

PLAT IDENTIFICATION SHEET

RECEPTION # : DC9719541

DATE: 4/16/97

TIME: 14:04

FEE: \$ 50 **(5 Pages)**

GRANTOR:

(OWNER/SIGNER)

N-ONE LTD
Colorado Limited Partnership

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone Filing 3
Lot 2
First Amendment

LEGAL:

(SECTION-TOWNSHIP-RANGE)

26-7-67

LOT 2, MILESTONE FILING 3 FIRST AMENDMENT

FINAL PD SITE PLAN

BEING A PART OF THE SOUTH ONE-HALF OF SECTION 26
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO
SHEET 1 OF 5

FINAL PD SITE PLAN NOTES

- TOTAL ACREAGE OF FINAL PD 1.34 AC
- LAND USE CLASSIFICATION MILESTONE OFFICE CAMPUS PUD - INTEGRATED BUSINESS
- MAXIMUM GROSS FLOOR AREA 7200 SF
- MAXIMUM BUILDING COVERAGE 12.3% OF NET ACREAGE OF BUILDING SITE
- SITE DATA

ACRES	BUILDING COVERAGE S.F.	%	PARKING ACRES	OPEN SPACE S.F.	%
1.34	7200	12.3	0.44	32,045	54.9

- MAXIMUM BUILDING HEIGHT 35'-0"
- ALL SIGNAGE WILL COMPLY WITH THE TOWN OF CASTLE ROCK CODES AND ORDINANCES.
- CONSTRUCTION PHASING AND COMPLETION: FIRST PHASE OF BUILDING AND ALL SITE IMPROVEMENTS ARE SCHEDULED FOR COMPLETION IN JULY OF 1997. FUTURE EXPANSION OF THE COMMERCIAL/RETAIL BUILDING BUILDING IS UNDETERMINED AT THIS TIME.
- TRASH ENCLOSURE WILL BE AS FOLLOWS:
TRASH DUMPSTERS WILL BE INTEGRATED AND ENCLOSED BY MASONRY AND/OR LANDSCAPING TO MINIMIZE VIEWS FROM PASSING PEDESTRIANS OR VEHICLES AND PRESENT ON INTEGRATED APPEARANCE.
THE TRASH ENCLOSURES SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THE BUILDING ARCHITECTURAL STYLE AND COLOR.
- PARKING
REQUIRED = 34 SPACES, 2 HANDICAP
PROVIDED = 34 SPACES, 2 HANDICAP
- MAXIMUM BUILDABLE SLOPES: 3:1
- NO SIGNIFICANT NATURAL FEATURE LIE WITHIN THE PROJECT BOUNDARIES NOR FOR 100' BEYOND PROPERTY BOUNDARIES.
- THE PROPOSED PROJECT AREA IS NOT WITHIN THE 100 YEAR FLOODPLAIN.
- BASED UPON ROCKY MOUNTAIN CONSULTANTS DRAINAGE REPORT FOR THE DEVELOPMENT OF MILESTONE FILING NO. 1, RUNOFF FROM THE PROPOSED SITE WILL FLOW DIRECTLY INTO THE DETENTION POND ON THE WEST END. REFER TO THE FDP GRADING PLAN DELINEATION OF DRAINAGE SCHEME.
- THE LIGHTING SHOWN ON THE PLAN IS PRELIMINARY. A FINAL LIGHTING PLAN WILL BE COMPLETED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT. LIGHT STANDARDS AND ILLUMINATION WILL MATCH STYLE AND TYPE OF KING SOOPERS LIGHTING STANDARDS.

LEGAL DESCRIPTION LOT 2 Filing 3 - First Amendment, Containing 1.334 Acres or (58,123 sq. ft.)

Being a part of a replat of MILESTONE FILING NO. 3 located in the South one-half of Section 26, Township 7 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the West Quarter corner of said Section 26, Thence South 72°53'53" East, a distance of 1094.70 feet to a point on the West right-of-way of Miller Boulevard (a.k.a. Founders Parkway), as shown on the recorded plat of MILLER BOULEVARD FILING NO. 2, said point being the TRUE POINT OF BEGINNING.

Thence, along said West right-of-way, South 38°13'26" East, a distance of 616.69 feet to a point on a curve and a point on the Northerly right-of-way of Front Street, as shown on the recorded plat of MILESTONE FILING NO.2; Thence along said Northerly right-of-way the following three (3) courses:

- along the arc of said curve to the right through a central angle of 90°00'00" an arc distance of 78.54 feet, a radius of 50.00 feet and a chord bearing South 06°46'32" West, a distance of 70.71 feet to a point of tangent;
- Thence, along said tangent, South 51°46'34" West, a distance of 116.66 feet to a point of curve;
- Thence along the arc of said curve to the left through a central angle of 07°13'36" an arc distance of 133.70 feet, a radius of 1060.00 feet and a chord bearing South 48°09'46" West, a distance of 133.61 feet to a point on the Northerly right-of-way of said Front Street, as shown on the recorded plat of MILESTONE FILING NO.1;

Thence along said Northerly right-of-way the following two (2) courses:

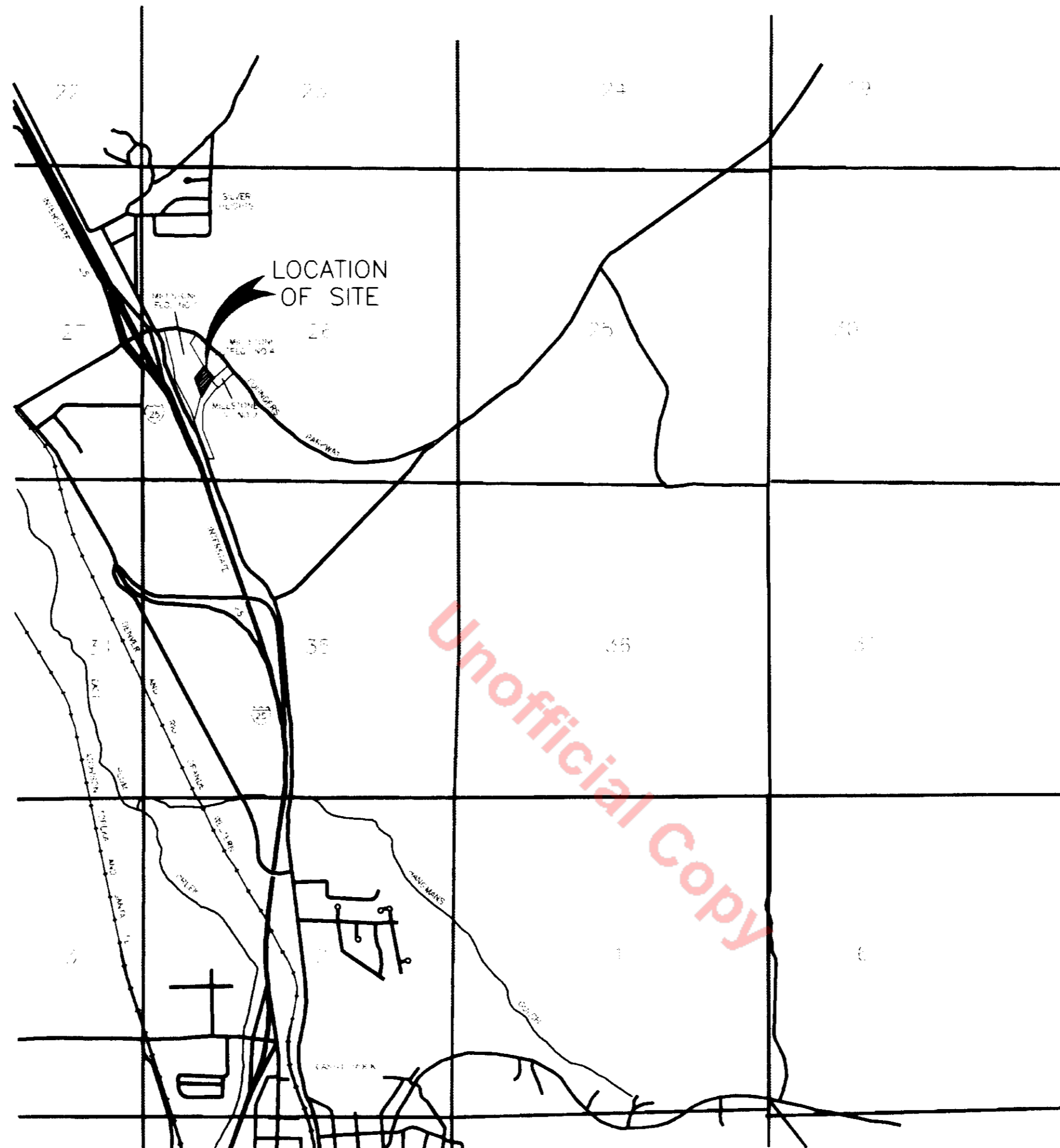
- continuing along the arc of said curve to the left through a central angle of 16°17'39" an arc distance of 301.45 feet, a radius of 1060.00 feet and a chord bearing South 36°24'08" West, a distance of 300.44 feet;
- Thence South 20°08'55" West, a distance of 69.09 feet;

Thence along the boundary of Lots 1,2,3,5 and 7 of said MILESTONE FILING NO.1 the following nine (9) courses:

- North 65°28'15" West, a distance of 42.05 feet to a point of curve;
- Thence along the arc of said curve to the right through a central angle of 66°03'22" an arc distance of 115.29 feet, a radius of 100.00 feet and a chord bearing North 32°26'34" West, a distance of 109.01 feet to a point of tangent;
- Thence, along said tangent, North 00°35'07" East, a distance of 153.73 feet;
- Thence North 68°38'29" East, a distance of 141.05 feet to a point of curve;
- Thence along the arc of said curve to the left through a central angle of 53°13'20" an arc distance of 116.11 feet, a radius of 125.00 feet and a chord bearing North 42°01'49" East, a distance of 111.98 feet to a point of tangent;
- Thence, along said tangent, North 15°25'09" East, a distance of 58.50 feet to a point of curve;
- Thence along the arc of said curve to the left through a central angle of 36°46'40" an arc distance of 96.28 feet, a radius of 150.00 feet and a chord bearing North 02°58'11" West, a distance of 94.64 feet to a point of tangent;
- Thence, along said tangent, North 21°21'31" West, a distance of 476.00 feet;
- Thence North 66°46'42" East, a distance of 77.91 feet to the TRUE POINT OF BEGINNING.

Containing 4.290 acres or (186,886 square feet), more or less.

Bearings are based on the West line of the Southwest one-quarter of Section 26 bearing South 00°23'28" West as shown on said plat of MILESTONE FILING NO. 1.



VICINITY MAP



SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - SITE PLAN
- SHEET 3 - BUILDING ELEVATIONS
- SHEET 4 - GRADING PLAN
- SHEET 5 - LANDSCAPE PLAN

PROPERTY OWNER

PARK LAND COMPANY
7600 EAST ARAPAHOE ROAD
SUITE 211
ENGLEWOOD, COLORADO 80112
TELEPHONE: (303) 771-3344
CONTACT: GLEN R. SMITH

ARCHITECT

CLC ASSOCIATES, INC.
8480 E. ORCHARD ROAD
SUITE 2000
ENGLEWOOD, COLORADO 80111
TELEPHONE: (303) 770-5600
FAX: (303) 770-2349
CONTACT: MICHELLE WILSON

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

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

SURVEYOR'S STATEMENT

I, William L. Rasmussen, being a Registered Professional Land Surveyor in the State of Colorado, hereby attest that the graphic boundary depicted on this Final PD Site Plan is a true and accurate representation of the officially recorded legal description. Furthermore, that this Preliminary Final Plat is in compliance with the Town of Castle Rock and State of Colorado Land Subdivision Regulations.

ENGINEER'S STATEMENT

I, Sally Nelson, being a Registered Professional Engineer in the State of Colorado, hereby attest that all grading, utility and drainage improvements identified on this Final PD Plan have been designed and engineered in conformance with the Town of Castle Rock Public Works Construction Standards.

PLANNING COMMISSION APPROVAL

This Final PD Site Plan was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, the 24TH day of FEBRUARY, A.D., 1997.

[Signature]
Date 4/14/97

Attest:
[Signature] 4-14-97
Planning Director/Town Clerk Date

TOWN COUNCIL APPROVAL

This Final PD Site Plan was approved and accepted by the Town Council of the Town of Castle Rock, Colorado, the 13TH day of MARCH, A.D., 1997.

[Signature]
Date 4-14-97

Attest:
[Signature] 4-14-97
Town Clerk Date

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 14:04 P.M. on the 16th day of APRIL, 1997 in book _____, page _____, map _____, reception no. 9719541

DOUGLAS COUNTY CLERK AND RECORDER
By: [Signature]
Deputy

TITLE CERTIFICATION

I, ERIC STEARNS, being an authorized representative of LAND TITLE GUARANTEE, a Title Insurance Company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgages and lienholders of the property are listed in the Certificate of Ownership.

Signed this 7th day of APRIL, 1997.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4-7-97

WITNESS MY HAND AND SEAL 8-9-97
MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC
SUSAN I. RASMUSSEN
STATE OF COLORADO
My Commission Expires 08-09-99

OWNERSHIP CERTIFICATION

The undersigned are all of the owners of certain lands known herein as LOT 2 Milestone FILING 3 First Amendment, Town of Castle Rock, Douglas County, Colorado.

Property Owner:
N-ONE LTD. A COLORADO LIMITED PARTNERSHIP BY
NIGHTENGALE INVESTMENTS, INC. A COLORADO
CORPORATION AS GENERAL PARTNER

[Signature]
Glen R. Smith, Vice President

Signed this April 2 day of, 1997.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4/2/97

WITNESS MY HAND AND SEAL 10/22/2000
MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC



MILESTONE DEVELOPMENT
LOT 2, FILING 3 - FIRST AMENDMENT
FINAL PD SITE PLAN

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

Date	Revision
02-14-97	CITY COMMENTS

Date: 1/10/97
Project Number: 96.131
Drawn By: BBW
Designed By: BBW
Checked By: KDP

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF CLC ASSOCIATES, INC. (AN AFFILIATE OF COLORADO LAND CONSULTANTS, INC.)

MILESTONE DEVELOPMENT
LOT 2 FILING 3

MILESTONE DEVELOPMENT
LOT 2, FILING 3 - FIRST AMENDMENT
FINAL PD SITE PLAN

Sheet Title
TITLE SHEET
1
Sheet Number

LOT 2, MILESTONE FILING 3 FIRST AMENDMENT

FINAL PD SITE PLAN SITE / UTILITY PLAN SHEET 2 OF 5

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK LAND DEVELOPMENT REGULATIONS, ZONING REGULATIONS, AND THE TOWN OF CASTLE ROCK ENGINEERING STANDARDS AND SPECIFICATIONS.
2. REFER TO GEOTECHNICAL REPORT "PROPOSED COMMERCIAL SITE", FOUNDERS PARKWAY AND FRONT STREET, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, PREPARED BY GROUND ENGINEER, INC. DATED 1/20/97 FOR ADDITIONAL REQUIREMENTS.
3. PARK LAND COMPANY RESPONSIBLE FOR OVERLOT GRADING AND EXTENDING ALL UTILITIES AS INDICATED ON THE DRAWINGS. DEVELOPER TO DELIVER SITE TO WITHIN 0.2'± OF SUBGRADE; PAD TO BE DELIVERED TO WITHIN 0.8'± OF FINISHED FLOOR ELEVATION.
4. CONTACT ROCKY MOUNTAIN CONSULTANTS, INC. (741-8000) FOR PROJECT BENCHMARK.
5. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE, TOP OF ASPHALT, OR FLOWLINE ELEVATION FOR CURB AND GUTTER.

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

8480 E. Orchard Rd., Suite 2000
Englewood, Colorado 80111
Phone: (303) 770-5600
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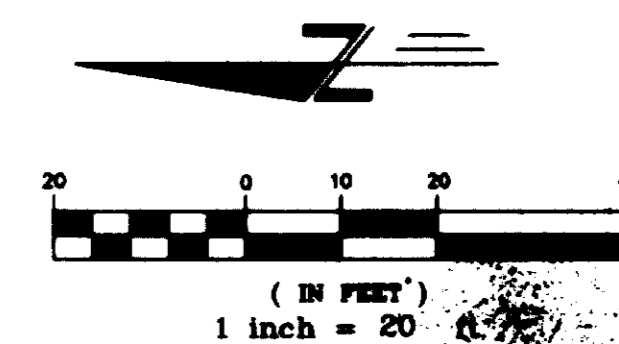
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LEGEND

- | | | |
|--|---------|----------------------------------|
| | SAN | EXIST. SANITARY SEWER |
| | 12" W | EXISTING WATERLINE |
| | 24" STM | EXISTING STORM SEWER |
| | 6" SAN | PROPOSED SANITARY SEWER |
| | 4" FS | PROPOSED FIRE SERVICE LINE |
| | 1" | WATER METER |
| | | ROOF DRAIN |
| | | PARKING STALL COUNT |
| | | HANDICAP PARKING |
| | TRAN. | TRANSFORMER LOCATION |
| | GAS | GAS METER LOCATION |
| | | CLEANOUT ON SANITARY/STORM SEWER |
| | | AREA DRAIN |
| | | CONSTRUCTION NOTE |

CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB W/12" CATCH GUTTER SECTION.
2. CONSTRUCT 6" CURB W/12" SPILL GUTTER SECTION (TYPICAL UNLESS OTHERWISE NOTED AS CATCH SECTION).
3. INSTALL 1" WATER METER W/ 1" SERVICE TO BUILDING
4. CONSTRUCT CLEANOUT.
5. INSTALL HC PARKING SIGN.
6. INSTALL ASPHALT PAVING.
7. INSTALL CONCRETE PAVING.
8. HANDICAP PARKING STALLS.
9. 4" THICK CONCRETE SIDEWALK. BROOM FINISH.
10. INSTALL PARKING LOT STRIPING PER PLAN
11. INSTALL HANDICAP RAMPS.
12. CONSTRUCT MODULAR RETAINING WALL (AMASTONE AND/OR EQUAL).
13. CONSTRUCT 6" SAN. SEWER SERVICE PER PLAN.
14. RELOCATE AND REINSTALL EXISTING STREET LIGHT WITH NEW PEDESTAL.
15. POINT OF CONNECTION FOR IRRIGATION SYSTEM.

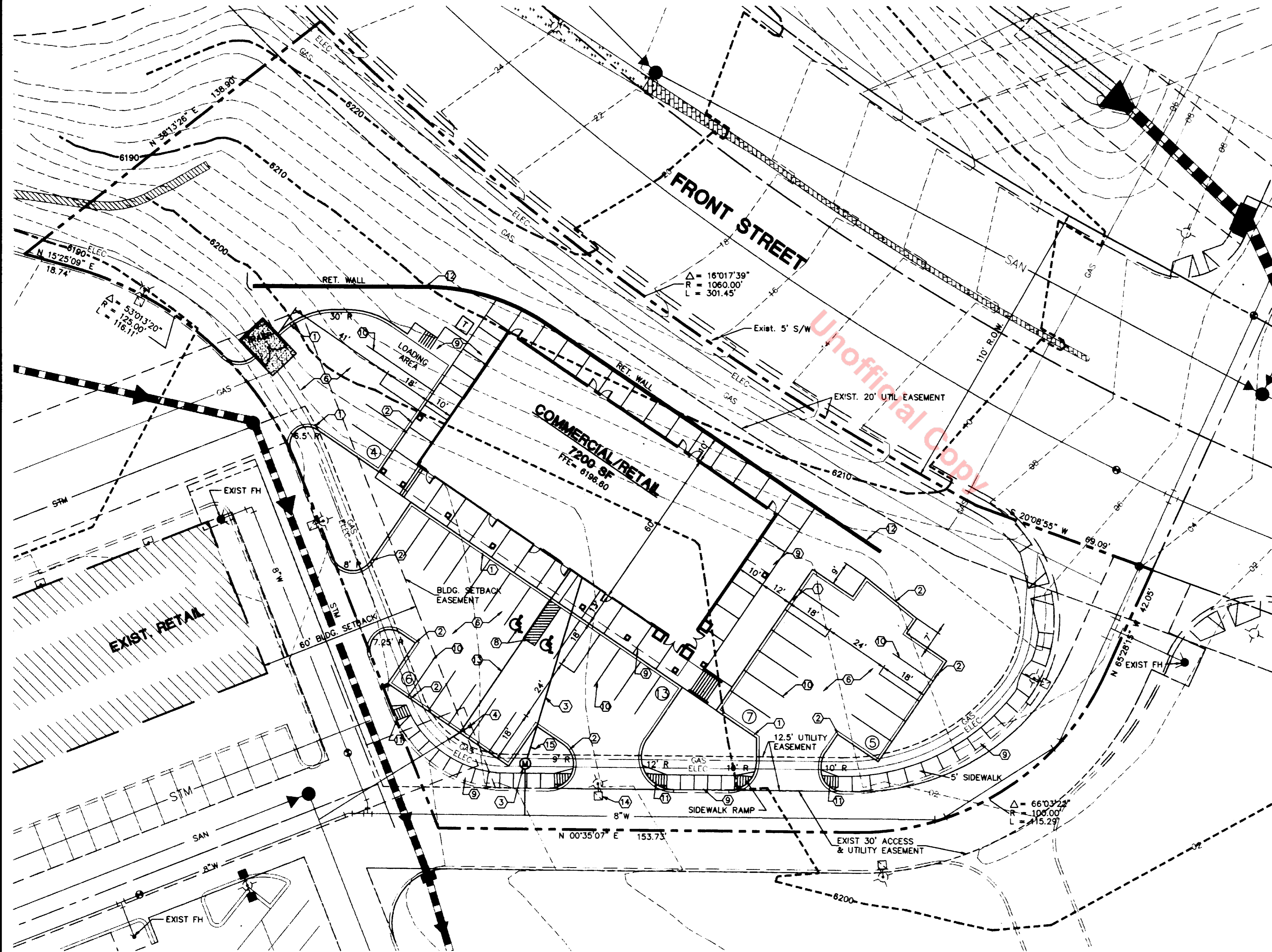


**MILESTONE DEVELOPMENT
LOT 2, FILING 3 - FIRST AMENDMENT
FINAL PD SITE PLAN**

**MILESTONE DEVELOPMENT
LOT 2 FILING 3**

**SITE/UTILITY
PLAN**

2



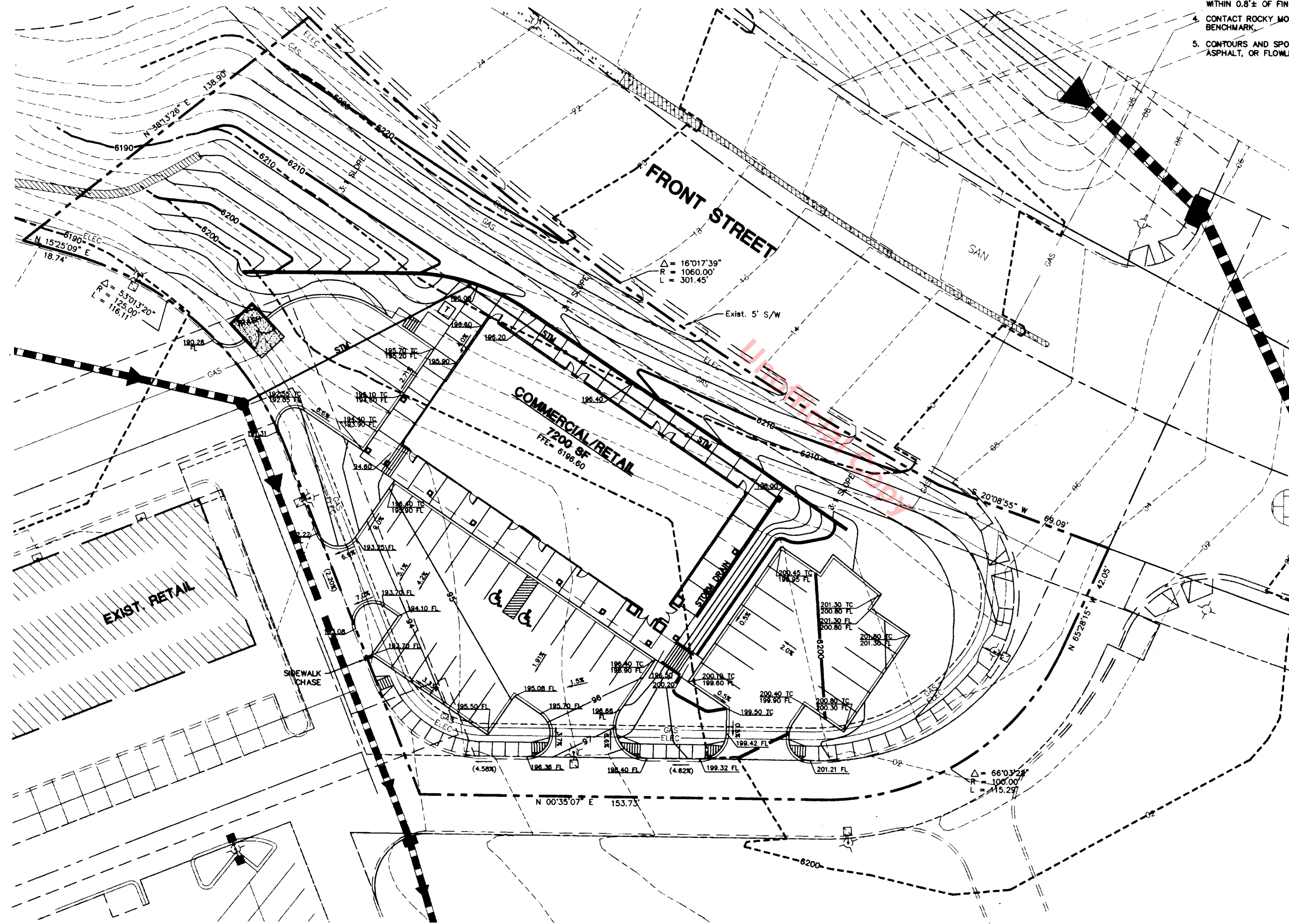
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LOT 2, MILESTONE FILING 3 FIRST AMENDMENT

FINAL PD SITE PLAN GRADING PLAN SHEET 4 OF 5

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK LAND DEVELOPMENT REGULATIONS, ZONING REGULATIONS, AND THE TOWN OF CASTLE ROCK ENGINEERING STANDARDS AND SPECIFICATIONS.
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5. CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED GRADE, TOP OF ASPHALT, OR FLOWLINE ELEVATION FOR CURB AND GUTTER.



LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER WITH INLET
	HANDICAP PARKING
	FINISHED GRADE CONTOUR
	PROPOSED SPOT ELEVATION
	TRANSFORMER LOCATION

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**MILESTONE DEVELOPMENT
LOT 2 FILING 3**

**MILESTONE DEVELOPMENT
LOT 2, FILING 3 - FIRST AMENDMENT
FINAL PD SITE PLAN**

4

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LOT 2, MILESTONE FILING 3 FIRST AMENDMENT FINAL PD SITE PLAN LANDSCAPE PLAN SHEET 5 OF 5

PLANT LIST

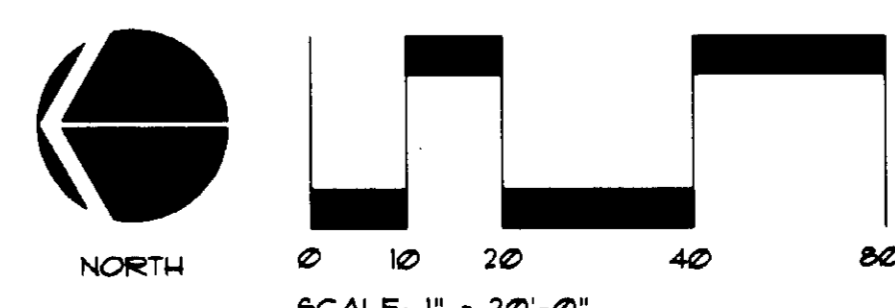
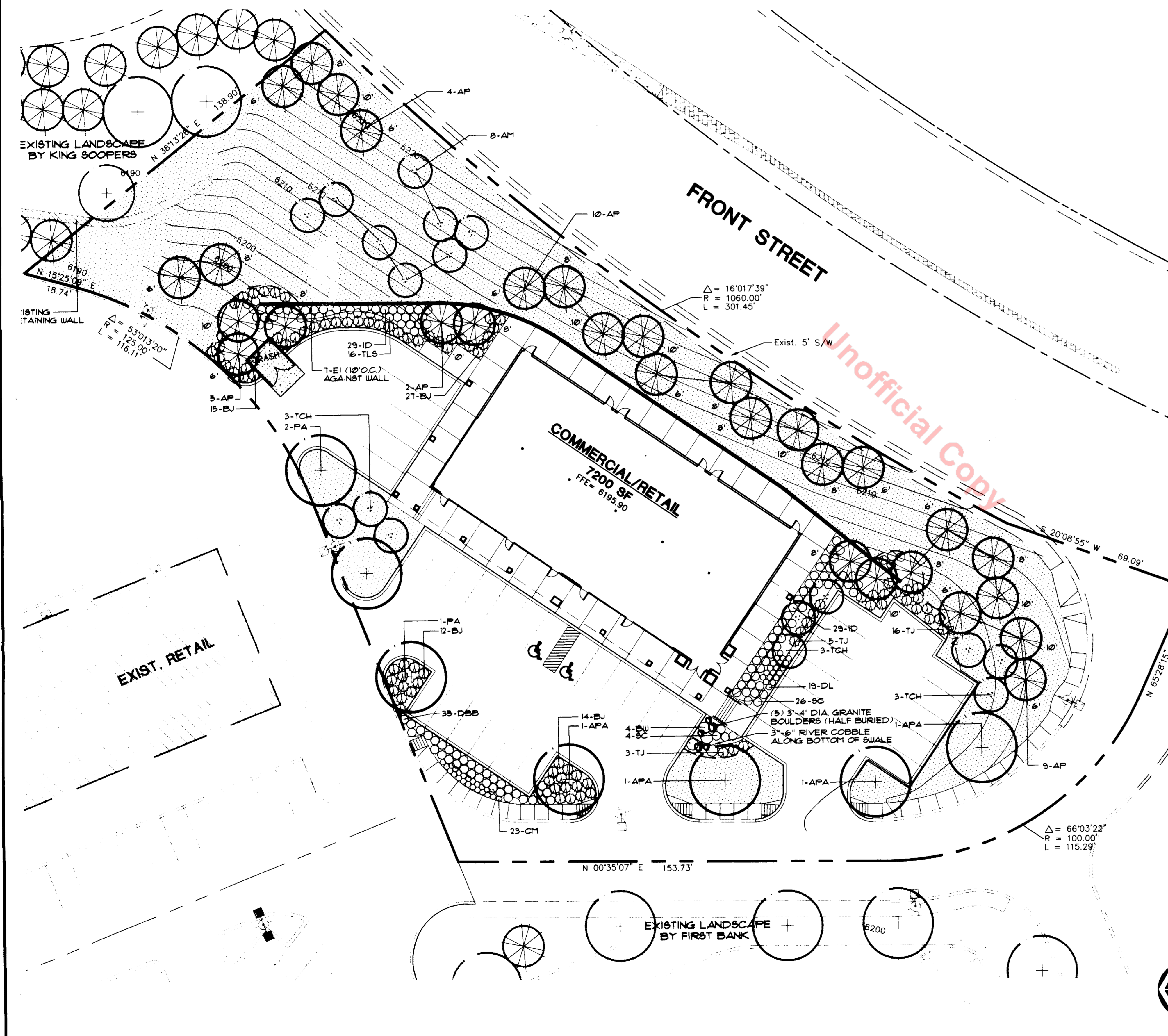
QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
3	PA	PATMORE ASH <i>Fraxinus pennsylvanica</i> "Patmore"	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B+B, STAKED
4	APA	AUTUMN PURPLE ASH <i>Fraxinus americana</i> "Autumn Purple"	2 1/2" CAL.	SPECIMEN QUALITY FULL CROWN, B+B, STAKED
ORNAMENTAL TREES				
9	TCH	THORNLESS COCKSPUR HAWTHORN <i>Crataegus crus-galli</i> inermis	1 1/2" CAL. (MIN. 8' HT.)	MINIMUM 3 STEMS, B+B SPECIMEN QUALITY
8	AM	ANUR MAPLE <i>Acer ginnala</i>	1 1/2" CAL. (MIN. 8' HT.)	MINIMUM 3 STEMS, B+B SPECIMEN QUALITY
EVERGREEN TREES				
28	AP	AUSTRIAN PINE <i>Pinus nigra</i>	6'-10" HT. PER PLAN	FULL FORM, B+B, GUYED SPECIMEN QUALITY
EVERGREEN SHRUBS				
24	TJ	TAMMY JUNIPER <i>Juniperus sabinia</i> "Tamaricifolia"	5 GAL. 18"-24" SPREAD	SPACING 48" O.C.
68	BJ	BUFFALO JUNIPER <i>Juniperus sabinia</i> "Buffalo"	5 GAL. 18"-24" SPREAD	SPACING 48" O.C.
SHRUBS				
30	SC	SPREADING COTONEASTER <i>Cotoneaster divaricatus</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
23	CM	CREEPING MAHONIA <i>Mahonia repens</i>	5 GAL. 18"-24" HT.	SPACING 24" O.C. 5 CANES MIN.
58	ID	ISANTI DOGWOOD <i>Cornus sericea</i> "Isanti"	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
35	DBB	DWARF BURNING BUSH <i>Euonymus alata</i> "Compacta"	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
16	TL5	THREE LEAF SUMAC <i>Rhus trilobata</i>	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.
4	BW	DWARF ARCTIC BLUE WILLOW <i>Salix purpurea</i> "Nana"	5 GAL. 18"-24" HT.	SPACING 42" O.C. 5 CANES MIN.
PERENNIALS				
19	DL	DAYLILY <i>Hemerocallis</i> "Stella D Oro"	1 GAL.	SPACING 18" O.C.
1	EI	ENGLMANN IVY <i>Parthenocissus quinquefolia</i> "Englemann"	1 GAL.	SPACING 10" O.C.

NOTE: IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.

IRRIGATED SOG
TALL FESCUE (90%)
BLUE GRASS (10%)

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, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- 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.
- ALL TREES TO BE STAKED OR GUYED.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH EDGER NOT REQUIRED AT CURBS, WALKS, BUILDING OR RETAINING WALLS.
- INSTALL 4-INCHES OF MULCH IN ALL SHRUB BEDS. MULCH TO BE LOCALLY AVAILABLE, CLEAN, WASHED AND SCREENED 1" TO 1 1/2" RIVER ROCK. APPLY PRE-EMERGENT HERBICIDE IN ALL SHRUB BEDS, DIRECTLY UNDER SPECIFIED WEED MAT.
- MOUND PARKING ISLANDS TO HEIGHTS SHOWN ON DETAILS AND PLANS.
- ALL B+B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- TOPSOIL**
DISTRIBUTE STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF FOUR (4") INCHES IN TURF AREAS, TWELVE (12) INCHES IN SHRUB BEDS AND TWENTY FOUR (24) INCHES IN TREE PITS.
- PLANTING MIX**
SOIL PREPARATION: SCHEDULE OF SOIL MIXES AND SOIL AMENDING FOR VARIOUS PROJECT AREAS ARE LISTED BELOW:
A. SODDED, SEEDDED AND SHRUB BED AREAS: SHALL RECEIVE ASPEN RICH COMPOST. THIS ORGANIC MATERIAL SHALL HAVE AN ACIDITY IN THE RANGE OF pH 5.5 TO 6.5 AND SHALL NOT EXCEED 3% SALT CONTENT AND SHALL HAVE 90% ORGANIC CONTENT. THE APPLICATION RATE SHALL BE FOUR (4) CUBIC YARDS PER 1000 SQ. FT.
B. BACKFILL FOR TREES, SHRUBS, PERENNIALS AND GROUNDCOVERS: SHALL CONSIST OF 30% ASPEN RICH COMPOST AND 70% SITE SOIL. FERTILIZER FOR PLANT BACKFILL SHALL BE TRIPLE SUPERPHOSPHATE (0-46-0) AND SHALL BE APPLIED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.



**MILESTONE DEVELOPMENT
LOT 2, FILING 3 - FIRST AMENDMENT
FINAL PD SITE PLAN**

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Fax: (303) 770-2349

Date	Revision

Date: 1/08/97
Project Number: 96.131
Drawn By: WTS
Designed By: JMN
Checked By: JHS

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**MILESTONE DEVELOPMENT
LOT 2 FILING 3**

**MILESTONE DEVELOPMENT
LOT 2, FILING 3 - FIRST AMENDMENT
FINAL PD SITE PLAN**

Sheet Title
LANDSCAPE PLAN
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Sheet Number