

# PLAT IDENTIFICATION SHEET

**RECEPTION # :**

DC9708923

**DATE:** 2-19-97

**TIME:** 10:34

**FEE:** \$ 40<sup>00</sup> (4 Pages)

**GRANTOR:** Der-Vic Ltd Liability Co  
(OWNER/OWNER)

**GRANTEE:** Lot 2 Castle Pines Commercial  
(SUBDIVISION NAME OR NAME OF PLAT) #4 Final PD Site Plan

**LEGAL:** 27, 7, 67

(SECTION-TOWNSHIP-RANGE)

# LOT 2, CASTLE PINES COMMERCIAL FILING 4

## 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 4

### LEGAL DESCRIPTION - Lot 2, Castle Pines Commercial Filing 4

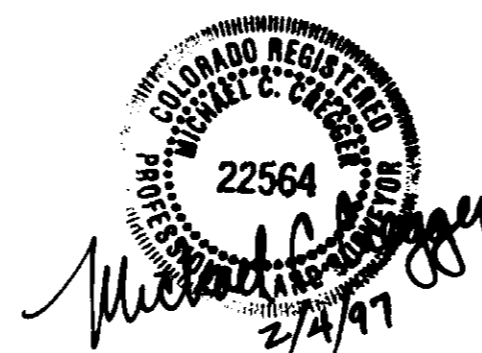
A tract of land located in the Southeast quarter of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being described as follows:

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 82°45'29" West, 1432.97 feet to the Southerly right-of-way line of New Memphis Court and the POINT OF BEGINNING of this description; thence departing said right-of-way line, South 28°11'24" East, 135.29 feet; thence along a curve to the left having a delta of 06°59'08", a radius of 200.00 feet and an arc of 24.38 feet; thence South 35°10'32" East, 68.49 feet; thence South 48°44'28" West, 152.68 feet; thence along a curve to the left having a delta of 03°20'21", a radius of 200.00 feet and an arc of 11.66 feet; thence South 45°24'07" East, 22.00 feet to the Easterly right-of-way line of Factory Shops Boulevard; thence along said Easterly right-of-way line the following courses: along a non-tangent curve to the left having a delta of 03°35'49", a radius of 1637.50 feet, an arc of 102.80 feet and a chord which bears North 46°23'48" West, 102.78 feet; thence North 48°11'42" West, 120.23 feet; thence along a curve to the right having a delta of 95°30'39", a radius of 40.00 feet and an arc of 86.88 feet to the Southerly right-of-way line of New Memphis Court; thence along said Southerly right-of-way line the following courses: along a curve to the right having a delta of 14°29'39", a radius of 260.00 feet and an arc of 65.77 feet; thence North 61°48'37" East, 151.88 feet to the POINT OF BEGINNING of this description, containing 1.25 acres, more or less.

### NOTES:

- Proposed setbacks - not adopted herein
  - 25' min. from Factory Shops Boulevard ROW line to building face
  - 25' min. from New Memphis Court ROW line to building face.
  - 15' min. from East and South Lot lines to building face
- Total Acreage of Plat: 1.25
- Land Use Classification:  
FILING 4 COMMERCIAL LOTS ZONED - CASTLE PINES COMMERCIAL PD-B-2
- Site Data:
 

AREA	S.F.	%
Building	3,358	6.2%
Parking	33,489	61.4%
Landscaping	17,678	32.4%
TOTAL	54,525	100%
- Parking Required = 34 Spaces, 1 Handicap  
Parking Provided = 39 Spaces, 2 Handicap
- Water dedication is governed by Castle Pines Commercial Water Rights Dedication Agreement and Castle Pines Commercial Filing 4 Subdivision Improvement Agreement. Maintenance, street lighting and Acceptance of Improvement will be in accordance with the Castle Pines Commercial Filing 4 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.

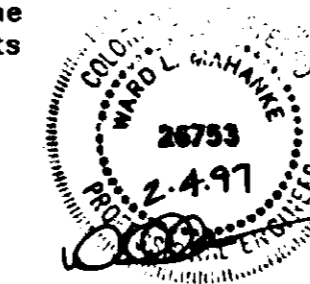


### SURVEYOR'S STATEMENT:

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 Preliminary Plat is in conformance with Town of Castle Rock and State of Colorado Land Subdivision requirements.

### ENGINEER'S STATEMENT:

I, WARD MAHANKE, being a Registered Professional Engineer in the State of Colorado, hereby attest that all grading, utility and drainage improvements identified on this Final PD Site Plan have been designed and engineered in conformance with the Town of Castle Rock Public Works Construction Standards.



### PLANNING COMMISSION APPROVAL

This Plat was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 9th day of December, A.D., 1996.

Attest:  
[Signature] 2/11/97  
Chairman Date  
[Signature] 2/7/97  
Planning Director Date

### TOWN COUNCIL APPROVAL

This Plat was approved and the dedications on this plat accepted by the Town Council of the Town of Castle Rock, Colorado, on the 12th day of December, A.D., 1996.

Attest:  
[Signature] 2/7/97  
Mayor Date  
[Signature] 2/7/97  
Town Clerk Date

Executed this 6th day of FEBRUARY, 1997

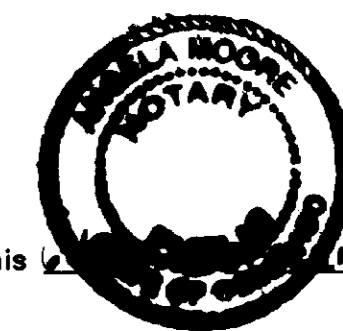
Owner: Dev-Vic Ltd. Liability Co., a Colorado limited liability company

By: [Signature]  
Jack A. Vickers III, Manager

STATE OF COLORADO }  
COUNTY OF DOUGLAS }

The foregoing dedication was acknowledged before me this 12th day of February, 1997 by Jack A. Vickers III.

Witness my hand and seal.  
My commission expires 8-19-99  
[Signature]  
Notary Public

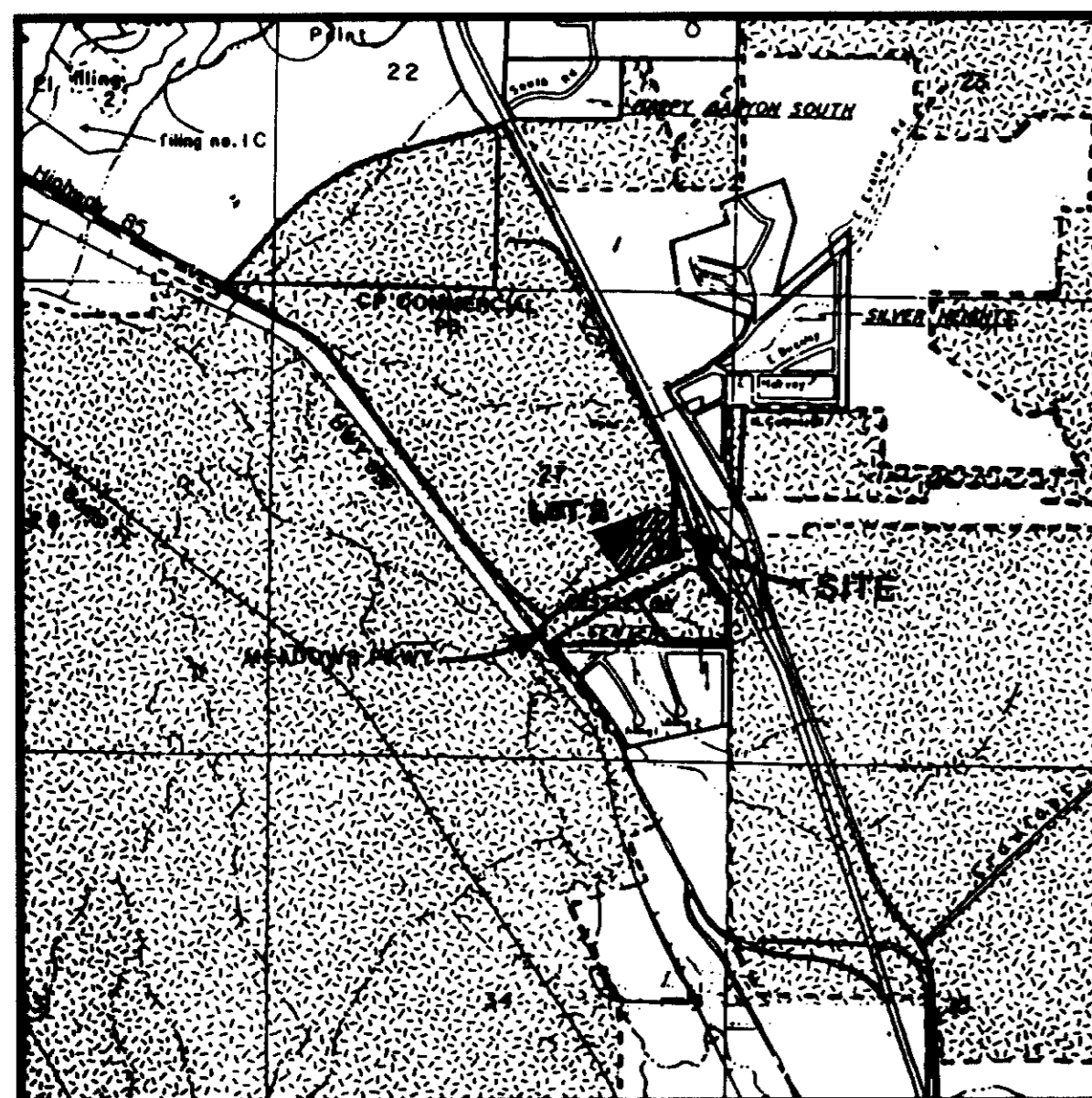


### RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 10:24 AM on the 19 day of Feb, 1997, in book no. 9708923 page        map        reception

COUNTY CLERK AND RECORDER  
[Signature]

### VICINITY MAP



2000 0 2000 4000  
scale 1"=2000' feet

### OWNERS:

Dev-Vic Ltd. Liability Co.  
482 Happy Canyon Road  
Castle Rock, CO 80104  
Telephone: (303) 688-6300  
Contact: Jack A. Vickers III

### LAND PLANNER:

DHM Design  
1390 Lawrence Street Suite 100  
Denver, CO 80204  
Telephone: (303) 892-5566  
Contact: Mark Wilcox

### ENGINEER/SURVEYOR:

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



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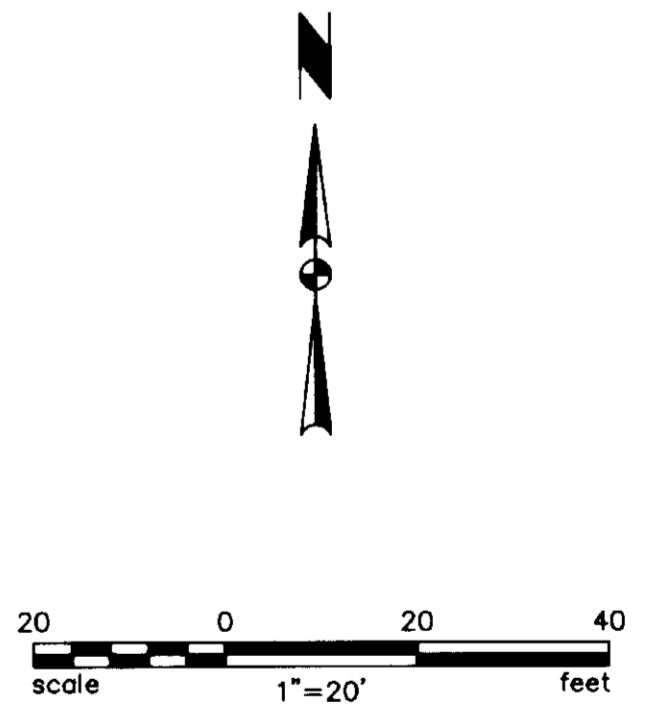
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Sheet 4 of 4

Cover Sheet  
Site Plan  
Parking/Grading Plan  
Landscape Plan



# LOT 2, CASTLE PINES COMMERCIAL FILING 4

FINAL PD SITE PLAN  
PARKING/GRADING PLAN  
SHEET 3 OF 4



NOTE:  
FINISHED CONTOUR INTERVAL = 1 FOOT.  
ALL GRADES ARE SHOWN TO FLOWLINE.  
STANDARD 6" VERTICAL GUTTER USED.  
STORM SEWER TO CONSIST OF:  
(2) TYPE 13 INLETS  
PLACED ON TOP OF THE  
EXISTING 30" RCP

E:\WIDOWS\TE\PD\_3\_Tue Jan 14 16:46:37 1997

