

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9882473

DATE: 10-14-98

TIME: 14:54

FEE: \$ 30⁰⁰ (3 Pages)

UNOFFICIAL COPY

GRANTOR: H.R. Gannon ;
(OWNER/SIGNER) Robert Hier

GRANTEE: plum Creek #2 3rd Amendment
(SUBDIVISION NAME OR NAME OF PLAT) Final pd site plan

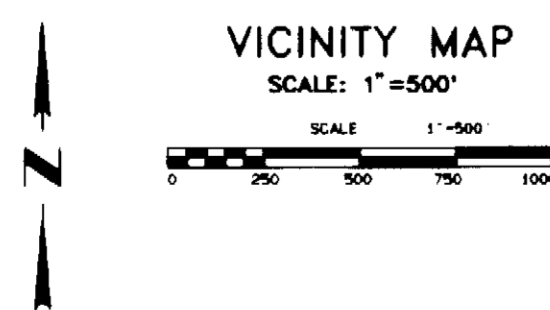
LEGAL: N/A
(SECTION-TOWNSHIP-RANGE)

THE CENTRE ON PLUM CREEK FILING NO. 2, THIRD AMENDMENT

FINAL PD SITE PLAN

A REPLAT OF LOT 3, THE CENTRE ON PLUM CREEK FILING NO. 2, SECOND AMENDMENT

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO



OWNER/SUBDIVIDER
 H.R. Gannon
 513 Wilcox Street
 Castle Rock, CO. 80104

Robert Hier
 513 Wilcox Street
 Castle Rock, CO. 80104


ENGINEER/SURVEYOR/PLANNER
 David E. Archer & Associates
 105 Wilcox Street
 Castle Rock, Colorado 80104

- PLAT NOTES:**
- Tract A = 1.463 Acres
 Lot 1 = 0.213 Acres
 Lot 2 = 0.138 Acres
 Lot 3 = 0.088 Acres
 Lot 4 = 0.184 Acres
 Total Acres = 2.104
 - Existing Topography is at a 2.0' contour interval.
 Proposed Topography is at a 1.0' contour interval.
 - 100 year Floodplain does exist within boundaries of subject property per FIRN Map No. 080049-0301C dated September 30, 1987.

PROPERTY DESCRIPTION
 Lot 3, The Centre on Plum Creek Filing No. 2, Second Amendment

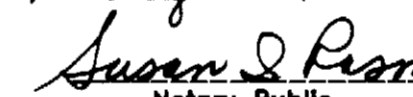
TITLE CERTIFICATE
 I, ERIC STEPHENS, being an authorized representative of LAND TITLE GUARANTEE COMPANY, a Title Insurance Company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgages, and lienholders of the property are listed in the certificate of ownership and dedication.

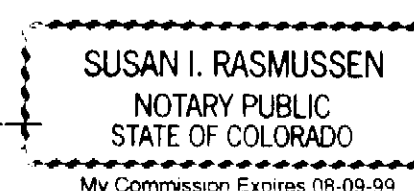
Signed this 21 day of August, 1998.

8/21/98
 DATE 
 LAND TITLE GUARANTEE COMPANY

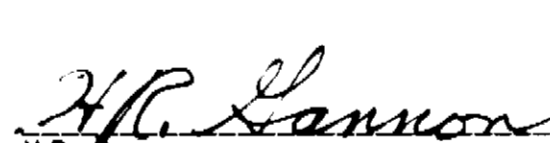
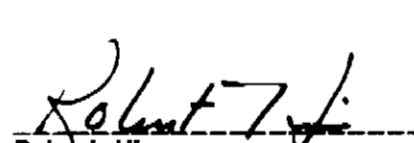
STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 21 day of August, 1998, by ERIC STEPHENS as TITLE OFFICER of LAND TITLE GUARANTEE COMPANY.
 Witness my hand and Official seal this 21 day of August, 1998.

My Commission Expires 8-9-99 
 Notary Public

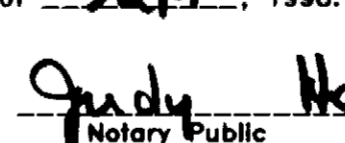


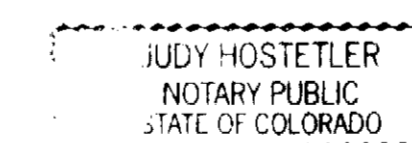
OWNERS
 The undersigned are all of the owners of certain lands know here in as the CENTRE ON PLUM CREEK FILING NO. 2, THIRD AMENDMENT in the Town of Castle Rock.

 
 H.R. Gannon Robert Hier
 513 Wilcox Street 513 Wilcox Street
 Castle Rock, CO. 80104 Castle Rock, CO. 80104

NOTARY CERTIFICATES
 STATE OF COLORADO } SS
 COUNTY OF DOUGLAS }

The foregoing instrument was acknowledged before me this 9th day of Sept, 1998, by H.R. Gannon & Robert Hier.
 Witness my hand and Official seal this 9th day of Sept, 1998.

My Commission Expires 10-31-98 
 Notary Public





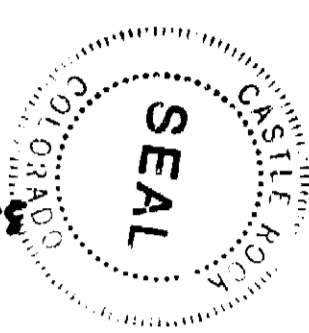
SHEET INDEX

SHEET 1 = COVER SHEET
 SHEET 2 = SITE PLAN
 SHEET 3 = LANDSCAPE PLAN


TOWN CERTIFICATION

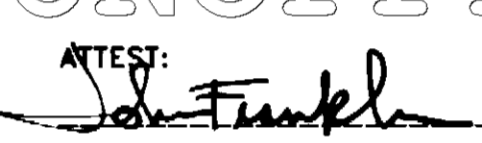
TOWN COUNCIL APPROVAL
 This Final PD Site Plan was approved by the Town of Council of the Town of Castle Rock, Colorado, the 17th day of August, A.D., 1998.

ATTEST:
 10/7/98  10/7/98
 Mayor Date Town Clerk Date



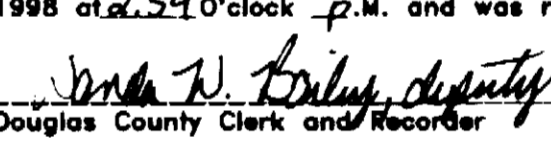
PLANNING COMMISSION RECOMMENDATION
 This Final PD Site Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Douglas County, Colorado, the 21st day of July, A.D., 1998.


 10/7/98
 Chairman Date

ATTEST:
 9/3/98
 Planning Director Date


DOUGLAS COUNTY CLERK AND RECORDER CERTIFICATE
 State of Colorado }
 County of Douglas }


I hereby certify that this plat was filed in my office on the 14 day of October, 1998 at 5:40 o'clock P.M. and was recorded under Reception Number 982473.


 Douglas County Clerk and Recorder

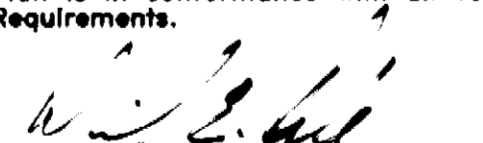




STATEMENT FOR CIVIL ENGINEER
 I, Kevin E. Archer, a Registered Professional Engineer in the State of Colorado, do hereby attest that grading, utility and drainage improvements identified on this Final PD Site Plan have been planned and engineered in-conformance with all Town of Castle Rock Public Works Construction Standards.

 10-21-98
 Registered Professional Engineer



SURVEYOR'S CERTIFICATE
 I, David E. Archer, being a registered Professional Land Surveyor in the State of Colorado, hereby attest that the graphic boundary depicted on this Final PD Site Plan is a true and representation of the officially recorded legal description furthermore, that this Final PD Site Plan is in conformance with all Town of Castle Rock and State of Colorado Land Subdivision Requirements.


 Registered Professional Land Surveyor

<p>REVISIONS</p> <p>Revised 7-8-98</p>	 <p>DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 888-6642 105 WILCOX ST. CASTLE ROCK, COLORADO 80104</p>		<p>TITLE FINAL PD SITE PLAN THE CENTRE ON PLUM CREEK FILING NO.2 THIRD AMENDMENT in Section 11 & 14, T8S, R67M, 6th PM, Castle Rock, Douglas County, Colorado</p> <p>SCALE AS NOTED DATE 3-25-98 PLAT 10/7/98 FILED 10/7/98</p> <p>ELECT HIER & COMPANY JOB NUMBER 97-1087</p> <p>Sheet <u>1</u> of <u>3</u></p>
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THE CENTRE ON PLUM CREEK FILING NO. 2, THIRD AMENDMENT

FINAL PD SITE PLAN

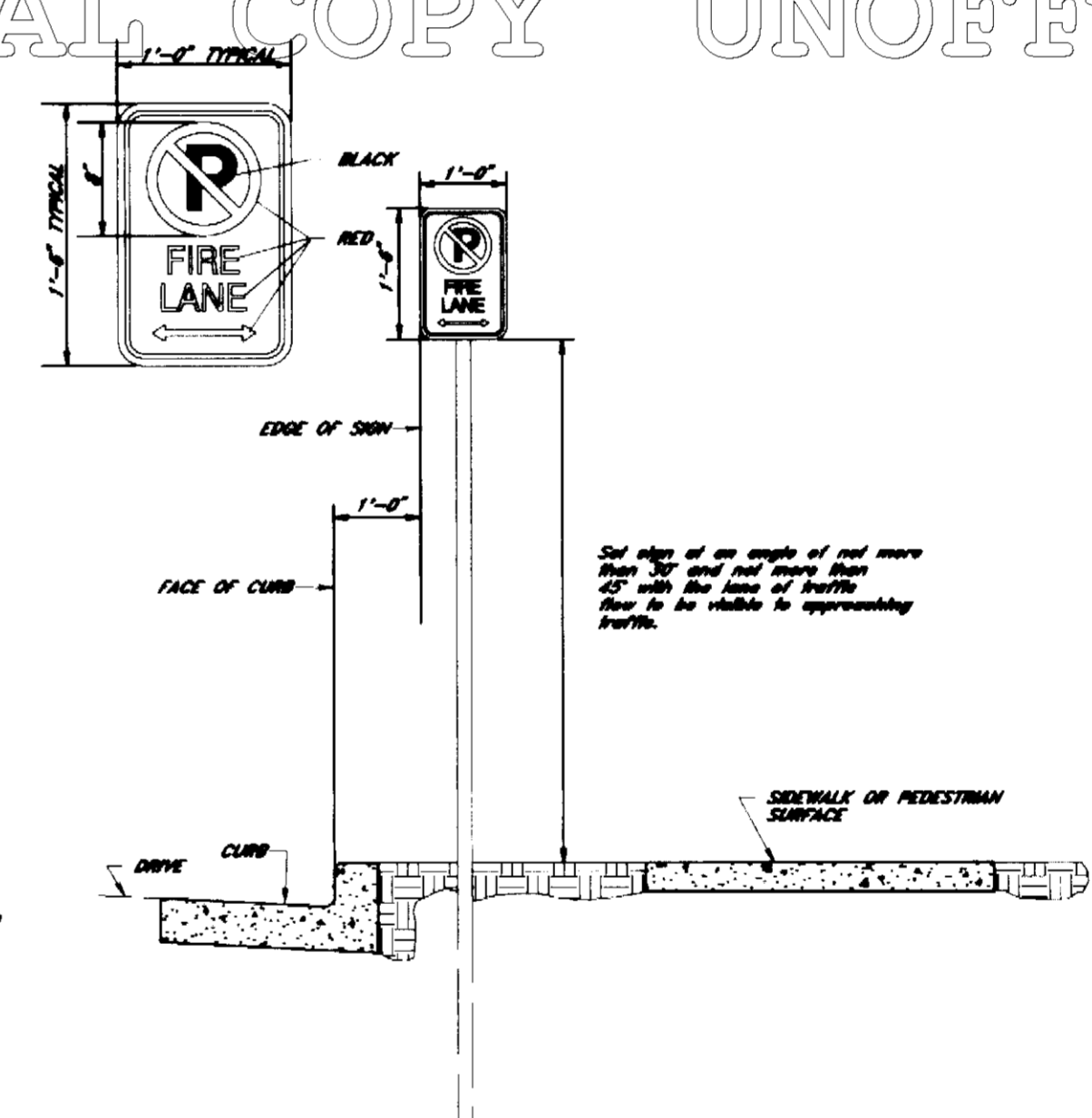
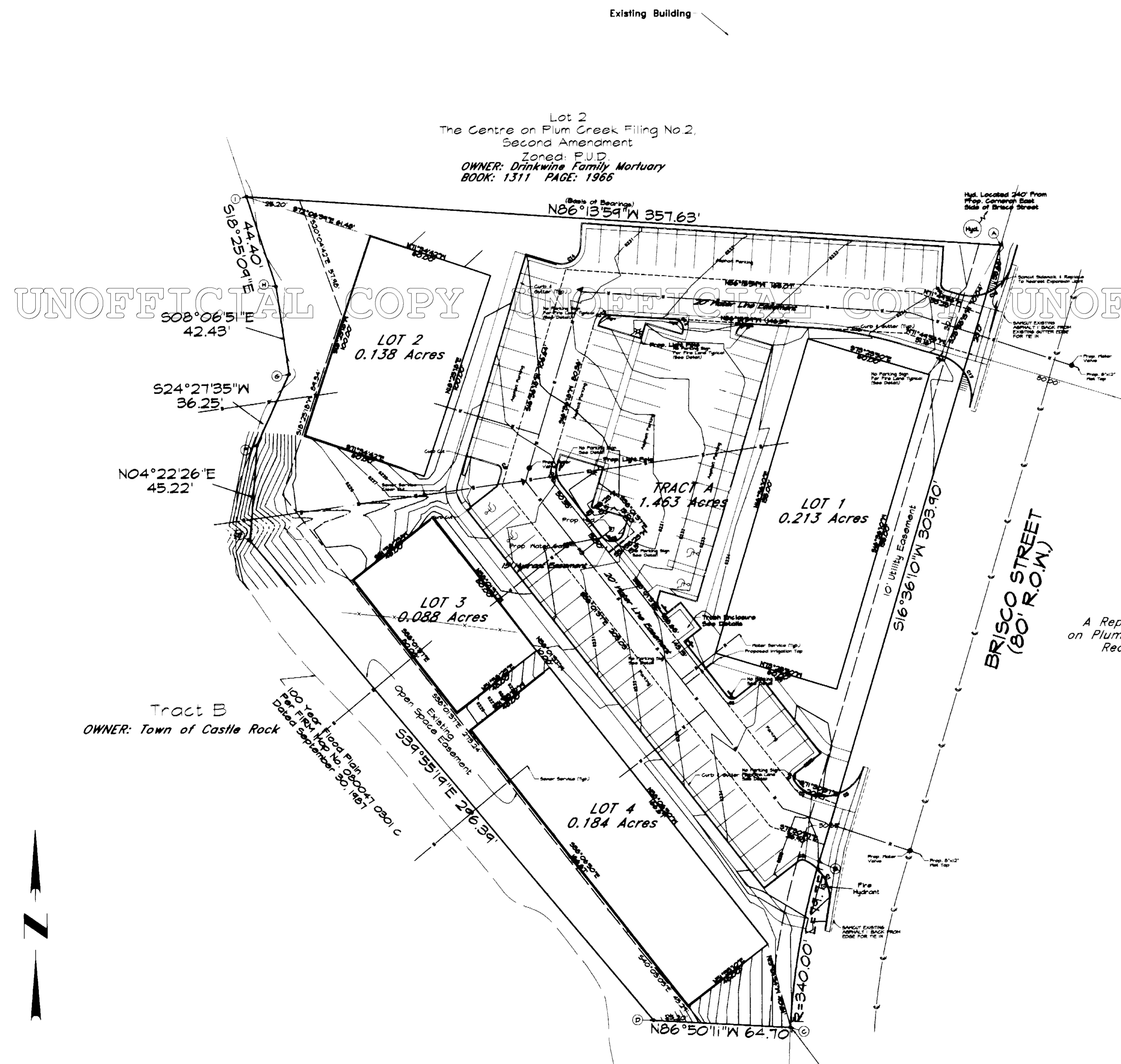
A REPLAT OF LOT 3, THE CENTRE ON PLUM CREEK FILING NO. 2, SECOND AMENDMENT

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

GENERAL NOTES:

OWNER/SUBDIVIDER	ENGINEER/SURVEYOR/PLANNER
H.R. Gannon 513 Wilcox Street Castle Rock, CO. 80104	Robert Hier 513 Wilcox Street Castle Rock, CO. 80104
	David E. Archer & Associates 105 Wilcox Street Castle Rock, Colorado 80104

- | | |
|---|---|
| 1. Tract A = 1.463 Acres
Lot 1 = 0.213 Acres
Lot 2 = 0.138 Acres
Lot 3 = 0.088 Acres
Lot 4 = 0.184 Acres
Total Area = 2.104 | Maximum Floor Area
Tract A = 0 S.F.
Lot 1 = To be determined by use
Lot 2 = To be determined by use
Lot 3 = To be determined by use
Lot 4 = To be determined by use
Total Area = 27137 S.F. |
| 2. Existing Topography is at a 2.0' contour interval.
Proposed Topography is at a 1.0' contour interval. | |
| 3. 100 year Floodplain does exist within boundaries of subject property per FIRN Map No. 080048-0301C dated September 30, 1987. | |
| 4. Existing Zoning: PUD
Existing Use: Vacant
Proposed Zoning: PUD
Proposed Use: Office & Medical Office | |
| 5. Required Parking: Office (1 per 300 s.f.)
Medical (1 per 200 s.f.)
Note: Office and Medical floor areas (27137 S.F. Max) to be determined based on available parking | |
| 6. Provided Parking: 85 Regular Spaces
4 Handicap Spaces
89 Total Spaces | |



SIGN DETAIL
N.T.S.

FLOW LINE CURVE DATA TABLE

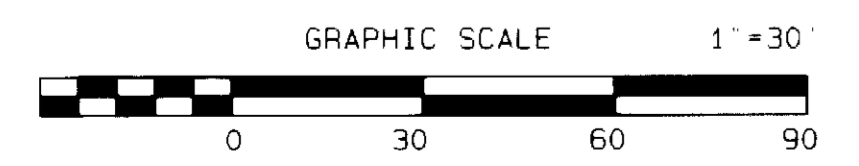
LINE	ARC	RADIUS	DELTA
C1	26.31'	20.00'	75°21'34"
C2	3.24'	3.00'	61°50'28"
C3	31.42'	20.00'	90°00'00"
C4	7.40'	12.00'	35°21'00"
C5	4.71'	3.00'	90°00'00"
C6	4.71'	3.00'	90°00'00"
C7	5.72'	6.00'	54°37'55"
C8	13.13'	6.00'	125°22'05"
C9	4.71'	3.00'	90°00'00"
C10	9.54'	10.00'	54°37'55"
C11	8.07'	6.00'	77°02'04"
C12	8.97'	5.00'	102°50'17"
C13	8.08'	6.00'	77°09'43"
C14	16.15'	9.00'	102°50'17"
C15	44.81'	200.00'	12°50'17"
C16	4.04'	3.00'	77°08'45"
C17	31.42'	20.00'	90°00'00"
C18	31.42'	20.00'	90°00'58"

LEGEND

- = EXISTING GRADES
- - - = PROPOSED GRADES
- = EXISTING WATER LINE
- = PROPOSED WATER LINE
- = EXISTING SEWER LINE W/ MANHOLE
- = PROPOSED SEWER LINE W/ MANHOLE

SURVEY MONUMENT NOTES

Monument Type	PLS. NO.	ELEVATION
(A) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	6233.2
(B) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	6235.0
(C) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	6234.9
(D) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	6217.4
(E) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	6218.8
(F) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	6215.7
(G) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	6212.5
(H) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	6212.5
(I) #5 Rebar w/ 1/8" Plastic Cap	PLS. 6935	622.5



G:\1997\197-087\PREPLAT.DWG
Wed Aug 15 10:57:04 1996

REVISIONS Revised 7-8-98 Max. Floor Area Revised 8-11-98	DAVID E. ARCHER & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTING SURVEYING & ENGINEERING PHONE (303) 688-4842 105 WILCOX ST. CASTLE ROCK, COLORADO 80104		TITLE FINAL PD SITE PLAN THE CENTRE ON PLUM CREEK FILING NO.2 THIRD AMENDMENT In Section 11 & 14, T8S, R67W, 6th PM, Castle Rock, Douglas County, Colorado
			CLIENT HIER & COMPANY
Scale 1" = 30' DATE: 3-25-98 DRAWN BY: [blank] CHECKED BY: [blank]		Sheet 2 of 3	JOB NUMBER 97-1087

