

# CASTLE PINES NORTH



METROPOLITAN DISTRICT

July 27, 2021

City of Castle Pines  
Attn: Mayor Tera Radloff, City Council, and City Manager Michael Penny  
360 Village Square Lane, Suite B  
Castle Pines, CO 80108

Dear Mayor Tera Radloff, Castle Pines City Council, and City Manager Michael Penny:

We respectfully issue this letter as a follow-up to our district manager's May 7, 2021, **official notice of damages** letter to the city manager and director of public works (see attached).

For over a decade, the City's excess application of de-icing compounds on City streets, curbs, gutters, and medians — particularly those adjacent to the northern Monarch Boulevard — has rendered the soil and its microbiome in large segments of City-owned rights-of-way so severely compromised, the soil is incapable of supporting healthy, aesthetic stands of native xeric grasses, which the people of Castle Pines pay for, deserve, and expect, and which are part of approved landscape plans.

The City's de-icing practices have resulted in large stretches of aesthetically blighted rights-of-way that homeowners find intolerable, unsustainable, and unjustifiable. When constituents compare/contrast the beautiful rights-of-way in Highlands Ranch with many of our City's rights-of-way — particularly those adjacent to portions of northern Monarch Boulevard — they become understandably agitated.

City Manager Michael Penny has not substantively responded to our above-referenced letter. Therefore, to ensure you have seen it please review the attached letter, phase one map of severely damaged rights-of-way adjacent to Monarch Boulevard — along with a conservative \$435K cost estimate for CPNMD's proposed phase one remediation/restoration.

Per the License Agreement between the City and CPNMD, the City's \$435K phase one liability is indisputable. However, in the spirit of full disclosure, the *City's total financial liability extends beyond phase one remediation/restoration to include substantial damages on other less severely blighted rights-of-way*. We are in the process of documenting and assembling an inventory of the additional damages with the intent of issuing a second notice of damages letter to the City as soon as practicable.

Though concerned that the City continues ignoring our repeated requests to reform its costly aesthetic-compromising, snow-removal practices, consistent with our constituents' wishes, we have

arranged to restore the most severely blighted right-of-way segments adjacent to northern Monarch Boulevard (phase one) **this year**.

Equally as important, failure of the City's snow-removal contractors to adhere to best de-icing practices would constitute an unconscionable waste of \$435K in taxpayer dollars. Consequently, we again urge the City to reform its street de-icing practices and rigorously apply Douglas County's snow-removal standards to all City streets.

To accomplish the task in a timely fashion, we must excavate, remove, and replace the top twelve inches of contaminated soil and replant and protect the approved native grasses highlighted in the attached phase one map of severely damaged areas. Again, and only because damage costs are outside the scope of our License Agreement, before we can begin the phase one restoration project, we must first have your formal written consent that within sixty days of project completion the City will pay \$435K in phase one damage costs (less if actual damage costs are less).

We recognize the City has every right to refuse or reject our phase one remediation/restoration plan, but we believe doing so would further enrage our residents.

Therefore, in the interest of transparency and moving constructively forward, we must all distinguish between the \$145K (plus essential incidentals) CPNMD annually spends on City right-of-way and median maintenance, *which is not the issue*, and unpaid City damages, which *is* the issue.

In order for CPNMD to honor its commitment to our residents and the City, we ask that you please respond to this letter by no later than **Monday, August 12, 2021**.

Respectfully submitted,



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**David McEntire**  
President  
Email: [dmcentire@cpnmd.org](mailto:dmcentire@cpnmd.org)  
Cell/Text: (702) 303-8081



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**Chuck Lowen**  
Director  
Email: [chuck@cpnmd.org](mailto:chuck@cpnmd.org)  
Cell/Text: (303) 898-3056

CC: CPNMD Directors Robert Merritt, Denise Crew, and Christopher Lewis  
CPNMD District Manager Jim Worley  
CPNMD's Manager of Parks, Trails & Open Space, Craig Miller  
City's Public Works Director, Larry Nimmo

## Soil Nutrient Laboratory Report

|  |                                |   |
|--|--------------------------------|---|
| <b>Lab No.:</b> 191114059-01<br><b>Date Rec:</b> 11/14/19<br><b>Reported:</b> 11/22/19 | <b>Report To:</b> Ryan Webster | <b>Company:</b> Triton Environmental<br>5433 Newport St<br>Commerce City CO 80022 |
|--|--------------------------------|---|

**Sample ID:** Sample #1 Test Area on Monarch

**Project:**

| Laboratory Results:                                | Sample Result | Low-----Ave-----High |
|--|---------------|----------------------|
| Field Texture (EST)                                | Sandy Loam    |                      |
| pH (units)   | 9.0           | *****                |
| Salts (MMHOS/CM)                                   | 5.5           | *****                |
| CEC Est. (MEQ/100G)                                | 7.3           | *****                |
| Lime (Qual.)                                       | High          | *****                |
| Organic Matter (%)                                 | 1.0           | *****                |
| Organic N (lbs/acre)                               | 31.1          | *****                |
| Sodium (meq/100g Soil)                             | 12.88         | *****                |
| <b>Available Nutrients (ppm)</b>                   |               |                      |
| Nitrate Nitrogen                                   | 2.3           | *                    |
| Phosphorus   | 3.4           | ***                  |
| Potassium  | 124.6         | *****                |
| Calcium  | 1040.8        | *****                |
| Magnesium  | 90.8          | *****                |
| Sulfur   | 19.8          | *****                |
| Boron  | 3.3           | *****                |
| Zinc   | 7.9           | *****                |
| Iron   | 3.7           | *****                |
| Manganese  | 2.8           | *****                |
| Copper   | 1.0           | *****                |
| <b>Note: Average Values are for Colorado Soils</b> |               |                      |

### Fertilizer Recommendations

#### General Landscape

Nitrogen: 130 lbs/Acre  
 Phosphorus - P2O5: 80 lbs/Acre  
 Potassium - K2O: 0 lbs/Acre  
 Sulfur SO4-S: 30 lbs/Acre  
 Lime: 0 lbs/Acre

*\*To convert recommendations to lbs/1000 sq. ft. divide by 40.*

### Comments

**Split Nitrogen Recommendations 2 to 3 Times Throughout the Growing Season.**

Yield Reduction Likely Due To High Salts.  
 Yield Reduction Likely Due to High pH.  
 Yield Reduction Likely Due to High Boron.  
 Soil Contains Excess Alkali.  
 3 to 4 Cubic Yards/ 1000 sq. ft. of Low Salt Compost May Be Beneficial.

## Soil Nutrient Laboratory Report

|  |                                |   |
|--|--------------------------------|---|
| <b>Lab No.:</b> 191114059-02<br><b>Date Rec:</b> 11/14/19<br><b>Reported:</b> 11/22/19 | <b>Report To:</b> Ryan Webster | <b>Company:</b> Triton Environmental<br>5433 Newport St<br>Commerce City CO 80022 |
|--|--------------------------------|---|

**Sample ID:** Control #2 West of Test Area on Monarch

**Project:**

| Laboratory Results:                                | Sample Result | Low-----Ave-----High |
|--|---------------|----------------------|
| Field Texture (EST)                                | Sandy Loam    |                      |
| pH (units)   | 9.3           | *****                |
| Salts (MMHOS/CM)                                   | 4.9           | *****                |
| CEC Est. (MEQ/100G)                                | 8.8           | *****                |
| Lime (Qual.)                                       | High          | *****                |
| Organic Matter (%)                                 | 1.8           | *****                |
| Organic N (lbs/acre)                               | 53.8          | *****                |
| Sodium (meq/100g Soil)                             | 15.83         | *****                |
| <b>Available Nutrients (ppm)</b>                   |               |                      |
| Nitrate Nitrogen                                   | 2.1           | *                    |
| Phosphorus   | 8.0           | *****                |
| Potassium  | 157.6         | *****                |
| Calcium  | 3267.8        | *****                |
| Magnesium  | 119.4         | *****                |
| Sulfur   | 20.7          | *****                |
| Boron  | 3.9           | *****                |
| Zinc   | 6.8           | *****                |
| Iron   | 5.5           | *****                |
| Manganese  | 3.8           | *****                |
| Copper   | 1.4           | *****                |
| <b>Note: Average Values are for Colorado Soils</b> |               |                      |

### Fertilizer Recommendations

#### General Landscape

Nitrogen: 130 lbs/Acre  
 Phosphorus - P2O5: 80 lbs/Acre  
 Potassium - K2O: 0 lbs/Acre  
 Sulfur SO4-S: 20 lbs/Acre  
 Lime: 0 lbs/Acre

*\*To convert recommendations to lbs/1000 sq. ft. divide by 40.*

### Comments

**Split Nitrogen Recommendations 2 to 3 Times Throughout the Growing Season.**

Yield Reduction Likely Due To High Salts.  
 Yield Reduction Likely Due to High pH.  
 Yield Reduction Likely Due to High Boron.  
 Soil Contains Excess Alkali.

**Chain of Custody Form**



|  |  |  |  |  |  |
|--|--|--|--|--|--|
| <b>Report To Information</b><br>Company Name: <u>Triton Environmental</u><br>Contact Name: <u>Ryan Webster</u><br>Address: <u>5433 Newport Street</u><br><u>Commerce City State CO</u> Zip <u>80022</u><br>Phone: <u>303-919-0154</u><br>Email: <u>ryan@tritenenviro.com</u><br>Sample Collector: <u>Ryan</u><br>Sample Collector Phone: <u>303-919-0154</u> |  | <b>Bill To Information (If different from report to)</b><br>Company Name: _____<br>Contact Name: _____<br>Address: _____<br>City: _____ State: _____ Zip: _____<br>Phone: _____<br>Email: _____<br>PO No.: _____ |  | <b>Project Name / Number</b><br>Task Number (Lab Use Only)<br>CAL Task No. <u>191114059</u><br>ARF |  |
|--|--|--|--|--|--|

Commerce City Lab  
 10411 Heinz Way  
 Commerce City CO 80640  
 Lakewood Service Center  
 12860 W. Cedar Dr, Suite 100A  
 Lakewood CO 80228  
 Phone: 303-659-2313  
[www.coloradolab.com](http://www.coloradolab.com)

| Sample Matrix (Select One Only)      |                                       |  | Sample ID | No. of Containers | Grab or (Check One Only) Composite | Tests Requested                          |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------|---------------------------------------|--|-----------|-------------------|------------------------------------|--|---------------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|
| Waste Water <input type="checkbox"/> | Ground Water <input type="checkbox"/> | Surface Water <input type="checkbox"/>   |           |                   |                                    | Soil <input checked="" type="checkbox"/> | Sludge <input type="checkbox"/> | Drinking Water <input type="checkbox"/> |  |  |  |  |  |  |  |  |  |  |  |  |
| 11/13/19                             | 7:00am                                | Sample #1 test area on Maranello         |           | 1                 | X                                  |  |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |
| 11/13/19                             | 7:00am                                | Can Ho #2 west of test area on Maranello |           | 1                 | X                                  |  |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |
|                                      |                                       |  |           |                   |                                    |  |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                      |                                       |  |           |                   |                                    |  |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |

Instructions: \_\_\_\_\_  
 Relinquished By: 9- Date/Time: 11/14/19 11:30am Received By: Stellman Date/Time: 11/14/19 11:25  
 Deliver Via: HAS C/S Charge  Temp.  C/Ice  Sample Pres. Yes  No   
 Relinquished By: \_\_\_\_\_ Date/Time: \_\_\_\_\_ Received By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

## Soil Nutrient Laboratory Report

|  |                                   |   |
|--|-----------------------------------|---|
| <b>Lab No.:</b> 210511013-01<br><b>Date Rec:</b> 5/11/21<br><b>Reported:</b> 5/21/21 | <b>Report To:</b> Raymond Sperger | <b>Company:</b> Ark Ecological Services<br>6560 Dover Street<br>Arvada CO 80004 |
|--|-----------------------------------|---|

**Sample ID:** W of Catarata - N Side of Monarch #1

**Project:** Monarch Roadside

| Laboratory Results:                                | Sample Result | Low-----Ave-----High |
|--|---------------|----------------------|
| Field Texture (EST)                                | Sandy Loam    |                      |
| pH (units)   | 9.1           | *****                |
| Salts (MMHOS/CM)                                   | 2.8           | *****                |
| CEC Est. (MEQ/100G)                                | 9.5           | *****                |
| Lime (Qual.)                                       | High          | *****                |
| Organic Matter (%)                                 | 2.1           | *****                |
| Organic N (lbs/acre)                               | 63.9          | *****                |
| Sodium (meq/100g Soil)                             | 7.92          | *****                |
| <b>Available Nutrients (ppm)</b>                   |               |                      |
| Nitrate Nitrogen                                   | 4.5           | ****                 |
| Phosphorus   | 29.7          | *****                |
| Potassium  | 233.8         | *****                |
| Calcium  | 3143.7        | *****                |
| Magnesium  | 119.8         | *****                |
| Sulfur   | 14.1          | *****                |
| Boron  | < 0.1         |                      |
| Zinc   | 1.8           | *****                |
| Iron   | 3.9           | *****                |
| Manganese  | 1.6           | *****                |
| Copper   | 0.8           | *****                |
| <b>Note: Average Values are for Colorado Soils</b> |               |                      |

### Fertilizer Recommendations

#### General Landscape

Nitrogen: 130 lbs/Acre  
 Phosphorus - P2O5: 40 lbs/Acre  
 Potassium - K2O: 0 lbs/Acre  
 Sulfur SO4-S: 40 lbs/Acre  
 Lime: 0 lbs/Acre

*\*To convert recommendations to lbs/1000 sq. ft. divide by 40.*

### Comments

**Split Nitrogen Recommendations 2 to 3 Times Throughout the Growing Season.**

Yield Reduction Likely Due to High pH.  
 Soil Contains Excess Alkali.

## Soil Nutrient Laboratory Report

**Lab No.:** 210511013-02  
**Date Rec:** 5/11/21  
**Reported:** 5/21/21

**Report To:** Raymond Sperger

**Company:** Ark Ecological Services  
6560 Dover Street  
Arvada CO 80004

**Sample ID:** E Side of Monarch - N of Daniels Gate Rd #2

**Project:** Monarch Roadside

### Laboratory Results:

| Sample Result | Low-----Ave-----High |
|---------------|----------------------|
|---------------|----------------------|

|                        |            |       |
|------------------------|------------|-------|
| Field Texture (EST)    | Sandy Loam |       |
| pH (units)             | 9.9        | ***** |
| Salts (MMHOS/CM)       | 0.7        | ***** |
| CEC Est. (MEQ/100G)    | 6.2        | ***** |
| Lime (Qual.)           | High       | ***** |
| Organic Matter (%)     | 0.5        | ****  |
| Organic N (lbs/acre)   | 14.8       | ***** |
| Sodium (meq/100g Soil) | 3.19       | ***** |

#### Available Nutrients (ppm)

|                  |        |       |
|------------------|--------|-------|
| Nitrate Nitrogen | 2.3    | *     |
| Phosphorus       | 4.5    | ****  |
| Potassium        | 75.2   | ***** |
| Calcium          | 1022.7 | ***** |
| Magnesium        | 37.7   | **    |
| Sulfur           | 14.9   | ***** |
| Boron            | < 0.1  |       |
| Zinc             | 0.7    | ***** |
| Iron             | 2.5    | ***** |
| Manganese        | 0.6    | ***** |
| Copper           | 0.6    | ***** |

**Note:** Average Values are for Colorado Soils

### Fertilizer Recommendations

#### General Landscape

Nitrogen: 130 lbs/Acre  
Phosphorus - P2O5: 80 lbs/Acre  
Potassium - K2O: 0 lbs/Acre  
Sulfur SO4-S: 40 lbs/Acre  
Lime: 0 lbs/Acre

*\*To convert recommendations to lbs/1000 sq. ft. divide by 40.*

### Comments

**Split Nitrogen Recommendations 2 to 3 Times Throughout the Growing Season.**

Yield Reduction Likely Due to High pH.  
Soil Contains Excess Alkali.  
3 to 4 Cubic Yards/ 1000 sq. ft. of Low Salt Compost May Be Beneficial.

## Soil Nutrient Laboratory Report

|  |                                   |   |
|--|-----------------------------------|---|
| <b>Lab No.:</b> 210511013-03<br><b>Date Rec:</b> 5/11/21<br><b>Reported:</b> 5/21/21 | <b>Report To:</b> Raymond Sperger | <b>Company:</b> Ark Ecological Services<br>6560 Dover Street<br>Arvada CO 80004 |
|--|-----------------------------------|---|

**Sample ID:** E Side of Monarch - S of Serena Dr #3

**Project:** Monarch Roadside

| Laboratory Results:                                | Sample Result | Low-----Ave-----High |
|--|---------------|----------------------|
| Field Texture (EST)                                | Clay Loam     | *****                |
| pH (units)   | 9.2           | *****                |
| Salts (MMHOS/CM)                                   | 2.9           | *****                |
| CEC Est. (MEQ/100G)                                | 22.0          | *****                |
| Lime (Qual.)                                       | High          | *****                |
| Organic Matter (%)                                 | 2.9           | *****                |
| Organic N (lbs/acre)                               | 86.6          | *****                |
| Sodium (meq/100g Soil)                             | 13.61         | *****                |
| <b>Available Nutrients (ppm)</b>                   |               |                      |
| Nitrate Nitrogen                                   | 5.1           | *****                |
| Phosphorus   | 21.4          | *****                |
| Potassium  | 229.4         | *****                |
| Calcium  | 3329.2        | *****                |
| Magnesium  | 139.1         | *****                |
| Sulfur   | 30.8          | *****                |
| Boron  | 0.2           | *****                |
| Zinc   | 1.0           | *****                |
| Iron   | 3.7           | *****                |
| Manganese  | 1.1           | *****                |
| Copper   | 0.8           | *****                |
| <b>Note: Average Values are for Colorado Soils</b> |               |                      |

### Fertilizer Recommendations

#### General Landscape

Nitrogen: 120 lbs/Acre  
 Phosphorus - P2O5: 40 lbs/Acre  
 Potassium - K2O: 0 lbs/Acre  
 Sulfur SO4-S: 5 lbs/Acre  
 Lime: 0 lbs/Acre

*\*To convert recommendations to lbs/1000 sq. ft. divide by 40.*

### Comments

**Split Nitrogen Recommendations 2 to 3 Times Throughout the Growing Season.**

Yield Reduction Likely Due to High pH.  
 Soil Contains Excess Alkali.



# Chain of Custody Form



**Commerce City Lab**  
10411 Heinz Way  
Commerce City CO 80640

**Lakewood Service Center**  
12860 W. Cedar Dr, Suite 100A  
Lakewood CO 80228

Phone: 303-659-2313

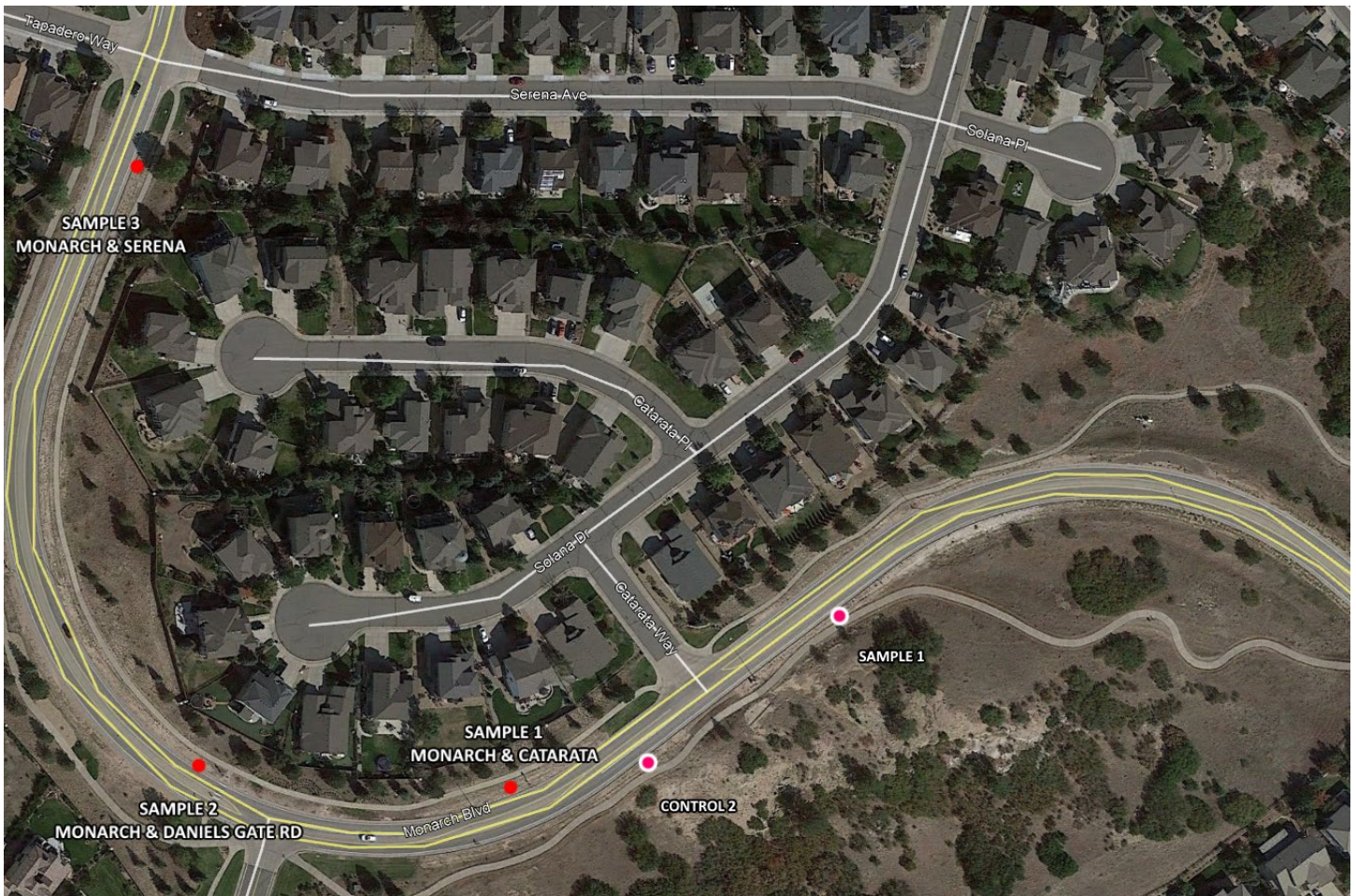
[www.coloradolab.com](http://www.coloradolab.com)

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| <b>Report To Information</b>                        |  | <b>Bill To Information (If different from report to)</b> |  | <b>Project Name / Number</b>   |  |
| Company Name: <i>Ark Ecological Services</i>        |  | Company Name: _____                                      |  | <i>Monarch Roadside</i>  |  |
| Contact Name: <i>Ray Sparger</i>                    |  | Contact Name: _____                                      |  | _____  |  |
| Address: <i>6560 River St.</i>                      |  | Address: _____   |  | Task Number<br>(Lab Use Only)<br><br><b>CAL Task</b><br><br>210511013<br><br>JAK |  |
| City <i>Arvuda</i> State <i>Co</i> Zip <i>80004</i> |  | City _____ State _____ Zip _____                         |  |  |  |
| Phone: <i>720-224-8955</i>                          |  | Phone: _____   |  |  |  |
| Email: <i>ersparger@gmail.com</i>                   |  | Email: _____   |  |  |  |
| Sample Collector: <i>Ray Sparger</i>                |  | Sample Collector: _____                                  |  |  |  |
| Sample Collector Phone: <i>(same as above)</i>      |  | PO No.: _____  |  | _____  |  |

| Sample Matrix (Select One Only)      |                                       |   | No. of Containers | Grab or (Check One Only) Composite | # | Tests Requested                          |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------|---------------------------------------|---|-------------------|------------------------------------|---|--|---------------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Waste Water <input type="checkbox"/> | Ground Water <input type="checkbox"/> | Surface Water <input type="checkbox"/>                |                   |                                    |   | Soil <input checked="" type="checkbox"/> | Sludge <input type="checkbox"/> | Drinking Water <input type="checkbox"/> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Date                                 | Time                                  | Sample ID   |                   |                                    |   |  |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <i>5/7/21</i>                        | <i>9:05</i>                           | <i>W. of Catarata, N side of Monarch #1</i>           | <i>1</i>          |                                    |   | <i>X</i>                                 |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <i>5/7/21</i>                        | <i>9:10</i>                           | <i>E. side of Monarch, N. of Punnett's Gate Rd #2</i> | <i>1</i>          |                                    |   | <i>X</i>                                 |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <i>5/7/21</i>                        | <i>9:15</i>                           | <i>E. side of Monarch, S. of Serena Dr. #3</i>        | <i>1</i>          |                                    |   | <i>X</i>                                 |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                      |                                       |   |                   |                                    |   |  |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                      |                                       |   |                   |                                    |   |  |                                 |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|                          |  |                                     |  |  |  |
|--------------------------|--|-------------------------------------|--|--|--|
| Instructions:            |  | C/S Info:                           |  | Seals Present Yes <input type="checkbox"/> No <input type="checkbox"/>                   |  |
| Deliver Via: <i>Hand</i> |  | C/S Charge <input type="checkbox"/> |  | Temp. °C/Ice _____ Sample Pres. Yes <input type="checkbox"/> No <input type="checkbox"/> |  |

|                                     |                           |                                 |                                 |                        |                  |                    |                  |
|-------------------------------------|---------------------------|---------------------------------|---------------------------------|------------------------|------------------|--------------------|------------------|
| Relinquished By: <i>Ray Sparger</i> | Date/Time: <i>5/11/21</i> | Received By: <i>[Signature]</i> | Date/Time: <i>5/11/21 10:19</i> | Relinquished By: _____ | Date/Time: _____ | Received By: _____ | Date/Time: _____ |
|-------------------------------------|---------------------------|---------------------------------|---------------------------------|------------------------|------------------|--------------------|------------------|



## **Combined map of 2019 and 2021 soil sample locations.**

- The three plain red dots on the left signify 2019 soil sample locations.
- The two red dots encapsulated in the white circles on the right signify 2021 soil sample locations.

# CASTLE PINES NORTH



## METROPOLITAN DISTRICT

City of Castle Pines  
Attn: City Manager Michael Penny  
360 Village Square Lane, Suite B  
Castle Pines, CO 80108

May 7, 2021

Dear Mr. Penny:

Consistent with the provisions of the attached License Agreement between the City of Castle Pines (City) and the Castle Pines North Metro District (CPNMD), this communication constitutes CPNMD's **official notice of damages** to the City.

The City's excess application of deicing compounds on City streets, curbs, gutters, and medians, particularly on Monarch Boulevard and Castle Pines Parkway, combined with the City's failure to adhere to best snow-removal practices, has contaminated the soil along vast stretches of street-adjacent rights-of-way with extremely high levels of salt, pH, Boron, and alkali.

Please see the attached phase 1 map of severely damaged right-of-way areas adjacent to Monarch Boulevard and the attached preliminary cost estimate.

Also, please see the attached soil report we previously shared with the City's public works director following the completion of a soil analysis we commissioned in November 2019. We recently commissioned a new soil analysis from an outside, independent, professional lab, and expect updated soil-test results this month.

As a direct result of the City's snow-removal practices, the soil and associated microbiome on the above-referenced stretches of City-owned rights-of-way are so severely compromised they are incapable of supporting healthy, aesthetic stands of native xeric grasses, which the people of Castle Pines pay for, deserve, and expect, and that are part of our License Agreement with the City and approved landscape plans.

As the City is well aware, damage costs are outside the scope of CPNMD's regular maintenance of CPNMD's improvements atop City-owned property.

Consistent with CPNMD's service and stewardship responsibilities, as well as our constituents' wishes, we are arranging to restore all areas highlighted in the attached phase 1 map of severely damaged areas adjacent to Monarch Boulevard this year.

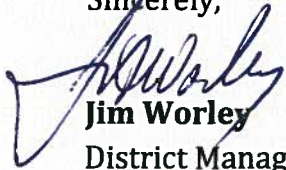
CPNMD's in-house professional horticulturists, Craig Miller and David Anderson, all five directors, our constituents, and I are deeply frustrated, and have been for years, that the City continues to ignore our repeated requests that the City substantially improve its costly, aesthetic-compromising, snow-removal practices. Consequently, we have no responsible choice but to:

- 1) Excavate, remove, and replace a *minimum* of the top twelve inches of contaminated soil highlighted in the attached phase 1 map of severely damaged areas; and
- 2) Again, respectfully ask the City to rigorously apply Douglas County's snow-removal standards to City streets.

Because September/October is typically the optimal timeframe for establishing native seed not under irrigation, consistent with the terms and conditions of our License Agreement with the City, CPNMD will jumpstart the right-of-way restoration project as soon as practicable and as best practices dictate.

To confirm receipt of this notice, and the City's intent to cover all damage-repair costs, please respond via email this month and let me know when and how the City intends to cover the cost and make CPNMD whole.

Sincerely,



**Jim Worley**

District Manager

Castle Pines North Metro District

7404 Yorkshire Drive

Castle Pines, CO 80108

Phone: (303) 688-8550

Email: [jworley@cpnmd.org](mailto:jworley@cpnmd.org)

CC: CPNMD Board of Directors  
Craig Miller, CPNMD's Manager of Parks, Trails & Open Space  
Larry Nimmo, City's Public Works Director

## LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made and executed this 19<sup>th</sup> day of May, 2009, between THE CITY OF CASTLE PINES NORTH, COLORADO, a Colorado statutory city, whose address is 558 Castle Pines Parkway, Unit B4-208, Castle Rock, CO 80108 ("Licensor") and CASTLE PINES NORTH METROPOLITAN DISTRICT, a Colorado special district and political subdivision whose address is 7404 Yorkshire Drive, Castle Rock, Colorado 80108 ("Licensee").

1. The City, as Licensor, hereby grants a non-exclusive license to the Licensee, subject to the provisions and conditions hereof, for use of the City owned rights-of-way and medians, shown on the attached **EXHIBIT A** (the "Property"), for the purpose of installing, constructing or maintaining improvements or facilities thereon.

a. "Improvements or Facilities" as used herein shall include any and all improvements, structures or facilities installed and maintained on the Property (collectively, the "Improvements") by Licensee, either under the terms of this License Agreement or under the terms of the License Agreement between the District as Licensee and Douglas County, Colorado as Licensor, which latter License Agreement was in effect prior to the date of incorporation of Licensor.

b. New Improvements shall be installed only according to Licensee's Four-Year Landscape Master Plan and shall include median landscaping, such as installation of planting beds, trees, turf, decorative mulch and rock, and on-going maintenance and irrigation thereof; and installation and maintenance of sidewalks, including snow removal, except when such sidewalks are otherwise controlled and maintained by a home owners' association. Maintenance activities may occur on any portion of the Property.

c. This License is subject to all easements and rights-of-way of record and is subordinate thereto. The Improvements installed and maintained by Licensee on the Property shall be owned and maintained by Licensee.

2. Licensee agrees to pay for 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 Agreement or any renewal thereof.

3. During the terms of this License Agreement, Licensee agrees not to make or permit to be made any alterations in or additions to the Property, other than those identified in paragraph 4 of this Agreement, without the prior written consent of the Licensor, which consent shall not be unreasonably withheld or delayed. Licensee additionally covenants and agrees to keep the Property and all Improvements thereon in good repair at the sole expense of the Licensee; to keep the Property free from litter, dirt, debris and obstruction; to keep the Property free and clear of all liens and encumbrances; and to surrender and deliver the Property in good order and condition upon the expiration or termination of this License Agreement, ordinary wear and tear and loss by fire, flood or Act of God excepted.

a. Licensor and its employees, agents or independent contractors may inspect the Property and any Improvements thereon at any time and from time to time to verify Licensee's compliance with the terms of this License Agreement.

b. In the event Licensor enters the Property to make emergency repairs in order to protect the integrity of the Property or for other health and safety reasons, Licensor shall charge all costs incurred to the Licensee, and Licensee shall promptly pay such costs no later than thirty (30) days from the date of invoice or written notice from the Licensor. When possible, the notice and opportunity to cure provisions of paragraph (c), below, shall apply.

c. Licensor shall not undertake any routine repair or maintenance for which a demand for reimbursement will be made under this Agreement unless Licensee has first been given written notice and an opportunity to cure. Following receipt of written notice, Licensee shall be given fifteen (15) days within which to respond to Licensor's request for repair or maintenance. However, it is within the sole discretion of the Licensee to determine whether repairs or maintenance of facilities can be accomplished due to budget constraints. If repair or maintenance cannot be accomplished by Licensee, Licensor may, with Licensee's consent, and at Licensor's sole expense, complete such repairs or maintenance. Alternatively, the parties shall work to develop a schedule for repairs and maintenance that is acceptable to both parties.

4. Licensee covenants and agrees that it shall utilize the Property for construction and ongoing maintenance of the Improvements, in its sole discretion and as its budget allows, in accordance with Licensee's Four-Year Landscape Master Plan, a comprehensive planning document developed and approved with participation of Licensor, and for no other purpose and not to use the Property or permit it to be used for purposes prohibited by the applicable laws, rules and regulations of the United States, State of Colorado or Licensor.

a. This Agreement is expressly limited to the construction and ongoing maintenance of any new Improvements that are within the scope of Licensee's Four-Year Landscape Master Plan, which shall be implemented in four, one-year phases, in Licensee's sole discretion and as its budget allows.

b. Phase I Improvements are set forth in **EXHIBIT B**, which is attached hereto and incorporated herein. Licensee shall annually provide Licensor with a similar list for each additional phase of Licensee's Four-Year Landscape Master Plan at least thirty (30) days prior to commencement of such annual phase, and this Agreement is expressly limited to construction and ongoing maintenance of Improvements so identified.

c. All construction and ongoing maintenance shall be permitted only in accordance with applicable City codes and ordinances (including right-of-way permits). If Licensee in the course of exercising its rights hereunder damages any facilities or

Property of Licensor, Licensee shall promptly notify the Licensor of such damage and promptly repair said facilities or Property to the Licensor's reasonable satisfaction.

5. Licensor and its duly authorized employees or agents have the right to enter upon the Property at any time for any purpose, provided such entry and/or activities do not unreasonably interfere with the lawful operation of the Improvements constructed, maintained and operated by Licensee.

6. Licensor 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, electric wires, fire, theft, burst pipes or plumbing failures) during the term of this License or any renewal thereof, whether such loss, injury, death, or damage accrues or is discovered before or after termination of this License Agreement. The Licensee hereby expressly agrees to defend, indemnify and hold harmless the Licensee, its officers, agents, employee and insurers, to the extent authorized by law, against liability, loss, damage, demand, action, cause of action or expense of whatever nature (including court costs and attorney 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; provided, however, that nothing set forth herein shall be deemed or shall constitute a waiver by Licensee of any of the terms and protections afforded it as a governmental entity under the Colorado Governmental Immunity Act as the same now exists or may be hereafter modified or amended; and provided further that nothing set forth herein shall provide or constitute a waiver of liability in favor of Licensor as to any acts of negligence, and any damages suffered by any person or entity as a result thereof, committed by or attributable to Licensor or its employees or agents.

7. This License Agreement shall continue in full force and effect unless and until terminated in accordance with the following provisions:

a. The License may be terminated by the Licensee or Licensor upon sixty (60) days prior written notice to either party. Such termination, however, shall not impair Licensee's ability to utilize easements or rights-of-way previously granted to it.

b. If Licensee shall be in default of any of the provision hereof, subject to the notice provision above, Licensor may terminate the interest of Licensee or of any other person or persons occupying the Property, and expel, remove or put out such person or persons, using such force as may be necessary in so doing, and the Property may be utilized by Licensor at Licensor's discretion.

c. Licensor further retains the right to immediately terminate this License Agreement upon a finding by the City Council of the Licensor that an immediate threat to the health and safety of the City's residents exist; provided, however, that in the case of such immediate termination, Licensor shall provide immediate written notice of such

finding to Licensee and shall permit Licensee not less than twenty-four (24) hours in which to stop work and remove equipment.

8. Licensor licenses the Property to Licensee in its present condition, as is, without warranty or representation.

9. It is expressly understood that this License Agreement does not in any way whatsoever grant or convey any permanent easement, lease, fee or other real property interest in the Property to Licensee. This License Agreement is not exclusive and Licensor specifically reserves the right to grant other rights of entry in regard to the Property as long as the same do not unreasonably interfere with the rights granted to Licensee herein.

10. Nothing set forth herein shall be deemed or shall constitute a waiver by Licensor of any of the terms and protections afforded it as a governmental entity under the Colorado Governmental Immunity Act as the same now exists or may be hereafter modified or amended

11. Any written notice required under this Agreement shall be provided by regular U.S. Mail, postage pre-paid, as follows:

To the Licensor:

City of Castle Pines North  
City Manager  
558 Castle Pines Parkway  
Unit B4-208  
Castle Rock, CO 80108

To the Licensee:

Jim McGrady, District Manager  
7404 Yorkshire Drive  
Castle Rock, CO 80108

12. Venue for judicial resolution of any dispute between the parties shall be vested solely in the courts in and for the County of Douglas, State of Colorado.

13. This License Agreement may not be assigned by either party without the prior written consent of the non-assigning party, which consent shall not be unreasonably withheld if the assignee is capable of performing the duties and responsibilities of the assigning party.

14. This License Agreement has been ratified and approved by the City Council of the City of Castle Pines North and the Board of Directors of the Castle Pines North Metropolitan District, and it may be amended only upon action by both of said governing bodies approving any such amendment.

Dated this day and date first above set forth.

CITY OF CASTLE PINES NORTH,  
LICENSOR



ATTEST:  
By: Carl E. Kell  
City Clerk

By: Maureen Deuel

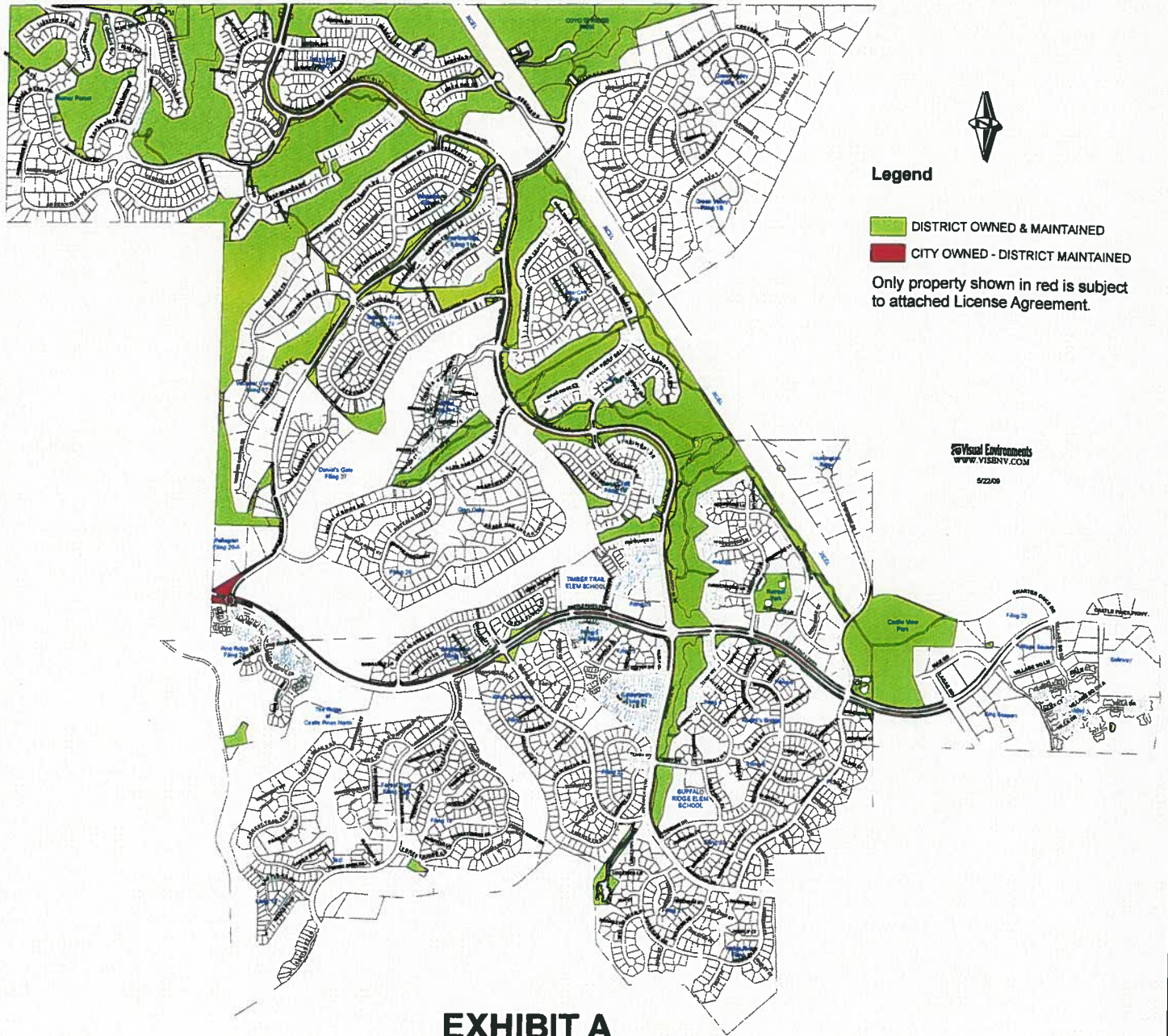
Approved as to Form:  
By: Andrea Lickow  
City Attorney's Office

CASTLE PINES NORTH  
METROPOLITAN DISTRICT,  
a Colorado special district  
LICENSEE

ATTEST  
By: [Signature]  
Assistant Manager

By: James M. [Signature]  
Manager

**EXHIBIT A**  
**MAP OF PROPERTY DESCRIPTION**



**EXHIBIT A**

**CASTLE PINES NORTH**

**LANDSCAPE MAINTENANCE AREAS**

**EXHIBIT B**  
**PHASE 1 LANDSCAPING IMPROVEMENTS**

# EXHIBIT B

## 2009 LANDSCAPE MASTERPLAN PROJECT

**East Entry:** install a new irrigation system, replace much of the existing sod and shrub bed with: 81 Boulders (Colorado Green Moss)

8 Trees

94 Juniper Shrubs (5 Gal.)

134 Shrubs (5 Gal.)

1020 Grasses (1 Gal.)

513 Perennial Shrubs (1 Gal.)

416 Annual Flowers (4" pots.)

**North Entry:** install a new irrigation system, replace much of the existing sod and shrub bed with: 75 Boulders (Colorado Green Moss)

19 Trees

64 Juniper Shrubs (5 Gal.)

123 Shrubs (5 Gal.)

537 Grasses (1 Gal.)

374 Perennial Shrubs (1 Gal.)

455 Annual Flowers (4" pots)

**Roundabout:** install new irrigation system with:

38 Boulders (Colorado Green Moss)

12 Boulders (Rounded River Granite)

5 Trees

16 Juniper Shrubs (5 Gal.)

11 Shrubs (5 Gal.)

151 Grasses (1 Gal.)

50 Perennial Shrubs (1 Gal.)

495 Annual Flowers (4" pots)

**Demonstration Garden:** install new irrigation system with:

44 Boulders (Colorado Green Moss)

62 Boulders (Rounded River Granite)

19 Trees

26 Juniper Shrubs (5 Gal.)

153 Shrubs (5 Gal.)

837 Grasses (1 Gal.)

895 Perennial Shrubs (1 Gal.)



# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS

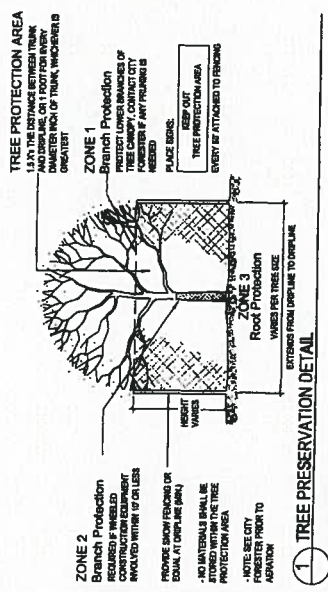
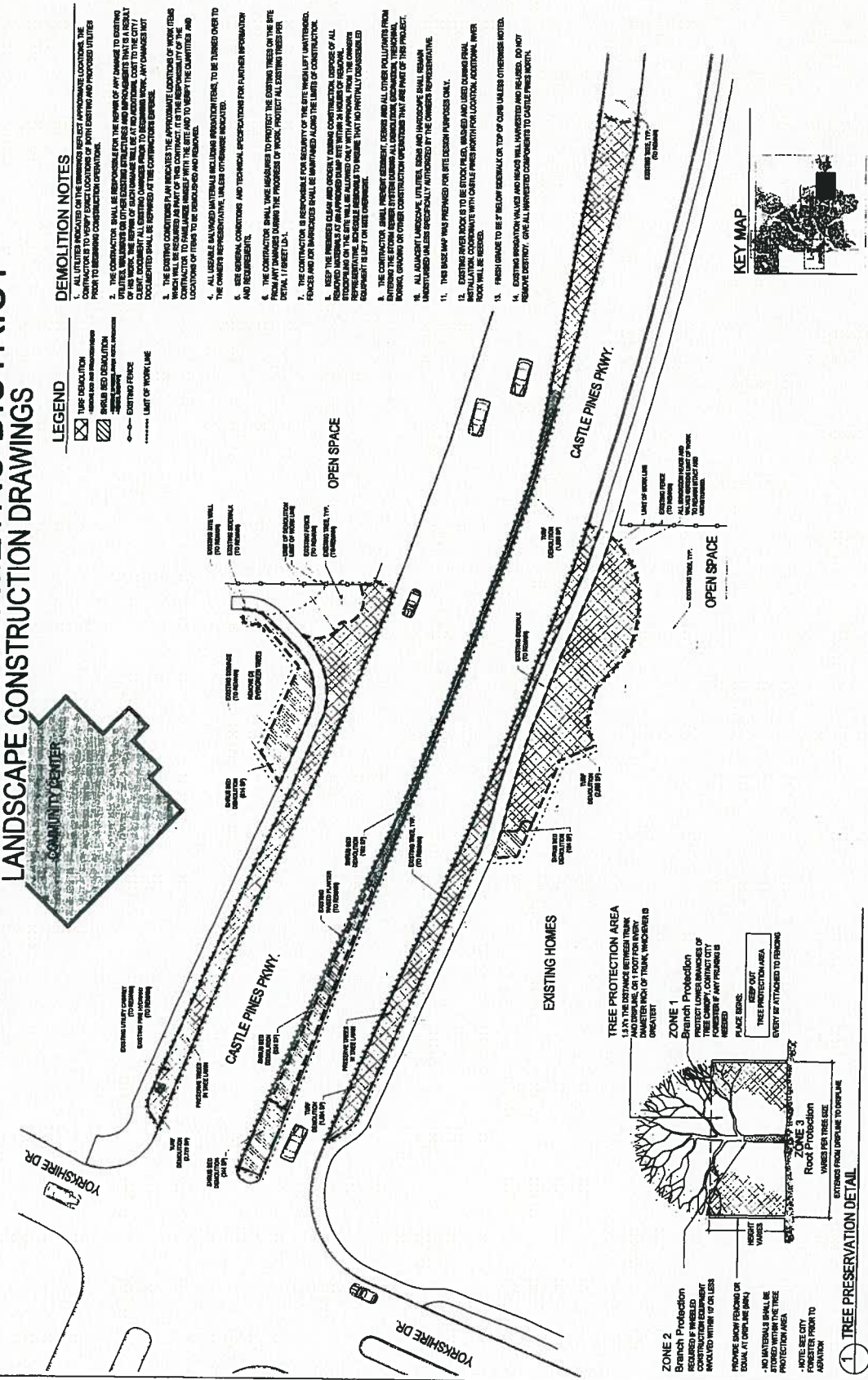


## LEGEND

- TREE DEMOLITION
- EXISTING FENCE
- LIMIT OF WORK LINE

## DEMOLITION NOTES

1. ALL UTILITIES SHALL BE LOCATED AND DELETED PRIOR TO ANY DEMOLITION WORK. APPROXIMATE LOCATIONS OF UTILITIES TO BE DELETED SHALL BE SHOWN ON THE ATTACHED UTILITY PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY CHANGES TO EXISTING UTILITIES, MANHOLES OR OTHER EXISTING UTILITIES AND IMPROVEMENTS THAT ARE A RESULT OF ANY CHANGES TO THE PROJECT. ALL CHANGES SHALL BE AT THE CONTRACTOR'S RISK AND SHALL BE DOCUMENTED AS PART OF THE PROJECT RECORD. ANY CHANGES NOT DOCUMENTED SHALL BE DEEMED AS NOT PERFORMED.
3. THE EXISTING CONDITIONS IN THIS DISTRICT ARE THE PROPERTY OF THE CITY OF CASTLE PINES WHICH WILL BE REMOVED AS PART OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE AND TO VERIFY THE QUANTITIES AND LOCATIONS OF ITEMS TO BE DEMOLISHED AND REMOVE.
4. ALL USABLE BALANCED MATERIALS INCLUDING BRICKS, BLOCKS, AND CONCRETE SHALL BE TAKEN OVER TO THE CONTRACTOR'S REPRESENTATIVE, UNLESS OTHERWISE INDICATED.
5. SEE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
6. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE EXISTING TREES ON THE SITE DURING THE PROGRESS OF WORK. PROTECT ALL EXISTING TREES PER CITY OF CASTLE PINES.
7. THE CONTRACTOR IS RESPONSIBLE FOR RECOVERY OF THE SITE REWASHT WATER, FERTILIZER AND/OR NUTRIENTS THAT ARE APPLIED TO THE SITE DURING THE PROGRESS OF WORK.
8. KEEP THE AREAS CLEAR AND OPENLY DURING CONSTRUCTION. EXPOSED SOILS OF ALL TYPES SHALL BE COVERED WITH MULCH OR OTHER APPROPRIATE MEASURES TO PREVENT EROSION. REPRESENTATIVE, UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES FROM DAMAGE.
10. ALL EXISTING UTILITIES AND STRUCTURES SHALL BE PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES FROM DAMAGE.
11. THIS SIDE WALK WAS PREPARED FOR SITE DESIGN PURPOSES ONLY.
12. EXISTING INVERT BODIES TO BE STOCK PILED, BURNED AND USED DURING FINAL CONSTRUCTION. CONTRACTOR SHALL VERIFY LOCATION, ADDITIONAL POWER SHALL BE REQUIRED.
13. FINISH GRADE TO BE 6" BELOW EXISTING OR TOP OF CURB UNLESS OTHERWISE NOTED.
14. EXISTING IRRIGATION VALVES AND HEADS SHALL BE MARKED AND REUSED, DO NOT REMOVE EXISTING. GIVE ALL UNREMOVED COMPONENTS TO CASTLE PINES WASTE.



## KEY MAP



CHECKED BY: T. BRADY  
DRAWN BY: T. BRADY

1101 Riverside Blvd  
Denver, Colorado 80202  
P: 303.552.1188  
F: 303.552.1186  
www.morrisdesign.com

CASTLE ROCK CO  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE PINES NORTH METRO DISTRICT

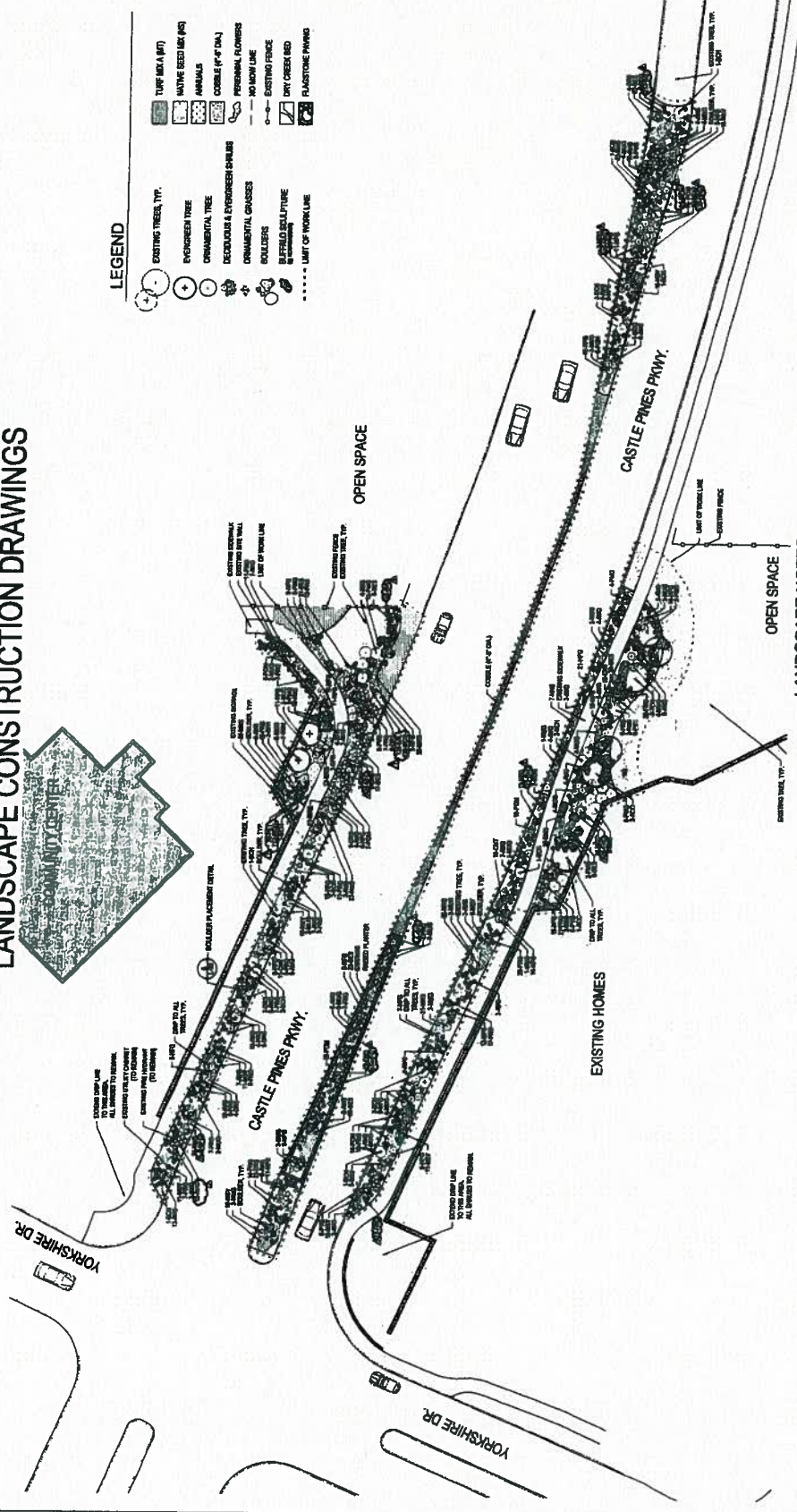
Owner:  
Castle Pines North Metro District  
Castle Pines North Metro District  
Castle Pines North Metro District  
Castle Pines North Metro District  
Castle Pines North Metro District  
Castle Pines North Metro District

Sheet Title:  
LANDSCAPE CONSTRUCTION DRAWINGS  
Sheet Number:  
LD-1

# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS



- ### LEGEND
- |  |                              |  |                     |
|--|------------------------------|--|---------------------|
|  | EXISTING TREES, TYP.         |  | TURF AREA (A)       |
|  | EVERGREEN TREE               |  | NATIVE SEED MIX (A) |
|  | ORNAMENTAL TREE              |  | ANIMALS             |
|  | DECIDUOUS & EVERGREEN SHRUBS |  | COBBLE (4" x 2")    |
|  | ORNAMENTAL GRASSES           |  | PERSONAL FLOWERS    |
|  | BOLLARDS                     |  | NO MOW LINE         |
|  | BUFFED SCULPTURE             |  | EXISTING FENCE      |
|  | LEFT OF WORK LINE            |  | DRY CREEK BED       |
|  |                              |  | FLAGSTONE PAVING    |



### LANDSCAPE NOTES

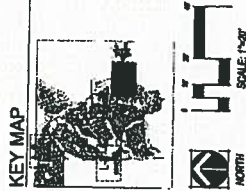
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL EXISTING TREES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE SPECIFIED. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL EXISTING TREES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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**JDD**  
JDD DESIGN  
1101 Broadway Blvd  
Denver, Colorado 80202  
P: 303.733.1188  
F: 303.733.1189  
www.jddesign.com

Castle Pines North Metro District  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE ROCK, CO

Checker  
Castle Pines North Metro District  
1101 Broadway Blvd  
Denver, Colorado 80202  
P: 303.733.1188  
F: 303.733.1189  
www.jddesign.com

Project Date  
Sheet Title  
LANDSCAPE PLAN  
Sheet Number  
L-1



NORTH  
SCALE 1/8" = 1'-0"

REVISED 10/10/10  
1-800-822-7887

CHECKED BY: L. GARD  
DRAWN BY: [Signature]



# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS

**JDD**  
Norgis Design  
Landscape Architecture

1811 Broadway Blvd  
Denver, Colorado 80202  
P: 303.892.1188  
F: 303.892.1188  
www.jddesign.com

**Castle Pines North Metro District  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN**

CATTLE ROCK CO

Client: Castle Pines North Metro District  
Project: Entry Monuments, Roundabout and Xeric Garden  
Date: 10/15/2009  
Scale: 1" = 20'

Revision Table

| Rev | Date     | Description            |
|-----|----------|------------------------|
| 1   | 10/15/09 | ISSUE FOR CONSTRUCTION |

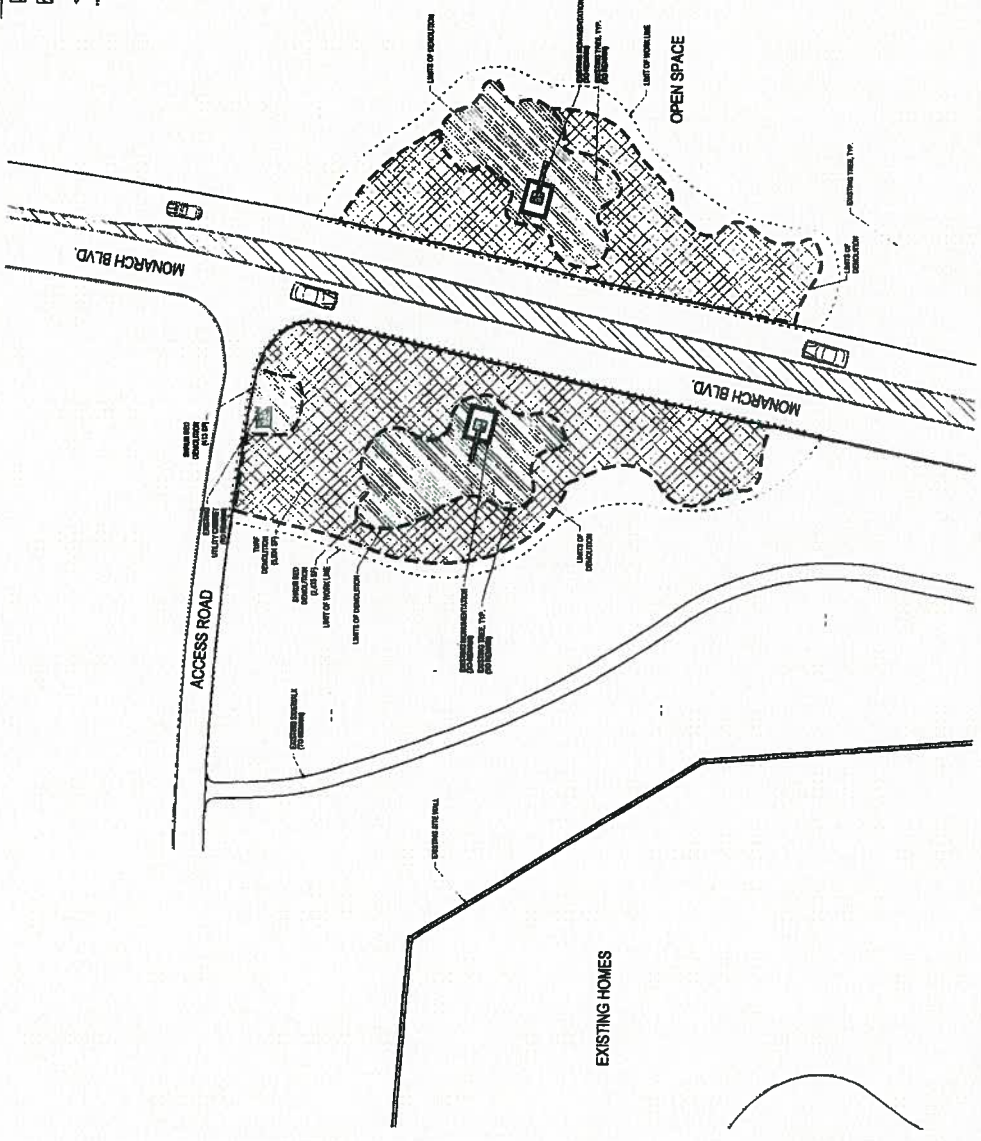
Sheet Title: LANDSCAPE CONSTRUCTION PLAN  
Sheet Number: LD-2

## DEMOLITION NOTES

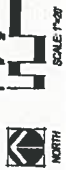
1. ALL UTILITIES INDICATED ON THE OWNERS BEST AVAILABLE RECORDS, THE CONTRACTOR IS TO VERIFY EXACT LOCATIONS OF BOTH EXISTING AND PROPOSED UTILITIES PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES AND REPAIRS THEREOF THAT IS A RESULT OF THIS WORK. THE REMOVAL OF EXISTING UTILITIES AND STRUCTURES SHALL BE A RESULT OF THIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES AND REPAIRS THEREOF THAT IS A RESULT OF THIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES AND REPAIRS THEREOF THAT IS A RESULT OF THIS WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES AND REPAIRS THEREOF THAT IS A RESULT OF THIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES AND REPAIRS THEREOF THAT IS A RESULT OF THIS WORK.
4. ALL USABLE SALVAGED MATERIALS INCLUDING BRICKS, BLOCKS, AND OTHER MATERIALS TO BE TURNED OVER TO THE OWNER'S REPRESENTATIVE, UNLESS OTHERWISE INDICATED.
5. SEE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
6. THE CONTRACTOR SHALL TAKE MEASURES TO PROTECT THE EXISTING TREES ON THE SITE FROM ANY DAMAGES DURING THE COURSE OF WORK. PROTECT ALL EXISTING TREES PER DETAIL T1 SHEET LD-1.
7. THE CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE THROUGHOUT UNINTERRUPTED PERIODS AND FOR MATERIALS SHALL BE MAINTAINED ALONG THE LIMITS OF CONSTRUCTION.
8. KEEP THE PREMISES CLEAN AND CHECKED DURING CONSTRUCTION. DISPOSAL OF ALL REMOVED MATERIALS AT AN APPROVED DUMP SITE WITHIN 24 HOURS OF REMOVAL.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES AND REPAIRS THEREOF THAT IS A RESULT OF THIS WORK.
10. THE CONTRACTOR SHALL PRESENT EVIDENCE AND ALL OTHER DOCUMENTS TO THE OWNER'S REPRESENTATIVE, UNLESS OTHERWISE INDICATED.
11. THE BIDS MAP WAS PREPARED FOR SITE DESIGN PURPOSES ONLY.
12. EXISTING UNDERGROUND UTILITIES SHALL BE IDENTIFIED AND PROTECTED. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED.
13. FINISH GRADE TO BE 2' BELOW FINISH GRADE ON TOP OF CURB UNLESS OTHERWISE NOTED.
14. EXISTING BRICKWORK SHALL BE DEMOLISHED AND REPAIRED. ALL BRICKWORK SHALL BE DEMOLISHED AND REPAIRED. ALL BRICKWORK SHALL BE DEMOLISHED AND REPAIRED.

## LEGEND

- TYPE DEMOLITION
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING FENCE
- LIMIT OF WORKLINE



## KEY MAP



DESIGNED BY: JDD  
DRAWN BY: L. GARD  
CHECKED BY: [Signature]

DATE: 10/15/09

# CASTLE PINES NORTH METRO DISTRICT

## LANDSCAPE CONSTRUCTION DRAWINGS

**NDG DESIGN**  
 LANDSCAPE ARCHITECTURE

1161 Broadway Street  
 Denver, Colorado 80202  
 P 303.862.1188  
 F 303.862.1188  
 www.ndgdesign.com

**CASTLE PINES NORTH METRO DISTRICT**  
**ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN**  
 CASTLE ROCK CO

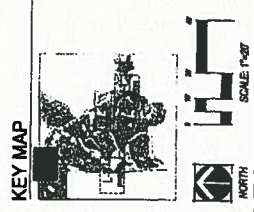
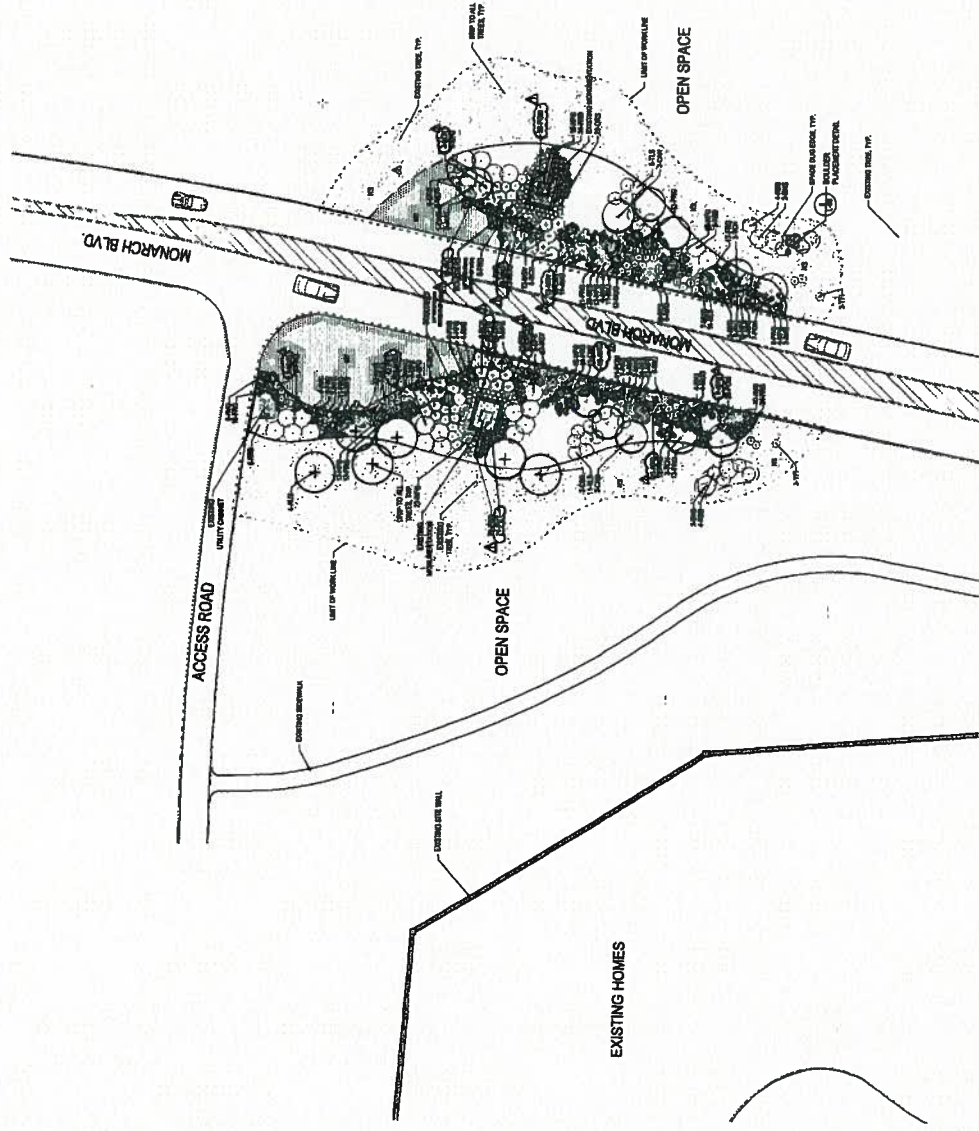
**Owner:**  
 Castle Pines North Metro Dist.  
 1800 North Metro Blvd.  
 Castle Pines, CO 80106  
 303.946.3200  
 303.946.3202

**Sheet Title:**  
**LANDSCAPE PLAN**  
**Sheet Number:**  
 L-2

- LEGEND**
- EXISTING TREE, TYP. (Symbol: circle with cross)
  - EMERGENCY TREE (Symbol: circle with cross)
  - ORNAMENTAL TREE (Symbol: circle with cross)
  - DECIDUOUS & EVERGREEN SHRUB (Symbol: circle with cross)
  - ORNAMENTAL GRASSES (Symbol: circle with cross)
  - BOULDER (Symbol: circle with cross)
  - BUSHDAG SCULPTURE (Symbol: circle with cross)
  - LIMIT OF WORK LINE (Symbol: dashed line)
  - TYP. MIX (A, B) (Symbol: square with cross)
  - NATIVE BED MIX (A, B) (Symbol: square with cross)
  - ANNUALS (Symbol: square with cross)
  - COBBLE (P, F, DM, L) (Symbol: square with cross)
  - PERSONAL FINISHES (Symbol: square with cross)
  - NO MOW LINE (Symbol: dashed line)
  - EXISTING FORCE (Symbol: dashed line)
  - JET CREST BED (Symbol: square with cross)
  - PLANTING PAVING (Symbol: square with cross)

**LANDSCAPE NOTES**

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONSTRUCTION SPECIFICATIONS AND THE LANDSCAPE CONSTRUCTION MANUAL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE ROCK AND THE COUNTY OF DENVER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE ROCK AND THE COUNTY OF DENVER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE ROCK AND THE COUNTY OF DENVER.



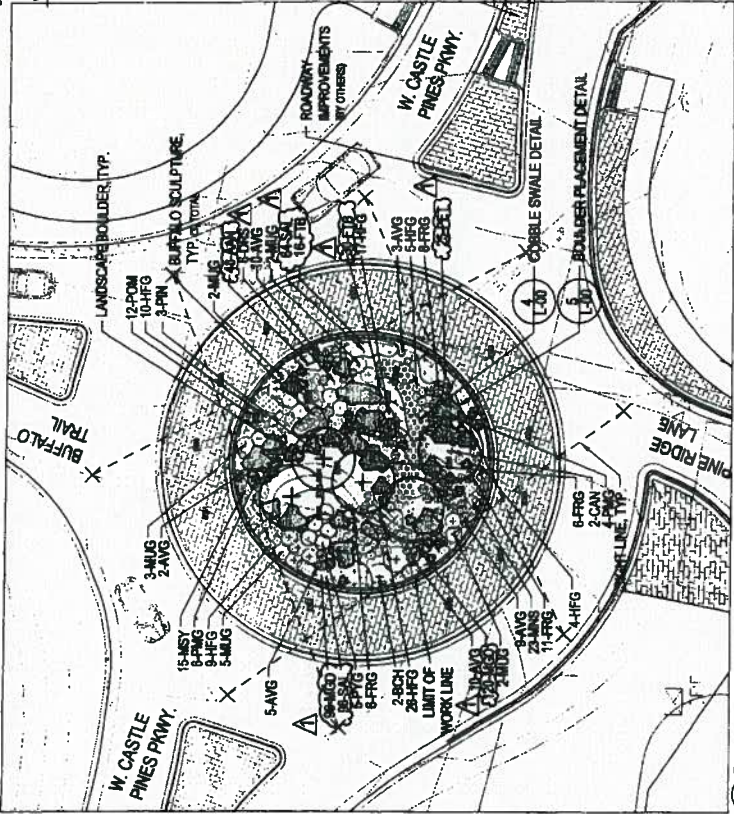
ORDERED BY: T. GARDNER  
 DRAWN BY: NDG

BEFORE YOU DIG  
 CALL 811  
 1-800-487-1887

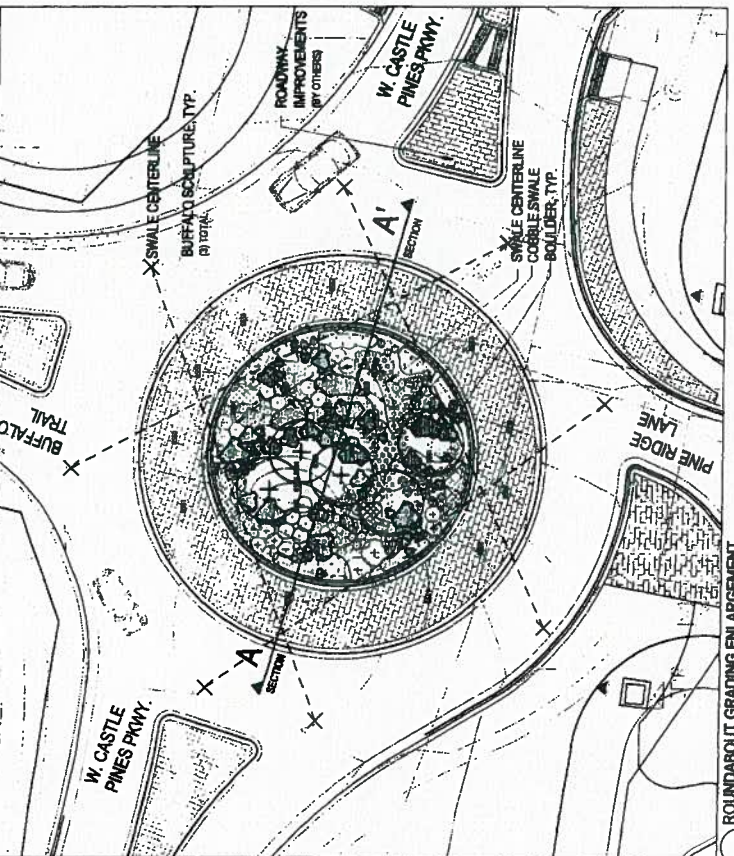
# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS

1101 Broadway Street  
Denver, Colorado 80202  
P: 303.861.1166  
F: 303.861.1168  
www.nmpdesign.com

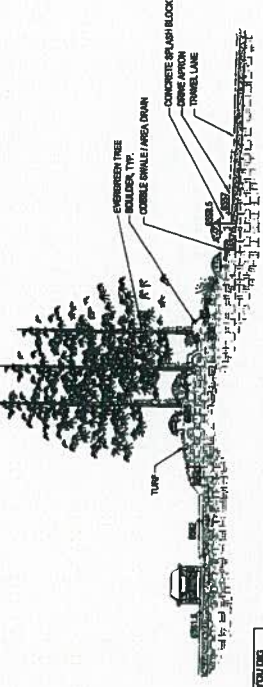
Castle Rock, CO  
OWNER:  
NORTH METRO DISTRICT  
1101 Broadway Street  
Denver, Colorado 80202  
P: 303.861.1166  
F: 303.861.1168  
www.nmpdesign.com



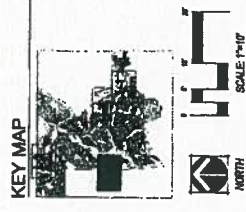
**ROUNDABOUT PLANTING**  
NOTES:  
1. PLANTING SCHEDULE SHALL BE BASED ON 15 MPH DESIGN SPEED AND A 119' STOPPING DISTANCE PER DODGAS COUNTY REGULATIONS.



**ROUNDABOUT GRADING ENLARGEMENT**



**ROUNDABOUT SECTION A-A'**



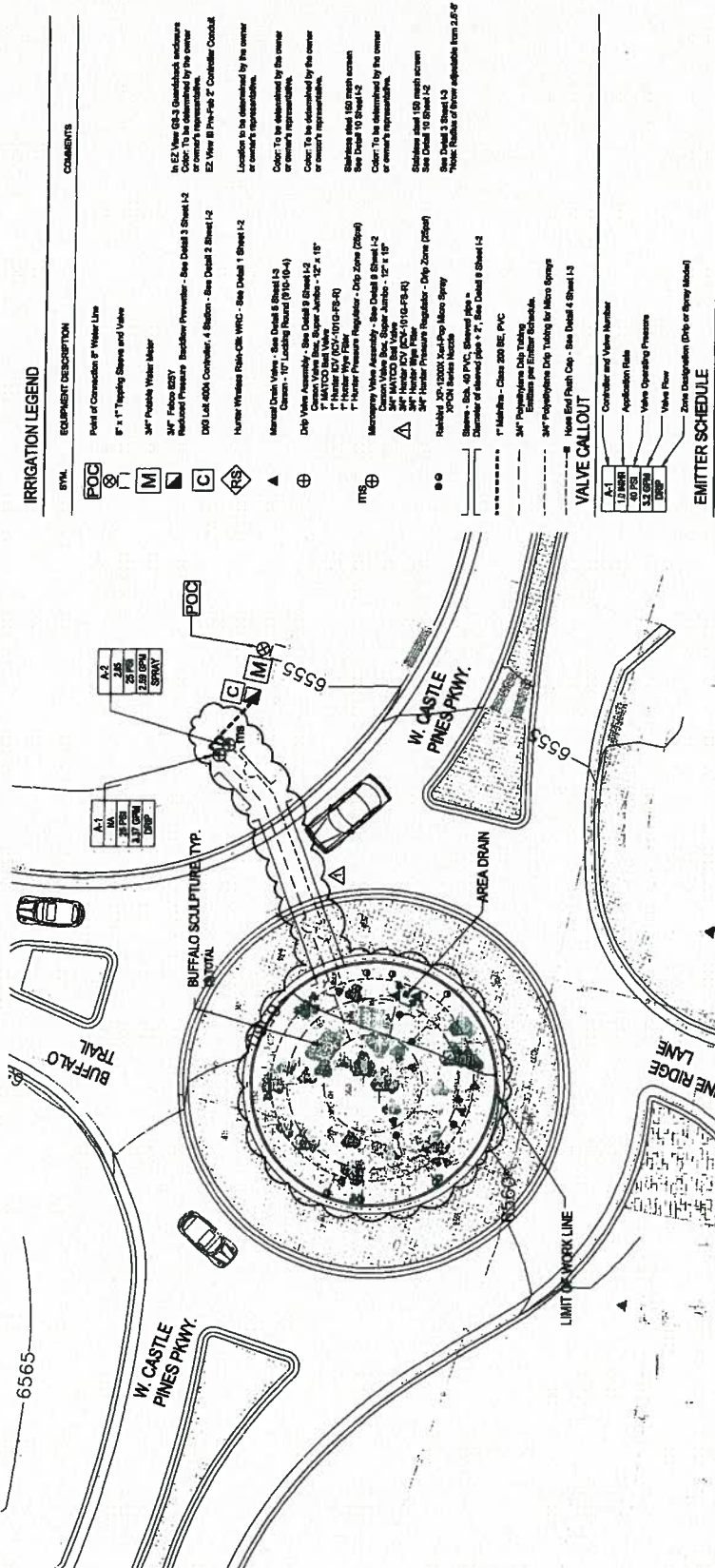
**LEGEND**

|  |                       |  |                              |
|--|-----------------------|--|------------------------------|
|  | TURF AREA (TYP.)      |  | EXISTING TREE, TYP.          |
|  | NATIVE SEED MIX (N/S) |  | EVERGREEN TREE               |
|  | ANNUALS               |  | ORNAMENTAL TREE              |
|  | COBBLE (4" DIA.)      |  | DECIDUOUS & EVERGREEN SHRUBS |
|  | PERSONAL FLOWERS      |  | ORNAMENTAL GRASSES           |
|  | NO LAWN AREA          |  | BOULDER                      |
|  | EXISTING FENCE        |  | BUFFALO SCULPTURE            |
|  | DRY CREEK BED         |  | FLAGSTONE PAVING             |
|  | FLAGSTONE PAVING      |  | ..... LIMIT OF WORK LINE     |

DESIGNED BY: L. GARDNER  
DRAWN BY: J. BRADY

# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS

101 Research Blvd  
Durham, Colorado 80201  
P 303.882.1188  
F 303.882.1188  
www.norrisdesign.com



## IRRIGATION LEGEND

| SYMBOL | EQUIPMENT DESCRIPTION  | COMMENTS |
|--------|--|----------|
| POC    | Point of Connection of Water Line  |          |
| F      | 1" x 1" Teeing Strainers and Valve   |          |
| M      | 3/4" Flexible Water Meter  |          |
| C      | 3/4" Filtron 820Y Reduced Pressure Backflow Preventer - See Detail 3 Sheet 1-2 |          |
| DIP    | DIG LSA 400A Controller, 4 Station - See Detail 2 Sheet 1-2                    |          |
| V      | Hammer Whisker Rate-Cont. WPC - Size Detail 1 Sheet 1-2                        |          |
| E      | 1/2" Micro Irrigation Emitters - See Detail 3 Sheet 1-2                        |          |
| A.1    | 1.0 GPM  |          |
| A.2    | 2.0 GPM  |          |
| A.3    | 3.0 GPM  |          |

## VALVE CALLOUT

| Application Title                     | Valve Operating Pressure | Valve Size |
|---------------------------------------|--------------------------|------------|
| Control and Valve Number              |                          |            |
| Zone Designation (Drip or Spray Area) |                          |            |

## EMITTER SCHEDULE

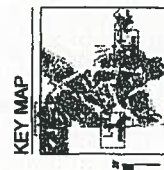
| Emitter Type                   | Flow Rate |
|--------------------------------|-----------|
| 1/2" Micro Irrigation Emitters | 1.0 GPM   |
| 3/4" Micro Irrigation Emitters | 2.0 GPM   |
| 1" Micro Irrigation Emitters   | 3.0 GPM   |

Issue Date  
**FEBRUARY 27, 2020**

Revision Date  
**MARCH 14, 2020**

Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**1-1**



NOTE: A PRESSURE REGULATING VALVE IS NECESSARY AT THE POINT OF CONNECTION OF THE WATER PRESSURE ELIMINATOR TO THE PIPING.

## IRRIGATION NOTES

1. PLAN IS SUBMITTED ONLY. ALL DIMENSIONS, VALVES, ETC. SHALL BE PLACED WITHIN THE PROJECT PROPERTY.
2. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. UTILITY AND EXISTING SERVICES SHALL BE LOCATED AND EXPOSED PRIOR TO ANY CONSTRUCTION.
4. DESIGN AND LAYOUT SHALL BE IN ACCORDANCE WITH THE IRRIGATION SYSTEM DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CASTLE PINES.

DESIGNED BY: L. ORSHAN  
DRAWN BY: L. ORSHAN

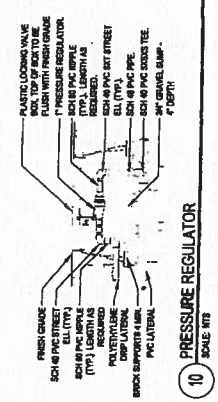
# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS

**CCDC**  
NORRIS DESIGN  
www.norrisdesign.com

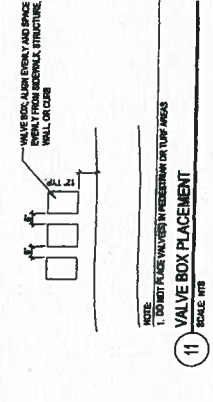
1171 Bronck Street  
Denver, Colorado 80204  
P: 303.733.1199  
F: 303.733.1198  
www.norrisdesign.com

**Castle Pines North Metro District**  
ENTRY MONUMENTS AND ROUNDABOUT

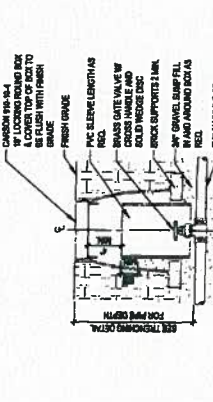
Owner:  
Castle Pines North Metro Dist  
1501 S. 201st St  
Castle Pines, CO 80018  
1.563.202.3388  
1.563.202.3389



**10 PRESSURE REGULATOR**  
SCALE: 1/8\"/>



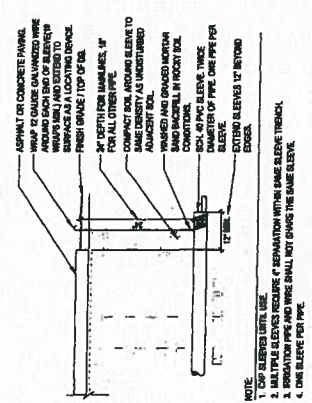
**11 VALVE BOX PLACEMENT**  
SCALE: 1/8\"/>



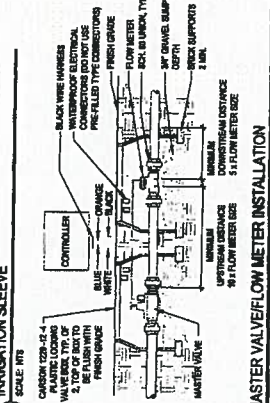
**12 GATE VALVE 3\"/>**



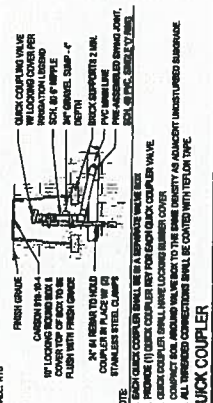
**13 MULTI-OUTLET EMITTER**  
SCALE: 1/8\"/>



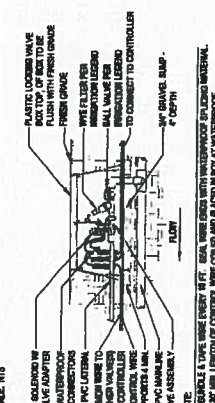
**3 BACKFLOW PREVENTER**  
SCALE: 1/8\"/>



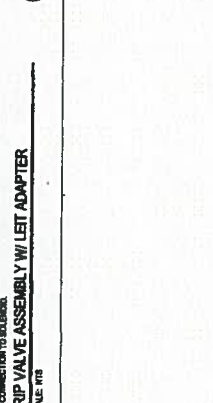
**4 ENCLOSURE**  
SCALE: 1/8\"/>



**5 TRENCH**  
SCALE: 1/8\"/>



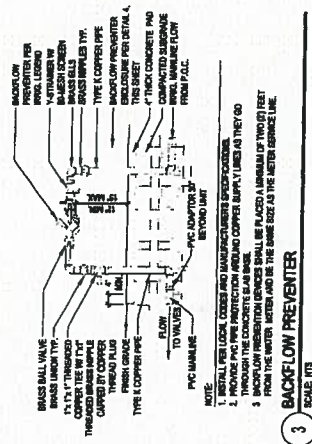
**6 QUICK COUPLER**  
SCALE: 1/8\"/>



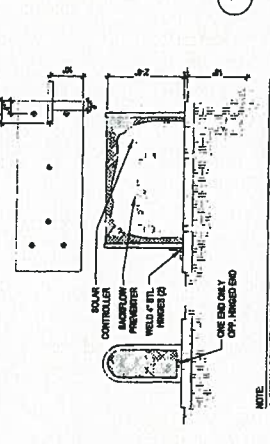
**7 MASTER VALVE/FLOW METER INSTALLATION**  
SCALE: 1/8\"/>



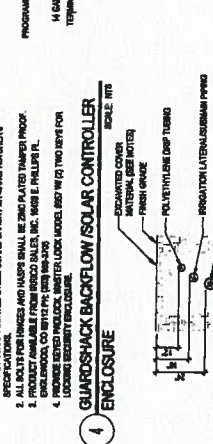
**8 DRIP VALVE ASSEMBLY W/ LEET ADAPTER**  
SCALE: 1/8\"/>



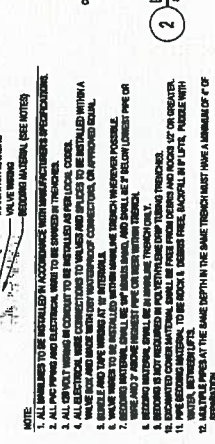
**9 IRRIGATION SLEEVE**  
SCALE: 1/8\"/>



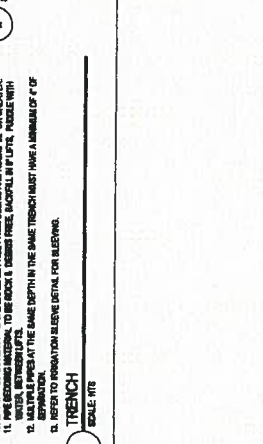
**10 RAIN SENSOR**  
SCALE: 1/8\"/>



**11 LEET ENERGIZED IRRIGATION CONTROLLER**  
SCALE: 1/8\"/>



**12 GUARDSHACK BACKFLOW/SOLAR CONTROLLER**  
SCALE: 1/8\"/>

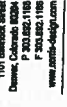


**13 LEET ENERGIZED IRRIGATION CONTROLLER**  
SCALE: 1/8\"/>

CHECKED BY: T. O'Brien  
DRAWN BY: T. O'Brien



# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS



1101 Barnack Street  
Denver, Colorado 80204  
P 303.682.1188  
F 303.682.1189  
www.jddpdesign.com

Castle Pines North Metro District  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE ROCK, CO

## XERISCAPE LANDSCAPE NOTES

1. ALL LANDSCAPE MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE WITHIN 14 DAYS OF THE COMMENCEMENT OF CONSTRUCTION. ALL MATERIALS SHALL BE STORED IN A DRY, PROTECTED AREA TO PREVENT WEATHER DAMAGE AND TO MAINTAIN THE QUALITY OF THE MATERIALS. ALL MATERIALS SHALL BE STORED IN A DRY, PROTECTED AREA TO PREVENT WEATHER DAMAGE AND TO MAINTAIN THE QUALITY OF THE MATERIALS.
2. ALL LANDSCAPE MATERIALS SHALL BE STORED IN A DRY, PROTECTED AREA TO PREVENT WEATHER DAMAGE AND TO MAINTAIN THE QUALITY OF THE MATERIALS.
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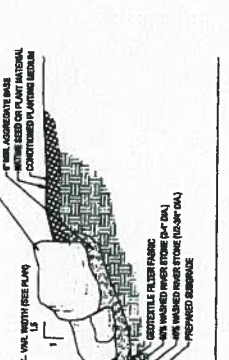
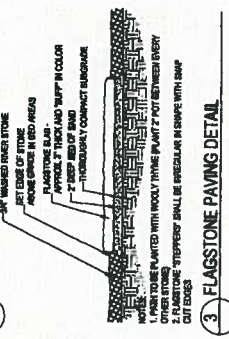
## XERISCAPE GRADING NOTES

1. PRELIMINARY AND FINAL GRADING SHALL BE ESTABLISHED BY THE CONTRACTOR. EXISTING CONDITIONS SHALL BE MAINTAINED WHEREVER POSSIBLE. ALL GRADING SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. ALL GRADING SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
4. ALL GRADING SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
5. ALL GRADING SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
6. ALL GRADING SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
7. ALL GRADING SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.

## LANDSCAPE PLANT LIST

| SYM. | COMMON NAME                       | BOTANICAL NAME  | SIZE & COND.                              |
|------|-----------------------------------|---|---|
| ○    | DECIDUOUS CANOPY TREES            | COMMON PURPLE ROSE LOCUST<br>THIRSTY BANYAN LOCUST          | 2" - 4" CAL. 80%<br>2" - 4" CAL. 80%      |
| ○    | EVERGREEN TREES                   | PALE BIRCH<br>PINE<br>PINE                                  | 6" HT. 80%<br>6" HT. 80%<br>6" HT. 80%    |
| ○    | DECIDUOUS MULTI-STEM TREES        | AMERICAN BASSWOOD<br>AMERICAN BASSWOOD<br>AMERICAN BASSWOOD | 6" CAL. 80%<br>6" CAL. 80%<br>6" CAL. 80% |
| ○    | DECIDUOUS SHRUBS - 2'-5'          | AMERICAN BASSWOOD<br>AMERICAN BASSWOOD<br>AMERICAN BASSWOOD | 6" CAL. 80%<br>6" CAL. 80%<br>6" CAL. 80% |
| ○    | EVERGREEN SHRUBS                  | AMERICAN BASSWOOD<br>AMERICAN BASSWOOD<br>AMERICAN BASSWOOD | 6" CAL. 80%<br>6" CAL. 80%<br>6" CAL. 80% |
| ○    | GRASSES                           | AMERICAN BASSWOOD<br>AMERICAN BASSWOOD<br>AMERICAN BASSWOOD | 6" CAL. 80%<br>6" CAL. 80%<br>6" CAL. 80% |
| ○    | PERENNIALS / GROUNDCOVERS / WINES | AMERICAN BASSWOOD<br>AMERICAN BASSWOOD<br>AMERICAN BASSWOOD | 6" CAL. 80%<br>6" CAL. 80%<br>6" CAL. 80% |

## 2. BENCH DETAIL



## 1. DRY CREEK BED

BEFORE YOU DIG  
CALL 811  
1-800-4-A-DIG

DESIGNED BY: JDDP  
DRAWN BY: JDDP

Castle Pines North Metro District  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE ROCK, CO

Castle Pines North Metro District  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE ROCK, CO

Castle Pines North Metro District  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE ROCK, CO

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Castle Pines North Metro District  
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CASTLE ROCK, CO

Castle Pines North Metro District  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE ROCK, CO

# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS

**NORMES DESIGN**  
Landscape Architecture

1191 Broadway Street  
Denver, Colorado 80204  
P: 303.862.1198  
F: 303.862.1199  
www.normesdesign.com

**Castle Pines North Metro District**  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN

CASTLE ROCK, CO

Client:  
Castle Rock North Metro Dist.  
Contract: Castle Pines  
Entry Monuments, Roundabout and  
Xeric Garden  
Contract Number:  
2008.06.001  
11.08.08.255

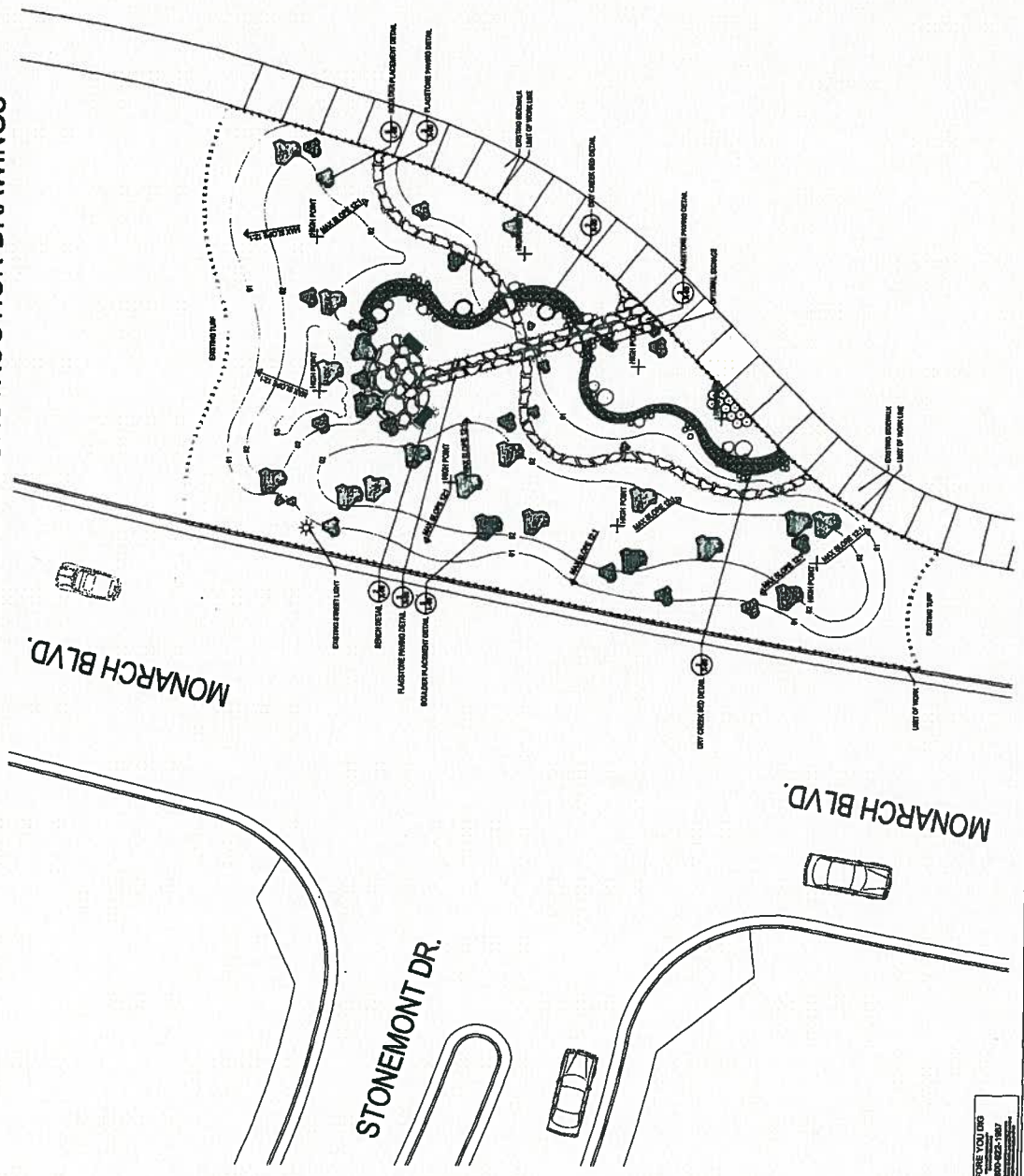
Issue Date:  
12/08/2008  
Revision:  
1  
12/08/2008  
Project Name:  
Castle Pines North Metro District  
Sheet Number:  
X-1

- LEGEND**
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>EXISTING TREES, TYP.</li> <li>ENVIRONMENTAL TREE</li> <li>ORNAMENTAL TREE</li> <li>DECIDUOUS &amp; ENVIRONMENTAL SHRUBS</li> <li>ORNAMENTAL SHRUBS</li> <li>BOLLARDS</li> <li>BUFFALO SCULPTURE</li> <li>LIMIT OF WORK LINE</li> </ul> | <ul style="list-style-type: none"> <li>TYP. MPA (M)</li> <li>NATIVE SEED MIX (MS)</li> <li>AMPHIBUS</li> <li>COBBLE 1/2" DIA.</li> <li>PERGOLA, FLOWERS</li> <li>NO LIGHT LINE</li> <li>EXISTING FENCE</li> <li>DRY CREEK BED</li> <li>FLAGSTONE PAVING</li> </ul> |
|---|--|

**KEY MAP**

**NORTH**

SCALE: 1"=10'



CHECKED BY: T. BRUSH  
DRAWING NO.: 1-000-000-000



# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS

NOVAKS LANDSCAPE ARCHITECTURE  
1171 Broadway Street  
Denver, Colorado 80202  
P: 303.852.1166  
F: 303.852.1168  
www.novakslandscape.com

**Castle Pines North Metro District**  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE ROCK, CO

Client:  
Castle Pines North Metro Dist.  
Castle Rock, CO  
1301 2nd Street  
1301 2nd Street  
1301 2nd Street

Project Code  
DATE: 07/18/2013 12:28:09  
Revision Date  
A: 08/02/13 12:28:09  
Sheet Title  
LANDSCAPE & LAYOUT PLAN  
Sheet Number  
X-2

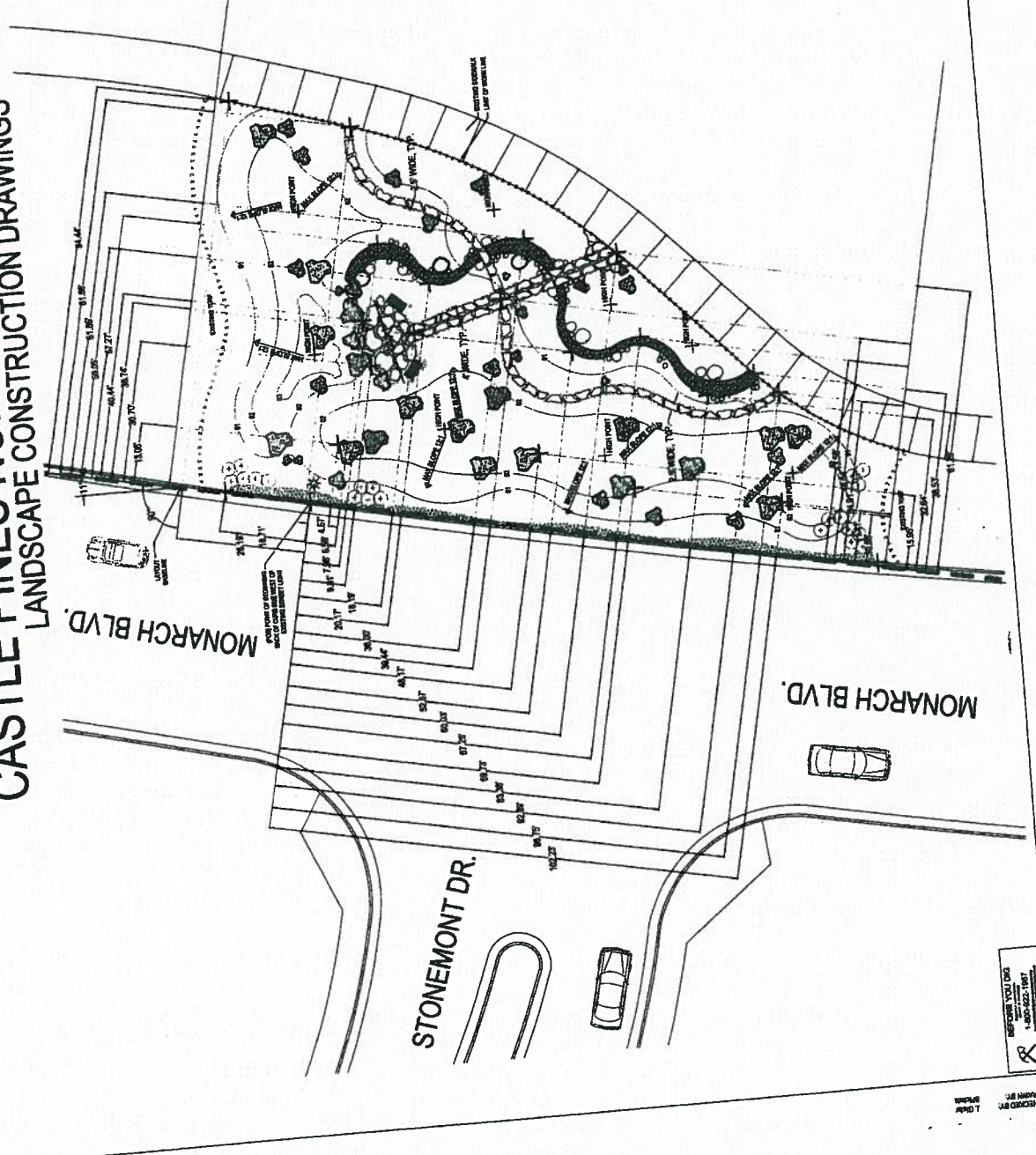
### LEGEND

|  |                              |  |                                  |
|--|------------------------------|--|----------------------------------|
|  | CUSTOM TREE, TYP.            |  | TURF AREA (M <sup>2</sup> )      |
|  | EVERGREEN TREE               |  | IRRIGATED AREA (M <sup>2</sup> ) |
|  | ORNAMENTAL TREE              |  | ANIMALS                          |
|  | DECIDUOUS & EVERGREEN SHRUBS |  | DOUBLE (N-F) DN                  |
|  | ORNAMENTAL SHRUBS            |  | PERSONAL FLAG                    |
|  | BULDERS                      |  | NO WORK LINE                     |
|  | MATERIAL STRUCTURE           |  | EXISTING FENCE                   |
|  | LIST OF WORK LINE            |  | DRY CREEK BED                    |
|  |                              |  | FLAGSTONE PAVING                 |

### KEY MAP

SCALE: 1"=40'

NORTH



NOVAKS LANDSCAPE ARCHITECTURE  
1171 BROADWAY STREET  
DENVER, CO 80202  
P: 303.852.1166  
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WWW.NOVAKSLANDSCAPE.COM

# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS

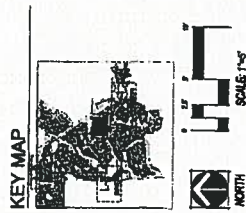
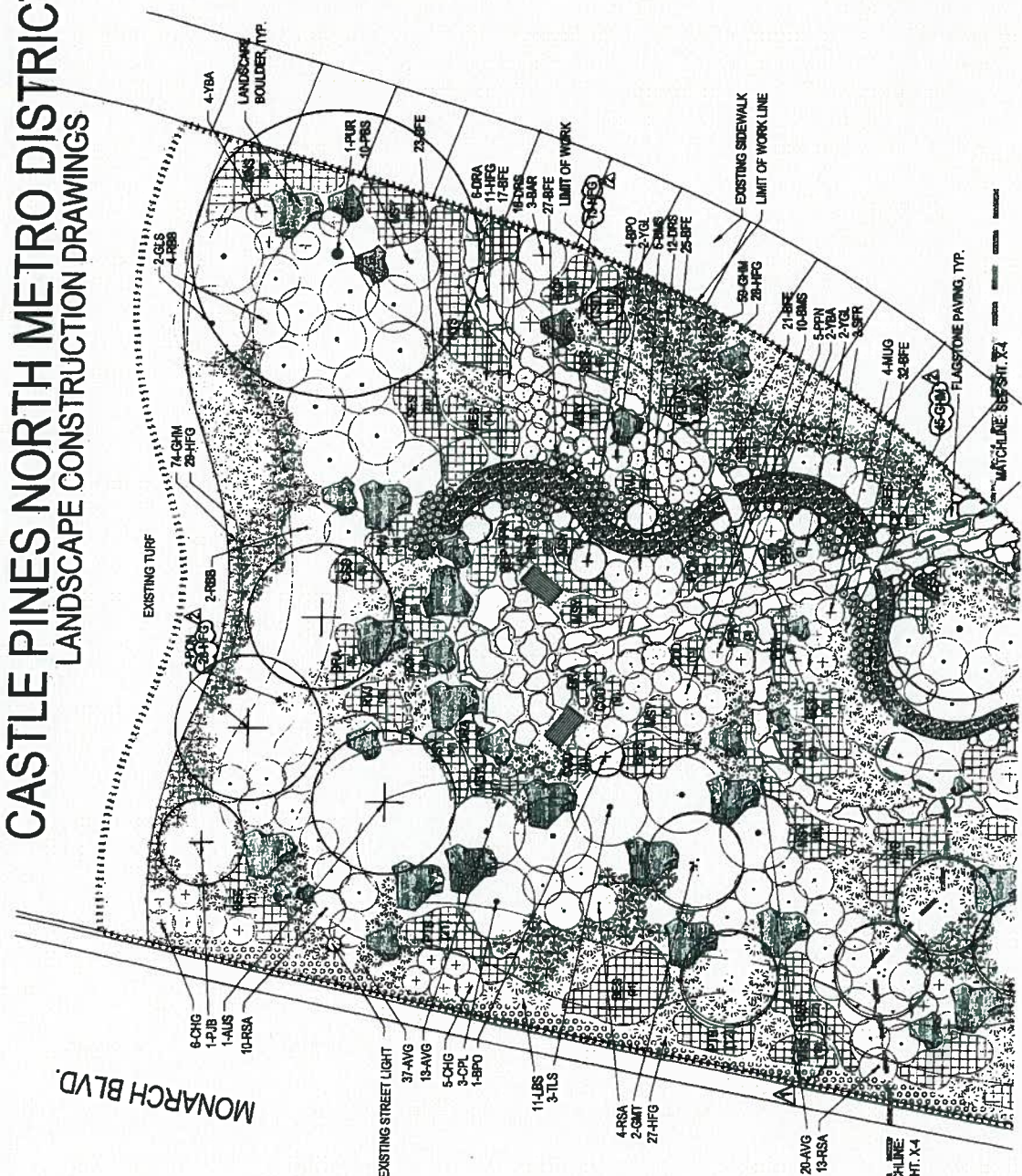
**NORDAS DESIGN**  
Landscape Architecture  
1101 Broadway Blvd  
Denver, Colorado 80202  
P 303.862.1188  
F 303.862.1189  
www.nordasdesign.com

Castle Pines North Metro District  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
CASTLE ROCK, CO

Client:  
Castle Pines North Metro District  
Project: Entry Monuments, Roundabout and Xeric Garden  
Date: 11/10/10  
Scale: 1" = 10'-0"

Sheet Title:  
LANDSCAPE PLAN (NORTH)  
Sheet Number:  
X-3

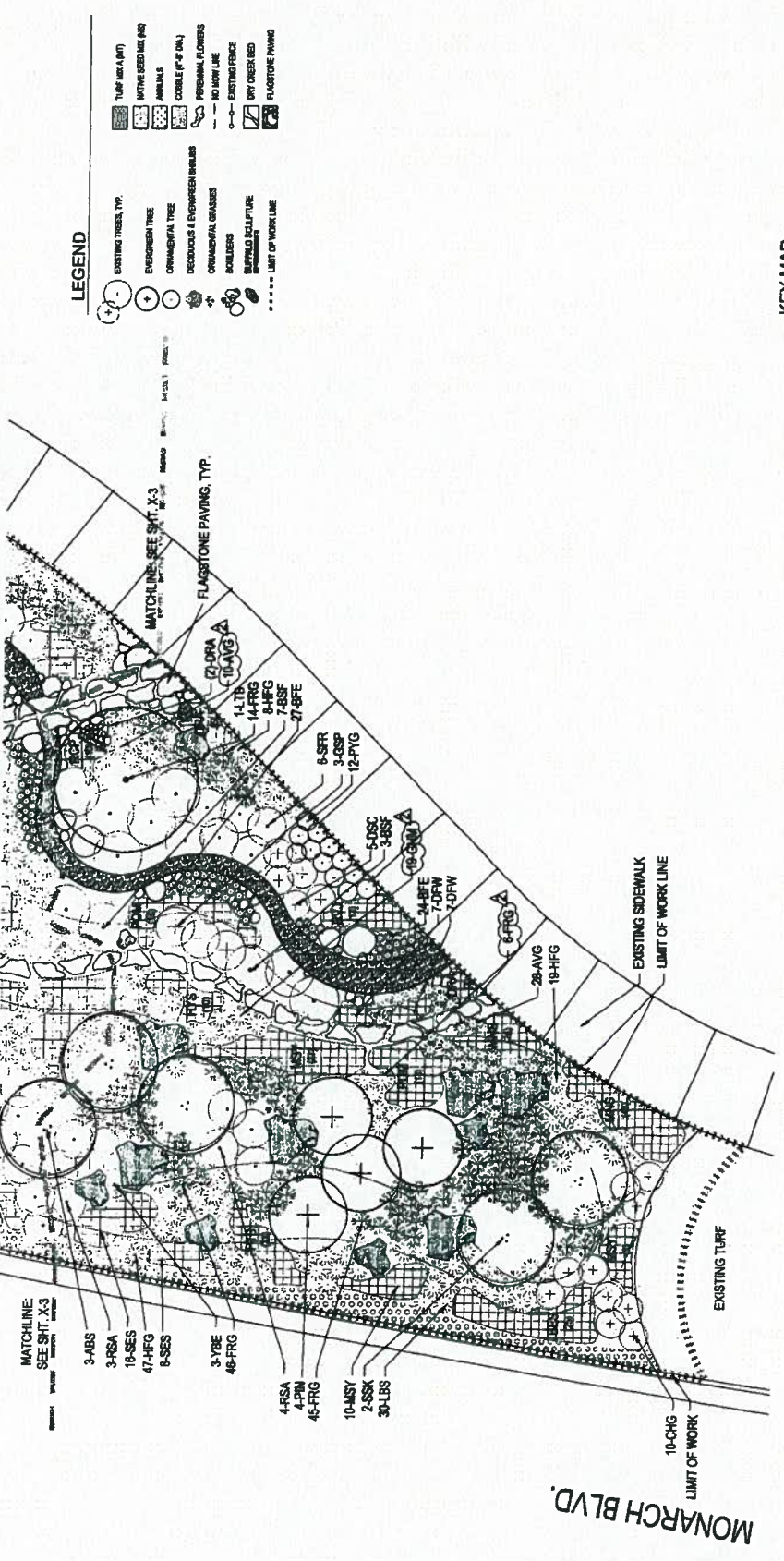
- ### LEGEND
- EXISTING TREE, TYP.
  - EVERGREEN TREE
  - DECIDUOUS TREE
  - ORNAIMENTAL TREE
  - ORNAIMENTAL SHRUBS
  - ORNAIMENTAL PERENNIALS
  - BOULDER
  - WATER FEATURE
  - WATER CREEK BED
  - FLAGSTONE PAVING
  - TURF (MAY 10/10)
  - NATIVE SEED MIX (MS)
  - ANNUALS
  - CORBEL (# 2 DIA)
  - PERSONAL FLOWERS
  - NO LIGHT LINE
  - EXISTING FENCE
  - WATER CREEK BED
  - FLAGSTONE PAVING



CREATED BY: L. B. B. B.  
DRAWN BY: L. B. B. B.

BEFORE YOU BEGIN  
CONSTRUCTION  
CALL US AT  
303.862.1188

# CASTLE PINES NORTH METRO DISTRICT LANDSCAPE CONSTRUCTION DRAWINGS



- MATCHLINE: SEE SHIT X-3
- 3-ABS
  - 3-RSA
  - 18-SES
  - 47-HFG
  - 8-SES
  - 3-YBE
  - 46-FRG
  - 4-RSA
  - 4-PIN
  - 45-FRG
  - 10-AUSTY
  - 2-SSK
  - 30-LBS
  - 14-LTB
  - 14-FRG
  - 8-HFG
  - 7-BBF
  - 27-BFE
  - 5-SFR
  - 3-GSP
  - 12-PTG
  - 5-DSC
  - 3-BBF
  - 34-BFE
  - 7-DFW
  - 4-DPW
  - 28-AVG
  - 19-HFG

- ### LEGEND
- EXISTING TREE, TYP.
  - EVERGREEN TREE
  - ORNAMENTAL TREE
  - DECIDUOUS & EVERGREEN SHRUBS
  - ORNAMENTAL GRASSES
  - BOLLERS
  - PERENNIALS
  - LIMIT OF WORK LINE
  - TURF AREA (M)
  - NATIVE SEED MIX (M)
  - ANNUALS
  - COBBLE (4" DIA)
  - FRESHWATER FLOWERS
  - NO MOW LINE
  - EXISTING FENCE
  - DIRT ORDER BED
  - FLAGSTONE PAVING

**MONARCH DESIGN**  
Landscape Architecture  
1101 Broadway Street  
Denver, Colorado 80202  
P: 303.733.1100  
F: 303.733.1106  
www.monarchdesign.com

**Castle Pines North Metro District**  
ENTRY MONUMENTS, ROUNDABOUT AND XERIC GARDEN  
OWNER: CASTLE PINES NORTH METRO DISTRICT

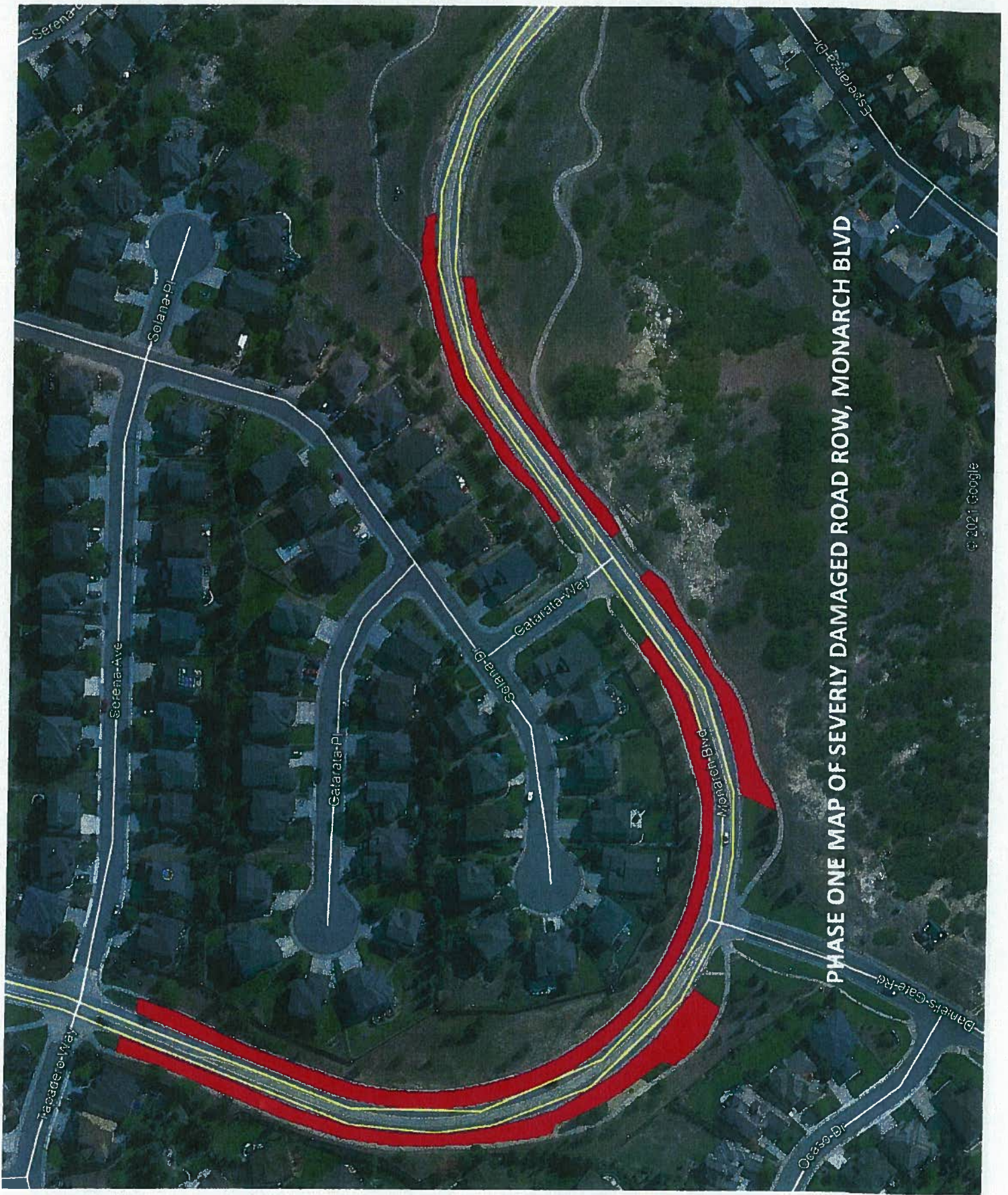
Client:  
Castle Pines North Metro District  
Landscape Construction  
1101 Broadway Street  
Denver, Colorado 80202  
P: 303.733.1100  
F: 303.733.1106

Issue Date: 08/13/2013  
Scale: 1"=4'  
Project Name: Castle Pines North Metro District  
Project Number: X-4



BEFORE YOU DIG  
CALL 811  
1-800-487-3899

DESIGNED BY: J. GARDNER  
DRAWN BY: J. GARDNER



PHASE ONE MAP OF SEVERELY DAMAGED ROAD ROW, MONARCH BLVD

**PHASE ONE COST ESTIMATE  
MONARCH BLVD SOIL REMOVE/REPLACE/RESEED**

The following table includes the roadside rights-of-way that are in the worst condition in Castle Pines North.

This is not a complete inventory of damage that needs to be addressed.

The cost/sq. ft. includes removal of contaminated soil, replacement with screened amended topsoil, reseeding with a native seed blend and installation of erosion control blanket. End result of project will conform with the license agreement and originally approved plans.

| SQ. FT. | COST/SQ FT | TOTAL COST   |
|---------|------------|--------------|
| 51,739  | \$8.41     | \$435,124.99 |

Pricing valid through December 31, 2021  
Seeding to be done in Fall (October) to take advantage of winter and spring moisture.  
Germination year one should be adequate, (weather dependent).  
Full growth will be realized year 2 and 3.

## Soil Nutrient Laboratory Report

|  |                                |   |
|--|--------------------------------|---|
| <b>Lab No.:</b> 191114059-01<br><b>Date Rec:</b> 11/14/19<br><b>Reported:</b> 11/22/19 | <b>Report To:</b> Ryan Webster | <b>Company:</b> Triton Environmental<br>5433 Newport St<br>Commerce City CO 80022 |
|--|--------------------------------|---|

**Sample ID:** Sample #1 Test Area on Monarch

**Project:**

| <b>Laboratory Results:</b>       | <b>Sample Result</b> | <b>Low-----Ave-----High</b> |
|----------------------------------|----------------------|-----------------------------|
| Field Texture (EST)              | Sandy Loam           |                             |
| pH (units)                       | 9.0                  | *****                       |
| Salts (MMHOS/CM)                 | 5.5                  | *****                       |
| CEC Est. (MEQ/100G)              | 7.3                  | *****                       |
| Lime (Qual.)                     | High                 | *****                       |
| Organic Matter (%)               | 1.0                  | *****                       |
| Organic N (lbs/acre)             | 31.1                 | *****                       |
| Sodium (meq/100g Soil)           | 12.88                | *****                       |
| <b>Available Nutrients (ppm)</b> |                      |                             |
| Nitrate Nitrogen                 | 2.3                  | *                           |
| Phosphorus                       | 3.4                  | ***                         |
| Potassium                        | 124.6                | *****                       |
| Calcium                          | 1040.8               | *****                       |
| Magnesium                        | 90.8                 | *****                       |
| Sulfur                           | 19.8                 | *****                       |
| Boron                            | 3.3                  | *****                       |
| Zinc                             | 7.9                  | *****                       |
| Iron                             | 3.7                  | *****                       |
| Manganese                        | 2.8                  | *****                       |
| Copper                           | 1.0                  | *****                       |

*Note: Average Values are for Colorado Soils*

| <b>Fertilizer Recommendations</b> |              |
|-----------------------------------|--------------|
| <u>General Landscape</u>          |              |
| Nitrogen:                         | 130 lbs/Acre |
| Phosphorus - P2O5:                | 80 lbs/Acre  |
| Potassium - K2O:                  | 0 lbs/Acre   |
| Sulfur SO4-S:                     | 30 lbs/Acre  |
| Lime:                             | 0 lbs/Acre   |

*\*To convert recommendations to lbs/1000 sq. ft. divide by 40.*

| <b>Comments</b>   | <b>Split Nitrogen Recommendations 2 to 3 Times Throughout the Growing Season.</b> |
|---|---|
| Yield Reduction Likely Due To High Salts.                               |   |
| Yield Reduction Likely Due to High pH.                                  |   |
| Yield Reduction Likely Due to High Boron.                               |   |
| Soil Contains Excess Alkali.  |   |
| 3 to 4 Cubic Yards/ 1000 sq. ft. of Low Salt Compost May Be Beneficial. |   |



## Soil Nutrient Laboratory Report

|  |                                |   |
|--|--------------------------------|---|
| <b>Lab No.:</b> 191114059-02<br><b>Date Rec:</b> 11/14/19<br><b>Reported:</b> 11/22/19 | <b>Report To:</b> Ryan Webster | <b>Company:</b> Triton Environmental<br>5433 Newport St<br>Commerce City CO 80022 |
|--|--------------------------------|---|

**Sample ID:** Control #2 West of Test Area on Monarch

**Project:**


| <b>Laboratory Results:</b>                         | <b>Sample Result</b> | Low-----Ave-----High |
|--|----------------------|----------------------|
| Field Texture (EST)                                | Sandy Loam           |                      |
| pH (units)   | 9.3                  | *****                |
| Salts (MMHOS/CM)                                   | 4.9                  | *****                |
| CEC Est. (MEQ/100G)                                | 8.8                  | *****                |
| Lime (Qual.)                                       | High                 | *****                |
| Organic Matter (%)                                 | 1.8                  | *****                |
| Organic N (lbs/acre)                               | 53.8                 | *****                |
| Sodium (meq/100g Soil)                             | 15.83                | *****                |
| <b>Available Nutrients (ppm)</b>                   |                      |                      |
| Nitrate Nitrogen                                   | 2.1                  | *                    |
| Phosphorus   | 8.0                  | *****                |
| Potassium  | 157.6                | *****                |
| Calcium  | 3267.8               | *****                |
| Magnesium  | 119.4                | *****                |
| Sulfur   | 20.7                 | *****                |
| Boron  | 3.9                  | *****                |
| Zinc   | 6.8                  | *****                |
| Iron   | 5.5                  | *****                |
| Manganese  | 3.8                  | *****                |
| Copper   | 1.4                  | *****                |
| <i>Note: Average Values are for Colorado Soils</i> |                      |                      |

| <b>Fertilizer Recommendations</b>                                    |              |
|--|--------------|
| <u>General Landscape</u>   |              |
| Nitrogen:  | 130 lbs/Acre |
| Phosphorus - P2O5:   | 80 lbs/Acre  |
| Potassium - K2O:   | 0 lbs/Acre   |
| Sulfur SO4-S:  | 20 lbs/Acre  |
| Lime:  | 0 lbs/Acre   |
| <i>*To convert recommendations to lbs/1000 sq. ft. divide by 40.</i> |              |

| <b>Comments</b>  |
|--|
| <p style="text-align: center;"><i>Split Nitrogen Recommendations 2 to 3 Times Throughout the Growing Season.</i></p> <p>Yield Reduction Likely Due To High Salts.<br/>           Yield Reduction Likely Due to High pH.<br/>           Yield Reduction Likely Due to High Boron.<br/>           Soil Contains Excess Alkali.</p> |

### Chain of Custody Form

|   |  |   |  |                            |  |
|---|--|---|--|----------------------------|--|
| Project Information                                 |  | Bill To Information (If different from report to) |  | Project Name / NID#        |  |
| Company Name: <u>Triton Environmental</u>           |  | Company Name: _____                               |  | Task Number (Lab Use Only) |  |
| Contact Name: <u>Ryan Webster</u>                   |  | Contact Name: _____                               |  | CAL Task No. 191114059     |  |
| Address: <u>5433 Newport Street</u>                 |  | Address: _____                                    |  | ARF                        |  |
| City/State/Zip: <u>Commerce City State CO 80022</u> |  | City State Zip                                    |  |                            |  |
| Phone: <u>303-919-0154</u>                          |  | Phone: _____                                      |  |                            |  |
| Email: <u>ryan@tritonenviro.com</u>                 |  | Email: _____                                      |  |                            |  |
| Sample Collector: <u>Ryan</u>                       |  | PO No.: _____                                     |  |                            |  |
| Sample Collector Phone: <u>303-919-0154</u>         |  |   |  |                            |  |


  
**Commerce City Lab**  
 10411 Heinz Way  
 Commerce City CO 80640  
 Lakewood Service Center  
 12860 W. Cedar Dr, Suite 100A  
 Lakewood CO 80228  
 Phone: 303-659-2313  
[www.coloradolab.com](http://www.coloradolab.com)

| Sample Matrix (Select One Only) |                          | No. of Containers                       | Grab or (Check One Only) Composite  | Tests Requested          |                          |        |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------|--------------------------|---|-------------------------------------|--------------------------|--------------------------|--------|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Waste Water                     | Ground Water             |   |                                     | Surface Water            | Soil                     | Sludge | Drinking Water |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| <input type="checkbox"/>        | <input type="checkbox"/> | <input type="checkbox"/>                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |        |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Date                            | Time                     | Sample ID                               |                                     |                          |                          |        |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 11/19/19                        | 7:00am                   | Sample #1 test area on Monarch          | 1                                   |                          |                          |        |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 11/13/19                        | 7:00am                   | Control #2 west of test area on Monarch | 1                                   | X                        | #4                       |        |                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|                            |  |                                    |  |                              |  |                                    |  |  |  |                          |  |   |  |   |  |
|----------------------------|--|------------------------------------|--|------------------------------|--|------------------------------------|--|--|--|--------------------------|--|---|--|---|--|
| Relinquished By: <u>9-</u> |  | Date/Time: <u>11/19/19 11:30am</u> |  | Received By: <u>Adelmont</u> |  | Date/Time: <u>11/19/19</u>         |  | Relinquished By: <u>HTD</u>  |  | Date/Time: _____         |  | Temp. Received By: _____  |  | Sample Pres. Yes <input type="checkbox"/> No <input type="checkbox"/> |  |
| Instructions:              |  | CS Info:                           |  | Deliver Via:                 |  | CS Charge <input type="checkbox"/> |  | Seals Present Yes <input type="checkbox"/> No <input type="checkbox"/> |  | Temp. Received By: _____ |  | Sample Pres. Yes <input type="checkbox"/> No <input type="checkbox"/> |  | Date/Time: _____  |  |



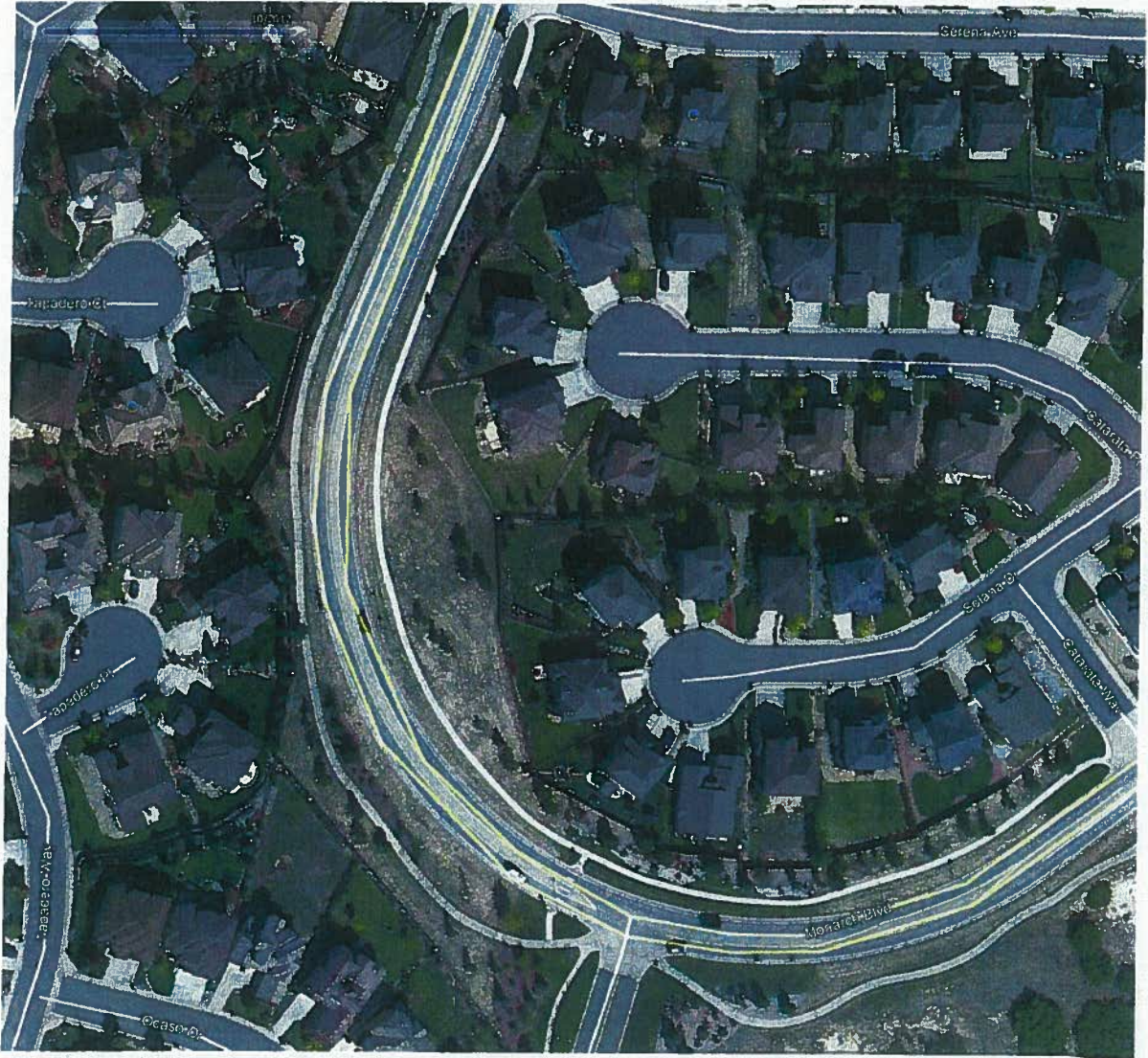
MONARCH BLVD HISTORY 6/2010 TO 9/2020



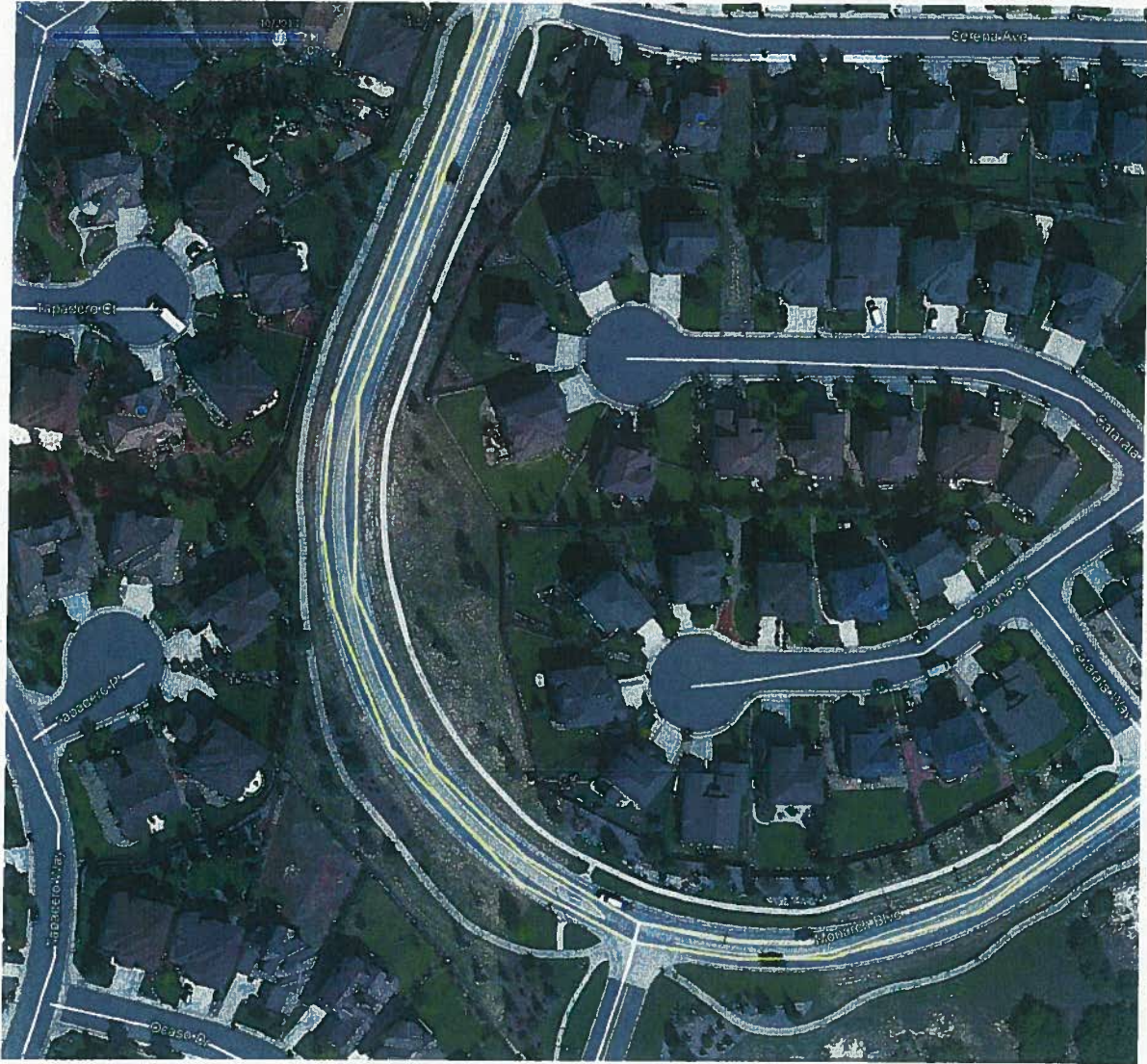
6/15/2010



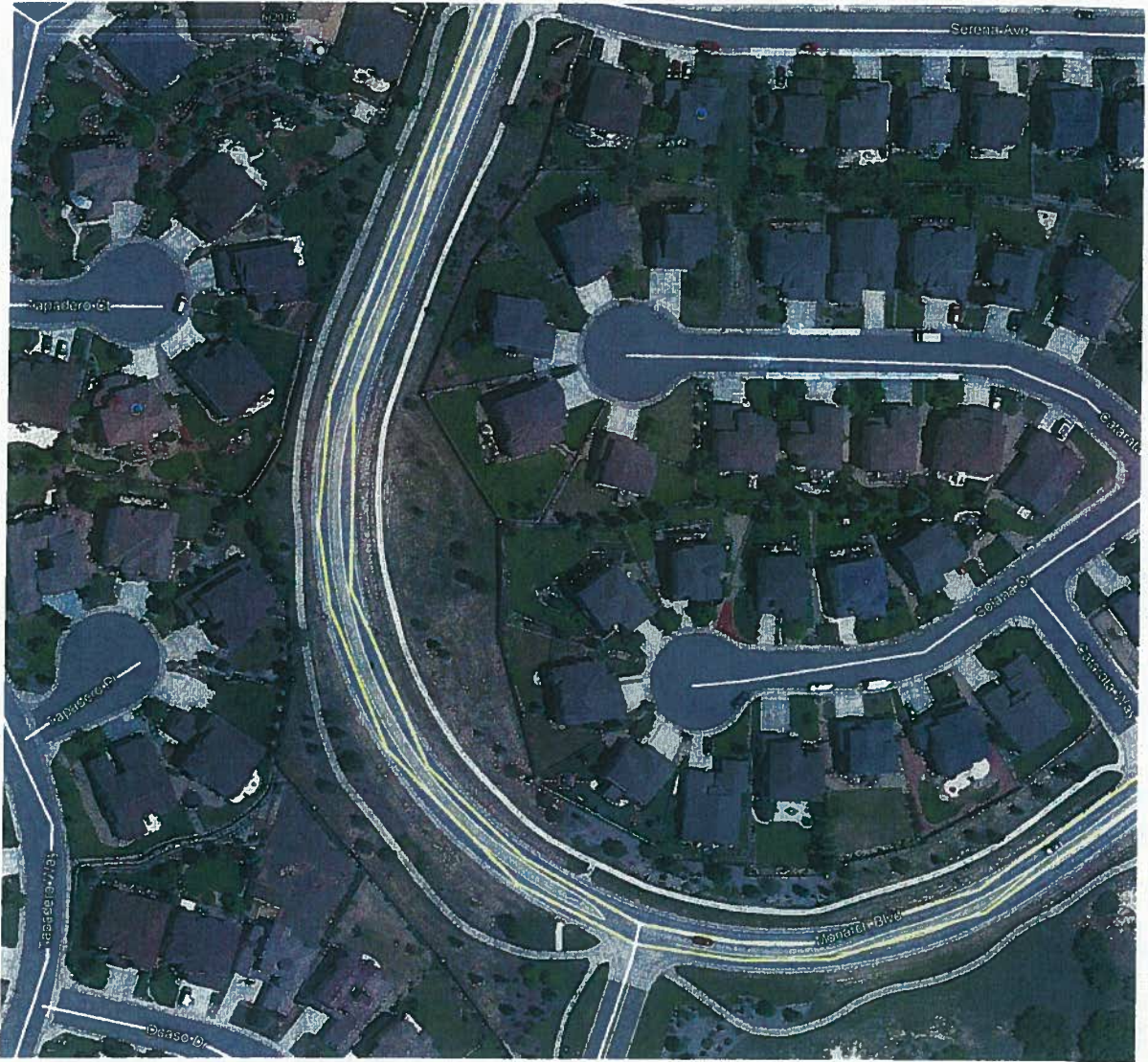
5/4/2011



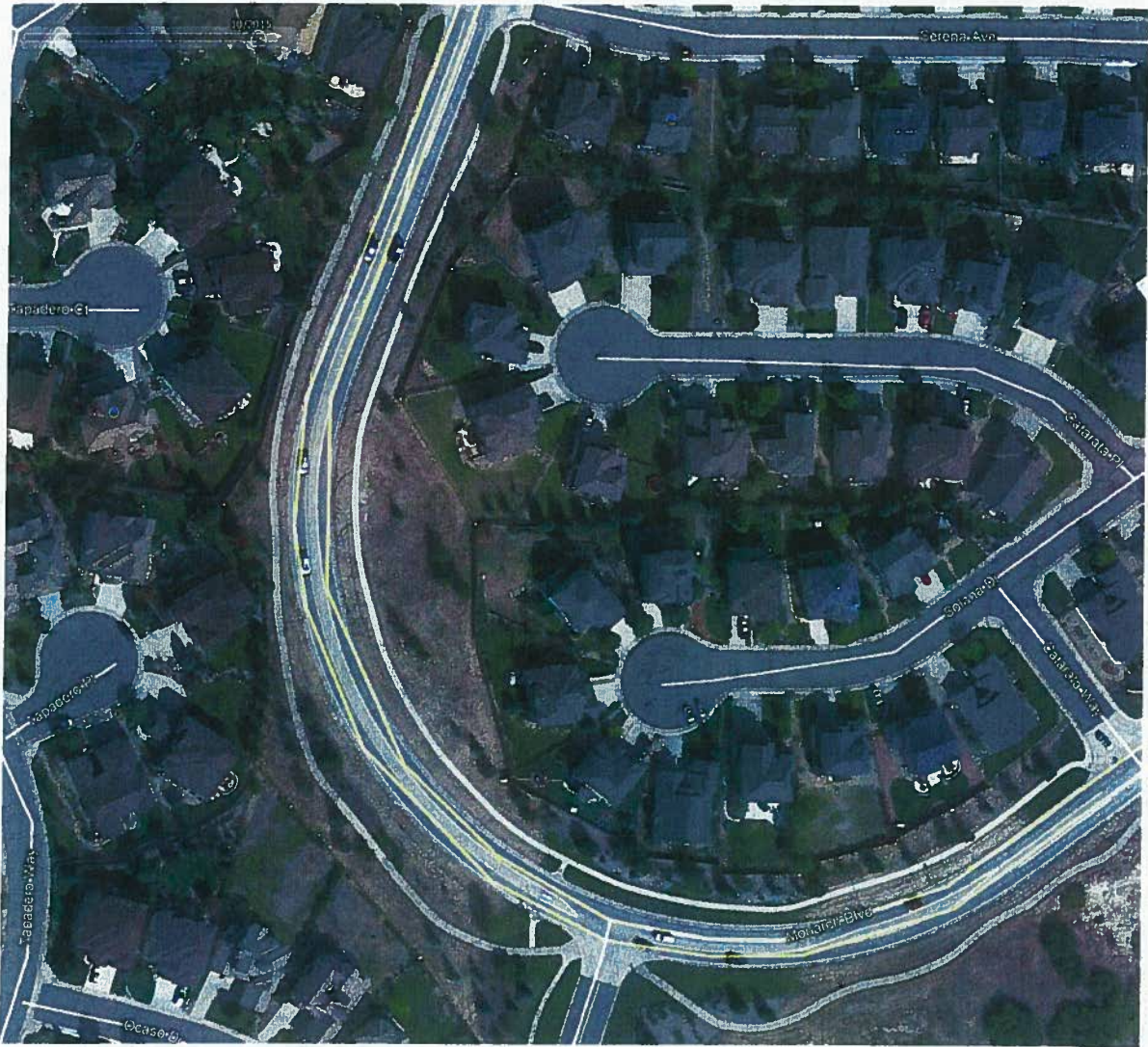
10/7/2012



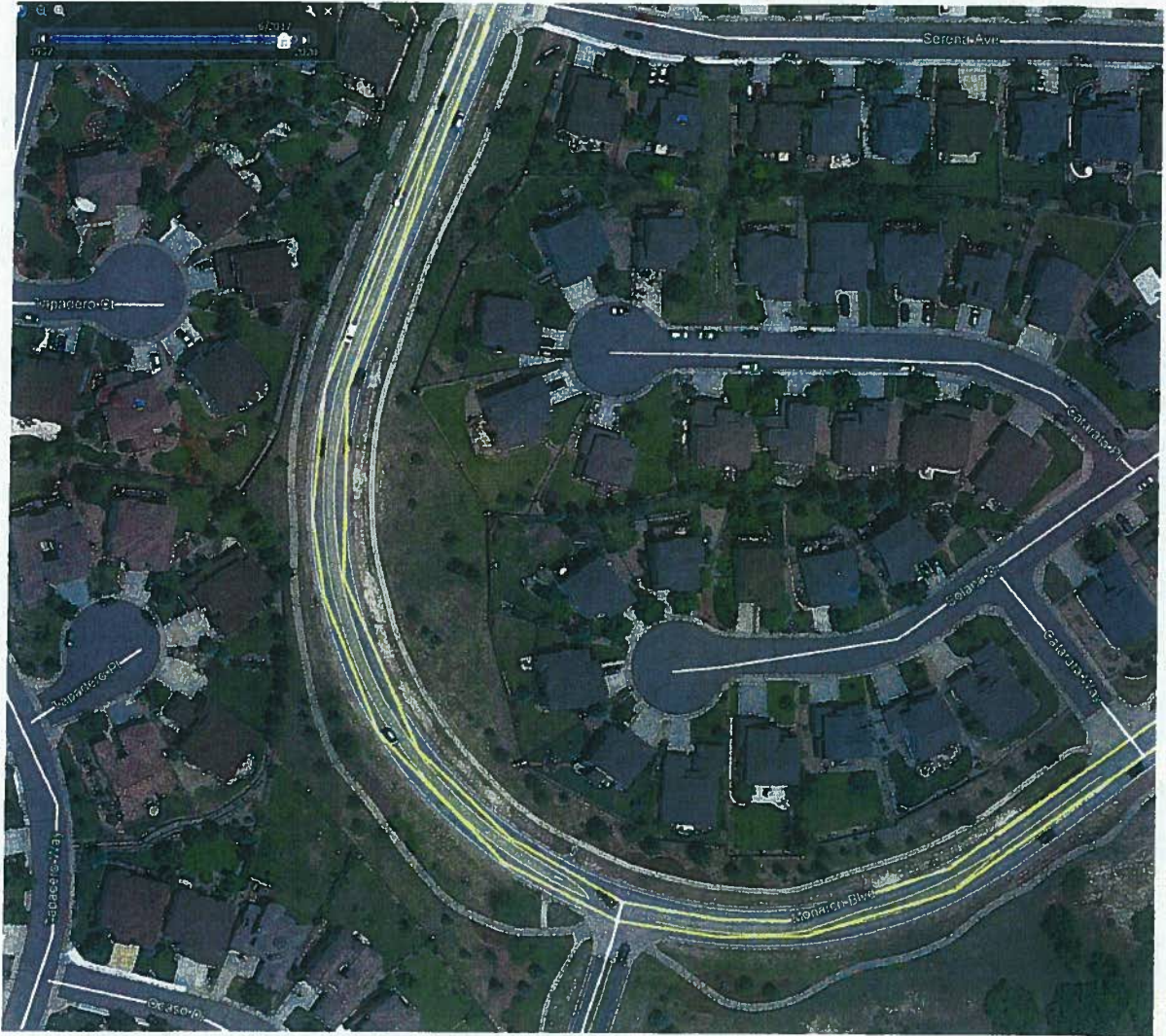
10/6/2013



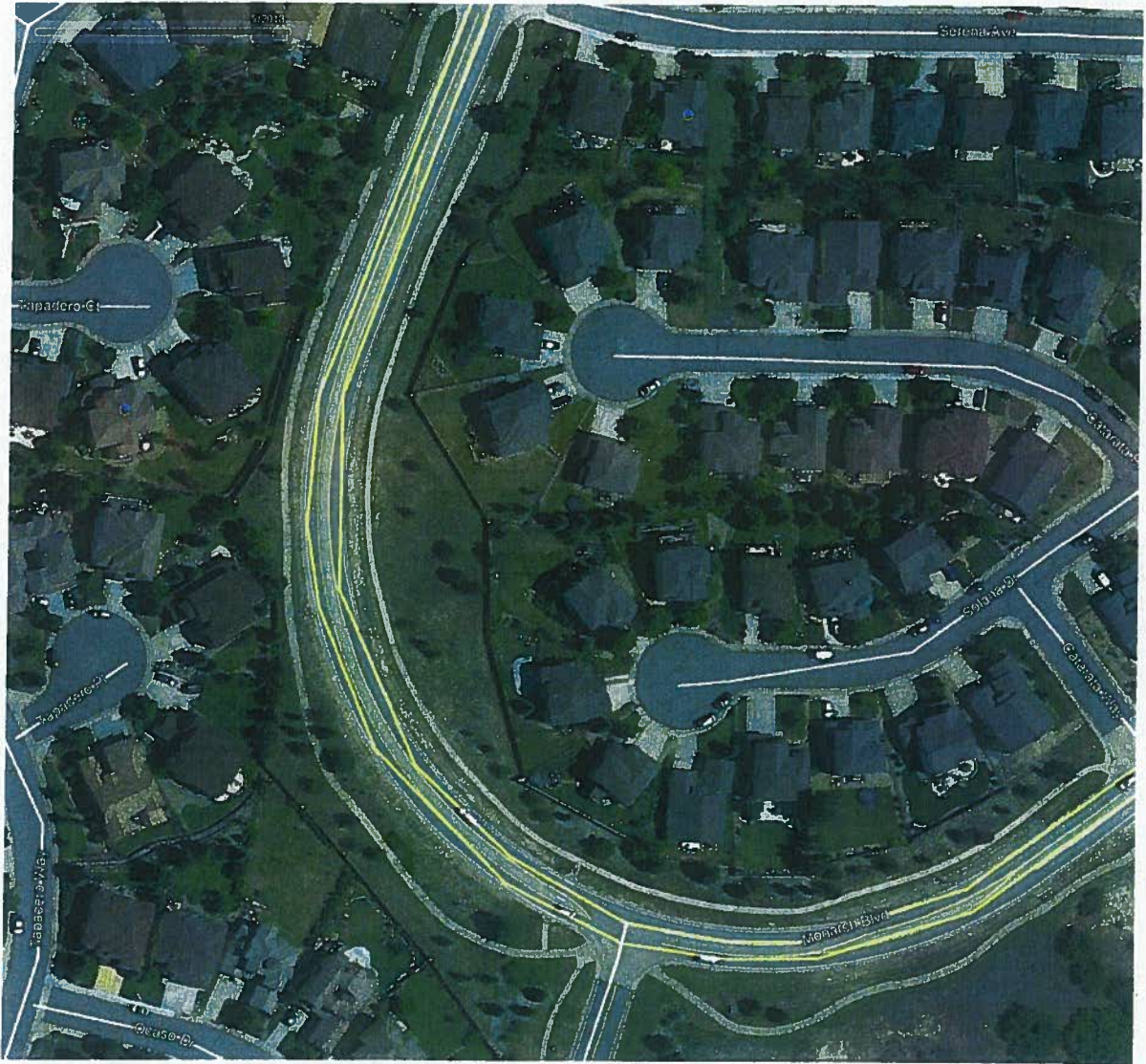
6/2/2014



10/9/2015

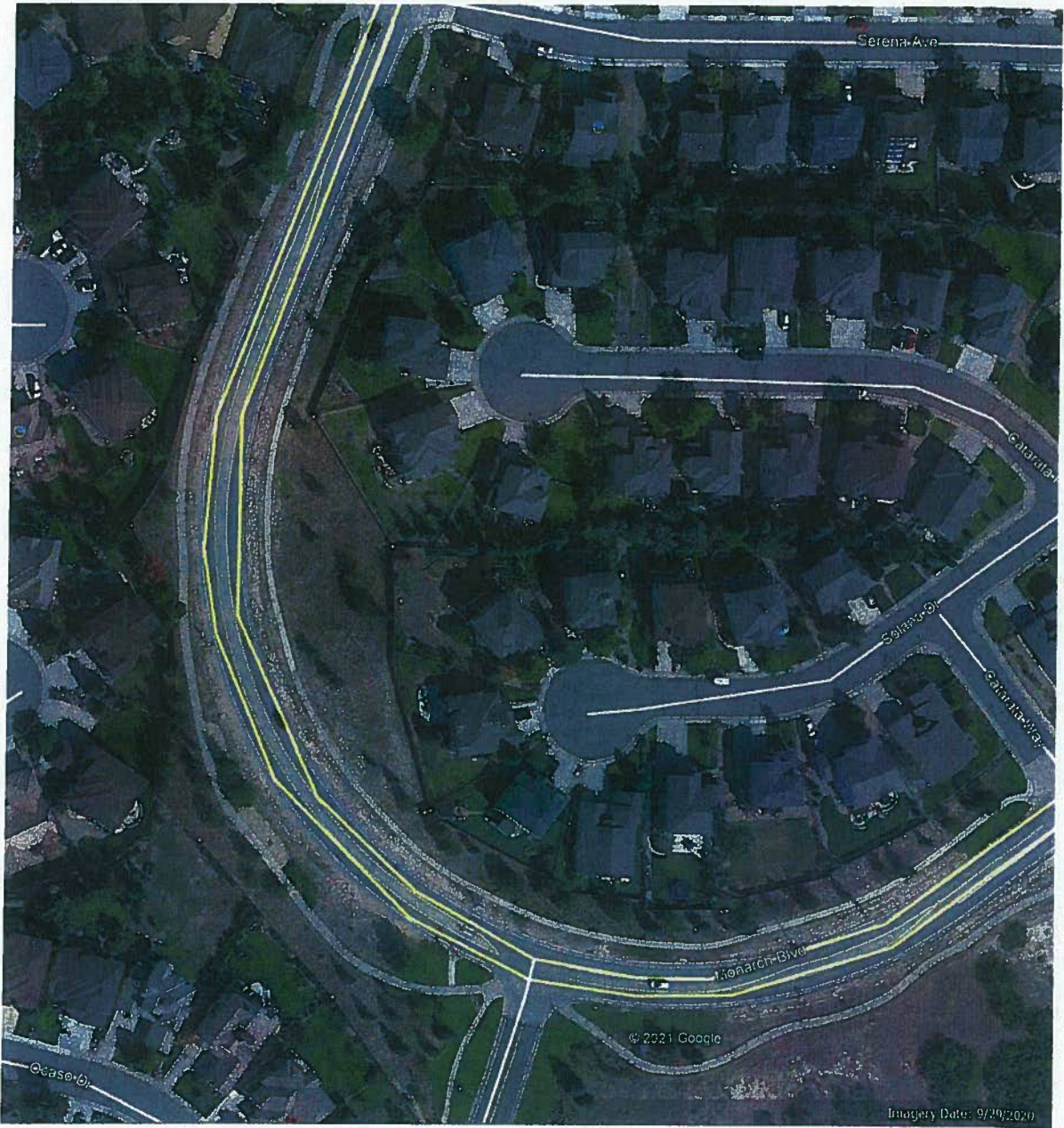


6/9/2017



5/31/2018





9/29/2020