

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99104090

DATE: 12-15-99

TIME: 11:33

FEE: \$ 50⁰⁰ (5 Pages)

GRANTOR:
(OWNER/SIGNER)

Saks Development, LLC

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Douglas County Justice
Center # 3 Lot 2
Final PD Site Plan

LEGAL:

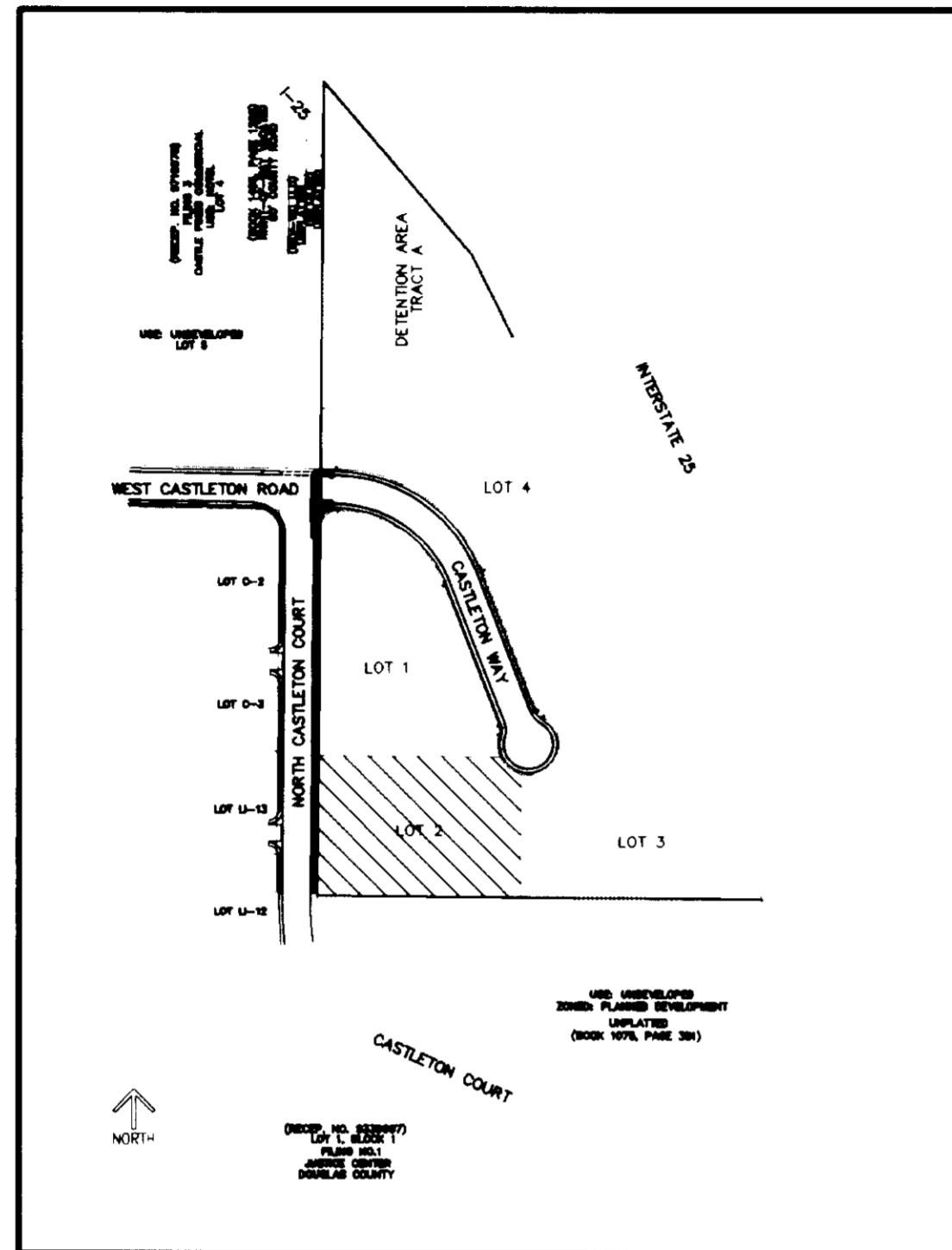
(SECTION-TOWNSHIP-RANGE)

26, 7, 67

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2 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 5

VICINITY MAP



LEGAL DESCRIPTION:

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2

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:	1.36	
TOTAL AREA:	59,260 S.F.	100.0%
BUILDING AREA (FOOTPRINT):	10,020 S.F.	16.9%
LANDSCAPED AREA:	19,125 S.F.	32.3%
PARKING, DRIVES, ETC.:	30,115 S.F.	50.8%
TOTAL GUEST ROOMS	62 ROOMS	
TYPE V-1hr CONSTRUCTION, FULLY SPRINKLED PER NFPA-13		
FIRST FLOOR AREA	10,020 S.F.	
SECOND FLOOR AREA	10,004 S.F.	
THIRD FLOOR AREA	10,004 S.F.	
GROSS BUILDING AREA	30,028 S.F.	

PARKING REQUIRED: (1.2 SPACES PER GUEST ROOM)	75
PARKING ONSITE:	72
PARKING ONSITE HANDICAPPED:	3
TOTAL ONSITE	75

SURVEYOR
PALMER & WOOLDRIDGE
5500 S. SIMMS STREET, SUITE #0
LITTLETON, CO 80127
(303) 904-1345

OWNER
KALPESH PATEL, MANAGER
SAKS DEVELOPMENT, LLC
932 S. CRYSTAL WAY, #201
AURORA, CO. 80012
(303) 283-8796

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

SHEET INDEX

SHEET 1 OF 5	COVER SHEET
SHEET 2 OF 5	SITE & UTILITY PLAN
SHEET 3 OF 5	LANDSCAPE PLAN
SHEET 4 OF 5	GRADING PLAN
SHEET 5 OF 5	EXTERIOR ELEVATIONS

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2
FINAL PD
DECEMBER 1999

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2 FINAL PD, IN THE TOWN OF CASTLE ROCK.

Susan I. Rasmussen as manager of SAKS Development, LLC
LANDOWNER (NOTARIZED SIGNATURE)
SIGNED THIS 18th DAY OF November, 1999

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF November, 1999 BY KALPESH PATEL AS Manager of Saks Development LLC
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 9-1-03
Susan I. Rasmussen

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 2 FINAL PD, IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 9-15-99 IN 1761 BOOK AT PAGE 2215, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:
First State Bank - Buckeye, CO

Sheryl Muehlfelt
MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE)
SIGNED THIS 19th DAY OF November, 1999

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF November, 1999 BY *Palameda A. Harpoot* 3-30-03
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES

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 18th DAY OF November, 1999
Eric Stearns
AUTHORIZED REPRESENTATIVE (NOTARIZED SIGNATURE)

Land Title Guarantee Company
TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF November, 1999 BY *ERIC STEARNS* AS TITLE OFFICER
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 9-1-03
Susan I. Rasmussen

SURVEYOR'S CERTIFICATE

I, *HAROLD 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 2 FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Harold Palmer
REGISTERED LAND SURVEYOR
11/22/99

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE FINAL PD SITE PLAN FOR THE DOUGLAS COUNTY JUSTICE CENTER FILING 3, LOT 2 FINAL PD WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF August, 1999.

John
CHAIRMAN 12/13/99
DATE

ATTEST:

Ann
PLANNING DIRECTOR 11.29.99
DATE

B. TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR THE DOUGLAS COUNTY JUSTICE CENTER FILING 3, LOT 2 FINAL PD WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 26th DAY OF August, 1999.

Sheryl Muehlfelt
MAYOR 12/8/99
DATE

ATTEST:

Jelly L. Nelson
TOWN CLERK 12/8/99
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 15 DAY OF Dec, 1999 AT 11:33 O'CLOCK A.M. AND WAS RECORDED UNDER RECEPTION NUMBER 99104090

Sheryl Muehlfelt
DOUGLAS COUNTY CLERK AND RECORDER



DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2

FINAL PD SITE PLAN

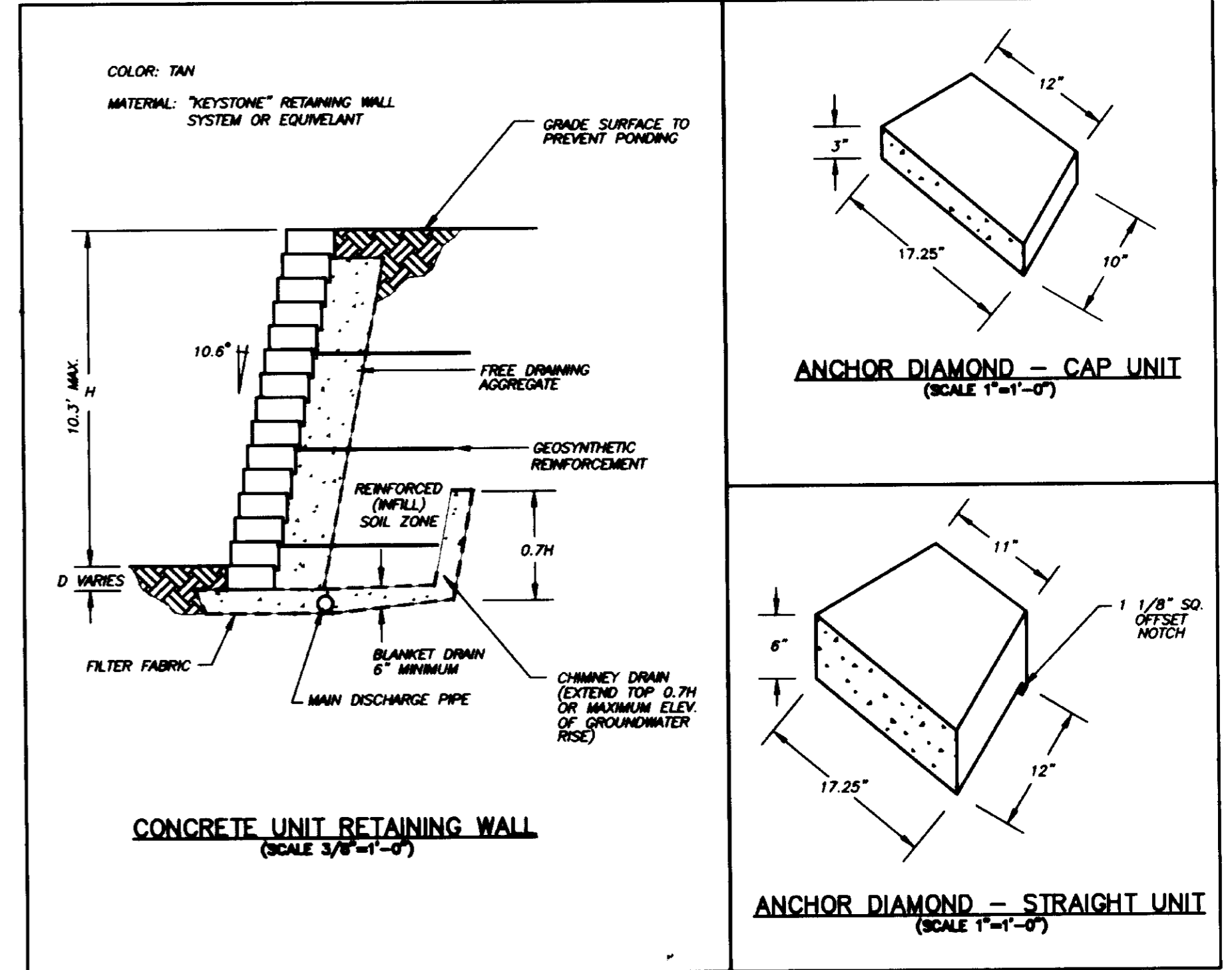
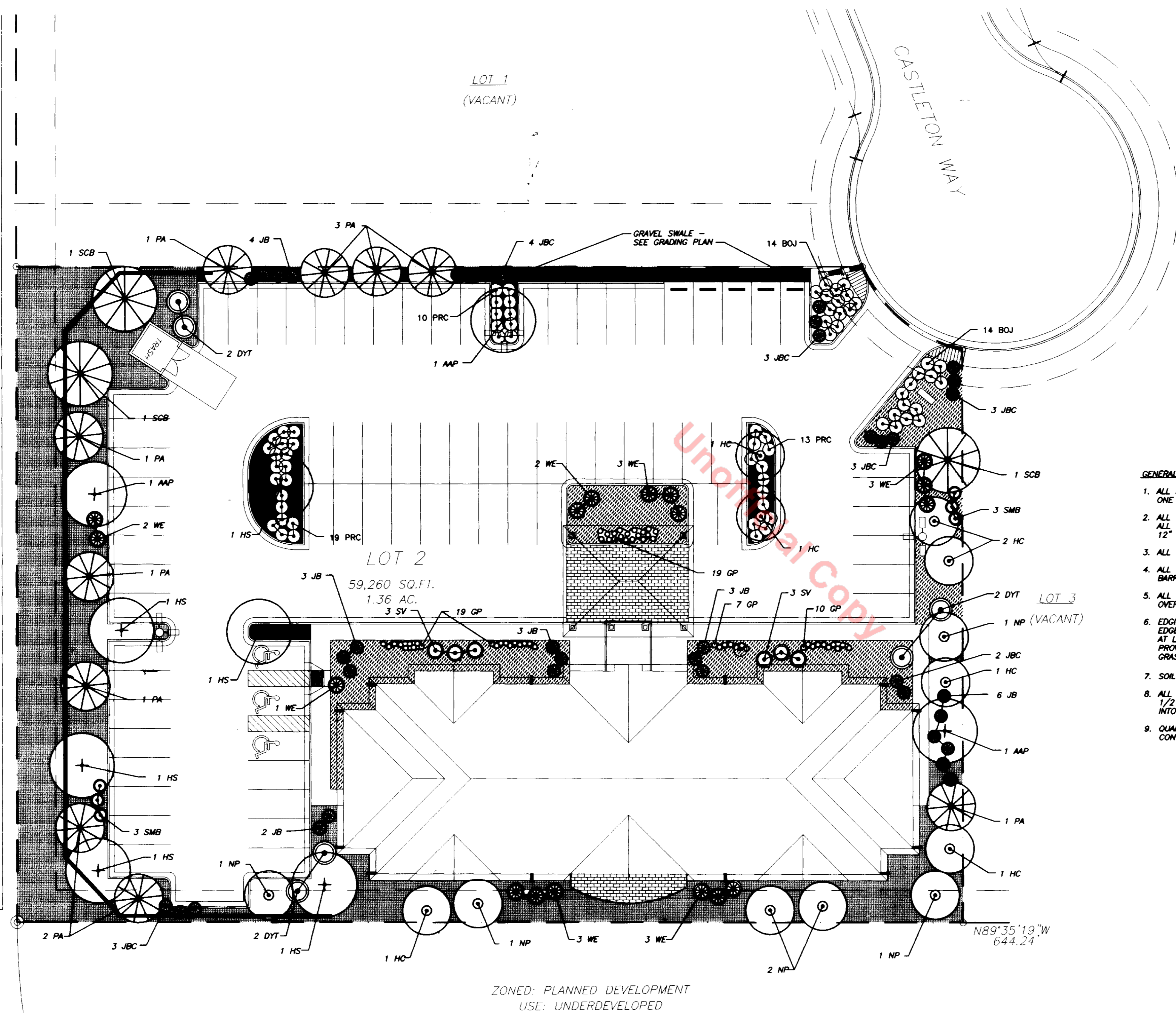
LANDSCAPE PLAN
 LOCATED IN SW 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6th P.M.
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
 SHEET 3 OF 5

LOT C-3
 ZONED: COMMERCIAL
 USE: OFFICE BUILDING

 LOT LI-13
 ZONED: LIGHT INDUSTRIAL
 USE: UNDERDEVELOPED

 NORTH CASTLETON COURT

 LOT LI-12
 ZONED: LIGHT INDUSTRIAL
 USE: UNDERDEVELOPED



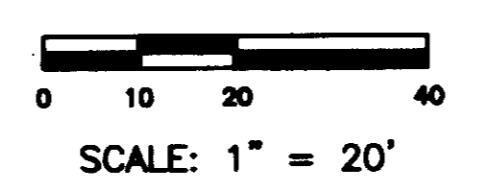
- GENERAL NOTES:**
- ALL MATERIAL SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
 - ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND PERENNIAL BEDS TO BE IRRIGATED WITH AN AUTOMATIC 12" HIGH POP-UP IRRIGATION SYSTEM.
 - ALL TREES TO 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 TYFAR OF MIRAL.
 - 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 ADJUTING SOD 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.

LANDSCAPED AREA = 17,704 SF	REQUIRED	PROVIDED
2 TREE PER 1000 SF	35	35
4 SHRUBS PER 1000 SF	71	74
* SOD 4,177 SF / (17,704 SF)		24%
* NATIVE GRASS SEED 11,258 SF / (17,704 SF)		64%
* ROCK OR BARK MULCH 2,289 SF / (17,704 SF)		12%

* 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 SOD, NATURAL GRASS SEED, AND ROCKS/BARK ARE SLIGHTLY OVERESTIMATED.

PLANT SCHEDULE

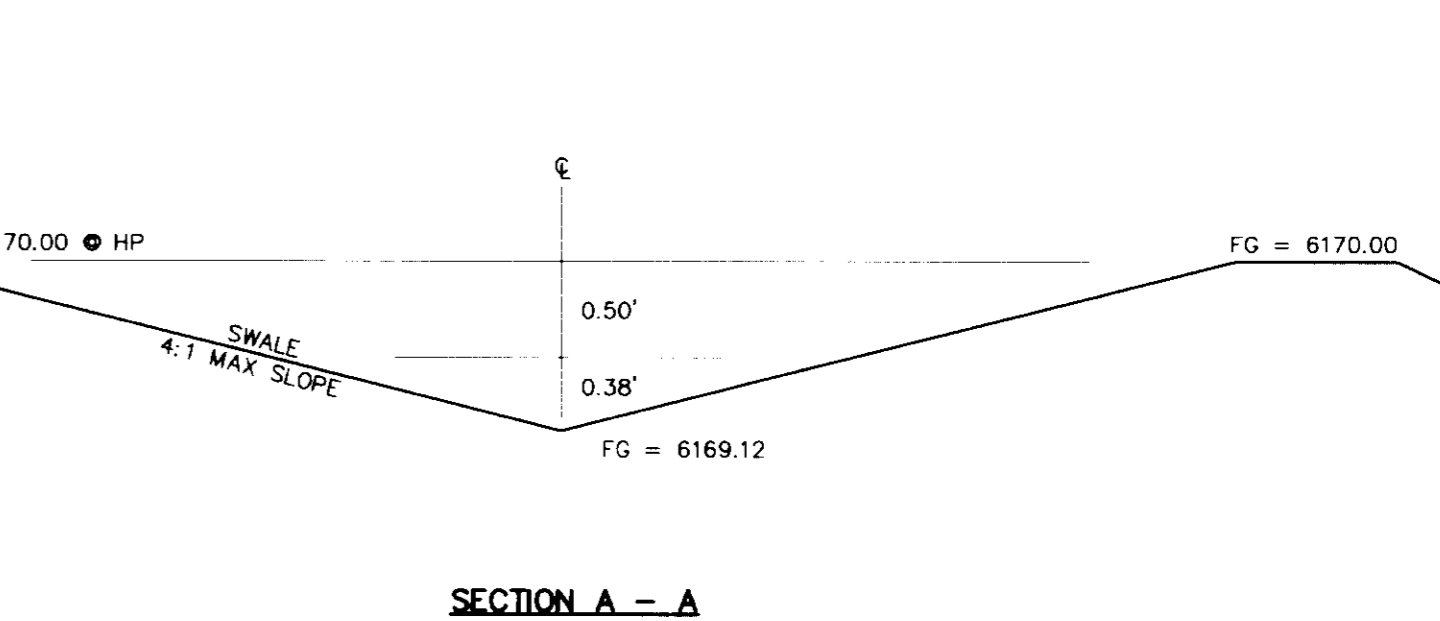
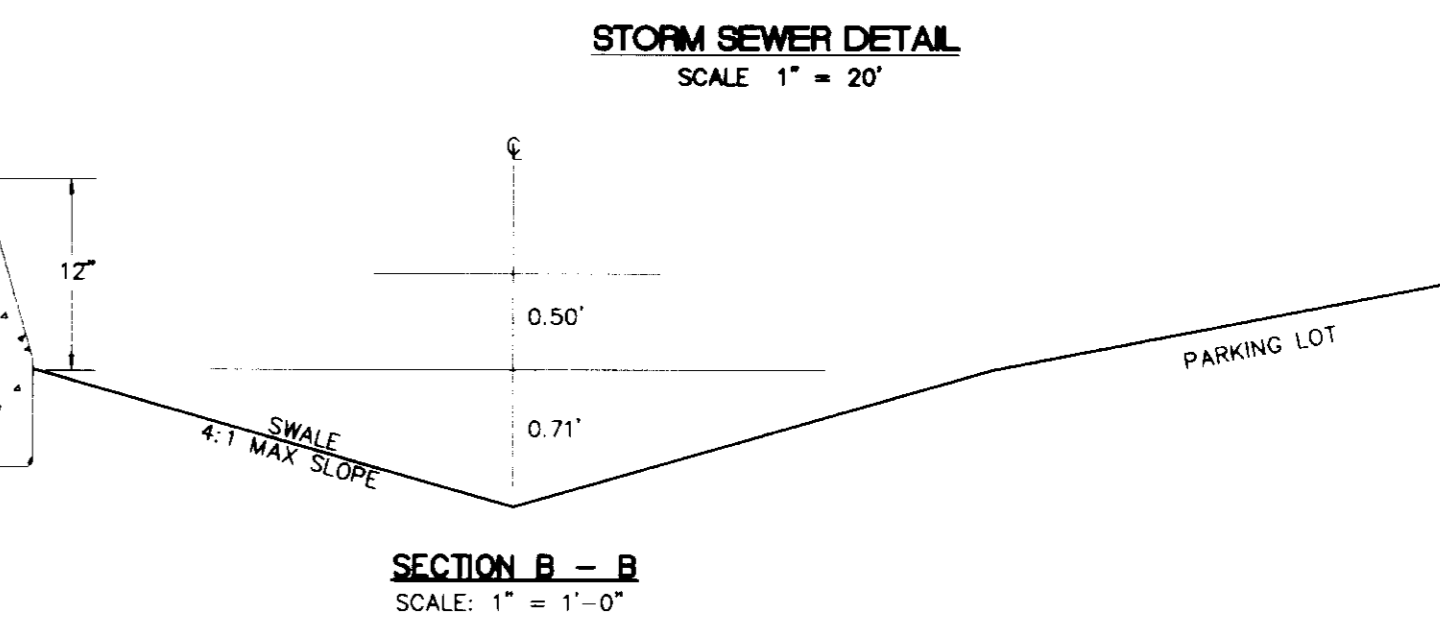
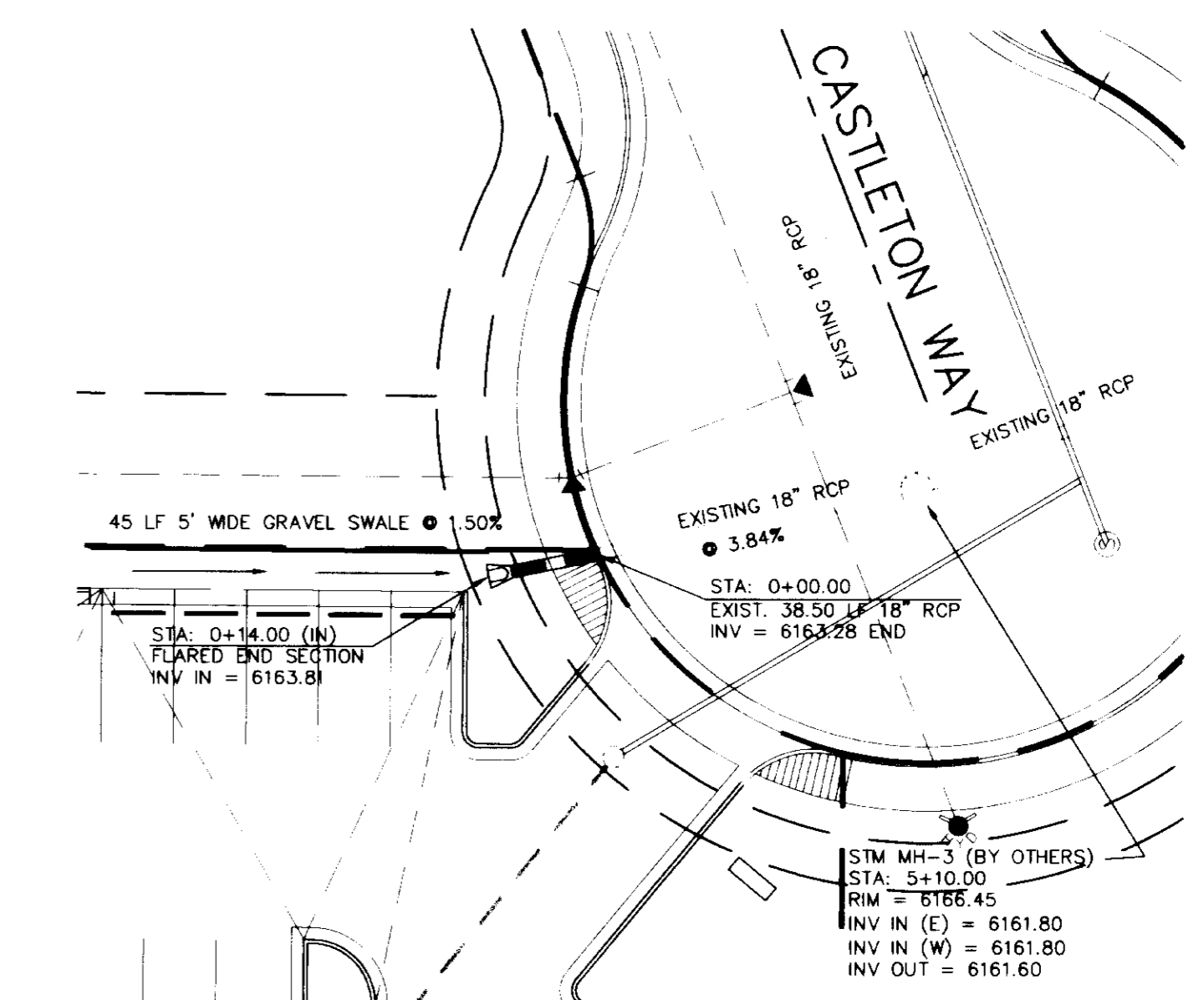
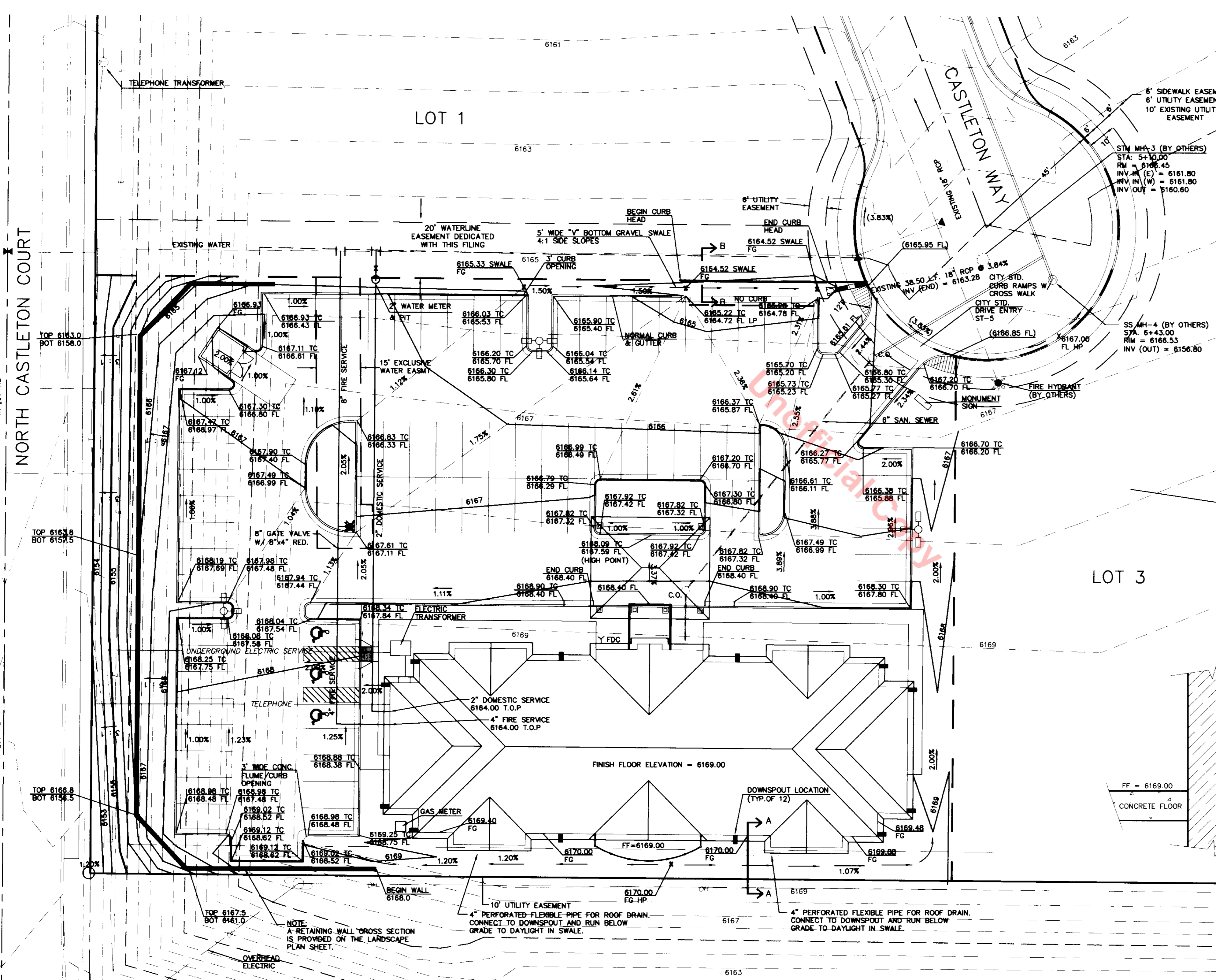
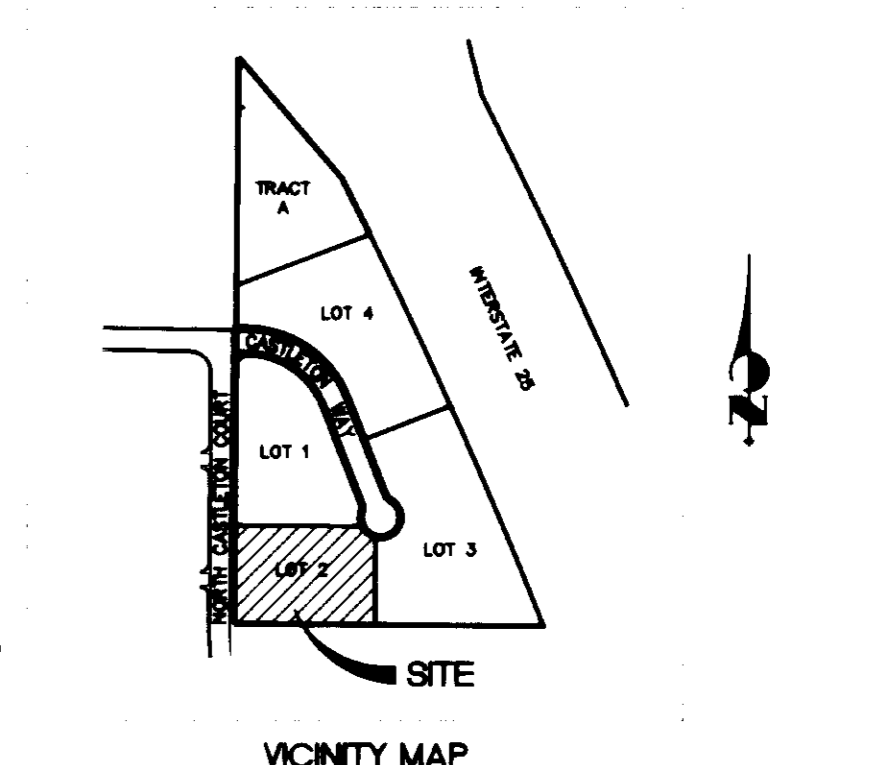
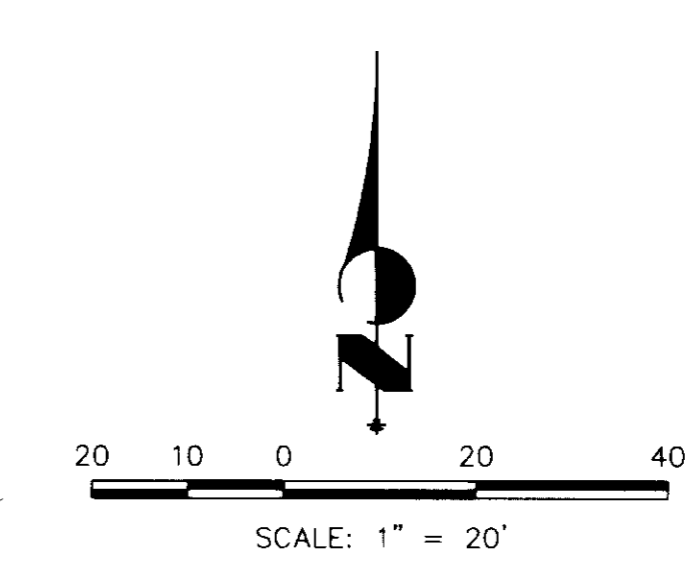
KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	QTY.
TREES						
AAP	ASH, AUTUMN PURPLE	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL.	B&B	SEE PLAN	3
HS	HONEYLOCUST, SHADEMASTER	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	B&B	SEE PLAN	6
HC	HAWTHORN, COCKSPUR	CRATAEGUS CRUSGALLI	2" CAL.	B&B	SEE PLAN	7
NP	PLUM, NEWPORT	PRUNUS CERASIFERA	2" CAL.	B&B	SEE PLAN	6
SCB	SPRUCE, COLORADO BLUE	PICEA PLUNGENS GLAUCA	6" HT.	B&B	SEE PLAN	3
PA	PINE, AUSTRAN	PINUS NIGRA	6" HT.	B&B	SEE PLAN	10
SHRUBS						
JBC	JUNIPER, BLUE CHIP	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL.	CONTAINER	6'-0" O.C.	18
JB	JUNIPER, BUFFALO	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	CONTAINER	4'-0" O.C.	21
SMB	SPIREA, BLUE MIST	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONTAINER	4'-0" O.C.	6
DYT	DOGWOOD, YELLOW TWIG	CORNUS SERICEA FLAVIRAMEA	5 GAL.	CONTAINER	6'-0" O.C.	6
SV	SPIREA, VANHOUTTE	SPIREA VANHOUTTEI	5 GAL.	CONTAINER	4'-0" O.C.	6
WE	EUONYMUS, WINGED	EUONYMUS ALATA	5 GAL.	CONTAINER	4'-0" O.C.	17
PERENNIALS						
GP	GOLDEN PAPERFLOWER	ZINNIA GRANDIFLORA	1 GAL.	CONTAINER	1'-6" O.C.	55
GROUND COVERS						
PRC	PHLOX CREEPING	PHLOX SUBULATA	5 GAL.	CONTAINER	4'-0" O.C.	42
BOJ	BORDER JEWEL	POLYGONUM AFFINE	5 GAL.	CONTAINER	4'-0" O.C.	32
GRASSES						
		NATIVE GRASS SEED MIXTURE				
		ROCK OR BARK MULCH				
		SOD				



DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2
 FINAL PD LANDSCAPE PLAN
 DECEMBER 1998

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2 FINAL PD GRADING & 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 4 OF 5



LEGEND	
DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	6910
PROPOSED FINISHED CONTOUR	6910
LOT BOUNDARY	---
LOT LINE	---
DIRECTION OF DRAINAGE	→
PROPOSED STORM DRAIN	—+—+—+—
EXISTING STORM DRAIN	—+—+—+—
PROPOSED RETAINING WALL	—
NO CURB	FL
PROPOSED FLOWLINE OF CURB	TC
PROPOSED TOP OF CURB	TOP
PROPOSED TOP OF WALL	BOT
PROPOSED BOTTOM OF WALL	(61XX . XX)
FIRE HYDRANT	⊗
EXISTING ELEVATION	(61XX . XX)

FILENAME: 913300GR DATE: 5/25/99 XREFS: LZ, EC, DC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER OF RECORD, NO ACCESS TO OR REPRODUCTION OF THESE DRAWINGS FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JR Engineering, Ltd.
4835 North 30th Street
Colorado Springs, Colorado 80919
(719) 593-2593 • FAX (719) 528-0613

NO.	DATE	REVISION	BY
1	6-2-99	PER CITY REVIEW	
2	7/25/99	PER CITY REVIEW (7/15/99)	
2	8/30/99	PER CITY REVIEW (8/19/99)	

SCALE	DATE	DES. BY	CHK. BY	DWN. BY
1"=20'	1/11/99	VAS		SDG

DOUGLAS COUNTY JUSTICE CENTER
FILING NO. 3, LOT 2
CASTLE ROCK - DAYS INN

SHEET 4 OF 5
JOB NO. 9133.00

FINAL PD GRADING AND UTILITY PLAN

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2
 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 5 OF 5



1 BUILDING ELEVATION
 1"=10'

MATERIAL LEGEND	
ROOF:	
1	"ELK" COMPOSITE SHINGLES FOREST GREEN, PRESTIQUE PREMIUM LAMINATED
WALLS:	
SYNTHETIC STUCCO: "SENERGY"	
2	3051 WINDSONG
3	3073 HICKORY
STONE:	
4	RIVER ROCK, EARTH BLEND # CSV 2084



2 BUILDING ELEVATION
 1"=10'



3 BUILDING ELEVATION
 1"=10'



4 BUILDING ELEVATION
 1"=10'

0 5 10 20
 SCALE: 1" = 10'

DOUGLAS COUNTY JUSTICE CENTER FILING NO. 3, LOT 2
 FINAL PD BUILDING ELEVATIONS
 DECEMBER 1998