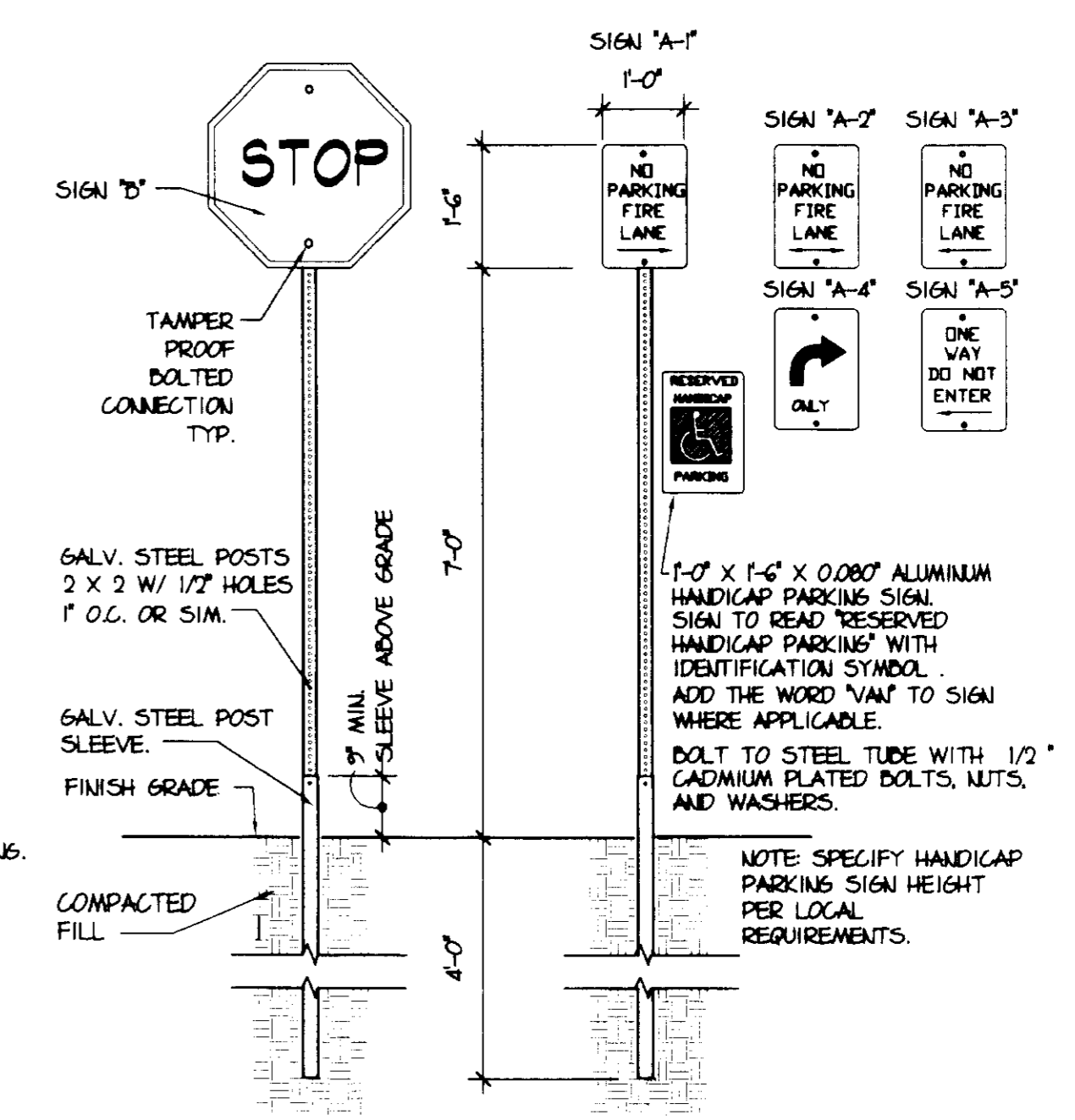
⑧ TRASH ENCLOSURE ELEVATION  
 SCALE 1/4" = 1'-0"



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



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



⑪ TRAFFIC CONTROL SIGN DETAIL  
 SCALE 1/2" = 1'-0"

MILESTONE FILING NO. 3, LOT 2, THIRD AMENDMENT  
 FINAL PD SITE PLAN  
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 OF THE 6TH PRINCIPAL MERIDIAN,  
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WYATT & ASSOCIATES, P.C. ARCHITECTS & PLANNERS  
 1865 S. peacri st., denver, colorado 80210  
 ph. (303) 698-1717 fax (303) 778-8004  
 email - wyattarc@coi.com

MILESTONE AUTO PARK  
 FINAL PD SITE PLAN  
 MILESTONE FILING NO. 3, LOT 2, 3RD AMENDMENT  
 NW CORNER of FOUNDERS PKWY & FRONT ST.

CAR WASH ELEVATIONS  
 ISSUE DATE: 21 APR 00  
 DRAWN BY: JEA  
 CHECKED BY: DWV  
 SCALE: 1" = 8'-0"  
 PROJECT NO.: 332.4  
 CAD FILE NAME: 332D / PD SITE  
 SHEET NO.: 5 of 5