

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9653569

DATE: 10-2-96

TIME: 14:18

FEE: \$ 0 **(3 Pages)**

GRANTOR: No. Co. Board of Commissioners
(OWNER/SIGNER)

GRANTEE: No. Co. Justice Center
final P.D. Site Plan
(SUBDIVISION NAME OR NAME OF PLAT)

LEGAL: 35-7-67
(SECTION-TOWNSHIP-RANGE)

DOUGLAS COUNTY JUSTICE CENTER

CASTLE ROCK,

FINAL PD SITE PLAN

COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN 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; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR PURPOSES OF THIS DESCRIPTION ALL BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 35, AS MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS 13258" AND AT THE WEST QUARTER CORNER BY A 3-1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS 12246". BEARING NORTH 00°41'27" EAST.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 35:

THENCE NORTH 00°41'27" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 900.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 85 AS DESCRIBED IN BOOK 115 AT PAGE 107 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°08'29", RADIUS OF 875.00 FEET, ARC LENGTH OF 170.15 FEET (CHORD BEARS SOUTH 66°09'00" EAST, 169.88 FEET) TO THE POINT OF BEGINNING;

THENCE NORTH 24°11'27" EAST ALONG THE EASTERLY LINE OF DOUGLAS COUNTY JUSTICE CENTER FILING NO. 1 AS RECORDED IN SAID RECORDS UNDER RECEPTION NO. 9339607 A DISTANCE OF 160.38 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID EASTERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23°30'00", RADIUS OF 360.00 FEET, ARC LENGTH OF 147.65 FEET (CHORD BEARS NORTH 12°26'27" EAST, 146.62 FEET) TO A POINT;

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°41'27" EAST A DISTANCE OF 349.82 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID EASTERLY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°59'22", RADIUS OF 440.00 FEET, ARC LENGTH OF 222.62 FEET (CHORD BEARS NORTH 15°10'41" EAST, 220.26 FEET) TO A POINT;

OWNER

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS
101 THIRD STREET
CASTLE ROCK, CO 80104

ARCHITECTS, ENGINEERING & PLANNERS

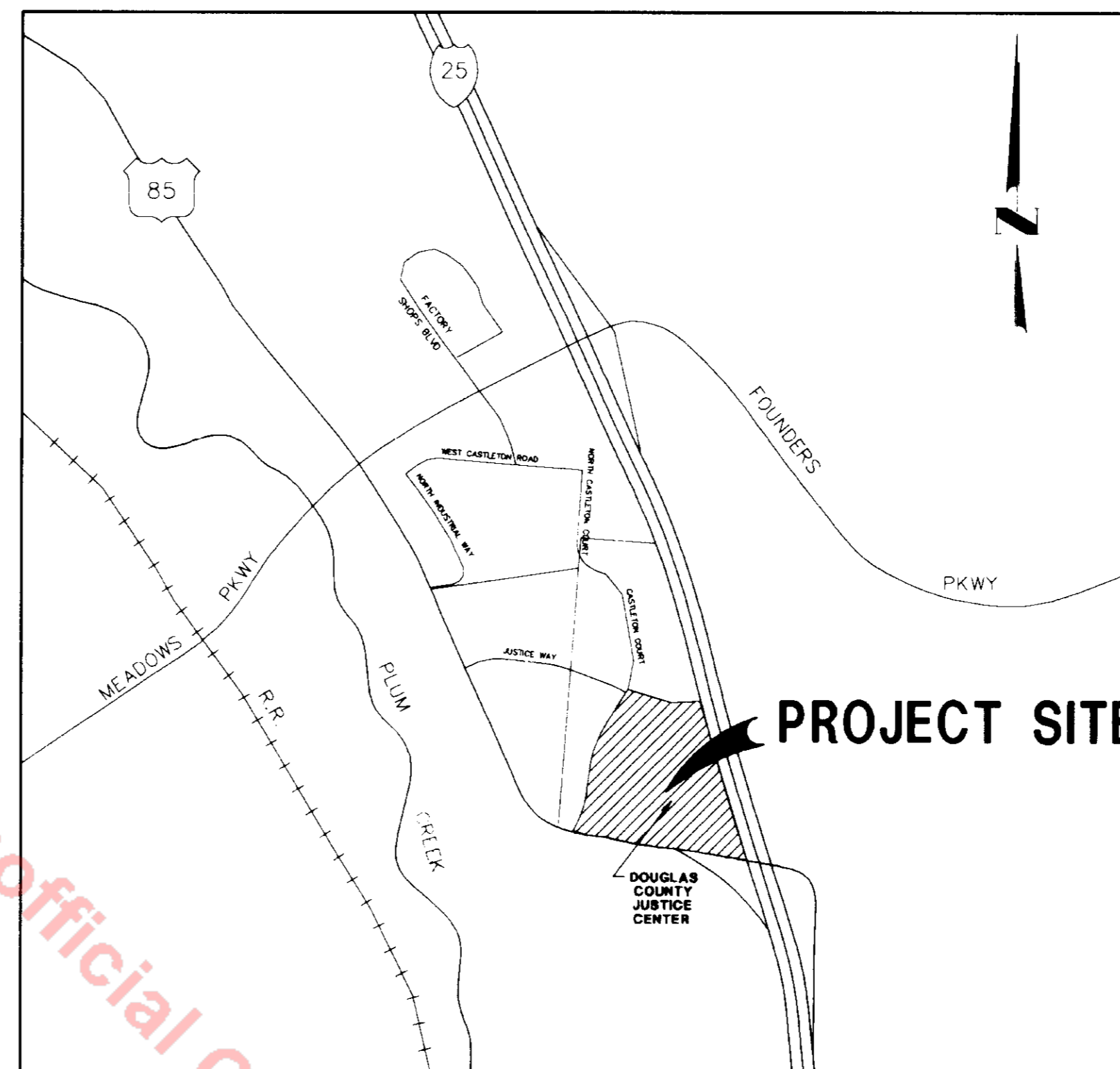
HELLMUTH, OBATA & KASSABAUM, INC.
ARCHITECTURE, ENGINEERING, PLANNING,
INTERIORS, FACILITY CONSULTING
ONE METROPOLITAN SQUARE
211 NORTH BROADWAY
ST. LOUIS, MISSOURI 63102

CIVIL ENGINEERING

KIRKHAM, MICHAEL & ASSOCIATES
7600 EAST ORCHARD ROAD, SUITE 220S
ENGLEWOOD, COLORADO 80111

THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 29°40'48" EAST A DISTANCE OF 466.27 FEET TO A POINT OF CURVATURE;
THENCE CONTINUING ALONG SAID EASTERLY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°10'30", RADIUS OF 360.00 FEET, ARC LENGTH OF 151.90 FEET (CHORD BEARS NORTH 17°35'33" EAST, 150.77 FEET) TO A POINT;
THENCE SOUTH 71°36'11" EAST A DISTANCE OF 582.11 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25;
THENCE SOUTH 18°39'56" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 1341.23 FEET TO A POINT ON THE NORTHERLY LINE OF U.S. HIGHWAY 85;
THENCE NORTH 88°39'56" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 827.91 FEET TO A POINT;
THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 80°01'34" WEST A DISTANCE OF 102.00 FEET TO A POINT;
THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 88°39'56" WEST A DISTANCE OF 193.60 FEET TO A POINT OF CURVE;
THENCE CONTINUING ALONG SAID NORTHERLY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°29'58", RADIUS OF 1193.50 FEET, ARC LENGTH OF 156.22 FEET (CHORD BEARS NORTH 84°54'57" WEST, 156.10 FEET) TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG SAID NORTHERLY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°26'44", RADIUS OF 875.00 FEET, ARC LENGTH OF 144.25 FEET (CHORD BEARS NORTH 76°26'36" WEST, 144.08 FEET) TO THE POINT OF BEGINNING.

CONTAINING 31.990 ACRES, MORE OR LESS.



SITE VICINITY MAP

SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. SITE PLAN
4. GRADING PLAN
5. GRADING PLAN
6. UTILITY PLAN
7. LANDSCAPE PLAN
8. LANDSCAPE DETAILS
9. ARCHITECTURAL ELEVATIONS
10. ARCHITECTURAL ELEVATIONS
11. SITE SECTIONS

DATE OF PREPARATION: APRIL 9, 1996

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE DOUGLAS COUNTY JUSTICE COMPLEX PD IN THE TOWN OF CASTLE ROCK, COLORADO.
George G. Smith Jr. 9/30/96
DOUGLAS COUNTY BOARD OF COMMISSIONERS
SIGNED THIS 30th DAY OF AUGUST, 1996

TITLE CERTIFICATION:

I, *Beth Miller*, AN AUTHORIZED REPRESENTATIVE OF *Land Title Guaranty*, 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 26th DAY OF August, 1996

Beth Miller
Authorized Representative
Land Title Guaranty
Title Insurance Company

SURVEYOR'S CERTIFICATE:

I, *George G. Smith Jr.*, 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 COMPLEX FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

George G. Smith Jr.
REGISTERED LAND SURVEYOR

TOWN CERTIFICATION:

PLANNING COMMISSION RECOMMENDATION:
THE FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE DOUGLAS COUNTY JUSTICE COMPLEX PD WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 23rd DAY OF APRIL, 1996

George G. Smith Jr. 10/1/96
TOWN CLERK DATE
Beth Miller 10-1-96
PLANNING DIRECTOR DATE
Town Clerk

TOWN COUNCIL APPROVAL:

THE FINAL PD SITE PLAN AND ZONING REGULATIONS FOR THE DOUGLAS COUNTY JUSTICE COMPLEX PD WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 9th DAY OF MAY, 1996

George G. Smith Jr. 10-1-96
MAYOR DATE
Beth Miller 10-1-96
TOWN CLERK DATE

DOUGLAS COUNTY CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO))SS
COUNTY OF DOUGLAS))
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 2nd DAY OF *October* 1996, AT *11:00* O'CLOCK *P.* M. AND WAS RECORDED UNDER RECEPTION NUMBER *9653569*.
Wanda W. Taylor
DOUGLAS COUNTY CLERK AND RECORDER

FINAL PD SITE PLAN
DOUGLAS COUNTY JUSTICE CENTER

SHEET 1 OF 3 RECORDED
REMAINDER OF SHEETS ARE ON FILE WITH
THE TOWN OF CASTLE ROCK PLANNING DEPT.

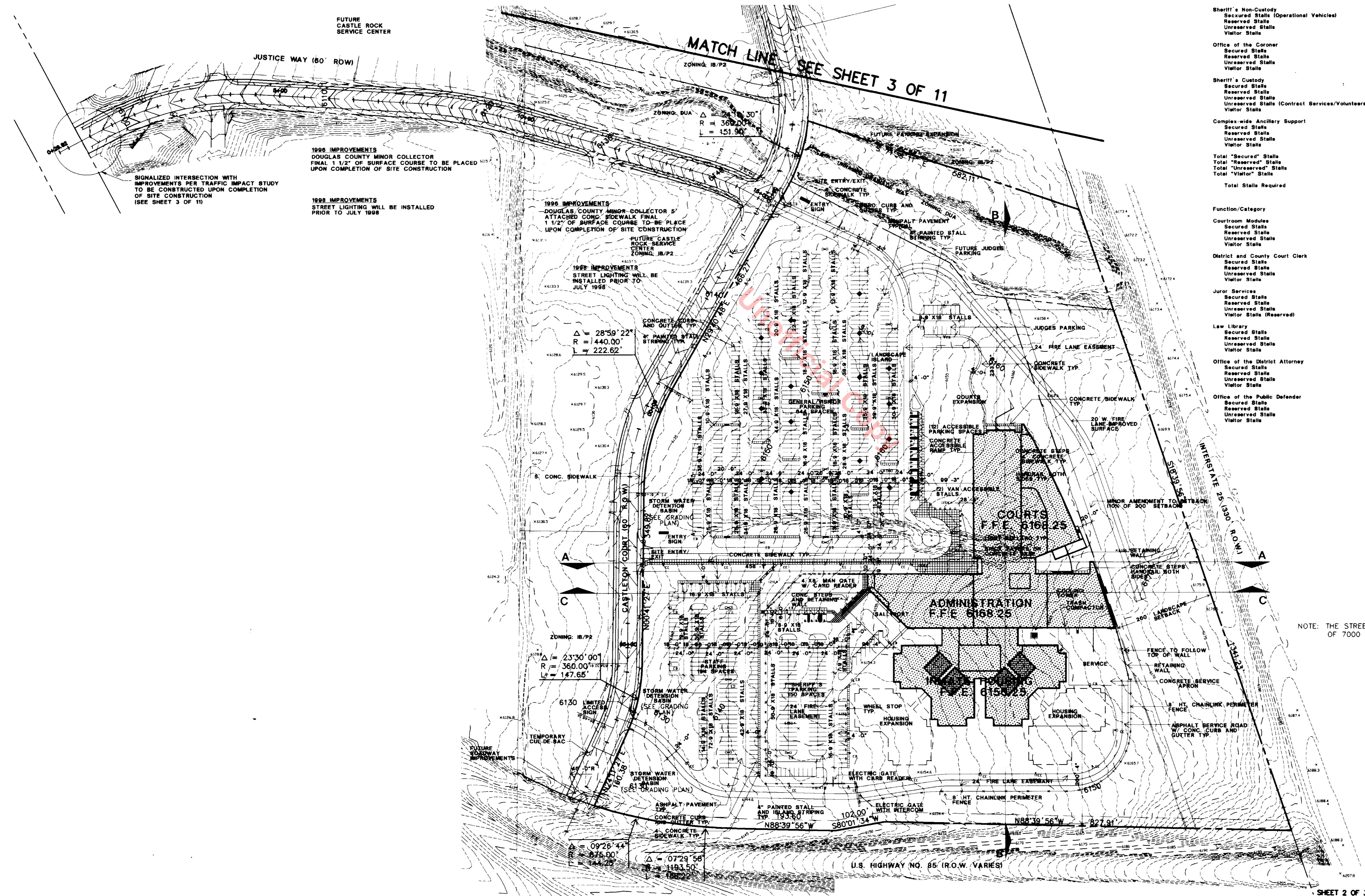
COVER SHEET
SHEET 1 OF 11

DOUGLAS COUNTY JUSTICE CENTER

CASTLE ROCK,

FINAL PD SITE PLAN

COLORADO



Function/Category	Stall Capacities Initial Increment of Construction
Probation Department	...
Secured Stalls	...
Unreserved Stalls	18
Visitor Stalls	38
Sheriff's Non-Custody	...
Secured Stalls (Operational Vehicles)	88
Reserved Stalls	1
Unreserved Stalls	178
Visitor Stalls	48
Office of the Coroner	...
Secured Stalls	...
Reserved Stalls	1
Unreserved Stalls	4
Visitor Stalls	2
Sheriff's Custody	...
Secured Stalls	...
Reserved Stalls	83
Unreserved Stalls	20
Unreserved Stalls (Contract Services/Volunteer)	23
Visitor Stalls	...
Complex-wide Ancillary Support	...
Secured Stalls	...
Reserved Stalls	7
Unreserved Stalls	...
Visitor Stalls	...
Total "Secured" Stalls	106
Total "Reserved" Stalls	3
Total "Unreserved" Stalls	374
Total "Visitor" Stalls	575
Total Stalls Required	1,058

SITE SUMMARY

TOTAL SITE AREA	29.465 ACRES +/-
GENERAL/VISITOR PARKING	644 SPACES (9' X 18')
STAFF PARKING	14 ACCESSIBLE SPACES
SHERIFFS SECURED PARKING	194 SPACES (9' X 18')
JUDGES SECURED PARKING	4 ACCESSIBLE SPACES
200' LANDSCAPE SETBACK	200,428 S.F. +/-
(INCLUDES MINOR AMMENDMENT TO SETBACK)	
BUILDING FOOTPRINT	147,316.48 S.F.

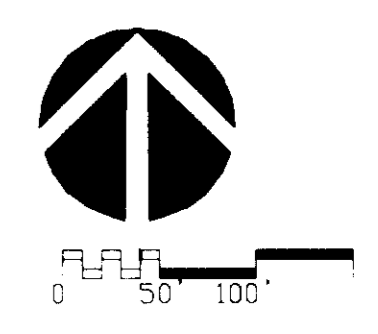
BUILDING SUMMARY

	COURTS	ADMINISTRATION	DETENTION HOUSING
LEVEL 1	11,815 S.F.	51,446 S.F.	45,502 S.F.
LEVEL 2	47,971	51,289	13,109
LEVEL 3	27,998	18,984	0
LEVEL 4	0	0	0
MECHANICAL PENTHOUSE	6,875	1,326	6,864
OUTDOOR RECREATION	0	0	3,000
SUMMARY	94,359 S.F.	121,045 S.F.	70,275 S.F.

NOTE:
SITE IS WITHIN MILESTONE OFFICE CAMPUS PUD BOUNDARY. SITE IS ZONED IB/P1.
LIGHTING WITHIN PUBLIC RIGHT-OF-WAYS ADJACENT TO DOUGLAS COUNTY JUSTICE CENTER SITE SHALL BE AS PER TOWN OF CASTLE ROCK STANDARDS.

- KEY:
- 14 BOLLARD 160W
 - 15 POLE MOUNTED ROADWAY/AREA MID ANNOIDIZED SEMI-SPECULAR ALUMINUM CLEAR GLASS DIFFUSER, STD. MEDIUM FINISH, 35' POLE 400W
 - 16 POLE MOUNTED ROADWAY/AREA MID ANNOIDIZED SEMI-SPECULAR ALUMINUM CLEAR GLASS DIFFUSER, STD. MEDIUM FINISH, 35' POLE 400W
 - 17 POLE MOUNTED ROADWAY/AREA MID ANNOIDIZED SEMI-SPECULAR ALUMINUM CLEAR GLASS DIFFUSER, STD. MEDIUM FINISH, 35' POLE 400W
 - 18 POLE MOUNTED ROADWAY/AREA MID ANNOIDIZED SEMI-SPECULAR ALUMINUM CLEAR GLASS DIFFUSER, STD. MEDIUM FINISH, 35' POLE 400W
 - 19 STREET LIGHTING

NOTE: THE STREET LIGHTS ARE TO BE A MINIMUM OF 7000 LUMENS AT A 100-WATT CAPACITY.



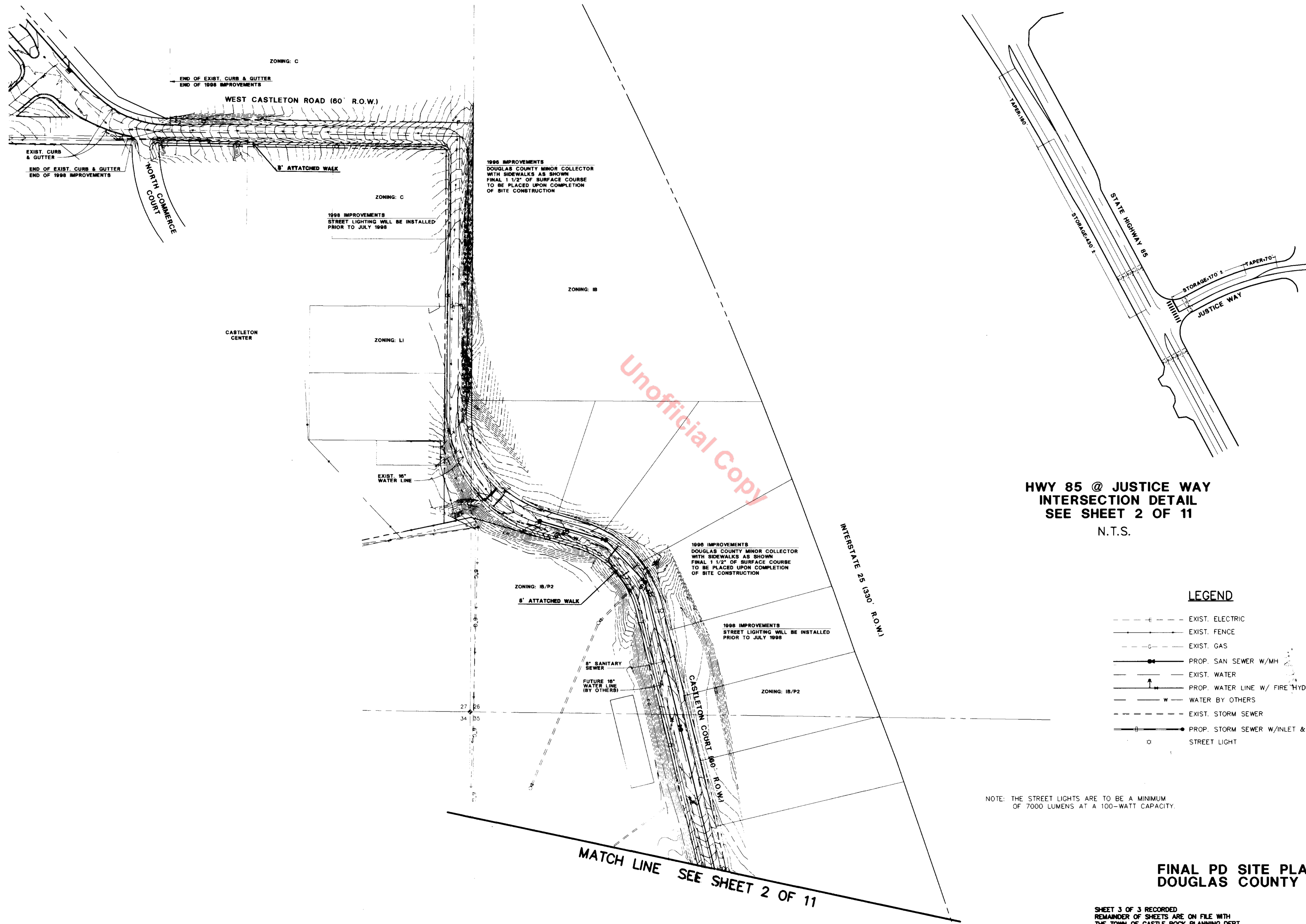
SHEET 2 OF 3 RECORDED
REMAINDER OF SHEETS ARE ON FILE WITH
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DOUGLAS COUNTY JUSTICE CENTER

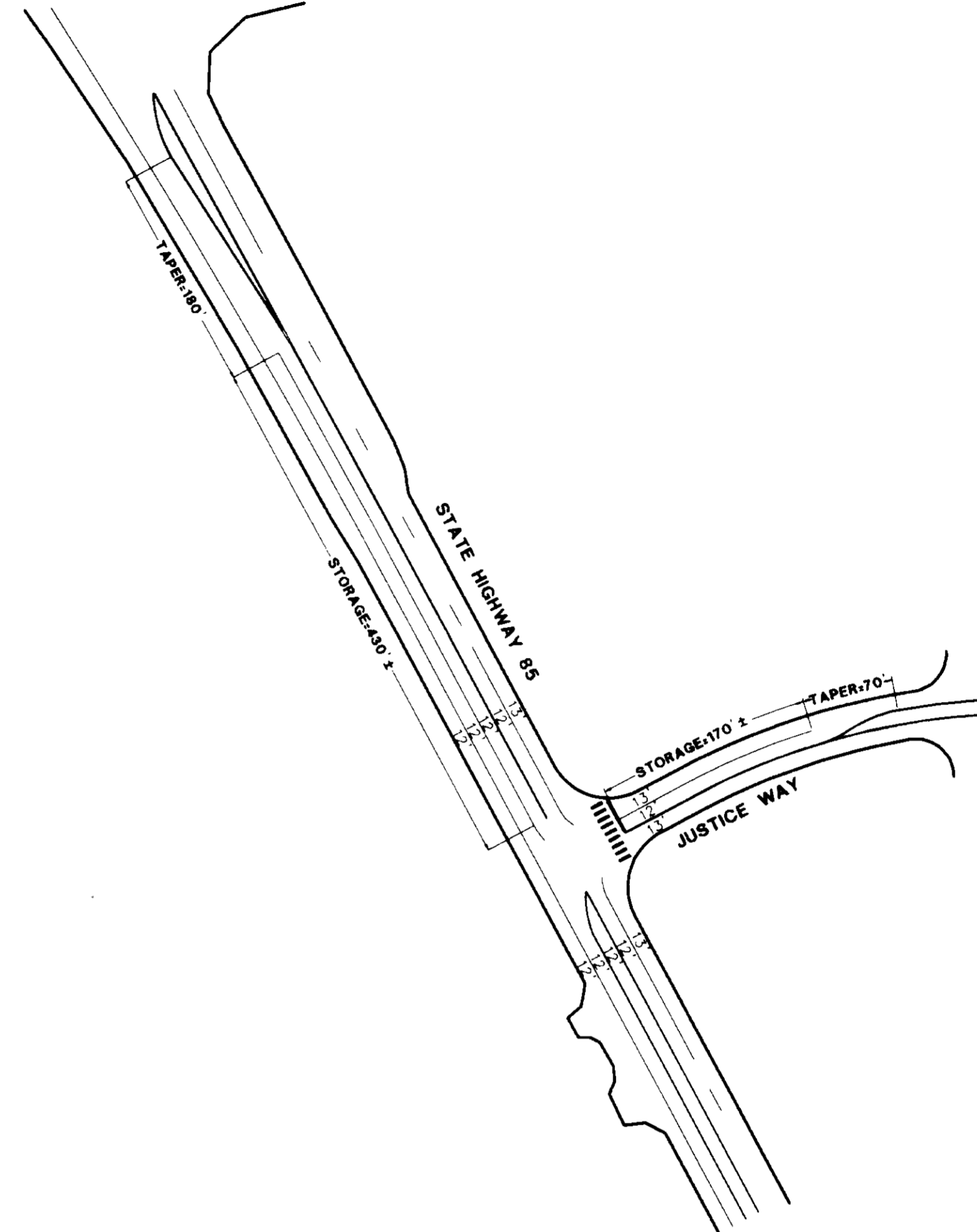
CASTLE ROCK,

FINAL PD SITE PLAN

COLORADO



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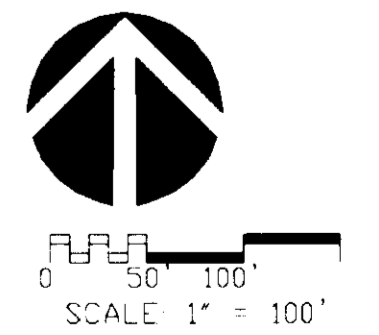


**HWY 85 @ JUSTICE WAY
INTERSECTION DETAIL
SEE SHEET 2 OF 11
N.T.S.**

LEGEND

- E--- EXIST. ELECTRIC
- F--- EXIST. FENCE
- G--- EXIST. GAS
- S--- PROP. SAN SEWER W/MH
- W--- EXIST. WATER
- W+--- PROP. WATER LINE W/ FIRE HYDRANT & VALVE
- W--- WATER BY OTHERS
- SS--- EXIST. STORM SEWER
- S+--- PROP. STORM SEWER W/INLET & MANHOLE
- STREET LIGHT

NOTE: THE STREET LIGHTS ARE TO BE A MINIMUM OF 7000 LUMENS AT A 100-WATT CAPACITY.



**FINAL PD SITE PLAN
DOUGLAS COUNTY JUSTICE CENTER**

SHEET 3 OF 3 RECORDED
REMAINDER OF SHEETS ARE ON FILE WITH
THE TOWN OF CASTLE ROCK PLANNING DEPT.

**SITE PLAN
SHEET 3 OF 11**

MATCH LINE SEE SHEET 2 OF 11