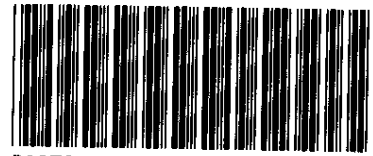


OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$151.00
16 PGS

2007009418
01/31/2007 02:13 PM



2007009418 16 PGS

PLAT IDENTIFICATION SHEET

(15 pages)

Colorado Community Bank

Grantor (owner)

Grantor (owner)

Milestone 4, Lot 8 Final PD Site Plan 2nd Amendment

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Milestone Filing: 4 Lot: 8

Condo Info: Phase _____ Bldg _____ Unit _____

26, 35

7

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

01075040

FINAL PD SITE PLAN
LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
 TITLE SHEET

DEVELOPER
 COLORADO COMMUNITY BANK
 615 WEST 8TH AVENUE
 YUMA, COLORADO 80759
 ATTN: JERRY BRYANT

ARCHITECT/PLAN PREPARER:
 DAUER HASWELL ARCHITECTURE GROUP
 800 12TH STREET, SUITE 200
 GOLDEN, COLORADO 80401
 ATTN: ROB DAVIS

CIVIL ENGINEER
 PERCEPTION DESIGN GROUP
 3595 SOUTH TELLER STREET, SUITE 406
 LAKEWOOD, CO 80235
 ATTN: JERRY DAVIDSON

SURVEYOR
 CLC ASSOCIATES
 8480 E. ORCHARD ROAD SUITE 2000
 GREENWOOD VILLAGE, CO 80111

ELECTRICAL ENGINEER
 ADONAI PROFESSIONAL SERVICES
 6931 BROADWAY
 DENVER, CO 80221
 ATTN: CHUCK POLSON

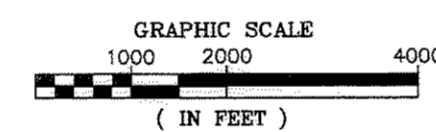
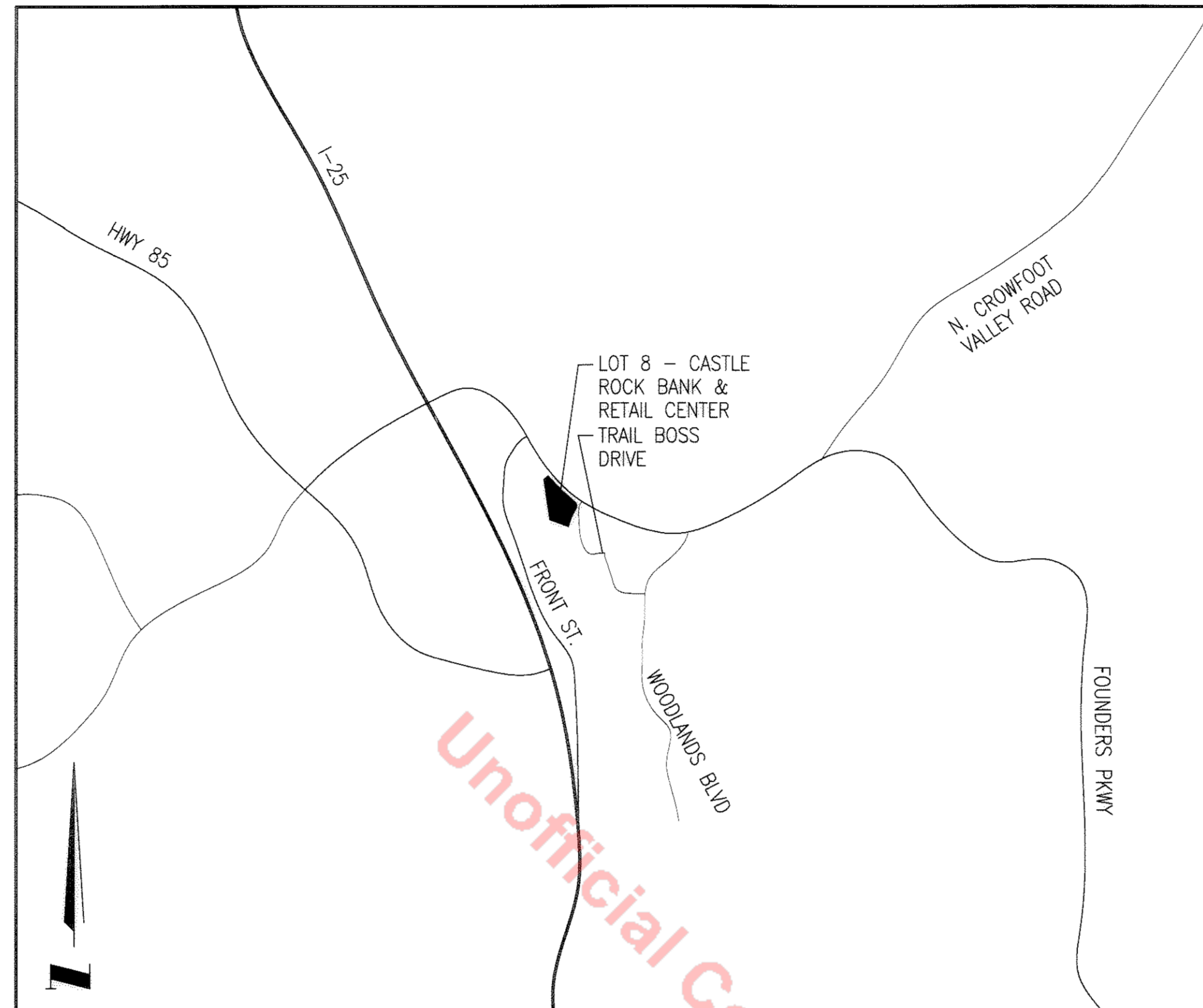
LANDSCAPE DESIGN
 POWELL TYLER LANDSCAPE DESIGN
 800 WASHINGTON AVENUE, UNIT D
 GOLDEN, CO 80401
 ATTN: GARY POWELL

LEGAL DESCRIPTION

LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT, RECORDED ON THE 16TH OF AUGUST, 2001 AT RECEPTION NO. 01075040 AT THE OFFICE OF THE DOUGLAS COUNTY COLORADO CLERK AND RECORDER'S OFFICE.

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTIONS 17.62.080 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CD'S. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK 'WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY', AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 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 SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- WATER RIGHTS DEDICATION AGREEMENT:
 THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MILESTONE FILING NO. 4 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 21, 1998 IN BOOK 1644 AT PAGE 529 UNDER RECEPTION NO. 98105513 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 12 SFE ARE DEBITED FROM THE WATER BANK.
- A FEMA REGULATED FLOOD PLAN DOES NOT EXIST ON THIS SITE.
- IN ADDITION WITH PWR, SECTION I, APPENDIX I-A, PAGE 21, ALL UTILITY REPORTS, DRAINAGE REPORTS AND PLANS, INCLUDING ALL ELEVATIONS USED FOR DESIGN AND CONSTRUCTION OF FACILITIES, SHALL BE ON THE NAVD 88 DATUM. NO CONVERSION EQUATION IS ALLOWED.
- THE BENCHMARK AND PLANS ARE ON THE NAVD 88 DATUM AS REQUIRED BY THE PUBLIC WORKS REGULATIONS, SECTION 1.
 BENCHMARK:
 CHISELED CROWS FOOT IN THE HANDICAP RAMP AT THE SOUTHWEST CORNER OF FRONT STREET AND FOUNDERS PARKWAY, NAVD 88 ELEVATION 6238.00 FEET.

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 8, MILESTONE SUBDIVISION FILING NO. 4, SAID LINE ALSO BEING THE NORTH LINE OF TRACT A, AND BEARING NORTH 05°50' 08" WEST.



VICINITY MAP
 SCALE 1"=2000 FEET

GENERAL DATA	
ADDRESS:	FOUNDERS PKWY AND TRAIL BOSS DRIVE
PRESENT ZONING:	PD
PROPOSED ZONING:	PD
PRESENT USE:	VACANT
PROPOSED USE:	BANK/RESTAURANT/RETAIL
BUILDING SETBACKS & SEPARATIONS	-FRONT YARD = 23' R.O.W. RESERVATION -SIDE YARDS = 0' -REAR YARDS = 0'
BUILDING DATA	
MAXIMUM GROSS FLOOR AREA	-FIRST FLOOR = 13,072 S.F. -SECOND FLOOR = 2,205 S.F. -BASEMENT = 820 S.F. -TOTAL = 16,097 S.F.
SINGLE FAMILY EQUIVALENT UNITS	= 12
MAXIMUM HEIGHT OF ALL BUILDINGS	= 35' ACTUAL BUILDING HEIGHT = 34'8"
PROVISIONS FOR SEPARATION BETWEEN STREETS, BUILDINGS AND PROPERTY FOR EACH LAND USE	= N/A
TOTAL SITE AREA	= 86,294 S.F. OR 1.98 ACRES BUILDING COVERAGE = 13,072 S.F.-15.1% PARKING = 41,794 S.F.-48.4% OPEN SPACE/LANDSCAPED AREA = 24,746 S.F.-28.6% WALKWAY PAVING = 6,830 S.F.-7.9% -PARKING = 4,559 SQ. FT. = 10.9% OF PARKING AREA

PARKING DATA	
PARKING SPACES REQUIRED	= 69
PARKING SPACES PROVIDED	= 69
-INCLUDES 4 HANDICAPPED SPACES	
AMOUNT OF OFF STREET PARKING BY USE	
CLASSIFICATION	
-SHOPPING CENTER=4.5/1000=69 SPACES	

SIGNAGE DATA		
	S.F.	% OF WALL
MONUMENT SIGNAGE	2 @ 84	N/A
WALL SIGNAGE		
NORTH ELEVATION:	216	4.7%
SOUTH ELEVATION:	148	3.2%
EAST ELEVATION:	39	1.9%
WEST ELEVATION:	64	3.2%
TOTAL SIGNAGE:	635 S.F.	
PERMITTED SIGNAGE:	704 S.F.	

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- SITE & USE ANALYSIS
- IRRIGATION PLAN
- IRRIGATION DETAILS
- IRRIGATION DETAILS
- BUILDING ELEVATIONS
- SITE DETAILS
- PHOTOMETRIC PLAN
- LIGHT FIXTURE CUT SHEETS

PROJECT NO. 05-156

SURVEYOR'S CERTIFICATE
 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 FINAL PD SITE PLAN FOR 'LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT' WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATELY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

STEVE M. OLSON, REGISTERED LAND SURVEYOR # 24670

OWNERSHIP CERTIFICATION
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN/HEREIN AS 'LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT' IN THE TOWN OF CASTLE ROCK.

Jerry Bryant
 COLORADO COMMUNITY BANK

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF December, 2006
 BY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES 7-23-2008

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2006
 BY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

TITLE CERTIFICATION
Scott J. Zick, AN AUTHORIZED REPRESENTATIVE OF Land Title Insurance Co., 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

SIGNED THIS 14th DAY OF December, 2006

Scott J. Zick
 AUTHORIZED REPRESENTATIVE

Land Title
 TITLE INSURANCE COMPANY

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF December, 2006
 BY Jackiel Zick
 JACKIEL ZICK
 NOTARY PUBLIC
 STATE OF COLORADO
 My Commission Expires April 1, 2007
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES April 26, 2007

TOWN CERTIFICATION
 THE FINAL PD SITE PLAN FOR 'LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT' WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO ON THE 14 DAY OF January, 2006

Chris Lovin
 DIRECTOR OF DEVELOPMENT SERVICES
 DATE 1-24-07

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 2:15 ON THE DAY 31 OF Jan, 2006 AT RECEPTION NO. 2007029419

DOUGLAS COUNTY CLERK AND RECORDER
 BY: Christine Davis
 DEPUTY

FINAL PD SITE PLAN
LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

NOTE:

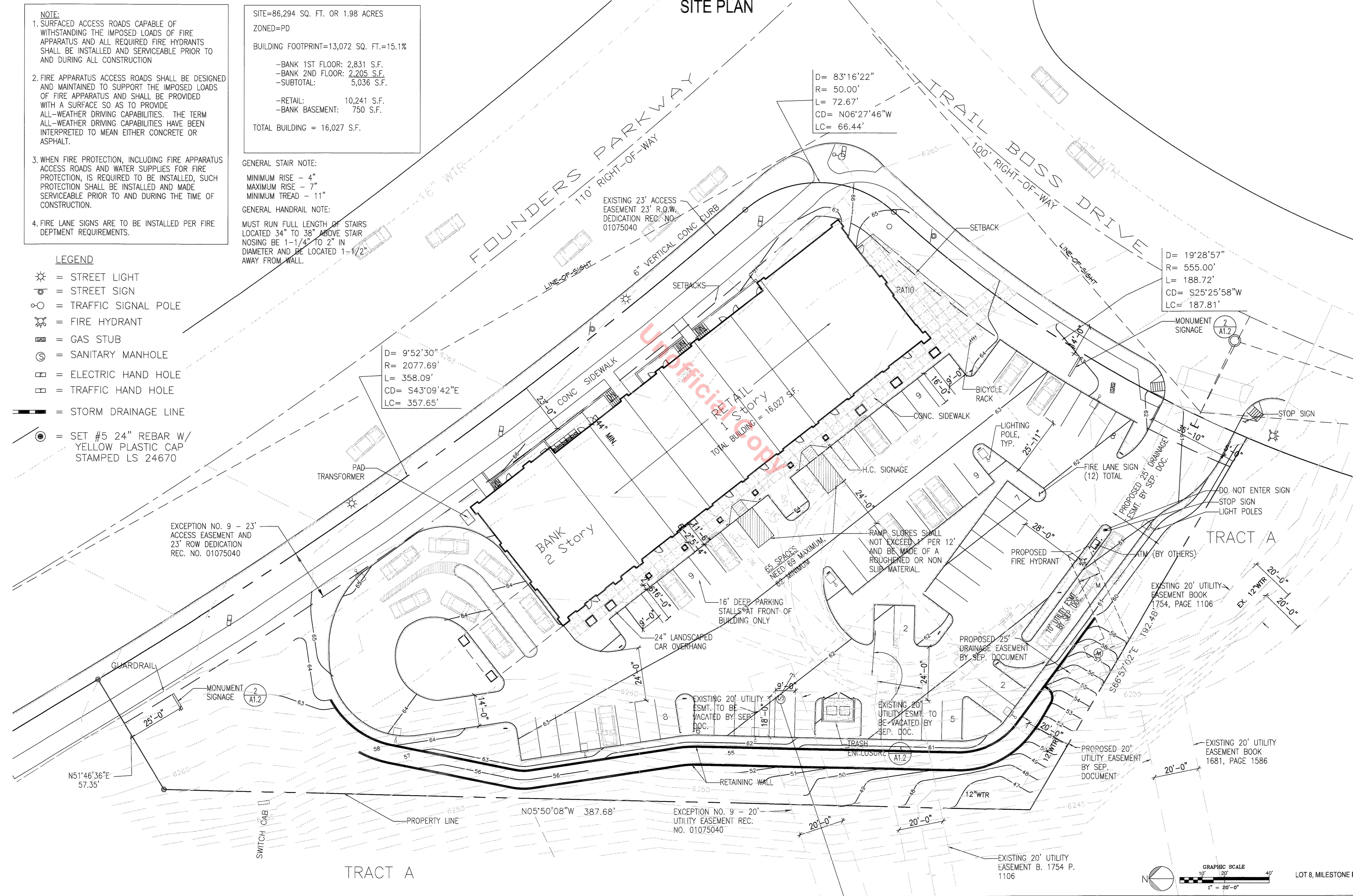
1. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION
2. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
3. WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
4. FIRE LANE SIGNS ARE TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS.

SITE=86,294 SQ. FT. OR 1.98 ACRES
 ZONED=PD
 BUILDING FOOTPRINT=13,072 SQ. FT.=15.1%
 -BANK 1ST FLOOR: 2,831 S.F.
 -BANK 2ND FLOOR: 2,205 S.F.
 -SUBTOTAL: 5,036 S.F.
 -RETAIL: 10,241 S.F.
 -BANK BASEMENT: 750 S.F.
 TOTAL BUILDING = 16,027 S.F.

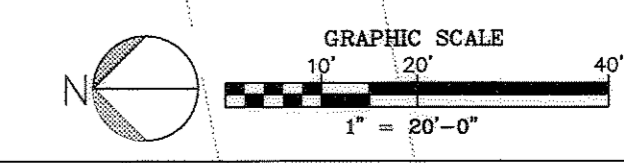
GENERAL STAIR NOTE:
 MINIMUM RISE - 4"
 MAXIMUM RISE - 7"
 MINIMUM TREAD - 11"

GENERAL HANDRAIL NOTE:
 MUST RUN FULL LENGTH OF STAIRS LOCATED 34" TO 38" ABOVE STAIR NOSING BE 1-1/4" TO 2" IN DIAMETER AND BE LOCATED 1-1/2" AWAY FROM WALL.

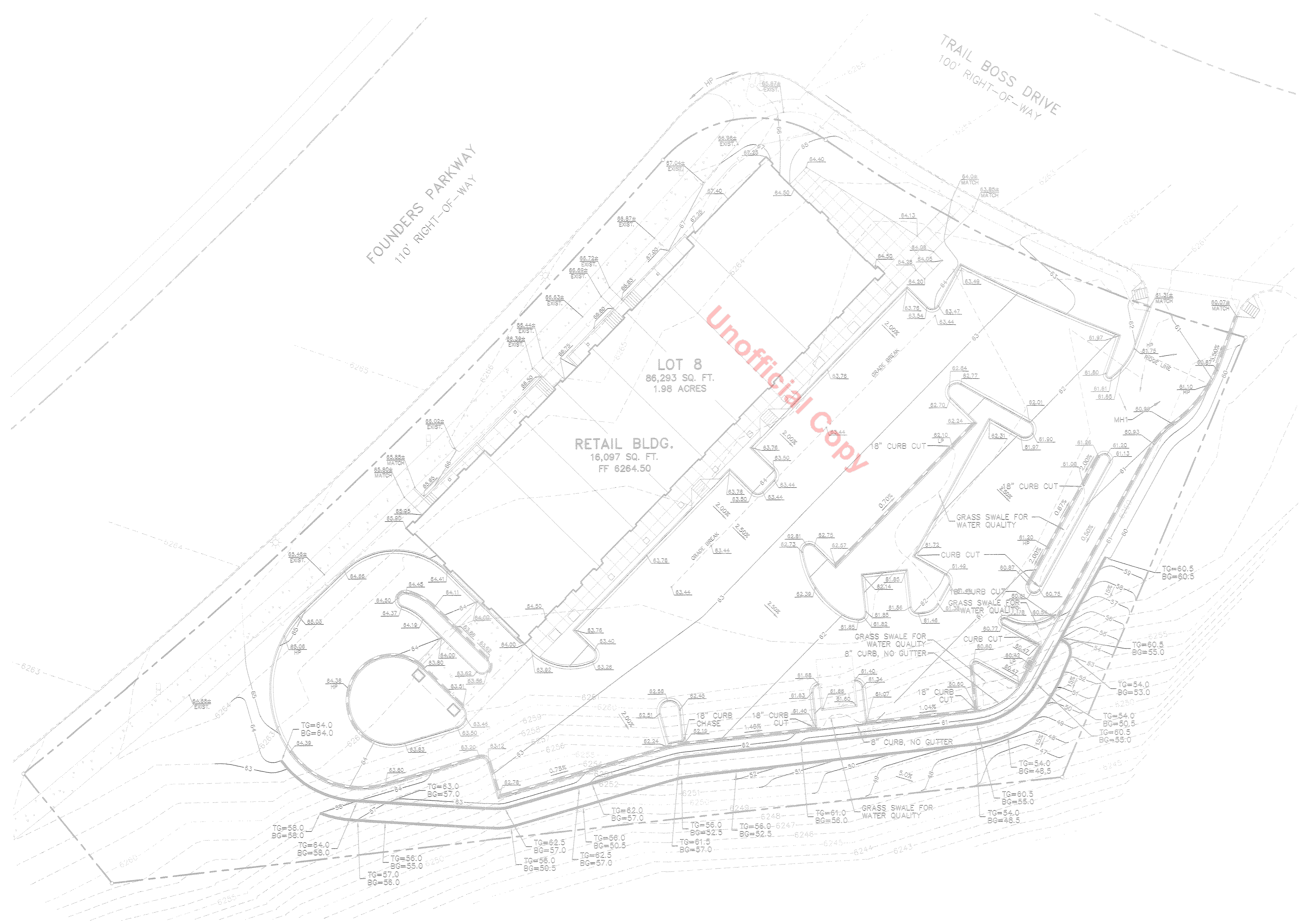
- LEGEND**
- ☼ = STREET LIGHT
 - ⊙ = STREET SIGN
 - ⊙ = TRAFFIC SIGNAL POLE
 - ⊙ = FIRE HYDRANT
 - ⊙ = GAS STUB
 - ⊙ = SANITARY MANHOLE
 - ⊙ = ELECTRIC HAND HOLE
 - ⊙ = TRAFFIC HAND HOLE
 - = STORM DRAINAGE LINE
 - ⊙ = SET #5 24" REBAR W/ YELLOW PLASTIC CAP STAMPED LS 24670



TRACT A



FINAL PD SITE PLAN
LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
GRADING PLAN



FIRE DEPARTMENT REQUIRED NOTES

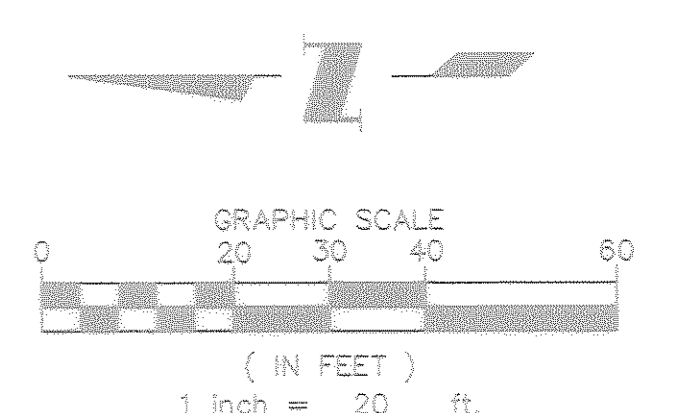
SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. THE TERM ALL WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.

WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

LEGEND

	PROPERTY LINE
	EXISTING EDGE OF ASPHALT
	PROPOSED CURB AND GUTTER WITH SPILL PAN
	PROPOSED CURB AND GUTTER WITH CATCH PAN
	PROPOSED SIDEWALK
	PROPOSED HANDICAP RAMP
	PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
	PROPOSED RETAINING WALL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED FINISHED GRADE AT TOP OF WALL
	PROPOSED FINISHED GRADE AT BOTTOM OF WALL
	PROPOSED SPOT ELEVATION



Perception
 design group, inc.

3595 S. Teller Street, Suite 406 ♦ Lakewood, Colorado
 Office 303-232-8088 ♦ Fax 303-232-5255

DECEMBER 01, 2006

C:\Projects\1061061_001_CDD_CastleRock\1061061_001_Retain\1061061_001_120707.Plot_MXD

LEGEND

	PROPERTY LINE
	EX. 18" RCP EXISTING STORM SEWER WITH MANHOLE
	EX. 8" PVC EXISTING SANITARY SEWER WITH MANHOLE
	EX. 6" WTR EXISTING WATERLINE WITH HYDRANT
	EXISTING WATERLINE TO BE REMOVED
	18" RCP PROPOSED STORM SEWER W/ MANHOLE AND INLET
	4" PVC PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
	6" WTR PROPOSED WATERLINE W/ HYDRANT AND VALVE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING EASEMENT TO BE VACATED
	PROPOSED SITE LIGHTING
	PROPOSED RETAINING WALL

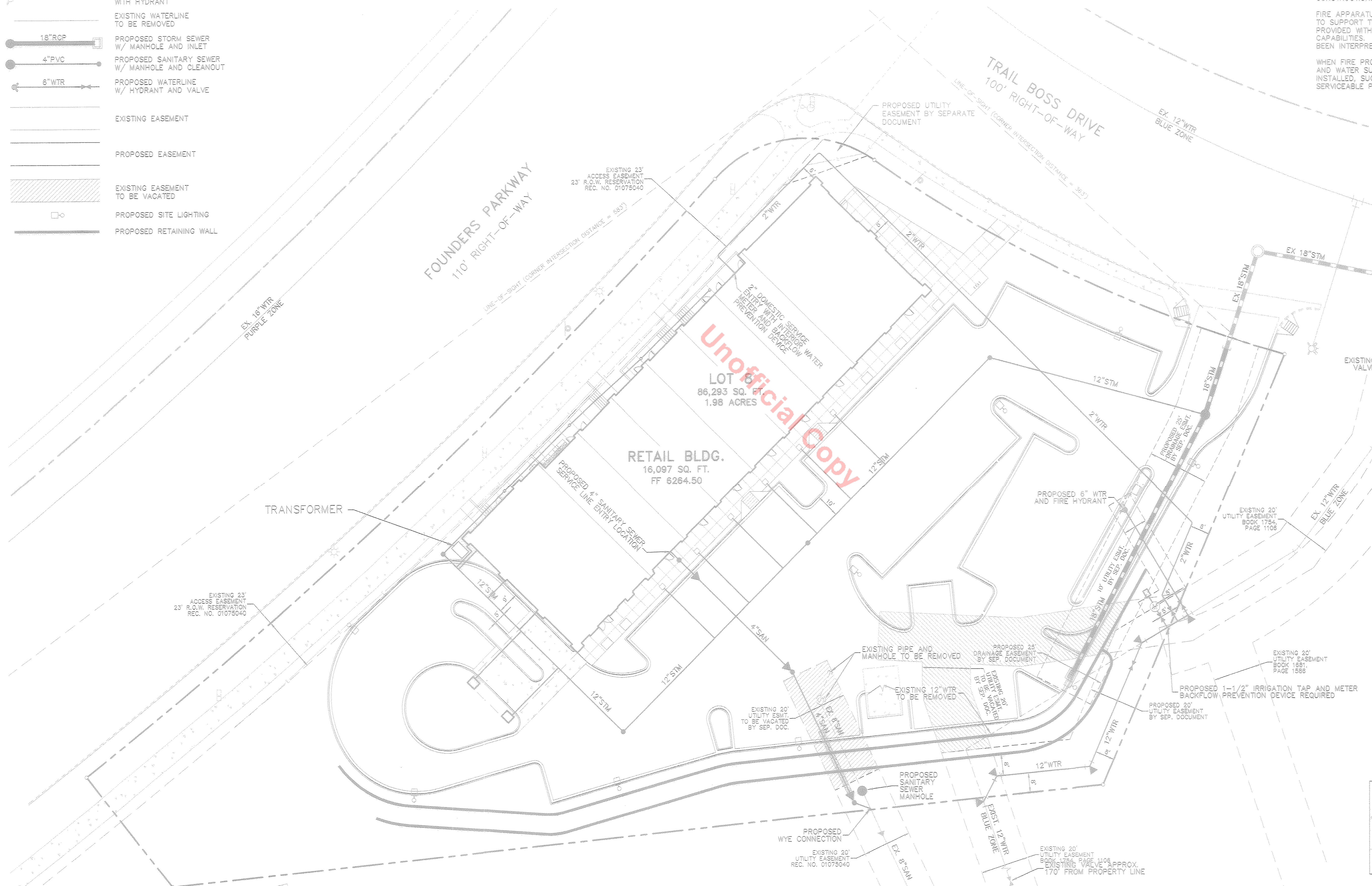
FINAL PD SITE PLAN
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 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
UTILITY PLAN

FIRE DEPARTMENT REQUIRED NOTES

SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.

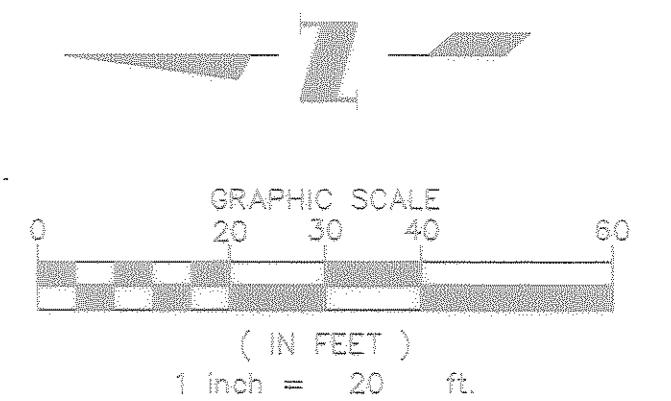
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UTILITY NOTES

1. ABANDONMENT AND REMOVAL OF PIPES, ETC. MUST BE IN ACCORDANCE WITH PWR, SEC. III, DIVISION 02.200.220.1 AND 02.200.220.2, PAGES 52 AND 53.
2. ALL WATER MAINS AND WATER SERVICE LINES MUST HAVE A MINIMUM COVER OF 5.0'.




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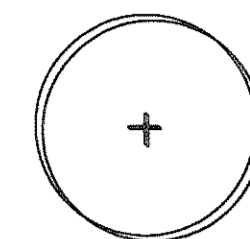
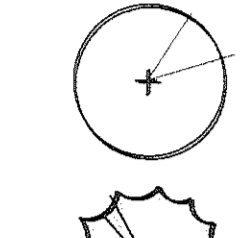
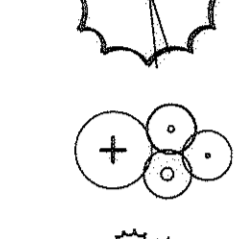
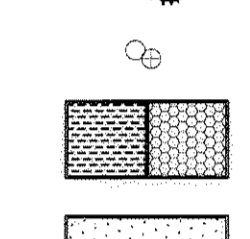
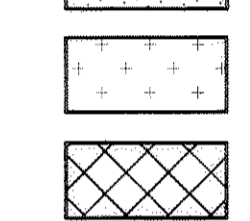



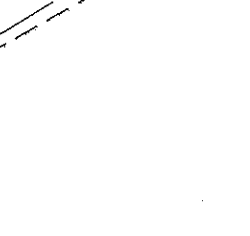

DECEMBER 01, 2006

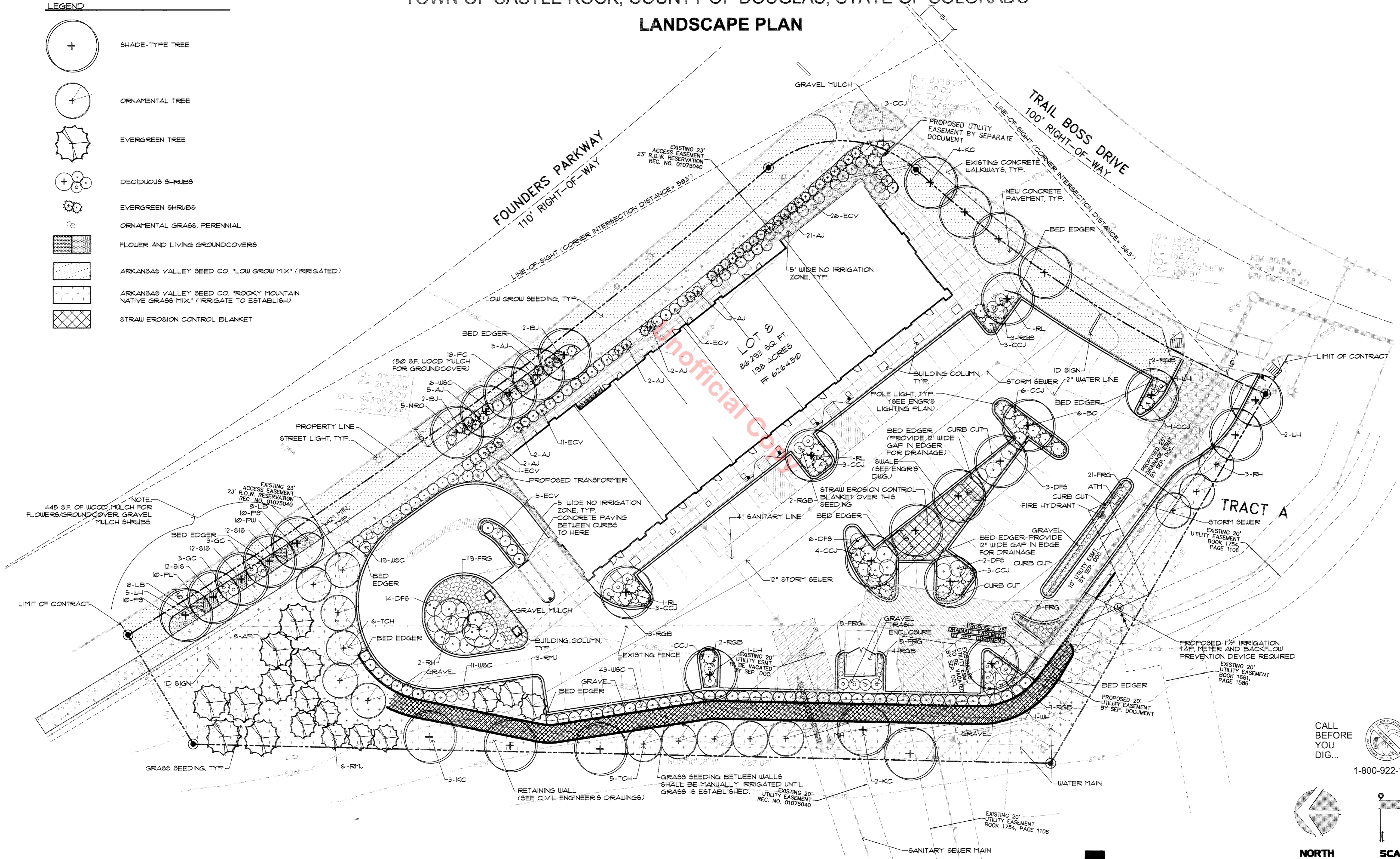
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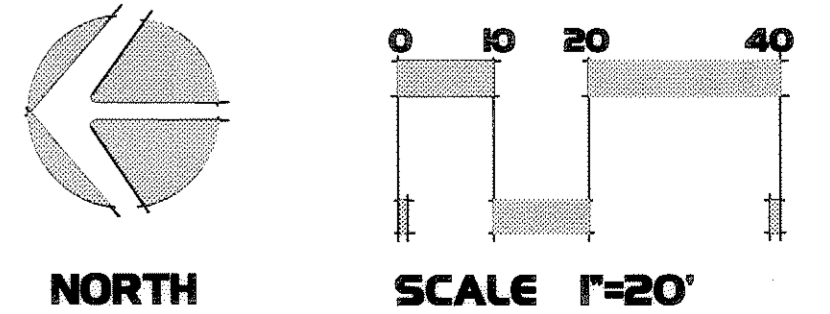
LANDSCAPE PLAN

LEGEND

-  SHADE-TYPE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASS, PERENNIAL
-  FLOWER AND LIVING GROUNDCOVERS
-  ARKANSAS VALLEY SEED CO. "LOW GROW MIX" (IRRIGATED)
-  ARKANSAS VALLEY SEED CO. "ROCKY MOUNTAIN NATIVE GRASS MIX" (IRRIGATE TO ESTABLISH)
-  STRAW EROSION CONTROL BLANKET



CALL BEFORE YOU DIG...
 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.
 1-800-922-1987



THIS LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS.
 BY: GARY D. POWELL, NO. 5125

POWELL • TYLER ASSOCIATES, Inc.
 PLANNING AND LANDSCAPE ARCHITECTURE
 800 Washington Avenue, Unit D • Golden, CO 80401
 (303) 271-9040 (303) 271-9043 Fax

FINAL PD SITE PLAN LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE AND USE ANALYSIS

SITE AND USE ANALYSIS:

- A. SURROUNDING LAND USES:** COMMERCIAL LAND USES OCCUR ON ALL SIDES OF THE PARCEL.
- B. NATURAL FEATURES:** THE SITE IS GENERALLY FLAT, WITH RELATIVELY ABRUPT DOWN SLOPES ON THE WEST AND SOUTHWEST SIDES OF THE SITE.
- C. PREVAILING WINDS:** PREVAILING WINDS ARE SOUTHERLY DURING THE MONTHS OF JANUARY THROUGH MARCH, AND FROM MAY THROUGH DECEMBER. APRIL'S PREVAILING WINDS ARE GENERALLY FROM THE NORTH.
- D. EXPOSURE:** THE SITE OCCURS IN A COMMERCIAL DEVELOPED CORRIDOR IN THE NORTHEAST QUADRANT OF CASTLE ROCK. THE SITE IS OPEN TO WIND EXPOSURE ON THE SOUTH AND WEST SIDES. STRUCTURES ON ADJACENT PARCELS TO THE NORTH AND EAST MAY OFFER SOME BUFFERING.
- E. SLOPE:** THE SITE CURRENTLY EXISTS IN AN OVERLOT GRADED CONDITION OVER MOST OF THE SITE. EXISTING DRAINAGE IS GENERALLY TO THE WEST. EXISTING GRADE ABRUPTLY DROPS OFF THE WEST AND SOUTHWEST SIDES OF THE PARCEL.
- F. SOIL TYPE:** SOIL TYPE IS A SILT LOAM AS BASED ON SOIL LABORATORY ANALYSIS. (SEE SOIL REPORT BELOW)
- G. VEGETATION:** MOST OF THE SITE IS BARE OF VEGETATION. THE EXCEPTIONS TO THIS ARE THE NORTHWEST CORNER, THE SLOPES THAT DROP OFF TO THE WEST/SOUTHWEST, AND THE AREA BETWEEN FOUNDERS PARKWAY CURB AND SIDEWALK. THESE AREAS ARE COVERED IN DENSE STANDS OF COARSE GRASSES. THERE ARE NO EXISTING TREES OR SHRUBS ON SITE.
- H. VIEWS:** DISTANT VIEWS TO THE WEST AND SOUTHWEST ARE OF PIKES PEAK, THE FRONT RANGE, AND FOOTHILLS. VIEWS INTO THE SITE ARE FROM THE NORTH AND EAST, WHICH ARE ARTERIAL ROADWAYS AND COMMERCIAL DEVELOPMENT.

CLIMATE DATA:

AVERAGE DAILY TEMPERATURE (DEGREES)-CASTLE ROCK

JANUARY	45	13
FEBRUARY	41	16
MARCH	52	22
APRIL	60	30
MAY	70	39
JUNE	79	47
JULY	86	53
AUGUST	84	51
SEPTEMBER	76	43
OCTOBER	66	32
NOVEMBER	53	22
DECEMBER	46	14

AVERAGE ANNUAL PRECIPITATION: 13 INCHES

PREVAILING WINDS:

- J-F-M: SOUTHERLY
- A: NORTHERLY
- M-D: SOUTHERLY

SOIL TEST REPORT:



SOIL NUTRIENT LABORATORY REPORT

LAB NO: 22710.00	REPORT TO: GARY POWELL	BILL TO: POWELL TYLER ASSOCIATES, INC.
DATE RCVD: 7/1/05	REPORTED: 7/18/05	1120 WASHINGTON AVE, #269
		GOLDEN, CO 80401

SAMPLE ID: CASTLE ROCK BANK SOIL PROJECT: CASTLE ROCK BANK

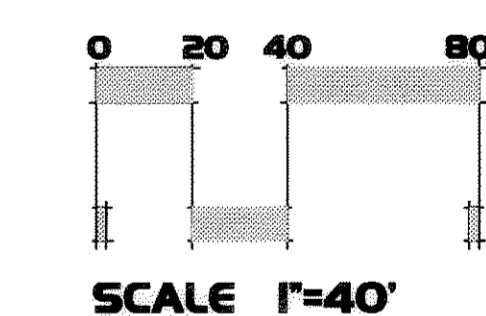
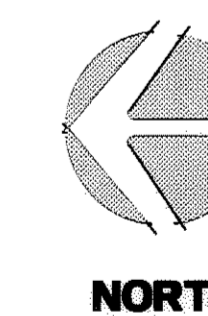
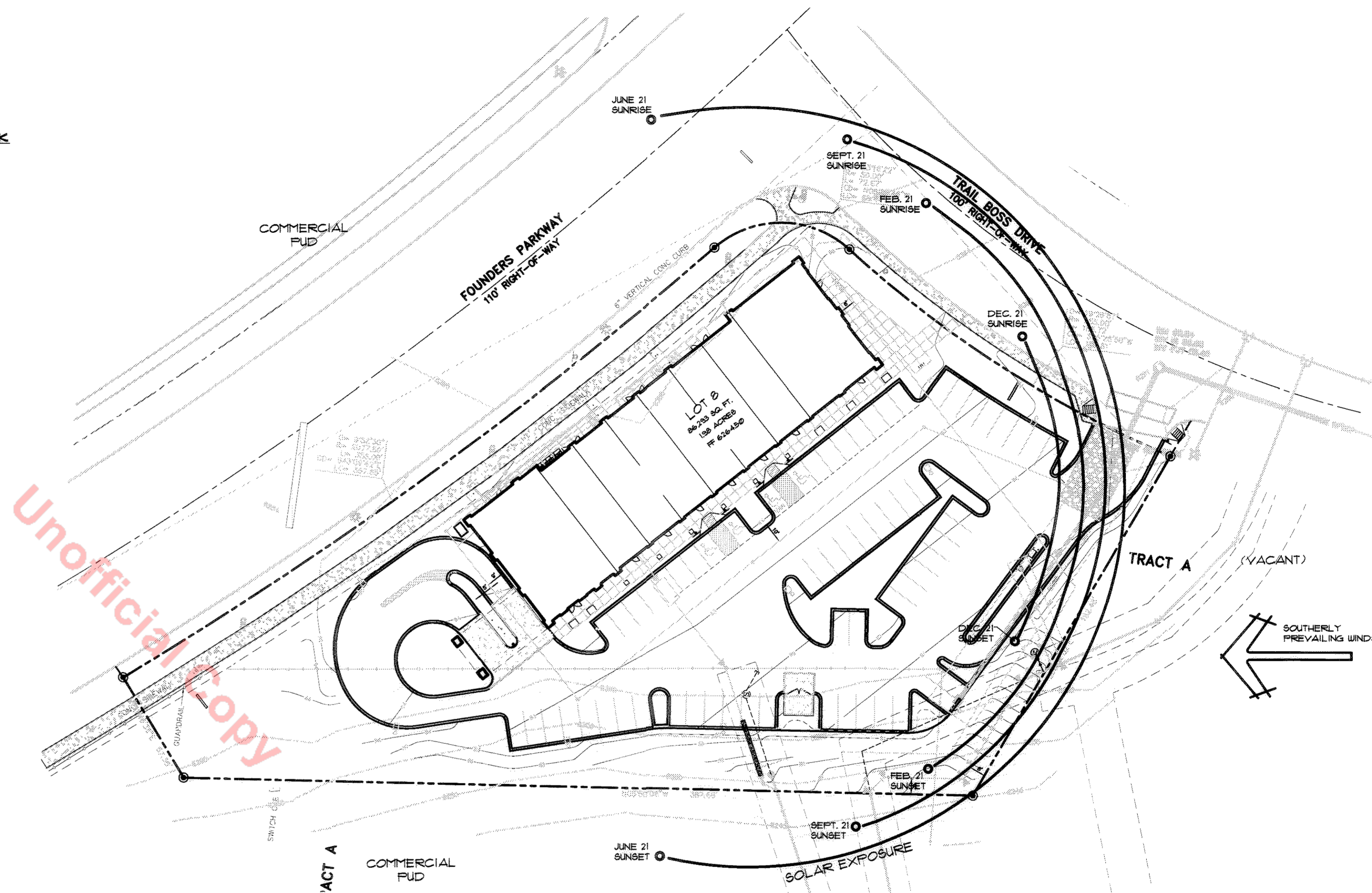
LABORATORY RESULTS:	SAMPLE RESULT	LOW	AVE	HIGH
FIELD TEXTURE (EST)	SILT LOAM			
pH (UNITS)	8.3			
SALTS (MMHOS/CM)	0.9			
CEC EST. (MEQ/100G)	12.2			
LIME (QUAL)	MEDIUM			
ORGANIC MATTER (%)	1.7			
ORGANIC N (LBS/ACRE)	50.2			
SODIUM (MEQ/100G SOIL)	0.11	**		
AVAILABLE NUTRIENTS (PPM)				
NITRATE-N	0.1			
PHOSPHORUS (Pb) (PPM)	2.7	**		
POTASSIUM	169.3			
CALCIUM	4289.1			
MAGNESIUM	239.5			
SULFUR	3.0	**		
BORON	0.2	***		
ZINC	2.0			
IRON	5.3			
MANGANESE	1.1			
COPPER	1.7			

NOTE: AVERAGE VALUES ARE FOR COLORADO SOILS

FERTILIZER RECOMMENDATIONS

CROP	GENERAL LANDSCAPE
YIELD GOAL	AVE
NITROGEN	130 LBS/ACRE
PHOSPHORUS - P ₂ O ₅	80 LBS/ACRE
POTASSIUM - K ₂ O	0 LBS/ACRE
SULFUR - SO ₂ S	60 LBS/ACRE
LIME	0 LBS/ACRE

COMMENTS: SPLIT N RECOMMENDATION 2 TO 3 TIMES THROUGHOUT THE GROWING SEASON.
TO CONVERT RECOMMENDATIONS TO LBS/1000 SQ FT DIVIDE BY 40.



THIS LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS.
BY: GARY D. POWELL, NO. B125

POWELL • TYLER ASSOCIATES, Inc.
PLANNING AND LANDSCAPE ARCHITECTURE
800 Washington Avenue, Unit D • Golden, CO 80401
(303) 271-9040 (303) 271-9043 Fax

FINAL PD SITE PLAN
LOT 8, MILESTONE FILING NO.4, SECOND AMENDMENT
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
IRRIGATION PLAN

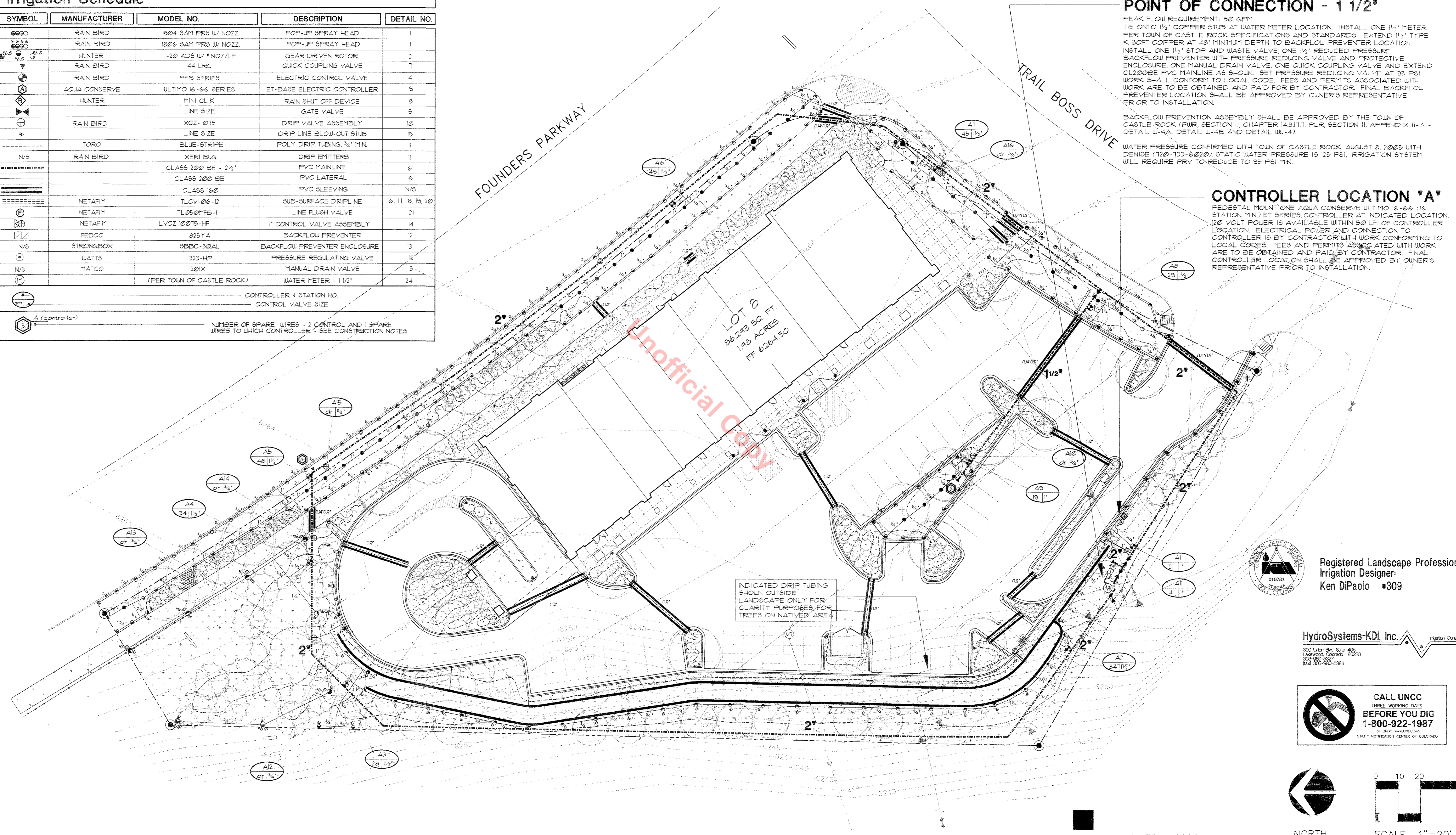
9,268 SF Irrigated Turf
 10,834 SF Drip
 18,093 SF Irrigated Seed

Irrigation Schedule				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1804 54M FRS w/ NOZZ.	POP-UP SPRAY HEAD	1
	RAIN BIRD	1806 54M FRS w/ NOZZ.	POP-UP SPRAY HEAD	1
	HUNTER	1-20 AD8 w/ NOZZLE	GEAR DRIVEN ROTOR	2
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	7
	RAIN BIRD	FEB SERIES	ELECTRIC CONTROL VALVE	4
	AQUA CONSERVE	ULTIMO 16-66 SERIES	ET-BASE ELECTRIC CONTROLLER	9
	HUNTER	MINI CLK	RAIN SHUT OFF DEVICE	8
	HUNTER	LINE SIZE	GATE VALVE	5
	RAIN BIRD	XGZ-075	DRIP VALVE ASSEMBLY	10
	RAIN BIRD	LINE SIZE	DRIP LINE BLOW-OUT STUB	15
	TORO	BLUE-STRIPE	POLY DRIP TUBING, 3/4" MIN.	11
	RAIN BIRD	XERI BUG	DRIP EMITTERS	11
		CLASS 200 BE - 2 1/2"	PVC MAINLINE	6
		CLASS 200 BE	PVC LATERAL	6
		CLASS 100	PVC SLEEVING	N/6
	NETAFIM	TLCV-06-12	SUB-SURFACE DRIFLINE	16, 17, 18, 19, 20
	NETAFIM	TL050PFB-1	LINE FLUSH VALVE	21
	NETAFIM	LVZ 100T5-HF	1" CONTROL VALVE ASSEMBLY	14
	FEBCO	825YA	BACKFLOW PREVENTER	12
	STRONGBOX	SBBC-30AL	BACKFLOW PREVENTER ENCLOSURE	13
	WATTS	223-HF	PRESSURE REGULATING VALVE	10
	MATCO	201X	MANUAL DRAIN VALVE	3
		(PER TOWN OF CASTLE ROCK)	WATER METER - 1 1/2"	24

CONTROLLER 4 STATION NO.
 CONTROL VALVE SIZE
 A (controller)
 NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES

POINT OF CONNECTION - 1 1/2"
 PEAK FLOW REQUIREMENT: 90 GPM.
 TIE ONTO 1 1/2" COPPER STUB AT WATER METER LOCATION. INSTALL ONE 1 1/2" METER PER TOWN OF CASTLE ROCK SPECIFICATIONS AND STANDARDS. EXTEND 1 1/2" TYPE K SOFT COPPER AT 48" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION.
 INSTALL ONE 1 1/2" STOP AND WASTE VALVE, ONE 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PRESSURE REDUCING VALVE AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE AND EXTEND CL200BE PVC MAINLINE AS SHOWN. SET PRESSURE REDUCING VALVE AT 95 PSI. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE TOWN OF CASTLE ROCK (FUR, SECTION II, CHAPTER 14.3.I.T, FUR, SECTION II, APPENDIX II-A - DETAIL W-4A, DETAIL W-4B AND DETAIL W-4C).
 WATER PRESSURE CONFIRMED WITH TOWN OF CASTLE ROCK, AUGUST 8, 2025 WITH DENISE (720-733-0020). STATIC WATER PRESSURE IS 125 PSI, IRRIGATION SYSTEM WILL REQUIRE PRV TO REDUCE TO 95 PSI MIN.

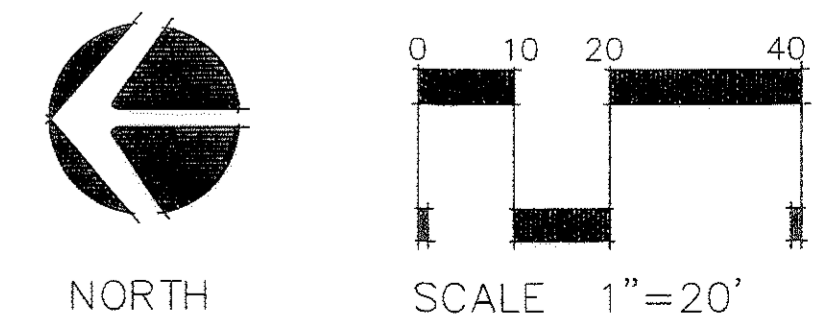
CONTROLLER LOCATION "A"
 PEDESTAL MOUNT ONE AQUA CONSERVE ULTIMO 16-66 (16 STATION MIN) ET SERIES CONTROLLER AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50 LF. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



Registered Landscape Professional/
 Irrigation Designer:
 Ken DiPaolo #309

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 Greenwood, Colorado 80228
 303-650-5527
 Fax: 303-650-5384

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 UTILITY NOTIFICATION CENTER OF COLORADO



REFER TO SHEET 9, 10 AND 11 FOR IRRIGATION DETAILS

THIS IRRIGATION PLAN WAS PREPARED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK IRRIGATION REGULATIONS. BY: KEN DI PAOLO, NO. 309

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 PLANNING AND LANDSCAPE ARCHITECTURE
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FINAL PD SITE PLAN
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
IRRIGATION DETAILS

Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY FOUELL-TYLER ASSOCIATES, INC.
 - REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
 - CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- | TAP NO. / SIZE | STATIC PRESSURE | REQUIRED PRESSURE |
|----------------|-----------------|-------------------|
| 1 / 1/2" | 105 PSI | 90 PSI (w/FRV) |
- STATIC WATER PRESSURE CONFIRMED WITH DENISE AT CASTLE ROCK WATER, AUGUST 9, 2025, PHONE NO. 720-733-6020.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:
- | PIPE SIZE OR WIRE QUANTITY | REQUIRED SLEEVE |
|----------------------------|-----------------|
| 3/4" - 1 1/4" PIPING | 1-2" PVC SLEEVE |
| 1 1/2" - 2" PIPING | 1-4" PVC SLEEVE |
| 2 1/2" - 3" PIPING | 1-6" PVC SLEEVE |
| 4" PIPING | 1-8" PVC SLEEVE |
| 1-25 CONTROL WIRES | 1-2" PVC SLEEVE |
| 26-75 CONTROL WIRES | 1-3" PVC SLEEVE |
- NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE.
- CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL PLASTIC 12 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL PLASTIC 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 10 FEET OR MORE. NO SPRAY HEADS TO BE USED ON AREAS LESS THAN 10' WIDE.
 - REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES. TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
 - IRRIGATION CONTROLLER SHALL BE A 1ET* BASE SMART CONTROLLER. CONTACT WILL VAN UYNE AT AQUA CONSERVE FOR PURCHASE INFORMATION, 1-811-922-2182.
 - DO NOT LOOP ANY TAPS TOGETHER. ALL TAPS TO BE INDEPENDENT IN SERVICING THE DESIGNATED IRRIGATED AREAS.
 - ALL UN-NOTED PIPING TO BE 3/4" MIN. SIZE UNLESS OTHERWISE NOTED.
 - BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE TOWN OF CASTLE ROCK (PUR. SECTION II, CHAPTER 14.3.11.1; PUR. SECTION II, APPENDIX II-A - DETAIL W-4A; DETAIL W-4B AND DETAIL W-4).
 - IRRIGATION INSTALLATION SHALL BE DONE BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE PROFESSIONAL.
 - TOWN OF CASTLE ROCK PROVIDES A MINIMUM PRESSURE OF 43 PSI (PRESSURE CONFIRMED AS NOTED ABOVE IN NOTE #3).
 - ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR 2 FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

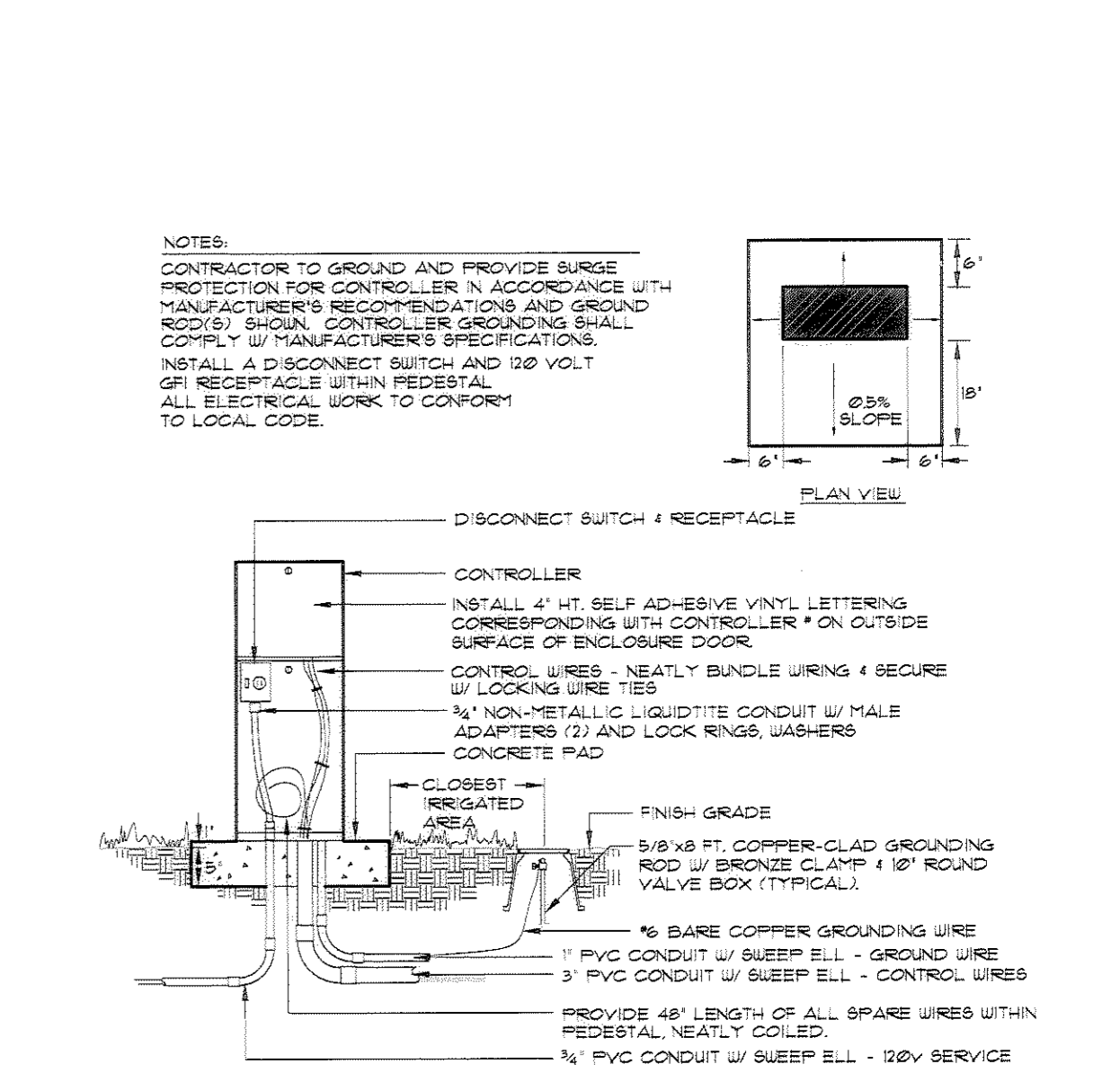
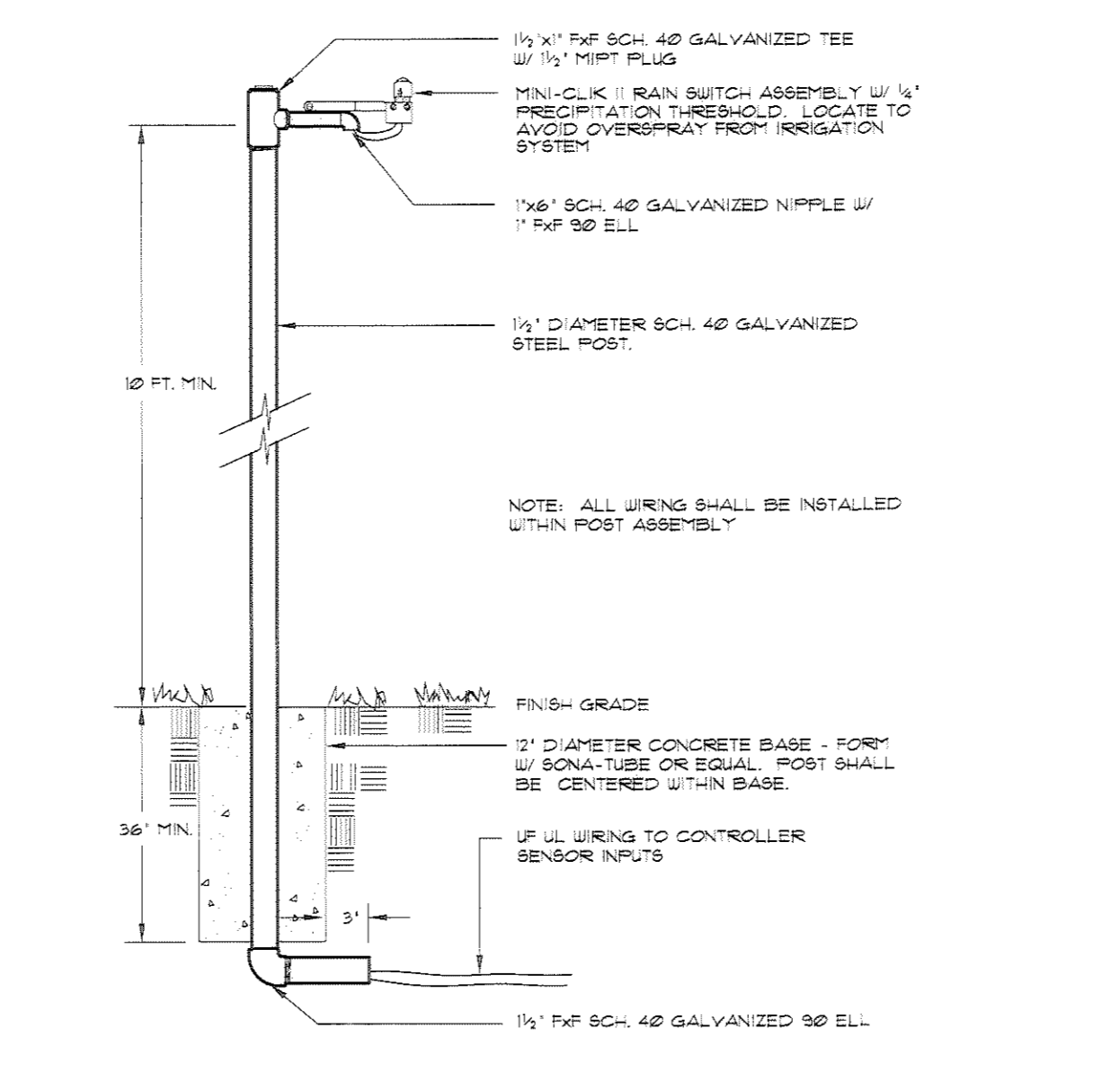
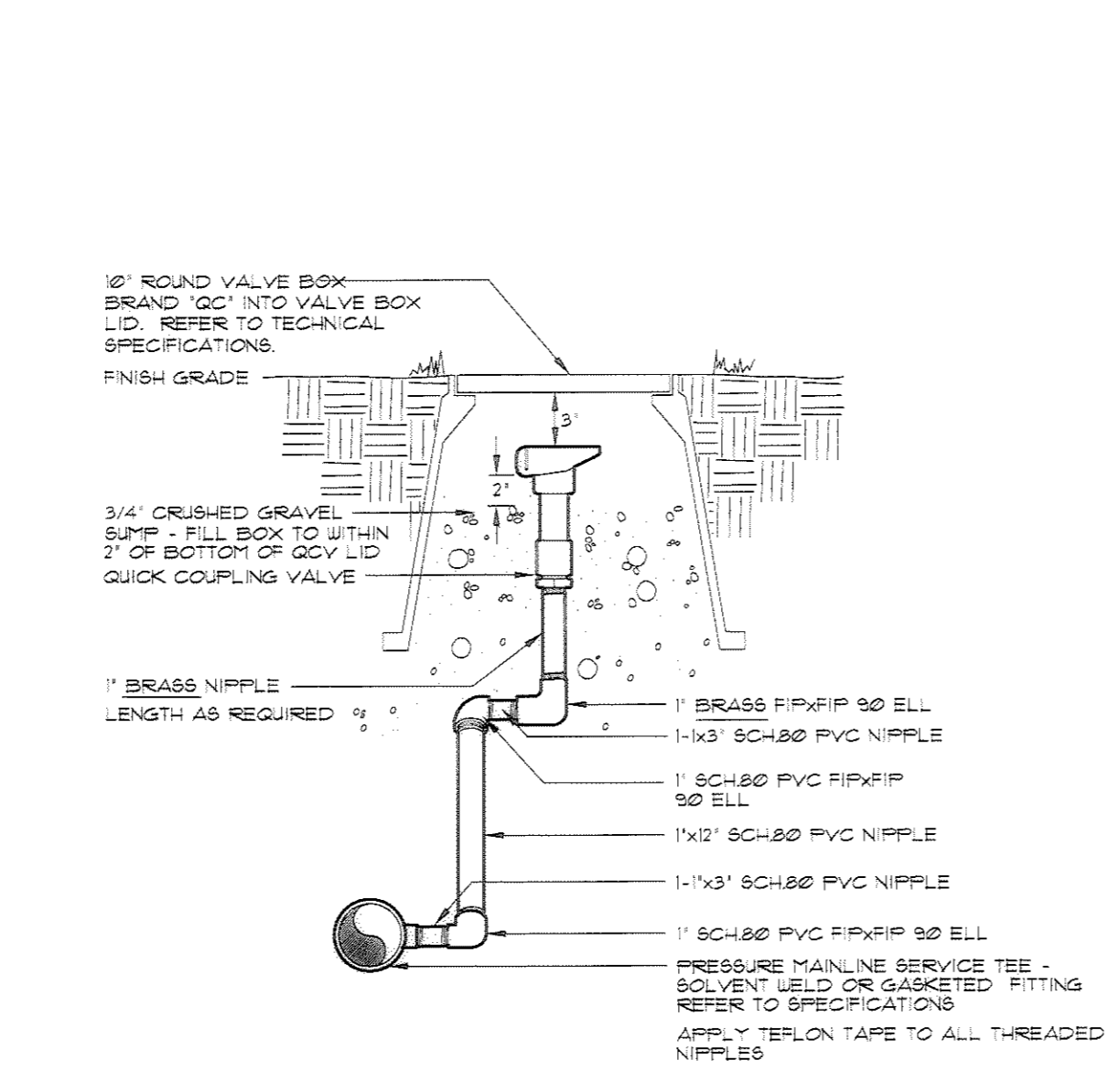
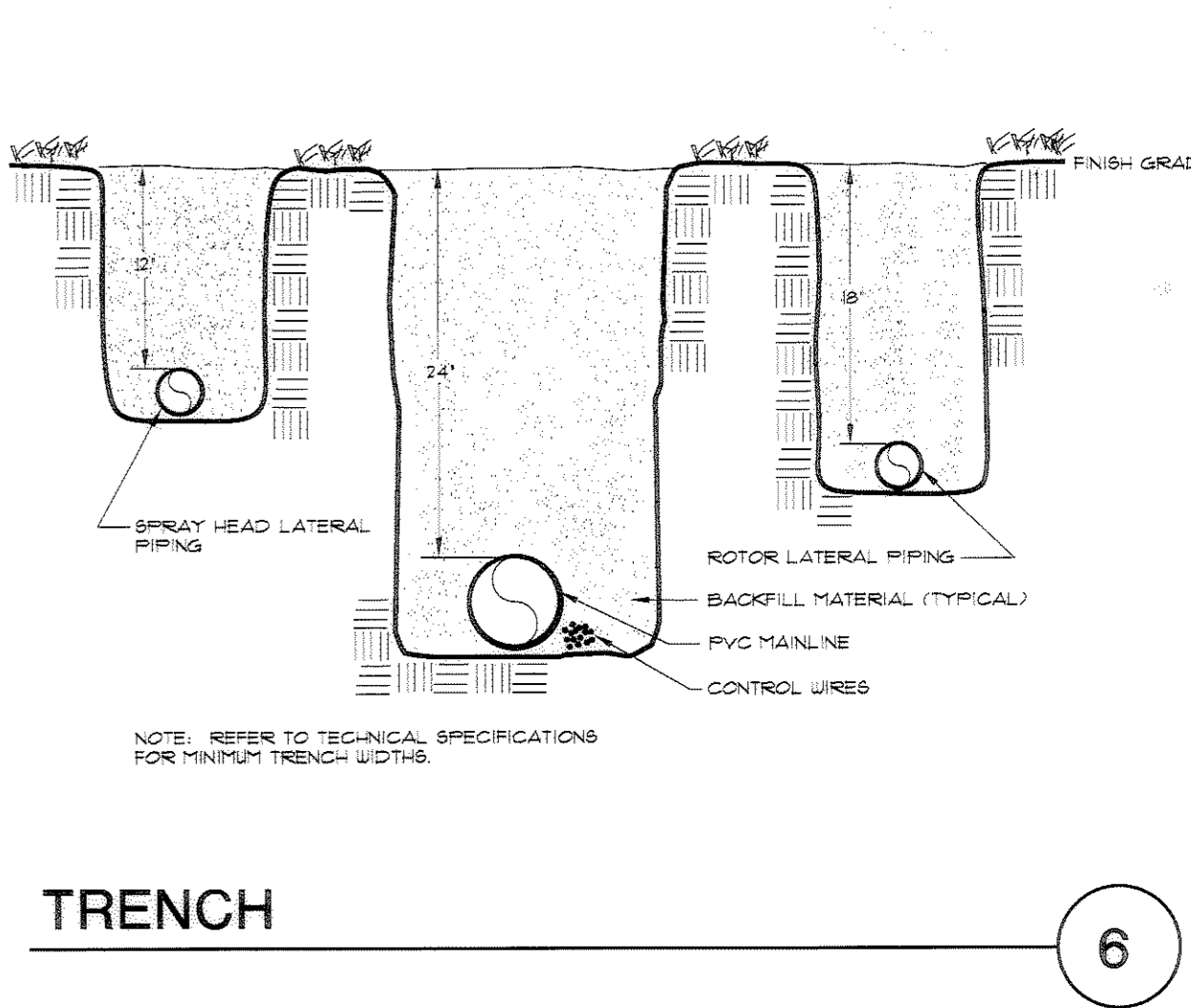
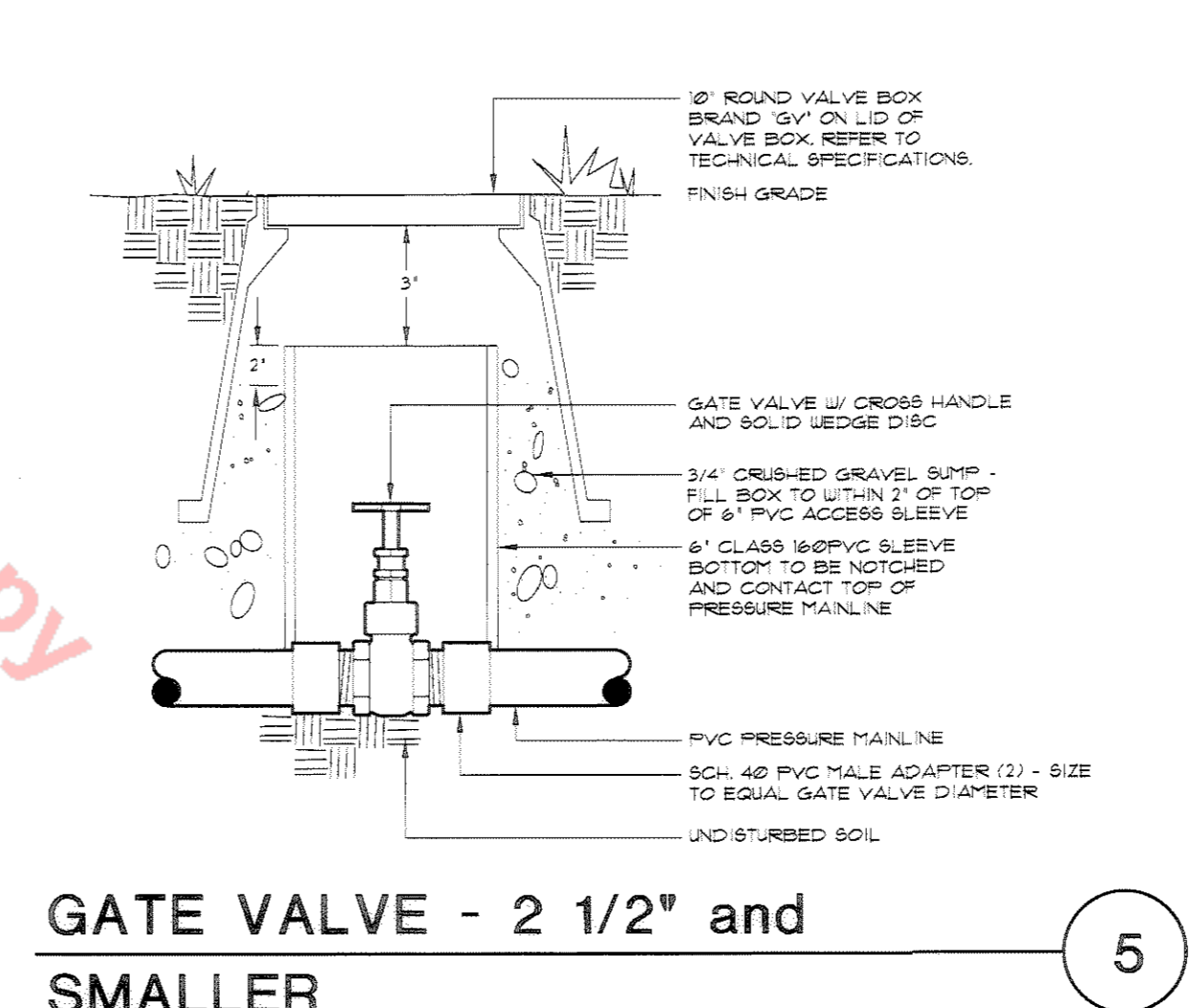
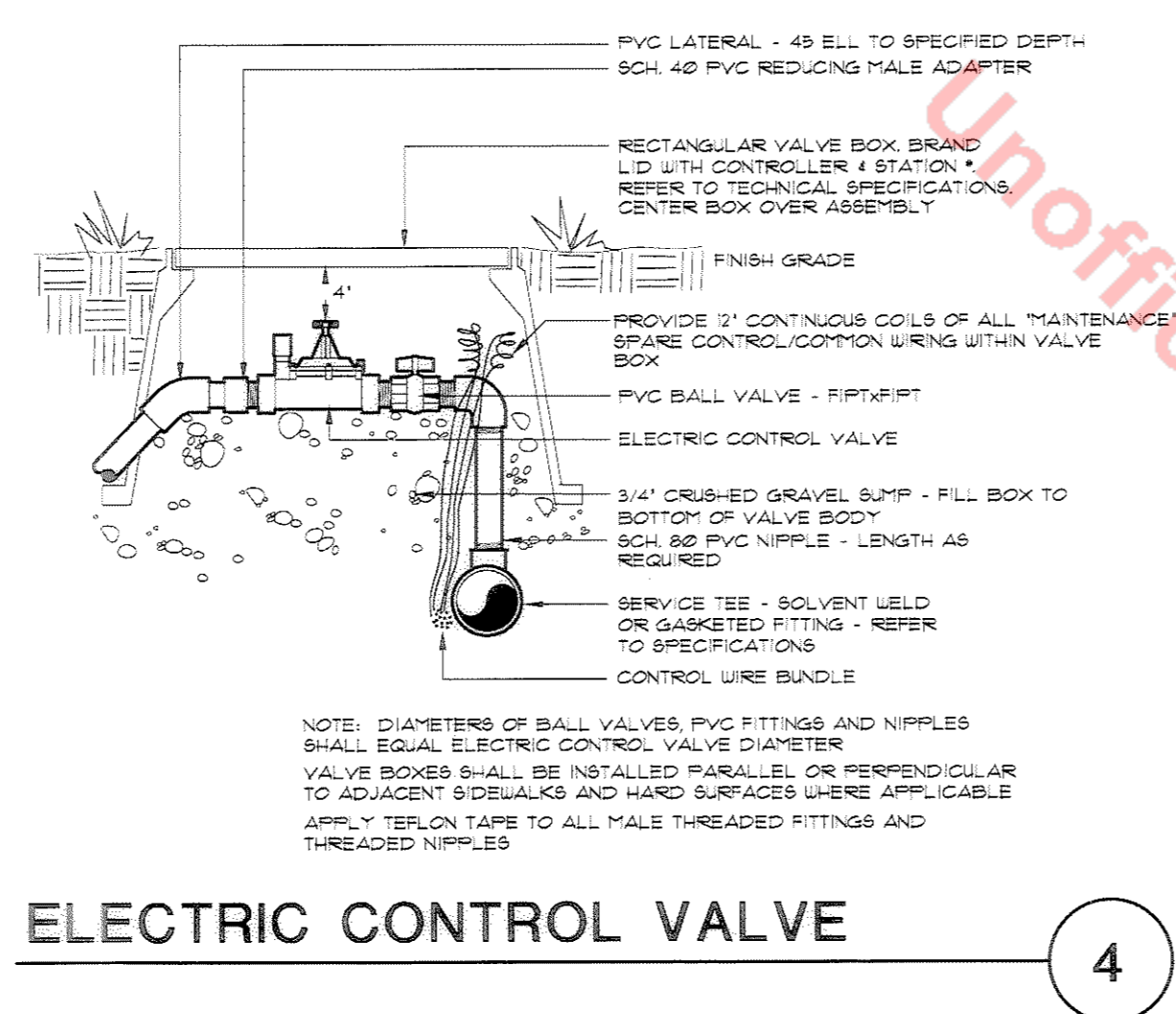
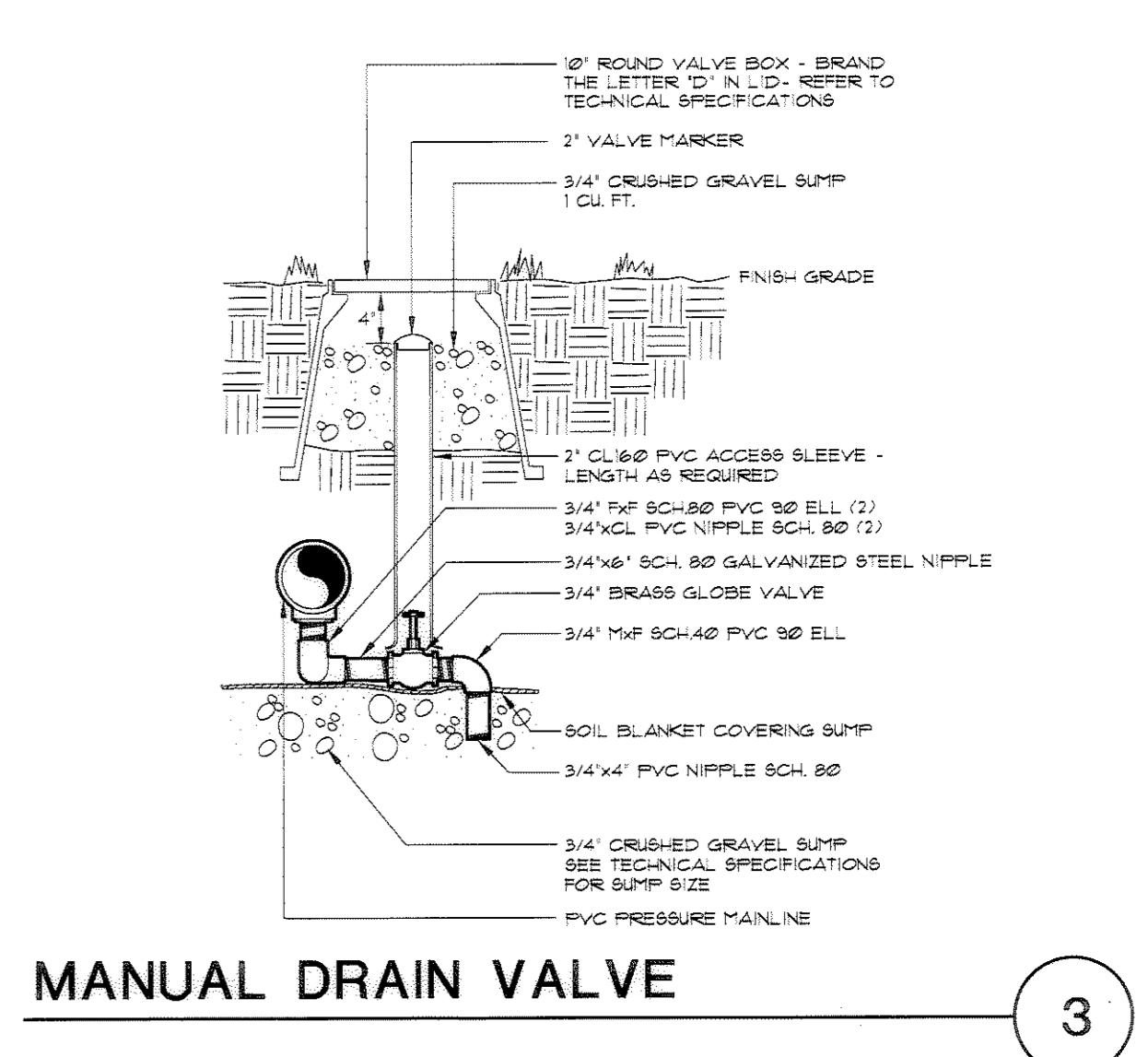
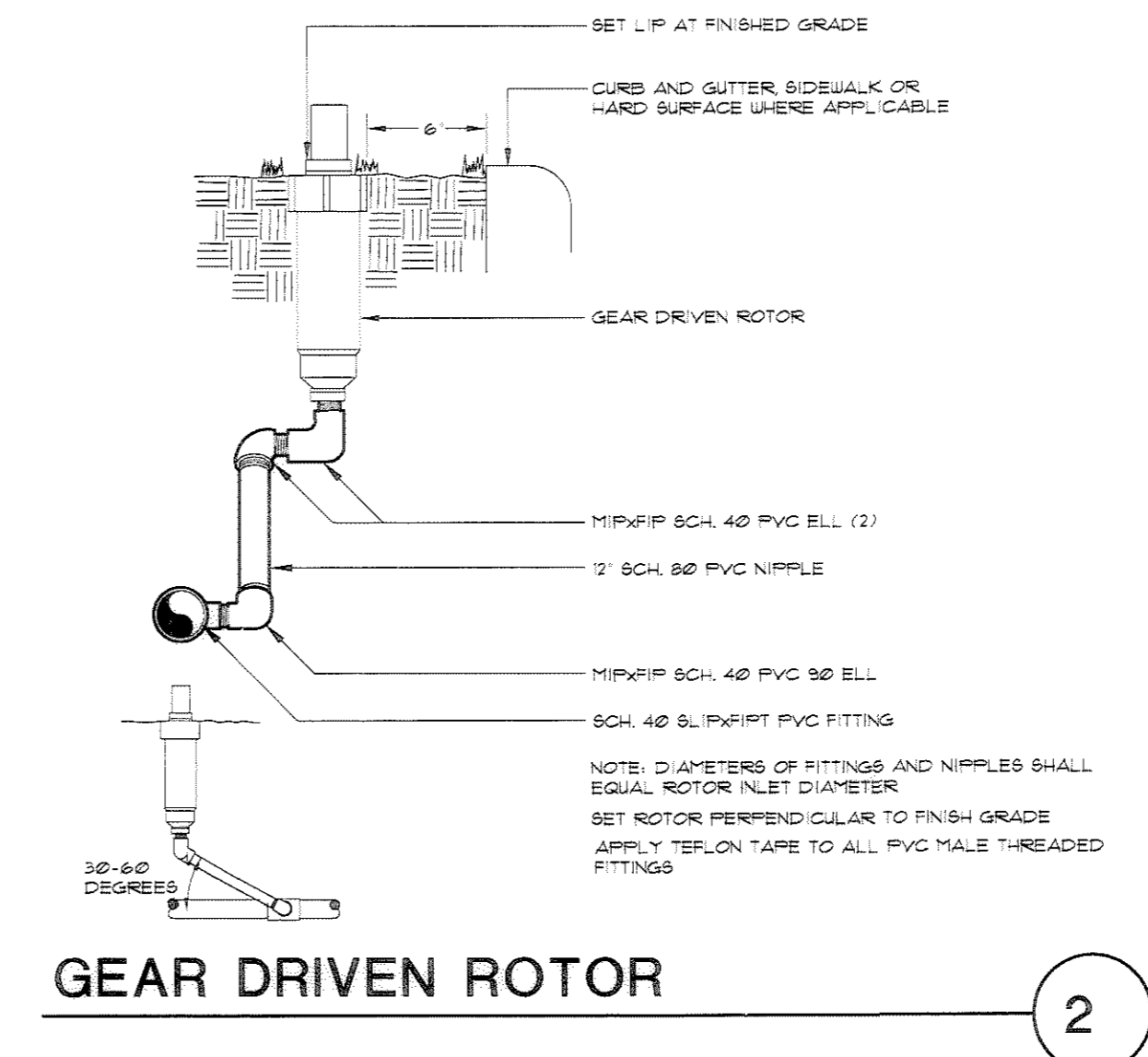
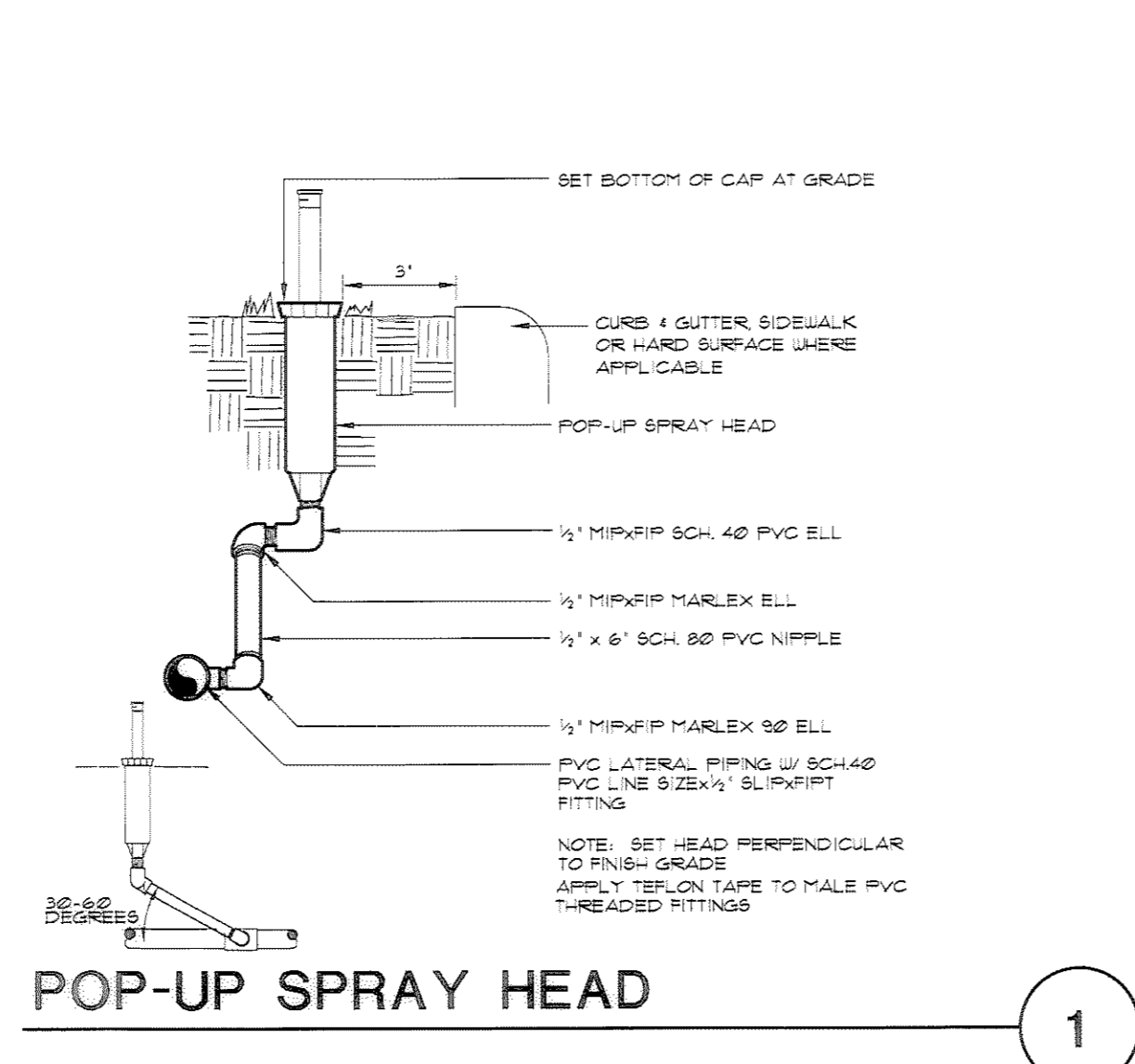
LOW GROW TURF NATIVE SEED MIXES	1.25" PER WEEK PEAK SEASON 1.25" PER WEEK PEAK SEASON (TWO SEASONS)
------------------------------------	--

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

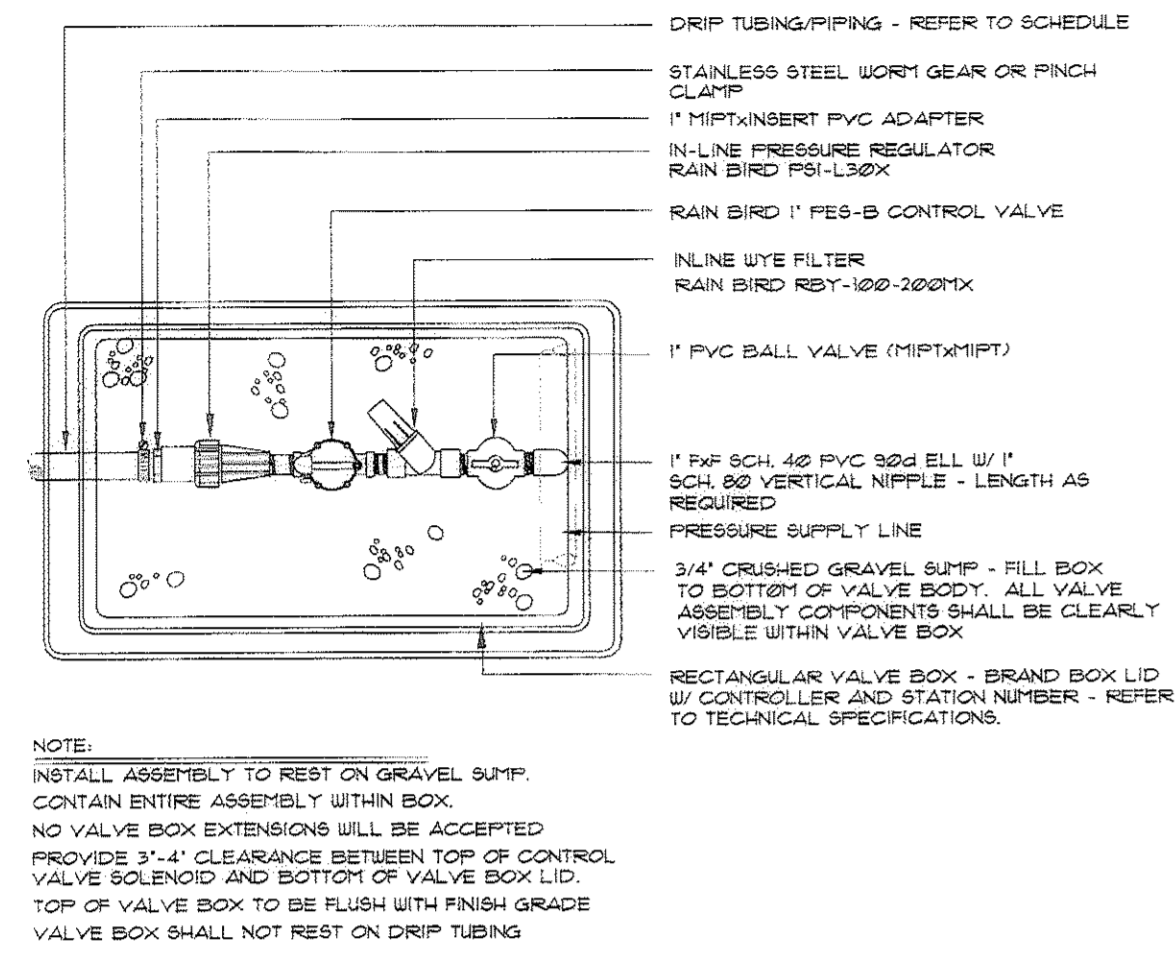
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Irrigation Designer:
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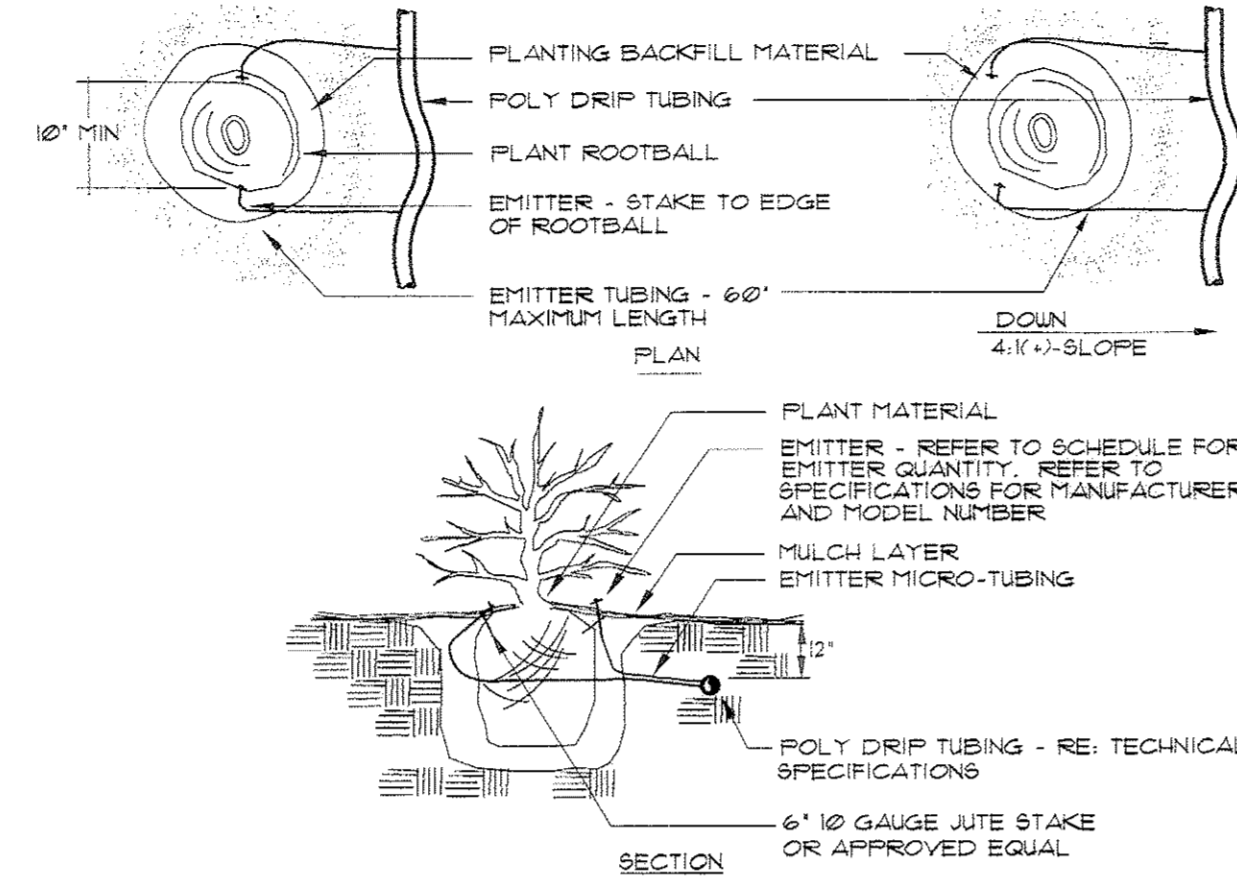
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303-440-0078
1849 303-965-0394



FINAL PD SITE PLAN
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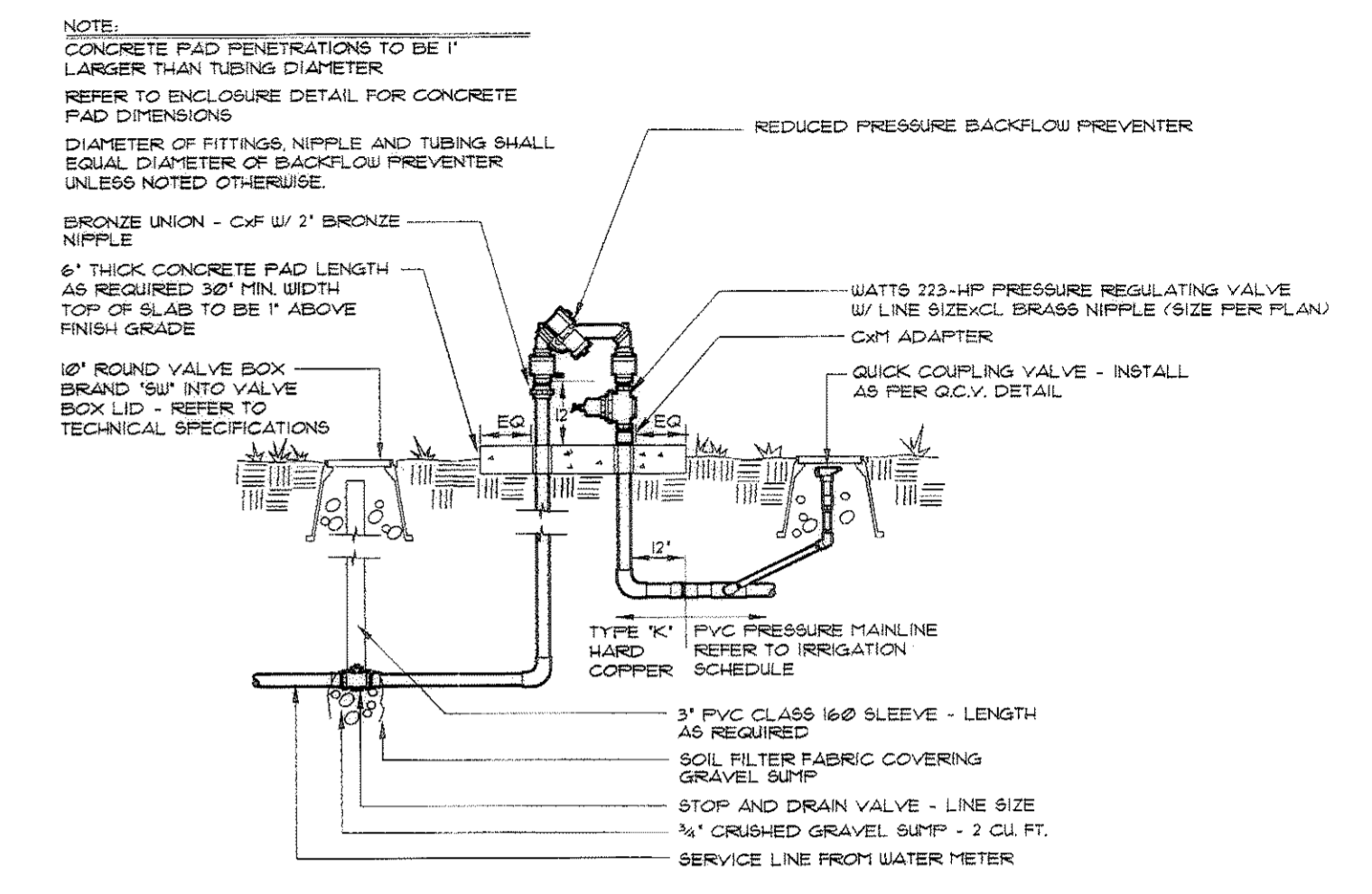
DRIP VALVE ASSEMBLY 10



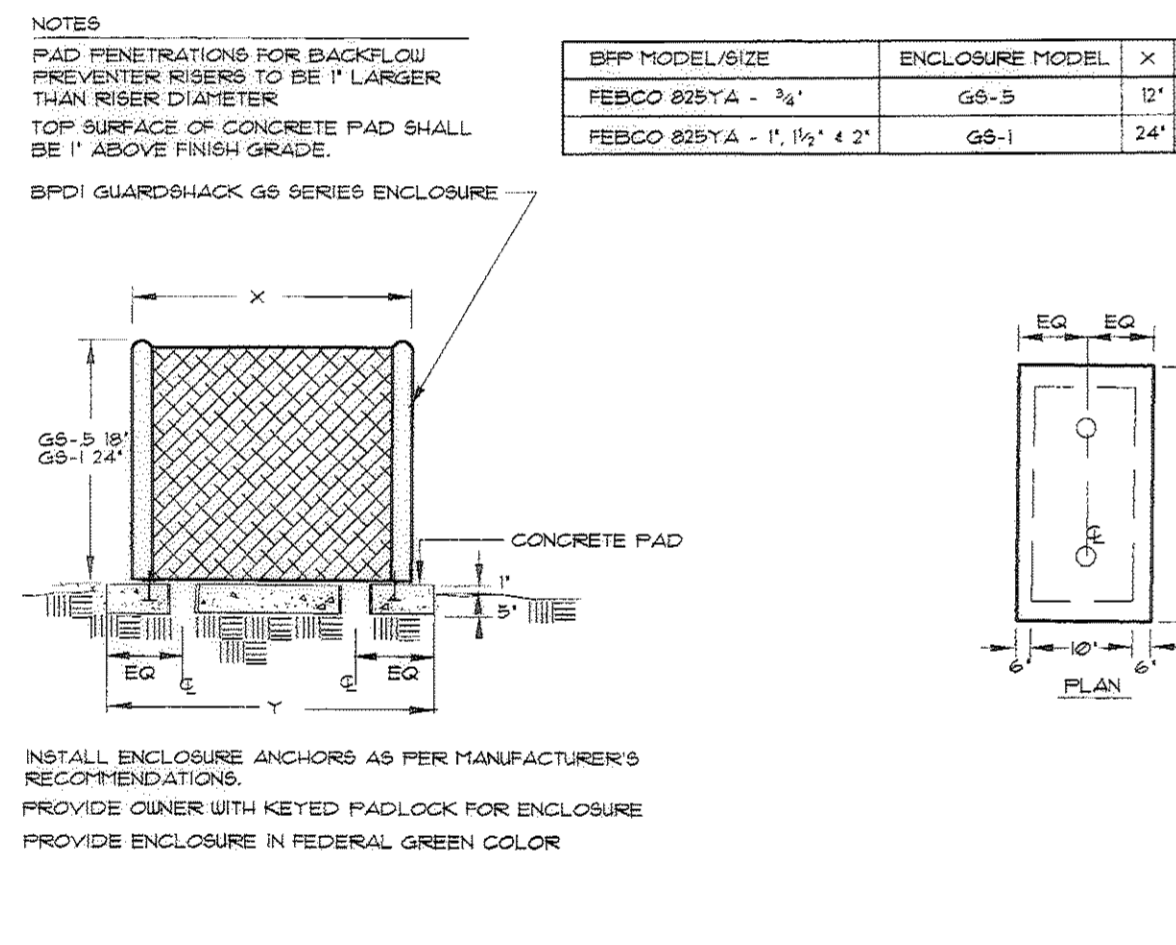
DRIP EMITTER 11

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GAL/1 QT. MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT GPH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE GPH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

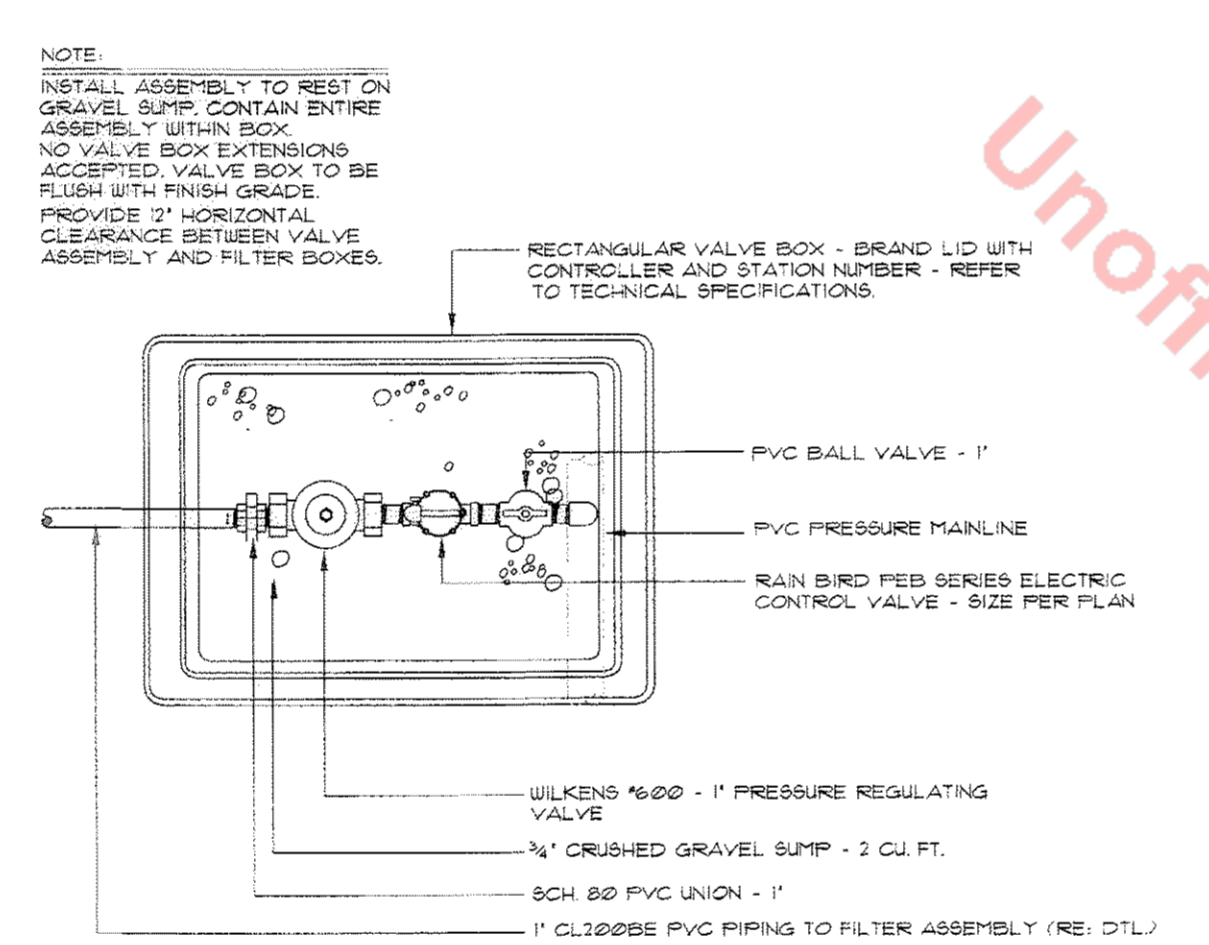
NOTES:
 INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.



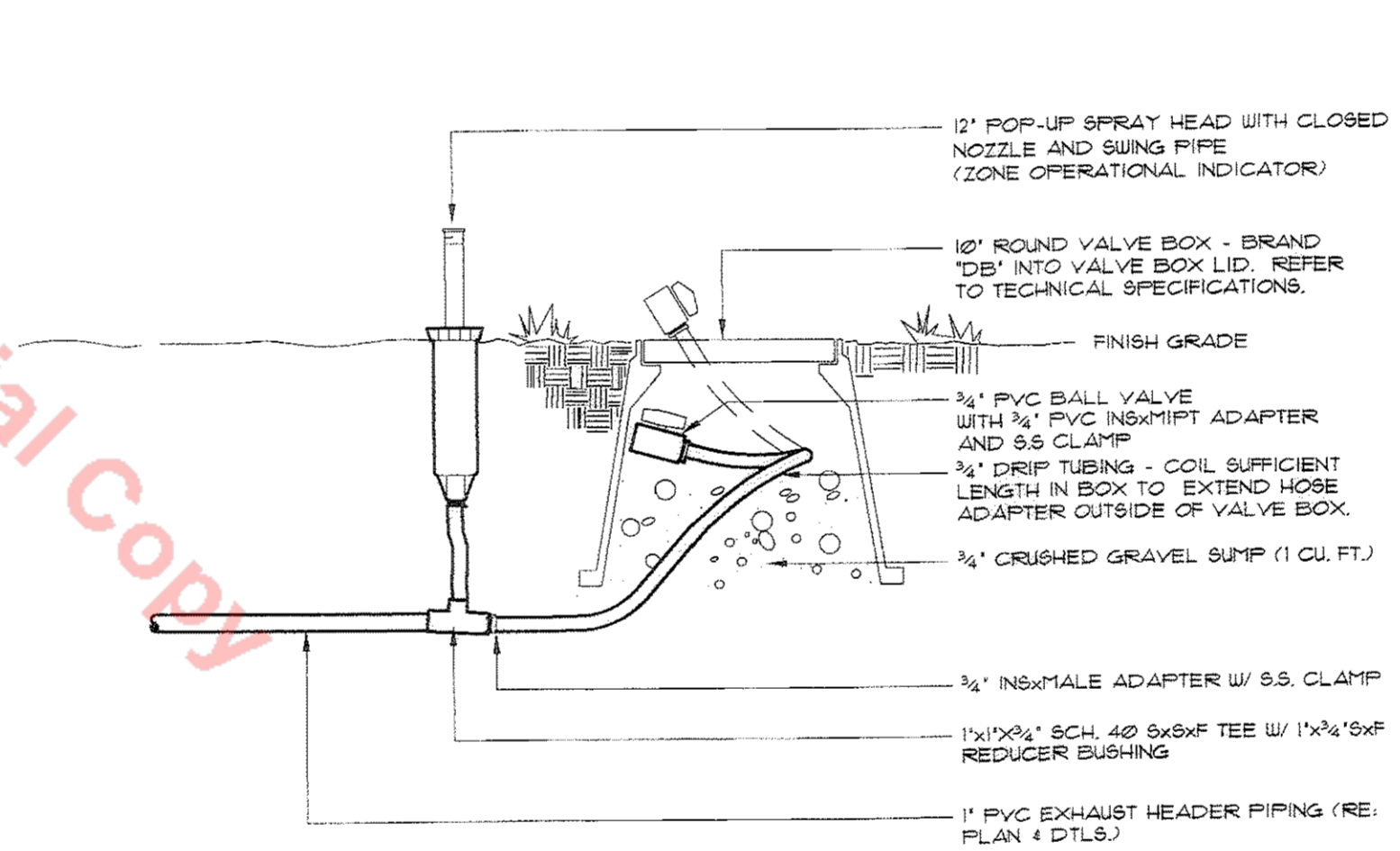
BACKFLOW PREVENTER W/Pressure Regulating Valve 12



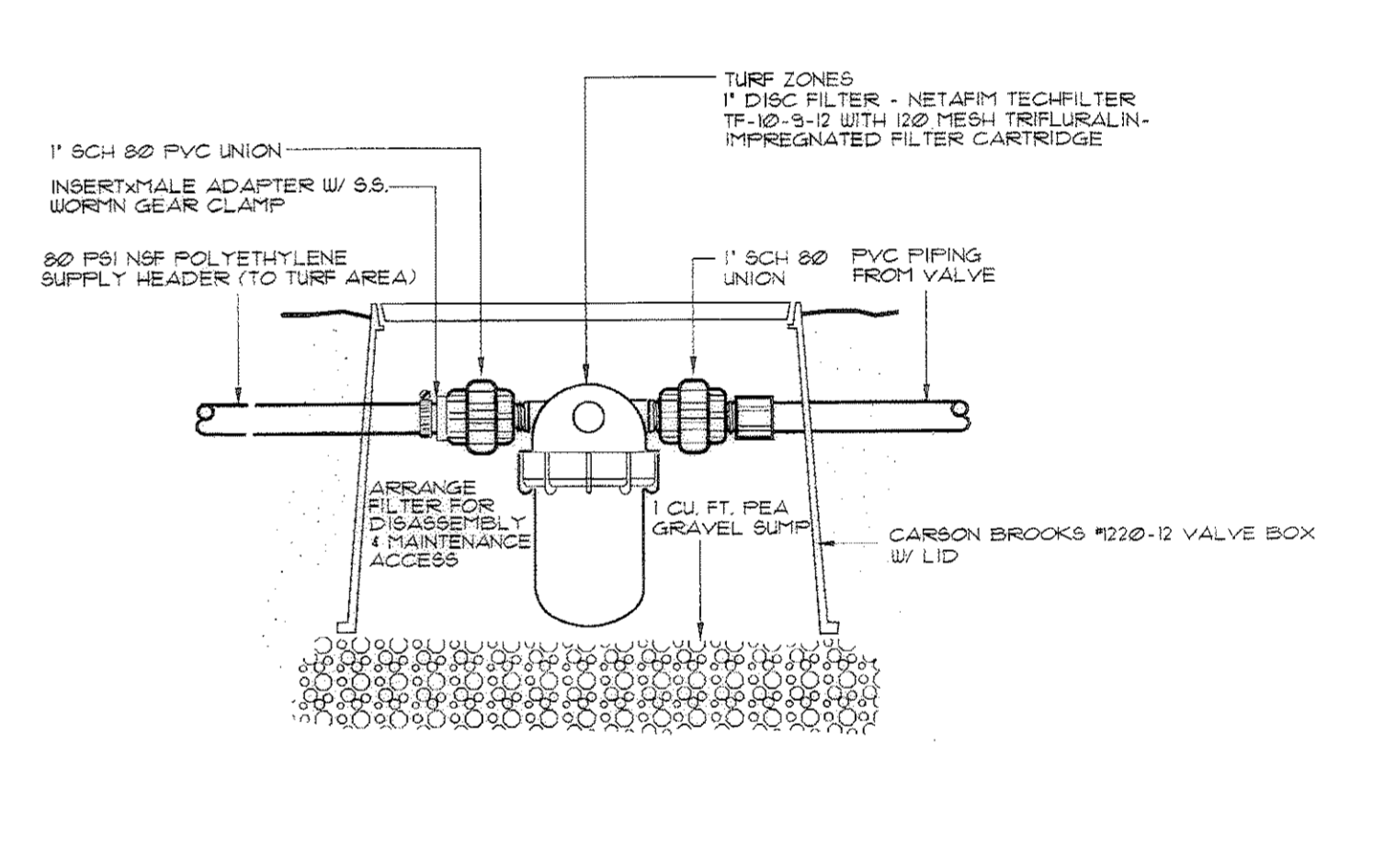
BACKFLOW ENCLOSURE 13



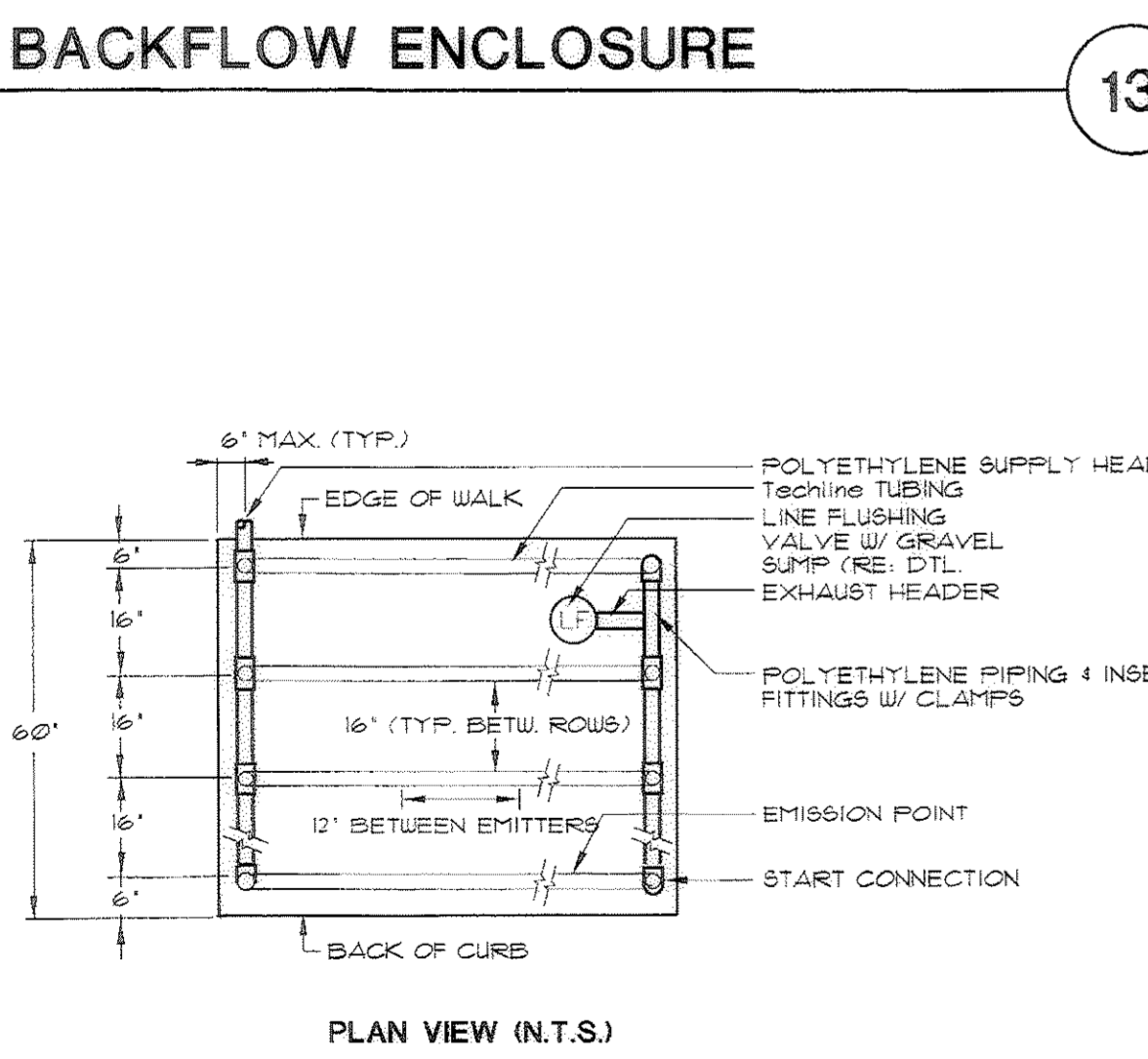
DRIPPERLINE VALVE ASSEMBLY 14



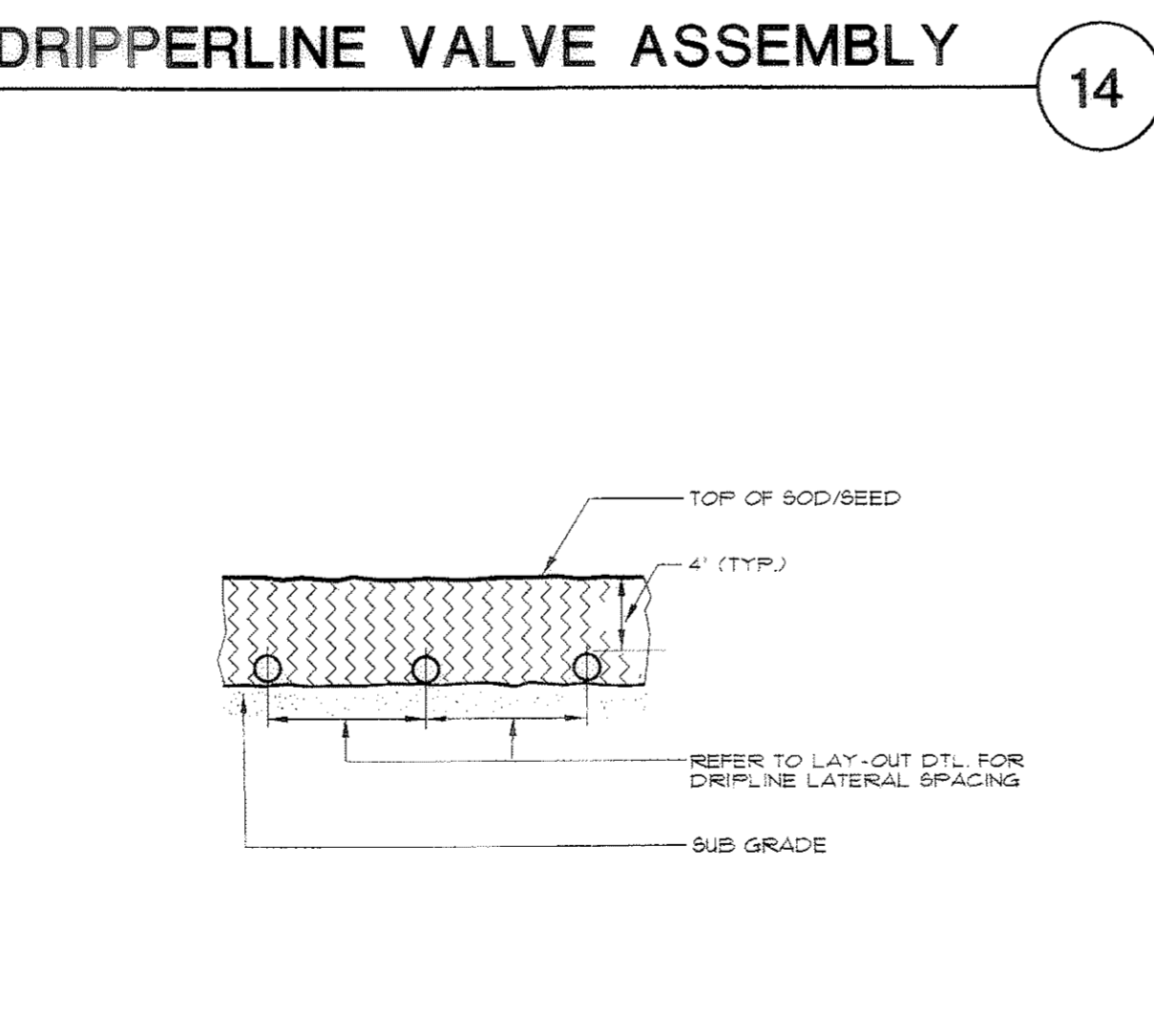
DRIPPERLINE FLUSH-OUT AND OPERATIONAL INDICATOR 15



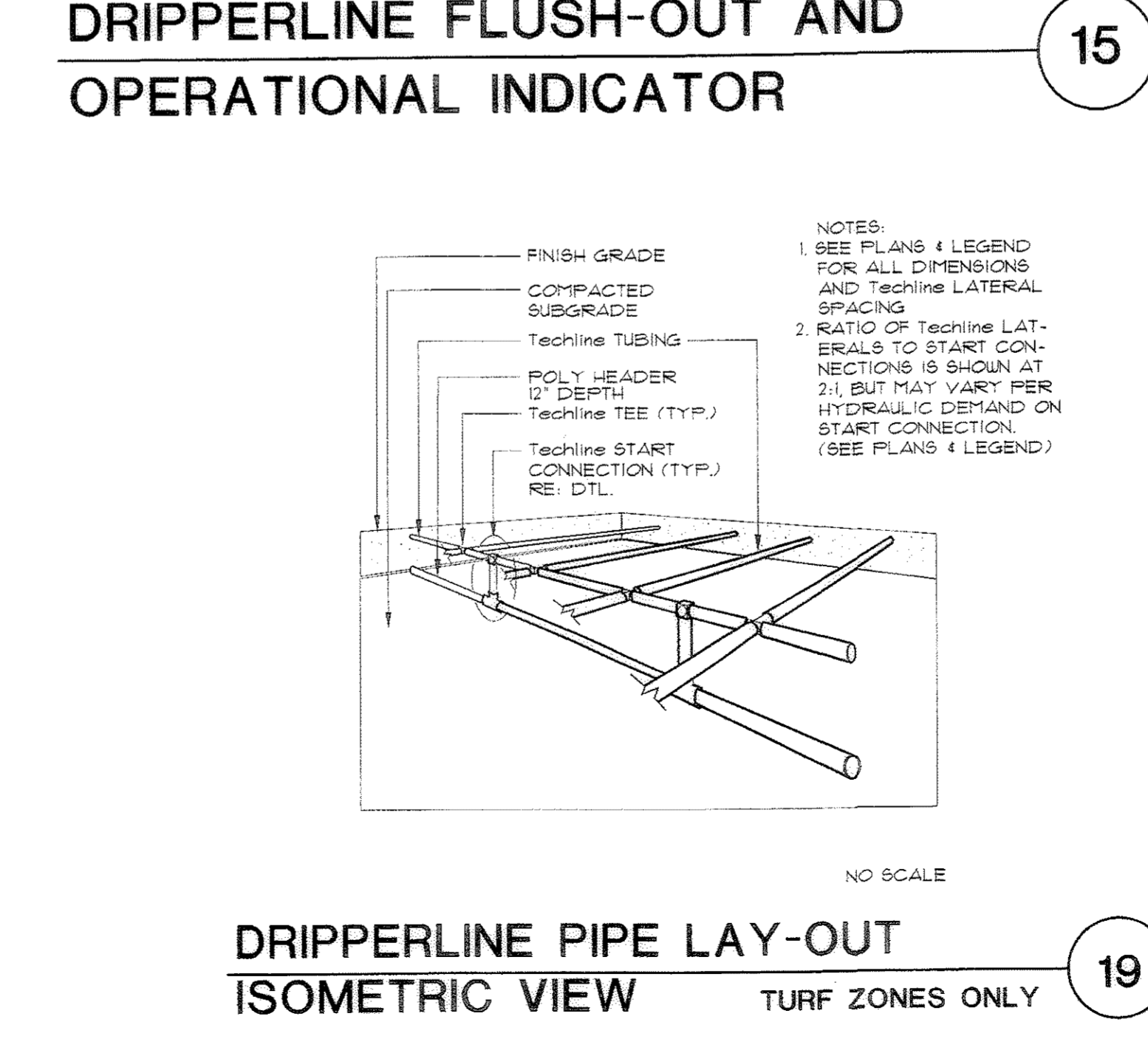
DISC FILTER - DRIPPERLINE 16



DRIPPERLINE SAMPLE LAY-OUT 17



SUB-SURFACE DRIPPERLINE TRENCH 18



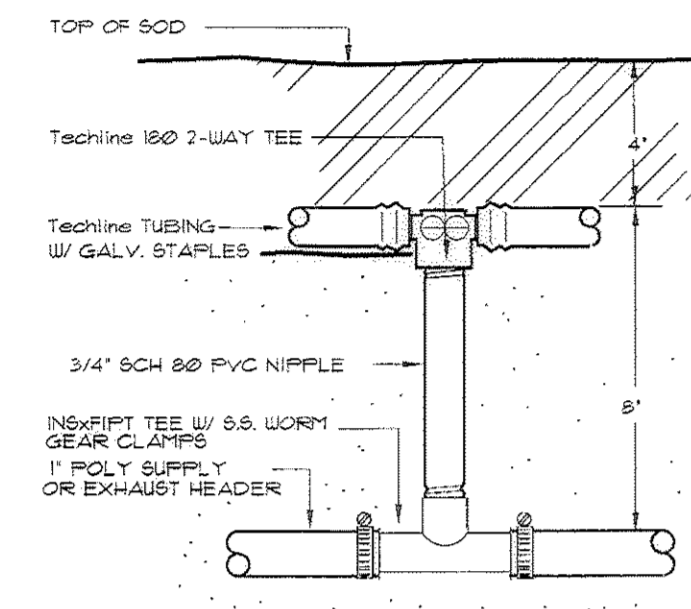
DRIPPERLINE PIPE LAY-OUT ISOMETRIC VIEW 19

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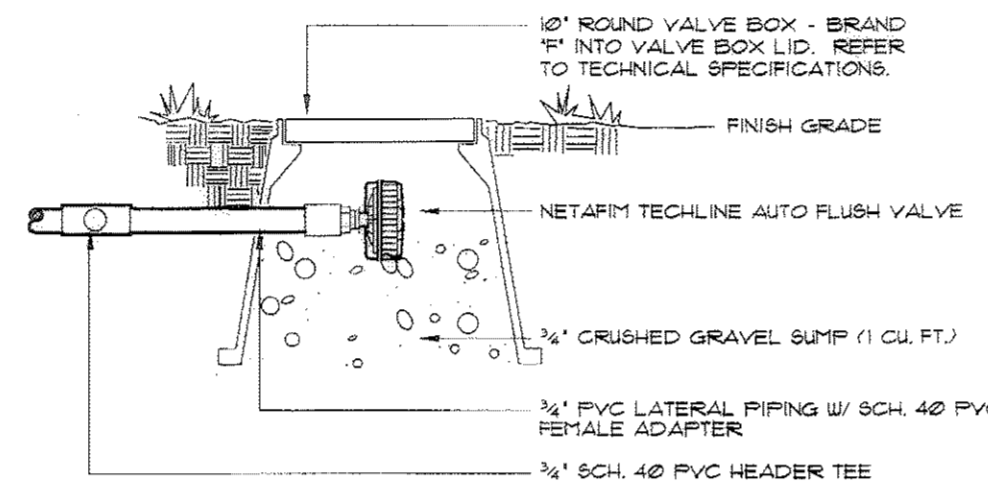
**Registered Landscape Professional/
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 Lakewood, Colorado 80228
 303-980-6227
 (fax) 303-980-6384

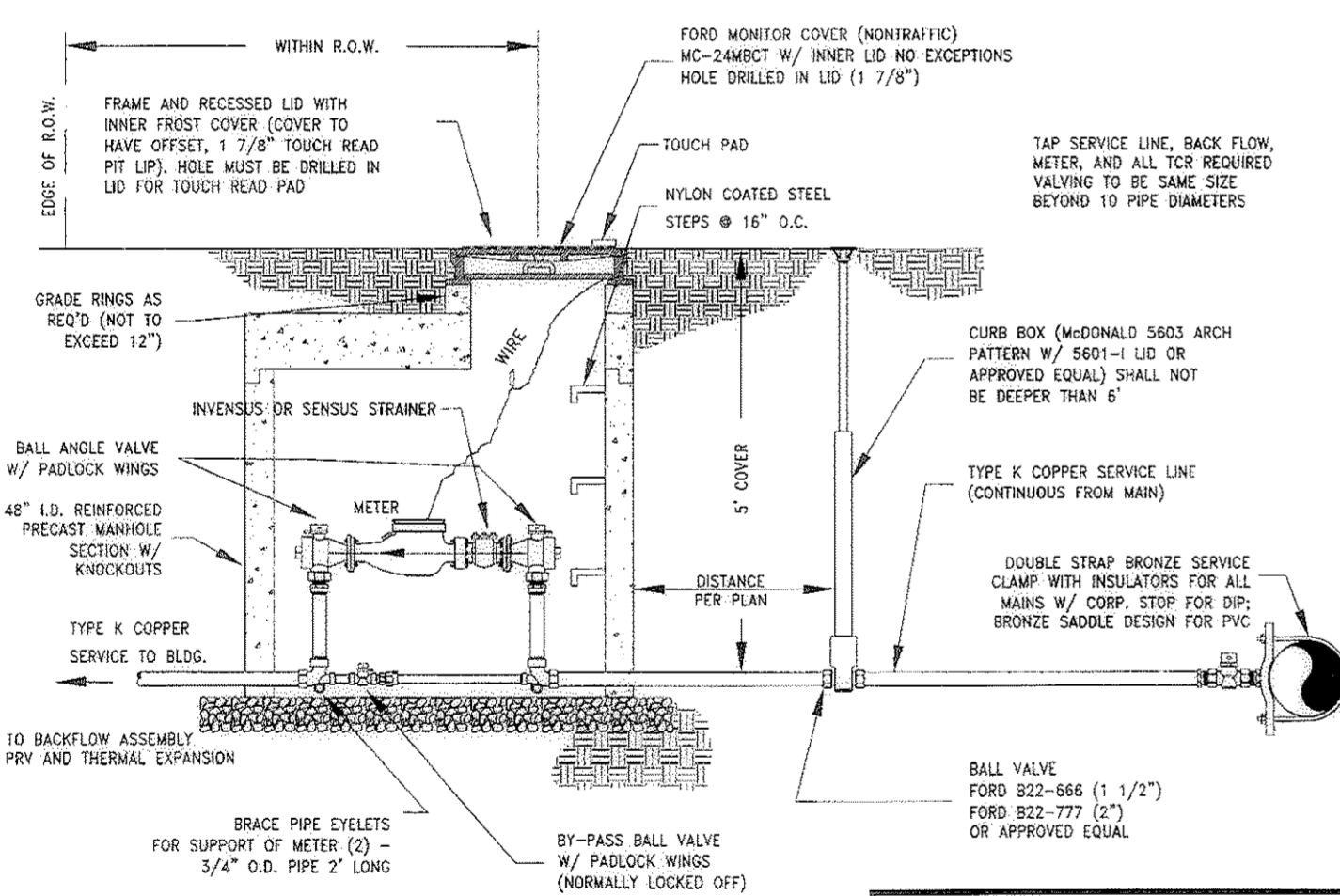
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IRRIGATION DETAILS



DRIPPERLINE START CONNECTION 20



AUTO FLUSH VALVE 21



NOTES:
 1. FLANGED METER SUPPLIED & INSTALLED BY THE TOWN.
 2. FORD 1 1/2" (V8878-128-11-66) & 2" (V8877-128-11-77)
 CUSTOMIZERS W/ 1 1/2" (C28-66) & 2" (C28-77)
 FLANGED COPPER COUPLINGS SHALL BE USED.
 3. THERMAL EXPANSION REQUIRED ON POTABLE SERVICES, NOT
 REQUIRED ON IRRIGATION SERVICES.
 4. ALL REQUIRED INSTALLATIONS ARE BROUGHT TO GRADE
 BEFORE METER IS SET.

METER LAY LENGTH TABLE	
1 1/2" METER	2" METER
SR 13"	17"
TURBO 13"	10"
COMPENID - N4	15 1/4"
SENSUS STRAINER 7"	SENSUS STRAINER 7"

* LESS GASKETS (3 @ 1/8" EACH)

1 1/2" - 2" METER ASSEMBLY 24

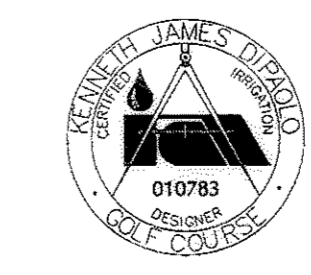
Project Name: Castle Rock Bank -Lot 8 Milestone Filing 4
Project Location: Castle Rock CO
Seasonal Water Use and Peak Flow Projections
 Prepared By HydroSystems, Inc.

Date: 04-Aug-05

Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow-(GPM)
Irrigated Turf <i>Tall fescue</i>	0.20	April	1.85	10,026	13.6
		May	3.54	19,216	
		June	5.54	30,077	
		July	7.08	38,431	
		August	6.15	33,418	
		Sept.	3.69	20,051	
		October	1.85	10,026	
annual sub-total			28.69 /yr	161,243 /yr	0.49 acrefeet
Irrigated Native Seed	0.34	April	0.92	8,522	15.4
		May	1.77	16,333	
		June	2.77	25,565	
		July	3.54	32,666	
		August	3.08	28,406	
		Sept.	1.85	17,043	
		October	0.92	8,522	
annual sub-total			14.85 /yr	137,057 /yr	0.42 acrefeet
Irrigated Shrubs and Perennials <i>Spray Irrigated</i>	0.00	April	1.11	0	0.0
		May	2.12	0	
		June	3.32	0	
		July	4.25	0	
		August	3.69	0	
		Sept.	2.22	0	
		October	1.11	0	
annual sub-total			17.82 /yr	0 /yr	0.00 acrefeet
Irrigated Shrubs <i>Drip Irrigated</i>	0.17	April	0.46	2,130	7.7
		May	0.88	4,083	
		June	1.38	6,391	
		July	1.77	8,167	
		August	1.54	7,101	
		Sept.	0.92	4,261	
		October	0.46	2,130	
annual sub-total			7.42 /yr	34,264 /yr	0.11 acrefeet
Site Totals		0.71 irrigated acres		332,565 gals/yr	
		1 1/2" tap		1.02 acrefeet/yr	
				37 GPM - peak	

Projections are based on a every third day schedule, five hour per day peak season watering schedule. Peak season application for bluegrass is 1.50" per week.
 Peak season application for spray irrigated shrubs and perennials is 1.00" per week.
 Peak season application for drip irrigated shrubs is 1.00" per week.
 Peak season application for irrigated native grass is 1.25" per week.

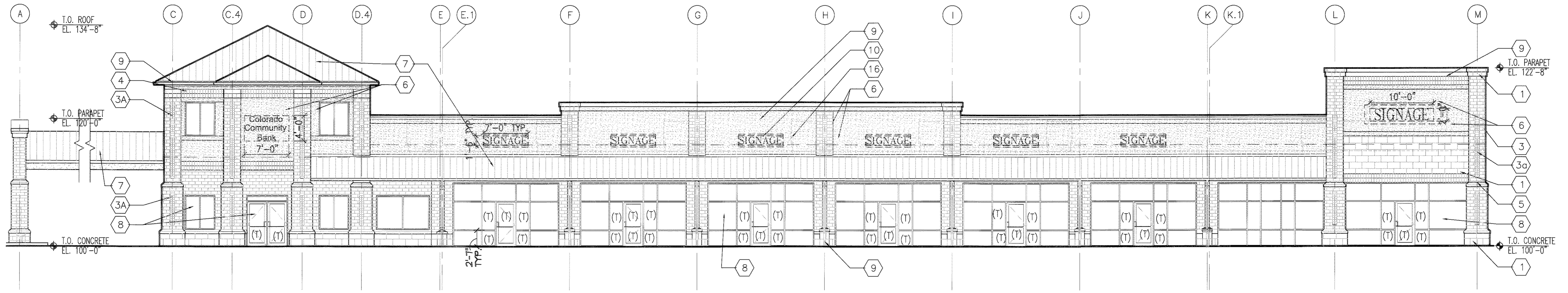
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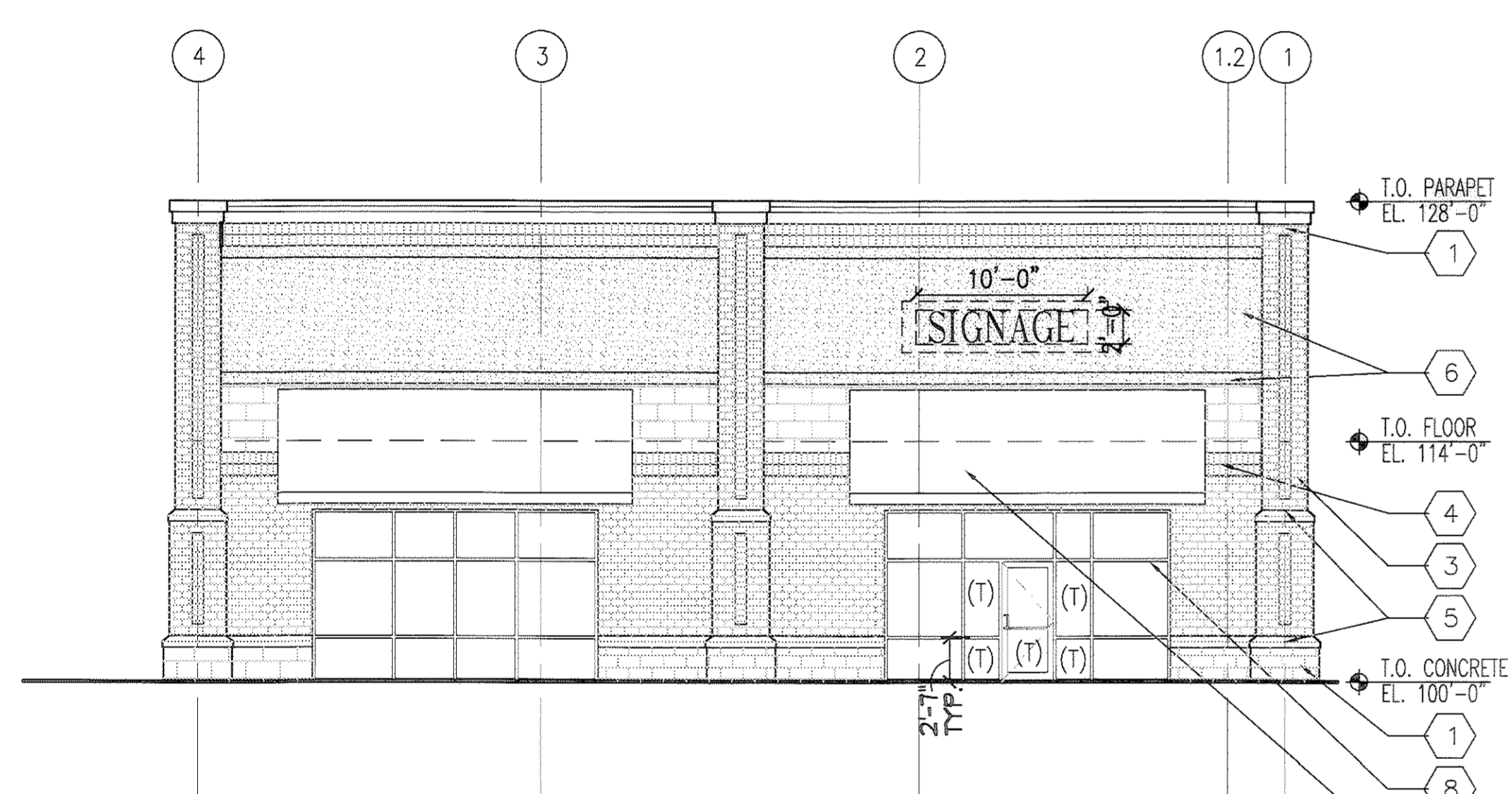
Registered Landscape Professional/
 Irrigation Designer:
 Ken DiPaolo #309

HydroSystems-KDI, Inc. Irrigation Consulting
 300 Union Blvd. Suite 405
 Lakewood, Colorado 80228
 303-980-6277
 Fax: 303-980-6384

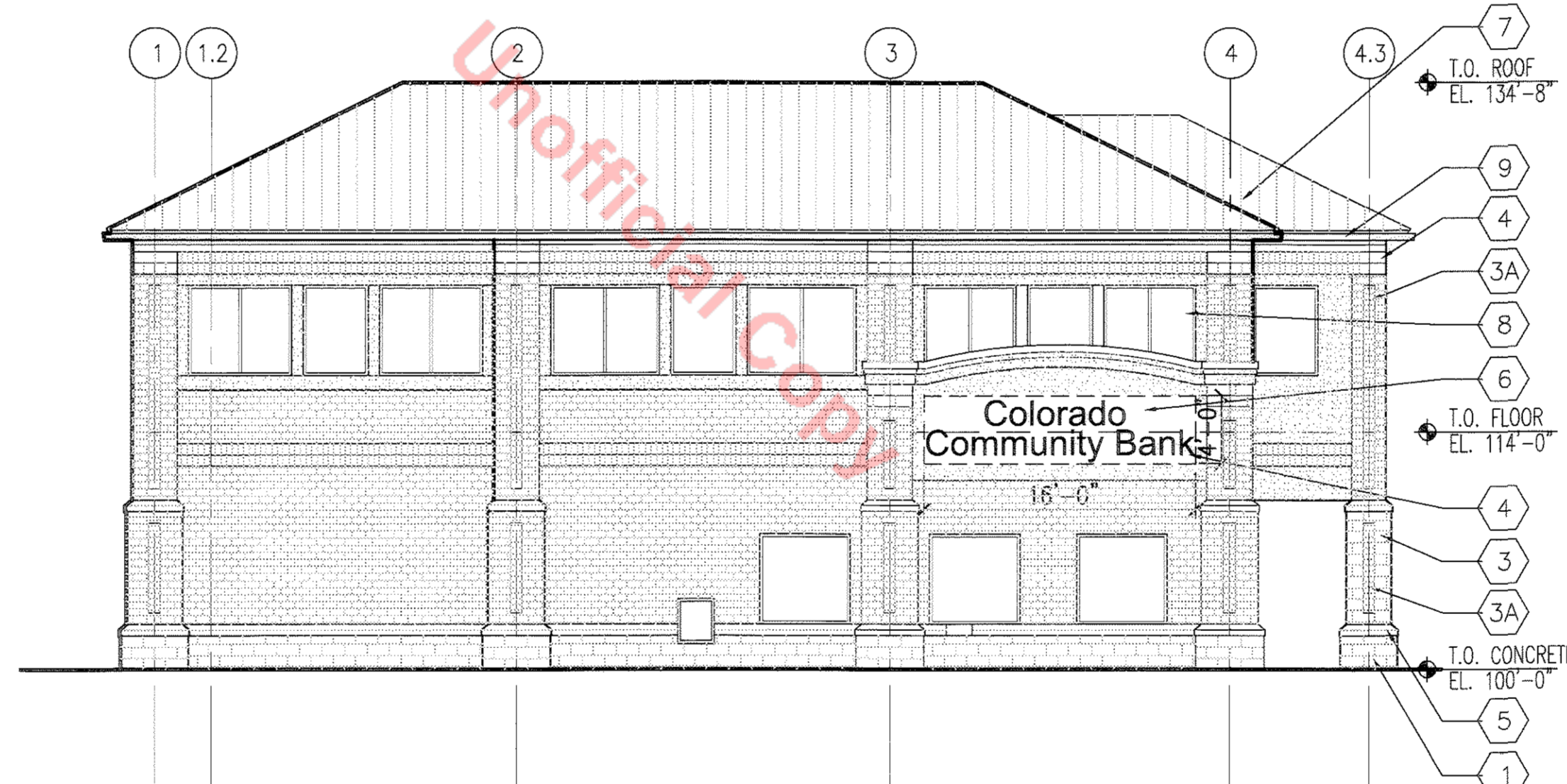
FINAL PD SITE PLAN
LOT 8, MILESTONE FILING NO. 4, SECOND AMENDMENT
 A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHWEST ONE-QUARTER OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
ELEVATIONS



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



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



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

SIGNAGE CALCS

MAXIMUM SIGNAGE AREA FOR BUILDING:
 PERIMETER=608'-0"
 BLDG. FRONTAGE=303'-0"
 (200' BUILDING FRONTAGE)(2.5)=500 S.F. SIGNAGE
 (408')(.5)=203 S.F. SIGNAGE
 SIGNAGE AREA

703 S.F. -ALLOWABLE SIGNAGE AREA

-(2) JOINT IDENTIFICATION SIGNS
 (2 FACES)(78 S.F.)=156 S.F. PER SIGN

312 S.F. TOTAL

-WALL SIGNS

SOUTH=(4833)(.25)=1208 S.F. MAX
 111 S.F. TOTAL
 = 2.3% OF WALL

WEST=(2173)(.25)=543 S.F. MAX
 64 S.F. TOTAL
 = 3% OF WALL

NORTH=(4833)(.25)=1208 S.F. MAX
 180 S.F. TOTAL
 = 3.7% OF WALL

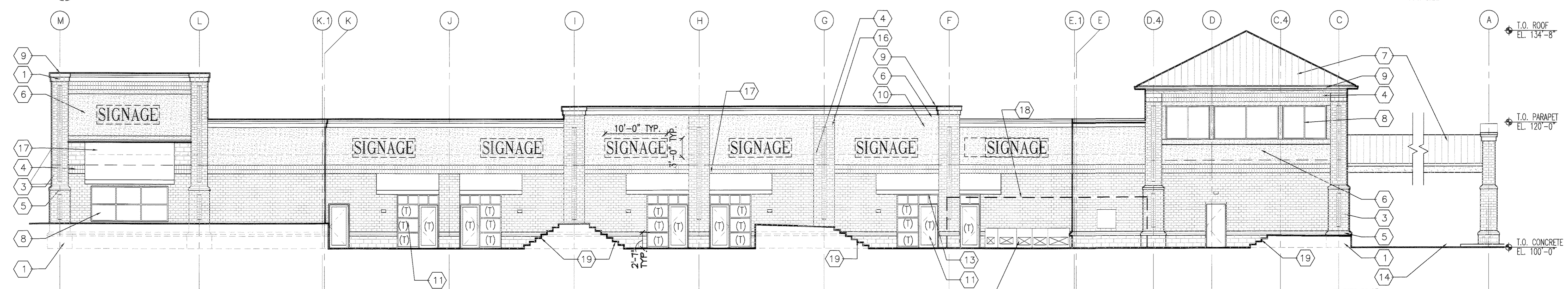
EAST=(2173)(.25)=543 S.F. MAX
 26 S.F. TOTAL
 = 1.8% OF WALL

893 S.F. SIGNAGE

MATERIALS KEY

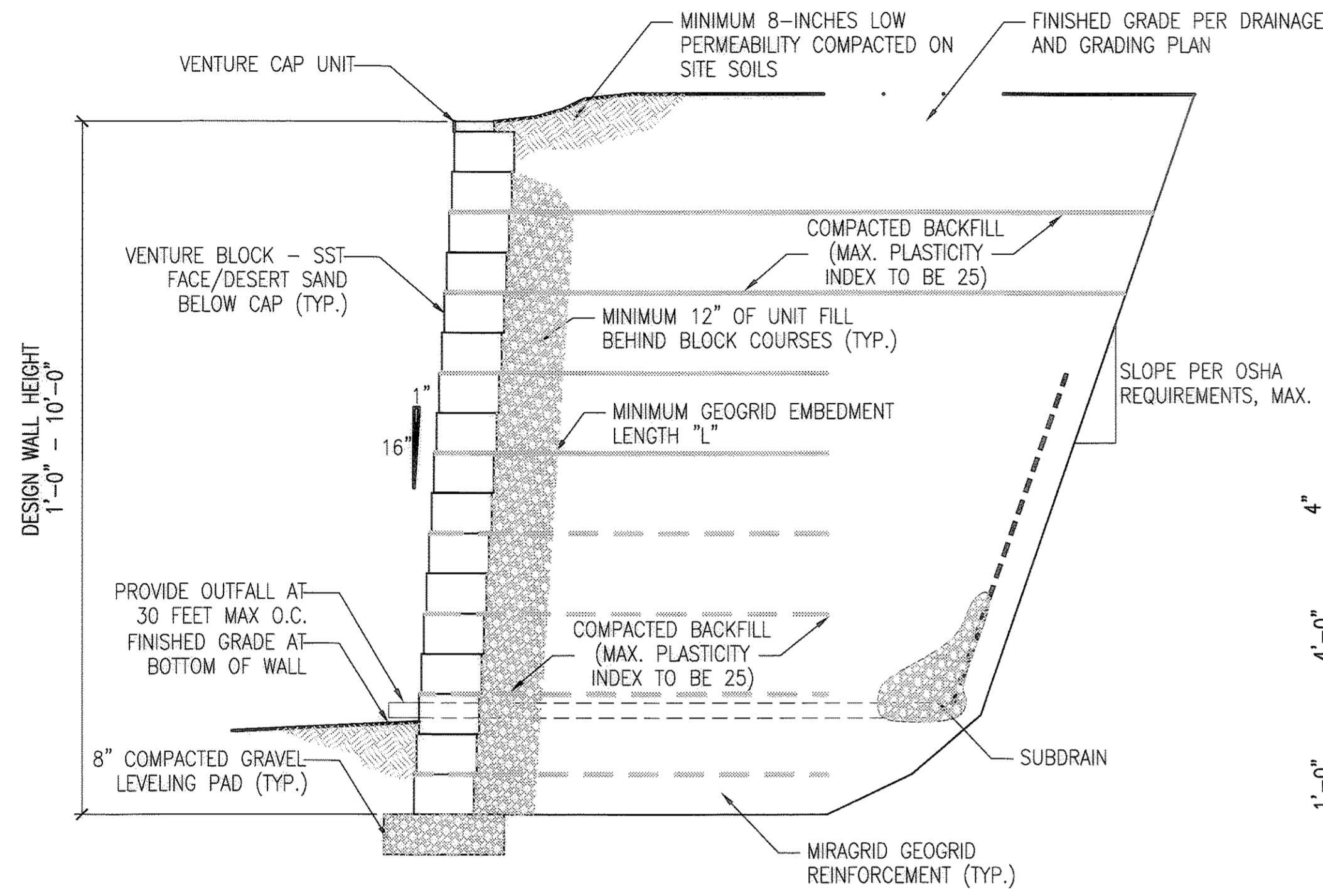
- 1 BASALTE SPLIT FACE CONCRETE MASONRY UNIT-COLOR #923
- 2 THRU WALL STRUCTURAL BRICK, SOLDIER COURSE, UTILITY SIZE, INTERSTATE BRICK, COLOR-IRONSTONE
- 3 THRU WALL STRUCTURAL BRICK, UTILITY SIZE, RUNNING BOND, INTERSTATE BRICK, COLOR-MISSION SAN JOSE
- 3a THRU WALL STRUCTURAL BRICK, HEADER COURSE, UTILITY SIZE, INTERSTATE BRICK, COLOR-IRONSTONE
- 4 THRU WALL STRUCTURAL BRICK, SOLDIER COURSE, UTILITY SIZE, INTERSTATE BRICK, COLOR-IRONSTONE
- 5 CAST STONE SILL, BASALTE GROUND FACE CONCRETE MASONRY UNIT-COLOR #635
- 6 EXTERIOR INSULATION & FINISH SYSTEM, COLOR AT FACIAS, DRYVIT - SANDLEWOOD BEIGE #112
- 7 BERRODGE METAL ROOFING, COLOR-COLONIAL RED
- 8 INSULATING GLASS IN ALUMINUM STORE FRONT SYSTEM, DARK BRONZE ANODIZED ALUMINUM
- 9 PRE FINISHED SHEET METAL COPING, GUTTERS & DOWN SPOUTS, FAC-CLAD COLOR-PANT TO MATCH EIFS
- 10 TYPICAL SURFACE MOUNTED ILLUMINATED TENANT SIGNAGE
- 11 STOREFRONT SYSTEM, INSULATED SPANDREL GLASS IN DARK BRONZE AND ALUMINUM FRAME
- 12 ELECTRICAL EQUIPMENT - PAINT TO MATCH FACE BRICK
- 13 GUARDED LIGHTING 101 PERFORMANCE, SIGNAGE WALL MOUNTED LIGHT FIXTURE
- 14 DRIVE UP BANKING EQUIPMENT
- 15 NOT USED
- 16 HVAC UNIT BEHIND PARAPET
- 17 SUNBELLEA CANVAS AWNING-COLOR 'CHARCOAL'
- 18 BRICK SCREEN WALL IN FOREGROUND
- 19 STAIRS

GENERAL NOTE:
 (T)- DENOTES TEMPERED GLASS

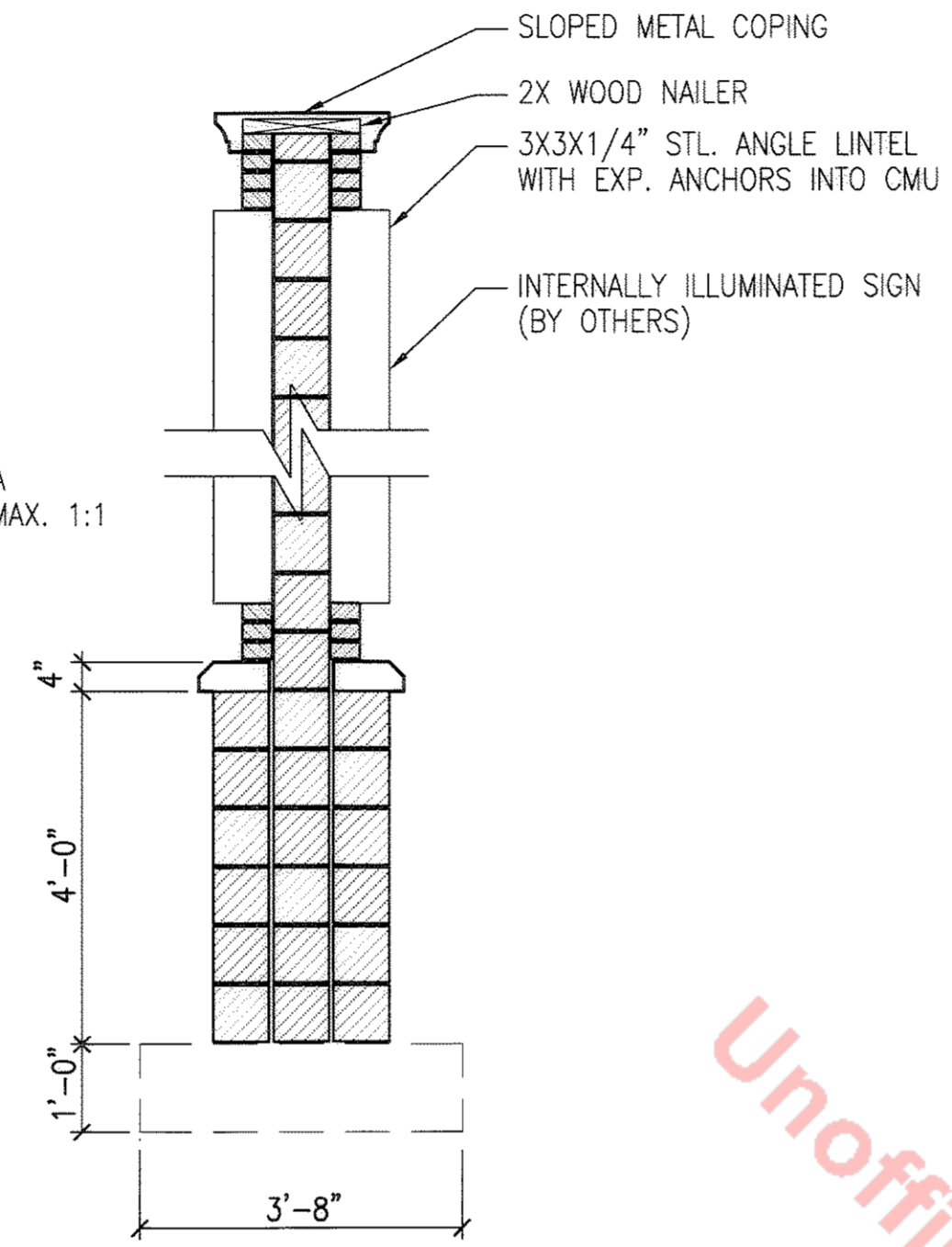


4 NORTH BUILDING ELEVATION
 SCALE: 1/8"=1'-0"

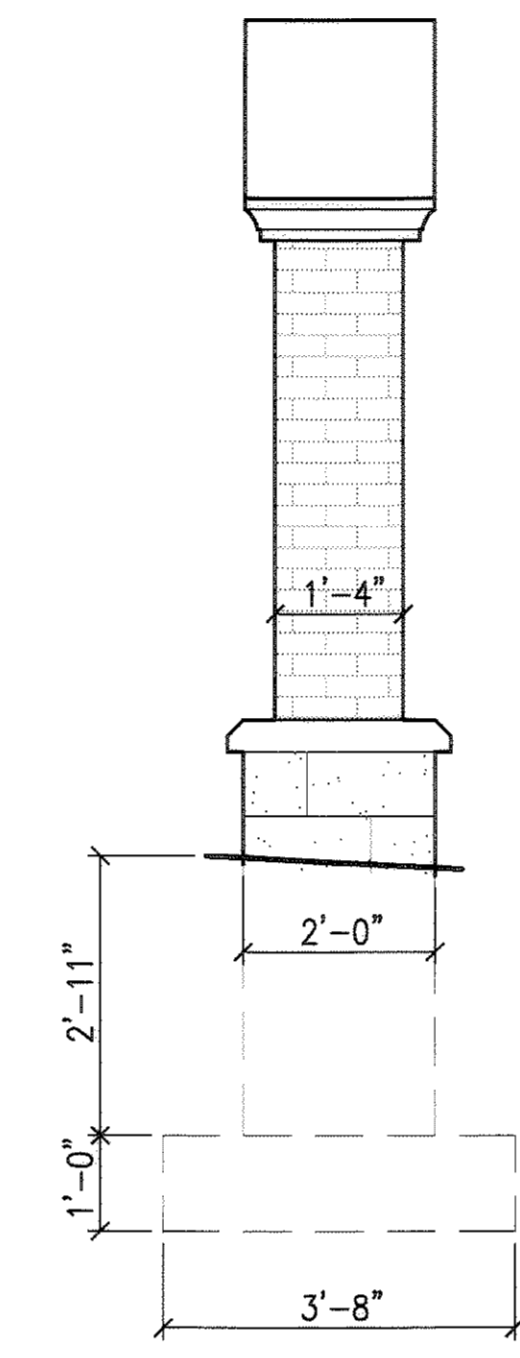
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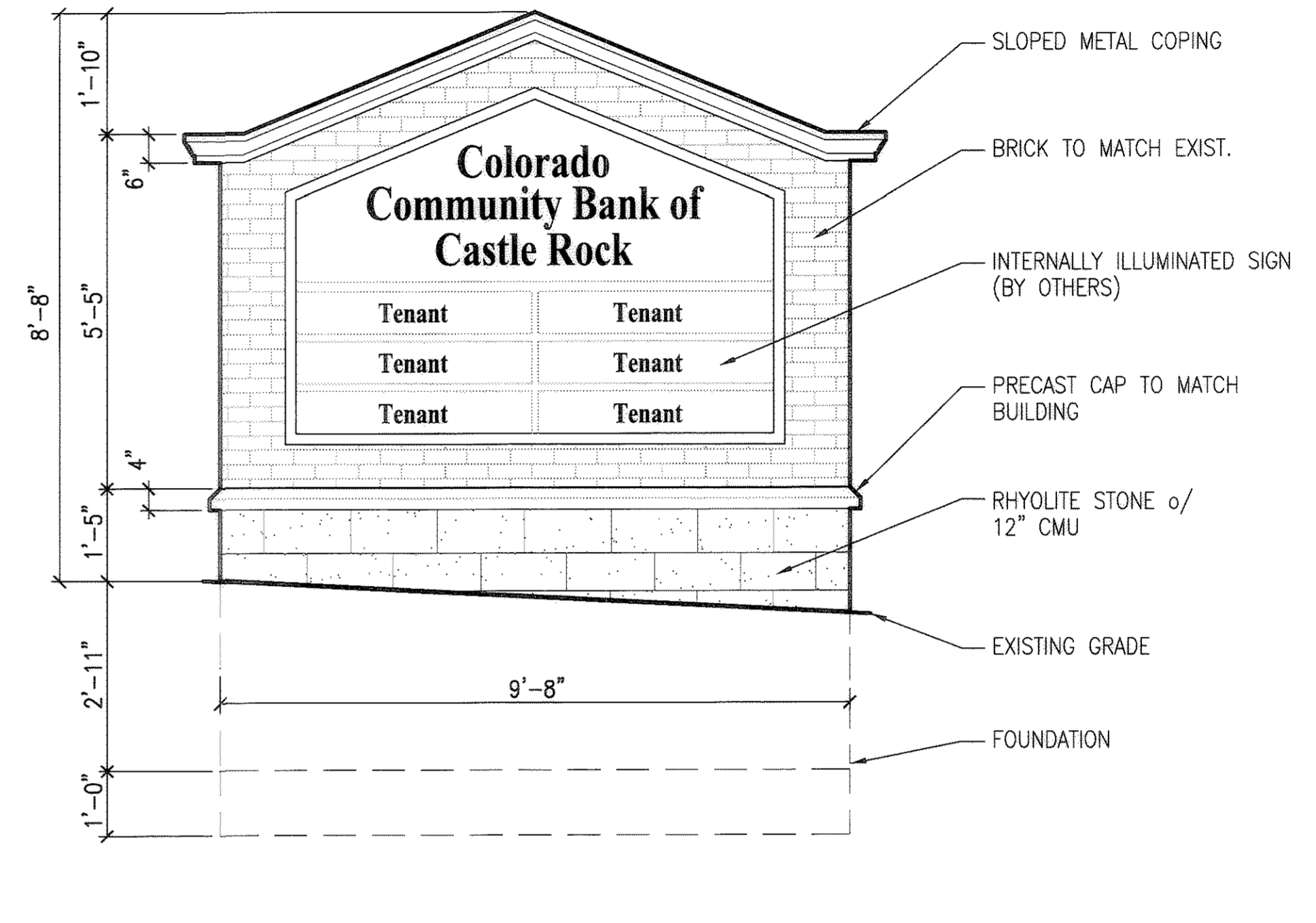
11 RETAINING WALL SECTION
 SCALE: 1/2"=1'-0"



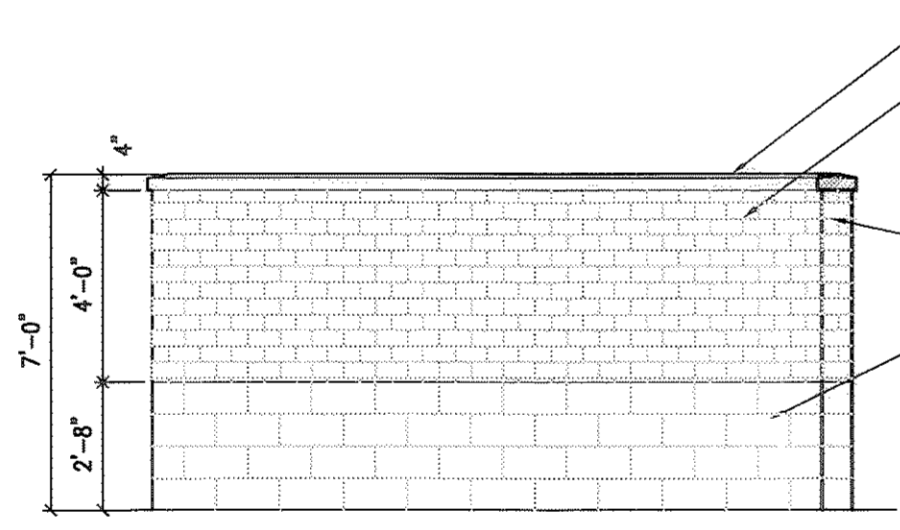
9 MONUMENT SIGN SECTION
 SCALE: 1/2"=1'-0"



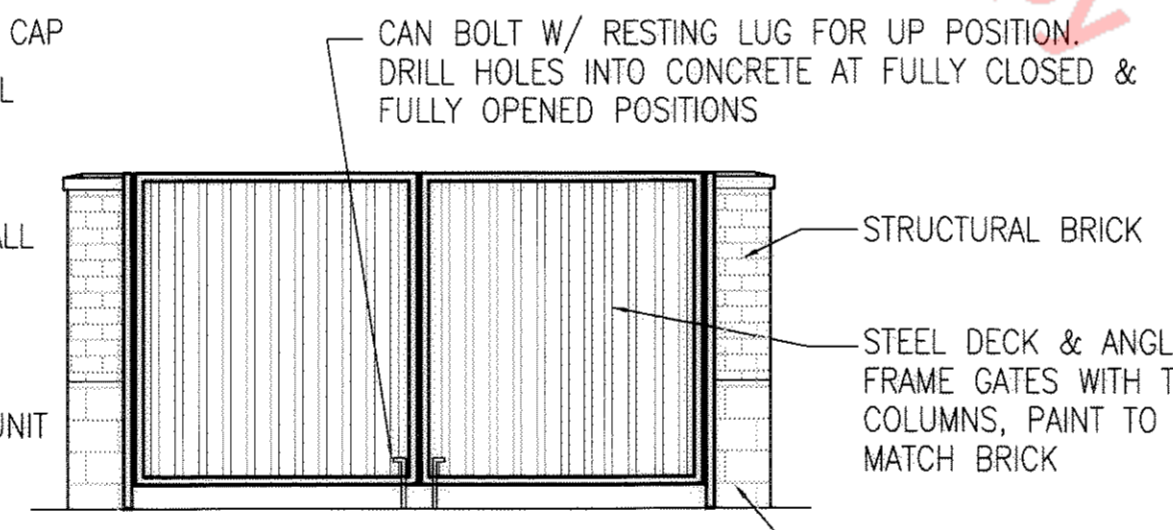
6 MONUMENT SIGN
 SCALE: 1/2"=1'-0"



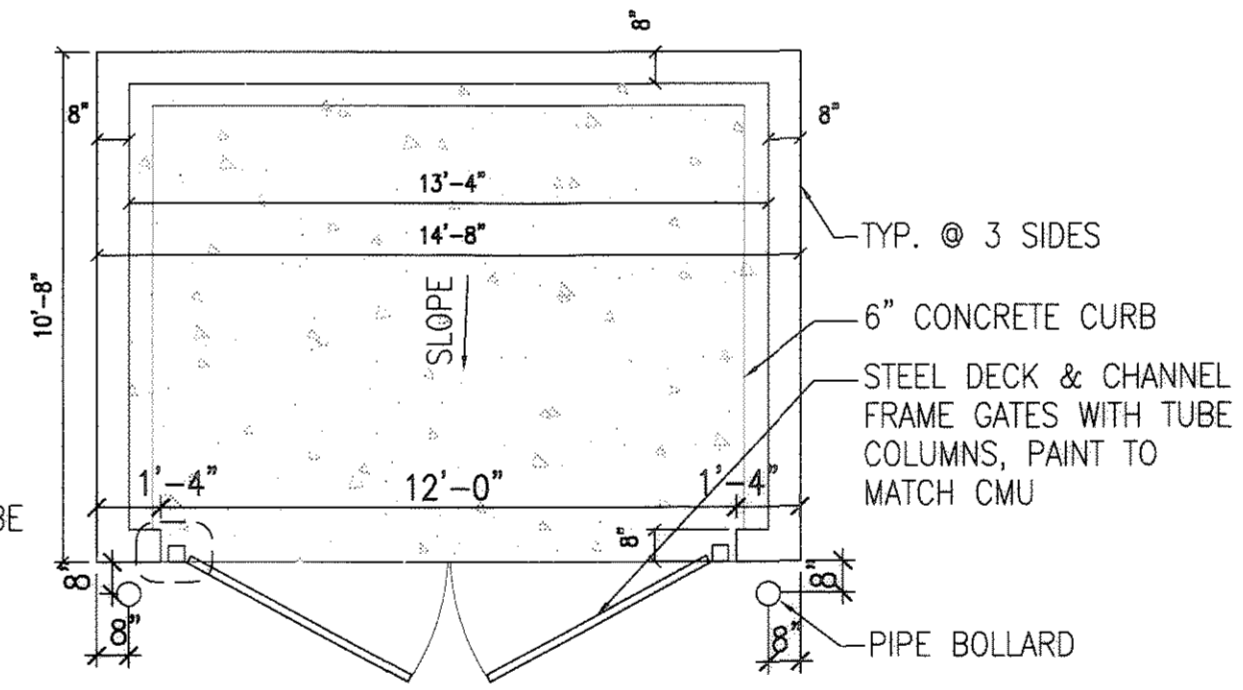
2 MONUMENT SIGN
 SCALE: 1/2"=1'-0"



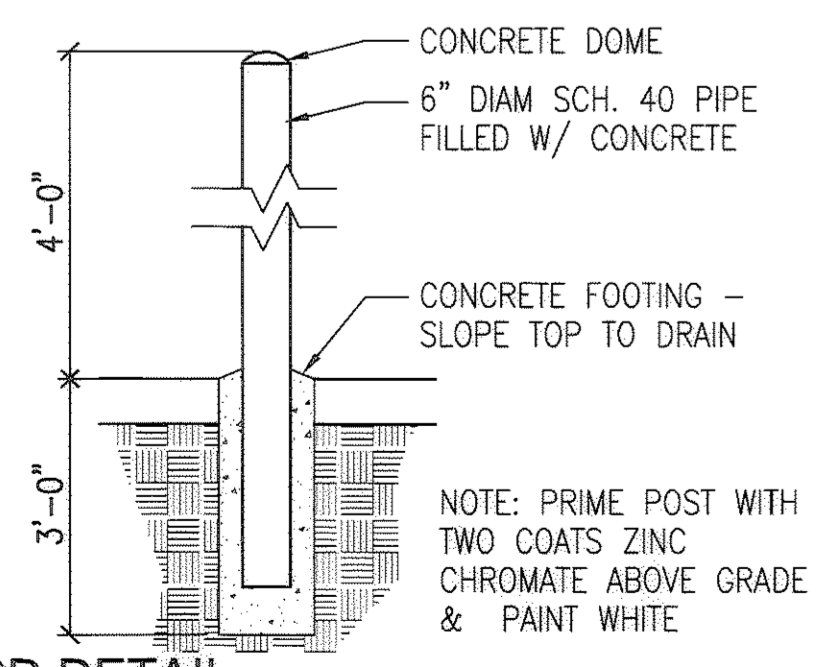
8 TRASH ENCLOSURE ELEVATION
 SCALE: 1/4"=1'-0"



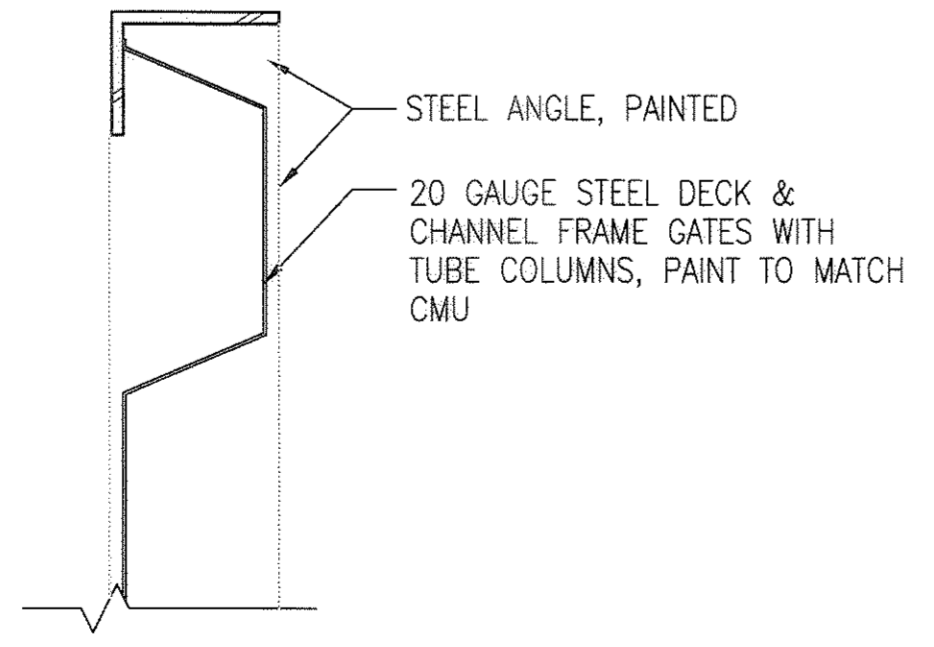
5 TRASH ENCLOSURE ELEVATION
 SCALE: 1/4"=1'-0"



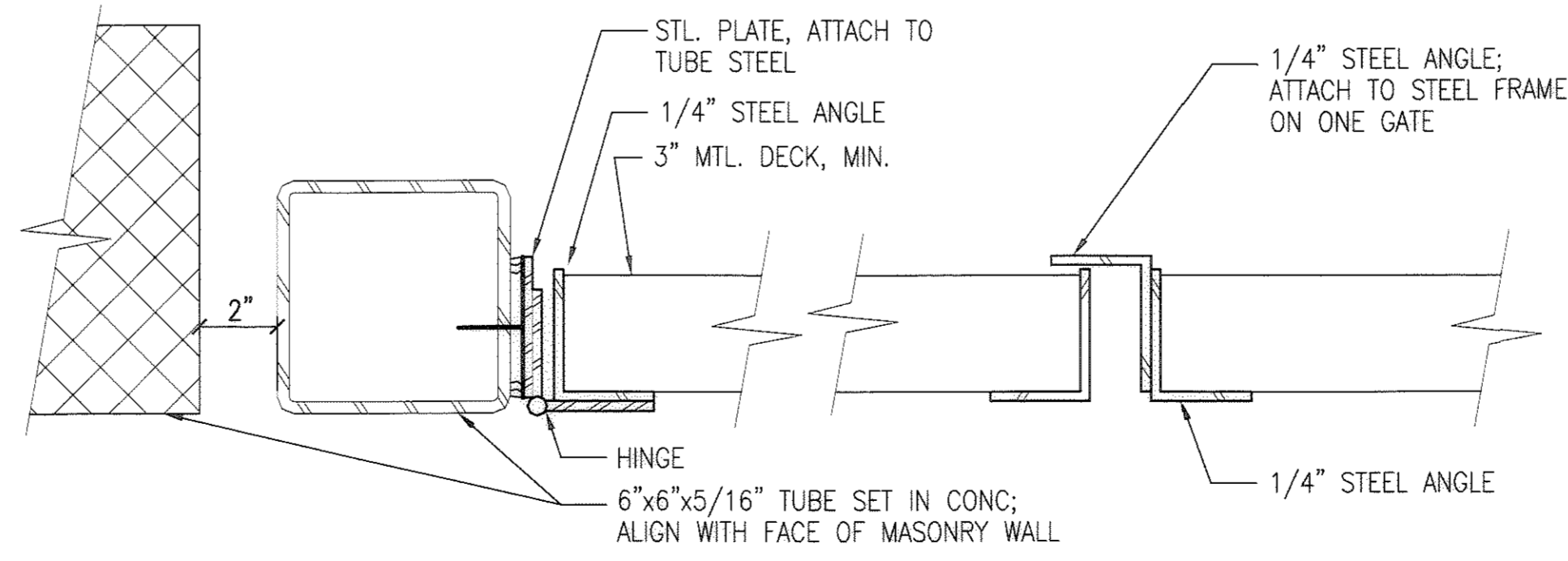
3 TRASH ENCLOSURE PLAN
 SCALE: 1/4"=1'-0"



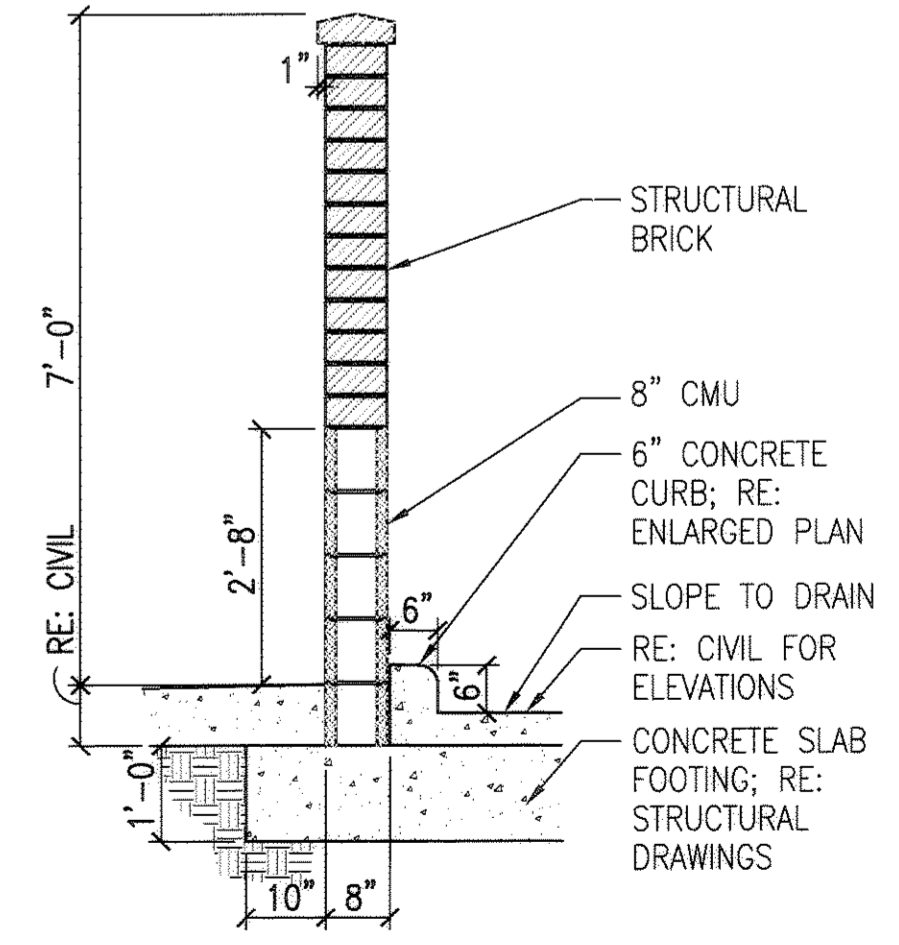
10 BOLLARD DETAIL
 SCALE: 1"=1'-0"



7 TRASH ENCLOSURE GATE SECTION
 SCALE: 3"=1'-0"



4 TRASH ENCLOSURE JAMB/STOP DETAIL
 SCALE: 3"=1'-0"



1 TRASH ENCLOSURE SECTION
 SCALE: 1/2"=1'-0"

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SITE PLAN

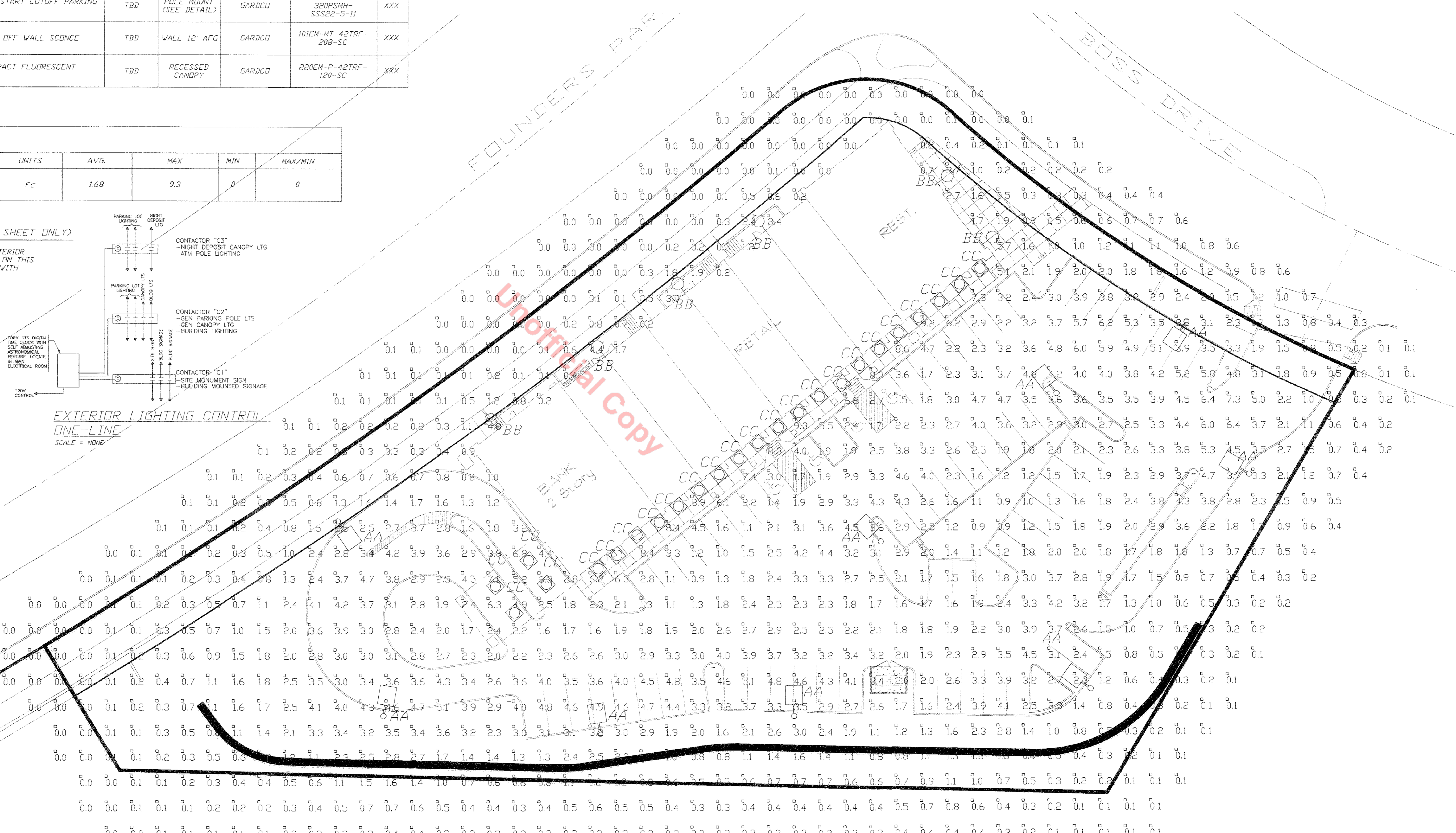
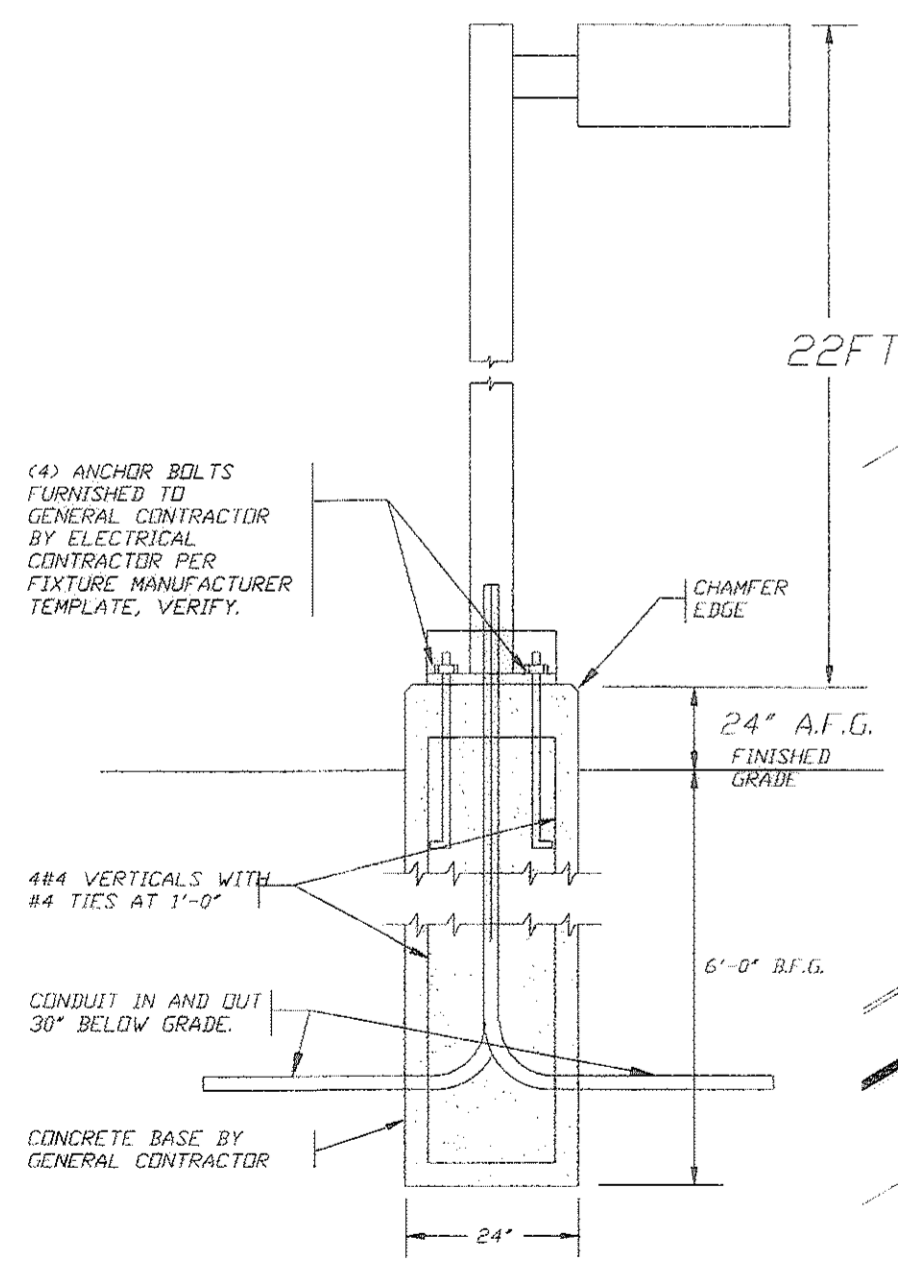
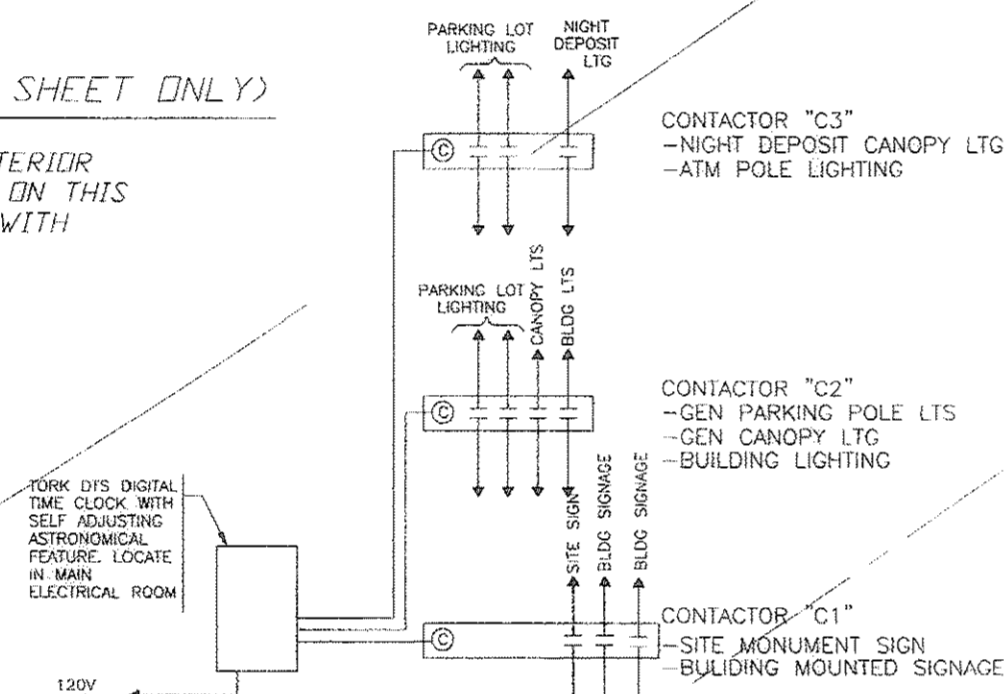
TYPE	LAMPS	LUMENS	LLF	DESCRIPTION	FINISH	MOUNTING	MANUFACTURER	CAT. NO.	VOLTS
AA	1-320W PSMH	1-34,000	1.0	320 WATT PULSE START CUTOFF PARKING LOT POLE LIGHT	TBD	POLE MOUNT (SEE DETAIL)	GARDCO	H-19-1-FC3V-320PSMH-SS322-5-11	XXX
BB	1-42W TRF	1-3,200	1.0	WALL MOUNT, CUT OFF WALL SCONCE	TBD	WALL 12" AFG	GARDCO	101EM-MT-42TRF-208-SC	XXX
CC	1-42W TRF	1-3,200	1.0	10" 42 WATT COMPACT FLUORESCENT RECESSED CAN.	TBD	RECESSED CANOPY	GARDCO	220EM-P-42TRF-120-SC	XXX

LABEL	CLAC TYPE	UNITS	AVG.	MAX	MIN	MAX/MIN
OVER ALL GRID CALC	ILLUMINANCE	Fc	1.68	9.3	0	0

REFERENCE NOTES (THIS SHEET ONLY)

EXTERIOR SITE LIGHTING SHALL BE CONTROLLED VIA AN EXTERIOR LIGHTING CONTROL SYSTEM SIMILAR TO THE DETAIL SHOWN ON THIS SHEET. THE TIME CLOCK SHALL BE PROGRAMED TO COMPLY WITH CASTLE ROCK LIGHTING STANDARDS REQUIREMENTS.

ALL LIGHT FIXTURES SHALL BE IESNA FULL CUTOFF



ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1" = 20'

