

2004111060 9 PGS

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$81.00
9 PGS

2004111060
10/29/2004 11:22 AM

PLAT IDENTIFICATION SHEET

Smith Aden Properties, LLC, Linda B. Smith, Gary D. Smith,
Ronald L. Aden

GRANTOR(owner)

Brookside Business Center Filing 5 – 1st Amendment, Final PD Site

Plan

GRANTEE(name of plat)

UNOFFICIAL COPY

Brookside Business Center

Subdivision/Condo Name

5

Filing

1

Phase

Lot

Building

Block

Unit

14

8

67

OLD LEGAL(Section)

(Township)

(Range)

BROOKSIDE BUSINESS CENTER FILING NO. 5 - 1st AMENDMENT, LOT 1

FINAL PD SITE PLAN
 LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 1 OF 8

LEGAL DESCRIPTION:

Lot 1, Brookside Business Center Filing No. 5 - First Amendment
 A tract of land located in the North half of Section 14, Township 8 South,
 Range 67 West of the 6th Principal Meridian Town of Castle Rock, County
 of Douglas, State of Colorado.

NOTES:

- Proposed setbacks:
 - 10' min. from South Perry Street ROW line to Parking
 - 30' min. from South Perry Street ROW line to building face

- Total Acreage of Plan: 2.01
- Land Use Classification: Commercial

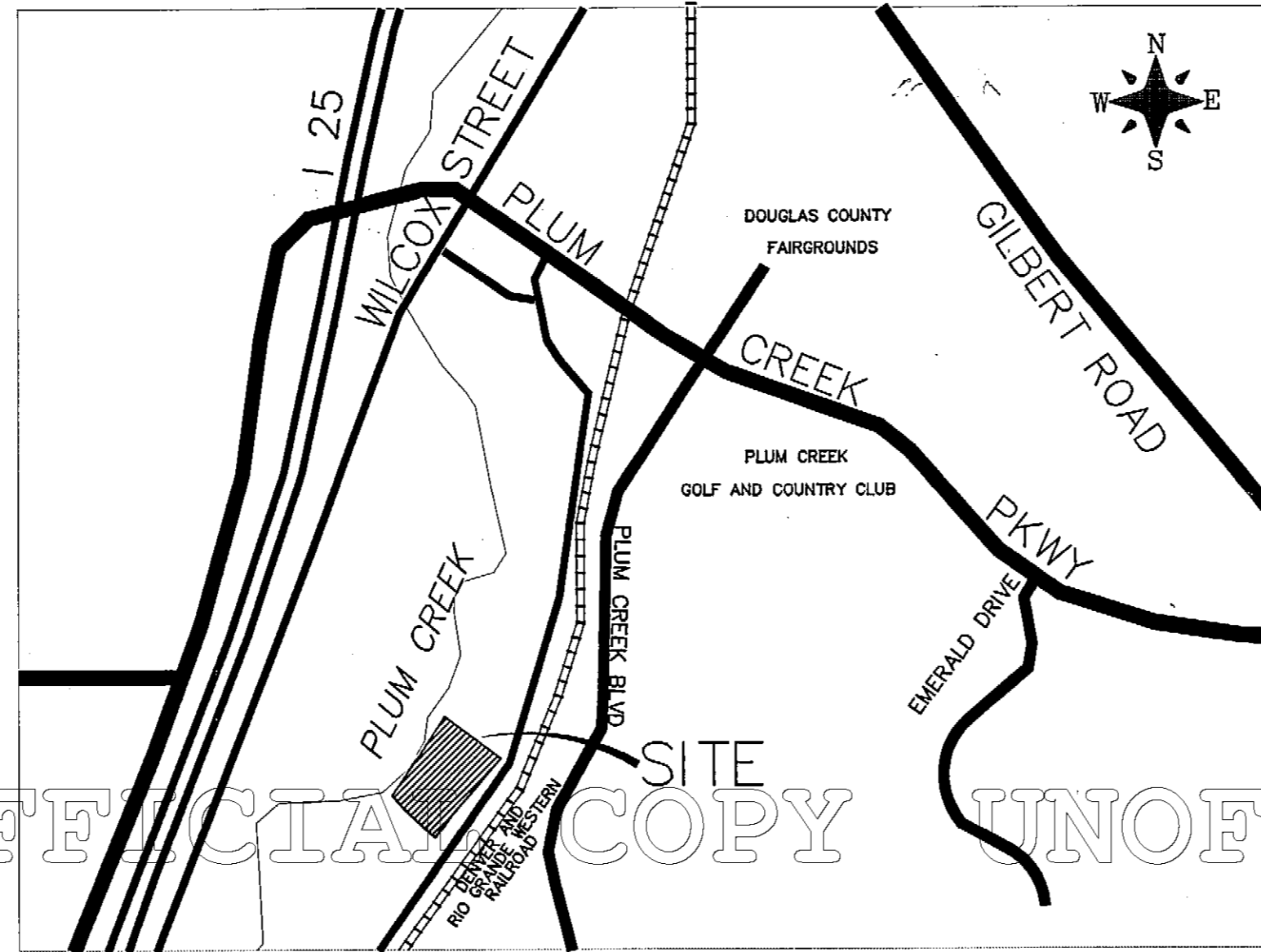
4. Site Data:

AREA	NEW SF	%
Building Area	23,150	27
Drives, Parking, Walkways	40,570	46
Landscape Area	23,854	27
TOTAL	87,574	100

		TOTAL
5. Parking Required =		
1,964 SF Office	6	28
21,186 SF Warehouse	22	
Parking Provided =	74 + 3 HC	77

Parking required is in accordance with Ordinance No. 2003-35, Chapter 17.64, Table 64-1, Use Category Warehouse.

- 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 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.
- There is an existing FEMA floodplain on this site, along the west property line.
- 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 the public right 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 of 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.
- All disturbed areas will be protected from erosion by measures as approved by the Town of Castle Rock. At the completion of construction, all developed areas will be reseeded or landscaped.
- This project will be constructed as one phase.
- 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 the 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 line of sight or in "Sight Distance Easements" as shown on this Plan.
- The proposed development has been confirmed by the owner to be out of the approved Fish & Wildlife area.



VICINITY MAP
 Scale 1" = 1,000'

SHEET INDEX

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Sheet 5 of 8	Landscape Plan
Sheet 6 of 8	Building Elevations
Sheet 7 of 8	Building Elevations
Sheet 8 of 8	Photometric Plan

SURVEYOR'S STATEMENT:

I, Mark A. Hall, 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. 5 - 1st Amendment, Lot 1 PD Site Plan was made under my supervision and the monuments shown thereon actually exist and the site plan accurately represents that survey.

For and on behalf of Olsson Associates.



Mark A. Hall
 Colorado Registered Land Surveyor
 Registration No. 36073

Date

TOWN CERTIFICATION:

The Brookside Business Center Filing No. 5 - 1st Amendment, Lot 1 Final PD Site Plan was approved by the Town of

Castle Rock, Colorado on the 21 day of October, 2004

Mark A. Hall
 Director of Development Services

10-21-04
 Date

OWNERSHIP CERTIFICATE

The undersigned are all of the owners of certain lands known herein as the Brookside Business Center Filing No. 5 - First Amendment, Lot 1 Final PD Site Plan in the Town of Castle Rock.

OWNER:

SMITH-ADEN PROPERTIES, LLC
Ronald L. Aden
 By RONALD L. ADEN, As *Manager* of SMITH-ADEN PROPERTIES, LLC
 Signed and sworn before me this 9th day of September, 2004.
 By *Angela K. Hendrix*
 Witness my hand and official seal.
Angela K. Hendrix
 Notary Public
 My commission expires: 05/06/08

OWNER:

Linda B. Smith
 LINDA B. SMITH
 Signed and sworn before me this 9th day of September, 2004.
 By *Angela K. Hendrix*
 Witness my hand and official seal.
Angela K. Hendrix
 Notary Public
 My commission expires: 05/06/08

OWNER:

Gary D. Smith
 GARY D. SMITH
 Signed and sworn before me this 9th day of September, 2004.
 By *Angela K. Hendrix*
 Witness my hand and official seal.
Angela K. Hendrix
 Notary Public
 My commission expires: 05/06/08

OWNER:

Ronald L. Aden
 RONALD L. ADEN
 Signed and sworn before me this 9th day of September, 2004.
 By *Angela K. Hendrix*
 Witness my hand and official seal.
Angela K. Hendrix
 Notary Public
 My commission expires: 05/06/08

LIENHOLDER SUBORDINATION CERTIFICATE

The undersigned are all the mortgages and lienholders of certain lands known herein as the Brookside Business Center Filing No. 5 - First Amendment, Lot 1 Final PD Site Plan in the Town of Castle Rock. The undersigned beneficiary of the lien created by instrument recorded on July 23, 2004 at Reception No. 2004077087, Douglas County, Colorado, subordinate the subject lien to the terms, conditions and restrictions of this document.

By *Greg S. Recknback*
 Community First National Bank
 Signed this 9th day of September, 2004.
 Witness my hand and official seal.
Greg S. Recknback
 Notary Public
 My commission expires 07-11-2007

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

This final PD Site Plan was filed for record in the office on the County Clerk and Recorder of Douglas County on the 29th day of October, 2004 at Reception No. 2004111028

Douglas County Clerk and Recorder

By *Chestine Davis*
 Deputy

TITLE CERTIFICATE

I, *Karen M. McHugh* an authorized representative of *COMMONWEALTH LAND TITLE*, 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, mortgages and lienholders of the property are listed in the certificate of ownership and lienholder subordination certificate.

Signed this 11th day of OCTOBER, 2004.

By *Karen M. McHugh* ASST SECRETARY
 Authorized Representative Title Insurance Company

Signed and sworn before me this 11th day of October, 2004.

By *Karen M. McHugh* ASST SA
 Witness my hand and official seal.

Gail P. Bell
 Notary Public

My commission expires 6-14-05

Owner:

SMITH ADEN PROPERTIES
 3432 MOTTENBACHER PARKER, COLORADO 80134

Architect:

Parkhill + Wins
 ARCHITECTURE • PLANNING • INTERIORS

1480 Humboldt Street
 Denver
 Colorado
 80218
 ph 303.446.8030 fax 303.446.8031

Civil Engineer:

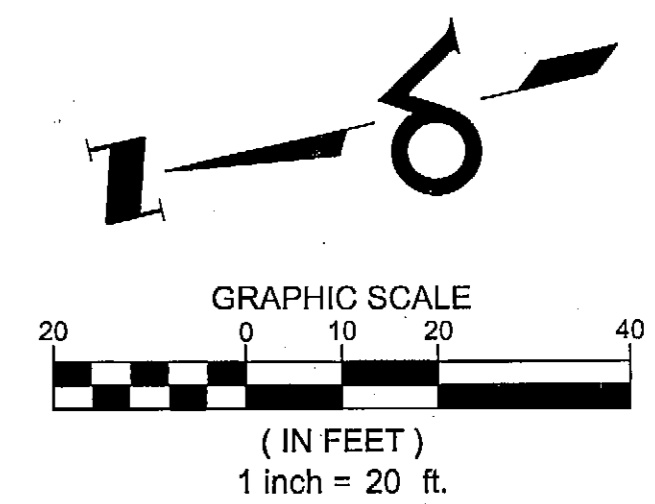
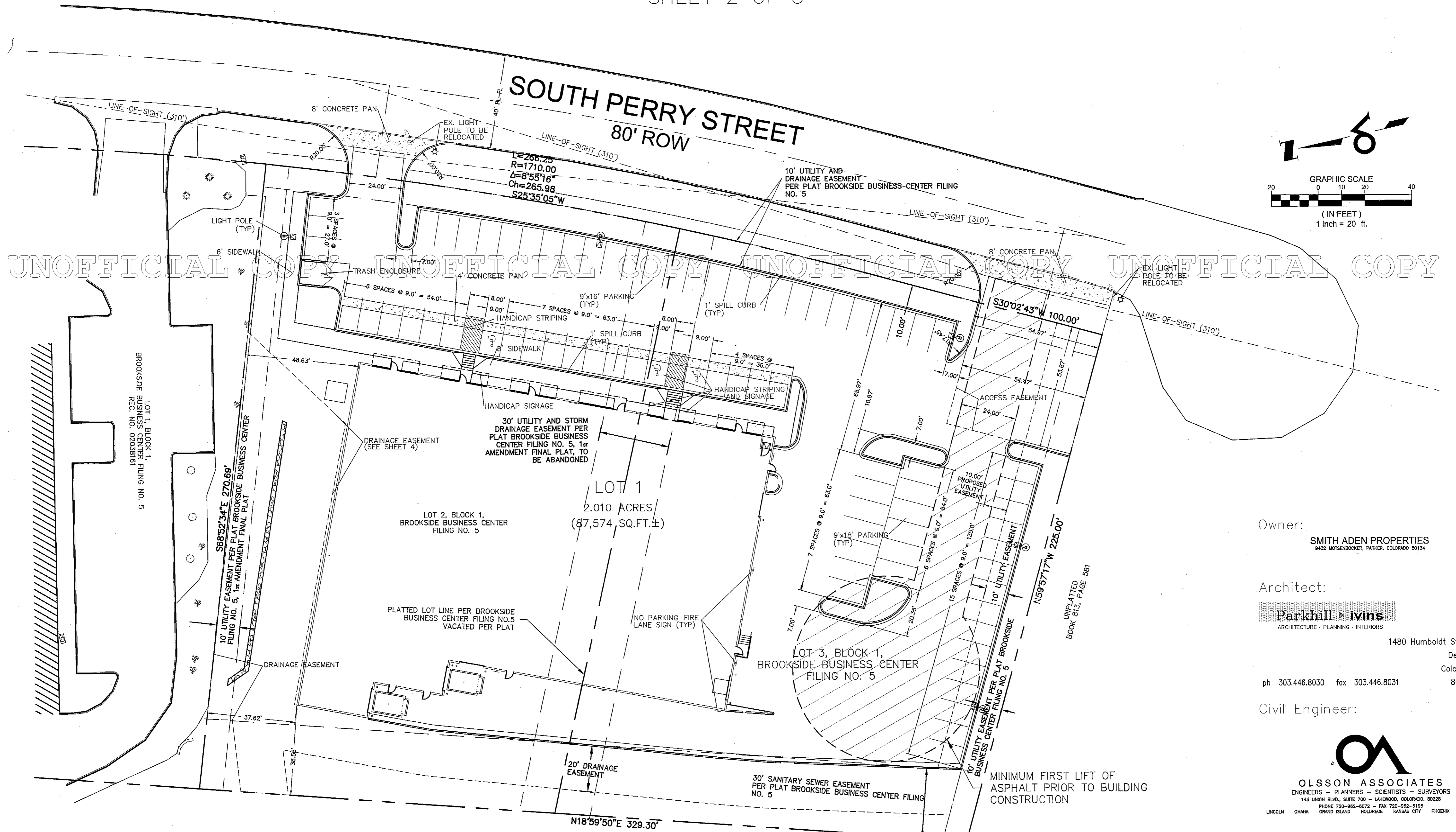


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 PHONE 720-962-6072 - FAX 720-962-6195
 LINCOLN OMAHA GRAND ISLAND HOLDREGE KANSAS CITY PHOENIX DENVER

FINAL PD SITE PLAN
 BROOKSIDE BUSINESS CENTER
 FILING NO. 5 - FIRST AMENDMENT, LOT 1
 SEPTEMBER 2004
 SHEET 1 OF 8

BROOKSIDE BUSINESS CENTER FILING NO. 5 - 1st AMENDMENT, LOT 1

FINAL PD SITE PLAN - SITE PLAN
 LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 2 OF 8



Owner:
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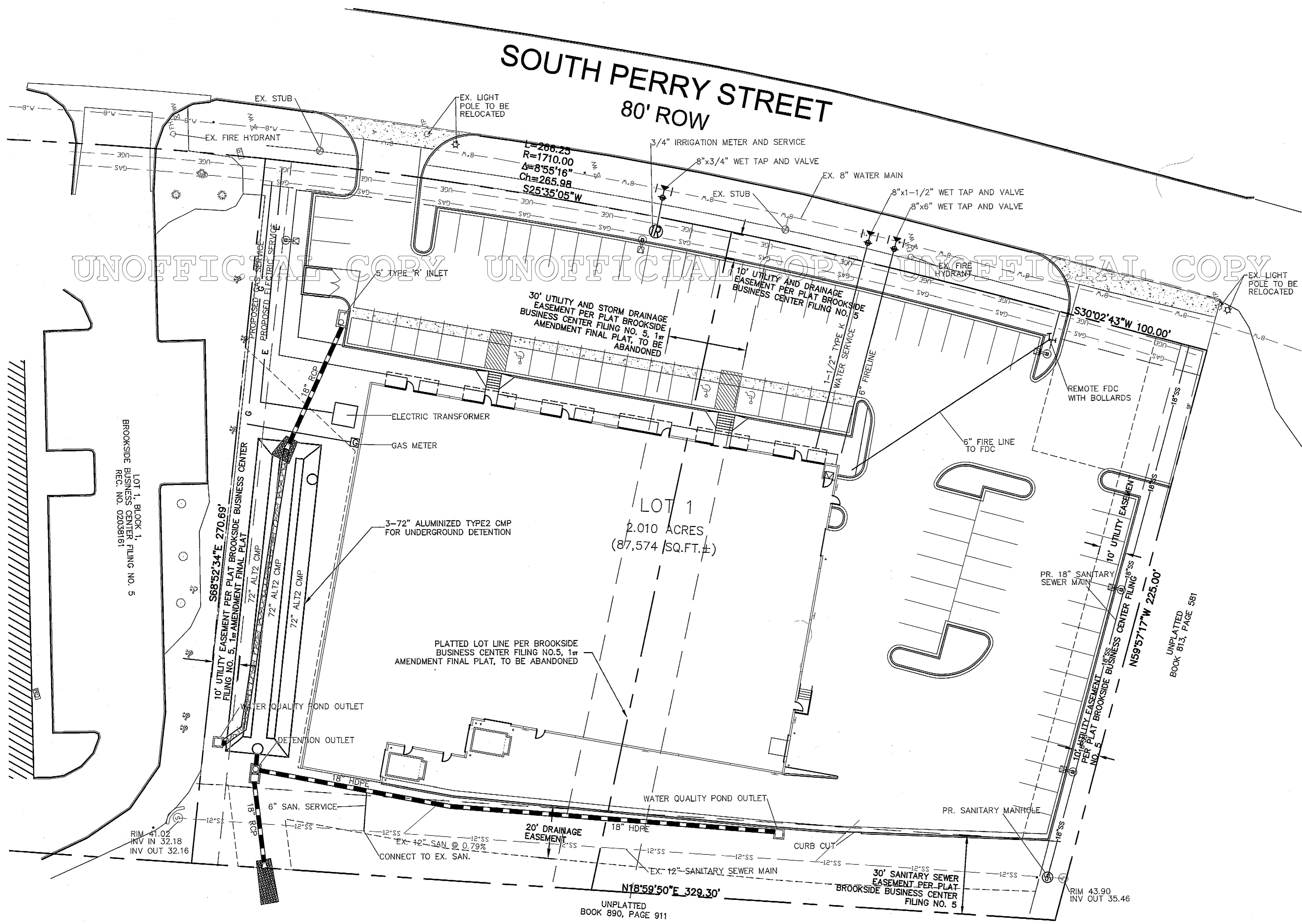
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 BOOK 890, PAGE 911

MINIMUM FIRST LIFT OF
 ASPHALT PRIOR TO BUILDING
 CONSTRUCTION

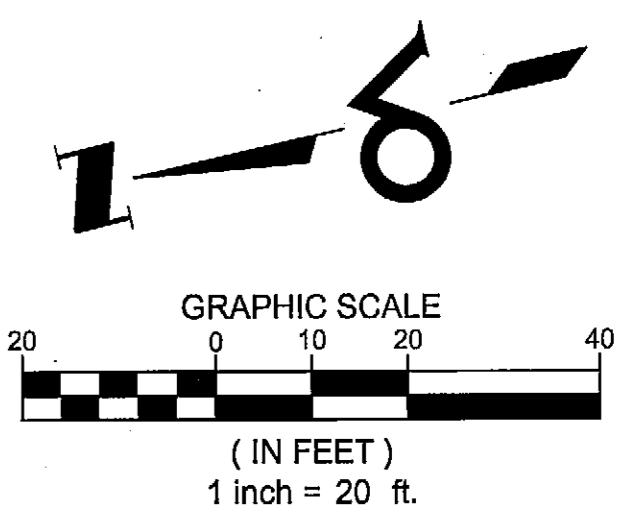
SITE PLAN
 FINAL PD SITE PLAN
 BROOKSIDE BUSINESS CENTER
 FILING NO. 5 - FIRST AMENDMENT, LOT 1
 SEPTEMBER 2004
 SHEET 2 OF 8

BROOKSIDE BUSINESS CENTER FILING NO. 5 - 1st AMENDMENT, LOT 1

FINAL PD SITE PLAN - UTILITY PLAN
 LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 3 OF 8




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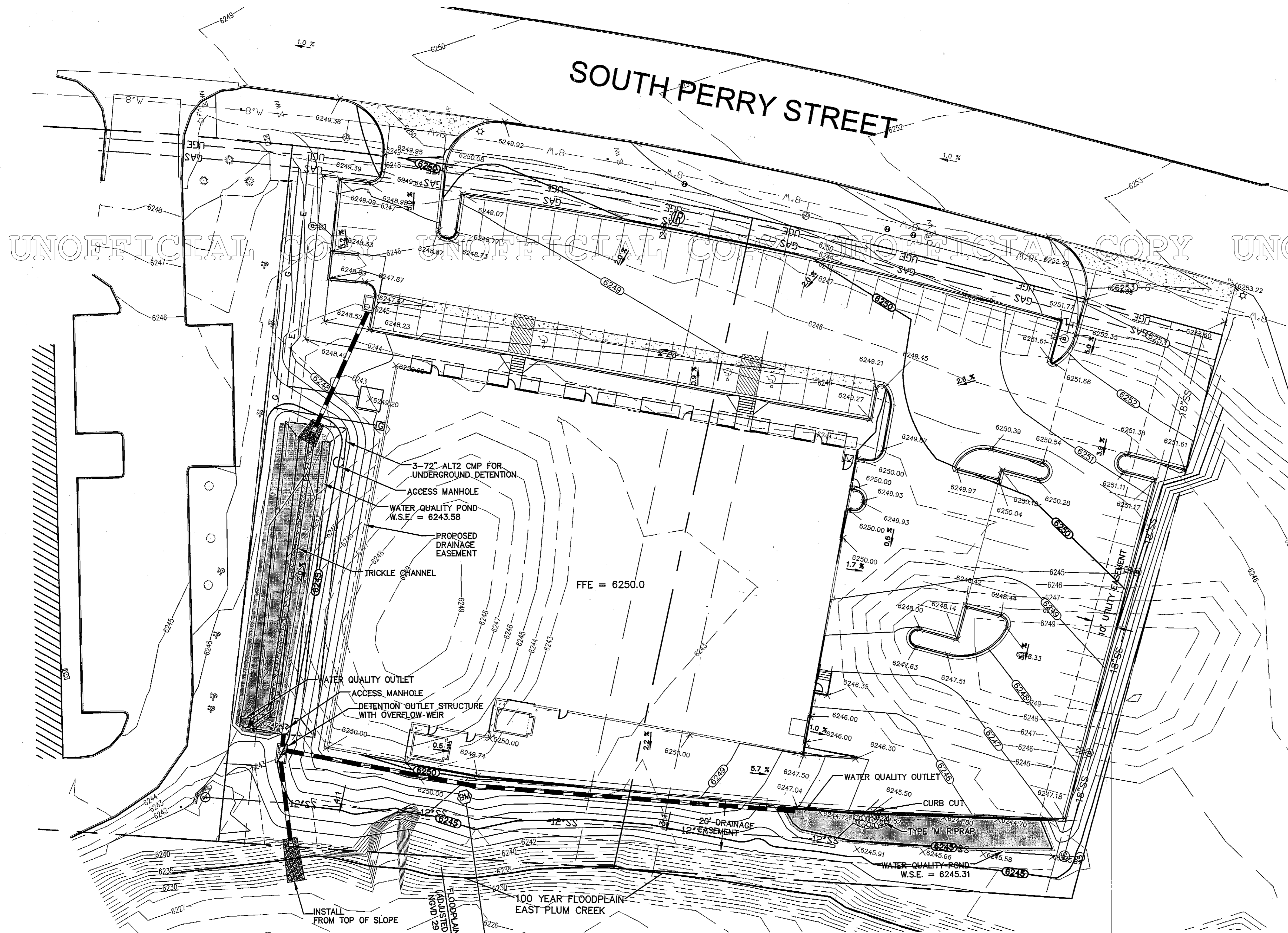
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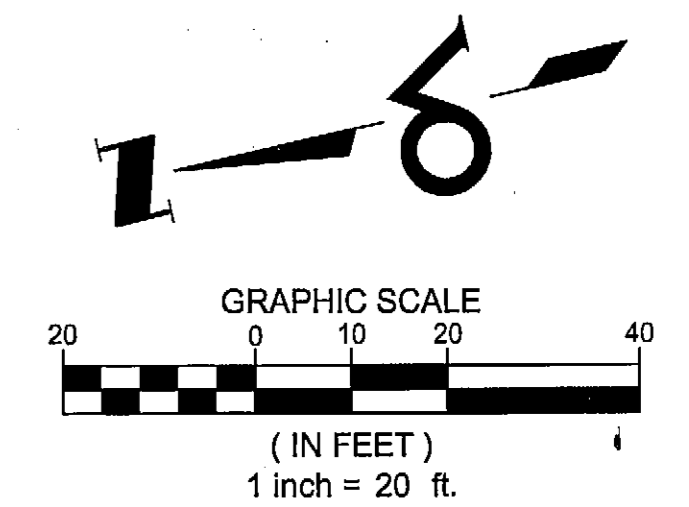
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BROOKSIDE BUSINESS CENTER FILING NO. 5 - 1st AMENDMENT, LOT 1

FINAL PD SITE PLAN - GRADING PLAN
 LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 4 OF 8



LEGEND	
EXISTING	PROPOSED
	CONTOUR
	INDEX CONTOUR
	INLET
	STORM SEWER
	SPOT ELEVATION
	ENVIRONMENTAL HABITAT LINE
	SILT FENCE
	INLET PROTECTION
	VEHICLE TRACKING CONTROL



Owner:
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GRADING PLAN
 FINAL PD SITE PLAN
 BROOKSIDE BUSINESS CENTER
 FILING NO. 5 - FIRST AMENDMENT, LOT 1
 SEPTEMBER 2004
 SHEET 4 OF 8

BROOKSIDE BUSINESS CENTER FILING NO. 5 - 1st AMENDMENT, LOT 1

FINAL PD SITE PLAN - LANDSCAPE PLAN LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO SHEET 5 OF 8

PLANTING NOTES

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
CALL BEFORE YOU DIG: 1-800-922-1987.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNERS REPRESENTATIVE.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED, 1/8" X 4".
- SEE PLANT SCHEDULE FOR TYPE 'A' AND TYPE 'B' SEED MIXES AS SUPPLIED BY ARKANSAS VALLEY SEED COMPANY AND PLANTED PER MANUFACTURER'S SPECIFICATIONS.
- ALL SHRUB AND TYPE 'A' IRRIGATED SEED AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% CDW MANURE, COMPOST (50% CDW MANURE, 50% WOOD FINES, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER, ROTO TILL TO A MINIMUM DEPTH OF 6". ADJUST PER SOIL TEST.
- TYPE 'A' SEED MIX TO BE SPRAY IRRIGATED ON A SEPARATE ZONE TO ACCOMMODATE LOWER WATER DEMAND OF SEEDED GRASS SPECIES.
- TYPE 'B' NON-IRRIGATED SEED AREAS SHALL RECEIVE A SOIL AMENDMENT ACCORDING TO A SOIL ANALYSIS.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES TO BE BALLED AND BURLAPPED. ALL SHRUBS TO BE CONTAINER.
- ALL TREES AND BEDS TO BE MULCHED WITH 3" DEPTH OF FIBER WOOD MULCH. NO LANDSCAPE FABRIC.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- TREES AND SHRUBS TO BE WATERED BY A DRIP IRRIGATION SYSTEM. ALL DRIP LINES TO BE BURIED PRIOR TO SEEDING OPERATIONS.
- SHRUB PLANTING BEDS ON WEST AND SOUTH PROPERTY LINES TO BE DRIP IRRIGATED ONLY.
- ALL SLOPES OVER 2 1/2% SHALL BE SEEDED.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY OWNERS REPRESENTATIVE.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEeled IN AND WATERED TO PREVENT DEHYDRATION.
- AFTER PLANTING, ALL PLANTS SHOULD REST WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (1.5" HIGHER FOR SHRUBS, 3" HIGHER FOR TREES. TREES TO HAVE 3" DIA. RING WITHOUT SOIL AROUND ROOT COLLAR AND SHRUBS TO HAVE A 1.5"-2" RING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. ALLOW WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL WITHOUT FURTHER PACKING. A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.

DATA CHART

	Square Footage	Percentage
Total Landscape Area	23,854	27%
Irrigated Seed	6,280	8%
NON-Irrigated Seed	15,580	17%
Living Ground Cover	21,860	25%
Non-Living Ground Cover	1,994	2%
Rock Mulch	1,994	2%
Non-disturbed Areas	0	0%
Totals	23,854	27%
Required Trees	18	Required Shrubs 96
Provided Trees	18	Provided Shrubs 170

ALL PLANT ZONES - PER DESIGN HAVE A "VERY LOW" L - 15 RATING WATER USE RATING, PER TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS AND CODES. THE DESIGN CONCEPT IS TO ATTAIN AN ELEGANT, PROFESSIONAL BUSINESS APPEARANCE WHILE ACHIEVING A HIGH LEVEL OF XERISCAPE PRINCIPLES AND A VERY LOW USE OF WATER

PLANT SCHEDULE

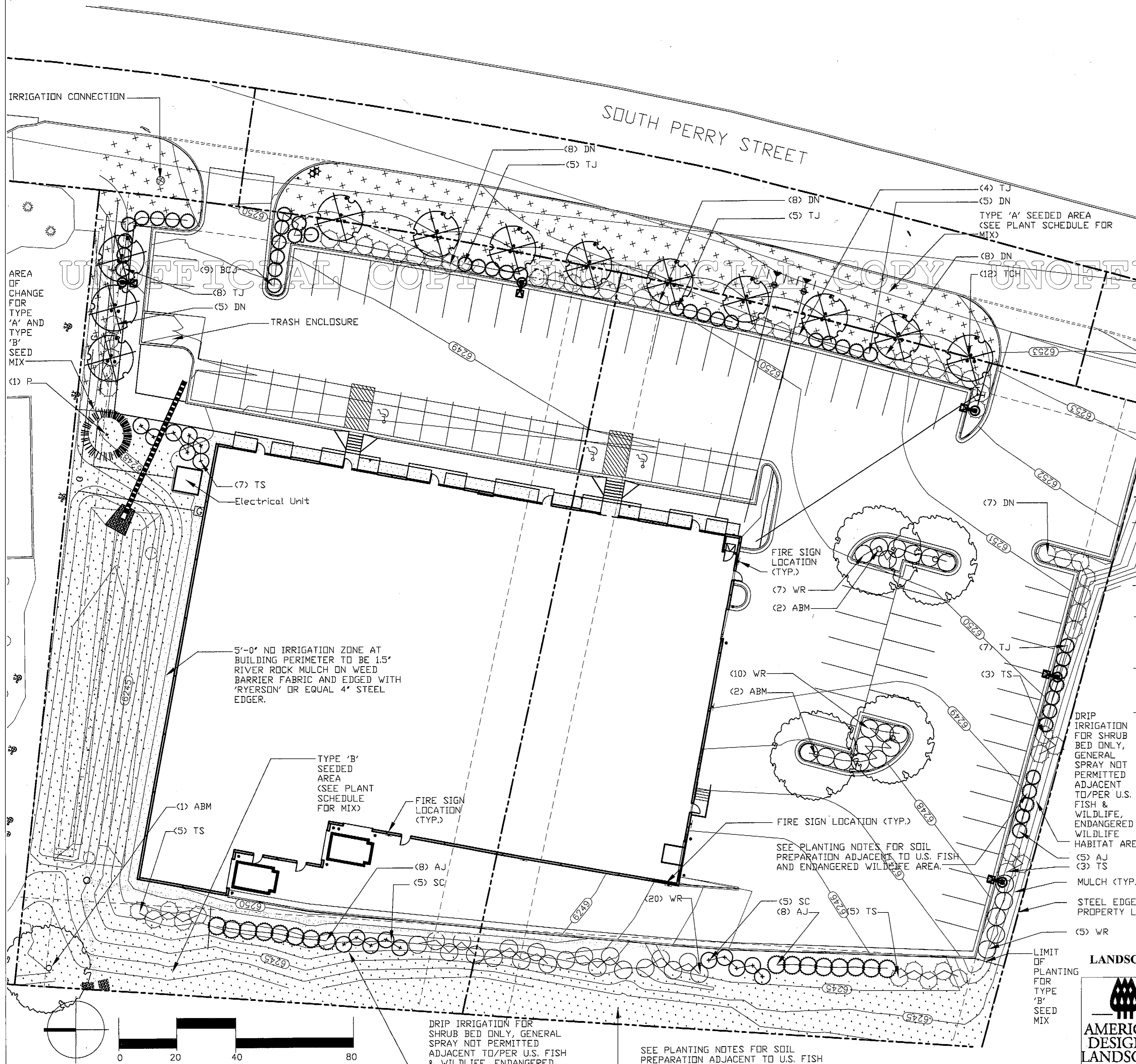
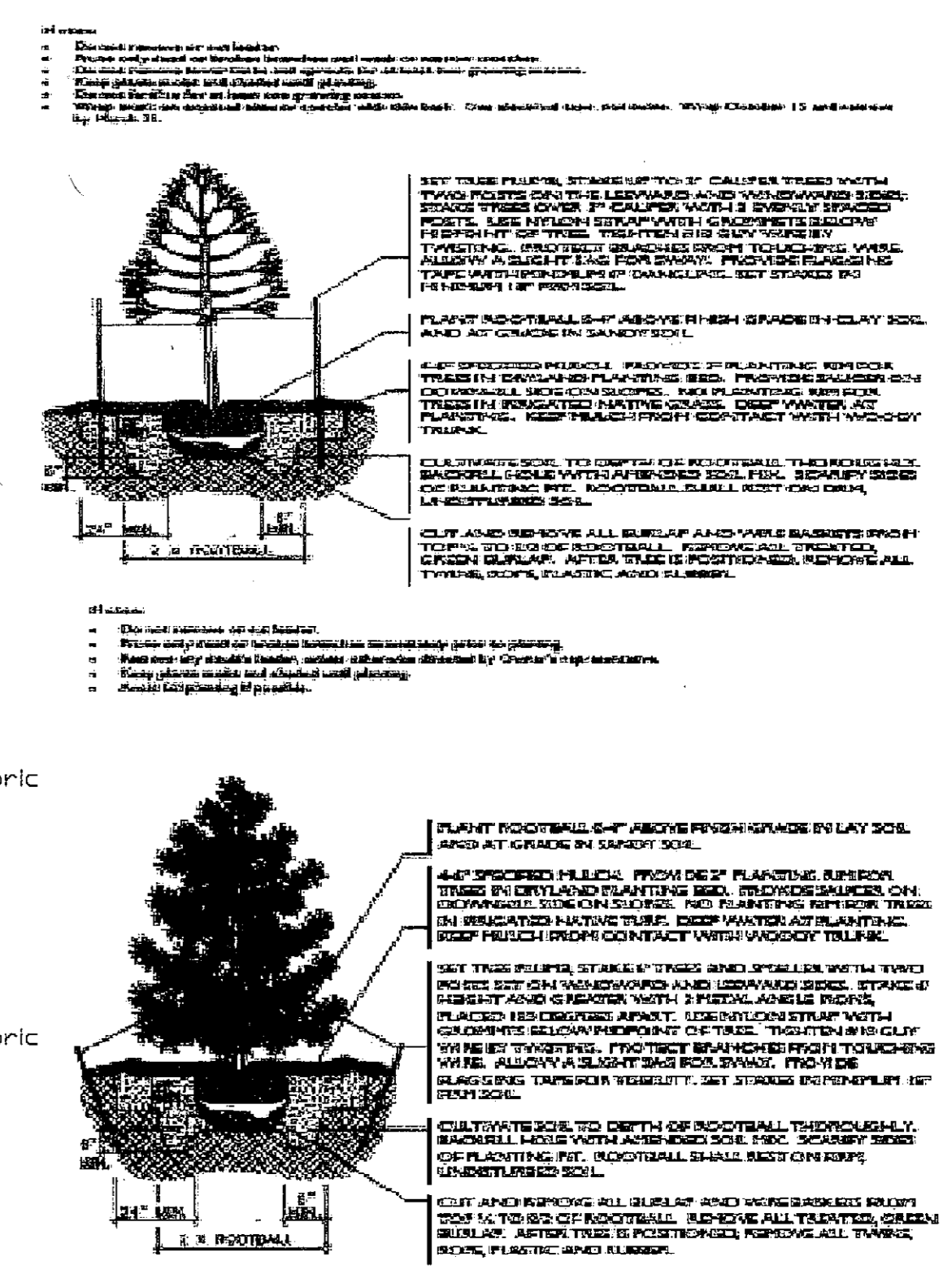
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE & WATER CONDITION	USE
Deciduous Trees / Ornamental Trees					
4	ABM	Acer x freeman 'Jeffersred'	Autumn Blaze Maple	2' cal. VL	
4	KC	Gymnocladus dioica	Kentucky Coffeetree	2' cal. VL	
12	TCH	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	2' cal. L	
Evergreen Trees					
1	P	Pinus ponderosa	Ponderosa Pine	6'-10'Ht. VL	
Deciduous Shrubs					
35	DN	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 Gal. VL	
10	SC	Prunus besseyi	Sand Cherry	5 Gal. VL	
23	TS	Rhus trilobata	Three Leaf Sumac	5 Gal. VL	
42	WR	Rosa Woodsii	Woods Rose	5 Gal. VL	
Evergreen Shrubs					
21	AJ	Juniperus chinensis 'Armstrong'	Armstrong Juniper	5 gal. VL	
9	BCJ	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal. VL	
30	TJ	Juniperus sabinna 'Tamariscifolia'	Tan Juniper	5 gal. VL	

Seed / Landscape Materials

TYPE 'A' Low Grow Foothills Seed Mix - Per Arkansas Valley Seed Specification
Irrigated: 40 lbs/acre
30% Ephraim Crested Wheatgrass 15% Reubens Canada Bluegrass
25% Dwarf Perennial Ryegrass 10% Chewings Fescue
20% SR3200 Blue Fescue
4" Steel Edger - Ryerson Dr Equal
Rock Mulch Area - 3" Layer Of 1.5" Dia. River Rock Over Landscape Fabric

TYPE 'B' Permanent Drill Mix - Per Arkansas Valley Seed Specification
Non-Irrigated: 9.20 PLS lbs/acre
10% Blue Grama, Hecrita
10% Thickspike W.G. Britana
10% Big Bluestem, KAW
10% Prairie Sandreed, Goshen
10% Indian Grass, Cheyenne
10% Grn Needlegrass, Lodom
10% Switchgrass, Blackwell
10% Slender Wheatgrass
10% West. Wheatgrass, Arriba
10% Streambank W.G., Sodar
4" Steel Edger - Ryerson Dr Equal
Rock Mulch Area - 3" Layer Of 1.5" Dia. River Rock Over Landscape Fabric

REGISTERED LANDSCAPE ARCHITECT WITH THE TOWN OF CASTLE ROCK
TIMOTHY S. LANE
AMERICAN DESIGN & LANDSCAPE
ALISON WACCZAK
4194



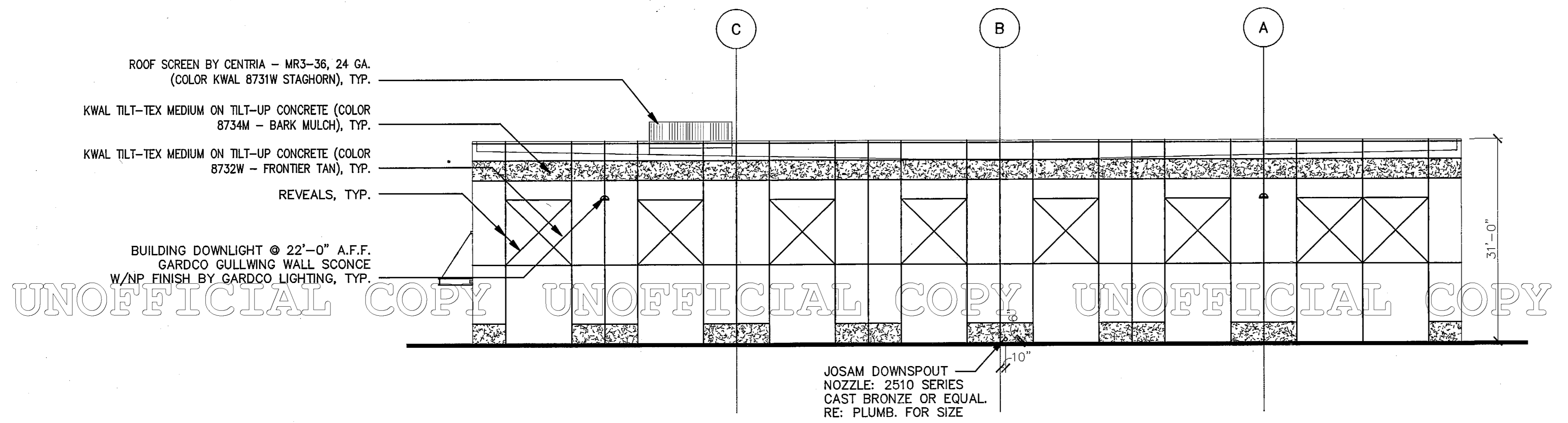
AMERICAN DESIGN & LANDSCAPE
3432 McArthur Road
Parker, Colorado 80134
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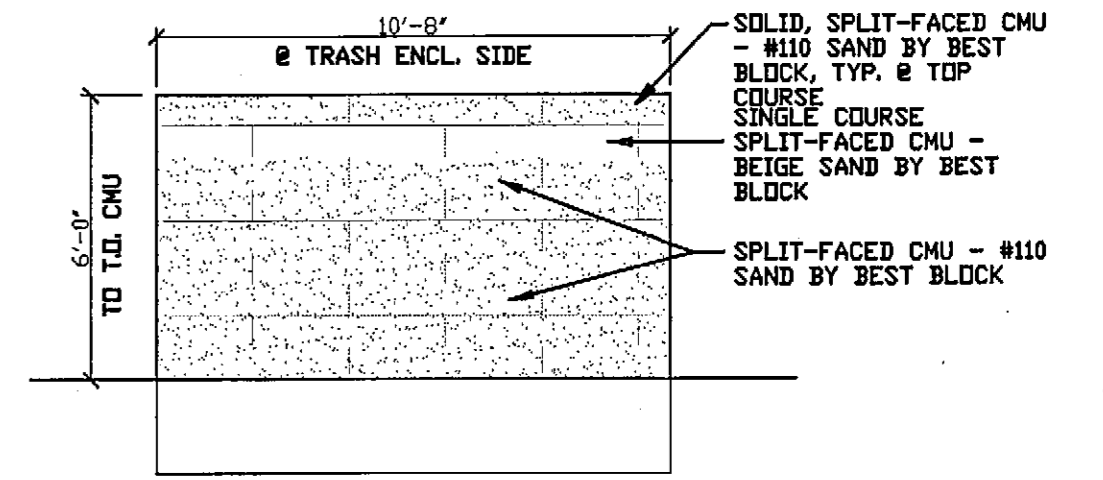
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BROOKSIDE BUSINESS CENTER FILING NO. 5 - 1st AMENDMENT, LOT 1

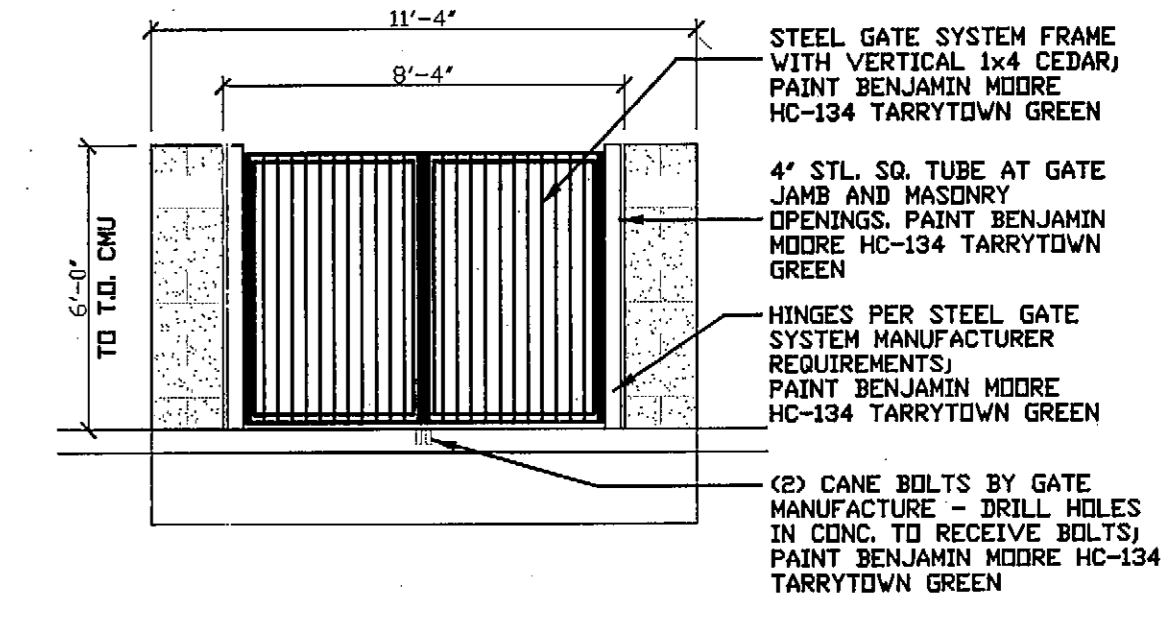
FINAL PD SITE PLAN - ELEVATIONS
 LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
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 SHEET 6 OF 8



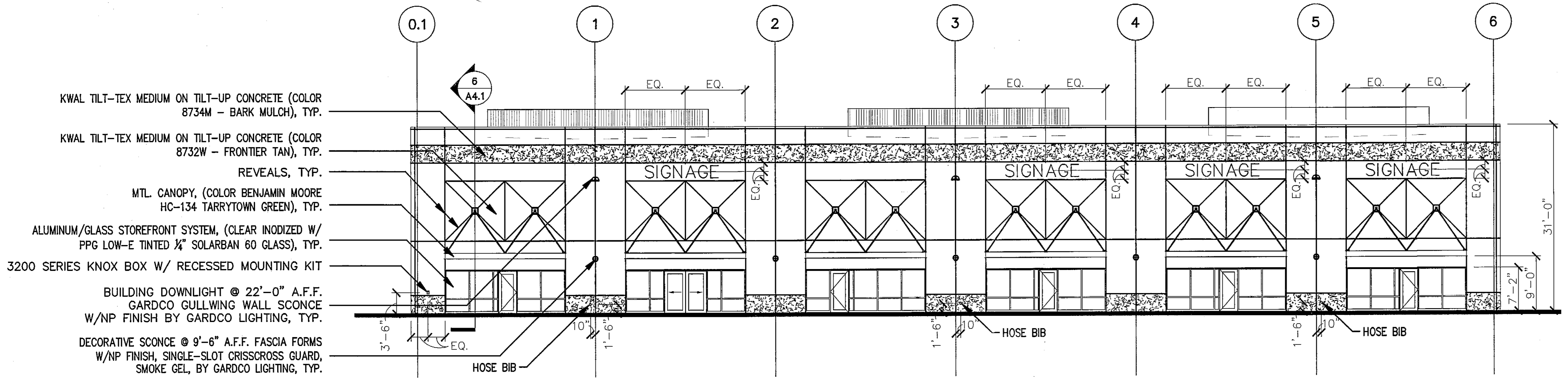
2 NORTH ELEVATION
 1/16" = 1'-0"



5 TRASH ENCLOSURE SIDE ELEVATION
 1/4" = 1'-0"



6 TRASH ENCLOSURE FRONT ELEVATION
 1/4" = 1'-0"



1 EAST ELEVATION
 1/16" = 1'-0"

Owner:
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 9432 MOISENBOKER, PARKER, COLORADO 80134

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Civil Engineer:

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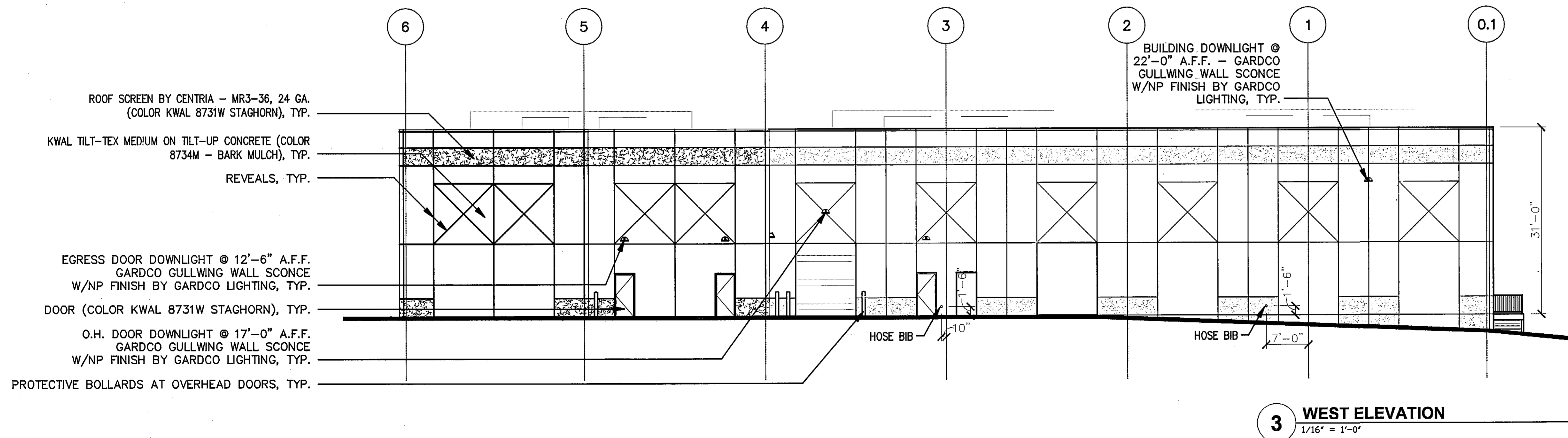
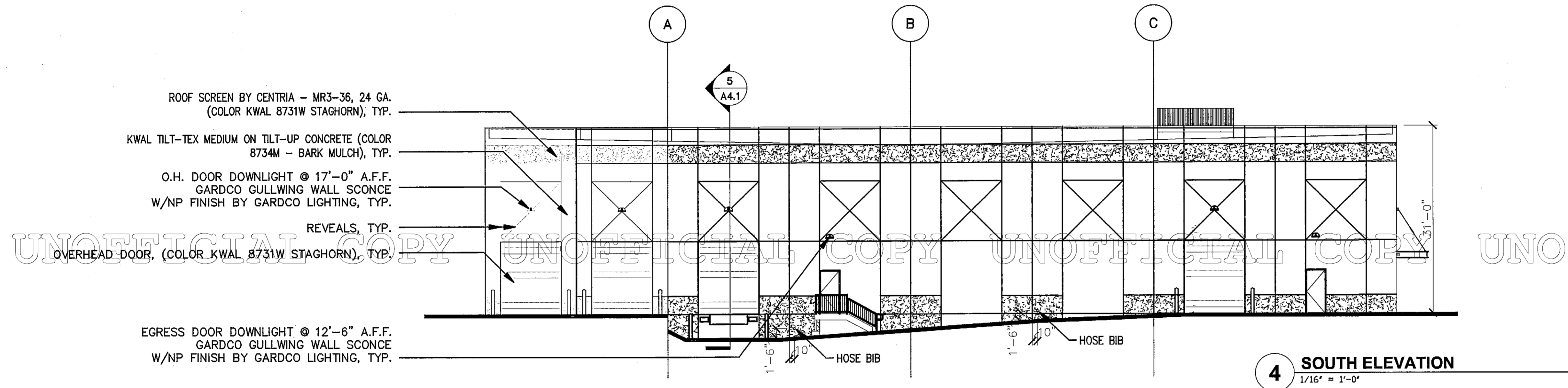
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FINAL PD SITE PLAN - ELEVATIONS

LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 7 OF 8



Owner:

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143 UNION BLVD., SUITE 700 - LAKEWOOD, COLORADO, 80228
PHONE 720-962-6072 - FAX 720-962-6195
LINCOLN OMAHA GRAND ISLAND HOLDREGE KANSAS CITY PHOENIX DENVER

BROOKSIDE BUSINESS CENTER FILING NO. 5 - 1st AMENDMENT, LOT 1

FINAL PD SITE PLAN - PHOTOMETRIC PLAN
 LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

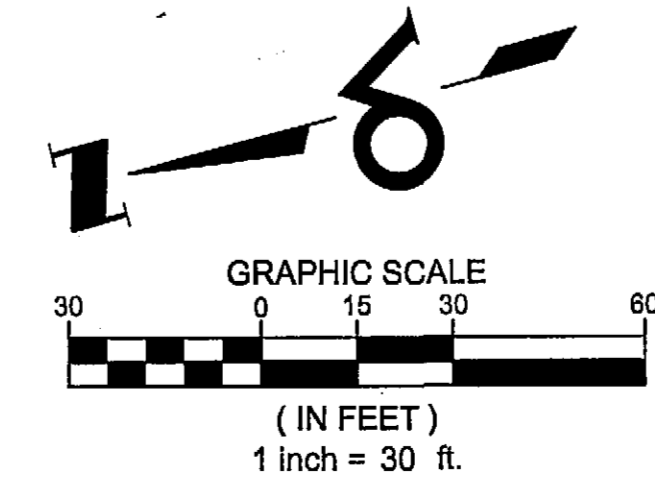
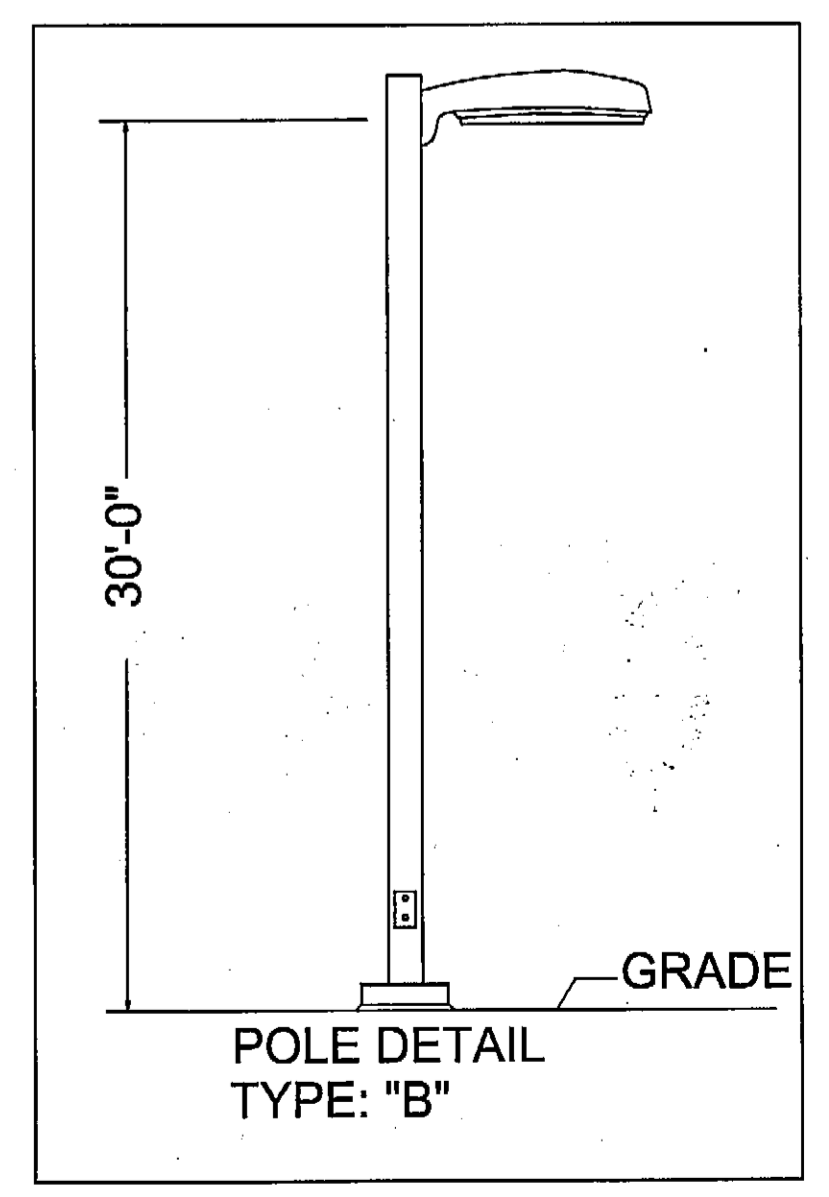
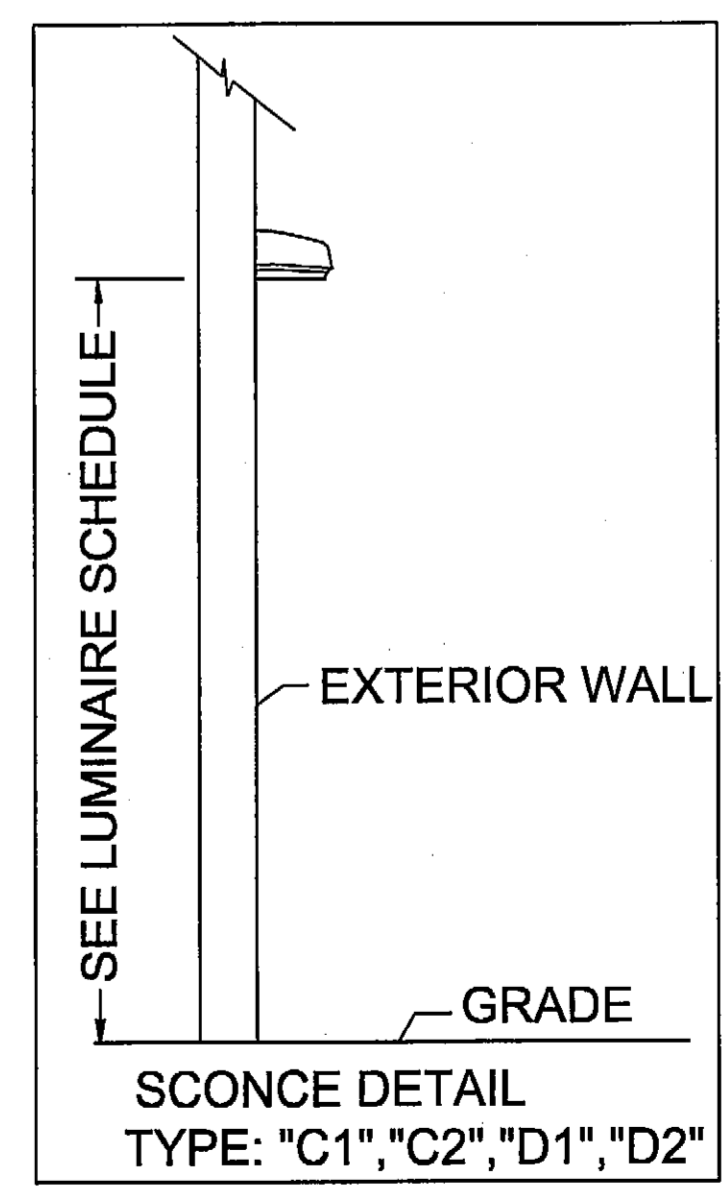
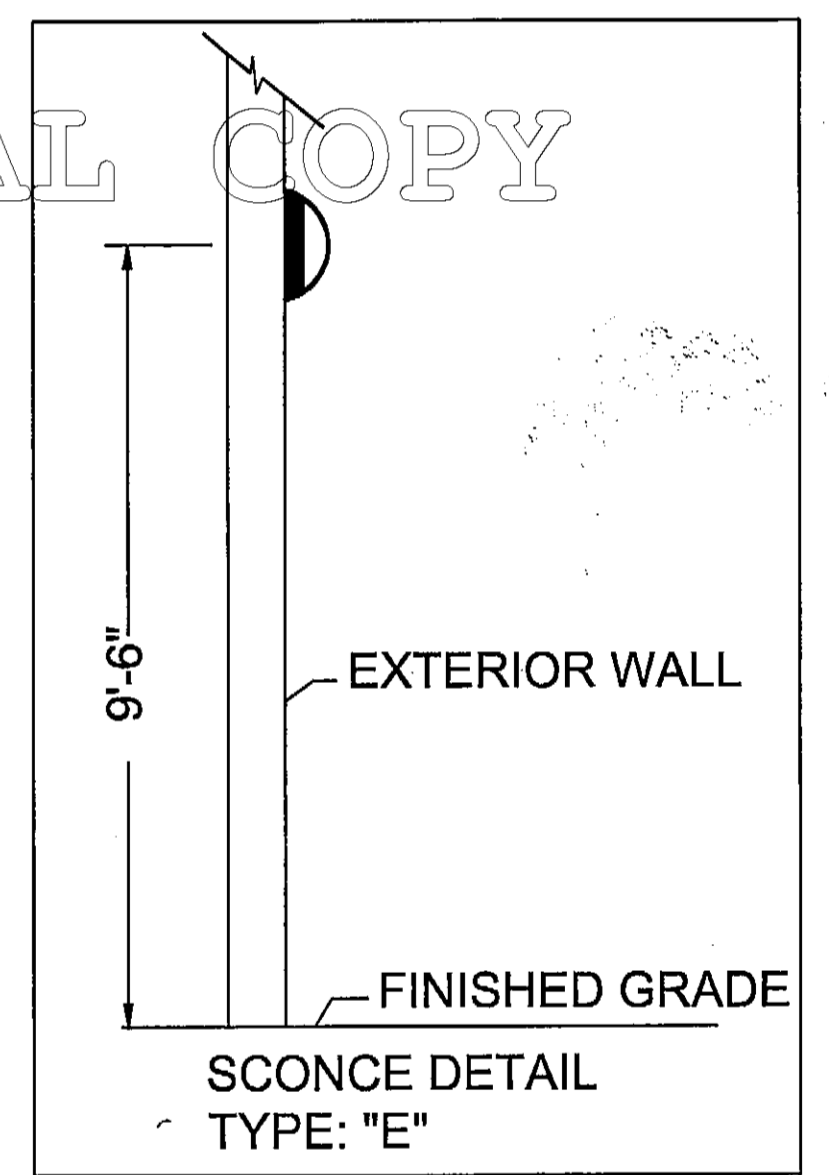
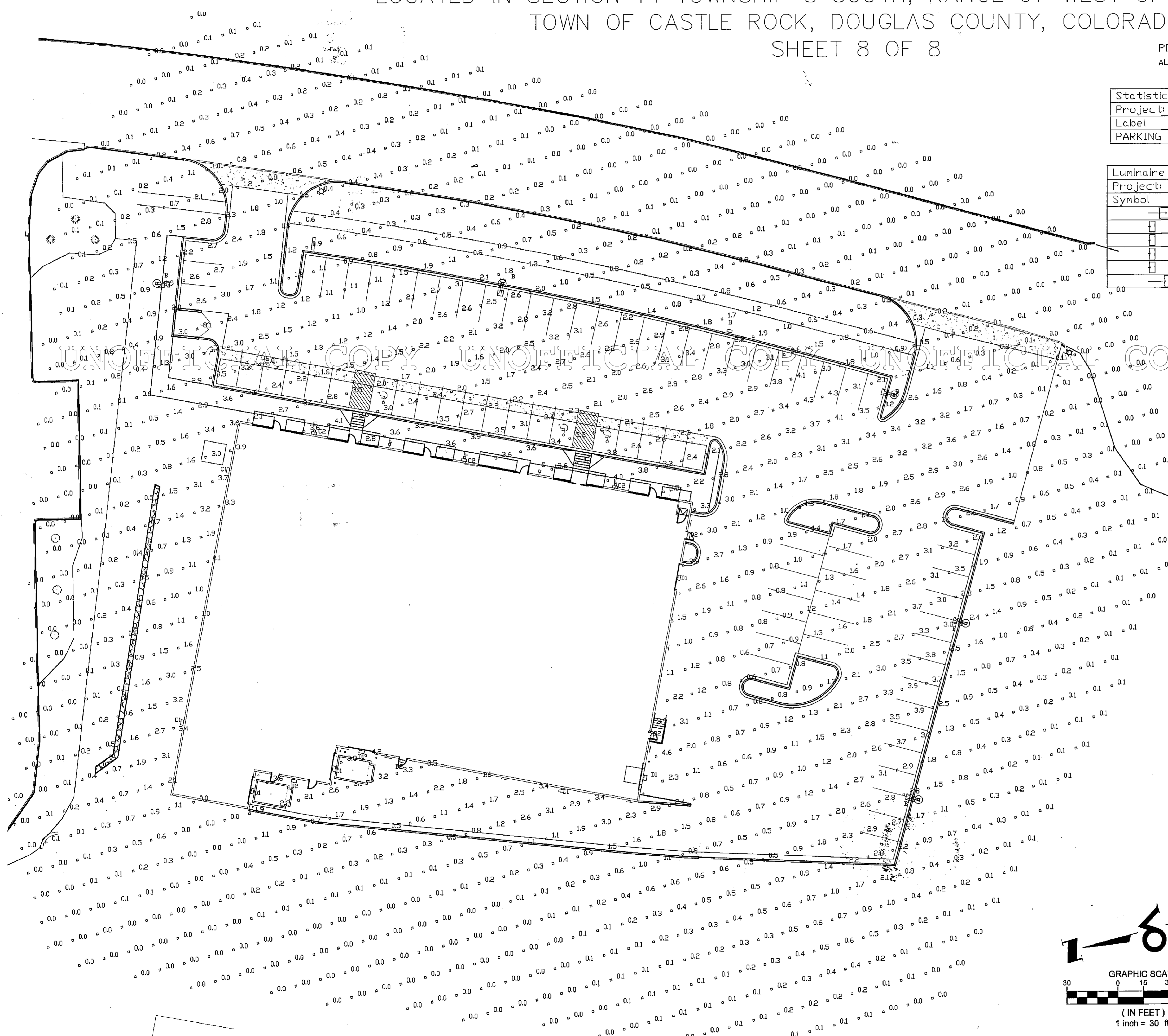
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 8 OF 8

POINT SPACING = 10' X 10' O.C.
 ALL VALUES ARE INITIAL HORIZONTAL FOOTCANDLES AT SURFACE

Statistical Area Summary					
Project: All Projects					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARKING & DRIVES	2.14	4.6	0.5	4.28	9.20

Luminaire Schedule						
Project: All Projects						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
☐	6	B	SINGLE	36000	1.000	GARDCO G181-4XL-400MH-HS-SSS3
☐	3	C1	SINGLE	13500	1.000	GARDCO 107-WT-175MH @ 22' AFG
☐	3	C2	SINGLE	8500	1.000	GARDCO 107-WT-100MH @ 22' AFG
☐	5	D1	SINGLE	3500	1.000	GARDCO 107-WT-50MH @ 17' AFG
☐	4	D2	SINGLE	3500	1.000	GARDCO 107-WT-50MH @ 12.5' AFG
☐	5	E	SINGLE	3500	1.000	GARDCO 500-W-50MH-GS @ 9.5' AFG



PHOTOMETRIC PLAN
 FINAL PD SITE PLAN
 BROOKSIDE BUSINESS CENTER
 FILING NO. 5 - FIRST AMENDMENT, LOT 1
 SEPTEMBER 2004
 SHEET 8 OF 8