

SITE DEVELOPMENT PLAN AMENDMENT NO. 8 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION, AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE TO AMEND PA 9 AND PA 10 OF THE VILLAGES AT CASTLE ROCK PRELIMINARY PLAT/FINAL P.D. SITE PLAN (PPFPD) AT RECEPTION NO. 2005007985 TO RECONFIGURE 42 LOTS AND 3 TRACTS DUE TO FLOODPLAIN AND DRAINAGE CHANGES.

LEGAL DESCRIPTION LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 76, AND LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 77, AND LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 78, AND TRACTS WWW, C-4 AND C-5, THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION, IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED APRIL 24, 2006 AT RECEPTION NO. 2006035530 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SAID PROPERTY CONTAINING A TOTAL AREA OF 3,735,940 SQUARE FEET OR 85.765 ACRES, MORE OR LESS. SEE SHEET 2 FOR A METES AND BOUNDS LEGAL DESCRIPTION.

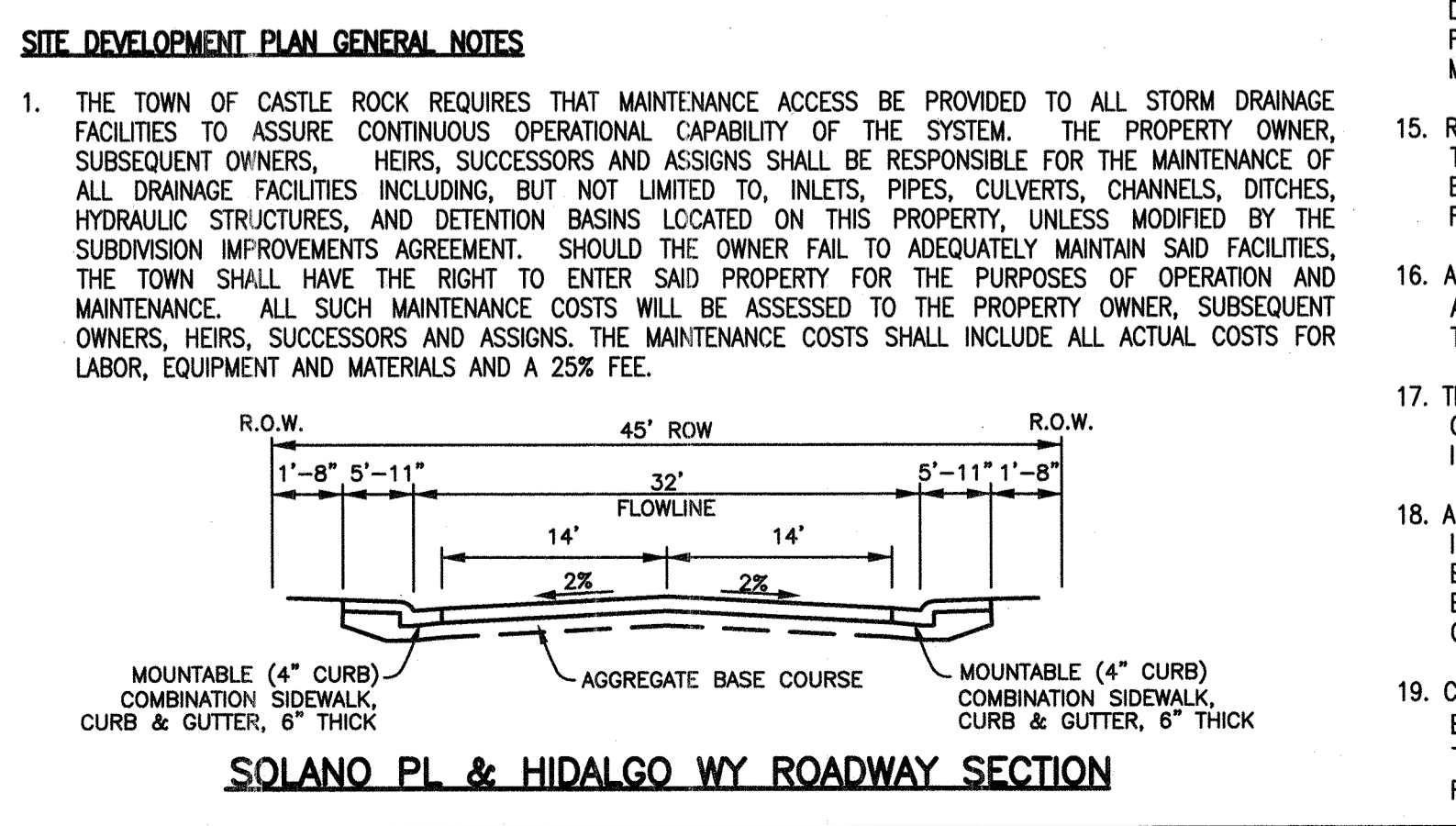
CERTIFICATE OF OWNERSHIP THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS 8TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK 2ND AMENDMENT-LIBERTY VILLAGE PORTION IN THE TOWN OF CASTLE ROCK.

BY: MICHAEL TOUPEE, VICE PRESIDENT MDC LAND CORPORATION, A COLORADO CORPORATION ATTEST: JOSEPH H. FRETZ, SECRETARY SIGNED THIS 16th DAY OF NOVEMBER, 2023. STATE OF COLORADO COUNTY OF DENVER

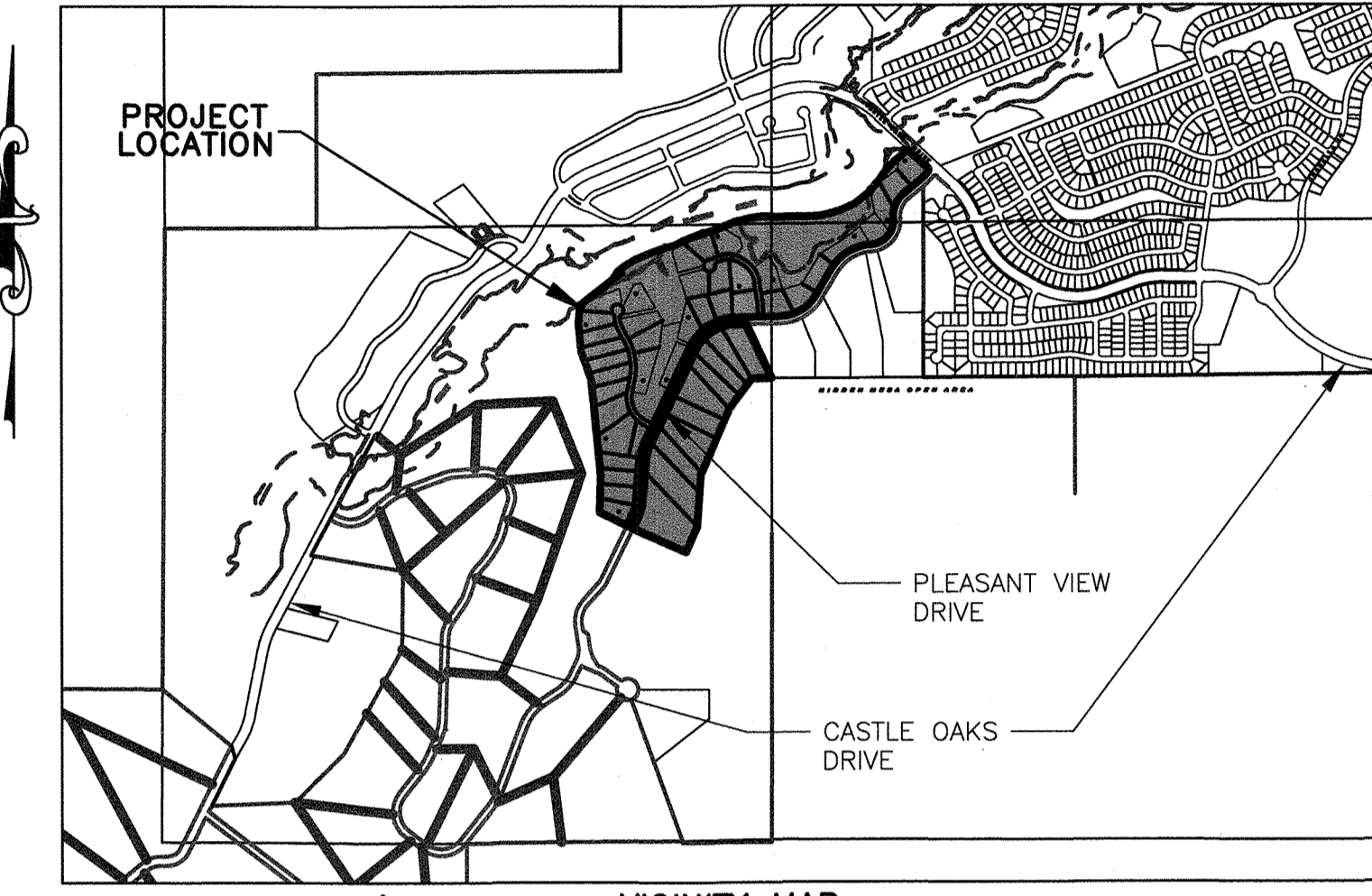
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF NOVEMBER 2023 BY MICHAEL TOUPEE AS VICE PRESIDENT AND JOSEPH H. FRETZ AS SECRETARY OF MDC LAND CORPORATION, A COLORADO CORPORATION.

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF NOVEMBER 2023 BY Robert N. Martin & Joseph H. Fretz. WITNESS MY HAND AND OFFICIAL SEAL. CERESA MAY VELIN WAY NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20154900768 MY COMMISSION EXPIRES FEBRUARY 24, 2027

- FIRE NOTES 1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION. 2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. 3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. 4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. 5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES. 6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT. 7. NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE. 8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL. 9. THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.



COVER SHEET



SITE DEVELOPMENT PLAN GENERAL NOTES CONT

- 2. PURSUANT TO SECTION 4.3 AND 8.2 OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUCCESSORS OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION. 3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS. 4. MCMURDO GULCH FLOODPLAINS ARE AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, COLORADO, AND INCORPORATED AREAS, PANEL 191 OF 461, MAP NUMBER 0803500191G, EFFECTIVE DATE: MARCH 16, 2016. THE SITE IS LOCATED IN ZONE X AS PER FEMA FIRM PANEL MAP NUMBER 0803500191G LOMR CASE NO. 17-08-0328P. ALL PROPOSED LOTS ARE LOCATED OUTSIDE OF THE DESIGNATED 100-YEAR FLOODPLAIN. 5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS. 6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT. 7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. 8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS. 9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN. 10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT. 11. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERTOPS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS. 12. THE ZONING FOR THE PROPERTY IS THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION, PER THE PRELIMINARY PD SITE PLAN RECORDED AUGUST 17, 2004 AT RECEPTION NO. 2004085669. 13. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY. 14. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 15-FOOT UTILITY EASEMENT ALONG THE FRONT AND ALONG ALL PUBLIC RIGHTS-OF-WAY. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. 15. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK. 16. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE. 17. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN. 18. ALL EASEMENTS SHALL BE KEPT FREE OF ABOVE AND BELOW GRADE OBSTRUCTIONS AND ENCROACHMENTS. ENCROACHMENTS INTO THE EASEMENTS WITH MONUMENT SIGN, MASONRY FENCE COLUMNS, WINDOW WELLS, COUNTERTOPS, MECHANICAL EQUIPMENT, BAY WINDOWS, FIREPLACES, FIRE PITS, PATIOS, DECKS RETAINING WALLS AND THEIR COMPONENTS, ETC. SHALL NOT BE PERMITTED. IN ADDITION TO PLATTED EASEMENTS, EQUIPMENT OPERATING CLEARANCES SHALL BE MAINTAINED WITHOUT OBSTRUCTION. 19. CORE ELECTRIC AND ALL DRY UTILITIES SHALL HAVE THE RIGHT TO CONSTRUCT, REPAIR AND REPLACE FACILITIES WITHIN THEIR EASEMENTS. WORKING/INSTALLATION REQUIREMENTS AROUND BLACK HILLS ENERGY FACILITIES SHALL BE IN ACCORDANCE WITH THE "MINIMUM GUIDELINES FOR DESIGN AND CONSTRUCTION NEAR BLACK HILLS ENERGY NATURAL GAS OPERATED PIPELINES AND FACILITIES".

SITE UTILIZATION CHART

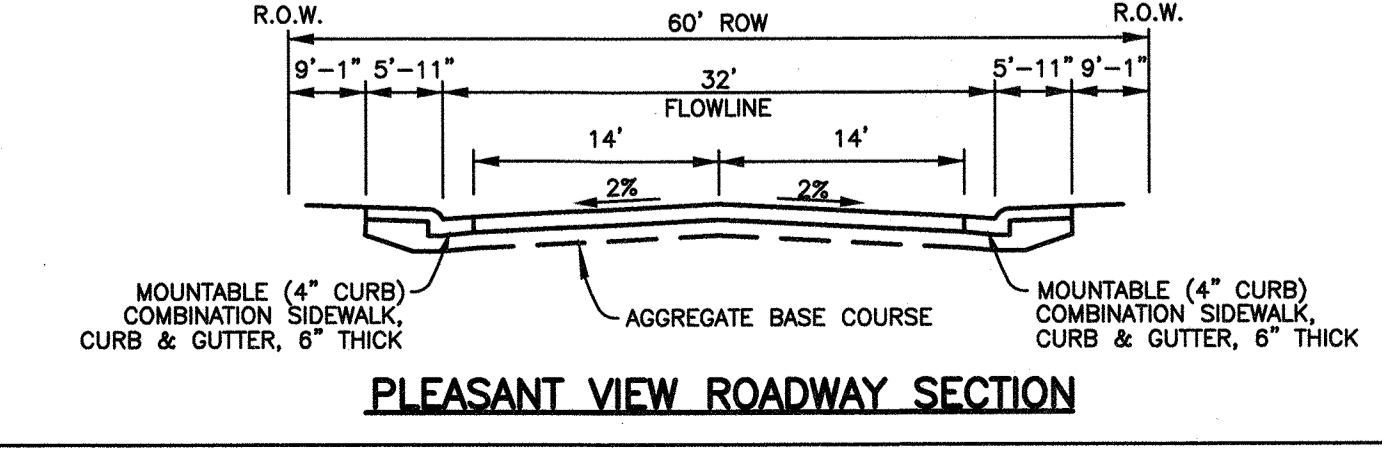
Table with columns for Land Use, PA 9 (Approved, Proposed, % Change), and PA 10 (Approved, Proposed, % Change). Rows include Dwelling Unit Count, SFD Residential Acreage, Drainage Tracts Acreage, ROW Dedication Acreage, Total Acreage, and Open Space Acreage.

Zoning Comparison Chart for Liberty Village Planned Development (PD). Columns include Zoning, PD Requirement, Original SDP, and Amended SDP (this SDP). Rows include Planning Area, Acreage, Permitted Uses, Maximum Dwelling Units per Planning Area, Minimum Lot Area, Minimum Building Height, and Minimum Parking.

SUPPLEMENTAL SITE DATA

Table showing Lot Count per Planning Area per Amendment. Columns include PA, Land Use, PFPD, and Plat numbers (1st Am through 8th Am). Rows list various lots (2-10) and a Total row.

Table with columns for Tract, AC, Land Use, Ownership, and Maintenance. Rows include WWW-1 through WWW-7, C-4, and C-5.



PROJECT BENCHMARK: STANDARD DOUGLAS COUNTY GIS CONTROL MONUMENT STAMPED 1.023021, LOCATED ON THE NORTH SIDE OF CASTLE OAKS DRIVE 2 MILES WEST OF STATE HIGHWAY 83. PUBLISHED DOUGLAS COUNTY NAVD88 ELEVATION = 6166.29

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 66 WEST BEARING S89°49'02"W WITH BOTH ENDS OF SAID LINE BEING MONUMENTED AS SHOWN HEREON.

- SHEET INDEX 1 COVER SHEET 2 OVERALL SITE PLAN 3-12 SITE PLAN 13 OVERALL GRADING PLAN 14-19 GRADING PLANS 20 GENERAL UTILITIES PLAN 21-32 LANDSCAPE PLANS

TITLE CERTIFICATION I, Jason Bockelman, an AUTHORIZED REPRESENTATIVE OF STEWART TITLE OF DENVER, INC., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE SIGNED THIS 21st DAY OF November 2023, and as stated in Title Commitment 2100310198-5

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November 2023 BY Jason Bockelman OF STEWART TITLE Guaranty Company OF DENVER, INC.

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF November 2023 BY Jason Bockelman as Guaranty Title Officer & Surety Title Guaranty Company. WITNESS MY HAND AND OFFICIAL SEAL. KARYN K RIEB NOTARY PUBLIC STATE OF COLORADO NOTARY ID 195240870 MY COMMISSION EXPIRES FEBRUARY 10, 2025

STATEMENT OF DEVELOPMENT SERVICES DIRECTORS APPROVAL THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 2nd DAY OF December, 2023.

DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE: THIS SITE DEVELOPMENT PLAN AMENDMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 8:50 A.M. ON THE 12th DAY OF December, 2023 AT RECEPTION NO. 2023051776

DOUGLAS COUNTY CLERK AND RECORDER BY: Heidi Mels DEPUTY

SURVEYOR'S CERTIFICATE I, STEPHEN H HARDING, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

STEPHEN H HARDING, P.L.S. 293835 DATE 11-9-23 EMK CONSULTANTS, INC.

CIVIL ENGINEER'S CERTIFICATE I, DAVID J. OTT, BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

DAVID J. OTT, P.E. 38935 DATE 11-9-23 EMK CONSULTANTS, INC.

OWNER/APPLICANT: Richmond American Homes 4350 S. Monaco St. Denver, Colorado 80237 Attn: Eric Kubly 303-804-7231

ENGINEER/SURVEYOR: EMK Consultants, Inc. 7006 S. Alton Way Bldg. F Centennial, CO 80112 303-694-1520

LANDSCAPE: Norris Design 1101 Bannock St. Denver, CO 80204 303-892-1166

EMK CONSULTANTS, INC. LAND DEVELOPMENT ENGINEERING & SURVEYING 7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520 www.EMK.com JOB NO. 1194802 SITE DEVELOPMENT PLAN AMENDMENT NO. 8 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION DATE PREPARED: 2023-10-12 APPLICANT/DEVELOPER RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, COLORADO 80237 ATTN: ERIC KUBLY PROJECT NO. SDP21-0006 SHEET 1 OF 32

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT-LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE,
66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTIONS 20, 21, 28 AND 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ALSO BEING BLOCKS 76, 77, AND 78, AND TRACTS C-4, C-5, AND WWW, AND THE PUBLIC RIGHTS-OF-WAY OF SOLANO PLACE AND HIDALGO WAY, OF THE PLAT OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION, RECORDED APRIL 28, 2008, AT RECEPTION NO. 2008035530, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, ASSUMED TO BEAR SOUTH 07°04'53" WEST, A DISTANCE OF 1,333.14 FEET;

(PARCEL A)
BEGINNING AT THE EASTERLY CORNER OF TRACT C OF SAID PLAT OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CASTLE OAKS DRIVE AND CONTINUING ALONG THE NORTH AND WEST RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE THE FOLLOWING FOURTEEN (14) COURSES:

- 1) SOUTH 47°20'11" EAST, A DISTANCE OF 229.95 FEET TO A POINT OF TANGENT CURVATURE;
- 2) SOUTHERLY 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00";
- 3) SOUTH 42°39'49" WEST, A DISTANCE OF 54.43 FEET TO A POINT OF TANGENT CURVATURE;
- 4) SOUTHWESTERLY 37.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 07°58'19";
- 5) SOUTH 50°38'08" WEST, A DISTANCE OF 178.24 FEET TO A POINT OF TANGENT CURVATURE;
- 6) SOUTHWESTERLY 254.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 54°00'00" TO A POINT OF REVERSE CURVATURE;
- 7) SOUTHWESTERLY 329.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF REVERSE CURVATURE;
- THENCE SOUTHWESTERLY 420.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 56°00'00";
- 8) SOUTH 30°38'08" WEST, A DISTANCE OF 260.00 FEET TO A POINT OF TANGENT CURVATURE;
- THENCE SOUTHWESTERLY 373.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 57°48'57";
- 9) SOUTH 88°27'05" WEST, A DISTANCE OF 417.78 FEET TO A POINT OF TANGENT CURVATURE;
- THENCE SOUTHWESTERLY 471.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 62°50'14";
- 10) SOUTH 25°36'51" WEST, A DISTANCE OF 916.02 FEET TO A POINT OF TANGENT CURVATURE;
- 11) SOUTHERLY 151.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 20°13'10";
- 12) SOUTH 05°23'41" WEST, A DISTANCE OF 356.79 FEET TO A POINT OF TANGENT CURVATURE;
- 13) SOUTHERLY 133.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 20°38'54";
- 14) SOUTH 26°02'35" WEST, A DISTANCE OF 95.33 FEET TO THE EAST LINE OF SAID TRACT C;

THENCE ALONG SAID EAST LINE THE FOLLOWING THIRTY-FIVE (35) COURSES:

- 1) NORTH 63°57'25" WEST, A DISTANCE OF 260.80 FEET;
- 2) NORTH 01°57'45" EAST, A DISTANCE OF 316.50 FEET;
- 3) NORTH 05°40'05" WEST, A DISTANCE OF 838.70 FEET;
- 4) NORTH 20°07'43" WEST, A DISTANCE OF 252.97 FEET;
- 5) NORTH 05°41'39" WEST, A DISTANCE OF 241.83 FEET;
- 6) NORTH 05°21'13" EAST, A DISTANCE OF 119.01 FEET;
- 7) NORTH 29°01'07" EAST, A DISTANCE OF 72.05 FEET;
- 8) NORTH 52°13'21" EAST, A DISTANCE OF 419.40 FEET;
- 9) NORTH 82°15'11" WEST, A DISTANCE OF 39.91 FEET;
- 10) NORTH 53°11'55" EAST, A DISTANCE OF 80.20 FEET;
- 11) NORTH 59°10'07" EAST, A DISTANCE OF 112.44 FEET;
- 12) NORTH 66°42'29" EAST, A DISTANCE OF 92.55 FEET;
- 13) NORTH 68°50'49" EAST, A DISTANCE OF 58.86 FEET;
- 14) NORTH 68°34'52" EAST, A DISTANCE OF 85.26 FEET;
- 15) NORTH 75°20'41" EAST, A DISTANCE OF 122.70 FEET;
- 16) NORTH 62°06'15" EAST, A DISTANCE OF 87.82 FEET;
- 17) NORTH 67°34'51" EAST, A DISTANCE OF 64.56 FEET;
- 18) NORTH 72°31'32" EAST, A DISTANCE OF 101.24 FEET;
- 19) NORTH 72°54'44" EAST, A DISTANCE OF 149.56 FEET;
- 20) NORTH 68°07'57" EAST, A DISTANCE OF 152.99 FEET;
- 21) NORTH 77°38'43" EAST, A DISTANCE OF 70.90 FEET;
- 22) NORTH 76°30'05" EAST, A DISTANCE OF 75.05 FEET;
- 23) NORTH 81°45'14" EAST, A DISTANCE OF 117.50 FEET;
- 24) SOUTH 87°05'21" EAST, A DISTANCE OF 136.84 FEET;
- 25) NORTH 86°43'17" EAST, A DISTANCE OF 116.68 FEET;
- 26) NORTH 89°12'36" EAST, A DISTANCE OF 215.62 FEET;
- 27) NORTH 78°57'29" EAST, A DISTANCE OF 102.29 FEET;
- 28) NORTH 72°27'47" EAST, A DISTANCE OF 109.53 FEET;
- 29) NORTH 66°06'41" EAST, A DISTANCE OF 122.79 FEET;
- 30) NORTH 52°26'57" EAST, A DISTANCE OF 157.60 FEET;
- 31) NORTH 42°08'53" EAST, A DISTANCE OF 115.24 FEET;
- 32) NORTH 35°43'59" EAST, A DISTANCE OF 114.22 FEET;
- 33) NORTH 42°45'18" EAST, A DISTANCE OF 120.97 FEET;
- 34) NORTH 49°23'39" EAST, A DISTANCE OF 108.62 FEET;
- 35) NORTH 53°01'44" EAST, A DISTANCE OF 47.47 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH (PARCEL B),

BEGINNING AT THE NORTHEAST CORNER OF TRACT N OF SAID PLAT OF THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION;

THENCE ALONG THE NORTH LINE OF SAID TRACT N THE FOLLOWING SIX (6) COURSES:

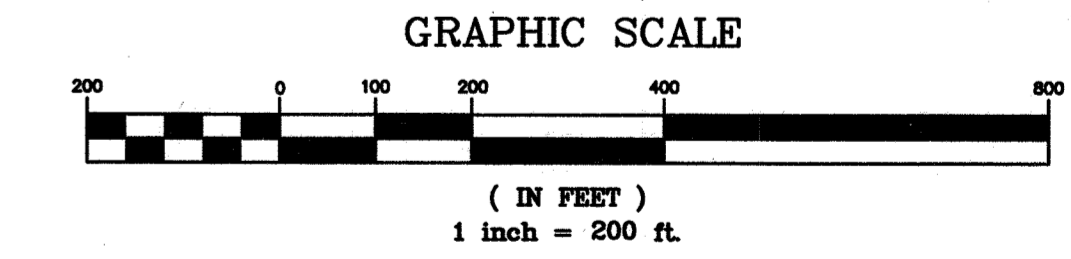
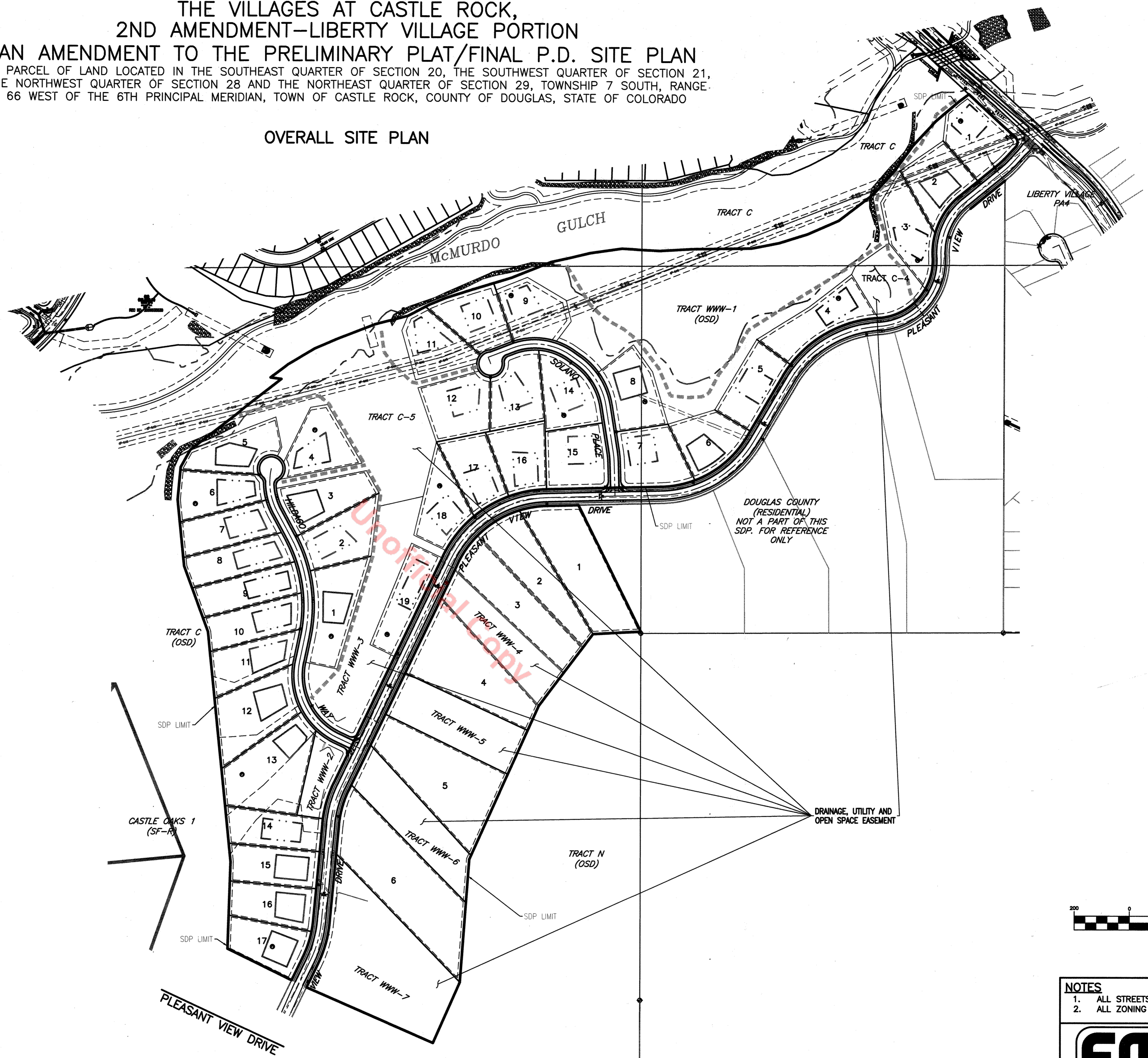
- 1) SOUTH 86°42'47" WEST, A DISTANCE OF 173.87 FEET;
- 2) SOUTH 37°03'42" WEST, A DISTANCE OF 326.92 FEET;
- 3) SOUTH 24°14'57" WEST, A DISTANCE OF 612.65 FEET;
- 4) SOUTH 04°18'52" WEST, A DISTANCE OF 448.01 FEET;
- 5) SOUTH 23°50'43" WEST, A DISTANCE OF 240.84 FEET;
- 6) NORTH 66°23'40" WEST, A DISTANCE OF 501.46 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF PLEASANT VIEW DRIVE THE FOLLOWING SEVEN (7) COURSES:

- 1) NORTH 26°02'35" EAST, A DISTANCE OF 95.33 FEET TO A POINT OF TANGENT CURVATURE;
- 2) NORTHERLY 154.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 20°38'54";
- 3) NORTH 05°23'41" EAST, A DISTANCE OF 356.79 FEET TO A POINT OF TANGENT CURVATURE;
- 4) NORTHERLY 130.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 20°13'10";
- 5) NORTH 25°36'51" EAST, A DISTANCE OF 916.02 FEET TO A POINT OF TANGENT CURVATURE;
- 6) NORTHEASTERLY 405.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 62°50'14";
- 7) NORTH 88°27'05" EAST, A DISTANCE OF 113.92 FEET TO THE WEST LINE OF LOT 1 OF THE PLAT OF PLEASANT VIEW, RECORDED OCTOBER 16, 2018, AT RECEPTION NO. 2018062944;
- THENCE SOUTH 26°25'07" EAST ALONG SAID WEST LINE, A DISTANCE OF 511.09 FEET, TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING A TOTAL AREA OF 3,735,940 SQUARE FEET (85.765 ACRES), MORE OR LESS.

OVERALL SITE PLAN



- NOTES**
1. ALL STREETS ARE PUBLIC.
 2. ALL ZONING IS PLANNED DEVELOPMENT.

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JOB NO. 11948.02

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**

DATE PREPARED: 2023-10-12

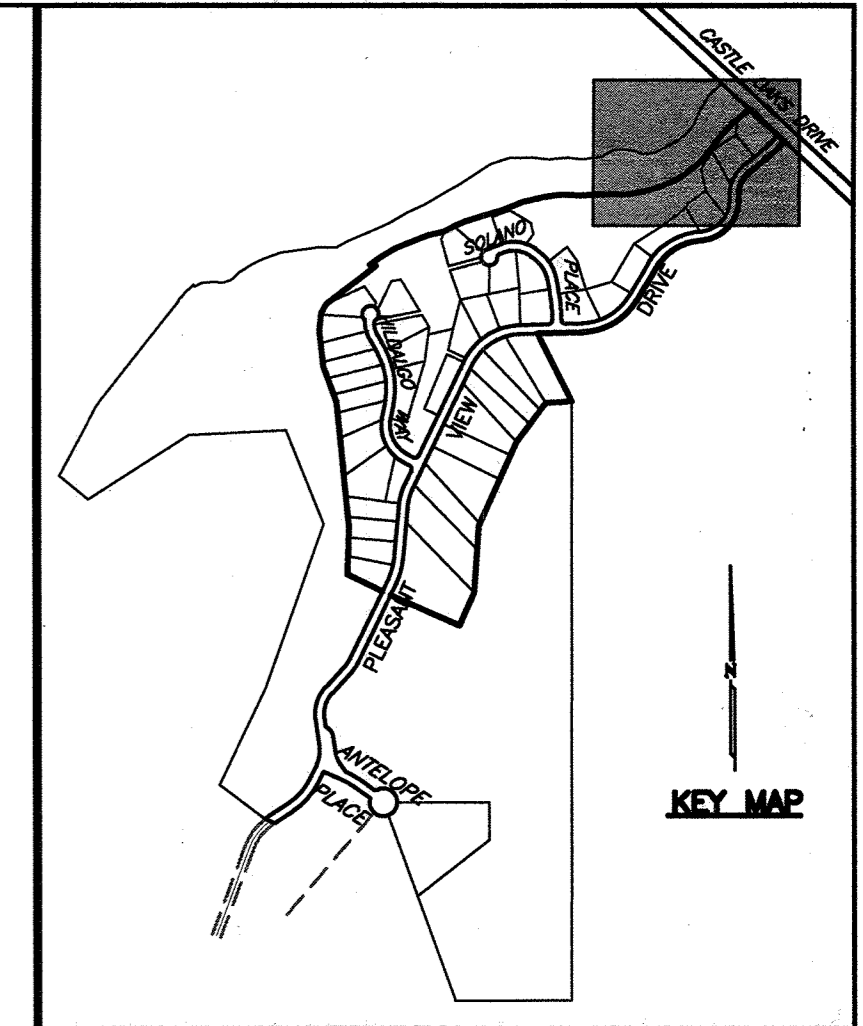
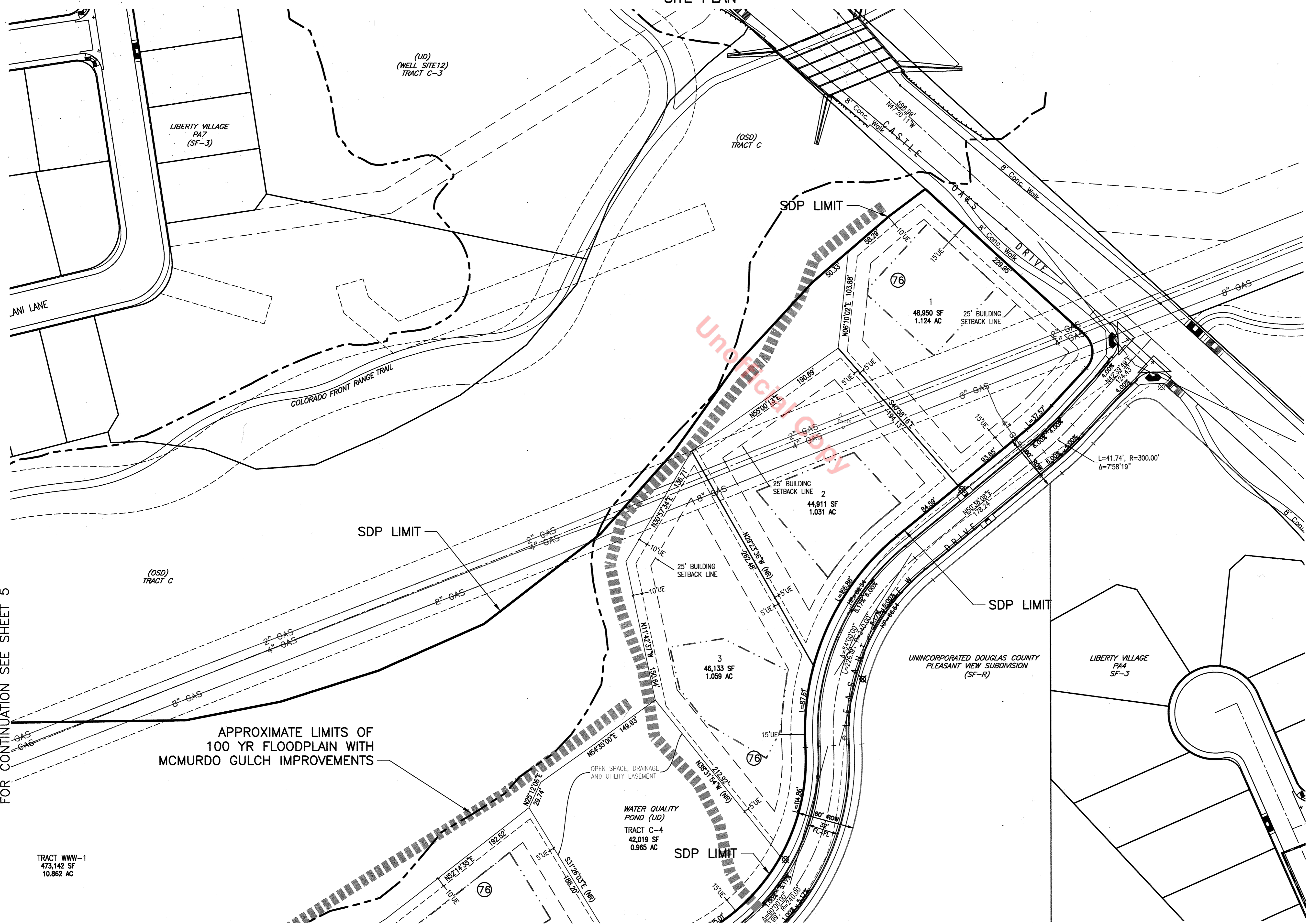
APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDp21-0006 SHEET 2 OF 32

SITE DEVELOPMENT PLAN, AMENDMENT NO. 8 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

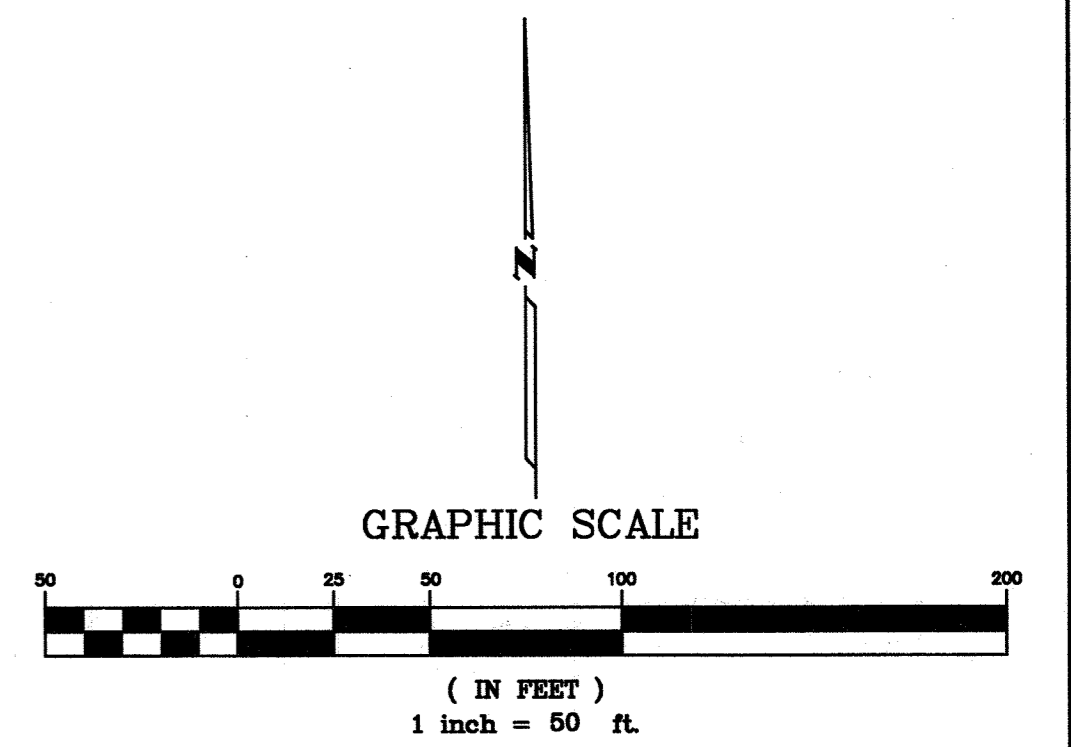
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN




- LEGEND**
- PROPOSED STREET LIGHT
 - SAFETY TRIANGLE
 - PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
 - MID-BLOCK RAMP
 - APPROXIMATE LIMITS OF 100 YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS
 - SIGHT TRIANGLE
 - BLOCK NUMBER
 - BUILDING ENVELOPE
 - SETBACK EASEMENT DIMENSION
 - UTILITY EASEMENT DIMENSION

NOTE
DEVELOPMENT OF LOTS ARE RESTRICTED TO THE CONFINES OF THE BUILDING ENVELOPE, WHICH IS TO BE DESCRIBED AS TO SIZE AND DIMENSION ON THE PLAT.



NOTES



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THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

APPLICANT/DEVELOPER
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PROJECT NO. SDP21-0006 SHEET 3 OF 32

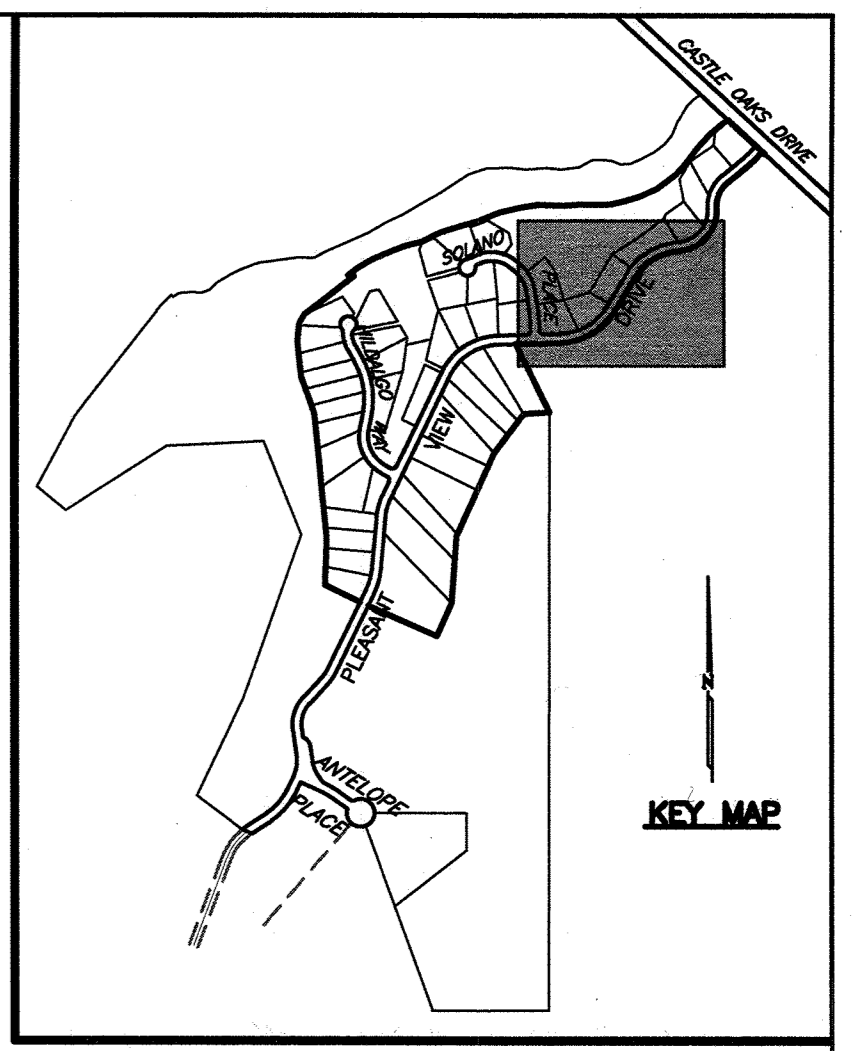
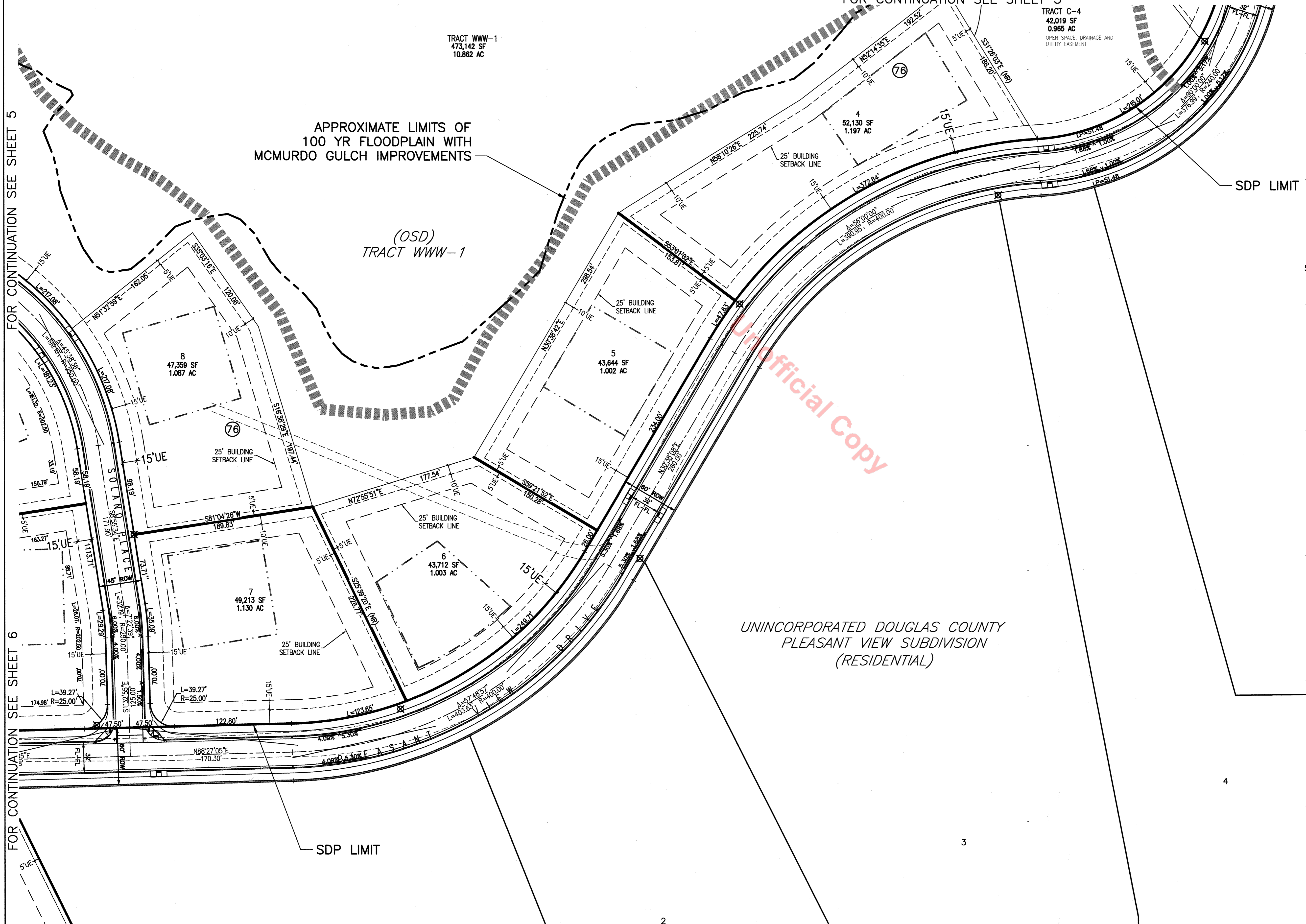
FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET 4

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT-LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**

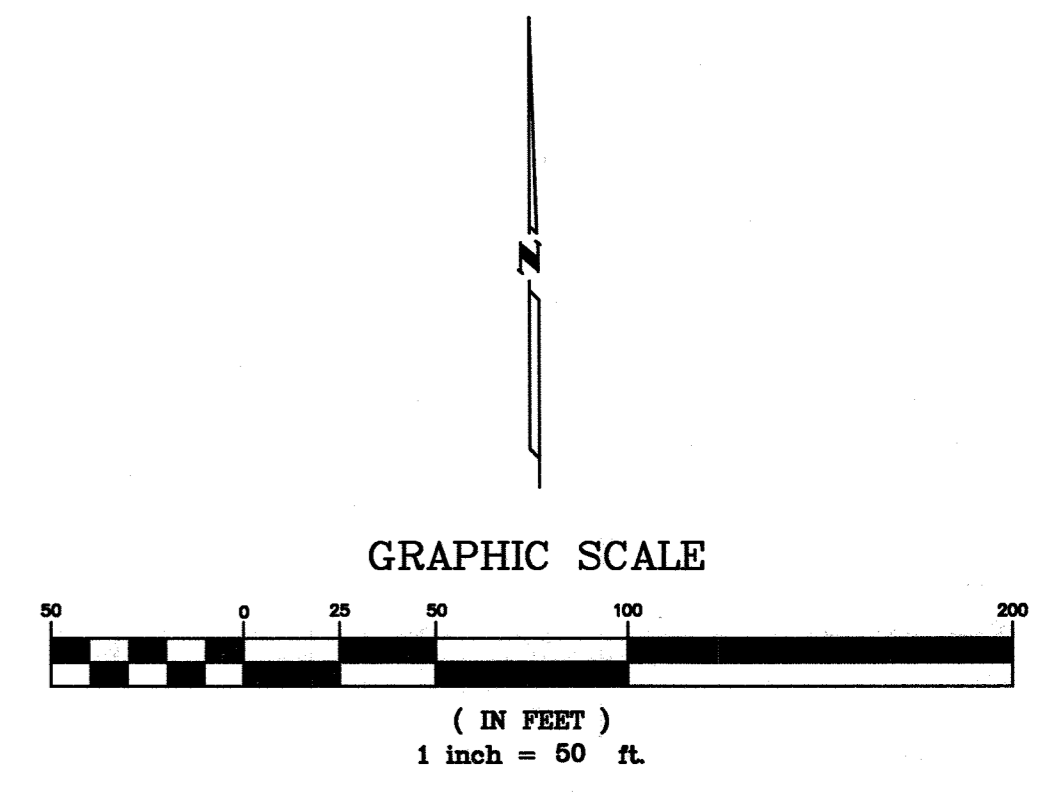
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SITE PLAN FOR CONTINUATION SEE SHEET 3



- LEGEND**
- PROPOSED STREET LIGHT
 - SAFETY TRIANGLE
 - PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
 - MID-BLOCK RAMP
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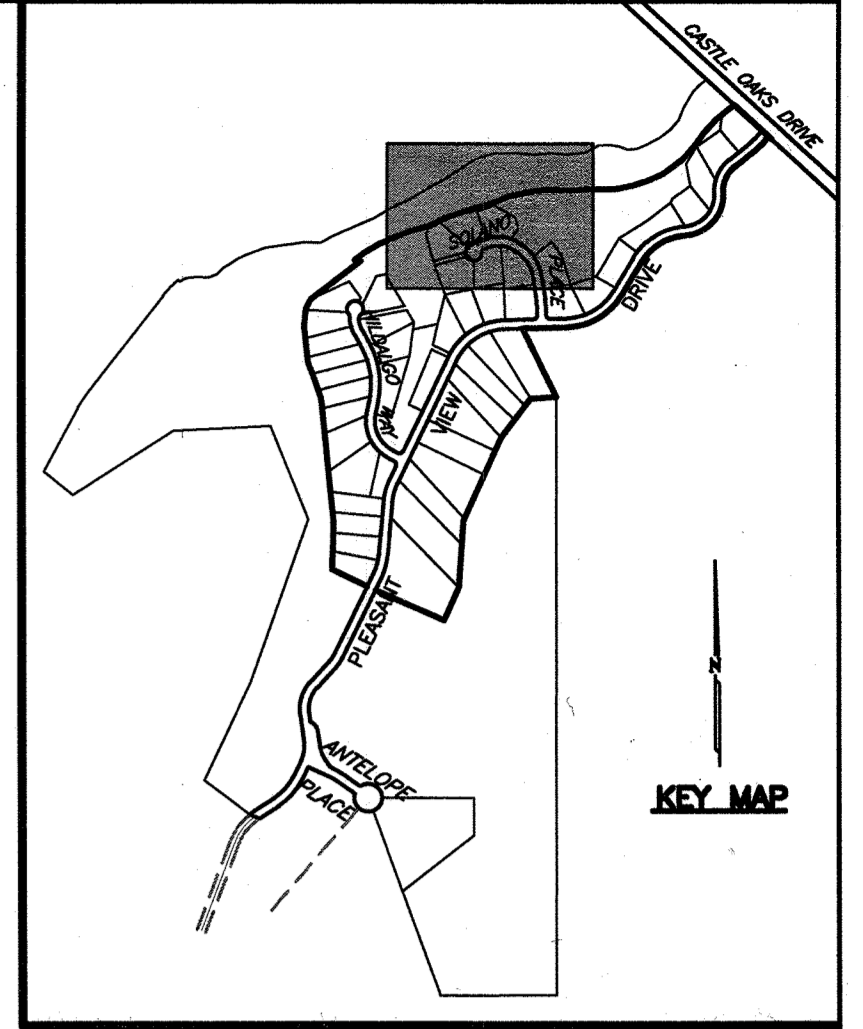
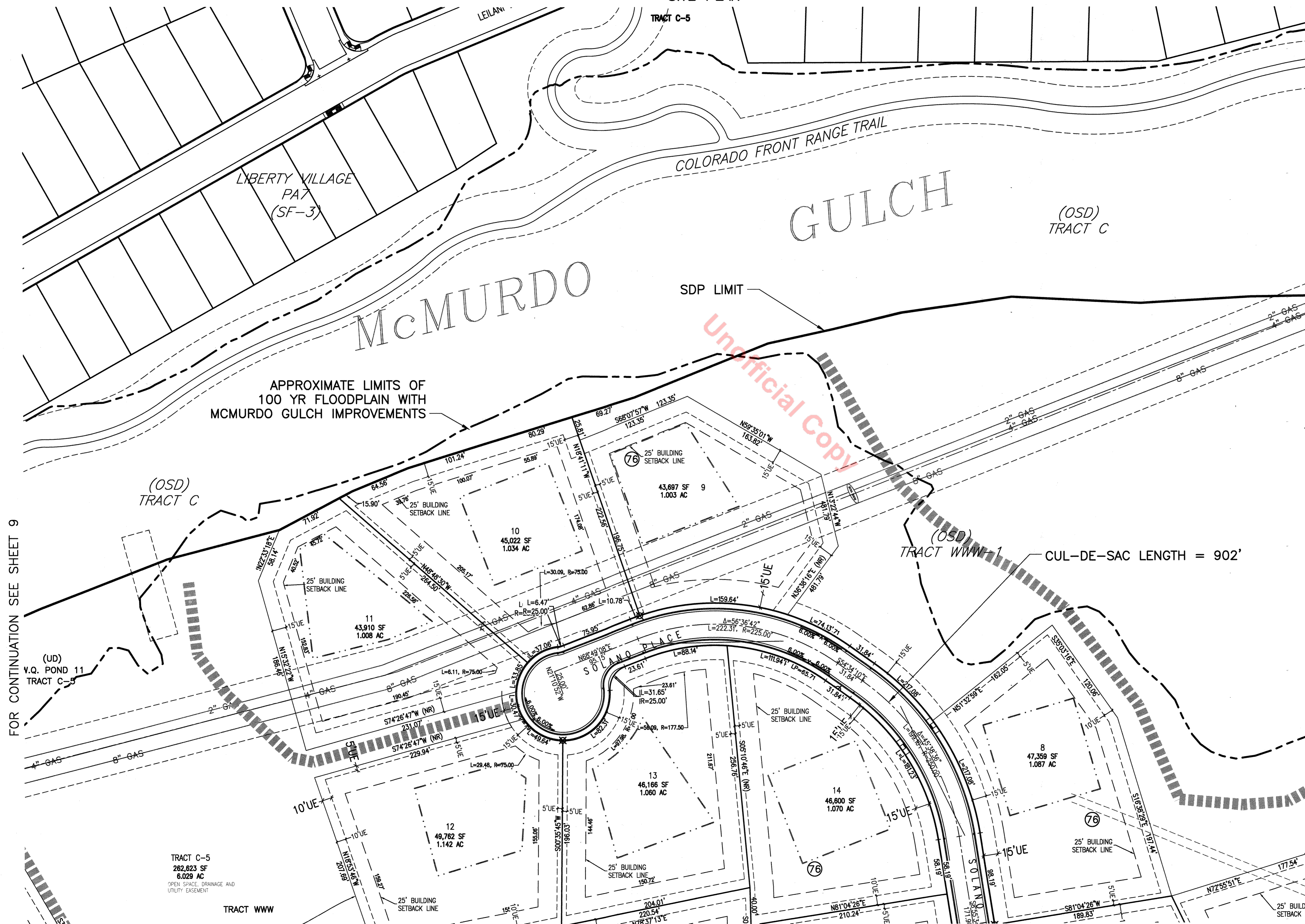
PROJECT NO. SDP21-0006 SHEET 4 OF 32

FOR CONTINUATION SEE SHEET 5
FOR CONTINUATION SEE SHEET 6
FOR CONTINUATION SEE SHEET 6

SITE DEVELOPMENT PLAN, AMENDMENT NO. 8 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION, AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

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SITE PLAN

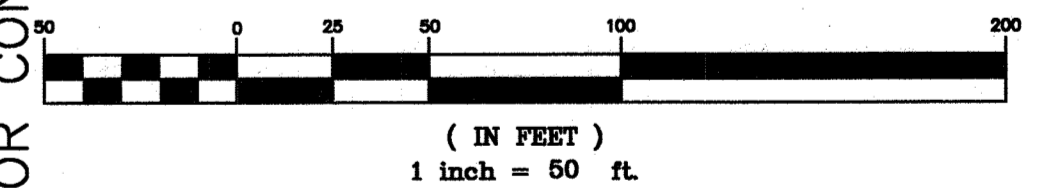


LEGEND

- PROPOSED STREET LIGHT
- SAFETY TRIANGLE
- PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
- MID-BLOCK RAMP
- APPROXIMATE LIMITS OF 100 YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS
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- BLOCK NUMBER
- BUILDING ENVELOPE
- UTILITY EASEMENT DIMENSION

NOTE
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GRAPHIC SCALE



NOTES



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**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

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PROJECT NO. SDP21-0006 SHEET 5 OF 32

FOR CONTINUATION SEE SHEET 9

FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 4

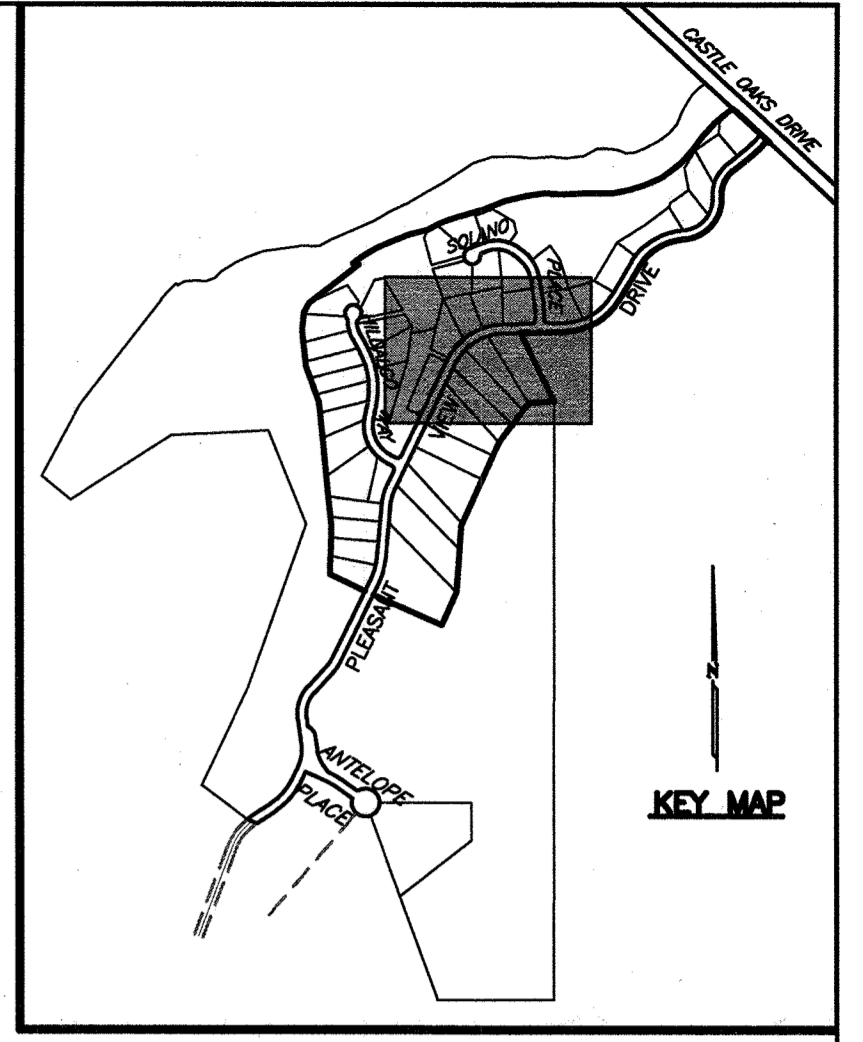
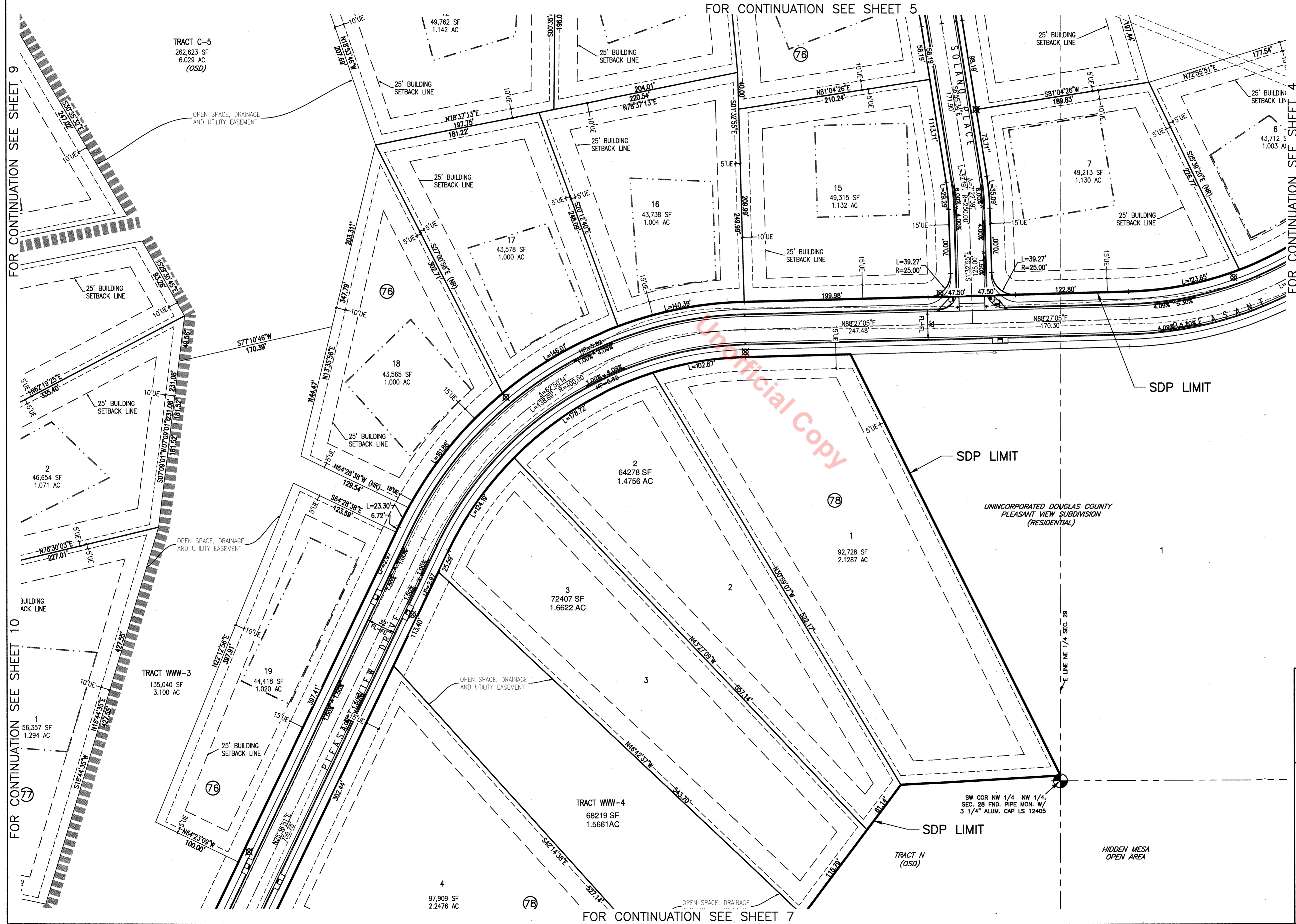
FOR CONTINUATION SEE SHEET 6

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT-LIBERTY VILLAGE PORTION,
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**

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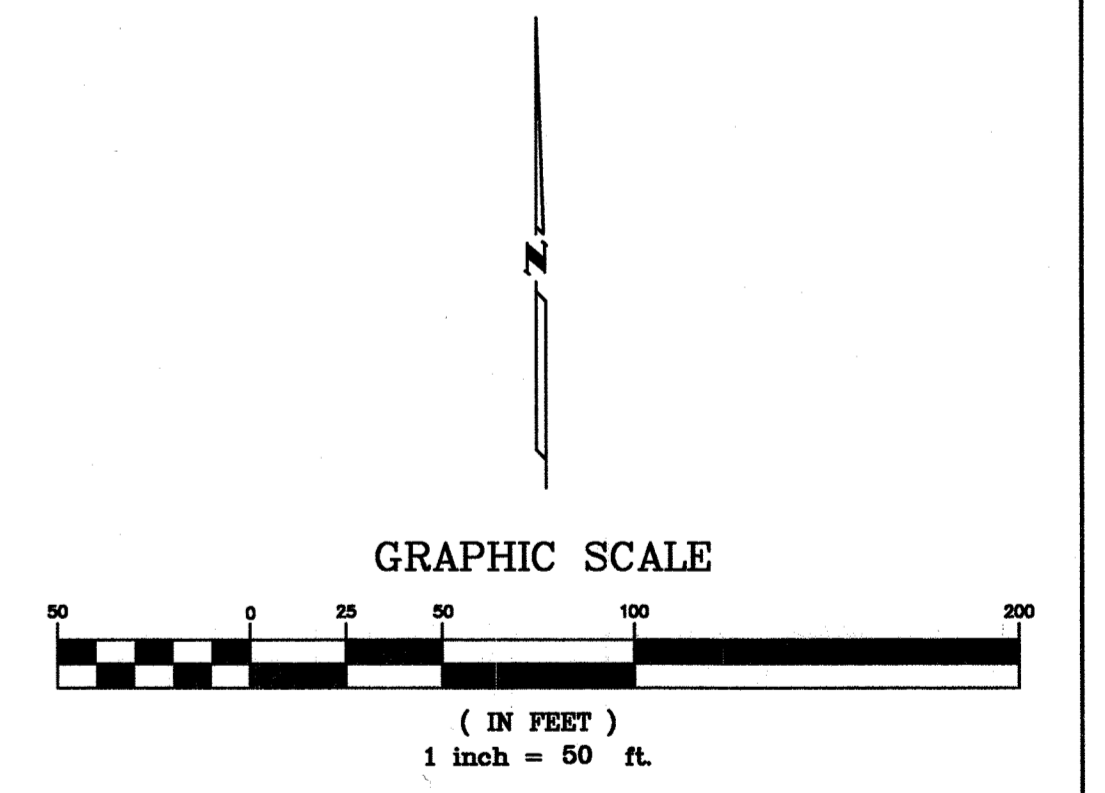
SITE PLAN

FOR CONTINUATION SEE SHEET 5



- LEGEND**
- PROPOSED STREET LIGHT
 - SAFETY TRIANGLE
 - PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
 - MID-BLOCK RAMP
 - APPROXIMATE LIMITS OF 100 YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS
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 - BUILDING ENVELOPE
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**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

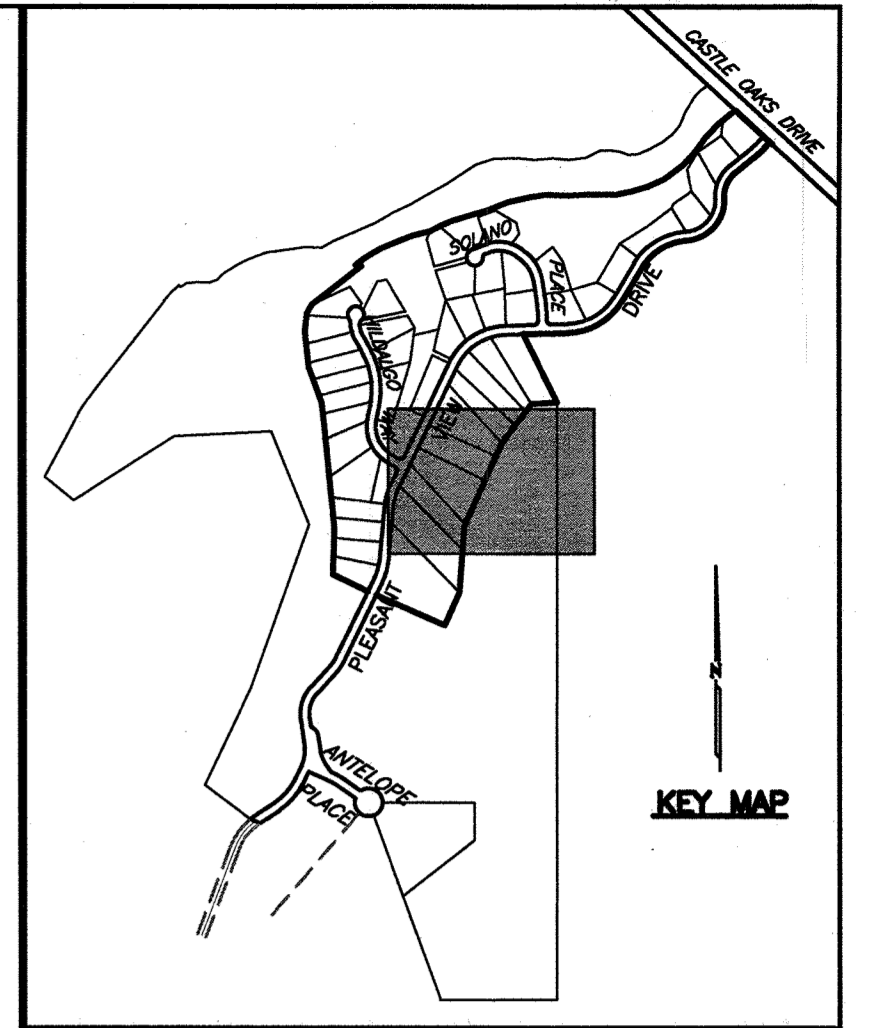
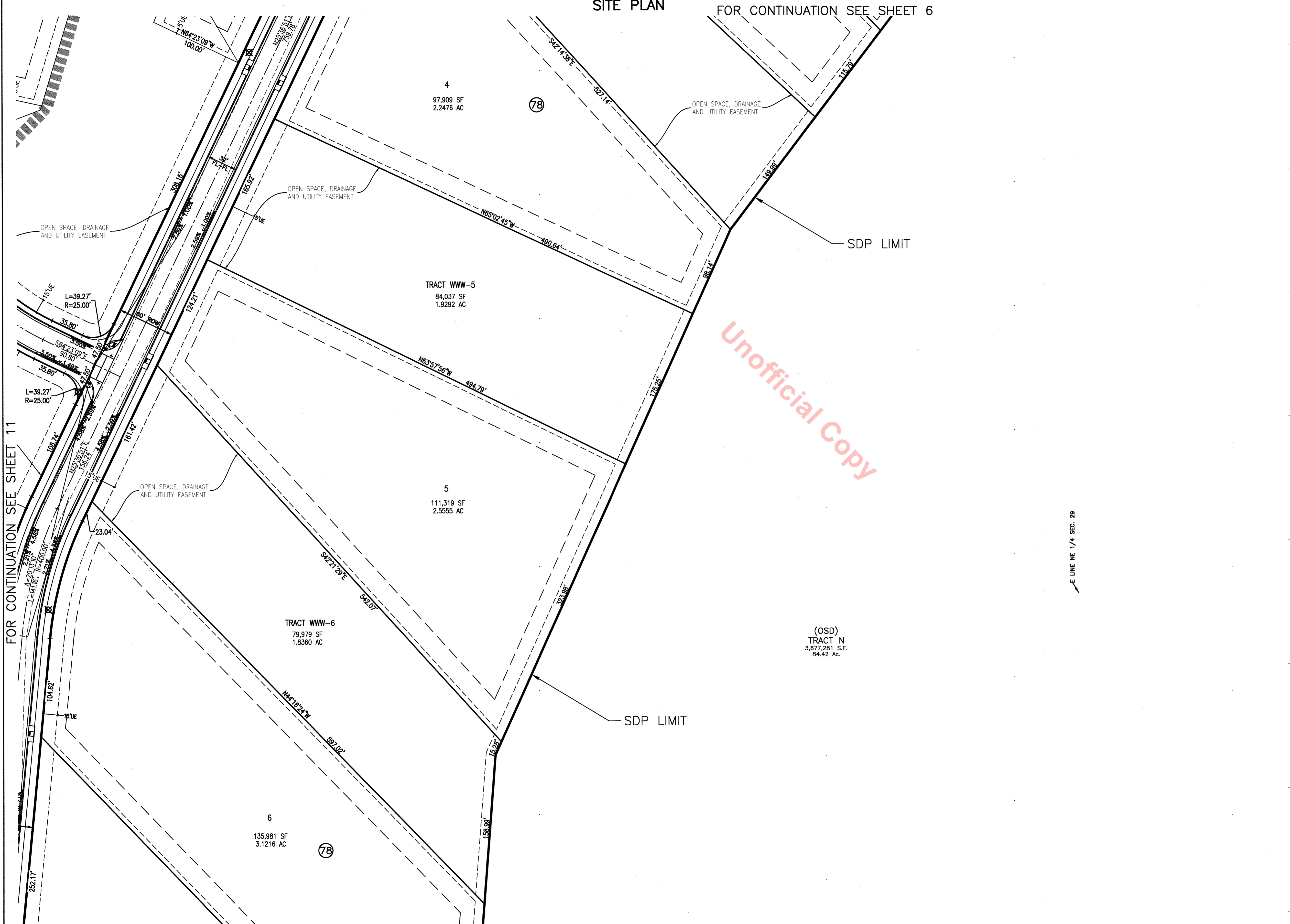
APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 6 OF 32

SITE DEVELOPMENT PLAN, AMENDMENT NO. 8 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION, AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

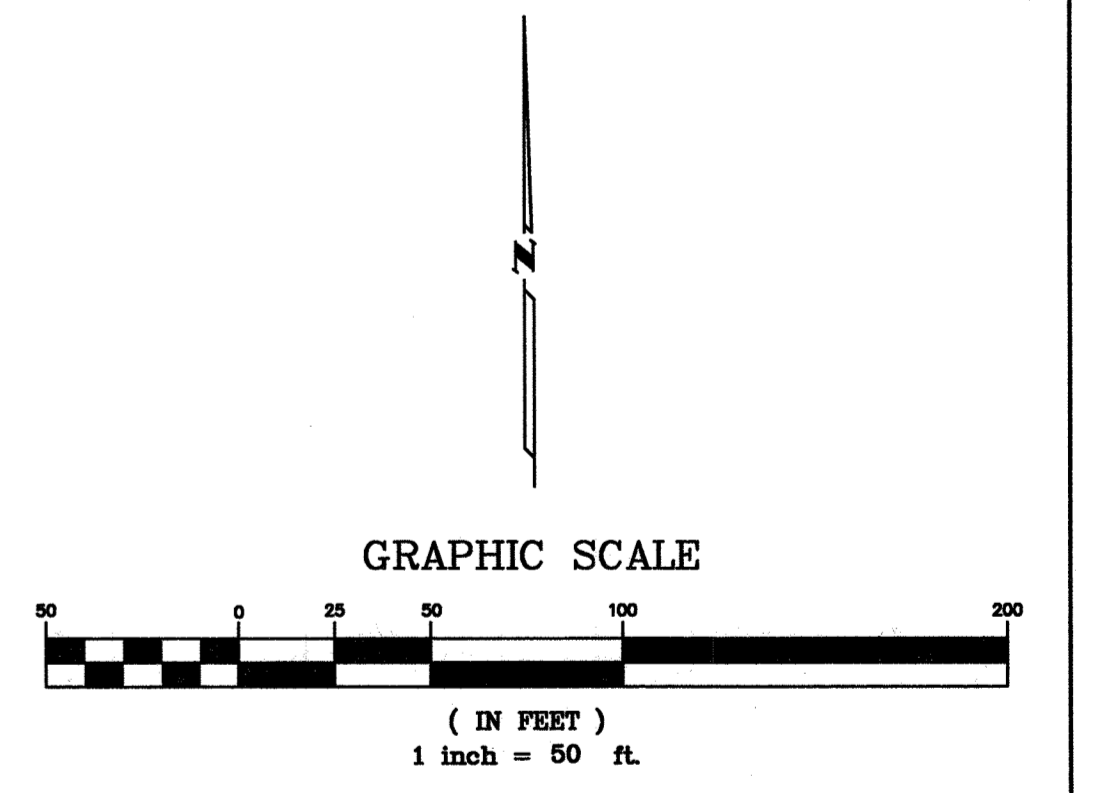
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SITE PLAN FOR CONTINUATION SEE SHEET 6



- LEGEND**
- PROPOSED STREET LIGHT
 - SAFETY TRIANGLE
 - PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
 - MID-BLOCK RAMP
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**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

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4350 S. MONACO STREET
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PROJECT NO. SDP21-0006 SHEET 7 OF 32

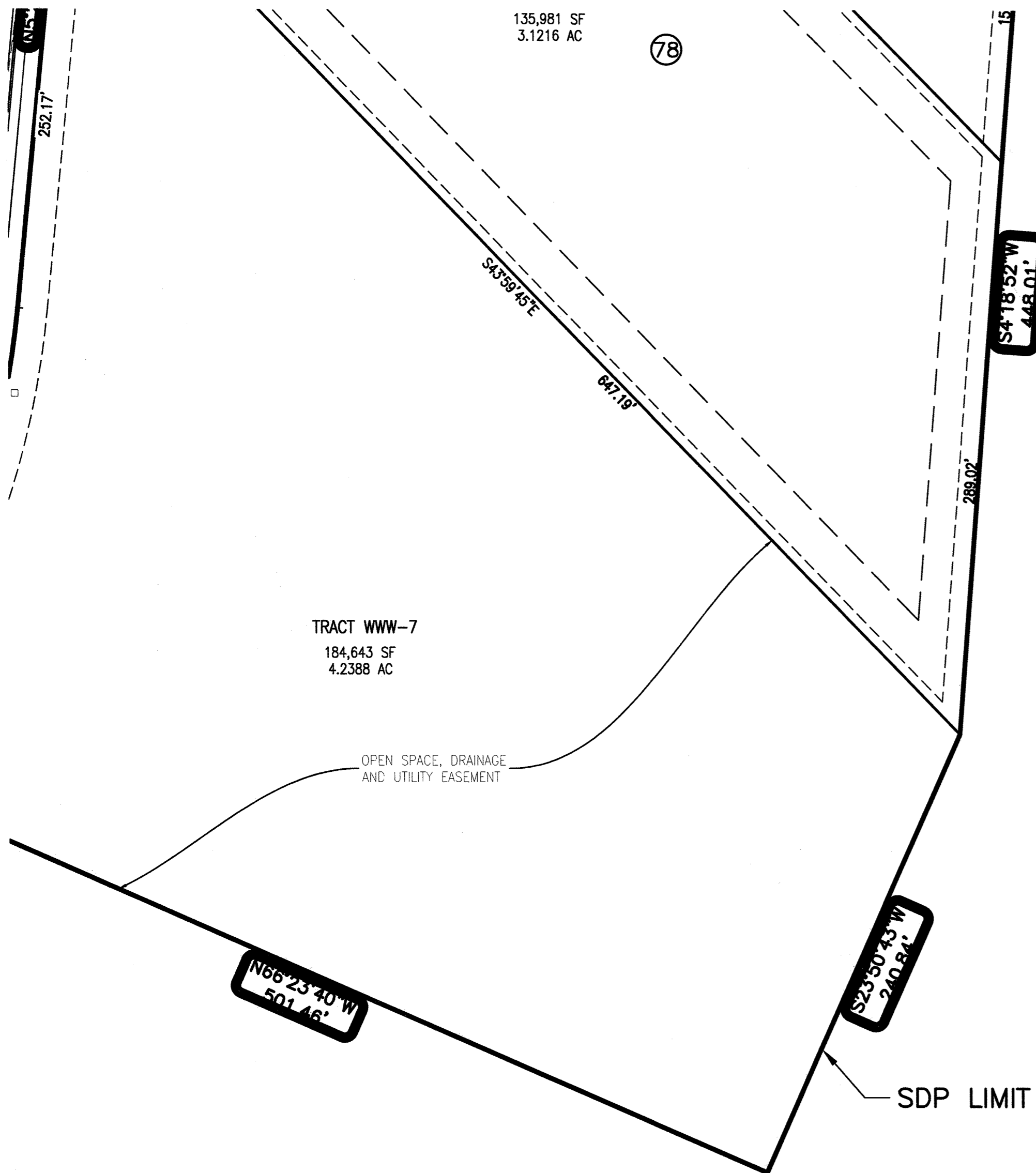
FOR CONTINUATION SEE SHEET 8

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**

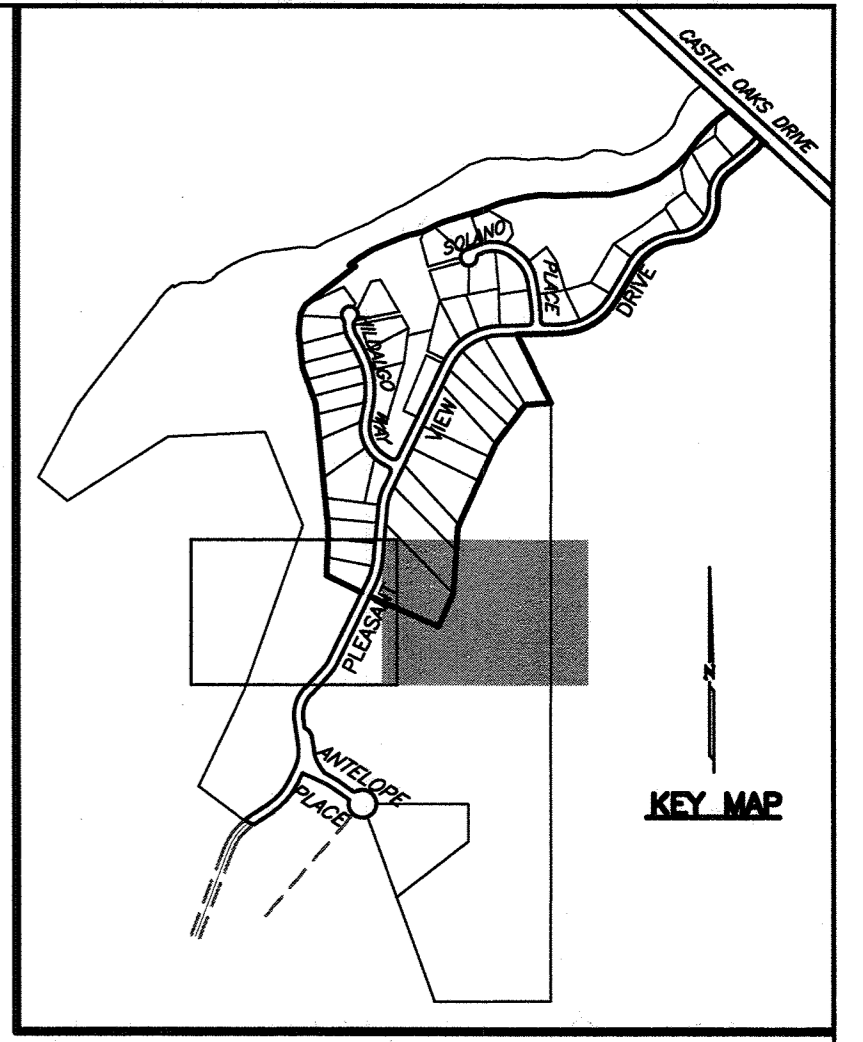
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SITE PLAN

FOR CONTINUATION SEE SHEET 11



Unofficial Copy

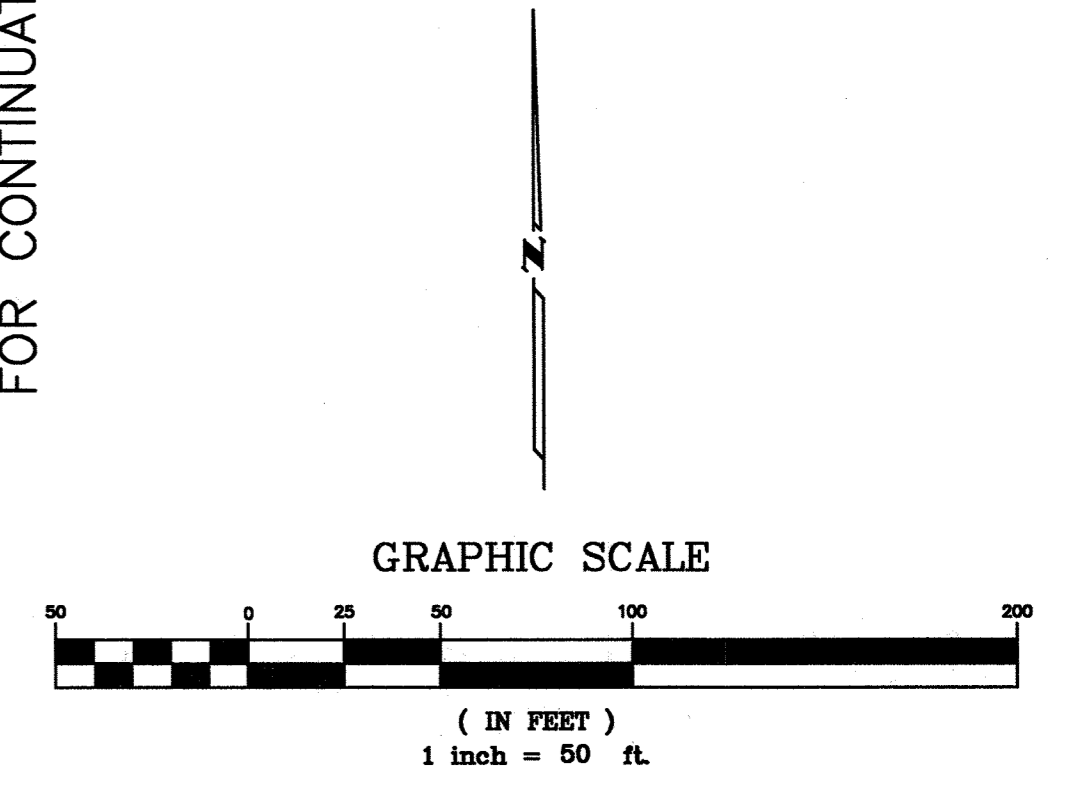


- LEGEND**
- PROPOSED STREET LIGHT
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FOR CONTINUATION SEE SHEET #

E 1/4 COR. SEC. 29
FND. PIPE MON. W/
3 1/4" ALUM. CAP
LS 12405



NOTES

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**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
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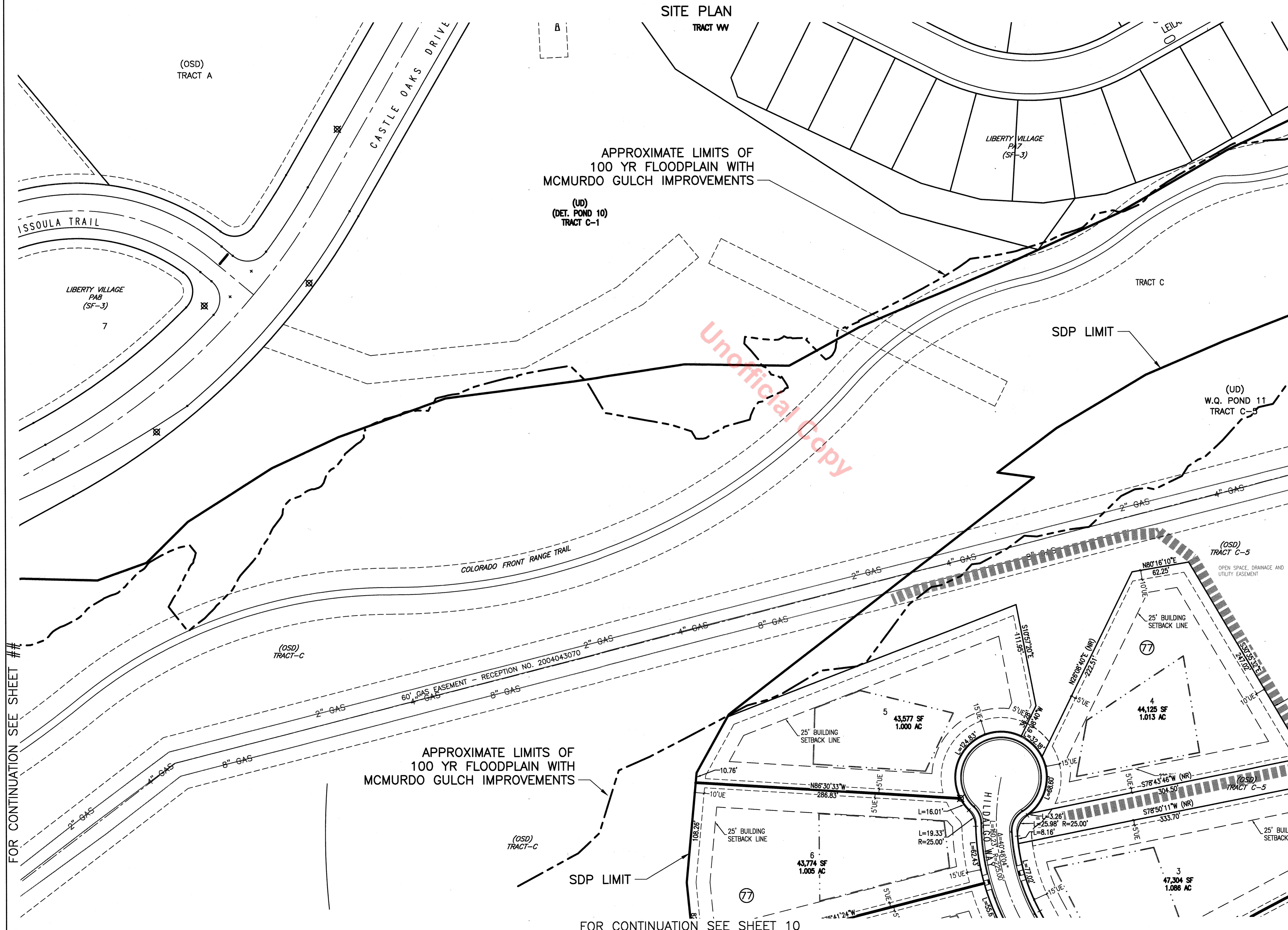
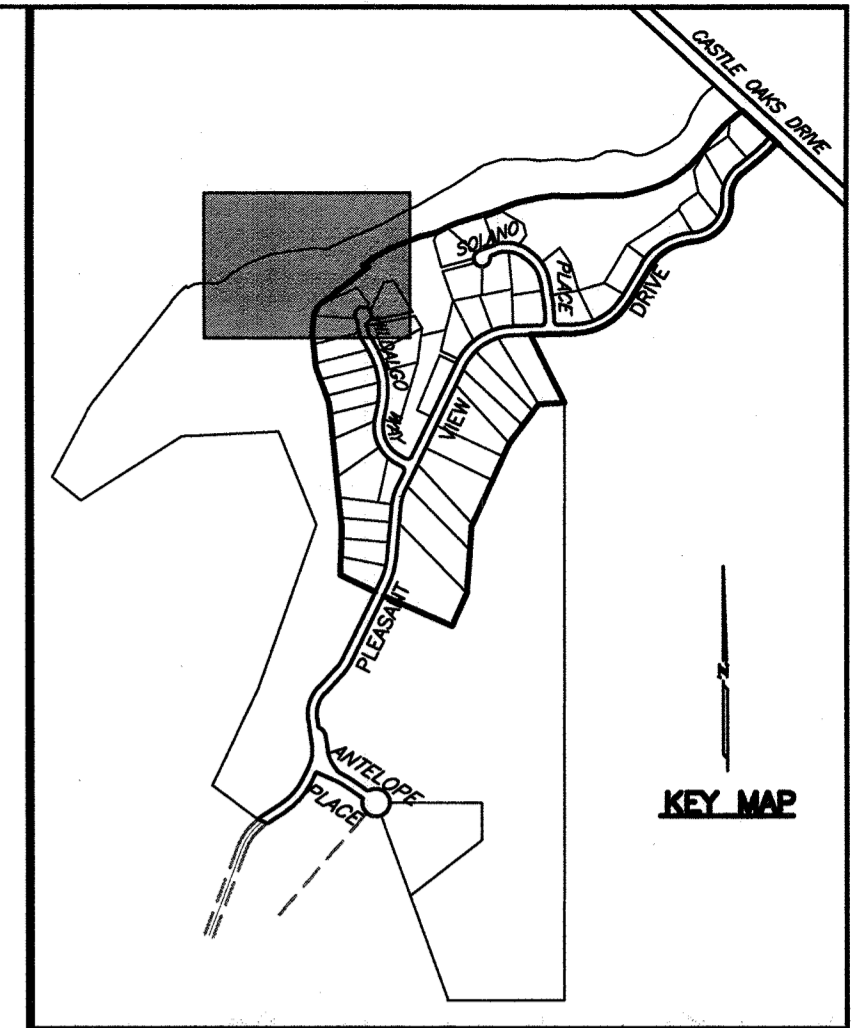
PROJECT NO. SDP21-0006 SHEET 8 OF 32

FOR CONTINUATION SEE SHEET #

SEC. 29

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT-LIBERTY VILLAGE PORTION,
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**

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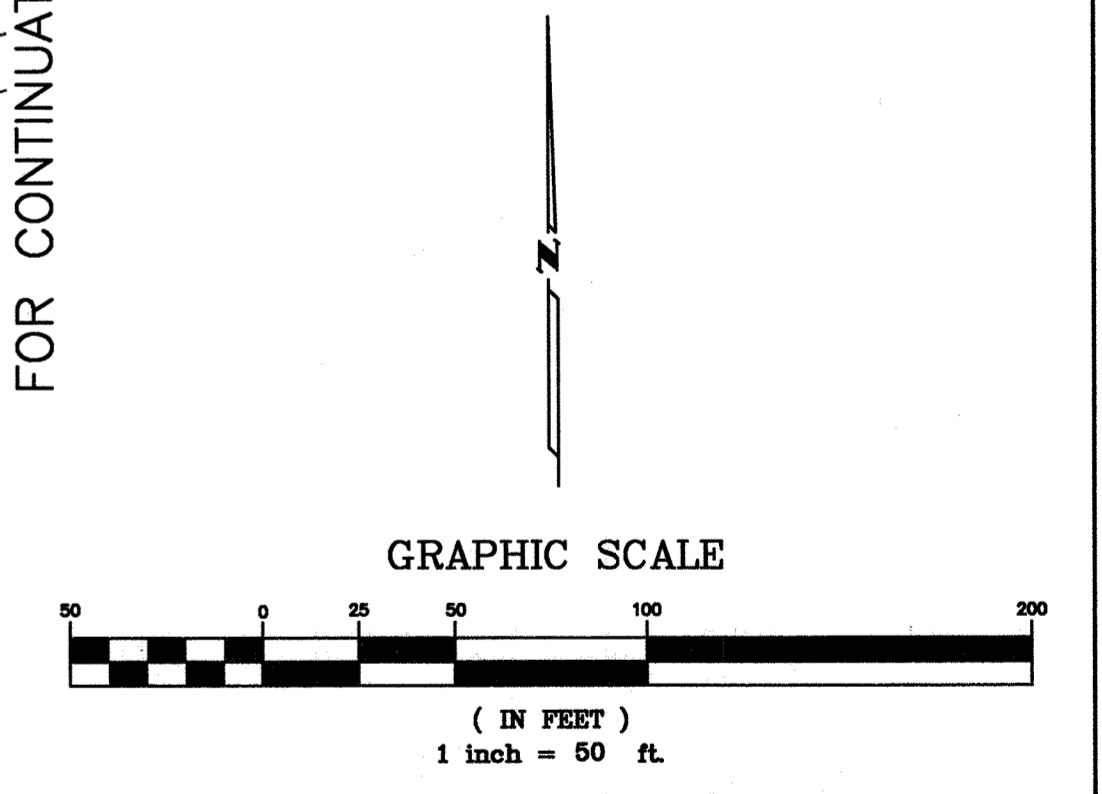
- LEGEND**
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FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET #4

FOR CONTINUATION SEE SHEET 10



NOTES

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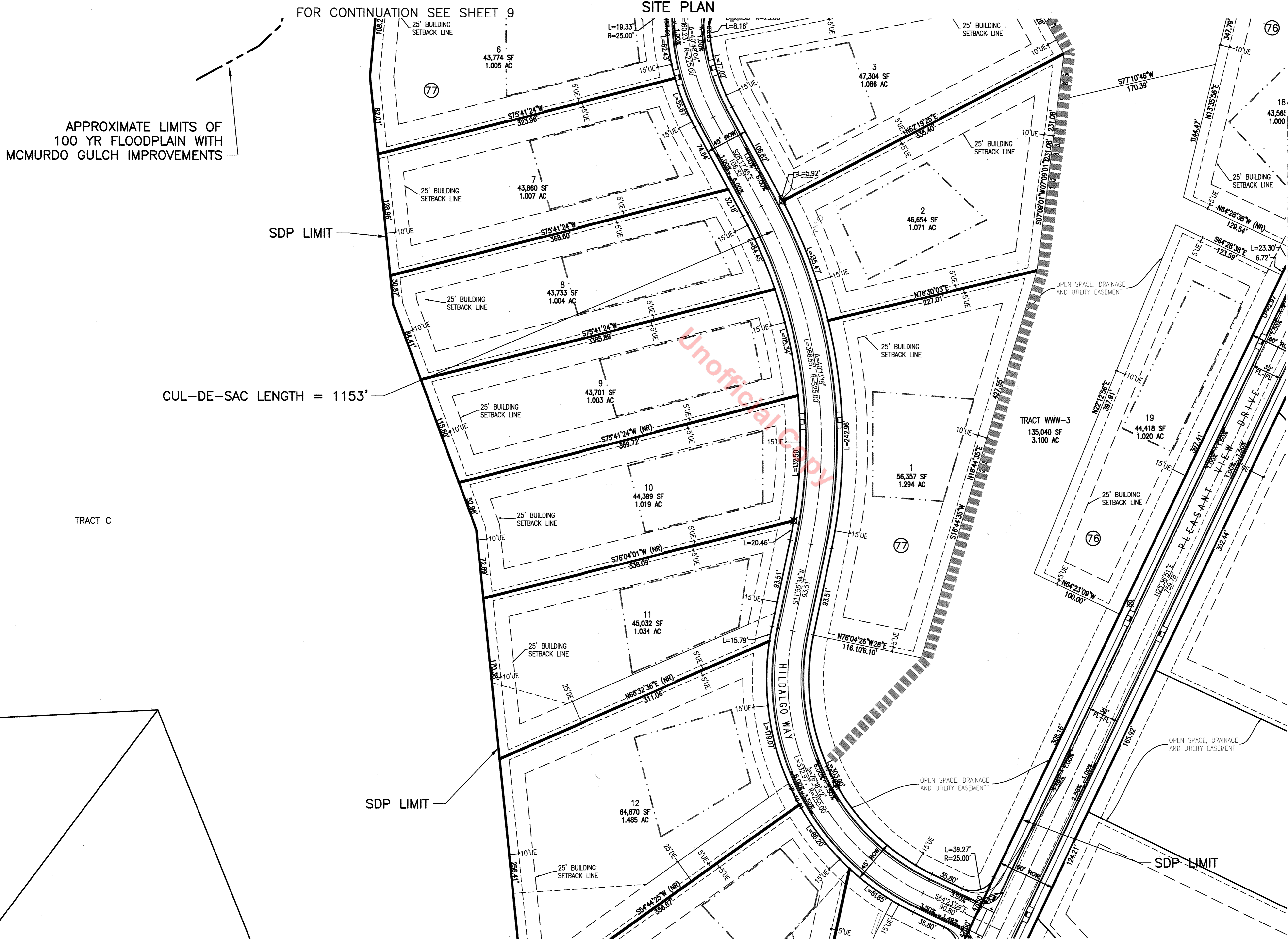
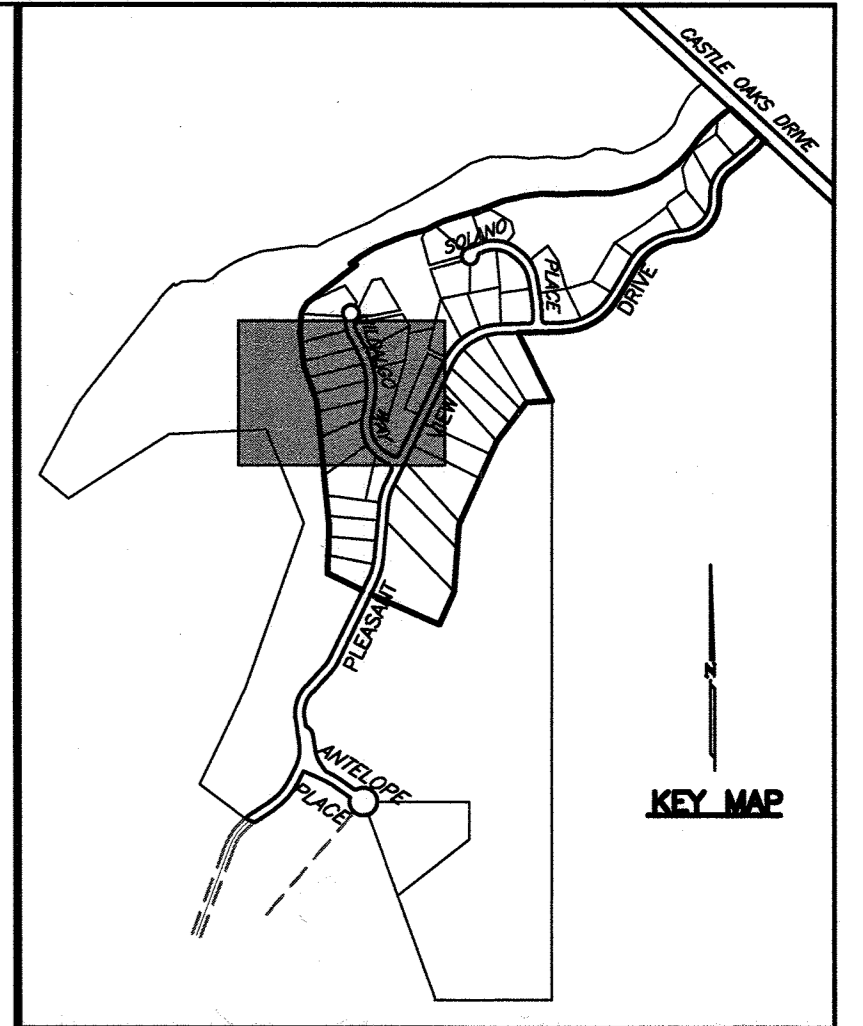
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LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

APPLICANT/DEVELOPER
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DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 9 OF 32

SITE DEVELOPMENT PLAN, AMENDMENT NO. 8 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

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FOR CONTINUATION SEE SHEET 9

SITE PLAN

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 7

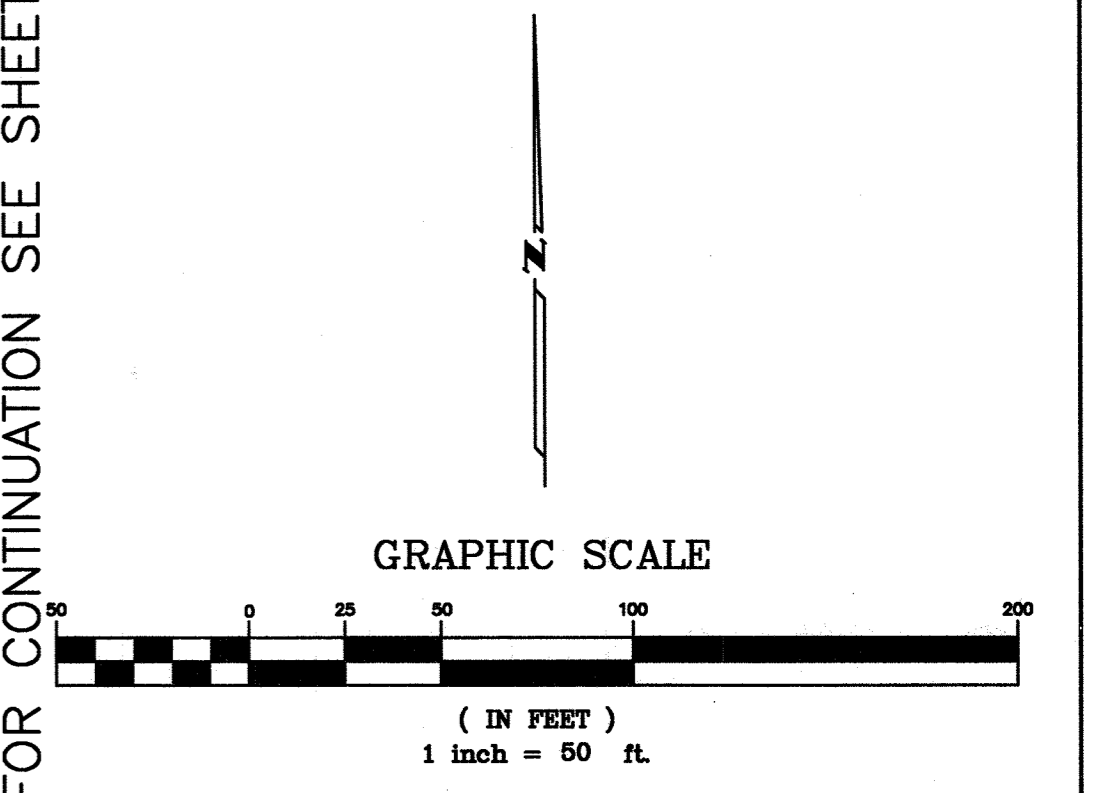
FOR CONTINUATION SEE SHEET 11

APPROXIMATE LIMITS OF 100 YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS

CUL-DE-SAC LENGTH = 1153'

- LEGEND**
- PROPOSED STREET LIGHT
 - SAFETY TRIANGLE
 - PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
 - MID-BLOCK RAMP
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DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 10 OF 32

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT-LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, THE NORTHWEST QUARTER OF SECTION 28 AND THE
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

FOR CONTINUATION SEE SHEET 10

SDP LIMIT

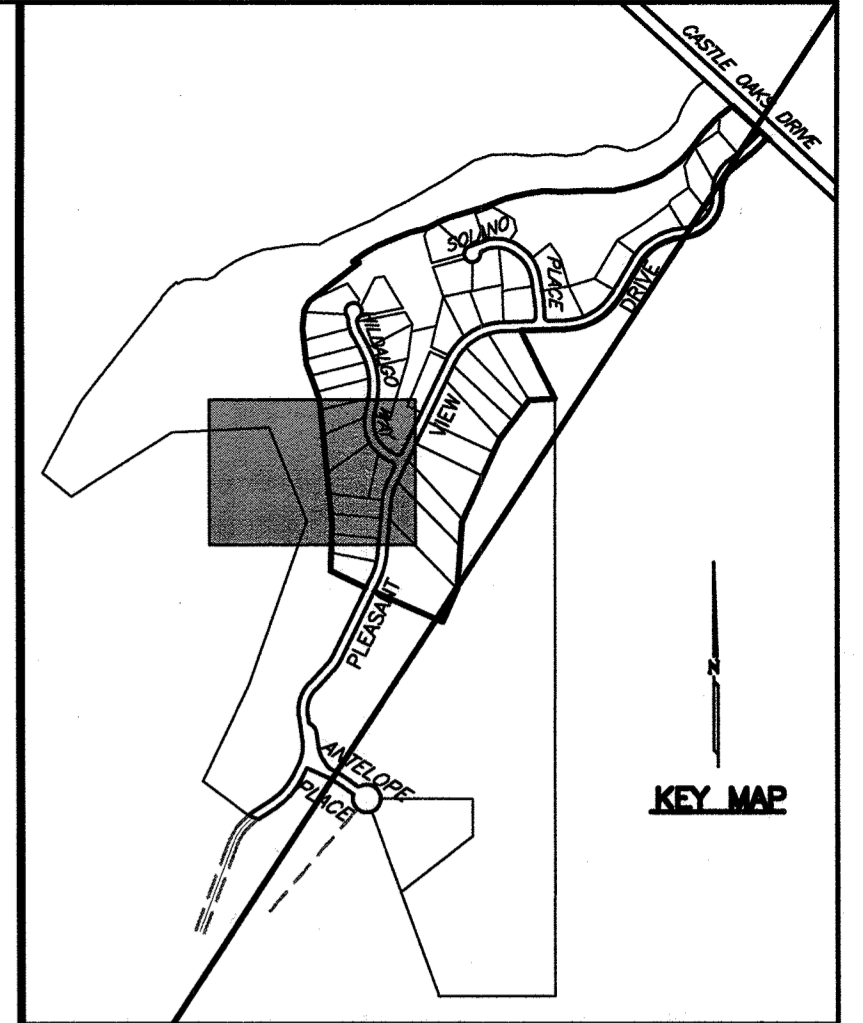
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CASTLE OAKS
(SF-R)
REC. NO. 1972150556

SDP LIMIT

FOR CONTINUATION SEE SHEET 12

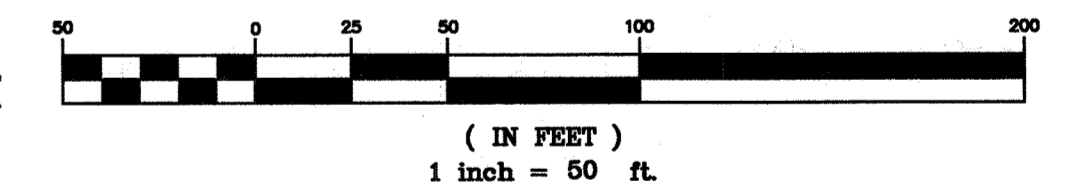


LEGEND

- PROPOSED STREET LIGHT
- SAFETY TRIANGLE
- PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
- MID-BLOCK RAMP
- APPROXIMATE LIMITS OF 100 YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS
- SIGHT TRIANGLE
- BLOCK NUMBER
- BUILDING ENVELOPE
- UE --- UTILITY EASEMENT DIMENSION

NOTE
DEVELOPMENT OF LOTS ARE RESTRICTED TO THE CONFINES OF THE BUILDING ENVELOPE, WHICH IS TO BE DESCRIBED AS TO SIZE AND DIMENSION ON THE PLAT.

GRAPHIC SCALE



NOTES

EMK EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMK.com
JOB NO. 11948.02

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

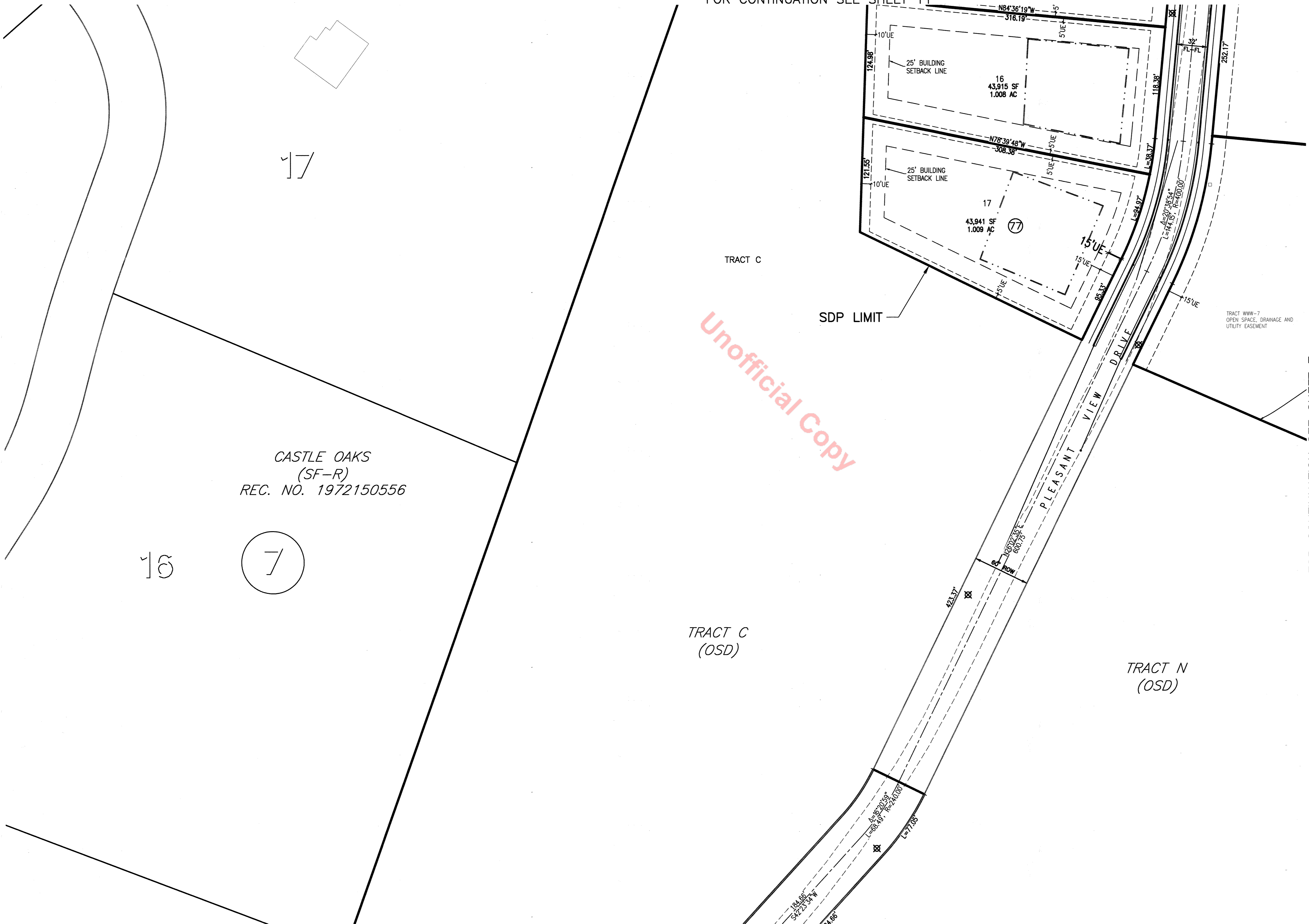
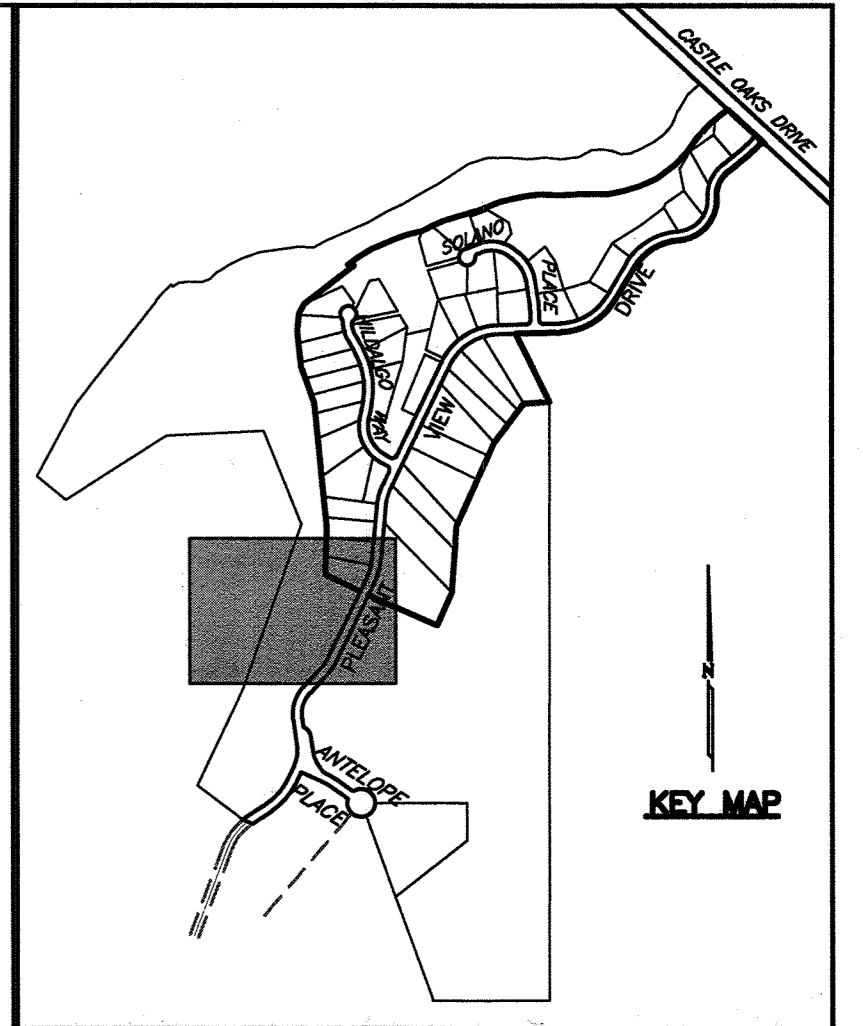
PROJECT NO. SDP21-0006 SHEET 11 OF 32

SITE DEVELOPMENT PLAN, AMENDMENT NO. 8 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, THE NORTHWEST QUARTER OF SECTION 28 AND THE
NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN

FOR CONTINUATION SEE SHEET 11

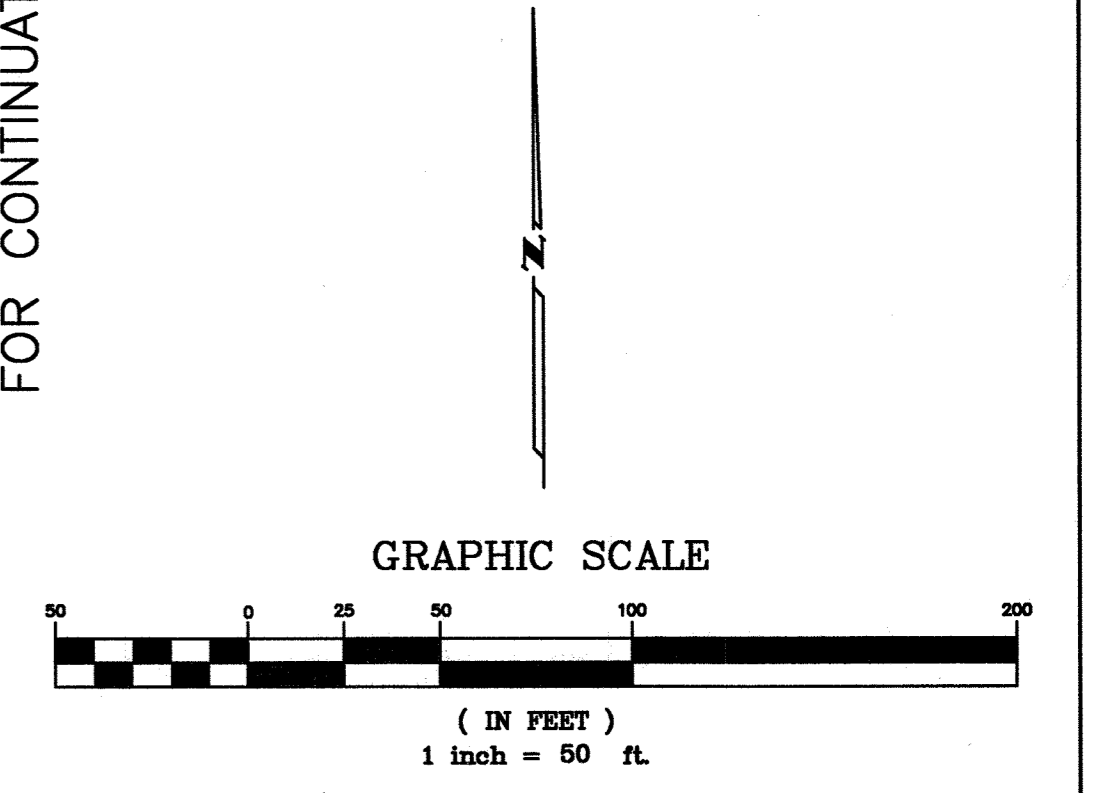


CASTLE OAKS
(SF-R)
REC. NO. 1972150556

Unofficial Copy

- LEGEND**
- PROPOSED STREET LIGHT
 - SAFETY TRIANGLE
 - PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
 - MID-BLOCK RAMP
 - APPROXIMATE LIMITS OF 100 YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS
 - SIGHT TRIANGLE
 - BLOCK NUMBER
 - BUILDING ENVELOPE
 - UTILITY EASEMENT DIMENSION

NOTE
DEVELOPMENT OF LOTS ARE RESTRICTED TO THE CONFINES OF THE BUILDING ENVELOPE, WHICH IS TO BE DESCRIBED AS TO SIZE AND DIMENSION ON THE PLAT.



NOTES

EMK EMK CONSULTANTS, INC.
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7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
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JOB NO. 11948.02

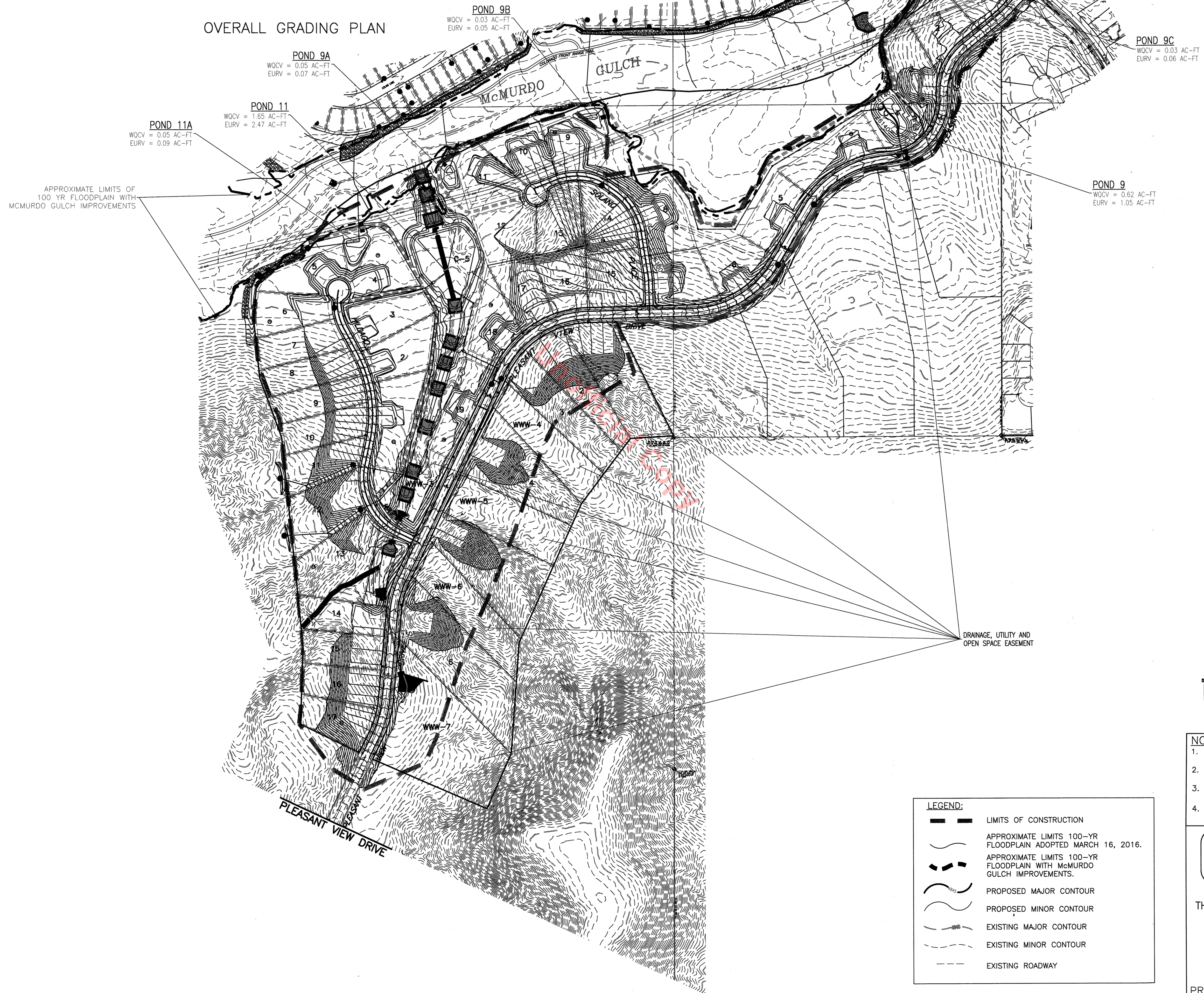
**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 12 OF 32

SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT—LIBERTY VILLAGE PORTION
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
 THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE
 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OVERALL GRADING PLAN



POND 9A
 WOCV = 0.05 AC-FT
 EURV = 0.07 AC-FT

POND 11
 WOCV = 1.65 AC-FT
 EURV = 2.47 AC-FT

POND 11A
 WOCV = 0.05 AC-FT
 EURV = 0.09 AC-FT

POND 9B
 WOCV = 0.03 AC-FT
 EURV = 0.05 AC-FT

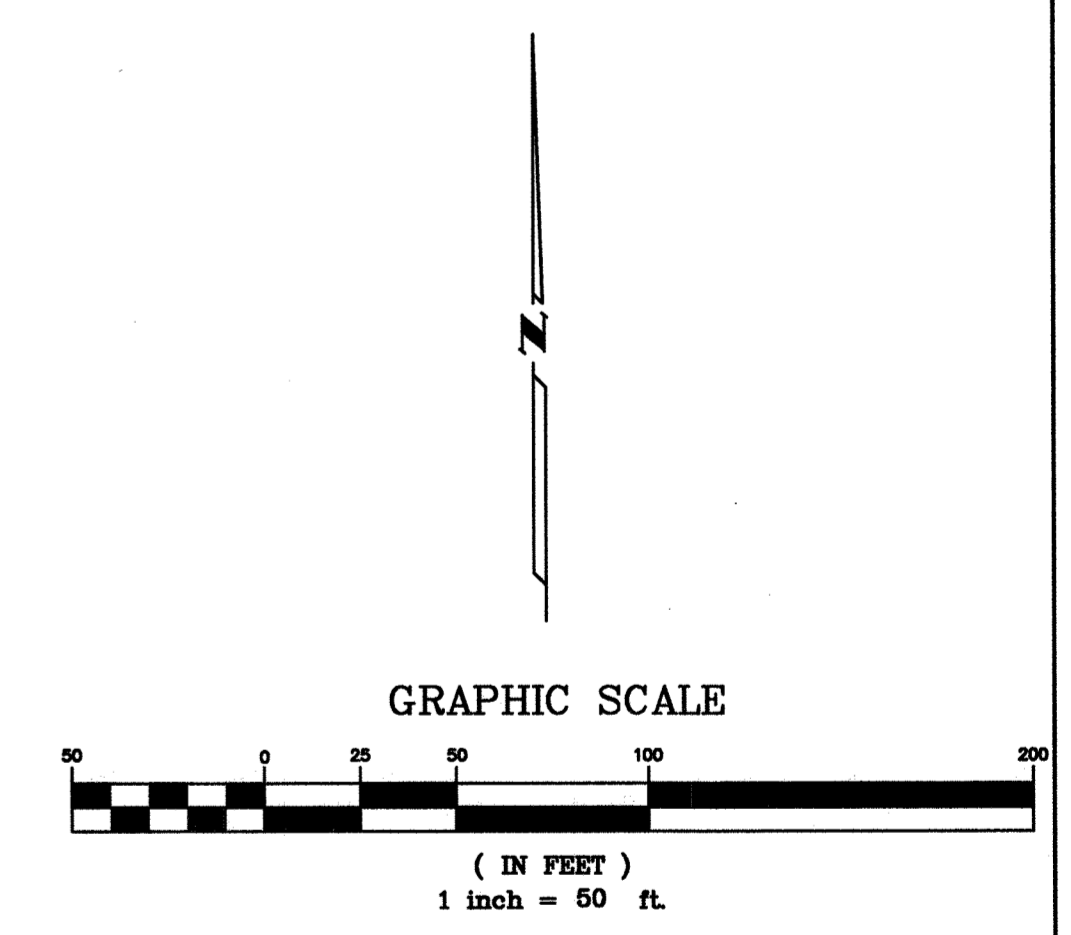
POND 9C
 WOCV = 0.03 AC-FT
 EURV = 0.06 AC-FT

POND 9
 WOCV = 0.62 AC-FT
 EURV = 1.05 AC-FT

APPROXIMATE LIMITS OF
 100 YR FLOODPLAIN WITH
 McMURDO GULCH IMPROVEMENTS

LEGEND:

	LIMITS OF CONSTRUCTION
	APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
	APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH McMURDO GULCH IMPROVEMENTS.
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ROADWAY



- NOTES:**
1. NO MATERIAL MAY BE IMPORTED OR EXPORTED WITHOUT AN APPROVED HAUL ROUTE.
 2. LOT DRAINAGE WILL BE CONTAINED IN SWALES ADJACENT TO THE BUILDING ENVELOPE.
 3. FINISHED FLOOR SHALL BE A MINIMUM OF 2 FEET ABOVE ADJACENT FLOODPLAIN BOUNDARY.
 4. GRADE WITHIN 15' UTILITY EASEMENT MAY NOT EXCEED 5:1.

EMK

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 LAND DEVELOPMENT
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7008 SOUTH ALTON WAY, BLDG. F
 CENTENNIAL, COLORADO 80112-2019
 (303)694-1520 www.EMKC.com
 JOB NO. 11948.02

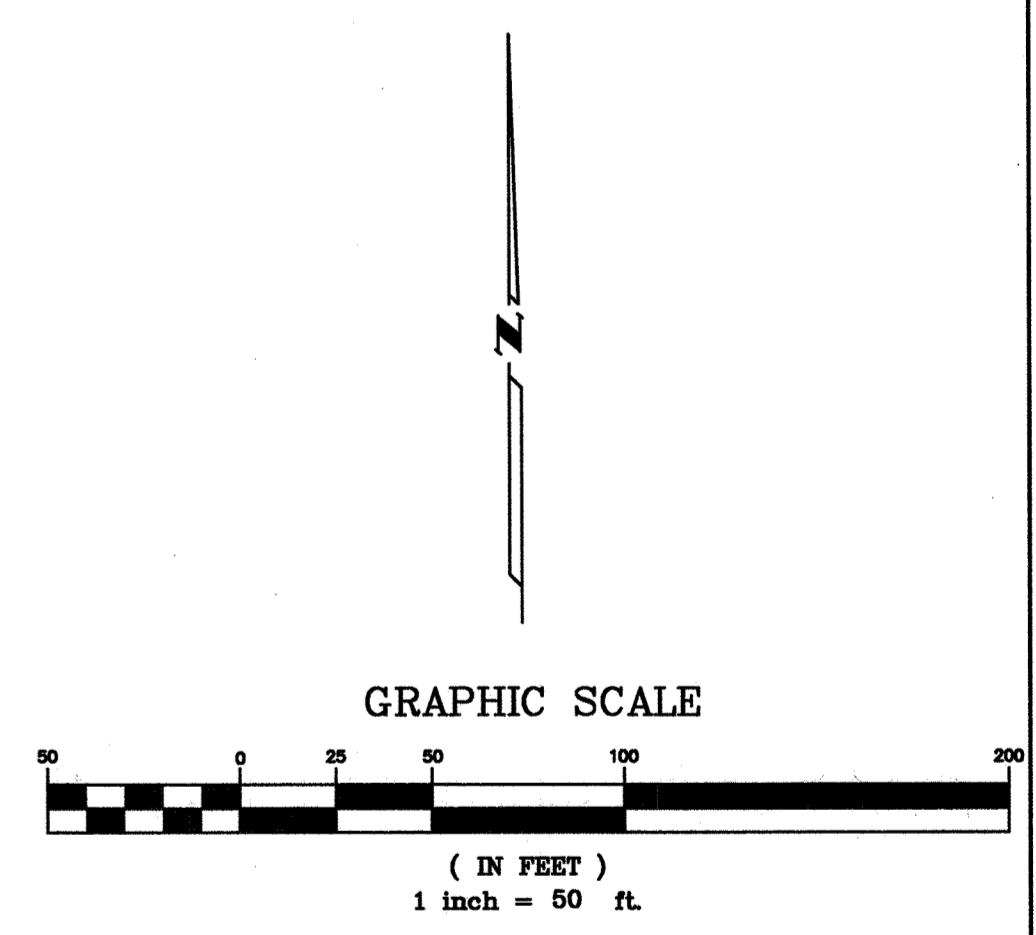
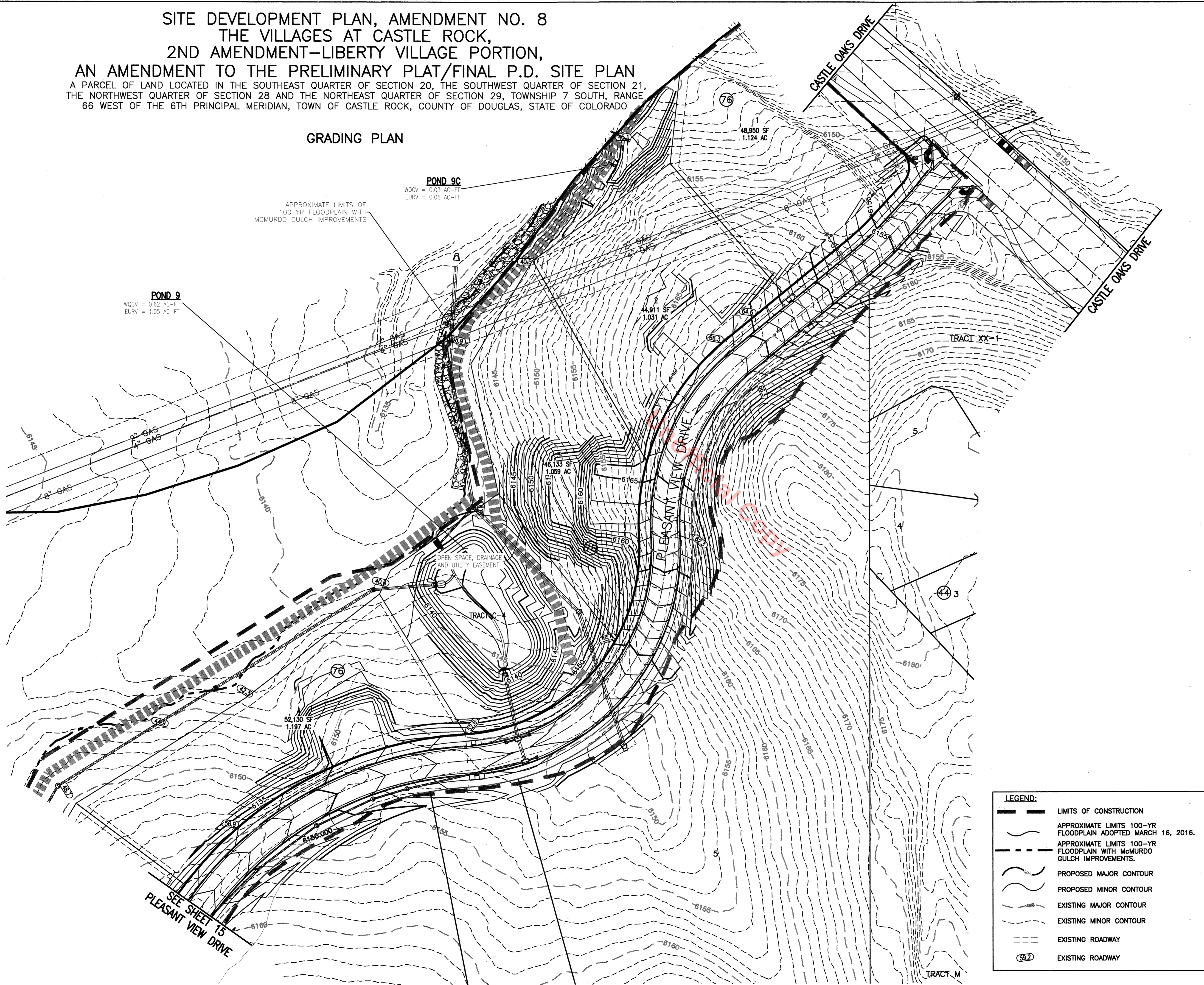
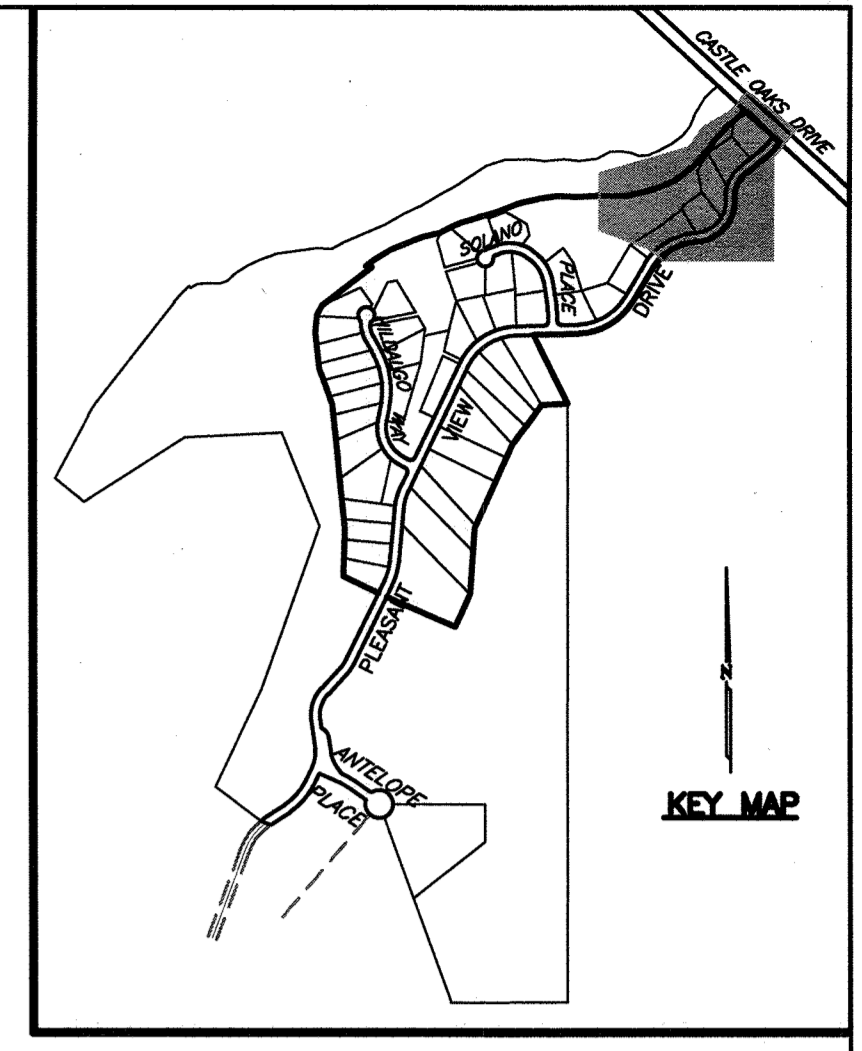
**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
 LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
 4350 S. MONACO STREET
 DENVER, COLORADO 80237
 ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 13 OF 32

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION,
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE
66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING PLAN



LEGEND:

	LIMITS OF CONSTRUCTION
	APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
	APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS.
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ROADWAY
	EXISTING ROADWAY

- NOTES:**
1. NO MATERIAL MAY BE IMPORTED OR EXPORTED WITHOUT AN APPROVED HAUL ROUTE.
 2. LOT DRAINAGE WILL BE CONTAINED IN SWALES ADJACENT TO THE BUILDING ENVELOPE.
 3. FINISHED FLOOR SHALL BE A MINIMUM OF 2 FEET ABOVE ADJACENT FLOODPLAIN BOUNDARY.
 4. GRADE WITHIN 15' UTILITY EASEMENT MAY NOT EXCEED 5:1.

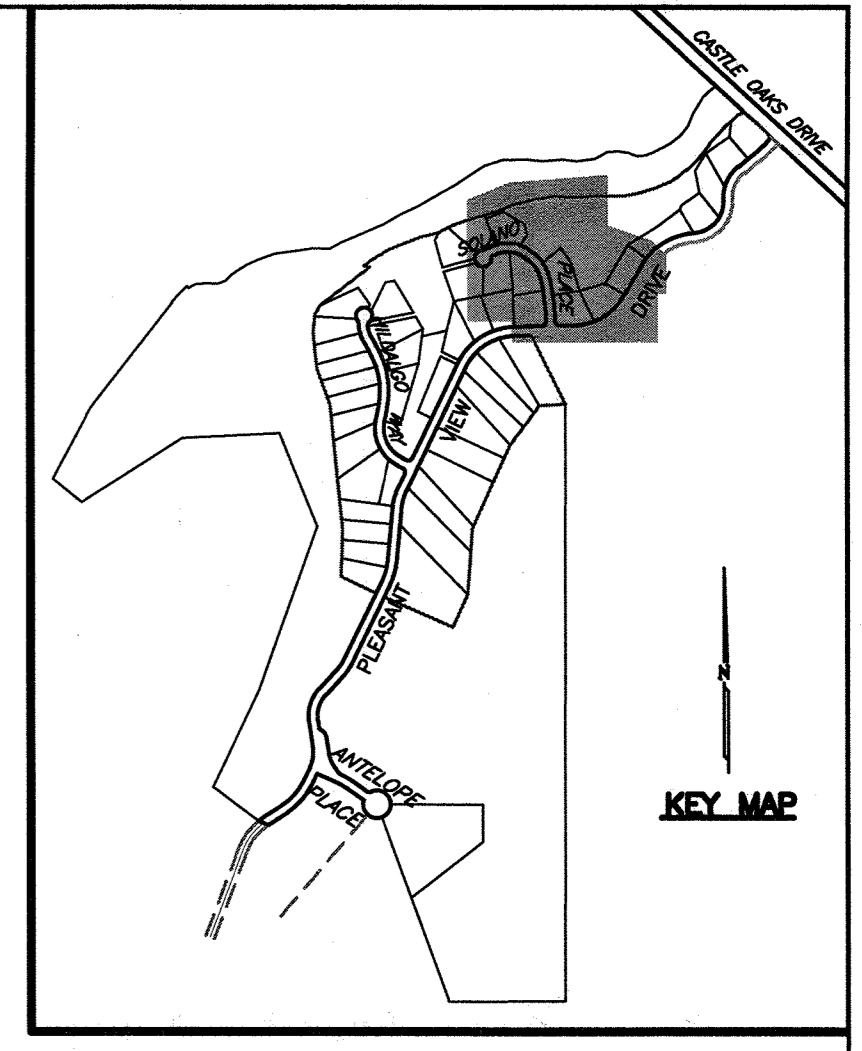
EMK EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520 www.EMK.com
JOB NO. 11948.02

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

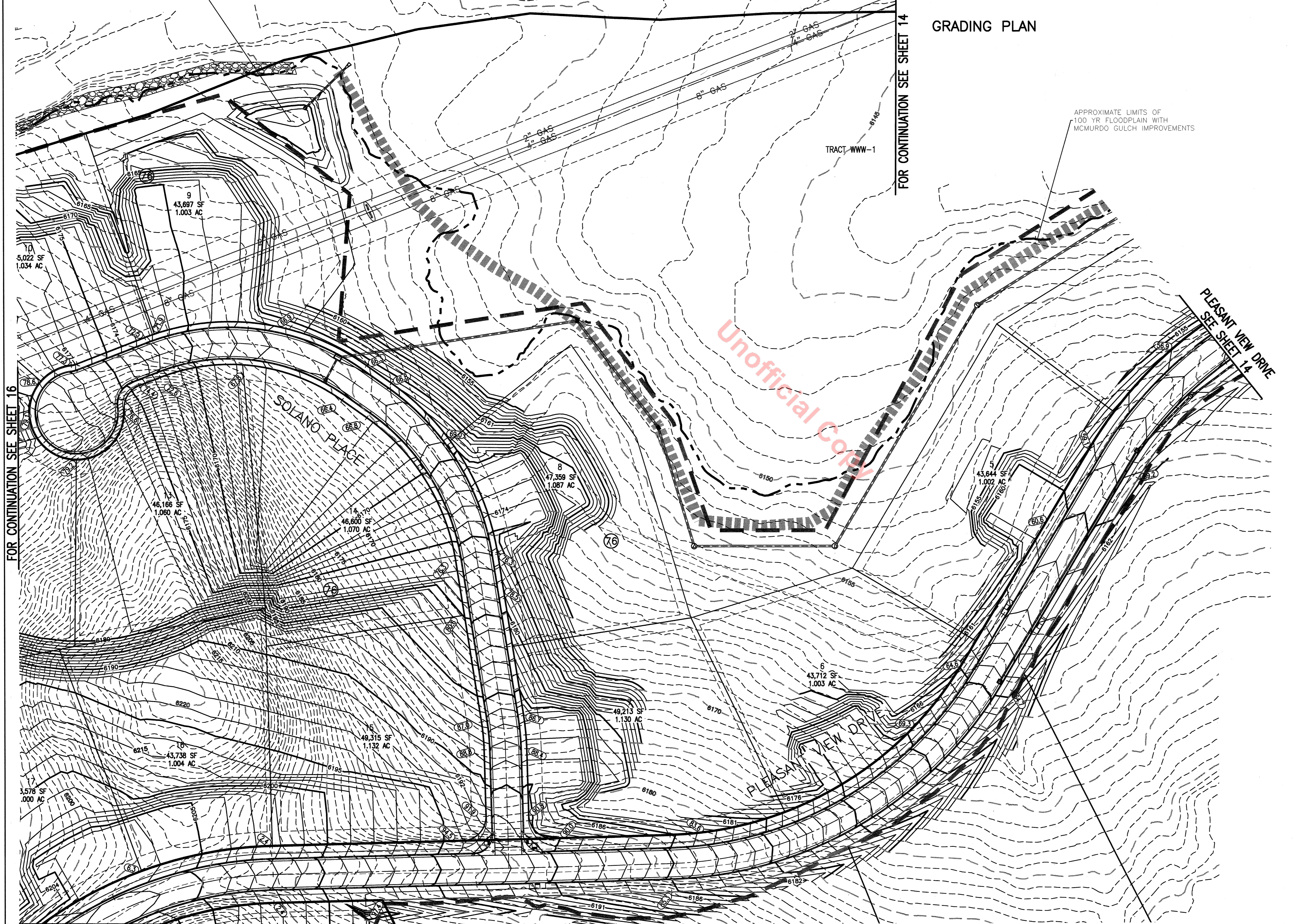
APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 14 OF 32

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE
66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



GRADING PLAN



POND 9B
WOCV = 0.03 AC-FT
EURV = 0.05 AC-FT

FOR CONTINUATION SEE SHEET 14

APPROXIMATE LIMITS OF
100-YR FLOODPLAIN WITH
MCMURDO GULCH IMPROVEMENTS

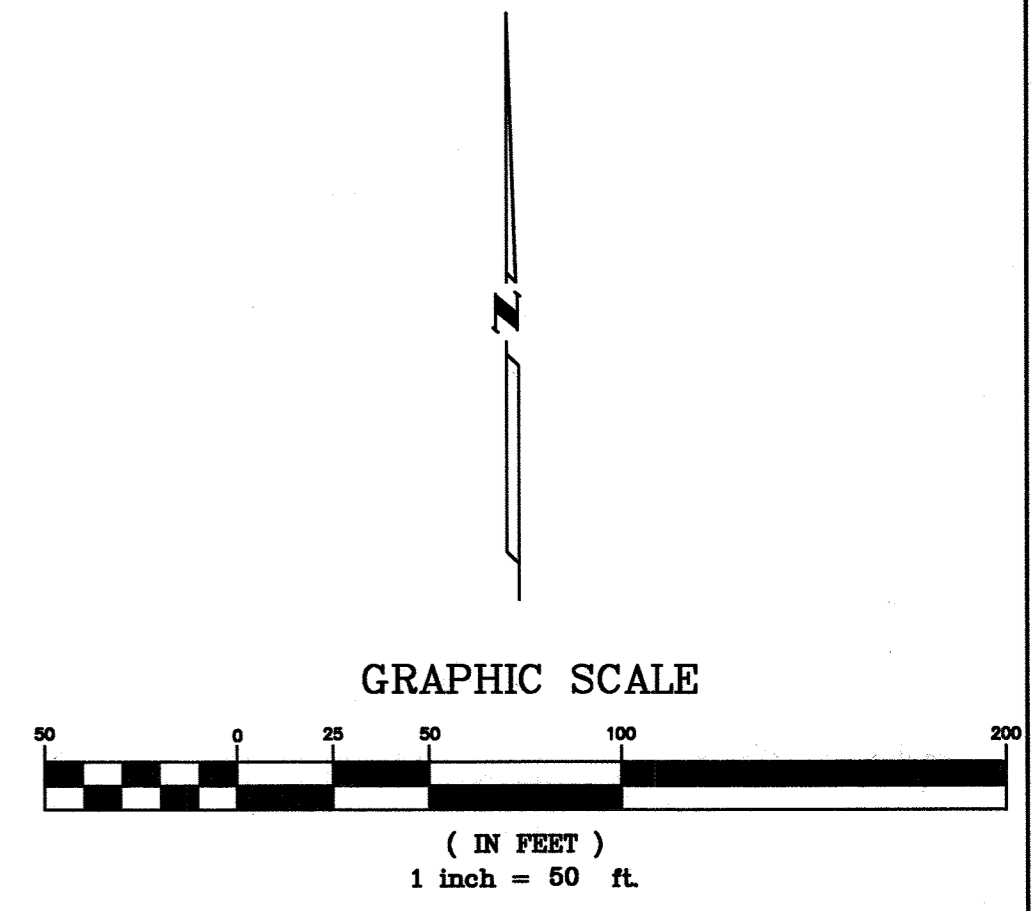
PLEASANT VIEW DRIVE
SEE SHEET 14

FOR CONTINUATION SEE SHEET 16

Unofficial Copy

LEGEND:

	LIMITS OF CONSTRUCTION
	APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
	APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS.
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ROADWAY
	EXISTING ROADWAY



- NOTES:**
- NO MATERIAL MAY BE IMPORTED OR EXPORTED WITHOUT AN APPROVED HAUL ROUTE.
 - LOT DRAINAGE WILL BE CONTAINED IN SWALES ADJACENT TO THE BUILDING ENVELOPE.
 - FINISHED FLOOR SHALL BE A MINIMUM OF 2 FEET ABOVE ADJACENT FLOODPLAIN BOUNDARY.
 - GRADE WITHIN 15' UTILITY EASEMENT MAY NOT EXCEED 5:1.

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ENGINEERING & SURVEYING
7008 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
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JOB NO. 11948.02

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

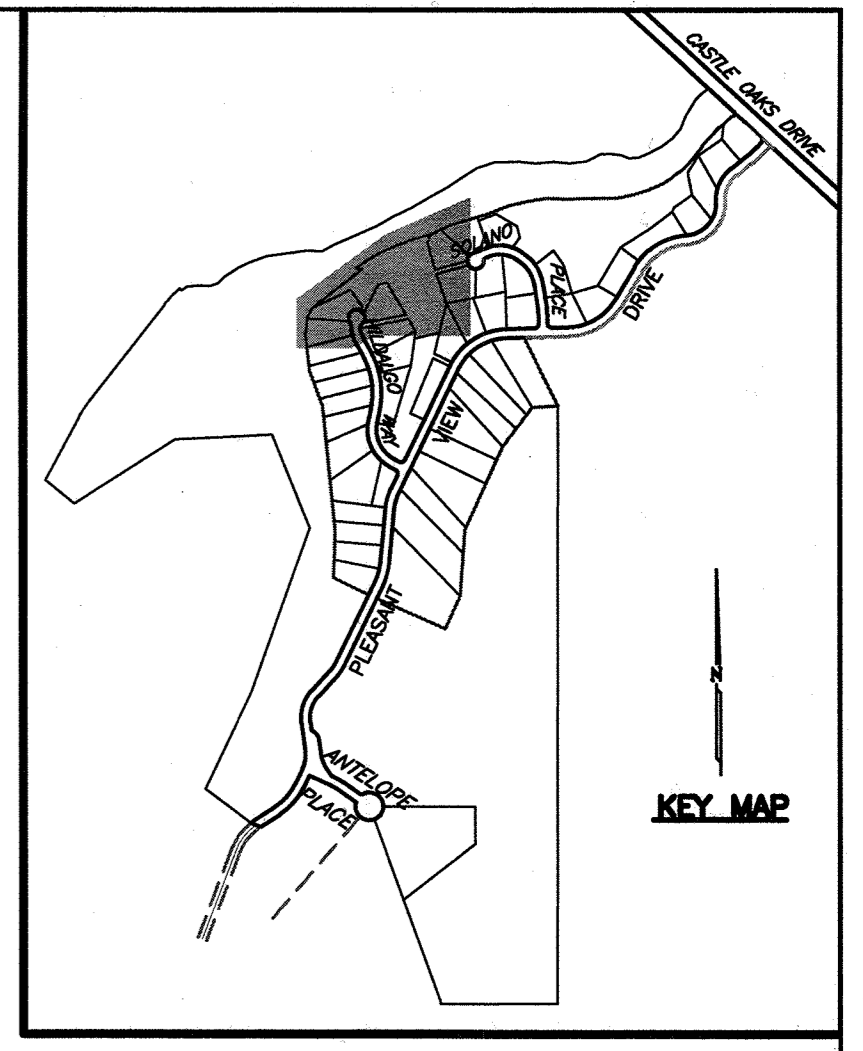
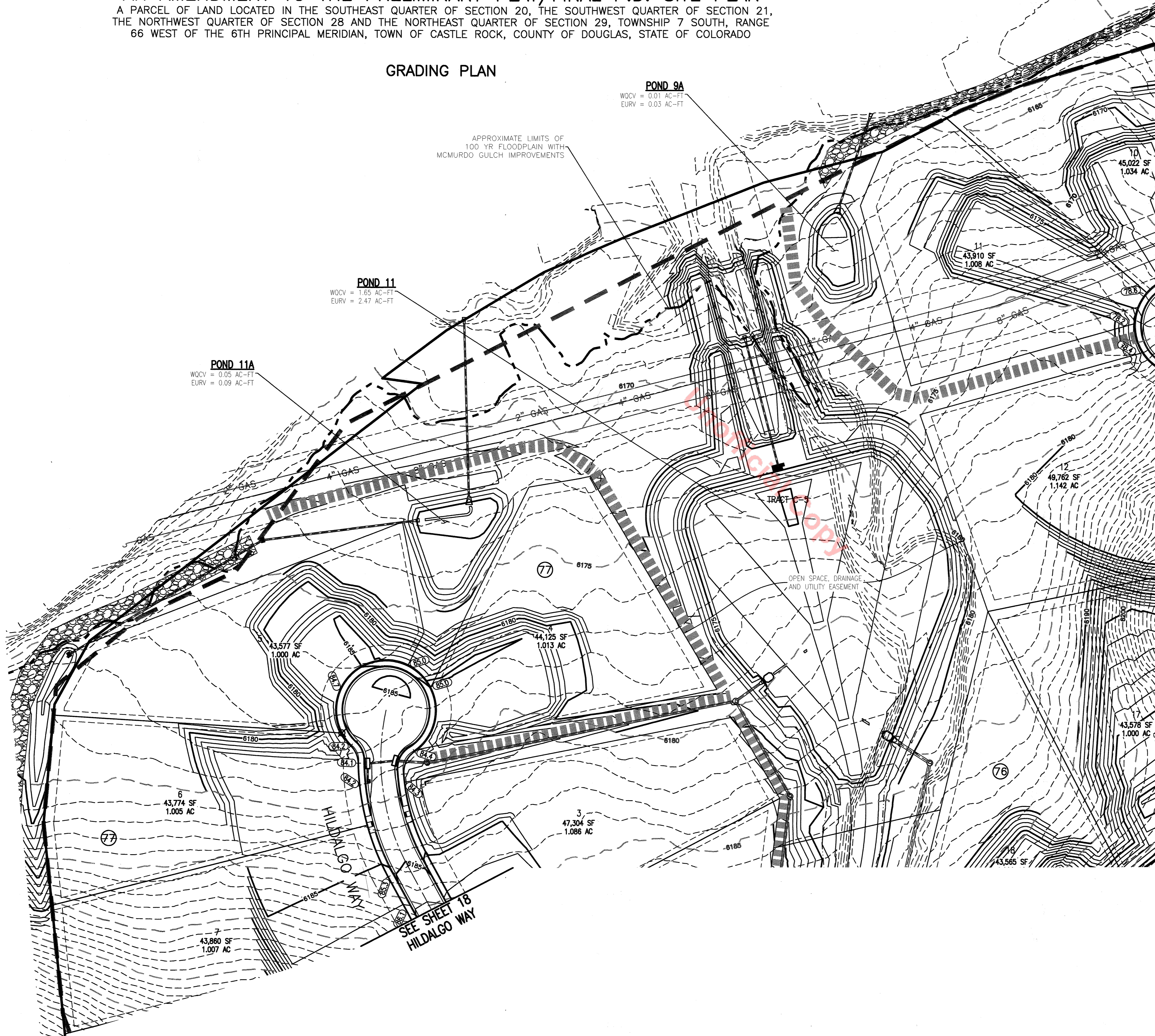
APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDp21-0006 SHEET 15 OF 32

SEE SHEET 18
PLEASANT VIEW DRIVE

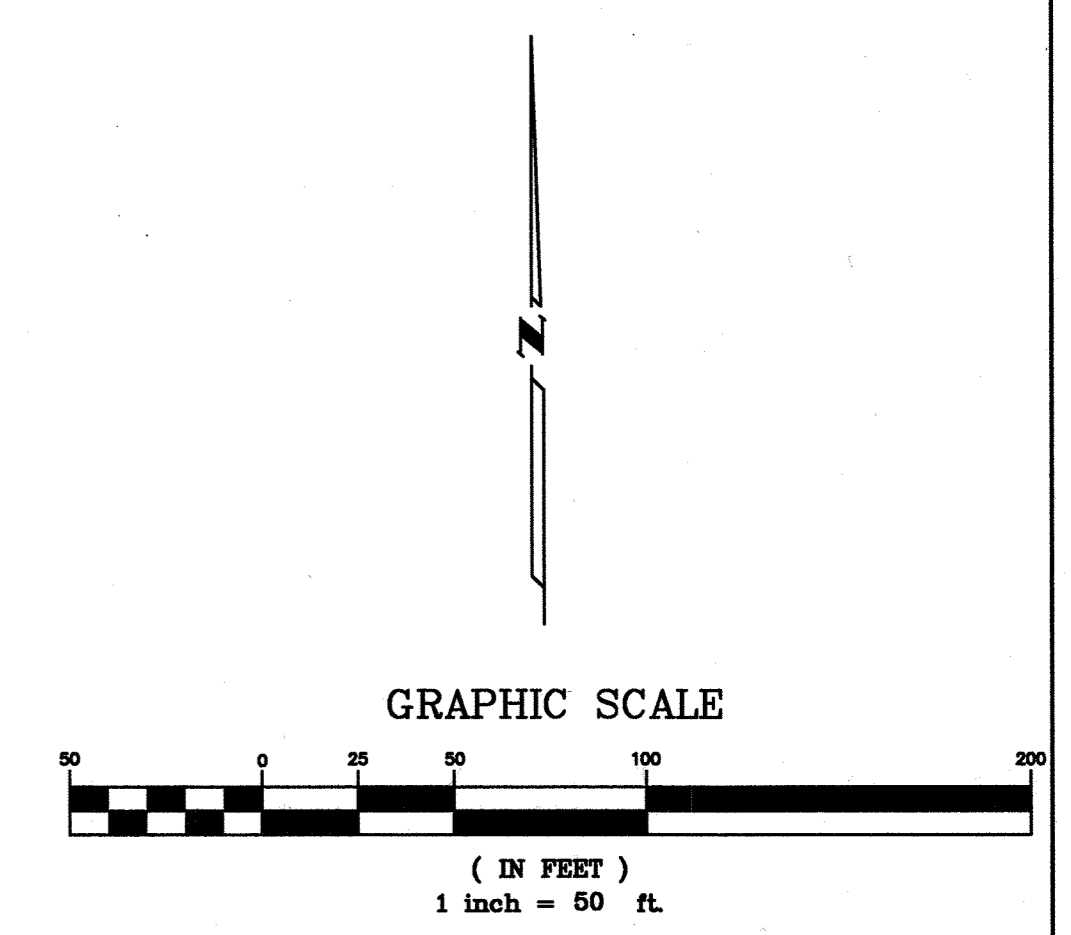
**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE
66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING PLAN



LEGEND:

	LIMITS OF CONSTRUCTION
	APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
	APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH McMURDO GULCH IMPROVEMENTS.
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ROADWAY
	EXISTING ROADWAY



- NOTES:**
1. NO MATERIAL MAY BE IMPORTED OR EXPORTED WITHOUT AN APPROVED HAUL ROUTE.
 2. LOT DRAINAGE WILL BE CONTAINED IN SWALES ADJACENT TO THE BUILDING ENVELOPE.
 3. FINISHED FLOOR SHALL BE A MINIMUM OF 2 FEET ABOVE ADJACENT FLOODPLAIN BOUNDARY.
 4. GRADE WITHIN 15' UTILITY EASEMENT MAY NOT EXCEED 5:1.

EMK EMK CONSULTANTS, INC.
LAND DEVELOPMENT
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7006 SOUTH ALTON WAY, BLDG. F
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(303)894-1520 www.EMKC.com
JOB NO. 11948.02

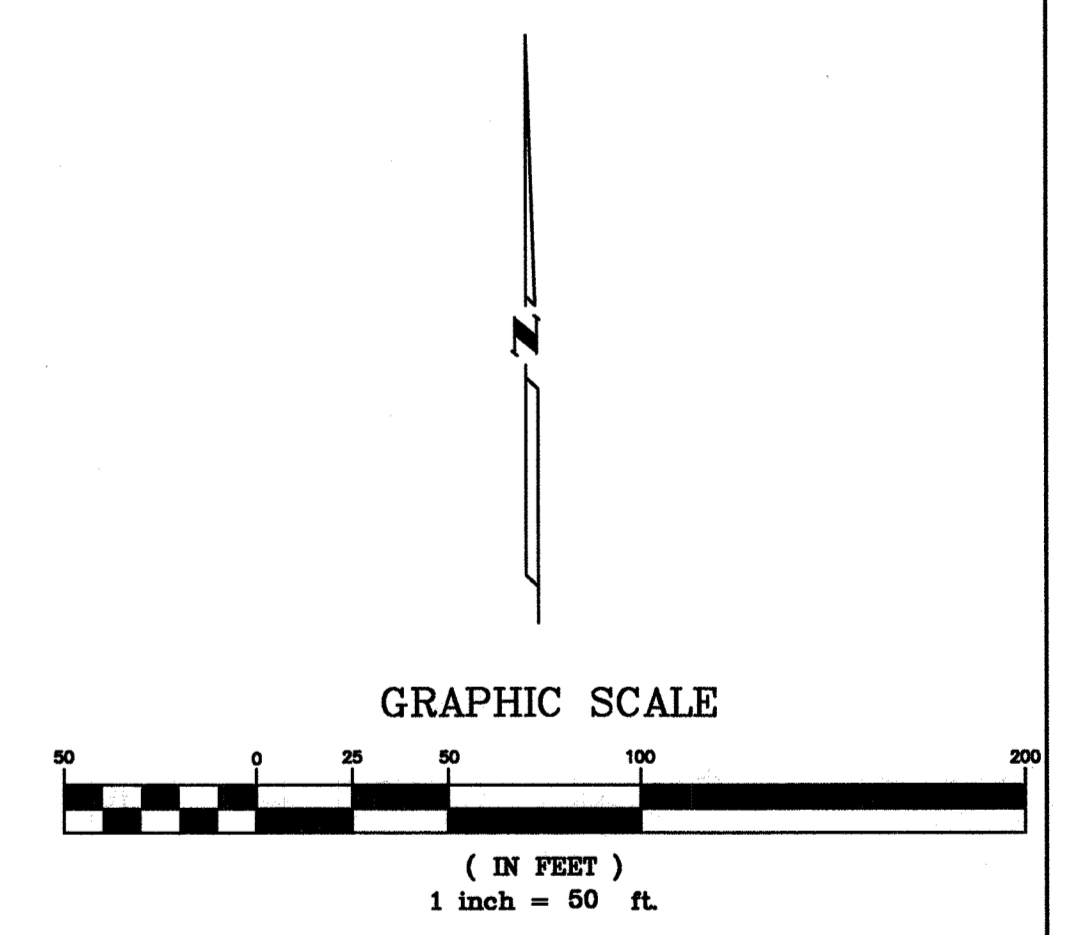
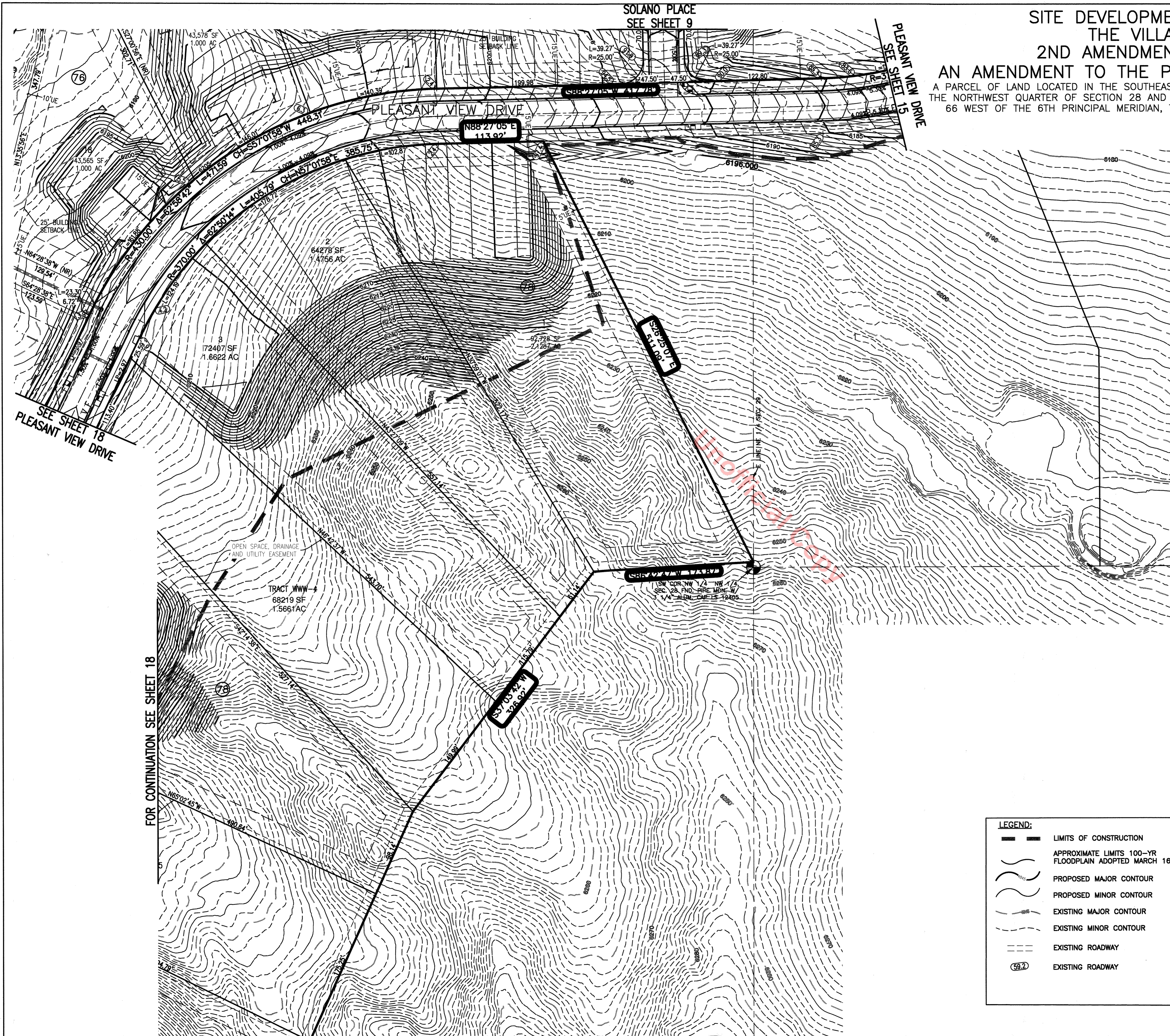
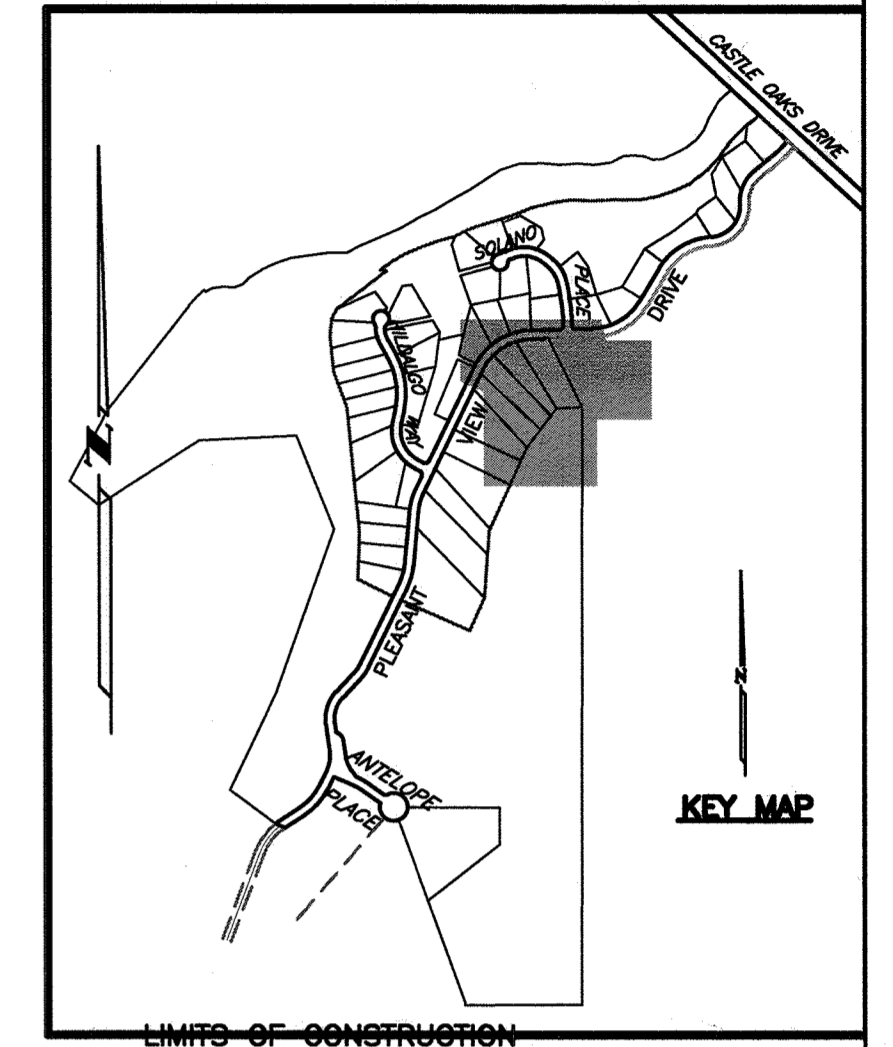
**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 16 OF 32

**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT-LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN**
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE
66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING PLAN



LEGEND:

	LIMITS OF CONSTRUCTION
	APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ROADWAY
	EXISTING ROADWAY

- NOTES:**
- NO MATERIAL MAY BE IMPORTED OR EXPORTED WITHOUT AN APPROVED HAUL ROUTE.
 - LOT DRAINAGE WILL BE CONTAINED IN SWALES ADJACENT TO THE BUILDING ENVELOPE.
 - FINISHED FLOOR SHALL BE A MINIMUM OF 2 FEET ABOVE ADJACENT FLOODPLAIN BOUNDARY.
 - GRADE WITHIN 15' UTILITY EASEMENT MAY NOT EXCEED 5:1.

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CENTENNIAL, COLORADO 80112-2019
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JOB NO. 11948.02

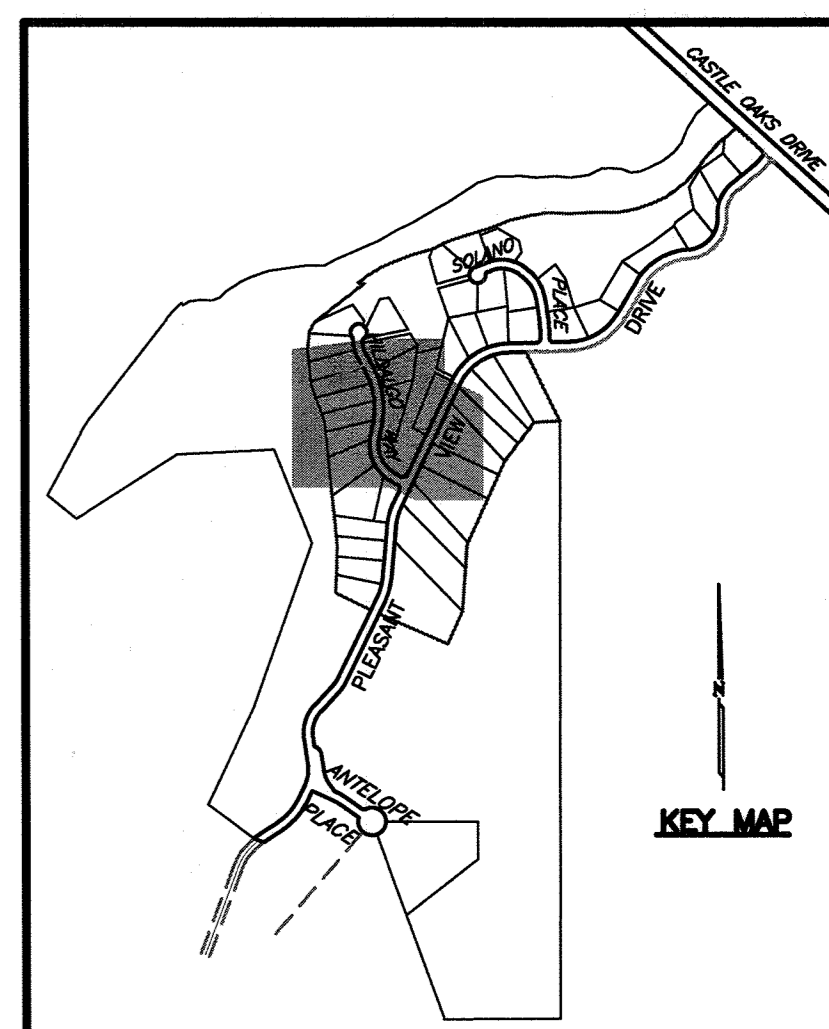
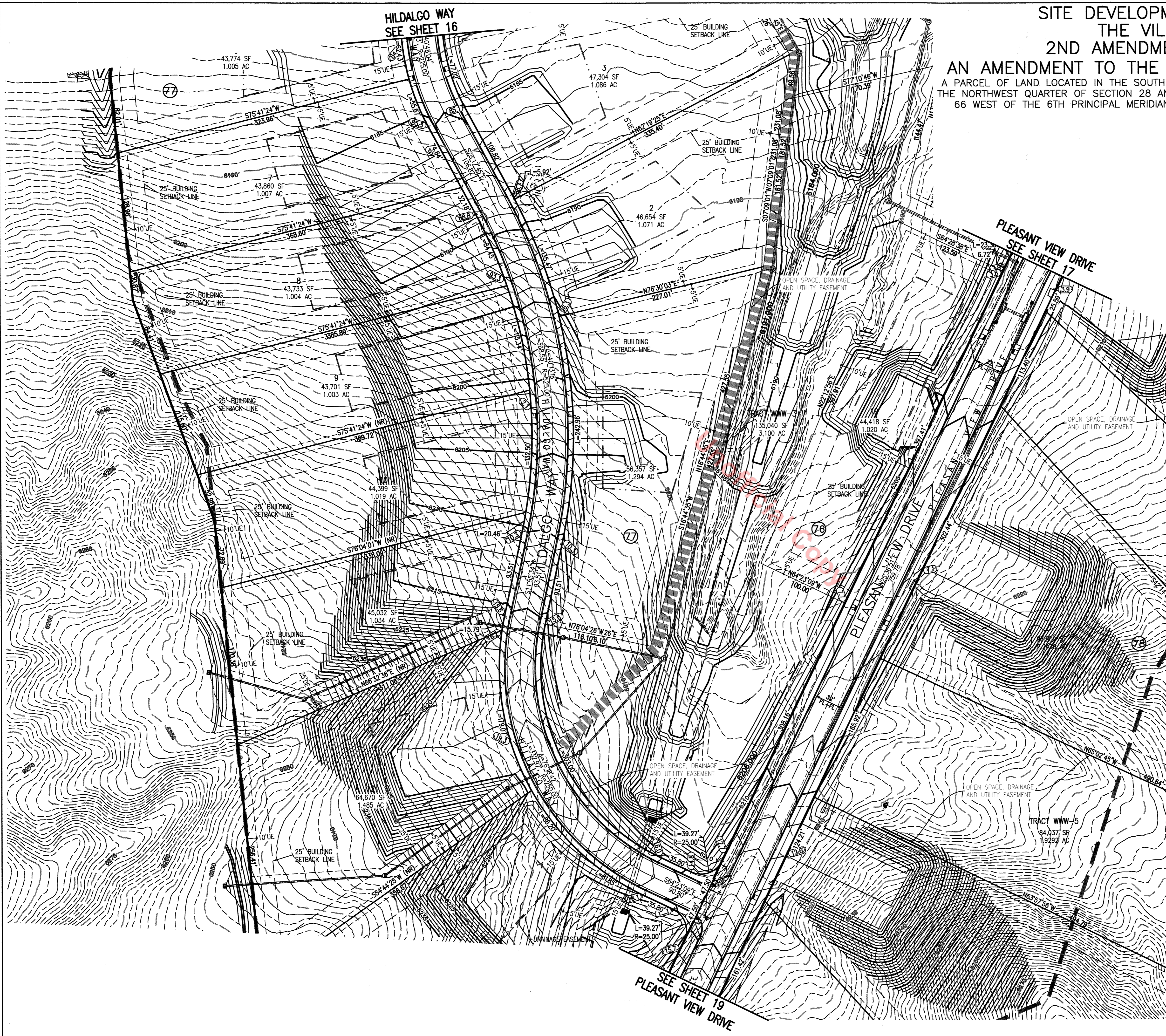
**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 17 OF 32

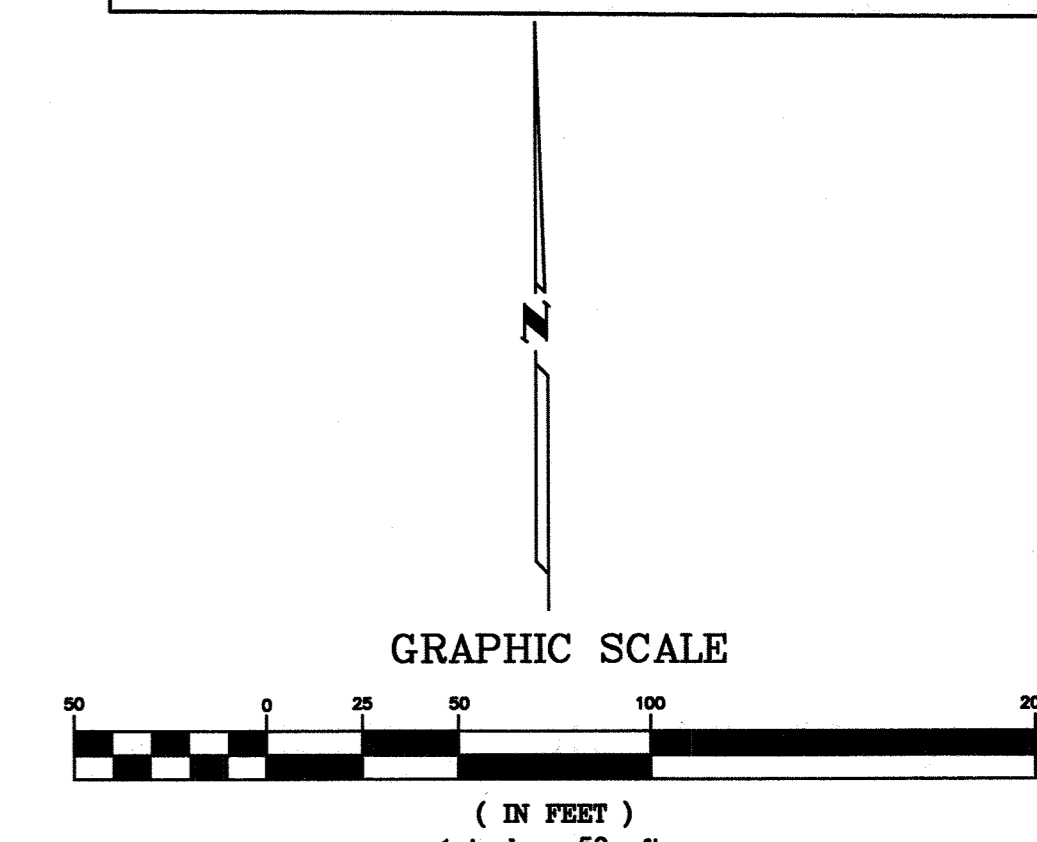
SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT-LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
 THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE
 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING PLAN



LEGEND:

	LIMITS OF CONSTRUCTION
	APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
	APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH MCMURDO GULCH IMPROVEMENTS.
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ROADWAY
	EXISTING ROADWAY



- NOTES:**
- NO MATERIAL MAY BE IMPORTED OR EXPORTED WITHOUT AN APPROVED HAUL ROUTE.
 - LOT DRAINAGE WILL BE CONTAINED IN SWALES ADJACENT TO THE BUILDING ENVELOPE.
 - FINISHED FLOOR SHALL BE A MINIMUM OF 2 FEET ABOVE ADJACENT FLOODPLAIN BOUNDARY.
 - GRADE WITHIN 15' UTILITY EASEMENT MAY NOT EXCEED 5:1.

EMK EMK CONSULTANTS, INC.
 LAND DEVELOPMENT
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 CENTENNIAL, COLORADO 80112-2019
 (303)694-1520 www.EMK.com
 JOB NO. 11948.02

SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION
 DATE PREPARED: 2023-10-12

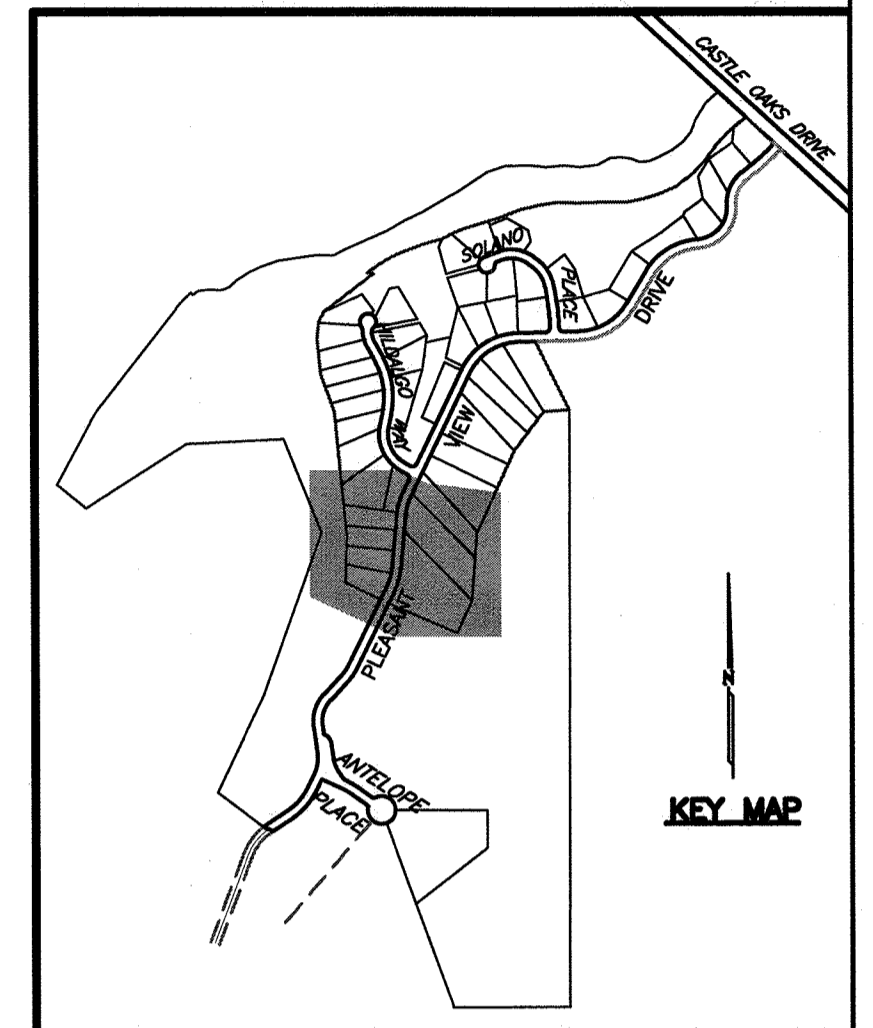
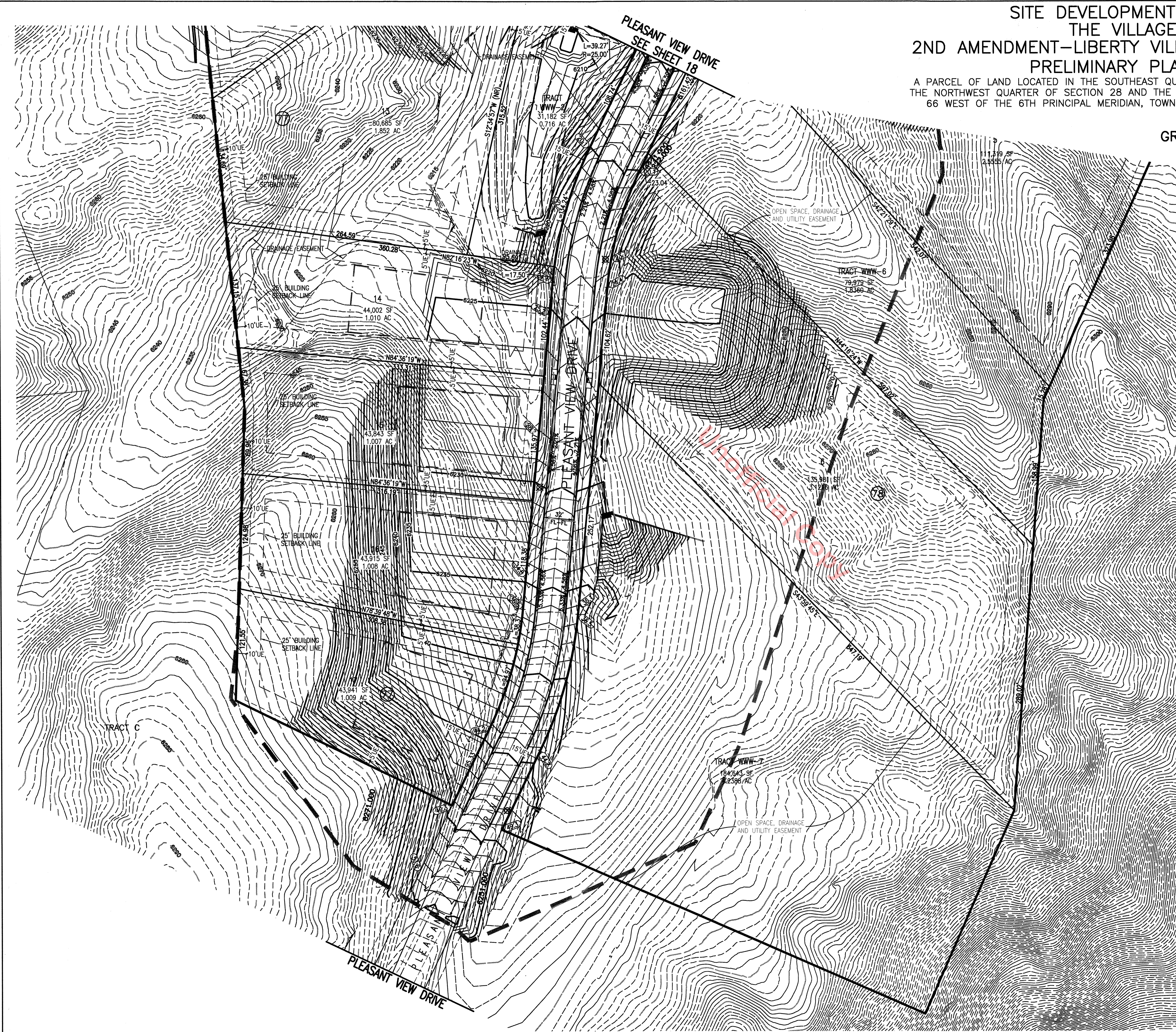
APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
 4350 S. MONACO STREET
 DENVER, COLORADO 80237
 ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 18 OF 32

SITE DEVELOPMENT PLAN, AMENDMENT NO. 8 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

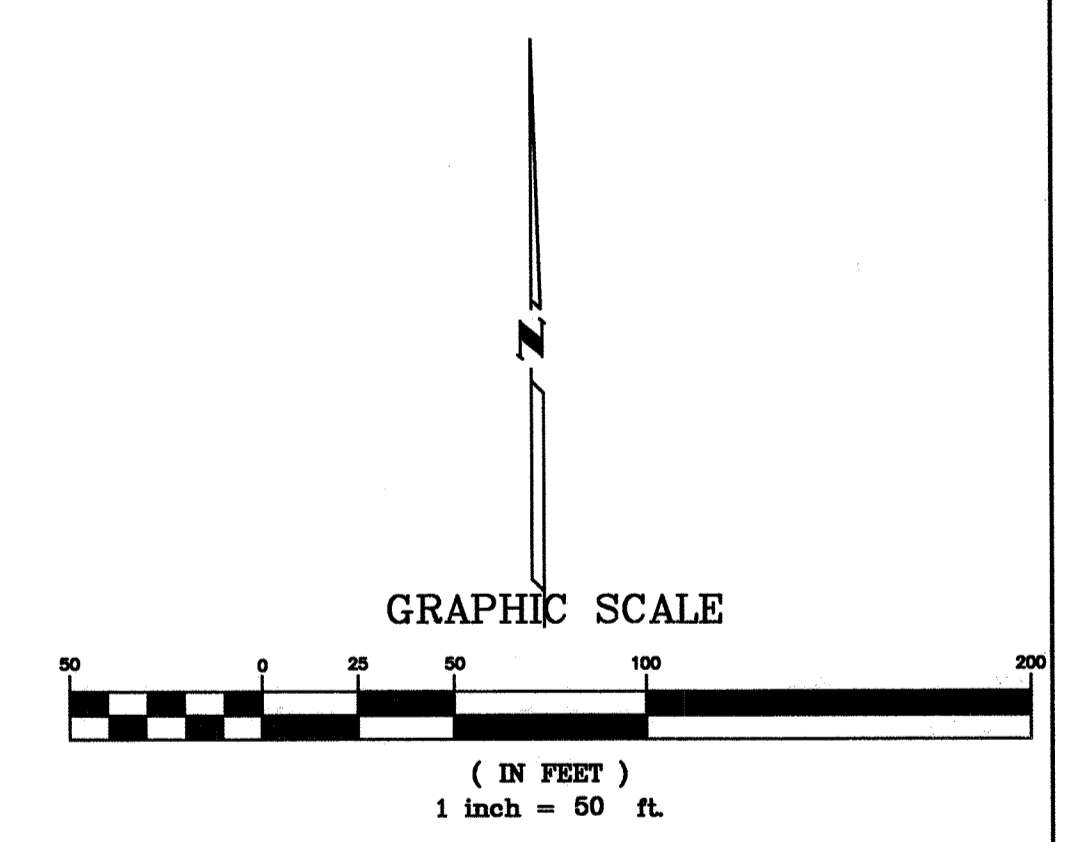
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE
66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GRADING PLAN



LEGEND:

	LIMITS OF CONSTRUCTION
	APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
	APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH McMURDO GULCH IMPROVEMENTS.
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING ROADWAY
	EXISTING ROADWAY



- NOTES:**
- NO MATERIAL MAY BE IMPORTED OR EXPORTED WITHOUT AN APPROVED HAUL ROUTE.
 - LOT DRAINAGE WILL BE CONTAINED IN SWALES ADJACENT TO THE BUILDING ENVELOPE.
 - FINISHED FLOOR SHALL BE A MINIMUM OF 2 FEET ABOVE ADJACENT FLOODPLAIN BOUNDARY.
 - GRADE WITHIN 15' UTILITY EASEMENT MAY NOT EXCEED 5:1.

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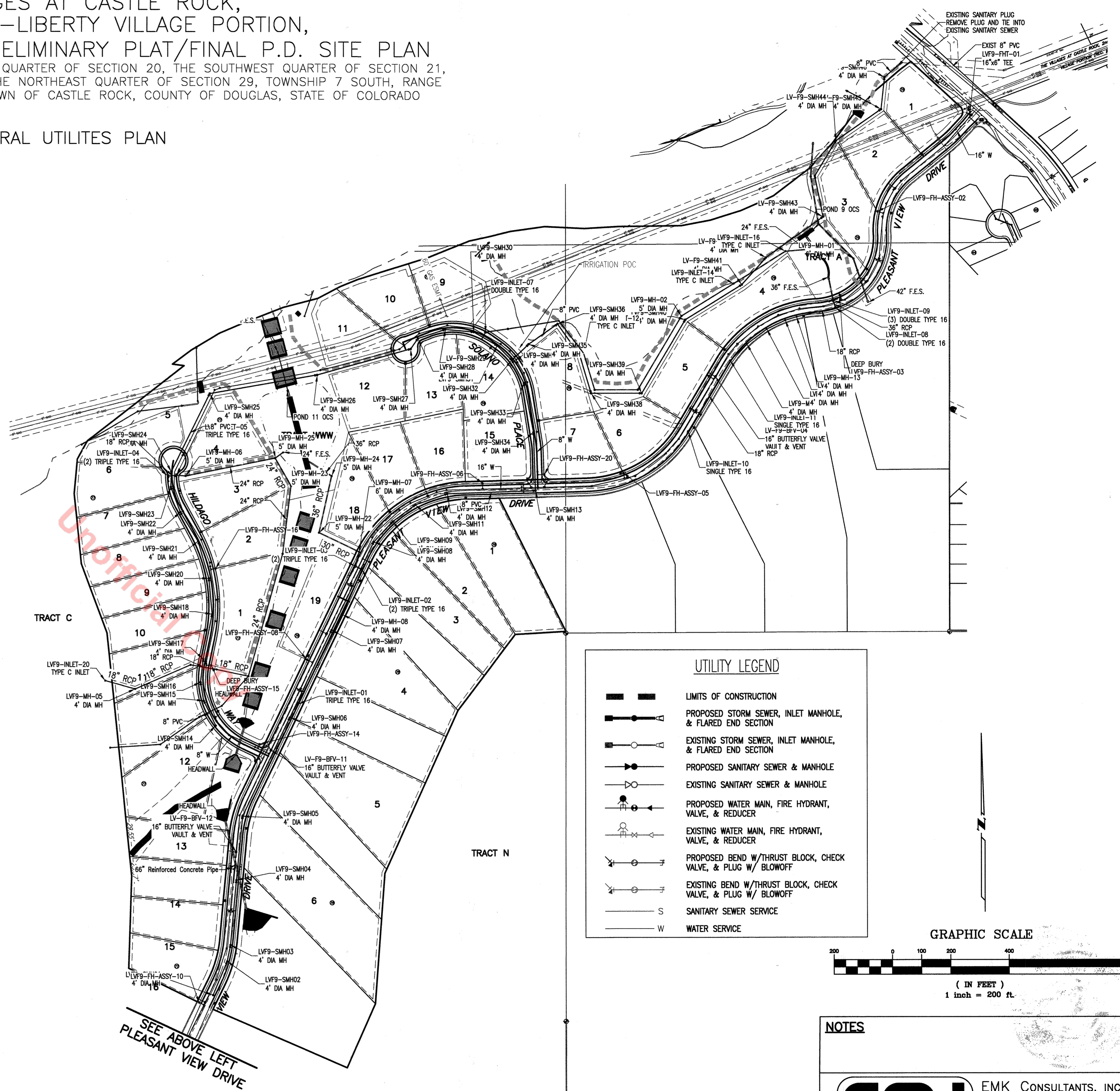
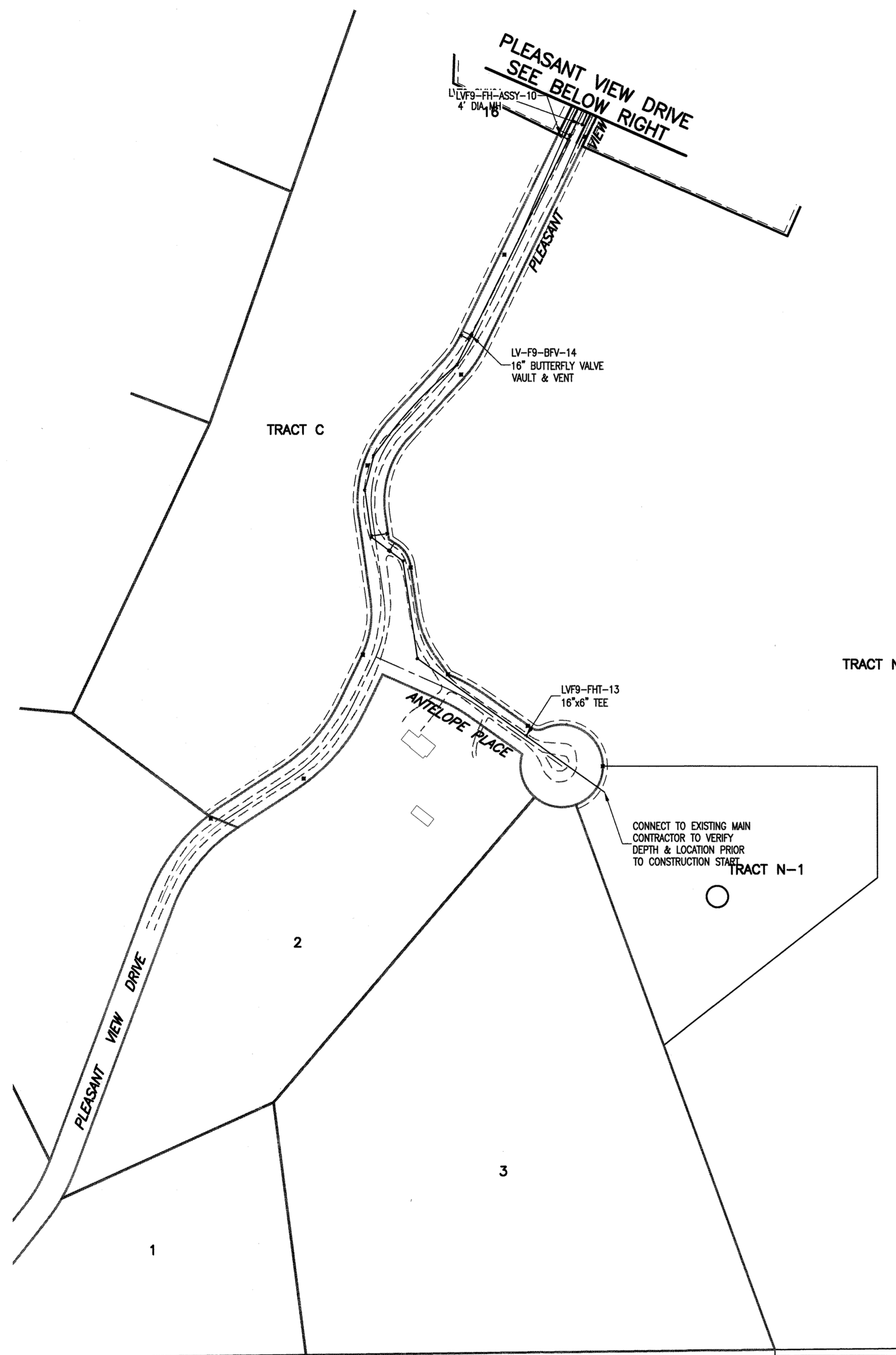
**SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION**
DATE PREPARED: 2023-10-12

APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 19 OF 32

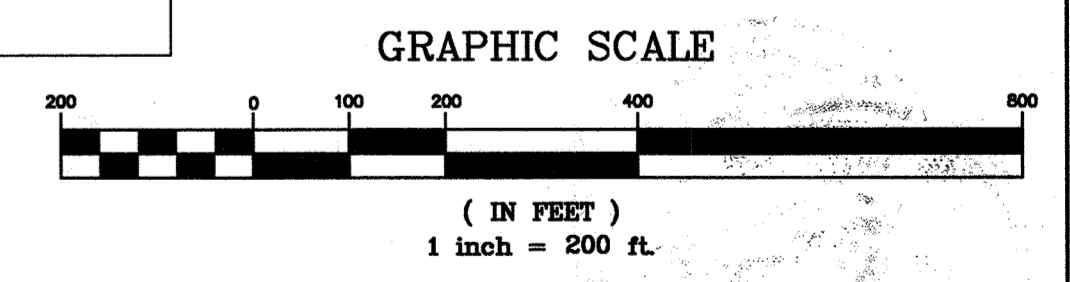
SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT—LIBERTY VILLAGE PORTION,
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
 THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE
 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL UTILITES PLAN



UTILITY LEGEND

	LIMITS OF CONSTRUCTION
	PROPOSED STORM SEWER, INLET MANHOLE, & FLARED END SECTION
	EXISTING STORM SEWER, INLET MANHOLE, & FLARED END SECTION
	PROPOSED SANITARY SEWER & MANHOLE
	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
	EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
	PROPOSED BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
	EXISTING BEND W/THRUST BLOCK, CHECK VALVE, & PLUG W/ BLOWOFF
	SANITARY SEWER SERVICE
	WATER SERVICE



UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK YELLOW WATER PRESSURE ZONE.

NOTES

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PROJECT NO. SDp21-0006 SHEET 20 OF 32

SITE DEVELOPMENT PLAN
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION, AMENDMENT NO. 7
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21 AND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE NOTES:

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS. 12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

CONCEPTUAL IRRIGATION STANDARD NOTES:

1. ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
2. TREES ARE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS
3. NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS
4. SOD AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

GRADING NOTES:

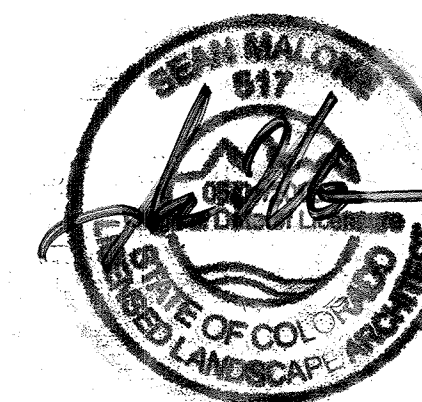
1. ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1) 33%.
2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
3. ALL SLOPES EQUAL OR GREATER THAN 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS

LANDSCAPE NOTES:

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. THE LANDSCAPE 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.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE WOOD MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
16. A SPECIFIED ROLL TOP OR CAPPED STEEL EDGER SHALL BE USED TO SEPARATE BEDS FROM SEED AND SOD AREAS.
17. PER THE LANDSCAPE PLANS, SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, ¾" HORIZON LANDSCAPE ROCK MULCH. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH, GORILLA HAIR SHREDDED CEDAR WOOD MULCH. NO WEED BARRIER IS TO BE USED IN WOOD MULCH BEDS.
18. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
19. 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.
20. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
21. 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.
22. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
23. CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.
24. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRACH INTO UTILITY EASEMENTS.

CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

1. ALL PUBLIC AND PRIVATE LANDSCAPING AND IRRIGATION MAINTENANCE, INSTALLATION, AND INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION CRITERIA MANUAL.
2. REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, AND HANDICAP RAMPS.
3. IT IS THE INTENT TO SAVE AS MUCH OF THE EXISTING VEGETATION AS POSSIBLE. CONTRACTOR SHALL AVOID UNNECESSARY DISTURBANCE OF NATIVE VEGETATION DURING THE CONSTRUCTION PROCESS. TRAILS SHALL BE FIELD LOCATED BY OWNER'S AUTHORIZED REPRESENTATIVE TO ACHIEVE THIS END.
4. PRIOR TO ISSUE OF BUILDING PERMIT, A SOIL ANALYSIS SHALL BE CONDUCTED BY A PROFESSIONAL SOIL SCIENTIST FOR THE PROPERTY TO DETERMINE SOIL CONDITIONS AND PROPER SOIL AMENDMENT TO THE LANDSCAPE AREA. AT A MINIMUM, ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC MATTER PREPARATION AT 4 cu.yrds/1,000sf OF ORGANIC MATTER TILLED TO A DEPTH OF 6". REFER TO SPECIFICATIONS.
5. TREES, LARGE SHRUBS, AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS AND TREES, LARGE SHRUBS, PERMANENT STRUCTURES, ETC. MUST BE SEPARATED FROM UTILITY LINES BY A MINIMUM OF 10'.
6. TOP SOIL TO BE STOCK PILED AND REUSED ON SITE.
7. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
8. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS, SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN IN THE PLAN.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
10. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD NOTES AND DETAILS FOR SEEDING AND MULCHING DETAIL PROVIDED BY THE TOWN OF CASTLE ROCK. NO TEMPORARY IRRIGATION IS PROPOSED AS PART OF THE ESTABLISHMENT PROGRAM.
11. ESTABLISHMENT IRRIGATION MAY REQUIRE AN IRRIGATION EXEMPTION FROM THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN RESTRICTION SCHEDULE AND SHALL BE APPLIED FOR PRIOR TO INSTALLATION OF PLANT MATERIAL. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED DURING THE MONTH OF JULY.



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LIBERTY VILLAGE PORTION
DATE PREPARED: 2023-07-25

APPLICANT/DEVELOPER
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SITE DEVELOPMENT PLAN
THE VILLAGES AT CASTLE ROCK,
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AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, THE SOUTHWEST QUARTER OF SECTION 21 AND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT PALETTE

IRR. ZONE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (AT PLANTING)	HEIGHT (AT MATURITY - IN FEET)	WIDTH (AT MATURITY - IN FEET)	RELATIVE SIZE			HYDROZONES			
							S	M	L	1	2	3	4
DECIDUOUS CANOPY TREES													
DRIP	CAT	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL B&B	50	30			X		X		
DRIP	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL B&B	45	45			X		X		
DRIP	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICIS	2 1/2" CAL B&B	50	35			X		X		
DRIP	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2 1/2" CAL B&B	45	40		X	X		X		
DRIP	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2 1/2" CAL B&B	40	30		X			X		
DRIP	ENO	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL B&B	60	40			X		X		
DRIP	BOA	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL B&B	70	50			X		X		
DRIP	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL B&B	50	45			X		X		
EVERGREEN TREES													
DRIP	PBC	BRISTLECONE PINE	PINUS ARISTATA	PER PLAN (6' MIN.)	30	15			X	X	X		
DRIP	PNP	PINON PINE	PINUS EDULIS	PER PLAN (6' MIN.)	25	20		X		X			
DRIP	AUS	AUSTRIAN PINE	PINUS NIGRA	PER PLAN (6' MIN.)	50	30		X	X		X		
DRIP	PON	PONDEROSA PINE	PINUS PONDEROSA	PER PLAN (6' MIN.)	60	30		X	X	X			
EVERGREEN SHRUBS													
DRIP	JSC	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM 'COLOGREEN'	5 GAL CONT.	20	8		X		X			
DRIP	JSM	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	5 GAL CONT.	15	8		X		X			
DRIP	JSB	BUFFALO JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL CONT.	2	10	X			X	X		
DECIDUOUS SHRUBS													
DRIP	SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL CONT.	15	15		X	X	X	X		
DRIP	TWS	TALL WESTERN SAGEBRUSH	ARTEMESIA TRIDENTATA	5 GAL CONT.	6	5		X		X			
DRIP	LMM	LITTLE LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS INTRICATUS	5 GAL CONT.	15	15		X	X	X			
DRIP	MMA	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL CONT.	15	15		X	X	X			
DRIP	RAB	TALL BLUE RABBITBRUSH	ERICAMERIA NAUSEOSA VAR. NAUSEOSA	5 GAL CONT.	6	4	X			X			
DRIP	NMP	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL CONT.	15	10			X	X			
DRIP	NCH	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	5 GAL CONT.	25	20		X	X		X		
DRIP	GOA	GAMBLE OAK	QUERCUS GAMBELII	5 GAL CONT.	9	8			X	X	X		
DRIP	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA 'CISMONTANA'	5 GAL CONT.	5	6		X	X		X		
DRIP	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL CONT.	6	8		X	X		X		
ORNAMENTAL GRASS													
DRIP	BAG	BLUE AVEANA GRASS	HELICTOTRICHON SEMPEVIRENS	5 GAL CONT.	4	2.5	X	X		X			

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STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET ***	TREES REQUIRED (1 TREE / 40 LF)*	TOTAL TREES PROVIDED	NUMBER OF LARGE CANOPY TREES PROVIDED	PERCENTAGE LARGE CANOPY TREES (CANOPY TREES / REQUIRED TREES)	ROW SHRUBS REQUIRED (4 SHRUBS / 40 LF)	ROW SHRUBS OR ORNAMENTAL GRASSES PROVIDED**
CASTLE OAKS DRIVE	283 LF	7	7	6	86%	25	97
PLEASANT VIEW DRIVE	1,748 LF	44	44	41	93%	175	178
SOLANO PLACE	222 LF	6	6	6	100%	22	26
HILDALGO WAY	570 LF	14	15	13	87%	57	58

* EACH RESIDENTIAL LOT MUST HAVE ONE LARGE CANOPY TREE AND 4 SHRUBS IN FRONT YARD. TREES TO BE PLANTED IN FRONT YARD BY HOME BUILDER, MUST NOT EXCEED 16 FEET FROM BACK OF CURB.
** EACH LOT SHALL HAVE 4 SHRUBS PLANTED (NOT SHOWN ON PLANS).
*** LINEAR FEET VALUES ARE STREET LENGTHS ABUTTING TRACTS AND DO NOT ACCOUNT FOR LENGTH OF STREET ABUTTING RESIDENTIAL LOTS.

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

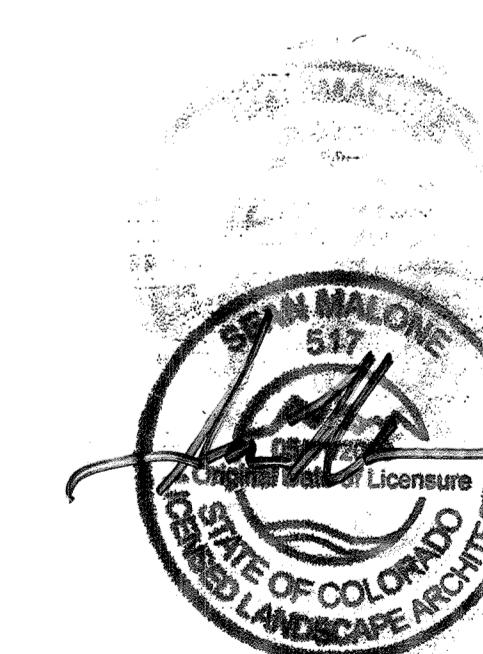
NOTES: THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE HYDROZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA		
DRIP	TREES AND SHRUBS IN NATIVE*	2.0	in./mo.	LOW	98.9%	23,425	2.0	23,687	1.98	
DRIP	SHRUB BED	2.0	in./mo.	LOW	1.1%	262	2.0	23,687	0.02	
SPRAY ROTORS	IRRIGATED TALL GRASS SEED MIX	1.5	in./mo.	VERY LOW	0.0%	0	1.5	23,687	0	
SPRAY ROTORS	TURF: IRRIGATED FESCUE TURF SEED MIX	2.50	in./mo.	LOW	0.0%	0	2.50	23,687	0	
TOTALS							100	23,687	23,687	2
TOTAL OF THE CLWUR										2.00

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED FESCUE TURF SEED MIX	0	0.00%
IRRIGATED TALL GRASS SEED MIX	0	0.00%
NON-IRRIGATED GRASS SEED MIX	637,707	96.42%
IRRIGATED TREES AND SHRUBS*	23,425	3.54%
IRRIGATED BED	262	0.04%
TOTAL AREA LANDSCAPE	661,394	100%

NON-DISTURBED AREAS: N/A
* TREES AND SHRUBS IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION.



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SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION
DATE PREPARED: 2023-07-25

APPLICANT/DEVELOPER
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, COLORADO 80237
ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 22 OF 32

SITE DEVELOPMENT PLAN
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT—LIBERTY VILLAGE PORTION, AMENDMENT NO. 7
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF
 SECTION 21 AND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

OVERALL LANDSCAPE PLAN



LEGEND

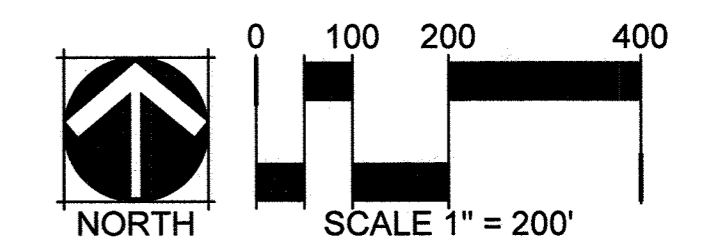
- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- SIGHT DISTANCE LINE
- EXISTING VEGETATION

NOTES:

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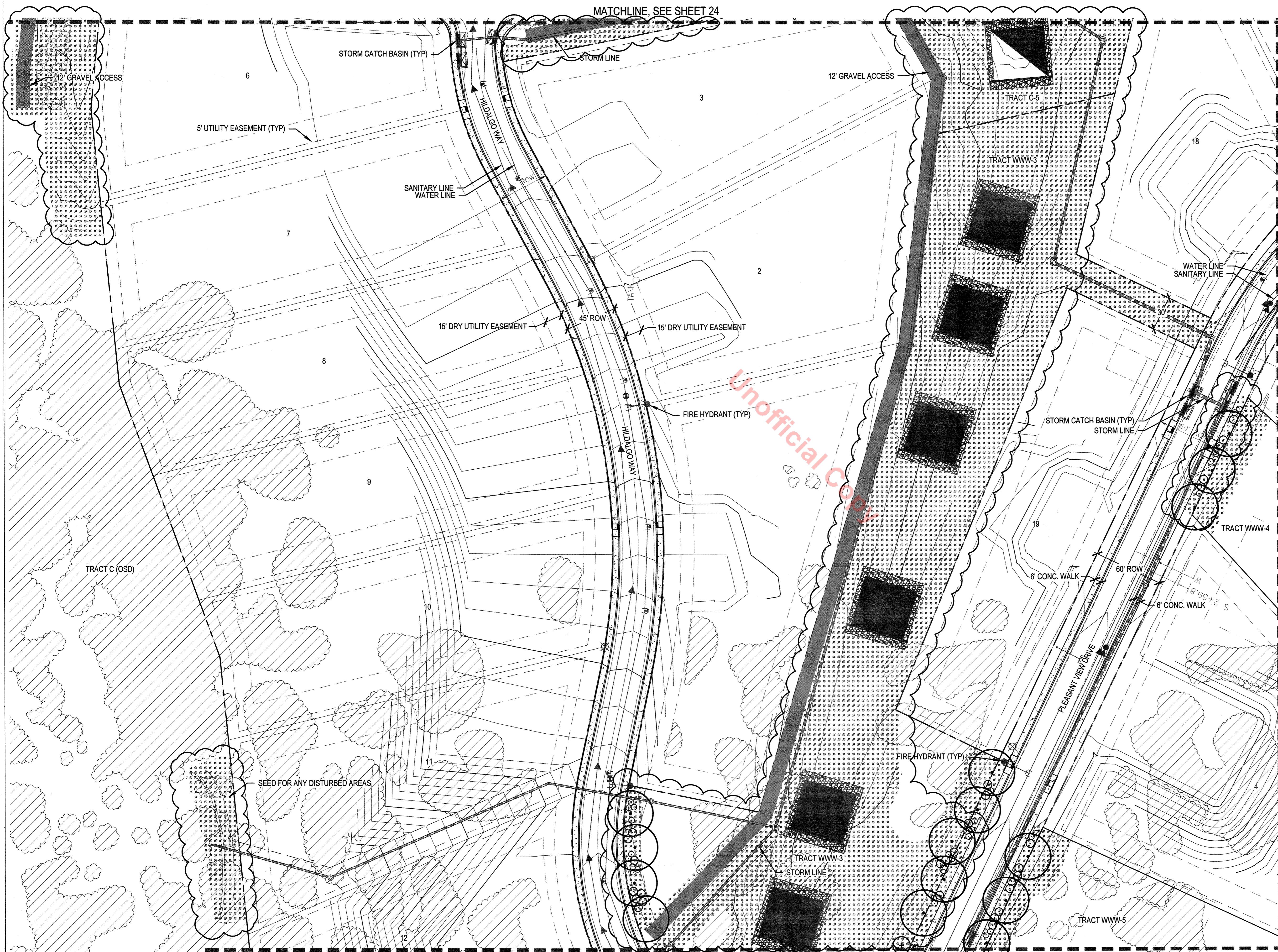
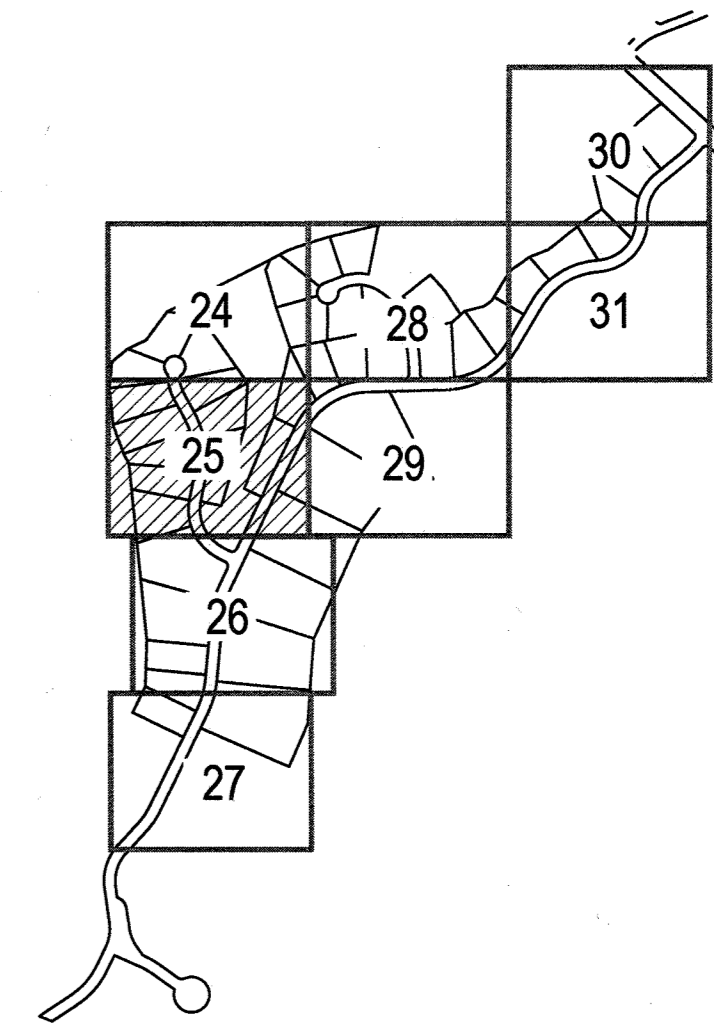
SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
 LIBERTY VILLAGE PORTION
 DATE PREPARED: 2023-07-25

APPLICANT/DEVELOPER
 RICHMOND AMERICAN HOMES
 4350 S. MONACO STREET
 DENVER, COLORADO 80237
 ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 23 OF 32

SITE DEVELOPMENT PLAN
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT—LIBERTY VILLAGE PORTION, AMENDMENT NO. 7
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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KEY MAP 1" = 1000'

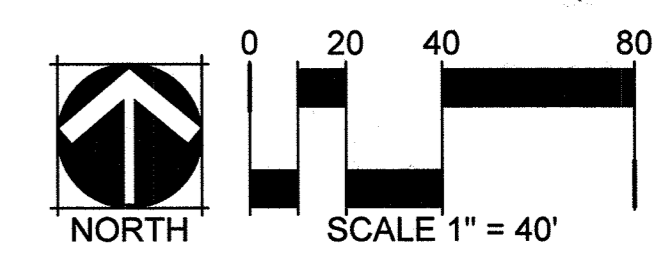
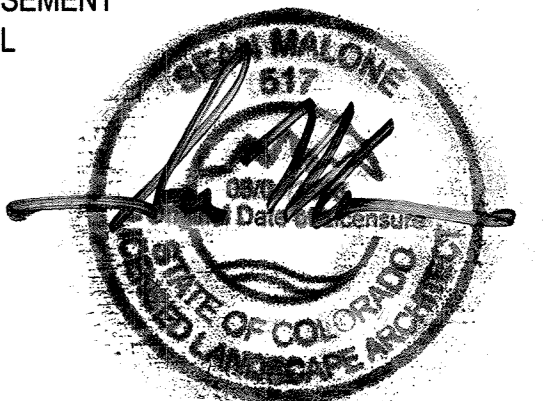


LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASS
- MULCH BED - LOW HYDROZONE
- NON-IRRIGATED NATIVE SEED
- SIDEWALK, RE: CIVIL
- STREET LIGHT
- FIRE HYDRANT
- 30' SIGHT TRIANGLE
- SIGHT DISTANCE LINE
- STEEL EDGER
- EXISTING VEGETATION

NOTES:

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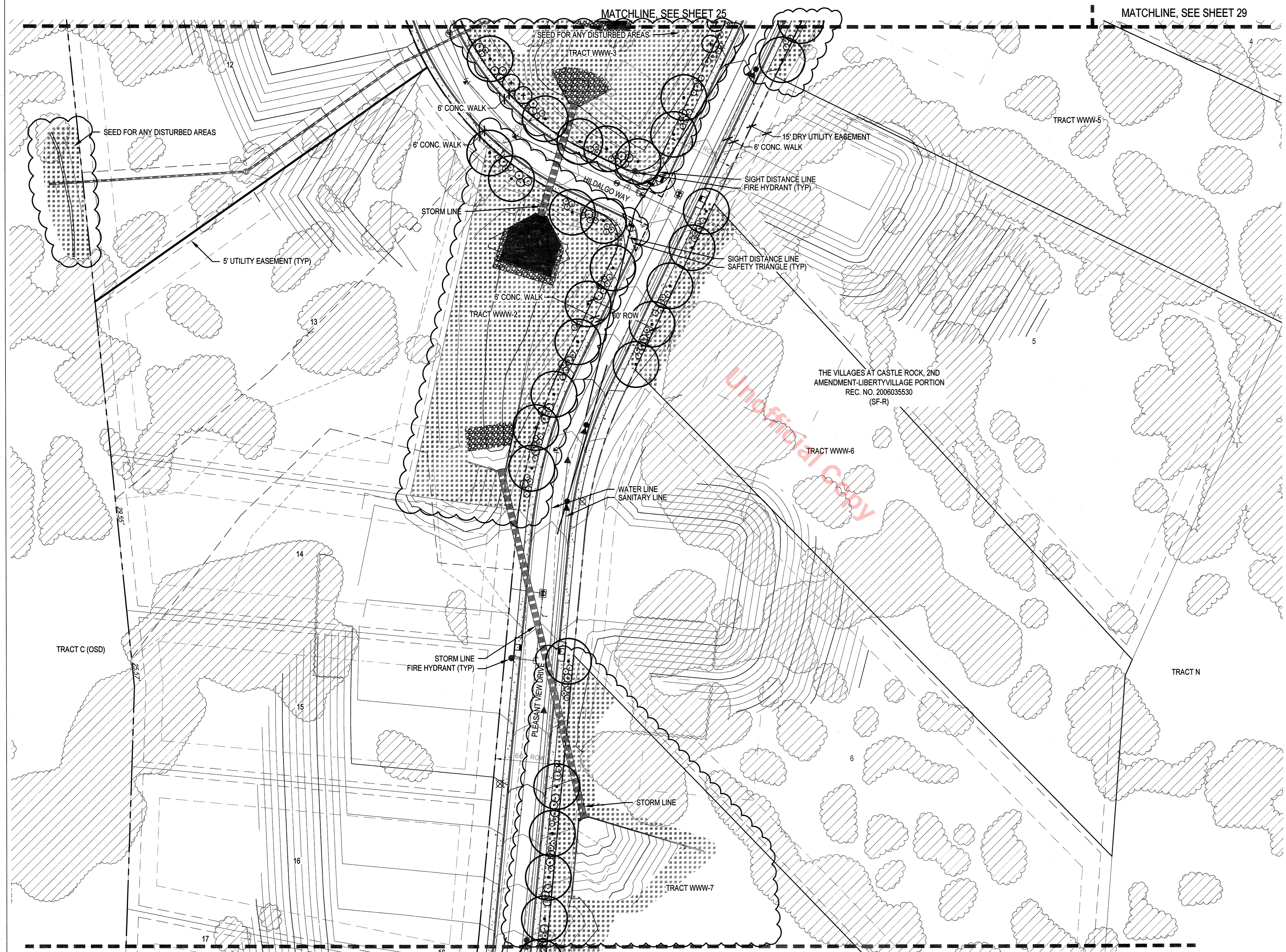
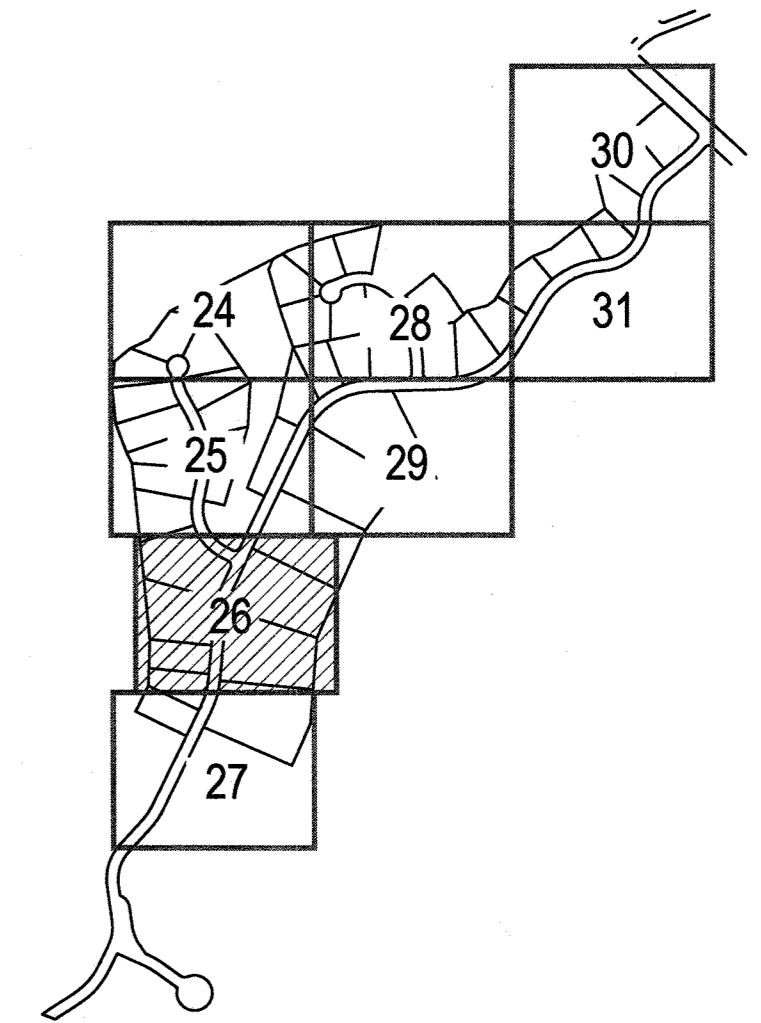
SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
 LIBERTY VILLAGE PORTION
 DATE PREPARED: 2023-07-25

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PROJECT NO. SDP21-0006 SHEET 25 OF 32

SITE DEVELOPMENT PLAN
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT-LIBERTY VILLAGE PORTION, AMENDMENT NO. 7
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

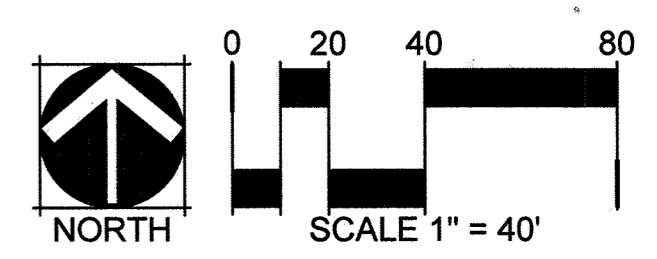
KEY MAP 1" = 1000'



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASS
- MULCH BED - LOW HYDROZONE
- NON-IRRIGATED NATIVE SEED
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- FIRE HYDRANT
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 DATE PREPARED: 2023-07-25

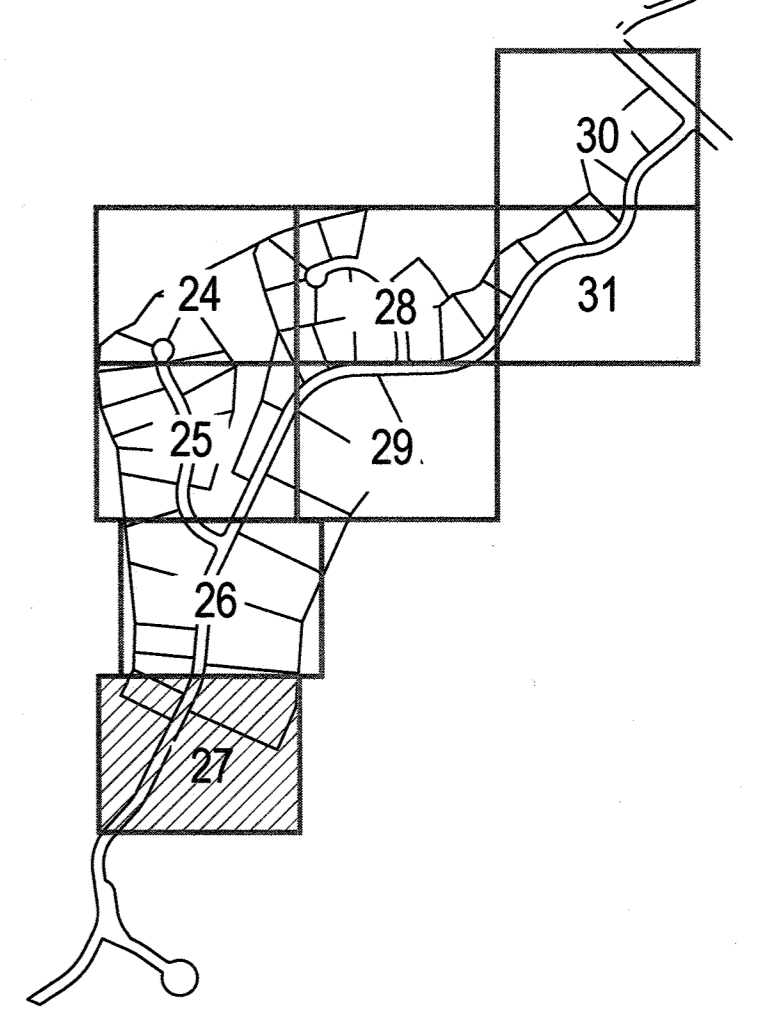
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PROJECT NO. SDP21-0006 SHEET 26 OF 32

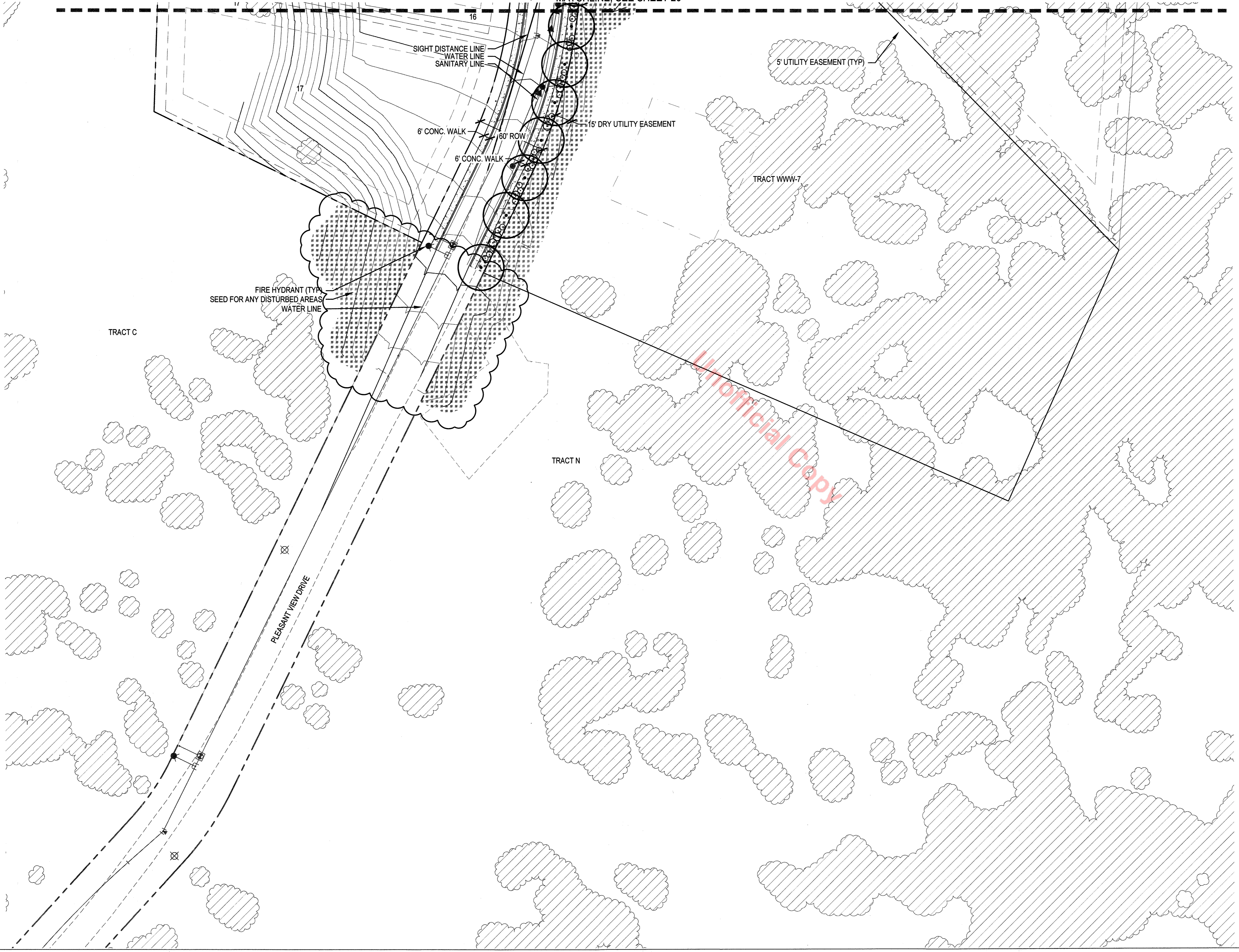
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SITE DEVELOPMENT PLAN
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT—LIBERTY VILLAGE PORTION, AMENDMENT NO. 7
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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KEY MAP 1" = 1000'



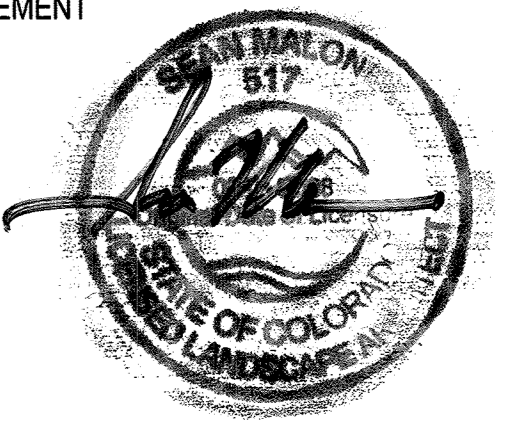
MATCHLINE, SEE SHEET 26



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASS
- MULCH BED - LOW HYDROZONE
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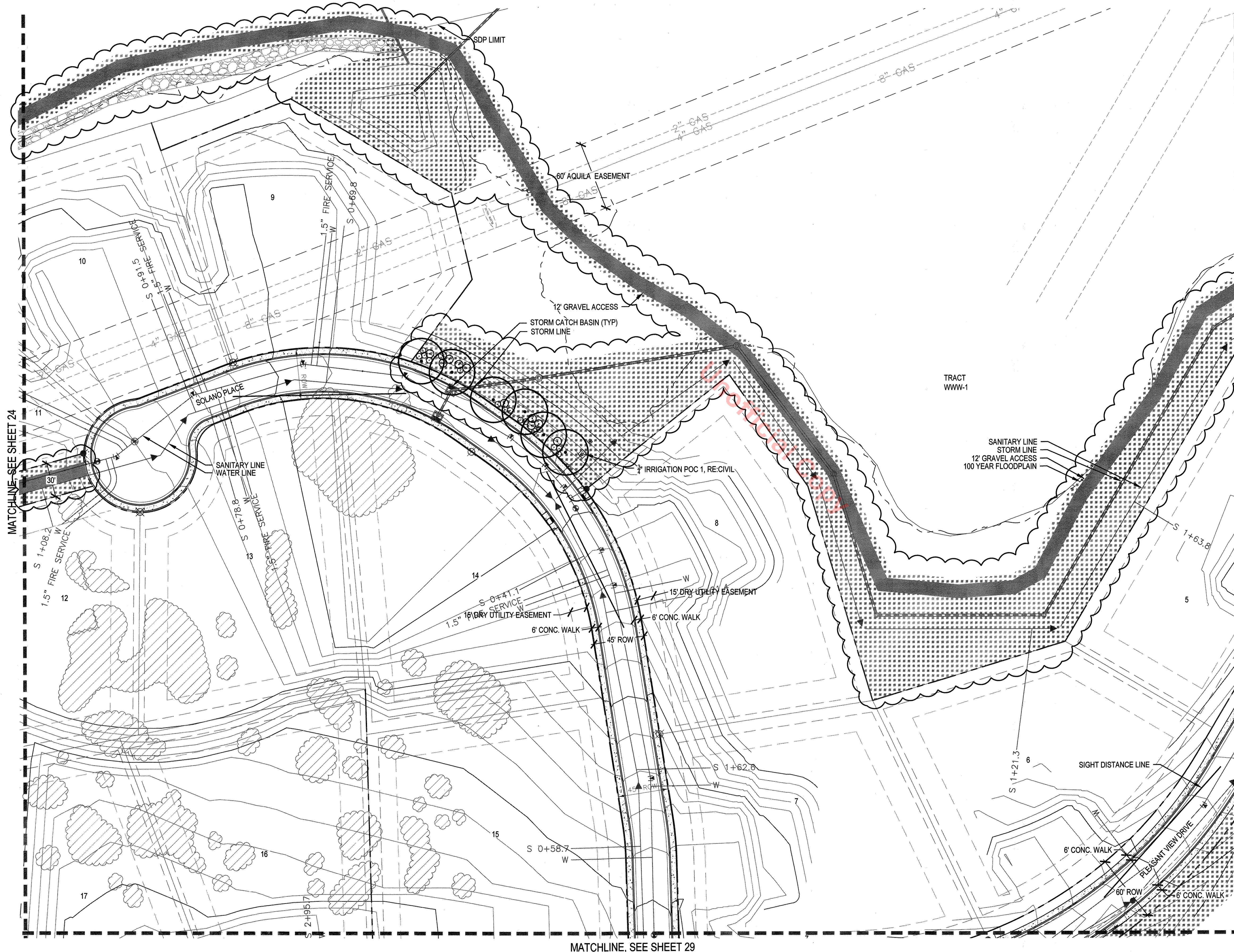
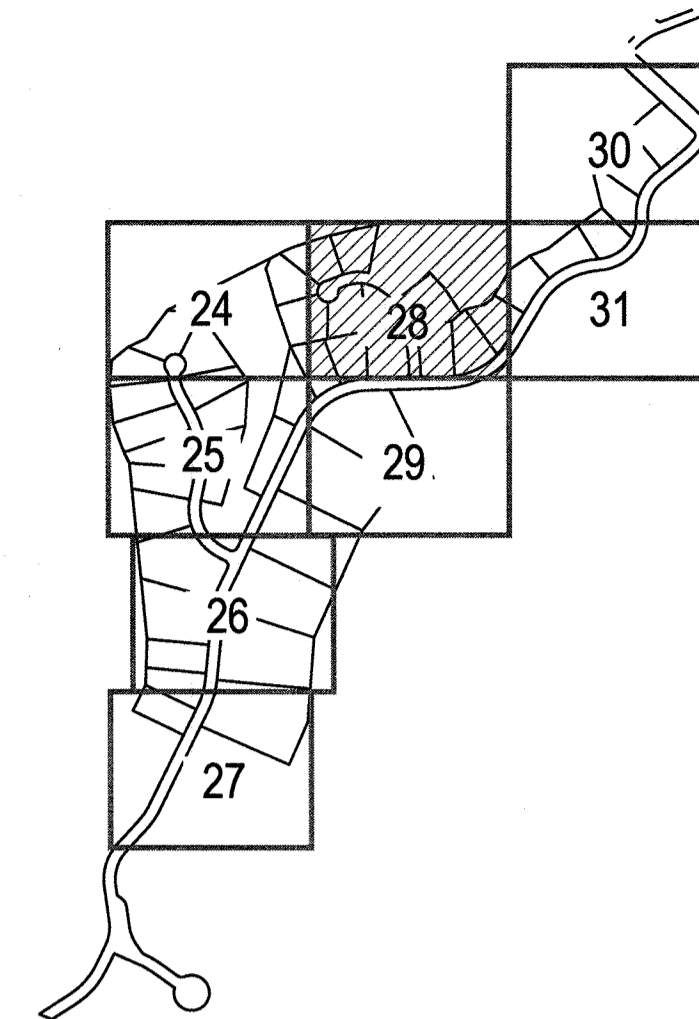
SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
 LIBERTY VILLAGE PORTION
 DATE PREPARED: 2023-07-25

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PROJECT NO. SDP21-0006 SHEET 27 OF 32

SITE DEVELOPMENT PLAN
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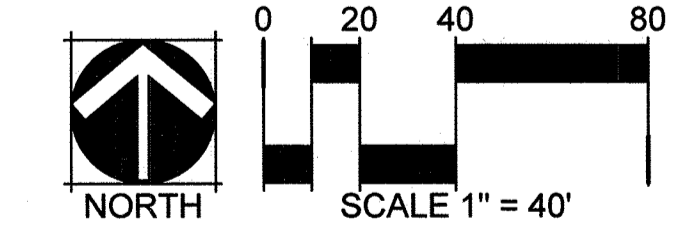
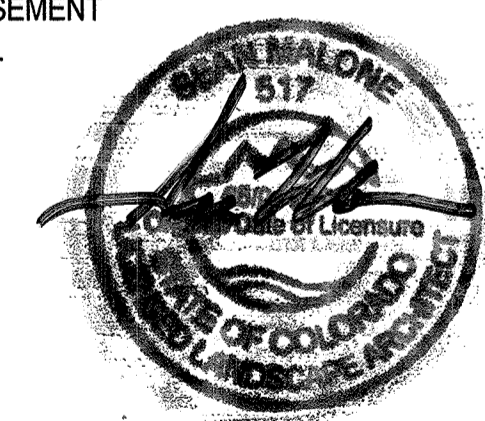
KEY MAP 1" = 1000'



LEGEND

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SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
 LIBERTY VILLAGE PORTION
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PROJECT NO. SDP21-0006 SHEET 28 OF 32

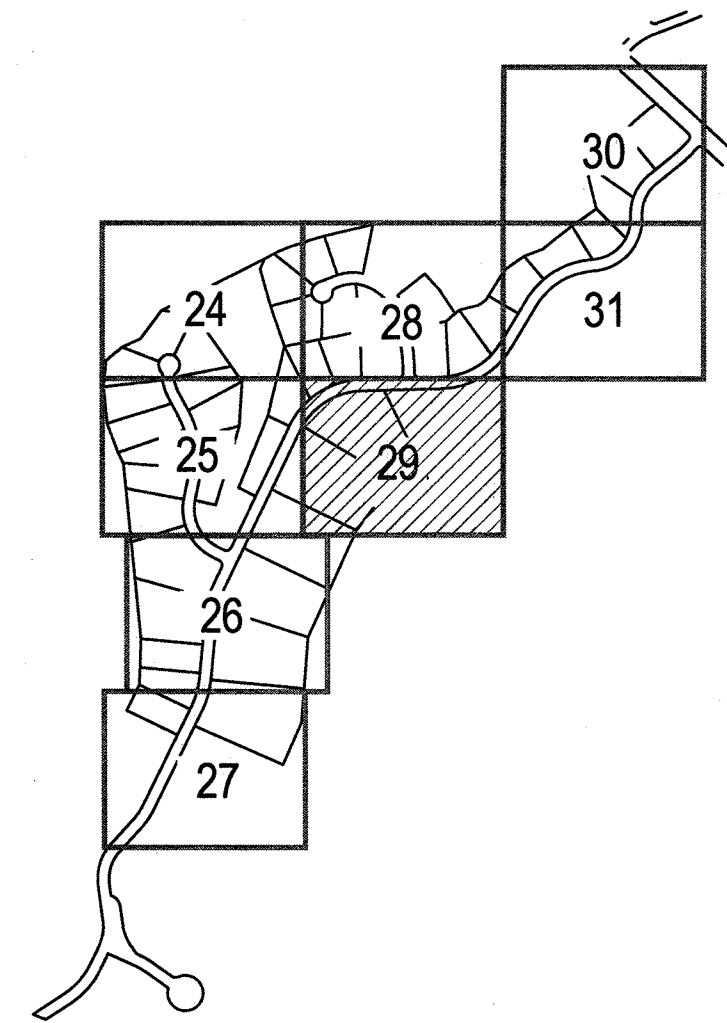
MATCHLINE-SEE SHEET 24

MATCHLINE, SEE SHEET 31

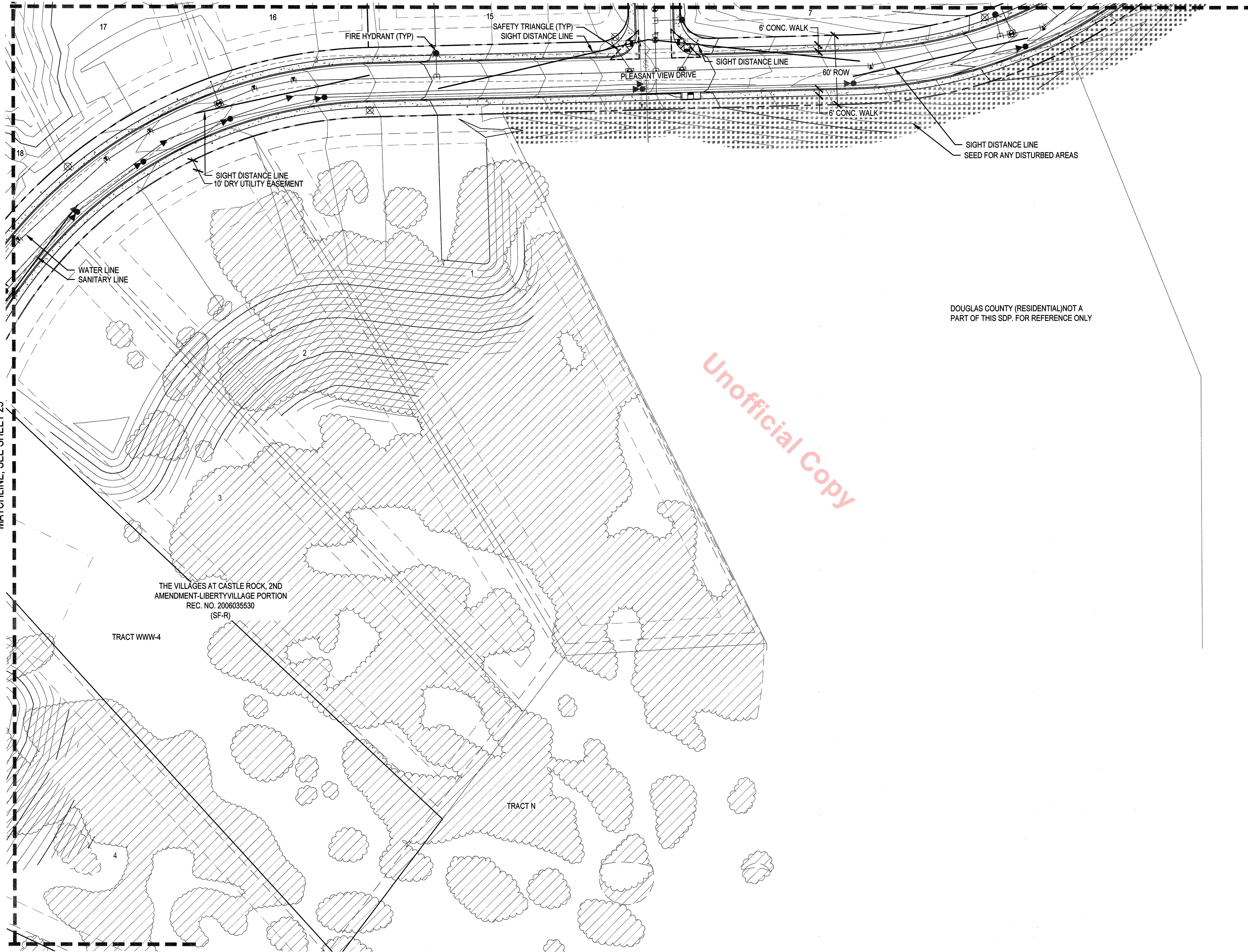
MATCHLINE, SEE SHEET 29

SITE DEVELOPMENT PLAN
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT-LIBERTY VILLAGE PORTION, AMENDMENT NO. 7
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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 PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP 1" = 1000'



MATCHLINE, SEE SHEET 28



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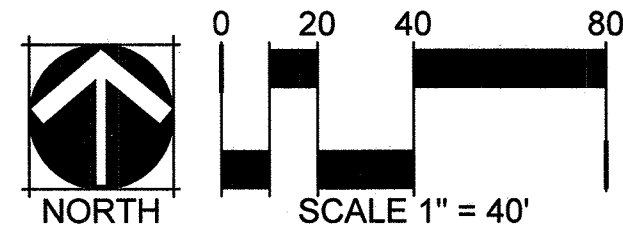
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LEGEND

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SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
 LIBERTY VILLAGE PORTION
 DATE PREPARED: 2023-07-25

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PROJECT NO. SDP21-0006 SHEET 29 OF 32

MATCHLINE, SEE SHEET 25

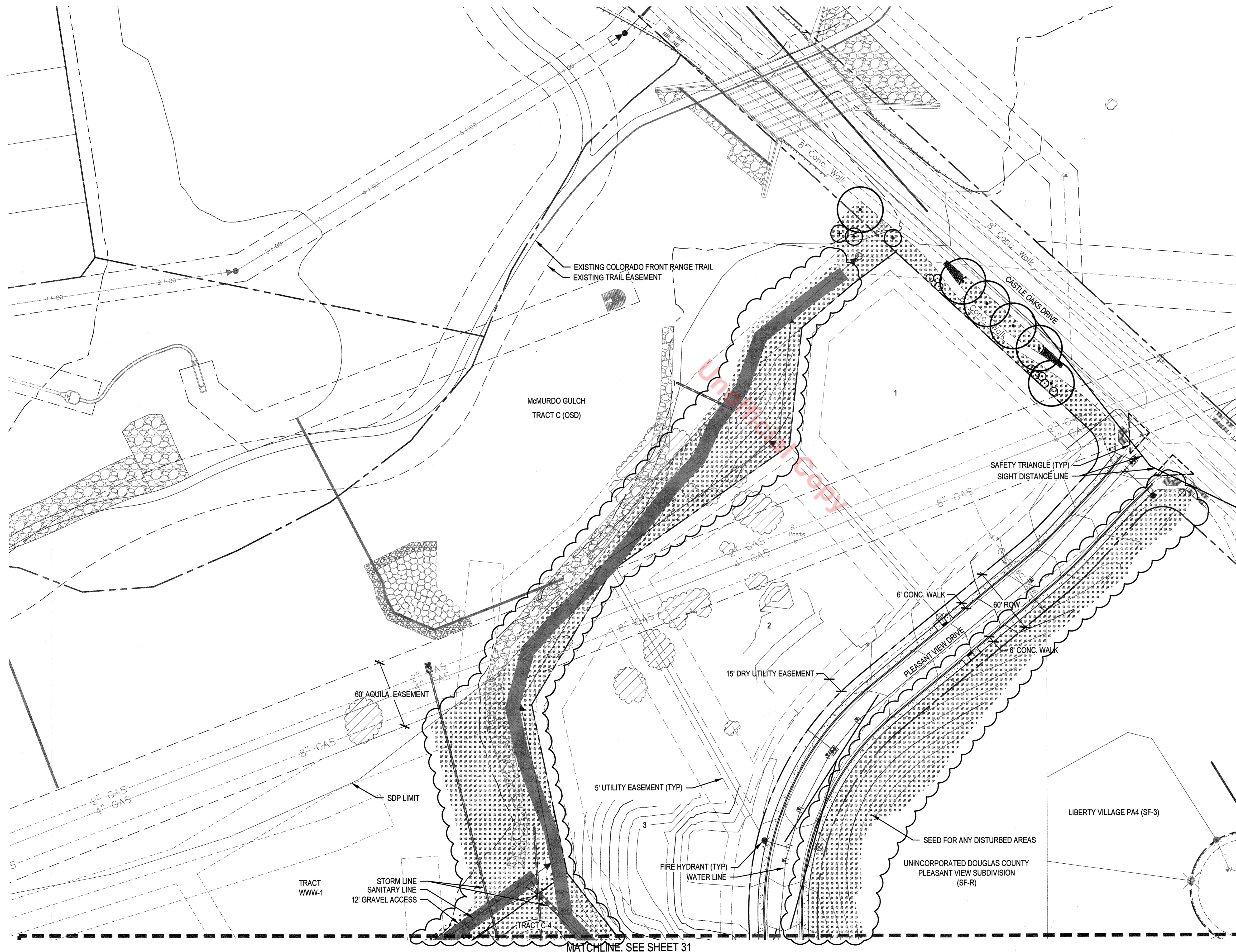
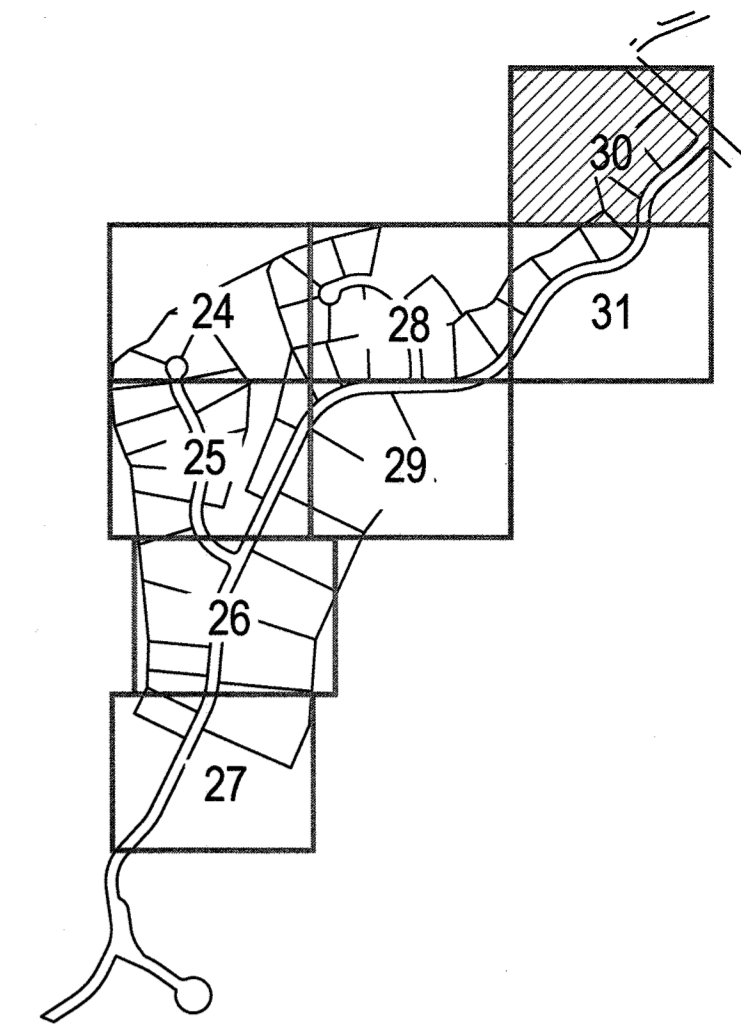
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION
REC. NO. 2006035530
(SF-R)

TRACT WWW-4

TRACT N

SITE DEVELOPMENT PLAN
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT—LIBERTY VILLAGE PORTION, AMENDMENT NO. 7
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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KEY MAP 1" = 1000'

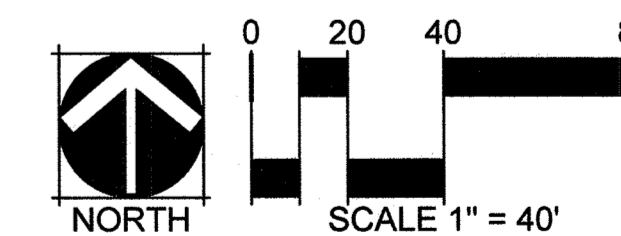


LEGEND

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 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
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 DATE PREPARED: 2023-07-25

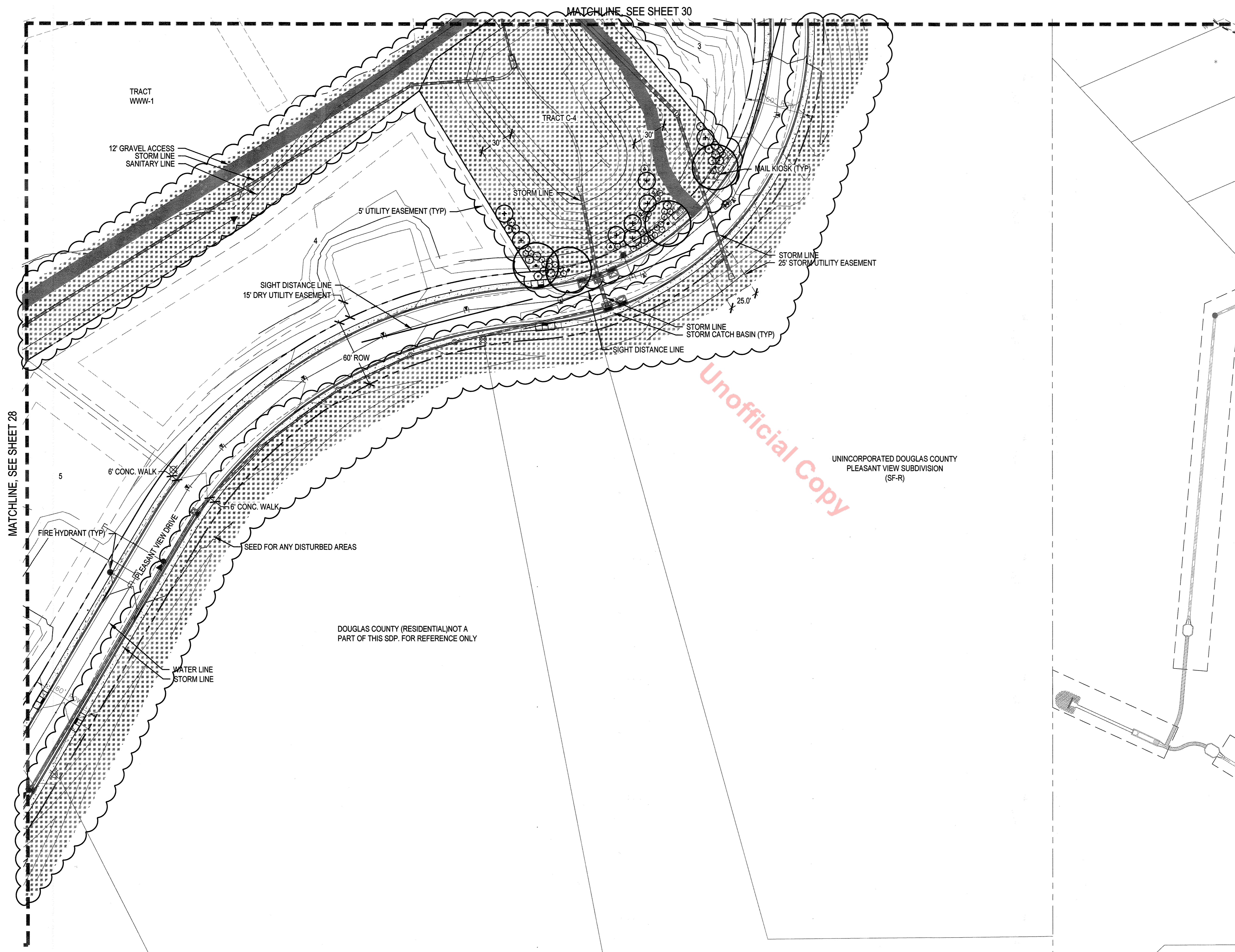
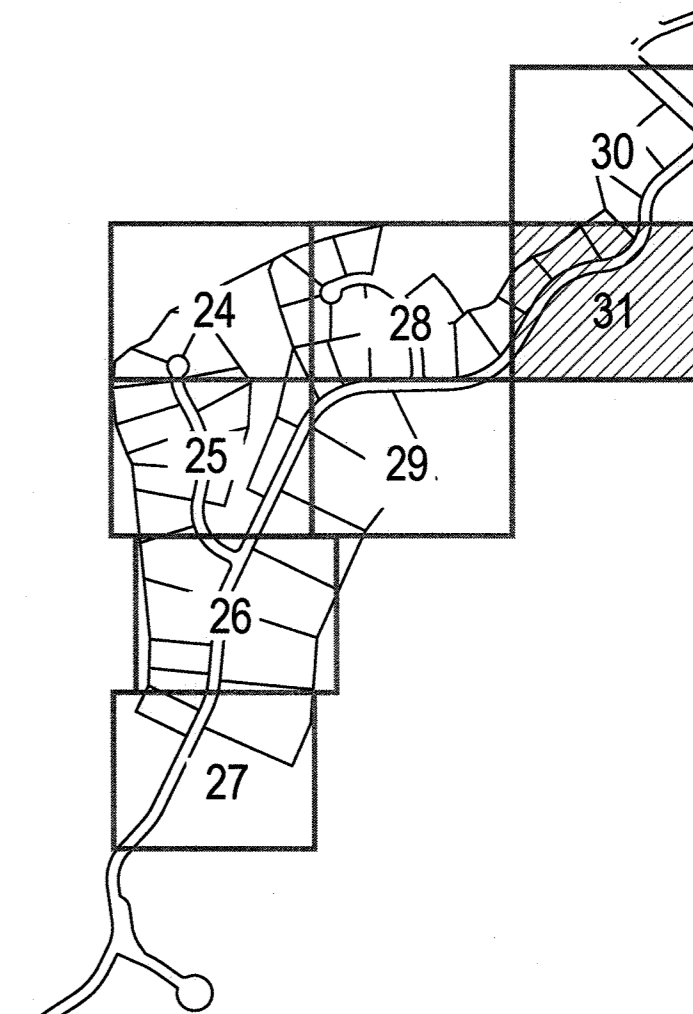
APPLICANT/DEVELOPER
 RICHMOND AMERICAN HOMES
 4350 S. MONACO STREET
 DENVER, COLORADO 80237
 ATTN: ERIC KUBLY

PROJECT NO. SDP21-0006 SHEET 30 OF 32

MATCHLINE, SEE SHEET 31

SITE DEVELOPMENT PLAN
 THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT-LIBERTY VILLAGE PORTION, AMENDMENT NO. 7
 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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KEY MAP 1" = 1000'

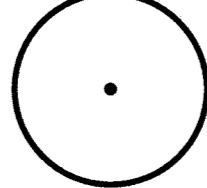
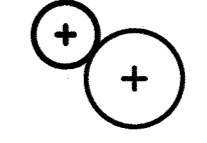
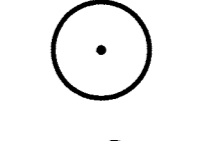

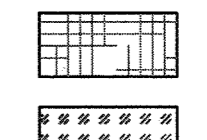
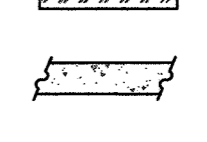

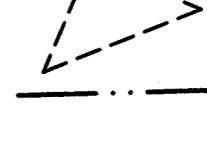

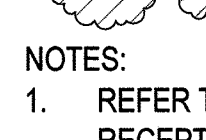
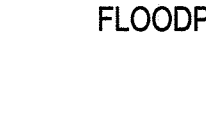





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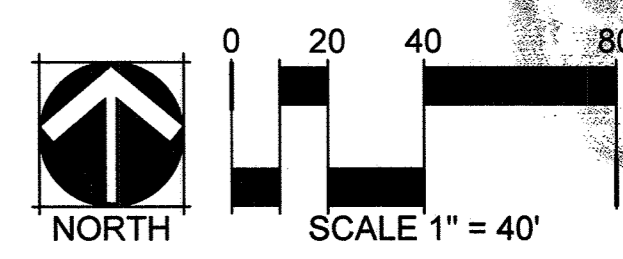
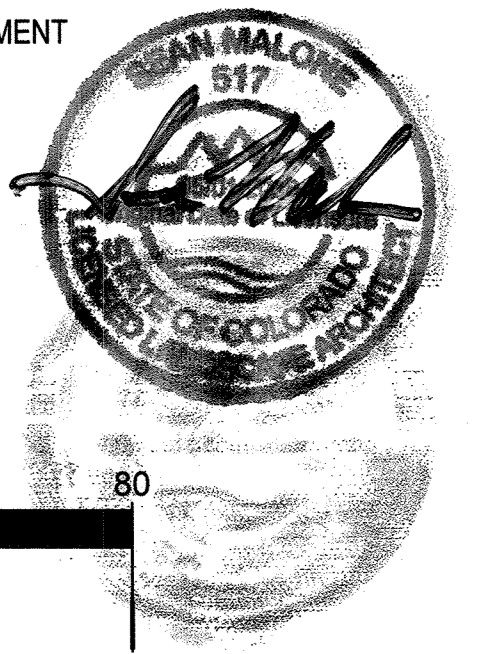
UNINCORPORATED DOUGLAS COUNTY
 PLEASANT VIEW SUBDIVISION
 (SF-R)

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LEGEND

-  DECIDUOUS CANOPY TREE
-  EVERGREEN TREES
-  DECIDUOUS ORNAMENTAL TREE
-  DECIDUOUS SHRUBS
-  ORNAMENTAL GRASS
-  MULCH BED - LOW HYDROZONE
-  NON-IRRIGATED NATIVE SEED
-  SIDEWALK, RE: CIVIL
-  STREET LIGHT
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-  30' SIGHT TRIANGLE
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-  STEEL EDGER
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 1. REFER TO CIVIL PLANS FOR POND EASEMENT RECEPTION NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.



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SITE DEVELOPMENT PLAN, AMENDMENT NO. 8
 THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
 LIBERTY VILLAGE PORTION
 DATE PREPARED: 2023-07-25

APPLICANT/DEVELOPER
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PROJECT NO. SDP21-0006 SHEET 31 OF 32

