

PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$71.00
7 PGS

2003101861
07/09/2003 10:50 AM



2003101861 7 PGS

GRANTOR:
(owner/signer)

Castleton Way TOO LLC

GRANTEE:
(subdivision name or name of plat)

Douglas County Justice
Center # 3 Lot 4A
Final PD Site Plan

LEGAL:
(section-township-range)

26-7-67

FINAL PD SITE PLAN DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 4A, FIRST AMENDMENT

LOCATED IN THE WEST 1/2 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNER OF CERTAIN LANDS KNOWN HEREIN AS THE CASTLETON WAY TOO PD IN THE TOWN OF CASTLE ROCK.

William A. Pfister MANAGER
CASTLETON WAY TOO, LLC, a Colorado Limited Liability Company (NOTARIZED SIGNATURE)
SIGNED THIS 27th DAY OF June, 2003.

NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June, AD, 2003
BY WILLIAM A. PFISTER, AS
OWNER FOR CASTLETON WAY TOO, LLC.

Patricia J. Mack
(PRINCIPAL'S OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
Patricia J. Mack
(NOTARY PUBLIC)
MY COMMISSION EXPIRES 2-22-07 NOTARY BUSINESS ADDRESS

TITLE CERTIFICATION

I, Priscilla Buckler, AN AUTHORIZED REPRESENTATIVE OF Castle Rock 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 27th DAY OF June, 2003.

Priscilla Buckler
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)
TITLE INSURANCE COMPANY

NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF June, AD, 2003 BY

Priscilla Buckler
(PRINCIPAL'S OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
Susan I. Rasmussen
(NOTARY PUBLIC)
MY COMMISSION EXPIRES 9-1-03 NOTARY BUSINESS ADDRESS
512 Wilson St
Castle Rock, Colorado

SURVEYOR'S CERTIFICATE

I, David E. Archer, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE CASTLETON WAY TOO WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

David E. Archer
REGISTERED LAND SURVEYOR

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:
THE CASTLETON WAY TOO WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2003.

CHAIRMAN _____ DATE _____
DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

B. TOWN APPROVAL:
THE FINAL PD SITE PLAN FOR THE CASTLETON WAY TOO PD WERE APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE _____ DAY OF _____, 2003.

Kathleen A. Sellman 7-2-03
DIRECTOR OF DEVELOPMENT SERVICES DATE
ATTEST:
Mark Stans 7/1/03
TOWN MANAGER DATE

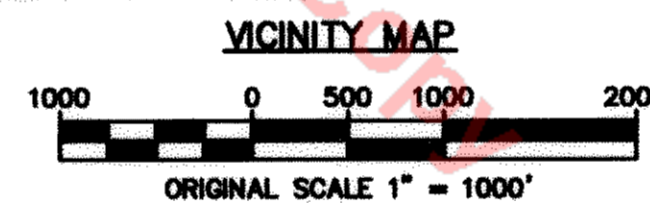
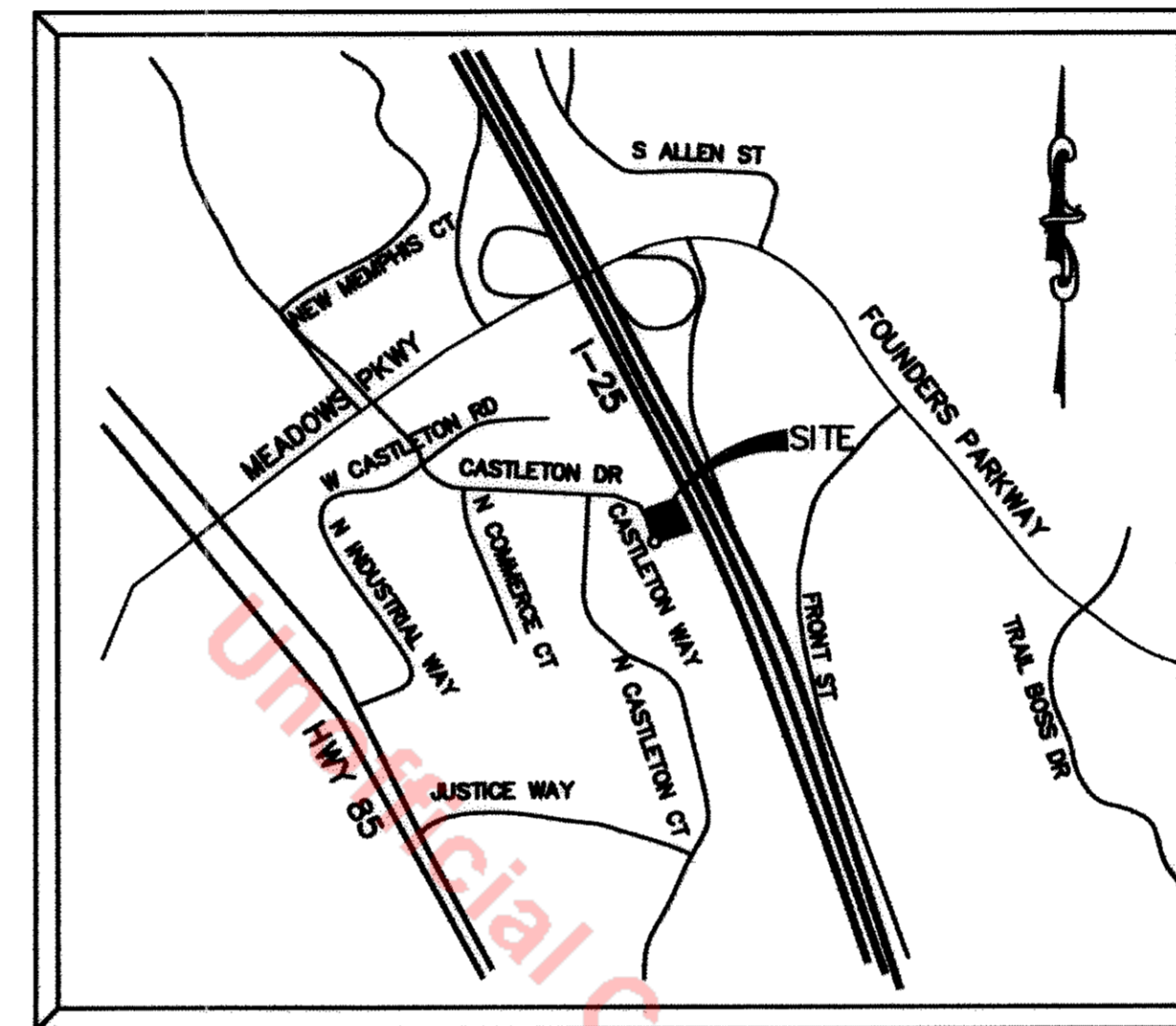
CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ AM ON THE _____ DAY OF _____, 2003, IN BOOK _____, PAGE _____, AT MAP _____, RECEPTION NO. 2003101210

DOUGLAS COUNTY CLERK AND RECORDER
BY: Cubayou
DEPUTY

NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSE OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTION 17.62.090 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE, THE OWNER OF THE PROPERTY, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED FINAL PD SITE PLAN LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION, IF APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL PD SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, GROUND COVER MUST REPLACE GROUND COVER, ETC. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE SIX (6) MONTHS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THERE IS NO EXISTENCE OF ANY FEMA REGULATED FLOODPLAINS AND WETLANDS OF THE SITE PER FIRM PANEL 080049 0186C REVISED 9-30-1987.
- ALL UTILITIES AND DRAINAGE EASEMENTS AS SHOWN ON THIS FINAL PD SITE PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK BY SEPARATE DOCUMENT. THE RECORDATION NUMBERS OF THESE EASEMENTS ARE SHOWN ON SHEET NUMBER TWO.
- ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDa. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM THE TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM THE TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES/SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS FINAL PD SITE PLAN.
- UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHT-OF-WAY.



BUILDING INFORMATION

OCCUPANCY GROUP = M, B & S-4
CONSTRUCTION TYPE = II N, FULLY SPRINKLERED
SITE AREA = 61,283 SQ. FT. / 1.41 ACRES
BUILDING AREA:
BUILDING FOOTPRINT = 19,445 SQ. FT.
FIRST FLOOR = 19,445 SQ. FT.
SECOND FLOOR = 890 SQ. FT.
TOTAL AREA = 20,335 SQ. FT.
ACTUAL BUILDING HEIGHT = 37 FT.

BUILDING SETBACK INFORMATION

FRONT (WEST) SETBACK PROVIDED = 15 FT.
REAR (EAST) SETBACK PROVIDED = 42 FT.
SIDE (NORTH) SETBACK PROVIDED = 82 FT.
SIDE (SOUTH) SETBACK PROVIDED = 61 FT.

PARKING REQUIREMENTS

RETAIL PARKING REQUIREMENTS:
1/300 SQ. FT. OF GROSS FLOOR AREA
PARKING CALCULATION:
USEABLE GROSS FLOOR AREA; 20,335 SQ. FT. MINUS 393 SQ. FT. (VESTIBULE) = 19,942 SQ. FT.
USEABLE GROSS FLOOR AREA = 19,942 SQ. FT. / 300 = 67 SPACES
67 SPACES PROVIDED

HANDICAPPED PARKING REQUIREMENTS

1 PER EVERY 12 SPACES PROVIDED
68 SPACES PROVIDED / 12 = 6 HANDICAPPED SPACES
6 HANDICAPPED SPACES PROVIDED

ZONE DISTRICT

"PLANNED DEVELOPMENT, IB, INTEGRATED BUSINESS"

LANDSCAPE REQUIREMENTS

10% OF GROSS SITE AREA WITH A MINIMUM OF TWO TREES AND FOUR SHRUBS PER EACH 1,000 SQ. FT. OF LANDSCAPED AREA.
TOTAL SITE GROSS AREA = 61,283 SQ. FT.
10% OF 61,283 = 6,128 SQ. FT. OF REQUIRED LANDSCAPE
8,657 SQ. FT. OF LANDSCAPE PROVIDED
REQUIRED TREES:
8,657 SQ. FT. / 1,000 = 8.66 X 2 = 17.32 REQUIRED TREES
18 TREES PROVIDED
REQUIRED SHRUBS:
8,657 SQ. FT. / 1,000 = 8.66 X 4 = 34.64 REQUIRED SHRUBS
51 SHRUBS PROVIDED
*RIP RAP SWALE NOT INCLUDED IN THE LANDSCAPE REQUIREMENTS

LEGAL DESCRIPTION

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, FIRST AMENDMENT, LOT 4-A, LOCATED IN THE WEST HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, STATE OF COLORADO.

BENCHMARK

RIM OF MANHOLE IN CUL-DE-SAC OF CASTLETON WAY (PER OVERALL PLAN OF LOT 1, DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, AMENDMENT NO. 2, DATED JUNE 30, 2000.)
ELEVATION 6166.64
USGS BENCHMARK -J23- ELEVATION = 6115.38
BRASS CAP 2.0 MILES NORTH ALONG THE DENVER & RIO GRANDE WESTERN RAILROAD FROM THE STATION AT CASTLE ROCK, 0.5 MILES SOUTH OF MILE POST 30, 59 FEET EAST OF THE CENTER OF A ROAD CROSSING, 46.7 FEET NORTHEAST OF THE NORTHEAST RAIL, 15 FEET SOUTHEAST OF THE CENTERLINE OF A PRIVATE ROAD, 2 FEET SOUTHWEST OF A FENCE, 2 FEET NORTHWEST OF A WITNESS POST, SET IN TOP OF A CONCRETE POST WHICH PROTECTS 0.5 FEET ABOVE THE GROUND.

OWNER

CASTLETON WAY TOO, LLC.
WILLIAM PFISTER
1416 CACTUS ROSE CIRCLE
CASTLE ROCK, CO 80104
303-478-9526

ARCHITECT

JACK B. PAULSON AIA
ARCHITECTURE/ENVIRONMENTAL PLANNING
JACK B. PAULSON, AIA
1903 LELARAY STREET, SUITE 100
COLORADO SPRINGS, CO 80907
719-475-1727

CONSTRUCTION TEAM

ELDER CONSTRUCTION INC.
THOMAS ELDER
3431 NORTH PROSPECT
COLORADO SPRINGS, CO 80907
719-471-2708

CIVIL ENGINEER

TURNER COLLIE & BRADEN INC.
717 17TH STREET, 5TH FLOOR
DENVER, CO 80202
303-298-7117

SHEET INDEX

- COVER SHEET
- SITE PLAN
- LANDSCAPE PLAN
- BUILDING ELEVATIONS
- DRAINAGE, GRADING AND EROSION CONTROL PLAN
- UTILITY PLAN
- PHOTO METRIC STUDY

STATEMENT FOR CIVIL ENGINEER

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION 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 FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

Timothy B. Masters 6/25/03
TIMOTHY B. MASTERS PE 30381 DATE



NO.	DATE	REVISION	BY
4			
3			
2	5/29/03	TCR REVIEW COMMENTS (3RD REVIEW)	MJC
1	4/22/03	TCR REVIEW COMMENTS (2ND REVIEW)	TWT

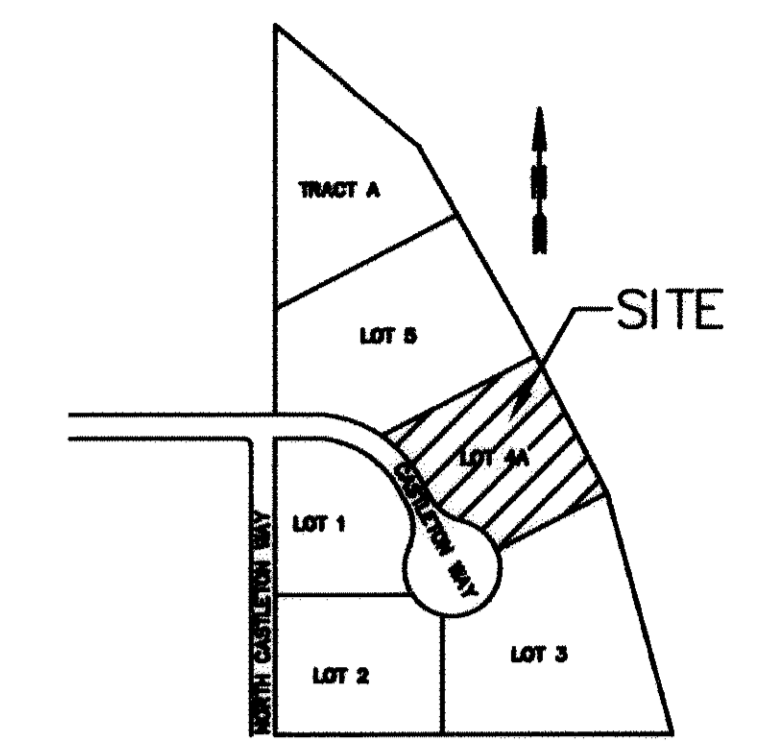
**DOUGLAS COUNTY JUSTICE CENTER FILING
NO.3, LOT 4A, FIRST AMENDMENT
CASTLETON WAY TOO, LLC**

COVER SHEET

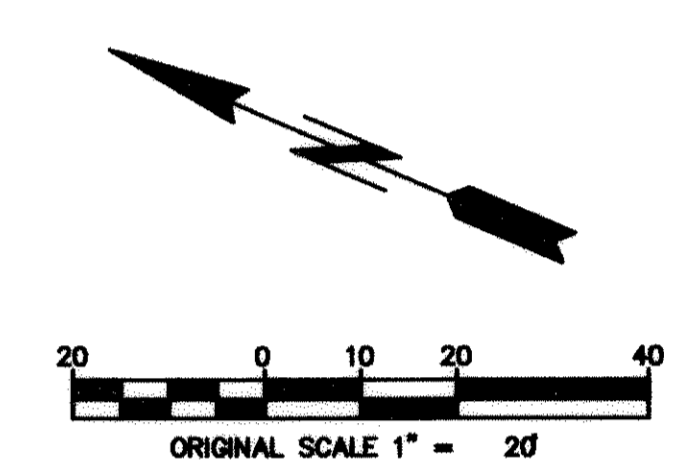
Turner Collie & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 SEVENTEENTH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

Unit	LDS	Scale:	Horz. AS SHOWN Vert.	Date	01-31-03
Designed	TWT	Checked	AAC	Job No.	052.251478 Contract 0001
Drawn	TWT	Approved	TBM	Sheet	1 of 7

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PROJECT LOCATION
N.T.S.



I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION 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 FULLY
RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

[Signature] 6/12/03
TIMOTHY B. MASTERS PE 30381 DATE



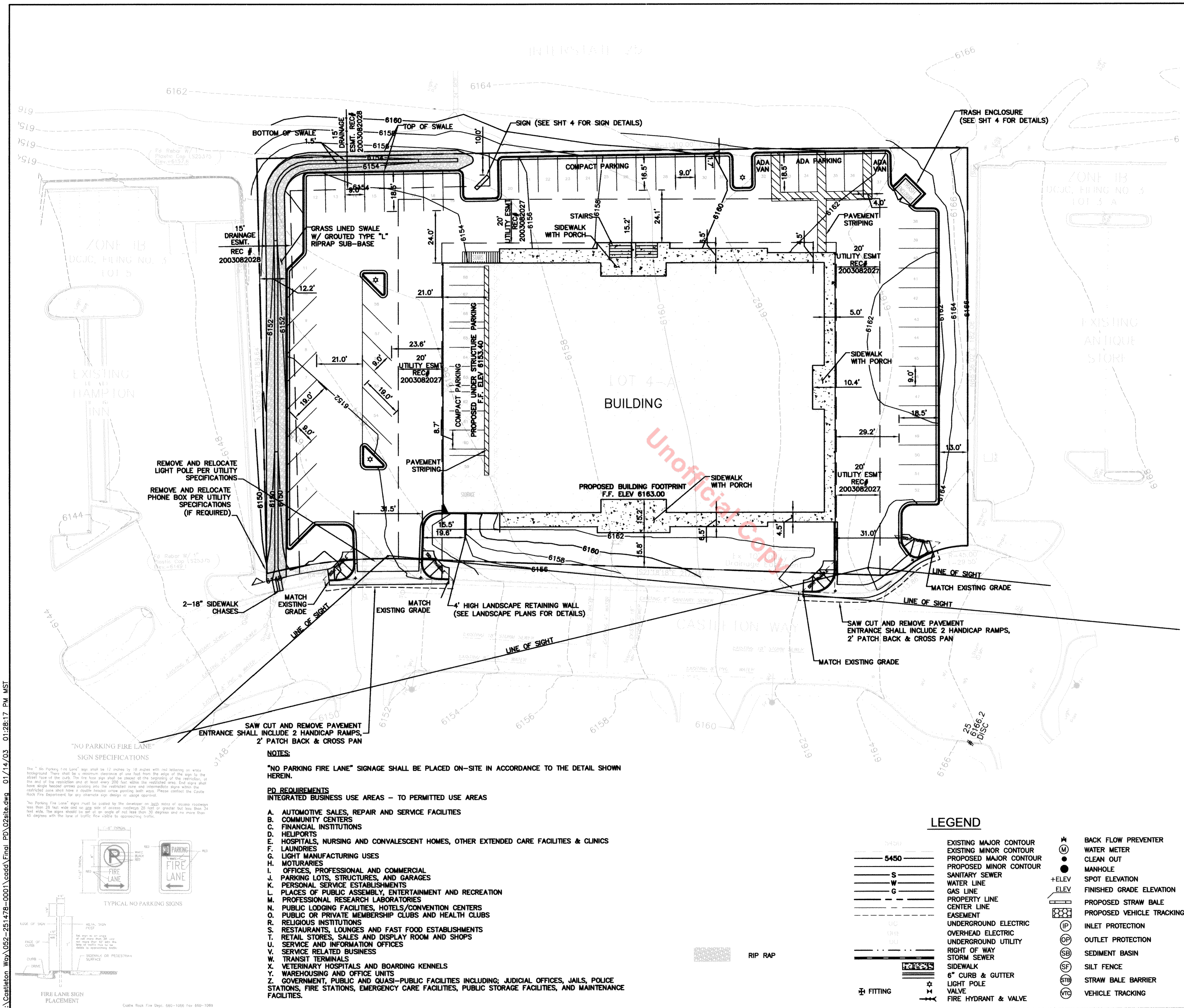
NO.	DATE	REVISION	BY
4			
3			
2	5/29/03	TCR REVIEW COMMENTS (3RD REVIEW)	MJC
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**DOUGLAS COUNTY JUSTICE CENTER FILING
NO.3, LOT 4A, FIRST AMENDMENT
CASTLETON WAY TOO, LLC**

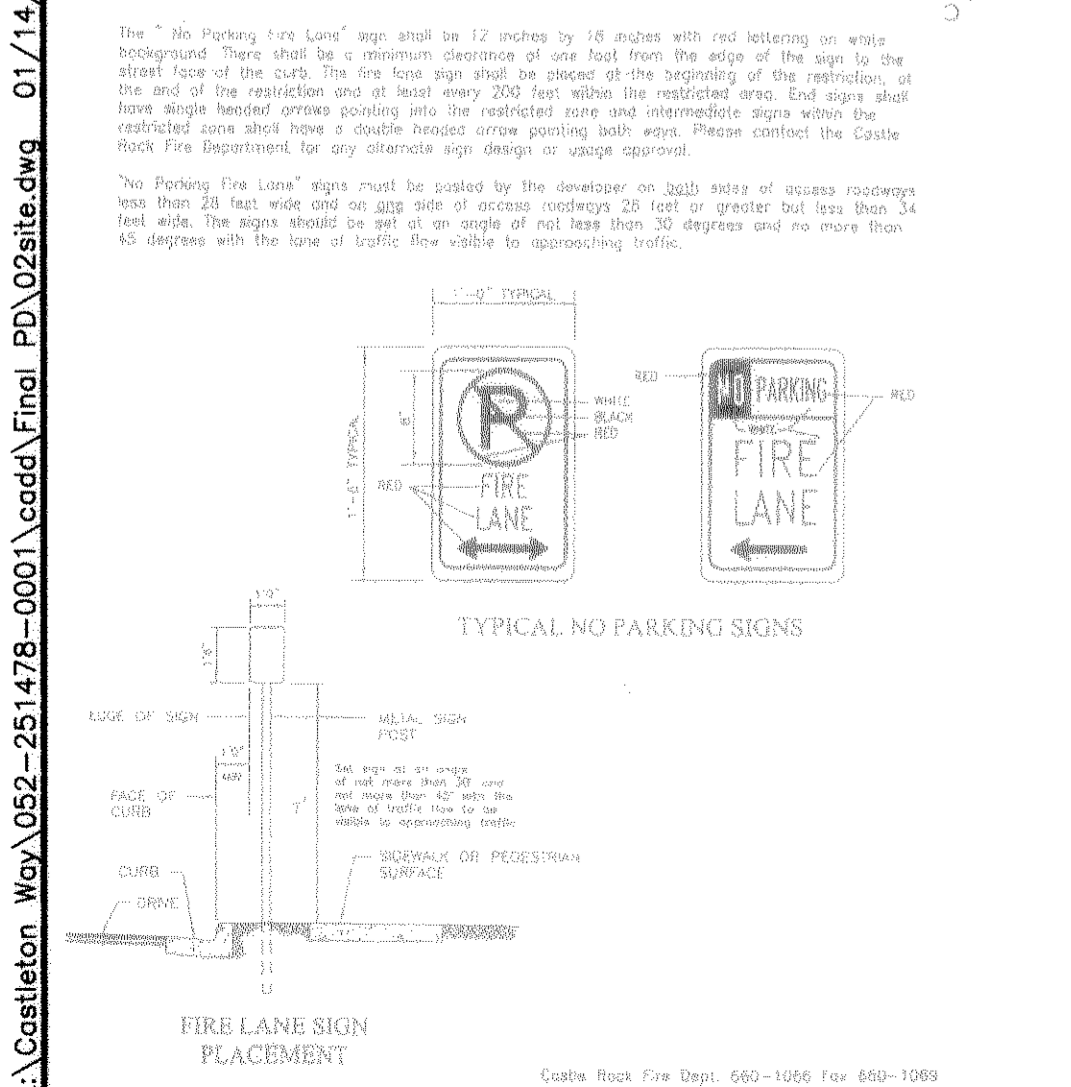
SITE PLAN

Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 SEVENTEENTH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

Unit	LDS	Scale: Horz. 1"=20' Vert. 1"=2'	Date	01-31-03
Designed	TWT	Checked	AAC	Job No. 052.251478
Drawn	TWT	Approved	TBM	Sheet 2 of 7



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NOTES:
"NO PARKING FIRE LANE" SIGNAGE SHALL BE PLACED ON-SITE IN ACCORDANCE TO THE DETAIL SHOWN HEREIN.

- PD REQUIREMENTS**
INTEGRATED BUSINESS USE AREAS - TO PERMITTED USE AREAS
- A. AUTOMOTIVE SALES, REPAIR AND SERVICE FACILITIES
 - B. COMMUNITY CENTERS
 - C. FINANCIAL INSTITUTIONS
 - D. HELIPORTS
 - E. HOSPITALS, NURSING AND CONVALESCENT HOMES, OTHER EXTENDED CARE FACILITIES & CLINICS
 - F. LAUNDRIES
 - G. LIGHT MANUFACTURING USES
 - H. MOTUARIES
 - I. OFFICES, PROFESSIONAL AND COMMERCIAL
 - J. PARKING LOTS, STRUCTURES, AND GARAGES
 - K. PERSONAL SERVICE ESTABLISHMENTS
 - L. PLACES OF PUBLIC ASSEMBLY, ENTERTAINMENT AND RECREATION
 - M. PROFESSIONAL RESEARCH LABORATORIES
 - N. PUBLIC LODGING FACILITIES, HOTELS/CONVENTION CENTERS
 - O. PUBLIC OR PRIVATE MEMBERSHIP CLUBS AND HEALTH CLUBS
 - R. RELIGIOUS INSTITUTIONS
 - S. RESTAURANTS, LOUNGES AND FAST FOOD ESTABLISHMENTS
 - T. RETAIL STORES, SALES AND DISPLAY ROOM AND SHOPS
 - U. SERVICE AND INFORMATION OFFICES
 - V. SERVICE RELATED BUSINESS
 - W. TRANSIT TERMINALS
 - X. VETERINARY HOSPITALS AND BOARDING KENNELS
 - Y. WAREHOUSING AND OFFICE UNITS
 - Z. GOVERNMENT, PUBLIC AND QUASI-PUBLIC FACILITIES INCLUDING: JUDICIAL OFFICES, JAILS, POLICE STATIONS, FIRE STATIONS, EMERGENCY CARE FACILITIES, PUBLIC STORAGE FACILITIES, AND MAINTENANCE FACILITIES.

LEGEND

	EXISTING MAJOR CONTOUR		BACK FLOW PREVENTER
	EXISTING MINOR CONTOUR		WATER METER
	PROPOSED MAJOR CONTOUR		CLEAN OUT
	PROPOSED MINOR CONTOUR		MANHOLE
	SANITARY SEWER		SPOT ELEVATION
	WATER LINE		FINISHED GRADE ELEVATION
	GAS LINE		PROPOSED STRAW BALE
	PROPERTY LINE		PROPOSED VEHICLE TRACKING
	CENTER LINE		INLET PROTECTION
	EASEMENT		OUTLET PROTECTION
	UNDERGROUND ELECTRIC		SEDIMENT BASIN
	OVERHEAD ELECTRIC		SILT FENCE
	UNDERGROUND UTILITY		STRAW BALE BARRIER
	RIGHT OF WAY		VEHICLE TRACKING
	STORM SEWER		
	SIDEWALK		
	6" CURB & GUTTER		
	LIGHT POLE		
	VALVE		
	FIRE HYDRANT & VALVE		
	FITTING		
	RIP RAP		

GENERAL NOTES

- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO HAVE LOW CLAY CONTENT. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
- LANDSCAPE BEDS SHOWN AS "ROCK COVER" TO RECEIVE 1.5" DIAMETER "ROYAL GRANITE" ROCK, 3" DEPTH OVER LANDSCAPE FABRIC (350 POLYSPUN OR EQUAL). ALL LANDSCAPE FABRIC SEAMS ARE TO OVERLAP 6" MINIMUM AND LANDSCAPE FABRIC IS TO BE PINNED TO SOIL EVERY 6 FEET.
- TREES IN TURF AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3 TO 4" DEPTH.
- STEEL EDGING IS TO CONSIST OF "PRO-EDGE" EDGING (3/16" X 4" X 10") TO SEPARATE ALL PLANTING BEDS FROM TURF AREAS AND ROCK COVER BEDS. EDGING IS TO BE PARTIALLY BURIED SO THAT TOP OF EDGING IS APPROXIMATELY 1/2" ABOVE FINAL GRADE. PROVIDE STAKING AS SPECIFIED BY MANUFACTURER.
- EXISTING SOIL IN ALL SOD AND SHRUB BEDS AREAS TO BE AMENDED WITH 3 CU. YDS. / 1000 S.F. OF "PREMIUM 3" ORGANIC MATERIAL (A-1 ORGANICS) TILLED INTO TOP 6" OF SOIL. SHRUB AND TREE PLANTINGS TO RECEIVE BACKFILL AMENDMENTS AS SHOWN IN PLANTING DETAILS.
- ALL PROPOSED TREES, NOT IN TURF AREAS, ARE TO RECEIVE POLYMER CRYSTALS IN BACKFILL MIXTURE WHEN PLANTING. EACH TREE IS TO RECEIVE 1/2 CUP OF DEHYDRATED LARGE "TERRA SORB" OR EQUAL POLYMER CRYSTALS EVENLY DISTRIBUTED THROUGH BACKFILL MATERIAL.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES / SIGHT DISTANCE EASEMENTS AS SHOWN ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE TOWN OF CASTLE ROCK PLANNING DEPARTMENT.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL.
- CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02B10, 02930, AND 02950. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. LANDSCAPING SHALL BE MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION BY THE OWNER. UPON WRITTEN NOTICE BY THE TOWN OF CASTLE ROCK, AN OWNER WILL HAVE SIX MONTHS TO CURE OR REPLACE DAMAGED, DISEASED, OR DEAD PLANT MATERIAL. THE CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.
- ALL UTILITIES ARE TO BE CLEARLY MARKED AND IDENTIFIED PRIOR TO ANY LANDSCAPE WORK ON SITE. NO TREE SHALL BE PLANTED WITHIN 10' OF ANY UNDERGROUND UTILITY MAIN.

PLANT SCHEDULE

Abbr.	Qty.	Botanical Name	Common Name	Planting Size	Notes
TREES:					
AC	1	Abies concolor	White Fir	6' ht.	B&B
FP	2	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	2' cal.	B&B
MS	2	Morus 'Spring Snow'	Spring Snow Crabapple	1.5' cal.	B&B
PV	3	Prunus virginiana 'Shubert'	Canada Red Cherry	1.5' cal.	B&B
PC	2	Picea pungens	Colorado Blue Spruce	6' ht.	B&B
PE	2	Pinus edulis	Pinon Pine	6' ht.	B&B
PN	1	Pinus nigra	Austrian Pine	6' ht.	B&B
QM	5	Quercus macrocarpa	Bur Oak	2' cal.	B&B
SHRUBS:					
CC	5	Caryopteris x clandonensis	Blue Mist Spirea	5 gal.	
CI	2	Cornus stolonifera 'Isanti'	Isanti Dogwood	5 gal.	
IS	4	Coloneaster lucidus	Peking Coloneaster	5 gal.	
IS	25	Astragalus sabina 'Calgary Carpet'	Calgary Carpet Juniper	5 gal.	
SJ	12	Spiraea japonica 'Froebelii'	Froebel Spirea	5 gal.	
VL	3	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	5 gal.	

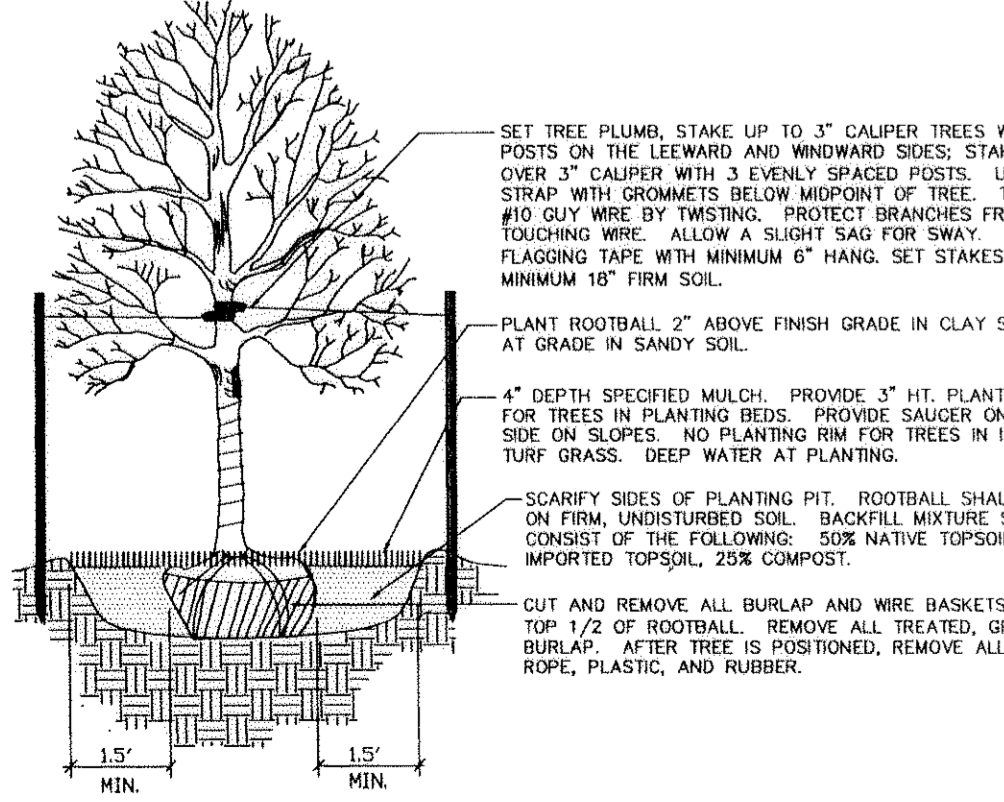
ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK.

IRRIGATION SYSTEM DESCRIPTION

AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL PROVIDE WATER FOR ALL PROPOSED TURF AND PLANT MATERIALS. SPRAY IRRIGATION CONSISTING OF RAISBRID 1800 SERIES POP-UP HEADS WILL IRRIGATE ALL TURF AREAS. ALL SHRUBS AND TREES IN PLANTING BEDS WILL HAVE DRIP IRRIGATION (TWO 1 GPH EMITTERS PER SHRUB, FOUR 1 GPH EMITTERS PER TREE). AN ELECTRONIC CONTROLLER WILL OPERATE EACH WATERING CYCLE FOR EVERY ZONE. THE IRRIGATION SYSTEM WILL CONNECT TO A 3/4" COPPER STUB COMING OFF THE WEST SIDE OF THE BUILDING. A 1" FERRO 765 BY BACKFLOW PREVENTER (AS BACKFLOW PREVENTION ASSEMBLY MUST BE APPROVED BY THE TOWN OF CASTLE ROCK. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS.) WILL BE CONNECTED TO THE COPPER PIPE COMING OUT OF THE BUILDING. A RAIN SENSOR WILL BE PROVIDED FOR AUTOMATIC SYSTEM SHUT OFF AND QUICK COUPLERS WILL BE PROVIDED FOR INCIDENTAL WATERING.

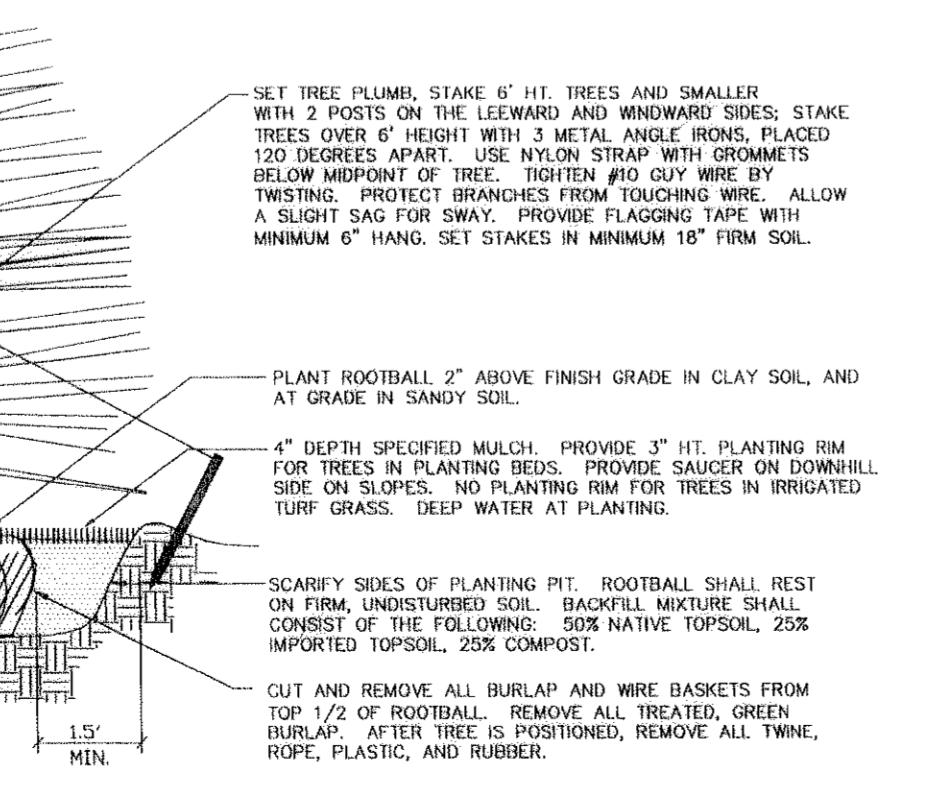
PLANTING DETAILS

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



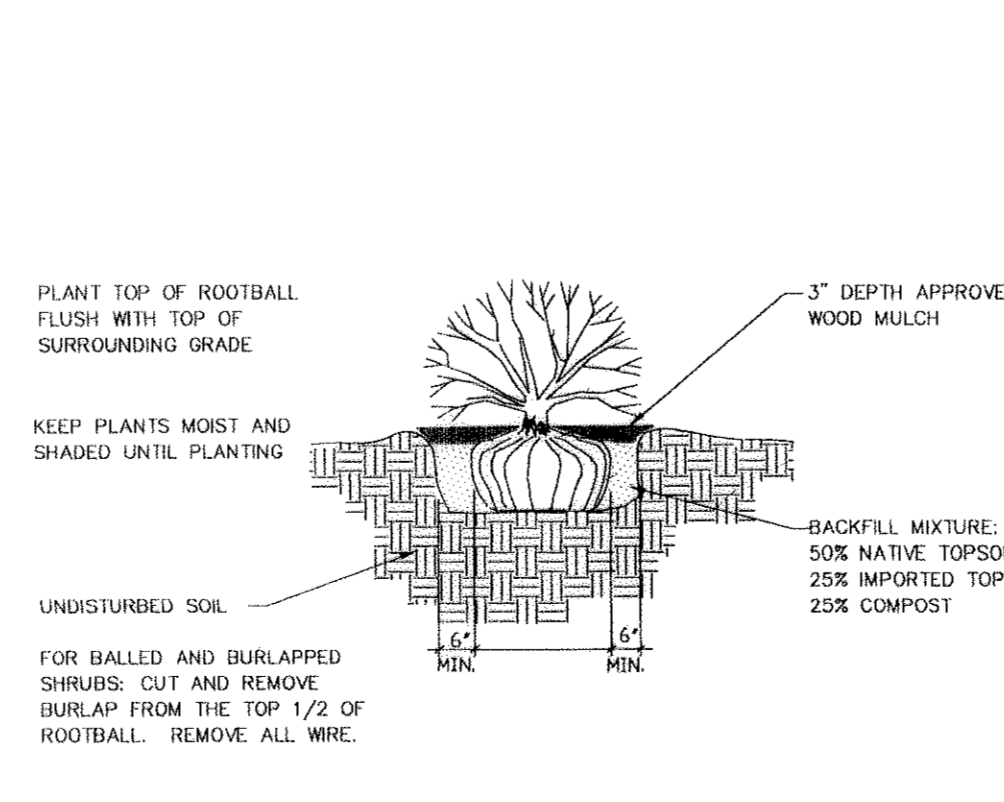
1 Deciduous Tree Planting Detail
SCALE: NOT TO SCALE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - AVOID FALL PLANTING IF POSSIBLE.



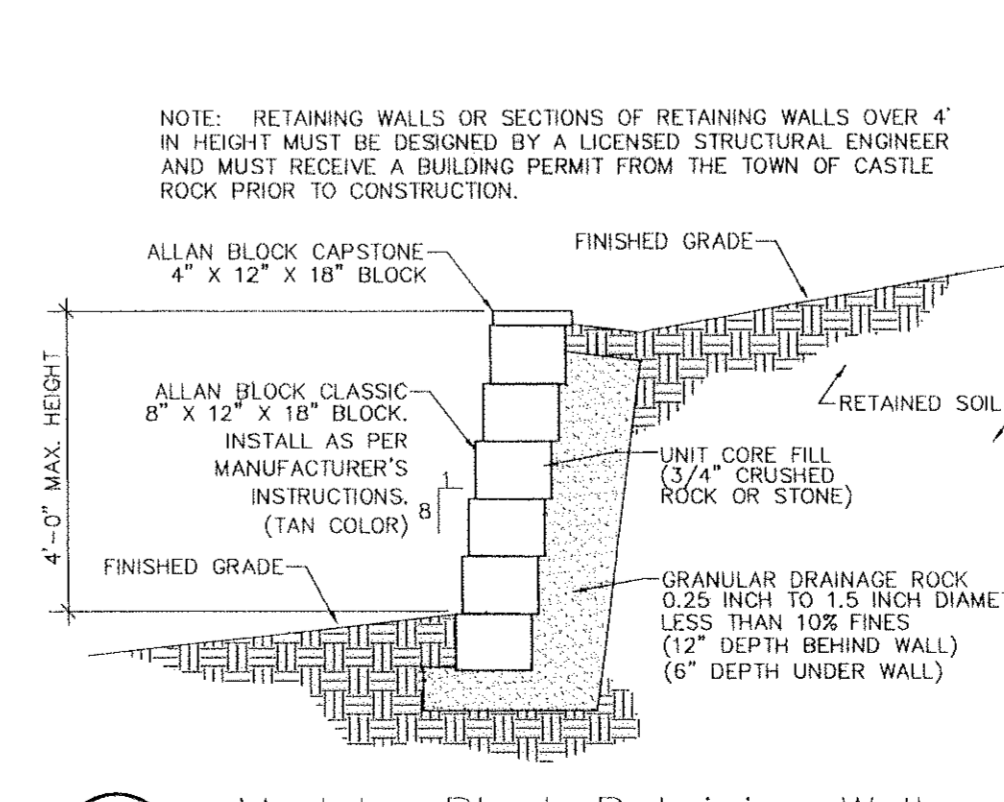
2 Coniferous Tree Planting Detail
SCALE: NOT TO SCALE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - AVOID FALL PLANTING IF POSSIBLE.

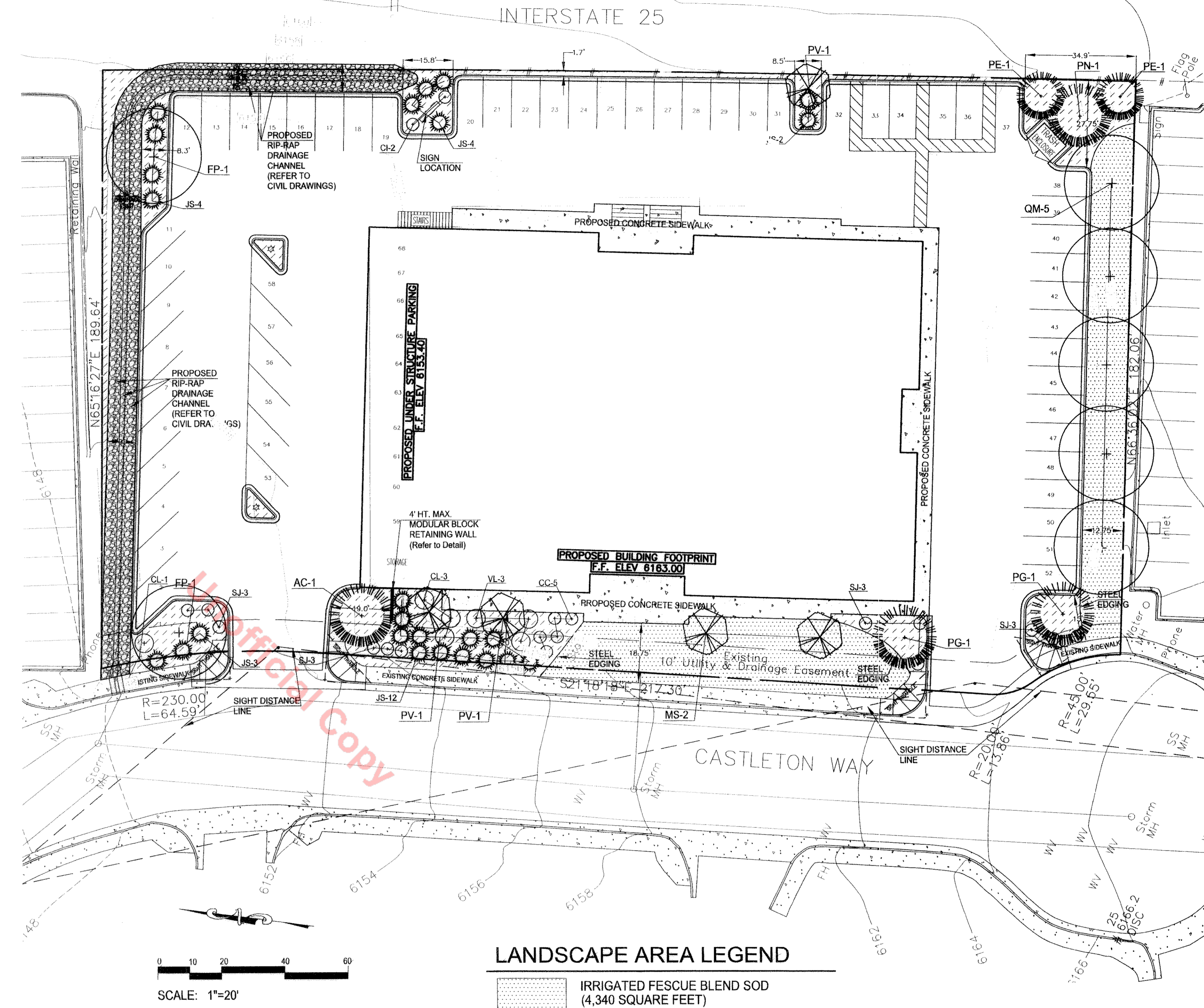


3 Shrub Planting Detail
SCALE: NOT TO SCALE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - AVOID FALL PLANTING IF POSSIBLE.



4 Modular Block Retaining Wall
SCALE: NOT TO SCALE



LANDSCAPE AREA LEGEND

- IRRIGATED FESCUE BLEND SOD (4,340 SQUARE FEET)
- ROCK COVER LANDSCAPE BED (2,150 SQUARE FEET NOT COVERED WITH SHRUBS OR EVERGREEN TREES)

LANDSCAPE REQUIREMENTS

LANDSCAPING REQUIREMENT:
10% OF GROSS SITE AREA WITH A MINIMUM OF TWO TREES AND FOUR SHRUBS PER EACH 1,000 S.F. OF LANDSCAPED AREA.

TOTAL GROSS AREA: 61,283 S.F.

10% OF 61,283 S.F. = 6,128 S.F. OF REQUIRED LANDSCAPE

8,657 S.F. OF LANDSCAPE PROVIDED (RIP-RAP CHANNEL NOT INCLUDED IN LANDSCAPE AREA PROVIDED)

REQUIRED TREES:
8,507 S.F. / 1,000 = 8.657 X 2 = 17.32 REQUIRED TREES
18 TREES PROVIDED

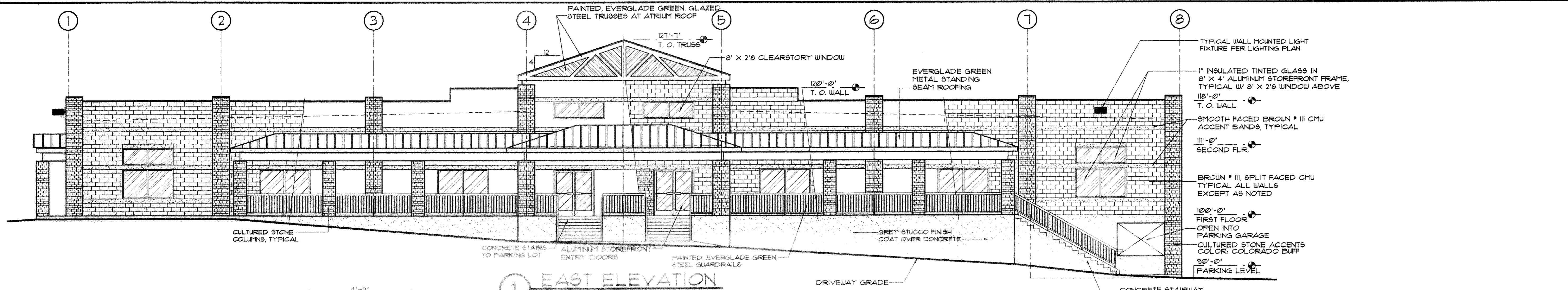
REQUIRED SHRUBS:
8,507 S.F. / 1,000 = 8.657 X 4 = 34.63 REQUIRED SHRUBS
51 SHRUBS PROVIDED

OUTDOOR SPACE DESIGN, LLC
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
P.O. Box 686, Denver, CO 80133 (719) 487-8339 (719) 487-8339 fax

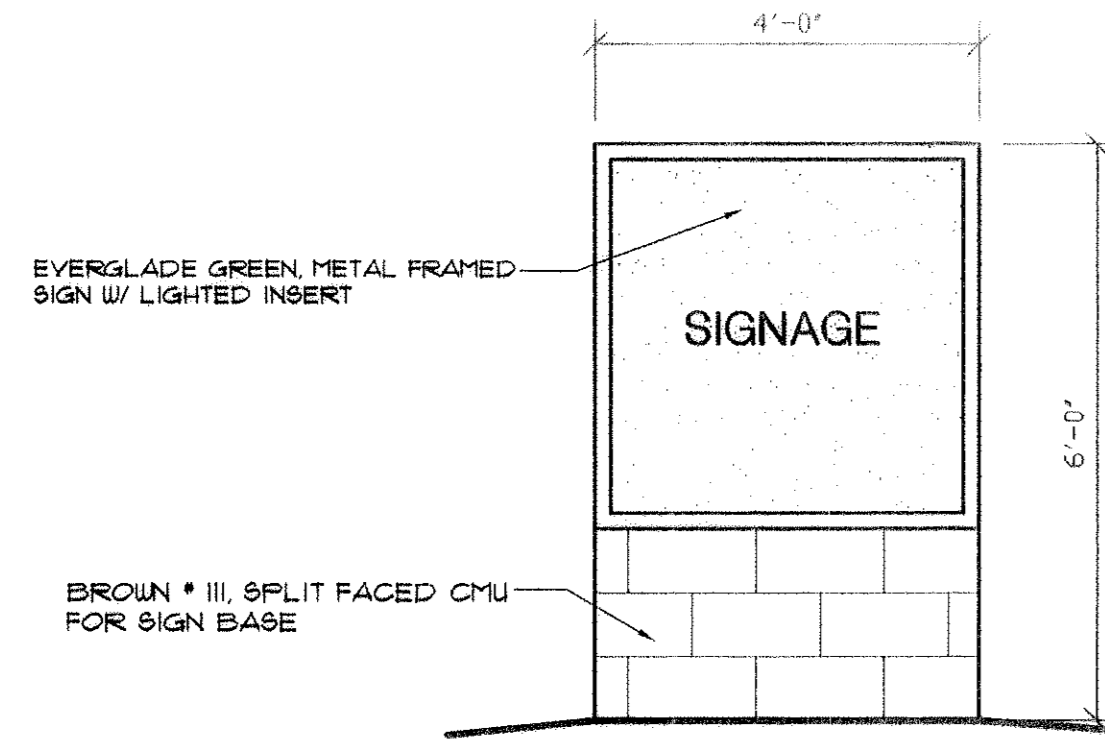
PROJECT NAME:
**Douglas County Justice Center Filing No. 3,
Lot 4A, First Amendment
Castle Rock, CO**

CASCADEWAY WAY TOO, LLC
LANDSCAPE PLAN

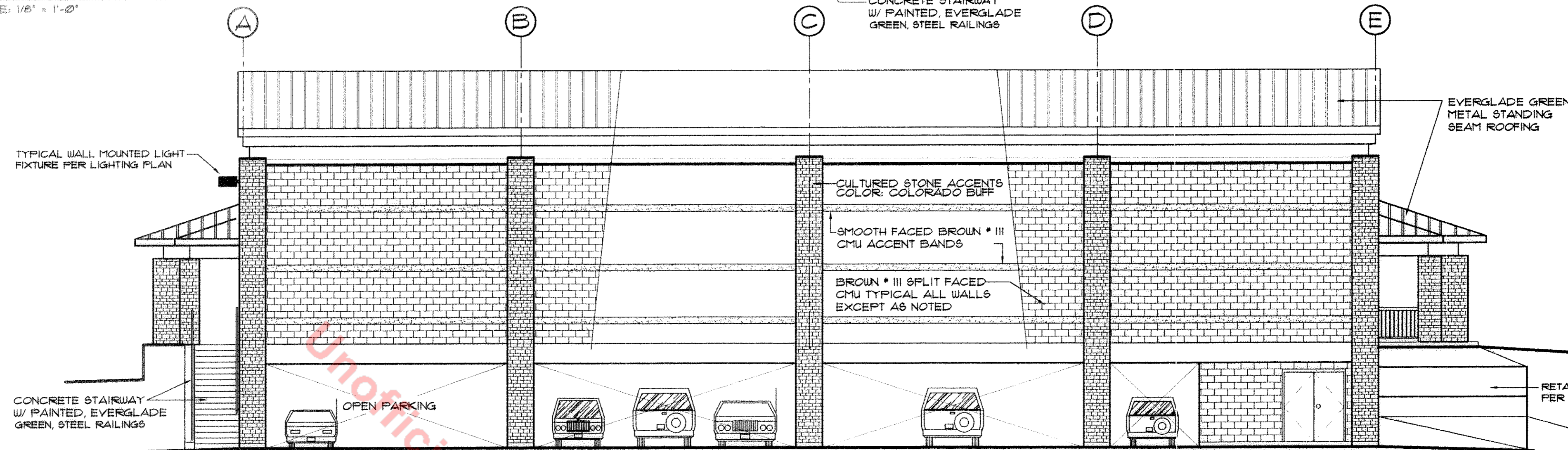
SHEET TITLE:
DATE:
24 June 2003
DRAWN BY:
JCW
CHECKED BY:
JCW
REVISED:
SHEET NO.
L1
SHEET 3 of 7



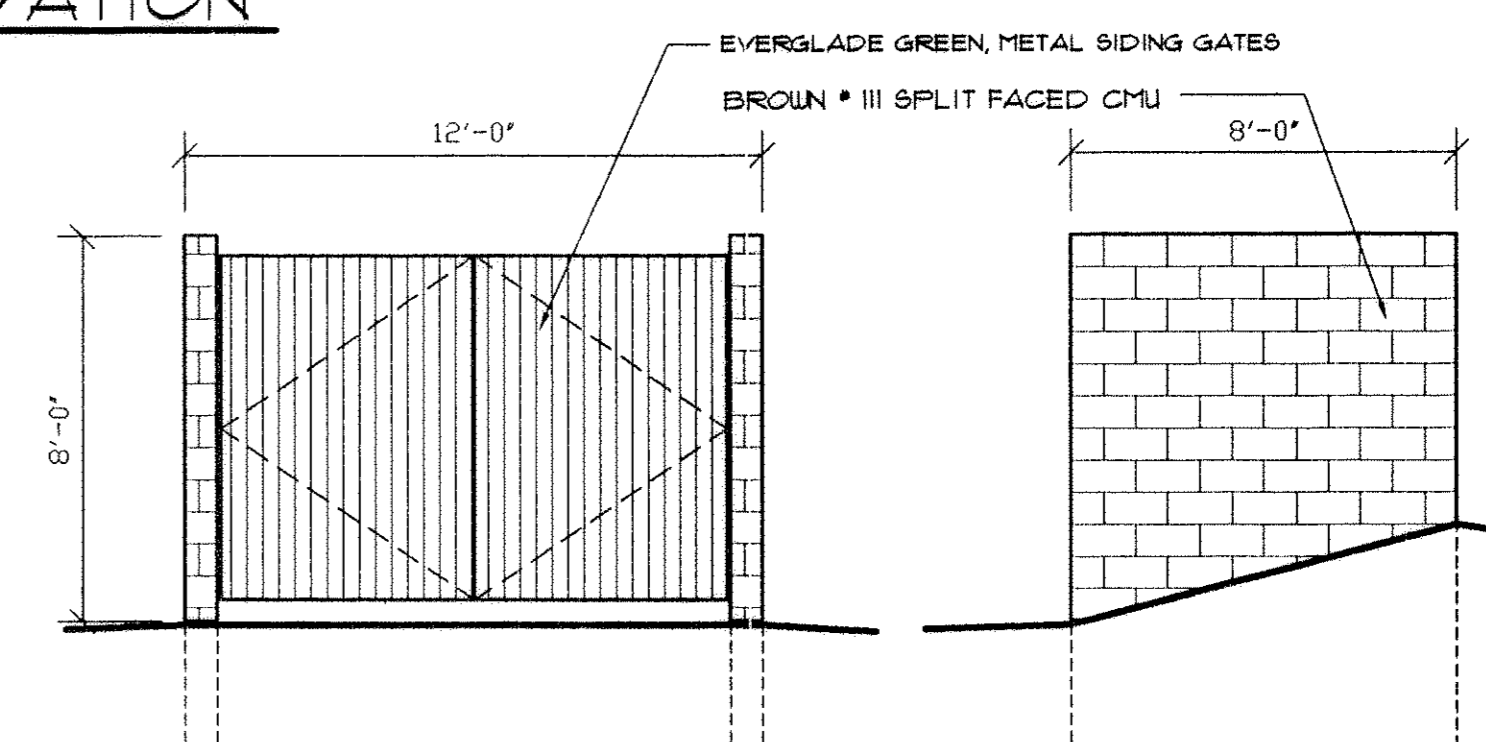
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



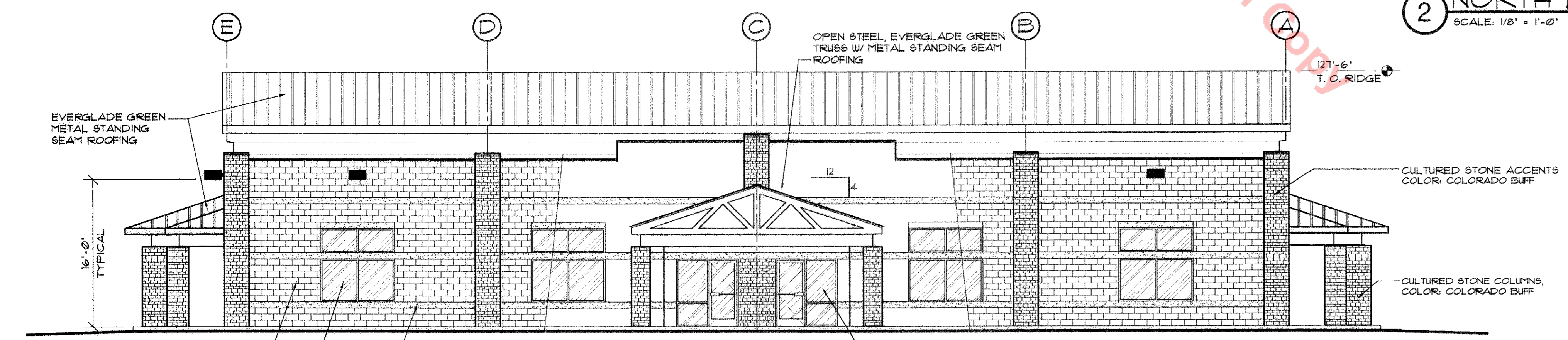
5 SIGN DETAIL
SCALE: 1/2" = 1'-0"



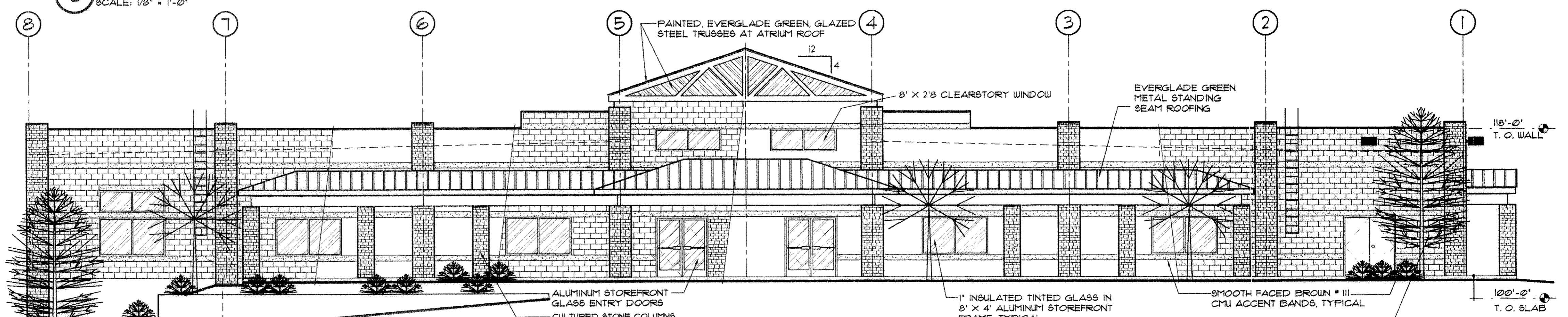
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



6 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS:	DATE:

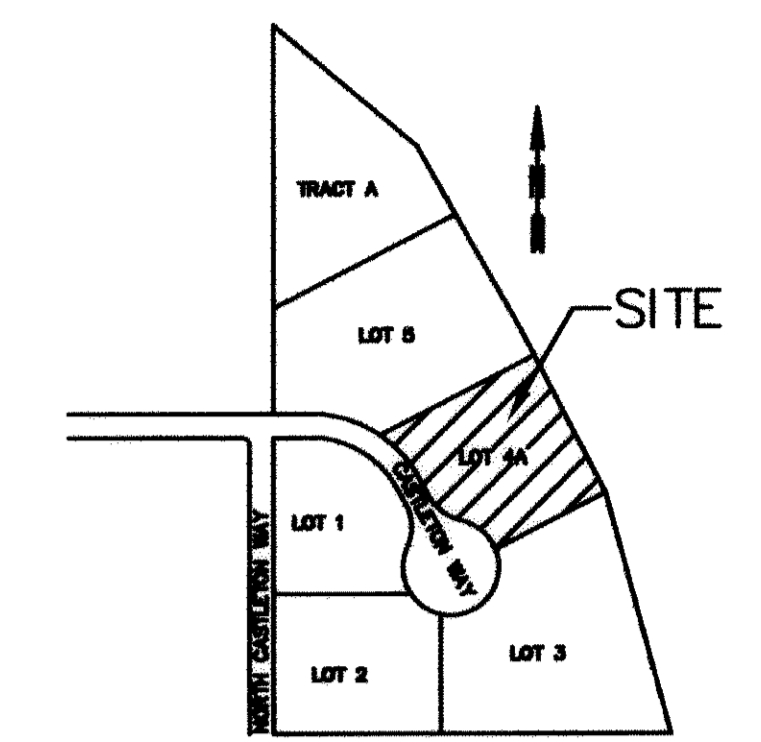
DOUGLAS COUNTY JUSTICE CENTER
FILING NO. 3, LOT 4A, FIRST AMENDMENT
CASTLE ROCK, COLORADO

ELDER CONSTRUCTION
3431 NORTH PROSPECT
COLORADO SPRINGS, COLORADO 80907
(719) 475-1208 MOBILE
(719) 471-2708 FAX

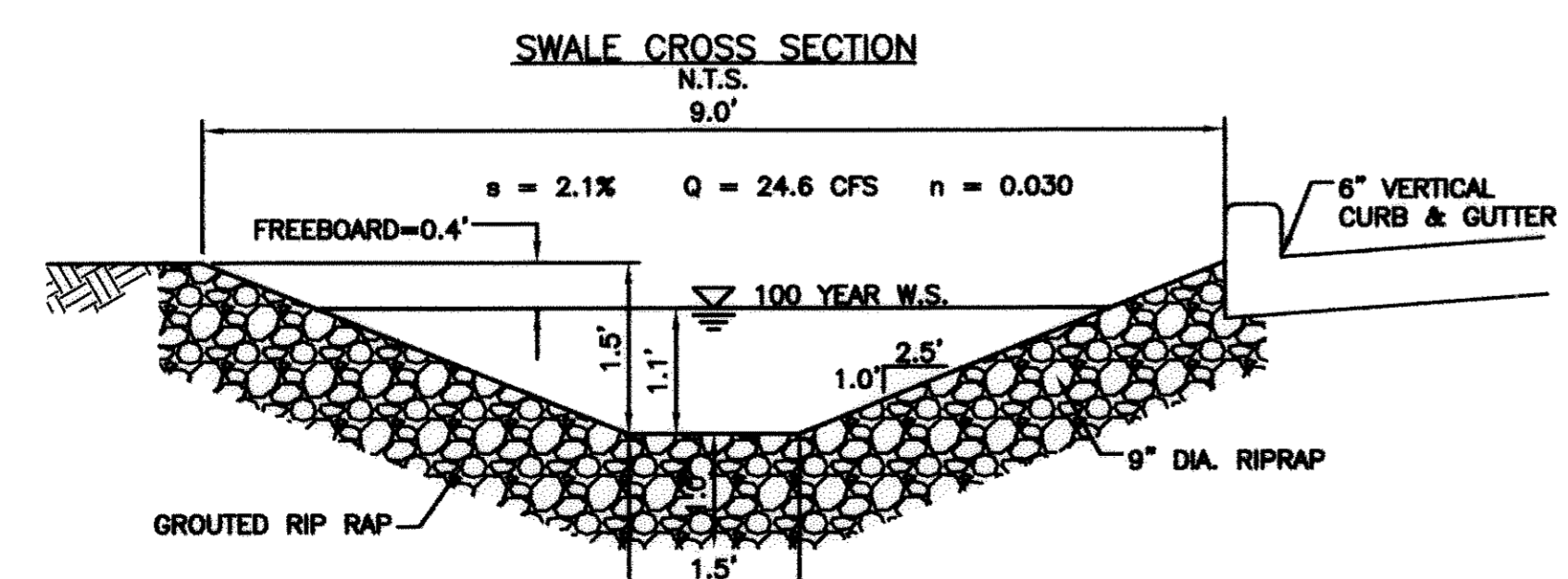
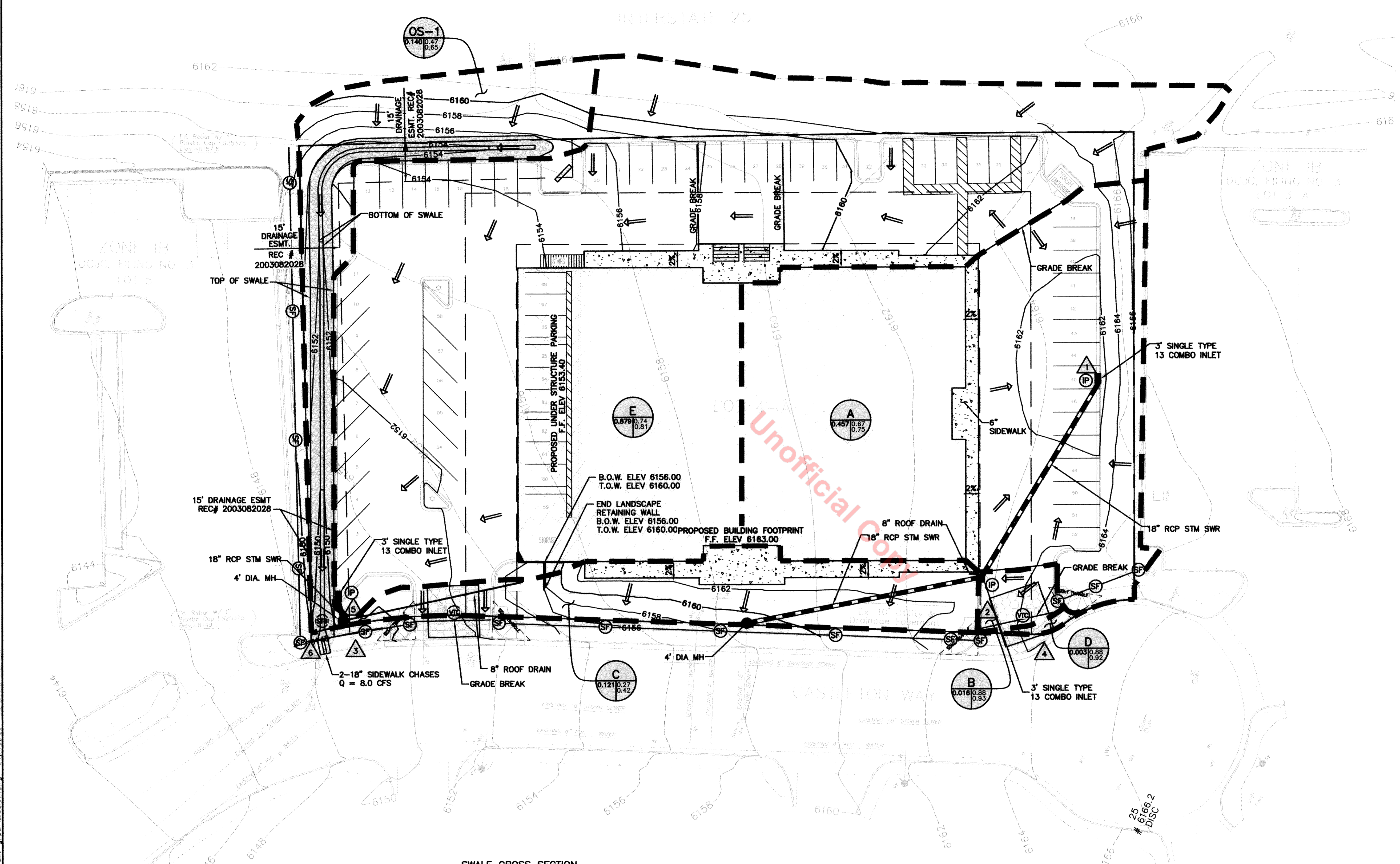
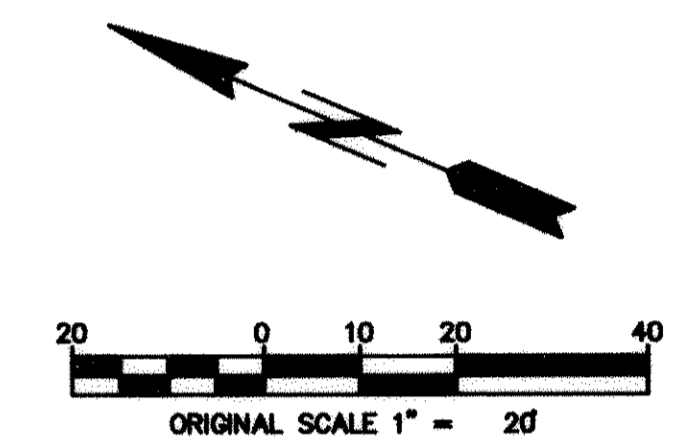
Jack B. Paulson, aia
ARCHITECTURE / ENVIRONMENTAL PLANNING
1903 LELARAY STREET, STE 100
COLORADO SPRINGS, COLORADO 80909
(719) 475-1727 OFFICE
(719) 475-1060 FAX

DRAWN BY: JBP
CHECKED BY: JBP
DATE: 4/29/03
SCALE: AS NOTED
JOB NUMBER: CASTLE
SHEET NUMBER
AP-1
4 OF 7

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

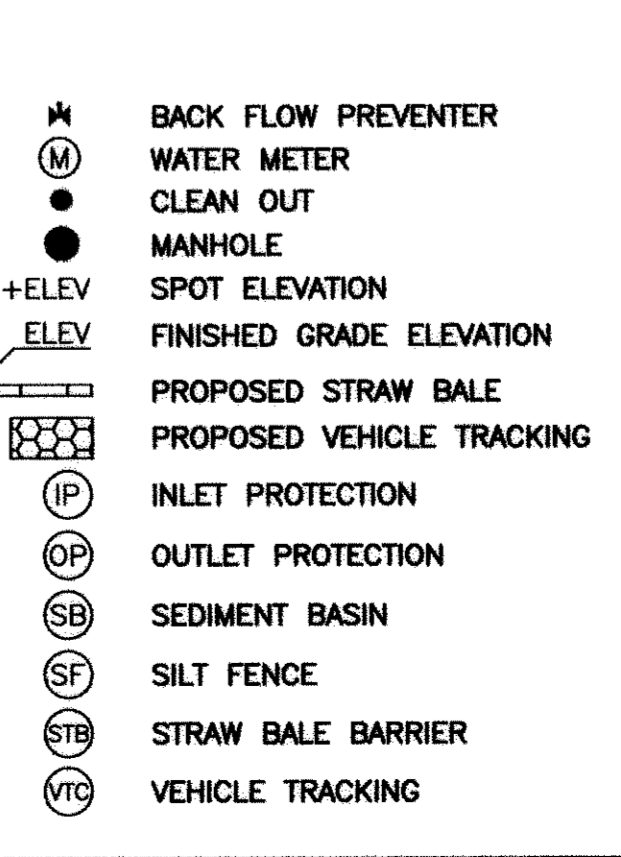
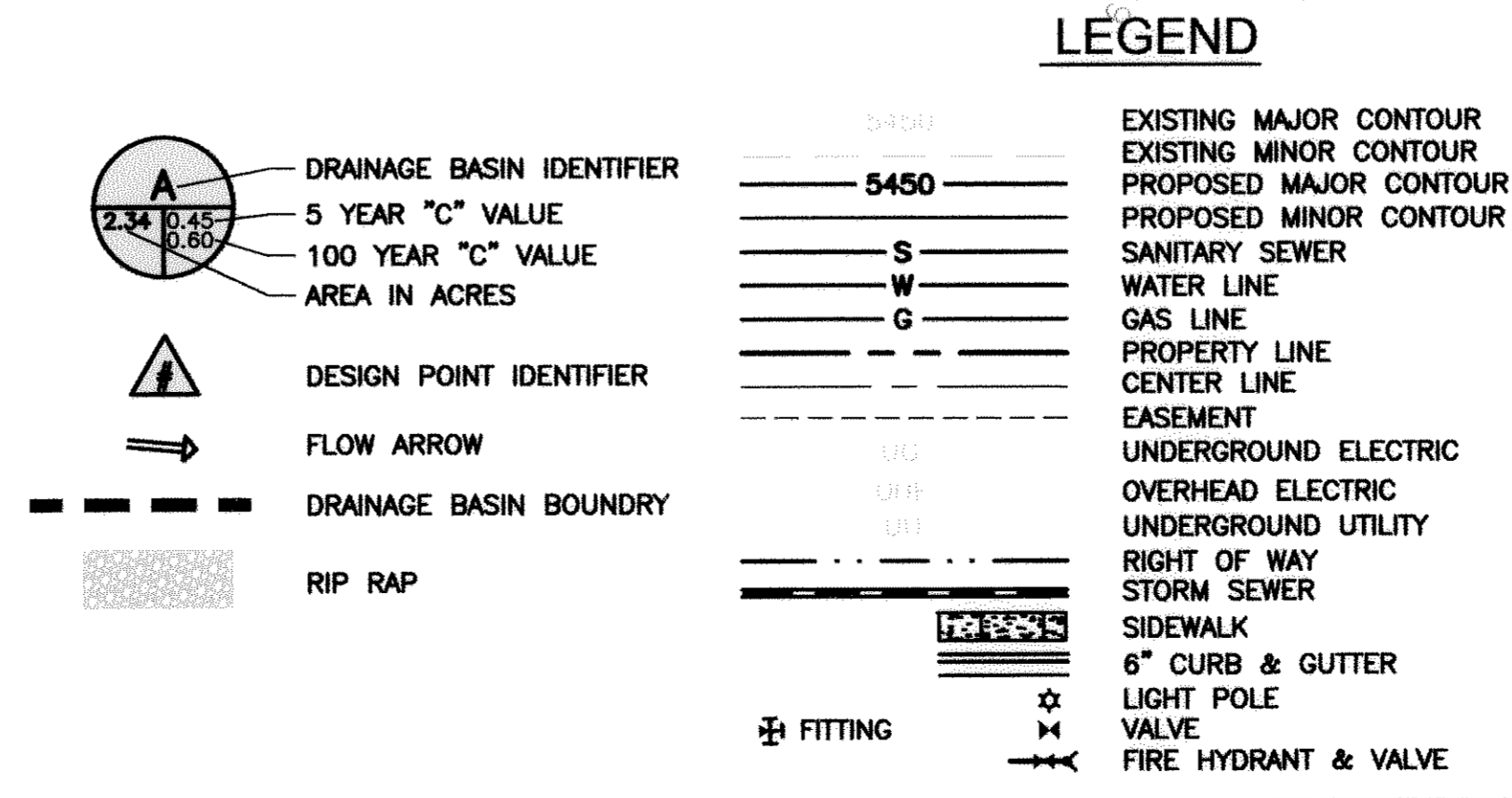


PROJECT LOCATION
N.T.S.



Design Point Runoff Table						
DESIGN POINT	DESIGN AREA	AREA (ACRES)	AT DESIGN PT.		CUMULATIVE	
			Q _d (CFS)	Q ₁₀₀ (CFS)	Q _d (CFS)	Q ₁₀₀ (CFS)
1	A	0.457	1.16	2.37		
2	B	0.016	0.05	0.10		
3	C	0.121	0.12	0.33	1.22	2.47
4	D	0.003	0.01	0.02		
5	E	0.879	2.24	4.48		
6	OS-1	0.140	0.24	0.60	7.24	24.60
Offsite Flows		7	24			

NOTES:
1. REFER TO URBAN DRAINAGE MANUAL FOR STRUCTURAL RIPRAP GROUTING REQUIREMENTS.



I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION 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 FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

TIMOTHY B. MASTERS PE 30381 DATE 6/25/03



NO.	DATE	REVISION
4		
3		
2	5/29/03	TCR REVIEW COMMENTS (3RD REVIEW)
1	4/22/03	TCR REVIEW COMMENTS (2ND REVIEW)

DOUGLAS COUNTY JUSTICE CENTER FILING
NO.3, LOT 4A, FIRST AMENDMENT
CASTLETON WAY TOO, LLC

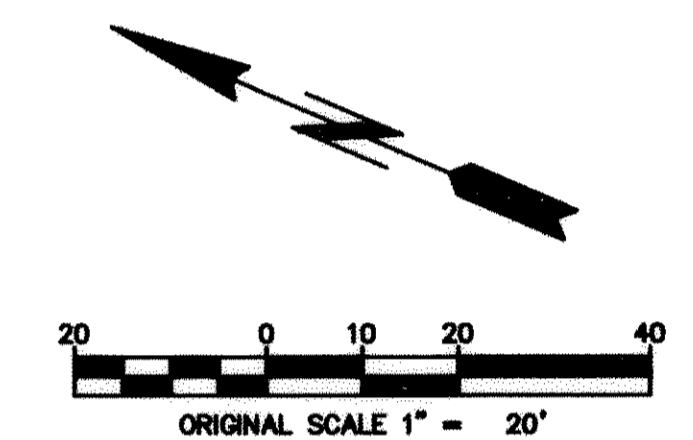
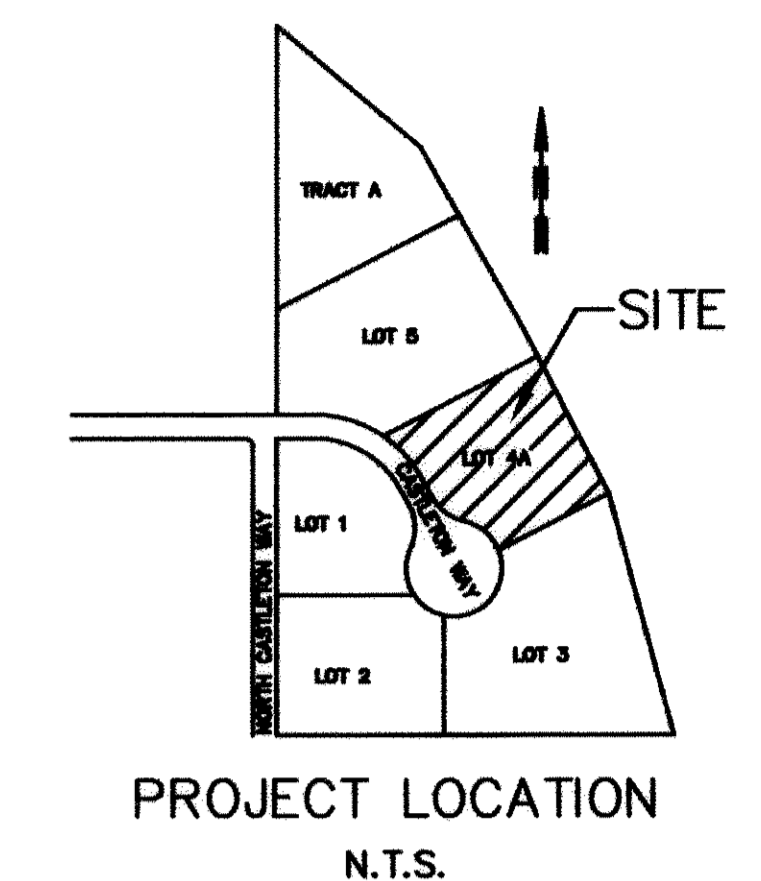
DRAINAGE, GRADING & EROSION CONTROL PLAN

Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 SEVENTEENTH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

Unit	LDS	Scale:	Horz. 1"=20'	Vert. 1"=2'	Date	01-31-03	
Designed	TWT	Checked	AAC	Job No.	052.251478	Contract	001
Drawn	TWT	Approved	TBM	Sheet	5	of	7

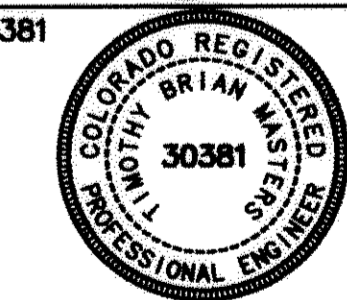
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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[Signature] 6/25/03
TIMOTHY B. MASTERS PE 30381 DATE



NO.	DATE	REVISION
4		
3		
2	5/29/03	TCR REVIEW COMMENTS (3RD REVIEW)
1	4/22/03	TCR REVIEW COMMENTS (2ND REVIEW)

DOUGLAS COUNTY JUSTICE CENTER FILING
NO.3, LOT 4A, FIRST AMENDMENT
CASTLETON WAY TOO, LLC

UTILITY PLAN

Turner Collier & Braden Inc.
ENGINEERS PLANNERS PROJECT MANAGERS
717 SEVENTEENTH STREET, 5TH FLOOR
DENVER, COLORADO 80202
PHONE (303) 298-7117 FAX (303) 298-1124

Unit	LDS	Scale: Horiz. 1"=20' Vert. 1"=2'	Date	01-31-03
Designed	TWT	Checked	AAC	Job No. 052.251478 Cont.
Drawn	TWT	Approved	TBM	Sheet 6 of 7

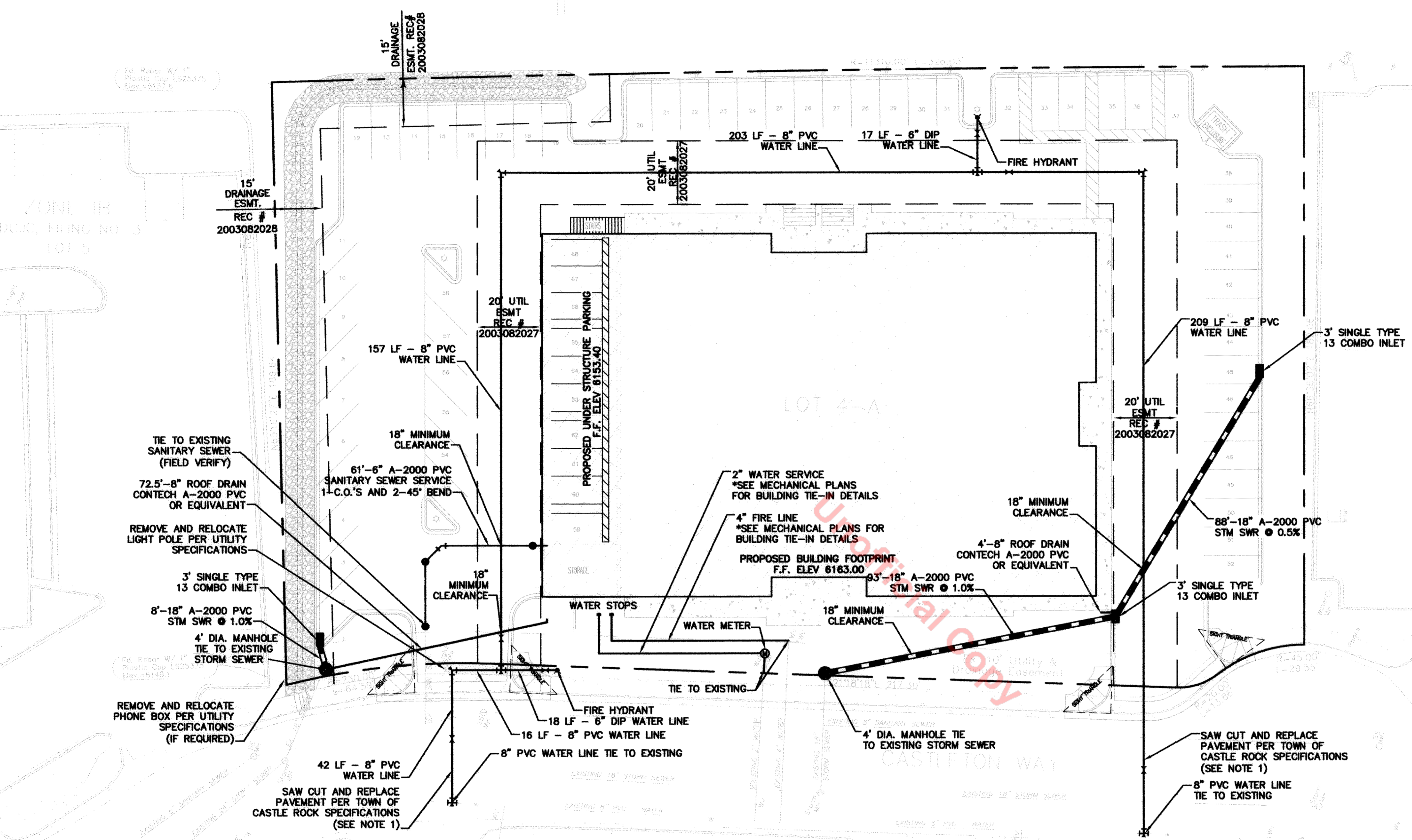
INTERSTATE 70

ZONE 1B
DCUC, FILING NO. 3
LOT 3 A

ZONE 1B
DCUC, FILING NO. 3
LOT 3

LOT 4-A

CASTLETON WAY

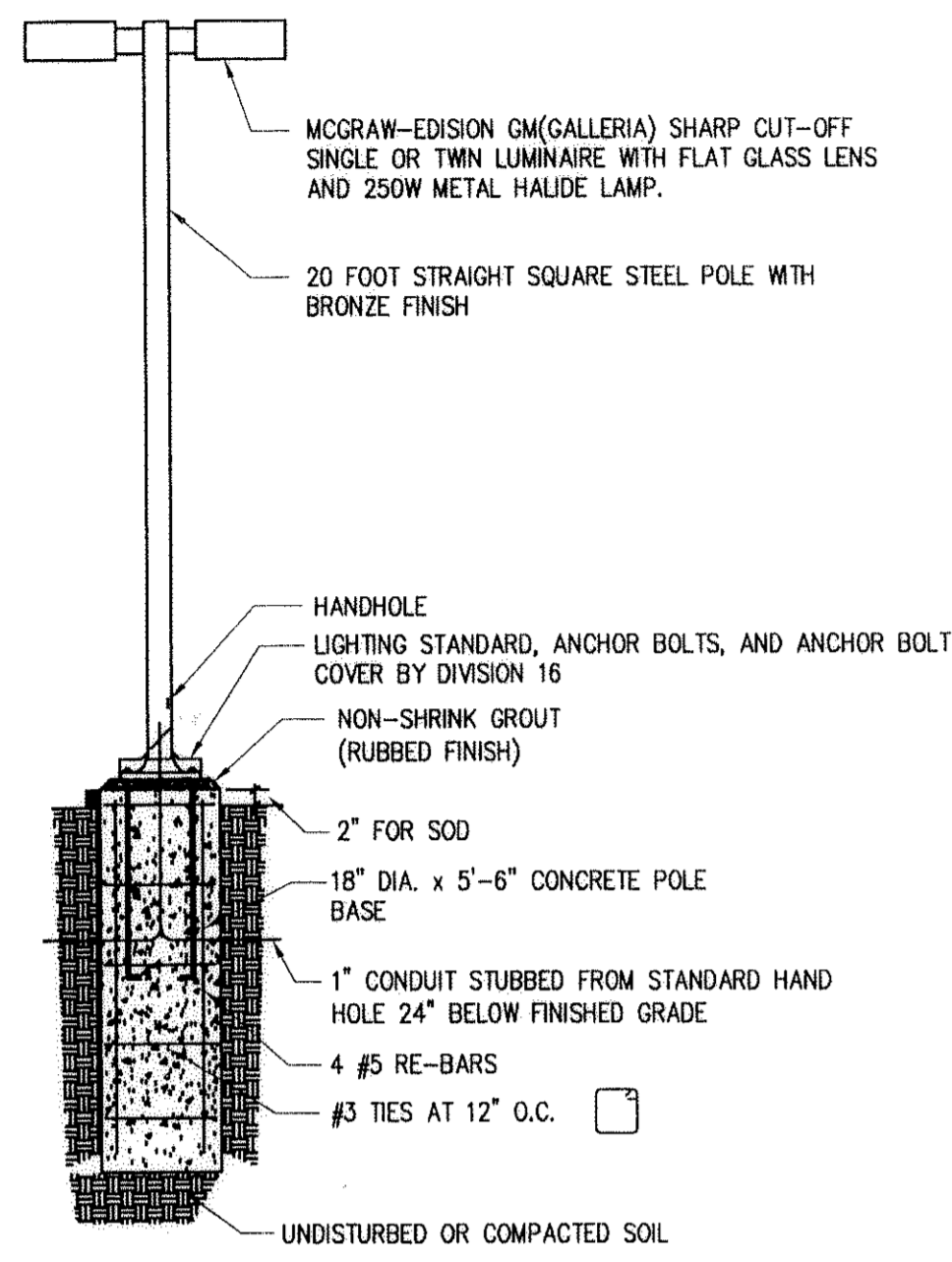


- NOTES:**
- ALL SAWCUTS IN EXISTING PAVEMENT REQUIRED FOR PAVEMENT OR UTILITY CONSTRUCTION SHALL CONFORM TO TCR PUBLIC WORKS REGULATIONS. USE INFRARED HEAT METHOD FOR ASPHALT PATCH AND MATCH EXISTING PAVEMENT DEPTH.
 - BACKFLOW PREVENTION ASSEMBLIES MUST BE APPROVED BY THE TOWN OF CASTLE ROCK.

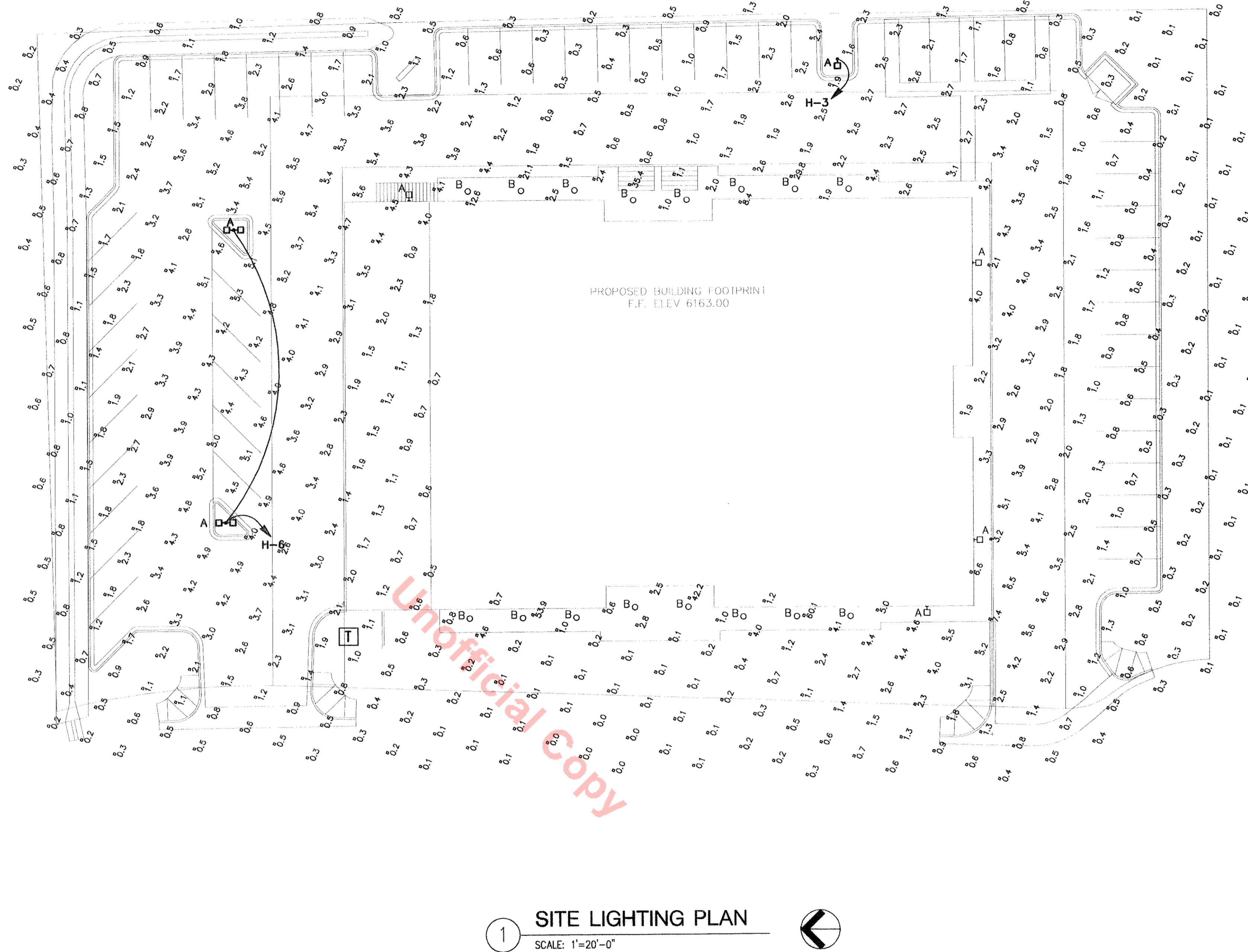
LEGEND

- | | | | |
|------|------------------------|---|---------------------------|
| 5450 | EXISTING MAJOR CONTOUR | ⊕ | BACK FLOW PREVENTER |
| --- | EXISTING MINOR CONTOUR | ⊙ | WATER METER |
| --- | PROPOSED MAJOR CONTOUR | ○ | CLEAN OUT |
| --- | PROPOSED MINOR CONTOUR | ● | MANHOLE |
| S | SANITARY SEWER | + | ELEV |
| W | WATER LINE | + | ELEV |
| G | GAS LINE | + | ELEV |
| --- | PROPERTY LINE | ⊖ | PROPOSED STRAW BALE |
| --- | CENTER LINE | ⊖ | PROPOSED VEHICLE TRACKING |
| --- | EASEMENT | ⊖ | INLET PROTECTION |
| UG | UNDERGROUND ELECTRIC | ⊖ | OUTLET PROTECTION |
| OH | OVERHEAD ELECTRIC | ⊖ | SEDIMENT BASIN |
| --- | UNDERGROUND UTILITY | ⊖ | SILT FENCE |
| --- | RIGHT OF WAY | ⊖ | STRAW BALE BARRIER |
| --- | STORM SEWER | ⊖ | VEHICLE TRACKING |
| --- | SIDEWALK | | |
| --- | 6" CURB & GUTTER | | |
| --- | LIGHT POLE | | |
| --- | VALVE | | |
| --- | FIRE HYDRANT & VALVE | | |

L:\Castleton Way\052-251478-0001\cadd\Final_PD\03utility.dwg 01/15/03 08:54:11 AM MST



2 LIGHT POLE DETAIL
SCALE: NONE



REVISIONS:	DATE:

CASTLETON WAY TOO
NEW RETAIL FACILITY
CASTLE ROCK, COLORADO

ELDER CONSTRUCTION
3433 NORTH PROSECCO
COLORADO SPRINGS, COLORADO 80907
(719) 471-2708 / 489-1203 MOBILE
(719) 471-2709 FAX

Jack B. Paulson, aia
ARCHITECTURE / ENVIRONMENTAL PLANNING
1903 LELAY STREET, STE. 100
COLORADO SPRINGS, COLORADO 80909
(719) 475-1727 OFFICE
(719) 475-1050 FAX

DRAWN BY:	SS
CHECKED BY:	SD/TH
DATE:	04/25/03
SCALE:	AS NOTED
JOB NUMBER:	CASTLE
SHEET NUMBER	E.1.1
	7 OF 1

Farnsworth GROUP
2605 Erieview Drive, Suite 202
Colorado Springs, CO 80918
Telephone (719) 590-9194 Fax (719) 590-9111