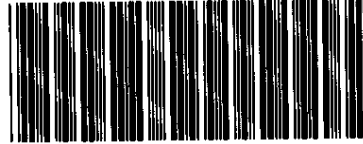


# PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$51.00  
6 PGS  
# 2003082026  
06/02/2003 03:16 PM



2003082026 6 PGS

**GRANTOR:**  
(owner/signer)

Town of Castle Rock  
TGS Realty Inc

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

Castle Pines Commercial  
#5

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

27-7-67

# FINAL PD SITE PLAN

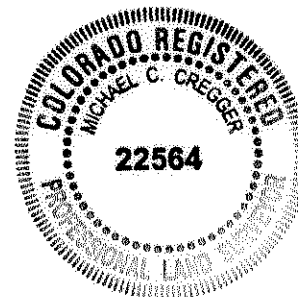
## CASTLE PINES COMMERCIAL FILING 5

LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SHEET 1 OF 6

**SURVEYOR'S STATEMENT**

I, MICHAEL C. CREGGER, 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 NO. 5 FINAL PD SITE PLAN, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

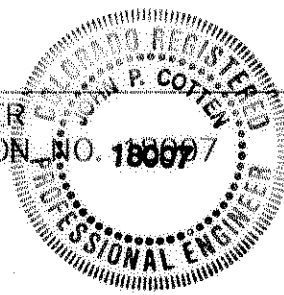
Michael C. Cregger April 30, 2003  
PROFESSIONAL LAND SURVEYOR DATE  
COLORADO REGISTRATION NO. 22564



**ENGINEER'S STATEMENT:**

I, JOHN P. COTTEN, BEING A PROFESSIONAL ENGINEER REGISTERED 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.

J.P. Cotten 4-30-03  
PROFESSIONAL ENGINEER DATE  
COLORADO REGISTRATION NO. 186077



**TITLE CERTIFICATION**

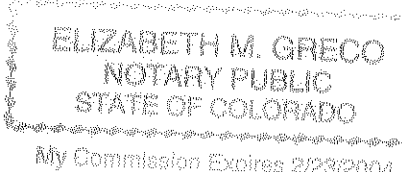
I, DIANNE L. GREER AN AUTHORIZED REPRESENTATIVE OF CHICAGO TITLE OF COLORADO, INC., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

Dianne L. Greer  
AUTHORIZED REPRESENTATIVE

SIGNED THIS 29<sup>TH</sup> DAY OF MAY, 2003

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF May, 2003  
BY Dianne L. Greer

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC Elizabeth M. Greco



MY COMMISSION EXPIRES: 2/23/04

**OWNER: (Lot 2)**

TGS (U.S.) REALTY, INC.  
1490 Lafayette Street, Suite 400  
Denver, CO 80281  
Telephone: (303) 861-8466  
Contact: Blair Richardson

**OWNER: (Factory Shops Blvd. and Atrium Drive)**

TOWN OF CASTLE ROCK  
100 Wilcox  
Castle Rock, CO 80104  
Telephone: (303) 660-1015

**LIENHOLDER: (Lot 2)**

THE MANUFACTURERS LIFE INSURANCE COMPANY (U.S.A.)  
200 Bloor Street East  
Toronto, Ontario  
Canada M4W 1E5

**ARCHITECT:**

DESIGN COLLECTIVE, INC.  
100 East Pratt Street, 14th Floor  
Baltimore, Maryland 21202  
Telephone: (410) 685-6655  
Contact: Michael Burton

**CIVIL ENGINEER/SURVEYOR:**

TST INC. OF DENVER  
9222 Teddy Lane  
Lone Tree, CO 80124  
Telephone: (303) 792-0557  
Contact: John Cotten

**NOTES:**

- Proposed setbacks - not adopted herein
  - A. 40' min. from street ROW line to building face
- Total Acreage of PD Site Plan: 26.87
- Land Use Classification:  
COMMERCIAL ZONED - CASTLE PINES COMMERCIAL PD-B-2

USE	OWNER/MAINTENANCE
Public Open Space	Town of Castle Rock
Private Open Space	Prime Retail
Street ROW	Town of Castle Rock

4. Site Data:	AREA	ACRES	%
New Buildings and Parking	10.95	41	
Public Open Space	0.21	1	
New Private Open Space	5.22	19	
Public Street ROW's	2.21	8	
Existing Buildings, Parking and Private Open Space	8.19	31	
<b>TOTAL</b>	<b>26.78</b>	<b>100%</b>	

5. Parking:	USE	AREA (SF)	REQUIRED PARKING RATIO (SPACES/SF)	REQUIRED PARKING SPACES	PARKING PROVIDED
	Retail	98,831	5/1,000	494	811

6. Required handicap parking spaces = 2% x TOTAL PARKING PROVIDED = 16 Spaces

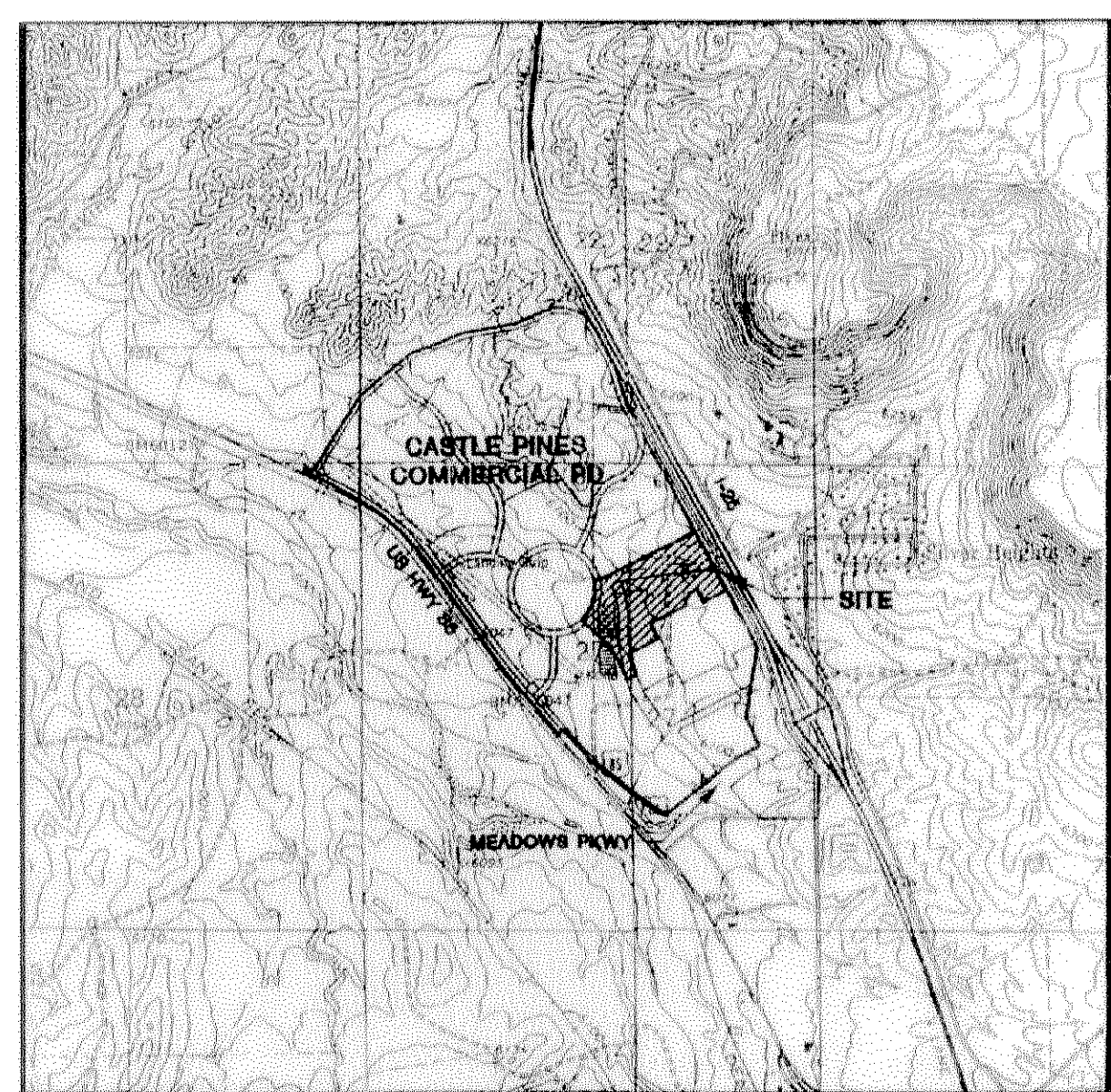
7. The drainage from this development will be routed to the regional detention facility at the Northwest corner of the Castle Pines Commercial Planned Development. The concept and detailed calculations are included within the drainage study submitted with this plan. The existing FEMA floodplain is to be eliminated on this site and a revised floodplain will be defined by submission of a Letter of Map Revisions processed with the construction plans.

8. All disturbed areas will be protected from erosion by measures as approved by the Town of Castle Rock. At the completion of construction, all disturbed areas will be reseeded or landscaped.

9. The entire plan will be constructed in one phase.

10. All signage will comply with Town of Castle Rock codes and ordinances.

11. Maximum Gross Floor Area (AKA "GLA") - 104,000 Square Feet



VICINITY MAP



**SHEET INDEX**

- Sheet 1 of 6 Cover Sheet
- Sheet 2 of 6 Site Plan
- Sheet 3 of 6 Grading Plan
- Sheet 4 of 6 Site Planting Plan
- Sheet 5 of 6 Typical Street Planting Plan
- Sheet 6 of 6 Building Elevations



TST INC. OF DENVER  
Consulting Engineers

**TOWN COUNCIL APPROVAL**

THIS FINAL PD SITE PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 29<sup>th</sup> DAY OF February, 1996

William S. Bennett 6-2-03  
MAYOR DATE  
Sally A. Munn 6-2-03  
ATTTEST: TOWN CLERK DATE



**PLANNING COMMISSION APPROVAL**

THIS FINAL PD SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 22<sup>nd</sup> DAY OF February, 1996

Sandy J. Vossler 5/30/03  
CHAIRMAN DATE  
Arthur A. Sullmea 5-30-03  
ATTTEST: DIRECTOR OF DEVELOPMENT SERVICES DATE

**PROPERTY DESCRIPTION**

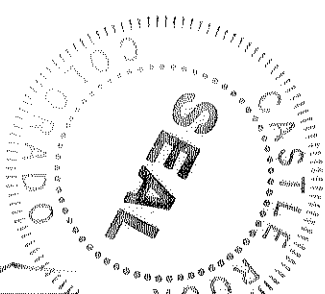
Lot 2, Block 1, Factory Shops Boulevard and Atrium Drive, all as platted in Castle Pines Commercial Filing 5, according to the recorded plat thereof, located in the North half of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, Douglas County, Colorado, containing 26.78 acres, more or less.

**OWNERSHIP CERTIFICATION**

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS DESCRIBED HEREON WITHIN CASTLE PINES COMMERCIAL FILING 5 IN THE TOWN OF CASTLE ROCK.

OWNER OF FACTORY SHOPS BLVD. AND ATRIUM DRIVE:  
THE TOWN OF CASTLE ROCK, COLORADO

William S. Bennett ATTEST: Sally A. Munn  
MAYOR TOWN CLERK

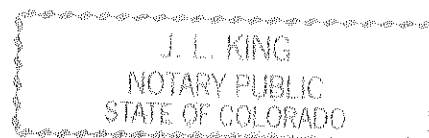


SIGNED THIS 2<sup>nd</sup> DAY OF June, 2003

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2<sup>nd</sup> DAY OF June, 2003, BY William S. Bennett AS MAYOR AND BY Sally A. Munn AS TOWN CLERK OF THE TOWN OF CASTLE ROCK, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC J. L. King



MY COMMISSION EXPIRES: 9-21-03

OWNER OF LOT 2, BLOCK 1:  
TGS (U.S.) REALTY, INC., A DELAWARE CORPORATION

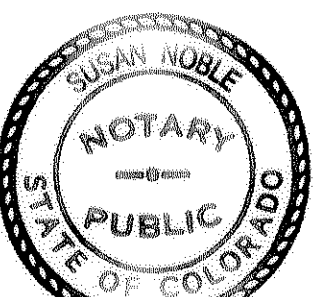
Blair E. Richardson  
BLAIR E. RICHARDSON, PRESIDENT

SIGNED THIS 1<sup>st</sup> DAY OF May, 2003

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1<sup>st</sup> DAY OF May, 2003 BY BLAIR E. RICHARDSON AS PRESIDENT OF TGS (U.S.) REALTY INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Susan Noble



MY COMMISSION EXPIRES: 5/8/2005

**LIENHOLDER SUBORDINATION CERTIFICATE**

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS DESCRIBED HEREON WITHIN CASTLE PINES COMMERCIAL FILING 5 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON DECEMBER 6, 2002, AT RECEPTION NO. 2002133256, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

THE MANUFACTURERS LIFE INSURANCE COMPANY (U.S.A.), A MICHIGAN CORPORATION

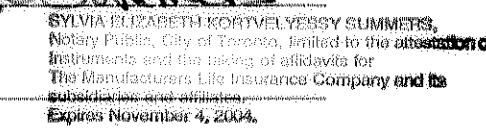
SIGNED THIS 5<sup>th</sup> DAY OF May, 2003

BY: John J. Thomas  
NAME: John J. Thomas  
TITLE: Authorized Signing Officer

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5<sup>th</sup> DAY OF May, 2003, BY John J. Thomas, Authorized Signing Officer of the corporation.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC John J. Thomas



MY COMMISSION EXPIRES: November 4, 2004

MANULIFE LIFE INSURANCE COMPANY, A COMPANY INCORPORATED UNDER THE LAWS OF JAPAN

SIGNED THIS 23<sup>rd</sup> DAY OF May, 2003

BY: Takahiko Fukuda  
NAME: Takahiko Fukuda  
TITLE: Vice President & Corporate Officer

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23<sup>rd</sup> DAY OF May, 2003, BY Takahiko Fukuda

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Sadao Hirata



MY COMMISSION EXPIRES: May 05, 2006

THE MANUFACTURERS LIFE INSURANCE COMPANY (BARBADOS BRANCH), THE BARBADOS BRANCH OF A LIFE INSURANCE COMPANY INCORPORATED UNDER THE LAWS OF CANADA

BY: THE MANUFACTURERS LIFE INSURANCE COMPANY (U.S.A.), A MICHIGAN CORPORATION

SIGNED THIS 13 DAY OF MAY, 2003

BY: Lawrence A. Mann BY: Jay S. Campen  
NAME: LAWRENCE A. MANN NAME: Jay S. Campen  
TITLE: REGIONAL MANAGER TITLE: Asst. Regional Manager

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF May, 2003 BY Lawrence A. Mann AND BY Jay S. Campen

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Sandra W. Jain

MY COMMISSION EXPIRES: November 19, 2008

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:16 P.M. ON THE 2<sup>nd</sup> DAY OF JUNE, 2003, AT RECEPTION NO. 20030820016

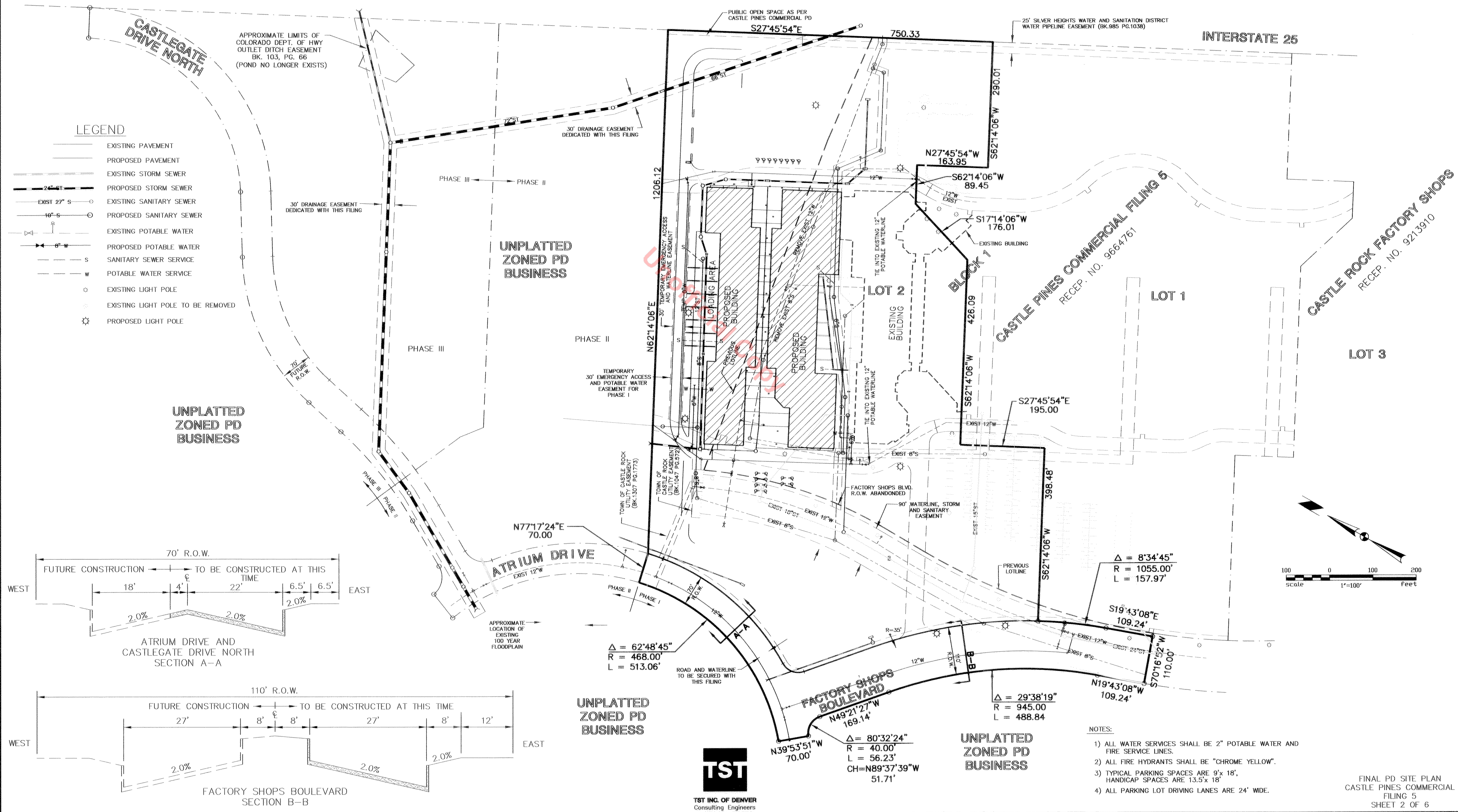
DOUGLAS COUNTY CLERK AND RECORDER

BY: Sheyl Muehljelt  
DEPUTY



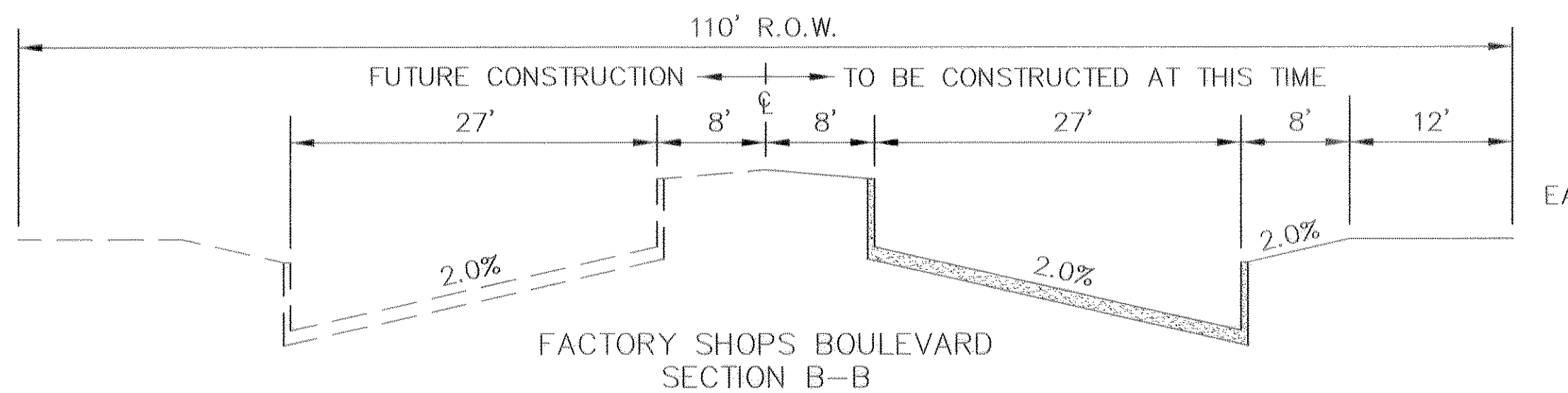
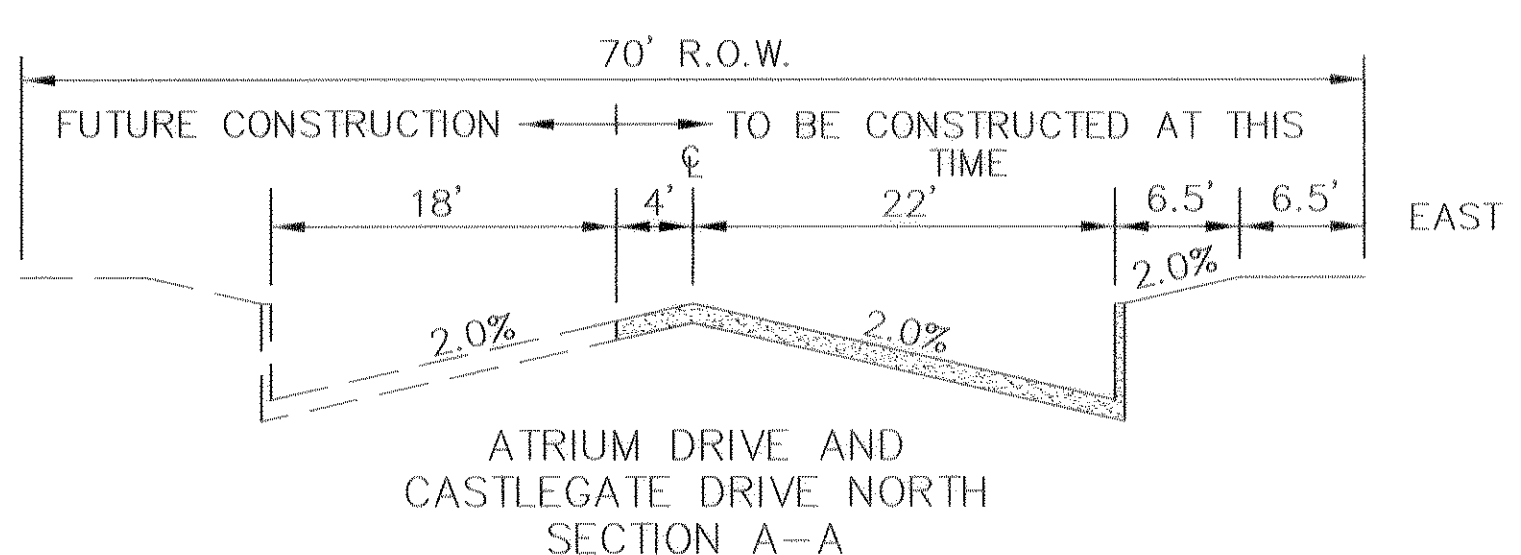
# FINAL PD SITE PLAN SITE PLAN CASTLE PINES COMMERCIAL FILING 5

LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SHEET 2 OF 6



### LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING POTABLE WATER
- PROPOSED POTABLE WATER
- SANITARY SEWER SERVICE
- POTABLE WATER SERVICE
- EXISTING LIGHT POLE
- EXISTING LIGHT POLE TO BE REMOVED
- PROPOSED LIGHT POLE



$$\Delta = 8'34'45''$$

$$R = 1055.00'$$

$$L = 157.97'$$

$$\Delta = 62'48'45''$$

$$R = 468.00'$$

$$L = 513.06'$$

$$\Delta = 29'38'19''$$

$$R = 945.00'$$

$$L = 488.84'$$

$$\Delta = 80'32'24''$$

$$R = 40.00'$$

$$L = 56.23'$$

$$CH = N89'37'39''W$$

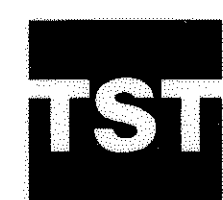
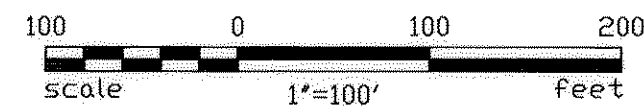
$$51.71'$$

- NOTES:
- 1) ALL WATER SERVICES SHALL BE 2" POTABLE WATER AND FIRE SERVICE LINES.
  - 2) ALL FIRE HYDRANTS SHALL BE "CHROME YELLOW".
  - 3) TYPICAL PARKING SPACES ARE 9'x 18', HANDICAP SPACES ARE 13.5'x 18'
  - 4) ALL PARKING LOT DRIVING LANES ARE 24' WIDE.



# CASTLE PINES COMMERCIAL FILING 5

LOCATED IN THE NORTH 1/2 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.,  
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO  
SHEET 3 OF 6



TST INC. OF DENVER  
Consulting Engineers





