

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9663943

DATE: 11-15-96

TIME: 11:51

FEE: \$ 50⁰⁰ (5 Pages)

GRANTOR: Castle Partners Two R+D
(OWNER/SIGNER) New - vic
95 LLC

GRANTEE: Castle Pines Commercial #6
(SUBDIVISION NAME OR NAME OF PLAT) final P.D. Site Pl.

LEGAL: 22-17-67 et al
(SECTION-TOWNSHIP-RANGE)

CASTLE PINES COMMERCIAL FILING 6

FINAL PD SITE PLAN

LOCATED IN SECTIONS 22 & 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 - Castle Pines Commercial Filing 6

A tract of land located in the Southwest quarter of Section 22, and the Northwest quarter of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, being described as follows:

Commencing at the Southwest corner of said Section 22 and considering the South line of said Southwest quarter to bear South 89°10'01" East with all bearings contained herein, relative thereto; thence South 43°18'15" East, 246.91 feet to the most Southerly corner of Castle Pines Commercial Filing 2, according to the recorded plat thereof and the POINT OF BEGINNING of this description; thence along the Southeast line of said Castle Pines Commercial Filing 2, North 32°24'46" East, 1010.60 feet; thence North 30°45'10" East, 70.00 feet to the most Easterly corner of said Filing 2; thence departing said Southeast line, South 59°14'50" East, 18.50 feet; thence along a curve to the right having a delta of 24°02'03", a radius of 635.00 feet and an arc of 266.37 feet; thence South 35°12'47" East, 440.94 feet; thence along a curve to the left having a delta of 03°09'40", a radius of 895.00 feet and an arc of 49.38 feet; thence South 51°37'33" West, 70.00 feet; thence South 44°32'19" West, 967.85 feet; thence North 20°36'09" West, 263.21 feet; thence along a non-tangent curve to the left having a delta of 06°27'03", a radius of 2612.00 feet, an arc of 294.08 feet and a chord which bears North 56°27'23" West, 293.93 feet to the POINT OF BEGINNING of this description, containing 15.12 acres, more or less.

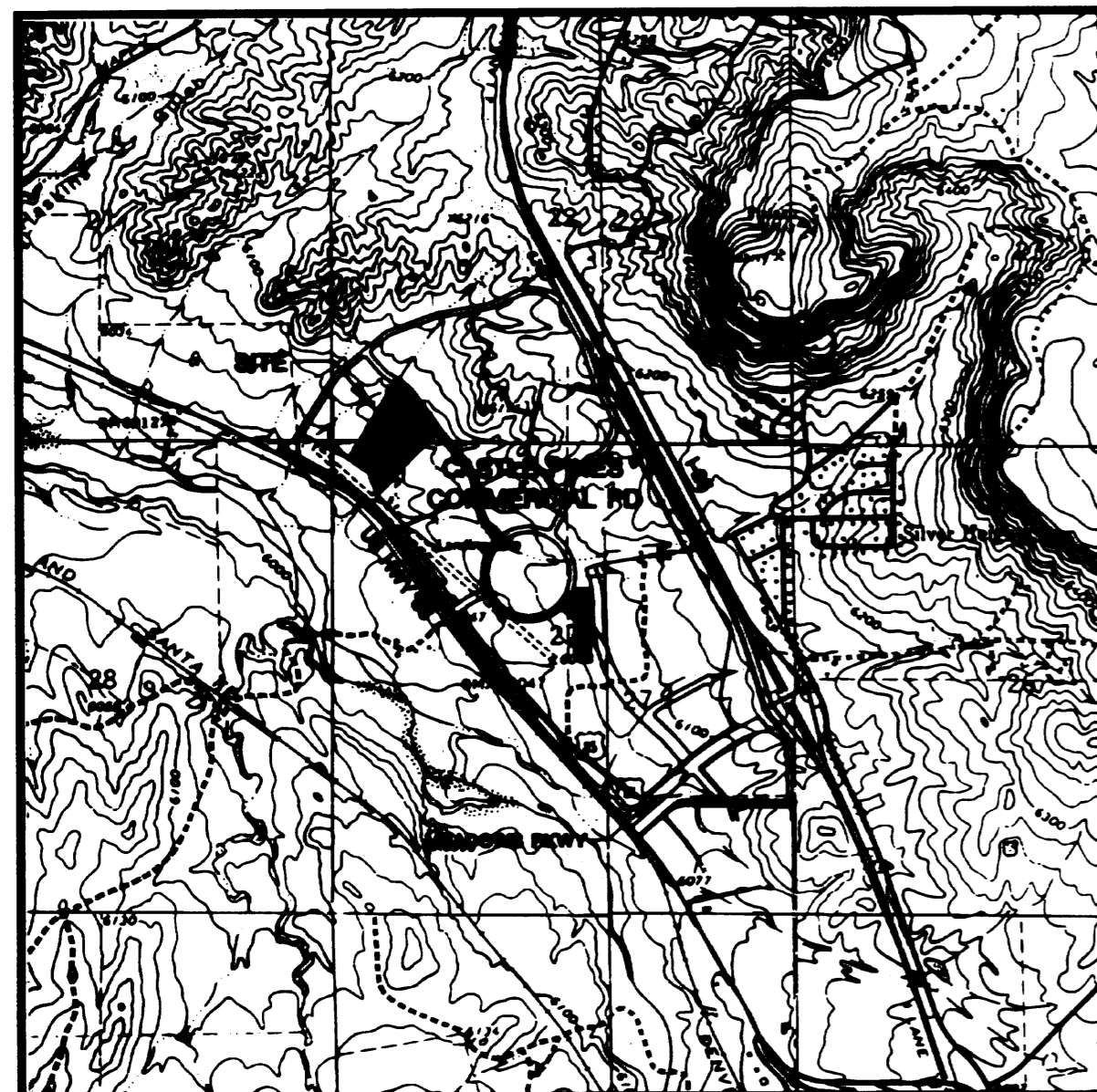
NOTES:

- Proposed setbacks - not adopted herein
 - 15' min. from street ROW line to building face
 - 15' min. from South Lot line to building face
 - 20' min. from East and West Lot line to building face
- Total Acreage of Plat: 15.12
- Land Use Classification:

TRACT	USE	OWNER/MAINTENANCE
LOT 1	MULTIFAMILY - APARTMENTS	ZONED - CASTLE PINES COMMERCIAL PD-R-3
A	Public Open Space/Drainage	Town of Castle Rock
Street ROW	Roadways	Town of Castle Rock
- Maximum Number of Dwelling Units: 248 D.U. + Clubhouse
- Site Data:

AREA	ACRES	%
Lot 1 - Buildings and Parking	8.17	54%
Lot 1 - Private Open Space	5.28	35%
Public Open Space/Drainage	0.44	3%
Public Street ROW's	1.23	8%
TOTAL	15.12	100%
- Parking Required = 460 Spaces, 10 Handicap
Parking Provided = 467 Spaces, 12 Handicap
- The Right of Way for Castlegate Drive West will be platted at this time.
- Water dedication is governed by Castle Pines Commercial Water Rights Dedication Agreement and Castle Pines Commercial Filing 6 Subdivision Improvement Agreement. Maintenance, street lighting and Acceptance of Improvement will be in accordance with the Castle Pines Commercial Filing 6 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.
- All buildings in this plat will be constructed with Class "A" roofing materials.
- Open space areas within this plat will be maintained by the owner.
- This project will be constructed as one phase.

VICINITY MAP



2000 0 2000 4000
scale 1"=2000' feet

OWNERS:

Castle Partners Two Ltd.
2220 Castlegate Drive North
Castle Rock, CO 80104
Telephone: (303) 814-0810
Contact: John Whitney

DEV-VIC L.L.C.
42 Inverness Drive East, Ste. 100
Englewood, CO 80112

95 L.L.C.
42 Inverness Drive East, Ste. 100
Englewood, CO 80112

LAND PLANNER:

The Planning Group
1900 13th Street, Ste 304
Boulder, CO 80306
Telephone: (303) 444-1548
Contact: John Lanterman

ENGINEER/SURVEYOR:

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

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 Preliminary Plat 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, John P. Cotten, being a Registered Professional Engineer in the State of Colorado, hereby attest that all grading, utility and drainage improvements identified on this Preliminary Plat 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, the 25th day of September, A.D., 1996.

Attest:

[Signature] 11/15/96
Chairman Date 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, the 10th day of October, A.D., 1996.

Attest:

[Signature] 11-14-96 [Signature] 11-14-96
Mayor Date Town Clerk Date

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Douglas County at 11:51 A.M. on the 15th day of November, 1996, in book _____, page _____, map _____, reception no. 9663993.

COUNTY CLERK AND RECORDER

By: [Signature]
Deputy

FILE CERTIFICATE

I, _____ being an authorized representative of _____, 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 lien holders of the property are listed in the certificate of ownership and dedication.

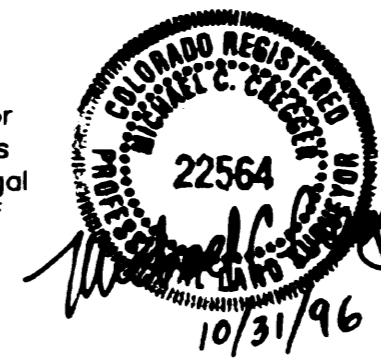
Signed this _____ day of _____, 19____.

BY _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 19____ BY _____

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

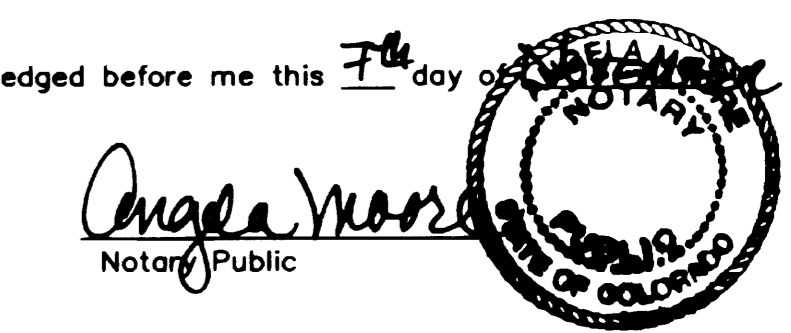


Executed this 7 day of NOVEMBER, 1996.
Owner: Castle Partners Two Ltd., a Colorado limited partnership
By: John A. Whitney, Manager

STATE OF COLORADO }
COUNTY OF Douglas } §

The foregoing dedication was acknowledged before me this 7th day of November, 1996 by John A. Whitney.

Witness my hand and seal.
My commission expires 8-19-99

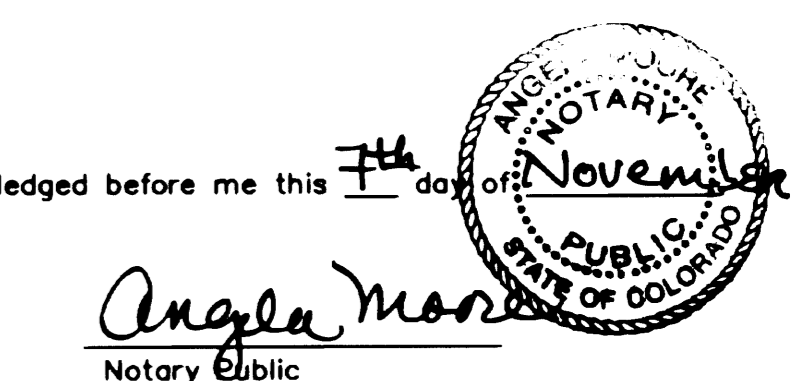


Executed this 7 day of NOVEMBER, 1996.
Owner: DEV-VIC Ltd. Liability Co., a Colorado limited liability company

STATE OF COLORADO }
COUNTY OF Douglas } §

The foregoing dedication was acknowledged before me this 7th day of November, 1996 by Jack A. Vickers III.

Witness my hand and seal.
My commission expires 8-19-99

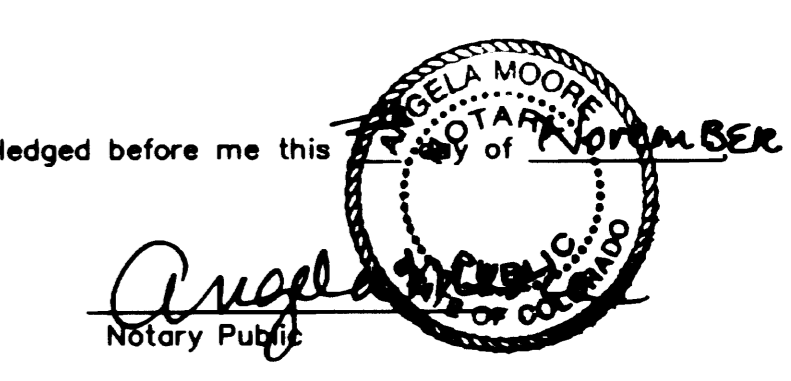


Executed this 7 day of NOVEMBER, 1996.
Owner: 95 Ltd. Liability Co., a Colorado limited liability company

STATE OF COLORADO }
COUNTY OF Douglas } §

The foregoing dedication was acknowledged before me this 7th day of November, 1996 by Jack A. Vickers III.

Witness my hand and seal.
My commission expires 8-19-99



SHEET INDEX

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Sheet 5 of 5

Cover Sheet
Preliminary Utility Plan
Preliminary Grading Plan
Landscape Plan
Landscape Plan

FINAL PD SITE PLAN
CASTLE PINES COMMERCIAL
FILING 6

CASTLE PINES COMMERCIAL FILING 6

FINAL PD SITE PLAN

OVERALL UTILITY PLAN

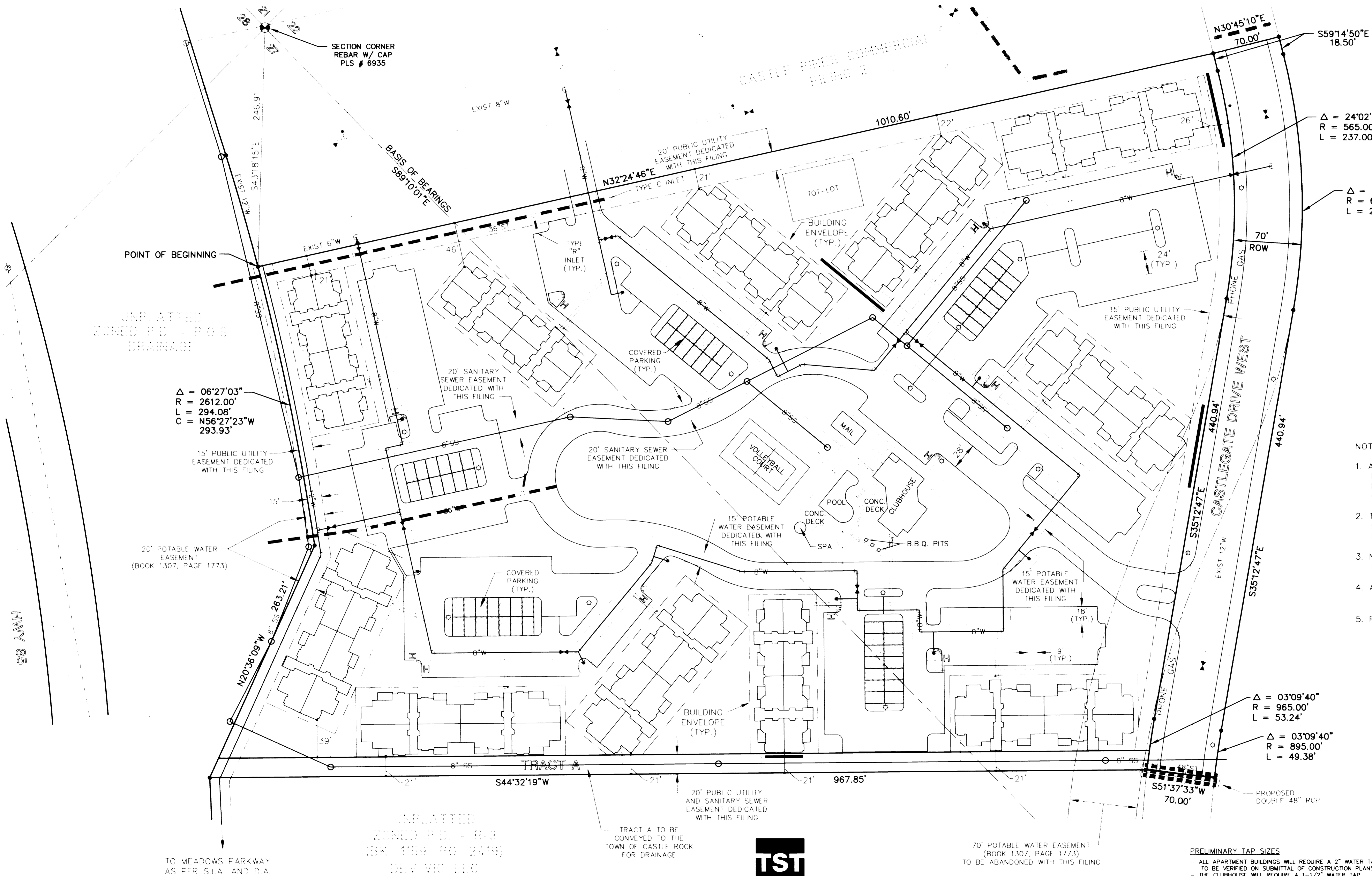
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

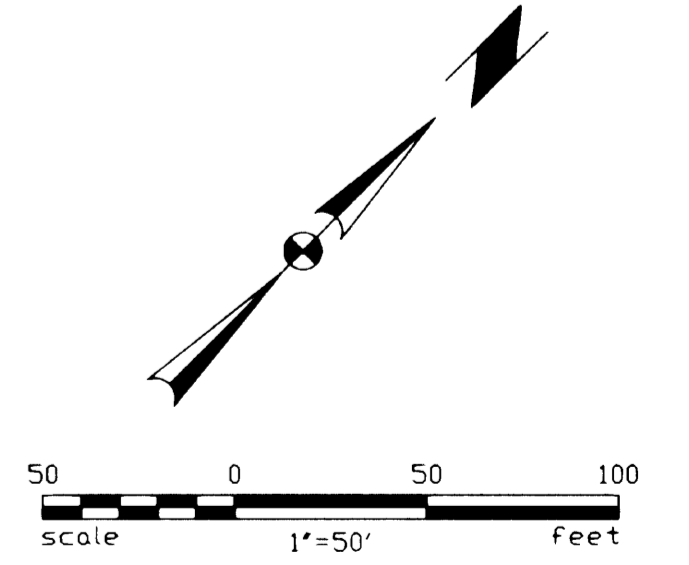
SHEET 2 OF 5

LEGEND

	EXISTING FLOWLINE
	PROPOSED FLOWLINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING POTABLE WATER
	PROPOSED POTABLE WATER
	PROPOSED LIGHT POLE
	RETAINING WALL
	EXISTING PHONE LINE
	EXISTING GAS LINE
	EXISTING UNDERGROUND TELEPHONE
	COVERED PARKING
	SET #4 REBAR W/ CAP MARKED 151 22564 (TYPICAL AT ALL CORNERS)
	HANDICAP PARKING SPACE



- NOTE:
1. ALL POTABLE WATER METERS WILL BE LOCATED IN THE BREEZEWAY OF EACH BUILDING IN A MECHANICAL ROOM ACCESSIBLE TO THE TOWN OF CASTLE ROCK.
 2. THIS PROJECT IS LOCATED IN THE YELLOW PRESSURE ZONE AND WILL BE SUPPLIED BY THE MEADOWS BLUE ZONE TANK.
 3. NO SANITARY SEWER LINE SHALL BE BURIED DEEPER THAN 10'.
 4. ALL STREET LIGHTS SHALL CONFORM TO THE TOWN OF CASTLE ROCK REQUIREMENTS.
 5. RECIPROCAL ACCESS EASEMENTS WITH FILING 2 WILL BE COMPLETED WITH THE FINAL PLAT OF THIS FILING.



TO MEADOWS PARKWAY AS PER S.I.A. AND D.A.

UNPLATTED ZONED PD - R-3 (BK 1189, PG 2418) DEL-VIC LLC



PRELIMINARY TAP SIZES
 - ALL APARTMENT BUILDINGS WILL REQUIRE A 2" WATER TAP. TO BE VERIFIED ON SUBMITTAL OF CONSTRUCTION PLANS.
 - THE CLUBHOUSE WILL REQUIRE A 1-1/2" WATER TAP. TO BE VERIFIED ON SUBMITTAL OF CONSTRUCTION PLANS.
 - ALL BUILDINGS WILL REQUIRE A 4" FIRE SERVICE LINE. TO BE VERIFIED ON SUBMITTAL OF CONSTRUCTION PLANS.

FINAL PD SITE PLAN
CASTLE PINES COMMERCIAL
FILING 6

CASTLE PINES COMMERCIAL FILING 6

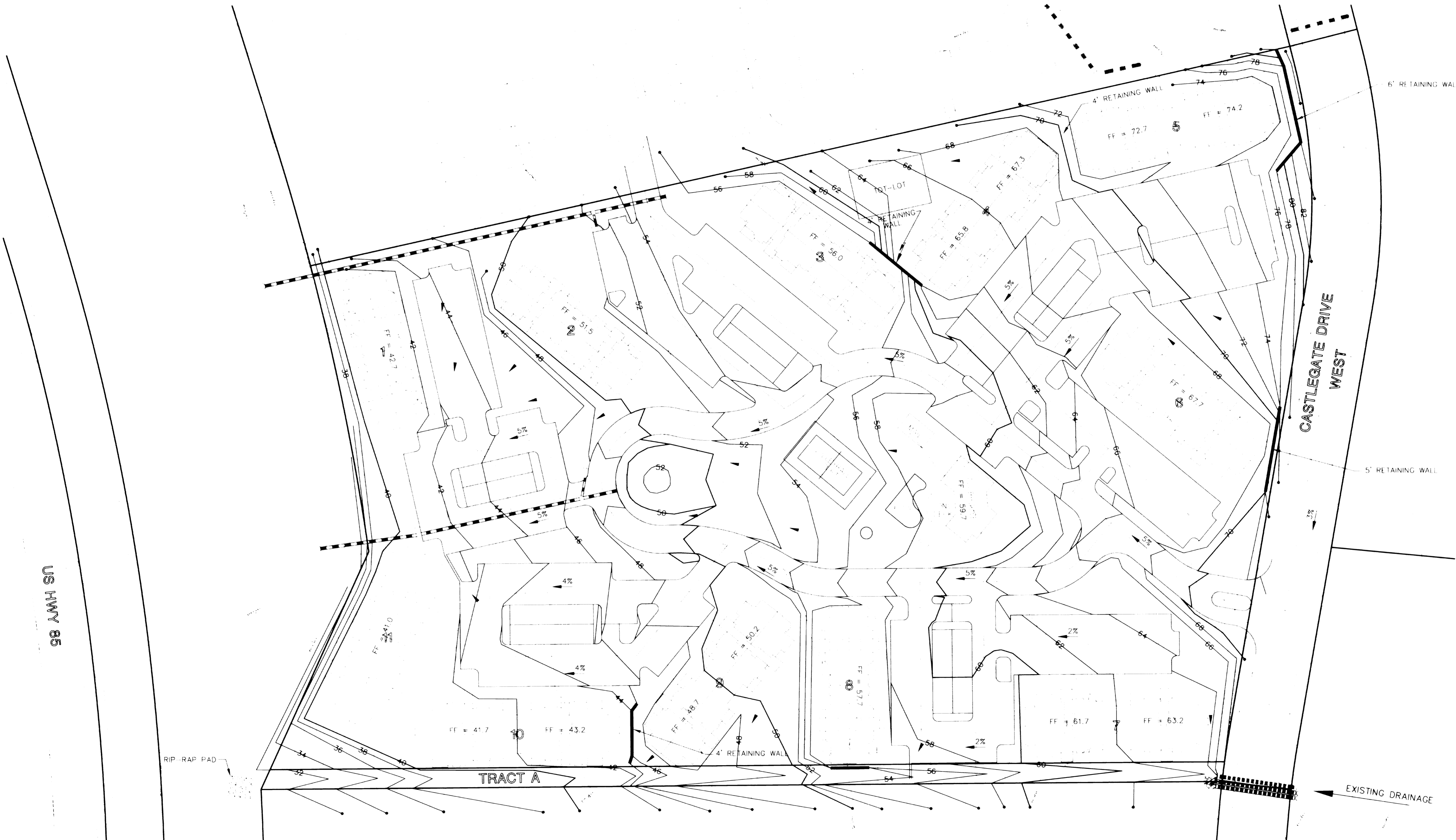
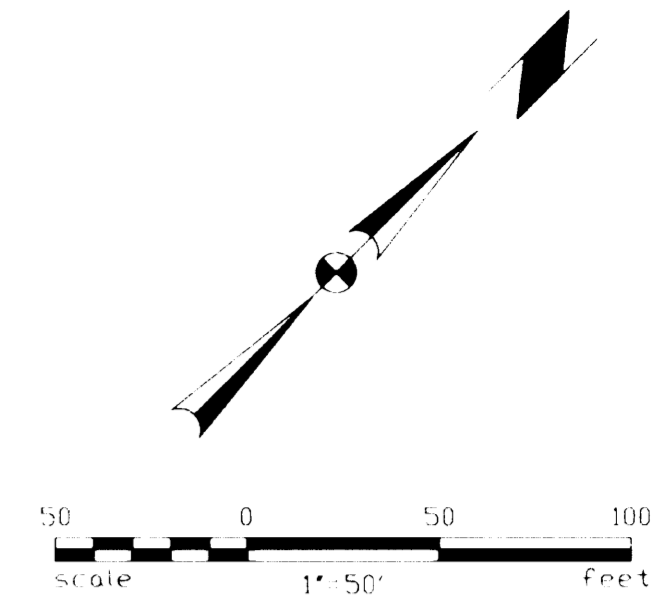
FINAL PD SITE PLAN

PRELIMINARY GRADING PLAN

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 3 OF 5

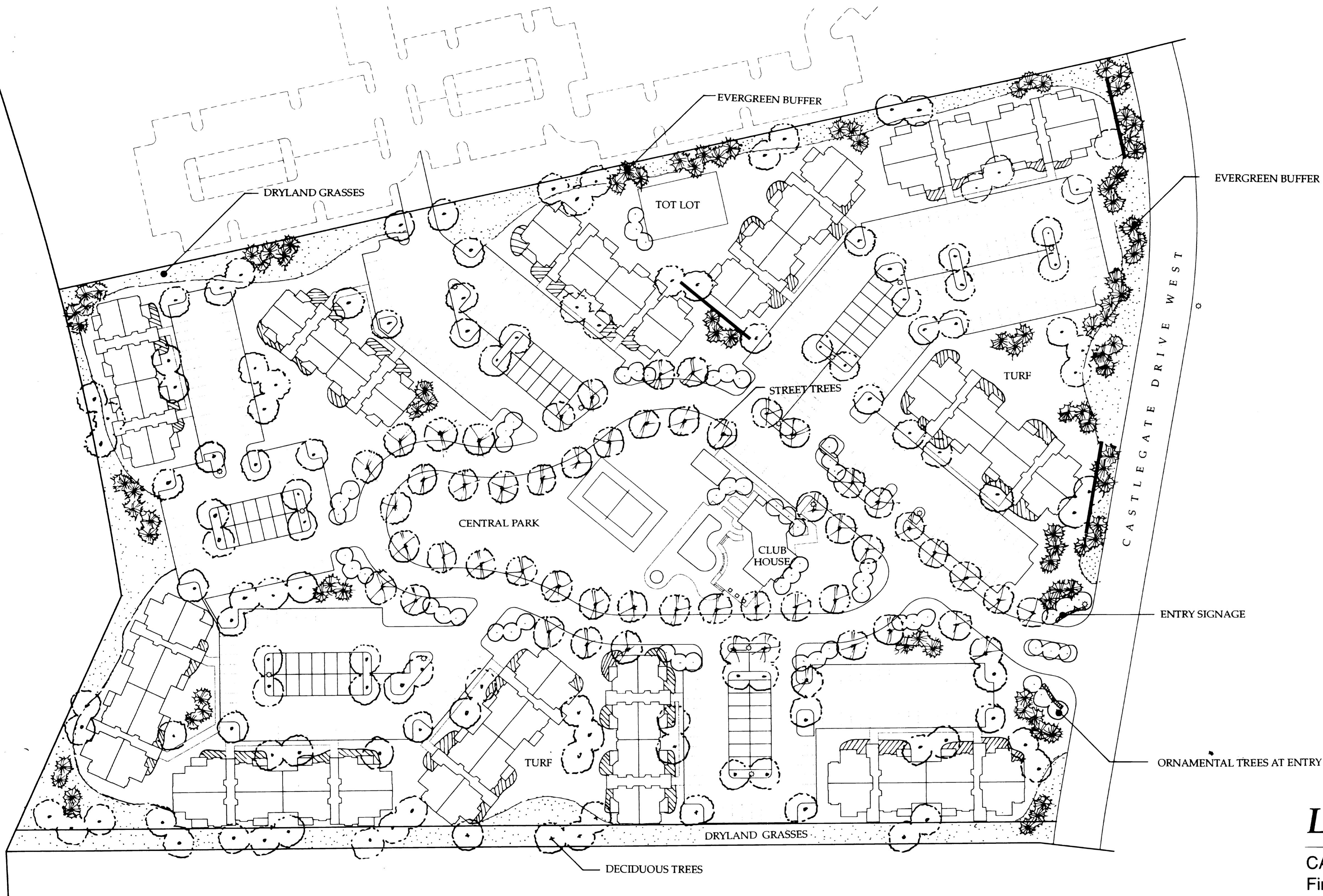


* FINISHED FLOOR ELEVATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE BASED ON FINAL CONSTRUCTION PLANS.

INDICATES SURFACE FLOW DIRECTIONS



PHASE 1 DEVELOPMENT



LANDSCAPE DESIGN CONCEPT:

1. Carry on the landscape theme established in Phase One. This shall include a strong perimeter planting of evergreens and coordinating planting between the two phases.
2. Reinforce the design intent of creating identifiable and unique building orientation through the use of plant massings.
3. Provide relief in parking areas by creating landscape islands with shade trees.
4. Reinforce the central park/open space inside the circular road system by planting street trees on a regular spacing. A similar tree species shall be used on the interior loop road to reinforce the street identity as a unifying element for the project.
5. Utilize xeriscape design principles through the use of indigenous plantings that will maximize color, texture, and seasonal interest.
6. Create an entry identity to the project through the use of trees, earthforms and entry monumentation.
7. Reinforce the entry to the different building clusters by the use of plant materials and signage.

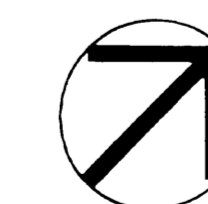
LANDSCAPE NOTES

1. Landscaping in the Public R.O.W. shall comply with the Town of Castle Rock Xeriscape Ordinance.
2. All disturbed areas shall be seeded with a low water turf mix and hydromulched.
3. Irrigation shall be subsurface pop-up spray heads or drip irrigation. Watering shall take place in off-peak hours.
4. All surfaces shall be covered in turf groundcover unless noted otherwise. No surfaces shall be left bare.
5. All buildings to have a minimum 3' perimeter buffer to minimize moisture against foundations.
6. Positive drainage shall be maintained around all buildings.

LANDSCAPE PLAN

CASTLE PINES COMMERCIAL FILING NO. 6
Final PD Site Plan

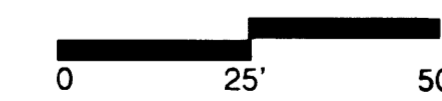
Castle Rock, Colorado



Prepared for: Whitney Partnership

Prepared by: **THE PLANNING GROUP**

COMMUNITY PLANNING
LANDSCAPE ARCHITECTURE
Boulder, Colorado
303.444.1548



TST ENGINEERS
CIVIL ENGINEERING
Englewood, Colorado
303.792.0557

PLANTING PALETTE

DECIDUOUS TREES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash		2" cal	As shown
	Acer platanoides 'Deborah'	Debra Norway Maple		2" cal.	As shown
	Populus angustifolia	Narrowleaf Cottonwood		2" cal.	As shown
	Fraxinus pennsylvanica	Patmore Ash	155	2" cal.	As shown
	Celtis occidentalis	Western Hackberry		2" cal.	As shown
	Tilia cordata 'Greenspire'	Greenspire Linden		2" cal.	
	Tilia americana 'Redmond'	Redmond Linden		2" cal.	
	Quercus rubra	Northern Red Oak		2" cal.	

ORNAMENTAL TREES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Prunus cerasifera 'Newport'	Newport Plum		2" cal.	
	Malus 'Spring Snow'	Spring Snow Crabapple	30	1 1/2" cal.	
	Malus 'Dolgo'	Dolgo Crabapple			

EVERGREEN TREES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Pinus ponderosa	Ponderosa Pine		6'-8 ht.	
	Picea pungens	Colorado Spruce	130	8' ht.	
	Pinus nigra	Austrian Pine			
	Pinus strobiformis	Southwestern White Pine			

DECIDUOUS SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Caryopteris x klandonensis	Blue Mist Spirea	5 gal.	5' o.c.	
	Syringa vulgaris 'Charles Joly'	Double Red French Lilac	5 gal.	7' o.c.	
	Berberis koreana	Korean Barberry	5 gal.	5' o.c.	
	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	5 gal.	3' o.c.	
	Philadelphus lewisii	Lewis Mockorange	5 gal.	7' o.c.	
	Potentilla 'McKay's White'	McKay's White Potentilla	5 gal.	3' o.c.	
	Mahonia aquifolium	Oregon Holly Grape	5 gal.	5' o.c.	
	Buddleia davidii 'Black Knight'	Purple Butterfly Bush	5 gal.	7' o.c.	
	Cotoneaster lucidus	Peking Cotoneaster	5 gal.	5' o.c.	
	Prunus x cistena	Purple Leaf Plum	5 gal.	5' o.c.	
	Perovskia atriplicifolia	Russian Sage	5 gal.	3' o.c.	
	Cornus sericea 'Cardinal'	Cardinal Dogwood	5 gal.	7' o.c.	
	Rosa x 'Sea Foam'	White Shrub Rose	5 gal.	5' o.c.	
	Rhus trilobum	Threeleaf Sumac	5 gal.	7' o.c.	
	Ribes aureum	Yellow Flowering Currant	5 gal.	5' o.c.	
	Cornus alba 'Bud's Yellow'	Bud's Yellow Dogwood	5 gal.	5' o.c.	

EVERGREEN SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	5' o.c.	
	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	5' o.c.	
	Pinus mugo	Mugo Pftce	5 gal.	5' o.c.	
	Juniperus sabina 'Tamariscifolia'	Tammy Juniper	5 gal.	5' o.c.	
	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal.	5' o.c.	

PERENNIALS/GROUNDCOVERS/VINES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Iris siberica	Siberian Iris 'Caesar Blue'	1 gal.	18" o.c.	
	Ajuga reptans 'Atropurpurea'	Bronze Carpet Bugle	1 gal.		
	Sedum species	Stonecrop sedum	Pots		

ORNAMENTAL GRASSES

SYM	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
	Miscanthus sinensis 'Zebra'	Zebra Grass	1 gal.		
	Holctotrichon sempervirens	Blue Avena Grass	1 gal.		
	Imperata cylindrica 'Rubra'	Japanese Blood Grass	75	1 gal.	
	Miscanthus sinensis gracillimus	Maiden Grass	1 gal.		

DRYLAND SEED MIX

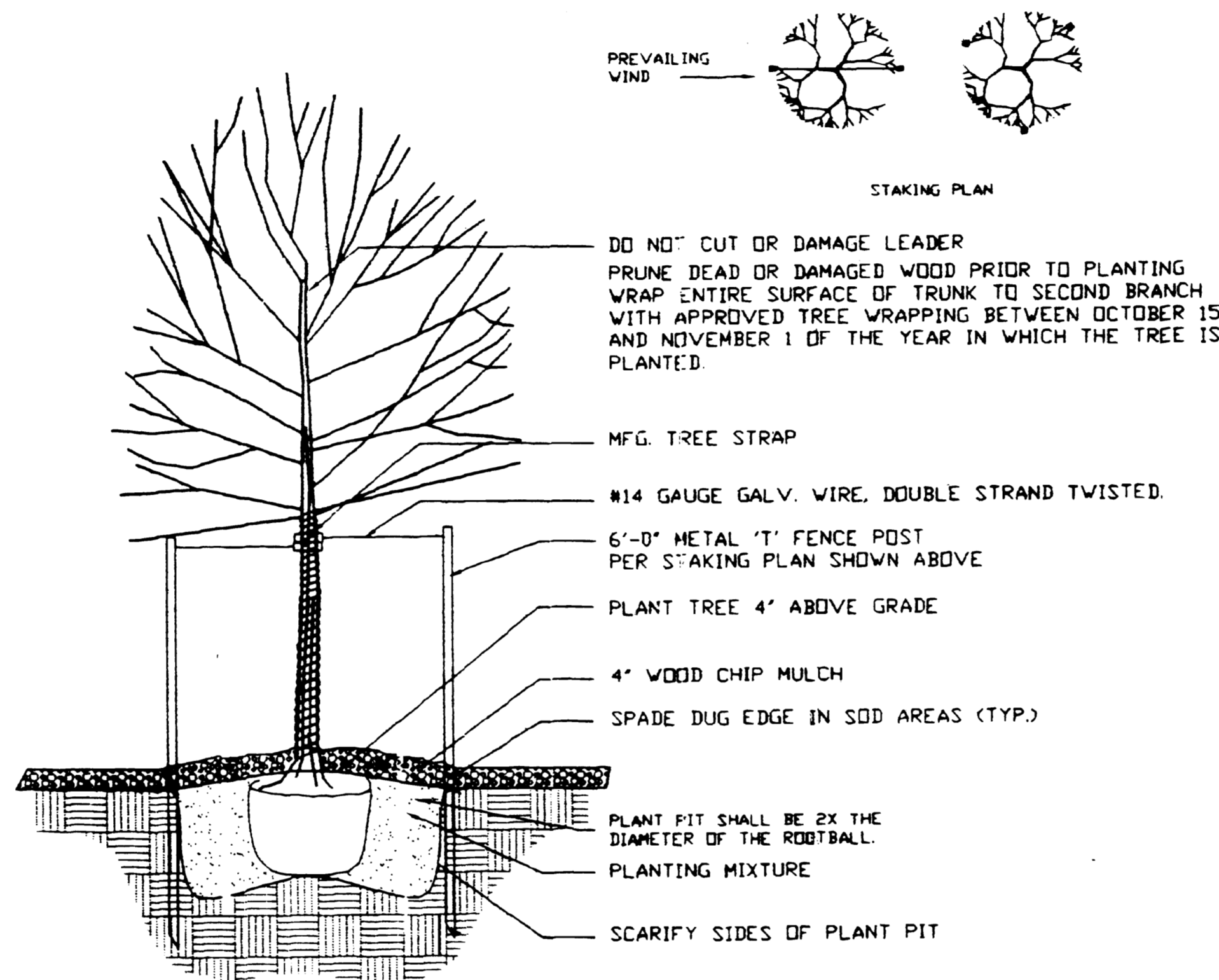
Dryland grass mixture will be planted at a depth of 1/2 to 1 inch of the following mix:

Species	Variety	% Mix	Drilled lbs. of PLS/acre
Smooth Brome	Lincoln or Manchar	20	3.2
Switchgrass	Grenville	25	1.4
Pubescent Wheatgrass	Pastura	20	4.4
Prairie Sandweed	Goshen	15	1.2
Blue Grama	Lovington	20	0.6
Subtotal		100%	10.8

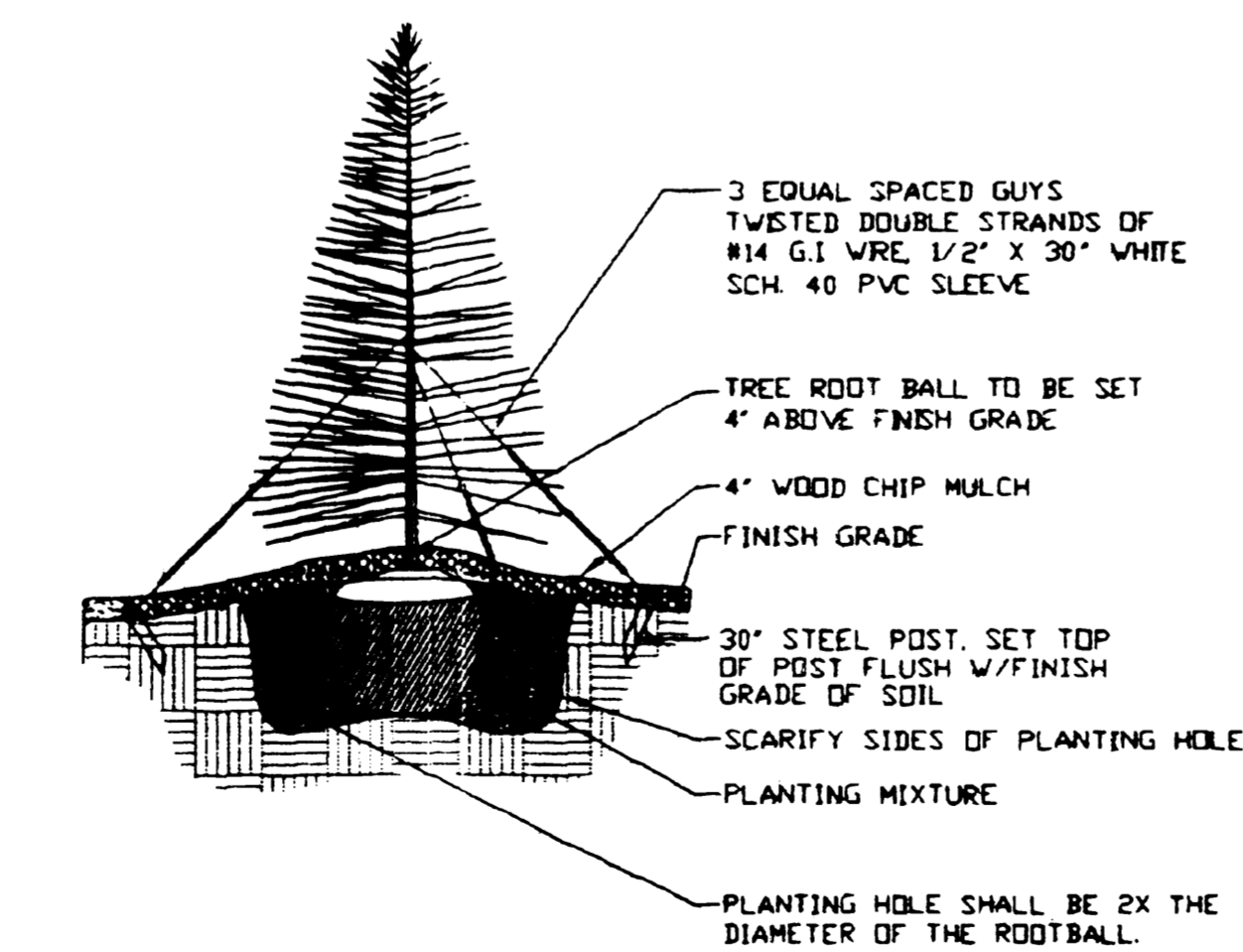
TURF MIX

Turf areas to be a mix of:

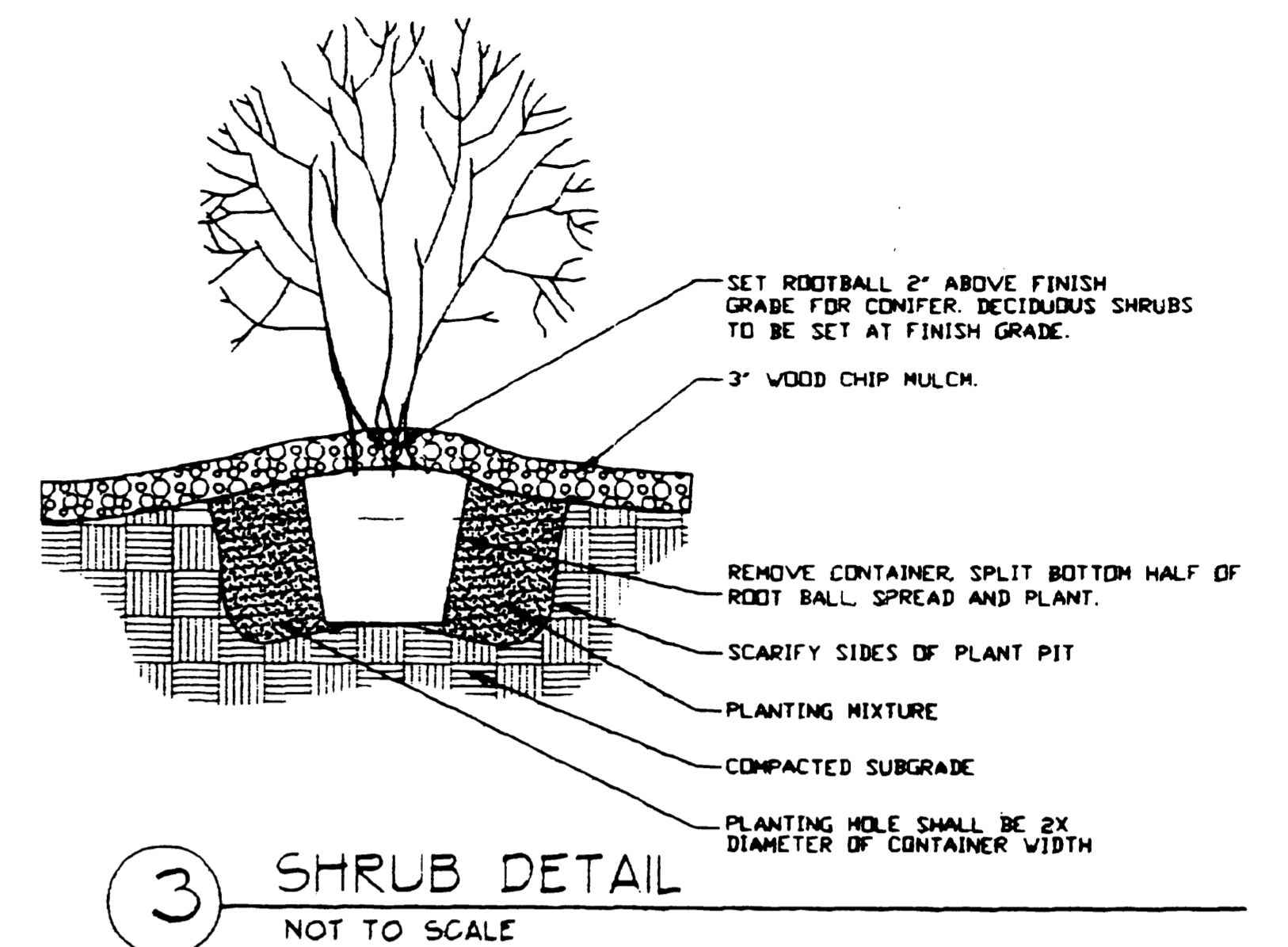
- Fescue
- Kentucky Bluegrass



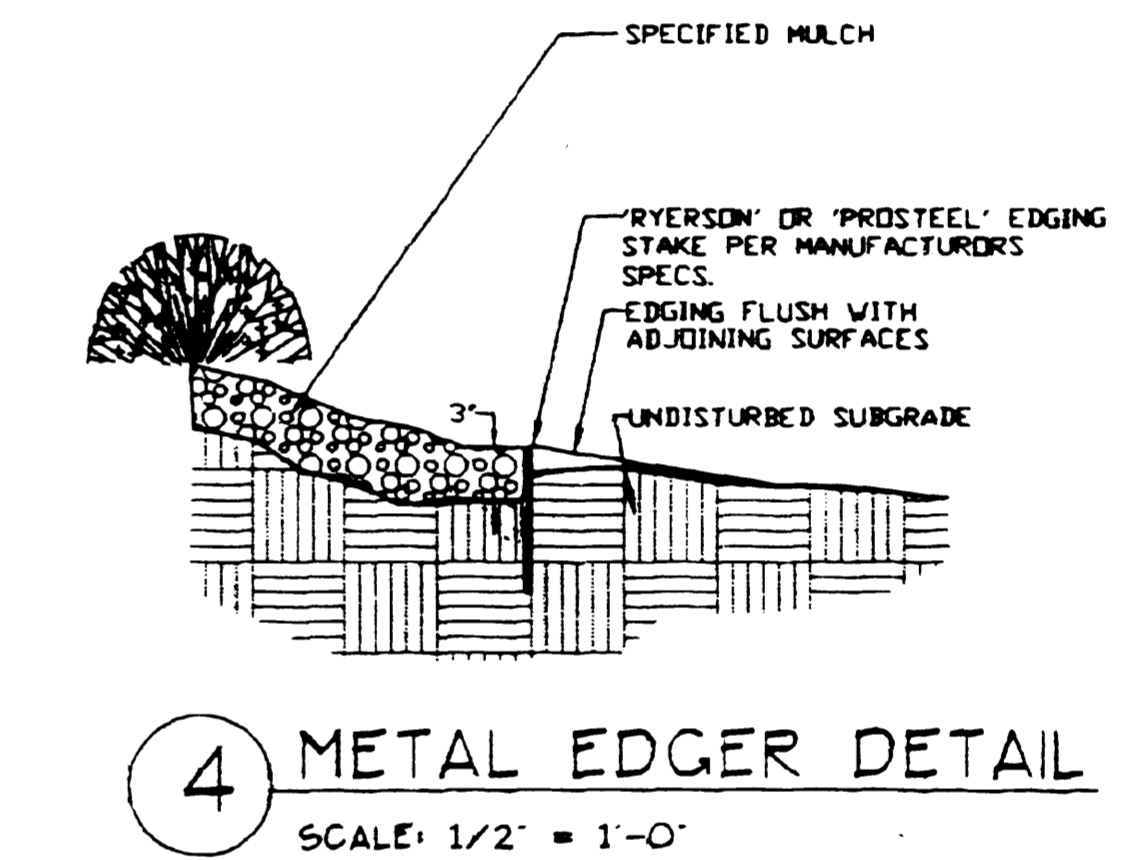
1 DECIDUOUS TREE DETAIL
NOT TO SCALE



2 CONIFEROUS TREE DETAIL
NOT TO SCALE



3 SHRUB DETAIL
NOT TO SCALE



4 METAL EDGER DETAIL
SCALE: 1/2" = 1'-0"

LANDSCAPE PLAN

CASTLE PINES COMMERCIAL FILING NO. 6

Final PD Site Plan

Castle Rock, Colorado

Prepared for: Whitney Partnership

Prepared by: THE PLANNING GROUP

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