

PLAT IDENTIFICATION SHEET

RECEPTION #: DC01011132

DATE: 2-13-01

TIME 16:01

FEE: \$ 60⁻ (6 P)

GRANTOR: N-One LLC
(OWNER/SIGNER)

UNOFFICIAL COPY

GRANTEE: Milestone
(SUBDIVISION NAME OR NAME OF PLAT) Filing 1 Amendment 1 27B

LEGAL: 26.35 - 7s - 67w
(SECTION-TOWNSHIP-RANGE)

NEW SUBDIVISION ABBREV: _____

FINAL PD SITE PLAN
MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B
 A PART OF THE SOUTH ONE-HALF OF SECTION 26 AND THE SOUTH ONE-HALF OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
COVER SHEET

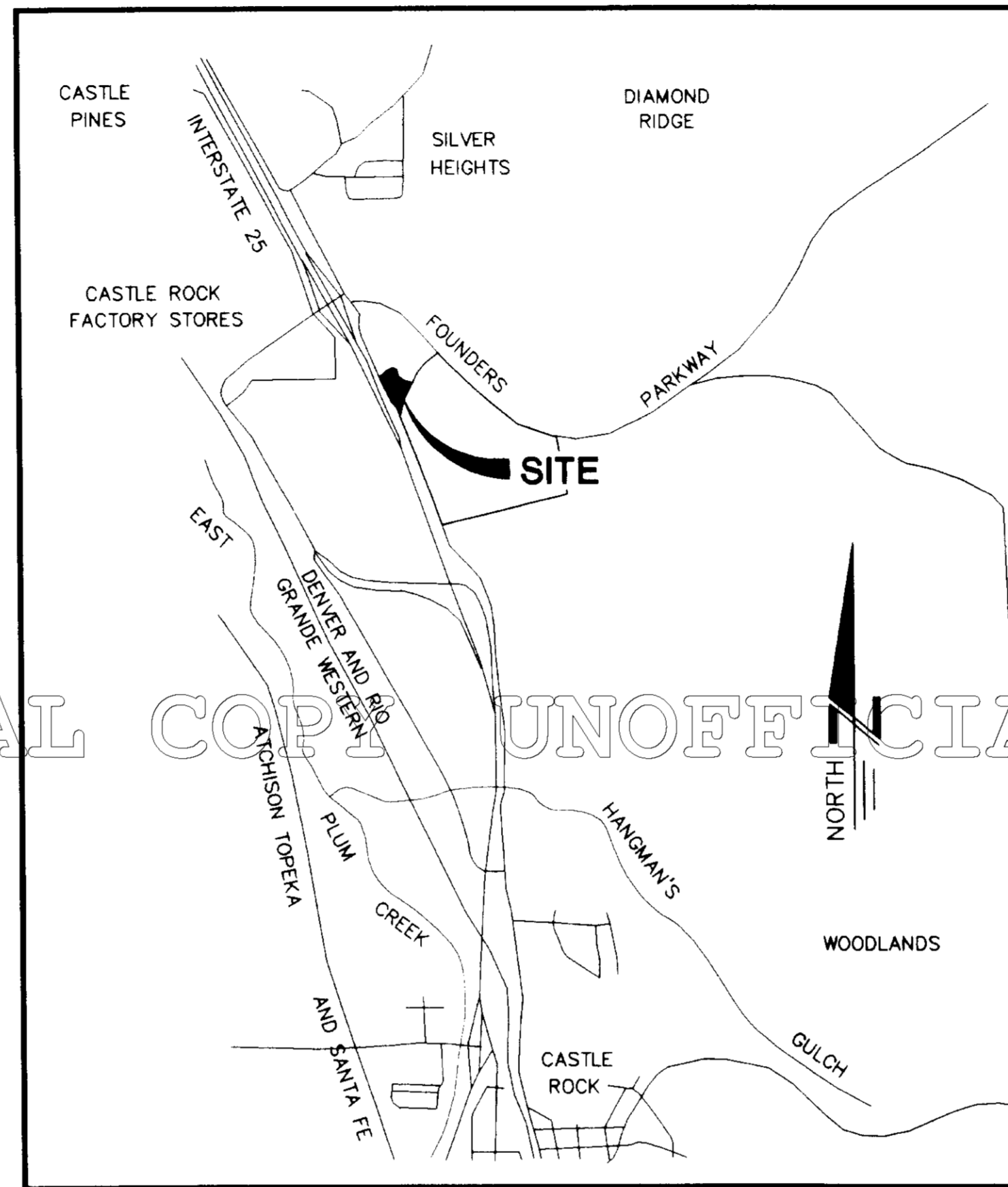
LEGAL DESCRIPTION

MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B, COUNTY OF DOUGLAS, STATE OF COLORADO.

SURVEYOR'S STATEMENT

I, WARREN L. RUBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B FINAL PD SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Warren L. Ruby
 WARREN L. RUBY, PLS.
 COLORADO REGISTRATION NO. 24966
 FOR AND ON BEHALF OF
 CLC ASSOCIATES, INC.
 1-22-01
 DATE



VICINITY MAP
 1" = 2000'

PLANNING COMMISSION APPROVAL

THE FINAL PD SITE PLAN FOR MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11TH DAY OF December, 2000.

ATTEST:
[Signature] 2/7/2001
 CHAIRMAN DATE
[Signature] 01/31/01
 PLANNING/DEVELOPMENT DIRECTOR DATE

TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN FOR MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 11TH DAY OF January, 2001.

ATTEST:
[Signature] 2/8/2001
 MAYOR DATE
[Signature] 2/8/2001
 TOWN MANAGER DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8TH day of February, 2001.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: 09/21/03
[Signature]
 NOTARY PUBLIC

RECORDER'S CERTIFICATE

THIS FINAL PD SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:01 P.M. ON THE 13TH DAY OF February, 2001, IN BOOK *NA*, PAGE *NA*, MAP *NA*, RECEPTION NO. *U101132*

DOUGLAS COUNTY CLERK AND RECORDER

By: *Judy Greenhaw*
 DEPUTY

TITLE CERTIFICATION

[Signature], BEING AN AUTHORIZED REPRESENTATIVE OF *[Signature]*, 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 LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SIGNED THIS 22ND DAY OF January, 2001.
 BY: *[Signature]*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS January 22ND, 2001.
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: 3-4-2002
[Signature]
 NOTARY PUBLIC

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

PROPERTY OWNER:
 N-ONE, LLC, BY NIGHTENGALE INVESTMENTS, INC.
 7600 E. ARAPAHOE ROAD, STE. 211
 ENGLEWOOD, COLORADO 80112

[Signature]
 MR. GLEN R. SMITH
 MANAGER

SIGNED THIS 1/22 DAY OF, 2001. SIGNED THIS 1/22 DAY OF, 2001.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1/22/2001
 WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: 8/17/2004
[Signature]
 NOTARY PUBLIC

BENCHMARK

CHISELED CROWS FOOT IN THE HANDICAP RAMP AT THE SOUTHWEST CORNER OF FRONT STREET AND FOUNDERS PARKWAY, ELEV. 6238.00 FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 7 (MILESTONE FILING NO. 1) ASSUMED TO BEAR NORTH 68°38'29" EAST BETWEEN MONUMENTS SHOWN ON THE FINAL PLAT.

LAND USE SUMMARY

REFER TO SHEET SP1.

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. IMMEDIATE ADJACENT PROPERTY AND THIS PROPERTY ARE ZONED PD WITH IB USE.
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. SITE LIGHT POLES AND FIXTURES WILL MATCH THOSE USED THROUGHOUT THE DEVELOPMENT.
5. THE PROJECT WILL BE CONSTRUCTED AS ONE PHASE.
6. THE PROVISION OF MUNICIPAL WATER TO LOT 7B IS 4 SFE, AS PROVIDED FOR IN THE MILESTONE COMMERCIAL DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 1995 AT RECEPTION NO. 9539504.

PROPERTY OWNER

N-ONE, LLC
 BY NIGHTENGALE INVESTMENTS, INC.
 7600 E. ARAPAHOE ROAD
 SUITE 211
 ENGLEWOOD, 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
 ENGLEWOOD, COLORADO 80111
 TELEPHONE: (303) 770-5600
 FAX: (303) 770-2349
 CONTACT: JOYCE DONALDSON, AIA

UTILITY PROVIDERS

| | |
|-------------|-------------------------|
| WATER | TOWN OF CASTLE ROCK |
| SEWER | TOWN OF CASTLE ROCK |
| GAS | PEOPLES NATURAL GAS |
| ELECTRICITY | I.R.E.A. |
| TELEPHONE | QUEST COMMUNICATIONS |
| CATV | AT&T BROADBAND SERVICES |

SHEET INDEX

| | |
|-----|--------------------------|
| CS1 | COVER SHEET |
| SP1 | SITE PLAN |
| GP1 | GRADING PLAN |
| UP1 | UTILITY PLAN |
| EL1 | ARCHITECTURAL ELEVATIONS |
| LP1 | LANDSCAPE PLAN |

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

**MILESTONE FILING NO. 1,
 AMENDMENT NO. 1, LOT 7B
 FINAL PD SITE PLAN**

DATE OF PREPARATION: OCTOBER 11, 2000

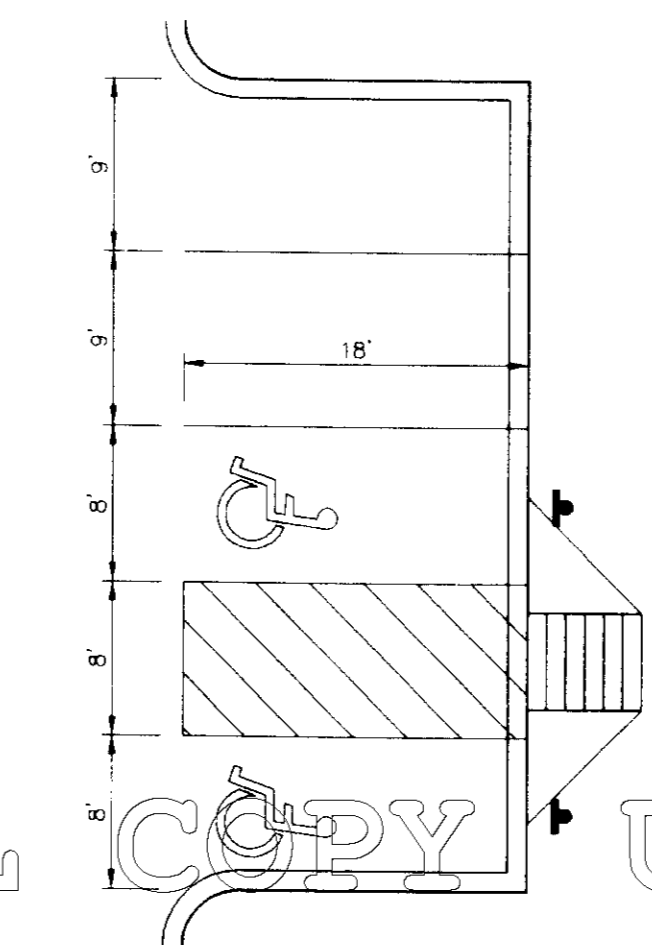
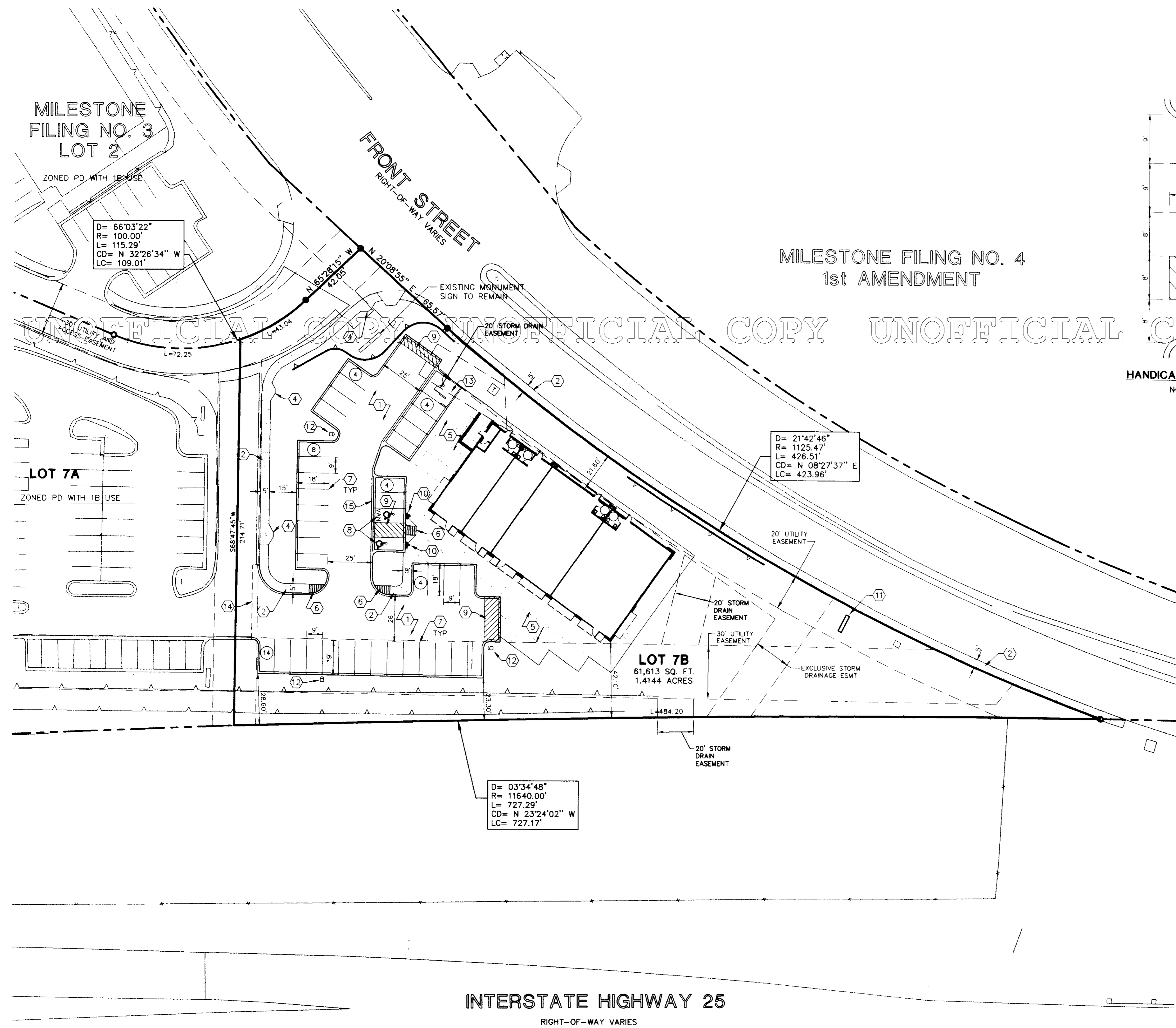
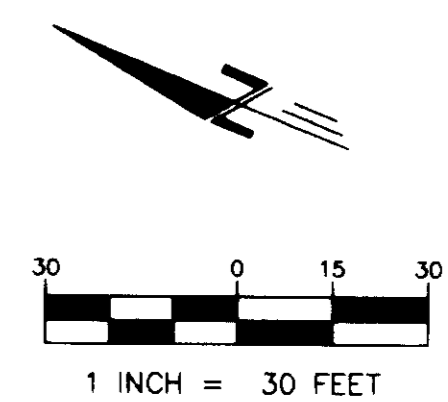
CLC Associates, Inc.
 8480 E. Orchard Road
 Suite 2000
 Englewood, Colorado 80111
 (303) 770-5600
 FAX (303) 770-2349

Planning/Engineering/Land Surveying
 Landscape Architecture/Architecture

M:\PROJECT\199-120\PRELIM\19-20-PCS.dwg, 1/22/00 03:16:45 PM, JIMSC

FINAL PD SITE PLAN
MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B
 A PART OF THE SOUTH ONE-HALF OF SECTION 26 AND THE SOUTH ONE-HALF OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN

CLC
 Associates, Inc.
 Planning
 Engineering
 Architecture
 Landscape Architecture
 Land Surveying
 8480 E. Orchard Rd., Suite 2000
 Englewood, Colorado 80111
 Telephone: (303) 770-3600
 Fax: (303) 770-2349



HANDICAP PARKING DETAIL
 NOT TO SCALE

- LEGEND**
- HANDICAP PARKING STALL
 - PARKING COUNT PER ROW
 - PROPOSED SITE SIGNAGE
 - REFER TO CONSTRUCTION NOTES
 - HANDICAP RAMP
 - CONCRETE TRANSFORMER PAD
 - PROPOSED PARKING LOT LIGHT
 - LANDSCAPING
 - LOT 7B BOUNDARY LINE
 - PROPERTY LINE
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED RETAINING WALL
 - EXISTING RETAINING WALL

- CONSTRUCTION NOTES**
- 1 INSTALL STANDARD DUTY ASPHALT PAVEMENT.
 - 2 CONSTRUCT ATTACHED SIDEWALK TO DIMENSION SHOWN.
 - 3 CONSTRUCT DETACHED SIDEWALK TO DIMENSION SHOWN.
 - 4 SIDEWALK TO WIDEN AT SIGN/LIGHT POLE TO MAINTAIN 5' CLEAR OF INSIDE EDGE OF SIGN FACE OR POLE BASE. TRANSITION WITH 30° ANGLE POINTS AND MAINTAIN EXTRA WIDTH A MINIMUM OF 5' CENTERED ON BASE.
 - 5 SIDEWALK BY BUILDING CONTRACTOR.
 - 6 CONSTRUCT HANDICAP RAMP.
 - 7 PAINT 90° PARKING LOT STRIPING AS SHOWN, 4" WIDE TRAFFIC YELLOW.
 - 8 PAINT HANDICAP PARKING INDICATOR.
 - 9 PAINT CROSS HATCH AT 45° TO ADJACENT STALLS, 2' O.C., 4" WIDE TRAFFIC YELLOW.
 - 10 INSTALL HANDICAP PARKING SIGN, AND VAN ACCESSIBLE SIGN.
 - 11 MONUMENT SIGN.
 - 12 INSTALL LIGHT POLE, BASE, AND FIXTURE. MOUNTING HEIGHT AND FIXTURE SPECIFICATIONS TO CONFORM WITH EXISTING LIGHTS INSTALLED ON MILESTONE FILING NO. 5, LOT 1.
 - 13 CONSTRUCT TRASH ENCLOSURE.
 - 14 SAWCUT EXISTING ASPHALT 2' MINIMUM FROM EXISTING LIP OF PAN. REMOVE EXISTING CURB AND CUTTER. REMOVE AND REPLACE ASPHALT TO ENSURE SMOOTH TRANSITION TO PROPOSED CONSTRUCTION.
 - 15 CONSTRUCT 2' CROSS PAN.

LAND USE SUMMARY

| | |
|---------------------------------|--|
| STANDARD PARKING | 38 STALLS |
| HANDICAP PARKING | 2 STALLS |
| BUILDING AREA COVERAGE | 7,440 S.F. (12.08%) |
| PROPOSED BUILDING HEIGHT | 30'-3" MAXIMUM |
| PARKING RATIO | 5.11 SPACES PER 1000 S.F. OF BUILDING AREA |
| PARKING/HARDSCAPE AREA COVERAGE | 23,501 S.F. (38.14%) |
| LANDSCAPE AREA COVERAGE | 30,672 S.F. (49.78%) |

Revision Log

| Date | Description | Original Preparation | Modified Per Town Comments | Modified Per Town Comments |
|----------|-------------|----------------------|----------------------------|----------------------------|
| 08/02/00 | | | | |
| 10/17/00 | | | | |
| 11/29/00 | | | | |

Project Number: 99.120
 Drawn By: JLS
 Designed By: JDT
 Checked By: JDT

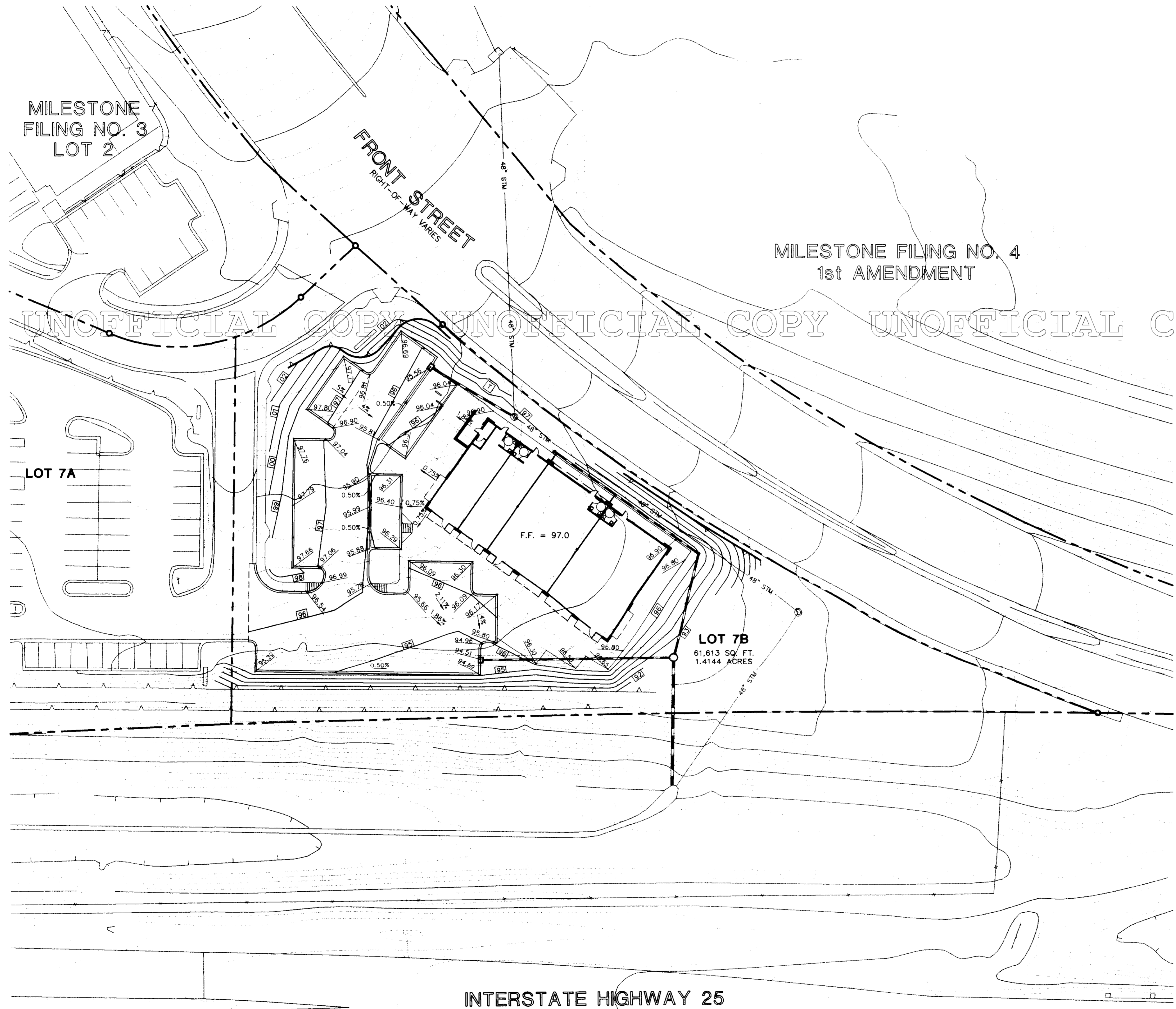
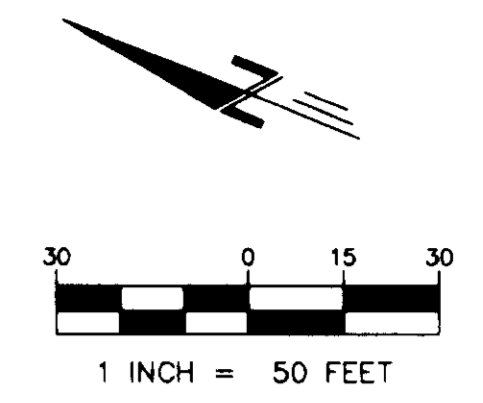
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FINAL PD SITE PLAN
MILESTONE
FILING NO. 1, AMENDMENT NO. 1, LOT 7B
 CASTLE ROCK, COLORADO












Sheet Title
 Site Plan
SP1
 Sheet Number

FINAL PD SITE PLAN
MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B
 A PART OF THE SOUTH ONE-HALF OF SECTION 26 AND THE SOUTH ONE-HALF OF SECTION 35,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
GRADING PLAN


 C.L.C. Associates, Inc.
 Planning
 Engineering
 Architecture
 Landscape Architecture
 Land Surveying
 8480 E. Orchard Rd., Suite 2000
 Englewood, Colorado 80111
 Phone: (303) 770-5600
 Fax: (303) 770-2349



LEGEND

| | |
|---|-----------------------------|
|  | REFER TO CONSTRUCTION NOTES |
|  | HANDICAP RAMP |
|  | CONCRETE TRANSFORMER PAD |
|  | LOT 7B BOUNDARY LINE |
|  | PROPERTY LINE |
|  | EXISTING CURB AND GUTTER |
|  | PROPOSED CURB AND GUTTER |
|  | PROPOSED CONCRETE SIDEWALK |
|  | PROPOSED CONTOUR |
|  | EXISTING CONTOUR |
|  | PROPOSED SPOT ELEVATION |

| Date | Description |
|----------|----------------------------|
| 08/02/00 | ORIGINAL PREPARATION |
| 10/11/00 | MODIFIED PER TOWN COMMENTS |
| 11/29/00 | MODIFIED PER TOWN COMMENTS |

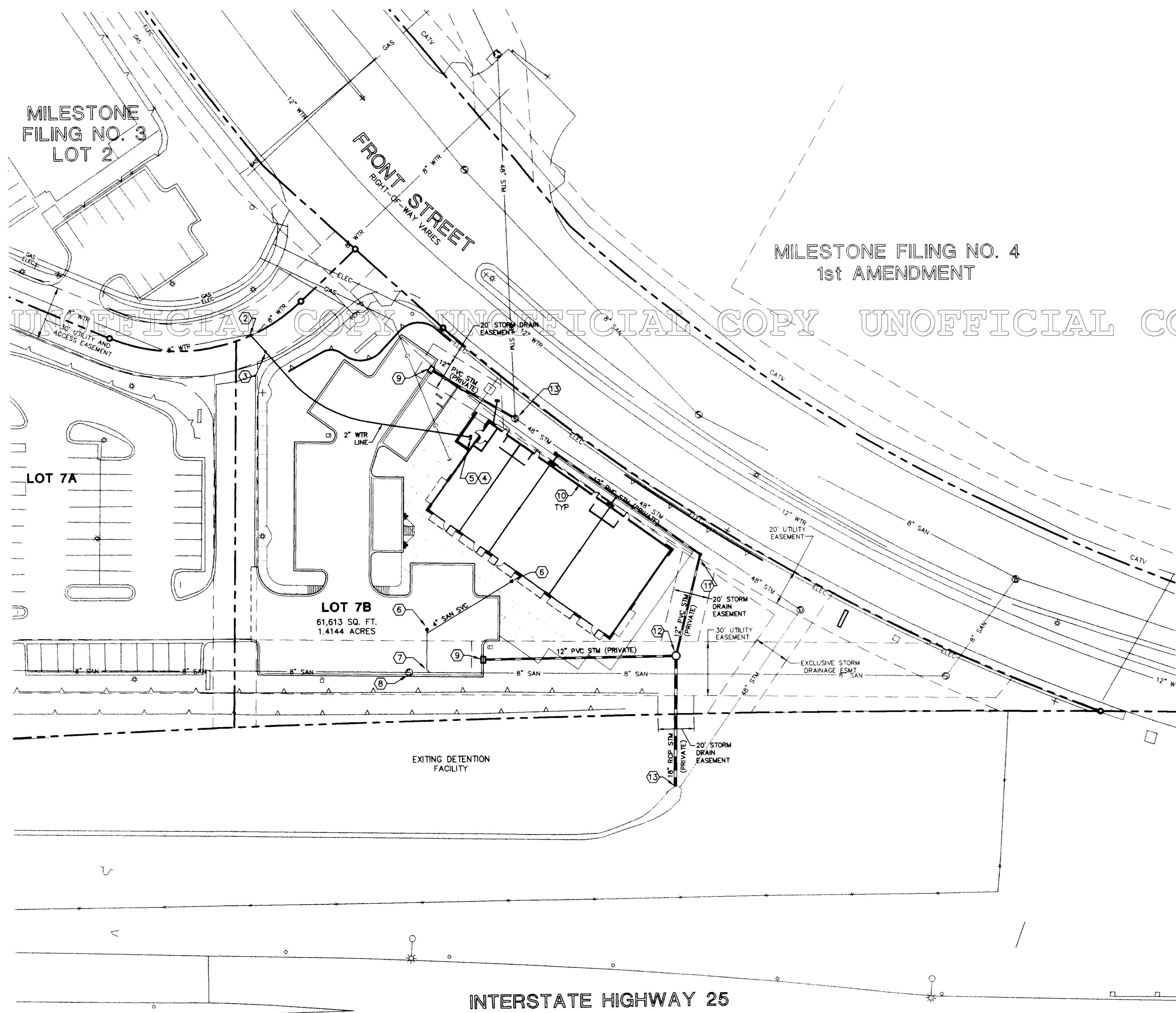
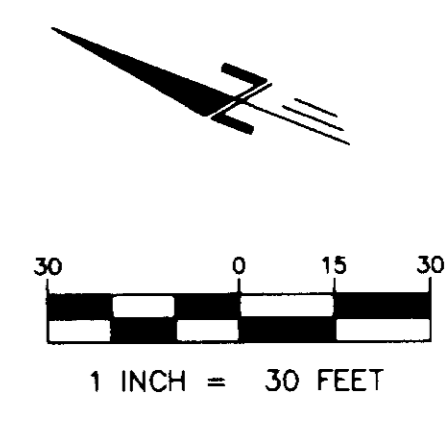
Project Number: 99-120
 Drawn By: JLS
 Designed By: JDT
 Checked By: JDT
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FINAL PD SITE PLAN
MILESTONE
FILING NO. 1, AMENDMENT NO. 1, LOT 7B
 CASTLE ROCK, COLORADO

Sheet Title
 Grading Plan
GP1
 Sheet Number

FINAL PD SITE PLAN
MILESTONE FILING NO. 1, AMENDMENT NO. 1, LOT 7B
 A PART OF THE SOUTH ONE-HALF OF SECTION 26 AND THE SOUTH ONE-HALF OF SECTION 35,
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
UTILITY PLAN

C.L.C.
 Associates, Inc.
 Planning
 Engineering
 Architecture
 Landscape Architecture
 Land Surveying
 8480 E. Orchard Rd., Suite 2000
 Englewood, Colorado 80111
 Telephone: (303) 770-5600
 Fax: (303) 770-2349



LEGEND

| | |
|-----|---|
| ① | REFER TO CONSTRUCTION NOTES |
| ♿ | HANDICAP RAMP |
| □ | CONCRETE TRANSFORMER PAD |
| --- | LOT 7B BOUNDARY LINE |
| --- | PROPERTY LINE |
| --- | PROPOSED WATER LINE |
| --- | 1" WTR |
| --- | 18" RCP STM |
| --- | PROPOSED STORM SEWER W/ MANHOLE AND INLET |
| --- | 6" PVC SAN |
| --- | PROPOSED SANITARY SEWER W/ MANHOLE |
| --- | PROPOSED GAS LINE |
| --- | PROPOSED ELECTRIC |
| --- | PROPOSED TELEPHONE |
| ⊙ | PROPOSED PARKING LOT LIGHT |
| --- | EXISTING GAS LINE |
| --- | EXISTING WATER LINE |
| --- | EXISTING ELECTRIC |
| --- | 5" SAN |
| --- | EXISTING SANITARY SEWER W/ MANHOLE |
| --- | 18" RCP STM |
| --- | EXISTING STORM DRAIN W/ MANHOLE |
| ⊙ | EXISTING UTILITY POLE |
| + | EXISTING FIRE HYDRANT |
| + | EXISTING SIGN |
| * | EXISTING PARKING LOT LIGHT |
| ⊙ | EXISTING FLARED END SECTION (STORM) |

CONSTRUCTION NOTES

- ① !! CAUTION !! UTILITY CROSSING.
- ② INSTALL 1 1/2" TAPPING SLEEVE AND VALVE.
- ③ INSTALL 2" CORPORATE STOP.
- ④ WATER METER AND BACKFLOW PREVENTER TO BE INSTALLED INSIDE BUILDING.
- ⑤ CONNECT TO BUILDING SERVICE. RE: ARCHITECTURAL PLANS.
- ⑥ SANITARY SEWER CLEANOUT.
- ⑦ CONNECT TO EXISTING 8" MAIN WITH 4" SERVICE WYE.
- ⑧ CONTRACTOR TO RE-SET CONE SECTION, RING, AND COVER. (MUST BE REPLACED IF NOT AN ECCENTRIC CONE. RE-USE OF EXISTING CONE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR FOR THE TOWN OF CASTLE ROCK). SET SUCH THAT RING AND COVER ARE OUTSIDE (IN ASPHALT) OF CONCRETE CURB LIP.
- ⑨ INSTALL 3' TYPE 13C STORM DRAIN INLET.
- ⑩ TIE BUILDING DOWNSPOUTS TO UNDERGROUND PVC STORM DRAIN.
- ⑪ STORM DRAIN CLEANOUT.
- ⑫ INSTALL 4' DIAMETER STORM DRAIN MANHOLE.
- ⑬ CONNECT TO EXISTING STORM DRAIN APPURTENANCE.

NOTE

INSTALLATION OF WATER, SEWER, AND STORM DRAIN TAPS WILL BE PER THE TOWN OF CASTLE ROCK'S MOST RECENT PUBLIC WORKS REGULATIONS, SPECIFICATIONS, AND DETAILS.

| | |
|---|--|
| Description ORIGINAL PREPARATION 10/11/00 MODIFIED PER TOWN COMMENTS 11/29/00 | Date 08/02/00 10/11/00 11/29/00 |
|---|--|

Project Number: 99.120
 Drawn By: JLS
 Designed By: JDT
 Checked By: JDT

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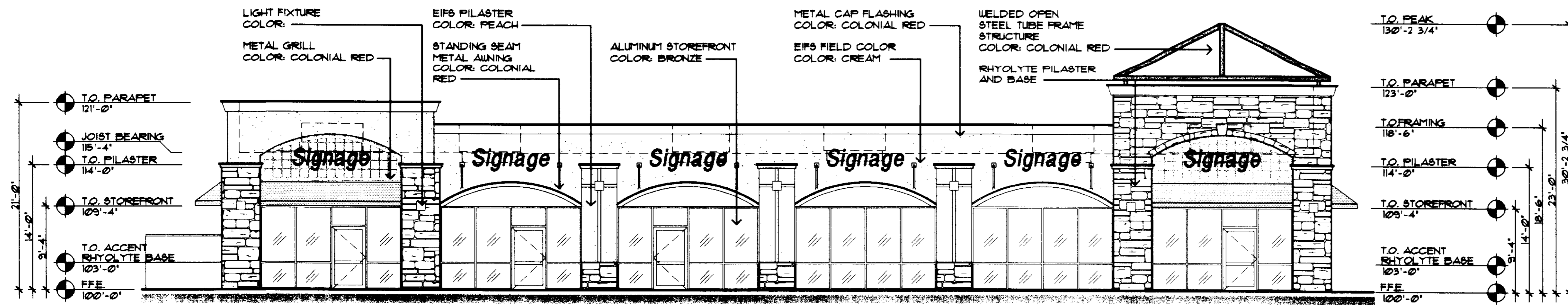
FINAL PD SITE PLAN
MILESTONE
FILING No. 1, AMENDMENT NO. 1, LOT 7B
 CASTLE ROCK, COLORADO

Sheet Title
 Utility Plan
UP1
 Sheet Number

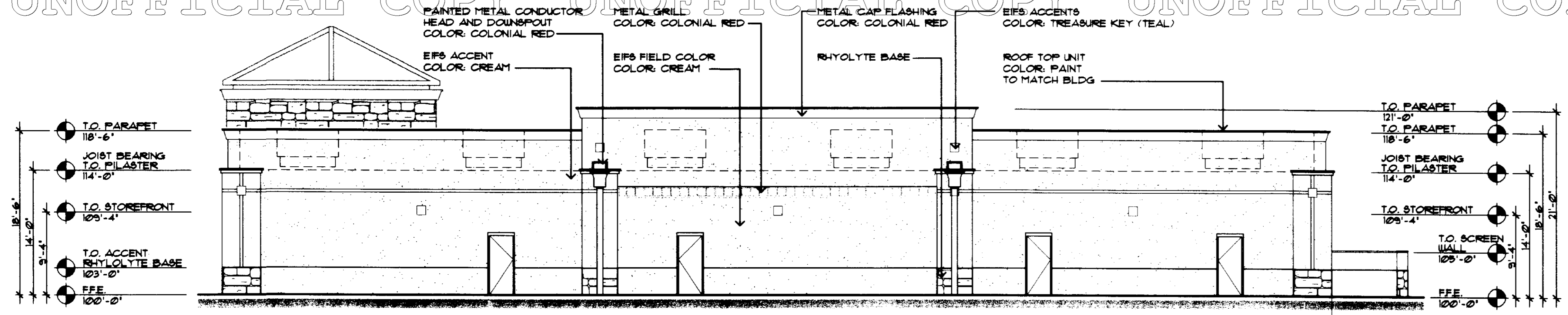
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FINAL PD SITE PLAN
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 TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE 6TH P.M.
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
ELEVATIONS

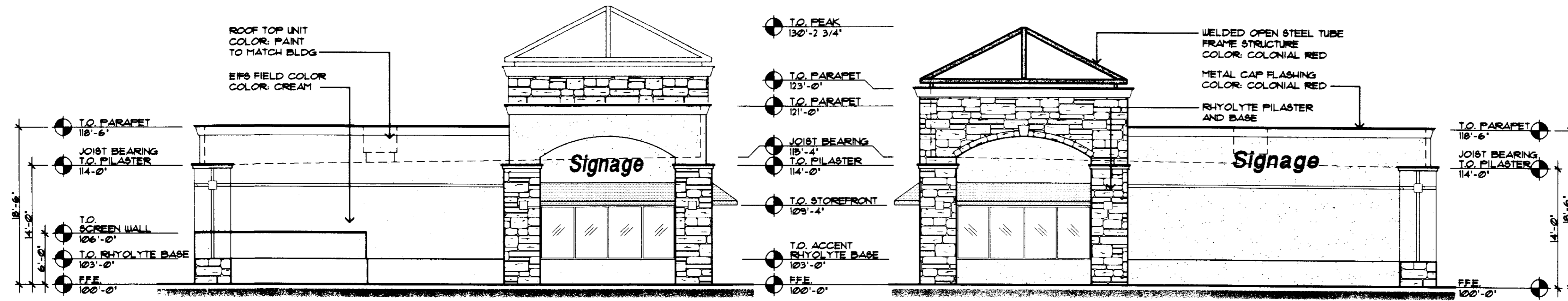
ELC
 Associates, Inc.
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 Landscape Architecture
 Land Surveying
 9480 E. Orchard Rd., Suite 2000
 Greenwood, Colorado 80111
 Phone: (303) 770-5600
 Fax: (303) 770-2549



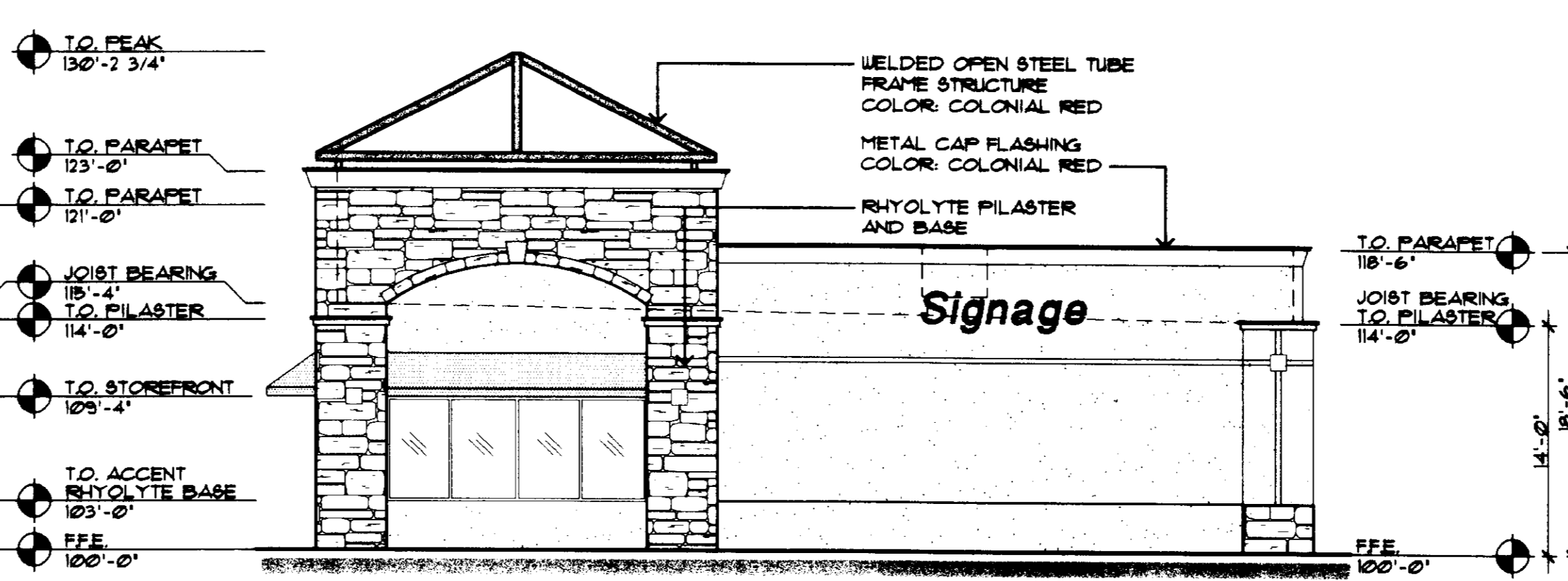
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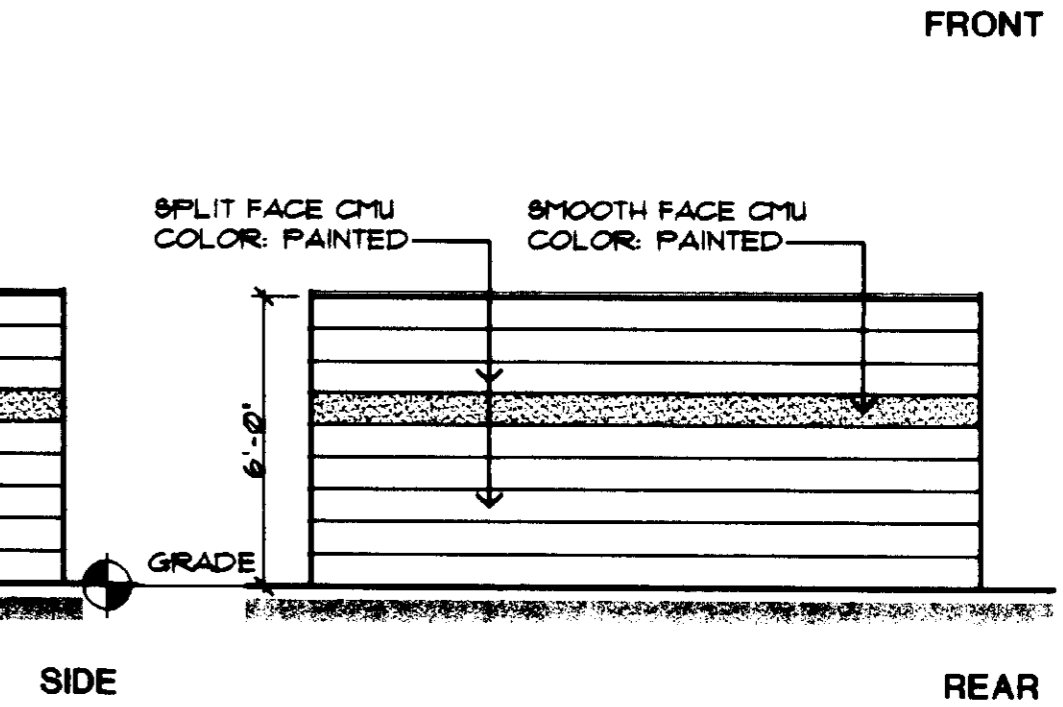
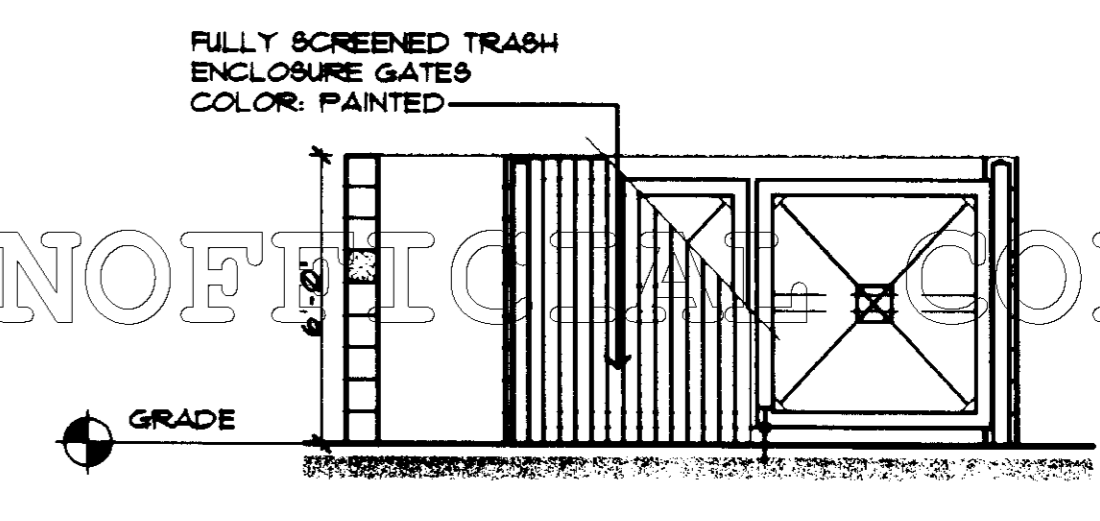
2 EAST ELEVATION
 SCALE: 1/8"=1'-0"



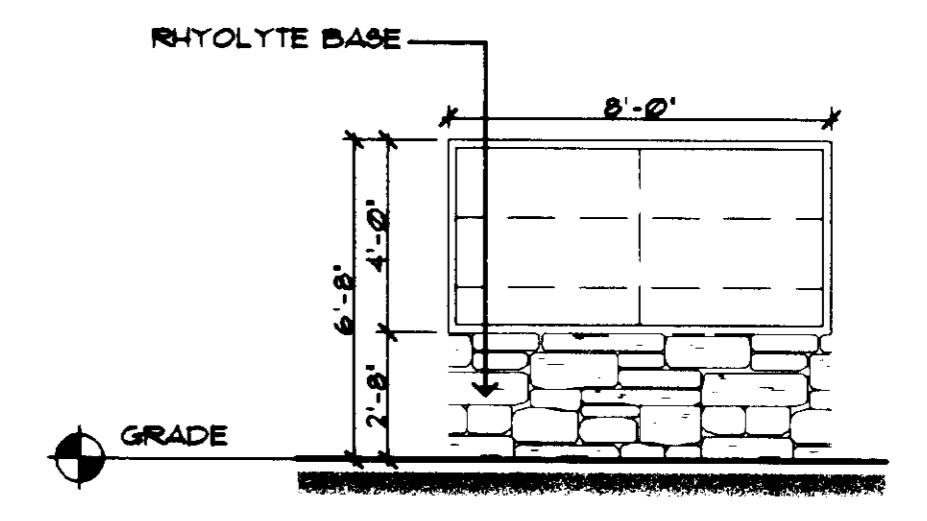
3 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



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



5 TRASH ENCLOSURE
 SCALE: 1/4"=1'-0"



6 PAD MONUMENT SIGN
 SCALE: 1/4"=1'-0"

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

Revision

| Date | Description |
|----------|----------------------------|
| 08/27/00 | ORIGINAL PREPARATION |
| 10/11/00 | MODIFIED PER TOWN COMMENTS |
| 11/29/00 | MODIFIED PER TOWN COMMENTS |

Project Number: 99.120
 Drawn By: KHS
 Designed By: KHS/JAD
 Checked By: JAD

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FINAL PD SITE PLAN
MILESTONE
 FILING No. 1, ADMENDMENT No. 1, LOT 7B
 CASTLE ROCK, COLORADO

Sheet Title
 Elevations
EL1
 Sheet Number

1:\PROJECTS\199-120\Arch\A40-C5.dwg, 11/29/00 08:56:18 AM, Plotted by KHS

LANDSCAPE CALCULATIONS

| | |
|---|-------------|
| IRRIGATED SOD AREA 58% of Landscape Area | 16,200 s.f. |
| NATIVE SEED AREA with temporary irrigation | 6,844 s.f. |
| SHRUB BED AREA | 5,130 s.f. |
| TOTAL LANDSCAPE AREA | 28,174 s.f. |
| TOTAL TREES (28,174 s.f. / 1,000 s.f.) x 2 = 56.4 Trees | 56 |
| TOTAL SHRUBS (28,174 s.f. / 1,000 s.f.) x 4 = 112.7 Shrubs | 366 |
| AREA OF PERENNIAL GROUND COVER 0% of Landscape Area | 0 s.f. |

LEGEND

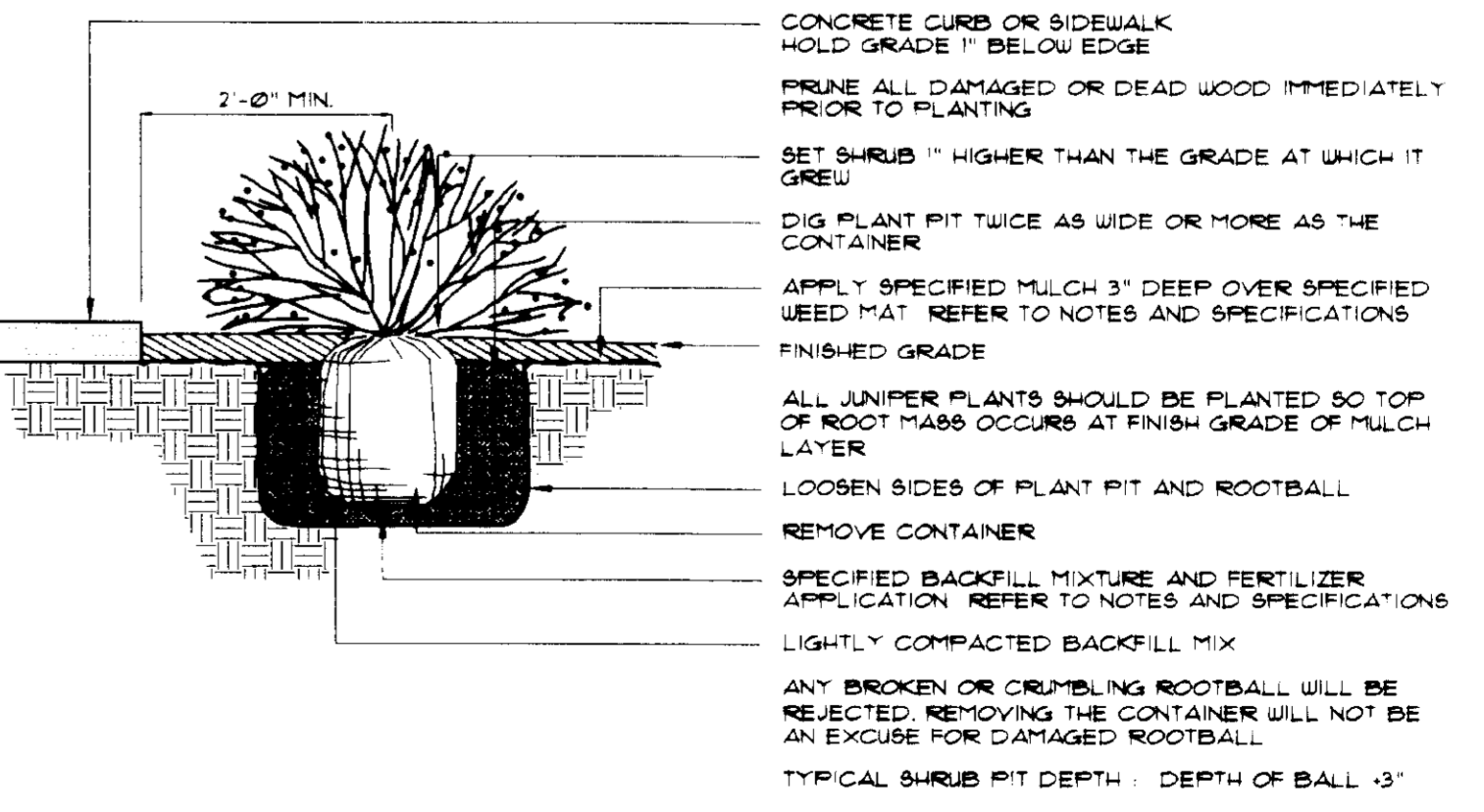
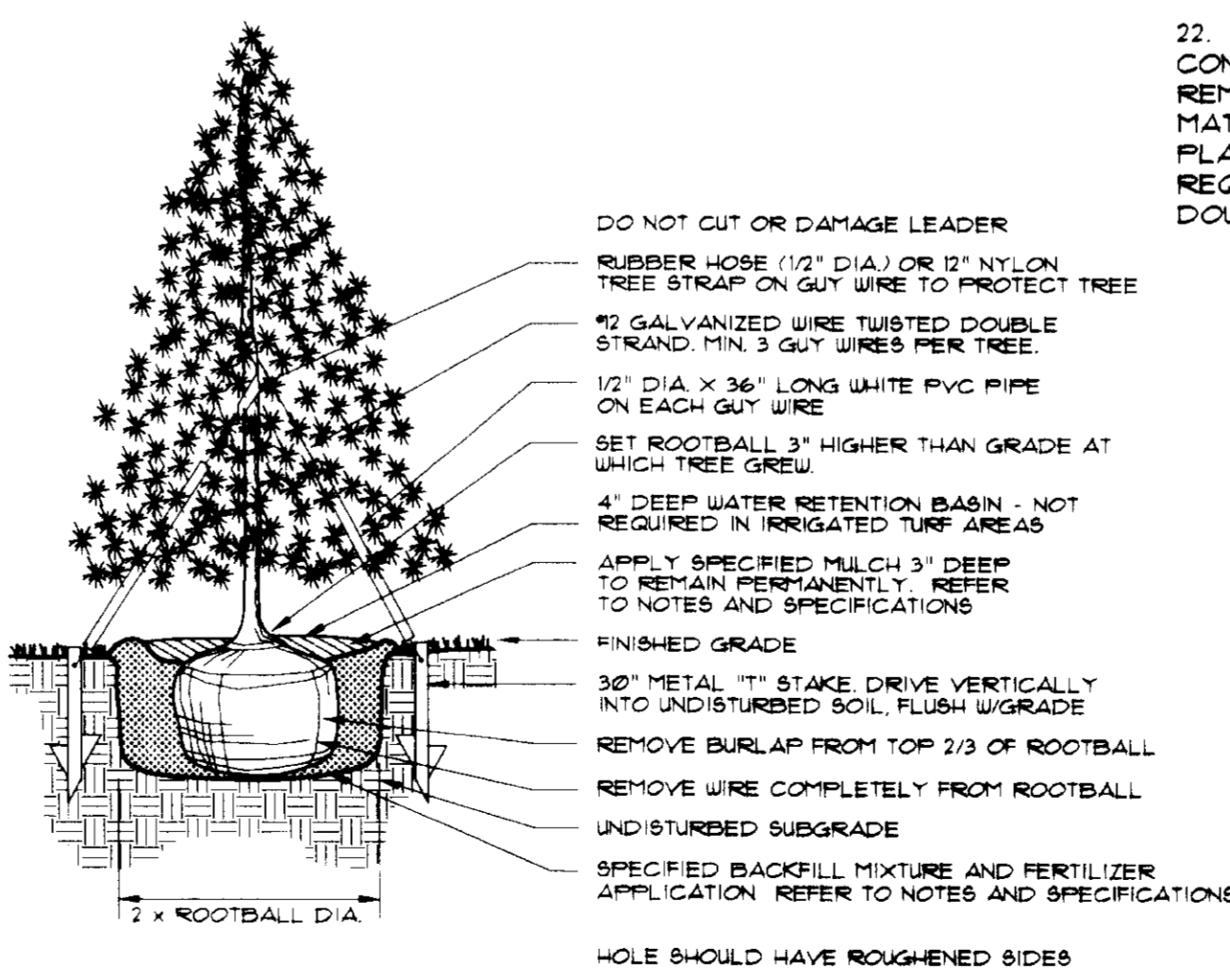
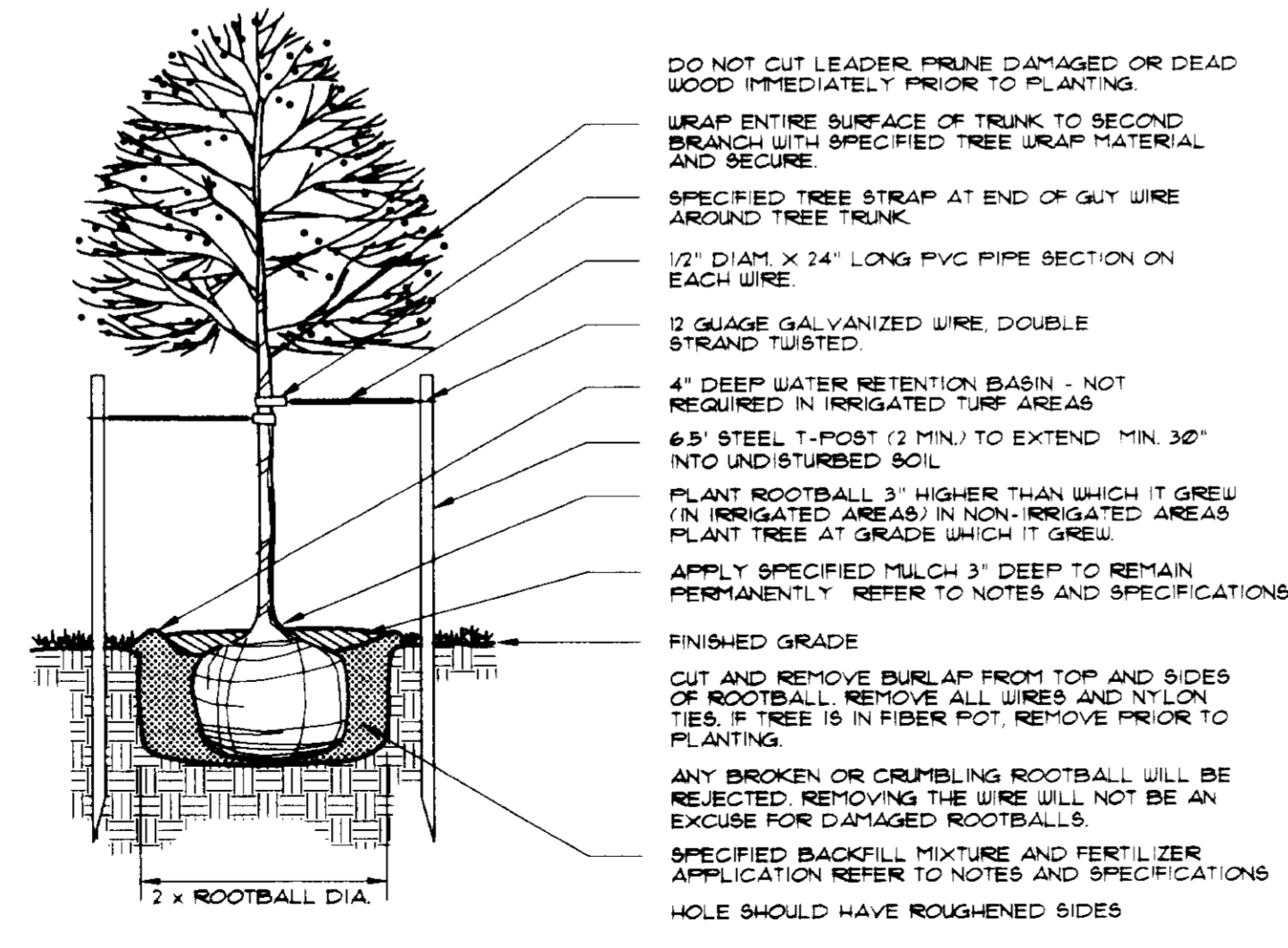
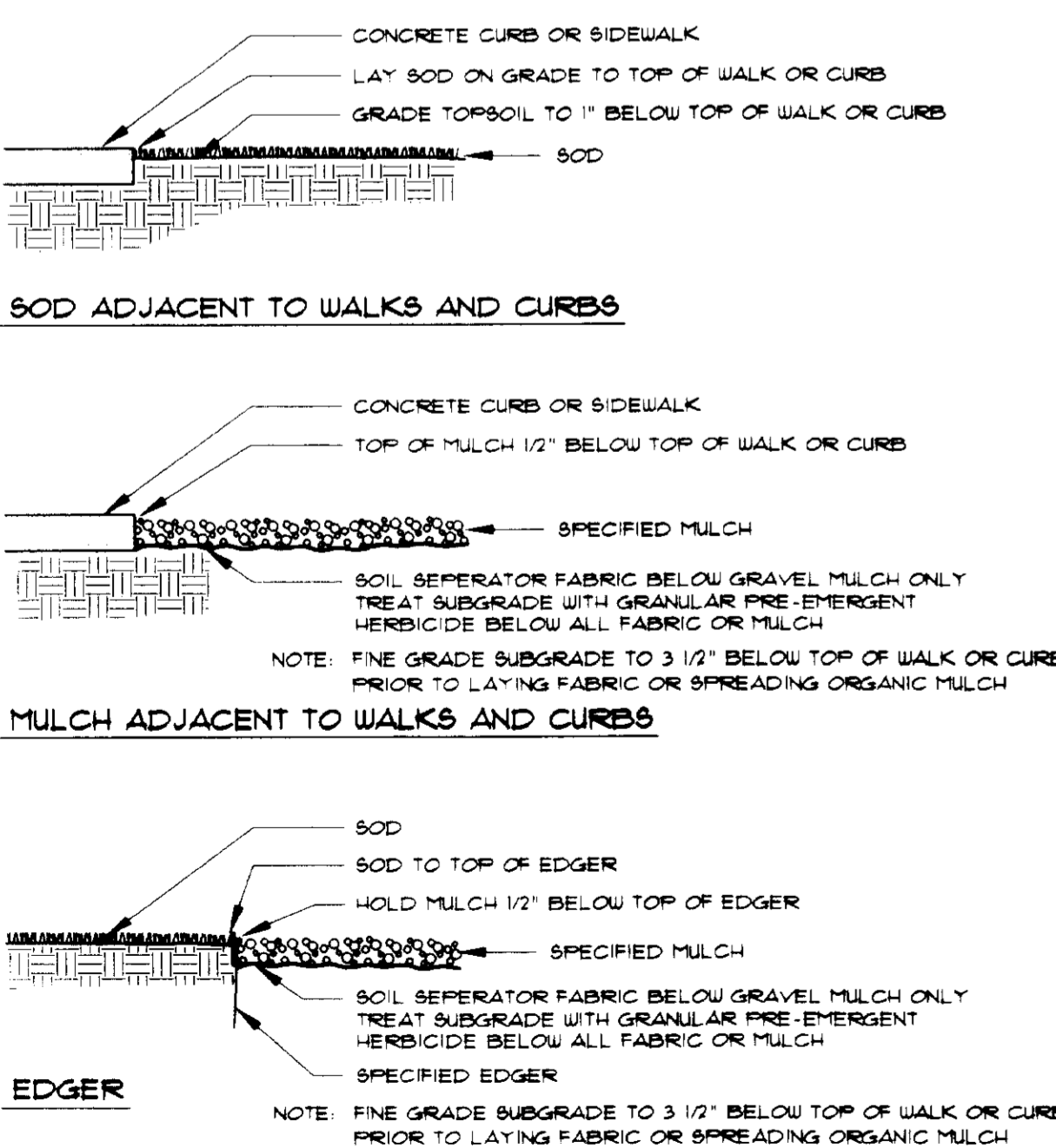
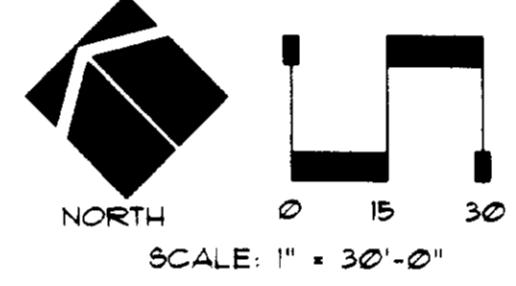
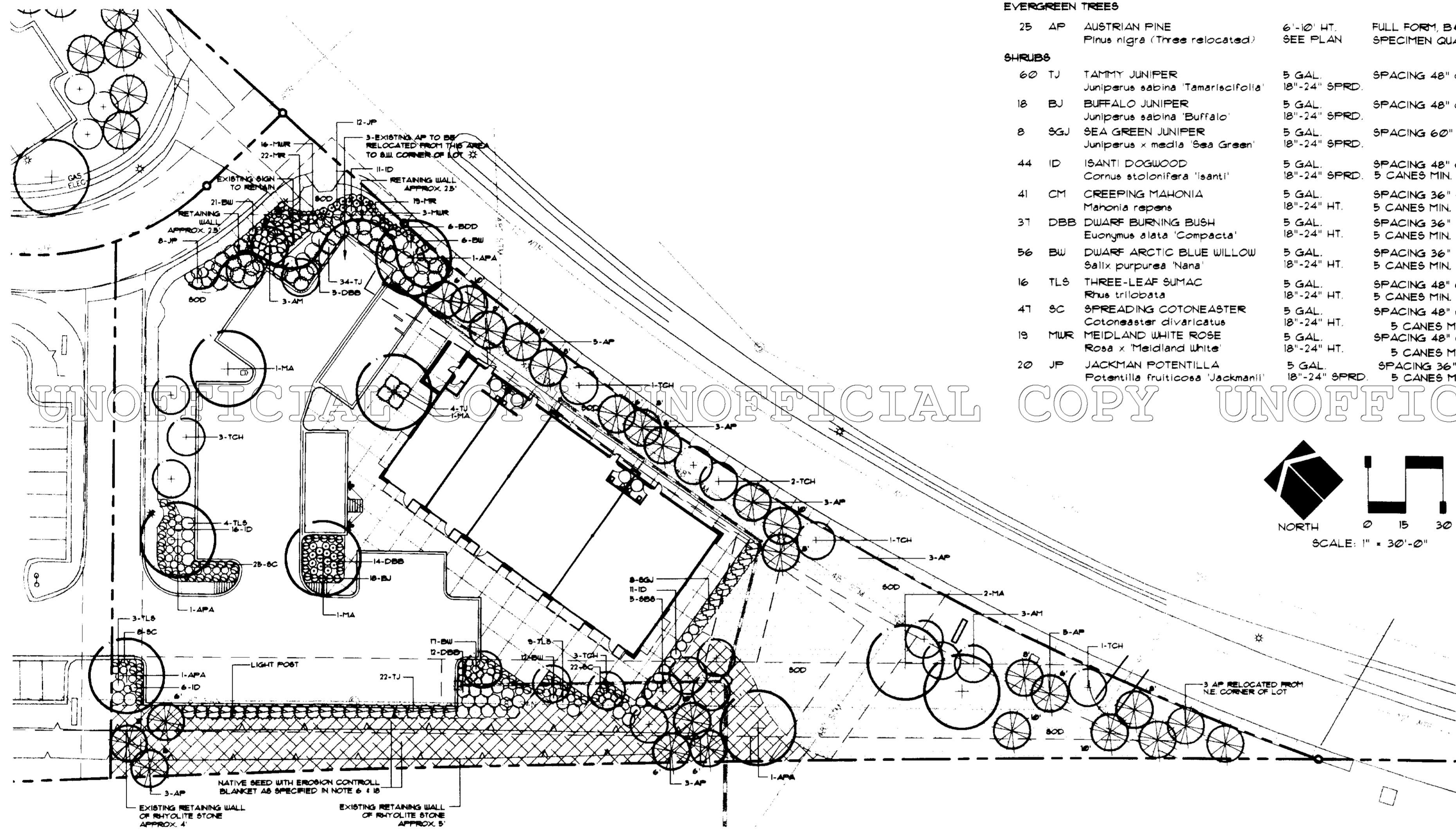
- ALUMINUM EDGER
- [Hatched Box] IRRIGATED SOD
- [Cross-hatched Box] NATIVE SEED WITH TEMPORARY IRRIGATION

PLANT LIST

| QUAN. | SYM. | COMMON/BOTANICAL NAME | SIZE | REMARKS |
|-------------------------|------|--|-------------------------|---|
| DECIDUOUS TREES | | | | |
| 4 | APA | AUTUMN PURPLE ASH <i>Fraxinus americana</i> 'Autumn Purple' | 2 1/2" CAL. | SPECIMEN QUALITY FULL CROWN, B+B, STAKED |
| 5 | MA | PATMORE ASH <i>Fraxinus pennsylvanica</i> 'Patmore' | 2 1/2" CAL. | SPECIMEN QUALITY FULL CROWN, B+B, STAKED |
| ORNAMENTAL TREES | | | | |
| 6 | AM | AMUR MAPLE <i>Acer ginnala</i> | 1 1/2" CAL. | STRAIGHT TRUNK, B+B |
| 5 | SBS | SHADBLow SERVICEBERRY <i>Amelanchier canadensis</i> | 6' CLUMP | SPECIMEN QUALITY |
| 11 | TCH | THORNLESS COCKSPUR <i>Crataegus crus-galli</i> 'Inermis' | 1 1/2" CAL. | SPECIMEN QUALITY FULL CROWN, B+B, STAKED |
| EVERGREEN TREES | | | | |
| 25 | AP | AUSTRIAN PINE <i>Pinus nigra</i> (Three relocated) | 6'-10' HT. SEE PLAN | FULL FORM, B+B, GUYED SPECIMEN QUALITY |
| SHRUBS | | | | |
| 60 | TJ | TAMMY JUNIPER <i>Juniperus sabinia</i> 'Tamaricifolia' | 5 GAL. 18"-24" SPRD. | SPACING 48" O.C. |
| 18 | BU | BUFFALO JUNIPER <i>Juniperus sabinia</i> 'Buffalo' | 5 GAL. 18"-24" SPRD. | SPACING 48" O.C. |
| 8 | SGJ | SEA GREEN JUNIPER <i>Juniperus x media</i> 'Sea Green' | 5 GAL. 18"-24" SPRD. | SPACING 60" O.C. |
| 44 | ID | ISANT DOGWOOD <i>Cornus stolonifera</i> 'Isanti' | 5 GAL. 18"-24" SPRD. | SPACING 48" O.C. 5 CANES MIN. |
| 41 | CM | CREEPING MAHONIA <i>Mahonia repens</i> | 5 GAL. 18"-24" HT. | SPACING 36" O.C. 5 CANES MIN. |
| 37 | DBB | DWARF BURNING BUSH <i>Euonymus alata</i> 'Compacta' | 5 GAL. 18"-24" HT. | SPACING 36" O.C. 5 CANES MIN. |
| 56 | BW | DWARF ARCTIC BLUE WILLOW <i>Salix purpurea</i> 'Nana' | 5 GAL. 18"-24" HT. | SPACING 36" O.C. 5 CANES MIN. |
| 16 | TL3 | THREE-LEAF SUMAC <i>Rhus trilobata</i> | 5 GAL. 18"-24" HT. | SPACING 48" O.C. 5 CANES MIN. |
| 47 | SC | SPREADING COTONEASTER <i>Cotoneaster divaricatus</i> | 5 GAL. 18"-24" HT. | SPACING 48" O.C. 5 CANES MIN. |
| 19 | MUR | MEIDLAND WHITE ROSE <i>Rosa x Meiland White</i> | 5 GAL. 18"-24" HT. | SPACING 48" O.C. 5 CANES MIN. |
| 20 | JP | JACKMAN POTENTILLA <i>Potentilla fruticosa</i> 'Jackmanii' | 5 GAL. 18"-24" SPRD. | SPACING 36" O.C. 5 CANES MIN. |

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- REMOVE EXCESS SOIL LOCATED BETWEEN THE EXISTING RHYOLITE STONE RETAINING WALLS, ABOVE THE UPPER WALL AND BELOW THE LOWER WALL. IF FENCE MUST BE REMOVE IT MUST ALSO BE REPLACED.
- PLACE TOP SOIL A MINIMUM DEPTH OF SIX (6") INCHES IN TURF AREAS AND TWENTY FOUR (24) INCHES IN SHRUB BEDS AREAS. REMOVE EXCESS SUB GRADE WHERE NECESSARY SO THAT FINAL GRADE MEETS ADJACENT GRADE, TOP OF WALL, TOP OF SIDEWALK AND TOP OF CURB ETC. DISTRIBUTE STOCKPILE TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED. TREE PITS SHALL BE DUG AS DEFINED IN THE DETAIL AND SPECIFICATIONS.
- MOUND TOP SOIL IN PARKING ISLANDS TO HEIGHTS SHOWN ON DETAILS AND PLANS.
- ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE ADDED TO ALL TURF AND SHRUB BED AREAS AS SPECIFIED AND TILLED TO A DEPTH OF NO LESS THAN SIX (6") INCHES. TREES SHALL BE BACK FILLED WITH ORGANIC SOIL AMENDMENTS AND FERTILIZERS AS DEFINED IN THE DETAILS AND SPECIFICATIONS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT AND ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL 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. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS. ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND.
- TREES TO BE STAKED OR GUYED.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE BURLAP AFTER PLACING THE PLANT IN THE PIT.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. 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 TALL POP-UP HEADS THAT WILL SPRAY OVER SHRUBS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS FOUND IN THE TOWN OF CASTLE ROCK WATER CONSERVATION DISTRICT.
- THE LANDSCAPE OR IRRIGATION CONTRACTOR SHALL CONTACT CONSULTANTS 48 HOURS PRIOR TO DESIRED MEETING TIME AND MEET WITH THE LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER AT THE FOLLOWING TIMES:
PRE-CONSTRUCTION
DRIP LINE INSTALLATION (PRIOR TO MULCH AND PLANT INSTALLATION)
PLANT SELECTION AT NURSERY (PLANT MATERIAL SHALL BE APPROVED AND TAGGED AT NURSERY. NO MATERIAL WILL BE ACCEPTED ON SITE.)
PLANTING LAYOUT
FINAL WALK-THRU
- ALL IRRIGATED SOD AND NON-IRRIGATED NATIVE SEED AREAS TO BE INSTALLED AS DEFINED IN THE PLANTING PLAN, DETAILS AND THE SPECIFICATIONS. ALL NATIVE SEED AREAS ON SLOPES OF FOUR TO ONE (4:1) OR GREATER SHALL HAVE EROSION CONTROL BLANKET INSTALLED OVER THE NATIVE SEED AND HYDROMULCH PER MANUFACTURERS SPECIFICATIONS.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH ALUMINUM EDGER AS SPECIFIED. EDGER IS NOT REQUIRED AT CURB, WALKS, BUILDING OR RETAINING WALLS.
- MULCH FOR SHRUB BEDS TO BE 1 1/2" ROUNDED RIVER ROCK AS SPECIFIED. PLACE MULCH A MINIMUM OF 3" DEEP UNLESS OTHERWISE NOTED. PLACE MUGH OVER WEED BARRIER FABRIC AS SPECIFIED. APPLY SPECIFIED PRE-EMERGENT HERBICIDE IN ALL SHRUB BEDS UNDER THE FABRIC.
- MULCH RINGS FOR TREES IN TURF SHALL BE CREATED WITH LOCALLY AVAILABLE SHREDDED BARK MULCH AS SPECIFIED UNLESS NOTED ON PLAN. MULCH RINGS TO BE FOUR FOOT (4') DIAMETER MIN. FOR SHADE AND EVERGREEN TREES, THREE FOOT (3') DIAMETER MIN. FOR ORNAMENTALS. APPLY PRE-EMERGENT HERBICIDE DIRECTLY UNDER BARK MULCH.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOUING OF LAWN, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIALS DIE, THE OWNERS, THEIR SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN ONE PLANTING SEASON AND IN CONFORMANCE WITH THE LANDSCAPE REQUIREMENTS SET FORTH BY THIS PLAN OR ALTERNATIVE MATERIAL ACCEPTABLE TO THE DOUGLAS COUNTY SITE IMPROVEMENT PLAN REVIEW GROUP.



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DESCRIPTION
ORIGINAL PREPARATION
MODIFIED PER TOWN COMMENTS
DATE
10/06/00
10/11/00
11/29/00

Date: OCTOBER 6, 2000
Project Number: 99.120
Drawn By: SEW
Designed By: JDG
Checked By: KDP
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FINAL PD SITE PLAN
MILESTONE
FILING No. 1, AMENDMENT No. 1, LOT 7B
CASTLE ROCK, COLORADO

Sheet Title
Planting Plan
LP1
Sheet Number

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