

# PLAT IDENTIFICATION SHEET

RECEPTION #: 01090268

DATE: 09/28/2001

TIME 10:56

FEE: \$ 60.00 (6 P)

GRANTOR: Qwest Corp  
(OWNER/SIGNER)

UNOFFICIAL COPY

GRANTEE:  
(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Commercial  
Filing 2 1st Amend.

LEGAL:  
(SECTION-TOWNSHIP-RANGE)

13-8-67

NEW SUBDIVISION ABBREV: \_\_\_\_\_



# FINAL PD SITE PLAN LOT 1, BLOCK 4, PLUM CREEK COMMERCIAL FILING NO. 2, FIRST AMENDMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 6

UNPLATTED  
HALPIN PARTNERSHIP  
REC. NO. 9507479

UNPLATTED  
HALPIN PARTNERSHIP  
REC. NO. 9507479

SE CORNER SW1/4  
NW 1/4, SEC 13  
T8S, R67W  
POINT OF BEGINNING

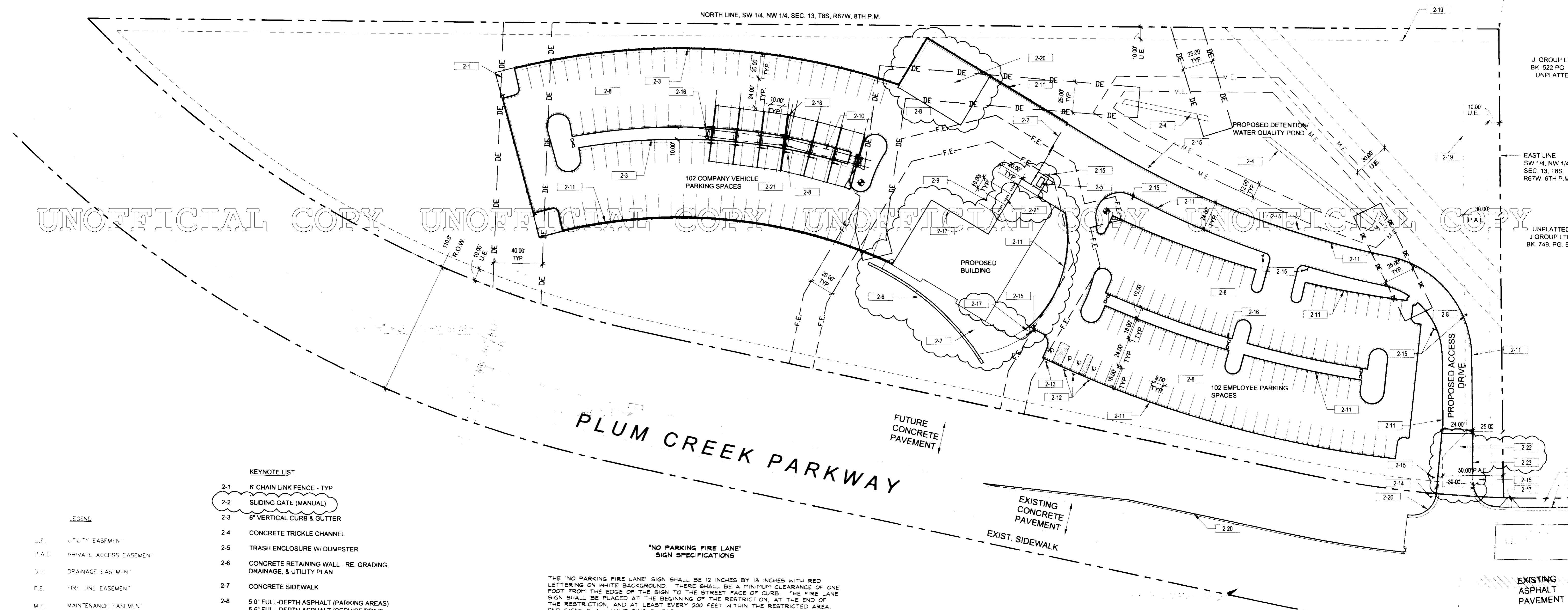
J GROUP LTD  
BK. 522 PG. 382  
UNPLATTED

EAST LINE  
SW 1/4, NW 1/4,  
SEC. 13 T8S  
R67W, 6TH P.M.

UNPLATTED  
J GROUP LTD  
BK. 749, PG. 560

UNPLATTED  
J GROUP LTD  
BK. 749, PG. 560

UNPLATTED  
HOLMBY LEISURE  
COUNTRY CLUB LTD.  
BK. 1085, PG. 2456



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- KEYNOTE LIST**
- 2-1 6" CHAIN LINK FENCE - TYP.
  - 2-2 SLIDING GATE (MANUAL)
  - 2-3 6" VERTICAL CURB & GUTTER
  - 2-4 CONCRETE TRICKLE CHANNEL
  - 2-5 TRASH ENCLOSURE W/ DUMPSTER
  - 2-6 CONCRETE RETAINING WALL - RE. GRADING, DRAINAGE, & UTILITY PLAN
  - 2-7 CONCRETE SIDEWALK
  - 2-8 5.0' FULL-DEPTH ASPHALT (PARKING AREAS) 5.5' FULL-DEPTH ASPHALT (SERVICE/DRIVE AREAS)
  - 2-9 SHORT TERM PARKING
  - 2-10 CONCRETE WALK/BLOCK HEATER STORAGE
  - 2-11 6" VERTICAL CURB AND GUTTER - TYP.
  - 2-12 ACCESSIBLE PARKING SIGN
  - 2-13 VAN ACCESSIBLE PARKING SIGN
  - 2-14 STOP SIGN
  - 2-15 "NO PARKING FIRE LANE" SIGN
  - 2-16 PARKING LOT LIGHT - (28' 0" HT. APPROX.) - TYP. OF (6)
  - 2-17 CURB RAMP
  - 2-18 PARKING CANOPY-SEE BUILDING ELEVATIONS
  - 2-19 REMOVE EXISTING FENCE
  - 2-20 60' X 48' REINFORCED CONCRETE PAD
  - 2-21 CONCRETE WHEELSTOP - TYP.
  - 2-22 5.5' FULL-DEPTH CONCRETE
  - 2-23 40.0 LF OF MOUNTABLE CURB & GUTTER

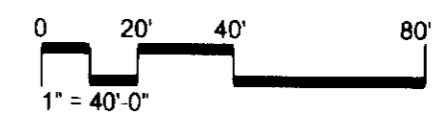
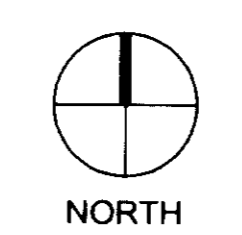
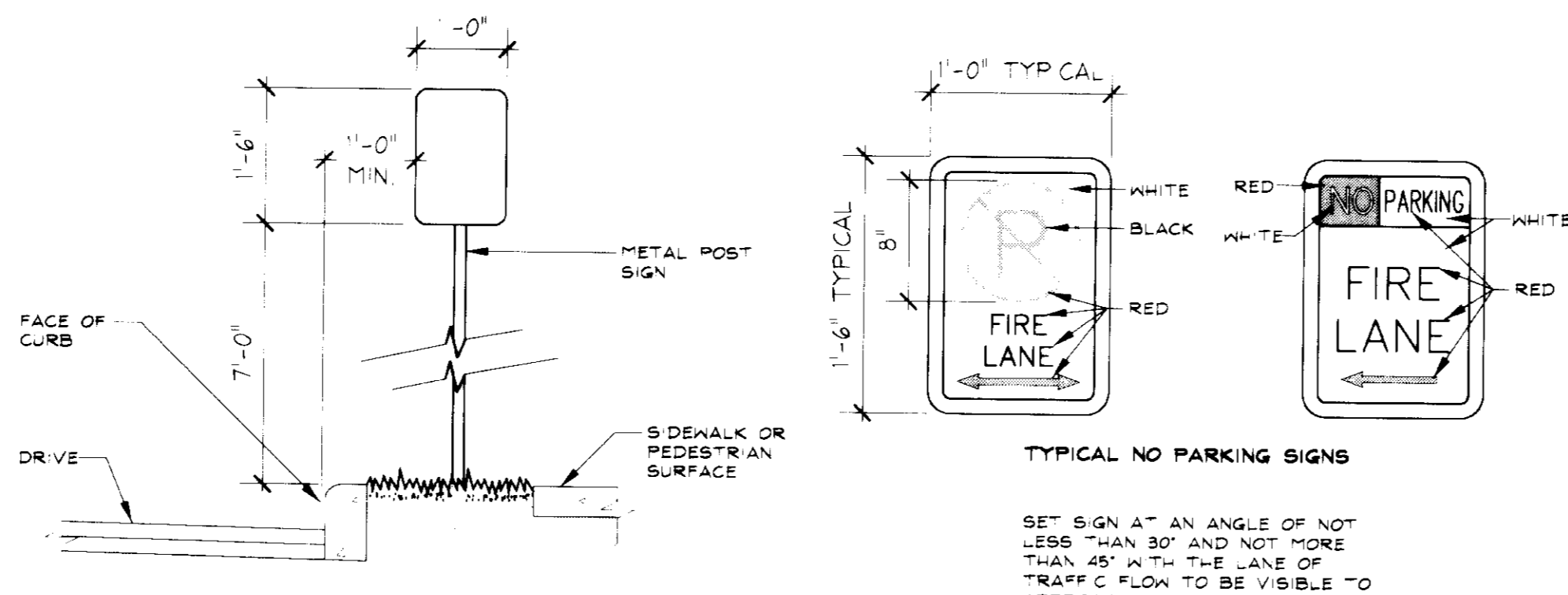
- LEGEND**
- U.E. UTILITY EASEMENT
  - P.A.E. PRIVATE ACCESS EASEMENT
  - D.E. DRAINAGE EASEMENT
  - F.E. FIRE LINE EASEMENT
  - M.E. MAINTENANCE EASEMENT
  - FENCE
  - - - PROPERTY LINE
  - ⊕ PROPOSED FIRE HYDRANT
  - NEW ASPHALT PAVEMENT

**NOTE:**  
REFER TO SITE ACCESS PLAN FOR THE LAYOUT AND PROPOSED IMPROVEMENTS TO PLUM CREEK PARKWAY

**"NO PARKING FIRE LANE" SIGN SPECIFICATIONS**

"THE "NO PARKING FIRE LANE" SIGN SHALL BE 12 INCHES BY 18 INCHES WITH RED LETTERING ON WHITE BACKGROUND. THERE SHALL BE A MINIMUM CLEARANCE OF ONE FOOT FROM THE EDGE OF THE SIGN TO THE STREET FACE OF CURB. THE FIRE LANE SIGN SHALL BE PLACED AT THE BEGINNING OF THE RESTRICTION, AT THE END OF THE RESTRICTION, AND AT LEAST EVERY 200 FEET WITHIN THE RESTRICTED AREA. END SIGNS SHALL HAVE SINGLE HEADED ARROWS POINTED INTO THE RESTRICTED ZONE AND INTERMEDIATE SIGNS WITHIN THE RESTRICTED ZONE SHALL HAVE A DOUBLE HEADED ARROW POINTING BOTH WAYS. PLEASE CONTACT THE CASTLE ROCK FIRE DEPARTMENT FOR ANY ALTERNATE SIGN DESIGN OR USAGE APPROVAL.

"NO PARKING FIRE LANE" SIGNS MUST BE POSTED BY THE DEVELOPER ON BOTH SIDES OF ACCESS ROADWAYS 20 FEET OR GREATER BUT LESS THAN 34 FEET WIDE. THE SIGNS SHOULD BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NO MORE THAN 45 DEGREES WITH THE LANE OF TRAFFIC FLOW VISIBLE TO APPROACHING TRAFFIC.



**RNL DESIGN**  
Architecture  
Interior Design  
Engineering  
Facility Planning  
Urban Design  
Landscape Architecture  
1515 Arapahoe Street  
Tower 3, Suite 700  
Denver, Colorado 80202  
303.295.1717

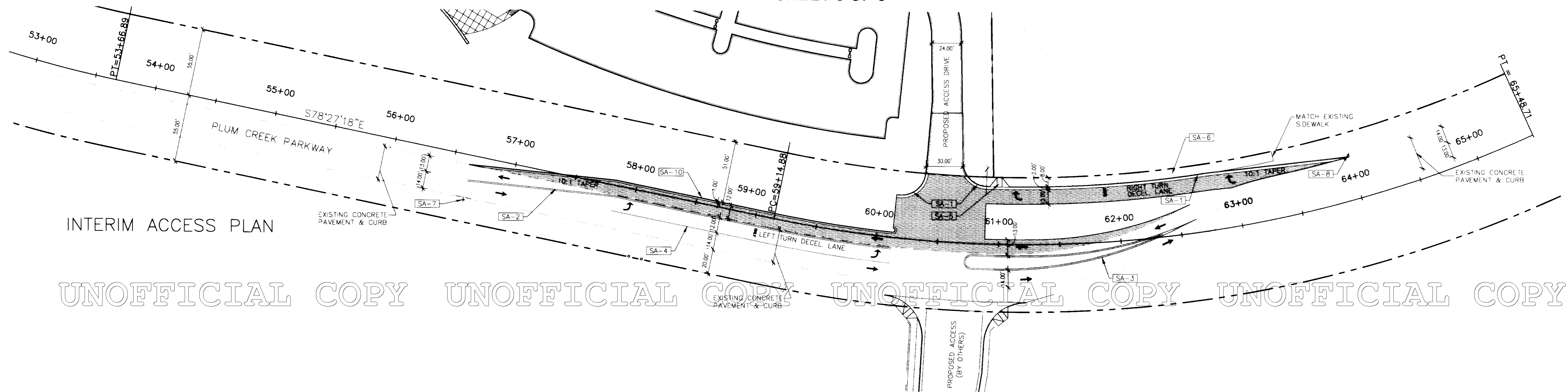
FINAL PD SITE PLAN - FIRST AMENDMENT  
LOT 1, BLOCK 4, PLUM CREEK  
COMMERCIAL FILING NO. 2  
**JUNE 15, 2001**  
**SITE PLAN**

Drawing: 1777.DWG  
Xrefs: FIRE.dwg, FENC.dwg, K13.rte.dwg

# FINAL PD SITE PLAN

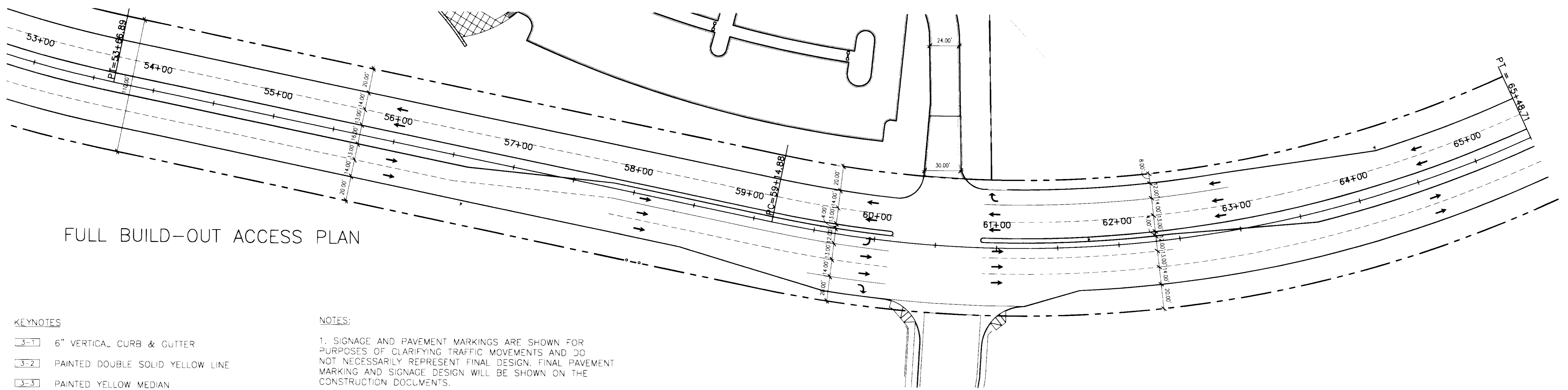
## LOT 1, BLOCK 4, PLUM CREEK COMMERCIAL FILING NO. 2, FIRST AMENDMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 6



INTERIM ACCESS PLAN

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FULL BUILD-OUT ACCESS PLAN

**KEYNOTES**

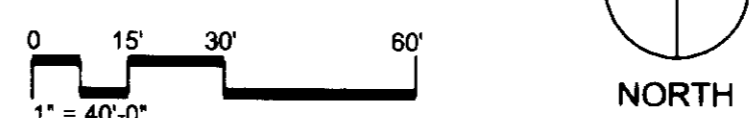
- 3-1 6" VERTICAL CURB & GUTTER
- 3-2 PAINTED DOUBLE SOLID YELLOW LINE
- 3-3 PAINTED YELLOW MEDIAN
- 3-4 PAINTED SOLID WHITE LINE
- 3-5 CURB RAMP
- 3-6 NEW CONCRETE SIDEWALK
- 3-7 INSTALL "LEFT LANE MUST TURN LEFT" SIGN MUTCD-R3-7L (SEE NOTE #4)
- 3-8 INSTALL "RIGHT LANE MUST TURN RIGHT" SIGN MUTCD-R3-7R (SEE NOTE #4)
- 3-9 INSTALL "LEFT LANE ENDS" SIGN MUTCD-W4-2L (SEE NOTE #4)

**NOTES:**

1. SIGNAGE AND PAVEMENT MARKINGS ARE SHOWN FOR PURPOSES OF CLARIFYING TRAFFIC MOVEMENTS AND DO NOT NECESSARILY REPRESENT FINAL DESIGN. FINAL PAVEMENT MARKING AND SIGNAGE DESIGN WILL BE SHOWN ON THE CONSTRUCTION DOCUMENTS.
2. PROPOSED GRADING WITHIN THE PLUM CREEK PARKWAY RIGHT-OF-WAY TO MATCH EXISTING PAVEMENT AND APPROVED DESIGN PLANS PREPARED FOR PLUM CREEK/ MILLER BLVD. BY KKBNA INCORPORATED CONSULTING ENGINEERS, DATED 8/27/85 AND 1/18/86
3. IMPROVEMENTS SHOWN ON THE INTERIM PLAN WILL BE CONSTRUCTED BY THIS PROJECT.
4. THE FULL BUILD-OUT PLAN IS SHOWN FOR INFORMATION ONLY.
5. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD STANDARDS) FOR ADDITIONAL DESIGN, PLACEMENT, AND MOUNTING INFORMATION.

**LEGEND**

- NEW ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- PROPERTY LINE



**RNL DESIGN**  
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 Denver, Colorado 80202  
 303 . 295 . 1717

FINAL PD SITE PLAN - FIRST AMENDMENT  
 LOT 1, BLOCK 4, PLUM CREEK  
 COMMERCIAL FILING NO 2  
**JUNE 15, 2001**  
**SITE ACCESS**  
**PLAN**

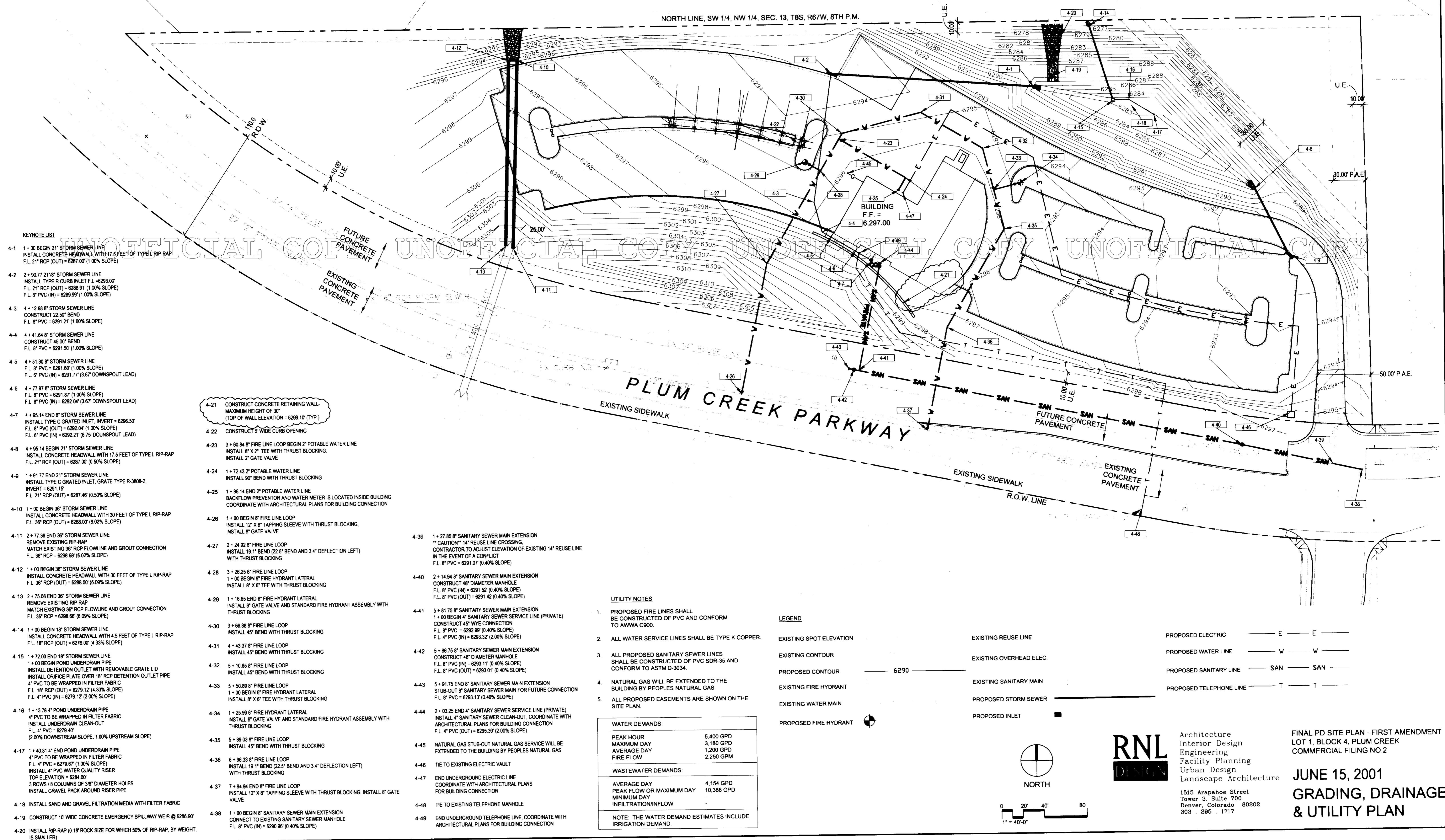
Drawing: PD3.DWG  
 Xref: Title-VE.dwg, XCIVIL.dwg

# FINAL PD SITE PLAN

## LOT 1, BLOCK 4, PLUM CREEK COMMERCIAL FILING NO. 2, FIRST AMENDMENT

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 4 OF 6

NORTH LINE, SW 1/4, NW 1/4, SEC. 13, T8S, R67W, 8TH P.M.



- KEYNOTE LIST**
- 4-1 1 + 00 BEGIN 21" STORM SEWER LINE  
INSTALL CONCRETE HEADWALL WITH 17.5 FEET OF TYPE L RIP-RAP  
F.L. 21" RCP (OUT) = 6287.00' (1.00% SLOPE)
  - 4-2 2 + 90.77 21" STORM SEWER LINE  
INSTALL TYPE R CURB INLET F.L. = 6293.00'  
F.L. 21" RCP (OUT) = 6288.91' (1.00% SLOPE)  
F.L. 8" PVC (IN) = 6289.99' (1.00% SLOPE)
  - 4-3 4 + 12.68 8" STORM SEWER LINE  
CONSTRUCT 22.50' BEND  
F.L. 8" PVC = 6291.21' (1.00% SLOPE)
  - 4-4 4 + 41.64 8" STORM SEWER LINE  
CONSTRUCT 45.00' BEND  
F.L. 8" PVC = 6291.50' (1.00% SLOPE)
  - 4-5 4 + 51.30 8" STORM SEWER LINE  
F.L. 8" PVC = 6291.80' (1.00% SLOPE)  
F.L. 8" PVC (IN) = 6291.77' (3.67' DOWNSPOUT LEAD)
  - 4-6 4 + 77.97 8" STORM SEWER LINE  
F.L. 8" PVC = 6291.87' (1.00% SLOPE)  
F.L. 8" PVC (IN) = 6292.04' (3.67' DOWNSPOUT LEAD)
  - 4-7 4 + 95.14 END 8" STORM SEWER LINE  
INSTALL TYPE C GRATED INLET, INVERT = 6296.50'  
F.L. 8" PVC (OUT) = 6292.04' (1.00% SLOPE)  
F.L. 8" PVC (IN) = 6292.21' (6.75' DOWNSPOUT LEAD)
  - 4-8 4 + 95.14 BEGIN 21" STORM SEWER LINE  
INSTALL CONCRETE HEADWALL WITH 17.5 FEET OF TYPE L RIP-RAP  
F.L. 21" RCP (OUT) = 6287.00' (0.50% SLOPE)
  - 4-9 1 + 91.77 END 21" STORM SEWER LINE  
INSTALL TYPE C GRATED INLET, GRATE TYPE R-3808-2  
INVERT = 6291.15'  
F.L. 21" RCP (OUT) = 6287.46' (0.50% SLOPE)
  - 4-10 1 + 00 BEGIN 36" STORM SEWER LINE  
INSTALL CONCRETE HEADWALL WITH 30 FEET OF TYPE L RIP-RAP  
F.L. 36" RCP (OUT) = 6288.00' (0.02% SLOPE)
  - 4-11 2 + 77.36 END 36" STORM SEWER LINE  
REMOVE EXISTING RIP-RAP  
MATCH EXISTING 36" RCP FLOWLINE AND GROUT CONNECTION  
F.L. 36" RCP = 6298.66' (0.02% SLOPE)
  - 4-12 1 + 00 BEGIN 36" STORM SEWER LINE  
INSTALL CONCRETE HEADWALL WITH 30 FEET OF TYPE L RIP-RAP  
F.L. 36" RCP (OUT) = 6288.00' (0.02% SLOPE)
  - 4-13 2 + 75.08 END 36" STORM SEWER LINE  
REMOVE EXISTING RIP-RAP  
MATCH EXISTING 36" RCP FLOWLINE AND GROUT CONNECTION  
F.L. 36" RCP = 6298.66' (0.02% SLOPE)
  - 4-14 1 + 00 BEGIN 18" STORM SEWER LINE  
INSTALL CONCRETE HEADWALL WITH 4.5 FEET OF TYPE L RIP-RAP  
F.L. 18" RCP (OUT) = 6278.00' (4.33% SLOPE)
  - 4-15 1 + 72.00 END 18" STORM SEWER LINE  
1 + 00 BEGIN POND UNDERDRAIN PIPE  
INSTALL DETENTION OUTLET WITH REMOVABLE GRATE LID  
INSTALL ORIFICE PLATE OVER 18" RCP DETENTION OUTLET PIPE  
4" PVC TO BE WRAPPED IN FILTER FABRIC  
F.L. 18" RCP (OUT) = 6279.12' (4.33% SLOPE)  
F.L. 4" PVC (IN) = 6279.12' (2.00% SLOPE)
  - 4-16 1 + 13.78 4" POND UNDERDRAIN PIPE  
4" PVC TO BE WRAPPED IN FILTER FABRIC  
INSTALL UNDERDRAIN CLEAN-OUT  
F.L. 4" PVC = 6279.40'  
(2.00% DOWNSLOPE SLOPE, 1.00% UPSTREAM SLOPE)
  - 4-17 1 + 40.81 4" END POND UNDERDRAIN PIPE  
4" PVC TO BE WRAPPED IN FILTER FABRIC  
F.L. 4" PVC = 6279.67' (1.00% SLOPE)  
INSTALL 4" PVC WATER QUALITY RISER  
TOP ELEVATION = 6284.00'  
3 ROWS / 8 COLUMNS OF 38" DIAMETER HOLES  
INSTALL GRAVEL PACK AROUND RISER PIPE
  - 4-18 INSTALL SAND AND GRAVEL FILTRATION MEDIA WITH FILTER FABRIC
  - 4-19 CONSTRUCT 10' WIDE CONCRETE EMERGENCY SPILLWAY WEIR @ 6286.90'
  - 4-20 INSTALL RIP-RAP (0.18" ROCK SIZE FOR WHICH 50% OF RIP-RAP, BY WEIGHT, IS SMALLER)

4-21 CONSTRUCT CONCRETE RETAINING WALL -  
MAXIMUM HEIGHT OF 30"  
(TOP OF WALL ELEVATION = 6299.10' (TYP.))

4-22 CONSTRUCT 5' WIDE CURB OPENING

4-23 3 + 80.84 8" FIRE LINE LOOP BEGIN 2" POTABLE WATER LINE  
INSTALL 8" X 2" TEE WITH THRUST BLOCKING,  
INSTALL 2" GATE VALVE

4-24 1 + 72.43 2" POTABLE WATER LINE  
INSTALL 90° BEND WITH THRUST BLOCKING

4-25 1 + 86.14 END 2" POTABLE WATER LINE  
BACKFLOW PREVENTOR AND WATER METER IS LOCATED INSIDE BUILDING  
COORDINATE WITH ARCHITECTURAL PLANS FOR BUILDING CONNECTION

4-26 1 + 00 BEGIN 8" FIRE LINE LOOP  
INSTALL 12" X 8" TAPPING SLEEVE WITH THRUST BLOCKING,  
INSTALL 8" GATE VALVE

4-27 2 + 24.92 8" FIRE LINE LOOP  
INSTALL 18 1/2" BEND (22.5' BEND AND 3.4" DEFLECTION LEFT)  
WITH THRUST BLOCKING

4-28 3 + 26.25 8" FIRE LINE LOOP  
1 + 00 BEGIN 8" FIRE HYDRANT LATERAL  
INSTALL 8" X 6" TEE WITH THRUST BLOCKING

4-29 1 + 16.65 END 8" FIRE HYDRANT LATERAL  
INSTALL 8" GATE VALVE AND STANDARD FIRE HYDRANT ASSEMBLY WITH  
THRUST BLOCKING

4-30 3 + 96.88 8" FIRE LINE LOOP  
INSTALL 45° BEND WITH THRUST BLOCKING

4-31 4 + 43.37 8" FIRE LINE LOOP  
INSTALL 45° BEND WITH THRUST BLOCKING

4-32 5 + 10.85 8" FIRE LINE LOOP  
INSTALL 45° BEND WITH THRUST BLOCKING

4-33 5 + 50.89 8" FIRE LINE LOOP  
1 + 00 BEGIN 8" FIRE HYDRANT LATERAL  
INSTALL 8" X 6" TEE WITH THRUST BLOCKING

4-34 1 + 25.99 8" FIRE HYDRANT LATERAL  
INSTALL 8" GATE VALVE AND STANDARD FIRE HYDRANT ASSEMBLY WITH  
THRUST BLOCKING

4-35 5 + 89.03 8" FIRE LINE LOOP  
INSTALL 45° BEND WITH THRUST BLOCKING

4-36 6 + 96.33 8" FIRE LINE LOOP  
INSTALL 18 1/2" BEND (22.5' BEND AND 3.4" DEFLECTION LEFT)  
WITH THRUST BLOCKING

4-37 7 + 84.94 END 8" FIRE LINE LOOP  
INSTALL 12" X 8" TAPPING SLEEVE WITH THRUST BLOCKING, INSTALL 8" GATE  
VALVE

4-38 1 + 00 BEGIN 8" SANITARY SEWER MAIN EXTENSION  
CONNECT TO EXISTING SANITARY SEWER MANHOLE  
F.L. 8" PVC (IN) = 6290.96' (0.40% SLOPE)

- 4-39 1 + 27.85 8" SANITARY SEWER MAIN EXTENSION  
\*\*CAUTION\*\* 14" REUSE LINE CROSSING.  
CONTRACTOR TO ADJUST ELEVATION OF EXISTING 14" REUSE LINE  
IN THE EVENT OF A CONFLICT  
F.L. 8" PVC = 6291.07' (0.40% SLOPE)
- 4-40 2 + 14.94 8" SANITARY SEWER MAIN EXTENSION  
CONSTRUCT 48" DIAMETER MANHOLE  
F.L. 8" PVC (IN) = 6291.52' (0.40% SLOPE)  
F.L. 8" PVC (OUT) = 6291.42' (0.40% SLOPE)
- 4-41 5 + 81.75 8" SANITARY SEWER MAIN EXTENSION  
1 + 00 BEGIN 4" SANITARY SEWER SERVICE LINE (PRIVATE)  
CONSTRUCT 45" WYE CONNECTION  
F.L. 8" PVC = 6292.99' (0.40% SLOPE)  
F.L. 4" PVC (IN) = 6293.32' (2.00% SLOPE)
- 4-42 5 + 86.75 8" SANITARY SEWER MAIN EXTENSION  
CONSTRUCT 48" DIAMETER MANHOLE  
F.L. 8" PVC (IN) = 6293.11' (0.40% SLOPE)  
F.L. 8" PVC (OUT) = 6293.01' (0.40% SLOPE)
- 4-43 5 + 91.75 END 8" SANITARY SEWER MAIN EXTENSION  
STUB-OUT 8" SANITARY SEWER MAIN FOR FUTURE CONNECTION  
F.L. 8" PVC (IN) = 6293.13' (0.40% SLOPE)
- 4-44 2 + 03.25 END 4" SANITARY SEWER SERVICE LINE (PRIVATE)  
INSTALL 4" SANITARY SEWER CLEAN-OUT, COORDINATE WITH  
ARCHITECTURAL PLANS FOR BUILDING CONNECTION  
F.L. 4" PVC (OUT) = 6295.39' (2.00% SLOPE)
- 4-45 NATURAL GAS STUB-OUT NATURAL GAS SERVICE WILL BE  
EXTENDED TO THE BUILDING BY PEOPLES NATURAL GAS
- 4-46 TIE TO EXISTING ELECTRIC VAULT
- 4-47 END UNDERGROUND ELECTRIC LINE  
COORDINATE WITH ARCHITECTURAL PLANS  
FOR BUILDING CONNECTION
- 4-48 TIE TO EXISTING TELEPHONE MANHOLE
- 4-49 END UNDERGROUND TELEPHONE LINE, COORDINATE WITH  
ARCHITECTURAL PLANS FOR BUILDING CONNECTION

**UTILITY NOTES**

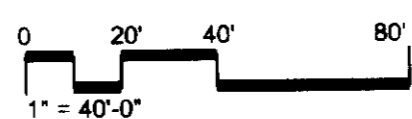
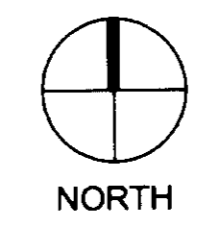
1. PROPOSED FIRE LINES SHALL BE CONSTRUCTED OF PVC AND CONFORM TO AWWA C900.
2. ALL WATER SERVICE LINES SHALL BE TYPE K COPPER.
3. ALL PROPOSED SANITARY SEWER LINES SHALL BE CONSTRUCTED OF PVC SDR-35 AND CONFORM TO ASTM D-3034.
4. NATURAL GAS WILL BE EXTENDED TO THE BUILDING BY PEOPLES NATURAL GAS.
5. ALL PROPOSED EASEMENTS ARE SHOWN ON THE SITE PLAN.

WATER DEMANDS:	
PEAK HOUR	5,400 GPD
MAXIMUM DAY	3,180 GPD
AVERAGE DAY	1,200 GPD
FIRE FLOW	2,250 GPM
WASTEWATER DEMANDS:	
AVERAGE DAY	4,154 GPD
PEAK FLOW OR MAXIMUM DAY	10,386 GPD
MINIMUM DAY	-
INFILTRATION/INFLOW	-

NOTE: THE WATER DEMAND ESTIMATES INCLUDE IRRIGATION DEMAND.

**LEGEND**

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING REUSE LINE
- EXISTING OVERHEAD ELEC.
- EXISTING SANITARY MAIN
- PROPOSED STORM SEWER
- PROPOSED INLET
- PROPOSED ELECTRIC
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED TELEPHONE LINE



Architecture  
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Landscape Architecture

1515 Arapahoe Street  
Tower 3, Suite 700  
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FINAL PD SITE PLAN - FIRST AMENDMENT  
LOT 1, BLOCK 4, PLUM CREEK  
COMMERCIAL FILING NO.2

**JUNE 15, 2001**

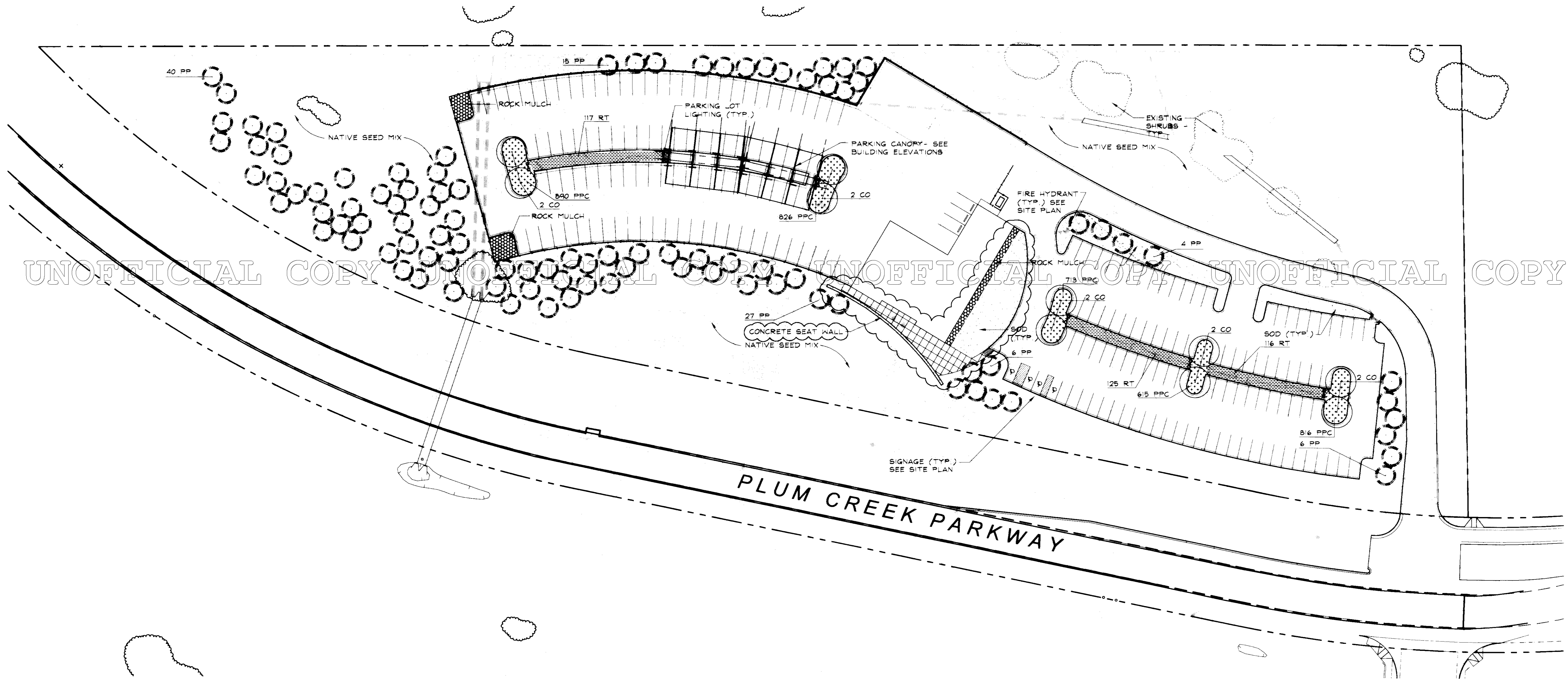
**GRADING, DRAINAGE,  
& UTILITY PLAN**

Drawing: PDA.DWG  
Xrefs: 35201p3.dwg Title: VE.dwg Util.dwg Xcivil.dwg

# FINAL PD SITE PLAN LOT 1, BLOCK 4, PLUM CREEK COMMERCIAL FILING NO. 2, FIRST AMENDMENT

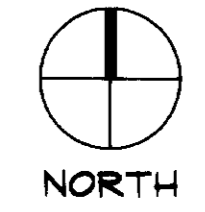
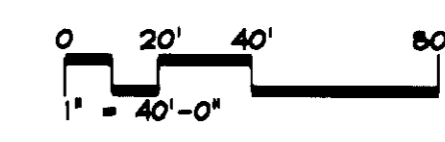
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RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 5 OF 6



## PLANT LIST

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	QUANTITY	SPACING	IRRIGATION COMMENTS
<b>TREES</b>						
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2 1/2" CAL.	10	AS SHOWN	POP-UP SPRAY
PP	PINUS PONDEROSA	PONDEROSA PINE	6'-0" HT.	98	AS SHOWN	DRIP IRRIGATION
<b>SHRUBS</b>						
RT	RHUS TRILOBATA	THREELEAF SUMAC	5 GAL.	358	3'-0" O.C.	POP-UP SPRAY
<b>GROUNDCOVERS</b>						
PPC	PENSTEMON PINIFOLIUS COMPACTUM	COMPACT PINELEAF PENSTEMON	1 GAL.	3860	12" O.C.	POP-UP SPRAY
<b>SOD</b>						
	ROCK MULCH (1.5" - 3" DIA. RIVER ROCK)					



Architecture  
Interior Design  
Engineering  
Facility Planning  
Urban Design  
Landscape Architecture  
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FINAL PD SITE PLAN - FIRST AMENDMENT  
LOT 1, BLOCK 4, PLUM CREEK  
COMMERCIAL FILING NO.2

JUNE 15, 2001  
LANDSCAPE  
PLAN

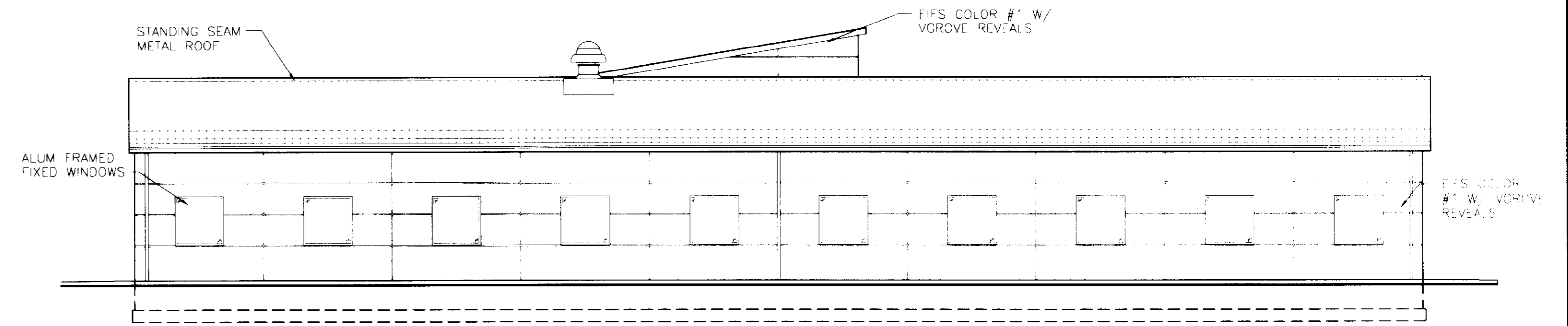
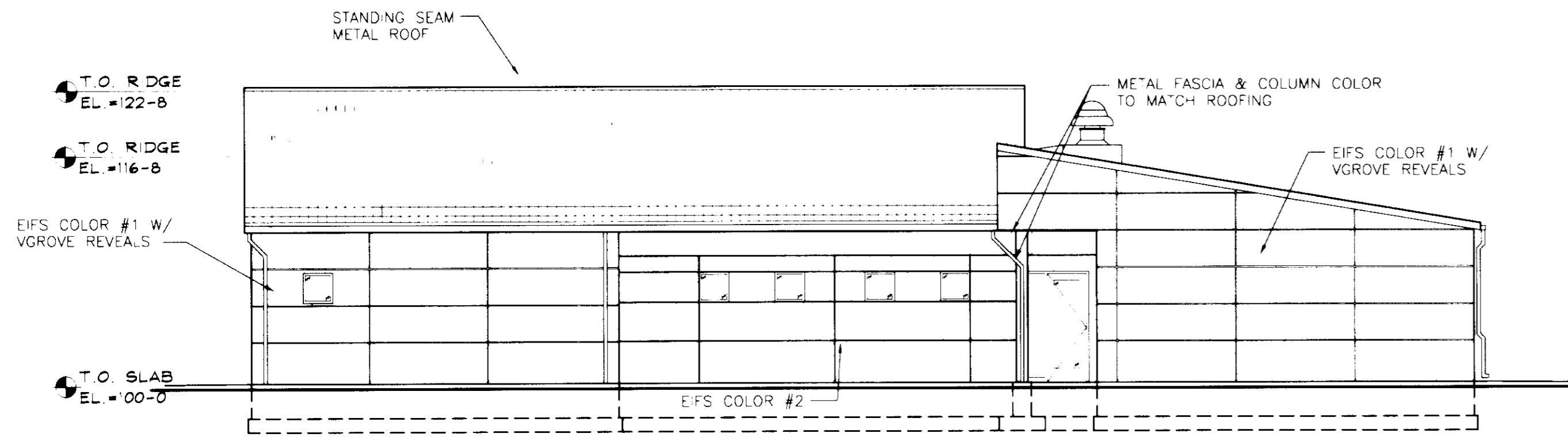
RNL DESIGN  
June 14, 2001 4:47:44 p.m.  
Drawing: PDS.DWG  
Xrefs: Title-VF.dwg XSLIF.dwg

# FINAL PD SITE PLAN

## LOT 1, BLOCK 4, PLUM CREEK COMMERCIAL FILING NO. 2, FIRST AMENDMENT

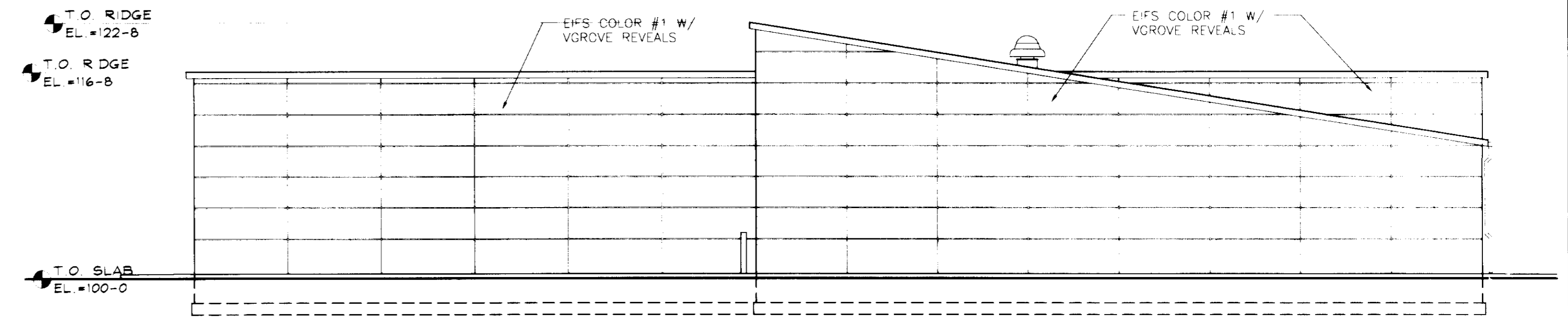
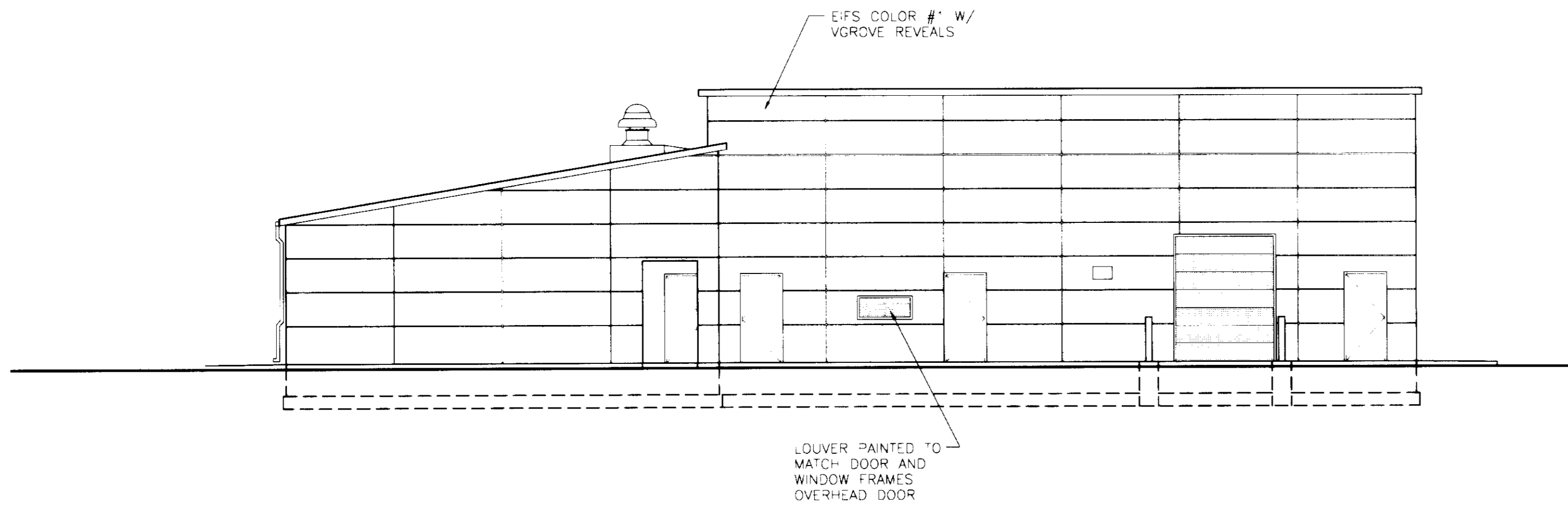
A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 6 OF 6



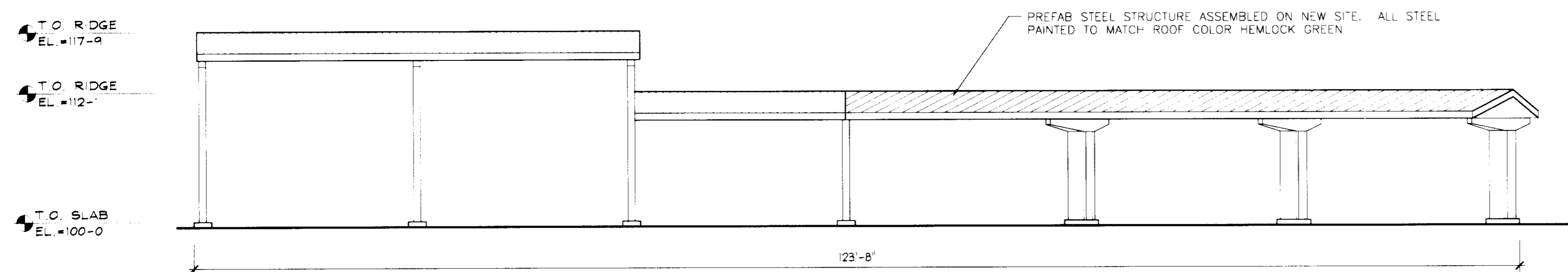
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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



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

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



5 PARKING CANOPY SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

### MATERIALS/FINISH

- STANDING SEAM METAL ROOF - BERRIDGE HEMLOCK GREEN
- EIFS COLOR #1 - DRYVT #112 SANDLEWOOD BEIGE
- EIFS COLOR #2 - DRYVT #449 BUCKSKIN
- SPLIT FACE BLOCK - C.AYLI #923
- ALUM. DOOR AND WINDOW TRIM - PAINT FINISH TO MATCH ROOF COLOR HEMLOCK GREEN



Architecture  
Interior Design  
Engineering  
Facility Planning  
Urban Design  
Landscape Architecture

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Denver, Colorado 80202  
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FINAL PD SITE PLAN - FIRST AMENDMENT  
LOT 1, BLOCK 4, PLUM CREEK  
COMMERCIAL FILING NO. 2

JUNE 15, 2001

BUILDING  
ELEVATIONS