

# LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made and entered into this \_\_\_ day of \_\_\_\_, 2026, by and between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, hereinafter referred to as "COUNTY", whose address is 100 Third Street, Castle Rock, Colorado 80104, and PINERY COMMERCIAL METROPOLITAN DISTRICT #2, whose address is 2154 East Commons Avenue, Suite 200, Centennial, Colorado 80122, hereinafter referred to as "LICENSEE".

1. **PROPERTY LICENSED.** The COUNTY hereby grants a license ("License") to the LICENSEE, subject to the terms and conditions contained in this License Agreement, for use of the property, which includes the land and any improvements or facilities thereon, described as follows ("Property"):

**SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF**, which identifies the general location of the RETAINING WALL AND LANDSCAPING ("Improvements"). "Improvements" includes any improvements installed by the LICENSEE on the Property.

The Property is subject to all easements and rights-of-way of record. The Improvements installed by the LICENSEE on the Property shall be owned and maintained by the LICENSEE.

2. **UTILITIES.** The LICENSEE covenants and agrees to pay all charges for water, electric power and other utilities assessed, levied or incurred on the Property associated with the Improvements during the term of this License or any renewal thereof.

3. **MAINTENANCE, REPAIR AND ALTERATIONS.** The LICENSEE covenants and agrees not to make or permit to be made any alterations in, or additions to, the Property without the prior written consent of the Public Works Engineering Director, hereinafter "Engineer", and to keep the Property and all Improvements thereon in good repair at the expense of the LICENSEE; to keep the Property free from litter, dirt, debris and obstruction; and to surrender and deliver the Property in good order and condition upon the expiration or termination of this License, ordinary wear and tear and loss by fire, flood or Act of God excepted. In the event the COUNTY has to enter the Property to repair and maintain the Improvements in order to protect the integrity of the Property, the COUNTY shall charge all costs to the LICENSEE.

4. **USE.** The LICENSEE covenants and agrees that it shall utilize the Property for construction and maintenance of the Improvements and for no other purpose and not to use the Property or permit it to be used for purposes prohibited by the applicable laws of the United States, State of Colorado or any political subdivisions thereof.

5. **RE-ENTRY.** The COUNTY or its duly authorized representative has the right to enter upon the Property at any time for the purpose of inspecting the same, making surveys, showing the Property to prospective licensees and to do such other acts and things as it deems necessary for the protection of its interest therein.

6. **NOTICE.** Any required notice shall be in writing and mailed by certified mail to the respective parties at the address hereinabove given. The Engineer shall be the representative of the COUNTY to accept or give any approval, notice or the like provided for hereunder. In the event the LICENSEE should change the address hereinabove given during the term of this License, the LICENSEE shall notify the COUNTY in writing of such change of address.

7. **NO COVENANT OF TITLE OR QUIET POSSESSION.** The rights granted herein are without covenant of title or warranty of quiet possession of the Property and no water or water rights are granted by this License.

8. **SUCCESSORS AND ASSIGNS.** This License shall inure to the benefit of, and be binding upon, the respective legal representatives, heirs, successors and assigns of the parties.

9. **ASSIGNMENT OR SUB-LEASE.** The LICENSEE covenants and agrees not to assign this License or to sublet any part of the Property without first obtaining the written consent of the COUNTY.

10. PROPERTY TAKEN "AS IS". The LICENSEE understands and agrees that the Property is licensed "as is", and the LICENSEE is assuming responsibility for any loss, injury, death or damage that may result from any and all defects, be they obvious or hidden, that said Property may contain. The COUNTY makes no warranty, written or implied, that the Property is fit for any purpose or that it meets any federal, state, county or local law, ordinance or regulation applying to the Property.

11. LIABILITY AND INDEMNIFICATION. The COUNTY shall not be liable for any loss, injury, death or damage to any person or personal property which may arise from the use or condition of the Property (including, but not limited to, loss, injury, death or damage resulting from ice, water, rain, snow, gas, electrical wires, fire, theft, burst pipes or plumbing failures) during the term of this License or any renewal thereof. The LICENSEE hereby expressly agrees to defend, indemnify and hold harmless the COUNTY, its officers, agents, employees and insurers against any liability, loss, damage, demand, action, cause of action or expense of whatever nature (including court costs and attorney's fees) which may result from any loss, injury, death or damage allegedly sustained by any person, firm, corporation or other entity which arises out of or is caused by reason of LICENSEE'S use and occupancy of the Property or LICENSEE'S failure to fulfill the terms and conditions of this License Agreement.

12. RESERVATION FOR BOARD USE. This License is conformable to the provisions of all COUNTY regulations insofar as applicable. Said provisions are incorporated herein and made a part hereof by this reference and shall supersede any apparently conflicting provisions otherwise contained in this License Agreement. The COUNTY reserves the right to make full use of the Property as may be necessary or convenient, and the COUNTY retains all rights to operate, maintain, install, repair, remove or relocate any of its facilities located within the Property at any time and in such a manner as it deems necessary or convenient.

13. TERMINATION.

a. The License may be terminated by the COUNTY at any time upon thirty (30) days prior written notice to the LICENSEE.

b. If default shall be made in any of the covenants or agreements herein contained to be kept by the LICENSEE, it shall be lawful for the COUNTY to enter into the said Property, or any part thereof, either with or without process of law, to terminate the interest of the LICENSEE or of any other person or persons occupying the same, and to expel, remove or put out such person or persons, using such force as may be necessary in so doing, without being liable to prosecution or to damages therefor, and the said Property again to repossess and enjoy, as in the first and former estate of the COUNTY. If at any time the License shall be terminated as aforesaid or by any other means, the LICENSEE agrees to surrender and deliver up said Property peaceably to the COUNTY immediately upon termination, and if the LICENSEE shall remain in possession after termination, the LICENSEE shall be deemed guilty of a forcible detainer of said Property, and waiving all notice, shall be subject to eviction and removal, forcibly or otherwise, with or without process of law.

14. VENUE. For the resolution of any dispute arising hereunder, venue shall be in the courts of Douglas County, State of Colorado.

15. SPECIAL PROVISIONS.

**SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.**

The parties hereto mutually agree to all the terms and provisions herein contained.

Executed on the day and year above written.

**BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS**

BY: \_\_\_\_\_

Chair

**APPROVED AS TO CONTENT:**

\_\_\_\_\_

**DOUGLAS J. DEBORD**

County Manager

**ATTEST:**

\_\_\_\_\_

Clerk to the Board

**APPROVED AS TO FORM:**

\_\_\_\_\_

Assistant County Attorney

**Pinery Commercial Metropolitan District #2**

By: 

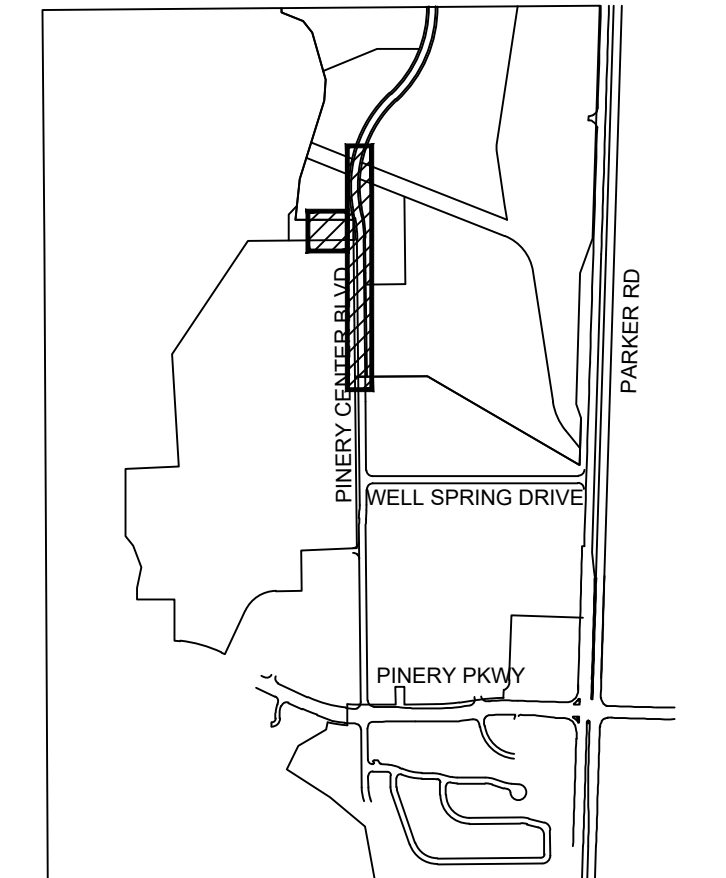
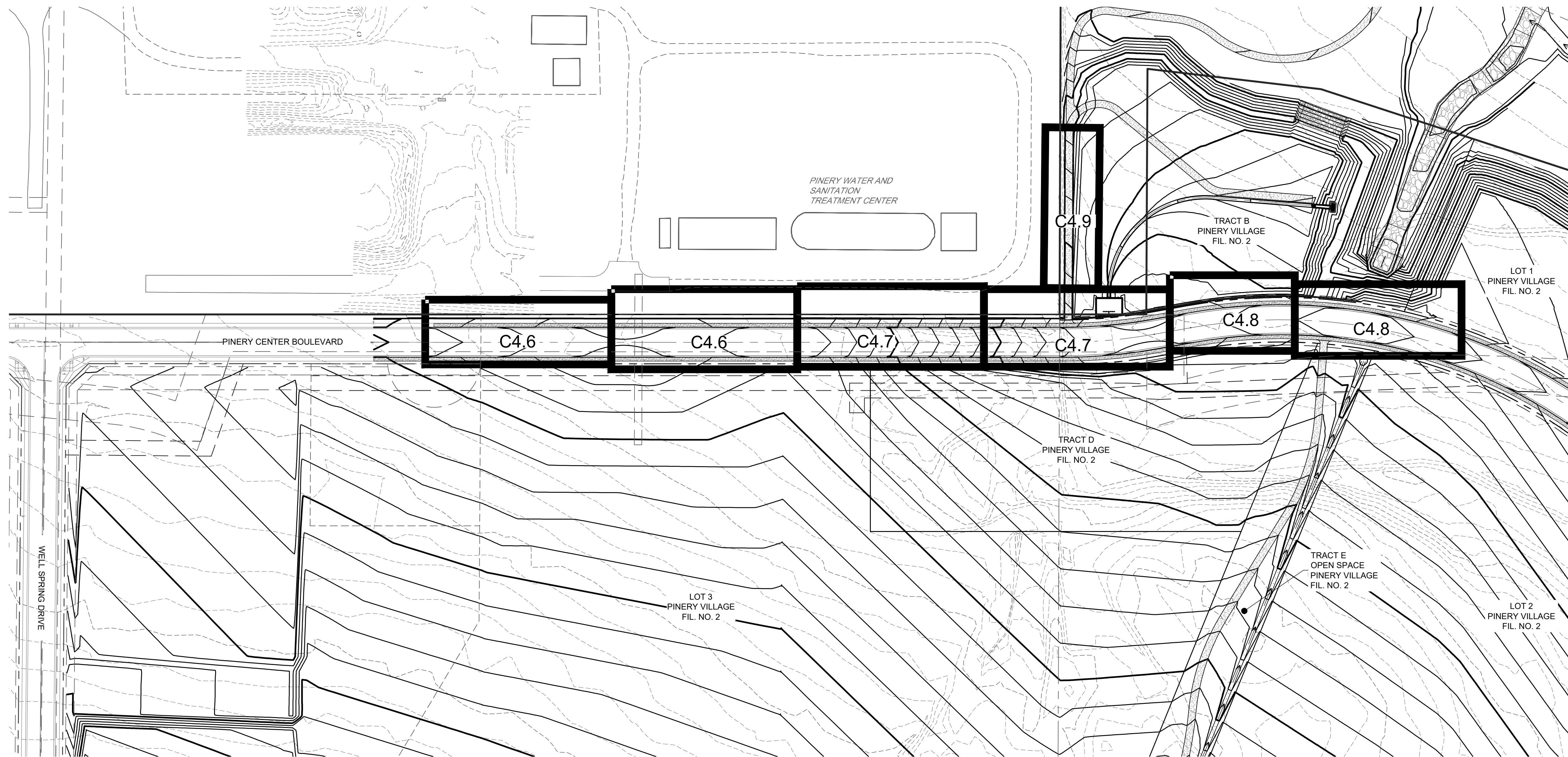
Title: PRESIDENT

**ATTEST:**



Title: SECRETARY

I:\2020\_20003 - Pinery West\CADD\Exhibits\20003 - Overall Retaining Wall Plan.dwg tab: OVERALL RETAINING WALL PLAN EXHIBIT Mar 17, 2022 - 4:22pm charland



**KEY MAP**  
N.T.S.

BENCHMARK: DOUGLAS COUNTY GIS MONUMENT NUMBER 1.051038 BEING A 3-1/4" ALUMINUM ALLOY CAP STAMPED DOUGLAS COUNTY GIS 1.051038" LOCATED ON THE WEST SIDE OF PARKER ROAD, 3000 FEET NORTH OF THE INTERSECTION OF PARKER ROAD AND NORTH PINERY, AND 1000 FEET WEST OF THE WEST EDGE OF PARKER ROAD.  
NAVD88 ELEV=6053.87'

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN AS MONUMENTED AT THE SW 1/4 CORNER AND AT THE W 1/4 CORNER OF SAID SECTION 3 BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 29036 2001." SAID WEST LINE BEARS N00 03'54"W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES.  
PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING= (STATE PLANE NORTHING\* 1.0003283177)-518.690'

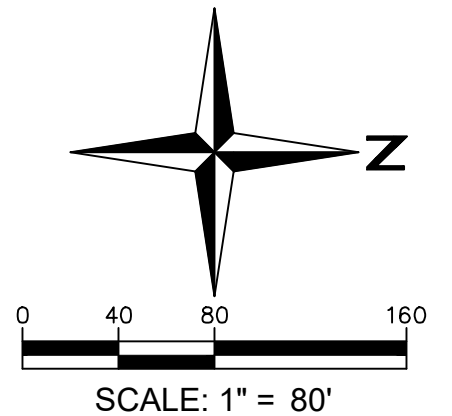
PROJECT EASTING= (STATE PLANE EASTING\* 1.0003283177)-1054.638'

DRAWN	MAL	CHECKED	MDC	APPROVED	MDC	PROJECT NO.	20003	HORIZ. SCALE	1" = 80'	VERT. SCALE	NA
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DATE	NO.	NOTES
10/15/2021	1	1ST SUBMITTAL TO DOUGLAS COUNTY
02/25/2022	2	2ND SUBMITTAL TO DOUGLAS COUNTY



Know what's below.  
Call before you dig.



ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

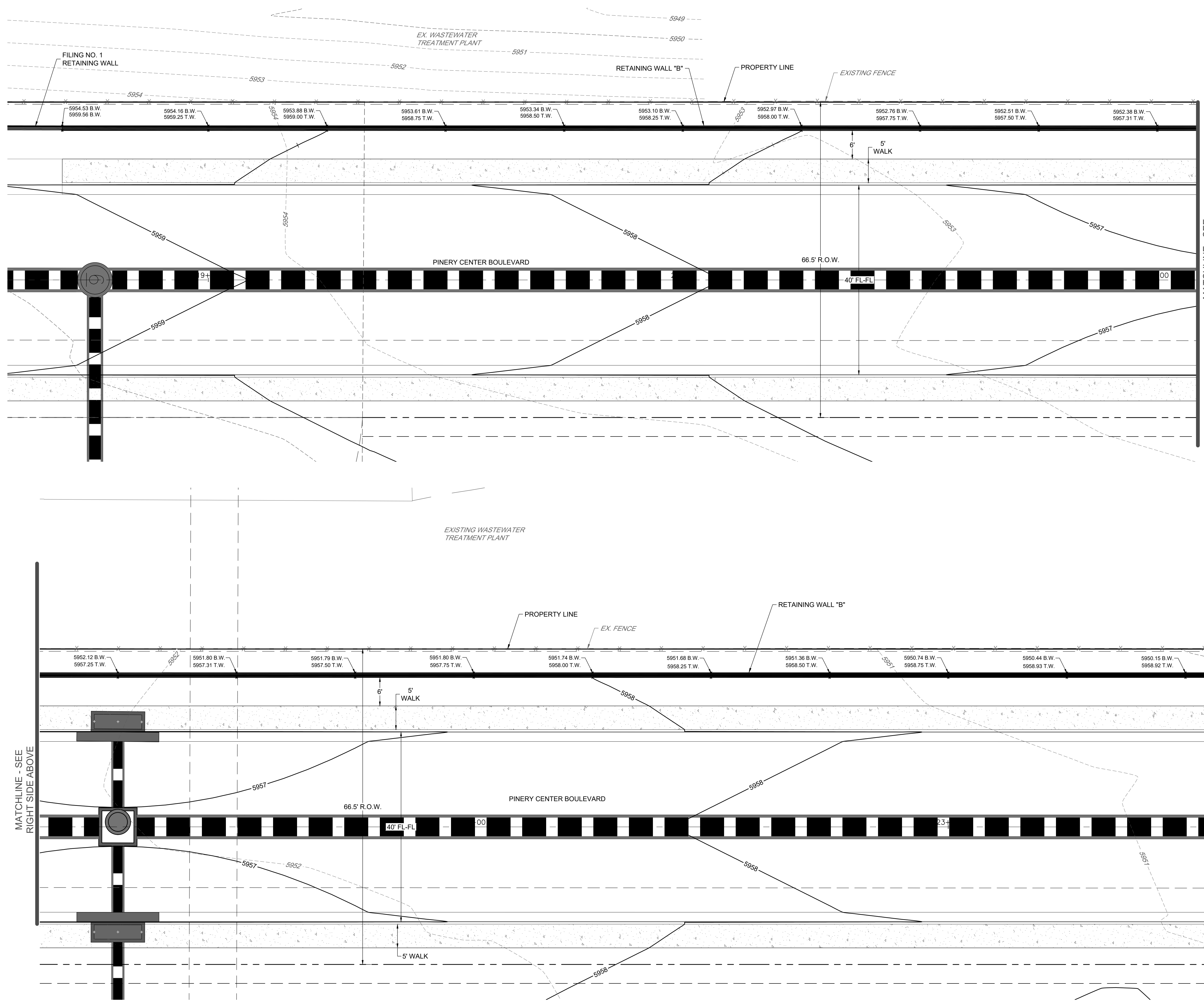
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

**PINERY VILLAGE FILING NO. 2**  
**OVERALL RETAINING WALL**

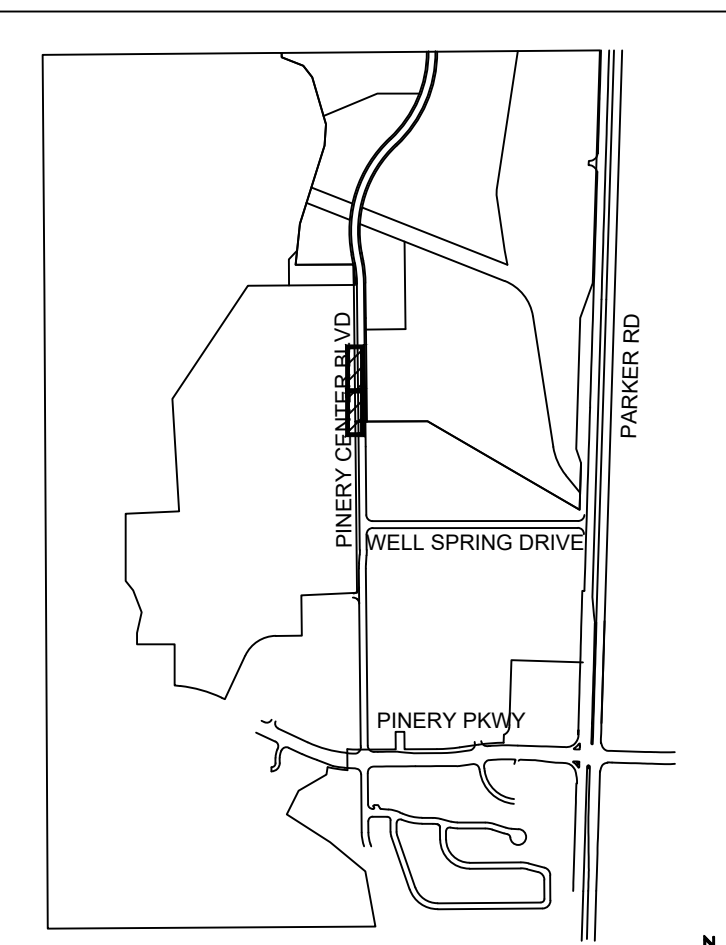
SHEET  
**C4.0**

I:\2020\20003 - Pinery West\CAD\Sheet Sets\Filing No.2\_CD's\CD's\20003 - Retaining Wall Plan.dwg Job: C4.6 RETAINING WALL PLAN Mar 17, 2022 - 11:39am charland



MATCHLINE - SEE LEFT SIDE BELOW

MATCHLINE - SEE SHEET NO. C4.7



**KEY MAP**  
N.T.S.  
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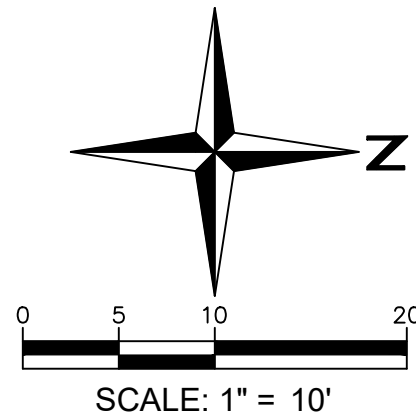
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PROJECT EASTING= (STATE PLANE EASTING\* 1.0003283177)-1054.638'

DRAWN	MAL	CHECKED	MDC	APPROVED	MDC	PROJECT NO.	20003	HORIZ. SCALE	NA	VERT. SCALE	NA
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Know what's below. Call before you dig.



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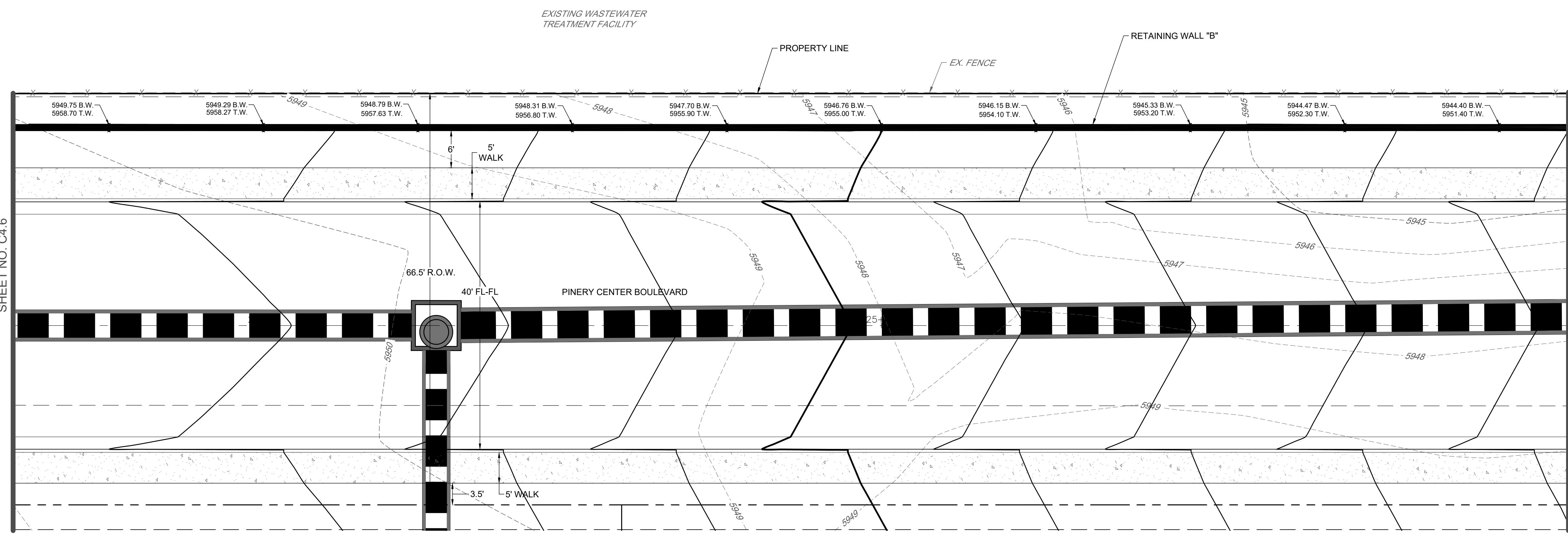
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ENGINEERING DIVISION ACCEPTANCE BLOCK

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**RETAINING WALL PLAN**

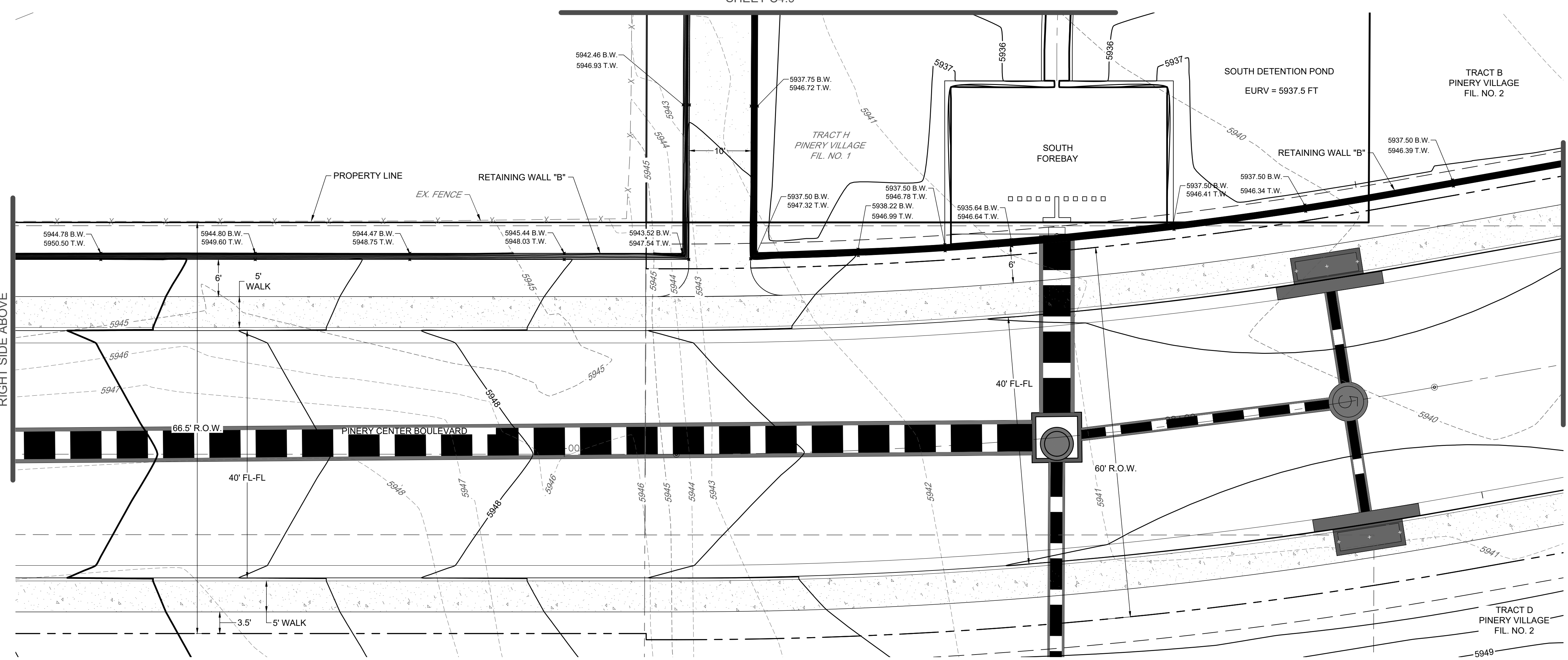
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**C4.6**

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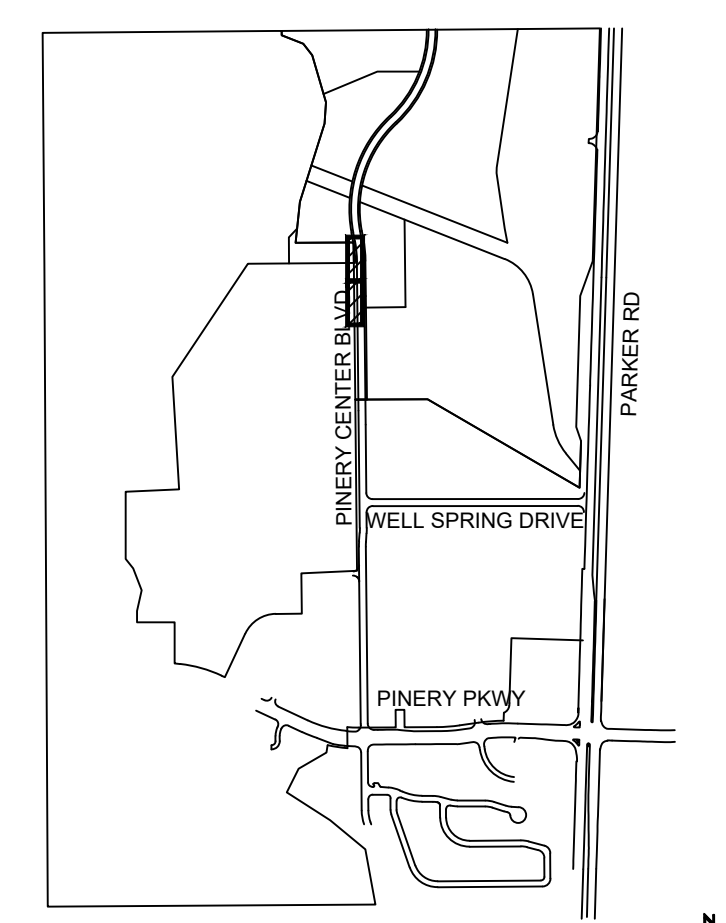
MATCHLINE - SEE SHEET NO. C4.6

MATCHLINE - SEE LEFT SIDE BELOW



MATCHLINE - SEE RIGHT SIDE ABOVE

MATCHLINE - SEE SHEET NO. C4.8



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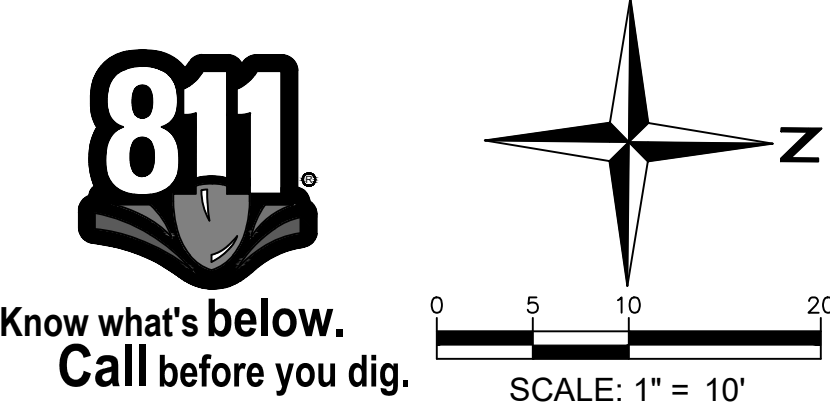
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ENGINEERING DIVISION ACCEPTANCE BLOCK

**Redland** WHERE GREAT PLACES BEGIN

STARWOOD LAND

700.982.4789 Office  
1500 West Canal Court  
Littleton, Colorado 80120  
REDLAND.COM

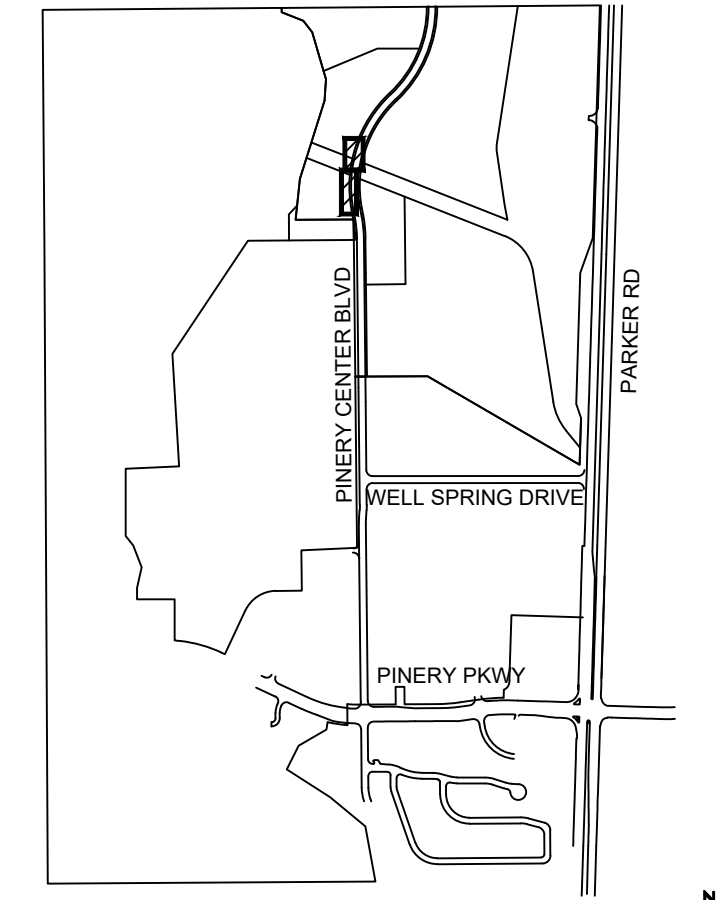
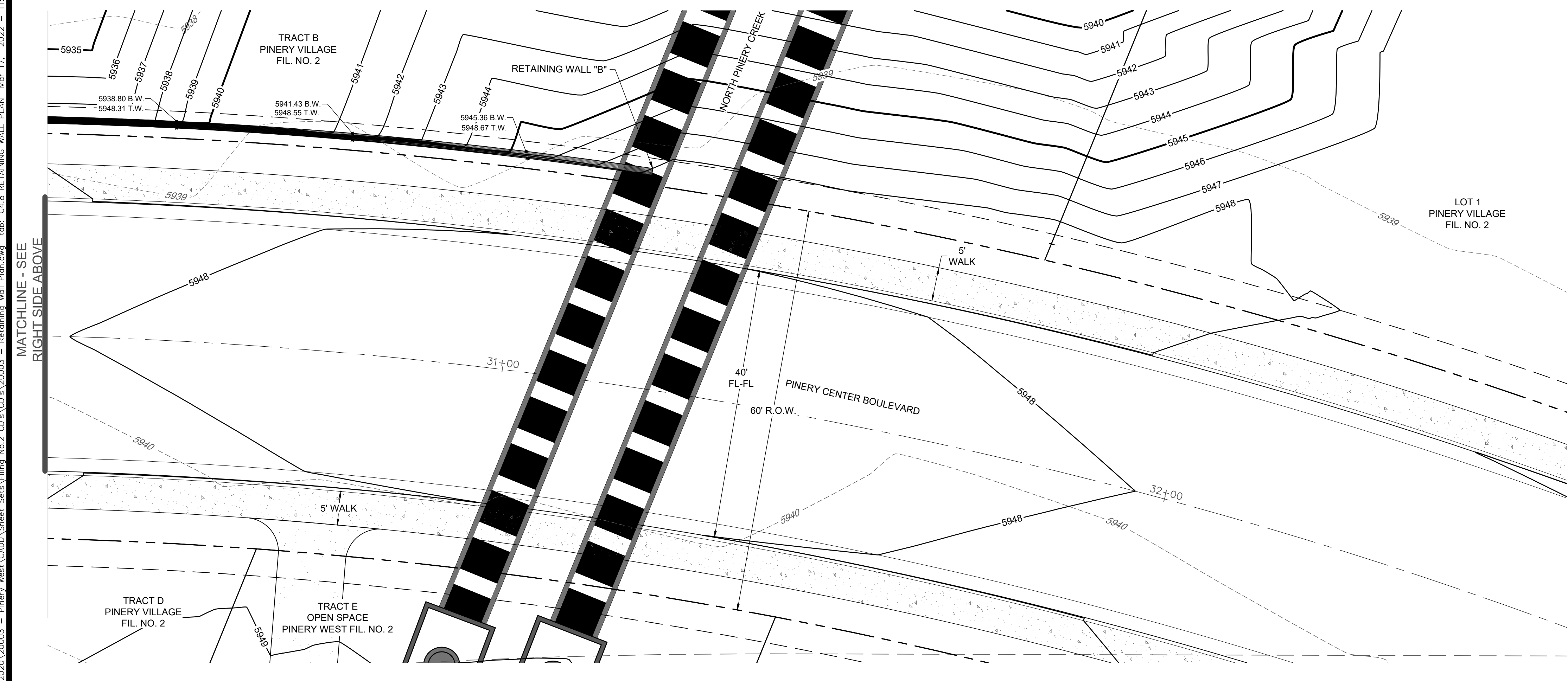
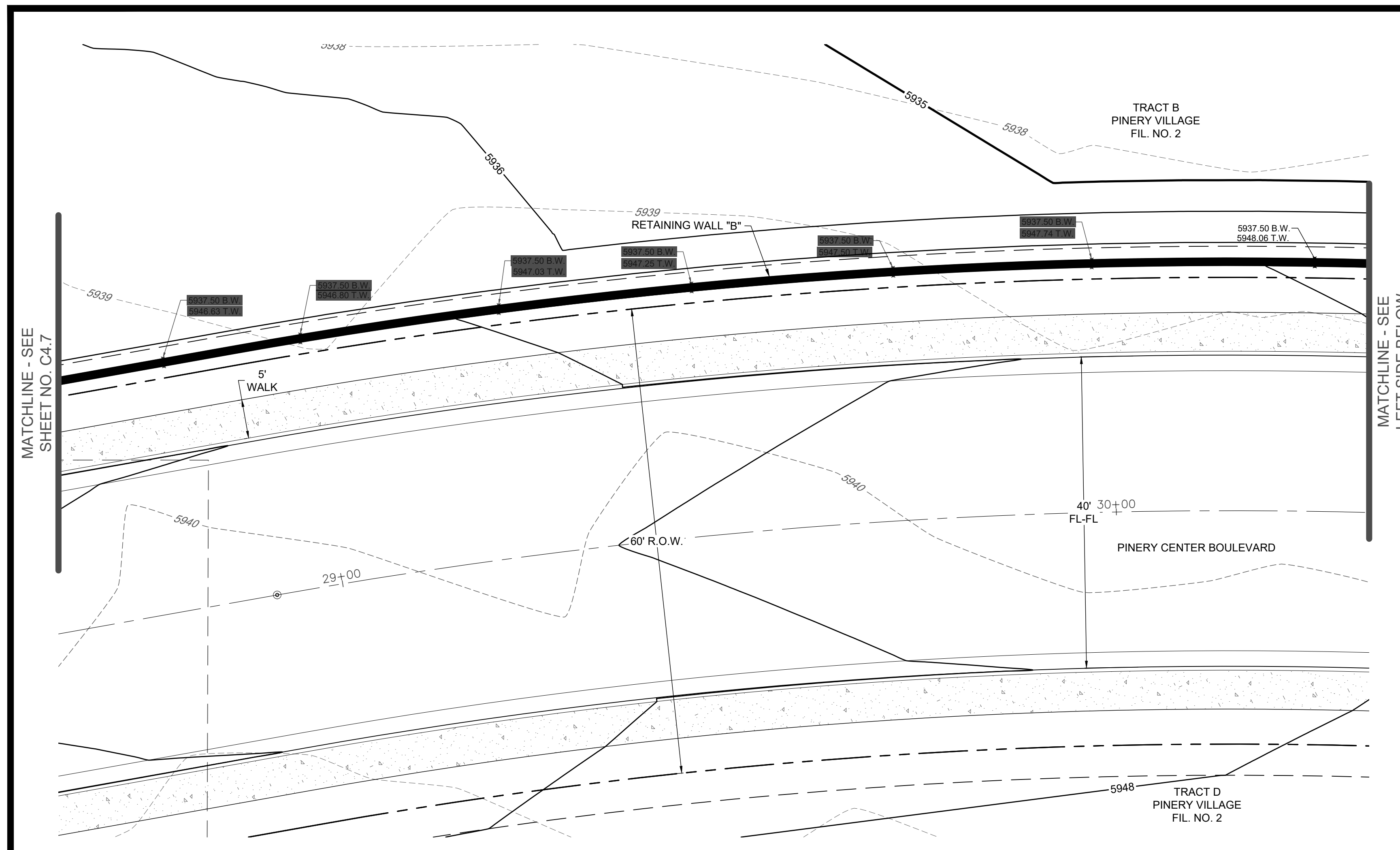
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**PINERY VILLAGE FILING NO. 2**

**RETAINING WALL PLAN**

SHEET **C4.7**

I:\2020\20003 - Pinery West\CADD\Sheet Sets\Filing No.2\_CD's\CD's\20003 - Retaining Wall Plan.dwg Job: C4.8 RETAINING WALL PLAN Mar 17, 2022 - 11:40am charland



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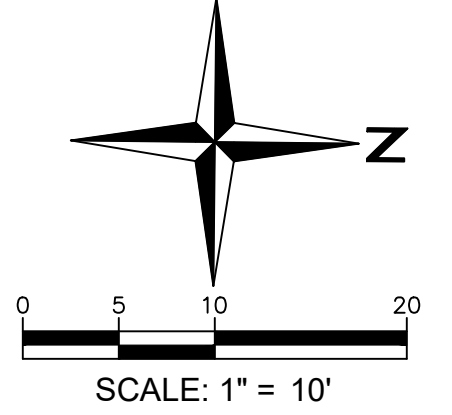
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**Redland**  
WHERE GREAT PLACES BEGIN  
700.982.4789 Office  
1500 West Canal Court  
Littleton, Colorado 80120  
REDLAND.COM

DRAWN	MAL	CHECKED	MDC	APPROVED	MDC	PROJECT NO.	20003	HORIZ. SCALE	NA	VERT. SCALE	NA
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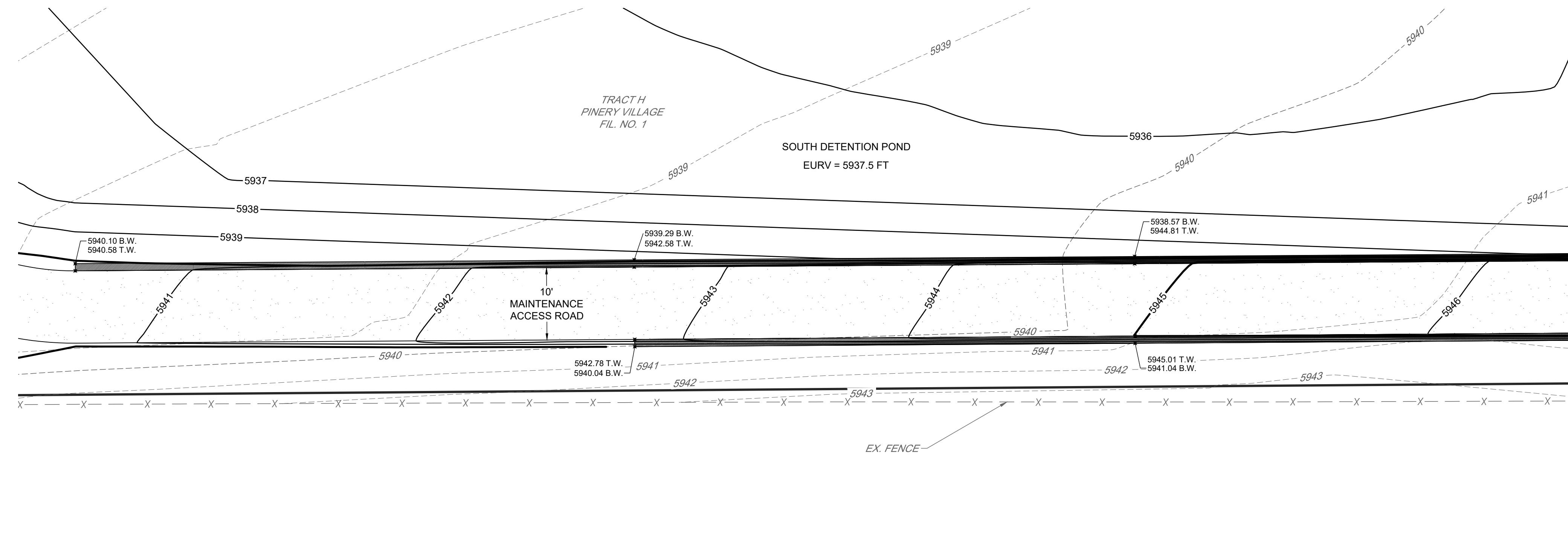
**PINERY VILLAGE FILING NO. 2**

**RETAINING WALL PLAN**

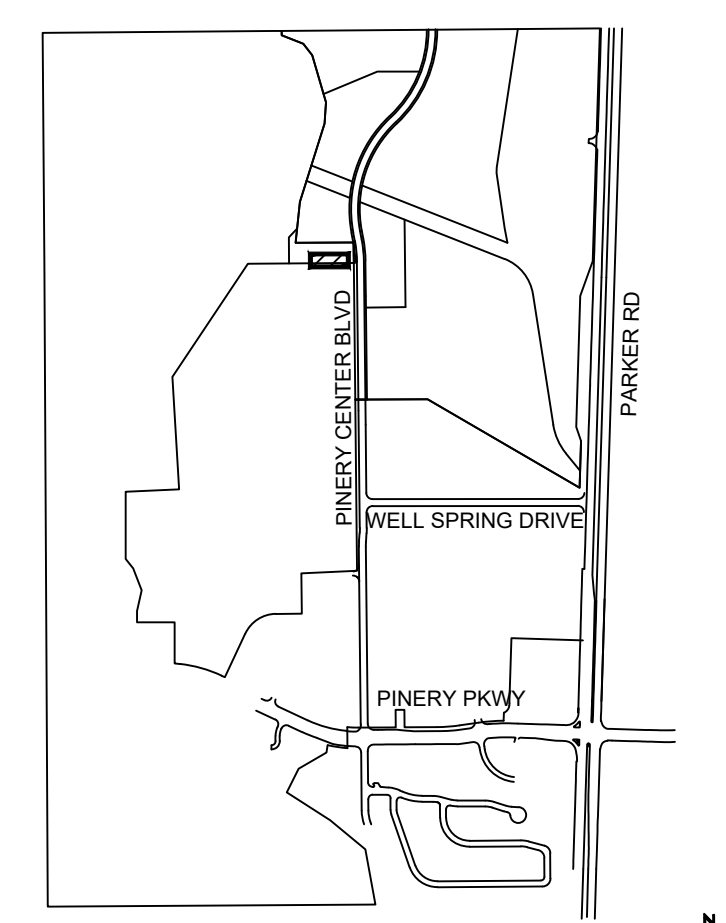
SHEET

**C4.8**

I:\2020\20003 - Pinery West\CA00\Sheet Sets\Filing No.2 CD's\CD's\20003 - Retaining Wall Plan.dwg tab: C4.9 RETAINING WALL PLAN Mar 17, 2022 - 11:40am charland



MATCHLINE - SEE SHEET NO. 4.7



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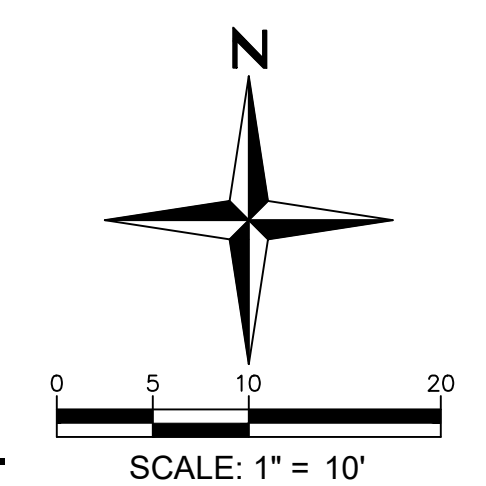
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PROJECT NO.	20003	HORIZ. SCALE	NA	VERT. SCALE	NA

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ENGINEERING DIVISION ACCEPTANCE BLOCK

**PINERY VILLAGE FILING NO. 2**

**RETAINING WALL PLAN**

SHEET

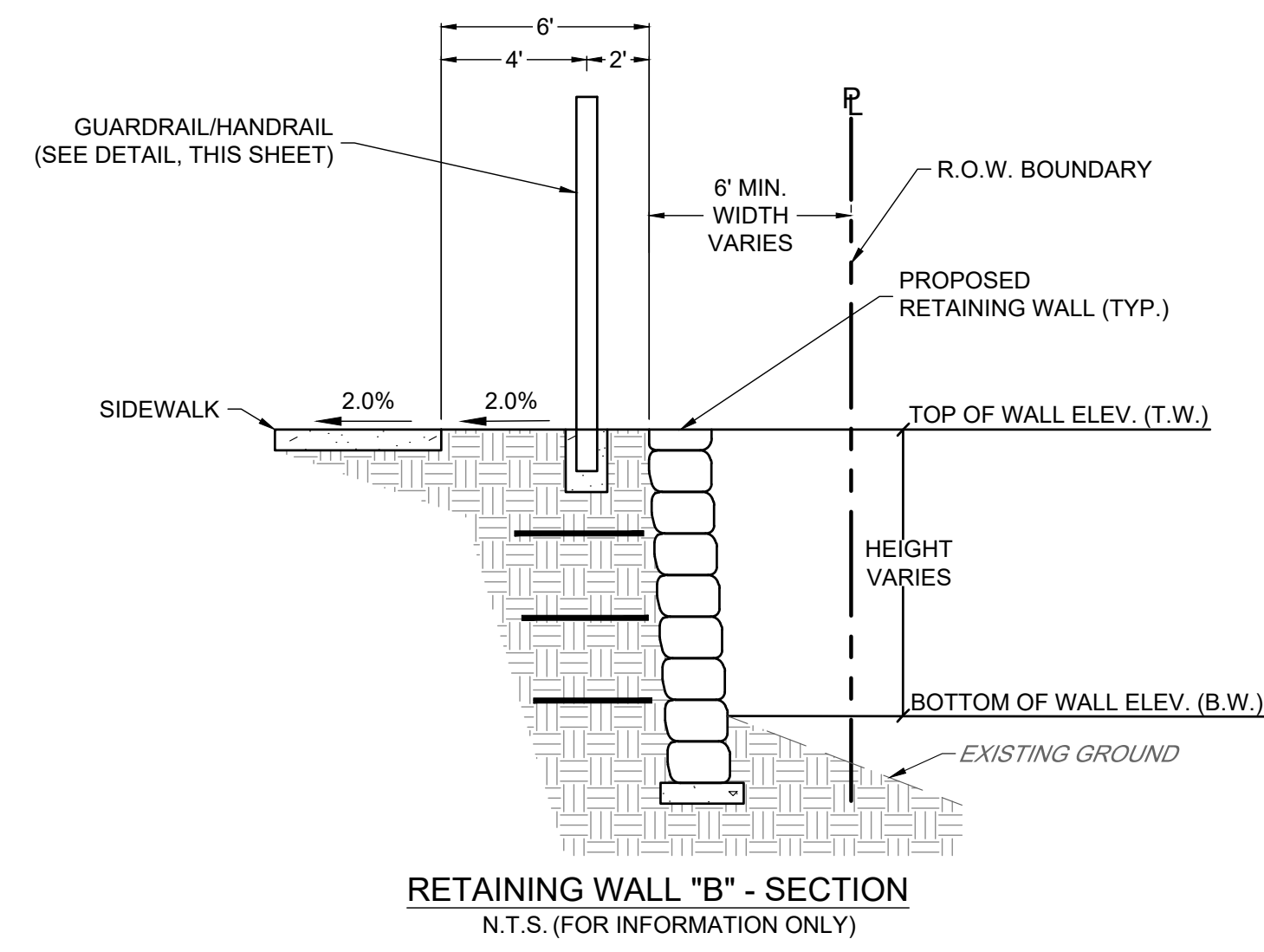
**C4.9**

**Redland** WHERE GREAT PLACES BEGIN

STARWOOD LAND

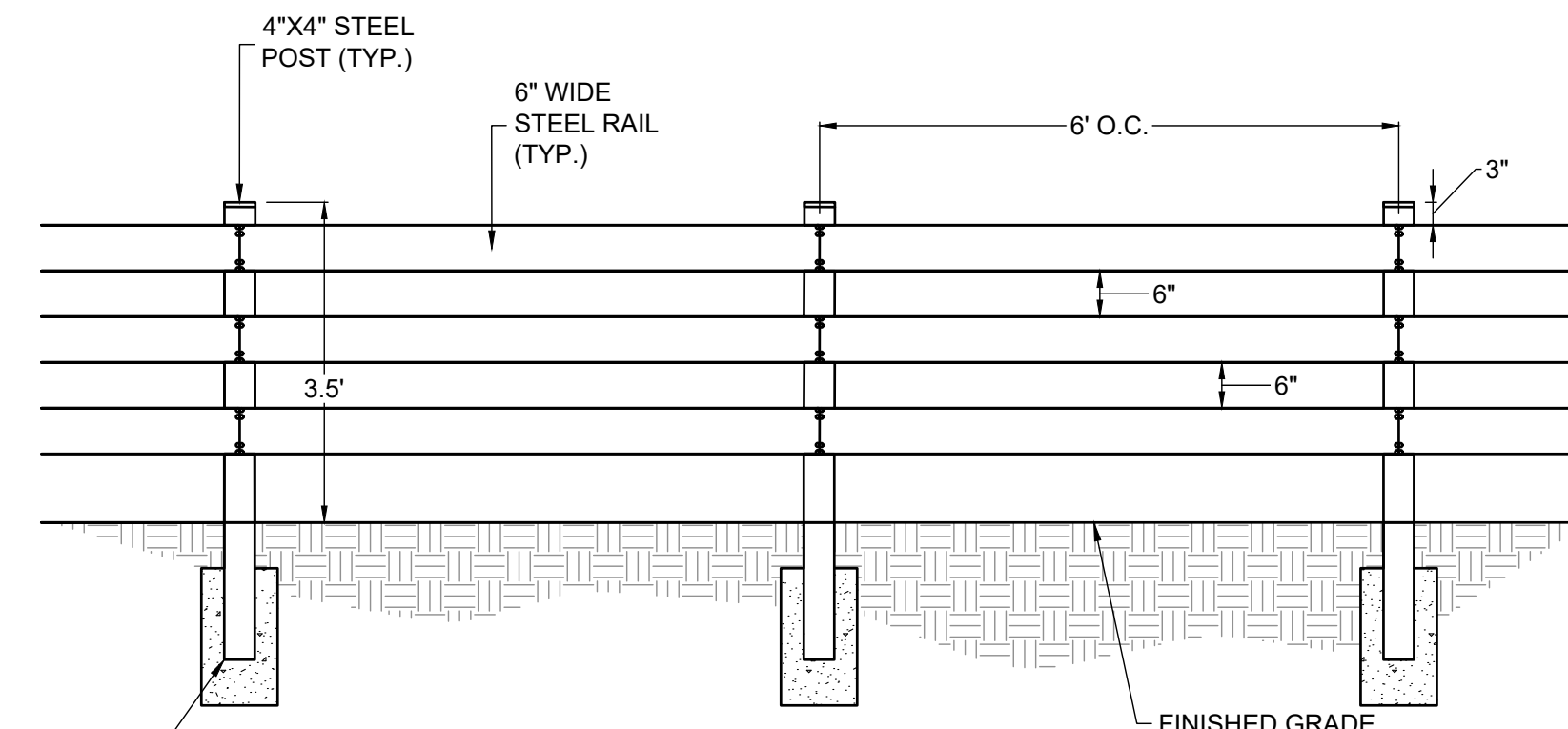
700 982 4789 Office  
1500 West Canal Court  
Littleton, Colorado 80120  
REDLAND.COM

I:\2020\20003 - Pinery West\CADD\Sheet Sets\Filing No.2 CD's\CD's\20003 - Site Details.dwg tab: C4.10 RETAINING WALL DETAILS Mar 17, 2022 - 11:40am charland



RETAINING WALL "B" - SECTION  
N.T.S. (FOR INFORMATION ONLY)

- NOTES
1. SEE PROJECT GEOTECHNICAL REPORT FOR SPECIFICATIONS REGARDING DRAIN, BACKFILL, AND WALL CONSTRUCTION.
  2. RETAINING WALLS OVER 36" TALL WILL REQUIRE A STRUCTURAL DESIGN SUBMITTAL TO DOUGLAS COUNTY PRIOR TO CONSTRUCTION OF THE WALL.
  3. COLOR TO BE "OXFORD CHARCOAL".



GUARDRAIL DETAIL  
N.T.S.

- NOTES:
1. GUARDRAIL DETAIL SHOWN FOR DESIGN INTENT. ONLY. STRUCTURAL DESIGN OF GUARDRAIL WILL BE COMPLETED AT THE TIME OF FABRICATION.
  2. THE GUARDRAIL WILL BE DESIGNED BY A STRUCTURAL ENGINEER, LICENSED IN THE STATE OF COLORADO, TO MEET THE SAME STANDARDS AS A CDOT TYPE 3 W-BEAM GUARDRAIL AND APPROVED BY DOUGLAS COUNTY PRIOR TO FABRICATION

TOTAL POST LENGTH AND CAISON SIZE TO BE DETERMINED BY STRUCTURAL ENGINEER



**Redland**  
WHERE GREAT PLACES BEGIN  
700.882.4789 Office  
1500 West Canal Court  
Littleton, Colorado 80120  
REDFLAND.COM



**NOT FOR CONSTRUCTION**

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**RETAINING WALL DETAILS**

SHEET

C4.10

# PINERY VILLAGE FILING NO. 2

ROADWAY AND STORM SEWER CONSTRUCTION DRAWINGS

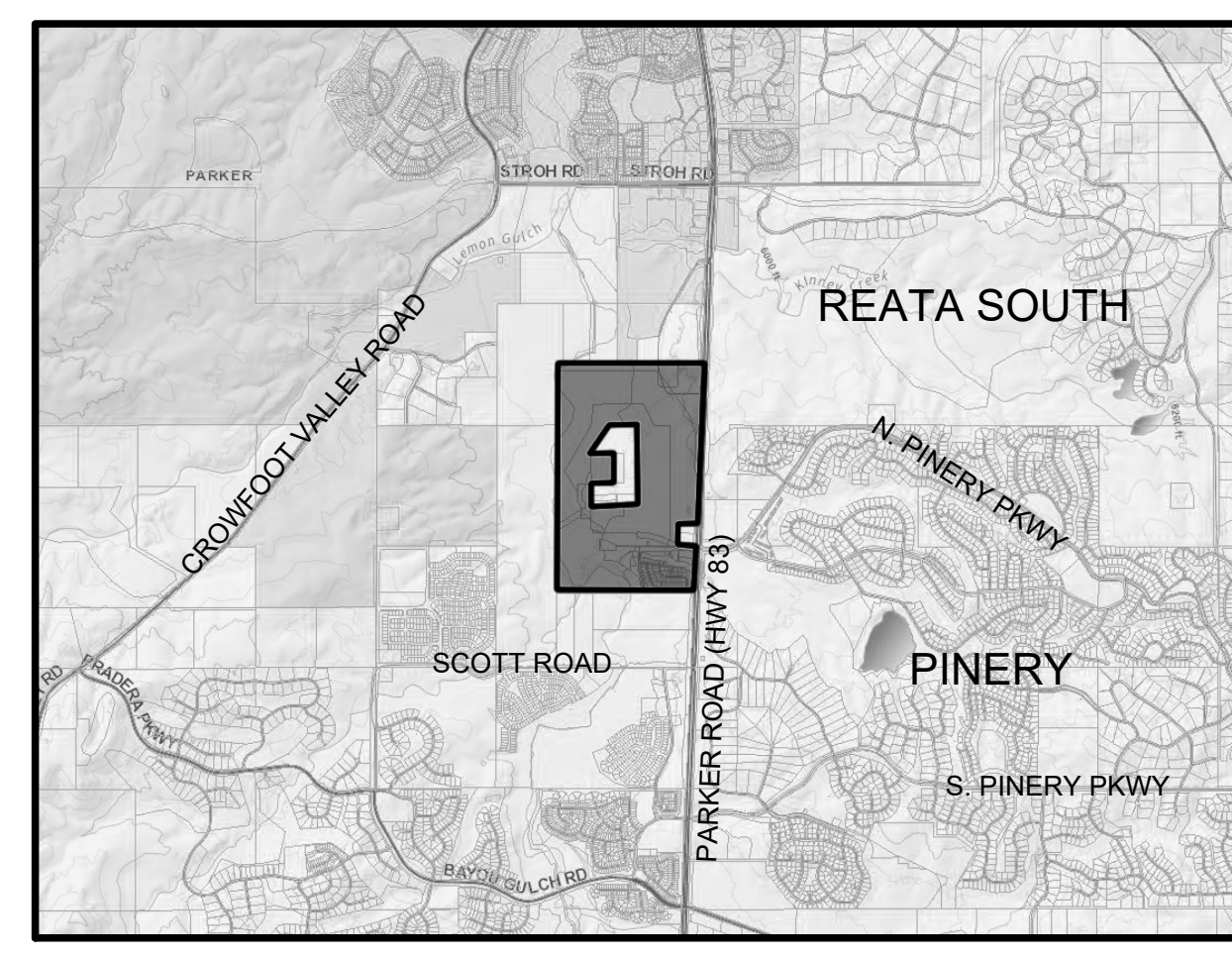
LOCATED IN PART OF SECTION 10, QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

## TF PINERY WEST, LP

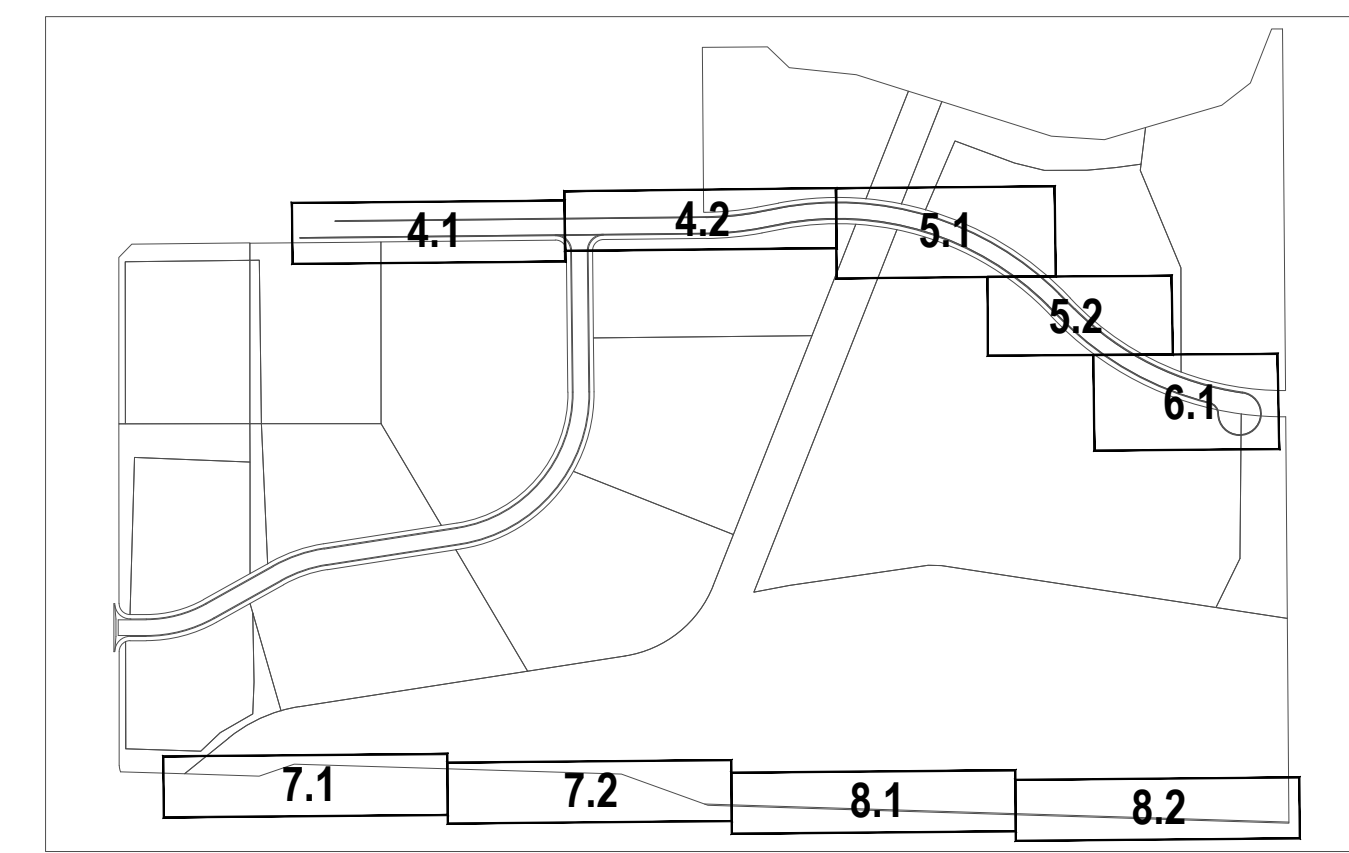
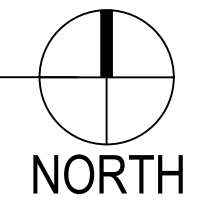
385 INVERNESS PARKWAY  
 SUITE 300  
 ENGLEWOOD, CO 80112  
 303.858.9997  
 CONTACT: CRAIG CAMPBELL

## SHEET INDEX

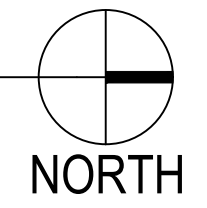
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VICINITY MAP  
 NOT TO SCALE



KEY MAP  
 NOT TO SCALE



Prepared By:

Prepared For:

TF PINERY WEST, LP



PINERY VILLAGE FILING NO. 2  
 DOUGLAS COUNTY  
 COLORADO

OWNER:  
 TF PINERY WEST, LP  
 385 INVERNESS PKWY, SUITE 300  
 ENGLEWOOD, CO 80112  
 303.858.9997

DATE:  
 10/15/21 SUBMITTAL 1  
 02/22/22 SUBMITTAL 2  
 04/27/22 SUBMITTAL 3  
 06/24/22 SUBMITTAL 4  
 09/15/22 SUBMITTAL 5  
 02/19/26 REVISION

SHEET TITLE:  
 COVER SHEET

**GENERAL LANDSCAPE NOTES**

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, 1-1/2" LOCAL RIVER ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH, 1-1/2" LOCAL RIVER ROCK LANDSCAPE MULCH. NO WEED CONTROL FABRIC SHALL BE INSTALLED IN PLANTING AREAS. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.
- THE OWNER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

**DOUGLAS COUNTY GENERAL NOTES**

- THE DOUGLAS COUNTY ENGINEER'S SIGNATURE TO THESE DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE DOUGLAS COUNTY SUBDIVISION RESOLUTION OR APPROVED VARIANCES TO THOSE REGULATIONS. THE DOUGLAS COUNTY ENGINEER, THROUGH THE ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND LANDSCAPE ARCHITECT UNDERSTAND THAT IT IS RESPONSIBLE FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFIRM TO THIS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING DIVISION INSPECTIONS SECTION, 303-660-7490, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP 534-6700.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (ACCEPTED BY THE DOUGLAS COUNTY ENGINEER AND ONE (1) COPY O OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR PLANS SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF COUNTY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
- INSPECTION: CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT HAS BEEN ISSUED. IF DOUGLAS COUNTY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, DOUGLAS COUNTY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALL.
- STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
- EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE COLORADO DEPARTMENT OF HIGHWAYS M STANDARDS, LATEST EDITION, SHALL APPLY.
- SIGHT DISTANCE TRIANGLES ARE LOCATED AT EACH INTERSECTION WITHIN THE LIMITS OF THIS CONTRACT AND ARE INDICATED AS SHOWN ON PLANS.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW.

**DOUGLAS COUNTY LANDSCAPE NOTES**

- ALL TREES ARE TO BE PLANTED A MINIMUM OF 10' FROM THE FACE OF THE CURB OF ARTERIAL AND MAJOR COLLECTOR ROADWAYS AND A MINIMUM OF 6' FROM THE FACE OF THE CURB OF MINOR COLLECTOR AND LOCAL STREETS. TREES LOCATED WITHIN 150' OF AN INTERSECTION WITH AN ARTERIAL ROAD MUST BE PLANTED A MINIMUM OF 10' FROM THE FACE OF CURB AND OUTSIDE OF ANY LINE-OF-SIGHT REQUIREMENTS. THE REQUIRED DISTANCE OF 150- FEET IS MEASURED FROM THE RIGHT-OF-WAY LINE OF THE ARTERIAL ROADWAY.
- TREES OR LARGE SHRUBS SHALL NOT BE LOCATED OVER BURIED UTILITIES, WITHIN 10' OF STORM SEWER SYSTEM OR WITHIN THE LINE-OF-SIGHT AT INTERSECTIONS, ACCESSES OR PEDESTRIAN CROSSINGS.
- ALL PLANTINGS LOCATED WITHIN THE LINE-OF-SIGHT WILL HAVE A MATURE HEIGHT OF NO MORE THAN 24" ABOVE THE ADJACENT GUTTER/FLOWLINE.
- A "RIGHT-OF-WAY USE AND CONSTRUCTION" PERMIT IS REQUIRED PRIOR TO LANDSCAPING ACTIVITY WITHIN DOUGLAS COUNTY RIGHT-OF-WAY, TRACTS OR EASEMENTS.
- ANY WALL OR MONUMENT, OVER FOUR FEET IN HEIGHT AND/OR UNDER A SURCHARGED CONDITION, OR HAS A RAIL ON TOP OF THE WALL REQUIRES A PERMIT FROM THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO CONSTRUCTION. STRUCTURAL PLANS FOR ANY WALL OVER FOUR (4) FEET IN HEIGHT (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) OR TIERED WALLS, AS DETERMINED BY THE DOUGLAS COUNTY BUILDING DIVISION, WILL BE SUBMITTED TO THE DOUGLAS COUNTY BUILDING DIVISION PRIOR TO THE ISSUANCE OF THE REQUIRED BUILDING PERMIT. NO WALLS OR MONUMENTS ARE ALLOWED IN THE COUNTY ROW.
- A PERMIT MUST BE OBTAINED FROM THE DOUGLAS COUNTY ZONING DIVISION PRIOR TO THE INSTALLATION OF MONUMENTATION AND PLANTERS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING THOSE WITHIN THE RIGHT-OF-WAY OF PRIVATE STREETS. AN ELECTRICAL PERMIT MUST BE OBTAINED FROM THE DOUGLAS COUNTY BUILDING DIVISION FOR LIGHTING OUTSIDE OF THE PUBLIC ROW, INCLUDING LIGHTING FOR MONUMENTATION AND PLANTERS.
- A TRAFFIC CONTROL PLAN SHALL ACCOMPANY THE APPLICATION FOR A RIGHT-OF-WAY USE PERMIT.
- TRENCH DRAINS SHALL NOT HAVE ANGLES GREATER THAN 45 DEGREES. ANGLES GREATER THAN 45 DEGREES WILL REQUIRE MULTIPLE FITTINGS.
- MAXIMUM SPACING BETWEEN TRENCH DRAIN CLEAN OUTS SHALL BE 200 FEET.
- TRENCH DRAINS SHALL NOT DISCHARGE INTO THE GUTTER/FLOWLINE.
- TRENCH DRAIN CROSSINGS UNDER PAVEMENT SHALL BE INSTALLED PRIOR TO PAVING OR SHALL BE INSTALLED BY BORING UNDER ROADWAY.

**PLANT SCHEDULE**

QTY	SYM	COMMON NAME	BOTANICAL NAME	WATER REQUIREMENT	SIZE
EVERGREEN TREES					
6	BOP	INDIGO EYES BOSNIAN PINE	PINUS LEUCODERMIS 'INDIGO EYES'	LOW-MEDIUM	#15 CONT.
10	SCO	DWARF SCOTCH PINE	PINUS SYLVESTRIS 'PUMILA'	LOW-MEDIUM	#6 CONT.
DECIDUOUS SHRUBS					
27	APL	APACHE PLUME	FALLUGIA PARADOXA	VERY LOW	#5 CONT.
36	RAB	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	VERY LOW	#5 CONT.

**GROUNDCOVER MATERIAL SCHEDULE**

	LANDSCAPE BED	8028 SF
	MULCH	

OWNER:  
 TF PINERY WEST, LP

385 INVERNESS PKWY, SUITE 300  
 ENGLEWOOD, CO 80112  
 303.858.9997

DATE:  
 10/15/21 SUBMITTAL 1  
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 09/15/22 SUBMITTAL 5  
 02/19/26 REVISION

SHEET TITLE:  
 LANDSCAPE  
 NOTES

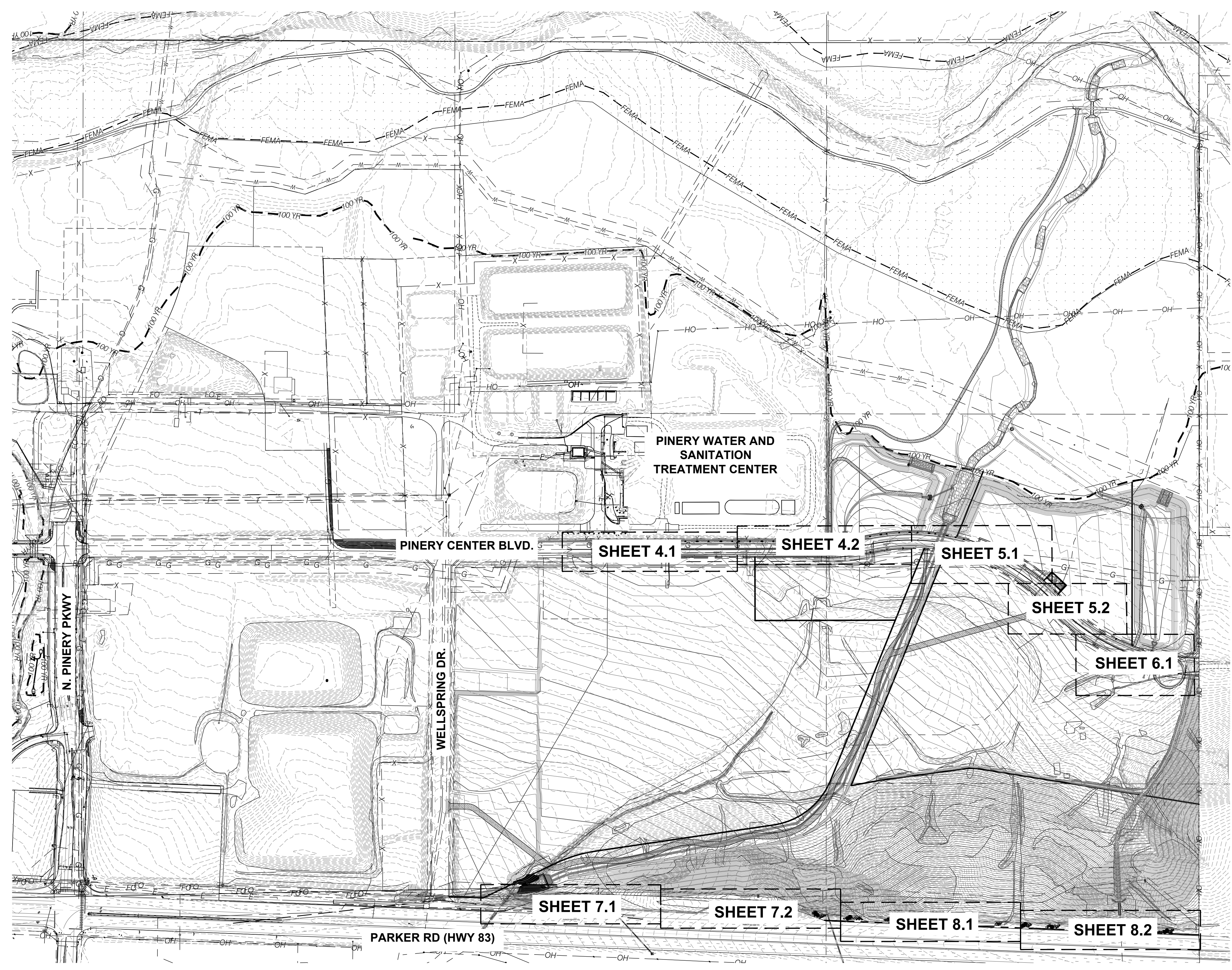


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 DOUGLAS COUNTY  
 COLORADO

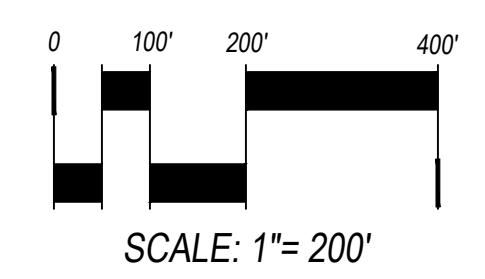
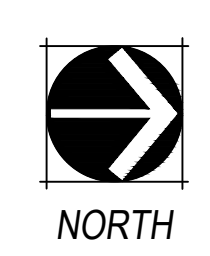
OWNER:  
 TF PINERY WEST, LP  
 385 INVERNESS PKWY, SUITE 300  
 ENGLEWOOD, CO 80112  
 303.858.9997

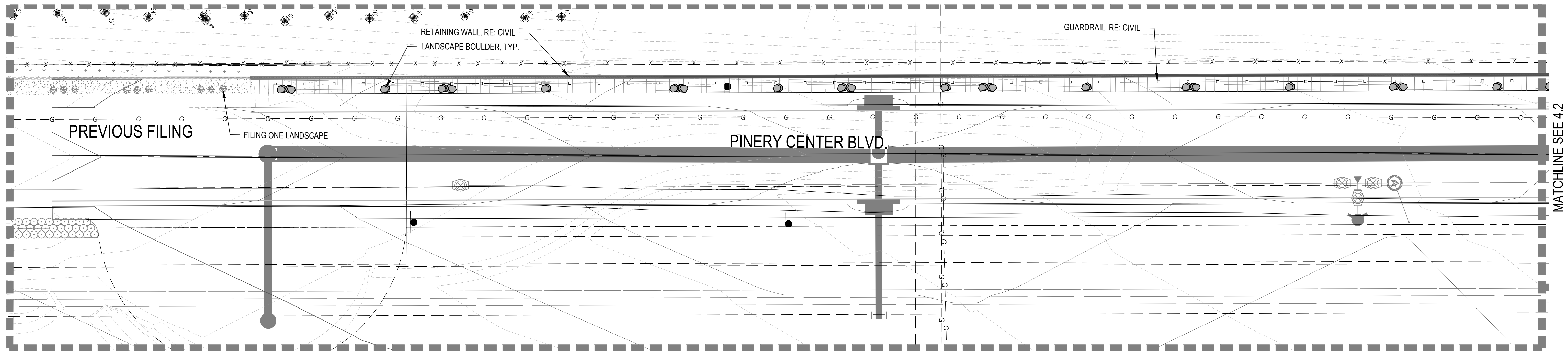
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SHEET TITLE:  
 OVERALL  
 LANDSCAPE PLAN

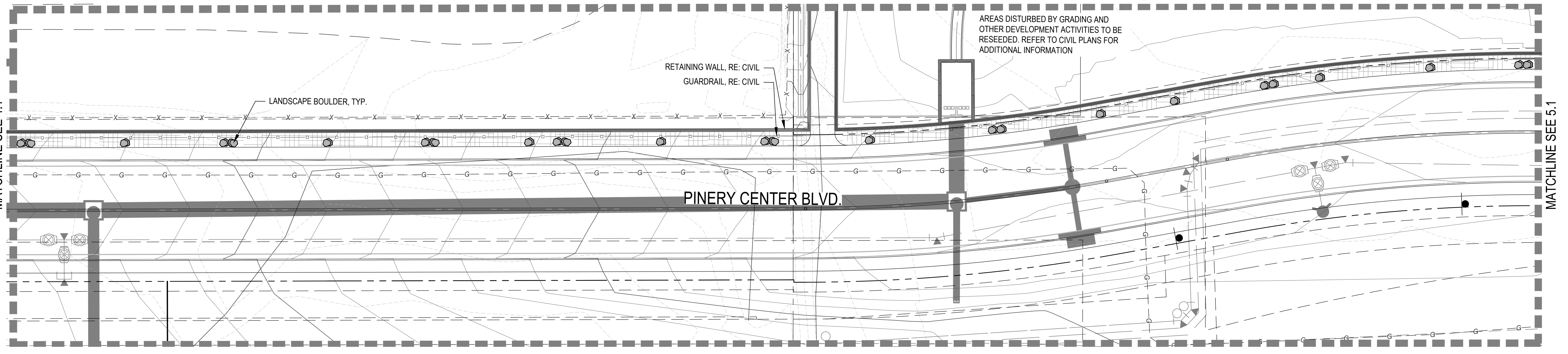


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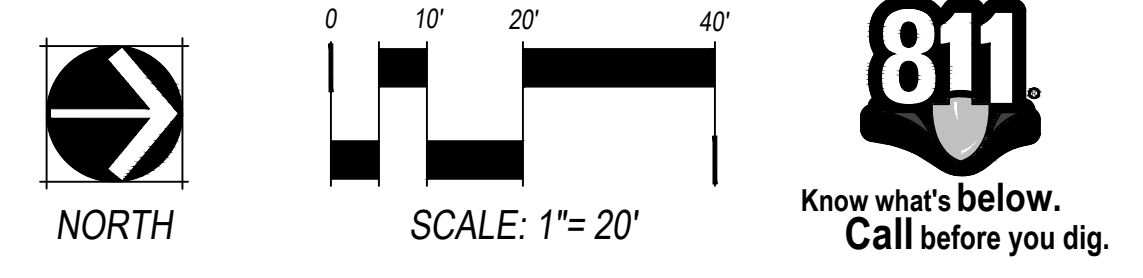
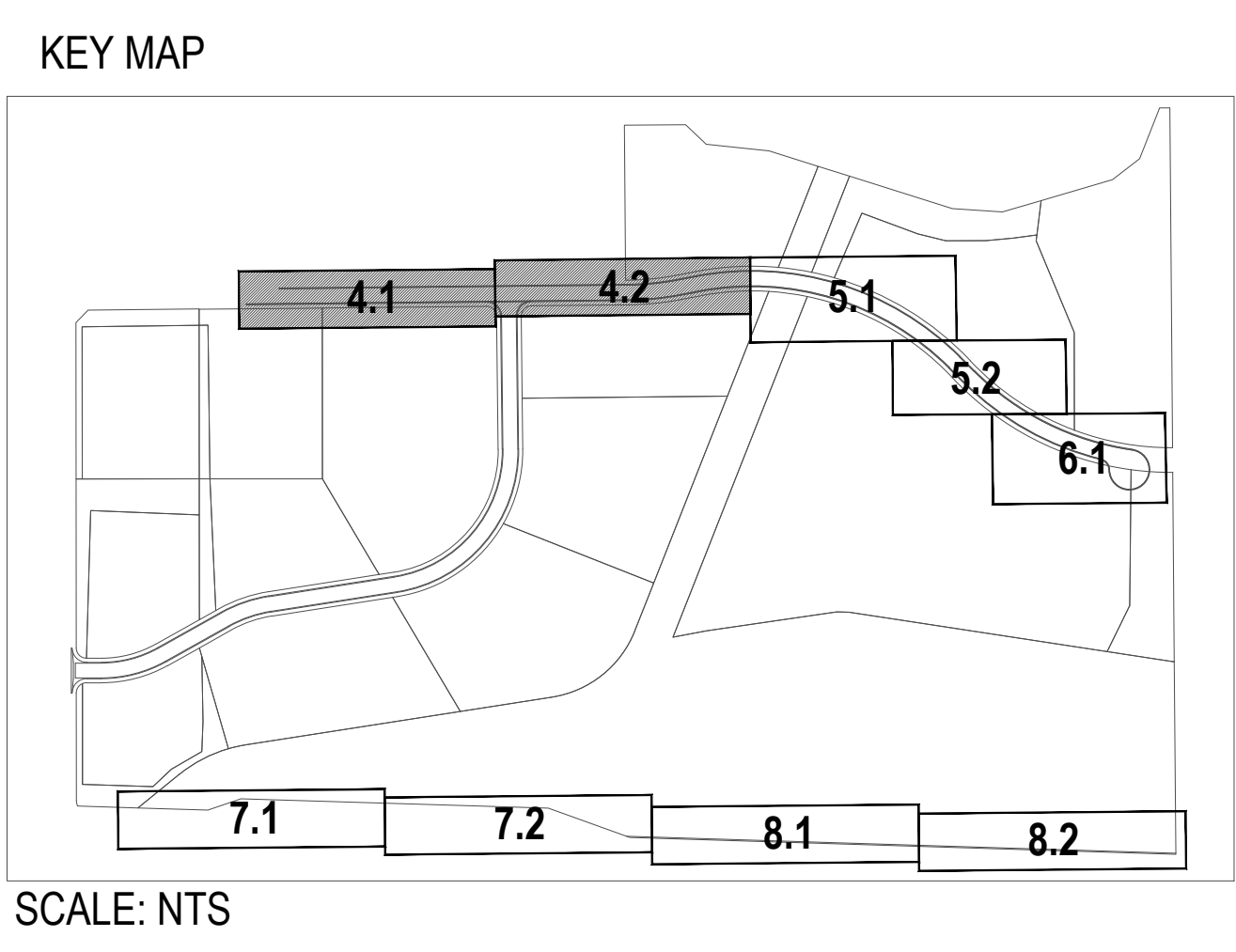
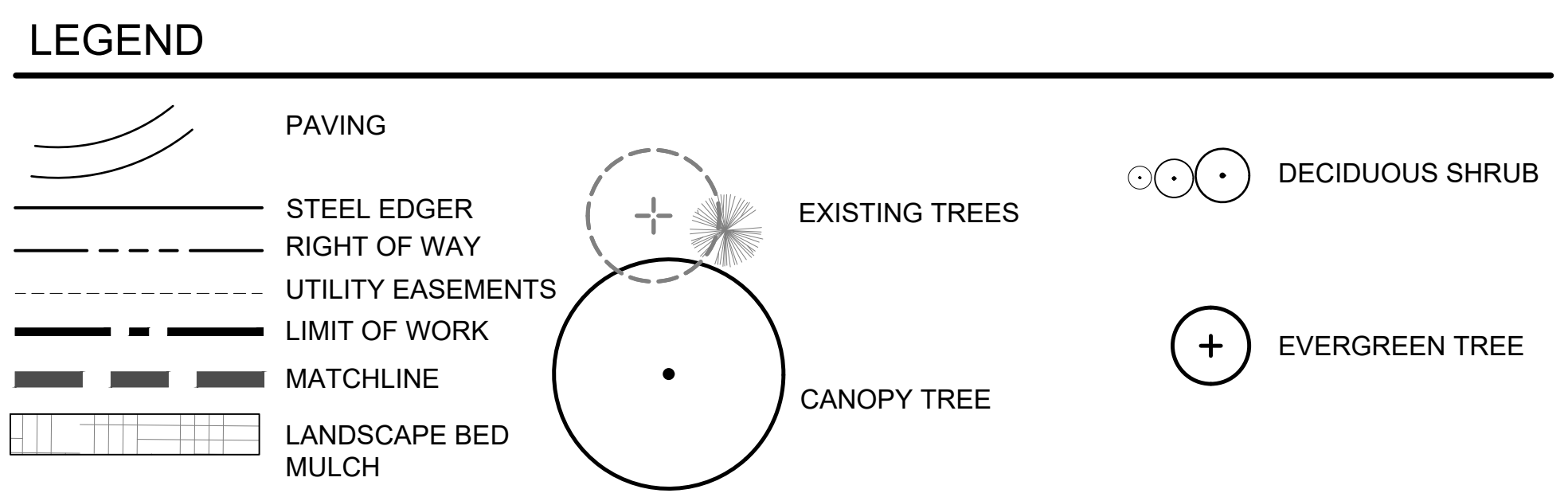




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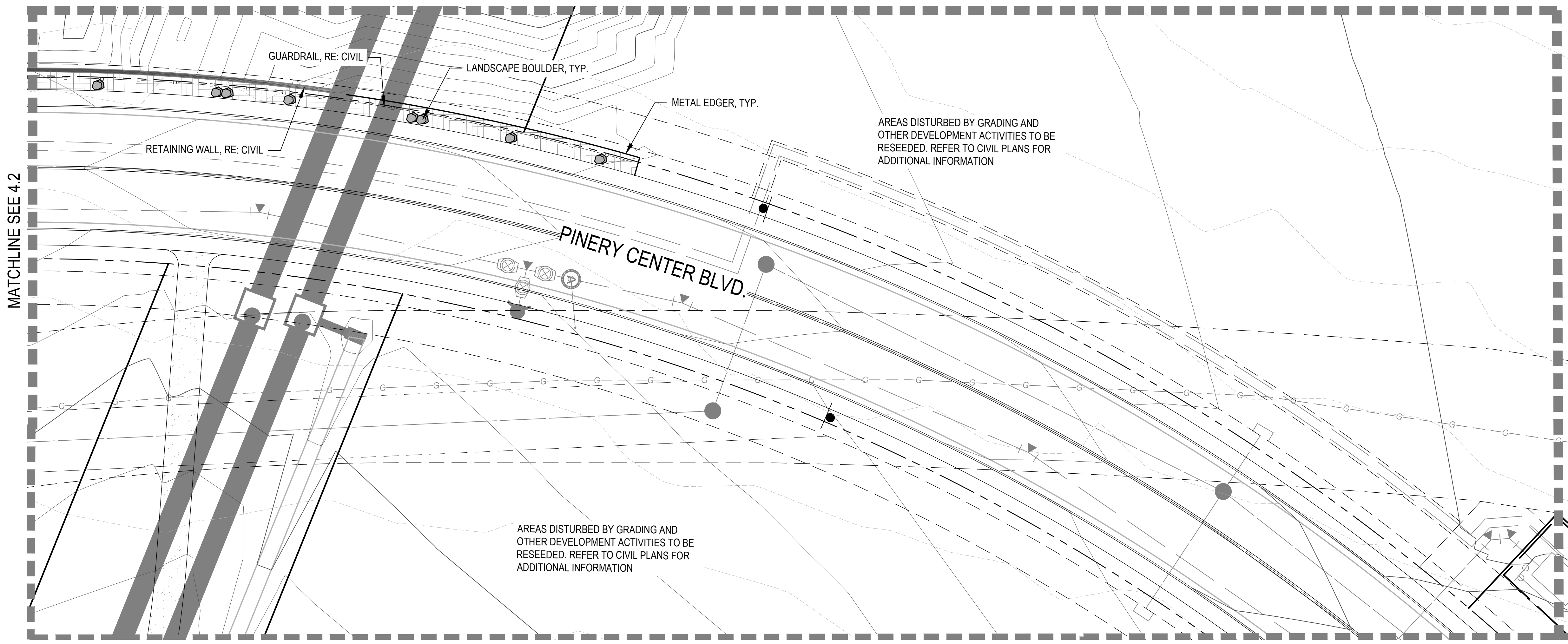
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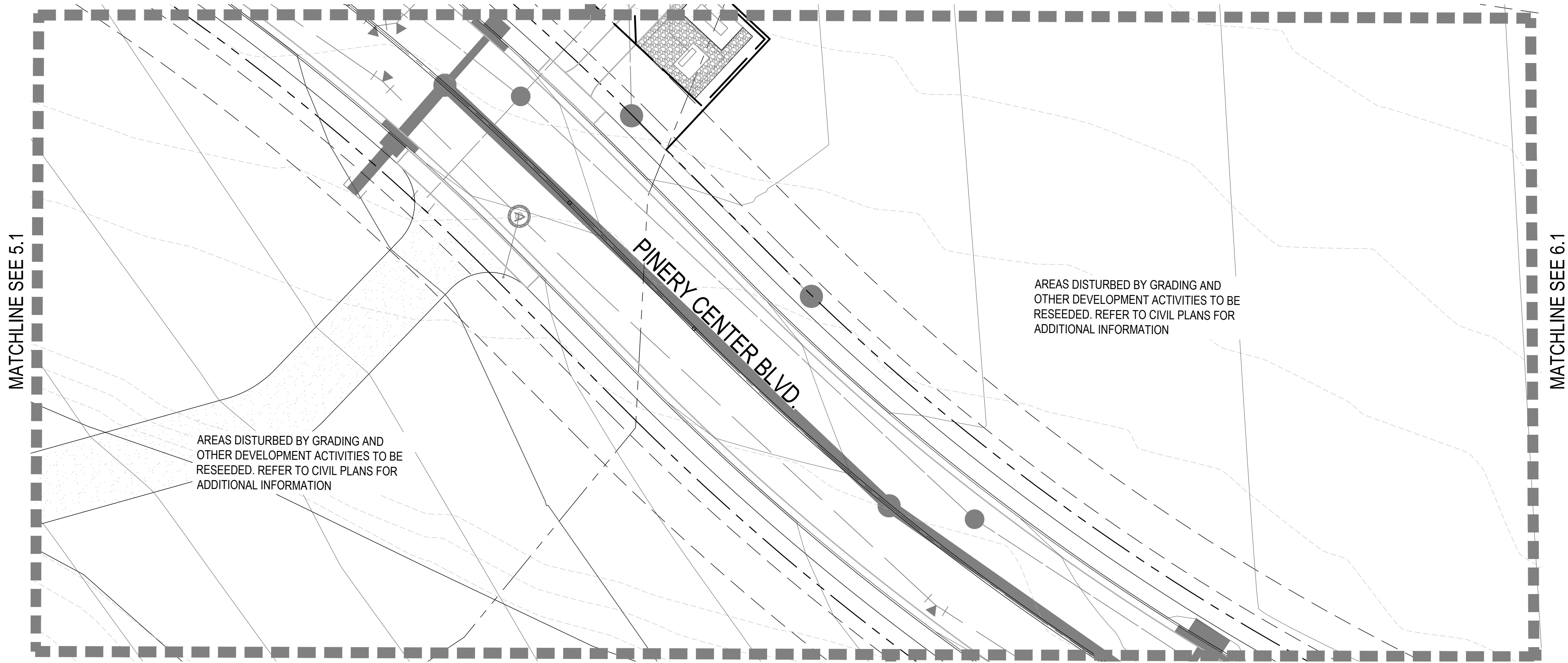
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**LEGEND**

- PAVING
- STEEL EDGER
- RIGHT OF WAY
- UTILITY EASEMENT
- LIMIT OF WORK
- MATCHLINE
- LANDSCAPE BED MULCH
- EXISTING TREES
- CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB

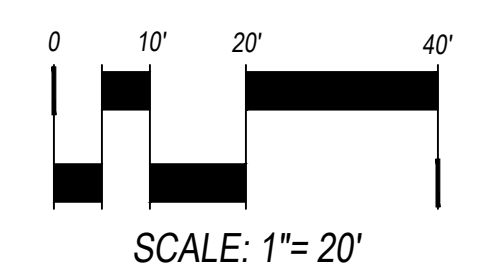
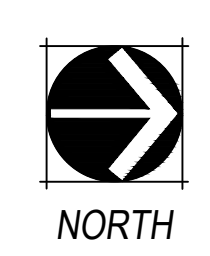
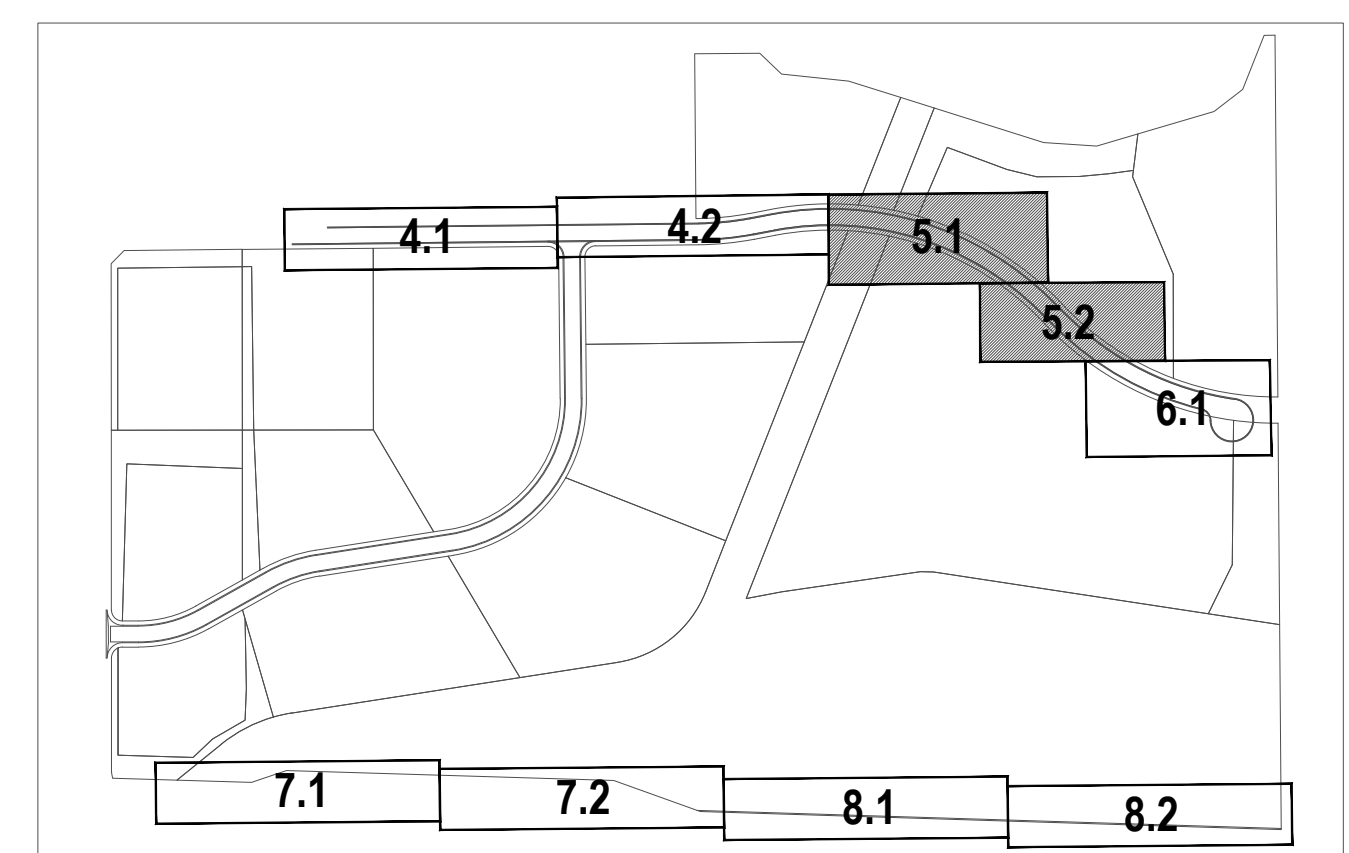


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**KEY MAP**

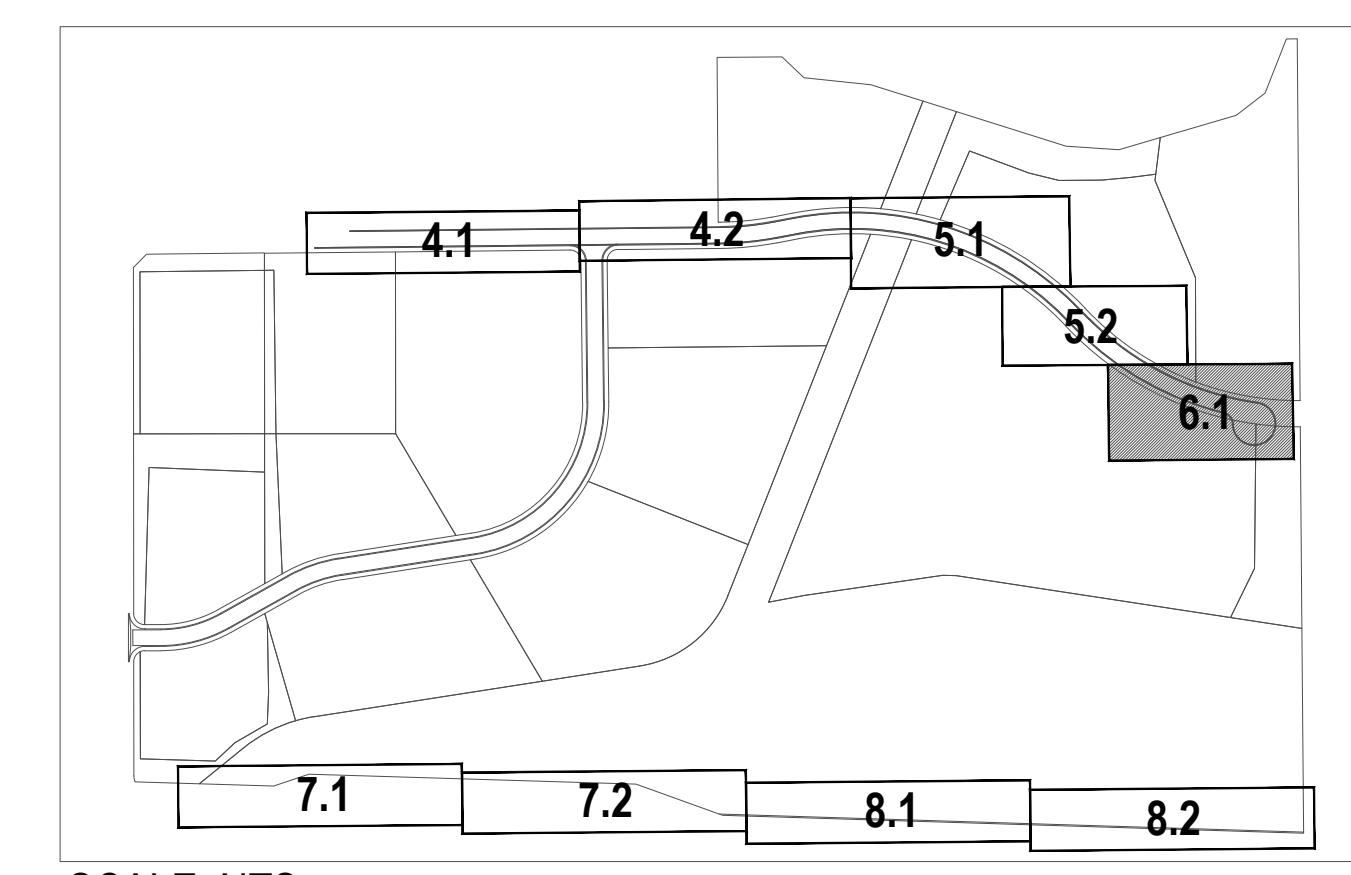


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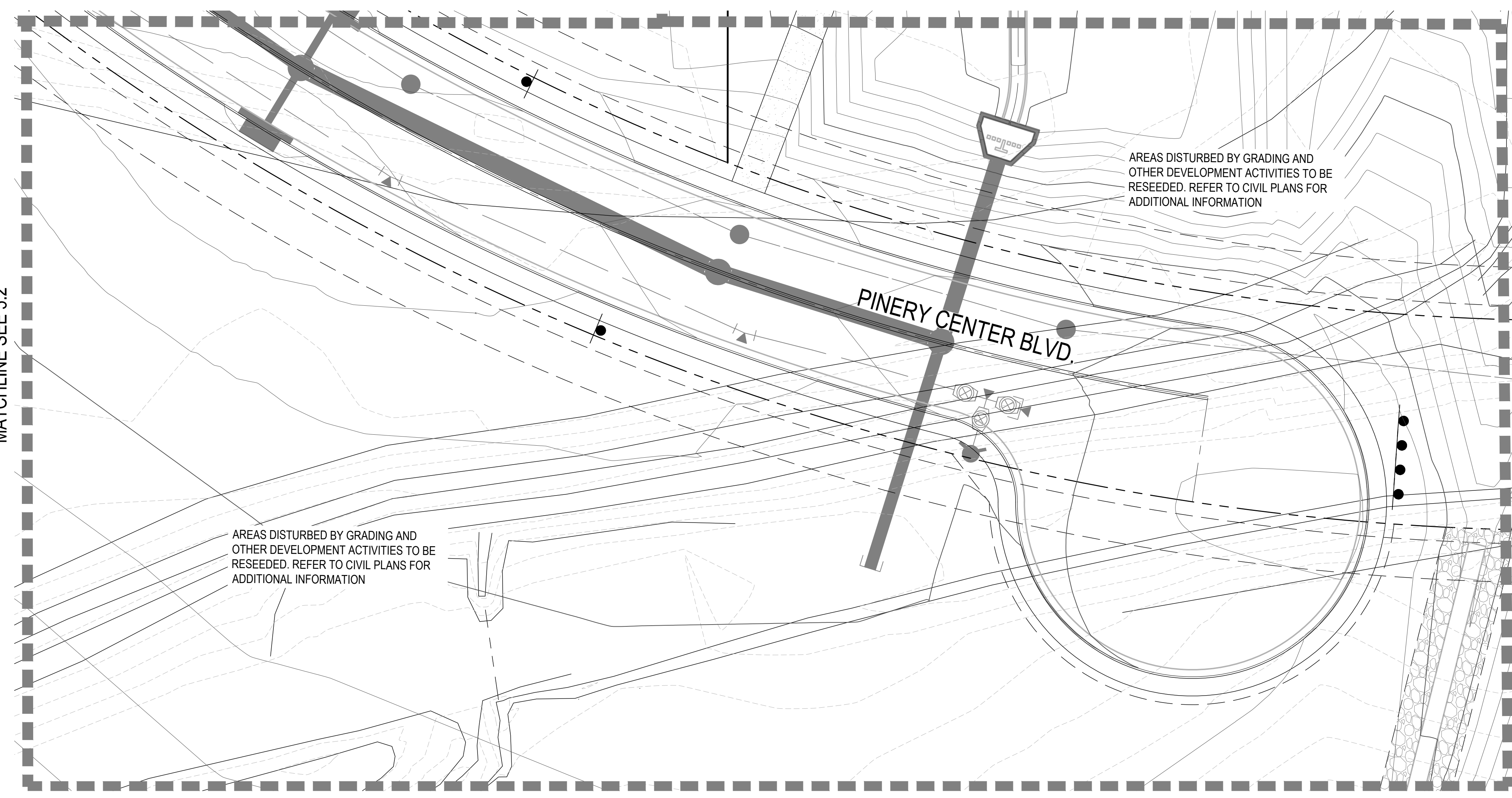
**LEGEND**

- PAVING
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KEY MAP



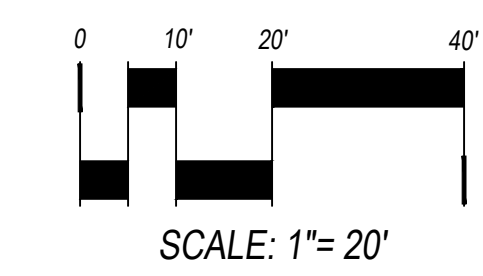
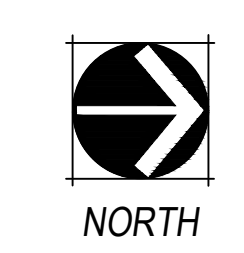
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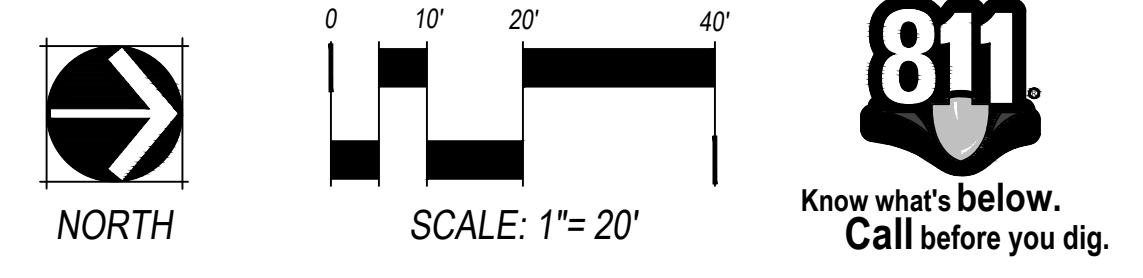
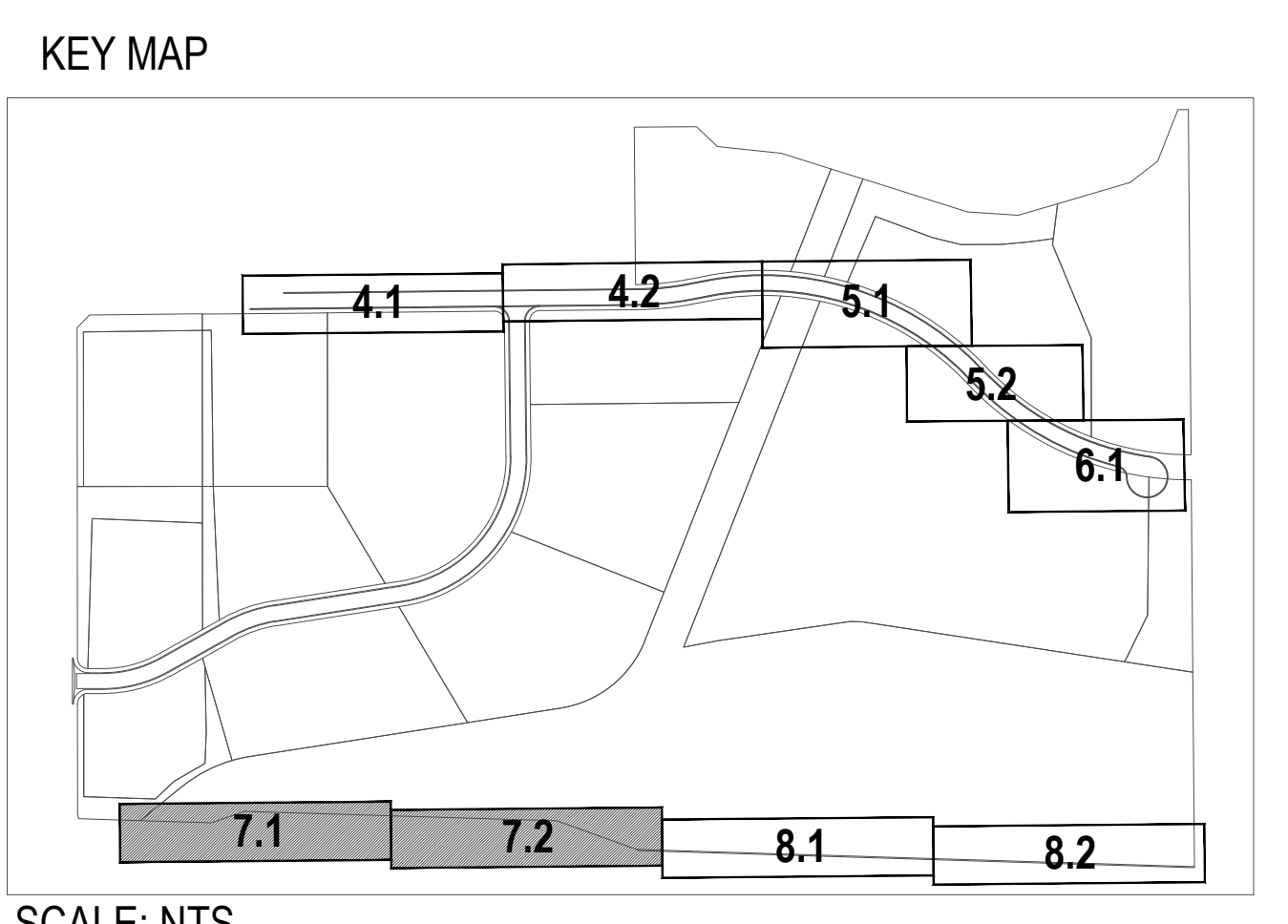
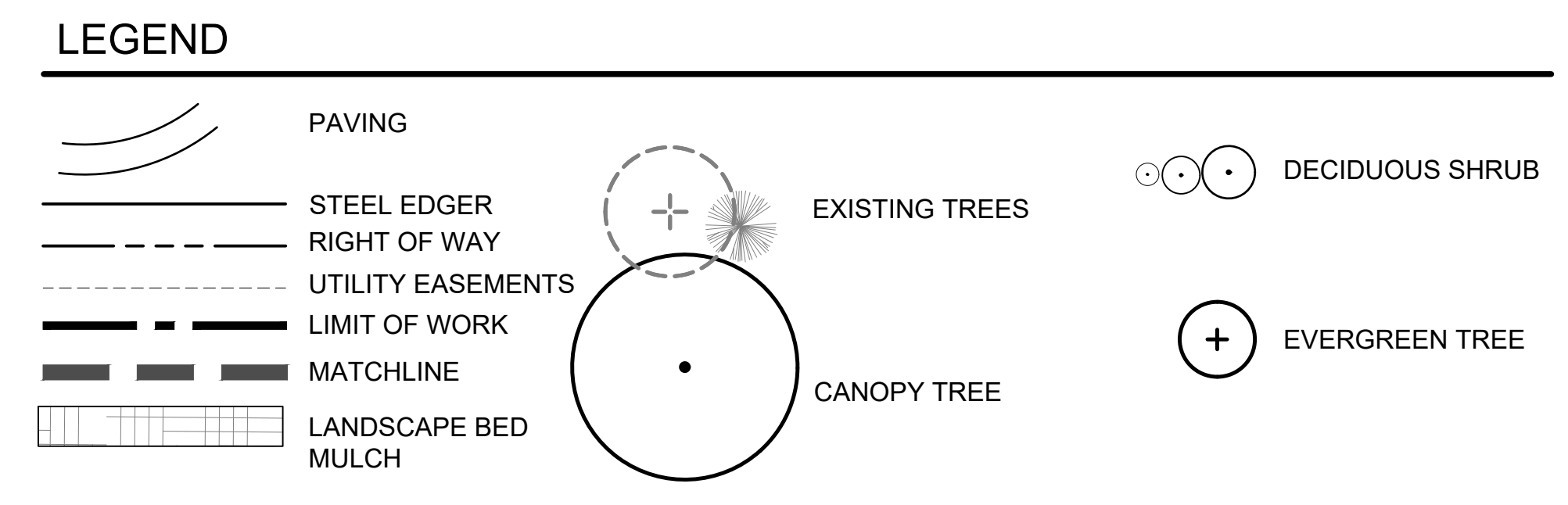
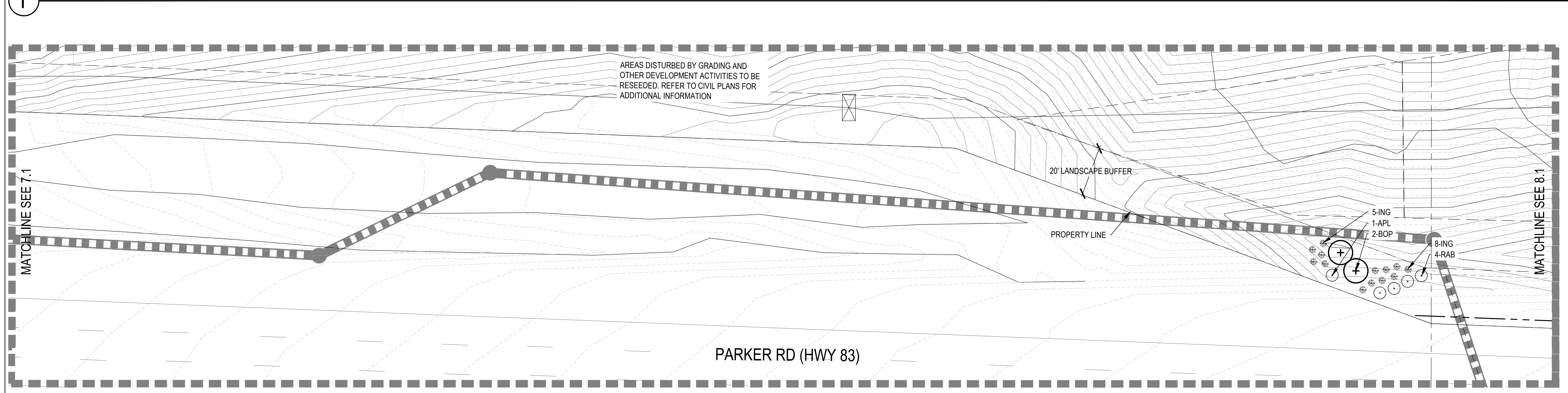
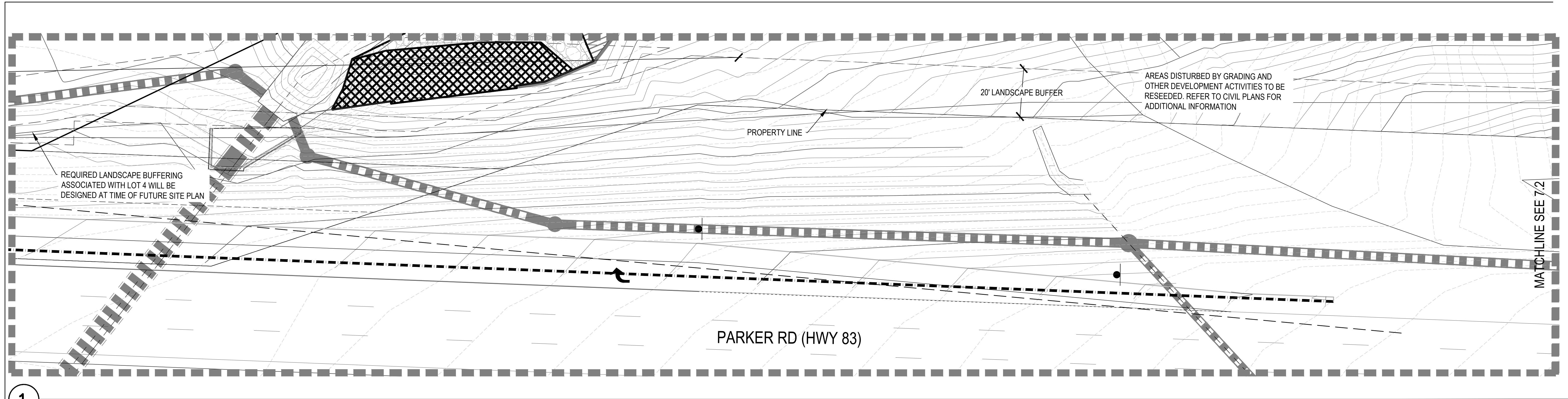


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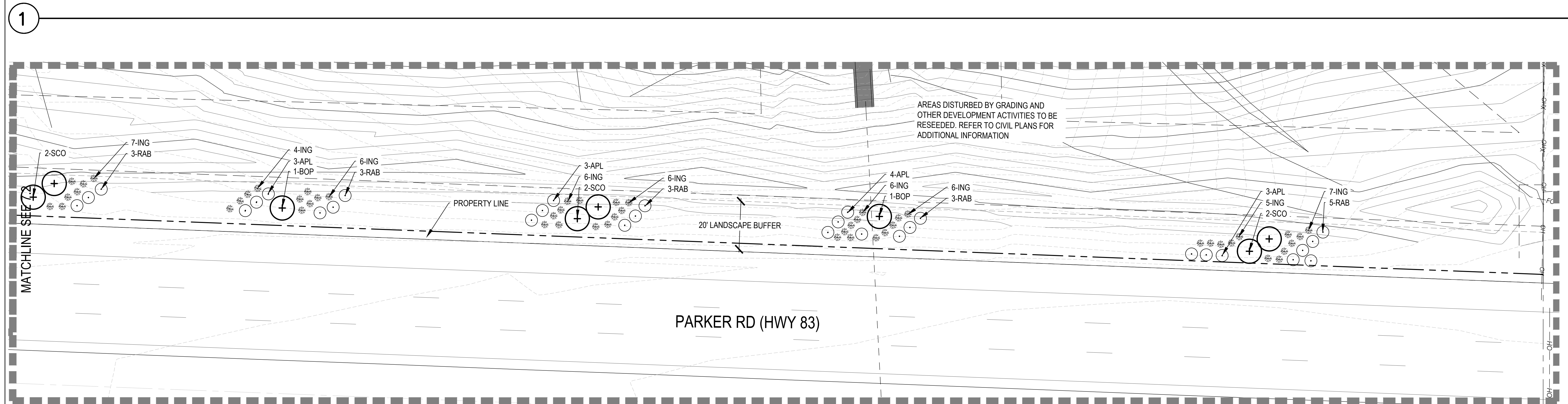
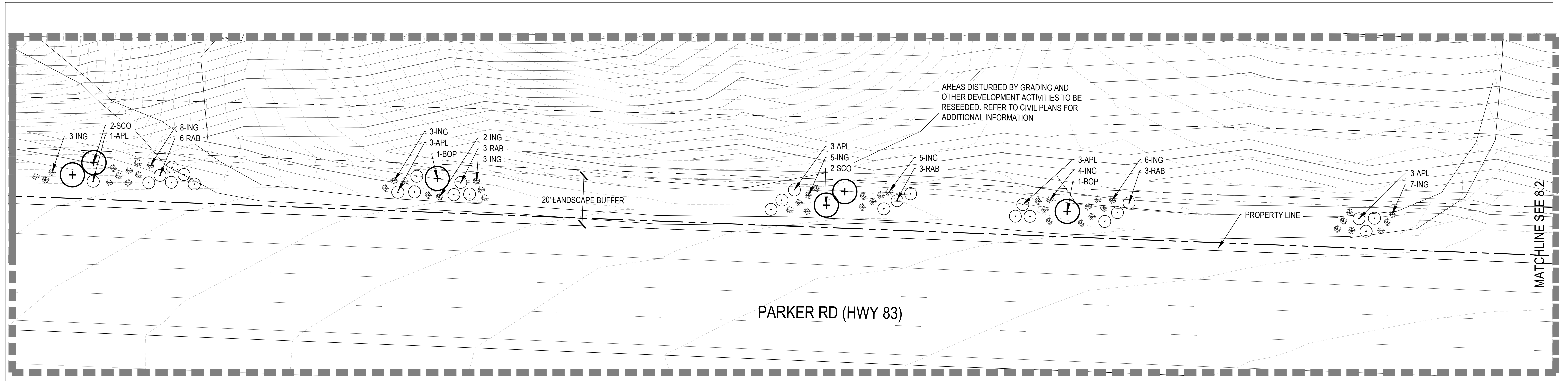
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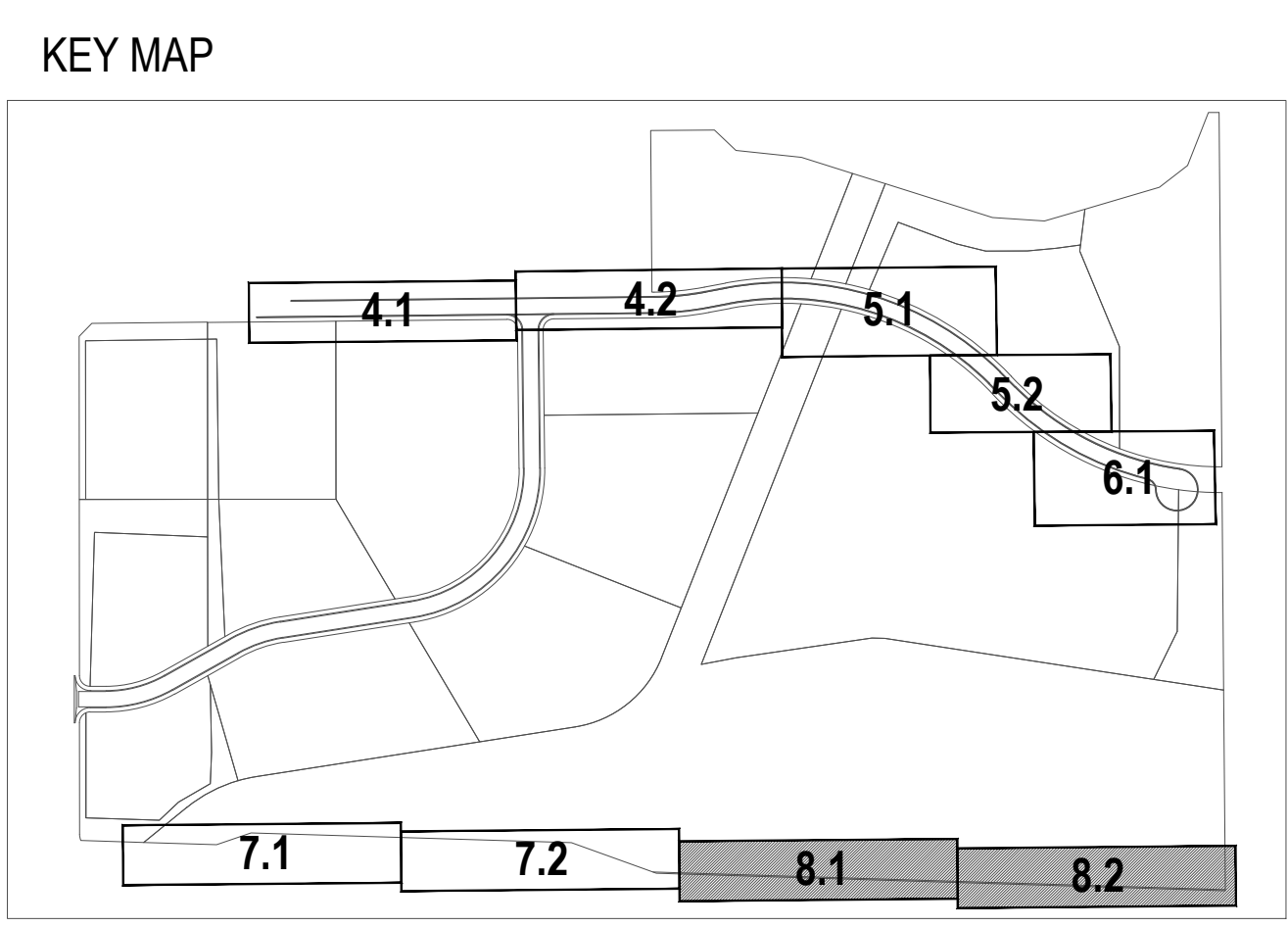
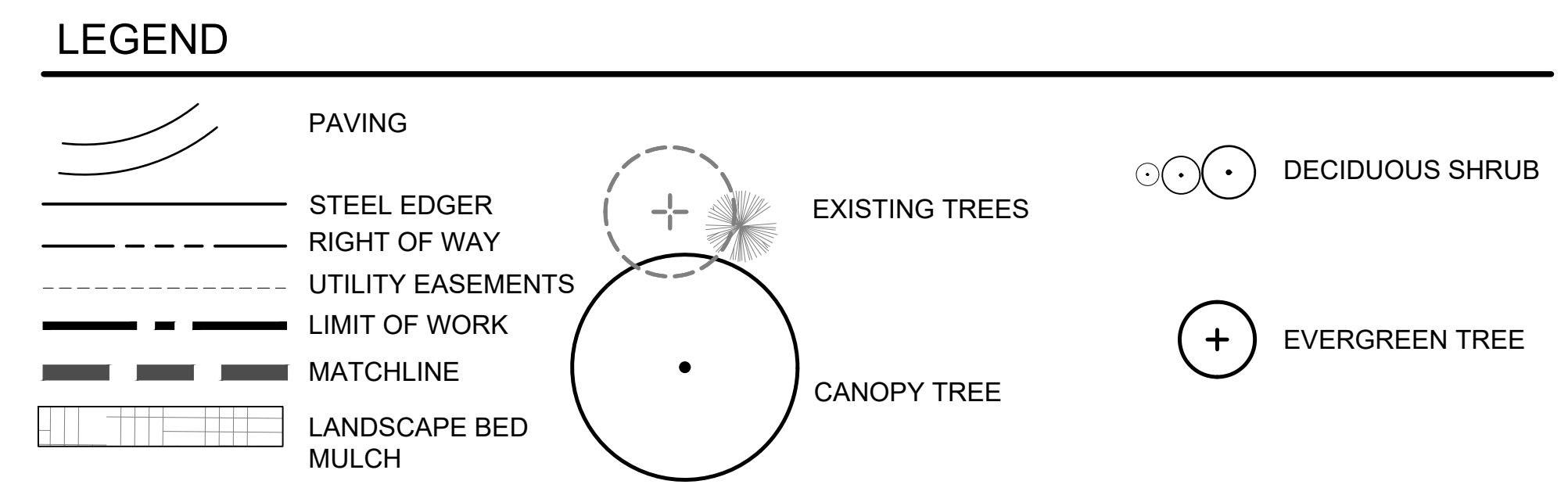


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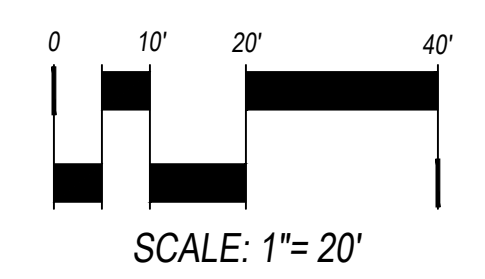
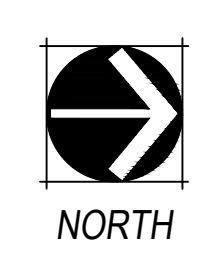


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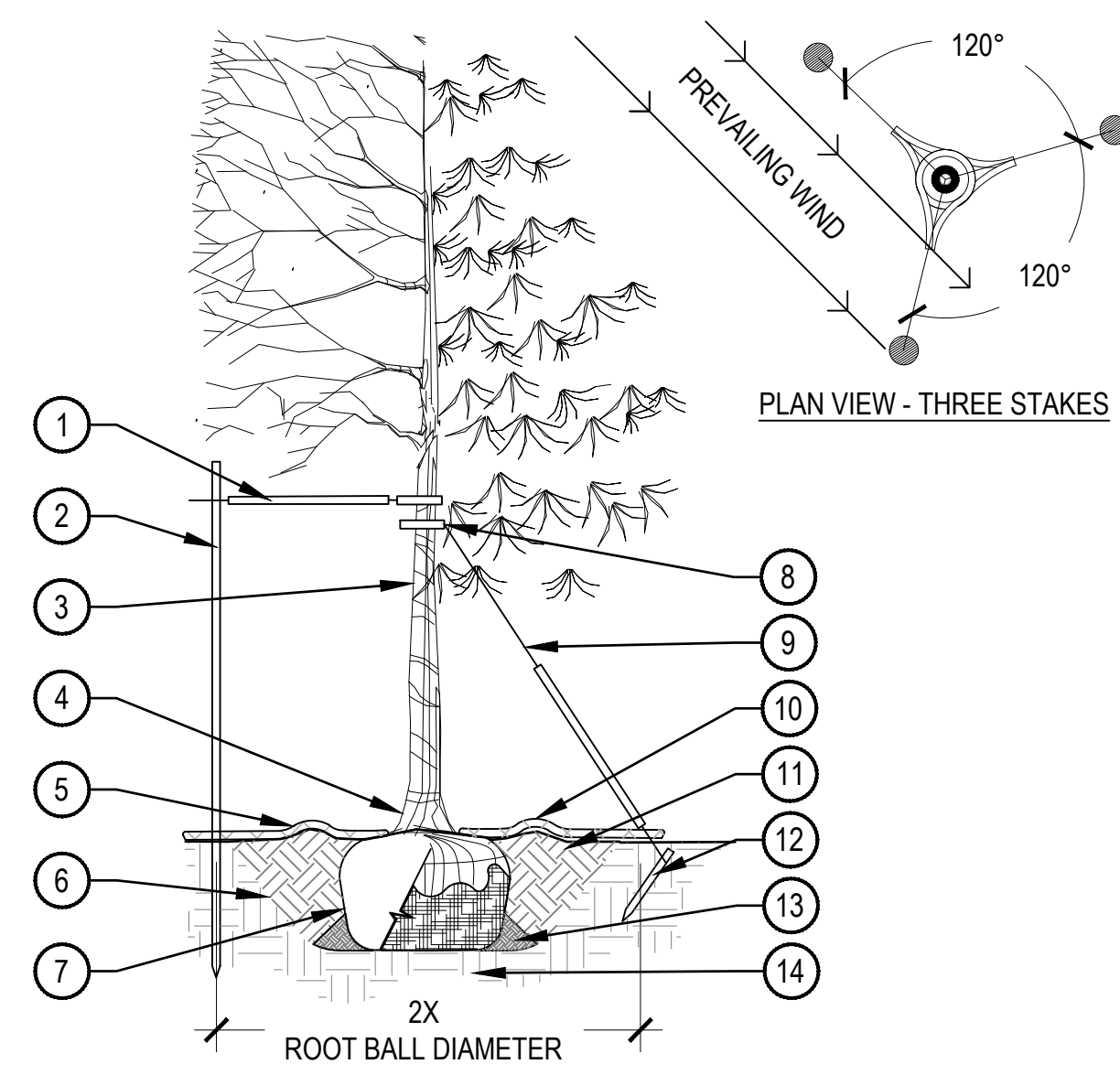


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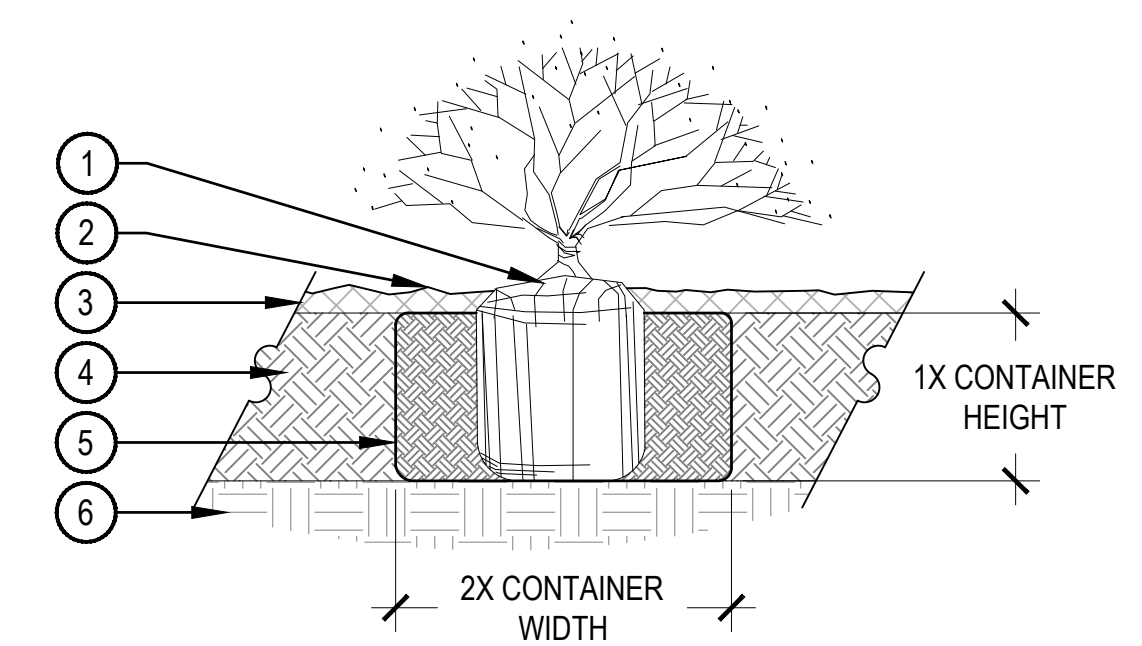


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- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
    - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
  - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
  - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
  - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

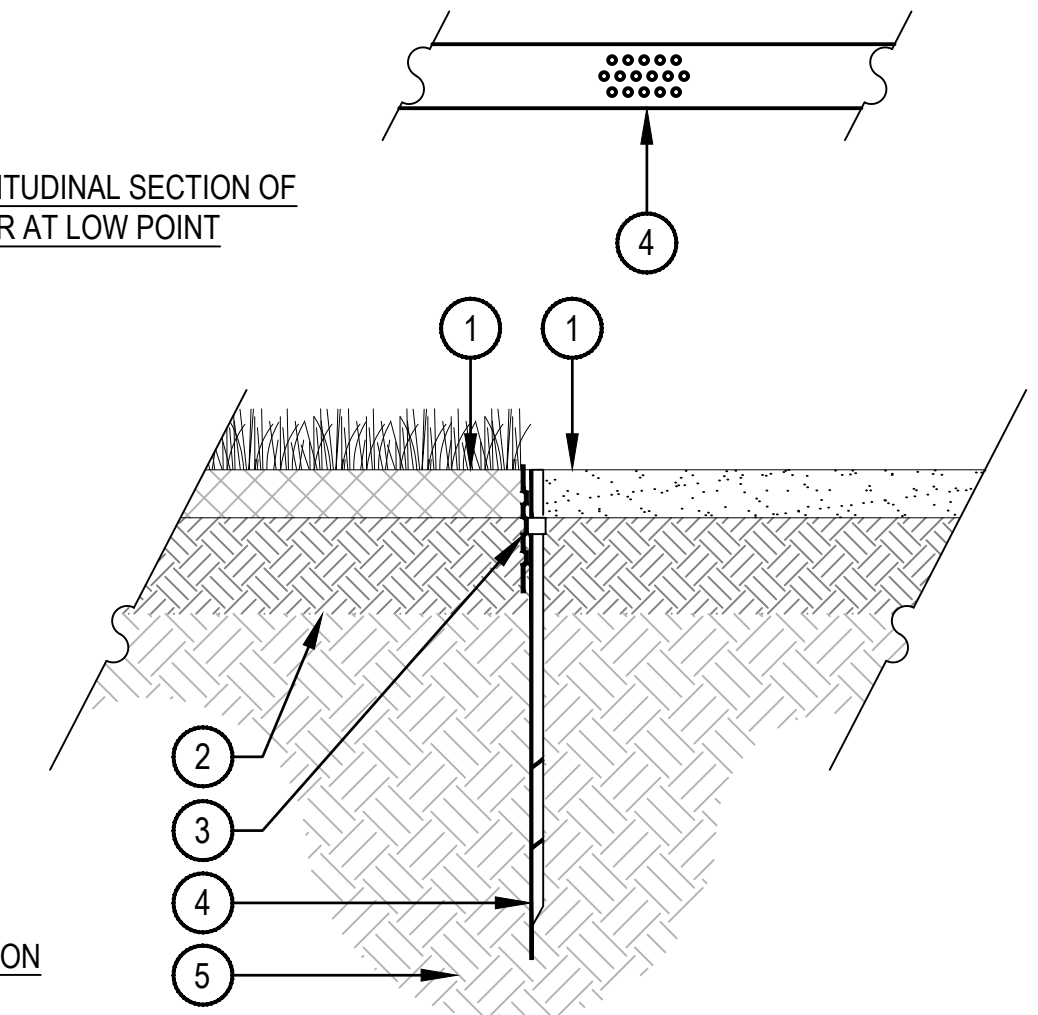
**1 TREE PLANTING DETAIL**

SCALE: 3/16" = 1'-0"

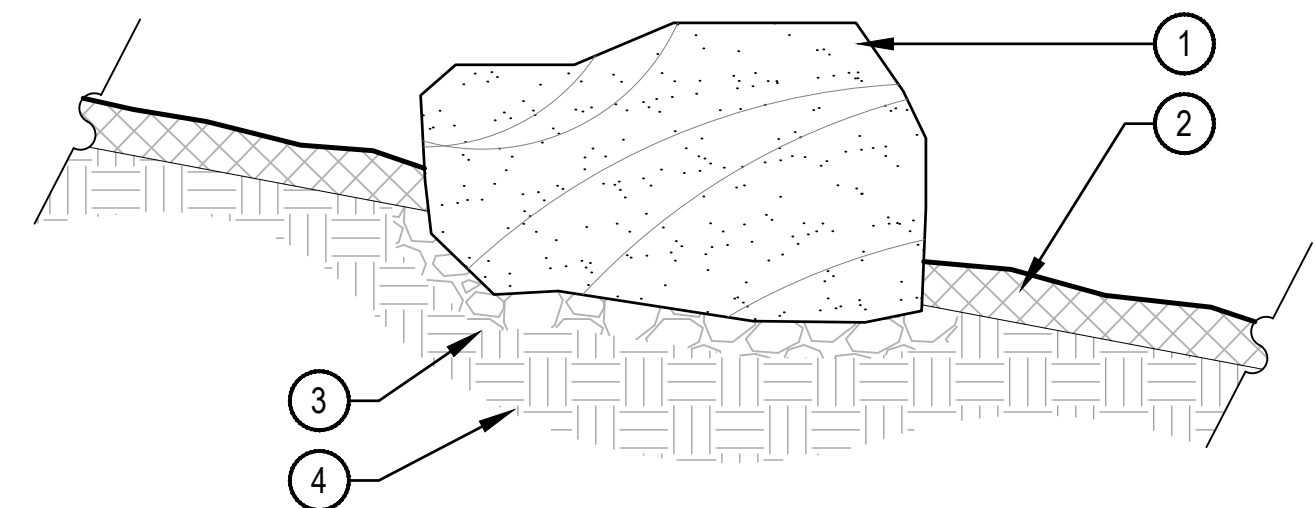
**2 SHRUB PLANTING**

SCALE: 1 1/2" = 1'-0"

LONGITUDINAL SECTION OF EDGER AT LOW POINT



- FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- AMENDED SOIL PER SPECIFICATIONS
- METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



- COLORADO SUNSET LANDSCAPE BOULDER, FROM SITEONE LANDSCAPE SUPPLY, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE
- SPECIFIED MULCH, REFER TO PLAN
- 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
54	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH

- NOTES:**
- THESE ARE FREE STANDING BOULDERS ONLY.
  - THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
  - CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

**3 METAL EDGER**

SCALE: 1" = 1'-0"

**4 LANDSCAPE BOULDER**

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

## EXHIBIT "B"

- A No party shall be liable for failure to perform hereunder if such failure is the result of *force majeure* and that any time limit shall be extended for the period of any delay resulting from any *force majeure*. *Force majeure* shall mean causes beyond the reasonable control of a party such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty, or action of government authorities.
- B The LICENSEE, or the LICENSEE'S contractor, shall be required to obtain a Right-of-Way Use and Construction Permit from the Engineer prior to the time of commencement of any work to be performed under this License.
- C The LICENSEE shall not erect or place any signs, signposts, billboards, light posts, light fixtures, trees, shrubs, flower beds or other landscaping, buildings or structures of any type on the Property, except those approved by the Engineer.
- D Any repair or replacement of any COUNTY property made necessary because of the repair or maintenance of the Improvements or other appurtenant installations shall be made at the sole expense of the LICENSEE and require a Right-of-Way Use and Construction Permit from the Engineer.
- E In the event the COUNTY deems it necessary to repair, replace, remove or in any way maintain the street, drainage infrastructure, drainageways, or other appurtenances on the Property which will impact the Improvements, the COUNTY agrees to use due diligence in removal of materials to avoid unnecessary damage to the Improvements.
- F Upon abandonment or termination of any right or privilege herein granted, the right of the LICENSEE to that extent shall terminate, but its obligation to indemnify and save harmless the COUNTY its officers and employees, shall not terminate in any event for events which took place at the time of or prior to the abandonment or termination.
- G Upon termination or expiration of this License, the LICENSEE shall abandon the Property and other Improvements made by the LICENSEE, to the extent necessary to leave the area described in **Exhibit A** in the same condition and elevation as before this License was granted, except that the LICENSEE shall plant the area with native grass seed as specified by the COUNTY. The removal and seeding shall be done at the sole expense of the LICENSEE and to the satisfaction of the COUNTY.
- H It is expressly agreed that in case of the LICENSEE'S breach of any of the within promises, the COUNTY may at its option, have specific performance thereof, sue for damages resulting from such breach, or take affirmative action to correct such breach and charge the LICENSEE for the cost thereof.

I The LICENSEE shall adjust, modify or cease maintenance of the Improvements upon the request of the Engineer to prevent degradation of roadways, prevent impairment of sight distance, prevent a safety hazard or for any other reason as determined by the Engineer.