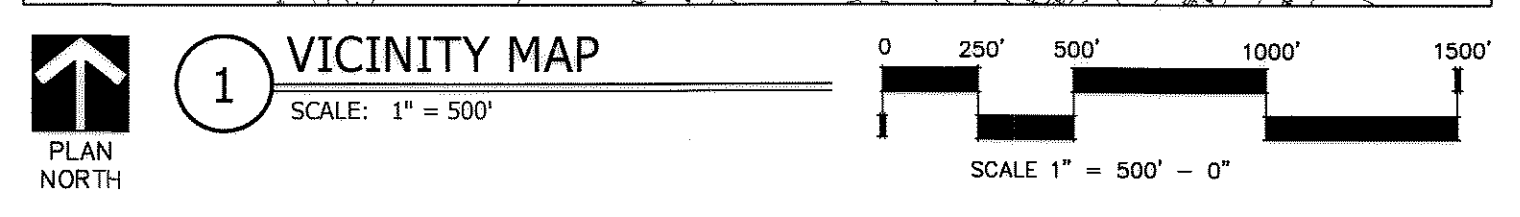
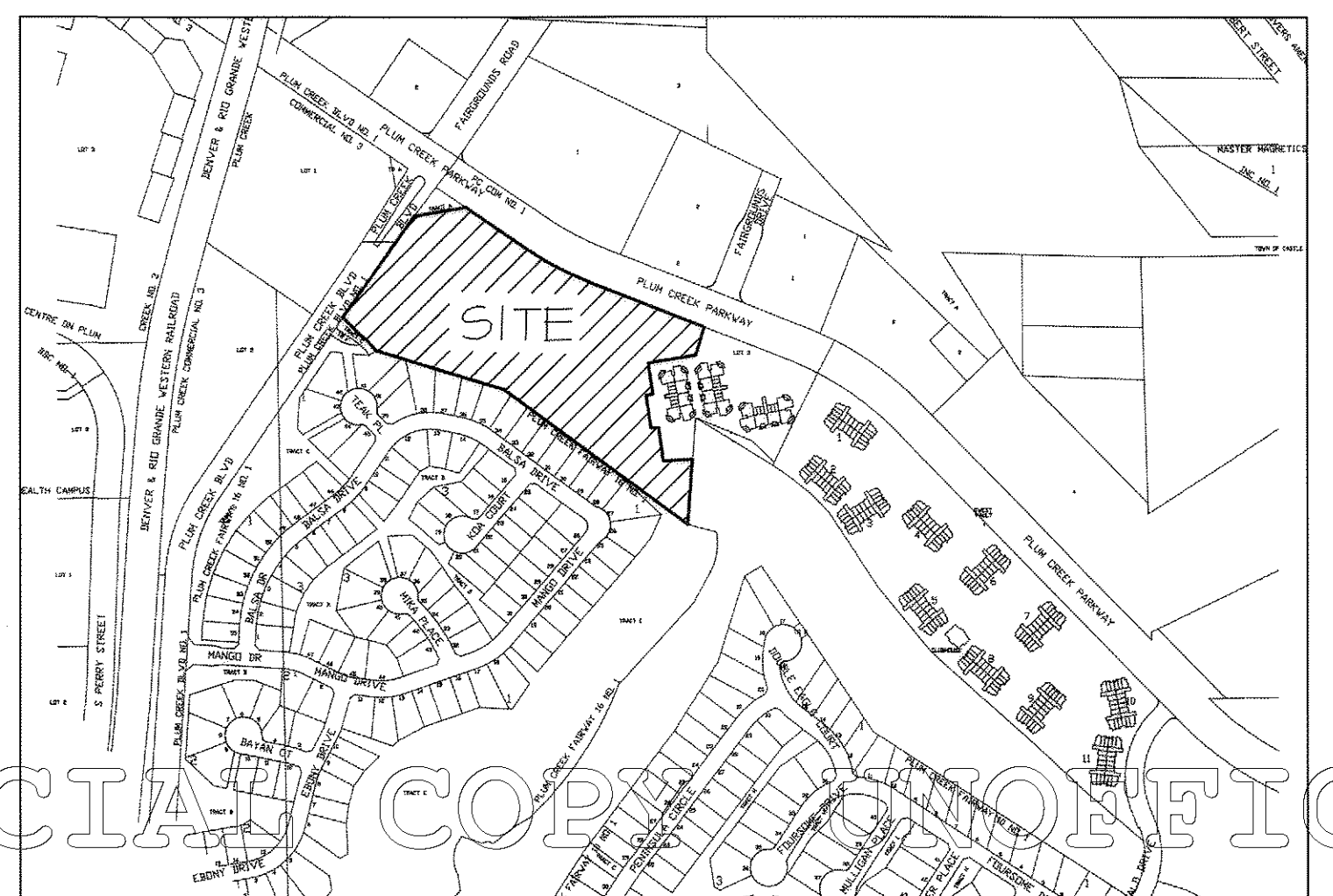


LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT 9.93 Acres FINAL PD SITE PLAN

SHEET INDEX:	
SHEET 1 OF 12	COVER SHEET
SHEET 2 OF 12	SITE PLAN
SHEET 3 OF 12	GRADING PLAN
SHEET 4 OF 12	UTILITY PLAN
SHEET 5 OF 12	LANDSCAPE PLAN
SHEET 6 OF 12	LANDSCAPE DETAILS PLAN
SHEET 7 OF 12	IRRIGATION SYSTEM PLAN
SHEET 8 OF 12	IRRIGATION DETAILS PLAN
SHEET 9 OF 12	IRRIGATION DETAILS PLAN
SHEET 10 OF 12	IRRIGATION DETAILS PLAN
SHEET 11 OF 12	BUILDING ELEVATIONS
SHEET 12 OF 12	PHOTOMETRIC PLAN

SITE DATA:		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	LOT 1A-1: 5.87 ACRES or 255,795 S.F. LOT 1A-2: 4.06 ACRES or 187,406 S.F.	100%
BUILDING FOOTPRINT		
CHURCH	19,422 S.F.	7.60 %
MAINTENANCE BLDG.	168 S.F.	.06 %
PARKING/ACCESS DRIVES	96,135 S.F.	37.60%
HARDSCAPE TOTAL	115,725 S.F.	45.26%
OPEN SPACE/LANDSCAPED AREA	139,972 S.F.	54.74%
ITEM	DESCRIPTION	
BUILDING SIZE	1 STORY 19,422 S.F. TOTAL	
BUILDING HEIGHT		
CHURCH	30'-9 1/4" TO ROOF RIDGE LINE 70'-0" TO TOP OF STEEPLE	
MAINTENANCE BLDG.	11'-0" TO ROOF RIDGE LINE	
BUILDING SETBACK		
CHURCH	60'-5" FROM PLUM CREEK PARKWAY ±245'-6" FROM PLUM CREEK BOULEVARD ±181'-5" FROM SOUTH PROPERTY LINE 189'-6" FROM EAST PROPERTY LINE	
MAINTENANCE BLDG.	64'-4" FROM SOUTH PROPERTY LINE 86'-6" FROM EAST PROPERTY LINE	
BUILDING SEPARATION	117'-3" FROM CHURCH TO MAINTENANCE BLDG.	
PARKING	REQUIRED 119 SPACES (1 PER EVERY 3 FIXED SEATS + 5 PER 1,000 S.F. 286/3 + 3,451/5 = 115 AND 4 PER 1,000 S.F. OFFICE SPACE 809 S.F. = 4)	
	PROVIDED 193 TOTAL SPACES (INCLUDES 5 STANDARD ACCESSIBLE AND 1 VAN ACCESSIBLE, ALL SPACES ARE SIZED FOR VAN ACCESSIBLE)	
TOTAL NUMBER OF SFE'S	THE TOTAL AVERAGE DAILY DEMAND FOR THIS CHURCH USE ON LOT 1A-1 IS CALCULATED AT 1,150 GPD OR 0.8 GPM OR 2.88 SFE.	



LEGAL DESCRIPTION:
 LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT, DOUGLAS COUNTY, STATE OF COLORADO

- NOTES:**
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
 - PURSUANT TO SECTION 3.3.4E5-7 AND 4.2.5 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS., THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
 - UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAL LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. FRY UTILITY CROSSINGS MAY BE PERMITTED IN OTHER UTILITY OR DRAINAGE EASEMENTS PROVIDED THE CROSSINGS ARE A 90-DEGREE ANGLE. IN ALL CASES, PRIOR APPROVAL OF THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT SHALL BE OBTAINED FOR DRY UTILITY CROSSINGS OF EXCLUSIVE WET UTILITY EASEMENTS AND EXCLUSIVE DRAINAGE EASEMENTS.
 - ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
 - THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
 - APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
 - 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 SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
 - THE PROVISION OF MUNICIPAL WATER TO LOT 1A-1 IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PLUM CREEK WATER RIGHTS DEDICATION AGREEMENT AND FIRST AMENDMENT TO DEVELOPMENT CONTRACT RECORDED IN BOOK 1283 AT PAGE 136 AT RECEPTION NO. 9538927 OF THE DOUGLAS COUNTY, COLORADO RECORDS, AND ACCORDINGLY 10.0 SFE ARE DEBITED FROM THE WATER BANK.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

SURVEYOR'S CERTIFICATE:
 I, David E. Archer, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.
 REGISTERED LAND SURVEYOR

OWNERSHIP CERTIFICATION:
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOTS 1A-1 AND 1A-2 PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT, IN THE TOWN OF CASTLE ROCK.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS.
 A UTAH CORPORATION SOLE.
 SIGNED THIS 22 DAY OF MAY, 2012
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF MAY, 2012.
 BY DLB
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 06 SEPT 2012

TITLE CERTIFICATION:
 I, James Betson, AN AUTHORIZED REPRESENTATIVE OF _____, 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 OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE SIGNED THIS 7th DAY OF June, 2012.
 AUTHORIZED REPRESENTATIVE
James Betson as Manager of First American Title Ins. Co.
 TITLE INSURANCE COMPANY
 NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF June, 2012.
 BY JAMES BETSON AS MANAGER OF FIRST AMERICAN TITLE INS. CO.
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES May 13 2014

TOWN CERTIFICATION
PLANNING COMMISSION RECOMMENDATION:
 THIS SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF January, 2012.
 CHAIR Julie Lee DATE 8-13-12
 DIRECTOR OF DEVELOPMENT SERVICES [Signature] DATE 8/14/12

TOWN COUNCIL APPROVAL
 THE SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 20th DAY OF February, 2012.
 MAYOR Paul Dorn DATE 8-21-2012
 ATTEST: Sally A. Wu DATE 8-21-2012
 TOWN CLERK

DOUGLAS COUNTY CLERK AND 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 10:17 ON THE 2nd DAY OF November, 2012 AT RECEPTION NO. 2012083887
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: Andie M. [Signature]
 DEPUTY

LIST OF CONTACTS:	
ARCHITECT: BRYAN KEYS & ASSOCIATES 417 SOUTH CASCADE COLORADO SPRINGS, CO. 80903 PH (719) 634-3751 FAX (719) 634-3791 CONTACT NAME: VICTOR LAUER	CIVIL ENGINEER: WESTWORKS ENGINEERING 1023 W. COLORADO AVENUE COLORADO SPRINGS, COLORADO 80104 PH (719) 685-1670 FAX (719) 685-1429 CONTACT NAME: CHAD KUZBEK
OWNER: CHURCH OF JESUS CHRIST LATTER DAY SAINTS 50 EAST NORTH TEMPLE STREET SALT LAKE CITY, UTAH 84150 PH (303) 798-3970 FAX (303) 797-1610 CONTACT NAME: RAY GORZE - OWNER REP.	LANDSCAPE ARCHITECT: NATURAL DESIGN 2 200 S. WILCOX ST., SUITE 505 CASTLE ROCK, COLORADO 80104 PH (720) 295-7579 FAX (720) 240-0742 CONTACT NAME: MATT SPIDELL
	LAND SURVEYOR: DAVID E. ARCHER & ASSOCIATES, INC. 105 WILCOX ST. CASTLE ROCK, COLORADO 80104 PH (303) 688-4642 CONTACT NAME: DAVID ARCHER

NO.	DESCRIPTION	DATE
1	SECOND PLANNING SUBMITTAL	10-03-11
2	THIRD PLANNING SUBMITTAL	11-30-11
3	FINAL M/LAR SUBMITTAL	05-09-12

Keys & Associates
 ARCHITECTURE & PLANNING
 417 S. CASCADE • COLORADO SPRINGS, CO • 80903
 PHONE (719) 634-3751 • FACSIMILE (719) 634-3781

PLUM CREEK CHURCH
 FPD SUBMITTAL
 PLUM CREEK BOULEVARD AND PLUM CREEK AVENUE, CASTLE ROCK, COLORADO
 COVER SHEET

Drawn by: DCW
 Checked By: VL
 Date: 8/5/2011
 CAD File: PS1
 Project No.: 1101

COPYRIGHT © 2012
 Drawing:
SHEET
1 OF 12

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
 FILING NO. 1, SECOND AMENDMENT
 9.93 Acres
 FINAL PD SITE PLAN: FPD 11-0004

ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSIONS TO THIS PROJECT, EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT. SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR BY THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE WORK.

**LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
 FILING NO. 1, SECOND AMENDMENT
 9.93 Acres
 FINAL PD SITE PLAN**

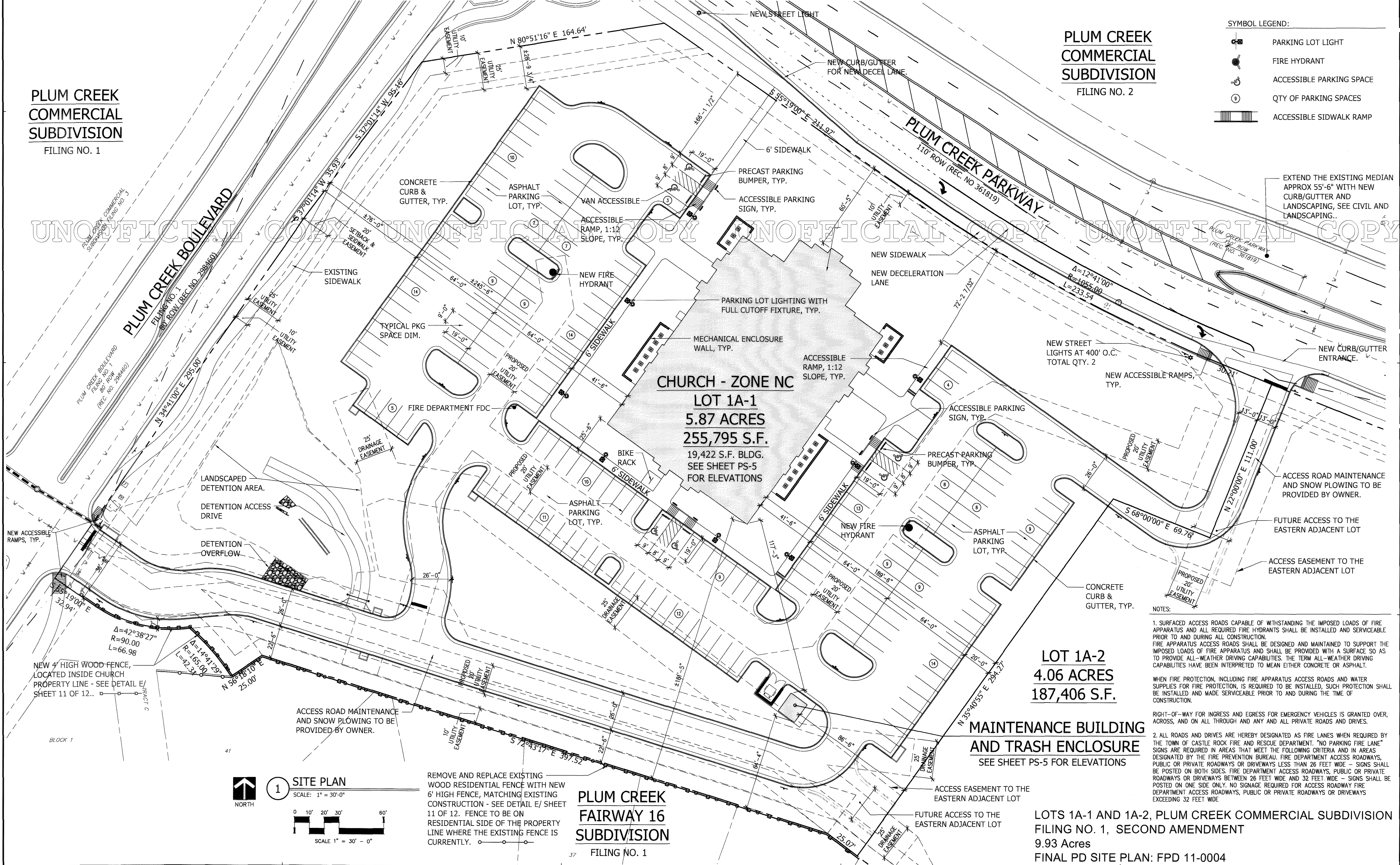
**PLUM CREEK
 COMMERCIAL
 SUBDIVISION**
 FILING NO. 1

**PLUM CREEK
 COMMERCIAL
 SUBDIVISION**
 FILING NO. 2

- SYMBOL LEGEND:**
- PARKING LOT LIGHT
 - FIRE HYDRANT
 - ACCESSIBLE PARKING SPACE
 - QTY OF PARKING SPACES
 - ACCESSIBLE SIDEWALK RAMP

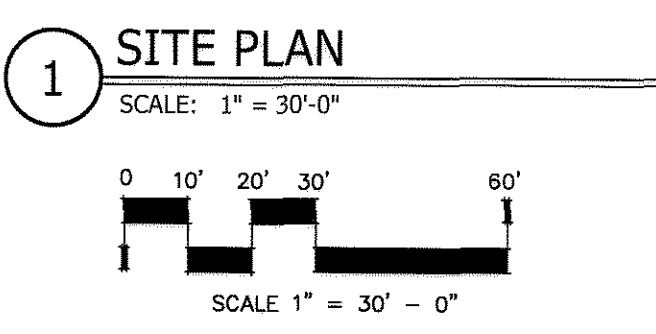
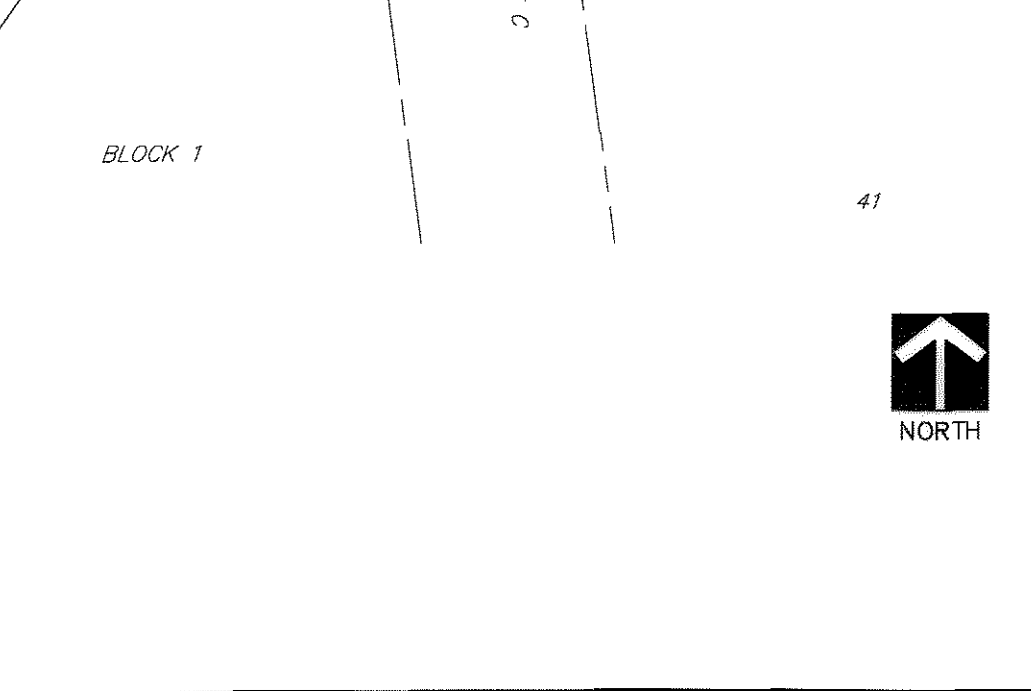
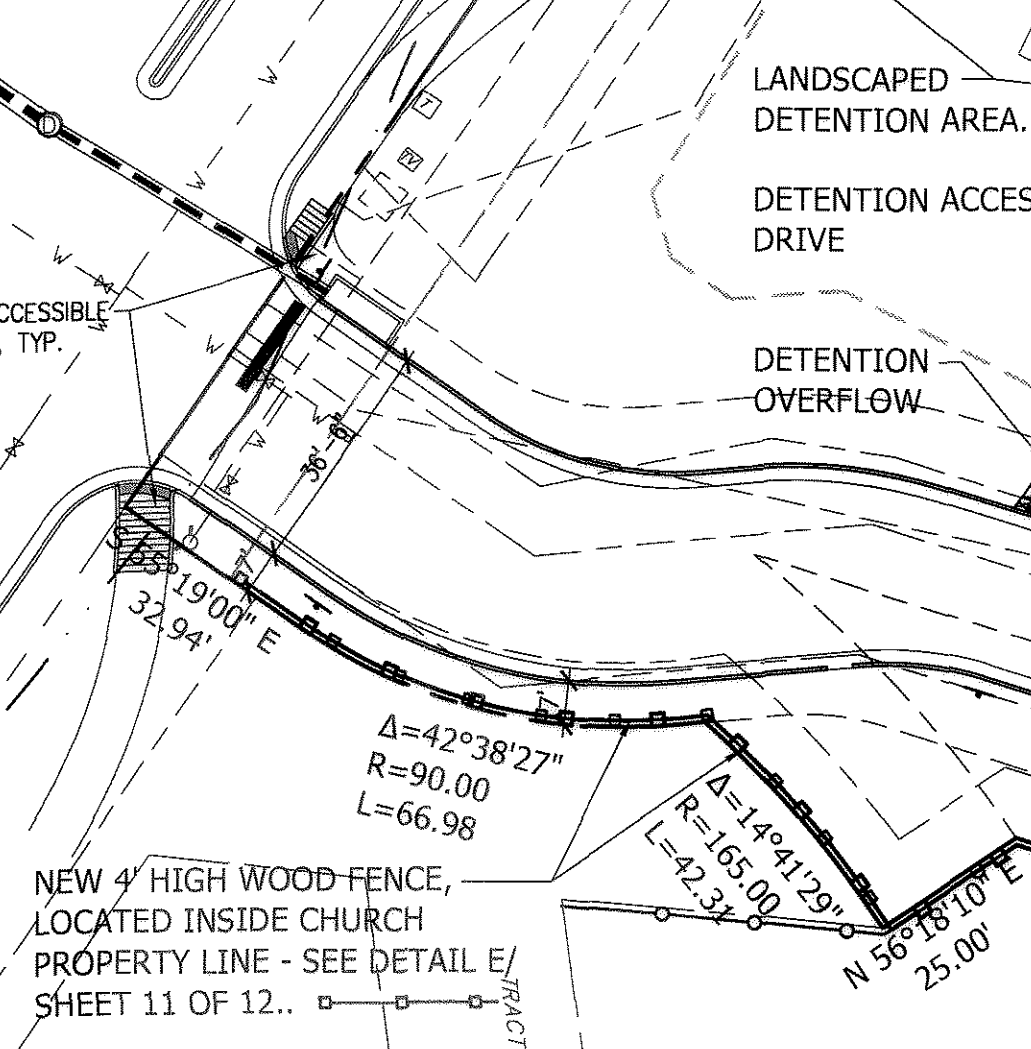
NO.	DESCRIPTION	DATE
1	SECOND PLANNING SUBMITTAL	10-03-11
2	THIRD PLANNING SUBMITTAL	11-30-11
3	FINAL PLANNING SUBMITTAL	05-09-12

Keys & Associates
 ARCHITECTURE & PLANNING
 417 S. CASCADE • COLORADO SPRINGS, CO • 80803
 PHONE (719) 634-3761 • FACSIMILE (719) 634-3791



ALL DIMENSIONS, SPECIFICATIONS AND NOTES REFERENCED TO THIS PLAN SHALL BE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH REFERENCE TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSIONS TO THIS PROJECT, EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT. SUCH DOCUMENTS ARE TO BE RETURNED OR SURRENDERED TO THE ARCHITECT UPON COMPLETION OF THE WORK.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



REMOVE AND REPLACE EXISTING WOOD RESIDENTIAL FENCE WITH NEW 6' HIGH FENCE, MATCHING EXISTING CONSTRUCTION - SEE DETAIL E/ SHEET 11 OF 12. FENCE TO BE ON RESIDENTIAL SIDE OF THE PROPERTY LINE WHERE THE EXISTING FENCE IS CURRENTLY.

**PLUM CREEK
 FAIRWAY 16
 SUBDIVISION**
 FILING NO. 1

- NOTES:**
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT. WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
 - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
 - ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. FIRE DEPARTMENT ACCESS ROADS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS LESS THAN 26 FEET WIDE - SIGNS SHALL BE POSTED ON BOTH SIDES. FIRE DEPARTMENT ACCESS ROADS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE - SIGNS SHALL BE POSTED ON ONE SIDE ONLY. NO SIGNAGE REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.

**PLUM CREEK CHURCH
 FPD SUBMITTAL**
 PLUM CREEK BOULEVARD AND PLUM CREEK AVENUE, CASTLE ROCK, COLORADO
 SITE PLAN

Drawn by: _____ DCW
 Checked By: _____ VL
 Date: 8/5/2011
 CAD File: _____ PS2
 Project No.: _____ 1101

COPYRIGHT © 2012
 Drawing:
**SHEET
 2 OF 12**

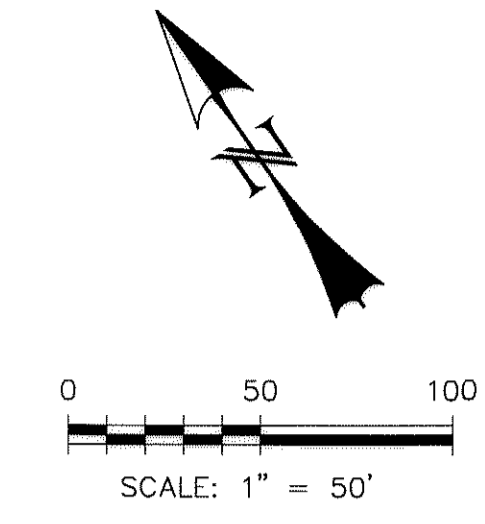
**LOT 1A-2
 4.06 ACRES
 187,406 S.F.**

**MAINTENANCE BUILDING
 AND TRASH ENCLOSURE**
 SEE SHEET PS-5 FOR ELEVATIONS

**CHURCH - ZONE NC
 LOT 1A-1
 5.87 ACRES
 255,795 S.F.
 19,422 S.F. BLDG.
 SEE SHEET PS-5
 FOR ELEVATIONS**

**LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
 FILING NO. 1, SECOND AMENDMENT
 9.93 Acres
 FINAL PD SITE PLAN: FPD 11-0004**

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT 9.93 Acres FINAL PD SITE PLAN - GRADING PLAN

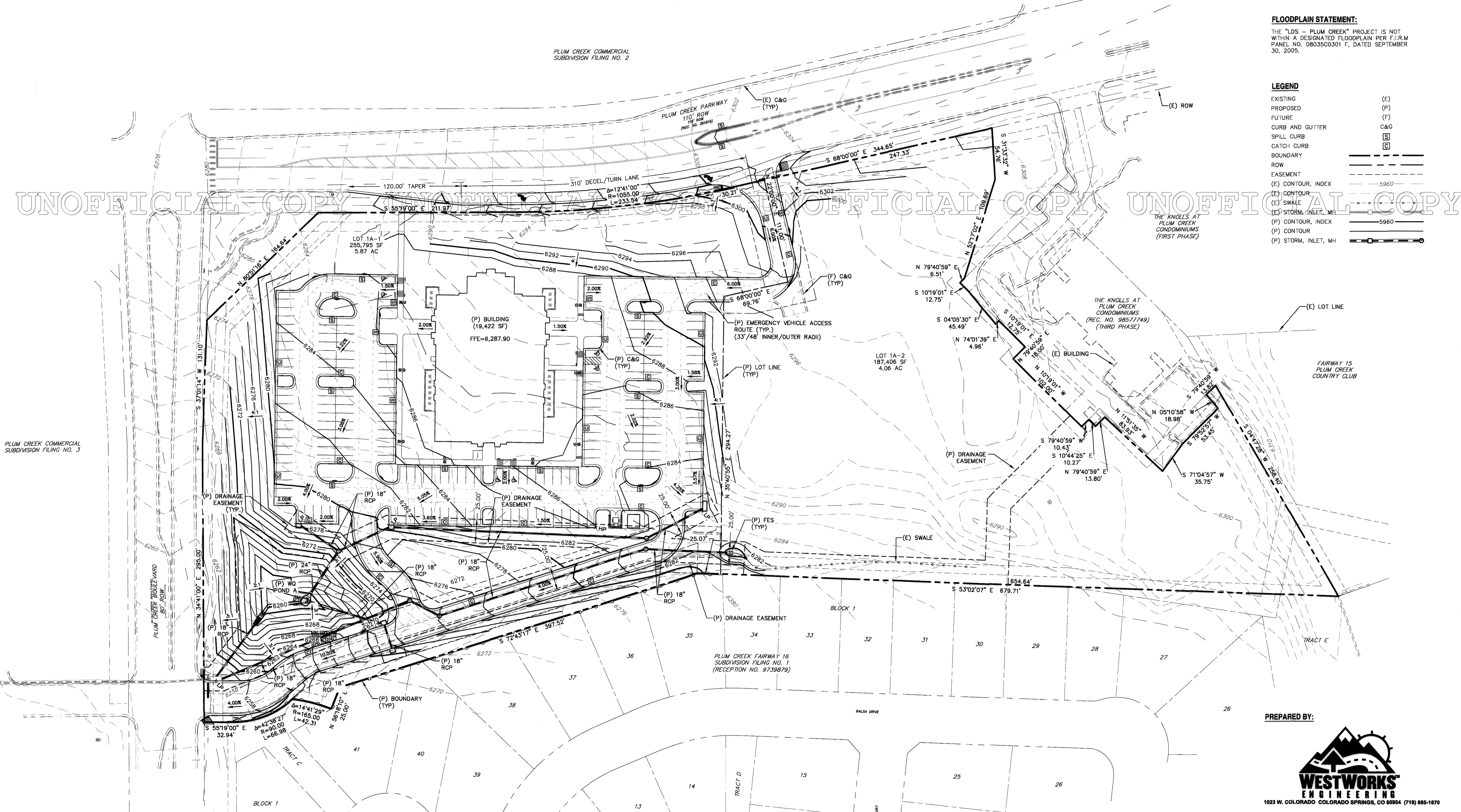


NO.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	10/07/11
2	ADDRESS AGENCY COMMENTS	11/20/11
3	FINAL M*LAB SUBMITTAL	03/06/12
4	FINAL M*LAB SUBMITTAL	05/09/12

FLOODPLAIN STATEMENT:
THE "LDS - PLUM CREEK" PROJECT IS NOT WITHIN A DESIGNATED FLOODPLAIN PER F.R.M. PANEL NO. 08035C0301 F, DATED SEPTEMBER 30, 2005.

LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G
SPILL CURB	S
CATCH CURB	C
BOUNDARY	---
ROW	---
EASEMENT	---
(E) CONTOUR, INDEX	---5960---
(E) CONTOUR	---
(E) SWALE	---
(E) STORM, INLET, MH	---
(P) CONTOUR, INDEX	---5960---
(P) CONTOUR	---
(P) STORM, INLET, MH	---



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

Keys & Associates
ARCHITECTURE & PLANNING
417 S CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 664-3761 • FACSIMILE (719) 664-3701

PLUM CREEK CHURCH
FPD SUBMITTAL
PLUM CREEK BOULEVARD AND PLUM CREEK AVENUE, CASTLE ROCK, COLORADO
GRADING PLAN

PREPARED BY:
WESTWORKS ENGINEERING
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL
SUBDIVISION FILING NO. 1, SECOND AMENDMENT
9.93 Acres
FINAL PD SITE PLAN: FPD 11-0004

Drawn by: CDK
Checked By:
Date: 05/09/12
CAD File:
Project No.: 1101

COPYRIGHT © 2010
Drawing:
3 of 12

ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSIONS TO THIS PROJECT. EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT. SUCH DOCUMENTS ARE TO BE RETURNED OR DESTROYED ACCORDING TO THE ARCHITECT'S INSTRUCTIONS.

PLUM CREEK COMMERCIAL
SUBDIVISION FILING NO. 3

PLUM CREEK COMMERCIAL
SUBDIVISION FILING NO. 2

THE KNOLLS AT
PLUM CREEK
CONDOMINIUMS
(FIRST PHASE)

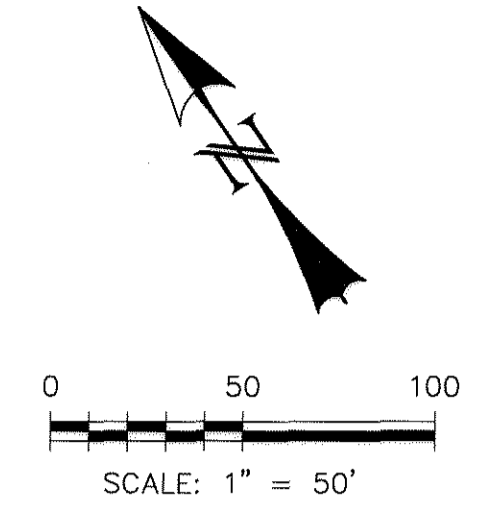
THE KNOLLS AT
PLUM CREEK
CONDOMINIUMS
(THIRD PHASE)

FAIRWAY 15
PLUM CREEK
COUNTRY CLUB

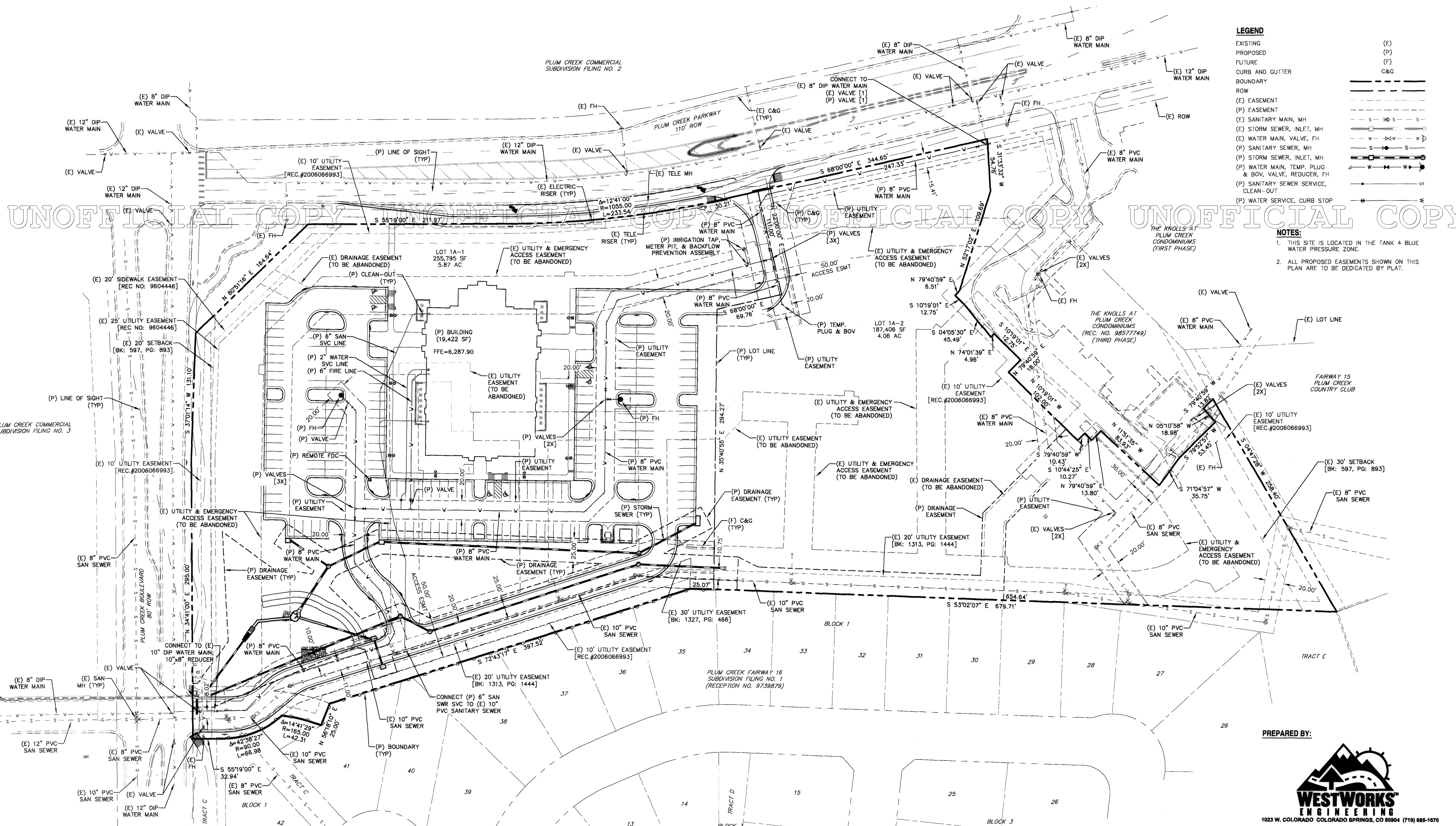
PLUM CREEK FAIRWAY 16
SUBDIVISION FILING NO. 1
(RECEPTION NO. 9739879)

W:\projects\12083887_12083887.dwg, 05/09/12 2:46:46 PM, CJK

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT 9.93 Acres FINAL PD SITE PLAN - UTILITY PLAN



NO.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	10/06/11
2	ADDRESS AGENCY COMMENTS	11/20/11
3	FINAL M/LAR SUBMITTAL	03/06/12
4	FINAL M/LAR SUBMITTAL	05/09/12



LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
CURB AND GUTTER	C&G
BOUNDARY	---
ROW	---
EASEMENT	---
SANITARY MAIN, MH	---
STORM SEWER, INLET, MH	---
WATER MAIN, VALVE, FH	---
SANITARY SEWER, MH	---
STORM SEWER, INLET, MH	---
WATER MAIN, TEMP. PLUG & BOV. VALVE, REDUCER, FH	---
SANITARY SEWER SERVICE, CLEAN-OUT	---
WATER SERVICE, CURB STOP	---

NOTES:

- THIS SITE IS LOCATED IN THE TANK 4 BLUE WATER PRESSURE ZONE.
- ALL PROPOSED EASEMENTS SHOWN ON THIS PLAN ARE TO BE DEDICATED BY PLAT.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

Keys & Associates
ARCHITECTURE & PLANNING

417 S CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3761 • FACSIMILE (719) 684-3791

**PLUM CREEK CHURCH
FPD SUBMITTAL**

PLUM CREEK BOULEVARD AND PLUM CREEK AVENUE, CASTLE ROCK, COLORADO

UTILITY PLAN

PREPARED BY:

1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL
SUBDIVISION FILING NO. 1, SECOND AMENDMENT
9.93 Acres
FINAL PD SITE PLAN: FPD 11-0004

Drawn by: _____ CDK
Checked By: _____
Date: _____ 05/09/12
CAD File: _____
Project No.: _____ 1101

COPYRIGHT © 2010

Drawing: _____

4 of 12

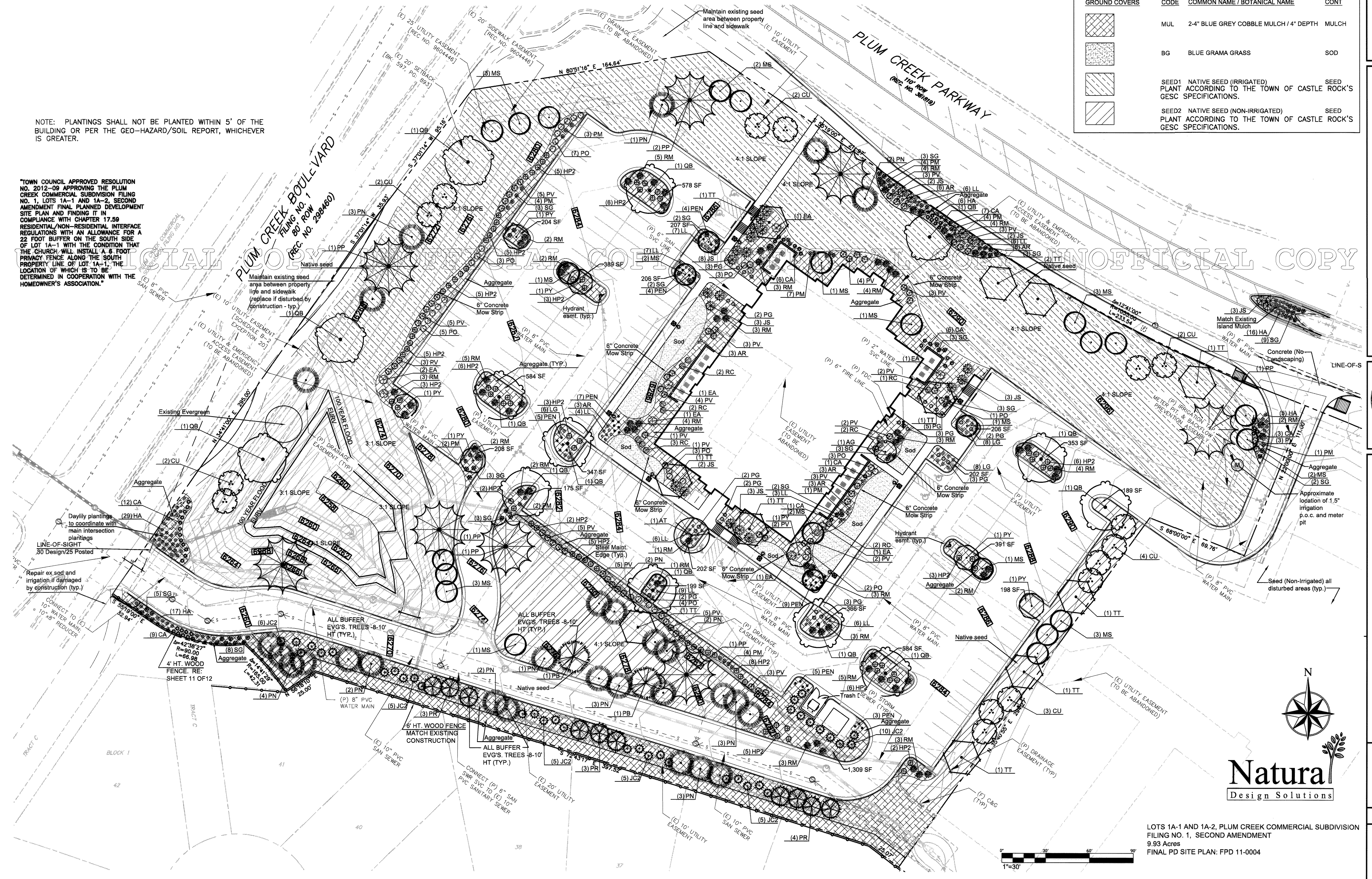
ALL DRAWINGS, SPECIFICATIONS AND COPIES HEREOF ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSION TO THIS PROJECT.
 EXCEPT BY WRITTEN AGREEMENT, AND APPROPRIATE COMPENSATION TO THE ARCHITECT. SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR TO THE ARCHITECT ON REQUISITION.
 W:\projects\1108 - LDS Plum Creek\1108-04-UT-REVISED.dwg, I.T. 5/9/12 12:31:39 PM, CDK

**LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
FILING NO. 1, SECOND AMENDMENT
9.93 Acres
FINAL PD SITE PLAN**

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT
	MUL	2-4" BLUE GREY COBBLE MULCH / 4" DEPTH	MULCH
	BG	BLUE GRAMA GRASS	SOD
	SEED1	NATIVE SEED (IRRIGATED) PLANT ACCORDING TO THE TOWN OF CASTLE ROCK'S GESC SPECIFICATIONS.	SEED
	SEED2	NATIVE SEED (NON-IRRIGATED) PLANT ACCORDING TO THE TOWN OF CASTLE ROCK'S GESC SPECIFICATIONS.	SEED

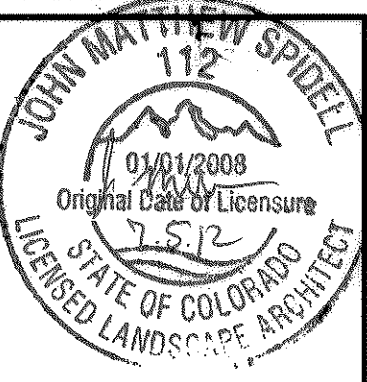
NOTE: PLANTINGS SHALL NOT BE PLANTED WITHIN 5' OF THE BUILDING OR PER THE GEO-HAZARD/SOIL REPORT, WHICHEVER IS GREATER.

TOWN COUNCIL APPROVED RESOLUTION NO. 2012-09 APPROVING THE PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, LOTS 1A-1 AND 1A-2, SECOND AMENDMENT FINAL PLANNED DEVELOPMENT SITE PLAN AND FINDING IT IN COMPLIANCE WITH CHAPTER 17.59 RESIDENTIAL/NON-RESIDENTIAL INTERFACE REGULATIONS WITH AN ALLOWANCE FOR A 22 FOOT BUFFER ON THE SOUTH SIDE OF LOT 1A-1 WITH THE CONDITION THAT THE CHURCH WILL INSTALL A 6 FOOT PRIVACY FENCE ALONG THE SOUTH PROPERTY LINE OF LOT 1A-1. THE LOCATION OF WHICH IS TO BE DETERMINED IN COOPERATION WITH THE HOMEOWNER'S ASSOCIATION.



NO.	DESCRIPTION	DATE
1	SECOND PLANNING SUBMITTAL	10-03-11
2	THIRD PLANNING SUBMITTAL	11-30-11
3	FINAL MULAR SUBMITTAL	05-09-12

Keys & Associates
ARCHITECTURE & PLANNING
417 S CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3751 • FACSIMILE (719) 684-3791



PLUM CREEK CHURCH
FPD SUBMITTAL
PLUM CREEK BOULEVARD AND PLUM CREEK PARKWAY, CASTLE ROCK, COLORADO
LANDSCAPE & PRELIMINARY IRRIGATION PLAN

Drawn by: JMS
Checked By: MS
Date: 8/5/2011
CAD File: xx
Project No.: 1101



LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
FILING NO. 1, SECOND AMENDMENT
9.93 Acres
FINAL PD SITE PLAN: FPD 11-0004



LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT 9.93 Acres FINAL PD SITE PLAN

GENERAL LS & PRELIMINARY IRR. NOTES:

1. AUTOMATIC IRRIGATION SYSTEMS SHALL BE REQUIRED FOR THE FIRST THREE YEARS, FOLLOWING THE DATE OF CERTIFICATE OF OCCUPANCY ISSUANCE OR FINAL INSPECTION (WHEN A CO IS NOT REQUIRED). THE IRRIGATION SYSTEM POINT OF CONNECTION SHALL COME OFF THE SEPARATE 1.5" +/- P.O.C. METER PIT CONNECTION. IRRIGATION CONTROLLER TO MEET ALL 3-DAY TIMER/POWER BACK-UP SYSTEM CRITERIA. CONTROLLER TO BE AN ET BASED AUTOMATIC CONTROLLER. SYSTEM TO CONFORM TO TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM. CONTRACTOR TO SET UP AND WALK OWNER THROUGH SYSTEM INITIALIZATION PROCESS. OWNER TO PROVIDE ANNUAL BACKFLOW PREVENTION TESTING. MAINTENANCE TO INCLUDE MONTHLY WATER APPLICATION ADJUSTMENTS (VIA MANUAL ADJUSTMENT OR THROUGH ET BASE AUTOMATIC CONTROLLER). (2) IRRIGATION SYSTEM INSPECTIONS REQUIRED ANNUALLY. IRRIGATION SYSTEMS MUST BE EQUIPPED WITH BACKFLOW PREVENTER ASSEMBLIES APPROVED BY THE TOWN OF CASTLE ROCK.

2. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER AND IRRIGATION DESIGN PRESSURE: (SEE IRRIGATION PLAN). STATIC FLOW PRESSURE: (PENDING SUBSEQUENT IRRIGATION PLAN) THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, THE IRRIGATION TAP, LINE, METER AND RP BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.

REPLACEMENT OF PLANT MATERIAL SHALL OCCUR AT THE FOLLOWING RATE:
OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN 6 MONTHS,

TYPE	1 year	PLANT REPLACEMENT WITHIN 2-3 years	6+ years
Tree- Deciduous	Increase caliper by 1"	Increase caliper by 1.5"	Increase caliper by 1.5" plus, increase qty. by 2 (original size)
Tree- Coniferous	Increase height by 2'	Increase height by 2' plus, increase qty. by 1 (original size)	Increase height by 2' plus, increase qty. by 2 (original size)
Shrub	Increase qty. by 2 (original size)	Increase qty. by 4 (original size)	Increase qty. by 12 (original size)

ADDITIONAL REPLACEMENT SHALL BE IN CONFORMANCE WITH THE LANDSCAPE MATERIAL SPECIES REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL SPECIES ACCEPTABLE TO THE TOWN OF CASTLE ROCK.

3. AERATION AND TOP DRESSING TO BE PROVIDED ANNUALLY IN THE SPRING. OWNER TO PROVIDE MONTHLY MOWING AND WEEDING PERFORMED THROUGH APRIL - OCTOBER. PRUNING TO BE PROVIDED ANNUALLY WHEN TREES AND SHRUBS ARE DORMANT. MAINTENANCE CONTRACTOR TO PROVIDE WINTER WATERING AFTER TWO CONSECUTIVE WEEKS OF ABOVE FREEZING CONDITIONS THROUGHOUT WINTER MONTHS.

4. THE CONTRACTOR IS TO CONTACT TOWN OF CASTLE ROCK INSPECTION DIVISION AT (720) 733-2223 TO HAVE AN INSPECTOR ATTEND THE PRECONSTRUCTION MEETING.

5. ANY WALL OR MONUMENT OVER FOUR FEET IN HEIGHT REQUIRES A PERMIT FROM THE CASTLE ROCK BUILDING DIVISION PRIOR TO CONSTRUCTION. DETAILED PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT WILL BE SUBMITTED TO THE CASTLE ROCK BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT.

6. A PERMIT WILL BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION PRIOR TO THE INSTALLATION OF MONUMENTS AND PLANTERS OUTSIDE OF THE PUBLIC ROW, INCLUDING THOSE WITHIN THE ROW OF PRIVATE STREETS. AN ELECTRICAL PERMIT WILL BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING DIVISION FOR LIGHTING OUTSIDE OF THE PUBLIC ROW, INCLUDING LIGHTING FOR MONUMENTS AND PLANTERS.

7. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.

8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.

9. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.

10. NO TREES/LARGE SHRUBS OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY & DRAINAGE EASEMENTS. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE IN UTILITY EASEMENTS REMOVED DUE TO UTILITY LINE MAINTENANCE OR REPAIR [PWR 14.3.13]

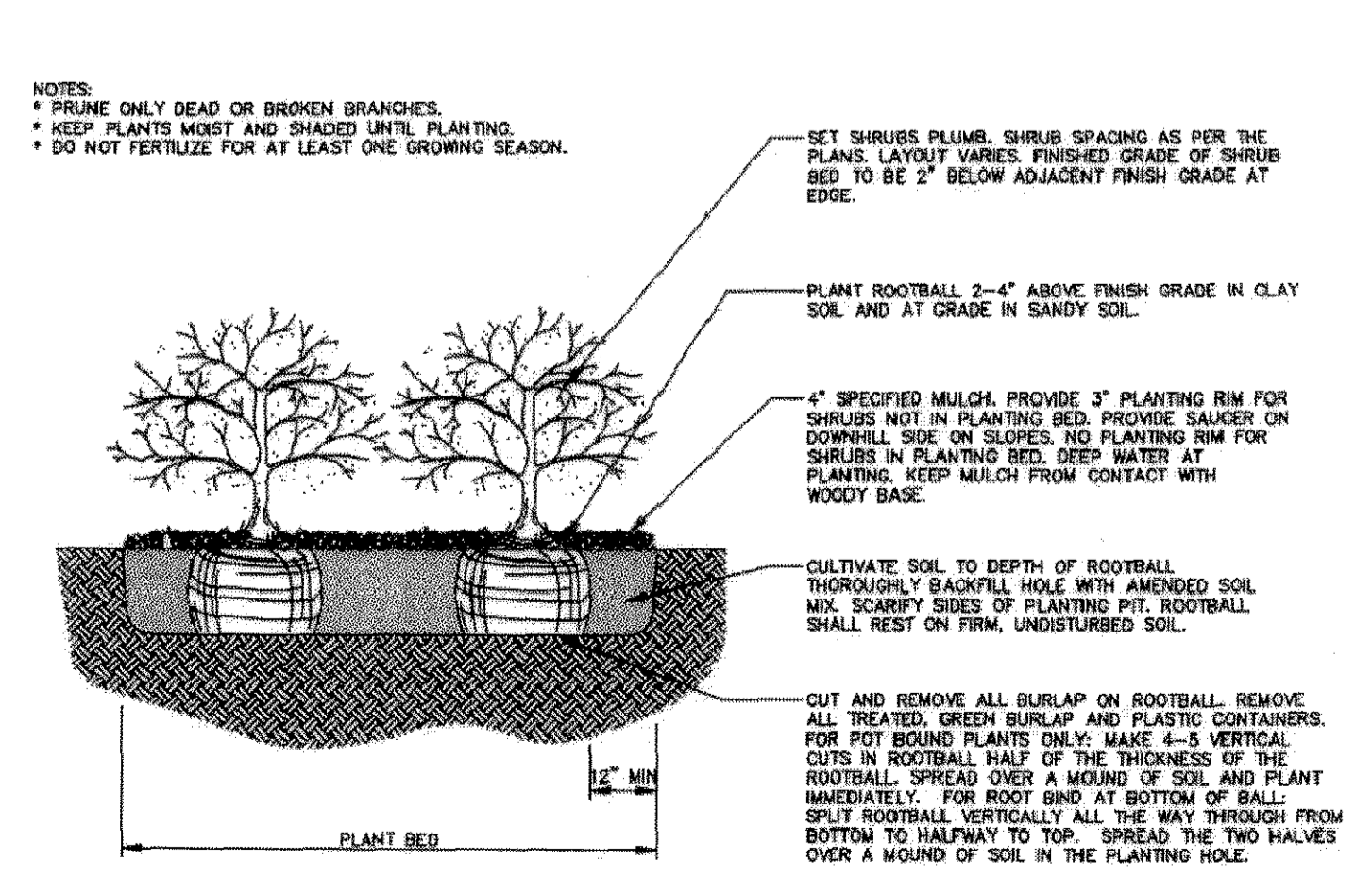
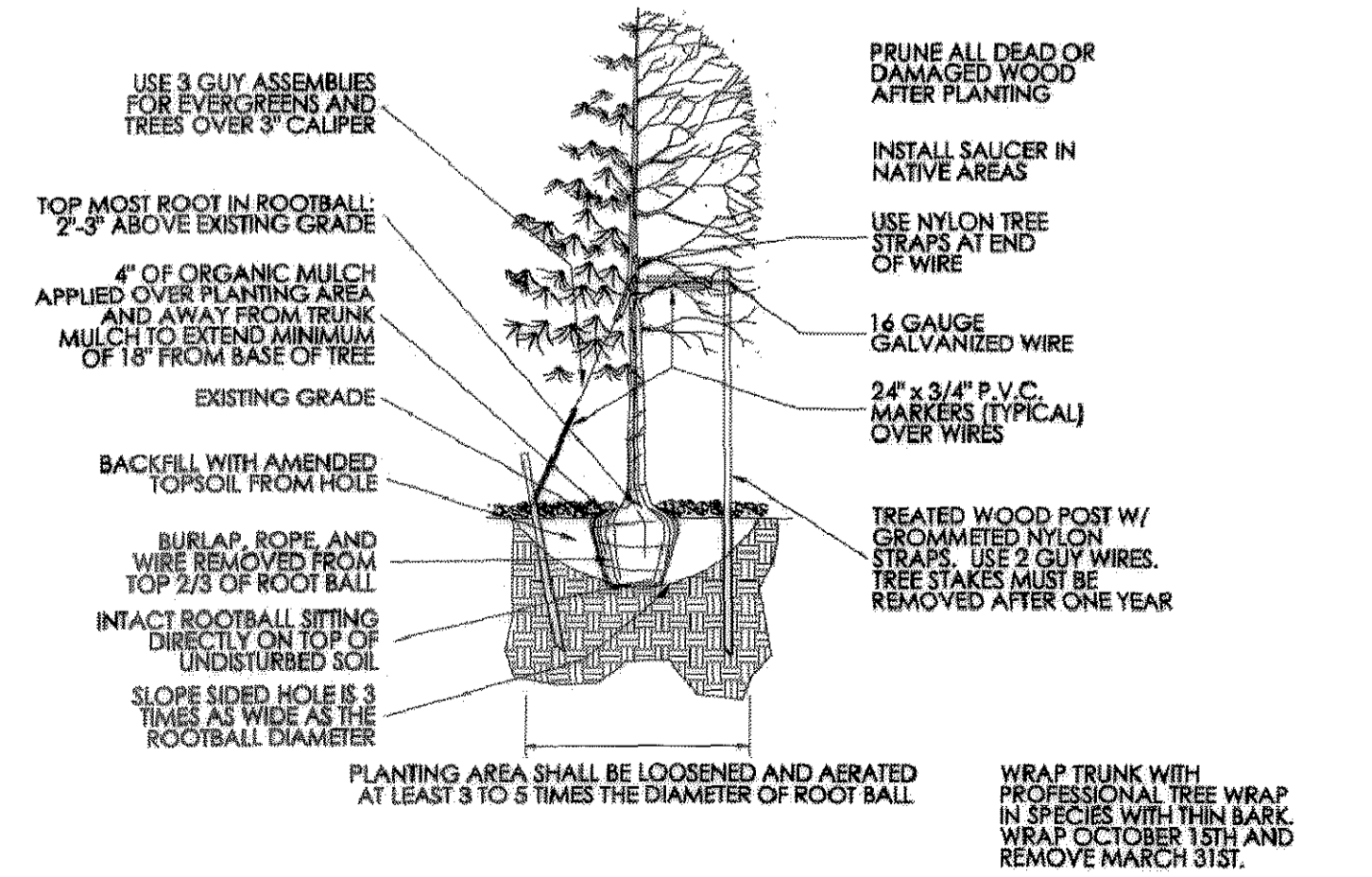
11. AREAS UNDER 10 FT. IN WIDTH SHALL NOT CONTAIN TURF.

CONSTRUCTION NOTES:

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAILED OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENT. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987.
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION. TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL SHALL INSTALL THE LANDSCAPE AND IRRIGATION.

Plant Schedule for the Town of Castle Rock											
Irrigation Zone	Plant Name Scientific	Plant Name Common	Planting Size	Legend Abbrev.	Mature Size (HxW)	# of Plants	App. Rate Inches/Month (low etc.)	Water Use	Sq. Ft. of Zone	% of Total Area	Sq. Ft. of Total Area
Drip											
Proposed Trees											
Evergreen Trees	Juniperus Scopulorum 'Cologreen'	Cologreen Juniper	6-8' HT.	JC2	20 x 6	36	0.4	very low (VL)	Planted in native seed or planting bed (typ.)	N/A	N/A
	Picea Pungens	Colorado Blue Spruce	6,8-10' HT.	PB	50 x 25	2	1	moderate (M)			
	Pinus Nigra	Austrian Pine	6, 8-10' HT.	PN	40 x 30	28	0.4	very low (VL)			
	Pinus Aristata	Bristlecone Pine	6, 8-10' HT.	PR	40 x 20	9	0.5	low (L)			
	Pinus Ponderosa	Ponderosa Pine	6, 8-10' HT.	PP	60 x 30	8	0.5	low (L)			
Deciduous Trees											
	Acer Ginnala	Amur Maple	1.5" CAL.	AG	15 x 20	1	0.5	low (L)	Planted in native seed or planting bed (typ.)	N/A	N/A
	Acer Tartaricum	Tartarian Maple	1.5" CAL.	AT	20 x 15	1	0.5	low (L)			
	Crataegus Crusgalli 'Inermis'	Thornless Cockspur Hawthorn	1.5" CAL.	CU	25 x 25	15	0.5	low (L)			
	Malus 'Spring Snow'	Spring Snow Crabapple	1.5" CAL.	MS	25 x 15	31	1	moderate (M)			
	Pyrus Calleryana 'Chanticleer'	Chanticleer Pear	1.5" CAL.	PY	30 x 30	7	1	moderate (M)			
	Quercus Macrocarpa	Bur Oak	2" CAL.	QB	70 x 50	13	0.5	low (L)			
	Tilia Mongolica 'Harvest Gold'	Harvest Gold Linden	2" CAL.	TT	35 x 25	11	1	moderate (M)			
Proposed Shrubs											
	Euonymus Alatus 'Compactus'	Dwarf Burning Bush	5 gallon	EA	5 x 4	8	1	moderate (M)	Aggregate & Mulch	N/A	N/A
	Juniperus Sabina 'Broadmoor'	Broadmoor Juniper	5 gallon	JS	1 x 8	26	0.5	low (L)	Planting Beds		
	Perovskia Atropilicifolia	Russian Sage	5 gallon	PV	5 x 4	67	0.4	very low (VL)			
	Pinus Mugo 'Mops'	Dwarf Mugo Pine	5 gallon	PM	2 x 3	32	0.5	low (L)			
	Botanilla Frutescens 'Pink Beauty'	Pink Beauty Potentilla	5 gallon	PO	4 x 4	31	0.5	low (L)			
	Rhus Glabra 'Laciniata'	Cutleaf Smoother Sumac	5 gallon	RC	6 x 8	12	0.5	low (L)			
	Rosa x 'Magnifica'	Double Red Shrub Rose	5 gallon	RM	5 x 5	73	0.5	low (L)			
	Spiraea Japonica 'Little Princess'	Japanese Spirea	5 gallon	SG	2.5 x 3	54	1	moderate (M)			
	Yucca Hesperaloe Parviflora	Red Flowering Yucca	5 gallon	HP2	7 x 4	80	0.5	low (L)			
Proposed Grasses											
	Calamagrostis Acutiflora 'Karl Foerster'	Feather Reed Grass	5 gallon	CA	5 x 2	45	0.5	low (L)	Aggregate & Mulch	N/A	N/A
	Pennisetum Alopecuroides Grass	Fountain Grass	5 gallon	PG	4 x 3	27	0.5	low (L)	Planting Beds		
	Pennisetum Orientale	Oriental Fountain Grass	1 gallon	PEN	2 x 2	37	0.5	low (L)			
Proposed Perennials											
	Aquilegia Caerulea	Rocky Mountain Columbine	1 gallon	AR	3 x .5	24	1	moderate (M)	Aggregate & Mulch		
	Hemerocallis 'Autumn Red'	Red Daylily	1 gallon	HA	3 x 2	73	0.5	low (L)	Planting Beds		
	Leucanthemum x Superbum 'Little Miss Muffet'	Dwarf Shasta Daisy	1 gallon	LL	1 x 1	54	1	moderate (M)			
	Lupinus x 'Galley Red'	Dwarf Red Lupine	1 gallon	LG	2 x .5	22	1	moderate (M)			
Planting Area											
	Aggregate									16%	22,874
Proposed Ground Covers (Re-vegetation only - No new landscape area)											
	Native Seed Mix (Douglas County and Castle Rock Low-Growth Drill Seeding Mix)	20% Buffalo Grass 3.2# PLS/Acre, 20% Blue Grama .8# PLS/Acre, 20% Western Wheatgrass 3.2# PLS/Acre, 20% Sidecoats Grama 1.8# PLS/Acre, 10% Thickspike Wheatgrass 1# PLS/Acre, 10% Streambank Wheat Grass 1.2 # PLS/Acre									
	Native Seed Mix (Low Water Sod Mix)	Same as above Buffalo/Blue Grama Grass Sod									
		Native Grass - Non Irrigated		Noted Per Plan			0	very low (VL)		46%	64,953
		Native Grass - Irrigated		Noted Per Plan			0	very low (VL)		34%	48,056
		Low Water Sod		Noted Per Plan			0.5	very low (VL)		3%	4,089
		Greenbelt Sod Farm								100%	139,972

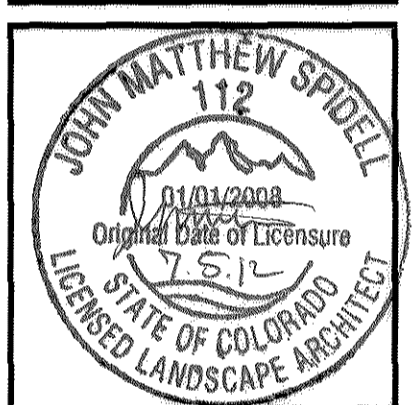


Commercial Landscape Site Inventory									
Site Area (Limit)	Landscape Area in Sq.Ft.	Turfgrass List Species (Area in Sq.Ft.)	Nonliving Ornamental (Area in Sq.Ft.)	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided	Soil Prep Amounts (In cu.yds. per 1000 Sq.Ft.)	Separate Irrigation Service Connections
255,697 x 20% = 51,139	51,139 Req'd, 139,972 Provided	48,056 Native Seed (irr), 3,964 Sod (irr)	22,874	102	162	205	383	3 Cu/Yds	Yes
Parking Lot (Area in Sq.Ft.)	Parking Lot Landscape Area (Sq. ft.)	No. of Parking Spaces	Nonliving Ornamental (Area in Sq.Ft.)	No. of Interior Landscape Islands	Median Width of Interior Landscaped Islands	No. of Trees Required	No. of Trees Provided	No. of Shrubs Required	No. of Shrubs Provided
74,463	7,446 Req'd, 7,744 Provided	194	1,961	20	14	15	20	30	83

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
FILING NO. 1, SECOND AMENDMENT
9.93 Acres
FINAL PD SITE PLAN: FPD 11-0004

REVISIONS:		DATE
NO.	DESCRIPTION	
1	SECOND PLANNING SUBMITTAL	10-03-11
2	THIRD PLANNING SUBMITTAL	11-30-11
3	FINAL MYLAR SUBMITTAL	05-09-12

Keys & Associates
ARCHITECTURE & PLANNING
417 S. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3761 • FACSIMILE (719) 634-3761



PLUM CREEK CHURCH
FPD SUBMITTAL
PLUM CREEK BOULEVARD AND PLUM CREEK PARKWAY, CASTLE ROCK, COLORADO
LANDSCAPE DETAILS PLAN

Drawn by: JMS
Checked By: MS
Date: 8/5/2011
CAD File: xx
Project No.: 1101

COPYRIGHT © 2010

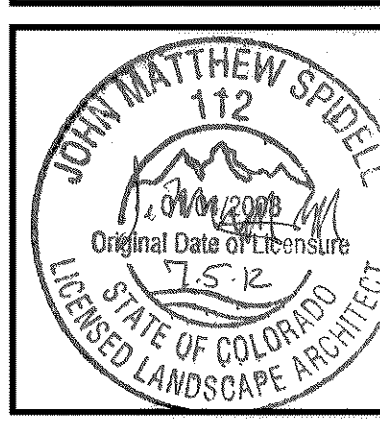
Drawing: 6 of 12

**LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
FILING NO. 1, SECOND AMENDMENT
9.93 Acres
FINAL PD SITE PLAN**

NO.	DESCRIPTION	DATE
1	SECOND PLANNING SUBMITTAL	10-03-11
2	THIRD PLANNING SUBMITTAL	11-30-11
3	FINAL PD SUBMITTAL	05-09-12

Keys & Associates
ARCHITECTURE & PLANNING

417 S. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 694-3751 • FACSIMILE (719) 694-3791



**PLUM CREEK CHURCH
FPD SUBMITTAL**

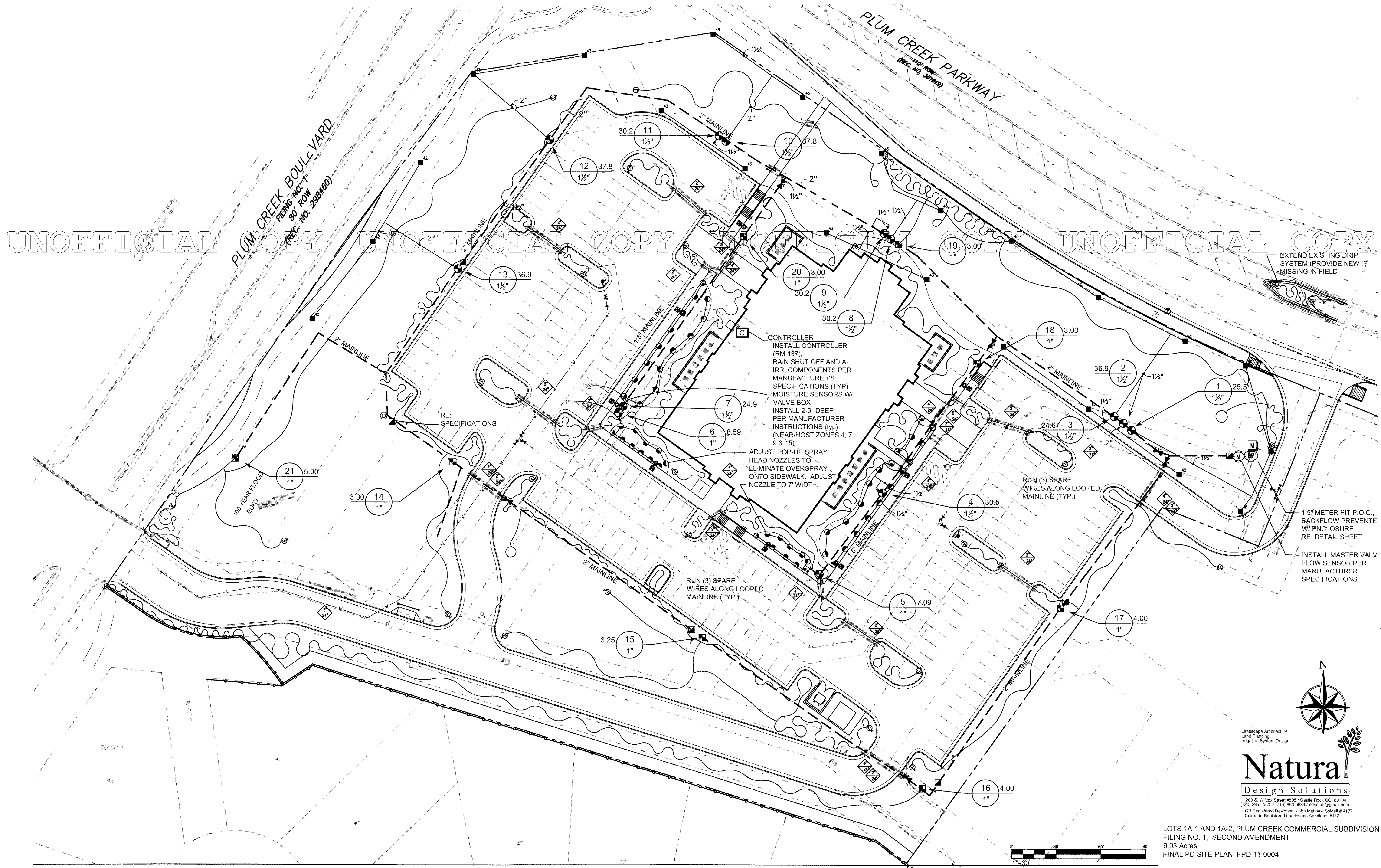
PLUM CREEK BOULEVARD AND PLUM CREEK PARKWAY, CASTLE ROCK, COLORADO

IRRIGATION SYSTEM PLAN

Drawn by: JMS
Checked By: MS
Date: 8/5/2011
CAD File: xx
Project No.: 1101

COPYRIGHT © 2010

Drawing:
7 of 12



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

ALL DIMENSIONS, SPECIFICATIONS, AND NOTES UNLESS OTHERWISE SPECIFIED ARE TO BE USED IN CONJUNCTION WITH THE PROJECT AND NOT TO BE USED IN ANY OTHER PROJECT. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT 9.93 Acres FINAL PD SITE PLAN

Town of Castle Rock Irrigation System Hydraulic Worksheet

Project Name: Plum Creek Church
Project Location: Castle Rock LDS at Plum Creek Parkway & Plum Creek Blvd.

Prepared by: Matt Spidell
Current TOCR Registration # 4177
Date:
Tap Size 1.5"
Static Water Pressure: 98.00 **From:** Town of Castle Rock - Hydrant Test **Dated:** 10/2011

Hydraulic Grade At Zone: 1

	Ft. of Copper	Pipe Size (K Copper)	Loss From Chart	Flow-GPM	Loss/Gain
Svc Line (tap to meter):	10.00 LF 1.5"	K Copper	6.03 /100 FT	38	0.60
Water Meter:	Typical Meter & Curb Stop			38	2.10
Svc Line (meter to backflow):	10.00 LF 1.5"	K Copper	6.03 /100 FT	38	0.60
Backflow:		Febco 825Y		38	12.10
Master Valve:				38	1.55
Pressure Required at Head:	Gear Drive Zone				60.00
Lateral Allowance:					16.50
Control Valve allowance:	Hunter Irr. Valve				2.20
Mainline allowances:	555 LF CL200BE	2" @	38 GPM	1.49 /100 FT	8.27
Elevation:	Tap elev.	6286	High/Low	6258	-12.12
Total System requirements (PSI)					91.80
	Available System Pressure				98.00
	Town of Castle Rock provides a minimum of 43 psi				

WATER BUDGET INFO: TOTAL PROPOSED IRRIGATED SEED: (45,820 SF),
 SOD: (3,964 SF), GROUND COVER: (22,874 SF)
TAP INFO: PROPOSED 1.5" IRRIGATION TAP/METER

Town of Castle Rock IRRIGATION CHART

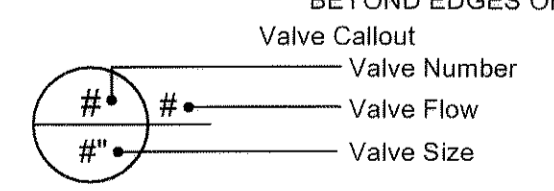
Registered Professional: Matt Spidell, Registration # 4177, Date 10/7/2011 & 12/11
 Company Name: Natural Design Inc., Address: 200 S. Wilcox #505
 Phone: 719.660.9984, Email: ndsmatt@gmail.com, Clock Make: Hunter, Model: ICC

Zone	Hydrozone	Plant Type	Head Type	Nozzle	App. Rate	GPM	Inches/Month	Run Time	Run Time	Water Usage
					(inches/hour)	(Per Zone)	(Peak not to exceed 8"/month or 1.5"/week)	(Minutes/ Month)	(Minutes Every Third Day)	(Gallons per month)
Ex 1	High	Blue Grass	RD 1600 SAM PINS	15'	1.93	16	6	197	20	2391
Ex 2	Low	Buffalo Grass	Hunter I-20	3'	2.4	18	7	190	15	2290
1	Low	Native Grass	Gear	15'-30"	0.75	28	2.5	200	20	8100
2	Low	Native Grass	Gear	15'-30"	0.75	37	2.5	200	20	7400
3	Low	Native Grass	Gear	15'-30"	0.75	25	2.5	200	20	5000
4	Mod	Sod	Hunter Pop-Up	15'	1.35	31	4	178	18	5422
5	Mod	Sod	Hunter Pop-Up	15'	1.35	7	4	178	18	1260
6	Mod	Sod	Hunter Pop-Up	15'	1.35	9	4	178	18	1529
7	Mod	Sod	Hunter Pop-Up	15'	1.35	25	4	178	18	4444
8	Low	Native Grass	Gear	15'-30"	0.75	30	2.5	200	20	8640
9	Low	Native Grass	Gear	15'-30"	0.75	30	2.5	200	20	8000
10	Low	Native Grass	Gear	15'-30"	0.75	38	2.5	200	20	7600
11	Low	Native Grass	Gear	15'-30"	0.75	30	2.5	200	20	8000
12	Low	Native Grass	Gear	15'-30"	0.75	38	2.5	200	20	7600
13	Low	Native Grass	Gear	15'-30"	0.75	37	2.5	200	20	7400
14	Low	Native Trees	Drip	5-2.0 GPH	1	3	1	60	6	180
15	Low	Native Trees	Drip	5-2.0 GPH	1	3	1	60	6	180
16	Low	Native Trees	Drip	5-2.0 GPH	1	4	1	60	6	240
17	Low	Native Trees	Drip	5-2.0 GPH	1	4	1	60	6	240
18	Low	Native Trees	Drip	5-2.0 GPH	1	3	1	60	6	180
19	Low	Native Trees	Drip	5-2.0 GPH	1	3	1	60	6	180
20	Low	Native Trees	Drip	5-2.0 GPH	1	3	1	60	6	180
21	Low	Native Trees	Drip	5-2.0 GPH	1	5	1	60	6	300
Total								1711	171	67391

WATERING SCHEDULE: 10PM-5AM EVERY THIRD DAY
 MANUFACTURING SCHEDULE: 8AM-5PM DAILY

IRRIGATION SCHEDULE

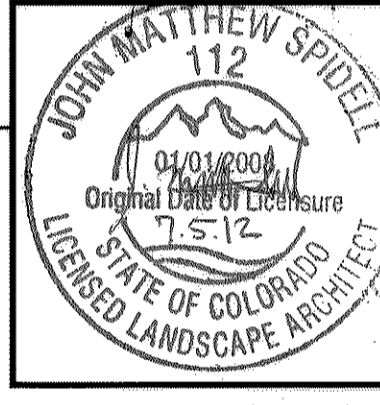
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
	HUNTER INST-06 10' RADIUS TURF SPRAY, PRESSURE REGULATED 6" POP-UP.	21	30		
	HUNTER INST-06 15' RADIUS TURF SPRAY, PRESSURE REGULATED 6" POP-UP.	35	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	HUNTER I-40-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE, WITH CHECK VALVE AND STAINLESS STEEL RISER.	3	60	8.50	46'
	HUNTER I-40-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE, WITH CHECK VALVE AND STAINLESS STEEL RISER.	8	60	12.3	53'
	HUNTER I-40-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE, WITH CHECK VALVE AND STAINLESS STEEL RISER.	9	60	15.1	57'
	HUNTER I-40-06-SS TURF ROTOR, 6" POP-UP, ADJUSTABLE TO FULL CIRCLE, WITH CHECK VALVE AND STAINLESS STEEL RISER.	2	60	22.7	66'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	HUNTER ICZ-101 INSTITUTIONAL DRIP CONTROL ZONE KIT, 1" ICV CONTROL ZONE VALVE WITH 1" HY100 WYE FILTER, 150 MESH AND 25PSI HIGH-FLOW REGULATOR. Stamp control number in all valve boxes (typ.)	8			
	FLUSH CAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	23			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	HUNTER PGV-151, 201 ELECTRIC REMOTE CONTROL VALVE, PLASTIC GLOBE/ANGLE VALVE, FLOW CONTROL. Stamp control number in all valve boxes (typ.)	11			
	HUNTER PGV-100A ELECTRIC REMOTE CONTROL VALVE, 1" PLASTIC ANGLE VALVE. Stamp control number in all valve boxes (typ.)	2			
	HUNTER HQ44RC WITH HQ LOCKING KEY QUICK COUPLER VALVE	6			
	NETAFIM PRESS. RED. PHOTO DIODE 1-1/2" 1-1/2" 1-1/2" MASTER VALVE/FLOW SENSOR WITH WATER METER AND HYDRAULIC VALVE IN A SINGLE UNIT. CAST IRON WITH BAKED POWDER-COATED FINISH, MINIMUM WORKING PRESSURE 14 PSI. MALE PIPE THREAD CONNECTION. PRESSURE REDUCING. PHOTO DIODE REGISTER, HIGH FREQUENCY.	1			
	2 PIECE MANUAL DRAIN BALL VALVE BRASS MANUAL DRAIN BALL VALVE WITH WHEEL HANDLE	1			
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER W/ ENCLOSURE	1			
	ACCLIMA ACC-CON-SC36 WITH TDT MOISTURE SENSOR ACCLIMA CS3500 SERIES 36 STATIONS WITH ACC-SEN MOISTURE SENSOR. INSTALLED PER MANUFACTURER SPECIFICATIONS.	1			
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PIPE SIZES 1/2" THROUGH 1" WITH 1/2" BARBER FITTINGS TRANSITION PIPE SIZES 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	1,982 L.F.			
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	2,191 L.F.			
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO FULLY SLIDE OVER PIPE SLEEVE MATERIAL. EXTEND 18 INCH SLEEVE DEPTH BEYOND EDGES OF PAVING OR CONSTRUCTION. Provide separate wire sleeve along mainline SCHEDULE 40 (Under Drives) PVC CLASS 200 (All Other). SIZE 2X LARGER THAN PIPE SIZE. THIS SUPERSEDES GRAPHIC SYMBOLS.	443.4 L.F.			



NO.	DESCRIPTION	DATE
1	SECOND PLANNING SUBMITTAL	10-03-11
2	THIRD PLANNING SUBMITTAL	11-30-11
3	FINAL MYLAR SUBMITTAL	05-09-12

Keys & Associates
 ARCHITECTURE & PLANNING

417 S. CASCADE • COLORADO SPRINGS, CO • 80903
 PHONE (719) 694-3751 • FACSIMILE (719) 694-3791



PLUM CREEK CHURCH
 FPD SUBMITTAL
 PLUM CREEK BOULEVARD AND PLUM CREEK PARKWAY, CASTLE ROCK, COLORADO
 IRRIGATION DETAILS PLAN

Drawn by: JMS
 Checked By: MS
 Date: 8/5/2011
 CAD File: xxx
 Project No.: 1101

COPYRIGHT © 2010
 Drawing:
 8 of 12

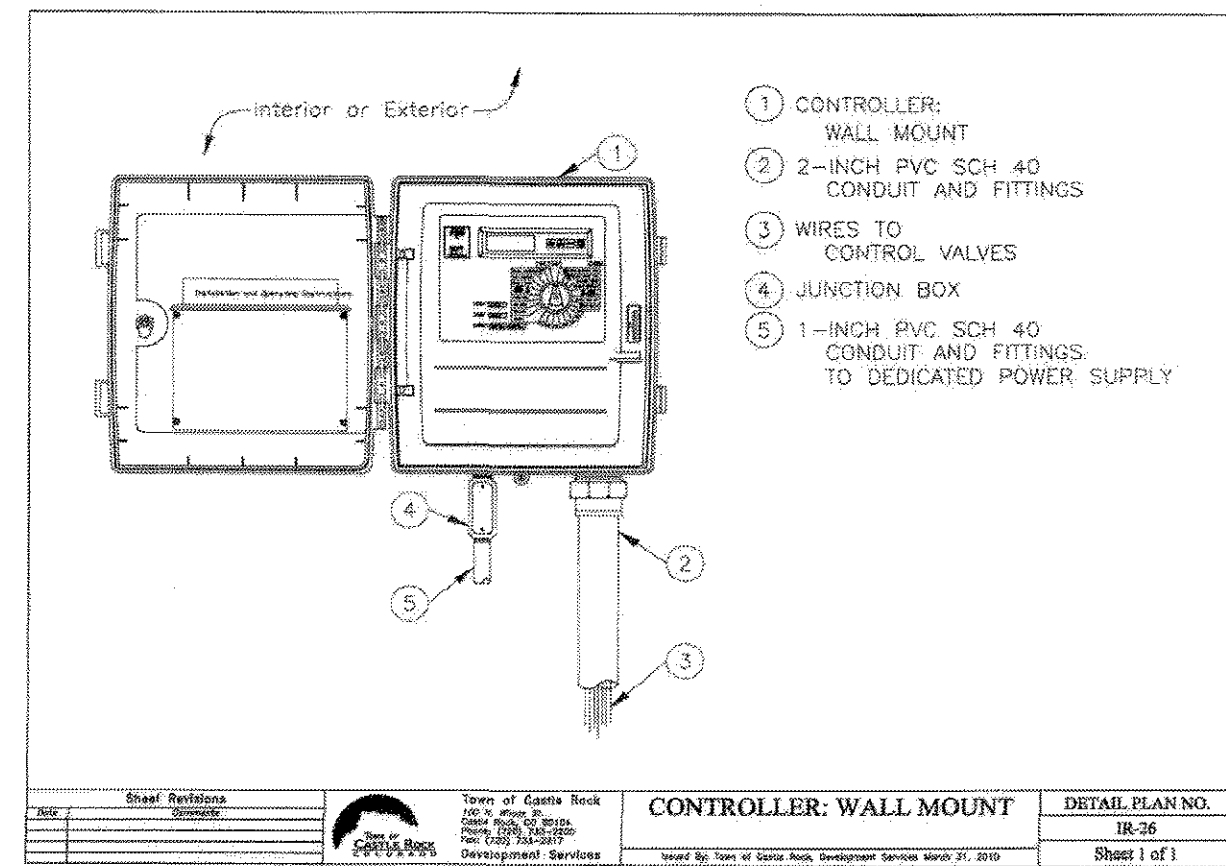
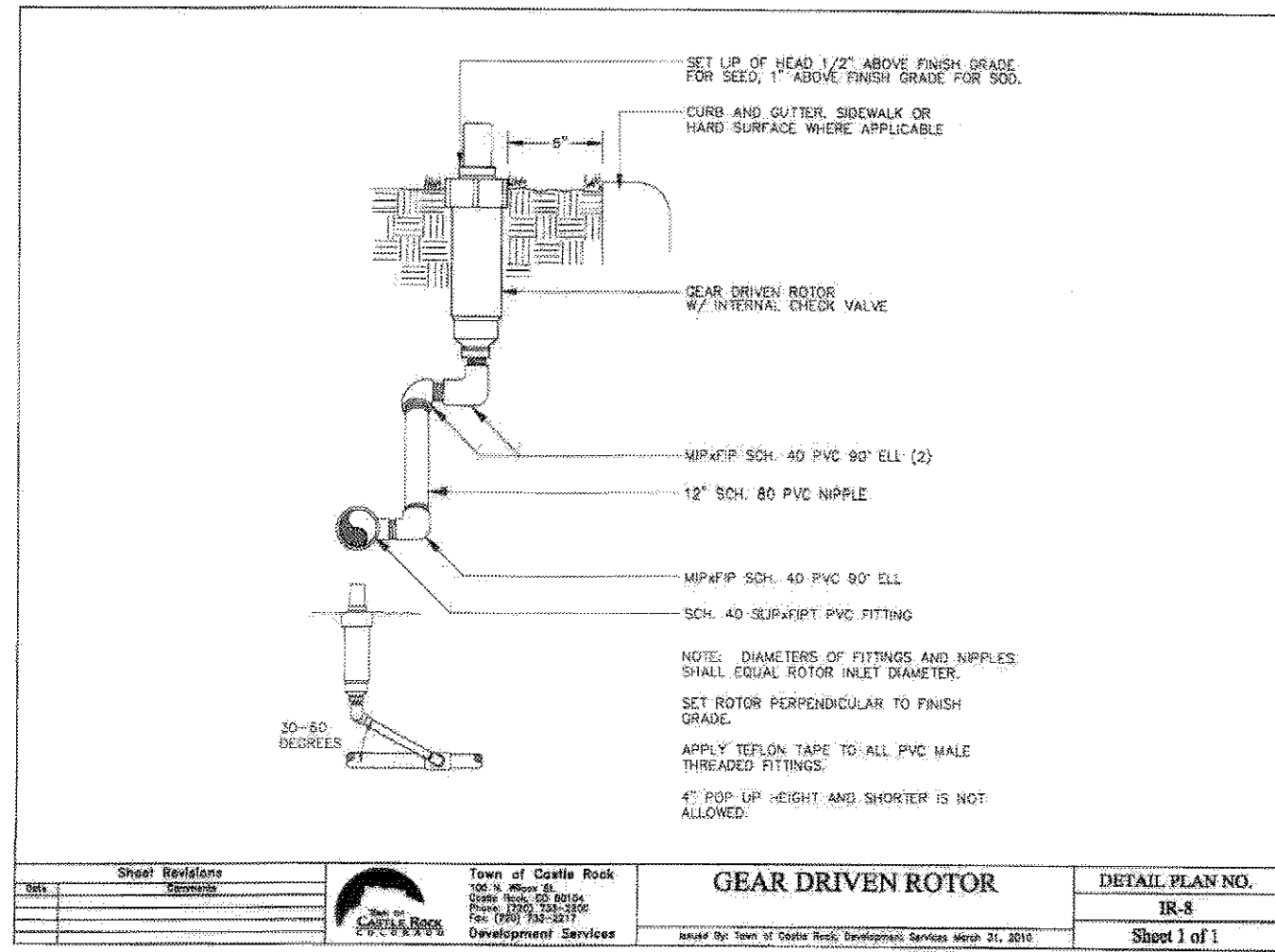
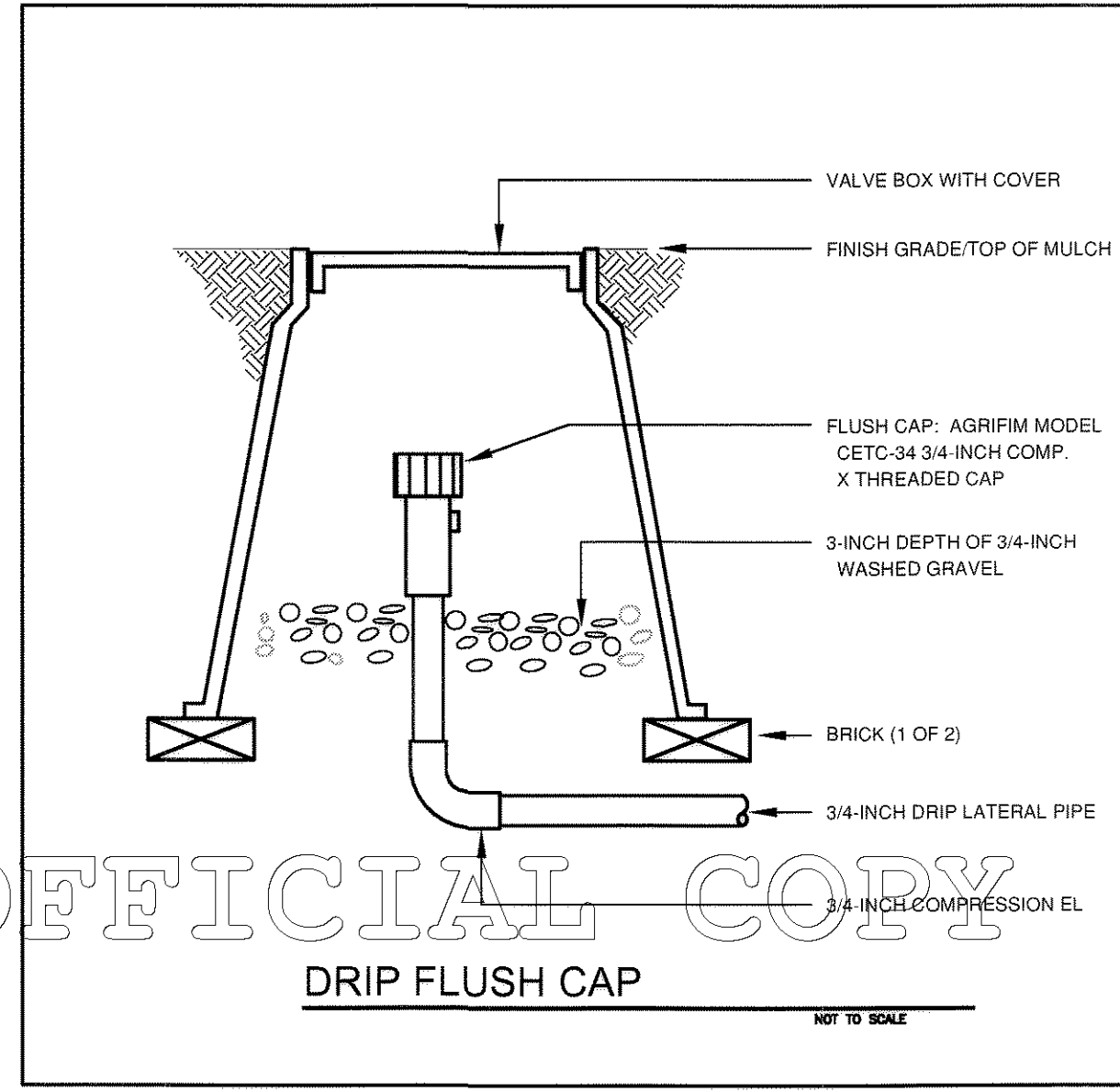
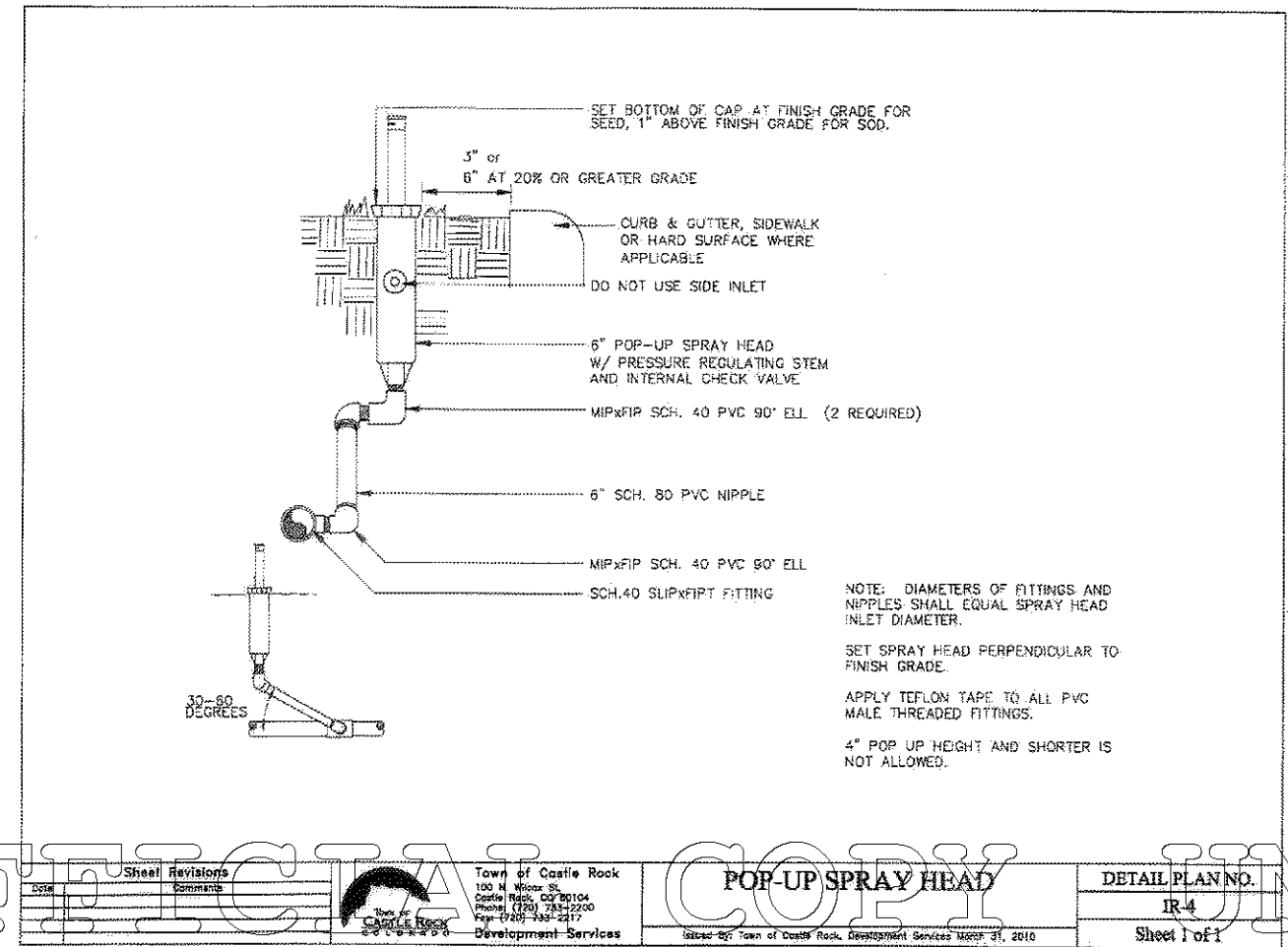
LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
 FILING NO. 1, SECOND AMENDMENT
 9.93 Acres
 FINAL PD SITE PLAN: FPD 11-0004

Landscape Architecture
 Land Planning
 Irrigation System Design

Natura

Design Solutions
 200 S. Wilcox Street #505 / Castle Rock CO 80104
 (720) 295-7579 / (719) 660-9984 / ndsmatt@gmail.com
 CR Registered Designer: John Matthew Spidell # 4177
 Colorado Registered Landscape Architect: #112

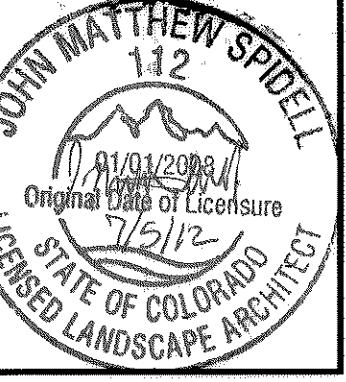
LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
 FILING NO. 1, SECOND AMENDMENT
 9.93 Acres
 FINAL PD SITE PLAN



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

NO.	DESCRIPTION	DATE
1	SECOND PLANNING SUBMITTAL	10-03-11
2	THIRD PLANNING SUBMITTAL	11-30-11
3	FINAL MYLAR SUBMITTAL	05-09-12

Keys & Associates
 ARCHITECTURE & PLANNING
 417 S. CASCADE • COLORADO SPRINGS, CO • 80903
 PHONE (719) 694-3751 • FACSIMILE (719) 694-3781



PLUM CREEK CHURCH
 FPD SUBMITTAL
 PLUM CREEK BOULEVARD AND PLUM CREEK PARKWAY, CASTLE ROCK, COLORADO
 IRRIGATION DETAILS PLAN

Drawn by: JMS
 Checked By: MS
 Date: 8/5/2011
 CAD File: xx
 Project No.: 1101

COPYRIGHT © 2010

Drawing:
 10 of 12

Landscape Architecture
 Land Planning
 Irrigation System Design

Natura
 Design Solutions

200 S. Willow Street #205 • Castle Rock CO 80104
 (702) 266-1270 (719) 660-9884 • natura@gmail.com

C.R. Registered Designer: John Matthew Spisel # 4177
 Colorado Registered Landscape Architect #112

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
 FILING NO. 1, SECOND AMENDMENT
 9.93 Acres
 FINAL PD SITE PLAN: FPD 11-0004

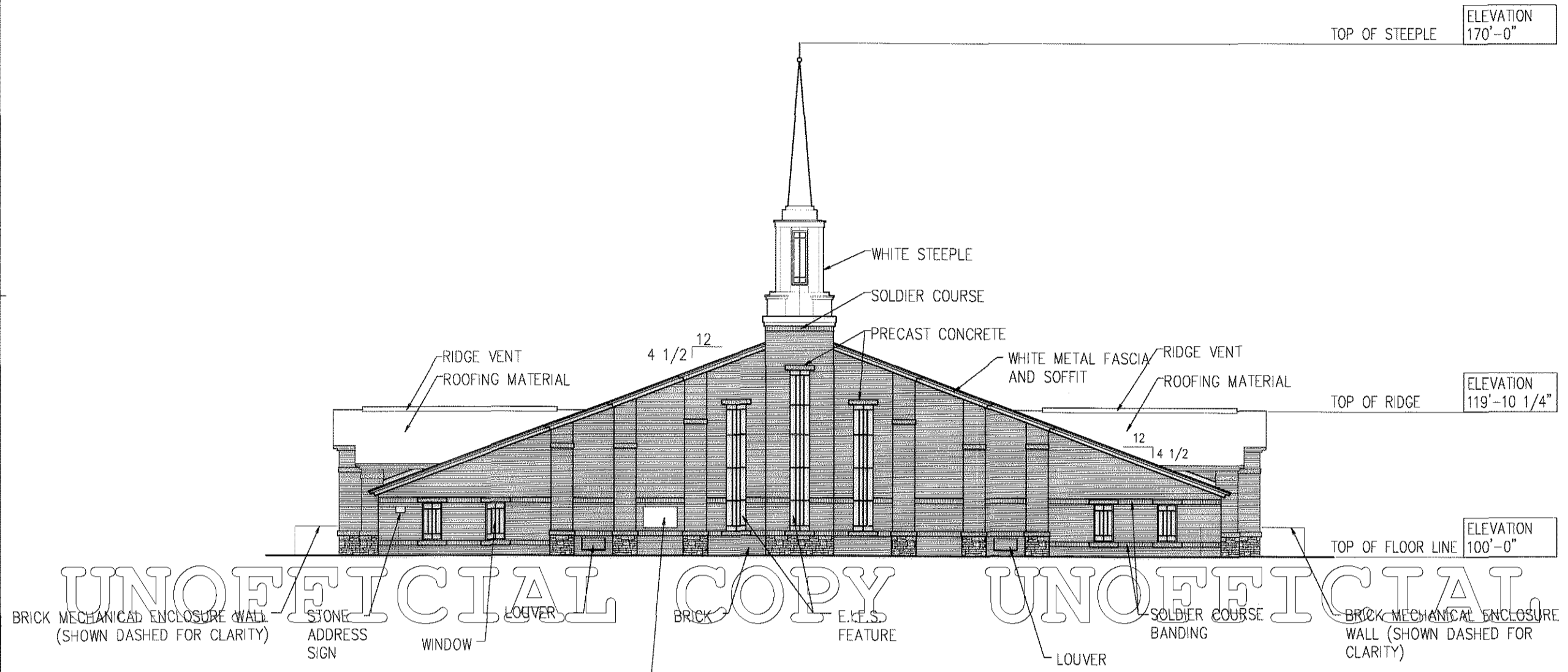
ALL DIMENSIONS, SPECIFICATIONS AND NOTES SHOWN HEREON ARE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THIS PROJECT AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THE CONSTRUCTION OF THE PROJECT.

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT 9.93 Acres FINAL PD SITE PLAN

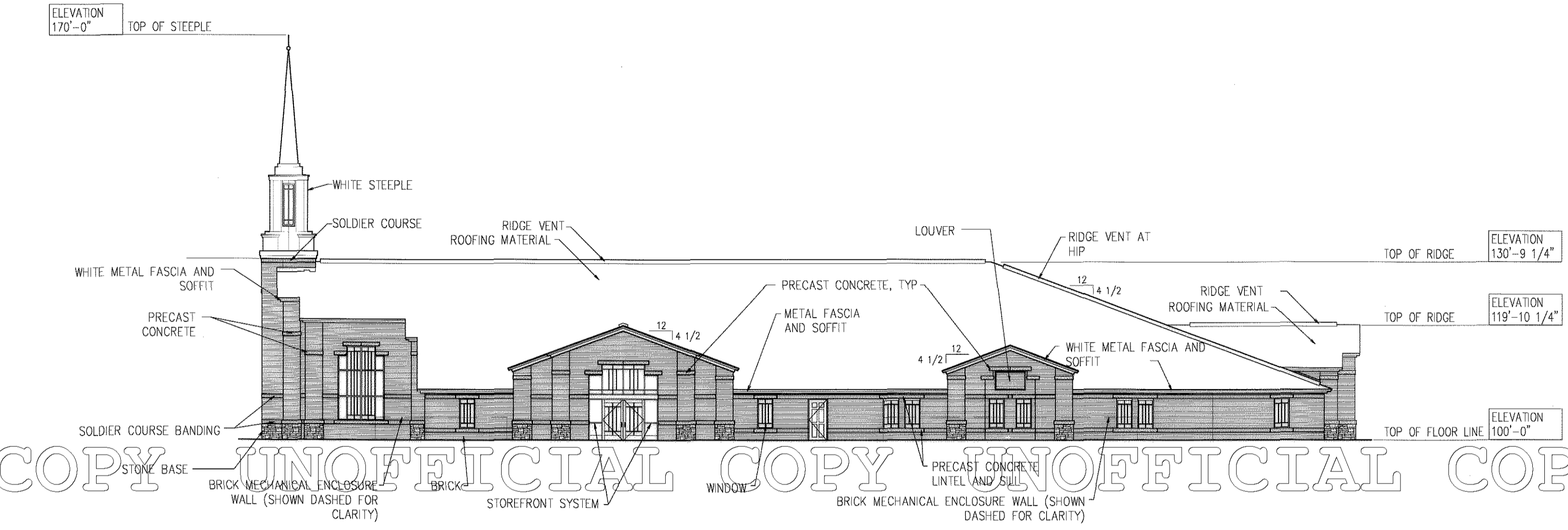
REVISIONS:	
NO.	DESCRIPTION
1	SECOND PLANNING SUBMITTAL
2	THIRD PLANNING SUBMITTAL
3	FINAL M'CAR SUBMITTAL

Keys & Associates
ARCHITECTURE & PLANNING

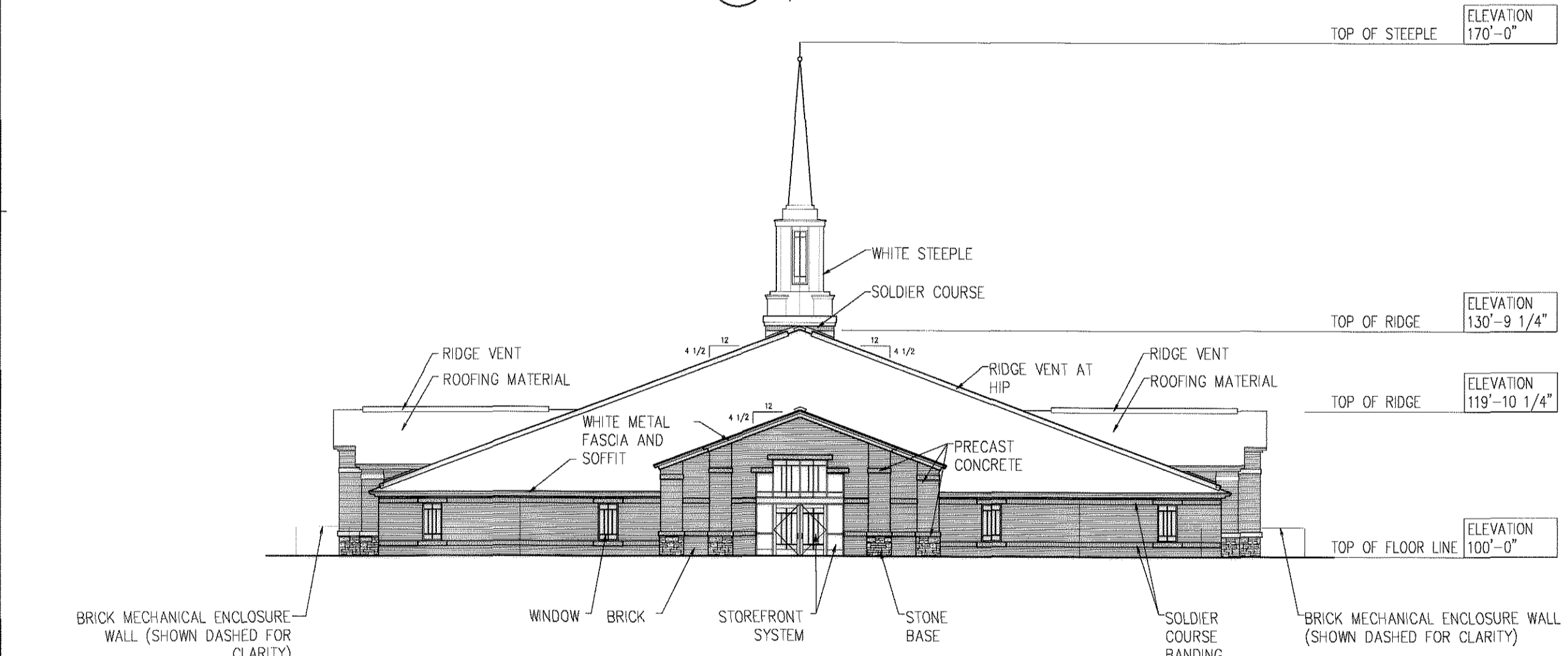
417 S. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3751 • FACSIMILE (719) 634-3791



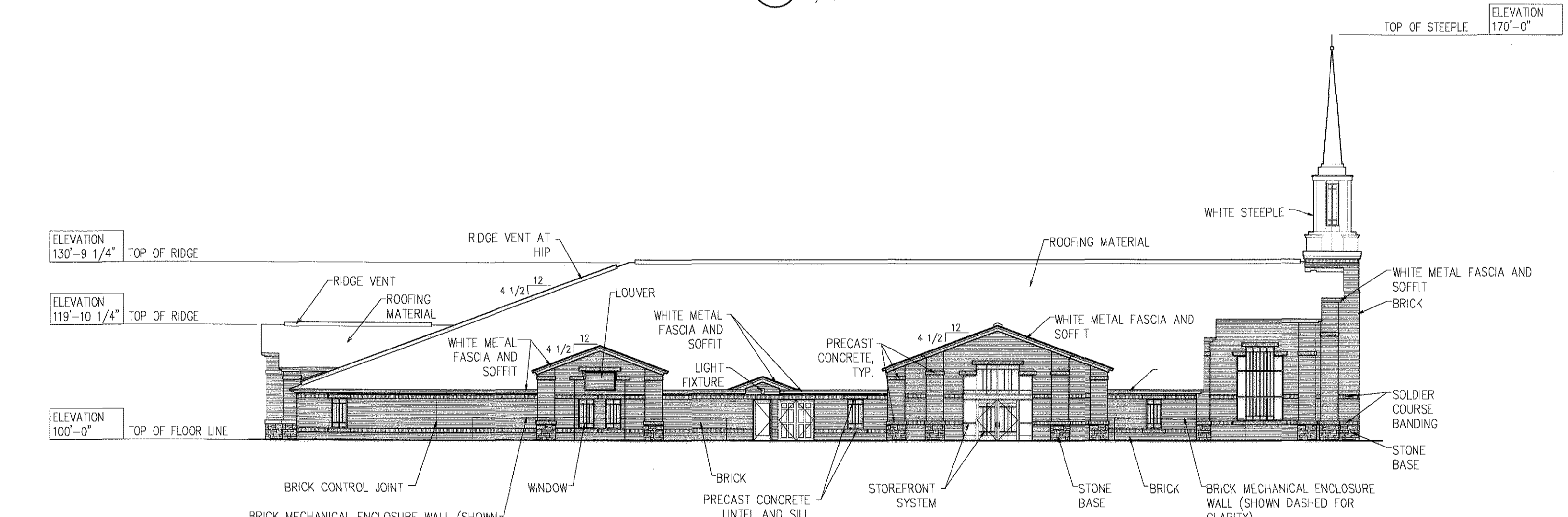
1 NORTH ELEVATION
1/16" = 1'-0"



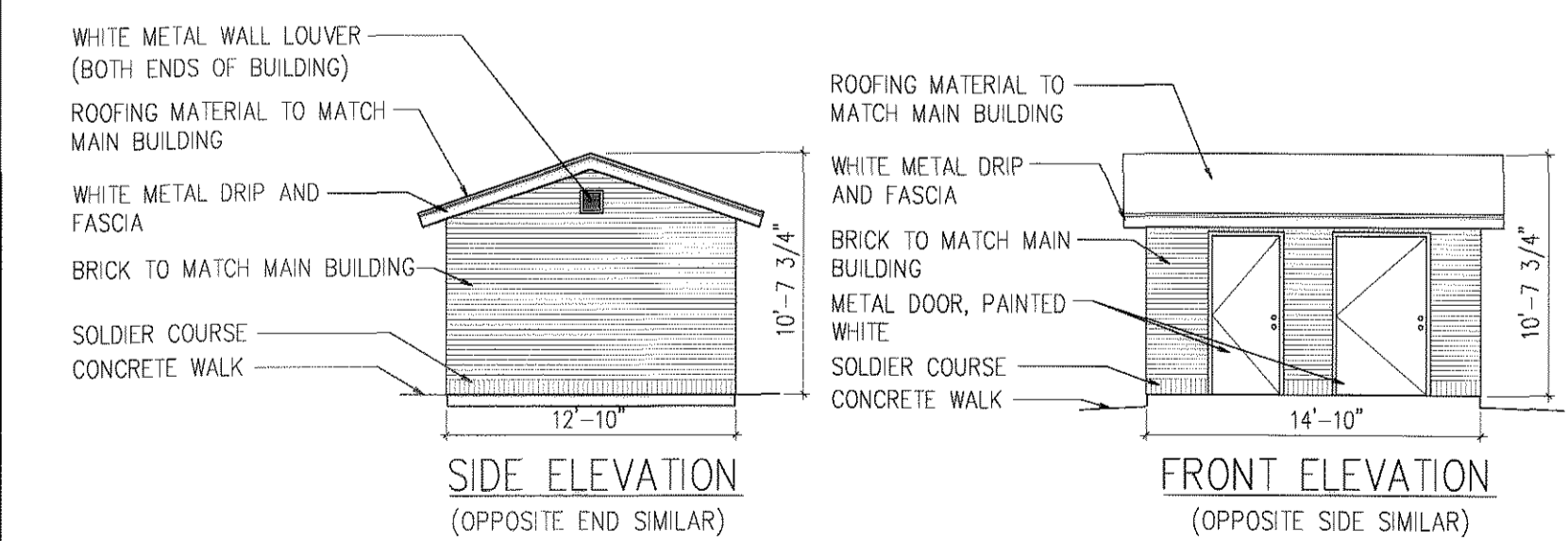
2 WEST ELEVATION
1/16" = 1'-0"



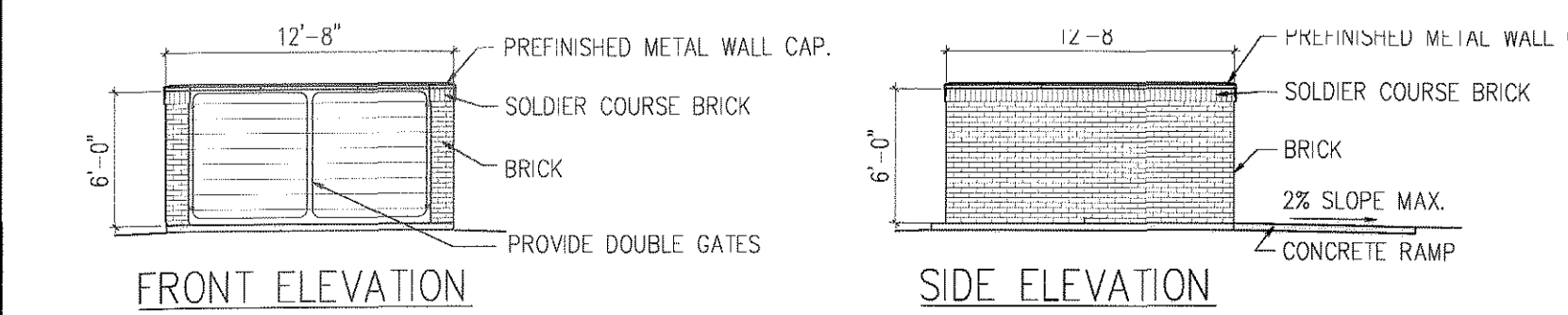
3 SOUTH ELEVATION
1/16" = 1'-0"



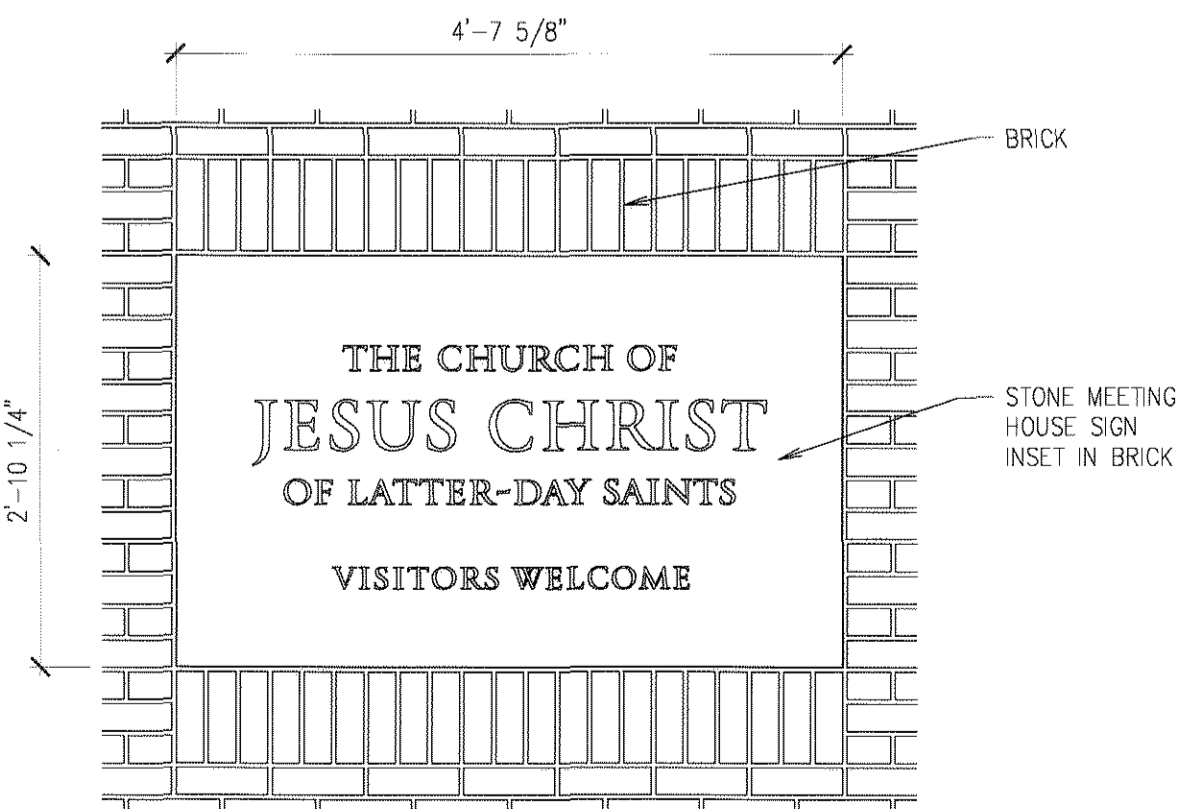
4 EAST ELEVATION
1/16" = 1'-0"



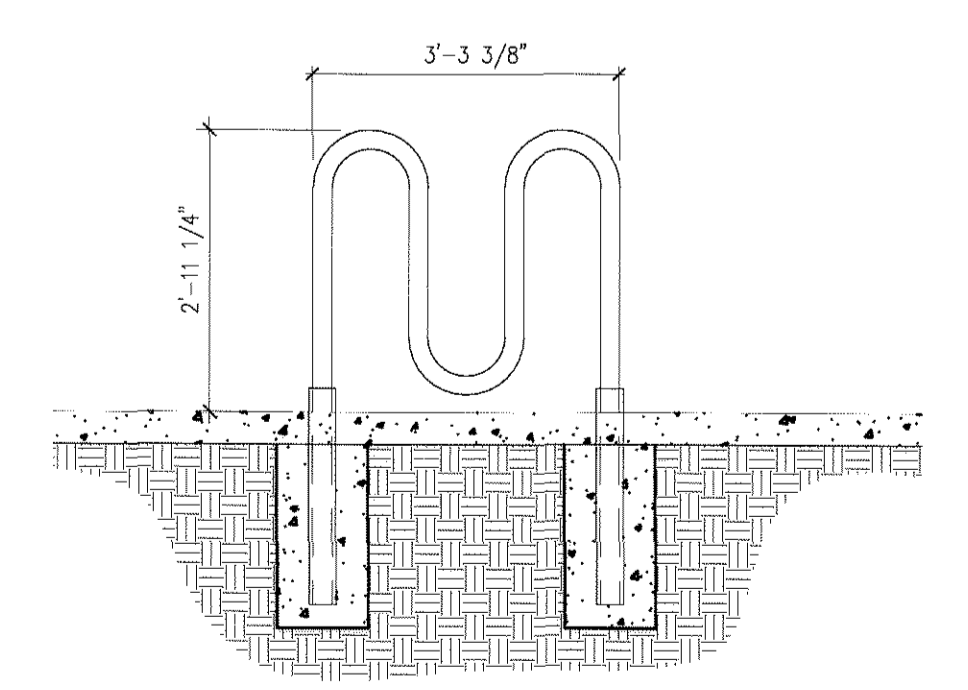
(A) MAINTENANCE BLDG ELEVATIONS
1/8" = 1'-0"



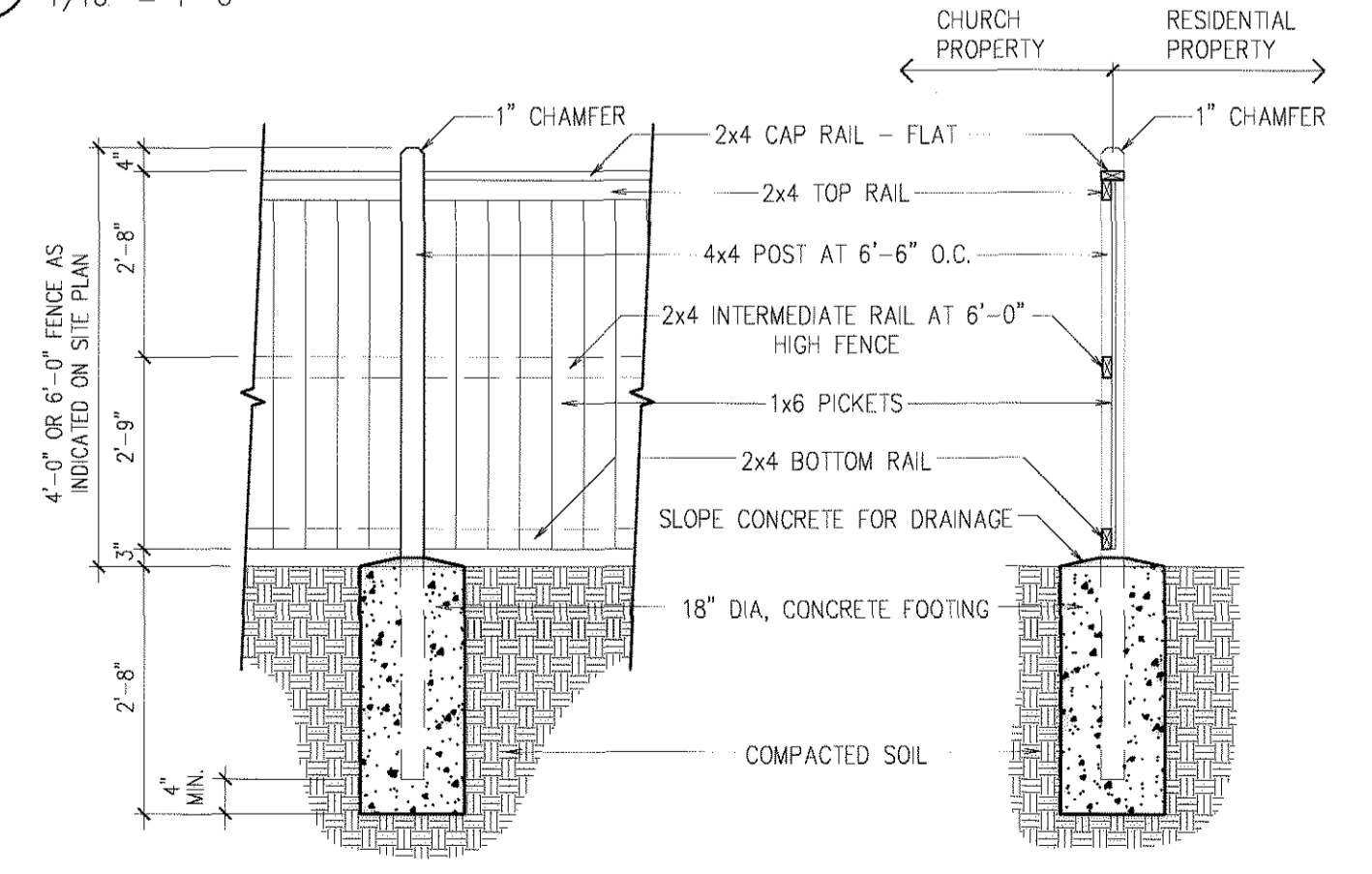
(B) MASONRY DUMPSTER ENCLOSURE
1/8" = 1'-0"



(C) SIGN ELEVATION - MEETINGHOUSE
3/4" = 1'-0"



(D) RIBBON STYLE BIKE RACK
1/2" = 1'-0"



(E) PROPERTY FENCE DETAIL
1/2" = 1'-0"

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
FILING NO. 1, SECOND AMENDMENT
9.93 Acres
FINAL PD SITE PLAN: FPD 11-0004

**PLUM CREEK CHURCH
FPD SUBMITTAL**
 PLUM CREEK BOULEVARD AND PLUM CREEK AVENUE, CASTLE ROCK, COLORADO
BUILDING ELEVATIONS

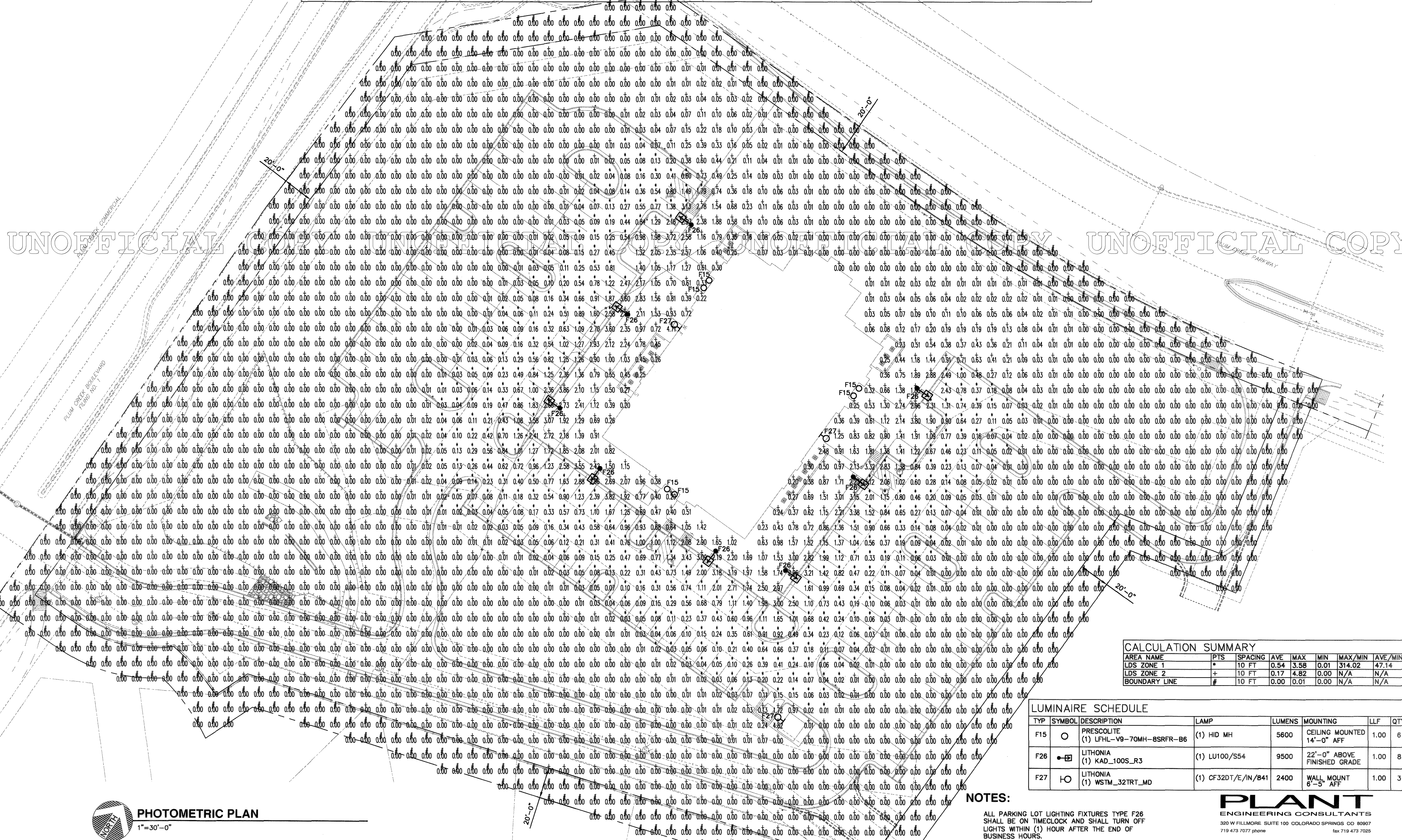
Drawn by: DCW
 Checked by: VL
 Date: 8/5/2011
 CAD File: PS7
 Project No.: 1101
 COPYRIGHT © 2012
 Drawing:
**SHEET
11 OF 12**

ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSIONS TO THIS PROJECT. EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT, SUCH DOCUMENTS ARE TO BE RETURNED OR SUITABLY ACCOUNTED FOR TO THE ARCHITECT ON REQUEST AT THE COMPLETION OF THE WORK.

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 1, SECOND AMENDMENT 9.93 Acres FINAL PD SITE PLAN

REVISIONS:		DATE
NO.	DESCRIPTION	
1	SECOND PLANNING SUBMITTAL	10-03-11
2	THIRD PLANNING SUBMITTAL	11-30-11
3	FINAL W/LAR SUBMITTAL	05-09-12

Keys & Associates
ARCHITECTURE & PLANNING
417 S. CASCADE • COLORADO SPRINGS, CO • 80903
PHONE (719) 634-3761 • FACSIMILE (719) 634-3781



AREA NAME	PTS	SPACING	AVE	MAX	MIN	MAX/MIN	AVE/MIN
LDS ZONE 1	*	10 FT	0.54	3.58	0.01	314.02	47.14
LDS ZONE 2	+	10 FT	0.17	4.82	0.00	N/A	N/A
BOUNDARY LINE	#	10 FT	0.00	0.01	0.00	N/A	N/A

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
F15	○	PRESCOLITE (1) LFHL-V9-70MH-BSRFR-B6	(1) HID MH	5600	CEILING MOUNTED 14'-0" AFF	1.00	6
F26	⊞	LITHONIA (1) KAD_100S_R3	(1) LU100/S54	9500	22'-0" ABOVE FINISHED GRADE	1.00	8
F27	⊞	LITHONIA (1) WSTM_32TRT_MD	(1) CF32DT/E/N/841	2400	WALL MOUNT 8'-5" AFF	1.00	3

NOTES:

ALL PARKING LOT LIGHTING FIXTURES TYPE F26 SHALL BE ON TIMECLOCK AND SHALL TURN OFF LIGHTS WITHIN (1) HOUR AFTER THE END OF BUSINESS HOURS.

PLANT
ENGINEERING CONSULTANTS
320 W. FILLMORE SUITE 100 COLORADO SPRINGS CO 80907
719.473.7077 phone fax 719.473.7025

LOTS 1A-1 AND 1A-2, PLUM CREEK COMMERCIAL SUBDIVISION
FILING NO. 1, SECOND AMENDMENT
9.93 Acres
FINAL PD SITE PLAN: FPD 11-0004

PHOTOMETRIC PLAN
1"=30'-0"

PLUM CREEK CHURCH
FPD SUBMITTAL
PLUM CREEK BOULEVARD AND PLUM CREEK AVENUE, CASTLE ROCK, COLORADO
SITE PHOTOMETRIC PLAN

Drawn by: AV
Checked by: PB
Date: 8/5/2011
CAD File: PS12
Project No.: 1101
COPYRIGHT © 2010
Drawing: SHEET 12 OF 12

ALL DRAWINGS, SPECIFICATIONS AND NOTES SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSION TO THIS PROJECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THE ARCHITECT'S DESIGN AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF KEYS & ASSOCIATES IS STRICTLY PROHIBITED.