

2004043910 13 PGS

PLAT IDENTIFICATION SHEET

GRANTOR: A D Business Properties, LLC
(OWNER)

GRANTEE: Brookside Business Center Filing No. 3, Lot 1,
(NAME OF PLAT) **Block I Final PD Site Plan**

UNOFFICIAL COPY

OLD LEGAL:

Section:

Township:

Range:

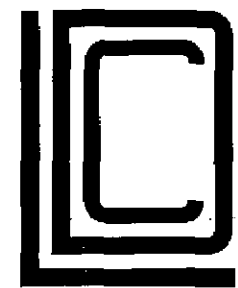
OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$121.00
13 PGS

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04/30/2004 03:23 PM

NEW LEGAL:

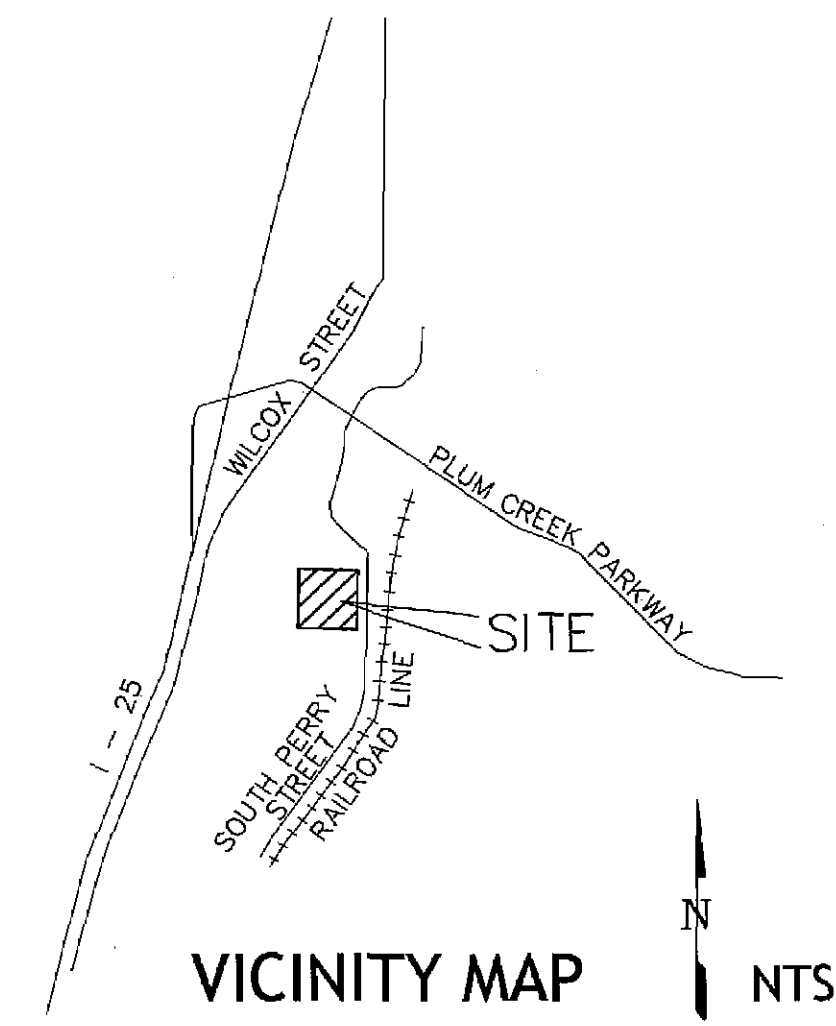
Subdivision/Condo Name: Brookside Business Center

Filing #	3	Phase
Lot #	1	Building #
Block #	1	Unit #



Land Development Consultants, Inc.

3520 Austin Bluffs Parkway, Colorado Springs, CO 80918
(719) 528-6133 Fax (719)528-6848



TITLE:

Brookside Business Center Filing No. 3, Lot 1, Block 1 Final PD Site Plan

February 12, 2003

NAMES AND ADDRESSES

Diana Hedrick, Owner
A D BUSINESS PROPERTIES, LLC
(303) 681-2245
2188 Senecio Drive
Larkspur, CO, 80118

Jim Byers, Landscape Architect/Planner
LDC, Inc.
(719) 528-6133
3520 Austin Bluffs Parkway
Colorado Springs, CO, 80918

Bob Yoo, Civil Engineer
Merrick & Company
(719) 260-8874
7222 Commerce Center Drive
Colorado Springs, CO, 80919

Thomas J. Lemire, Electrical Engineer
Farnsworth Group
(719) 593-2593
4310 Arrows West Drive
Colorado Springs, CO, 80907

David Archer, Surveyor
David Archer and Associates, Inc.
(303) 688-4642
105 Wilcox Street
Castle Rock, CO, 80104

Colorado Community Bank, Mortgagee
(303) 693-7009
20981 East Smoky Hill Road, Unit C
Centennial, CO, 80115

LEGAL DESCRIPTION

Lot 1, Block 1, BROOKSIDE BUSINESS CENTER FILING NO. 3, in the Town of Castle Rock, County of Douglas, State of Colorado.

SUMMARY TABLE

ZONE: PUD - IB

LOT AREA: 222,756 S.F., (5.1 AC.)

PROPOSED USE: BUSINESS/MEDICAL OFFICE

NO. OF BUILDINGS: 3

MAXIMUM GROSS FLOOR AREA:
2 BUILDINGS @ 15,000 S.F.
1 BUILDING @ 20,000 S.F.
TOTAL FLOOR AREA: 50,000 S.F.

SITE UTILIZATION:

BUILDING COVERAGE=11.3% 25,000 S.F.
TOTAL IMPERVIOUS COVERAGE= 55.9% 124,131 S.F.
(DRIVEWAYS, PARKING, SIDEWALKS, BUILDINGS)
PERVIOUS COVERAGE= 44.1% 98,025 S.F.(LANDSCAPE AREAS, OPEN SPACE, NON-DISTURBED AREA INCLUDING MOUSE HABITAT)
TOTAL DISTURBED AREA= 77.7% 172,589 S.F.
TOTAL NON-DISTURBED AREA= 22.3% 49,557 S.F.

BUILDING SETBACKS:

15' FRONT SETBACK
15' SIDE SETBACK
15' REAR SETBACK

MAXIMUM GRADE: 3:1

MAXIMUM BUILDING HEIGHT: 50' ALLOWED - PROVIDED 30'

PARKING REQUIRED FOR MEDICAL OFFICE: 1 SPACE FOR EVERY 200 S.F. RENTABLE FLOOR AREA
45,000 S.F. / 200 S.F. = 225 PARKING SPACES

TOTAL PARKING SPACES REQUIRED: 225 SPACES

TOTAL PARKING PROVIDED: 244 SPACES

HANDICAPPED PARKING REQUIRED:

6 ACCESSIBLE
1 VAN ACCESSIBLE
PER/ AMERICANS WITH DISABILITIES ACT STANDARDS

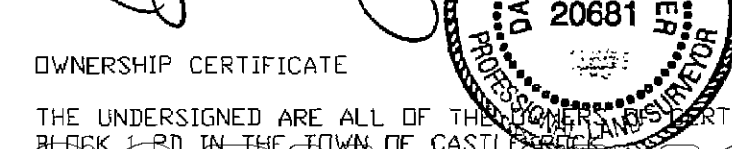
HANDICAPPED PARKING PROVIDED: 7 SPACES

SIGNATURE BLOCKS

SURVEYOR'S CERTIFICATE

I, **DAVID V. HASTETLER**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION CONTAINED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS AND BOUNDARIES ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR



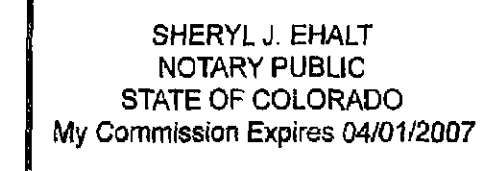
OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE BROOKSIDE BUSINESS CENTER FILING NO. 3, BLOCK 1 PD IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SIGNED THIS 13th DAY OF April, 2004

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF April, 2004
BY **Sheryl J. Ehalt**
WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC

MY COMMISSION EXPIRES 04/01/2007

LIENHOLDER SUBORDINATION CERTIFICATE

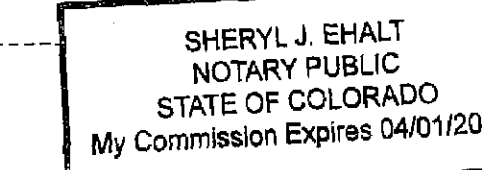
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE BROOKSIDE BUSINESS CENTER FILING NO. 3, LOT 1, BLOCK 1 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON MARCH 30, 2004 AS RECEPTION NO. 2004031957 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

SIGNED THIS 13th DAY OF April, 2004
BY **Mark H. Haddock, Vice President**
MORTGAGEE LIENHOLDER: COLORADO COMMUNITY BANK OF CENTENNIAL

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF April, 2004
BY **Sheryl J. Ehalt**
WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC

MY COMMISSION EXPIRES 04/01/2007

NOTES

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capacity 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 17.62.080 of the Town of Castle Rock Municipal Code, 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. Replacement for dead or diseased plant material shall be the same type of plant material as 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 times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- FEMA 100 year floodplain is noted on the site plan.
- 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 are approval.
- No solid object exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms, shall be placed in a Sight Distance Easement as shown on this Final PD Site Plan. Trees with a diameter no greater than twelve (12) inches and a branching height no less than eight (8) feet will be allowed in a Sight Distance Easement as long as it can be demonstrated that these trees will not negatively impact the vehicular sight distance at the intersection.

TITLE CERTIFICATION

I, **Eric Stearns**, AN AUTHORIZED REPRESENTATIVE OF **First American Heritage**, 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.

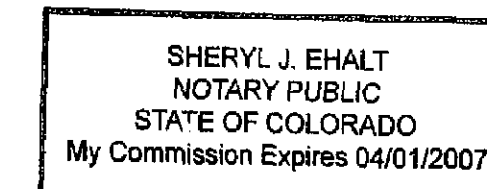
SIGNED THIS 13th DAY OF April, 2004

AUTHORIZED REPRESENTATIVE

Eric Stearns
First American Heritage Title Company
TITLE INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF April, 2004
BY **Sheryl J. Ehalt**
WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC

MY COMMISSION EXPIRES 04/01/2007

TOWN CERTIFICATION

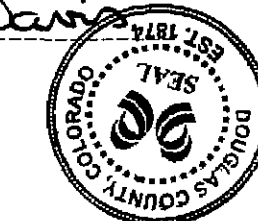
THE FINAL PD SITE PLAN FOR BROOKSIDE BUSINESS CENTER FILING 3 BLOCK 1, LOT 1 WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, CO, THE 20th DAY OF April, 2004.

Christine Davis
DIRECTOR OF DEVELOPMENT SERVICES
DATE: 4/20/04

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 ON THE 30th DAY OF April, 2004 AT RECEPTION NO. 2004-043910

BY **Christine Davis**
DEPUTY



SHEET INDEX

Sheet No.	Title
1	Cover Sheet
2	Final PD Site Plan
3	Landscape Plan
4	Landscape Details
5	Grading & Utility Plan Sheet
6	Final Drainage Map
7	Building Elevations
8	Building Elevations
9	Building Elevations
10	Building Elevations
11	Photometric Lighting Plan
12	Phasing Plan

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BROOKSIDE BUSINESS CENTER

FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN
Town of Castle Rock, County of Douglas, State of Colorado

SUMMARY TABLE

ZONE: PUD - IB

LOT AREA: 222,156 S.F. (5.1 AC.)

PROPOSED USE: BUSINESS/MEDICAL OFFICE

NO. OF BUILDINGS: 3

MAXIMUM GROSS FLOOR AREA:
2 BUILDINGS @ 15,000 S.F.
1 BUILDING @ 20,000 S.F.
TOTAL FLOOR AREA: 50,000 S.F.

SITE UTILIZATION:

BUILDING COVERAGE= 11.3% 25,000 S.F.
TOTAL IMPERVIOUS COVERAGE=56.9% 124,131 S.F. (DRIVEWAYS, PARKING, SIDEWALKS, BUILDINGS)
PERVIOUS COVERAGE= 44.1% 98,025 S.F. (LANDSCAPE AREAS, OPEN SPACE, NON-DISTURBED AREA INCLUDING MOUSE HABITAT)

TOTAL DISTURBED AREA= 77.7% 172,599 S.F.
TOTAL NON-DISTURBED AREA= 22.3% 49,557 S.F.

BUILDING SETBACKS:

- 15' FRONT SETBACK
- 15' SIDE SETBACK
- 15' REAR SETBACK

MAXIMUM GRADE: 3:1

MAXIMUM BUILDING HEIGHT: 60' ALLOWED - PROVIDED 30'

PARKING REQUIRED FOR MEDICAL OFFICE: 1 SPACE FOR EVERY 200 S.F. RENTABLE FLOOR AREA
45,000 S.F. / 200 S.F. = 225 PARKING SPACES

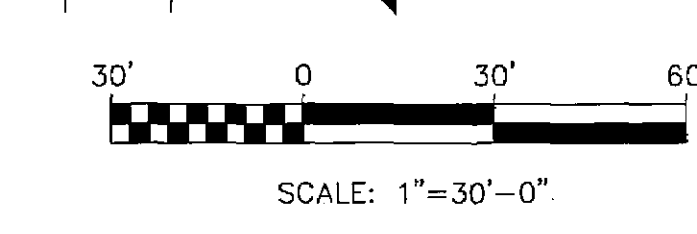
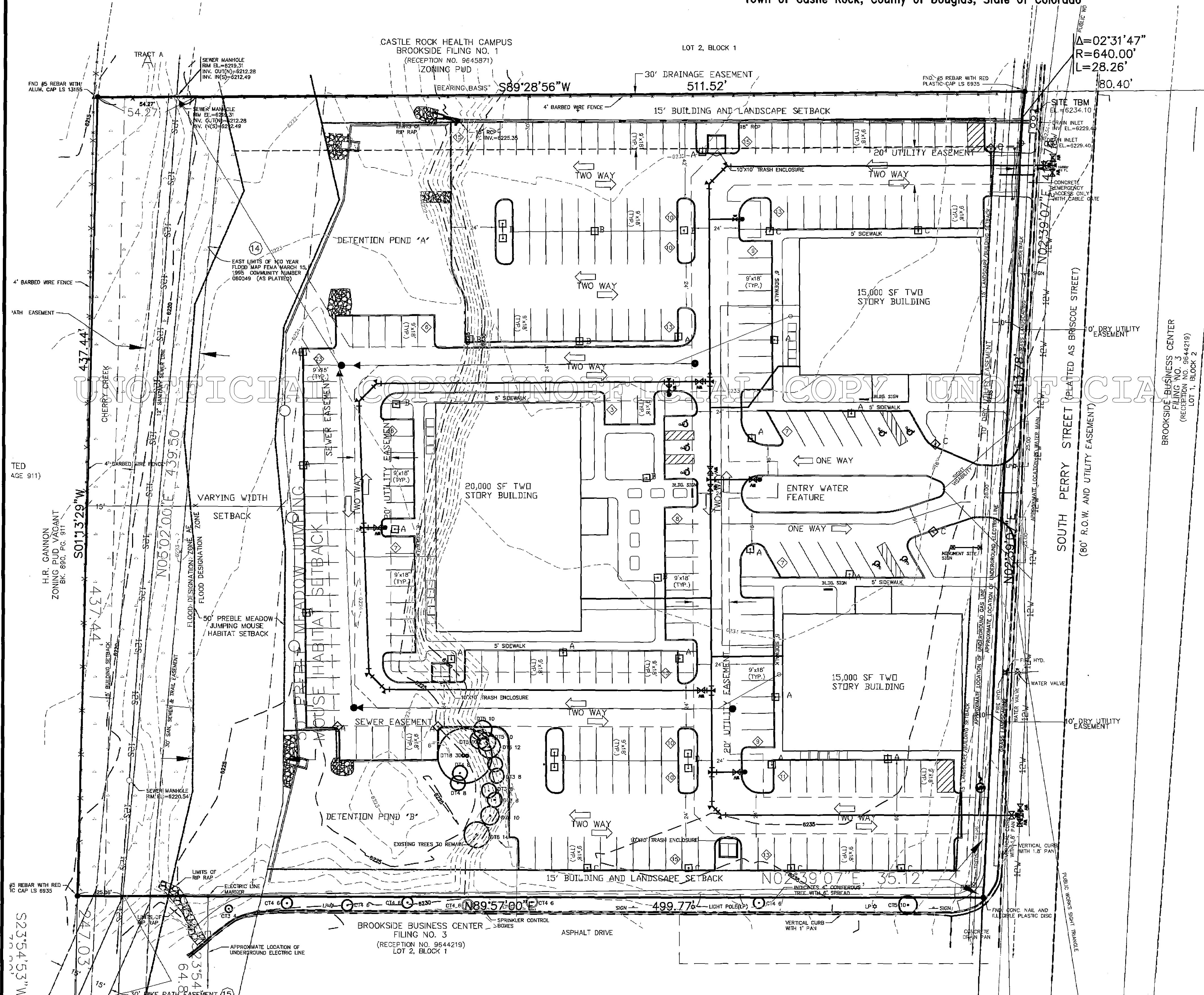
TOTAL PARKING SPACES REQUIRED: 225 SPACES

TOTAL PARKING PROVIDED: 244 SPACES

HANDICAPPED PARKING REQUIRED:

- 6 ACCESSIBLE
- 1 VAN ACCESSIBLE
- PER/ AMERICANS WITH DISABILITIES ACT STANDARDS

HANDICAPPED PARKING PROVIDED: 7 SPACES



REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISION PER TOWN COMMENTS	CAK	09-23-03
2	REVISION PER TOWN COMMENTS	CAK	12-08-03

FINAL PD SITE PLAN

BROOKSIDE BUSINESS CENTER
FILING NO. 3, LOT 1, BLOCK 1
FINAL PD SITE PLAN

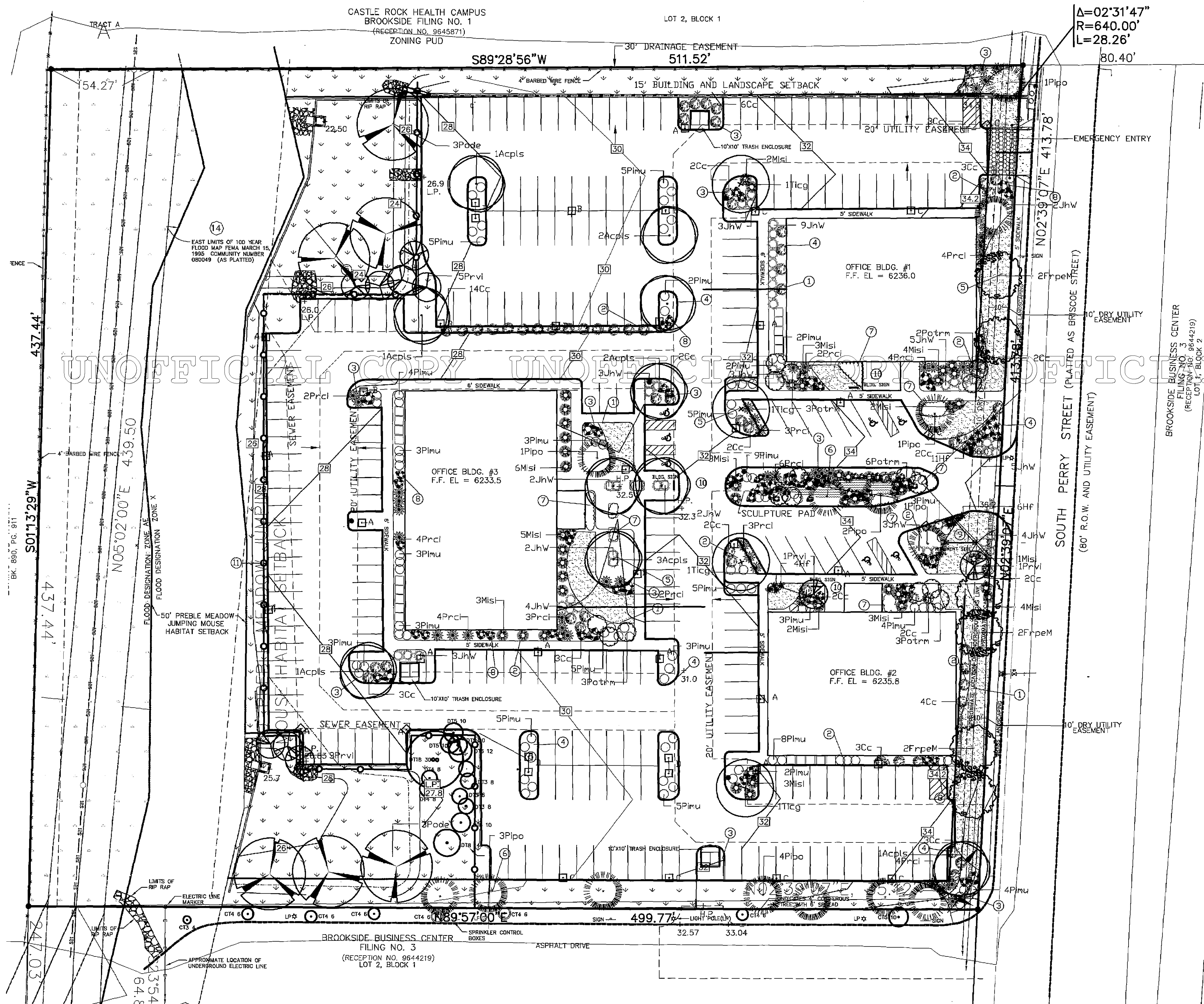
PROJECT NO. 03021	Drawn By: JFB	Date: 05-10-03
	Checked By: JFB	Sheet: 2 of 12

Land Development Consultants, Inc.
Planning • Surveying • Landscape Architecture
www.ldc-inc.com • Colorado Springs • (719) 528-6133

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BROOKSIDE BUSINESS CENTER

FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN
Town of Castle Rock, County of Douglas, State of Colorado



SUMMARY TABLE		
	SQUARE FOOTAGE	PERCENTAGE
TOTAL LOT AREA	222,156 S.F.	
BUILDING COVERAGE	25,000 S.F.	11.3% OF SITE
IMPERVIOUS COVERAGE	99,151 S.F.	44.6% OF SITE
TOTAL IMPERVIOUS COVERAGE	124,151 S.F.	55.9% OF SITE
TOTAL DISTURBED AREA	172,599 S.F.	77.7% OF SITE
TOTAL LANDSCAPE AREA	38,968 S.F.	17.5% OF SITE
DETENTION POND AREA	9,500 S.F.	4.3% OF SITE
IRRIGATED TURF	6,513 S.F.	16.7% OF LANDSCAPE
LIVING GROUND COVER	31,174 S.F.	80% OF LANDSCAPE
NON-LIVING GROUND COVER	7,794 S.F.	3.3% OF LANDSCAPE
TREES	REQ. 78	PRO: 67 EXISTING: 13 TOTAL: 80
SHRUBS	REQ. 156	PRO: 244

- GENERAL NOTES:**
- ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
 - ALL PLANTING AREAS SHALL HAVE RECOMMENDED SOIL AMENDMENTS SPREAD OVER THE PLANTING AREA AND INCORPORATED INTO THE SOIL PRIOR TO PLANTING.
 - ALL TURF AREAS SHALL BE AMENDED AND TILLED TO A DEPTH OF 4" PRIOR TO PLANTING. SEEDED TURF AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES TO 6 FEET ABOVE FINISH GRADE.
 - ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE IRRIGATED BY AN AUTOMATIC DRIP OR SPRAY IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR SHUTOFF DEVICE.
 - ALL TURF AREAS TO BE IRRIGATED BY U.G. LOW-VOLUME, AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR AUTOMATIC SHUTOFF DEVICE.
 - A 3" DEPTH OF SHREDDED WOOD OR GRAVEL MULCH PER PLAN SHALL BE INSTALLED THROUGHOUT PLANTING BEDS.
 - A 36" DIAMETER OF 3" DEPTH WOOD MULCH SHALL BE PROVIDED AT BASE OF ALL TREES IN TURF AREA.
 - ALL TREES, SHRUBS, AND GROUND COVERS SHALL BE INSTALLED PER PLANTING DETAILS.
 - ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE DESIGN LANDSCAPE ARCHITECT.
 - ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE 'COLORADO NURSERY ASSOCIATION', AND THE 'AMERICAN STANDARD OF NURSERY STOCK'. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, AND MECHANICAL INJURIES, HAVE ADEQUATE ROOT SYSTEMS, AND OTHERWISE BE CONSISTENT WITH THE INTENT OF THE LANDSCAPE CODE AND LANDSCAPE POLICY MANUAL.
 - THE NATIVE GRASS MIX SHALL BE DRILLED INTO PREPARED PLANTING AREA AND ROLLED. NATIVE GRASS AREAS SHALL BE KEPT WEED FREE DURING THE ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL IRRIGATE NATIVE TURF AS NECESSARY TO INSURE PROPER GERMINATION.
 - THE LANDSCAPE CONTRACTOR SHALL SUBMIT A REQUEST FOR INSPECTION TO THE LANDSCAPE ARCHITECT, A MINIMUM OF 24 HOURS PRIOR TO INSPECTION AND SHALL HAVE A QUALIFIED REPRESENTATIVE ON SITE FOR THE FINAL INSPECTION.
 - IRRIGATION SYSTEMS MUST INCLUDE A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.
 - ALL TURF AND SPRAY IRRIGATION SHALL BE HELD A MINIMUM OF 30' OFF BUILDING FOUNDATION.

KEYED NOTES:

- STEEL EDGE TYPICAL REF. DETAIL E/4-15
- SHREDDED WOOD MULCH
- 3/4" - 1" RIVER ROCK (TAN COLORED)
- TYPICAL SHRUB PLANTING REF. DETAIL B/4-15
- TYPICAL DECIDUOUS TREE PLANTING REF. DETAIL A/4-15
- TYPICAL EVERGREEN TREE PLANTING REF. DETAIL C/4-15
- TYPICAL GROUND COVER PLANTING REF. DETAIL D/4-15. (SEASONAL COLOR BY CONTRACTOR)
- LANDSCAPE BOULDER TYPICAL F/4-15
- MONUMENT SIGN J/4-15
- BUILDING SIGN K/4-15
- SPLIT RAIL FENCE H/4-15

TREES

Code Name	Common Name	Scientific Name	Width	Planting Size	Quantity
Pipo	Ponderosa pine	Pinus ponderosa	40.00	6'-8'	14
Prvi	Chokecherry	Prunus virginiana 'shubertii'	25.00	2'-Cal	10
Wb	Western Birch	Betula occidentalis	20.00	2'-Cal	17
Pode	Narrowleaf cottonwood	Populus x angustifolia	40.00	2'-Cal	6
Acpls	Schweders Maple	Acer platanoides 'Schwedleri'	30.00	2'-Cal	10
Ticg	Green Spire Linden	Tilia cordata 'Green Spire'	20.00	2'-Cal	4
FrpeM	Marshall Seedless Ash	Fraxinus pennsylvanica 'Marshall'	40.00	2'-Cal	6

SHRUBS

Code Name	Common Name	Scientific Name	Width	Planting Size	Quantity
Jhw	Blue Rug Juniper	Juniperus horizontalis 'Wiltoni'	6.00	5-Gal	48
Cc	Bluemist Spirea	Caryopteris clandestina	5.00	5-Gal	63
Plnu	Swiss mountain pine	Pinus mugo mugo	5.00	5-Gal	98
Prcl	Purpleleaf sand cherry	Prunus cistena	6.00	5-Gal	40

ORNAMENTAL GRASSES/PERENNIALS

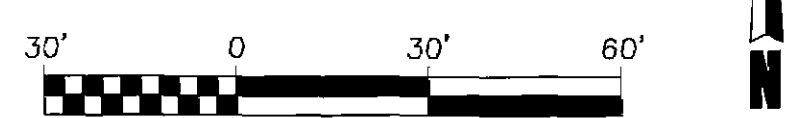
Code Name	Common Name	Scientific Name	Width	Planting Size	Quantity
Misi	Japanese silver grass	Miscanthus sinensis	5.00	3-Gal	47
Hf	Daylily	Henecacallis spp.	3.00	1-Gal	21

SOD:

Common Name
100% FESCUE MIX AS PROVIDED BY GREEN VALLEY TURF CO. OR APPROVED EQUAL

SEED- (LOW GROW MIX) AS SUPPLIED BY ARKANSAS VALLEY SEED SOLUTIONS OR APPROVED EQUAL. 4625 COLORADO BLVD. DENVER, CO 80216 (303) 320.7500

Common Name
EPHRAIM CRESTED WHEATGRASS
PERENNIAL RYEGRASS
BLUE FESCUE
CHEWINGS RYEGRASS



REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISION PER TOWN COMMENTS	CAK	09-23-03
2	REVISION PER TOWN COMMENTS	CAK	12-09-03

LANDSCAPE PLAN

Town Registration Number: 401

BROOKSIDE BUSINESS CENTER
FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN
LANDSCAPE PLAN

PROJECT NO. 03021
Drawn By: JFB
Checked By: JFB
Date: 05-10-03
Sheet: 3 of 12



BROOKSIDE BUSINESS CENTER

FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN
Town of Castle Rock, County of Douglas, State of Colorado

NOTES:

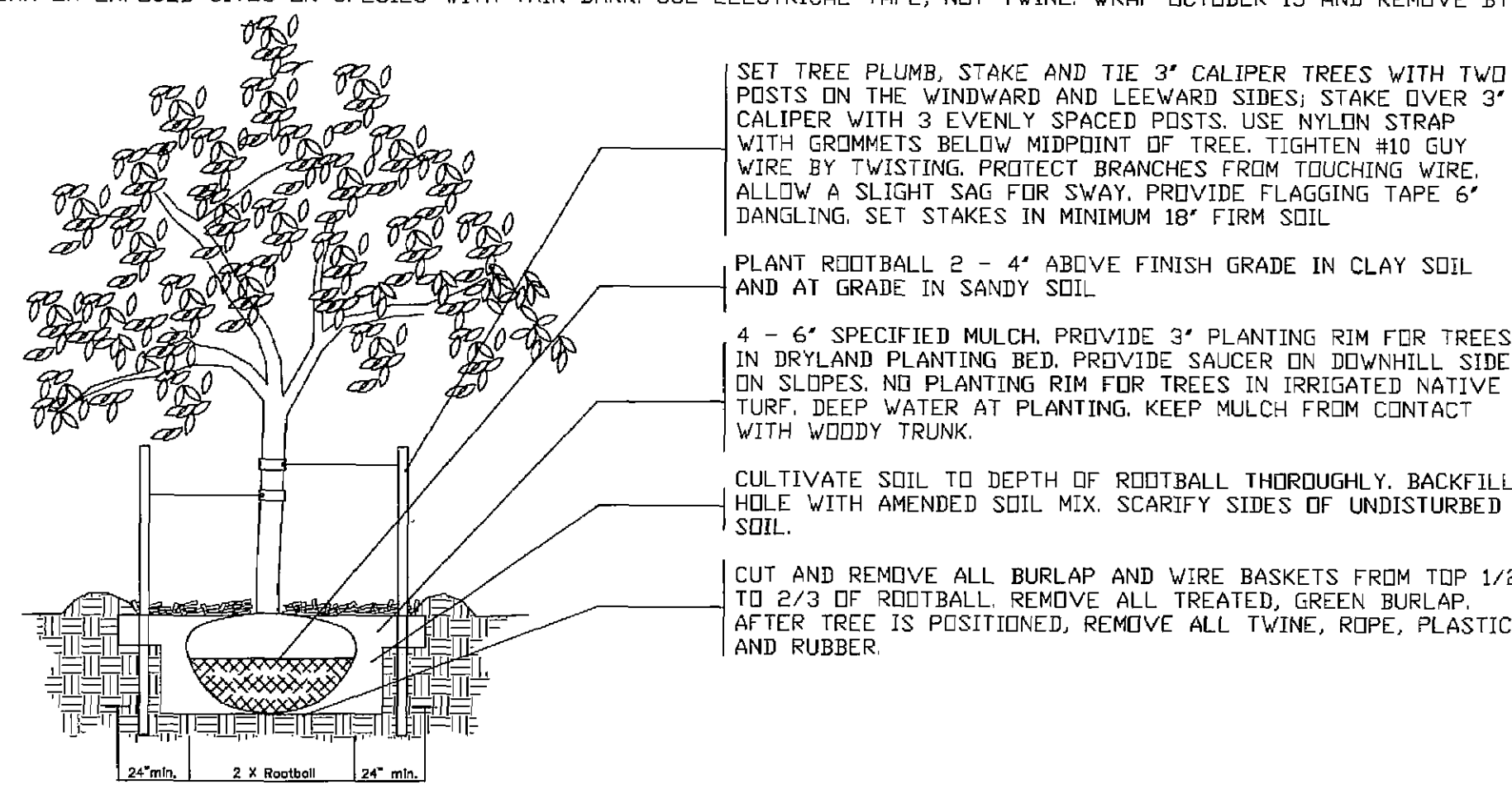
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.

NOTES:

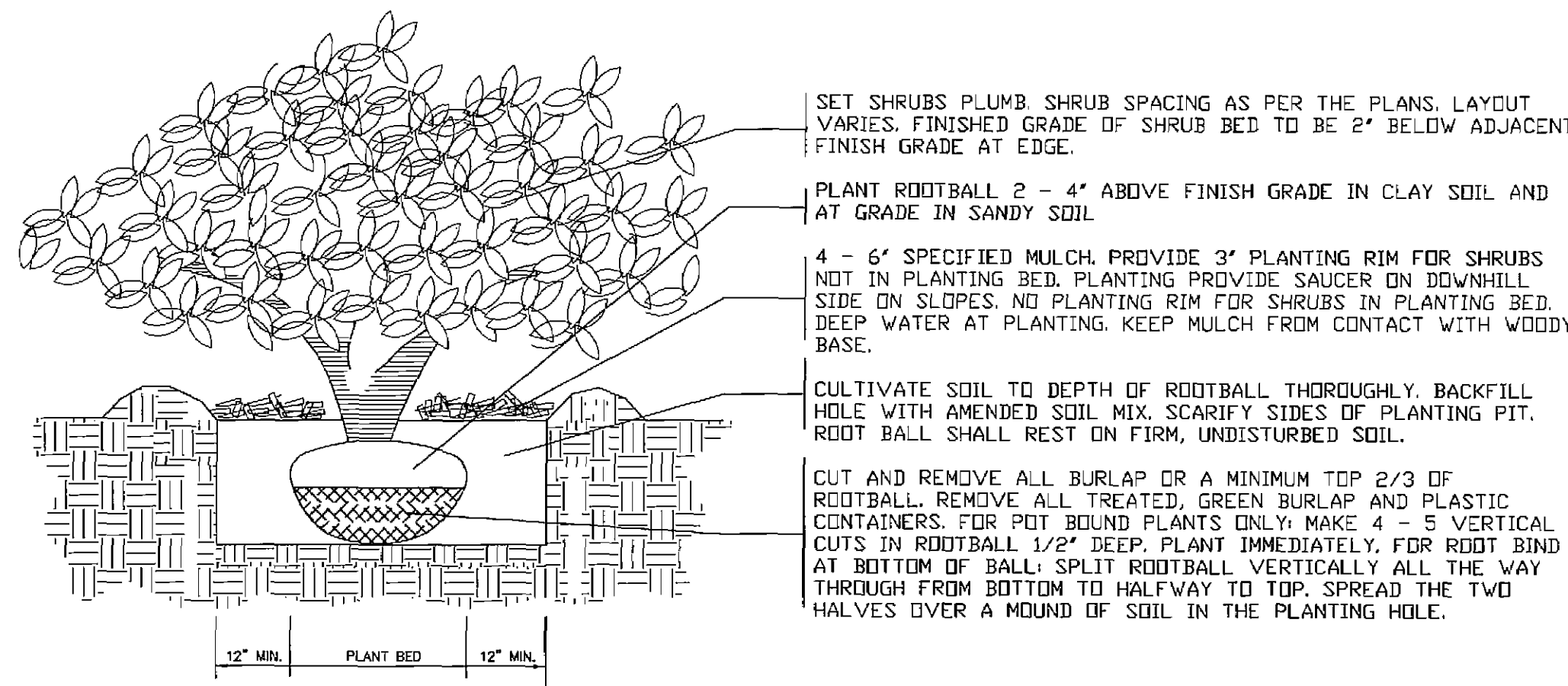
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

NOTES:

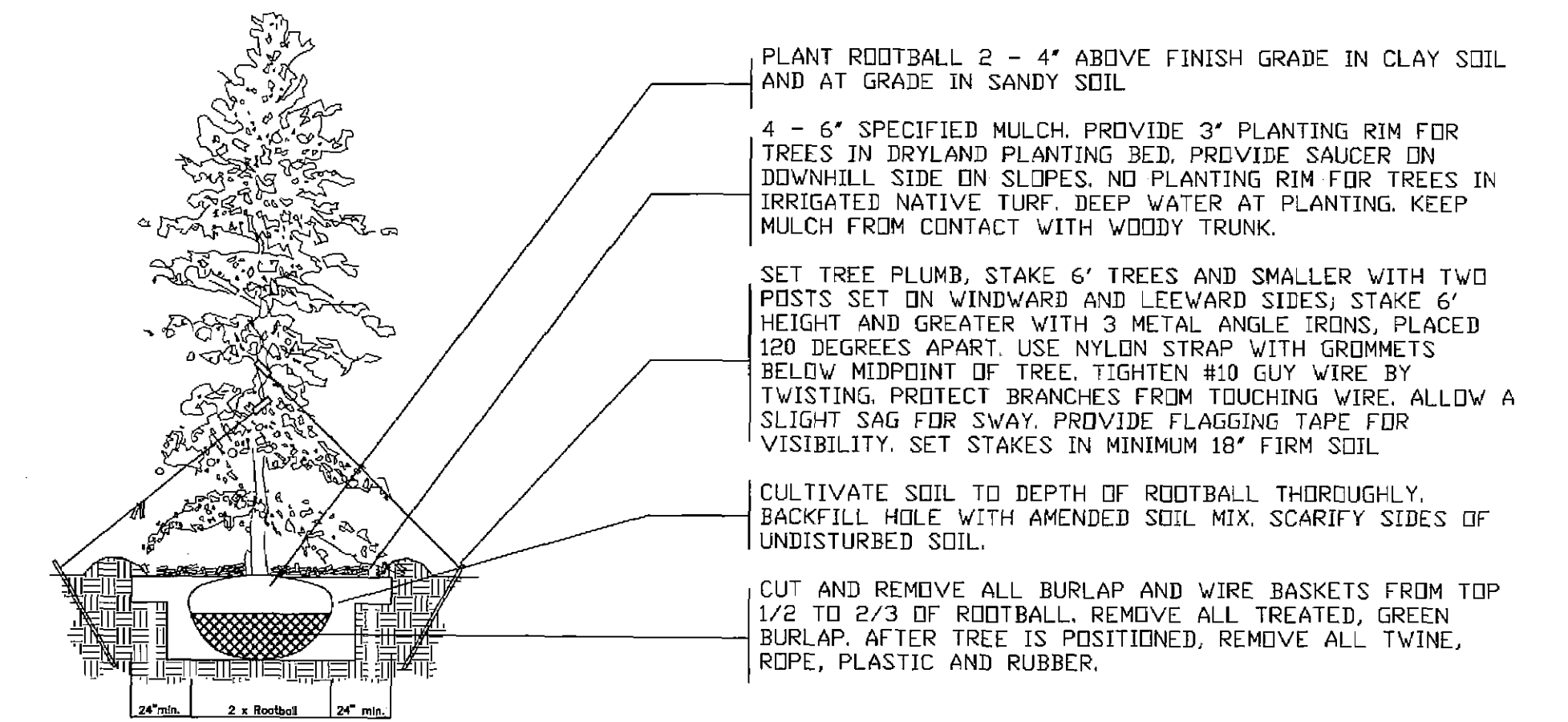
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A DECIDUOUS TREE PLANTING DETAIL
4-15 ldc/details/dtreedetail.dwg N.T.S.

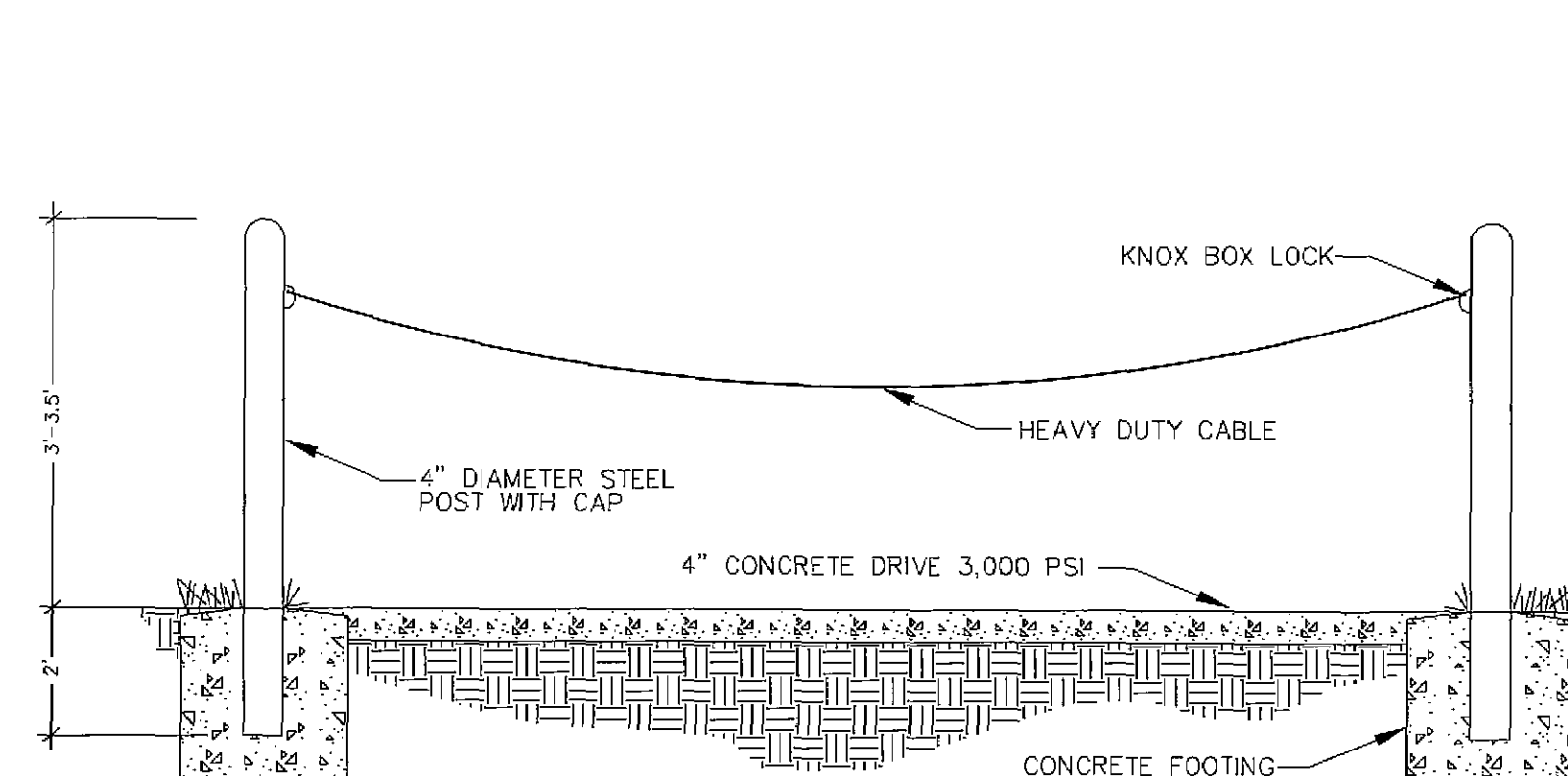


B SHRUB PLANTING DETAIL
4-15 ldc/details/dshrubdetail.dwg N.T.S.

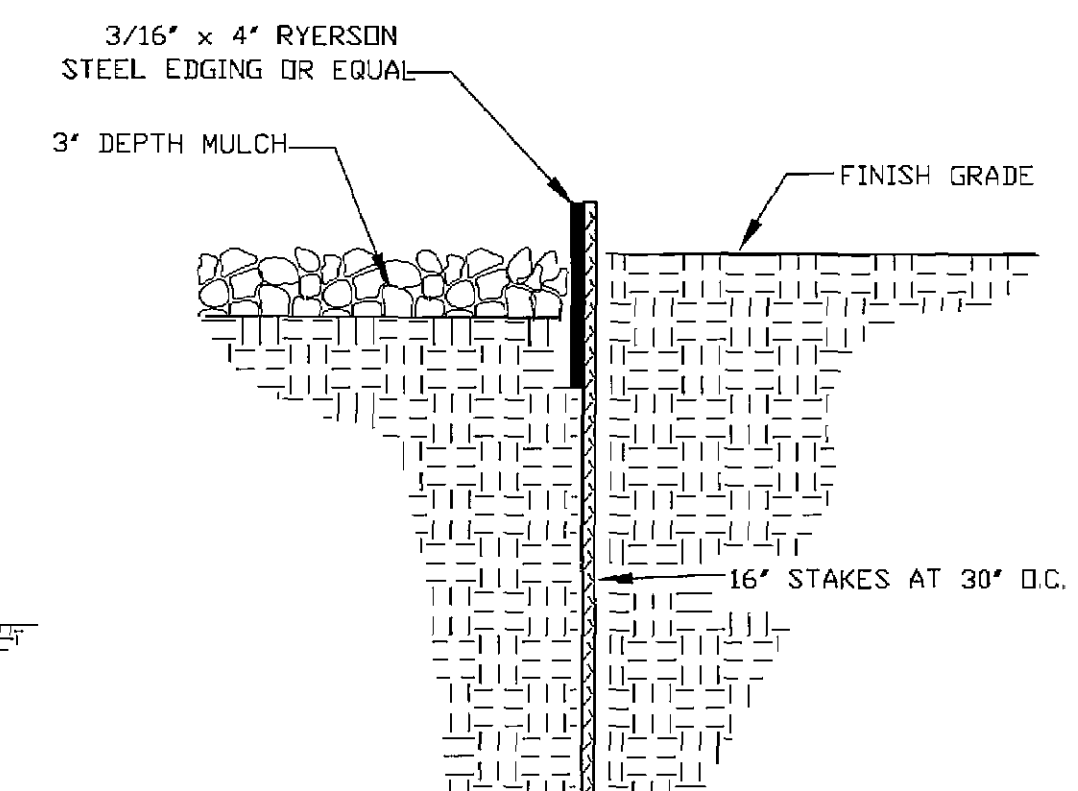


C EVERGREEN TREE PLANTING DETAIL
4-15 ldc/details/etreedetail.dwg N.T.S.

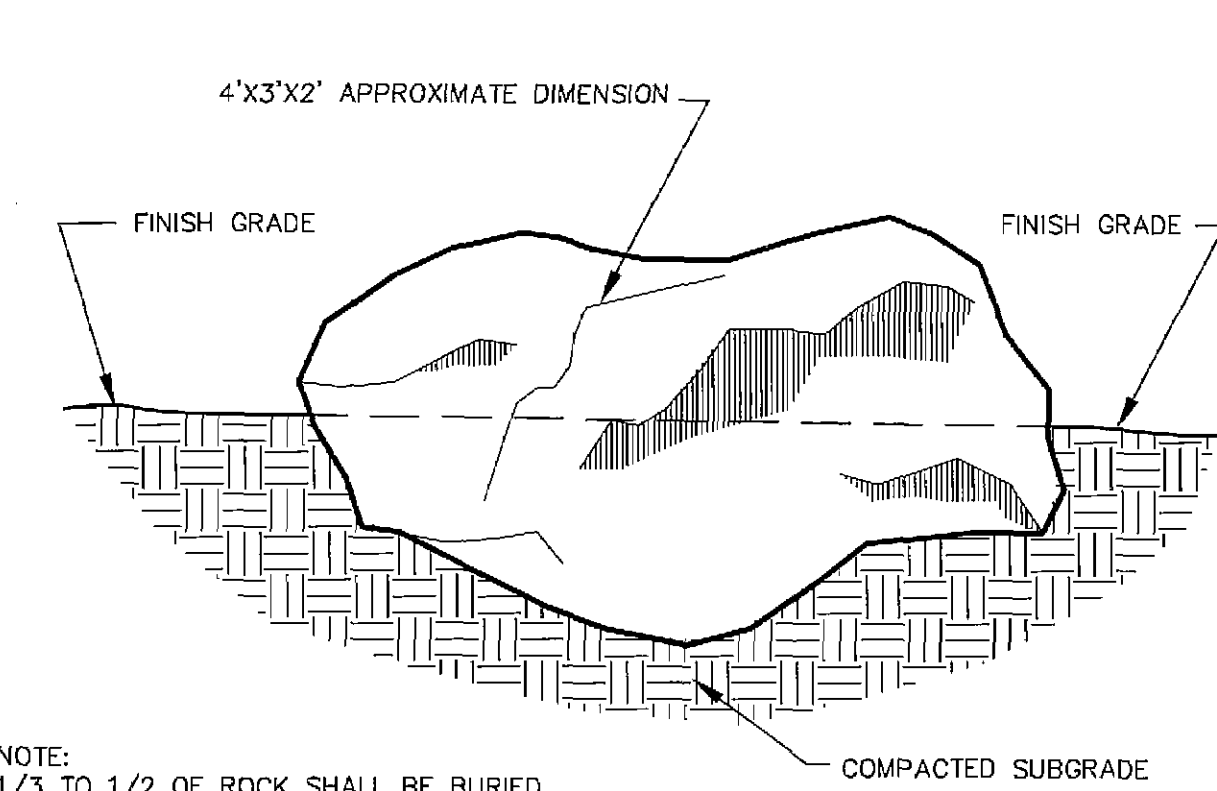
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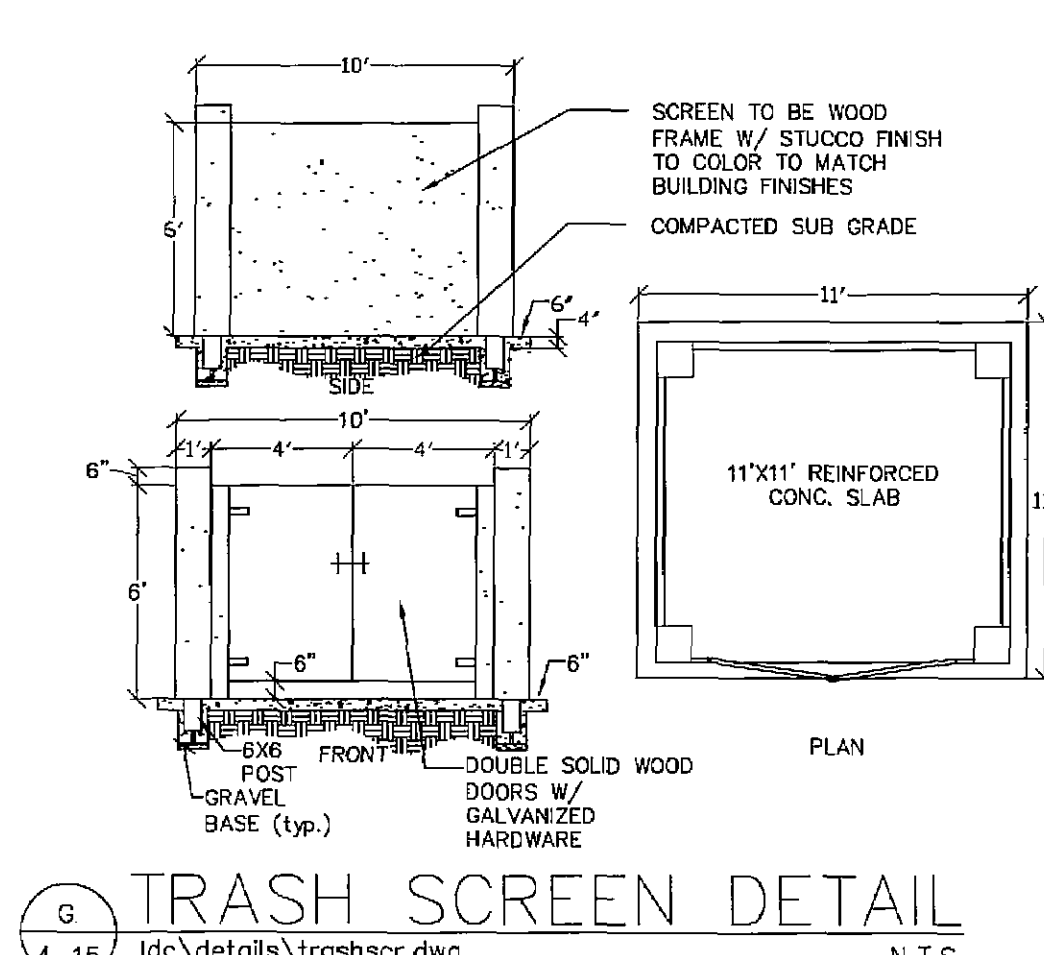
D EMERGENCY ACCESS CABLE GATE
4-15 ldc/details/EGATE N.T.S.



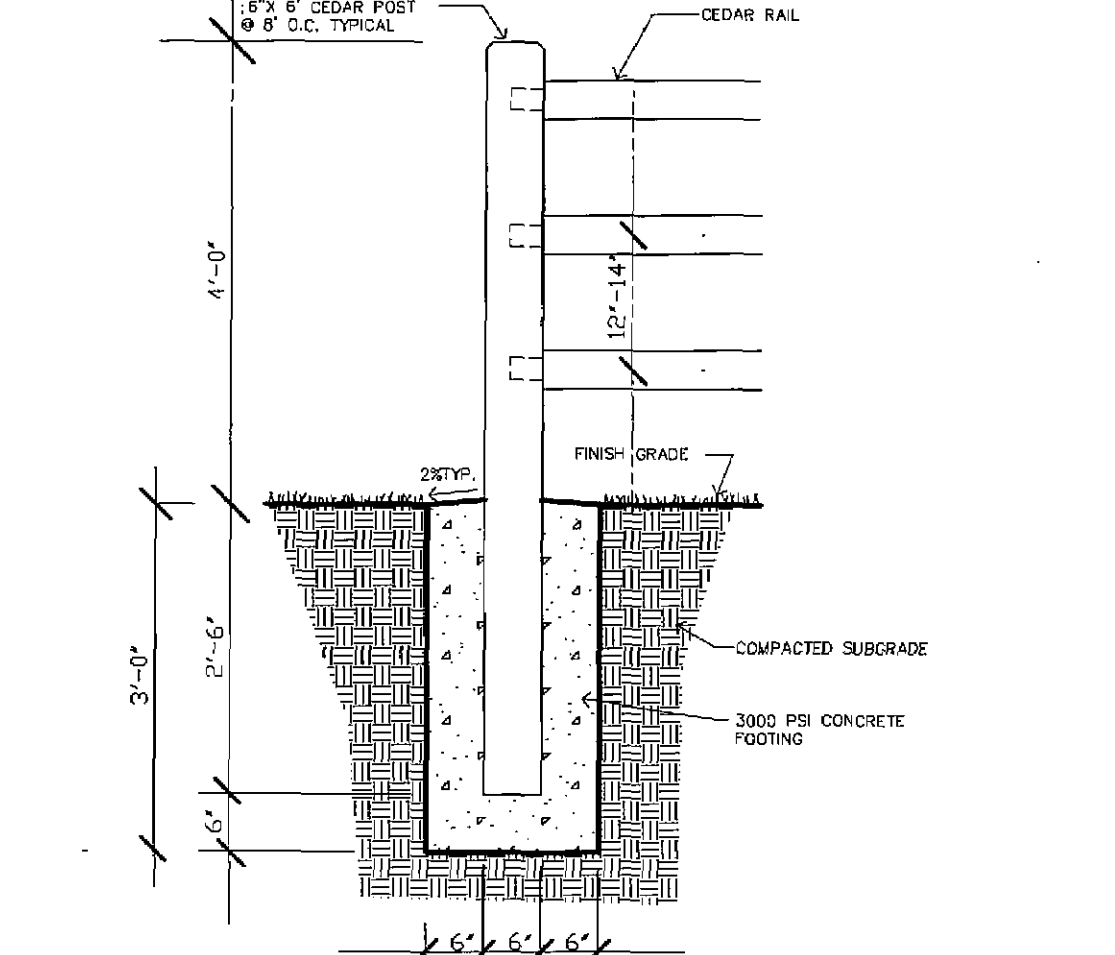
E STEEL EDGE DETAIL
4-15 ldc/details/stledgedetail.dwg N.T.S.



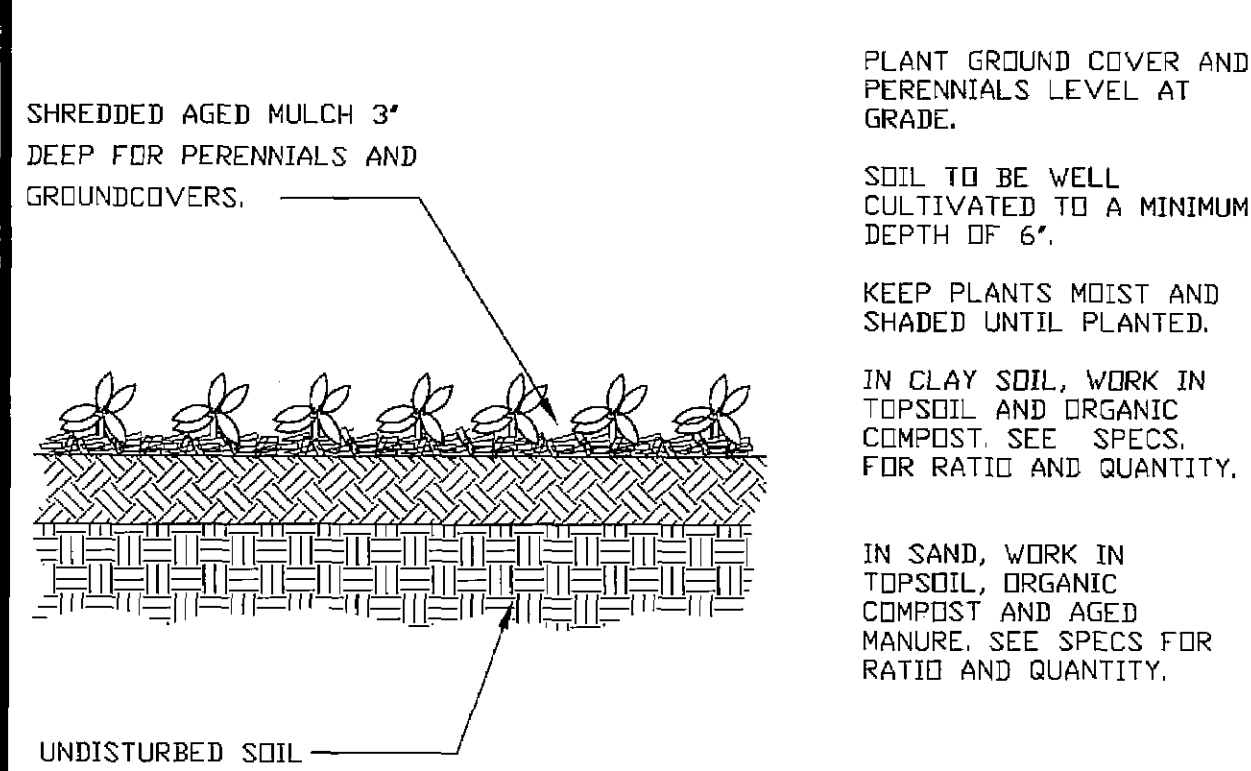
F LANDSCAPE BOULDER
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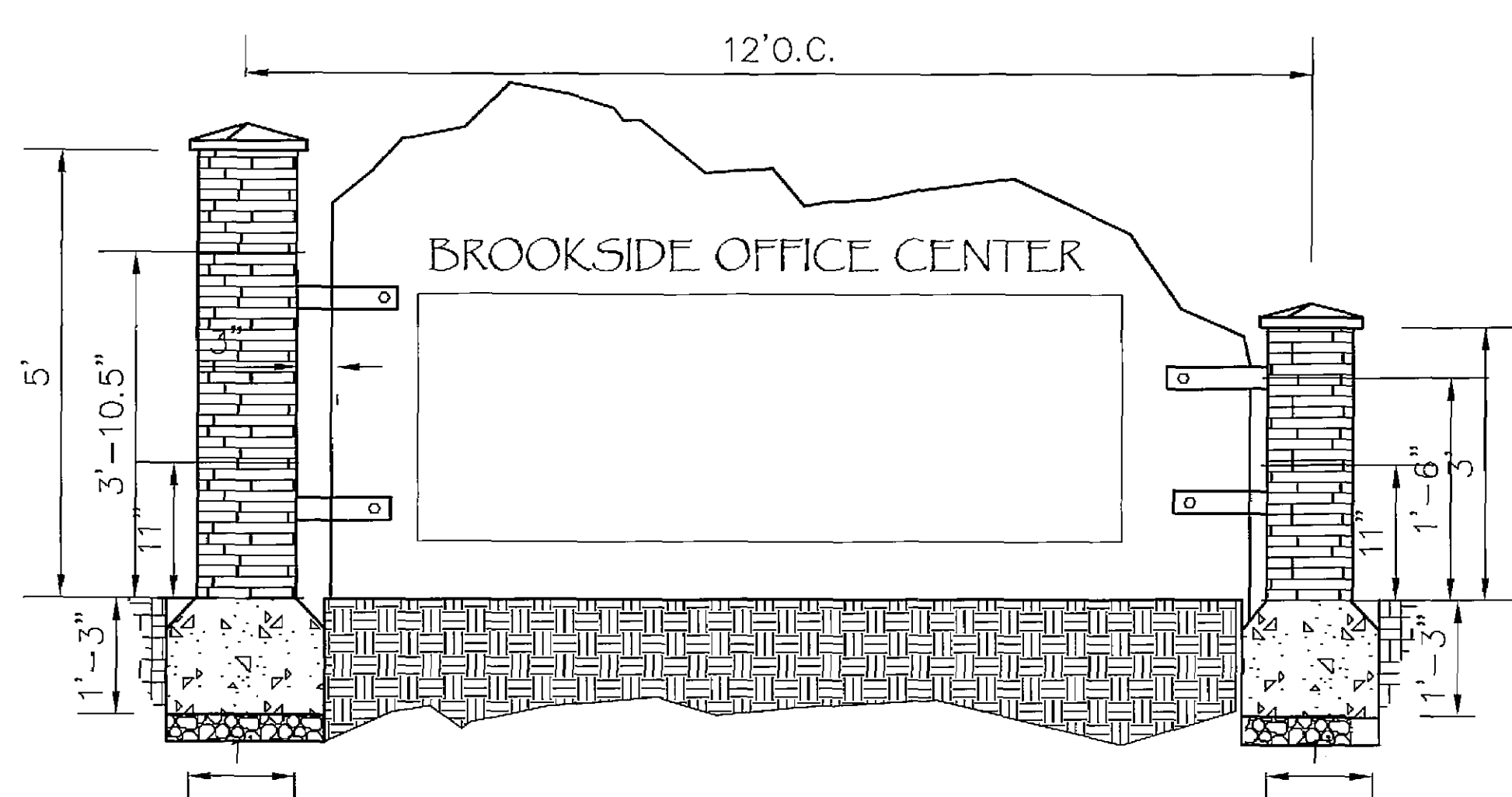
G TRASH SCREEN DETAIL
4-15 ldc/details/trashscr.dwg N.T.S.



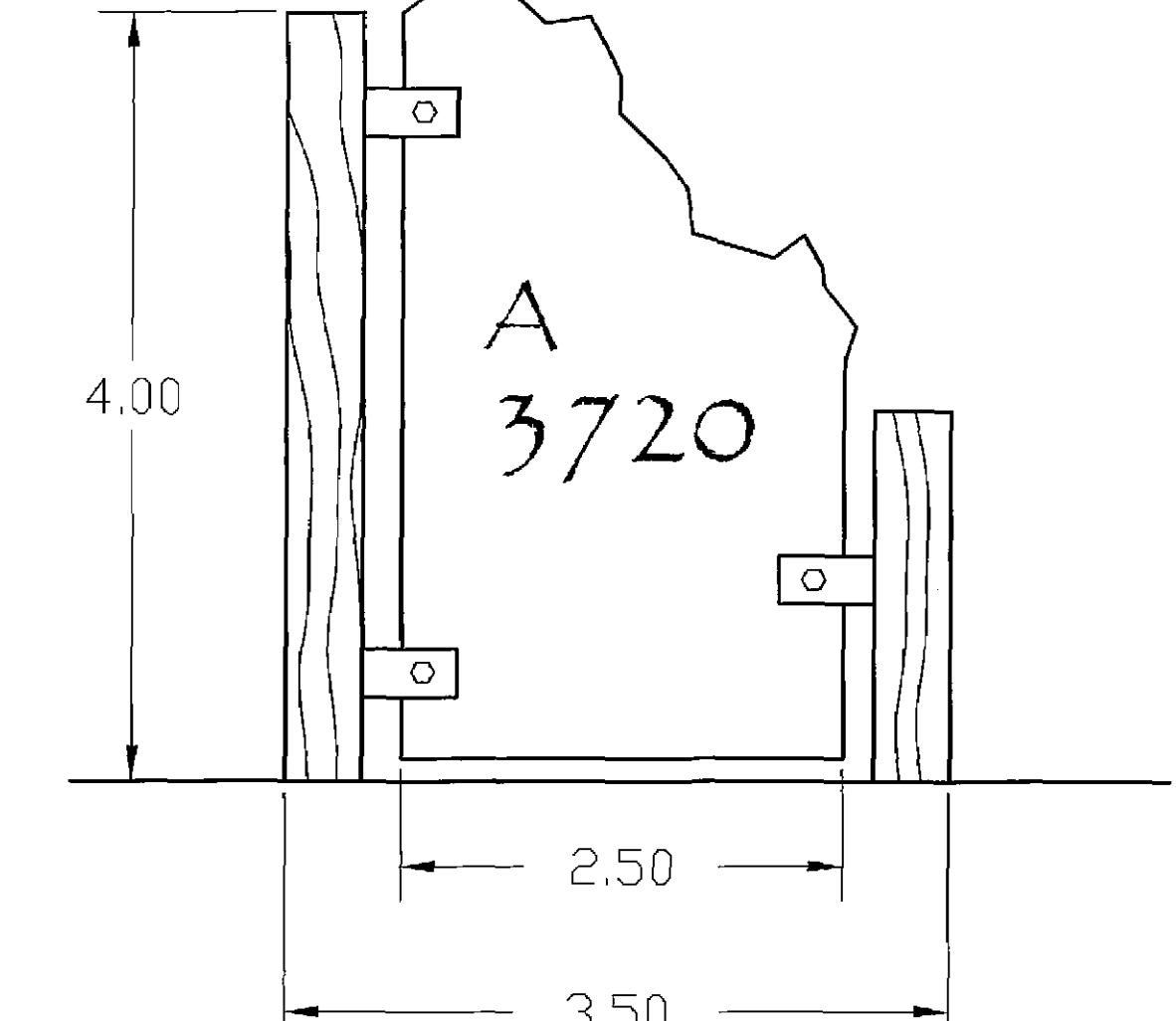
H SPLIT RAIL FENCE DETAIL
4-15 m-sign/03021sign.dwg N.T.S.



I PERENNIAL OR GROUND COVER PLANTING DETAIL
4-15 F:\ldc\details\perennialdetail.dwg N.T.S.



J STONE MONUMENT SIGN (preliminary)
4-15 m-sign/03021sign.dwg N.T.S.



K STONE BUILDING SIGN (preliminary)
4-15 m-sign/03021sign.dwg N.T.S.

PROPERTY SIGN DATA		
SIGN TYPE	QUANTITY	SQUARE FOOTAGE
MONUMENT SIGN: DETAIL G	1	100 S.F.
BUILDING SIGN: DETAIL H	3	20 S.F.
TOTAL SIGN SQUARE FOOTAGE		160 S.F.

Town Registration Number: 401



REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	REVISION PER TOWN COMMENTS	CAK	09-23-03
2	REVISION PER TOWN COMMENTS	CAK	12-09-03

LANDSCAPE DETAILS

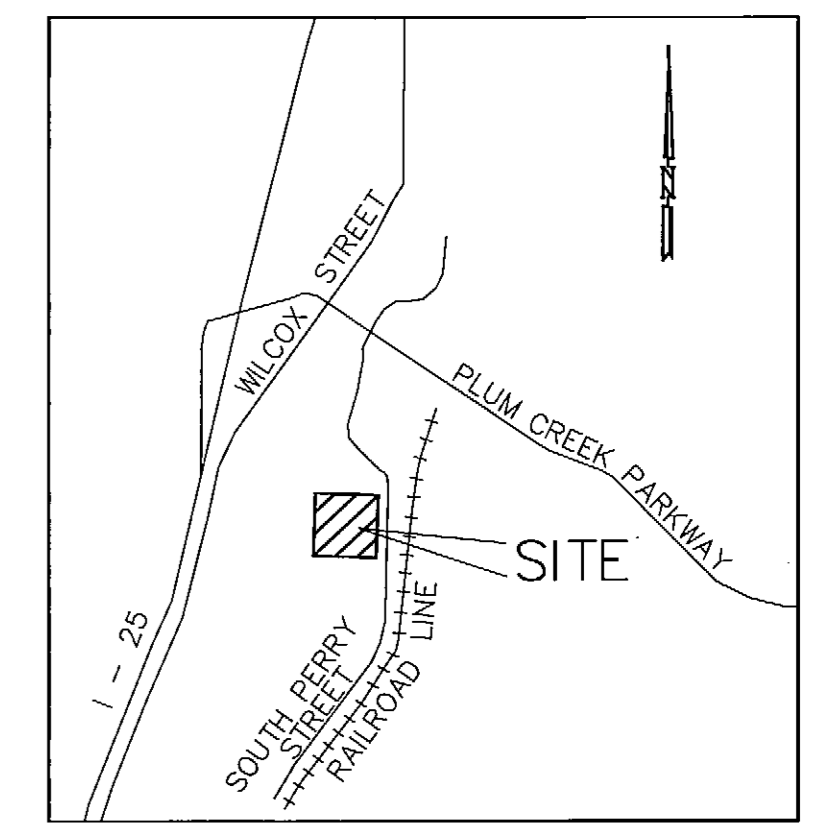
BROOKSIDE BUSINESS CENTER FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN LANDSCAPE DETAILS		
PROJECT NO.	Drawn By: JFB	Date: 05-10-03
03021	Checked By: JFB	Sheet: 4 of 12



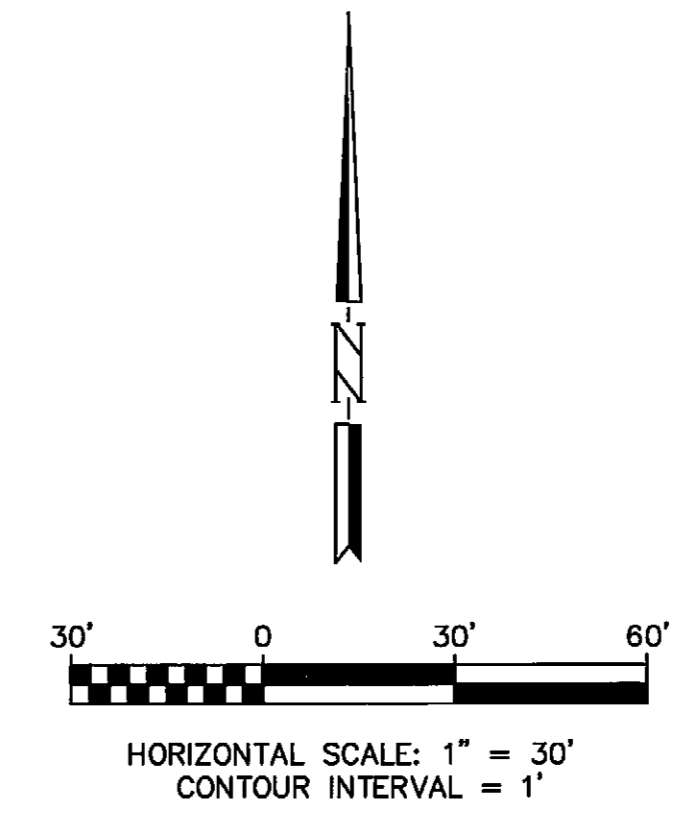
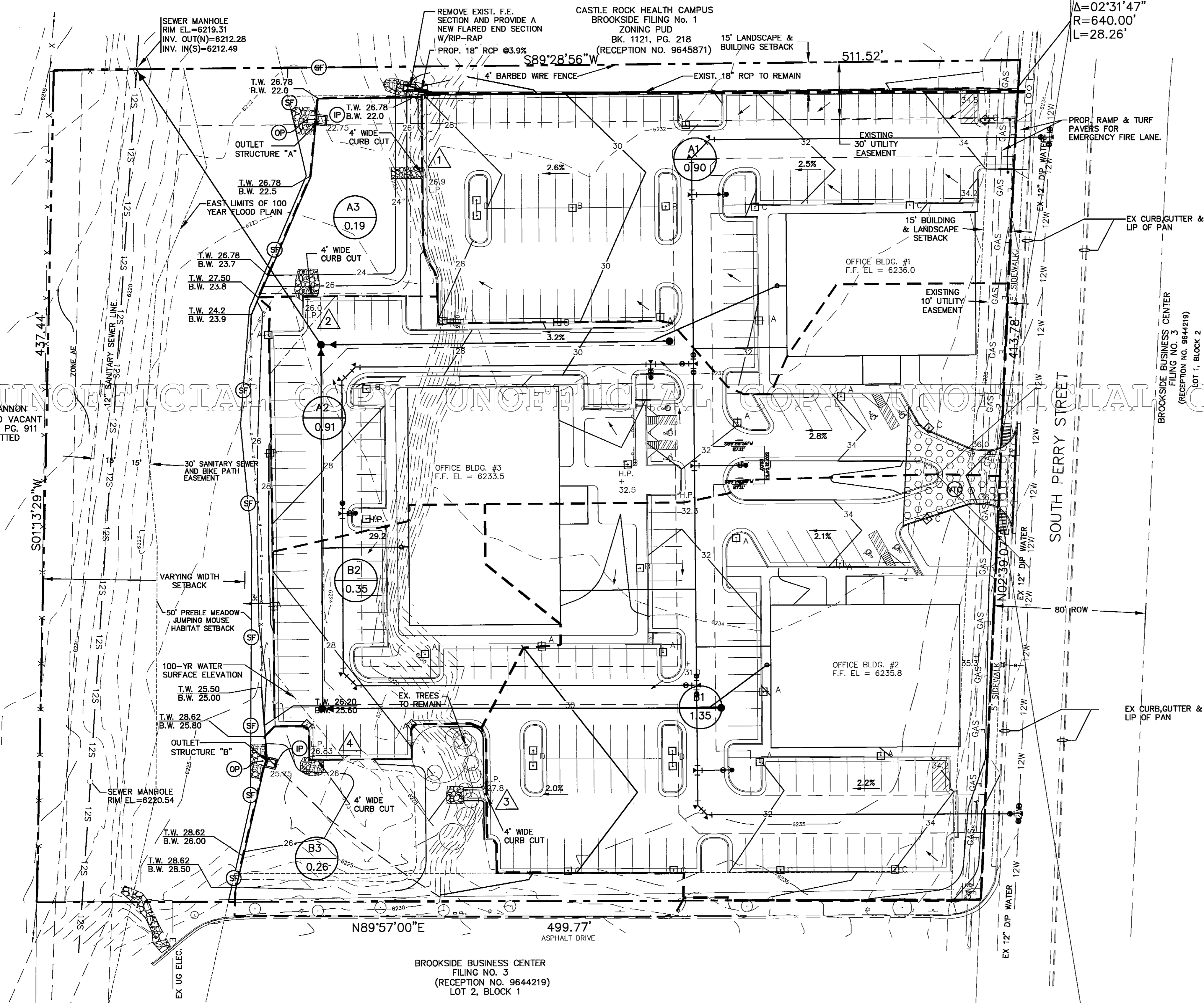
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FINAL DRAINAGE MAP

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
N.T.S.



STAGE-VOLUME TABLE (POND A)

DESCRIPTION	ELEVATION	VOLUME
BOTTOM OF POND	6222.75	
	6223.00	67
	6224.00	2,534
	6225.00	7,445
10YR+WQ STORAGE	6225.06	7,745
100YR+WQ STORAGE	6225.78	11,645
TOP OF WALL	6226.00	12,851
TOP OF WALL	6226.78	

STAGE-VOLUME TABLE (POND B)

DESCRIPTION	ELEVATION	VOLUME
BOTTOM OF POND	6225.75	
	6226.00	412
	6227.00	6,013
10YR+WQ STORAGE	6227.17	7,359
100YR+WQ STORAGE	6227.62	11,077
	6228.00	14,122
TOP OF WALL	6228.62	

NOTE: A 10-YR RELEASE RATE OF 0.30 CFS/ACRE AND A 100-YR RELEASE RATE OF 1.00 CFS/ACRE

NOTE: A 10-YR RELEASE RATE OF 0.30 CFS/ACRE AND A 100-YR RELEASE RATE OF 1.00 CFS/ACRE

LEGEND

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
SUBDIVISION BOUNDARY	---
BASIN BOUNDARY	---
FLOW DIRECTION	X.XXX
BASIN IDENTIFIER	B
AREA IN ACRES	0.34
DESIGN POINT	1
LOW POINT	L.P.
HIGH POINT	H.P.
SILT FENCE	SF
VEHICLE TRACKING CONTROL	VTC
INLET PROTECTION	IP
OUTLET PROTECTION	OP

DEVELOPED FLOWS

DESIGN POINT	Q ₅ (CFS)	Q ₁₀₀ (CFS)
1	3.1	6.7
2	3.3	6.9
3	4.8	10.3
4	1.2	2.6

BASIN	AREA (ACRES)	Q ₅ (CFS)	Q ₁₀₀ (CFS)
A1	0.90	3.1	6.7
A2	0.91	3.3	6.9
A3	0.19	0.1	0.7
B1	1.35	4.8	10.3
B2	0.35	1.2	2.6
B3	0.26	0.1	0.9

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

UTILITY NOTIFICATION CENTER OF COLORADO
GAS, ELECTRIC, WATER AND WASTEWATER

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CREATED BY	APPROVED BY

BROOKSIDE BUSINESS CENTER
FILING NO. 3
(RECEPTION NO. 9644219)
LOT 2, BLOCK 1

MERRICK
Engineers & Architects

7222 COMMERCE CENTER DR. SUITE 120 COLORADO SPRINGS, CO 80910 719-590-8874

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MERRICK	SIGNATURE	DATE
DESIGNED		
QC REVIEW		
APPROVED		
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
GD FILE NAME		

BROOKSIDE BUSINESS CENTER
FILING NO. 3, LOT 1, BLOCK 1 FINAL PD
FINAL DRAINAGE MAP

CLIENT PROJECT NO. _____

MERRICK PROJECT NO. 18014523

SCALE: 1"=30'-0"

BROOKSIDE BUSINESS CENTER FILING NO. 3, LOT 1, BLOCK 1 FINAL PD FINAL DRAINAGE MAP

REVISION: _____ SHEET NO. 6 OF 12

BROOKSIDE BUSINESS CENTER

FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN
Town of Castle Rock, County of Douglas, State of Colorado

DATE:	REV.	BY:



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DAVID WOODY and CO.
CUSTOM HOME DESIGN AND DRAFTING
7222 COMMERCE CTR. DR. SUITE # 109
COLORADO SPRINGS, CO. 80919
(719) 531-9018

OFFICE BUILDING FOR
BROOKSIDE BUSINESS CTR.
SOUTH PERRY ST.
CASTLE ROCK, CO.
FILING NO. 3 BLOCK 1, LOT 1

ROCK SOLID DEVELOPMENT LLC
4267 HAMMOCK DR. SOUTH
COLORADO SPRINGS, CO. 80917
(719) 596-4746

DATE: 9-18-03
DRAWN BY: D.W.

BUILDING STATISTICS
20,000 S.F.
35' AVERAGE HEIGHT
BUILDING SIGN INFORMATION
LOCATED ON SHEET 4 OF 12

BROOKSIDE BUSINESS CENTER
FILING NO. 3 BLOCK 1, LOT 1
FINAL PD SITE PLAN
SHEET 7 OF 12

BROOKSIDE BUSINESS CENTER

FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN
Town of Castle Rock, County of Douglas, State of Colorado

DATE:	REV.	BY:



REAR ELEVATION
SCALE: 3/16" = 1'-0"

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DAVID WOODY and CO.
CUSTOM HOME DESIGN AND DRAFTING
7222 COMMERCE CTR. DR. SUITE # 109
COLORADO SPRINGS, CO. 80919
(719) 531-9018

OFFICE BUILDING FOR
BROOKSIDE BUSINESS CTR.
SOUTH PERRY ST.
CASTLE ROCK, CO.
FILING NO. 3 BLOCK 1, LOT 1



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

ROCK SOLID DEVELOPMENT LLC
4267 HAMMOCK DR. SOUTH
COLORADO SPRINGS, CO. 80917
(719) 596-4746

DATE: 9-18-03
DRAWN BY: D.W.

BUILDING STATISTICS
20,000 S.F.
35' AVERAGE HEIGHT
BUILDING SIGN INFORMATION
LOCATED ON SHEET 4 OF 12

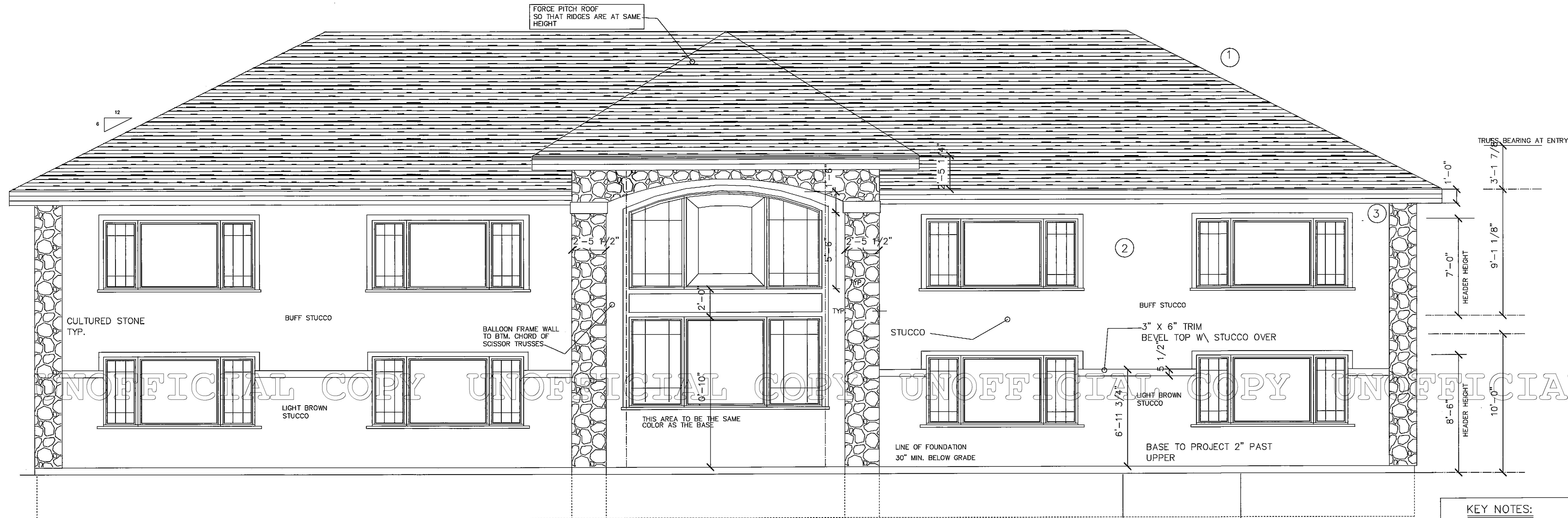
BROOKSIDE BUSINESS CENTER
FILING NO. 3 BLOCK 1, LOT 1
FINAL PD SITE PLAN
SHEET 8 OF 12

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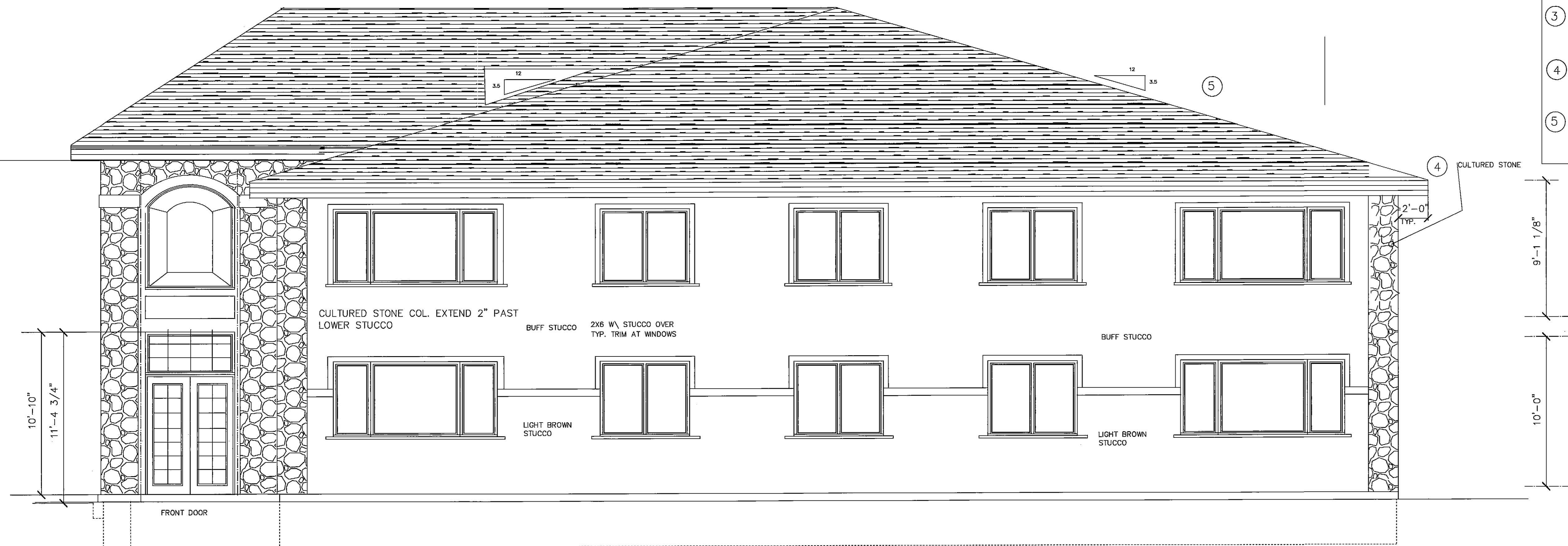
BROOKSIDE BUSINESS CENTER

FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN
Town of Castle Rock, County of Douglas, State of Colorado

DATE:	REV.	BY:
09-24-03		D.W.



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



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

- KEY NOTES:**
- 1 ASPHALT SHINGLE ROOFING
 - 2 STUCCO W/ EXP. JTS. AS REQ.D W/2X6 TRIM AT WINDOWS AND DOORS WRAP W/ STUCCO (BID ALSO AS FOAM W/ STUCCO OVER)
 - 3 1X8 R.S. CEDAR FASCIA OVER A 2X12 CEDAR FASCIA (PAINT)
 - 4 GALV. IRON GUTTER AND DOWNSPOUT WITH TIP OUTS OR CONC. SPLASH BLOCKS TO 4'-0" AWAY FROM FDTN.
 - 5 PROVIDE ROOF VENTS AT 1/300 SQ. FT. OF ROOF PLACE 1/2 OF VENTS IN UPPER 1/3 OF ROOF & 1/2 OF VENTS IN SOFFITS

DAVID WOODY and CO.
CUSTOM HOME DESIGN AND DRAFTING
7222 COMMERCE CTR. DR. SUITE # 109
COLORADO SPRINGS, COLO. 80919
(719) 531-9018

OFFICE BUILDING FOR
BROOKSIDE BUSINESS CTR.
SOUTH PERRY ST.
CASTLE ROCK, CO.
FILING NO. 3 BLOCK 1, LOT 1

ROCK SOLID DEVELOPMENT LLC
4267 HAMMOCK DR. SOUTH
COLORADO SPRINGS, COLO. 80917
(719) 596-4746

DATE: 09-18-03
DRAWN BY: D.W.

BUILDING STATISTICS
15,000 S.F.
32' AVERAGE HEIGHT
BUILDING SIGN INFORMATION
LOCATED ON SHEET 4 OF 12

BROOKSIDE BUSINESS CENTER
FILING NO. 3 BLOCK 1, LOT 1
FINAL PD SITE PLAN

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BROOKSIDE BUSINESS CENTER

FILING NO. 3, LOT 1, BLOCK 1 FINAL PD SITE PLAN
Town of Castle Rock, County of Douglas, State of Colorado

DATE:	REV.	BY:
09-24-03		D.W.



DAVID WOODY and CO.
CUSTOM HOME DESIGN AND DRAFTING
7222 COMMERCE CTR. DR. SUITE # 109
COLORADO SPRINGS, COLO. 80919
(719) 531-9018

OFFICE BUILDING FOR
BROOKSIDE BUSINESS CTR.
SOUTH PERRY ST.
CASTLE ROCK, CO.
FILING NO. 3 BLOCK 1, LOT 1

ROCK SOLID DEVELOPMENT LLC
4267 HAMMOCK DR. SOUTH
COLORADO SPRINGS, COLO. 80917
(719) 596-4746

DATE: 09-18-03
DRAWN BY: D.W.
BROOKSIDE BUSINESS CENTER
FILING NO. 3 BLOCK 1, LOT 1
FINAL PD SITE PLAN
SHEET 10 OF 12

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- KEY NOTES:**
- 1 ASPHALT SHINGLE ROOFING
 - 2 STUCCO W/ EXP. JTS. AS REQ.D. W/ 2X4 TRIM AT WINDOWS AND DOORS WRAP W/ STUCCO (TRIM AT FRONT ONLY)
 - 3 1X8 R.S. CEDAR FASCIA OVER A 2X12 CEDAR FASCIA (PAINT)
 - 4 GALV. IRON GUTTER AND DOWNSPOUT WITH TIP OUTS OR CONC. SPLASH BLOCKS TO 4'-0" AWAY FROM FDTN.
 - 5 PROVIDE ROOF VENTS AT 1/300 SQ. FT. OF ROOF PLACE 1/2 OF VENTS IN UPPER 1/3 OF ROOF & 1/2 OF VENTS IN SOFFITS

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



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

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SCALE: 1/4" = 1'-0"

BUILDING STATISTICS
15,000 S.F.
32' AVERAGE HEIGHT
BUILDING SIGN INFORMATION
LOCATED ON SHEET 4 OF 12

