

**PLAT IDENTIFICATION SHEET**

Second Holding LLC

GRANTOR(owner)



2004081802 10 PGS

Lot 7, Milestone Filing No. 4, 2<sup>nd</sup> Amendment Final PD Site Plan

GRANTEE(name of plat)

Milestone

Subdivision/Condo Name

4

Filing

7

Lot

Block

Phase

Building

Unit

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$101.00  
10 PGS

# 2004081802  
08/05/2004 03:10 PM

OLD LEGAL(Section)

(Township)

(Range)

# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT COVER SHEET

### LEGAL DESCRIPTION

LOT 7, MILESTONE FILING NO. 4, 2ND 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 7, MILESTONE FILING NO. 4, 2ND 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  
COLORADO REGISTERED  
FOR AND ON BEHALF  
CLC ASSOCIATES, INC.

7.15.04  
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. BOTH VERTICAL DATUMS MUST BE SHOWN ON THE CONSTRUCTION PLANS AT KEY TIE-IN LOCATIONS TO THE TOWN'S SYSTEM. THEY ARE TO BE CLEARLY IDENTIFIED TO AVOID CONFUSION.

### BASIS OF BEARINGS

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

### GENERAL NOTES

1. THE PROPERTY IS VACANT AND WITHOUT ANY BUILDINGS. NO SIGNIFICANT NATURAL FEATURES EXIST IN OR WITHIN 100 FEET OF THE PROPERTY BOUNDARY.
2. IMMEDIATELY ADJACENT PROPERTY AND THIS PROPERTY ARE ZONED PD WITH IB USE.
3. ALL SIGNAGE WILL COMPLY WITH THE TOWN OF CASTLE ROCK CODES AND ORDINANCES AND APPROVED UNDER A SEPARATE PERMIT BY THE BUILDING DEPARTMENT.
4. SITE LIGHT POLES AND FIXTURES, AS SHOWN ON THE ATTACHED PHOTOMETRIC PLAN, WILL MATCH THOSE USED THROUGHOUT THE DEVELOPMENT.
5. FIRE LANE SIGNS ARE TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS.
6. PHASING OF THE BUILDING IS NOT ANTICIPATED.
7. 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.
8. 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.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
10. ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
12. 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.
13. THE PROVISION OF MUNICIPAL WATER TO LOT 7 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

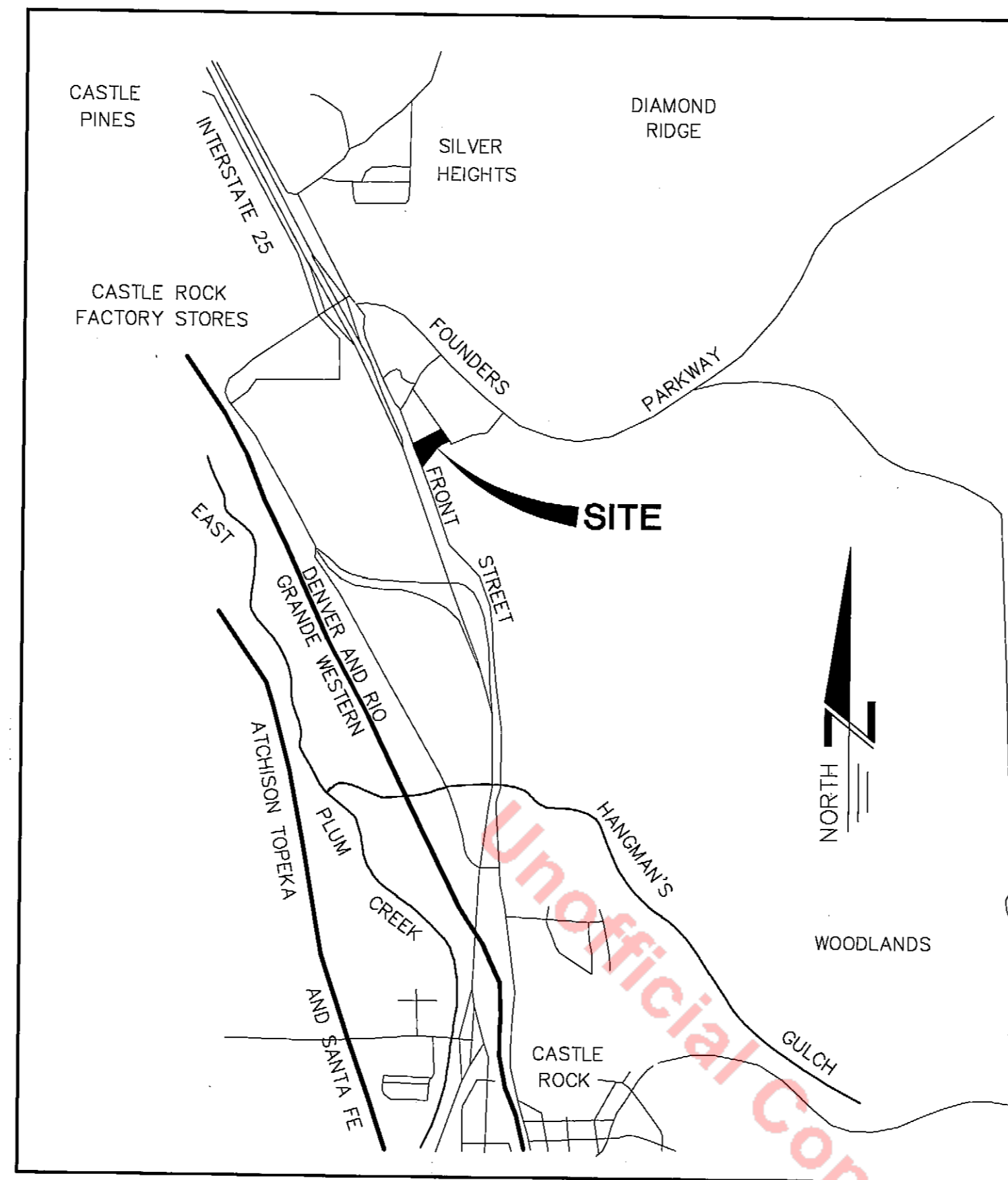
1. ACCORDING TO FIRM MAP 080049 0186 C THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

### LAND USE SUMMARY

ZONING PD WITH IB USE  
LOT 7 AREA 58,859 SQ. FT. (1.35 AC.)  
BUILDING AREA COVERAGE 7,435 S.F.

### DEVELOPMENT STANDARDS-LOT 5B

| COMMERCIAL DEVELOPMENT STANDARDS | REQUIRED            | PROVIDED            |
|----------------------------------|---------------------|---------------------|
| LANDSCAPE AREA                   | 5,886 S.F.          | 12,434 S.F.         |
| BUILDING FOOTPRINT               | N/A                 | 7,435 S.F.          |
| PAVED PARKING                    | N/A                 | 11,308 S.F.         |
| SIDEWALK, STREETS, ETC.          | N/A                 | 27,682 S.F.         |
| TOTAL BLDG./PKG./HARDSCAPE AREA  | N/A                 | 46,425 S.F.         |
| MIN. BUILDING SETBACKS           |                     |                     |
| BUILDING FRONT (E)               | N/A                 | 60-90 FEET          |
| BUILDING SIDE (S)                | N/A                 | 50-80 FEET          |
| BUILDING SIDE (N)                | N/A                 | 20-50 FEET          |
| BUILDING REAR (W)                | N/A                 | 80-130 FEET         |
| MAX. BUILDING HEIGHT             | 50 FEET - PERMITTED | 30.5 FEET           |
| OFF-STREET PARKING               | 5.0 SP./1000 SF GFA | 5.2 SP./1000 SF GFA |
| STANDARD SPACES                  |                     | 32                  |
| COMPACT SPACES                   |                     | 5                   |
| 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

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EL1 ARCHITECTURAL ELEVATIONS  
LP1 LANDSCAPE PLAN  
LP2 LANDSCAPE DETAILS  
IR1 IRRIGATION PLAN  
IR2 IRRIGATION DETAILS  
PH1 PHOTOMETRIC PLAN

### TOWN APPROVAL

THE FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT WAS APPROVED BY DEVELOPMENT SERVICES FOR THE TOWN OF CASTLE ROCK, COLORADO, ON THE 30<sup>th</sup> DAY OF July, 2004.

ATTEST:  
*[Signature]* 7/30/04  
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 3:10 P.M. ON THE 5<sup>th</sup> DAY OF August, 2004.

2004081802

DOUGLAS COUNTY CLERK AND RECORDER

BY: *[Signature]*  
DEPUTY

### TITLE CERTIFICATION

I, *[Signature]*, BEING AN AUTHORIZED REPRESENTATIVE OF *[Signature]*, 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 20<sup>th</sup> DAY OF July, 2004.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF July, 2004.

SUSAN I. RASMUSSEN  
NOTARY PUBLIC  
STATE OF COLORADO

WITNESS MY HAND AND SEAL 9-1-07  
MY COMMISSION EXPIRES: 9-1-07  
*[Signature]*  
NOTARY PUBLIC

### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

PROPERTY OWNER:  
SECOND HOLDING LLC c/o PARK LAND COMPANY

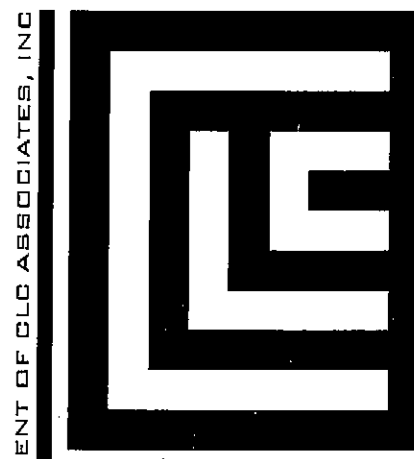
7600 E. ARAPAHOE ROAD, STE. 211  
CENTENNIAL, COLORADO 80112

*[Signature]*  
MR. GLEN R. SMITH  
MANAGER

SIGNED THIS 16<sup>th</sup> DAY OF July, 2004

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF July, 2004.

WITNESS MY HAND AND SEAL 8/17/2008  
MY COMMISSION EXPIRES: 8/17/2008  
*[Signature]*  
NOTARY PUBLIC



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

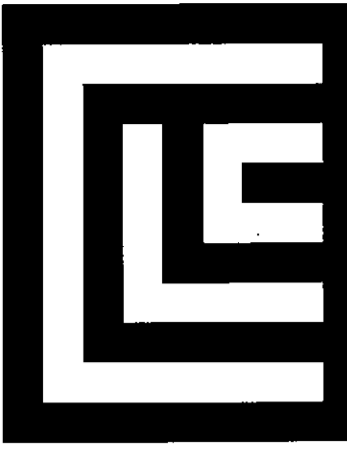
FINAL PD SITE PLAN  
LOT 7, MILESTONE FILING NO. 4  
2ND AMENDMENT  
CASTLE ROCK, COLORADO

COVER SHEET

DATE 07/15/04  
DESCRIPTION INITIAL RECORDED

PROJECT #: 03.0309  
DRAWN BY: JLB  
DESIGNED BY: JLB  
CHECKED BY: JLB

CS1



8480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 8600  
F 303 770 8349  
CLCASSOC.COM

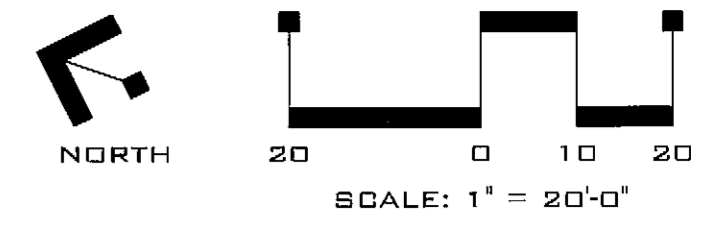
ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

FINAL PD SITE PLAN  
LOT 7, MILESTONE FILING NO. 4  
2ND AMENDMENT  
CASTLE ROCK, COLORADO

DESCRIPTION  
INITIAL RECORDED  
DATE 07/29/04

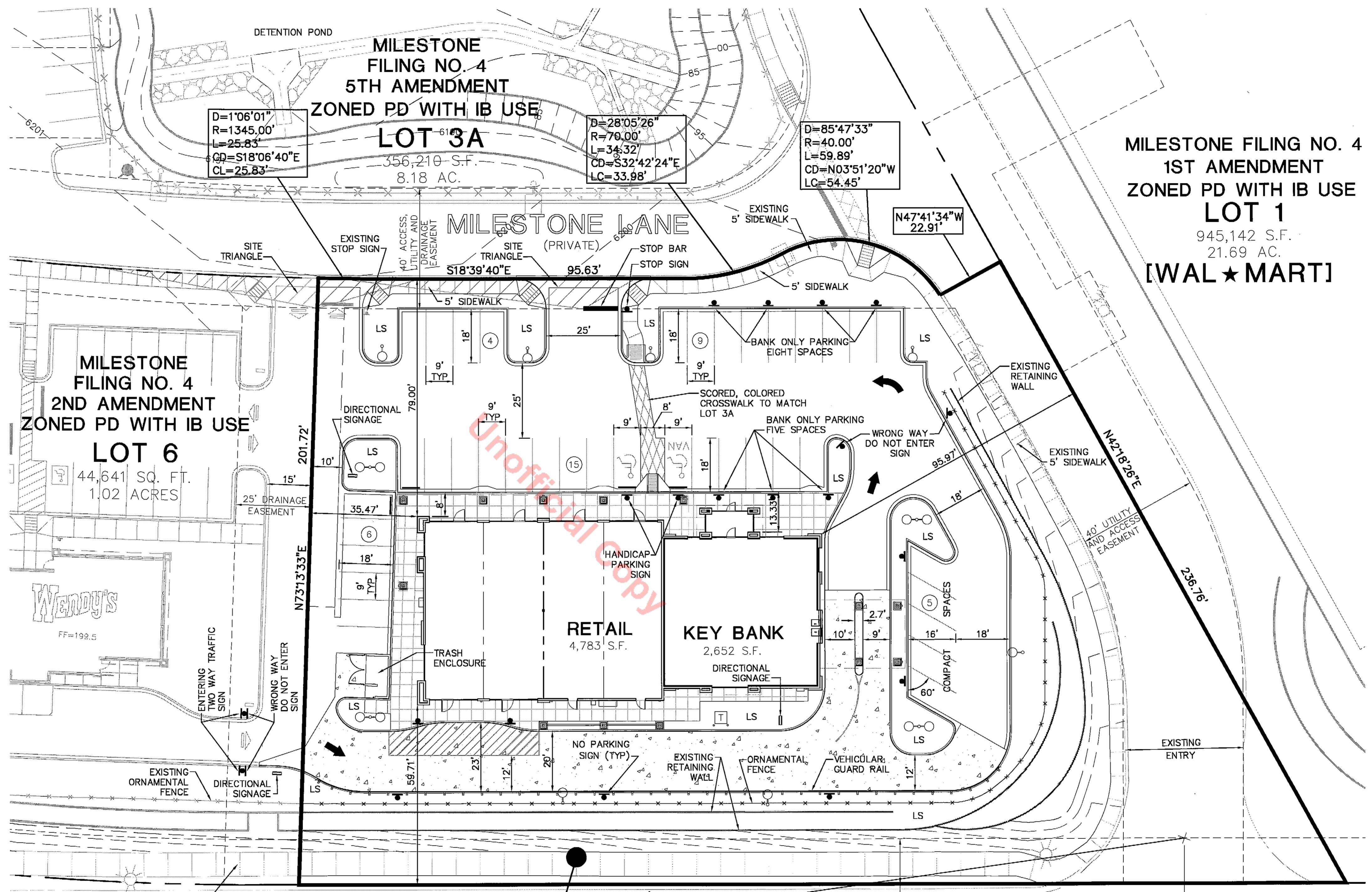
PROJECT #: 03.0309  
DRAWN BY: JLS  
DESIGNED BY: JOT  
CHECKED BY: JOT

SITE PLAN  
SP1

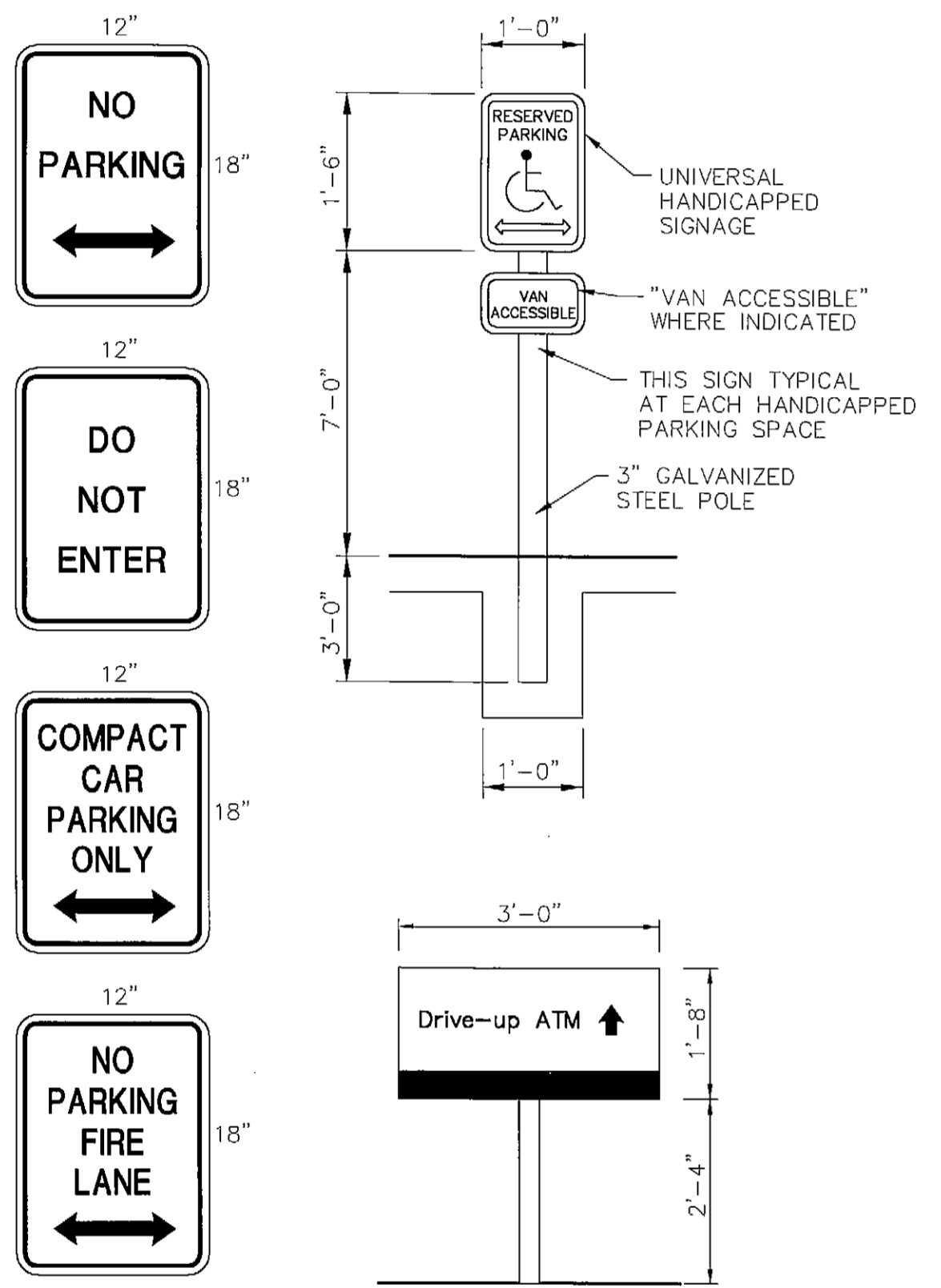


# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT SITE PLAN

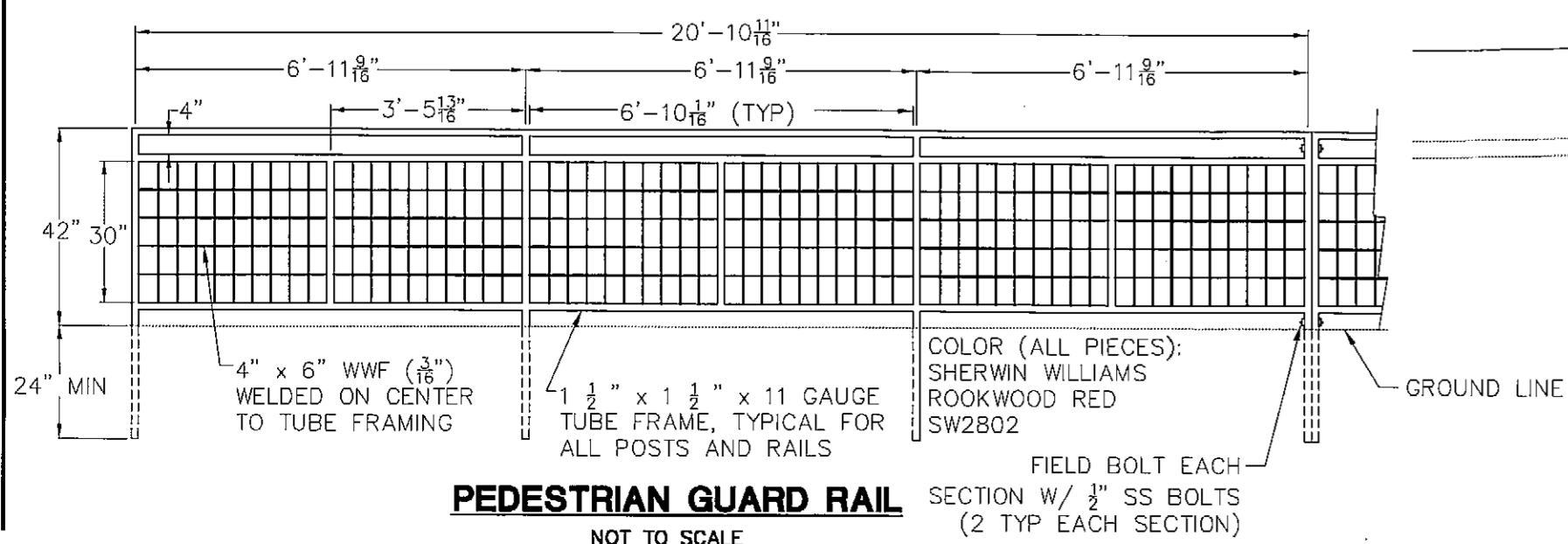
- LEGEND**
- HANDICAP PARKING STALL
  - PARKING COUNT PER ROW
  - SITE SIGNAGE
  - HANDICAP RAMP
  - CONCRETE TRANSFORMER PAD
  - PARKING LOT LIGHT
  - LANDSCAPING
  - PROPERTY LINE
  - OFF SITE CURB AND GUTTER
  - CURB AND GUTTER
  - CONCRETE SIDEWALK
  - RETAINING WALL
  - OFF SITE RETAINING WALL
  - FIRE HYDRANT
  - OFF SITE FIRE HYDRANT
  - WHEEL STOP



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





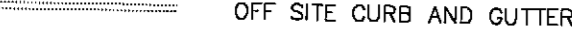
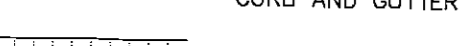

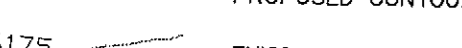
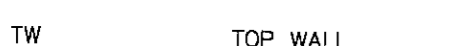



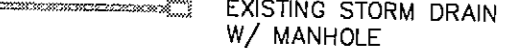

TYPICAL SIGNAGE DETAILS  
NOT TO SCALE



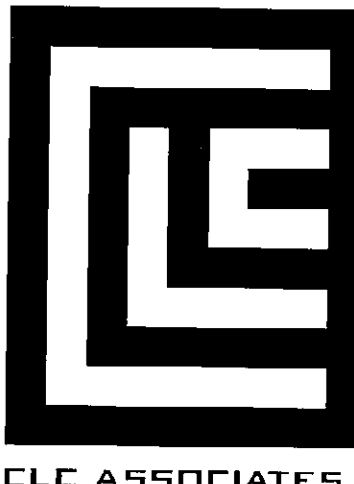
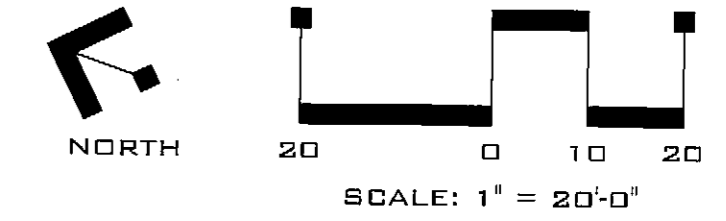
PEDESTRIAN GUARD RAIL  
NOT TO SCALE

MILESTONE FILING NO. 4  
2ND AMENDMENT  
ZONED PD WITH IB USE  
LOT 7  
58,859 SQ. FT.  
1.35 ACRES

**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

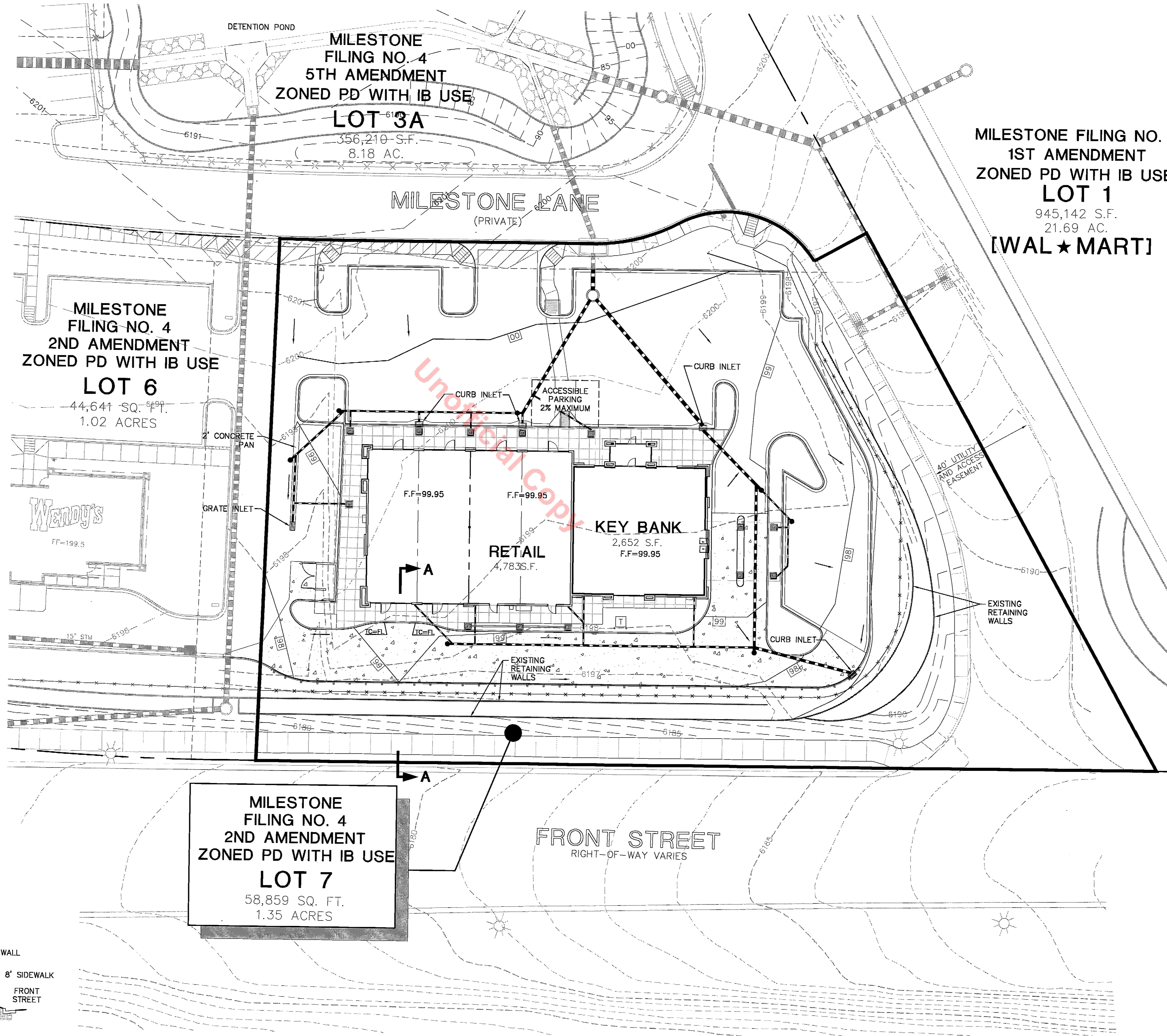
# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT GRADING PLAN



CLC ASSOCIATES

8480 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 5600  
F 303 770 5349  
CLCASSOC.COM

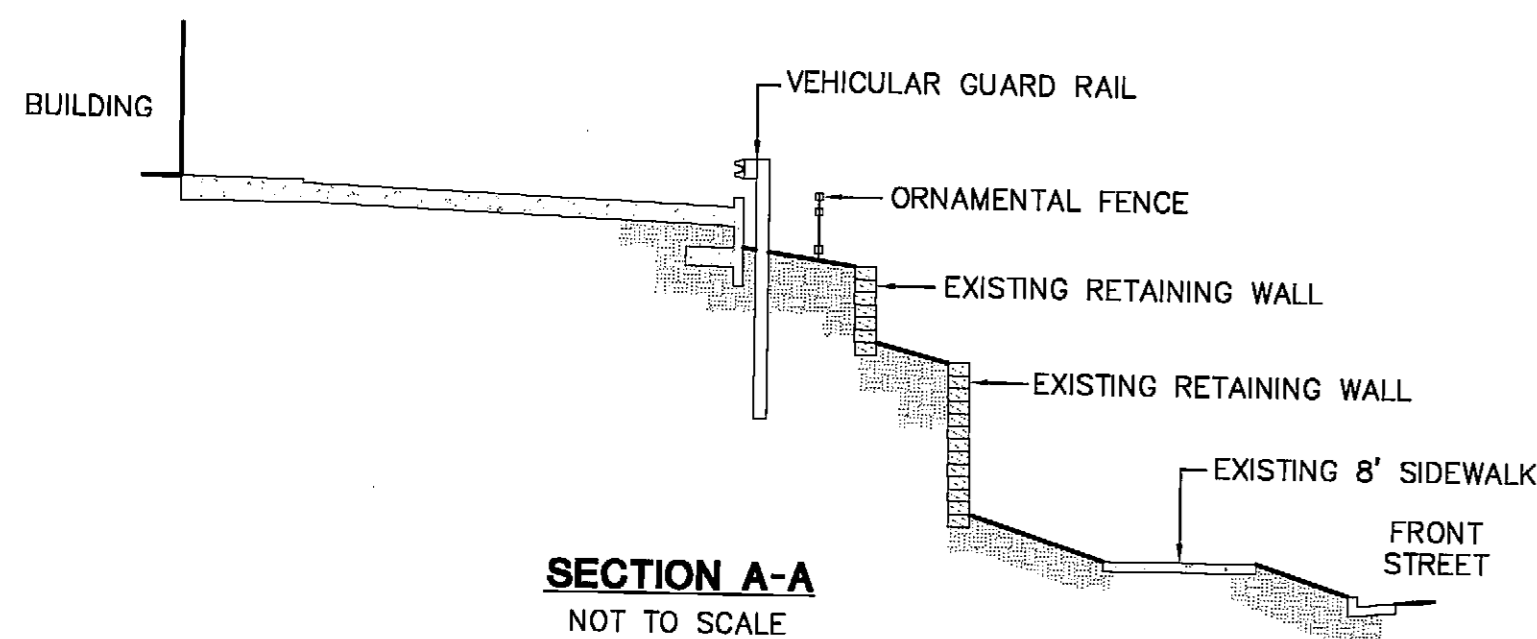
ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING



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  
2ND AMENDMENT  
ZONED PD WITH IB USE  
**LOT 6**  
44,641 SQ. FT.  
1.02 ACRES

MILESTONE FILING NO. 4  
2ND AMENDMENT  
ZONED PD WITH IB USE  
**LOT 7**  
58,859 SQ. FT.  
1.35 ACRES

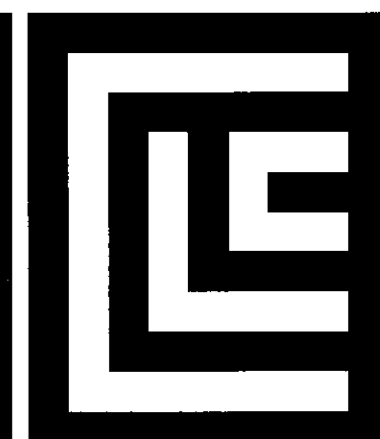


FINAL PD SITE PLAN  
**LOT 7, MILESTONE FILING NO. 4  
2ND AMENDMENT**  
 CASTLE ROCK, COLORADO

| DATE     | DESCRIPTION         |
|----------|---------------------|
| 07/29/04 | INITIAL RECORDATION |

PROJECT #: 03.0309  
DRAWN BY: JLS  
DESIGNED BY: JDT  
CHECKED BY: JDT

GRADING PLAN



CLC ASSOCIATES  
 8480 E. ORCHARD RD.  
 SUITE 2000  
 GREENWOOD VILLAGE  
 COLORADO 80111  
 P 303 778 8600  
 F 303 778 2348  
 CLC@CLC.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

FINAL PD SITE PLAN  
 LOT 7, MILESTONE FILING NO. 4  
 2ND AMENDMENT  
 CASTLE ROCK, COLORADO

UTILITY PLAN

| DATE     | DESCRIPTION          |
|----------|----------------------|
| 07/29/04 | INITIAL REGISTRATION |

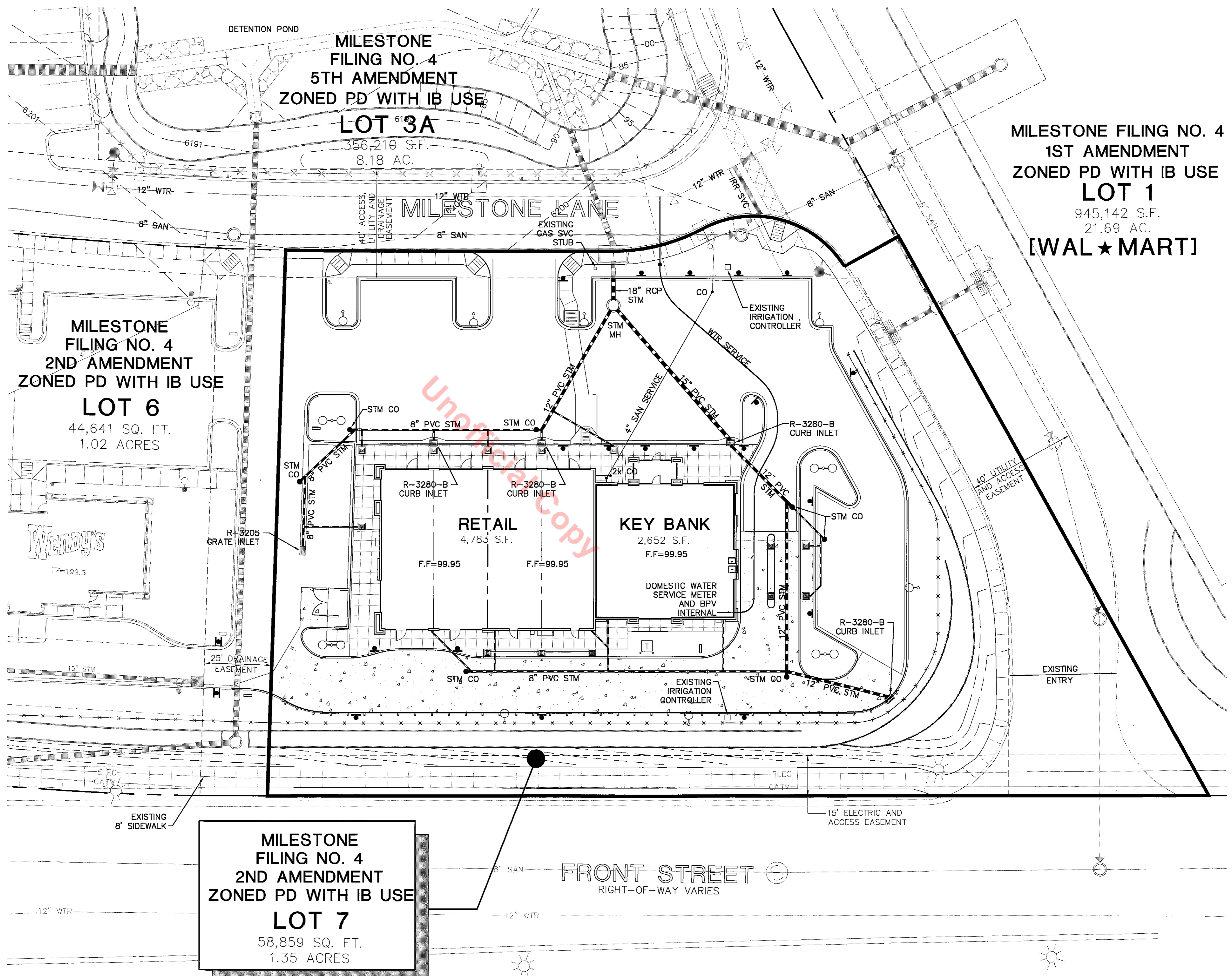
PROJECT #: 03.0309  
 DRAWN BY: JLB  
 DESIGNED BY: JDT  
 CHECKED BY: JDT

UP1

# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT UTILITY PLAN

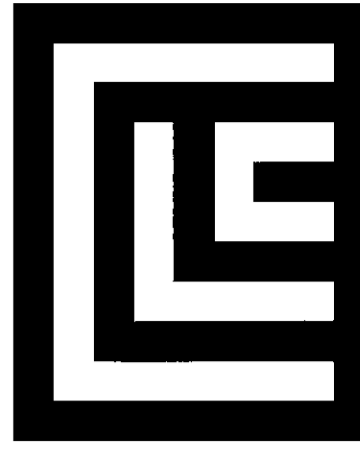
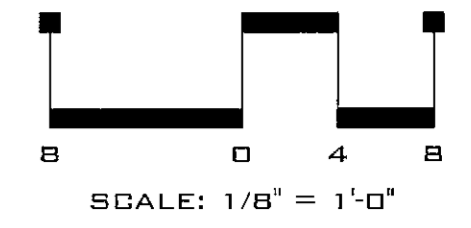


- LEGEND**
- HANDICAP RAMP
  - CONCRETE TRANSFORMER PAD
  - PROPERTY LINE
  - PROPOSED WATER LINE W/ VACUUM RELEASE VALVE AND BLOW OFF
  - PROPOSED STORM SEWER W/ MANHOLE AND INLET
  - PROPOSED SANITARY SEWER W/ MANHOLE
  - PROPOSED GAS LINE
  - PROPOSED ELECTRIC
  - PROPOSED TELEPHONE
  - PROPOSED PARKING 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
  - DOWNSPOUT
  - FIRE HYDRANT
  - OFF SITE FIRE HYDRANT



Unauthorized Copy

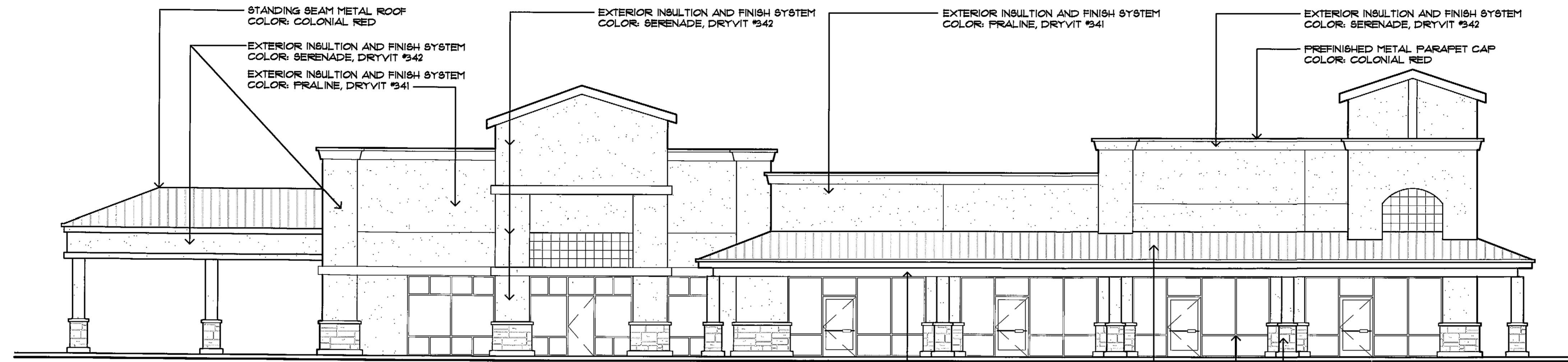
# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT ELEVATIONS



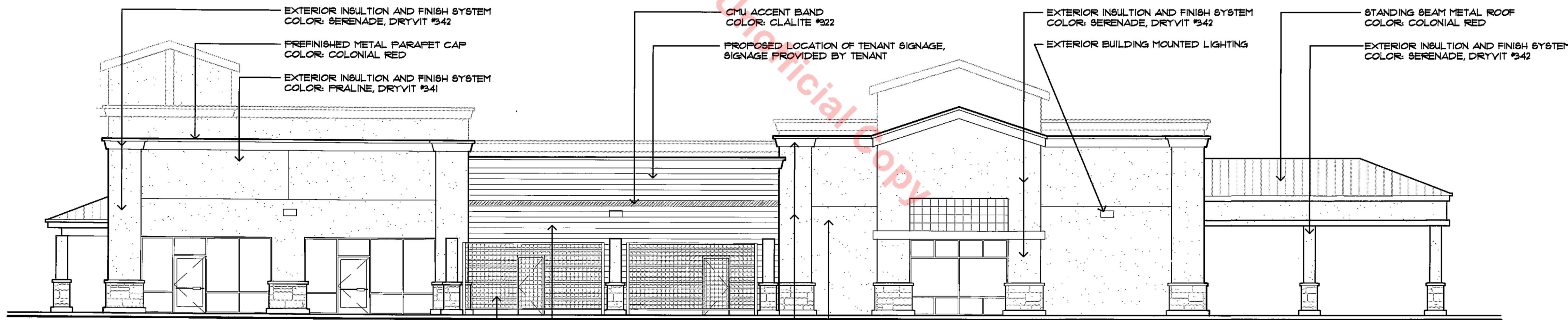
**CLC ASSOCIATES**  
8480 E. ORCHARD RD.  
SUITE 200C  
GREENWOOD VILLAGE  
COLORADO 80111  
P 303 770 8800  
F 303 770 8349  
CLCASSOC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

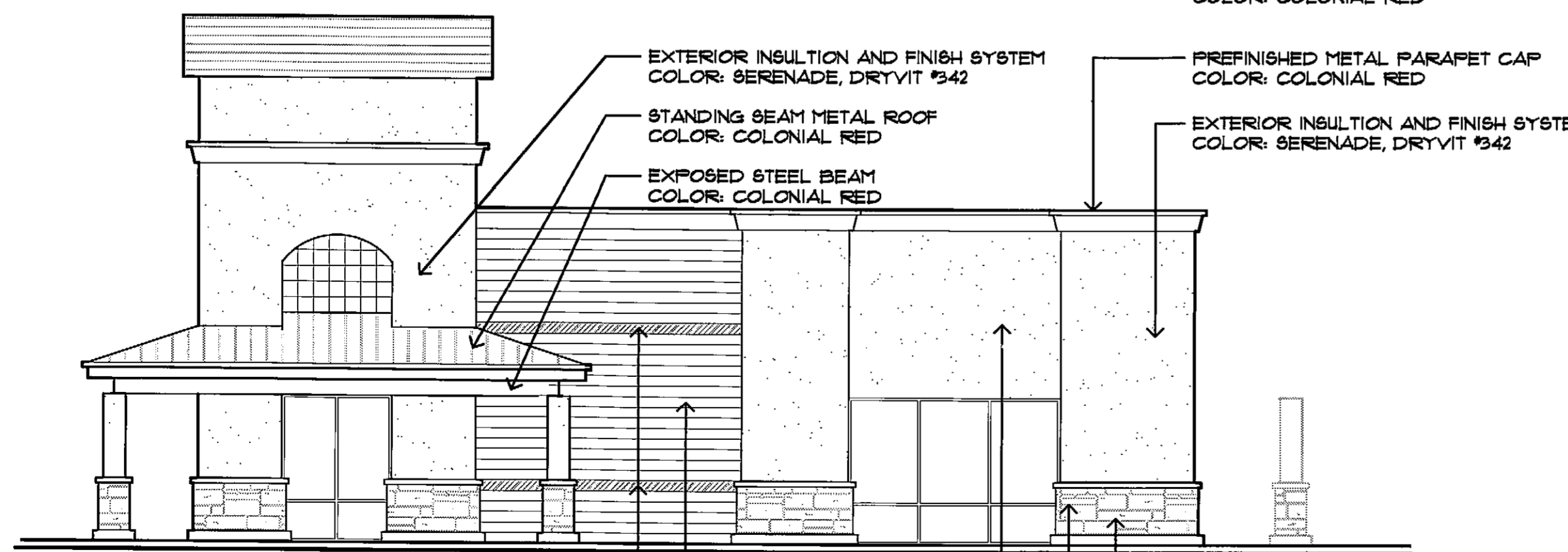
**FINAL PD SITE PLAN**  
**LOT 7, MILESTONE FILING NO. 4**  
**2ND AMENDMENT**  
**CASTLE ROCK, COLORADO**



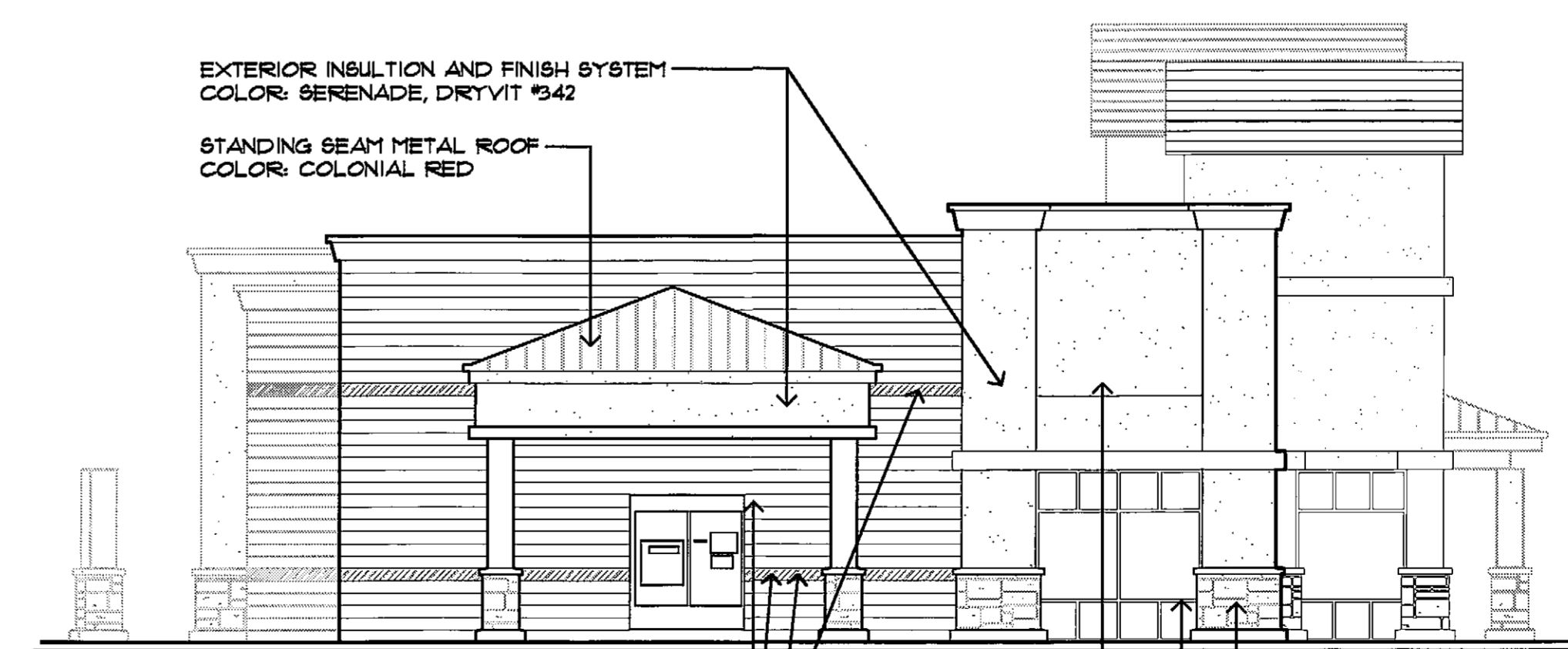
**01 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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

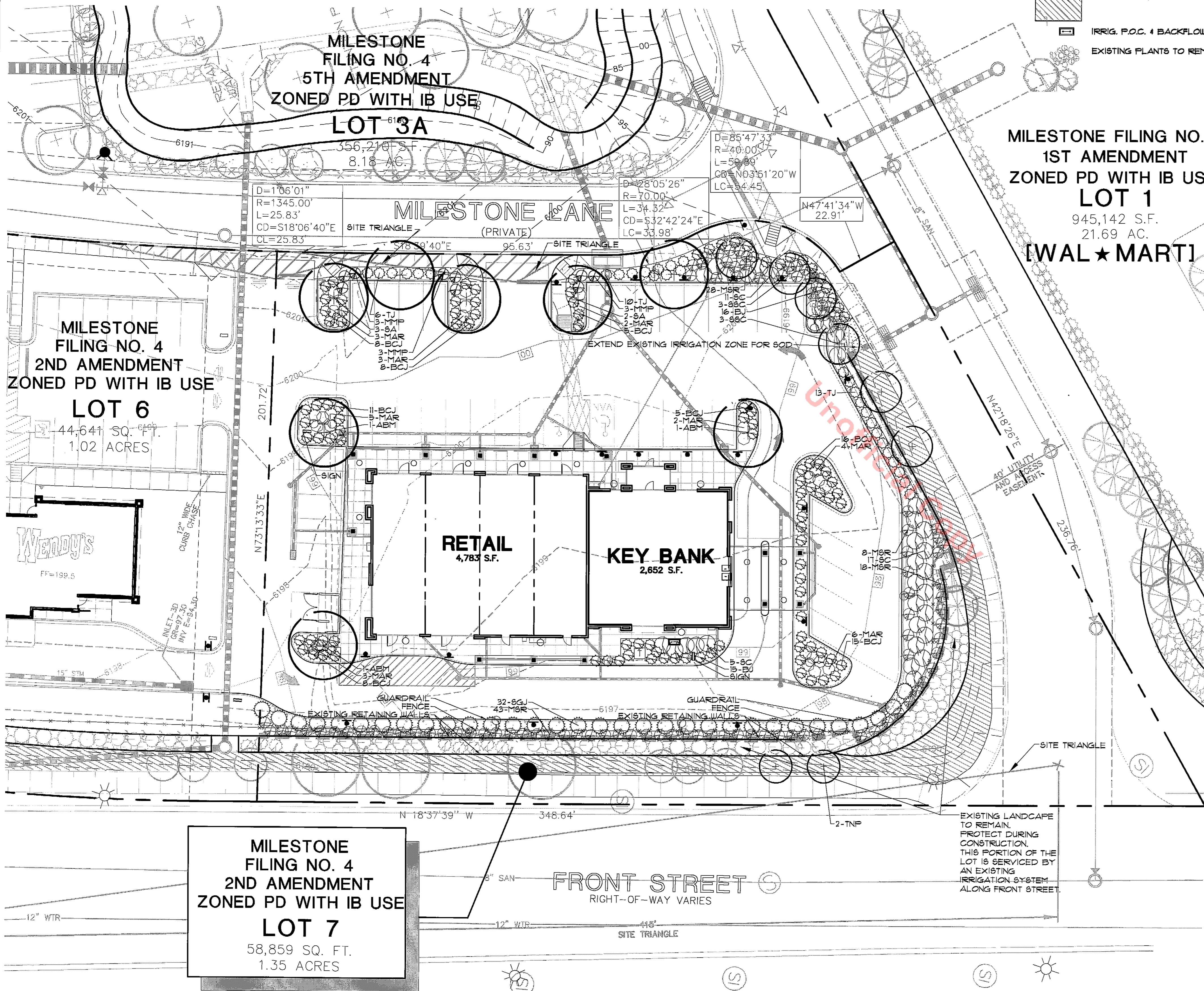


**04 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

| DATE     | DESCRIPTION         |
|----------|---------------------|
| 07/29/04 | INITIAL RECORDATION |

PROJECT #: 03.0309  
DRAWN BY: SA  
DESIGNED BY: SA  
CHECKED BY: JD

# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT LANDSCAPE PLAN



### LEGEND

- LIMIT OF EXISTING LANDSCAPE
- EDGER
- FESCUE SOD TO MATCH EXISTING SOD
- EXISTING SOD
- IRRIG. P.O.C. & BACKFLOW
- EXISTING PLANTS TO REMAIN

### PLANT LIST

| QUAN.                   | SYM. | COMMON/BOTANICAL NAME  | INSTALLED SIZE           | REMARKS                                      |
|-------------------------|------|--|--------------------------|--|
| <b>SHADE TREES</b>      |      |  |                          |  |
| 5                       | SA   | SUMMIT ASH<br><i>Fraxinus pennsylvanica</i> 'Summit'                 | 2" CAL. SINGLE TRUNK     | FULL CROWN, B&B, STAKED SPECIMEN QUALITY     |
| 3                       | ABM  | AUTUMN BLAZE MAPLE<br><i>Acer x freemanii</i> 'Autumn Blaze'         | 2" CAL. SINGLE TRUNK     | FULL CROWN, B&B, STAKED SPECIMEN QUALITY     |
| <b>ORNAMENTAL TREES</b> |      |  |                          |  |
| 6                       | SSC  | THORNLESS COCKSPUR HAWTHORN<br><i>Crataegus crus-galli</i> 'Inermis' | 1 1/2" CAL. SINGLE TRUNK | STRAIGHT TRUNK, B&B, STAKED SPECIMEN QUALITY |
| 2                       | TNP  | TRUE NEWPORT PLUM<br><i>Prunus cerasifera</i> 'True Newport'         | 1 1/2" CAL. SINGLE TRUNK | STRAIGHT TRUNK, B&B, STAKED SPECIMEN QUALITY |
| <b>DECIDUOUS SHRUBS</b> |      |  |                          |  |
| 28                      | MAR  | MEIDLAND ALBA ROSE<br><i>Rosa</i> 'Meiland Alba'                     | 5 GAL. 18"-24" HT.       | SPACING 5' O.C. 5 CANES MIN.                 |
| 97                      | M8R  | MEIDLAND SCARLET ROSE<br><i>Rosa</i> x 'Meiland Scarlet'             | 5 GAL. 18"-24" HT.       | SPACING 4' O.C. 5 CANES MIN.                 |
| 33                      | 9C   | SPREADING COTONEASTER<br><i>Cotoneaster divaricatus</i>              | 5 GAL. 18"-24" HT.       | SPACING 6" O.C. 5 CANES MIN.                 |
| <b>EVERGREEN SHRUBS</b> |      |  |                          |  |
| 76                      | BCJ  | BLUE CHIP JUNIPER<br><i>Juniperus horizontalis</i> 'Blue Chip'       | 5 GAL. 18"-24" SPREAD    | SPACING 4' O.C.                              |
| 29                      | TJ   | TAMMY JUNIPER<br><i>Juniperus sabinna</i> 'Tamariscifolia'           | 5 GAL. 18"-24" SPREAD    | SPACING 4' O.C.                              |
| 9                       | MMP  | MOPS MUGO PINE<br><i>Pinus mugo</i> 'Mops'                           | 3 GAL. 9"-12" HT.        | SPACING 3' O.C.                              |
| 31                      | BJ   | BUFFALO JUNIPER<br><i>Juniperus sabinna</i> 'Buffalo'                | 5 GAL. 18"-24" SPREAD    | SPACING 4' O.C.                              |
| 32                      | 6GJ  | SEA GREEN JUNIPER<br><i>Juniperus x media</i> 'Sea Green'            | 5 GAL. 18"-24" HT.       | SPACING 6' O.C.                              |

### CASTLE ROCK LANDSCAPE CALCULATIONS

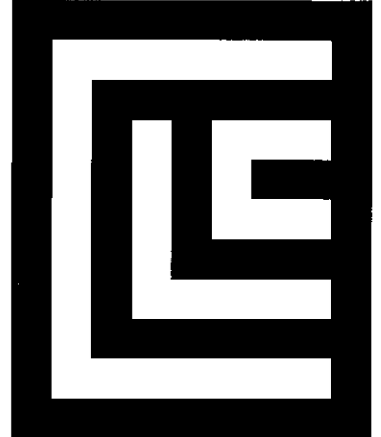
| LANDSCAPE CATEGORIES   | REQUIRED AREA (sq. FT.)      | PROPOSED AREA (sq. FT.) | REQUIREMENT FORMULA                     | QUANTITY REQUIRED ON SITE | QUANTITY PROVIDED ON SITE |
|------------------------|------------------------------|-------------------------|---|---------------------------|---------------------------|
| ENTIRE SITE            | N/A                          | 59,859                  | N/A                                     | N/A                       | N/A                       |
| PAVED PARKING          | N/A                          | 11,308                  | N/A                                     | N/A                       | N/A                       |
| PARKING LANDSCAPE      | MINIMUM 10% OF PAVED PARKING | 1,131                   | 2 TREES/1,000 SF.<br>4 SHRUBS/1,000 SF. | 4 TREES<br>8 SHRUBS       | 9 TREES<br>113 SHRUBS     |
| TOTAL LANDSCAPE        | MINIMUM 10% OF SITE          | 12,434                  | 2 TREES/1,000 SF.<br>4 SHRUBS/1,000 SF. | 24 TREES<br>48 SHRUBS     | 24 TREES**<br>335 SHRUBS  |
| RIVER ROCK WITH PLANTS | N/A                          | 8,774                   | N/A                                     | N/A                       | N/A                       |
| IRRIGATED SOD          | MAXIMUM 60% OF LANDSCAPE     | 3,660                   | N/A                                     | N/A                       | N/A                       |

\*5,886 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 EIGHT EXISTING TREES ON SITE ARE TO BE PRESERVED & COUNTED TOWARD THE REQUIRED NUMBER.

### 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 GRASSES 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 TREE (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 SOFTWOOD-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 SEPERATE IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE IRRIGATION OF ALL PROPOSED LANDSCAPE WITHIN LOT 7. EXISTING LANDSCAPE ALONG FRONT STREET IS IRRIGATED BY AN EXISTING SYSTEM AND WILL NOT BE CONNECTED TO THE IRRIGATION SYSTEM PROPOSED FOR LOT 7. THE PROPOSED IRRIGATION SYSTEM WILL BE OPERATED FROM A SEPERATE IRRIGATION METER ALONG WITH A A SEPERATE BACKFLOW.
- WATERING:** 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, 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 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.
- RETAINING WALLS:** 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, IF NOT ALREADY PERFORMED IN ALL 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:** BACK FILL MIXTURE FOR TREES AND SHRUBS SHALL BE 1/3 COMPOSTED ORGANIC WOOD AND MANURE BASED PRODUCT.

MILESTONE  
FILING NO. 4  
2ND AMENDMENT  
ZONED PD WITH IB USE  
**LOT 7**  
58,859 SQ. FT.  
1.35 ACRES



CLC ASSOCIATES  
8480 E. ORCHARD RD.  
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ARCHITECTURE  
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LAND SURVEYING

FINAL PD SITE PLAN  
LOT 7, MILESTONE FILING NO. 4  
2ND AMENDMENT  
CASTLE ROCK, COLORADO

THE UNDERSIGNED CERTIFIES THAT THE LANDSCAPING IS IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, KURT PRINZLOW, LANDSCAPE ARCHITECT, TOWN OF CASTLE ROCK IDENTIFICATION NUMBER: 157

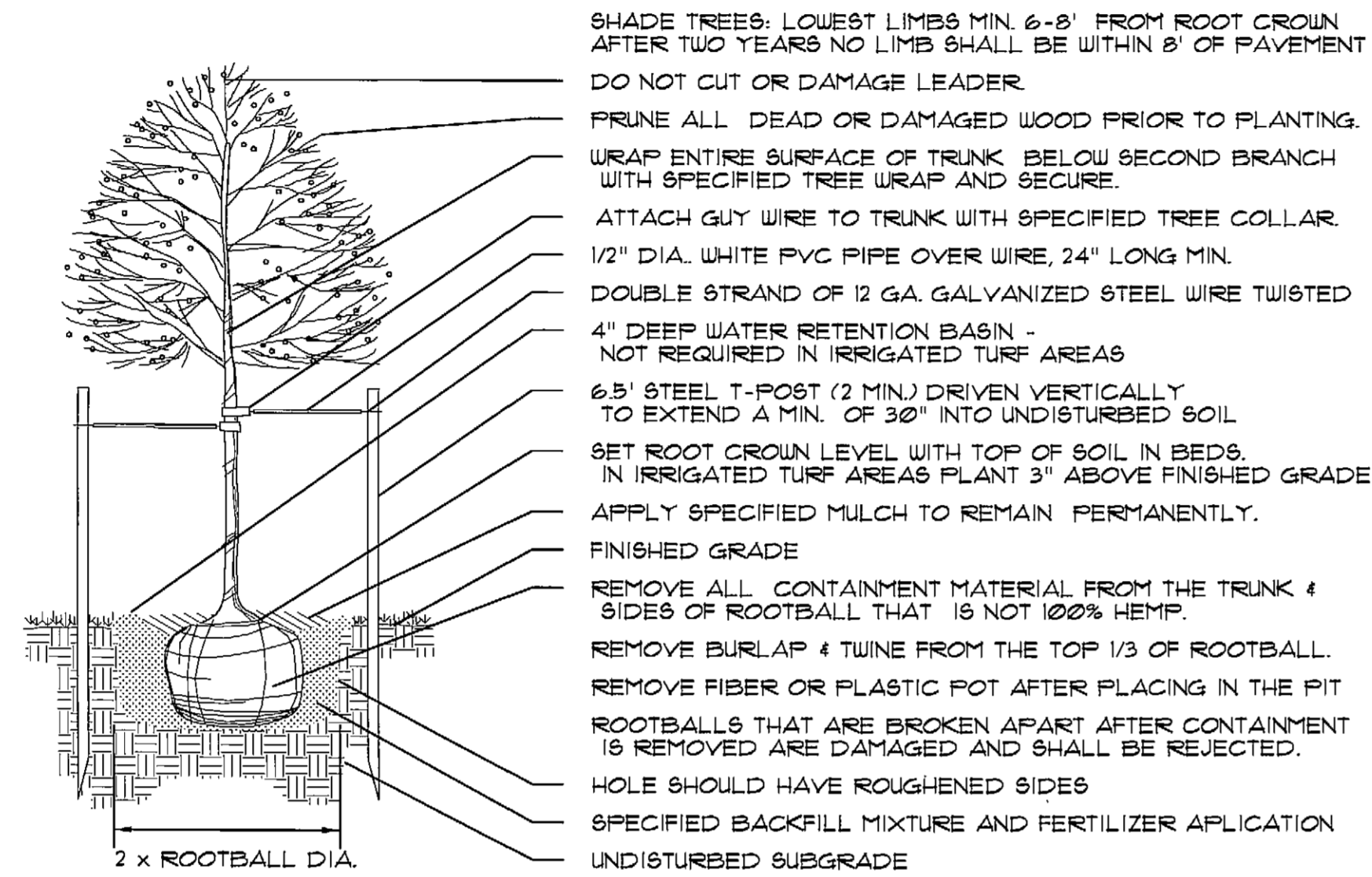
*Kurt R. Prinzelow*  
SIGNATURE:  
7.29.04  
DATE:

DATE: 07/29/04  
DESCRIPTION: INITIAL RECORDATION

PROJECT #103.0809  
DRAWN BY: SEW  
DESIGNED BY: SEW  
CHECKED BY: KDP

LP1

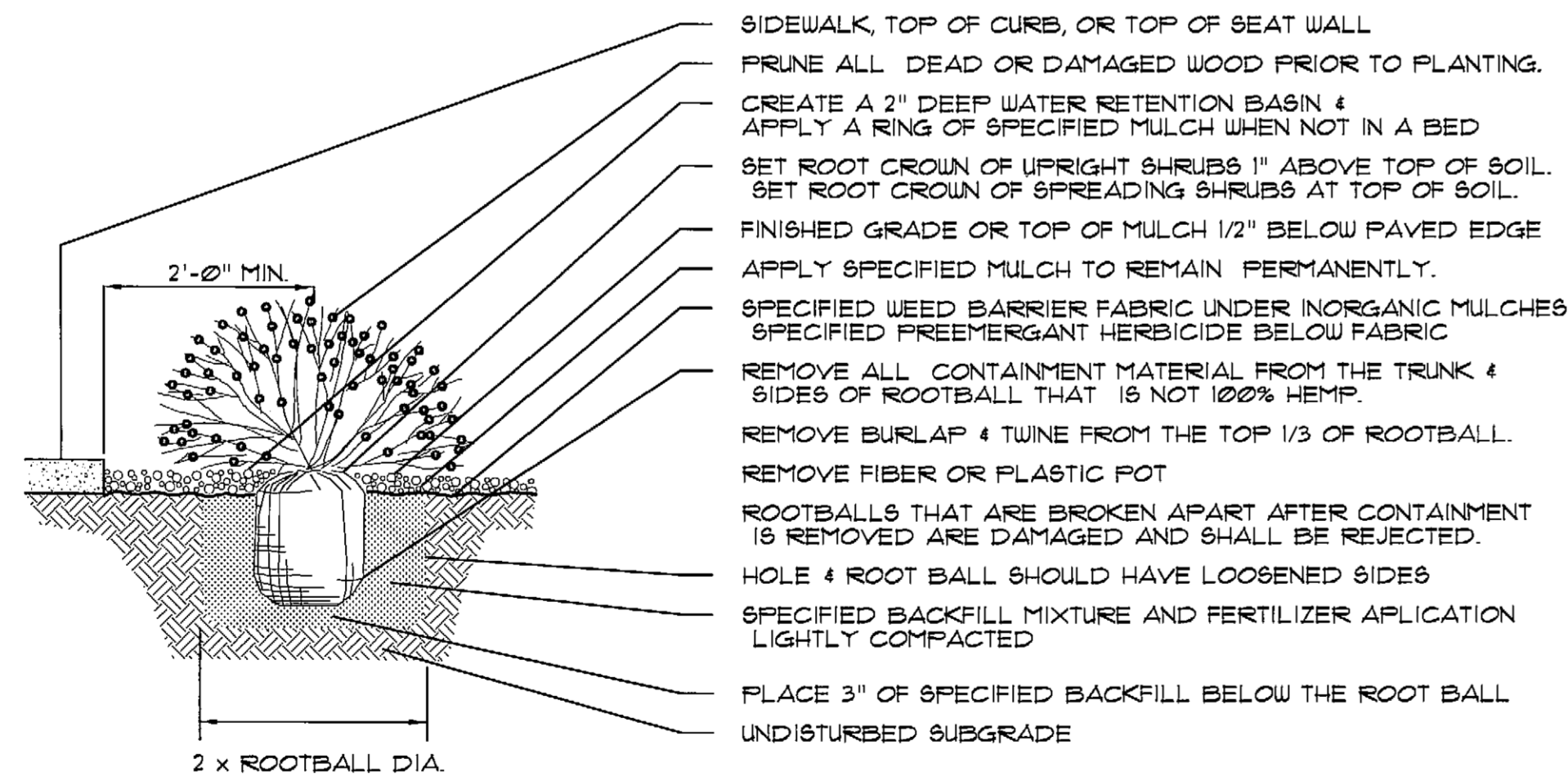
# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT LANDSCAPE DETAILS



**DECIDUOUS TREE PLANTING**

NOT TO SCALE

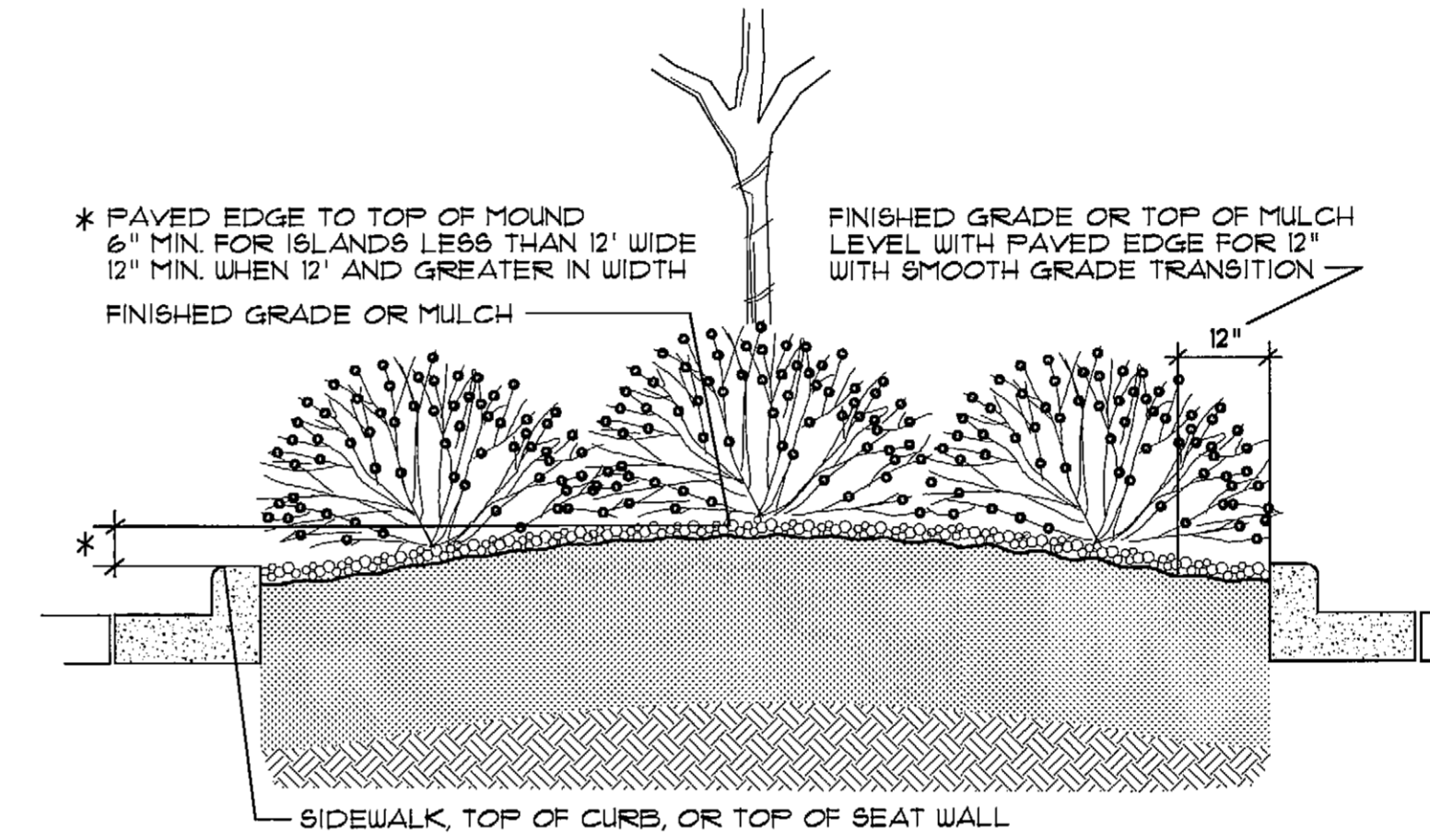
**A**



**SHRUB PLANTING**

NOT TO SCALE

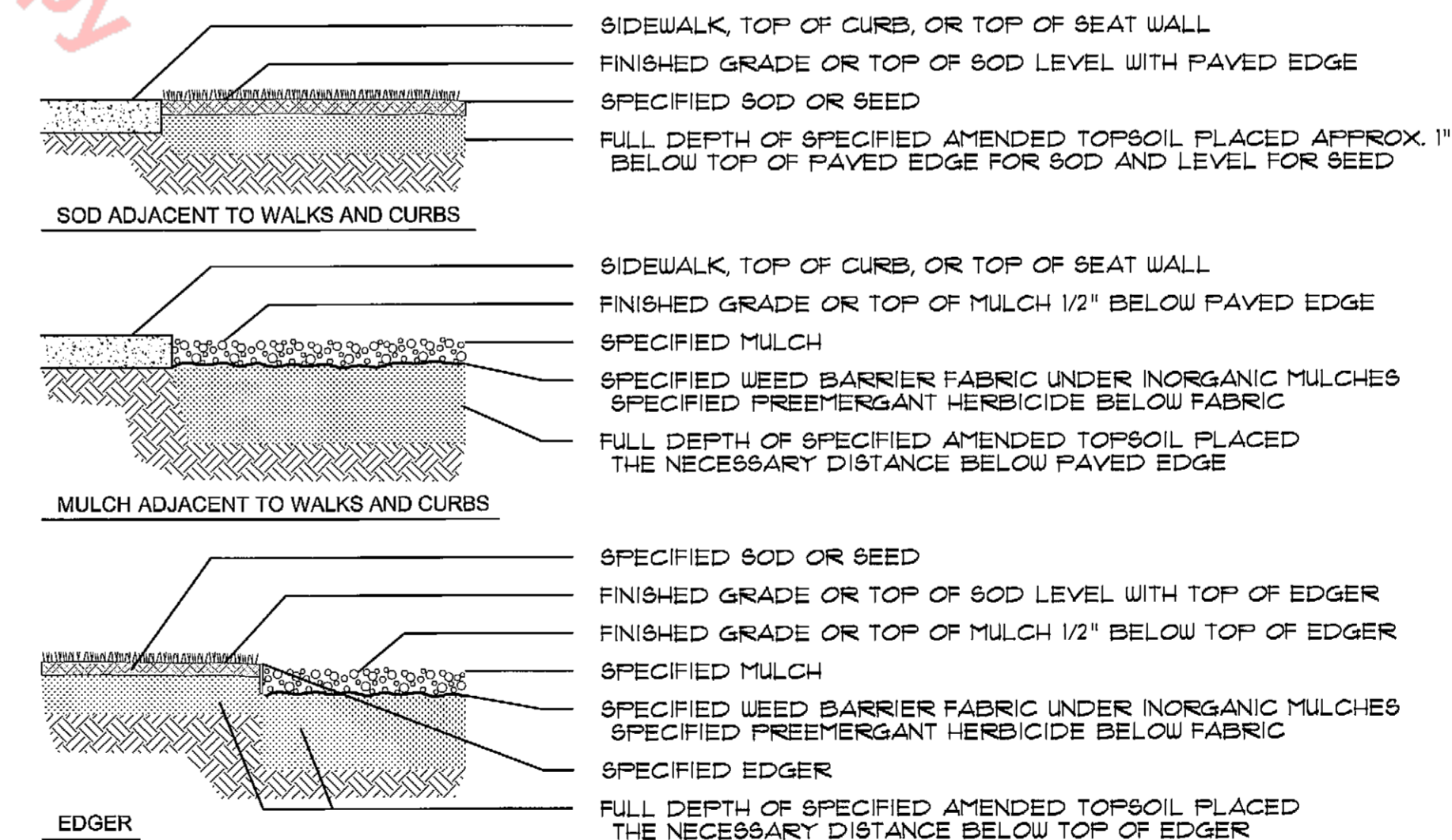
**B**



**MOUNDED ISLAND - SHRUBS & TREES**

NOT TO SCALE

**C**



**EDGE TREATMENT**

NOT TO SCALE

**D**

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FINAL PD SITE PLAN

LOT 7, MILESTONE FILING NO. 4  
2ND AMENDMENT

CASTLE ROCK, COLORADO

THE UNDERSIGNED CERTIFIES THAT THE LANDSCAPING IS IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. KURT FRANKLOW, LANDSCAPE ARCHITECT, TOWN OF CASTLE ROCK CERTIFICATION NUMBER 307

*Kurt S. Franklow*  
SIGNATURE:  
7.19.04  
DATE:

DATE: 07/29/04

DESCRIPTION: INITIAL RECORDATION

PROJECT #: 03.0309

DRAWN BY: SEW

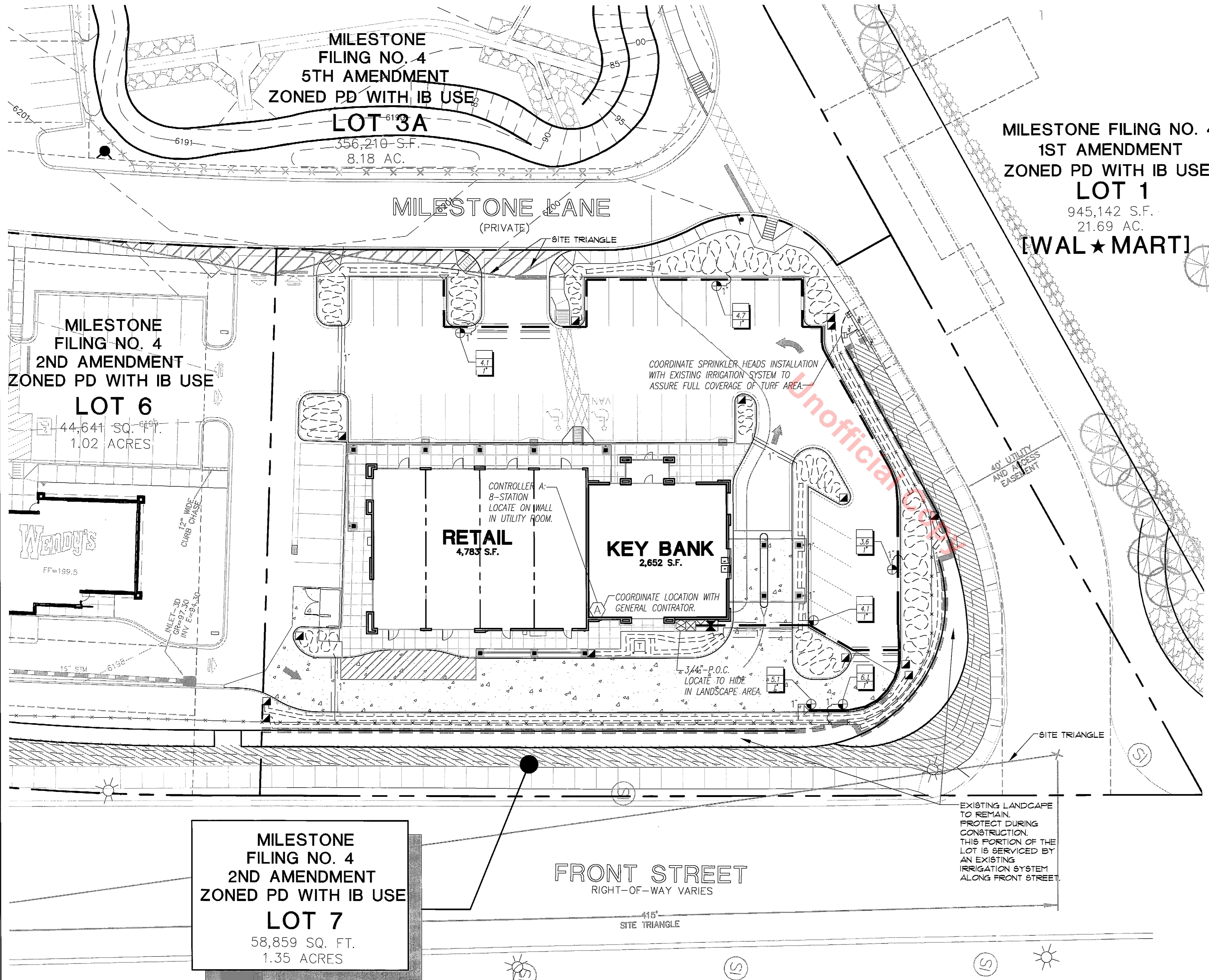
DESIGNED BY: SEW

CHECKED BY: KDP

**LP2**

# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT

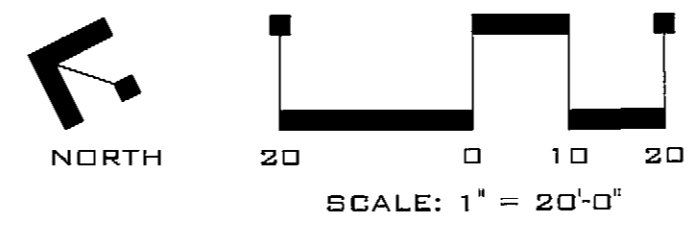
## LANDSCAPE PLAN



**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  
2ND AMENDMENT  
ZONED PD WITH IB USE  
LOT 7**  
58,859 SQ. FT.  
1.35 ACRES

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.



| LEGEND |  |           |            |  |
|--------|--|-----------|------------|--|
| SYMBOL | DESCRIPTION  | REFER TO  | DETAIL NO. |  |
| ⊗      | POINT OF CONNECTION, CONNECT TO PIPE DOWNSTREAM OF WATER METER (BY OTHERS). APPROXIMATE DEPTH OF BURY 48". SIZE AS SHOWN ON PLAN.                                  | 1         |            |  |
| ⊠      | WILKINS MODEL 975XLV SERIES BACKFLOW PREVENTER. SAME SIZE AS P.O.C.  | 2         |            |  |
| ⊕      | HUNTER ICC CONTROLLER. MODEL ICC-800PL. SIZE AS SHOWN ON PLAN.   | 3         |            |  |
| ⊗      | SCHEDULE 40 PLASTIC BALL VALVE. SAME SIZE AS MAINLINE.   | 4         |            |  |
| ⊕      | HUNTER ICV-AS AUTOMATIC CONTROL VALVE INSTALLED IN A VALVE BOX, SIZE AS SHOWN. SET PRESSURE AT 40 PSI UNLESS OTHERWISE SHOWN.                                      | 5         |            |  |
| ---    | CL-200 SOLVENT WELD PVC MAINLINE WITH 1" MANUAL DRAIN VALVE AT ALL LOW POINTS, MINIMUM DEPTH OF COVER TO BE 18". ALL PIPE TO BE 1" IN SIZE UNLESS OTHERWISE SHOWN. | 6 & 7     |            |  |
| ---    | 80# POLYETHYLENE LATERAL LINE, MINIMUM DEPTH OF COVER TO BE 8". PIPE SIZE AS SHOWN   | 6         |            |  |
| ---    | NETAFIM TECHLINE #TLCV-6 SERIES, WITH 12" INLINE SPACING.  | 8, 9 & 10 |            |  |
| ■      | FLUSH VALVE.   | 11        |            |  |
| ---    | NEW CL-200 PVC SLEEVE, ALL SLEEVES TO BE 3" IN SIZE UNLESS OTHERWISE INDICATED. SLEEVES CONTAINING NO PIPE ARE FOR CONTROL WIRES.                                  |           |            |  |
| △      | HUNTER QCV100 QUICK COUPLER VALVE WITH QCV100 KEY AND HS100 HOSE SWIVEL ELL.   | 12        |            |  |
| ⊠      | VALVE NUMBER<br>FLOW<br>VALVE SIZE   |           |            |  |
| *      | PIPE AND/OR OTHER EQUIPMENT MAY BE SHOWN IN CONCRETE, ASPHALT, OR OFF-SITE FOR DIAGRAMMATIC PURPOSES. INSTALL WITHIN ON-SITE LANDSCAPED AREA.                      |           |            |  |

| SPRINKLER HEADS |  |     |     |          |
|-----------------|--|-----|-----|----------|
| SYMBOL          | DESCRIPTION  | GPM | PSI | REFER TO |
| ⊠               | RAINBIRD 1804-SAM-PRS POP-UP SPRAY HEAD WITH MPR 8' NOZZLE | .26 | 30  | 8'       |
|                 |  | .52 |     | 13       |

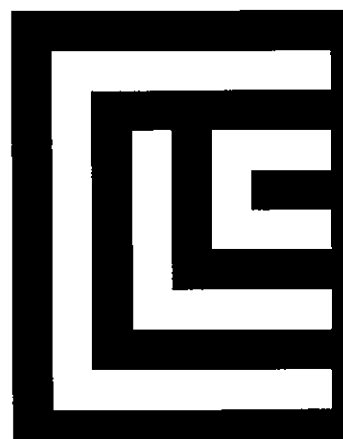
**THE UNDERSIGNED  
CERTIFIES THAT THE  
IRRIGATION IS IN  
ACCORDANCE WITH THE  
TOWN OF CASTLE ROCK  
IRRIGATION REGULATIONS.  
KEN MERBOTH, CERTIFIED  
IRRIGATION DESIGNER,  
TOWN OF CASTLE ROCK  
CERTIFICATION NUMBER:  
312**

KENNETH L. MERBOTH, CID, CLIA  
Phone 402-423-7896

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



DATE: 6/7/04



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ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

FINAL PD SITE PLAN  
**LOT 7, MILESTONE FILING NO. 4  
2ND AMENDMENT**  
CASTLE ROCK, COLORADO



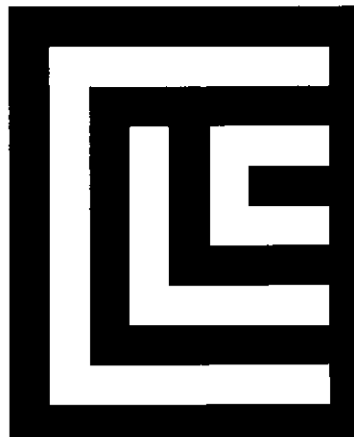
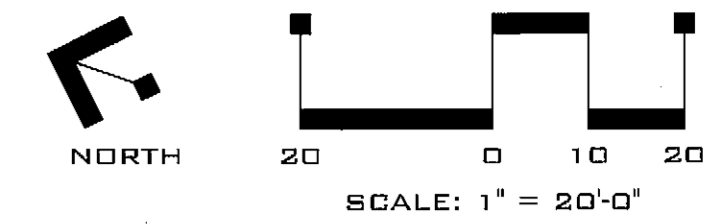
Keesen Water Management, Inc.  
400 South Warden Parkway, #1002  
Denver, Colorado 80209  
Phone 720-733-9030

DESCRIPTION  
INITIAL RECORDATION  
DATE  
07/29/04

PROJECT #: 03.0309  
DRAWN BY: KLM  
DESIGNED BY: KLM  
CHECKED BY: JLK



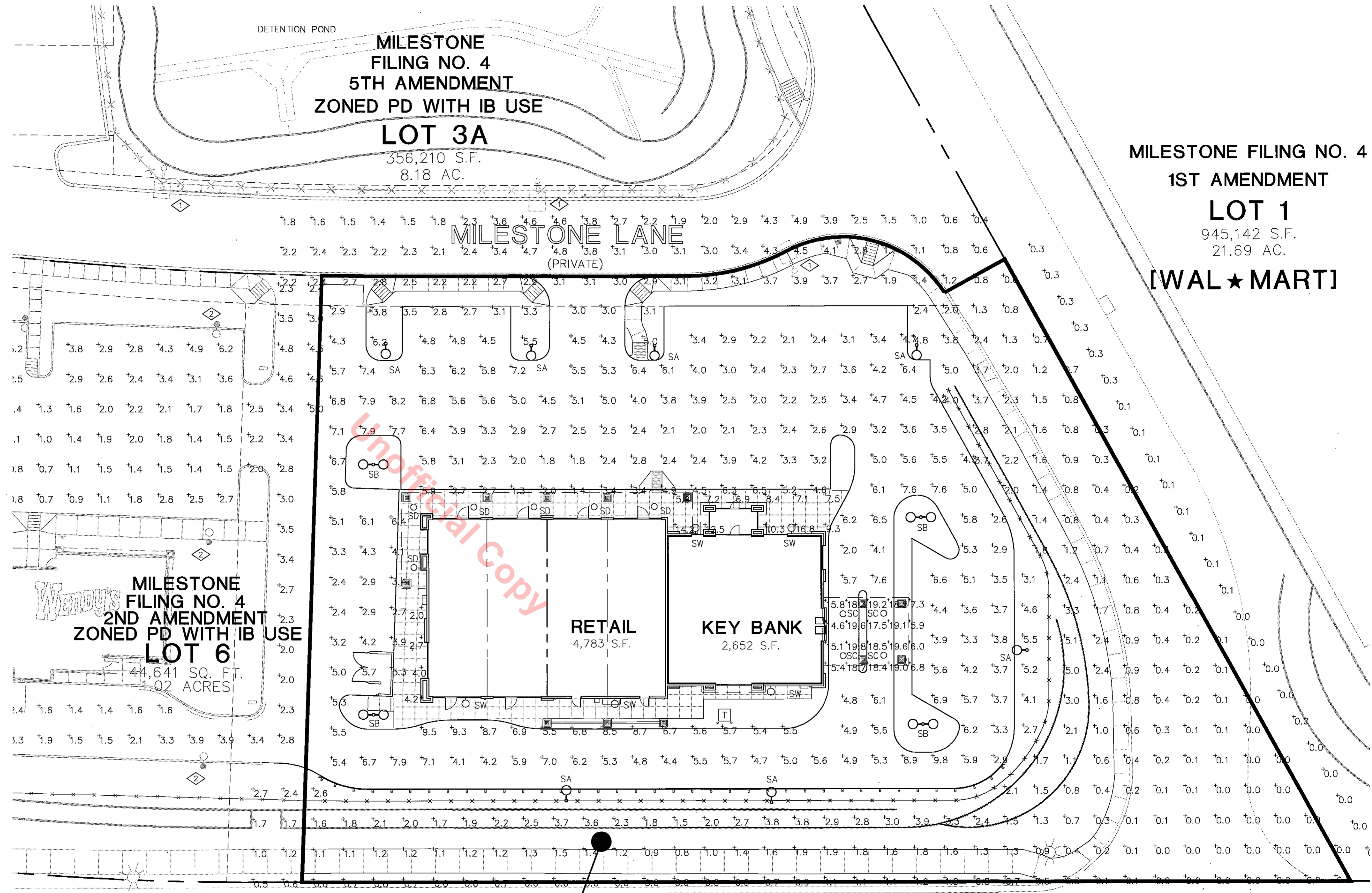
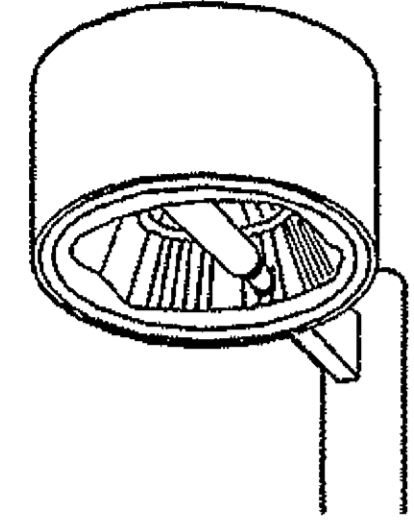
# FINAL PD SITE PLAN FOR LOT 7, MILESTONE FILING NO. 4, 2ND AMENDMENT PHOTOMETRIC PLAN



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FINAL PD SITE PLAN  
 LOT 7, MILESTONE FILING NO. 4  
 2ND AMENDMENT  
 CASTLE ROCK, COLORADO



| CONTROL SCHEDULE |         |          |
|------------------|---------|----------|
| FIXTURE          | ON TIME | OFF TIME |
| TYPE "SA"        | DUSK    | DAWN     |
| TYPE "SB"        | DUSK    | DAWN     |
| TYPE "SW"        | DUSK    | DAWN     |
| TYPE "SC"        | DUSK    | DAWN     |
| TYPE "SD"        | DUSK    | DAWN     |

| STATISTICS                |         |         |        |         |         |
|---------------------------|---------|---------|--------|---------|---------|
| DESCRIPTION               | AVG     | MAX     | MIN    | MAX/MIN | AVG/MIN |
| KEY BANK - RETAIL LOT     | 4.6 fc  | 9.8 fc  | 1.3 fc | 7.5:1   | 3.5:1   |
| KEY BANK - SIDEWALK ENTRY | 9.5 fc  | 16.8 fc | 5.9 fc | 2.8:1   | 1.6:1   |
| DRIVE CANOPY              | 15.7 fc | 19.8 fc | 5.9 fc | 3.4:1   | 2.7:1   |
| LANDSCAPING               | 1.6 fc  | 6.2 fc  | 0.0 fc | N / A   | N / A   |
| 10' PAST PROPERTY LINE    | 0.2 fc  | 0.6 fc  | 0.0 fc | N / A   | N / A   |

- GENERAL NOTES**
- THREE CALCULATION GRIDS HAVE BEEN USED FOR THIS LOT, ONE EACH FOR THE PARKING AREA AND DRIVE CANOPY, AS NOTED IN THE STATISTICS ABOVE, 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.
  - THE PEAK FOOTCANDLE LEVEL FOR THE PARKING AREA IS 9.8 FC, WHICH IS BELOW CASTLE ROCK PEAK ALLOWABLE MAXIMUM OF 10 FC FOR COMMERCIAL PARKING AREAS. THE PEAK FOOTCANDLE LEVEL AT THE DRIVE CANOPY IS 19.8 FC, WHICH IS BELOW CASTLE ROCK PEAK ALLOWABLE MAXIMUM OF 20 FC FOR RETAIL CANOPIES.

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

| LUMINAIRE SCHEDULE |       |     |                  |  |                                   |        |      |
|--------------------|-------|-----|------------------|--|-----------------------------------|--------|------|
| SYMBOL             | LABEL | QTY | CATALOG NUMBER   | DESCRIPTION  | LAMP                              | LUMENS | LLF  |
| ○                  | SA    | 7   | CIS-175-MH-3S    | SMALL ARCHITECTURAL AREA LUMINAIRE - TYPE, III DISTRIBUTION - 20' POLE | 175-WATT CLEAR ED-17 METAL HALIDE | 12900  | 1.00 |
| ○                  | SB    | 4   | CIS-175-MH-3S    | SMALL ARCHITECTURAL AREA LUMINAIRE - TYPE, III DISTRIBUTION - 20' POLE | 175-WATT CLEAR ED-17 METAL HALIDE | 12900  | 1.00 |
| ○                  | SC    | 4   | RR50619-FR-45-LP | 6" APERTURE RECESSED LENSED ROUND DOWNLIGHT                            | 70-WATT CLEAR ED-17 METAL HALIDE  | 5600   | 1.00 |
| ○                  | SD    | 6   | MD7X-740-7601-LI | 8" APERTURE RECESSED METAL HALIDE DOWNLIGHT                            | 100-WATT PAR 38/WFL METAL HALIDE  | 6800   | 1.00 |
| ○                  | SW    | 5   | CIS-175-MH-3S    | SMALL ARCHITECTURAL AREA LUMINAIRE - TYPE, III DISTRIBUTION - 12' WALL | 175-WATT CLEAR ED-17 METAL HALIDE | 12900  | 1.00 |

**MILESTONE FILING NO. 4  
2ND AMENDMENT**  
  
**LOT 7**  
 58,859 SQ. FT.  
 1.35 ACRES

PHOTOMETRIC PLAN  
 PROJECT #: 03.0309  
 DRAWN BY: KES  
 DESIGNED BY: KES  
 CHECKED BY: KES  
 DATE: 07/29/04  
 DESCRIPTION: INITIAL REDORATION