

2005009749 17 PGS

2005009749
02/02/2005 11:26 AM

PLAT IDENTIFICATION SHEET

Flamingo Partners LLC
CR Venture LLC

GRANTOR(owner)

Founders Marketplace 1, Block 1, Lot 1, First Amendment to Final PD Site
Plan

GRANTEE(name of plat)

UNOFFICIAL COPY

Founders Marketplace

Subdivision/Condo Name

1

Filing

1

Phase

Lot

1

Building

Block

Unit

6, 7

1

8

8

66

67

OLD LEGAL(Section)

(Township)

(Range)

Cross reference#s (reception#s Book - Page)

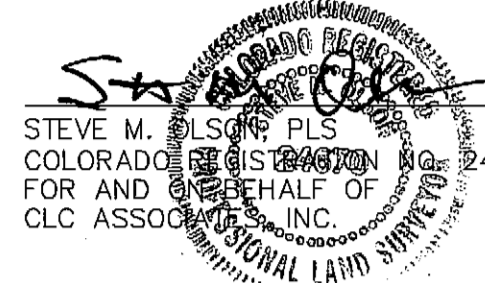
**FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1
A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST
AND SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
COVER SHEET**

LEGAL DESCRIPTION

LOTS 1-5, FOUNDERS MARKETPLACE FILING NO. 1, AMENDMENT 1.

SURVEYOR'S STATEMENT

1. STEVE M. OLSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.



1-4-05 DATE

BENCHMARK

THE PROJECT BENCHMARK IS A FOUND ALUMINUM CAP, AZTEC SURVEYING CONTROL POINT #202 LOCATED ON THE EAST PROPERTY LINE ON THE NORTH SIDE OF HWY 86, ELEVATION = 6595.55, THE RELATIVE NAVD 88, TOWN OF CASTLE ROCK ELEVATION = 6598.67, THE VERTICAL SHIFT BEING BASED ON A FOUND TOWN OF CASTLE ROCK BENCHMARK # 40, BEING THE FRONT CORNER OF LOTS G AND H, CASTLE CREST SUBDIVISION, HAVING A TOWN OF CASTLE ROCK PUBLISHED ELEVATION OF 6596.30

BASIS OF BEARINGS

SOUTHERLY LINE SW 1/4, SW 1/4 OF SEC. 6, WHICH IS ASSUMED TO BEAR N 88°50'19" E.

GENERAL NOTES

1. THE PROPERTY IS VACANT AND WITHOUT ANY BUILDINGS. NO SIGNIFICANT NATURAL FEATURES EXIST IN OR WITHIN 100 FEET OF THE PROPERTY BOUNDARY.
2. PROPERTY IS ZONED INTEGRATED BUSINESS.
3. ALL SIGNAGE WILL COMPLY WITH THE TOWN OF CASTLE ROCK CODES AND ORDINANCES AND APPROVED UNDER A SEPARATE PERMIT BY THE BUILDING DEPARTMENT.
4. FIRE LANE SIGNS ARE TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS.
5. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
6. 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 A SIGHT DISTANCE EASEMENT.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
8. ALL EMERGENCY ACCESS SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
9. ALL UTILITIES, DRAINAGE AND EMERGENCY ACCESS EASEMENTS AS SHOWN ON THE FINAL PD SITE PLAN SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
10. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
11. APPROVAL OF THE FINAL PD SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
12. THE PRELIMINARY PLAT FOR THIS PROPERTY WAS CALLED "THE VILLAGES AT CASTLE ROCK-INFLILL FILING NO. 1."
13. ALL LOTS ARE TO PROVIDE FULL CROSS ACCESS PARKING RIGHTS; DETAIL IN THE CC & R'S.
14. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS FOR FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.

FLOOD PLAIN NOTE

ACCORDING TO FIRM MAP 080050 0189C AND 080050 0302C DATED SEPTEMBER 30, 1987 THE SITE LIES IN ZONE X; OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

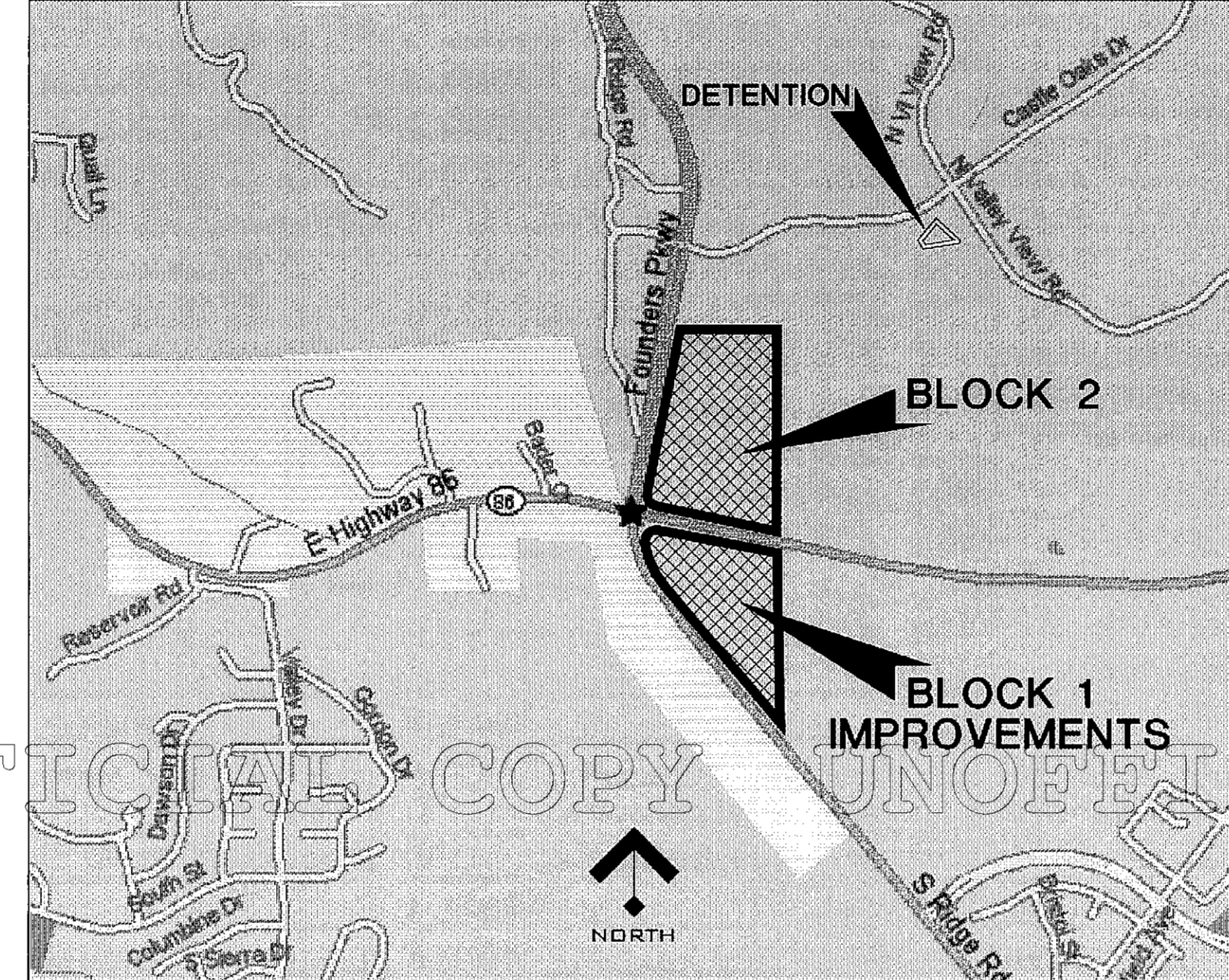
LAND USE SUMMARY

ZONING..... INTEGRATED BUSINESS
AREA..... 524,346 S.F. (12.03 AC.)
BUILDING AREA COVERAGE..... 79,088 S.F.

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
LANDSCAPE AREA	52,434 S.F.	161,214 S.F.
BUILDING FOOTPRINT	N/A	79,088 S.F.
PARKING LOT AREA	N/A	184,808 S.F.
SIDEWALK, STREETS, ETC.	N/A	99,236 S.F.
TOTAL BLDG./PKG./HARDSCAPE AREA	N/A	363,132 S.F.
MAX. BUILDING HEIGHT *	40 FEET - PERMITTED	40 FEET
OFF-STREET PARKING STANDARD SPACES	5.0 SP/1000 SF GFA	5.12 SP/1000 SF GFA
HANDICAP SPACES	381	386
TOTAL	14	18
	395	404

* PORTIONS OF THE SITE ARE LOCATED IN THE MODERATE AND MINOR SKYLINE PROTECTION AREAS WHICH LIMIT BUILDING HEIGHTS TO 25 AND 35 FEET RESPECTIVELY. SEVERAL ARCHITECTURAL FEATURES OF THE STRUCTURE EXCEED THE 25 FOOT MAXIMUM BUILDING HEIGHT; HOWEVER, PER SECTION 17.66.050 OF THE CASTLE ROCK MUNICIPAL CODE THE HEIGHT LIMITATIONS OF THIS SHALL NOT APPLY TO CUPOLAS, PENTHOUSES OR DOMES NOT USED FOR HUMAN OCCUPANCY, OR TO CHIMNEYS, VENTILATORS, SKYLIGHTS, PARAPET WALLS, CORNICES WITHOUT WINDOWS, ANTENNAS OR NECESSARY MECHANICAL APPURTENANCES USUALLY CARRIED ABOVE THE ROOF LEVEL. THE BUILDING HEIGHT OF THE STRUCTURES DO NOT EXCEED 25 FEET AS DEFINED BY SECTION 17.08.060 OF THE CASTLE ROCK MUNICIPAL CODE WHEN THE UNOCCUPIED ARCHITECTURAL FEATURES ARE NOT INCLUDED IN THE BUILDING CALCULATIONS.



VICINITY MAP
SCALE = 1"=1000'

UTILITY PROVIDERS

WATER	TOWN OF CASTLE ROCK
SEWER	TOWN OF CASTLE ROCK
GAS	AQUILA
ELECTRICITY	I.R.E.A.
TELEPHONE	QWEST COMMUNICATIONS
CATV	COMCAST

SHEET INDEX

CS1	COVER SHEET
SP1	SITE PLAN
GP1-GP2	GRADING PLAN
UP1-UP2	UTILITY PLAN
EL1-EL5	ARCHITECTURAL ELEVATIONS
LP1-LP2	LANDSCAPE PLAN
LP3	LANDSCAPE SECTION
LP4	LANDSCAPE DETAILS
PO1	PHOTOMETRIC PLAN

DEVELOPER

FLAMINGO PARTNERS LLC
C/O PARK LAND COMPANY
7600 E. ARAPAHOE ROAD
SUITE 211
CENTENNIAL, COLORADO 80112
TELEPHONE: (303) 771-3344
CONTACT: MR. GLEN R. SMITH, MANAGER

CIVIL ENGINEER, SURVEYOR, LANDSCAPE ARCHITECT, ARCHITECT

CLC ASSOCIATES, INC.
8480 E. ORCHARD ROAD
SUITE 2000
GREENWOOD VILLAGE, COLORADO 80111
TELEPHONE: (303) 770-5600
FAX: (303) 770-2349
CONTACT: MR. KURT PRINSLOW

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE FINAL PD SITE PLAN FOR FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON SEPTEMBER 29, 2004, RECEPTION NO. 2004101107, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

Jodie Hooley, Vice President
MANUFACTURERS AND TRADERS MOST COMPANY,
A NEW YORK BANKING CORPORATION
1 FOUNTAIN PLAZA, 9TH FLOOR
BUFFALO, NEW YORK 14203-4495
SIGNED THIS 7th DAY OF January, 2005

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF January, 2005.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 9/20/05
NOTARY PUBLIC

JOHN L. WAGNER
Notary Public, State of New York
No. 01745018073
Qualified in Suffolk County
Commission Expires Sept. 20, 2005

TOWN APPROVAL

THE MINOR AMENDMENT TO THE FINAL PD SITE PLAN FOR FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1 WAS APPROVED BY DEVELOPMENT SERVICES FOR THE TOWN OF CASTLE ROCK, COLORADO, ON THE 28th DAY OF January, 2005.

ATTEST:
[Signature] 1-28-05
DIRECTOR OF DEVELOPMENT SERVICES DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:24 A.M. ON THE 24th DAY OF February, 2005. AT RECEPTION NO. 2005009749

DOUGLAS COUNTY CLERK AND RECORDER

BY *[Signature]*
DEPUTY

TITLE CERTIFICATION

[Signature] BEING AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantee Company 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 OWNER'S, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SIGNED THIS 6th DAY OF January, 2005.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2005.
BY *[Signature]*
SUSAN I. RASMUSSEN
NOTARY PUBLIC
My Commission Expires Sept. 1, 2007

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 9-1-07
[Signature]
NOTARY PUBLIC

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

PROPERTY OWNER:
FLAMINGO PARTNERS LLC
C/O PARK LAND COMPANY
7600 E. ARAPAHOE ROAD, SUITE 211
CENTENNIAL, COLORADO 80112

MR. GLEN R. SMITH
MANAGER
SIGNED THIS 4th DAY OF January, 2005

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, 2005.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 8/17/2008
[Signature]
NOTARY PUBLIC

PROPERTY OWNER:
CR VENTURE LLC
C/O PARK LAND COMPANY
7600 E. ARAPAHOE ROAD, SUITE 211
CENTENNIAL, COLORADO 80112

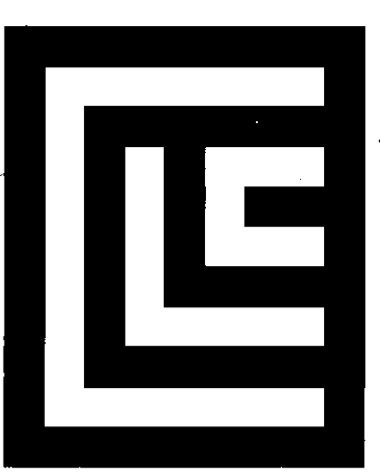
MR. GLEN R. SMITH
MANAGER
SIGNED THIS 4th DAY OF January, 2005

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, 2005.

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 8/17/2008
[Signature]
NOTARY PUBLIC

MODIFICATIONS

SHEET	CHANGE
ALL	1. RETAIL B FOOTPRINT INCREASED BY 1500 S.F. BY ADDING 15 FEET TO ITS FRONT-TO-BACK DEPTH. ASSOCIATED DRIVE THROUGH (360' VEHICULAR ACCESS) ELIMINATED. 2. ADDED TWO STANDARD PARKING SPACES TO THE RETAIL A/B PARKING FIELD. 3. PROPERTY SUBDIVIDED INTO FIVE SEPARATE LOTS.
GP1	1. BLOCK 2 SCS POND UTILIZED FOR PERMANENT WATER QUALITY REQUIREMENT.
GP2	1. DETENTION POND LOCATION MOVED DOWNSTREAM TO THE SOUTHWEST QUADRANT OF CASTLE OAKS DRIVE AND NORTH VALLEY VIEW ROAD.
UP1, GP1	1. RE-ROUTE STORM DRAIN TO ACCOMMODATE RETAIL B EXPANSION.
EL1-EL5	1. ADDED COPPER GUTTERS AND DOWNSPOUTS TO ALL BUILDINGS.
EL3	1. INCREASED BUILDING DEPTH BY 15 FEET.
LP1	1. MODIFIED LANDSCAPE PLAN TO ACCOMMODATE CHANGES TO RETAIL B.
LP2	1. ADJUST PLANT LIST QUANTITIES.



CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P. 303 770 5600
F. 303 770 2349
CLC@CLC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1
BLOCK 1, LOT 1
SE CORNER - COLORADO HWY. 86/RIDGE ROAD
CASTLE ROCK, CO

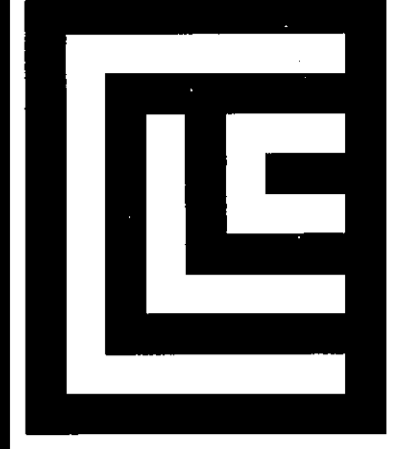
DESCRIPTION
INITIAL REVISION
FIRST AMENDMENT

PROJECT #: 03.0292
DRAWN BY: JLE
DESIGNED BY: JDT
CHECKED BY: KDP

CS 1

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SITE PLAN



CLC ASSOCIATES
8480 E. ORCHARD RD.
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GREENWOOD VILLAGE
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P 303 770 9600
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BLOCK 1, LOT 1
SE CORNER - COLORADO HWY. 86/RIDGE ROAD
CASTLE ROCK, CO

SITE PLAN

DATE: 09/03/04
DESCRIPTION: INITIAL REGISTRATION
FIRST AMENDMENT

PROJECT #: 03.0292
DRAWN BY: JLS
DESIGNED BY: JDT
CHECKED BY: KDP

LEGEND

- HANDICAP PARKING STALL
- PARKING COUNT PER ROW
- PROPOSED SITE SIGNAGE
- HANDICAP RAMP
- PEDESTRIAN CROSSING, SCORED COLORED CONCRETE.
- CONCRETE TRANSFORMER PAD
- PROPOSED PARKING LOT LIGHT
- PROPOSED STREET LIGHT
- LANDSCAPING
- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- SKYLINE BOUNDARY
- EXISTING POWER POLE

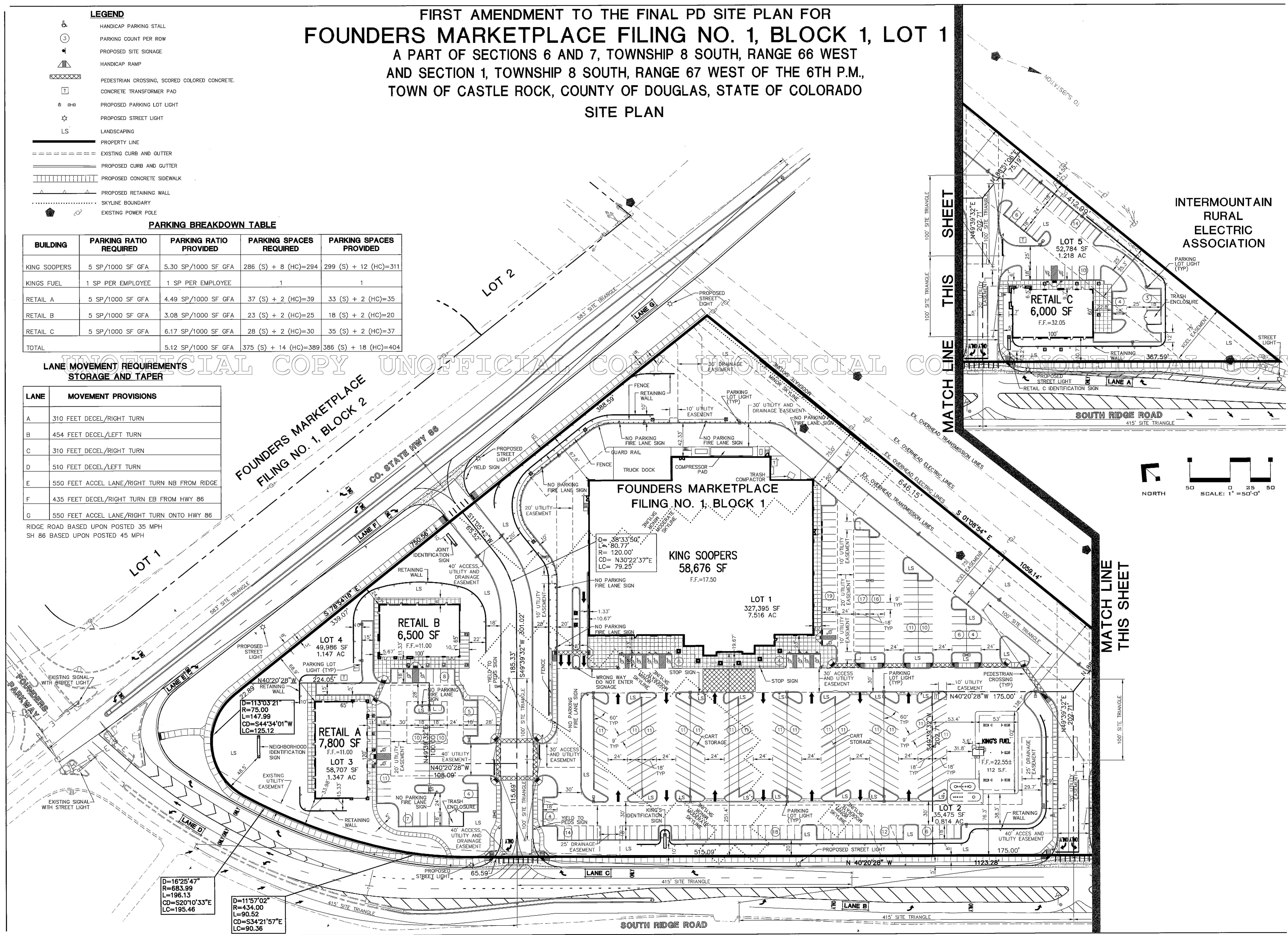
PARKING BREAKDOWN TABLE

BUILDING	PARKING RATIO REQUIRED	PARKING RATIO PROVIDED	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
KING SOOPERS	5 SP/1000 SF GFA	5.30 SP/1000 SF GFA	286 (S) + 8 (HC)=294	299 (S) + 12 (HC)=311
KINGS FUEL	1 SP PER EMPLOYEE	1 SP PER EMPLOYEE	1	1
RETAIL A	5 SP/1000 SF GFA	4.49 SP/1000 SF GFA	37 (S) + 2 (HC)=39	33 (S) + 2 (HC)=35
RETAIL B	5 SP/1000 SF GFA	3.08 SP/1000 SF GFA	23 (S) + 2 (HC)=25	18 (S) + 2 (HC)=20
RETAIL C	5 SP/1000 SF GFA	6.17 SP/1000 SF GFA	28 (S) + 2 (HC)=30	35 (S) + 2 (HC)=37
TOTAL	5.12 SP/1000 SF GFA	5.12 SP/1000 SF GFA	375 (S) + 14 (HC)=389	386 (S) + 18 (HC)=404

**LANE MOVEMENT REQUIREMENTS
STORAGE AND TAPER**

LANE	MOVEMENT PROVISIONS
A	310 FEET DECEL/RIGHT TURN
B	454 FEET DECEL/LEFT TURN
C	310 FEET DECEL/RIGHT TURN
D	510 FEET DECEL/LEFT TURN
E	550 FEET ACCEL LANE/RIGHT TURN NB FROM RIDGE
F	435 FEET DECEL/RIGHT TURN EB FROM HWY 86
G	550 FEET ACCEL LANE/RIGHT TURN ONTO HWY 86

RIDGE ROAD BASED UPON POSTED 35 MPH
SH 86 BASED UPON POSTED 45 MPH

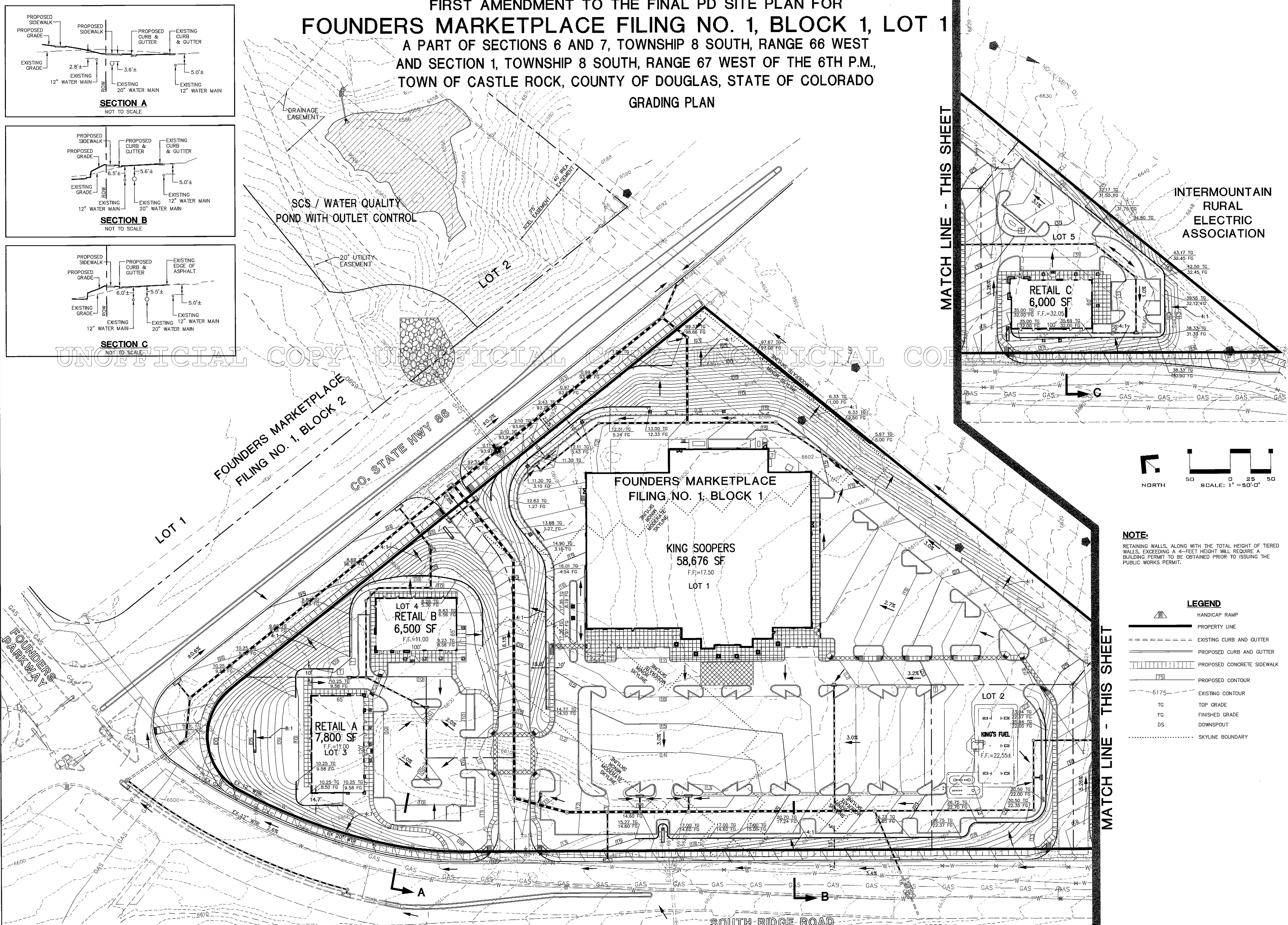
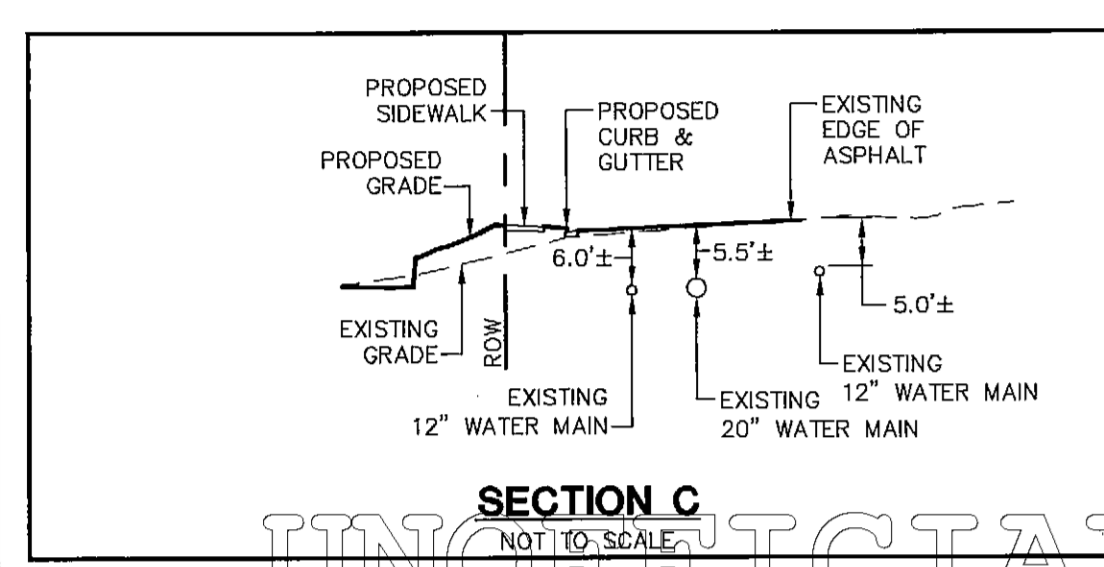
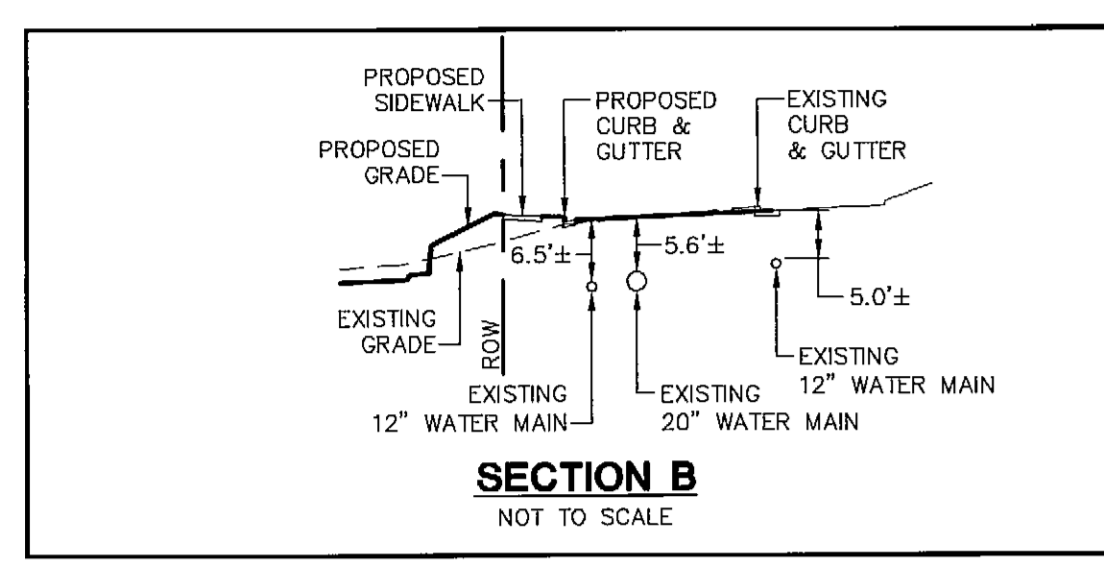
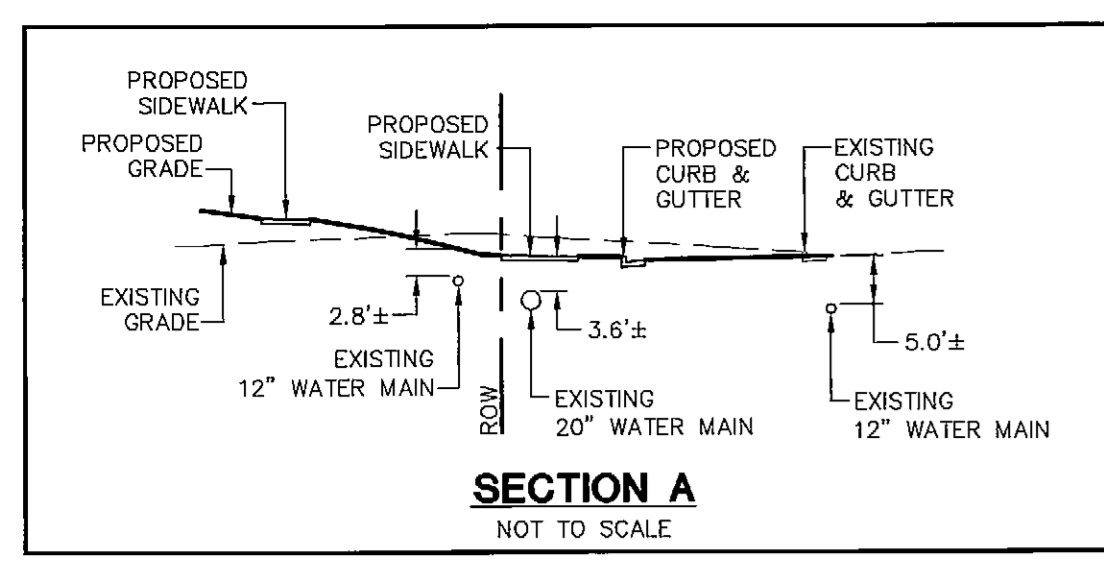


MATCH LINE THIS SHEET

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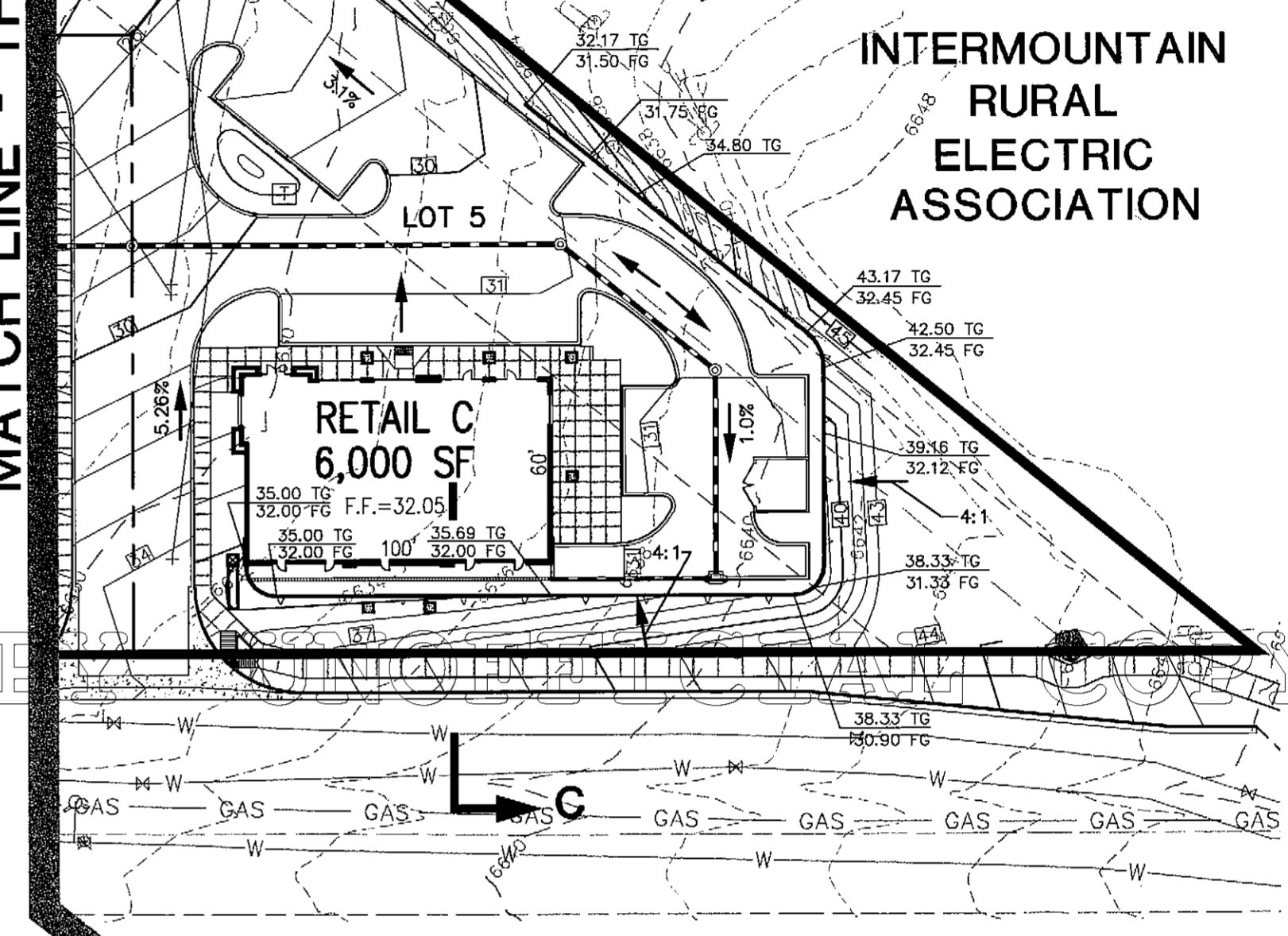


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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
GRADING PLAN



MATCH LINE - THIS SHEET

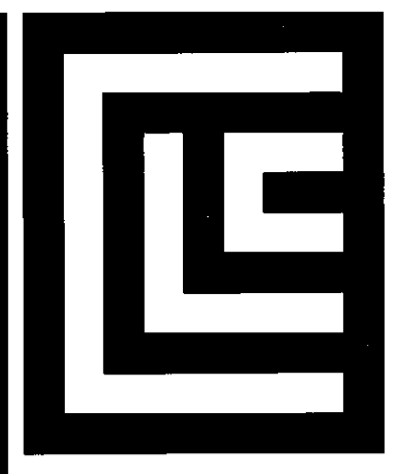
MATCH LINE - THIS SHEET



NOTE:
RETAINING WALLS, ALONG WITH THE TOTAL HEIGHT OF TIERED WALLS, EXCEEDING A 4-FOOT HEIGHT WILL REQUIRE A BUILDING PERMIT TO BE OBTAINED PRIOR TO ISSUING THE PUBLIC WORKS PERMIT.

LEGEND

	HANDICAP RAMP
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONTOUR
	EXISTING CONTOUR
	TOP GRADE
	FINISHED GRADE
	DOWNSPOUT
	SKYLINE BOUNDARY



CLC ASSOCIATES
8480 E. ORCHARD RD., SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
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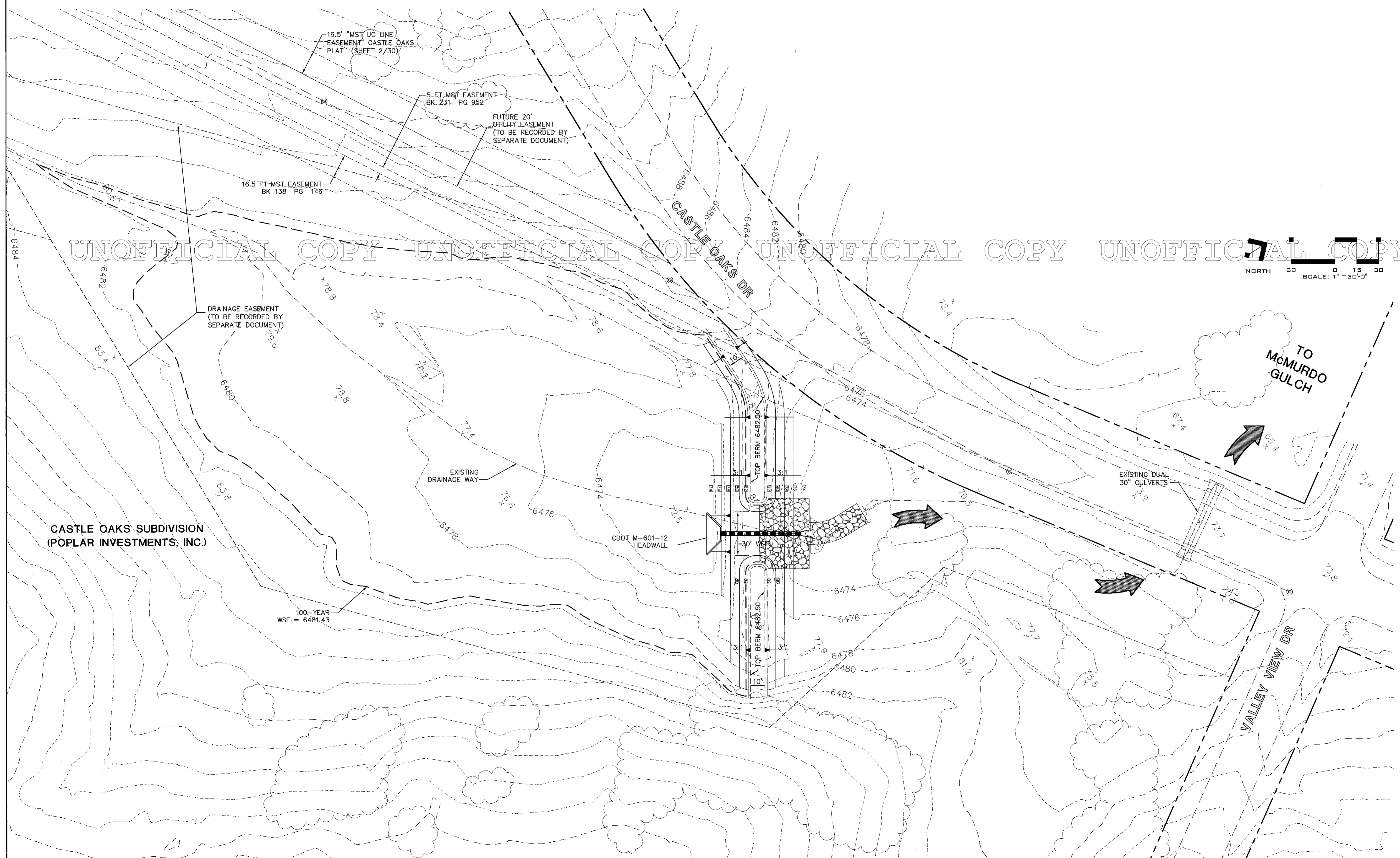
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DATE	DESCRIPTION
09/05/04	DATA REGISTRATION
07/04/05	FIRST AMENDMENT

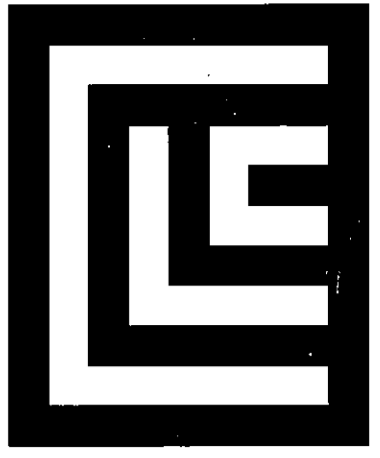
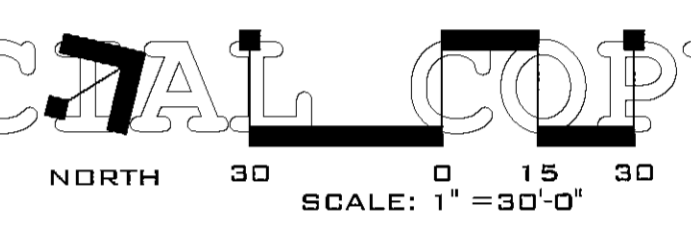
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GRADING PLAN

- LEGEND**
- PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - 7.5' PROPOSED CONTOUR
 - 6175 EXISTING CONTOUR
 - TG TOP GRADE
 - FG FINISHED GRADE
 - ~ PROPOSED VEGETATION BOUNDARY
 - ~ EXISTING VEGETATION BOUNDARY



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8480 E. ORCHARD RD.
SUITE 3000
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COLORADO 80111
P 303 770 5600
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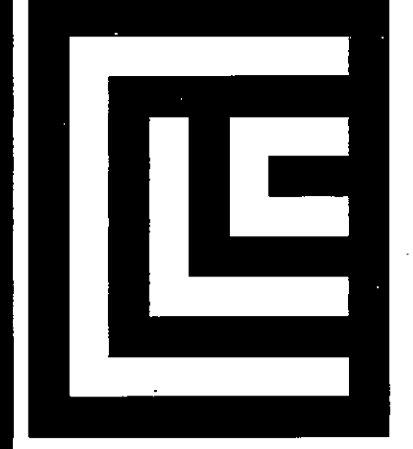
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DATE	DESCRIPTION
09/03/04	INITIAL RECORDATION
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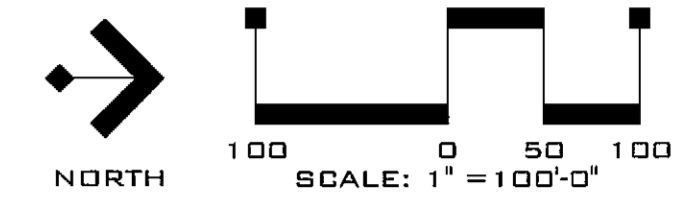
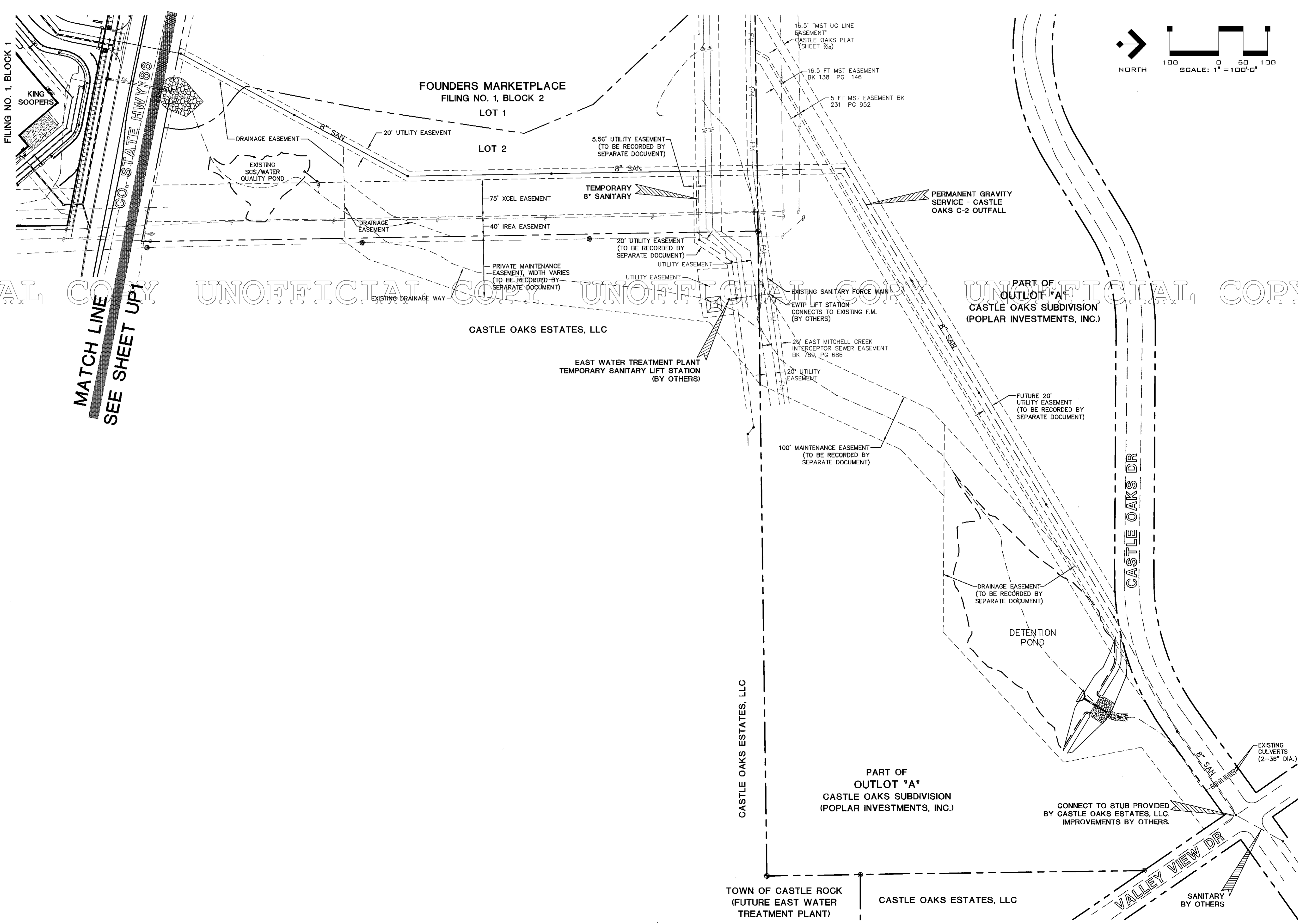
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6480 E. ORCHARD RD., SUITE 2000
GREENWOOD VILLAGE
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P 303 770 8600
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- HANDICAP RAMP
 - CONCRETE TRANSFORMER PAD
 - PROPERTY LINE
 - PROPOSED PARKING LOT LIGHT
 - PROPOSED STREET LIGHT
 - PROPOSED WATER LINE W/
FIRE HYDRANT AND VALVE
 - FIRE DEPARTMENT CONNECTION
 - PROPOSED STORM SEWER
W/ MANHOLE AND INLET
 - PROPOSED SANITARY
SEWER W/ MANHOLE
 - EXISTING SANITARY FORCE MAIN
W/ MANHOLE
 - EXISTING WATER LINE
 - EXISTING HYDRANT AND VALVE
 - EXISTING POWER POLE

FOUNDERS MARKETPLACE
FILING NO. 1, BLOCK 1



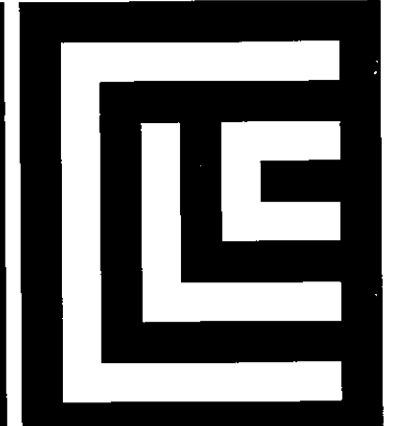
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MATCH LINE
SEE SHEET UP1

DATE	DESCRIPTION
09/03/04	INITIAL REGISTRATION
01/04/05	FIRST AMENDMENT

PROJECT #: 03.0292
DRAWN BY: JLS
DESIGNED BY: JDT
CHECKED BY: KDP

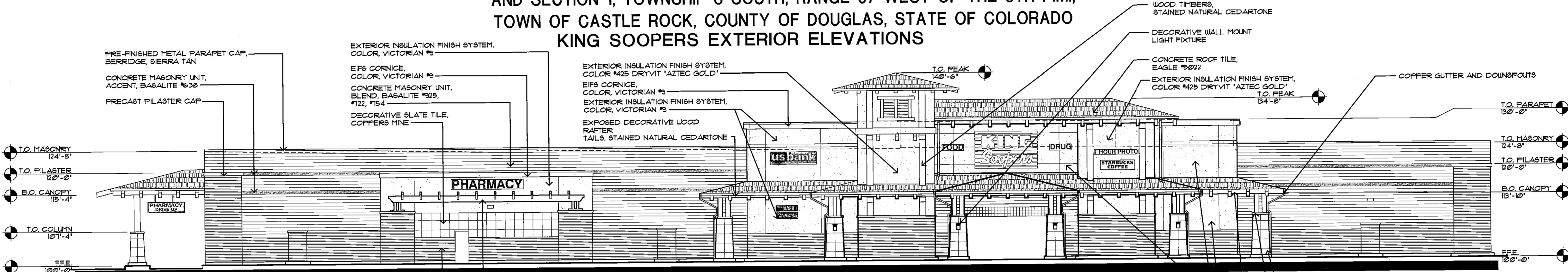
FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST
 AND SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
KING SOOPERS EXTERIOR ELEVATIONS



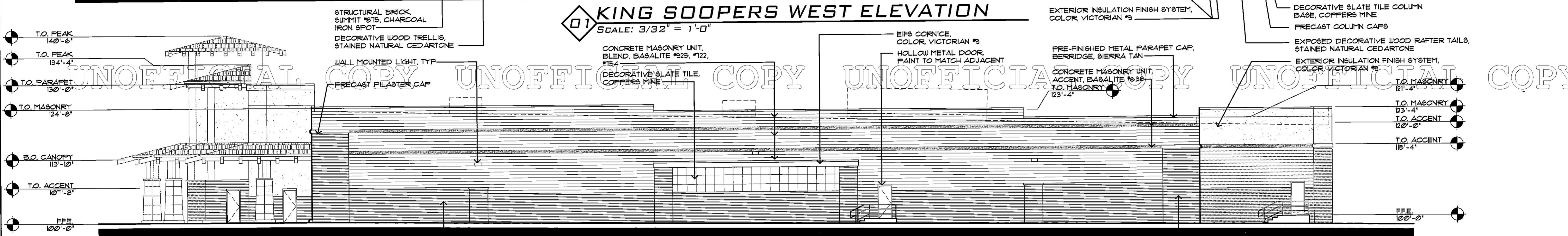
CLC ASSOCIATES
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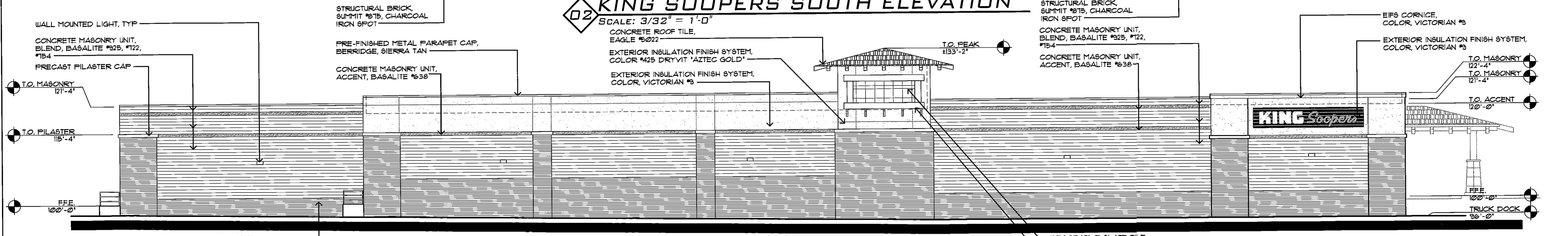
FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO



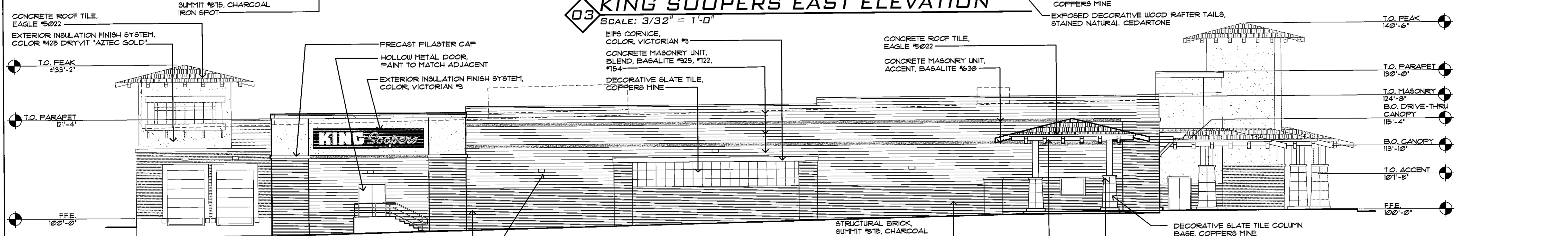
01 KING SOOPERS WEST ELEVATION
 SCALE: 3/32" = 1'-0"



02 KING SOOPERS SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



03 KING SOOPERS EAST ELEVATION
 SCALE: 3/32" = 1'-0"



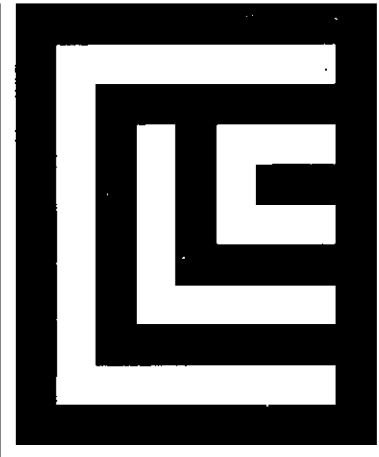
04 KING SOOPERS NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

EXT. ELEVATIONS KING SOOPERS

DATE	DESCRIPTION
09/03/04	INITIAL RECORDATION
01/04/05	FIRST AMENDMENT

PROJECT #: 03.0292
 DRAWN BY: SDA
 DESIGNED BY: SDA
 CHECKED BY: KDP

FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
RETAIL B EXTERIOR ELEVATIONS



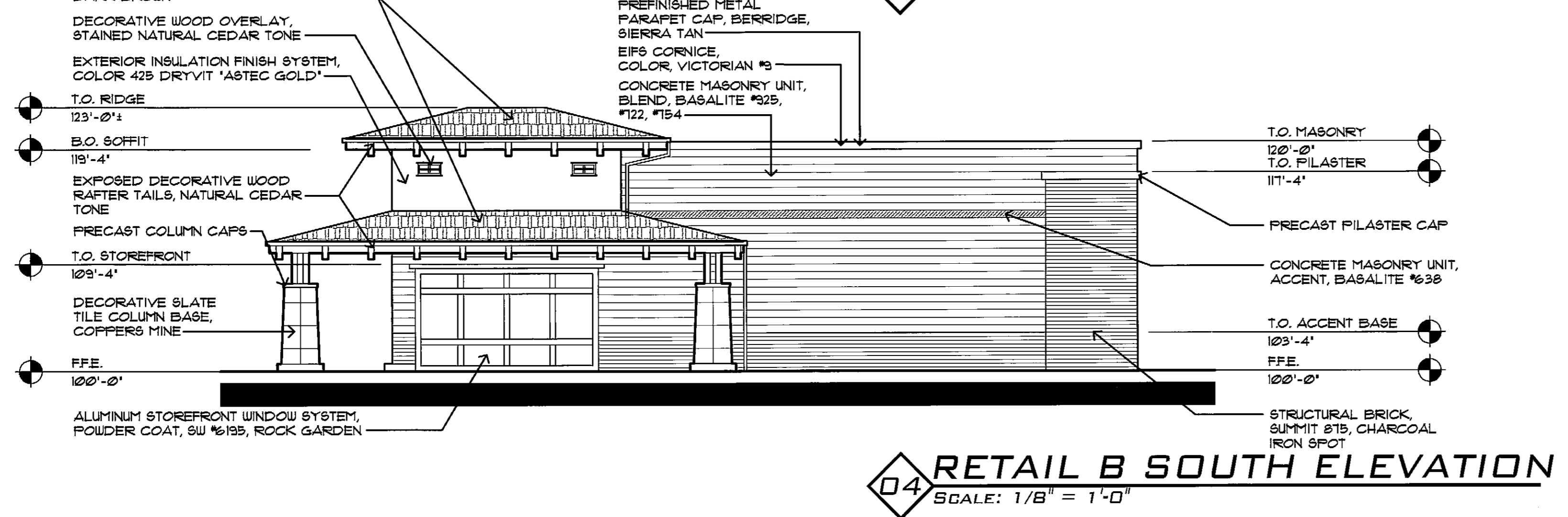
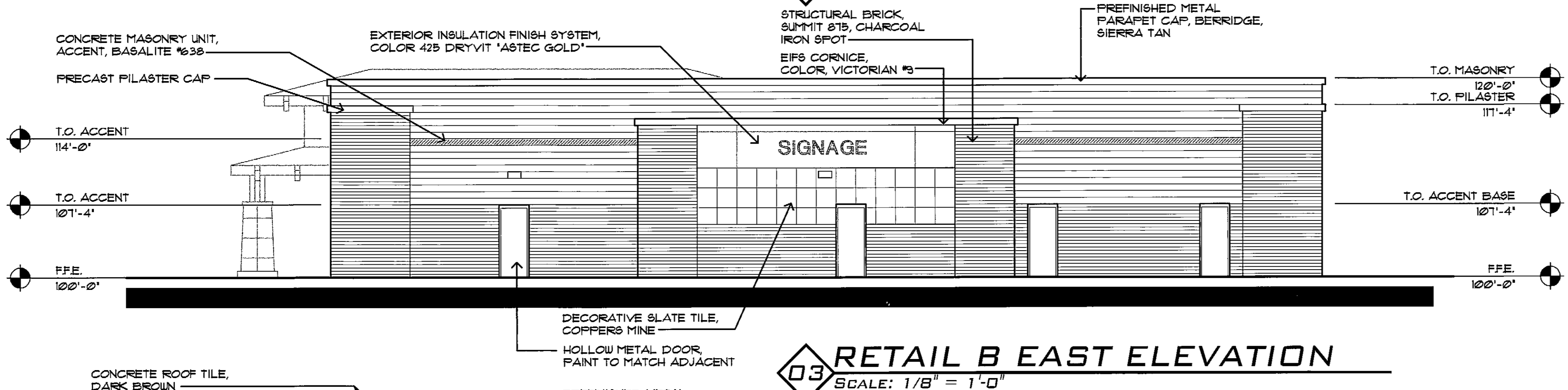
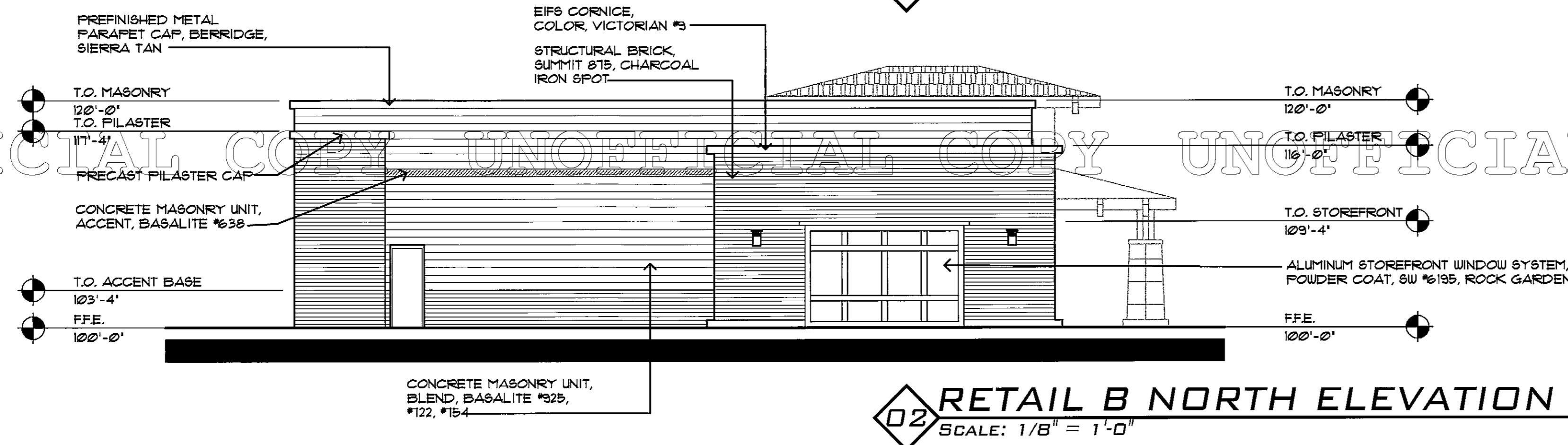
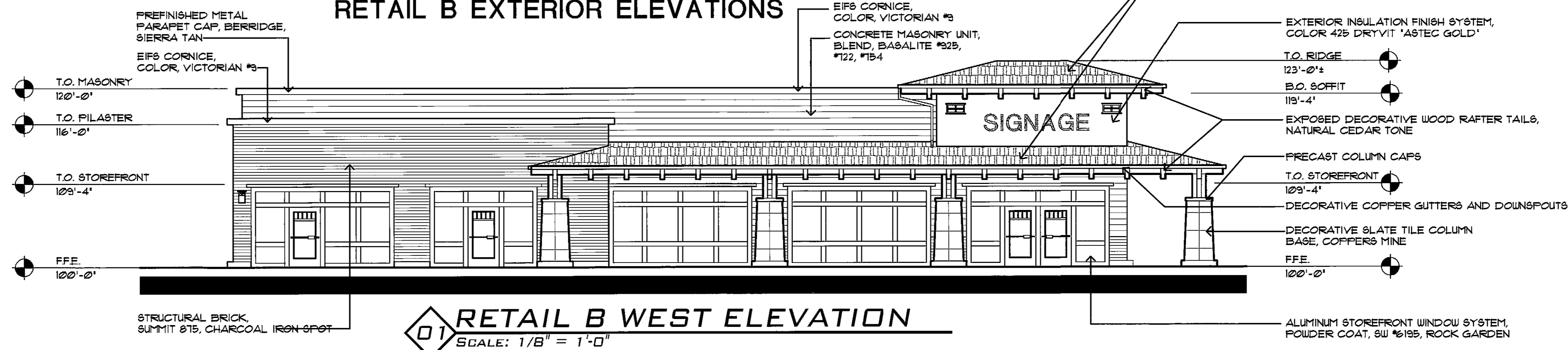
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FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

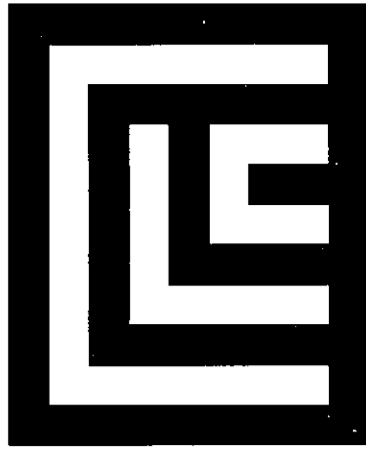
EXTERIOR ELEVATIONS RETAIL B

PROJECT #: 03.0292
 DRAWN BY: SDA
 DESIGNED BY: SDA
 CHECKED BY: KDP



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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
RETAIL C EXTERIOR ELEVATIONS



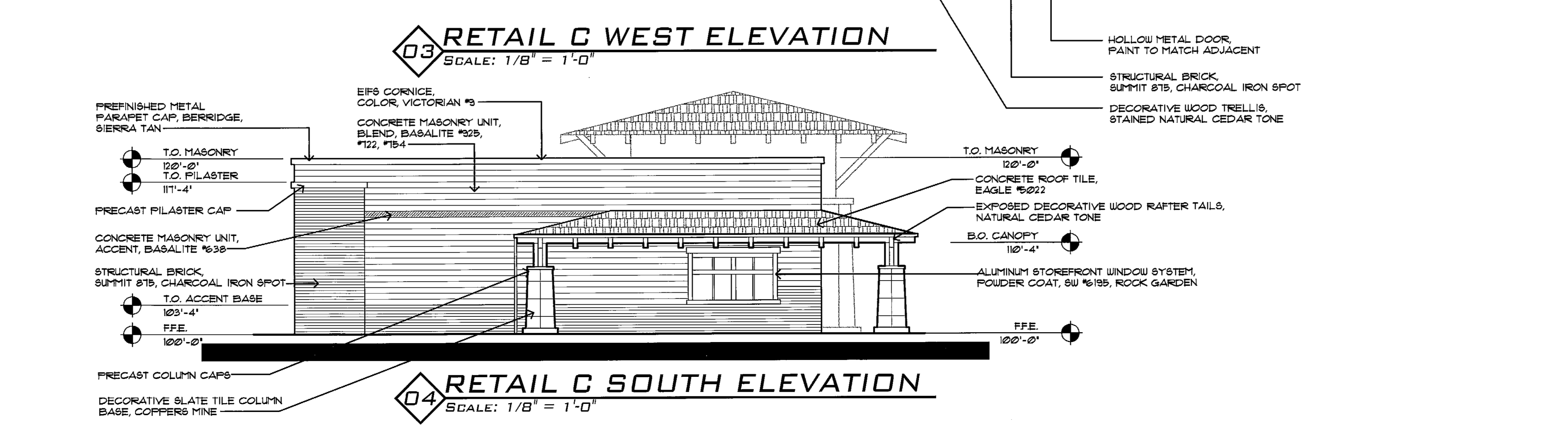
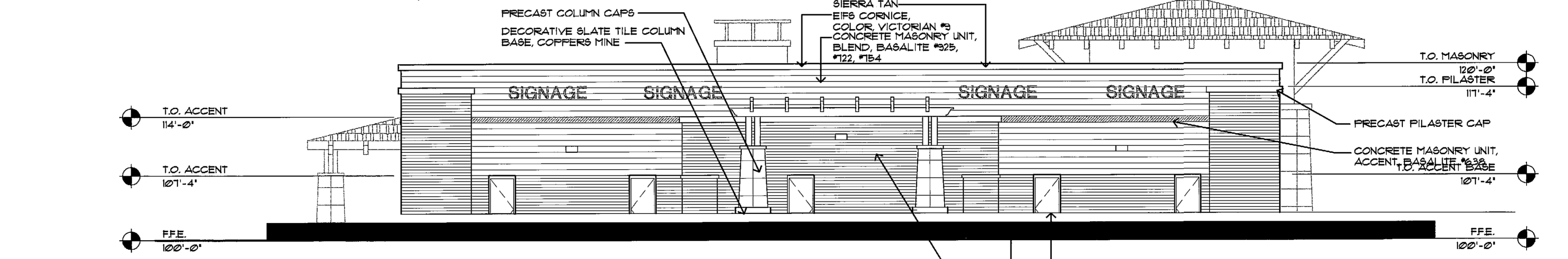
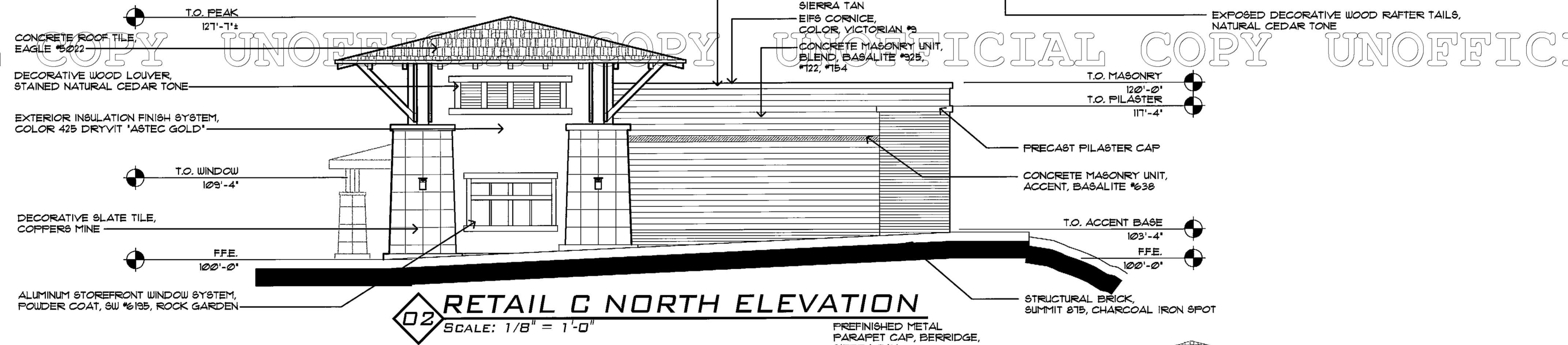
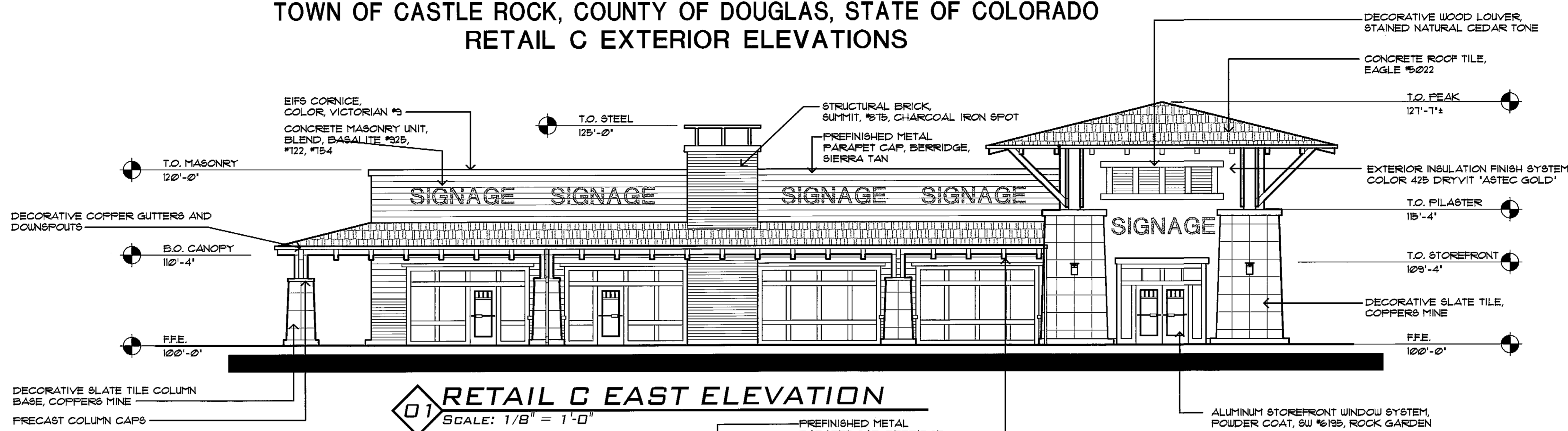
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FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
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 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

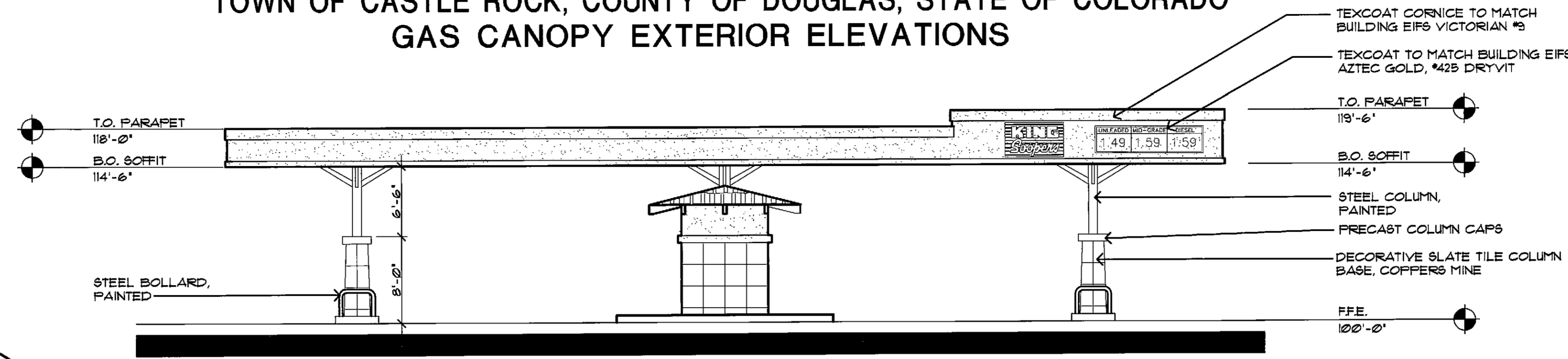
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PROJECT #: 03.0292
 DRAWN BY: SDA
 DESIGNED BY: SDA
 CHECKED BY: KDP

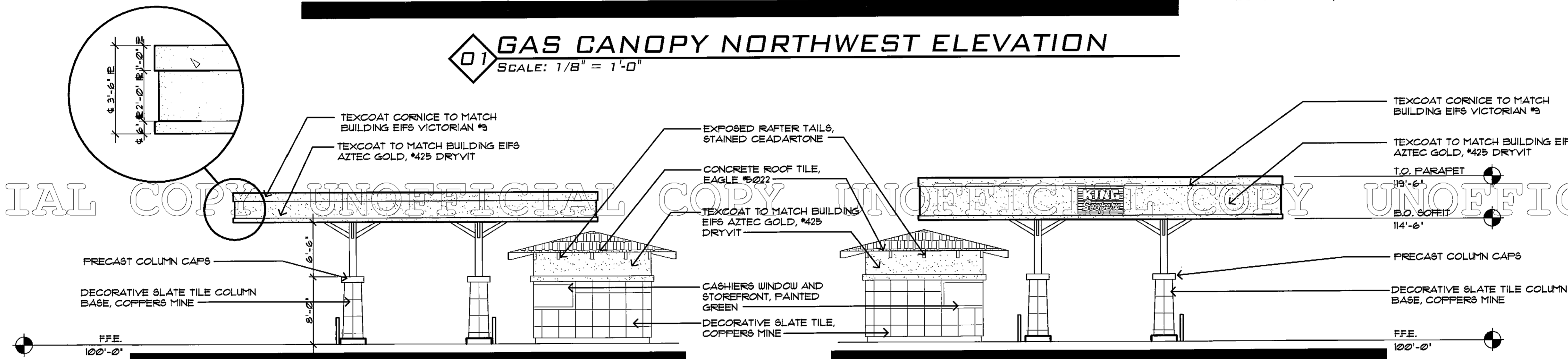


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**FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
GAS CANOPY EXTERIOR ELEVATIONS**

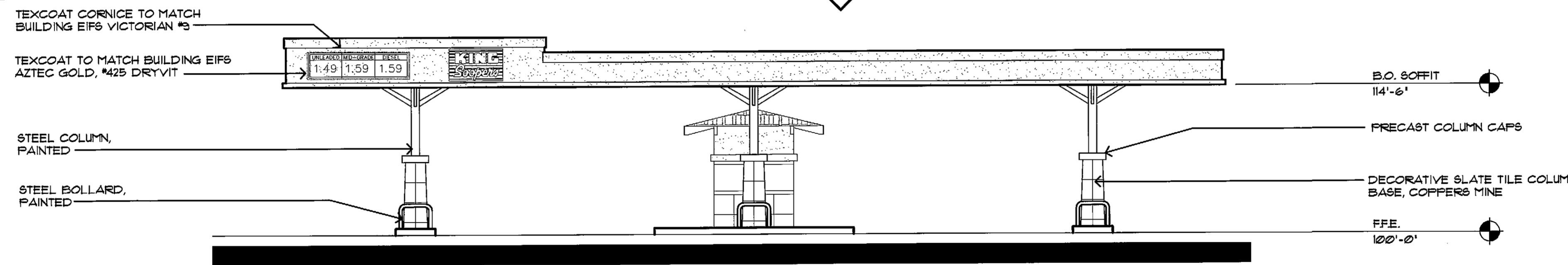


01 GAS CANOPY NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

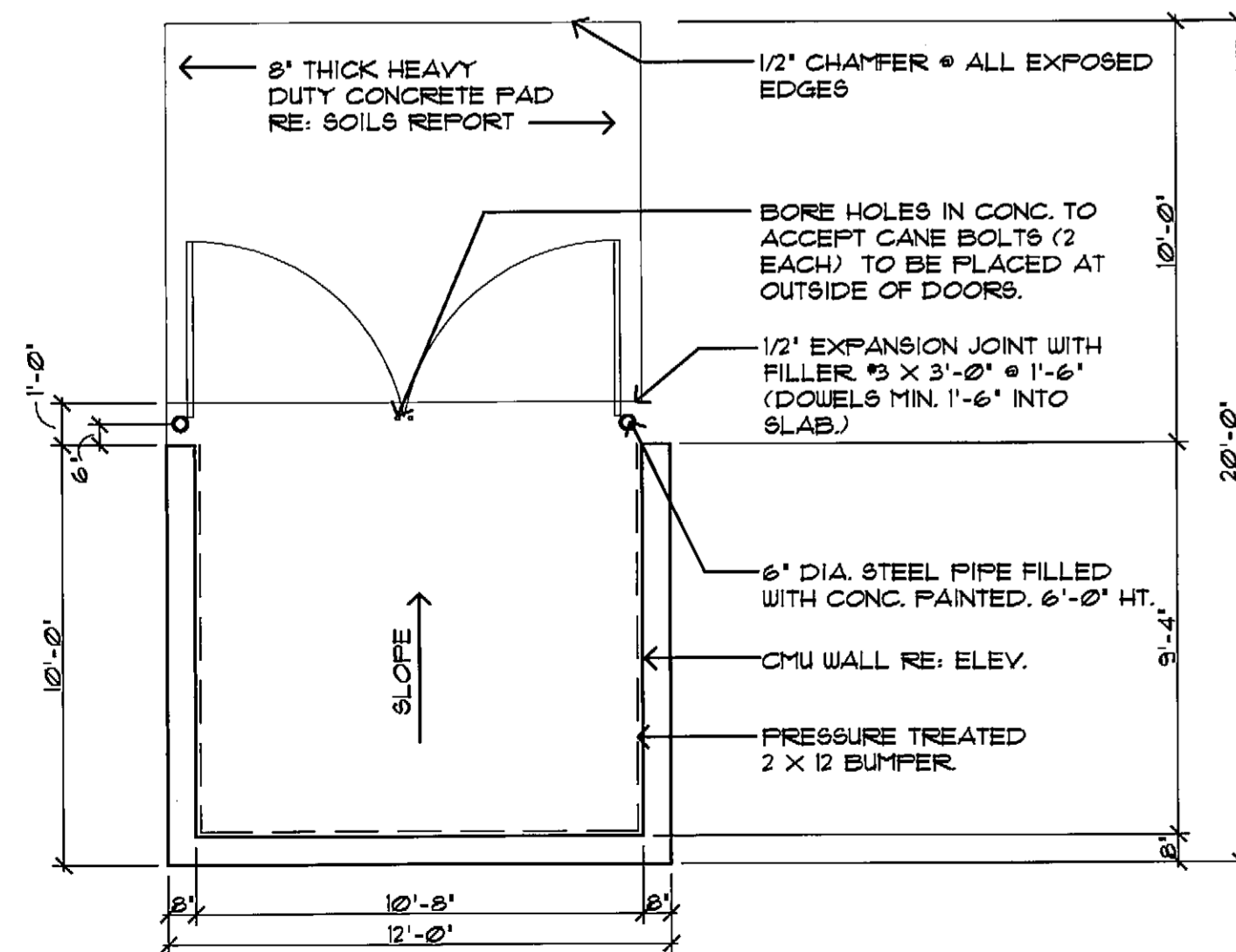


02 GAS CANOPY NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

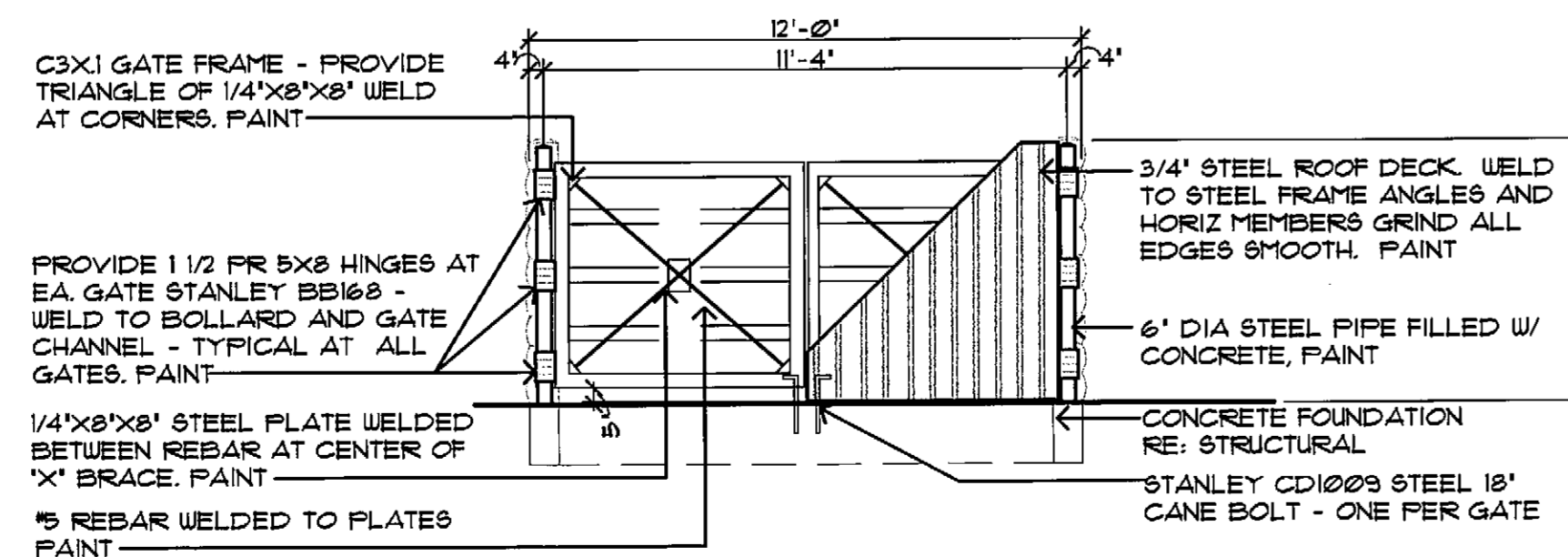
03 GAS CANOPY SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



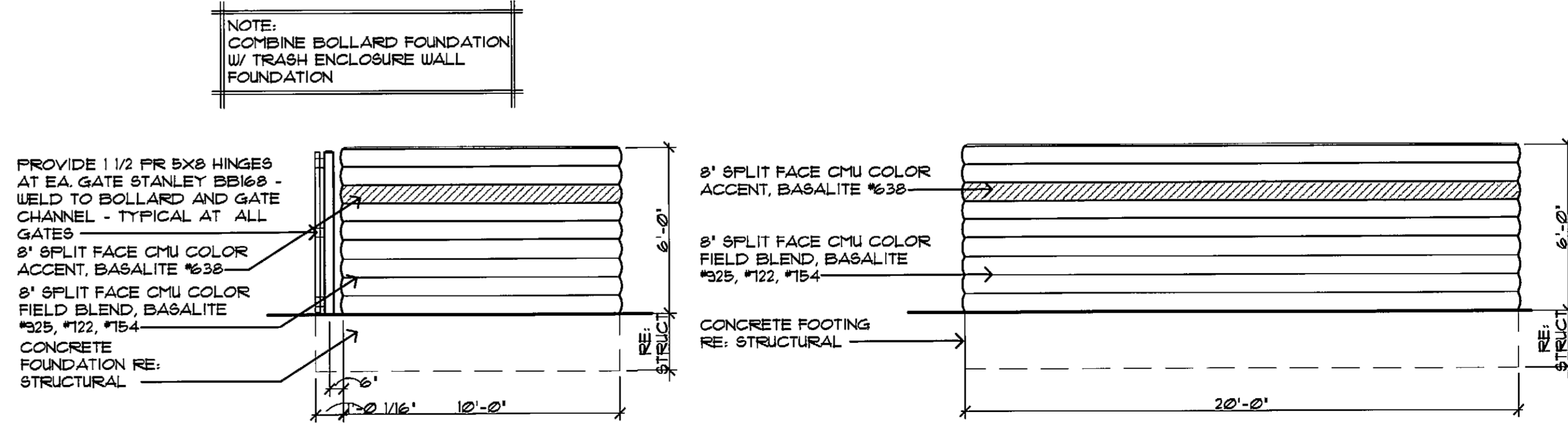
04 GAS CANOPY SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



PLAN
SCALE: 1/4" = 1'-0"



SECTION
SCALE: 1/8" = 1'-0"

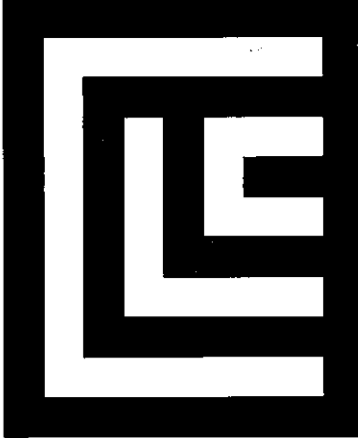


ELEVATION
SCALE: 1/8" = 1'-0"

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

05 TRASH ENCLOSURE PLAN AND ELEVATION

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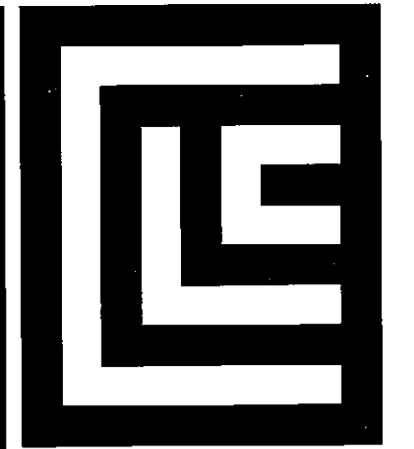
FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1
BLOCK 1, LOT 1
SE CORNER - COLORADO HWY. 86/RIDGE ROAD
CASTLE ROCK, CO

EXT. ELEVATIONS GAS CANOPY

DATE	DESCRIPTION
09/08/04	DRAWING REVISION
01/04/05	FIRST AMENDMENT

PROJECT #: 03.0292
DRAWN BY: SDA
DESIGNED BY: SDA
CHECKED BY: KDP

FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE PLAN



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 SUITE 2000
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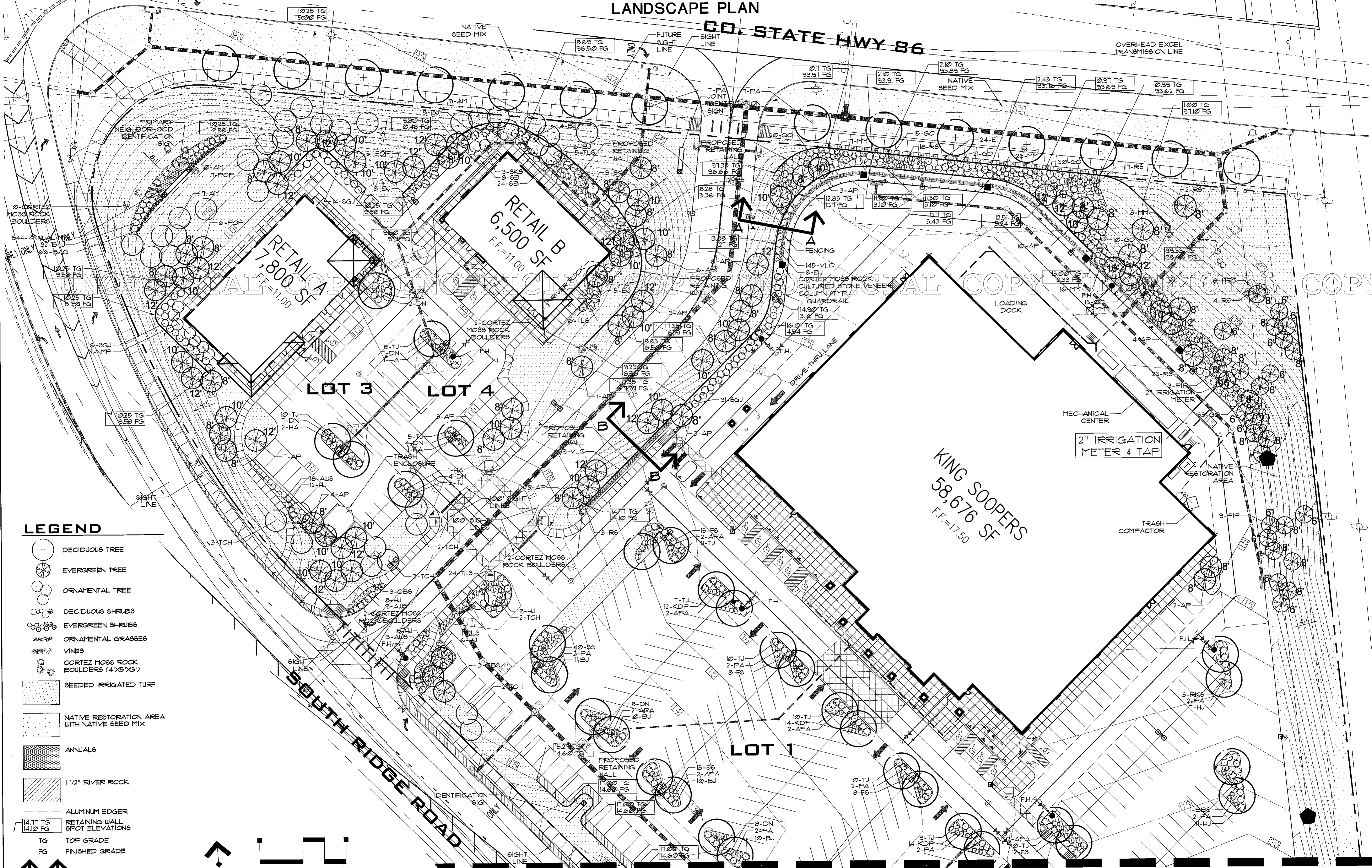
FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1
 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

THESE PLANS HAVE BEEN
 PREPARED UNDER THE
 DIRECT SUPERVISION OF
 KURT PRINLOW,
 LICENSED ARCHITECT,
 TOWN OF CASTLE ROCK
 CERTIFICATION NUMBER:
 307
Kurt Prinlow
 SIGNATURE:
 1/21/05
 DATE:

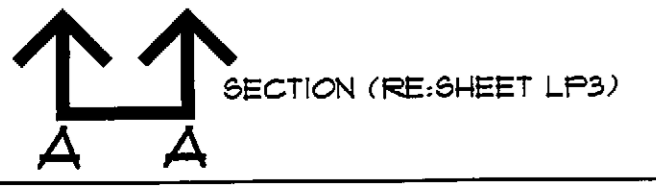
DESCRIPTION
 INITIAL RECORDATION
 FIRST AMENDMENT
 DATE
 09/09/04
 01/04/05

PROJECT #: 03.0292
 DRAWN BY: KML
 DESIGNED BY: KDP
 CHECKED BY: KDP

LP1



- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - VINES
 - CORTEZ MOSS ROCK BOULDERS (4'X3'X3')
 - SEEDDED IRRIGATED TURF
 - NATIVE RESTORATION AREA WITH NATIVE SEED MIX
 - ANNUALS
 - 1 1/2" RIVER ROCK
 - ALUMINUM EDGER
 - RETAINING WALL SPOT ELEVATIONS
 - TG TOP GRADE
 - FG FINISHED GRADE

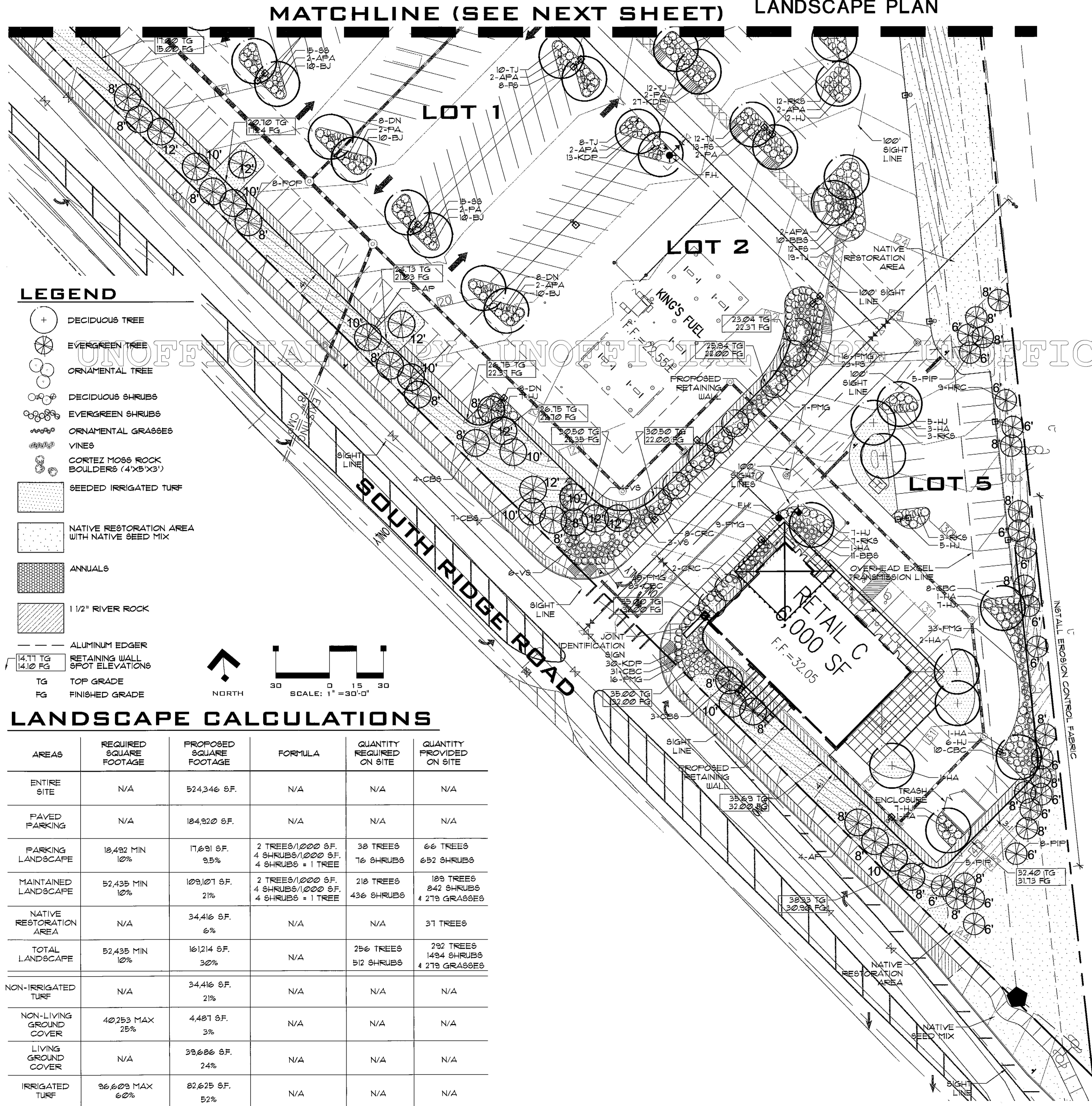


MATCHLINE (SEE NEXT SHEET)

**FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1**
A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST
AND SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT LIST

PLANT LIST	PLANT LIST	PLANT LIST	PLANT LIST
SHADE TREES	24 APA AUTUMN PURPLE ASH <i>Fraxinus americana 'Autumn Purple'</i>	2 1/2" CAL. SINGLE TRUNK	FULL CROWN, B4B, STAKED SPECIMEN QUALITY
16 HA COMMON HACKBERRY <i>Celtis occidentalis</i>	2 1/2" CAL. SINGLE TRUNK	FULL CROWN, B4B, STAKED SPECIMEN QUALITY	
36 FA PATMORE ASH <i>Fraxinus pennsylvanica 'Patmore'</i>	2 1/2" CAL. SINGLE TRUNK	FULL CROWN, B4B, STAKED SPECIMEN QUALITY	
EVERGREEN TREES	67 AP AUSTRIAN PINE <i>Pinus nigra</i>	8'-12' HT. SINGLE TRUNK	FULL FORM, B4B SPECIMEN QUALITY, GUYED
20 CBS COLORADO BLUE SPRUCE <i>Picea pungens var. glauca</i>	8'-12' HT. SINGLE TRUNK	FULL FORM, B4B SPECIMEN QUALITY, GUYED	
15 HRC HILLSPIRE RED CEDAR <i>Juniperus virginiana 'Hillspire'</i>	6'-8' HT. SINGLE TRUNK	FULL FORM, B4B SPECIMEN QUALITY, GUYED	
40 PIP PINYON PINE <i>Pinus edulis</i>	6'-8' HT. SINGLE TRUNK	FULL FORM, B4B SPECIMEN QUALITY, GUYED	
26 POF PONDEROSA PINE <i>Pinus ponderosa</i>	8'-12' HT. SINGLE TRUNK	FULL FORM, B4B SPECIMEN QUALITY, GUYED	
ORNAMENTAL TREES	26 AM AMUR MAPLE <i>Acer ginnala</i>	6'-8' HT. MULTI-LEADER	3 LEADER MIN, B4B SPECIMEN QUALITY, STAKED
10 CRC CANADA RED CHOKECHERRY <i>Prunus virginiana 'Canada Red'</i>	6'-8' HT. MULTI-LEADER	3 LEADER MIN, B4B SPECIMEN QUALITY, STAKED	
12 TCH THORNLESS COCKSPUR HAWTHORN <i>Crataegus crus-galli 'Inermis'</i>	6'-8' HT. MULTI-LEADER	3 LEADER MIN, B4B SPECIMEN QUALITY, STAKED	
NEEDLELEAF EVERGREEN SHRUBS	32 BHJ BAR HARBOR JUNIPER <i>Juniperus horizontalis 'Bar Harbor'</i>	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.
130 BJ BUFFALO JUNIPER <i>Juniperus sabinna 'Buffalo'</i>	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.	
111 HJ HUGHES JUNIPER <i>Juniperus horizontalis 'Hughes'</i>	5 GAL. 18"-24" SPREAD	SPACING 60" O.C. 5 CANES MIN.	
61 SGJ SEA GREEN JUNIPER <i>Juniperus x media 'Sea Green'</i>	5 GAL. 18"-24" SPREAD	SPACING 72" O.C. 5 CANES MIN.	
164 TJ TAMMY JUNIPER <i>Juniperus sabinna 'Tamariscifolia'</i>	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.	
DECIDUOUS SHRUBS	40 AWS ANTHONY WATERER SPIREA <i>Spiraea x bumalda 'Anthony Waterer'</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
132 CBC CORAL BEAUTY COTONEASTER <i>Cotoneaster dameri 'Coral Beauty'</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	
64 DN DWARF NINEBARK <i>Physocarpus opulifolius 'Nanus'</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.	
99 FB FROEBEL SPIREA <i>Spiraea x bumalda 'Froebellii'</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.	
142 GO GAMBEL OAK <i>Quercus gambellii</i>	6' HT. MULTI-LEADER	3 LEADER MIN, B4B SPECIMEN QUALITY, STAKED	
110 KDF KATHRYN DYKES POTENTILLA <i>Potentilla fruticosa 'Kathryn Dykes'</i>	5 GAL. 18"-24" HT.	SPACING 48" O.C. 5 CANES MIN.	
81 MM MOUNTAIN MAHOGANY <i>Cercocarpus montanus</i>	5 GAL. 18"-24" HT.	SPACING 5' O.C. 5 CANES MIN.	
7 NMF NEW MEXICAN FRIVET <i>Forestiera neomexicana</i>	5 GAL. 18"-24" HT.	SPACING 6' O.C. 5 CANES MIN.	
28 RKS ROCK SPIREA <i>Holodiscus dumosus</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	
79 RS RUSSIAN SAGE <i>Perovskia atriplicifolia</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	
32 SB SNOUBERRY CORALBERRY <i>Symphoricarpos albus</i>	5 GAL. 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.	
8 SKS SASKATOON SERVICEBERRY <i>Amelanchier alnifolia</i>	5 GAL. 18"-24" HT.	SPACING 8' O.C. 5 CANES MIN.	
85 SS SHIBORI SPIREA <i>Spiraea japonica 'Shibori'</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	
56 TLS THREE-LEAF SUMAC <i>Rhus trilobata</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	
13 VS VANHOUTTE SPIREA <i>Spiraea x vanhouttei</i>	5 GAL. 18"-24" HT.	SPACING 7' O.C. 5 CANES MIN.	
ORNAMENTAL GRASSES	66 BAG BLUE AVENA GRASS <i>Helictotrichon sempervirens</i>	1 GAL. ESTABLISHED	SPACING 24" O.C.
32 BES BIG BLUESTEM <i>Andropogon gerardii</i>	1 GAL. ESTABLISHED	SPACING 36" O.C.	
119 FMG PURPLE MAIDEN GRASS <i>Miscanthus sinensis 'Purpurascens'</i>	1 GAL. ESTABLISHED	SPACING 36" O.C.	
VINES	24 EI ENGLEMAN IVY <i>Parthenocissus quinquefolia 'Englemann'</i>	1 GAL. ESTABLISHED	SPACING 8' O.C. 3 CANES MIN.
184 VLC VIOLET CLEMATIS <i>Clematis x 'Jackmanii'</i>	1 GAL. ESTABLISHED	SPACING 36" O.C. PLANT AT BASE OF FENCE	
ANNUAL MIX	544 50% GOLDEN ORANGE ZINNIA <i>Zinnia angustifolia 'Golden Orange'</i>	4" POTS ESTABLISHED	SPACING 6" O.C. 15 PER FLAT
50% TROPIC SNOW ZINNIA <i>Zinnia angustifolia 'Tropic Snow'</i>	4" POTS ESTABLISHED	SPACING 6" O.C. 15 PER FLAT	



LANDSCAPE CALCULATIONS

AREAS	REQUIRED SQUARE FOOTAGE	PROPOSED SQUARE FOOTAGE	FORMULA	QUANTITY REQUIRED ON SITE	QUANTITY PROVIDED ON SITE
ENTIRE SITE	N/A	524,346 SF.	N/A	N/A	N/A
PAVED PARKING	N/A	184,920 SF.	N/A	N/A	N/A
PARKING LANDSCAPE	18,492 MIN 10%	17,691 SF. 9.5%	2 TREES/1000 SF. 4 SHRUBS/1000 SF. 4 SHRUBS = 1 TREE	38 TREES 76 SHRUBS	66 TREES 652 SHRUBS
MAINTAINED LANDSCAPE	52,435 MIN 10%	109,107 SF. 21%	2 TREES/1000 SF. 4 SHRUBS/1000 SF. 4 SHRUBS = 1 TREE	218 TREES 436 SHRUBS	189 TREES 842 SHRUBS 4 219 GRASSES
NATIVE RESTORATION AREA	N/A	34,416 SF. 6%	N/A	N/A	31 TREES
TOTAL LANDSCAPE	52,435 MIN 10%	161,214 SF. 30%	N/A	256 TREES 512 SHRUBS	292 TREES 1494 SHRUBS 4 219 GRASSES
NON-IRRIGATED TURF	N/A	34,416 SF. 21%	N/A	N/A	N/A
NON-LIVING GROUND COVER	40,253 MAX 25%	4,481 SF. 3%	N/A	N/A	N/A
LIVING GROUND COVER	N/A	39,686 SF. 24%	N/A	N/A	N/A
IRRIGATED TURF	96,603 MAX 60%	82,625 SF. 52%	N/A	N/A	N/A

CRESTED WHEATGRASS TURF SEED MIX

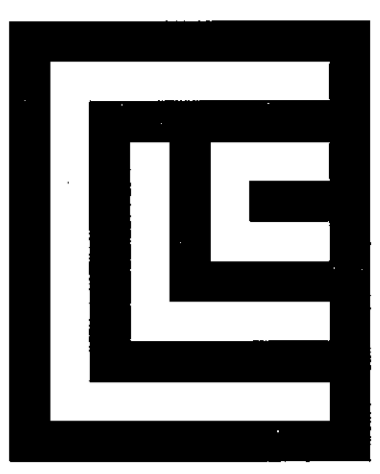
(FULLY IRRIGATED)
(TO BE MOVED)
SEEDING RATE: 4 LBS/1000 SF
PERCENTAGES BY SEED COUNT

90% EPHRIMUM CRESTED WHEATGRASS
10% HARD FESCUE

NATIVE SEED MIX

(SUPPLEMENTAL IRRIGATION)
(MOWING NOT RECOMMENDED)
SEEDING RATE: 4 LBS/1000 SF; DRILL SEEDED
ADD 50% IF HYDROSEEDED OR BRILLIANT DRILLED
ADD 100% IF BROADCAST

10% EPHRIMUM CRESTED WHEATGRASS
15% HARD FESCUE
15% PERENNIAL RYEGRASS



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SUITE 5000
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P 303 770 5600
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LAND SURVEYING

FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1
BLOCK 1, LOT 1
SE CORNER - COLORADO HWY. 86/RIDGE ROAD
CASTLE ROCK, CO

THESE PLANS HAVE BEEN
PREPARED UNDER THE
DIRECT SUPERVISION OF:
KURT PRINZLBERG
LANDSCAPE ARCHITECT
TOWN OF CASTLE ROCK
CERTIFICATION NUMBER:
301

Kurt Prinzelberg
SIGNATURE:
1-21-05
DATE:

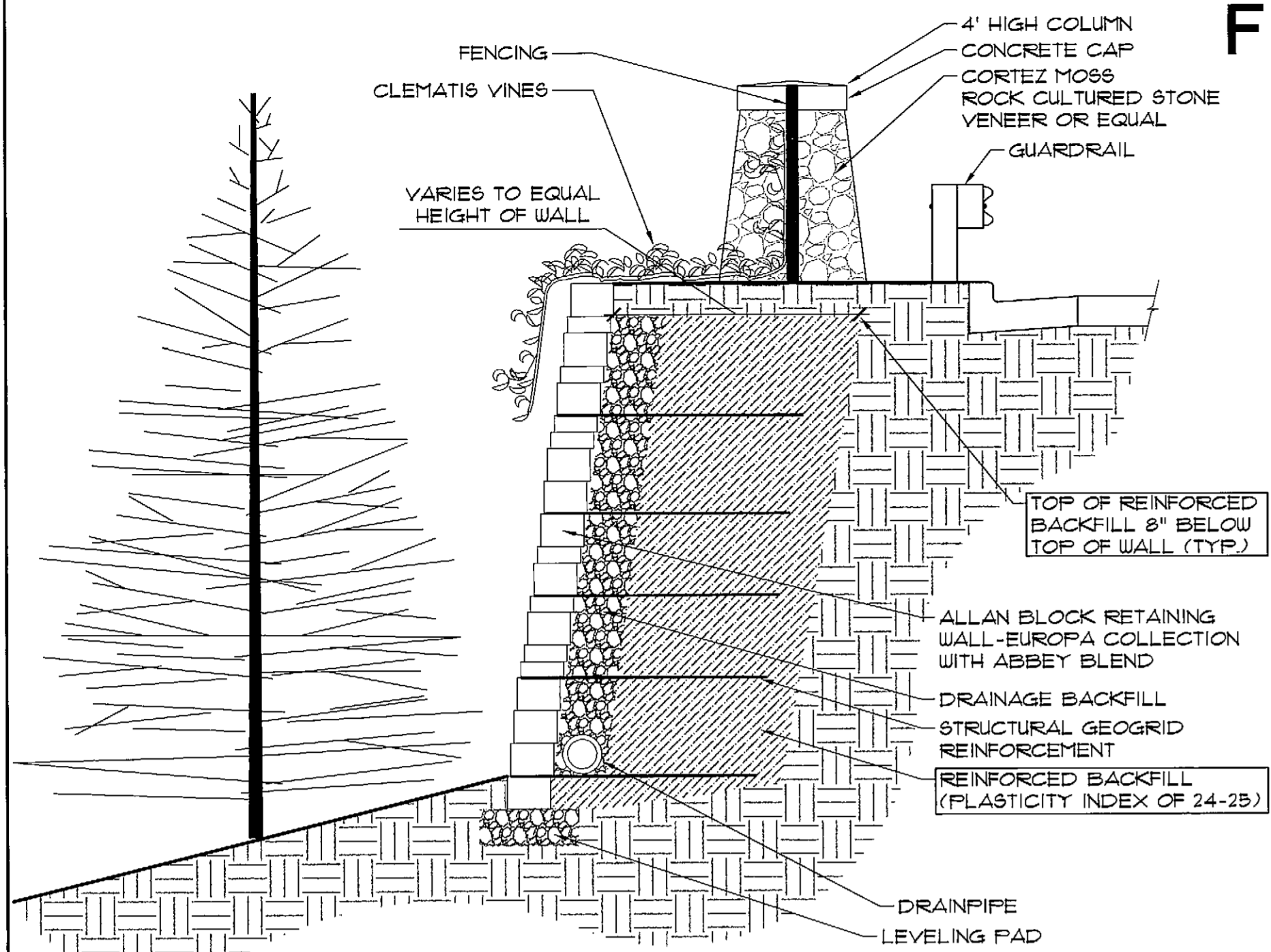
DESCRIPTION
INITIAL REVISION
FIRST AMENDMENT
DATE
09/03/04
01/04/05

PROJECT #: 03.0292
DRAWN BY: KML
DESIGNED BY: KOP
CHECKED BY: KOP

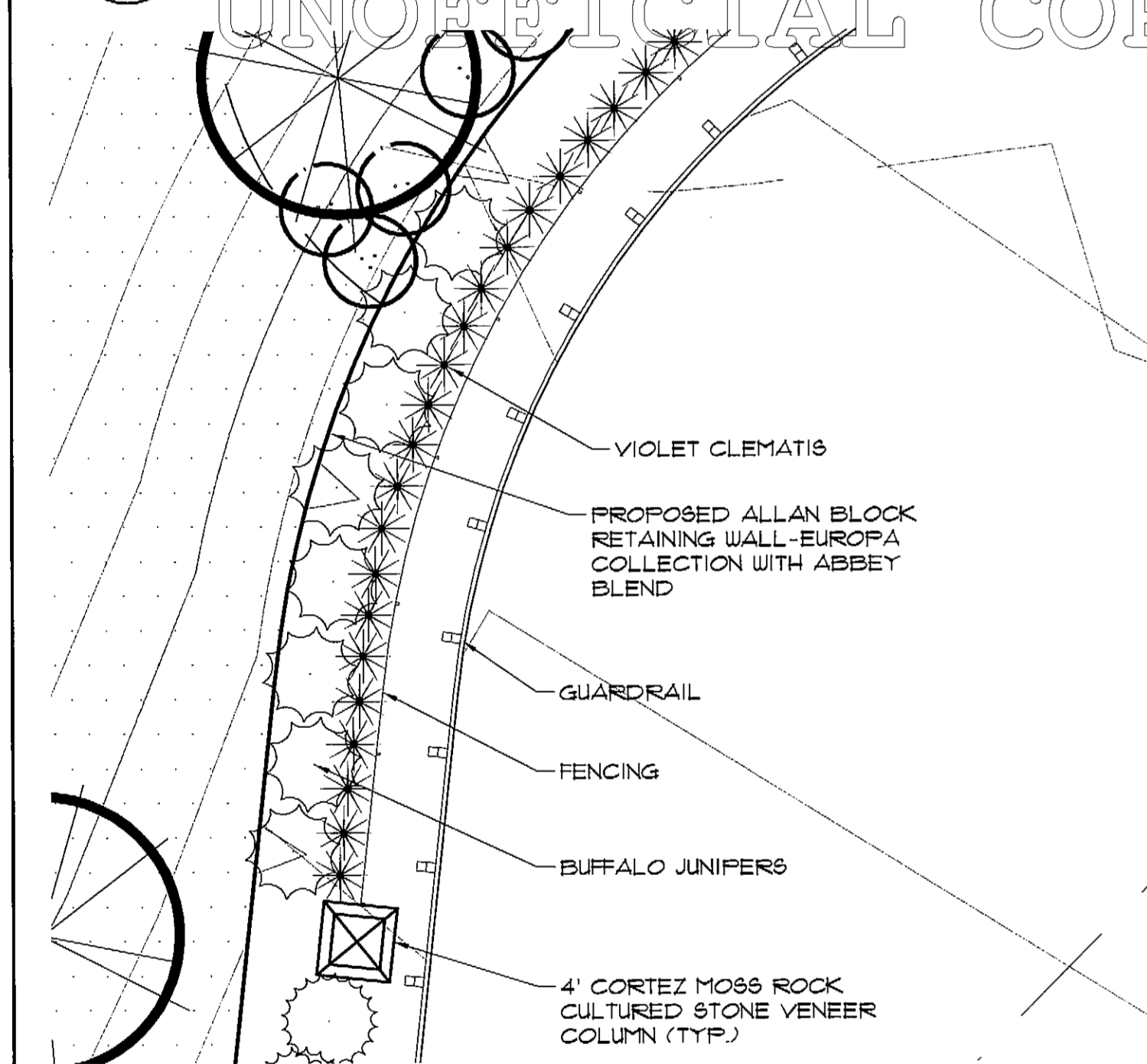
FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1
 A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST
 AND SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE SECTIONS AND NOTES

PRELIMINARY LANDSCAPE NOTES

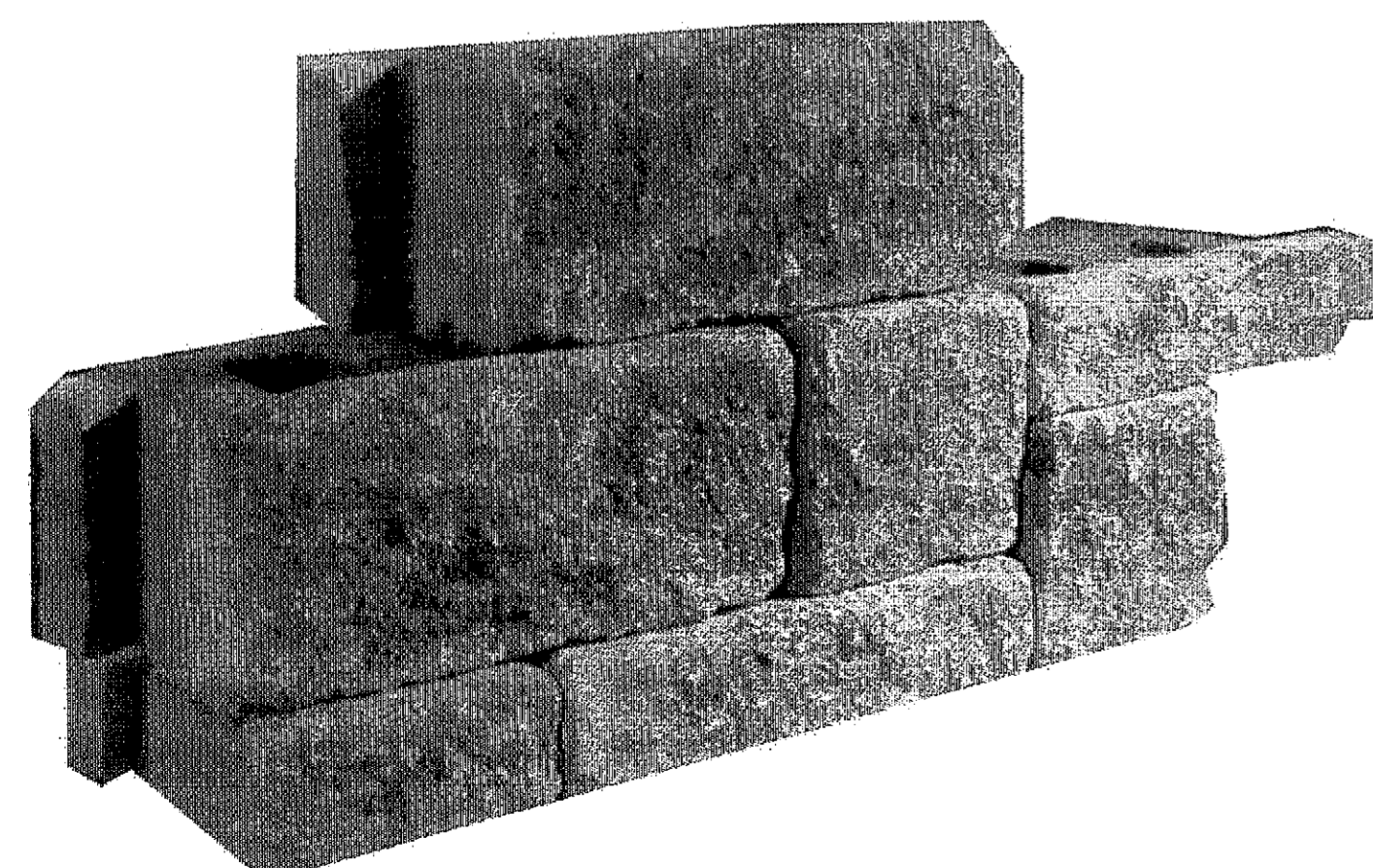
1. REMOVE EXCESS SUB GRADE WHERE NECESSARY & PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX INCHES (6") IN TURF AND GRASS AREAS AND TWELVE (12") INCHES IN SHRUB BEDS. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
2. ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED IN TO ALL LANDSCAPE AREAS AND PLANTING PITS. PROVIDE NO LESS THAN THE FOLLOWING QUANTITIES OF THE SPECIFIED AMENDMENT MATERIAL.
 SODDED & SEEDDED AREAS:
 Organic Soil Amendment: 4 cubic yards per 1000 s.f.
 Commercial Fertilizer: N-3 lbs./1000 s.f. P-4 lbs./1000 s.f. K-2 lbs./1000 s.f.
 SHRUB, ORN. GRASS, GROUND COVER, PERENNIAL & ANNUAL BEDS:
 Organic Soil Amendment: 5 cubic yards per 1000 s.f.
 Commercial Fertilizer: N-3 lbs./1000 s.f. P-4 lbs./1000 s.f. K-2 lbs./1000 s.f.
 Super phosphate (0-46-0) 10 lbs. per 1000 s.f.
 BACKFILL FOR TREES & SHRUBS:
 Organic Soil Amendment: 1/4 by volume of backfill.
 Fertilizer Tablets: One 21-gram fertilizer tablet for each 1/2 inch of tree trunk caliper and one tablet per 12 inches height, or spread, whichever is greater, of each shrub per manufacturers recommendations.
 ORGANIC SOIL AMENDMENTS SHALL BE A COMPOSTED ORGANIC WOOD AND MANURE BASED PRODUCT WITH A CARBON TO NITROGEN RATIO BETWEEN 15:1 AND 30:1 WITH A PH OF 6 TO 8, AND A SALT CONTENT BELOW 6 M/MH/CM. THE ORGANIC SOIL AMENDMENT SHALL BE FREE FROM ALL VIABLE WEED SEEDS, AND BE FINELY SHREDDED TO PASS 10% THROUGH A 1/8" MESH. SPREAD ORGANIC AMENDMENT MATERIAL EVENLY OVER AREA.
 THOROUGHLY INCORPORATE SOIL AMENDMENTS & FERTILIZERS BY ROTOTILLING OR HAND SPADING TO A MINIMUM DEPTH OF 6" IN BED AREAS AND 4" IN TURF AND GRASS AREAS. THE AREAS SHALL THEN BE SETTLED, FINE GRADED FINE GRADED AND RAKED TO MEET THE APPROVED FINISHED GRADE. THE SURFACE SHALL THEN BE SMOOTH, LOOSE AND OF FINE TEXTURE.
3. ALL PLANT MATERIALS SHALL BE AS SPECIFIED & MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT PER SPECIFICATIONS.
4. TREE PITS SHALL BE DUG AS DEFINED IN THE DETAIL AND SPECIFICATIONS. ALL B&B PLANT MATERIAL SHALL HAVE ALL CONTAINMENT MATERIAL EXCEPT FOR 100% HEMP BURLAP OR TWINE REMOVED FROM THE TRUNK AND ROOT BALL AFTER BEING PLACED IN THE PIT. THIS INCLUDES THE WIRE BASKET AND NYLON TWINE. AFTER BACKFILLING AND SATURATING THE LOWER 2/3 OF THE PIT REMOVE THE REMAINING BURLAP OR TWINE FROM THE TOP 1/3 OF THE ROOT BALL AS WELL AS THE TRUNK. IF THE PLANT IS IN A PLASTIC POT OR A FIBER POT LARGER THAN 1 GALLONS REMOVE THE POT AFTER PLACING THE PLANT IN THE PIT. PERFORM PLANTING AS DEFINED IN THE DETAILS AND SPECIFICATIONS.
5. ALL SODDED AND SEEDDED AREAS ARE TO BE INSTALLED AND EROSION CONTROL FABRIC TO BE ADDED WHEN NECESSARY AS DEFINED IN THE PLANS, DETAILS AND THE SPECIFICATIONS.
6. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH RYERSON STEEL, PERMALOCK ALUMINUM, OR APPROVED EQUAL. EDGER IS NOT REQUIRED ADJACENT TO CURBS, WALKS, BUILDINGS OR RETAINING WALLS AND SHALL BE INSTALLED AS DEFINED IN THE DETAILS.
7. SPECIFIED BARK MULCH IS TO BE SPREAD FOUR (4) INCHES DEEP FOR TREES IN SOD AND SEED AREAS, SPREADING GROUND COVERS, PERENNIAL FLOWERS AND ALSO SPREAD TWO (2) INCHES DEEP FOR ANNUALS UNLESS NOTED OTHERWISE ON THE PLAN. MULCH RINGS FOR TREES IN TURF SHALL BE FOUR (4) FOOT DIAMETER MIN. FOR SHADE AND EVERGREEN TREES, THREE (3) FOOT DIAMETER MIN. FOR ORNAMENTALS.
 SPECIFIED RIVER ROCK IS TO BE SPREAD FOUR (4) INCHES DEEP FOR SHRUBS AND ORNAMENTAL GRASSES ALSO SPREAD TWO (2) INCHES DEEP UNDER TREE GRATES UNLESS NOTED OTHERWISE ON THE PLAN.
 PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SEEDDED, SODDED OR MULCHED WITH AN ORGANIC MATERIAL. APPLY SPECIFIED FIRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE DETAILS AND SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE INITIAL INSTALLATION OF ANNUALS THAT ARE APPROPRIATE AT THE TIME OF COMPLETION. ANNUAL FLOWERS ARE TO BE CHANGED FOUR TIMES PER YEAR. WINTER ANNUALS ARE TO BE INSTALLED OCTOBER FIRST AND AGAIN APRIL FIRST. SUMMER ANNUALS ARE TO BE INSTALLED JUNE FIRST AND AGAIN AUGUST FIRST. LANDSCAPE CONTRACTOR TO VERIFY PLANT SPECIES AND COLOR WITH OWNER. ANNUALS SHALL BE 4" POTS PLANTED 6" O.C. OR APPROVED EQUAL.
9. ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR POP-UP HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY. ALL SUPPLEMENTAL IRRIGATION SHALL BE PERMANENT. ALL SPRAY IRRIGATION FOR DRY LAND SEED AREAS AS WELL AS DRIP IRRIGATION FOR SHRUBS AND TREES IN NATIVE AREAS WITH NO EDGER SHALL OPERATE REGULARLY FOR THREE YEARS. AFTER THE FIRST THREE YEARS THEY SHALL OPERATED ONLY AS NEEDED TO PREVENT DORMANCY OR DEATH.
10. QUALITY INSTALLATION, MAINTENANCE & REPLACEMENTS
 LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF TURF BUT NOT GRASS, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIALS DIE REPLACEMENT SHALL OCCUR WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
11. ALL SEED AREAS ON SLOPES OF GREATER THAN THREE TO ONE (3:1) SHALL HAVE EROSION CONTROL FABRIC INSTALLED OVER THE SEED AND HYDRO MULCH (IF USED) PER MANUFACTURES SPECIFICATIONS. EROSION CONTROL FABRIC SHALL BE A SINGLE NET EXCELSIOR BLANKET ENCLOSED IN A PHOTODEGRADABLE PLASTIC MESH SECURED WITH STEEL WIRE STAPLES 6 INCHES LONG. INSTALL PER MANUFACTURES SPECIFICATIONS USE "CURLIX" SINGLE NET BLANKETS BY AMERICAN EXCELSIOR COMPANY OR APPROVED EQUAL.



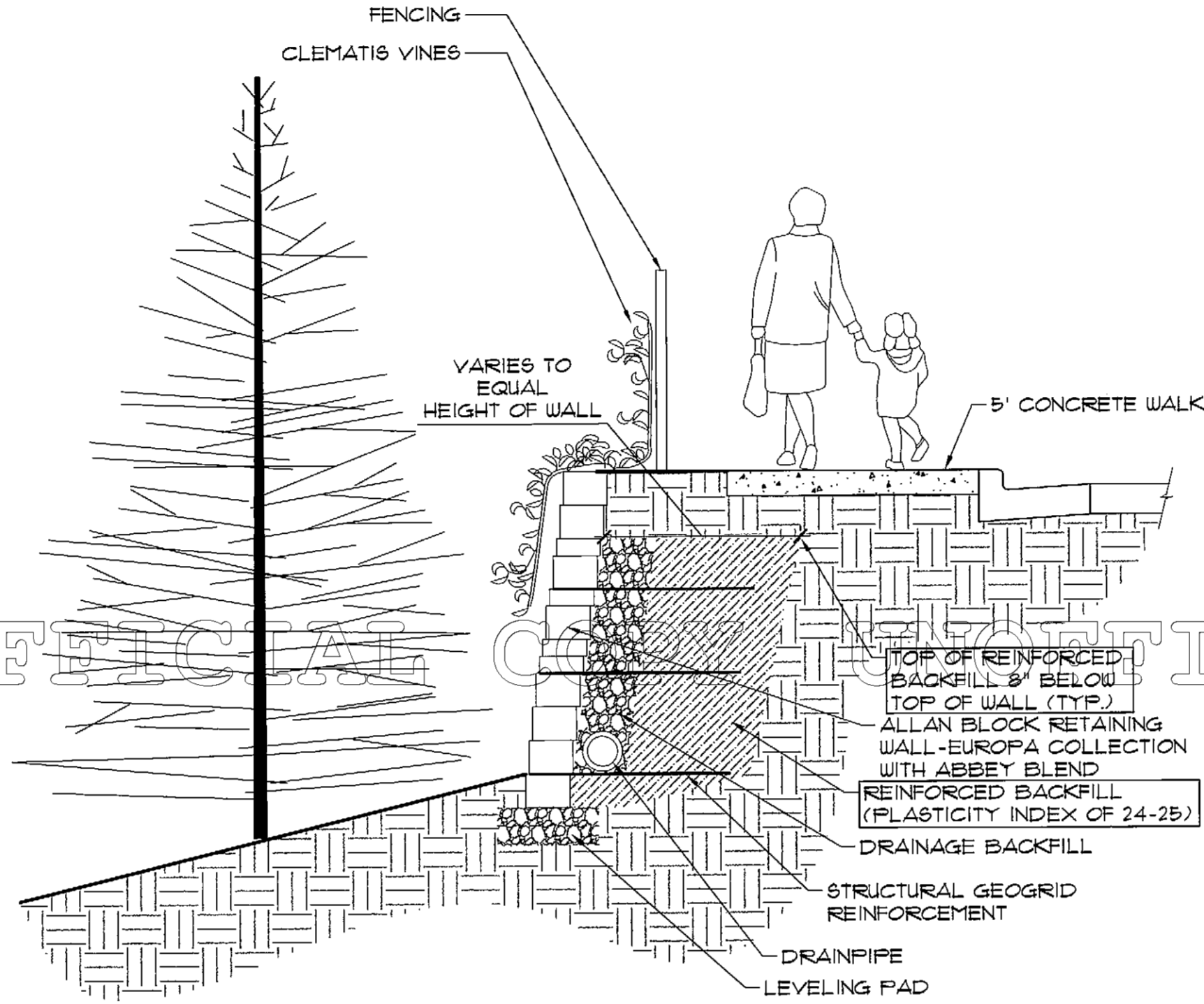
A COLUMN & FENCE SECTION A-A
 SCALE: 3/8" = 1'-0"



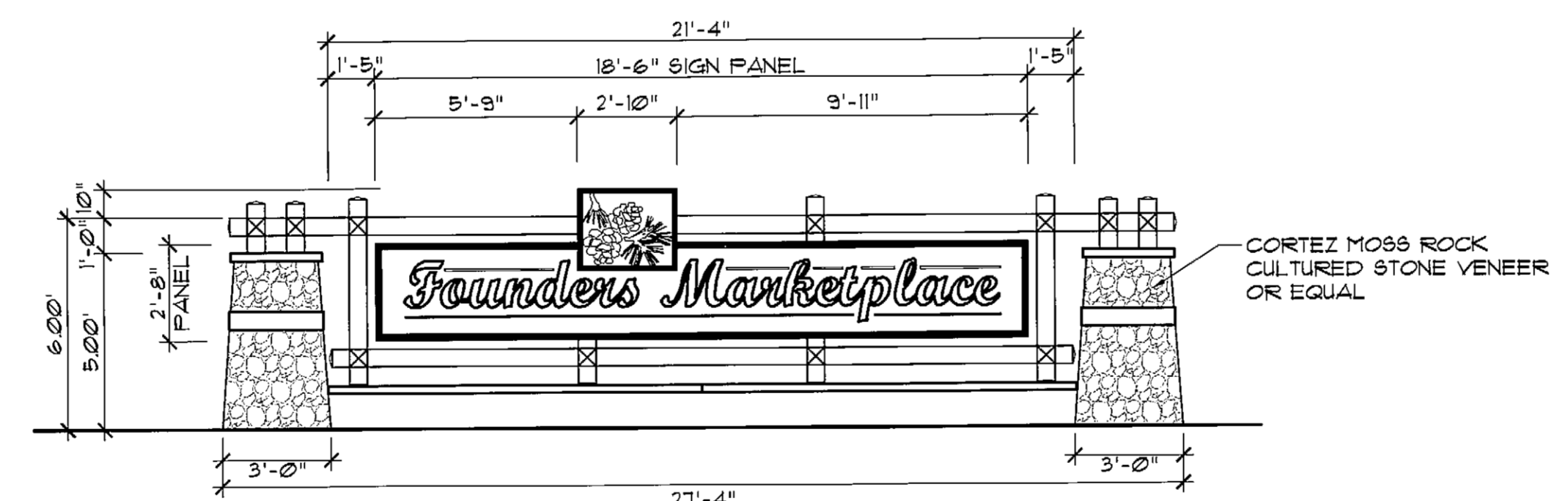
B COLUMN & FENCE PLAN DETAIL
 SCALE: 1/8" = 1'-0"



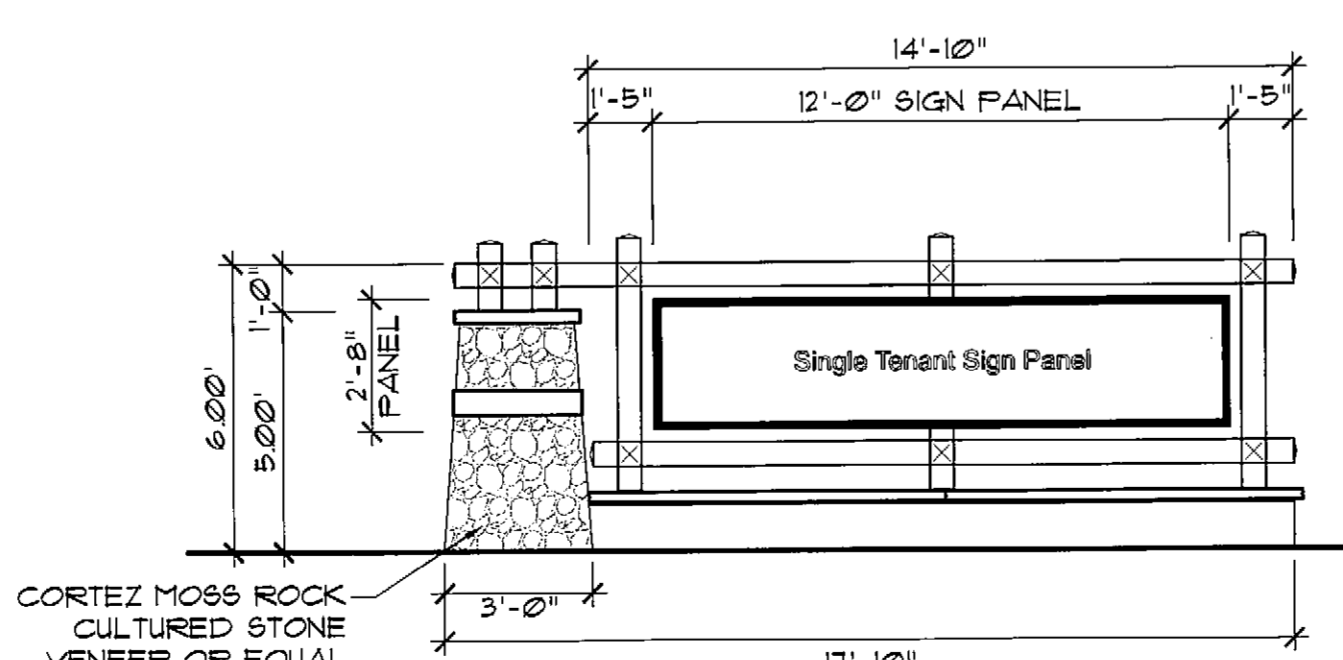
C EUROPA COLLECTION - ABBEY BLEND TAN COLOR BLEND



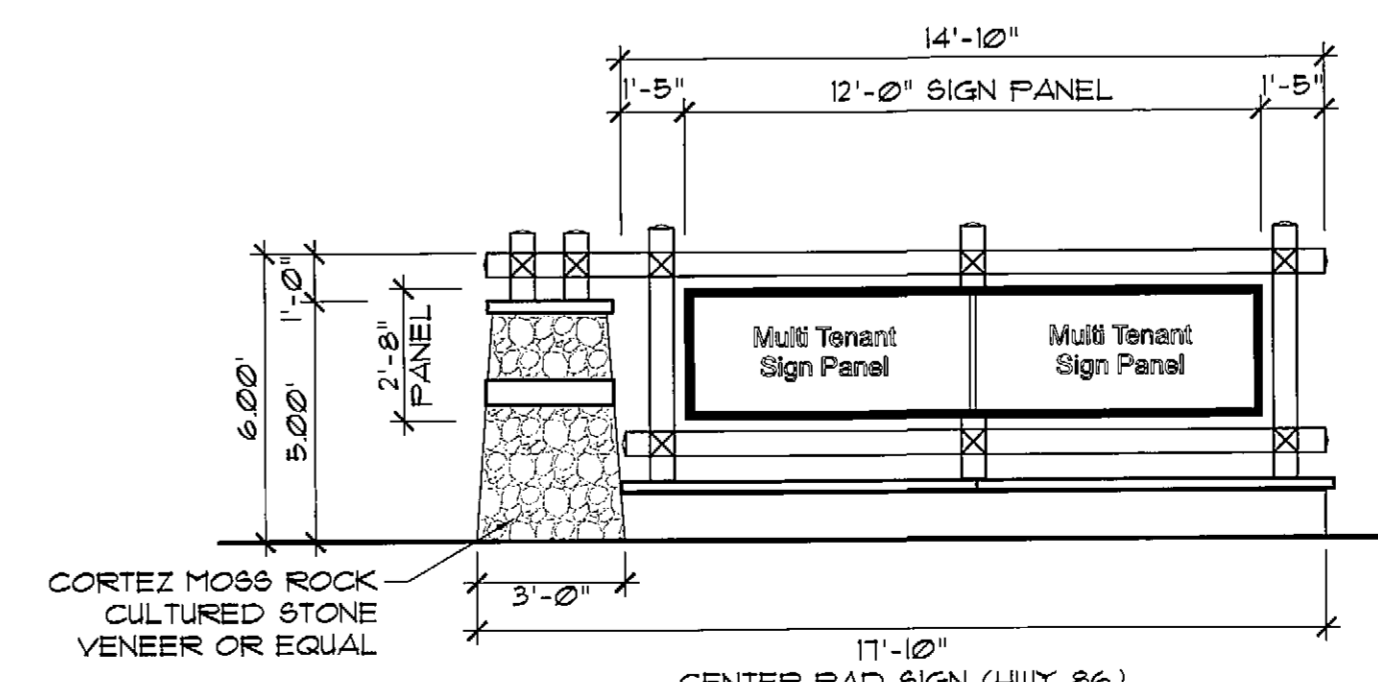
D COLUMN & FENCE SECTION B-B
 SCALE: 3/8" = 1'-0"



E PRIMARY NEIGHBORHOOD IDENTIFICATION SIGN
 SCALE: 1/4" = 1'-0"



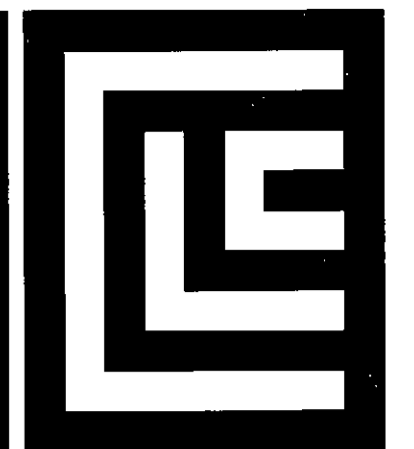
F IDENTIFICATION SIGN
 SCALE: 1/4" = 1'-0"



G JOINT IDENTIFICATION SIGN
 SCALE: 1/4" = 1'-0"

WATER COMPOSITE STUDY CALCULATIONS

ROCK AREAS	SHRUB AREAS
0 (4,487)/161,214=0.00	2 (39,577)/161,214=0.49
NATIVE SEED AREAS	FESCUE TURF AREAS
1 (34,416)/161,214=0.21	3.5 (82,734)/161,214=1.80
TOTAL	
0.21+0.49+1.80=2.50	



CLC ASSOCIATES
 8480 E. ORCHARD RD.
 SUITE 2000
 GREENWOOD VILLAGE
 COLORADO 80111
 P 303 770 2600
 F 303 770 2349
 CLCAS@GOL.COM
 ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

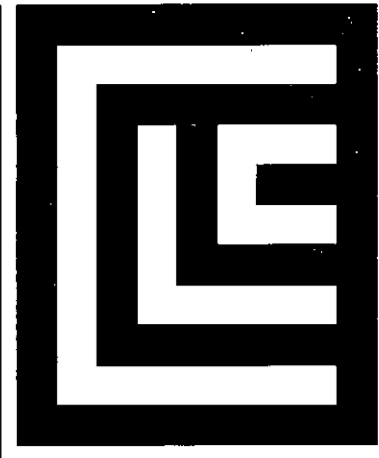
FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
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 BLOCK 1, LOT 1
 SE CORNER - COLORADO HWY. 86/RIDGE ROAD
 CASTLE ROCK, CO

THESE PLANS HAVE BEEN PREPARED UNDER THE DIRECT SUPERVISION OF:
 KURT FRIEDEL
 LANDSCAPE ARCHITECT
 TOWN OF CASTLE ROCK
 CERTIFICATION NUMBER:
 307
 Signature: Kurt Friezel
 DATE: 1-21-05

DESCRIPTION
 INITIAL REGISTRATION
 FIRST AMENDMENT
 DATE: 09/03/04
 01/04/05
 DRAWN BY: KHL
 DESIGNED BY: KDP
 CHECKED BY: KDP

PROJECT #: 03.0292

**FIRST AMENDMENT TO THE FINAL PD SITE PLAN FOR
FOUNDERS MARKETPLACE FILING NO. 1, BLOCK 1, LOT 1**
A PART OF SECTIONS 6 AND 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST
AND SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
LANDSCAPE DETAILS



CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLCASSOCIATES.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

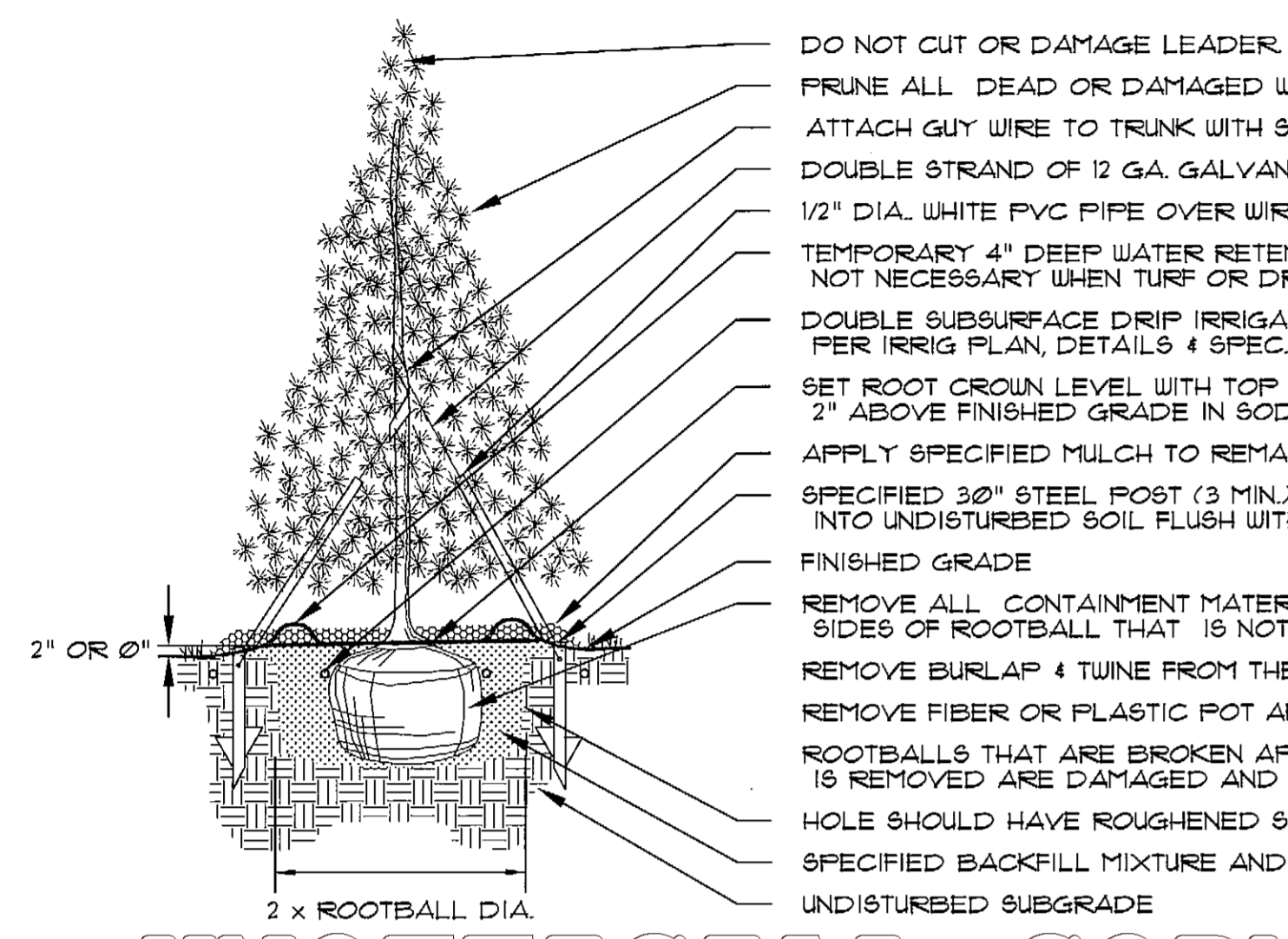
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BLOCK 1, LOT 1
SE CORNER - COLORADO HWY. 86/RIDGE ROAD
CASTLE ROCK, CO

THESE PLANS HAVE BEEN
PREPARED UNDER THE
DIRECT SUPERVISION OF:
KURT FRISLOW
LANDSCAPE ARCHITECT,
TOWN OF CASTLE ROCK
CERTIFICATION NUMBER:
3001
Kurt Frislow
SIGNATURE:
1-21-05
DATE:

LANDSCAPE DETAILS

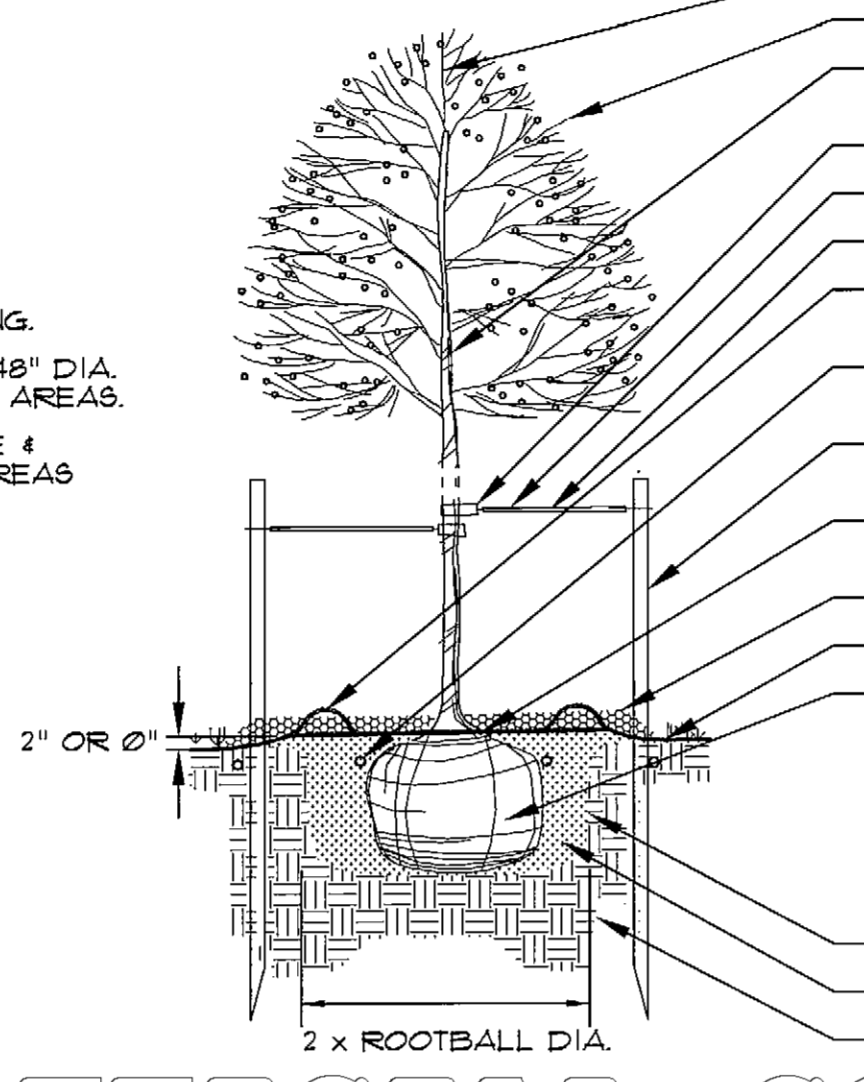
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INITIAL RECORDATION
FIRST AMENDMENT
DATE
09/03/04
01/04/05

PROJECT #: 03.0292
DRAWN BY: KML
DESIGNED BY: KDP
CHECKED BY: KDP



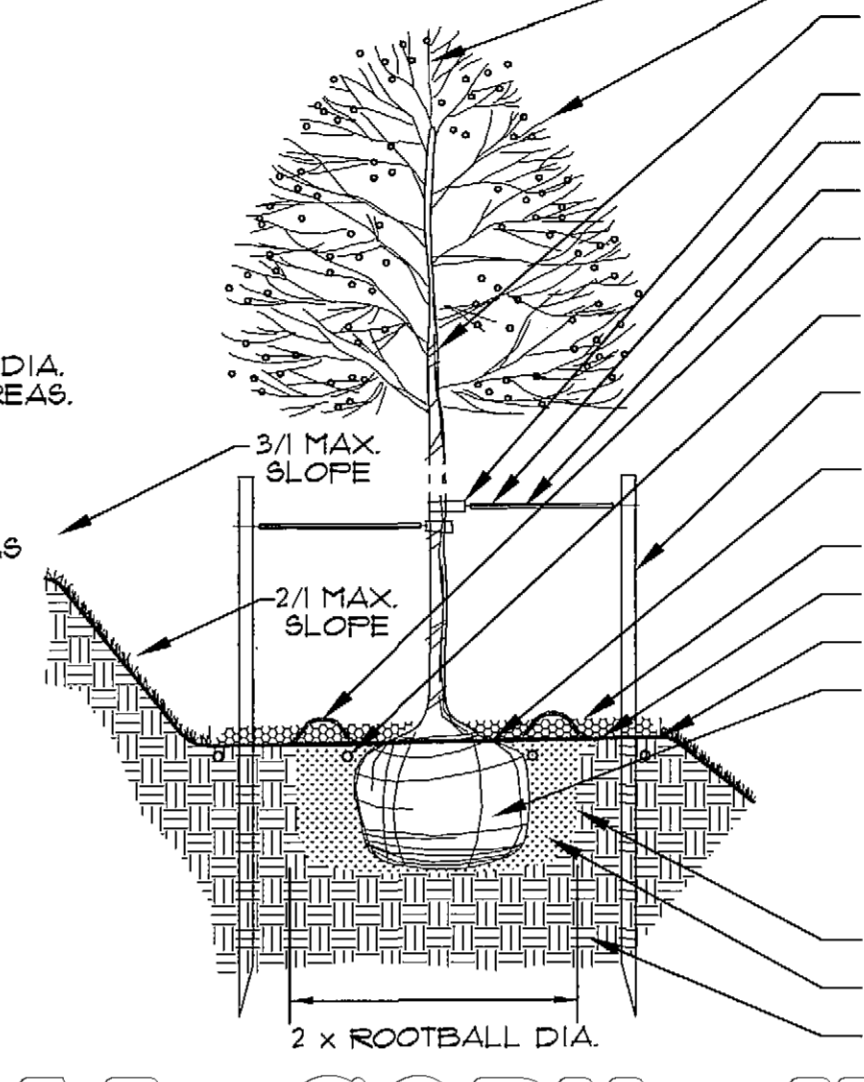
- DO NOT CUT OR DAMAGE LEADER
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- ATTACH GUY WIRE TO TRUNK WITH SPECIFIED TREE COLLAR.
- DOUBLE STRAND OF 12 GA. GALVANIZED STEEL WIRE TWISTED
- 1/2" DIA. WHITE PVC PIPE OVER WIRE, 24" LONG MIN.
- TEMPORARY 4" DEEP WATER RETENTION BASIN
NOT NECESSARY WHEN TURF OR DRIP IRRIGATION IS OPERATING.
- DOUBLE SUBSURFACE DRIP IRRIGATION RINGS APPROX. 24" x 48" DIA.
PER IRRIG PLAN, DETAILS & SPEC. NOT REQUIRED IN SODDED AREAS.
- SET ROOT CROWN LEVEL WITH TOP OF SOIL ADJACENT TO TREE &
2" ABOVE FINISHED GRADE IN SOD AREAS, FLUSH IN OTHER AREAS.
- APPLY SPECIFIED MULCH TO REMAIN PERMANENTLY.
- SPECIFIED 3/8" STEEL POST (2 MIN.) DRIVEN VERTICALLY
INTO UNDISTURBED SOIL FLUSH WITH GRADE
- FINISHED GRADE
- REMOVE ALL CONTAINMENT MATERIAL FROM THE TRUNK &
SIDES OF ROOTBALL THAT IS NOT 100% HEMP.
- REMOVE BURLAP & TWINE FROM THE TOP 1/3 OF ROOTBALL.
- REMOVE FIBER OR PLASTIC POT AFTER PLACING IN THE PIT
- ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT
IS REMOVED ARE DAMAGED AND SHALL BE REJECTED.
- HOLE SHOULD HAVE ROUGHENED SIDES
- SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION
- UNDISTURBED SUBGRADE

EVERGREEN TREE PLANTING W/ GUY WIRES (A)
NOT TO SCALE



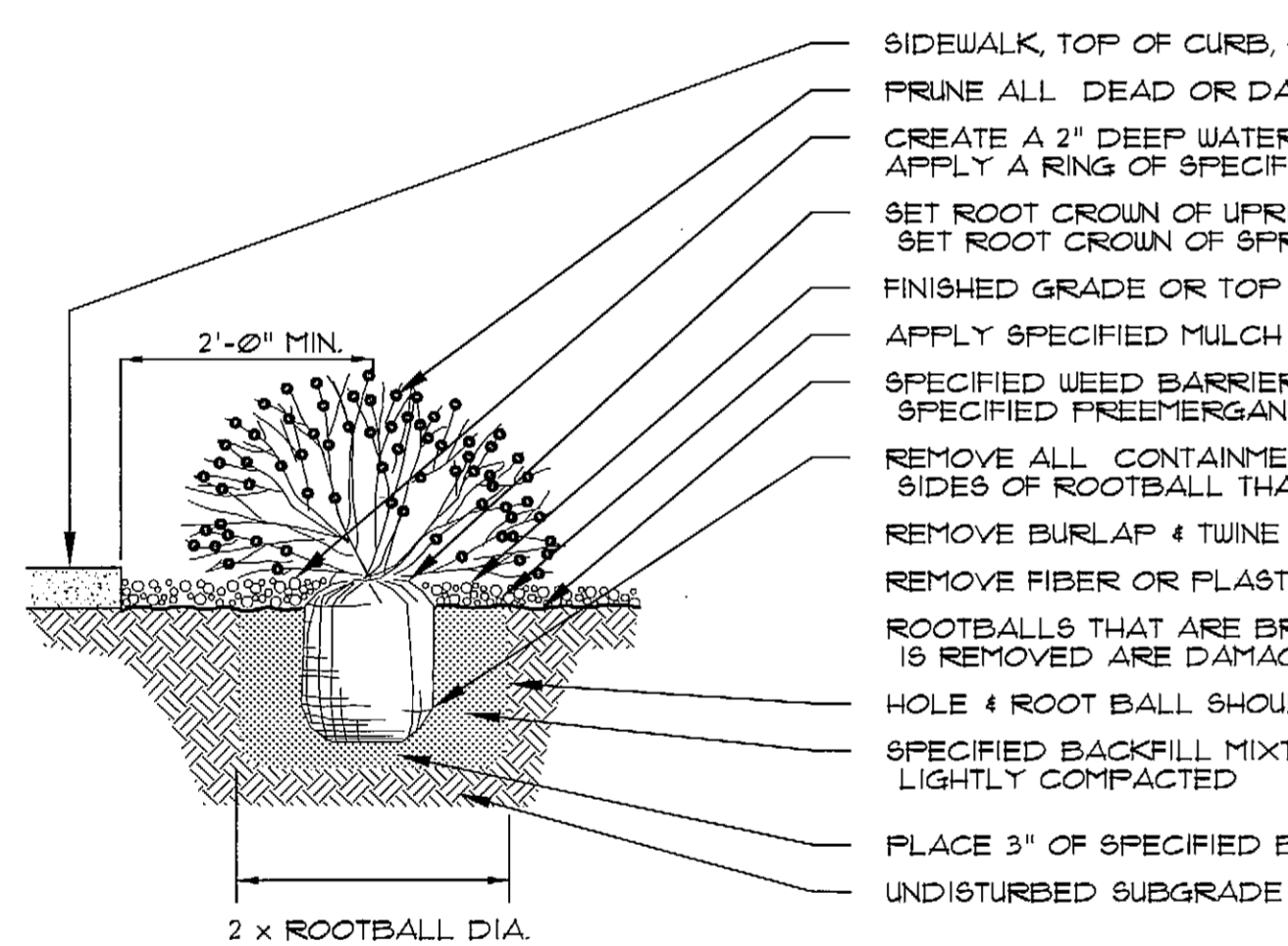
- SHADE TREES: LOWEST LIMBS MIN. 6'-8" FROM ROOT CROWN
AFTER TWO YEARS NO LIMB SHALL BE WITHIN 8' OF PAVEMENT
- DO NOT CUT OR DAMAGE LEADER
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- WRAP ENTIRE SURFACE OF TRUNK BELOW SECOND BRANCH
WITH SPECIFIED TREE WRAP AND SECURE.
- ATTACH GUY WIRE TO TRUNK WITH SPECIFIED TREE COLLAR.
- 1/2" DIA. WHITE PVC PIPE OVER WIRE, 24" LONG MIN.
- DOUBLE STRAND OF 12 GA. GALVANIZED STEEL WIRE TWISTED
- TEMPORARY 4" DEEP WATER RETENTION BASIN
NOT NECESSARY WHEN TURF OR DRIP IRRIGATION IS OPERATING.
- DOUBLE SUBSURFACE DRIP IRRIGATION RINGS APPROX. 24" x 48" DIA.
PER IRRIG PLAN, DETAILS & SPEC. NOT REQUIRED IN SODDED AREAS.
- SPECIFIED STEEL POST (2 MIN.) DRIVEN VERTICALLY
TO EXTEND A MIN. OF 30" INTO UNDISTURBED SOIL
- SET ROOT CROWN LEVEL WITH TOP OF SOIL ADJACENT TO TREE &
2" ABOVE FINISHED GRADE IN SOD AREAS, FLUSH IN OTHER AREAS.
- APPLY SPECIFIED MULCH TO REMAIN PERMANENTLY.
- FINISHED GRADE
- REMOVE ALL CONTAINMENT MATERIAL FROM THE TRUNK &
SIDES OF ROOTBALL THAT IS NOT 100% HEMP.
- REMOVE BURLAP & TWINE FROM THE TOP 1/3 OF ROOTBALL.
- REMOVE FIBER OR PLASTIC POT AFTER PLACING IN THE PIT
- ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT
IS REMOVED ARE DAMAGED AND SHALL BE REJECTED.
- HOLE SHOULD HAVE ROUGHENED SIDES
- SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION
- UNDISTURBED SUBGRADE

DECIDUOUS TREE PLANTING (B)
NOT TO SCALE



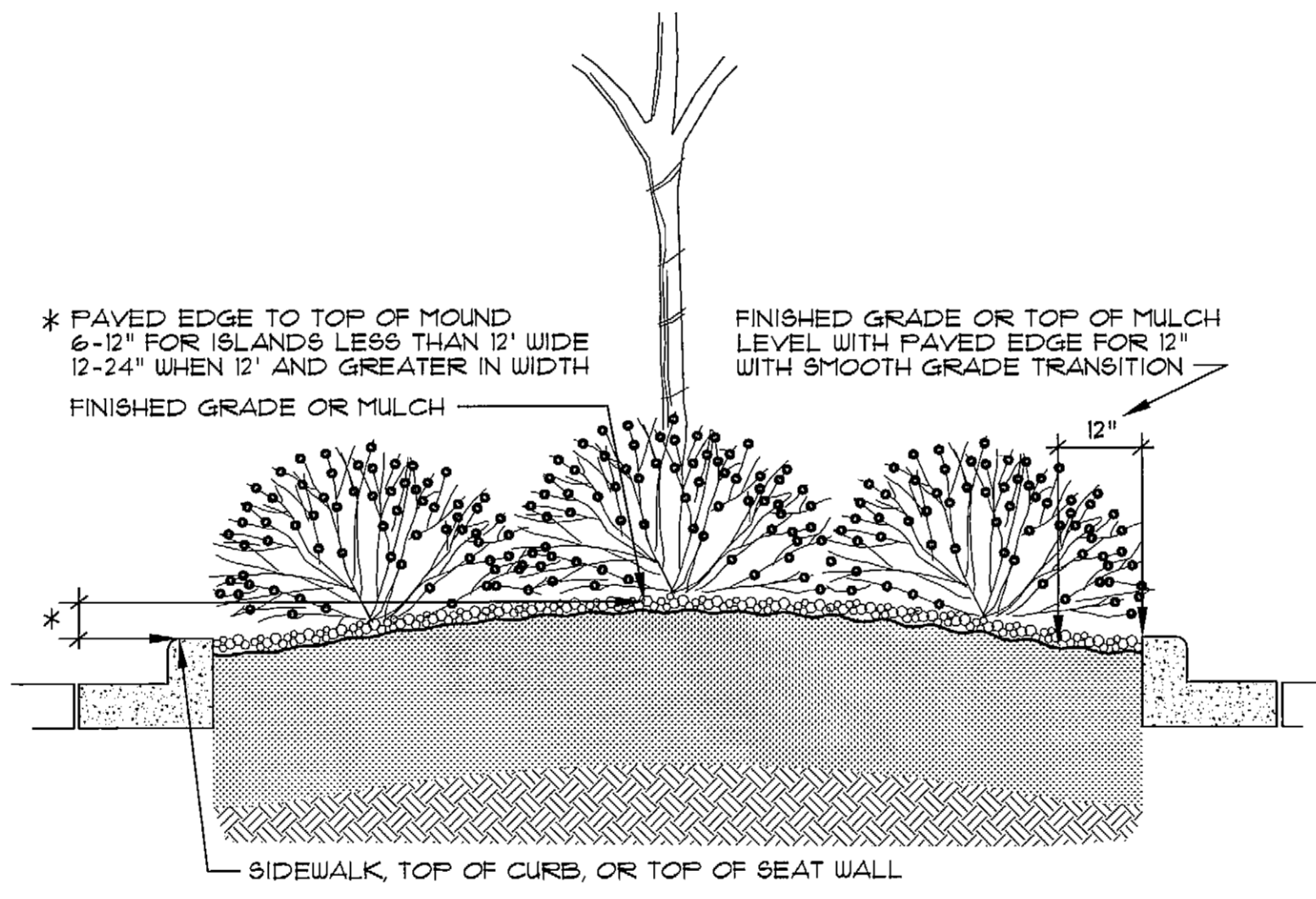
- SHADE TREES: LOWEST LIMBS MIN. 6'-8" FROM ROOT CROWN
AFTER TWO YEARS NO LIMB SHALL BE WITHIN 8' OF PAVEMENT
- DO NOT CUT OR DAMAGE LEADER
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- WRAP ENTIRE SURFACE OF TRUNK BELOW SECOND BRANCH
WITH SPECIFIED TREE WRAP AND SECURE.
- ATTACH GUY WIRE TO TRUNK WITH SPECIFIED TREE COLLAR.
- 1/2" DIA. WHITE PVC PIPE OVER WIRE, 24" LONG MIN.
- DOUBLE STRAND OF 12 GA. GALVANIZED STEEL WIRE TWISTED
- TEMPORARY WATER RETENTION BASIN W/ LEVEL TOP, 4" DEEP DOWN HILL
NOT NECESSARY WHEN TURF OR DRIP IRRIGATION IS OPERATING.
- DOUBLE SUBSURFACE DRIP IRRIGATION RINGS APPROX. 24" x 48" DIA.
PER IRRIG PLAN, DETAILS & SPEC. NOT REQUIRED IN SODDED AREAS.
- SPECIFIED STEEL POST (2 MIN.) DRIVEN VERTICALLY
TO EXTEND A MIN. OF 30" INTO UNDISTURBED SOIL
- SET ROOT CROWN LEVEL WITH TOP OF SOIL ADJACENT TO TREE &
LEVEL WITH FINISH GRADE
- APPLY SPECIFIED MULCH TO REMAIN PERMANENTLY.
- CUT BACK SLOPE TO PROVIDE A LEVEL PLANTING AREA.
- FINISHED GRADE
- REMOVE ALL CONTAINMENT MATERIAL FROM THE TRUNK &
SIDES OF ROOTBALL THAT IS NOT 100% HEMP.
- REMOVE BURLAP & TWINE FROM THE TOP 1/3 OF ROOTBALL.
- REMOVE FIBER OR PLASTIC POT AFTER PLACING IN THE PIT
- ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT
IS REMOVED ARE DAMAGED AND SHALL BE REJECTED.
- HOLE SHOULD HAVE ROUGHENED SIDES
- SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION
- UNDISTURBED SUBGRADE

TREE PLANTING ON SLOPE (C)
NOT TO SCALE



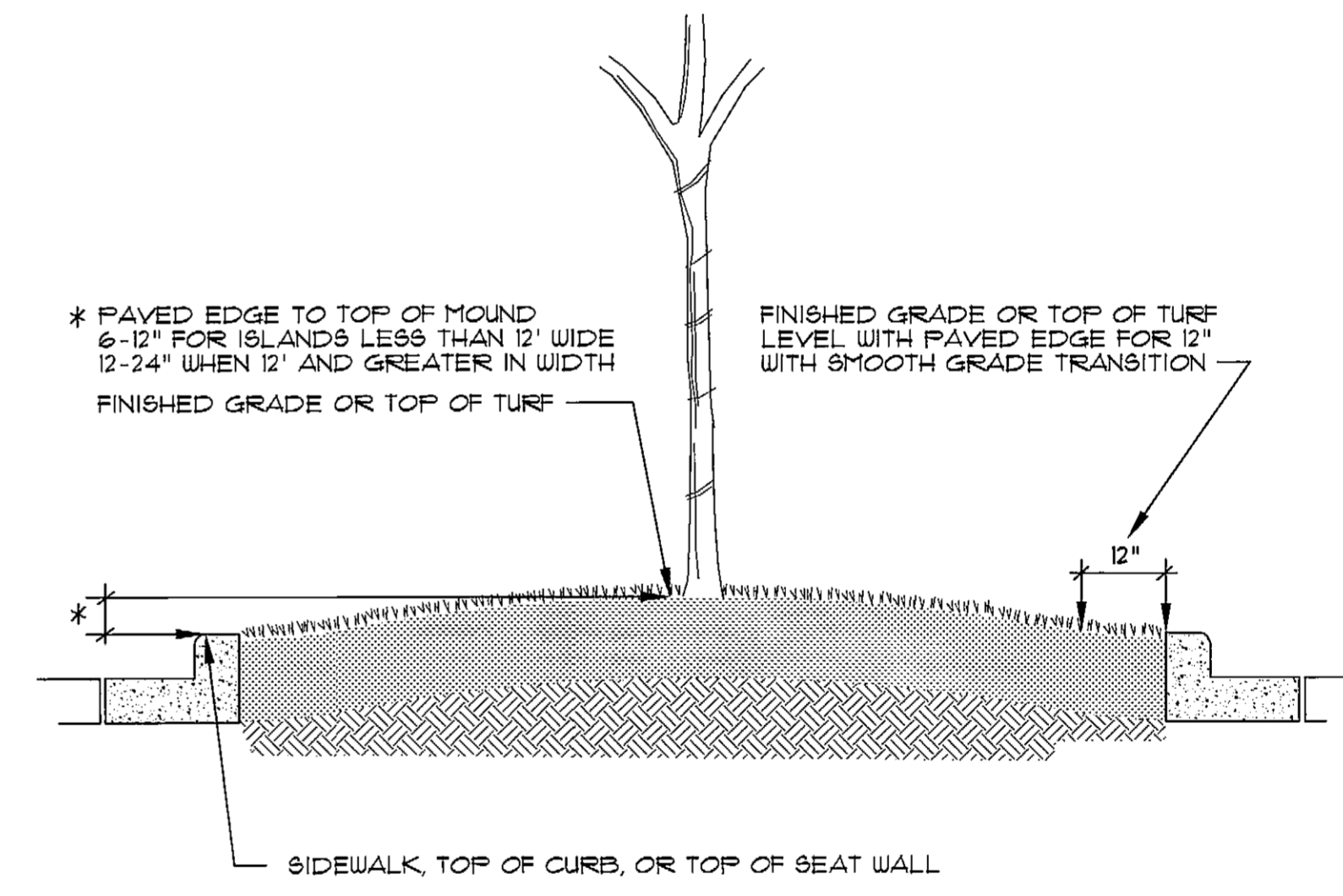
- SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- CREATE A 2" DEEP WATER RETENTION BASIN &
APPLY A RING OF SPECIFIED MULCH WHEN NOT IN A BED
- SET ROOT CROWN OF UPRIGHT SHRUBS 1" ABOVE TOP OF SOIL.
- SET ROOT CROWN OF SPREADING SHRUBS AT TOP OF SOIL.
- FINISHED GRADE OR TOP OF MULCH 1/2" BELOW PAVED EDGE
- APPLY SPECIFIED MULCH TO REMAIN PERMANENTLY.
- SPECIFIED WEED BARRIER FABRIC UNDER INORGANIC MULCHES
- SPECIFIED FREEMERGANT HERBICIDE BELOW FABRIC
- REMOVE ALL CONTAINMENT MATERIAL FROM THE TRUNK &
SIDES OF ROOTBALL THAT IS NOT 100% HEMP.
- REMOVE BURLAP & TWINE FROM THE TOP 1/3 OF ROOTBALL.
- REMOVE FIBER OR PLASTIC POT
- ROOTBALLS THAT ARE BROKEN APART AFTER CONTAINMENT
IS REMOVED ARE DAMAGED AND SHALL BE REJECTED.
- HOLE & ROOT BALL SHOULD HAVE LOOSENED SIDES
- SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION
LIGHTLY COMPACTED
- PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOT BALL
- UNDISTURBED SUBGRADE

SHRUB PLANTING (D)
NOT TO SCALE



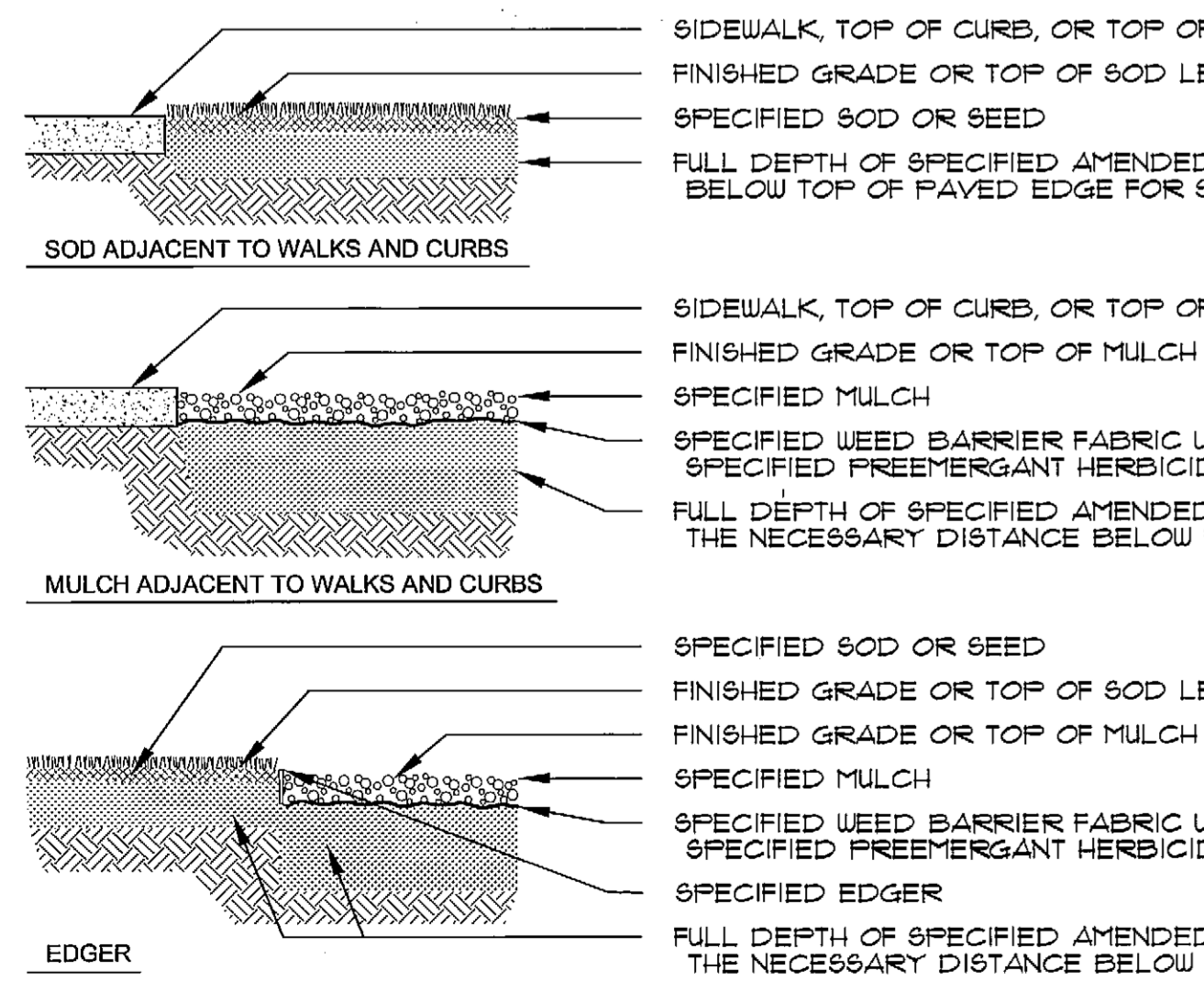
- * PAVED EDGE TO TOP OF MOUND
6-12" FOR ISLANDS LESS THAN 12' WIDE
12-24" WHEN 12' AND GREATER IN WIDTH
- FINISHED GRADE OR MULCH
- FINISHED GRADE OR TOP OF MULCH LEVEL WITH PAVED EDGE FOR 12"
WITH SMOOTH GRADE TRANSITION
- SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL

MOUNDED ISLAND - SHRUBS & TREES (E)
NOT TO SCALE



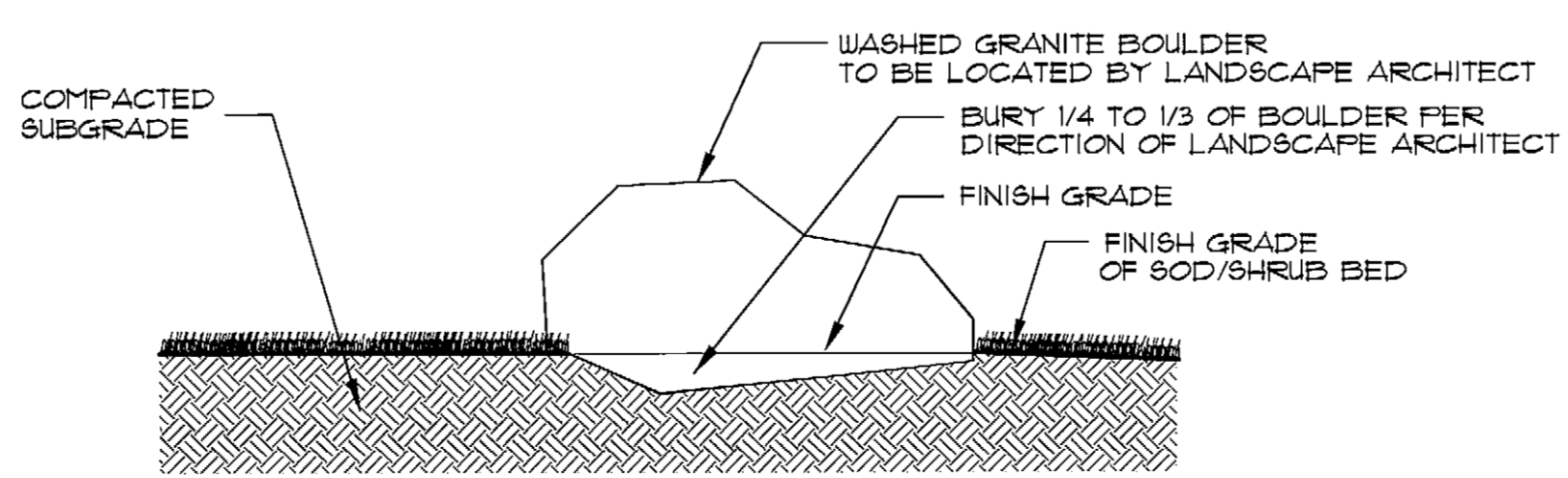
- * PAVED EDGE TO TOP OF MOUND
6-12" FOR ISLANDS LESS THAN 12' WIDE
12-24" WHEN 12' AND GREATER IN WIDTH
- FINISHED GRADE OR TOP OF TURF
- FINISHED GRADE OR TOP OF TURF LEVEL WITH PAVED EDGE FOR 12"
WITH SMOOTH GRADE TRANSITION
- SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL

MOUNDED ISLAND - TURF (F)
NOT TO SCALE



- SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL
- FINISHED GRADE OR TOP OF SOD LEVEL WITH PAVED EDGE
- SPECIFIED SOD OR SEED
- FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1"
BELOW TOP OF PAVED EDGE FOR SOD AND LEVEL FOR SEED
- SOD ADJACENT TO WALKS AND CURBS
- SIDEWALK, TOP OF CURB, OR TOP OF SEAT WALL
- FINISHED GRADE OR TOP OF MULCH 1/2" BELOW PAVED EDGE
- SPECIFIED MULCH
- SPECIFIED WEED BARRIER FABRIC UNDER INORGANIC MULCHES
- SPECIFIED FREEMERGANT HERBICIDE BELOW FABRIC
- FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED
THE NECESSARY DISTANCE BELOW PAVED EDGE
- MULCH ADJACENT TO WALKS AND CURBS
- SPECIFIED SOD OR SEED
- FINISHED GRADE OR TOP OF SOD LEVEL WITH TOP OF EDGER
- FINISHED GRADE OR TOP OF MULCH 1/2" BELOW TOP OF EDGER
- SPECIFIED MULCH
- SPECIFIED WEED BARRIER FABRIC UNDER INORGANIC MULCHES
- SPECIFIED FREEMERGANT HERBICIDE BELOW FABRIC
- SPECIFIED EDGER
- FULL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED
THE NECESSARY DISTANCE BELOW TOP OF EDGER
- EDGER

EDGE TREATMENT (G)
NOT TO SCALE



- COMPACTED SUBGRADE
- WASHED GRANITE BOULDER
TO BE LOCATED BY LANDSCAPE ARCHITECT
- BURY 1/4 TO 1/3 OF BOULDER PER
DIRECTION OF LANDSCAPE ARCHITECT
- FINISH GRADE
- FINISH GRADE
OF SOD/SHRUB BED

BOULDER PLACEMENT (H)
NOT TO SCALE

