

# PLAT IDENTIFICATION SHEET

8607301

5-15 86

UNOFFICIAL COPY

**GRANTOR:**  
(owner/signer)

Town of Castle Rock

**GRANTEE:**  
(subdivision name or name of plat)

Plum Creek Centre 2

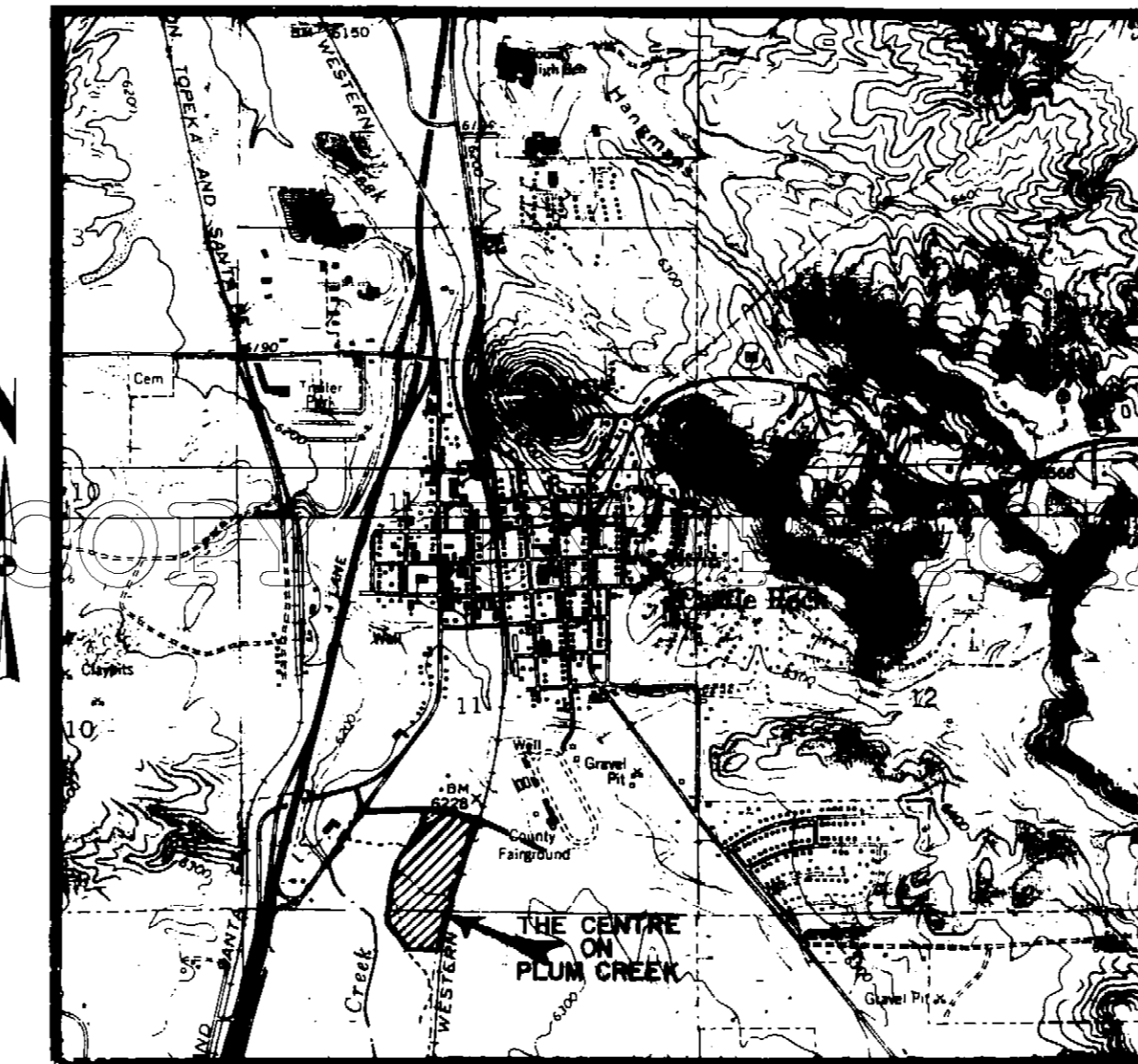
**LEGAL:**  
(section-township-range)

**FINAL PUD SITE PLAN  
TRACT B  
THE CENTRE ON PLUM CREEK  
FILING NO. 2  
A PLANNED UNIT DEVELOPMENT  
TOWN OF CASTLE ROCK DOUGLAS COUNTY, COLORADO**

**LEGAL DESCRIPTION**

A parcel of land in the Southwest 1/4 of Section 11 and the Northwest 1/4 of Section 14, Township 8 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado being more particularly described as follows:

BEGINNING at a point on the South Right-of-Way of Miller Boulevard and the West Right-of-Way of the Denver and Rio Grande Western Railroad from whence the South 1/4 Corner of said Section 11 to bear North 89°24'08" West, with all bearings contained herein relative thereto; thence along the said West Right-of-Way of the Denver and Rio Grande Western Railroad the following courses: South 16°36'10" West, a distance of 502.06 feet; thence South 15°31'52" West, a distance of 302.75 feet to a point of non-tangent curvature; thence along a curve to the left having a central angle of 02°23'00", a radius of 2735.90 feet and a chord that bears South 12°12'35" West, a distance of 113.80 feet; thence departing the West Right-of-Way of the Denver and Rio Grande Western Railroad on a non-tangent line South 89°29'53" West, a distance of 211.21 feet to a point on a non-tangent curve on the East Right-of-Way of Briscoe Street; thence along said East Right-of-Way the following courses: along a curve to the left having a central angle of 08°55'18", a radius of 340.00 feet and a chord that bears North 59°10'04" West, a distance of 52.89 feet to the point of tangency; thence North 63°37'28" West, a distance of 132.98 feet to a point of curvature; thence along a curve to the right having a central angle of 80°13'38", a radius of 260.00 feet, and an arc length of 364.06 feet to the point of tangency; thence North 16°36'10" East, a distance of 504.42 feet to a point of curvature; thence along a curve to the left having a central angle of 16°35'13", a radius of 340.00 feet and an arc length of 98.43 feet to the point of tangency; thence North 00°00'57" East, a distance of 142.97 feet to a point of curvature; thence along a curve to the right having a central angle of 34°41'00", a radius of 200.00 feet and an arc length of 121.07 feet to the point of tangency; thence North 34°41'58" East, a distance of 37.70 feet to a point on the South Right-of-Way of Miller Boulevard; thence along said South Right-of-Way South 55°18'03" East, a distance of 659.99 feet to the POINT OF BEGINNING, containing 14.13 acres, more or less.



**VICINITY MAP  
SCALE 1" : 2000'**

**UTILITIES**

WATER/SEWER/STORM  
CITY OF CASTLE ROCK  
DEPARTMENT OF PUBLIC WORKS  
310 3RD STREET  
CASTLE ROCK, CO 80104  
TELEPHONE (303) 688-3326

NATURAL GAS  
PEOPLE'S NATURAL GAS  
429 WILCOX STREET  
CASTLE ROCK, CO 80104  
TELEPHONE (303) 688-3032

ELECTRIC  
INTERMOUNTAIN RURAL ELECTRIC ASSOC.  
5496 N. HIGHWAY 85  
SEBALIA, CO 80135  
TELEPHONE (303) 688-3100

TELEPHONE  
MOUNTAIN BELL TELEPHONE COMPANY  
931 14TH STREET  
DENVER, CO 80204  
TELEPHONE (303) 624-2424

COLORADO STATE HIGHWAY DEPT.  
DOUGLAS COUNTY DEPARTMENT OF HIGHWAYS  
301 S. LEWIS STREET  
CASTLE ROCK, CO 80104  
TELEPHONE (303) 688-9343

CABLE VISION  
COLORADO CABLE VISION  
401 S. WILCOX STREET  
CASTLE ROCK, CO 80104  
TELEPHONE (303) 688-4615

**SUBDIVIDERS/OWNERS**

SEBRING DEVELOPMENT CORP.  
REPUBLIC PARK 1  
9250 EAST COSTILLA AVE., SUITE 600  
ENGLEWOOD, CO 80112  
TELEPHONE (303) 790-9200

**ENGINEERS/SURVEYORS/PLANNERS**

TARANTO, STANTON & TAGGE  
CONSULTING ENGINEERS  
619 WILCOX STREET  
CASTLE ROCK, CO 80104  
TELEPHONE (303) 688-2311

**SITE DATA**

Land Area:	(14.13 AC)	615,691 SF
Building Area:		
Major Retail		65,905 SF
Retail		16,100 SF
Retail Shops		38,320 SF
	TOTAL	120,325 SF
Total Building Coverage		19.54%
Parking:		394,797 SF
	723 Spaces = 6.01 spaces/1,000 SF	
	(13 handicaps, 624 regular, 86 compact)	
Landscaped Area:		100,569 SF
Maximum Building Height		- 35 feet
EXISTING ZONING		- PLANNED UNIT DEVELOPMENT

**INDEX OF SHEETS**

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BUILDING ELEVATION	8

Reception No: 8607301  
DATE: 5-15-86  
TIME: 11:11 AM  
*Debi A. Crow*  
COUNTY CLERK & RECORDER

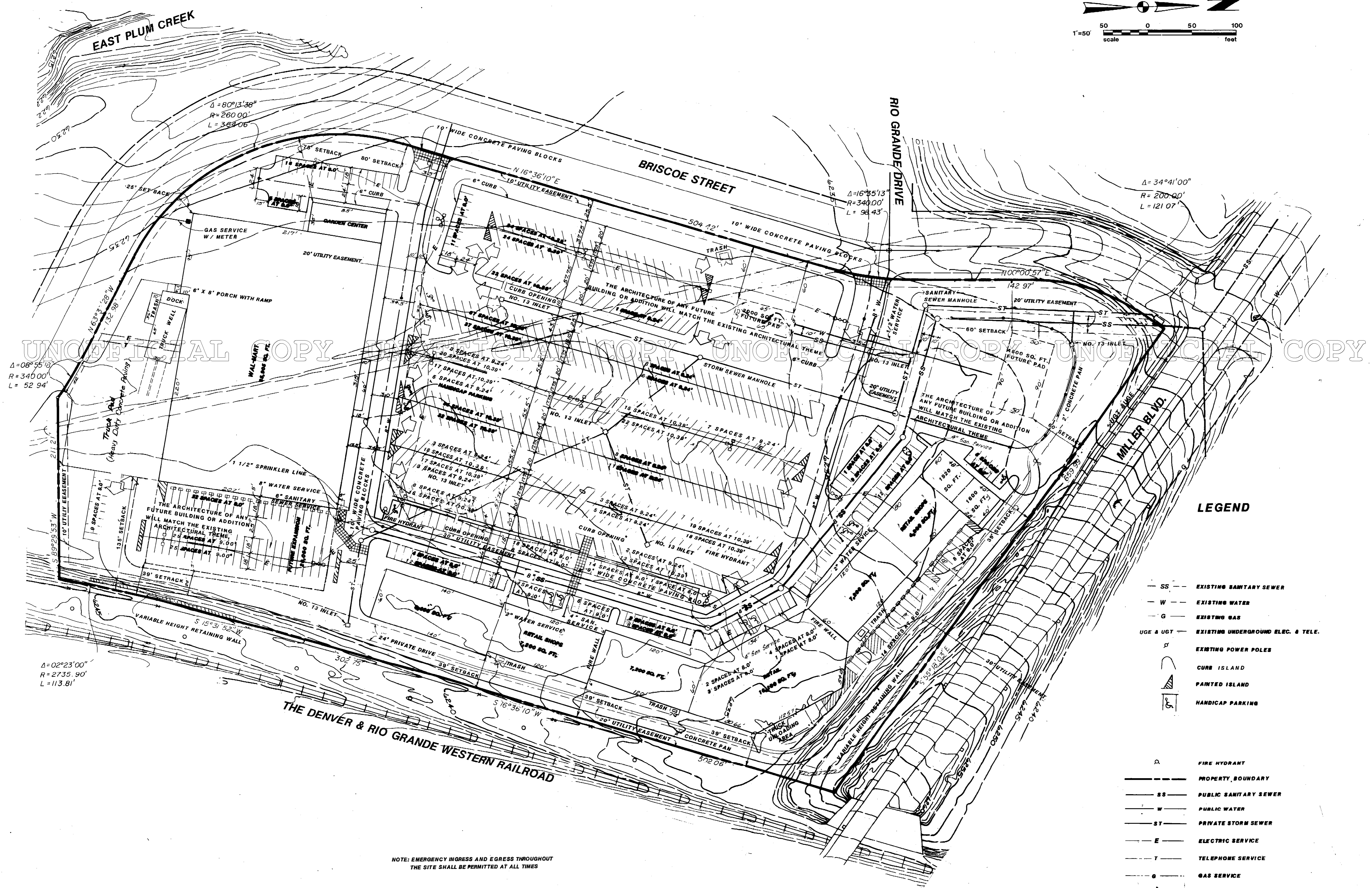
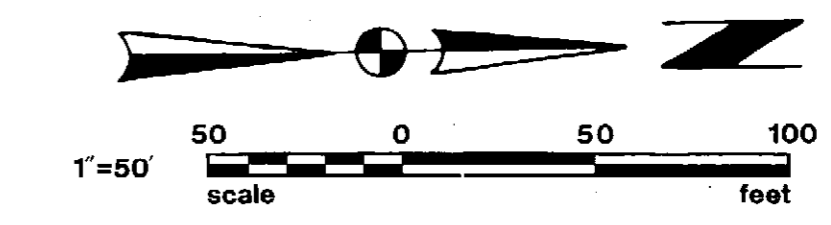
APPROVALS	
<i>Tom Ragan</i> Planning Commission/Chairman	Dec 17, 1985 Date
<i>Steve Johnson</i> Mayor	Dec 19, 1985 Date
<i>Phillip D. Brown</i> Attested Town Clerk	Dec 19, 1985 Date

REVISIONS	DATE	BY

DRAWN <i>FLC</i>
CHECKED <i>MM</i>
DESIGNED <i>FLW</i>

**SEBRING DEVELOPMENT CORPORATION  
THE CENTRE ON PLUM CREEK  
FILING NO. 2  
FINAL PUD SITE PLAN**

<b>TST</b>
TARANTO, STANTON & TAGGE Consulting Engineers
JOB NO: 20-396-007
SCALE AS SHOWN
DATE NOVEMBER 1985
SHEETS 8



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**LEGEND**

- SS --- EXISTING SANITARY SEWER
- W --- EXISTING WATER
- G --- EXISTING GAS
- UGE & UGT --- EXISTING UNDERGROUND ELEC. & TELE.
- ⌋ --- EXISTING POWER POLES
- ⌋ --- CURB ISLAND
- ⌋ --- PAINTED ISLAND
- ⌋ --- HANDICAP PARKING
- ⊙ --- FIRE HYDRANT
- PROPERTY BOUNDARY
- SS --- PUBLIC SANITARY SEWER
- W --- PUBLIC WATER
- ST --- PRIVATE STORM SEWER
- E --- ELECTRIC SERVICE
- T --- TELEPHONE SERVICE
- G --- GAS SERVICE
- ➔ --- TRAFFIC FLOW
- ⊙ --- STREET LIGHTS (TYP.) 30' HIGH, 4 HEAD, 18" X 18", 100,000 LUMENS/POLE

REVISIONS	Descr.
By	Date
L.W.	12-27-85
M.M.	1-10-86
L.W.	1-10-86
Added Islands in Parking Lot	

DRAWN	L.W.
CHECKED	M.M.
DESIGNED	L.W.

**SEBRING DEVELOPMENT CORPORATION**  
**THE CENTRE ON PLUM CREEK**  
**FILING NO. 2**  
**PUD SITE PLAN**

**TST**

TARANTO, STANTON & TAGGE  
Consulting Engineers

JOB NO. 20-396-007

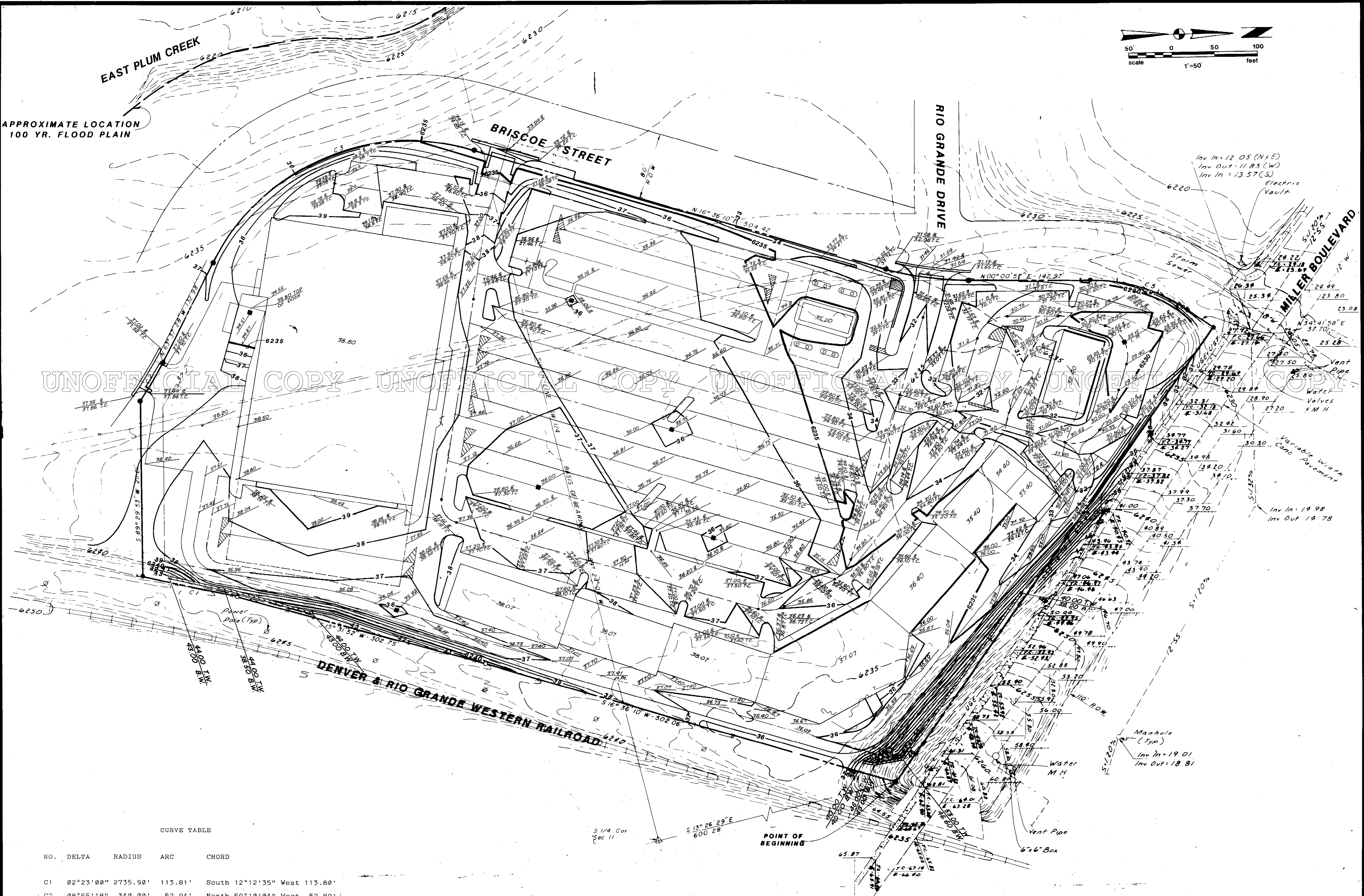
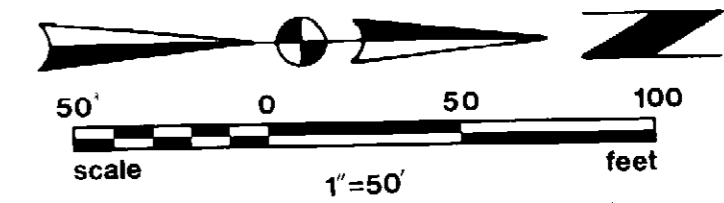
SCALE 1"=50'

DATE 11-27-85

SHEETS 8 SHEET 2

EAST PLUM CREEK

APPROXIMATE LOCATION  
100 YR. FLOOD PLAIN



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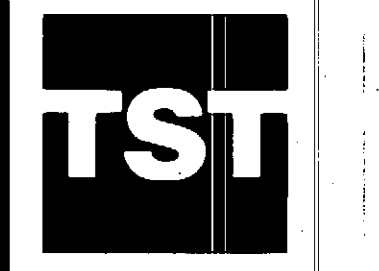
CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD
C1	02°23'00"	2735.90'	113.81'	South 12°12'35" West 113.80'
C2	08°55'18"	340.00'	52.94'	North 59°10'04" West 52.89'
C3	80°13'38"	260.00'	364.06'	North 23°30'39" West 335.04'
C4	16°35'13"	340.00'	98.43'	North 08°18'33" East 98.09'
C5	34°41'00"	200.00'	121.07'	North 17°21'26" East 119.23'

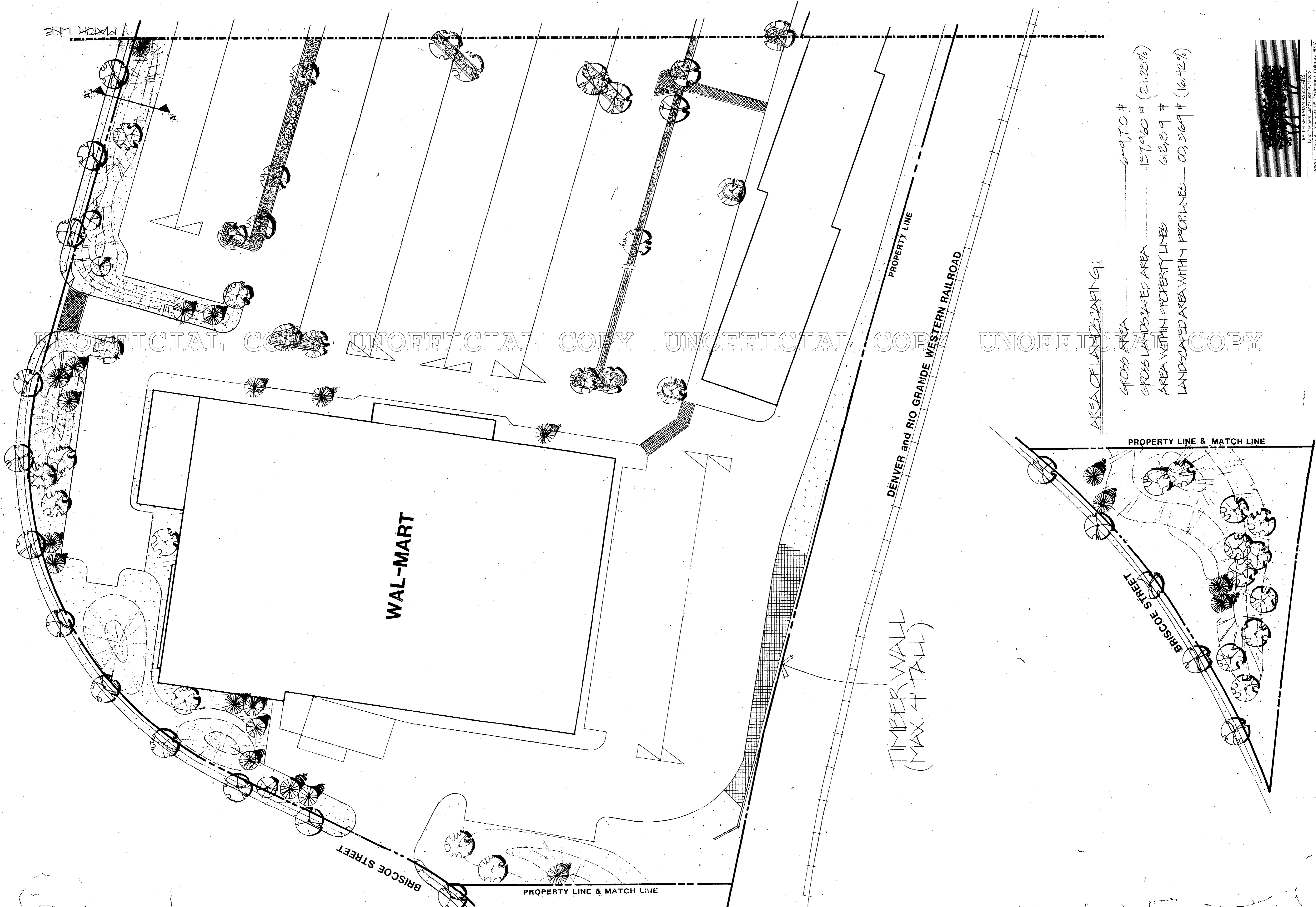
REVISIONS	DATE	BY

DRAWN  
D.W.W.  
CHECKED  
M.F.M.  
DESIGNED  
F.L.W.

SEBRING DEVELOPMENT CO.  
THE CENTRE ON PLUM CREEK  
FILING NO. 2  
GRADING PLAN



TARANTO, STANTON & TAGGE  
Consulting Engineers  
JOB NO.  
20-396-007  
SCALE  
1" = 50'  
DATE  
Dec. 2, 1985  
SHEETS 8 SHEET



WAL-MART

TIMBER WALL  
(MAX. 4' TALL)

PROPERTY LINE

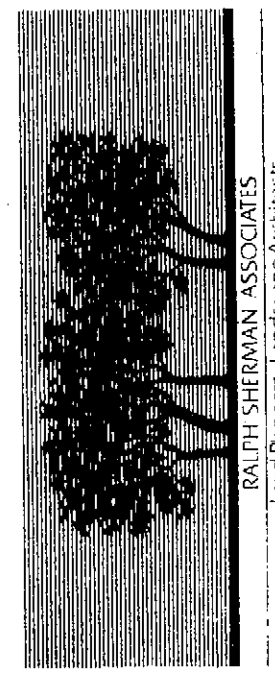
DENVER and RIO GRANDE WESTERN RAILROAD

AREA OF LANDSCAPING:

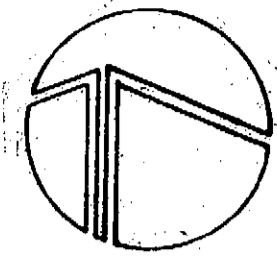
GROSS AREA	649,710 #
GROSS LANDSCAPED AREA	137,960 # (21.23%)
AREA WITHIN PROPERTY LINES	612,319 #
LANDSCAPED AREA WITHIN PROP. LINES	100,569 # (16.42%)

PROPERTY LINE & MATCH LINE

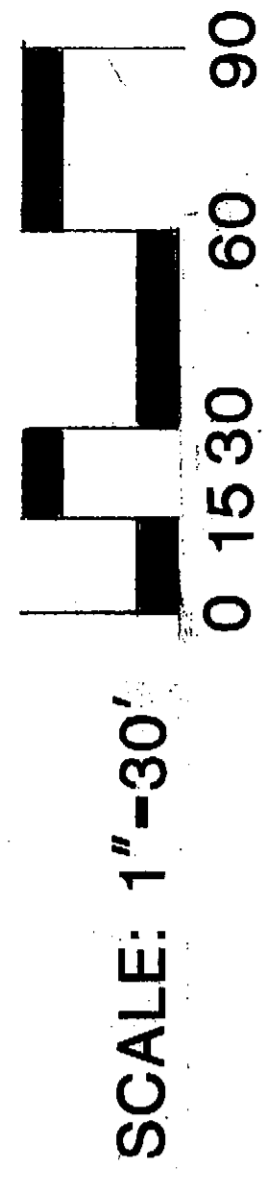
BRISCOE STREET



RALPH SHERMAN ASSOCIATES  
Landscape Architects  
1005 E. 1st Avenue, Suite 105, Denver, Colorado 80202



NORTH



SECTION A-A SCALE: 1/8"=1'-0"

SECTION B-B SCALE: 1/8"=1'-0"

BRISCOE STREET



FUTURE FREE STANDING PAD

FUTURE FREE STANDING PAD

EXISTING ESCAPING

MILLER BOULEVARD

RETAIL

DENVER and RIO GRANDE WESTERN RAILROAD

LEGEND

- LARGE DECIDUOUS TREES SUCH AS: HONEYLOCUST, ACH, MAPLE, COTTONWOOD (14'-20" CAL.)
- SMALL ORNAMENTAL TREES SUCH AS: GOLDEN RAIN TREE, CRABAPPLE, HAWTHORN (1/2" CAL.)
- LARGE EVERGREEN TREES SUCH AS: PONDEROSA PINE, SPRUCE, DOUGLAS FIR (6'-10')
- LARGE DECIDUOUS SHRUBS SUCH AS: VIBURNUM, DOGWOOD, ELDERBERRY, EUONYMUS (MIN. 5gal. cont.)
- EVERGREEN SHRUBS SUCH AS: TAM JUNIPER, FITZGER JUNIPER (MIN. 5gal. cont.)
- BLUEGRASS SOD W/ AUTOMATIC IRRIGATION.
- SEEDED NATIVE SOD
- RIP-RAP OVER GROUND CLOTH
- ROCK MULCH OVER GROUND CLOTH
- COBBLES OVER GROUND CLOTH
- CONCRETE PAVING BLOCKS (COLORED)

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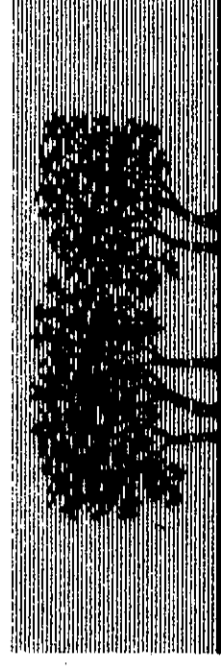
# THE CENTRE ON PLUM CREEK

## FINAL LANDSCAPE PLAN

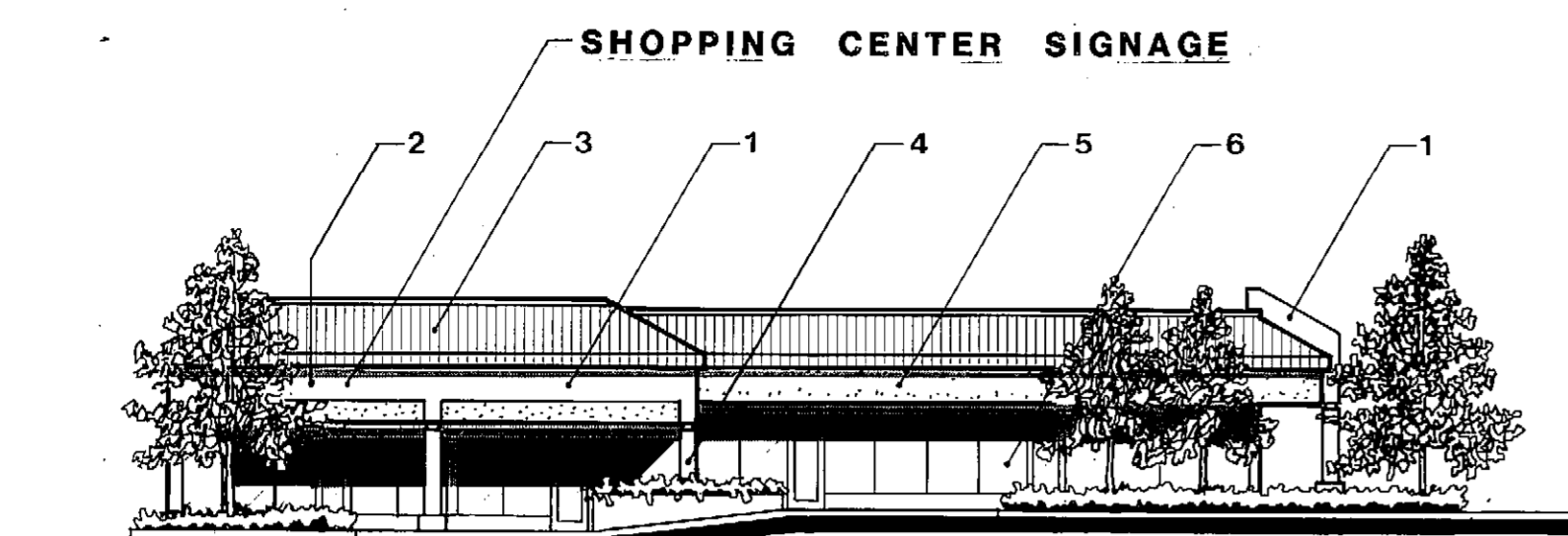
SEBRING DEVELOPMENT COMPANY

11-25-85  
REV. 12-16-85  
REV. 1-27-85

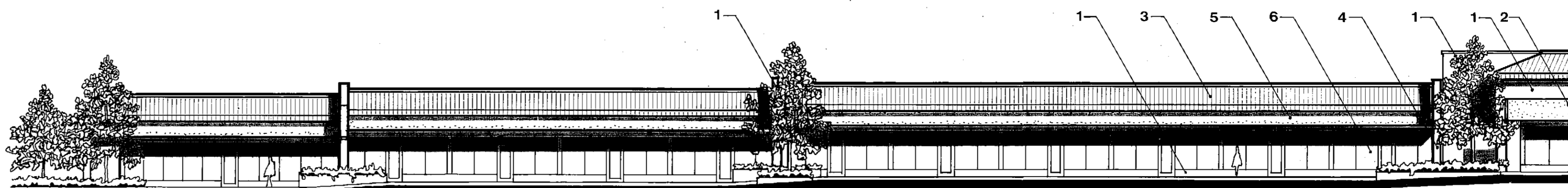
SHEET 5 of 8



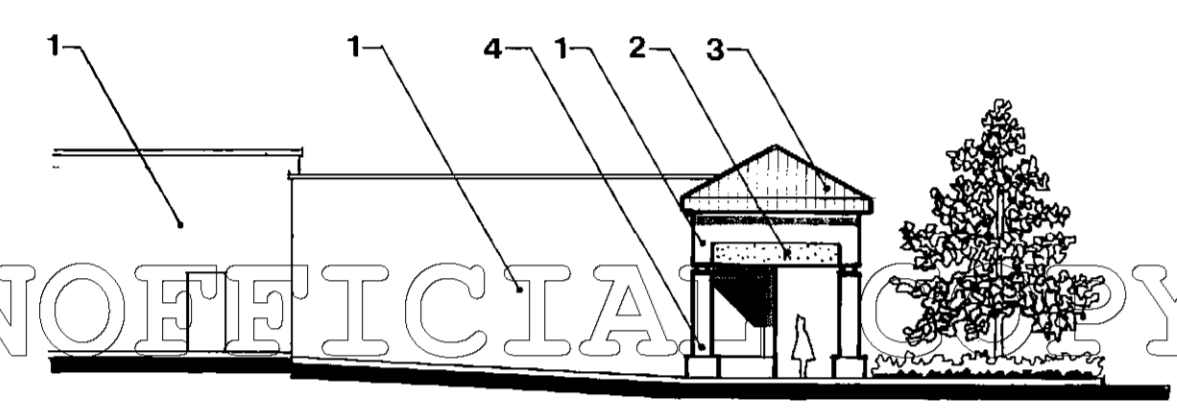
SEBRING DEVELOPMENT COMPANY



**SPECIALTY SHOP  
 NORTHWEST ELEVATION**



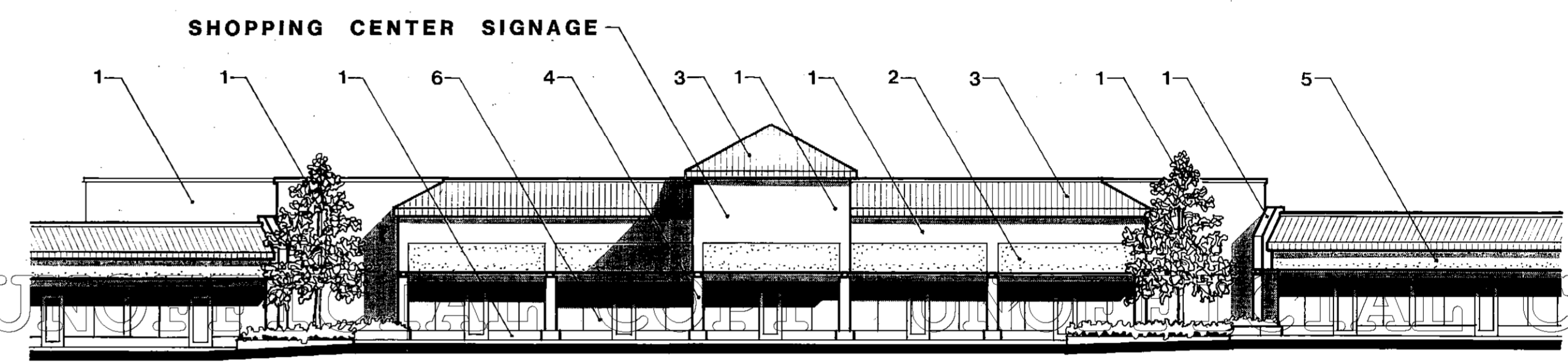
**RETAIL SHOPS "B" - SOUTHWEST ELEVATION**



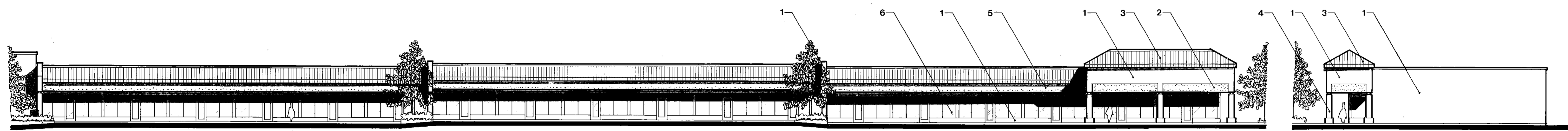
**SPECIALTY SHOP  
 NORTHEAST ELEVATION**

**LEGEND:**

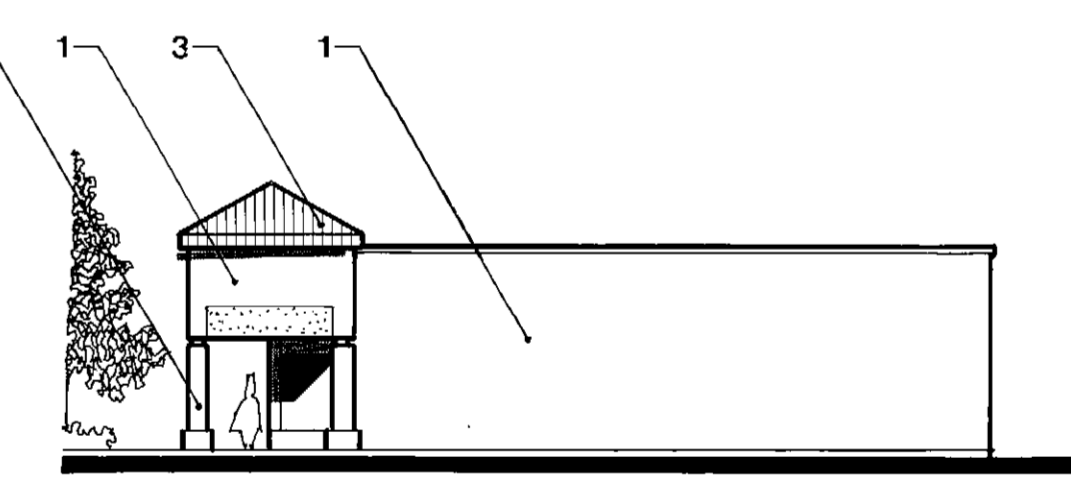
- 1 SPLIT-FACE CONCRETE BLOCK
- 2 STUCCO
- 3 PREFINISHED STANDING SEAM METAL ROOFING
- 4 16" ROUND COLUMN
- 5 STUCCO SIGN BAND (FUTURE TENANT SIGNAGE)
- 6 ALUMINUM STOREFRONT



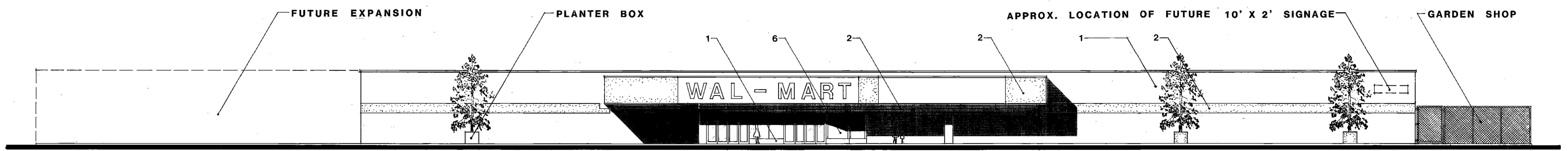
**CENTER RETAIL SHOP - SOUTHWEST ELEVATION**



**RETAIL SHOPS "A" - WEST ELEVATION**



**RETAIL SHOPS "A"  
 SOUTH ELEVATION**

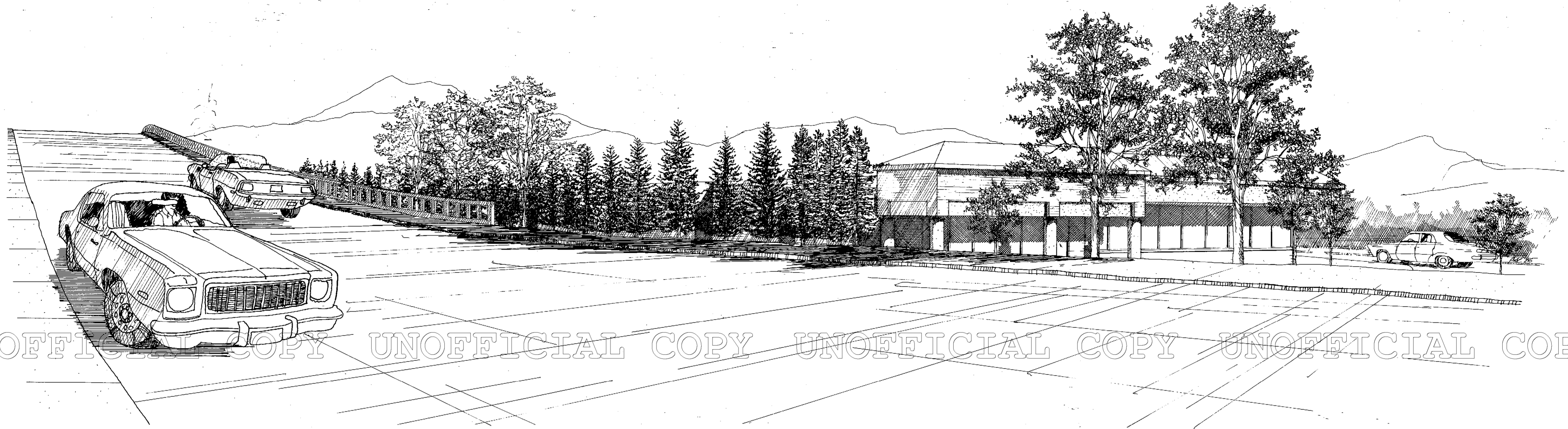


**WAL-MART STORE - NORTH ELEVATION**

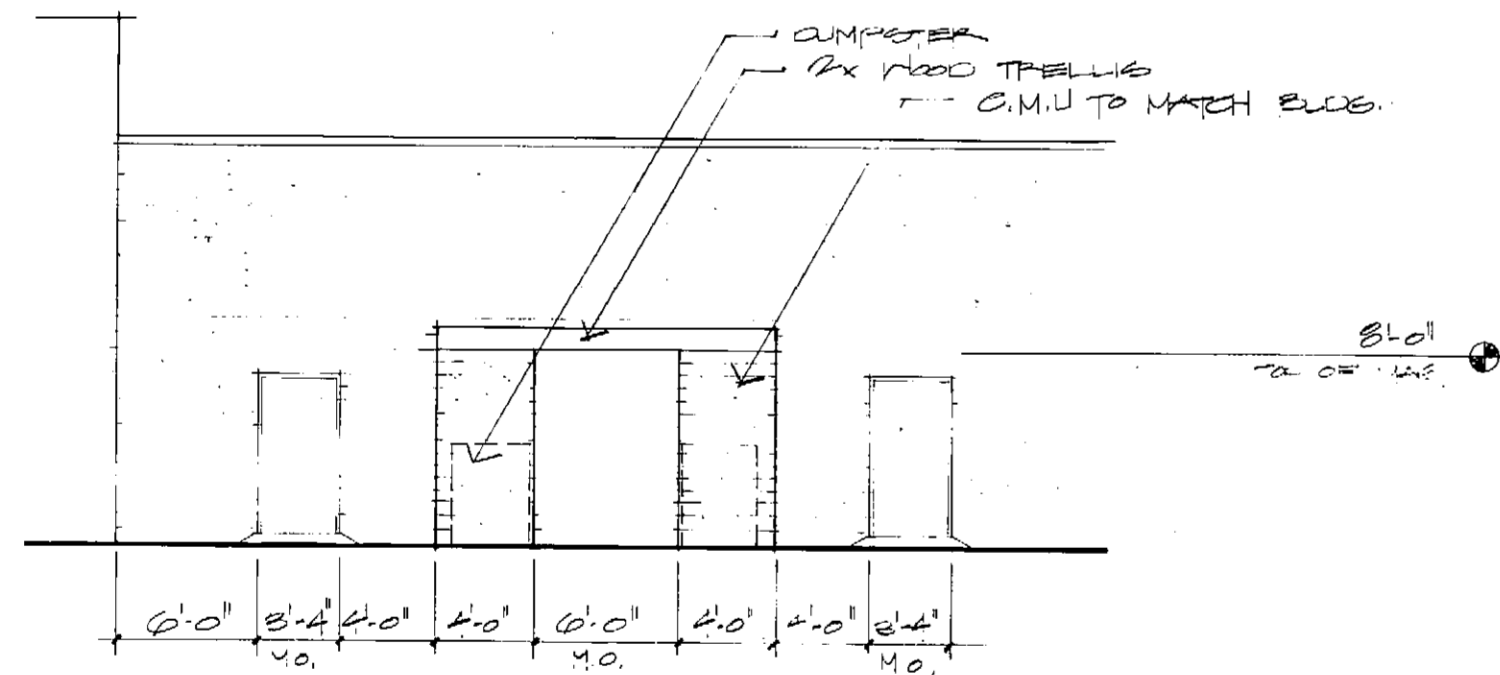
ALL SIGNAGE SHALL BE CONTINGENT UPON REQUEST AND APPROVAL OF FUTURE SIGN APPLICATION TO THE TOWN OF CASTLE ROCK.

SEBRING DEVELOPMENT CORP.  
 THE CENTRE ON PLUM CREEK  
 WAL-MART STORES, INC.  
 ELEVATIONS

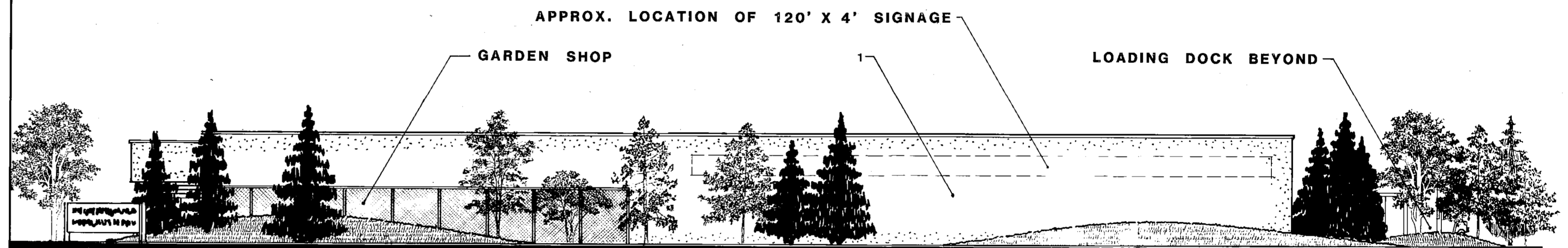
**Clothier-Weber & Associates, Inc.**  
 PRINCIPALS: J. R. CLOTHIER, JR., JAMES A. WEBER  
 155 WEST LAKE AVENUE, SUITE 119  
 5405 WEST CYPRUS STREET, SUITE 119  
 COLORADO SPRINGS, COLORADO 80906 (303) 574-1554  
 TAMPA, FLORIDA 33607 (813) 875-5350



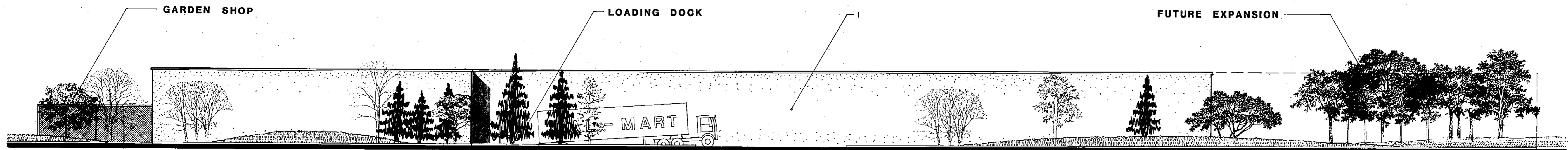
VIEW FROM MILLER BOULEVARD



TRASH ENCLOSURE ELEVATION

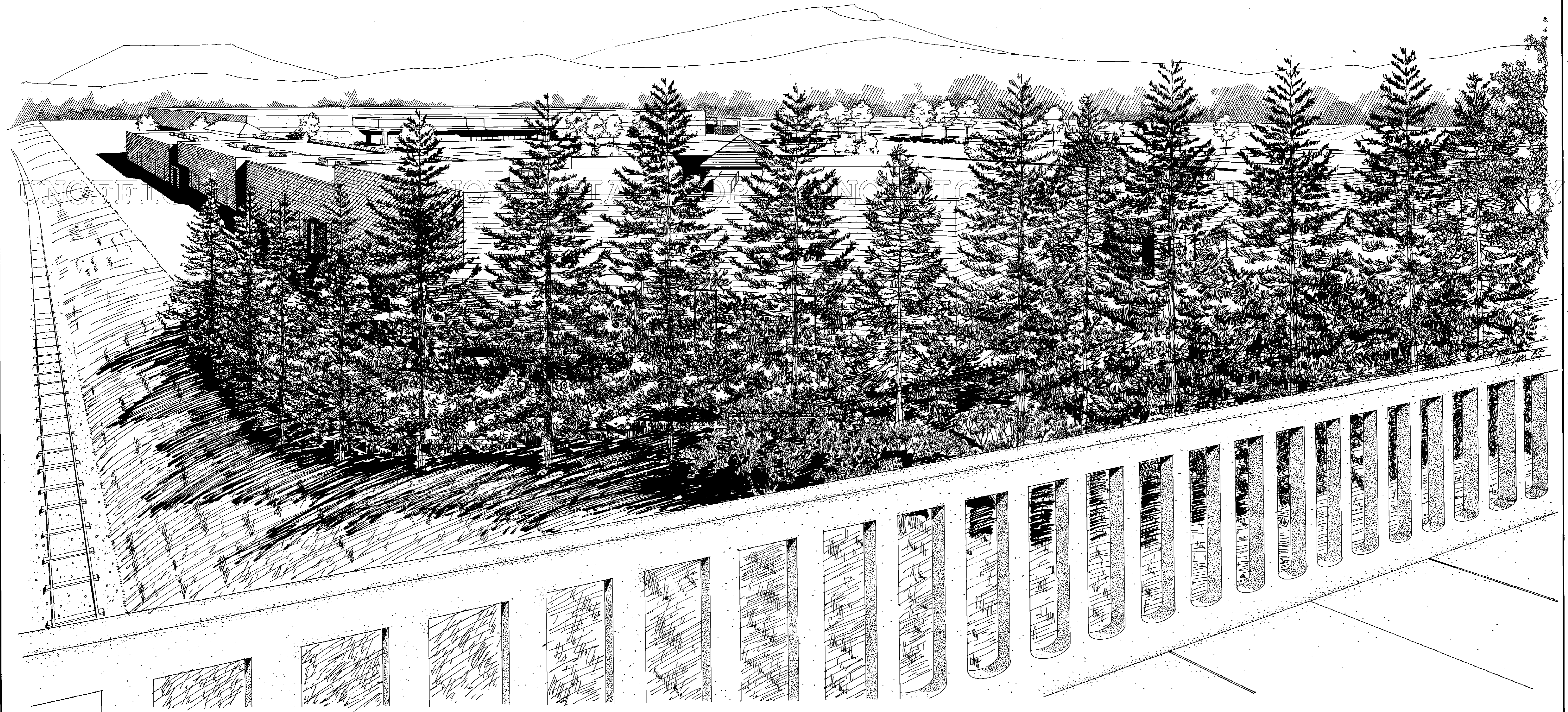


WAL-MART STORE WEST ELEVATION



WAL-MART STORE SOUTH ELEVATION

ALL SIGNAGE SHALL BE CONTINGENT UPON REQUEST AND APPROVAL OF FUTURE SIGN APPLICATION TO THE TOWN OF CASTLE ROCK.



VIEW FROM MILLER BOULEVARD OVERPASS