

PLAT IDENTIFICATION SHEET

RECEPTION # :

DC99023456

DATE:

3-16-99

TIME:

11:15

FEE: \$

70⁰⁰

(7

Pages)

GRANTOR:

(OWNER/SIGNER)

Crowfoot Castle Rock, LTD
None LTD

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Milestone # 4 Lot 1
Final PD Site Plan

LEGAL:

(SECTION-TOWNSHIP-RANGE)

26-359

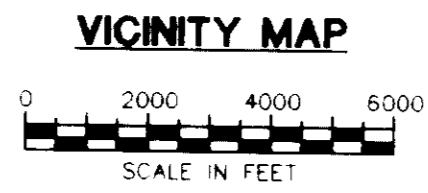
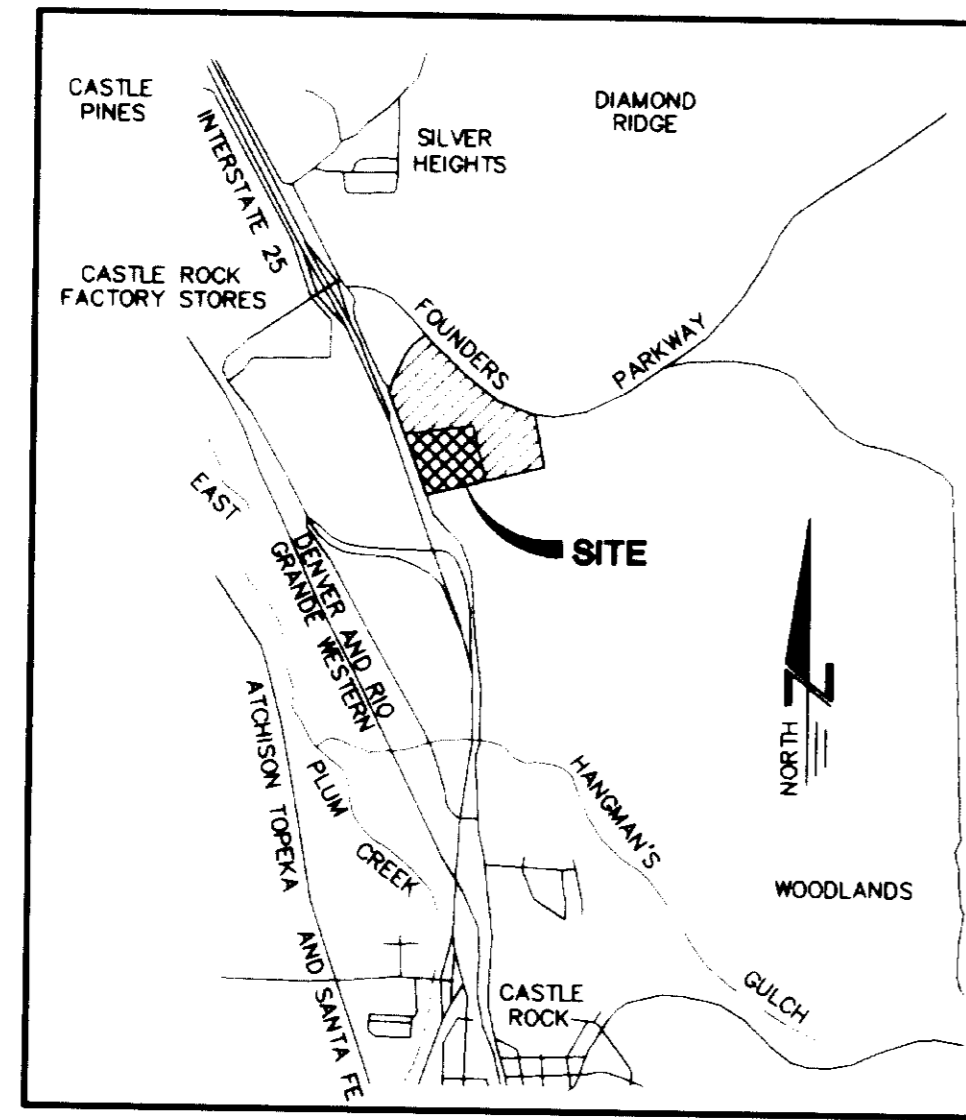
7-67

MILESTONE FILING NO. 4, LOT 1

FINAL PD SITE PLAN

A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TITLE SHEET SHEET 1 OF 7



PROPERTY OWNER
CROWFOOT CASTLE ROCK, LTD
7600 E. ARAPAHOE RD.
SUITE 211
ENGLEWOOD, COLORADO 80112
TELEPHONE: (303)-771-3344

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

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

ARCHITECT
BRR ARCHITECTS
6700 ANTIPOCH
SUITE 300
MERRIAM, KANSAS 66204
TELEPHONE: (913)-262-9095
FAX: (913)-262-9044

UTILITY PROVIDERS

WATER	TOWN OF CASTLE ROCK
SEWER	TOWN OF CASTLE ROCK
GAS	PEOPLES NATURAL GAS
ELECTRICITY	I.R.E.A.
TELEPHONE	US WEST COMMUNICATIONS
CATV	TCI OF COLORADO

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SHEET 5	EXTERIOR ELEVATIONS
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"THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN PURSUANT TO CHAPTER 15.24 OF THE CASTLE ROCK MUNICIPAL CODE AND 24-68-101, et seq., C.R.S., AND ESTABLISHES VESTED PROPERTY RIGHTS FOR TO UNDERTAKE AND COMPLETE THE DEVELOPMENT AND USE OF THE PROPERTY IN ACCORDANCE WITH THIS PLAN."

LEGAL DESCRIPTION (MILESTONE FILING NO. 4)

A PART OF THE NORTH ONE-HALF OF SECTION 35 TOGETHER WITH A PART OF THE SOUTH ONE HALF OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 26, THENCE SOUTH 89 DEGREES 49 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH ONE-HALF OF SECTION 26, A DISTANCE OF 246.69 FEET TO A POINT ON THE WESTERLY LINE OF MILLER BOULEVARD, FILING NO. 2; THENCE SOUTH 32 DEGREES 27 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 101.15 FEET TO THE NORTHWEST CORNER OF MILESTONE FILING NO. 1, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF SAID MILLER BOULEVARD, FILING NO. 2; THENCE RUNNING THE COMMON LINES OF MILESTONE FILING NO. 1, MILLER BOULEVARD, FILING NO. 2 AND MILESTONE FILING NO. 2, THE NEXT TWO (2) COURSES: 1) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 68 DEGREES 26 MINUTES 32 SECONDS, AN ARC DISTANCE OF 830.21 FEET, WITH A RADIUS OF 695.00 FEET, A CHORD BEARING OF SOUTH 72 DEGREES 26 MINUTES 42 SECONDS EAST, A DISTANCE OF 781.72 FEET; 2) SOUTH 32 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 826.69 FEET TO THE SOUTHEAST CORNER OF MILESTONE FILING NO. 2 AND THE BEGINNING AT A POINT, THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID MILLER BOULEVARD, FILING NO. 2 THE NEXT TWO (2) COURSES: 1) SOUTH 38 DEGREES 13 MINUTES 24 SECONDS EAST, A DISTANCE OF 880.72 FEET; 2) ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33 DEGREES 24 MINUTES 59 SECONDS, AN ARC DISTANCE OF 1211.76 FEET, WITH A RADIUS OF 2077.69 FEET, A CHORD BEARING OF SOUTH 54 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 1194.66 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1214 AT PAGE 230 OF THE DOUGLAS COUNTY RECORDS, THENCE SOUTH 00 DEGREES 00 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 622.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT BEING ALSO AN ANGLE POINT IN THE NORTH LINE OF METZLER RANCH FILING NO. 1; THENCE SOUTH 81 DEGREES 21 MINUTES 08 SECONDS WEST, ALONG THE NORTH LINE OF SAID METZLER RANCH, FILING NO. 1, A DISTANCE OF 285.98 FEET TO AN ANGLE POINT IN THE WEST LINE OF SAID METZLER RANCH, FILING NO. 1, THENCE SOUTH 08 DEGREES 38 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 174.46 FEET, THENCE DEPARTING SAID WEST LINE ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 50 SECONDS, WITH A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 146.54 FEET, A CHORD BEARING OF NORTH 38 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 106.40 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 1214 AT PAGE 230 OF THE DOUGLAS COUNTY RECORDS; THENCE SOUTH 81 DEGREES 21 MINUTES 28 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1221.88 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 AS DESCRIBED IN BOOK 157 AT PAGE 216 AS PARCEL 24; THENCE NORTH 18 DEGREES 39 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 1214 AT PAGE 230, A DISTANCE OF 778.18 FEET TO THE SOUTHWEST CORNER OF SAID MILESTONE FILING NO. 1, THENCE RUNNING ALONG THE SOUTH LINE OF SAID MILESTONE FILING NO. 1 THE NEXT SIX (6) COURSES: 1) NORTH 42 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF 17.07 FEET; 2) NORTH 18 DEGREES 37 MINUTES 39 SECONDS WEST, A DISTANCE OF 366.63 FEET; 3) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21 DEGREES 33 MINUTES 50 SECONDS, AN ARC DISTANCE OF 376.36 FEET, WITH A RADIUS OF 1000.00 FEET, A CHORD BEARING OF NORTH 07 DEGREES 50 MINUTES 44 SECONDS WEST, A DISTANCE OF 374.14 FEET; 4) NORTH 02 DEGREES 56 MINUTES 03 SECONDS EAST, A DISTANCE OF 25.96 FEET; 5) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17 DEGREES 12 MINUTES 16 SECONDS, AN ARC DISTANCE OF 288.26 FEET, WITH A RADIUS OF 960.00 FEET, A CHORD BEARING OF NORTH 11 DEGREES 32 MINUTES 19 SECONDS EAST, A DISTANCE OF 287.18 FEET; 6) NORTH 28 DEGREES 30 MINUTES 15 SECONDS EAST, A DISTANCE OF 119.70 FEET; 7) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24 DEGREES 28 MINUTES 27 SECONDS, AN ARC DISTANCE OF 405.80 FEET WITH A RADIUS OF 950.00 FEET, A CHORD BEARING OF NORTH 39 DEGREES 32 MINUTES 21 SECONDS EAST, A DISTANCE OF 402.72 FEET TO A POINT ON THE SOUTH LINE OF SAID MILESTONE FILING NO. 2; THENCE RUNNING ALONG SAID SOUTH LINE THE NEXT TWO (2) COURSES: NORTH 51 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 116.66 FEET; 2) ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 78.54 FEET, WITH A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 83 DEGREES 13 MINUTES 26 SECONDS EAST, A DISTANCE OF 70.71 FEET THE POINT OF BEGINNING, CONTAINING 2,798,669 SQUARE FEET OR 64.25 ACRES MORE OR LESS.

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

THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, T. 7 S. R. 67 W. OF THE 6TH P.M., ASSUMED TO BEAR NORTH 00 DEGREES 23 MINUTES 28 SECONDS EAST.

LAND USE SUMMARY

REFER TO SHEET 2 OF 7

GENERAL NOTES

- THE PROPERTY IS VACANT AND WITHOUT ANY BUILDINGS. NO SIGNIFICANT NATURAL FEATURES EXIST IN OR WITHIN 100 FEET OF THE PROPERTY BOUNDARY.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR: (1) DOUGLAS COUNTY, COMMUNITY PANEL NUMBER 080049 0186C, DATED SEPTEMBER 30, 1987, AND (2) TOWN OF CASTLE ROCK, COMMUNITY PANEL NUMBER 080050 0188C, DATED SEPTEMBER 30, 1987, A PORTION OF THE SOUTH WEST CORNER OF LOT 1, MILESTONE PHASE II, FILING NO. 1 MAY LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD DESIGNATED AS ZONE A. NO BASE FLOOD ELEVATIONS DETERMINED. MODIFICATIONS REMOVING FLOOD PLAIN FROM LOT 1 HAVE BEEN SUBMITTED TO THE C.O.E. AND CLOMR ISSUED (CASE NO. 98-08-061R). REMAINING PORTIONS OF LOT 1 AND ALL OF LOTS 2 AND 3 ARE INDICATED AS ZONE X. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- PROPERTY IS ZONED PD.
- ALL SIGNAGE WILL COMPLY WITH THE TOWN OF CASTLE ROCK CODES AND ORDINANCES AND APPROVED UNDER A SEPARATE PERMIT BY THE BUILDING DEPARTMENT.
- SITE LIGHT POLES AND FIXTURES WILL MATCH THOSE USED THROUGHOUT THE DEVELOPMENT.
- THE PROJECT WILL BE CONSTRUCTED AS ONE PHASE.
- BUILDING SETBACKS: FRONT YARD 25 FEET
SIDE YARD AND REAR YARD 0 FEET
- THE PROVISION OF MUNICIPAL WATER TO THIS LOT 1, IS 26 SFEs, AS PROVIDED FOR IN SECTION 6 OF THE MILESTONE FILING NO. 4 SUBDIVISION IMPROVEMENTS AGREEMENT DATED NOVEMBER 23, 1998 RECORDED AT RECEPTION NO. 98105513 ON DECEMBER 21, 1998.

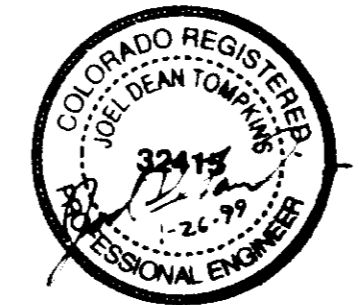
SURVEYOR'S STATEMENT

I, WARREN L. RUBY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO (NO. 24966), 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 FINAL PD IS IN CONFORMANCE WITH THE TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REQUIREMENTS.



ENGINEER'S STATEMENT

I, JOEL D. TOMPKINS, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO (NO. 32415), 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 14TH DAY DECEMBER, A.D., 19 98

CHAIRMAN: *[Signature]* DATE: 3/26/99
PLANNING DIRECTOR: *[Signature]* DATE: 2/16/99

TOWN COUNCIL APPROVAL

THIS FINAL PD SITE PLAN WAS APPROVED AND THE DEDICATIONS ON THIS PLAN ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, THE 14TH DAY JANUARY, A.D., 19 99

MAYOR: *[Signature]* DATE: 2/26/99
TOWN CLERK: *[Signature]* DATE: 2/26/99

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 11:15 A.M. ON THE 16 DAY OF March, 19 99
IN BOOK 7, PAGE 7, MAP 7, RECEPTION NO. 99023456



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 OWNER'S, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP.

SIGNED THIS 27th DAY OF January, 1999

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1-27-99

WITNESS MY HAND AND SEAL 8-9-99
MY COMMISSION EXPIRES: 8-9-99
NOTARY PUBLIC: *[Signature]* SUSAN I. RASMUSSEN, NOTARY PUBLIC, STATE OF COLORADO

OWNERSHIP CERTIFICATION

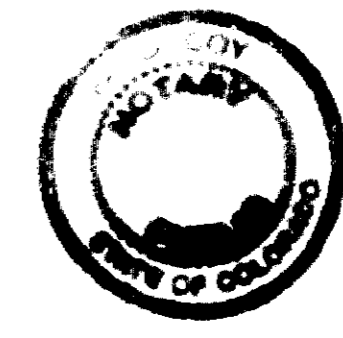
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS MILESTONE LOT 1, FILING NO. 4, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PROPERTY OWNER: CROWFOOT CASTLE ROCK, LTD, 7600 E. ARAPAHOE RD., STE. 211, ENGLEWOOD, CO 80112
PROPERTY OWNER: N-ONE, LTD, 7600 E. ARAPAHOE RD., STE. 211, ENGLEWOOD, CO 80112
[Signatures], U.P.

SIGNED THIS 26th DAY OF 1999 SIGNED THIS 26th DAY OF, 1999

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS January 26, 1999

WITNESS MY HAND AND SEAL 8/17/2000
MY COMMISSION EXPIRES: 8/17/2000
NOTARY PUBLIC: *[Signature]* PANDA COY



MILESTONE FILING No. 4, LOT 1
FINAL PD SITE PLAN

DATE OF PREPARATION: NOVEMBER 12, 1998

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

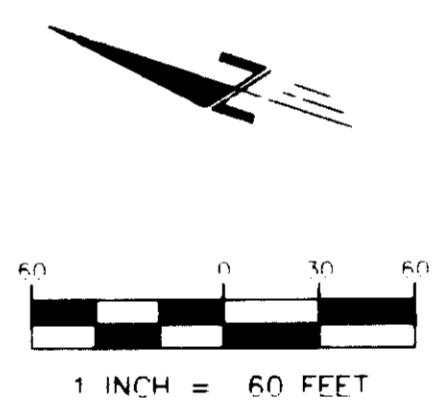
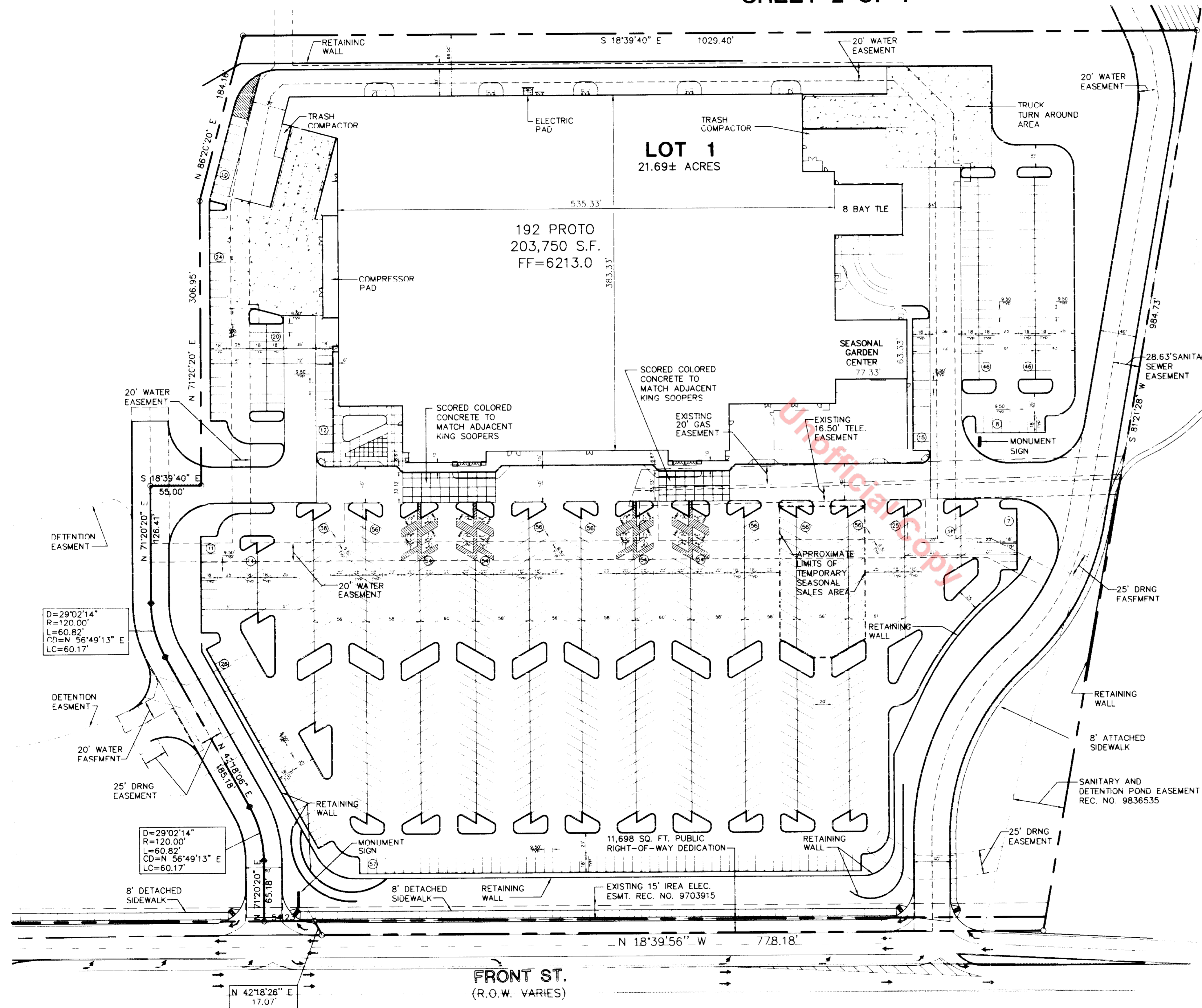
Planning/Engineering/Land Surveying
Landscape Architecture/Architecture

MILESTONE FILING NO. 4, LOT 1

FINAL PD SITE PLAN

A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN SHEET 2 OF 7



SITE DATA

PROPOSED LOT 1		
TOTAL AREA	21.69± AC. (945,142 SF)	100%
BUILDING AREA	203,750 SF	21.56%
INTERIOR PARKING AREA	377,059 SF	39.89%
PARKING		
STANDARD PROVIDED	898	
HANDICAP PROVIDED	24	
TOTAL PARKING PROVIDED	922 (4.53/1000 SF)	
TOTAL PARKING REQUIRED	815	

PROPOSED	LEGEND	EXISTING
	CURB AND GUTTER	
	PARKING COUNT PER ROW	
	PROPERTY LINE	
	STANDARD DUTY ASPHALT	
	HEAVY DUTY ASPHALT	
	HEAVY DUTY CONCRETE	
	PEDESTRIAN CROSSING	
	SIDEWALK	
	HANDICAP RAMP	

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
8480 E. Shoshone Ave., Suite 200
Denver, Colorado 80231
Phone: (303) 750-5800
Fax: (303) 750-5849

PREPARED UNDER THE DIRECT
SUPERVISION OF
JOEL D. TOMPKINS, P.E.
PROFESSIONAL ENGINEER
NO. 32415
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Description
TOWN SUBMITTAL
PREP CITY COMMENTS
PLOTTED FOR RECORDATION
Date
09/07/98
11/12/98
01/25/99

Project Number 97.211
Drawn By JLS
Designed By JDT
Checked By JDT
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FINAL PD PLANS
WAL★MART
STORE #88401
LOT 1, MILESTONE FILING NO. 4
CASTLE ROCK, COLORADO

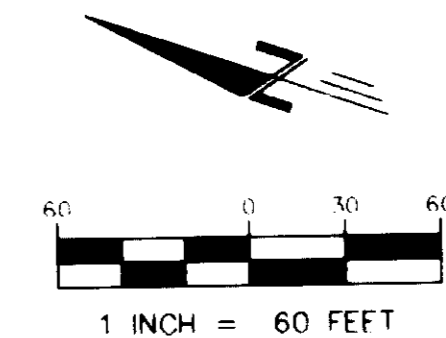
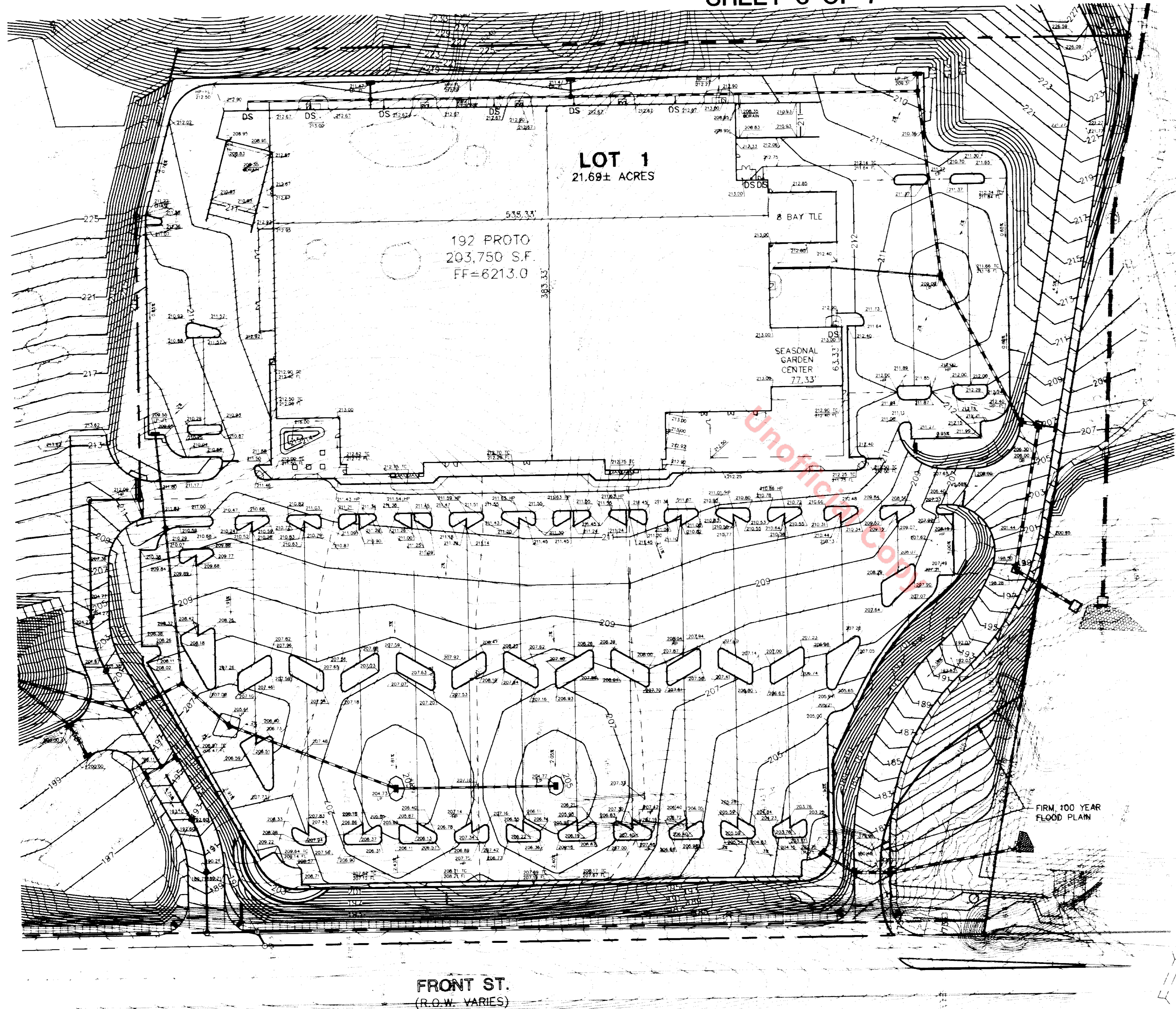
Sheet Title
SITE PLAN
2 OF 7
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GRADING PLAN SHEET 3 OF 7



PROPOSED	LEGEND	EXISTING
○	STORM SEWER MANHOLE	○
□	STORM SEWER INLET	□
—	STORM SEWER	—
—	CONTOUR LINE	—
•	SPOT ELEVATION	•
—	HANDICAP RAMP	—
—	RIDGE LINE	—
HP	HIGH POINT	HP
—	DRAINAGE SLOPE	—
—	RETAINING WALL	—
—	EXISTING VEGETATION	—

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CENTER OF COLORADO
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CLC Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
8480 E. Colorado Rd., Suite 200A
Englewood, Colorado 80151
Phone: (303) 770-1600
Fax: (303) 770-2144

COLORADO REGISTERED
CLEAN TOWNPLANNING
32415
Professional Engineer

PREPARED UNDER THE DIRECT
SUPERVISION OF
JOEL D. TOMPKINS, P.E.
CER. GRADING REGISTRATION
NO. 32415
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date	Description
09/07/98	TOWN SUBMITTAL
11/12/98	PER CITY COMMENTS
07/25/99	PLOTTED FOR RECORDATION

Project Number: 97.211
Drawn By: JLS
Designed By: JOT
Checked By: JOT

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FINAL PD PLANS
WAL★MART
STORE #98401
LOT 1, MILESTONE FILING No. 4
CASTLE ROCK, COLORADO

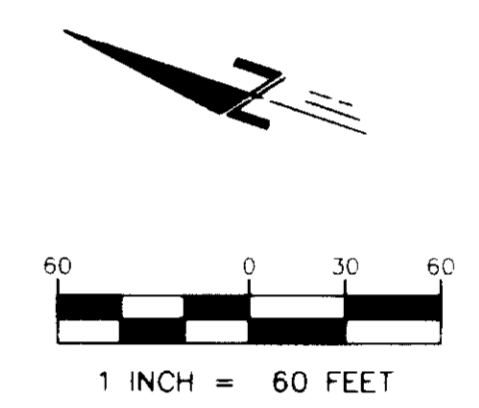
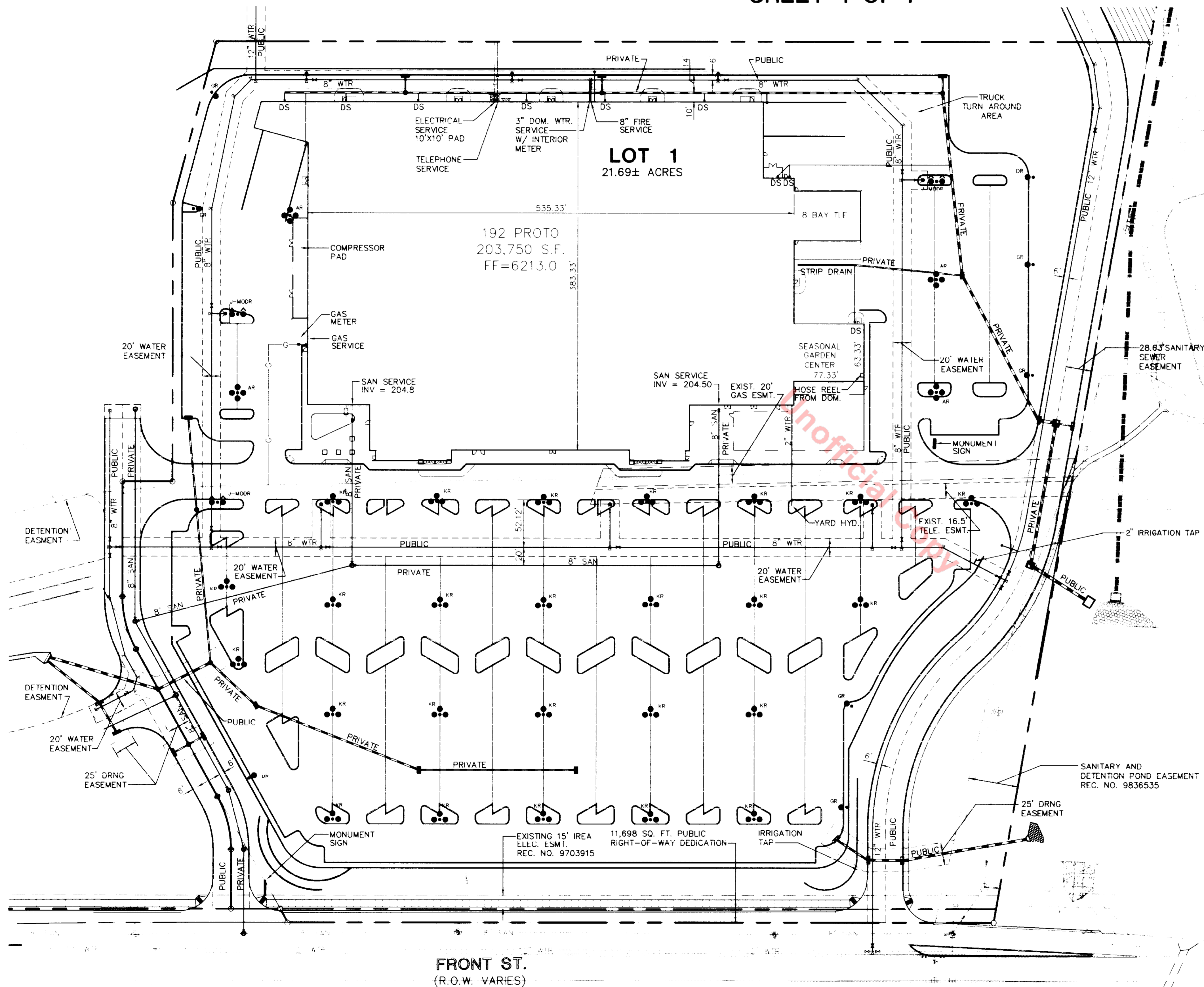
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UTILITY PLAN SHEET 4 OF 7



LEGEND

- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC AND POLE
- EXISTING STORM SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING TRAFFIC SIGNAL
- EXISTING LIGHT POLE
- EXISTING PARKING LOT LIGHT
- PROPOSED WATER LINE W/ HYDRANT AND VALVE
- PROPOSED STORM SEWER W/ MANHOLE AND INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED GAS LINE
- PROPOSED ELECTRIC
- PROPOSED TELEPHONE
- ROOF DRAIN LATERAL

IRRIGATION TAP NOTE:
1. BACKFLOW PREVENTION ASSEMBLY SHALL BE REQUIRED PER THE TOWN OF CASTLE ROCK PUBLIC WORKS REGULATIONS SECTION 2, CHAPTER 14.

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
8480 E. Orchard Rd., Suite 2000
Englewood, Colorado 80150
Tel: (303) 750-8600
Fax: (303) 750-2542



PREPARED UNDER THE DIRECT SUPERVISION OF
JOEL D. TOMPKINS, P.E.
7700 BRADLEY DRIVE, SUITE 100
NO. 32415
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Description
TOWN SUBMITTAL
PER CITY COMMENTS
PLOTTED FOR RECORDATION
Date
09/01/98
11/12/98
01/25/99

Project Number: 97.211
Drawn By: JLS
Designed By: JOT
Checked By: JOT

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FINAL PD PLANS
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STORE #98401
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CASTLE ROCK, COLORADO

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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

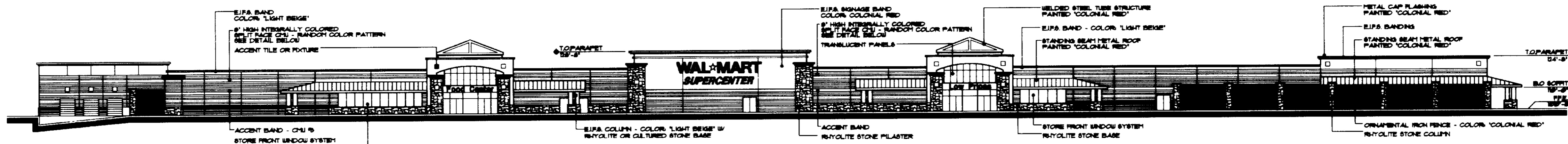
Sheet Title
UTILITY PLAN
4 OF 7
Sheet Number

MILESTONE FILING NO. 4, LOT 1

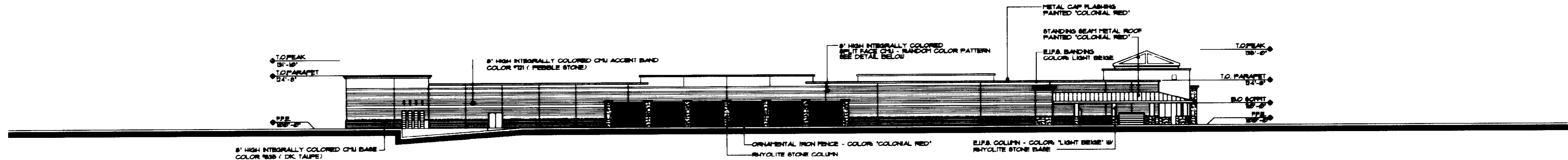
FINAL PD SITE PLAN

A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

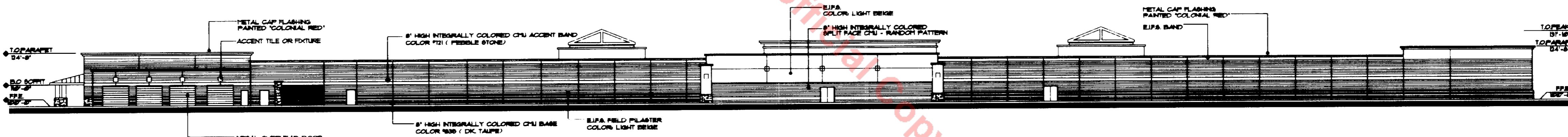
EXTERIOR ELEVATIONS SHEET 5 OF 7



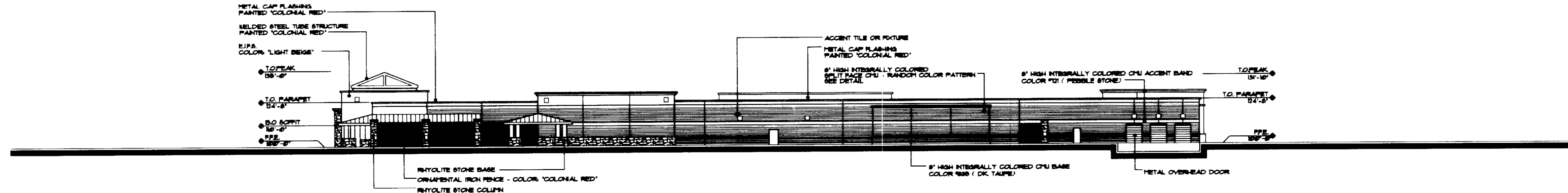
① WEST ELEVATION
SCALE: 1"=30'-0"



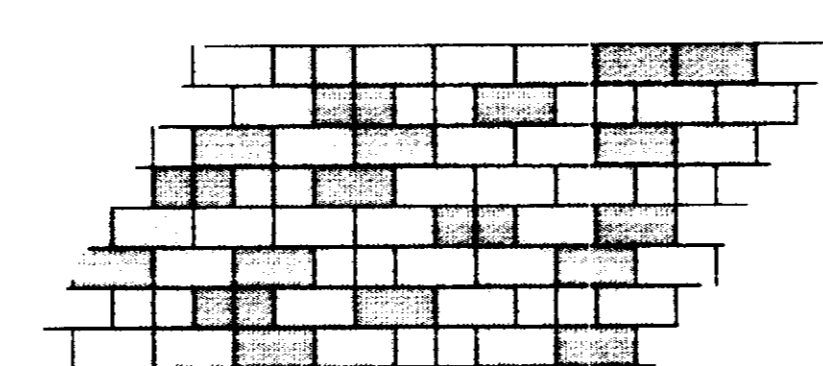
② NORTH ELEVATION
SCALE: 1"=30'-0"



③ EAST ELEVATION
SCALE: 1"=30'-0"



④ SOUTH ELEVATION
SCALE: 1"=30'-0"



- | | |
|--|--|
| SPLIT FACE
STANDARD CMU
(75% RATIO) | SMOOTH FACE
SINGLE SCORED CMU
(25% RATIO) |
| CMU - 1
#154 - ROSE BEIGE | CMU - 4
#600 - MD. TAUPE |
| CMU - 2
#835 - DK. TAUPE | |
| CMU - 3
#561 - MORNING SAGE | |

- ACCENT BAND**
- CMU - 5
#721 - PEBBLE STONE
- PROVIDE INTEGRALLY COLORED SMOOTH FACE - SINGLE SCORED BLOCK IN 8" X 8" X 16" UNITS. STRIKE HORIZONTAL JOINTS AT TOP AND BOTTOM AND PROVIDE SANDBLAST FINISH.

PROVIDE A RANDOM PATTERN OF INTEGRALLY COLORED (75%) SPLIT FACE AND (25%) SINGLE SCORED SMOOTH FACE BLOCK IN 8" X 8" X 16" UNITS COMBINING THREE COLORS. USE A "NATURAL GRAY" GROUT THROUGHOUT. TOOLING ALL VERTICAL JOINTS. PROVIDE A SANDBLAST FINISH TO ALL EXPOSED AREAS.

ALL CONCRETE BLOCK COLORS SHOWN ARE BY CLALITE BLOCK COMPANY

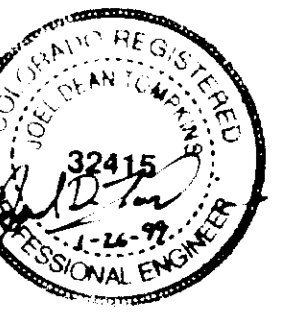
**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Planning
Engineering
Architecture
Landscape Architecture
Land Surveying

BARC: 1 - Denver, CO, Suite 2700
Engineering, Colorado, 80211
Phone: (303) 770-5800
Fax: (303) 770-2446



PREPARED UNDER THE DIRECT
SUPERVISION OF
JOEL D. TOMPKINS, P.E.
COLORADO REGISTRATION
NO. 32415
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

Date: 08/07/09
Description: TOWN SUBMITTALS
PLOTTED FOR RECORDATION
07/25/09

Project Number: 97.211
Drawn By: GEW/KJH
Designed By: GEW/MMW
Checked By: JDT

THESE PLANS AND INSTRUMENTS OF PROFESSIONAL SERVICE ARE PROTECTED BY COMMON LAW STATUTE AND TITLE SECTIONS 18-1-101, 18-1-102, 18-1-103, 18-1-104, 18-1-105, 18-1-106, 18-1-107, 18-1-108, 18-1-109, 18-1-110, 18-1-111, 18-1-112, 18-1-113, 18-1-114, 18-1-115, 18-1-116, 18-1-117, 18-1-118, 18-1-119, 18-1-120, 18-1-121, 18-1-122, 18-1-123, 18-1-124, 18-1-125, 18-1-126, 18-1-127, 18-1-128, 18-1-129, 18-1-130, 18-1-131, 18-1-132, 18-1-133, 18-1-134, 18-1-135, 18-1-136, 18-1-137, 18-1-138, 18-1-139, 18-1-140, 18-1-141, 18-1-142, 18-1-143, 18-1-144, 18-1-145, 18-1-146, 18-1-147, 18-1-148, 18-1-149, 18-1-150, 18-1-151, 18-1-152, 18-1-153, 18-1-154, 18-1-155, 18-1-156, 18-1-157, 18-1-158, 18-1-159, 18-1-160, 18-1-161, 18-1-162, 18-1-163, 18-1-164, 18-1-165, 18-1-166, 18-1-167, 18-1-168, 18-1-169, 18-1-170, 18-1-171, 18-1-172, 18-1-173, 18-1-174, 18-1-175, 18-1-176, 18-1-177, 18-1-178, 18-1-179, 18-1-180, 18-1-181, 18-1-182, 18-1-183, 18-1-184, 18-1-185, 18-1-186, 18-1-187, 18-1-188, 18-1-189, 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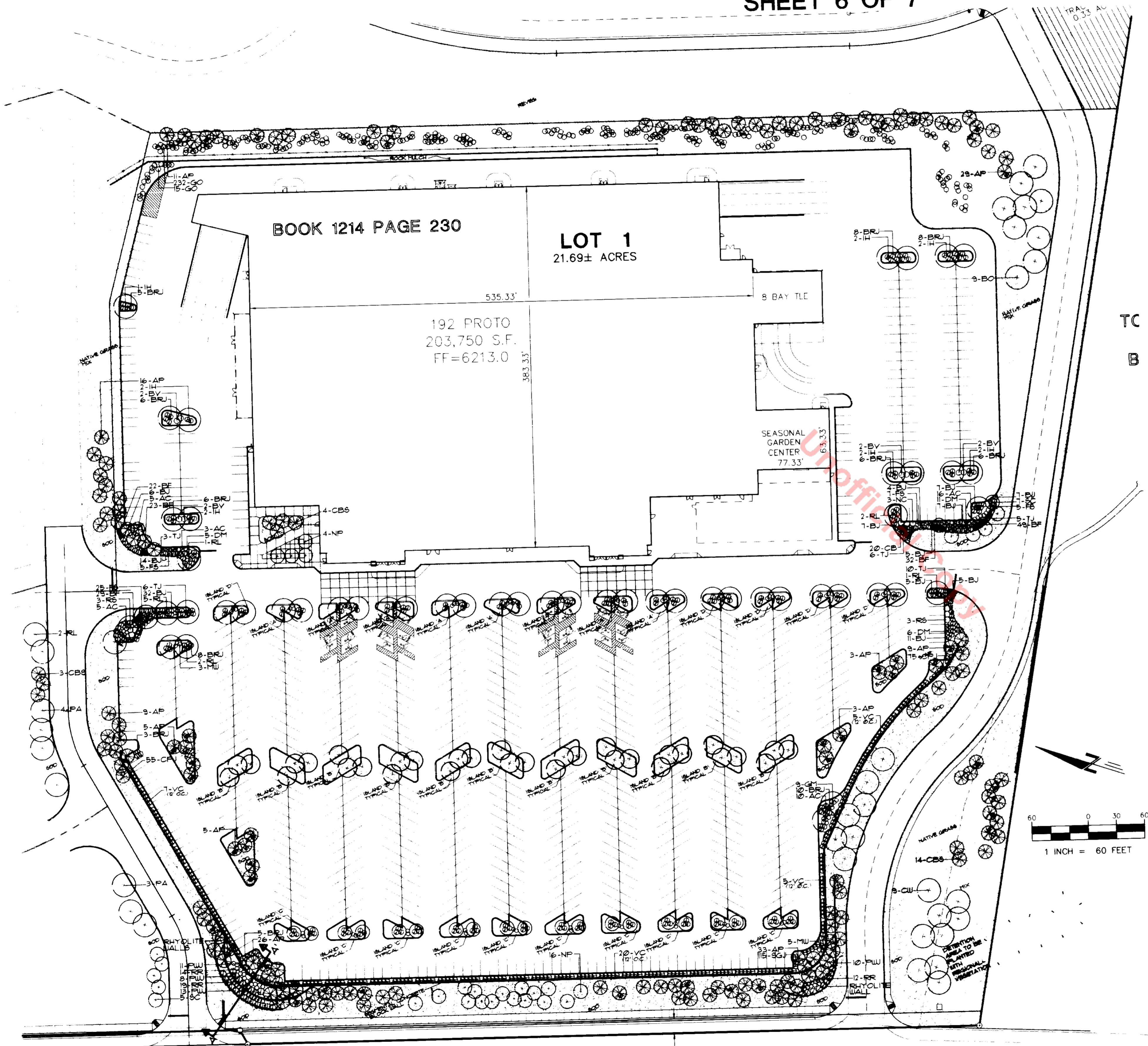
FINAL PD PLANS
WALMART
STORE #88401
LOT 1, MILESTONE FILING No. 4
CASTLE ROCK, COLORADO

Sheet Title
EXTERIOR
ELEVATIONS
5 OF 7
Sheet Number

MILESTONE FILING NO. 4, LOT 1

FINAL PD LANDSCAPE PLAN
 A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26,
 TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE PLAN SHEET 6 OF 7



PLANT LIST

QTY	SYMB	COMMON/BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES				
75	IH	IMPERIAL HONEYLOCUST <i>Gleditsia triacanthos 'Imperial'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN, B&B STAKED
7	FA	PATMORE ASH <i>Fraxinus pennsylvanica 'Patmore'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN, B&B STAKED
9	GM	GINNALA MAPLE <i>Acer glaberrimum 'Ginnala'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN, B&B STAKED
9	CU	PLAINS COTTONWOOD <i>Populus sargentii</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN, B&B STAKED
23	RL	AMERICAN REDMOND LINDEN <i>Tilia americana 'Redmond'</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN, B&B STAKED
33	CH	COMMON HACKBERRY <i>Celtis occidentalis</i>	2 1/2" CAL	SPECIMEN QUALITY FULL CROWN, B&B STAKED
ORNAMENTAL TREES				
12	BC	SPRING SNOW CRABAPPLE <i>Malus 'Spring Snow'</i>	1 1/2" CAL	SPECIMEN QUALITY FULL CROWN, B&B STAKED
40	NP	NEUFORT PLUM <i>Prunus canadensis 'Neufort'</i>	1 1/2" CAL	SPECIMEN QUALITY FULL CROWN, B&B STAKED
EVERGREEN TREES				
145	AP	AUSTRIAN PINE <i>Pinus nigra</i>	6'-8" HT x 10" HT SEE PLAN	FULL FORM, B&B GUYED SPECIMEN QUALITY
21	CBS	COLORADO BLUE SPRUCE <i>Picea pungens glauca</i>	6'-8" HT x 10" HT SEE PLAN	FULL FORM, B&B GUYED SPECIMEN QUALITY
SHRUBS				
30	TJ	TAMM JUNIPER <i>Juniperus sabinus lamariifolia</i>	5 GAL 18"-24" SPREAD	SPACING 36" OC
110	BU	BUFFALO JUNIPER <i>Juniperus sabinus 'Buffalo'</i>	5 GAL 18"-24" SPREAD	SPACING 36" OC
246	BRU	BROADMOOR JUNIPER <i>Juniperus sabinus 'Broadmoor'</i>	5 GAL 18"-24" SPREAD	SPACING 48" OC
130	CPJ	COMPACT PRITZER JUNIPER <i>Juniperus x media 'Pitz Compacta'</i>	5 GAL 18"-24" SPREAD	SPACING 48" OC
15	SGJ	SEA GREEN JUNIPER <i>Juniperus x media 'Sea Green'</i>	5 GAL 18"-24" SPREAD	SPACING 48" OC
42	FWJ	FRINCE OF WALES JUNIPER <i>Juniperus horizontalis 'Prince Wales'</i>	5 GAL 18"-24" SPREAD	SPACING 48" OC
37	FS	FROEBEL SPIREA <i>Spiraea Froebelii</i>	5 GAL 18"-24" HT	SPACING 24" OC 5 CANES MIN.
8	BV	BURKWOOD VIBURNUM <i>Viburnum x burkwoodii</i>	5 GAL 18"-24" HT	SPACING 48" OC 5 CANES MIN.
32	MU	HOCKAY & WHITE POTENTILLA <i>Potentilla fruticosa 'Hockay & White'</i>	5 GAL 18"-24" HT	SPACING 36" OC 5 CANES MIN.
15	PB	PINK BEAUTY POTENTILLA <i>Potentilla fruticosa 'Pink Beauty'</i>	5 GAL 18"-24" HT	SPACING 36" OC 5 CANES MIN.
6	CB	CORAL BEAUTY COTONEASTER <i>Cotoneaster dammeri</i>	5 GAL 18"-24" SPREAD	SPACING 24" OC 5 CANES MIN.
42	AC	ALPINE CURRIANT <i>Ribes alpinum</i>	5 GAL 18"-24" SPREAD	SPACING 36" OC 5 CANES MIN.
241	GO	GAMBEL OAK (Native Scrub Oak) <i>Quercus gambelii</i>	5 GAL 18"-24" SPREAD	SPACING 36" OC 5 CANES MIN.
6	RS	RENAISSANCE VANHOUTTE SPIREA <i>Spiraea x vanhouttei 'Renaissance'</i>	5 GAL 18"-24" SPREAD	SPACING 24" OC 5 CANES MIN.
22	DM	DWARF MOCKORANGE <i>Philadelphus x virginialis 'Dwarf Minnesota Snowflake'</i>	5 GAL 18"-24" SPREAD	SPACING 24" OC
3	NC	NANKING CHERRY <i>Prunus tomentosa</i>	5 GAL 18"-24" SPREAD	SPACING 36" OC 5 CANES MIN.
45	RR	RUGOSA ROSE <i>Rosa rugosa</i>	5 GAL 18"-24" SPREAD	SPACING 36" OC 5 CANES MIN.
PERENNIALS				
125	BF	BLANKET FLOWER <i>Gallardia goblin</i>	1 GAL	SPACING 12" OC
31	VC	VIRGINIA CREEPER <i>Parthenocissus quinquefolia</i>	1 GAL	SPACING 12" OC

NOTE: IF QUANTITIES LISTED IN SCHEDULE DO NOT CORRELATE WITH PLANTINGS INDICATED ON PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
 SPACE VIRGINIA CREEPER EVERY THIRD PRITZER JUNIPER ALONG RETAINING WALL.

- IRRIGATED SOD TURF
- NATIVE GRASS SEED MIX WITH TEMPORARY IRRIGATION AND EROSION CONTROL FABRIC
- REVEGETATION GRASS MIX
- EDGER

LANDSCAPE DATA

LOT 1 AREA	944,935 SF
TOTAL LANDSCAPE AREA	268,484 SF / 28.41% OF LOT
INTERIOR PARKING AREA	377,059 SF
INTERIOR PARKING LANDSCAPE AREA	38,723 SF / 10.21% OF PARKING

SUBJECT TO ADMINISTRATIVE REVISIONS AFTER RECORDING

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.

CAUTION- NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Associates, Inc.
 Planning
 Engineering
 Architecture
 Landscape Architecture
 Land Surveying
 4400 E. University Ave., Suite 2010
 Denver, Colorado 80202
 Phone: (303) 733-1600
 Fax: (303) 733-1400

PREPARED UNDER THE DIRECT SUPERVISION OF
 JOEL D. TOMPKINS, P.E.
 (COLORADO REGISTRATION NO. 32415)
 FOR AND ON BEHALF OF
 CLC ASSOCIATES, INC.

Description:
 TOTAL
 PLANTING COMMENTS
 PLOTTED FOR RECORDING
 Date:
 09/07/98
 07/25/98

Project Number: 97.211
 Drawn By: LEL
 Designed By: LEL
 Checked By: KDP

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FINAL PD PLANS
WAL★MART
 STORE #98401
 MILESTONE FILING No. 4
 LOT 1, MILESTONE FILING No. 4
 CASTLE ROCK, COLORADO

Sheet Title
LANDSCAPE PLAN
 6 OF 7
 Sheet Number

MILESTONE FILING NO. 4, LOT 1

FINAL PD LANDSCAPE DETAILS SHEET

A PORTION OF THE NORTH ONE-HALF OF SECTION 35 AND THE SOUTH ONE-HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE DETAILS AND CROSS SECTION SHEET 7 OF 7

Associates, Inc.
Planning
Engineering
Architecture
Landscape Architecture
Land Surveying
BARRETT, DICKSON & ASSOCIATES, INC.
1000 E. CHERRY ST., SUITE 2000
DENVER, COLORADO 80202
PHONE: (303) 733-7800
FAX: (303) 733-7149

JOEL D. TOMPKINS, P.E.
1-26-99

PREPARED UNDER THE DIRECT SUPERVISION OF
JOEL D. TOMPKINS, P.E.
COLORADO REGISTRATION NO. 32415
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.

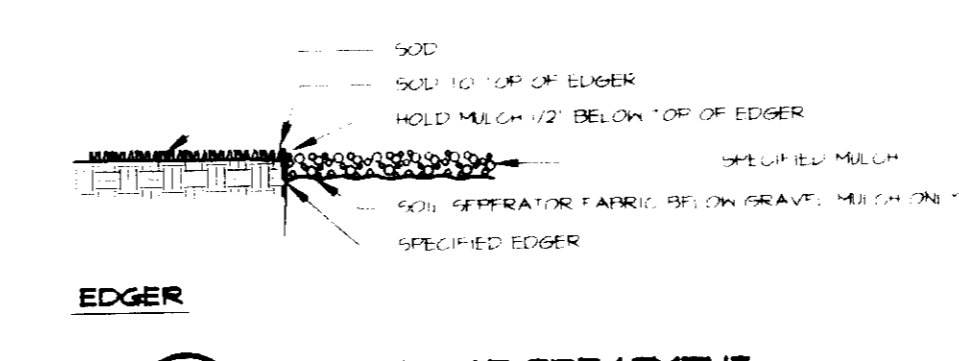
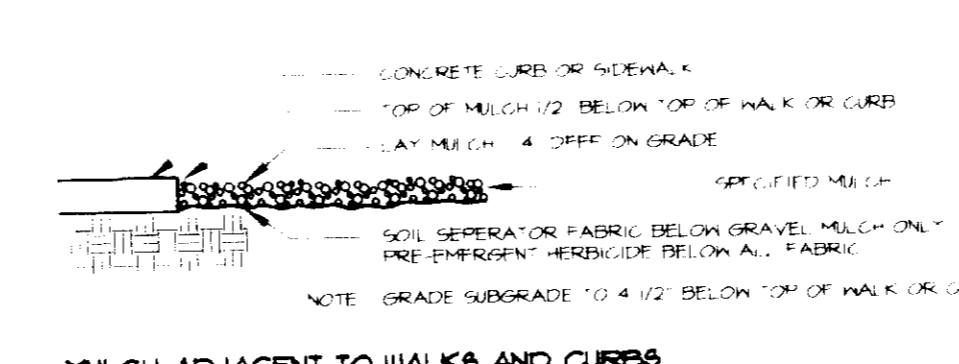
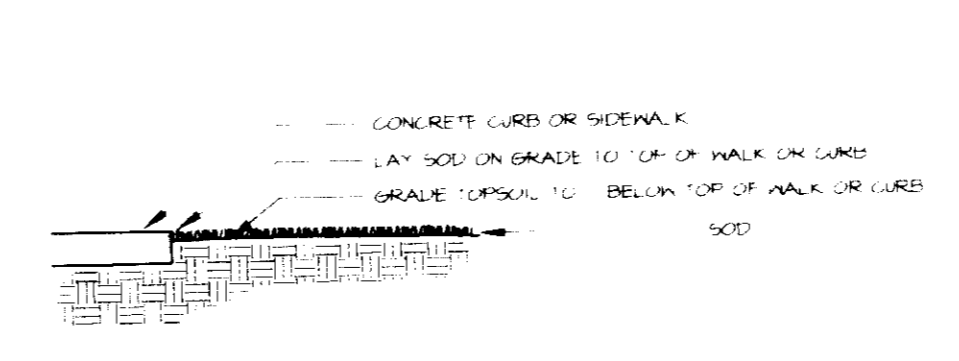
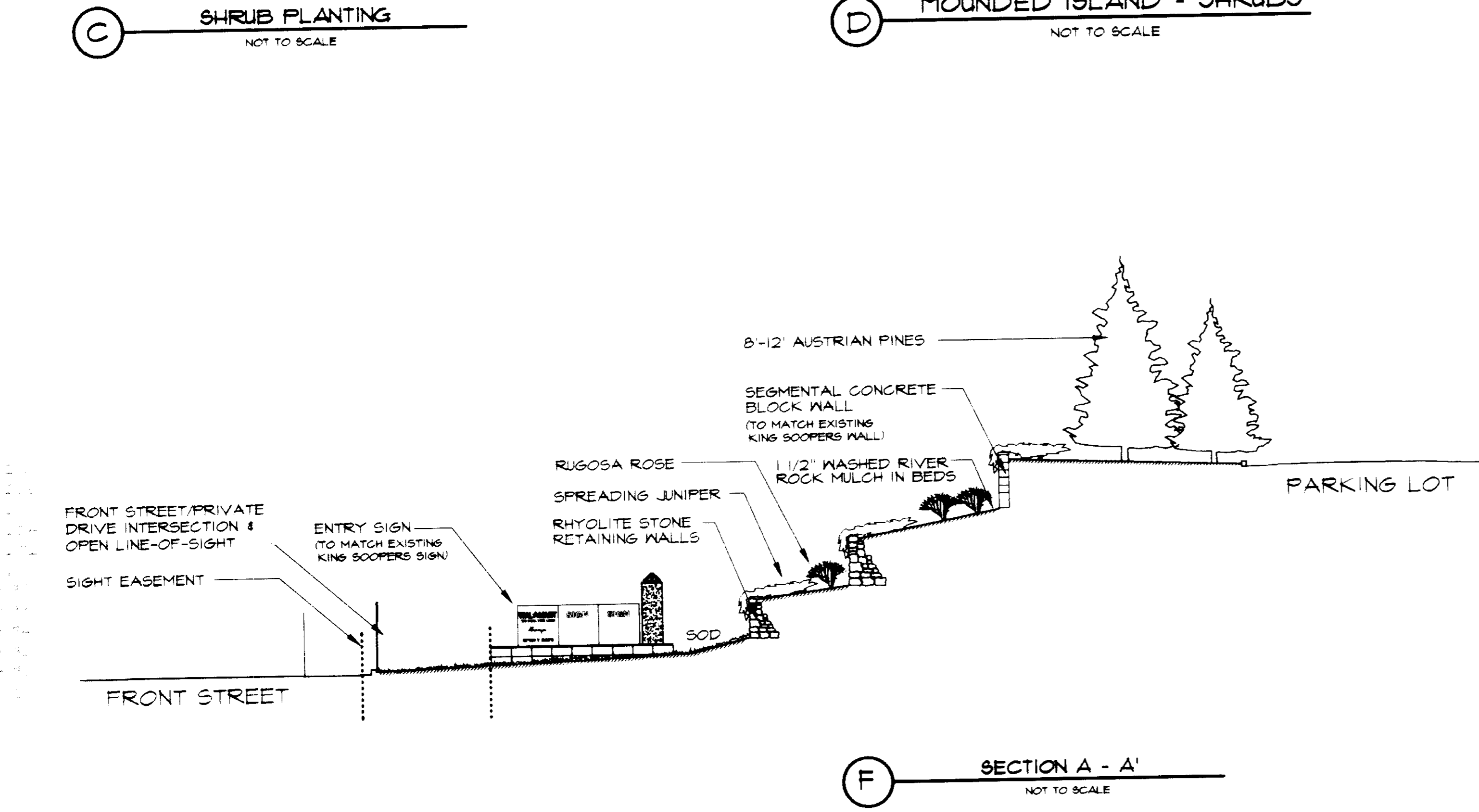
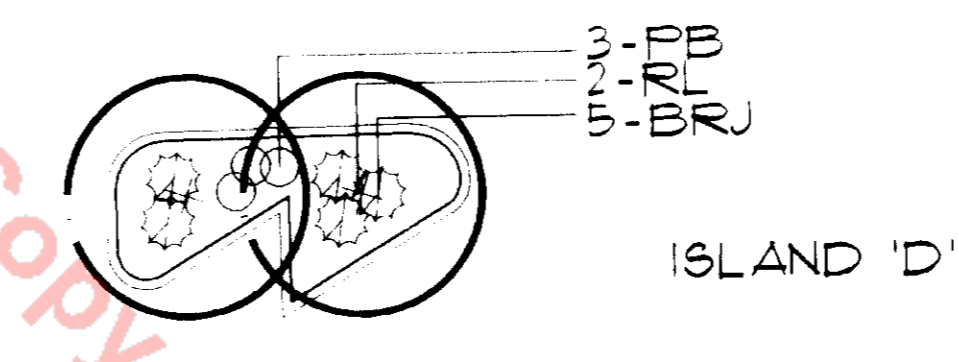
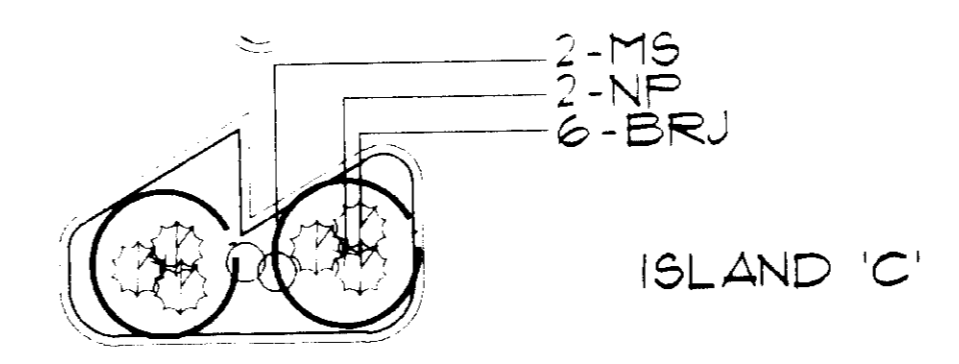
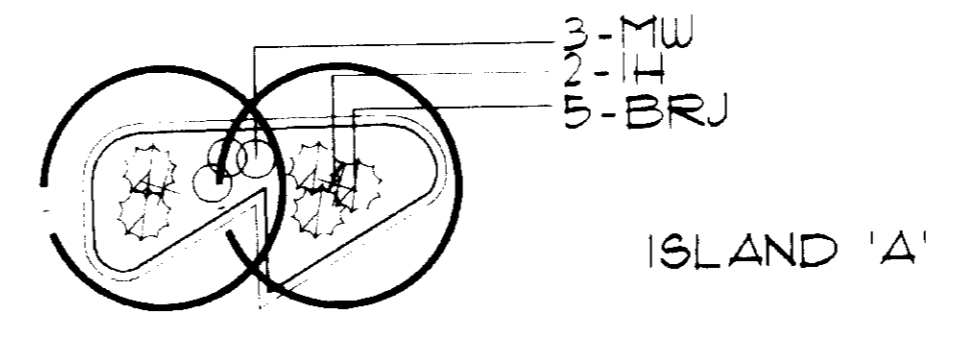
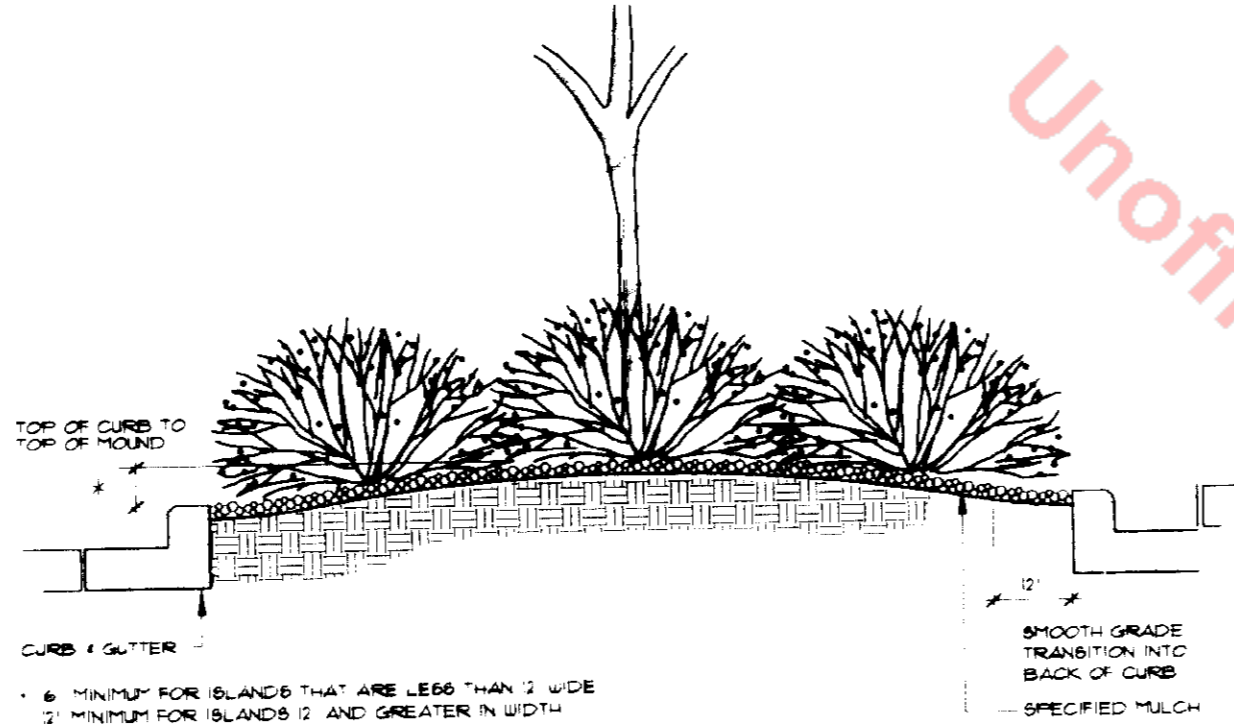
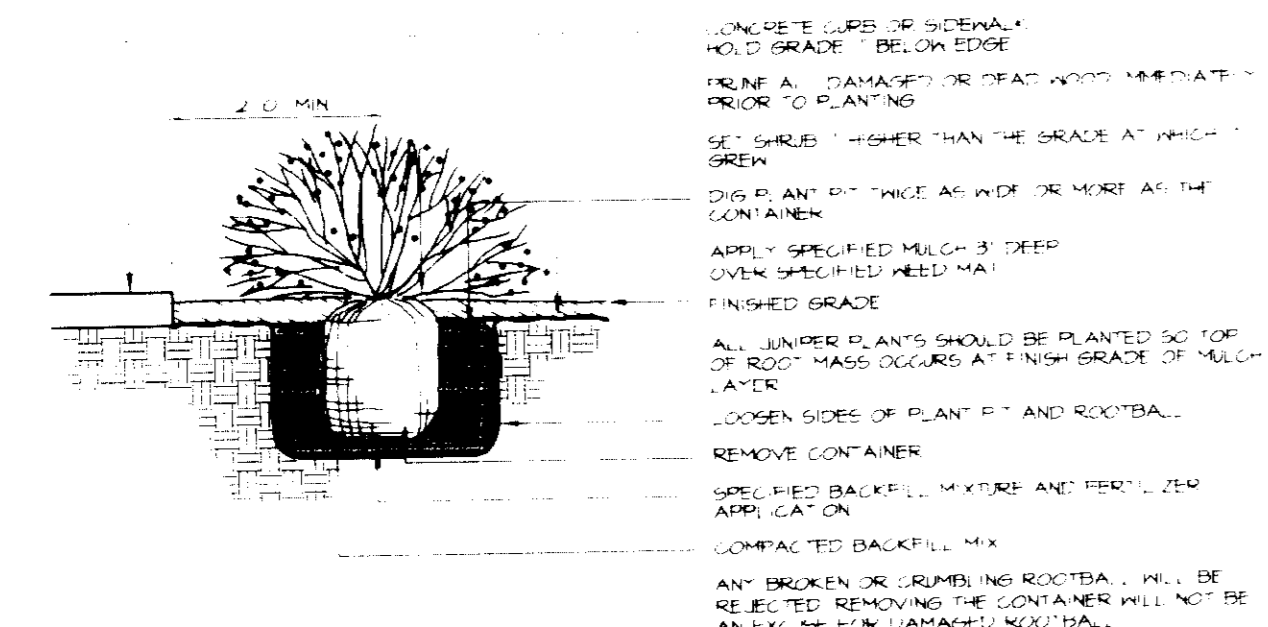
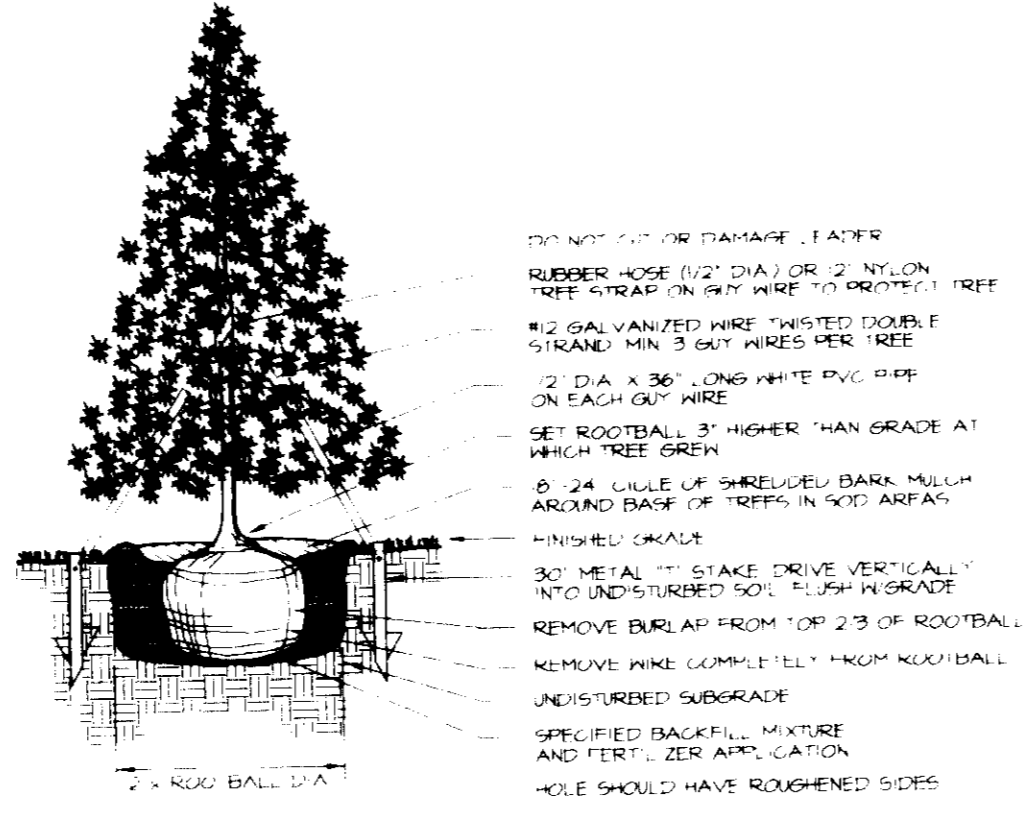
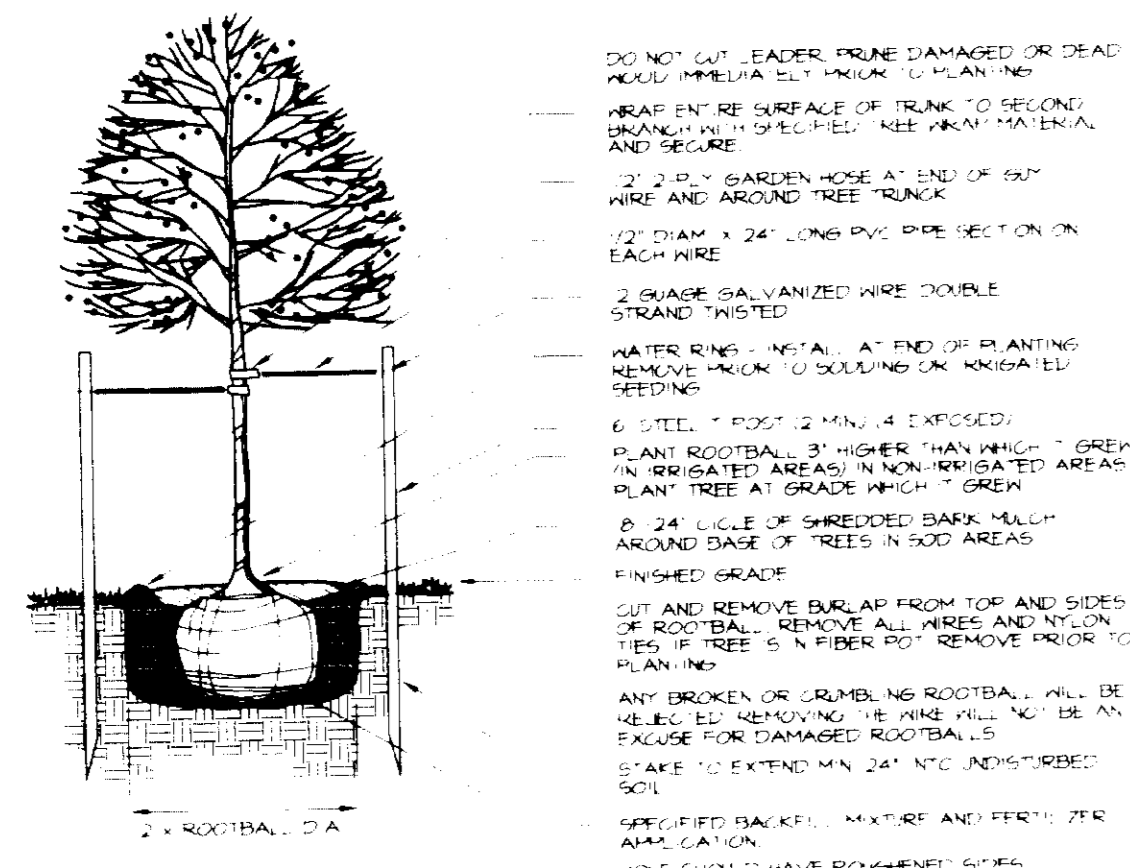
Date	Description
09/01/98	TOWN SUBMITTAL
11/22/98	REVISED FOR RECORDATION
07/23/99	

Project Number: 97.211
Drawn By: LEL
Designed By: LEL
Checked By: KDP

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FINAL PD PLANS
WALMART
STORE #98401
LOT 1, MILESTONE FILING No. 4
CASTLE ROCK, COLORADO

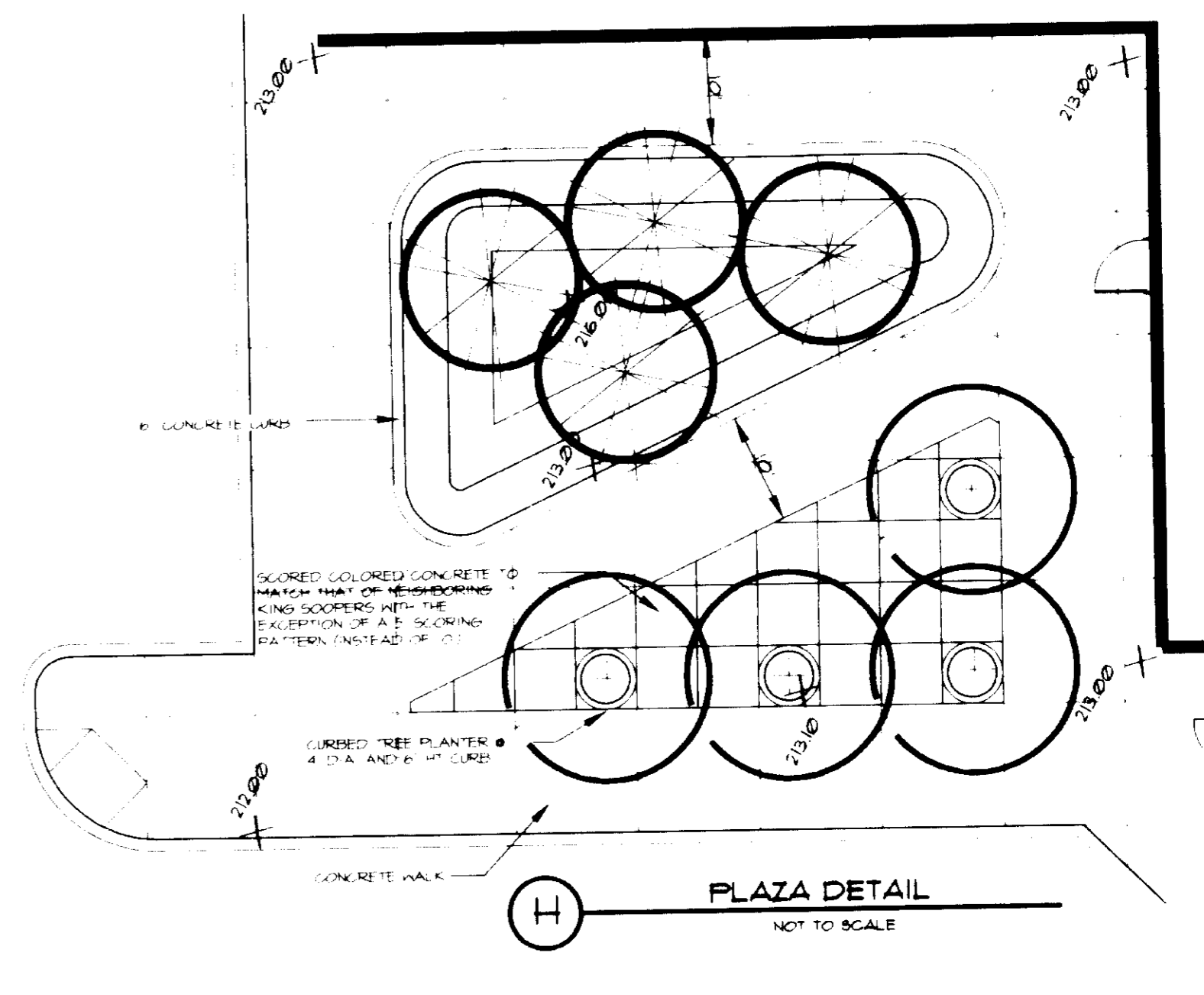
Sheet Title
LANDSCAPE DETAILS AND CROSS SECTION
7 OF 7
Sheet Number



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.
- 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 LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS SHALL HAVE A POP-UP SPRAY SYSTEM OR ROTARY POP-UP SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIF SYSTEM OR SHRUB HEAD POP-UP HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- IRRIGATION BACKFLOW PREVENTION: A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (RFB) (R25/A) SHALL BE INSTALLED DOWNSIDE OF THE IRRIGATION POINT OF CONNECTION PER THE TOWN OF CASTLE ROCK PUBLIC WORKS REGULATIONS.
- ALL EXISTING PLANT MATERIAL SHALL HAVE ALL WIRE TUNE OR OTHER CONTAINMENT MATERIAL EXCEPT FOR THE BURLAP REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- ALL SHRUB BEDS AND ISLANDS WITH SHRUB PLANTINGS ARE TO RECEIVE A 3" DEPTH OF 1 1/2" WASHED RIVER ROCK MULCH OVER WEED CONTROL FABRIC.
- SOIL PREPARATION: SCHEDULE OF SOIL MIXES AND SOIL AMENDING FOR VARIOUS PROJECT AREAS ARE LISTED BELOW.
 - A. SODDED, SEEDING AND SHRUB BED AREAS: SHALL RECEIVE NITRILIZED ASPEN COMPOST. THE 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 AND PERENNIALS: SHALL CONSIST OF 30% COMPOSTED ORGANIC MATERIAL AND 70% SITE SOIL. ORGANIC MATERIAL SHALL BE AS SPECIFIED ABOVE FOR SODDED AREAS. FERTILIZER FOR PLANT BACKFILL SHALL BE TRIPLE SUPERPHOSPHATE (20-40-20) AND SHALL BE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- IRRIGATED SOD TO BE 60% ELDORADO SILVERADO AND MONARCH TURFTYPE TALL RESCUE, 30% MANCHAR SMOOTH DROME AND 10% DROUGHT RESISTANT BLUEGRASS MIX.
- NATIVE GRASS SEED MIX:
 - 55% WESTERN WHEATGRASS
 - 15% STREAMBANK WHEATGRASS
 - 10% BLUE GRAMA
 - 5% SHOE GATS GRAMA
 - 5% LITTLE BLUESTEM
 - 10% ANNUAL RYEGRASS

SEEDING RATE: 120 POUNDS PURE LIVE SEED PER ACRE BROADCAST APPLICATION. NOTE: PERCENTAGES BY WEIGHT.



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