

PLAT IDENTIFICATION SHEET

RECEPTION # : DC00033311

DATE: 5-16-00

TIME 11:20

FEE: \$ 40⁰⁰ (4 P)

GRANTOR: *Poines Castle, Inc.*
(OWNER/SIGNER)

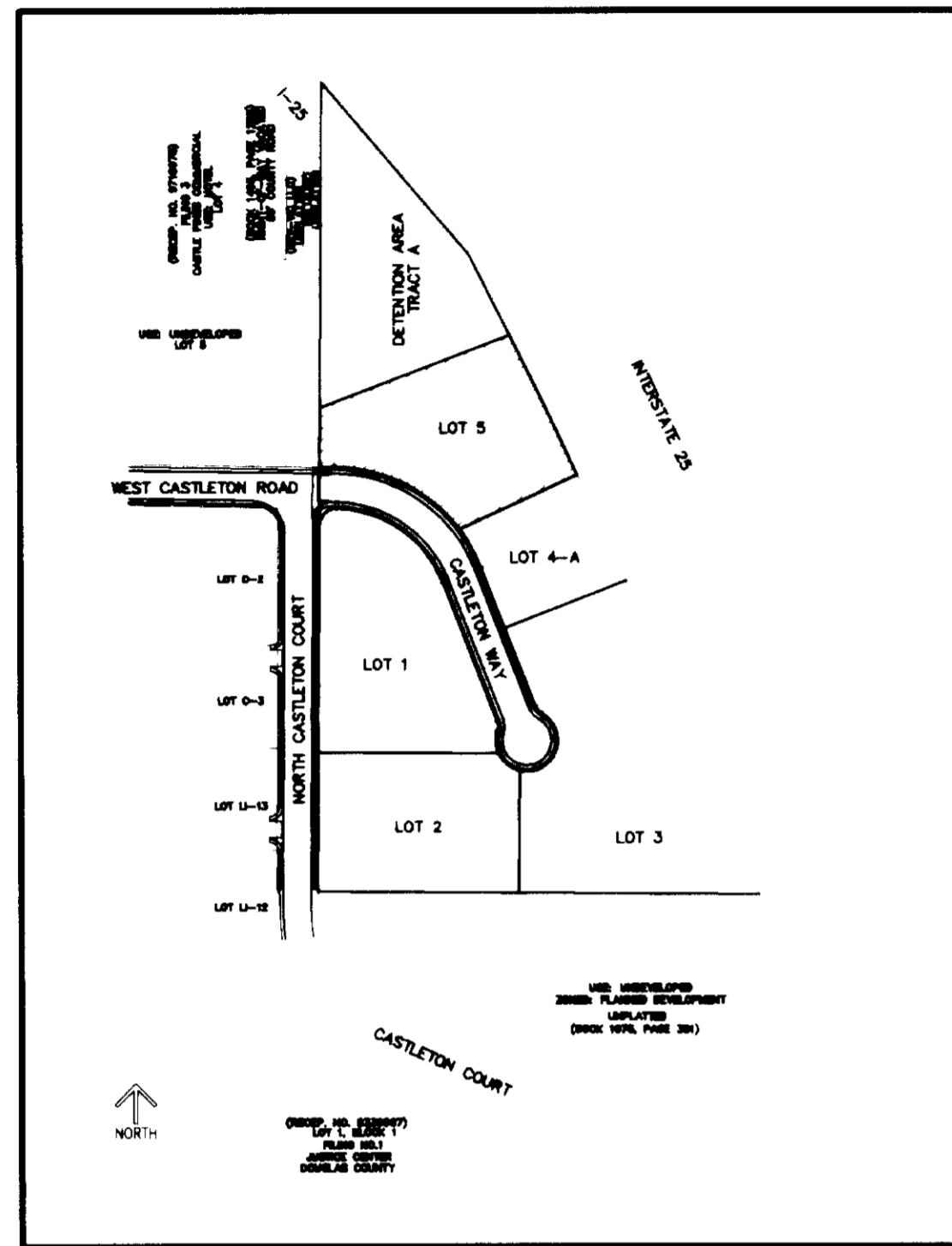
GRANTEE: *Douglas County Justice Center #3*
(SUBDIVISION NAME OR NAME OF PLAT)
Lot 5, 1st Amendment
Final PD Site Plan

LEGAL: 26, 7, 67
(SECTION-TOWNSHIP-RANGE)

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 5, 1ST AMENDMENT FINAL PD SITE PLAN

LOCATED IN SW 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 4

VICINITY MAP



LEGAL DESCRIPTION:

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 5

NOTES:

1. BUILDING SETBACK 15' MIN. FROM STREET ROW LINE
15' MIN. FROM LOT LINE
2. FLOODPLAIN IS NOT WITHIN THE AREA OF THIS PROJECT
3. THIS PROJECT TO BE DEVELOPED AS ONE PHASE.
4. THERE ARE NO SIGNIFICANT NATURAL FEATURES ON OR ADJACENT TO THIS PROJECT.

5. SITE DATA:

ZONING:	PD-B-2
TOTAL ACREAGE:	1.41
TOTAL AREA:	61,385 S.F. 100.0%
BUILDING AREA (FOOTPRINT):	11,937 S.F. 19.5%
LANDSCAPED AREA:	13,705 S.F. 22.5%
PARKING, DRIVES, ETC.:	35,743 S.F. 58.0%

TOTAL GUEST ROOMS 71 ROOMS

TYPE V-1hr CONSTRUCTION, FULLY SPRINKLED PER NFPA-13

FIRST FLOOR AREA	11,937 S.F.
SECOND FLOOR AREA	9,613 S.F.
THIRD FLOOR AREA	9,613 S.F.
FOURTH FLOOR AREA	9,613 S.F.
GROSS BUILDING AREA	40,776 S.F.

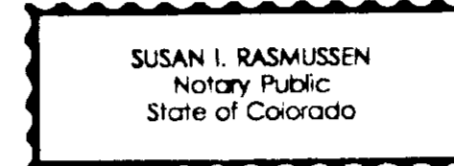
PARKING REQUIRED: (1.2 SPACES PER GUEST ROOM)	86
PARKING ONSITE:	82
PARKING ONSITE HANDICAPPED:	4
TOTAL ONSITE	86

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 5 FINAL PD, IN THE TOWN OF CASTLE ROCK.

Adam Pietraszek as President of Poince Castle, Inc.
LANDOWNER (NOTARIZED SIGNATURE)

SIGNED THIS 27th DAY OF March, 2000



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March, 2000, BY Adam Pietraszek AS President of Poince Castle Inc WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

Susan I. Rasmussen 9-1-03

LIENHOLDER SUBORDINATION CERTIFICATION:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 5 FINAL PD, IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 2/23/2000 IN 1812 BOOK AT PAGE 308 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

First State Bank
Scottsbluff NE
Marcus Shal
MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE)

SIGNED THIS 22nd DAY OF March, 2000

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF March, 2000, BY Royce Schaeffer AS Senior Vice President First State Bank, Scottsbluff, Ne. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

Candace K. West
MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE)

TITLE CERTIFICATION:

I, Eric Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee, 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.

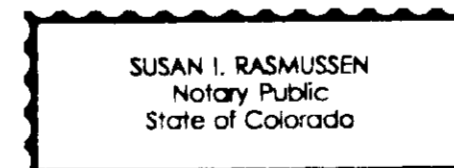
SIGNED THIS 27th DAY OF March, 2000

Eric Stearns
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

Land Title Guarantee Company
TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF MARCH, 2000, BY Eric Stearns AS TITLE OFFICER of Land Title Guarantee WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

Susan I. Rasmussen 9-1-03



SURVEYOR'S CERTIFICATE

I, RICHARD P. PALMER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, I DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY DOUGLAS COUNTY JUSTICE CENTER FILING 3, LOT 5 FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Richard Palmer 3/23/00
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR

PALMER & WOOLDRIDGE
5500 S. SIMMS STREET, SUITE "G"
LITTLETON, CO 80127
(303) 904-1345

OWNER

ADAM PIETRASZEK
POINCO CASTLE, INC.,
A COLORADO CORPORATION
5056 N. NEVADA AVENUE
COLORADO SPRINGS, CO 80918
(719) 459-7929

ARCHITECT

TED R. LOCKE
455 BUCKEYE DRIVE
COLORADO SPRINGS, CO. 80919
(719) 531-7779

CIVIL ENGINEER

JR ENGINEERING
4310 ARROWSWEST DRIVE
COLORADO SPRINGS, CO. 80907
(719) 593-2593

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN FOR THE DOUGLAS COUNTY JUSTICE CENTER FILING 3, LOT 5 FINAL PD WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF January, 2000.

Susan I. Rasmussen
CHAIRMAN 5/9/2000
DATE

ATTEST:
Mark
PLANNING DIRECTOR 3-29-00
DATE

B. TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR THE DOUGLAS COUNTY JUSTICE CENTER FILING 3, LOT 5 FINAL PD WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 10th DAY OF February, 2000.

Mark
MAYOR 4/28/2000
DATE



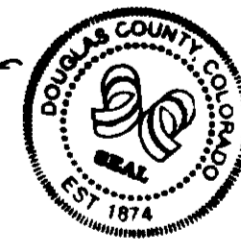
Dolly M...
TOWN CLERK 4/28/00
DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 16 DAY OF MAY, 2000 AT 11:20 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 00033311.

Sheryl Muehlfelt
DOUGLAS COUNTY CLERK AND RECORDER



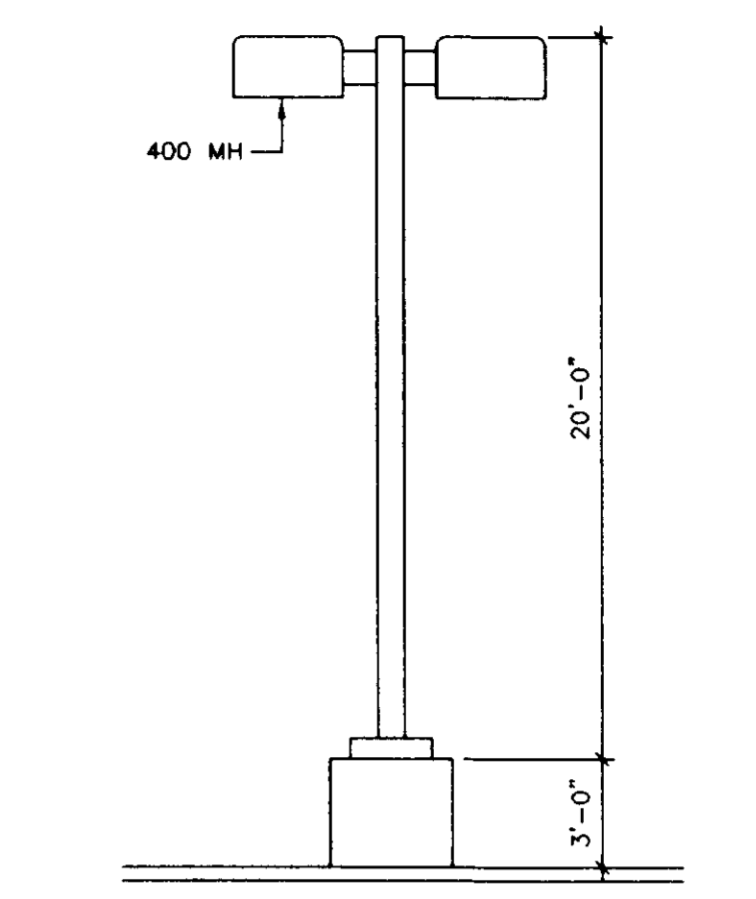
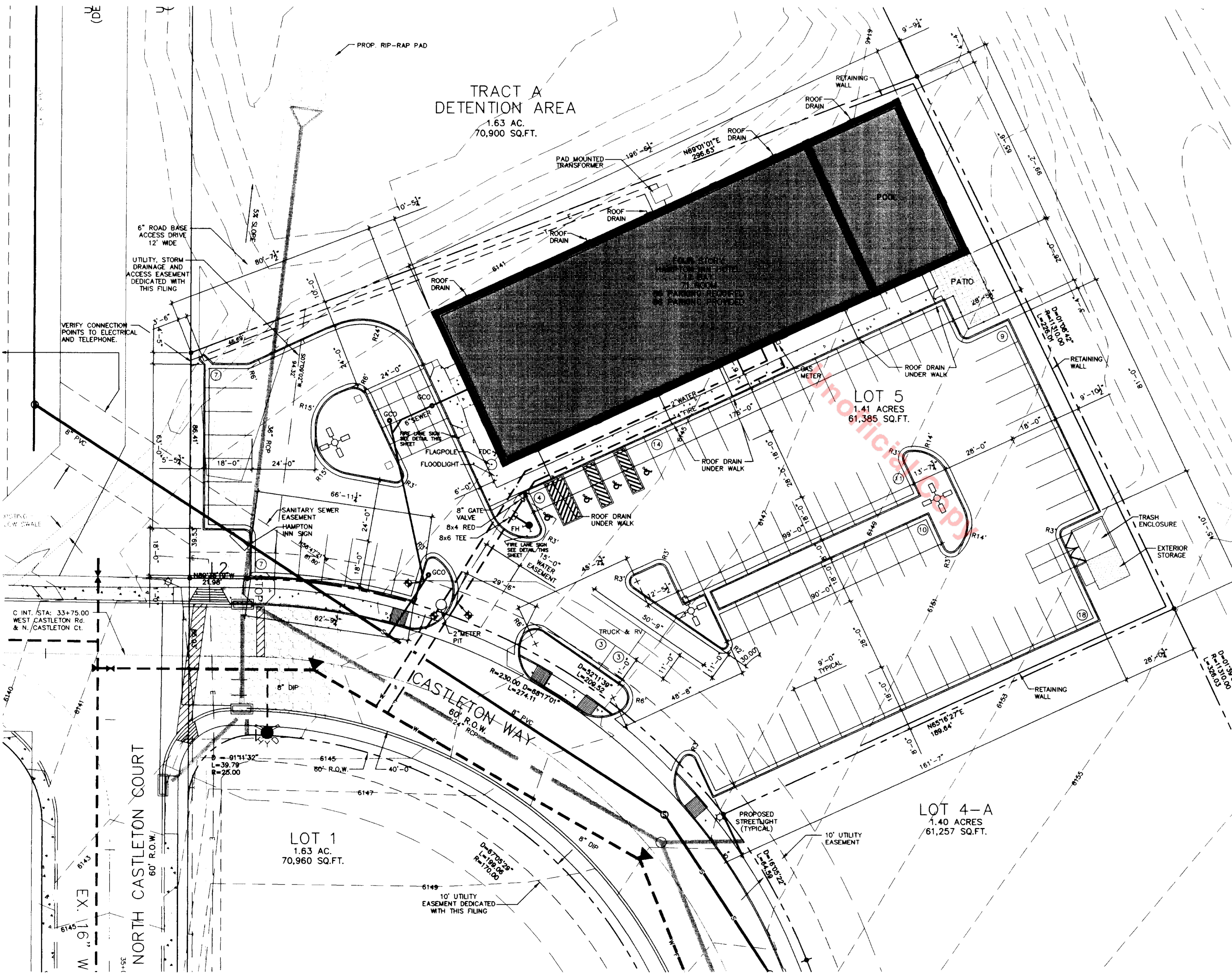
SHEET INDEX

SHEET 1 OF 4	COVER SHEET
SHEET 2 OF 4	SITE & UTILITY PLAN
SHEET 3 OF 4	LANDSCAPE PLAN
SHEET 4 OF 4	EXTERIOR ELEVATIONS

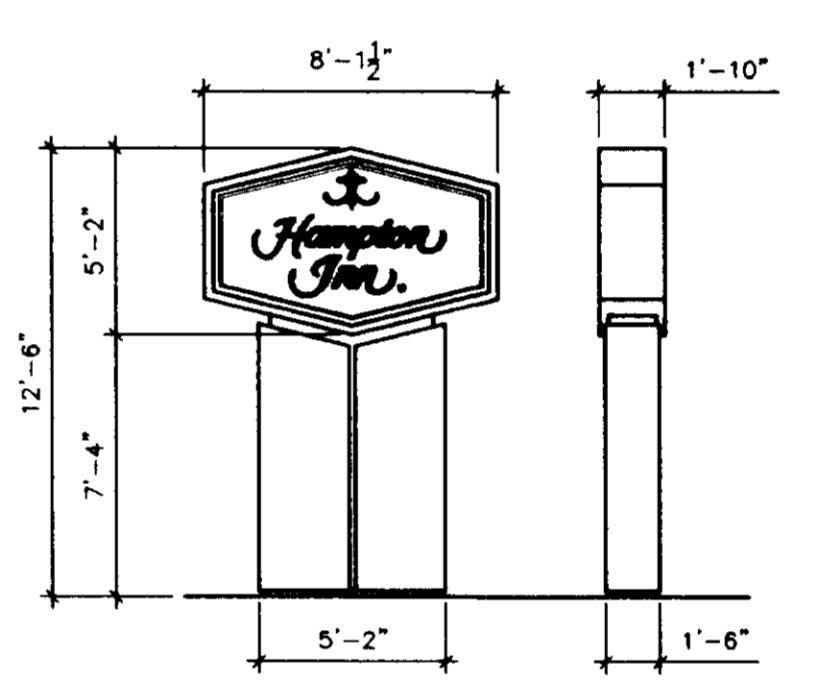
DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 5, 1ST AMENDMENT

FINAL PD SITE PLAN

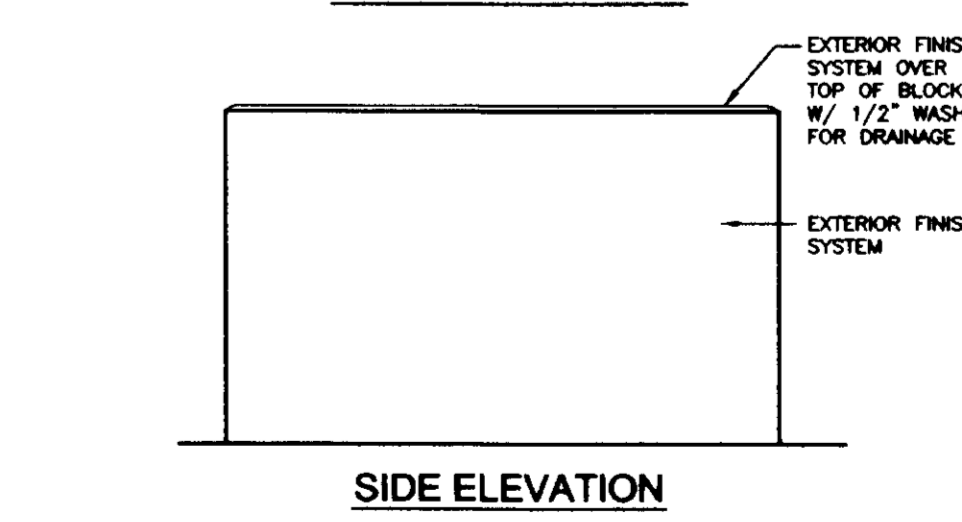
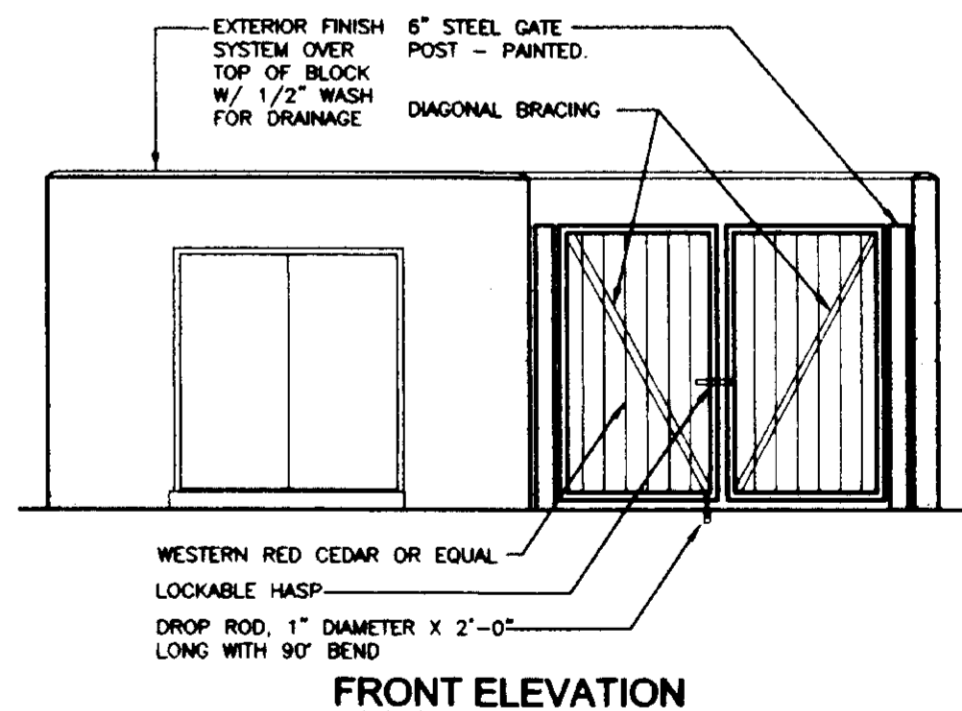
SITE & UTILITY PLAN
 LOCATED IN SW 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 2 OF 4



LIGHT POLE DETAIL
 SCALE 3/16" = 1'-0"

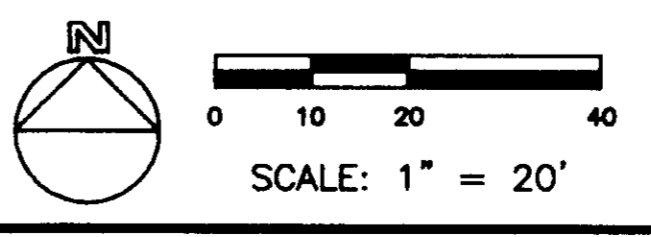
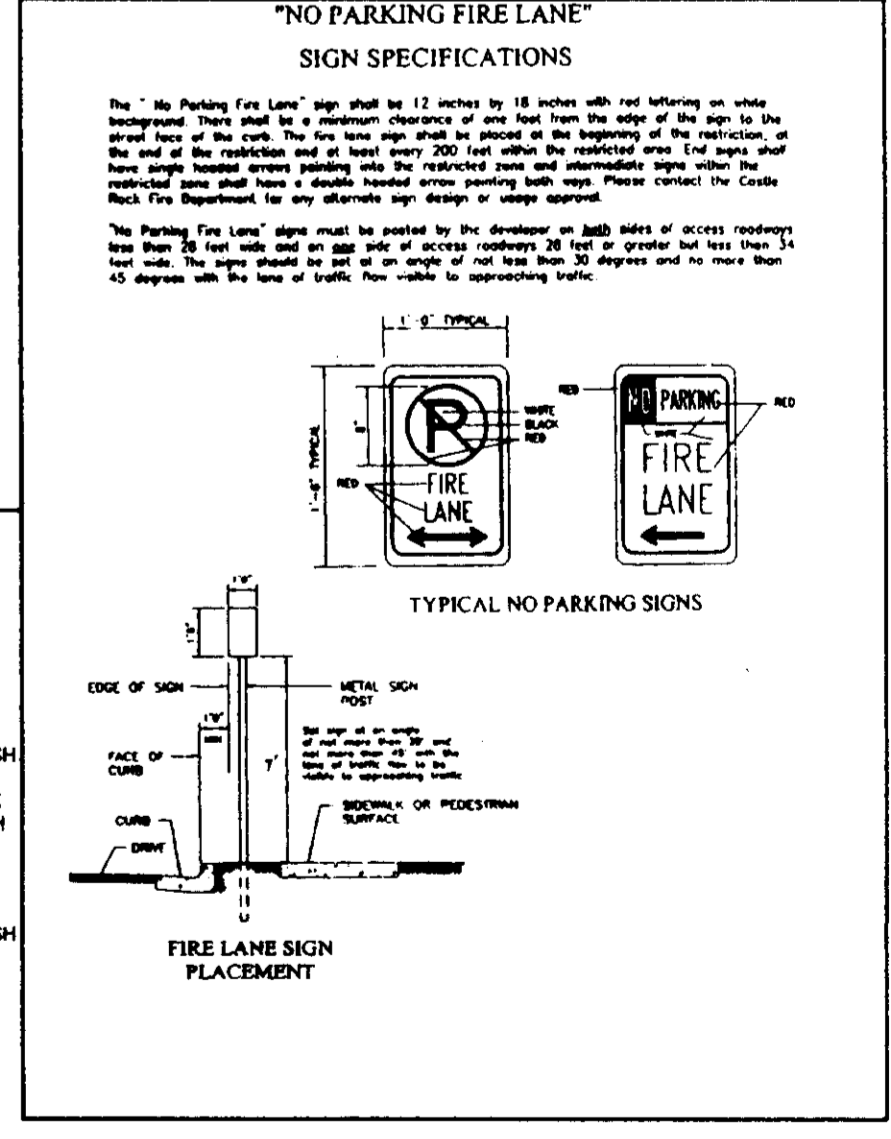


MONUMENT SIGN DETAIL
 SCALE 3/16" = 1'-0"



TRASH ENCLOSURE / STORAGE DETAIL
 SCALE 3/16" = 1'-0"

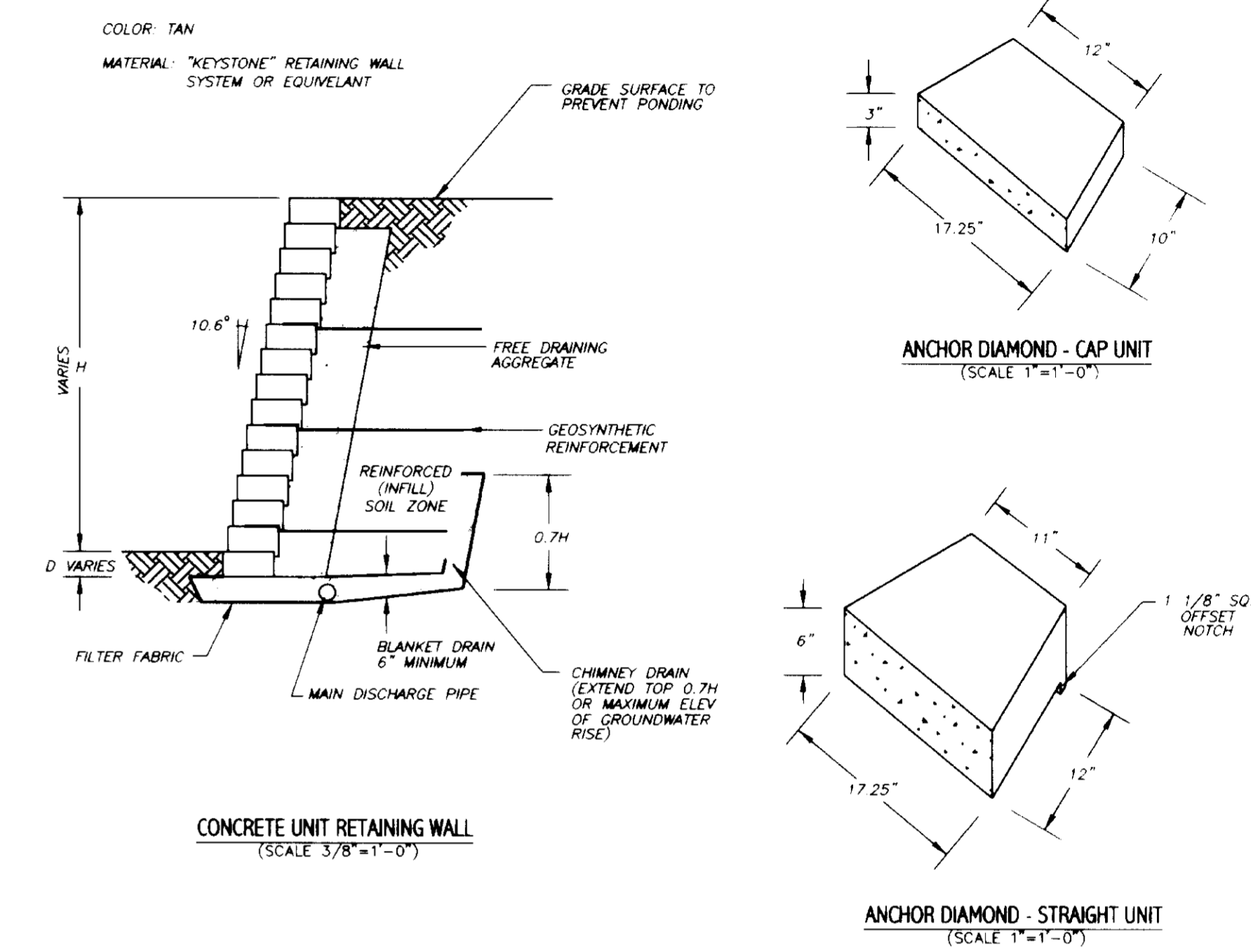
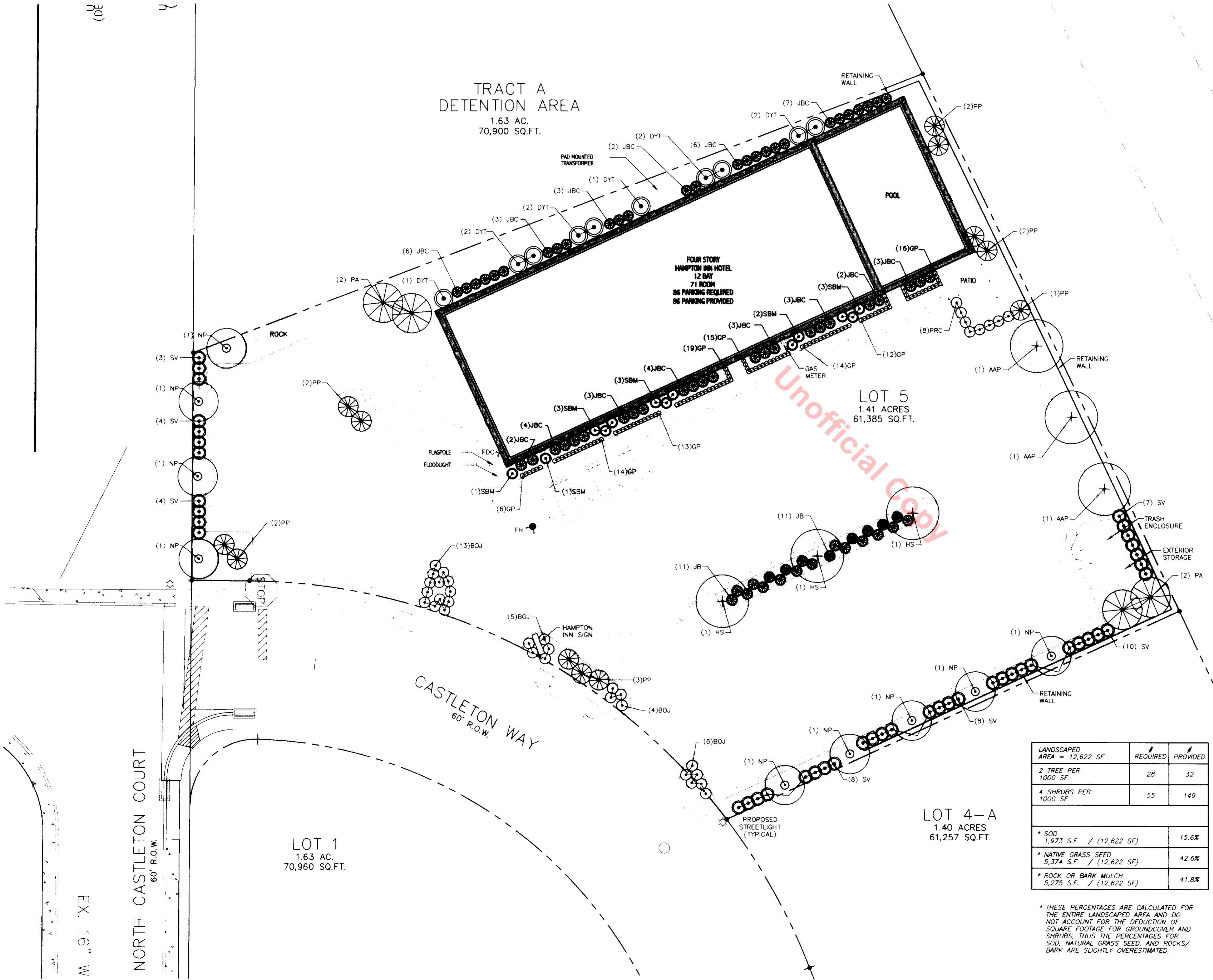
SYMBOL LEGEND	
	6132 EXISTING TOPOGRAPHY
	6134 PROPOSED TOPOGRAPHY
	WATER SERVICE
	SANITARY SEWER SERVICE
	ELECTRIC
	TELEPHONE
	COLLECTOR CURB AND GUTTER
	OUTFALL CURB AND GUTTER
	GRADE - TOP BACK OF CURB
	FLOWLINE GRADE
	PROPOSED STORM SEWER WITH INLET
	RETAINING WALL
	ACCESS RAMP
	CURB CHUTE
	LIGHT POLE
	POINT OF CONNECTION



DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 5, 1ST AMENDMENT

FINAL PD SITE PLAN

LANDSCAPE PLAN
 LOCATED IN SW 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 3 OF 4



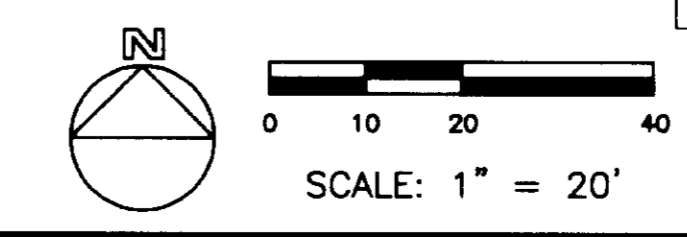
- GENERAL NOTES:**
- ALL MATERIAL SHALL BE IN ACCORDANCE WITH AAS SPECIFICATIONS FOR NUMBER ONE GRADE.
 - ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND PERENNIAL BEDS TO BE IRRIGATED WITH AN AUTOMATIC 12" HIGH POP-UP IRRIGATION SYSTEM.
 - ALL TRESS TO BE BALLED AND BURLAPPED.
 - ALL PERENNIAL BEDS TO BE MULCHED WITH 3" DEPTH ASPEN MULCH. NO WEED BARRIER SHALL BE PLACED IN PERENNIAL BEDS.
 - ALL SHRUB BEDS SHALL BE MULCHED WITH 2" LAYER OF 1" - 1 1/2" DIA RIVER ROCK OVER NON-WOVEN POLYPROPYLENE WEED BARRIER SUCH AS TYPAR OF MIRAFI.
 - EDGING BETWEEN TURF AND SHRUB AREA SHALL BE 1/8" x 4" STEEL EDGER. EDGER SHALL BE PINNED AT 10' MINIMUM INTERVALS, AND A 1" OPENING SHALL BE PROVIDED AT LOW POINTS AND AT 30' INTERVALS TO ALLOW FOR DRAINAGE. EDGER SHALL ALSO BE PROVIDED BETWEEN PERENNIAL BEDS AND SHRUB BEDS. ALL EDGING ABUTTING SOG OR GRASS SHALL BE SET 1" ABOVE FINISHED SURFACE.
 - SOIL IN ALL LANDSCAPE AREAS SHALL BE AMENDED WITH 3 CY/1000 SF OF ORGANIC COMPOST.
 - ALL PERENNIAL BEDS SHALL BE AMENDED WITH 5 CY/1000 SF OF ORGANIC COMPOST AND 1/2 CY/1000 SF OF PERLITE. AMENDMENTS AND FERTILIZER SHALL BE THOROUGHLY INCORPORATED INTO EXISTING SOIL.
 - QUANTITIES PROVIDED IN PLANT SCHEDULE ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES SHOWN ON PLANS.

PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	QTY
TREES						
AAP	ASH, AUTUMN PURPLE	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL	B&B	SEE PLAN	3
HS	HONEYLOCUST, SHADEMASTER	GLIEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL	B&B	SEE PLAN	3
NP	PLUM, NEWPORT	PRUNUS CERASIFERA	2" CAL	B&B	SEE PLAN	9
PA	PINE, AUSTRIAN	PINUS NIGRA	6" HT	B&B	SEE PLAN	5
PP	PINE, PINYON	PINUS EDULIS	6" HT	B&B	SEE PLAN	12
					TOTAL	32
SHRUBS						
JBC	JUNIPER, BLUE CHIP	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	CONTAINER	6'-0" O.C.	51
JB	JUNIPER, BUFFALO	JUNIPERUS SABINA 'BUFFALO'	5 GAL	CONTAINER	4'-0" O.C.	22
SBM	SPIREA, BLUE MIST	CARYOPTERIS X CLAUDONENSIS	5 GAL	CONTAINER	4'-0" O.C.	22
DYT	DOGWOOD, YELLOW TWIG	CORNUS SERICEA FLAVIFRAMEA	5 GAL	CONTAINER	6'-0" O.C.	10
SV	SPIREA, VANHOUTEI	SPIREA VANHOUTEI	5 GAL	CONTAINER	4'-0" O.C.	44
					TOTAL	149
PERENNIALS						
GP	GOLDEN PAPERFLOWER	ZINNIA GRANDIFLORA	1 GAL	CONTAINER	1'-6" O.C.	109
GROUND COVERS						
PRC	PHLOX CREEPING	PHLOX SUBULATA	5 GAL	CONTAINER	4'-0" O.C.	8
BOJ	BORDER JEWEL	POLYGONUM AFFINE	5 GAL	CONTAINER	4'-0" O.C.	28
GRASSES						

LANDSCAPED AREA = 12,622 SF	REQUIRED	PROVIDED
2 TREE PER 1000 SF	28	32
4 SHRUBS PER 1000 SF	55	149
* SOG 1,973 S.F. / (12,622 SF)		15.6%
* NATIVE GRASS SEED 5,374 S.F. / (12,622 SF)		42.6%
* ROCK OR BARK MULCH 5,275 S.F. / (12,622 SF)		41.8%

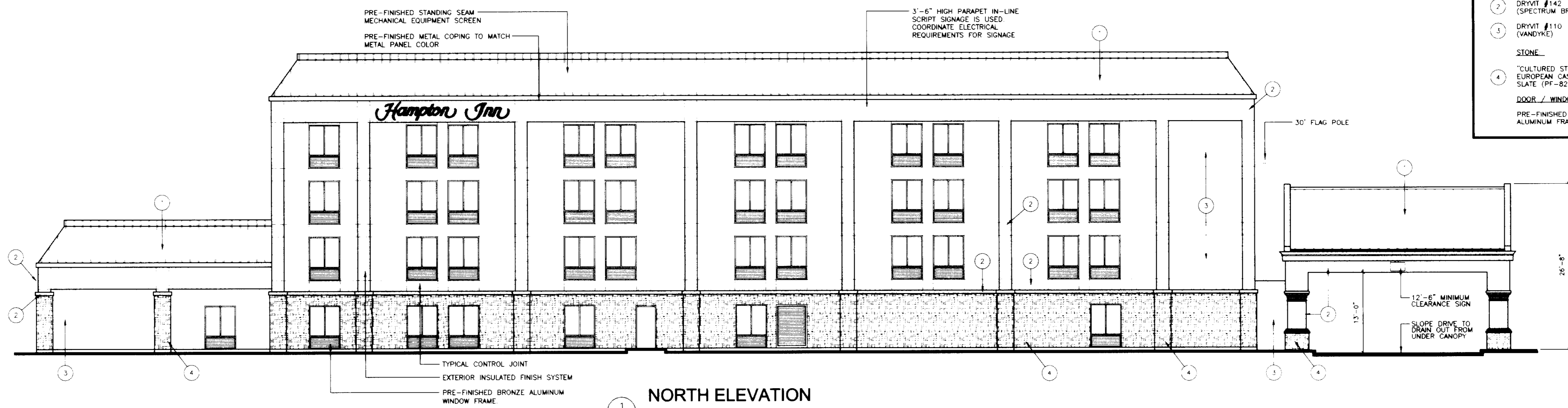
* THESE PERCENTAGES ARE CALCULATED FOR THE ENTIRE LANDSCAPED AREA AND DO NOT ACCOUNT FOR THE DEDUCTION OF SQUARE FOOTAGE FOR GROUND COVER AND SHRUBS. THUS THE PERCENTAGES FOR SOG, NATURAL GRASS SEED, AND ROCKS/BARK ARE SLIGHTLY OVERESTIMATED.



DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 5, 1ST AMENDMENT FINAL PD SITE PLAN

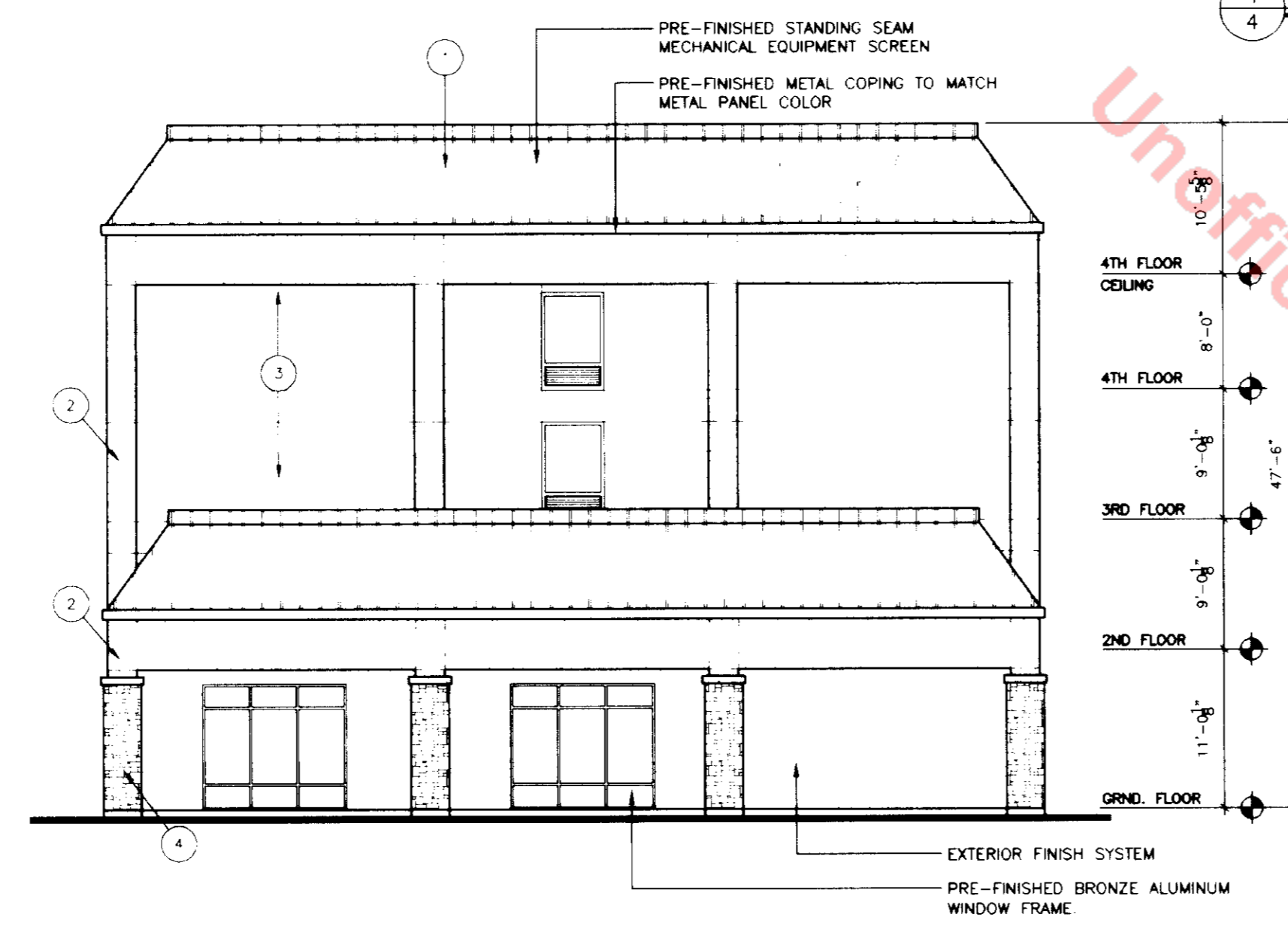
BUILDING ELEVATIONS
LOCATED IN SW 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 4 OF 4

MATERIAL LEGEND	
ROOF	
1	PRE-FINISHED STANDING SEAM, "GREEN"
WALLS	
2	DRYWIT #142 (SPECTRUM BROWN)
3	DRYWIT #110 (VANDYKE)
STONE	
4	"CULTURED STONE" EUROPEAN CASTLE STONE SLATE (PF-8211)
DOOR / WINDOW FRAME	
	PRE-FINISHED BRONZE ALUMINUM FRAME



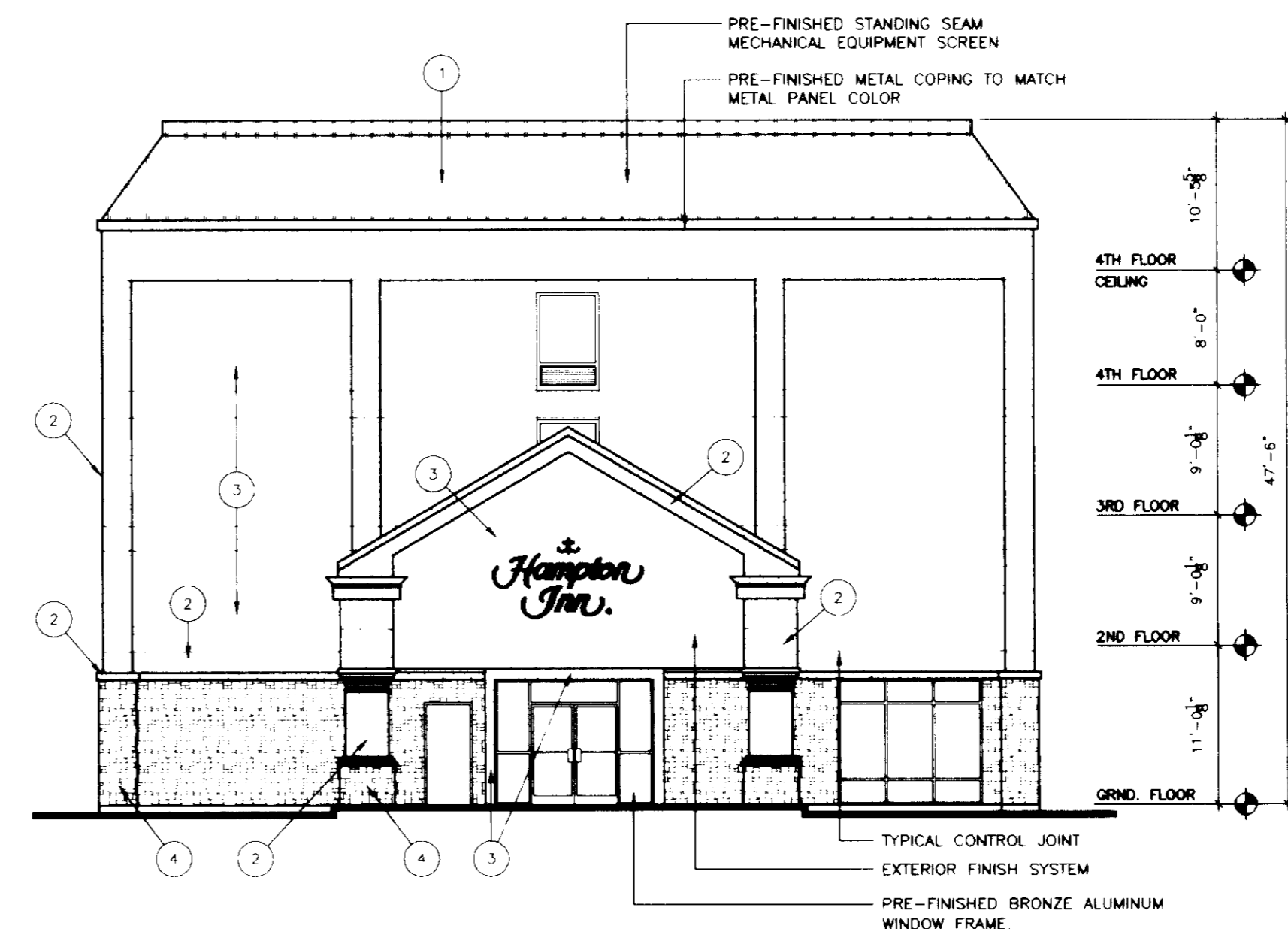
NORTH ELEVATION

1/4
1" = 10'-0"



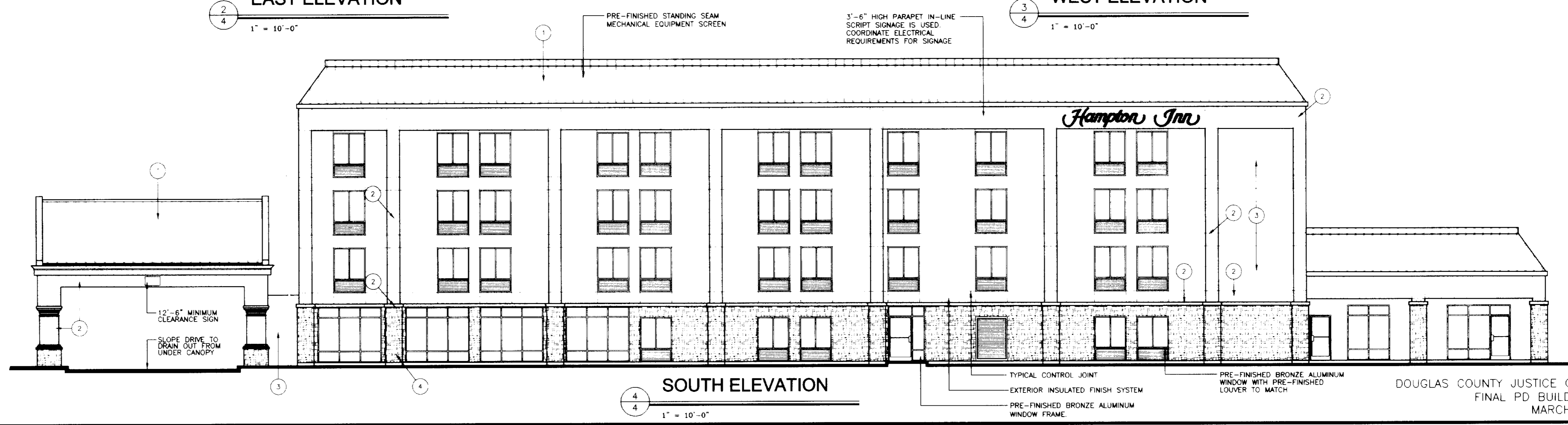
EAST ELEVATION

2/4
1" = 10'-0"



WEST ELEVATION

3/4
1" = 10'-0"



SOUTH ELEVATION

4/4
1" = 10'-0"