

PLAT IDENTIFICATION SHEET

Reception #: 8822104

Number of pages: 1

Date: 09/29/88

UNOFFICIAL COPY

Name: BROOKSIDE BUSINESS
CENTER # 2

MISCELLANEOUS COMMENTS:

BROOKSIDE BUSINESS CENTER FILING NO. 2

A PORTION OF THE NW 1/4 OF SECTION 14 AND THE NE 1/4 OF SECTION 15
TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE 6th PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL SITE PLAN

CLERK & RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 9:42 A.M. ON THE 23rd DAY OF SEPT. 1988, IN BOOK 812, MAP 104, RECEPTION NUMBER 812-104.

COUNTY CLERK AND RECORDER

BY: *Reta A. Crain*

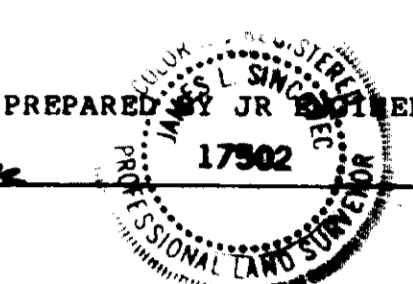
LEGAL DESCRIPTION

LOT 1, BROOKSIDE BUSINESS CENTER, FILING NO. 2, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SURVEYOR

PROPERTY DESCRIPTION PREPARED BY JR ENGINEERING, LTD.

James J. Sincere 17902



OWNER

SPARROW INVESTMENTS, INC., A COLORADO CORPORATION
56 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112

Phillip Meyer 7/2/88

PLANNING & ZONING COMMISSION

THIS SITE PLAN REVIEWED BY THE TOWN OF CASTLE ROCK PLANNING AND ZONING COMMISSION.

DATE June 7, 1988

Greg Reagan
CHAIRMAN

TOWN BOARD OF TRUSTEES

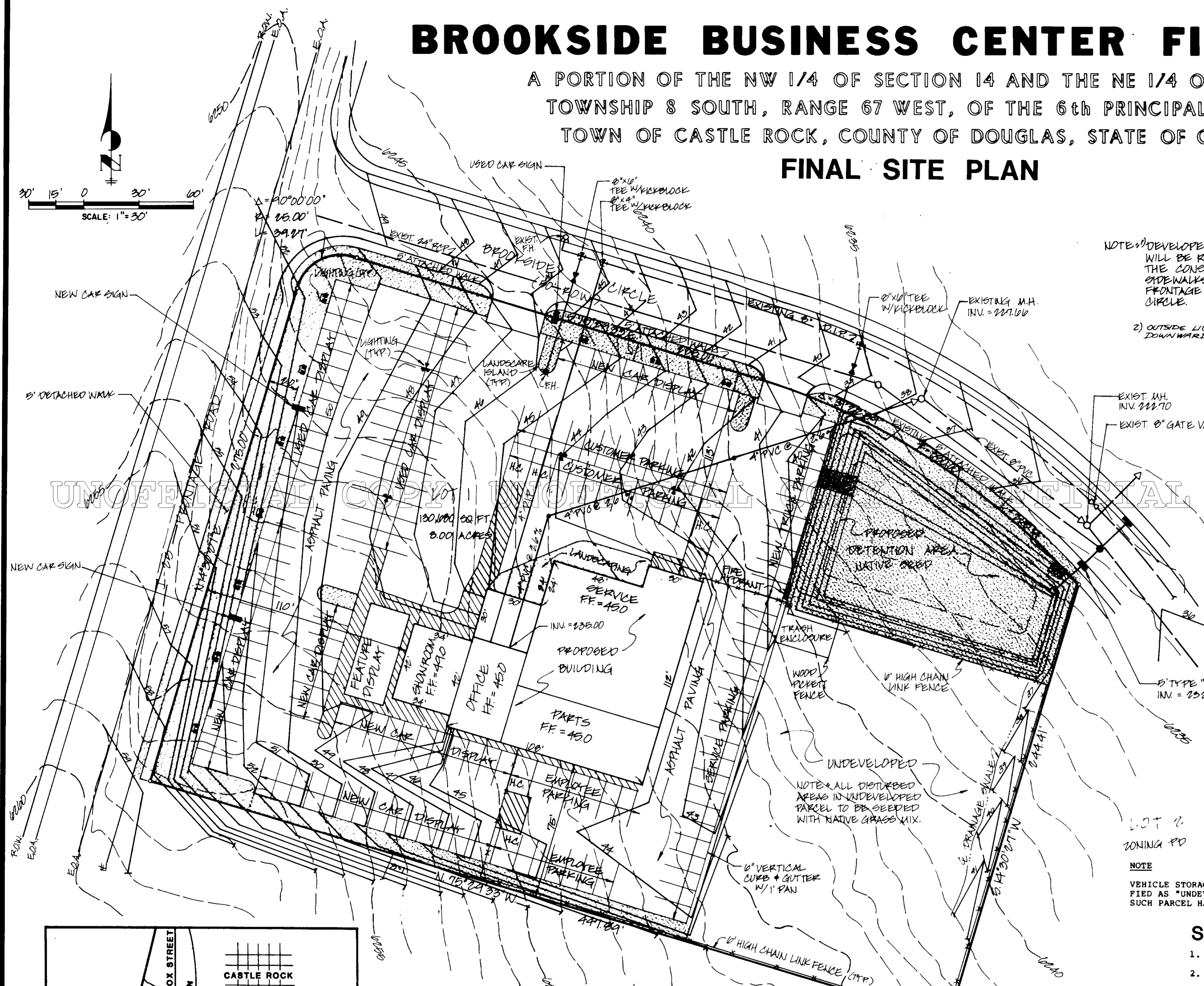
THIS SITE PLAN IS APPROVED FOR FILING BY THE TOWN OF CASTLE ROCK BOARD OF TRUSTEES, on August 25, 1988.

DATE 4-28-88

William P. McQuinn
MAYOR

DATE 9-28-88

Angie Brown
TOWN CLERK



NOTE: DEVELOPER OF THIS SITE WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALKS SHOWN ALONG FRONTAGE ROAD & BROOKSIDE CIRCLE.

2) OUTSIDE LIGHTING TO BE DIRECTED DOWNWARD

EXIST. M.H. INV. 222.70

EXIST. 8" GATE VALVE

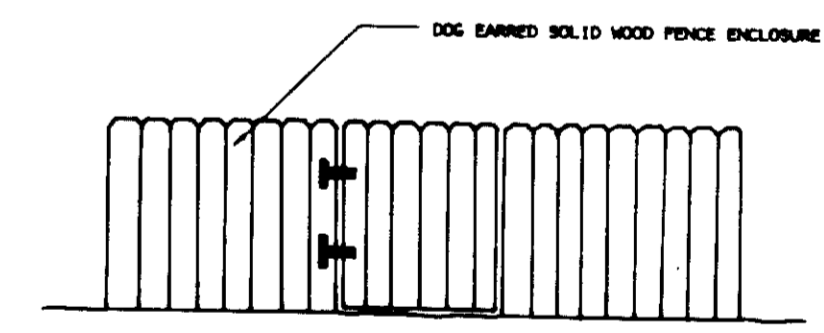
5" TYPE "R" INLET INV. = 222.00

UNDEVELOPED
NOTE: ALL DISTURBED AREAS IN UNDEVELOPED PARCEL TO BE SEEDED WITH NATIVE GRASS MIX.

LOT 2
ZONING PD

NOTE

VEHICLE STORAGE SHALL NOT BE PERMITTED UPON THAT PARCEL IDENTIFIED AS "UNDEVELOPED" UNTIL SUCH TIME AS FINAL P.D. SITE PLAN FOR SUCH PARCEL HAS BEEN APPROVED.



TRASH ENCLOSURE NOT TO SCALE

LEGEND

- PEDESTRIAN WALKWAY
- LANDSCAPED AREA
- INTERIOR LIGHTING
- PERIMETER LIGHTING

SITE CONDITIONS

1. EXISTING ZONING: P.D.
2. TOTAL NO. PARKING SPACES: 173
 - A. CUSTOMER PARKING 25
 - B. EMPLOYEE PARKING 14
 - C. NEW CAR & TRUCK PARKING 69
 - D. USED CAR PARKING 45
 - E. SERVICE PARKING 20
3. BUILDING TOTAL G.F.A.: 11,900 SQ. FT.
4. MAXIMUM BUILDING HEIGHT: 25 FEET
5. SITE UTILIZATION

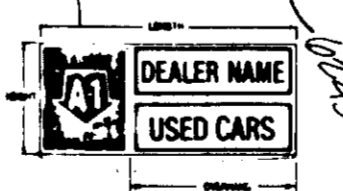
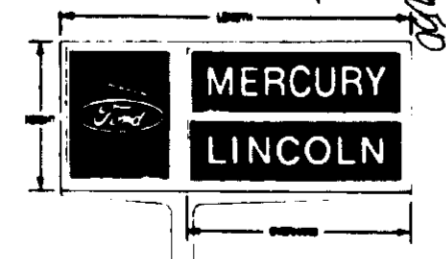
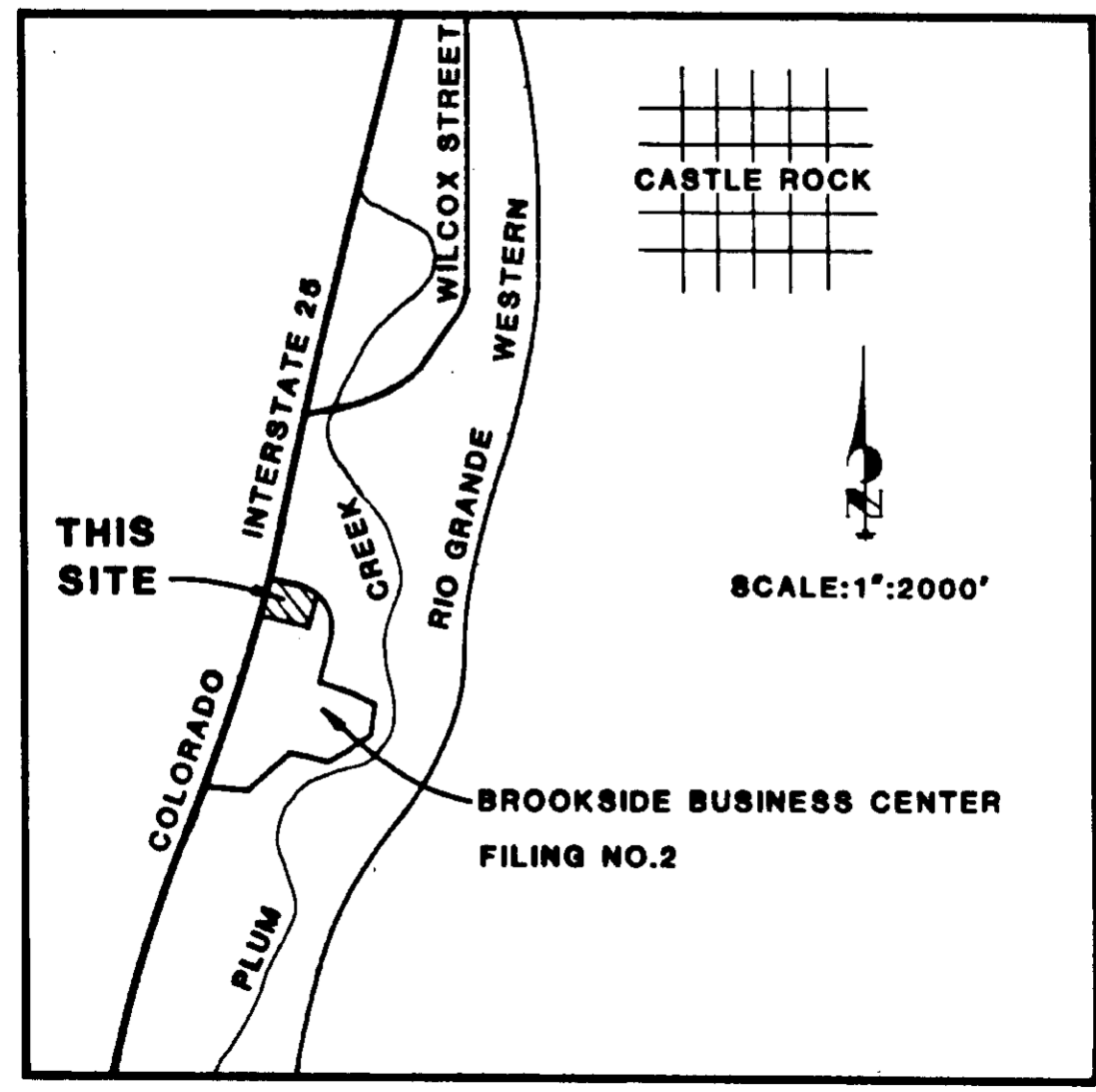
A. BUILDING	11,900 S.F.	9%
B. PARKING & DRIVES	66,200 S.F.	51%
C. LANDSCAPED & OPEN AREA	23,400 S.F.	18%
D. UNDEVELOPED AREA	29,180 S.F.	22%
TOTAL	130,680 S.F.	
6. PROPOSED PARKING SETBACKS:
 - A. NORTH - 10 FEET
 - B. EAST - 10 FEET
 - C. SOUTH - 10 FEET
 - D. WEST - 20 FEET
7. EXTERIOR TREATMENT
 - A. WALLS - SPLIT FACE OR FLUTED BACK
 - B. FASCIA - ARCHITECTURAL METAL
 - C. OVERHEAD DOORS - INSULATED METAL
 - D. STREET FRONT - BRONZE ANODIZED ALUMINUM

REVISIONS:
(1) REV. GRADING & LANDSCAPING JSD 8/10/88
(2) REV. LIGHTING NOTE & RECORDER'S CERTIFICATE JSD 9/27/88

BROOKSIDE BUSINESS CENTER
FILING NO. 2 #0018.09
FINAL SITE PLAN

JR JR ENGINEERING, LTD.
6857 So. Spruce Street
Englewood, Colorado 80112
(303) 740-9393

ENGINEERING/PLANNING/SURVEYING



Sign No.	Sign Description	Material	Height	Width	Area	Notes
1	Mercury Lincoln	Aluminum	8'0"	4'0"	32	Standard
2	Ford Mercury	Aluminum	8'0"	4'0"	32	Standard
3	Dealer Name Used Cars	Aluminum	8'0"	4'0"	32	Standard
4	Dealer Name Used Cars	Aluminum	8'0"	4'0"	32	Standard

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