

PLAT IDENTIFICATION SHEET

RECEPTION #:

DC01011131

DATE: 2-13-01

TIME 16:00

FEE: \$ 50⁰⁰ (5 P)

GRANTOR:

(OWNER/SIGNER)

CR Garden LLC

UNOFFICIAL COPY

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Brookside Business Center
Lot 3, Filing 4, 1st Amendment

LEGAL:

(SECTION-TOWNSHIP-RANGE)

14-85-67w

NEW SUBDIVISION ABBREV: _____

PROJECT DATA

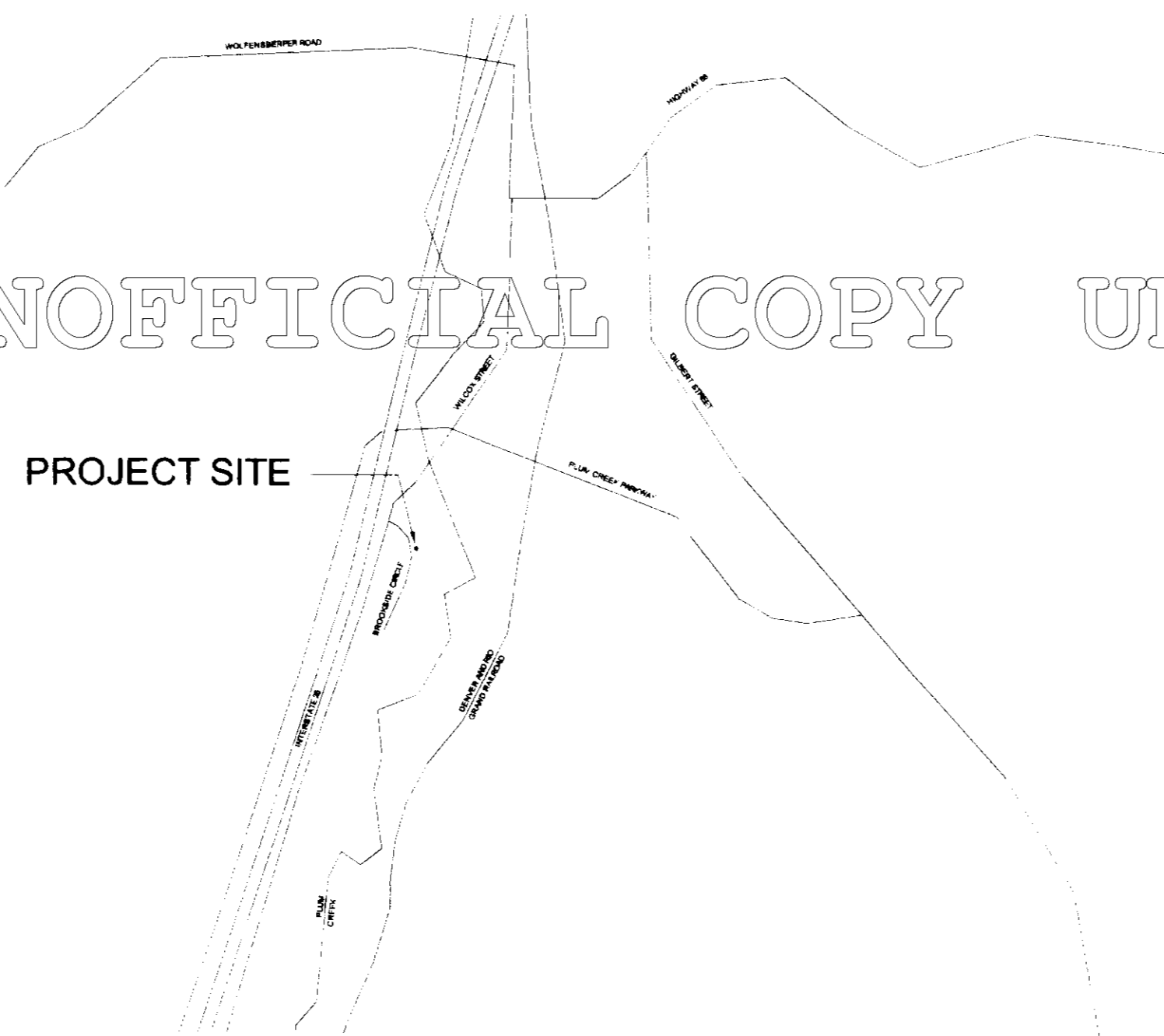
ZONING CODE:	TOWN OF CASTLE ROCK ZONING ORDINANCE APRIL, 1995	
ZONING:	P.D.	
GROSS SITE AREA:	76,230 SQ. FT. (1.75 ACRES)	100%
BUILDING FOOTPRINT:	2,880 SQUARE FEET	3.8%
ASPHALT PARKING:	7,209 SQUARE FEET	9.5%
ALL WEATHER SURFACE FOR VEHICLES:	20,504 SQUARE FEET	27%
SIDEWALKS/HARDSCAPE:	2,756 SQUARE FEET	3.6%
LANDSCAPE:	8,501 SQUARE FEET	11%
NURSERY YARD:	34,380 SQUARE FEET	45.1%
PARKING CALCULATIONS:	REQUIRED	PROVIDED
(1) SPACE/200 GSF	(15) SPACES TOTAL	(19) SPACES TOTAL
	(1) ACCESSIBLE SPACES	(2) ACCESSIBLE SPACES
	(1) VAN SPACE	(1) VAN SPACES
BUILDING INFORMATION:		
OCCUPANCY GROUP:	GROUP M (MERCANTILE) 1997 UNIFORM BUILDING CODE	
CONSTRUCTION TYPE:	VN 1997 UNIFORM BUILDING CODE	
BUILDING HEIGHT:	HIGHEST OCCUPIABLE FLOOR:	ON GRADE
BUILDING HEIGHT ALLOWED:	ROOF:	17'-6" AT PEAK
BUILDING USE:	RETAIL SALES BUILDING FOR GIFT ITEMS, GARDENING SUPPLIES AND PLANT MATERIALS.	
BUILDING SETBACKS:		
FRONT YARD:	71.50'	
SIDE YARD (NORTH):	88.00'	
SIDEYARD (SOUTH):	129.25'	
REAR YARD:	92.50'	
SINGLE FAMILY EQUIVALENTS (SFE'S)		
3/4" DOMESTIC TAP	1 SFE	
1" IRRIGATION TAP	2 SFE	
TOTAL	3 SFE	

FINAL PD SITE PLAN LOT 3, BROOKSIDE BUSINESS CENTER FILING NO. 4, FIRST AMENDMENT

LOT 3, BROOKSIDE BUSINESS CENTER FILING NO. 4, 1st AMENDMENT, SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P. M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP

NOT TO SCALE 2,000 FT. 4,000 FT. 6,000 FT.



LEGAL DESCRIPTION UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LEGAL DESCRIPTION: LOT 3

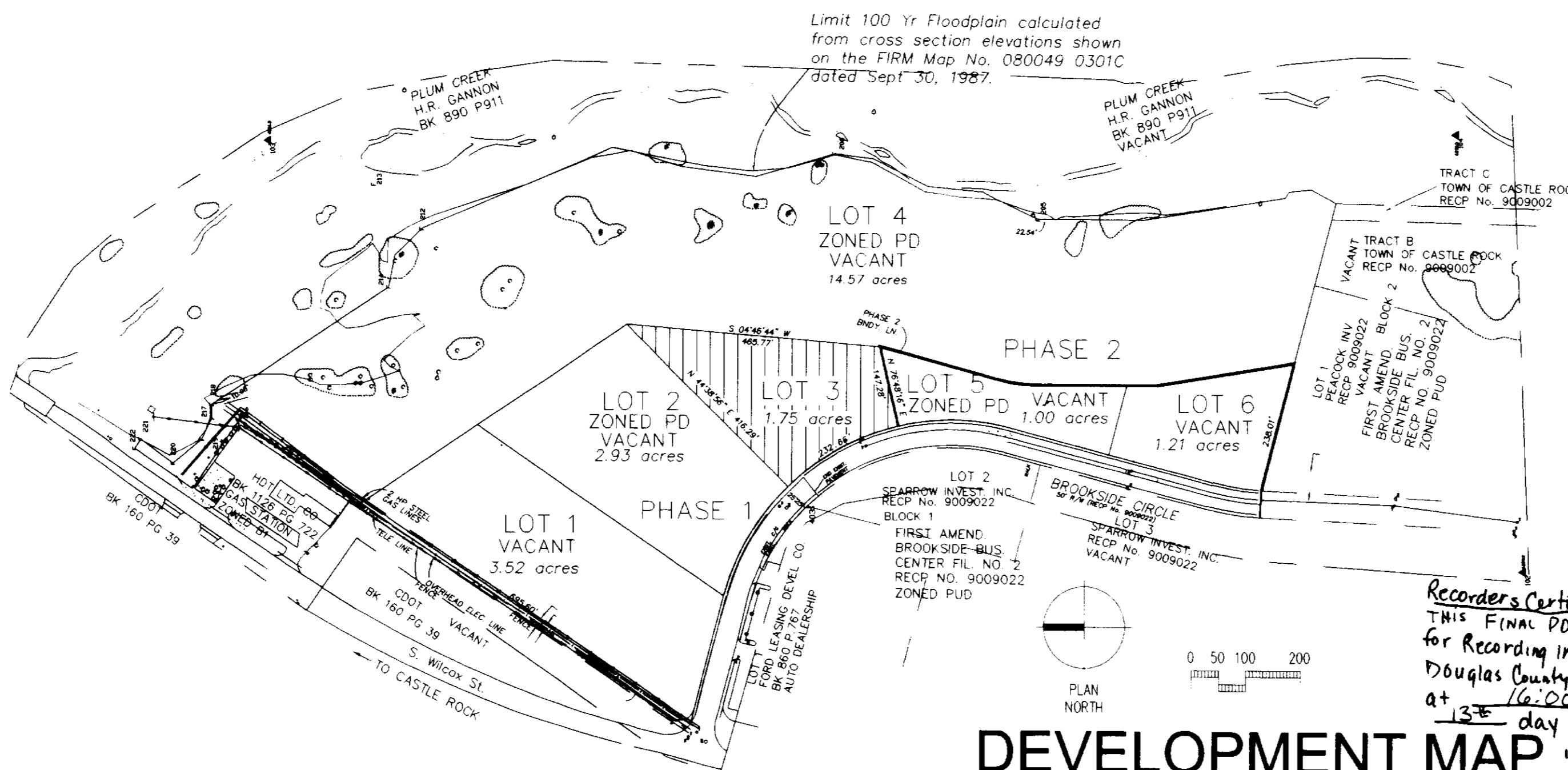
Lot 3, Brookside Business Center Filing No. 4, 1st Amendment, situate in the northwest 1/4 of Section 14, Township 8 South, Range 67 West of the 6th P.M. Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the northwest corner of said Section 14; thence S43°35'16"E a distance of 1104.26 feet to northwesterly corner of said Lot 3, also being a point on the east right-of-way line of Brookside Circle; thence N44°38'56"E along the northerly line of said Lot 3, a distance of 416.29 feet to the northeast corner of said Lot 3; thence S04°46'44"W along the east line of said Lot 3, a distance of 465.77 feet to the southeast corner of said Lot 3; thence S78°48'16"W along the south line of said Lot 3, a distance of 147.28 feet to the southwest corner of said Lot 3, also being a point on said east right-of-way of Brookside Circle; thence 232.66 feet along the arc of a curve, being radial to the aforementioned course, to the left, having a radius of 430.00 feet, a central angle of 31°00'05" and subtending a chord bearing of N28°41'14"W a distance of 229.94 feet to the point of beginning, containing 1.75 acres more or less.

Bearings are based upon the north line of said Section 14 which bears N89°56'32"E and monumented at the northwest corner by a No. 6 rebar with a 3-1/4" aluminum cap LS No. 14070 and at the northeast corner by a Bersten Monument with a 3-1/4" aluminum cap LS No. 13155.

PROJECT TEAM

OWNER	CR GARDEN, LLC 18 S. WILCOX STREET CASTLE ROCK, COLORADO 80104 PHONE: 303-688-6800 FAX: 303-688-6240 CONTACT: MARLAINE THOMAS
ARCHITECT	CTS ARCHITECTS, LLC 380 PERRY STREET, SUITE 240 CASTLE ROCK, COLORADO 80104 PHONE: 303-688-9730 FAX: 303-683-8322 CONTACT: TODD SHIPMAN / CHRIS THEISEN
GEOTECHNICAL ENGINEER	COLORADO SOIL 2931 NORTH U.S. HIGHWAY 85 CASTLE ROCK, COLORADO 80104 PHONE: 303-688-9475 FAX: 303-814-2454 CONTACT: TY CARTER
CIVIL ENGINEER	SELLARDS AND GRIGG, INC. 143 UNION BLVD., SUITE 700 LAKEWOOD, COLORADO 80228 PHONE: 303-986-1444 FAX: 303-986-0994 CONTACT: HOLLY GIBSON
LAND SURVEYOR	COTTONWOOD SURVEYING AND ASSOCIATES 17692 JUNEGRASS PLACE PARKER, COLORADO PHONE: 303-400-2912 CONTACT: HAROLD PONSERELLA



Recorders Certificate
THIS FINAL PD SITE PLAN was filed for Recording in the office of the Douglas County Clerk and Recorder at 1:30 day of February, 2000 in Book 1114 at Page 1114; Reception No. 0101131
Judy Greenhaw
Deputy Clerk

DEVELOPMENT MAP

CERTIFICATIONS

OWNERSHIP CERTIFICATION:
THE UNDERSIGNED ARE ALL OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3 BROOKSIDE BUSINESS CENTER, FILING NO. 4, 1ST AMENDMENT, IN THE TOWN OF CASTLE ROCK.
OWNER:
CR GARDEN, LLC
BY: *Marijane Thomas*
MARIJANE THOMAS, MANAGER
SIGNED THIS 29 DAY OF Oct, 2000

THE FOREGOING OWNERSHIP CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF October, 2000
BY: *Marijane Thomas*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-31-01

LIENHOLDER SUBORDINATION CERTIFICATE
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 3 BROOKSIDE BUSINESS CENTER, FILING NO. 4, 1ST AMENDMENT IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON Page 1114 IN BOOK 1114 AT PAGE 1114 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

LIENHOLDER:
WELLS FARGO BANK WEST, N.A.
BY: *[Signature]*
WELLS FARGO BANK WEST, N.A.
SIGNED THIS 28 DAY OF September, 2000

THE FOREGOING LIENHOLDER SUBORDINATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF September, 2000
BY: *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/16/02

TITLE CERTIFICATION
I, *Man Staeben*, AN AUTHORIZED REPRESENTATIVE OF *Transation Title Insurance 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Transation Title Insurance Company
Title Insurance Company
SIGNED THIS 11th DAY OF October, 2000

THE FOREGOING TITLE CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF October, 2000
BY: *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-1-01

SURVEYOR CERTIFICATION
I, HAROLD J. PONSERELLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT FINAL PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN IS A TRUE REPRESENTATION OF THE SURVEY.
[Signature]
REGISTERED LAND SURVEYOR

TOWN CERTIFICATION
A. PLANNING COMMISSION RECOMMENDATIONS:
THE FINAL PD SITE PLAN FOR LOT 3 BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10th DAY OF April, 2000.

[Signature] 2/7/2001
CHAIRMAN DATE

[Signature] 1/20/00
PLANNING DIRECTOR DATE

B. TOWN COUNCIL APPROVAL:
THE FINAL PD SITE PLAN FOR LOT 3 BROOKSIDE BUSINESS CENTER FILING NO. 4, 1ST AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 27th DAY OF April, 2000.

[Signature] 2/8/01
MAYOR DATE

[Signature] 2/8/01
TOWN CLERK DATE

SHEET INDEX

SHEET 1 OF 5	TITLE SHEET
SHEET 2 OF 5	SITE PLAN
SHEET 3 OF 5	GRADING AND UTILITIES PLAN
SHEET 4 OF 5	LANDSCAPE PLAN
SHEET 5 OF 5	BUILDING ELEVATIONS

ARCHITECTS

CTS

FINAL PD SITE PLAN
LOT 3, BROOKSIDE BUSINESS CENTER
FILING NO. 4, 1ST AMENDMENT

ISSUE RECORD:

01-04-00	ISSUE FOR FINAL PD
02-11-00	FINAL PD RESUBMITTAL
04-10-00	PLANNING COMMISSION
06-15-00	FINAL PD RESUBMITTAL

PROJECT INFORMATION

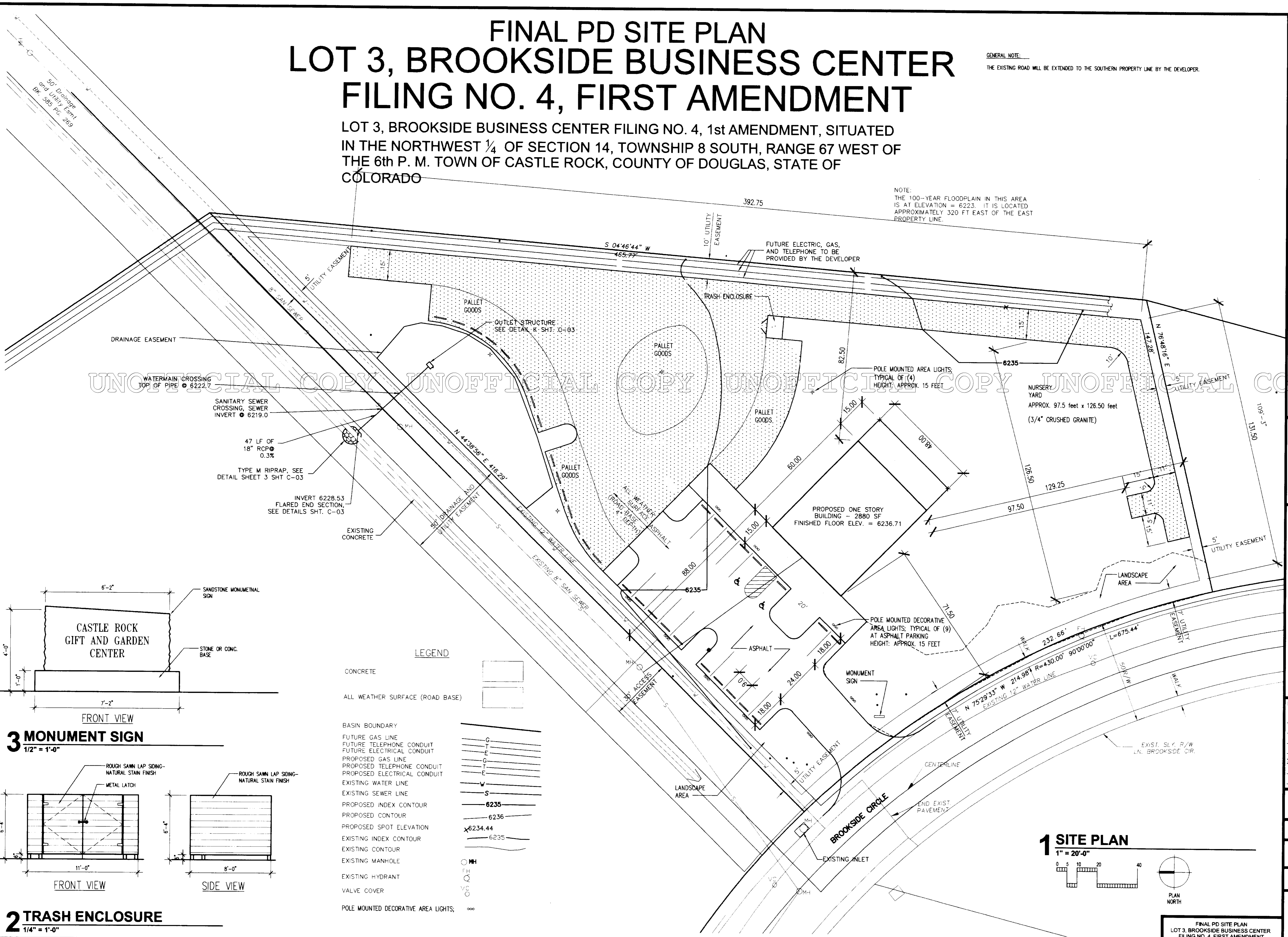
CTS	CTS
PROJECT NUMBER:	9901.02
ISSUE DATE:	06-02-2000
SHEET NUMBER:	1 of 5

FINAL PD SITE PLAN LOT 3, BROOKSIDE BUSINESS CENTER FILING NO. 4, FIRST AMENDMENT

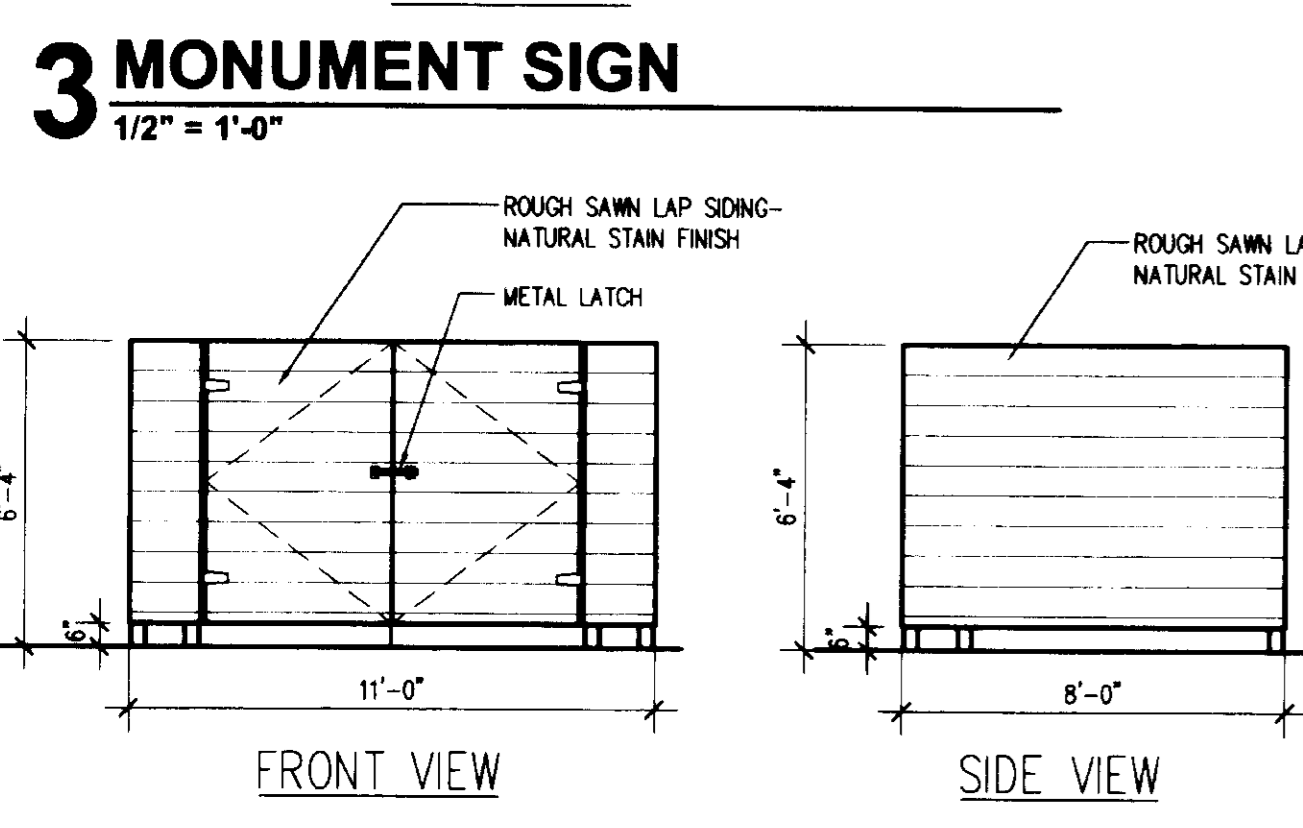
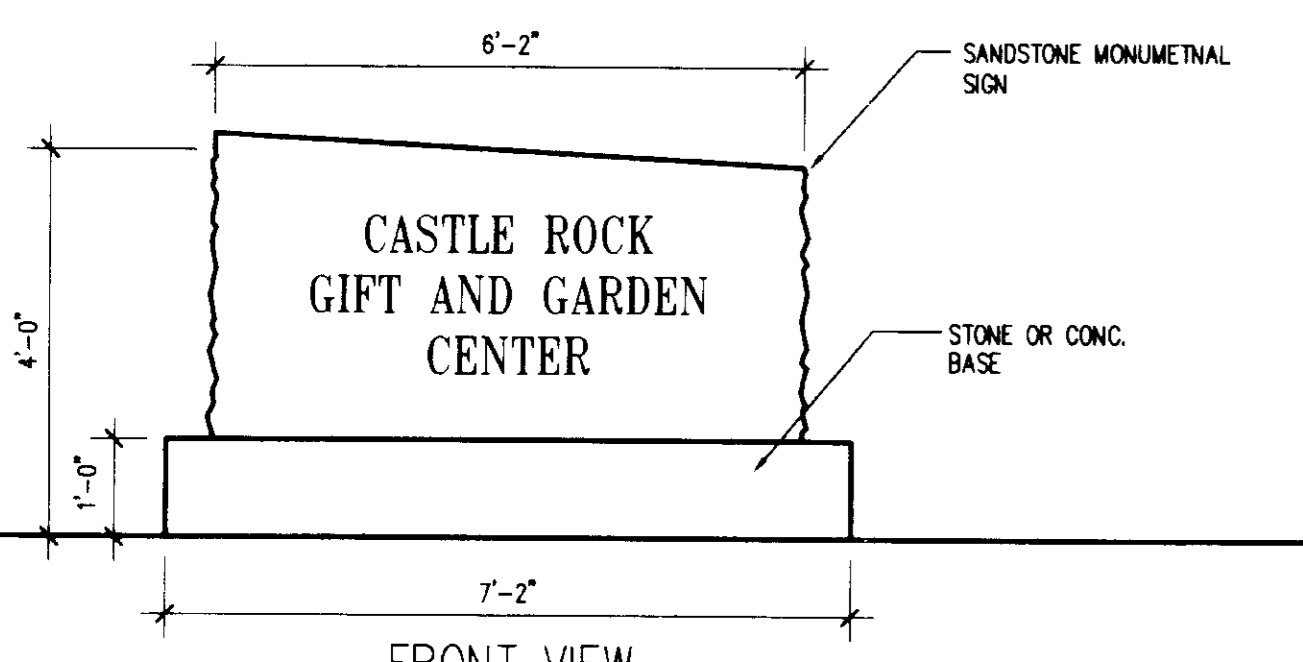
LOT 3, BROOKSIDE BUSINESS CENTER FILING NO. 4, 1st AMENDMENT, SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P. M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL NOTE:
THE EXISTING ROAD WILL BE EXTENDED TO THE SOUTHERN PROPERTY LINE BY THE DEVELOPER.

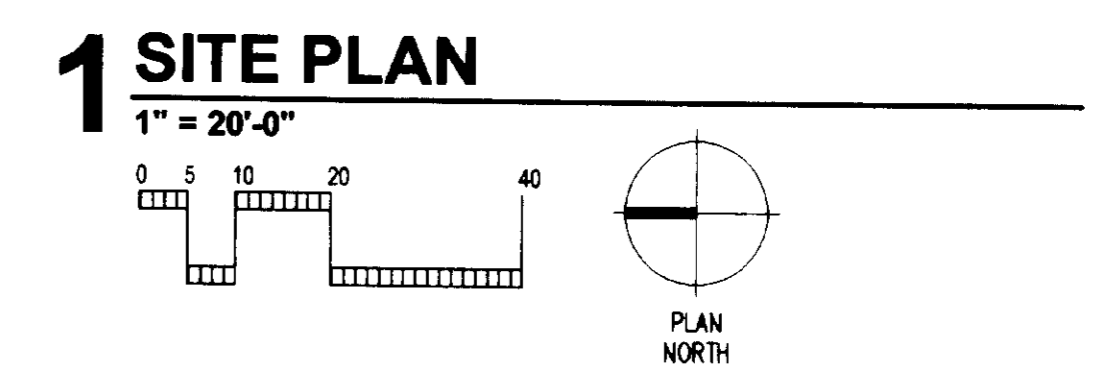
NOTE:
THE 100-YEAR FLOODPLAIN IN THIS AREA IS AT ELEVATION = 6223. IT IS LOCATED APPROXIMATELY 320 FT EAST OF THE EAST PROPERTY LINE.



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- LEGEND**
- CONCRETE
 - ALL WEATHER SURFACE (ROAD BASE)
 - BASIN BOUNDARY
 - FUTURE GAS LINE
 - FUTURE TELEPHONE CONDUIT
 - FUTURE ELECTRICAL CONDUIT
 - PROPOSED GAS LINE
 - PROPOSED TELEPHONE CONDUIT
 - PROPOSED ELECTRICAL CONDUIT
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROPOSED INDEX CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - EXISTING INDEX CONTOUR
 - EXISTING CONTOUR
 - EXISTING MANHOLE
 - EXISTING HYDRANT
 - VALVE COVER
 - POLE MOUNTED DECORATIVE AREA LIGHTS



ARCHITECTS
CTS

FINAL PD SITE PLAN
LOT 3, BROOKSIDE BUSINESS CENTER
FILING NO. 4, 1ST AMENDMENT

ISSUE RECORD:

1-4-00	FINAL P.D. SUBMITTAL
03-17-00	FINAL P.D. RE-SUBMITTAL
04-10-00	PLANNING COMMISSION
06-15-00	FINAL P.D. REVIEW
7-25-00	ISSUE FOR FINAL P.D.

SITE PLAN

CTS	CTS
PROJECT NUMBER	9901.02
ISSUE DATE	06-02-2000
SHEET NUMBER	

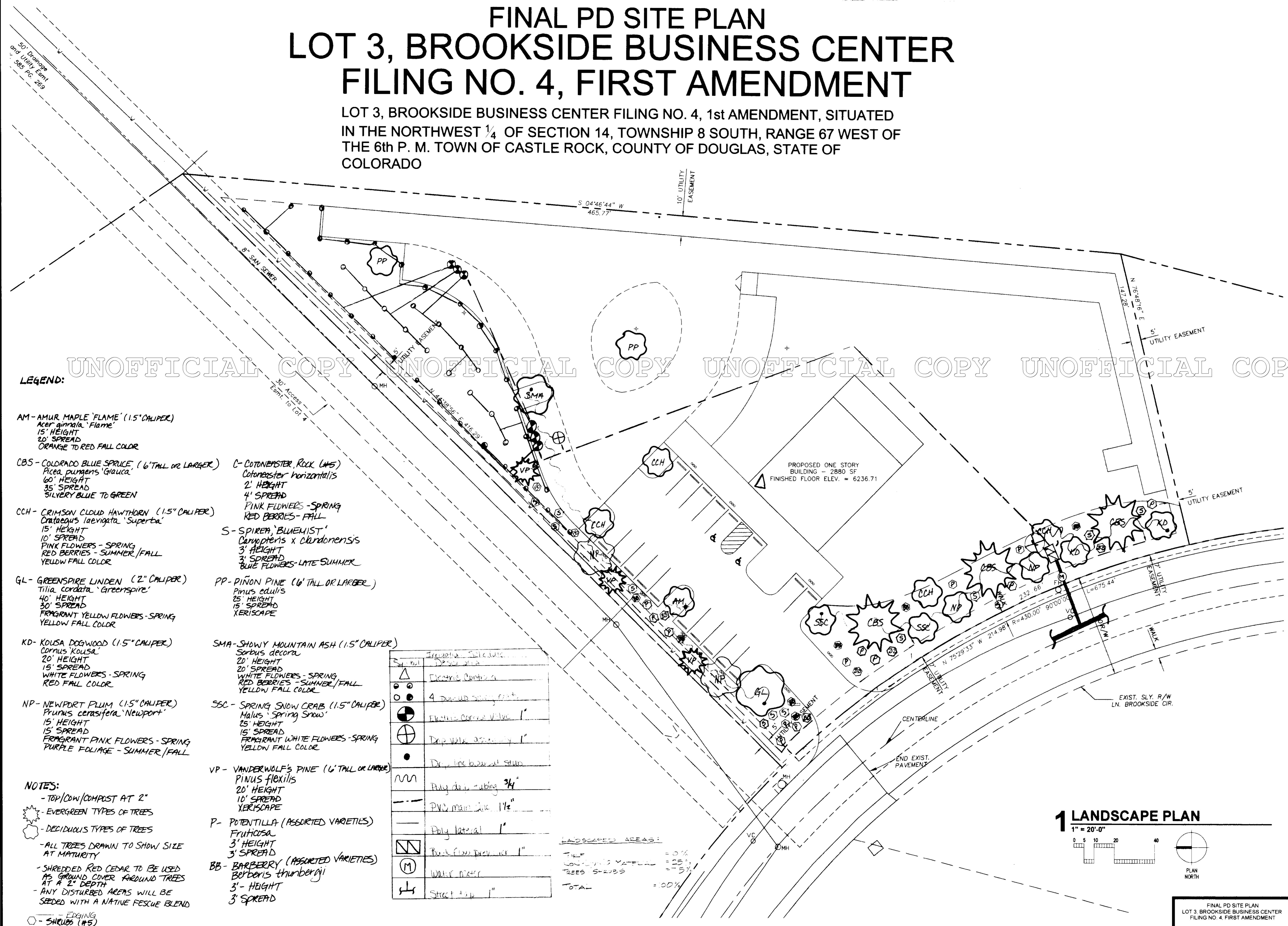
2 OF 5

FINAL PD SITE PLAN
LOT 3, BROOKSIDE BUSINESS CENTER
FILING NO. 4, FIRST AMENDMENT

FINAL PD SITE PLAN LOT 3, BROOKSIDE BUSINESS CENTER FILING NO. 4, FIRST AMENDMENT

LOT 3, BROOKSIDE BUSINESS CENTER FILING NO. 4, 1st AMENDMENT, SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th P. M. TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CTS ARCHITECTS
10000 E. 10th Ave., Suite 100
Denver, CO 80231
P: 303.755.1234
F: 303.755.1235
E: info@ctsarchitects.com



LEGEND:

- AM - AMUR MAPLE 'FLAME' (1.5" CALIPER)
Acer ginnala 'Flame'
15' HEIGHT
20' SPREAD
ORANGE TO RED FALL COLOR
- CBS - COLORADO BLUE SPRUCE (1/6" TALL OR LARGER)
Picea pungens 'Glauca'
60' HEIGHT
35' SPREAD
SILVERY BLUE TO GREEN
- CCH - CRIMSON CLOUD HAWTHORN (1.5" CALIPER)
Crataegus laevigata 'Superba'
15' HEIGHT
10' SPREAD
PINK FLOWERS - SPRING
RED BERRIES - SUMMER/FALL
YELLOW FALL COLOR
- GL - GREENSPIRE LINDEN (2" CALIPER)
Tilia cordata 'Greenspire'
40' HEIGHT
30' SPREAD
FRAGRANT YELLOW FLOWERS - SPRING
YELLOW FALL COLOR
- KD - KOUSA DOGWOOD (1.5" CALIPER)
Cornus kousa
20' HEIGHT
15' SPREAD
WHITE FLOWERS - SPRING
RED FALL COLOR
- NP - NEWPORT PLUM (1.5" CALIPER)
Prunus cerasifera 'Newport'
15' HEIGHT
15' SPREAD
FRAGRANT PINK FLOWERS - SPRING
PURPLE FOLIAGE - SUMMER/FALL
- PP - PIÑON PINE (1/6" TALL OR LARGER)
Pinus edulis
25' HEIGHT
15' SPREAD
XERISCAPE
- SMA - SHOWY MOUNTAIN ASH (1.5" CALIPER)
Sorbus decora
20' HEIGHT
20' SPREAD
WHITE FLOWERS - SPRING
RED BERRIES - SUMMER/FALL
YELLOW FALL COLOR
- VP - VANDERWOLF'S PINE (1/6" TALL OR LARGER)
Pinus flexilis
20' HEIGHT
10' SPREAD
XERISCAPE
- SSC - SPRING SNOW CRAB (1.5" CALIPER)
Malus 'Spring Snow'
25' HEIGHT
15' SPREAD
FRAGRANT WHITE FLOWERS - SPRING
YELLOW FALL COLOR
- P - POTENTILLA (ASSORTED VARIETIES)
Frustrata
3' HEIGHT
3' SPREAD
- BB - BARBERRY (ASSORTED VARIETIES)
Berberis thunbergii
3' - HEIGHT
3' SPREAD
- C - COTONEASTER, ROCK (LWS)
Cotoneaster horizontalis
2' HEIGHT
4' SPREAD
PINK FLOWERS - SPRING
RED BERRIES - FALL
- S - SPIREA 'BLUEMIST'
Campanula x clandonensis
3' HEIGHT
3' SPREAD
BLUE FLOWERS - LATE SUMMER

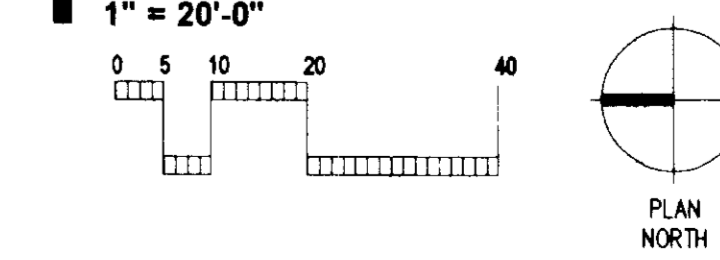
- NOTES:**
- TOP/LOW/COMPOST AT 2"
 - EVERGREEN TYPES OF TREES
 - DECIDUOUS TYPES OF TREES
 - ALL TREES DRAWN TO SHOW SIZE AT MATURITY
 - SHREDDED RED CEDAR TO BE USED AS GROUND COVER AROUND TREES AT A 2" DEPTH
 - ANY DISTURBED AREAS WILL BE SEEDED WITH A NATIVE FESCUE BLEND
 - EDGING
 - SHRUBS (#5)

	Irrigation Scheduling
	Electric Control Valve 1"
	Drop Valve Assembly 1"
	Dry Ice Storage
	Poly draw tubing 3/4"
	PVC main line 1 1/2"
	Poly material 1"
	Backflow preventer 1"
	Water meter
	Street tap 1"

LANDSCAPED AREAS:

Turf	= 0%
Low-growing material	= 25%
Trees shrubs	= 5%
TOTAL	= 00%

1 LANDSCAPE PLAN



FINAL PD SITE PLAN
LOT 3, BROOKSIDE BUSINESS CENTER
FILING NO. 4, 1ST AMENDMENT

ISSUE RECORD:

1-4-00	PRELIMINARY SITE PLAN
3-17-00	FINAL PD, RESUBMITTAL
04-10-00	Final PD, Commission
7-25-00	ISSUE FOR FINAL PD

LANDSCAPE PLAN

PROJECT NUMBER:
9901.02

ISSUE DATE:
01-04-2000

SHEET NUMBER:

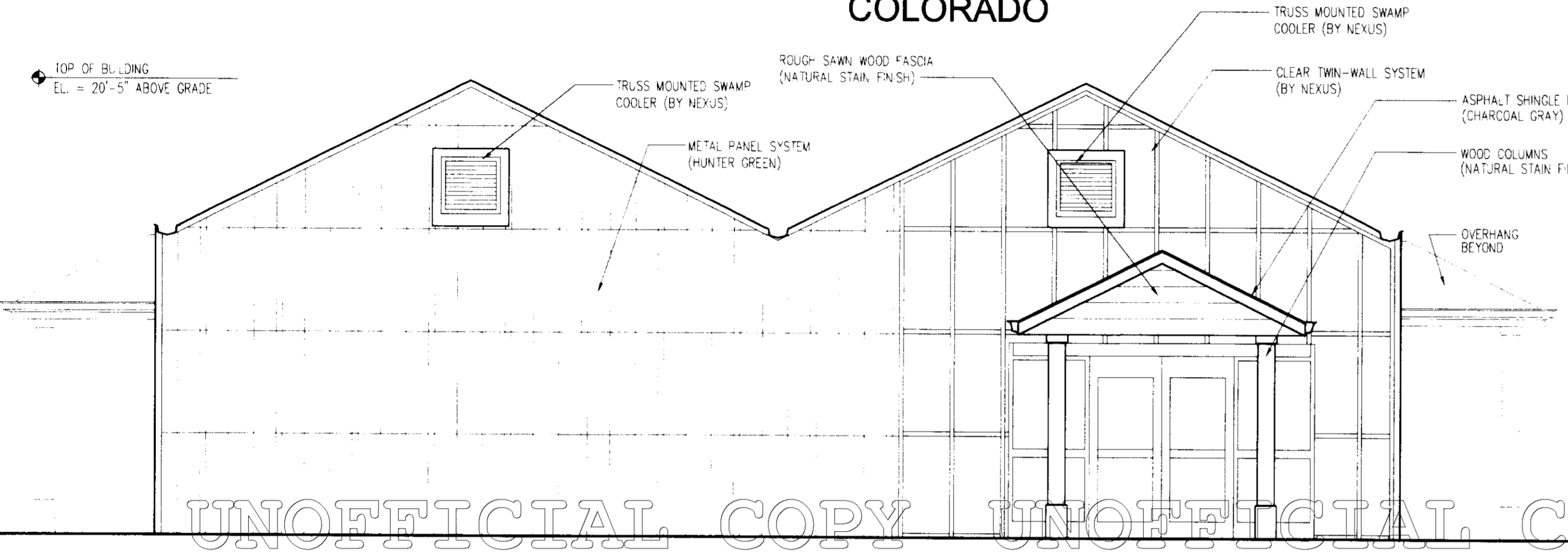
4 of 5

FINAL PD SITE PLAN
LOT 3, BROOKSIDE BUSINESS CENTER
FILING NO. 4, FIRST AMENDMENT

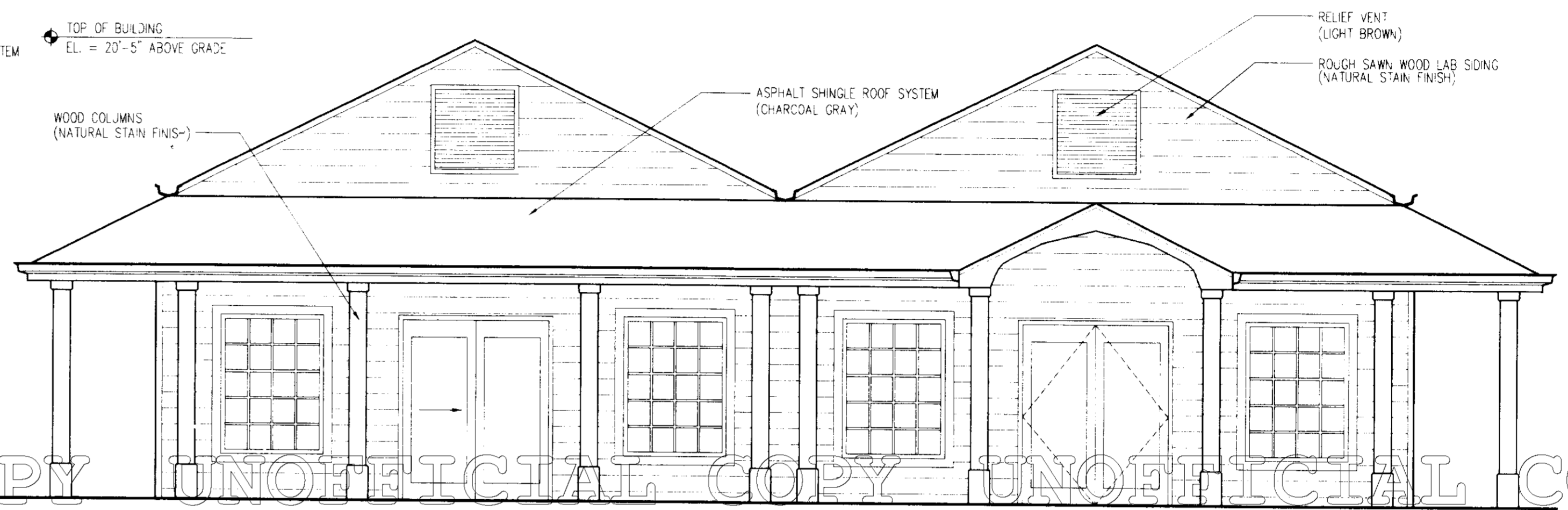
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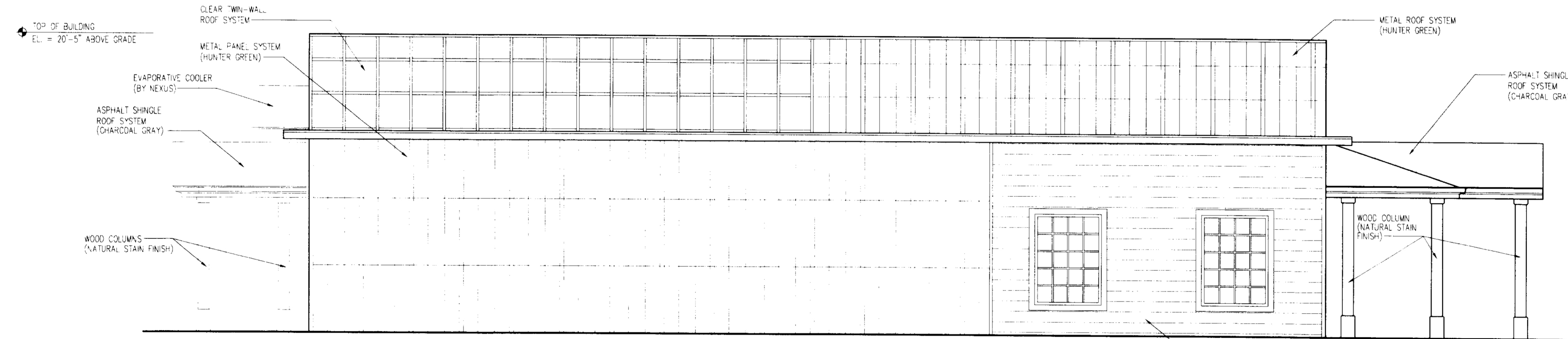
CTS ARCHITECTS
30 HERRY STREET, SUITE 300
 CASTLE ROCK, COLORADO 81704
 PHONE: 303.948.8822
 EMAIL: CTS@CTS.NET



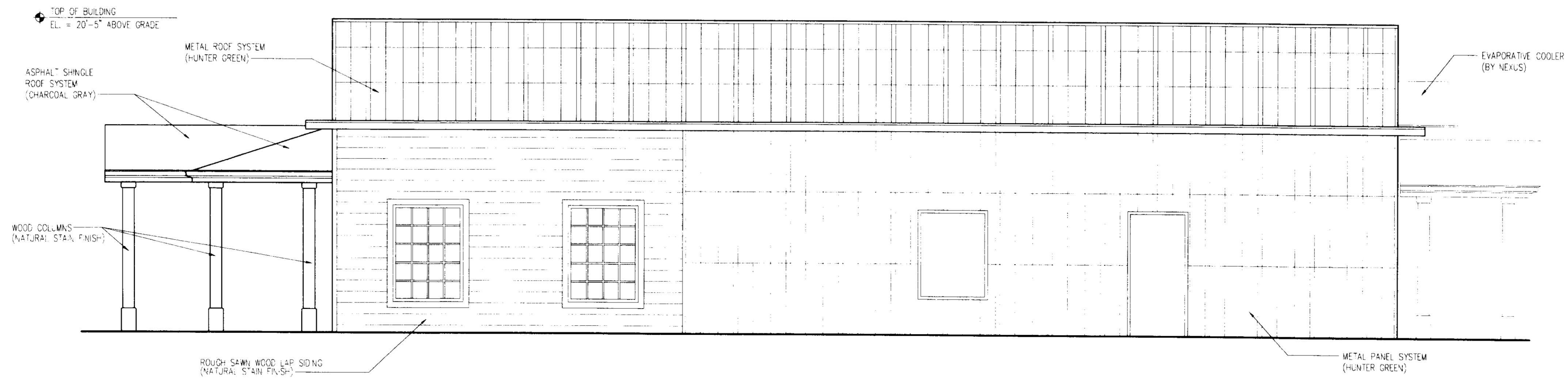
1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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**FINAL PD SITE PLAN
 LOT 3, BROOKSIDE BUSINESS CENTER
 FILING NO. 4, 1ST AMENDMENT**

ISSUE RECORD:

11-12-99	ISSUE FOR APPRAISAL
01-04-00	ISSUE FOR FINAL P.D.
03-17-00	FINAL P.D. RE-SUBMITTAL
04-10-00	PLANNING COMMISSION
06-15-00	FINAL P.D. REVIEW
7-25-00	ISSUE FOR FINAL P.D.

EXTERIOR ELEVATIONS

CTS	CTS
PROJECT NUMBER: 9901.02	
ISSUE DATE: 06-02-2020	
SHEET NUMBER	

FINAL PD SITE PLAN
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