



2007071956 4 PGS

2007071956
09/07/2007 03:29 PM

PLAT IDENTIFICATION SHEET

Caro Land Company, LLC

Grantor (owner)

Grantor (owner)

Brookside Business Center 2, 3rd Amendment Final PD Site Plan

Grantee (name of plat or condo)

UNOFFICIAL COPY

Grantee (name of plat or condo)

Subdivision Info: Brookside Business Center Filing: 2

Condo Info: Phase _____ Bldg _____ Unit _____

14, 15

8

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

1838/438

FINAL PD SITE PLAN NOTES:

- From the date of the Town Council's approval and thereafter, this Final Planned Development shall be deemed to establish the right to undertake and complete the development and use of the property under the terms and conditions hereof, including any amendments hereto.
- Minimum Building setback: None
- Total Acreage of lot being amended: 20.415 acres
- Total Acreage of Entire Development Area: 20.415 acres
- Land Use Classification: IB (Integrated Business)
- Maximum Gross Floor Area (Each Building): 78,000 S.F.
- Maximum Building Coverage for This Site: 35% of Net Acreage of This Site
- Site Data for Building Development Phase: (Aggregate Lot #3)

Phasing	Acres	Building Coverage		Parking		Landscaping	
		SF	%	Acres	%	Acres	%
Existing	20.4 Acres	82,577	9.1%	9.16	44.9%	9.35	45.8%
Proposed	--	-	-	.54	2.6%	-.54	-2.6%
Total	20.4 Acres	82,577	9.1%	9.70	47.5%	8.81	43.2%

- Maximum Building Height: 50'
- All signage shall comply with the Town of Castle Rock Codes and Ordinances and the recorded Common Sign Plan.
- Development of this portion of Lot 3 is anticipated to be completed by the summer of 2007. Further phases with proposed building will be developed as market conditions dictate.
- Trash dumpsters and service areas will be integrated and enclosed with screen walls of materials consistent with the building architectural style and color. The enclosure shall be constructed to minimize views into these areas from passing vehicles or pedestrians and present an integrated appearance.
- | Use | Building Area | Parking Provided | Min. Parking Ratio | Provided Parking Ratio |
|------------|---------------|------------------|------------------------|------------------------|
| Automobile | 0 S.F. | 0 Employees | 1:1 Employees | 1:1 Employees |
| Dealership | | 0 Service | 1:3 Bays, Service Area | 1:3 Bays, Service Area |
| Inventory | | 0 Showroom | 1.5:1000sf Showroom | 1.5:1000sf Showroom |

(Note: All new parking is for vehicle inventory and display only.)
- Utilize existing site lighting as previously approved under prior application
- Onsite emergency access is to be posted as 'Fire Lane'. Fire lane signs are to be installed per fire department requirements. All street to be posted as fire lanes.
- Brookside Business Center is not located within a designed flood plain as delineated by the Federal Emergency Management Agency's Flood Insurance Rate Map for Douglas County, Colorado, Map Number 080049 0301 C, revised September 30, 1987.
- 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 owner, heirs, successors and 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 purpose of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 15% fee.
- Pursuant to section 17.62.080 of the town of Castle Rock Municipal code, the property owner, 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. Replacement for dead or diseased plant material shall be the same type of plant material set forth in the approved Final PD Site Plan; for example, a tree must replace a tree, a shrub must replace a shrub, ground cover must replace ground cover, etc. 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 time of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- Any street signs, striping and street lights are conceptual only and subject to Town review with CD's. 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 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 the Sight Distance Easements as shown on this Plan.
- Full street improvements will be required for South Wilcox Street when the unimproved lot adjacent to the temporary parking is developed.
- Benchmark and Datum:
NGS Y 396 A stainless steel rod in a sleeve with lid set in concrete stamped Y 396 1983. 21 feet east of the east side of asphalt of the I-25 east frontage road at milepost 180. Elevation 6276.49 feet (NAVD 88). The west quarter corner of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian, a 2" aluminum cap stamped LS 6935. Elevation 6266.58 feet (NAVD 88). (Previously noted on the plat of the Brookside Business Center Filing NO. 2 as Elevation 6263.11 feet)

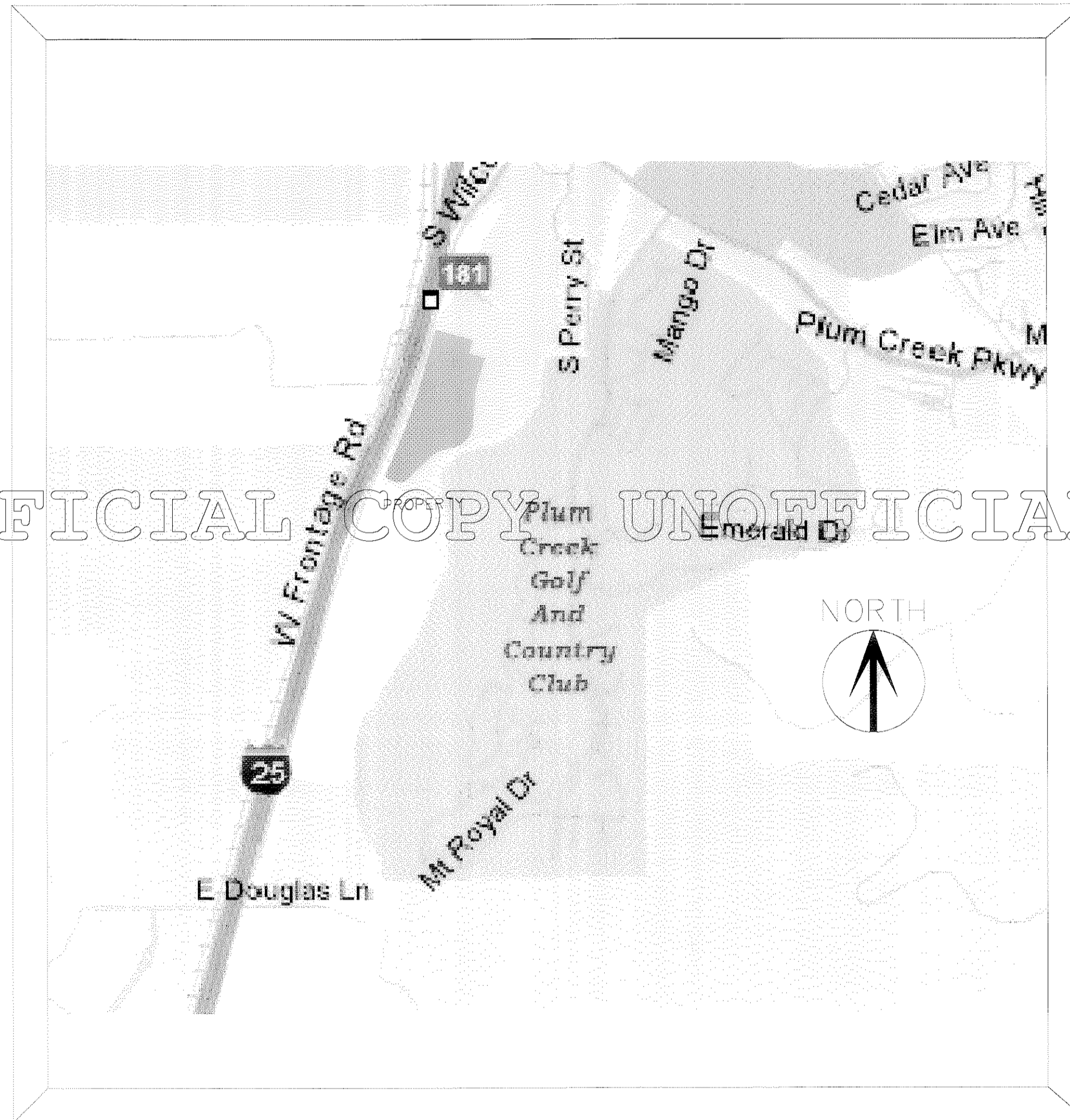
BROOKSIDE BUSINESS CENTER

FILING NO. 2 FINAL PD SITE PLAN, 3RD AMENDMENT

BEING A PART OF THE NW 1/4 OF SECTION 14, AND THE NE 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

COVER SHEET

SHEET 1 OF 3



VICINITY MAP

LEGAL DESCRIPTION:

Lot 1, Second Amendment to Brookside Business Center Filing No.2, according to the recorded plat thereof, County of Douglas, State of Colorado.

SHEET INDEX

- | | |
|--------------|----------------------------------|
| SHEET 1 OF 3 | COVER SHEET |
| SHEET 2 OF 3 | OVERALL SITE PLAN |
| SHEET 3 OF 3 | GRADING AND EROSION CONTROL PLAN |

PROPERTY OWNERS:

CARO LAND COMPANY, LLC
11001 W. I-70 FRONTAGE ROAD NORTH
WHEAT RIDGE, CO 80033
TELEPHONE (303) 421-0100

CONTACT: JOHN MEDVED

ARCHITECT:

SEM ARCHITECTS INC.
677 S. COLORADO BLVD., SUITE 200
DENVER, CO 80246
TELEPHONE (303) 220-8900

CONTACT: BRUCE McLENNAN

CIVIL ENGINEER

ARROW CIVIL ENGINEERS
3700 EAST 7TH AVENUE PARKWAY
DENVER, CO 80206
TELEPHONE (303) 329-9004

CONTACT: SUE MIZUNO

SURVEYOR'S STATEMENT

I, ALBERT V. VALLETTA, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY A TRACT OF LAND NAMED BROOKSIDE BUSINESS CENTER FILING NO. 2 3RD AMENDMENT IS SITUATED IN THE NORTHWEST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE PRINCIPAL MERIDIAN, DOUGLAS COUNTY, COLORADO. WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

ALBERT VALLETTA, JR. P.L.S. #23524
FOR AND BEHALF OF
WESTERN STATES SURVEYING, INC.



DATE: 06-15-07

OWNERS:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS BROOKSIDE BUSINESS CENTER FILING NO. 2, 3rd AMENDMENT, IN THE TOWN OF CASTLE ROCK.

CARO LAND COMPANY, LLC
A COLORADO LIMITED LIABILITY COMPANY

BY: JOHN MEDVED
A COLORADO LIMITED LIABILITY PARTNERSHIP
AS MANAGER

DATE: 7-2-07

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF July, 2007.

BY: Diana Blanch

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-4-2008

LIENHOLDER SUBORDINATION STATEMENT

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS BROOKSIDE BUSINESS CENTER FILING NO. 2, 3rd AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON MAY 1, 2000, IN BOOK 1838 AT PAGE 438, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

BY: JANA L. KRATZER
(PRINT)
FORD MOTOR CREDIT COMPANY
A DELAWARE CORPORATION

DATE: 8/1/07

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF August, 2007.

BY: Jana L. Kratzer Tracy Z. Shaffer

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11-3-09

TITLE CERTIFICATION

I, SUSAN DAHM, AN AUTHORIZED REPRESENTATIVE OF NORTH AMERICAN TITLE COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDER OF THE PROPERTY ARE LISTED IN THE CERTIFICATION OF OWNERSHIP AND LIENHOLDER SUBORDINATE CERTIFICATE.

DATE: 7/13/07

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF July, 2007.

BY: Angela A. Becker

WITNESS MY HAND AND OFFICIAL SEAL.



STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

THE FINAL PD SITE PLAN FOR BROOKSIDE BUSINESS CENTER, FILING NO. 2, 3RD AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13th DAY OF August, 2007.

DATE: 8-13-07

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 3:29 O'CLOCK P.M. ON THE 17th DAY OF SEPTEMBER, 2007 AT RECEPTION NUMBER 2007071956

BY: Tulliam Tou

BROOKSIDE BUSINESS CENTER
FILING NO.2,
FINAL PD, 3RD AMENDMENT COVER SHEET

MEDVED AUTOPEX
TEMPERARY PARKING
CASTLE ROCK, COLORADO
CARO LAND COMPANY, LLC

Date	8/18/06
Proj No	02140.00
Drawn	GWH
Checked	MCB/M

Date	Issue
08-18-06	PD AMENDMENT
11-27-06	REVISED PD AMENDMENT
03-14-07	THIRD PD AMENDMENT
08-14-07	FINAL MYLAR

Title	COVER
	SHEET

BROOKSIDE BUSINESS CENTER

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TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OVERALL PD SITE PLAN

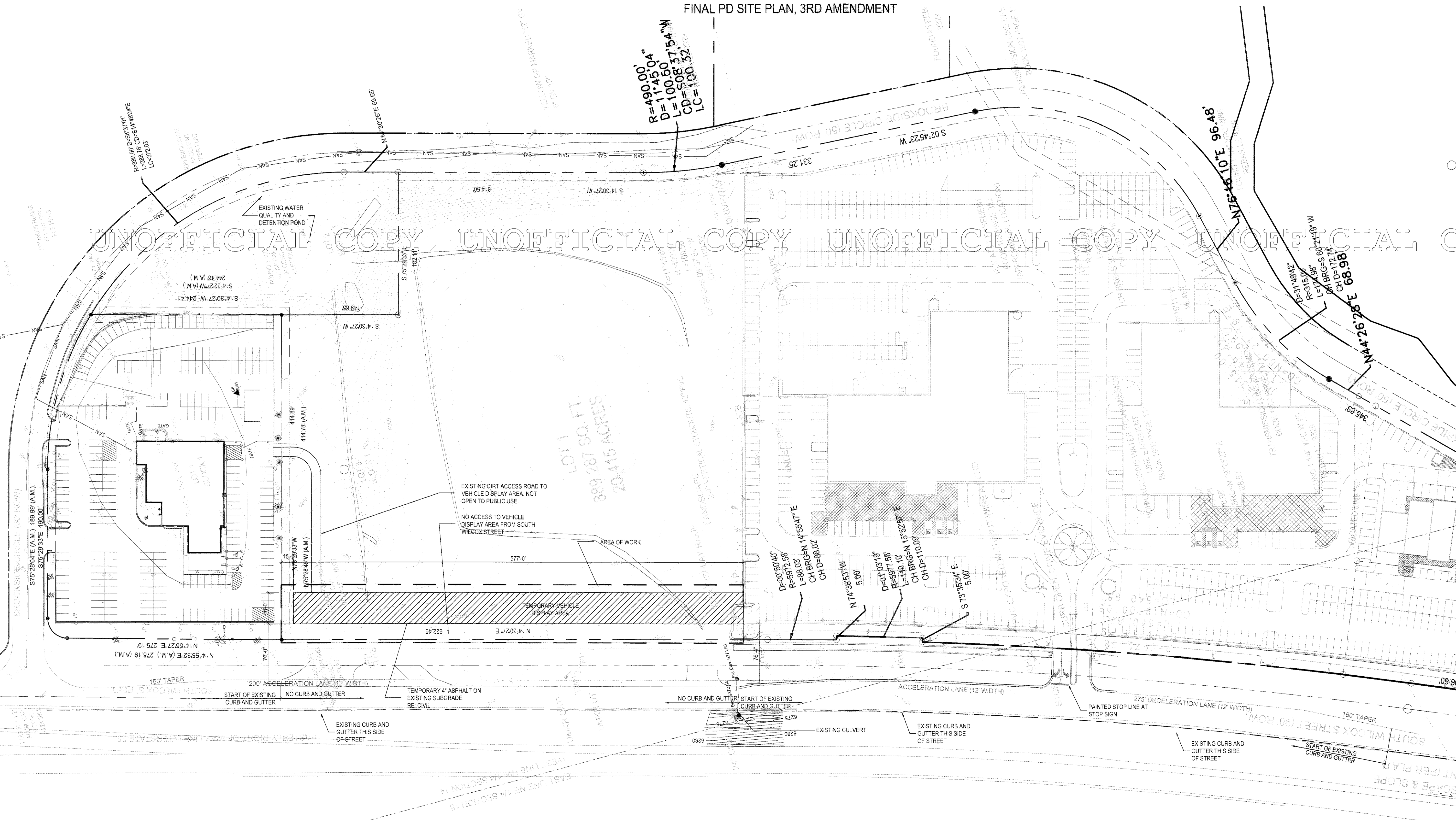
SHEET 2 OF 3

FINAL PD SITE PLAN, 3RD AMENDMENT

SEM Architects Inc

Architecture
Planning
Interiors

677 South Colorado Blvd.
Suite 200
Denver, Colorado 80246
(303) 220-8900
(303) 220-0708 Fax



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MEDVED AUTOPEX
TEMPORARY PARKING

MEDVED AUTOPEX
CASTLE ROCK, COLORADO

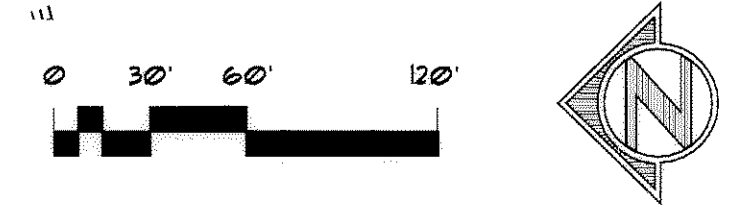
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Date • 8/18/06
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Checked • MC/SM

Date	Issue
08-18-06	• PD AMENDMENT
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3-14-07	• THIRD PD AMENDMENT
06-14-07	• FINAL MYLAR

Title • OVERALL
SITE PLAN

1 OVERALL SITE PLAN
1"=60'-0"



BROOKSIDE BUSINESS CENTER
FILING NO. 2 FINAL OVERALL PD,
3RD AMENDMENT SITE PLAN

2 OF 3

