

PLAT IDENTIFICATION SHEET

RECEPTION # : 9712325

DATE: 3-7-97

TIME: 14:48

FEE: \$ 50 **(5 Pages)**

UNOFFICIAL COPY

GRANTOR:

(OWNER/SIGNER)

N-ONE LTD

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone # 1
Lot 7

1st Bank Douglas County

LEGAL:

(SECTION-TOWNSHIP-RANGE)

26-7-67

1ST BANK OF DOUGLAS COUNTY - FOUNDER'S PARKWAY

OF A PART OF LOT 7, MILESTONE FILING NO. 1

A parcel of land being a part of Lot 7, as shown on the recorded plat of MILESTONE FILING NO. 1, located in the Southwest one-quarter of Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado.

LEGAL DESCRIPTION:

A parcel of land being a part of Lot 7, as shown on the recorded plat of MILESTONE FILING NO. 1, located in the Southwest one-quarter of Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the West one-quarter corner of said section 26, Thence South 24°25'41" East, a distance of 1524.27 feet to the Northwest corner of said Lot 7 and the **TRUE POINT OF BEGINNING**.

Thence along the Northernly and Easterly line of said Lot 7 the following six (6) courses:

- 1) North 66°56'24" East, a distance of 253.71 feet to a point of curve;
- 2) Thence along the arc of said curve to the right through a central angle of 111°56'56" an arc distance of 34.06 feet, having a radius of 20.00 feet and a chord bearing South 55°25'12" East, a distance of 35.15 feet;
- 3) Thence South 00°55'07" East, a distance of 16.17 feet;
- 4) Thence North 66°56'24" East, a distance of 2.74 feet;
- 5) Thence South 00°55'07" West, a distance of 153.73 feet to a point of curve;
- 6) Thence along the arc of said curve to the left through a central angle of 54°24'45" an arc distance of 60.06 feet, having a radius of 100.00 feet and a chord bearing South 16°57'14" East, a distance of 54.16 feet;

Thence South 66°58'24" West, a distance of 211.88 feet to a point on the Easterly right-of-way line of Interstate Highway 25 and a point of curve; Thence, along said Easterly right-of-way line and along the arc of said curve to the left through a central angle of 01°08'50" an arc distance of 251.45 feet, having a radius of 11640.00 feet and a chord bearing North 24°57'12" West, a distance of 251.45 feet to the **TRUE POINT OF BEGINNING**.

Said parcel of land contains 36628 square feet of 1.300 acres, more or less.
Bearing are based on the West line of said Southwest one-quarter of Section 26 bearing South 00°25'26" West.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS A PART OF LOT 7 OF MILESTONE FILING NO. 1 1ST BANK OF DOUGLAS COUNTY/FOUNDER'S PARKWAY PD IN THE TOWN OF CASTLE ROCK.

[Signature] V.P. NIGHTINGALE INVESTMENTS, INC.
PROPERTY OWNER (NOTARIZED SIGNATURE)
N-ONE, LTD. A COLORADO LIMITED PARTNERSHIP BY NIGHTINGALE INVESTMENTS, INC. AS GENERAL PARTNER
SIGNED THIS 6th DAY OF JANUARY, 1997
AS VICE PRESIDENT OF NIGHTINGALE INVESTMENTS, INC. WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF JANUARY, 1997
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 3/1/2000

[Signature] V.P.
PROJECT OWNER (NOTARIZED SIGNATURE)
SIGNED THIS 9th DAY OF DECEMBER, 1996

TITLE CERTIFICATION

[Signature] NESTRY PUBLIC
AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Co.
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.

SIGNED THIS 12th DAY OF JANUARY, 1997
[Signature] Vice President
Authorized Representative (NOTARIZED SIGNATURE)
Land Title Guarantee Company
Title Insurance Company

SURVEYOR'S CERTIFICATE

I, DUNWAYNE M. PHILLIPS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY A PART OF LOT 7 OF MILESTONE FILING NO. 1 PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
DUNWAYNE M. PHILLIPS
FOR AND BEHALF OF
ROCKY MOUNTAIN CONSULTANTS

PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN AND FOR A PART OF LOT 7 OF MILESTONE FILING NO. 1 WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 21st DAY OF OCTOBER, 1996.

[Signature] Chairman
CHAIRMAN DATE 3/4/97

[Signature]
PLANNING DIRECTOR DATE 3/4/97

TOWN COUNCIL APPROVAL:

THE FINAL PD SITE PLAN AND FOR A PART OF LOT 7 OF MILESTONE FILING NO. 1 WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 17th DAY OF MARCH, 1997.

[Signature] Mayor
MAYOR DATE 3-3-97

[Signature]
TOWN CLERK DATE 3-3-97

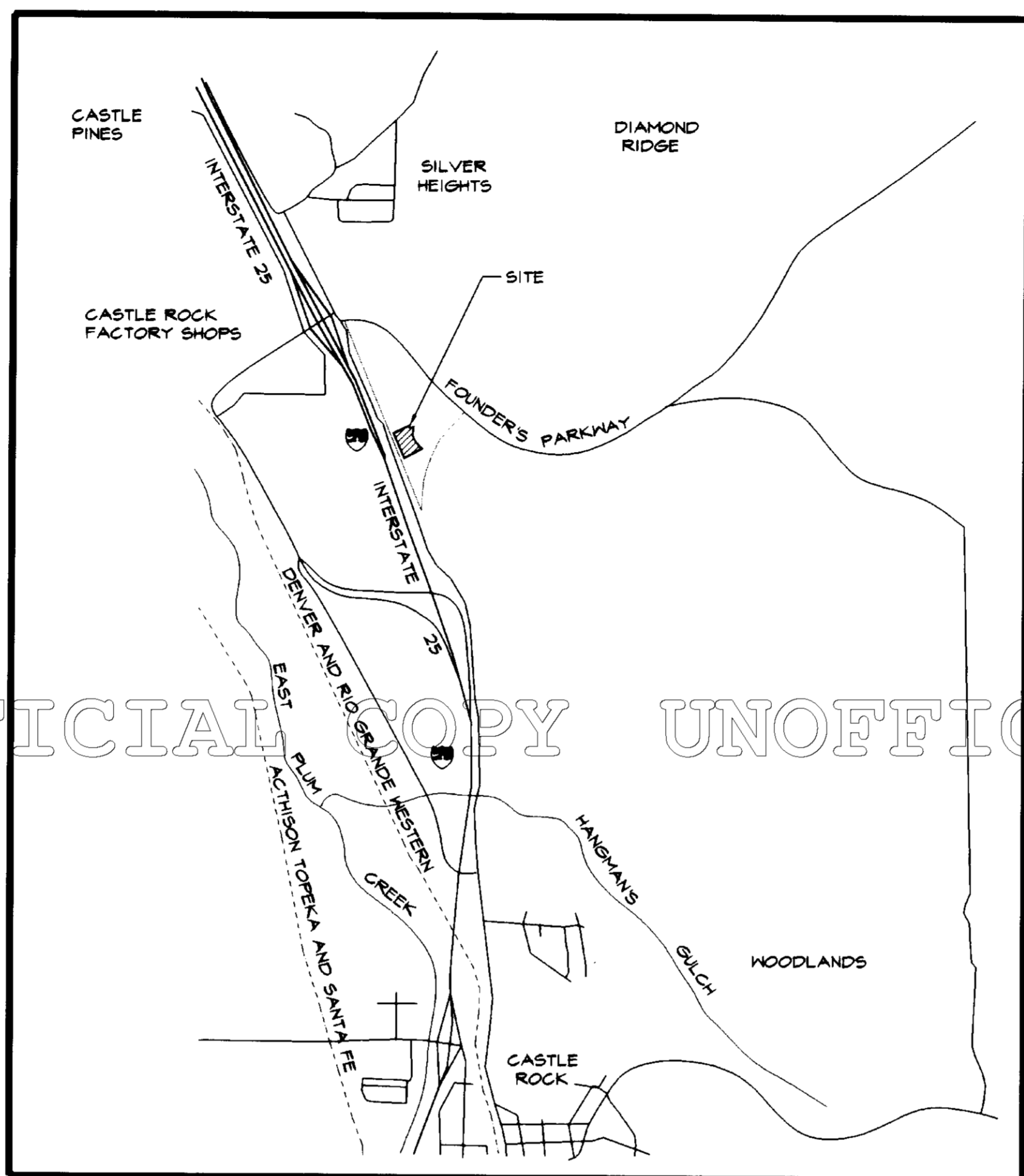
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 7 DAY OF MARCH 1997
AT O'Clock, P.M. AND WAS RECORDED UNDER RECEPTION NUMBER 9712325

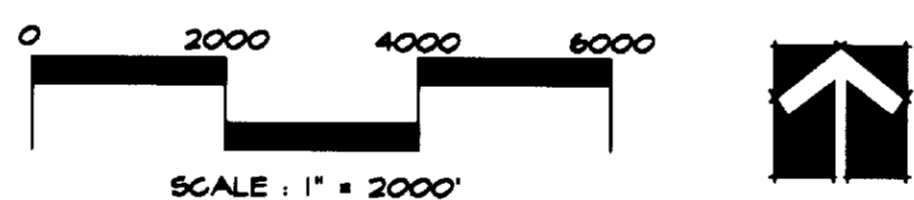
[Signature]
DOUGLAS COUNTY CLERK AND RECORDER

DATE: _____

FINAL PD SITE PLAN



VICINITY MAP



SHEET INDEX

- SHEET 1 OF 5 COVER SHEET
- SHEET 2 OF 5 SITE LAYOUT PLAN
- SHEET 3 OF 5 BUILDING ELEVATIONS
- SHEET 4 OF 5 GRADING PLAN
- SHEET 5 OF 5 LANDSCAPE PLAN

PROPERTY OWNER:

N-ONE, LTD.
c/o PARK LAND COMPANY
7600 EAST ARAPAHOE ROAD
ENGLEWOOD, CO. 80112
TELEPHONE: (303) 771-5344
CONTACT: PATRICK VAUGHN

PROJECT OWNER:

1ST BANK OF DOUGLAS COUNTY
221 WILCOX STREET
CASTLE ROCK, CO. 80104
TELEPHONE: (303) 688-5000
FAX: (303) 688-2764
CONTACT: GARY HALL

ARCHITECT:

DAVIS PARTNERSHIP P.C., ARCHITECTS
MELLON FINANCIAL CENTER
1775 SHERMAN STREET SUITE 3100
DENVER, CO. 80203
TELEPHONE: (303) 861-8555
FAX: (303) 861-3027
CONTACT: DAVE ROUNDS

CIVIL ENGINEER:

DAVIS PARTNERSHIP P.C., ARCHITECTS
MELLON FINANCIAL CENTER
1775 SHERMAN STREET SUITE 3100
DENVER, CO. 80203
TELEPHONE: (303) 861-8555
FAX: (303) 861-3027
CONTACT: DON ROSIER

FINAL PD SITE PLAN NOTES:

1. Total acreage of Final PD: 1.300 AC
2. Land Use Classification: MILESTONE OFFICE CAMPUS PUD - INTEGRATED BUSINESS
3. Maximum gross Floor Area: 6500 S.F.
4. Maximum Building Coverage: 14% of net acreage of building site
5. Site Data

SITE UTILIZATION:

Acres	BUILDING COVERAGE		PARKING		OPEN SPACE	
	PROPOSED S.F.	FUTURE EXPANSION S.F.	Acres	PROPOSED Acres	FUTURE Acres	%
1.300	4125	6244	0.77	0.44	0.94	50 %

6. Maximum Building Height: 26'-0"
7. All signage will comply with the Town of Castle Rock codes and ordinances.
8. Construction Phasing and Completion: First phase of building and all site improvements are scheduled for completion in February of 1997. Future expansion of the 1st Bank building is undetermined at this time.
9. Trash enclosures will be as follows:

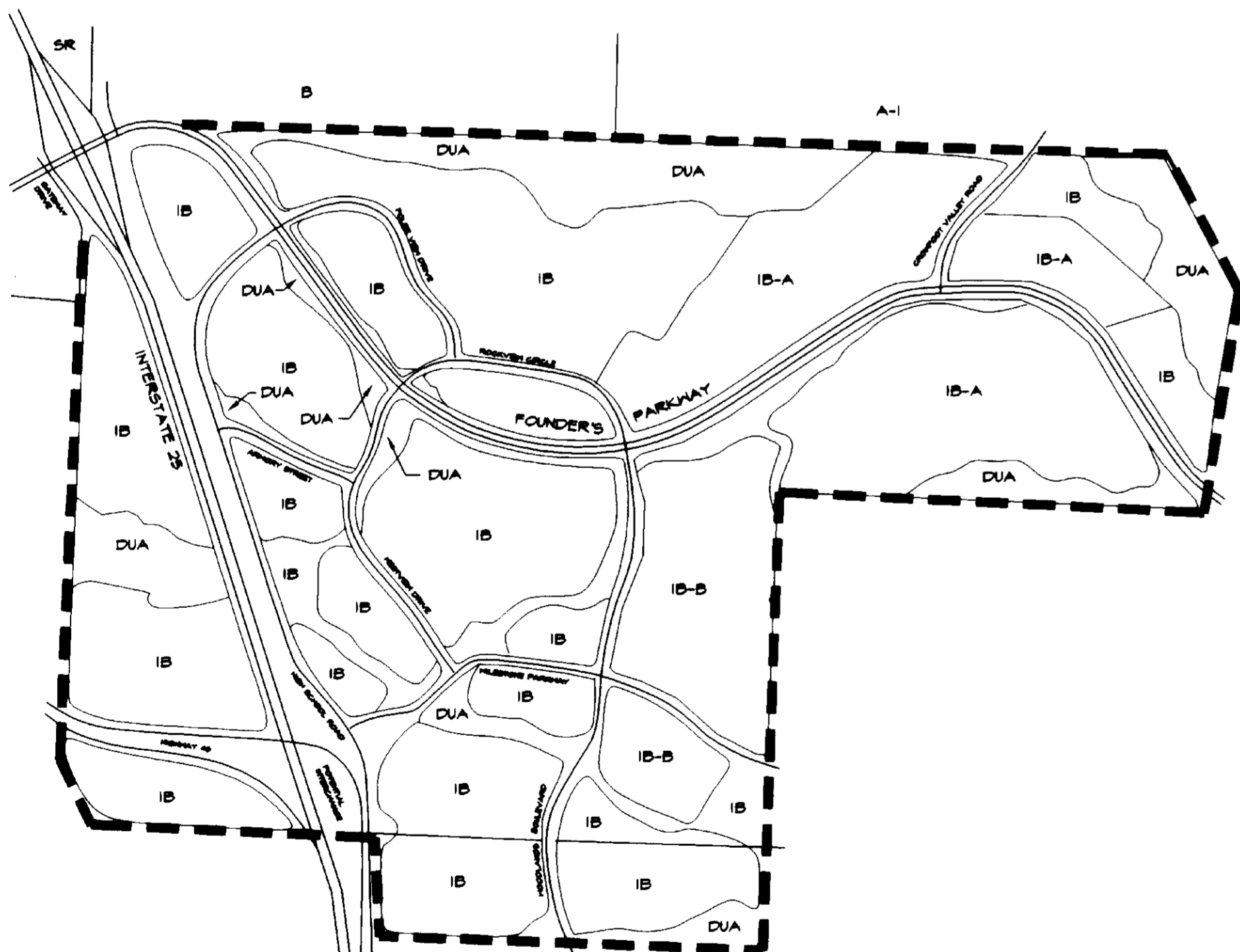
Trash dumpsters will be integrated and enclosed by masonry and/or landscaping to minimize views from passing pedestrians or vehicles and present an integrated appearance.

The trash enclosures shall be constructed of materials consistent with the building architectural style and color.

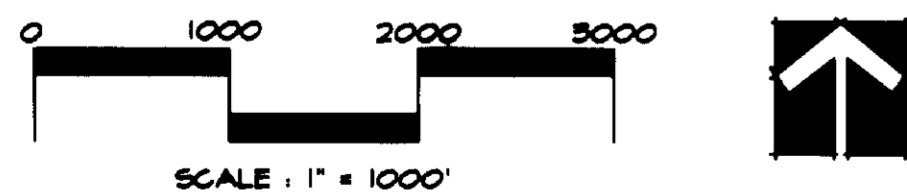
10. Parking

Use	Building Area (S.F.)	Parking Ratio: (Total Spaces)	Min. Parking Ratio: (Spaces per S.F.)	Provided Parking Ratio: (Spaces per S.F.)
GENERAL BUSINESS - PROPOSED	4125	57 plus 3 Handicap	1 : 200	1 : 64
GENERAL BUSINESS - FUTURE	6244	57 plus 3 Handicap	1 : 200	1 : 108

11. Maximum Buildable Slopes: 3%
12. No significant natural features lie within the project boundaries nor for 100' beyond property boundaries.
13. The proposed project area is not within the 100 year floodplain.
14. Based upon Rocky Mountain Consultants drainage report for the development of Milestone Filing No. 1, runoff from the proposed site will flow directly into the detention pond on the west end of run-off volume.
* Includes proposed building area plus 2176 S.F. for the future expansion.
15. The lighting shown on the plan is preliminary. A final lighting plan will be completed during the construction document phase of the project. Light standards and illumination will match style and type of King Soopers lighting standards.



SURROUNDING ZONING MAP



PROJECT NO. 98226
 COVER SHEET
 DRAWING TITLE
1STBANK FOUNDER'S PARKWAY
 DAVIS PARTNERSHIP P.C., ARCHITECTS
 MELLON FINANCIAL CENTER 1775 SHERMAN STREET SUITE 3100 DENVER, COLORADO 80203-3325 (303) 861-8555 FAX (303) 861-3027

DATE	7/19/96
SCALE	AS NOTED
DRAWN BY	LK
CHECKED BY	TWS
REV.	10/16/96
REV.	10/21/96
REV.	
CODE	L-CVR

DRAWING NO.
1 of 5

**1ST BANK
FOUNDER'S PARKWAY
FINAL PD SITE PLAN**

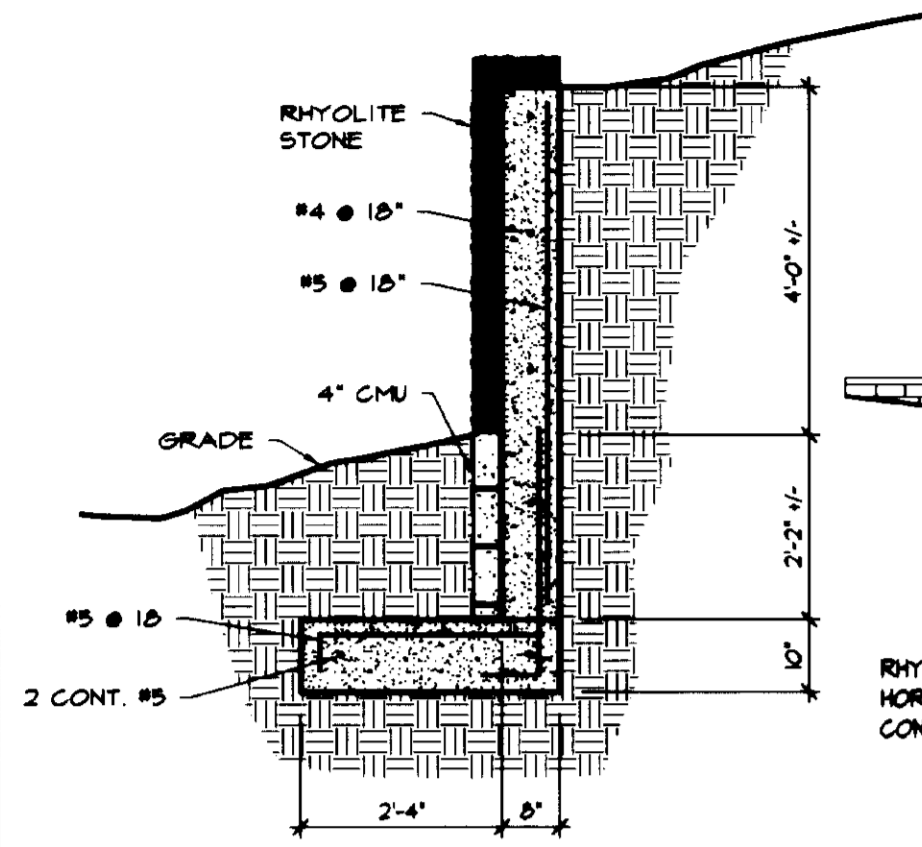
1ST BANK OF DOUGLAS COUNTY - FOUNDER'S PARKWAY

A PART OF LOT 7, MILESTONE FILING NO. 1

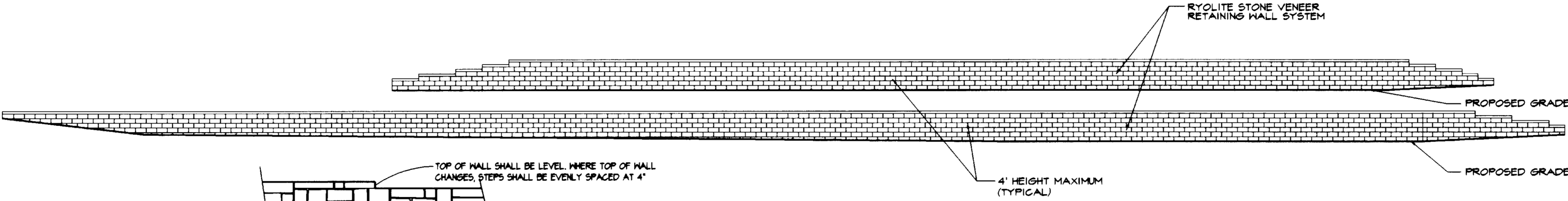
A parcel of land being a part of Lot 7, as shown on the recorded plat of MILESTONE FILING NO. 1, located in the Southwest one-quarter of Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado.

KEYNOTES

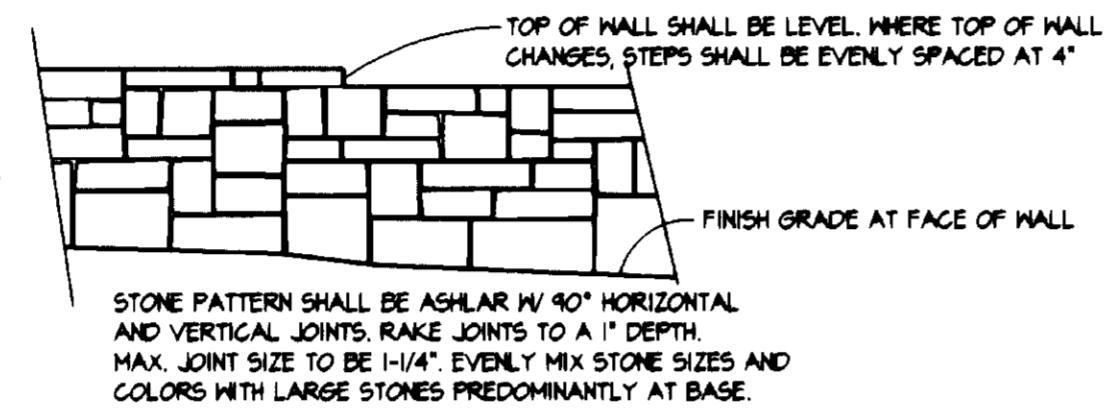
- 2.02 CONCRETE SPLASH BLOCK.
- 3.05 CONCRETE FOUNDATION.
- 4.01 4" BRICK. RE: 04200
- 4.02 BRICK ROWLOCK COURSE WITH SOLID END BRICK. RE: 04200
- 4.15 ACCENT BRICK SOLDIER COURSE. RE: 04200
- 4.20 CONCRETE ROOF PAVERS, 2' x 2'.
- 5.61 STEEL AND GLASS CANOPY.
- 5.64 STEEL FRAME CANOPY.
- 6.04 ALUMINUM STOREFRONT WINDOW SYSTEM.
- 10.16 SIGN (N.C.). RE: ELECTRICAL
- 15.02 MECHANICAL EQUIPMENT. RE: MECHANICAL
- 15.08 GAS METER. RE: PLUMBING
- 16.01 ELECTRIC METER. RE: ELECTRICAL
- 16.04 LIGHT FIXTURE. RE: ELECTRICAL



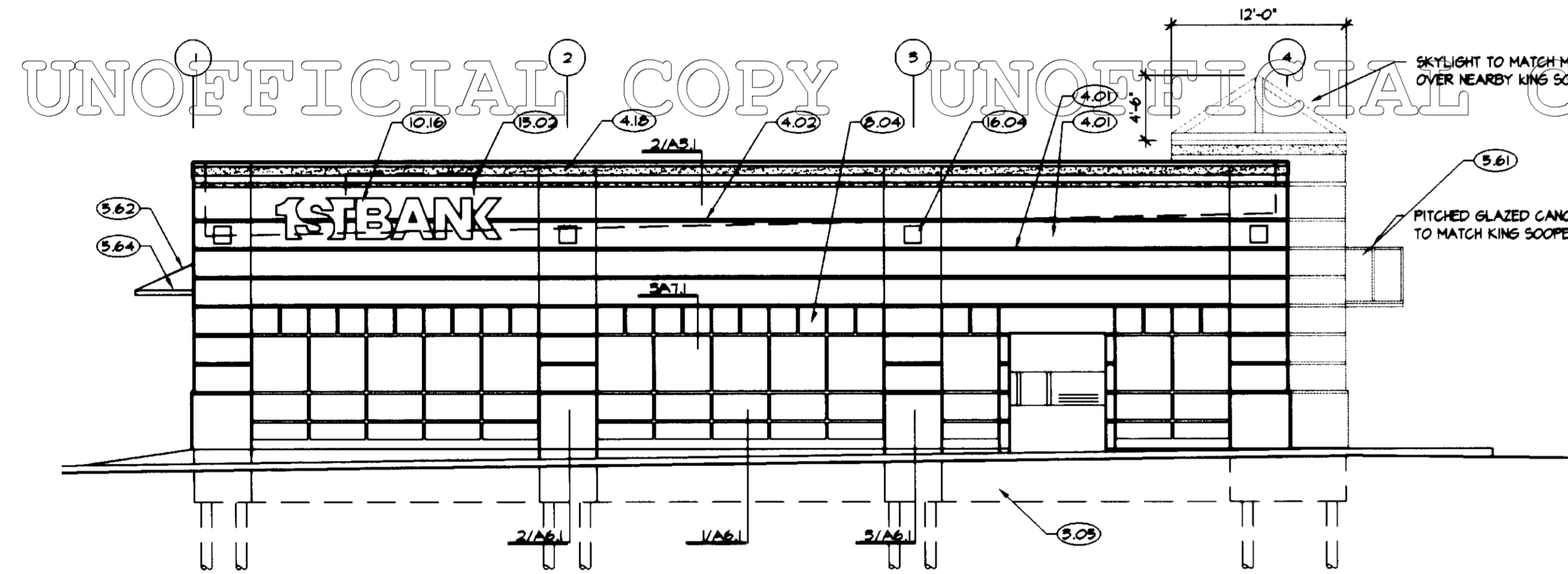
8 RETAINING WALL SECTION
1/4" = 1'-0"
RE: cod file.



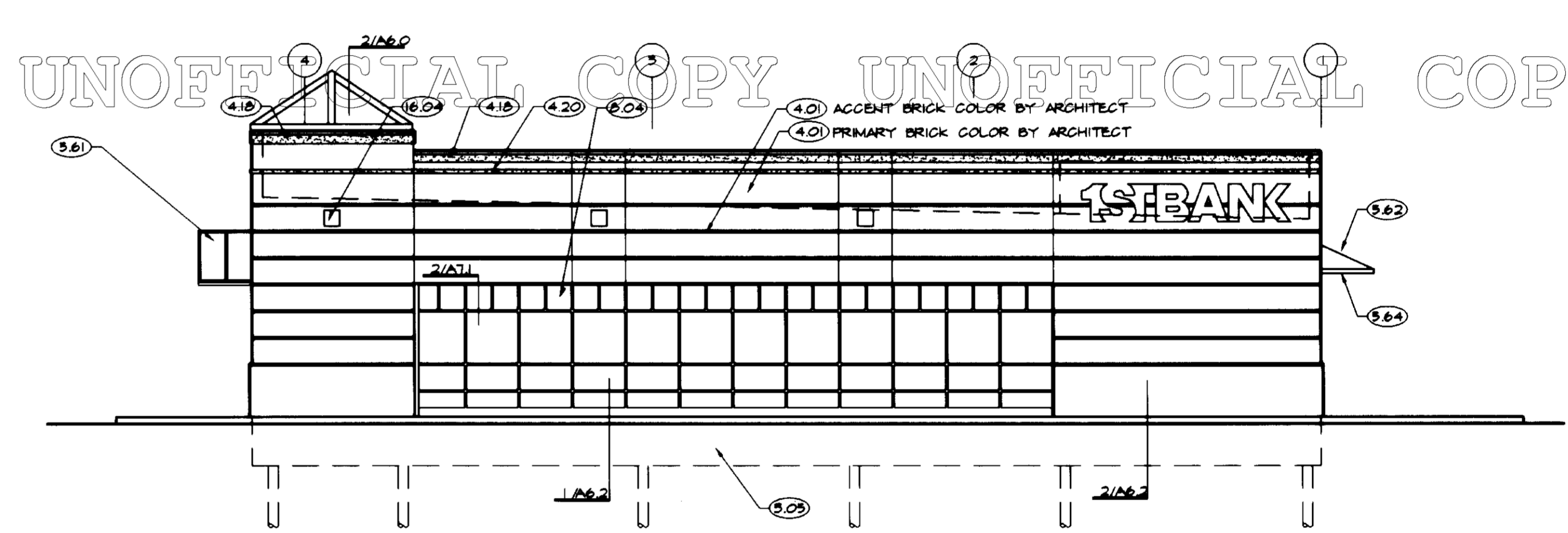
6 SITE RETAINING WALLS
1" = 10'
RE: cod file.



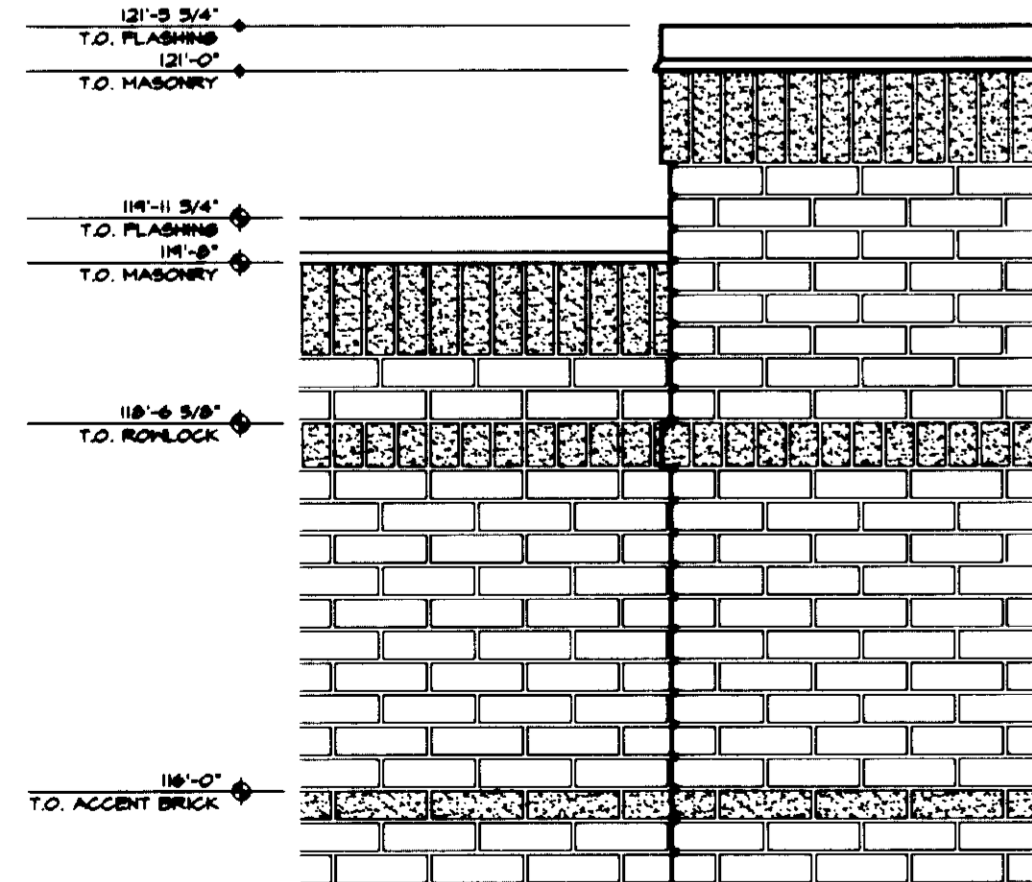
7 RETAINING WALL ELEVATION
1/4" = 1'-0"
RE: cod file.



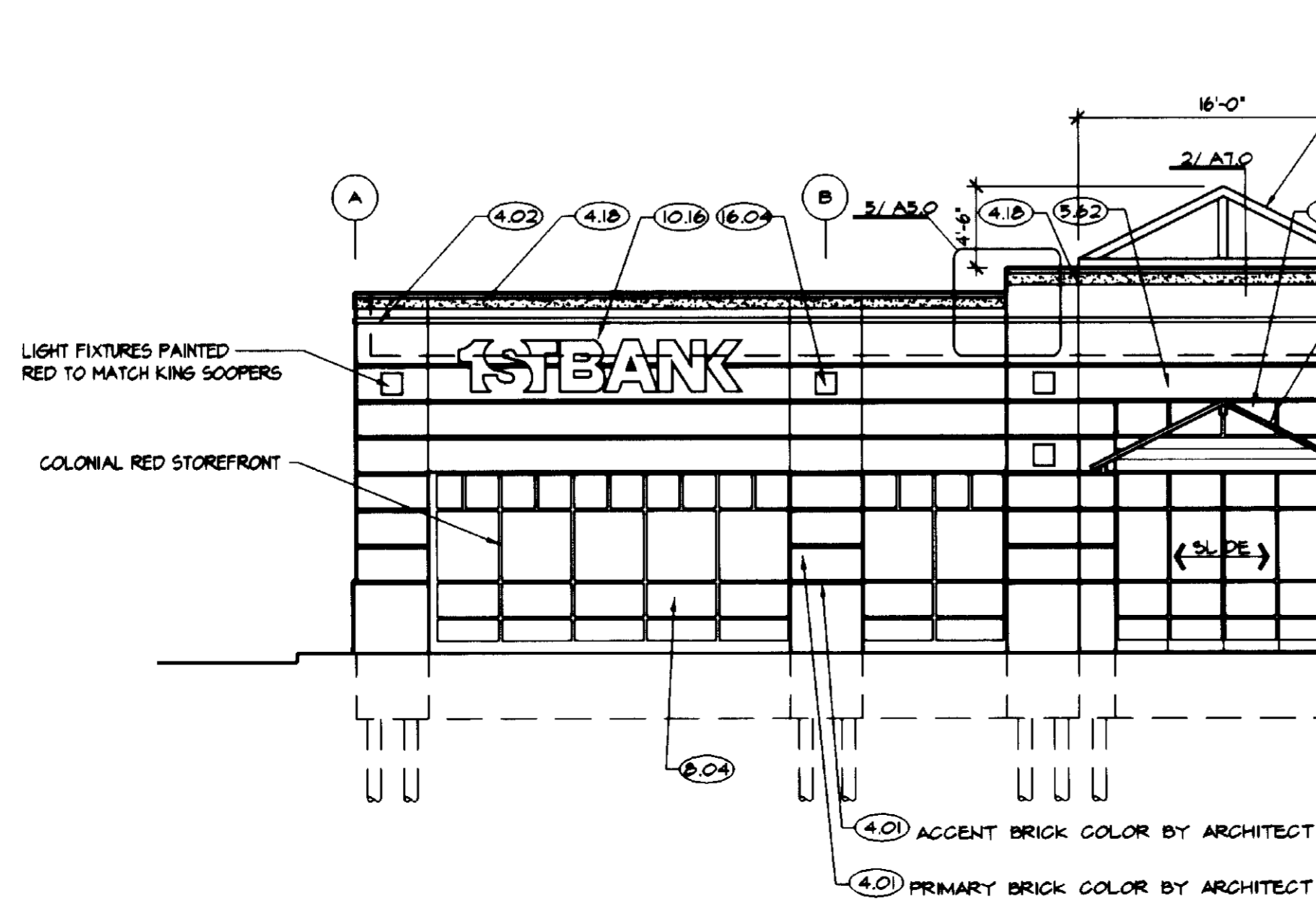
1 EAST ELEVATION
1/8" = 1'-0"
RE: A3.0
cod file: A3.0



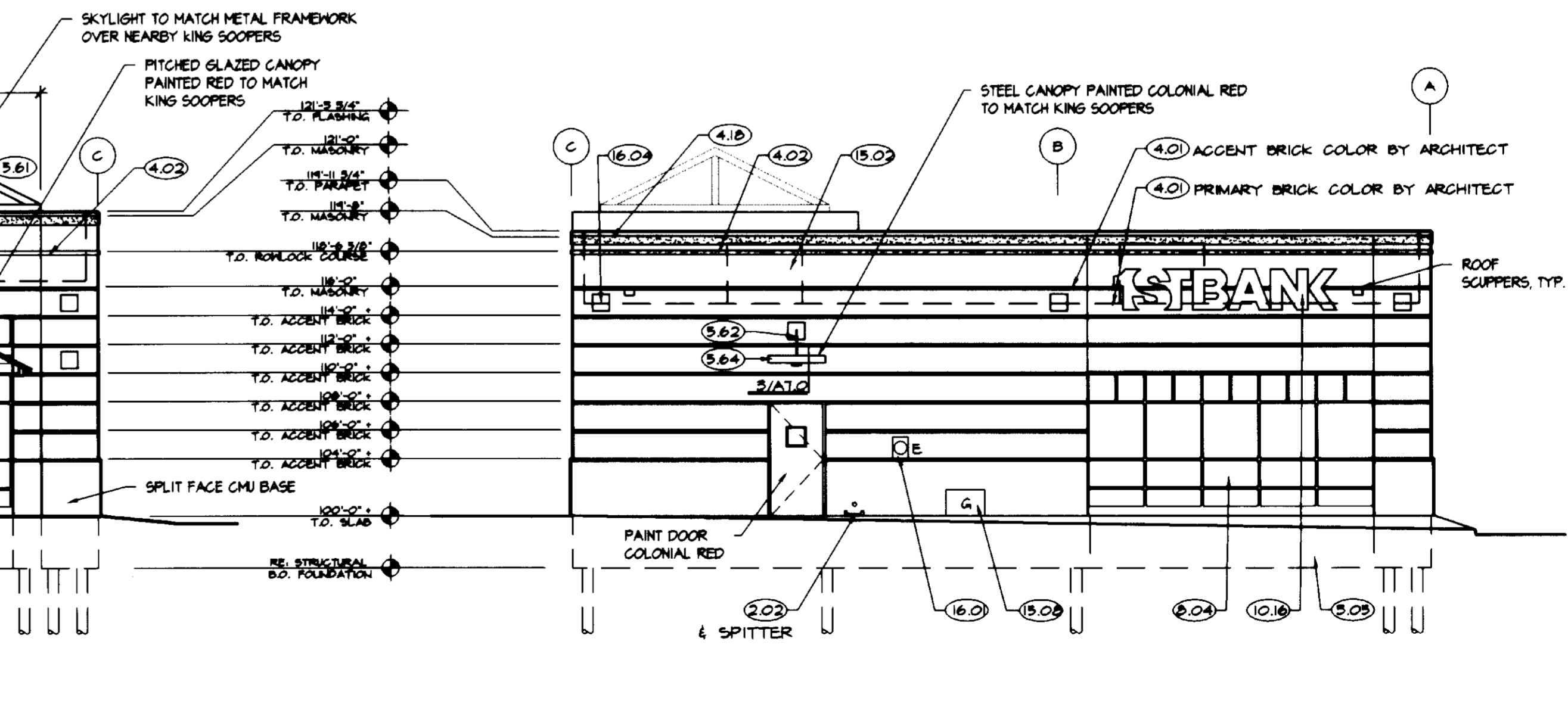
2 WEST ELEVATION
1/8" = 1'-0"
RE: A3.0
cod file: A3.0



5 BRICK DETAIL AT PARAPET
3/4" = 1'-0"
RE: 4 / A5.0
cod file: PARAPET



4 NORTH ELEVATION
1/8" = 1'-0"
RE: A3.0
cod file: A3.0



3 SOUTH ELEVATION
1/8" = 1'-0"
RE: A3.0
cod file: A3.0

1ST BANK
FOUNDER'S PARKWAY
FINAL PD SITE PLAN

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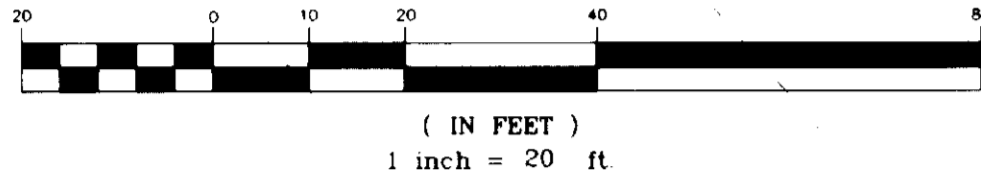
PROJECT NO. 96226
DRAWING TITLE: EXTERIOR ELEVATIONS
FOUNDER'S PARKWAY CASTLE ROCK
PROJECT TITLE: 1ST BANK PARTNERSHIP P.C., ARCHITECTS
DATE: 7/19/06
SCALE: 1/8" = 1'-0"
DRAWN BY: CD
CHECKED BY: DR
REV. 10/15/06
REV. 10/21/06
CADFILE: A50

1ST BANK OF DOUGLAS COUNTY - FOUNDER'S PARKWAY

A PART OF LOT 7, MILESTONE FILING NO. 1

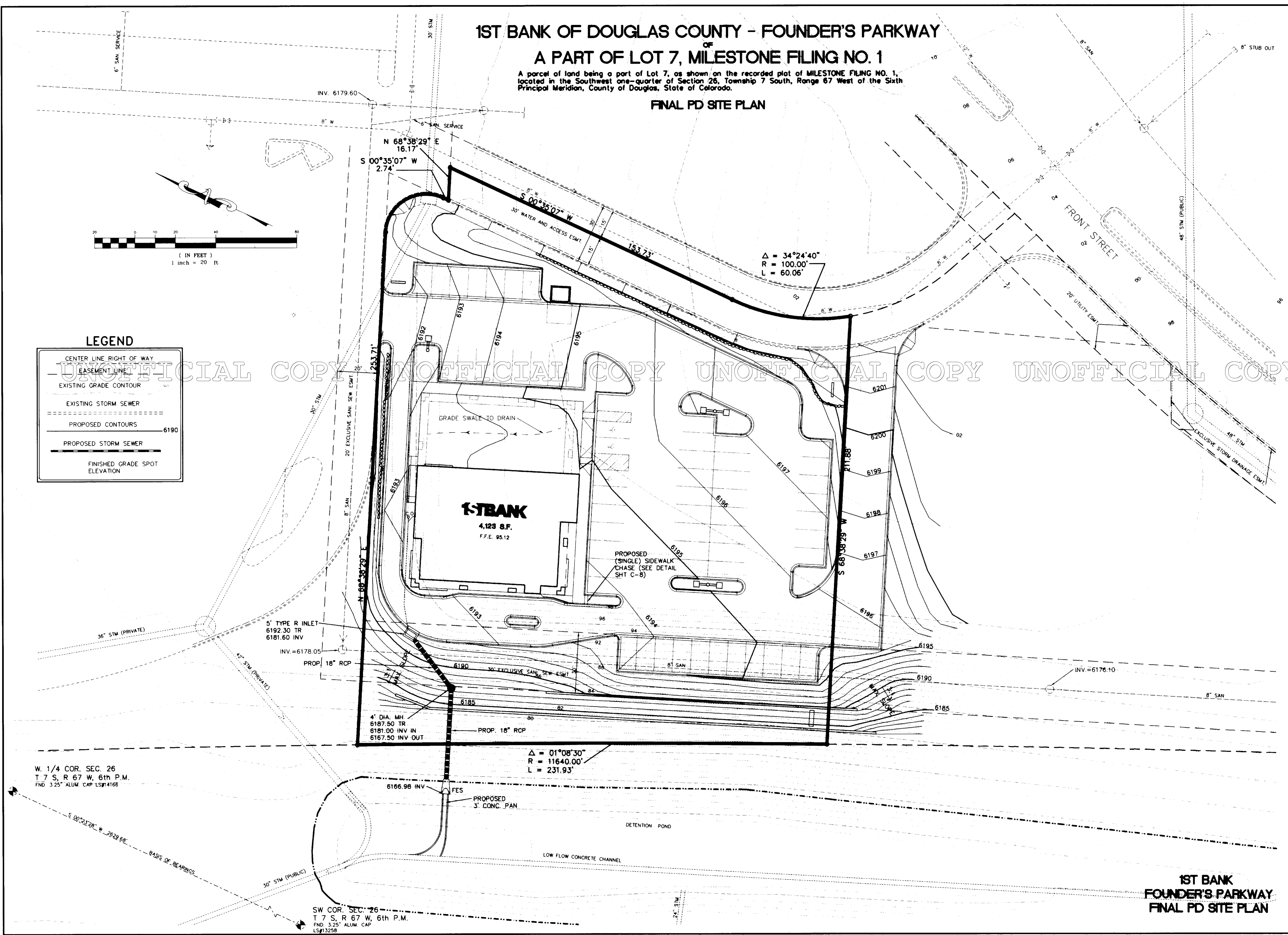
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FINAL PD SITE PLAN



LEGEND

—	CENTER LINE RIGHT OF WAY EASEMENT LINE
- - -	EXISTING GRADE CONTOUR
- - - - -	EXISTING STORM SEWER
—	PROPOSED CONTOURS 6190
—	PROPOSED STORM SEWER
•	FINISHED GRADE SPOT ELEVATION



$\Delta = 34^{\circ}24'40''$
 $R = 100.00'$
 $L = 60.06'$

$\Delta = 01^{\circ}08'30''$
 $R = 11640.00'$
 $L = 231.93'$

W. 1/4 COR. SEC. 26
 T 7 S, R 67 W, 6th P.M.
 FND. 3.25" ALUM. CAP LS#14166

SW COR. SEC. 26
 T 7 S, R 67 W, 6th P.M.
 FND. 3.25" ALUM. CAP
 LS#13258

PROJECT NO. 08215

GRADING PLAN

FOUNDERS PARKWAY

PROJECT TITLE

1STBANK

DAVIS PARTNERSHIP P.C., ARCHITECTS

MELLOW FINANCIAL CENTER 1775 SHERMAN STREET SUITE 3100 DENVER, COLORADO 80203-4325 (303)861-8855 FAX(303)861-3023

DATE	7/19/06
SCALE	1" = 20'
DRAWN BY	JH
CHECKED BY	DPR
REV.	10/15/06
REV.	11/20/06
CADFILE	C-GRADE

DRAWING NO.

4 of 5

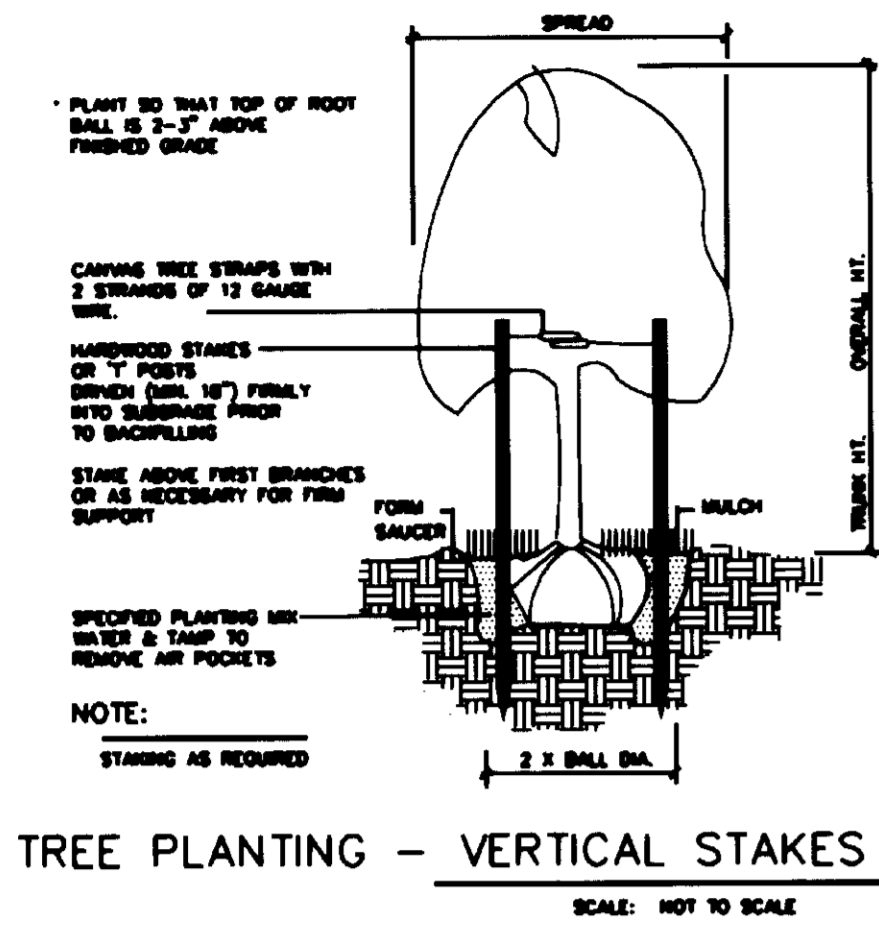
1ST BANK
 FOUNDER'S PARKWAY
 FINAL PD SITE PLAN

1ST BANK OF DOUGLAS COUNTY - FOUNDER'S PARKWAY

A PART OF LOT 7, MILESTONE FILING NO. 1

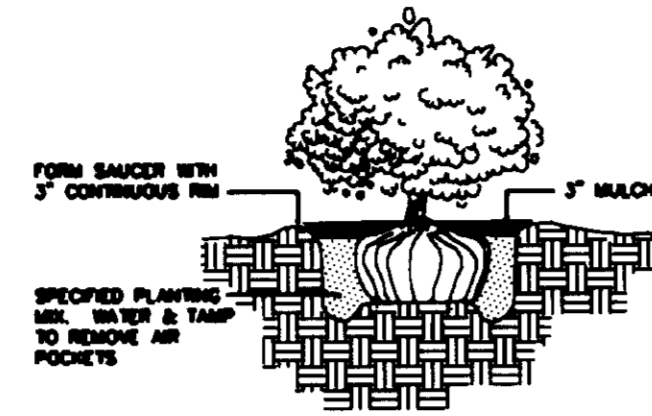
A parcel of land being a part of Lot 7, as shown on the recorded plot of MILESTONE FILING NO. 1, located in the Southwest one-quarter of Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado.

FINAL PD SITE PLAN



TREE PLANTING - VERTICAL STAKES

SCALE: NOT TO SCALE

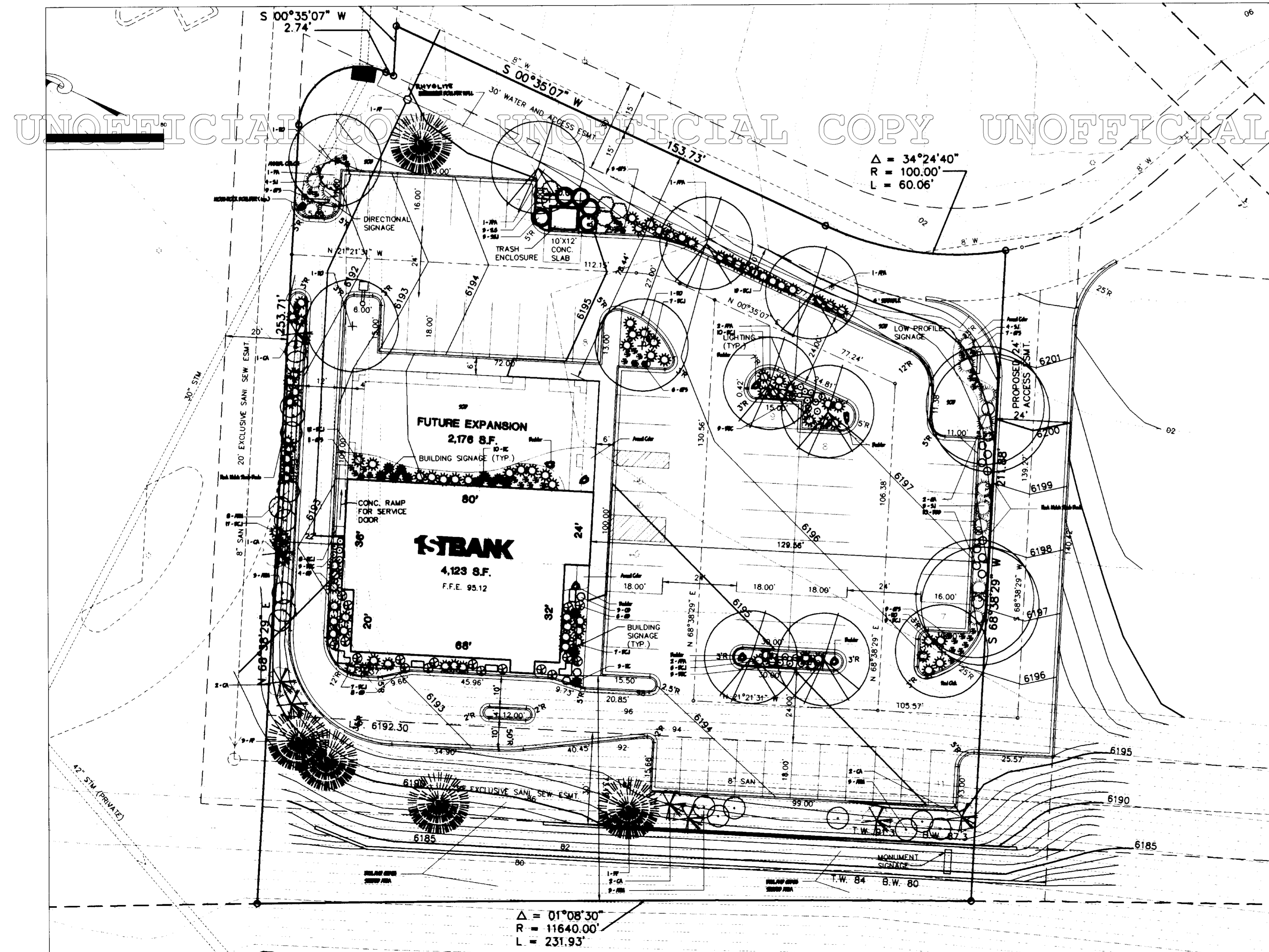


SHRUB PLANTING

SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Deciduous Trees					
CA	2	<i>Fraxinus pennsylvanica</i>	Green Ash	3" cal.	specimen quality, full crown, B & B, staked
APA	7	<i>Fraxinus americana</i>	Autumn Purple Ash	3" cal.	specimen quality, full crown, B & B, staked
RO	4	<i>Quercus rubra</i>	Northern Red Oak	3" cal.	specimen quality, full crown, B & B, staked
Ornamental Trees					
CA	8	<i>Cotoneaster umbigata</i>	Russian Hawthorn	2.5" cal.	specimen quality, B&B, staked
PA	3	<i>Prunus americana</i>	American Plum	2.5" cal.	specimen quality, B&B, staked
Evergreen Trees					
AP	4	<i>Pinus nigra</i>	Austrian Pine	6" H.	Balled & Burlapped Guy and staked
PP	1	<i>Pinus pinon</i>	Pinon Pine	6" H.	Balled & Burlapped Guy and staked
Deciduous Shrubs					
TLS	6	<i>Rhus trilobata</i>	Three Leaf Sumac	5 gal.	18" - 24" H.
GB	18	<i>Berberis thunbergii 'aurea'</i>	Golden Barberry	5 gal.	18" - 24" H.
DBB	10	<i>Euonymus alatus compacta</i>	Decorative Spindle Tree	5 gal.	18" - 24" H.
QFS	52	<i>Spiraea x bumalda 'Goldflame'</i>	Goldflame Spiraea	5 gal.	18" - 24" H.
DEC	19	<i>Viburnum opulus 'Nanum'</i>	Decorative European Cranberry	5 gal.	18" - 24" H.
JC	10	<i>Potentilla 'Jackmanii'</i>	Jackman Creeper	5 gal.	18" - 24" H.
CB	3	<i>Rhamnus frangula columaris</i>	Columar Buckthorn	5 gal.	18" - 24" H.
ARM	18	<i>Aronia melanocarpa</i>	Black Chokeberry	5 gal.	2 - 3' H.
Evergreen Shrubs					
SJ	13	<i>Juniperus sibirica 'Scandia'</i>	Scandia Juniper	5 gal.	24" minimum spread
BCJ	81	<i>Juniperus horizontalis 'Blue Chip'</i>	Blue Chip Juniper	5 gal.	24" minimum spread
RC	13	<i>Coloreaster horizontalis</i>	Rock Coloreaster	5 gal.	24" minimum spread
SGJ	5	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	5 gal.	24" minimum spread
Perennials					
SDD	24	<i>Hemerocallis 'Stella D'Oro'</i>	Stella D'Oro Daylilies	1 gal.	Fully established container



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LANDSCAPE NOTES:

- All trees and shrubs shall be installed using only the best installation practices. Each hole shall be dug to a minimum of 50% larger than the rootball. All backfill shall be amended with mountain or sphagnum peat moss prior to backfill. All 2" and up deciduous trees and 6" and up evergreen trees shall be properly staked for a period of 1 - 2 years. Bulb and pansy beds shall be soil prepared to a depth of 12" with a minimum of 65% of peat moss, perlite and scoria. Sod shall be Bluegrass type and shall be cut and installed within a 24 hour period. Dryland grass shall be hydroseed and mulched and shall be a mix to match adjacent seeded slopes.
- Landscaping shall be planted and maintained in a living condition by the project owner. Should any plant materials die, the project owner or his assigns or heirs shall be responsible for the plant replacement within one planting season and in conformance with the landscape material requirements as set forth by this plan or alternate material acceptable to the City.
- Final landscaping and irrigation drawings to be submitted for review and approval to Park Land and the Town of Castle Rock - refer to plan.
- Soil preparation under all areas to be seeded, sodded or otherwise planted shall be per City specifications. All landscape areas shall be prepared for planting using a minimum of 3 yds. pulverized manure per 1000 sq. ft. Manure shall be ripped to a depth of 6" then tilled and raked.
- All planted areas shall have irrigation system in accordance with city requirements.
- All plants 'By Others' are to be planted and maintained by the developer of the adjacent center.
- Proposed grading, storm drainage or other construction will not preclude installation and maintenance of the landscape elements as designated on this plan.
- Shrub beds will be defined by 4" steel edger approved by the City. Edging shall be installed leaving 3" grade on all sides. Facing any bed areas and 1" grade against turf areas. Shrub beds will receive 3" of 1-1/2" Washed River Rock over weed fabric that shall be Typar 3301 and installed to cover entire bed.
- Irrigation system shall be separate from overall shopping center and shall cover approximately the area shown within the landscape project limit line and shall be operated and maintained by the Project Owner.

96215 PROJECT NO.

LANDSCAPE PLAN
FOUNDERS PARKWAY
CASTLE ROCK
DAVIS PARTNERSHIP P.C., ARCHITECTS

DATE	7-2-06
SCALE	1" = 20'
DRAWN BY	MILLER
CREATED BY	
REV.	10/16/06
REV.	10/21/06
REV.	
CADFILE	C-GRADE1

DRAWING NO.

4:17:03:11 1996 0:\LOG\BILLABLE\qcf P:\PROJECTS\1STBANK\FN096226\DWGS\LANDSCAP\VC-GRADE1.PRF