

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9804648

DATE: 1-26-98

TIME: 15:11

FEE: \$ 50.00 (5 Pages)

GRANTOR:

(OWNER/SIGNER)

Scott Smith, Smith Acres
Don Clary Vice Pres - Bank One

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Meadows Parkway Phase II Fil 1
Lot 1 1st Amend

LEGAL:

(SECTION-TOWNSHIP-RANGE)

27-7-67

MEADOWS PARKWAY, PHASE II, FILING NO.1, LOT 1, 1st AMENDMENT

THE MEADOWS SERVICE CENTER

LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6th PRINCIPAL MERIDIAN

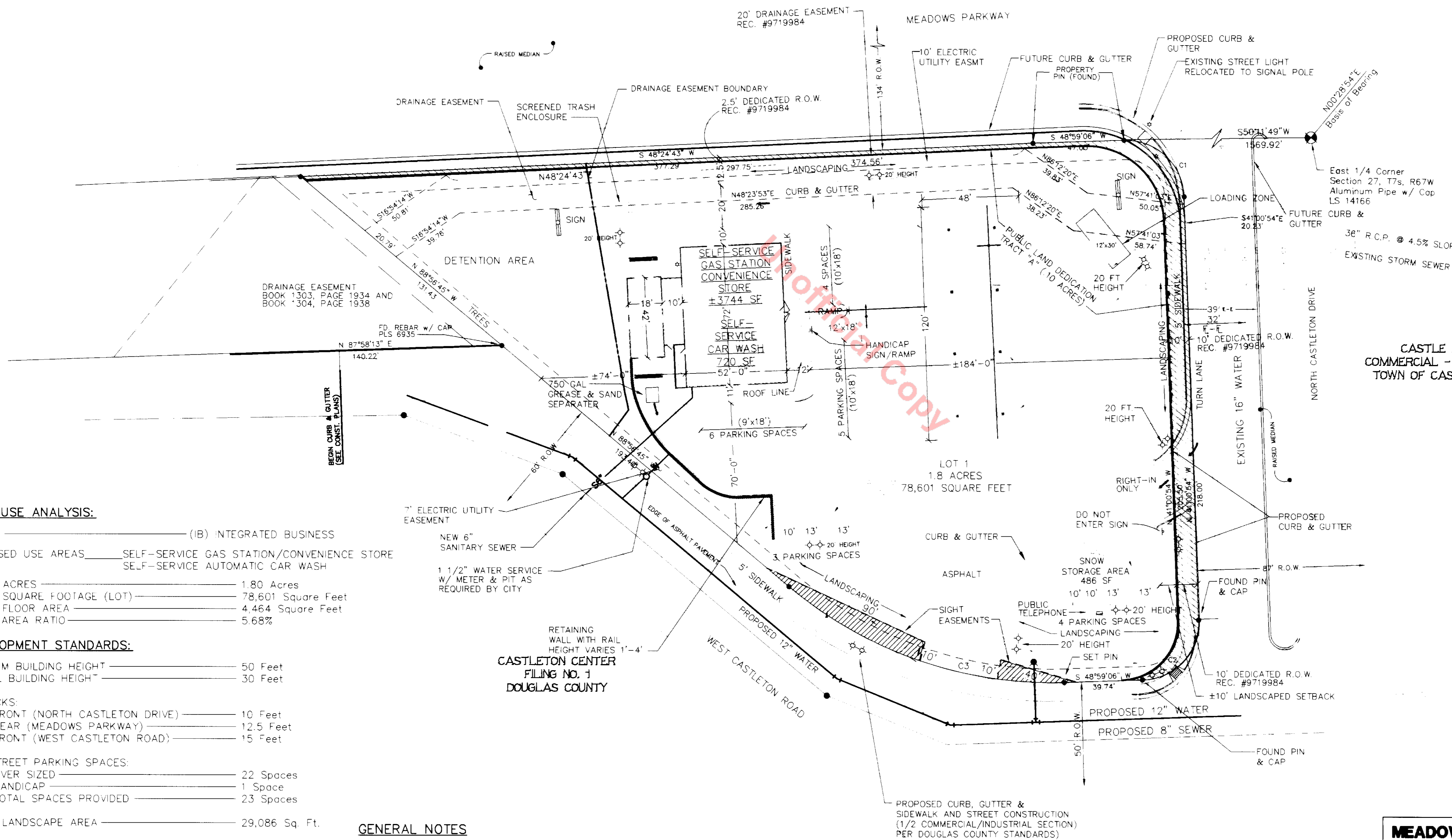
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

CASTLE PINES COMMERCIAL PD
ZONED B-2
UNPLATTED
TOWN OF CASTLE ROCK

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ZONED B-2
UNPLATTED
TOWN OF CASTLE ROCK

FACTORY SHOPS BLVD.

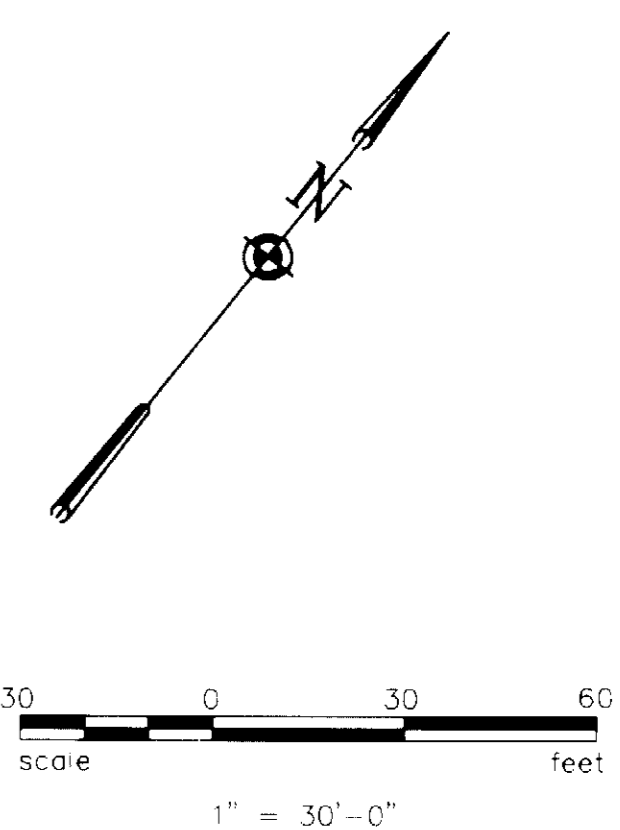
U.S. HIGHWAY 85



LEGEND

- EXISTING LIGHT POLE
- SECURITY LIGHT (WALL MOUNT)
- PUBLIC LIGHTING (2 LIGHTS 100-150 WATTS)
- AREA POLE LIGHTS (2 PER POLE)
- FH FIRE HYDRANT
- EXISTING WATER
- MARKETING SIGN
- VACUUM ISLAND W/ 2-10' HEIGHT LIGHTS
- CURB & GUTTER
- GASOLINE ISLAND
- RETAINING WALL WITH RAIL
- PROPOSED SANITARY SEWER
- EXISTING 27" SANITARY SEWER

CASTLE PINES COMMERCIAL - PARCEL 14
TOWN OF CASTLE ROCK



LAND USE ANALYSIS:

ZONING _____ (IB) INTEGRATED BUSINESS
 PROPOSED USE AREAS _____ SELF-SERVICE GAS STATION/CONVENIENCE STORE
 _____ SELF-SERVICE AUTOMATIC CAR WASH

GROSS ACRES _____ 1.80 Acres
 GROSS SQUARE FOOTAGE (LOT) _____ 78,601 Square Feet
 GROSS FLOOR AREA _____ 4,464 Square Feet
 FLOOR AREA RATIO _____ 5.68%

DEVELOPMENT STANDARDS:

MAXIMUM BUILDING HEIGHT _____ 50 Feet
 ACTUAL BUILDING HEIGHT _____ 30 Feet

SETBACKS:
 FRONT (NORTH CASTLETON DRIVE) _____ 10 Feet
 REAR (MEADOWS PARKWAY) _____ 12.5 Feet
 FRONT (WEST CASTLETON ROAD) _____ 15 Feet

OFF-STREET PARKING SPACES:
 OVER SIZED _____ 22 Spaces
 HANDICAP _____ 1 Space
 TOTAL SPACES PROVIDED _____ 23 Spaces

GROSS LANDSCAPE AREA _____ 29,086 Sq. Ft.

SIGNS
 FREESTANDING _____ 2
 HANDICAP _____ 1
 NO EXIT _____ 1

ELECTRIC UTILITY EASEMENTS:
 MEADOWS PARKWAY (REAR) _____ 10 Ft.
 NORTH CASTLETON DRIVE (FRONT) _____ 7 Ft.
 WEST CASTLETON ROAD (FRONT) _____ 7 Ft.

GENERAL NOTES

PROPERTY BOUNDARY'S WERE TAKEN FROM THE FINAL PLAT OF MEADOWS PARKWAY PHASE II A PART OF THE MEADOWS PARKWAY P.D. TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO BOOK 781, PAGE 645, RECEPTION #8806060

SIGHT EASEMENTS SHOWN ARE INTENDED TO PROVIDE UNOBSTRUCTED DRIVEWAY SIGHT DISTANCE ALONG WEST CASTLETON ROAD. NO PERMANENT OBJECTS (SUCH AS BUILDINGS, CUT SLOPES, HEDGES, TREES, BUSHES, SIGNS, OR UTILITY CABINETS) WHICH ARE OVER 36" ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET SHALL BE PLACED WITHIN THE EASEMENT.

MEADOWS PARKWAY, PHASE II, FILING NO. 1, LOT 1, 1st AMENDMENT SHEET 2 OF 5

FINAL PD SITE PLAN

OWNER/SUBDIVIDER	ENGINEER	ARCHITECT
SMITH ACRES	TRANSYSTEMS ENGINEERS & PLANNERS	ROBERT A. MEDSKER
P.O. Box 1059 Evergreen, Co. 80439 Phone (303) 674-7497	7800 E. Union Ave. Ste 300 Denver, Colorado 80237 Phone (303) 746-8900	1 Heather way Golden, Colorado 80401 Phone (303) 279-5323

PLAT	DATE
PREPARED	10/11/95
REVISED	12/07/95
REVISED	01/22/96
REVISED	04/24/96
REVISED	08/12/96
REVISED	07/12/96
REVISED	03/20/97
REVISED	08/08/97
REVISED	08/18/97
REVISED	10/31/97
REVISED	
REVISED	

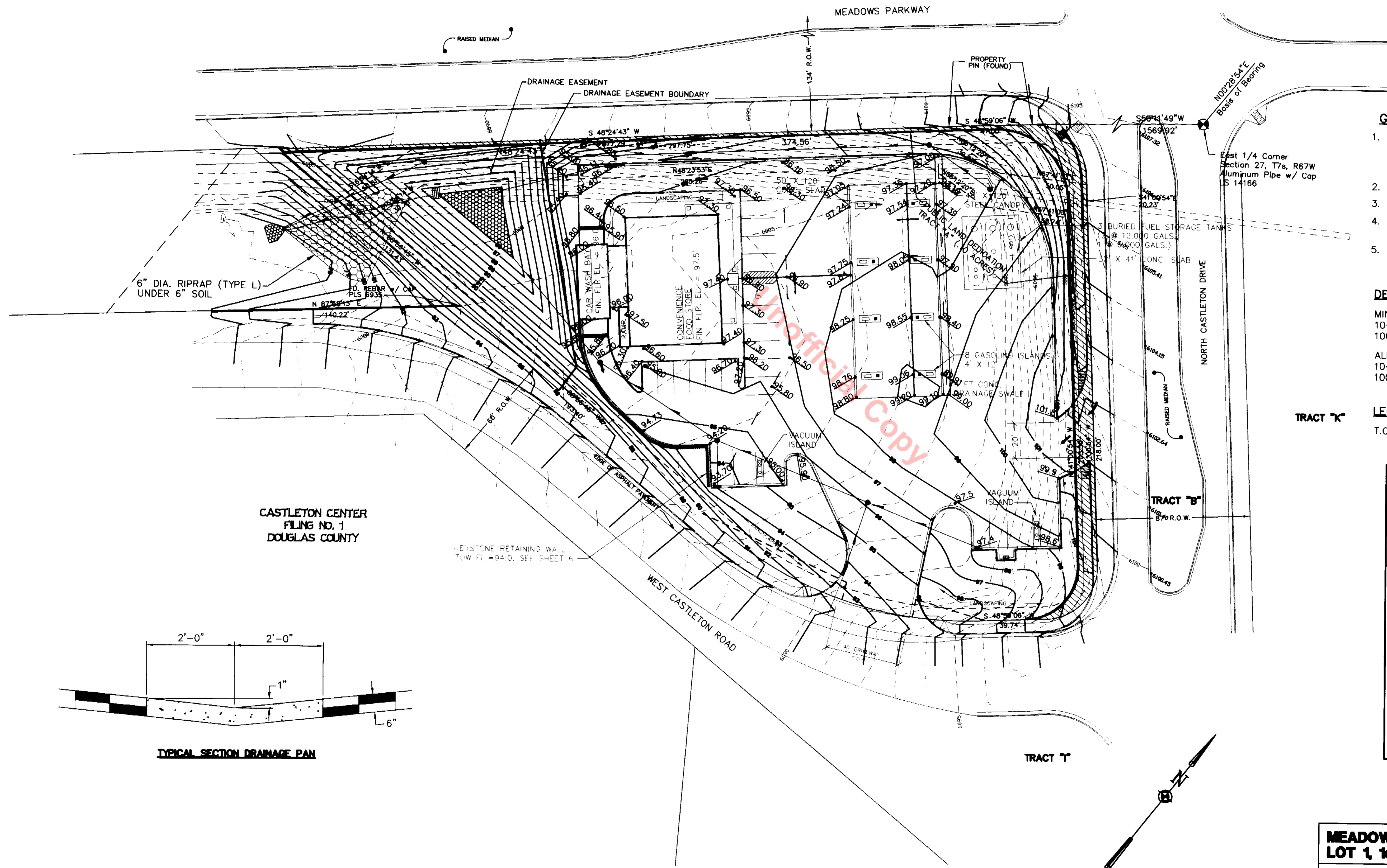
File No. 5274-05

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MEADOWS PARKWAY, PHASE II, FILING NO.1, LOT 1, 1st AMENDMENT

THE MEADOWS SERVICE CENTER

LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST, 6th PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GENERAL NOTES

- Property boundaries were taken from the Final Plat of Meadows Parkway Phase II a part of the Meadows Parkway P.D. Town of Castle Rock, Douglas County, Colorado Book 781, Page 645, Reception #8806060.
- Curb inlets are standard Type 13; Manholes are standard.
- Trickle Channels are sized for 1.0 CFS.
- Compaction of fill material shall be as directed by the on-site Geotechnical Consultant.
- Cross pans shall have cross slopes no greater than 1/2" per 1'-0". Use 8'-0" cross pan (Douglas County Type).

DETENTION POND:

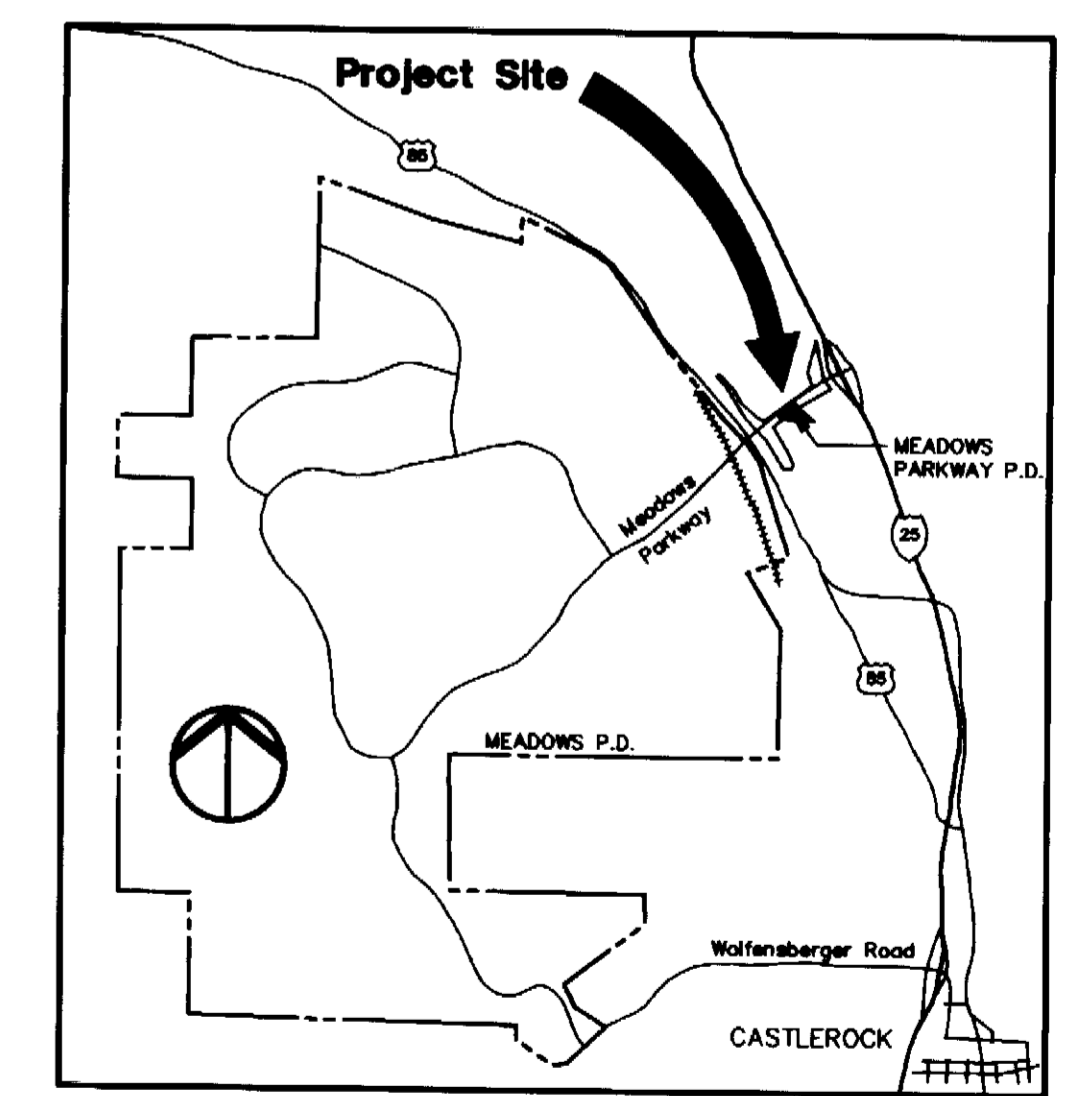
MINIMUM DETENTION VOLUMES:
 10-YR=0.10 Ac. Ft.
 100-YR=0.18 Ac. Ft.

ALLOWABLE RELEASE RATES:
 10-YR=0.30 CFS
 100-YR=1.10 CFS

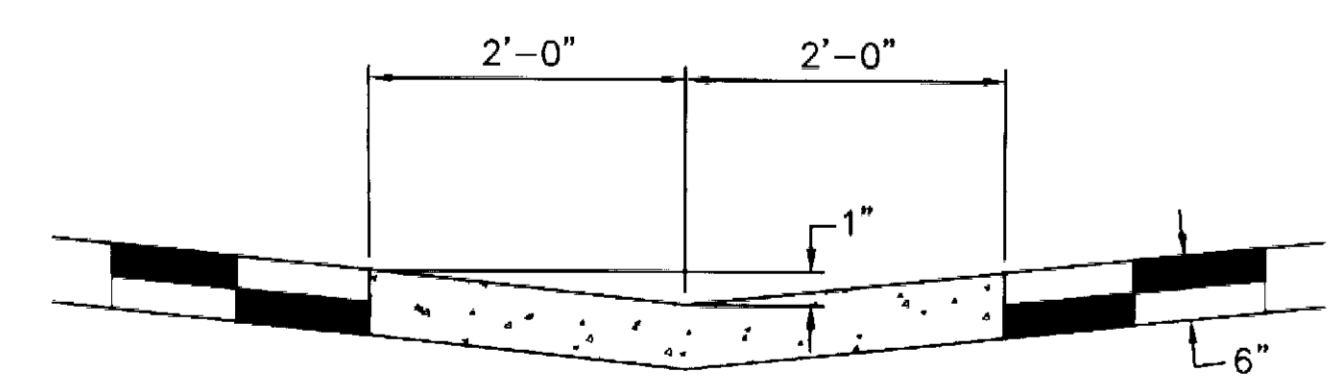
LEGEND

T.C. Top of Curb

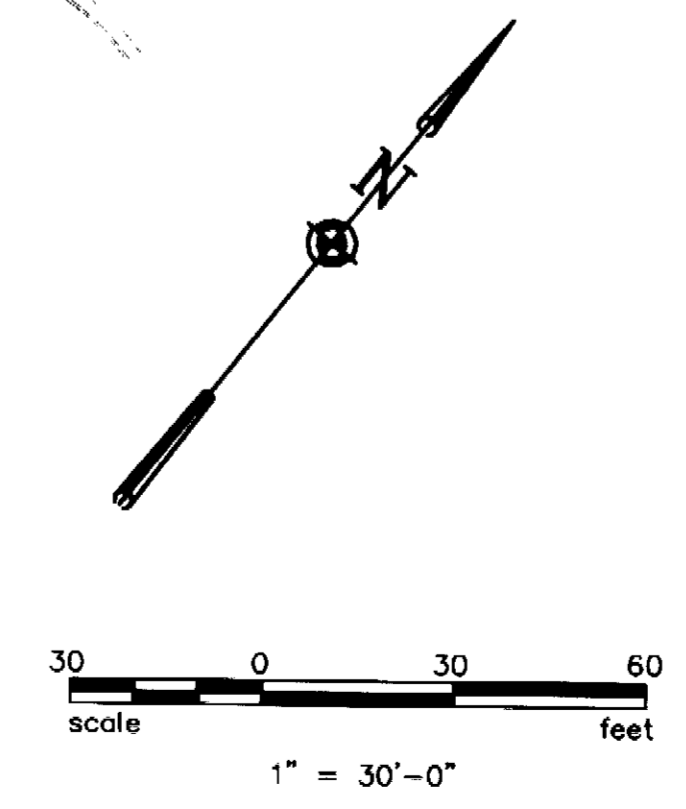
TRACT "K"



CASTLETON CENTER
FILING NO. 1
DOUGLAS COUNTY

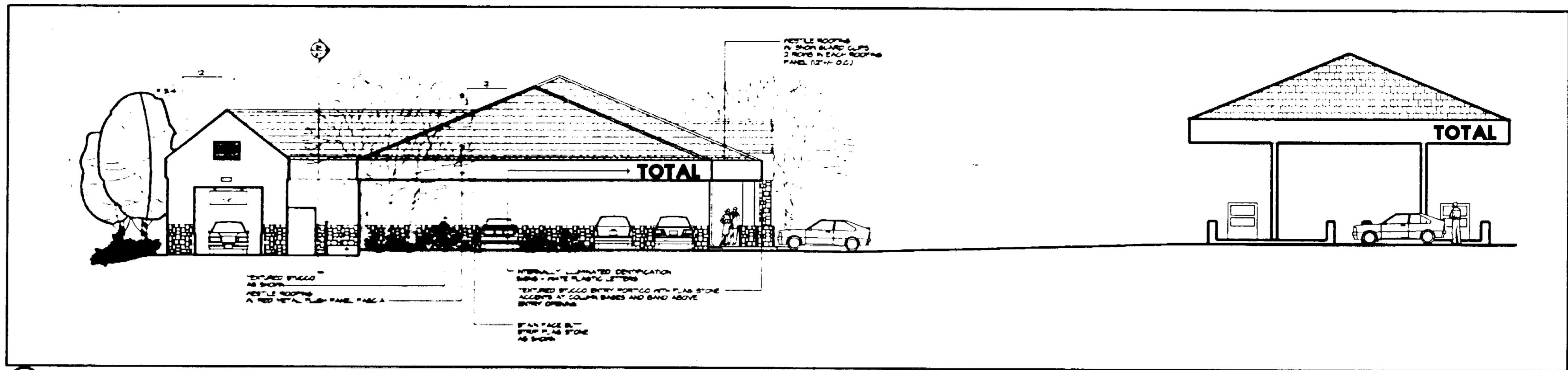


TYPICAL SECTION DRAINAGE PAN

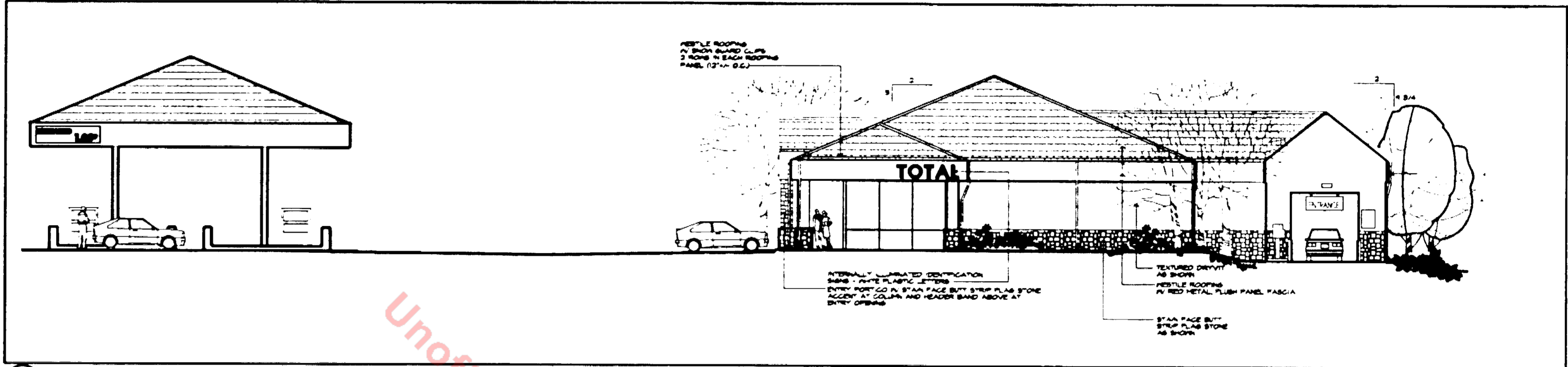


MEADOWS PARKWAY, PHASE II, FILING NO. 1		LOT 1, 1st AMENDMENT		SHEET 3 OF 5	
GRADING PLAN					
OWNER/SUBDIVIDER	ENGINEER	ARCHITECT			
SMITH ACRES	TRANSYSTEMS ENGINEERS & PLANNERS	ROBERT A. MEDSKER			
P.O. Box 1059 Evergreen, Co. 80439 Phone: (303) 874-7487	7800 E. Union Ave. Ste 500 Denver, Colorado 80237 Phone: (303) 740-8800	1 Heather way Golden, Colorado 80401 Phone: (303) 278-5323			
PLAT DATE					FILE NO.
PREPARED 01/23/98					5274-05
REVISED 04/24/98					
REVISED 06/12/98					
REVISED 11/03/97					
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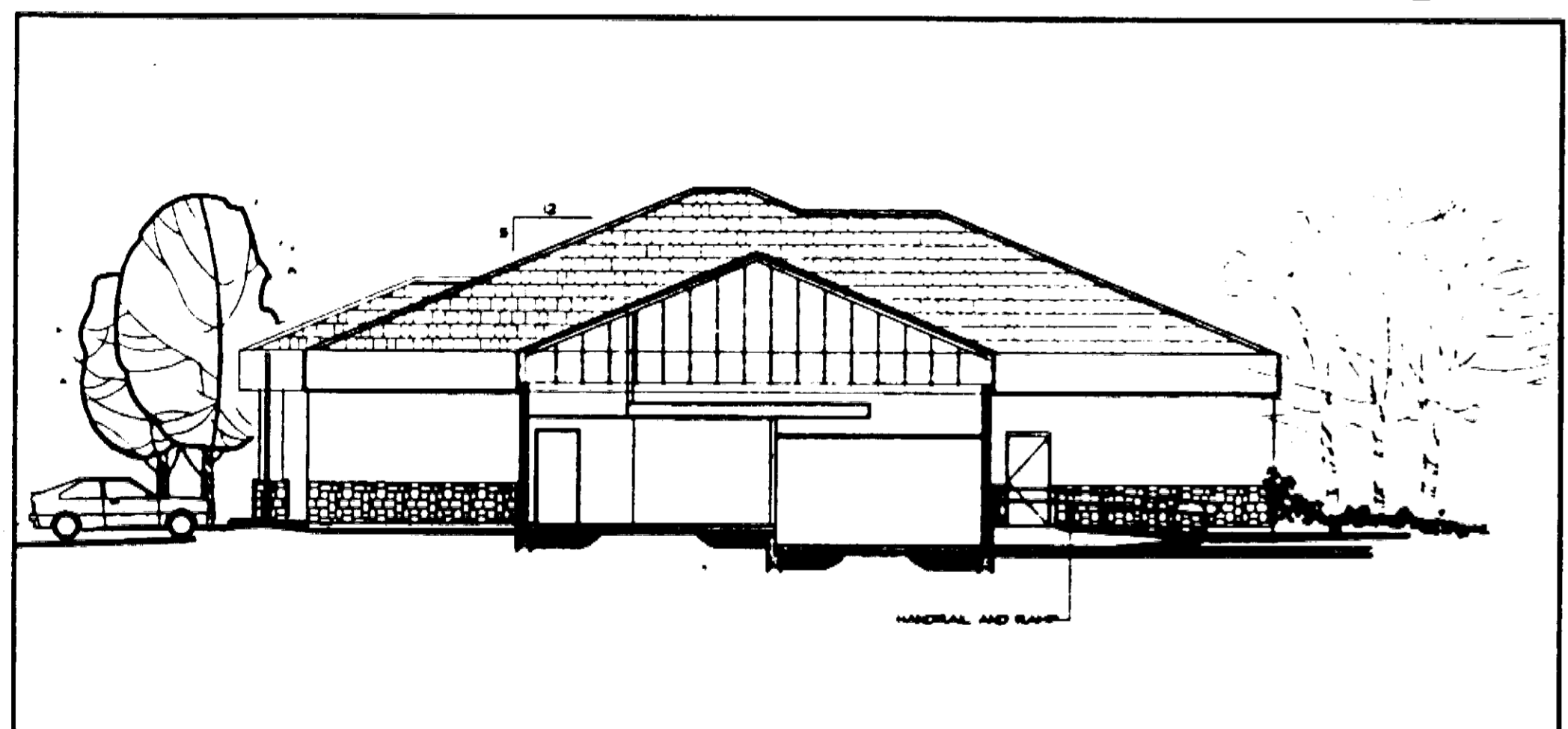
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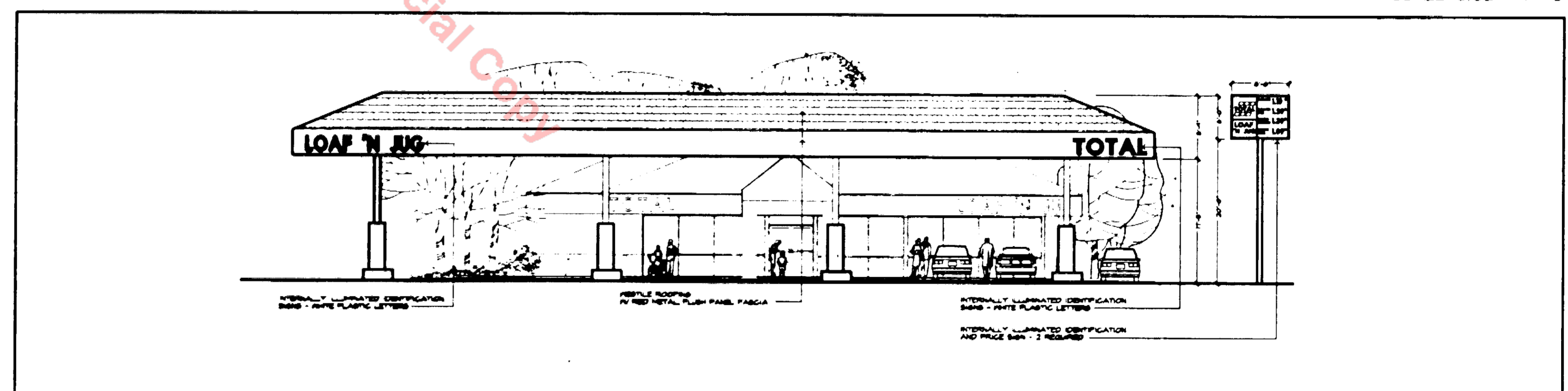
20 SIDE ELEVATION
LOOKING NORTH FROM WEST CASTLETON ROAD
SCALE: 3/32" = 1' - 0"



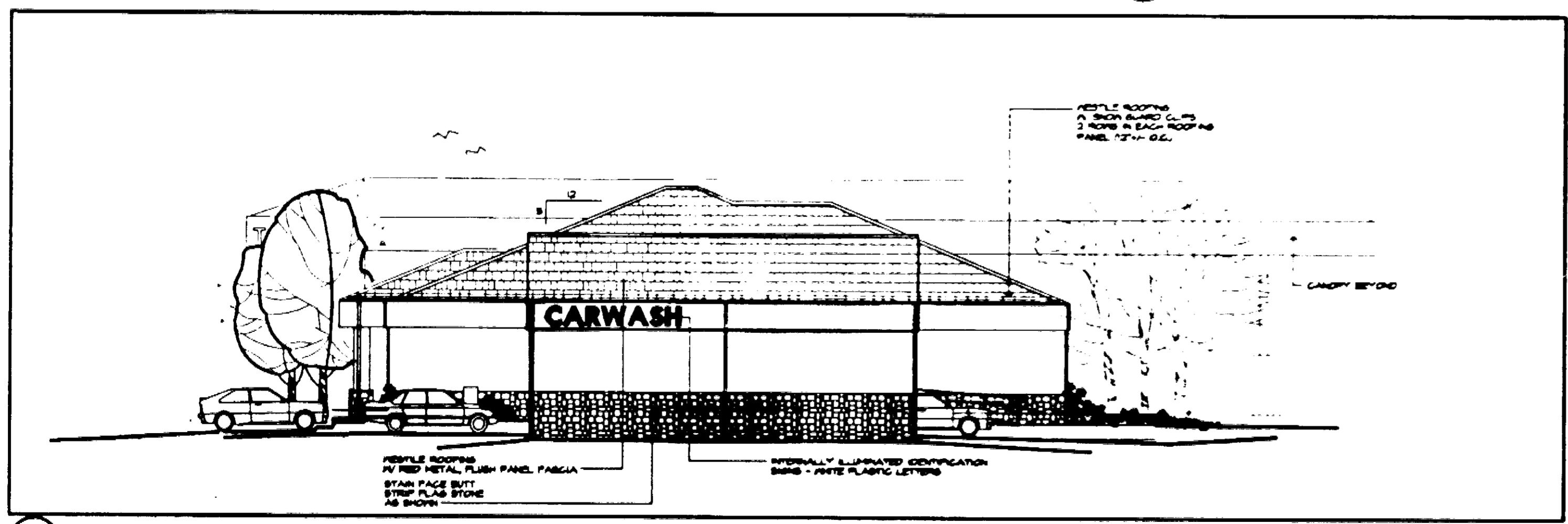
19 SIDE ELEVATION
LOOKING FROM MEADOWS PARKWAY
SCALE: 3/32" = 1' - 0"



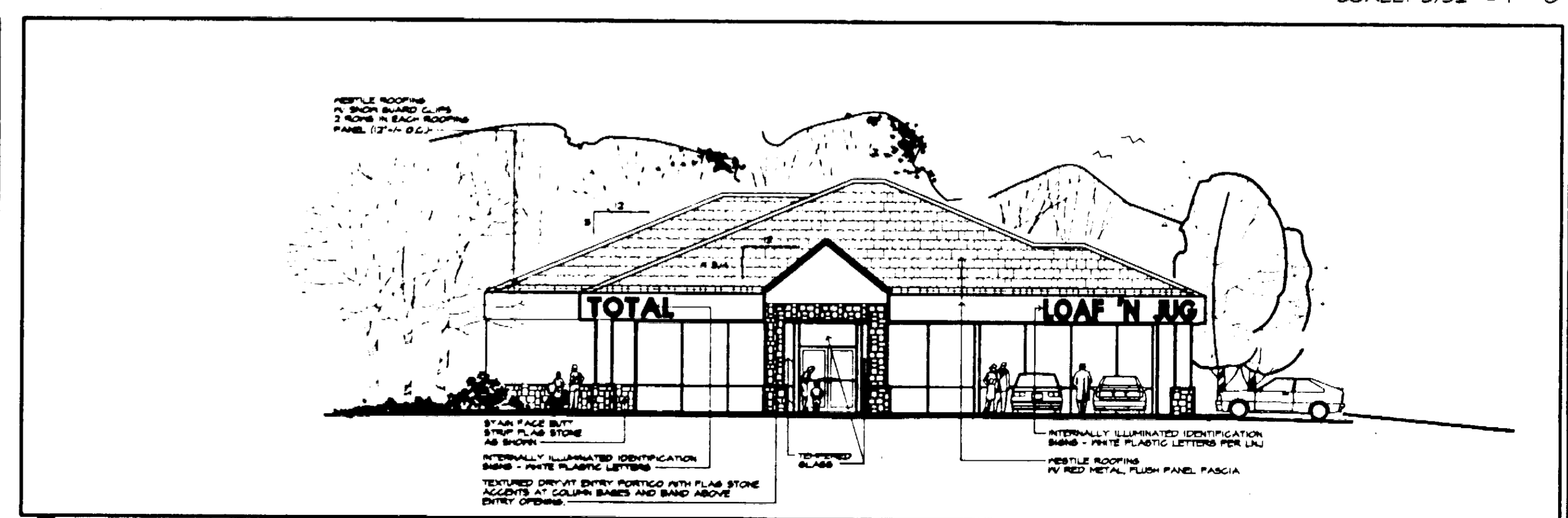
22 SECTION & REAR ELEVATION
LOOKING NORTHEAST FROM MEADOWS PARKWAY
SCALE: 3/32" = 1' - 0"



17 FRONT ELEVATION
LOOKING FROM NORTH CASTLETON DRIVE
SCALE: 3/32" = 1' - 0"



22 REAR ELEVATION
LOOKING NORTHEAST FROM MEADOWS PARKWAY
SCALE: 3/32" = 1' - 0"



18 FRONT ELEVATION
LOOKING FROM NORTH CASTLETON DRIVE
SCALE: 3/32" = 1' - 0"

YERGENSEN, OBERING & WHITTAKER
A PROFESSIONAL CORPORATION • ARCHITECTURE • PLANNING
115 S. Weber • Colorado Springs, Colorado • 475-8133 • Denver 892-9056

STRUCTURAL: R.A. MEDLER, P.C.
MECHANICAL: MECHANICAL PRO ENGINEERING
PLUMBING: PRO ENGINEERING
ELECTRICAL: PRO ENGINEERING

LOAF 'N JUG STORE
MEADOWS PARKWAY & CASTLETON DRIVE
CASTLE ROCK, COLORADO

JOB NO. 98-01
DIRECTORY FILE 10-10-98
DRAWN BY LAM
DATE 28 JULY 97
REVISED 28 JULY 97

DRAWING NO. **A-1**