

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC9752363

DATE: 9-18-97

TIME: 13:58

FEE: \$ 50.⁰⁰

(5 Pages)

GRANTOR:

(OWNER/SIGNER)

Polo Properties -
Holdings LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Meadow Parkway
Phase II L G1-4

LEGAL:

(SECTION-TOWNSHIP-RANGE)

27, 7, 67

MEADOWS PARKWAY, PHASE II, LOT GI-4

FINAL PD SITE PLAN

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 5

LEGAL DESCRIPTION

Lot GI-4, Meadows Parkway Phase II, according to the recorded plat thereof, Town of Castle Rock, Douglas County, Colorado, containing 2.07 acres, more or less.

NOTES:

1. Proposed setbacks - not adopted herein

- A. 20' min. from North Industrial Way ROW line to building face
- B. 30' min. from Tract A line to building face
- C. 0' min. from North and South Lot lines to building face

2. Total Acreage of Plat: 2.07

3. Land Use Classification:

LOT GI-4 ZONING - MEADOWS PARKWAY PHASE II PD-I-B

4. Site Data:

AREA	S.F.	%
Building Area	35,800	39.7
Drives, Parking, Walkways	41,411	45.9
Landscape Area	12,958	14.4
TOTAL	90,169	100%

5. Parking Required = 4 Spaces
Parking Provided = 9 Spaces

6. Proposed number of units = 232 + office

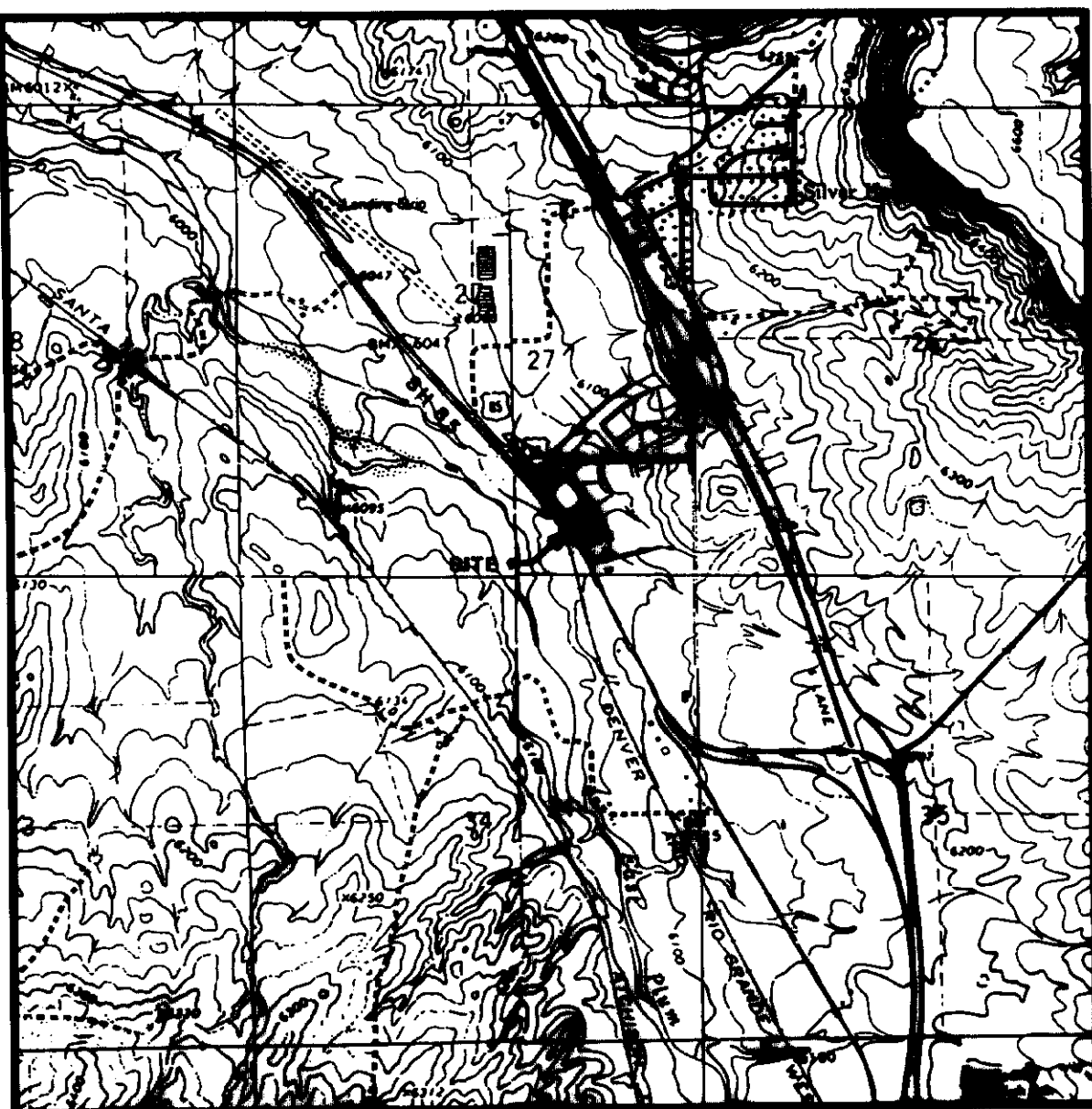
7. The development will be buffered from the adjacent streets by use of trees, shrubs and other landscaping.

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 developed areas will be reseeded or landscaped.

9. There is no FIRM map floodplain indicated on this project.

10. No building area will exceed 3,000 square feet between minimum two hour area separation wall.

VICINITY MAP



2000 0 2000 4000
scale 1"=2000' feet

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 Final PD Site Plan is a true and accurate representation of the officially recorded legal description. Furthermore, that this Final PD Site Plan is in conformance with Town of Castle Rock and State of Colorado Land Subdivision requirements.

ENGINEER'S STATEMENT:

I, John P. Cotton, being a Registered Professional Engineer 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.

PLANNING COMMISSION APPROVAL

This Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 9th day of June, A.D., 1997.

TOWN COUNCIL APPROVAL

This Plan was approved and the dedications on this plan accepted by the Town Council of the Town of Castle Rock, Colorado, the 19th day of June, A.D., 1997.

LIENHOLDER SUBORDINATION CERTIFICATE

The undersigned are all the mortgagees and lienholders of certain lands known herein as Meadows Parkway, Phase II, Lot GI-4 Final PD Site Plan in the Town of Castle Rock.

The undersigned beneficiary of the lien created by instrument recorded on 7-2-97 in Book 1444 at Page 363 Douglas County, Colorado, subordinate the subject lien to the terms, conditions and restrictions of this document:

Mortgagee: American National Bank

By: David Cook

Title: Vice President

STATE OF WYOMING

COUNTY OF TARRANT

The foregoing dedication was acknowledged before me this 8th day of September 1997 by David Cook as Vice President of American National Bank.

Witness my hand and seal.

My commission expires 6/26/98

Holly Ann Pedersen
Notary Public



OWNER:

Polo Properties - Holdings LLC
2130 Missile Drive
Cheyenne, WY 82001

ENGINEER/SURVEYOR/PLANNER:

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



TST INC. OF DENVER
Consulting Engineers

OWNER'S CERTIFICATE

Executed this 18th day of July, 1997

Owner: Polo Properties - Holdings LLC

By:

Upchurch
Manager

STATE OF COLORADO

COUNTY OF Douglas

The foregoing dedication was acknowledged before me this 18th day of July 1997 by Michael S. Humphrey.

Witness my hand and seal.

My commission expires 6/23/99

Huber
Notary Public

RECORDER'S CERTIFICATE

This plan was filed for record in the office of the County Clerk and Recorder of Douglas County at 18 M. on the 18 day of September 1997 in book 9152 563 page map reception

COUNTY CLERK AND RECORDER

By: Wendy P. Bailey, Deputy
Deputy



TITLE CERTIFICATE

I, GREG ERPELDING, being an authorized representative of EMPIRE TITLE INSURANCE CORPORATION, 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.

Signed this 18th day of July, 1997.

By: Greg Erpelding

Title: Manager

The foregoing dedication was acknowledged before me this 18th day of July 1997 by Greg Erpelding.

Witness my hand and seal.

My commission expires 6/23/99

Huber
Notary Public

LIENHOLDER SUBORDINATION CERTIFICATE

The undersigned are all the mortgagees and lienholders of certain lands known herein as Meadows Parkway, Phase II, Lot GI-4 Final PD Site Plan in the Town of Castle Rock.

The undersigned beneficiary of the lien created by instrument recorded on 7-2-97 in Book 1444 at Page 363 Douglas County, Colorado, subordinate the subject lien to the terms, conditions and restrictions of this document:

Mortgagee: American National Bank

By: David Cook

Title: Vice President

STATE OF Colorado

COUNTY OF Douglas

The foregoing dedication was acknowledged before me this 18th day of August 1997 by David Cook as Vice President of American National Bank.

Witness my hand and seal.

My commission expires 6/23/98

David Cook
Notary Public



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Cover Sheet
Site Plan
Parking/Grading Plan
Landscape Plan
Building Elevations

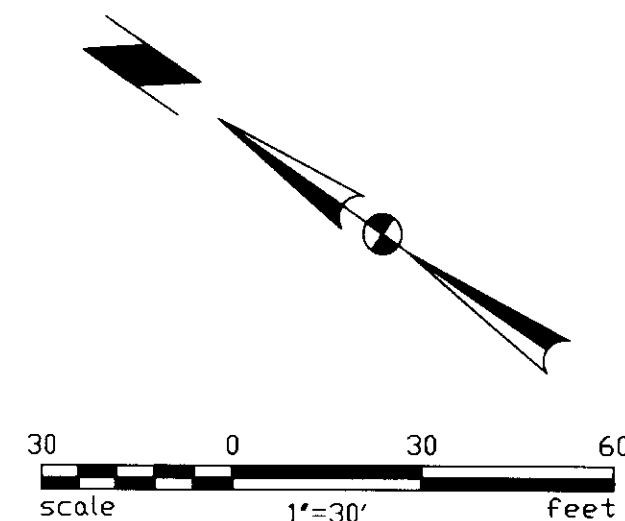
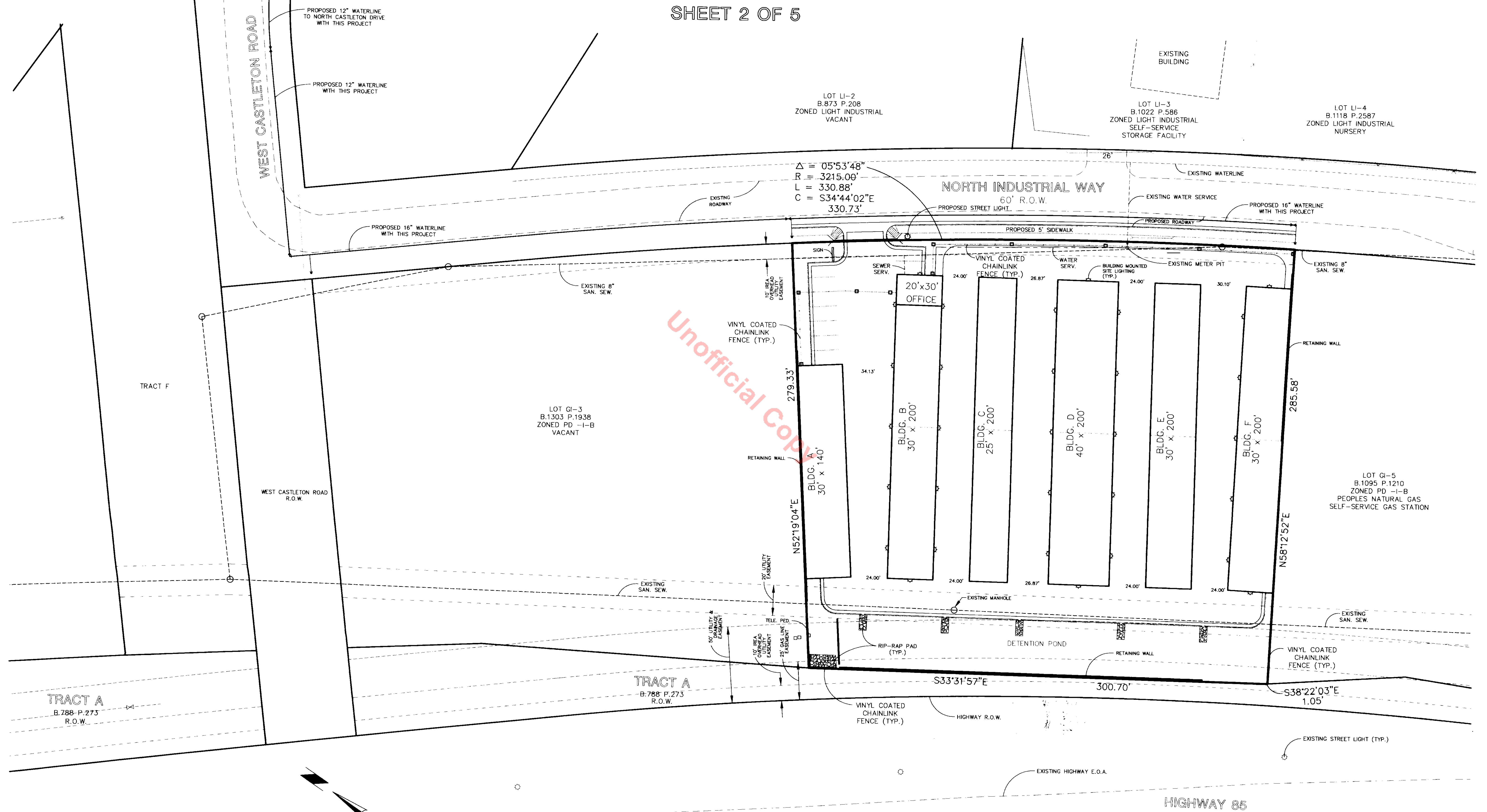
FINAL PD SITE PLAN
MEADOWS PARKWAY
PHASE II, LOT GI-4
MAY 1997
SHEET 1 OF 5

MEADOWS PARKWAY, PHASE II, LOT GI-4

FINAL PD SITE PLAN - SITE PLAN

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

SHEET 2 OF 5



TST INC. OF DENVER
Consulting Engineers

FINAL PD SITE PLAN
MEADOWS PARKWAY, PHASE II
LOT GI-4
MAY 1997
SHEET 2 OF 5

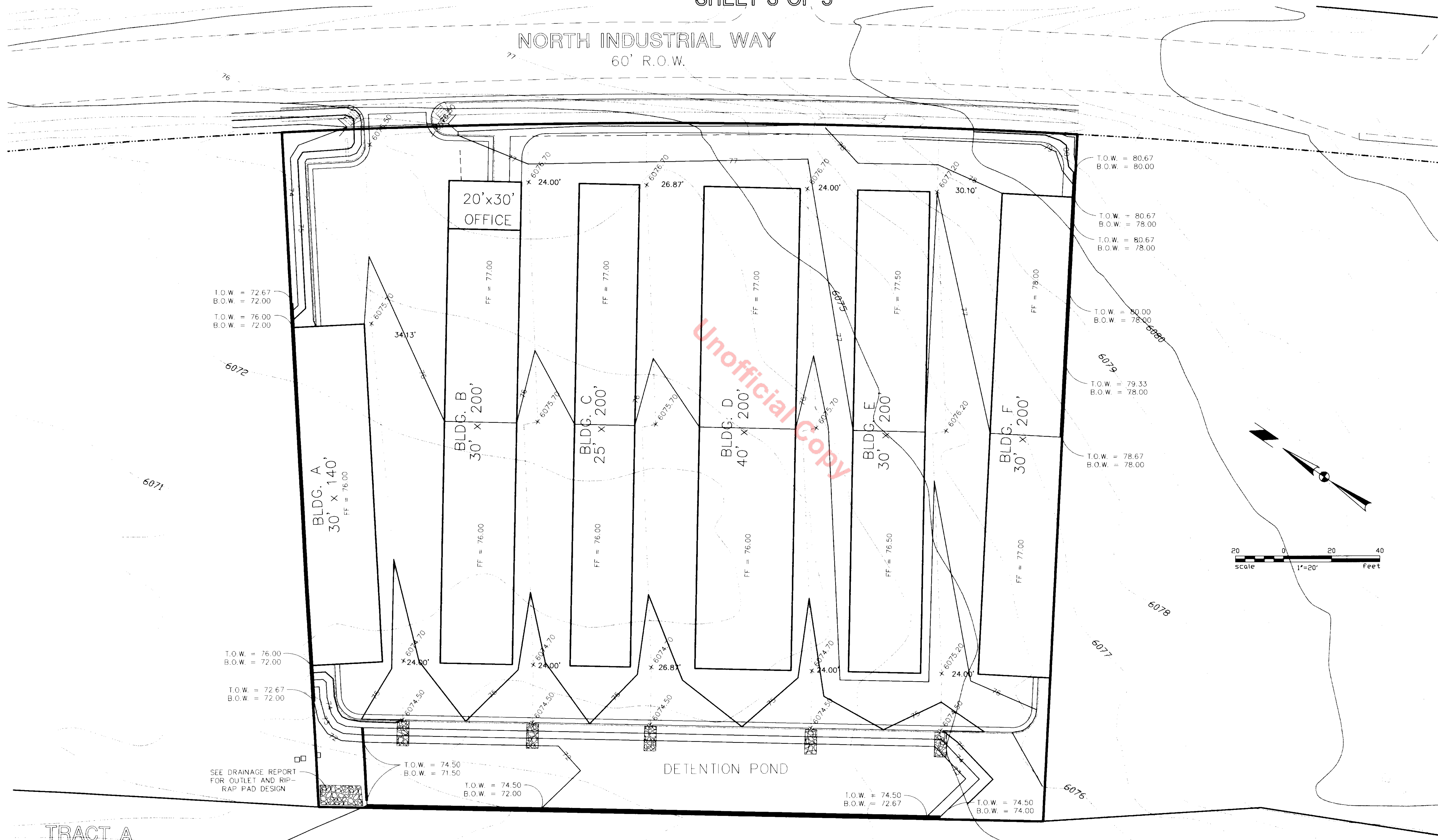
MEADOWS PARKWAY, PHASE II, LOT GI-4

FINAL PD SITE PLAN - 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 5



TST INC. OF DENVER
Consulting Engineers

FINAL PD SITE PLAN
MEADOWS PARKWAY, PHASE II
LOT GI-4
MAY 1997
SHEET 3 OF 5

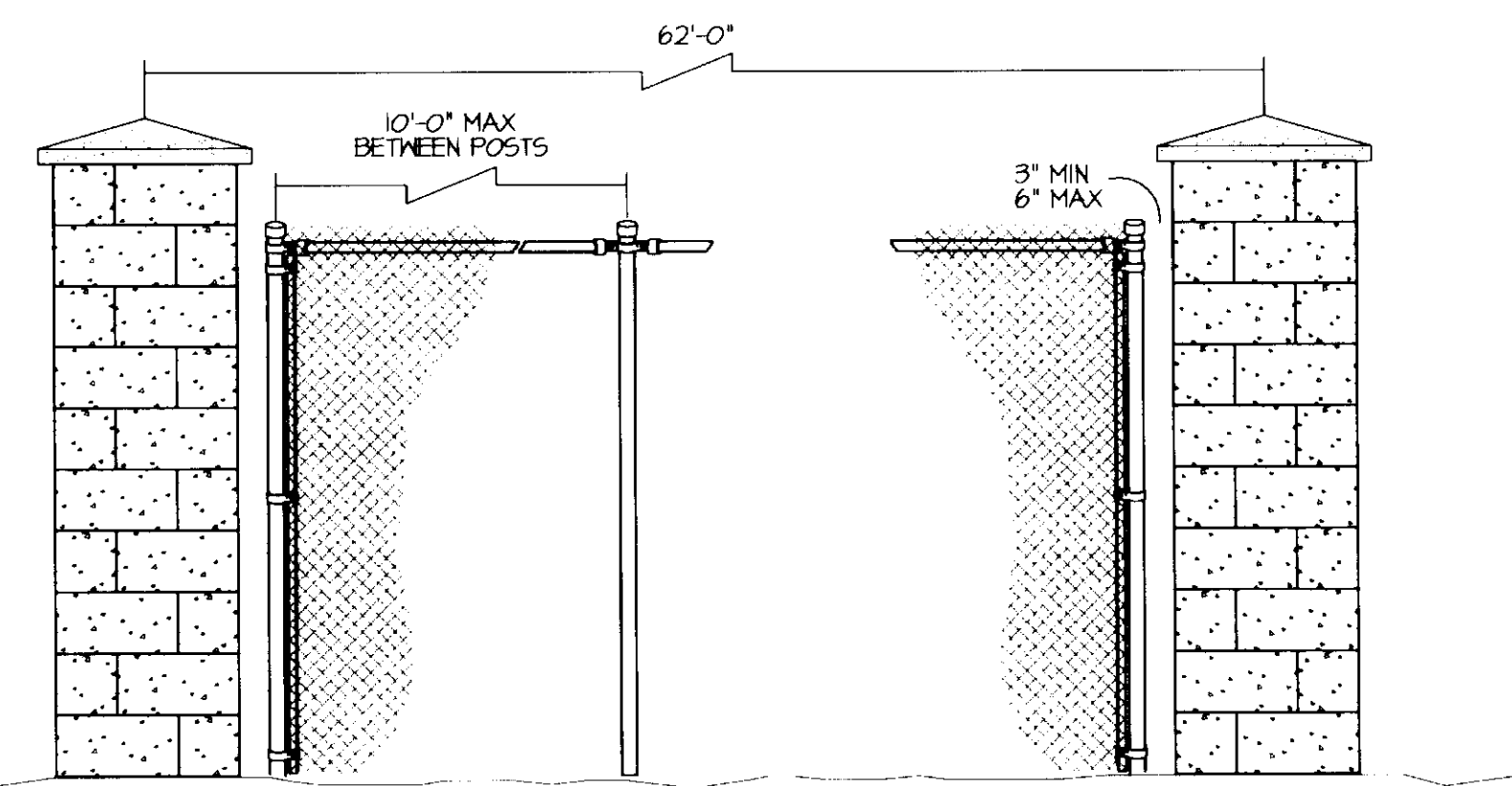
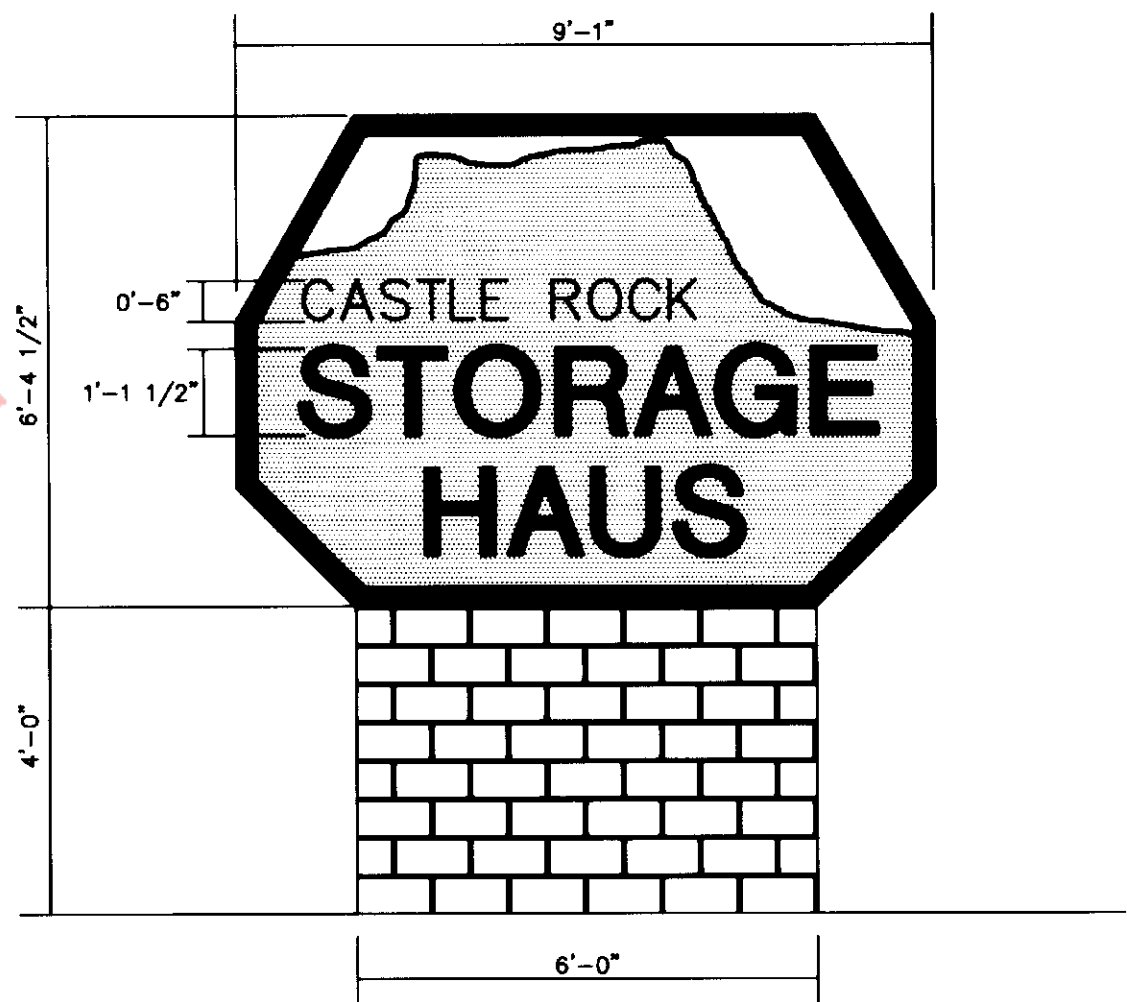
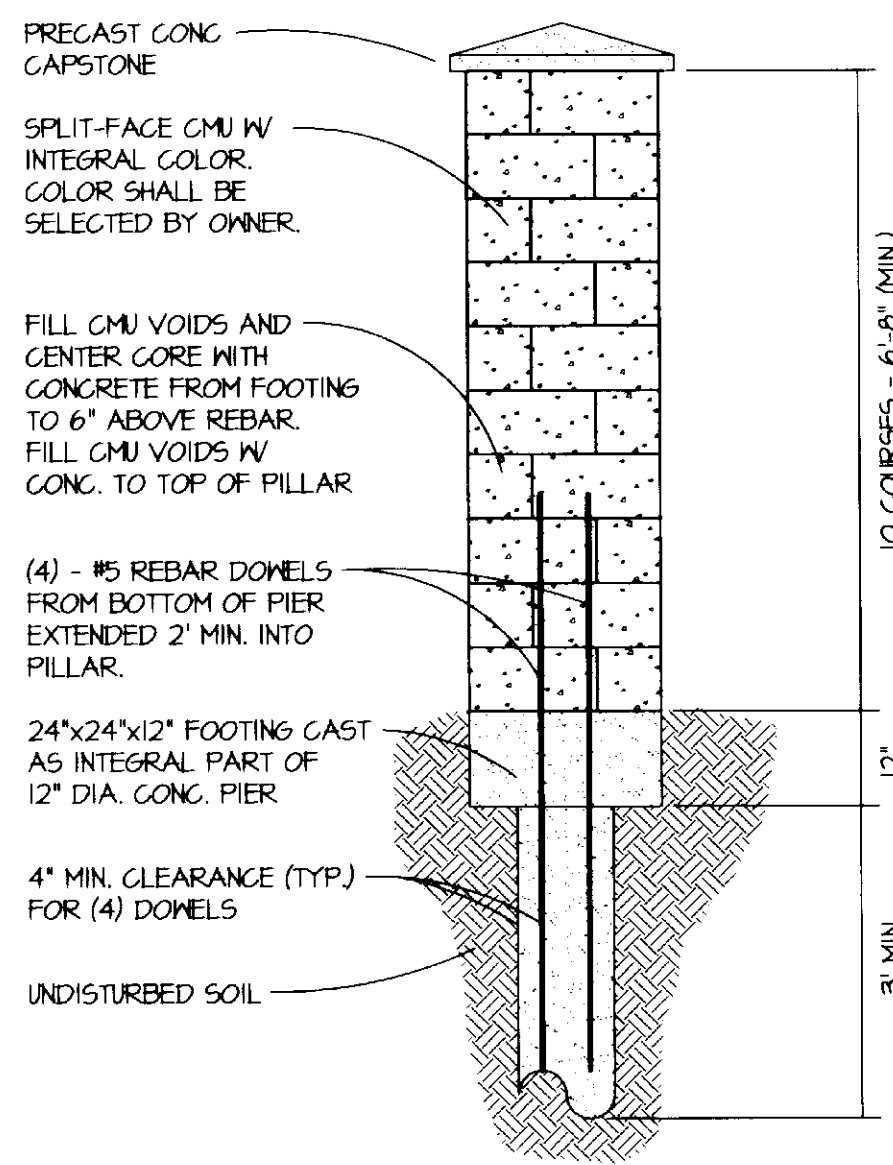
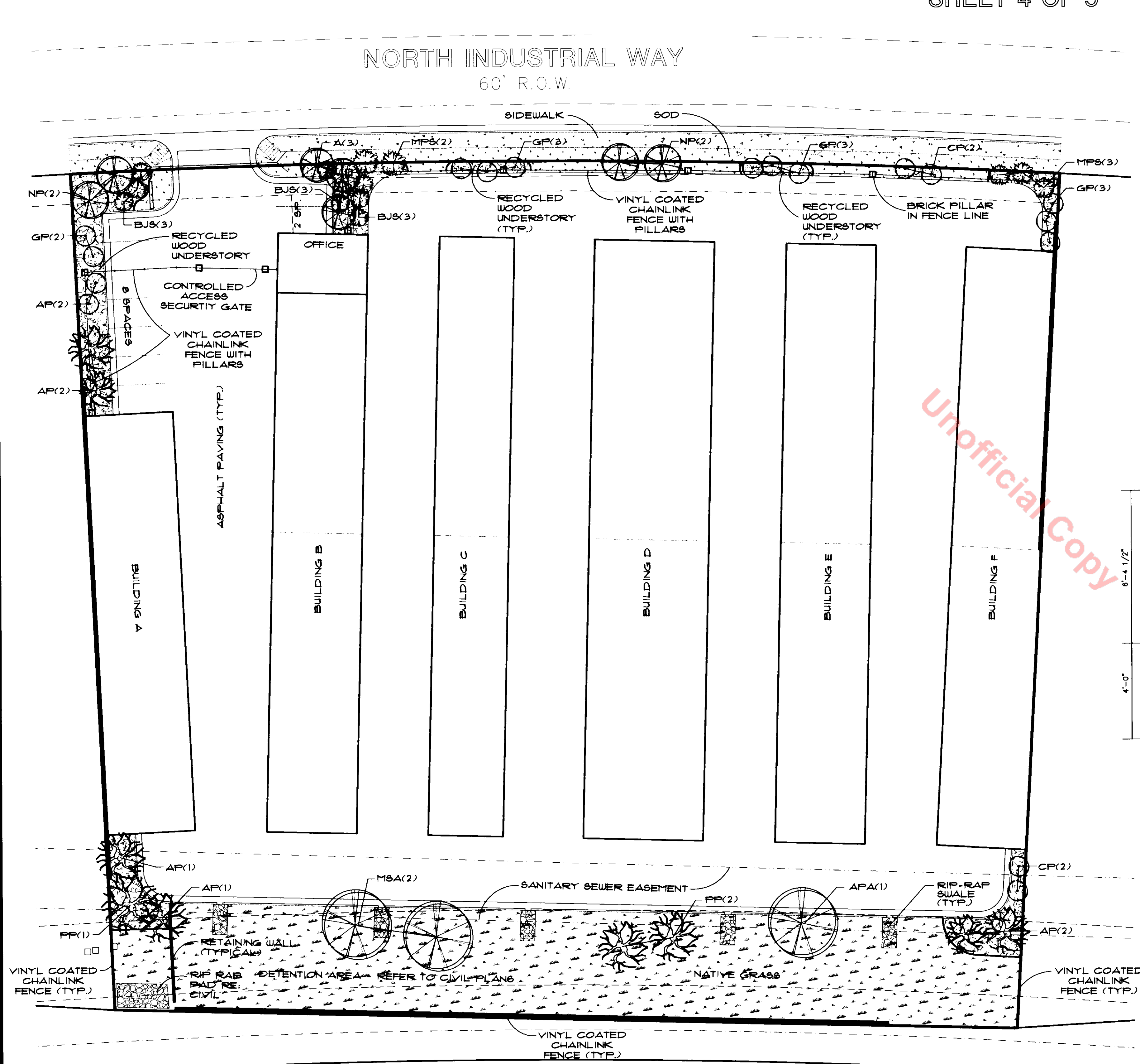
MEADOWS PARKWAY, PHASE II, LOT GI-4

FINAL PD SITE PLAN - LANDSCAPE PLAN

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 5



PILLARS W/ VINYL COATED CHAINLINK INFILL SHALL BE PLACED ALONG THE EAST PROPERTY LINE, AND AROUND THE ENTRANCE TO THE FACILITY W/ TIES INTO THE BUILDINGS.

VINYL COATED CHAINLINK FENCE SHALL BE PLACED ALONG THE REMAINDER OF THE PERIMETER AS SHOWN ON THE SITE PLAN - LANDSCAPE PLAN.

PLANT SCHEDULE				
EVERGREEN TREES				
ANOT.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
AP	6	Pinus nigra	Austrian Pine	6 ft
PP	3	Pinus ponderosa	Ponderosa Pine	6 ft
DECIDUOUS TREES				
MSA	2	Fraxinus pennsylvanica	Marshall Seedless Ash	2" cal
APA	1	Fraxinus americana	Autumn Purple Ash	2" cal
NP	4	Prunus cerasifera	Newport Plum	2" cal
A	3	Populus tremuloides	Quaking Aspen	15" cal
DECIDUOUS SHRUBS				
CP	6	Prunus x cistena	Cistena Plum	5 gal
GP	11	Ligustrum x vicaryi	Golden Privet	5 gal
EVERGREEN SHRUBS				
MP	5	Pinus mugo mugo	Mugo Pine	1 gal
BJS	10	Juniperus sabina	Buffalo Juniper	1 gal

RESEED MIXTURE				
Species	Variety	lbs/ac. (1)	% mix	lbs/ac. mix
Western Wheatgrass	Arriba, Barton	39.6	25	9.9
Crested Wheatgrass	Nordan	23	10	2.3
Steleoats Grama	Vaughn/Butte	21.8	20	4.4
Blue Grama	Lovington	6	35	2.1
Fairway Wheatgrass		14.4	10	1.4

(1) Appl. rates are for broadcast seeding. Rates for drilled seeding may be halved.

LANDSCAPE NOTES:

- Landscaped areas adjacent to N. Industrial Way and the on-site parking area shall be watered by an automatic irrigation system comprised of a low flow spray head/drip system. Shrubs adjacent to the detention area will be hand watered weekly for the first two growing seasons and on an as-needed basis thereafter.
- All trees shall be staked with lodgepole pine stakes.
- All shrub beds and planting areas shall be prepped with a minimum 3 cubic yards of organic material tilled into existing soil to an average depth of 6 inches.
- All shrub beds shall be contained by galvanized steel edging except where bordered by curb, sidewalk, retaining walls or building.
- All shrub beds shall be treated with landscape fabric and covered with 4"-6" dia. washed river rock to a uniform depth of 5", or Recycled Wood Mulch to a uniform depth of 3" as depicted on the Site Plan - Landscape Plan.
- Landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. All dead plant material shall be removed and replaced within one planting season.

SITE AREA CALCULATIONS

Building Area	35,800	39.1%
Drives, Parking, Walkways	41,411	45.9%
Landscape Area	12,958	14.4%

Total Site Area 90,169 100%

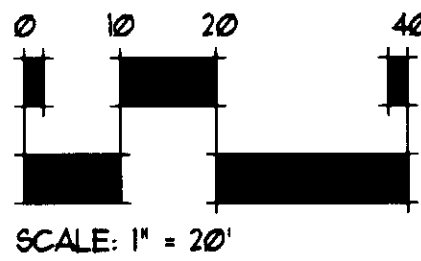
LANDSCAPED AREA CALCULATIONS

Native Reseeding/Sod	10,101	18%
Rock/Wood Mulch	2,851	22%

Total Site Area 12,958 100%



TST INC. OF DENVER
Consulting Engineers



FINAL PD SITE PLAN
MEADOWS PARKWAY, PHASE II
LOT GI-4
JUNE 5, 1997
SHEET 4 OF 5

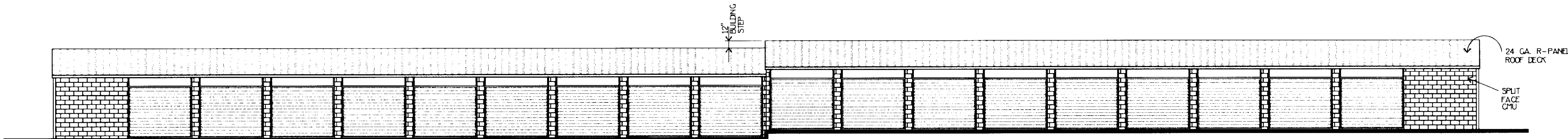
MEADOWS PARKWAY, PHASE II, LOT GI-4

FINAL PD SITE PLAN - ELEVATIONS

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

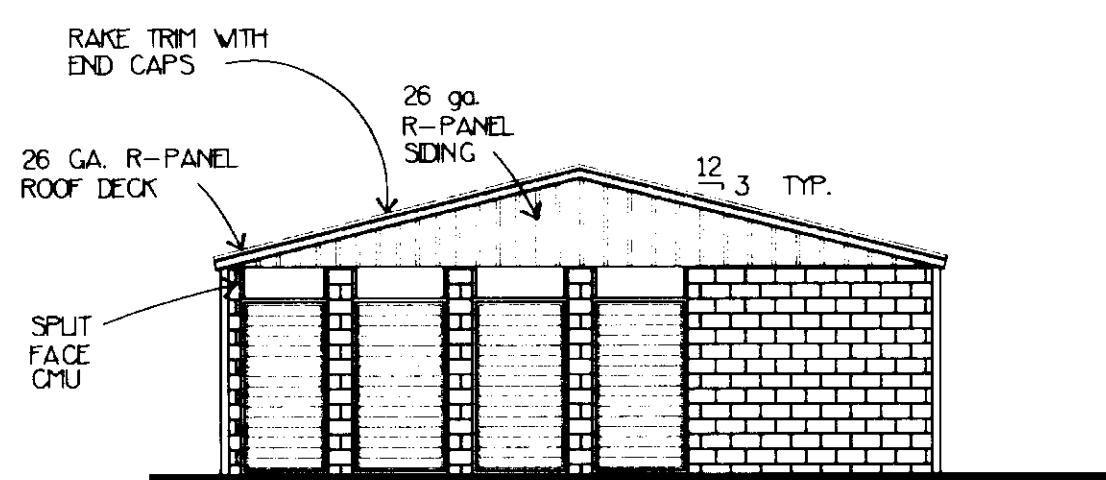
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 5 OF 5



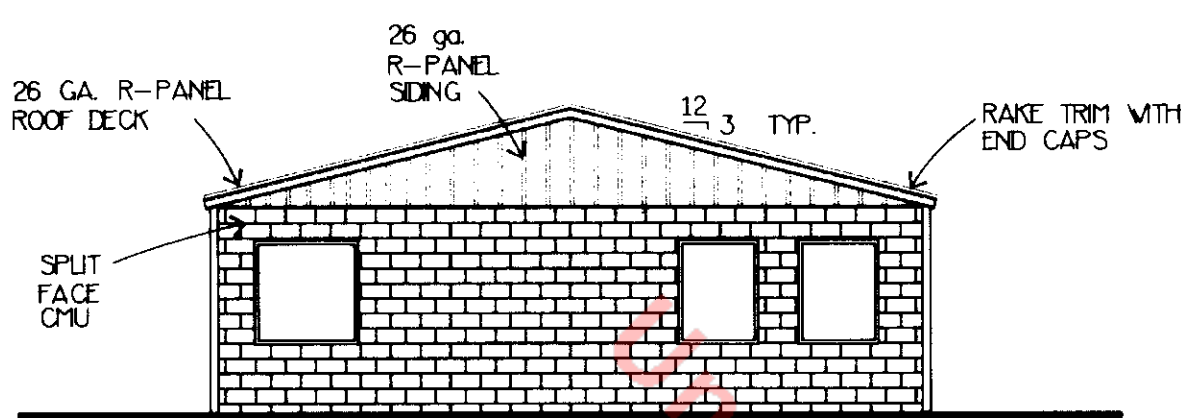
TYPICAL FRONT ELEVATIONS ~ ALL BUILDINGS

SCALE: 1/8"=1'-0"



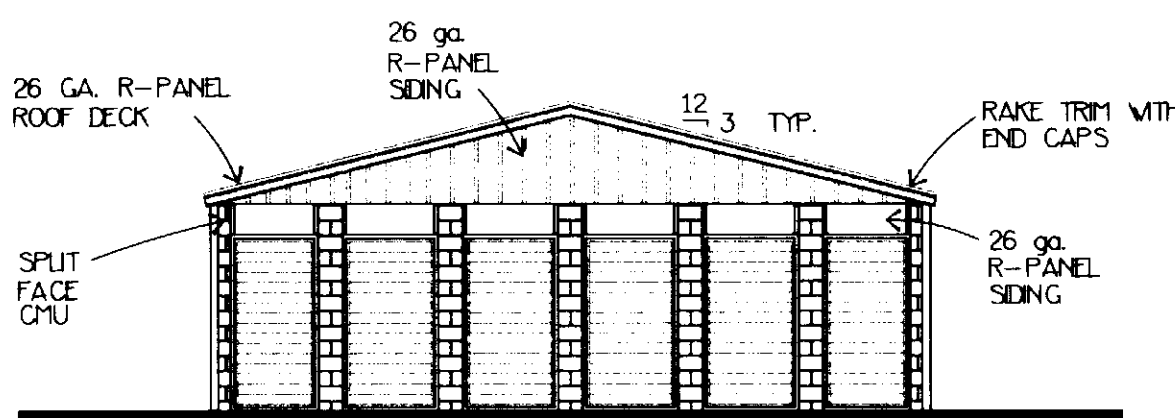
RIGHT SIDE ELEVATION ~ BUILDINGS "A" & "F"

SCALE: 1/8"=1'-0"



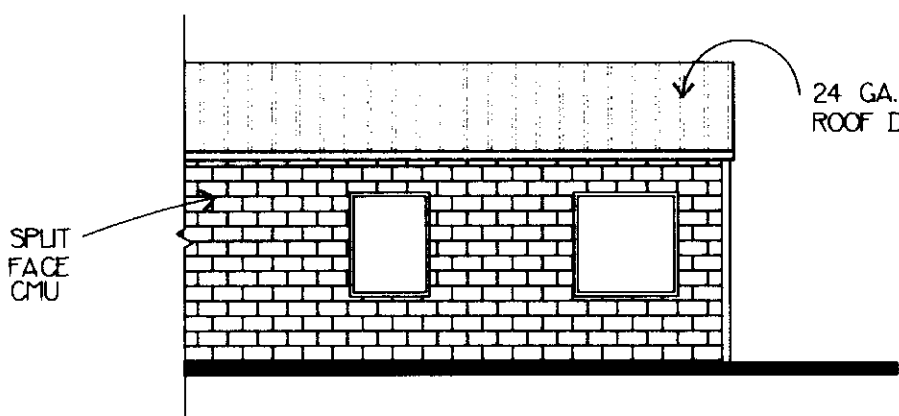
FRONT ELEVATION ~ OFFICE (BLDG. B)

SCALE: 1/8"=1'-0"



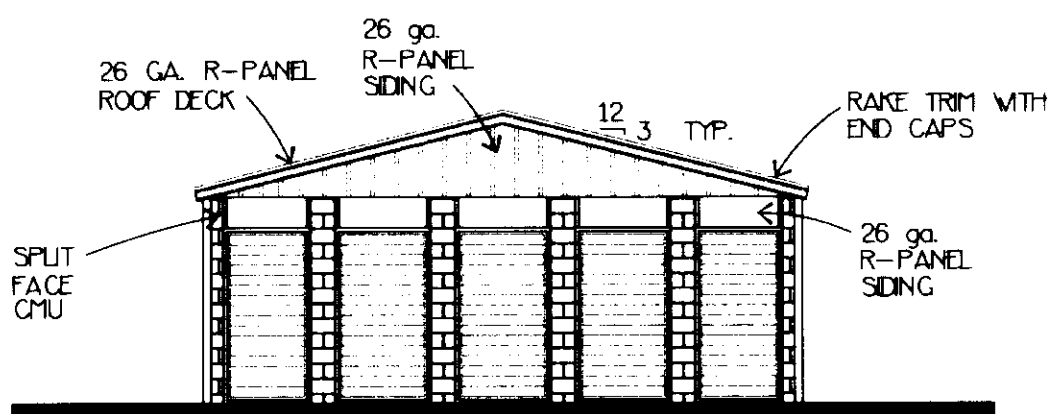
TYPICAL SIDE ELEVATION ~ BUILDINGS "B" & "E"

SCALE: 1/8"=1'-0"



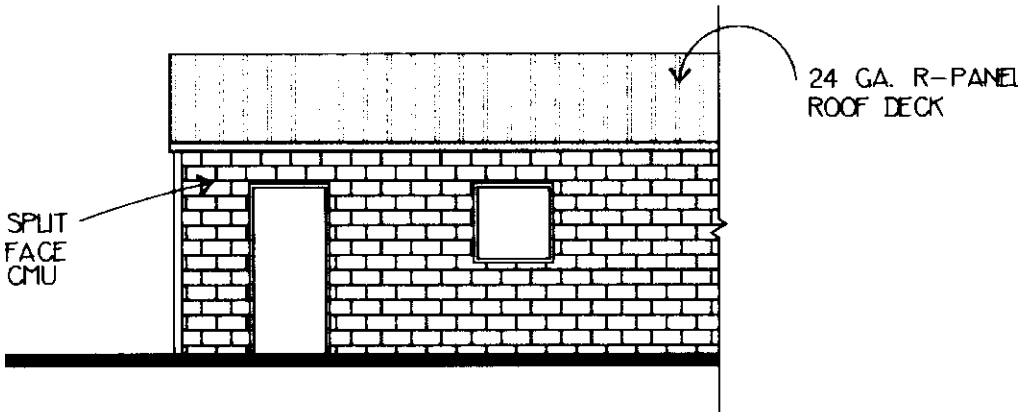
SOUTH ELEVATION ~ OFFICE (BLDG. B)

SCALE: 1/8"=1'-0"



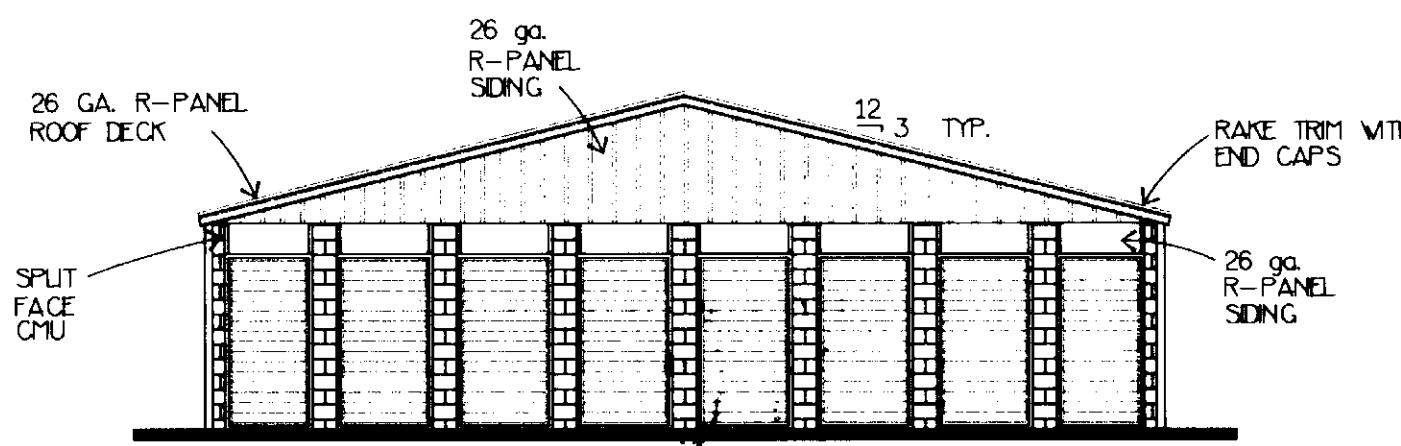
TYPICAL SIDE ELEVATION ~ BUILDING "C"

SCALE: 1/8"=1'-0"



NORTH ELEVATION ~ OFFICE (BLDG. B)

SCALE: 1/8"=1'-0"



TYPICAL SIDE ELEVATION ~ BUILDING "D"

SCALE: 1/8"=1'-0"

ELEVATIONS
for
POLO PROPERTIES
HOLDINGS LLC

Castle Rock, Colorado

KC STEEL SYSTEMS
21640 N. 19th Ave. Suite C-12
Phoenix, Arizona 85027
phone (602) 780-4011

REV.	NO.	DATE	DESCRIPTION

PROJ. NO. 032197
DATE 03/21/97
DRAWN BY KC
CHECKED BY KC STEEL

SHEET
A-1
5 OF 5
COMPUTER
FILE 03217A1

CONSTRUCTION DOCUMENTS, OR PORTION OF, MAY NOT BE REPRODUCED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF KC STEEL SYSTEMS OR ENGINEER OF RECORD.

FINAL PD SITE PLAN
MEADOWS PARKWAY
PHASE II, LOT GI-4
JUNE 4, 1997
SHEET 5 OF 5