

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9898176

DATE: 12-2-98

TIME: 11:33

FEE: \$ 50.00 (5 Pages)

GRANTOR: *Bailey Company*
(OWNER/SIGNER)

GRANTEE: *Castle Pines Commercial # 3*
(SUBDIVISION NAME OR NAME OF PLAT) *Lot 7 Final PD Site Plan*
for Arby's Restaurant

LEGAL: 27, 7, 67
(SECTION-TOWNSHIP-RANGE)

CASTLE PINES COMMERCIAL FILING NO. 3, LOT 7
 FINAL PD SITE PLAN
 FOR
 ARBY'S RESTAURANT
 LOCATED WITHIN SECTION 27, TOWNSHIP 7 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.
 CITY OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

9025 EAST KENYON AVENUE,
 SUITE 202
 DENVER, COLORADO 80237
 Tel. No. (303) 889-5981
 Fax. No. (303) 889-0072

HL
 HIGHLINE
 ENGINEERING & SURVEYING CO.

LEGAL DESCRIPTION

LOT 7, CASTLE PINES COMMERCIAL FILING NO. 3
 A TRACT OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 27,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK,
 COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

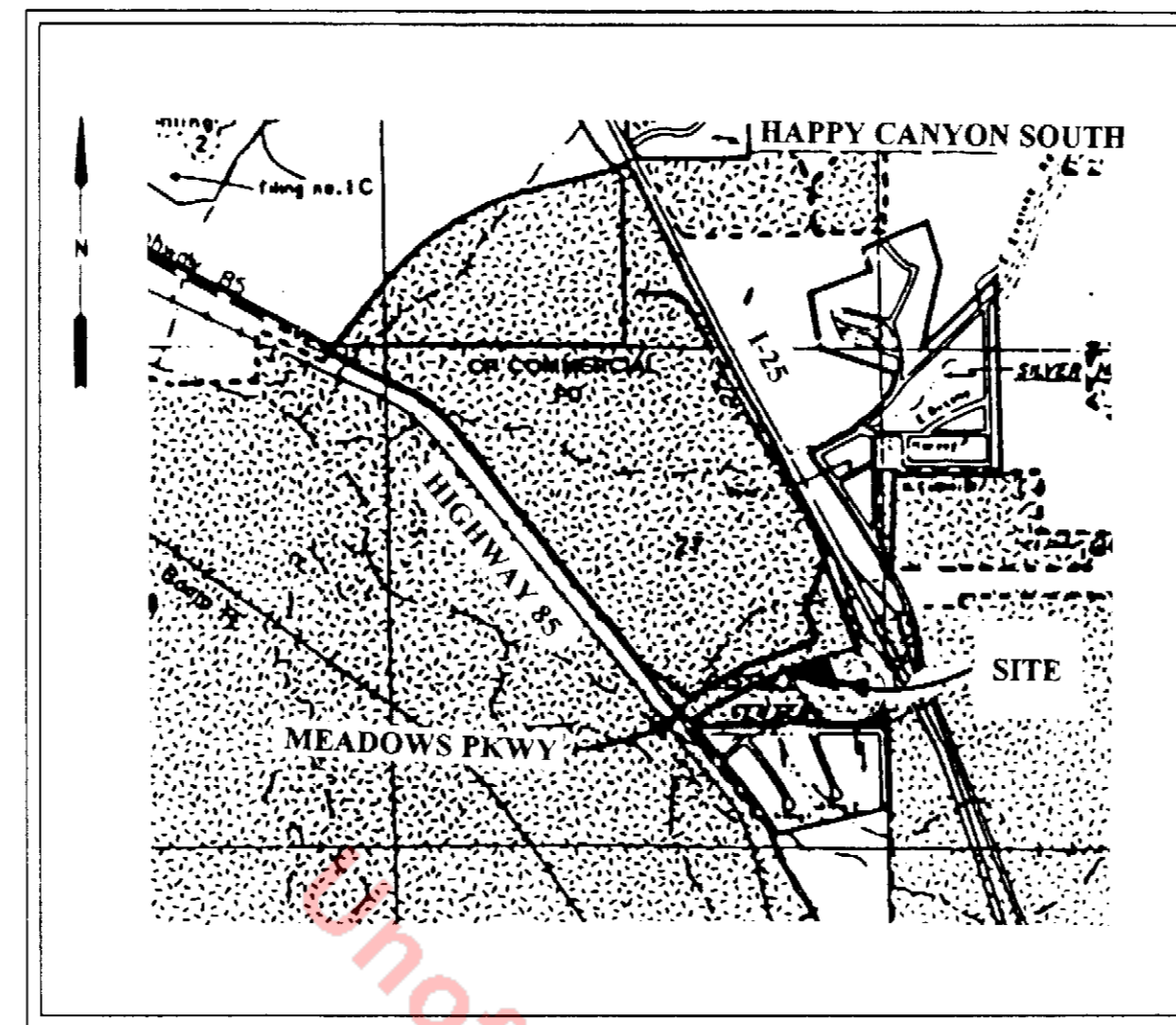
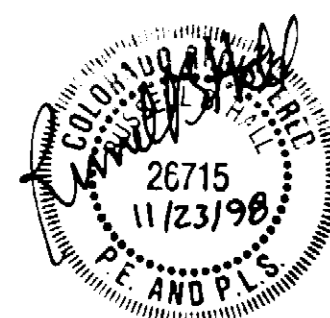
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 27 AND ASSUMING
 THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 27 TO BEAR
 S 00°31'04" W WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO;
 THENCE S 30°35'14" W, A DISTANCE OF 598.18 FEET TO THE INTERSECTION OF
 THE SOUTH RIGHT-OF-WAY LINE OF MEADOWS PARKWAY WITH THE WEST RIGHT-
 OF-WAY LINE OF INTERSTATE 25;
 THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N 88°33'49" W, A DISTANCE
 OF 109.51 FEET TO THE MOST EASTERLY CORNER OF TRACT 'H' OF MEADOWS
 PARKWAY PHASE II, ACCORDING TO THE RECORDED PLAT THEREOF;
 THENCE ALONG THE SOUTH LINE OF TRACT 'H' AND 'K' OF SAID MEADOWS PARKWAY
 PHASE II THE FOLLOWING TWO COURSES:
 1) S 60°50'12" W, A DISTANCE OF 183.95 FEET;
 2) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 06°07'34",
 A RADIUS OF 2900.00 FEET, A DISTANCE OF 600.10 FEET TO THE INTERSECTION
 OF THE SOUTH LINE OF TRACT 'H' AND THE EAST RIGHT-OF-WAY LINE OF NORTH
 CASTLETON DRIVE, RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDERS
 OFFICE UNDER RECEPTION NO. 872231;
 THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH CASTLETON DRIVE,
 S 41°00'54" E, A DISTANCE OF 298.39 FEET TO THE POINT OF BEGINNING;
 THENCE N 48°59'06" W A DISTANCE OF 75.00 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 24°04'12",
 A RADIUS OF 570.00 FEET, A DISTANCE OF 239.45 FEET;
 THENCE S 01°03'15" W A DISTANCE OF 308.29 FEET;
 THENCE N 88°56'45" W A DISTANCE OF 70.00 FEET;
 THENCE N 65°00'54" W, A DISTANCE OF 120.34 FEET;
 THENCE N 41°00'54" W, A DISTANCE OF 121.58 FEET TO THE POINT OF BEGINNING,
 CONTAINING 51,993 SQUARE FEET OR 1.194 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT

I, RUSSELL B. HALL, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR
 IN THE STATE OF COLORADO, HEREBY ATTEST THAT THE GRAPHIC BOUNDARY
 DEPICTED ON THIS FINAL PD SITE PLAN IS A TRUE AND ACCURATE REPRESENTATION
 OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, THAT THIS FINAL
 PD SITE PLAN IS IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK AND THE STATE
 OF COLORADO LAND SUBDIVISION REQUIREMENTS.

Russell B. Hall
 RUSSELL B. HALL, P.E., P.L.S.
 COLORADO REGISTRATION NO. 26715

Nov 23, 1998
 DATE



VICINITY MAP
 SCALE: 1"=2000'
 1000 0 1000 2000 Feet

SHEET INDEX

- PD-1 COVER SHEET
- PD-2 SITE PLAN
- PD-3 LANDSCAPE PLAN
- PD-4 BUILDING ELEVATIONS
- PD-5 GRADING PLAN

PREPARED FOR:
 THE BAILEY COMPANY
 601 CORPORATE CIRCLE
 GOLDEN, CO 80401
 (303) 384-1508

PLANNING COMMISSION APPROVAL

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE
 TOWN OF CASTLE ROCK, COLORADO, THE 22 DAY OF June, A.D., 1998

[Signature] 11/30/98 ATTEST: *[Signature]* 11/24/98
 CHAIRMAN DATE PLANNING DIRECTOR DATE

TOWN COUNCIL APPROVAL

THIS PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK,
 COLORADO, THE 9 DAY OF July, A.D., 1998

[Signature] 11/25/98 ATTEST: *[Signature]* 11/25/98
 MAYOR DATE TOWN CLERK DATE

OWNERSHIP CERTIFICATE

EXECUTED THIS 12th DAY OF December, A.D., 1998

OWNER: THE BAILEY COMPANY

BY: *[Signature]*
 DAVID E. BAILEY

STATE OF COLORADO } S.S.
 COUNTY OF DOUGLAS }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 1998 BY DAVID E. BAILEY AS OWNER OF THE BAILEY COMPANY.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES MAY 30, 2001

[Signature]
 NOTARY PUBLIC

EXECUTED THIS 19th DAY OF November, A.D., 1998

MORTGAGEE: FRANCHISE FINANCIAL CORPORATION OF AMERICA
 THE PERIMETER CENTER
 17207 NORTH PERIMETER DRIVE
 SCOTTSDALE, ARIZONA 85255

BY: *[Signature]*
 T. CRAIG HARLAND
 TITLE: VICE PRESIDENT

STATE OF COLORADO (ARIZONA) } S.S.
 COUNTY OF MARICOPA }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF November, 1998 BY T. CRAIG HARLAND AS VICE PRESIDENT OF FRANCHISE FINANCIAL CORPORATION OF AMERICA.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES Dec. 15, 2001

[Signature]
 NOTARY PUBLIC

TITLE CERTIFICATE

I, CATHERINE J. COCA, V.P., BEING AN AUTHORIZED REPRESENTATIVE OF
 TITLE SERVICES, INC., 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 LIEN HOLDERS OF THE PROPERTY
 ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SIGNED THIS 13th DAY OF November, A.D., 1998

[Signature] CATHERINE J. COCA, V.P. TITLE SERVICES, INC.
 AUTHORIZED REPRESENTATIVE TITLE INSURANCE COMPANY

STATE OF COLORADO } S.S.
 COUNTY OF ARAPAHOE }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF November, 1998 BY CATHERINE J. COCA AS VICE PRESIDENT OF TITLE SERVICES, INC.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES 6/29/99

[Signature]
 NOTARY PUBLIC

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO } S.S.
 COUNTY OF DOUGLAS }

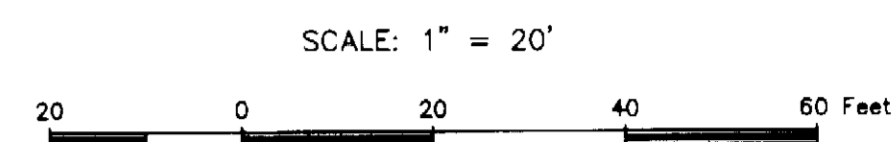
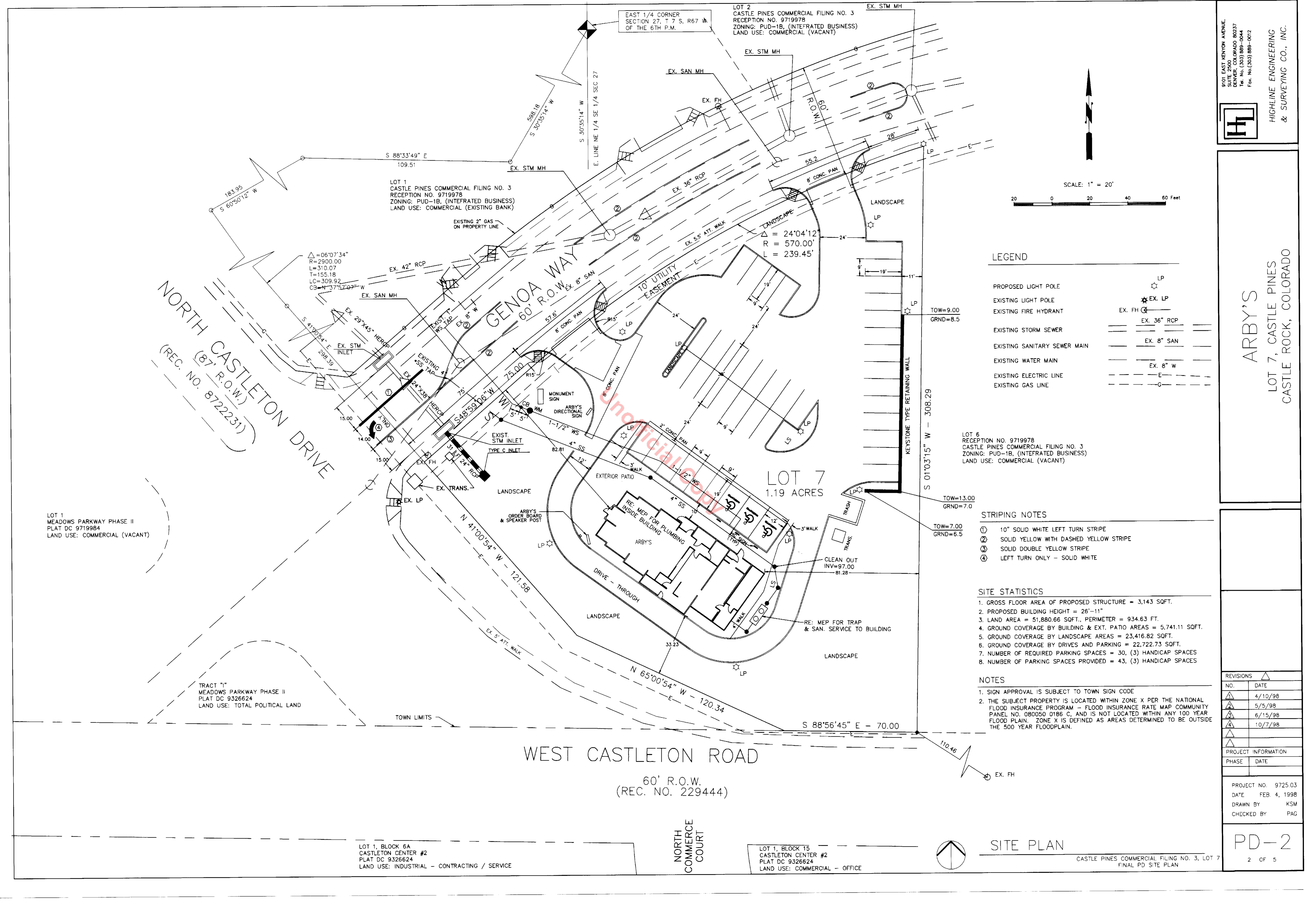
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 22nd DAY OF Dec 1998 AT 1:33 O'CLOCK P.M. AND WAS
 RECORDED UNDER RECEPTION NUMBER 9898126
[Signature]
 DOUGLAS COUNTY CLERK AND RECORDER



ARBY'S
 LOT 7, CASTLE PINES
 CASTLE ROCK, COLORADO

| REVISIONS | |
|-----------|----------|
| NO. | DATE |
| △ | 11/10/98 |
| △ | |
| △ | |
| △ | |
| △ | |

| PROJECT INFORMATION | |
|---------------------|------|
| PHASE | DATE |
| PROJECT NO. 9725.03 | |
| DATE FEB. 4, 1998 | |
| DRAWN BY RBH | |
| CHECKED BY RBH | |



LEGEND

| | |
|------------------------------|-------------|
| PROPOSED LIGHT POLE | LP |
| EXISTING LIGHT POLE | EX. LP |
| EXISTING FIRE HYDRANT | EX. FH |
| EXISTING STORM SEWER | EX. 36" RCP |
| EXISTING SANITARY SEWER MAIN | EX. 8" SAN |
| EXISTING WATER MAIN | EX. 8" W |
| EXISTING ELECTRIC LINE | E |
| EXISTING GAS LINE | G |

LOT 6
RECEPTION NO. 9719978
CASTLE PINES COMMERCIAL FILING NO. 3
ZONING: PUD-1B, (INTEGRATED BUSINESS)
LAND USE: COMMERCIAL (VACANT)

- STRIPING NOTES**
- ① 10" SOLID WHITE LEFT TURN STRIPE
 - ② SOLID YELLOW WITH DASHED YELLOW STRIPE
 - ③ SOLID DOUBLE YELLOW STRIPE
 - ④ LEFT TURN ONLY - SOLID WHITE

- SITE STATISTICS**
1. GROSS FLOOR AREA OF PROPOSED STRUCTURE = 3,143 SQFT.
 2. PROPOSED BUILDING HEIGHT = 26'-11"
 3. LAND AREA = 51,880.66 SQFT., PERIMETER = 934.63 FT.
 4. GROUND COVERAGE BY BUILDING & EXT. PATIO AREAS = 5,741.11 SQFT.
 5. GROUND COVERAGE BY LANDSCAPE AREAS = 23,416.82 SQFT.
 6. GROUND COVERAGE BY DRIVES AND PARKING = 22,722.73 SQFT.
 7. NUMBER OF REQUIRED PARKING SPACES = 30, (3) HANDICAP SPACES
 8. NUMBER OF PARKING SPACES PROVIDED = 43, (3) HANDICAP SPACES

- NOTES**
1. SIGN APPROVAL IS SUBJECT TO TOWN SIGN CODE
 2. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080050 D186 C, AND IS NOT LOCATED WITHIN ANY 100 YEAR FLOOD PLAIN. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

REVISIONS

| NO. | DATE |
|-----|---------|
| △ | 4/10/98 |
| △ | 5/5/98 |
| △ | 6/15/98 |
| △ | 10/7/98 |

PROJECT INFORMATION

| PHASE | DATE |
|-------|------|
| | |

PROJECT NO. 9725.03
DATE FEB. 4, 1998
DRAWN BY KSM
CHECKED BY PAG

SITE PLAN

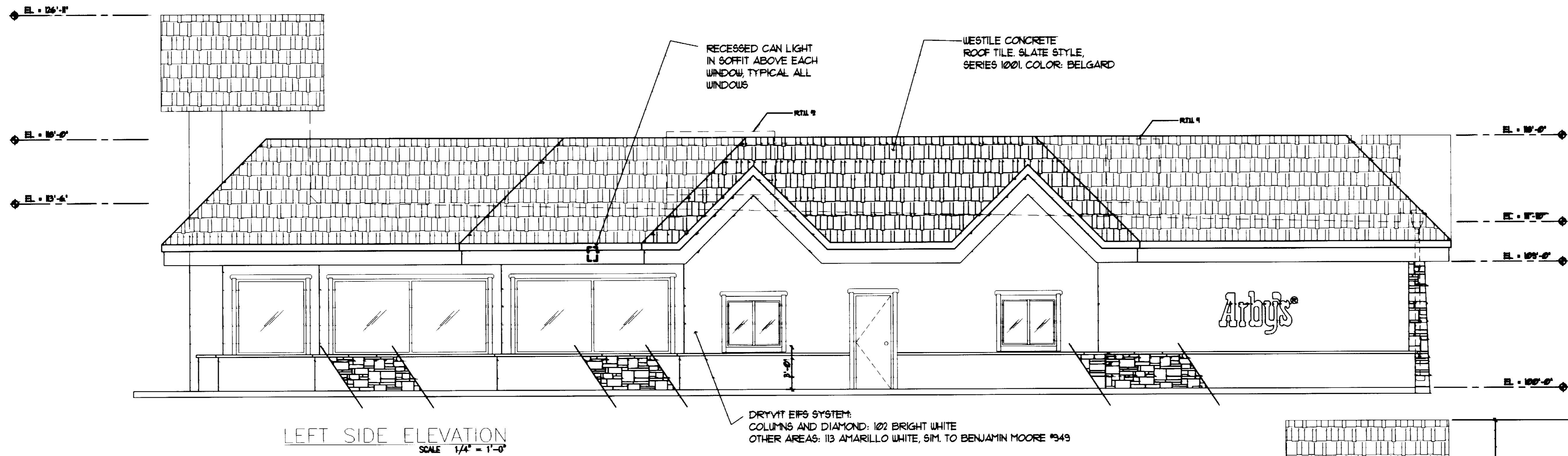
CASTLE PINES COMMERCIAL FILING NO. 3, LOT 7
FINAL PD SITE PLAN

LOT 1, BLOCK 6A
CASTLETON CENTER #2
PLAT DC 9326624
LAND USE: INDUSTRIAL - CONTRACTING / SERVICE

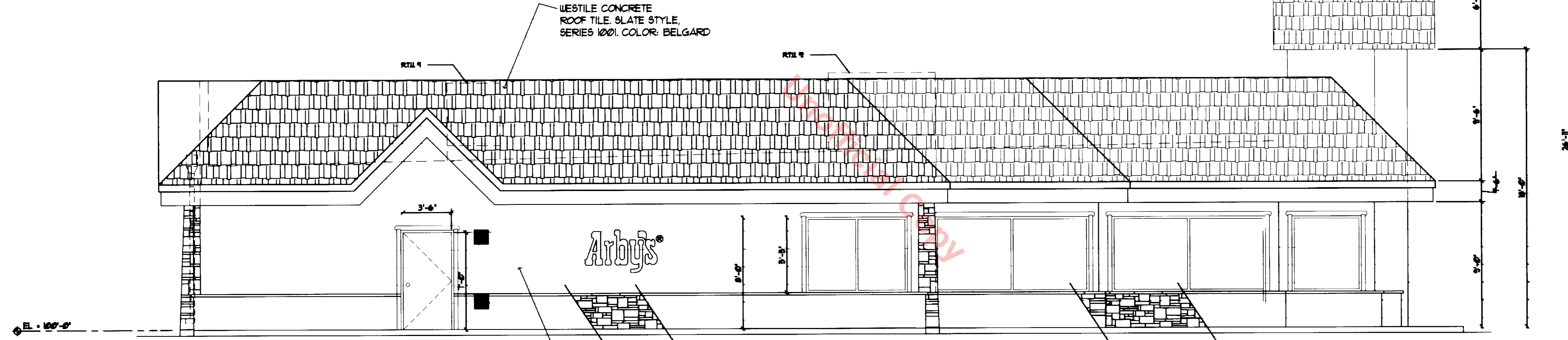
LOT 1, BLOCK 15
CASTLETON CENTER #2
PLAT DC 9326624
LAND USE: COMMERCIAL - OFFICE

NORTH
COMMERCE
COURT

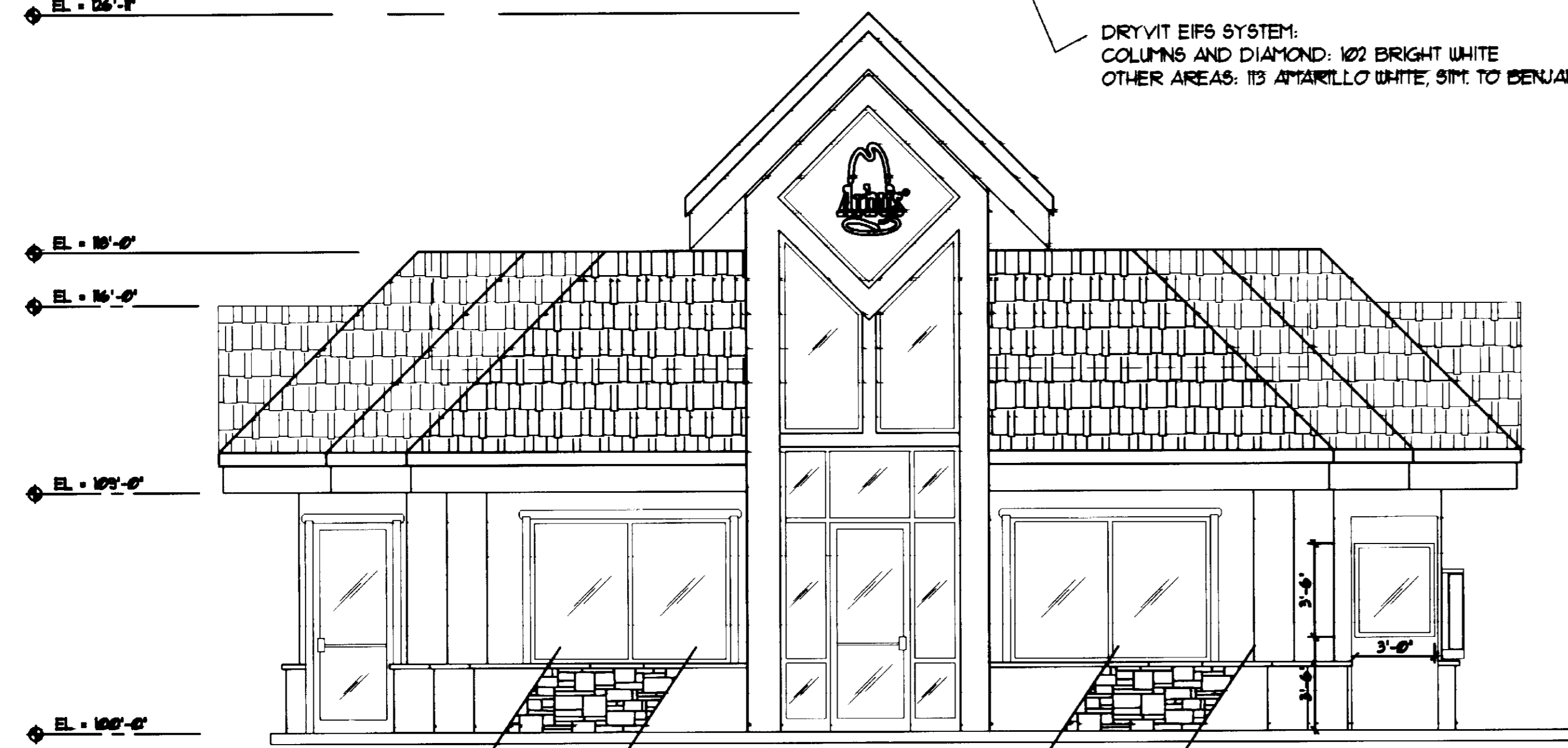
ARBY'S SITE DEVELOPMENT
LOT 7, CASTLE PINES
CASTLE ROCK, COLORADO



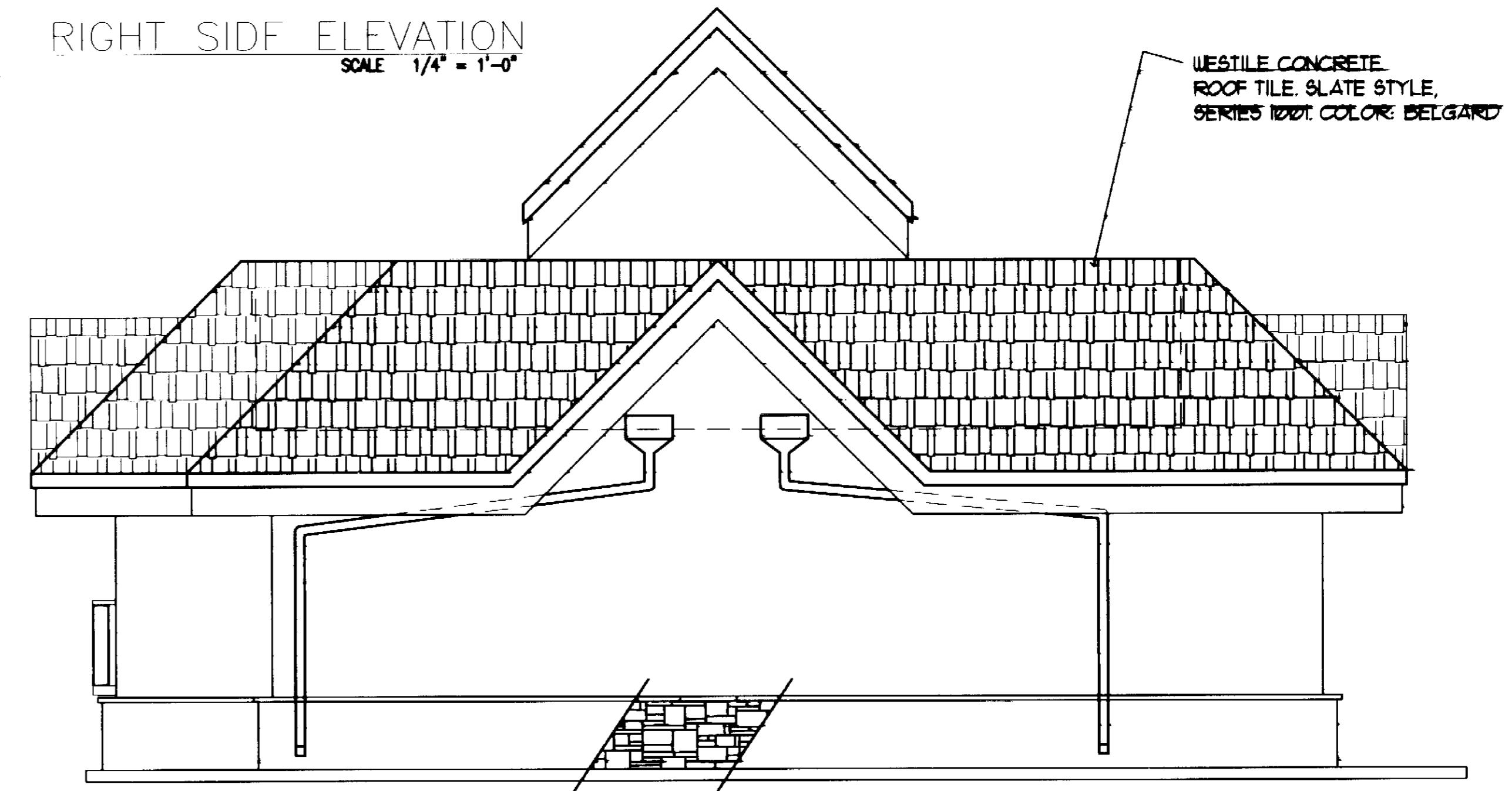
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



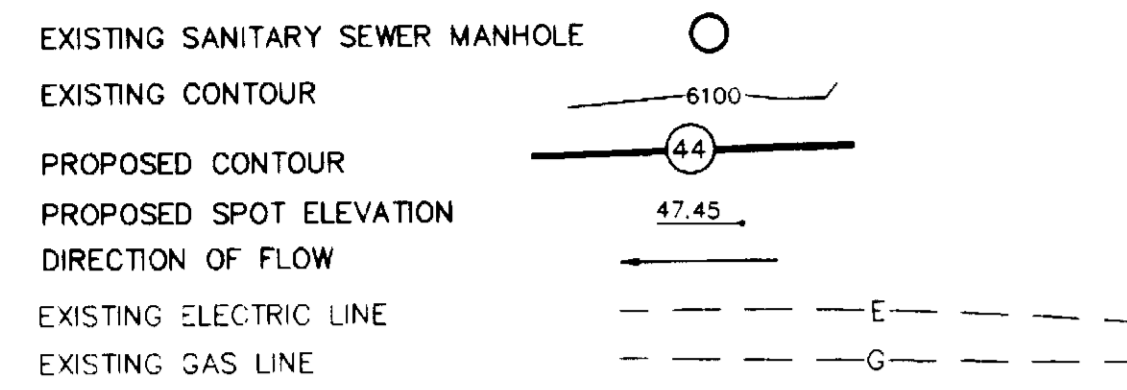
REAR ELEVATION
SCALE 1/4" = 1'-0"

| NO. | DATE |
|-----|------|
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| | |

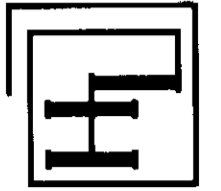
PROJECT INFORMATION
PHASE DATE
FIN. PD. 4-10-98

PROJECT NO. 9725/03
DATE FEB. 22, 1998
DRAWN BY LW
CHECKED BY PG

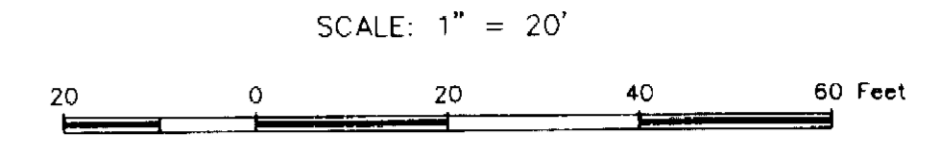
LEGEND



9025 EAST KENTON AVENUE
 DENVER, COLORADO 80237
 TEL. NO. (303) 889-5981
 FAX. NO. (303) 889-0072

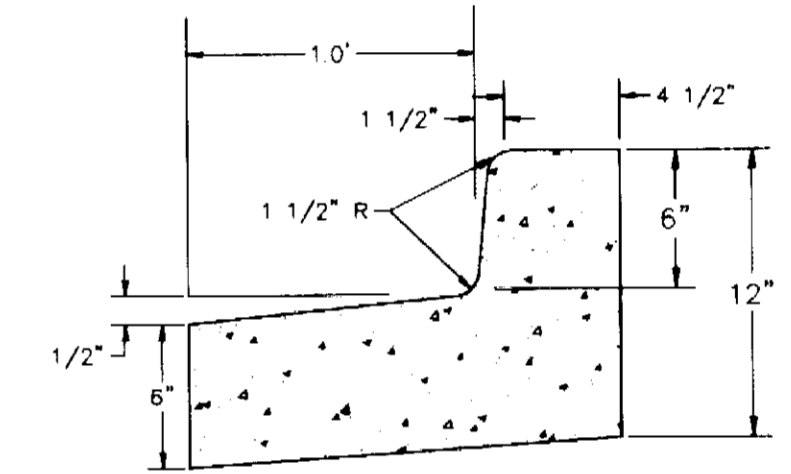


HIGHLINE
 ENGINEERING & SURVEYING CO.

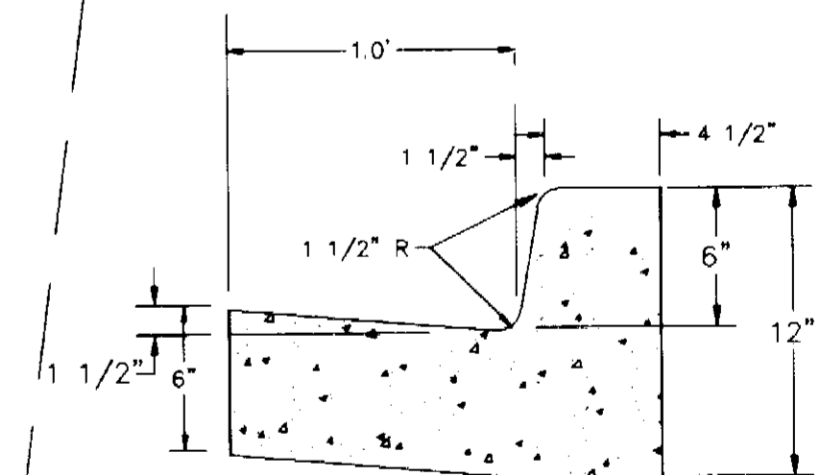


STRIPING NOTES

- ① 10" SOLID WHITE LEFT TURN STRIPE
- ② SOLID YELLOW WITH DASHED YELLOW STRIPE
- ③ SOLID DOUBLE YELLOW STRIPE
- ④ LEFT TURN ONLY - SOLID WHITE

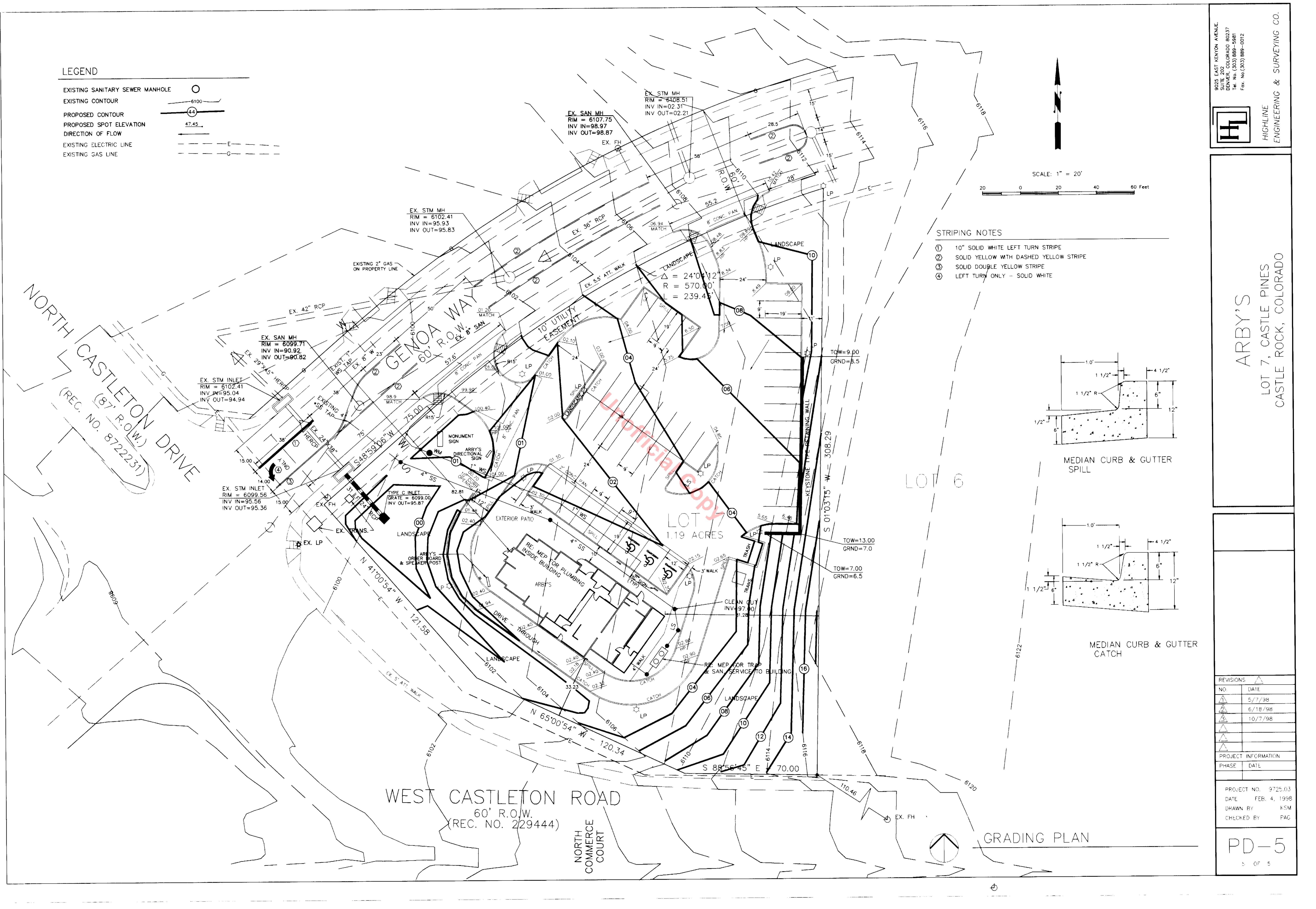


MEDIAN CURB & GUTTER SPILL



MEDIAN CURB & GUTTER CATCH

NORTH CASTLETON DRIVE
 (REC. NO. 8722231)
 87' R.O.W.



ARBY'S
 LOT 7, CASTLE PINES
 CASTLE ROCK, COLORADO

| REVISIONS | |
|---------------------|---------|
| NO. | DATE |
| 1 | 5/7/98 |
| 2 | 6/18/98 |
| 3 | 10/7/98 |
| | |
| | |
| PROJECT INFORMATION | |
| PHASE | DATE |
| | |

PROJECT NO. 9725.03
 DATE FEB. 4, 1998
 DRAWN BY KSM
 CHECKED BY PAG

PD-5
 5 OF 5

GRADING PLAN