

PLAT IDENTIFICATION SHEET

RECEPTION # : DC99068312

DATE: 8-4-99

TIME: 13:06

FEE: \$ 70⁰⁰ (7 Pages)

UNOFFICIAL COPY

GRANTOR:
(OWNER/SIGNER)

Board of Trustees of The
Douglas County Public Library
District

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Plum Creek Commercial #3
Lot 2, 1st Amendment

LEGAL:

(SECTION-TOWNSHIP-RANGE)

14, 8, 67

PLUM CREEK COMMERCIAL, FILING NO. 3, LOT 2, 1st AMENDMENT

FINAL PD SITE PLAN

LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 1 OF 7

LEGAL DESCRIPTION:
 Plum Creek Commercial Subdivision Filing no. 3, Lot 2
 A tract of land located in the North half of Section 14, Township 8 South,
 Range 67 West of the 6th Principal Meridian Town of Castle Rock, County
 of Douglas, State of Colorado.

NOTES:

1. Proposed setbacks:
 - a. 15' min. from Plum Creek Boulevard ROW line to building face
 - b. 30' min. from Railroad ROW line to building face
2. Total Acreage of Plan: 4.00
3. Land Use Classification: Commercial
4. Site Data:

AREA	EXISTING S.F.	%	NEW S.F.	TOTAL	%
Building Area	15,618	9	5,205	20,823	12
Drives, Parking, Walkways	25,100	14	12,300	37,400	21
Landscape Area	133,522	77	116,017	249,539	87
TOTAL	174,240	100	174,240	174,240	100
5. Parking Required =

EXISTING	NEW	TOTAL
28	18	44

 Parking Provided =

42	31	73
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6. 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.
7. There is no existing FEMA floodplain on this site.
8. The development will be buffered from the adjacent streets by use of berms, trees, shrubs and other landscaping.
9. 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 seeded or landscaped.
10. This project will be constructed as one phase.

SURVEYOR'S STATEMENT:

I, KENNETH A. PERRY, 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.



PLANNING COMMISSION APPROVAL

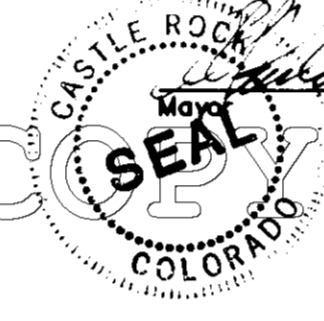
This Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 29th day of June, A.D., 1999.

[Signature] 8/3/99 [Signature] 7/2/99
 Date Date
 Planning Director

TOWN COUNCIL APPROVAL

This Plan was approved by the Town Council of the Town of Castle Rock, Colorado, the 8th day of July, A.D., 1999.

[Signature] 8/3/99 [Signature] 8/3/99
 Date Date
 Town Clerk

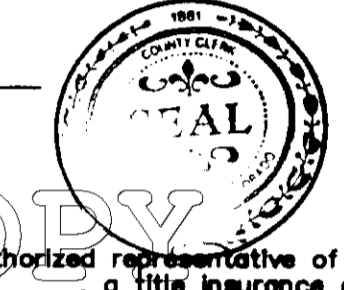


OWNERSHIP CERTIFICATE

Executed this 15th day of July, 1999
 Owner: Board of Trustees of the Douglas Public Library District
 By: [Signature]
 State of Colorado }
 County of Douglas }

RECORDER'S CERTIFICATE

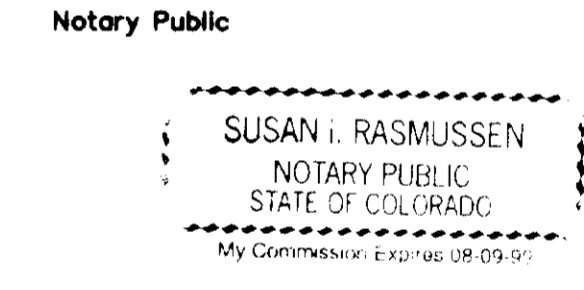
I hereby certify that this plat was filed in my office on the 4 day of August, 1999 at 12:06 O'Clock P. M. and was recorded under Reception Number 99068312
[Signature]
 Douglas County Clerk and Recorder



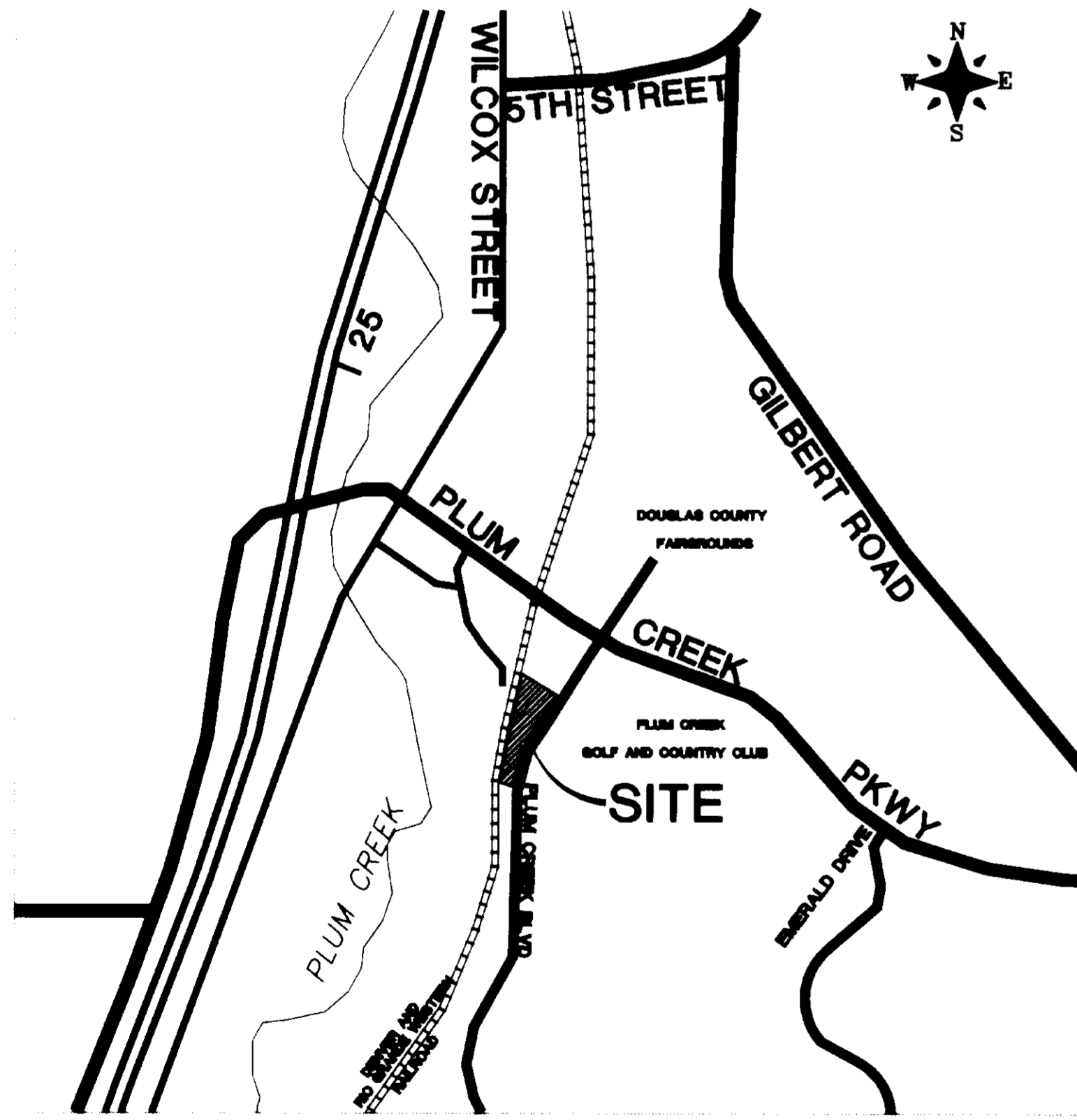
TITLE CERTIFICATE

LINDA D. GABE being 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.
 Signed this 19th day of July, 1999
[Signature] LAND TITLE GUARANTEE COMPANY
 Authorized Representative Title Insurance Company

The foregoing dedication was acknowledged before me this 19th day of July, 1999 by LINDA D. GABE
 Witness my hand and seal.
 My commission expires 8-9-99 [Signature]



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VICINITY MAP
 Scale 1" = 1,000'

Owner: Board of Trustees of the Douglas Public Library District
 961 South Plum Creek Blvd.
 Castle Rock, Colorado
 303-668-6752

Architect: HumphriesPohl Architects, P.C.
 1224 Speer Blvd.
 Denver, Colorado 80204
 303-607-0040 607-0041 fax

Civil Engineer / Surveyor: Henkels & McCoy, Inc.
 7061 South University Blvd., Suite 206
 Littleton, CO 80122
 303-794-4704 794-4703 fax

Landscape Architect: Shalkey & Team, Inc.
 820 Shaverth St., Suite 825
 Denver, CO 80202
 303-820-3340 820-3913 fax

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Sheet 1 of 7	Cover Sheet
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Sheet 5 of 7	Landscape Elevations
Sheet 6 of 7	Building Elevations
Sheet 7 of 7	Building Elevations

FINAL PD COVER SHEET
 PLUM CREEK COMMERCIAL
 FILING NO. 3, LOT 2, 1st AMENDMENT
 OCTOBER 1998
 SHEET 1 OF 7

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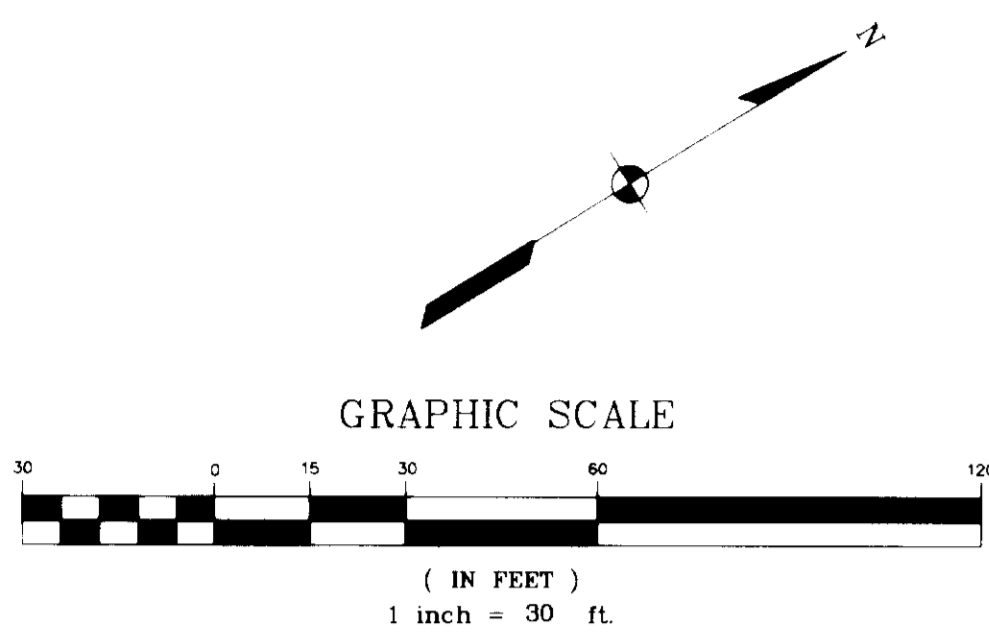
PLUM CREEK COMMERCIAL, FILING NO. 3, LOT 2, 1st AMENDMENT

FINAL PD SITE PLAN - SITE PLAN

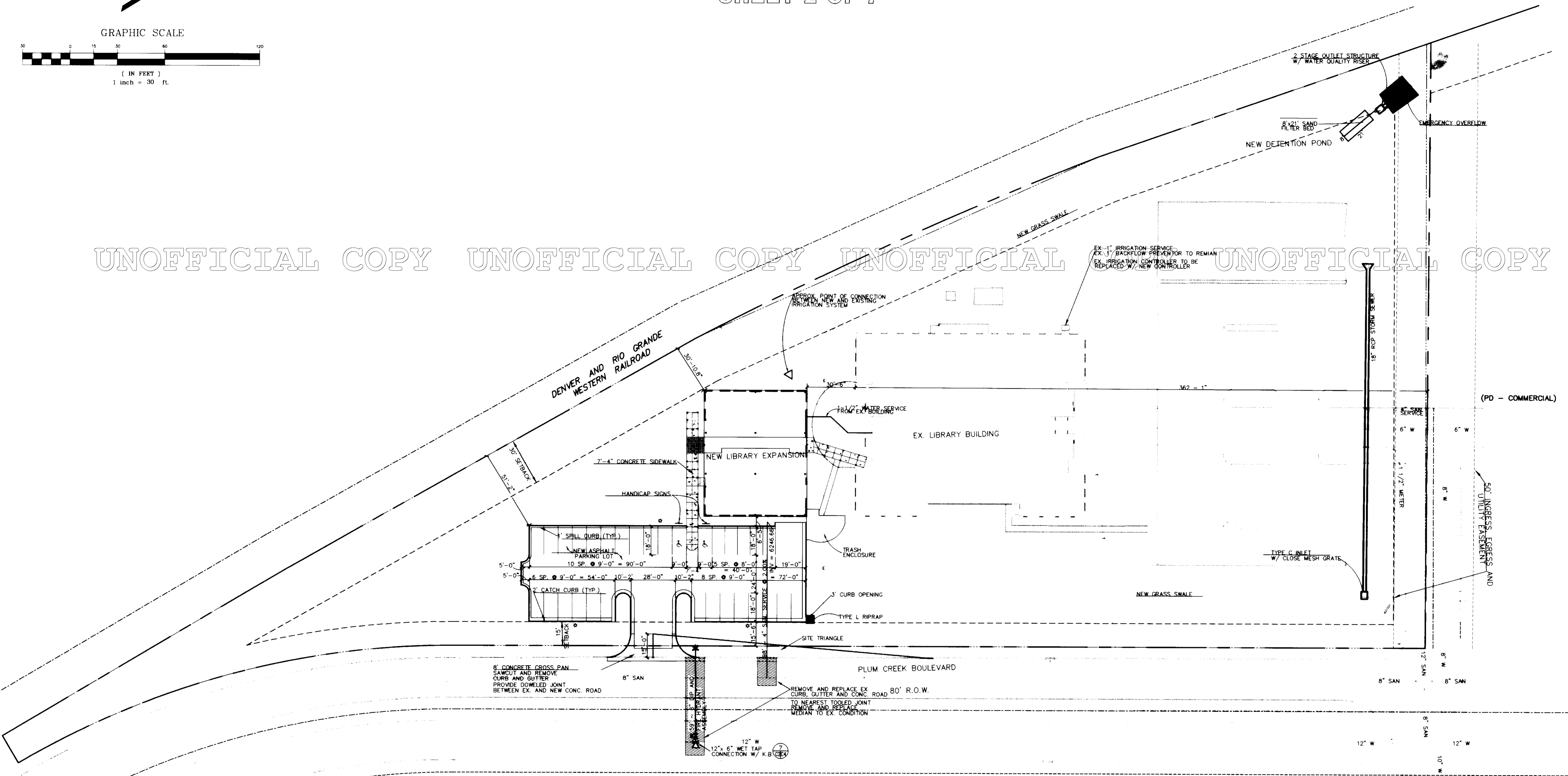
LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 2 OF 7



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Owner:
Board of Trustees of the Douglas Public Library District
 9615 South Plum Creek Blvd.
 Castle Rock, Colorado
 303-688-8752

Architect:
HumphriesPollArchitects, P.C.
 1224 Speer Blvd.
 Denver, Colorado 80204
 303-607-0040 607-0041 fax

Civil Engineer / Surveyor:
Henkels & McCoy, Inc.
 7061 South University Blvd., Suite 206
 Littleton, CO 80122
 303-794-4709 794-4703 fax

Landscape Architect:
Shalkey & Team, Inc.
 820 Stearns St., Suite 825
 Denver, CO 80202
 303-820-3340 820-3913 fax

PLUM CREEK FAIRWAY 16 NO. 1
 TRACT C
 (PD - SINGLE FAMILY)

FINAL PD SITE PLAN
 PLUM CREEK COMMERCIAL
 FILING NO. 3, LOT 2, 1st AMENDMENT
 OCTOBER 1998
 SHEET 2 OF 7

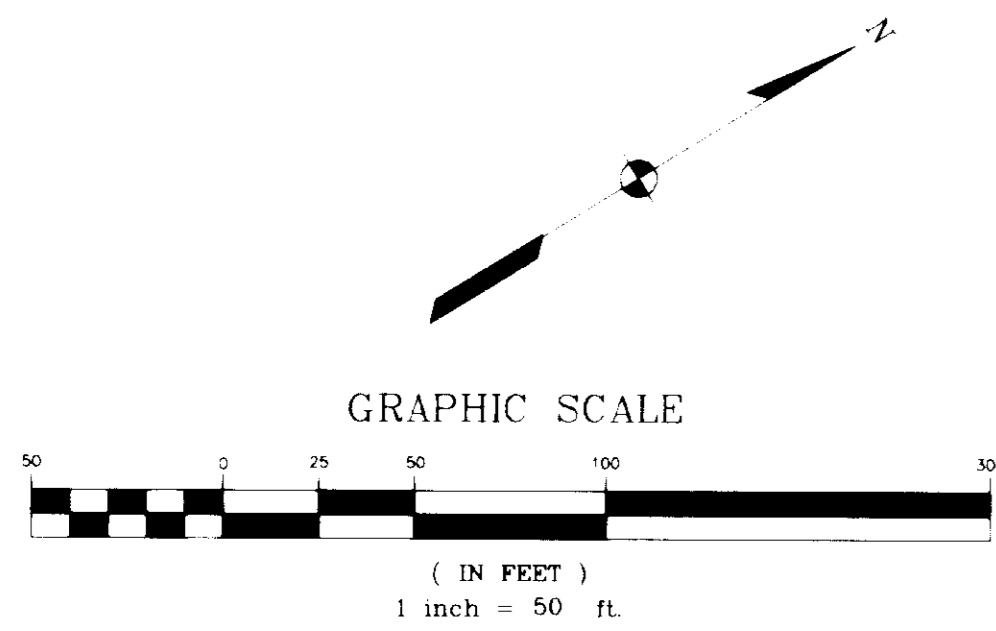
PLUM CREEK COMMERCIAL, FILING NO. 3, LOT 2, 1st AMENDMENT

FINAL PD SITE PLAN - BOUNDARY PLAN

LOCATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

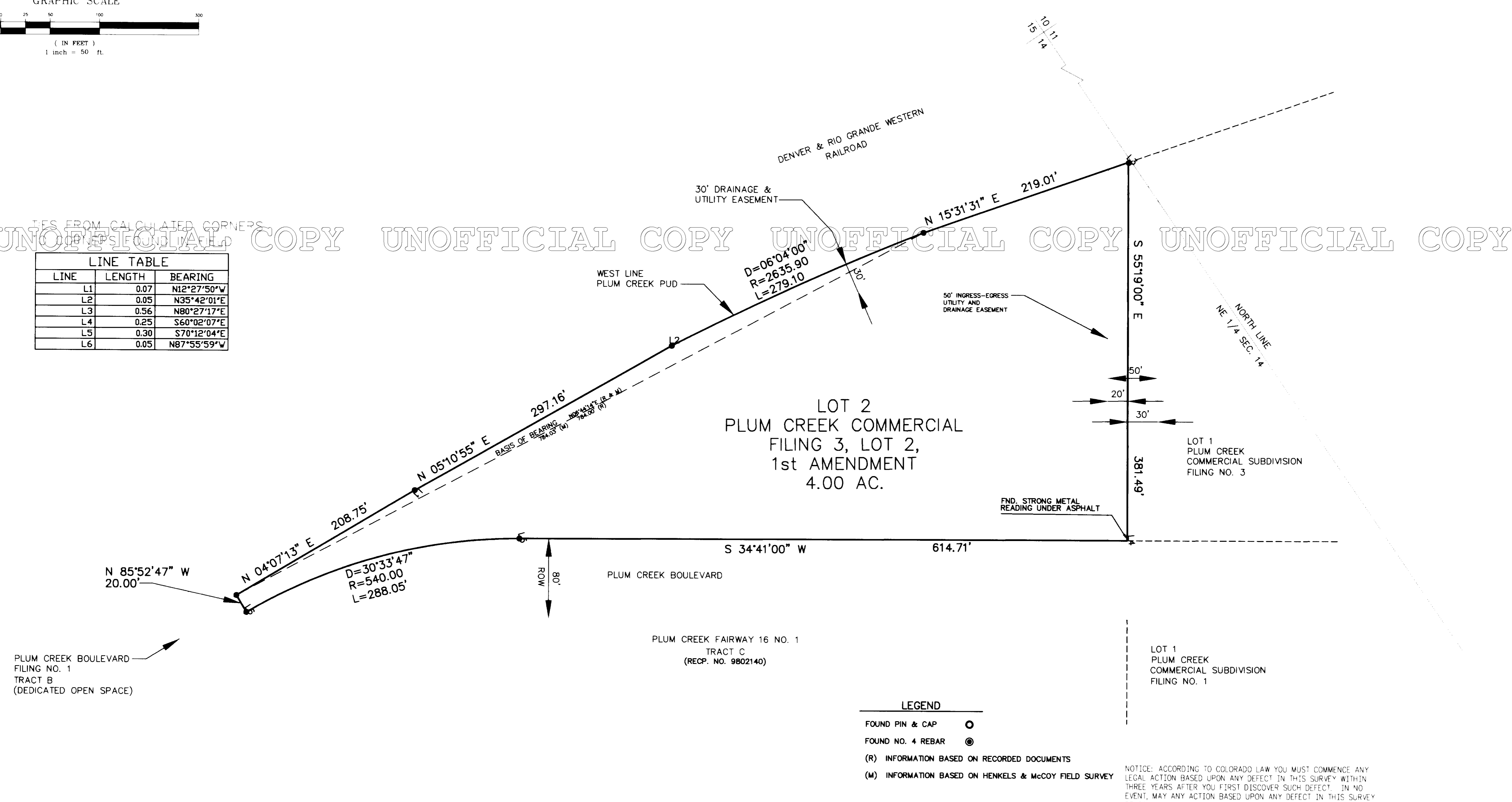
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 3 OF 7



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LINE TABLE		
LINE	LENGTH	BEARING
L1	0.07	N12°27'50"W
L2	0.05	N35°42'01"E
L3	0.56	N80°27'17"E
L4	0.25	S60°02'07"E
L5	0.30	S70°12'04"E
L6	0.05	N87°55'59"W



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HENKELS AND MCCOY, INC. TO DETERMINE EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY, HENKELS AND MCCOY, INC. RELIED UPON THE FINAL PLAT OF PLUM CREEK COMMERCIAL SUBDIVISION, FILING NO. 3.

Owner:
Board of Trustees of the Douglas Public Library District
961 South Plum Creek Blvd.
Castle Rock, Colorado
303-688-8752

Architect:
HumphriesPollArchitects, P.C.
1224 Spear Blvd.
Denver, Colorado 80204
303-607-0040 607-0041 fax

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7061 South University Blvd., Suite 206
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Landscape Architect:
Shalkey & Team, Inc.
820 Sixteenth St., Suite 825
Denver, CO 80202
303-820-3340 820-3913 fax

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H&M JOB # 06-071560-01

PLANT LIST

DECIDUOUS TREES 2" CALIPER MIN. (+)	QTY.
SHADEMASTER HONEY LOCUST <i>Gleditsia triacanthos inermis</i> 'Shademaster'	5
AUTUMN PURPLE ASH <i>Fraxinus americana</i> 'Autumn Purple'	6
LANCELEAF COTTONWOOD <i>Populus xacuminata</i>	10
ORNAMENTAL TREES 1-1/2" CALIPER MIN. (o)	
WAFER ASH <i>Ptelea trifoliata</i>	2
ARNOLD HAWTHORN <i>Crataegus arnoldiana</i>	3
EVERGREEN TREES 6' MIN. (x)	
COLORADO BLUE SPRUCE <i>Picea pungens</i>	3
AUSTRIAN PINE <i>Pinus nigra</i>	8
SKYROCKET JUNIPER <i>Juniperus virginiana</i> 'Skyrocket'	24
ROCKY MT. JUNIPER <i>Juniperus scopulorum</i>	2
DECIDUOUS SHRUBS 5 GAL. MIN. (o)	
DWARF BURNING BUSH <i>Euonymus alatus</i> 'Compactus'	66
TALL BLUE RABBITBRUSH <i>Chrysothamnus nauseosus albicaulis</i>	33
WESTERN SAND CHERRY <i>Prunus besseyi</i>	12
EVERGREEN SHRUBS 5 GAL. MIN. (x)	
BUFFALO JUNIPER <i>Juniperus sabinna</i> 'Buffalo'	62
HUGHES JUNIPER <i>Juniperus horizontalis</i> 'Hughes'	30
PERENNIALS 1 GAL. MIN. (x)	
VARIEGATED IRIS <i>Iris pallida</i> 'Variegata'	55
VINES 1 GAL. MIN. (x)	
BOSTON IVY <i>Parthenocissus tricuspidata</i>	4

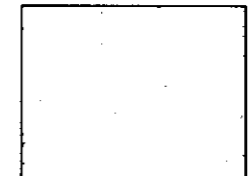
PLUM CREEK COMMERCIAL SUBDIVISION FILING NO. 3, LOT 2

FINAL PD SITE PLAN

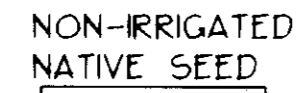
LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 5 OF 7

IRRIGATED SOD NOTES:



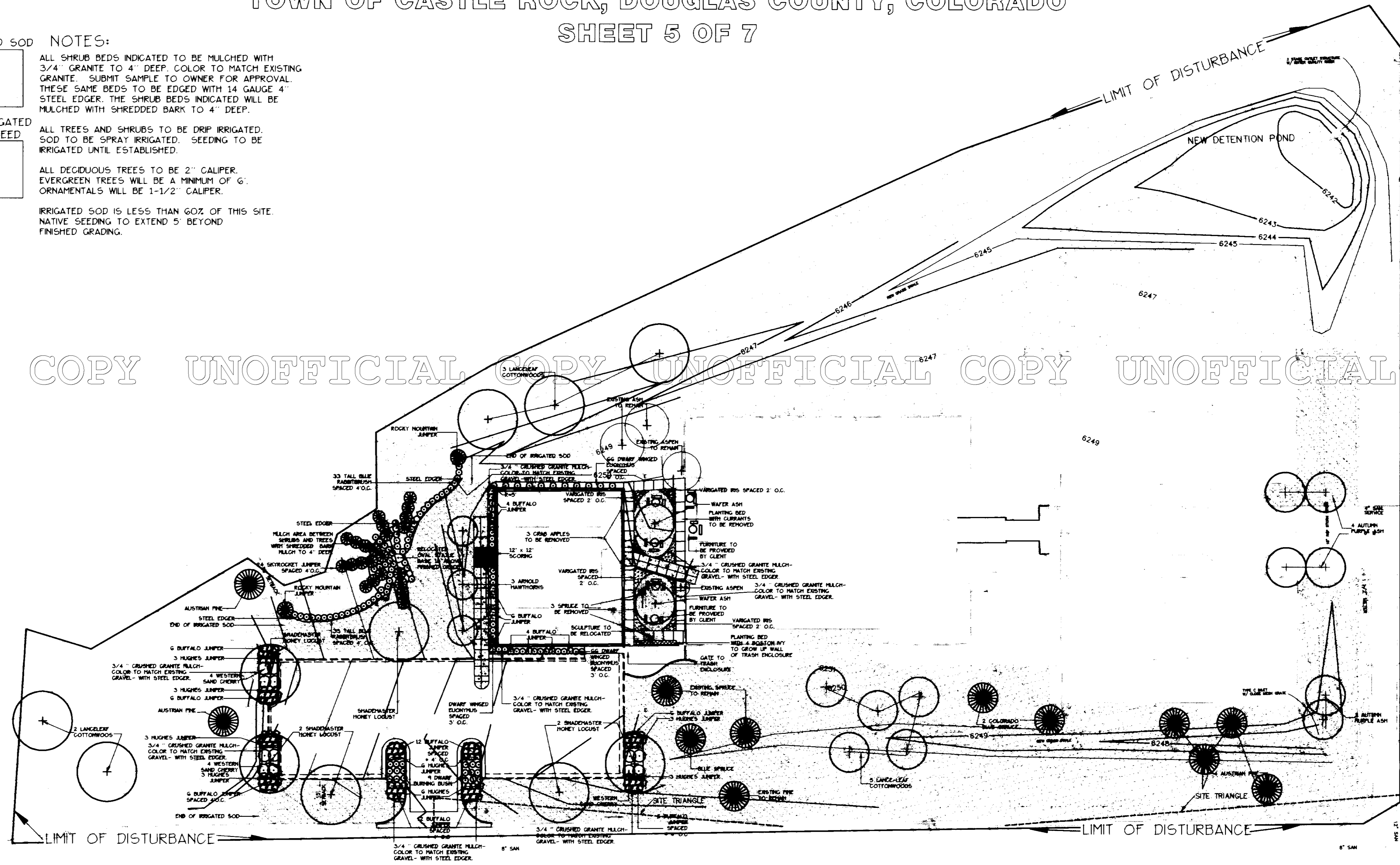
ALL SHRUB BEDS INDICATED TO BE MULCHED WITH 3/4" GRANITE TO 4" DEEP. COLOR TO MATCH EXISTING GRANITE. SUBMIT SAMPLE TO OWNER FOR APPROVAL. THESE SAME BEDS TO BE EDGED WITH 1/4 GAUGE 4" STEEL EDGER. THE SHRUB BEDS INDICATED WILL BE MULCHED WITH SHREDDED BARK TO 4" DEEP.



ALL TREES AND SHRUBS TO BE DRIP IRRIGATED. SOD TO BE SPRAY IRRIGATED. SEEDING TO BE IRRIGATED UNTIL ESTABLISHED.

ALL DECIDUOUS TREES TO BE 2" CALIPER. EVERGREEN TREES WILL BE A MINIMUM OF 6". ORNAMENTALS WILL BE 1-1/2" CALIPER.

IRRIGATED SOD IS LESS THAN 60% OF THIS SITE. NATIVE SEEDING TO EXTEND 5' BEYOND FINISHED GRADING.

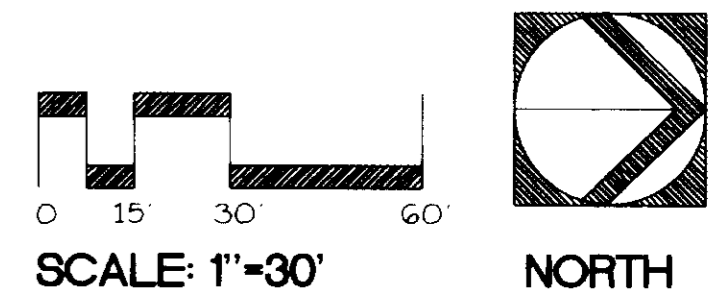


Owner:
Douglas Public Library District
961 South Plum Creek Blvd.
Castle Rock, Colorado
303-688-8752

Architect:
Humphries Poell Architects, P.C.
1224 Speer Blvd.
Denver, Colorado 80204
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Civil Engineer / Surveyor:
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303-794-4704 794-4703 fax

Landscape Architect:
Shalky & Team, Inc.
820 Shoshone St., Suite 825
Denver, CO 80202
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FINAL PD LANDSCAPE PLAN
PLUM CREEK COMMERCIAL SUBDIVISION
FILING NO. 3, LOT 2
MARCH 1999
SHEET 5 OF 7

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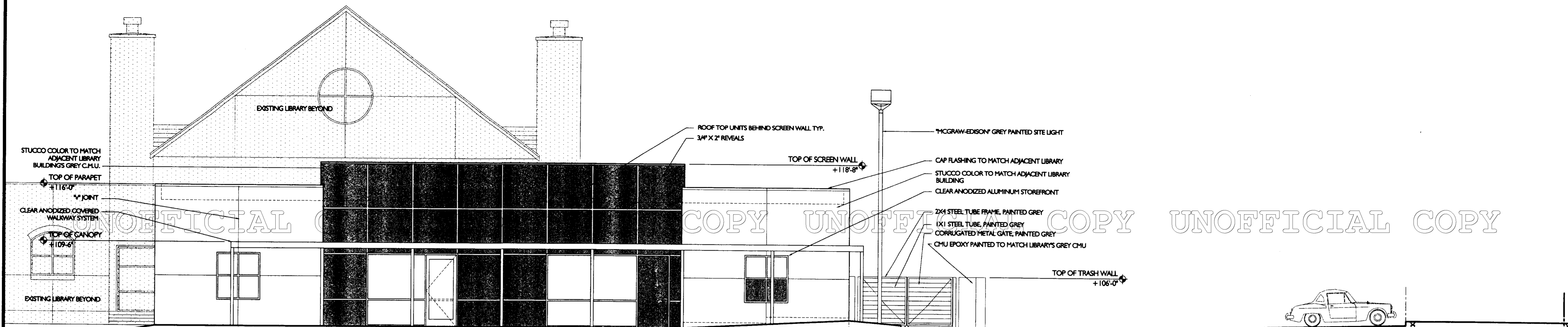
PLUM CREEK COMMERCIAL, FILING NO. 3, LOT 2, 1ST AMENDMENT

FINAL PD SITE PLAN

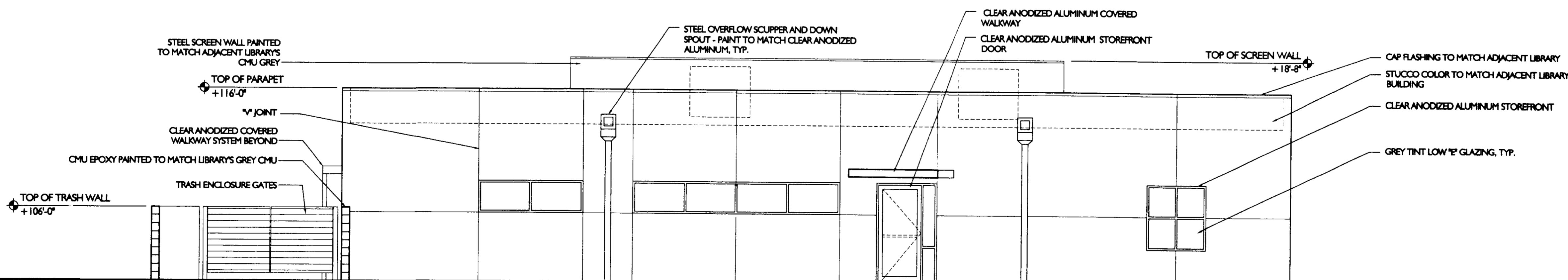
LOCATED IN SECTION 14 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

SHEET 6 OF 7



1 South Elevation & Parking Lot
3/16" = 1'-0"



2 North Elevation (Courtyard)
3/16" = 1'-0"

Owner:
Douglas Public Library District
9615 South Plum Creek Blvd.
Castle Rock, Colorado
303-444-8752

Architect:
HumphriesPollArchitects, P.C.
1224 Speer Blvd.
Denver, Colorado 80204
303-507-0040 607-0041 fax

Civil Engineer / Surveyor:
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7061 South University Blvd., Suite 206
Littleton, Colorado 80122
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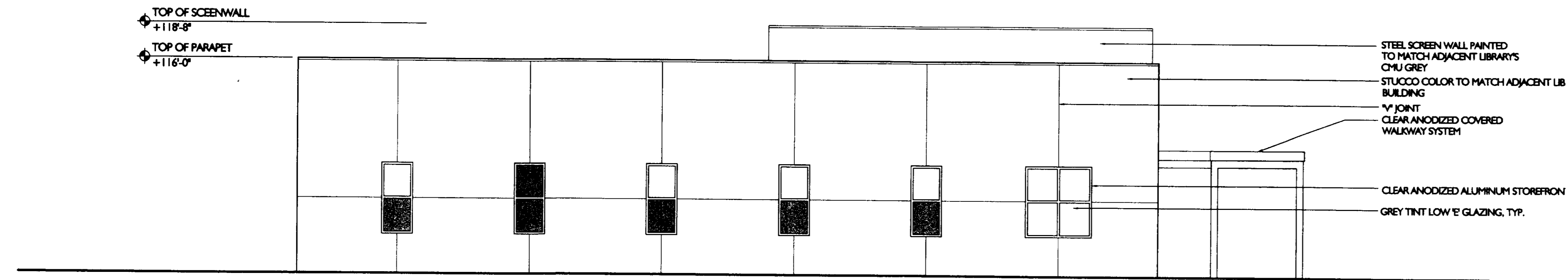
Landscape Architect:
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820 Slatersburg St., Suite 825
Denver, CO 80202
303-820-3340 820-3913 fax

PLUM CREEK COMMERCIAL, FILING NO. 3, LOT 2, 1ST AMENDMENT

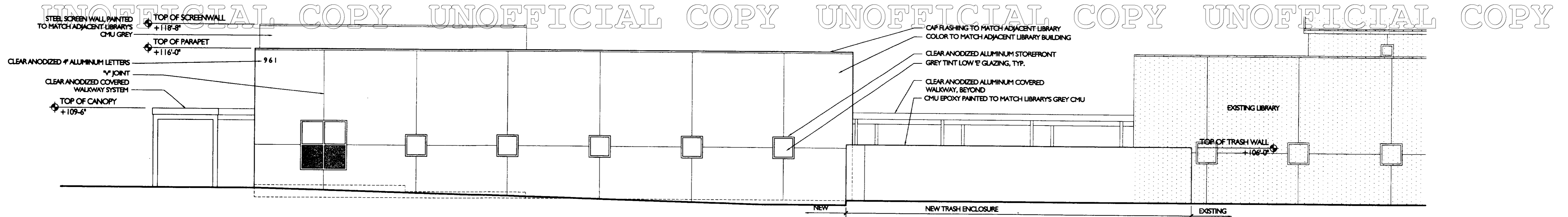
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TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

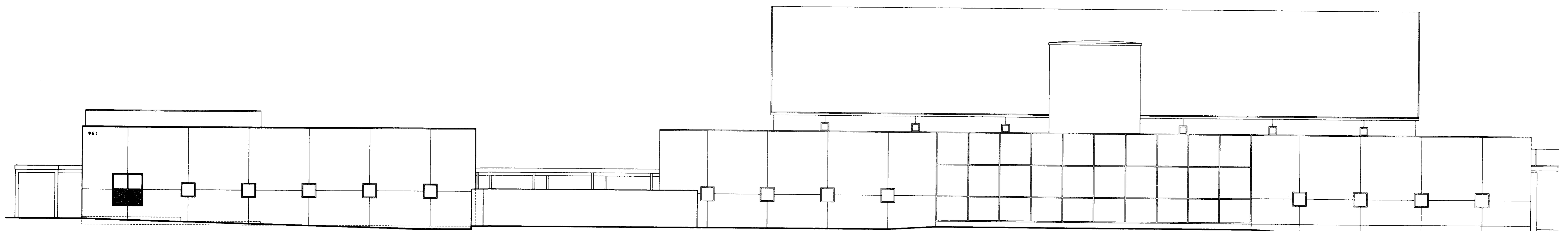
SHEET 7 OF 7



① West Elevation (Railroad Frontage)
3/16" = 1'-0"



② East Elevation (Plum Creek Blvd)
3/16" = 1'-0"



③ Plum Creek Elevation with Existing Library
1/8" = 1'-0"

Owner:
Douglas Public Library District
951 South Plum Creek Blvd.
Castle Rock, Colorado
303-688-8732

Architect:
Humphries-Poll Architects, P.C.
1224 Speer Blvd.
Denver, Colorado 80204
303-607-0040 607-0041 fax

Civil Engineer / Surveyor:
Henke & McCoy, Inc.
7061 South University Blvd., Suite 206
Littleton, Colorado 80122
303-794-4704 794-4703 fax

Landscape Architect:
Shelkey & Team, Inc.
820 S. W. 10th St., Suite 825
Denver, CO 80202
303-420-3340 420-3913 fax