

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99023458

DATE:

3-16-99

TIME:

11:18

FEE: \$

50⁰⁰

(5 Pages)

GRANTOR:

(OWNER/SIGNER)

Crowfoot Castle Rock, LTD
N-One, LTD

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone # 4 Lot 1

LEGAL:

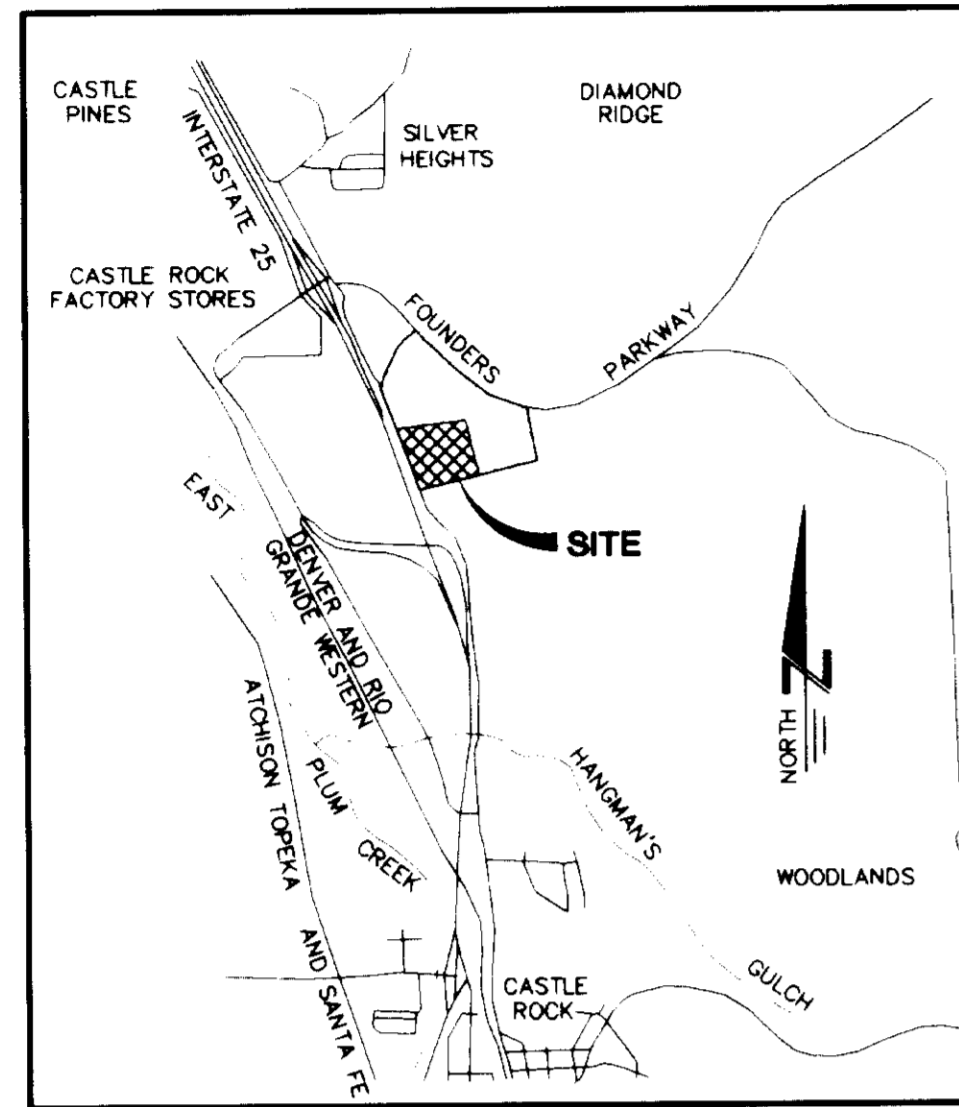
(SECTION-TOWNSHIP-RANGE)

26, 7, 67,

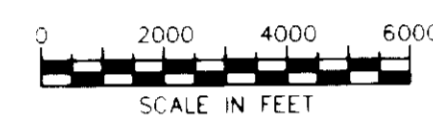
MILESTONE FILING NO. 4, LOT 1, FINAL PD SITE PLAN, MINOR AMENDMENT

A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE SHEET SHEET 1 OF 75



VICINITY MAP



PROPERTY OWNER
CROWFOOT CASTLE ROCK, LTD
7600 E. ARAPAHOE RD.
SUITE 211
ENGLEWOOD, COLORADO 80112
TELEPHONE: (303)-771-3344

CIVIL ENGINEER
CLC ASSOCIATES, INC.
8480 E. ORCHARD ROAD
SUITE 2000
ENGLEWOOD, COLORADO 80111
TELEPHONE: (303) 770-5600
FAX: (303) 770-2349

LANDSCAPE ARCHITECT
CLC ASSOCIATES, INC.
8480 E. ORCHARD ROAD
SUITE 2000
ENGLEWOOD, COLORADO 80111
TELEPHONE: (303) 770-5600
FAX: (303) 770-2349

ARCHITECT
BRR ARCHITECTS
6700 ANTIOCH
SUITE 300
MERRIAM, KANSAS 66204
TELEPHONE: (913)-262-9095
FAX: (913)-262-9044

UTILITY PROVIDERS

WATER	TOWN OF CASTLE ROCK
SEWER	TOWN OF CASTLE ROCK
GAS	PEOPLES NATURAL GAS
ELECTRICITY	I.R.E.A.
TELEPHONE	US WEST COMMUNICATIONS
CATV	TCI OF COLORADO

SHEET INDEX

SHEET 1	COVER SHEET - AMENDED
SHEET 2	SITE PLAN - AMENDED
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SHEET 4	UTILITY PLAN - AMENDED
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SHEET 6	LANDSCAPE PLAN (AMENDED)
SHEET 7	LANDSCAPE DETAILS AND CROSS SECTION (NO CHANGE)

"THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 157.4 OF THE CASTLE ROCK MUNICIPAL CODE AND 24-68-101, et seq., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS, FOR _____ YEARS FROM ITS EFFECTIVE DATE, TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN."

LEGAL DESCRIPTION (MILESTONE FILING NO. 4)

A PART OF THE NORTH ONE-HALF OF SECTION 35 TOGETHER WITH A PART OF THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 26, THENCE SOUTH 89 DEGREES 49 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF SECTION 26, A DISTANCE OF 246.69 FEET TO A POINT ON THE WESTERLY LINE OF MILLER BOULEVARD, FILING NO. 2; THENCE SOUTH 32 DEGREES 27 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 101.15 FEET TO THE NORTHWEST CORNER OF MILESTONE FILING NO. 1, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF SAID MILLER BOULEVARD, FILING NO. 2; THENCE RUNNING THE COMMON LINES OF MILESTONE FILING NO. 1, MILLER BOULEVARD, FILING NO. 2 AND MILESTONE FILING NO. 2, THE NEXT TWO (2) COURSES: 1) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 68 DEGREES 26 MINUTES 32 SECONDS, AN ARC DISTANCE OF 830.21 FEET, WITH A RADIUS OF 695.00 FEET, A CHORD BEARING OF SOUTH 72 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 781.72 FEET; 2) SOUTH 38 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 826.69 FEET TO THE SOUTHEAST CORNER OF MILESTONE FILING NO. 2 AND THE BEGINNING AT A POINT, THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID MILLER BOULEVARD, FILING NO. 2 THE NEXT TWO (2) COURSES: 1) SOUTH 38 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF 880.72 FEET; 2) ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33 DEGREES 24 MINUTES 59 SECONDS, AN ARC DISTANCE OF 1211.76 FEET, WITH A RADIUS OF 2077.69 FEET, A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 1194.66 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1214 AT PAGE 230 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 622.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT BEING ALSO AN ANGLE POINT IN THE NORTH LINE OF METZLER RANCH FILING NO. 1; THENCE SOUTH 81 DEGREES 21 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID METZLER RANCH, FILING NO. 1, A DISTANCE OF 285.96 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID METZLER RANCH, FILING NO. 1; THENCE SOUTH 08 DEGREES 38 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 174.46 FEET; THENCE DEPARTING SAID WEST LINE ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 50 SECONDS, WITH A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 146.64 FEET, A CHORD BEARING OF NORTH 38 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 140.03 FEET; THENCE NORTH 68 DEGREES 38 MINUTES 52 SECONDS WEST, A DISTANCE OF 106.40 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1214 AT PAGE 230 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 81 DEGREES 21 MINUTES 28 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1221.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 AS DESCRIBED IN BOOK 157 AT PAGE 216 AS PARCEL 24; THENCE NORTH 18 DEGREES 39 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 1214 AT PAGE 230, A DISTANCE OF 778.18 FEET TO THE SOUTHWEST CORNER OF SAID MILESTONE FILING NO. 1; THENCE RUNNING ALONG THE SOUTH LINE OF SAID MILESTONE FILING NO. 1 THE NEXT SIX (6) COURSES: 1) NORTH 42 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF 121.87 FEET; 2) NORTH 18 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 366.63 FEET; 3) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21 DEGREES 33 MINUTES 50 SECONDS, AN ARC DISTANCE OF 376.36 FEET, WITH A RADIUS OF 1000.00 FEET, A CHORD BEARING OF NORTH 07 DEGREES 50 MINUTES 44 SECONDS WEST, A DISTANCE OF 374.14 FEET; 4) NORTH 02 DEGREES 56 MINUTES 03 SECONDS EAST, A DISTANCE OF 22.96 FEET; 5) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 12 MINUTES 16 SECONDS, AN ARC DISTANCE OF 288.26 FEET, WITH A RADIUS OF 960.00 FEET, A CHORD BEARING OF NORTH 11 DEGREES 32 MINUTES 19 SECONDS EAST, A DISTANCE OF 287.18 FEET; 6) NORTH 28 DEGREES 30 MINUTES 15 SECONDS EAST, A DISTANCE OF 119.70 FEET; 7) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 405.80 FEET, WITH A RADIUS OF 950.00 FEET, A CHORD BEARING OF NORTH 39 DEGREES 32 MINUTES 21 SECONDS EAST, A DISTANCE OF 402.72 FEET TO A POINT ON THE SOUTH LINE OF SAID MILESTONE FILING NO. 2; THENCE RUNNING ALONG SAID SOUTH LINE THE NEXT TWO (2) COURSES: NORTH 51 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 116.66 FEET; 2) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 78.54 FEET, WITH A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 83 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 70.71 FEET THE POINT OF BEGINNING, CONTAINING 2,798,669 SQUARE FEET OR 64.25 ACRES MORE OR LESS.

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

THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, T. 7 S., R. 67 W., OF THE 6TH P.M., ASSUMED TO BEAR NORTH 00 DEGREES 23 MINUTES 28 SECONDS EAST.

LAND USE SUMMARY

REFER TO SHEET 2 OF 7

GENERAL NOTES

- THE PROPERTY IS VACANT AND WITHOUT ANY BUILDINGS. NO SIGNIFICANT NATURAL FEATURES EXIST IN OR WITHIN 100 FEET OF THE PROPERTY BOUNDARY.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR: (1) DOUGLAS COUNTY, COMMUNITY PANEL NUMBER 080049 0186C, DATED SEPTEMBER 30, 1987, AND (2) TOWN OF CASTLE ROCK, COMMUNITY PANEL NUMBER 080050 0188C, DATED SEPTEMBER 30, 1987; A PORTION OF THE SOUTH WEST CORNER OF LOT 1, MILESTONE PHASE II, FILING NO. 1 MAY LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD DESIGNATED AS ZONE A; NO BASE FLOOD ELEVATIONS DETERMINED. MODIFICATIONS REMOVING FLOOD PLAIN FROM LOT 1 HAVE BEEN SUBMITTED TO THE C.O.E. AND CLOMR ISSUED (CASE NO. 98-08-061R). REMAINING PORTIONS OF LOT 1 AND ALL OF LOTS 2 AND 3 ARE INDICATED AS ZONE X. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- PROPERTY IS ZONED PD.
- 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 WILL MATCH THOSE USED THROUGHOUT THE DEVELOPMENT.
- THE PROJECT WILL BE CONSTRUCTED AS ONE PHASE.
- BUILDING SETBACKS: FRONT YARD 25 FEET
SIDE YARD AND REAR YARD 0 FEET

SURVEYOR'S STATEMENT

I, WARREN L. RUBY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO (NO. 24966), HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS FINAL PD IS IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.

Warren L. Ruby
24966

ENGINEER'S STATEMENT

I, JOEL D. TOMPKINS, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO (NO. 32415), HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS FINAL PD PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Joel D. Tompkins
32415

PLANNING DIRECTOR APPROVAL

THIS FINAL PD SITE PLAN MINOR AMENDMENT WAS APPROVED ON THIS FINAL PD SITE PLAN ACCEPTED BY THE PLANNING DIRECTOR OF THE TOWN OF CASTLE ROCK, COLORADO, THE _____ DAY OF _____ A.D. 1999

John F. [Signature]
3/4/99
PLANNING DIRECTOR

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 11:18 A.M. ON THE 16th DAY OF March, 1999
IN BOOK _____ PAGE _____ MAP _____ RECEPTION NO. 99023488



DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY

TITLE CERTIFICATION

I, Diana Eugas, BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SIGNED THIS 1st DAY OF March, 1999
BY: Diana Eugas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS March 1, 1999

WITNESS MY HAND AND SEAL 8-9-99
My COMMISSION EXPIRES: 8-9-99
Susan I. Rasmussen
NOTARY PUBLIC

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE LOT 1, FILING NO. 4, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PROPERTY OWNER: CROWFOOT CASTLE ROCK, LTD
7600 E. ARAPAHOE RD., STE. 211
ENGLEWOOD, CO 80112

PROPERTY OWNER: N-ONE, LTD
7600 E. ARAPAHOE RD., STE. 211
ENGLEWOOD, CO 80112

SIGNED THIS 1st DAY OF March, 1999
SIGNED THIS 1st DAY OF March, 1999

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS March 1, 1999

WITNESS MY HAND AND SEAL 8-9-99
My COMMISSION EXPIRES: 8-9-99
Susan I. Rasmussen
NOTARY PUBLIC

MILESTONE FILING No. 4, LOT 1,
FINAL PD SITE PLAN, MINOR AMENDMENT

DATE OF PREPARATION: FEBRUARY 22, 1999

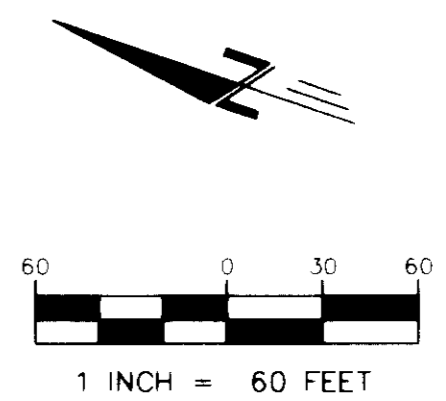
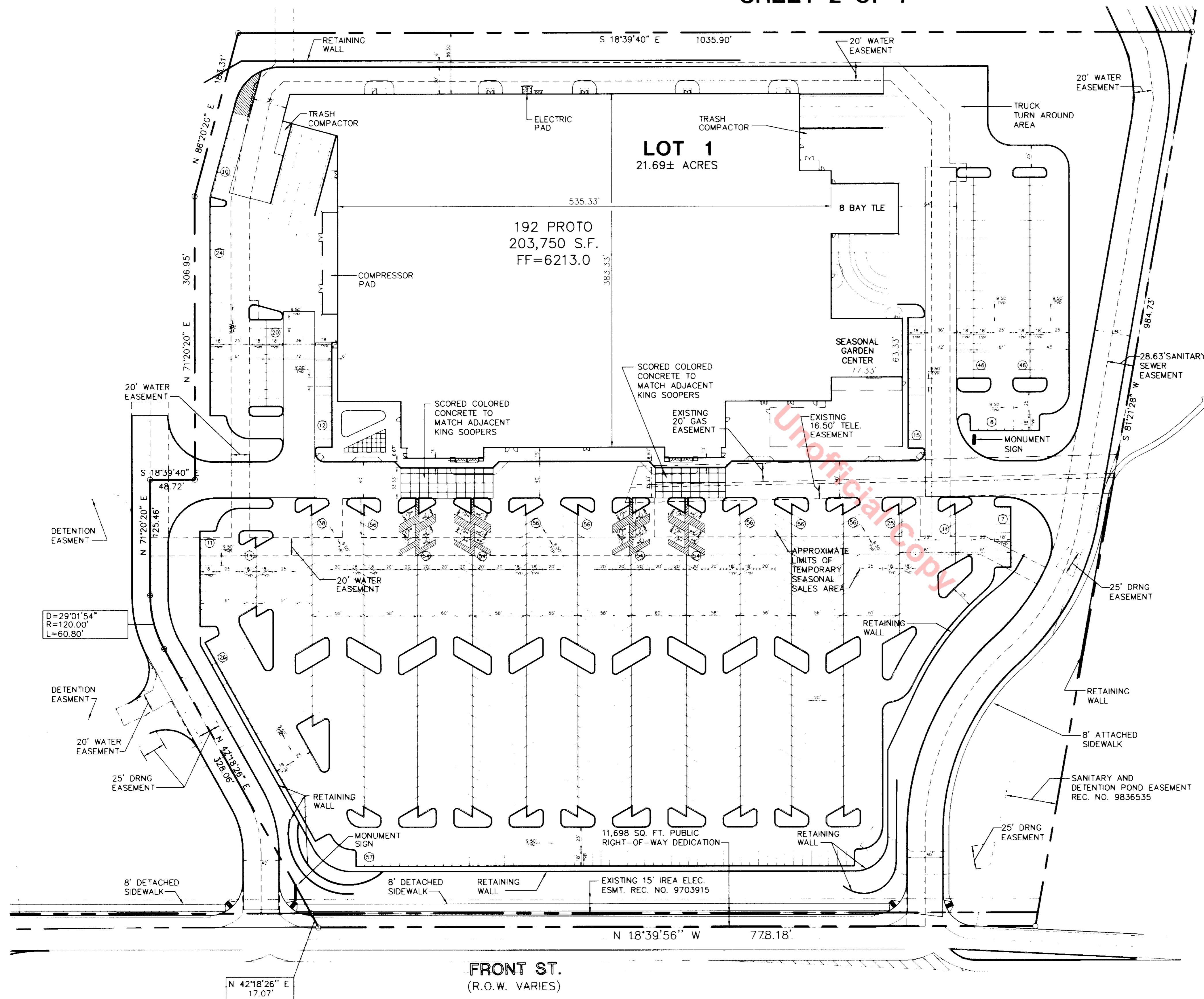
CLC Associates, Inc.
8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-5600
FAX (303) 770-2349

Planning/Engineering/Land Surveys
Landscape Architecture/Architecture

1 of 5

**MILESTONE FILING NO. 4, LOT 1,
FINAL PD SITE PLAN, MINOR AMENDMENT**
A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**SITE PLAN
SHEET 2 OF 7**



SITE DATA

PROPOSED LOT 1		
TOTAL AREA	21.69± AC. (945,142 SF)	100%
BUILDING AREA	203,750 SF	21.56%
INTERIOR PARKING AREA	377,059 SF	39.89%
PARKING		
STANDARD PROVIDED	898	
HANDICAP PROVIDED	24	
TOTAL PARKING PROVIDED	922 (4.53/1000 SF)	
TOTAL PARKING REQUIRED	815	

PROPOSED	LEGEND	EXISTING
	CURB AND GUTTER	
	PARKING COUNT PER ROW	
	PROPERTY LINE	
	STANDARD DUTY ASPHALT	
	HEAVY DUTY ASPHALT	
	HEAVY DUTY CONCRETE	
	PEDESTRIAN CROSSING	
	SIDEWALK	
	HANDICAP RAMP	

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
PHONE: 303.744.1400
FAX: 303.744.1401
WWW: WWW.CCAI.CO

PREPARED UNDER THE DIRECT SUPERVISION OF
JOEL D. TOMPKINS, P.E.
COLORADO REGISTRATION NO. 32415
FOR AND ON BEHALF OF
CCA ASSOCIATES, INC.

Description
TOWN SUBMITTAL
PER CITY COMMENTS
PLOTTED FOR RECORDATION
MINOR AMENDMENT

Date
09/07/98
11/12/98
01/25/99
02/22/99

Project Number: 97.211
Drawn By: JLS
Designed By: JDT
Checked By: JDT

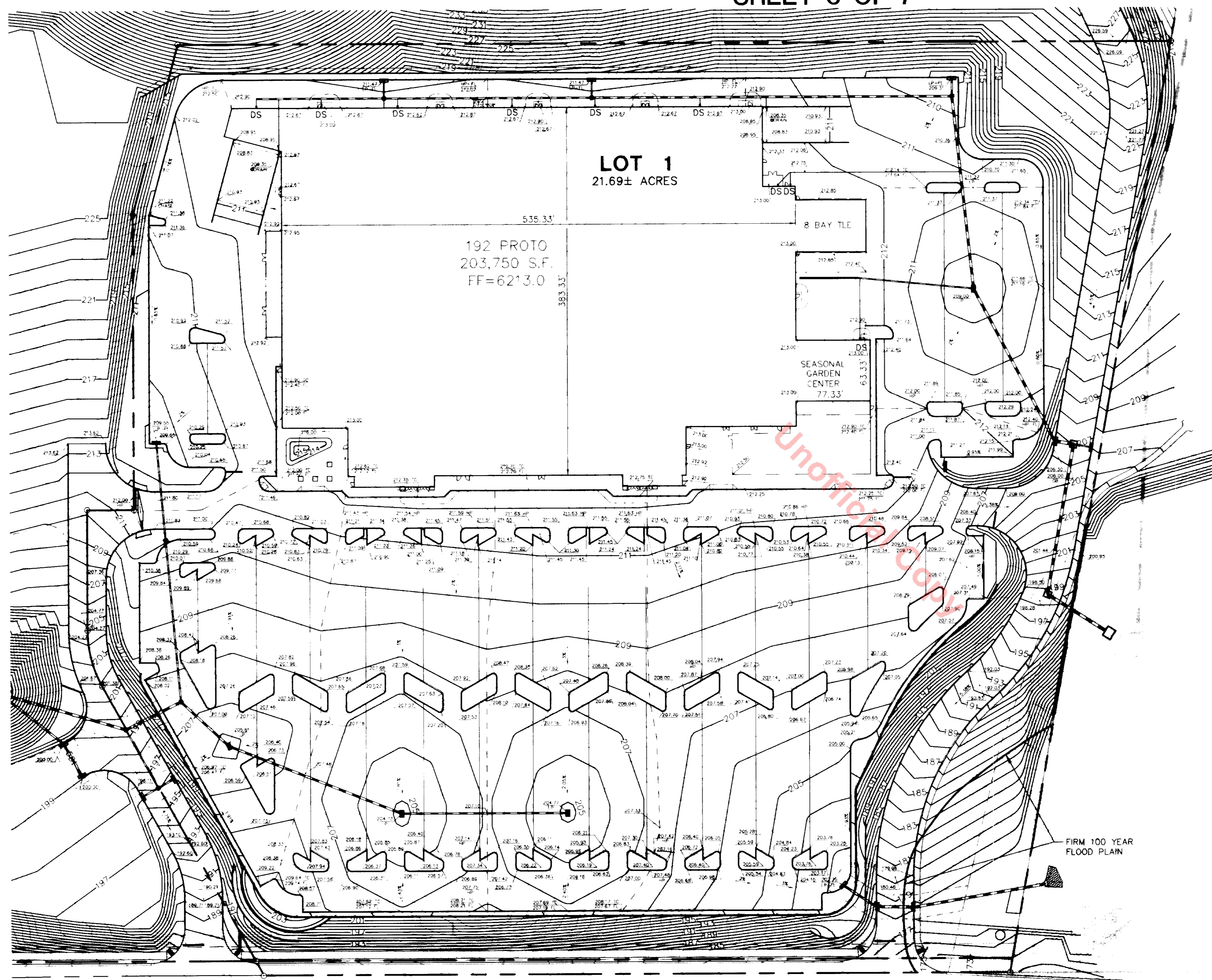
FINAL PD PLANS
WAL★MART
STORE #98401
LOT 1, MILESTONE FILING No. 4
CASTLE ROCK, COLORADO

Sheet Title
SITE PLAN

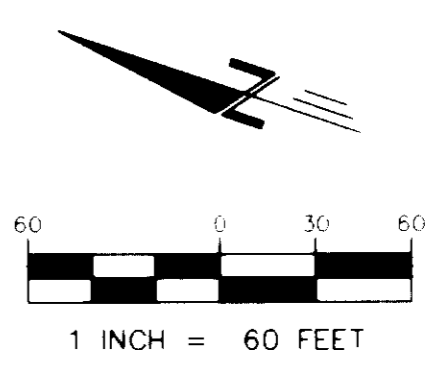
2 OF 7
Sheet Number

**MILESTONE FILING NO. 4, LOT 1,
FINAL PD SITE PLAN, MINOR AMENDMENT**
A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**GRADING PLAN
SHEET 3 OF 7**



FRONT ST.
(R.O.W. VARIES)



PROPOSED	LEGEND	EXISTING
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER	
	CONTOUR LINE	
	SPOT ELEVATION	
	HAND-CAP RAMP	
	RIDGE LINE	
	HIGH POINT	
	DRAINAGE SLOPE	
	RETAINING WALL	
	EXISTING VEGETATION	

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CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

COLORADO REGISTERED
JOEL D. TOMPKINS
32415
PROFESSIONAL ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF JOEL D. TOMPKINS, P.E. COLORADO REGISTRATION NO. 32415 FOR AND ON BEHALF OF CLC ASSOCIATES, INC.

Description	TOWN SUBMITTAL CHECKED FOR REGISTRATION MINOR AMENDMENT
Date	09/07/98 01/17/99 02/22/99

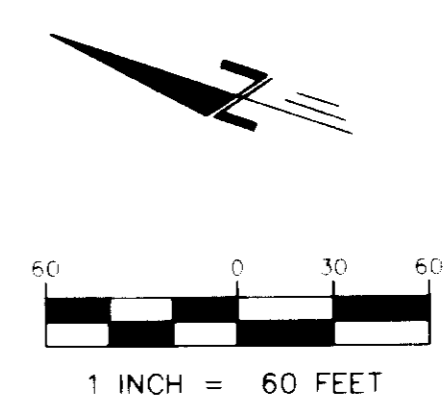
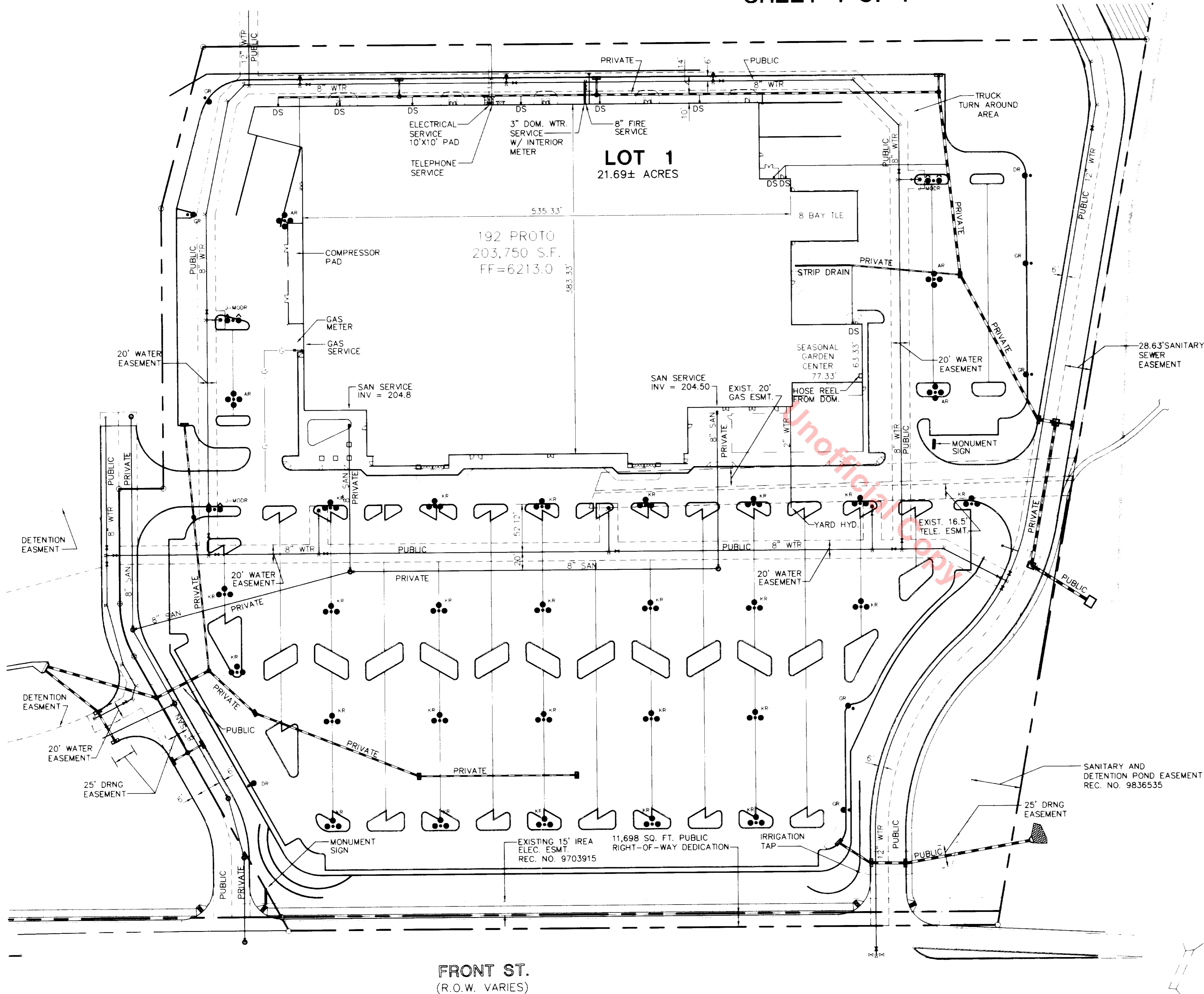
Project Number: 97.211
Drawn By: JLS
Designed By: JOT
Checked By: JOT

FINAL PD PLANS
WAL★MART
STORE #88401
LOT 1, MILESTONE FILING NO. 4
CASTLE ROCK, COLORADO

Sheet Title
GRADING PLAN
5
3 OF 7
Sheet Number

**MILESTONE FILING NO. 4, LOT 1,
FINAL PD SITE PLAN, MINOR AMENDMENT**
A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

**UTILITY PLAN
SHEET 4 OF 7**



LEGEND

	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC AND POLE
	EXISTING STORM SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING MANHOLE
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING TRAFFIC SIGNAL
	EXISTING LIGHT POLE
	EXISTING PARKING LOT LIGHT
	PROPOSED WATER LINE W/ HYDRANT AND VALVE
	PROPOSED STORM SEWER W/ MANHOLE AND INLET
	PROPOSED SANITARY SEWER W/ MANHOLE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC
	PROPOSED TELEPHONE
	ROOF DRAIN LATERAL

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CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

**COLORADO REGISTERED
JUEL D. TOMPKINS
32415
PROFESSIONAL ENGINEER**

PREPARED UNDER THE DIRECT SUPERVISION OF
JUEL D. TOMPKINS, P.E.
COLORADO REGISTRATION NO. 32415
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Description
TOWN SUBMITTAL PER CITY COMMENTS MINOR AMENDMENT

Date
09/07/98
11/17/98
07/23/99
07/27/99

Project Number 97.211
Drawn By JLS
Designed By JDT
Checked By JDT

THIS PLAN AND ANY INSTRUMENTS HERETO APPROPRIATELY REFERRED TO HEREIN ARE HEREBY FILED FOR PUBLIC RECORD AND FOR THE PURPOSE OF GIVING NOTICE TO ALL PERSONS THAT THE SAME ARE ON FILE IN THE PUBLIC RECORDS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO. THE FILING OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT BY THE COUNTY ENGINEER OF THE DESIGN OR THE QUALITY OF THE WORK SHOWN THEREON. THE COUNTY ENGINEER'S ASSOCIATION HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO PROFESSIONAL ENGINEERING ACT.

**FINAL PD PLANS
WAL★MART
STORE #98401
LOT 1, MILESTONE FILING NO. 4
CASTLE ROCK, COLORADO**

Sheet Title
UTILITY PLAN

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4 OF 7
Sheet Number

MILESTONE FILING NO. 4, LOT 1

FINAL PD LANDSCAPE PLAN

A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN SHEET 6 OF 7

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

8480 E. Harvard Ave., Suite 2000
Denver, Colorado 80231
Phone: (303) 751-7000
Fax: (303) 751-2144

PREPARED UNDER THE DIRECT SUPERVISION OF
JOEL D. TOMPKINS, P.E.
COLORADO REGISTRATION NO. 32415
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date: 09/01/98
11/17/98
01/25/99
02/27/99

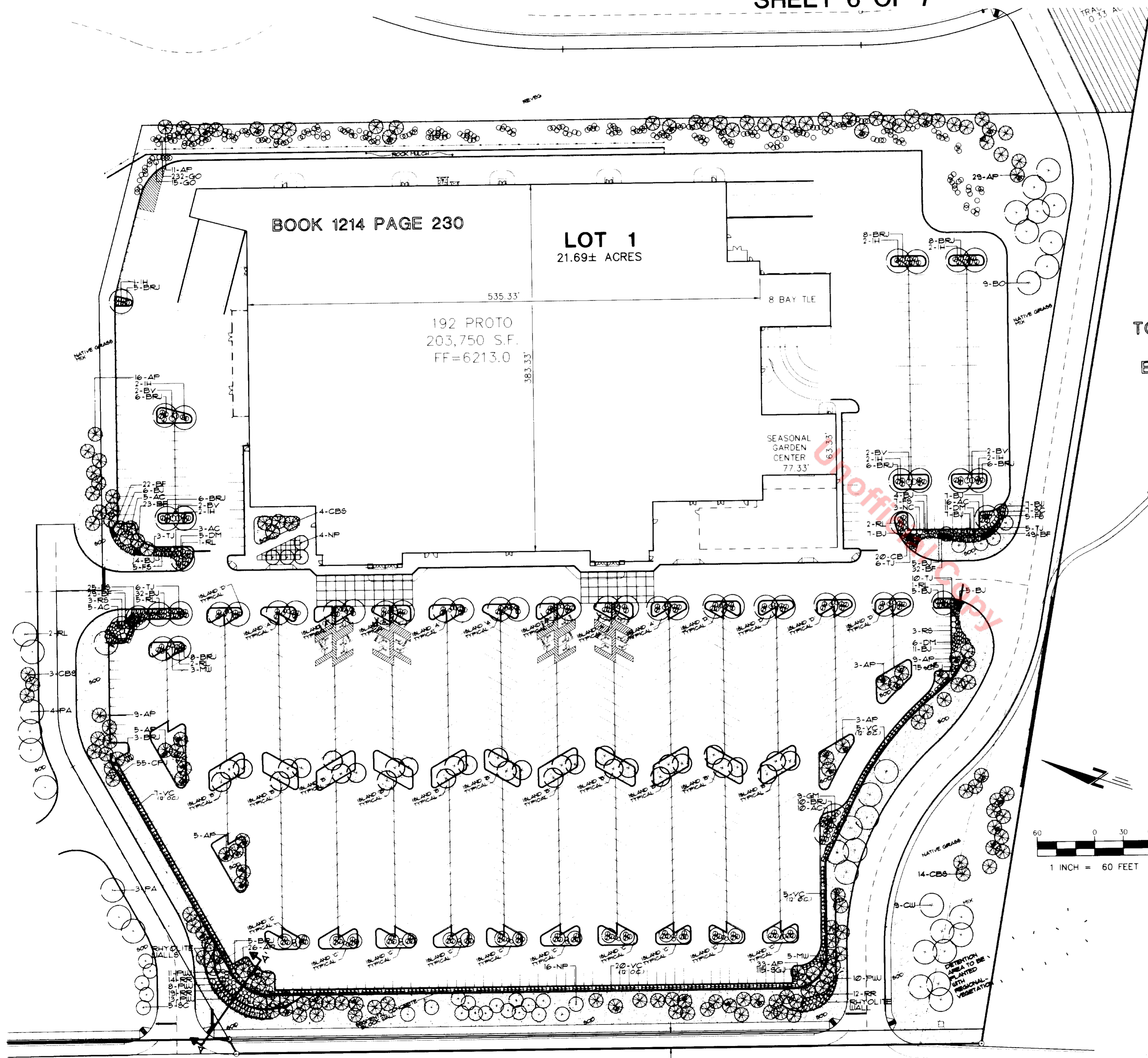
Description:
TOWN SUBMITTAL
PER CITY COMMENTARY
REVISION INFORMATION
IN RED

Project Number: 97.211
Drawn By: LEL
Designed By: LEL
Checked By: KDP

FINAL PD PLANS
WAL★MART
STORE #98401
LOT 1, MILESTONE FILING No. 4
CASTLE ROCK, COLORADO

Sheet Title
LANDSCAPE PLAN

5 OF 7
Sheet Number

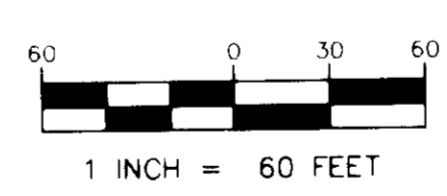


PLANT LIST

QTY.	SYMB.	COMMON/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
29	H	IMPERIAL HONEY LOCUST <i>Gleditsia triacanthos 'Imperial'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN B4B STAKED
7	FA	PATMORE ASH <i>Fraxinus pennsylvanica 'Patmore'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN B4B STAKED
9	GM	GINNALA MAPLE <i>Acer glabrum 'Ginnala'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN B4B STAKED
9	CW	PLAINS COTONWOOD <i>Populus nigra 'Plains'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN B4B STAKED
23	RL	AMERICAN REDMOND LINDEN <i>Tilia americana 'Redmond'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN B4B STAKED
33	CH	COMMON HACKBERRY <i>Celtis occidentalis</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN B4B STAKED
ORNAMENTAL TREES				
12	SC	SPRING SNOW CRABAPPLE <i>Malus 'Spring Snow'</i>	1 1/2" CAL	SPECIMEN QUALITY FULL CROWN B4B STAKED
40	NP	NEWPORT PLUM <i>Prunus caroliniana 'Newport'</i>	1 1/2" CAL	SPECIMEN QUALITY FULL CROWN B4B STAKED
EVERGREEN TREES				
149	AP	AUSTRIAN PINE <i>Pinus nigra</i>	6-8 HT. 4 1/2 HT. SEE PLAN	FULL FORM B4B GUYED SPECIMEN QUALITY
21	CB5	COLORADO BLUE SPRUCE <i>Picea pungens glauca</i>	6-8 HT. 4 1/2 HT. SEE PLAN	FULL FORM B4B GUYED SPECIMEN QUALITY
SHRUBS				
30	TJ	TAMMY JUNIPER <i>Juniperus sabina tamariocifolia</i>	5 GAL	SPACING 36" O.C.
10	BU	BUFFALO JUNIPER <i>Juniperus sabina 'Buffalo'</i>	5 GAL	SPACING 36" O.C.
246	BRJ	BROADHORN JUNIPER <i>Juniperus sabina 'Broadhorn'</i>	5 GAL	SPACING 48" O.C.
130	CPJ	COMPACT PRITZER JUNIPER <i>Juniperus x media 'Pitz Compacta'</i>	5 GAL	SPACING 48" O.C.
15	SGJ	SEA GREEN JUNIPER <i>Juniperus x media 'Sea Green'</i>	5 GAL	SPACING 48" O.C.
42	PWJ	PRINCE OF WALES JUNIPER <i>Juniperus horizontalis 'Prince Wales'</i>	5 GAL	SPACING 48" O.C.
31	FS	FROEBEL SPIREA <i>Spiraea 'Froebelii'</i>	5 GAL	SPACING 24" O.C. 5 CANES MIN.
8	BV	BURKWOOD VIBURNUM <i>Viburnum x burkwoodii</i>	5 GAL	SPACING 48" O.C. 5 CANES MIN.
32	MU	MOKAY'S WHITE POTENTILLA <i>Potentilla fruticosa 'Mokaya Wh.'</i>	5 GAL	SPACING 36" O.C. 5 CANES MIN.
15	PB	PINK BEAUTY POTENTILLA <i>Potentilla fruticosa 'Pink Beauty'</i>	5 GAL	SPACING 36" O.C. 5 CANES MIN.
6	CB	CORAL BEAUTY COTONEASTER <i>Cotoneaster dammeri</i>	5 GAL	SPACING 24" O.C. 5 CANES MIN.
42	AC	ALPINE CURRANT <i>Ribes alpinum</i>	5 GAL	SPACING 36" O.C. 5 CANES MIN.
247	GO	GAMBEL OAK (NATIVE SCRUB OAK) <i>Quercus gambelii</i>	5 GAL	SPACING 36" O.C. 5 CANES MIN.
6	RS	RENAISSANCE VANHOUTTE SPIREA <i>Spiraea x vanhouttei 'Renaissance'</i>	5 GAL	SPACING 24" O.C. 5 CANES MIN.
22	DM	DWARF HOOKERANGE <i>Philadelphus x virginica 'Dwarf Minnesota Snowflake'</i>	5 GAL	SPACING 24" O.C.
3	NC	NANKING CHERRY <i>Prunus lomelosia</i>	5 GAL	SPACING 36" O.C. 5 CANES MIN.
45	RR	RUGOSA ROSE <i>Rosa rugosa</i>	5 GAL	SPACING 36" O.C. 5 CANES MIN.
PERENNIALS				
105	BF	BLANKET FLOWER <i>Galliardia 'Goblin'</i>	1 GAL	SPACING 12" O.C.
31	VC	VIRGINIA CREEPER <i>Ferriacrostichum quinquefolia</i>	1 GAL	SPACING 12" O.C.

NOTE: IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
SPACE VIRGINIA CREEPER EVERY THIRD PRITZER JUNIPER ALONG RETAINING WALL.

- IRRIGATED SOD TURF
- NATIVE GRASS SEED MIX WITH TEMPORARY IRRIGATION AND EROSION CONTROL FABRIC
- REVEGETATION GRASS MIX
- EDGER



LANDSCAPE DATA

LOT 1 AREA	944,935 SF
TOTAL LANDSCAPE AREA	268,484 SF / 28.4% OF LOT
INTERIOR PARKING AREA	377,059 SF
INTERIOR PARKING LANDSCAPE AREA	38,723 SF / 10.2% OF PARKING

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.