

PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$81.00
8 PGS
2003095851
06/27/2003 01:43 PM



GRANTOR: *Castle Park Inc*
(owner/signer)

GRANTEE: *Castle Park South #1*
(subdivision name or name of plat) *Lot 1 Final PD Site Plan*

LEGAL: *11-8-67*
(section-township-range)

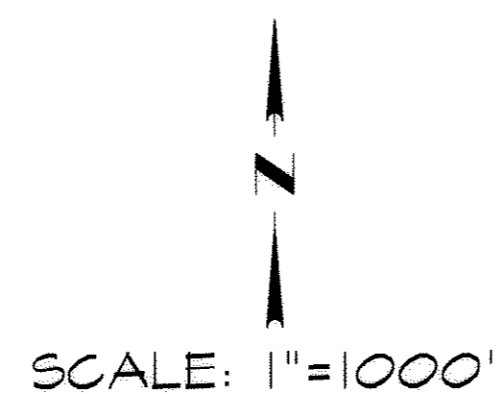
CASTLE PARK SOUTH FILING 1, LOT 1 FINAL PD SITE PLAN

**LOCATED IN NW 1/4 OF SECTION 11, T8S, R67W, 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.**

PROPERTY DESCRIPTION:
CASTLE PARK SOUTH FILING 1, LOT 1



VICINITY MAP



EXISTING ZONING = PD COMMERCIAL
PROPOSED ZONING = PD
PROPOSED USE= OFFICE/ WAREHOUSE

SUMMARY TABLE

LOT SIZE:	80348.61 SQ. FT.
PARKING AREA (INCLUDING SIDEWALKS)	35628.61 SQ. FT.
PROPOSED CGN BUILDING FLOOR AREA SUMMARY	
BUILDING COVERAGE	14232 SQ. FT.
<hr/>	
FUTURE BUILDING AREA	8520 SQ. FT.
LANDSCAPE AREA (LESS FUTURE BLDG AREA)	30488 SQ. FT.
TOTAL	8520 SQ. FT. 21968 SQ. FT.
MAX FAR	35%
SETBACKS	15' FRONT, 0' REAR, 15' SIDE
MAX. BUILDING HEIGHT	50'
PROPOSED BUILDING HEIGHT	31'-8"

OWNER/DEVELOPER

CASTLE PARK, INC.
2 DARREN
CASTLE ROCK, CO. 80104
(303) 688-4798

MORTGAGEES/LIENHOLDERS

NONE

ENGINEER/ LAND SURVEYOR/PLAN PREPARER/LAND PLANNER

DAVID E. ARCHER & ASSOCIATES
105 WILCOX STREET
CASTLE ROCK, COLORADO 80104
(303) 688-4642
(303) 688-4615 (FAX)

RIVER STUDIO ARCHITECTS
1408 WAZEE STREET SUITE 200
DENVER, COLORADO 80202
(303) 433-6078
(303) 825-2085 FAX

TITLE CERTIFICATION:

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE 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 AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 16th DAY OF June, 2003.

[Signature]
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

Eric Stearns as title officer of
LAND TITLE GUARANTEE COMPANY

OWNERSHIP CERTIFICATION:

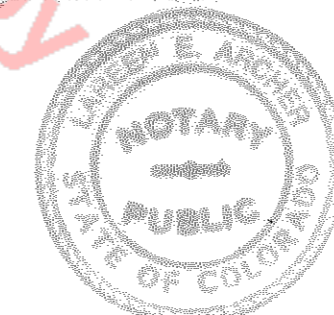
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOW HEREIN AS CASTLE PARK SOUTH FILING 1, LOT 1 IN THE TOWN OF CASTLE ROCK.

CASTLE PARK, INC.
2 DARREN
CASTLE ROCK CO. 80104

SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF June, 2003.
BY Gerald S. Hall

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-22-05

[Signature] AS President FOR CASTLE PARK, INC.
Gerald S. Hall
NOTARY PUBLIC



TOWN CERTIFICATION

THIS FINAL PD SITE PLAN FOR CASTLE PARK SOUTH FILING 1, LOT 1 WAS APPROVED BY THE TOWN OF CASTLE ROCK ON THE 25 DAY OF June, 2003.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

6-17-03
DATE

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 1:42 P.M. ON THE 25th DAY OF June, 2003.

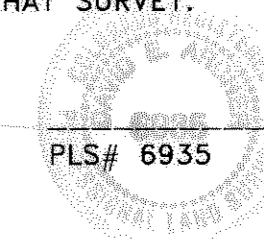
DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY

SURVEYOR'S CERTIFICATE

I, DAVID E. ARCHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY CASTLE PARK SOUTH FILING 1, LOT 1 FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
DAVID E. ARCHER PLS# 6935

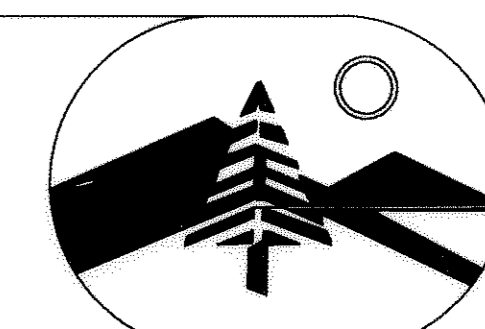
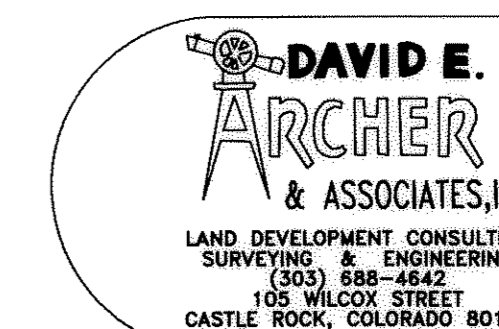


NOTES:
IN LIEU OF THE DEDICATION OF OPEN SPACE TO THE TOWN, CASTLE PARK, INC. WILL PROVIDE CERTAIN LANDSCAPE IMPROVEMENTS ALONG PARK STREET AND INTERSTATE 25 RIGHT-OF-WAY AS MORE SPECIFICALLY SET FORTH ON THE APPROVED PRELIMINARY PD SITE PLAN.

ALL WALL PACKS LOCATED ON THE BUILDING MUST BE IESNA FULL CUT OFF FIXTURES NOT TO EXCEED 10FC ILLUMINATION LEVELS.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	Cover Sheet
2	Site Plan
3	Grading Plan
4	Site Utility Plan
5	Landscaping Plan
6 & 7	Building Elevations
8	Photometric Plan
8	Total



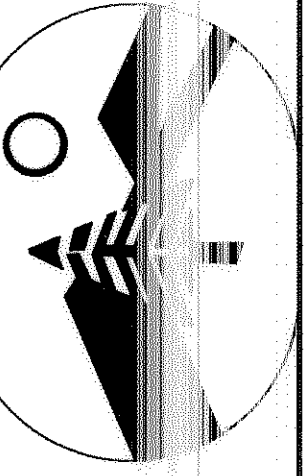
CASTLE PARK SOUTH
FILING 1, LOT 1
FINAL PD SITE PLAN

REVISIONS
TOWN REVIEW 1
TOWN REVIEW 2
TOWN REVIEW 3

SHEET 1 OF 8
JOB NUMBER 96-0467

CASTLE PARK SOUTH FILING 1, LOT 1 FINAL PD SITE PLAN

LOCATED IN NW 1/4 OF SECTION 11, T8S, R67W, 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.

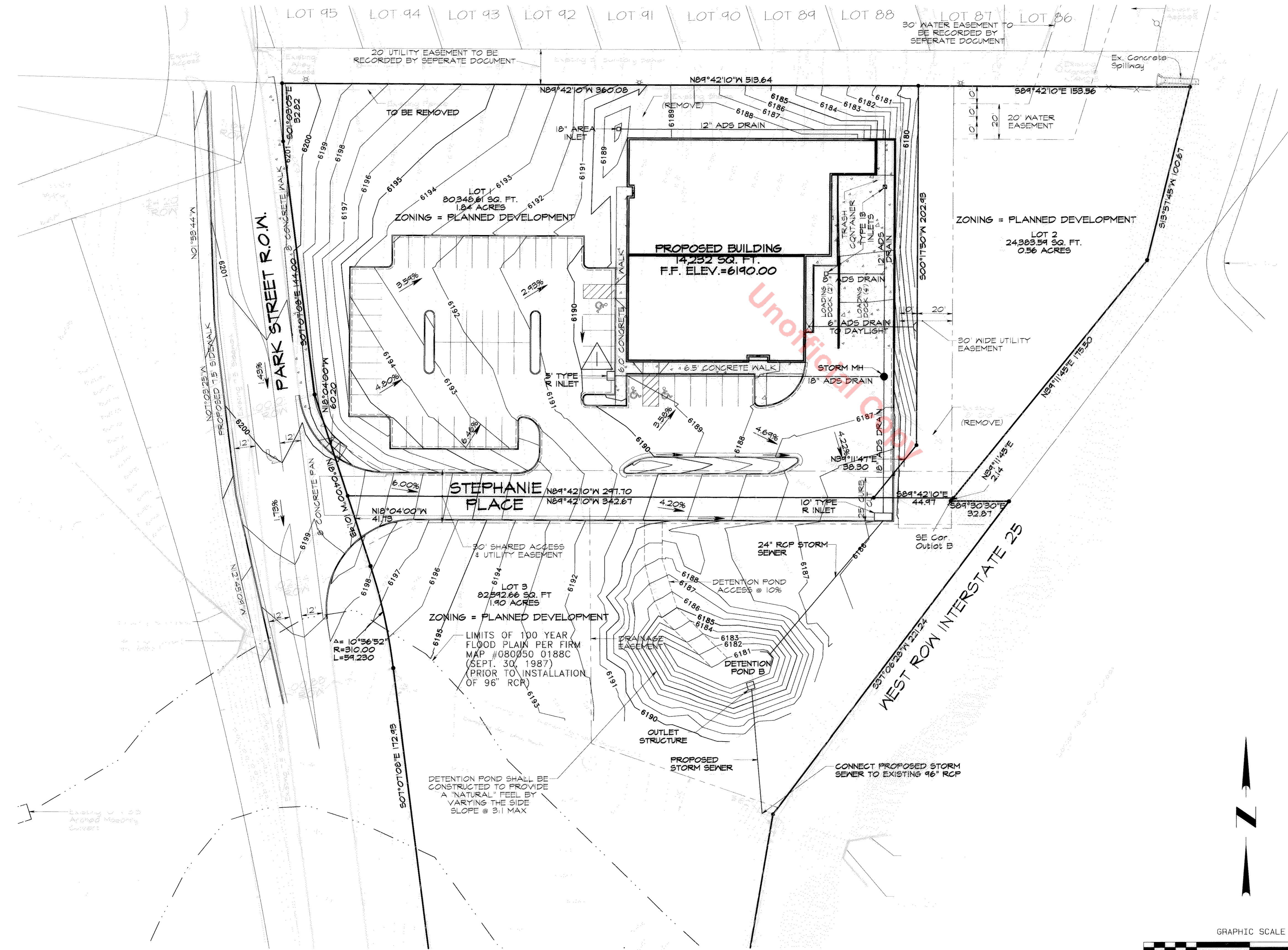


DAVID E. ARCHER
ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
PHONE: (303) 688-8842 FAX: (303) 688-4875
105 WILCOX STREET, CASTLE ROCK, COLORADO 80104

REVISIONS
#1/18/02 OPEN SPACE
TOWN REVIEW 1
TOWN REVIEW 2

CASTLE PARK SOUTH FILING 1, LOT 1
FINAL PD SITE PLAN
GRADING PLAN

SCALE
DATE 4-14-02
Drawn by CA
Checked by KEA
JOB NUMBER 96-0447
SHEET 3 of 3

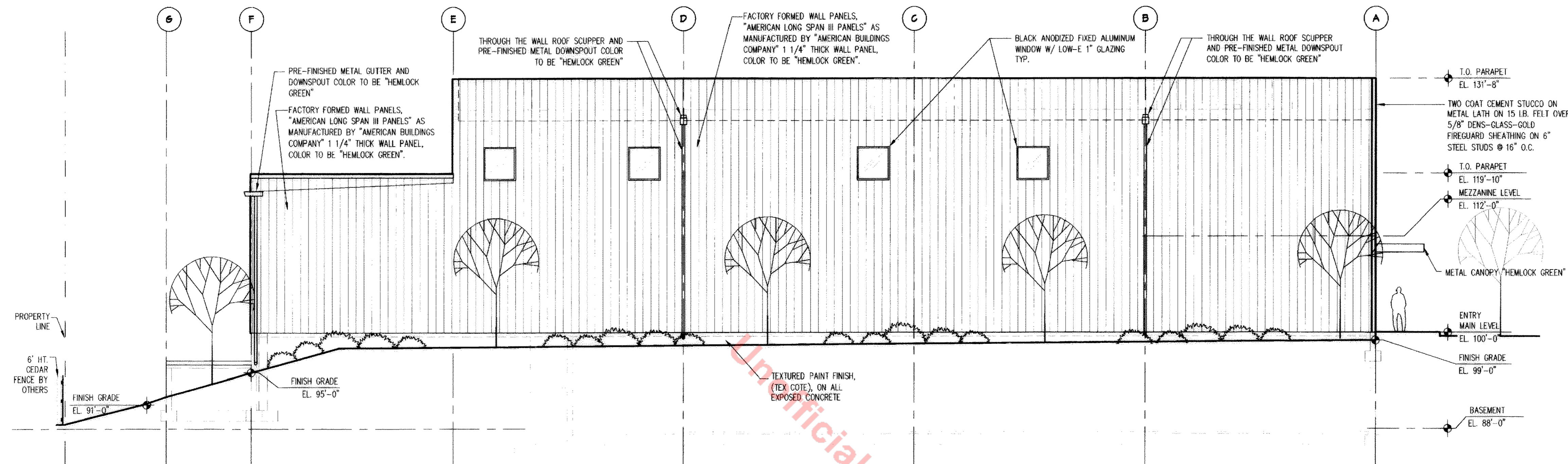
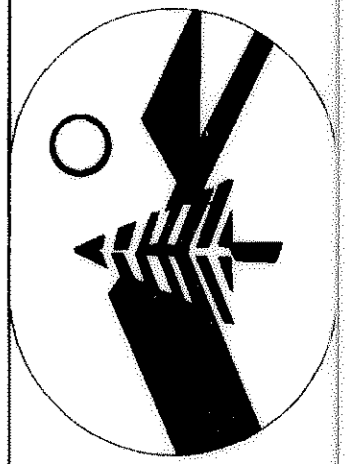


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Mon Jun 16 11:27:28 2003

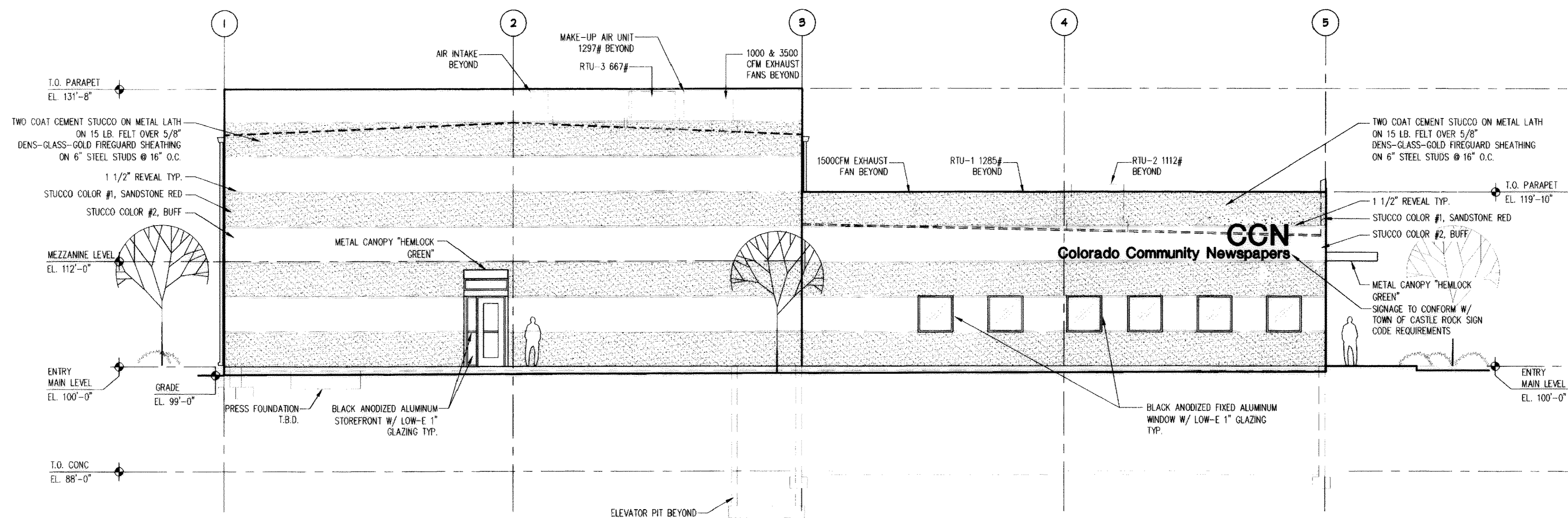
CASTLE PARK SOUTH FILING 1, LOT 1 FINAL PD SITE PLAN

LOCATED IN NW 1/4 OF SECTION 11, T8S, R67W, 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.

RIVER
STUDIO ARCHITECTS
1408 Wazee St. - Denver, CO 80202 - 303-433-6078 - FAX 303-825-2085



1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 WEST BUILDING ELEVATION
1/8" = 1'-0"

DAVID E. ARCHER & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
PHONE (303) 889-4442 FAX (303) 889-4875
908 WILCOX STREET, CASTLE ROCK, COLORADO 80104

REVISIONS
4/18/03 OPEN SPACE
TOWN REVIEW

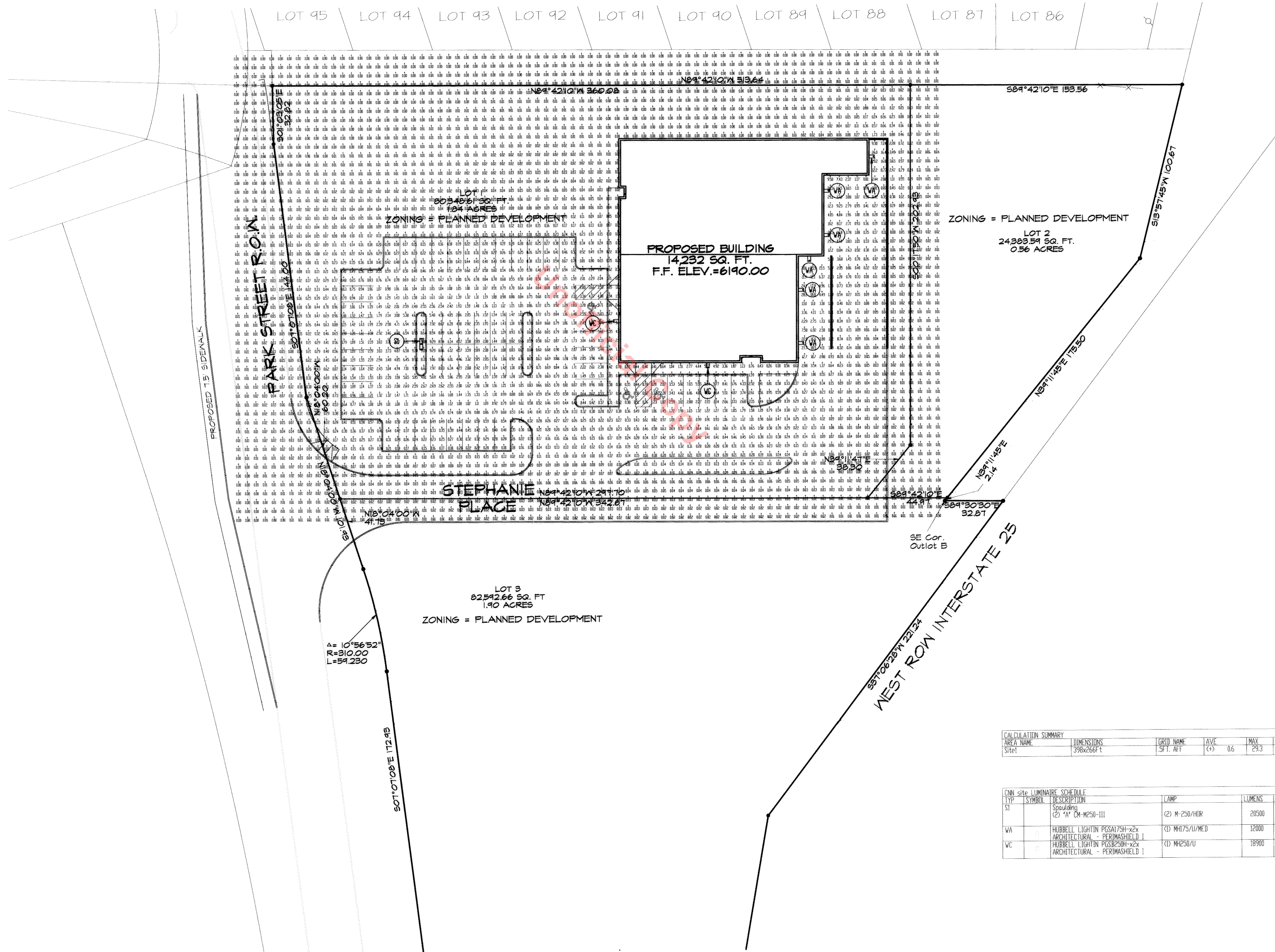
CASTLE PARK SOUTH FILING 1, LOT 1
FINAL PD SITE PLAN
BUILDING ELEVATIONS

CASTLE PARK, INC.
2 DARREN CASTLE ROCK, CO 80104
(303) 688-4788

SCALE 1/8" = 1'-0"
DATE 4-14-03
Drawn By: DLF
Checked By: PEP
JOB NUMBER 96-0467
SHEET 7 OF 8

CASTLE PARK SOUTH FILING 1, LOT 1 FINAL PD SITE PLAN

LOCATED IN NW 1/4 OF SECTION 11, T8S, R67W, 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO.



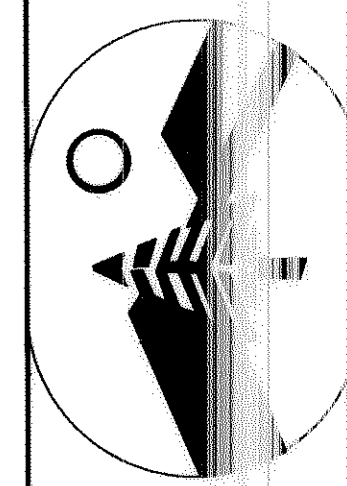
CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID NAME	AVE	MAX	MIN	MAX/MIN AVE/MIN
Site1	336x266'±	SF L AVE	(+)	253	0.0	-10

OWN SITE LUMINAIRE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LF/F	QTY
SI		Spooling	(2) 1" CM-M250-III	20500	20 FT SSS	0.78	1
WA		HUBBELL LIGHTING POSA175H-x2x ARCHITECTURAL - PERIMASHIELD I	(1) MH75/U/NEI	12000		0.80	6
WC		HUBBELL LIGHTING POSB20H-x2x ARCHITECTURAL - PERIMASHIELD I	(1) MH250/U	18900		0.80	2

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DAVID E. ARCHER ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTING
105 WILSON STREET, CASTLE ROCK, COLORADO 80104
PHONE (303) 688-4642 FAX (303) 688-4874

REVISIONS
4/16/02 OPEN SPACE
TOWN REVIEW 1
TOWN REVIEW 2

CASTLE PARK SOUTH FILING 1, LOT 1
FINAL PD SITE PLAN
PHOTOMETRIC PLAN
2 DARREN CASTLE ROCK, CO. 80104
(303) 688-4716

SCALE
DATE 4-14-03
Drawn By CA
Checked By KEA
JOB NUMBER 96-0007
SHEET 8 OF 8