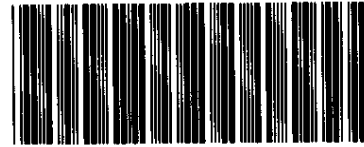


PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$131.00
13 PGS

2003133647
09/05/2003 10:48 AM



2003133647 13 PGS

GRANTOR:

(owner/signer)

CROWFOOT CASTLE ROCK, LLC ✓

GRANTEE:

(subdivision name or name of plat)

FINAL PD SITE PLAN
MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A
A MINOR SITE PLAN AMENDMENT TO THE MILESTONE
FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE
PLAN

LEGAL:

(section-township-range)

N/A

FINAL PD SITE PLAN MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A A MINOR SITE PLAN AMENDMENT TO THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN

LEGAL DESCRIPTION

LOT 3A, MILESTONE FILING NO. 4, 5TH 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 3A, MILESTONE FILING NO. 4, 5TH 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.

Steve M. Olson
STEVE M. OLSON, PLS.
COLORADO REGISTRATION NO. 24670
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.
DATE: July 9, 2003

BENCHMARK

CHISELED CROWS FOOT IN THE HANDICAP RAMP AT THE SOUTHWEST CORNER OF FRONT STREET AND FOUNDERS PARKWAY, ELEV. 6238.00 FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26 ASSUMED TO BEAR NORTH 00°23'28" EAST BETWEEN THE MONUMENTS SHOWN ON THE FINAL PLAT.

GENERAL NOTES

- THE IMPROVEMENTS APPROVED UNDER THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN ARE IN PLACE OR UNDER CONSTRUCTION ON THE PROPERTY.
- IMMEDIATE 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.
- THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES PER THE ATTACHED PHASING PLAN.
- 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 UTILITIES, DRAINAGE AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE FINAL PD SITE PLAN SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
- 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.

FLOOD PLAIN NOTE

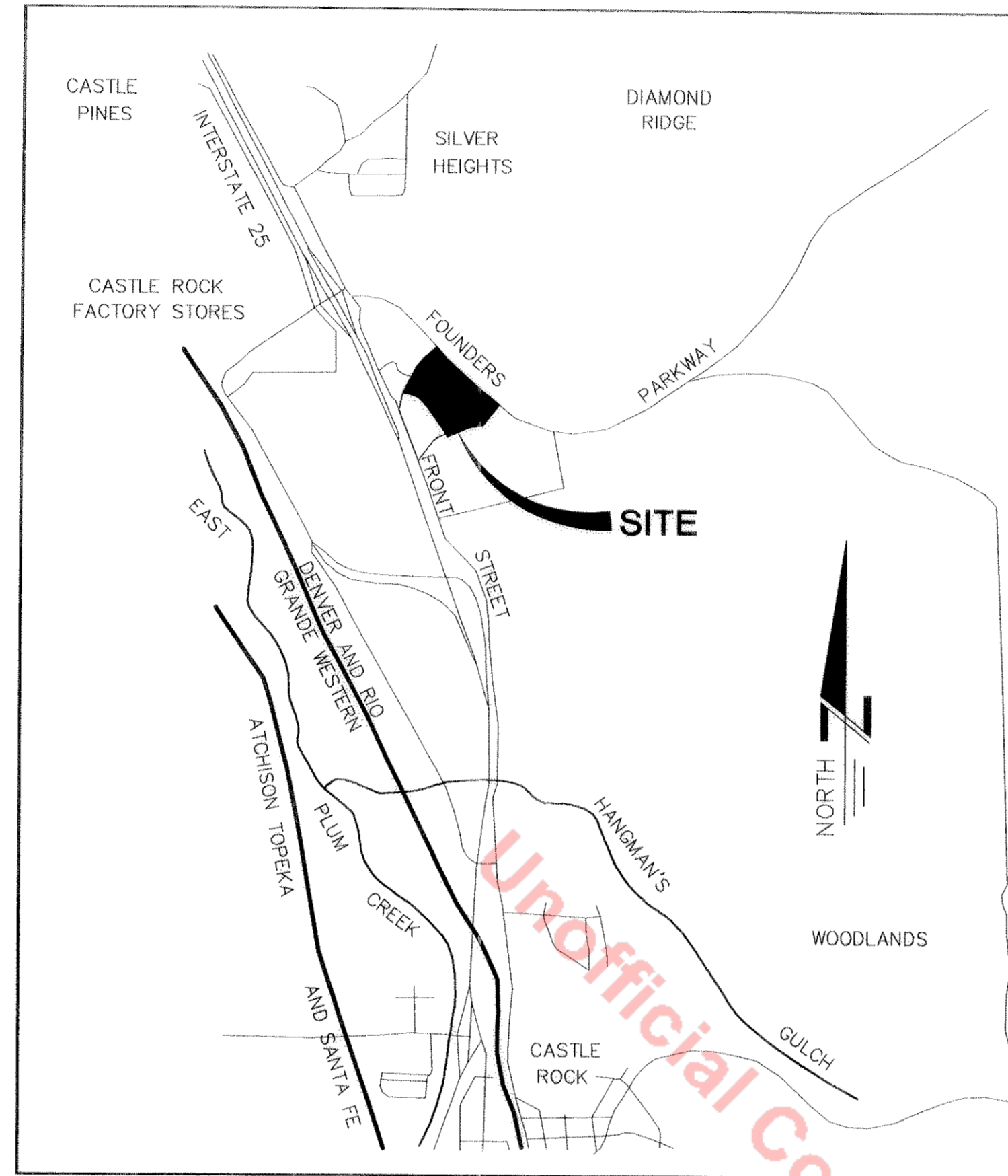
- ACCORDING TO FIRM MAP 080049 0186 C THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

LAND USE SUMMARY

ZONING PD WITH IB USE
LOT 3A AREA 356,210 S.F. (8.18 AC.)
BUILDING AREA COVERAGE 51,231 S.F.

DEVELOPMENT STANDARDS - LOT 3A

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
LANDSCAPE AREA	37,069	64,482 S.F.
BUILDING FOOTPRINTS	N/A	51,231 S.F.
PARKING LOT AREA	N/A	110,451 S.F.
SIDEWALK, STREETS, ETC.	N/A	130,046 S.F.
TOTAL PKG./HARDSCAPE AREA	N/A	291,728 S.F.
MIN. BUILDING SETBACKS		
BUILDING FRONT (WEST)	N/A	485 FEET (APPROXIMATELY)
BUILDING SIDE (NORTH)	N/A	0 FEET (APPROXIMATELY)
BUILDING SIDE (SOUTH)	N/A	85 FEET (APPROXIMATELY)
BUILDING REAR (EAST)	N/A	38 FEET (APPROXIMATELY)
MAX. BUILDING HEIGHT	50 FEET - PERMITTED	30 FEET
OFF-STREET PARKING	4.0 SP./1000 SF GFA	4.70 SP./1000 SF GFA
STANDARD SPACES	205	241
HANDICAP SPACES	7	7
CROSS ACCESS SPACES (NOT INCLUDED IN LOT 4 RATIO CALCULATION)	N/A	45



VICINITY MAP

1" = 2000'

PROPERTY OWNER

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

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT, ARCHITECT

CLC ASSOCIATES, INC.
8480 E. ORCHARD ROAD
SUITE 2000
GREENWOOD VILLAGE, COLORADO 80112
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/SP2 SITE PLAN
GP1/GP2 GRADING PLAN
UP1/UP2 UTILITY PLAN
EL1 ARCHITECTURAL ELEVATIONS
LP1-LP3 LANDSCAPE PLAN
LP4 LANDSCAPE DETAILS
PH1 PHOTOMETRIC PLAN

TOWN APPROVAL

THE FINAL PD SITE PLAN FOR MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A, A MINOR SITE PLAN AMENDMENT TO THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN, WAS APPROVED BY DEVELOPMENT SERVICES FOR THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13TH DAY OF July 20 03

ATTEST:

Kathleen A. Sellman 7-21-03
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 10:48 A.M. ON THE 5TH DAY OF Sept, 2003.

Reception # 2003133647

DOUGLAS COUNTY CLERK AND RECORDER
BY: *Tulayre*
DEPUTY

TITLE CERTIFICATION

I, *Cecile Stearns*, BEING AN AUTHORIZED REPRESENTATIVE OF *Land Title Guaranty*, A TITLE INSURANCE COMPANY LICENSED 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 8TH DAY OF July, 2003

BY: *Susan I. Rasmussen*
SUSAN I. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2003
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS July 8th, 2003
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 9-1-03
Susan I. Rasmussen
NOTARY PUBLIC

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3A, MILESTONE FILING NO. 4, 5TH AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

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

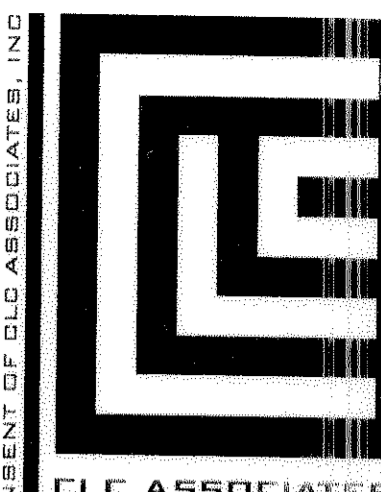
BY: *Glen R. Smith*
MR. GLEN R. SMITH
MANAGER

SIGNED THIS 7th July 20 03. SIGNED THIS 7th July 20 03.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 11/21/04
Christened Trichey
NOTARY PUBLIC

MODIFICATIONS

CHANGE
1. EXPANSION OF RETAIL C TO THE NORTH. EXPANDED BY 3,986 SQ. FT. FROM 11,700 SQ. FT. TO 15,686 SQ. FT.
2. ADJUSTMENT OF NORTH PROPERTY LINE DUE TO EXPANSION OF RETAIL C.
3. ACCESS DRIVE/ RETAINING WALL EXTENSION TO ACCOMMODATE LOT 4A DEVELOPMENT.
4. FOUNDERS PARKWAY LANDSCAPE ADDITION.



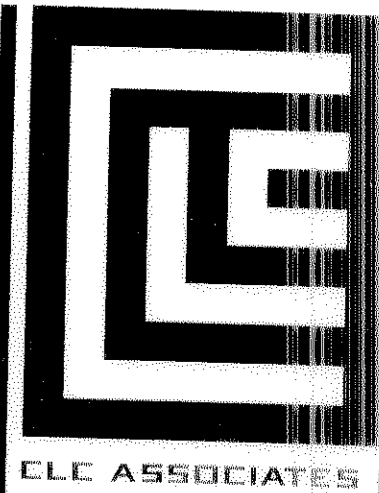
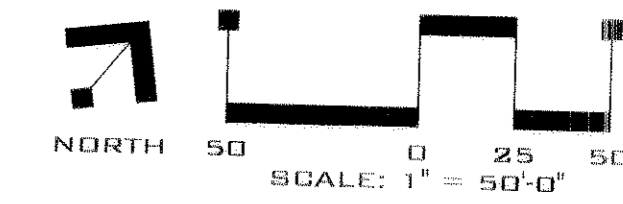
CLC ASSOCIATES
8480 E. ORCHARD ROAD
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80112
P 303 770 5600
F 303 770 2349
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

FINAL PD SITE PLAN
MILESTONE FILING NO. 4
5TH AMENDMENT, LOT 3A
CASTLE ROCK, COLORADO

PROJECT #: 99-135
DRAWN BY: JLS
DESIGNED BY: JDT
CHECKED BY: JDT

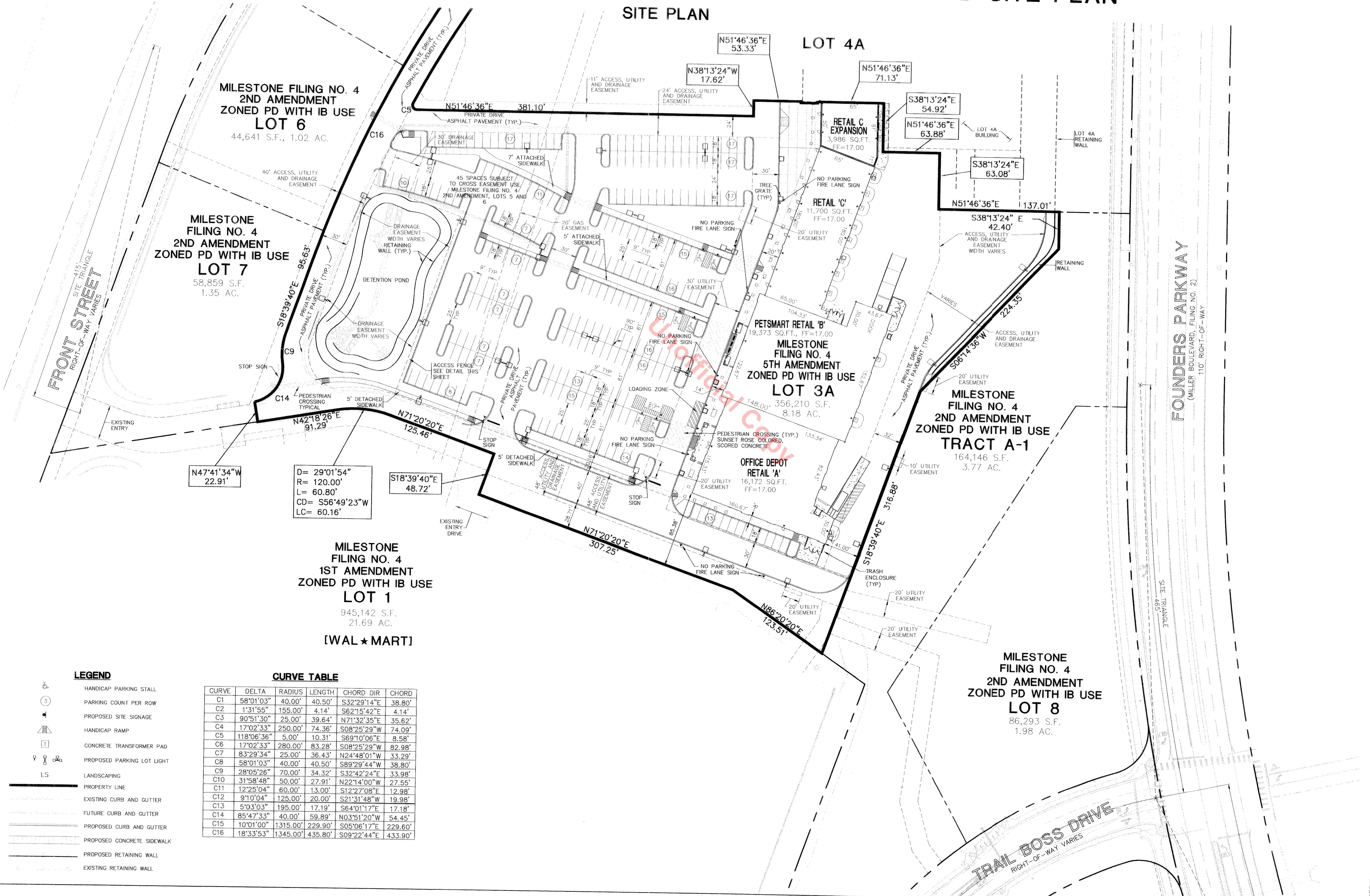
FINAL PD SITE PLAN MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A A MINOR SITE PLAN AMENDMENT TO THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN



CLC ASSOCIATES
 8480 E. ORCHARD RD.
 SUITE 2000
 GREENWOOD VILLAGE
 COLORADO 80111
 P: 303 770 5600
 F: 303 770 2949
 CLC@CLC.COM

FINAL PD SITE PLAN
MILESTONE FILING NO. 4
5TH AMENDMENT, LOT 3A
 CASTLE ROCK, COLORADO

SITE PLAN



**MILESTONE FILING NO. 4
2ND AMENDMENT
ZONED PD WITH IB USE
LOT 6**
44,641 S.F., 1.02 AC.

**MILESTONE FILING NO. 4
2ND AMENDMENT
ZONED PD WITH IB USE
LOT 7**
58,859 S.F.,
1.35 AC.

**MILESTONE FILING NO. 4
1ST AMENDMENT
ZONED PD WITH IB USE
LOT 1**
945,142 S.F.
21.69 AC.
[WAL * MART]

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

**MILESTONE FILING NO. 4
2ND AMENDMENT
ZONED PD WITH IB USE
TRACT A-1**
164,146 S.F.,
3.77 AC.

**MILESTONE FILING NO. 4
2ND AMENDMENT
ZONED PD WITH IB USE
LOT 8**
86,293 S.F.,
1.98 AC.

LEGEND

- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- PROPOSED SITE SIGNAGE
- HANDICAP RAMP
- CONCRETE TRANSFORMER PAD
- PROPOSED PARKING LOT LIGHT
- LANDSCAPING
- PROPERTY LINE
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIR	CHORD
C1	58°01'03"	40.00'	40.50'	S32°29'14"E	38.80'
C2	1°31'55"	155.00'	4.14'	S62°15'42"E	4.14'
C3	90°51'30"	250.00'	39.64'	N71°32'35"E	35.62'
C4	17°02'33"	250.00'	74.36'	S08°25'29"W	74.09'
C5	118°06'36"	5.00'	10.31'	S69°10'06"E	8.58'
C6	17°02'33"	280.00'	83.28'	S08°25'29"W	82.98'
C7	83°29'34"	25.00'	36.43'	N24°48'01"W	33.29'
C8	58°01'03"	40.00'	40.50'	S89°29'44"W	38.80'
C9	28°05'26"	70.00'	34.32'	S32°42'24"E	33.98'
C10	31°58'48"	50.00'	27.91'	N22°14'00"W	27.55'
C11	12°25'04"	60.00'	13.00'	S12°27'08"E	12.98'
C12	9°10'04"	125.00'	20.00'	S21°31'48"W	19.98'
C13	5°03'03"	195.00'	17.19'	S64°01'17"E	17.18'
C14	85°47'33"	40.00'	59.89'	N03°51'20"W	54.45'
C15	10°01'00"	1315.00'	229.90'	S05°06'17"E	229.60'
C16	18°33'53"	1345.00'	435.80'	S09°22'44"E	433.90'

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PROJECT #: 99.135
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT

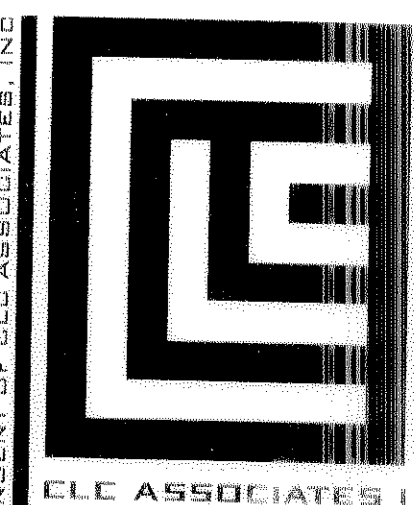
FINAL PD SITE PLAN

MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A

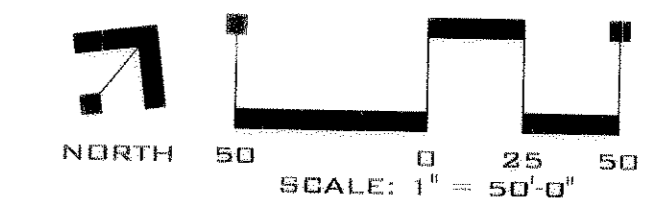
A MINOR SITE PLAN AMENDMENT TO THE

MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN

SITE PLAN



CLC ASSOCIATES
 6480 E. OREGON RD.
 SUITE 3000
 GREENWOOD VILLAGE
 COLORADO 80111
 P 303 770 5600
 F 303 770 2349
 CLC@CLC.CO
 ARCHITECTURAL
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING



FINAL PD SITE PLAN
 MILESTONE FILING NO. 4
 5TH AMENDMENT, LOT 3A
 CASTLE ROCK, COLORADO

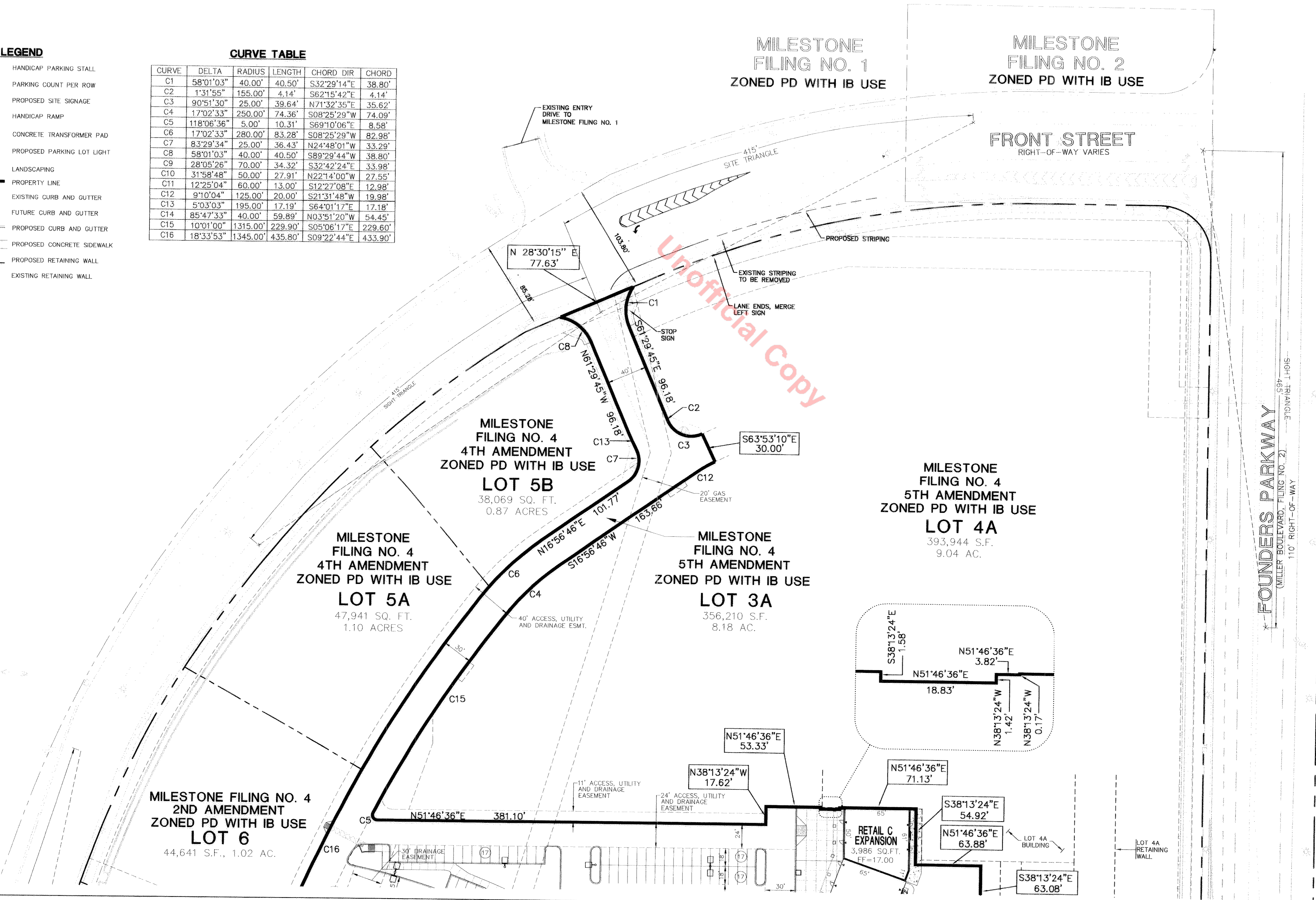
SITE PLAN
 PROJECT #: 99-135
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT
 DATE: 07/08/03
 DESCRIPTION: INITIAL ACCEPTANCE

LEGEND

- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- PROPOSED SITE SIGNAGE
- HANDICAP RAMP
- CONCRETE TRANSFORMER PAD
- PROPOSED PARKING LOT LIGHT
- LANDSCAPING
- PROPERTY LINE
- EXISTING CURB AND GUTTER
- FUTURE CURB AND GUTTER
- PROPOSED CURB AND GUTTER
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C16	18°33'53"	1345.00'	435.80'	S09°22'44"E	433.90'



Unofficial Copy

INTERSTATE
 HIGHWAY 25
 RIGHT-OF-WAY VARIES

FOUNDERS PARKWAY
 (WILLER BOULEVARD, FILING NO. 2)
 110' RIGHT-OF-WAY

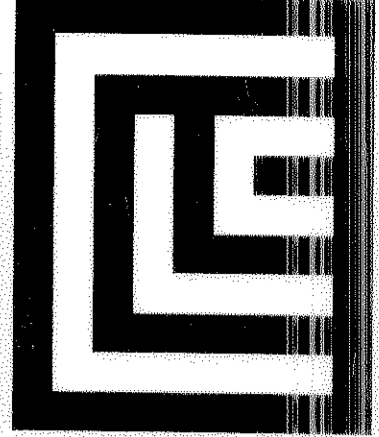
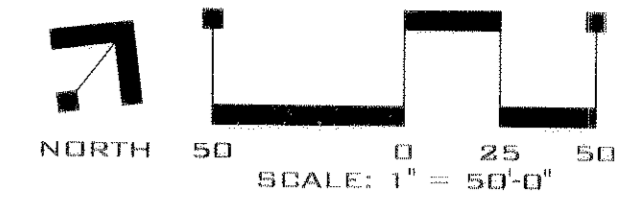
FINAL PD SITE PLAN

MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A

A MINOR SITE PLAN AMENDMENT TO THE

MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN

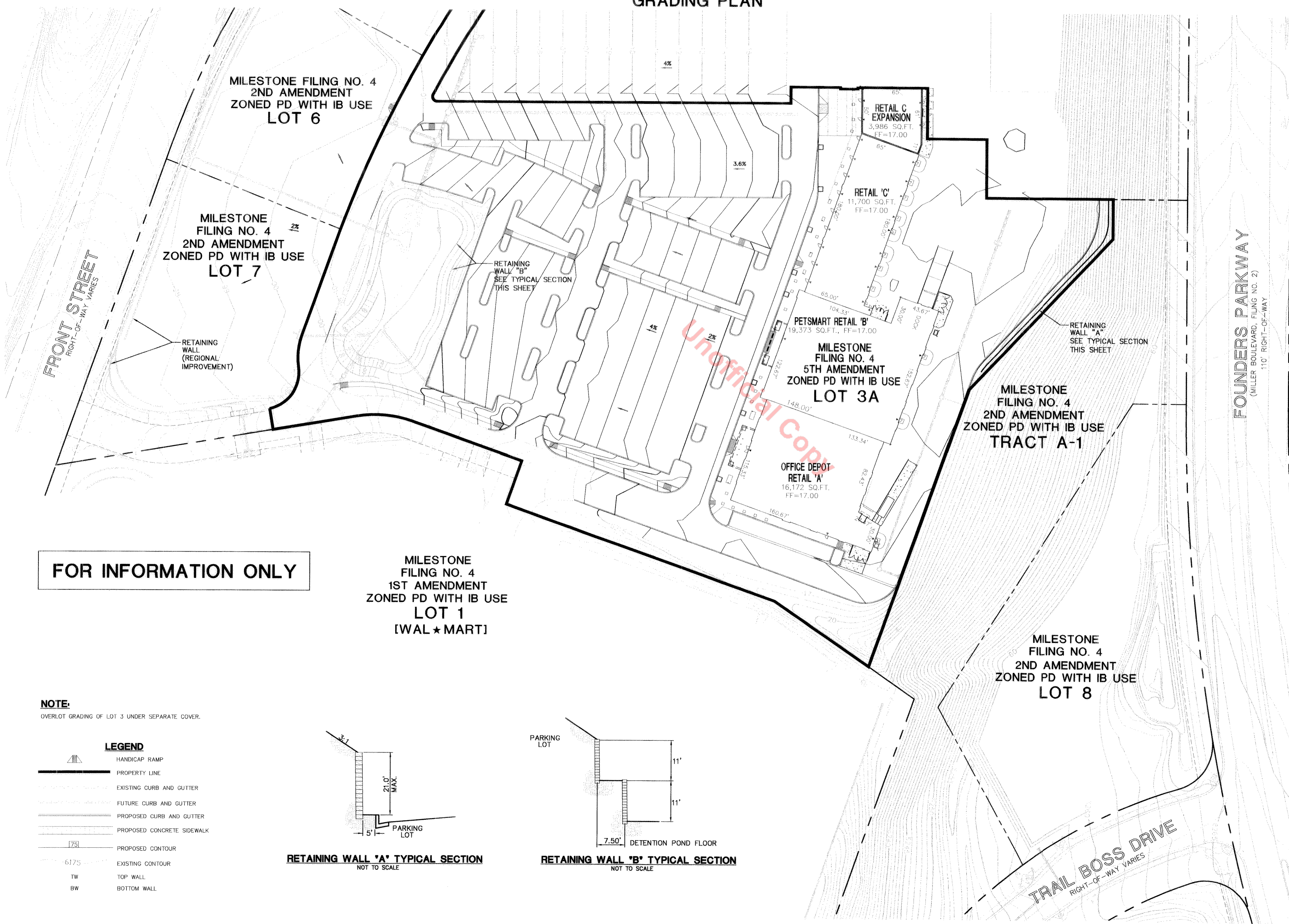
GRADING PLAN



LLC ASSOCIATES
 8480 E. ORCHARD RD.
 SUITE 2000
 GREENWOOD VILLAGE
 COLORADO 80111
 P 303 770 5600
 F 303 770 2949
 LLCAS000.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

FINAL PD SITE PLAN
 MILESTONE FILING NO. 4
 5TH AMENDMENT, LOT 3A
 CASTLE ROCK, COLORADO



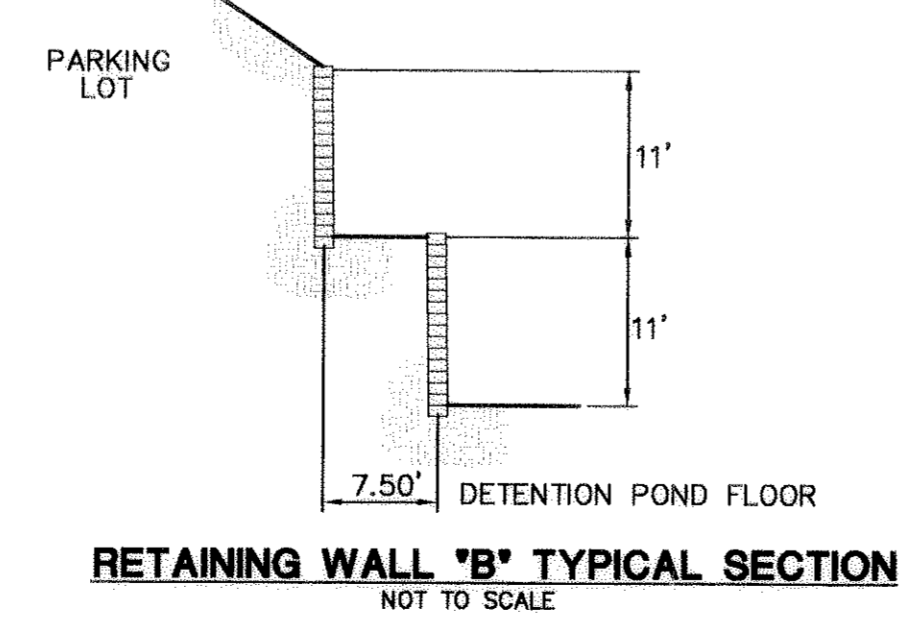
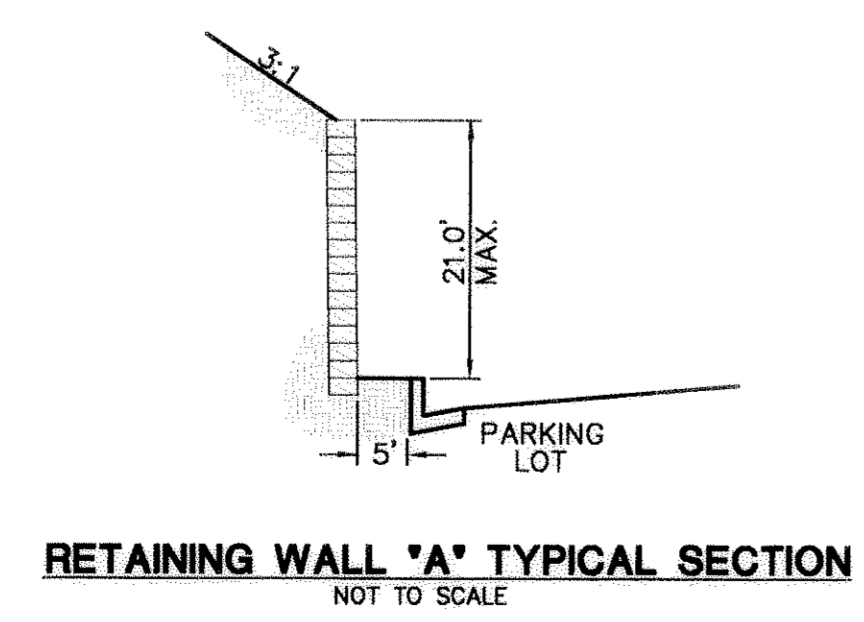
FOR INFORMATION ONLY

MILESTONE FILING NO. 4
 1ST AMENDMENT
 ZONED PD WITH IB USE
 LOT 1
 [WAL * MART]

NOTE:
 OVERLOT GRADING OF LOT 3 UNDER SEPARATE COVER.

LEGEND

	HANDICAP RAMP
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	FUTURE CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONTOUR
	EXISTING CONTOUR
TW	TOP WALL
BW	BOTTOM WALL

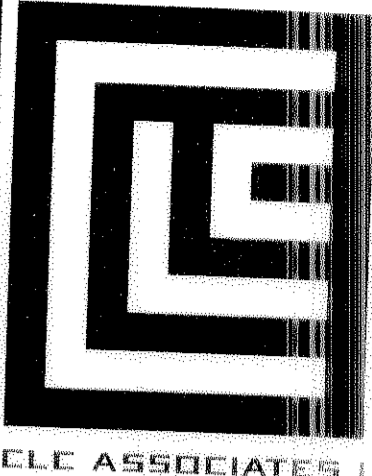


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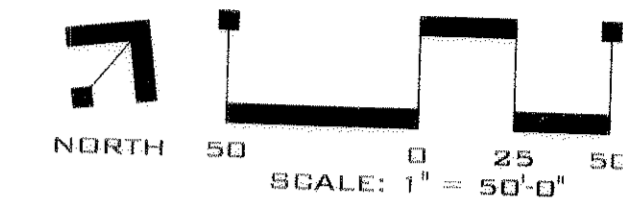
PROJECT #: 99.135
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT

DATE	DESCRIPTION
07/08/08	INITIAL ACCEPTANCE

FINAL PD SITE PLAN MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A A MINOR SITE PLAN AMENDMENT TO THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN GRADING PLAN



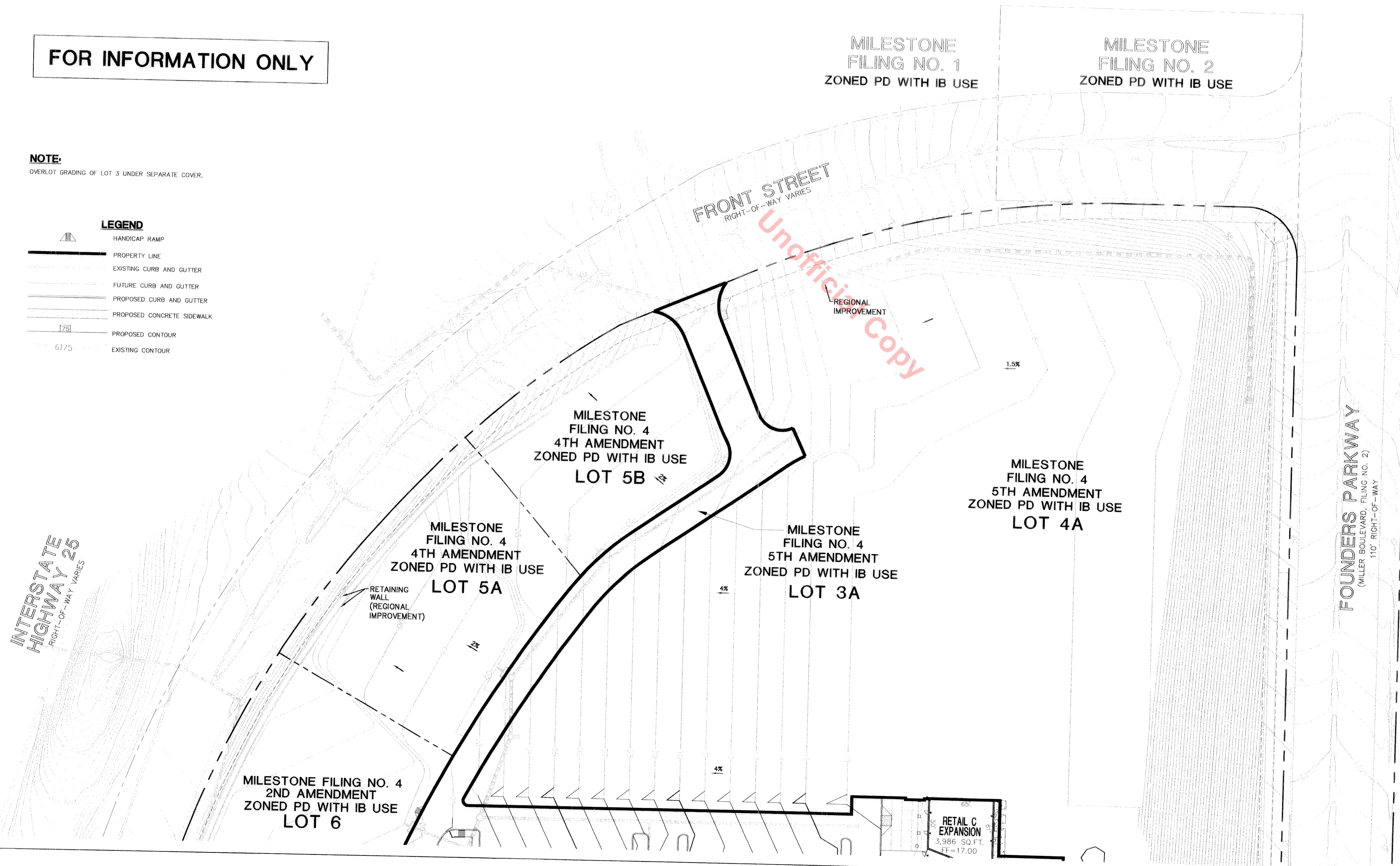
CLC ASSOCIATES
0480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCASSOC.COM
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING



FOR INFORMATION ONLY

NOTE:
OVERLOT GRADING OF LOT 3 UNDER SEPARATE COVER.

- LEGEND**
- HANDICAP RAMP
 - PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - FUTURE CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONTOUR
 - EXISTING CONTOUR



FINAL PD SITE PLAN
 MILESTONE FILING NO. 4
 5TH AMENDMENT, LOT 3A
 CASTLE ROCK, COLORADO

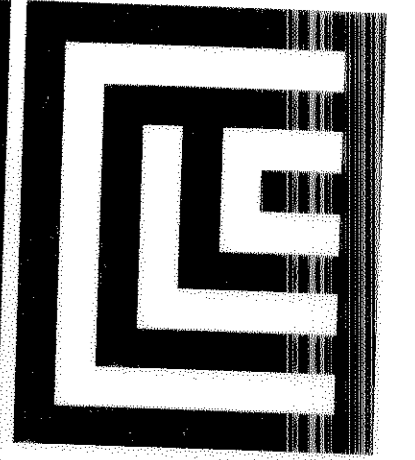
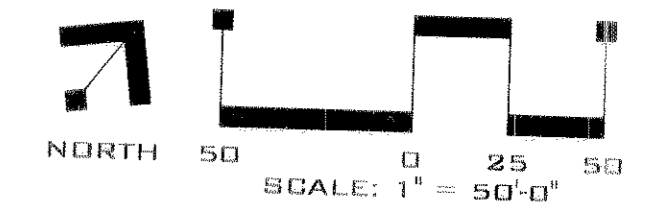
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DATE	DESCRIPTION
07/08/03	INITIAL ACCEPTANCE

PROJECT #: 99.135
DRAWN BY: JLS
DESIGNED BY: JDT
CHECKED BY: JDT

GRADING PLAN

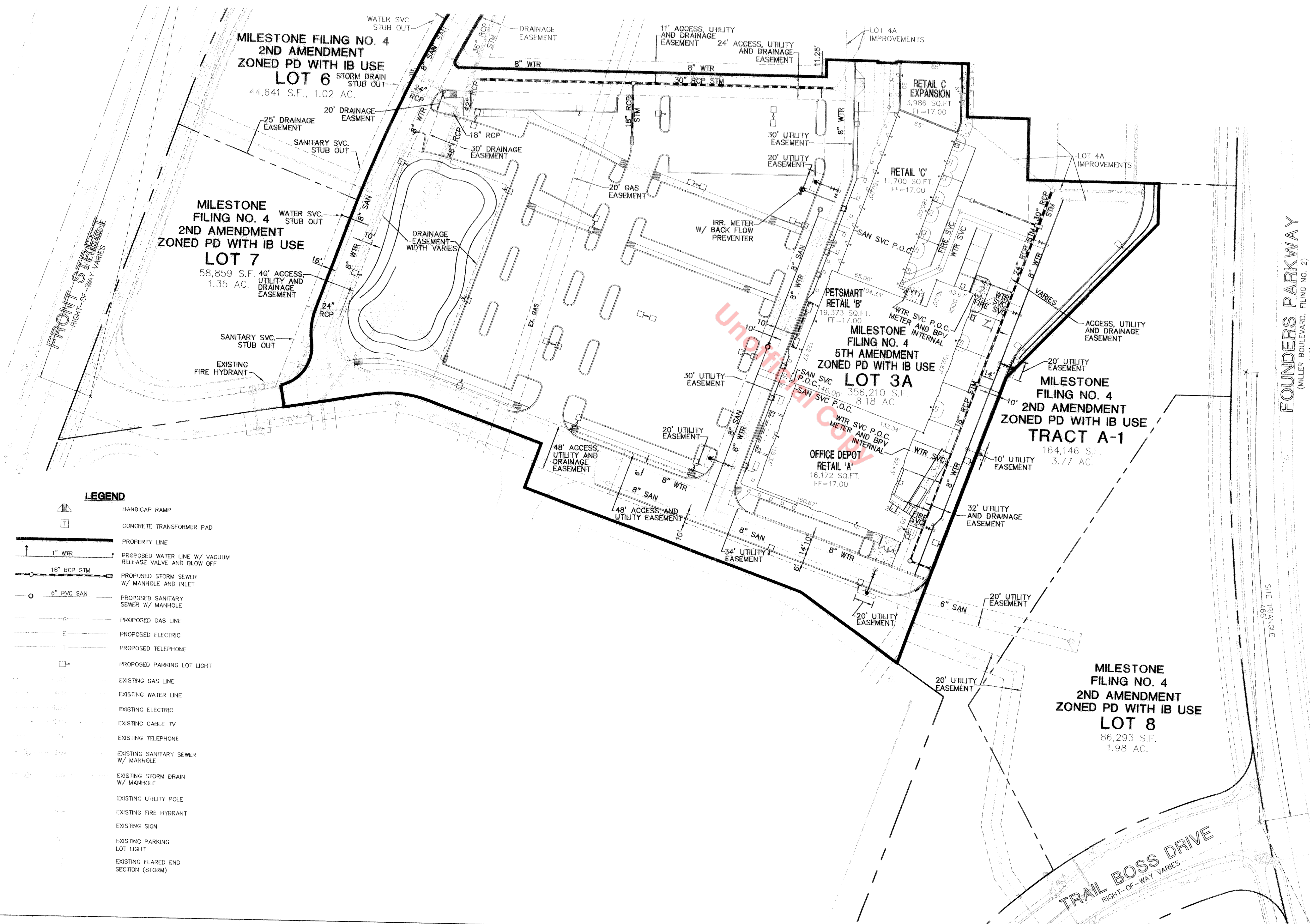
FINAL PD SITE PLAN MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A A MINOR SITE PLAN AMENDMENT TO THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN UTILITY PLAN



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FINAL PD SITE PLAN
 MILESTONE FILING NO. 4
 5TH AMENDMENT, LOT 3A
 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)

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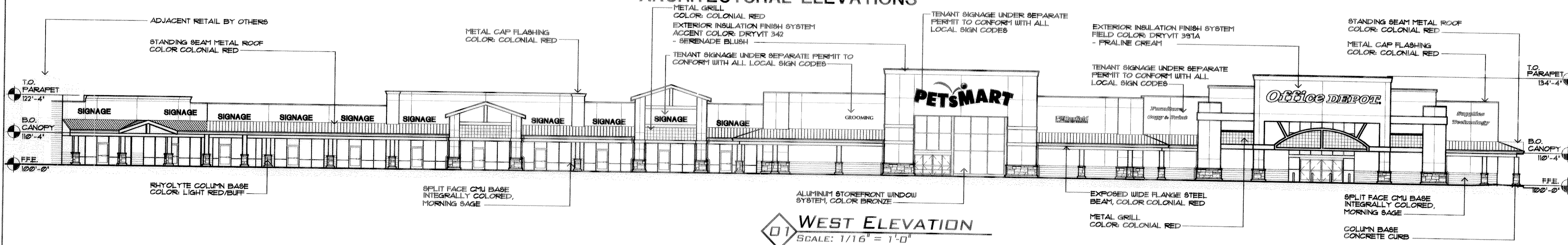
DATE	DESCRIPTION	INITIAL ACCEPTANCE
07/05/03		

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 DRAWN BY: JLS
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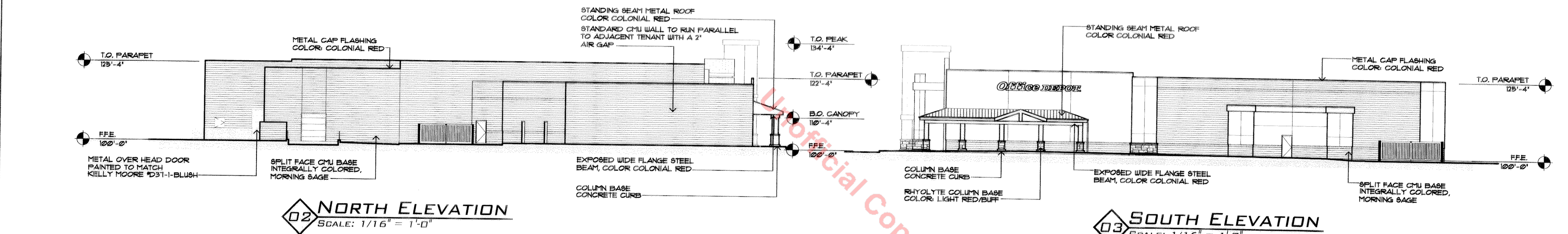
UTILITY PLAN

FINAL PD SITE PLAN MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A A MINOR SITE PLAN AMENDMENT TO THE MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN

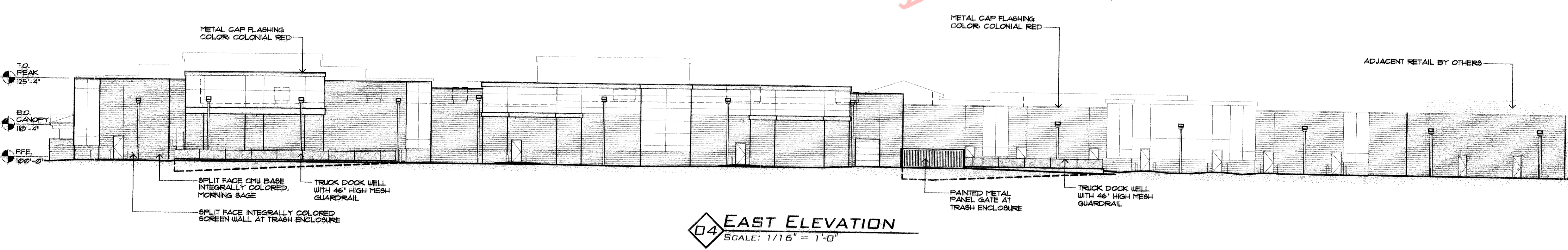
ARCHITECTURAL ELEVATIONS



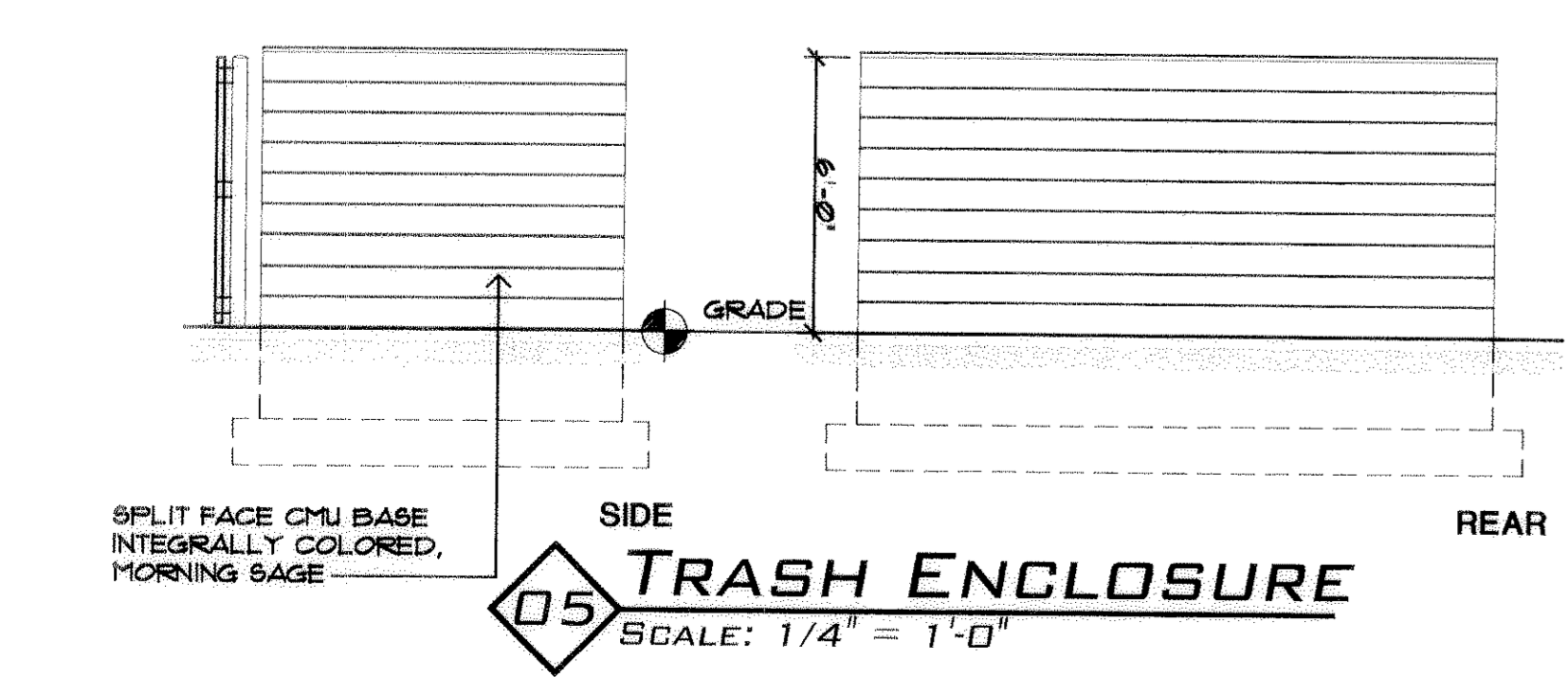
01 WEST ELEVATION
SCALE: 1/16" = 1'-0"



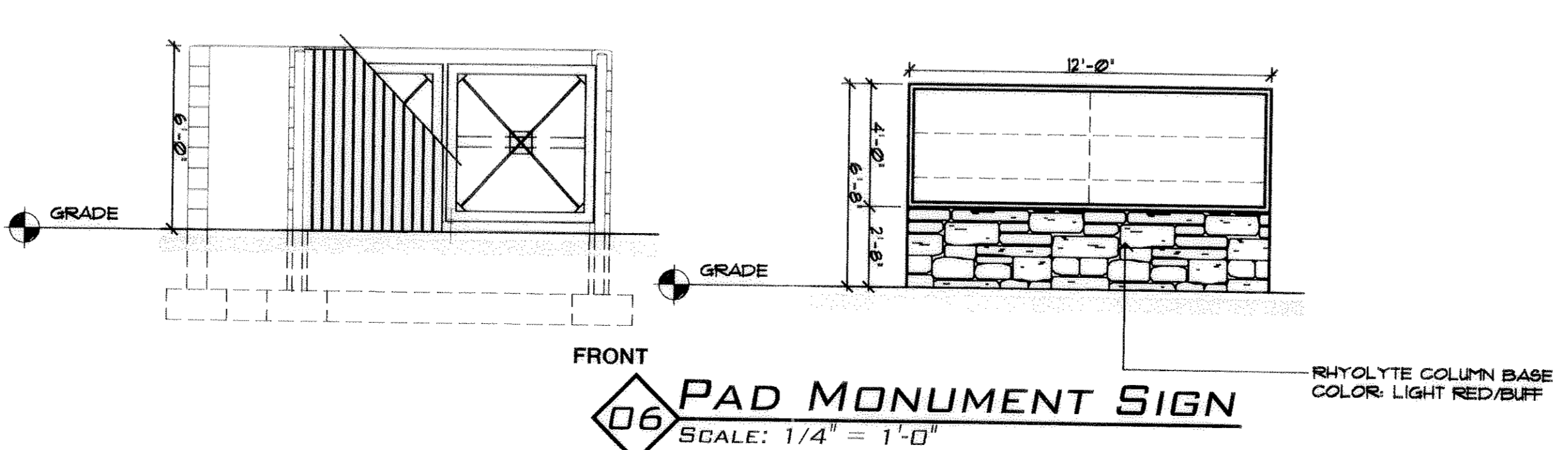
02 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



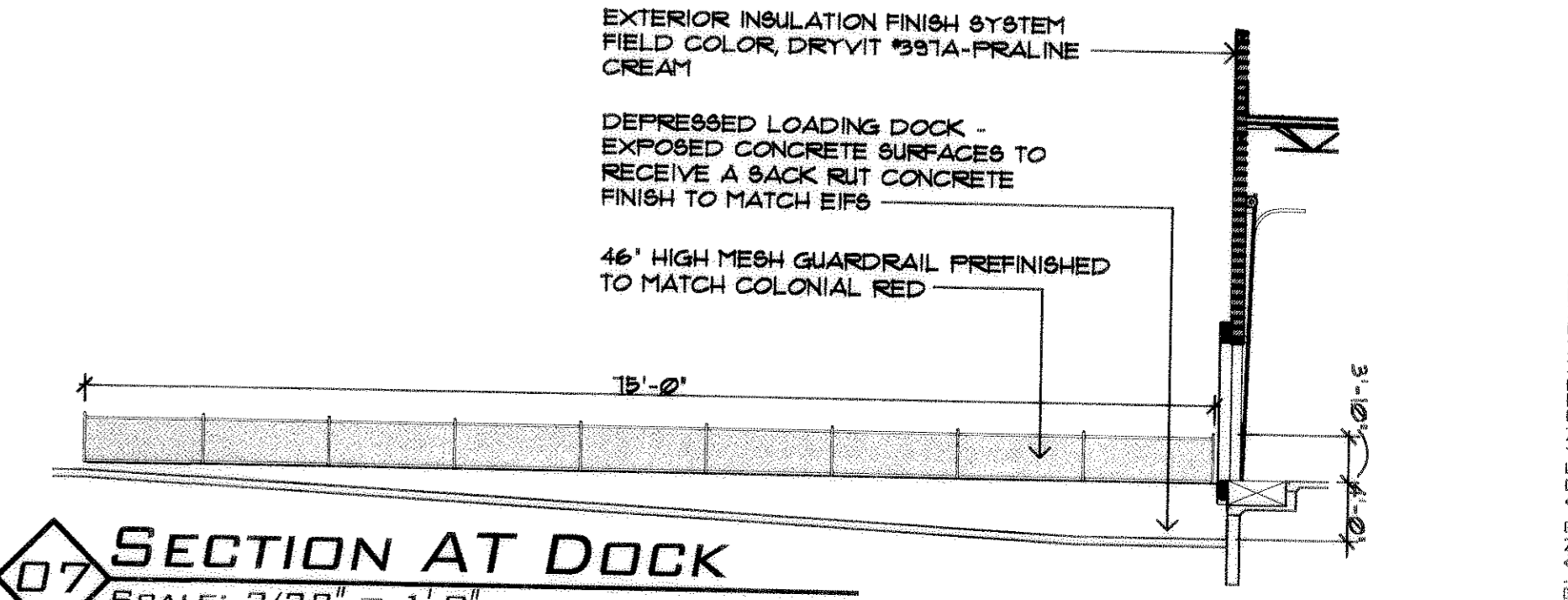
04 EAST ELEVATION
SCALE: 1/16" = 1'-0"



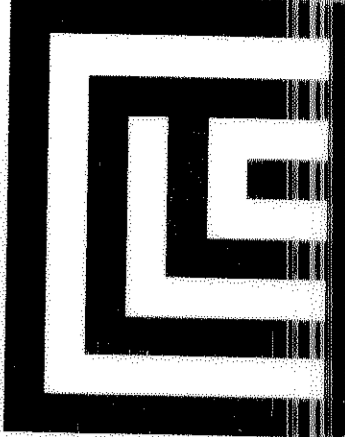
05 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



06 PAD MONUMENT SIGN
SCALE: 1/4" = 1'-0"



07 SECTION AT DOCK
SCALE: 3/32" = 1'-0"



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FINAL PD SITE PLAN

MILESTONE FILING NO. 4

5TH AMENDMENT, LOT 3A

CASTLE ROCK, COLORADO

ARCHITECTURAL ELEVATIONS

DATE: 07/08/03
DESCRIPTION: INITIAL ACCEPTANCE
DRAWN BY: SDA
DESIGNED BY: JAD
CHECKED BY: JAD

PROJECT #: 99.135

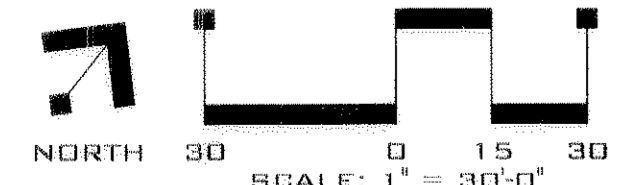
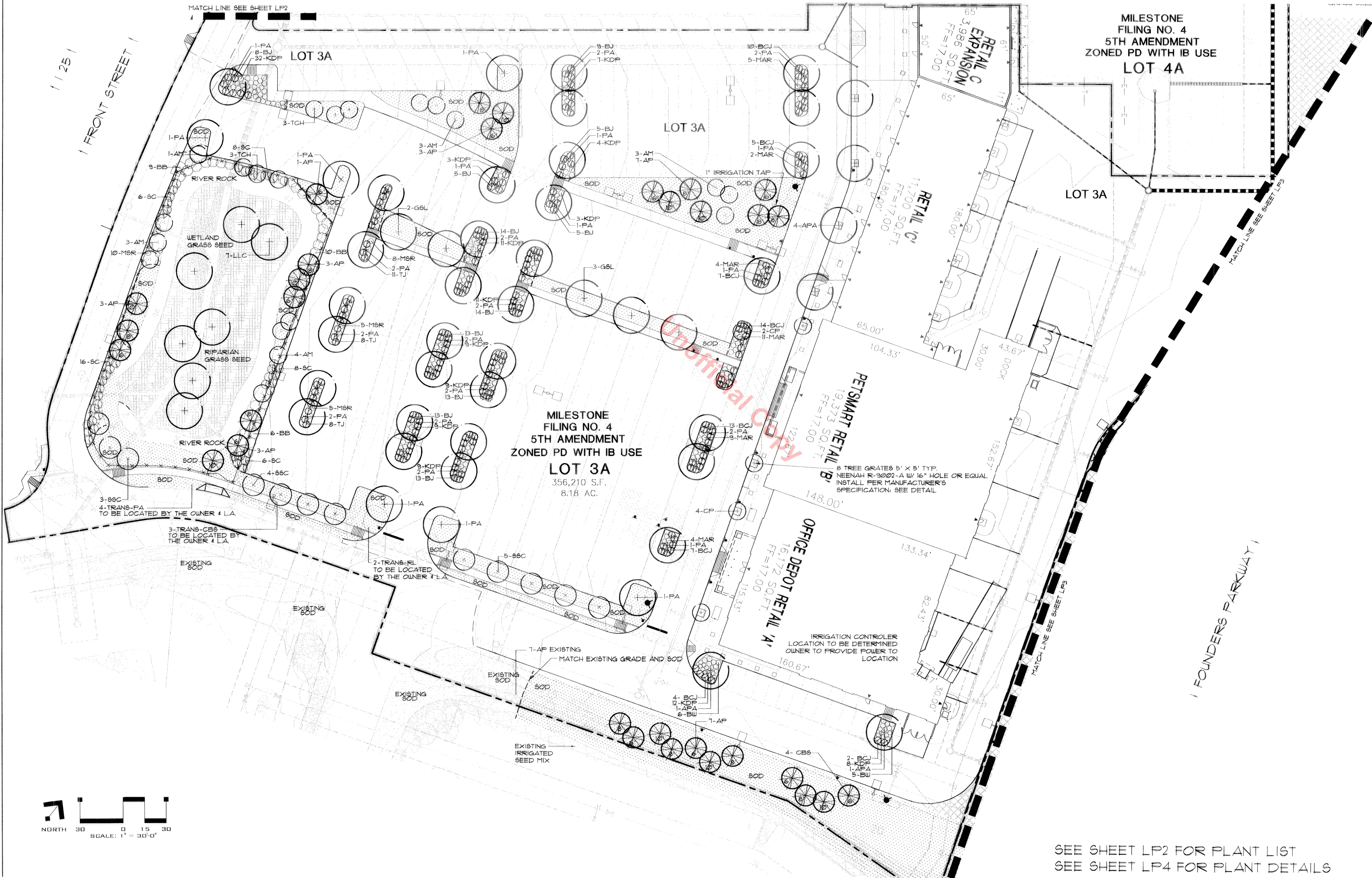
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FINAL PD SITE PLAN

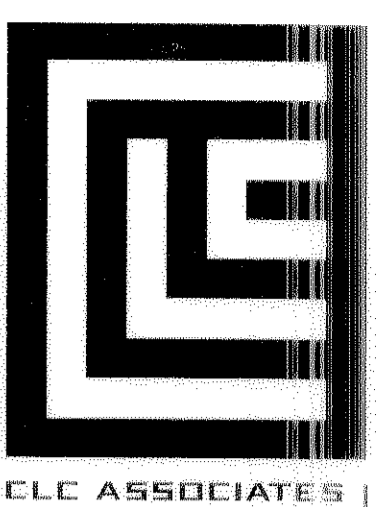
MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A

A MINOR SITE PLAN AMENDMENT TO THE

MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN



SEE SHEET LP2 FOR PLANT LIST
SEE SHEET LP4 FOR PLANT DETAILS



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LAND SURVEYING

FINAL PD SITE PLAN
MILESTONE FILING NO. 4
5TH AMENDMENT, LOT 3A
CASTLE ROCK, COLORADO

DATE	DESCRIPTION	INITIALS
07/08/03	INITIAL ACCEPTANCE	

PROJECT #: 99-135
DRAWN BY: SEW
DESIGNED BY: SEW
CHECKED BY: KDP

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LANDSCAPE PLAN

FESCUE LAWN SOD MIX

(FULLY IRRIGATED)
(TO BE MOWED)
PERCENTAGES BY SEED COUNT

92% TURF-TYPE OR FINE BLADE TALL FESCUE
(3 IMPROVED VARIETIES)

10% CANADIAN OR KENTUCKY BLUEGRASS
(2 IMPROVED VARIETIES)

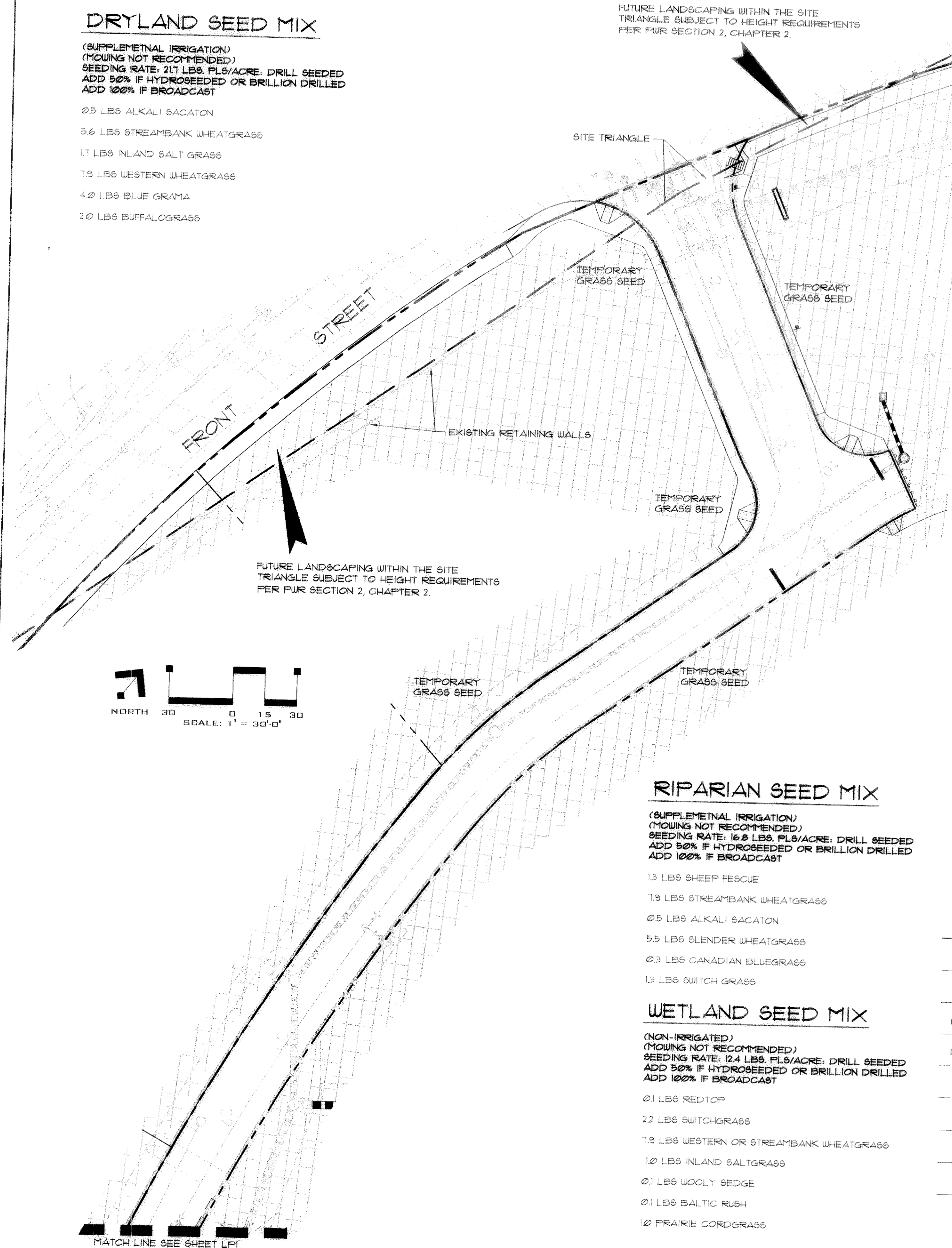
DRYLAND SEED MIX

(SUPPLEMENTAL IRRIGATION)
(MOWING NOT RECOMMENDED)
SEEDING RATE: 21.1 LBS. FL/ACRE. DRILL SEEDED
ADD 50% IF HYDROSEEDED OR BRILLION DRILLED
ADD 100% IF BROADCAST

- 0.5 LB/AC ALKALI SACATON
- 5.6 LB/AC STREAMBANK WHEATGRASS
- 1.7 LB/AC INLAND SALT GRASS
- 7.9 LB/AC WESTERN WHEATGRASS
- 4.0 LB/AC BLUE GRAMA
- 2.0 LB/AC BUFFALOGRASS

FINAL PD SITE PLAN
MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A
A MINOR SITE PLAN AMENDMENT TO THE
MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN

FUTURE LANDSCAPING WITHIN THE SITE
TRIANGLE SUBJECT TO HEIGHT REQUIREMENTS
PER FUR SECTION 2, CHAPTER 2.



PLANT LIST

QUAN.	SYM.	COMMON/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
6	APA	AUTUMN PURPLE ASH <i>Fraxinus americana</i> 'Autumn Purple'	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
42	PA	PATMORE ASH <i>Fraxinus pennsylvanica</i> 'Patmore'	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
5	GSL	GREENSPIRE LINDEN <i>Tilia cordata</i> 'Greenspire'	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
7	LLC	LANCELEAF COTONWOOD <i>Populus x acuminata</i>	2" CAL.	FULL CROWN, B4B, STAKED SPECIMEN QUALITY
ORNAMENTAL TREES				
14	AM	AMUR MAPLE <i>Acer Ginnata</i>	6" CLUMP	3 STEM MIN, B4B SPECIMEN QUALITY
0	SB5	SHADBLOW SERVICEBERRY <i>Amelanchier canadensis</i>	6" CLUMP	3 STEM MIN, B4B SPECIMEN QUALITY
6	TCH	THORNLESS COCKSPUR <i>Crataegus crus-galli</i> 'Inermis'	1 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
12	S5C	SPRING SNOW CRABAPPLE <i>Malus</i> 'Spring Snow'	1 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
6	CP	CHANTICLEER PEAR <i>Fyrus calleryana</i> 'Chanticleer'	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B4B, STAKED
EVERGREEN TREES				
21	AP	AUSTRIAN PINE <i>Pinus nigra</i>	6'-10" HT.	FULL FORM, B4B, GUYED SPECIMEN QUALITY
4	CB5	COLORADO BLUE SPRUCE <i>Picea pungens</i>	6'-10" HT.	FULL FORM, B4B, GUYED SPECIMEN QUALITY
SHRUBS				
21	TJ	TANNY JUNIPER <i>Juniperus sabinna</i> 'Tamariscifolia'	5 GAL. 18"-24" SPRD.	SPACING 48" O.C.
118	BJ	BUFFALO JUNIPER <i>Juniperus sabinna</i> 'Buffalo'	5 GAL. 18"-24" SPRD.	SPACING 48" O.C.
62	BCJ	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	5 GAL. 18"-24" SPRD.	SPACING 6' O.C.
25	BB	BURNING BUSH <i>Euonymus alata</i>	5 GAL. 18"-24" HT.	SPACING 8' O.C. 5 CANES MIN.
11	BW	DWARF ARCTIC BLUE WILLOW <i>Salix purpurea</i> 'Nana'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
44	5C	SPREADING COTONEASTER <i>Cotoneaster divaricatus</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
35	MAR	MEIDLAND ALBA ROSE <i>Rosa x Meidland Alba</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
28	M5R	MEIDLAND SCARLET ROSE <i>Rosa x Meidland Scarlet</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.
121	KDP	KATHRYN DYKES POTENTILLA <i>Potentilla</i> 'Kathryn Dykes'	5 GAL. 18"-24" SPRD.	SPACING 36" O.C. 5 CANES MIN.
10	AJ	ARMSTRONG JUNIPER <i>Juniperus chinensis</i> 'Armstrong'	5 GAL. 18"-24" SPRD.	SPACING 60" O.C.
5	WSC	WESTERN SAND CHERRY <i>Prunus besseyi</i>	5 GAL. 18"-24" HT.	SPACING 60" O.C. 5 CANES MIN.
SPREADING GROUND COVER				
18	WTH	WOOLLY THYME <i>Thymus pra.</i> 'Pseudolanuginosus'	1 GAL. ESTABLISHED	SPACING 14" O.C. 5 CANES MIN.

NOTE: IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.

LANDSCAPE CALCULATIONS

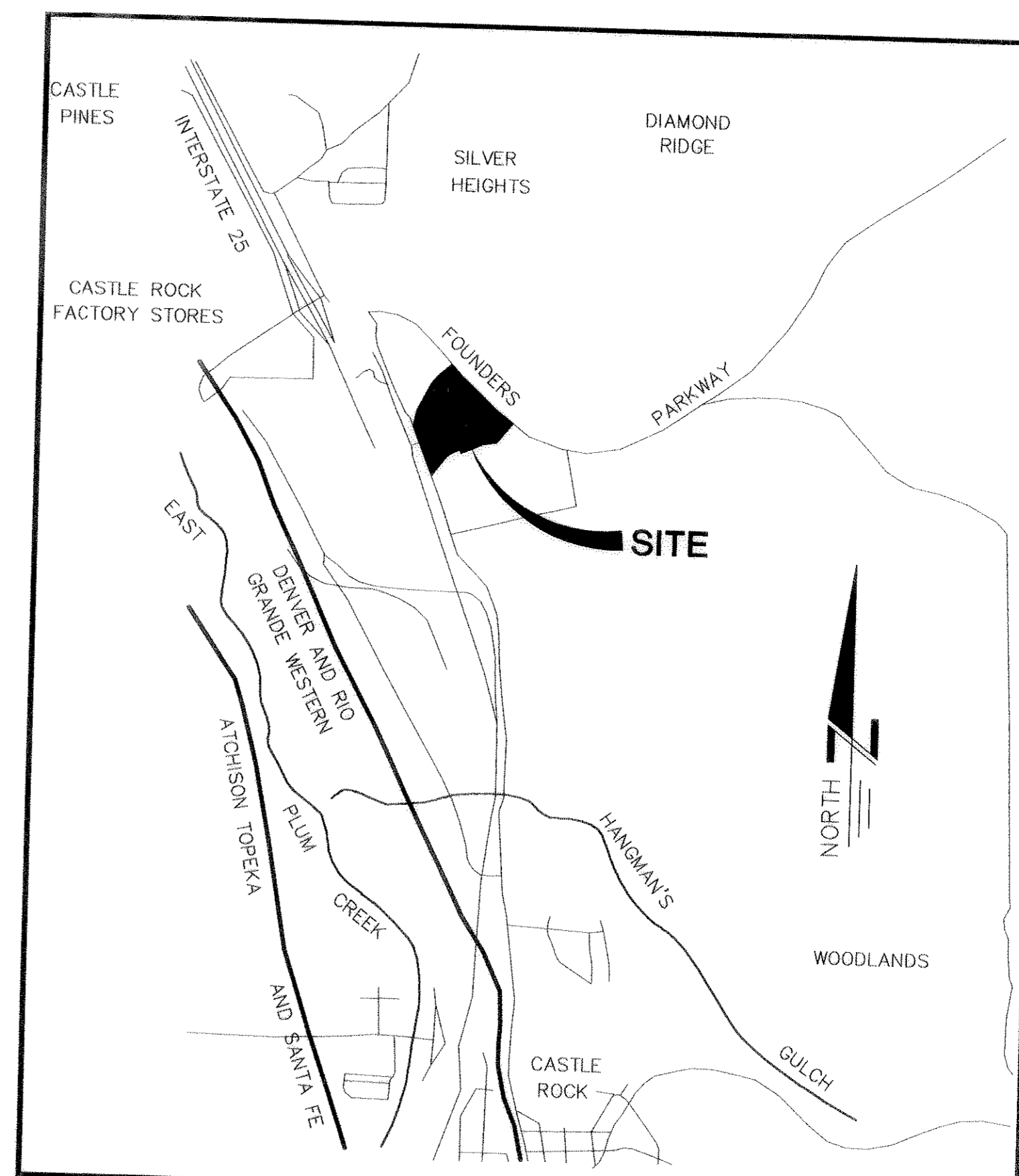
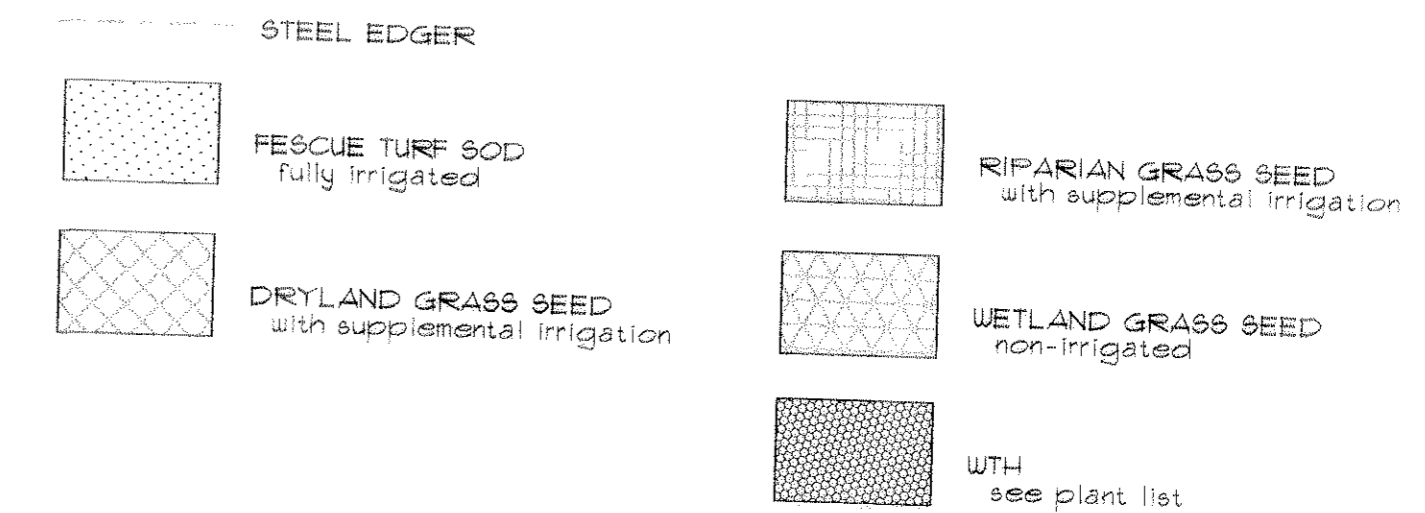
AREAS	REQUIRED SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	FORMULA	QUANTITY REQUIRED ON SITE	QUANTITY PROVIDED ON SITE	QUANTITY PROVIDED OFF SITE
LOT 3 GROSS SITE	N/A	356,210 SF.	N/A	N/A	N/A	N/A
PARKING AREA	N/A	110,481 SF.	N/A	N/A	N/A	N/A
PARKING LANDSCAPE	12,480 SF. 10%	18,970 SF. 17%	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF.	38 TREES 76 SHRUBS	54 TREES 350 SHRUBS	N/A
TOTAL LANDSCAPE	31,269 SF. 10%	64,492 SF. 18%	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF.	129 TREES 253 SHRUBS	124 TREES 470 SHRUBS	5 TREES 72 SHRUBS
ROCK MULCH	N/A	15,500 SF. 28%	N/A	N/A	N/A	N/A
IRRIGATED SOD	N/A	33,670 SF. 53%	N/A	N/A	N/A	N/A
DRYLAND SEED	N/A	2,150 SF. 4%	N/A	N/A	N/A	N/A
RIPARIAN SEED	N/A	10,000 SF. 16%	N/A	N/A	N/A	N/A
WETLAND SEED	N/A	1200 SF. 2%	N/A	N/A	N/A	N/A

SEE SHEET LP4 FOR PLANT DETAILS

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. OWNERS 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 UN-SHEARED AND FULL TO THE GROUND.
- MULCH: MULCH FOR SHRUB, ORNAMENTAL GRASS AND PERENNIAL BEDS IS TO BE 1 1/2" ROUNDED RIVER ROCK UNLESS OTHERWISE NOTED ON THE PLAN. MULCH FOR TREE BEDS IS TO BE BARK MULCH. PLACE SPECIFIED SPREADING GROUND COVER OR ANNUAL ROCK MULCH. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AND BARK MULCH A MINIMUM OF THREE INCHES (3") DEEP. PLACE BARK MULCH A MINIMUM OF THREE INCHES (3") DEEP IN ALL AREAS.
- IRRIGATION: 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. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR POP-UP HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. REQUIREMENTS FOUND IN THE TOWN OF CASTLE ROCK WATER CONSERVATION REGULATIONS.
- MAINTENANCE: LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANT MATERIAL. SHOULD ANY PLANT MATERIALS DIE IT IS THE RESPONSIBILITY OF THE OWNERS 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 OWNERS REPRESENTATIVE.

LEGEND



VICINITY MAP

1" = 2000'

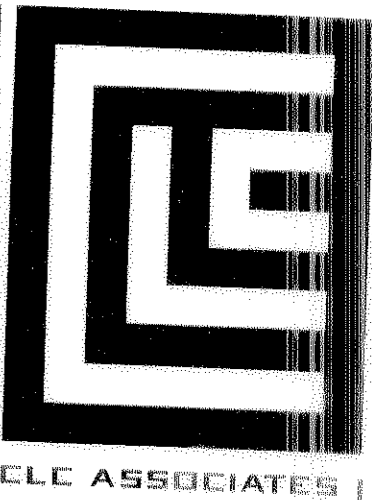
FINAL PD SITE PLAN

MILESTONE FILING NO. 4
5TH AMENDMENT, LOT 3A
CASTLE ROCK, COLORADO

LANDSCAPE PLAN

PROJECT #: 99.135
DRAWN BY: SEW
DESIGNED BY: SEW
CHECKED BY: KDP

LP2



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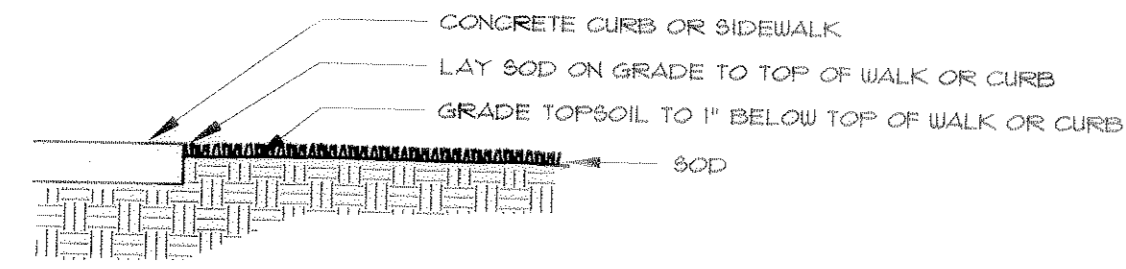
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FINAL PD SITE PLAN

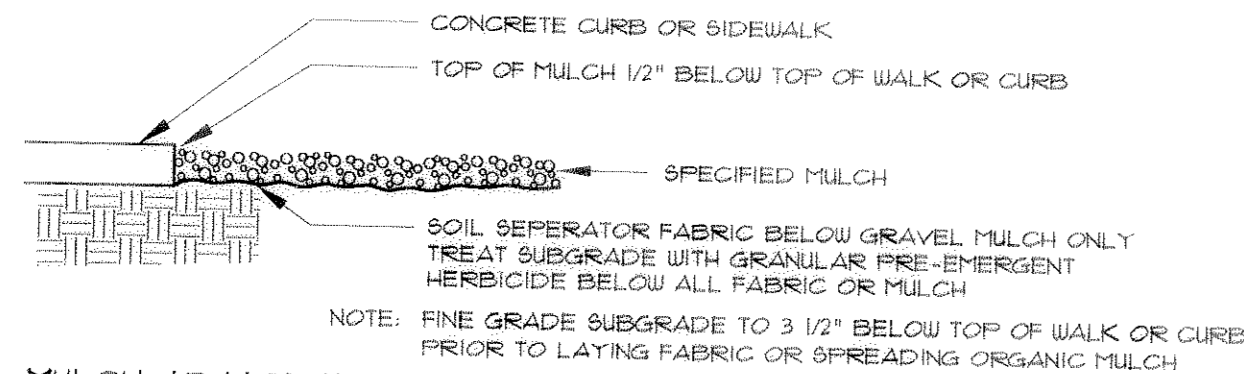
MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A

A MINOR SITE PLAN AMENDMENT TO THE

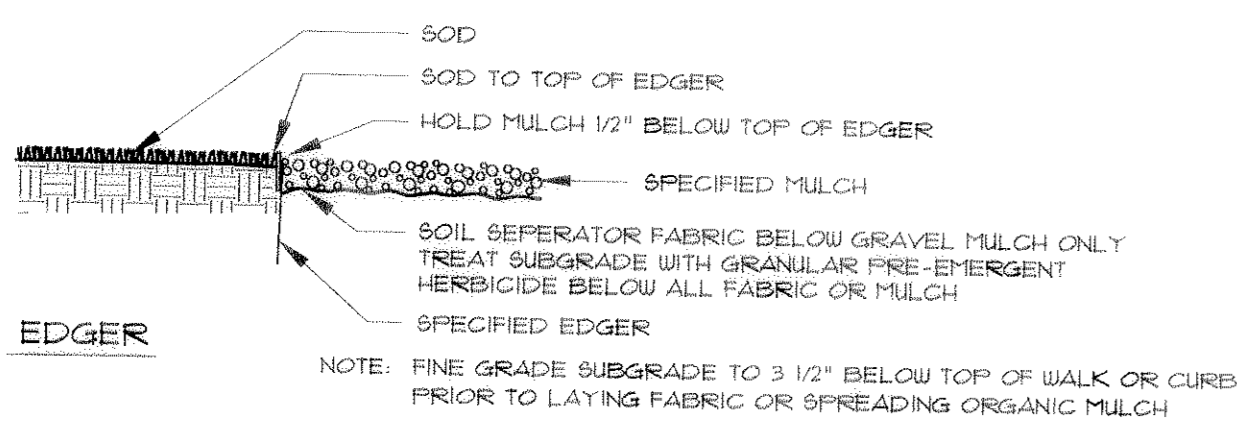
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SOD ADJACENT TO WALKS AND CURBS



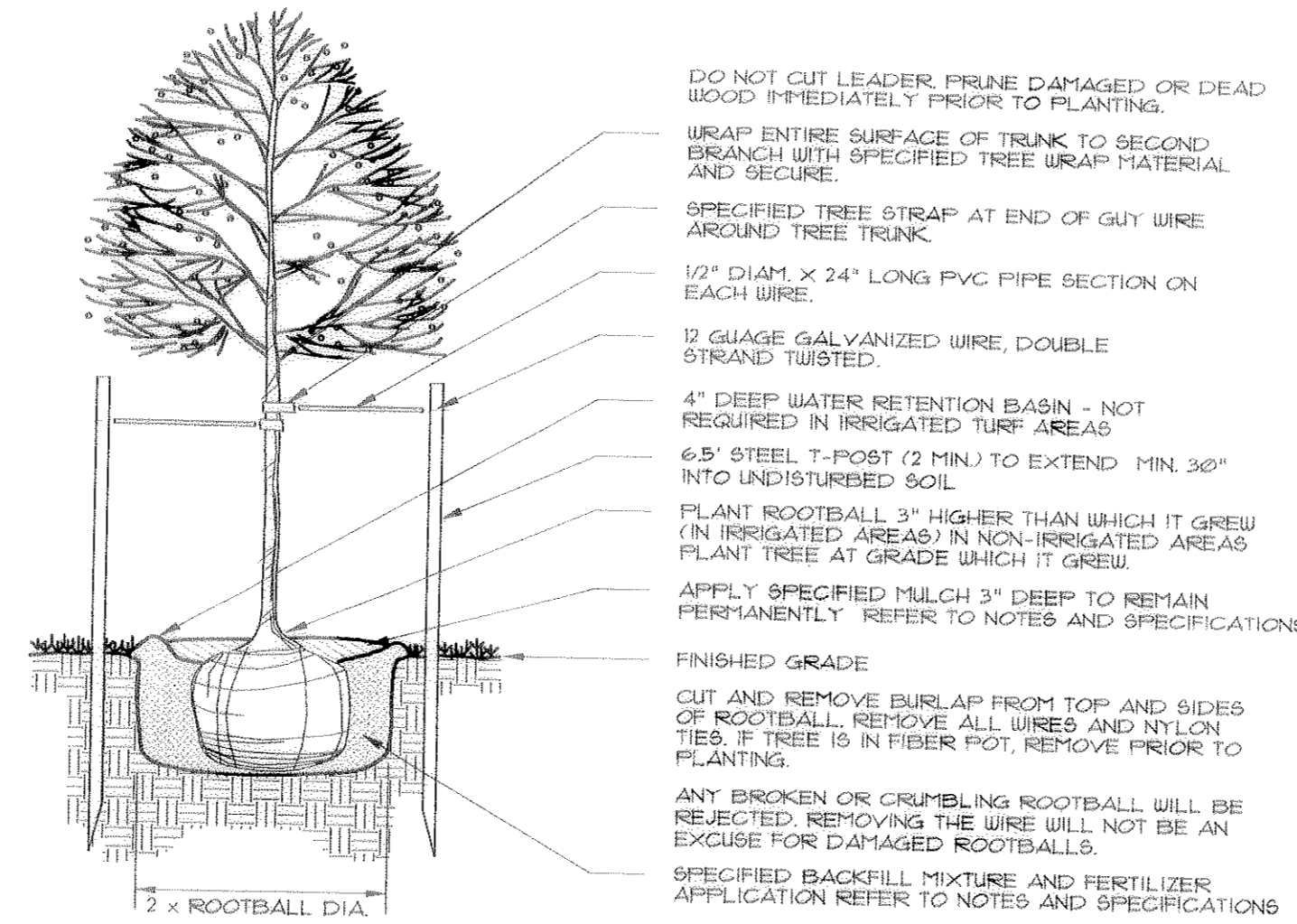
MULCH ADJACENT TO WALKS AND CURBS



EDGE TREATMENT

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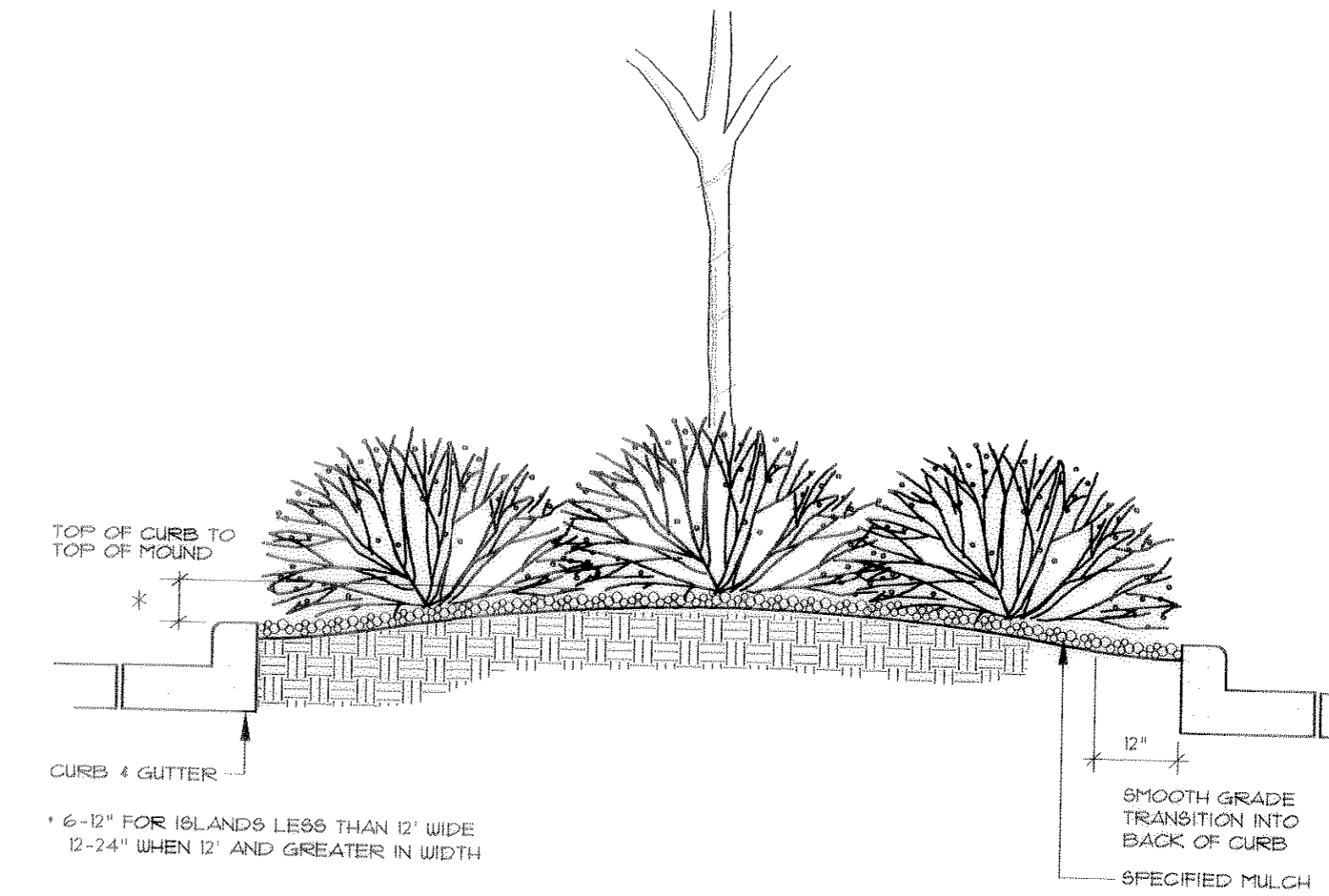
(A)



DECIDUOUS TREE PLANTING

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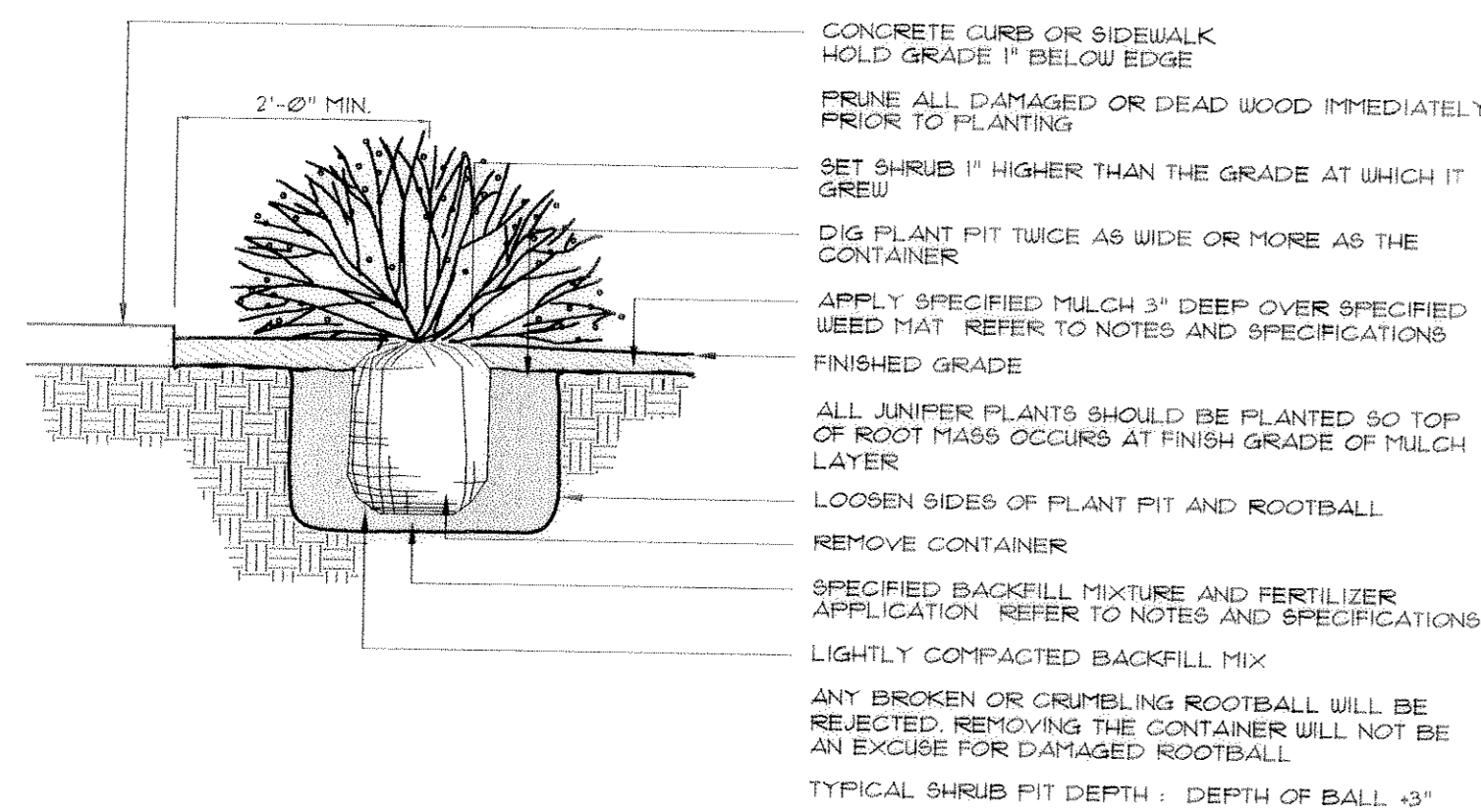
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MOUNDED ISLAND - SHRUBS

NOT TO SCALE

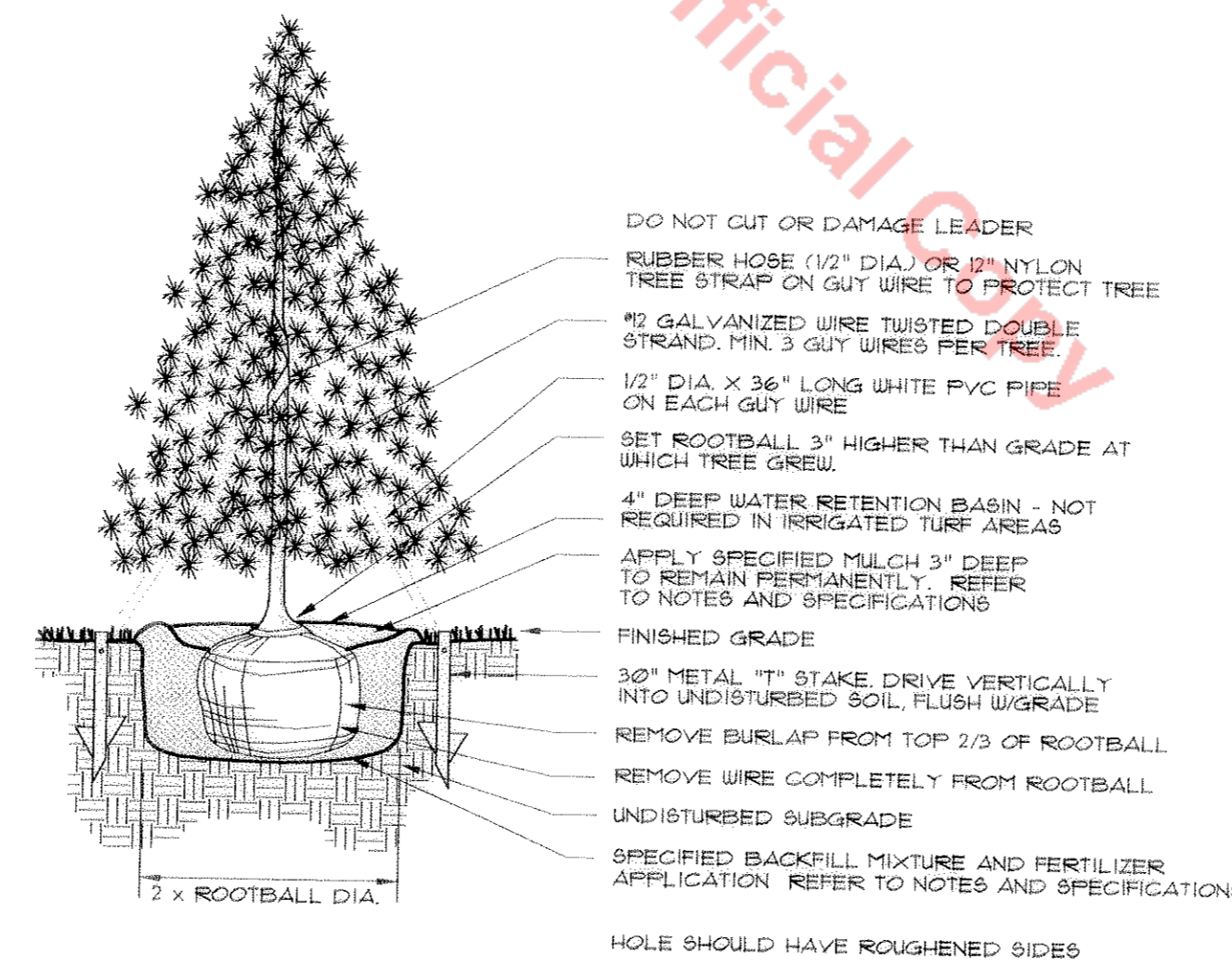
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SHRUB PLANTING

NOT TO SCALE

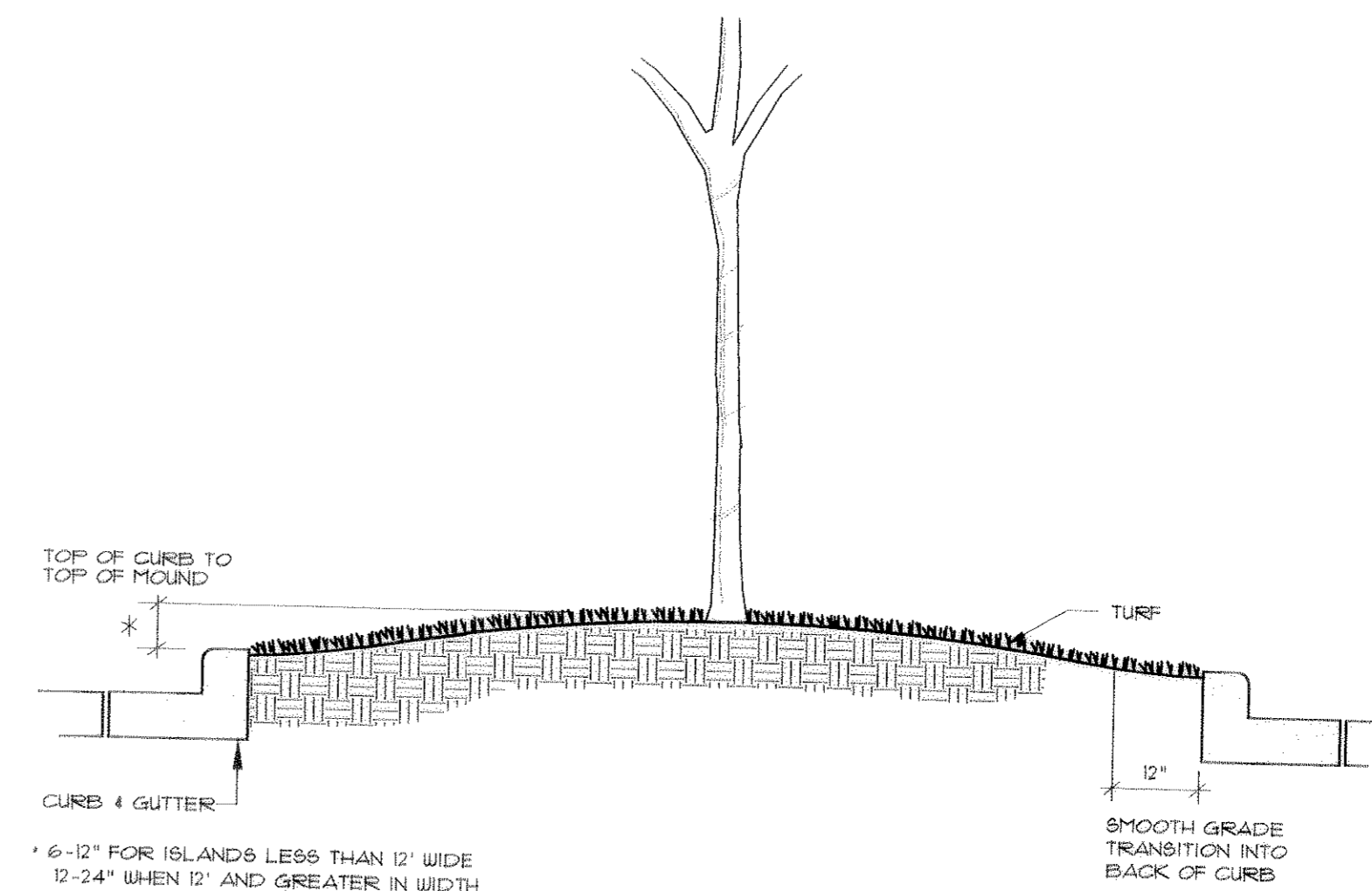
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EVERGREEN TREE PLANTING

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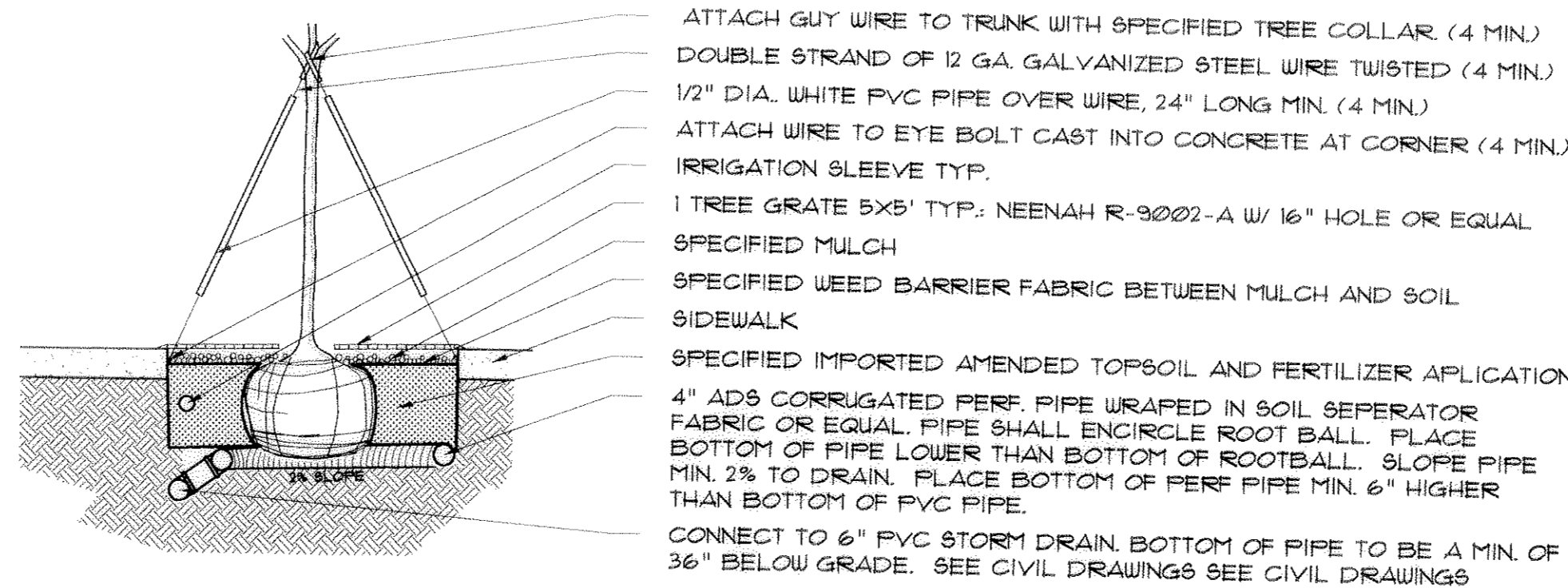
(D)



MOUNDED ISLAND - TURF

NOT TO SCALE

(F)



TREE GRATE PLANTING DETAIL

NOT TO SCALE

(E)

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FINAL PD SITE PLAN

MILESTONE FILING NO. 4

5TH AMENDMENT, LOT 3A

CASTLE ROCK, COLORADO

LANDSCAPE DETAILS

PROJECT #: 99.135
DRAWN BY: SEW
DESIGNED BY: SEW
CHECKED BY: KDP

DATE: 07/2010
DESCRIPTION: INITIAL ACCEPTANCE

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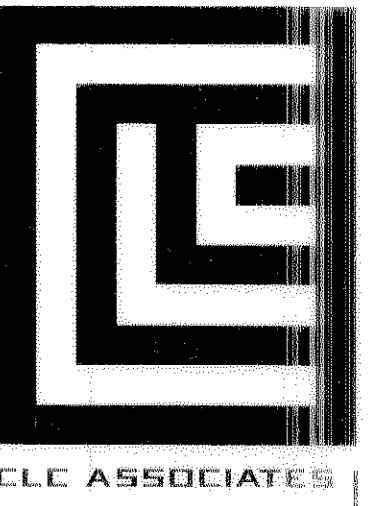
FINAL PD SITE PLAN

MILESTONE FILING NO. 4, 5TH AMENDMENT, LOT 3A

A MINOR SITE PLAN AMENDMENT TO THE

MILESTONE FILING NO. 4, 2ND AMENDMENT, LOT 3 FINAL PD SITE PLAN

PHOTOMETRIC PLAN



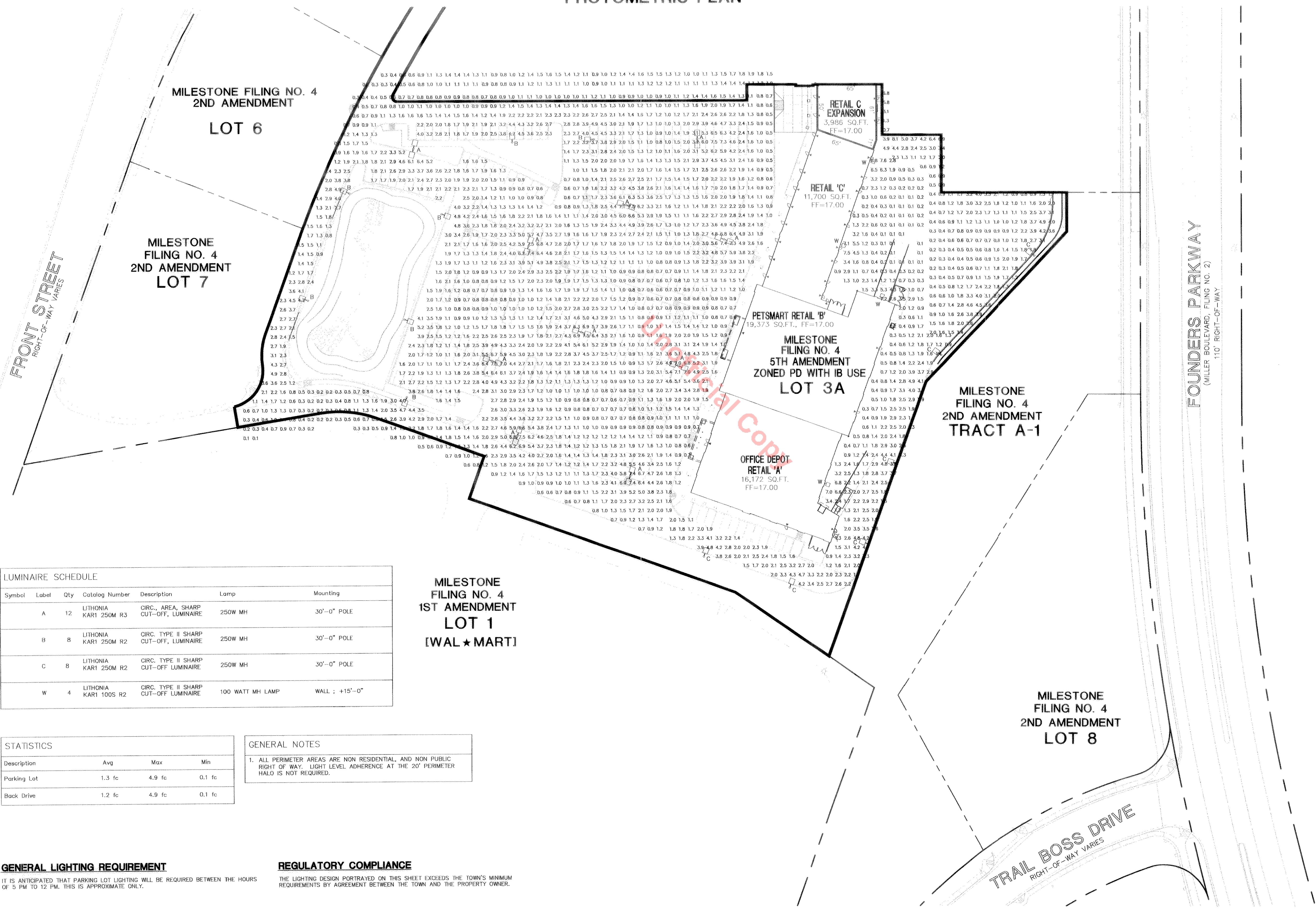
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FINAL PD SITE PLAN
 MILESTONE FILING NO. 4
 5TH AMENDMENT, LOT 3A
 CASTLE ROCK, COLORADO

PHOTOMETRIC PLAN
 PROJECT #: 99.135
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT

PH 1



Symbol	Label	Qty	Catalog Number	Description	Lamp	Mounting
A	LITHONIA KARI 250M R3	12		CIRC., AREA, SHARP CUT-OFF, LUMINAIRE	250W MH	30'-0" POLE
B	LITHONIA KARI 250M R2	8		CIRC. TYPE II SHARP CUT-OFF, LUMINAIRE	250W MH	30'-0" POLE
C	LITHONIA KARI 250M R2	8		CIRC. TYPE II SHARP CUT-OFF LUMINAIRE	250W MH	30'-0" POLE
W	LITHONIA KARI 100S R2	4		CIRC. TYPE II SHARP CUT-OFF LUMINAIRE	100 WATT MH LAMP	WALL ; +15'-0"

Description	Avg	Max	Min
Parking Lot	1.3 fc	4.9 fc	0.1 fc
Back Drive	1.2 fc	4.9 fc	0.1 fc

GENERAL NOTES

1. ALL PERIMETER AREAS ARE NON RESIDENTIAL, AND NON PUBLIC RIGHT OF WAY. LIGHT LEVEL ADHERENCE AT THE 20' PERIMETER HALO IS NOT REQUIRED.

GENERAL LIGHTING REQUIREMENT

IT IS ANTICIPATED THAT PARKING LOT LIGHTING WILL BE REQUIRED BETWEEN THE HOURS OF 5 PM TO 12 PM. THIS IS APPROXIMATE ONLY.

REGULATORY COMPLIANCE

THE LIGHTING DESIGN PORTRAYED ON THIS SHEET EXCEEDS THE TOWN'S MINIMUM REQUIREMENTS BY AGREEMENT BETWEEN THE TOWN AND THE PROPERTY OWNER.

MILESTONE FILING NO. 4
 1ST AMENDMENT
 LOT 1
 (WAL * MART)

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