PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

COVER SHEET

SHEET 1 OF 85

Legal Description (INCLUDES TWO PARCELS TO BE ANNEXED)

A parcel of land located in Sections 20, 21, 22, 27, 28, and 29, also being a portion of Castle Oaks and located in Township 7 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of said Section 29;
thence N89°36'13"E along the North line of the Northwest quarter of said Section 29, 1317.11 feet to the Southwest corner of the Southeast quarter of said Section 20;
thence N00°02'28"W along the West line of the Southeast quarter of the Southwest quarter of said Section 20, 1324.69 feet to the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 20;
thence N89°33'52"E along the North line of the South half of the South half of said Section 20, 2637.52 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of said Section 20;
thence N00°02'30"E along the West line of the Northeast quarter of the Southeast quarter of said Section 20, 1326.56 feet to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 20;
thence N89°31'28"E along the North line of the Northeast quarter of the Southeast quarter of said Section 20, 1316.72 feet to the Northwest corner of the Northwest quarter of the Southwest quarter of said Section 21;
thence N89°41'42"E along the North line of the South half of said Section 21, 1318.99 feet to the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 21;
thence continuing N89°41'42"E along the North line of the South half of said Section 21, 3957.01 feet to the Southwest corner of the Southwest quarter of the Northwest quarter of said Section 22;
thence N00°16'22"E along the West line of the Southwest quarter of the Northwest quarter of said Section 22, 1325.60 feet to the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 22;
thence S89°53'21"E along the North line of the Southwest quarter of the Northwest quarter of said Section 22, 1323.73 feet to the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 22;
thence S00°14'49"W along the East line of the Southwest quarter of the Northwest quarter of said Section 22, 1325.20 feet to the Northeast corner of the West half of the Southwest quarter of said Section 22;
thence S00°13'43"W along the East line of the West half of the Southwest quarter of said Section 22, 2654.84 feet to the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 27;
thence S00°06'30"W along the East line of the Northwest quarter of the Northwest quarter of said Section 27, 834.81 feet to a line 493.48 feet North of and parallel with the South line of the North half of the North half of said Section 27;
thence S89°57'52"E along said line, 2562.58 feet to the West right-of-way line of Colorado Highway No. 83;
thence S02°13'33"W along said West right-of-way line, 398.12 feet to a point of curve;
thence along said West right-of-way line and along said curve to the left having a radius of 11530.00 feet, a central angle of 00°28'32", 95.71 feet to the South line of the North half of North half of said Section 27;
thence N89°57'52"W along the South line of the North half of the North half of said Section 27, 2544.73 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 27;
thence continuing N89°57'52"W along the South line of the North half of the North half of said Section 27, 1324.29 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 28;
thence S89°28'47"W along the South line of the North half of the Northeast quarter of said Section 28, 2634.25 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 28;
thence S89°49'02"W along the South line of the Northeast quarter of the Northwest quarter of said Section 28, 1315.83 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 28;
thence N00°05'13"E along the West line of the Northeast quarter of the Northwest quarter of said Section 28 and the East line of Outlot D of said Castle Oaks, 1645.40 feet to the South right-of-way line of Pleasant View Drive as platted in said Castle Oaks;
thence along the South right-of-way line of said Pleasant View Drive the following seven (7) courses:

1. thence S50°38'08"W, 161.73 feet to a point of curve;
2. thence along said curve to the left having a radius of 210.00 feet, a central angle of 54°00'00", 197.92 feet a point of reverse curve;
3. thence along said curve to the right having a radius of 270.00 feet, a central angle of 90°00'00", 424.12 feet to a point of reverse curve;
4. thence along said curve to the left having a radius of 370.00 feet, a central angle of 56°00'00", 361.63 feet to a point of tangent;
5. thence S30°38'08"W along said tangent, 260.00 feet to a point of curve;
6. thence along said curve to the right having a radius of 430.00 feet, a central angle of 57°48'57", 433.90 feet to a point of tangent;
7. thence S88°27'05"W along said tangent, 303.87 feet to the Northwest corner of said Outlot D;

thence S26°25'07"E along the West line of said Outlot D, 511.10 feet to the East line of the Northeast quarter of said Section 29;
thence S00°04'53"W along the East line of said Northeast quarter, 5.76 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 28;
thence S00°04'53"W along the East line of the Northeast quarter of said Section 29, 1333.14 feet to the East quarter corner of said Section 29;
thence S00°04'53"W along the East line of the Southeast quarter of said Section 29, 2666.28 feet to the Southeast corner of said Section 29;
thence S89°49'31"W along the South line of the Southeast quarter of said Section 29, 782.02 feet;
thence N00°10'29"W, 14.90 feet to the Southwest corner of Lot 4, Block 8 of said Castle Oaks;
thence N19°56'15"W along the West line of said Lot 4, 1299.64 feet to a point on a curve on the right-of-way line of Antelope Place as platted in said Castle Oaks;
thence along the southerly right-of-way line of said Antelope Place the following four (4) courses:

1. thence along said curve to the right having a radius of 92.50 feet, a central angle of 126°37'54" (the chord of which bears N46°36'57"W, 165.30 feet), 204.45 feet;
2. thence N54°22'31"W, 141.04 feet to a point of curve;
3. thence along said curve to the left having a radius of 370.00 feet, a central angle of 11°34'22", 74.73 feet to a point of tangent;
4. thence N65°56'53"W along said tangent, 145.32 feet to the East right-of-way line of Pleasant View Drive;

thence along the East right-of-way line of said Pleasant View Drive the following three (3) courses:

1. thence S25°57'43"W, 95.82 feet to a point of curve;
2. thence along said curve to the right having a radius of 430.00 feet, a central angle of 30°59'00", 232.53 feet to a point of tangent;
3. thence S56°56'43"W along said tangent, 156.72 feet;

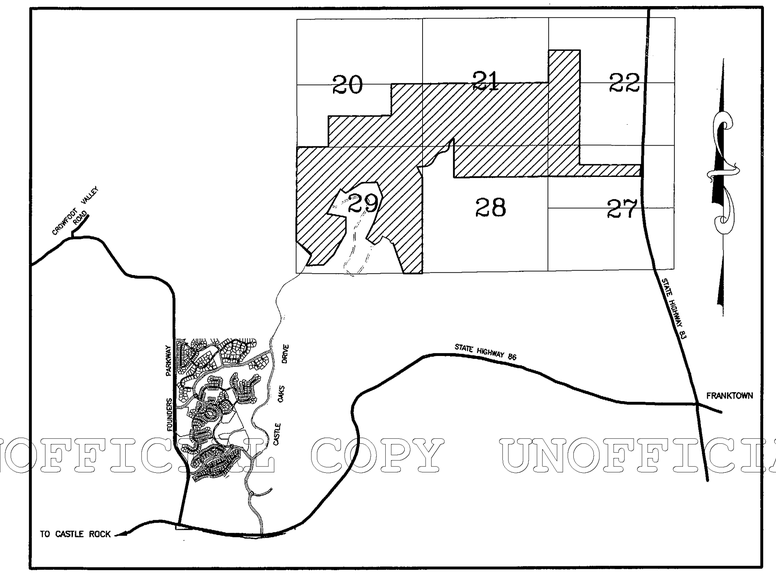
thence N67°32'40"W, 70.54 feet to the Southeast corner of Lot 11, Block 7 of said Castle Oaks;
thence along the boundary of Lots 2, 3, 4, 8, 9, 10, and 11, Block 7 of Castle Oaks Filing No. 1 the following seven (7) courses:

1. thence N53°04'08"W along the southerly line of said Lot 11, 380.75 feet to the Southwest corner of said Lot 11;
2. thence N25°29'33"E along the West line of said Lot 11, 720.00 feet to the Southwest corner of Lot 10;
3. thence N19°29'33"E along the West line of said Lot 10, 1165.00 feet to the Southwest corner of Lot 9;
4. thence N21°49'56"W along the West line of said Lot 9, 672.52 feet to the corner common to Lots 3, 4, 8, 9, 18, and 19 of Block 7;
5. thence S87°12'33"W along the South line of said Lot 3, 649.13 feet to the Southwest corner of said Lot 3;
6. thence S57°23'50"W along the southwesterly line of Lot 2, 799.94 feet to the southernmost corner of said Lot 2;
7. thence N50°33'52"W along the southwesterly line of said Lot 2, 275.47 feet to the Southwest corner of said Lot 2;

thence S28°23'19"W along the East right-of-way line of Castle Oaks Drive, as platted in said Castle Oaks, 1180.46 feet to the Northwest corner of Lot 14, Block 6 of said Castle Oaks Filing No. 1;
thence along the boundary of Lots 12, 13, and 14, Block 6 of said Castle Oaks the following five (5) courses:

1. thence S80°13'43"E along the North line of Lot 14, 808.48 feet to the Northeast corner of said Lot 14;
2. thence S00°31'41"W along the East line of said Lot 14, 674.61 feet to the Northeast corner of Lot 13;
3. thence S29°23'28"W along the East line of said Lot 13, 1040.00 feet to the Northeast corner of Lot 12;
4. thence S45°23'28"W along the East line of said Lot 12, 592.53 feet to the Southeast corner of said Lot 12;
5. thence S87°35'55"W along the South line of said Lot 12, 721.94 feet to the East right-of-way line of said Castle Oaks Drive;

thence N26°31'56"E along said East right-of-way line of said Castle Oaks Drive, 457.48 feet;
thence N17°31'51"W, 112.01 feet to the Southeast corner of Lot 16, Block 2 of said Castle Oaks;
thence N50°35'12"W along the southerly line of said Lot 16, 771.72 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of said Section 29;
thence N00°23'10"E along the West line of the Northwest quarter of the Southwest quarter of said Section 29, 1323.73 feet to the West quarter corner of said Section 29;
thence N00°23'12"E along the West line of the Northwest quarter of said Section 29, 2646.55 feet to the Point of Beginning containing 1262.07 acres, more or less.



VICINITY MAP
SCALE: 1"=3000'

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

STREET SYMBOL PER THIS PRELIMINARY PLAT/ FINAL P.D. SITE PLAN = STREET NAME

A	ARABELLA DRIVE
B	LYNCH LANE
C	LYNCH LANE
D	ESMERALDA DRIVE
E	EL JEBEL LOOP
F	GRADY CIRCLE
G	GRADY CIRCLE
H	GRADY CIRCLE
I	SAN MIGUEL COURT
J	SABINO WAY
K	SABINO LANE
L	SABINO LANE
M	GRADY CIRCLE
N	OASIS DRIVE
O	PUEBLO ALTA WAY
P	BLUE WATER CIRCLE
Q	BLUE WATER CIRCLE
R	BLUE WATER CIRCLE
S	BLUE WATER CIRCLE
T	OASIS DRIVE
U	OASIS DRIVE
V	HAYWAGON LANE
W	LITTLEHOUSE LANE
X	BACKBARN DRIVE
Y	OASIS DRIVE
Z	BANDIT DRIVE
AA	THUNDERCLOUD DRIVE
AB	OLD STAGE AVE.
AC	HOOFBEAT PLACE
AD	HOOFBEAT PLACE
AE	GRANDWATER WAY
AF	GREENWATER CIRCLE
AG	SILVER GULCH CIRCLE
AH	GREENWATER CIRCLE
AJ	IRON GATE STREET
AK	PALMETTO COURT
AL	ANGELIQUE AVENUE
AM	MENTHA DRIVE
AN	AMUR LANE
AO	AMUR COURT
AP	LEILANI LANE
AQ	LEILANI LANE
AR	AGAVE AVENUE
AS	FRESIA DRIVE
AT	LEILANI LANE
AU	LEILANI LANE
AV	PETUNIA PLACE
AW	MISSOULA TRAIL
AX	SOLANO PLACE
AY	HILDALGO WAY

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Preliminary Plat/Final PD Site Plan Standard Notes

1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this proerty unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequotely maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 15% fee.

2. The Owner of the property, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of the area subject to the approved Final PD Site Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowners Association, if applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Replacement for dead or diseased plant material shall be the same type of plant material as set forth in the approved Final PD Site Plan; for example, a tree must replace a tree, a shrub must replace a shrub, ground cover must replace ground cover, etc. Upon written notice by the Town, the Owner will have six (6) months 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. Cherry Creek and McMurdo Gulch floodplains are as referenced from the Flood Insurance Rate Map, Douglas County, Colorado, Panel 195 of 500, Community Panel Number 080049 0195C, map revised September 30, 1987.

4. All utility, drainage, emergency access, sight distance easements and public access/trail easements as shown on the Preliminary Plat shall be granted to the Town of Castle Rock with the Final Plat.

5. Zoning is per the Villages at Castle Rock, 2nd Amendment – Liberty Village Portion Preliminary Planned Development Site Plan, recorded August 17, 2004, reception number 2004085669.

6. Any street lights are conceptual only and subject to Town review with the CDs. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.

7. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department Requirements.

8. 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.

9. Any deviation from Town Regulations or Standards depicted in this Preliminary Plat and Final PD Site Plan are subject to final review and approval of the Final Plat and associated documents.

10. No solid object exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscaping plantings, crops, cut slopes, and berms, shall be placed in a Sight Distance Easement as shown on this Preliminary Plat/Final PD Site Plan. Trees with a diameter no greater than twelve (12) inches and a branching height no less than eight (8) feet will be allowed in a Sight Distance Easement as long as it can be demonstrated that these trees will not negatively impact the vehicular sight distance at the intersection.

11. Unless otherwise noted, all lots shall have a 10-foot Utility Easement along front and rear lot lines and along all public rights-of-way and shall have five-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to, 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.

12. Retaining walls or sections of retaining walls 4-feet in height or higher 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 prior to the issuance of the Public Works Permit. Call the Building Department for a determination of the need for a Building Permit for tiered retaining walls.

13. The Villages at Castle Rock, 2nd Amendment – Liberty Village Portion is not located within protected areas as defined by the Town of Castle Rock Skyline Ridgeline Protection Ordinance. Map dated February 26, 1999, adopted as an amendment to the Zoning District Map in Section 17.12.030 of the Code.

14. Emergency access easements utilized as a second means of ingress/egress, are subject to the following:
–Access will be designed, constructed and maintained in good condition and accessible at all times per fire department requirements.
Easements will be:
–Provided with a paved surface (concrete or asphalt), including curb ramps at each end.
–Capable of supporting a minimum of 75,000 pounds.
–Provided with controlled access at each end in a manner approved by a Gate with opticom devices in both directions.
Signs identifying the access will be posted and maintained per fire department requirements.
The easement will be maintained by, and at the expense of, the developer or Homeowners' Association, as appropriate.

15. This project will develop within an area of steep grades and mature evergreen trees or gambel oak resulting in the potential for fire affecting both homes and forest. The homebuilder shall work with Wildland Mitigation Officer, to develop a safe area around homes and structures.

16. All local roadways are Type 1. Castle Oaks Drive and Collector A are noted accordingly as collector roadways.

17. Interior Residential Sprinkler Systems will be required for Block 76, Lots 11 through 17 inclusive, and Block 77, Lots 2 through 8 inclusive.

18. Lot C-1 is not included in the current proposed Final PD Site Plan and a separate Final PD Site Plan will be submitted when builder/tenants are identified.

19. Residential Development Standards

The following encroachments will be permitted in the setbacks:
Box or bay window, fireplaces, eaves, roof overhangs, cantilevers, side, rear and front covered porches. etc, may occupy up to 24" in any setback.
Rear yard decks (covered and uncovered) and porches at grade or up to 30" above grade may encroach in the rear setback up to 8' unless approved by utility company with a maximum encroachment of 12'.
Rear yard decks (covered and uncovered) and porches elevated greater than 5 ' above the ground may encroach 6' into the rear yard setback.

Minimum building setbacks (measured from back of walk) for Planning Areas 2, 3, 4, 5, 6 and 7 shall be as follows:
Front – 20' may be reduced to 15' if all of the building in the front 20' of the lot is single story or if there is a side loaded garage orientation. At no time shall the minimum for a front loaded garage be less than 18'.
Rear – 15' if the garage is located at the rear of the lot, the rear setback for the garage may be reduced to a minimum of 3' if approved by the utility company.
Side – 5' provided that there is a minimum 10' separation between the foundations of adjacent buildings. Side abutting public right of way – 15' .

All single family plot plans and landscaping plans must secure written approval by the Cobblestone Ranch Architectural Review Committee prior to submittal for a building permit for any lot included in The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion. The Architectural Review Committee shall be responsible for certifying to the town that the following items have been complied with:
Fencing to be provided as shown on these Final PD Plans.
No more than two front building elevations may be the same if side-by-side, directly across the street from each other, or if visible from a collector street or open space tract.
If masonry is provided on the front elevation of a building, masonry shall extend and wrap around the side elevations by at least 2 feet.
Houses adjacent to each other and directly across the street from each other shall not use the same color of paint for the body of the house.
Not more than three adjacent homes shall have the same front setback and said front setback where varied, will be varied by at least 3 feet.

Within Planning Areas 8, 9 and 10, all principal vertical improvements must be located within the established building envelope.

OWNER/APPLICANT:
MDC Land Corporation and Richmond American Homes of Colorado, Inc.
6550 S. Greenwood Plaza Blvd.
Suite 3-117
Centennial, Colorado 80111
Attn: Jerry Richmond
303-773-2727

PLANNER:
Bernard Lash & Associates
26 West Dry Creek Circle
Suite 600
Littleton, CO 80120
Attn: Bernie Lash
303-798-8433

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

ENGINEER:
Detention/Water Quality Ponds
McMurdo Floodplain/Channel Improvements
AMEC
550 S. Wadsworth Blvd.
Suite 500
Lakewood, CO 80226
303-935-6505

LANDSCAPE:
The Norris Dullea Company
710 W. Colfax Ave.
Denver, CO 80204
303-892-1166

APRIL, 2004

PREPARED BY:

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112–2019

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112–2019
(303) 694–1520

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 1 OF 85
EMK JOB No. 11948-02

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

SHEET 2 OF 85

SIGNATURES

OWNERSHIP CERTIFICATION:
Except for Denver Water Storage Company and the Douglas County Commissioners, the undersigned are all of the owners of certain lands known herein as The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion in the Town of Castle Rock.

By: [signature] and Town of Castle Rock, a Colorado municipal corporation
Michael Touff, Vice President
MDC Land Corporation a Colorado Corporation

Attest: [signature]
Joseph H. Fretz
Secretary

Signed this 22nd day of September, 2004.

State of Colorado)
County of Denver) SS

The foregoing instrument was acknowledged before me this 22nd day of September, A.D. 2004, by Michael Touff as Vice President and Joseph H. Fretz as Secretary of MDC Land Corporation, a Colorado Corporation.

Witness my hand and seal. [signature]
Notary Public

My commission expires: 3600 S. Yosemite Street #900
June 21, 2008 Address Denver, CO 80237

The undersigned are all of the owners of certain lands known herein as The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion in the Town of Castle Rock.

By: [signature]
Jerry B. Richmond

Signed this 22nd day of September, 2004.

State of Colorado)
County of Denver) SS

The foregoing instrument was acknowledged before me this 22nd day of September, A.D. 2004, by Jerry B. Richmond.

Witness my hand and seal. [signature]
Notary Public

My commission expires: 3600 S. Yosemite Street #900
June 21, 2008 Address Denver, CO 80237

The undersigned are all of the owners of certain lands known herein as The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion in the Town of Castle Rock.

By: [signature]
John J. Heaney

Signed this 22nd day of September, 2004.

State of Colorado)
County of Denver) SS

The foregoing instrument was acknowledged before me this 22nd day of September, A.D. 2004, by John J. Heaney.

Witness my hand and seal. [signature]
Notary Public

My commission expires: 3600 S. Yosemite Street #900
June 21, 2008 Address Denver, CO 80237

The undersigned are all of the owners of certain lands known herein as The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion in the Town of Castle Rock.

By: [signature]
James L. Yates

Signed this 22nd day of September, 2004.

State of Colorado)
County of Denver) SS

The foregoing instrument was acknowledged before me this 22nd day of September, A.D. 2004, by James L. Yates.

Witness my hand and seal. [signature]
Notary Public

My commission expires: 3600 S. Yosemite Street #900
June 21, 2008 Address Denver, CO 80237

The undersigned are all of the owners of certain lands known herein as The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion in the Town of Castle Rock.

By: [signature]
Thomas A. Zieske

Signed this 22ND day of SEPTEMBER, 2004.

State of Colorado)
County of DENVER) SS

The foregoing instrument was acknowledged before me this 22ND day of SEPTEMBER, A.D. 2004, by Thomas A Zieske.

Witness my hand and seal. [signature]
Notary Public

My commission expires: 7528 LEBRUN COURT
DECEMBER 20, 2004 Address LONE TREE, CO 80124

The undersigned are all of the owners of certain lands known herein as The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion in the Town of Castle Rock.

By: [signature]
Theresa Kistner

Signed this 22nd day of September, 2004.

State of Colorado)
County of DENVER) SS

The foregoing instrument was acknowledged before me this 22ND day of SEPTEMBER, A.D. 2004, by Theresa Kistner.

Witness my hand and seal. [signature]
Notary Public

My commission expires: 7528 LEBRUN COURT
DECEMBER 20, 2004 Address LONE TREE, CO 80124

TITLE CERTIFICATION:

I, Laura Rihel, 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 (except the Board of County Commissioners of the County of Douglas and The Denver Water Storage Company, a corporation), * are listed in the Certificate of Ownership and Lienholder Subordination Certificate. * and Town of Castle Rock, a Colorado municipal corporation

Signed this 6th day of December, 2004

[signature]
Authorized Representative

Stewart Title of Denver, Inc.

The foregoing instrument was acknowledged before me this 6th day of December, A.D. 2004, by Laura Rihel of Stewart Title of Denver, Inc.

Witness my hand and seal.

Patricia A. Reid
Notary Public

My commission expires: 5-8-07

60 S. Steele, St #600
Address
Denver, CO 80120

SURVEYOR'S CERTIFICATE:

I, Jon S. McDaniel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey and legal description represented by The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion was made under my supervision and the monuments shown thereon actually exist and this Site Plan accurately represents that survey.

[signature] 9-16-04
Jon S. McDaniel, P.L.S. Date
EMK Consultants, Inc.

TOWN CERTIFICATION:

A. Planning Commission Recommendation:

The Preliminary Plat/Final P.D. Site Plan for The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion was recommended for approval by the Planning Commission of the Town of Castle Rock, Colorado, on the 12th day of August, 2004.

[signature] 13 Jan 2005
Chairman Date

Attest: [signature] 1.14.05
Director of Development Services Date

B. Town Council Approval:

The Preliminary Plat/Final P.D. Site Plan for The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion were approved by the Town Council of the Town of Castle Rock, Colorado, on the 24th day of August, 2004.

[signature] 1-25-05
Mayor Date

Attest: [signature] 1-25-05
Town Clerk Date

NOTE: THE REGIONAL PARK SITE (TRACT L) WAS CONVEYED TO THE TOWN OF CASTLE ROCK BY SPECIAL WARRANTY DEED RECORDED 8-17-2004 AT REC. NO. 2004085673.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS PRELIMINARY PLAT/FINAL P.D. SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 1:39 ON THE 27th DAY OF JANUARY, 2005. IN BOOK 1717 PAGE 11, MAP 11 AT RECEPTION NO. 2005007985

DOUGLAS COUNTY CLERK AND RECORDER
BY [signature]
DEPUTY

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EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

SHEET 3 OF 85

SITE DATA

LAND USE	SEE SUPPLEMENTAL TABLE 1 OVERALL SITE AC.	PA2	PA3	PA4	PA5	PA6	PA7	PA8	PA9	PA10	TOTAL	
		SEE SUPPLEMENTAL TABLES 2 AND 3										
PLD	177.1	–	–	–	–	–	–	–	–	–	177.1	PLD
OSD	539.5	–	–	–	–	0.78	–	3.51	–	–	543.8	OSD
UD	67.4	–	–	–	–	–	–	–	–	–	67.4	UD
PUA	2.0	–	–	–	–	–	–	–	–	–	2.0	PUA
ROW	48.2	19.3	13.2	10.2	8.4	9.2	7.0	3.4	3.3	–	122.2	ROW
COMM	9.7	–	–	–	–	–	–	–	–	–	9.7	COMM
PLANNING AREAS	418.2	–	–	–	–	–	–	–	–	–	339.9*	PLANNING AREAS

*w/o ROW & ADDITIONAL OSD TRACTS

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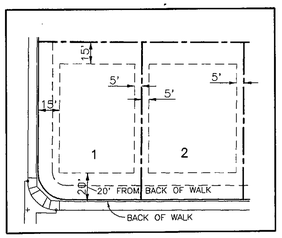
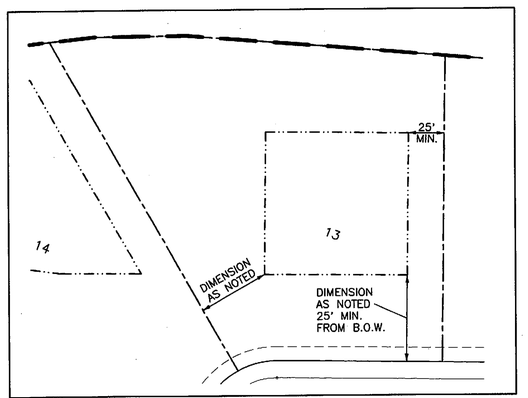


TYPICAL SETBACKS
(SF-2, 3 & 4)



TYPICAL BUILDING ENVELOPE (SF-1)

TABLE 3 SUPPLEMENTAL SITE DATA

PLANNING AREAS

PA	LAND USE	LOT AREA (AC)	STREET ROW (AC)	(SEE TABLE) INTERNAL TRACTS (AC)	PA AREA (AC)	LOT COUNT	GROSS DENSITY
2	SF-3	65.8	19.3	9.3	94.4	393.0	4.2
3	SF-4	17.1	13.2	2.6	32.9	157.0	4.8
4	SF-3	35.9	10.2	3.5	49.6	205.0	4.2
5	SF-3	26.1	8.4	3.3	37.8	149.0	4.0
6	SF-2	36.5	9.2	5.4	51.1	159.0	3.1
7	SF-3	22.0	7.0	2.7	31.7	121.0	3.8
8	SF-1	30.3	3.4	3.5	37.2	19.0	0.5
9	SF-1	52.0	3.3	5.4	60.7	36.0	0.6
10	SF-1	22.8	----	----	22.8	6.0	0.3
TOTALS		308.5	74.0	35.7	418.2	1245	

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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TABLE 1 SUPPLEMENTAL PRELIMINARY PLAT/FINAL P.D. SITE PLAN SUMMARY

TRACT SUMMARY

TRACT/USE	AREA (AC)		ZONING	OWNERSHIP	MAINTENANCE
K (SCHOOL)	11.2		PLD	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
L (REGIONAL PARK)	165.9		PLD	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
	177.1 AC	TOTAL	PUD		
A FLOODPLAIN/OPEN SPACE	227.2		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
A-1 OPEN SPACE	0.4		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
B OPEN SPACE	43.8		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
C FLOODPLAIN/OPEN SPACE	76.8		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
D FLOODPLAIN/OPEN SPACE	78.4		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
E FLOODPLAIN/OPEN SPACE	3.5		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
F FLOODPLAIN/OPEN SPACE	8.5		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
G FLOODPLAIN/OPEN SPACE	12.1		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
H OPEN SPACE	1.3		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
J OPEN SPACE	3.1		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
N OPEN SPACE	84.4		OSD	TOWN OF CASTLE ROCK	HOA OR METRO DIST.
	539.5 AC	TOTAL	OSD		
M DETENTION POND 4	3.9		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
B-1 WELL SITE	2.0		UD	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
C-1 DETENTION POND 10	5.8		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
C-2 WATER QUALITY POND 8	2.3		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
C-3 WELL SITE	4.6		UD	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
C-4 WATER QUALITY POND 9	0.5		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
C-5 WATER QUALITY POND 11	1.8		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
D-1 DETENTION POND 6	4.9		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
D-2 DETENTION POND 3	1.0		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
D-3 DETENTION POND 7	4.2		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
D-4 DETENTION POND 14	2.4		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
D-5 DETENTION POND 12	6.2		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
G-1 DETENTION POND 13	1.8		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
H-1 DETENTION POND 1	11.5		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
L-1 DETENTION POND 5	5.2		UD	HOA OR METRO DIST.	HOA OR METRO DIST.
L-2 WELL SITE	1.0		UD	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
L-3 WATER QUALITY POND 2	2.0		UD	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
N-1 WATER TANK SITE	6.3		UD	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK
	67.4 AC	TOTAL	UD		
EE (ROUNDABOUT ISLAND)	0.03		PUA	HOA OR METRO DIST.	HOA OR METRO DIST.
D-6 POCKET PARK/TOT LOT	1.0		PUA	HOA OR METRO DIST.	HOA OR METRO DIST.
D-7 POCKET PARK/TOT LOT	1.0		PUA	HOA OR METRO DIST.	HOA OR METRO DIST.
	2.0 AC	TOTAL	PUA		
CASTLE OAKS DR.	36.9		ROW	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK/METRO. DIST.
COLLECTOR "A"	0.9		ROW	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK/METRO. DIST.
PLEASANT VIEW DR.	10.1		ROW	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK/METRO. DIST.
A-2 (SW ENT. TO PA8)	0.25		ROW	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK/METRO. DIST.
J-1 (Str. "O" CONNECTION PA2 to PA3)	0.06		ROW	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK/METRO. DIST.
J-2 (Str. "N" CONNECTION PA2 to PA3)	0.03		ROW	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK/METRO. DIST.
	48.2 AC	TOTAL	ROW		
LOT C-1 COMMERCIAL	9.7		COMMERCIAL	RETAINED BY OWNER	OWNER
	9.7 AC	TOTAL			

TABLE 2 SUPPLEMENTAL INTERNAL TRACT SUMMARY BY PLANNING AREA

PA	TRACT/USE	AC	ZONING	OWNERSHIP	MAINTENANCE
2	AA-LANDSCAPE TRACT	7.40	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	BB-LANDSCAPE TRACT	0.16	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	CC-LANDSCAPE TRACT	0.80	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	DD-LANDSCAPE TRACT	0.07	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	FF-LANDSCAPE TRACT	0.10	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	GG-LANDSCAPE TRACT	0.08	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	HH-LANDSCAPE TRACT	0.39	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	HH-1-LANDSCAPE TRACT	0.20	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	JJ-LANDSCAPE TRACT	0.08	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	KK-LANDSCAPE TRACT	0.04	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	P -LANDSCAPE TRACT	0.03	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
PA2 TOTAL		9.35			
3	LL-LANDSCAPE TRACT	0.10	SF-4	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	MM-LANDSCAPE TRACT	0.14	SF-4	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	NN-LANDSCAPE TRACT	1.51	SF-4	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	PP-LANDSCAPE TRACT	0.84	SF-4	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
PA3 TOTAL		2.59			
4	QQ-LANDSCAPE TRACT	0.92	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	RR-LANDSCAPE TRACT	0.33	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	SS-LANDSCAPE TRACT	0.15	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	TT-LANDSCAPE TRACT	0.14	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	UU-LANDSCAPE TRACT	0.13	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	VV-LANDSCAPE TRACT	0.24	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	WW-LANDSCAPE TRACT	0.13	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	XX-1-LANDSCAPE TRACT	0.36	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	XX-2-LANDSCAPE TRACT	1.08	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
PA4 TOTAL		3.48			
5	YY-LANDSCAPE TRACT	0.37	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	ZZ-LANDSCAPE TRACT	0.05	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	AAA-LANDSCAPE TRACT	1.82	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	BBB-LANDSCAPE TRACT	0.28	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	CCC-LANDSCAPE TRACT	0.09	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	DDD-LANDSCAPE TRACT	0.09	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	EEE-LANDSCAPE TRACT	0.62	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
PA5 TOTAL		3.32			
6	FFF-LANDSCAPE TRACT	0.15	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	GGG-LANDSCAPE TRACT	0.64	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	HHH-LANDSCAPE TRACT	0.13	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	JJJ-LANDSCAPE TRACT	0.26	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	KKK-LANDSCAPE TRACT	0.26	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	LLL-LANDSCAPE TRACT	0.12	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	MMM-LANDSCAPE TRACT	0.51	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	NNN-LANDSCAPE TRACT	0.09	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	PPP-LANDSCAPE TRACT	2.47	SF-2	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	QQQ-OSD	0.77	SF-2	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION
	RRR-OSD	0.01	SF-2	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION
PA6 TOTAL		5.41			
7	SSS-LANDSCAPE TRACT	0.50	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	TTT-LANDSCAPE TRACT	0.16	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	UUU-LANDSCAPE TRACT	0.31	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	VVV-LANDSCAPE TRACT	1.01	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	WWW-LANDSCAPE TRACT	0.57	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	XXX-LANDSCAPE TRACT	0.15	SF-3	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
PA7 TOTAL		2.70			
8	YYY-OSD	0.62	SF-1	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION
	ZZZ-OSD	2.83	SF-1	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION
	AAAA-OSD	0.06	SF-1	TOWN OF CASTLE ROCK	HOMEOWNERS ASSOCIATION
PA8 TOTAL		3.51			
9	BBBB-LANDSCAPE TRACT	3.68	SF-1	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
	CCCC-DRAINAGE	1.70	SF-1	HOA OR METRO DIST.	HOA OR METRO DIST.
PA9 TOTAL		5.38			
10	NO TRACTS IN PA 10		SF-1		
INTERNAL TRACT TOTAL		35.74 AC.			

NOTE: LANDSCAPE TRACTS ALLOW FOR DRAINAGE & UTILITY USE WITHIN THE TRACTS.

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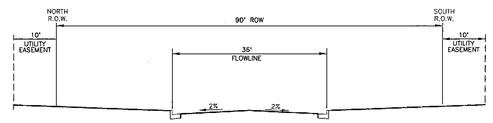
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

SHEET 4 OF 85

CONCEPT PHASE MAP



CASTLE OAKS DRIVE
TYPICAL SECTION
(WIDENING FOR TURN LANES AS REQUIRED AT INTERSECTIONS)
8' DETACHED WALKWAYS ON BOTH SIDES

PHASE I

DESCRIPTION
ALL OVERLOT GRADING FOR LIBERTY VILLAGE TO BE DONE WITH PHASE I AND TO INCLUDE ROUGH GRADING FOR ALL DETENTION AND WATER QUALITY PONDS
STREETS
CASTLE OAKS DRIVE –
–COMPLETE INTERSECTION IMPROVEMENTS WITH HIGHWAY 83 WIDENING PER STATE ACCESS CODE.
–COMPLETE FULL CASTLE OAKS DRIVE SECTION IMPROVEMENTS ALONG COMMERCIAL FRONTAGE FROM S.H. 83 TO A LOCATION TO BE DETERMINED.
–TEMPORARY TRANSITION TO EXISTING ROADWAY ALIGNMENT WITH TEMPORARY SECTION THROUGH CHERRY CREEK FLOODPLAIN
–COMPLETE FULL CASTLE OAKS DRIVE SECTION FROM SECONDARY REGIONAL PARK ACCESS (±300 FEET OFF CHERRY CREEK WEST FLOODPLAIN LIMITS) THROUGH THE INTERSECTION OF PLEASANT VIEW DRIVE, EAST OF McMURDO GULCH.
–PROVIDE ALL WEATHER* SURFACE UTILIZING EXISTING McMURDO BRIDGE CROSSING NO. 1 ALONG CASTLE OAKS DRIVE AND THROUGH PA–6 FOR CONTIGUOUS EMERGENCY ACCESS ROAD CONNECTION INTO PINERY WEST PRIOR TO ISSUANCE OF 1ST BUILDING PERMIT.
–CONSTRUCT INTERIM GRAVEL ROADWAY FOR CASTLE OAKS DRIVE ALIGNMENT FROM EMERGENCY ACCESS ROAD CONNECTION SOUTHWEST THROUGH THE REMAINDER OF LIBERTY VILLAGE PROJECT AND CONNECT TO EXISTING CASTLE OAKS DRIVE GRAVEL ROADWAY AT BOUNDARY WITH CASTLE OAKS, EXISTING McMURDO BRIDGE CROSSING NO. 2 TO BE UTILIZED.
COLLECTOR "A" ON EAST BOUNDARY OF SCHOOL SITE AND TWO (2) OTHER CASTLE OAKS ENTRANCE CONNECTIONS
DRAINAGE
DETENTION PONDS 1, 2 (ROUGH GRADE ONLY)
COMPLETE POND IMPROVEMENTS FOR PONDS 3, 5, 10, 12 AND 13
McMURDO CHANNEL IMPROVEMENTS WITH EXISTING CASTLE OAKS DRIVE CROSSING NO. 1 TO REMAIN.
SANITARY SEWER
15" TRUNK LINE CONNECTION IN PINERY WEST TO THE NORTH AND TRUNK EXTENSION TO METERING STATION
12" TRUNK LINE EXTENSION THROUGH REGIONAL PARK AND INTO PA 2 WITH APPROPRIATE STUB LOCATIONS ACROSS CASTLE OAKS DRIVE
FORCE MAIN TO SERVE COMMERCIAL SITE TO BE INSTALLED WITH FULL ROADWAY IMPROVEMENTS IN CONJUNCTION WITH WATER LINE EXTENSION. (SEE BELOW)
WATER
COMPLETE RED ZONE LINE EXTENSION WITHIN CASTLE OAKS SUBDIVISION IF NOT IN PLACE. INSTALL PRV AND EXTEND BLUE ZONE LINE IN CASTLE OAKS DRIVE THROUGH CASTLE OAKS SUBDIVISION PAST PLEASANT VIEW DRIVE WITHIN LIBERTY VILLAGE. INSTALL PRV AND EXTEND YELLOW ZONE LINE TO WATER TANK SITE.
COMPLETE YELLOW ZONE LINE WITHIN CASTLE OAKS DRIVE
COMPLETE LINE EXTENSION AND LOOP IN CASTLE OAKS DRIVE TO APPROXIMATELY THE WEST FLOODPLAIN LIMIT OF CHERRY CREEK. DEFER WATER LINE EXTENSION TO THE COMMERCIAL SITE UNTIL TEMPORARY SECTION OF CASTLE OAKS DRIVE TO ACCOMODATE BRIDGE REPLACEMENT BY THE TOWN IS COMPLETED AND FULL ROADWAY IMPROVEMENT IS PURSUED.

*ALL–WEATHER = ASPHALT OR CONCRETE, CAPABLE OF SUPPORTING 75,000 LBS. EMERGENCY VEHICLE.
–EMERGENCY ACCESS ROAD MUST INCLUDE GATE AND OPTICOM SYSTEM

NOTE: PUBLIC IMPROVEMENTS TO SUPPORT EACH PHASE SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO ISSUANCE OF BUILDING PERMITS WITHIN EACH PHASE.

PHASE II

PHASE	PLANNING AREA
II	PA 2 PA 9 PA 10

DESCRIPTION
STREETS
COMPLETE INTERNAL SYSTEM WITHIN PA 2 & PLEASANT VIEW DRIVE WITHIN PA 9 & PA 10
ALL INTERNAL ROADWAYS
DRAINAGE (NOTE: PONDS PREVIOUSLY GRADED WITH PHASE I)
COMPLETE INTERNAL SYSTEM WITHIN PA 2, PA 9 AND PA 10
COMPLETE POND IMPROVEMENTS FOR PONDS 7 & 9
SANITARY SEWER
COMPLETE INTERNAL SYSTEM WITHIN PA 2 WITH STUBS ACROSS CASTLE OAKS DRIVE AND OTHER APPROPRIATE LOCATIONS FOR FUTURE PHASING CONNECTIONS.
COMPLETE INTERNAL SYSTEM WITHIN PA 10 & PORTION OF PA 9
WATER
COMPLETE INTERNAL SYSTEM OF PA 2 AND EXTENSION TO PA 9 AND PA 10
McMURDO TRAIL
COMPLETE TRAIL FROM CASTLE OAKS DRIVE TO THE NORTH PROJECT BOUNDARY

PHASE III

PHASE	PLANNING AREA
III	PA 3

DESCRIPTION
STREETS
COMPLETE INTERNAL SYSTEM WITHIN PA 3
ALL INTERNAL ROADWAYS
DRAINAGE (NOTE: PONDS PREVIOUSLY GRADED WITH PHASE I)
COMPLETE INTERNAL SYSTEM WITHIN PA 3
COMPLETE POND IMPROVEMENTS FOR POND 14
INTERNAL DRAINAGE/STORM SEWER SYSTEM
SANITARY SEWER
COMPLETE INTERNAL SYSTEM WITHIN PA 3
WATER
COMPLETE INTERNAL SYSTEM WITHIN PA3

PHASE IV

PHASE	PLANNING AREA
IV	PA 4

DESCRIPTION
STREETS
COMPLETE INTERNAL SYSTEM WITHIN PA 4
DRAINAGE (NOTE: PONDS PREVIOUSLY GRADED WITH PHASE I)
COMPLETE INTERNAL SYSTEM WITHIN PA 4
COMPLETE POND IMPROVEMENTS FOR PONDS 1 & 4
SANITARY SEWER
COMPLETE INTERNAL SYSTEM WITHIN PA 4
WATER
COMPLETE INTERNAL SYSTEM WITHIN PA 4

PHASE V

PHASE	PLANNING AREA
V	PA 5

DESCRIPTION
STREETS
CASTLE OAKS DRIVE –
–COMPLETE McMURDO BRIDGE CROSSING NO. 1 REPLACEMENT WITH PROPOSED BOX CULVERT.
–COMPLETE FULL CASTLE OAKS DRIVE SECTION IMPROVEMENTS THROUGH PA 6 AND PA 7 FRONTAGE.
–TRANSITION BACK TO EXISTING GRAVEL ROADWAY SECTION TO WEST IN PLACE FROM PHASE I
COMPLETE INTERNAL SYSTEM WITHIN PA 5
DRAINAGE (NOTE: PONDS PREVIOUSLY GRADED WITH PHASE I)
COMPLETE INTERNAL SYSTEM WITHIN PA 5
COMPLETE POND IMPROVEMENTS FOR POND 6
SANITARY SEWER
COMPLETE INTERNAL SYSTEM WITHIN PA 5
COMPLETE CONNECTION ACROSS McMURDO GULCH TO PA 2
WATER
COMPLETE INTERNAL SYSTEM WITHIN PA 5
COMPLETE LOOP ACROSS McMURDO GULCH TO PA 2

PHASE VI

PHASE	PLANNING AREA
VI	PA 7

DESCRIPTION
STREETS
COMPLETE INTERNAL SYSTEM WITHIN PA 7
DRAINAGE (NOTE: PONDS PREVIOUSLY GRADED WITH PHASE I)
COMPLETE INTERNAL SYSTEM WITHIN PA 7
COMPLETE POND IMPROVEMENTS FOR POND 8
SANITARY SEWER
COMPLETE INTERNAL SYSTEM WITHIN PA 7
WATER
COMPLETE INTERNAL SYSTEM WITHIN PA 7
McMURDO TRAIL (REFER TO DEVELOPMENT AGREEMENT FOR ALTERNATIVES ON TIMING & ARRANGEMENTS)
COMPLETE TRAIL FROM CASTLE OAKS DRIVE TO THE SOUTH PROJECT BOUNDARY

PHASE VII

PHASE	PLANNING AREA
VII	PA 6

DESCRIPTION
STREETS
COMPLETE INTERNAL SYSTEM WITHIN PA 6
DRAINAGE (NOTE: PONDS PREVIOUSLY GRADED WITH PHASE I)
COMPLETE INTERNAL SYSTEM WITHIN PA 6
SANITARY SEWER
COMPLETE INTERNAL SYSTEM WITHIN PA 6
WATER
COMPLETE INTERNAL SYSTEM WITHIN PA 6

PHASE VIII

PHASE	PLANNING AREA
VIII	PA 9
VIII	PA 8

DESCRIPTION
STREETS
CASTLE OAKS DRIVE – (NOTE: WORK ON THIS PHASE OF CASTLE OAKS DRIVE TO COMMENCE WITH ISSUANCE OF THE 1,000th BUILDING PERMIT OR 2012, WHICHEVER IS FIRST.) –COMPLETE McMURDO BRIDGE CROSSING NO. 2 REPLACEMENT WITH PROPOSED BOX CULVERT. –COMPLETE FULL CASTLE OAKS DRIVE SECTION IMPROVEMENTS FROM PHASE V LIMIT TO PROJECT BOUNDARY. –AN INTERIM PAVED ACCESS ROAD (22' ASPHALT) THROUGH TO FOUNDERS PARKWAY SHALL BE COMPLETED WITH PHASE VIII OF LIBERTY VILLAGE IF CASTLE OAKS ESTATES, L.L.C. (ITS SUCCESSORS OR ASSIGNS) HAS NOT COMPLETED NECESSARY IMPROVEMENTS TO CASTLE OAKS DRIVE/AUTUMN SAGE STREET/ RISING SUN DRIVE.
–COMPLETE INTERNAL SYSTEM WITHIN PA 9 & COMPLETE INTERNAL SYSTEM WITHIN PA 8.
DRAINAGE (NOTE: PONDS PREVIOUSLY GRADED WITH PHASE I)
COMPLETE INTERNAL SYSTEM WITHIN PA 9 & COMPLETE INTERNAL SYSTEM WITHIN PA 8
COMPLETE IMPROVEMENTS FOR WATER QUALITY POND 11
SANITARY SEWER
COMPLETE INTERNAL SYSTEM WITHIN PA 9 & COMPLETE INTERNAL SYSTEM WITHIN PA 8
WATER
COMPLETE INTERNAL SYSTEM WITHIN PA 9 & COMPLETE INTERNAL SYSTEM WITHIN PA 8

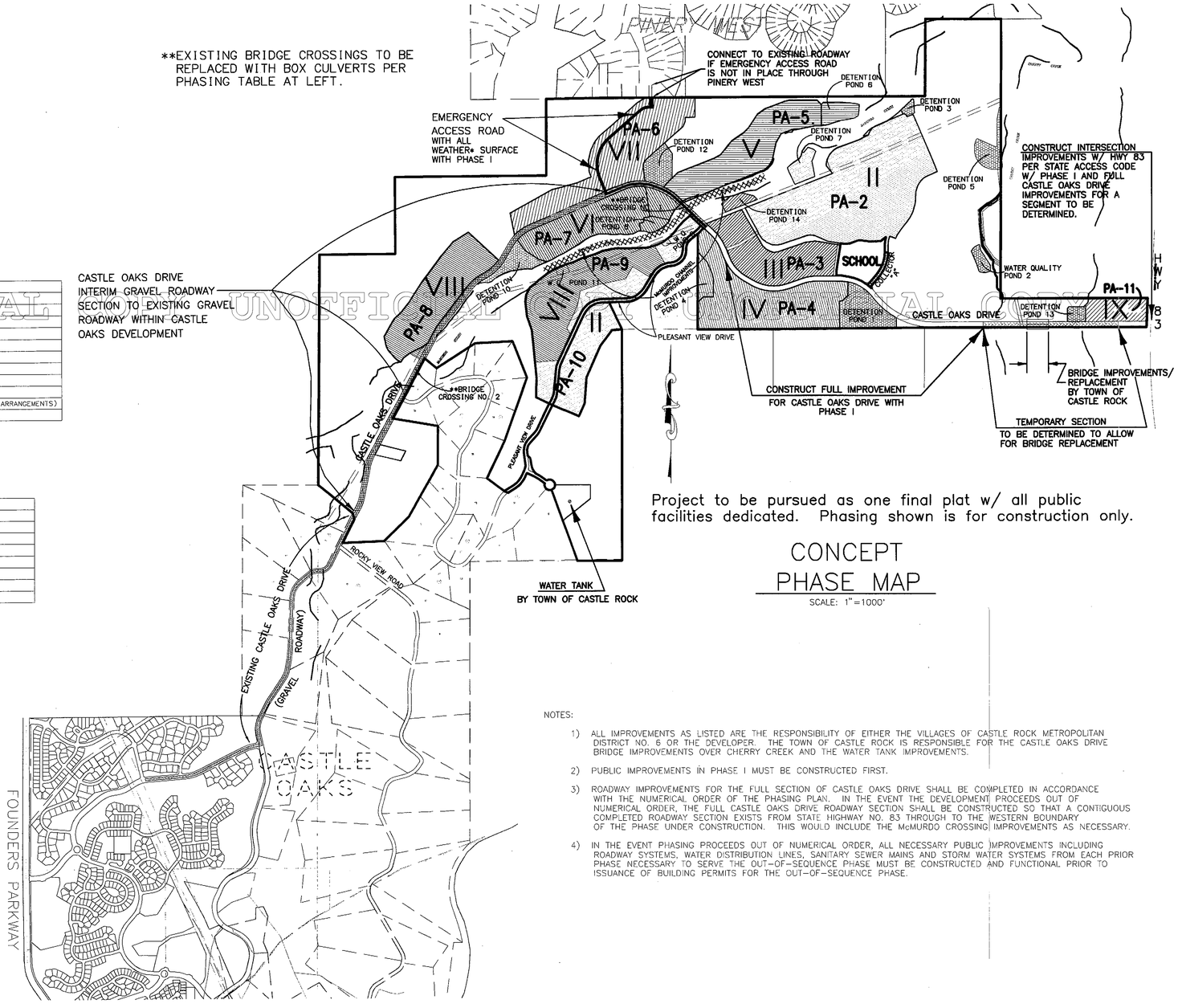
PHASE IX

PHASE	PLANNING AREA
IX	PA 11

DESCRIPTION
STREETS
ADD TURN LANES TO CASTLE OAKS DRIVE AT ENTRANCES INTO COMMERCIAL AREA
COMPLETION OF PRIVATE INTERNAL ROADWAY
DRAINAGE (NOTE: PONDS PREVIOUSLY GRADED WITH PHASE I)
POND 13 COMPLETE IN PLACE WITH PHASE I
SANITARY SEWER
LIFT STATION AND FORCE MAIN CONSTRUCTED & FORCE MAIN CONNECTED
COMPLETE INTERNAL SYSTEM
WATER
COMPLETE INTERNAL SYSTEM

NOTE: WATER QUALITY POND 2 TO BE COMPLETED WITH REGIONAL PARK IMPROVEMENTS

**EXISTING BRIDGE CROSSINGS TO BE REPLACED WITH BOX CULVERTS PER PHASING TABLE AT LEFT.



Project to be pursued as one final plat w/ all public facilities dedicated. Phasing shown is for construction only.

CONCEPT PHASE MAP

SCALE: 1"=1000'

NOTES:

1) ALL IMPROVEMENTS AS LISTED ARE THE RESPONSIBILITY OF EITHER THE VILLAGES OF CASTLE ROCK METROPOLITAN DISTRICT NO. 6 OR THE DEVELOPER. THE TOWN OF CASTLE ROCK IS RESPONSIBLE FOR THE CASTLE OAKS DRIVE BRIDGE IMPROVEMENTS OVER CHERRY CREEK AND THE WATER TANK IMPROVEMENTS.
2) PUBLIC IMPROVEMENTS IN PHASE I MUST BE CONSTRUCTED FIRST.
3) ROADWAY IMPROVEMENTS FOR THE FULL SECTION OF CASTLE OAKS DRIVE SHALL BE COMPLETED IN ACCORDANCE WITH THE NUMERICAL ORDER OF THE PHASING PLAN. IN THE EVENT THE DEVELOPMENT PROCEEDS OUT OF NUMERICAL ORDER, THE FULL CASTLE OAKS DRIVE ROADWAY SECTION SHALL BE CONSTRUCTED SO THAT A CONTIGUOUS COMPLETED ROADWAY SECTION EXISTS FROM STATE HIGHWAY NO. 83 THROUGH TO THE WESTERN BOUNDARY OF THE PHASE UNDER CONSTRUCTION. THIS WOULD INCLUDE THE McMURDO CROSSING IMPROVEMENTS AS NECESSARY.
4) IN THE EVENT PHASING PROCEEDS OUT OF NUMERICAL ORDER, ALL NECESSARY PUBLIC IMPROVEMENTS INCLUDING ROADWAY SYSTEMS, WATER DISTRIBUTION LINES, SANITARY SEWER MAINS AND STORM WATER SYSTEMS FROM EACH PRIOR PHASE NECESSARY TO SERVE THE OUT–OF–SEQUENCE PHASE MUST BE CONSTRUCTED AND FUNCTIONAL PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE OUT–OF–SEQUENCE PHASE.

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

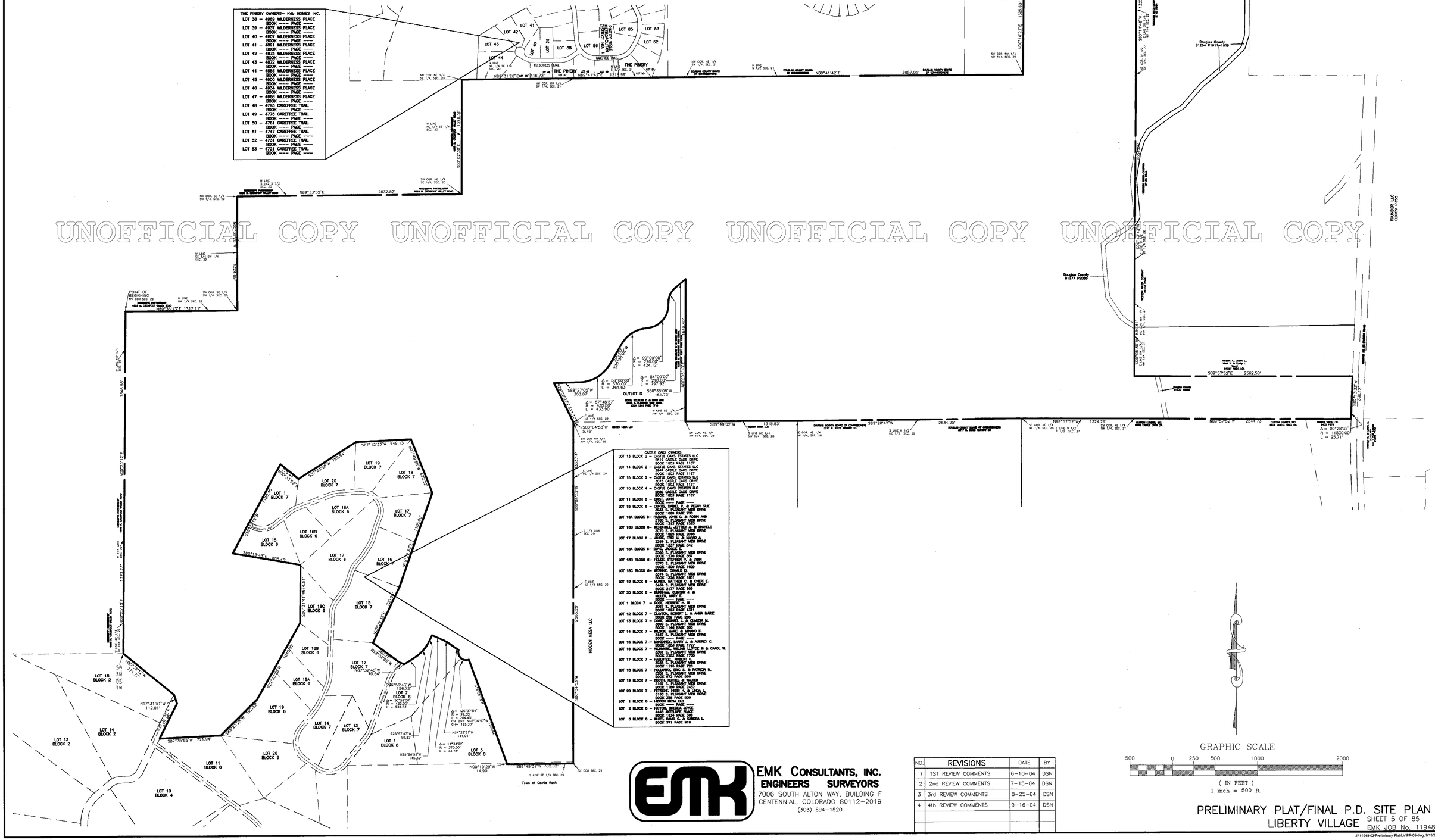
SHEET 5 OF 85

BOUNDARY INFORMATION & SURROUNDING OWNERS

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

THE PINERY OWNERS– Kdb HOMES INC.
LOT 38 – 4969 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 39 – 4937 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 40 – 4907 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 41 – 4981 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 42 – 4975 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 43 – 4972 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 44 – 4988 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 45 – 4900 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 46 – 4934 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 47 – 4898 WILDERNESS PLACE BOOK ---- PAGE ----
LOT 48 – 4793 CAREFREE TRAIL BOOK ---- PAGE ----
LOT 49 – 4775 CAREFREE TRAIL BOOK ---- PAGE ----
LOT 50 – 4761 CAREFREE TRAIL BOOK ---- PAGE ----
LOT 51 – 4747 CAREFREE TRAIL BOOK ---- PAGE ----
LOT 52 – 4731 CAREFREE TRAIL BOOK ---- PAGE ----
LOT 53 – 4721 CAREFREE TRAIL BOOK ---- PAGE ----

CASTLE OAKS OWNERS
LOT 13 BLOCK 2 – CASTLE OAKS ESTATES LLC 2918 CASTLE OAKS DRIVE BOOK 1803 PAGE 1187
LOT 14 BLOCK 2 – CASTLE OAKS ESTATES LLC 2918 CASTLE OAKS DRIVE BOOK 1803 PAGE 1187
LOT 15 BLOCK 2 – CASTLE OAKS ESTATES LLC 3075 CASTLE OAKS DRIVE BOOK 1803 PAGE 1187
LOT 10 BLOCK 4 – CASTLE OAKS ESTATES LLC 2982 CASTLE OAKS DRIVE BOOK 1803 PAGE 1187
LOT 11 BLOCK 6 – CROW, ---- 3301 BOOK ---- PAGE ----
LOT 15 BLOCK 6 – CURTIS, DANIEL P. & PEGGY SUE 3034 S. PLEASANT VIEW DRIVE BOOK 1386 PAGE 736
LOT 16A BLOCK 6– DAVIS, JOHN & ROBIN ANN 3110 S. PLEASANT VIEW DRIVE BOOK 1253 PAGE 1509
LOT 16B BLOCK 6– MCKEAKEY, JEFFREY A. & MICHELLE 3070 S. PLEASANT VIEW DRIVE BOOK 1862 PAGE 2018
LOT 17 BLOCK 6 – JAMES, ERIC M. & AMANDA A. 3150 S. PLEASANT VIEW DRIVE BOOK 1337 PAGE 342
LOT 18A BLOCK 6– BOYD, JACQUE E. 3268 S. PLEASANT VIEW DRIVE BOOK 1270 PAGE 927
LOT 18B BLOCK 6– FILLAC, STEPHEN P. & LYNN 3270 S. PLEASANT VIEW DRIVE BOOK 1400 PAGE 1629
LOT 18C BLOCK 6– ---- 3274 S. PLEASANT VIEW DRIVE BOOK 1326 PAGE 1951
LOT 19 BLOCK 6 – MURDY, MATTHEW G. & CHERI E. 3434 S. PLEASANT VIEW DRIVE BOOK 2177 PAGE 606
LOT 20 BLOCK 6 – BURNHAM, CLINTON J. & MILLER, MARY ANN 3450 BOOK ---- PAGE ----
LOT 1 BLOCK 7 – ROOT, HERBERT H. III 3067 S. PLEASANT VIEW DRIVE BOOK 1852 PAGE 1311
LOT 12 BLOCK 7 – CLAYTON, ROBERT L. & ANNA MARIE 3030 S. PLEASANT VIEW DRIVE BOOK 259 PAGE 300
LOT 13 BLOCK 7 – CORSO, STEPHEN P. & CLAUDIA M. 2990 S. PLEASANT VIEW DRIVE BOOK 1146 PAGE 600
LOT 14 BLOCK 7 – WILSON, MARIO & ARMIKO K. 3487 S. PLEASANT VIEW DRIVE BOOK ---- PAGE ----
LOT 15 BLOCK 7 – MCGINNEY, LARRY J. & AUDREY C. BOOK 1383 PAGE 1727
LOT 16 BLOCK 7 – RICHMOND, WILLIAM LLOYDE III & CAROL W. 3301 S. PLEASANT VIEW DRIVE BOOK 2282 PAGE 1705
LOT 17 BLOCK 7 – HARLIFFEL, ROBERT III 3235 S. PLEASANT VIEW DRIVE BOOK 1716 PAGE 1
LOT 18 BLOCK 7 – HOLLOWAY, ERIC S. & PATRICIA M. 3201 S. PLEASANT VIEW DRIVE BOOK 1716 PAGE 1
LOT 19 BLOCK 7 – BOOTH, RUFUS, JR. & WALTER 3167 S. PLEASANT VIEW DRIVE BOOK 1716 PAGE 1
LOT 20 BLOCK 7 – PETRONE, HOWE H. & LINDA L. 3133 S. PLEASANT VIEW DRIVE BOOK 1268 PAGE 509
LOT 1 BLOCK 8 – HIDDEN MESA LLC BOOK ---- PAGE ----
LOT 2 BLOCK 8 – BOOTH, RUFUS & ASHLEY 4148 AMESBURY PLACE BOOK 1834 PAGE 386
LOT 3 BLOCK 8 – WHITE, DAVID C. & SANDRA L. BOOK 571 PAGE 910



GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

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PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 5 OF 85
EMK JOB No. 11948.02

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

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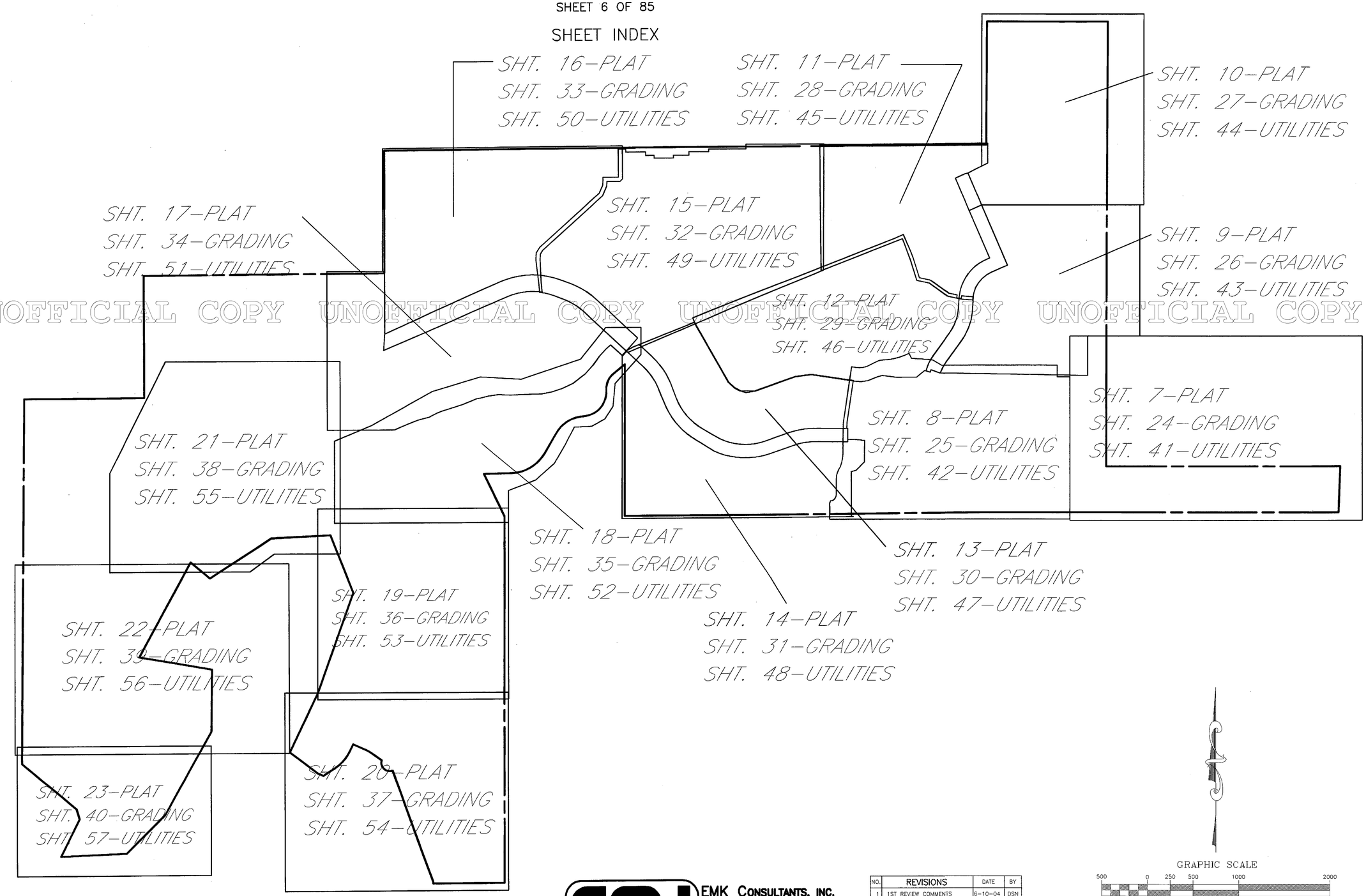
SHEET 6 OF 85

SHEET INDEX



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(IN FEET)
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LIBERTY VILLAGE SHEET 6 OF 85
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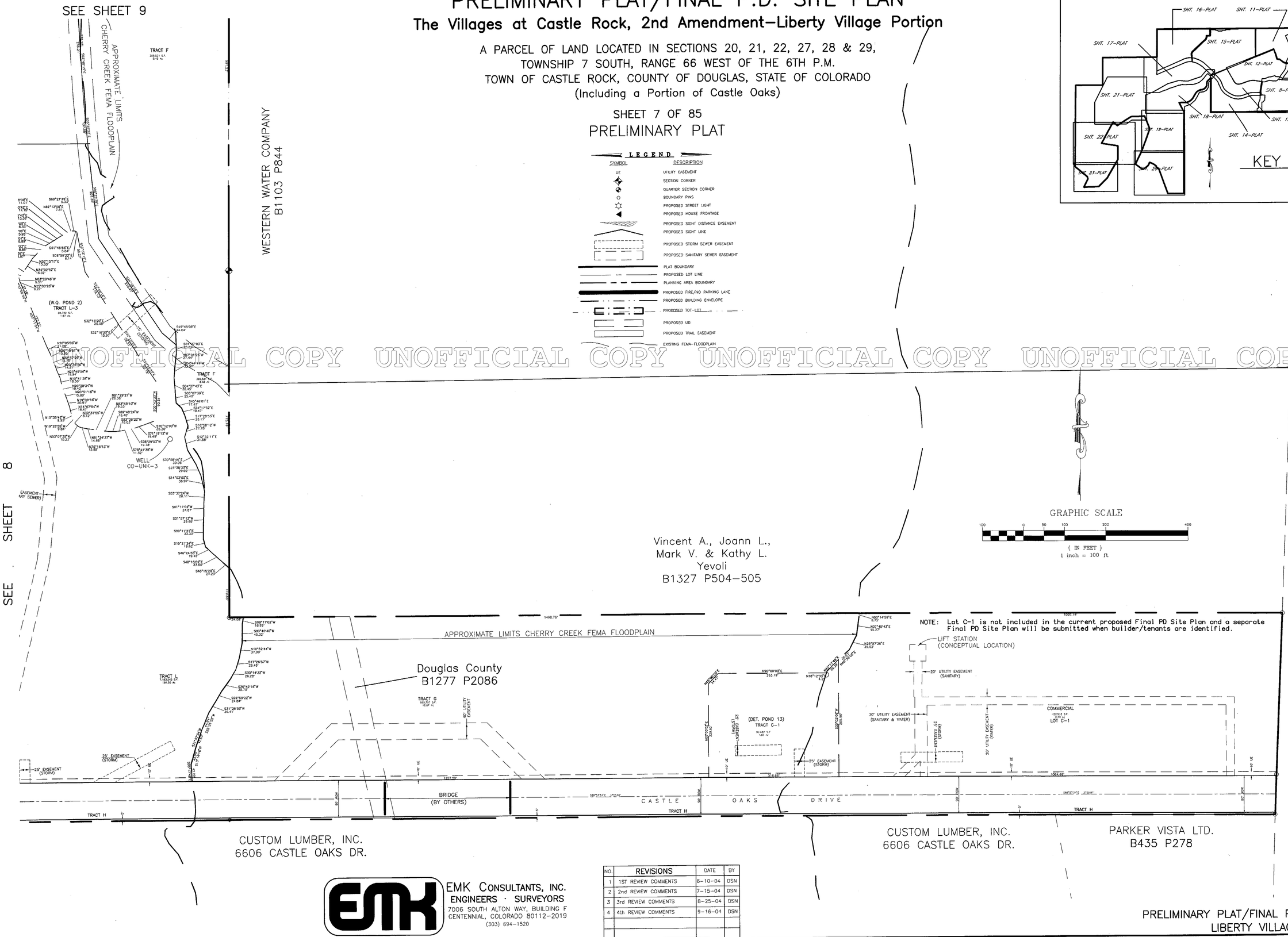
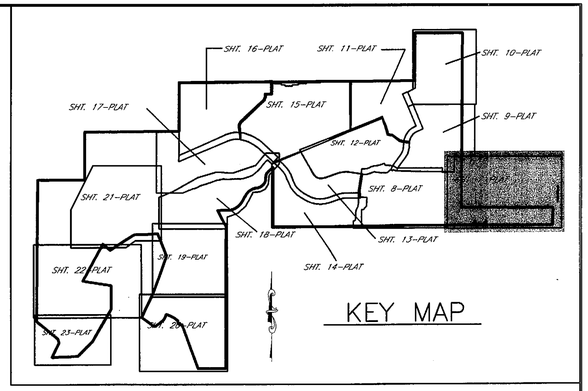
SHEET 7 OF 85
PRELIMINARY PLAT



LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTE: Lot C-1 is not included in the current proposed Final PD Site Plan and a separate Final PD Site Plan will be submitted when builder/tenants are identified.

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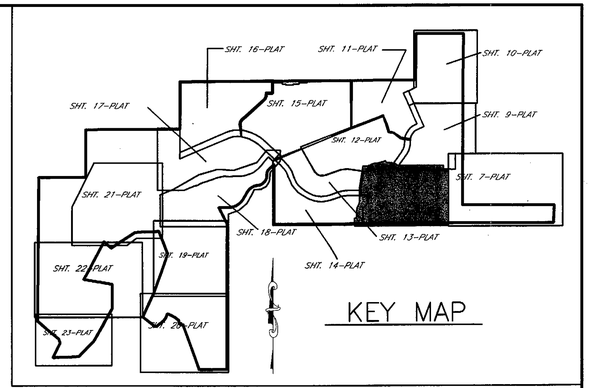
SHEET 8 OF 85
PRELIMINARY PLAT



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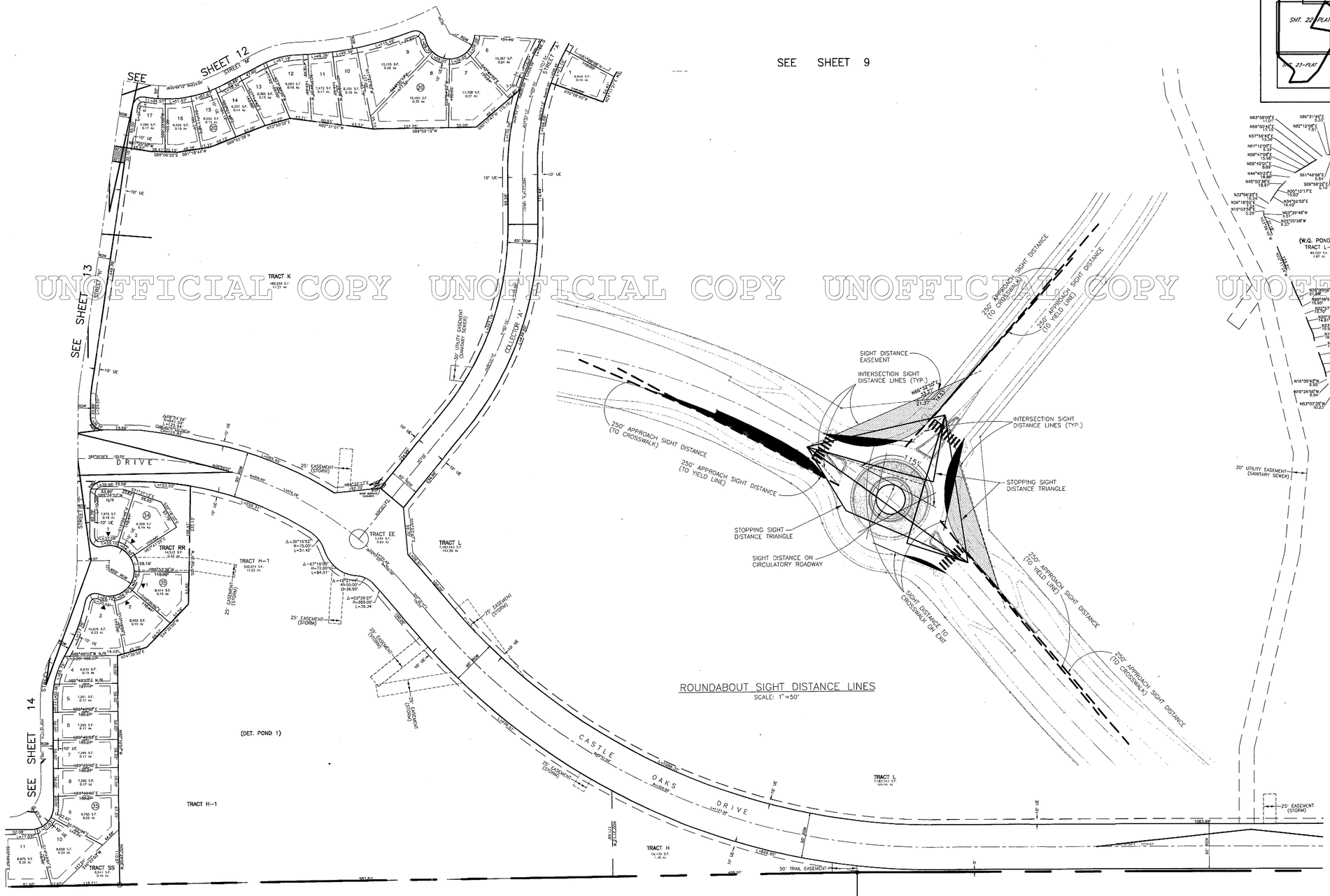

ROUNDABOUT SIGHT DISTANCE LINES
SCALE: 1"=50'

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
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	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

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DOUGLAS COUNTY BOARD OF COMMISSIONERS
3217 N. STATE HIGHWAY 83

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 8 OF 85
EMK JOB NO. 11948-02

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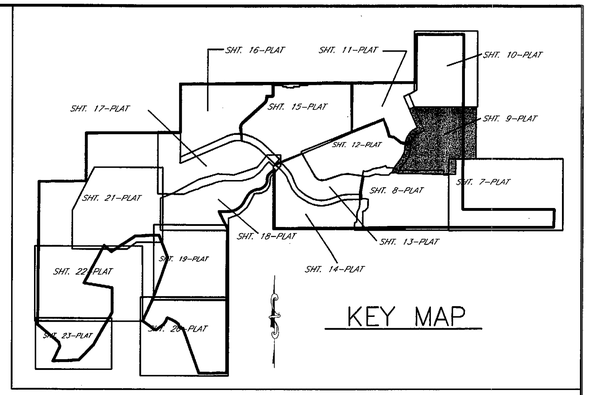
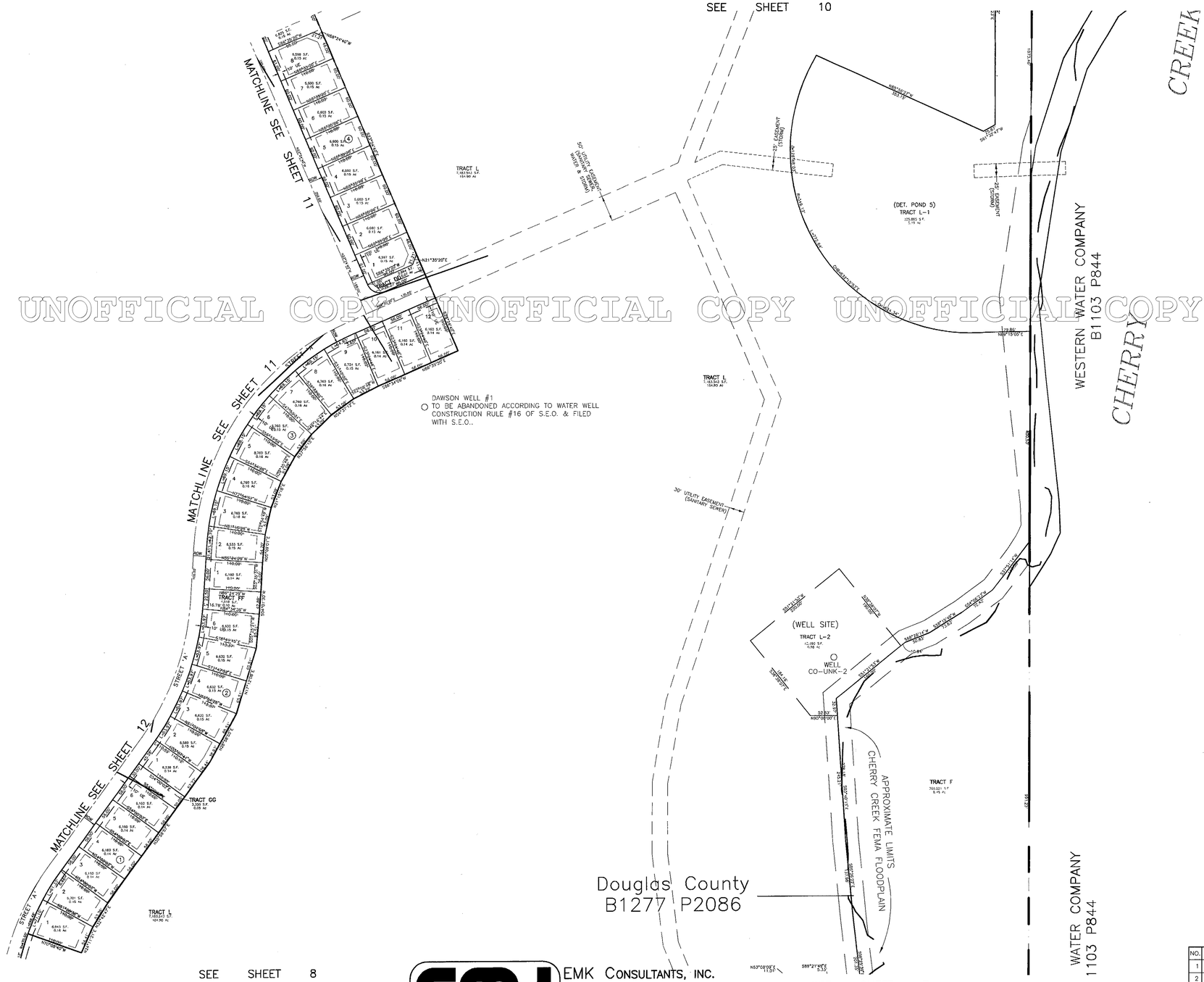
SHEET 9 OF 85

PRELIMINARY PLAT

SEE SHEET 10





SEE SHEET 8

SEE SHEET 7

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
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LIBERTY VILLAGE SHEET 9 OF 85
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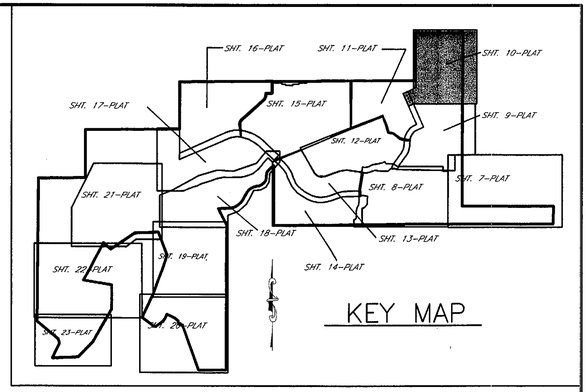
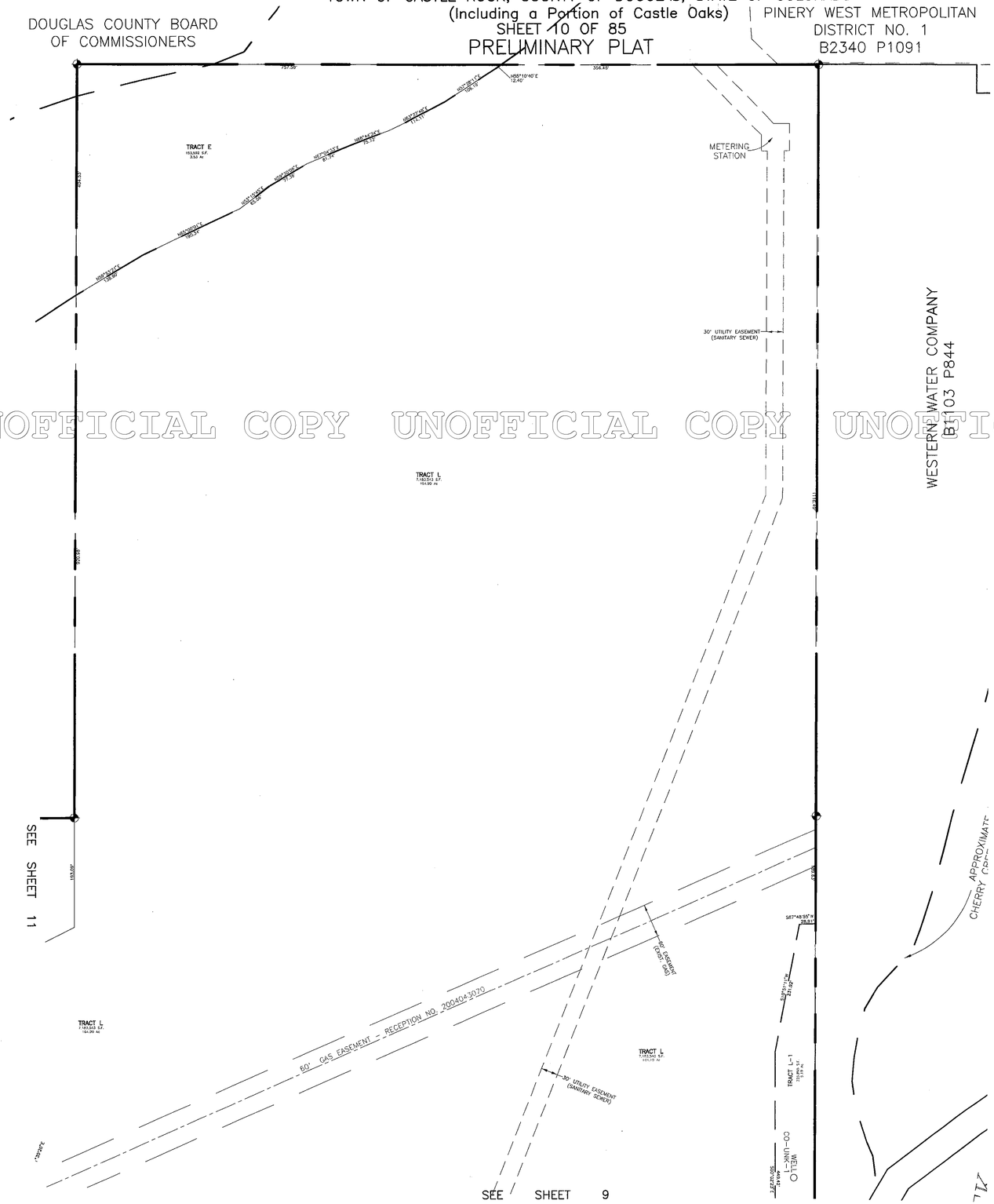
SHEET 10 OF 85
PRELIMINARY PLAT

DOUGLAS COUNTY BOARD OF COMMISSIONERS

PINERY WEST METROPOLITAN DISTRICT NO. 1
B2340 P1091





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GRAPHIC SCALE

100 0 50 100 200 400

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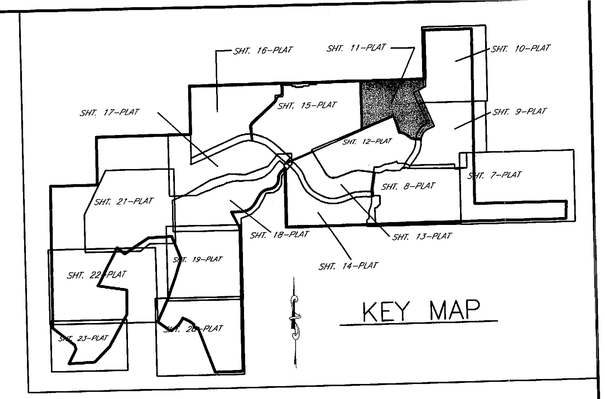
SHEET 11 OF 85
PRELIMINARY PLAT



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LINE TABLE		
LINE	LENGTH	BEARING
L1	9.64	S21°35'20"W
L2	2.19	S88°24'40"E
L3	2.19	N21°35'20"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C1	98.96'	63.00'	90°00'01"	N68°24'40"W	89.10'
C2	49.48'	63.00'	45°00'00"	N45°54'40"W	48.22'
C3	49.48'	63.00'	45°00'00"	S89°05'20"W	48.22'
C4	98.96'	63.00'	90°00'01"	S21°35'20"W	89.10'
C5	49.48'	63.00'	45°00'00"	S00°54'40"E	48.22'
C6	49.48'	63.00'	45°00'00"	S44°05'26"W	48.22'
C7	98.96'	63.00'	89°59'58"	S68°24'40"E	89.10'
C8	49.48'	63.00'	45°00'02"	S45°54'40"E	48.22'
C9	49.48'	63.00'	45°00'02"	N89°05'20"E	48.22'
C10	51.16'	200.00'	14°39'26"	N63°03'23"E	51.02'
C11	74.82'	200.00'	21°26'07"	N77°18'23"E	74.39'
C12	70.75'	200.00'	20°16'11"	S65°51'46"W	70.39'
C13	41.98'	200.00'	12°01'36"	S82°00'39"W	41.90'
C14	112.74'	200.00'	32°17'47"	S71°52'34"W	111.25'

GRAPHIC SCALE

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LEGEND

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	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 11 OF 85
EMK JOB NO. 11948-02

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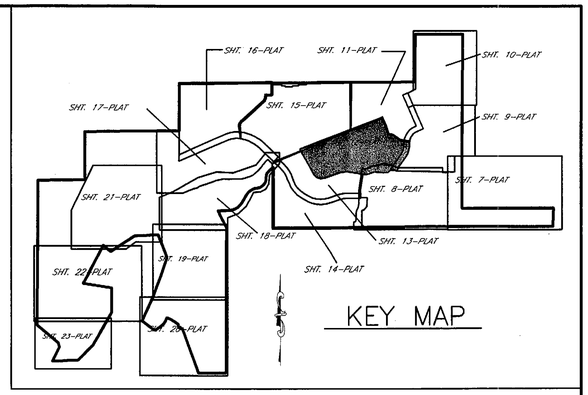
PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 12 OF 85
PRELIMINARY PLAT



LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

LINE TABLE		
LINE	LENGTH	BEARING
L4	25.00	N58°40'00"E
L5	2.19	S23°40'05"E
L6	2.19	N23°40'05"W
L7	2.19	S23°40'05"E
L8	1.85	N69°47'38"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C15	49.48'	63.00'	45°00'00"	N88°49'35"W	48.22'
C16	49.48'	63.00'	45°00'00"	N43°49'35"W	48.22'
C17	98.86'	63.00'	90°00'00"	N66°19'35"W	89.10'
C18	49.48'	63.00'	45°00'00"	S43°49'35"E	48.22'
C19	49.48'	63.00'	45°00'00"	S88°49'35"E	48.22'
C20	98.86'	63.00'	90°00'00"	S66°19'35"E	89.10'
C21	106.57'	63.00'	96°56'26"	S20°13'22"W	94.31'
C22	53.29'	63.00'	48°27'43"	S04°01'13"E	51.71'
C23	53.29'	63.00'	48°27'43"	S44°28'14"W	51.71'
C24	98.86'	63.00'	90°00'00"	S66°19'35"E	89.10'
C25	49.48'	63.00'	45°00'00"	S43°49'35"E	48.22'
C26	49.48'	63.00'	45°00'00"	S88°49'35"E	48.22'
C27	89.84'	200.00'	25°44'15"	S75°37'28"W	89.09'
C28	41.28'	400.00'	5°54'43"	S65°42'43"W	41.26'
C29	20.54'	200.00'	5°54'43"	S24°17'18"E	20.53'
C30	109.29'	200.00'	31°18'23"	S68°58'05"E	107.93'
C31	39.94'	200.00'	11°26'36"	S85°16'13"E	39.88'

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SEE SHEET 11
SEE SHEET 15
SEE SHEET 13
SEE SHEET 8
SEE SHEET 9
MATCHLINE SEE SHEET 9

TRACT HH
TRACT II
TRACT KK
TRACT J
TRACT J-2
TRACT FF

STREET H
STREET I
STREET J
STREET K
STREET L
STREET M

80' GAS EASEMENT - RECEPTION NO. 2004043070

WELL - CO-DAWSON-2
TO BE ABANDONED ACCORDING TO WATER WELL CONSTRUCTION RULE #16 OF S.E.O. & FILED WITH S.E.O.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS
7006 SOUTH ALTON WAY, BUILDING F
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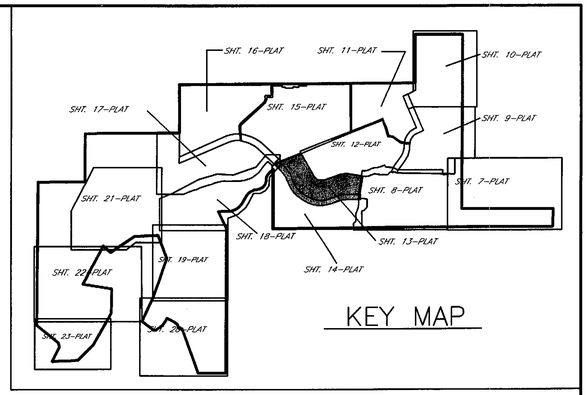
PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)
SHEET 13 OF 85

PRELIMINARY PLAT



KEY MAP

LINE TABLE		
LINE	LENGTH	BEARING
L9	5.23	S18°17'28"W
L10	8.03	N26°20'26"W
L35	7.73	S63°59'36"E
L38	22.27	N28°29'11"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C33	92.13'	63.00'	83°47'11"	N71°48'32"W	84.14'
C34	46.08'	53.00'	41°30'36"	N50°43'44"W	45.04'
C35	46.08'	53.00'	41°30'36"	S87°20'40"W	45.04'
C36	111.22'	53.00'	103°52'58"	S14°27'28"W	99.21'
C37	56.33'	63.00'	51°09'23"	S11°54'45"E	54.38'
C38	57.99'	53.00'	57°44'28"	S40°01'38"W	55.57'
C39	41.05'	200.00'	11°45'39"	N82°58'58"E	41.00'
C40	28.00'	200.00'	8°01'27"	S84°53'48"E	27.98'
C41	85.85'	63.00'	77°59'08"	N43°30'04"E	79.17'
C42	42.82'	63.00'	38°56'24"	N66°53'51"E	41.99'
C43	42.82'	63.00'	38°56'24"	N28°02'17"E	41.98'
C65	45.42'	750.00'	3°28'14"	S81°19'51"E	45.42'

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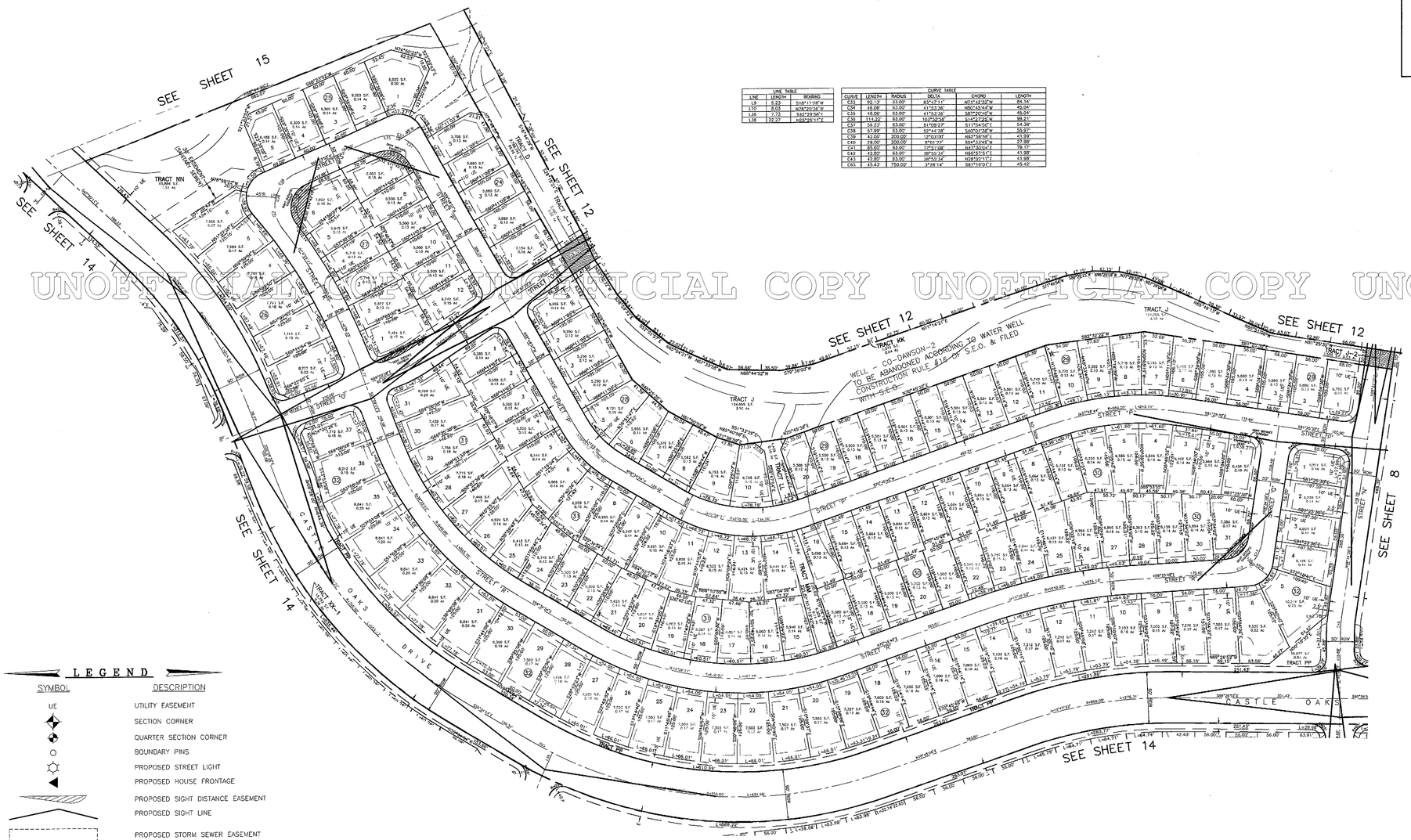

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT–LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
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4	4th REVIEW COMMENTS	9–16–04	DSN

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 13 OF 85
EMK JOB NO. 11948–02

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
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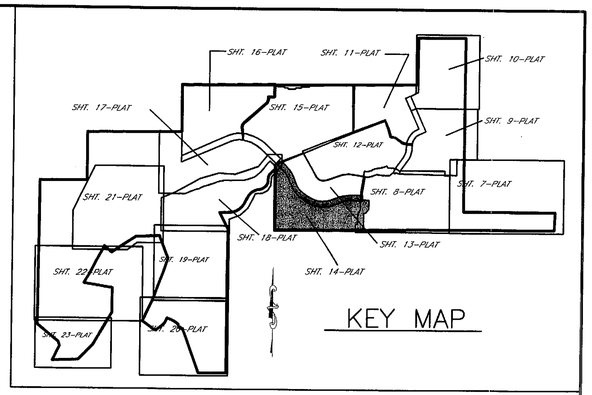
(Including a Portion of Castle Oaks)
SHEET 14 OF 85

PRELIMINARY PLAT



LINE TABLE		
LINE	LENGTH	BEARING
L11	25.00	N68°42'06"E
L12	10.10	S84°22'43"W
L13	10.54	N88°45'03"E
L14	2.19	S44°48'03"W
L15	2.19	N45°11'57"W
L16	25.00	S89°48'03"W
L17	28.46	S89°48'03"W
L18	14.62	S85°20'36"E
L19	27.00	S09°51'36"E
L20	14.13	S68°54'10"E
L21	2.19	S45°11'57"E
L22	15.00	N00°12'00"E
L23	25.00	S19°14'14"E
L30	27.27	N65°23'15"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C44	78.02'	53.00'	88°08'17"	N39°47'13"W	71.43'
C45	38.21'	53.00'	34°44'43"	N42°56'38"W	37.63'
C46	37.62'	53.00'	34°31'30"	N08°31'30"W	37.05'
C47	98.96'	63.00'	90°00'00"	N44°45'03"W	89.10'
C48	49.48'	63.00'	45°00'00"	S22°15'03"W	48.22'
C49	49.48'	63.00'	45°00'00"	S67°15'03"W	48.22'
C50	98.93'	63.00'	90°00'00"	S44°48'57"E	89.10'
C51	49.48'	63.00'	45°00'00"	S22°48'57"E	48.22'
C52	49.48'	53.00'	45°00'00"	S67°48'57"E	48.22'
C53	33.42'	300.00'	6°22'46"	N86°47'26"E	33.40'
C54	29.59'	200.00'	8°28'31"	N85°41'34"E	29.57'
C55	33.84'	200.00'	9°41'41"	N85°10'11"E	33.80'
C56	34.32'	200.00'	9°49'38"	N04°44'03"E	34.28'
C57	168.84'	400.00'	9°41'58"	S85°10'56"E	167.76'
C58	84.51'	200.00'	19°03'13"	N80°42'28"E	84.21'
C59	253.21'	950.00'	3°48'45"	S81°56'49"E	50.60'
C60	98.96'	63.00'	90°00'00"	N44°48'03"E	89.10'
C61	49.48'	63.00'	45°00'00"	N67°11'57"W	48.22'
C62	49.48'	63.00'	45°00'00"	N22°11'57"W	48.22'
C63	44.06'	363.00'	6°57'14"	S88°29'57"W	44.05'
C64	108.01'	200.00'	30°22'10"	S15°00'08"W	106.72'
C65	45.43'	750.00'	3°28'14"	S61°18'01"E	45.42'

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

HIDDEN MESA LLC

DOUGLAS COUNTY BOARD OF COMMISSIONERS
3217 N. STATE HIGHWAY 83

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS
7006 SOUTH ALTON WAY, BUILDING F
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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 14 OF 85
EMK JOB NO. 11948-02

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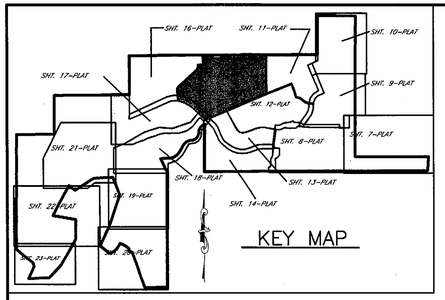
PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)
SHEET 15 OF 85
PRELIMINARY PLAT



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LINE TABLE		
LINE	LENGTH	BEARING
L33	10.00	S55°05'11"W
L34	2.19	N44°41'42"E
L35	2.19	N45°18'18"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C73	84.68'	800.00'	6°03'52"	N56°14'10"W	84.64'
C74	6.00'	350.00'	0°58'55"	S68°14'50"W	6.00'
C75	84.10'	200.00'	24°05'32"	N43°45'47"W	83.48'
C76	11.57'	200.00'	3°18'54"	N67°04'50"E	11.57'
C77	11.57'	200.00'	3°18'54"	S67°04'50"W	11.57'
C78	31.10'	200.00'	8°54'34"	S16°47'03"W	31.07'
C79	32.41'	200.00'	9°17'04"	S25°52'52"W	32.37'
C80	65.46'	300.00'	12°30'06"	S62°30'37"E	65.33'
C81	70.00'	200.00'	20°03'08"	S79°40'08"W	69.64'
C82	98.96'	63.00'	90°00'00"	N44°41'42"E	89.10'
C83	49.48'	63.00'	45°00'00"	N67°11'42"E	48.22'
C84	49.48'	63.00'	45°00'00"	N22°11'42"E	48.22'
C85	98.96'	63.00'	90°00'00"	N45°18'18"W	89.10'
C86	49.48'	63.00'	45°00'00"	N22°48'18"W	48.22'
C87	49.48'	63.00'	45°00'00"	N67°48'18"W	48.22'

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LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
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	PROPOSED UD
	PROPOSED TRAIL EASEMENT
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PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 15 OF 85
EMK JOB NO. 11948-02

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 16 OF 85

PRELIMINARY PLAT

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

LOT 45 | LOT 46 | THE PINERY | LOT 47 | LOT 48 | LOT 49 | LOT 50 | LOT 51

BOLD LINE REPRESENTS FIRE/NO PARKING LANE (TYPICAL)

MISSISSIPPI PARTNERSHIP
4688 N. CROWFOOT VALLEY ROAD

TRACT A
9,855,433 S.F.
227.17 Ac

TRACT A
9,855,433 S.F.
227.17 Ac

BOLD LINE REPRESENTS FIRE/NO PARKING LANE (TYPICAL)

TRACT A
9,855,433 S.F.
227.17 Ac

TRACT MMM

TRACT SSS
31,827 S.F.
0.73 Ac

TRACT PPP
197,386 S.F.
4.47 Ac

TRACT UUU
13,439 S.F.
0.31 Ac

STREET "AA"
STREET "AH"
STREET "AJ"
STREET "AK"
STREET "AL"
STREET "AM"
STREET "AT"
CASTLE OAKS DRIVE

SEE SHEET 15
SEE SHEET 17
SEE SHEET 17

ROAD

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L28	2.19	S49°25'33"E
L29	18.99	N04°25'33"W
L30	7.22	N22°46'17"W
L31	32.51	N00°18'18"W
L32	25.00	N00°18'18"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C95	74.53'	300.00'	14°14'00"	S68°51'40"W	74.33'
C96	45.81'	300.00'	8°44'58"	N71°36'12"E	45.77'
C97	98.96'	63.00'	90°00'00"	N40°34'27"E	89.10'
C98	49.48'	63.00'	45°00'00"	N63°04'27"E	48.22'
C99	49.48'	63.00'	45°00'00"	N18°04'27"E	48.22'

SHT. 16–PLAT
SHT. 11–PLAT
SHT. 10–PLAT
SHT. 17–PLAT
SHT. 15–PLAT
SHT. 9–PLAT
SHT. 12–PLAT
SHT. 7–PLAT
SHT. 21–PLAT
SHT. 8–PLAT
SHT. 18–PLAT
SHT. 13–PLAT
SHT. 19–PLAT
SHT. 14–PLAT
SHT. 22–PLAT
SHT. 20–PLAT
SHT. 23–PLAT

KEY MAP

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
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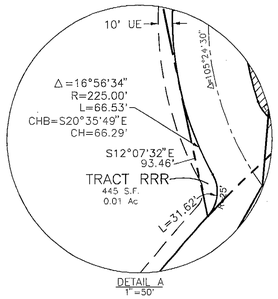
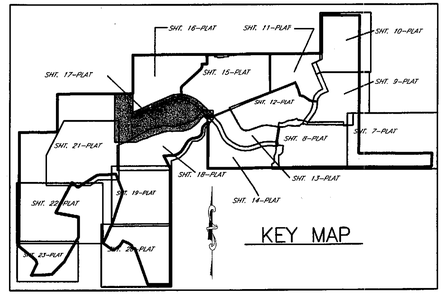
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 17 OF 85
PRELIMINARY PLAT





MISSISSIPPI PARTNERSHIP
4688 N. CROWFOOT VALLEY ROAD

LINE TABLE		
LINE	LENGTH	BEARING
L24	4.67	N56°04'36"W
L25	18.18	S81°24'56"W
L26	5.93	S43°39'51"E
L27	21.21	N26°20'09"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C73	84.68'	800.00'	6°03'52"	N66°14'10"W	84.64'
C88	49.52'	200.00'	14°11'13"	S74°19'19"W	49.40'
C89	93.48'	63.00'	85°00'57"	N33°55'24"E	85.14'
C90	46.74'	63.00'	42°30'28"	N55°10'38"E	45.68'
C91	46.74'	63.00'	42°30'28"	N12°40'10"E	45.68'
C92	53.47'	200.00'	15°19'03"	N84°05'24"E	53.31'
C93	23.71'	200.00'	6°47'32"	S63°49'57"W	23.70'
C94	69.81'	200.00'	20°00'00"	S53°39'51"E	69.46'

BOLD LINE REPRESENTS
FIRE/NO PARKING LANE
(TYPICAL)

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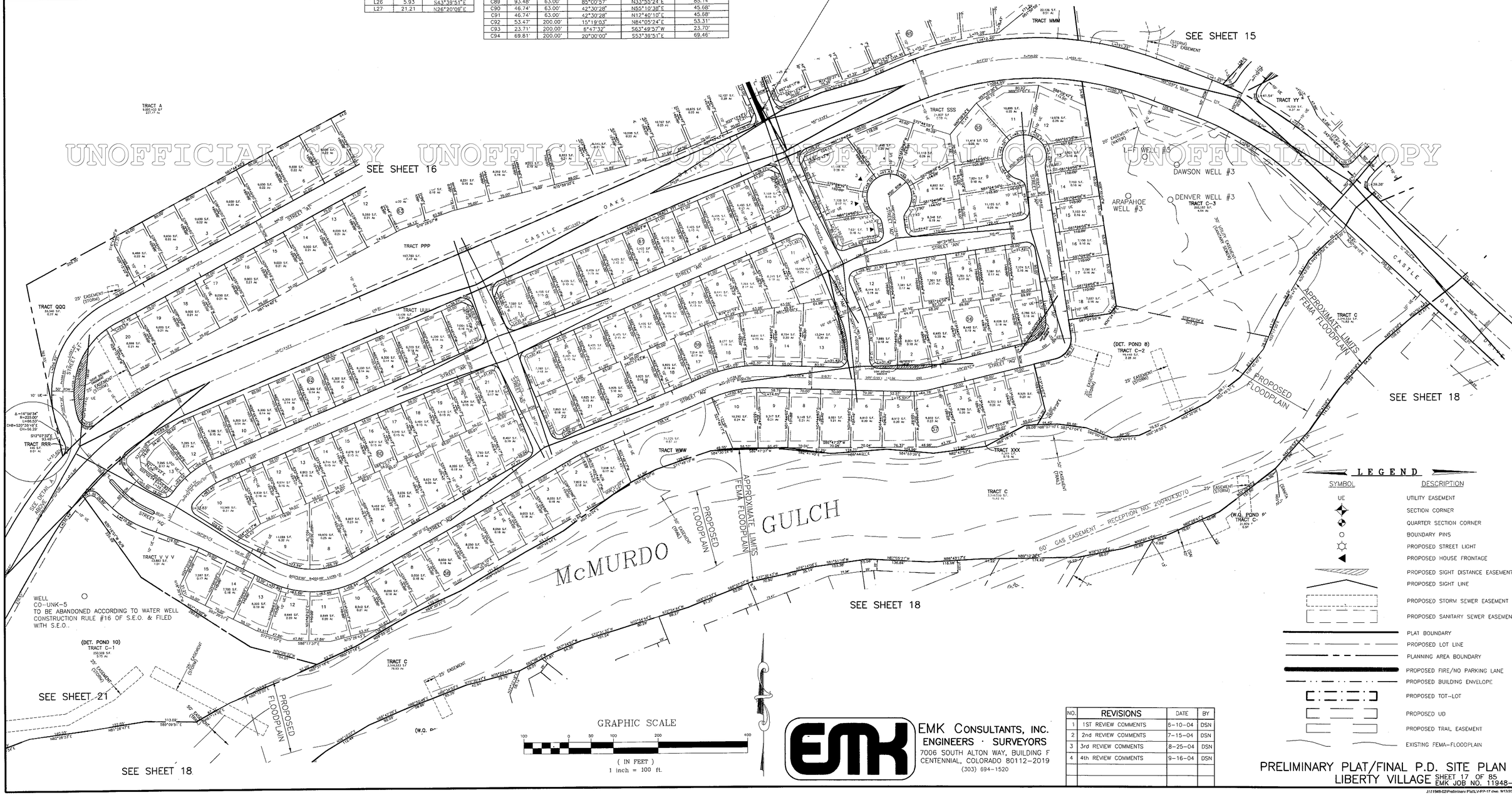

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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(303) 694-1520

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2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 17 OF 85
EMK JOB NO. 11948-02

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

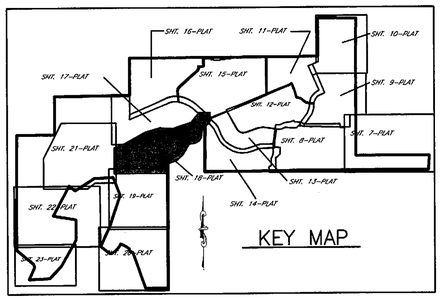
The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 18 OF 85

PRELIMINARY PLAT

SEE SHEET 15



SEE SHEET 17

SEE SHEET 17

SEE SHEET 21

SEE SHEET 19

McMURDO GULCH

PLEASANT VIEW DRIVE

STREET "A"

STREET "AA"

TRACT C
3,746,533 S.F.
19.82 Ac

TRACT CCCC
73,757 S.F.
1.69 Ac

TRACT BBBB
183,319 S.F.
4.08 Ac

(W.Q. POND 9)
TRACT C-4
71,870 S.F.
0.99 Ac

(W.Q. POND 11)
TRACT C-5
78,137 S.F.
1.79 Ac

OUTLOT D

WOOD, DOUGLAS E. & RUTH ANN
4036 S. PLEASANT VIEW DRIVE
BOOK 1241 PAGE 1719

LINE TABLE		
LINE	LENGTH	BEARING
L33	25.00'	N21°11'30"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	LENGTH
C60	41.74'	300.00'	7°58'19"	N46°38'09"E	41.71'

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

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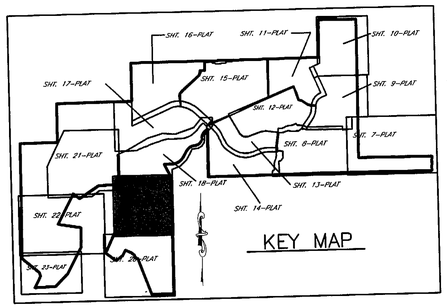
SHEET 19 OF 85
PRELIMINARY PLAT



SEE SHEET 21

SEE SHEET 18

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LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

LOT 16 BLOCK 7 – RICHMOND, WILLIAM LLOYDE III & CAROL W.
3301 S. PLEASANT VIEW DRIVE
BOOK 2252 PAGE 1705

LOT 17 BLOCK 7 – HABLUTZEL, ROBERT U.
3235 S. PLEASANT VIEW DRIVE
BOOK 1115 PAGE 728

LOT 18 BLOCK 7 – HOLLOWAY, ERIC S. & PATRICIA M.
3201 S. PLEASANT VIEW DRIVE
BOOK 873 PAGE 999

LOT 19 BLOCK 7 – BOOTH, RUTHEL & WALTER
3167 S. PLEASANT VIEW DRIVE
BOOK 1189 PAGE 2432

T 19
CK 7

LOT 18
BLOCK 7

LOT 17
BLOCK 7

LOT 16
BLOCK 7

TRACT C
3,344,573 S.F.
76.82 AC

TRACT BBBB
100,215 S.F.
2.30 AC

TRACT N
3,518,624 S.F.
80.81 AC

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C69	58.00'	331.34'	10°01'09"	N34°11'00"E	58.01'

SEE SHEET 20

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 19 OF 85
EMK JOB NO. 11948-02

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POSITION EDGE OF PRINT ON THIS LINE

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The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion

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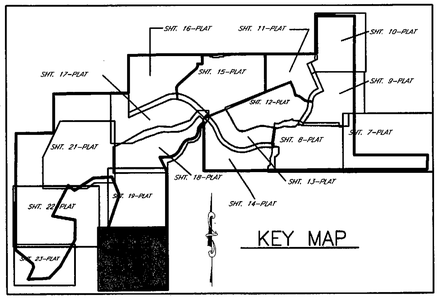
SHEET 20 OF 85

PRELIMINARY PLAT



SEE SHEET 19

TRACT N
3,676,324 S.F.
84.41 AC.

TRACT C
3,530,751 S.F.
81.03 AC.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C20	20.27'	400.00'	3°54'18"	S35°25'38"W	20.26'
C21	7.78'	239.33'	1°51'50"	N33°01'48"E	7.78'
C72	80.75'	400.00'	11°34'22"	N50°09'43"W	80.66'

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LOT 12
BLOCK 7

TRACT N-1
274,184 S.F.
6.29 AC.

PROPOSED WATER TANK SITE
(TANK LOCATION TO BE DETERMINED BY OTHERS)

LOT 2
BLOCK 8

LOT 13
BLOCK 7

LOT 1
BLOCK 8

LOT 3
BLOCK 8

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

LOT 12 BLOCK 7 – CLAYTON, ROBERT L. & ANNA MARIE
BOOK 269 PAGE 285
LOT 13 BLOCK 7 – DORE, MICHAEL J. & CLAUDIA M.
3600 S. PLEASANT VIEW DRIVE
BOOK 1146 PAGE 600
LOT 1 BLOCK 8 – HIDDEN MESA LLC
BOOK --- PAGE ---
LOT 2 BLOCK 8 – PATTON, BRENDA JOYCE
4448 ANTELOPE PLACE
BOOK 1634 PAGE 366
LOT 3 BLOCK 8 – WHITE, DAVID C. & SANDRA L.
BOOK 371 PAGE 919

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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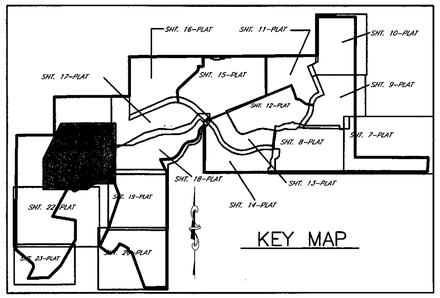
SHEET 21 OF 85

PRELIMINARY PLAT



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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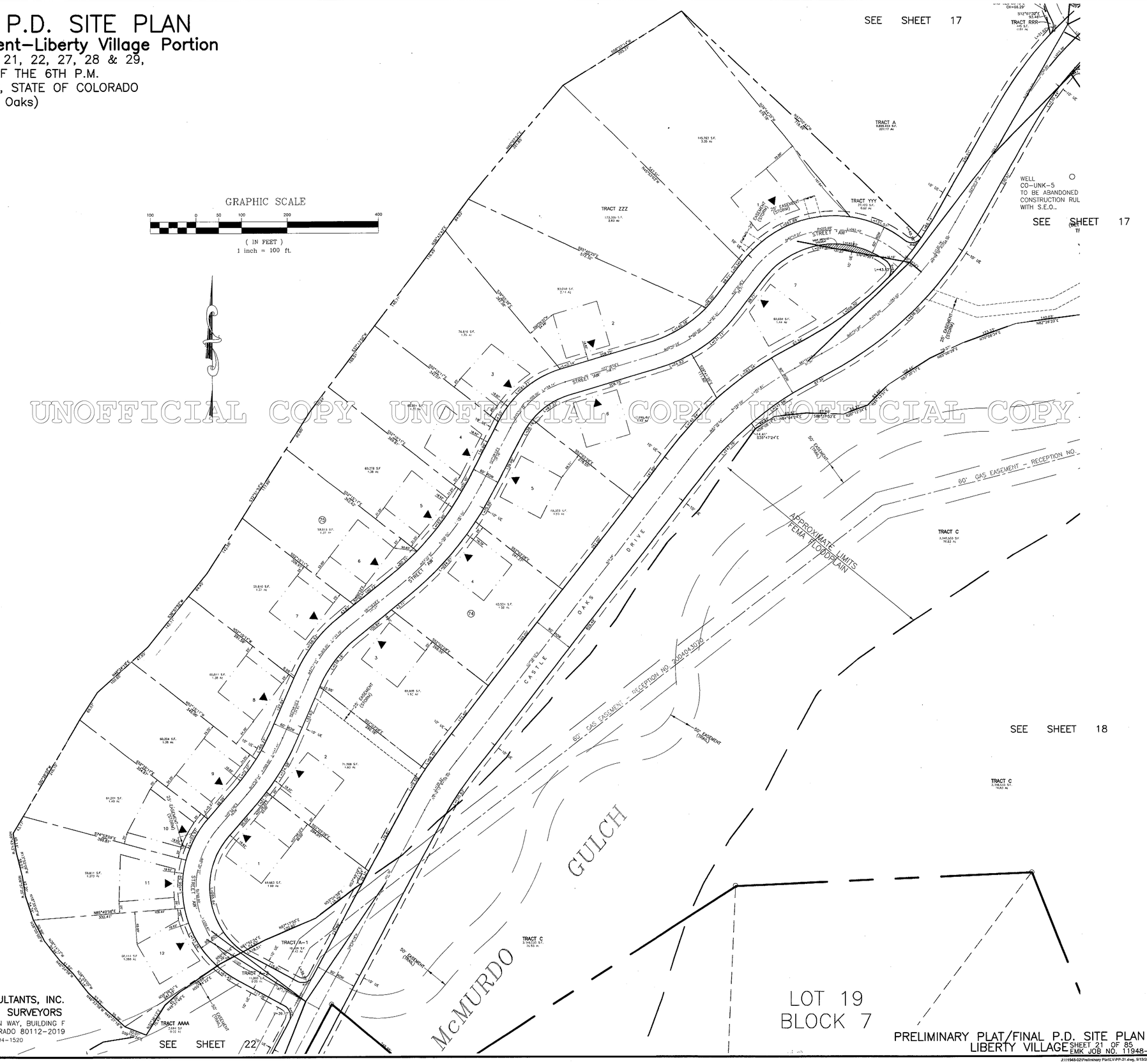
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C1	36.95'	200.00'	10°35'13"	S54°18'59"E	36.90'

LOT 18 BLOCK 7 – HOLLOWAY, ERIC S. & PATRICIA M.
3201 S. PLEASANT VIEW DRIVE
BOOK 873 PAGE 999
LOT 19 BLOCK 7 – BOOTH, RUTHEL & WALTER
3167 S. PLEASANT VIEW DRIVE
BOOK 1189 PAGE 2432
LOT 20 BLOCK 7 – PETSCHE, HERB H. & LINDA L.
3133 S. PLEASANT VIEW DRIVE
BOOK 358 PAGE 509

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN



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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

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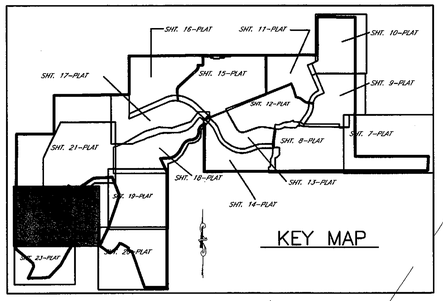
SHEET 22 OF 85

PRELIMINARY PLAT



MISSISSIPPI PARTNERSHIP
4688 N. CROWFOOT VALLEY ROAD

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SEE SHEET 21

SEE SHEET 21

TRACT AAA
5,644 S.F.
0.09 AC

50' EASEMENT (TEMP.)

APPROXIMATE LIMITS FEMA FLOODPLAIN

25' EASEMENT (STORM)

60' CDS. EASEMENT - RECEPTION NO. 2004043013

DRIVE

10' UE

CASTLE OAKS

PLEASANT VIEW DRIVE

LOT 20
BLOCK 7

LOT 1
BLOCK 7

LOT 16A
BLOCK 6

LOT 16B
BLOCK 6

LOT 15
BLOCK 6

LOT 17
BLOCK 6

LOT 18C
BLOCK 6

LOT 15
BLOCK 7

TRACT A
9,895,433 S.F.
227.17 AC

50' EASEMENT (TEMP.)

APPROXIMATE LIMITS
FEMA FLOODPLAIN

WELL

CO-UNK-6
TO BE ABANDONED ACCORDING TO WATER WELL CONSTRUCTION RULE #16 OF S.E.O. & FILED WITH S.E.O..

TRACT B
1,634,183 S.F.
37.54 AC

25' EASEMENT (STORM)

TRACT A
9,895,433 S.F.
227.17 AC

CO-DAWSON-#5
NOTE: WELL CURRENTLY IN USE AS A MONITOR WELL BY THE COLORADO DIVISION OF WATER RESOURCES.

WELL SITE
TRACT B-1
87,470 S.F.
2.09 AC

25' EASEMENT (STORM)

90' ROW

10' UE

30' ROW

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TRACT A
9,895,433 S.F.
227.17 AC

SEE SHEET 23

LOT 15 BLOCK 6 – CURTIS, DANIEL P. & PEGGY SUE
3034 S. PLEASANT VIEW DRIVE
BOOK 1069 PAGE 738

LOT 16A BLOCK 6– HARVAN, JOHN C. & ROBIN ANN
3100 S. PLEASANT VIEW DRIVE
BOOK 1313 PAGE 1525

LOT 16B BLOCK 6– WENDHOLT, JEFFREY A. & MICHELE
3070 S. PLEASANT VIEW DRIVE
BOOK 1895 PAGE 2016

LOT 17 BLOCK 6 – JAHDE, ERIC M. & MARAD A.
3264 S. PLEASANT VIEW DRIVE
BOOK 1337 PAGE 342

LOT 18C BLOCK 6– WERNKE, DONALD D.
3374 S. PLEASANT VIEW DRIVE
BOOK 1326 PAGE 1651

LOT 1 BLOCK 7 – ROSE, HERBERT H. III
3067 S. PLEASANT VIEW DRIVE
BOOK 1823 PAGE 1311

LOT 15 BLOCK 7 – McKENNEY, LARRY J. & AUDREY C.
BOOK 1353 PAGE 1727

LOT 20 BLOCK 7 – PETSCHE, HERB H. & LINDA L.
3133 S. PLEASANT VIEW DRIVE
BOOK 358 PAGE 509

LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
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	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
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	PROPOSED LOT LINE
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	PROPOSED UD
	PROPOSED TRAIL EASEMENT
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LIBERTY VILLAGE SHEET 22 OF 85
EMK JOB NO. 11948-02

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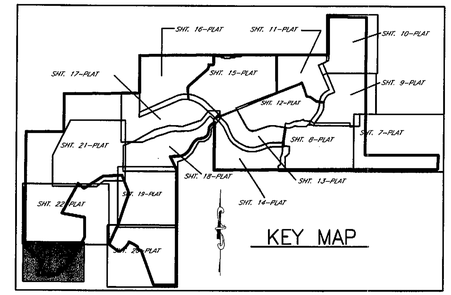
SHEET 23 OF 85

PRELIMINARY PLAT

SEE SHEET 22



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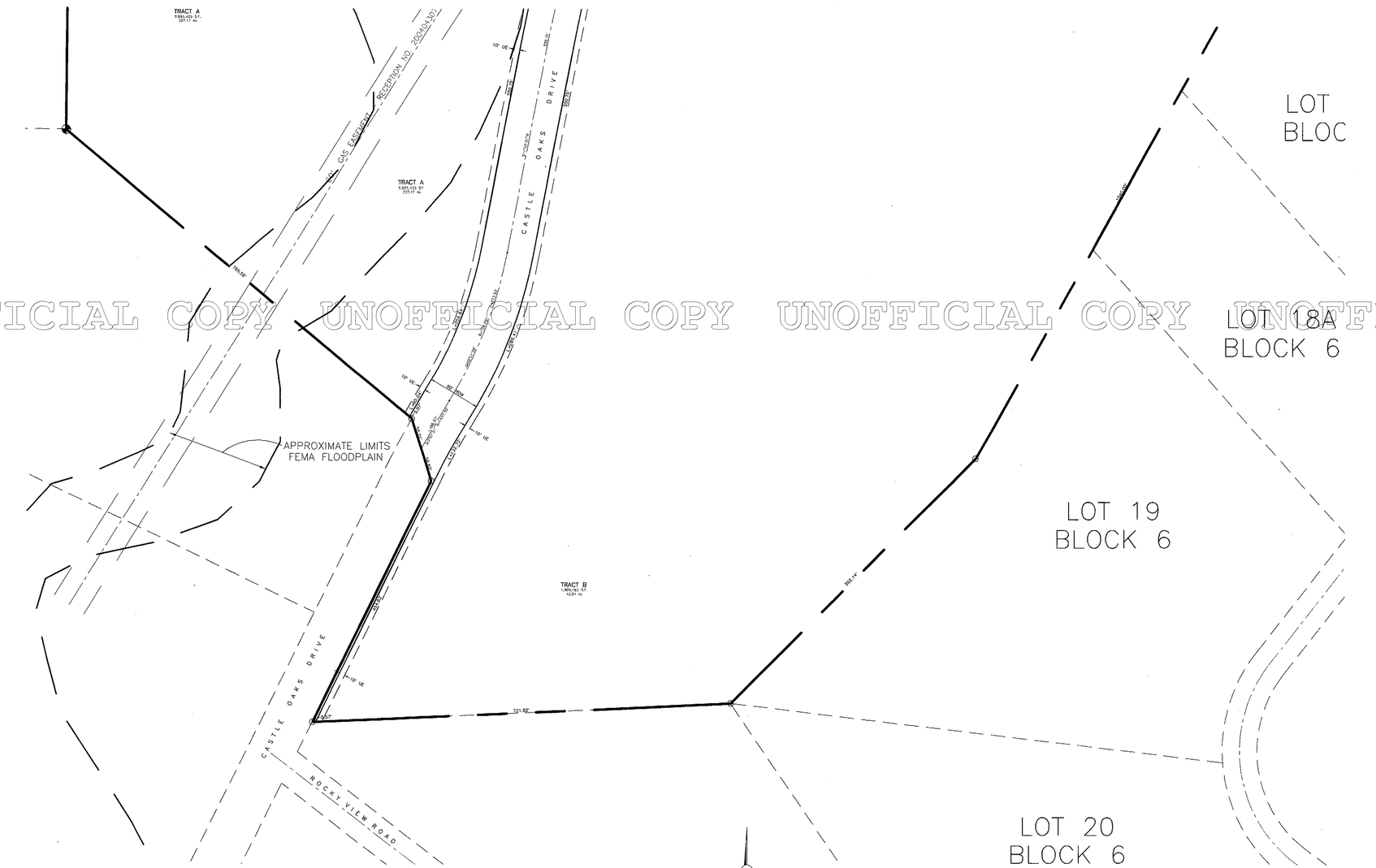

LOT 18A BLOCK 6– BOYD, JACQUE E.
3366 S. PLEASANT VIEW DRIVE
BOOK 1270 PAGE 557

LOT 19 BLOCK 6 – MUNDY, MATTHEW C. & CHERI E.
3434 S. PLEASANT VIEW DRIVE
BOOK 2177 PAGE 959

LOT 20 BLOCK 6 – BURNHAM, CLINTON J. &
MILLER, MARY E.
BOOK --- PAGE ---

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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LEGEND

SYMBOL	DESCRIPTION
UE	UTILITY EASEMENT
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
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	PROPOSED SIGHT LINE
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED BUILDING ENVELOPE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	EXISTING FEMA-FLOODPLAIN

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(303) 694-1520

PRELIMINARY PLAT/FINAL P.D. SITE PLAN

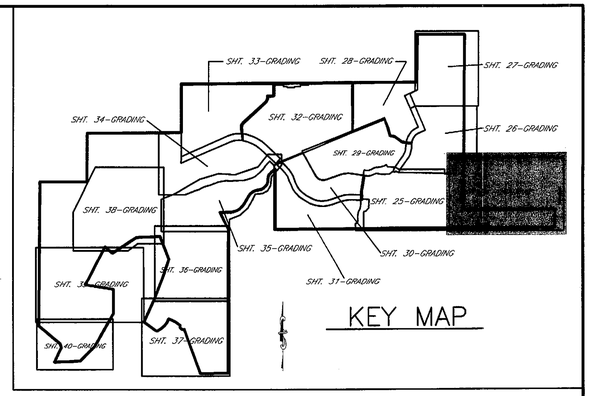
The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 24 OF 85

GRADING AND DRAINAGE

SEE SHEET 26



LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
X X X X	EXISTING FENCE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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SEE SHEET 25

A SEPARATE PLAN SET FOR THIS AREA WILL BE PROCESSED FOR APPROVAL INDEPENDENTLY

APPROXIMATE LIMITS CHERRY CREEK FEMA FLOODPLAIN

HIGHWAY NO. 83 (PARKER ROAD)

TRACT C

TRACT F

TRACT H

TRACT J

TRACT K

BRIDGE (BY OTHERS)

CASTLE OAKS DRIVE

COMMERCIAL LOT C-1

CUT

FILL

WELL CO-DNK-3

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

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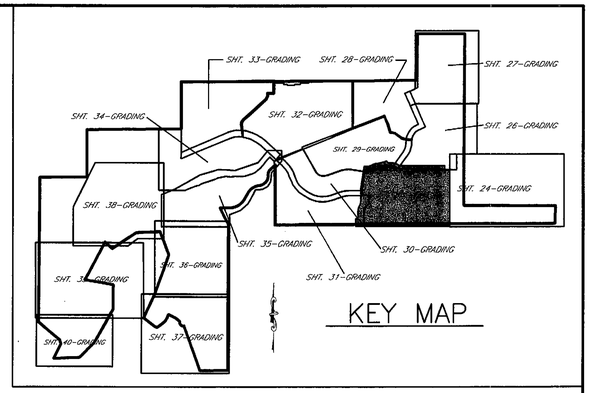
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 25 OF 85

GRADING AND DRAINAGE



KEY MAP

SEE SHEET 29

SEE SHEET 26

SEE SHEET 30

SEE SHEET 31

SEE SHEET 24

NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
	EXISTING FENCE

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3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

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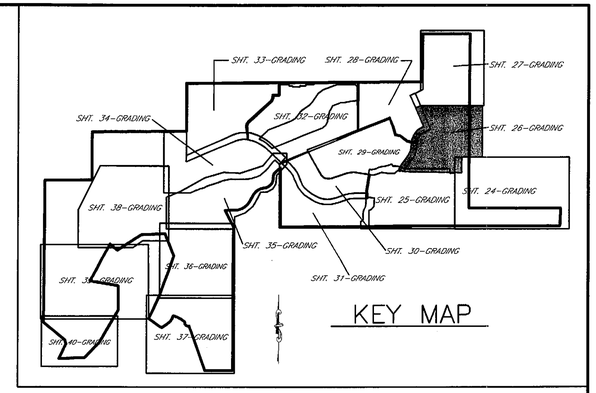
(Including a Portion of Castle Oaks)
SHEET 26 OF 85

GRADING AND DRAINAGE



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA--FLOODPLAIN
X X X X	EXISTING FENCE

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NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6–10–04	DSN
2	2nd REVIEW COMMENTS	7–15–04	DSN
3	3rd REVIEW COMMENTS	8–25–04	DSN
4	4th REVIEW COMMENTS	9–16–04	DSN

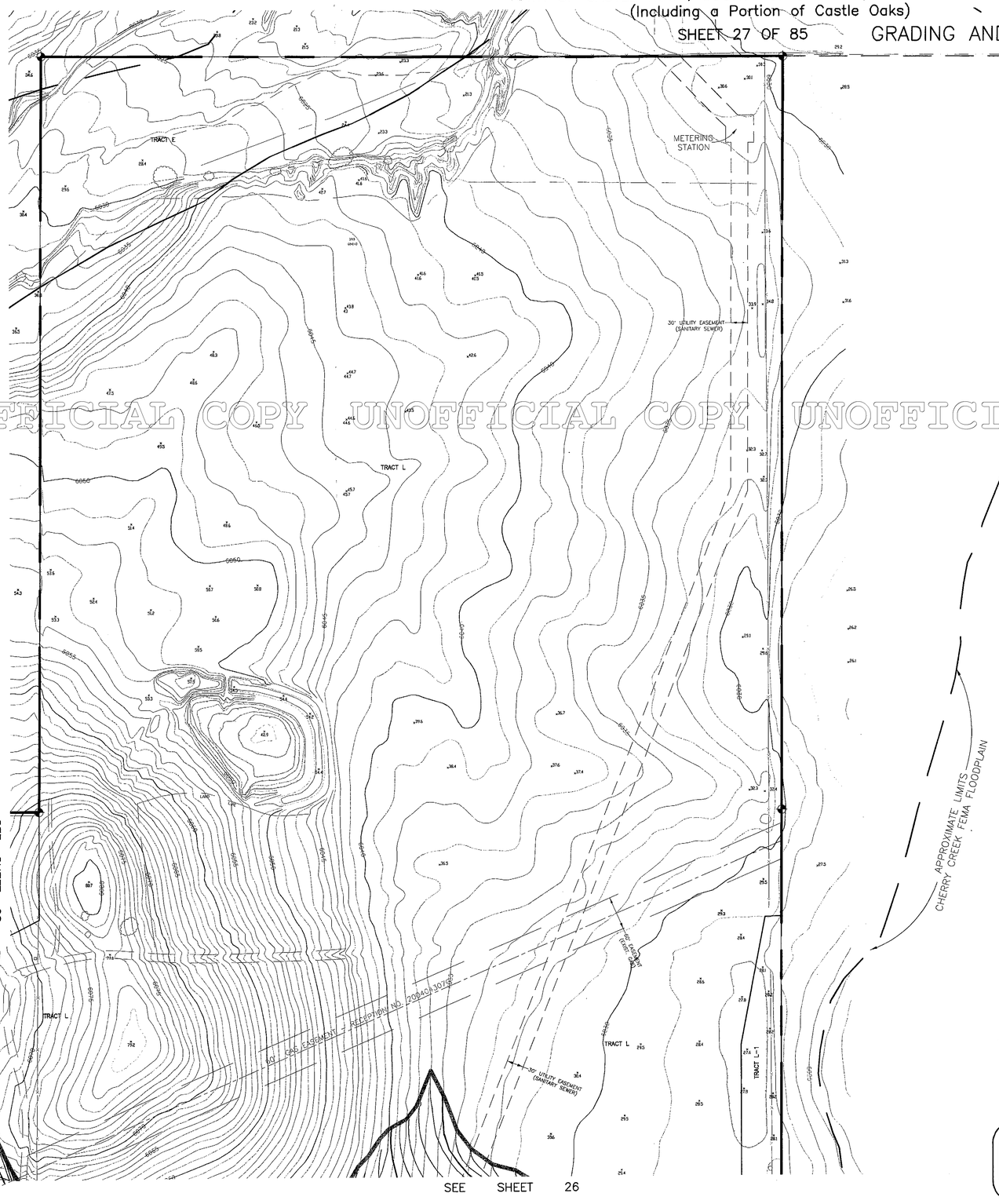
PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 26 OF 85
EMK JOB NO. 11948–02

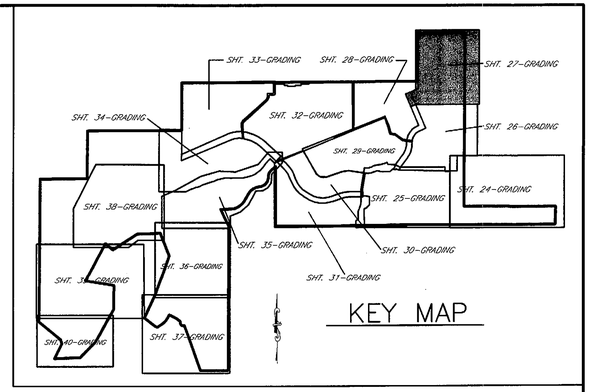
PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 27 OF 85 GRADING AND DRAINAGE





GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

L E G E N D

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
	EXISTING FENCE

NO.	REVISIONS	DATE	BY
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3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 27 OF 85
EMK JOB NO. 11948-02

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29,
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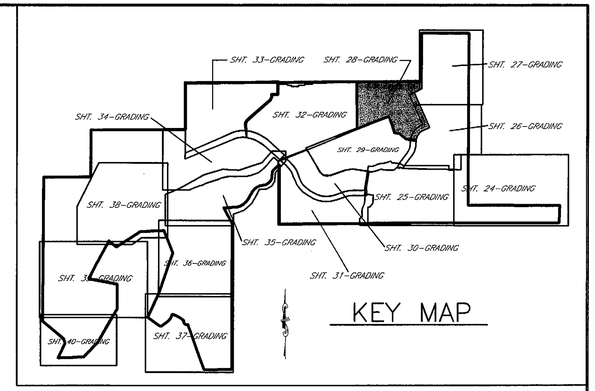
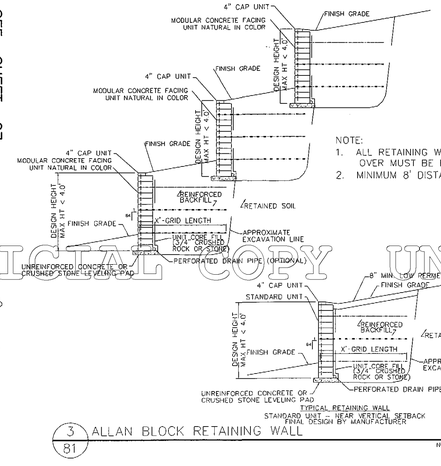
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 28 OF 85

GRADING AND DRAINAGE



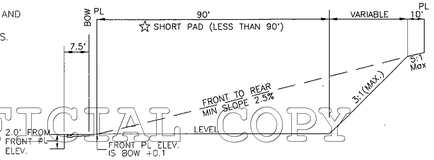


NOTE:
1. ALL RETAINING WALLS 4' IN HEIGHT AND OVER MUST BE ENGINEERED.
2. MINIMUM 8' DISTANCE BETWEEN WALLS.

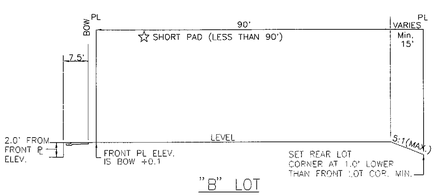
GRAPHIC SCALE

100 0 50 100 200 400

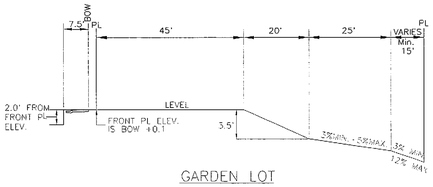
(IN FEET)
1 inch = 100 ft.



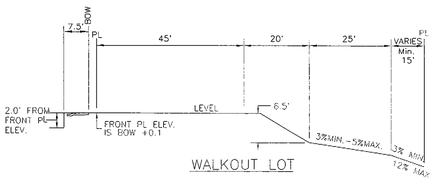
"A" LOT



"B" LOT



GARDEN LOT



WALKOUT LOT

OVERLOT GRADING TEMPLATES

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
	EXISTING FENCE

LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

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NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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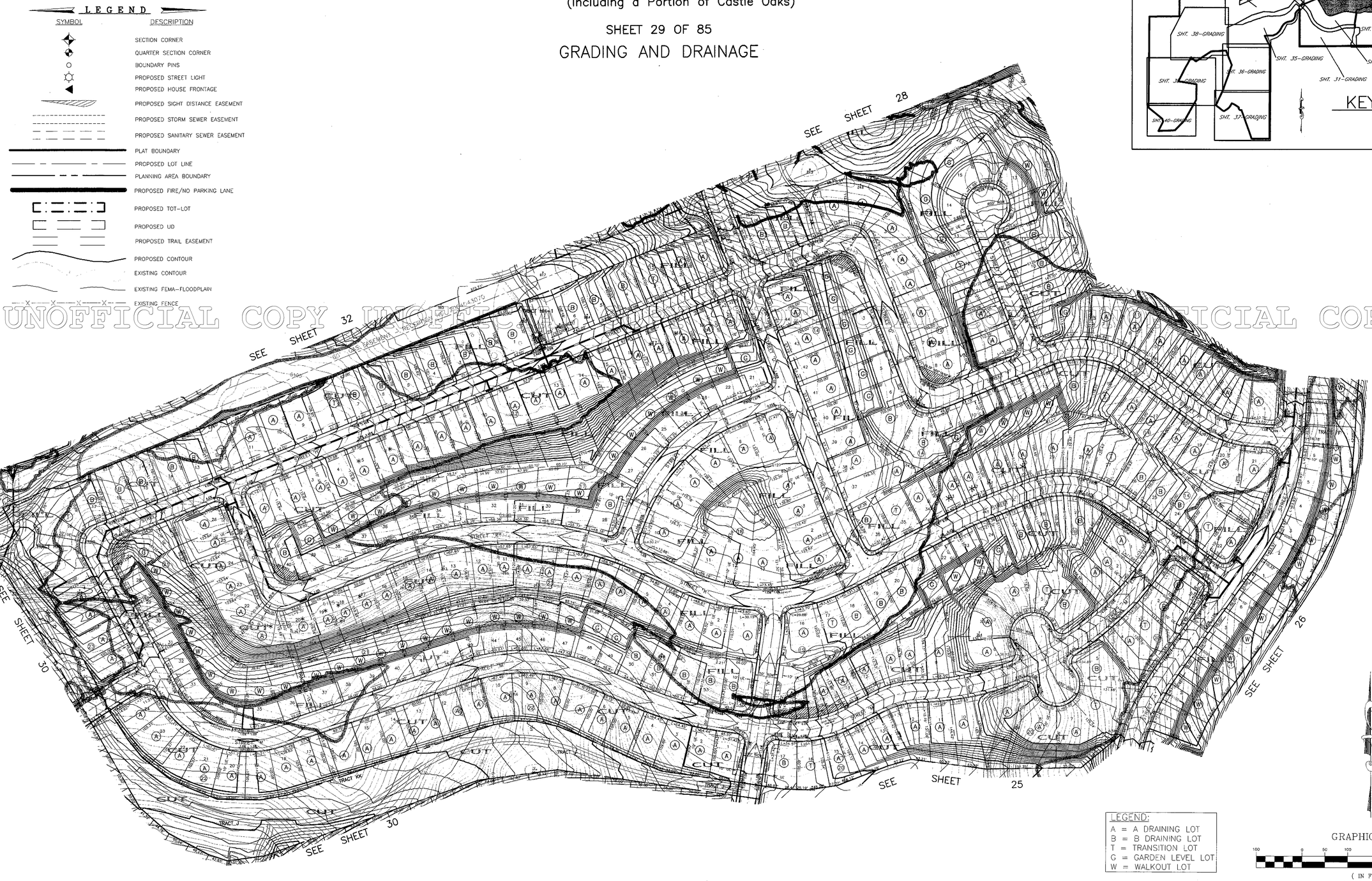
PRELIMINARY PLAT / FINAL P.D. SITE PLAN

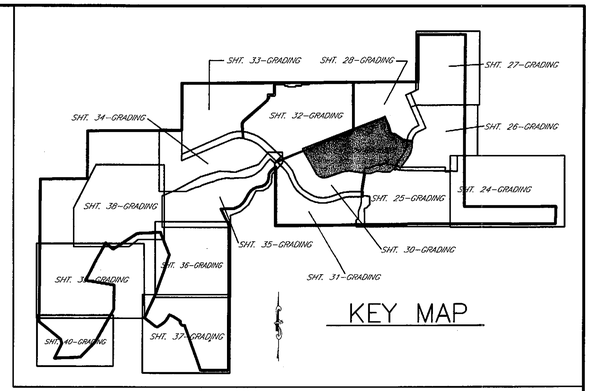
The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 29 OF 85

GRADING AND DRAINAGE





LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
X X X	EXISTING FENCE

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LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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4	4th REVIEW COMMENTS	9-16-04	DSN

NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

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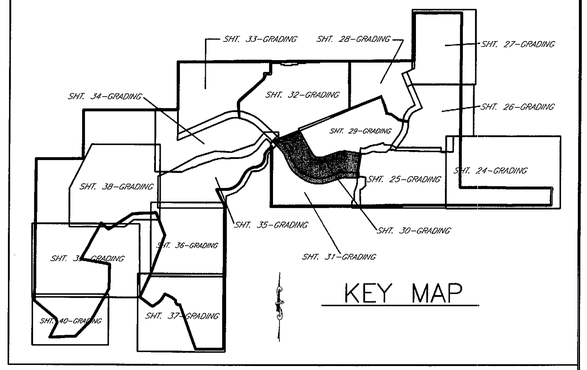
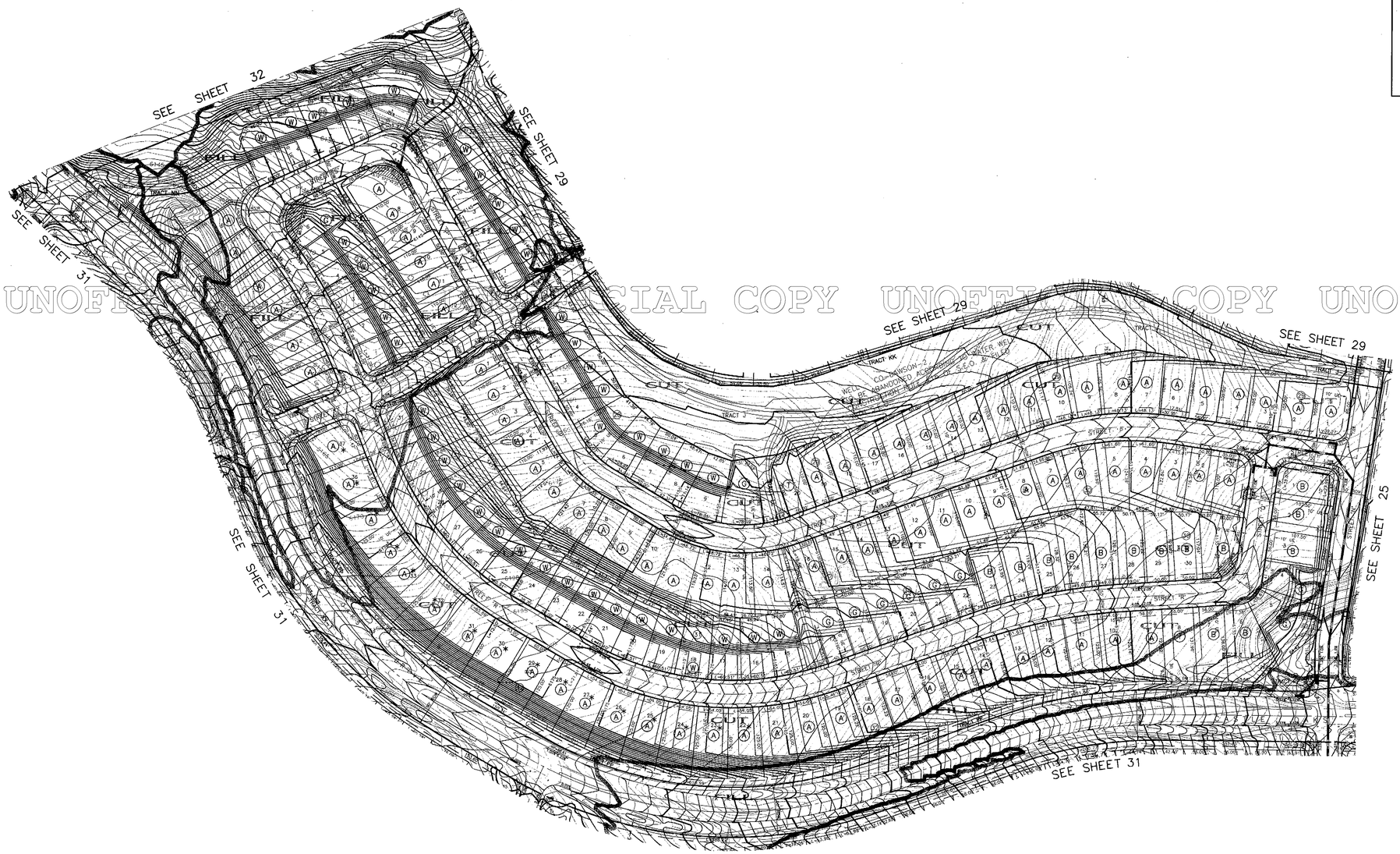
SHEET 30 OF 85

GRADING AND DRAINAGE





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LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
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	PROPOSED FIRE/NO PARKING LANE
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	PROPOSED TRAIL EASEMENT
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	EXISTING CONTOUR
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	EXISTING FENCE

LEGEND:
A = A DRAINING LOT
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W = WALKOUT LOT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

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4	4th REVIEW COMMENTS	9-16-04	DSN

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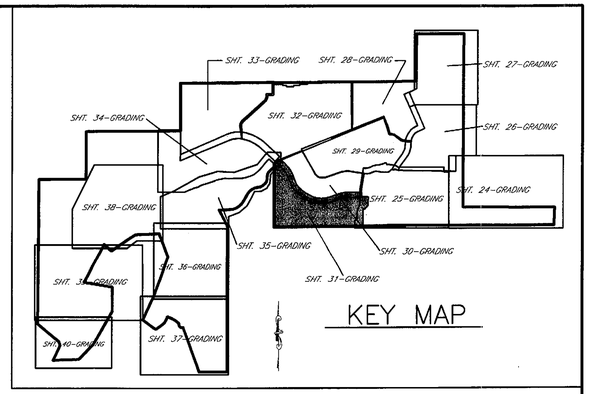
(Including a Portion of Castle Oaks)
SHEET 31 OF 85

GRADING AND DRAINAGE



KEY MAP

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
UG	PROPOSED UG
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
—X—X—X—X—	EXISTING FENCE

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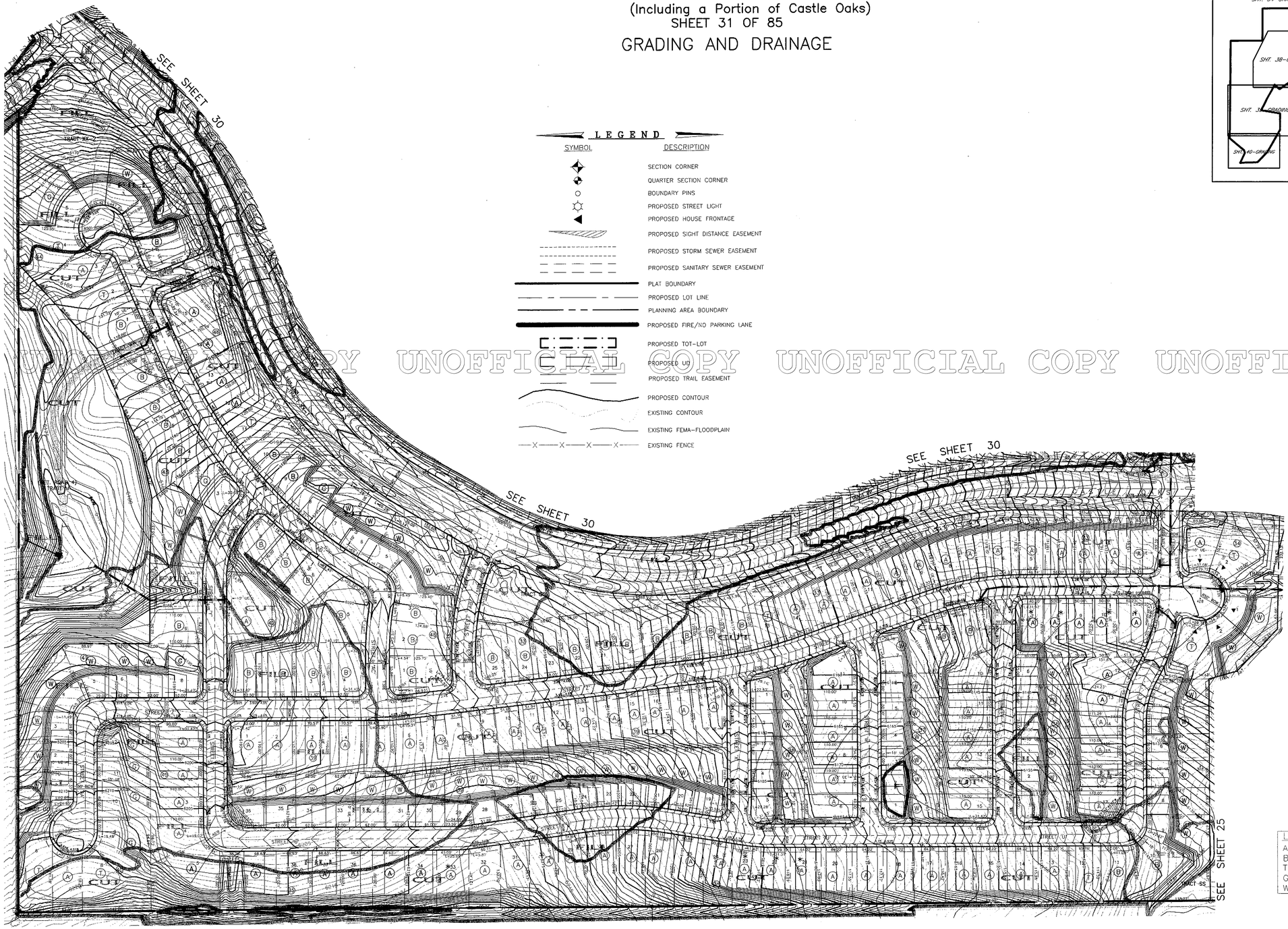

LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

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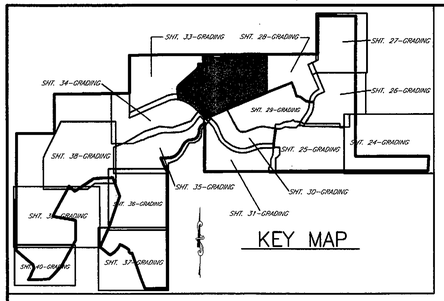
(Including a Portion of Castle Oaks)
SHEET 32 OF 85

GRADING AND DRAINAGE



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SEE SHEET 33

SEE SHEET 26 FOR CONTINUATION

SEE SHEET 34

SEE SHEET 29

SEE SHEET 35

SEE SHEET 30

PROPOSED FLOODPLAIN

McMURDO GULCH

(DET. POND 12) TRACT D-5

(DET. POND 7) TRACT D-3

(DET. POND 11) TRACT D-4

TRACT D

TRACT FFF

TRACT GGG

STREET 'AA'

STREET 'AB'

STREET 'AM'

STREET 'AN'

25' EASEMENT (STORM)

UTILITY EASEMENT (SANITARY SEWER & WATER)

CUT

FILL

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
-X-X-X-X-	EXISTING FENCE

LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 32 OF 85
EMK JOB NO. 11948-02

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29,
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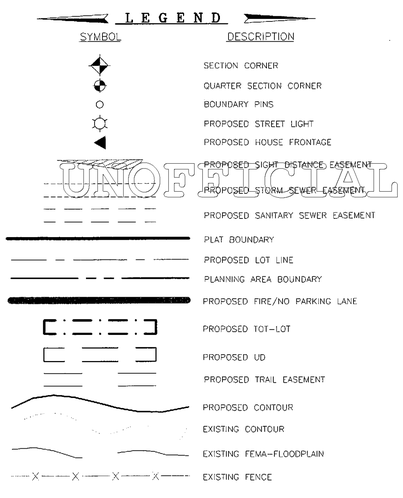
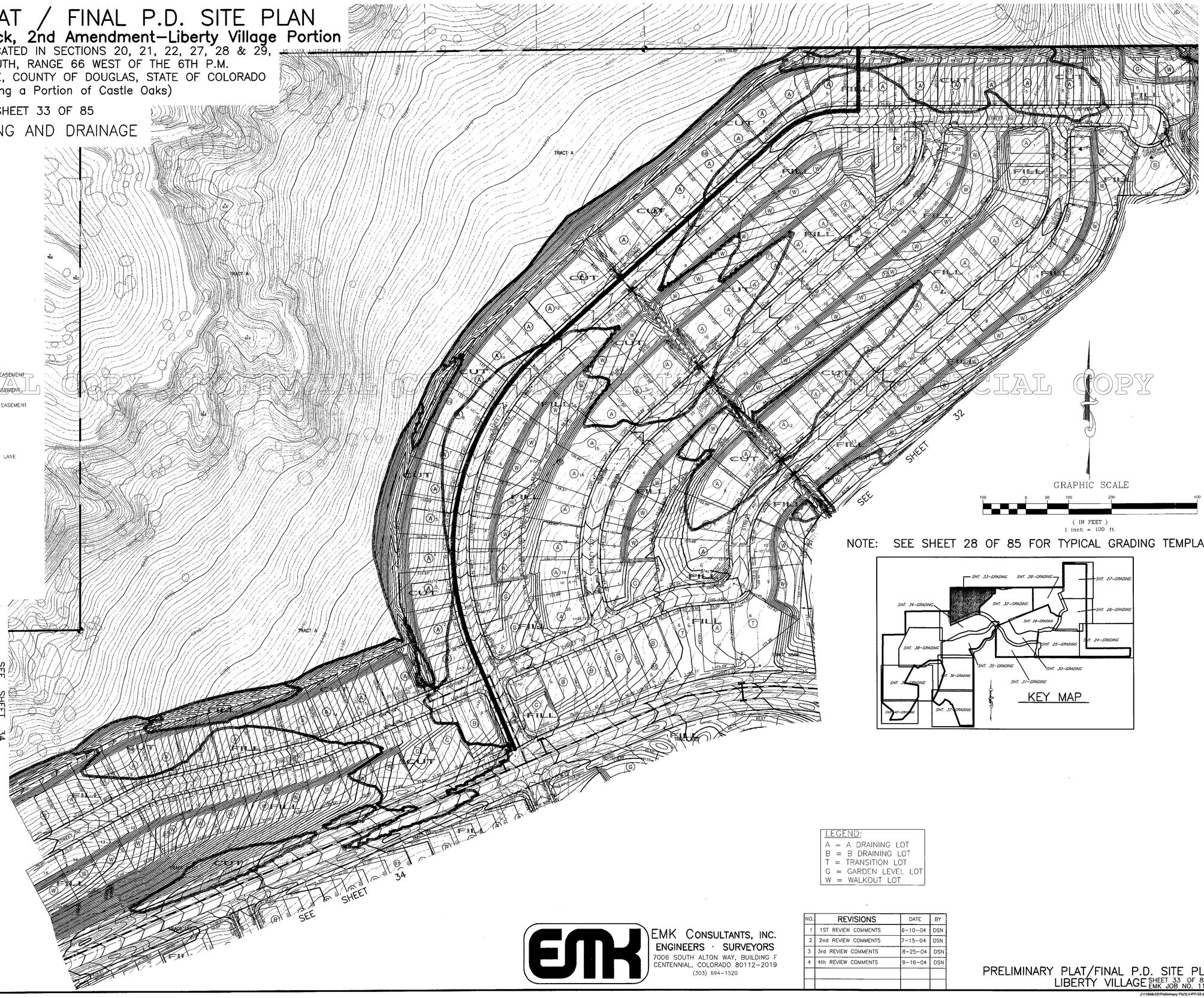
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 33 OF 85

GRADING AND DRAINAGE





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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

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4	4th REVIEW COMMENTS	9-16-04	DSN

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

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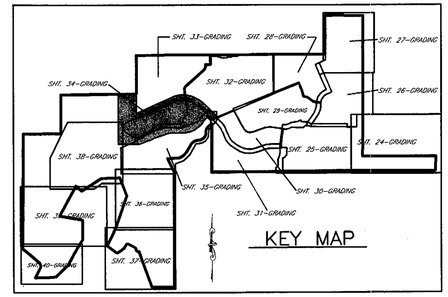
SHEET 34 OF 85

GRADING AND DRAINAGE



LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
	EXISTING FENCE

SCALE: 1"=50'

NOTE: SEE SHEET 28 OF 85 FOR TYPICAL GRADING TEMPLATES.

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SEE SHEET 33

SEE SHEET 35

SEE SHEET 35

SEE SHEET 35

SEE SHEET 35

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND:
A = A DRAINING LOT
B = B DRAINING LOT
T = TRANSITION LOT
G = GARDEN LEVEL LOT
W = WALKOUT LOT

NO.	REVISIONS	DATE	BY
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3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 34 OF 85
EMK JOB NO. 11948-02

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29,
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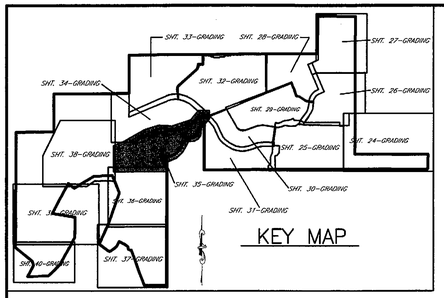
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 35 OF 85

GRADING AND DRAINAGE

SEE SHEET 32



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft

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SEE SHEET 34
SEE SHEET 38
SEE SHEET 36

McMURDO GULCH

CUT FILL

TRACT CCCC
TRACT BBBB

DAWSON WELL #4 ACCORDING TO WATER WELL PERMIT NO. 7-0655-F-R AND ASSIGNED WITH S.E.O. CONSTRUCTION PERMIT NO. 242 & ASSIGNED WELL BY THE COLORADO DIVISION OF WATER RESOURCES. WELL TO BE ABANDONED BY THE DAWSON WATER RESOURCES. WILL ABANDONING

NOTE: WELL CURRENTLY NOT IN USE. MONITOR WELL BY THE DAWSON WATER RESOURCES. WILL BE ABANDONED

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
	EXISTING FENCE

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
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4	4th REVIEW COMMENTS	9-16-04	DSN

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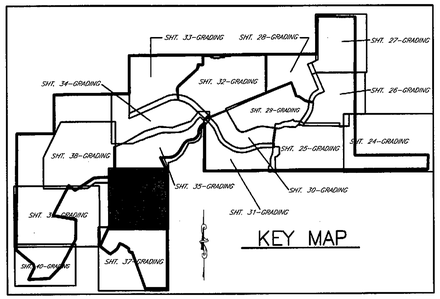
(Including a Portion of Castle Oaks)

SHEET 36 OF 85

GRADING AND DRAINAGE



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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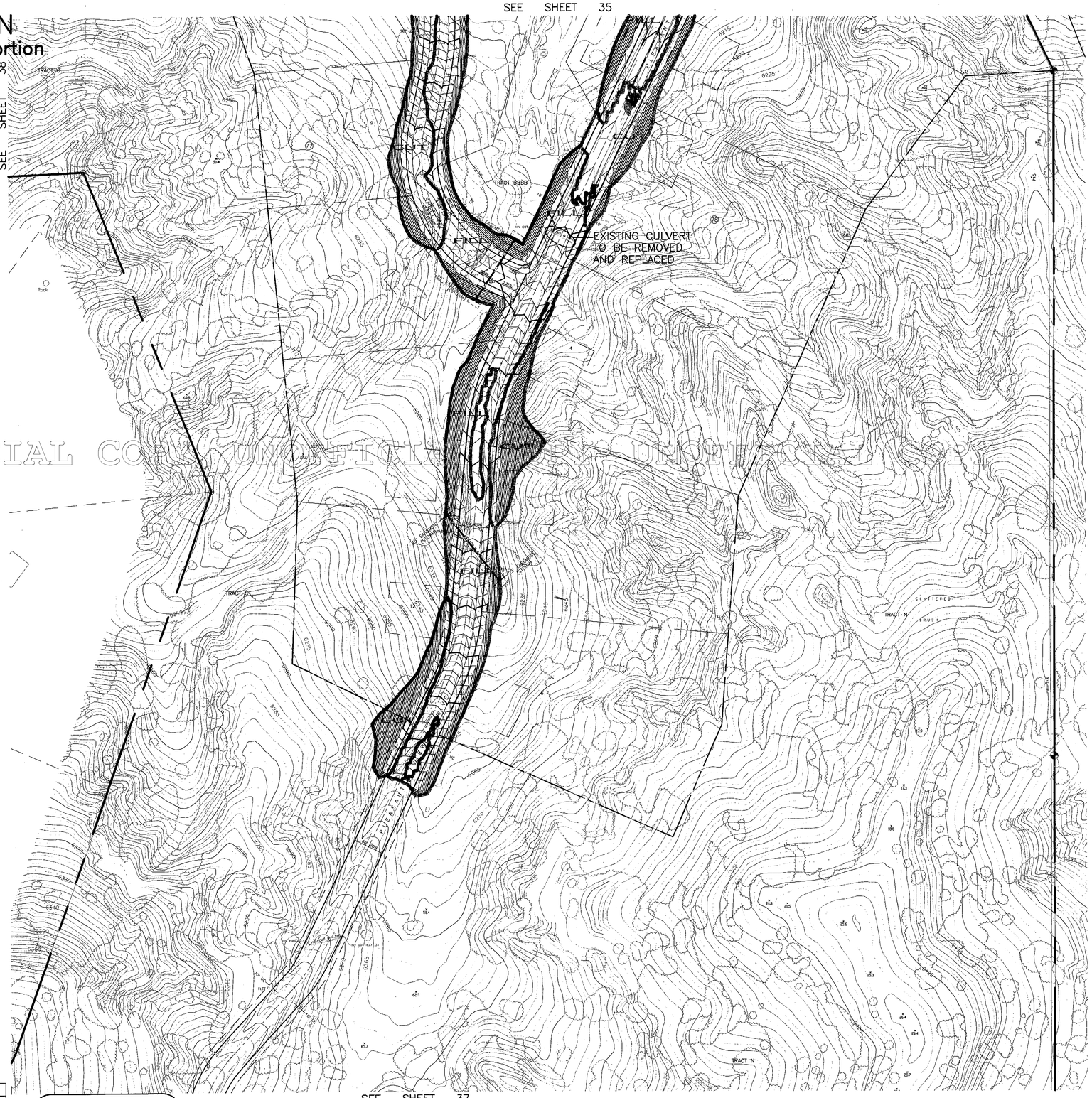

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
—X—X—X—	EXISTING FENCE

NO.	REVISIONS	DATE	BY
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3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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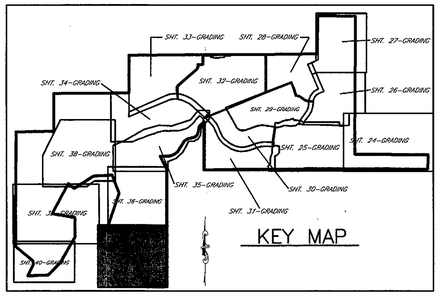
SHEET 37 OF 85

GRADING AND DRAINAGE



LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
—X—X—X—X—	EXISTING FENCE

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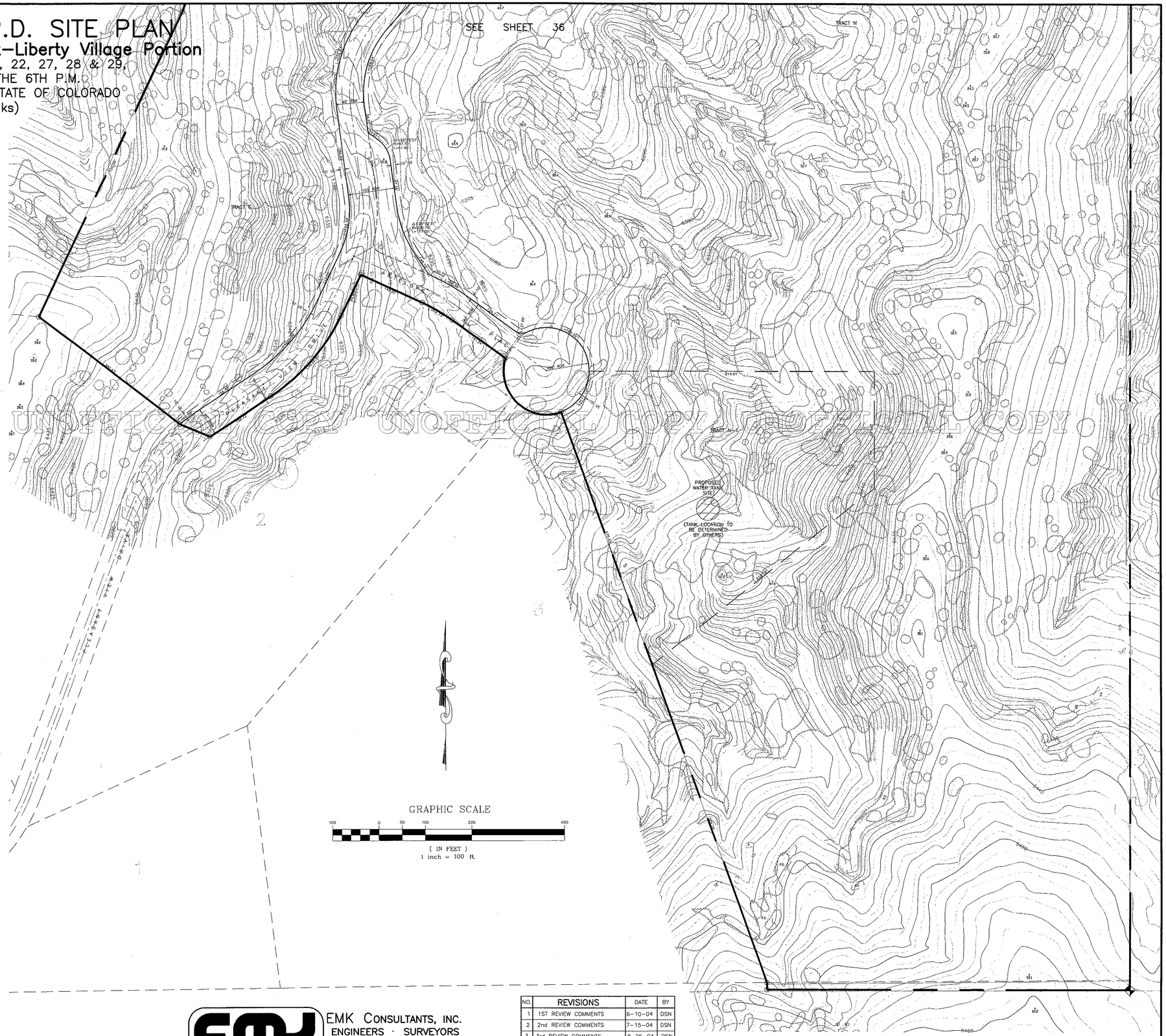

GRAPHIC SCALE

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(IN FEET)
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7006 SOUTH ALTON WAY, BUILDING F
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3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 37 OF 85
EMK JOB NO. 11948-02

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

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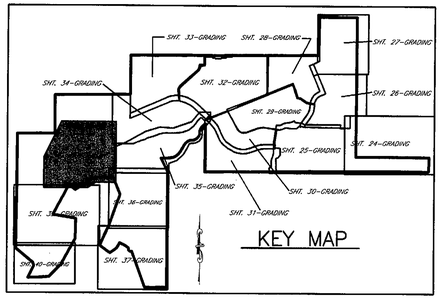
SHEET 38 OF 85

GRADING AND DRAINAGE



LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
	EXISTING FENCE

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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

EMK CONSULTANTS, INC.
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7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

SEE SHEET 37
SEE SHEET 34
SEE SHEET 35
SEE SHEET 22

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
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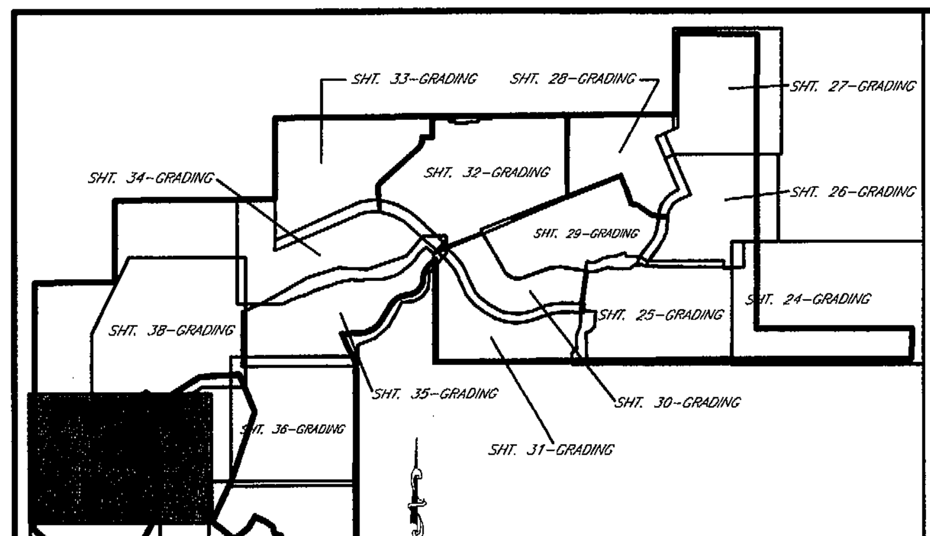
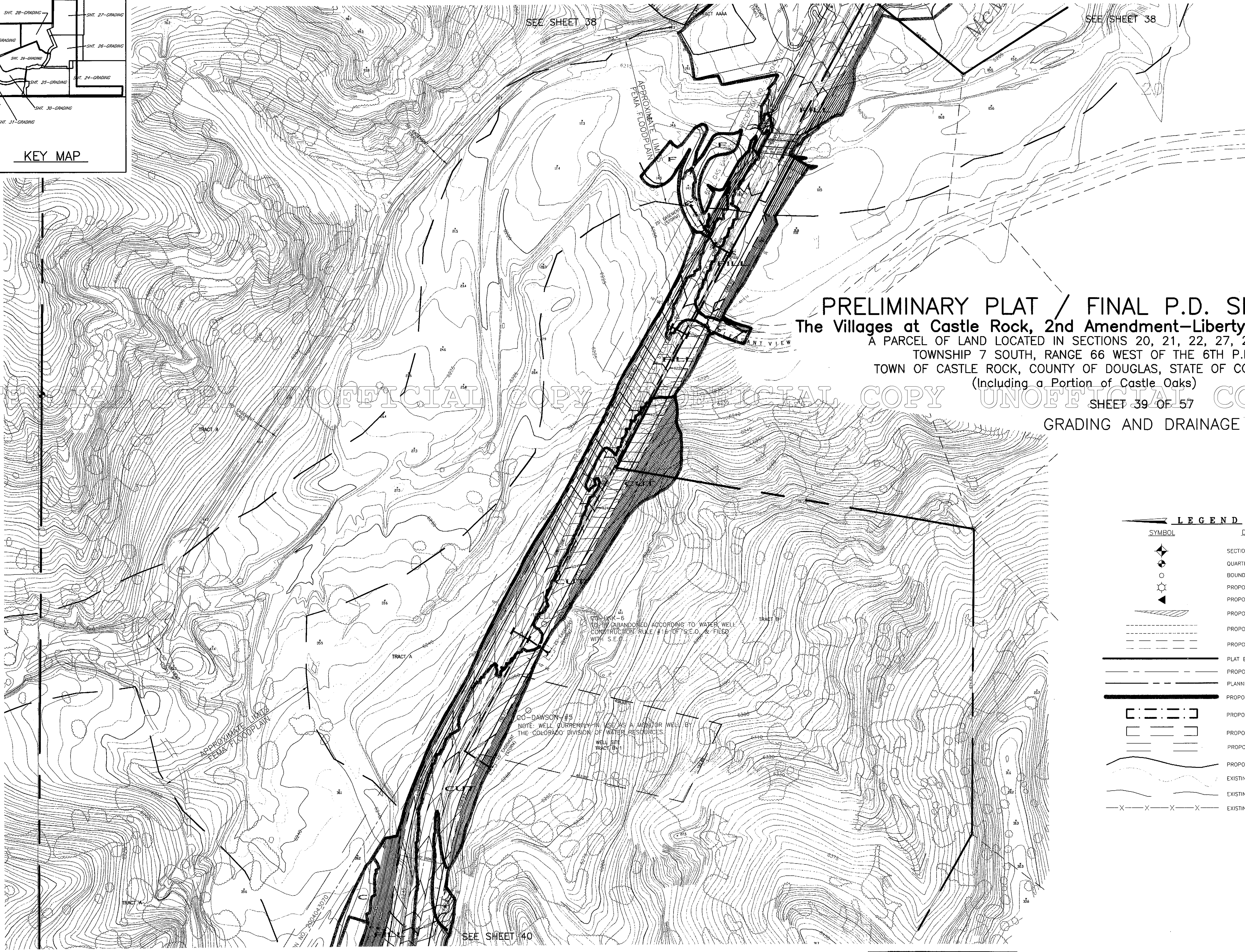
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN



KEY MAP



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SHEET 39 OF 57

GRADING AND DRAINAGE

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PLAT BOUNDARY
	PROPOSED LOT LINE
	PLANNING AREA BOUNDARY
	PROPOSED FIRE/NO PARKING LANE
	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
	EXISTING FENCE

GRAPHIC SCALE

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(IN FEET)
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4	4th REVIEW COMMENTS	9-16-04	DSN

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PRELIMINARY PLAT / FINAL P.D. SITE PLAN

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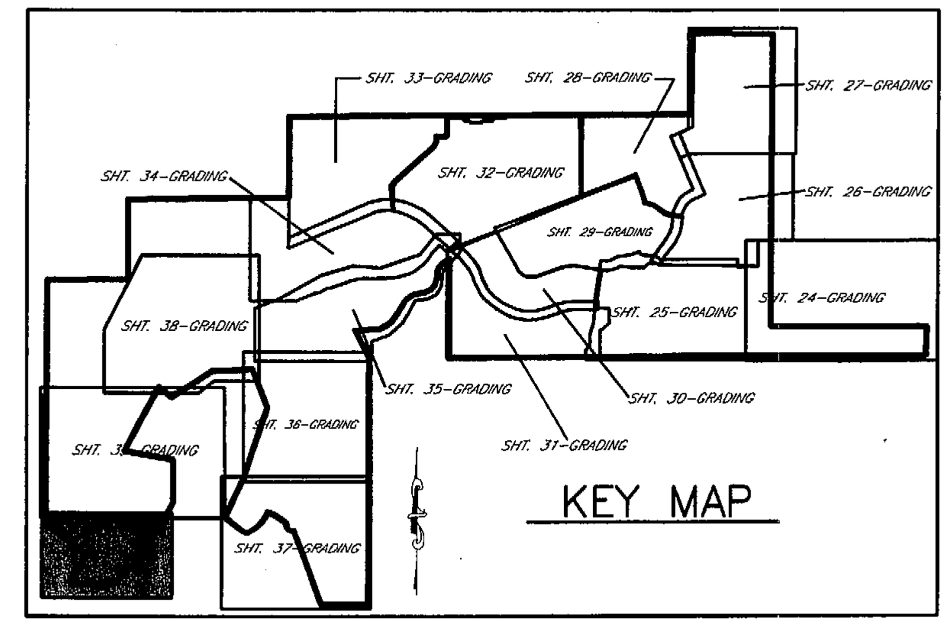
SHEET 40 OF 85

GRADING AND DRAINAGE

SEE SHEET 39



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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	QUARTER SECTION CORNER
	BOUNDARY PINS
	PROPOSED STREET LIGHT
	PROPOSED HOUSE FRONTAGE
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED STORM SEWER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
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	PROPOSED TOT-LOT
	PROPOSED UD
	PROPOSED TRAIL EASEMENT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING FEMA-FLOODPLAIN
	EXISTING FENCE

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3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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PRELIMINARY PLAT/FINAL P.D. SITE PLAN

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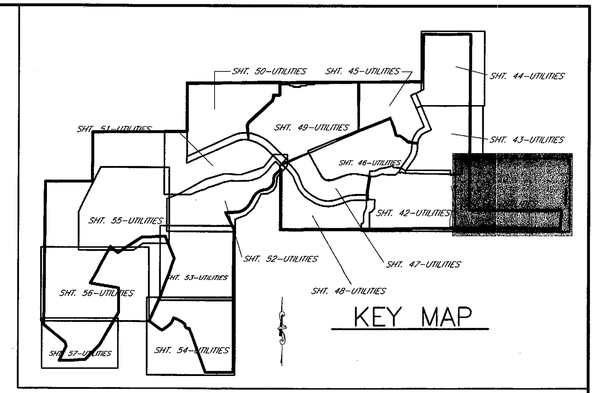
SHEET 41 OF 85

UTILITIES



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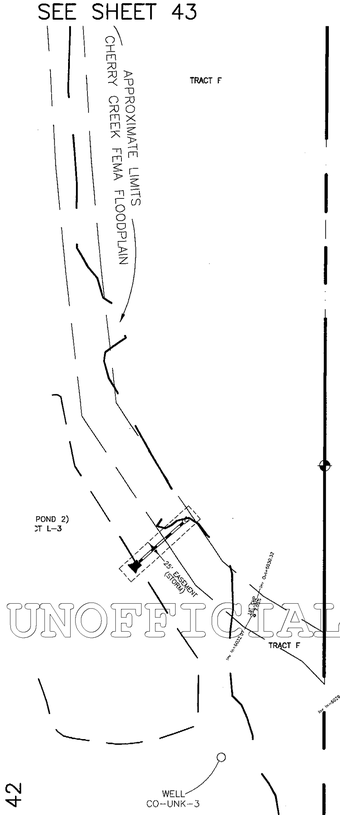
SEE SHEET 43

SEE SHEET 42



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

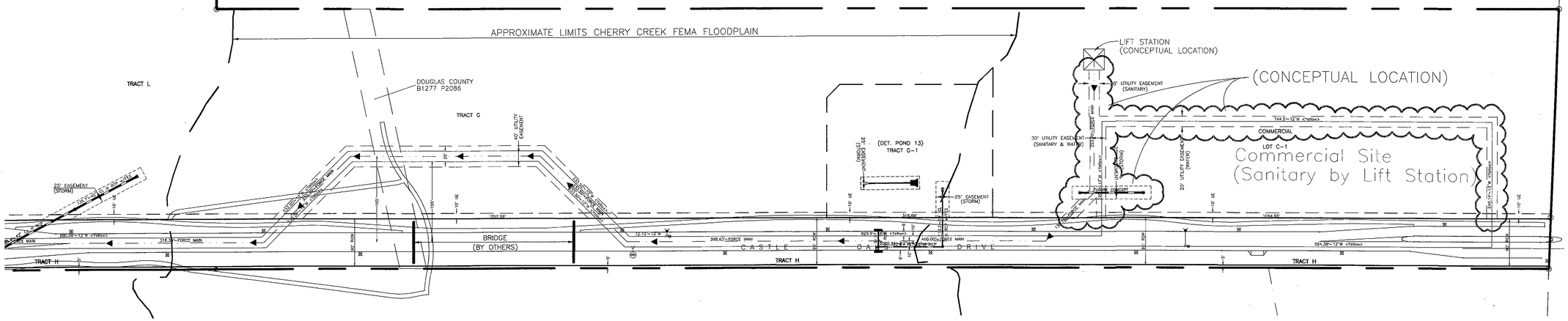
LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED FORCE MAIN

VINCENT A YDVOLI
JOANN L YDVOLI
MARK V LEVOLI
KATHY L LEVOLI

NOTE: 1) Lot C-1 is not included in the current proposed Final PD Site Plan and a separate Final PD Site Plan will be submitted when builder/tenants are identified.

2) All Public Improvements will be constructed in accordance with the Phasing Plan in the Development Agreement. Developing this property as a lot will require that needed utilities will be provided to the site by the Developer/Owner.



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CENTENNIAL, COLORADO 80112-2019
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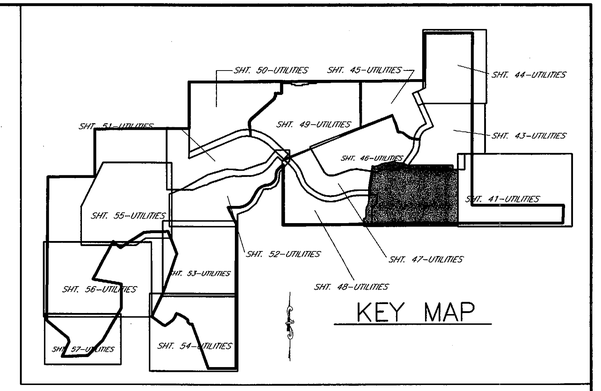
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 42 OF 85

UTILITIES



SEE SHEET 43

SEE SHEET 47

SEE SHEET 48

SEE SHEET 41

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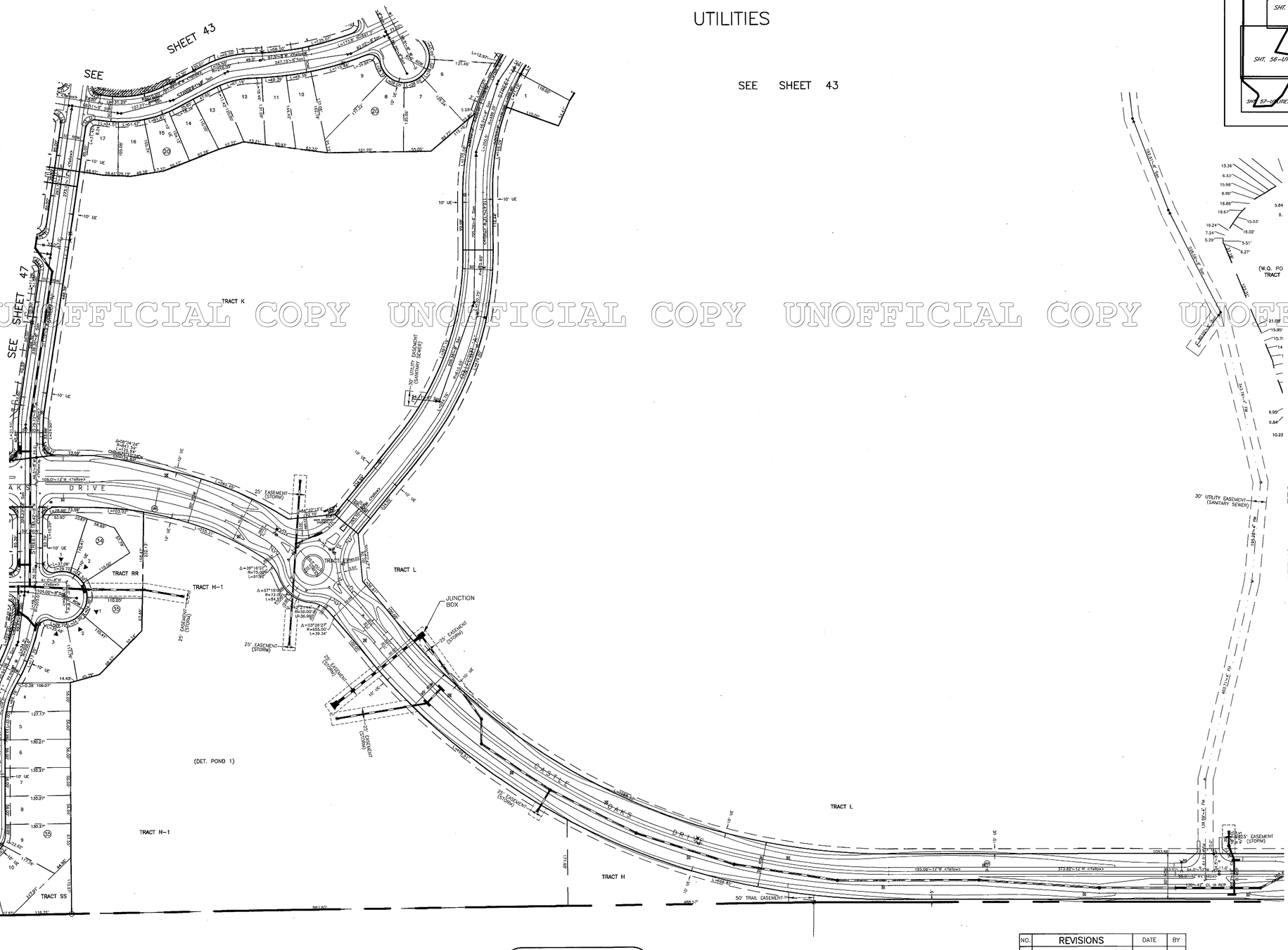
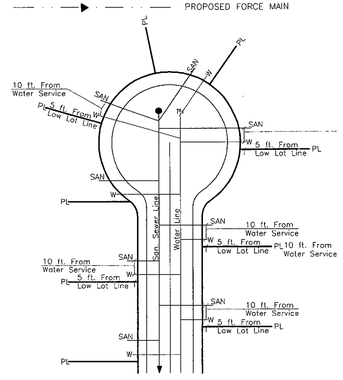


GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT
	PROPOSED FORCE MAIN



TYPICAL WATER & SANITARY SEWER SERVICES
N.T.S.

Notes

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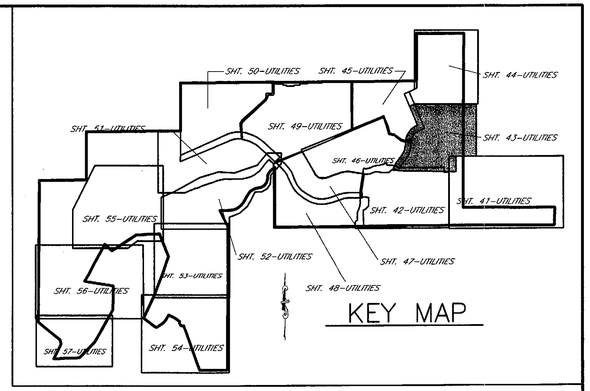
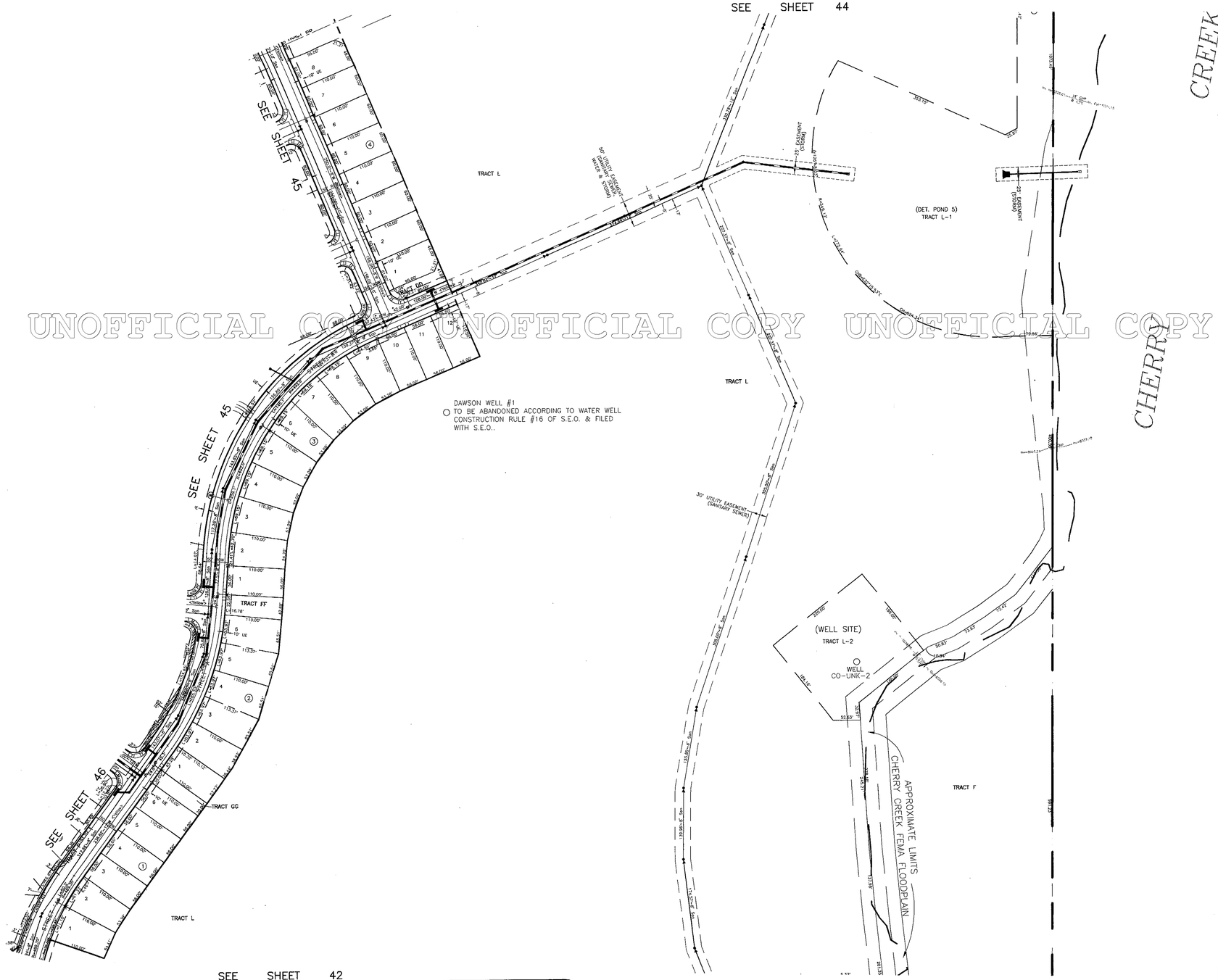
SHEET 43 OF 85 UTILITIES

SEE SHEET 44





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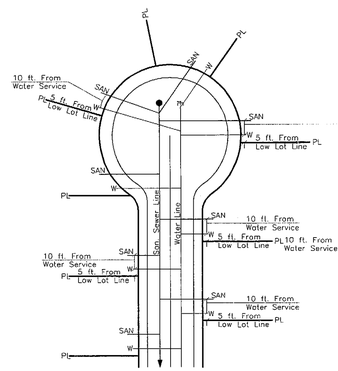
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT



TYPICAL WATER & SANITARY SEWER SERVICES
N.T.S.

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PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 43 OF 85
EMK JOB NO. 11948-02

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

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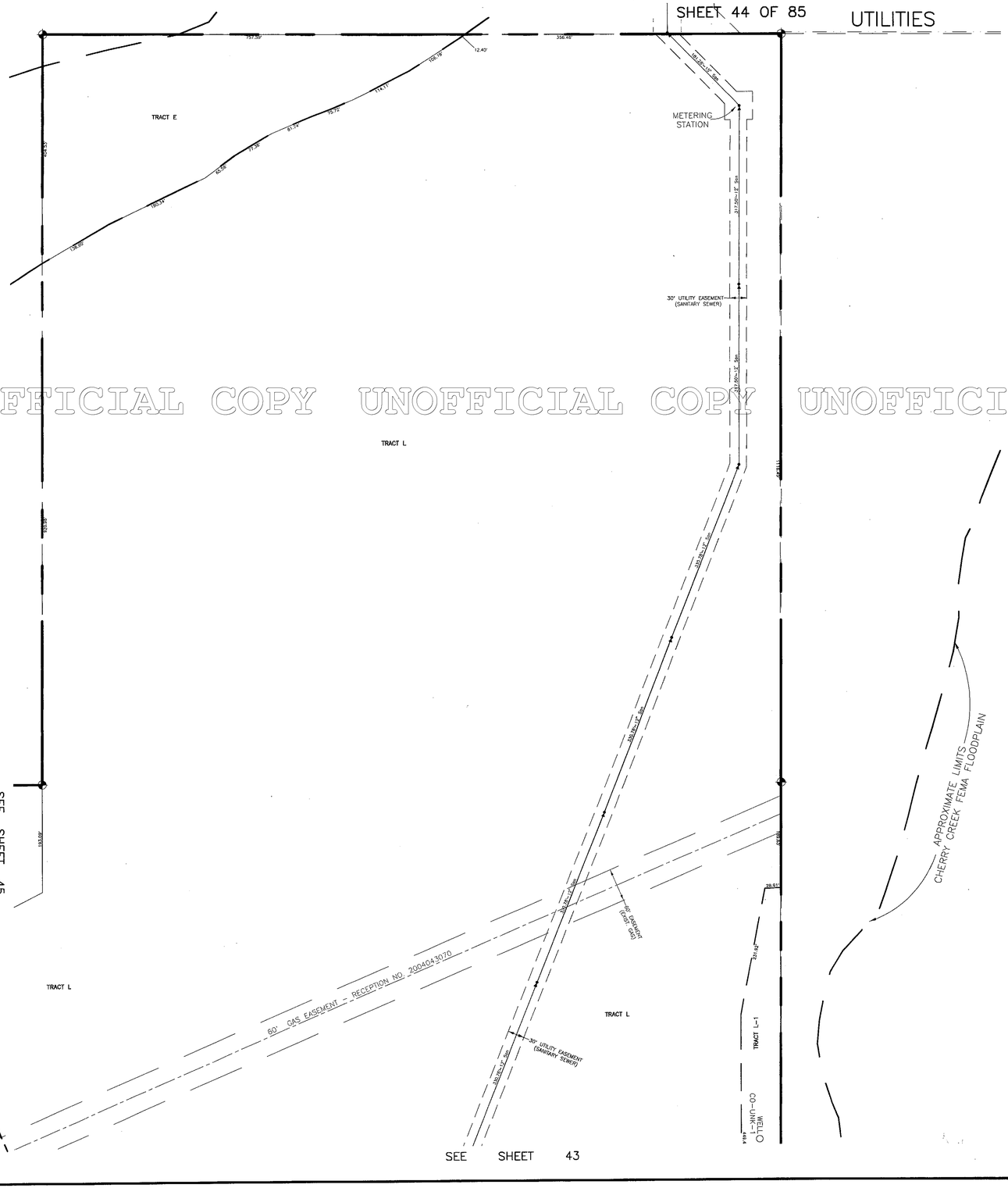
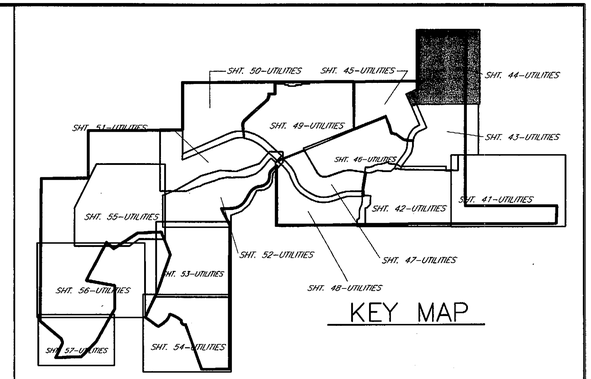
SHEET 44 OF 85

UTILITIES





KEY MAP

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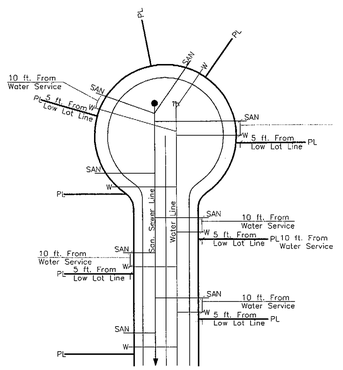
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX WL	EXISTING WATER
	PROPOSED WATER
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT



TYPICAL WATER & SANITARY SEWER SERVICES

N.T.S.

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PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 44 OF 85
EMK JOB NO. 11948-02

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment—Liberty Village Portion

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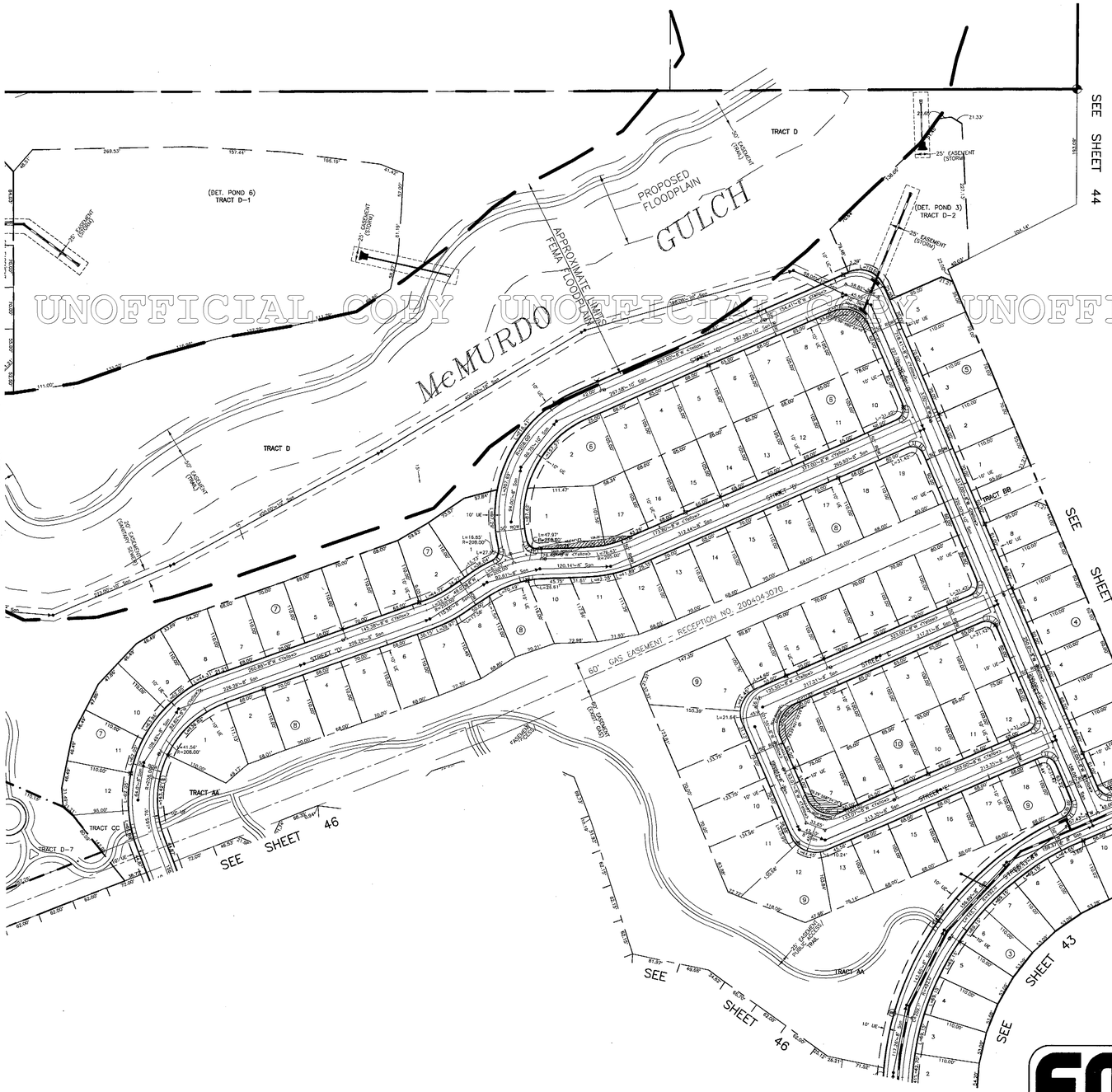
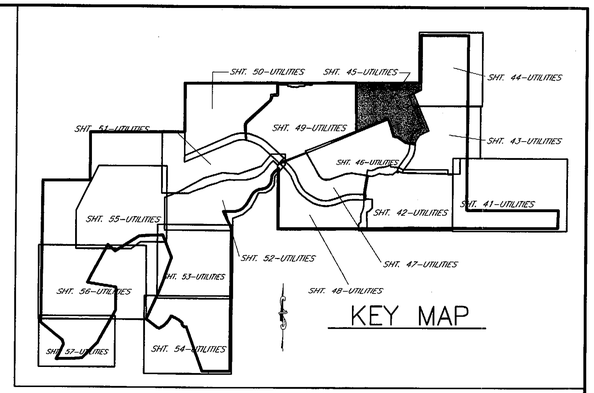
SHEET 45 OF 85

UTILITIES





GRAPHIC SCALE
100 0 50 100 200 400
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LEGEND

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	EXISTING MANHOLE & SEWER
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	PROPOSED WATER
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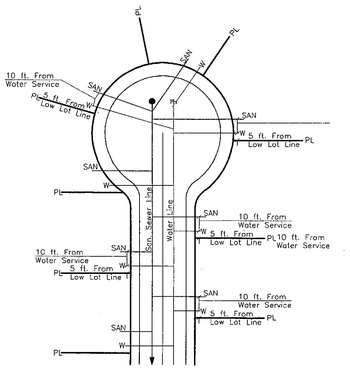
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT



TYPICAL WATER & SANITARY SEWER SERVICES
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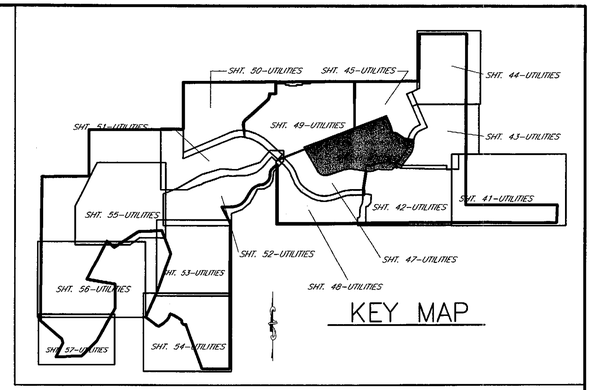
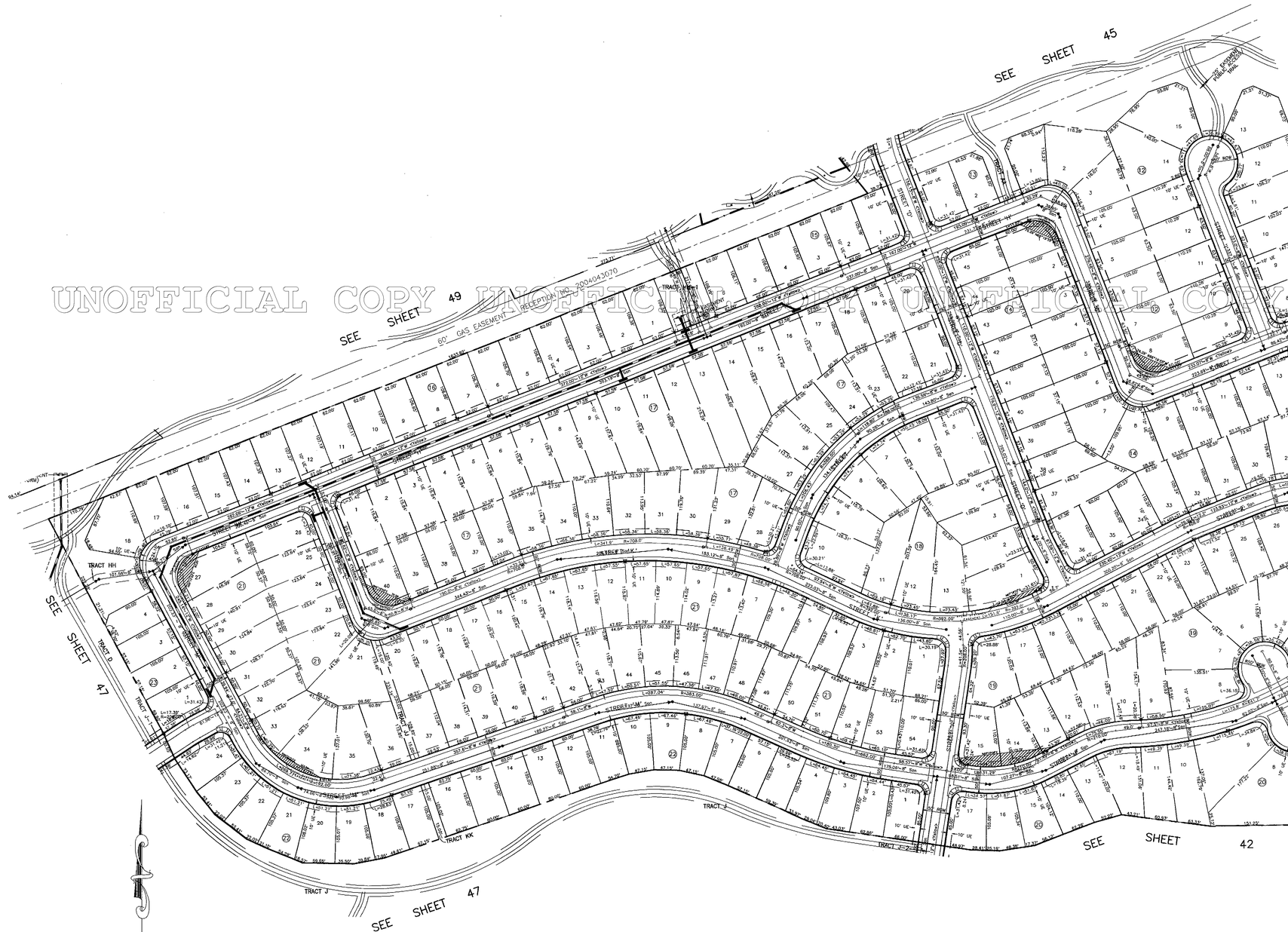
SHEET 46 OF 85

UTILITIES





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LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
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EX WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
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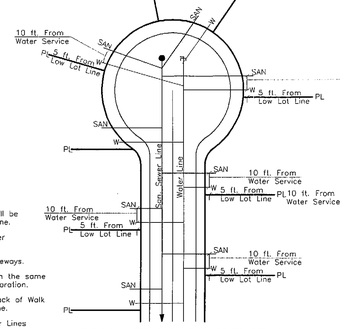

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LIBERTY VILLAGE SHEET 46 OF 85
EMK JOB NO. 11948-02

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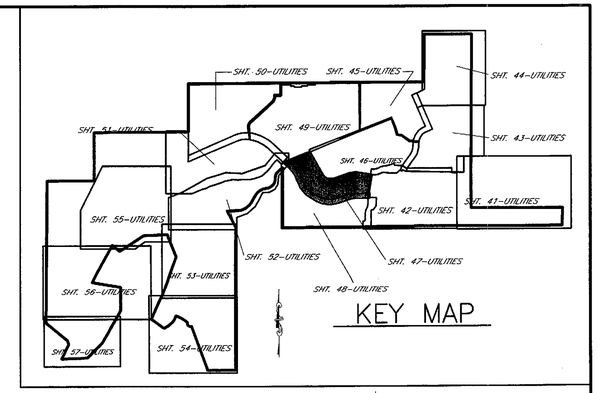
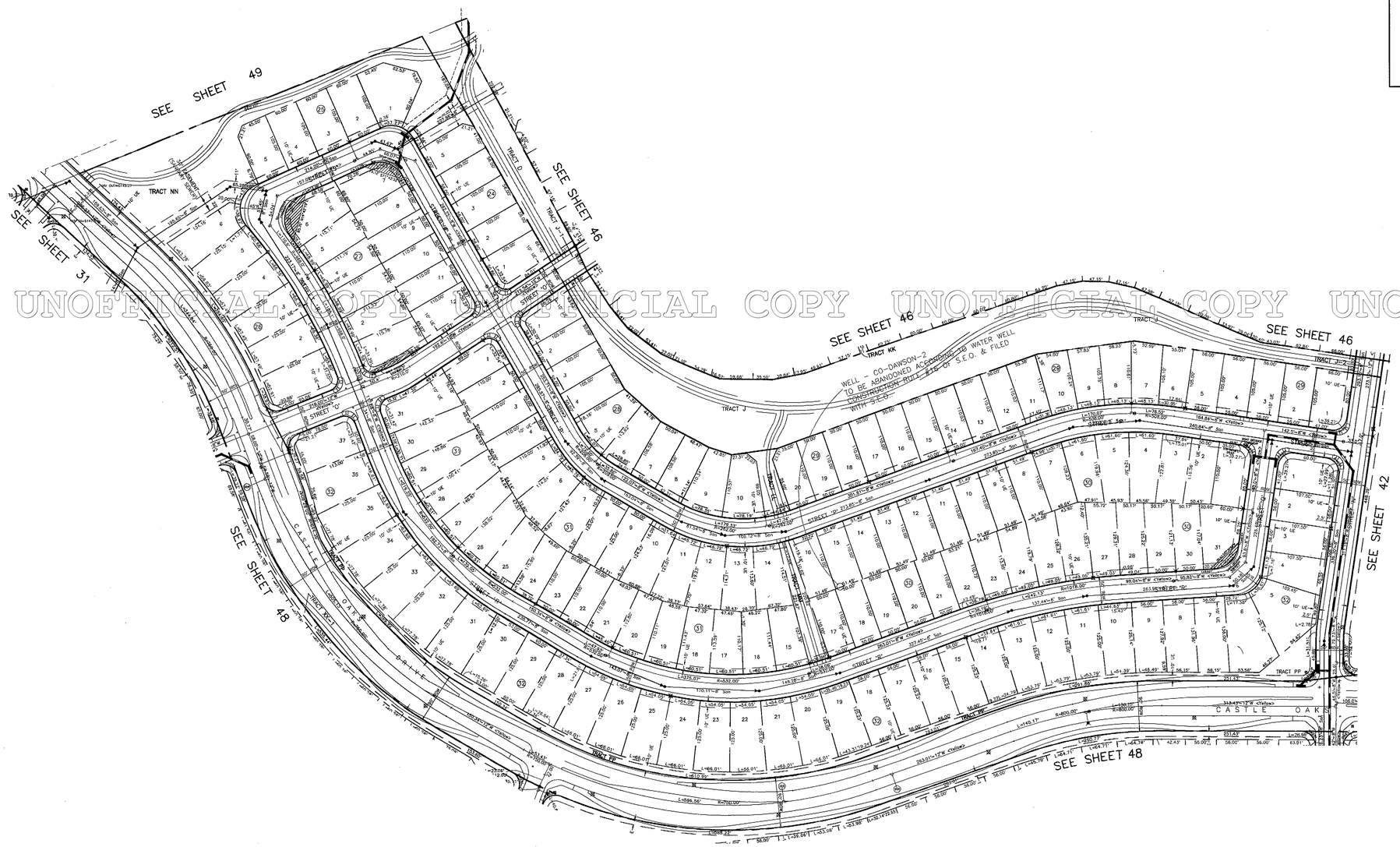
SHEET 47 OF 85

UTILITIES





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GRAPHIC SCALE
100 0 50 100 200 400
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LEGEND

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	EXISTING MANHOLE & SEWER
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	PROPOSED FIRE HYDRANT
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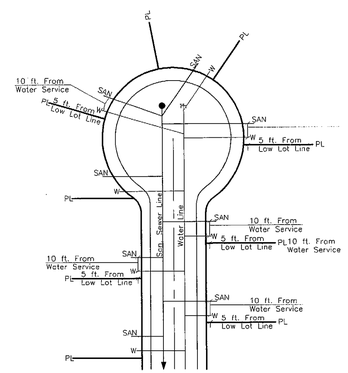
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT



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LIBERTY VILLAGE SHEET 47 OF 85
EMK JOB NO. 11948-02

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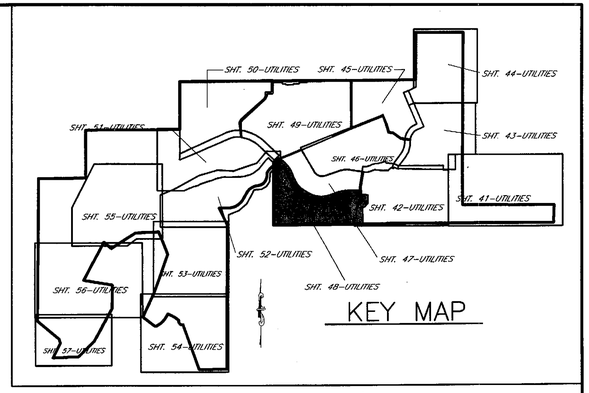
SHEET 48 OF 85

UTILITIES



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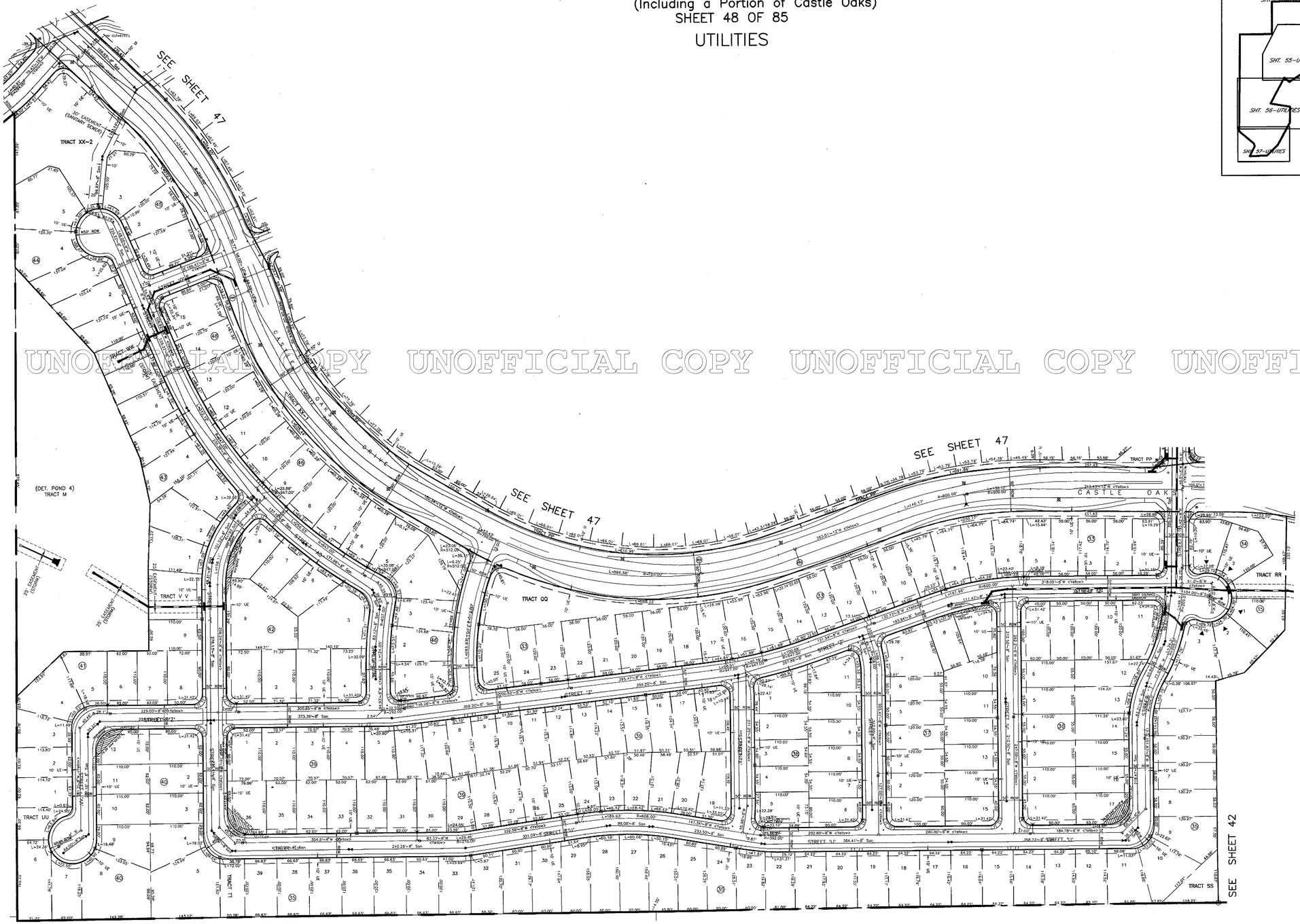
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



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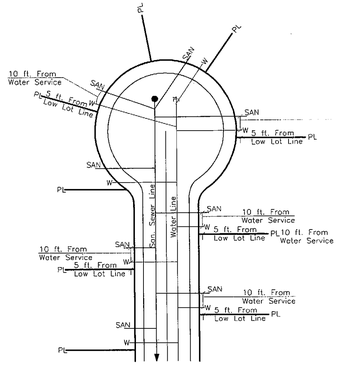
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT



TYPICAL WATER & SANITARY SEWER SERVICES
N.T.S.

Notes

1. No more than two (2) 1/4 Bends shall be permitted in Sanitary Sewer Service Line.
2. Under No circumstances shall the Water Service extend beneath driveways.
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6. All Sanitary Mains are 8" and all Water Lines are 8".

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2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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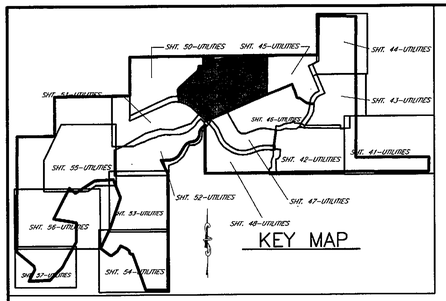
(303) 694-1520

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 48 OF 85
EMK JOB NO. 11948-02

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)
SHEET 49 OF 85
UTILITIES



LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
CR WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT

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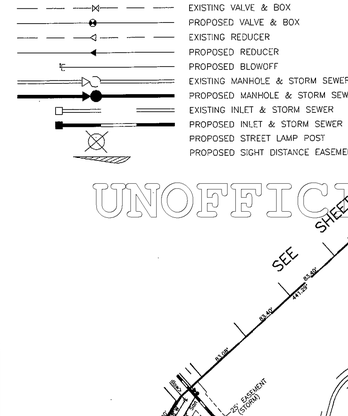

TYPICAL WATER & SANITARY SEWER SERVICES
N.T.S.

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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
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3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

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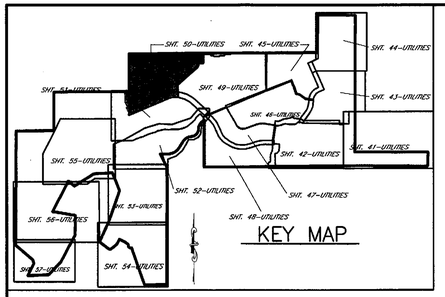
PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 49 OF 85
EMK JOB NO. 11948–02



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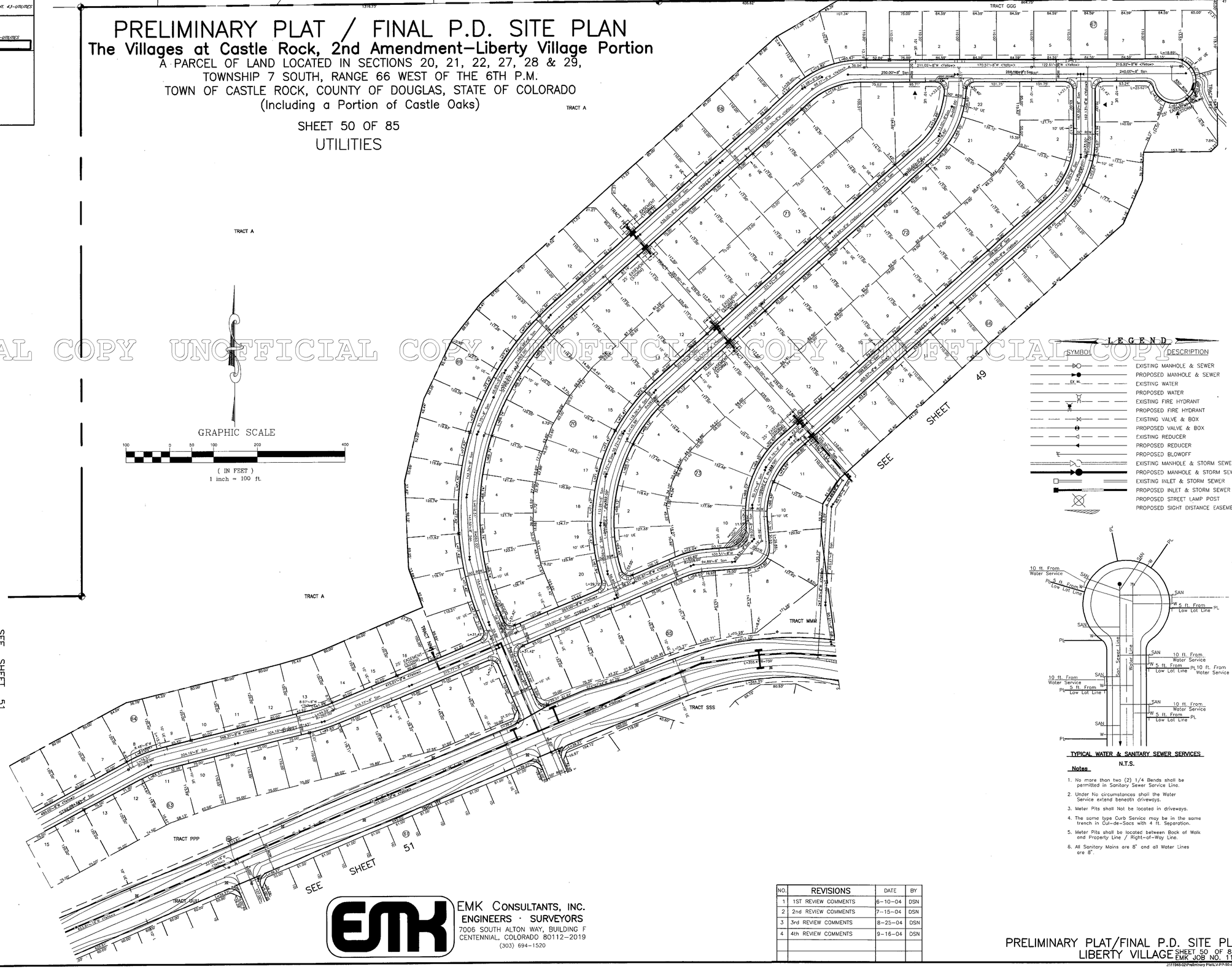
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 50 OF 85

UTILITIES

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT

TYPICAL WATER & SANITARY SEWER SERVICES

N.T.S.

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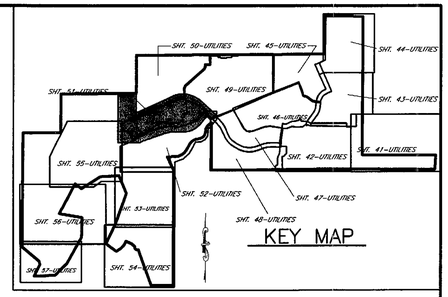
SHEET 51 OF 85

UTILITIES



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT

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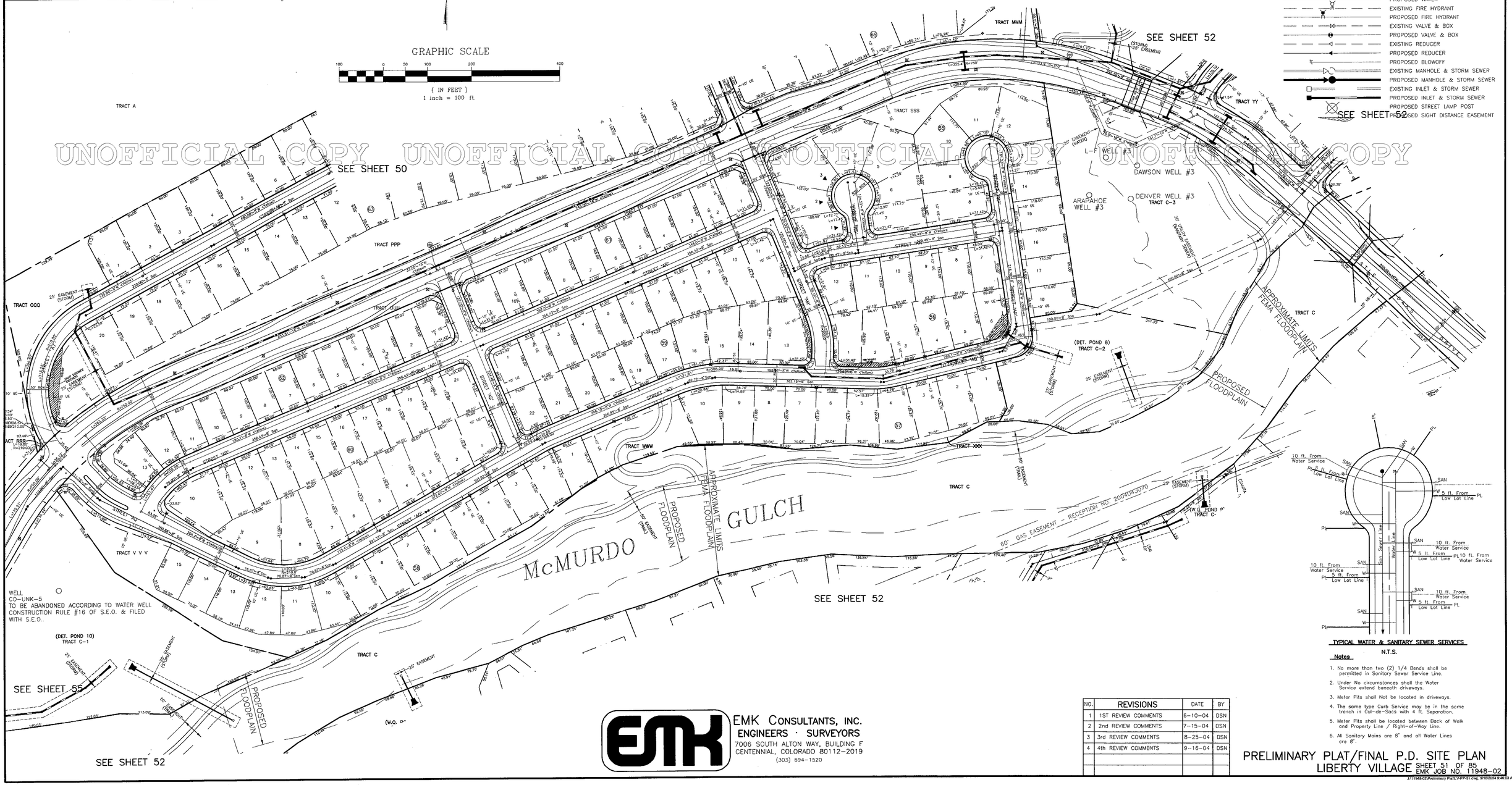

TYPICAL WATER & SANITARY SEWER SERVICES
N.T.S.

Notes

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4	4th REVIEW COMMENTS	9-16-04	DSN

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PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 51 OF 85
EMK JOB NO. 11948-02

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29,
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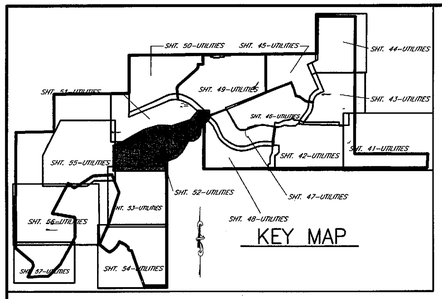
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 52 OF 85

UTILITIES



KEY MAP

SEE SHEET 49

SEE SHEET 51

SEE SHEET 51

SEE SHEET 55

SEE SHEET 53

McMURDO GULCH

APPROXIMATE LIMITS FEMA FLOODPLAIN

PROPOSED FLOODPLAIN

TRACT C

TRACT XXX

TRACT CCCC

TRACT BBBB

60' GAS EASEMENT – RECEPTION NO. 2004043070

(W.Q. POND 9)
TRACT C–4

(W.Q. POND 11)
TRACT C–5

Rear Lot Serv.

DAWSON WELL #4
CONSTRUCTION RULE #16 OF S.E.O. AS A MONITOR WELL BY
NOTE: WELL CURRENTLY IN USE AS A MONITOR WELL BY
THAT THE COLORADO DIVISION OF WATER RESOURCES VERIFY
WELL TO BE ABANDONED. THE DIVISION OF WATER RESOURCES WILL ALLOW THIS
WELL TO BE ABANDONED ACCORDING TO WATER WELL
CONSTRUCTION RULE #16 OF S.E.O. AS A MONITOR WELL BY
TO BE ABANDONED. FILED WITH S.E.O.

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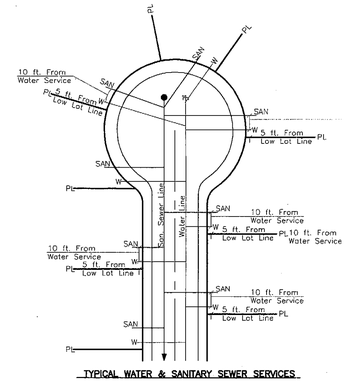
LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



TYPICAL WATER & SANITARY SEWER SERVICES

N.T.S.

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LIBERTY VILLAGE SHEET 52 OF 85
EMK JOB NO. 11948–02

PRELIMINARY PLAT / FINAL P.D. SITE PLAN

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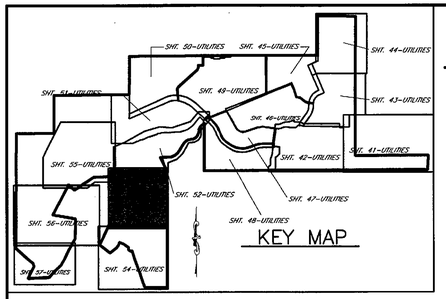
SHEET 53 OF 85
UTILITIES



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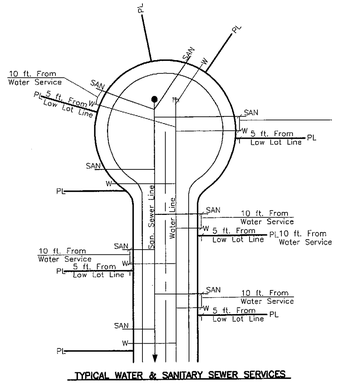
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX W	EXISTING WATER
	PROPOSED WATER
FH	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT



TYPICAL WATER & SANITARY SEWER SERVICES
N.T.S.

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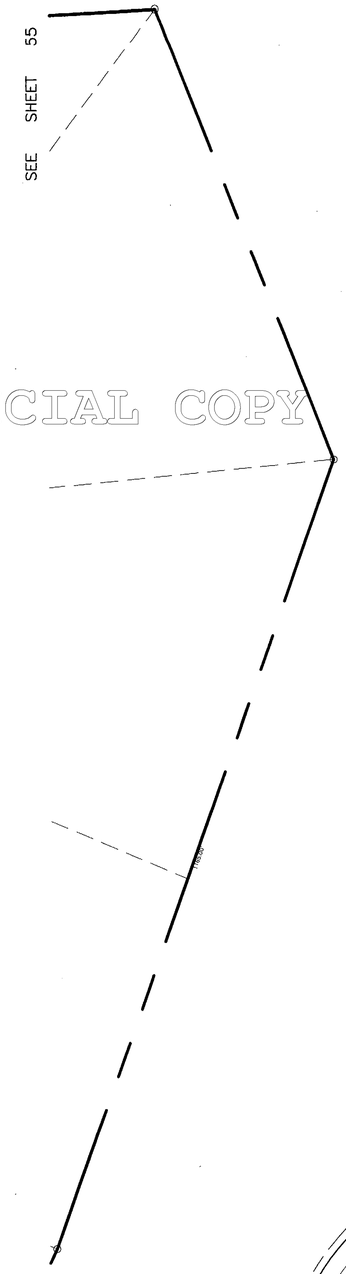

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4	4th REVIEW COMMENTS	9–16–04	DSN

PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 53 OF 85
EMK JOB NO. 11948–02

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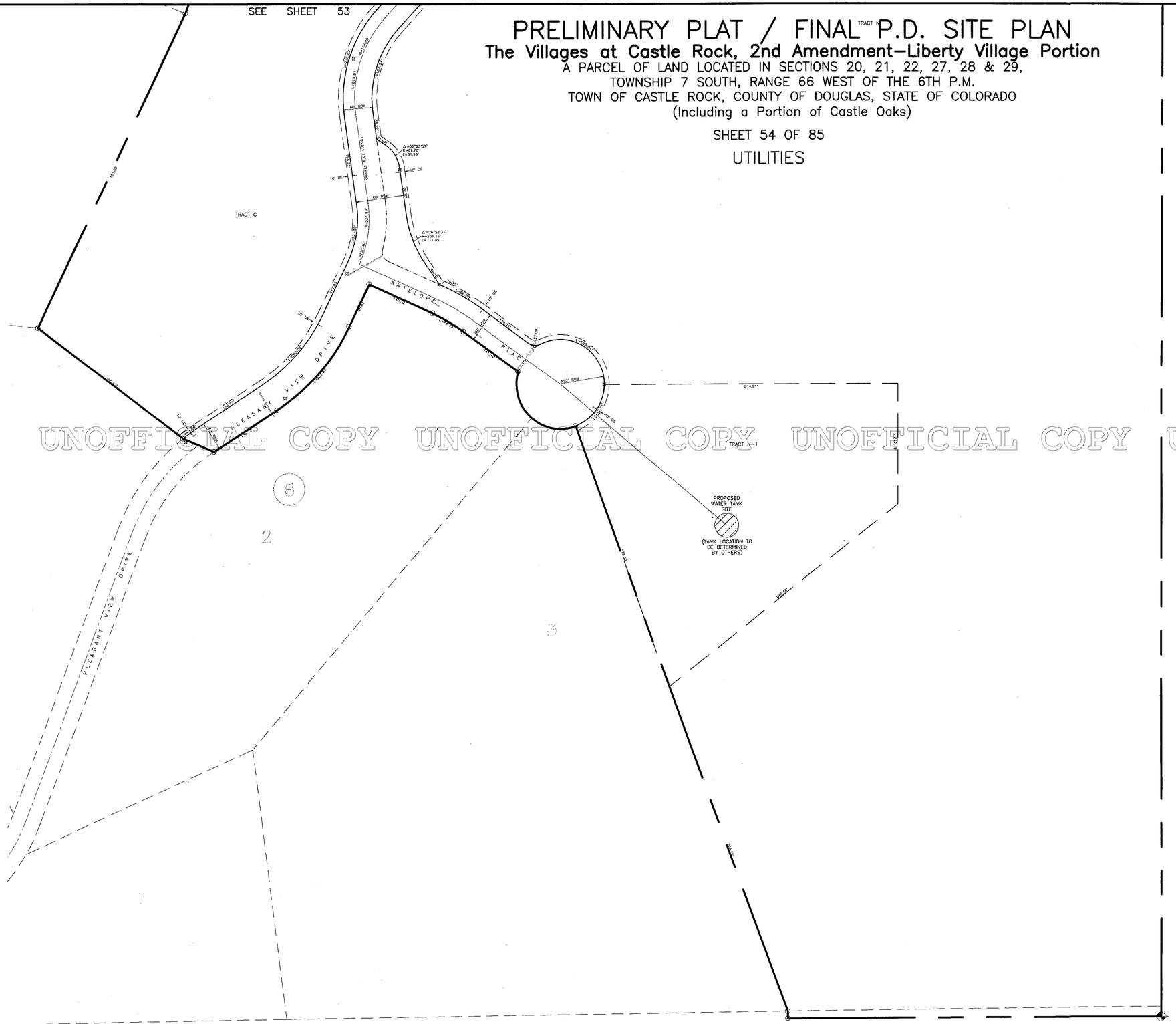
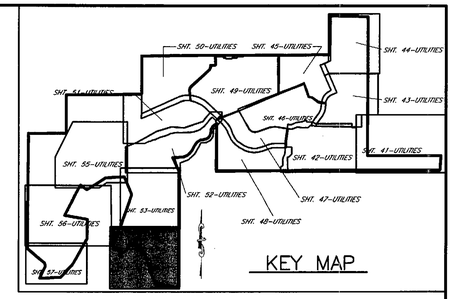
SHEET 54 OF 85

UTILITIES





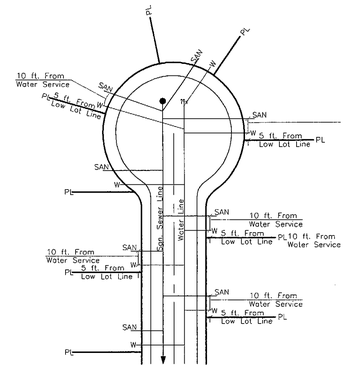
GRAPHIC SCALE

100 50 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX. W.	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT



TYPICAL WATER & SANITARY SEWER SERVICES

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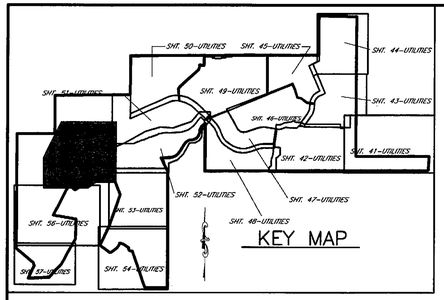
SHEET 55 OF 85

UTILITIES



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX W	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
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	PROPOSED MANHOLE & STORM SEWER
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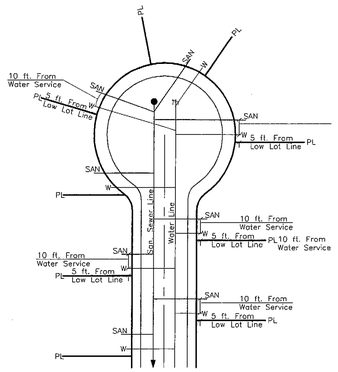

TYPICAL WATER & SANITARY SEWER SERVICES

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6. All Sanitary Mains are 8" and all Water Lines are 8".

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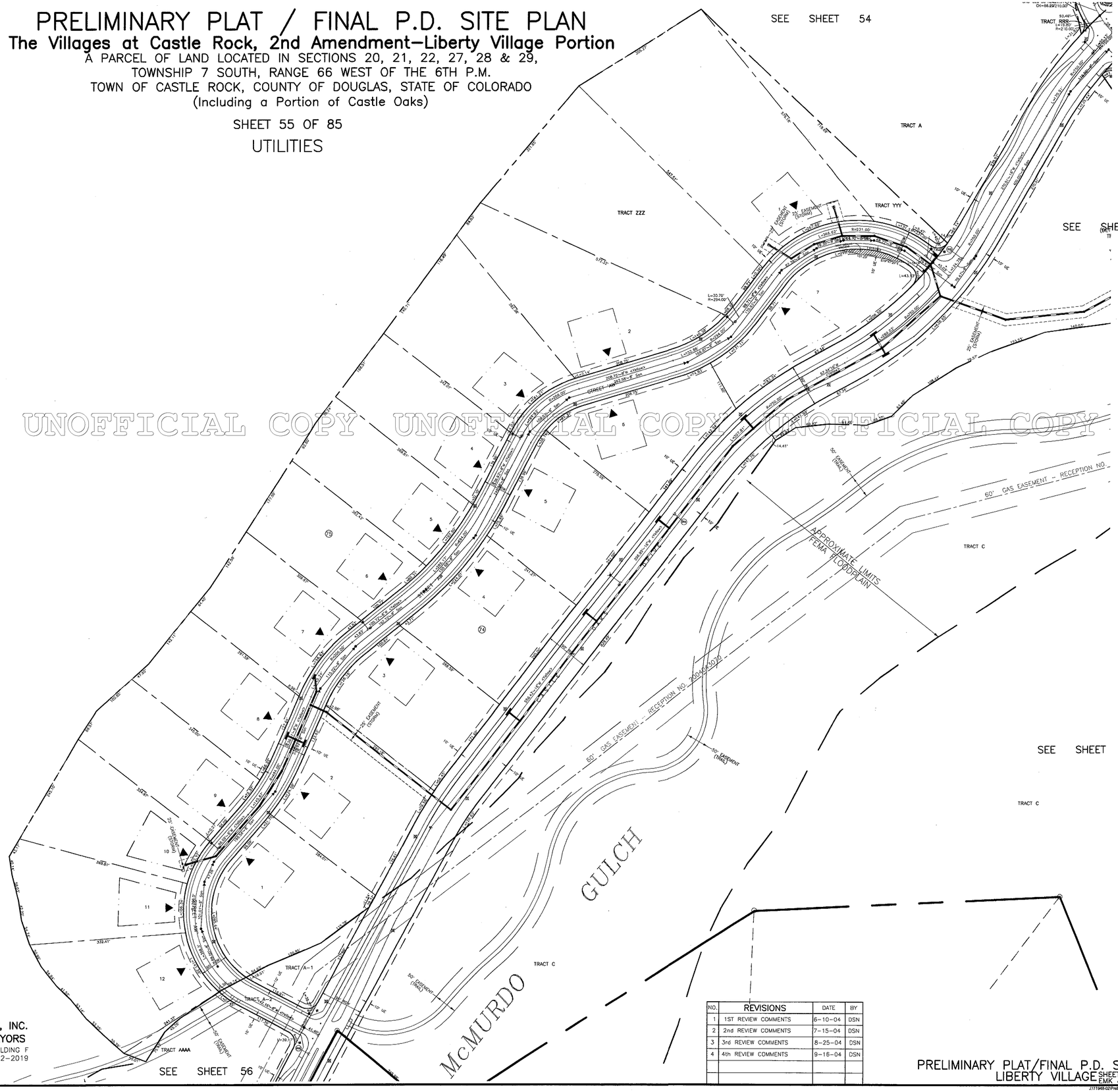

NO.	REVISIONS	DATE	BY
1	1ST REVIEW COMMENTS	6-10-04	DSN
2	2nd REVIEW COMMENTS	7-15-04	DSN
3	3rd REVIEW COMMENTS	8-25-04	DSN
4	4th REVIEW COMMENTS	9-16-04	DSN

EMK CONSULTANTS, INC.
ENGINEERS · SURVEYORS
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CENTENNIAL, COLORADO 80112-2019
(303) 694-1520

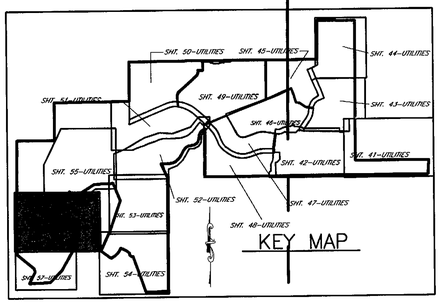
PRELIMINARY PLAT / FINAL P.D. SITE PLAN

The Villages at Castle Rock, 2nd Amendment–Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28 & 29,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
(Including a Portion of Castle Oaks)

SHEET 56 OF 85

UTILITIES



LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
EX. WL	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	EXISTING MANHOLE & STORM SEWER
	PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT

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SEE SHEET 55

SEE SHEET 55

TRACT AAAA

50' EASEMENT (THIS)

APPROXIMATE LIMITS FEMA FLOODPLAIN

60' CDS EASEMENT – RECEPTION NO. 2004043070

25' EASEMENT (STORM)

PLEASANT VIEW DRIVE

TRACT A

WELL

CO–UNK–6
TO BE ABANDONED ACCORDING TO WATER WELL CONSTRUCTION RULE #16 OF S.E.O. & FILED WITH S.E.O..

TRACT B

CO–DAWSON–#5
NOTE: WELL CURRENTLY IN USE AS A MONITOR WELL BY THE COLORADO DIVISION OF WATER RESOURCES.

WELL SITE
TRACT B–1

459.09'

150.00'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SEE SHEET 57

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PRELIMINARY PLAT/FINAL P.D. SITE PLAN
LIBERTY VILLAGE SHEET 56 OF 85
EMK JOB NO. 11948–02

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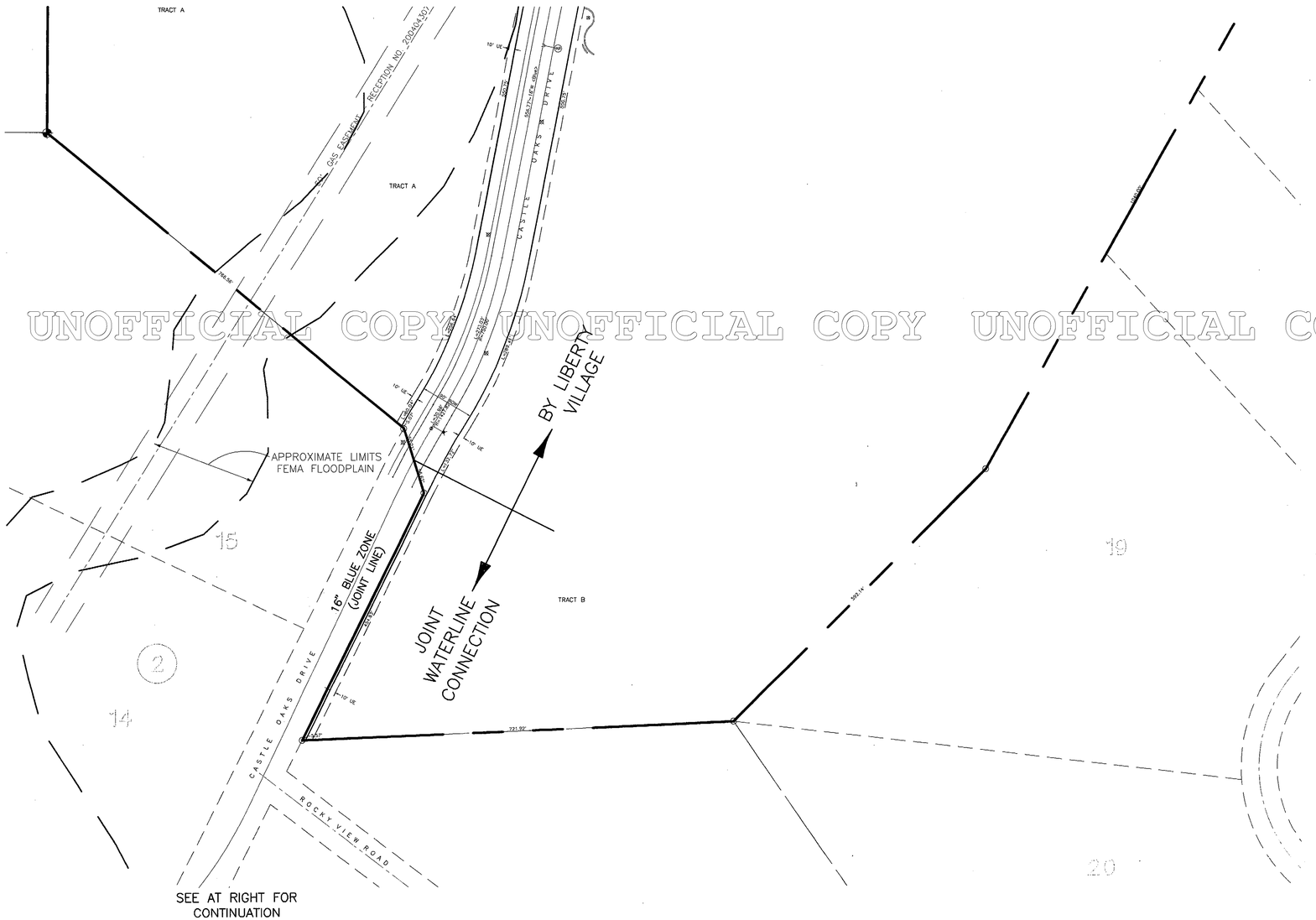
SHEET 57 OF 85

UTILITIES

SEE SHEET 56



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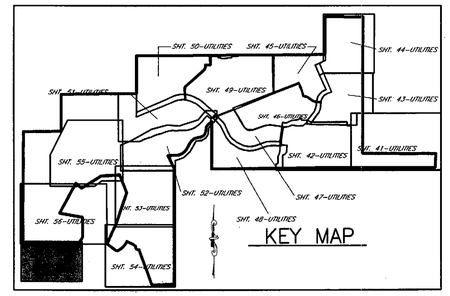

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SYMBOL	DESCRIPTION
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	PROPOSED FIRE HYDRANT
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	EXISTING REDUCER
	PROPOSED REDUCER
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	PROPOSED MANHOLE & STORM SEWER
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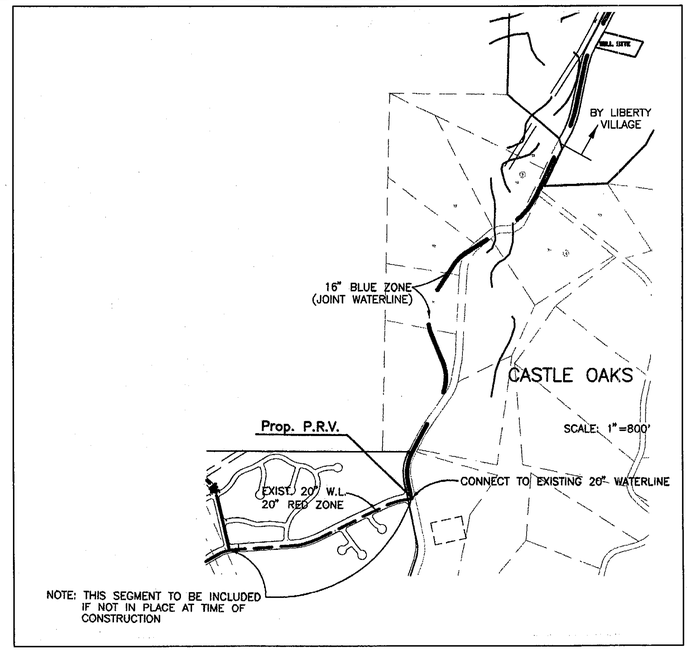
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT



INTENDED WATERLINE CONNECTION ROUTE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

LANDSCAPE COVER

SHEET 58 OF 85

PLANT PALETTE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
	ABM **	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	2" CAL. B&B
	APA **	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL. B&B
	BO *	BURR OAK	QUERCUS MACROCARPA	2" CAL. B&B
	CAT *	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL. B&B
	CB **	COMMON BOXELDER	ACER NEGUNDO	2" CAL. B&B
	PW **	PEACHLEAF WILLOW	SALIX AMYGDALOIDES	1-2" CAL. B&B
	HB *	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2" CAL. B&B
	KC *	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2" CAL. B&B
	NLC **	NARROW-LEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	2" CAL. B&B
	NRO *	NORTHERN RED OAK	QUERCAS RUBRA	2" CAL. B&B
	RML *	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL. B&B
	SKH *	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2" CAL. B&B
	SA *	SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2" CAL. B&B
EVERGREEN TREES				
	AP *	AUSTRIAN PINE	PINUS NIGRA	6' HT. (ALL)
	CBS **	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT. (ALL)
	PNP *	PINYON PINE	PINUS EDULIS	6' HT. (ALL)
	PP *	PONDEROSA PINE	PINUS PONDEROSA	6' HT. (ALL)
DECIDUOUS ORNAMENTAL TREES				
	BWC **	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	1 1/2" CAL., B&B
	CRC *	CANADA RED CHOKECHERRY	P. VIRGINIANA MELANCARPA 'SHUBERT'	1 1/2" CAL., B&B
	DH *	DOWNY HAWTHORN	CRATAEGUS MOLLIS	1 1/2" CAL., B&B
	JTL *	JAPANESE TREE LILAC	SYRINGA RETICULATA	1 1/2" CAL., B&B
	RC **	RADIANT CRAB	MALUS 'RADIANT'	1 1/2" CAL., B&B
	RMM *	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	1 1/2" CAL., B&B
	SSC **	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	1 1/2" CAL., B&B
	TCH *	THORNLESS COCKSPUR	CRATAEGUS CRUS-GALLI INERMIS	1 1/2" CAL., B&B
DECIDUOUS SHRUBS				
	AC *	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.
	BMS *	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL. CONT.
	CD **	CARDINAL DOGWOOD	CORNUS SERICEA 'CARDINAL'	5 GAL. CONT.
	CC *	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GAL. CONT.
	CP *	CISTENA PLUM	PRUNUS X CISTENA	5 GAL. CONT.
	CW **	COYOTE WILLOW	SALIX EXIGUA	5 GAL. CONT.
	DR *	DWARF BLUE RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS 'DW. BLUE'	5 GAL. CONT.
	GO *	GAMBEL OAK	QUERCUS GAMBELII	5 GAL. CONT.
	ICC *	INDIAN CURRANT CORALBERRY	SYMPHORICARPOS ORBICULATUS	5 GAL. CONT.
	LM *	LITTLE LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS INTRICATUS	5 GAL. CONT.
	MM *	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. CONT.
	NMP *	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL. CONT.
	PB *	COMPACT PURPLE BUTTERFLY BUSH	BUDDLEA DAVIDII NANHOENSIS 'PETITE PLUM'	5 GAL. CONT.
	PL *	PURPLE LILAC	SYRINGA VULGARIS	5 GAL. CONT.
	RS *	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL. CONT.
	RMS *	ROCKY MOUNTAIN SUMAC	RHUS GLABRA 'CISMONTANA'	5 GAL. CONT.
	SC *	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL. CONT.
	SS *	SAND SAGE	ARTEMISIA FILIFOLIA	5 GAL. CONT.
	SBS *	SHADBLOW SERVICEBERRY	AMERLANCHIER CANADENSIS	5 GAL. CONT.
	SBB *	SILVER FOUNTAIN BUTTERFLY BUSH	BUDDLEIA ALTERNAIFOLIA 'ARGENTEA'	5 GAL. CONT.
	SY *	SOAPWEED YUCCA	YUCCA GLAUCA	5 GAL. CONT.
	TWS *	TALL WESTERN SAGEBRUSH	ARTEMISIA TRIDENTATA	5 GAL. CONT.
	TLS *	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL. CONT.
EVERGREEN SHRUBS				
	MP *	DWARF MUGO PINE	PINUS MUGO VAR. PUMILO	5 GAL. CONT.
	BCJ *	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. CONT.
	BJ *	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.
	TJ *	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. CONT.
	TBJ *	TABLE TOP BLUE JUNIPER	JUNIPERUS SCOPULORUM "TABLE TOP BLUE'	5 GAL. CONT.
GRASSES				
	BBS *	BIG BLUESTEM GRASS	ANDROPOGON GERARDII	1 GAL. CONT.
	BAG *	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL. CONT.
	FRG *	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL. CONT.
	MHG *	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL. CONT.
	MLM *	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL. CONT.
PERENNIALS				
	DSD *	DWARF SHASTA DAISY	LEUCANTHEUM X SUPERBUM 'SNOW LADY'	1 GAL. CONT.
	DSC *	DOUBLE SUNRAY COREOPSIS	COREOPSIS GRANDIFLORA 'SUNRAY'	1 GAL. CONT.
	FP *	FIRECRACKER PENSTEMON	PENSTEMON EATONII	1 GAL. CONT.
	MNS *	MAY NIGHT SAGE	SALVIA X SUPERBA 'MAY NIGHT'	1 GAL. CONT.
	SH *	SUNSET HYSSOP	AGASTACHE RUPESTRIS	1 GAL. CONT.

NOTE: * DENOTES DROUGHT TOLERANT PLANT MATERIAL & PLANTS ON TOWN OF CASTLE ROCK PLANT LIST
** DENOTES ADAPTABLE PLANT MATERIAL USED IN SPECIFIC AREAS ON LANDSCAPE PLAN

LANDSCAPE NOTES

1. ALL 'IRRIGATED LANDSCAPE' AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED TO MEET THE IRRIGATION SPECIFICATIONS OF THE TOWN OF CASTLE ROCK. IRRIGATION TAPS WITH BACKFLOW PREVENTORS WILL BE LOCATED, SIZED, AND INSTALLED IN CONJUNCTION WITH THE OVERALL IRRIGATION DESIGN.
2. HYDRO-MULCH NATIVE SEED AREAS WITH SLOPES GREATER THAN 4:1 SLOPE, DRILL SEED THE REMAINDER OF THE NATIVE SEED AREAS.
3. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) ARE THE RESPONSIBILITY OF THE HOMEOWNER.
4. ALL PUBLIC AND PRIVATE LANDSCAPING AND IRRIGATION MAINTENANCE, INSTALLATION, AND INSPECTIONS SHALL BE SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE SUBDIVISION IMPROVEMENT AGREEMENT.
5. STREET TREE LOCATIONS MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE DRIVEWAY AND UTILITY LOCATIONS. TOTAL TREES TO BE PLANTED WILL NOT BE REDUCED.
6. REFER TO TOWN OF CASTLE ROCK'S STANDARD SPECIFICATIONS FOR MORE INFORMATION REGARDING CURB AND GUTTER, CONCRETE WORK, TRAILS, WALKS, HC RAMPS, & BOLLARDS.
7. 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.
8. 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 FOR LANDSCAPE AREAS. MINIMUM SOIL AMENDMENT FOR TURF AREAS SHALL BE THREE CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET OF LANDSCAPE PLANTING AREA, AND SHALL BE TILLED TO A MINIMUM DEPTH OF FOUR INCHES.
9. TREES IN McMURDO GULCH WILL BE FIELD LOCATED BY OWNER'S REPRESENTATIVE.

SEED & SOD TYPES

IRRIGATED FINE FESCUE TURF

BLUE GRASS TURF

IRRIGATED TALL GRASS SEED MIX

COMMON NAME	BOTANICAL NAME	VARIETY	PLS/LB
BIG BLUESTEM	ANDROPOGON GERARDI	KAW	2.0 LBS.
INDIAN GRASS	SORGHASTRUM NUTANS	CHEYENNE	2.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PASTURA	2.0 LBS.
PRAIRIE SANDWEED	CALAMOVILFA LONGIFOLIA	GOSHEN	.5 LBS.
PUBESCENT WHEATGRASS	AGROPYRON TRICHOPHORUM	LUNA	2.0 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	VAUGHN OR EL RENO	2.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	1.0 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII	ARRIBA	5.0 LBS.

APPLY AT A RATE OF 16.5 PLS LBS. PER ACRE

NON-IRRIGATED TALL GRASS SEED MIX

COMMON NAME	BOTANICAL NAME	VARIETY	PLS/LB
BIG BLUESTEM	ANDROPOGON GERARDI	KAW	2.0 LBS.
INDIAN GRASS	SORGHASTRUM NUTANS	CHEYENNE	2.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PASTURA	2.0 LBS.
PRAIRIE SANDWEED	CALAMOVILFA LONGIFOLIA	GOSHEN	.5 LBS.
PUBESCENT WHEATGRASS	AGROPYRON TRICHOPHORUM	LUNA	2.0 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	VAUGHN OR EL RENO	2.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	1.0 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII	ARRIBA	5.0 LBS.

APPLY AT A RATE OF 16.5 PLS LBS. PER ACRE

WILDFLOWER SEED MIXTURE

COMMON NAME	
AFRICAN DAISY	EVENING PRIMROSE
ANNUAL GAILLARDIA	PERENNIAL GAILLARDIA
BABY'S BREATH	PURPLE CONEFLOWER
BLACKEYED SUSAN	ROCKY MT. PENSTEMON
BLUE FLAX	SHASTA DAISY
CALIFORNIA POPPY	SPURRED SNAPDRAGON
CATHCFLE	SWEET ALYSSUM
CORN POPPY	SWEET WILLIAM
CORNFLOWER	WALLFLOWER

* AS SUPPLIED BY APPLEWOOD SEED COMPANY AND ARKANSAS VALLEY SEEDS UNDER THE NAME OF ROCKY MOUTAIN WILDFLOWER MIX

BROADCAST SEED AT 5 LBS PLS MIX PER ACRE.

RIPARIAN SEED MIXTURE

COMMON NAME	BOTANICAL NAME	PLS/LB
BLUEJOINT REEDGRASS	CALAMAGROSTIS CANADENSIS	.50 LBS.
MEADOW FOXTAIL	ALOPECURUS PRATENSIS	2.0 LBS.
NEBRASKA SEDGE	CAREX NEBRASKENSIS	1.0 LBS.
REDTOP	AGROSTIS ALBA	.5 LBS.
SLENDER WHEATGRASS	AGROPYRON TRACHYCAULUM	2.0 LBS.
TUFTED HAIRGRASS	DESCHAMPSIA CAESPITOSA	.50 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII	2.0 LBS.

APPLY AT A RATE OF 8.5 PLS PER ACRE

SHORT GRASS SEED MIXTURE

COMMON NAME	BOTANICAL NAME	PLS/LB
BLUE GRAMA	BOUTELOUA GRACILIS	4.5 LBS.
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	1.8 LBS.
BUFFALO GRASS	BUCHLOE DACTYLOIDES	4.5 LBS.
EPHRAIM, CRESTED WHEATGRASS	AGROPYRON CRISTATUM 'EPHRAIM'	3.6 LBS.
SHEEP FESCUE	FESTUCA OVINE	3.6 LBS.

APPLY AT A RATE OF 18 PLS PER ACRE

LANDSCAPE SUMMARY TABLE

	SQUARE FOOTAGE	PERCENTAGE
FESCUE TURF	28,830	0.40%
BLUEGRASS TURF	116,780	1.61%
IRRIGATED SHORT GRASS	489,335	6.76%
IRRIGATED TALL GRASS	704,334	9.73%
WILDFLOWER SEED	29,510	0.41%
SHRUB BED	60,157	0.83%
PERENNIAL BEDS	1,283	0.02%
NON-IRRIGATED TALL GRASS	4,786,682	66.11%
RIPARIAN SEED	1,023,343	14.13%
TOTAL AREA LANDSCAPE	7,240,234	100%

NOTE: LANDSCAPE SUMMARY TABLE EXCLUDES AREAS OF EROSION CONTROL SEED.

IRRIGATION SYSTEM NOTES

1. THE IRRIGATION INFORMATION SHOWN IN THESE PLANS IS CONCEPTUAL.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE IRRIGATION DURING LARGE IRRIGATOR HOURS BETWEEN 11 PM AND 4 AM EVERY THIRD DAY, USING THE CIRCLE, DIAMOND, AND SQUARE SYSTEM.
3. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
4. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE AND STATIC PRESSURE AVAILABLE ARE SHOWN ON DRAWING.
5. ALL AREAS LESS THAN 10' IN WIDTH CAN ONLY BE IRRIGATED WITH SUB-SURFACE IRRIGATION WHICH MAY INCLUDE NETAFIM OR DRIP IRRIGATION. TURF SHALL ONLY BE LOCATED IN AREAS GREATER THAN 10' WIDE.
6. AREAS WITH A 3:1 SLOPE OR GREATER CAN NOT AND WILL NOT BE PERMANENTLY IRRIGATED.
7. ALL IRRIGATION SYSTEMS MUST BE EQUIPPED WITH A BACKFLOW PREVENTION ASSEMBLY APPROVED BY THE TOWN OF CASTLE ROCK.

IRRIGATION DESIGN APPROACH

TURF AREAS

SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.

LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.

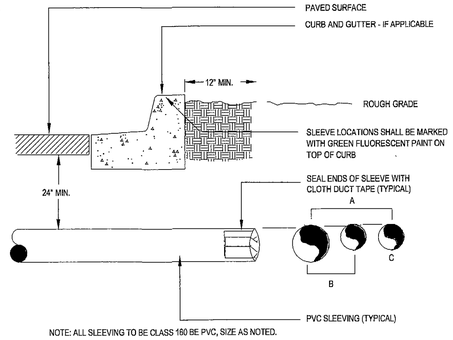
SHRUB BED AREAS

SHRUB BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.

PERENNIAL AND ANNUAL BED AREAS

PERENNIAL AND ANNUAL BEDS TO BE IRRIGATED WITH EITHER POP-UP SPRAY OR DRIP IRRIGATION SYSTEMS. FINAL IRRIGATION METHOD SHALL BE DETERMINED ON AN INDIVIDUAL BASIS BASED ON SIZE AND GROWTH HABIT OF SPECIES WITHIN BED.

SLEEVING DETAIL



NOTE: ALL SLEEVING TO BE CLASS 160 BE PVC, SIZE AS NOTED.

SLEEVING LEGEND

(A) (1)8" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH

(B) (1)6" AND (1)4" CL 160 PVC SLEEVE AT 24" DEPTH

(C) (1)4" AND (1) 2" CL 160 PVC SLEEVE AT 24" DEPTH

IRRIGATION DESIGNER:

HydroSystems-KDI, Inc. Irrigation Consulting
3900 Union Blvd. Suite 405
Lakewood, Colorado 80228
303-980-5927
(fax) 303-980-6364

DEVELOPER

RICHMOND AMERICAN HOMES
6500 South Greenwood Plaza Boulevard
Centennial, Colorado 80111 (303) 773-2727

LAND PLANNER/LANDSCAPE ARCHITECT

NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax Avenue
Denver, Colorado 80204
Fax: 303.892.1186
Registered Landscape Architect
Sean Metzna #322
Phone: 303.892.1185
www.norrisdullea.com

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(303) 694-1160

amec
550 S. WADSWORTH BLVD.
SUITE 500
LAKEWOOD, COLORADO 80226
Phone: (303) 935-6505 Fax: (303) 935-6515 www.amec.com

LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN

EMK JOB No. 11948-02

SHEET 58 OF 85

58 - LANDSCAPE COVER

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PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28, & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

SITE AMENITIES MAP

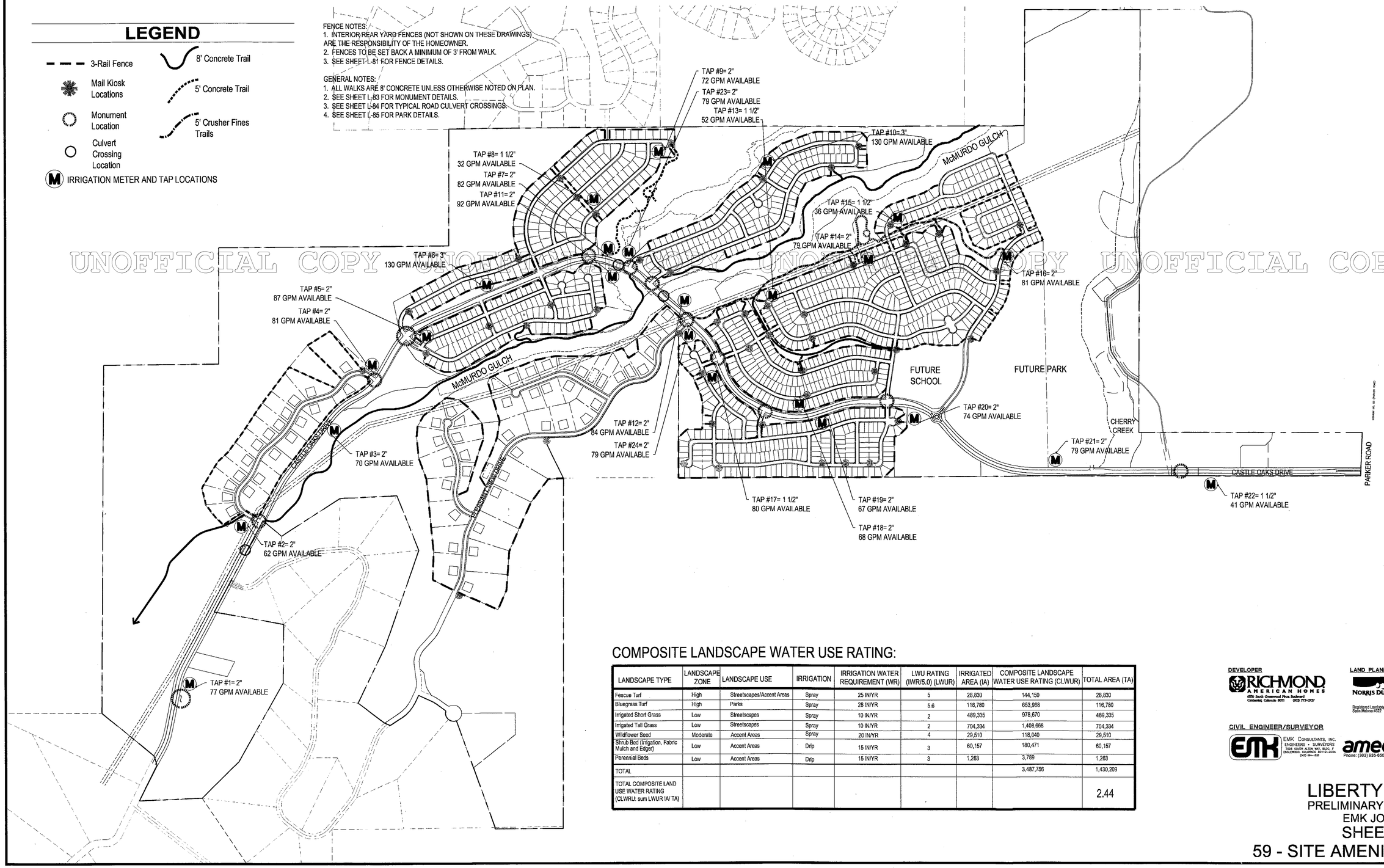
SHEET 59 OF 85

LEGEND

- 3-Rail Fence
- Mail Kiosk Locations
- Monument Location
- Culvert Crossing Location
- M IRRIGATION METER AND TAP LOCATIONS
- 8' Concrete Trail
- 5' Concrete Trail
- 5' Crusher Fines Trails

FENCE NOTES:
1. INTERIOR/REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) ARE THE RESPONSIBILITY OF THE HOMEOWNER.
2. FENCES TO BE SET BACK A MINIMUM OF 3' FROM WALK.
3. SEE SHEET L-81 FOR FENCE DETAILS.

GENERAL NOTES:
1. ALL WALKS ARE 8' CONCRETE UNLESS OTHERWISE NOTED ON PLAN.
2. SEE SHEET L-83 FOR MONUMENT DETAILS.
3. SEE SHEET L-84 FOR TYPICAL ROAD CULVERT CROSSINGS.
4. SEE SHEET L-85 FOR PARK DETAILS.



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COMPOSITE LANDSCAPE WATER USE RATING:

LANDSCAPE TYPE	LANDSCAPE ZONE	LANDSCAPE USE	IRRIGATION	IRRIGATION WATER REQUIREMENT (WR)	LWU RATING (IWR/5.0) (LWUR)	IRRIGATED AREA (IA)	COMPOSITE LANDSCAPE WATER USE RATING (CLWUR)	TOTAL AREA (TA)
Fescue Turf	High	Streetscapes/Accent Areas	Spray	25 IN/YR	5	28,830	144,150	28,830
Bluegrass Turf	High	Parks	Spray	28 IN/YR	5.6	116,780	653,968	116,780
Irrigated Short Grass	Low	Streetscapes	Spray	10 IN/YR	2	489,335	978,670	489,335
Irrigated Tall Grass	Low	Streetscapes	Spray	10 IN/YR	2	704,334	1,408,668	704,334
Wildflower Seed	Moderate	Accent Areas	Spray	20 IN/YR	4	29,510	118,040	29,510
Shrub Bed (Irrigation, Fabric Mulch and Edger)	Low	Accent Areas	Drip	15 IN/YR	3	60,157	180,471	60,157
Perennial Beds	Low	Accent Areas	Drip	15 IN/YR	3	1,263	3,789	1,263
TOTAL							3,487,756	1,430,209
TOTAL COMPOSITE LAND USE WATER RATING (CLWRU: sum LWUR IA/ TA)								2.44

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 59 OF 85
59 - SITE AMENITIES MAP

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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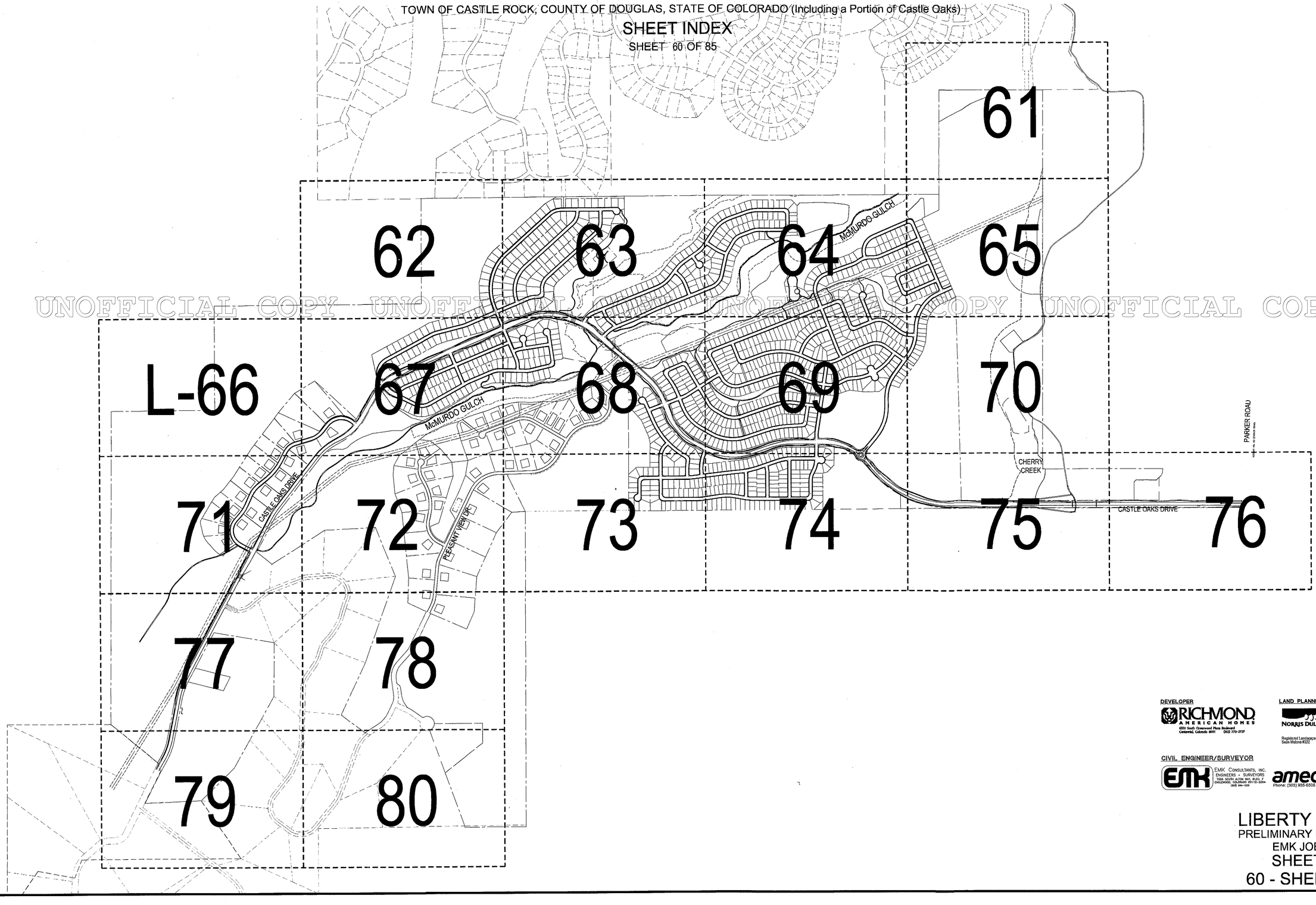
SHEET INDEX

SHEET 60 OF 85



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LIBERTY VILLAGE

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EMK JOB No. 11948-02
SHEET 60 OF 85
60 - SHEET INDEX

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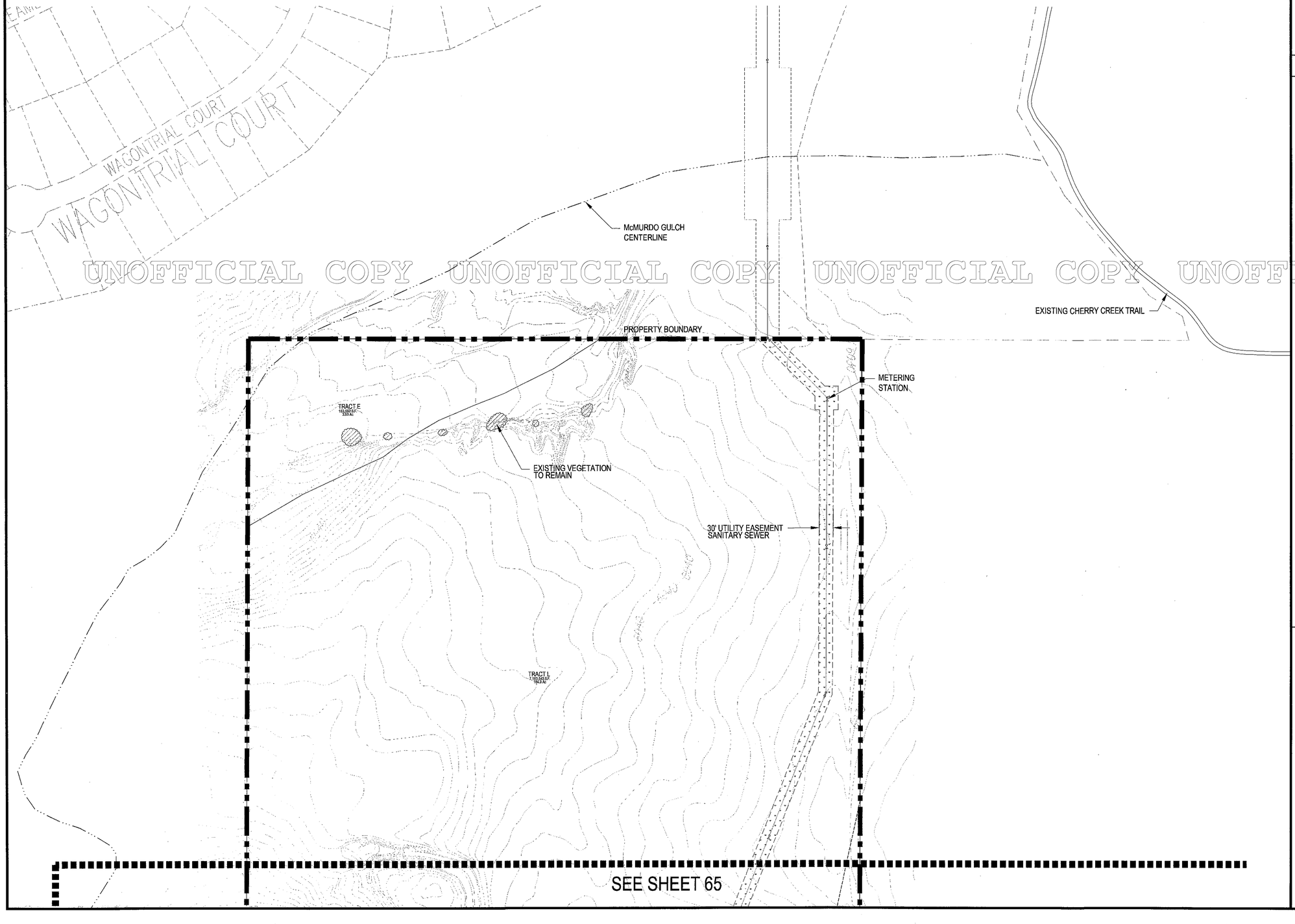
LANDSCAPE PLAN

SHEET 61 OF 85



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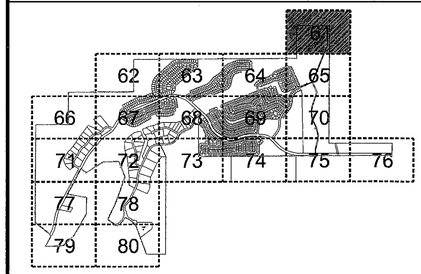

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
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- Irrigated Tall Grass
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- Mail Kiosk
- Ornamental Post
- 3-Rail Fence
- Building Envelope
- Irrigation Meter
- Irrigation Backflow Preventer
- 30' Sight Triangle
- Line-of-Sight
- Rock Mulch

SLEEVING LEGEND

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NOTES:

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NORTH

0 50 100 200
SCALE 1"=100'

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LIBERTY VILLAGE
PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 61 OF 85
61 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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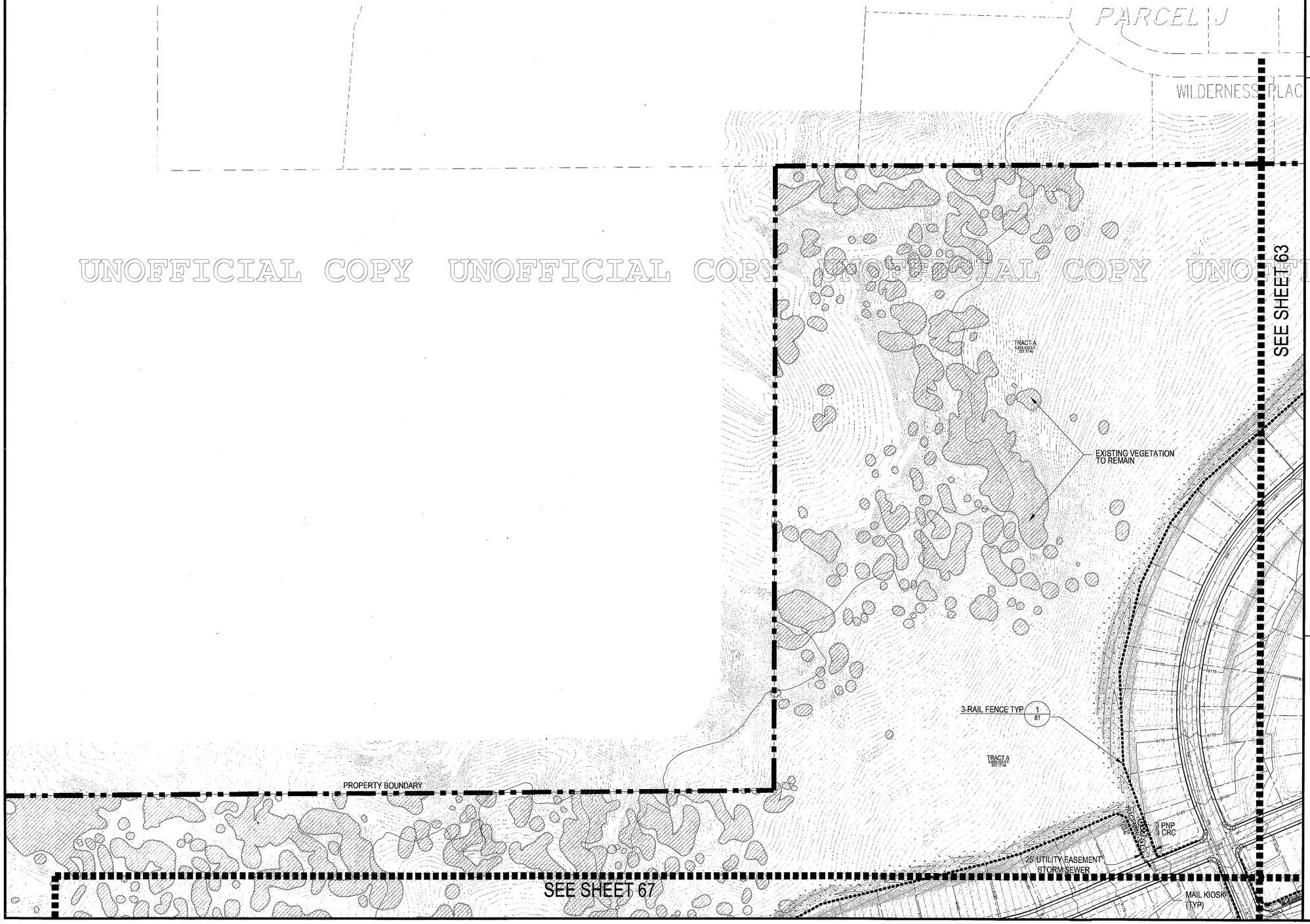
LANDSCAPE PLAN

SHEET 62 OF 85



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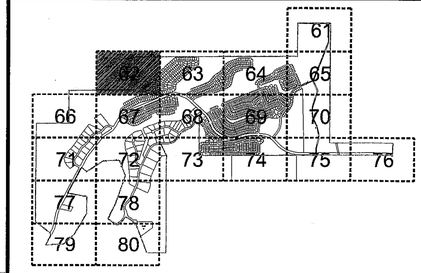

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0 50 100 200

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 62 OF 85
62 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

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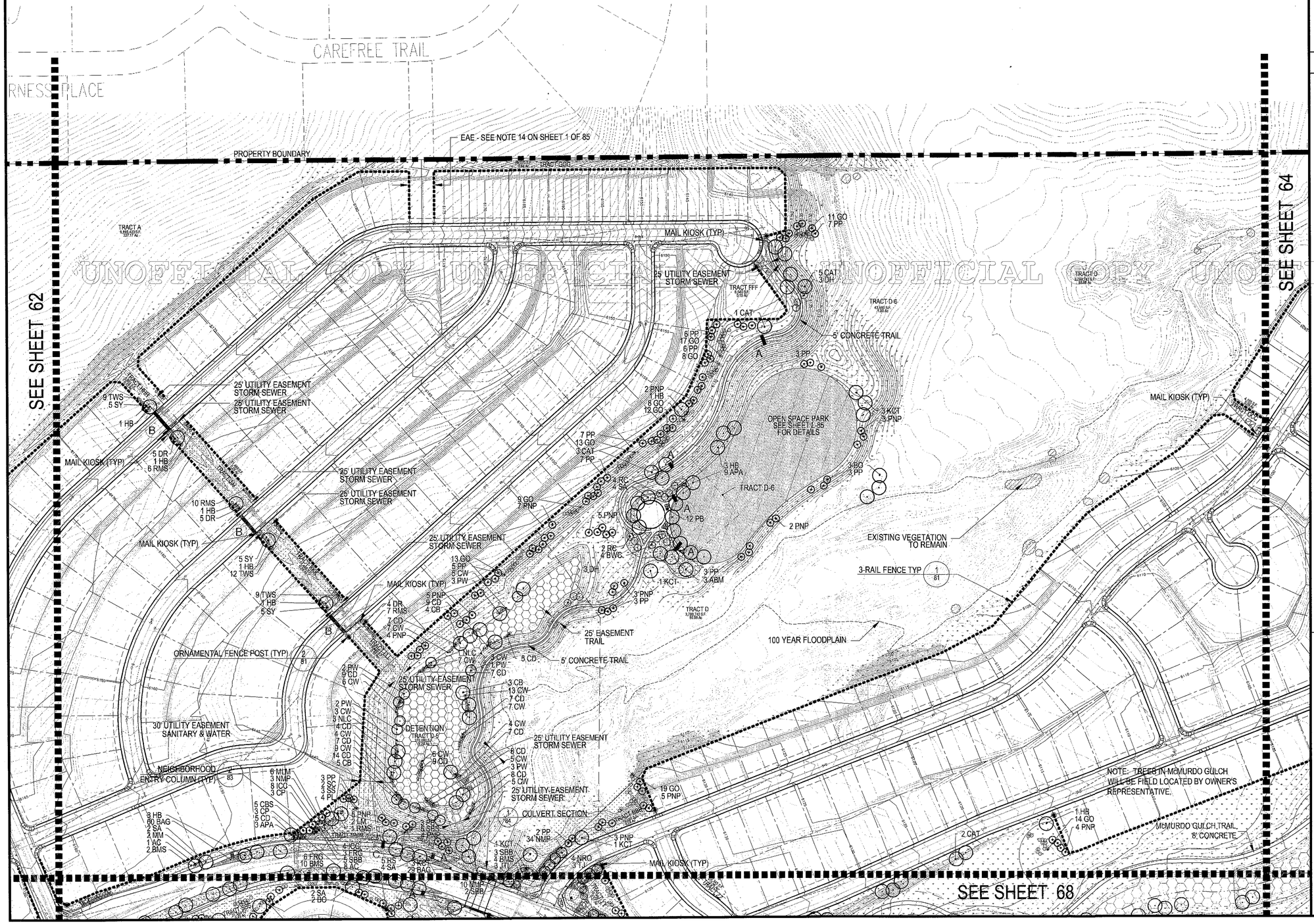
LANDSCAPE PLAN

SHEET 63 OF 85



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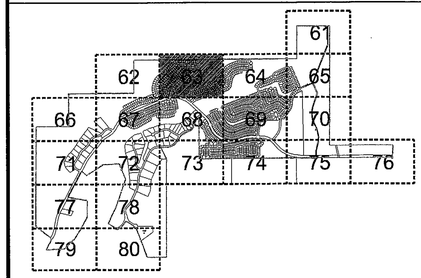

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NORTH

0 50 100 200

SCALE 1"=100'

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 63 OF 85
63 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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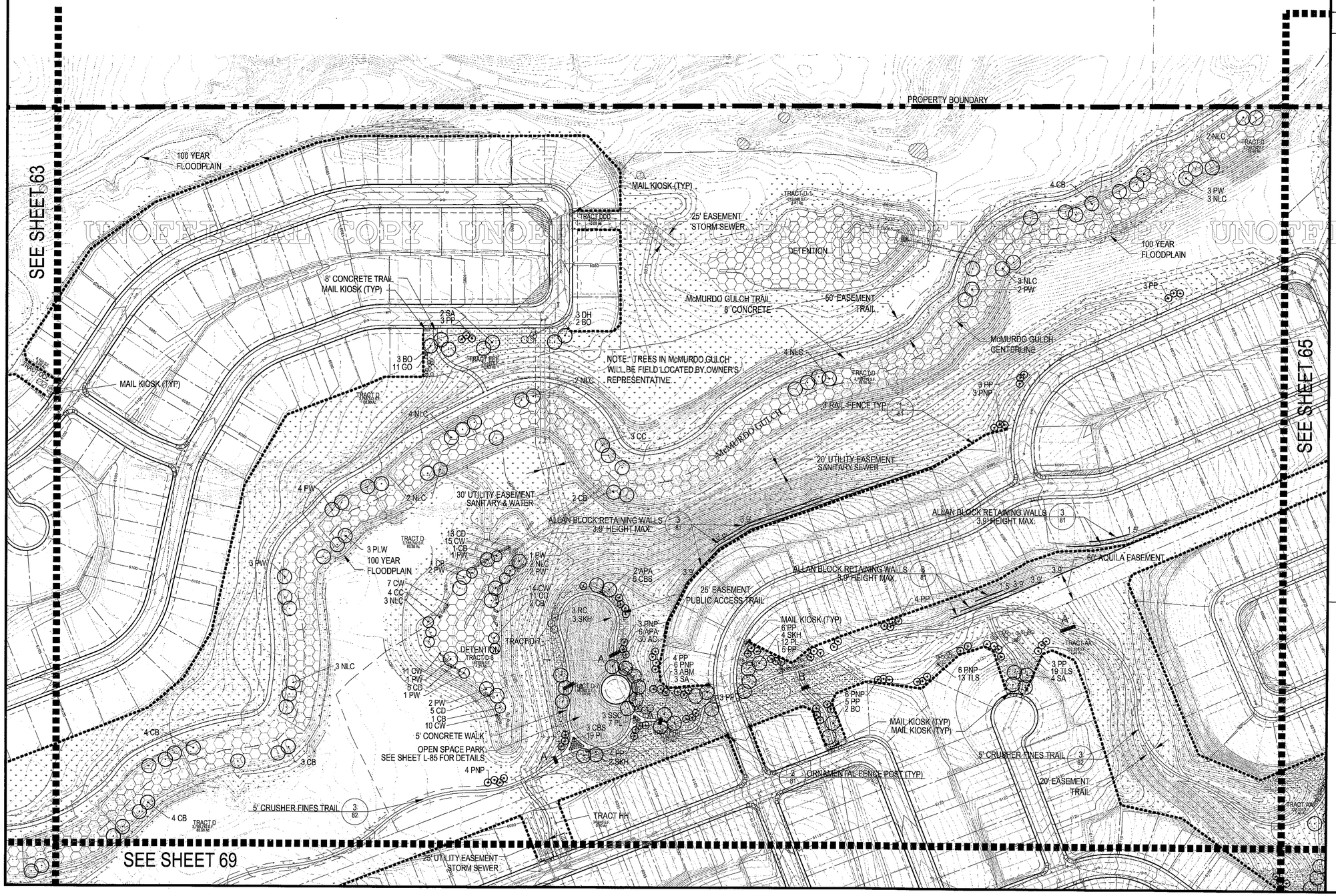
LANDSCAPE PLAN

SHEET 64 OF 85



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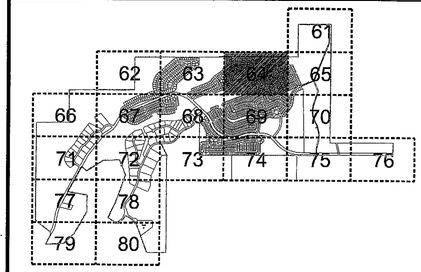

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN

EMK JOB No. 11948-02

SHEET 64 OF 85

64 - LANDSCAPE PLAN

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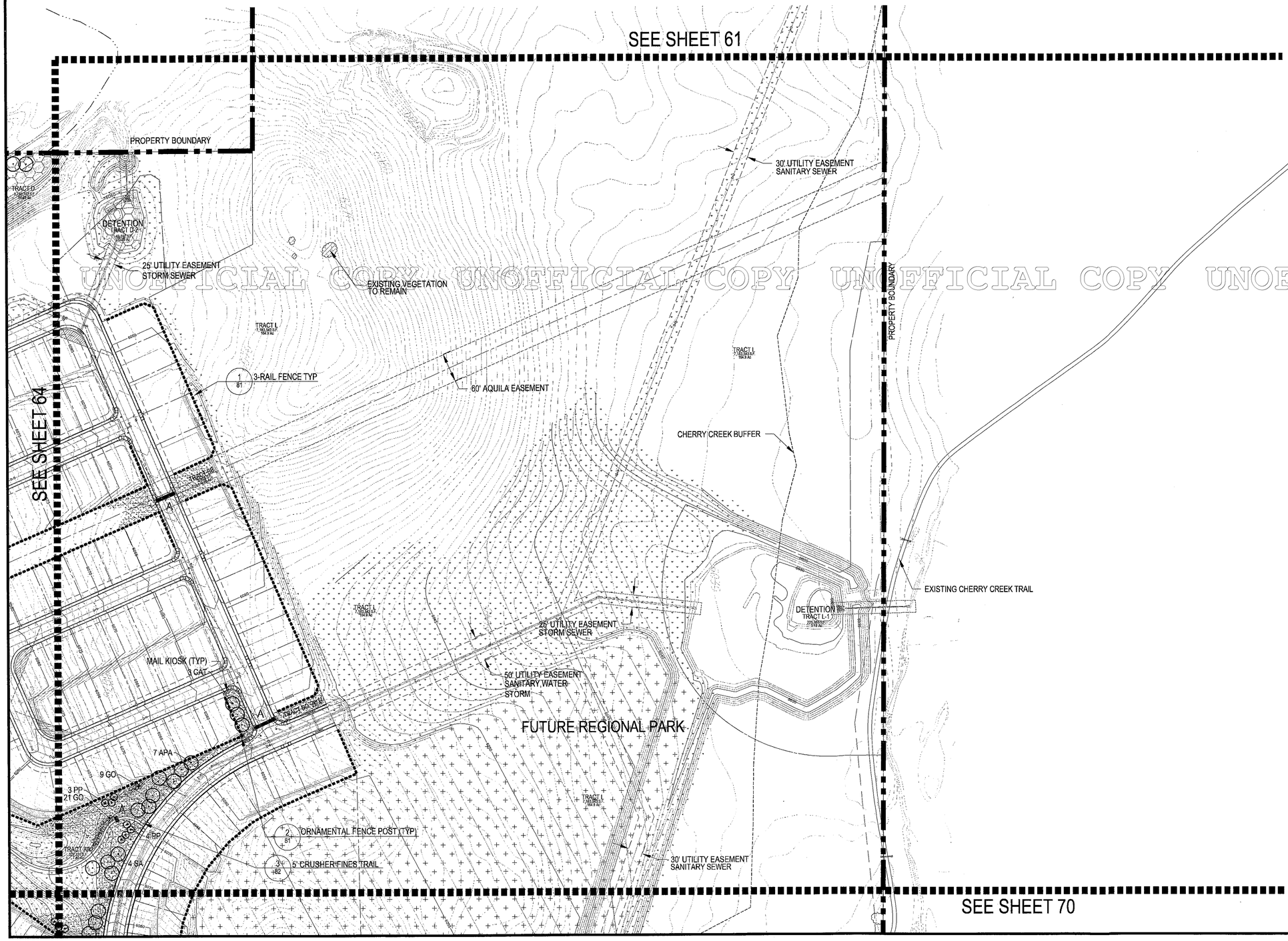
LANDSCAPE PLAN

SHEET 65 OF 85



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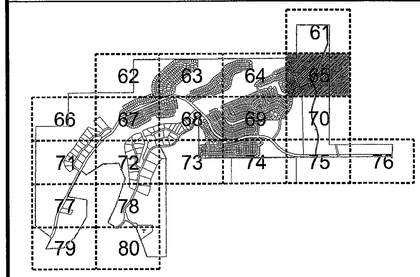

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- Wildflower Mix
- Erosion Control Seed
- Existing Vegetation To Remain
- Street Light
- Fire Hydrant
- Mail Kiosk
- Ornamental Post
- 3-Rail Fence
- Building Envelope
- Irrigation Meter
- Irrigation Backflow Preventer
- 30' Sight Triangle
- Line-of-Sight
- Rock Mulch

SLEEVING LEGEND

- (A) (1)6" AND (1)3" CL 200 PVC SLEEVE AT 24" DEPTH
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- (C) (1)2" CL 200 PVC SLEEVE AT 24" DEPTH

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NORTH

0 50 100 200
SCALE 1"=100'

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 65 OF 85
65 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28, & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

LANDSCAPE PLAN

SHEET 66 OF 85

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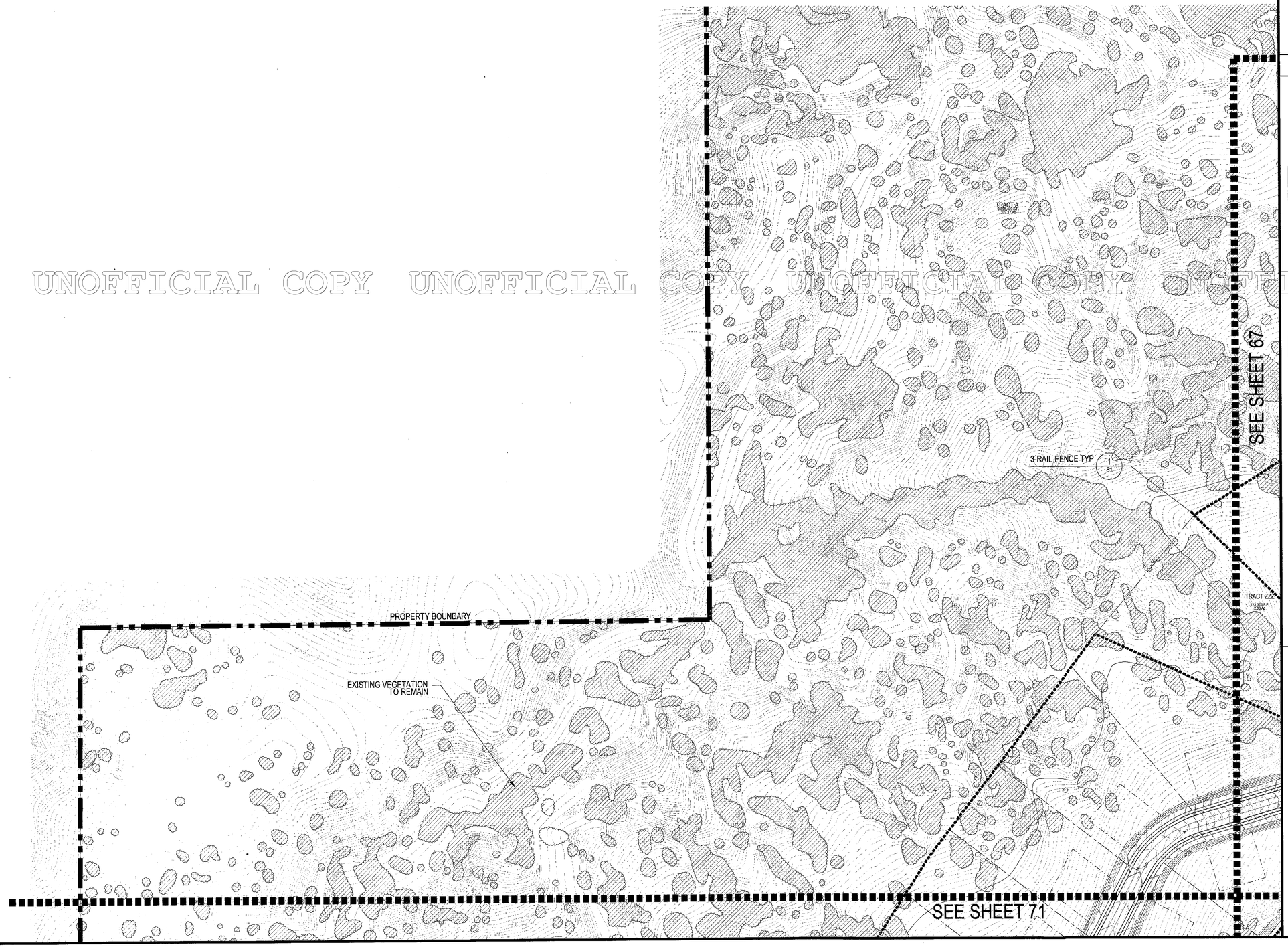

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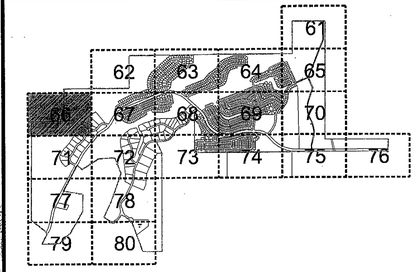

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
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- Wildflower Mix
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- Mail Kiosk
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0 50 100 200
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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 66 OF 85
66 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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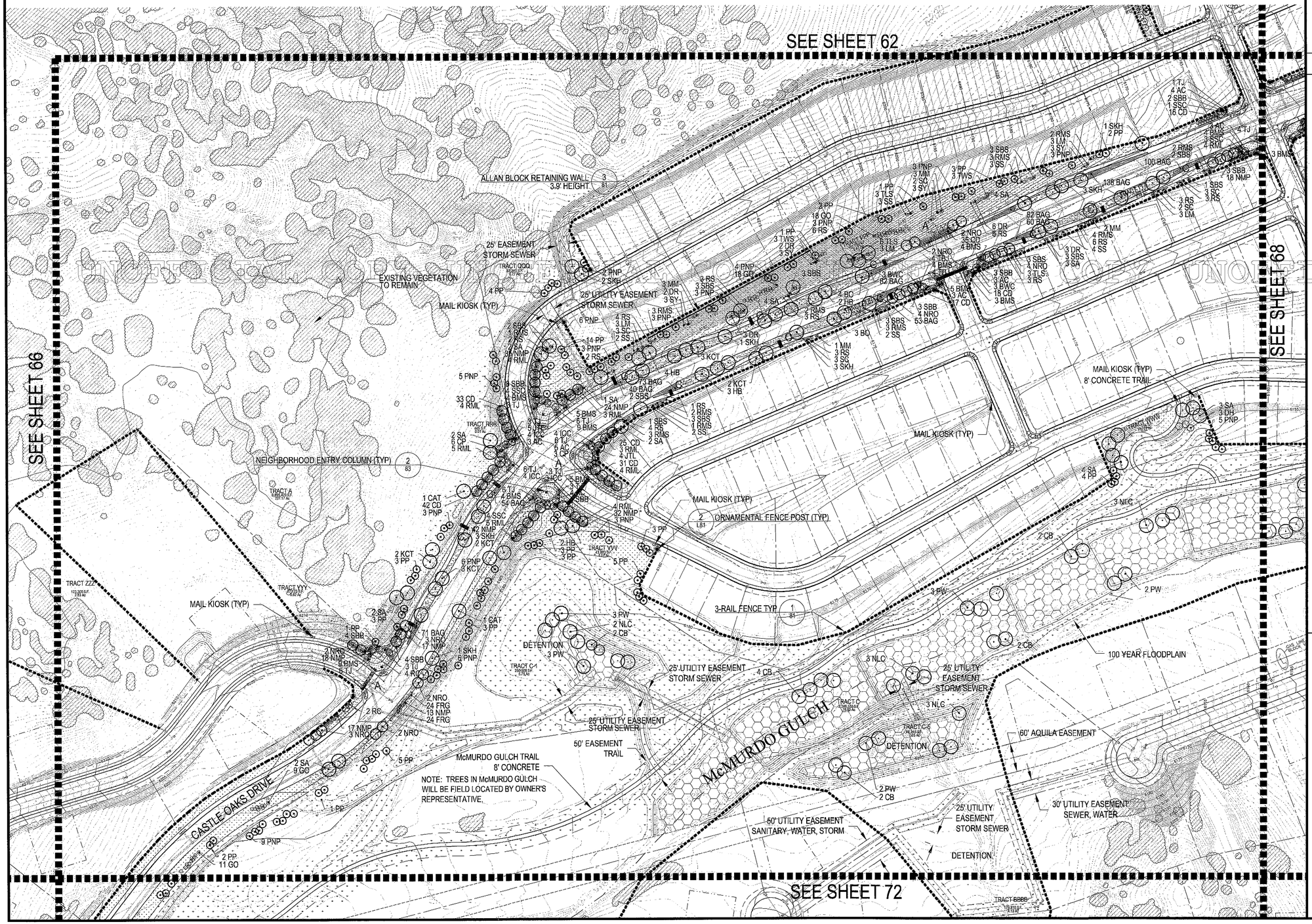
LANDSCAPE PLAN

SHEET 67 OF 85



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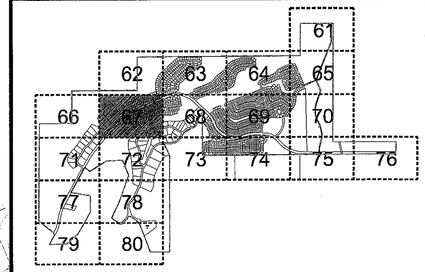

LEGEND

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- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
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0 50 100 200
SCALE 1'=100'

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 67 OF 85
67 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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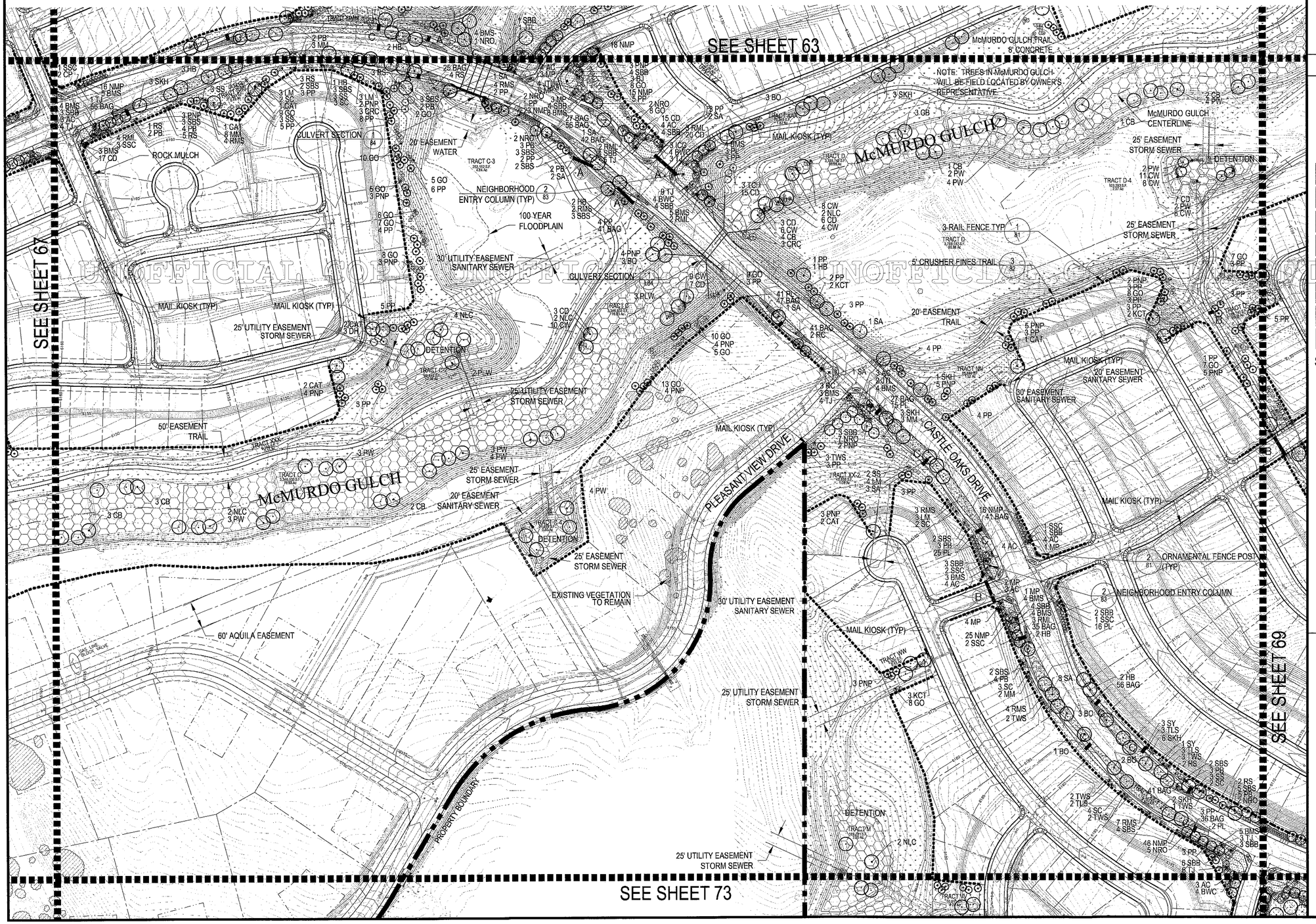
LANDSCAPE PLAN

SHEET 68 OF 85



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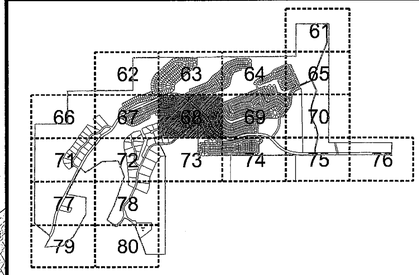

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 68 OF 85
68 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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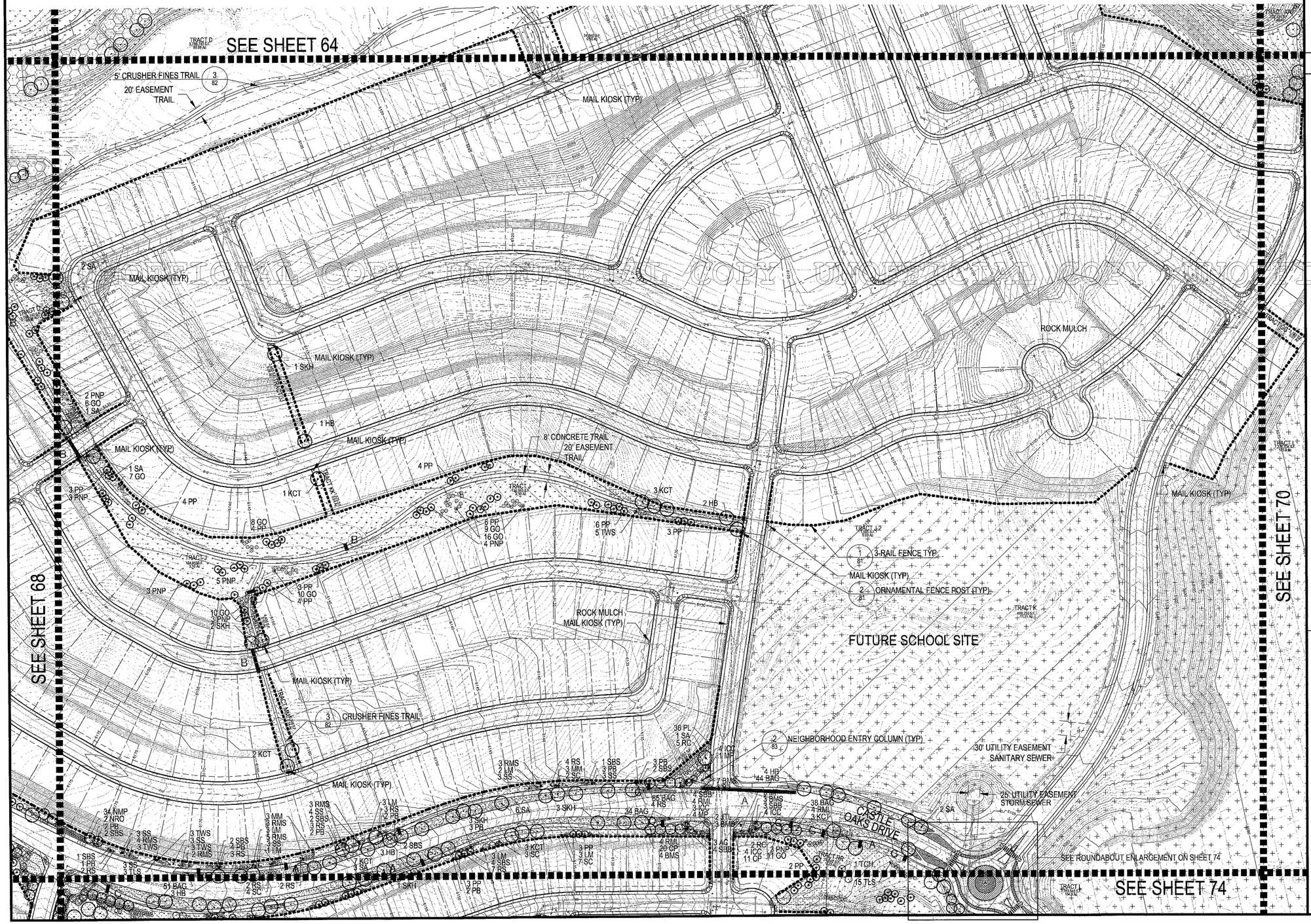
LANDSCAPE PLAN

SHEET 69 OF 85



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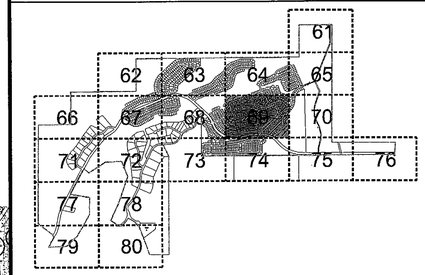

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LIBERTY VILLAGE
PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 69 OF 85
69 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

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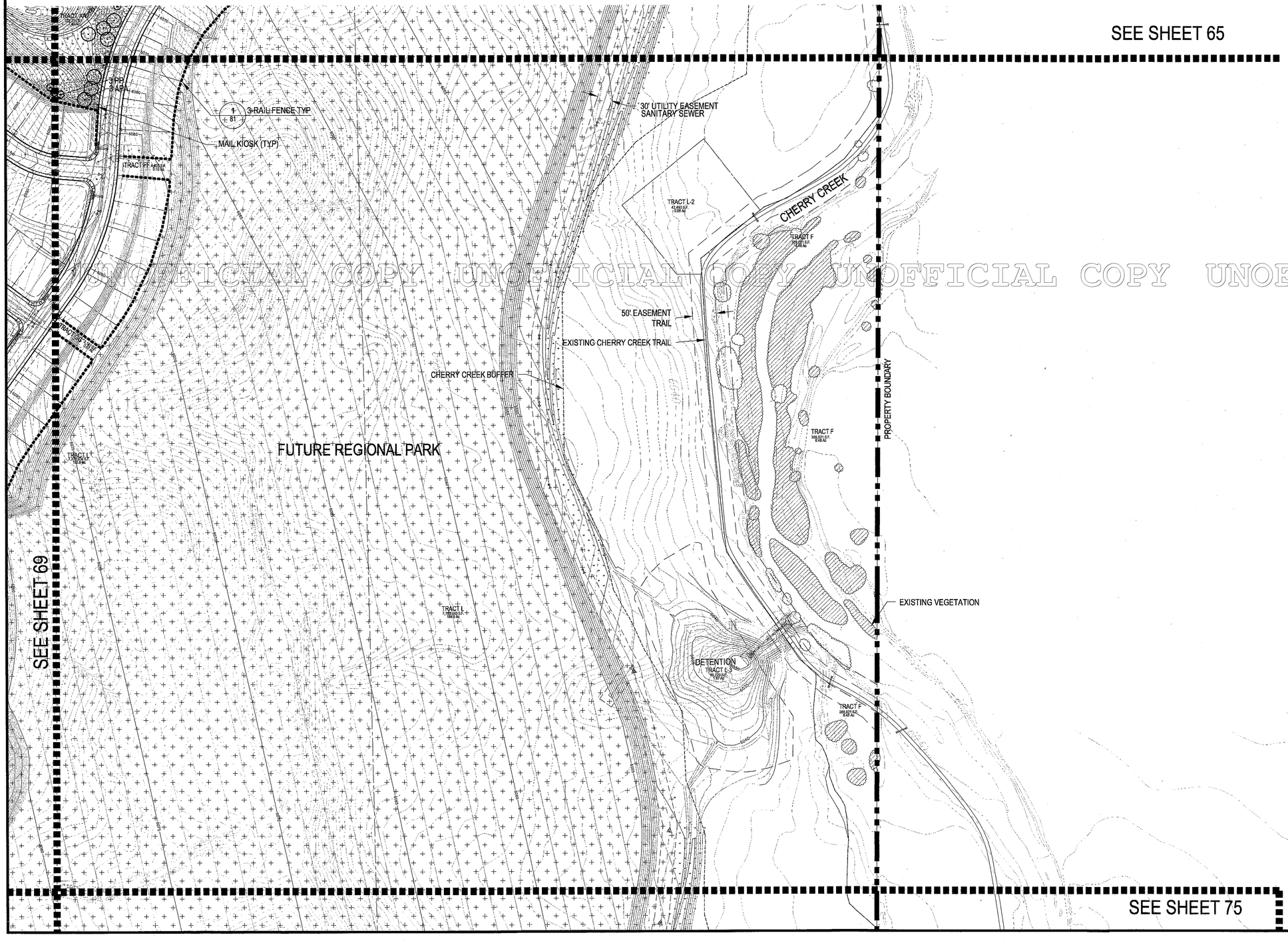
LANDSCAPE PLAN

SHEET 70 OF 85



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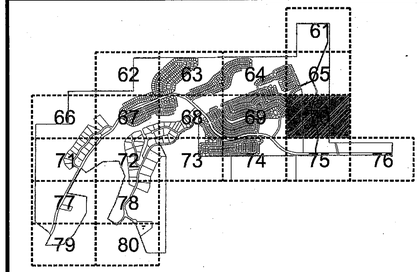

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LIBERTY VILLAGE

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SHEET 70 OF 85
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The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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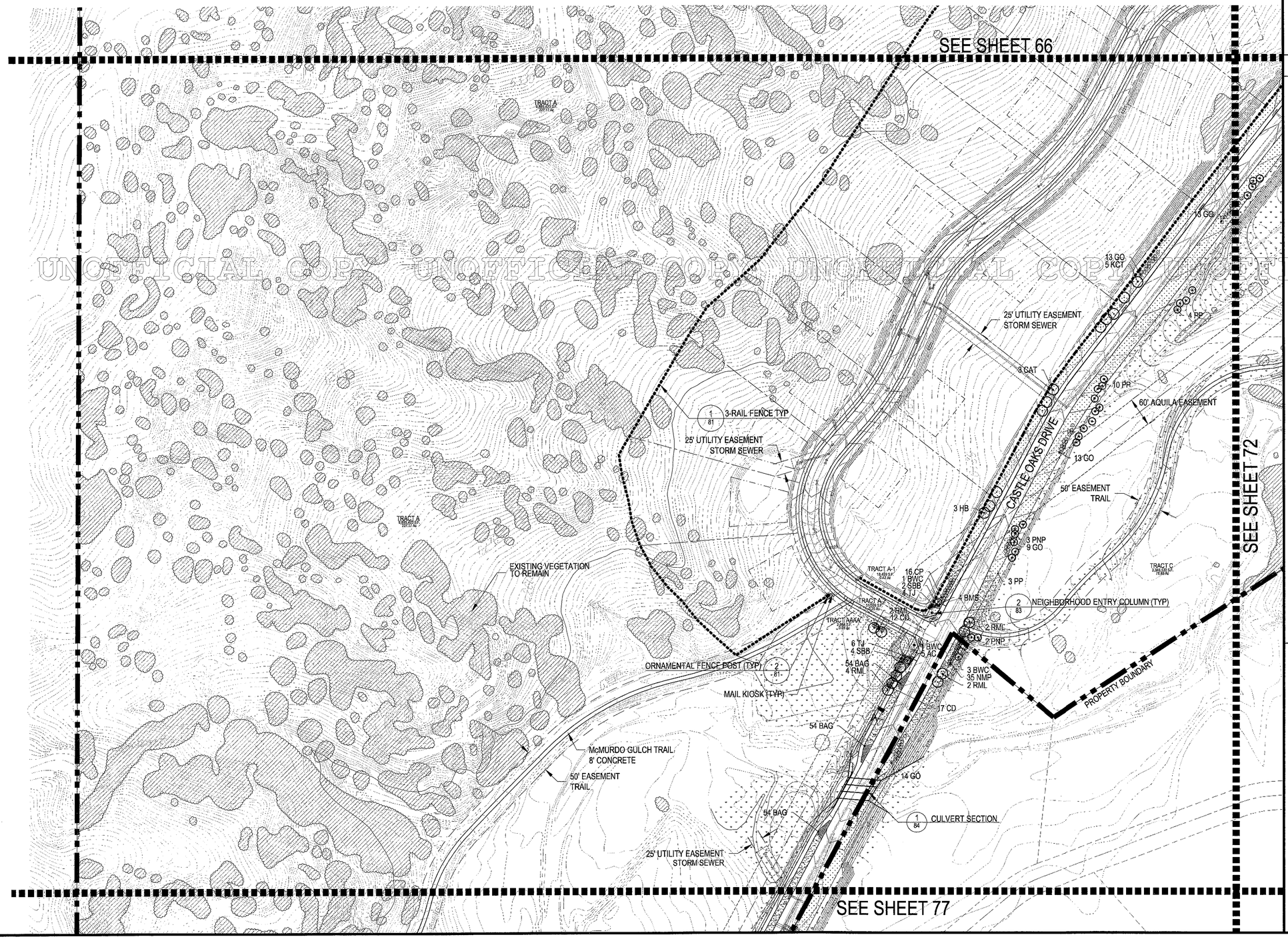
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

LANDSCAPE PLAN

SHEET 71 OF 85



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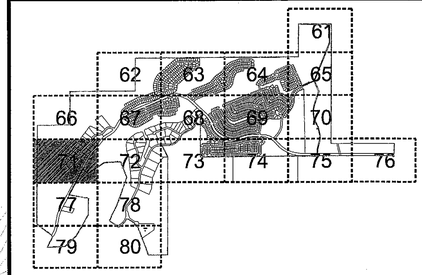
KEYMAP



LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Blue Grass Turf
- Irrigated Short Grass
- Irrigated Tall Grass
- Non-Irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Erosion Control Seed
- Existing Vegetation To Remain
- Street Light
- Fire Hydrant
- Mail Kiosk
- Ornamental Post
- 3-Rail Fence
- Building Envelope
- Irrigation Meter
- Irrigation Backflow Preventer
- 30' Sight Triangle
- Line-of-Sight
- Rock Mulch

SLEEVING LEGEND

- (A) (1)6" AND (1)3" CL 200 PVC SLEEVE AT 24" DEPTH
- (B) (1)4" AND (1)2" CL 200 PVC SLEEVE AT 24" DEPTH
- (C) (1)2" CL 200 PVC SLEEVE AT 24" DEPTH

NOTES:

1. ANY LANDSCAPE REVISIONS MAY BE ADMINISTRATIVELY APPROVED BY THE TOWN STAFF AS LONG AS IT MEETS THE COMPOSITE IRRIGATED LANDSCAPE RATING IDENTIFIED IN THE IRRIGATED PUBLIC AREA WATER CONSERVATION CODE IN EFFECT AS OF FEBRUARY 2004.
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4. ALL WALKS TO BE 8' WIDE UNLESS OTHERWISE NOTED ON PLAN.

0 50 100 200

NORTH SCALE 1"=100'

DEVELOPER
RICHMOND AMERICAN HOMES
6550 South Greenwood Plaza Boulevard
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LAND PLANNER/LANDSCAPE ARCHITECT
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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 71 OF 85
71 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28, & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
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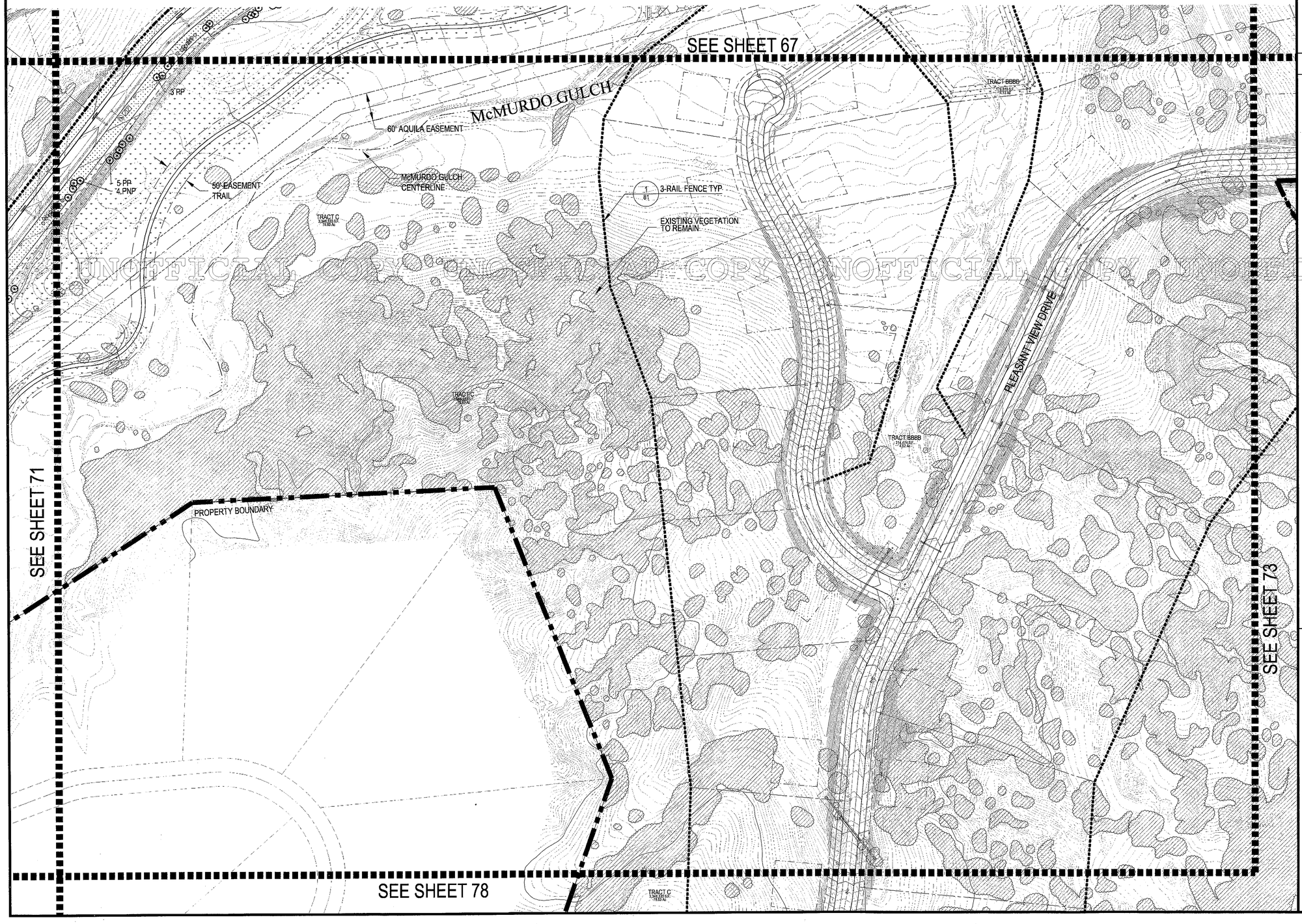
LANDSCAPE PLAN

SHEET 72 OF 85



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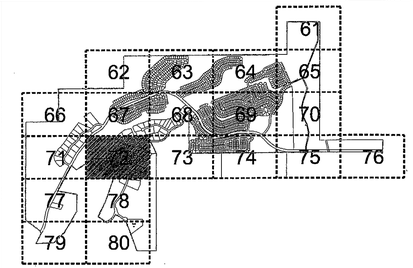

LEGEND

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- Evergreen Trees
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- Shrubs and Ornamental Grasses
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Blue Grass Turf
- Irrigated Short Grass
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Erosion Control Seed
- Existing Vegetation To Remain
- Street Light
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0 50 100 200
SCALE 1"=100'

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 72 OF 85
72 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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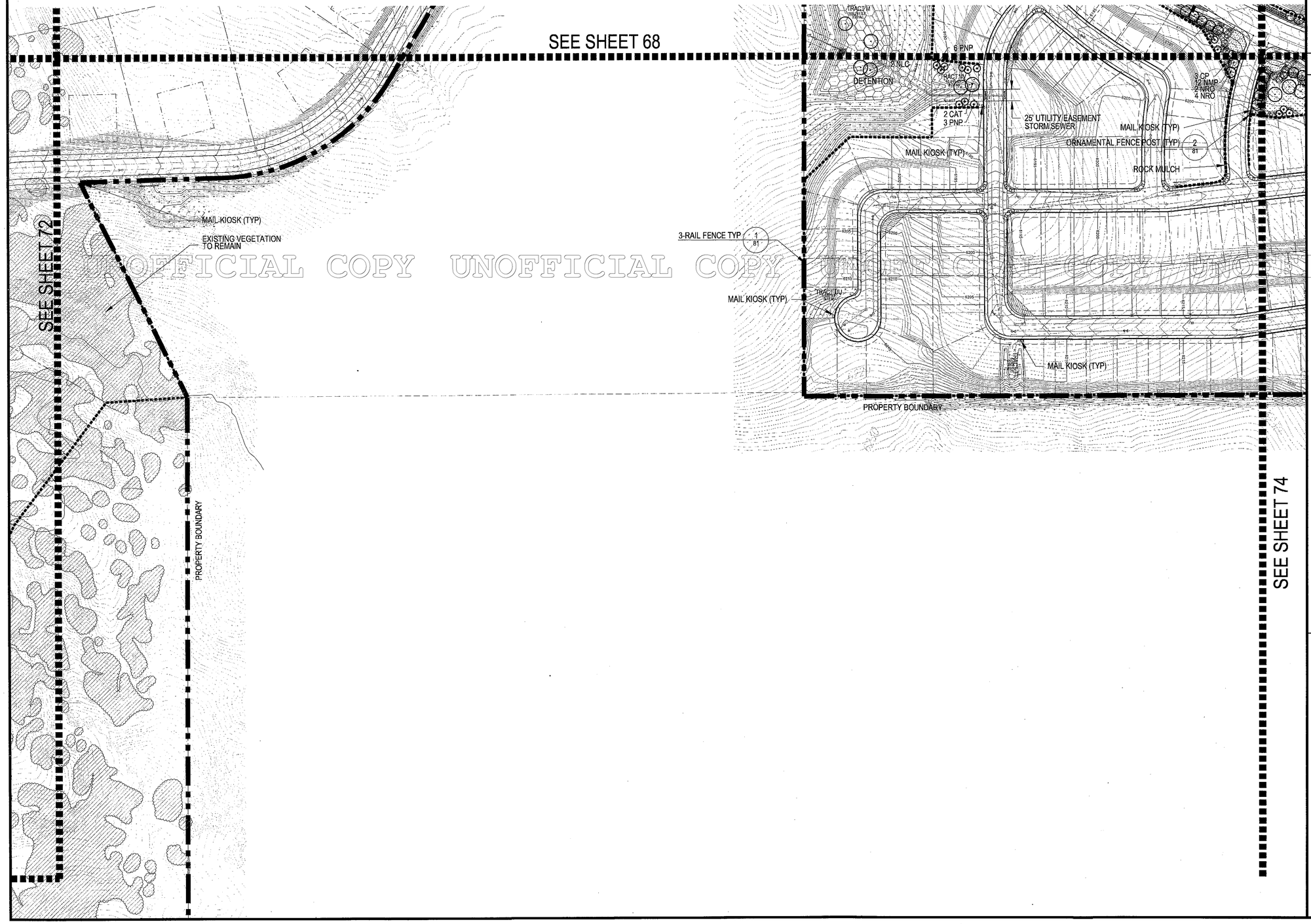
LANDSCAPE PLAN

SHEET 73 OF 85



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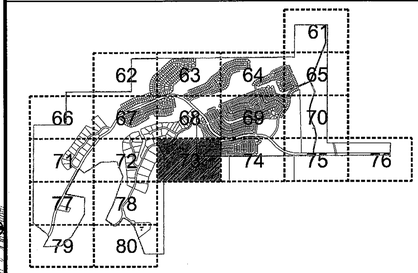

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NORTH

0 50 100 200

SCALE 1"=100'

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 73 OF 85
73 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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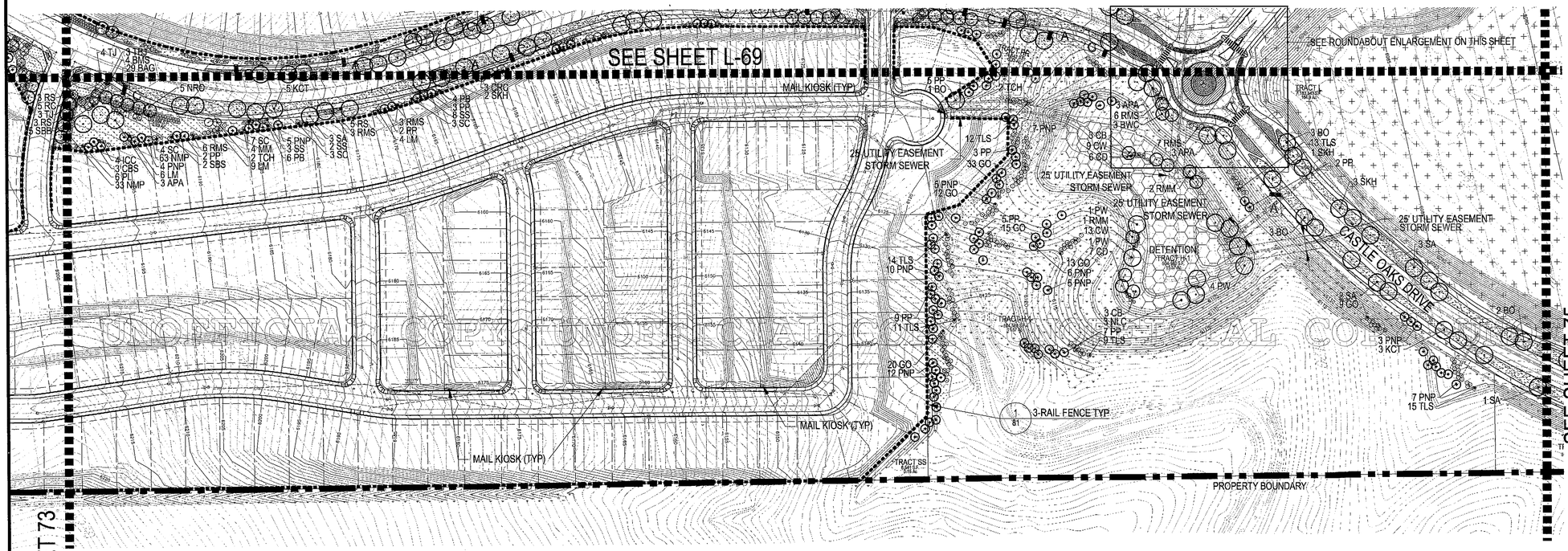
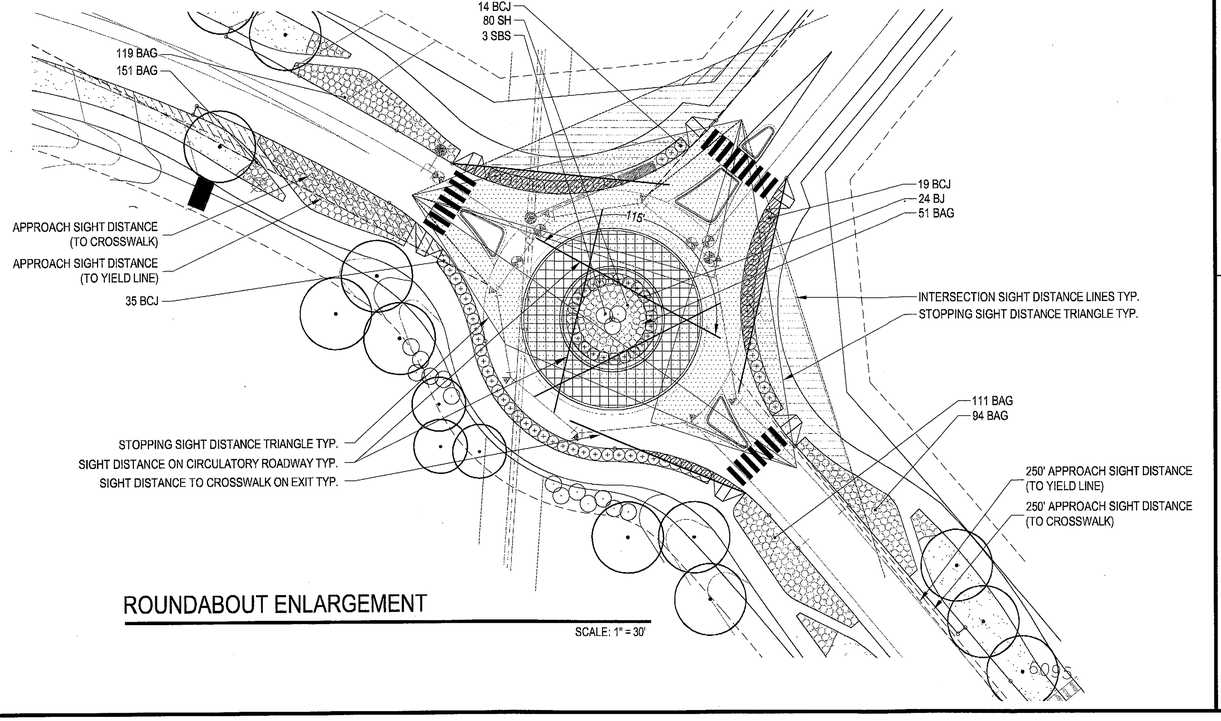
LANDSCAPE PLAN

SHEET 74 OF 85

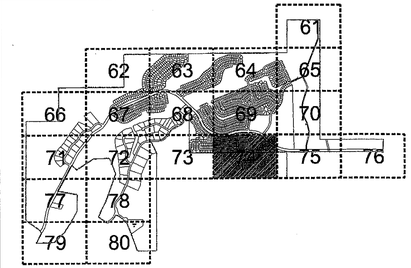




ROUNDABOUT ENLARGEMENT

SCALE: 1" = 30'

KEYMAP



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0 50 100 200

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN

EMK JOB No. 11948-02

SHEET 74 OF 85

74 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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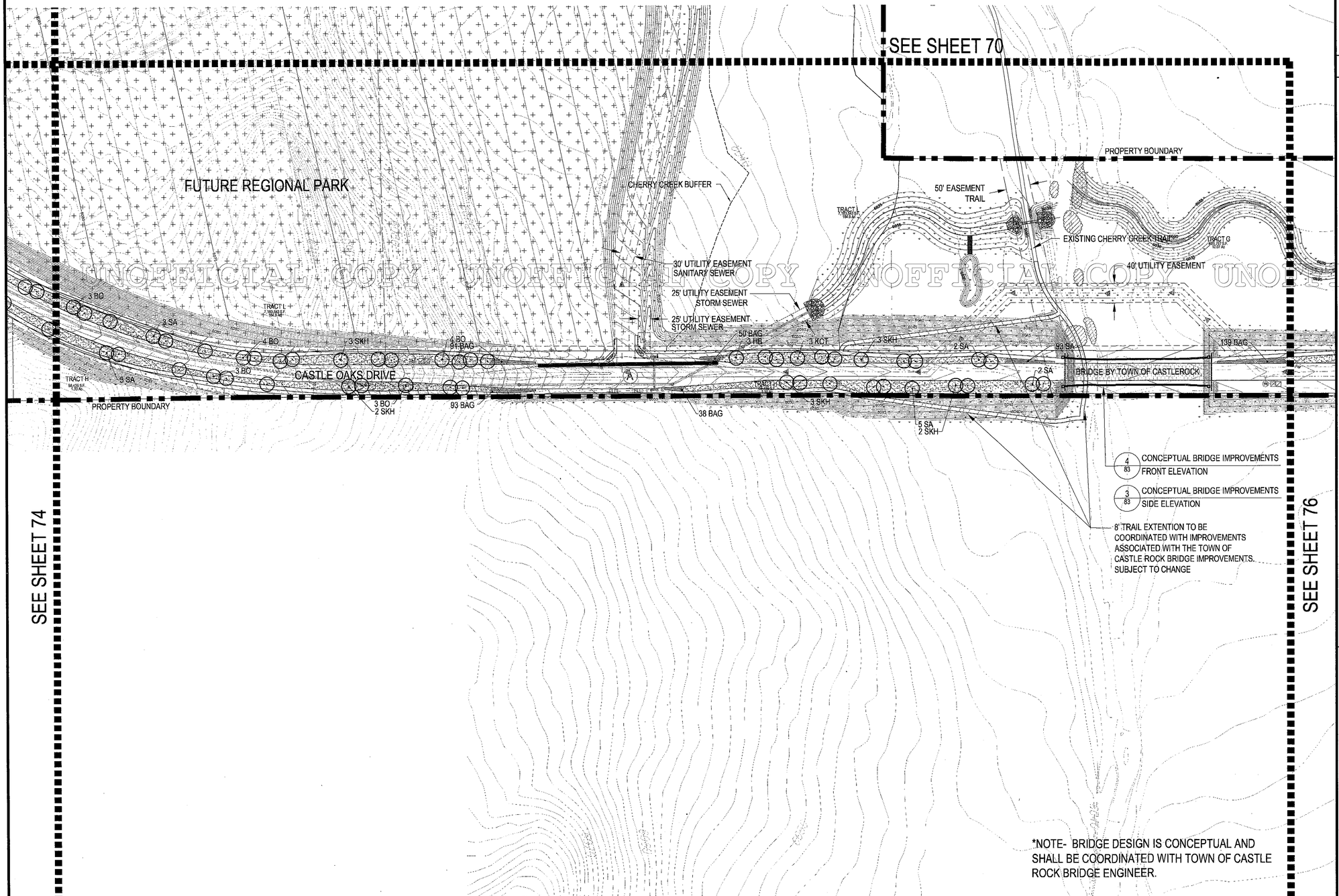
SHEET 75 OF 85



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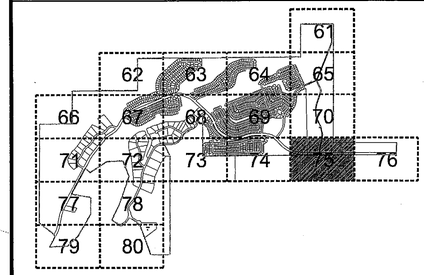
*NOTE- BRIDGE DESIGN IS CONCEPTUAL AND SHALL BE COORDINATED WITH TOWN OF CASTLE ROCK BRIDGE ENGINEER.

KEYMAP



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LIBERTY VILLAGE

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EMK JOB No. 11948-02
SHEET 75 OF 85
75 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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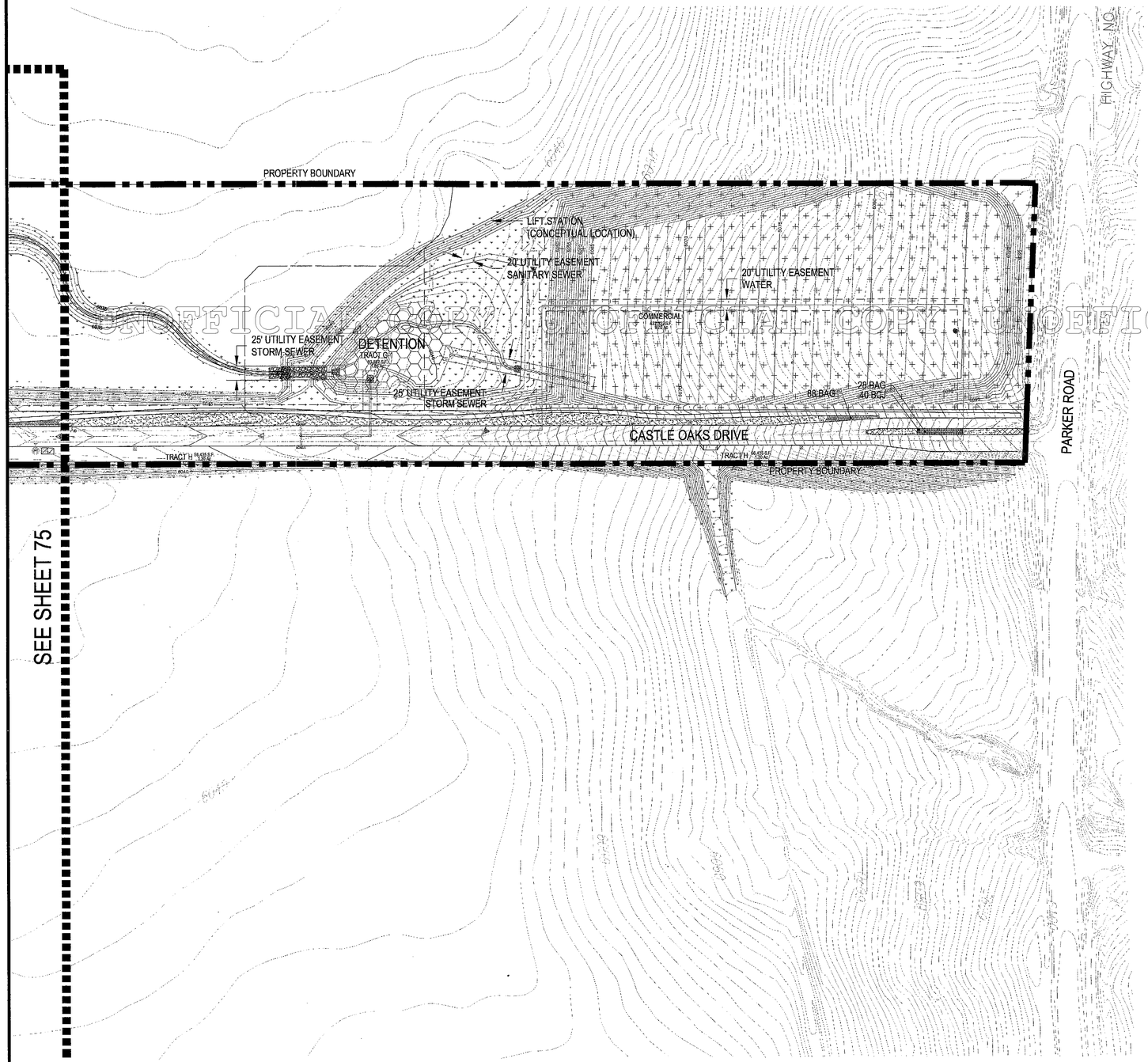
LANDSCAPE PLAN

SHEET 76 OF 85



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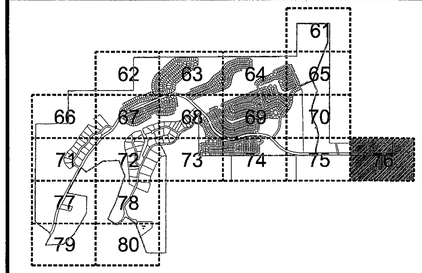

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4. ALL WALKS TO BE 8' WIDE UNLESS OTHERWISE NOTED ON PLAN.

NORTH

0 50 100 200
SCALE 1"=100'

DEVELOPER
RICHMOND AMERICAN HOMES
4350 South Greenwood Plaza Boulevard
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LAND PLANNER/LANDSCAPE ARCHITECT
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Registered Landscape Architect: Sean Mallora #322
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LIBERTY VILLAGE
PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 76 OF 85
76 - LANDSCAPE PLAN

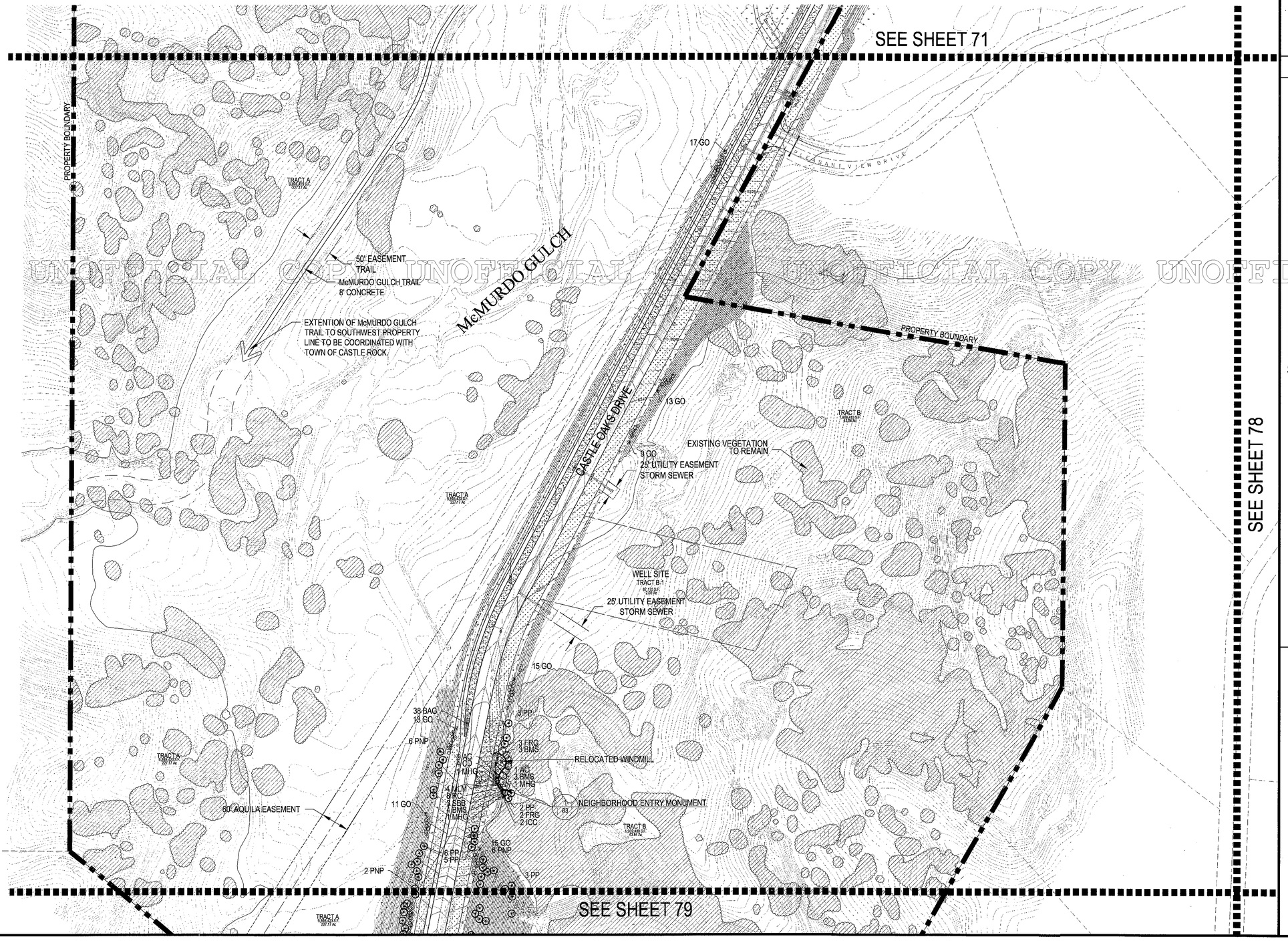
PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28, & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

LANDSCAPE PLAN

SHEET 77 OF 85



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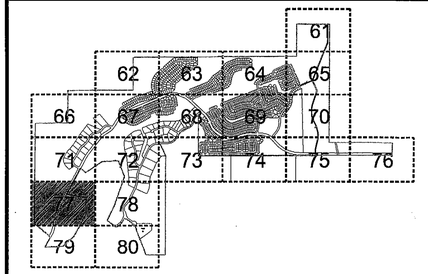

LEGEND

- Deciduous Canopy Trees
- Evergreen Trees
- Deciduous Ornamental Trees
- Shrubs and Ornamental Grasses
- Irrigated Canada Blue Fine Fescue Turf Mix or Equivalent
- Blue Grass Turf
- Irrigated Short Grass
- Irrigated Tall Grass
- Non-irrigated Tall Grass
- Riparian Mix
- Wildflower Mix
- Erosion Control Seed
- Existing Vegetation To Remain
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- Fire Hydrant
- Mail Kiosk
- Ornamental Post
- 3-Rail Fence
- Building Envelope
- Irrigation Meter
- Irrigation Backflow Preventer
- 30' Sight Triangle
- Line-of-Sight
- Rock Mulch

SLEEVING LEGEND

- (A) (1)6" AND (1)3" CL 200 PVC SLEEVE AT 24" DEPTH
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0 50 100 200
SCALE 1"=100'

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 77 OF 85
77 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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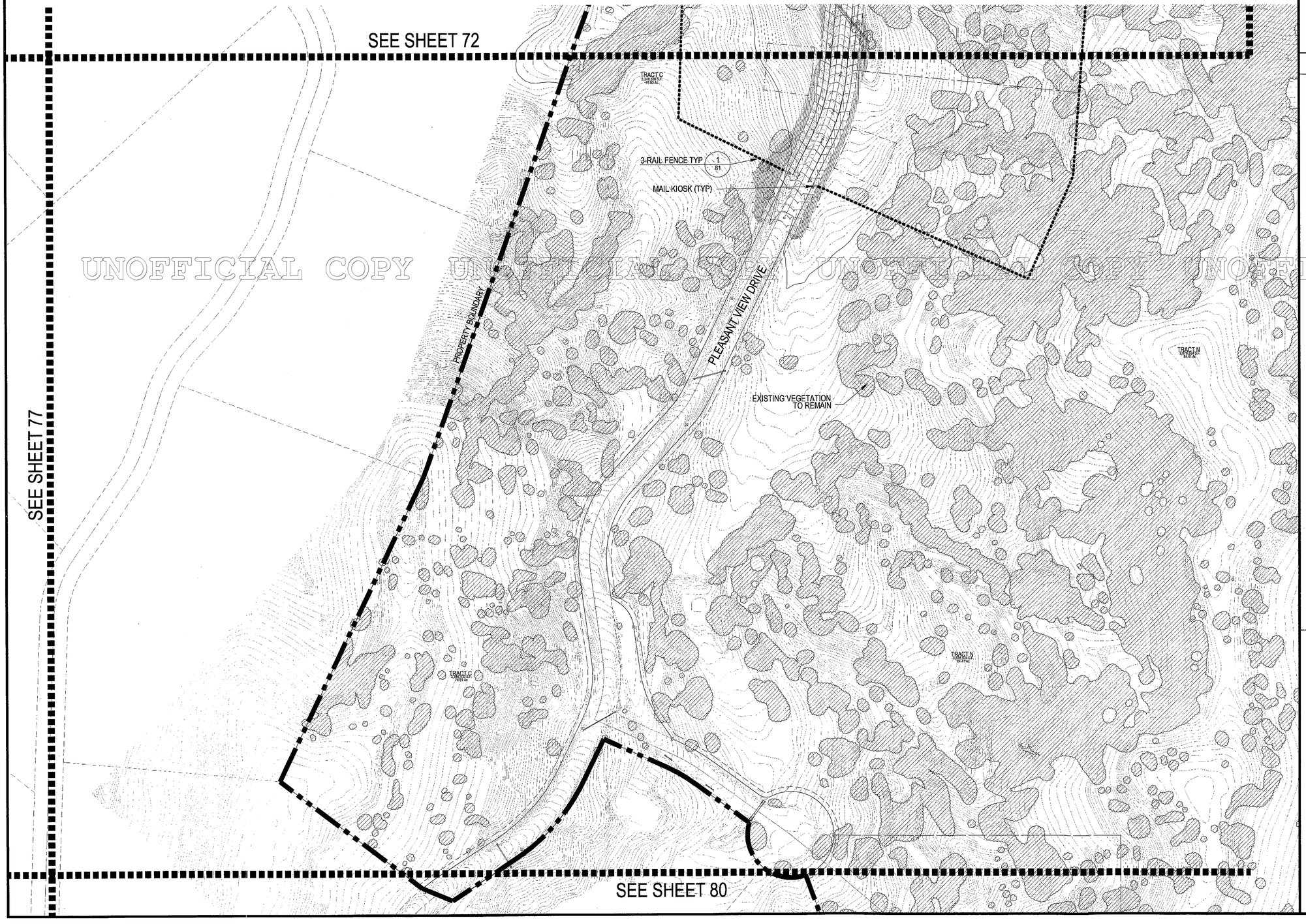
LANDSCAPE PLAN

SHEET 78 OF 85



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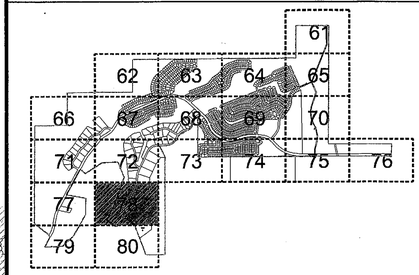

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LIBERTY VILLAGE

PRELIMINARY PD SITE PLAN

EMK JOB No. 11948-02

SHEET 78 OF 85

78 - LANDSCAPE PLAN

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The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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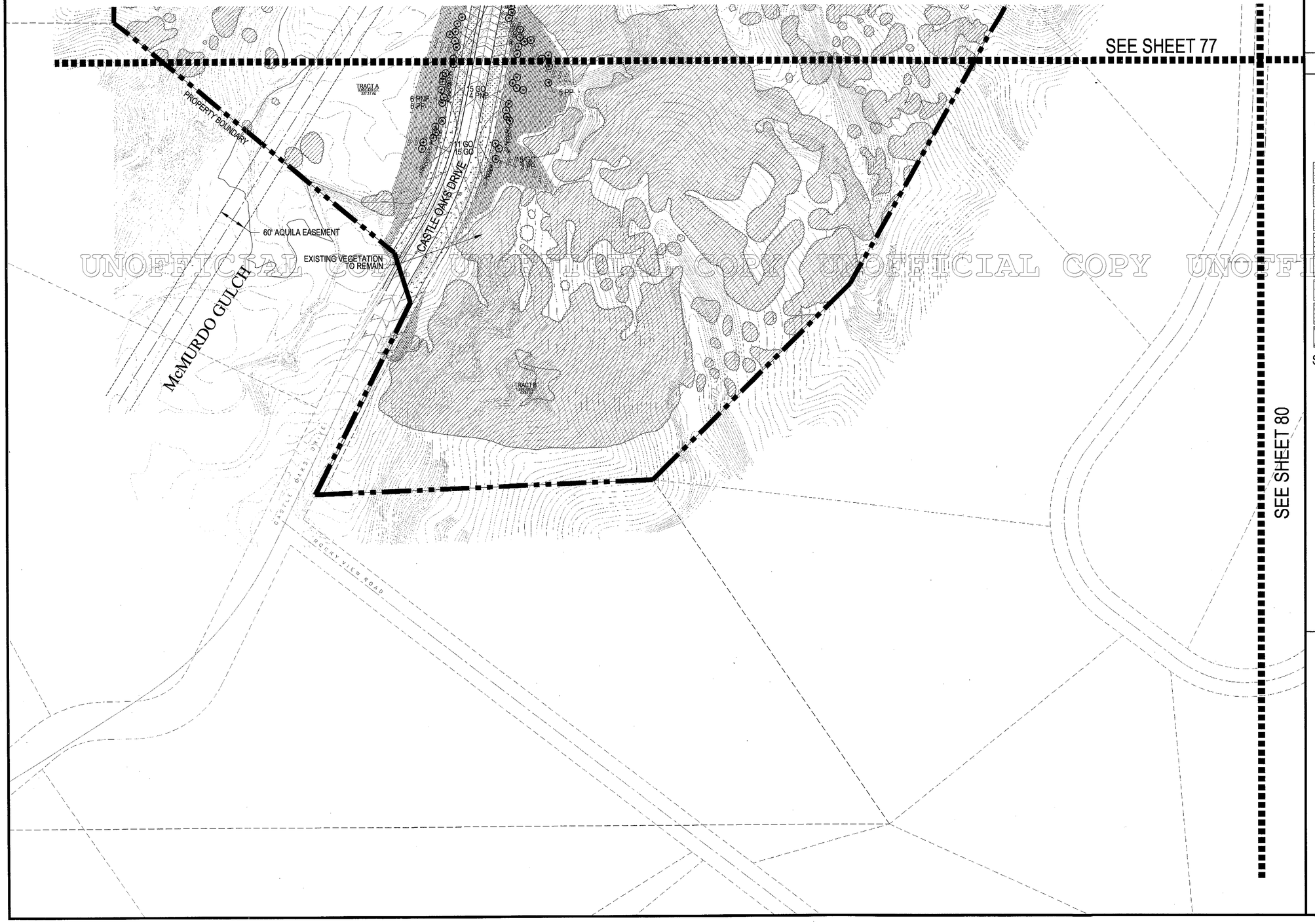
SHEET 79 OF 85



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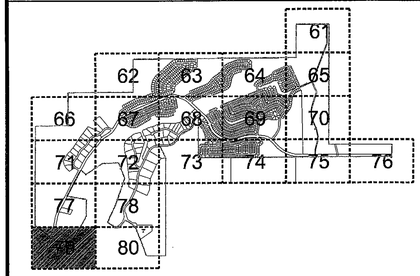

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LIBERTY VILLAGE

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EMK JOB No. 11948-02
SHEET 79 OF 85
79 - LANDSCAPE PLAN

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

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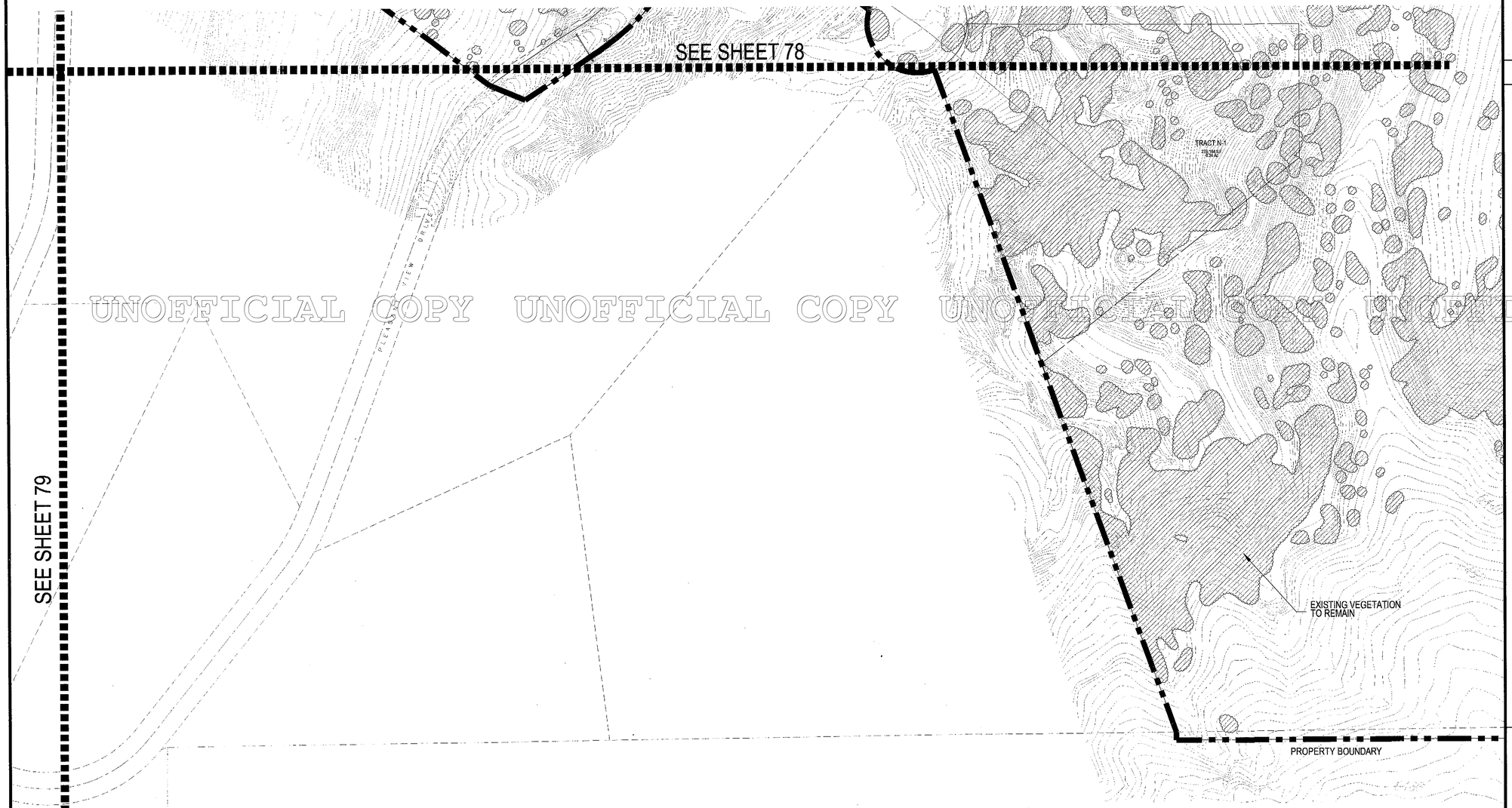
LANDSCAPE PLAN

SHEET 80 OF 85



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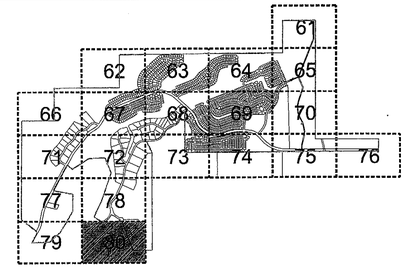

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LIBERTY VILLAGE

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SHEET 80 OF 85
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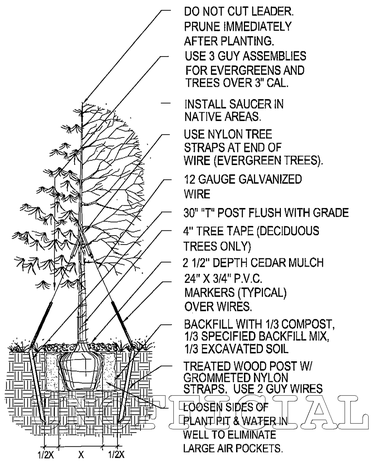
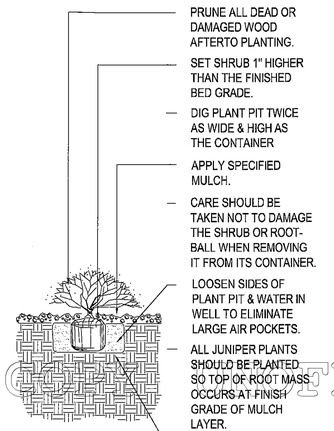
LANDSCAPE DETAILS

SHEET 81 OF 85



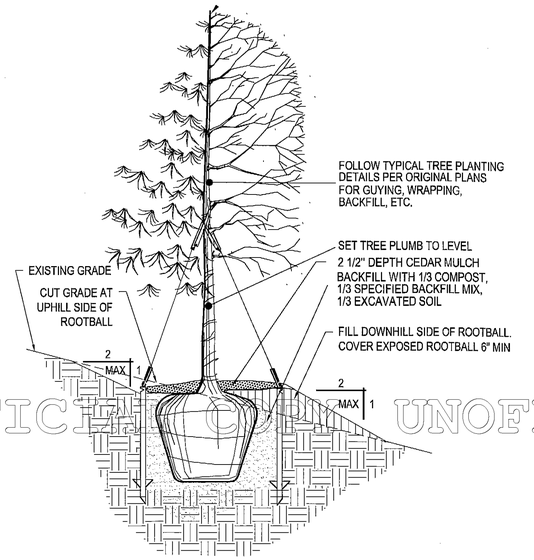
NOTE: SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.

TREE PLANTING DETAIL



NOTE: BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.

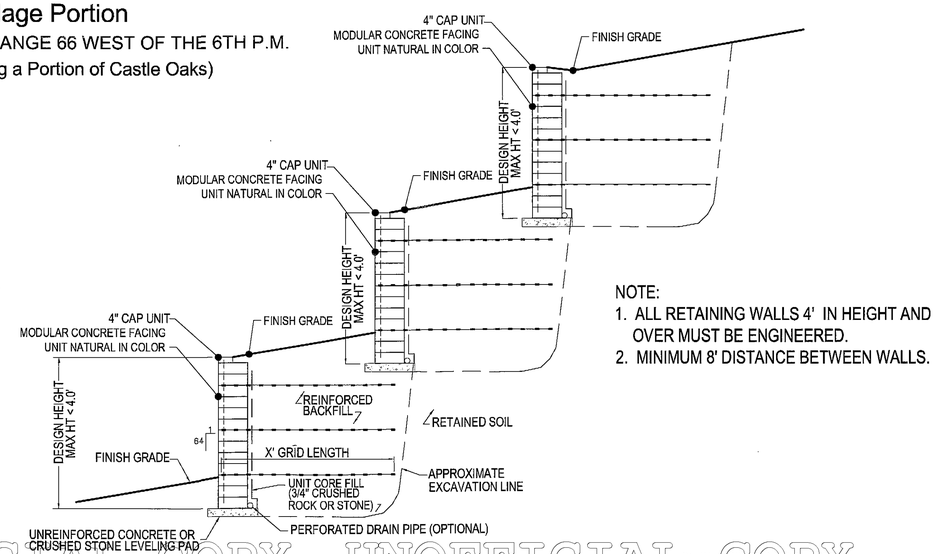
SHRUB PLANTING DETAIL



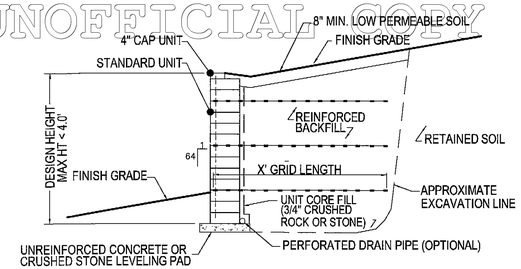
NOTE: THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1

TREE PLANTING ON SLOPE

NOT TO SCALE



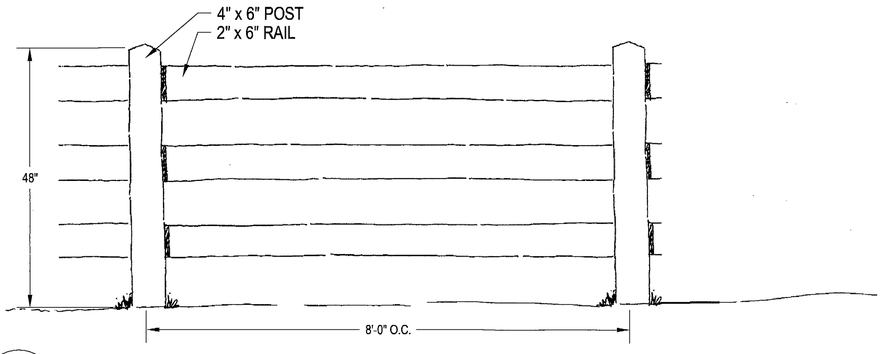
NOTE:
1. ALL RETAINING WALLS 4' IN HEIGHT AND OVER MUST BE ENGINEERED.
2. MINIMUM 8' DISTANCE BETWEEN WALLS.



TYPICAL RETAINING WALL
STANDARD UNIT - NEAR VERTICAL SETBACK
FINAL DESIGN BY MANUFACTURER

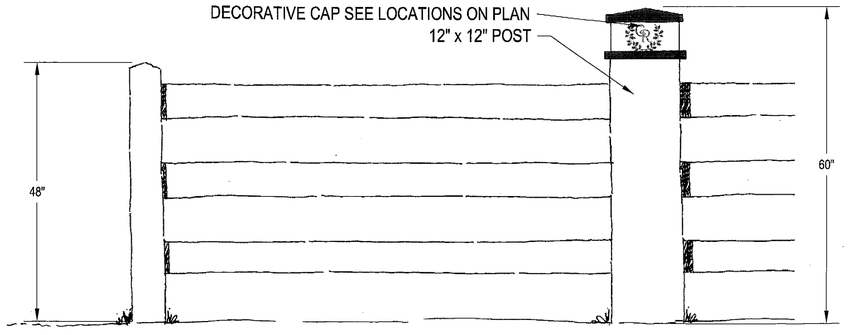
3/81 ALLAN BLOCK RETAINING WALL

NOT TO SCALE



1/81 3-RAIL FENCE

NOT TO SCALE



2/81 ORNAMENTAL POST

NOT TO SCALE

FENCE NOTES:
1. INTERIOR REAR YARD FENCES (NOT SHOWN ON THESE DRAWINGS) IS THE RESPONSIBILITY OF THE HOMEOWNER.
2. GALVANIZED WIRE MESH IS OPTIONAL ON ALL 3-RAIL FENCES FOR PET ENCLOSURE.
3. SEE ORNAMENTAL POST AND OPEN RAIL FENCE LOCATIONS ON THE PLAN.

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LIBERTY VILLAGE
PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 81 OF 85
81 - LANDSCAPE DETAILS

PRELIMINARY PLAT / FINAL PD SITE PLAN

The Villages at Castle Rock, 2nd Amendment-Liberty Village Portion

A PARCEL OF LAND LOCATED IN SECTIONS 20, 21, 22, 27, 28, & 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO (Including a Portion of Castle Oaks)

LANDSCAPE DETAILS

SHEET 82 OF 85

SITE USE ANALYSIS

LIBERTY VILLAGE IS A UNIQUE COMMUNITY LOCATED BETWEEN FOUNDERS PARKWAY AND STATE HIGHWAY 83 (PARKER RD.) WITHIN THE TOWN OF CASTLE ROCK. THE SITE TERRAIN RANGES FROM RELATIVELY FLAT TERRAIN IN THE EAST TO STEEPER LANDFORMS IN THE WESTERN REGION. CHERRY CREEK BORDERS THE SITE TO THE EAST AND MCMURDO GULCH TRANSECTS THE CENTRAL PORTION OF THE SITE. THE EXISTING NATURAL SITE CHARACTERISTICS GUIDED THE DESIGN AND LAYOUT OF THE OVERALL PLAN.

THE LANDSCAPE FOR THIS COMMUNITY HAS BEEN DESIGNED TO CELEBRATE THE EXISTING NATURAL FEATURES OF THE SITE, INCORPORATING A NATIVE PLANT PALETTE THROUGHOUT THE STREETSCAPES AND OPEN SPACE AREAS, INCLUDING MCMURDO GULCH. MANY LARGE OPEN SPACE AREAS WILL REMAIN UNDISTURBED AND THE NATURAL VEGETATION PROTECTED. THIS WILL REDUCE THE NEED FOR REVEGETATION AND ADDITIONAL IRRIGATION, AND RESPONDS TO THE NEED TO CONSERVE WATER. DETENTION AREAS INCLUDE SOME RIPARIAN SPECIES, AND WILL NOT REQUIRE ADDITIONAL IRRIGATION.

THE USE OF IRRIGATED TURF HAS BEEN LIMITED TO HIGH USE AREAS, WHICH INCLUDE PORTIONS OF THE PARKS AND HIGHLY VISIBLE AREAS AT INGRESS AND EGRESS POINTS THROUGHOUT THE NEIGHBORHOODS.

COLLECTOR ROAD STREETSCAPE-CASTLE OAKS DRIVE

CASTLE OAKS DRIVE SERVES AS THE MAJOR POINT OF ACCESS TO EACH OF THE NEIGHBORHOODS WITHIN LIBERTY VILLAGE. DETACHED MEANDERING WALKS HAVE BEEN PROVIDED ALONG THE STREETSCAPE (WHERE SPACE ALLOWS) TO PROVIDE A PLEASANT PEDESTRIAN EXPERIENCE. NATIVE SHORT GRASSES HAVE BEEN PLANTED BETWEEN THE CURB AND THE WALK, AND TALL GRASSES HAVE BEEN PLANTED BETWEEN THE BACK OF THE WALK AND THE BACK OF LOTS. AREAS BETWEEN THE INTERSECTIONS HAVE BEEN PLANTED WITH A MIX OF NATIVE SHRUBS IN AN INFORMAL, ORGANIC DESIGN. THE PLANT PALETTE PROVIDED IN THESE AREAS HAS BEEN CHOSEN TO PROVIDE COLOR, TEXTURE AND INTEREST THROUGHOUT THE ENTIRE YEAR.

ACTIVE OPEN SPACE AREAS

TWO POCKET PARKS HAVE BEEN LOCATED WITHIN THE COMMUNITY. EACH INCLUDES A SMALL TOT LOT AND AN ACTIVE OPEN PLAY SPACE. THE PARKS ARE CONSIDERED HIGH USE AREAS, AND HAVE BEEN DESIGNED WITH IRRIGATED FINE FESCUE TURF TO SUSTAIN THE EXTENSIVE USE THAT IS ANTICIPATED FOR THESE AREAS. THE PARKS WILL INCLUDE A MIX OF NATIVE TREES AND SHRUBS, PROVIDING AREAS OF SHADE AS WELL AS SEASONAL INTEREST.

TRAIL CORRIDORS

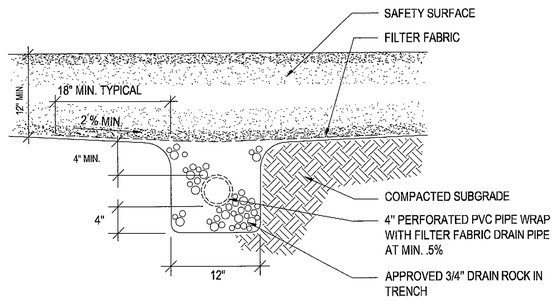
TRAIL CORRIDORS HAVE BEEN LOCATED NEAR MCMURDO GULCH, THE SIGNIFICANT NATURAL DRAINAGEWAY THAT TRANSECTS THE SITE, TO TAKE ADVANTAGE OF THE VIEWS AND NATURALIZED LANDSCAPE. A MIX OF RIPARIAN PLANT MATERIAL HAS BEEN PROVIDED ALONG THE GULCH, AND WILL ENHANCE THE PROPOSED REGIONAL TRAIL THAT HAS BEEN DESIGNED TO CONNECT TO THE TRAIL ALONG CHERRY CREEK. CROSSING OF THE DRAINAGEWAY HAS BEEN LIMITED TO MINIMIZE THE DISTURBANCE AND NEED FOR REVETATION IN THIS AREA.

NATURALIZED AREAS

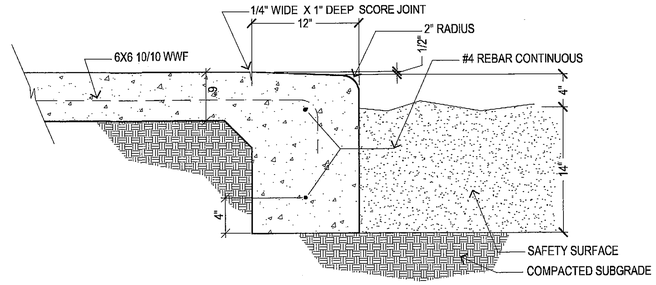
LARGE AREAS NOT ASSOCIATED WITH ROAD SYSTEMS OR IDENTIFIED AS ACTIVE PLAY AREAS WILL BE LEFT IN A NATURAL STATE OR REVEGETATED WITH NON-IRRIGATED SEED AND NATIVE TREES AND SHRUBS. TREES AND SHRUBS ARE GROUPED IN LARGE MASSES TO MIMIC THE EXISTING LANDSCAPE OF THE SITE.

DETENTION PONDS / McMURDO GULCH

APPROPRIATE SEED MIX AND PLANT MATERIALS HAVE BEEN CHOSEN FOR THESE UNIQUE RIPARIAN AREAS.



1/82 PLAYGROUND DRAIN — NOT TO SCALE



2/82 PLAYGROUND EDGE @ SIDEWALK — NOT TO SCALE

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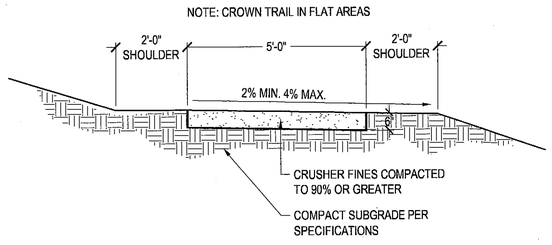
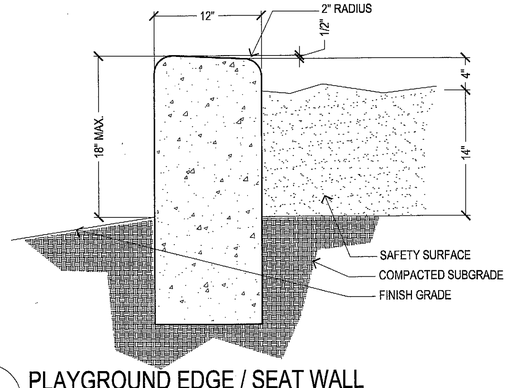
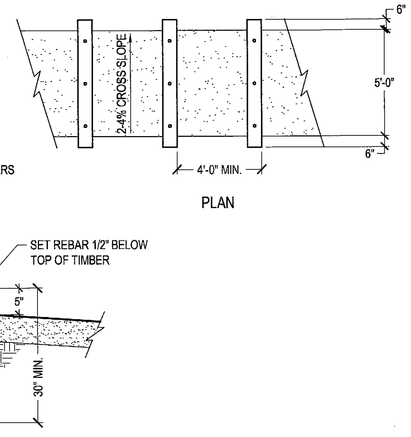


3/82 CRUSHER FINES TRAIL — NOT TO SCALE



5/82 PLAYGROUND EDGE / SEAT WALL — NOT TO SCALE



4/82 TYPICAL TRAIL STAIRS DETAIL — NOT TO SCALE

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LIBERTY VILLAGE
PRELIMINARY PD SITE PLAN
EMK JOB No. 11948-02
SHEET 82 OF 85
82 - LANDSCAPE DETAILS

PRELIMINARY PLAT / FINAL PD SITE PLAN

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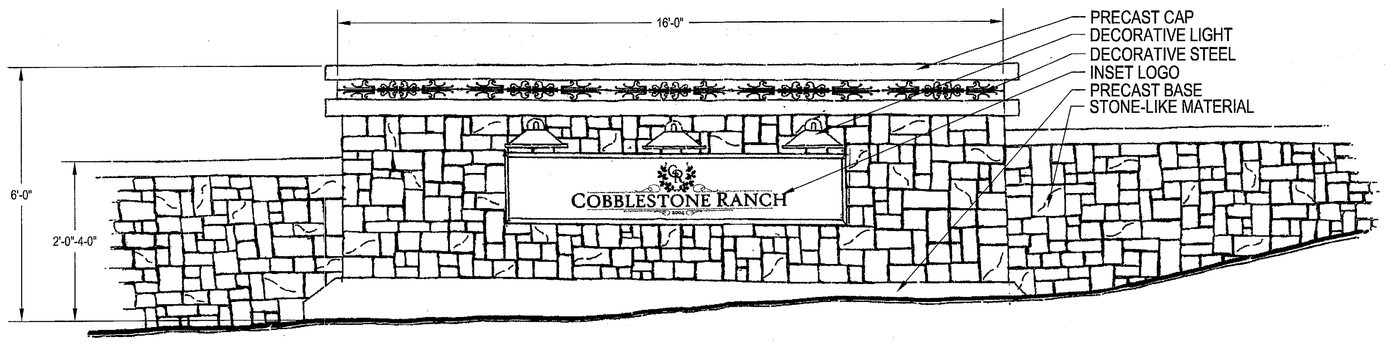
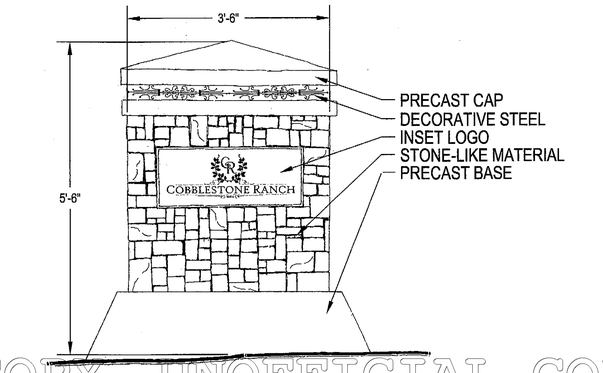
LANDSCAPE DETAILS

SHEET 83 OF 85



1/83 NEIGHBORHOOD ENTRY MONUMENT

NOT TO SCALE



2/83 NEIGHBORHOOD ENTRY COLUMN

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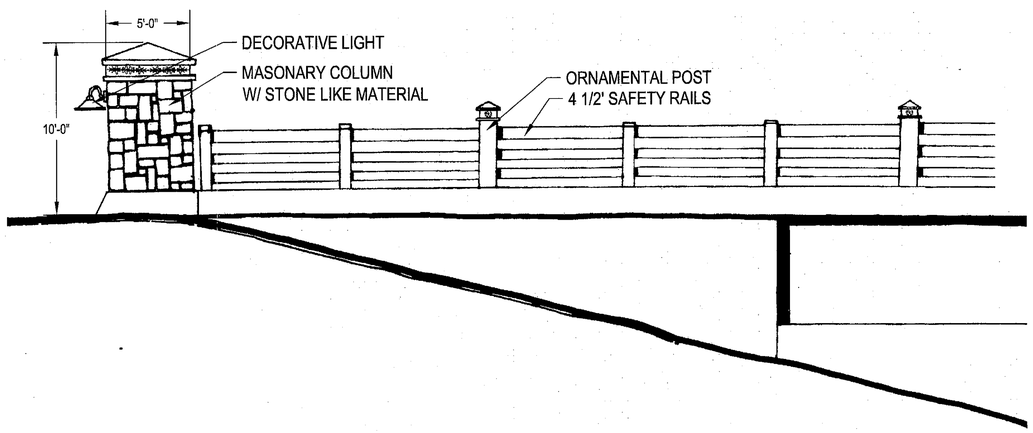
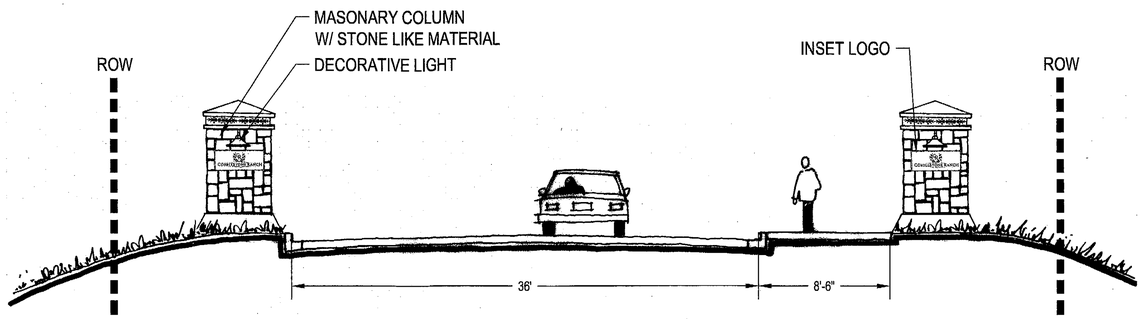


3/83 CONCEPTUAL BRIDGE IMPROVEMENTS - SIDE ELEVATION

NOT TO SCALE

NOTE:
BRIDGE IMPROVEMENTS SHALL BE COORDINATED WITH THE TOWN'S ENGINEER AND SHALL MEET ASHTO AND CDOT REQUIREMENTS.



4/83 CONCEPTUAL BRIDGE IMPROVEMENTS - FRONT ELEVATION

NOT TO SCALE

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LIBERTY VILLAGE

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SHEET 83 OF 85
83 - LANDSCAPE DETAILS

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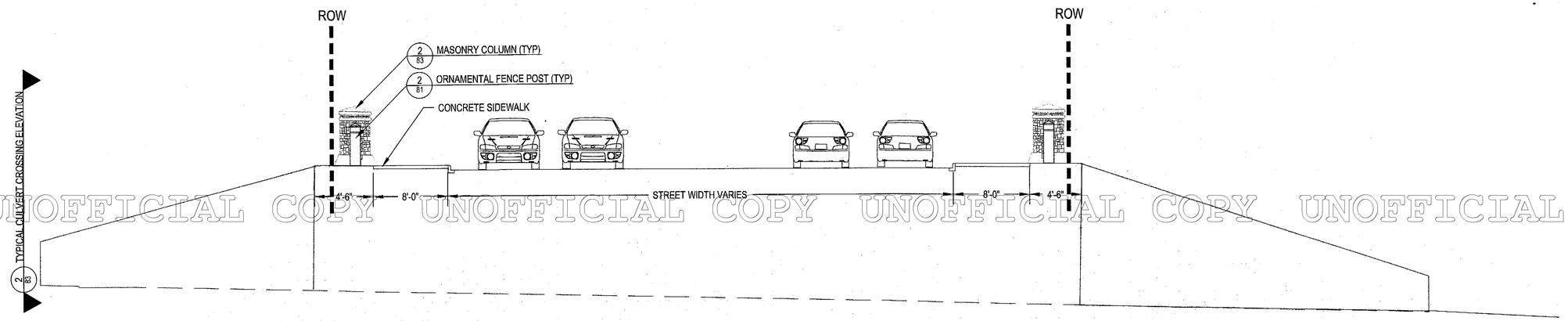
SHEET 84 OF 85



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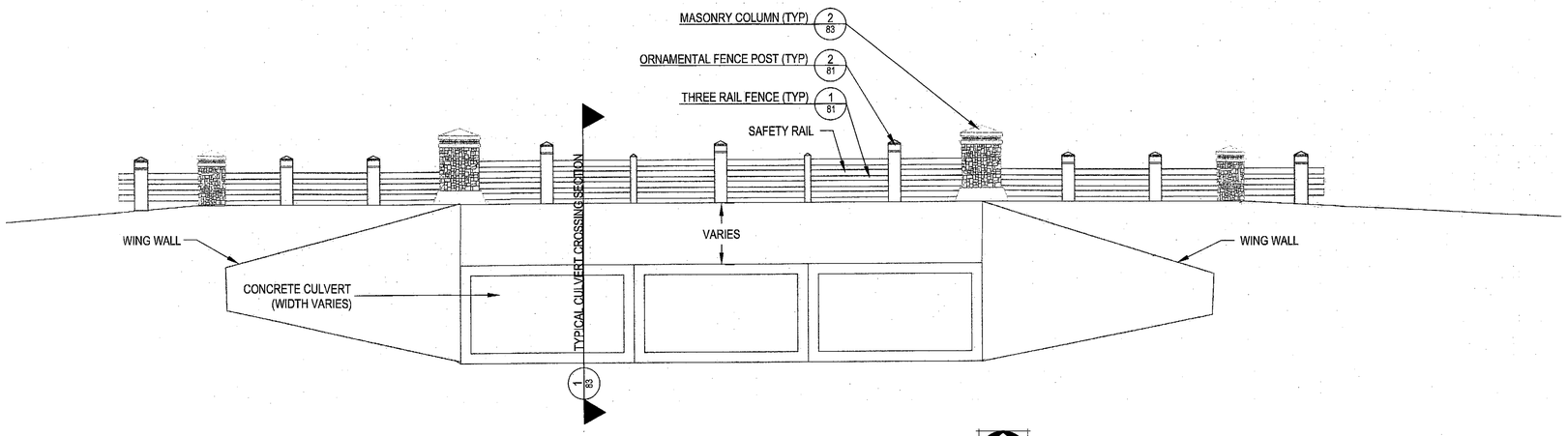
1/84 TYPICAL CULVERT CROSSING SECTION

NOT TO SCALE

NORTH



2/84 TYPICAL CULVERT CROSSING ELEVATION

NOT TO SCALE

NORTH

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84 - LANDSCAPE DETAILS

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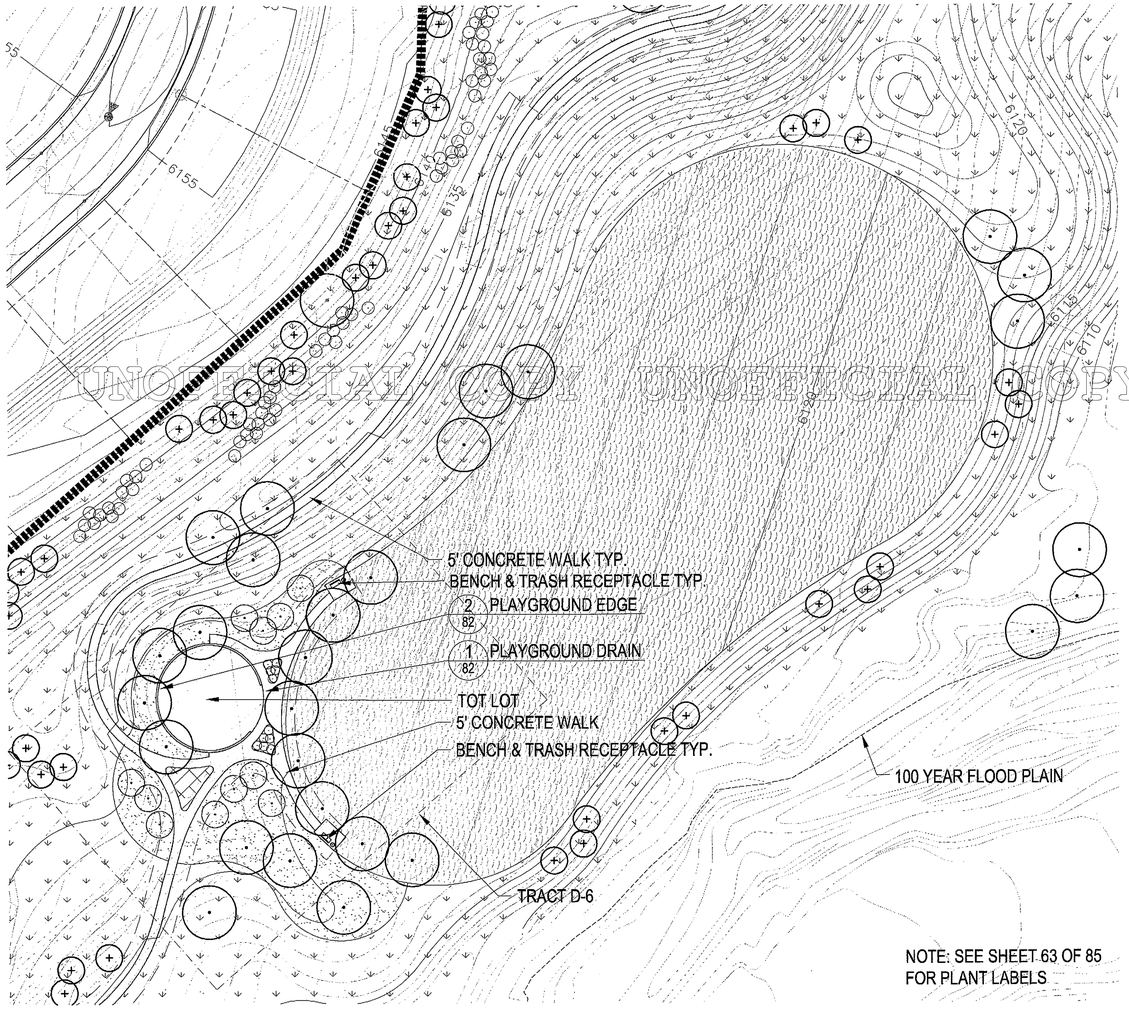
SHEET 85 OF 85

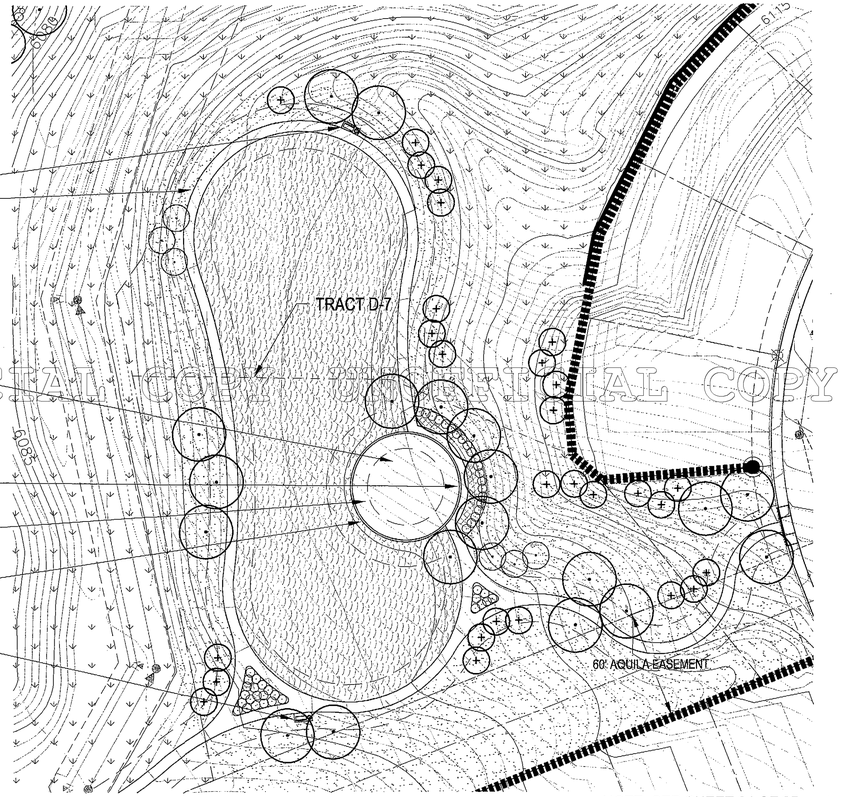


NOTE: SEE SHEET 63 OF 85 FOR PLANT LABELS

1/85 OPEN SPACE PARK

SCALE 1" = 40'

NORTH



NOTE: SEE SHEET 64 OF 85 FOR PLANT LABELS

2/85 OPEN SPACE PARK

SCALE 1" = 40'

NORTH

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LIBERTY VILLAGE

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SHEET 85 OF 85
85 - LANDSCAPE DETAILS