

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$81.00
9 PGS

2006034276
04/25/2006 01:02 PM



2006034276 9 PGS

PLAT IDENTIFICATION SHEET

S. S.
Douglas County Leasing Trust 2005

Grantor (owner)

Grantor (name of plat or condo)

Douglas County Justice Center 4, 3rd Amendment Final PD Site Plan

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Douglas County Justice Center Filing: 4 Lot: 4A

Condo Info: Phase _____ Bldg _____ Unit _____

26, 35

7

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

FINAL PD SITE PLAN

LOT 4A, DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT

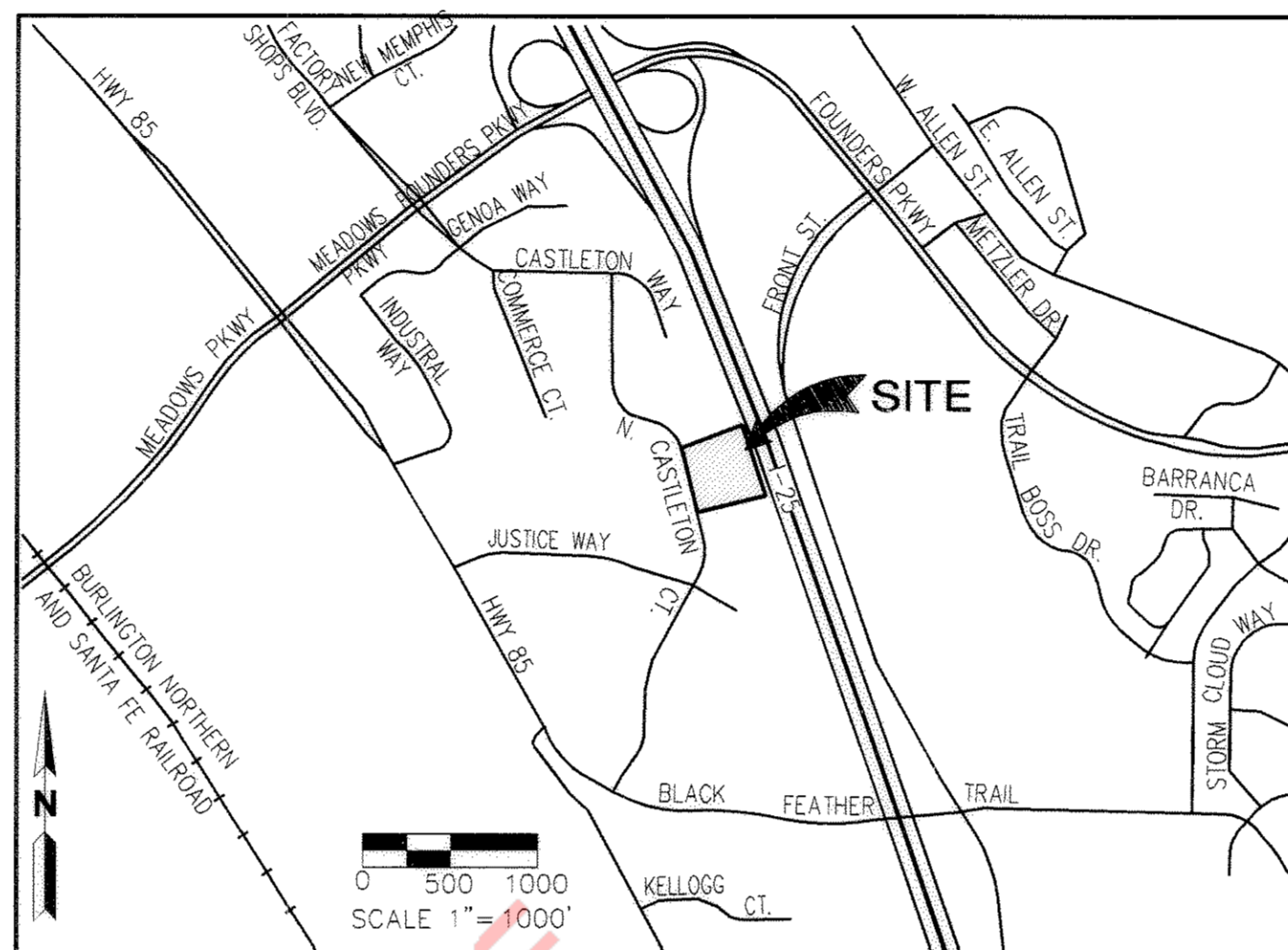
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH, PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

INDEX:

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- SHEET 2 SITE PLAN
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- SHEET 9 PHOTOMETRIC DETAILS

GENERAL NOTES

1. 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 PURPOSES 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.
2. PURSUANT TO SECTION 17.62.080 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 BE 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 SCRUB MUST REPLACE A SCRUB, 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.
3. THE SITE DOES NOT LIE WITHIN A 100YR FLOOD PLAIN PER FEMA MAP NO. 08035C0186F REVISED SEPTEMBER 30, 2005.
4. ANY STREET SIGNS, STRIPING AND STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. 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.
6. APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
7. 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 EASEMENTS AS SHOWN ON THIS PLAN.



VICINITY MAP

PROPERTY DESCRIPTION

LOT 4A OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 4, 3RD AMENDMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS:

FOR PURPOSES OF THIS DESCRIPTION ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 26, AS MONUMENT AT THE SOUTHWEST CORNER BY A 3 -1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS 13258" AND AT THE WEST QUARTER CORNER BY A 3" ALUMINUM CAPPED MONUMENT STAMPED "LS 14166", BEARING N00°24'41"E.

BENCHMARK:

THE PROJECT BENCHMARK IS USGS BENCHMARK D355, A BRASS DISK SET IN CONCRETE SOUTHEAST OF THE SEWER TREATMENT PLANT LYING ON THE WEST SIDE OF THE RAILROAD TRACKS IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. ELEVATION IS 6014.83 FEET NAVD 1988 DATUM. (ADJUSTED BY NGS AUGUST 2004) AND 6011.64 FEET NGVD 1929 DATUM. NGVD 1929 DATUM WAS UTILIZED FOR THIS PROJECT (DOUGLAS COUNTY HEALTH AND HUMAN SERVICES). TO GET TO THE NAVD 88 DATUM, ADD 3.19 FEET TO ALL ELEVATIONS.

TO BE REVISED TO NAVD 88 ON AS-BUILT PLANS.

SITE DATA TABLE

LOT AREA = 3.52 AC (153,263SF)
BUILDING FOOTPRINT AREA = 0.46 AC (19,800SF)
FUTURE BUILDING FOOTPRINT AREA = 0.10 AC (4,500SF)
ASPHALT CONCRETE SURFACE = 1.35 AC (58,808SF)
CONCRETE = 0.09 AC (3,770SF)
LANDSCAPING DISTURBED = 0.69 AC (29,932SF)
LANDSCAPING UNDISTURBED = 0.83 AC (36,153SF)
MINIMUM BUILDING SETBACK = 5'
MAXIMUM BUILDING HEIGHT = 35'
PARKING SPACES PROVIDED = 143 + 4 HC
PARKING SPACES REQUIRED = 139
TOTAL BUILDING SQUARE FOOTAGE = 0.70 AC (30,600SF)
TOTAL FUTURE BUILDING SQUARE FOOTAGE = (9,000SF)

OWNER/DEVELOPER

DOUGLAS COUNTY
DEPARTMENT OF PUBLIC WORKS
OPERATIONS DIVISION
3030 NORTH INDUSTRIAL WAY
CASTLE ROCK, COLORADO 80104
(303)660-7480
FAX (303)814-3319
ATTN: DENNY GIBSON
OPERATIONS MANAGER

ENGINEER/SURVEYOR

MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, COLORADO 80215
(303)431-6100
FAX (303)431-4028
ATTN: SCOTT PALING P.E.
PROJECT MANAGER

SURVEYOR'S CERTIFICATE:

I, WAYNE WRAY HARRIS PE, PLS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY LOT 4A, DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT, WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Wayne Wray Harris
WAYNE WRAY HARRIS, REGISTERED LAND SURVEYOR 19948 DATE 4-4-06

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 4A, DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT, IN THE TOWN OF CASTLE ROCK.

by Douglas County Leasing Trust 2005

SIGNED THIS 5th DAY OF APRIL 2005.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF April 2006

By Christina K Payne
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: November 08, 2006



TITLE CERTIFICATION:

I, Laruce L. Nitsch, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee 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 LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 7th DAY OF April 2006

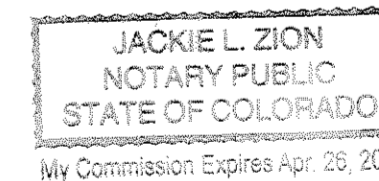
Laruce L. Nitsch
AUTHORIZED REPRESENTATIVE

Land Title Guarantee Company
TITLE INSURANCE COMPANY

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF April 2006

By Jackie L. Zion
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-26-2007



TOWN CERTIFICATION:

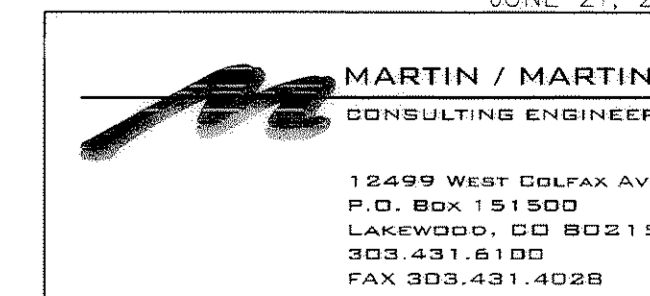
FINAL PD SITE PLAN, LOT 4A DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO, ON THE 7th DAY OF April 2006

By [Signature]
DIRECTOR OF DEVELOPMENT SERVICES DATE 4/7/06

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:02 PM ON THE 25th DAY OF April 2006 AT RECEPTION NO. 2006034276

By Christine Davis
DEPUTY



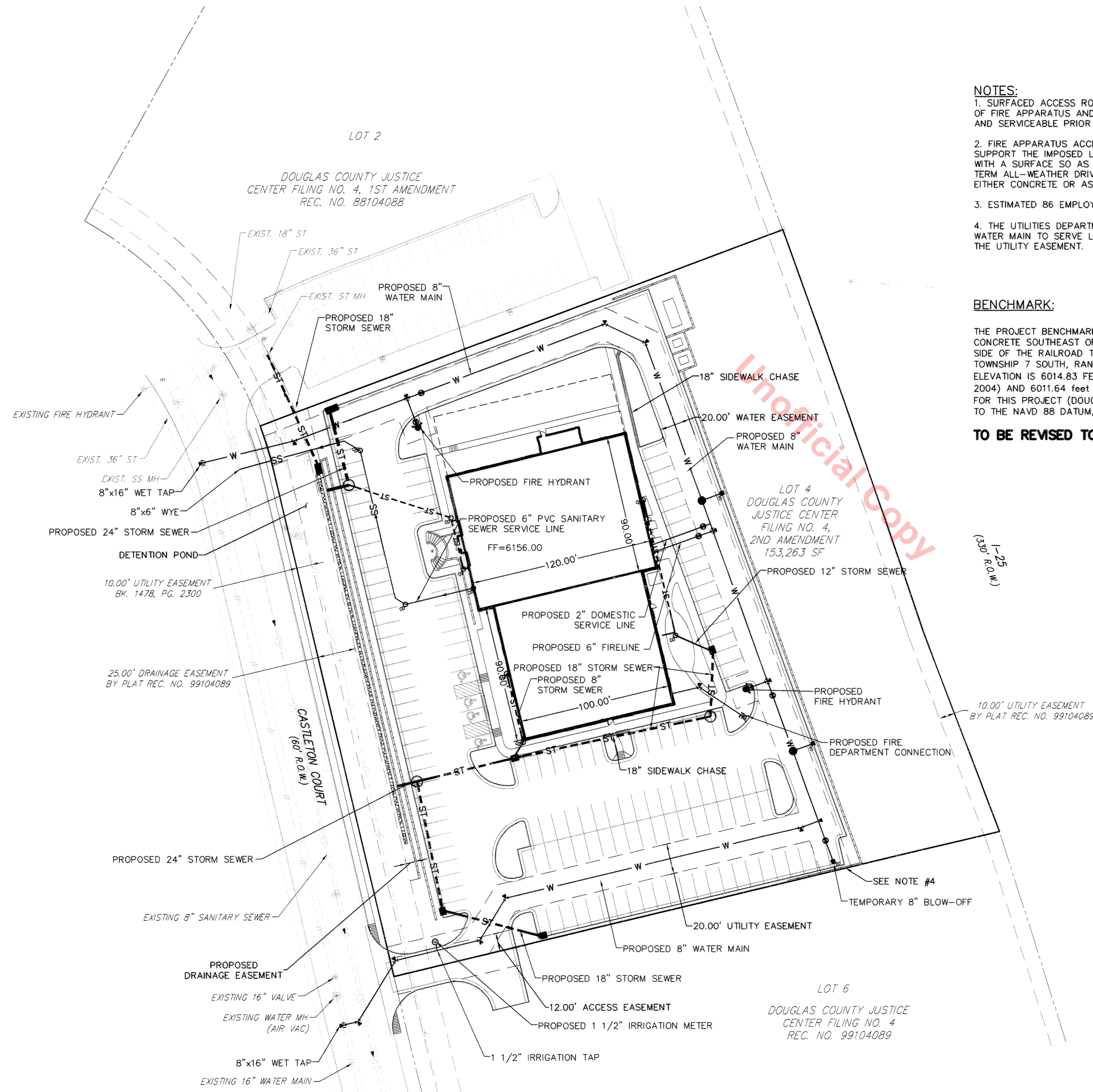
REV. APRIL 4, 2006
REV. MARCH 6, 2006
REV. JANUARY 10, 2006
REV. NOVEMBER 28, 2005
REV. SEPTEMBER 12, 2005
JUNE 21, 2005

FINAL PD SITE PLAN

LOT 4A, DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH, PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

UTILITY PLAN



NOTES:

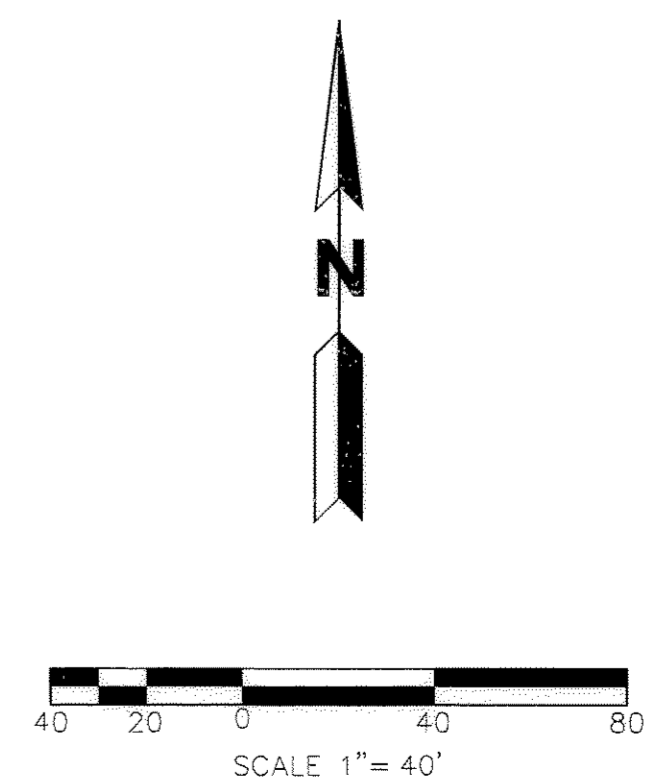
1. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
2. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
3. ESTIMATED 86 EMPLOYEES AT FULL BUILD-OUT.
4. THE UTILITIES DEPARTMENT WILL NOT PERMIT AN EXTENSION OF THE 8" WATER MAIN TO SERVE LOT 6 UNTIL THE RETAINING WALL IS REMOVED FROM THE UTILITY EASEMENT.

BENCHMARK:

THE PROJECT BENCHMARK IS USGS BENCHMARK D355, A BRASS DISK SET IN CONCRETE SOUTHEAST OF THE SEWER TREATMENT PLANT LYING ON THE WEST SIDE OF THE RAILROAD TRACKS IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. ELEVATION IS 6014.83 FEET NAVD 1988 DATUM. (ADJUSTED BY NGS AUGUST 2004) AND 6011.64 FEET NGVD 1929 DATUM. NVGD 1929 DATUM WAS UTILIZED FOR THIS PROJECT (DOUGLAS COUNTY HEALTH AND HUMAN SERVICES). TO GET TO THE NAVD 88 DATUM, ADD 3.19 FEET TO ALL ELEVATIONS.

TO BE REVISED TO NAVD 88 ON AS-BUILT PLANS.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
---	CONTOURS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	LIGHT POLE	---
---	SIGN	---
---	DRIVE	---



REV. APRIL 4, 2006
REV. MARCH 6, 2006
REV. JANUARY 10, 2006
REV. NOVEMBER 28, 2005
REV. SEPTEMBER 12, 2005
JUNE 21, 2005

MARTIN / MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVE.
P.O. BOX 151500
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4028

Job Number: 19138.C.02 Sheet Number: 2
 Location: G:\HARRIS\DCHealth\Final.dwg
 Project Manager: S.E.P.
 Drawn By: Hammock
 Project Manager: S.E.P.
 Designed By: S.E.P.
 X References:
 Plot Date: 01/10/06 Bernal
 Job Name: PD4
 Model Space
 Paper Space
 Plot view:
 PLOT
 Dwg Name: PD4_UTILITY.dwg
 Other View:
 CAD INFORMATION

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

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PLANT PALETTE

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES			
BO	BURR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B
EVERGREEN TREES			
PIN	PINON PINE	PINUS EDULIS	6-10' HT. (SEE PLAN)
AUS	AUSTRIAN PINE	PINUS NIGRA	8-12' HT. (SEE PLAN)
CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	8-12' HT. (SEE PLAN)
DECIDUOUS ORNAMENTAL TREES			
AS	NORWAY MAPLE	ACER PLATANOIDES 'COLUMNARE'	2" CAL., B&B
BWC	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	2" CAL., B&B
TCH	THORNLESS COCKSPUR	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL., B&B
JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	2" CAL., B&B
CRC	CANADA RED CHERRY	PRUNUS MELANOCARPA 'CANADA RED'	2" CAL., B&B
DECIDUOUS SHRUBS			
CC	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GAL. CONT.
DR	TALL BLUE RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS ALBICAULIS	5 GAL. CONT.
SNO	COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	5 GAL. CONT.
PB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	5 GAL. CONT.
PL	PURPLE LILAC	SYRINGA VULGARIS	5 GAL. CONT.
SC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL. CONT.
SBS	SHADBLOW SERVICEBERRY	AMERLANCHIER CANADENSIS	5 GAL. CONT.
GRASSES			
BBS	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL. CONT.
MHG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL. CONT.
BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL. CONT.
FRG	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL. CONT.
MLM	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL. CONT.
PERENNIALS			
YAR	MOONSHINE YARROW	ACHILLEA MILLEFOLIUM 'MOONSHINE'	1 GAL. CONT.
BLU	SILKY LUPINE	LUPINUS SERICEUS	1 GAL. CONT.
PLP	PINE LEAF PENSTEMON	PESTEMON PINIFOLIUS	1 GAL. CONT.
MNS	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	1 GAL. CONT.
CM	CATMINT	NEPETA FAASENII 'WALKER'S LOW'	1 GAL. CONT.

DOUGLAS COUNTY IRRIGATED LOW-GROWTH SEEDING MIX

COMMON NAME	BOTANICAL NAME	VARIETY	PLS/LB
GRASS SEED			
BUFFALOGRASS	BUCHLOE DACTYLOIDES	TEXOKA	3.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	HACHITA	0.6 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII	ARRIBA	3.2 LBS.
SIDCOATS GRAMA	BOUTELOUA CURTIPENDULA	VAUGHN	1.8 LBS.
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS SSP	CRITANA	1.0 LBS.
ANNUAL RYEGRASS	LOLIUM MULTIFLORUM	N/A	0.8 LBS.
WILDFLOWER SEED			
BLUE FLAX	LINUM PERENNE LEWISII	N/A	1.0 LBS.
PERENNIAL GAILLARDIA	GAILLARDIA ARISTATA	N/A	1.0 LBS.
ROCKY MT. PENSTEMON	PENSTEMON STRICTUS	N/A	1.0 LBS.
SHASTA DAISY	CHRYSANTHEMUM MAXIMUM	N/A	1.0 LBS.
WALLFLOWER	CHEIRANTHUS ALLIONII	N/A	1.0 LBS.

APPLY AT A RATE OF 15.6 PLS. LBS. PER ACRE AS SUPPLIED BY APPLEWOOD SEED COMPANY AND ARKANSAS VALLEY SEEDS.

IRRIGATED TURF TYPE TALL FESCUE

COMMON NAME	BOTANICAL NAME	VARIETY	PLS/LB
COBBLE MULCH - 4" - 12" ROUND RIVER ROCK.			

LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. CERTIFICATION NUMBER IS 5123. THIS IS VALID THROUGH JANUARY 31, 2006.

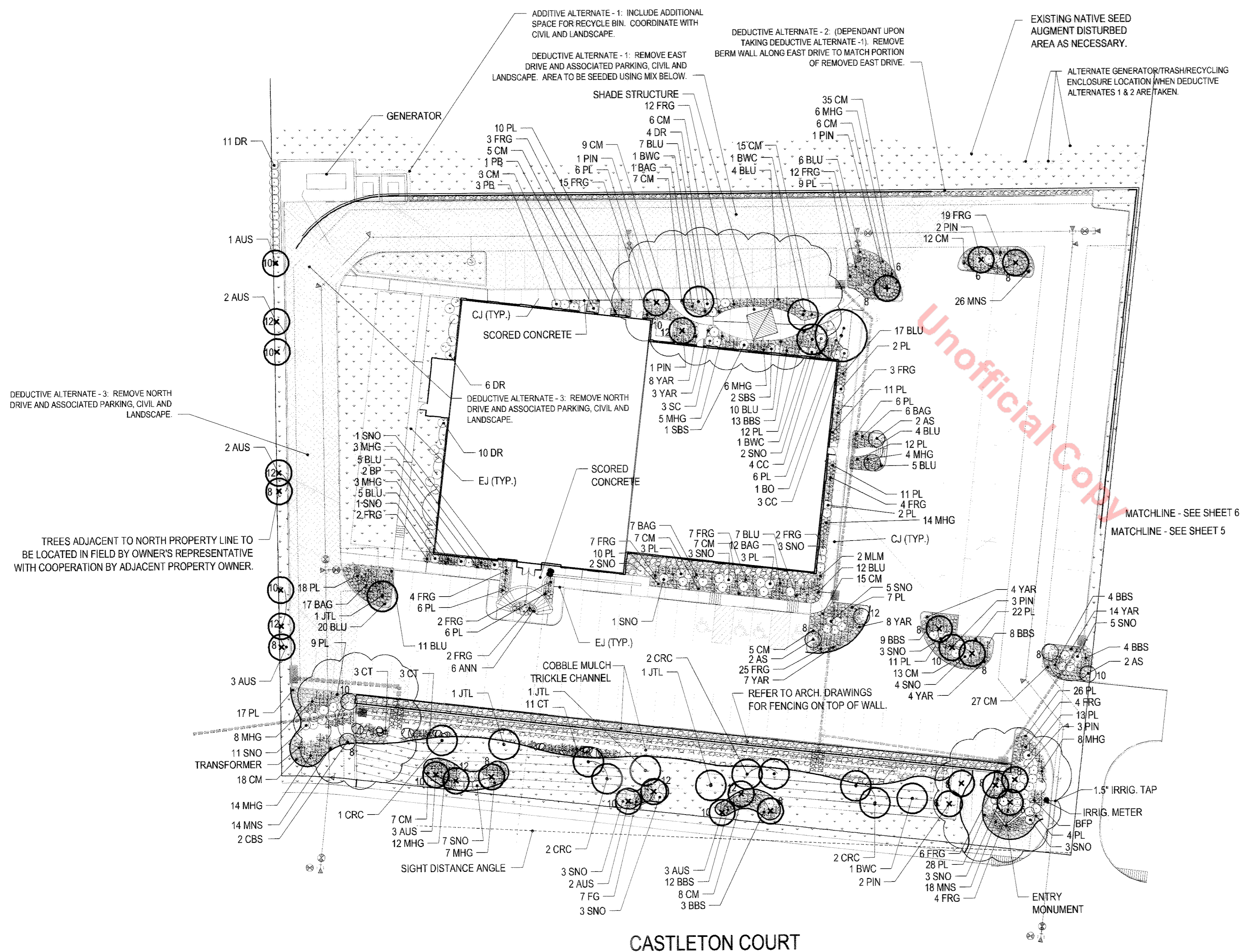
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Planning | Landscape Architecture

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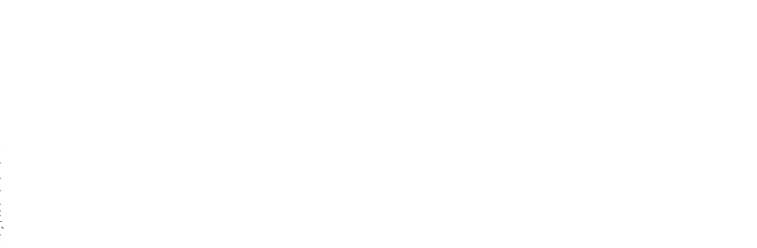
REV. APRIL 12, 2006
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REV. NOVEMBER 29, 2005
REV. SEPTEMBER 12, 2005
JUNE 21, 2005



DEDUCTIVE ALTERNATE - 3: REMOVE NORTH DRIVE AND ASSOCIATED PARKING, CIVIL AND LANDSCAPE.

TREES ADJACENT TO NORTH PROPERTY LINE TO BE LOCATED IN FIELD BY OWNER'S REPRESENTATIVE WITH COOPERATION BY ADJACENT PROPERTY OWNER.

CASTLETON COURT



FINAL PD SITE PLAN

LOT 4A, DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH, PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK. IRRIGATION TAPS WITH BACKFLOW PREVENTORS APPROVED BY THE TOWN OF CASTLE ROCK WILL BE LOCATED, SIZED, AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
- HYDRO-MULCH NATIVE SEED AND WILDFLOWER AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED THE REMAINDER OF THE NATIVE SEED AREAS.
- REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, HC RAMPS, & BOLLARDS.
- IT IS THE INTENT TO SAVE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE. CONTRACTOR SHALL AVOID UNNECESSARY DISTURBANCE OF NATIVE VEGETATION DURING THE CONSTRUCTION PROCESS. ANY AREAS DISTURBED BY CONSTRUCTION ARE TO RECEIVE SEEDING FROM THE MIX LISTED BELOW.
- ALL LANDSCAPE AREAS NARROWER THAN 4' ARE TO CONTAIN 4"-12" COBBLE MULCH.
- REFER TO ARCHITECTURAL DRAWINGS FOR FENCE ON TOP OF RETAINING WALL ADJACENT TO THE DETENTION FACILITY.
- IF ALTERNATES ARE CHOSEN, ANY AREAS INDICATED BY [] ARE TO BE SEEDED WITH THE SEED MIX INDICATED BELOW.
- REFER TO IRRIGATION PLANS FOR IRRIGATION OF ALTERNATE LANDSCAPE AREAS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5.0 CU. YRDS/1,000SF, UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SHREDDED CEDAR MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GALVANIZED EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- SEED OR SOD SHALL NOT BE PLANTED ON SLOPES GREATER THAN 3:1
- NO TREES OR PERMANENT STRUCTURES ARE ALLOWED IN UTILITY AND DRAINAGE EASEMENTS.

LANDSCAPE SUMMARY TABLE

	SQUARE FOOTAGE	PERCENTAGE
TOTAL LANDSCAPE AREA	29,932 SF *	100%
IRRIGATED TURF	17,959 SF	60%
LIVING GROUND COVER	8,378 SF	28%
NON LIVING GROUND COVER	3,595 SF	12%
WOOD MULCH	409 SF	
ROCK	3,186 SF	
NON DISTURBED AREAS	36,153 SF	
TOTALS	66,085 SF	
REQUIRED TREES/SHRUBS	52 TREES/104 SHRUBS	
PROVIDED TREES/SHRUBS	52 TREES/137 SHRUBS	

* NOTE: AREA DOES NOT INCLUDE FUTURE 4,000 S.F. EXPANSION.

COMPOSITE LANDSCAPE WATER USE RATING

DOUGLAS COUNTY
June 21, 2005

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (GPM)	LWU RATING (GPM/FT)	Quantity	Unit	IRRIGATED AREA (A)	COMPOSITE LANDSCAPE WATER USE RATING (CLWURPZ LWU/AREA)	TOTAL AREA (TA)
Biopass Turf	High	LANDSCAPE USE	Spray	25 GPM/FT	5			2,972	14,890	2,972
POPLAR TREES	Low	LANDSCAPE USE	Spray	7 GPM/FT	1.4			48,488	67,856	48,488
Wildflower Seed	Medium	LANDSCAPE USE	Spray	20 GPM/FT	4			5,914	23,456	5,914
Shrub Bed - (Fabric, Mulch and Edger)	Low	ENTRIES AND PARKING	Sub-Surface	10 GPM/FT	2			7,380	14,760	7,380
Irrigated Trees	Low	LANDSCAPE USE	Sub-Surface	10 GPM/FT	2	57	ea	570	1,140	570
									121,884	121,884

OVERALL PROJECT COMPOSITE LANDSCAPE WATER USE RATING (CLWURPZ LWU/AREA) 1.85

PLANT PALETTE

SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES			
BO	BURR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B
EVERGREEN TREES			
PIN	PINON PINE	PINUS EDULIS	6-10' HT. (SEE PLAN)
AUS	AUSTRIAN PINE	PINUS NIGRA	8-12' HT. (SEE PLAN)
CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	8-12' HT. (SEE PLAN)
DECIDUOUS ORNAMENTAL TREES			
AS	NORWAY MAPLE	ACER PLATANOIDES 'COLUMNARE'	2" CAL., B&B
BWC	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	2" CAL., B&B
TCH	THORNLESS COCKSPUR	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL., B&B
JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA	2" CAL., B&B
CRC	CANADA RED CHERRY	PRUNUS MELANOCARPA 'CANADA RED'	2" CAL., B&B
DECIDUOUS SHRUBS			
CC	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GAL. CONT.
DR	TALL BLUE RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS ALBICAULIS	5 GAL. CONT.
SNO	COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	5 GAL. CONT.
PB	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	5 GAL. CONT.
PL	PURPLE LILAC	SYRINGA VULGARIS	5 GAL. CONT.
SC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL. CONT.
SBS	SHADBLOW SERVICEBERRY	AMERLANCHIER CANADENSIS	5 GAL. CONT.
GRASSES			
BBS	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL. CONT.
MHG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL. CONT.
BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL. CONT.
FRG	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL. CONT.
MLM	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL. CONT.
PERENNIALS			
YAR	MOONSHINE YARROW	ACHILLEA MILLEFOLIUM 'MOONSHINE'	1 GAL. CONT.
BLU	SILKY LUPINE	LUPINUS SERICEUS	1 GAL. CONT.
PLP	PINE LEAF PENSTEMON	PESTEMON PINIFOLIUS	1 GAL. CONT.
MNS	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	1 GAL. CONT.
CM	CATMINT	NEPETA FAASENNII 'WALKER'S LOW'	1 GAL. CONT.

DOUGLAS COUNTY IRRIGATED LOW-GROWTH SEEDING MIX

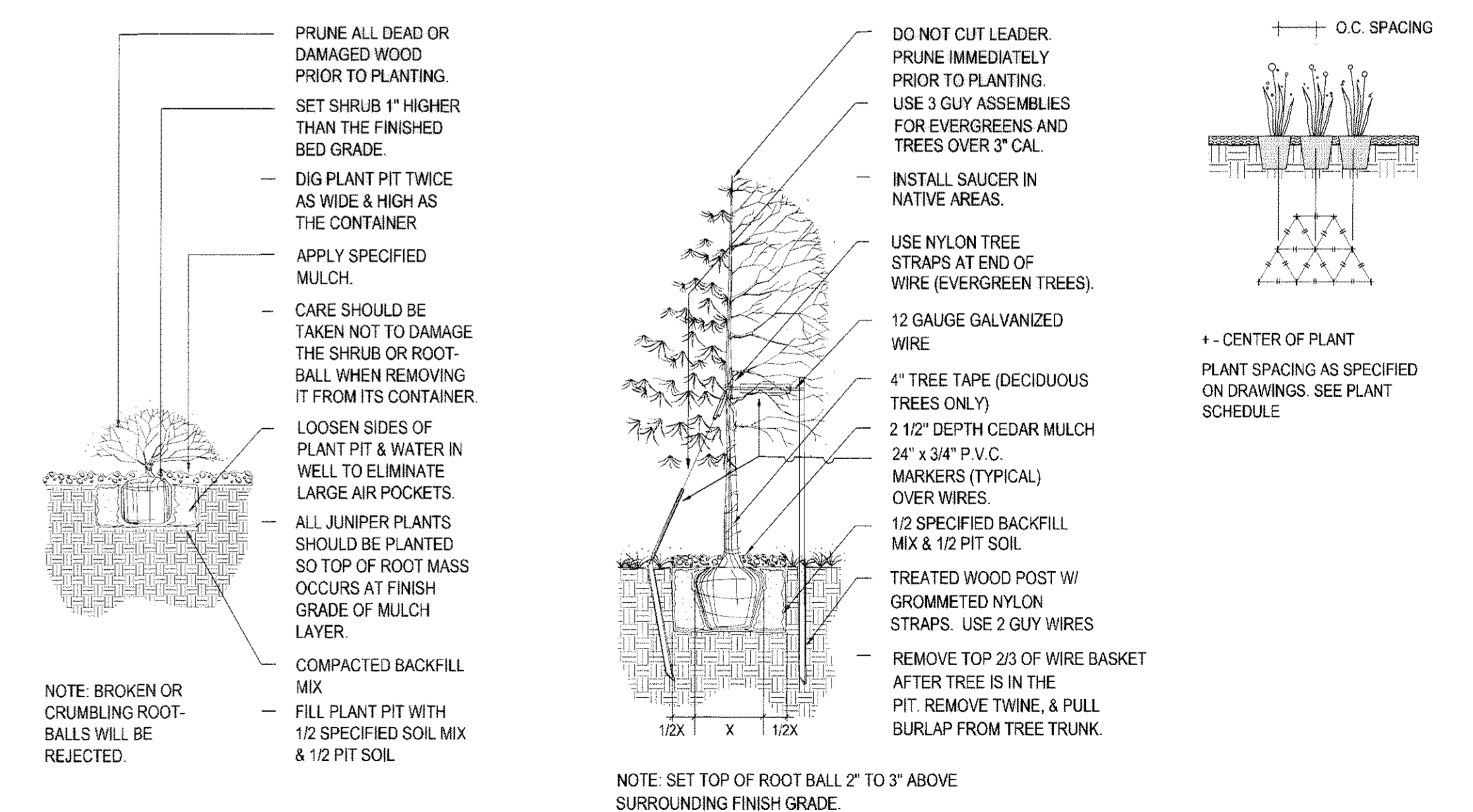
COMMON NAME	BOTANICAL NAME	VARIETY	PLS/LB
GRASS SEED			
BUFFALOGRASS	BUCHLOE DACTYLOIDES	TEXOKA	3.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	HACHITA	0.6 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII	ARRIBA	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	VAUGHN	1.8 LBS.
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS SSP	CRITANA	1.0 LBS.
ANNUAL RYEGRASS	LOLIUM MULTIFLORUM	N/A	0.8 LBS.
WILDFLOWER SEED			
BLUE FLAX	LINUM PERENNE LEWISII	N/A	1.0 LBS.
PERENNIAL GAILLARDIA	GAILLARDIA ARISTATA	N/A	1.0 LBS.
ROCKY MT. PENSTEMON	PENSTEMON STRICTUS	N/A	1.0 LBS.
SHASTA DAISY	CHRYSANTHEMUM MAXIMUM	N/A	1.0 LBS.
WALLFLOWER	CHEIRANTHUS ALLIONII	N/A	1.0 LBS.

APPLY AT A RATE OF 15.6 PLS LBS. PER ACRE AS SUPPLIED BY APPLEWOOD SEED COMPANY AND ARKANSAS VALLEY SEEDS.

IRRIGATED TURF TYPE TALL FESCUE

COMMON NAME	BOTANICAL NAME	VARIETY	PLS/LB
COBBLE MULCH - 4" - 12" ROUND RIVER ROCK.			

PLANT DETAILS



LANDSCAPE CERTIFICATION

I JOHN M. BIRKEY, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. CERTIFICATION NUMBER IS 5123. THIS IS VALID THROUGH JANUARY 31, 2006.

1101 Bannock Street
Denver, Colorado 80204
P. 303.892.1166
F. 303.892.1186

www.norris-design.com

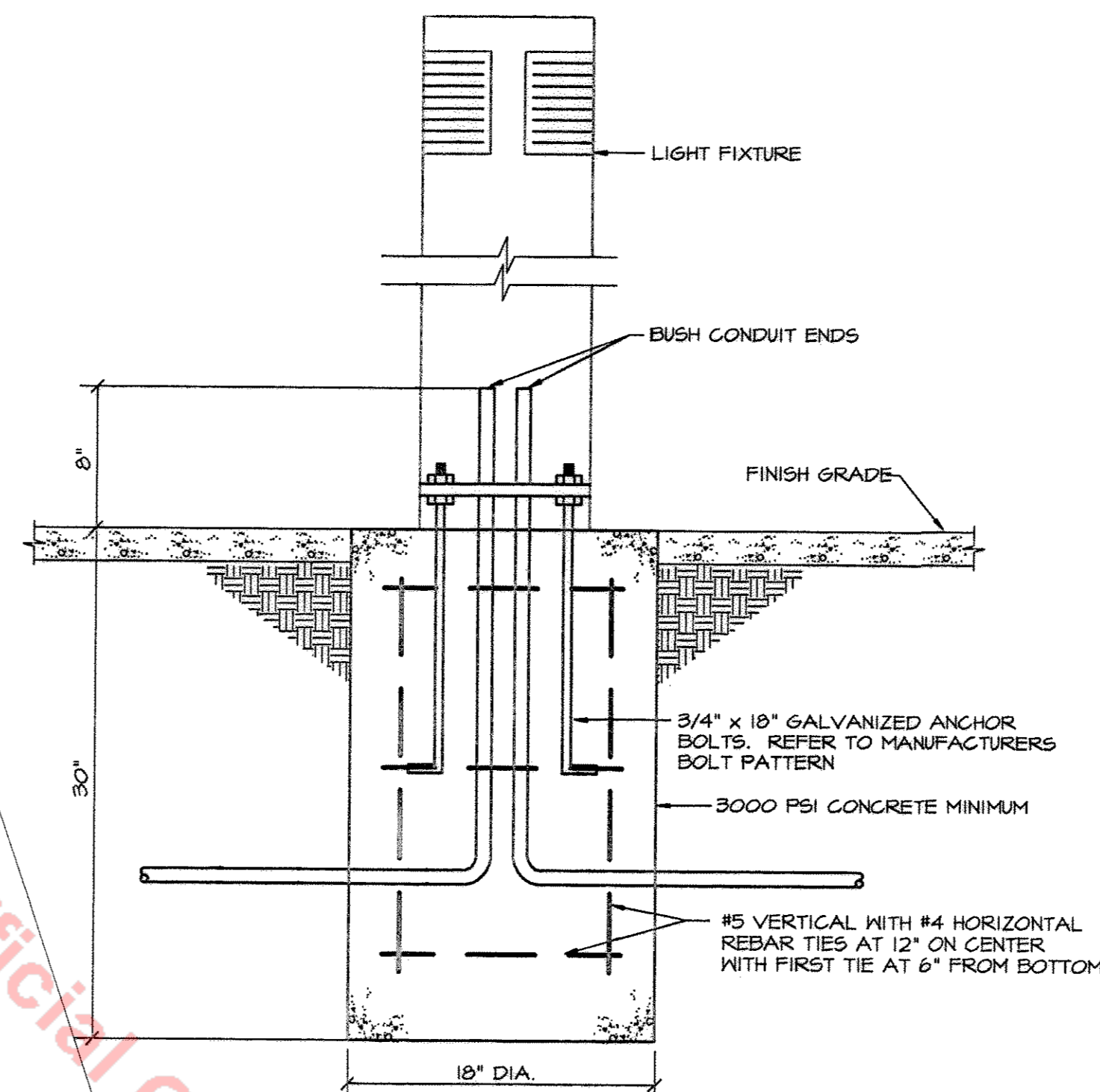
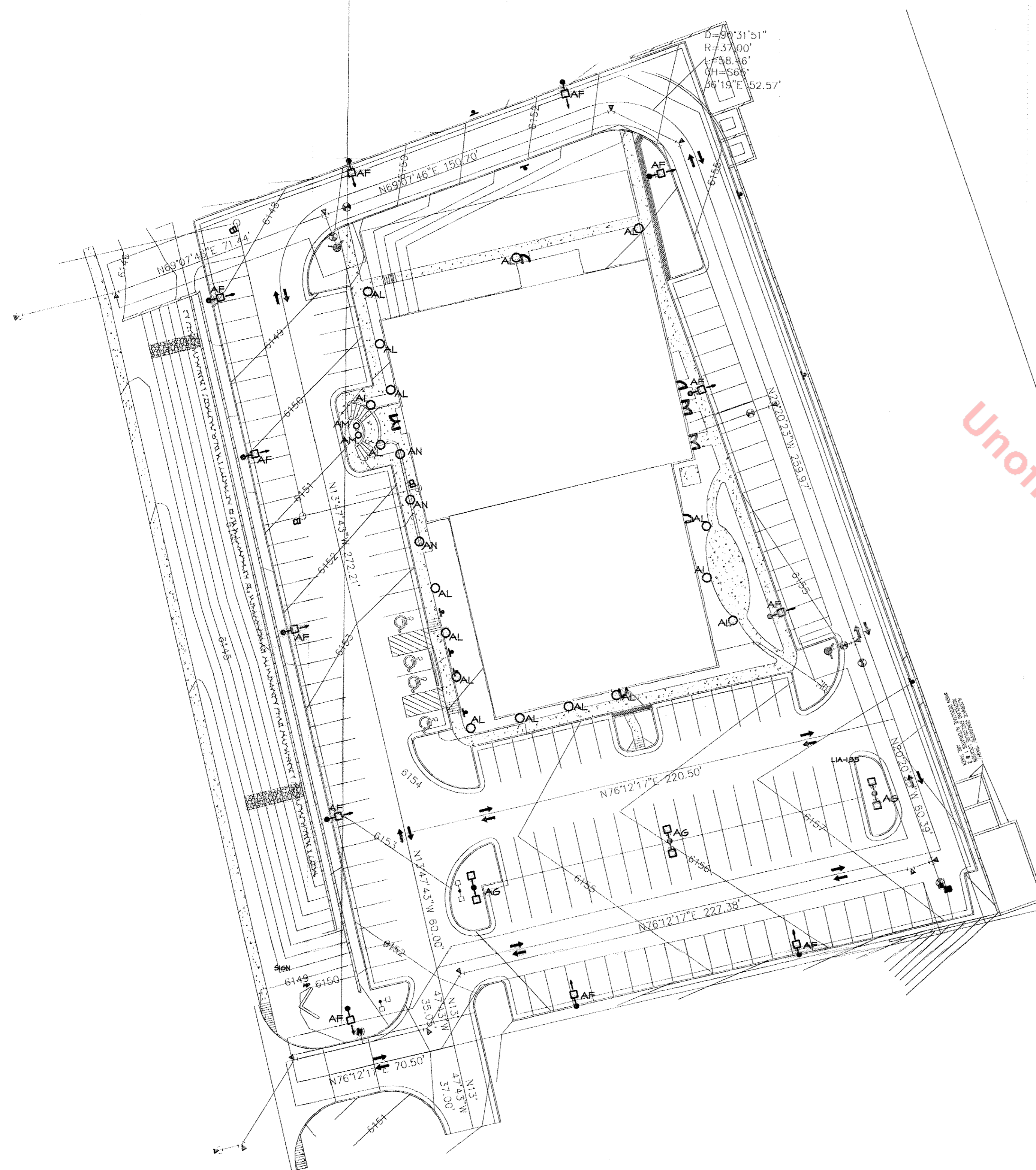
NORRIS DESIGN
Planning | Landscape Architecture

MARTIN / MARTIN
CONSULTING ENGINEERS
12499 WEST GOLF AVE.
P.O. BOX 191300
LAKEWOOD, CO 80221-5
303.431.6100
FAX 303.431.4028

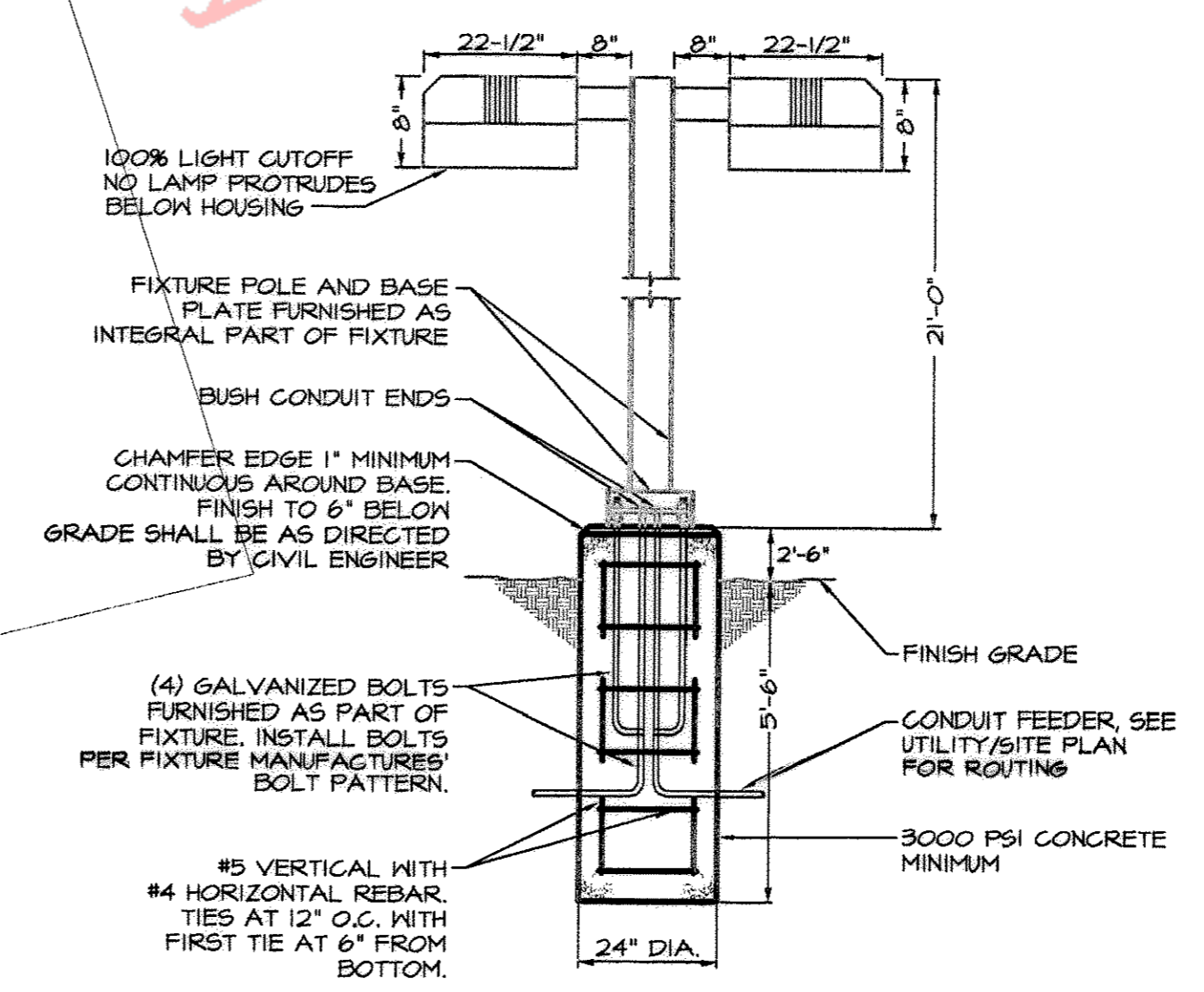
FINAL PD SITE PLAN

LOT 4A, DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH, PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

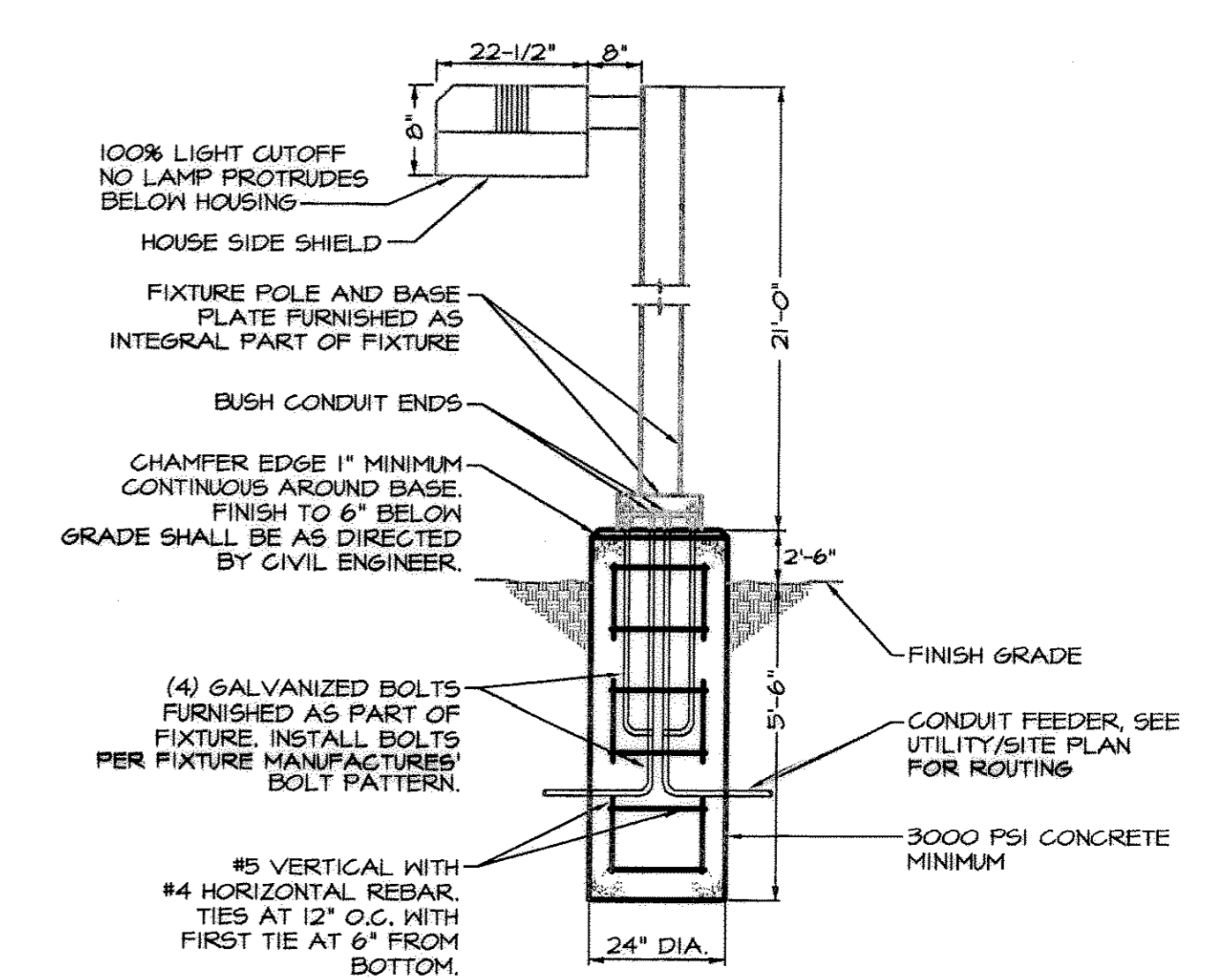


FIXTURE TYPE "AL" MOUNTING DETAIL
NO SCALE



FIXTURE TYPES "AG" & "AH" MOUNTING DETAIL
NO SCALE

LIGHT FIXTURE SCHEDULE			
TYPE	DESCRIPTION	LAMPS	MOUNTING
AF	ROUND OUTDOOR FIXTURE, HORIZONTAL LAMP, METAL HALIDE, 277V, TYPE III DISTRIBUTION, 2' R55 POLE, COLOR BY ARCHITECT, FLAT GLASS, H5 SHIELD, SPANULDING #D1-2-A-H25-HR-Q-FINISH-H5-REVEAL	1/250W/MH	POLE, SEE DETAIL
AG	ROUND OUTDOOR FIXTURE, HORIZONTAL LAMP, METAL HALIDE, 277V, TYPE III DISTRIBUTION, 2' R55 POLE, COLOR BY ARCHITECT, FLAT GLASS, DOUBLE AT 180°, SPANULDING #D1-2-A-H25-HR-Q-FINISH-H5-REVEAL	2/250W/MH	POLE, SEE DETAIL
AH	ROUND OUTDOOR FIXTURE, HORIZONTAL LAMP, METAL HALIDE, 277V, TYPE III DISTRIBUTION, 2' R55 POLE, COLOR BY ARCHITECT, FLAT GLASS, H5 SHIELD, SPANULDING #D1-2-A-H25-HR-Q-FINISH-H5-REVEAL	1/250W/MH	POLE, SEE DETAIL
AL	LOW LEVEL PATHWAY BOLLARD, FULL CUTOFF FLUORESCENT, 277V, COLOR BY ARCHITECT KIM #VRB/42FL277/FINISH	1/26W/TT	BOLLARD, SEE DETAIL
AM	CONCEALED, IN GRADE LUMINAIRE, METAL HALIDE, 277V, COMPOSITE HOUSING, TRIM RING, GROUT MASK KIM #LTV30/NF/50MHZ77/TR50/GMSO	1/50W/MH	GROUND
AN	LOW LEVEL PATHWAY BOLLARD, FULL CUTOFF FLUORESCENT, 277V, COLOR BY ARCHITECT KIM #VRB/42FL277/FINISH	1/26W/TT	BOLLARD, SEE DETAIL



FIXTURE TYPE "AF" MOUNTING DETAIL
NO SCALE

SITE LIGHTING PLAN
SCALE: 1"=30'-0"

eng3 group colorado

18 NORTH YELON STREET
SUITE 300A
COLORADO SPRINGS, CO 80903
PHONE: (719) 594-7400 FAX: (719) 471-0922

MARTIN / MARTIN
CONSULTING ENGINEERS

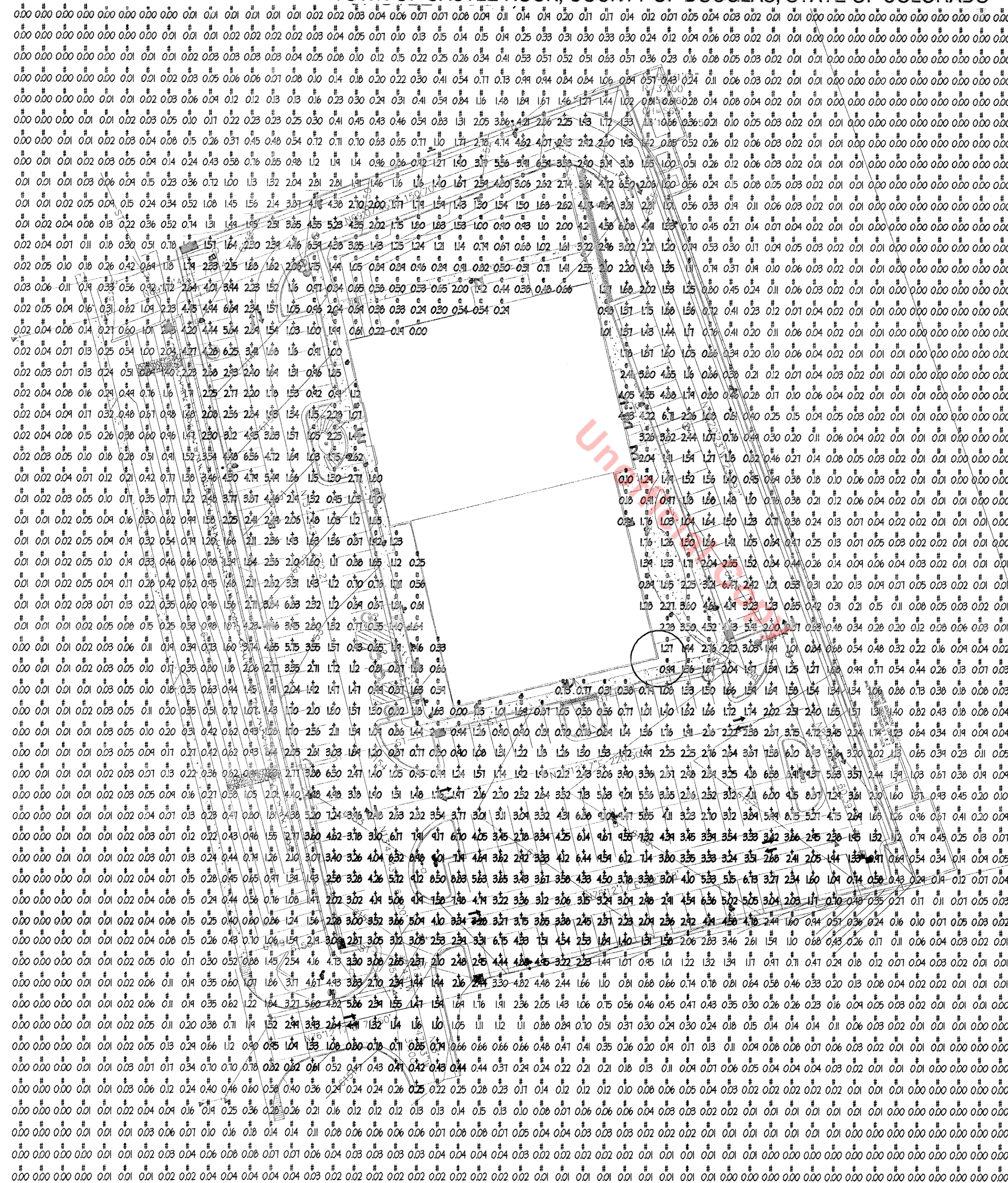
12499 WERRY CREEK AVENUE
P.O. BOX 151503
LAKEWOOD, CO 80215
303.431.6100
FAX 303.431.4020

REV. NOVEMBER 26, 2002
SEPTEMBER 12, 2002
JUNE 21, 2002

FINAL PD SITE PLAN

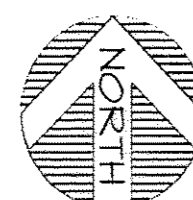
LOT 4A, DOUGLAS COUNTY JUSTICE CENTER, FILING NO. 4, 3RD AMENDMENT.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH, PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



CALCULATION SUMMARY		GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN AVE/MIN
AREA NAME	DIMENSIONS								
PARKING	400.00x560.00FT	GROUND LVL / HH	634	10.00	0	240	461	0.25	30.14 / 11.62
			54	10.00	0	141	452	0.00	NA / NA
			101	10.00	0	0.34	360	0.00	NA / NA

NOTE: LUF USED FOR THE CALCULATIONS IS 10.



SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

REV. NOVEMBER 28, 2005
SEPTEMBER 12, 2005
JUNE 21, 2005

19 NORTH TEJON STREET
SUITE 300A
COLORADO SPRINGS, CO 80903
PHONE: (719)473-9590 FAX: (719)477-0622

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