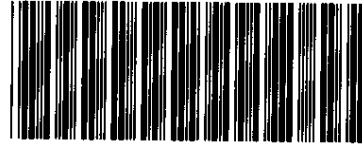


# PLAT IDENTIFICATION SHEET



2004019230 9 PGS

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$81.00  
9 PGS

# 2004019230  
02/24/2004 12:43 PM

## GRANTOR:

(owner/signer)

Second Holding, LLC

## GRANTEE:

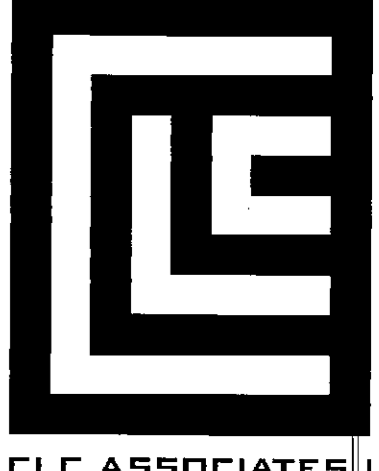
(subdivision name or name of plat)

Lot 5B, Milestone ~~Filing No.~~ 4, 4<sup>th</sup> Amendment  
Final PD Site Plan

## LEGAL:

(section-township-range)

# FINAL PD SITE PLAN FOR LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT COVER SHEET



**CLC ASSOCIATES**  
8480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P: (303) 770-5600  
F: (303) 770-2349  
CLCASSOC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

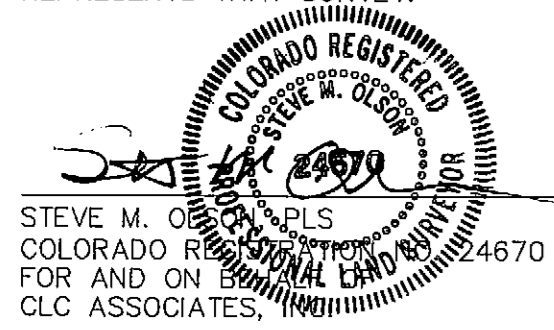
FINAL PD SITE PLAN  
LOT 5B, MILESTONE FILING NO. 4  
4TH AMENDMENT  
CASTLE ROCK, COLORADO

**LEGAL DESCRIPTION**

LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO.

**SURVEYOR'S STATEMENT**

I, STEVE M. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.



Feb 3, 2004  
DATE

**BENCHMARK**

THE PROJECT BENCHMARK IS A CHISELED CROWS FOOT IN THE HANDICAP RAMP AT THE SOUTHWEST CORNER OF FRONT STREET AND FOUNDERS PARKWAY, ELEV. 6238.00 FEET, ROCKY MOUNTAIN CONSULTANTS PROJECT DATUM DATED 1997. THE RELATIVE NAVD 88, TOWN OF CASTLE ROCK ELEVATION = 6241.67. THE VERTICAL SHIFT BEING BASED ON A FOUND TOWN OF CASTLE ROCK BENCHMARK #19, BEING THE SOUTHEAST CORNER OF THE JUSTICE CENTER PROPERTY, THE WEST ROW OF I-25, AND THE NORTH ROW OF BLACK FEATHER TRAIL. BENCHMARK #19 HAS A TOWN OF CASTLE ROCK PUBLISHED ELEVATION OF 6191.80.

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE SOUTH LOT LINE OF LOT 6 BEING SOUTH 73°13'33" WEST.

**GENERAL NOTES**

- THE PROPERTY IS VACANT AND WITHOUT ANY BUILDINGS. NO SIGNIFICANT NATURAL FEATURES EXIST IN OR WITHIN 100 FEET OF THE PROPERTY BOUNDARY.
- IMMEDIATELY ADJACENT PROPERTY AND THIS PROPERTY ARE ZONED PD WITH IB USE.
- ALL SIGNAGE WILL COMPLY WITH THE TOWN OF CASTLE ROCK CODES AND ORDINANCES AND APPROVED UNDER A SEPARATE PERMIT BY THE BUILDING DEPARTMENT.
- SITE LIGHT POLES AND FIXTURES, AS SHOWN ON THE ATTACHED PHOTOMETRIC PLAN, WILL MATCH THOSE USED THROUGHOUT THE DEVELOPMENT.
- FIRE LANE SIGNS ARE TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS.
- PHASING OF THE BUILDING IS NOT ANTICIPATED.
- THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- THE PROVISION OF MUNICIPAL WATER TO LOT 5B IS SUBJECT TO THE TERMS AND CONDITIONS OF THE MILESTONE FILING NO. 4 SUBDIVISION IMPROVEMENT AGREEMENT RECORDED DECEMBER 21, 1998 AT RECEPTION NO. 98105513 AND ACCORDINGLY 2 SFE ARE DEBITED FROM THE WATER BANK.

**FLOOD PLAIN NOTE**

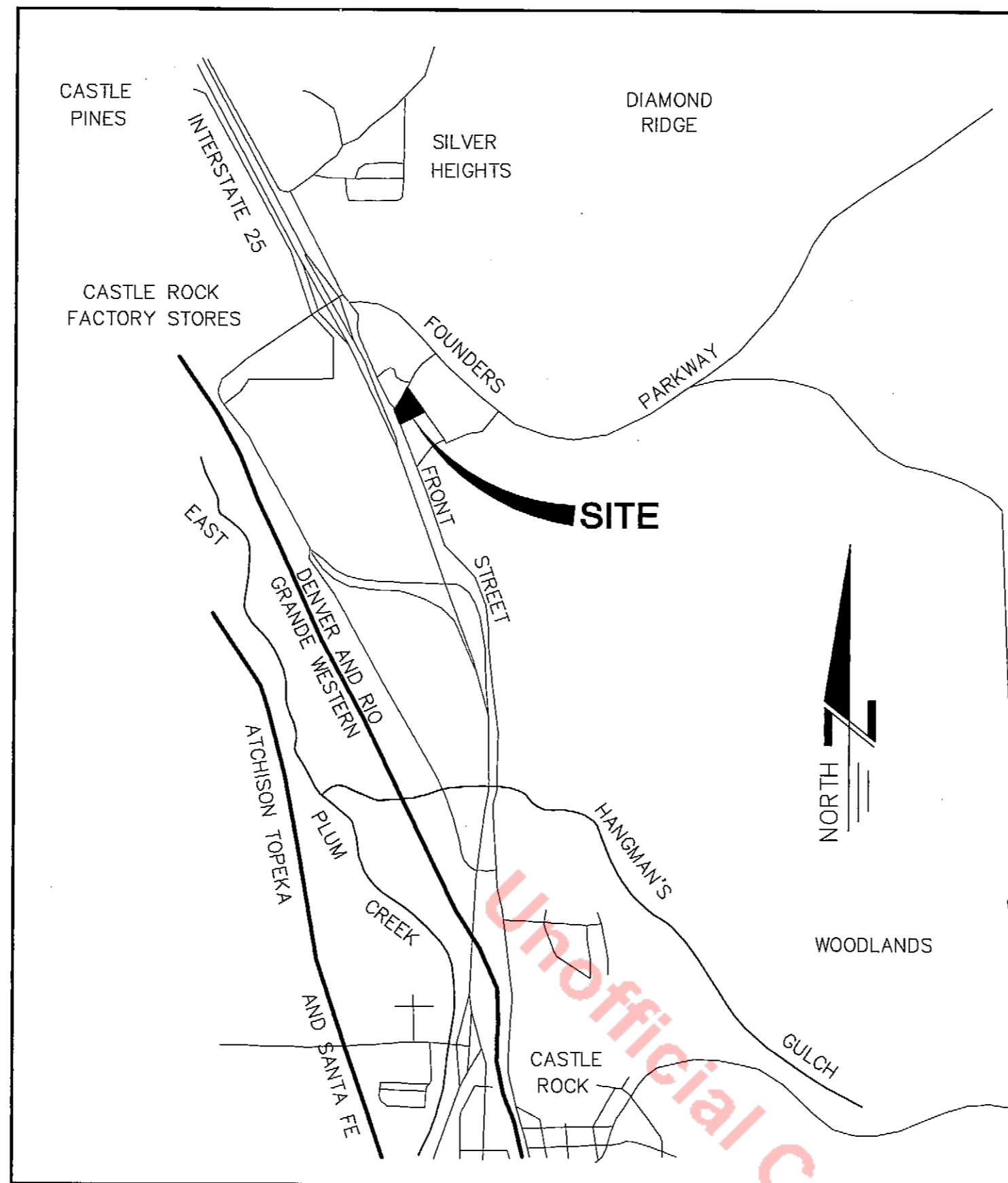
- ACCORDING TO FIRM MAP 080049 0186 C THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

**LAND USE SUMMARY**

ZONING PD WITH IB USE  
LOT 5B AREA 38,069 S.F. (0.87 AC.)  
BUILDING AREA COVERAGE 3,500 S.F.

**DEVELOPMENT STANDARDS-LOT 5B**

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
LANDSCAPE AREA	7,614 S.F.	13,150 S.F.
BUILDING FOOTPRINT	N/A	3,500 S.F.
PAVED PARKING	N/A	12,130 S.F.
SIDEWALK, STREETS, ETC.	N/A	9,289 S.F.
TOTAL BLDG/PKG./HARDSCAPE AREA	N/A	24,919 S.F.
MIN. BUILDING SETBACKS		
BUILDING FRONT (S)	N/A	100-120 FEET
BUILDING SIDE (W)	N/A	40-70 FEET
BUILDING SIDE (E)	N/A	50-80 FEET
BUILDING REAR (N)	N/A	15-45 FEET
MAX. BUILDING HEIGHT	50 FEET - PERMITTED	30.5 FEET
OFF-STREET PARKING	5.0 SP./1000 SF GFA	8.3 SP./1000 SF GFA
STANDARD SPACES		20
COMPACT SPACES		7
HANDICAP SPACES		2



**VICINITY MAP**

1" = 2000'

**PROPERTY OWNER**

SECOND HOLDING LLC  
7600 E. ARAPAHOE ROAD  
SUITE 211  
CENTENNIAL, COLORADO 80112  
TELEPHONE: (303) 771-3344  
CONTACT: GLEN R. SMITH, MANAGER

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

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

**UTILITY PROVIDERS**

WATER TOWN OF CASTLE ROCK  
SEWER TOWN OF CASTLE ROCK  
GAS AQUILA  
ELECTRICITY I.R.E.A.  
TELEPHONE QWEST COMMUNICATIONS  
CATV AT&T BROADBAND

**SHEET INDEX**

CS1 COVER SHEET  
SP1 SITE PLAN  
GP1 GRADING PLAN  
UP1 UTILITY PLAN  
EL1 ARCHITECTURAL ELEVATIONS  
LP1 LANDSCAPE PLAN  
LP2 LANDSCAPE DETAILS  
PH1 PHOTOMETRIC PLAN

**TOWN APPROVAL**

THE FINAL PD SITE PLAN FOR LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT WAS APPROVED BY DEVELOPMENT SERVICES FOR THE TOWN OF CASTLE ROCK, COLORADO, ON THE 4th DAY OF Feb, 2004.

ATTEST:

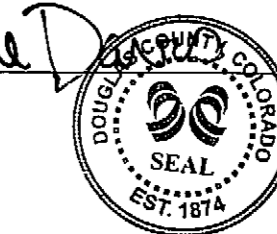
*Annex A. Selman* 2-4-04  
DIRECTOR OF DEVELOPMENT SERVICES DATE

**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 12:45 P.M. ON THE 24th DAY OF February, 2004.

2004019230  
DOUGLAS COUNTY CLERK AND RECORDER

BY *Christine D...*  
DEPUTY

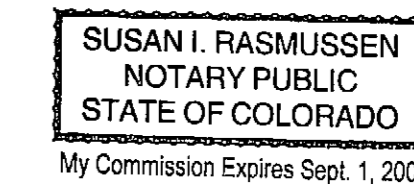


**TITLE CERTIFICATION**

*Brooks Becker* BEING AN AUTHORIZED REPRESENTATIVE OF Land Title 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 OWNER'S, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SIGNED THIS 4th DAY OF February, 2004.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 2004.



WITNESS MY HAND AND SEAL 9-1-07  
MY COMMISSION EXPIRES: 9-1-07 *Susan I. Rasmussen*  
NOTARY PUBLIC

**OWNERSHIP CERTIFICATION**

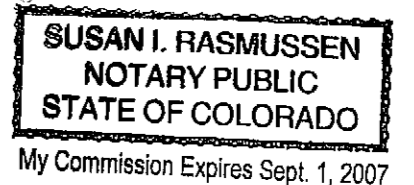
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

PROPERTY OWNER:  
SECOND HOLDING LLC c/o PARK LAND COMPANY  
7600 E. ARAPAHOE ROAD, STE. 211  
CENTENNIAL, COLORADO 80112

MR. GLEN R. SMITH  
MANAGER

SIGNED THIS 4th DAY OF February, 2004.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 2004.



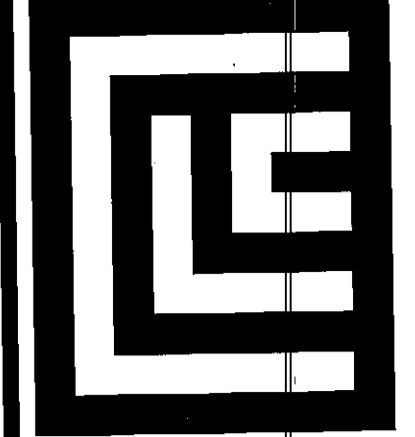
WITNESS MY HAND AND SEAL 9-1-07  
MY COMMISSION EXPIRES: 9-1-07 *Susan I. Rasmussen*  
NOTARY PUBLIC

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

PROJECT #: 09.0242  
DRAWN BY: JLS  
DESIGNED BY: JDT  
CHECKED BY: JDT

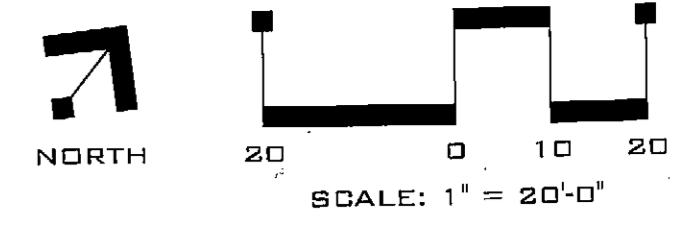
1 of 8





CLC ASSOCIATES  
 8400 E. ORCHARD RD.  
 SUITE 2000  
 GREENWOOD VILLAGE  
 COLORADO 80111  
 P 303 770 5600  
 F 303 770 2349  
 CLC@CSG.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

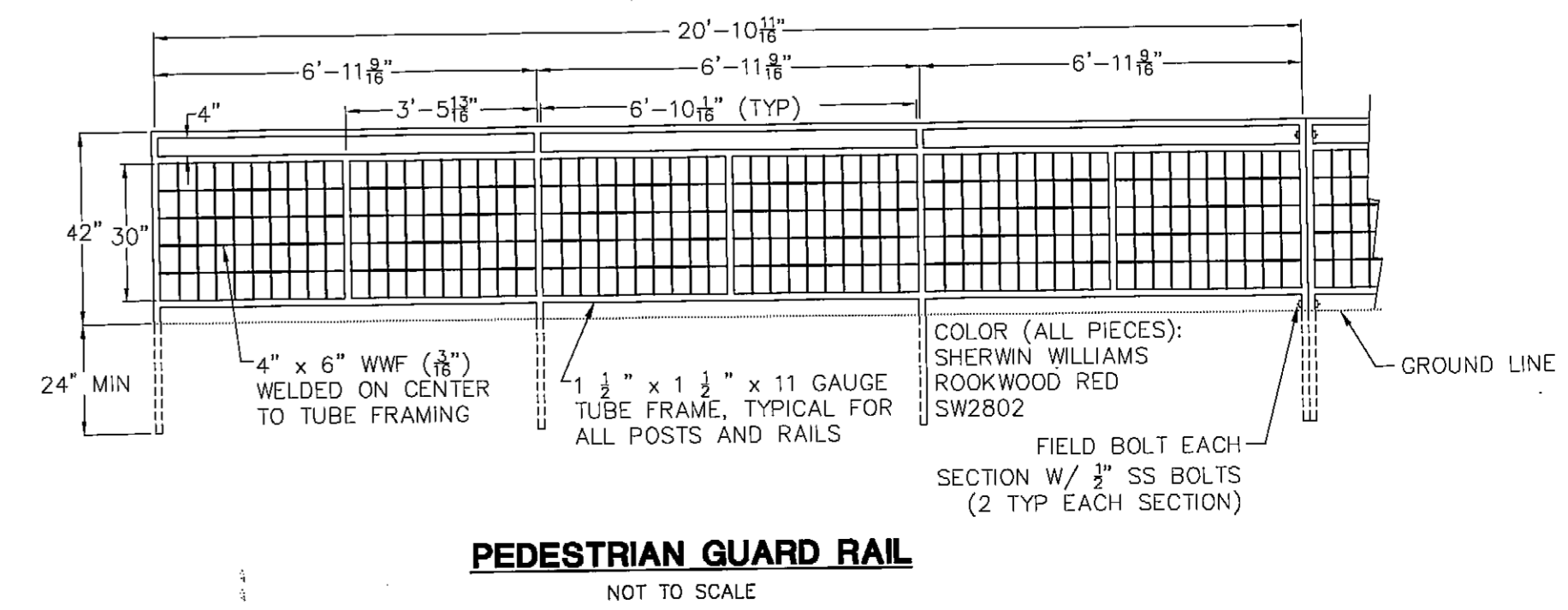
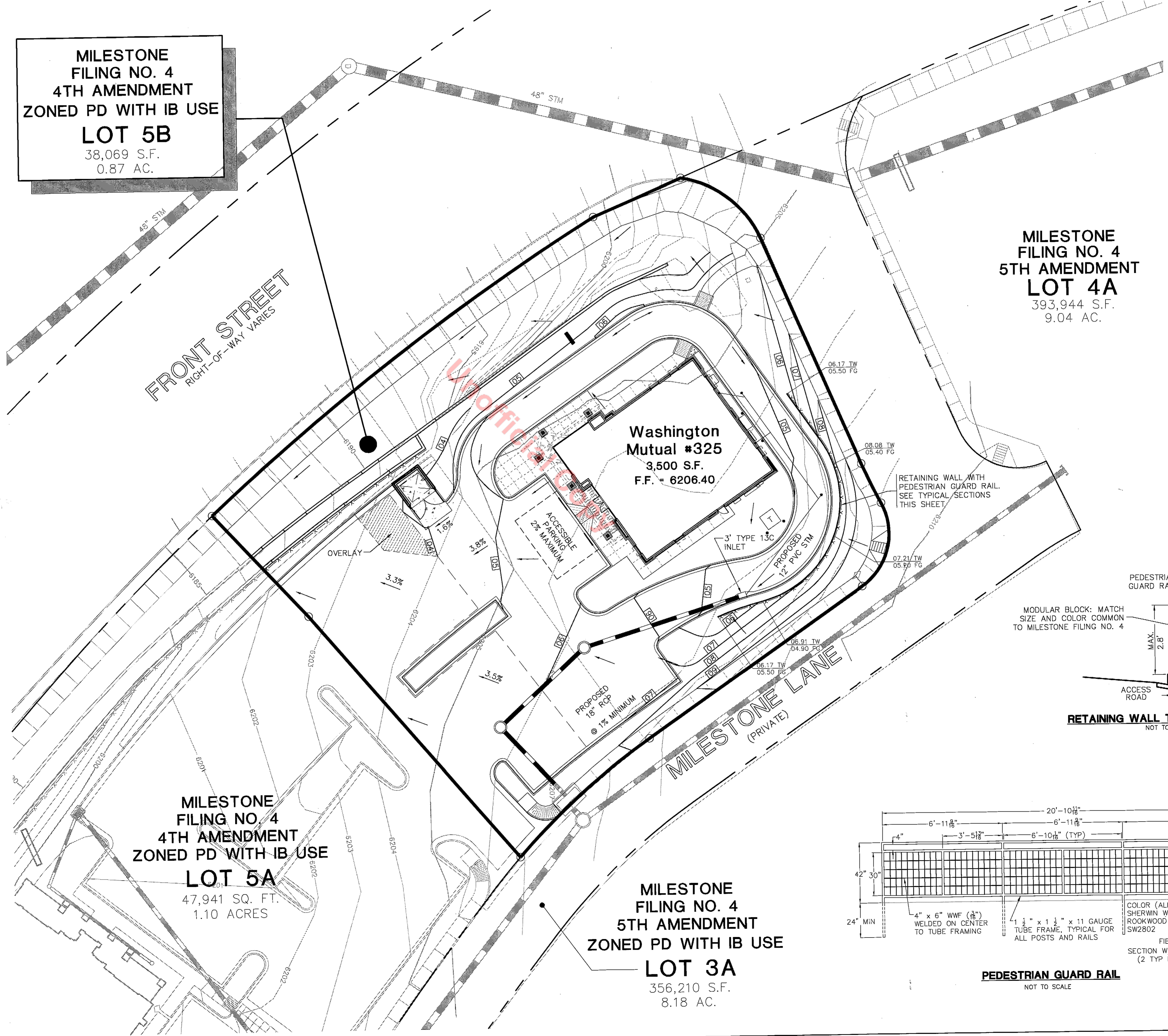


# FINAL PD SITE PLAN FOR LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT GRADING PLAN

- LEGEND**
- HANDICAP RAMP
  - PROPERTY LINE
  - OFF SITE CURB AND GUTTER
  - CURB AND GUTTER
  - CONCRETE SIDEWALK
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - TOP WALL
  - FINISHED GRADE
  - DOWNSPOUT
  - PROPOSED STORM SEWER W/ MANHOLE AND INLET
  - EXISTING STORM DRAIN W/ MANHOLE

**MILESTONE  
 FILING NO. 4  
 4TH AMENDMENT  
 ZONED PD WITH IB USE  
 LOT 5B**  
 38,069 S.F.  
 0.87 AC.

**MILESTONE  
 FILING NO. 4  
 5TH AMENDMENT  
 LOT 4A**  
 393,944 S.F.  
 9.04 AC.

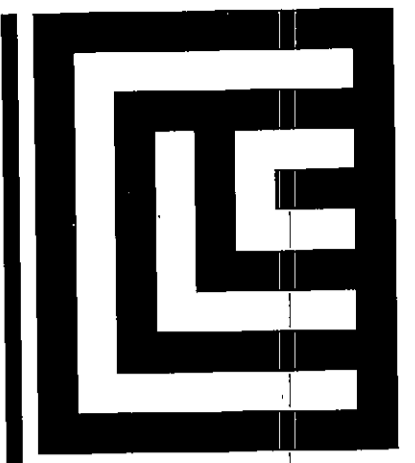


FINAL PD SITE PLAN  
**LOT 5B, MILESTONE FILING NO. 4**  
**4TH AMENDMENT**  
 CASTLE ROCK, COLORADO

DATE	DESCRIPTION
01/26/04	INITIAL ACCEPTANCE

PROJECT #: 03.0242  
 DRAWN BY: JLS  
 DESIGNED BY: JDT  
 CHECKED BY: JDT

# FINAL PD SITE PLAN FOR LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT UTILITY PLAN



**CLC ASSOCIATES**  
 8480 E. ORCHARD RD.  
 SUITE 2000  
 GREENWOOD VILLAGE  
 COLORADO 80111  
 P 303 770 5800  
 F 303 770 2349  
 CLCASSOC.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

FINAL PD SITE PLAN  
**LOT 5B, MILESTONE FILING NO. 4  
 4TH AMENDMENT**  
 CASTLE ROCK, COLORADO

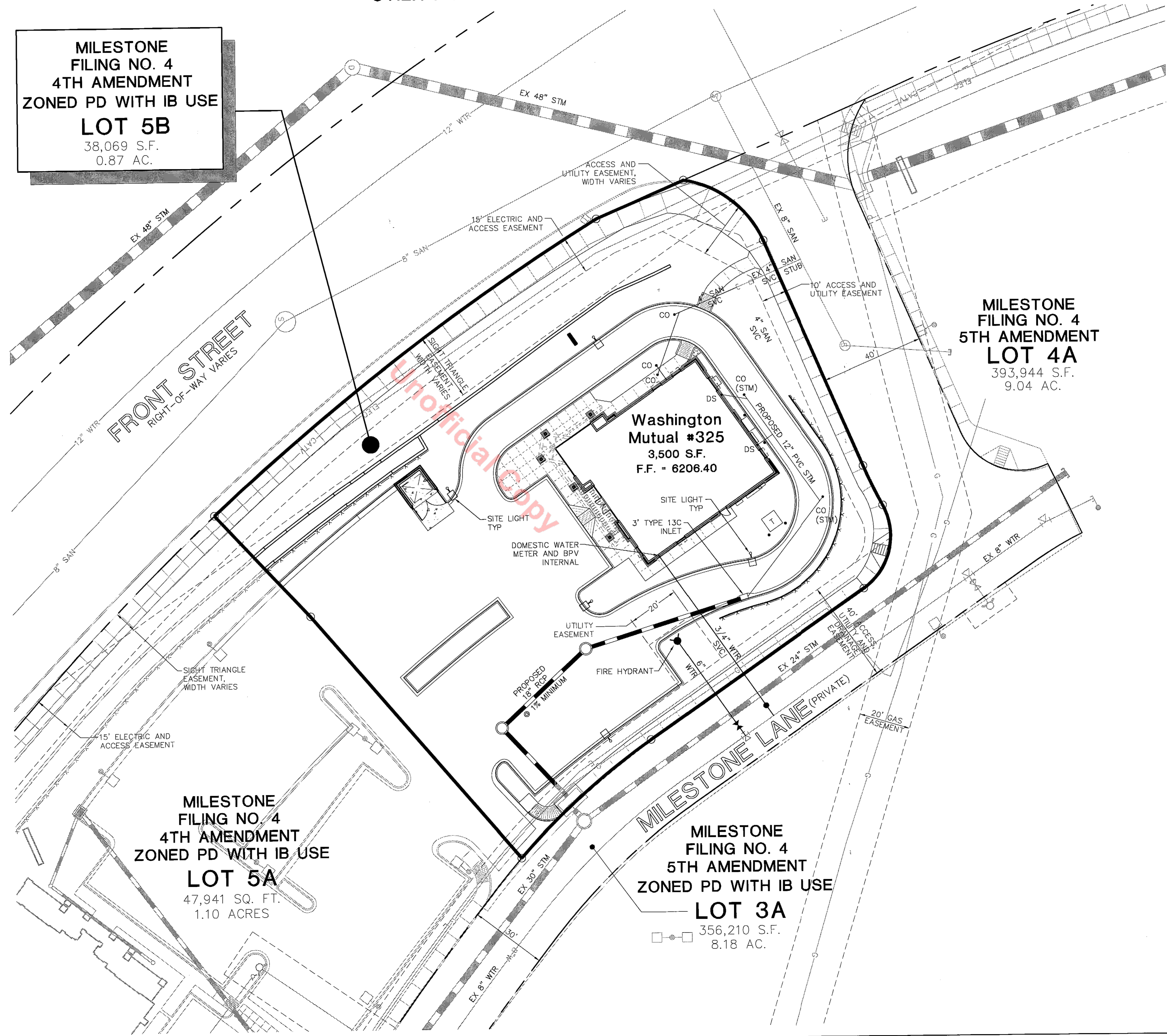
LEGEND	
	HANDICAP RAMP
	CONCRETE TRANSFORMER PAD
	PROPERTY LINE
	PROPOSED WATER LINE W/ VACUUM RELEASE VALVE AND BLOW OFF
	PROPOSED STORM SEWER W/ MANHOLE AND INLET
	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC
	PROPOSED TELEPHONE
	PROPOSED PARKING LOT LIGHT
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING ELECTRIC
	EXISTING CABLE TV
	EXISTING TELEPHONE
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING STORM DRAIN W/ MANHOLE
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING PARKING LOT LIGHT
	EXISTING FLARED END SECTION (STORM)
	DOWNSPOUT
	FIRE HYDRANT
	OFF SITE FIRE HYDRANT

**MILESTONE  
 FILING NO. 4  
 4TH AMENDMENT  
 ZONED PD WITH IB USE  
 LOT 5B**  
 38,069 S.F.  
 0.87 AC.

**MILESTONE  
 FILING NO. 4  
 5TH AMENDMENT  
 LOT 4A**  
 393,944 S.F.  
 9.04 AC.

**MILESTONE  
 FILING NO. 4  
 4TH AMENDMENT  
 ZONED PD WITH IB USE  
 LOT 5A**  
 47,941 SQ. FT.  
 1.10 ACRES

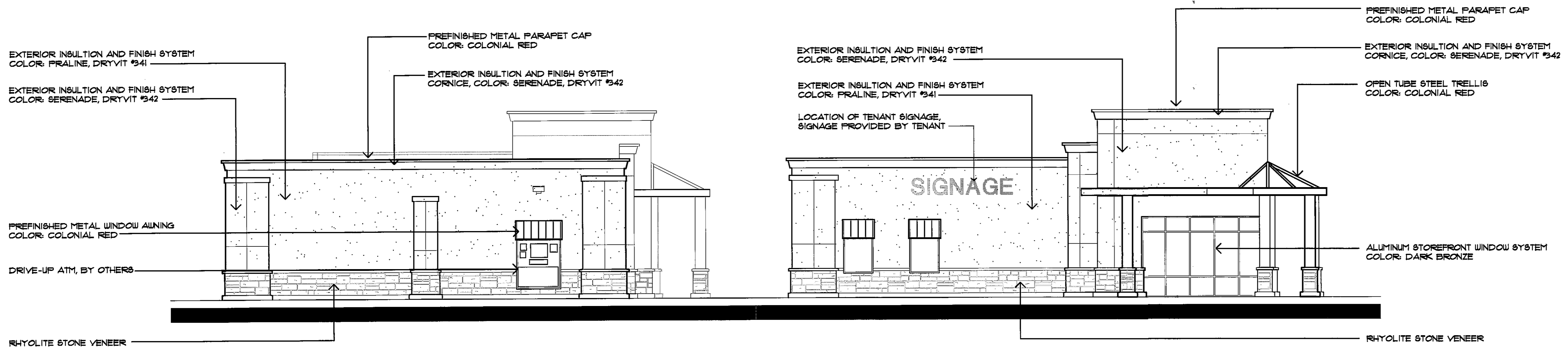
**MILESTONE  
 FILING NO. 4  
 5TH AMENDMENT  
 ZONED PD WITH IB USE  
 LOT 3A**  
 356,210 S.F.  
 8.18 AC.



DATE	DESCRIPTION
07/26/04	INITIAL ACCEPTANCE

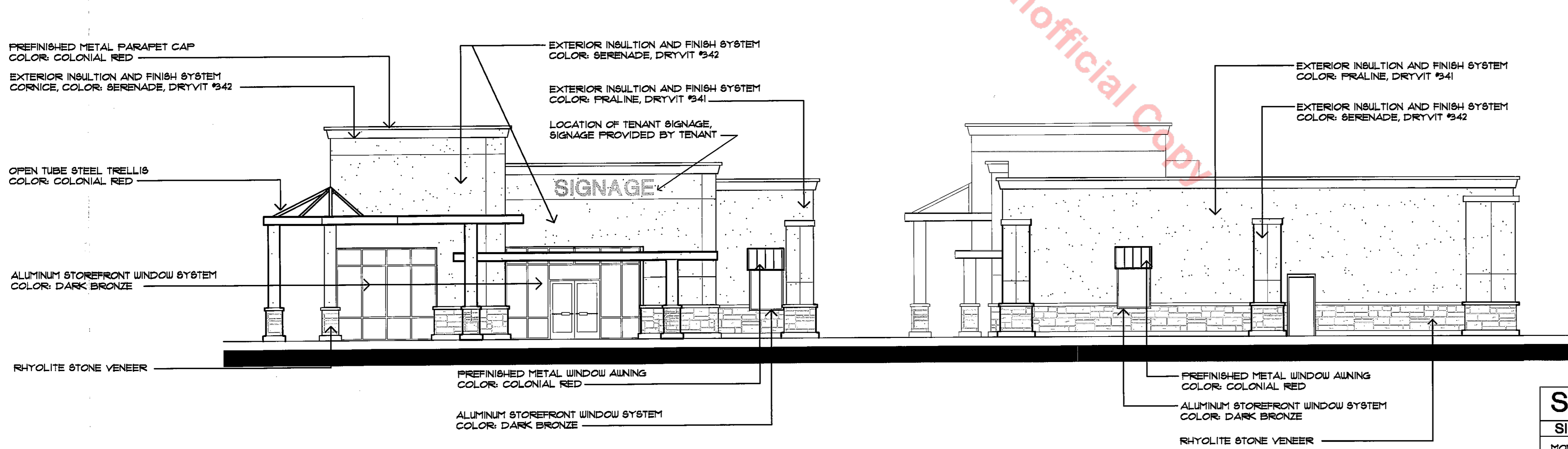
PROJECT #: 03.0242  
 DRAWN BY: JLL  
 DESIGNED BY: JDT  
 CHECKED BY: JDT

# FINAL PD SITE PLAN FOR LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT EXTERIOR ELEVATIONS



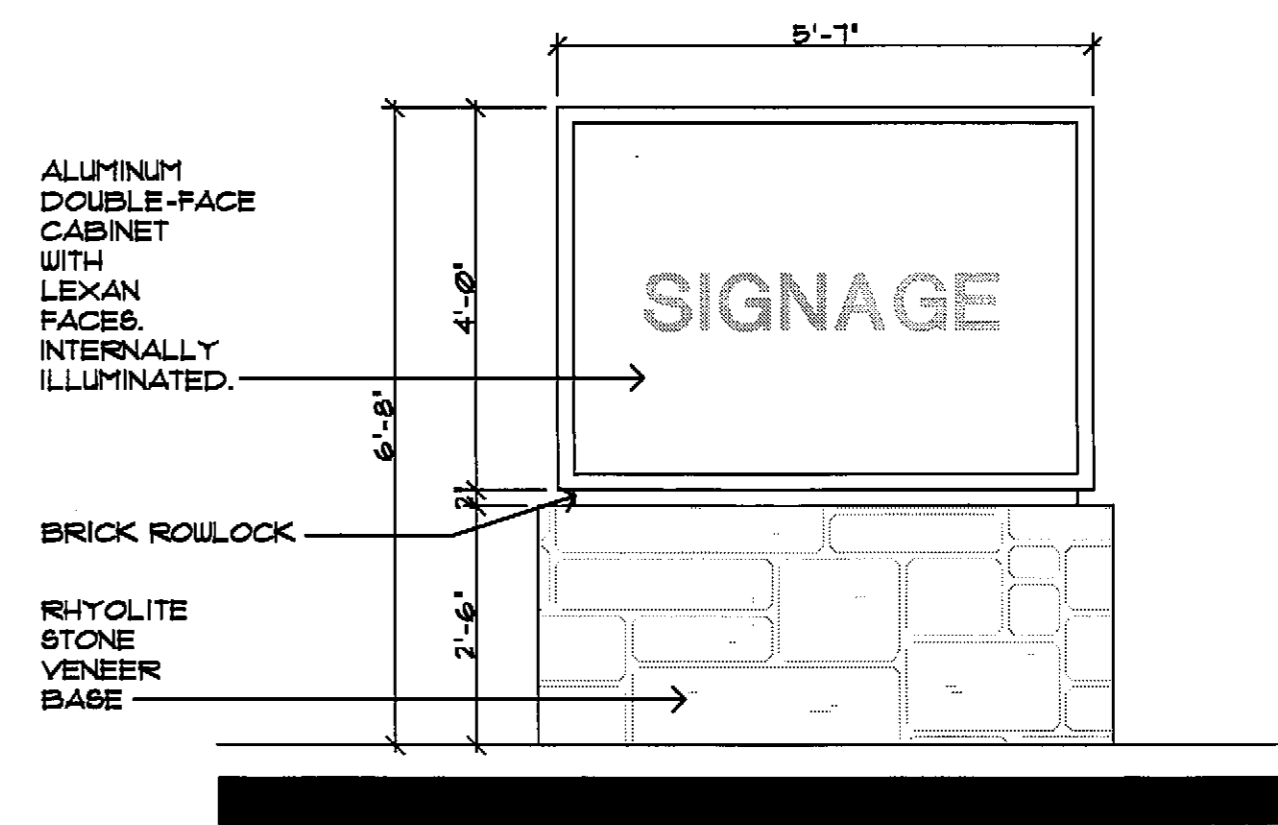
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

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



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

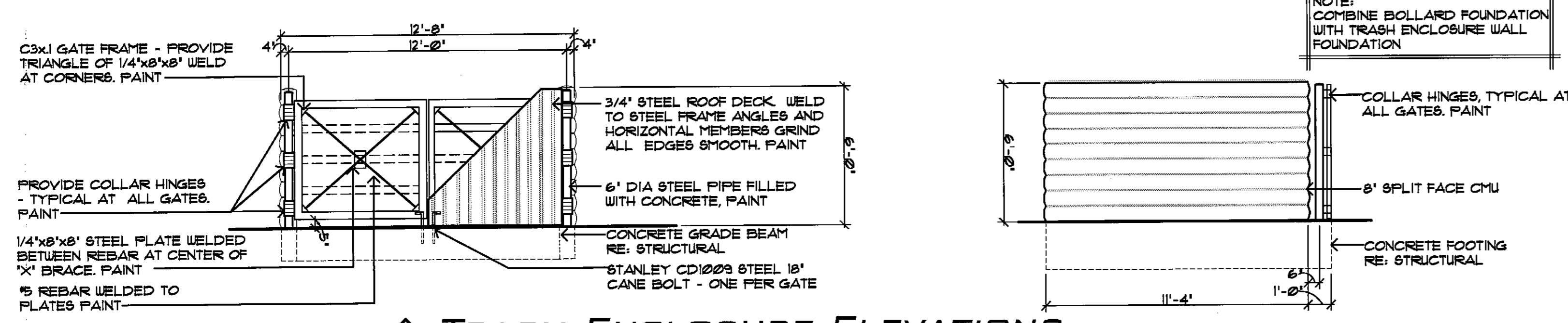
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



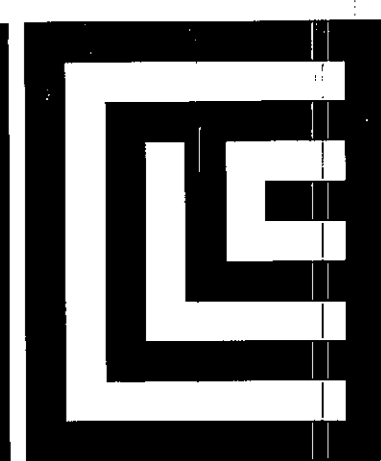
**TENANT SIGN**  
SCALE: 1/2" = 1'-0"

SIGNAGE TABLE		
SIGNAGE TYPE	LOCATION	SQ. FT.
MONUMENT SIGN	FREE STANDING	25 SQ. FT. PER FACE
BUILDING MOUNTED SIGN	SOUTH ELEVATION	48 SQ. FT.
BUILDING MOUNTED SIGN	NORTH ELEVATION	56 SQ. FT.

FINAL SIGN APPROVAL AND PERMITS SHALL BE OBTAINED BY THE TENANT



**TRASH ENCLOSURE ELEVATIONS**  
SCALE: 1/4" = 1'-0"



CLC ASSOCIATES  
 8480 E. DRUMHARD RD.  
 SUITE 200  
 GREENWOOD VILLAGE  
 GOLDEN, CO 80111  
 P 303 770 8600  
 F 303 770 8349  
 CLC@8600.COM

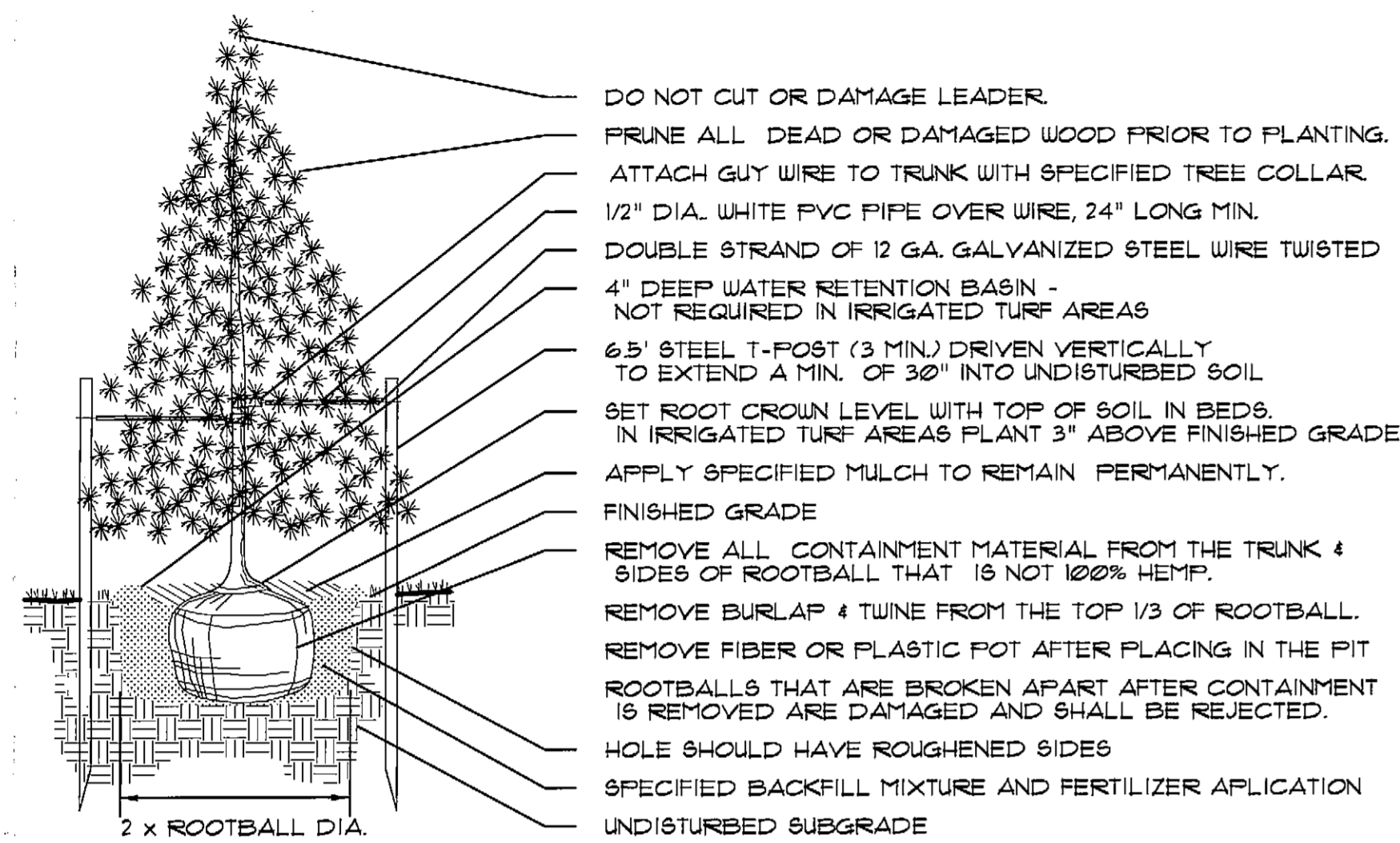
ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

FINAL PD SITE PLAN  
 LOT 5B, MILESTONE FILING NO. 4  
 4TH AMENDMENT  
 CASTLE ROCK, COLORADO

EXTERIOR ELEVATIONS  
 PROJECT #: 03.0242  
 DRAWN BY: SDA  
 DESIGNED BY: SDA  
 CHECKED BY: JAJ  
 DATE: 01/26/04  
 INITIAL ACCEPTANCE  
 THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC.

# FINAL PD SITE PLAN FOR LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT

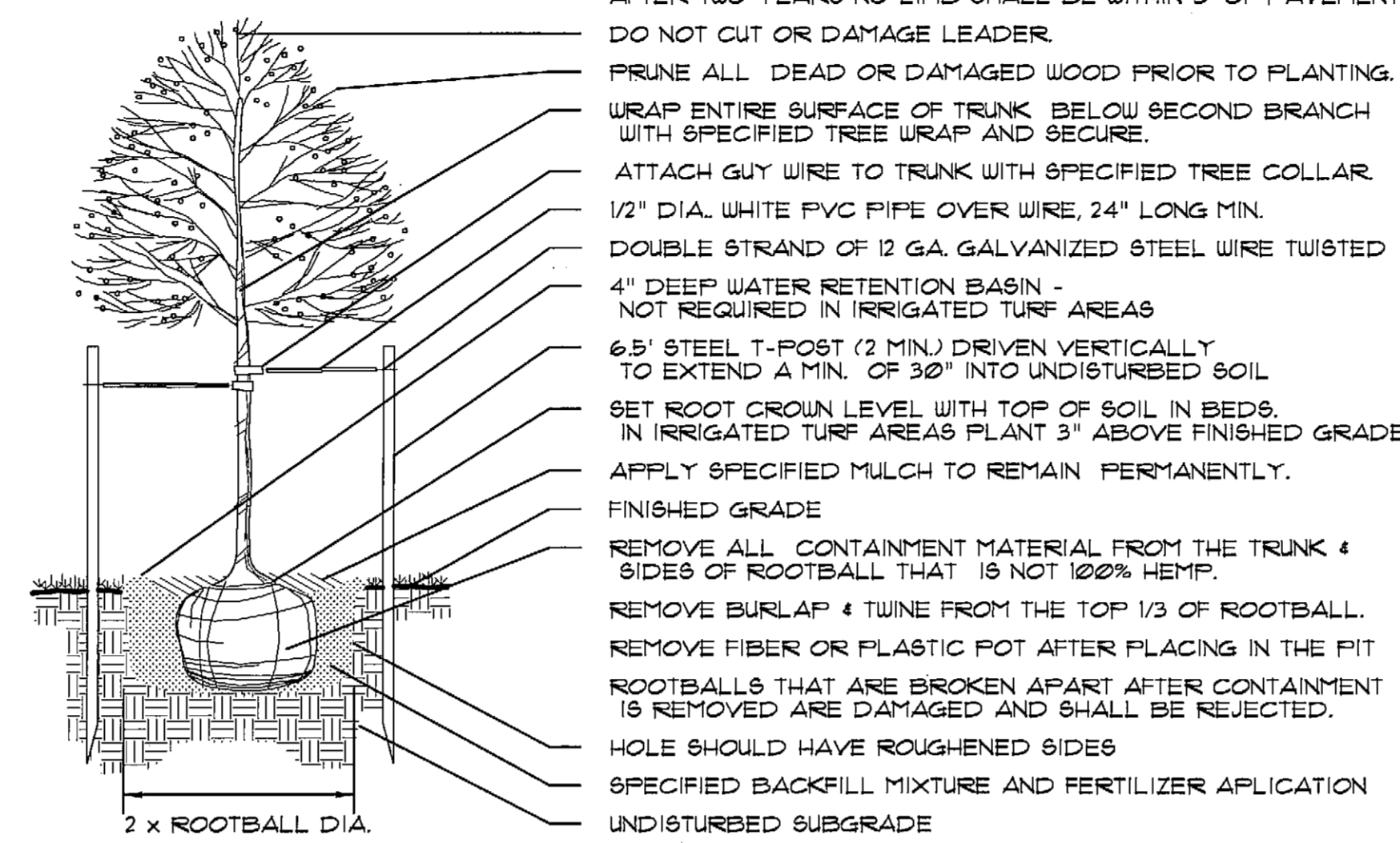
## LANDSCAPE DETAILS



**EVERGREEN TREE PLANTING**

**A**

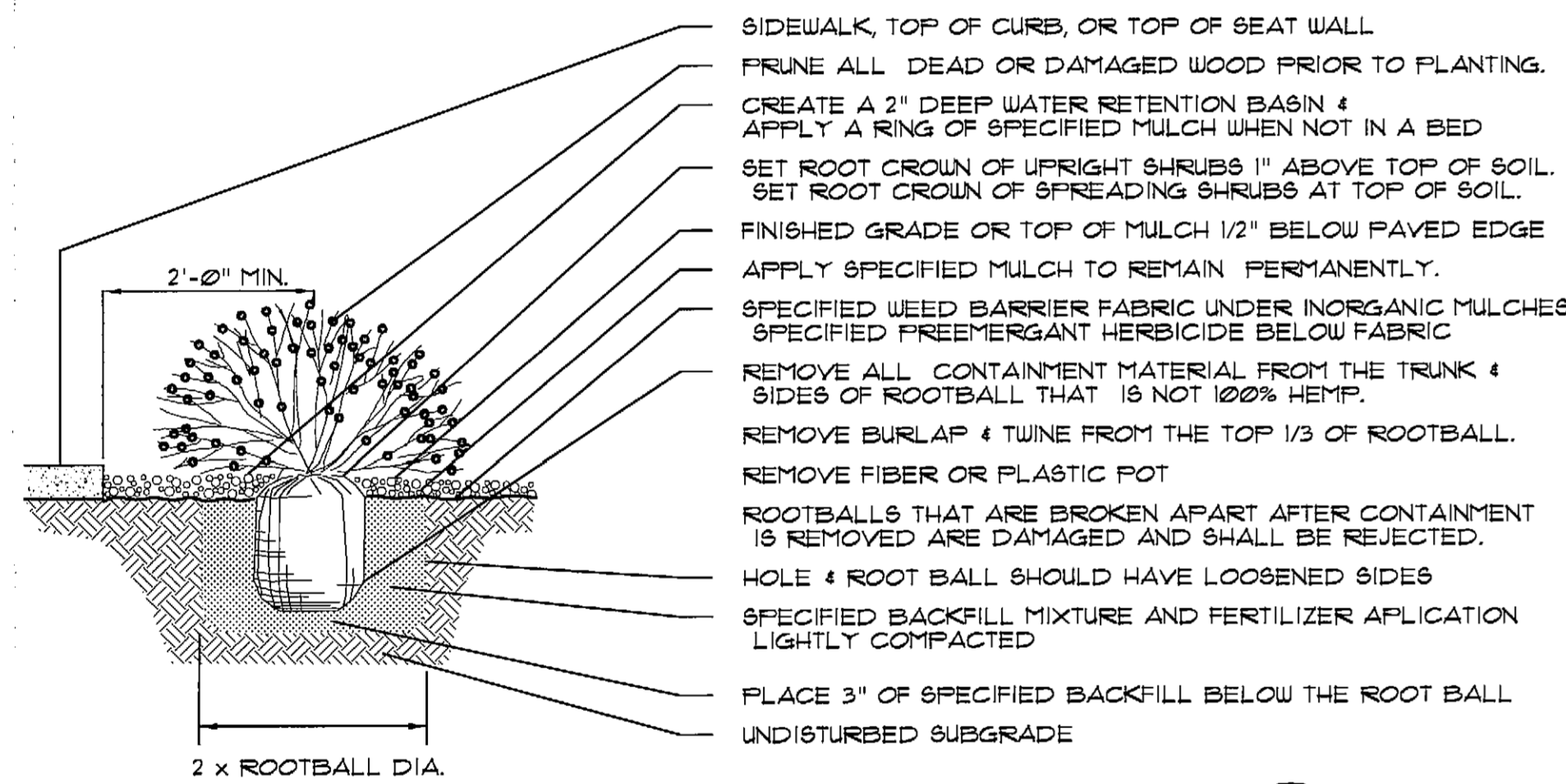
NOT TO SCALE



**DECIDUOUS TREE PLANTING**

**B**

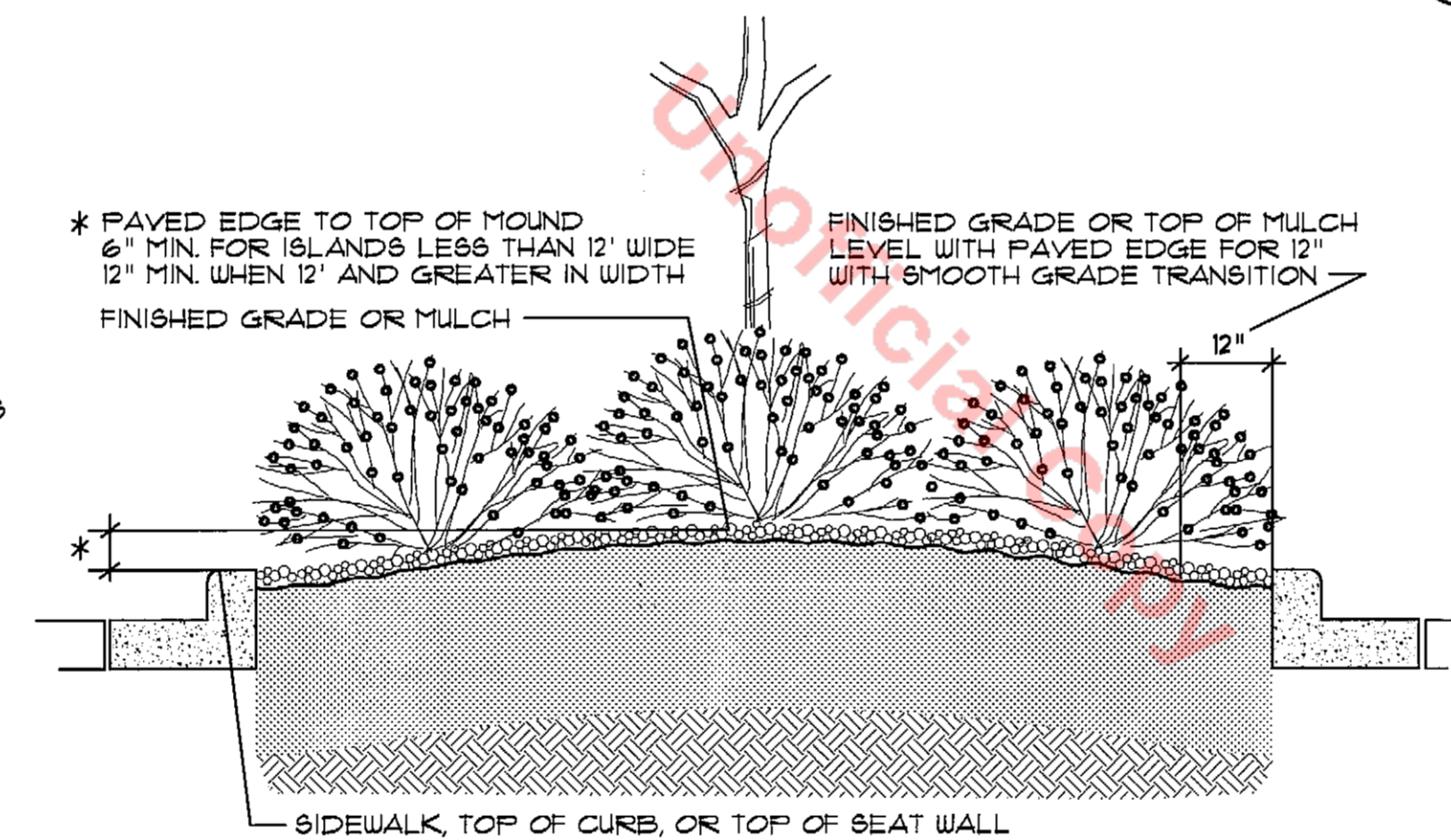
NOT TO SCALE



**SHRUB PLANTING**

**C**

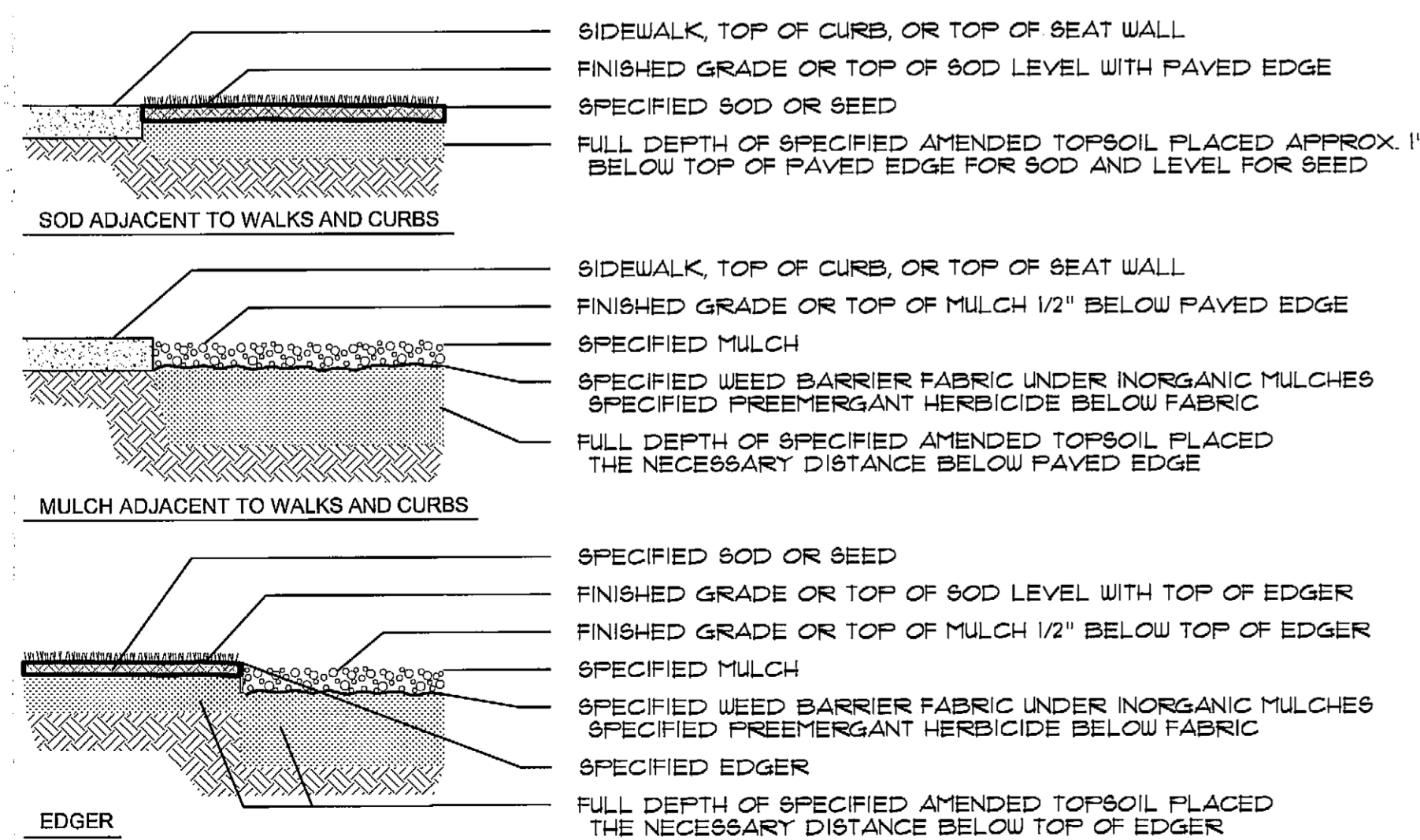
NOT TO SCALE



**MOUNDED ISLAND - SHRUBS & TREES**

**D**

NOT TO SCALE



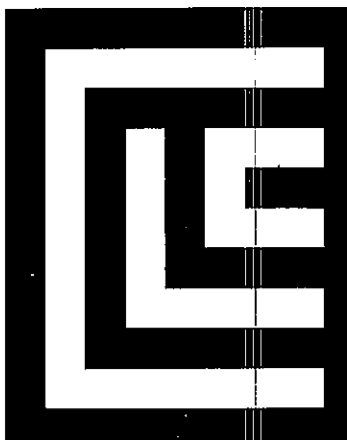
**EDGE TREATMENT**

**E**

NOT TO SCALE

### PRELIMINARY LANDSCAPE NOTES

- PLANT MATERIALS:**  
ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES AND THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT AND ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS. ALL TREES TO BE STAKED OR GUYED AS DEFINED IN THE DETAILS AND SPECIFICATIONS. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNBREADED AND FULL TO THE GROUND.
- MULCH:**  
MULCH FOR SHRUB, ORNAMENTAL GRASS AND PERENNIAL BEDS IS TO BE 1 1/2" ROUNDED LOCAL RIVER ROCK UNLESS OTHERWISE NOTED ON THE PLAN. MULCH FOR TREE RINGS IN SOD AND SEED AREAS AS WELL AS SPREADING GROUND COVER OR ANNUAL BEDS IS TO BE BARK MULCH. PLACE SPECIFIED WEED BARRIER FABRIC UNDER ROCK MULCH. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AND ROCK MULCH. PLACE ROCK MULCH A MINIMUM OF FOUR INCHES (4") DEEP. PLACE BARK MULCH A MINIMUM OF FOUR INCHES (4") DEEP IN ALL AREAS.
- SOIL AMENDMENT:**  
MINIMUM SOIL AMENDMENT FOR TURF AREAS SHALL BE THREE (3) CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET OF LANDSCAPE PLANTING AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF SIX (6") INCHES. ACCEPTABLE ORGANIC MATTERS INCLUDE AGED COMPOST, WOOD HUMUS FROM SOFT/NON-TOXIC TREES, SPHAGNUM MOSS (EXCLUDING THAT OF COLORADO ORIGIN), OR AGED/ TREATED MANURE (MINIMUM TWO YEARS AGED). RE: SPECIFICATIONS.
- IRRIGATION:**  
OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN AND THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS.  
A SEPARATE IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE IRRIGATION OF ALL PROPOSED LANDSCAPE WITHIN PLATTED LOT 5B. EXISTING LANDSCAPE ALONG FRONT STREET IS IRRIGATED BY AN EXISTING SYSTEM AND WILL NOT BE CONNECTED TO THE IRRIGATION SYSTEM PROPOSED FOR LOT 5B. THE PROPOSED IRRIGATION SYSTEM WILL BE OPERATED FROM A STUB OUT FROM THE DOMESTIC TAP AND METER ALONG WITH A SEPARATE BACKFLOW.
- LANDSCAPE AREAS:**  
ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. POP-UPS AND ROTARIES SHALL BE ZONED SEPARATELY. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH A SUBSURFACE, INLINE DRIP SYSTEM. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- MAINTENANCE:**  
LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOULDING OF LAUNES, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANT MATERIAL. SHOULD ANY PLANT MATERIALS DIE IT IS THE RESPONSIBILITY OF THE OWNER'S REPRESENTATIVE TO REPLACE IT WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
- UTILIZING THE ON-SITE SOILS:**  
AVAILABLE FROM SELECTED AREAS OF THE ON-SITE STOCK PILE, THE CONTRACTOR SHALL BACK FILL THE RETAINING WALLS TO WITHIN 4" OF THE TOP OF THE WALL (T.O.W.) IN THE SHRUB BEDS AND TO WITHIN 1" OF THE T.O.W. IN THE SOD AREAS. FOLLOWING THE SPREADING OF THE SPECIFIED MATERIAL EVENLY OVER ENTIRE AREA AND THOROUGHLY INCORPORATE ROTOTILLING OR FINELY DISCING (MAX. 1" SIZE) TO THE FULL DEPTH OF TOPSOIL (MIN. OF 4" DEEP).  
NOTE: PRIOR TO SPREADING THE ON-SITE SOIL, HAND RAKE THE EXISTING GRAVEL BACK FILL BEHIND THE RETAINING WALL CREATING A SMOOTH AND UNIFORM SURFACE SLOPING TOWARDS THE BACK OF THE LOWER RETAINING WALL.
- BACK FILL MIXTURE FOR TREES AND SHRUBS:**  
SHALL BE 1/3 COMPOSTED ORGANIC WOOD AND MANURE BASED PRODUCT.



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**FINAL PD SITE PLAN**  
**LOT 5B, MILESTONE FILING NO. 4**  
**4TH AMENDMENT**  
**CASTLE ROCK, COLORADO**

THESE PLANS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF KURT PRINZLOW, LANDSCAPE ARCHITECT, TOWN OF CASTLE ROCK CERTIFICATION NUMBER: 507

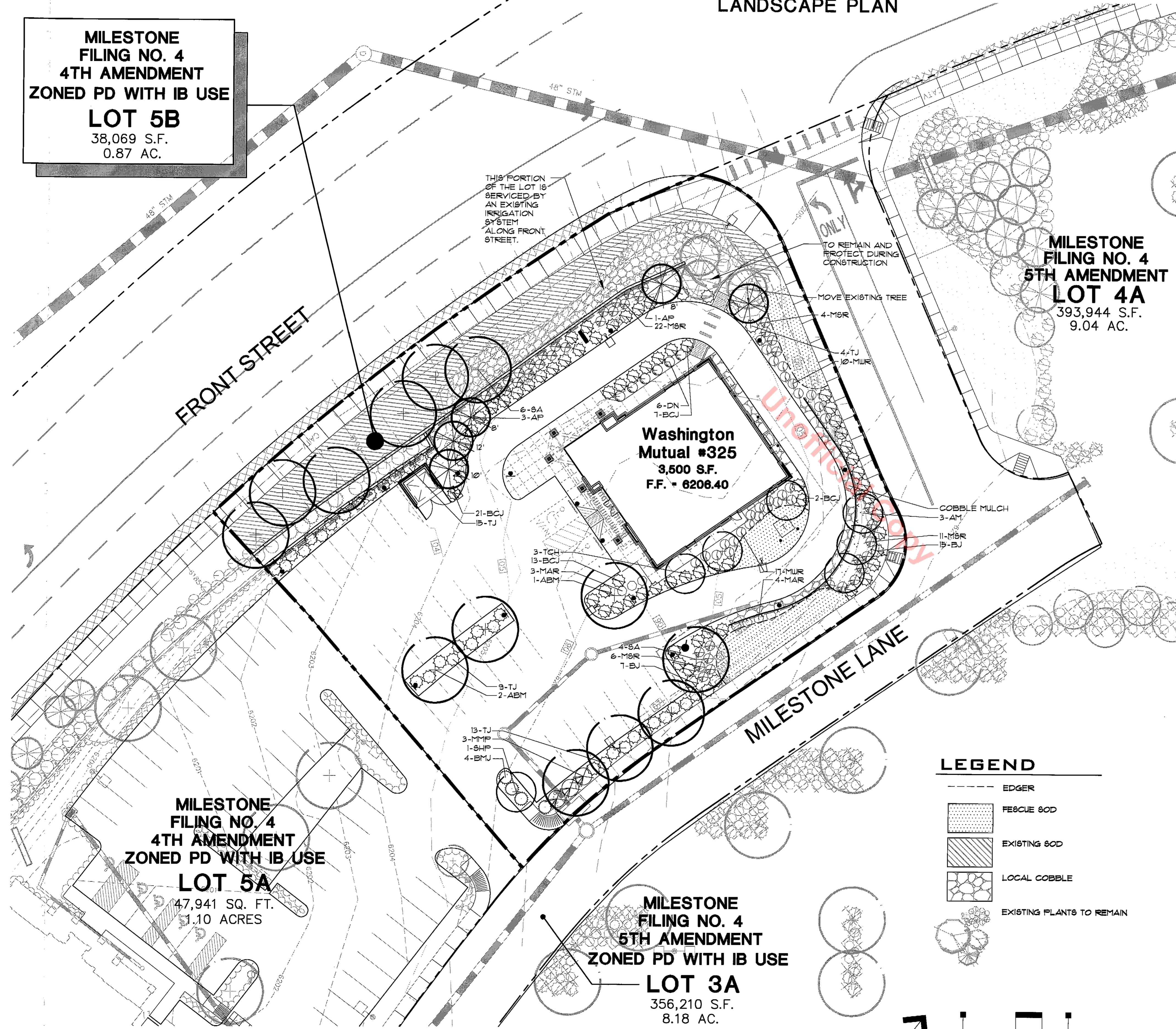
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DATE	DESCRIPTION	INITIAL	ACCEP/REPT
01/26/04			

PROJECT #: 03.0242  
 DRAWN BY: APH  
 DESIGNED BY: KDP  
 CHECKED BY: KDP

# FINAL PD SITE PLAN FOR LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT LANDSCAPE PLAN

**MILESTONE  
FILING NO. 4  
4TH AMENDMENT  
ZONED PD WITH IB USE  
LOT 5B**  
38,069 S.F.  
0.87 AC.



### PLANT LIST

QUAN.	SYM.	COMMON/BOTANICAL NAME	INSTALLED SIZE	REMARKS
<b>SHADE TREES</b>				
10	SA	SUMMIT ASH <i>Fraxinus pennsylvanica</i> 'Summit'	2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY
3	ABM	AUTUMN BLAZE MAPLE <i>Acer x freemanii</i> 'Autumn Blaze'	2" CAL. SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY
<b>ORNAMENTAL TREES</b>				
3	TCH	THORNLESS COCKSPUR HAWTHORN <i>Crataegus crus-galli</i> 'Inermis'	1 1/2" CAL. SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED
1	SHP	STONE HILL FEAR <i>Fyrus calleryana</i> 'Stone Hill'	1 1/2" CAL. SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED
3	AM	AMUR MAPLE <i>Acer ginnala</i> 'Flame'	6' HT. MULTI LEADER	3 LEADER MIN, B&B, STAKED
<b>EVERGREEN TREES</b>				
4	AP	AUSTRIAN PINE <i>Pinus nigra</i>	8, 10 & 12' HT. SEE PLAN	FULL FORM, B&B SPECIMEN QUALITY, GUYED
<b>DECIDUOUS SHRUBS</b>				
21	MUR	MEIDLAND WHITE ROSE <i>Rosa x Meiland White</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
1	MAR	MEIDLAND ALBA ROSE <i>Rosa</i> 'Meiland Alba'	5 GAL. 18"-24" HT.	SPACING 60" O.C. 5 CANES MIN.
43	M&R	MEIDLAND SCARLET ROSE <i>Rosa x Meiland Scarlet</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
6	DN	DWARF NINEBARK <i>Physocarpus opulifolius</i> 'Nanus'	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
<b>EVERGREEN SHRUBS</b>				
43	BCJ	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.
41	TJ	TAMMY JUNIPER <i>Juniperus sabinna</i> 'Tamaricifolia'	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.
4	BMJ	BROADMOOR JUNIPER <i>Juniperus sabinna</i> 'Broadmoor'	5 GAL. 18"-24" HT.	SPACING 60" O.C. 5 CANES MIN.
3	MMP	MOPS MUGO PINE <i>Pinus mugo</i> 'Mops'	3 GAL. 9"-12" HT.	SPACING 36" O.C. 5 CANES MIN.
22	BJ	BUFFALO JUNIPER <i>Juniperus sabinna</i> 'Buffalo'	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.

\* THE THREE EXISTING TREES ON SITE ARE TO BE PRESERVED.

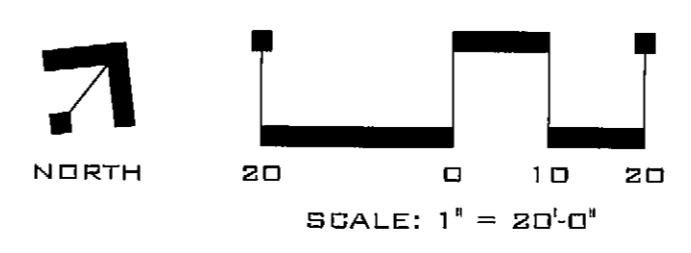
### CASTLE ROCK LANDSCAPE CALCULATIONS

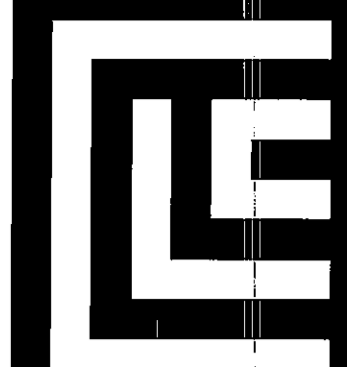
LANDSCAPE CATEGORIES	REQUIRED AREA (s.f.)	PROPOSED AREA (s.f.)	REQUIREMENT FORMULA	QUANTITY REQUIRED ON SITE	QUANTITY PROVIDED ON SITE
ENTIRE SITE	N/A	38,069	N/A	N/A	N/A
PAVED PARKING	N/A	12,130	N/A	N/A	N/A
PARKING LANDSCAPE	MINIMUM 10% OF PAVED PARKING	1,213 = 10% OF PAVED PARKING	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF.	3 TREES 5 SHRUBS	5 TREES 33 SHRUBS
TOTAL LANDSCAPE	MINIMUM 10% OF SITE	13,150 = 35% OF SITE	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF.	21 TREES 53 SHRUBS	21 TREES** 325 SHRUBS
LOCAL COBBLE WITHOUT PLANTS	MAXIMUM 25% OF LANDSCAPE	570 = 4% OF LANDSCAPE	N/A	N/A	N/A
RIVER ROCK WITH PLANTS	N/A	8,030 = 61% OF LANDSCAPE	N/A	N/A	N/A
IRRIGATED SOD	MAXIMUM 60% OF LANDSCAPE	4,550 = 35% OF LANDSCAPE	N/A	N/A	N/A

\* 5,392 SF OF THIS LANDSCAPE AREA IS EXISTING ALONG FRONT STREET. THIS FRONT STREET LANDSCAPE AREA IS ON AN EXISTING IRRIGATION SYSTEM AND WILL REMAIN ON THAT SYSTEM.  
\*\* THE THREE EXISTING TREES ON SITE ARE TO BE PRESERVED & COUNTED TOWARD THE REQUIRED NUMBER.

### LEGEND

- EDGER
- [Pattern] FESCUE SOD
- [Pattern] EXISTING SOD
- [Pattern] LOCAL COBBLE
- [Symbol] EXISTING PLANTS TO REMAIN





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ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

FINAL PD SITE PLAN

LOT 5B, MILESTONE FILING NO. 4

4TH AMENDMENT

CASTLE ROCK, COLORADO

LANDSCAPE PLAN

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

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

INITIAL ACCEPTANCE

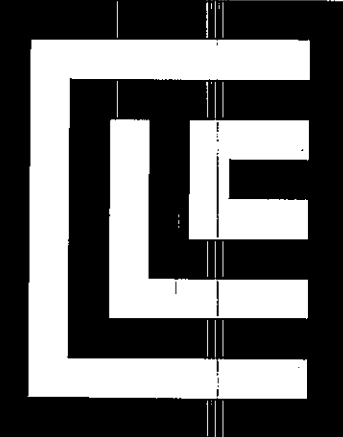
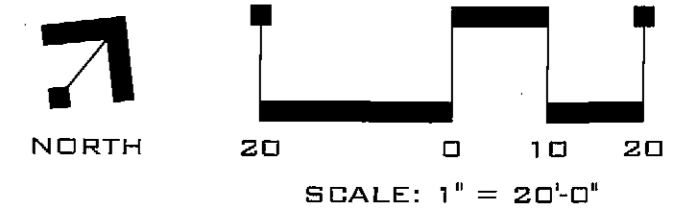
DATE: 01/26/04

PROJECT #: 03.0242  
DRAWN BY: APH  
DESIGNED BY: KDP  
CHECKED BY: KDP

7 of 8

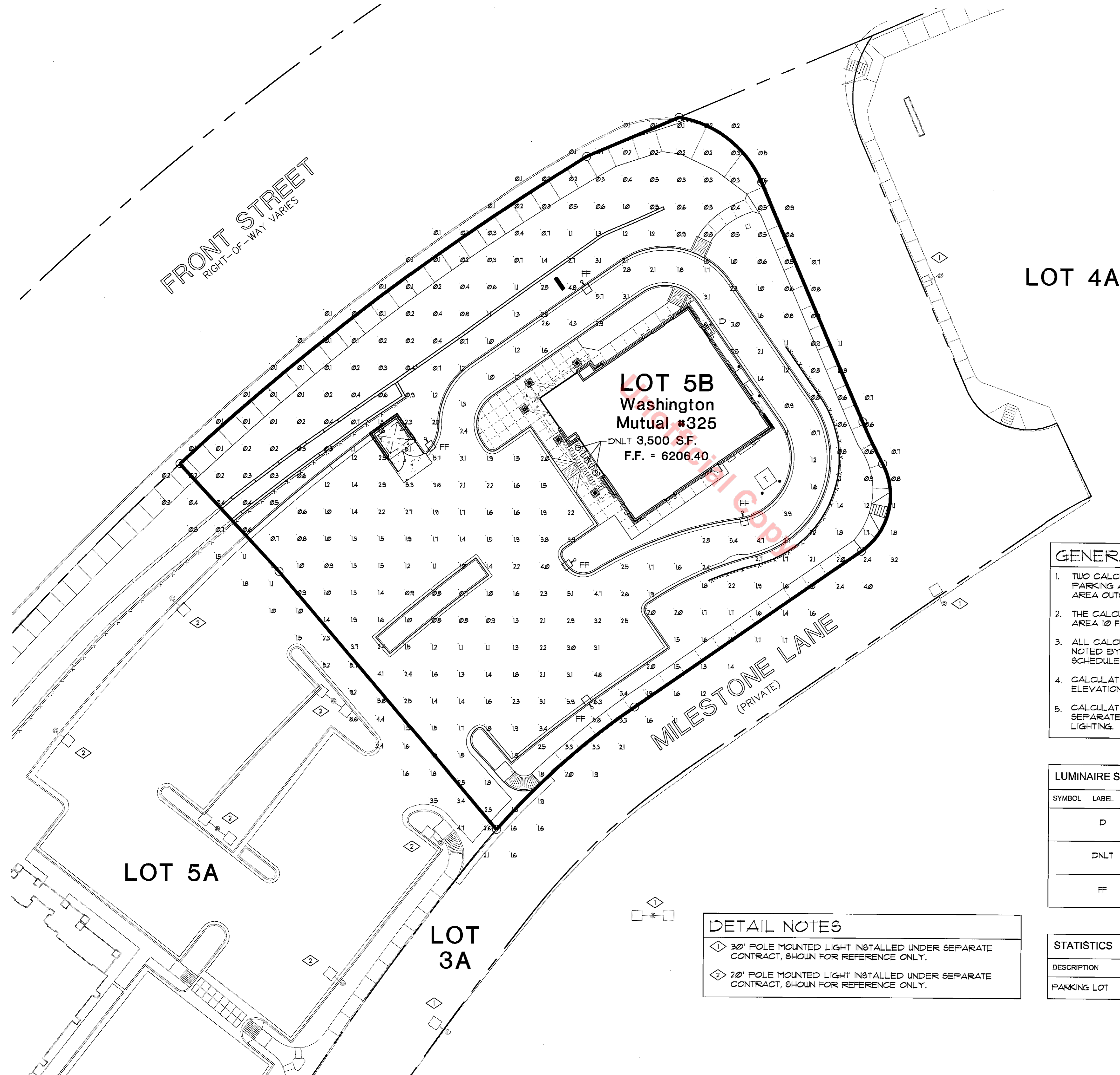
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# FINAL PD SITE PLAN FOR LOT 5B, MILESTONE FILING NO. 4, 4TH AMENDMENT PHOTOMETRIC PLAN



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LAND SURVEYING



- ### GENERAL NOTES
- TWO CALCULATION GRIDS HAVE BEEN USED FOR THIS LOT, ONE FOR THE PARKING AREA, AS NOTED IN THE STATISTICS BELOW, AND ONE FOR THE AREA OUTSIDE OF THE PARKING.
  - THE CALCULATION GRID RUN OUTSIDE OF THE PARKING AREA INCLUDES THE AREA 10 FEET BEYOND THE PROPERTY LINE.
  - ALL CALCULATIONS HAVE BEEN TAKEN USING INITIAL LUMEN OUTPUT, AS NOTED BY THE LIGHT LOSS FACTOR 'LLF' BEING 1.0 IN THE LUMINAIRE SCHEDULE.
  - CALCULATION GRIDS ARE TAKEN ON A HORIZONTAL PLANE AT GRADE (ZERO ELEVATION), WITH CALCULATION POINTS 10 FEET ON CENTER.
  - CALCULATION GRIDS INCLUDE INPUT FROM LIGHTING INSTALLED UNDER SEPARATE CONTRACTS, SUCH AS ADJACENT PARKING AREAS AND STREET LIGHTING.

### LUMINAIRE SCHEDULE

SYMBOL	LABEL	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	LLF
D	LITHONIA KARI 100M R2		CIRC. TYPE II SHARP CUT-OFF LUMINAIRE MOUNT ON WALL 45°	(1) 100W CLEAR METAL HALIDE	8500	1.00
DNL	LIGHTOLIER LDTV6KW LDTV 10HA		7-1/2" DIA. RECESSED HID DOWNLIGHT WITH LENS, BLACK REG. TRIM	(1) 10W COATED METAL HALIDE	5600	1.00
FF	LITHONIA KARI 150M R3		CIRC. AREA SHARP CUT-OFF LUMINAIRE 20' POLE	(2) 150W CLEAR METAL HALIDE	12900	1.00

### STATISTICS

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING LOT	22 FC	6.4 FC	0.6 FC	10.1:1	3.6:1

- ### DETAIL NOTES
- 30' POLE MOUNTED LIGHT INSTALLED UNDER SEPARATE CONTRACT, SHOWN FOR REFERENCE ONLY.
  - 20' POLE MOUNTED LIGHT INSTALLED UNDER SEPARATE CONTRACT, SHOWN FOR REFERENCE ONLY.

FINAL PD SITE PLAN  
 LOT 5B, MILESTONE FILING NO. 4  
 4TH AMENDMENT  
 CASTLE ROCK, COLORADO



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303-623-8200 FAX 623-8435

PHOTOMETRIC PLAN  
 PROJECT #: 03-0242  
 DRAWN BY: DBZ  
 DESIGNED BY: DBZ  
 CHECKED BY: DBZ

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