

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9747594

DATE: 8-29-97

TIME: 11:07

FEE: \$ 50.⁰⁰ (5 Pages)

GRANTOR:
(OWNER/SIGNER)

Northwest Bank Colorado
N.A.

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Castle Pines Commercial
#3 Lot 1

LEGAL:

(SECTION-TOWNSHIP-RANGE)

27, 7, 67

CASTLE PINES COMMERCIAL FILING 3, LOT 1

FINAL PD SITE PLAN

LOCATED IN SECTION 27 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 1 OF 5

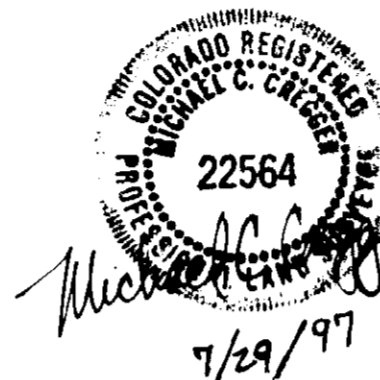
LEGAL DESCRIPTION - Lot 1, Castle Pines Commercial Filing 3
A tract of land located in the Southeast quarter of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

Commencing at the East quarter corner of said Section 27 and assuming the East line of the Northeast quarter of the Southeast quarter of said Section 27 to bear South 00°31'04" West with all bearings contained herein, relative thereto; thence South 30°35'14" West, 598.18 feet to the intersection of the South right-of-way line of Meadows Parkway with the West right-of-way line of Interstate 25; thence along said South right-of-way line, North 88°33'49" West, 109.51 feet to the most Easterly corner of Tract "H" of Meadows Parkway Phase II, according to the recorded plat thereof; thence along the South line of Tracts "H" and "K" of said Meadows Parkway Phase II the following courses: South 60°50'12" West, 183.95 feet; thence along a curve to the left having a delta of 06°07'34", a radius of 2900.00 feet, and an arc of 310.07 feet to the POINT OF BEGINNING of this description; thence departing said South line, South 33°52'55" East, 246.32 feet; thence along a non-tangent curve to the left having a delta of 17°01'50", a radius of 630.00 feet, an arc of 187.26 feet and a chord which bears South 57°30'01" West, 186.57 feet; thence South 48°59'06" West, 75.00 feet to the Easterly line of said Tract "H"; thence along said Easterly line the following courses: North 41°00'54" West, 238.39 feet; thence along a non-tangent curve to the right having a delta of 05°45'00", a radius of 2900.00 feet, an arc of 291.03 feet and a chord which bears North 53°14'35" East, 290.91 feet to the POINT OF BEGINNING of this description, containing 1.50 acres, more or less.

NOTES:

- Proposed setbacks - not adopted herein
 - 25' min. from Genoa Way ROW line to building face
 - 25' min. from Tract H ROW line to building face
 - 15' min. from East Lot line to building face
- Total Acreage of Plan: 1.50
- Land Use Classification:
FILING 3 COMMERCIAL LOTS ZONED - CASTLE PINES COMMERCIAL PD-B-2
- Site Data:

AREA	S.F.	%
Building Area	4,368	6.7
Covered Drive-through	2,304	3.5
Drives, Parking, Walkways	34,531	52.7
Landscape Area	24,320	37.1
TOTAL	65,523	100%
- Parking Required = 24 Spaces, 2 Handicap
Parking Provided = 25 Spaces, 2 Handicap
- Water dedication is governed by Castle Pines Commercial Water Rights Dedication Agreement and Castle Pines Commercial Filing 3 Subdivision Improvement Agreement. Maintenance, street lighting and Acceptance of Improvement will be in accordance with the Castle Pines Commercial Filing 3 SIA.
- Utility easements are granted for the use of specified utilities. Landscaping will be allowed in the easement. Replacement of landscape disturbed during maintenance of the utilities will be the responsibility of the Owner.
- The drainage from this development will be routed to the regional detention facility adjacent to the Southwest boundary of this plan. The concept and detailed calculations are included within the drainage study submitted with this plan. There is no existing FEMA floodplain on this site.
- The development will be buffered from the adjacent streets by use of berms, trees, shrubs and other landscaping.
- 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.

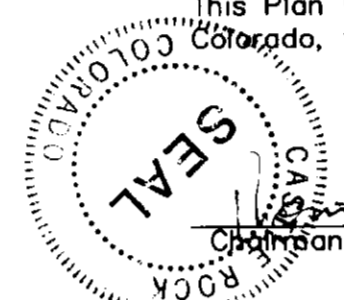


SURVEYOR'S STATEMENT:

I, Michael C. Cregger, 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 accurate representation of the officially recorded legal description. Furthermore, that this Final PD Site Plan is in conformance with Town of Castle Rock and State of Colorado Land Subdivision requirements.

PLANNING COMMISSION APPROVAL

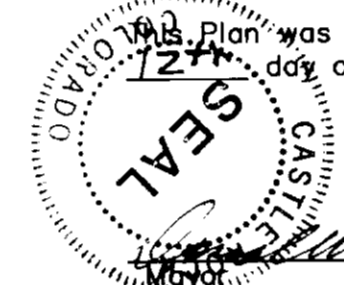
This Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 28th day of May, A.D., 1997.



Attest:
John Frankel 8/5/97
Planning Director Date

TOWN COUNCIL APPROVAL

This Plan was approved by the Town Council of the Town of Castle Rock, Colorado, the 24th day of June, A.D., 1997.



Attest:
Sally B. Mason 8-22-97
Town Clerk Date

OWNERSHIP CERTIFICATE

Executed this 30th day of July, 1997.

Owner: Norwest Bank Colorado, N.A.

By: Kirby D. Martin - V.P.

Kirby D. Martin

STATE OF COLORADO } §

COUNTY OF Denver }

The foregoing dedication was acknowledged before me this 30th day of July, 1997 by Kirby D. Martin, Vice President.

Witness my hand and seal.

My commission expires 10-23-2000

Antia C. Jones
Notary Public



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } §

COUNTY OF _____ }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 29 DAY OF August, 1997 AT 11:07 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9747594.

Kathleen Evans - Chief Deputy
DOUGLAS COUNTY CLERK AND RECORDER



TITLE CERTIFICATE

I, Terri Fisher, being an authorized representative of North American Title 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 dedication.

Signed this 29th day of July, 1997.

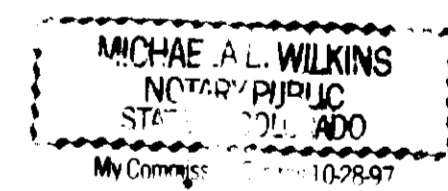
Terri Fisher North American Title Company
Authorized Representative Title Insurance Company

The foregoing dedication was acknowledged before me this 29th day of July, 1997 by Terri Fisher.

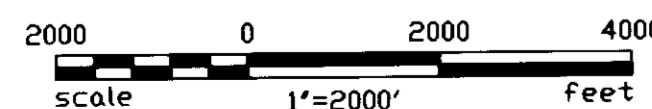
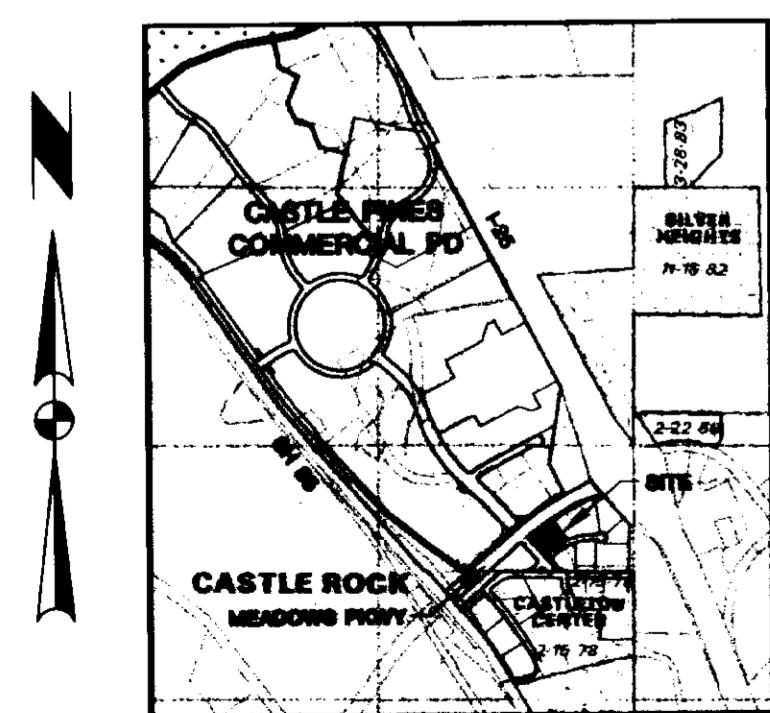
Witness my hand and seal.

My commission expires 10-28-97

Michael L. Wilkins
Notary Public



VICINITY MAP



OWNER:

Norwest Bank Colorado, N.A.
Properties Division
One Norwest Center
1700 Lincoln - 12th Floor
Denver, CO 80274-8607
Telephone: (303) 863-4590
Project Manager: Edee Hares

ENGINEER/SURVEYOR/PLANNER:

TST Inc. of Denver
102 Inverness Terrace East, Suite 105
Englewood, CO 80112
Telephone: (303) 792-0557
Project Engineer: John P. Cotten P.E.
Project Land Surveyor: Michael C. Cregger P.L.S.



SHEET INDEX

- Sheet 1 of 5
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- Cover Sheet
 - Site Plan
 - Parking/Grading Plan
 - Landscape Plan
 - Building Elevations

FINAL PD SITE PLAN
CASTLE PINES COMMERCIAL
FILING 3, LOT 1
JULY 1997
SHEET 1 OF 5

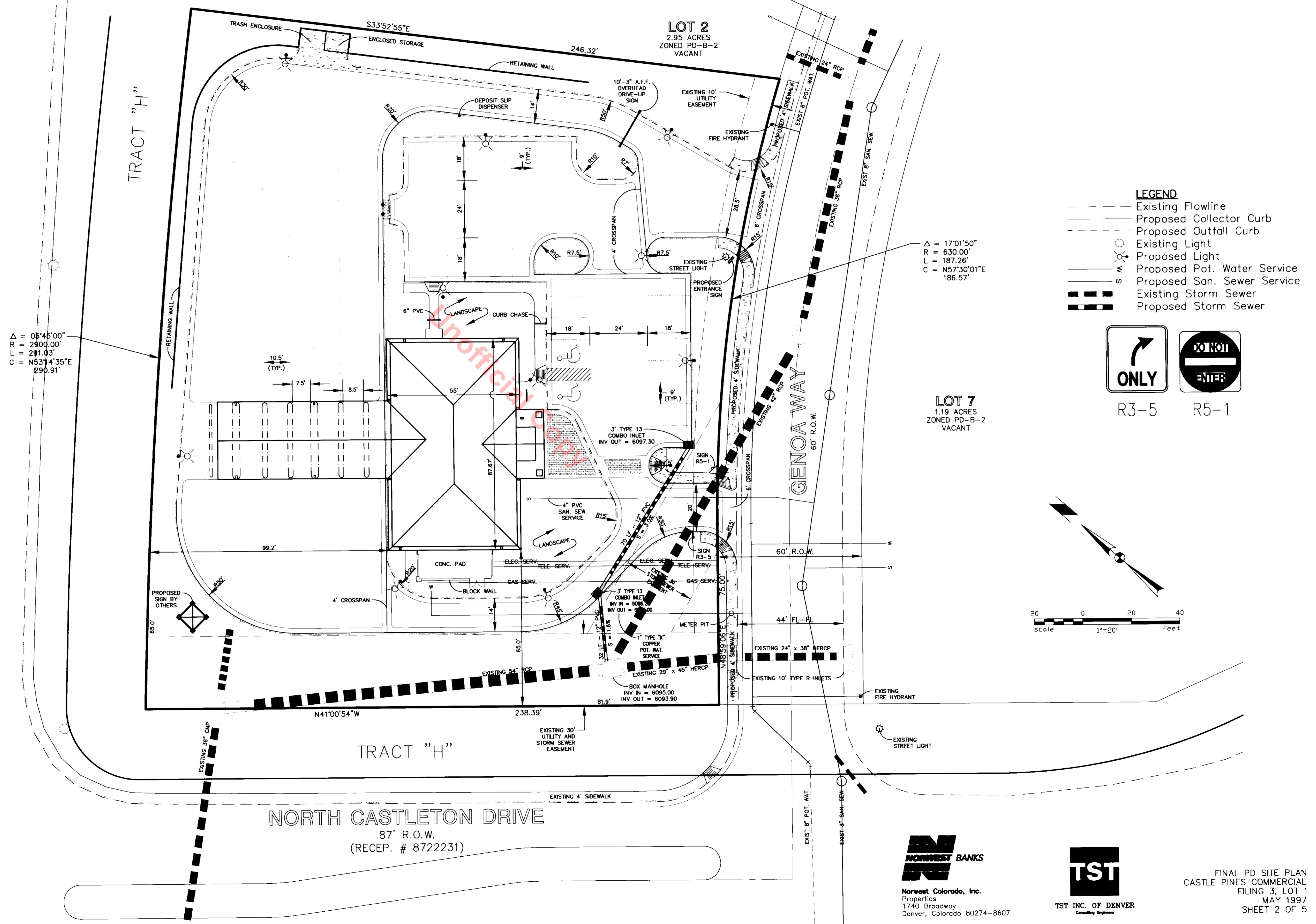
CASTLE PINES COMMERCIAL FILING 3, LOT 1

FINAL PD SITE PLAN - SITE PLAN

LOCATED IN SECTION 27 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 2 OF 5

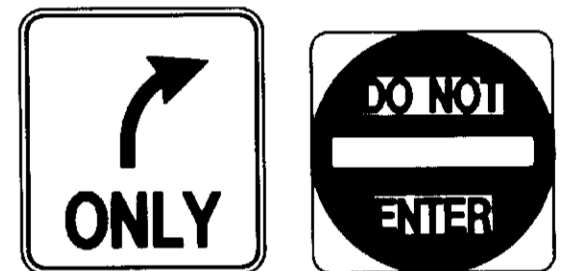


MEADOWS PARKWAY
134' R.O.W.
(RECEP. # 8722231)

$\Delta = 06^{\circ}45'00''$
 $R = 2900.00'$
 $L = 291.03'$
 $C = N53^{\circ}14'35''E$
 $290.91'$

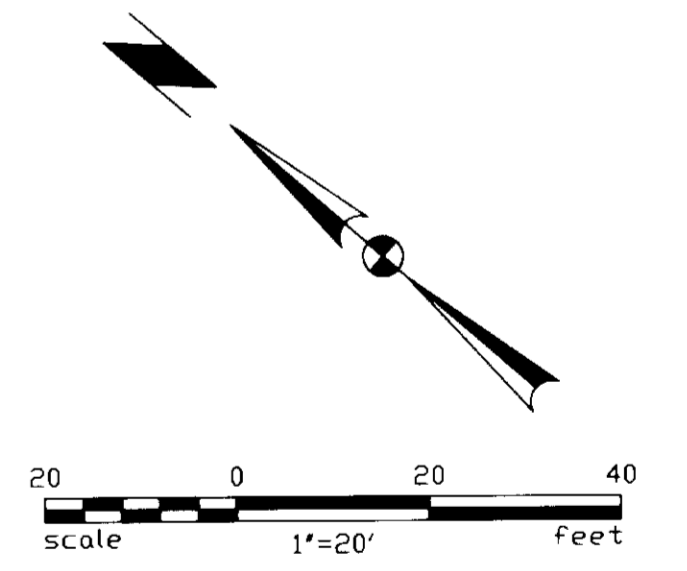
$\Delta = 17^{\circ}01'50''$
 $R = 630.00'$
 $L = 187.26'$
 $C = N57^{\circ}30'01''E$
 $186.57'$

- LEGEND**
- Existing Flowline
 - - - Proposed Collector Curb
 - - - Proposed Outfall Curb
 - Existing Light
 - Proposed Light
 - Proposed Pot. Water Service
 - Proposed San. Sewer Service
 - Existing Storm Sewer
 - Proposed Storm Sewer



R3-5 R5-1

LOT 7
1.19 ACRES
ZONED PD-B-2
VACANT



NORWEST BANKS
Norwest Colorado, Inc.
Properties
1740 Broadway
Denver, Colorado 80274-8607

TST
TST INC. OF DENVER
Consulting Engineers

FINAL PD SITE PLAN
CASTLE PINES COMMERCIAL
FILING 3, LOT 1
MAY 1997
SHEET 2 OF 5

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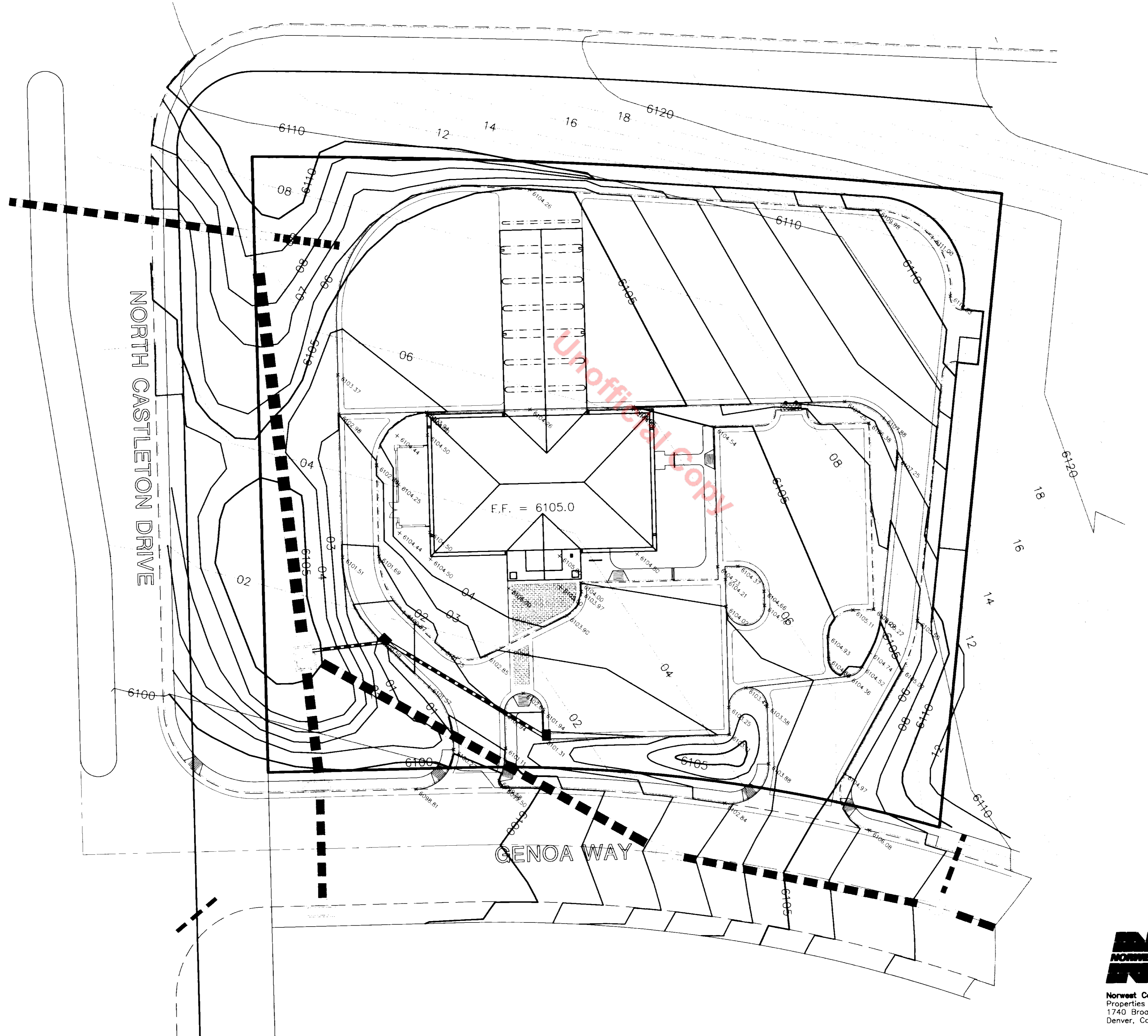
CASTLE PINES COMMERCIAL FILING 3, LOT 1

FINAL PD SITE PLAN - GRADING PLAN

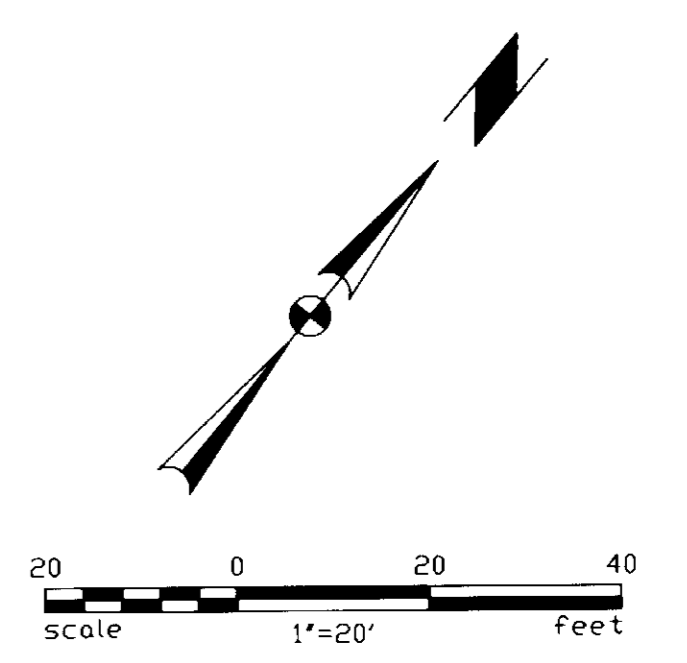
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 3 OF 5



- LEGEND**
- Existing Flowline
 - Proposed Collector Curb
 - Proposed Outfall Curb
 - Existing Light
 - Proposed Light
 - Existing Storm Sewer
 - Proposed Storm Sewer



Norwest Banks
Norwest Colorado, Inc.
Properties
1740 Broadway
Denver, Colorado 80274-8607

TST
TST INC. OF DENVER
Consulting Engineers

FINAL PD SITE PLAN
CASTLE PINES COMMERCIAL
FILING 3, LOT 1
MAY 1997
SHEET 3 OF 5

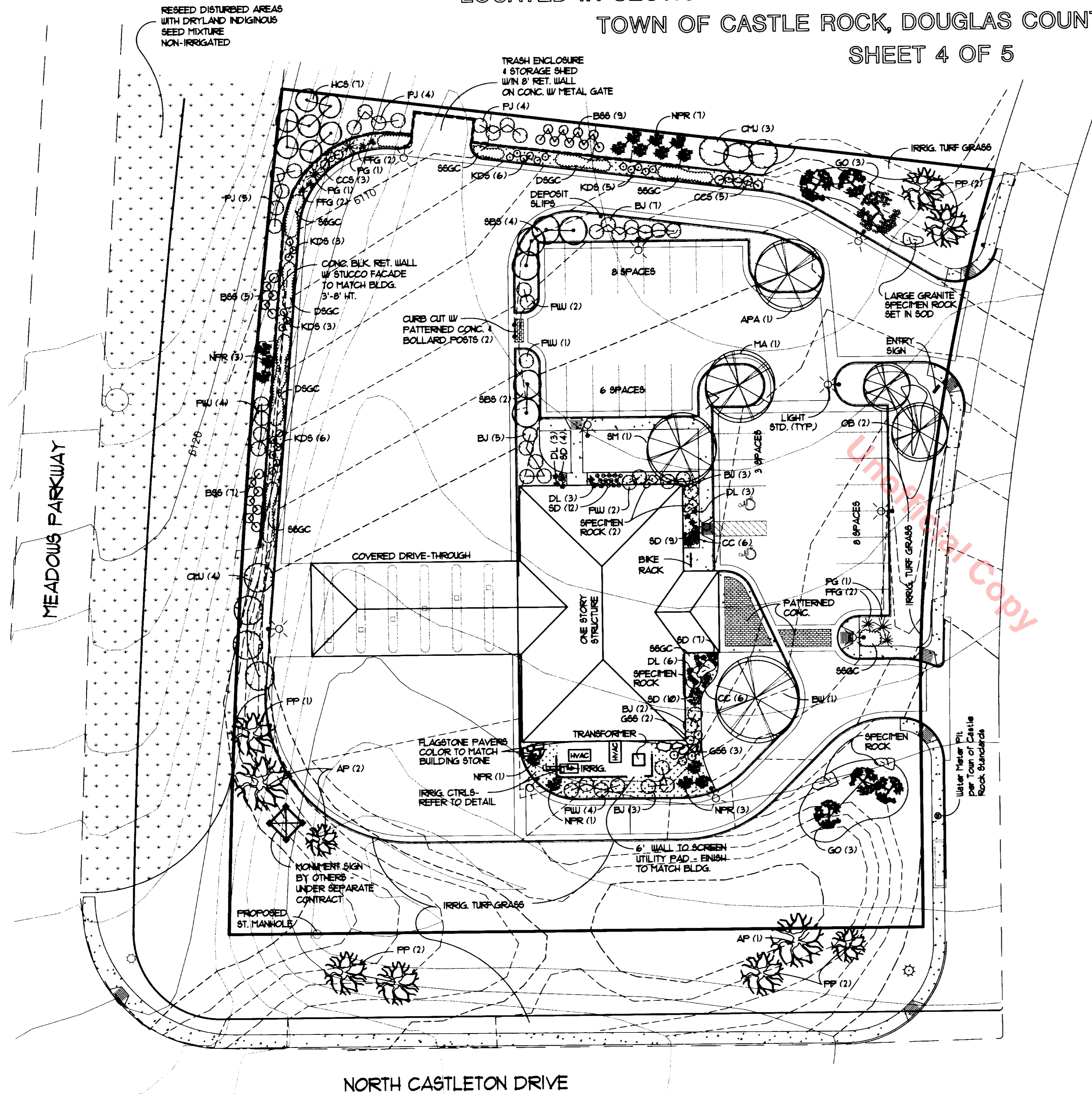
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CASTLE PINES COMMERCIAL FILING 3, LOT 1

FINAL PD SITE PLAN - LANDSCAPE PLAN

LOCATED IN SECTION 27 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 4 OF 5



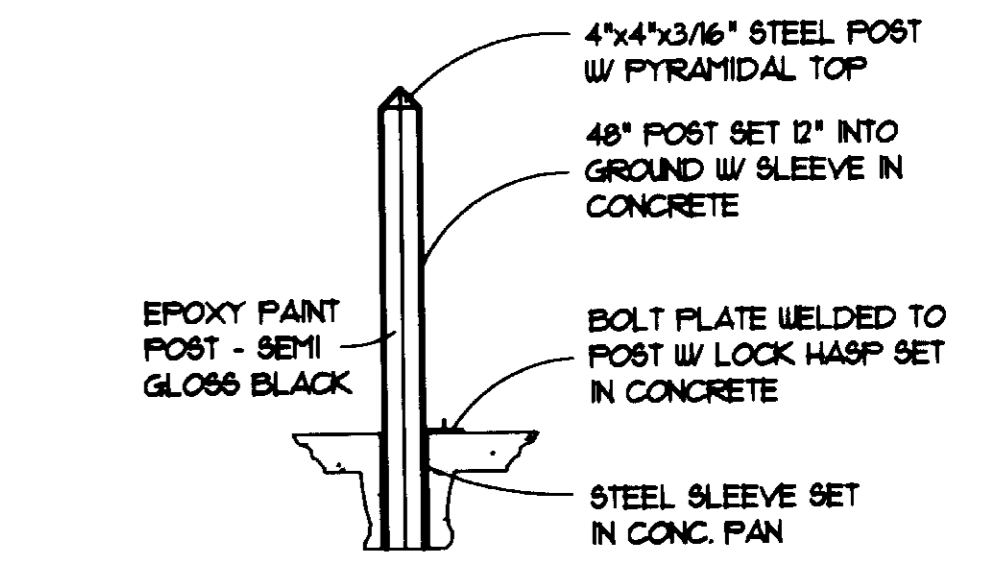
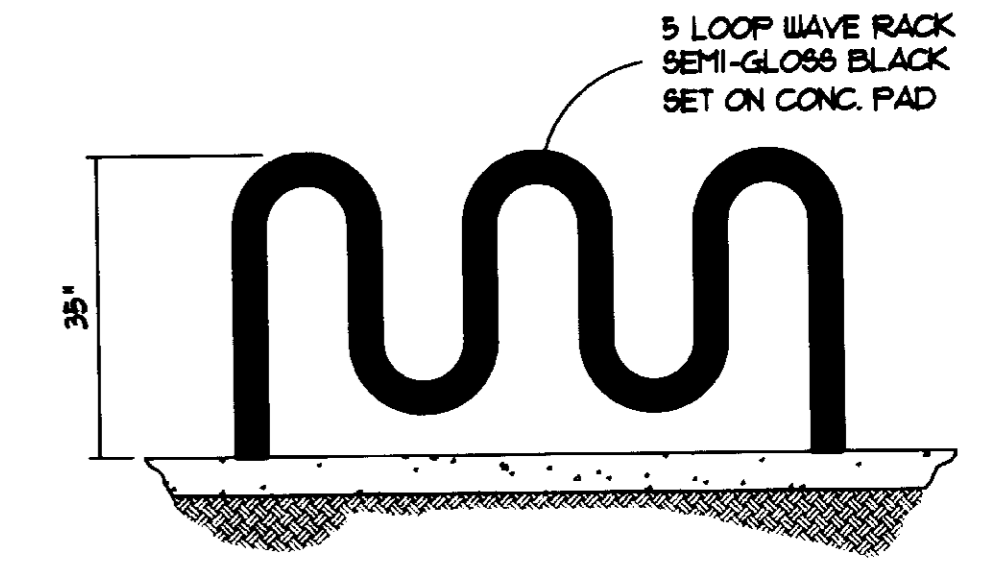
PLANT SCHEDULE			
EVERGREEN TREES			
ANNO. QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
AP 3	<i>Pinus nigra</i>	Austrian Pine	6-8 ft
PP 7	<i>Pinus ponderosa</i>	Ponderosa Pine	6-8 ft
EVERGREEN SHRUBS			
FWJ 13	<i>Juniperus horizontalis</i>	Prince of Wales Juniper	5 gal
PJ 13	<i>Juniperus chinensis procumbens</i>	Procombens Juniper	5 gal
CHU 7	<i>Juniperus communis</i>	Common Mountain Juniper	5 gal
BJ 20	<i>Juniperus sibirica 'Buffalo'</i>	Buffalo Juniper	5 gal
DECIDUOUS TREES			
OB 2	<i>Aesculus glabra</i>	Ohio Buckeye	2" cal
MA 1	<i>Fraxinus pennsylvanica lanceolata</i>	Marehals Seedles Ash	3" cal
APA 1	<i>Fraxinus americana 'Autumn Purple'</i>	Autumn Purple Ash	4" cal
BU 1	<i>Juglans nigra</i>	Black Walnut	4" cal
SM 1	<i>Acer platanoides 'Schwedler'</i>	Schwedler Maple	2" cal
DECIDUOUS SHRUBS			
HCS 1	<i>Symphoricarpos chenaultii</i>	Hancock Coralberry	5 gal
CCS 8	<i>Cotoneaster apiculata</i>	Cranberry Cotoneaster	5 gal
BSS 21	<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	5 gal
SSB 6	<i>Shepherdia argentea</i>	Silver Buffaloberry	5 gal
GO 6	<i>Quercus 'Garbelli'</i>	Garbell Oak	5 gal
GSS 5	<i>Spirea bumalida 'Goldflame'</i>	Goldflame Spirea	5 gal
KDS 23	<i>Cornus sericea 'Kelsey'</i>	Kelsey's Dogwood	5 gal
FLOWERING PLANTS			
NFR 15	<i>Rosa 'woodall'</i>	Native Pink Rose	5 gal
DL 15	<i>Hemerocallis hybrida</i>	Daylily	5 gal
SD 42	<i>Chrysanthemum coccineum</i>	Sheets Daisy	
CC 12	<i>Aquilegia spp. 'Blue'</i>	Colorado Columbine	
DECORATIVE GRASSES			
FG 3	<i>Eriarthus ravennae</i>	Plume Grass	5 gal
FFG 6	<i>Pennisetum alopecuroides</i>	Purple Fountain Grass	5 gal
GROUND COVER			
SSGC	<i>Ceratium tomentosum</i>	Snow in Summer	
DSSG	<i>Sedum</i>	Dragon's Blood Sedum	
SPECIMEN ROCK			
Large Granite boulders - 4x6x2 to 6x12x4 - selected to fit contours and areas			

SITE AREA CALCULATIONS

Building area	4368	6.7%
Covered Drive-through	2304	3.5%
Drives, Parking, Walkways	34531	52.1%
Landscape Area	24320	37.1%
Total Site Area	65523	100%

LANDSCAPED AREA CALCULATIONS

Irrigated Turf Grass	14322	58%
Planting Beds	9998	41%
Total Landscaped Area	24320	100%



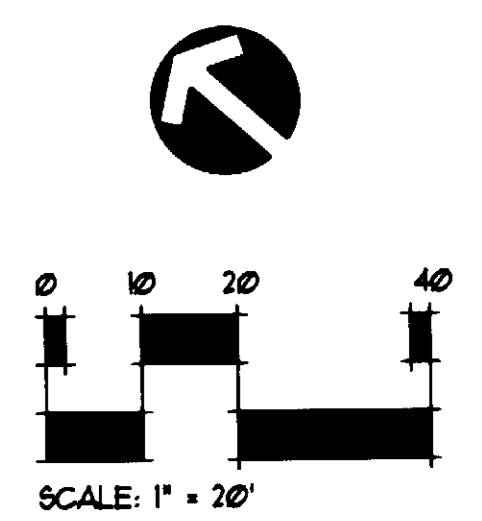
- LANDSCAPE NOTES:**
- All landscaped areas shall be watered by an automatic irrigation system comprised of pop-up irrigation heads for turf areas, drip system for xeric and shrub beds, and fixed low flow spray heads for perennial and annual flowering beds.
 - All trees shall be staked with lodgepole pine stakes.
 - Turf areas shall be sodded with Blue Rye Fescue or locally available sod mix.
 - All turf areas, flower beds and shrub beds shall be prepped with a minimum 4 cubic yards of organic material tilled into existing soil to an average depth of 6 inches.
 - Planting beds shall be contained by galvanized steel edging except where bordered by curb, sidewalk, retaining walls or building.
 - All shrub areas shall be treated with landscape fabric and covered with 4"-6" dia. washed river rock to a uniform depth of 5".
 - All perennial planting beds adjacent to entryways and pedestrian walkways shall be covered with landscape fabric and medium shredded bark to a uniform depth of 3".
 - All sidewalks shall be a minimum width of 4' and be constructed of 4" thick concrete.
 - Landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. All dead plant material shall be removed and replaced within one planting season.

NATIVE SEED MIXTURE

Seed and Mulch 'Native Reseed' areas with the following mixture:

Species	Variety	Application Rate
Sideoats Grass	Vaughn, Butte	5.5
Switchgrass	Grenville	2.5
Blue Grama	Lovington	3.0
Pubescent Wheatgrass	Luna	11.0

Appl. rates = lbs./acre pure live seed drilled 1/2 to 1 inch.
Broadcast rates are 4 times the drilled rate.
Mulch Rate = 2 tons/acre broadcast and anchored.



- 4"-6" WASHED ROCK
- SHREDDED WOOD
- NATIVE GRASS RESEED MIXTURE



TST INC. OF DENVER
102 Inverness Ter. East, Ste.105
Englewood, Colorado 80112



Norwest Colorado, Inc.
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FINAL PD SITE PLAN
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FILING 3, LOT 1
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SHEET 4 OF 5

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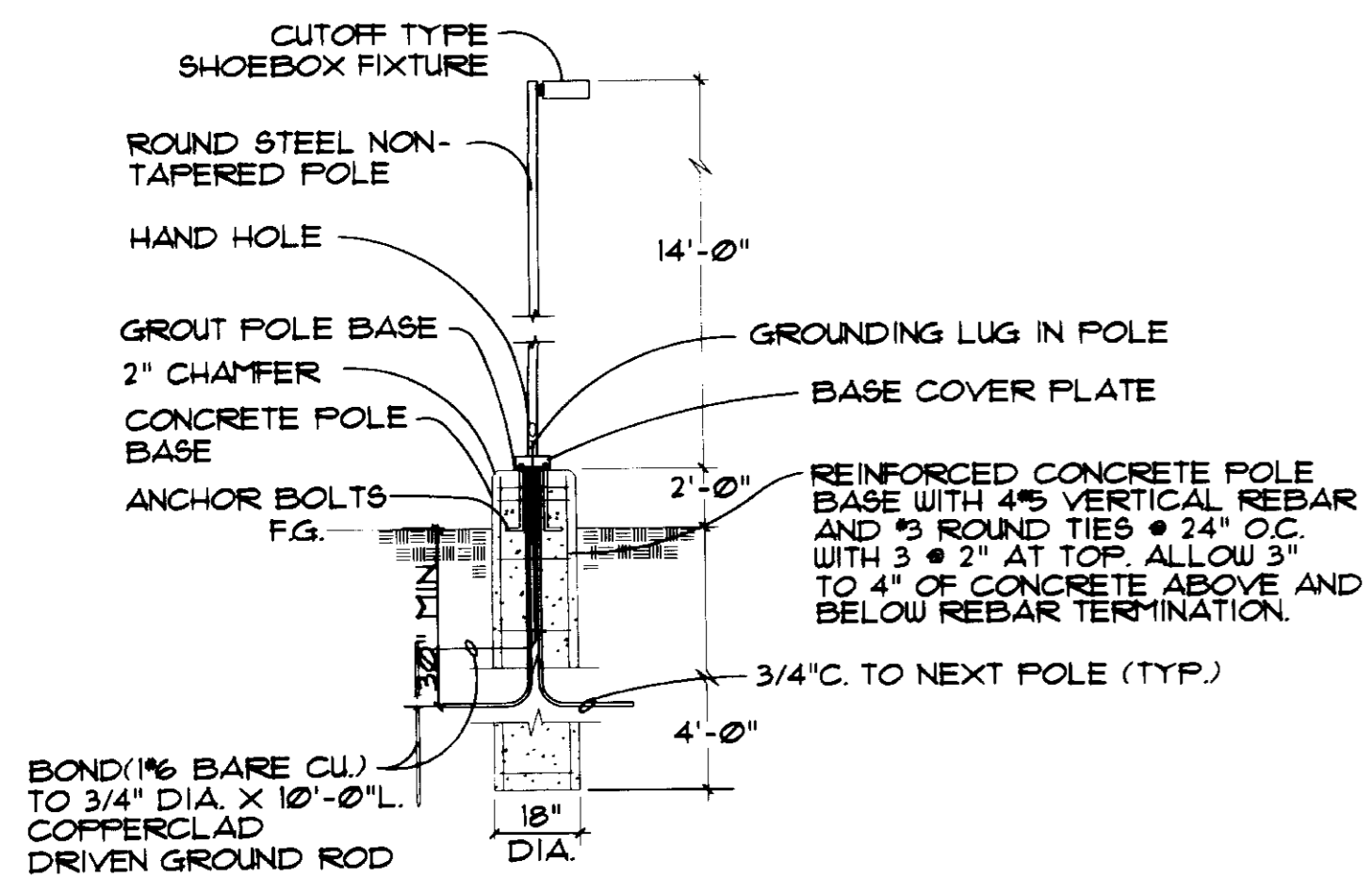
CASTLE PINES COMMERCIAL FILING 3, LOT 1

FINAL PD SITE PLAN - BUILDING ELEVATIONS

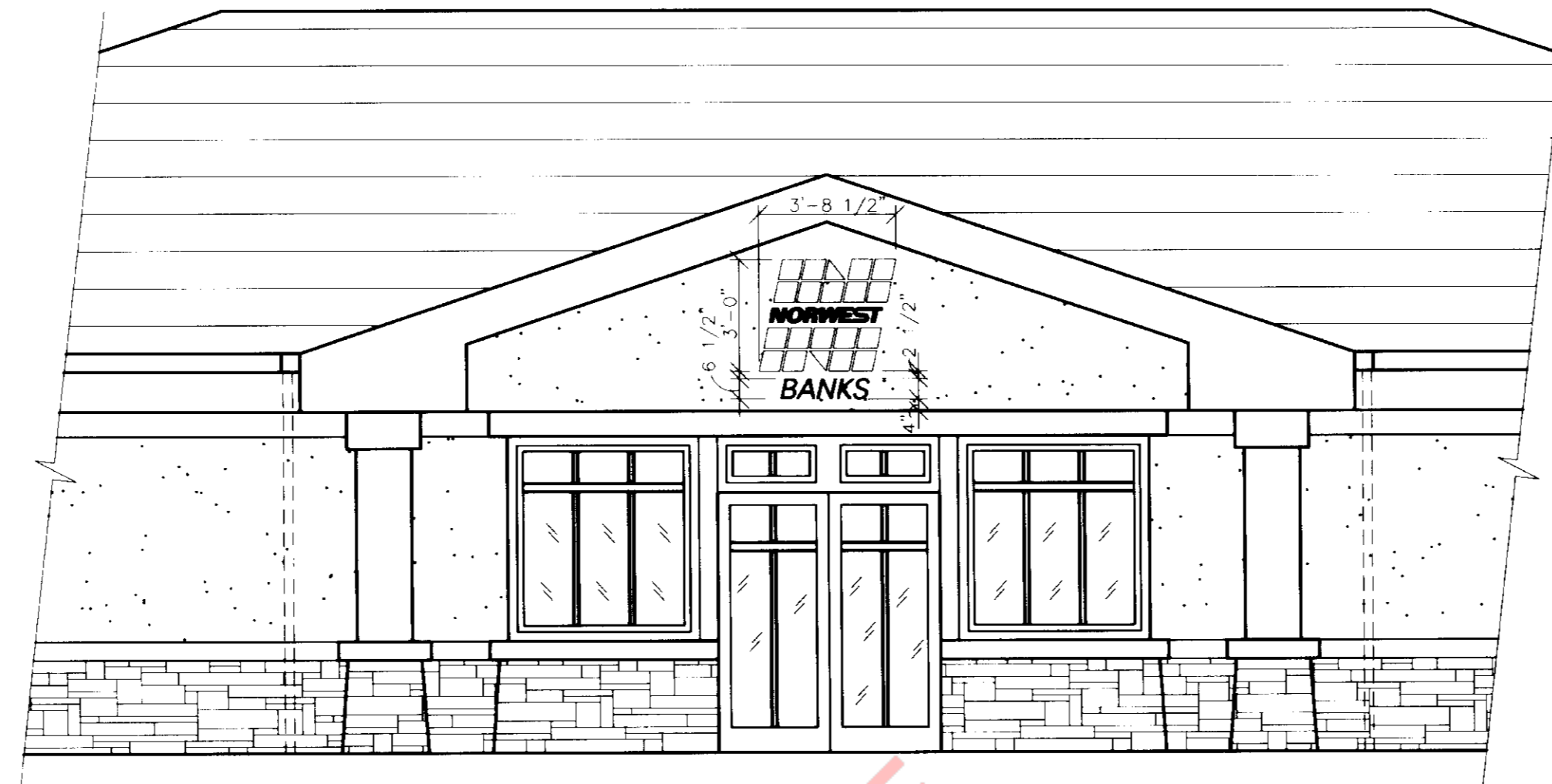
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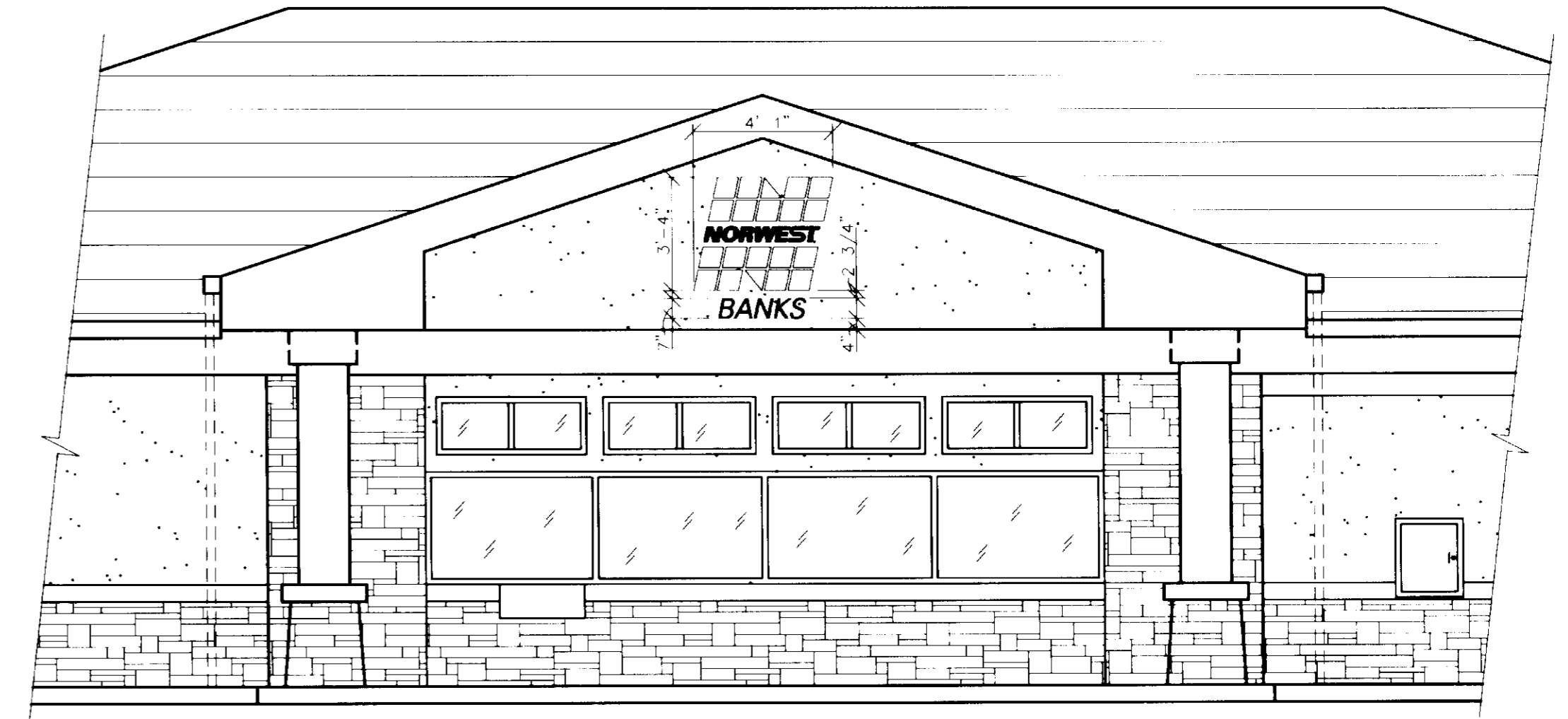
SHEET 5 OF 5



○ Pole Base Mounting Detail
NTS



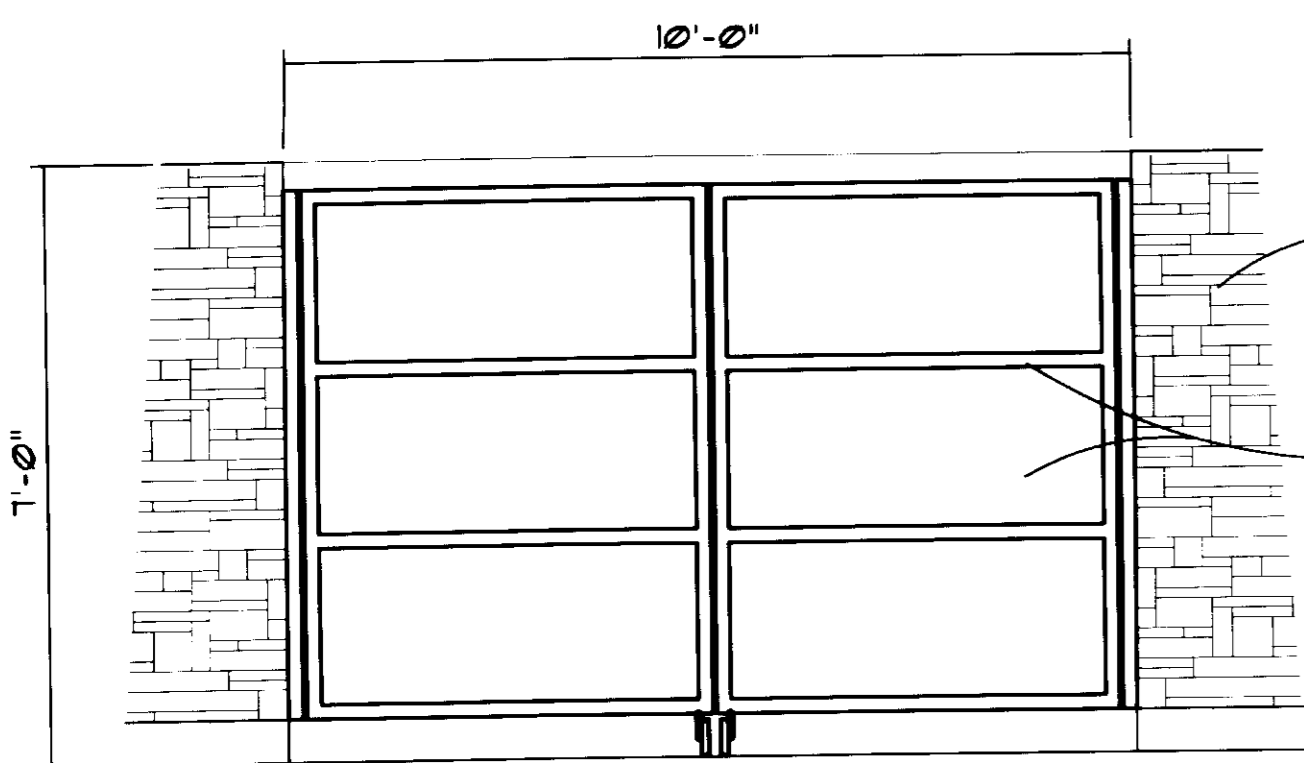
○ 1 Front Elevation
SCALE: 1/4" = 1'-0"



○ 2 Back Drive-Up Elevation
SCALE: 1/4" = 1'-0"



○ 3 Side Elevation
SCALE: 1/4" = 1'-0"



○ Trash Enclosure Gate Detail
NTS

Unofficial Copy



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