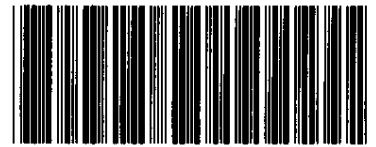


PLAT IDENTIFICATION SHEET

RECEPTION#:



2003022221 11 PGS

DATE:

TIME:

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$111.00
11 PGS

FEE: \$

2003022221
02/21/2003 11:20 AM

GRANTOR:

(owner/signer)

Castle Rock Development Company

GRANTEE:

(subdivision name or name of plat)

The Meadows Filing 11, Parcel 11 -
The Grange

LEGAL:

(section-township-range)

33-7-67 / 4-8-67

NEW SUBDIVISION ABBREV: _____

THE MEADOWS FILING 11, PARCEL 11- THE GRANGE

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 33 TOWNSHIP 7 SOUTH, RANGE 67 WEST AND THE NORTH HALF OF SECTION 4 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

SHEET 1 OF 11

SUBMITTAL DATE: JANUARY 20, 2003

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 33, WHENCE THE SW CORNER OF SAID SECTION 33 BEARS SOUTH 01°17'17" EAST; THENCE SOUTH 16°17'37" EAST, A DISTANCE OF 1665.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MEADOWS BOULEVARD AS RECORDED AT RECEPTION NUMBER 8727783 AND THE SOUTHWEST CORNER OF PARCEL 10, THE MEADOWS FILING NO. 11, SAID TOWN OF CASTLE ROCK AS RECORDED AT RECEPTION NUMBER XXX OF THE RECORDS OF SAID DOUGLAS COUNTY, AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 85°09'15" EAST COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL 10, A DISTANCE OF 490.55 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°24'49" AN ARC DISTANCE OF 391.85 FEET, HAVING A RADIUS OF 850.00 FEET AND A CHORD BEARING SOUTH 12°14'07" EAST A DISTANCE OF 388.39 FEET; THENCE SOUTH 25°26'32" EAST A DISTANCE OF 637.98 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 56°14'39" AN ARC DISTANCE OF 242.02 FEET, HAVING A RADIUS OF 246.55 FEET AND A CHORD BEARING SOUTH 02°40'48" WEST, A DISTANCE OF 232.42 FEET; THENCE SOUTH 30°48'07" WEST A DISTANCE OF 182.90 FEET TO THE EASTERLY RIGHT-OF-WAY OF MEADOWS BOULEVARD AS RECORDED AT RECEPTION NUMBER 8727783 OF THE RECORDS OF SAID DOUGLAS COUNTY AND A POINT OF CURVATURE; THENCE COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°07'18" AN ARC DISTANCE OF 126.57 FEET, HAVING A RADIUS OF 795.00 FEET AND A CHORD BEARING NORTH 78°09'05" WEST, A DISTANCE OF 126.43 FEET;
- 2) THENCE NORTH 63°04'03" WEST, A DISTANCE OF 98.88 FEET TO A POINT OF CURVATURE;
- 3) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°18'05" AN ARC DISTANCE OF 99.78 FEET, HAVING A RADIUS OF 783.00 FEET AND A CHORD BEARING NORTH 62°48'27" WEST, A DISTANCE OF 99.71 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°45'25" AN ARC DISTANCE OF 32.73 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING NORTH 12°16'41" WEST, A DISTANCE OF 29.20 FEET;
- 5) THENCE NORTH 55°23'59" WEST, A DISTANCE OF 60.00 FEET;
- 6) THENCE SOUTH 34°36'01" WEST, A DISTANCE OF 12.03 FEET TO A POINT OF CURVATURE;
- 7) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°41'57" AN ARC DISTANCE OF 32.71 FEET, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING SOUTH 81°26'59" WEST, A DISTANCE OF 29.18 FEET TO A POINT OF CURVATURE;
- 8) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 46°51'17" AN ARC DISTANCE OF 650.13 FEET, HAVING A RADIUS OF 795.00 FEET AND A CHORD BEARING NORTH 28°16'24" WEST, A DISTANCE OF 632.16 FEET;
- 9) THENCE NORTH 04°50'45" WEST, A DISTANCE OF 584.18 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 733,233 SQUARE FEET OR 16.833 ACRES, MORE OR LESS.

EXECUTED THIS DAY OF 20



SITE DATA

LAND AREA WITHIN PROPERTY LINES	16.83 AC.
tract t (Drainage)	6.56 AC
tract x	1.06 AC
Remaining tract	9.21 AC
NUMBER OF BUILDINGS	2
MAXIMUM HEIGHT OF BUILDINGS	32'-0" FL.
GROSS FLOOR AREA	5,501 s.f.
Cultural Arts Center	4,045 s.f.
Pool House	1,456 s.f.
DECK/POOL RATIO	2.5/1 (MIN)
HARD SURFACE AREA	32,640 s.f.
TOTAL ROAD/PARKING AREA	51,641 s.f.
LANDSCAPE AREA	167,113 s.f.

BUILDING SETBACK	Main Building		Pool House	
	Required	Provided	Required	Provided
FRONT	0'	41'	0'	25'
REAR	0'	22'	0'	43'
NORTH (SIDE)	0'	22'	0'	20'
SOUTH (SIDE)	0'	49'	0'	41'

PARKING INFORMATION

PARKING REQUIRED: Parking is based on 1 space for every 100 s.f. of assembly space. With a total square footage of 4454, this equates to 100 spaces required.

TOTAL PARKING SPACES PROVIDED	100 spaces
HANDICAP SPACES PROVIDED	6 spaces

SITE ZONING SUMMARY

TRACK	ACERAGE	ZONING	USE	OWNERSHIP / MAINTENANCE
B	3.145 AC	Open Space	Open Space, Utility, Drainage	Town of Castle Rock
A	4.170 AC	Open Space	Open Space, Utility, Drainage	Town of Castle Rock
LOT 1	8.918 AC	LMR	Private Open Space	Meadows Neighborhood Co. (HOA)

SHEET INDEX

SECTION	SHEET	DESCRIPTION	SECTION	SHEET	DESCRIPTION
GENERAL	1	Cover/ Signature Blocks	LANDSCAPE	7	Site Planting Plan
	2	Preliminary Utility Plan		8	Planting Notes
	3	Preliminary Grading Plan		9	Planting Details
				10	Silo and Trellis Details
ARCHITECTURAL	4	Site Plan	ELECTRICAL	11	Site Photometric Plan
	5	Exterior Elevations			
	6	Exterior Elevations			

SIGNATURE BLOCKS

1. Ownership Certification:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE MEADOWS FILING 11, PARCEL 11-THE GRANGE PD IN THE TOWN OF CASTLE ROCK.

DC Thomas
 (CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO CORPORATION)
 SIGNED THIS 9th DAY OF February, 2003

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF Feb. 2003 BY CASTLE ROCK DEVELOPMENT COMPANY, A COLORADO COMPANY

MY COMMISSION EXPIRES 9/16/05
Notary Public
 (NOTARY PUBLIC)

4. Surveyors Certificate:

I, *John W. White*, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MEADOWS FILING 11, PARCEL 11-THE GRANGE, PRELIMINARY PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

John W. White
 REGISTERED LAND SURVEYOR
 SIGNED THIS 5th DAY OF February, 2003

5. Town Certification:

a. Planning Commission recommendation:
 THE MEADOWS FILING 11, PARCEL 11-THE GRANGE WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF February, 2003.

Sandy Voadar
 CHAIRMAN DATE 2/11/03

Kathleen A. Sellman
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DATE 2-12-03

b. Town Council approval:

THE FINAL PD SITE PLAN FOR THE MEADOWS FILING 11, PARCEL 11-THE GRANGE PD WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11th DAY OF February, 2003.

William S. Bennett
 MAYOR DATE 2-11-03

Gally A. M...
 TOWN CLERK DATE 2-11-03

6. Douglas County Clerk and Recorder's Certificate:

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:20 AM ON THE 21st DAY OF Feb. 2003 IN BOOK 177 PAGE 177 MAP 177 RECEPTION NO. 200302221

Christina R. Davio
 DEPUTY DATE 2-21-03

PROJECT DIRECTORY

CLIENT: Castle Rock Development Company
 3033 E. First Avenue
 Suite 410
 Denver, CO. 80206
 (303) 344-5103/FAX:(303) 344-5508
 Project Manager: Jim Riley

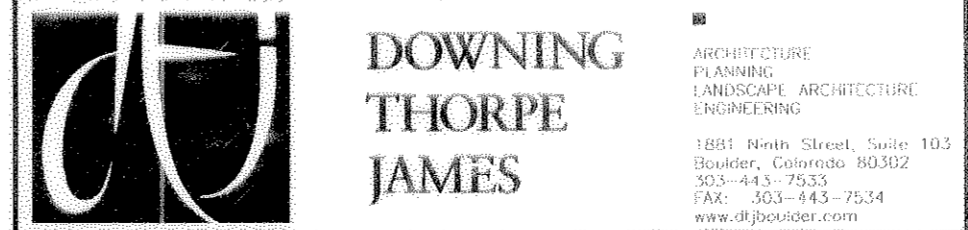
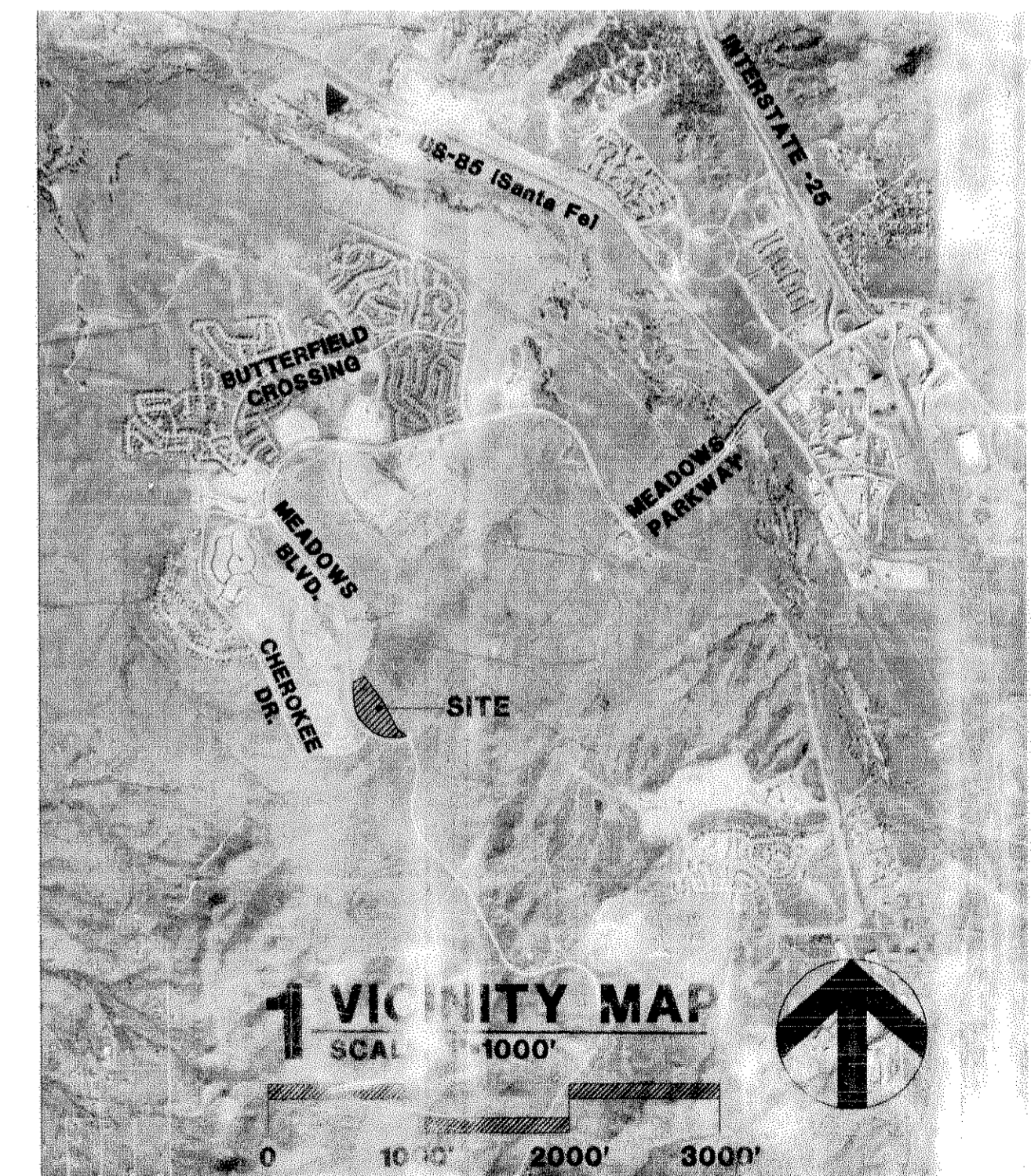
ARCHITECT/ LANDSCAPE ARCHITECT: Downing, Thorpe & James, Inc.
 1881 9th Street, Suite 103
 Boulder, Colorado 80302
 (303)443-7533/FAX: 443-4165

Architecture: Principal in Charge: Dave Williams
 Contact: Paul Heller
 E-Mail: pheller@dtj.boulder.com

CIVIL ENGINEER: Rocky Mountain Consultants, Inc.
 8501 E. Prentice Avenue
 Suite 101
 Greenwood Village, Colorado 80111
 (303) 741-6000/FAX: 741-6106
 E-Mail: bcalvert@den.mcco.com
 Project Manager: Blake Calvert

MECHANICAL/ELEC/ PLUMBING ENGINEER: The Boulder Engineering Co.
 433 Pine Street
 Boulder, Colorado 80302
 (303) 444-6038/FAX:
 E-Mail: jerry@boulderengineering.com
 Project Manager: Jerry Novotny

AQUATIC CONSULTANT: Ohlson Laviole Corporation
 1860 Blake Street
 Suite 300
 Denver, CO 80202-1262
 (303) 294-4244/FAX:(303) 294-9440
 E-Mail: dwhiteaker@ohlsc-architects.com
 Project Manager: Douglas Whiteaker



1001 West Street, Suite 103
 Boulder, Colorado 80302
 (303) 443-7533
 FAX: 303-443-7534
 www.djtj.com

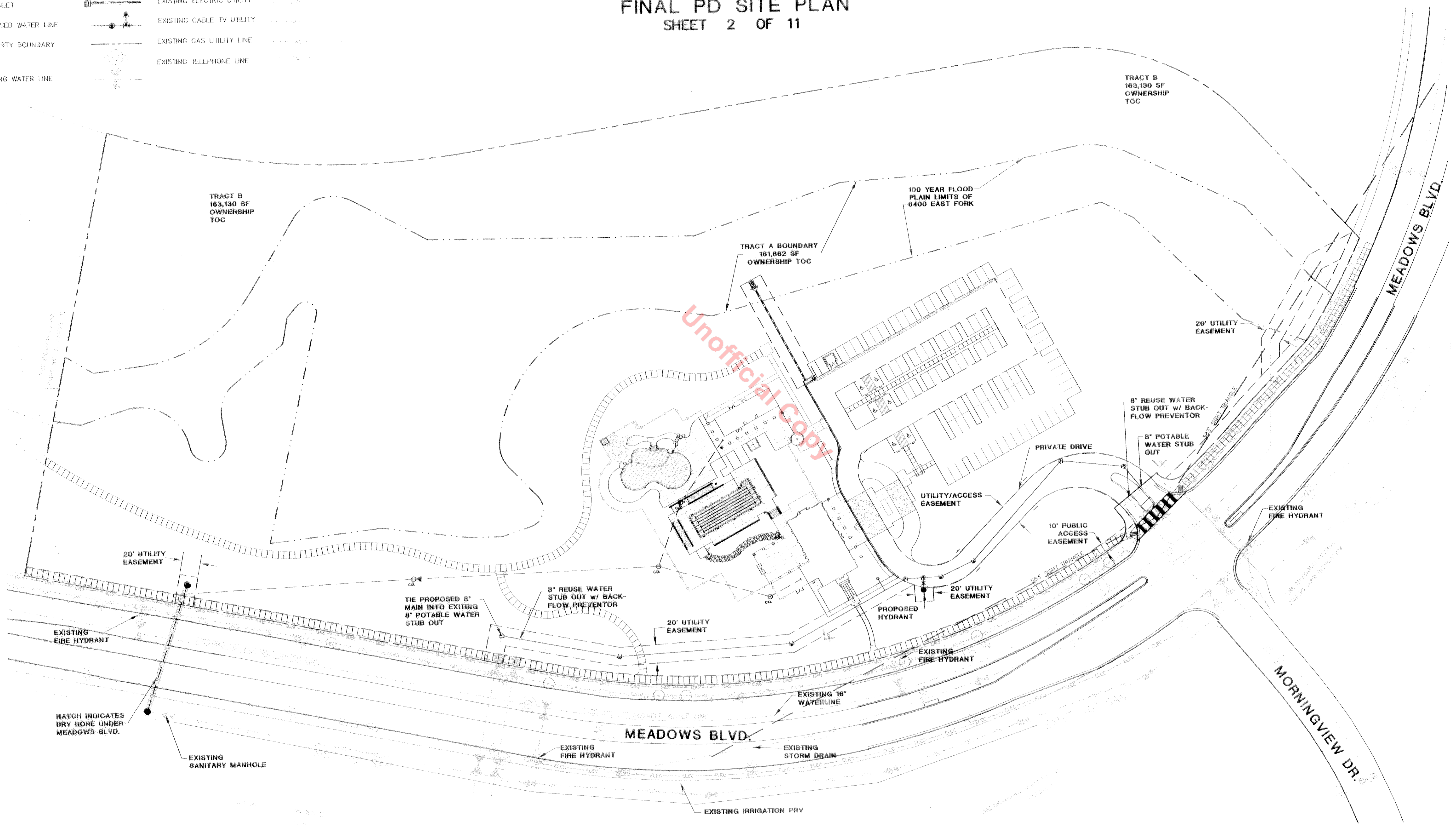
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 OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN SHEET 2 OF 11

LEGEND

PROPOSED SANITARY SEWER	—●—	EXISTING SANITARY LINE	—○—
SANITARY SEWER CLEANOUT	—○—	PROPOSED UTILITY EASEMENT	— - - -
PROPOSED STORM SEWER WITH INLET	—□—	EXISTING ELECTRIC UTILITY	—●—
PROPOSED WATER LINE	—●—	EXISTING CABLE TV UTILITY	—○—
PROPERTY BOUNDARY	— - - -	EXISTING GAS UTILITY LINE	—●—
EXISTING WATER LINE	—○—	EXISTING TELEPHONE LINE	—○—

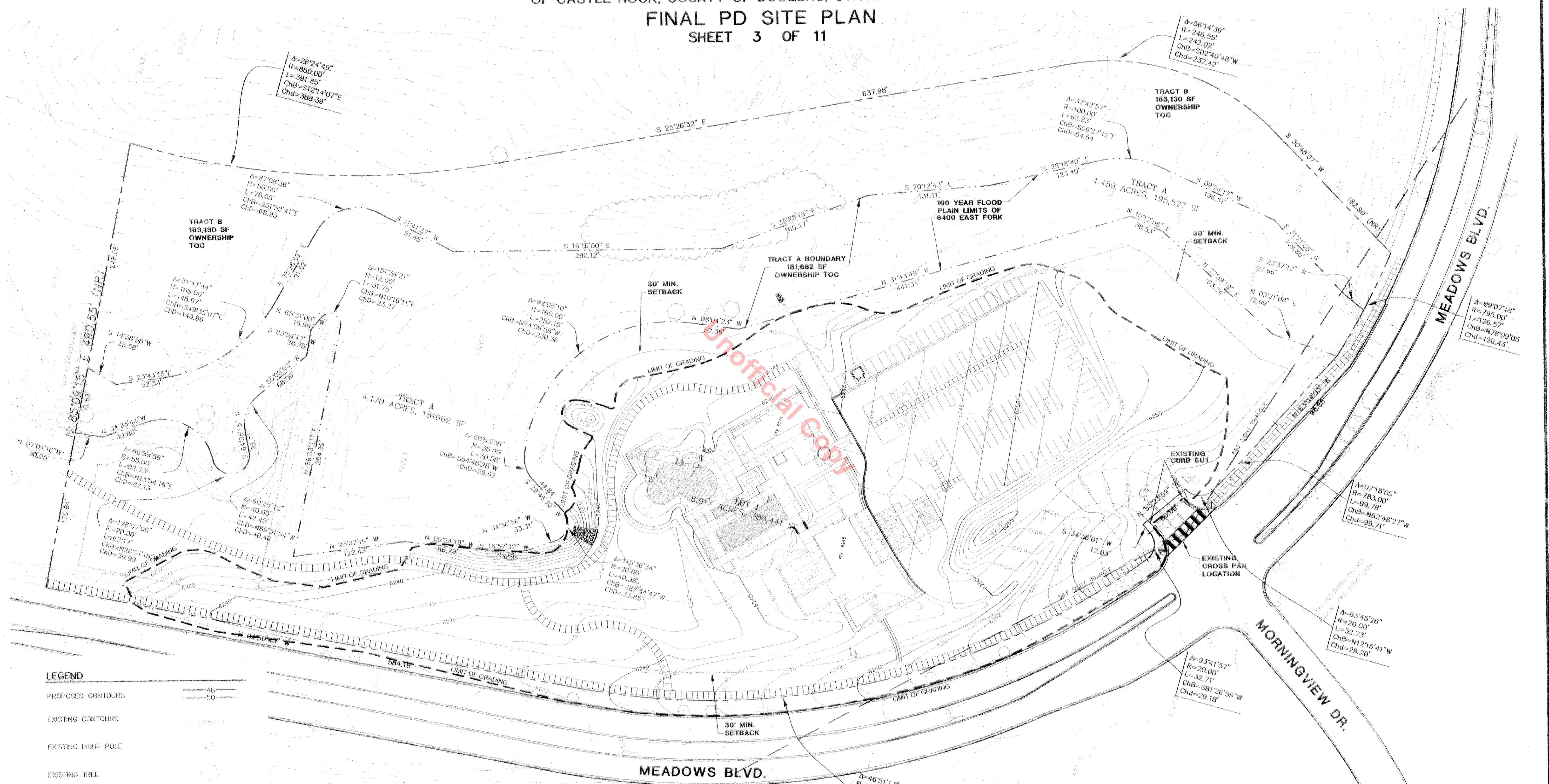
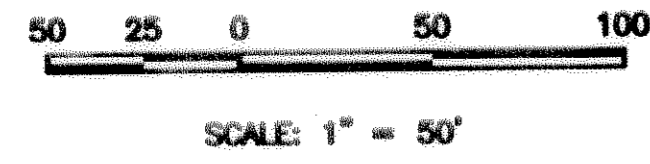


Rocky Mountain Consultants, Inc.
 CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
 8301 E. Prentice Ave., Suite 101
 Greenwood Village, CO 80111
 (303) 741-6000
 FAX (303) 741-6106
 Revised: APRIL 2002
 Date: AUGUST 2001
 Job No. 22-3572.016.00

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OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN SHEET 3 OF 11



LEGEND

PROPOSED CONTOURS	48
EXISTING CONTOURS	50
EXISTING LIGHT POLE	
EXISTING TREE	
EXISTING STORM	
R.O.W.	
100 YEAR FLOODPLAIN	
TRACT BOUNDARY	

MEADOWS BLVD.

MORNINGVIEW DR.

RMC
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING
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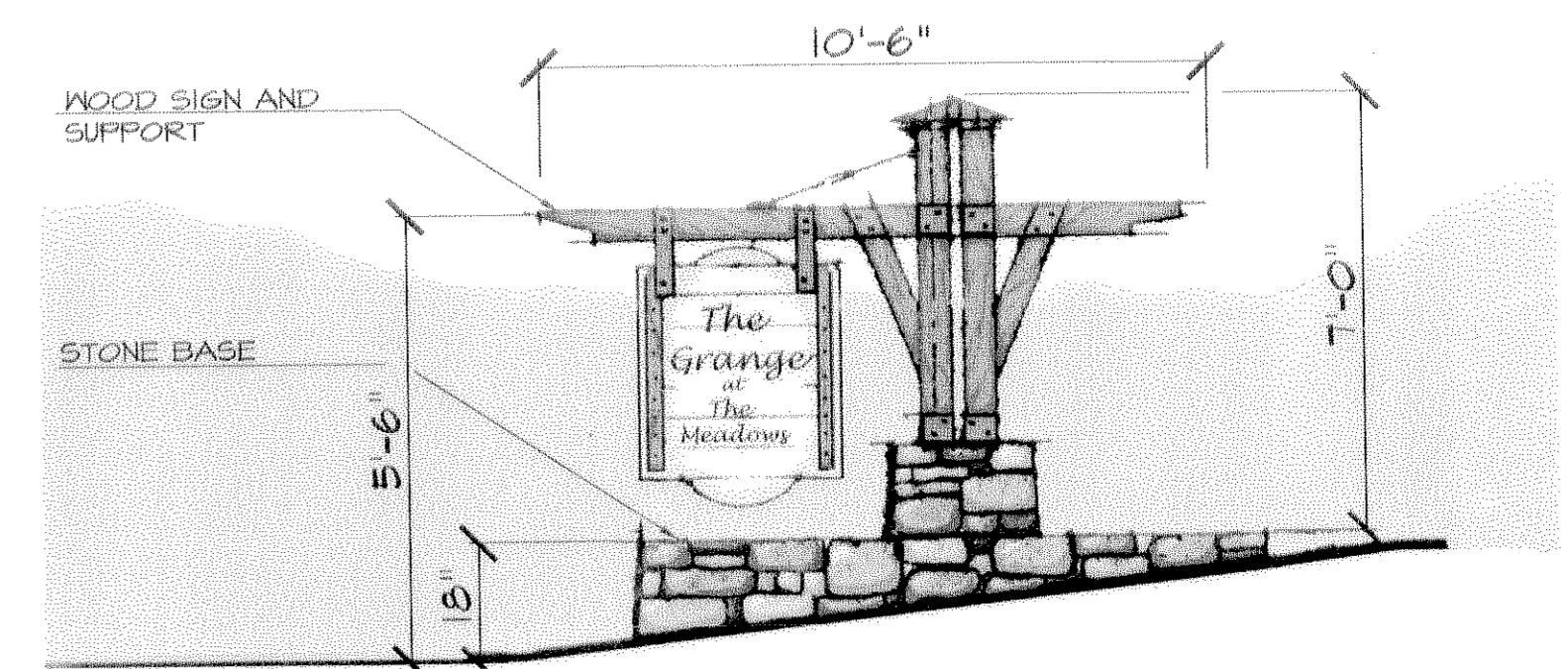
PRISMOIDAL VOLUME RESULTS FOR THE GRANGE

	Raw (cy)	Road & Parking Lot Undercut (cy)	10% Comp (cy)	Total (cy)	Total Import (cy)
FILL	14,560		1,456	16,016	9,039
CUT	3,917	3,000		6,917	

THE MEADOWS FILING 11, PARCEL 11 - THE GRANGE

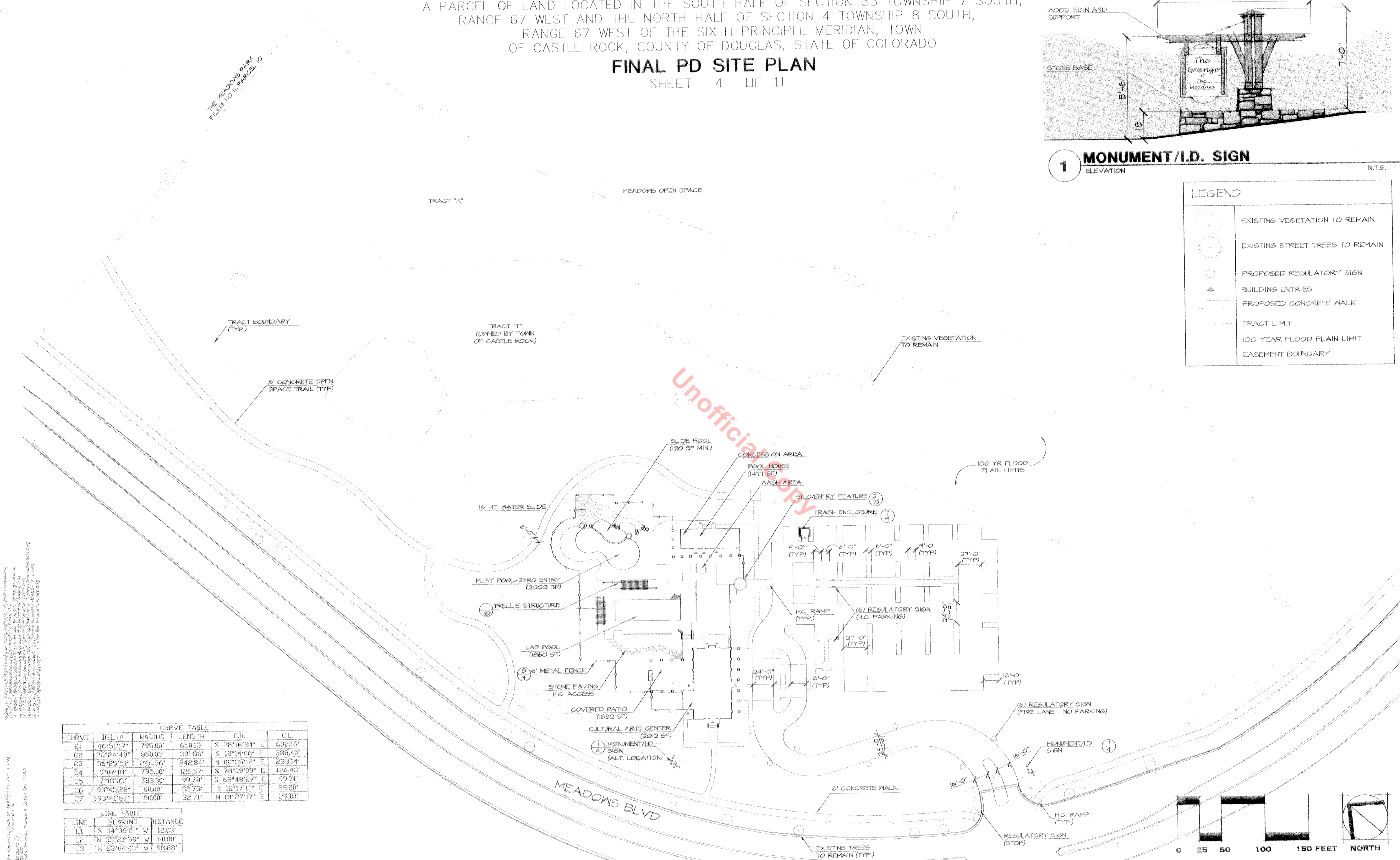
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OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN SHEET 4 OF 11



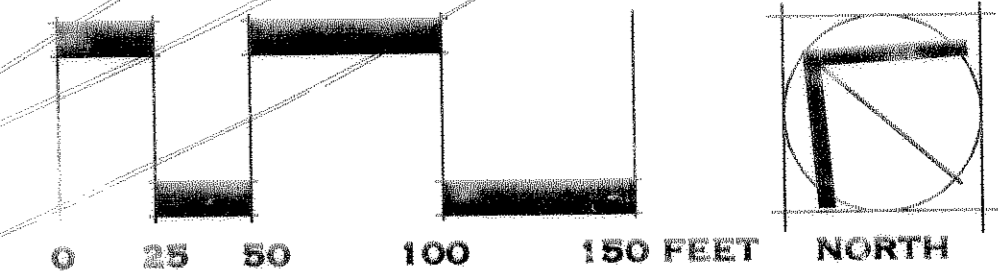
1 MONUMENT/I.D. SIGN
ELEVATION N.T.S.

LEGEND	
	EXISTING VEGETATION TO REMAIN
	EXISTING STREET TREES TO REMAIN
	PROPOSED REGULATORY SIGN
	BUILDING ENTRIES
	PROPOSED CONCRETE WALK
	TRACT LIMIT
	100 YEAR FLOOD PLAIN LIMIT
	EASEMENT BOUNDARY



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	C.B.	C.L.
C1	46°51'17"	795.00'	650.13'	S 28°16'24" E	632.16'
C2	26°24'49"	850.00'	391.86'	S 12°14'06" E	388.40'
C3	56°25'51"	246.56'	242.84'	N 02°35'12" E	233.14'
C4	9°07'18"	795.00'	126.57'	S 78°09'09" E	126.43'
C5	7°18'05"	783.00'	99.78'	S 62°48'27" E	99.71'
C6	93°45'26"	20.00'	32.73'	S 12°17'10" E	29.20'
C7	93°41'57"	20.00'	32.71'	N 81°27'17" E	29.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 34°36'01" W	12.03'
L2	N 55°23'59" W	60.00'
L3	N 63°04'03" W	98.88'



**DOWNING
THORPE
JAMES**

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE
ENGINEERING

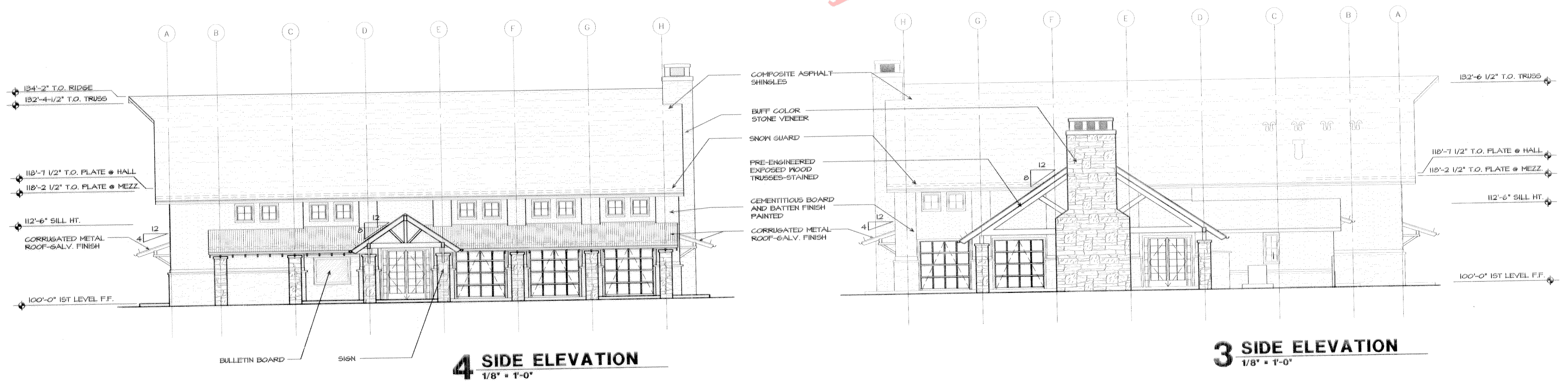
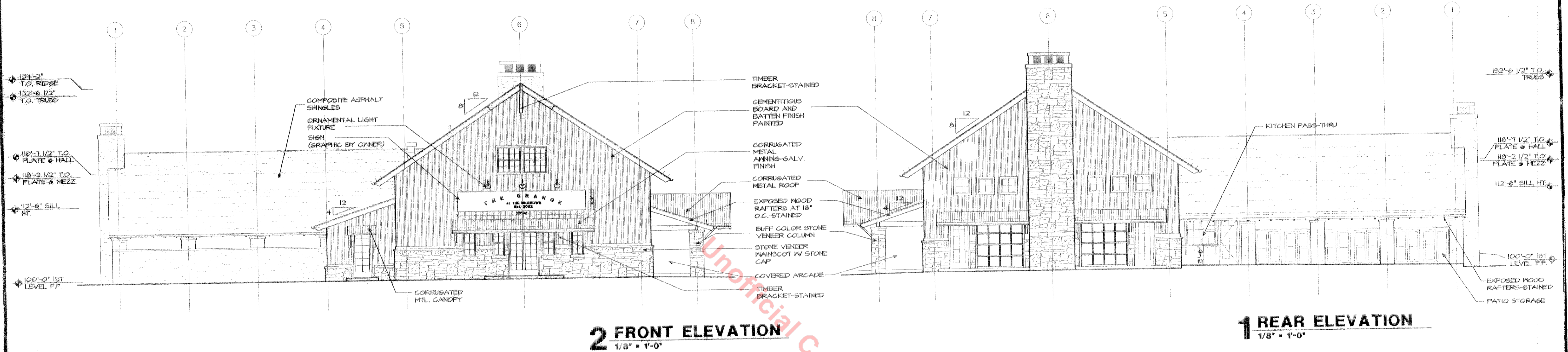
1881 North Street, Suite 101
Castle Rock, Colorado 80107
303-443-7533
FAX: 303-443-7534
www.djtj.com

THE MEADOWS FILING 11, PARCEL 11- THE GRANGE

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FINAL PD SITE PLAN

SHEET 5 OF 11



DOWNING THORPE JAMES

ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
 ENGINEERING

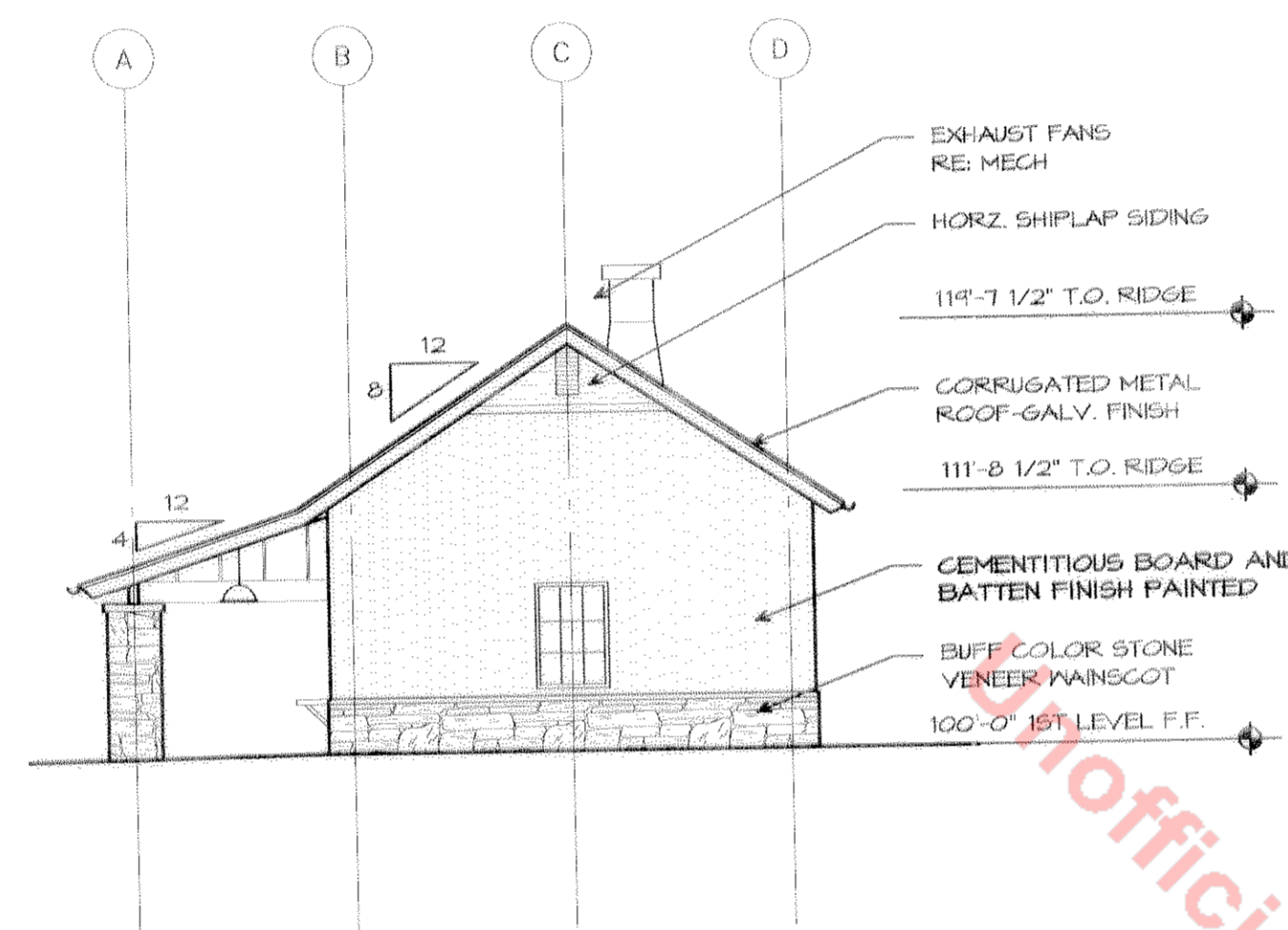
1881 North Street, Suite 102
 Boulder, Colorado 80302
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 FAX: 303-443-7534
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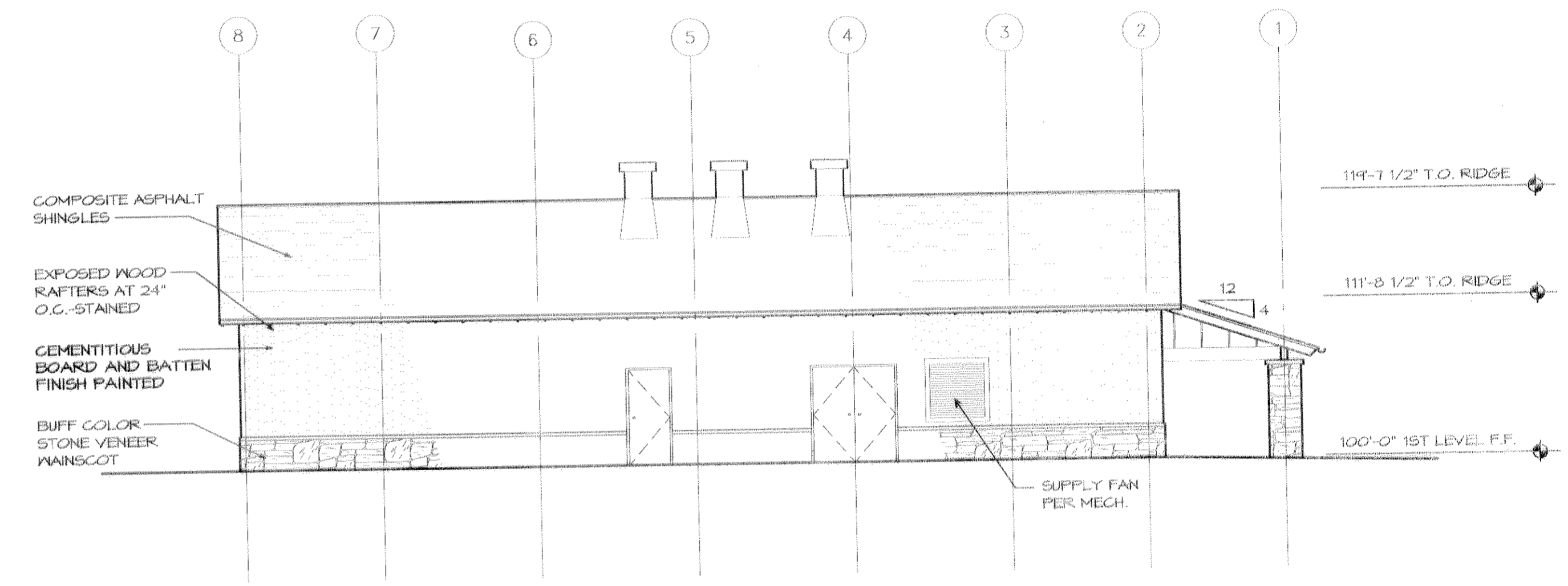
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FINAL PD SITE PLAN

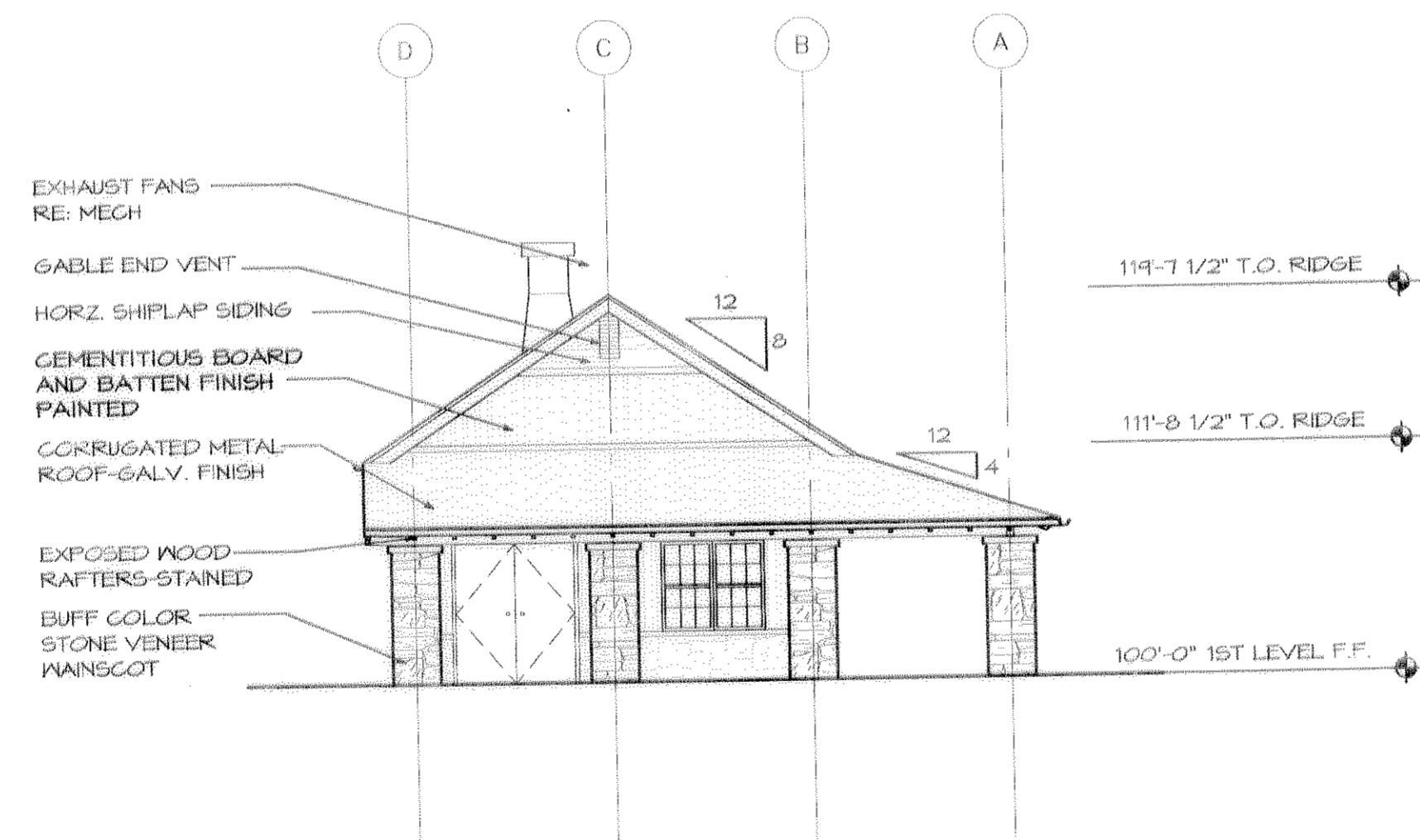
SHEET 6 OF 11



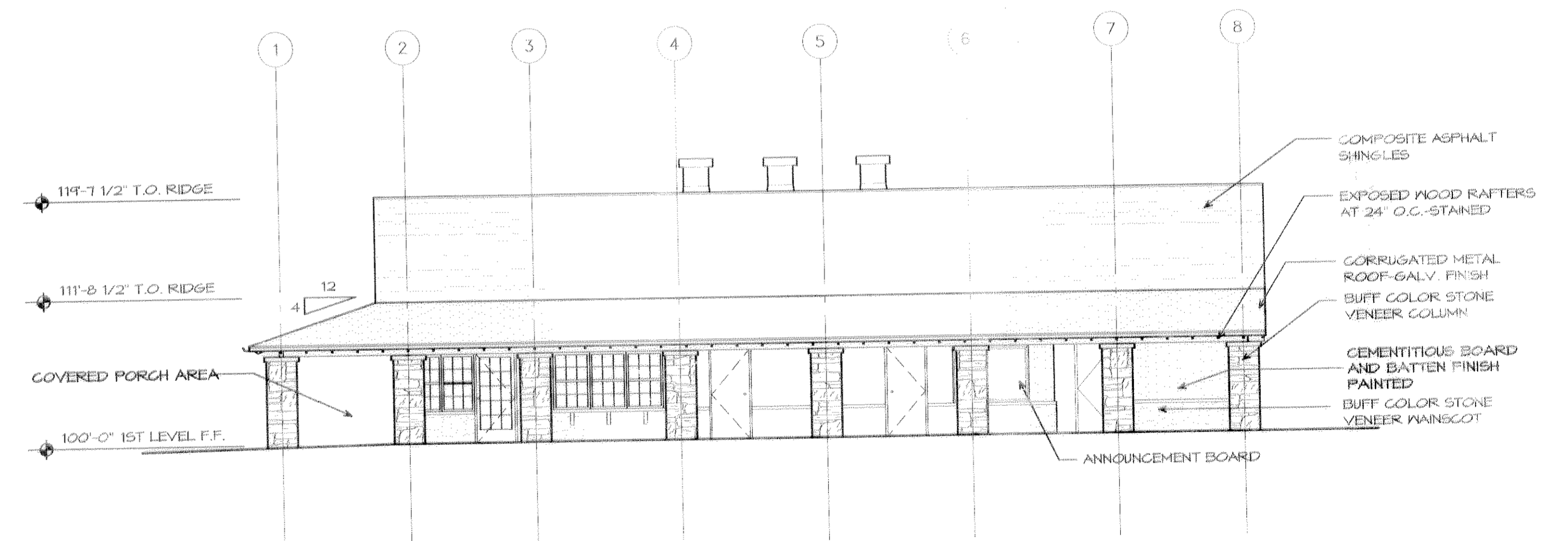
4 REAR ELEVATION
 1/8" = 1'-0"



3 SIDE ELEVATION
 1/8" = 1'-0"



2 FRONT ELEVATION
 1/8" = 1'-0"



1 SIDE ELEVATION
 1/8" = 1'-0"

DT DOWNING THORPE JAMES
 ARCHITECTURE
 PLANNING
 LANDSCAPE ARCHITECTURE
 ENGINEERING

1001 60th Street, Suite 101
 Boulder, Colorado 80502
 303-441-2234
 FAX: 303-443-7534
 www.djt.com



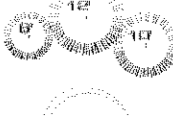
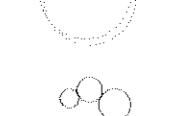

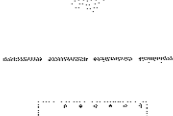

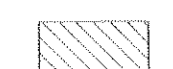
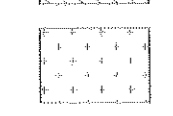

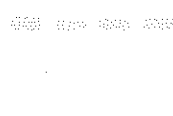



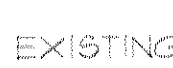
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 OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

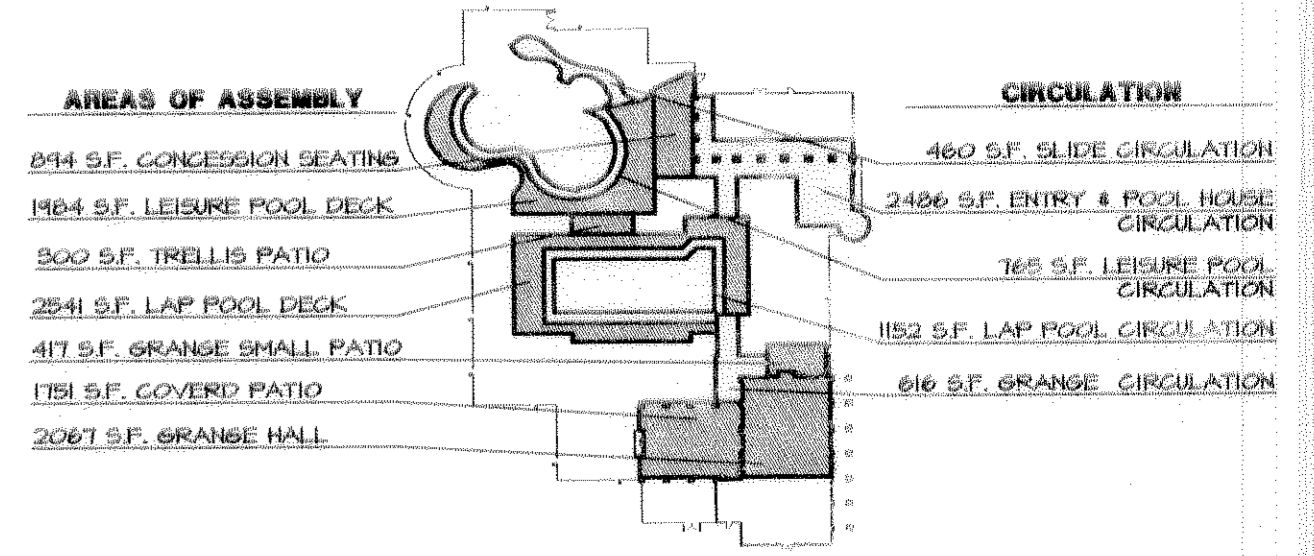
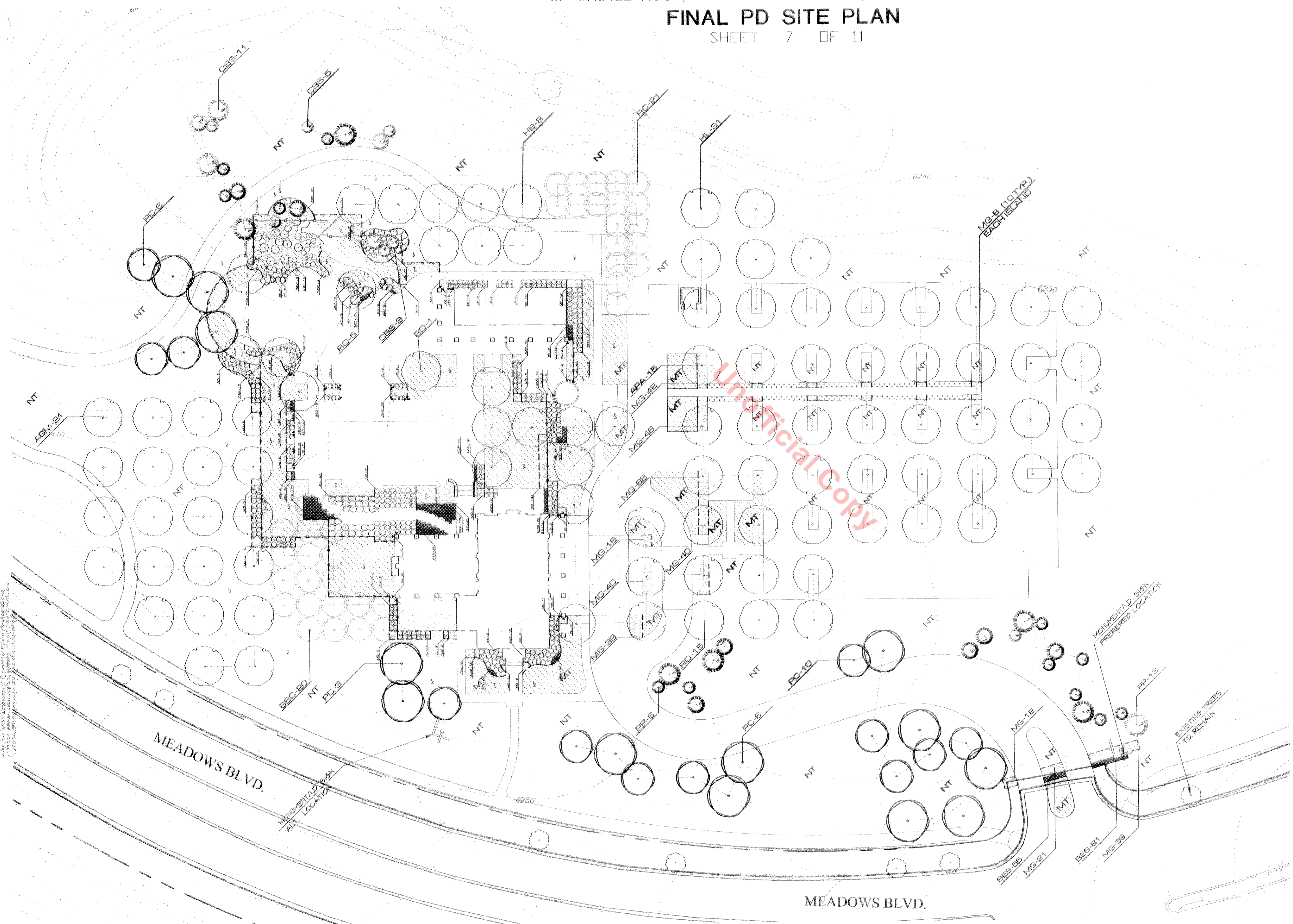
SHEET 7 OF 11

LEGEND

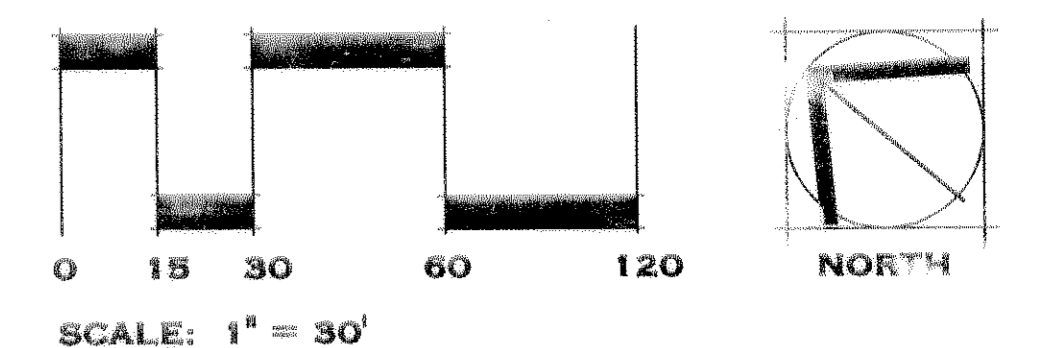
-  SHADE TREE
-  EXISTING TREE TO REMAIN (UNLESS OTHERWISE NOTED)
-  EVERGREEN TREES
-  ORNAMENTAL TREE
-  DECIDUOUS SHRUB
-  EVERGREEN SHRUB
-  ORNAMENTAL GRASS
-  6" STEEL EDGER
-  MANICURED TURF
-  ROCK MULCH (1/2" CRUSHED, WASHED STONE)
-  ANNUAL/PERENNIAL BED
-  CRUSHER FINE SURFACE
-  PROPOSED SIDEWALK
-  RIGHT-OF-WAY LINE
-  LIMIT OF WORK

NOTES:

- NATIVE TURF WILL BE USED UNLESS OTHERWISE SPECIFIED.
- ALL SHRUB, PERENNIAL, AND ANNUAL BEDS ARE TO RECEIVE 3" WOOD MULCH UNLESS OTHERWISE SPECIFIED.
- EXISTING TURF WITHIN ROW IS TO REMAIN.



Areas of Assembly	Area s.f.	Req'd Parking*
Grange Hall	2067	20.67
Grange Small Patio	417	4.17
Covered Patio	1751	17.51
Pool Deck Leisure	1984	19.84
Pool Deck Lap	2541	25.41
Trellis Patio	300	3
Concession Seating	894	8.94
	9954	99.54
PARKING SPACES PROVIDED		100
*Per zoning sec 17.64.130#17 - 1 Space per. 100sf.		



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THE MEADOWS FILING 11, PARCEL 11-THE GRANGE

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 33 TOWNSHIP 7 SOUTH,
RANGE 67 WEST AND THE NORTH HALF OF SECTION 4 TOWNSHIP 8 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN
OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PD SITE PLAN

SHEET 8 OF 11

DESIGN INTENT:

The proposed landscape plan will enhance the site through the following site improvements: cultural art center, lap pool, slide & slide pool, pool house, pool decking, playground, and parking lot. The planting design will incorporate both ornamental and native plant material to create visual, seasonal and textural interest.

PROJECT PLANTING NOTES:

- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish all planting and related operations.
- See Specifications and Details for planting methods, requirements, soil testing, materials, execution and plant protection.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting, and other plans. Plants be shall spaced as per plan. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings. A registered surveyor may be required if specified elsewhere.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- See details and specifications for plant staking methods, plant pit dimensions, backfill and other related requirements.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "logged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Contractor shall provide "per-unit costs" for every size of plant materials, and by type, as called out on Planting Plans. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size.
- Provide matching sizes and forms for each species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
- Form 30 inch, or as otherwise indicated, watering basin around all trees not installed in lawn or paved areas. Fill basins with 3 inch layer of mulch. Maintain 24 inch diameter maximum clear soil area around all trees in lawns, mulch soil with 2" of wood mulch. See also details.
- The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/- 0.1 foot maximum.
- All planting beds to be separated from adjacent lawn with steel edger per specifications. Stake per plans for review/acceptance by Owner's Representative, prior to installation. Install per details on "planting detail" sheet.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of an discrepancies, plans take precedence over call-outs and/or "plant list".
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- See specifications for requirements of landscaping for this contract.
- Unless otherwise indicated:
 - All groundcovers, shrubs and flowers shall be linear and spaced equally.
 - All planting areas including sod, seed and planting beds, shall receive soil amendments per specifications, other drawings, and/or approved methods.
 - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
 - All planting beds shall be underlaid with weed barrier fabric, unless otherwise specified. Specific perennial/annual flower beds may be noted not to receive fabric.

- The Contractor is responsible to "restore" all areas of the site, or adjacent areas, where disturbed. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored with approved "native or enhanced natural reseeding", see specifications.
- The landscape contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, or other damage to plants. A "planting window" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule. See specifications for more information.
- All plant material shall be irrigated with an automated system except native plant material/seed. All native material/seed shall be maintained through establishment.
- All planting shall meet the town of Castle Rock requirements.
- Install regulatory "No Parking Fire Lane" signs at the beginning of the restriction, at the end of the restriction, and at least every 200 feet within the restricted area. There shall be a minimum clearance of one foot from the edge of the sign to the street face to the curb - Please contact the Castle Rock Fire Department for any alternate sign design or usage approval.
- 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. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, pest control, and replacement of dead or diseased plant material. Replacement for dead or diseased plant material shall be of the same type of plant material as set forth in the approved site plan, for example a tree must replace a tree, a shrub must replace a shrub, 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.

PLANT LIST


KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	O.C SPACING	REMARKS
DECIDUOUS TREES						
AEM	21	Autumn Blaze Maple	Acer x freemanii 'Autumn Blaze'	2.5" cal.	As shown on plan	1 STRAIGHT TRUNK, FULL AND MATCHING - SEE 2/17.3
RO	21	Red Oak	Quercus robur	2.5" cal.	As shown on plan	1 STRAIGHT TRUNK, FULL AND MATCHING - SEE 2/17.3
HL	31	Shademaster Honeylocust	Gleditsia triacanthos 'Shademaster'	2.5" cal.	As shown on plan	1 STRAIGHT TRUNK, FULL AND MATCHING - SEE 2/17.3
APA	15	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	2.5" cal.	As shown on plan	1 STRAIGHT TRUNK, FULL AND MATCHING - SEE 2/17.3
HB	8	European Hornbeam	Carpinus betulus fastigiata	2" cal.	As shown on plan	1 STRAIGHT TRUNK, FULL AND MATCHING - SEE 2/17.3
PC	25	Plains Cottonwood	Populus sargentii	3"-2" cal.	As shown on plan	1 TRUNK, FULL AND MATCHING - SEE 2/17.3
ORNAMENTAL TREES						
RC	21	Radiant Crabtree	Malus 'Radiant'	2.5" cal.	As shown on plan	1 STRAIGHT TRUNK, FULL AND MATCHING - SEE 3/17.3
SSC	20	Spring Snow Crabapple	Malus 'Spring Snow'	2.5" cal.	As shown on plan	1 STRAIGHT TRUNK, FULL AND MATCHING - SEE 3/17.3
EVERGREEN TREES						
CBS	10	Colorado Blue Spruce	Picea pungens	8"	As shown on plan	1 STRAIGHT TRUNK, FULL AND BUSHY - SEE 3/17.3
CBS	5	Colorado Blue Spruce	Picea pungens	10"	As shown on plan	1 STRAIGHT TRUNK, FULL AND BUSHY - SEE 3/17.3
CBS	4	Colorado Blue Spruce	Picea pungens	12"	As shown on plan	1 STRAIGHT TRUNK, FULL AND BUSHY - SEE 3/17.3
PP	9	Ponderosa Pine	Pinus ponderosa	10"	As shown on plan	1 STRAIGHT TRUNK, FULL AND BUSHY - SEE 3/17.3
PP	5	Ponderosa Pine	Pinus ponderosa	12"	As shown on plan	1 STRAIGHT TRUNK, FULL AND BUSHY - SEE 3/17.3
PP	5	Ponderosa Pine	Pinus ponderosa	10"	As shown on plan	1 STRAIGHT TRUNK, FULL AND BUSHY - SEE 3/17.3
EVERGREEN SHRUBS						
BS	105	Blue Star Juniper	Juniperus squamata 'Blue Star'	5 gal.	3'	FULL, BUSHY, NON-ROOT BOUND
ACJ	28	Alpine Carpet Juniper	Juniperus communis 'Alpine Carpet'	5 gal.	3'	FULL, BUSHY, NON-ROOT BOUND
AYJ	34	Andorra Youngstown Juniper	Juniperus horizontalis 'Youngstown'	5 gal.	4'-5'	FULL, BUSHY, NON-ROOT BOUND
BMJ	13	Broadmoor Juniper	Juniperus sibirica 'Broadmoor'	5 gal.	6'	FULL, BUSHY, NON-ROOT BOUND
AJ	71	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal.	3'	FULL, BUSHY, NON-ROOT BOUND
DECIDUOUS SHRUBS						
AWS	66	Anthony Waterer Spirea	Spiraea japonica 'Anthony Waterer'	5 gal.	3'	FULL, BUSHY, NON-ROOT BOUND
DBR	58	Dwarf Blue Rabbit Brush	Chrysothamnus nauseosus nauseosus	5 gal.	3'	FULL, BUSHY, NON-ROOT BOUND
DAW	37	Dwarf Arctic Willow	Salix purpurea 'Nana'	5 gal.	3'	FULL, BUSHY, NON-ROOT BOUND
JP	14	Jackman Potentilla	Potentilla fruticosa 'Jackmannii'	5 gal.	5'	FULL, BUSHY, NON-ROOT BOUND
LPS	30	Little Princess Spirea	Spiraea japonica 'Little Princess'	5 gal.	4'	FULL, BUSHY, NON-ROOT BOUND
DN	25	Diablo Ninebark	Physocarpus opulifolius 'Diablo'	5 gal.	4'	FULL, BUSHY, NON-ROOT BOUND
HC	16	Hancock Corralberry	Symphoricarpos x chenaultii 'Hancock'	5 gal.	3'	FULL, BUSHY, NON-ROOT BOUND
NS	61	Neon Flash Spirea	Spiraea japonica 'Neon Flash'	5 gal.	3'	FULL, BUSHY, NON-ROOT BOUND
ORNAMENTAL GRASSES						
PRG	52	Feather Reed Grass	Miscanthus Sinensis 'Variegatus'	1 gal.	24"	FULL VIGOROUS GROWTH, NON-ROOT BOUND, SPRING CUT
MG	611	Maiden Grass	Calamagrostis acutiflora 'Earl Foerster'	1 gal.	24"	FULL VIGOROUS GROWTH, NON-ROOT BOUND, SPRING CUT
BG	164	Japanese Bloodgrass	Miscanthus sinensis 'Gracillimus'	1 gal.	24"	FULL VIGOROUS GROWTH, NON-ROOT BOUND, SPRING CUT
BB	45	Big Bluestem	Imperata cylindrica	1 gal.	24"	FULL VIGOROUS GROWTH, NON-ROOT BOUND, SPRING CUT
BSG	42	Blue Switch Grass	Panicum virgatum 'Heavy Metal'	1 gal.	18"	FULL VIGOROUS GROWTH, NON-ROOT BOUND, SPRING CUT
PERENNIALS						
IR	60	Siberian Iris	Iris siberica 'Light Blue'	1 gal.	24"	
BES	189	Black-eyed Susan	Rudbeckia fulgida 'Goldsturm'	1 gal.	12"	
HH	5	Plantain Hosta 'Lily Green'	Hosta 'Honeybeils'	1 gal.	12"	
SED	42	Autumn Joy Sedum	Sedum 'Autumn Joy'	1 gal.	18"	
CL	34	Clematis	Clematis x Jackmanii	1 gal.	AS SHOWN	VINE
VC	11	Virginia Creeper	Parthenocissus Quinquefolia	1 gal.	AS SHOWN	VINE
MOR	44	Missouri Evening Primrose	Oenothera macrocarpa	1 gal.	9"-12"	
COR	70	Moonbeam Coreopsis	Coreopsis 'Moonbeam'	1 gal.	12"	
ANNUALS						
PER	449	Perennials		1 gal.	9"-12"	TO BE DETERMINED BY LANDSCAPE ARCHITECT

NATURAL TURF (NATIVE SEED MIX)

SPECIES	POUNDS PURE LIVE SEED (PLS) PER ACRE
COMMON NAME/BOTANICAL NAME	
Western Wheatgrass/Agropyron smithii	5 lbs.
Green Needle Grass/Stipa viridula	3 lbs.
Blue Grama/Bouteloua gracilis	3 lbs.
Side Oats Grama/Bouteloua curtipendula	2 lbs.
Little Bluestem/Andropogon scoparius	2 lbs.
Prairie Junegrass/Koeleria cristata	2 lbs.
Slender Wheatgrass/Agropyron trachycaulum	14 lbs. PLS

PLANTING INFORMATION

PLANTING DATA	TOTALS
LANDSCAPE AREA (INCLUDES AREA IN AND AROUND POOL AND BUILDING)	167,173 s.f.
NATIVE GRASS	140,018 s.f.
MANICURED GRASS	16,101 s.f.
MULCH AREA (WITHOUT PLANTINGS, INCLUDES PLAYGROUND)	2,725 s.f.
TREES PROVIDED (1/1000 s.f. - 167 Trees required)	217
	DECIDUOUS 138
	EVERGREEN 38
	ORNAMENTAL 41
SHRUBS PROVIDED (8/1000 s.f. - 1,337 Shrubs Required)	1486



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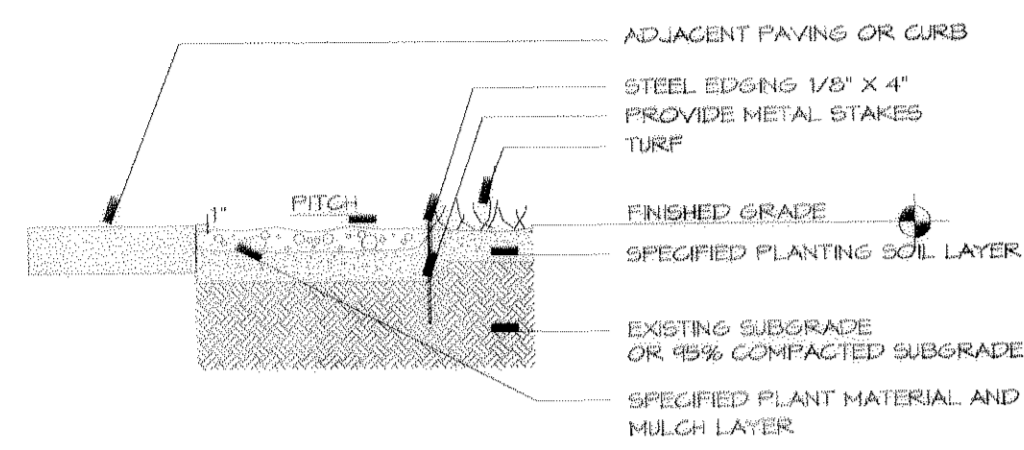
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THE MEADOWS FILING 11, PARCEL 11-THE GRANGE

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FINAL PD SITE PLAN SHEET 9 OF 11



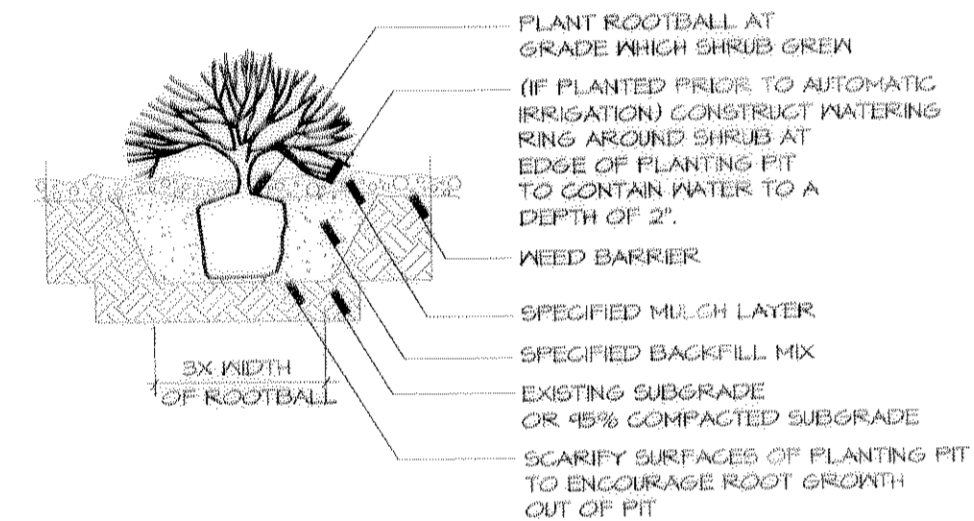
NOTE: SET ALL EDGING 1" ABOVE FINISHED GRADE AS SHOWN. EDGING SHALL ADJUST ALL PAVING SURFACES PERPENDICULAR AND FLUSH WITH PAVING GRADES. ALL JOINTS TO BE WELDED OR SECURELY STAKED.

NOTE: DEPTH OF STEEL EDGING TO BE APPROVED BY OWNER'S REPRESENTATIVE AS DIRECTED.

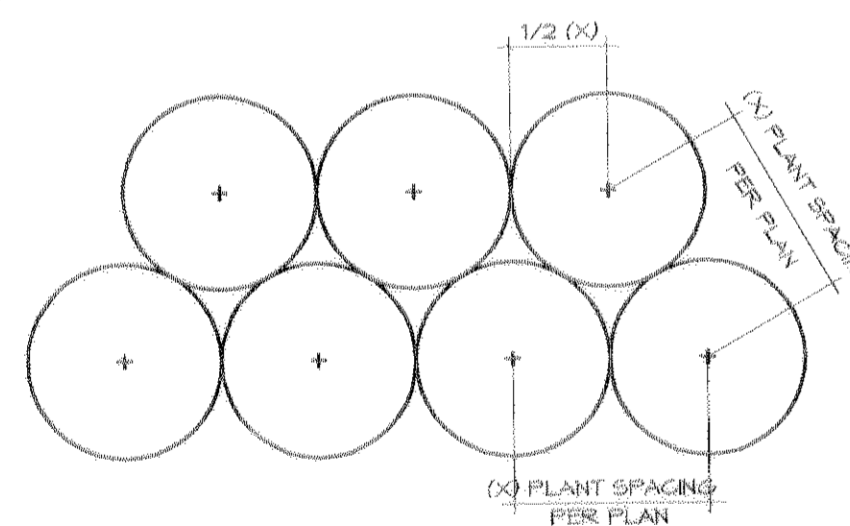
1 TYP. EDGING/MULCH
SCALE: N.T.S. SECTION

GENERAL NOTES

- PRUNE ONLY TO REMOVE DAMAGED OR DEAD WOOD.
- SHRUB PLANTING - REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
- REMOVE ALL CONTAINERS, BURLAP WIRE OR OTHER MATERIAL SUPPORTING ROOTBALL.



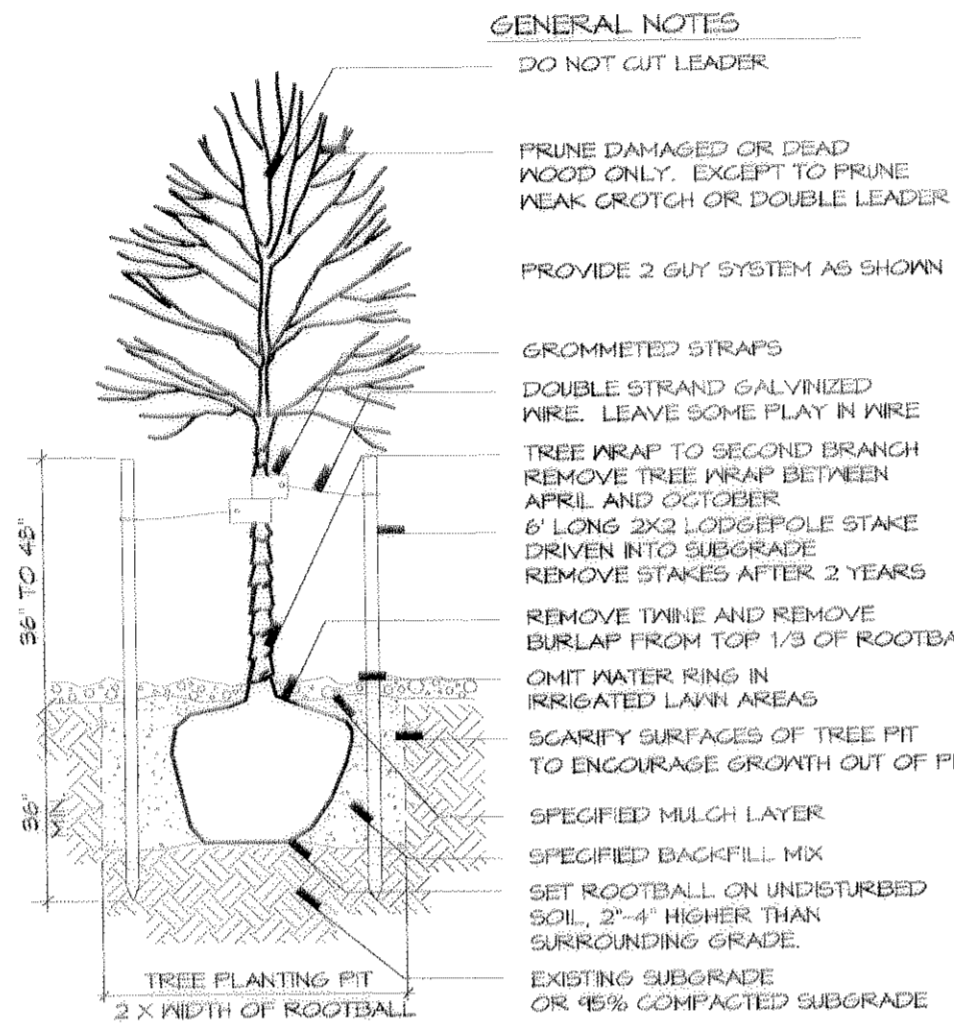
2 TYP. SHRUB PLANTING
SCALE: N.T.S. SECTION



3 TYP. TRIANGULAR SPACING
SCALE: N.T.S. SECTION



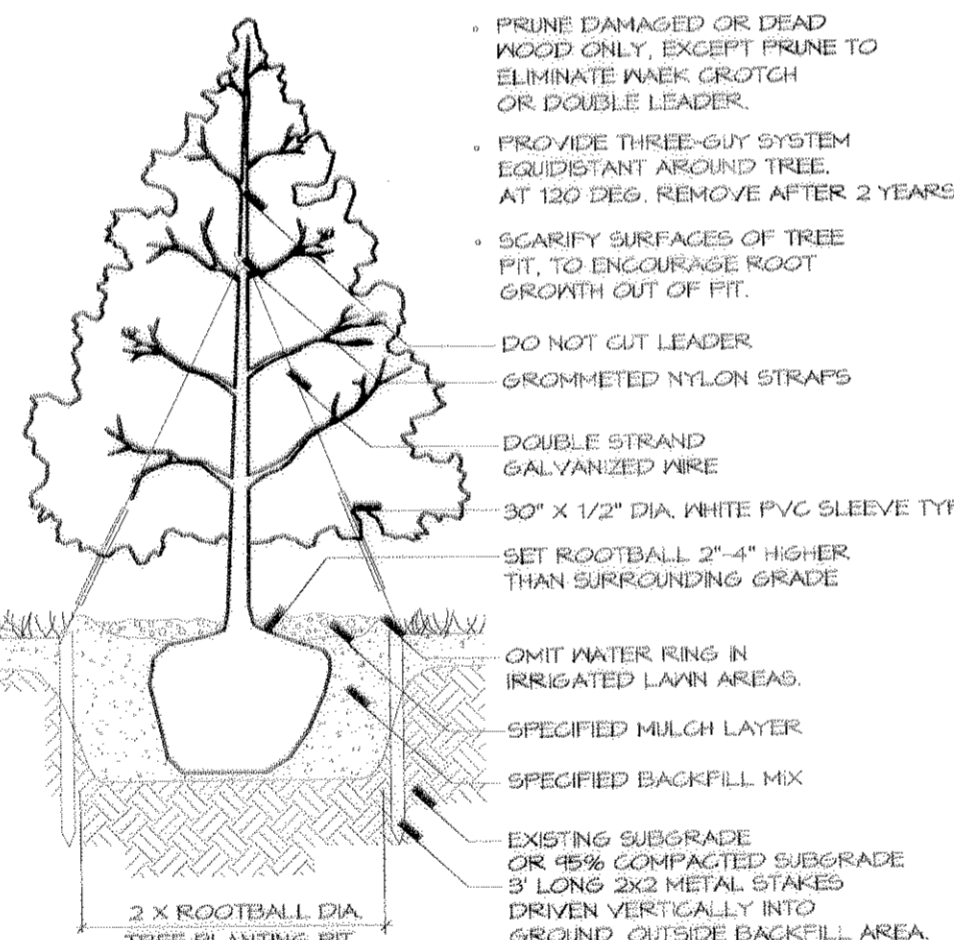
4 SPECIAL SECTION AREAS
SCALE: N.T.S. SECTION



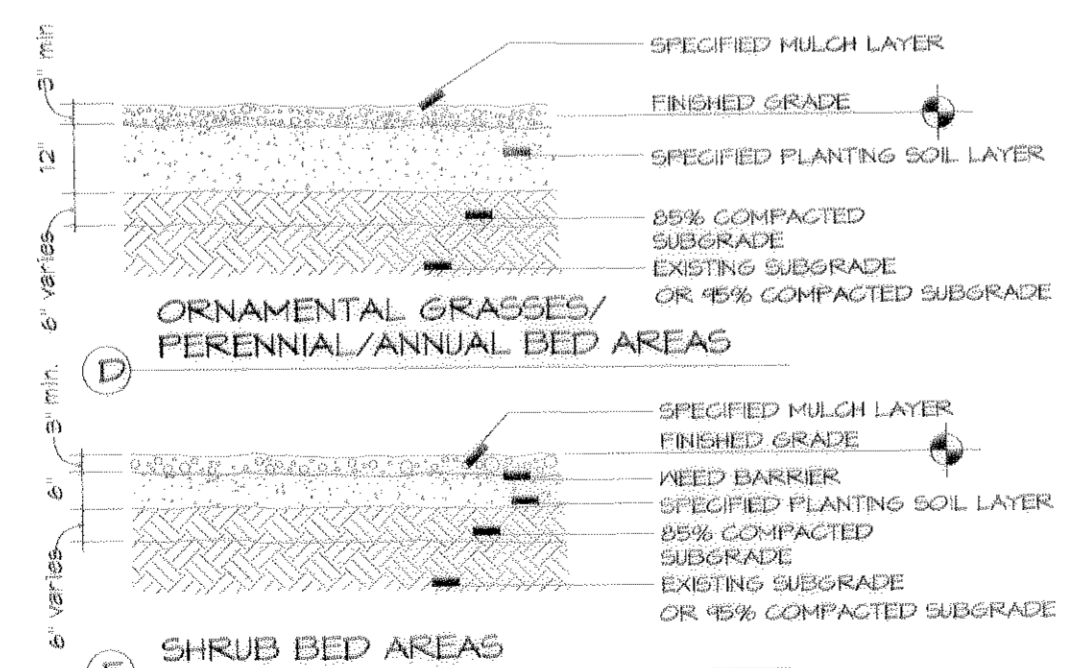
5 TYPICAL TREE PLANTING
SCALE: N.T.S. SECTION

GENERAL NOTES

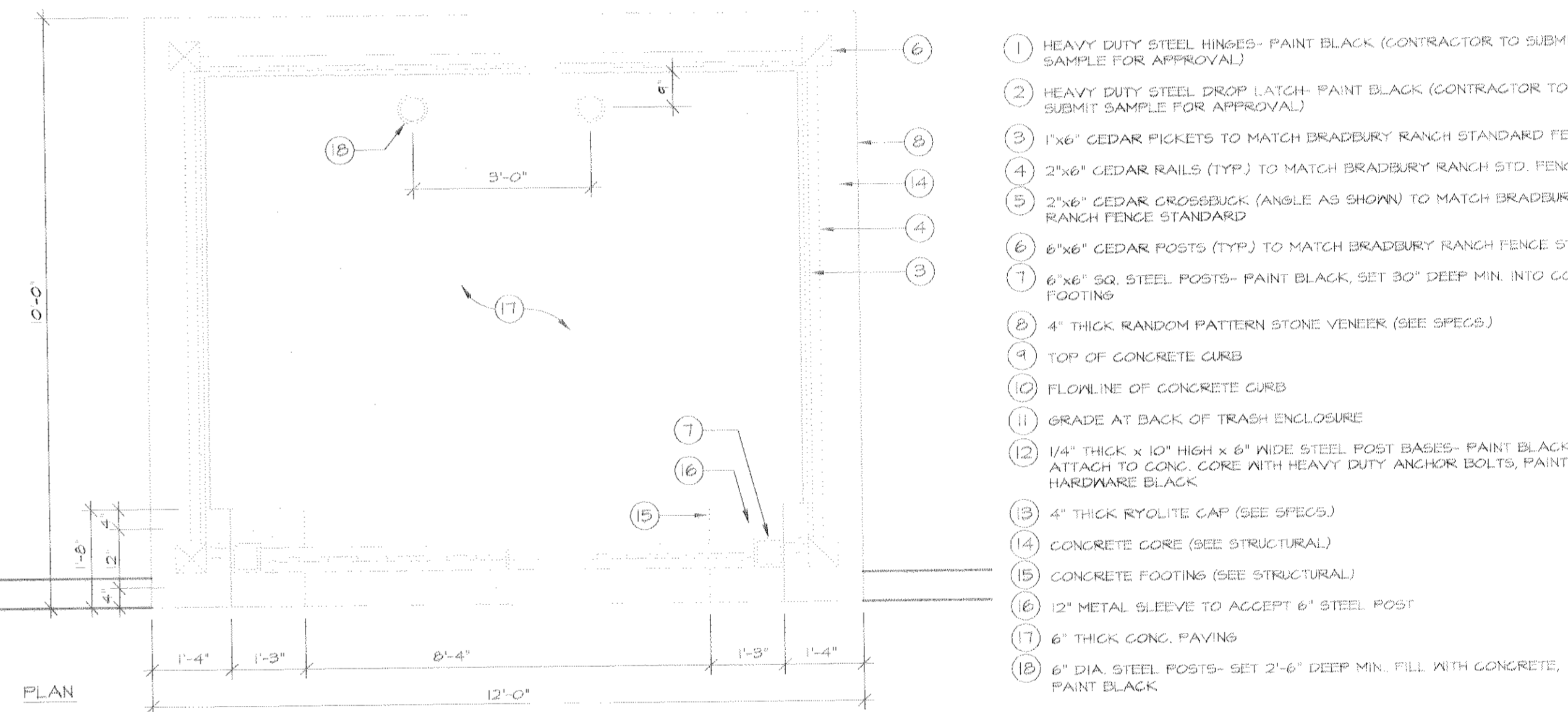
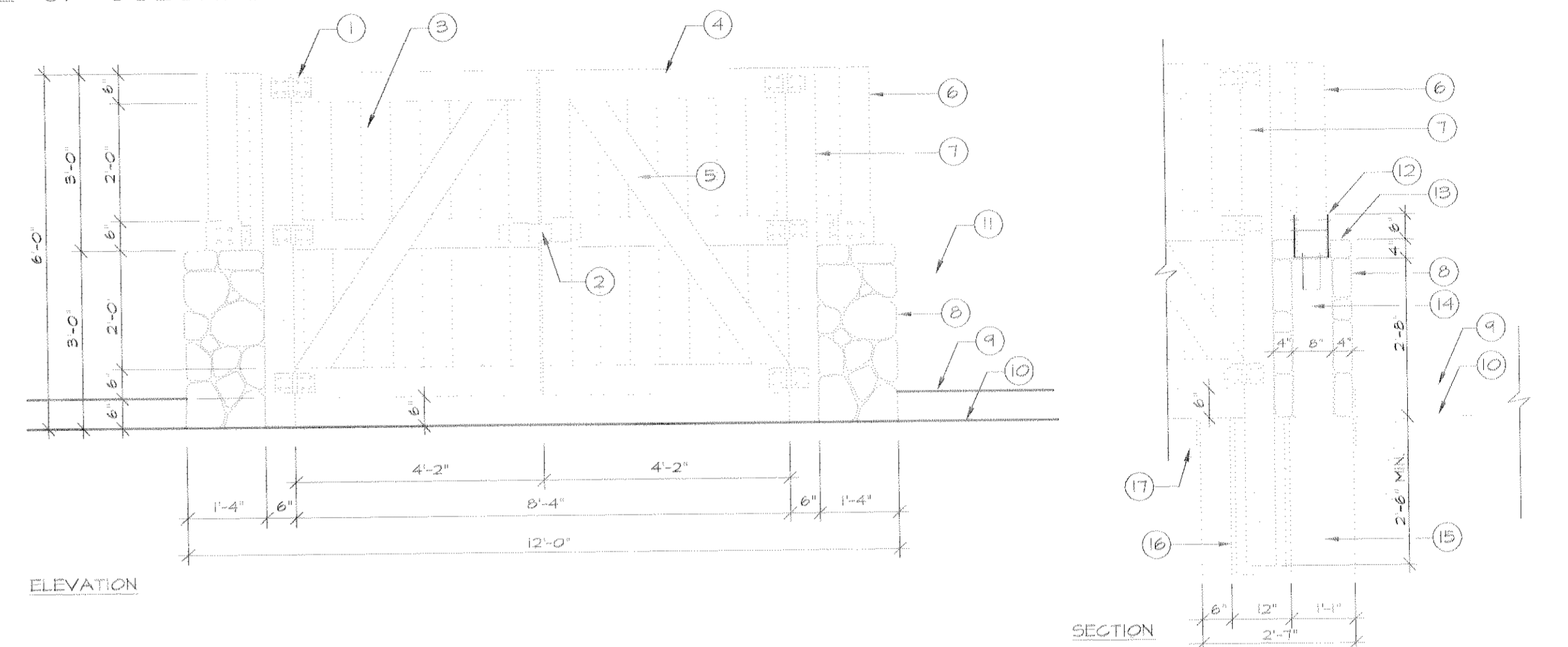
- SET ROOTBALL ON UNDISTURBED SOIL.
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. REMOVE ANY WIRE OR TINE.
- PRUNE DAMAGED OR DEAD WOOD ONLY, EXCEPT PRUNE TO ELIMINATE WALK-GROUCH OR DOUBLE LEADER.
- PROVIDE THREE-GUY SYSTEM EQUIDISTANT AROUND TREE AT 120 DEG. REMOVE AFTER 2 YEARS.
- SCARIFY SURFACES OF TREE PIT TO ENCOURAGE ROOT GROWTH OUT OF PIT.
- DO NOT CUT LEADER.
- GROMMETED NYLON STRAPS.
- DOUBLE STRAND GALVANIZED WIRE.
- 30" x 1/2" DIA. WHITE PVC SLEEVE TYP.
- SET ROOTBALL 2"-4" HIGHER THAN SURROUNDING GRADE.
- OMIT WATER RING IN IRRIGATED LAWN AREAS.
- SPECIFIED MULCH LAYER.
- SPECIFIED BACKFILL MIX.
- EXISTING SUBGRADE OR 45% COMPACTED SUBGRADE.
- 5" LONG 2x2 METAL STAKES DRIVEN VERTICALLY INTO GROUND, OUTSIDE BACKFILL AREA.



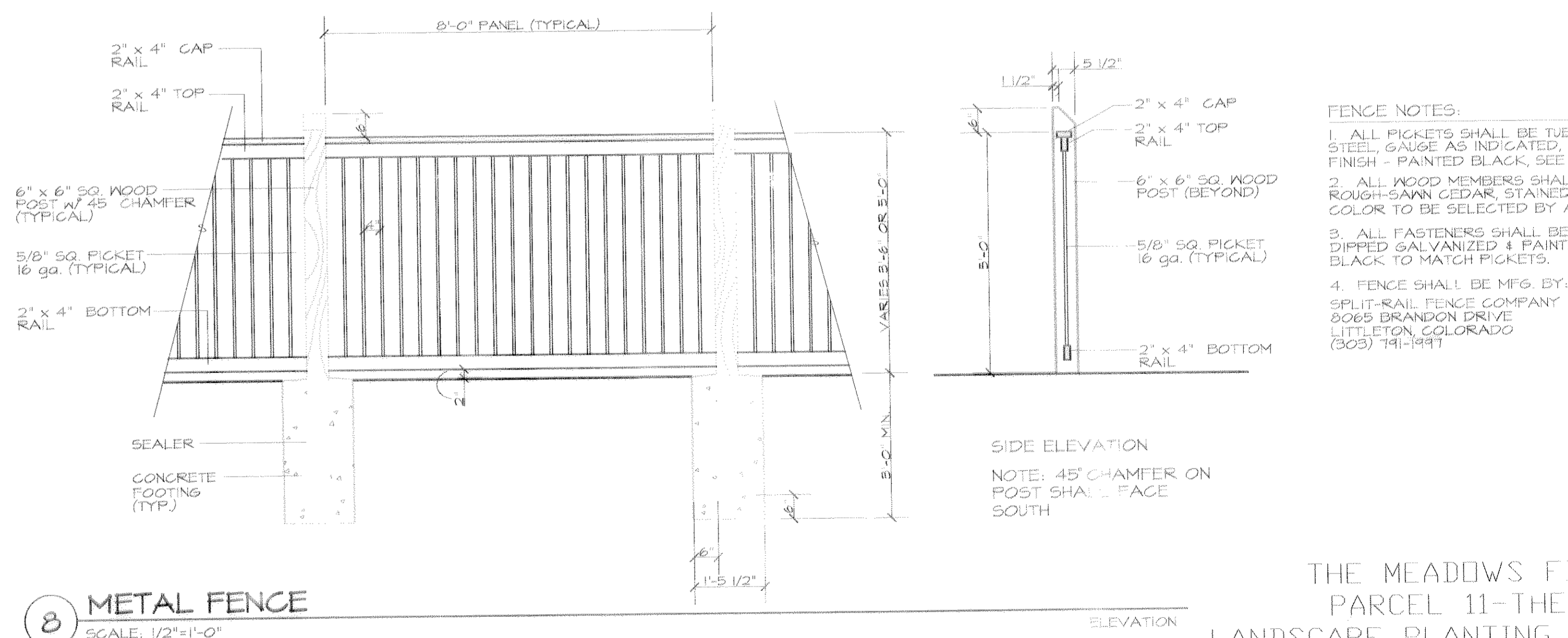
6 TYP. EVERGREEN PLANTING
SCALE: N.T.S. SECTION



8 METAL FENCE
SCALE: 1/2"=1'-0" ELEVATION



7 TRASH ENCLOSURE
ELEVATION/SECTION/PLAN (DETAIL 6-01) 1/2"=1'-0"



- ### FENCE NOTES:
- ALL PICKETS SHALL BE TUBULAR STEEL, GAUGE AS INDICATED, FINISH - PAINTED BLACK, SEE SPECS.
 - ALL WOOD MEMBERS SHALL BE ROUGH-SAWN CEDAR, STAINED - COLOR TO BE SELECTED BY ARCHITECT.
 - ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED & PAINTED BLACK TO MATCH PICKETS.
 - FENCE SHALL BE MFG. BY: SPLIT-RAIL FENCE COMPANY, 8065 BRANDON DRIVE, LITTLETON, COLORADO (303) 791-1991

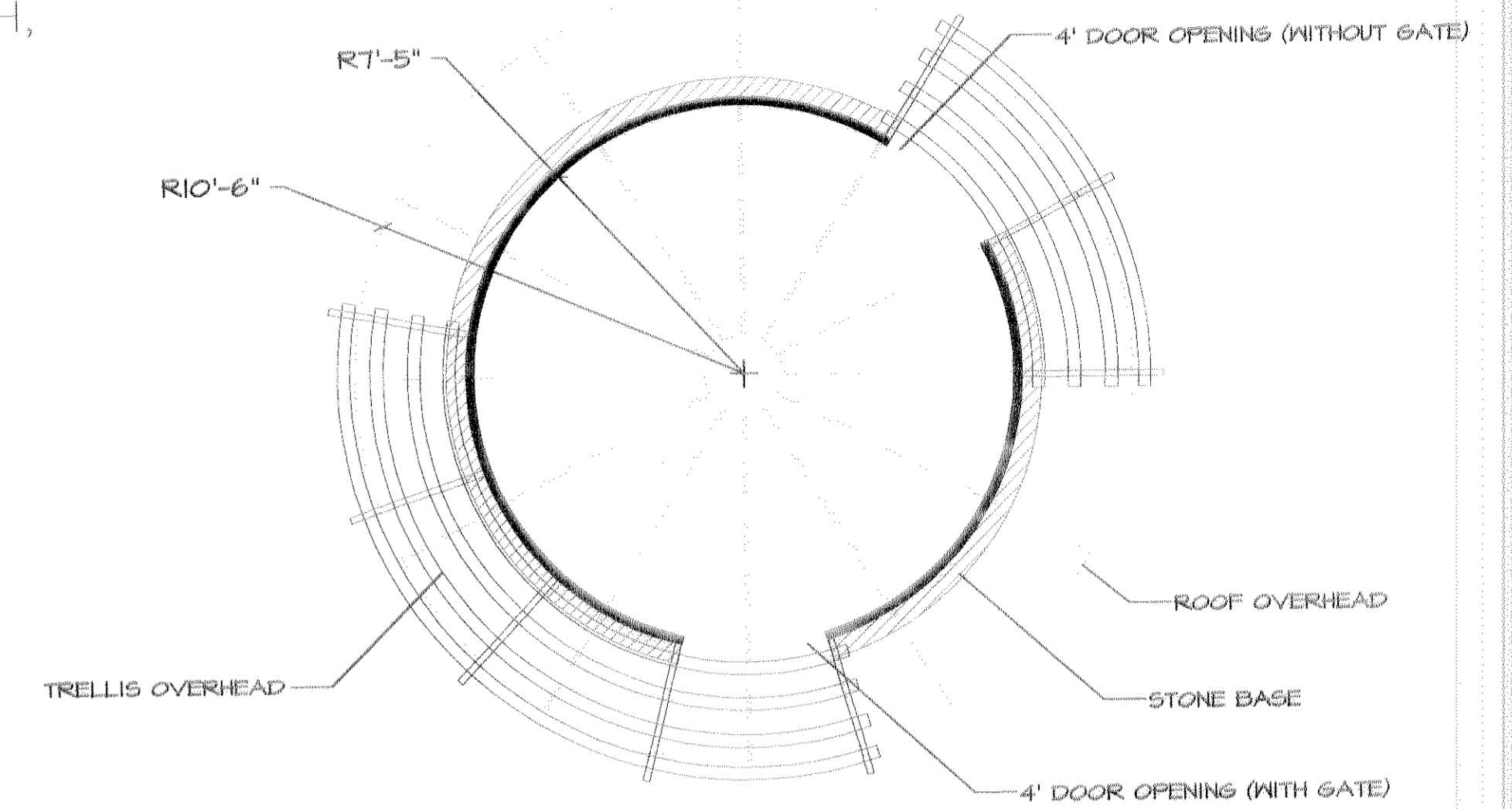
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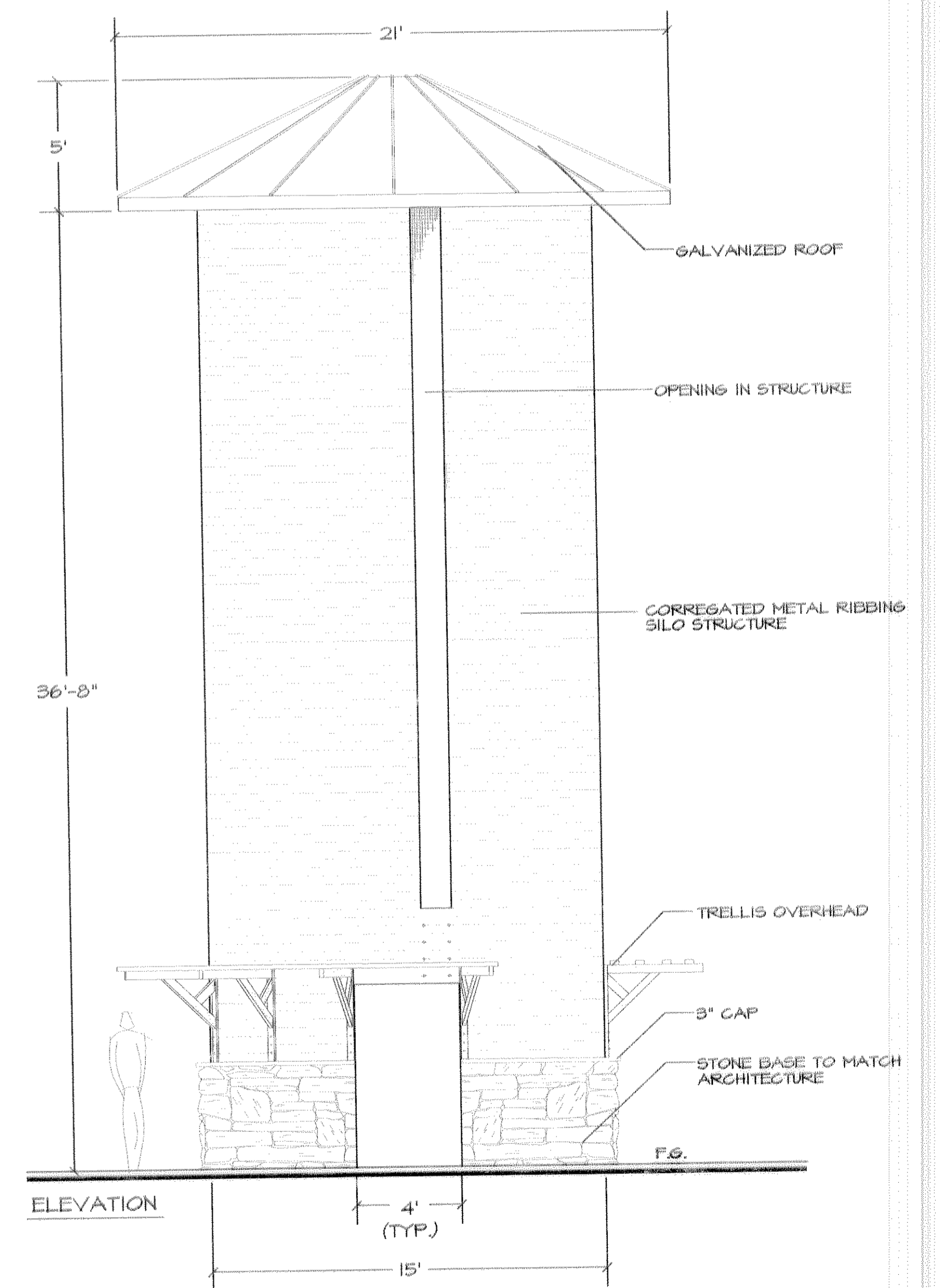
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FINAL PD SITE PLAN

SHEET 10 OF 11



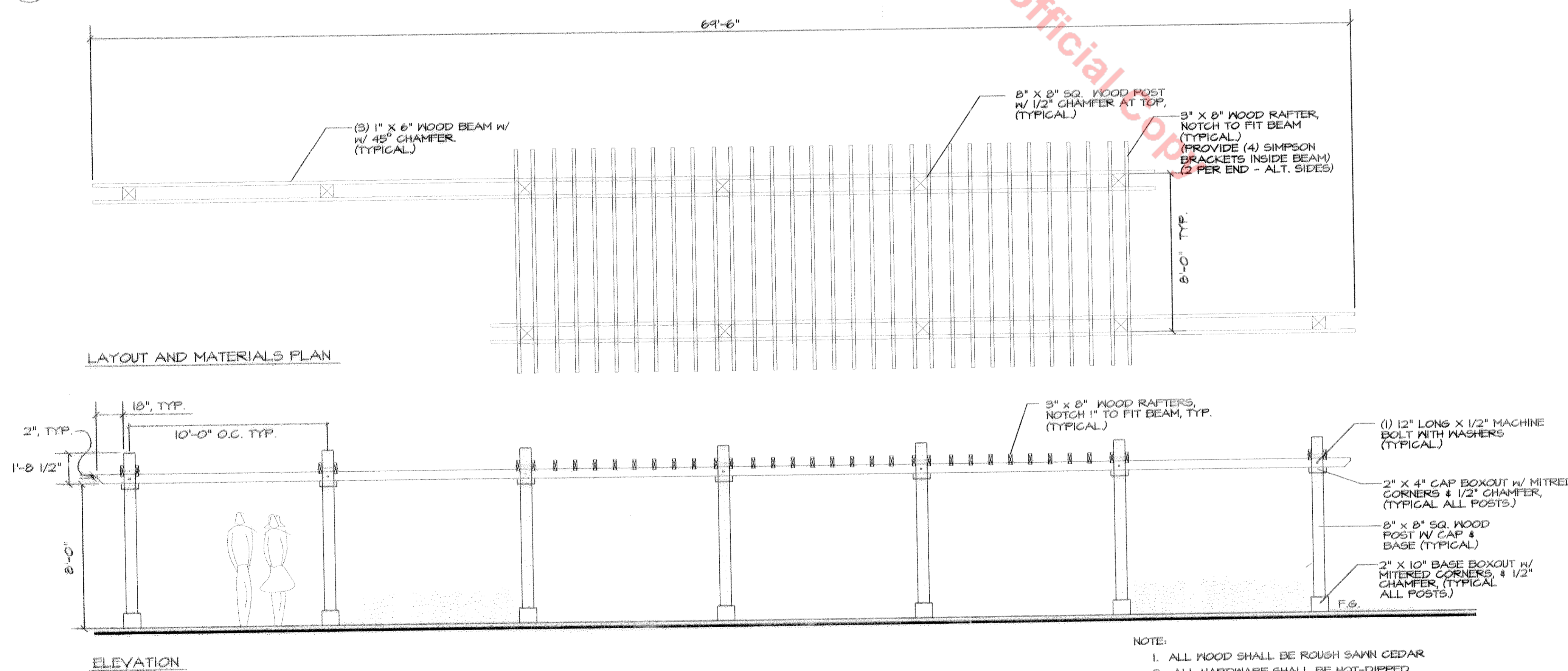
PLAN VIEW



2 ENTRY SILO
SCALE: 1/4"=1'-0"

PLAN AND ELEVATION

3 HALL PERSPECTIVE
SCALE: 1/4"=1'-0"



- NOTE:
1. ALL WOOD SHALL BE ROUGH SAWN CEDAR
 2. ALL HARDWARE SHALL BE HOT-DIPPED GALVANIZED AND PAINTED
 3. EACH TRELLIS IS SIMILAR SCALE AND MATERIALS

PLAN AND ELEVATION

1 WOOD TRELLIS
SCALE: 1/4"=1'-0"

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