

PLAT IDENTIFICATION SHEET



RECEPTION#:

DATE:

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R MURRAY
CLERK & RECORDER
RECORDING FEE \$70 00
7 PGS
2002076875
08/06/2002 10:00 AM

TIME:

FEE: \$

GRANTOR:
(owner/signer)

LB # Two LLC

GRANTEE:
(subdivision name or name of plat)

Milestone #4 Lot 6
2nd Amendment

LEGAL:
(section-township-range)

26-7-67

NEW SUBDIVISION ABBREV: _____

FINAL PD SITE PLAN

LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

THE SITE IS MORE SPECIFICALLY KNOWN AS LOT 6, OF MILESTONE, FILING NO. 4, 2ND AMENDMENT. THE PARCEL OF LAND CONTAINS 44,641 SQUARE FEET, (1.02 ACRES) MORE OR LESS.

SITE DATA

ITEM	AREA (SQUARE FEET)	PERCENT OF SITE
GROSS SITE AREA	44,641	100%
BUILDING FOOTPRINT	2,800	6.3%
HARDSCAPE TOTAL (PARKING/SIDEWALKS)	24,881	55.7%
LANDSCAPE TOTAL	16,960	38.0%

ITEM	REQUIRED	PROVIDED
PARKING SPACES	28 (1/100 SF)	31 TOTAL 29 (9x18, 90') REGULAR 2 (9x18, 90') HANDICAP

BUILDING HEIGHT 20'
ZONING PD-COMMERCIAL
CONSTRUCTION SCHEDULE 90 DAYS

OWNER

L.B. NO. TWO, LLC
C/O PARK LAND COMPANY
7600 E. ARAPAHOE RD. SUITE 211
ENGLEWOOD, CO 80112
CONTACT: GLEN SMITH (303-771-4012)

ARCHITECT

PAHL-PAHL-PAHL
303 E. 17th AVE. #555
DENVER, CO 80203
CONTACT: JOE PAHL (303-861-7147)

DEVELOPER/TENANT

WENDY'S INTERNATIONAL, INC.
12200 E. ILIFF AVE. #208
AURORA, CO 80014
CONTACT: HEATHER BEATTIE (303-338-8008)

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC
5430 W. GEDDES AVE.
LITTLETON, CO 80128
CONTACT: WAYNE STERLING (303-794-4727)

ENGINEER/PLANNER

STERLING DESIGN ASSOCIATES, LLC
5430 W. GEDDES AVE.
LITTLETON, CO 80128
CONTACT: JEFF HOLLEY (303-973-2252)

SURVEYOR

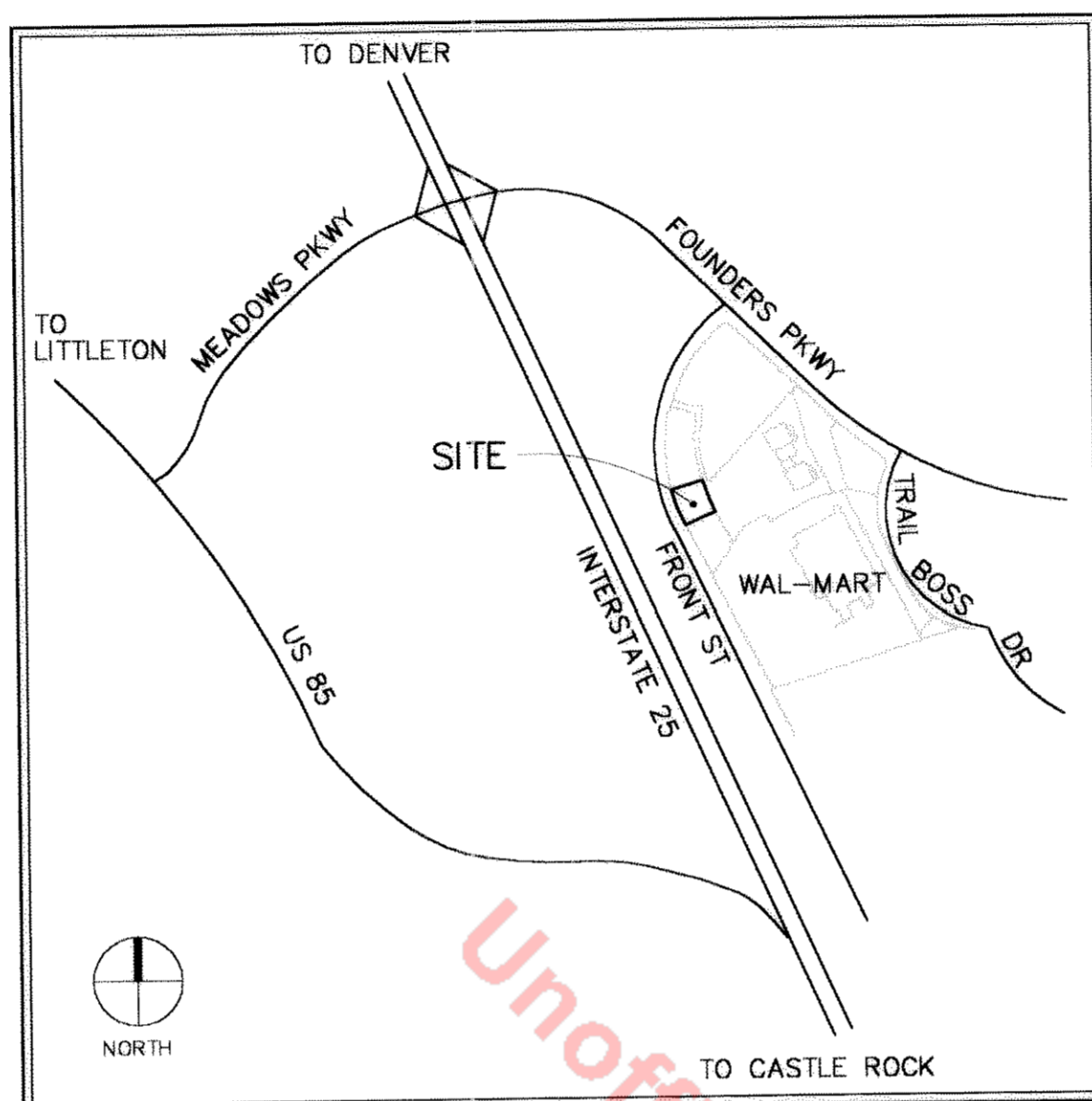
MERIDIAN SURVEYING
2345 S. FEDERAL BLVD. #195
DENVER, CO 80219
CONTACT: DAVID FORDE (303-936-8807)

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:00 ON THE 15th DAY OF August, 2002. IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. 20020716875

DOUGLAS COUNTY CLERK AND RECORDER

BY: *T. K. Kow*
DEPUTY



VICINITY MAP
NTS

SHEET INDEX

- 1 OF 7 COVER SHEET
- 2 OF 7 SITE PLAN
- 3 OF 7 LANDSCAPE PLAN
- 4 OF 7 CONTOUR PLAN
- 5 OF 7 BUILDING ELEVATIONS
- 6 OF 7 TRASH ENCLOSURE
- 7 OF 7 LIGHTING PLAN

NOTES:

- BENCHMARK: CHISLED CROWS FOOT ON HANDICAP RAMP LOCATED AT THE SOUTHWEST CORNER OF FRONT STREET AND FOUNDERS PARKWAY, ELEVATION = 6238.00'.
SITE T.B.M.: TOP OF PLASTIC CAP, NORTHEAST CORNER LOT 6, ELEVATION = 6201.41'.
SITE T.B.M.: NORTH UPPER FLANGE BOLT NEAREST "M" IN MUELLER ON FIRE HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF LOT 7, ELEVATION = 6199.86'.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS S 73°13'33" W, ALONG THE SOUTH LINE OF LOT 6, BETWEEN FOUND MONUMENTS SHOWN HEREON, REFERENCED ON THE PLAT MILESTONE FILING NO. 4, SECOND AMENDMENT.
- THE DEVELOPER WILL BE RESPONSIBLE FOR CONFORMANCE WITH THE TOWN OF CASTLE ROCK'S '2001 WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.'
- LOT 6 HAS ACCESS VIA A 40-FOOT ACCESS, UTILITY AND DRAINAGE EASEMENT (PER THE ADMINISTRATIVE REPLAT FOR MILESTONE FILING NO. 4, 2ND AMENDMENT, RE-PLAT OF LOTS 3, MILESTONE FILING NO. 4, 1ST AMENDMENT) WHICH DIRECTLY TIES INTO THE TOWN OF CASTLE ROCK FRONT STREET RIGHT-OF-WAY AT TWO, SEPARATE LOCATIONS.
- AN IRRIGATION TAP WILL BE PROVIDED AFTER THE INTERNAL DOMESTIC WATER METER AND BACKFLOW PREVENTION DEVICE. AN ADDITIONAL BACKFLOW PREVENTION DEVICE WILL BE PROVIDED ON THE IRRIGATION LINE AFTER THE POINT OF CONNECTION.
- NO SOLID OBJECT EXCEEDING 30-INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, MONUMENT SIGNS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPING PLANTINGS, CUT SLOPES, OR BERMS, SHALL BE PLACED IN THE SIGHT DISTANCE TRIANGLES.

WATER SUPPLY

IN ACCORDANCE WITH THE MILESTONE FILING 4 SIA, RECEPTION NO. 98105513 AT B1644, P0529 THE FOLLOWING METER WILL BE USED AND CORRESPONDING SFEs WILL BE DEDUCTED FROM THE WATER BANK.

METER SIZE	1-INCH
SINGLE FAMILY EQUIVALENT (SFEs)	2

OWNER CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HERIN AS THE LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT PD IN THE TOWN OF CASTLE ROCK.

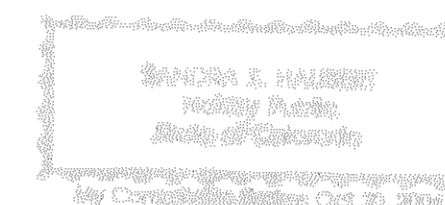
L.B. NO. TWO, LLC, GLEN R. SMITH (MANAGER)

SIGNED THIS 5th DAY OF July, 2002

SUBSCRIBED AND SWORN TO BEFORE ME BY Glen R. Smith
ON THIS 5th DAY OF July, 2002

WITNESS MY HAND AND OFFICIAL SEAL

Sandra P. Haubert
NOTARY PUBLIC
MY COMMISSION EXPIRES:



TITLE CERTIFICATION

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN 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.

AUTHORIZED REPRESENTATIVE

SIGNED THIS 5th DAY OF July, 2002

Land Title Guarantee Company
TITLE INSURANCE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME BY Eric Stearns
ON THIS 5th DAY OF July, 2002

WITNESS MY HAND AND OFFICIAL SEAL

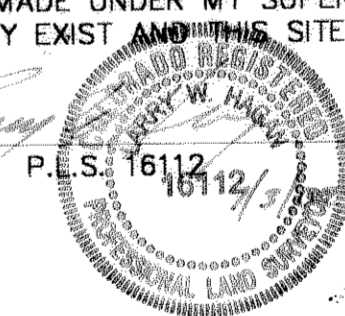
Sandra P. Haubert
NOTARY PUBLIC
MY COMMISSION EXPIRES:



SURVEYOR'S CERTIFICATE

I, LARRY W. HAGAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 6, MILESTONE FILING NO. 4, 2nd AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

LARRY W. HAGAN, P.L.S. 16112



TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

LOT 6, MILESTONE FILING NO. 4, 2nd AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 22nd DAY OF July, 2002.

CHAIRMAN: *Randy Smith* DATE: 7-29-02

DIRECTOR OF PLANNING AND DEVELOPMENT: *Randy Smith* DATE: 07/15/02

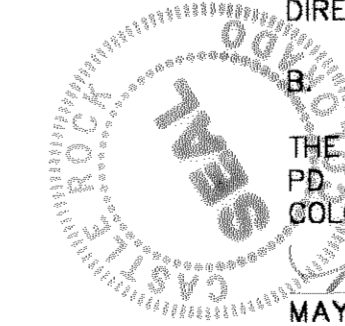
B. TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR LOT 6, MILESTONE FILING NO. 4, 2nd AMENDMENT PD WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 15th DAY OF July, 2002.

MAYOR: *Thelma S. Bennett* DATE: 7/15/02

ATTEST: *Sally Mann* DATE: 7/15/02

TOWN CLERK: *Sally Mann* DATE: 7/15/02



Sterling Design Associates, llc

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
5430 WEST GEDDES AVENUE
LITTLETON, COLORADO 80128
PHONE 303-794-4727
FAX 303-932-8768

ISSUES & REVISIONS	NO.	DATE	BY
DESCRIPTION: CITY COMMENTS	1	03.04.02	WS
DESCRIPTION: CITY COMMENTS	2	04.08.02	JAH
DESCRIPTION: CITY COMMENTS	3	04.17.02	JAH
DESCRIPTION: CITY COMMENTS	4	7/3/02	WS
DESCRIPTION: CITY COMMENTS			

DATE: 10/17/01 SCALE: 1" = 20'-0"
PROJECT MANAGER: JAH PROJECT NO.:
DRAWN BY: WTS DRAWING FILE:

PROJECT:

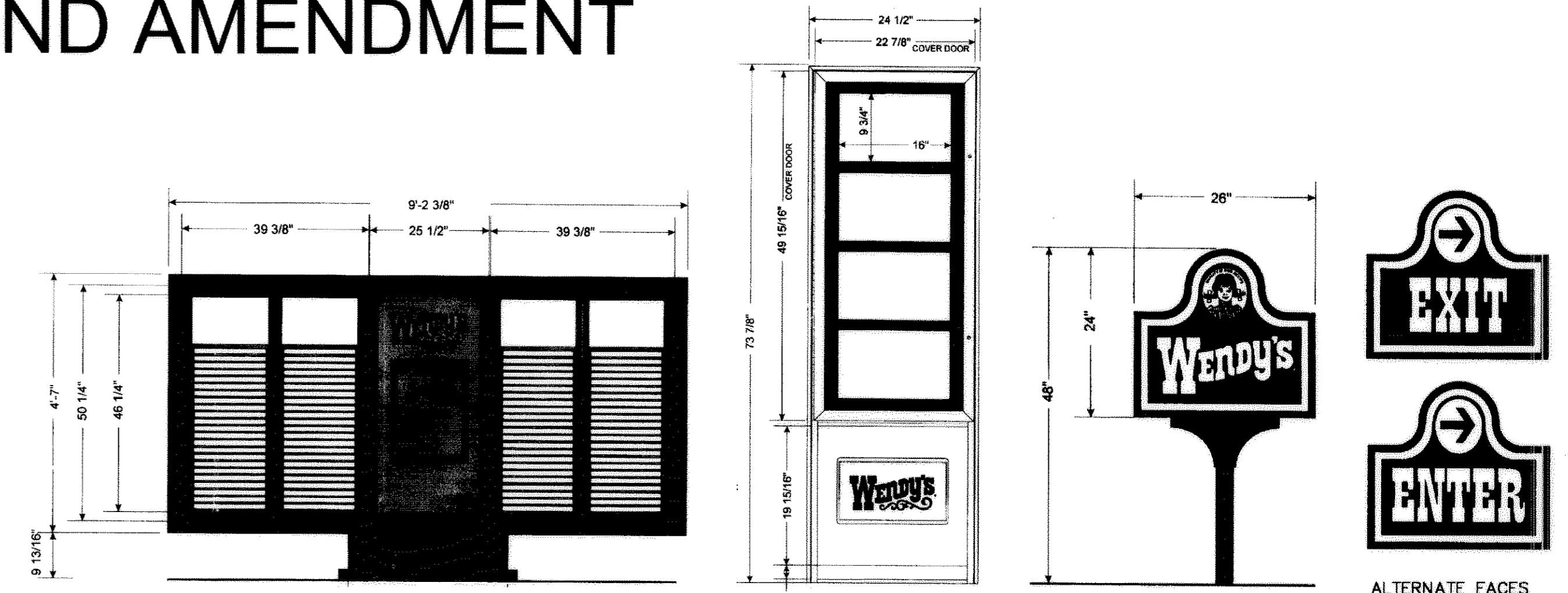
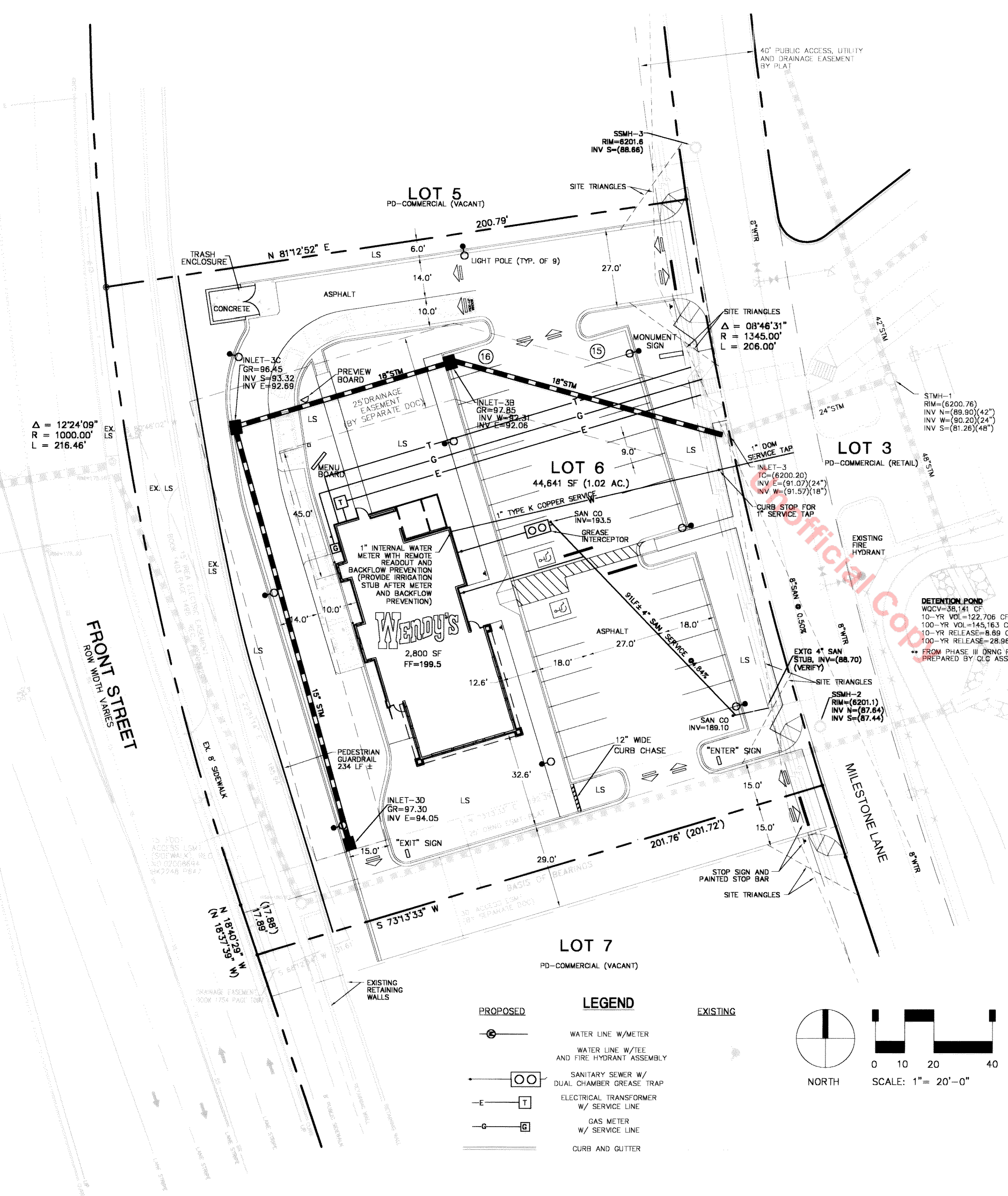
Wendy's
OLD FASHIONED HAMBURGERS
MILESTONE
CASTLE ROCK, COLORADO
WENDY'S INTERNATIONAL, INC.
12200 E. ILIFF AVE. #208
AURORA, COLORADO 80014

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 OF 7 FINAL PD SITE PLAN
LOT 6, MILESTONE FILING NO. 4,
SECOND AMENDMENT

LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT

FINAL PD SITE PLAN



MENU BOARD
1/2" = 1'-0"

PREVIEW BOARD
3/4" = 1'-0"

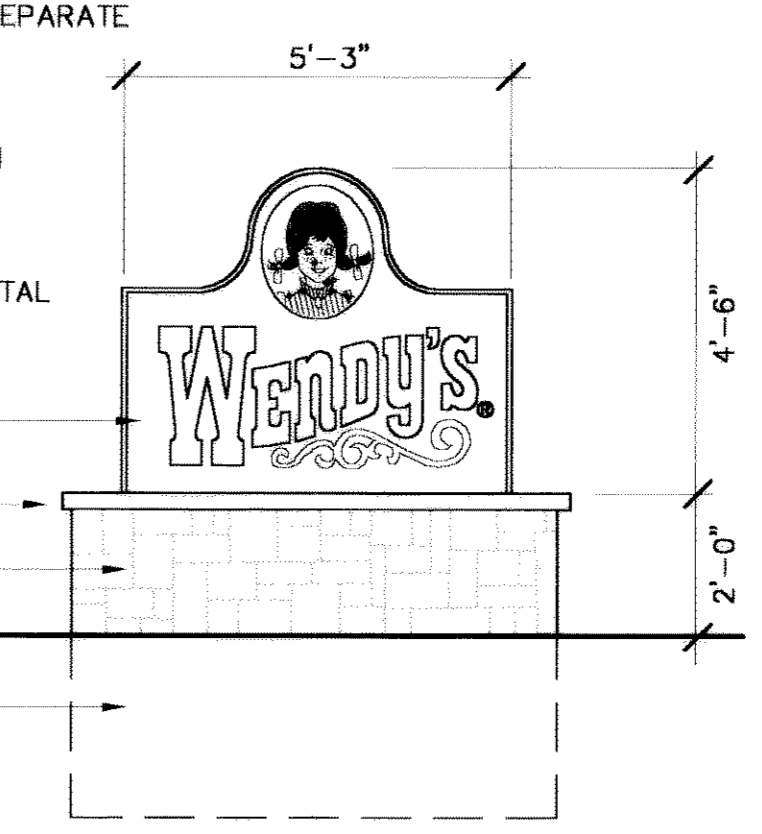
DIRECTIONAL SIGN
3/4" = 1'-0"

ALTERNATE FACES

SIGN NOTES:

- SIGNAGE APPROVED IN THE FINAL PD SITE PLAN IS SUBJECT TO A SEPARATE SIGN PERMIT.
- ALL SIGNS MUST COMPLY WITH THE PROVISIONS SET-FORTH IN TITLE 19 (SIGN CODE REGS).
- MONUMENT SIGN AREA: 25 SF EACH SIDE = 50 SF TOTAL

- INTERNALLY ILLUMINATED SIGN
- BRICK ROWLOCK
- RHYOLITE STONE BASE
- GRADE
- CONCRETE FOOTING



MONUMENT SIGN

3/8" = 1'-0"

SIGN DATA

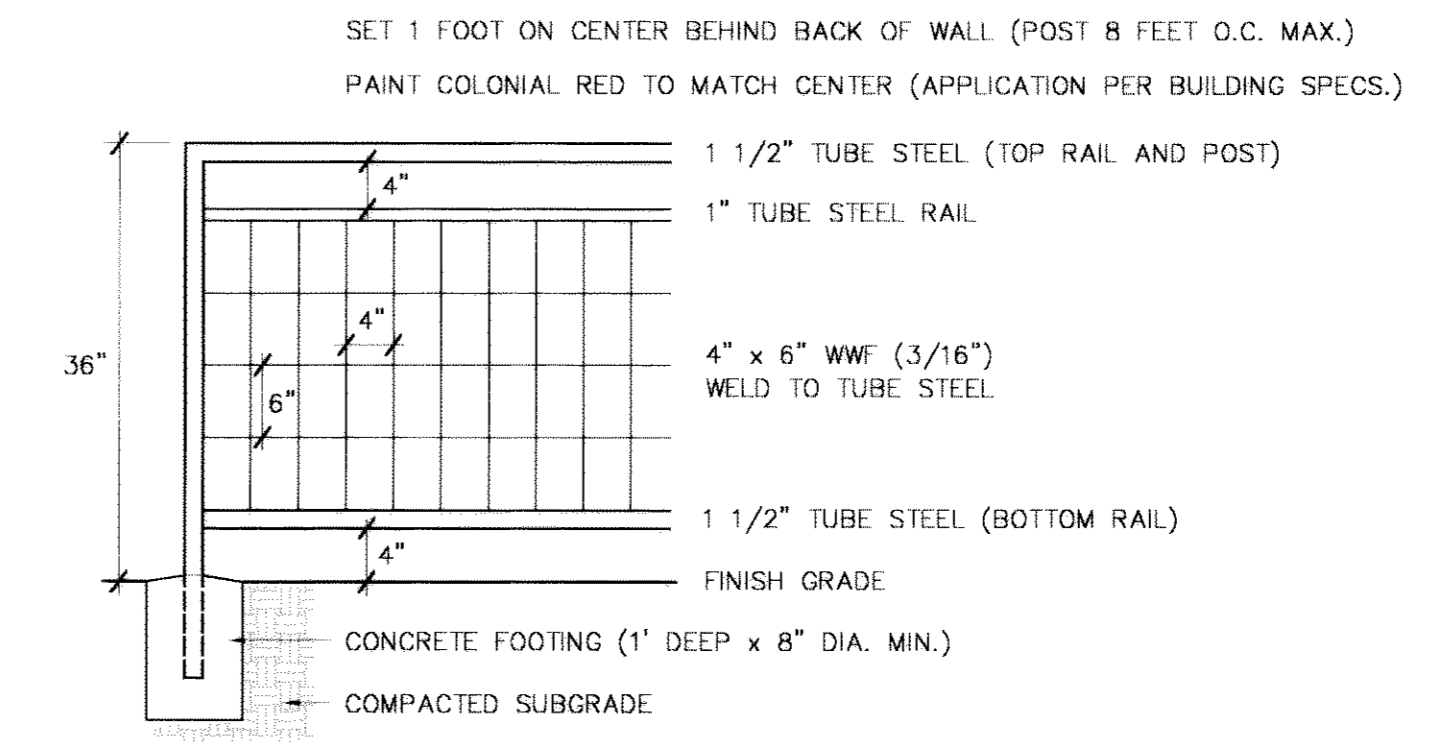
TOTAL AREA ALLOWED	317 SF
(1/2 SF / 200 LF OF LOT FRONTAGE, 200 LF = 300 SF)	
(1/2 SF / ADDITIONAL LF OF LOT FRONTAGE, 34 LF = 17 SF)	
BUILDING SIGNS (3)	33 SF EACH = 100 SF
DIRECTIONAL SIGNS (2)	5 SF EACH = 10 SF
MONUMENT SIGNS	25 SF EACH SIDE = 50 SF
MENU BOARD	42 SF
PREVIEW BOARD	12 SF
TOTAL SIGNAGE	214 SF

WATER SUPPLY

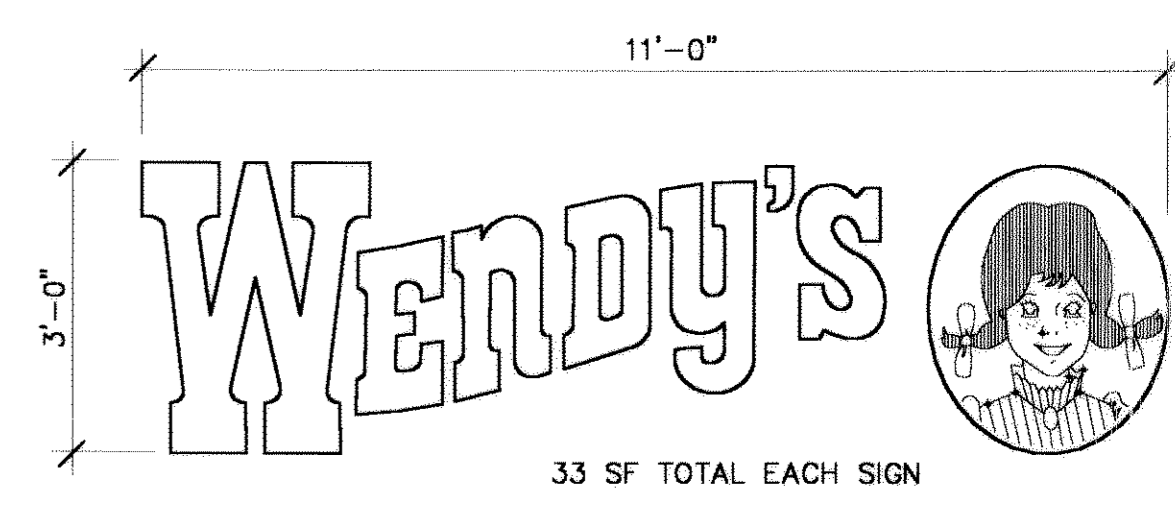
- METER SIZE 1"
- SINGLE FAMILY EQUIVALENT (SFEs) 2

NOTE:

- RECORDED CC&R'S FOR THE DEVELOPMENT PROVIDE CROSS-ACCESS EASEMENTS BETWEEN LOTS, (IN THIS CASE: THE SHARED ACCESS DRIVE BETWEEN LOTS 6 AND 7).



PEDESTRIAN GUARDRAIL TO MATCH RAIL AT WAL-MART
NTS



BUILDING SIGN

1/2" = 1'-0"

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ISSUES & REVISIONS

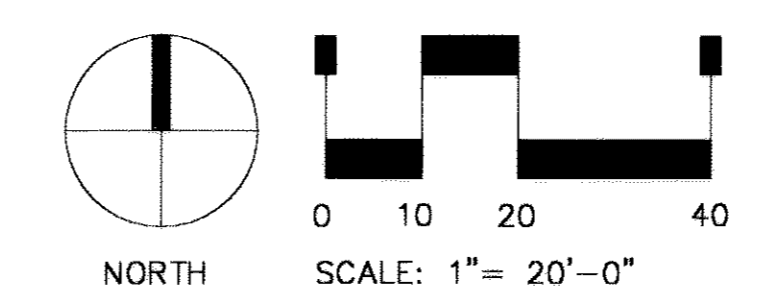
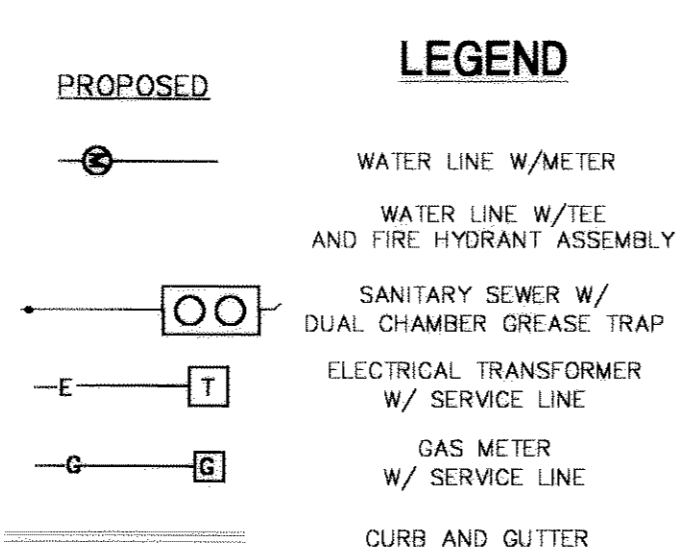
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DESCRIPTION: CITY COMMENTS		
NO: 2	DATE: 04.08.02	BY: JAH
DESCRIPTION: CITY COMMENTS		
NO: 3	DATE: 04.17.02	BY: WS
DESCRIPTION: CITY COMMENTS		
NO: 4	DATE: 7/3/02	BY: WS
DESCRIPTION: CITY COMMENTS		

DATE:	SCALE:
10/17/01	1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
JAH	
DRAWN BY:	DRAWING FILE:
WTS	

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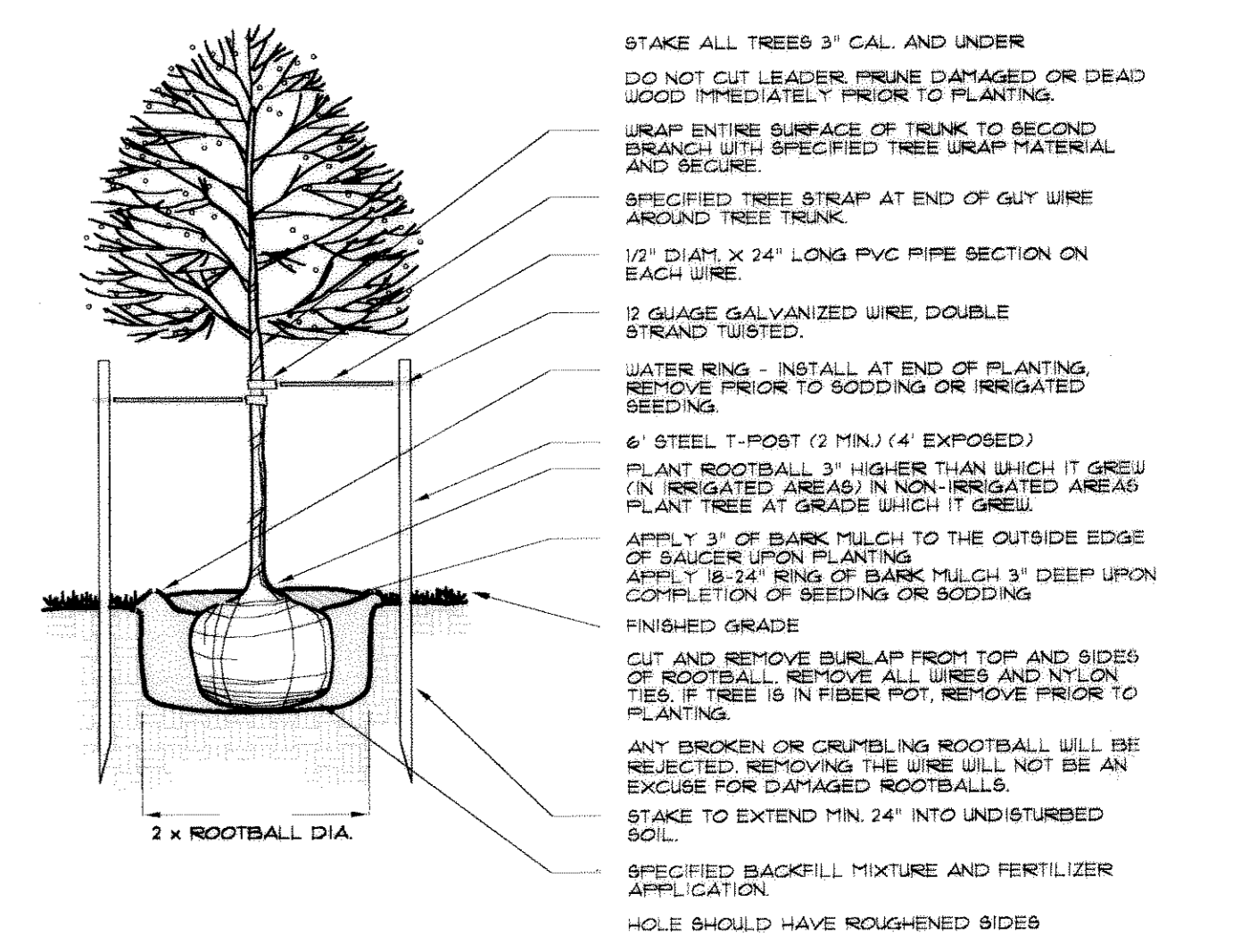
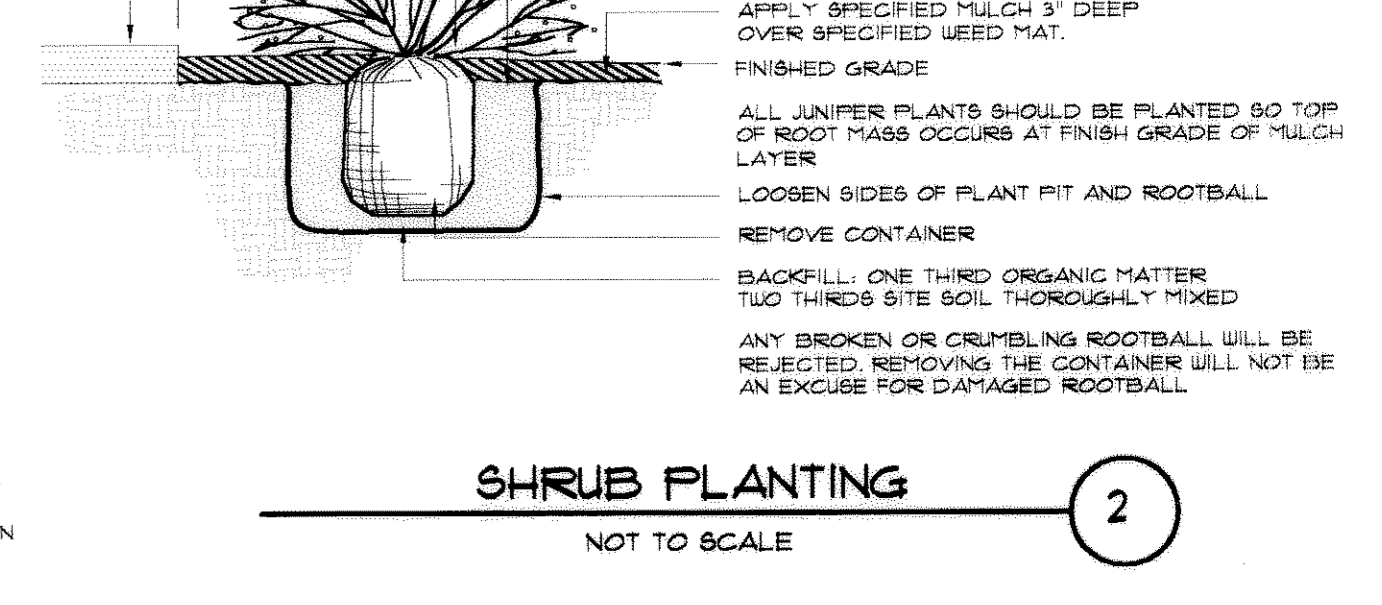
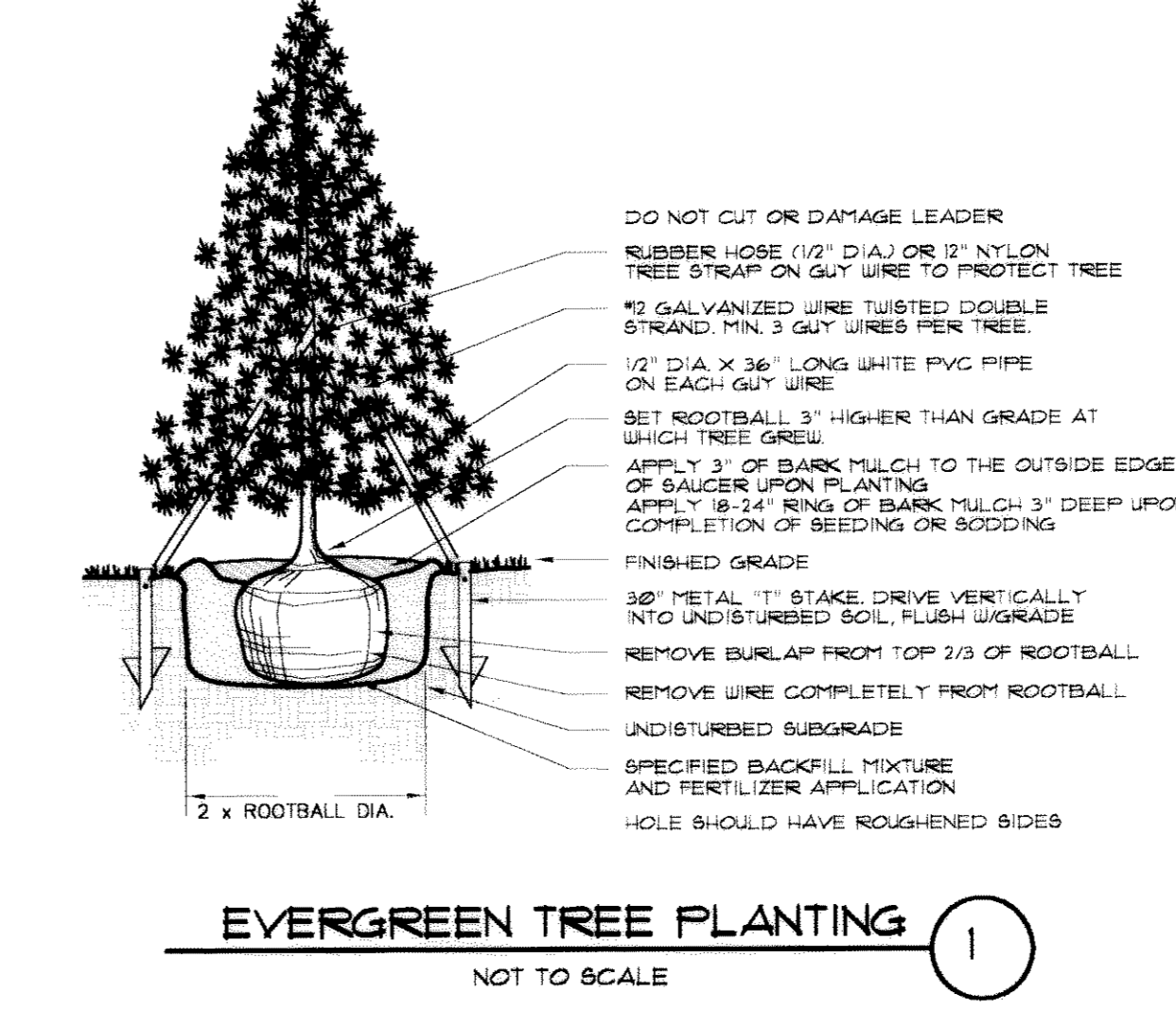
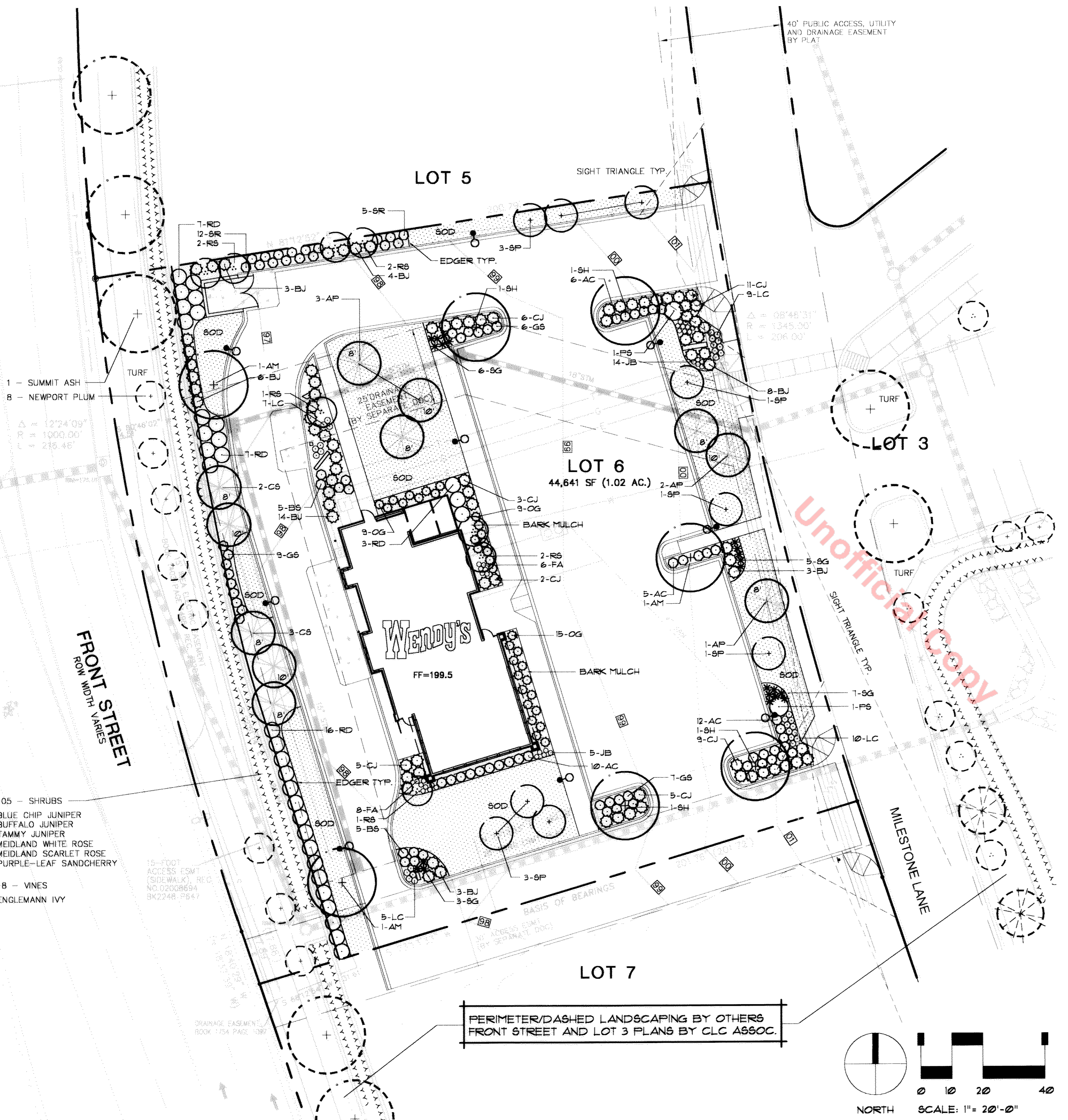
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
**2 OF 7 FINAL PD SITE PLAN
LOT 6, MILESTONE FILING NO. 4,
SECOND AMENDMENT**



LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT

FINAL PD SITE PLAN



LANDSCAPE NOTES

- MAINTENANCE**
LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER.
- PLANT QUALITY**
ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SOIL PREPARATION**
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH THREE CUBIC YARDS PER THOUSAND SQUARE FEET OF ASPEN RICH COMPOST FROM AN APPROVED SUPPLY SOURCE. APPLY COMMERCIAL FERTILIZER (20-10-5) AND SUPERPHOSPHATE AT TEN LBS. PER THOUSAND SQUARE FEET EACH. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES.
- SODDING**
SOD SHALL BE COLORADO GROUND, (90%) TALL FESCUE AND (10%) KENTUCKY BLUEGRASS OF THREE IMPROVED VARIETIES. INSTALL SOD WITHIN 24 HRS. OF CUTTING.
- PLANTING**
BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL. FERTILIZE WITH COMPRESSED AGRI-FORTH TABLETS PER MANUFACTURER'S RECOMMENDATIONS. STAKE OR GUY TREES.
- EDGER**
INSTALL 4" RYERSON STEEL EDGINGS (1/4 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICES PER MANUFACTURER'S RECOMMENDATIONS.
- MULCH**
INSTALL MULCH A MINIMUM OF 3" DEEP OVER DEWITT PRO 5 WEED FABRIC. MULCH TO BE AN APPROVED 1 1/2" RIVER ROCK MATERIAL UNLESS OTHERWISE NOTED. BARK MULCH TO BE WESTERN RED CEDAR.
- IRRIGATION**
ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC SYSTEM. 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 A DRIP OR POP-UP SYSTEM ZONED SEPARATE FROM TURF AREAS.
- REQUIREMENTS**
LANDSCAPE AND IRRIGATION SHALL BE INSTALLED PER THE TOWN OF CASTLE ROCK LANDSCAPE GUIDELINES, ZONING CHAPTER 11.62, AND MILESTONE DESIGN GUIDELINES.

PLANT LIST

QUAN.	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
9	SP	STONEHILL PEAR <i>Pyrus calleryana</i> "Stonehill"	1 1/2" CAL.	FULL CROWN STAKED, B4B, SPECIMEN QUALITY
3	AM	ATLON BLAZE MAPLE <i>Acer Freemanii</i> "Autumn Blaze"	2 1/2" CAL.	FULL CROWN STAKED, B4B, SPECIMEN QUALITY
4	SH	SKYLINE HONEYLOCUST <i>Gleditsia triacanthos</i> "Skyline"	2 1/2" CAL.	FULL CROWN STAKED, B4B, SPECIMEN QUALITY
8	RS	ROBIN HILL SERVICEBERRY <i>Amelanchier</i> "Robin Hill"	1" HT. CLUMP 4-5 6"ERS	FULL CROWN, B4B, SPECIMEN QUALITY
EVERGREEN TREES				
6	AP	AUSTRIAN PINE <i>Pinus nigra</i>	8'-10' HT. REFER TO PLAN	FULL FORM, B4B, GUYED SPECIMEN QUALITY
5	CS	COLORADO BLUE SPRUCE <i>Picea pungens glauca</i>	8'-10' HT. REFER TO PLAN	FULL FORM, B4B, GUYED SPECIMEN QUALITY
SHRUBS				
41	CJ	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> "Blue Chip"	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. FULL FORM
41	BJ	BUFFALO JUNIPER <i>Juniperus sibirica</i> "Buffalo"	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. FULL FORM
33	OG	COMPACT OREGON GRAPE <i>Moronia asquifolium</i> "Compacta"	5 GAL. 18"-24" HT./SPD.	SPACING 36" O.C. FULL FORM
2	FB	SIBERIAN PEASHRUB <i>Caragana arborescens</i>	5 GAL. 30"-36" HT.	SPACING AS SHOWN 5 CANES MIN.
33	RD	RED-TWIG DOGWOOD <i>Cornus sericea</i>	5 GAL. 24"-30" HT.	SPACING 60" O.C. 5 CANES MIN.
10	BS	BLUE MIST SPIRAEA <i>Caryopteris x clandestina</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
22	GS	GROW LOW SUMAC <i>Rhus typhina</i> "Grow-Low"	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
33	AC	ALPINE CURRANT <i>Ribes alpinum</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
11	SR	SEA FOAM ROSE <i>Rosa</i> "Sea Foam"	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
PERENNIALS, ORNAMENTAL GRASSES				
31	LC	LAVENDER COTTON <i>Salvia ornithogallifolia</i>	1 GAL. ESTABLISHED	SPACING 24" O.C.
21	SG	PRAIRIE SKY BUTCH GRASS <i>Panicum virgatum</i> "Prairie Sky"	3 GAL. ESTABLISHED	SPACING 30" O.C.
13	JB	JURITER'S BEARD <i>Centranthus ruber</i>	1 GAL. ESTABLISHED	SPACING 18" O.C. TRIANGULAR
14	FA	FALL ASTER <i>Aster novae-angliae</i> "Purple Dome"	1 GAL. ESTABLISHED	SPACING 18" O.C. TRIANGULAR

LANDSCAPE DATA

ITEM	FORMULA	REQUIRED	PROVIDED
SITE LANDSCAPE AREA PLANT QUANTITIES	SITE AREA - 44,641 SF 2 TREES, 8 SHRUBS/1,000 SF	10% 9 TREES, 31 SHRUBS	16,960 SF (38%) 18 TREES, 122 SHRUBS 6,450 SF SOD (38% OF LANDSCAPE AREA)
PARKING LOT LANDSCAPE AREA PLANT QUANTITIES	PARKING AREA - 13,115 SF 4 TREES, 16 SHRUBS/600 SF	10% 8 TREES, 32 SHRUBS	1,254 SF (10%) 8 TREES, 49 SHRUBS
STREET FRONTAGE AREA PLANT QUANTITIES	N/A 4 TREES, 8 SHRUBS/1,000 SF	4,600 SF (20 FEET DEPTH) 19 TREES, 319 SHRUBS	8,600 SF (31 FEET DEPTH) 18 TREES, 150 SHRUBS (9 TREES EX., 105 SHRUBS EX.)

Sterling Design Associates, llc

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5430 WEST GEDDES AVENUE
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ISSUES & REVISIONS

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Wendy's
OLD FASHIONED HAMBURGERS
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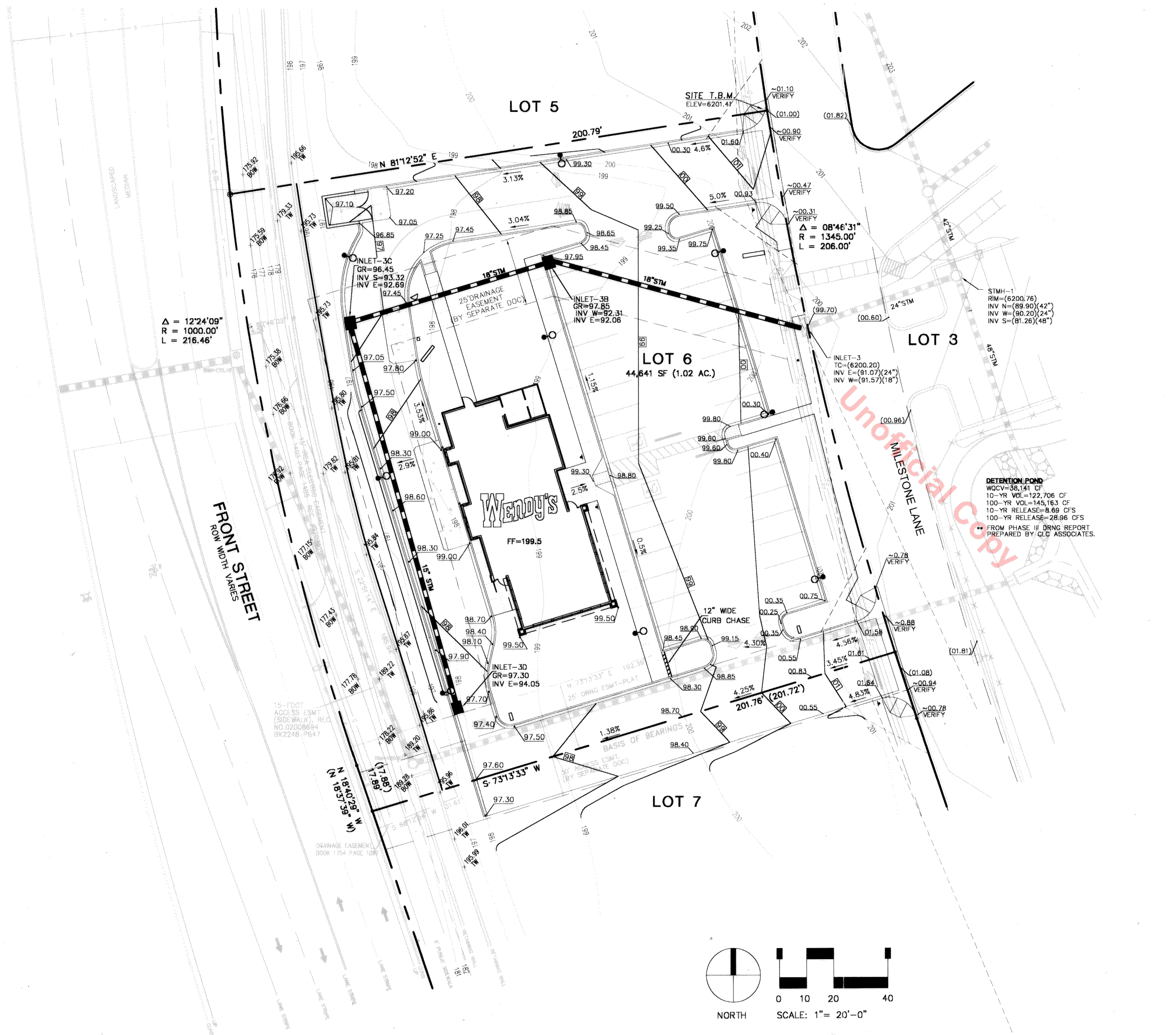
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SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
3 OF 7 FINAL PD SITE PLAN
LOT 6, MILESTONE FILING NO. 4,
SECOND AMENDMENT

LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT

FINAL PD SITE PLAN



Unofficial Copy

NOTES:

- BENCHMARK: CHISLED CROWS FOOT ON HANDICAP RAMP LOCATED AT THE SOUTHWEST CORNER OF FRONT STREET AND FOUNDERS PARKWAY, ELEVATION = 6238.00'.
SITE T.B.M.: TOP OF PLASTIC CAP, NORTHEAST CORNER LOT 6, ELEVATION = 6201.41'.
SITE T.B.M.: NORTH UPPER FLANGE BOLT NEAREST "M" IN MUELLER ON FIRE HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF LOT 7, ELEVATION = 6199.86'.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS S 73°13'33" W, ALONG THE SOUTH LINE OF LOT 6, BETWEEN FOUND MONUMENTS SHOWN HEREON, REFERENCED ON THE PLAT MILESTONE FILING NO. 4, SECOND AMENDMENT.

PROPOSED

- 95 —
- 0.50%
- 54.22
- TW
- BOW

LEGEND

- CONTOUR
- SLOPE PERCENTAGE
- SPOT ELEVATION
- CURB AND GUTTER
- TOP OF WALL
- BACK OF SIDEWALK ELEVATION

EXISTING

- 62
- (54.22)

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5430 WEST GEDDES AVENUE
LITTLETON, COLORADO 80128
PHONE 303-794-4727
FAX 303-932-8768

ISSUES & REVISIONS

NO.	DATE	BY	DESCRIPTION
NO: 1	DATE: 03.04.02	BY: WS	DESCRIPTION: CITY COMMENTS
NO: 2	DATE: 04.08.02	BY: JAH	DESCRIPTION: CITY COMMENTS
NO: 3	DATE: 04.17.02	BY: JAH	DESCRIPTION: CITY COMMENTS
NO: 4	DATE: 7/3/02	BY: WS	DESCRIPTION: CITY COMMENTS

DATE:	SCALE:
10/17/01	1" = 20'-0"
PROJECT MANAGER: JAH	PROJECT NO.:
DRAWN BY: WTS	DRAWING FILE:

Wendy's
OLD FASHIONED HAMBURGERS
MILESTONE
CASTLE ROCK, COLORADO

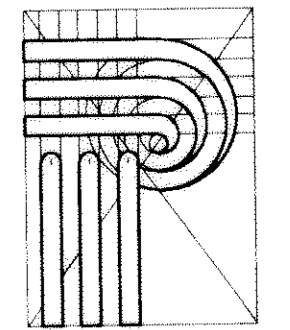
WENDY'S INTERNATIONAL, INC.
12200 E. ILIFF AVE. #208
AURORA, COLORADO 80014

SHEET TITLE:
CONTOUR PLAN

SHEET NUMBER:
4 OF 7 FINAL PD SITE PLAN
LOT 6, MILESTONE FILING NO. 4,
SECOND AMENDMENT

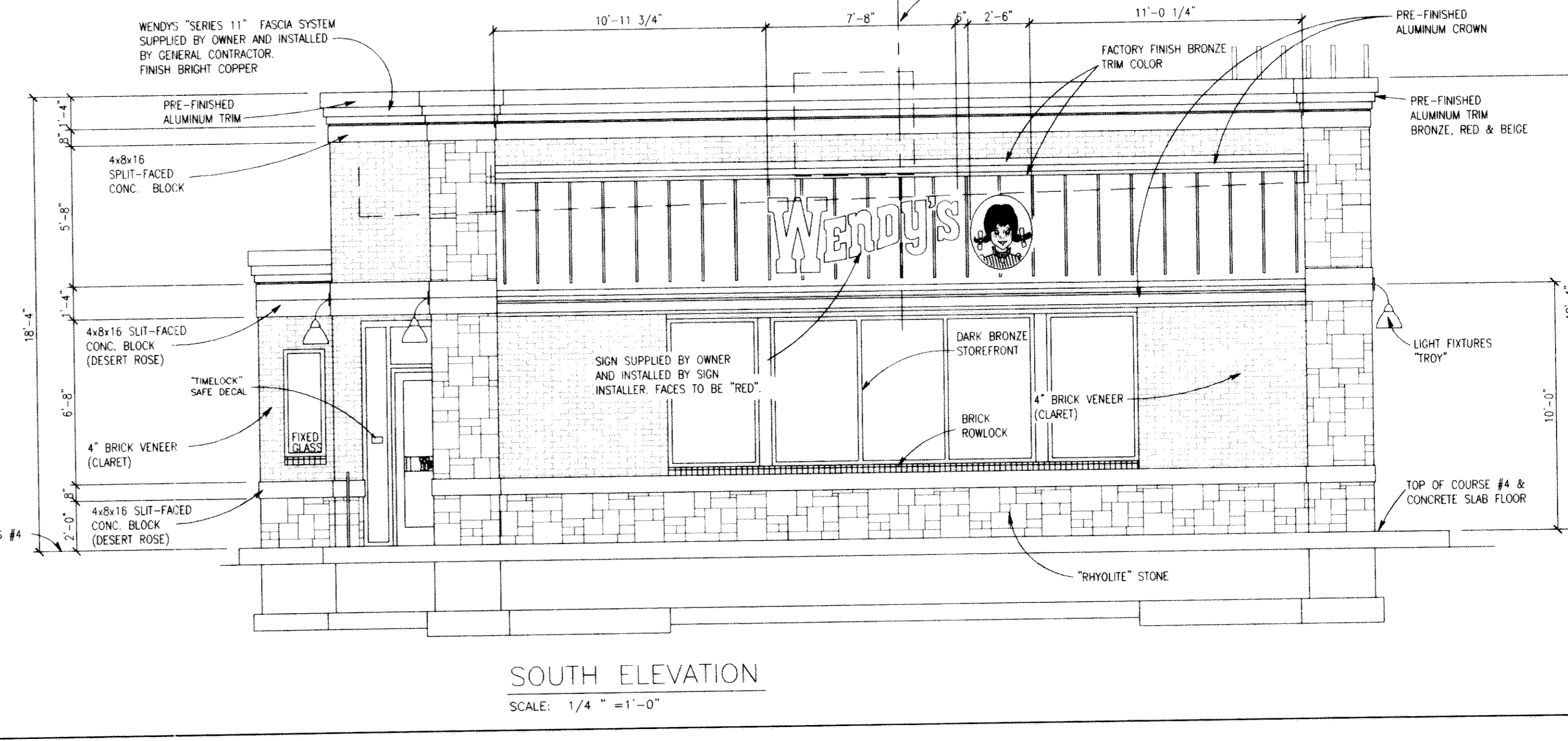
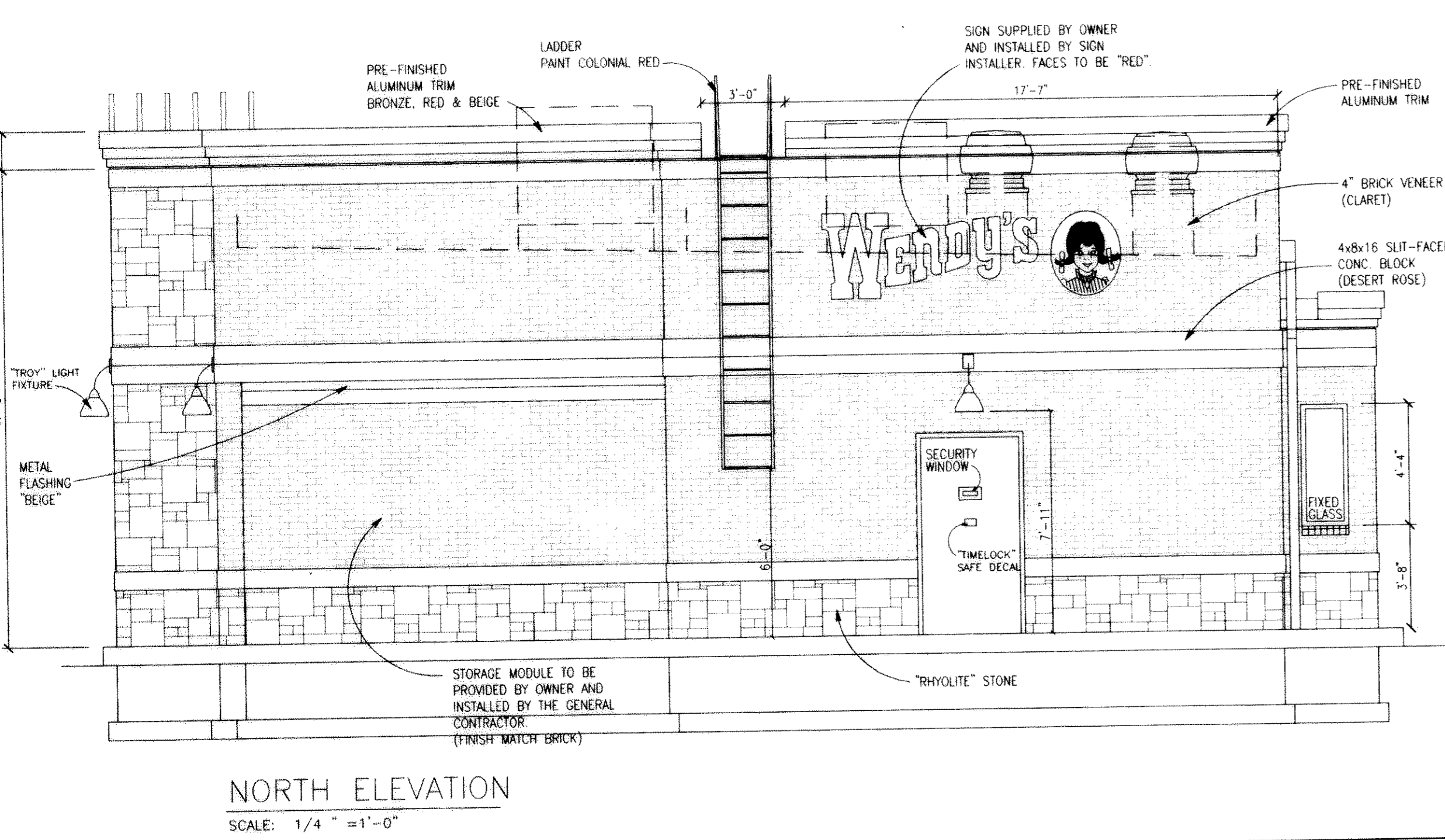
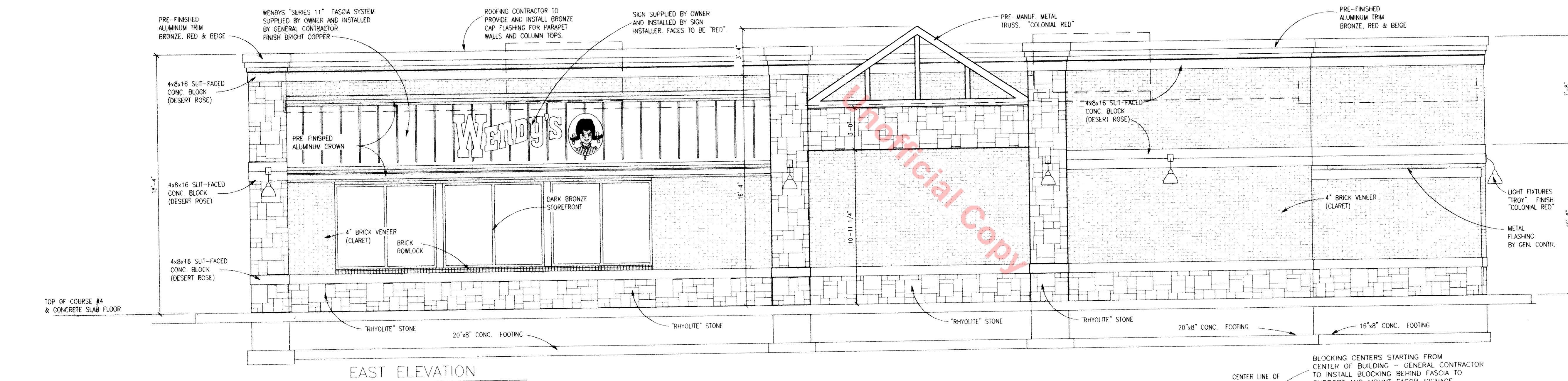
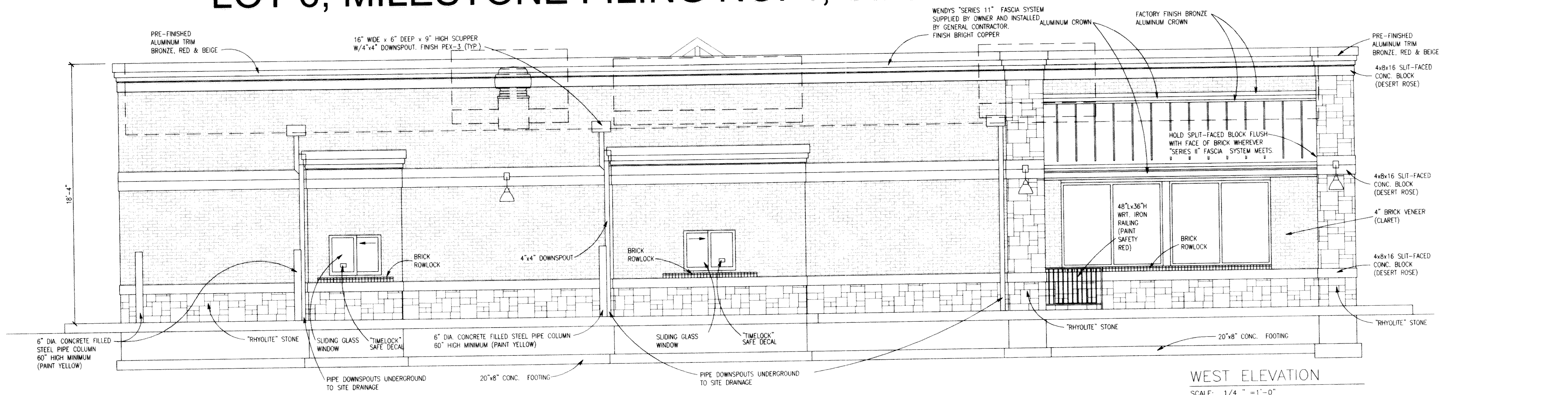
FOR INFORMATION ONLY.
NOT FOR CONSTRUCTION.
SEE APPROVED GRADING PLAN.

LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT



Architects / Planners

303 SEVENTEENTH AVENUE
SUITE FIVE FIFTY-FIVE
DENVER, CO 80203-1258
TELEPHONE (303) 861-7147
FAX (303) 861-7227
EMAIL: em@sterlingdesign.com
A Professional Corporation



Sterling Design Associates, llc
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
5430 WEST GEDDES AVENUE
LITTLETON, COLORADO 80128
PHONE 303-794-4727
FAX 303-932-8768

ISSUES & REVISIONS		
NO: 1	DATE: 10/16/01	BY: MG
DESCRIPTION: FIRST ISSUE		
NO: 2	DATE: 12/17/01	BY: MG
DESCRIPTION: CITY OF CASTLE ROCK COMMENTS		
NO: 3	DATE: 2/1/02	BY: MG
DESCRIPTION: DEVELOPMENT SERVICES DEPART. COMMENTS		

DATE: 10/16/01	SCALE: 1/4" = 1'-0"
PROJECT MANAGER: MG	PROJECT NO:
DRAWN BY: MG	DRAWING FILE:

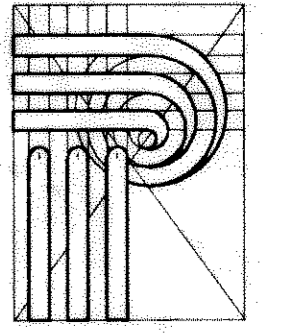
PROJECT:
Wendy's
OLD FASHIONED HAMBURGERS
MILESTONE
CASTLE ROCK, COLORADO
WENDY'S INTERNATIONAL, INC.
12200 E. ILIFF AVE. #208
AURORA, COLORADO 80014

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
5 OF 7 FINAL PD SITE PLAN
LOT 6, MILESTONE FILING NO. 4,
SECOND AMENDMENT

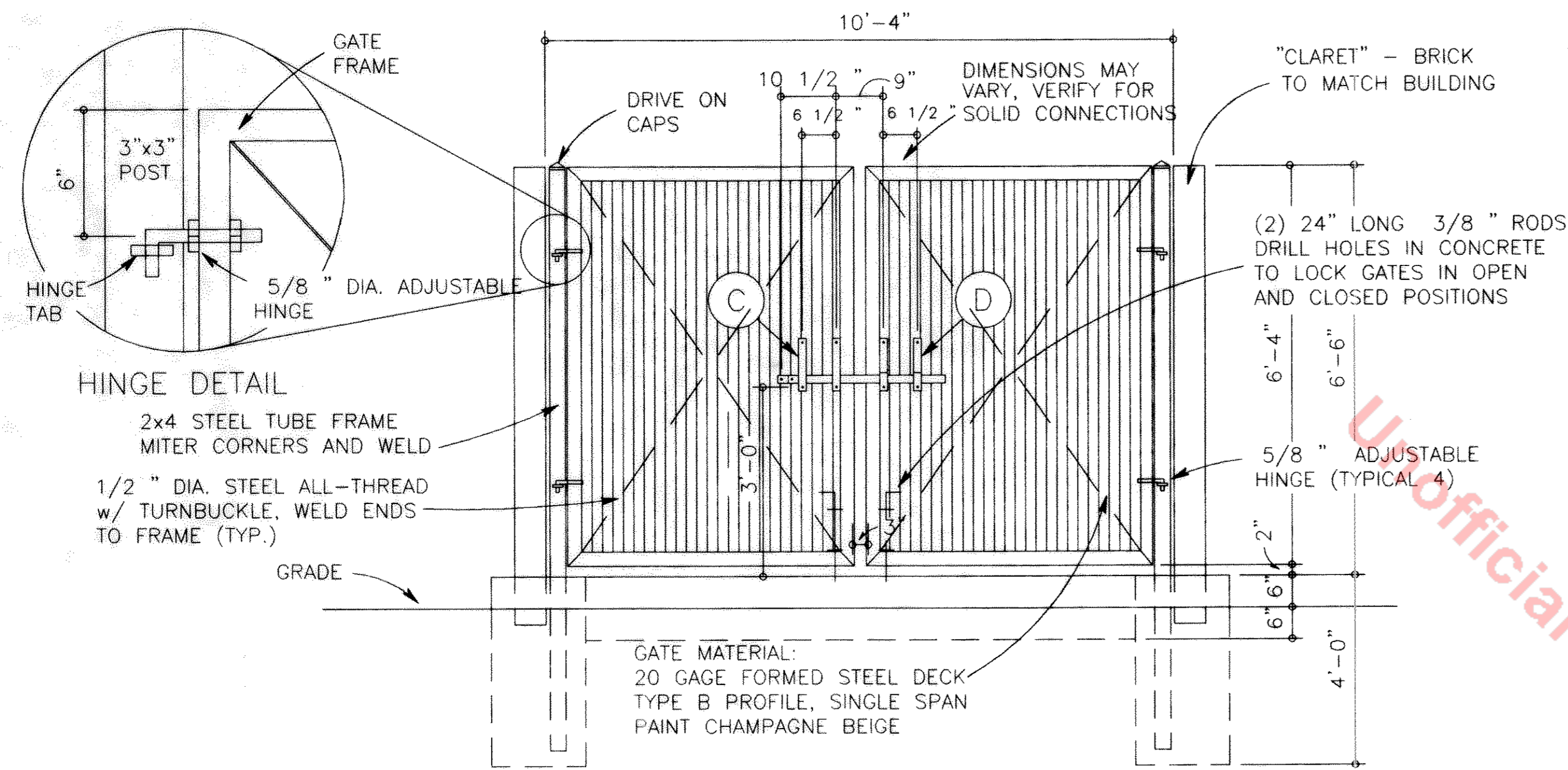
LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT

FINAL PD SITE PLAN



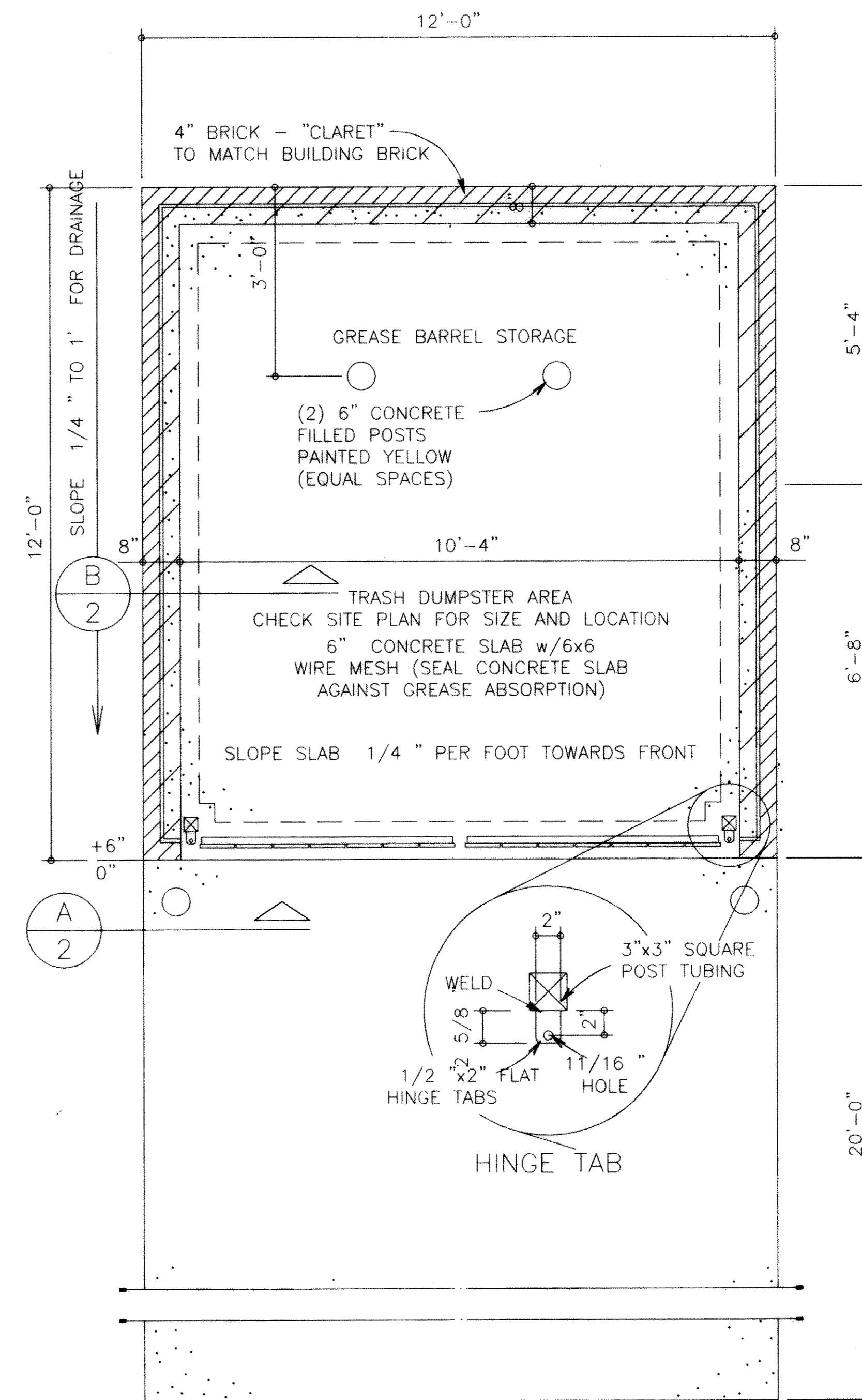
Park-Fish-Park
Architects / Planners

303 SEVENTEENTH AVENUE
SUITE FIVE FIFTY-FIVE
DENVER, CO 80203-1258
TELEPHONE (303) 861-7147
FACSIMILE (303) 861-7227
EMAIL: email@parkfishpark.com
A Professional Corporation



TYPICAL FRONT ELEVATION

SCALE: 3/8" = 1'-0"



STANDARD TRASH ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"

Sterling Design Associates, llc

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
5430 WEST GEODES AVENUE
LITTLETON, COLORADO 80128
PHONE 303-794-4727
FAX 303-932-8766

ISSUES & REVISIONS		
NO. 1	DATE: 10/16/01	BY: MG
DESCRIPTION:		
NO.:	DATE:	BY:
DESCRIPTION:		
NO.:	DATE:	BY:
DESCRIPTION:		

DATE: 10/16/01	SCALE: 3/8" = 1'-0"
PROJECT MANAGER: MG	PROJECT NO.: 01153
DRAWN BY: MG	DRAWING FILE:

PROJECT:

Wendy's
OLD FASHIONED HAMBURGERS
MILESTONE
CASTLE ROCK, COLORADO

WENDY'S INTERNATIONAL, INC.
12200 E. ILIFF AVE. #208
AURORA, COLORADO 80014

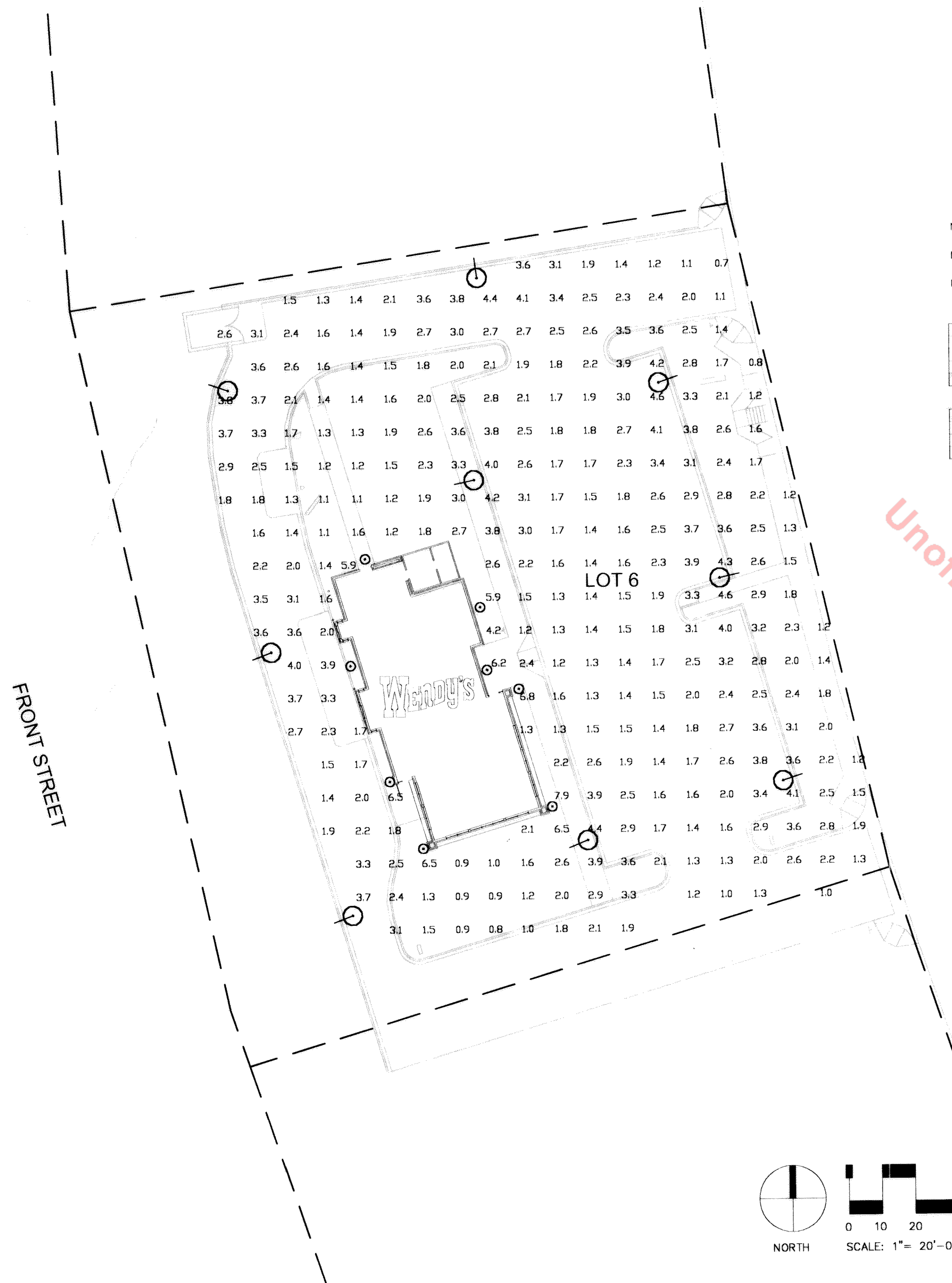
SHEET TITLE:
TRASH ENCLOSURE

SHEET NUMBER:

6 OF 7 FINAL PD SITE PLAN
LOT 6, MILESTONE FILING NO. 4,
SECOND AMENDMENT

LOT 6, MILESTONE FILING NO. 4, SECOND AMENDMENT

FINAL PD SITE PLAN



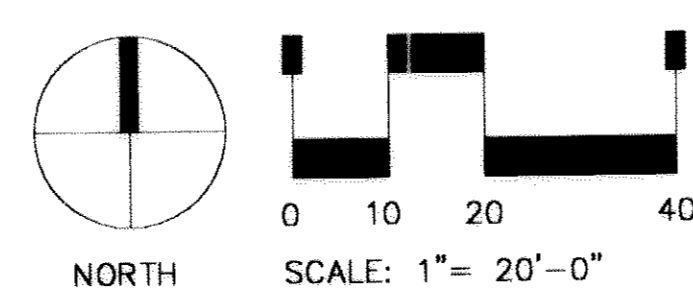
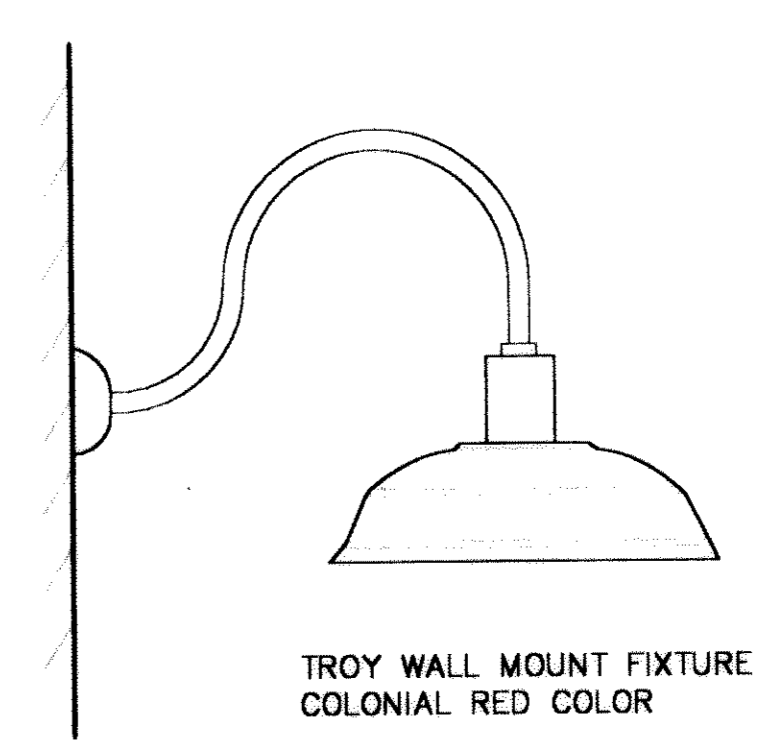
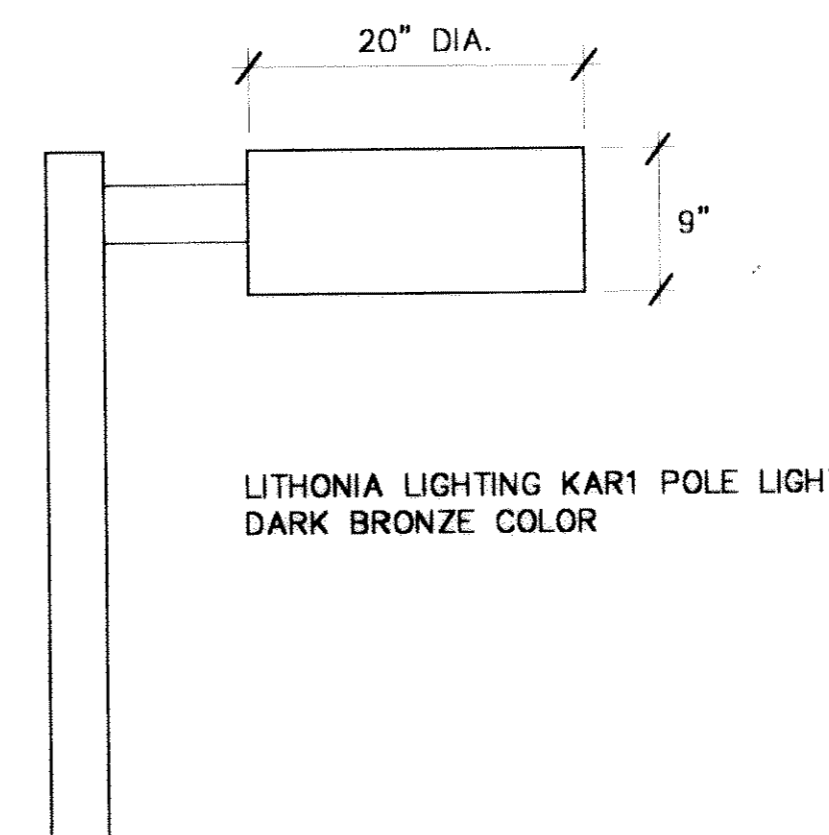
NOTE: LUMINAIRES SHALL BE 250W MH LAMPS WITH IESNA FULL CUT-OFF DISTRIBUTION.

NOTE: LIGHTING FIXTURES AND POLES TO BE PER MILESTONE DESIGN GUIDELINES.

NOTE: ALL 23' POLES TO BE MOUNTED ON CONCRETE PEDESTALS 2' ABOVE GRADE, FOR A TOTAL MOUNTING HEIGHT OF 25'.

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
⊙	9	LITHONIA OR EQUAL	SINGLE	20500	0.750	KAR1 - 250W MH
⊙	8	TROY - 32 W fluorescent	SINGLE	2400	0.720	2-RH16-FC-12-0G-NC

Numeric Summary						
Project: All Projects						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
parking area	Illuminance	Fc	2.37	7.9	0.7	3.39
						11.29



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 FAX 303-932-8768

ISSUES & REVISIONS		
NO.	DATE	BY
NO. 1	DATE: 03.04.02	BY: TG
DESCRIPTION:	CITY COMMENTS	
NO. 2	DATE: 04.08.02	BY: TG
DESCRIPTION:	CITY COMMENTS	
NO. 3	DATE: 04.17.02	BY: TG
DESCRIPTION:	CITY COMMENTS	
NO. 4	DATE: 05.08.02	BY: WS
DESCRIPTION:	CITY COMMENTS	

DATE:	SCALE:
10/17/01	1" = 20'-0"
PROJECT MANAGER:	PROJECT NO.:
JAH	-
DRAWN BY:	DRAWING FILE:
WTS	-

PROJECT:
Wendy's
 OLD FASHIONED HAMBURGERS
 MILESTONE
 CASTLE ROCK, COLORADO
 WENDY'S INTERNATIONAL, INC.
 12200 E. ILIFF AVE. #208
 AURORA, COLORADO 80014

SHEET TITLE:
PHOTOMETRICS PLAN

SHEET NUMBER:
**7 OF 7 FINAL PD SITE PLAN
 LOT 6, MILESTONE FILING NO. 4,
 SECOND AMENDMENT**