

# PLAT IDENTIFICATION SHEET

RECEPTION # : DC00008307

DATE: 2-8-00

TIME

FEE: \$ 70<sup>00</sup> ( 7 P)

GRANTOR: *William Pfister*  
(OWNER/SIGNER)

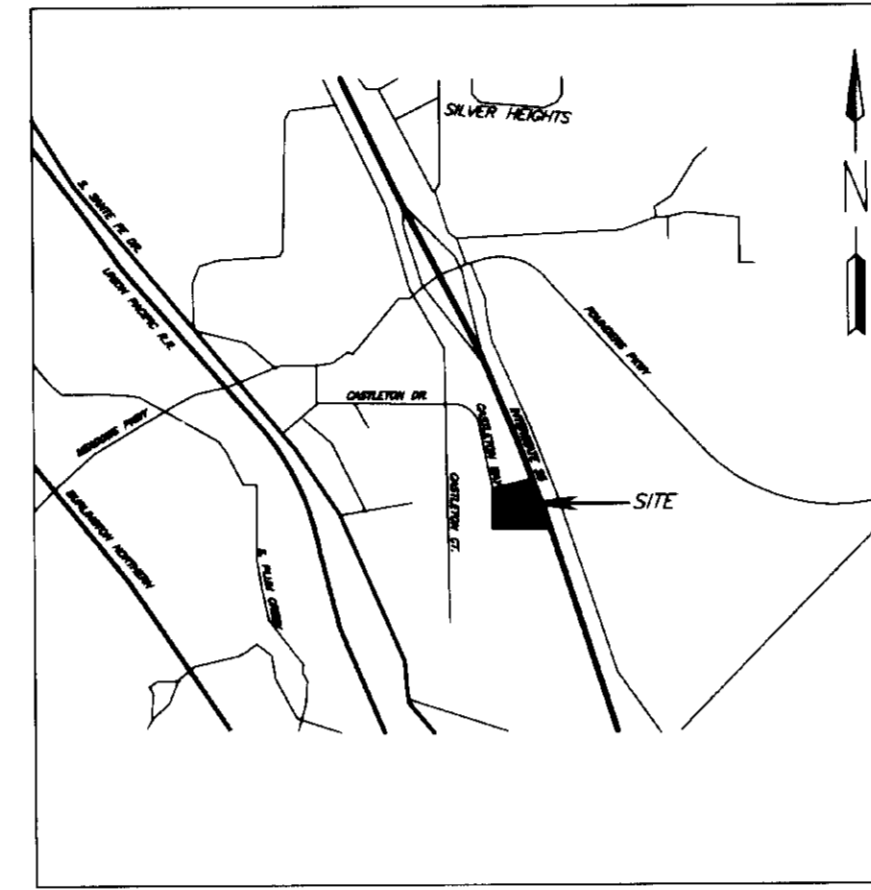
GRANTEE: *Douglas County Justice Center*  
(SUBDIVISION NAME OR NAME OF PLAT) # 3 Lot 3A 1st Amendment.

LEGAL: *N/A*  
(SECTION-TOWNSHIP-RANGE)

# Douglas County Justice Center Filing No. 3, Lot 3A, 1st Amendment

## GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CASTLE ROCK PUBLIC WORKS REGULATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR OTHER APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE BY THE TOWN OF CASTLE ROCK (TCR) PUBLIC WORKS INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE TCR PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATION'S OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL AND SECURITY.
7. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR PUBLIC WORKS INSPECTOR IMMEDIATELY.
8. ALL REFERENCES IN ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (TOWN, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TCR PUBLIC WORKS INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE TCR PUBLIC WORKS INSPECTOR, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. BENCHMARK: THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.  
ELEVATION = 6127.49



VICINITY MAP  
SCALE: 1" = 2000'

Unofficial Copy

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## OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 3A, 1ST AMENDMENT PD IN THE TOWN OF CASTLE ROCK.

LEGAL DESCRIPTION:  
LOT 3A, DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, 1ST AMENDMENT, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO, CONTAINING 76,662 SQUARE FEET, MORE OR LESS.

LANDOWNER Richard A. Hillman

SIGNED THIS 7 DAY OF April, 1999

SUBSCRIBED AND SWORN TO BEFORE ME THIS 07

DAY OF December, 1999

BY Erin J. Fore

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/3/02

LANDOWNER, William A. Pfeiffer

SIGNED THIS 07 DAY OF December, 1999

SUBSCRIBED AND SWORN TO BEFORE ME THIS 07

DAY OF December, 1999

BY Erin J. Fore

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/3/02

## LIENHOLDER SUBORDINATION CERTIFICATE:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 3A, 1ST AMENDMENT PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON \_\_\_\_\_ BOOK AT PAGE \_\_\_\_\_ DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE/LIENHOLDER \_\_\_\_\_ SIGNED THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 1999

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 19\_\_

BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## TITLE CERTIFICATION:

I, ERIC STEARNS, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE INSURANCE CO., 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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 4 DAY OF January, 2000

AUTHORIZED REPRESENTATIVE \_\_\_\_\_  
TITLE INSURANCE COMPANY \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4

DAY OF January, 2000

BY ERIC STEARNS

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-1-03

Susan I. Rasmussen

## SURVEYOR'S CERTIFICATE:

I, RICHARD P. PALMER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 3A, 1ST AMENDMENT FINAL PD SITE PLAN, IS CORRECT UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ARE CORRECT AND THIS SITE PLAN ACCURATELY REPRESENTS THE ACTUAL SURVEY.

DATE: 11/23/99

PLS #25375

RICHARD P. PALMER

REGISTERED PROFESSIONAL LAND SURVEYOR

TOWN OF CASTLE ROCK

## A PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 3A, 1ST AMENDMENT PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11 DAY OF DEC, 1999.

Richard A. Hillman 2/4/2000

CHAIRMAN DATE

ATTEST: Mr. In

PLANNING DIRECTOR DATE

## B TOWN COUNCIL APPROVAL:

THE FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 3A, 1ST AMENDMENT PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24 DAY OF DEC, 1999.

Richard A. Hillman 2/8/2000

MAYOR DATE

ATTEST: Jally Mearns 2/8/2000

TOWN CLERK DATE

## INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS:

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

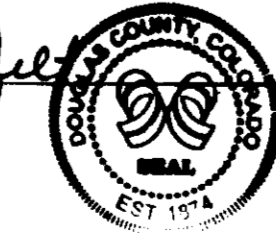
ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK "STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC WORKS" AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

## DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:37 A.M. ON THE 2 DAY OF Feb, 2000, RECEPTION No. 00008307.

DOUGLAS CO. CLERK/RECORDER

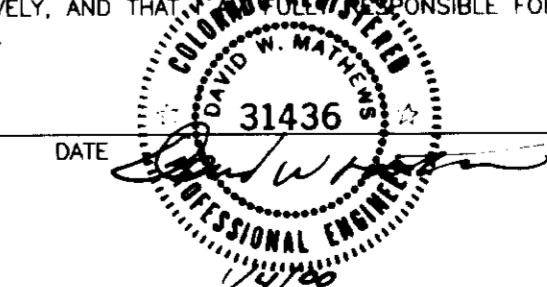
BY: Sheryl Muehlbauer  
DEPUTY  
BALDREY ASSOCIATES  
architects and planners  
1675 Carr #210s  
Lakewood, Colorado 80215  
232-6235 232-3511 Fax



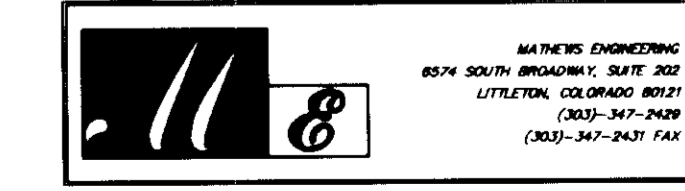
## CONSULTANT ENGINEER CERTIFICATION:

I HEREBY AFFIRM THAT THESE FINAL P.D. SITE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

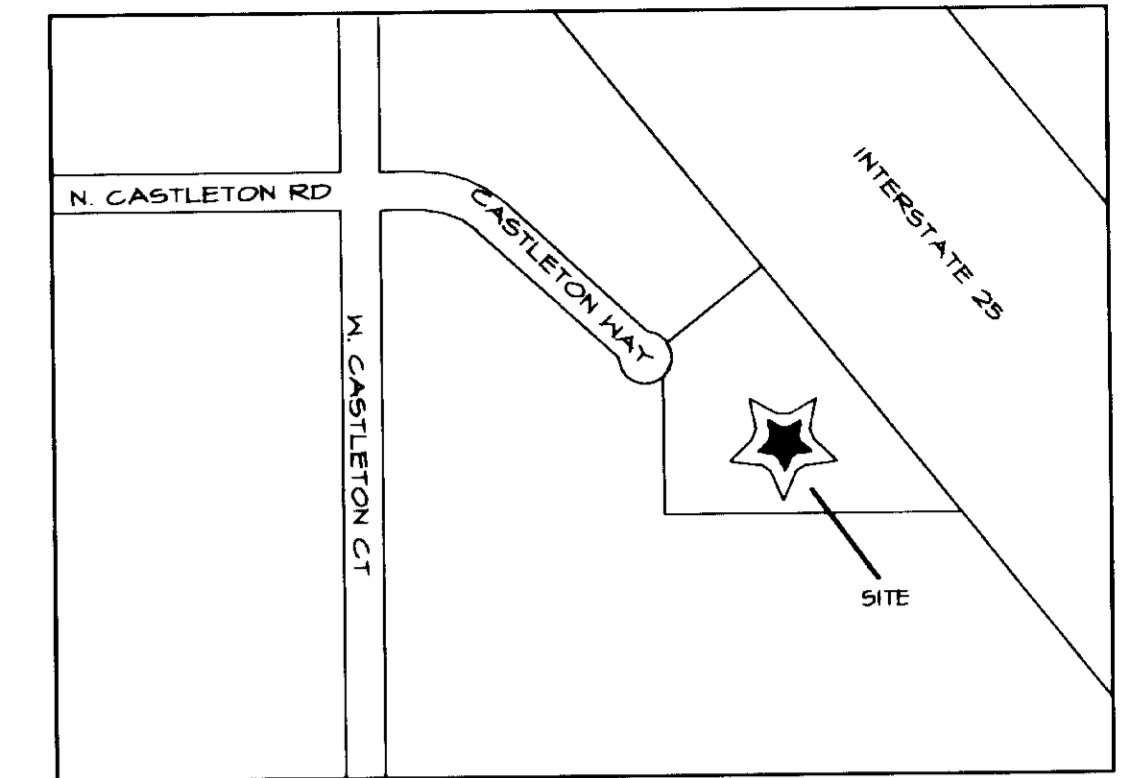
DAVID W. MATHEWS, P.E. #31436



REV #5	REVISION	DATE
△	PER TOWN COMMENTS	9/27/99
△	PER TOWN COMMENTS	8/5/99



# Douglas County Justice Center Filing No. 3, Lot 3, 1st Amendment



2 VICINITY MAP  
NTS.

**BUILDING HEIGHT** 17'-0" First floor eave height  
28'-0" second floor eave height

**SITE AREA** 76,667 SF or 1.76 Acres

**BUILDING AREA** 15,861 sq (foot print) 21% of site  
1st floor 15,861 sqft  
2nd floor 10,805 sqft  
Total 26,666 sqft  
usable 1st floor sqft. 5,468 sqft

**LANDSCAPE AREA** 11,737 SF

**BUILDING TYPE** TYPE IIN ( non-combustible )

**PARKING REQUIREMENTS**

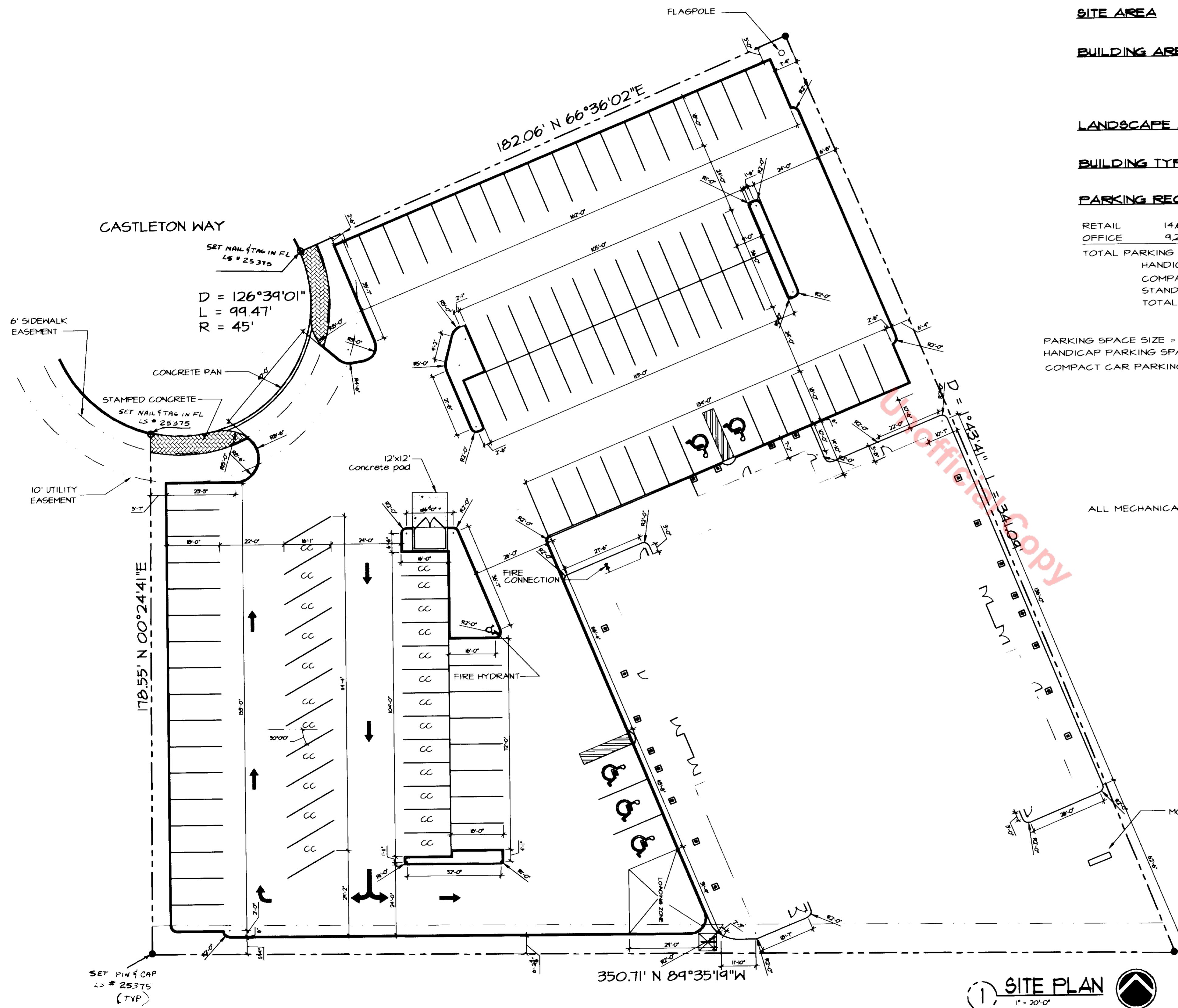
RETAIL	14,661 usable sf	@ 1/200	= 73 spaces
OFFICE	9,280 usable sf	@ 1/300	= 31 spaces
<b>TOTAL PARKING SPACES REQUIRED</b>			<b>104 SPACES</b>
HANDICAP PROVIDED			5 SPACES
COMPACT CAR PROVIDED			28 SPACES
STANDARD SPACE PROVIDED			80 SPACES
<b>TOTAL PROVIDED</b>			<b>111 SPACES</b>

PARKING SPACE SIZE = 9' x 18'  
HANDICAP PARKING SPACE SIZE = 13' x 18'  
COMPACT CAR PARKING SPACE SIZE = 8' x 16' 28 SPACES 25% OF PARKING STALLS

**LEGEND**

EASEMENT	---
FIRE HYDRANT	♁
COMPACT CAR	CC

ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON ROOF AND SCREENED

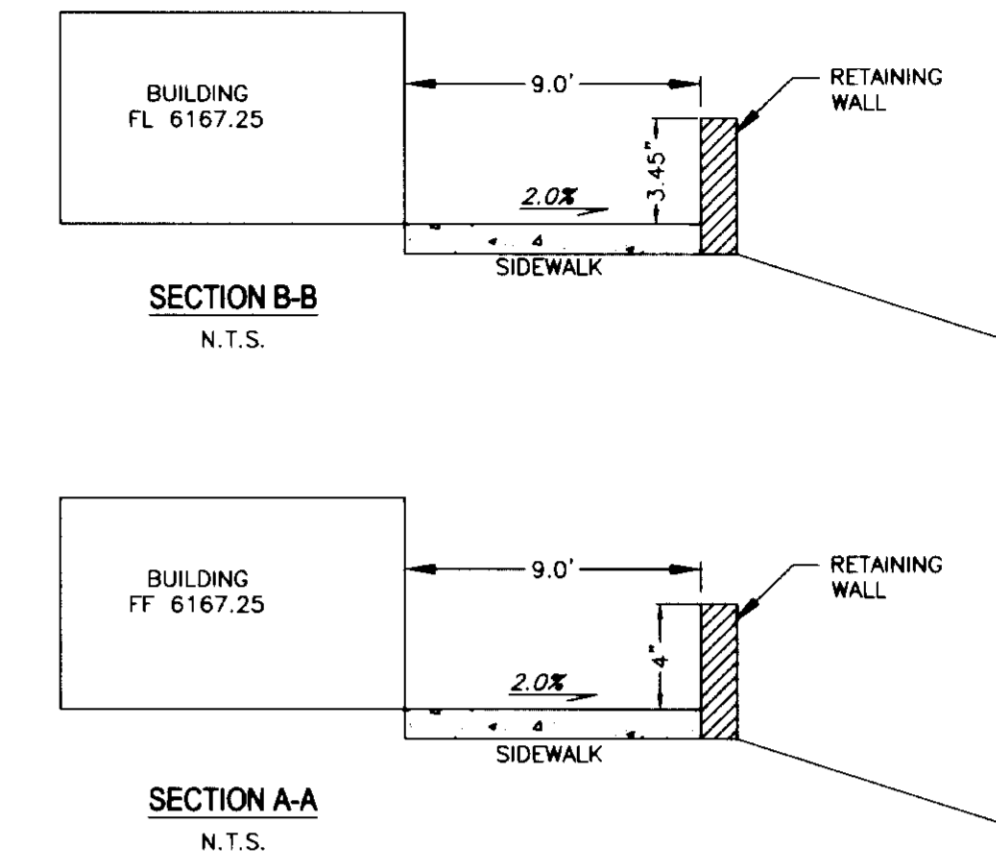


1 SITE PLAN  
1" = 20'-0"

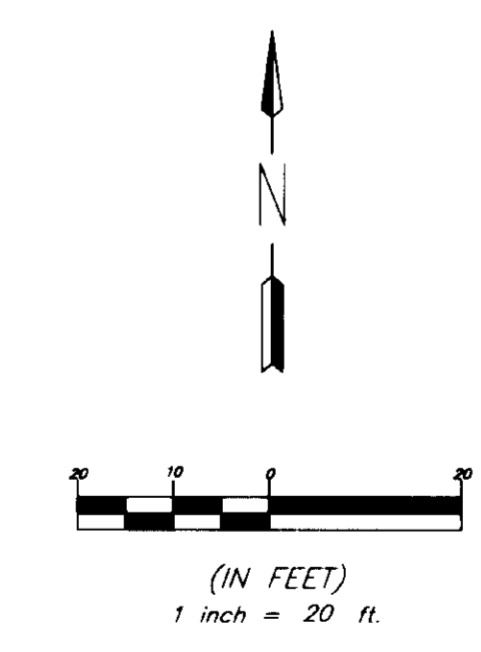
BAIRDY ASSOCIATES



# Douglas County Justice Center Filing No. 3, Lot 3<sup>A</sup>, 1st Amendment



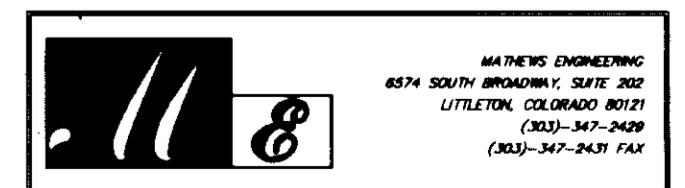
- LEGEND:**
- FL 6167.25 FLOW LINE ELEVATION
  - FF 6167.25 FINISH FLOOR ELEVATION
  - TOC 6167.25 TOP OF CURB ELEVATION
  - EL 6167.25 FINISH GRADE ELEVATION
  - BOW 6165.53 BACK OF WALK ELEVATION
  - 6165 PROPOSED CONTOUR
  - 6166 EXISTING CONTOUR



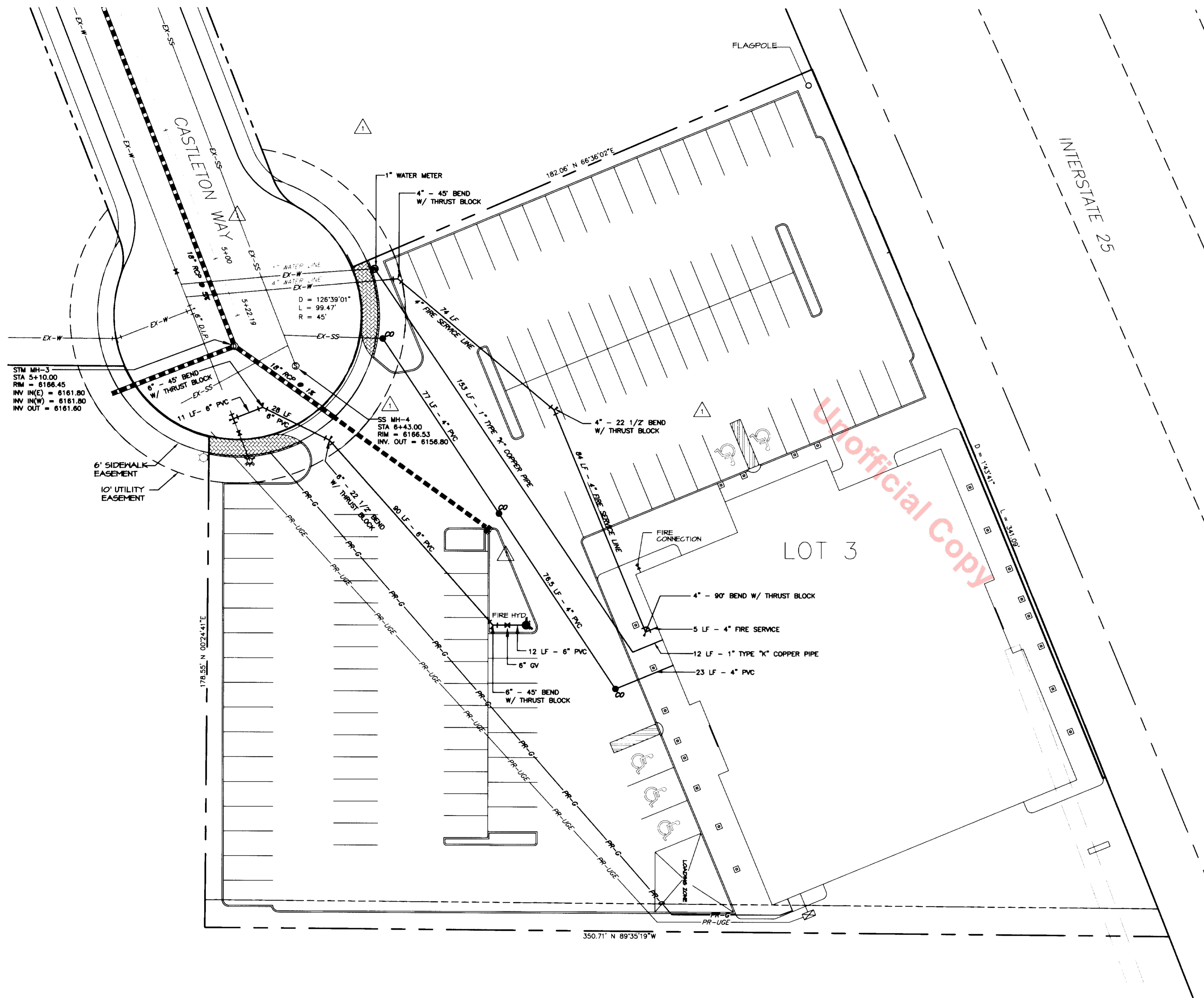
REV #	REVISION	DATE
△	PER TOWN COMMENTS	9/27/99
△	PER TOWN COMMENTS	8/5/99

**CONSULTANT ENGINEER CERTIFICATION:**  
 I HEREBY AFFIRM THAT THESE FINAL P.D. SITE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK, AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

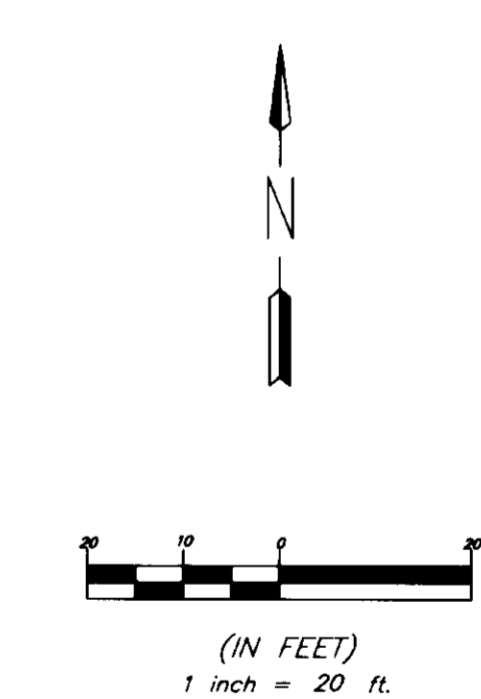
DAVID W. MATHEWS, P.E. #31436 DATE 8/5/99



# Douglas County Justice Center Filing No. 3, Lot 3<sup>4</sup>, 1st Amendment



- LEGEND:**
- ⊙ EXISTING STORM SEWER MANHOLE
  - ▬ EXISTING STORM SEWER
  - ▬ PROPOSED STORM SEWER
  - ⊥ PROPOSED STORM SEWER INLET
  - ⊕ EXISTING WATER VALVE
  - ⊕ PROPOSED WATER VALVE
  - EX-W — EXISTING WATER LINE
  - PR-W — PROPOSED WATER LINE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ PROPOSED FIRE HYDRANT
  - ⊕ PROPOSED 1" WATER METER
  - ⊕ PROPOSED BENDS W/ THRUST BLOCKS
  - ⊕ EXISTING SANITARY SEWER MANHOLE
  - EX-SS — EXISTING SANITARY SEWER LINE
  - PR-SS — PROPOSED SANITARY SEWER LINE
  - ⊕ PROPOSED SEWER CLEAN OUT
  - ⊕ EXISTING LIGHT
  - PR-USE — PROPOSED ELECTRIC LINE
  - ⊕ PROPOSED TRANSFORMER
  - PR-G — PROPOSED GAS LINE



Unofficial Copy

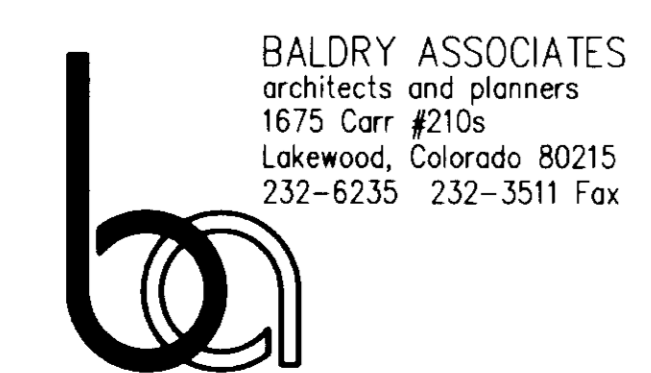
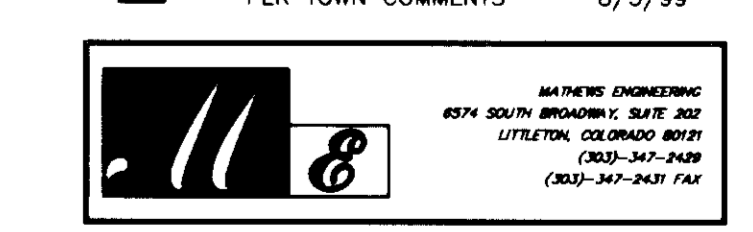
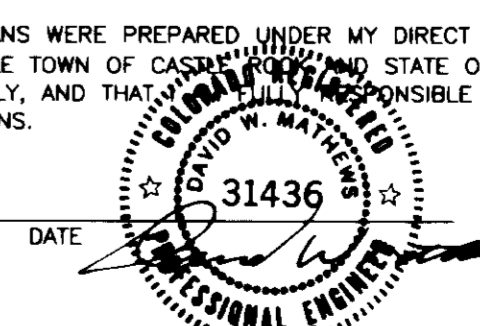
REV #5	REVISION	DATE
△	PER TOWN COMMENTS	9/27/99
△	PER TOWN COMMENTS	8/5/99

**CONSULTANT ENGINEER CERTIFICATION:**

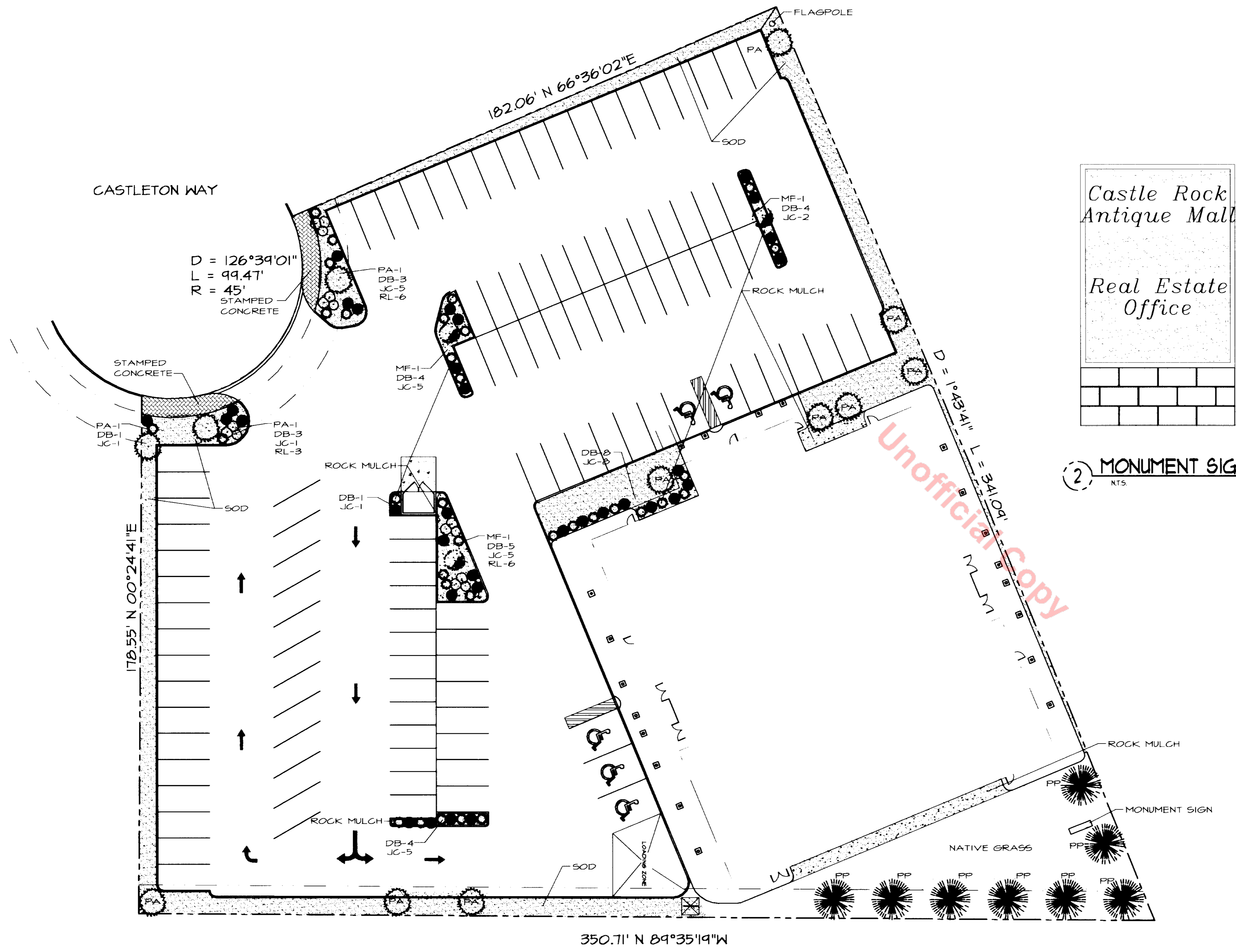
I HEREBY AFFIRM THAT THESE FINAL P.D. SITE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASPER, STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY, AND THAT I AM RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

DAVID W. MATHEWS, P.E. #31436

DATE



# Douglas County Justice Center Filing No. 3, Lot 3<sup>A</sup>, 1st Amendment



## LANDSCAPE MATERIAL

SYMBOL	TYPE	SIZE	QUANTITY
	PATMORE ASH	PA	2" cal 12
	PONDEROSA PINE	PP	6' tall 8
	MAPLE, FLAME GINNALA	MF	2" CALI 3
TOTAL TREES			23
	DWARF BURNING BUSH	DB	5 gal 33
	RED LAKE CURRANT	RL	5 gal 15
	JUNIPER, COMMON	JC	5 gal 35
TOTAL SCRUBS			83

	SOD	BLUEGRASS MIX SODDED AREA, INCL. SOIL PREP. AND FINE GRADING.
	ROCK MULCH	ROCK MULCHED AREAS - 3" LAYER OF 2" DIAMETER RIVER ROCK OVER WEED BARRIER
	NATIVE GRASS	SEEDED GRASS

② MONUMENT SIGN  
NTS

## LANDSCAPE DATA

ZONE DISTRICT----- I-2

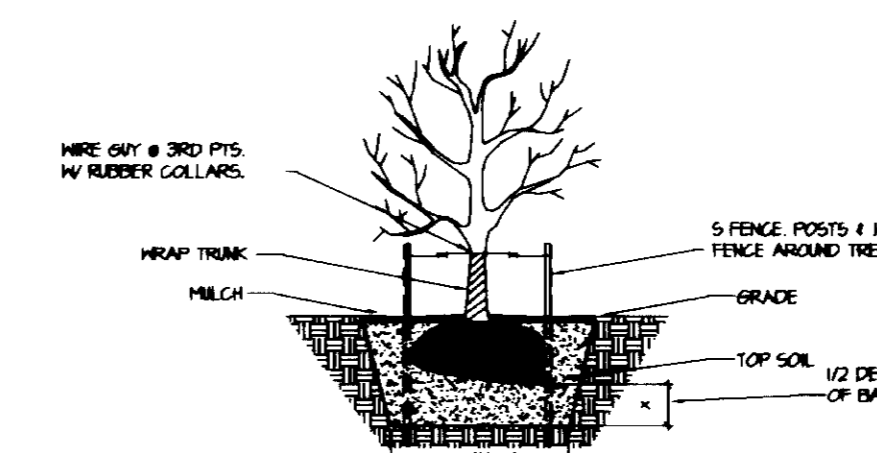
TOTAL AREA OF SITE	11,731 SF	100.0% OF SITE
AREA OF LANDSCAPE OF SITE	16,661 SF	15.3% OF SITE
PAVED AREA	46,614 SF	60.8% OF SITE
NEW BUILDING AREA	10,476 SF	24.0% OF SITE
AREA OF SOD	6,103 SF	53.0% OF LANDSCAPE

CITY OF CASTLE ROCK LANDSCAPING REQUIREMENTS  
2 TREE AND 4 SHRUBS PER 1000 SF. OF LANDSCAPED AREA.

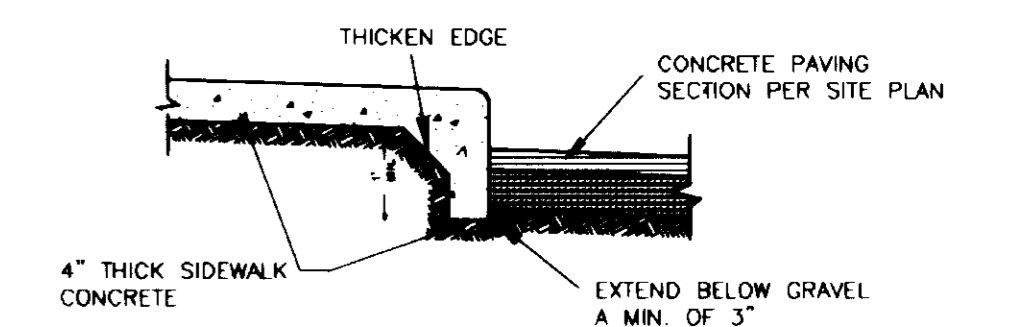
21 TREES AND 41 SHRUBS REQUIRED

### GENERAL NOTES

NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ANY UNDERGROUND UTILITY MAIN OR SERVICE  
ALL LANDSCAPED AREAS ARE TO BE IRRIGATED AND MAINTAINED  
LANDSCAPING SHOWN ON THIS SITE PLAN, INCLUDING ANY LANDSCAPING SHOWN ON THE PUBLIC RIGHT-OF-WAY, SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIALS. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF ONE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON.  
LANDSCAPE WILL BE MAINTAINED BY AUTOMATIC IRRIGATION SYSTEM.  
LANDSCAPE WILL BE PLANTED AND MAINTAINED IN NEAT, CLEAN, HEALTHY CONDITION, ACCORDING TO TOWN OF CASTLE ROCK ZONING SECTION 17.62.080. THE OWNER WILL MAINTAIN THE PUBLIC RIGHT-OF-WAY. ALSO, ADD METHODS OF SOIL PREPARATION, EROSION CONTROL, AND SOIL STOCKPILING.



② TREE DETAIL  
SCALE AS NOTED

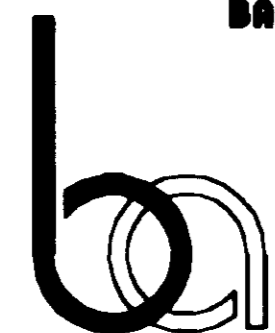


③ CURB DETAIL  
SCALE AS NOTED

① LANDSCAPE PLAN  
1" = 20'-0"

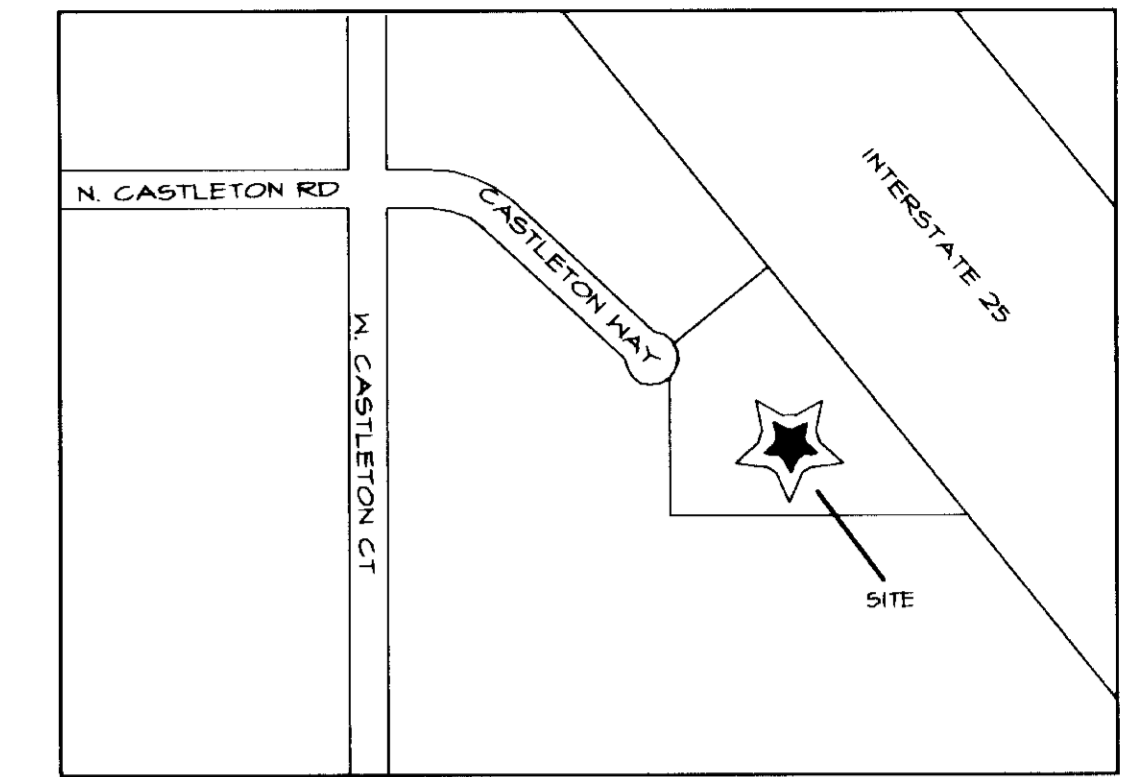


BAIRDY ASSOCIATES

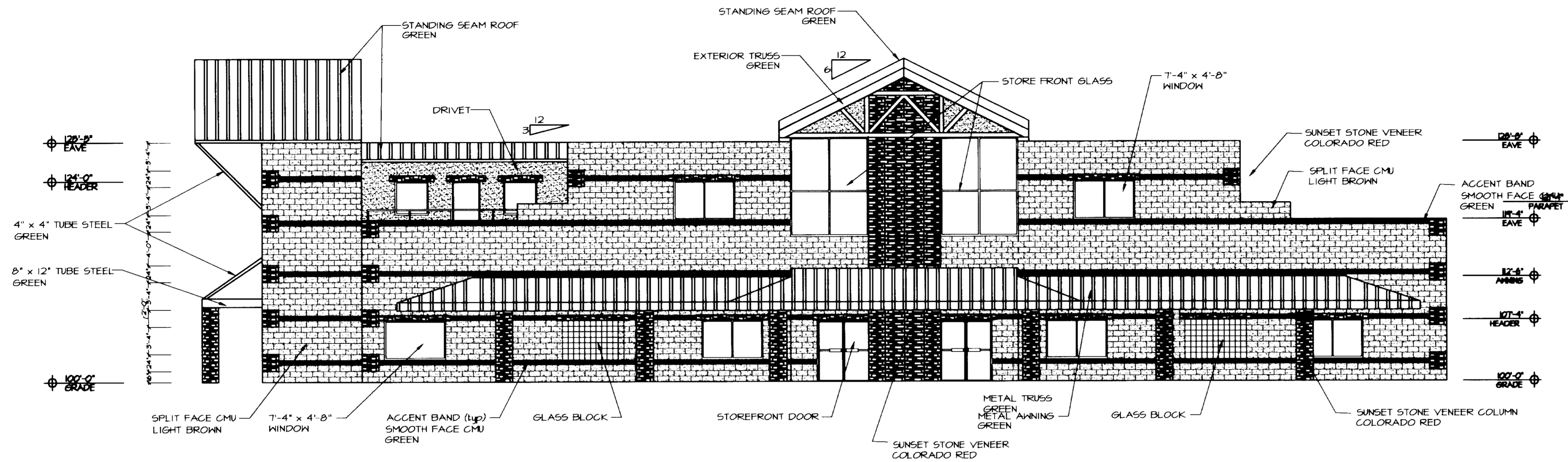


**Galahan**  
CONSTRUCTION

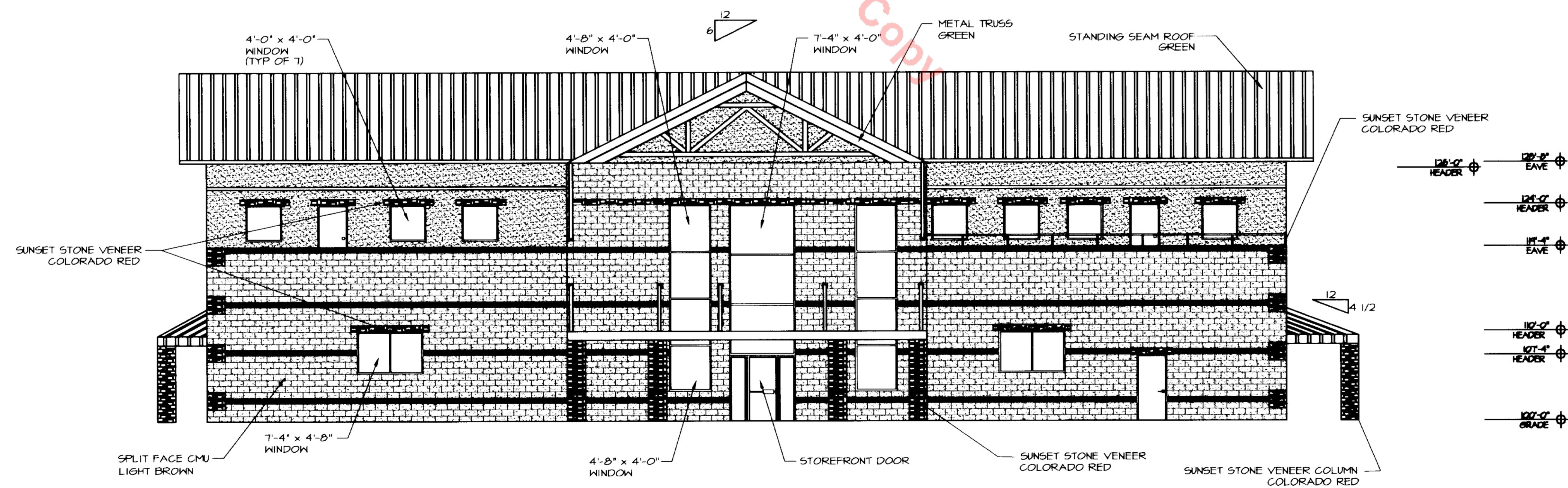
# Douglas County Justice Center Filing No. 3, Lot 3<sup>A</sup>, 1st Amendment



2 VICINITY MAP  
NTS.

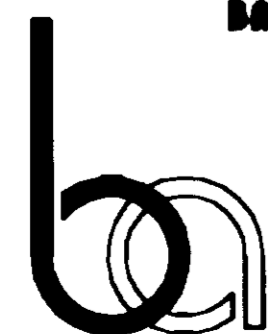


1 WEST ELEVATION  
1/8" = 1'-0"

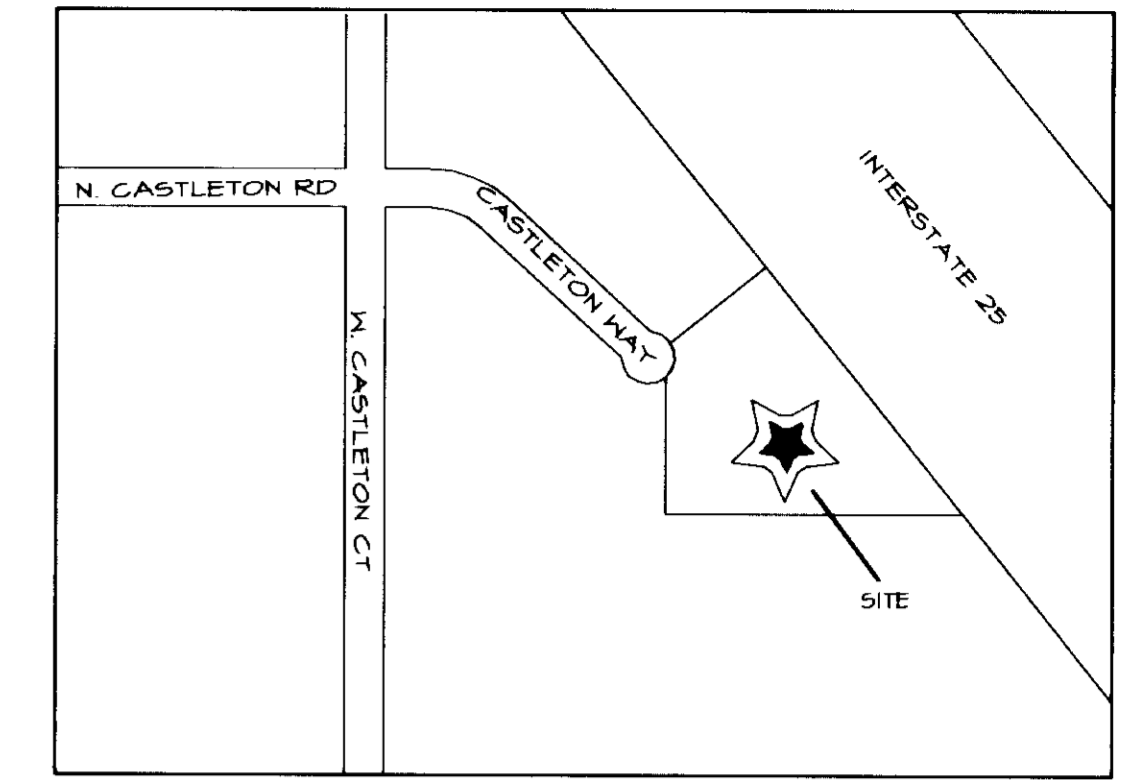


2 NORTH ELEVATION  
1/8" = 1'-0"

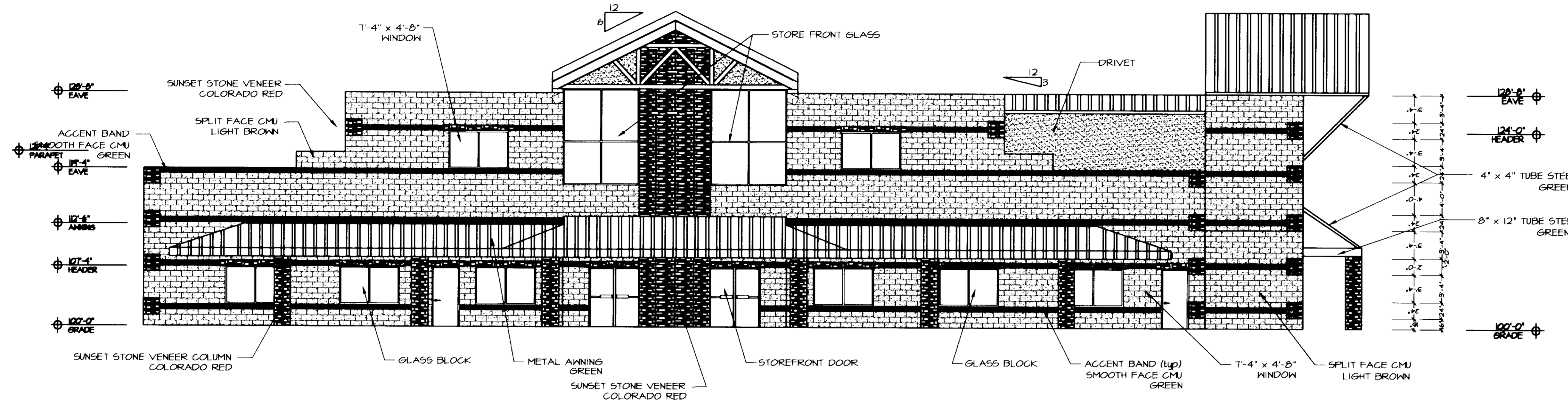
DAUBY ASSOCIATES



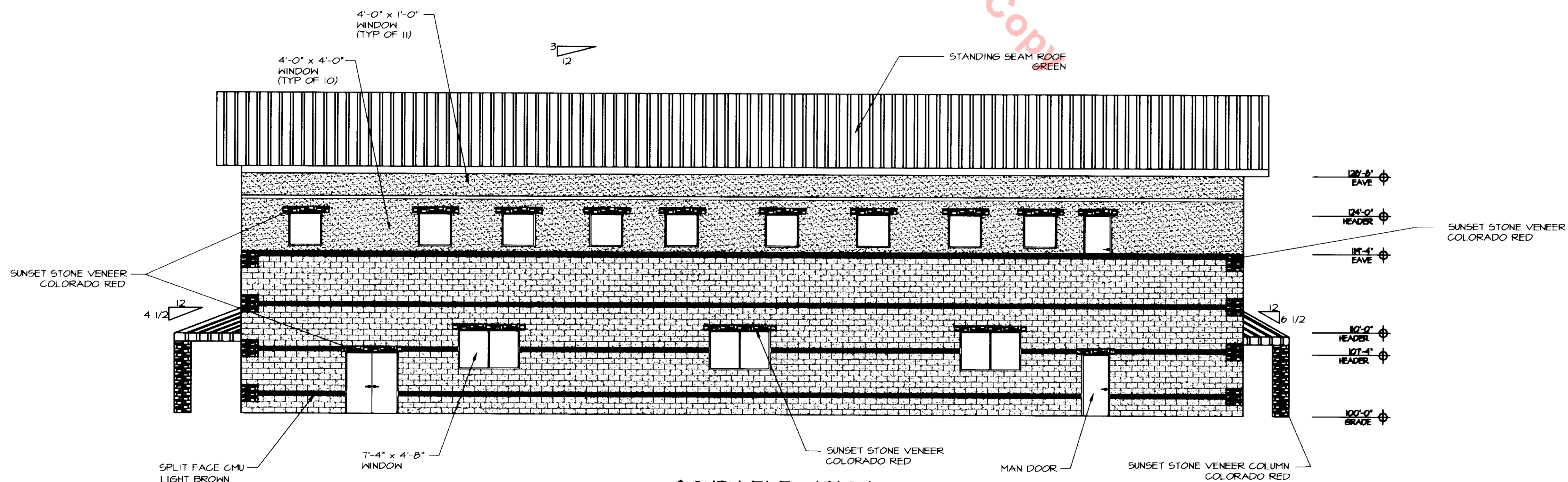
# Douglas County Justice Center Filing No. 3, Lot 3<sup>A</sup>, 1st Amendment



② VICINITY MAP  
N.T.S.



① EAST ELEVATION  
1/8" = 1'-0"



② SOUTH ELEVATION  
1/8" = 1'-0"

BALDRY ASSOCIATES

