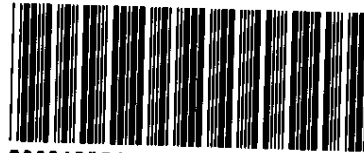


PLAT IDENTIFICATION SHEET

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

2003133646
09/05/2003 10:48 AM



2003133646 8 PGS

GRANTOR:

(owner/signer)

CROWFOOT CASTLE ROCK, LLC ✓

GRANTEE:

(subdivision name or name of plat)

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

LEGAL:

(section-township-range)

N/A

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

LEGAL DESCRIPTION

LOT 4A, 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 4A, 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.

July 9, 2003
DATE

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 PROPERTY IS VACANT AND WITHOUT ANY BUILDINGS. NO SIGNIFICANT NATURAL FEATURES EXIST IN OR WITHIN 100 FEET OF THE PROPERTY BOUNDARY.
- 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.
- 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

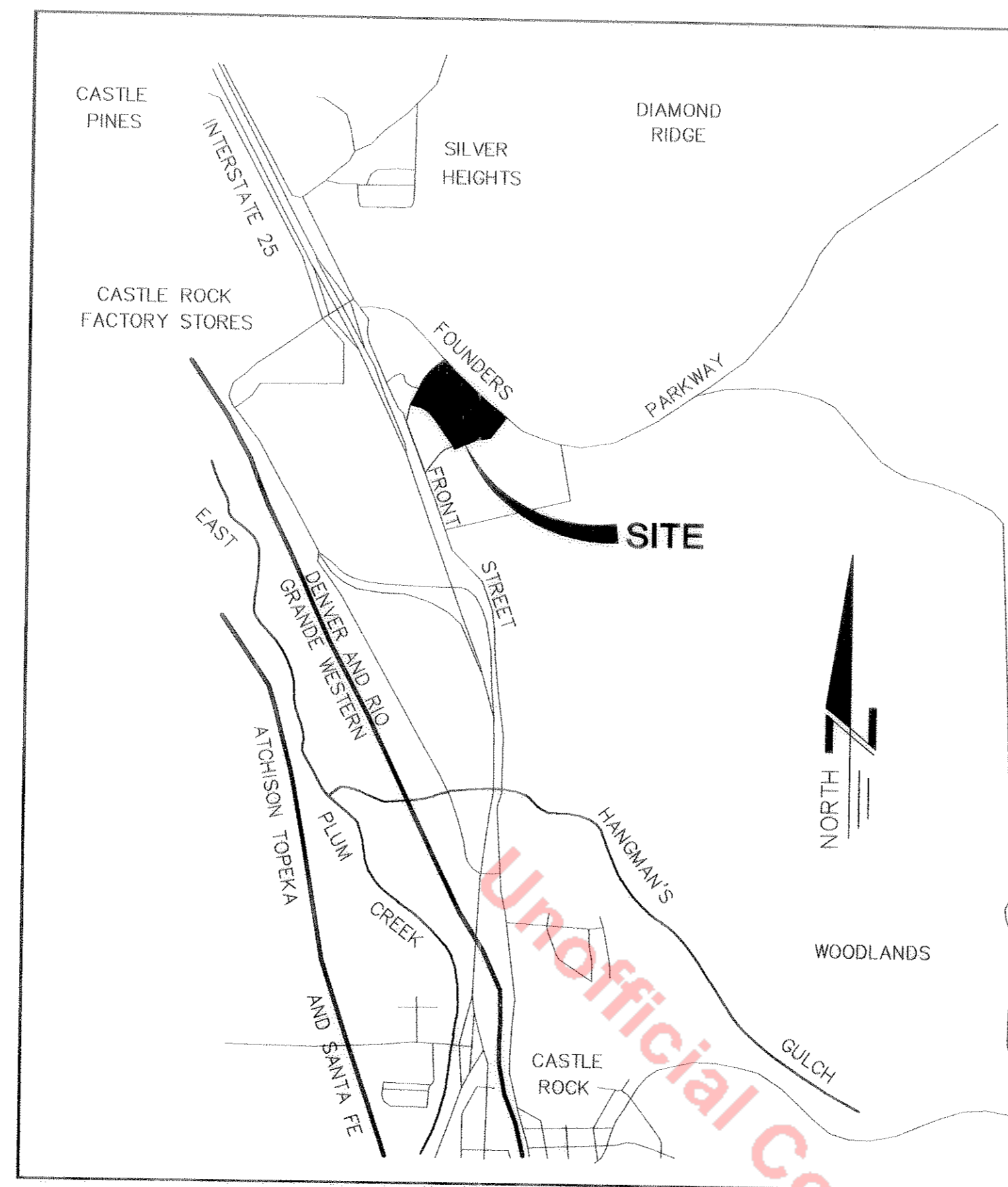
- ACCORDING TO FIRM MAP 080049 0186 C THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

LAND USE SUMMARY

ZONING PD WITH IB USE
LOT 4A AREA 393,944 S.F. (9.04 AC.)
BUILDING AREA COVERAGE 87,809 S.F.

DEVELOPMENT STANDARDS-LOT 4A

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
LANDSCAPE AREA	36,438 S.F.	97,100 S.F.
BUILDING FOOTPRINT	N/A	87,809 S.F.
MEZZANINE FLOOR AREA (STORAGE)	N/A	7,797 S.F.
PARKING LOT AREA	N/A	182,038 S.F.
SIDEWALK, STREETS, ETC.	N/A	26,997 S.F.
TOTAL PKG./HARDSCAPE AREA	N/A	296,844 S.F.
MIN. BUILDING SETBACKS		
BUILDING FRONT (WEST)	N/A	110 FEET (APPROXIMATELY)
BUILDING SIDE (NORTH)	N/A	250 FEET (APPROXIMATELY)
BUILDING SIDE (SOUTH)	N/A	0 FEET
BUILDING REAR (EAST)	N/A	125 FEET (APPROXIMATELY)
MAX. BUILDING HEIGHT	50 FEET - PERMITTED	30.5 FEET
OFF-STREET PARKING STANDARD SPACES	5.0 SP./1000 SF GFA	5.30 SP./1000 SF GFA
HANDICAP SPACES	351	465
	9	9



VICINITY MAP
1" = 2000'

PROPERTY OWNER

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

CIVIL ENGINEER, SURVEYOR, LANDSCAPE 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

ARCHITECT

KKE ARCHITECTS, INC.
300 FIRST AVENUE N.
MINNEAPOLIS, MN 55401
TELEPHONE: 612-339-4200
FAX: 612-339-5088
CONTACT: MARK M. BAUM, 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 4A, MILESTONE FILING NO. 4, 5TH AMENDMENT WAS APPROVED BY DEVELOPMENT SERVICES FOR THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13th DAY OF July, 2003.

ATTEST:

Matthew 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 # 2003133646

DOUGLAS COUNTY CLERK AND RECORDER

BY: *Tulayna K...*
DEPUTY

TITLE CERTIFICATION

I, *Eric 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 J. Rasmussen*
SUSAN J. RASMUSSEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Sept. 1, 2003

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th day of July, 2003

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 9-1-03
Susan J. Rasmussen
NOTARY PUBLIC

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 4A, 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

Glen R. Smith
MR. GLEN R. SMITH
MANAGER

SIGNED THIS 7th July DAY OF, 2003. SIGNED THIS 7 July DAY OF, 2003

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

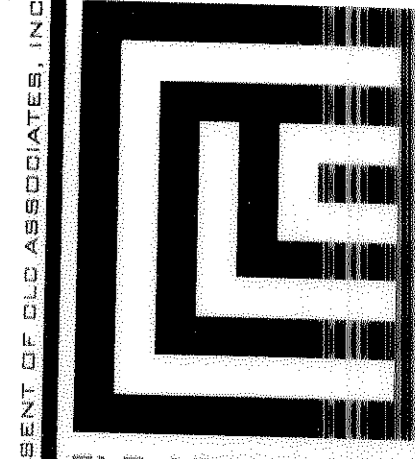
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 4/21/04
Christina A. Truchey
NOTARY PUBLIC



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

COVER SHEET

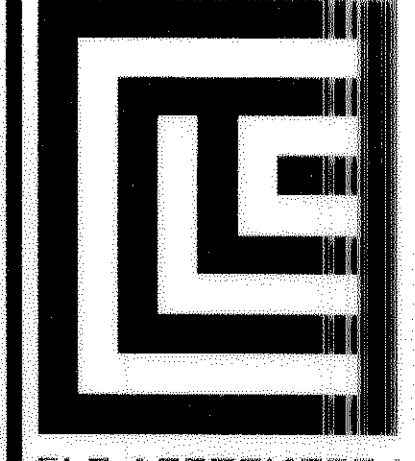
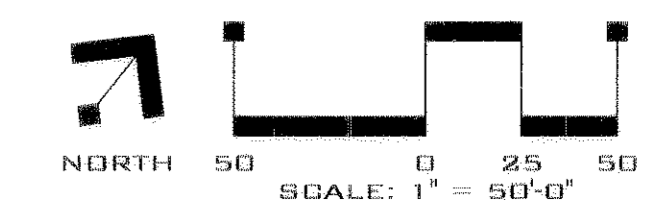
PROJECT #: 03.0107
DRAWN BY: JLS
DESIGNED BY: JDT
CHECKED BY: JDT



CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P: 303 770 5600
F: 303 770 2349
CLCASSOCIATES.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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

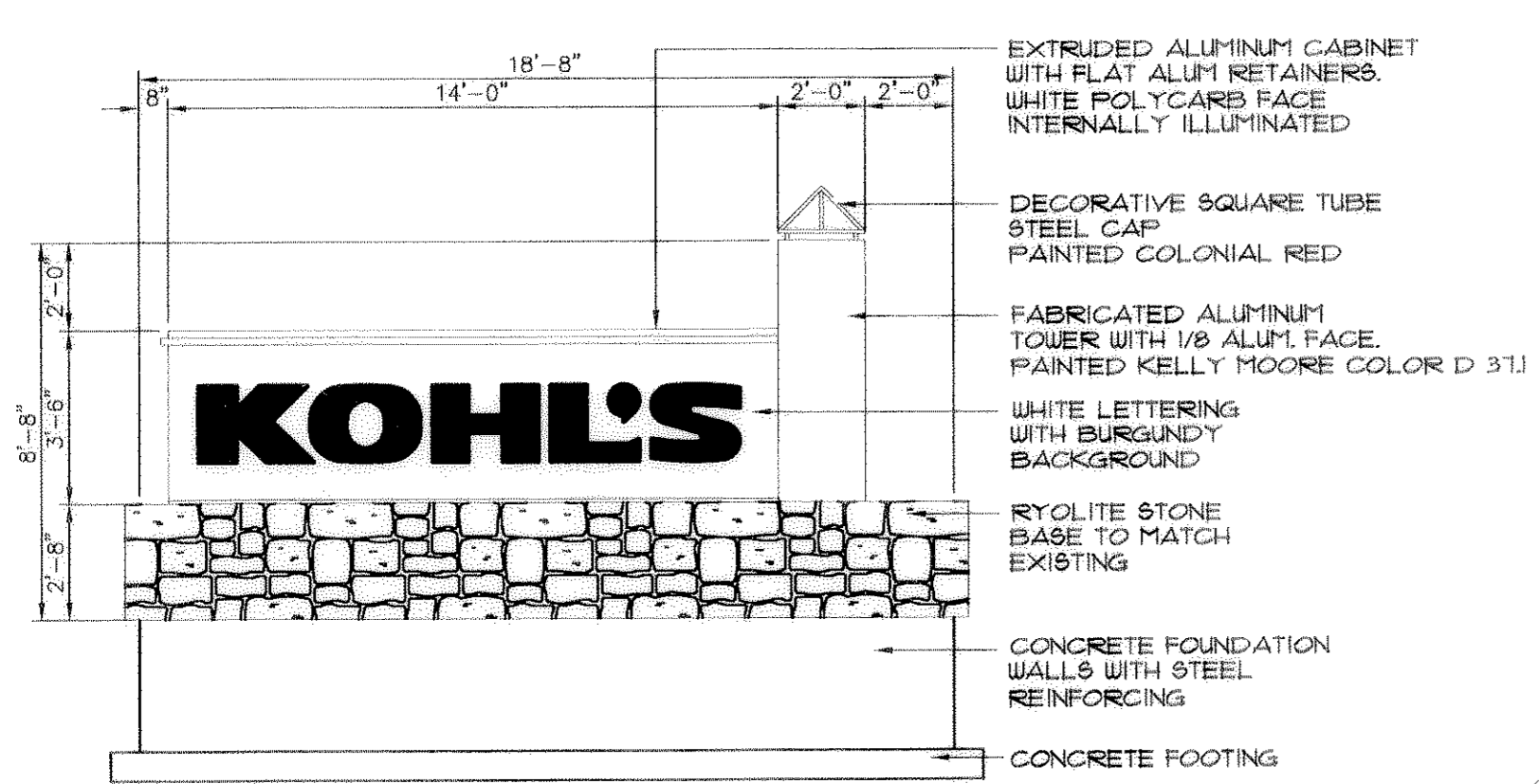


CLC ASSOCIATES
 8480 E. ORCHARD RD.
 SUITE 2000
 GREENWOOD VILLAGE
 DOWNTOWN 80111
 P 303 770 5600
 F 303 770 2349
 CLEARING BDM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

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

- 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



SIGN ELEVATION
NOT TO SCALE

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"	25.00'	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	9°10'04"	125.00'	20.00'	S21°31'48"W	19.98'

INTERSTATE HIGHWAY 25
 RIGHT-OF-WAY VARIES

FRONT STREET
 RIGHT-OF-WAY VARIES

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

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.

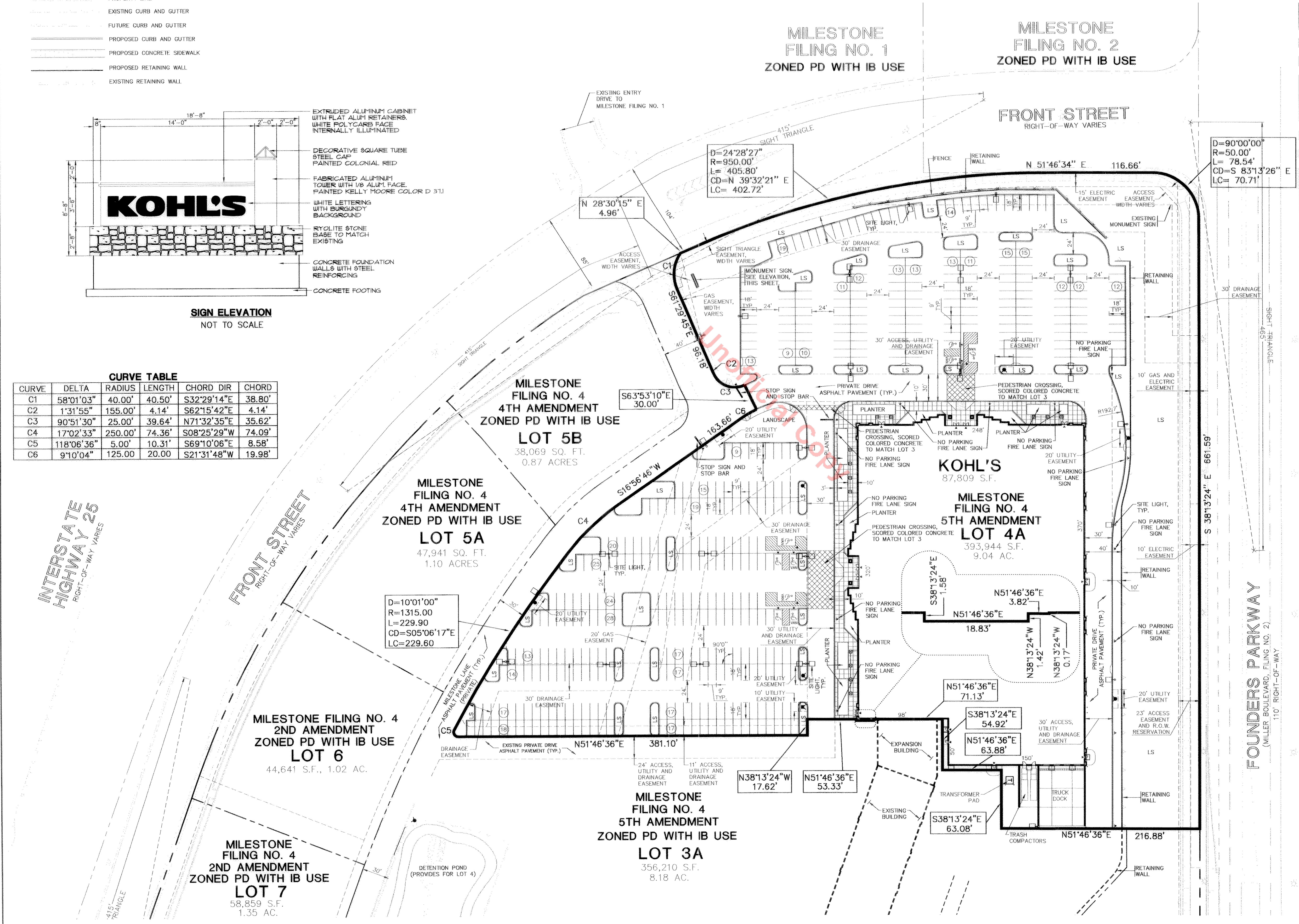
MILESTONE FILING NO. 4
4TH AMENDMENT
ZONED PD WITH IB USE
LOT 5A
 47,941 SQ. FT.
 1.10 ACRES

MILESTONE FILING NO. 4
4TH AMENDMENT
ZONED PD WITH IB USE
LOT 5B
 38,069 SQ. FT.
 0.87 ACRES

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

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

KOHL'S
87,809 S.F.



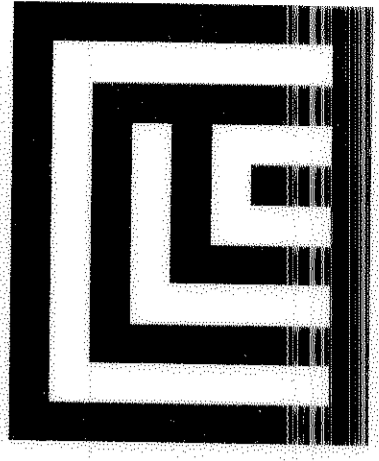
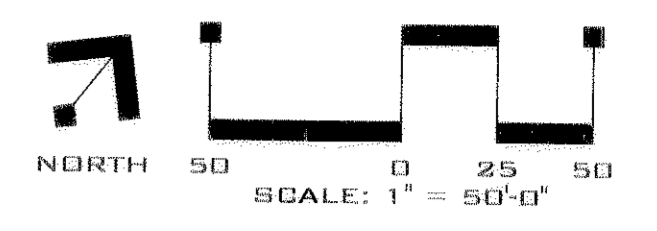
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PROJECT #: 03.0107
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT

LEGEND

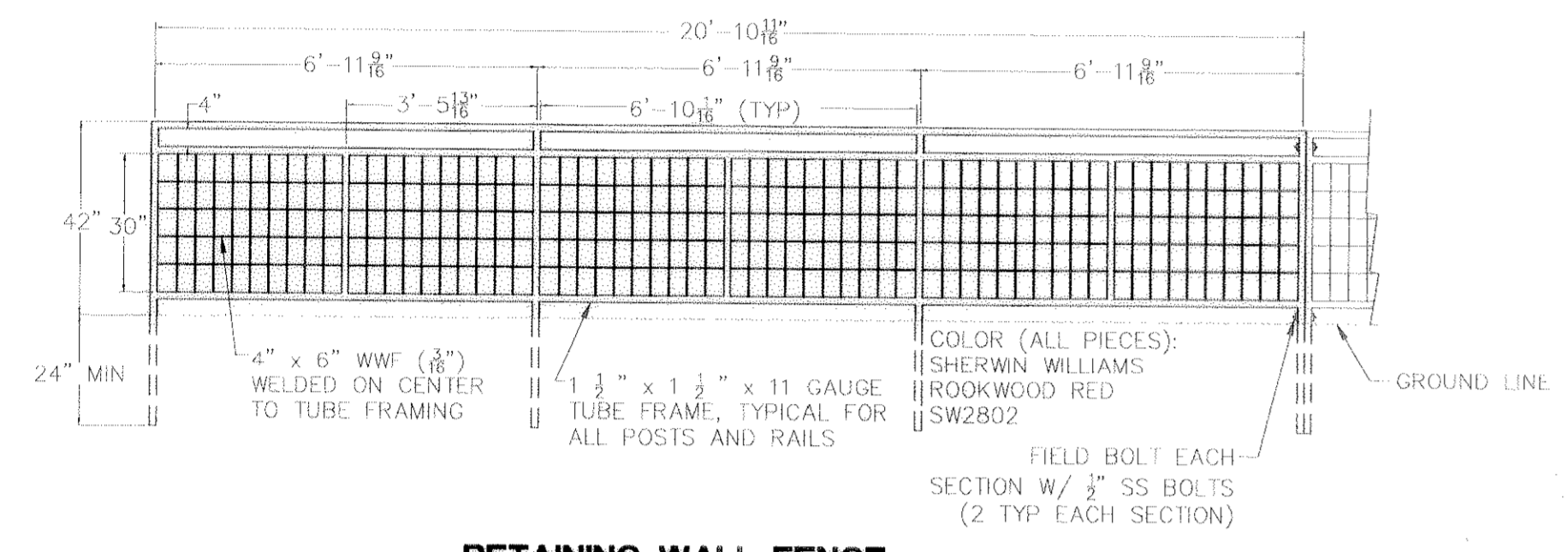
	HANDICAP RAMP
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	FUTURE CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONTOUR
	EXISTING CONTOUR
	TOP WALL
	BOTTOM WALL
	DOWNSPOUT

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

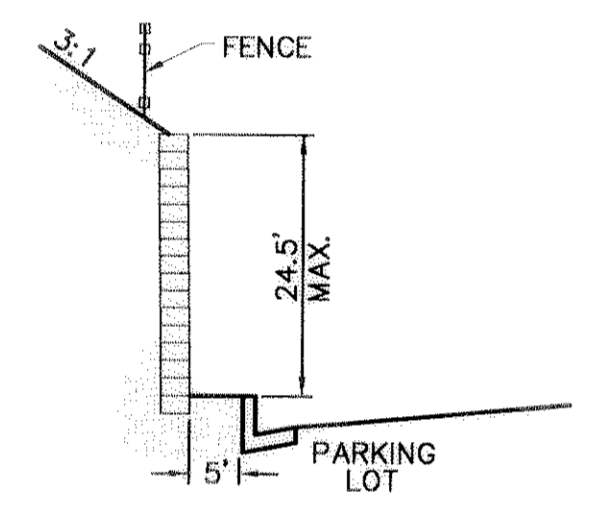


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 P 303 773 5600
 F 303 773 5549
 CLCASSOC.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING



RETAINING WALL FENCE
NOT TO SCALE

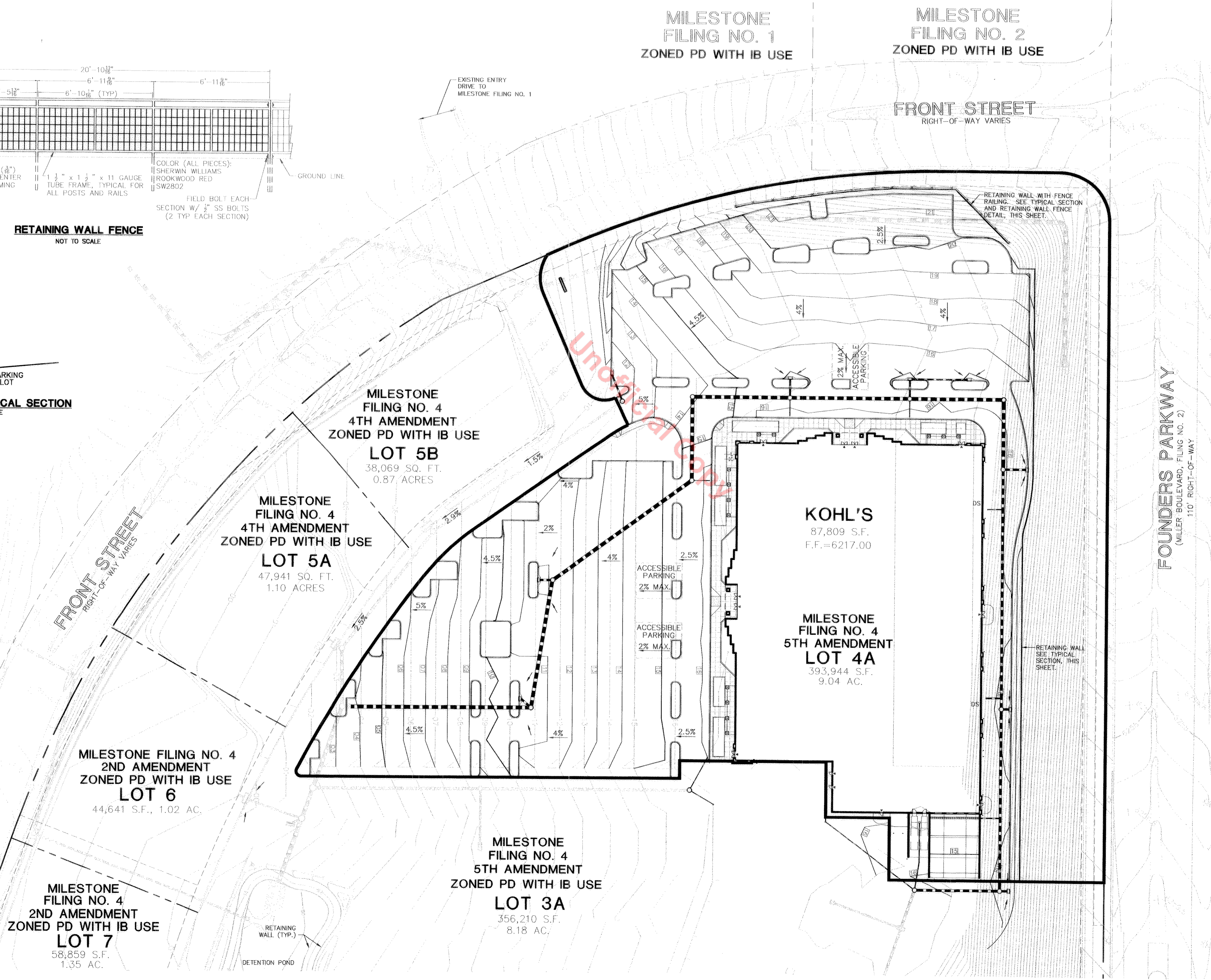


RETAINING WALL TYPICAL SECTION
NOT TO SCALE

INTERSTATE
HIGHWAY 25
RIGHT-OF-WAY VARIES

FRONT STREET
RIGHT-OF-WAY VARIES

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






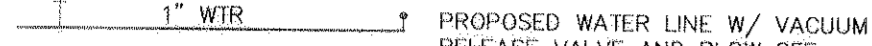
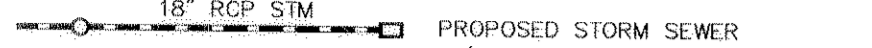
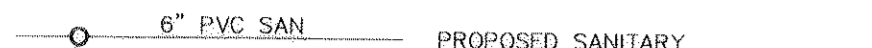

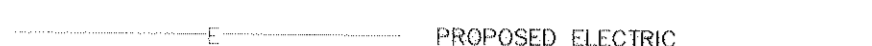
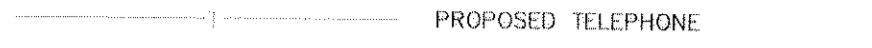



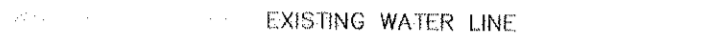

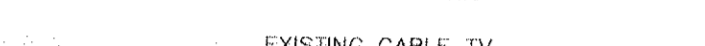
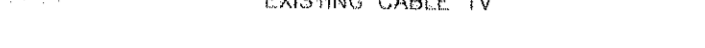
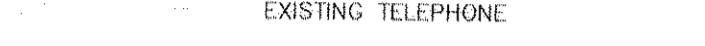
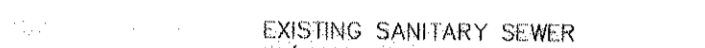

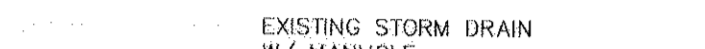
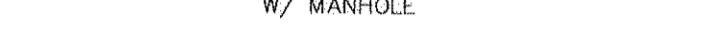
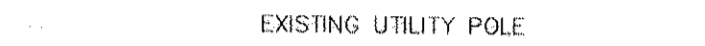

FINAL PD SITE PLAN
 LOT 4A, MILESTONE FILING NO. 4
 5TH AMENDMENT
 CASTLE ROCK, COLORADO

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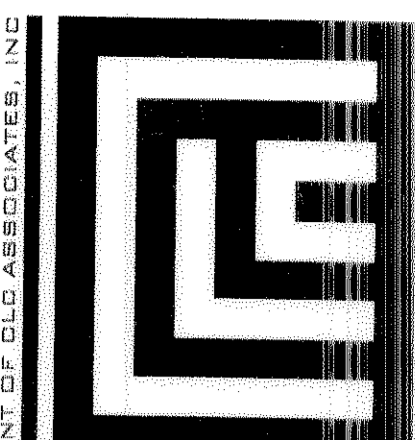
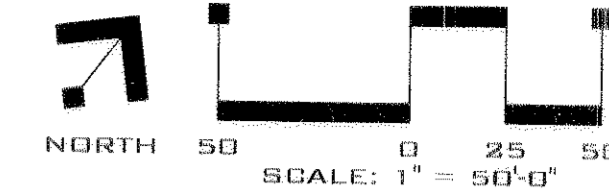
DATE	DESCRIPTION
07/08/03	INITIAL ACCEPTANCE

PROJECT #: 03.0107
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT

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)
-  DS

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

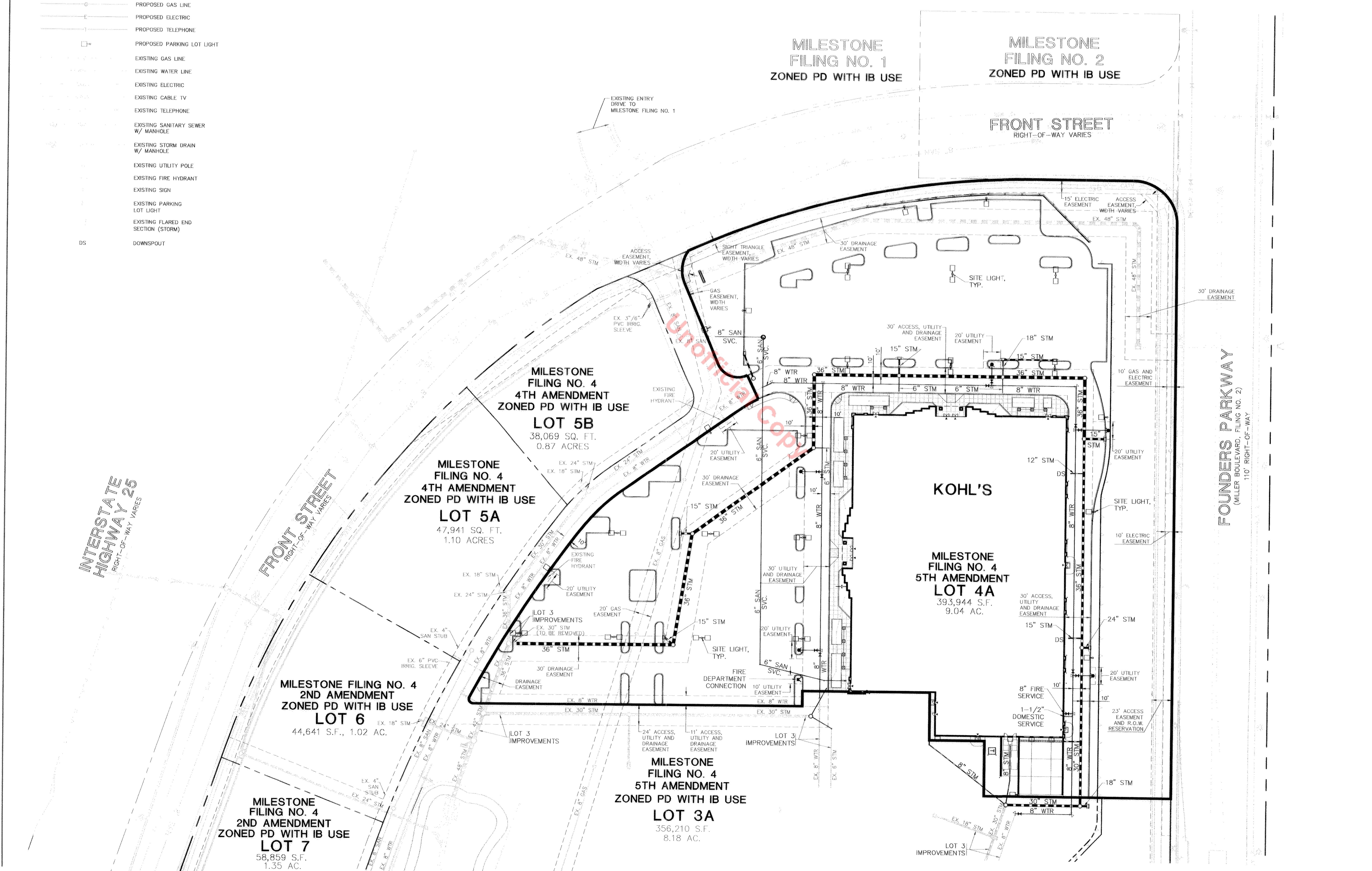


ELC ASSOCIATES
 8480 E. ORCHARD RD., SUITE 2000
 GREENWICH VILLAGE
 COLORADO 80121
 P 303 770 5800
 F 303 770 2349
 DL@ELC.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

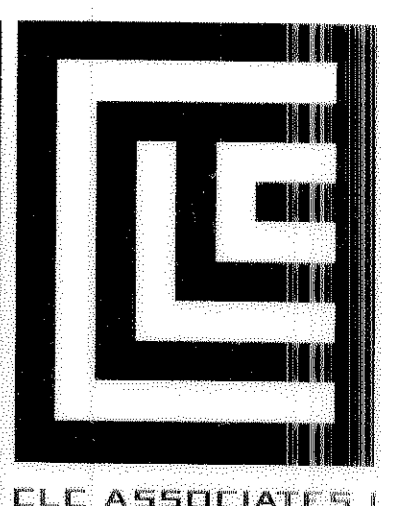
FINAL PD SITE PLAN
LOT 4A, MILESTONE FILING NO. 4
5TH AMENDMENT
 CASTLE ROCK, COLORADO

UTILITY PLAN
 PROJECT #: 03.0107
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT
 DATE: 07/08/03
 DESCRIPTION: INITIAL ACCEPTANCE



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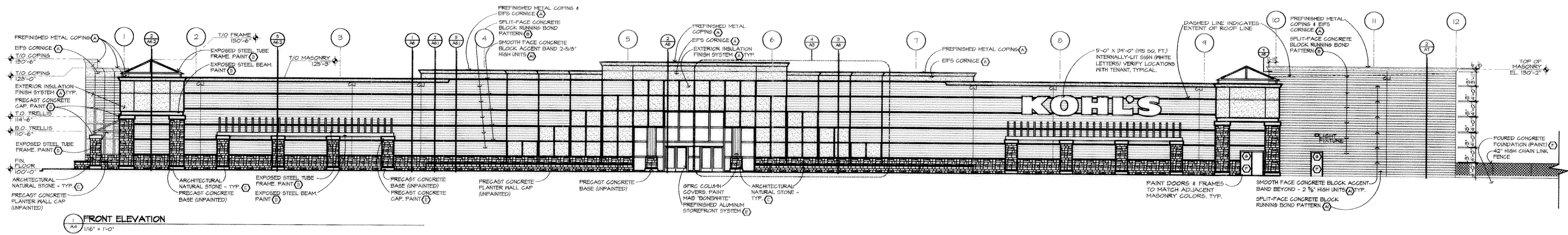
FINAL PD SITE PLAN FOR LOT 4A, MILESTONE FILING NO. 4, 5TH AMENDMENT ARCHITECTURAL ELEVATIONS



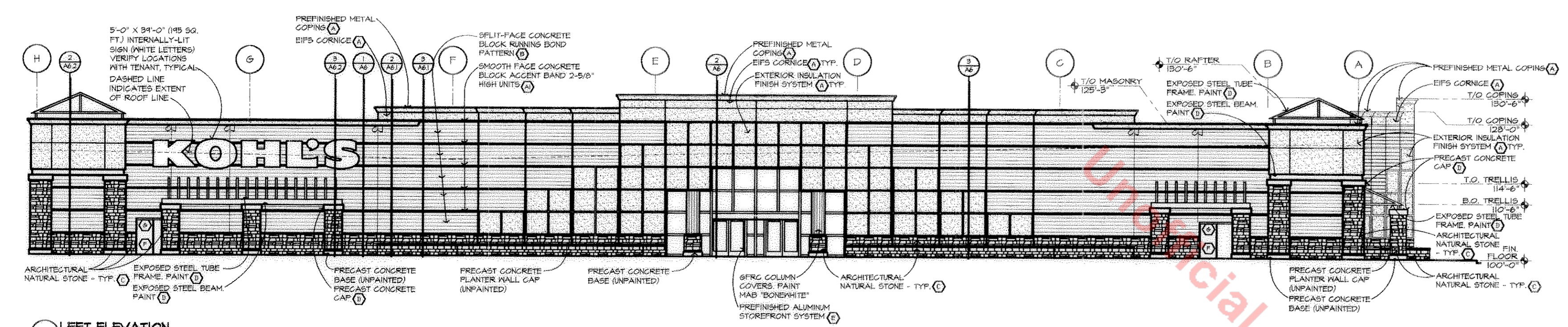
CLC ASSOCIATES
1440 E. GRIFFIN RD.
SUITE 3000
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ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

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



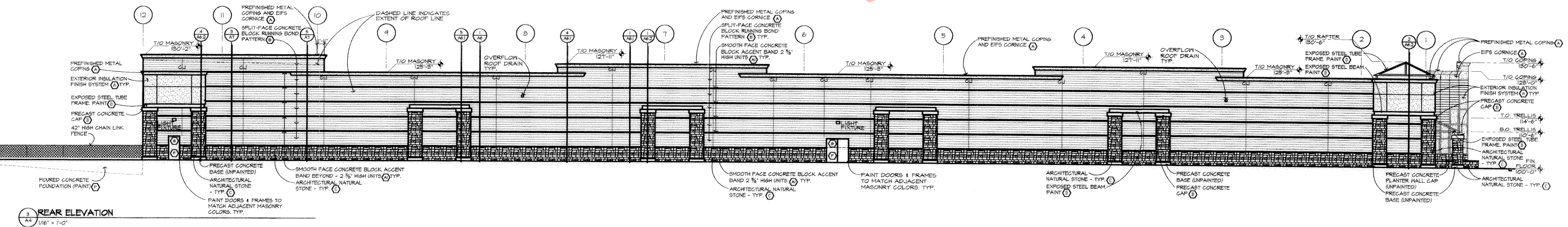
1 FRONT ELEVATION
1/8" = 1'-0"



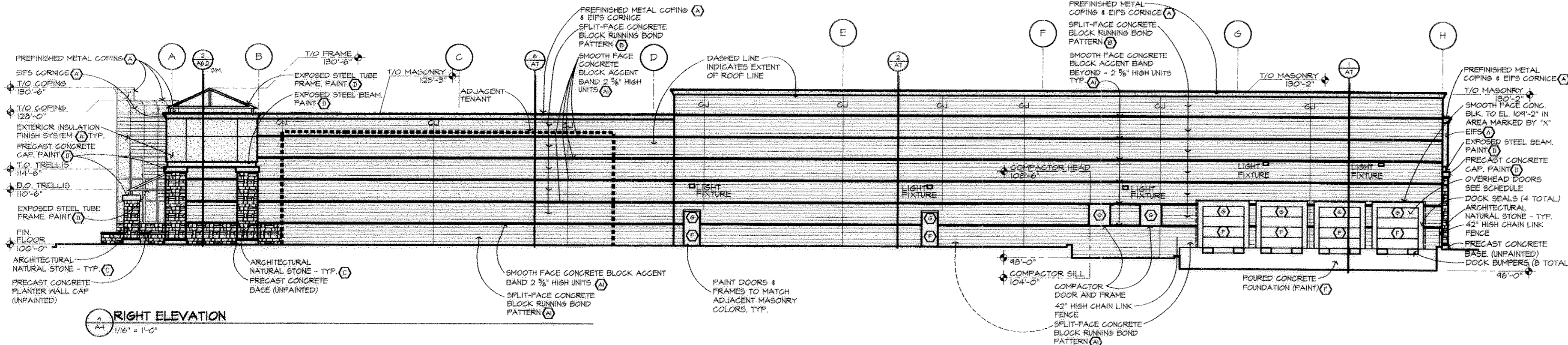
2 LEFT ELEVATION
1/8" = 1'-0"

COLOR LEGEND	
(A)	TO MATCH DRYVIT QUARZTRIT #841A "FRALINE"
(A1)	BASALITE CONCRETE BLOCK #121 "PEBBLESTONE"
(B)	BASALITE SPLIT-FACE CONCRETE BLOCK #161 "MORNING SAGE"
(C)	SCHMIDT AGGREGATES NATURAL STONE BASE "RHYOLITE"
(D)	TO MATCH ENSLER ROOFING "COLONIAL RED"
(E)	PREFINISHED "BONENHITE"
(F)	PAINT TO MATCH COLOR "A1"
(G)	PAINT TO MATCH COLOR "B"
PAINT ALL EXTERIOR HOLLOW METAL AND OVERHEAD DOORS TO MATCH ADJACENT BUILDING COLOR.	
PAINT PIPE BOLLARDS, PIPE CONDUIT AND ELECTRIC METERS AND TRANSFORMER TO MATCH ADJACENT BUILDING COLOR. (COORDINATE TRANSFORMER COLOR WITH UTILITY COMPANY).	

UNOFFICIAL COPY



3 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

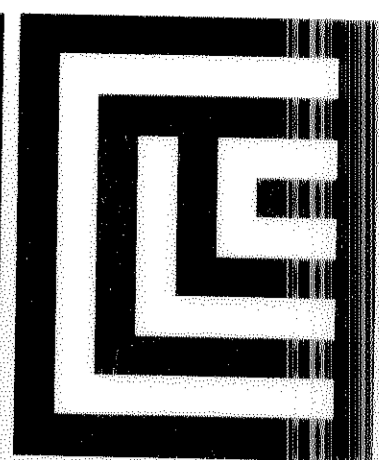
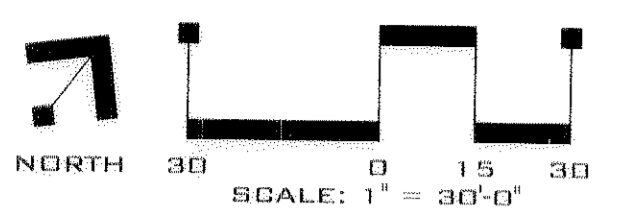
DATE: 07/09/03
DESCRIPTION: INITIAL ACCEPTANCE

PROJECT #: 03.0107
DRAWN BY: KOHL'S
DESIGNED BY: N/A
CHECKED BY:

ARCHITECTURAL ELEVATIONS

EL 1

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



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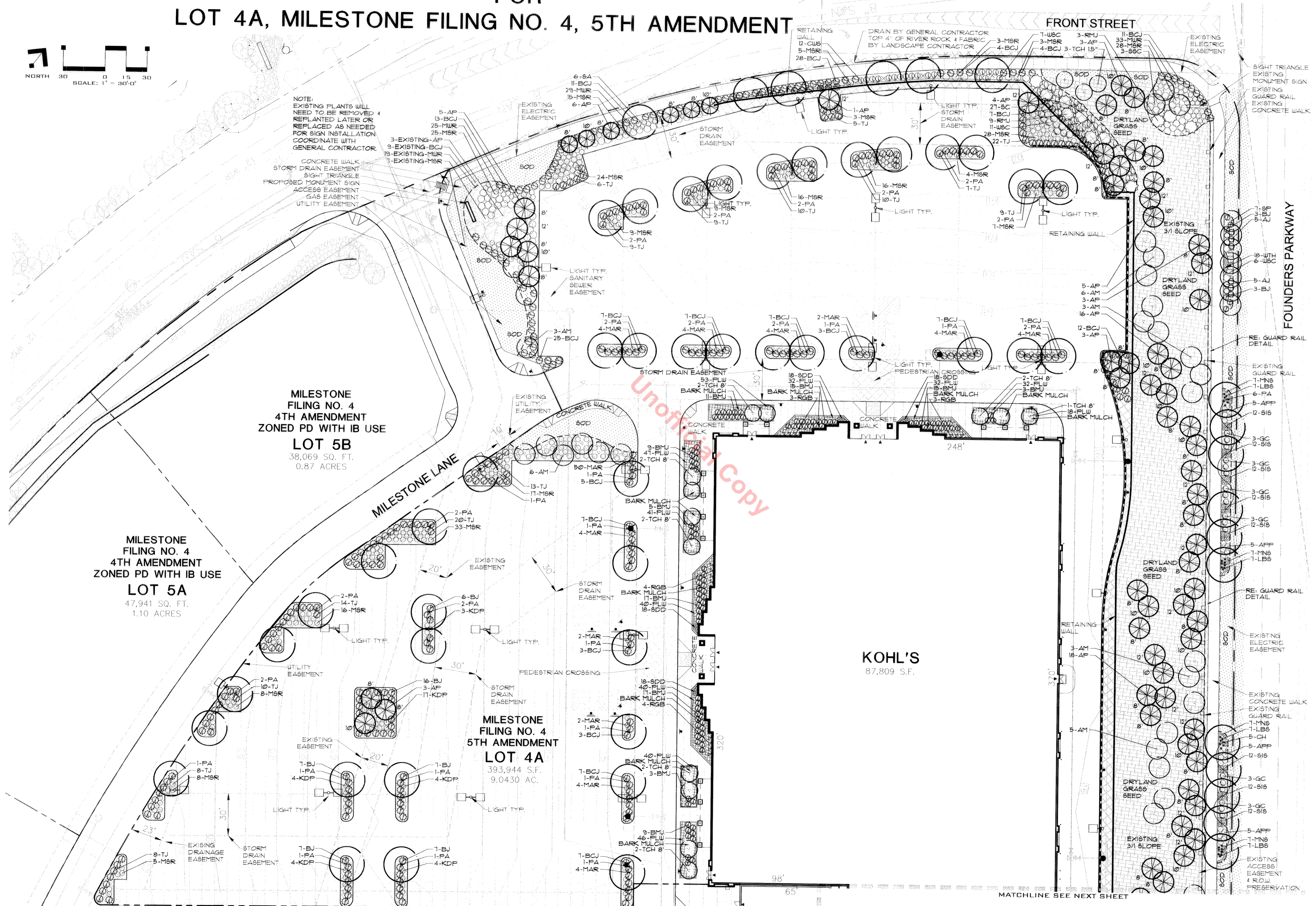
FINAL PD SITE PLAN
LOT 4A, MILESTONE FILING NO. 4
5TH AMENDMENT
 CASTLE ROCK, COLORADO

LANDSCAPE PLAN

DATE	DESCRIPTION	INITIALS
07/08/03	INITIAL ACCEPTANCE	

PROJECT #: 03.0107
 DRAWN BY: SEW
 DESIGNED BY: SEW
 CHECKED BY: KDP

LP1



NOTE:
EXISTING PLANTS WILL
NEED TO BE REMOVED
REPLANTED LATER OR
REPLACED AS NEEDED
FOR SIGN INSTALLATION
COORDINATE WITH
GENERAL CONTRACTOR

CONCRETE WALK
STORM DRAIN EASEMENT
SIGHT TRIANGLE
PROPOSED MONUMENT SIGN
ACCESS EASEMENT
GAS EASEMENT
UTILITY EASEMENT

**MILESTONE
FILING NO. 4
4TH AMENDMENT
ZONED PD WITH IB USE
LOT 5B**
38,069 SQ. FT.
0.87 ACRES

**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
LOT 4A**
393,944 S.F.
9.0430 AC.

KOHL'S
87,809 S.F.

SEE NEXT SHEET FOR PLANT LIST
SEE NEXT SHEET FOR PLANT DETAILS

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

LEGEND

- EDGER
- FESCUE SOD
see notes for mix fully irrigated
- DRYLAND SEED MIX
see notes for mix supplemental irrigation
- 916 & WTH
see plant list
- SDD
see plant list
- PLU
see plant list
- BARK MULCH
- LOCAL RIVER ROCK

FESCUE LAWN SOD MIX

(FULLY IRRIGATED)
(TO BE MOVED)
PERCENTAGES BY SEED COUNT
100% TURF-TYPE OR FINE BLADE TALL FESCUE
(3 IMPROVED VARIETIES)

DRYLAND SEED MIX

(SUPPLEMENTAL IRRIGATION)
(MOWING NOT RECOMMENDED)
SEEDING RATE: 21.1 LBS. FL6/ACRE; DRILL SEEDS
ADD 50% IF HYDROSEEDS OR BRILLION DRILLED
ADD 100% IF BROADCAST

- 0.5 LBS ALKALI SACATON
- 5.6 LBS STREAMBANK WHEATGRASS
- 1.1 LBS INLAND SALT GRASS
- 1.9 LBS WESTERN WHEATGRASS
- 4.0 LBS BLUE GRAMA
- 2.0 LBS BUFFALOGRASS

PLANT LIST:

QUAN/ SYM, COMMON/BOTANICAL NAME INSTALLED SIZE REQUIREMENTS

SHADE TREES			
48	PA	PATMORE ASH <i>Fraxinus pennsylvanica</i> 'Patmore'	2 1/2" CAL. SINGLE TRUNK FULL CROWN, B4B, LIMBS #6'
6	SA	SUMMIT ASH <i>Fraxinus pennsylvanica</i> 'Summit'	2 1/2" CAL. SINGLE TRUNK FULL CROWN, B4B, LIMBS #6'
5	CH	COMMON HACKBERRY <i>Celtis occidentalis</i>	2 1/2" CAL. SINGLE TRUNK FULL CROWN, B4B, LIMBS #6'

ORNAMENTAL TREES			
1	SP	STONEHILL PEAR <i>Pyrus calleryana</i> 'Stonehill'	1 1/2" CAL. SINGLE TRUNK STRAIGHT TR, B4B, LIMBS #4'
29	AM	AMUR MAPLE <i>Acer Ginnala</i> 'Flame'	6' HT. MULTI LEADER 3 LEADER MIN, B4B, STAKED
3	TCH	THORNLESS COCKSPUR HAWTHORN <i>Crataegus crus-galli</i> 'Inermis'	1 1/2" CAL. SINGLE TRUNK STRAIGHT TR, B4B, LIMBS #4'
13	TCH	THORNLESS COCKSPUR <i>Crataegus crus-galli</i> 'Inermis'	8' HT. MULTI LEADER 3 LEADER MIN, B4B, STAKED
3	SSC	SPRING SNOW CRABAPPLE <i>Malus sp.</i> 'Spring Snow'	1 1/2" CAL. SINGLE TRUNK STRAIGHT TR, B4B, LIMBS #4'

EVERGREEN TREES			
81	AP	AUSTRIAN PINE <i>Pinus nigra</i>	8, 10 & 12' HT. 25, 25 & 50% FULL FORM, B4B

NEEDLELEAF EVERGREEN SHRUBS			
105	BCJ	BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	5 GAL. 18"-24" SPREAD SPACING 60" O.C.
56	BJ	BUFFALO JUNIPER <i>Juniperus sabinna</i> 'Buffalo'	5 GAL. 18"-24" SPREAD SPACING 60" O.C.
160	TJ	TAMMY JUNIPER <i>Juniperus sabinna</i> 'Tamariscifolia'	5 GAL. 18"-24" SPREAD SPACING 48" O.C.
10	AJ	ARMSTRONG JUNIPER <i>Juniperus chinensis</i> 'Armstrong'	5 GAL. 18"-24" HT. SPACING 48" O.C.
112	RMJ	ROCKY MOUNTAIN JUNIPER <i>Juniperus scopulorum</i>	5 GAL. 18"-24" HT. SPACING 10' O.C. ZERIC, MERIC
104	BMJ	BROADMOOR JUNIPER <i>Juniperus sabinna</i> 'Broadmoor'	5 GAL. 18"-24" SPREAD SPACING 60" O.C.

SEMI-EVERGREEN BROADLEAF SHRUBS			
21	9C	SPREADING COTONEASTER <i>Cotoneaster divaricatus</i>	5 GAL. 18"-24" HT. SPACING 60", 5 CANES MIN.

DECIDUOUS SHRUBS			
81	MUR	MEIDLAND DOUBLE WHITE ROSE <i>Rosa x Meiland White</i>	5 GAL. 18"-24" SPRD. SPACING 48", 5 CANES MIN.
88	MAR	MEIDLAND ALBA ROSE <i>Rosa 'Meiland Alba'</i>	5 GAL. 18"-24" SPRD. SPACING 60", 5 CANES MIN.
219	M9R	MEIDLAND DOUBLE SCARLET ROSE <i>Rosa x Meiland Scarlet</i>	5 GAL. 18"-24" HT. SPACING 48", 5 CANES MIN.
36	KDP	KATHRYN DYKES POTENTILLA <i>Potentilla fruticosa</i> 'Kathryn Dykes'	5 GAL. 18"-24" HT. SPACING 48", 5 CANES MIN.
18	GC	GOLDEN CURRANT <i>Ribes aureum</i>	5 GAL. 18"-24" HT. SPACING 48", 5 CANES MIN.
14	RGB	ROSE GLOW BARBERRY <i>Barberry thun. atro. 'Rose Glow'</i>	5 GAL. 18"-24" HT. SPACING 48", 5 CANES MIN.
20	APP	APACHE PLUME <i>Fallugia paradoxa</i>	5 GAL. 18"-24" HT. SPACING 60", 5 CANES MIN.
11	W8C	WESTERN SAND CHERRY <i>Prunus besseyi</i>	5 GAL. 18"-24" HT. SPACING 60", 5 CANES MIN.

ORNAMENTAL GRASSES			
30	LBS	LITTLE BLUESTEM <i>Schizachyrium scoparium</i>	1 GAL. ESTABLISHED SPACING 24" O.C.

GROUND COVERS & PERENNIAL FLOWERS			
421	FLW	PURPLELEAF WINTERCREEPER <i>Euonymus fortunei coloratus</i>	1 GAL. ESTABLISHED SPACING 24" O.C., ESTAB.
96	916	SNOW IN SUMMER <i>Cerastium tomentosum</i>	1 GAL. ESTABLISHED SPACING 24" O.C., ESTAB.
18	WTH	WOOLLY THYME <i>Thymus pra. 'Pseudolanuginosus'</i>	1 GAL. ESTABLISHED SPACING 14" O.C. 5 CANES MIN.
12	SDD	STELLA DE ORO DAYLILY <i>Hemerocallis 'Stella de Oro'</i>	1 GAL. ESTABLISHED SPACING 12" O.C. ESTAB.
28	MNS	MAY NIGHT PURPLE SALVIA <i>Salvia nemorosa 'May Night'</i>	1 GAL. ESTABLISHED SPACING 24" O.C. ESTAB.

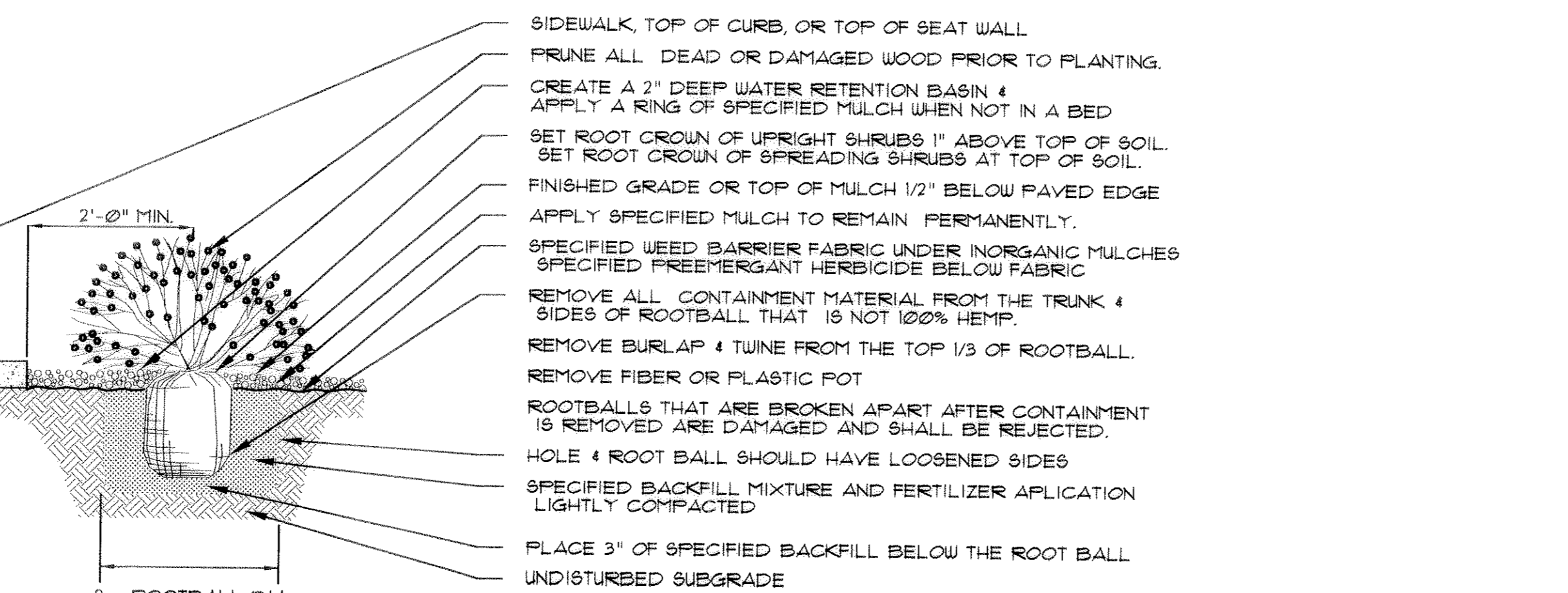
NOTE: IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.

CASTLE ROCK LANDSCAPE CALCULATIONS

AREAS	REQUIRED SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	FORMULA	QUANTITY REQUIRED ON SITE	QUANTITY PROVIDED ON SITE
ENTIRE SITE	N/A	393,944 SF.	N/A	N/A	N/A
PAVED PARKING	N/A	187,038 SF.	N/A	N/A	N/A
PARKING LANDSCAPE	MINIMUM 10%	18,704 SF. 10%	2 TREES/1,000 SF. 4 SHRUBS/1,000 SF. 4 SHRUBS + 1 TREE	31 TREES 14 SHRUBS	64 TREES 681 SHRUBS
TOTAL LANDSCAPE	MINIMUM 10%	91,102 SF. 24%	2 TREES/1,000 SF. 8 SHRUBS/1,000 SF. 4 SHRUBS + 1 TREE	185 TREES 380 SHRUBS	195 TREES 119 SHRUBS 420 SHRUBS
RIVER ROCK WITHOUT PLANTS	MAXIMUM 25%	10,200 SF. 10%	N/A	N/A	N/A
RIVER ROCK WITH PLANTS	N/A	24,500 SF. 26%	N/A	N/A	N/A
WOOD MULCH WITH PLANTS	N/A	6,200 SF. 6%	N/A	N/A	N/A
IRRIGATED SOD	MAXIMUM 60%	14,800 SF. 16%	N/A	N/A	N/A
DRYLAND SEED	N/A	41,400 SF. 42%	N/A	N/A	N/A

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 UNSHEARED 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 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. POP-UPS AND ROTARIES SHALL BE ZONED SEPARATELY. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH AN INLINE DRIP SYSTEM. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM SHALL MEET THE 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 LAWN, 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 BACKFILL 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, 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 BACKFILL BEHIND THE RETAINING WALL CREATING A SMOOTH AND UNIFORM SURFACE SLOPING TOWARDS THE BACK OF THE LOWER RETAINING WALL.

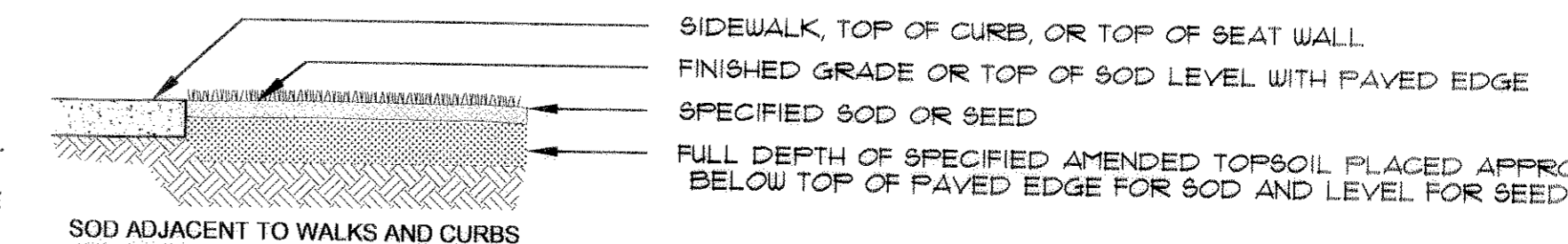


SHRUB PLANTING

NOT TO SCALE

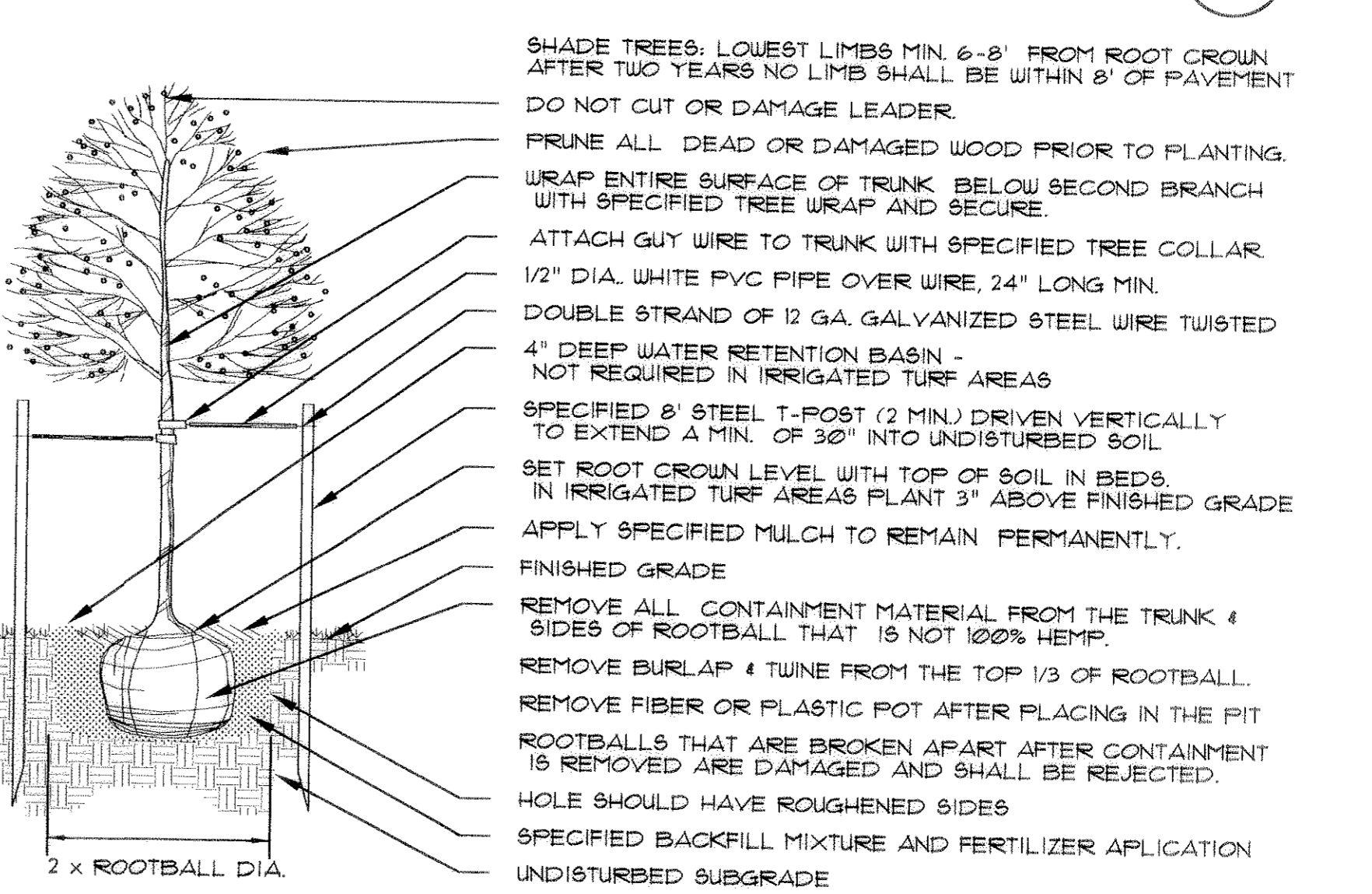
GUARD RAIL DETAIL

NOT TO SCALE



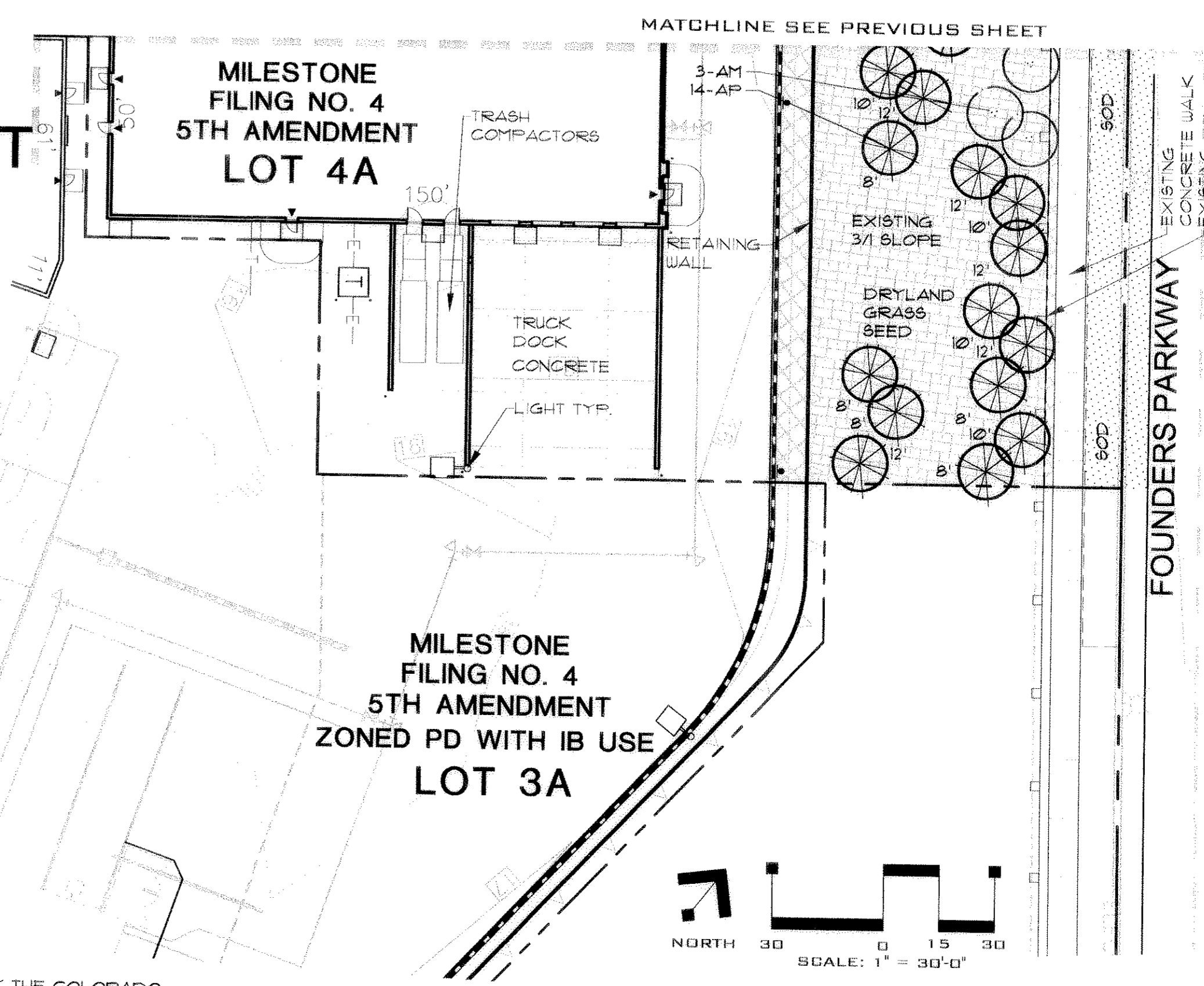
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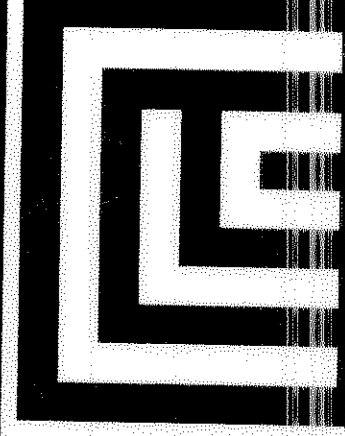
NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE





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LAND SURVEYING

FINAL PD SITE PLAN

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

CASTLE ROCK, COLORADO

DATE: 07/26/05

DESCRIPTION: INITIAL ACCEPTANCE

PROJECT #: 03.0107

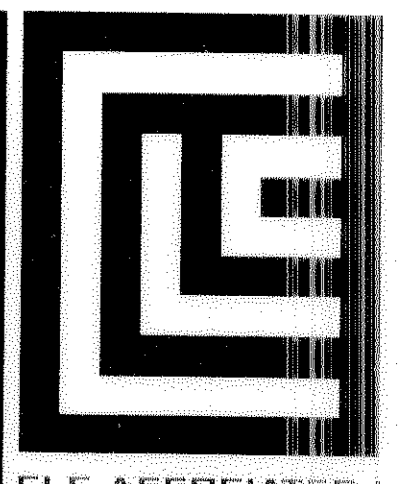
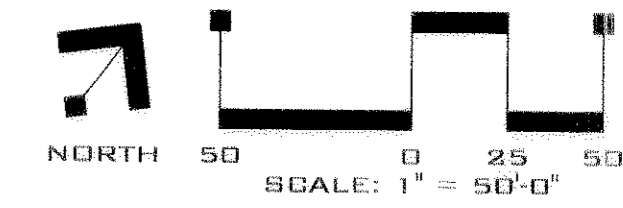
DRAWN BY: SEW

CHECKED BY: KDP

LANDSCAPE DETAILS

LP2

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



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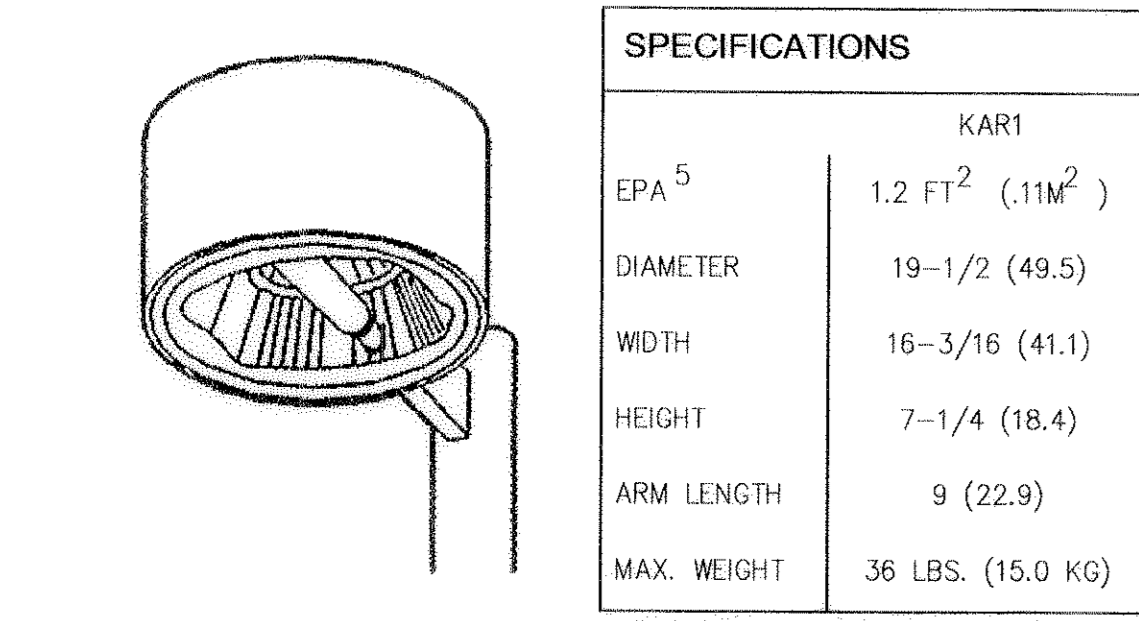
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LUMINAIRE SCHEDULE					
SYMBOL	LABEL	CATALOG NUMBER	DESCRIPTION	LUMENS	LLF
□	A	KAR1 250M R3	CIRC. AREA, SHARP CUT-OFF, LUMINAIRE 30' POLE	20500	1.00
□	C	KAR1 250M R2	CIRC. TYPE II SHARP CUT-OFF LUMINAIRE 30' POLE	20500	1.00
□	D	KAR1 100M R2	CIRC. TYPE II SHARP CUT-OFF LUMINAIRE MOUNT ON WALL +15'	10000	1.00
□	E	1413/175MS/C	STANDARD TYPE III OPTICS (14") CLEAR FLAT TEMPERED GLASS IN STANDARD DOOR FRAME, WALL MTD. 16"	13500	1.00
□	F	KAR1 250M R3	CIRC. AREA, SHARP CUT-OFF, LUMINAIRE 30' POLE	20500	1.00

STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
FRONT LOT	2.1 FC	7.6 FC	0.2 FC	38.0:1	10.4:1
SIDE LOT	2.2 FC	7.5 FC	0.5 FC	15.0:1	4.4:1
BACK DRIVE	2.1 FC	10.0 FC	0.2 FC	50.0:1	10.3:1
STORE FRONT	1.2 FC	2.0 FC	0.7 FC	2.9:1	1.7:1

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

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.



SPECIFICATIONS	
EPA ⁵	KAR1 1.2 FT ² (11M ²)
DIAMETER	19-1/2 (49.5)
WIDTH	16-3/16 (41.1)
HEIGHT	7-1/4 (18.4)
ARM LENGTH	9 (22.9)
MAX. WEIGHT	36 LBS. (15.0 KG)

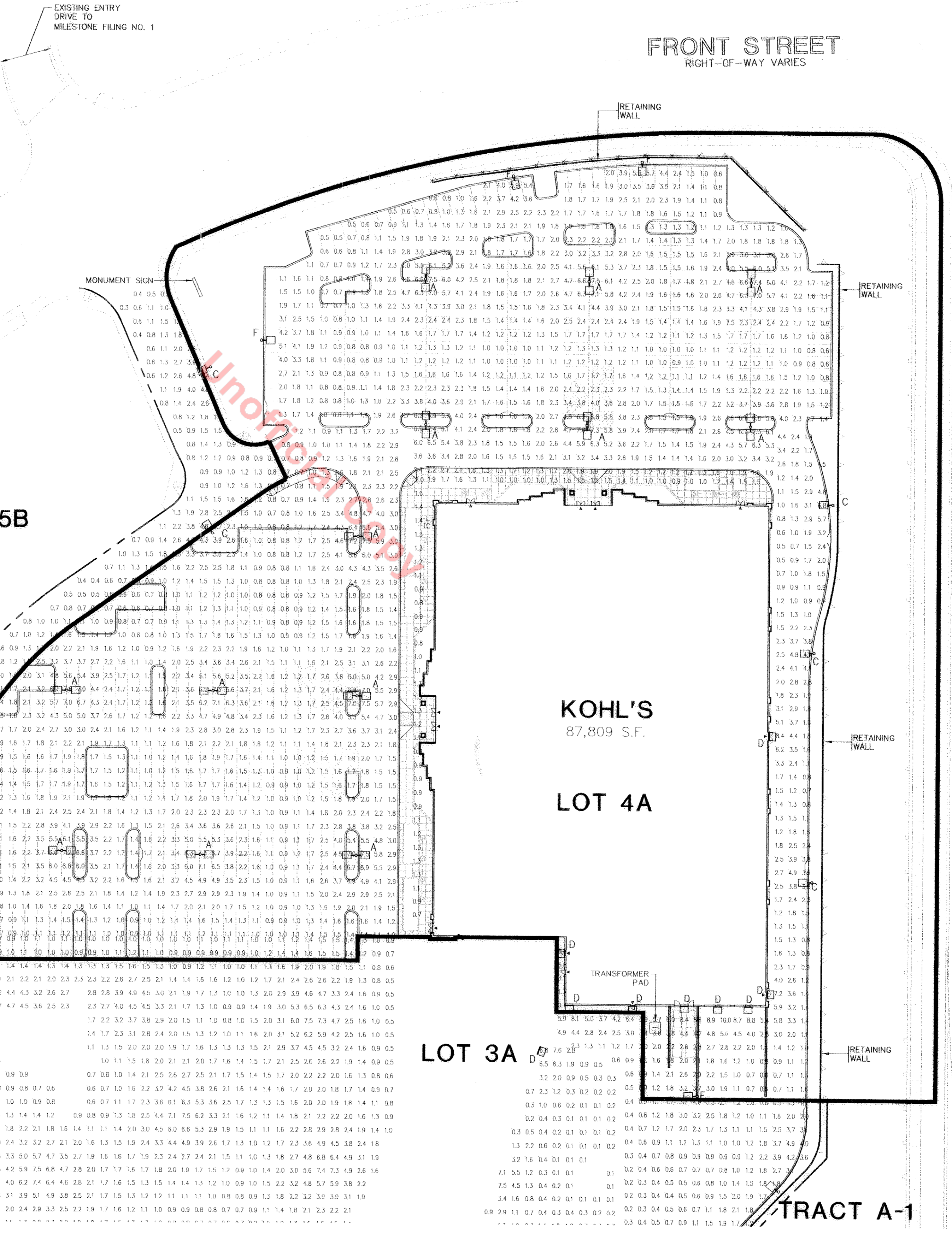
DIMENSIONS ARE SHOWN IN INCHES (CENTIMETERS) UNLESS OTHERWISE NOTED.

LIGHT FIXTURE DETAIL
NOT TO SCALE

INTERSTATE HIGHWAY 25
RIGHT-OF-WAY VARIES

FRONT STREET
RIGHT-OF-WAY VARIES

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



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

PHOTOMETRIC PLAN
 PROJECT #03.0107
 DRAWN BY: JLS
 DESIGNED BY: JDT
 CHECKED BY: JDT