

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9828692

DATE:

4-22-98

TIME:

11:36

FEE: \$

60.00

(6

Pages)

GRANTOR:

Dev - Vic LTD.

(OWNER/SIGNER)

GRANTEE:

Castle Pines Commercial #4

(SUBDIVISION NAME OR NAME OF PLAT)

Lot 3

Final PD Site Plan

LEGAL:

27, 7, 67

(SECTION-TOWNSHIP-RANGE)

CASTLE PINES COMMERCIAL FILING 4, LOT 3

FINAL PD SITE PLAN

COVER SHEET

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 6

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE PINES COMMERCIAL FILING 4, LOT 3 PD IN THE TOWN OF CASTLE ROCK.

OWNER: DEV-VIC Ltd. Liability Co., A COLORADO LIMITED LIABILITY COMPANY.

Jack A. Vickers III SIGNED THIS 14TH DAY OF APRIL, 1998.
Jack A. Vickers III, Manager

STATE OF COLORADO)
) S
COUNTY OF DOUGLAS) S

The foregoing dedication was acknowledged before me this 14TH day of APRIL, 1998 by Jack A. Vickers III.

Witness my hand and seal.
My commission expires 01-19-99. Luella Moore
Notary Public

LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLE PINES COMMERCIAL FILING 4, LOT 3 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON BOOK AT PAGE DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITION AND RESTRICTIONS OF THIS DOCUMENT:

Sally Risen SIGNED THIS 13 DAY OF APRIL, 1998.
Mortgagee/Lienholder
SAFE CREDIT COMPANY
16 So. Union Boulevard, Suite 610
Lakewood, CO 80228

STATE OF COLORADO)
) S
COUNTY OF DOUGLAS) S

The foregoing dedication was acknowledged before me this day of APRIL, 1998 by Sally Risen.

Witness my hand and seal.
My commission expires 3/1/99. Luella Moore
Notary Public



TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN FOR THE CASTLE PINES COMMERCIAL FILING 4, LOT 3 PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23RD DAY OF MARCH, 1998.

DR SIGNED THIS 4/21/98
Chairman Date

ATTEST:
John Finkbeiner SIGNED THIS 4/16/98
Planning Director Date

B. TOWN COUNCIL APPROVAL:

THE FINAL PD SITE PLAN FOR THE CASTLE PINES COMMERCIAL FILING 4, LOT 3 PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9TH DAY OF APRIL, 1998.

Donald Jones SIGNED THIS 4-21-98
Mayor Date

ATTEST:
Sally Risen SIGNED THIS 4-21-98
Town Clerk Date

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) S
COUNTY OF DOUGLAS) S

I hereby certify that this FINAL PD was filed in my office on the 11 DAY OF APRIL, 1998 at 11:36 o'clock a.m. and was recorded under Reception Number 4978792.

William Cramer - Chief Deputy
Douglas County Clerk and Recorder

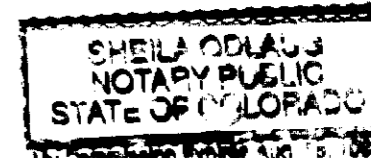


TITLE CERTIFICATION

I, Michael L. Wilkins, AN AUTHORIZED REPRESENTATIVE OF NORTH AMERICAN TITLE CO. OF COLORADO, 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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 13TH DAY OF APRIL, 1998

Michael L. Wilkins
Authorized Representative
NORTH AMERICAN TITLE COMPANY OF COLORADO
Title Insurance Company



STATE OF COLORADO)
) S
COUNTY OF DOUGLAS) S

The foregoing dedication was acknowledged before me this day of APRIL, 1998 by Michael L. Wilkins.

Witness my hand and seal.
My commission expires Aug 15, 1998. Sue O'Leary
Notary Public

SURVEYOR'S CERTIFICATE

I, Michael C. Creager, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE CASTLE PINES COMMERCIAL FILING 4, LOT 3 PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.



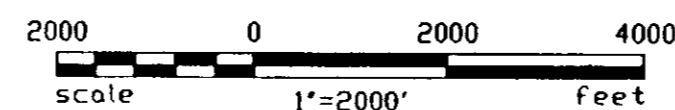
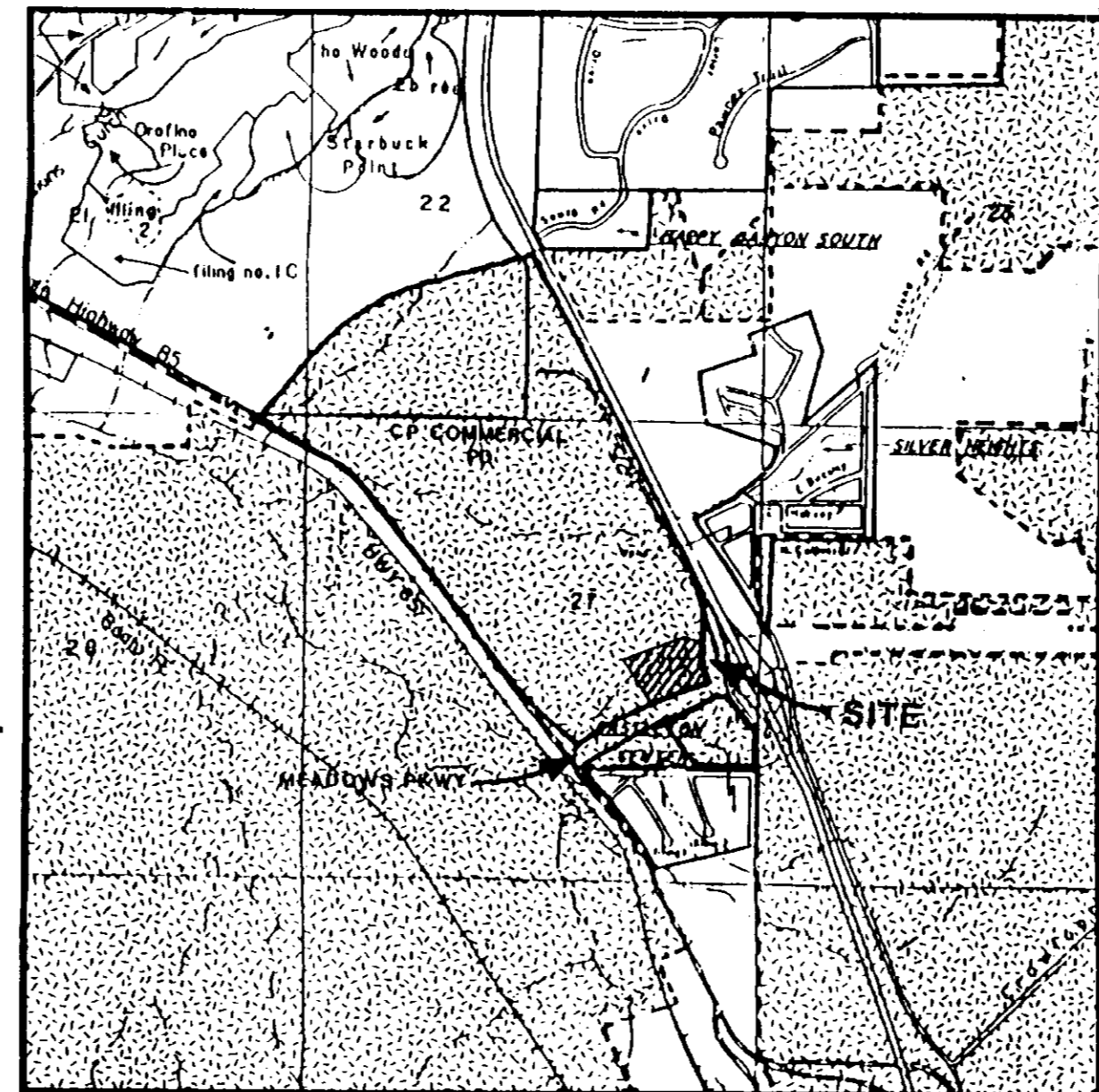
Michael C. Creager April 13, 1998
Registered Land Surveyor

LEGAL DESCRIPTION:

Lot 3, Castle Pines Commercial Filing 4, County of Douglas, State of Colorado, also described as:

Beginning at the NW Corner of said Lot 3, and considering the North line of said Lot 3 to bear N61°48'37"E, with all bearings contained herein relative thereto; thence along said North line, N61°48'37"E, 285.51 feet to the NE Corner of said Lot 3; thence S35°10'32"E, 192.37 feet to the SE Corner of said Lot 3; thence S54°49'28"W, 301.33 feet to the SW Corner of said Lot 3; thence along the West line of said Lot 3 the following courses: N35°10'32"W, 68.49 feet; thence along a curve to the right having a Delta of 06°59'08", a Radius of 200.00 feet and an Arc of 24.38 feet; thence N28°11'24"W, 135.29 feet to the point of beginning.

VICINITY MAP



SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. UTILITY & GRADING PLAN
4. ELEVATIONS
5. ELEVATIONS
6. LANDSCAPE PLAN

JOHN M. EATWELL
ARCHITECT
DENVER - COLORADO

BLACK-EYED BEA
LOT 3, CASTLE PINES COMMERCIAL, FILING 4
CASTLE ROCK - COLORADO

DATE:

SHEET NO.

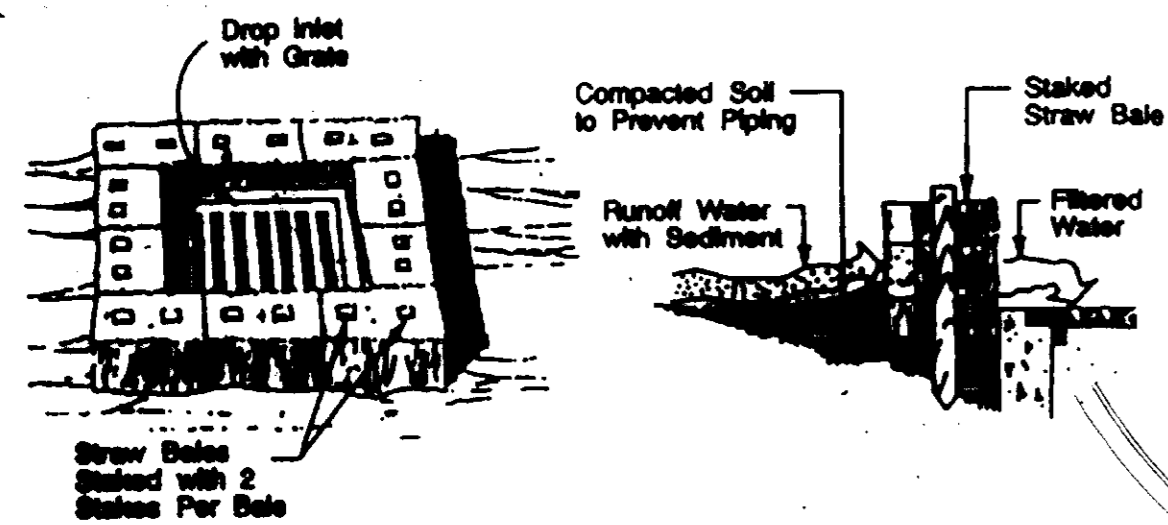
1 OF 6

CASTLE PINES COMMERCIAL FILING 4, LOT 3

FINAL PD SITE PLAN

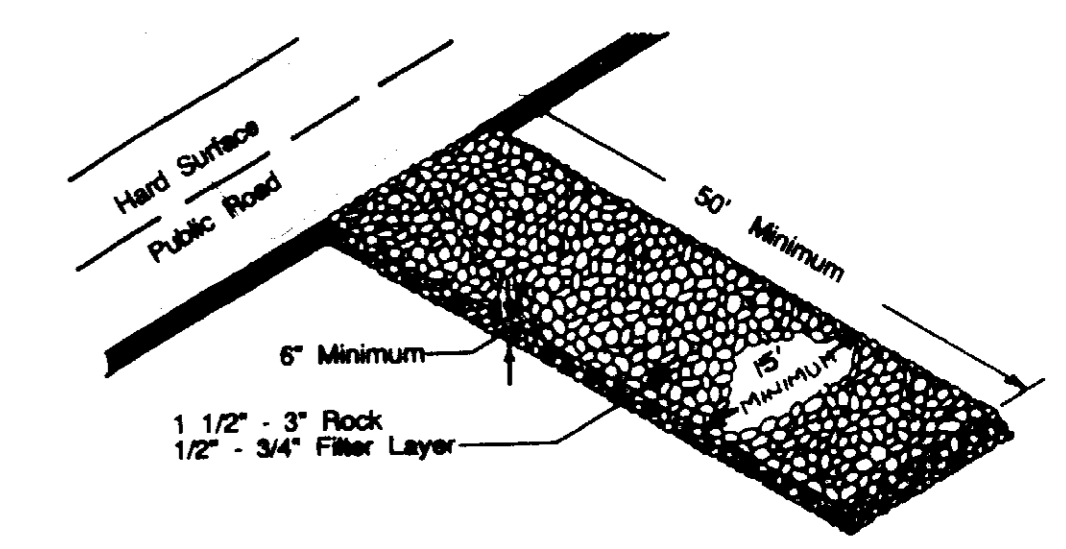
UTILITY AND GRADING PLAN
 LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 3 OF 6



Specific Application
 This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 cfs) are typical. The method shall not apply to inlets receiving concentrated flows, such as in street or highway medians.

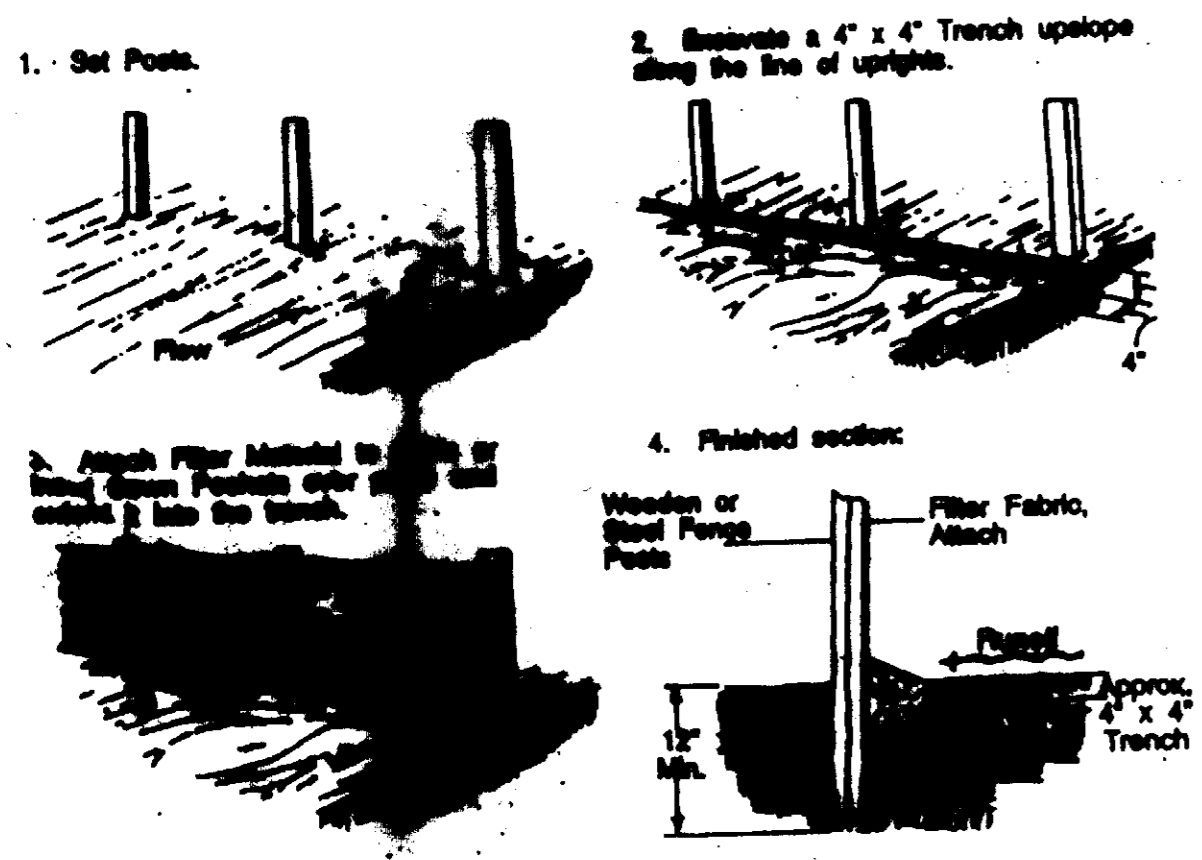
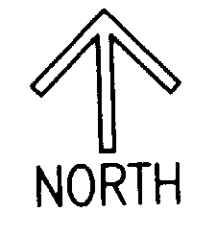
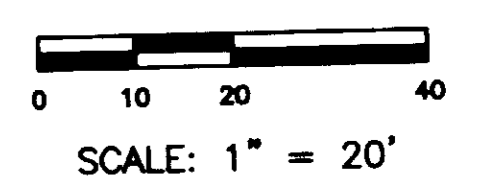
STRAW BALE DROP INLET SEDIMENT FILTER



VEHICLE TRACKING CONTROL

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- WATER SERVICE
- SANITARY SEWER SERVICE
- COLLECTOR CURB AND GUTTER
- OUTFALL CURB AND GUTTER
- GRADE - FLOW LINE
- PROPOSED STORM SEWER WITH INLET
- RETAINING WALL
- ACCESS RAMP



SR Fence

PD B-2
 RESTAURANT
 CASTLE PINES COMMERCIAL FILING 4
 RECEPTION NO. 9669515

PD B-2
 VACANT

CASTLE PINES COMMERCIAL FILING 4
 RECEPTION NO. 9669515

NOTE: 1. ALL ON-SITE STORM SEWER IS PRIVATE.
 2. THE FLOODPLAIN IS NOT WITHIN THE AREA OF THE PROJECT.

PLANNED DEVELOPMENT PLAN FOR
 LOT 3 OF CASTLE PINES COMMERCIAL FILING
 FEBRUARY 1998

PLAN HOLDING CORPORATION - IRVINE, CALIFORNIA
 PLANNED DEVELOPMENT PLAN FOR LOT 3 OF CASTLE PINES COMMERCIAL FILING 4, RECEPTION NO. 9669515
 PROJECT LOCATION: TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET NO. 3 OF 6
 DATE: FEBRUARY 1998
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT LOCATION: TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET NO. 3 OF 6
 DATE: FEBRUARY 1998
 DRAWN BY: [Name]
 CHECKED BY: [Name]

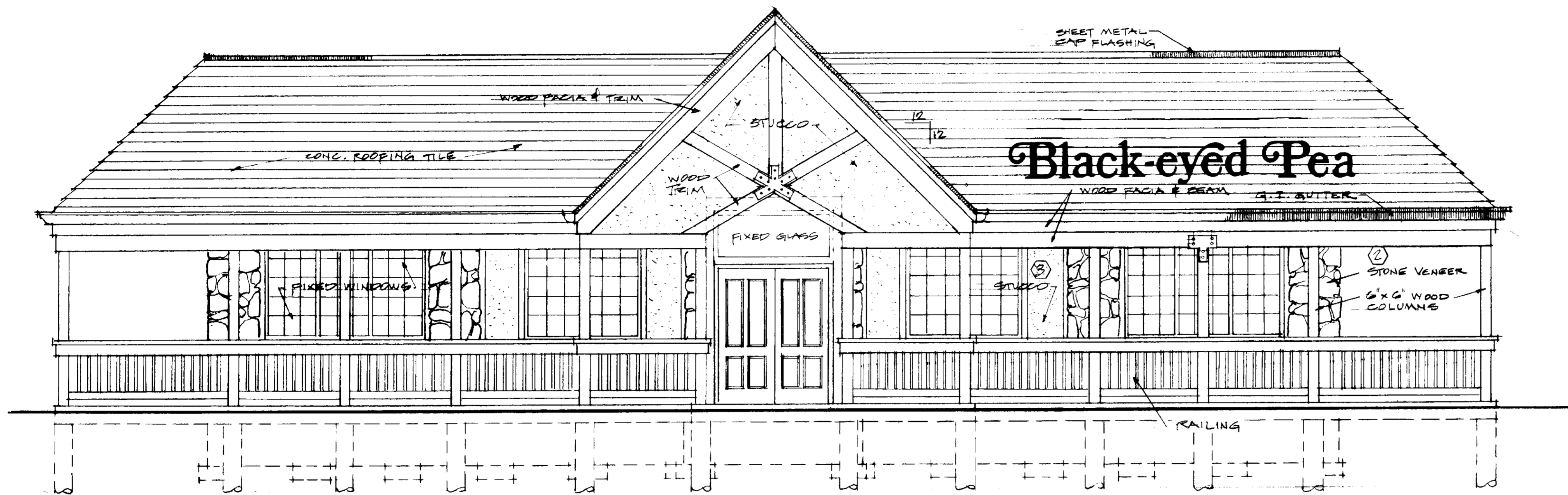
CASTLE PINES COMMERCIAL FILING 4, LOT 3

FINAL PD SITE PLAN

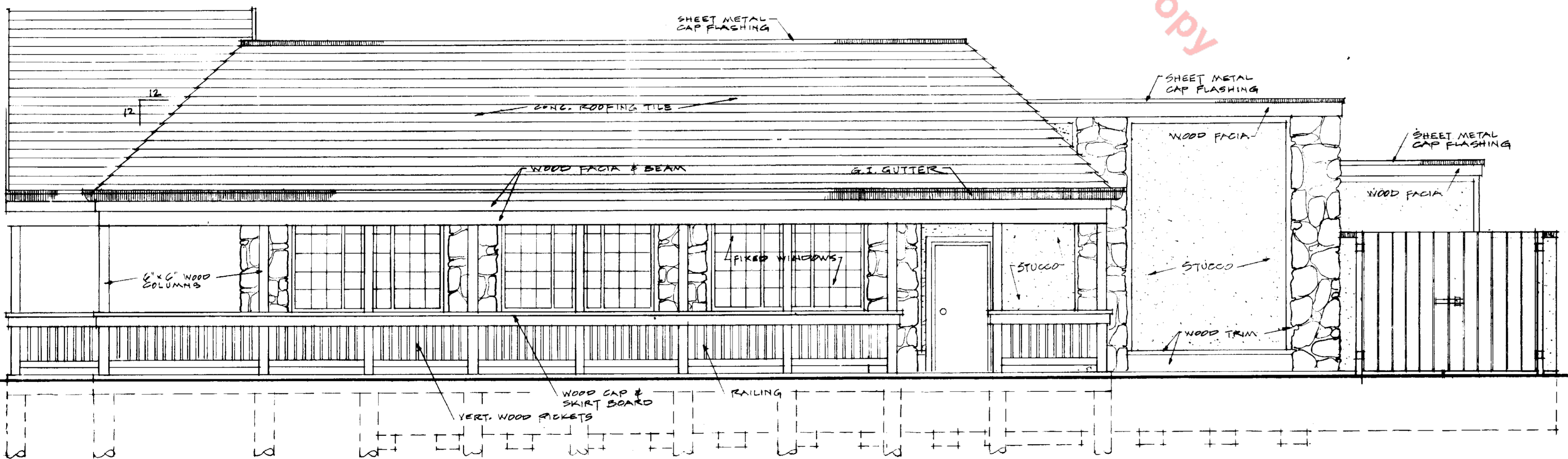
ELEVATIONS

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 6



SOUTH ELEVATION 1/4"=1'-0"



EAST ELEVATION 1/4"=1'-0"

GENERAL NOTES:

- ① CONG. ROOFING TILES "WESTILE" SLATE, CASTLEWOOD CANYON BLEND, 791-1700.
- ② STONE VENEER: APPROVED STONE AVAILABLE FROM "CAMP'S ROCKY MOUNTAIN STONE CO." 3700 W. 64th PL, DENVER, 429-3357. STONE CONTRACTOR: CASTLE ROCK SPLIT STONE & VENEER, 685-5408.
- ③ STUCCO: BEIGE

Unofficial Copy

Black-eyed Pea

JOHN M. EATWELL
ARCHITECT
DENVER, COLORADO

ELEVATIONS

A2.1
4 OF 6

PLANNED DEVELOPMENT PLAN FOR
LOT 3 OF CASTLE PINES COMMERCIAL FILING 4
FEBRUARY 1998

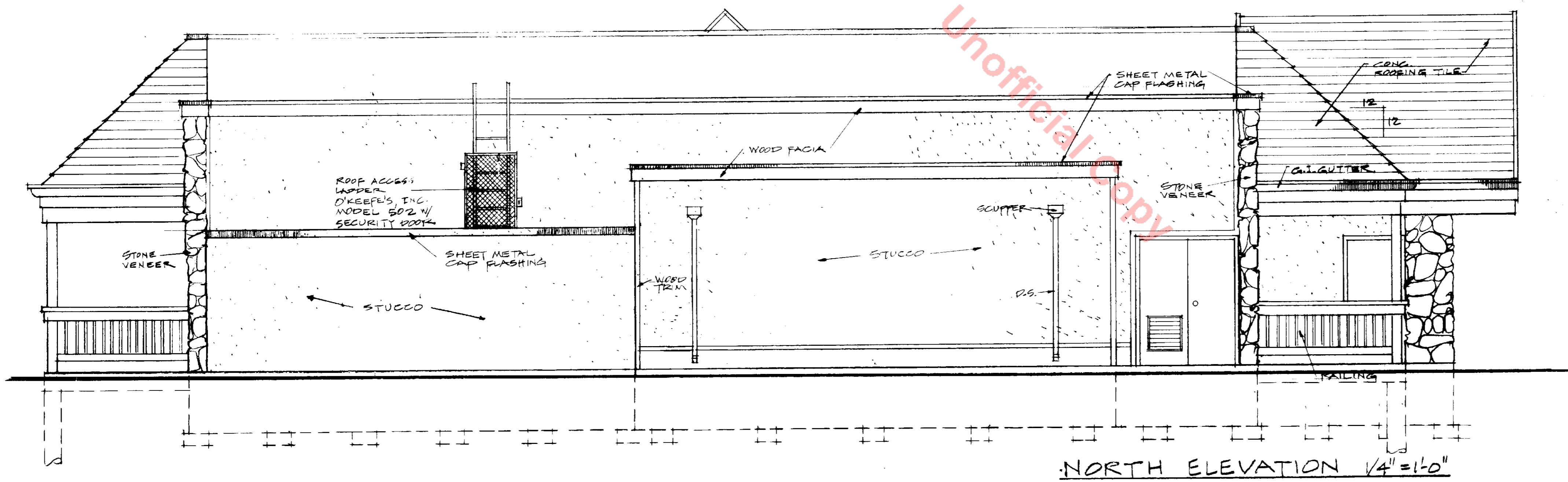
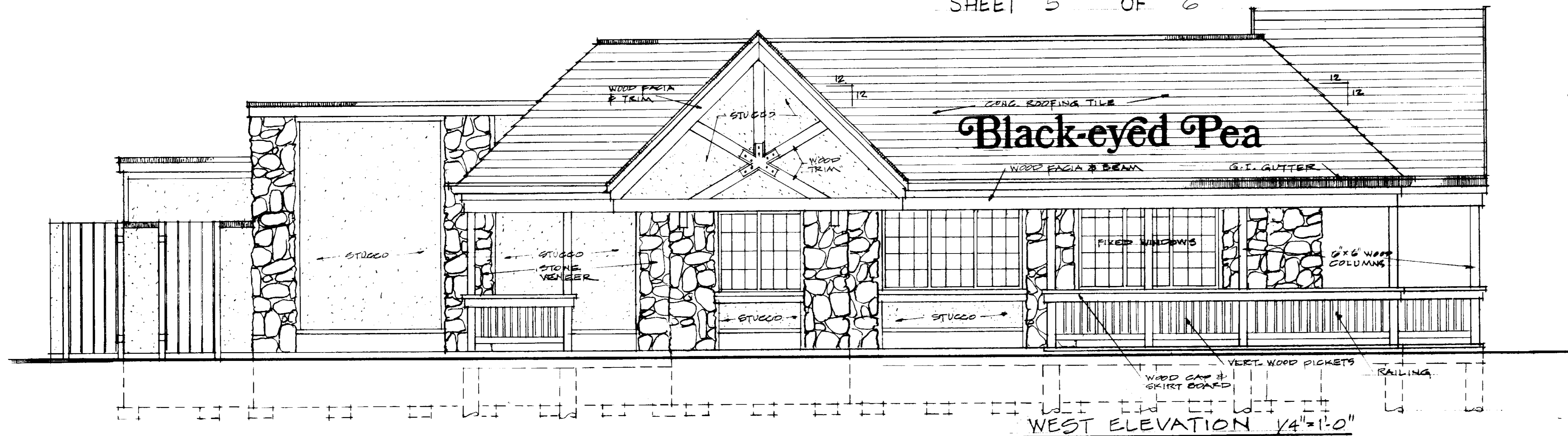
CASTLE PINES COMMERCIAL FILING 4, LOT 3

FINAL PD SITE PLAN

ELEVATIONS

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

SHEET 5 OF 6



Black-eyed Pea

ELEVATIONS

PLANNED DEVELOPMENT PLAN FOR
LOT 3 OF CASTLE PINES COMMERCIAL FILING 4
FEBRUARY 1998

A2.2
5 x 6

