

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOTS 1 THROUGH 79 INCLUSIVE, BLOCK 1,
LOTS 1 THROUGH 48 INCLUSIVE, BLOCK 2,
LOTS 1 THROUGH 8 INCLUSIVE, BLOCK 3,
LOTS 1 THROUGH 18 INCLUSIVE, BLOCK 4,
LOTS 1 THROUGH 17 INCLUSIVE, BLOCK 5,
LOTS 1 THROUGH 24 INCLUSIVE, BLOCK 6,
TRACTS A, B, C, D, E, F, G, AND H
FOUNDERS VILLAGE FILING NO. 24, INCLUDING A PORTION OF THOSE STREETS AS
DEDICATED ON THE PLAT, FOUNDERS VILLAGE FILING NO. 24, RECORDED JULY 31, 2006
UNDER RECEPTION NO. 2006064806
COUNTY OF DOUGLAS,
STATE OF COLORADO

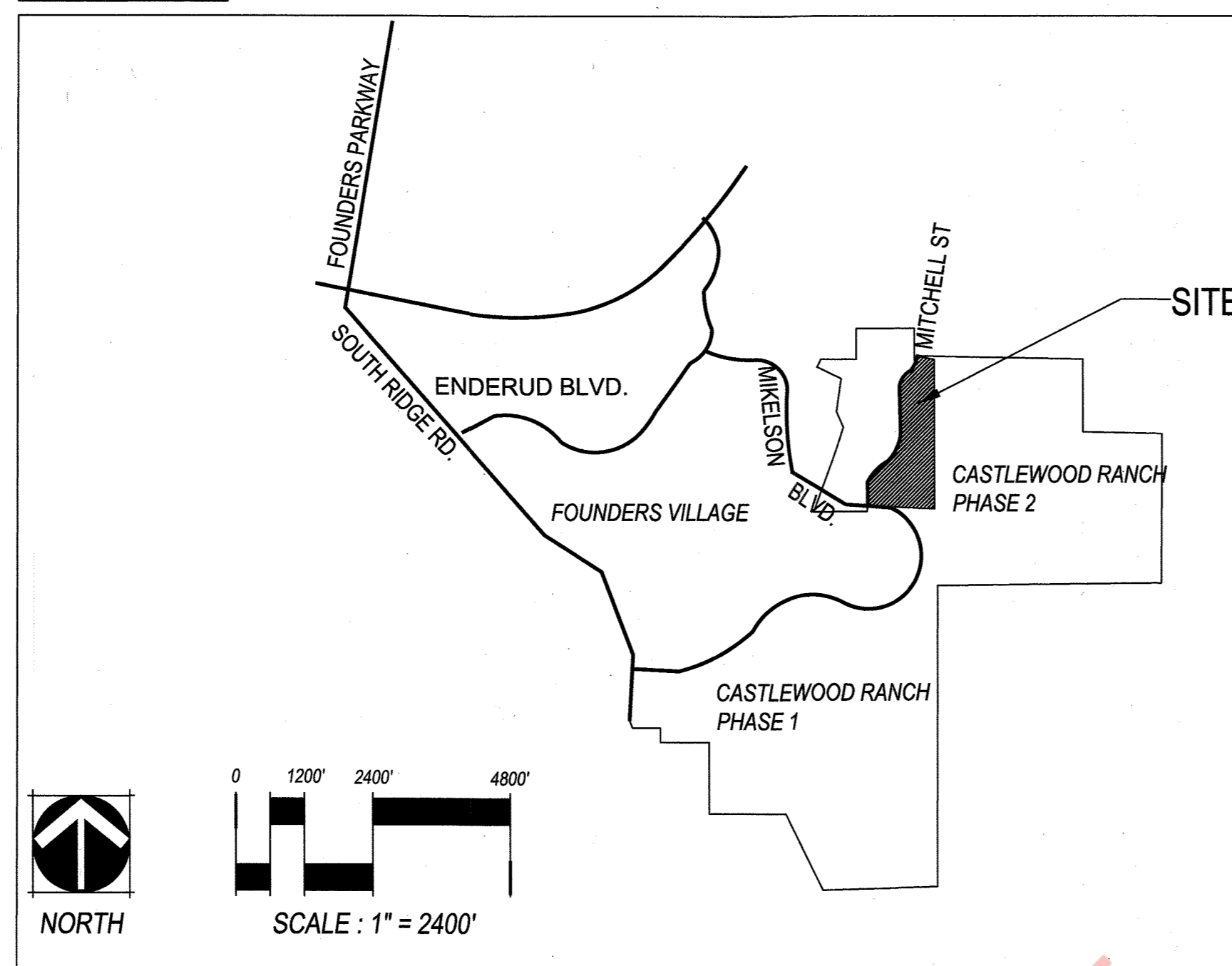
BENCHMARK AND BASIS OF BEARINGS

DOUGLAS COUNTY GIS CONTROL MONUMENT NO. 4.015020 MONUMENTED BY A 3-1/4"
DIAMETER ALUMINUM CAPPED MONUMENT BEING NORTH OF THE EAST 1/4 CORNER OF
SECTION 8 AS MONUMENTED BY 2 1/2" ALUMINUM CAPPED MONUMENT STAMPED "LS28656"
NAVD 88 DATUM ELEVATION =6572.29

SDP MINOR AMENDMENT INTENT

THIS SDP MINOR AMENDMENT SEEKS TO AMEND THE FOUNDER'S VILLAGE PD SITE
DEVELOPMENT PLAN (June 15, 2005 Reception No. 20050538304) BY HAVING NO
MAXIMUM BUILDING COVERAGE, AND REVISING THE LANDSCAPE PLANS TO MEET
CURRENT LANDSCAPE REGULATION.

VICINITY MAP



	FOUNDER'S VILLAGE PD September 2, 1994 Reception No. DC9446139	FOUNDER'S VILLAGE PD SITE PLAN June 15, 2005 Reception No. 2005053830	PROPOSED WITH SDP MINOR AMENDMENT SDP18-0041
SETBACKS	PER SECTION VI OF THE FOUNDERS VILLAGE PD, SETBACKS ARE TO BE ESTABLISHED AT TIME OF SDP	20' FRONT	20' FRONT
		20' REAR	20' REAR
		5' SIDE INTERIOR STREET	5' SIDE INTERIOR STREET
		15' SIDE TO STREETS	15' SIDE TO STREETS
		5' ACCESSORY BUILDING SETBACK FROM THE REAR AND SIDE PROPERTY LINES	5' ACCESSORY BUILDING SETBACK FROM THE REAR AND SIDE PROPERTY LINES
MAX. BUILDING COVERAGE	NO MAXIMUM BUILDING COVERAGE	40%	NO MAXIMUM BUILDING COVERAGE
MAX. BUILDING HEIGHTS	35' (RESIDENTIAL)	35' (RESIDENTIAL)	35' (RESIDENTIAL)

	FOUNDER'S VILLAGE PD SITE PLAN June 15, 2005 Reception No. 2005053830	PROPOSED WITH SDP MINOR AMENDMENT SDP18-0041
MIN. LOT SIZE	4,812 SF	4,812 SF
MAX LOT SIZE	14,242 SF	14,242 SF
SINGLE FAMILY EQUIVALENT UNITS (SFE'S)	194	194
ACREAGE	28.95	28.95

SHEET NUMBER	SHEET TITLE
1	COVER
2	STANDARD NOTES
3	SITE PLAN
4	LANDSCAPE NOTES
5	LANDSCAPE PLANT LIST
6	OVERALL LANDSCAPE PLAN
7	OVERALL FENCING PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE
ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

Eric R. Kuby
RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION
SIGNED THIS 7th DAY OF January, 20 19

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7 DAY OF January
20 19 BY Eric Kuby AS VP of LD OF RICHMOND AMERICAN HOMES OF
COLORADO, INC., A DELAWARE CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-20-2019
Janelle Edwards

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE
ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION
BY [Signature]
MAYOR

ATTEST

[Signature]
TOWN CLERK

SIGNED THIS 5th DAY OF February, 20 19

NOTARY BLOCK

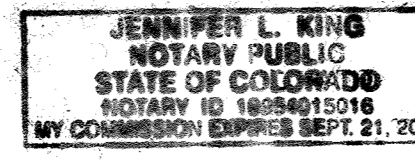
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF February
20 19 BY

Jason Gray AS MAYOR AND BY
Lisa Anderson AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-21-2019



TITLE CERTIFICATION

I, Douglas E. Celfke, Jr., AN AUTHORIZED REPRESENTATIVE OF STEWART
TITLE GUARANTY COMPANY, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN
THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND
STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE
LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION
CERTIFICATE.

[Signature]
AUTHORIZED REPRESENTATIVE
Stewart Title Guaranty Co.
TITLE COMPANY
SIGNED THIS 18th DAY OF January, 20 19.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF January
20 19 BY Douglas E. Celfke, Jr. AS AUTHORIZED REPRESENTATIVE OF
STEWART TITLE GUARANTY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

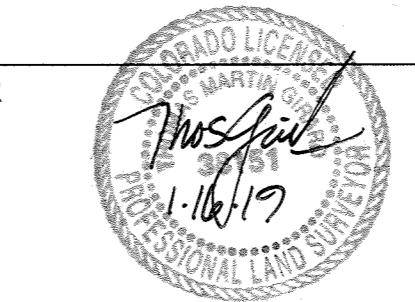
[Signature]

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-22-2020

SURVEYOR'S CERTIFICATE

I, Thomas Girard, A REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL
DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE
UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND
THIS (name of document) ACCURATELY REPRESENTS THAT SURVEY.

[Signature]
REGISTERED LAND SURVEYOR
DATE 1-16-19



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF
DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 25 DAY
OF January, 20 19.
[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

APPLICANT

RICHMOND AMERICAN HOMES OF
COLORADO, INC.
4350 S. MONACO STREET
DENVER, CO 80237
CONTACT: ERIC KUBY

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

PLANNER/ LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: SEAN MALONE

CIVIL ENGINEER

CORE CONSULTANTS, INC.
950 W. LITTLETON BLVD #109
LITTLETON, CO 80120
CONTACT: RENEE YOUNG

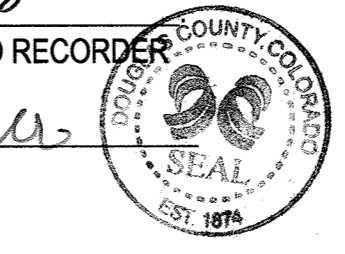
NOT FOR
CONSTRUCTION

DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF
THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 12:46 pm ON THE
7th DAY OF February, 20 19 AT RECEPTION NO.

2019006314
DOUGLAS COUNTY CLERK AND RECORDER
BY: [Signature]
DEPUTY



OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE
ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

[Signature]
FOURTH INVESTMENT USA LLC, A COLORADO LIMITED LIABILITY COMPANY
SIGNED THIS 8th DAY OF January, 20 19

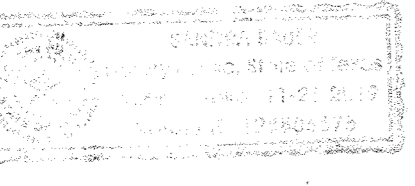
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF January
20 19 BY [Signature] AS VICE PRESIDENT OF FOURTH INVESTMENT USA LLC, A
COLORADO LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-19

CHECKED BY: XX
DRAWN BY: XX



FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

STANDARD DEVELOPMENT PLAN GENERAL 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 PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY 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 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
5. 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.
6. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
7. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
8. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
9. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
10. THIS SITE IS ZONED FOUNDERS VILLAGE PD RECEPTION #9446139.
11. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-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 STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
12. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

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

Unofficial Copy

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

NOT FOR
CONSTRUCTION

DATE:

09/19/2018

11/02/2018

12/07/2018

12/19/2018

SHEET TITLE:
STANDARD NOTES

FIRE NOTES

CHECKED BY: XX
DRAWN BY: XX

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOUNDERS VILLAGE FILING 24 CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

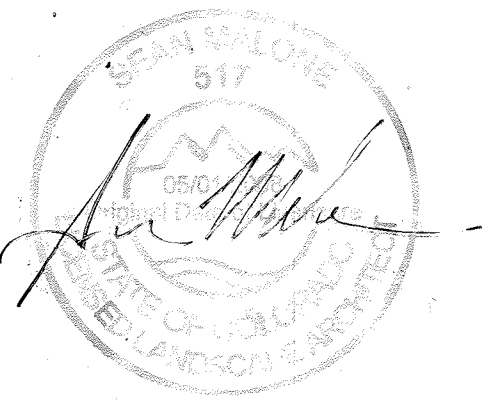
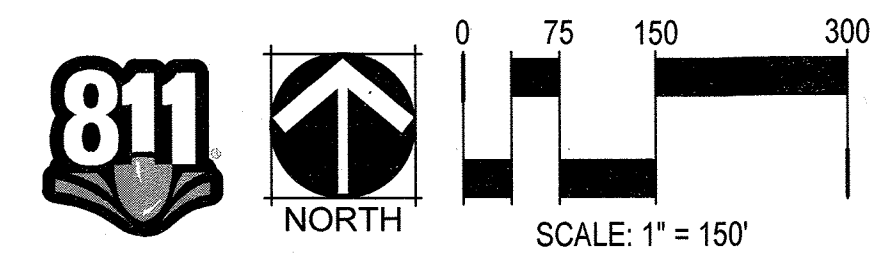
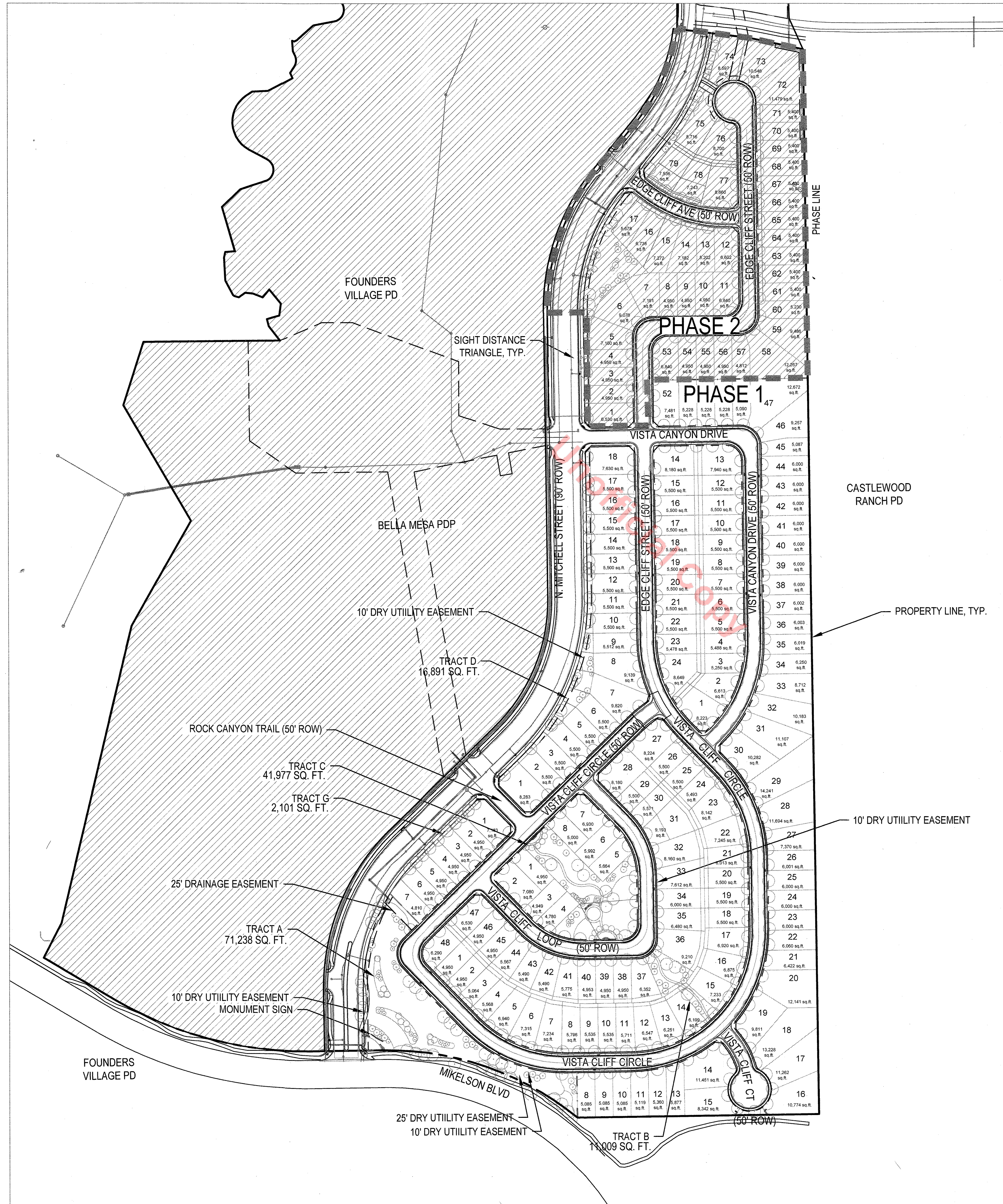
LANDSCAPE
CERTIFICATION:
ISAM MALONE, P.L.A. ASLA, AIA CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER 19 197

NOT FOR
CONSTRUCTION

DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

SHEET TITLE:
SITE PLAN

L-1.0
SHEET 3 OF 14



PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

CHECKED BY:
DRAWN BY:

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

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

CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
- TREES ARE TO BE IRRIGATED USING ABOVE GROUND DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTTERS
- SOD AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION

GRADING NOTES:

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

LANDSCAPE NOTES:

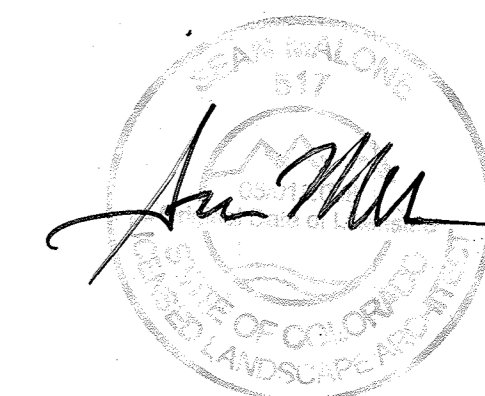
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING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

CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

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

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE CERTIFICATION:
16811 N. WALKER, P.O. BOX 1111, CASTLE ROCK, CO 80109
DESIGNER: COLORADO STATE LICENSE NUMBER 18191



NOT FOR CONSTRUCTION

DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

SHEET TITLE:
LANDSCAPE NOTES

L-1.1
SHEET 4 OF 14

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST TO THE HOUNDERS VILLAGE SECTION 8, TOWNSHIP 28 NORTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT SCHEDULE

LEGEND ABBREV.	PLANT NAME (COMMON)	PLANT NAME (SCIENTIFIC)	SIZE & CONDITION (UNLESS OTHERWISE NOTED ON PLAN)	WATER USE (HYDROZONE #)
DECIDUOUS CANOPY TREES				
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL. B&B	LOW (2)
BUR	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B	LOW (2)
SHA	SHADEMASTER LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B	LOW (2)
KCT	KENTUCKY COFFEE TREE (MALE ONLY)	GYMNOCLADUS DIOICA (MALE ONLY)	2 1/2" CAL. B&B	LOW (2)
EVERGREEN TREES				
ASE	AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	2 1/2" CAL. B&B	VERY LOW (1)
PON	PONDEROSA PINE	PINUS PONDEROSA	2 1/2" CAL. B&B	VERY LOW (1)
FNG	BRISTLECOONE / FOXTAIL PINE	PINUS ARISTATA	2 1/2" CAL. B&B	VERY LOW (1)
LIM	LIMBER PINE	PINUS FLEXILIS	2 1/2" CAL. B&B	VERY LOW (1)
DECIDUOUS ORNAMENTAL TREES				
BTM	BIG TOOTH MAPLE	ACER GRANDIDENTATUM	2" CAL. B&B	LOW (2)
SRP	SPRING SNOW CRABAPPLE	MALUS X SPRING SNOW	2" CAL. B&B	LOW (2)
CAN	CANADA RED CHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2" CAL. B&B	VERY LOW (1)
TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B	VERY LOW (1)
DECIDUOUS SHRUBS				
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL	VERY LOW (1)
GDP	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'	5 GAL	LOW (2)
PSC	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	LOW (2)
DKS	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL	LOW (2)
RAB	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL	VERY LOW (1)
NMP	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL	VERY LOW (1)
EVERGREEN SHRUBS				
YFI	ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA	5 GAL	VERY LOW (1)
OGH	OREGON GRAPE HOLLY	MAHONIA AQUILIFOLIUM	5 GAL	VERY LOW (1)
PAN	PANCHITO MANZANITA	ACROSTAPHYLOS X COLORADOENSIS	5 GAL	LOW (2)
TWS	TALL WESTERN SAGE	ARTEMISIA TRIDENTATA	5 GAL	LOW (2)
WBL	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	5 GAL	VERY LOW (1)
WIL	WILTONI JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	5 GAL	LOW (2)
BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL	LOW (2)
ORNAMENTAL GRASSES				
FRG	KARL FOERSTER FEATHER REED GRASS	CALLAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL	LOW (2)
BOG	BLUE GRAMA GRASS	BOULDERIA GRACILIS	1 GAL	VERY LOW (1)
PDS	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GAL	LOW (2)
PLB	LITTLE BUNNY MOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	VERY LOW (2)
PERENNIALS				
AJS	AUTUMN JOY SEDUM	S. SPECTABILE 'AUTUMN JOY'	1 GAL	VERY LOW (1)
CFL	CONEFLOWER	ECHINACEA PURPUREA 'ALBA'	1 GAL	LOW (2)
CMW	WALKER'S LOW CATMINT	NEPETA FAASSENI 'WALKER'S LOW'	1 GAL	LOW (2)
COD	DWARF COREOPSIS	COREOPSIS AURICULATA 'NANA'	1 GAL	LOW (2)
DDY	STELA D'ORO DAYLILY	HERMERCALLIS 'STELA D'ORO'	1 GAL	LOW (2)
IPC	ICE PLANT	DELOSPHERMA COOPERI	1 GAL	LOW (2)
PES	ROCKY MOUNTAIN PENSTEMON	P. STRICTUS	1 GAL	LOW (2)
VAL	RED VALERIAN / JUPITER'S BEARD	CENTRANTHUS RUBER	1 GAL	LOW (2)
YAP	PINK YARRROW	ACHILLEA MILLEFOLIUM 'ROSEA'	1 GAL	LOW (2)

SOD

*****	THERMAL BLUE TEXAS HYBRID	(GREEN VALLEY TURF)	14,866 SQ FT	HIGH (4.5)
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TURF SEED MIX

*****	FESCUE TURF SEED MIX	ARKANSAS VALLEY SEED	13,844 SQ FT	LOW (2.5)
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COMMON NAME	MIX (%)	PLS/LB
SR3000 HARD FESCUE	30%	6 LBS.
CHEWINGS FESCUE	30%	6 LBS.
CREeping RED FESCUE	25%	5 LBS.
SR4000 PERENNIAL RYEGRASS	15%	3 LBS.

APPLY AT A RATE OF 20 PLS. LBS. PER ACRE, DOUBLE FOR BROADCAST

IRRIGATED TALL GRASS SEED MIX

*****	NATIVE SEED MIX	ARKANSAS VALLEY SEED	124,346 SQ FT	LOW (2)
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COMMON NAME	PLS/LB
ARRIBA WESTERN WHEATGRASS	19.2 LBS.
LODORIM GREEN NEEDLEGRASS	6.0 LBS.
LOVINGTON BLUE GRAMA	1.8 LBS.
PASTURA LITTLE BLUESTEM	2.1 LBS.
VAUGHN SIDEOATS GRAMA	1.5 LBS.
SHARPS BUFFALOGRASS	2.4 LBS.
PRAIRIE DROPSEED	2.4 LBS.

APPLY AT A RATE OF 35.4 PLS. LBS. PER ACRE, DOUBLE FOR BROADCAST

PHASE 1 - STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET ***	TREES REQUIRED (1 TREE / 40 LF)*	TREES PROVIDED	NUMBER OF LARGE CANOPY TREES PROVIDED	PERCENTAGE LARGE CANOPY TREES (CANOPY TREES / REQUIRED TREES)	NUMBER OF EVERGREEN TREES PROVIDED	PERCENTAGE EVERGREEN TREES (EVERGREEN TREES / REQUIRED TREES)	ROW SHRUBS REQUIRED (1 SHRUB / 10 LF)	ROW SHRUBS PROVIDED**
MIKELSON BLVD	519 LF	13	13	13	100%	0	0.0%	52	54
N MITCHELL STREET	1797 LF	45	46	37	82.2%	6	13.3%	180	426
VISTA CLIFF CIRCLE	697 LF	18	22	12	66.6%***	11	50.0%	72	87
VISTA CLIFF COURT	0 LF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
VISTA CLIFF LOOP	521 LF	13	13	11	84.6%	0	0.0%	52	53
VISTA CANYON DRIVE	0 LF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
EDGE CLIFF STREET	0 LF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ROCK CANYON TRAIL	0 LF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* EACH RESIDENTIAL LOT MUST HAVE ONE LARGE CANOPY TREE IN FRONT YARD. TREES TO BE PLANTED IN FRONT YARD MUST NOT EXCEED 16 FEET FROM BACK OF CURB.
** EACH LOT SHALL HAVE 4 SHRUBS PLANTED (NOT SHOWN ON PLANS).
*** LINEAR FEET VALUES ARE STREET LENGTHS ABUTTING TRACTS AND DO NOT ACCOUNT FOR LENGTH OF STREET ABUTTING RESIDENTIAL LOTS.
**** EFFECTIVE PERCENTAGE OF CANOPY TREES WILL BE GRATER THAN 75% WITH THE ADDITION OF RESIDENTIAL LOT LARGE CANOPY TREES.

PHASE 2 - STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET ***	TREES REQUIRED (1 TREE / 40 LF)*	TREES PROVIDED	NUMBER OF LARGE CANOPY TREES PROVIDED	PERCENTAGE LARGE CANOPY TREES (CANOPY TREES / REQUIRED TREES)	NUMBER OF EVERGREEN TREES PROVIDED	PERCENTAGE EVERGREEN TREES (EVERGREEN TREES / REQUIRED TREES)	ROW SHRUBS REQUIRED (1 SHRUB / 10 LF)	ROW SHRUBS PROVIDED**
N MITCHELL STREET	796 LF	20	35	20	100%	11	55.0%	80	149
EDGE CLIFF STREET	0 LF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
EDGE CLIFF AVE	0 LF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* EACH RESIDENTIAL LOT MUST HAVE ONE LARGE CANOPY TREE IN FRONT YARD. TREES TO BE PLANTED IN FRONT YARD MUST NOT EXCEED 16 FEET FROM BACK OF CURB.
** EACH LOT SHALL HAVE 4 SHRUBS PLANTED (NOT SHOWN ON PLANS).
*** LINEAR FEET VALUES ARE STREET LENGTHS ABUTTING TRACTS AND DO NOT ACCOUNT FOR LENGTH OF STREET ABUTTING RESIDENTIAL LOTS.
**** EFFECTIVE PERCENTAGE OF CANOPY TREES WILL BE GRATER THAN 75% WITH THE ADDITION OF RESIDENTIAL LOT LARGE CANOPY TREES.

PHASE 2 - COMPOSITE LANDSCAPE WATER USE RATING CHART

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

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

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
DRIP	TREES IN NATIVE *	3.0	LOW	6.9%	2,900	2.0	42,187	0.14
DRIP	SHRUB BED	2.0	LOW	19.9%	8,378	2.0	42,187	0.4
SPRAY ROTORS	IRRIGATED NATIVE SEED MIX	2.0	LOW	67.7%	28,542	2.0	42,187	1.35
SPRAY ROTORS	FESCUE TURF SEED MIX	3.0	LOW	5.6%	2,367	3.00	42,187	0.17
TOTALS				100	42,187		42,187	2.06
TOTAL OF THE CLWUR								2.06

PHASE 2 - LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	AREA (SQ FT)	PERCENTAGE
IRRIGATED TREES*	2,900	6.9%
IRRIGATED BED	8,378	19.9%
IRRIGATED NATIVE SEED MIX	28,542	67.7%
FESCUE TURF SEED MIX	2,367	5.6%
TURF: TEXAS HYBRID BLUEGRASS	0	0.0%
TOTAL AREA LANDSCAPE	42,187	100%

NON-DISTURBED AREAS: N/A

* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

PHASE 1 - COMPOSITE LANDSCAPE WATER USE RATING CHART

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

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

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
DRIP	TREES IN NATIVE *	3.0	LOW	2.9%	4,550	2.0	158,041	0.08
DRIP	SHRUB BED	2.0	LOW	20.8%	32,822	2.0	158,041	0.42
SPRAY ROTORS	IRRIGATED NATIVE SEED MIX	2.0	LOW	80.6%	95,804	2.0	158,041	1.21
SPRAY ROTORS	FESCUE TURF SEED MIX	3.0	LOW	6.3%	9,999	3.0	158,041	0.19
SPRAY ROTORS	TURF: TEXAS HYBRID BLUEGRASS	4.5	HIGH	9.4%	14,866	4.50	158,041	0.42
TOTALS				100	158,041		143,175	2.3
TOTAL OF THE CLWUR								2.30

PHASE 1 - LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	AREA (SQ FT)	PERCENTAGE
IRRIGATED TREES*	7,450	4.6%
IRRIGATED BED	32,822	20.4%
IRRIGATED NATIVE SEED MIX	95,804	59.5%
FESCUTE TURF SEED MIX	9,999	6.2%
TURF: TEXAS HYBRID BLUEGRASS	14,866	9.2%
TOTAL AREA LANDSCAPE	160,941	100%

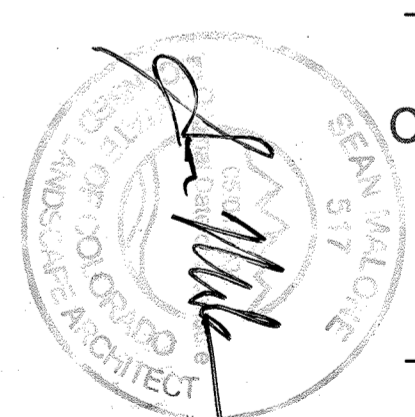
NON-DISTURBED AREAS: N/A

* TREES IN NON-IRRIGATED NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE CERTIFICATION:
I, SEAN MALONE, P.L.A., A.S.L.A., AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO STATE LICENSE NUMBER 05317.



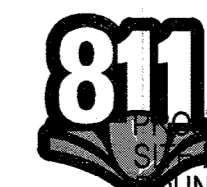
NOT FOR CONSTRUCTION

DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

SHEET TITLE:
LANDSCAPE PLANT LIST

L-1.2
SHEET 5 OF 14

CHECKED BY: XX
DRAWN BY: XX



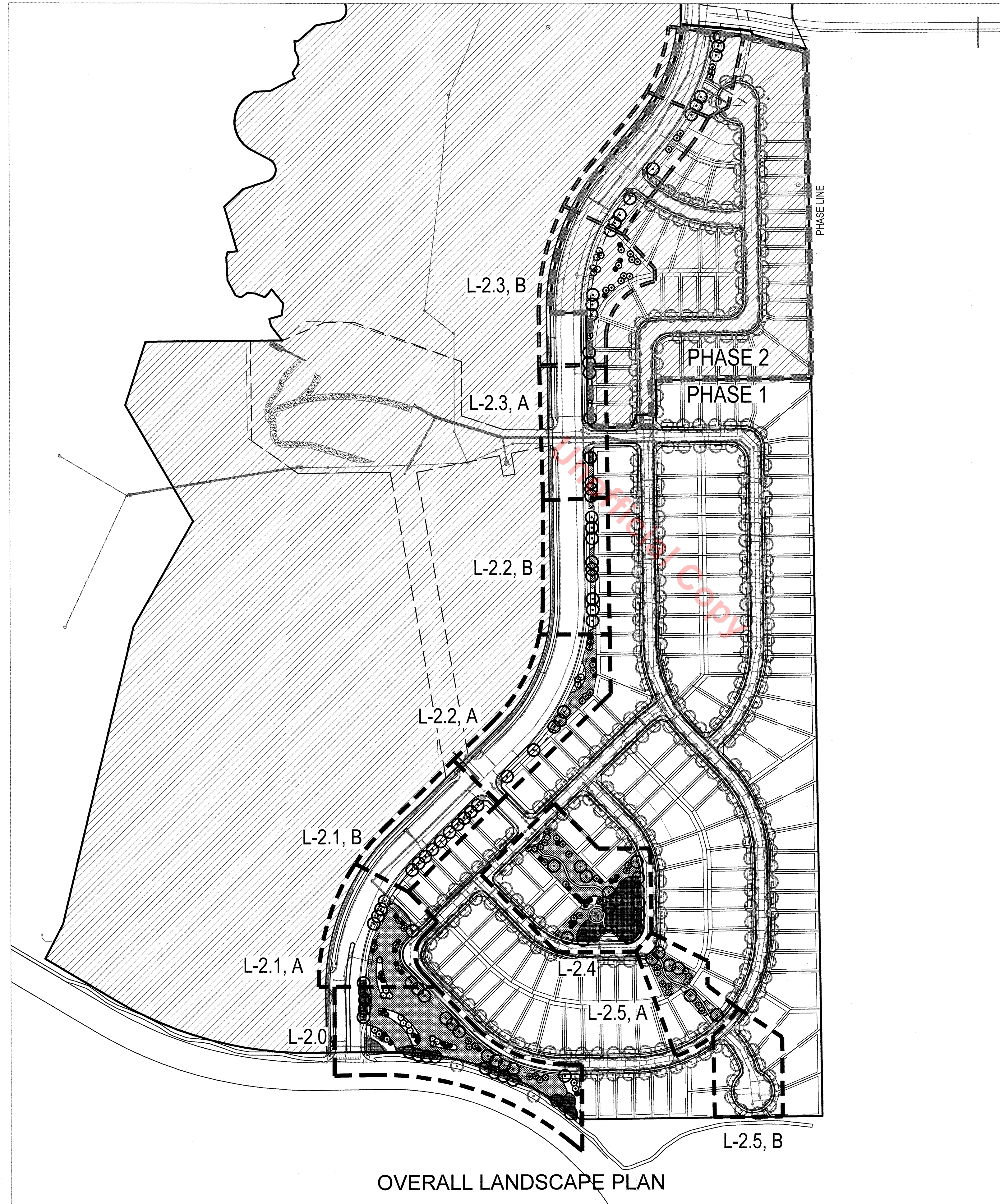
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH

PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

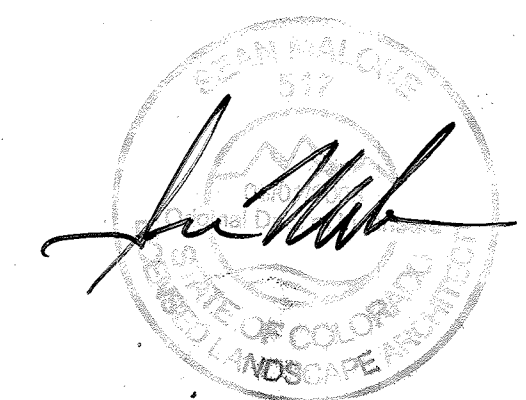
- ⊙ CANOPY TREES
- STREET TREES - BY HOMEBUILDER
(RESPONSIBILITY OF HOMEBUILDER TO
INSTALL ALL RESIDENTIAL-LOT CANOPY
STREET TREES PER PLAN)
- ⊙ EVERGREEN TREES
- ORNAMENTAL TREES

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
SEAN MALONE, P.L.A. IS A LAI CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.

NOT FOR
CONSTRUCTION

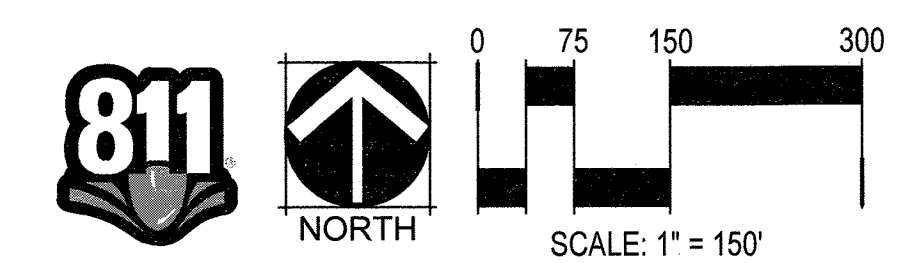


DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

L-1.3
SHEET 6 OF 14

OVERALL LANDSCAPE PLAN



PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24




CHECKED BY: XX
DRAWN BY: XX

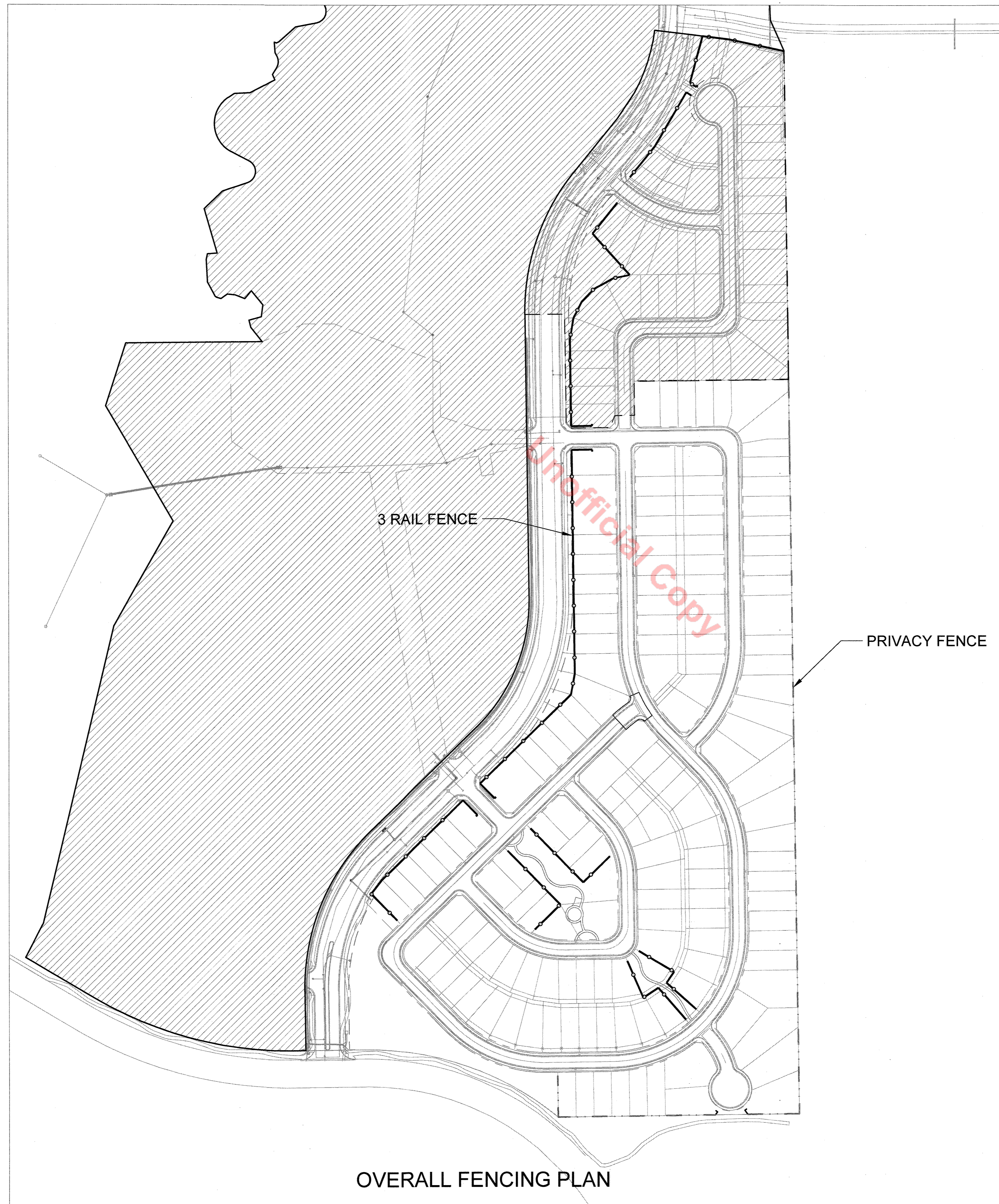
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND:

-  3 RAIL FENCE
-  PRIVACY FENCE
-  PROPERTY LINE



OVERALL FENCING PLAN

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
ISAN MALINE, R.L.A. ASLAWM CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER IS 011

NOT FOR
CONSTRUCTION



DATE:

09/19/2018

11/02/2018

12/07/2018

12/19/2018

SHEET TITLE:
OVERALL
FENCING PLAN

L-14
SHEET 7 OF 14

CHECKED BY: XX
DRAWN BY: XX



PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

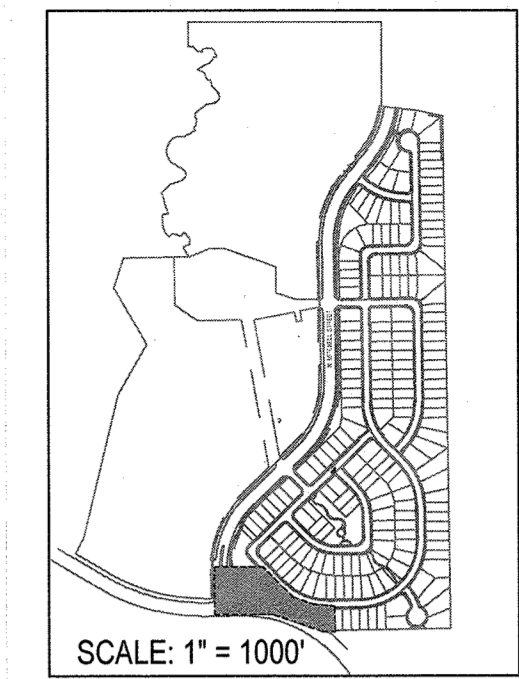
FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN

A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH

PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

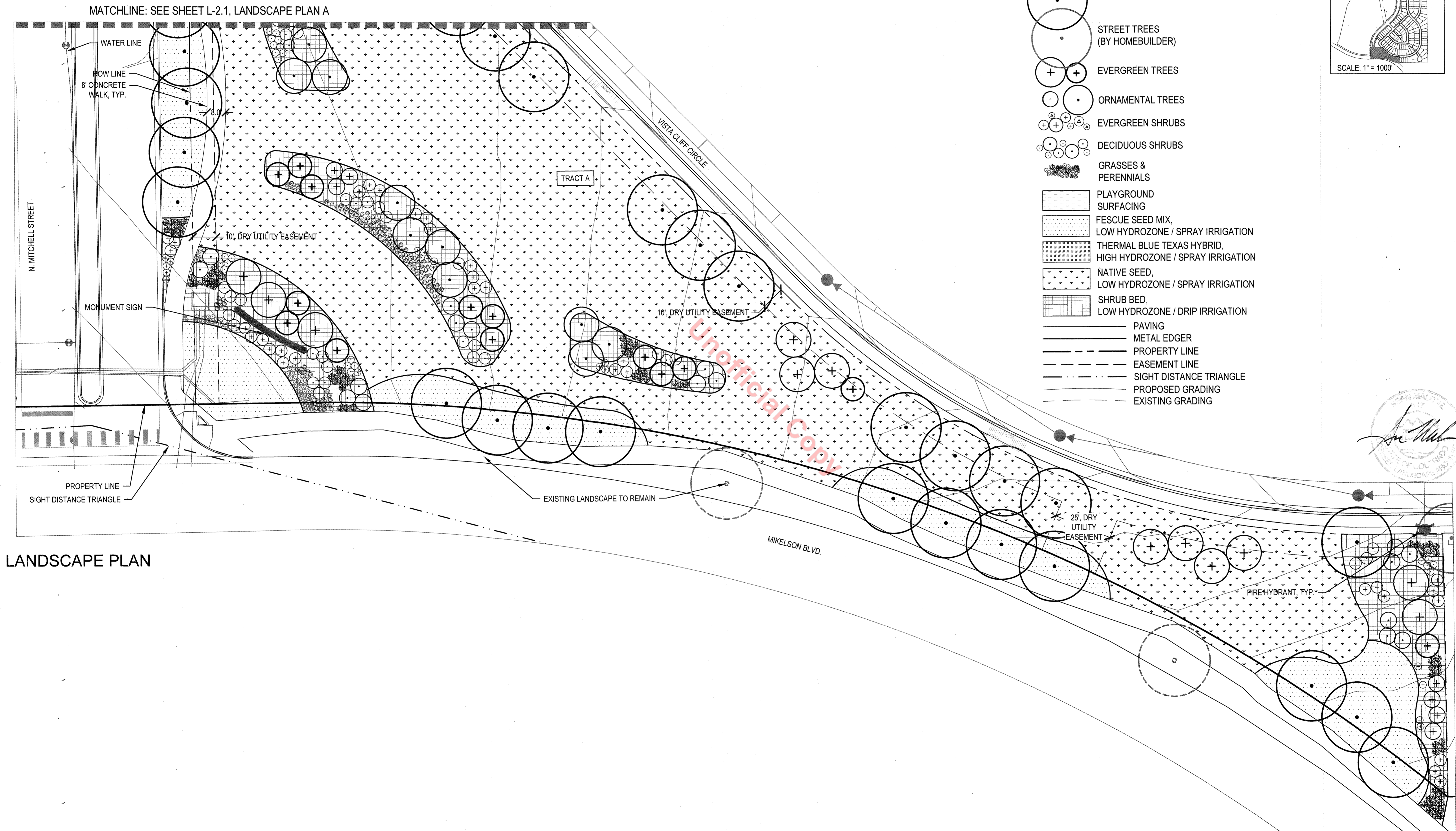
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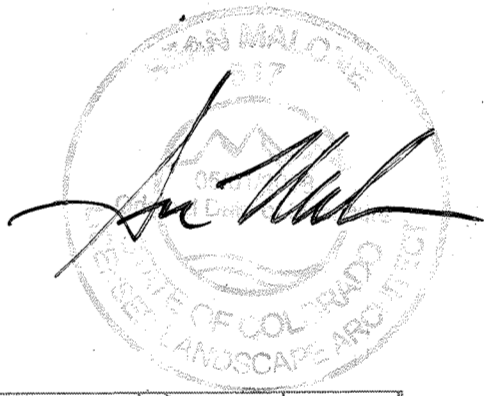
NORRIS DESIGN
 Planning | Landscape Architecture | Branding
 1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 www.norris-design.com

LEGEND:

- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- PLAYGROUND SURFACING
- FESCUE SEED MIX, LOW HYDROZONE / SPRAY IRRIGATION
- THERMAL BLUE TEXAS HYBRID, HIGH HYDROZONE / SPRAY IRRIGATION
- NATIVE SEED, LOW HYDROZONE / SPRAY IRRIGATION
- SHRUB BED, LOW HYDROZONE / DRIP IRRIGATION
- PAVING
- METAL EDGER
- PROPERTY LINE
- EASEMENT LINE
- SIGHT DISTANCE TRIANGLE
- PROPOSED GRADING
- EXISTING GRADING



LANDSCAPE PLAN



FOUNDERS VILLAGE FILING 24
 CASTLE ROCK, CO

OWNER:
 RICHMOND AMERICAN HOMES
 4320 SOUTH MONACO STREET
 DENVER, CO 80237

LANDSCAPE CERTIFICATION:
 I, SEAN MALONE, R.L.A., A.S.L.A. AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSE NUMBER IS 517.

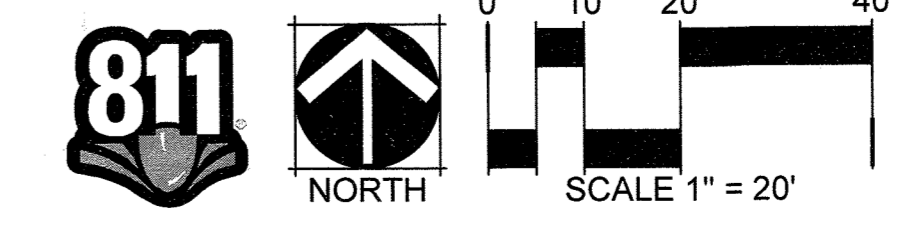
NOT FOR CONSTRUCTION

DATE:
 09/19/2018
 11/02/2018
 12/07/2018
 12/19/2018

SHEET TITLE:
 LANDSCAPE PLAN

L-2.0
 SHEET 8 OF 14

CHECKED BY: XX
 DRAWN BY: XX



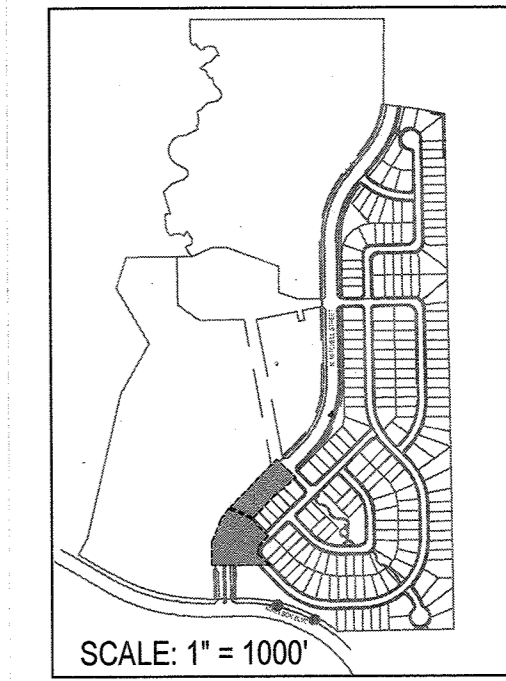
PROJECT NO. SDP18-0041
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 FOUNDERS VILLAGE FILING NO. 24

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
 A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP:



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 Planning | Landscape Architecture | Branding
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 Denver, Colorado 80204
 P 303.892.1166
 www.norris-design.com

FOUNDERS VILLAGE FILING 24

CASTLE ROCK, CO

OWNER:
 RICHMOND AMERICAN HOMES
 4320 SOUTH MONACO STREET
 DENVER, CO 80237

LANDSCAPE CERTIFICATION:
 I, SEAN MALONE, P.L.A., A.S.L.A. AM CERTIFIED WITH
 THE TOWN OF CASTLE ROCK AS A LANDSCAPE
 DESIGNER. COLORADO STATE LICENSE
 NUMBER IS 917.

NOT FOR
 CONSTRUCTION

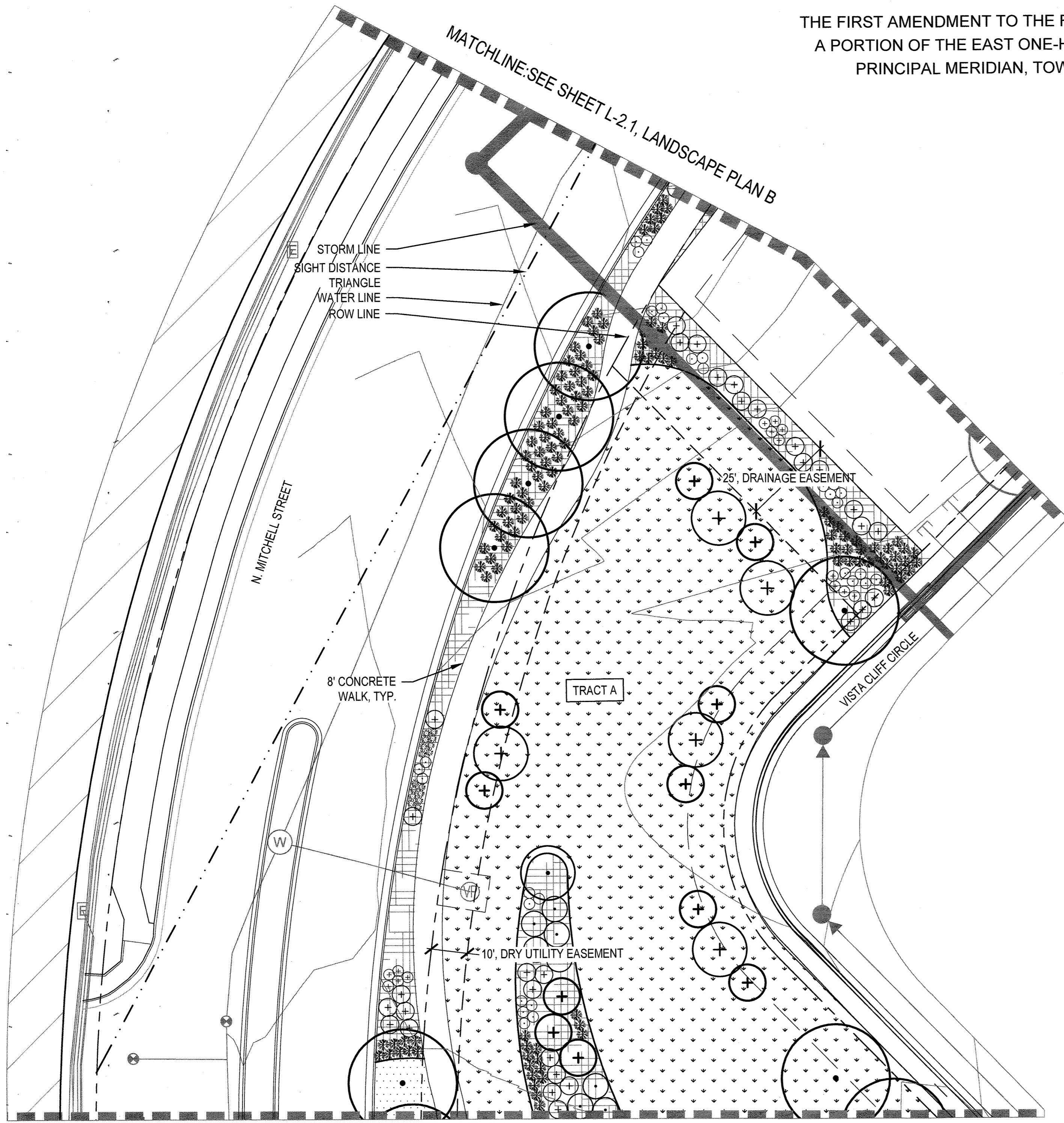
DATE:
 09/19/2018
 11/02/2018
 12/07/2018
 12/19/2018

SHEET TITLE:
 LANDSCAPE
 PLAN

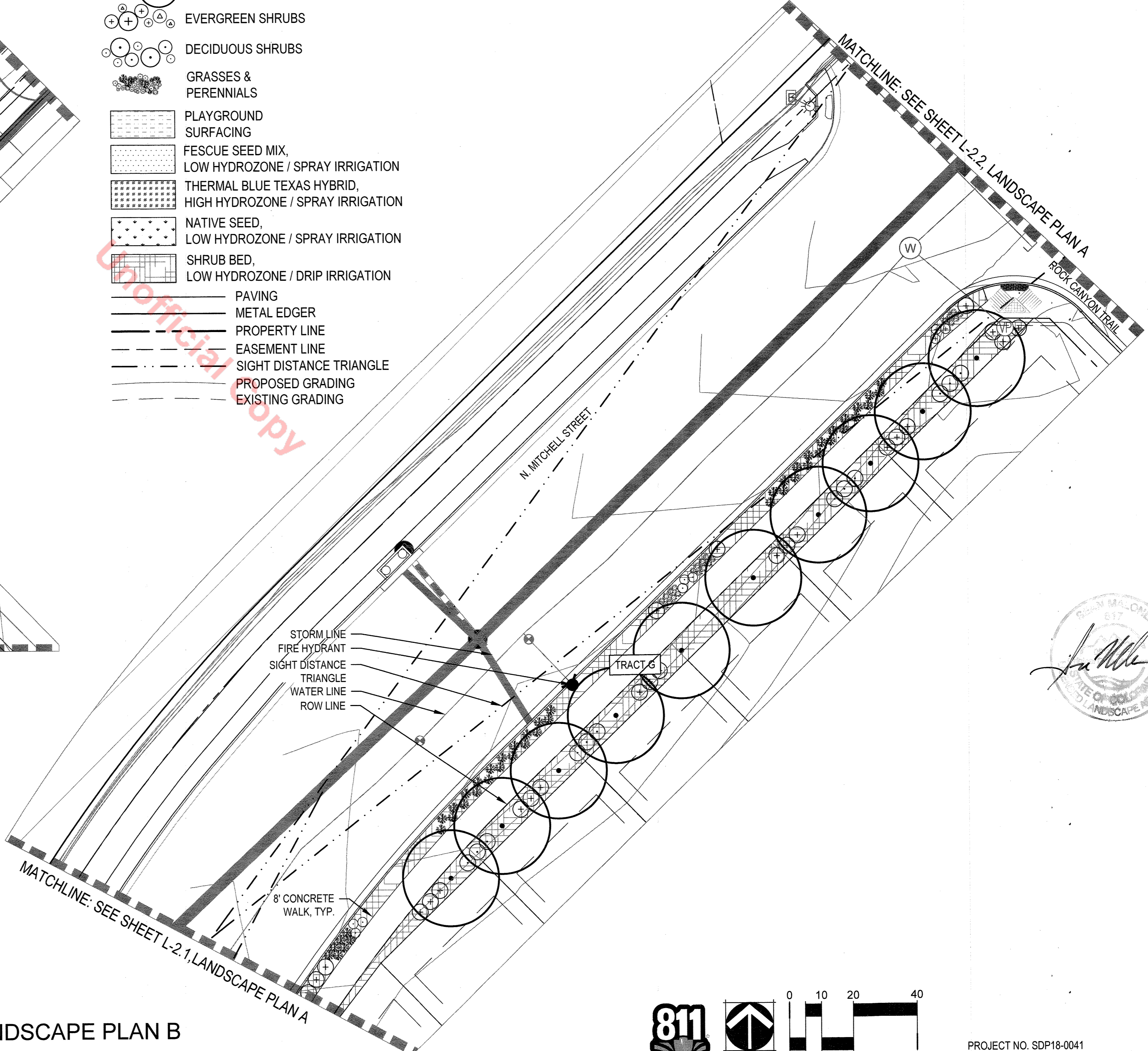
L-2.1
 SHEET 9 OF 14

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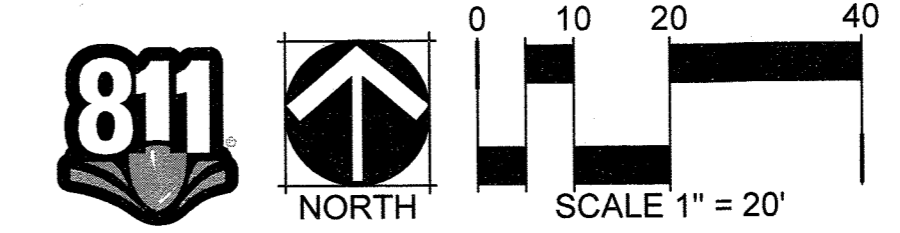
- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- PLAYGROUND SURFACING
- FESCUE SEED MIX, LOW HYDROZONE / SPRAY IRRIGATION
- THERMAL BLUE TEXAS HYBRID, HIGH HYDROZONE / SPRAY IRRIGATION
- NATIVE SEED, LOW HYDROZONE / SPRAY IRRIGATION
- SHRUB BED, LOW HYDROZONE / DRIP IRRIGATION
- PAVING
- METAL EDGER
- PROPERTY LINE
- EASEMENT LINE
- SIGHT DISTANCE TRIANGLE
- PROPOSED GRADING
- EXISTING GRADING



LANDSCAPE PLAN A



LANDSCAPE PLAN B



PROJECT NO. SDP18-0041
 SITE DEVELOPMENT PLAN AMENDMENT NO. 1
 FOUNDERS VILLAGE FILING NO. 24

CHECKED BY:
 DRAWN BY:

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

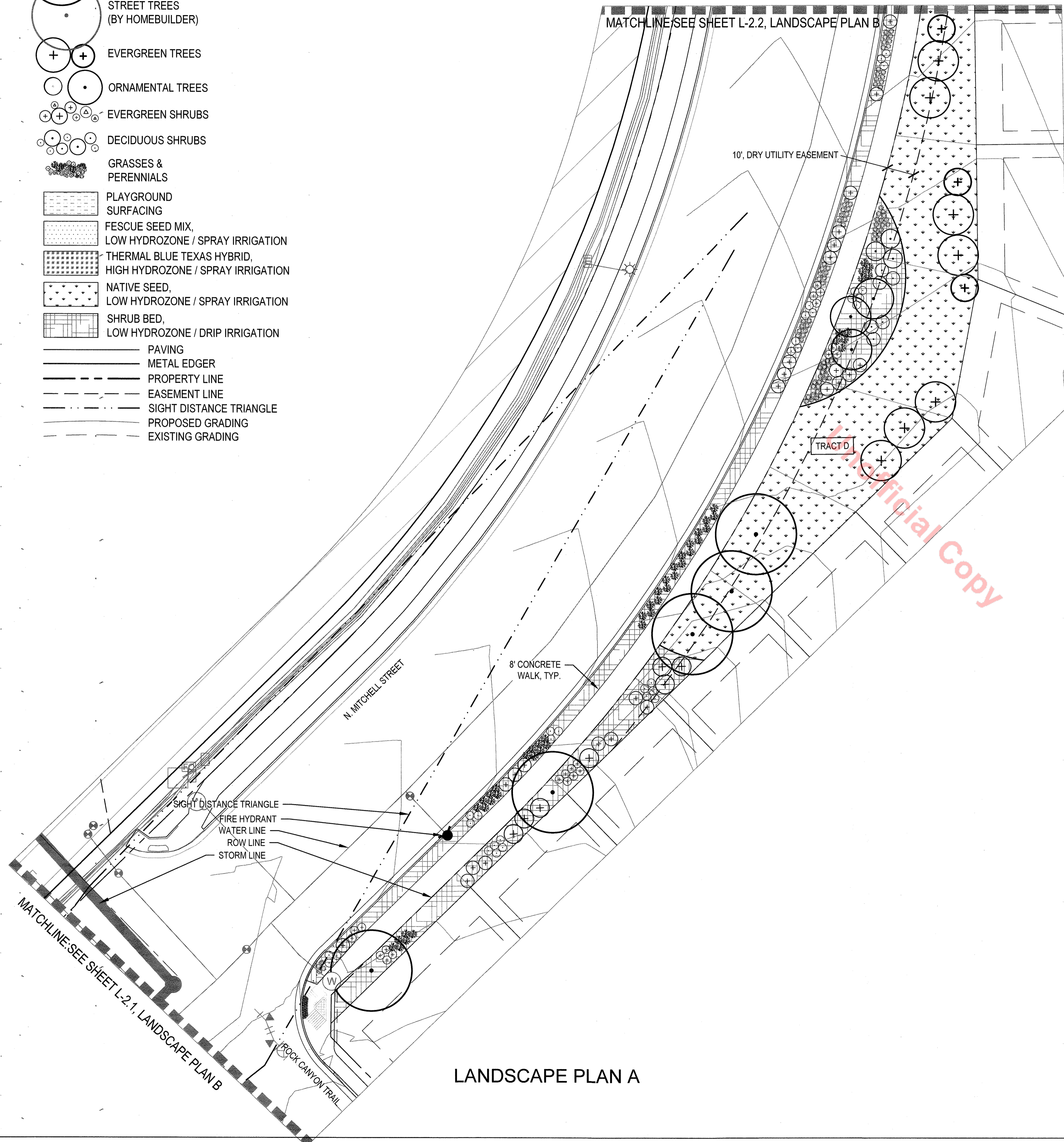
FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST ONE-FOURTH SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

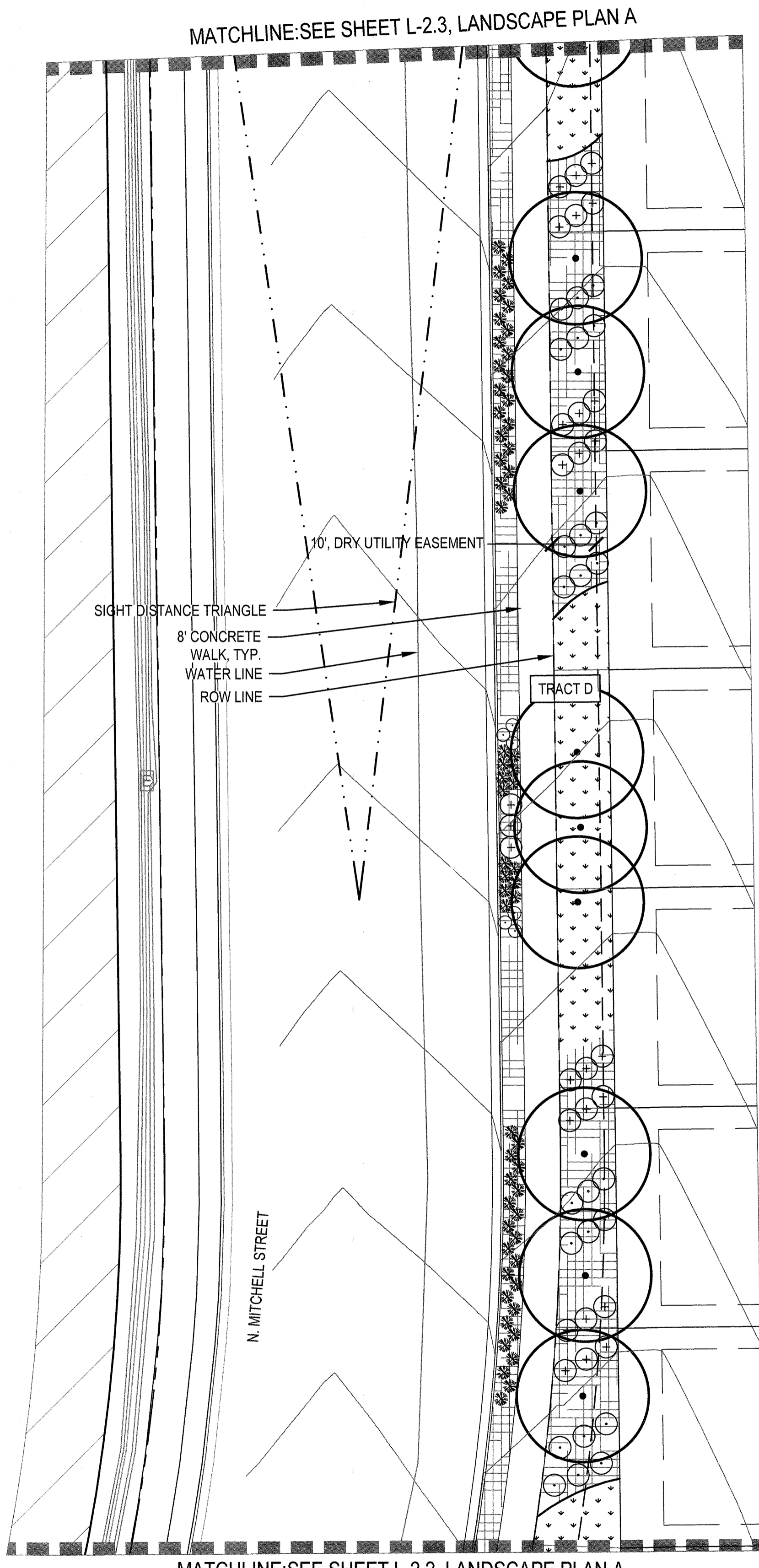
NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

LEGEND:

- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
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- FESCUE SEED MIX, LOW HYDROZONE / SPRAY IRRIGATION
- THERMAL BLUE TEXAS HYBRID, HIGH HYDROZONE / SPRAY IRRIGATION
- NATIVE SEED, LOW HYDROZONE / SPRAY IRRIGATION
- SHRUB BED, LOW HYDROZONE / DRIP IRRIGATION
- PAVING
- METAL EDGER
- PROPERTY LINE
- EASEMENT LINE
- SIGHT DISTANCE TRIANGLE
- PROPOSED GRADING
- EXISTING GRADING

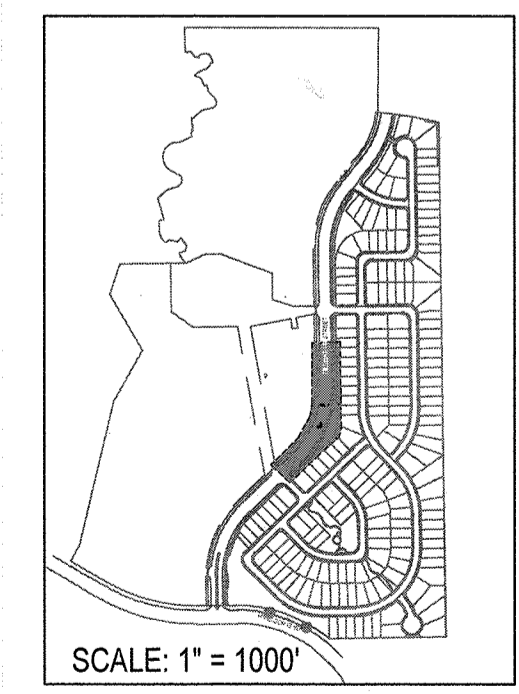


LANDSCAPE PLAN A



LANDSCAPE PLAN B

KEY MAP:



NOT FOR CONSTRUCTION

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE CERTIFICATION:
SEAN MALONE, RLA, ASLA IS CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSE NUMBER 0111.

DATE:

09/19/2018

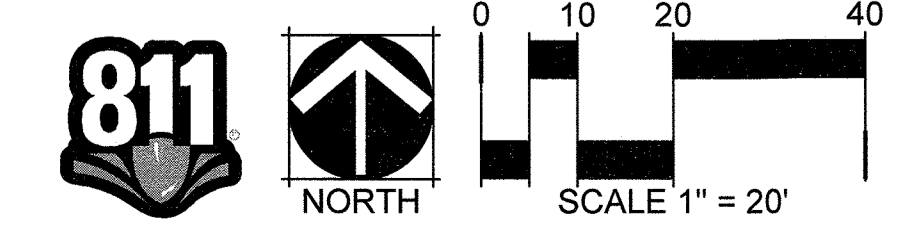
11/02/2018

12/07/2018

12/19/2018

SHEET TITLE:
LANDSCAPE PLAN

L-2.2
SHEET 10 OF 14



PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

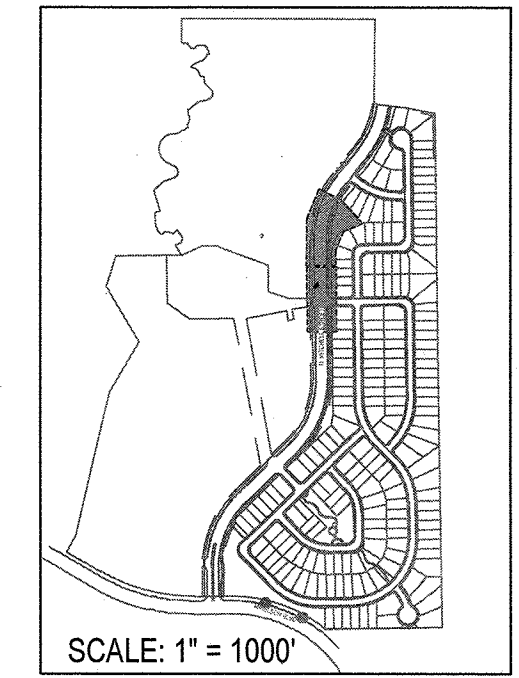
CHECKED BY:
DRAWN BY:

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP:



FOUNDERS VILLAGE FILING 24 CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
SEAN MALONE, RLA, ASLA IS CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER 0517.

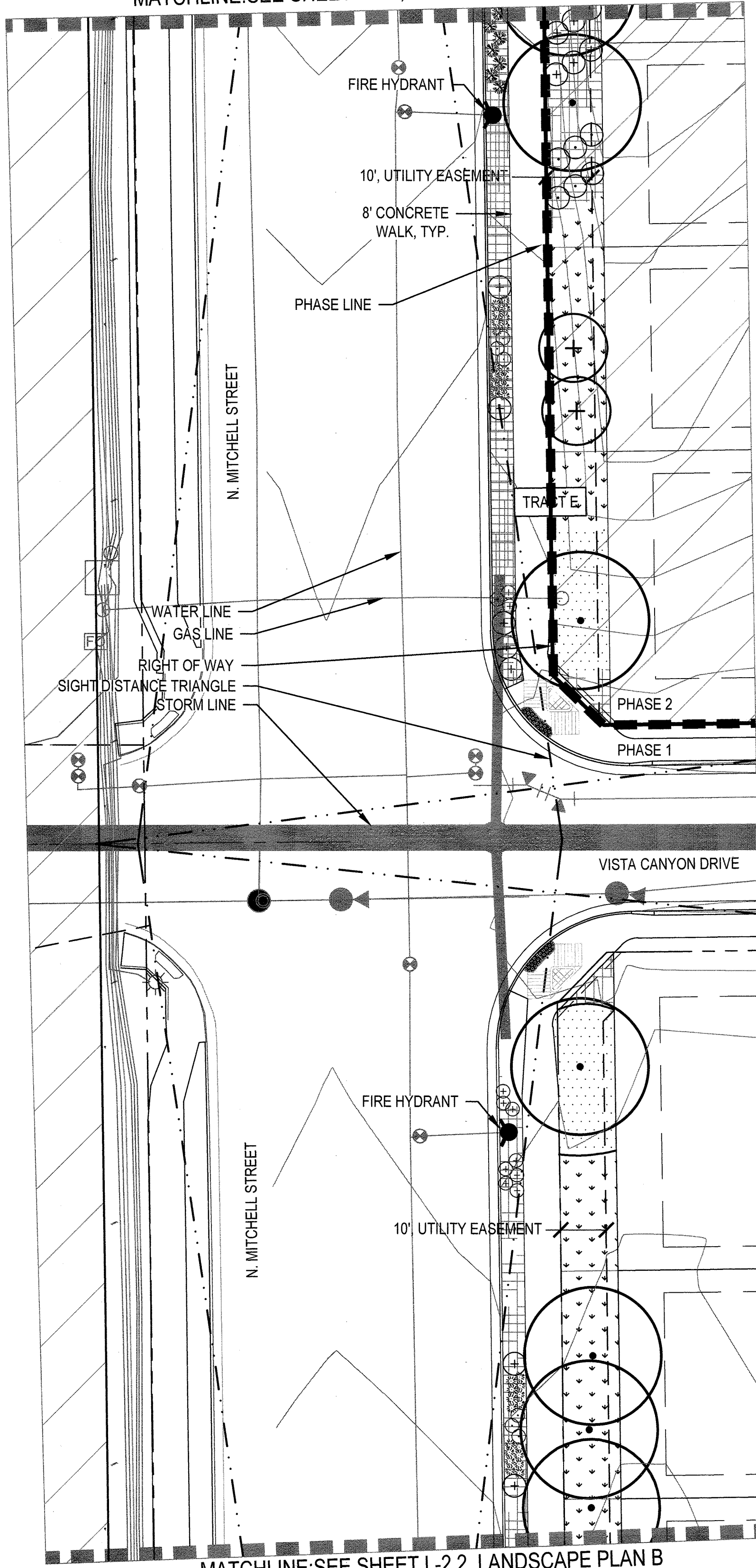
**NOT FOR
CONSTRUCTION**

DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

SHEET TITLE:
LANDSCAPE
PLAN

L-23
SHEET 11 OF 14

MATCHLINE:SEE SHEET L-2.3, LANDSCAPE PLAN B

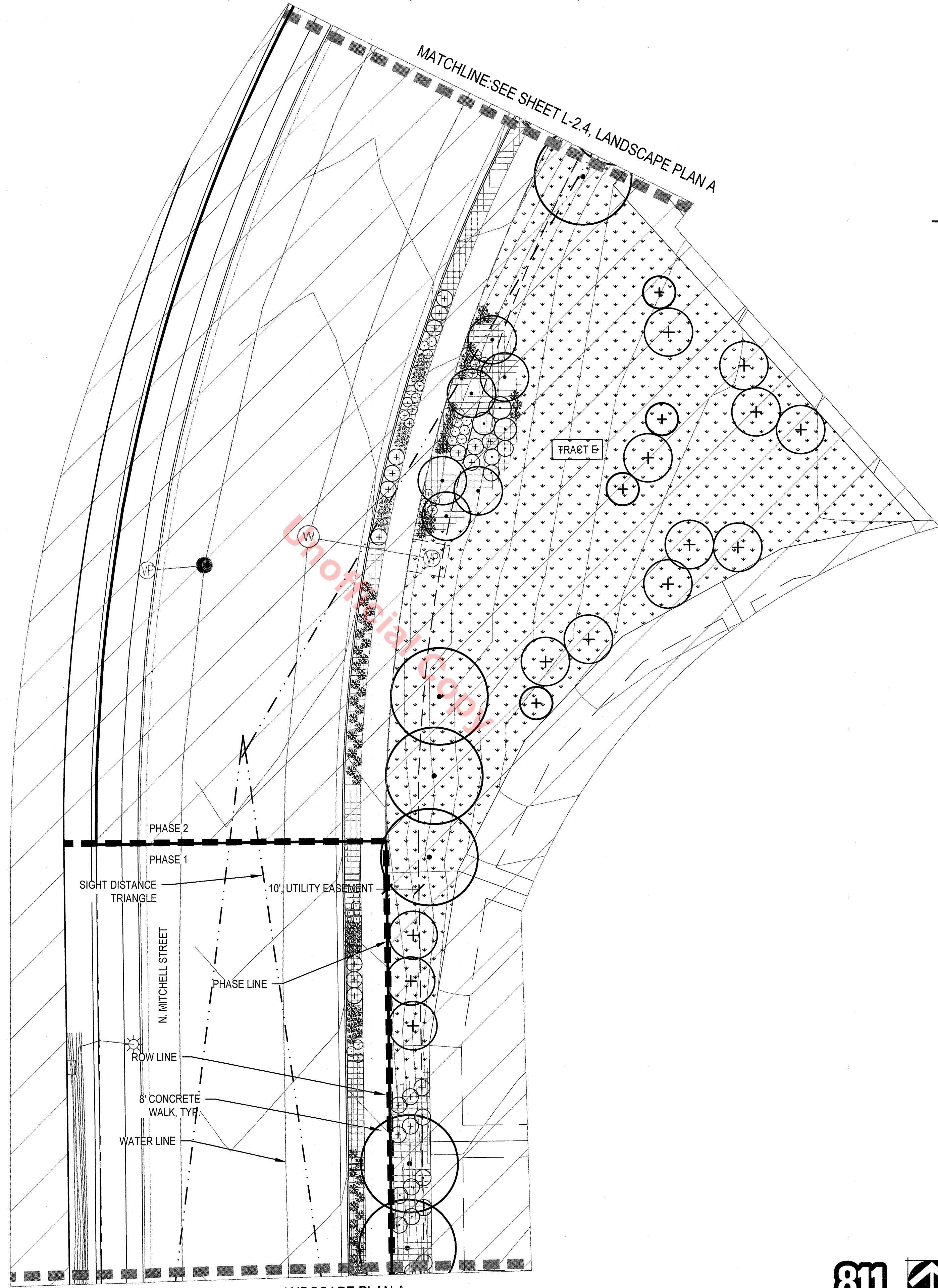


MATCHLINE:SEE SHEET L-2.2, LANDSCAPE PLAN B

LANDSCAPE PLAN A

CHECKED BY: XX
DRAWN BY: XX

MATCHLINE:SEE SHEET L-2.4, LANDSCAPE PLAN A

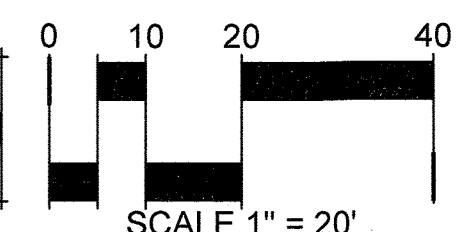


MATCHLINE:SEE SHEET L-2.3, LANDSCAPE PLAN A

LANDSCAPE PLAN B

LEGEND:

- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- PLAYGROUND SURFACING
- FESCUE SEED MIX, LOW HYDROZONE / SPRAY IRRIGATION
- THERMAL BLUE TEXAS HYBRID, HIGH HYDROZONE / SPRAY IRRIGATION
- NATIVE SEED, LOW HYDROZONE / SPRAY IRRIGATION
- SHRUB BED, LOW HYDROZONE / DRIP IRRIGATION
- PAVING
- METAL EDGER
- PROPERTY LINE
- EASEMENT LINE
- SIGHT DISTANCE TRIANGLE
- PROPOSED GRADING
- EXISTING GRADING

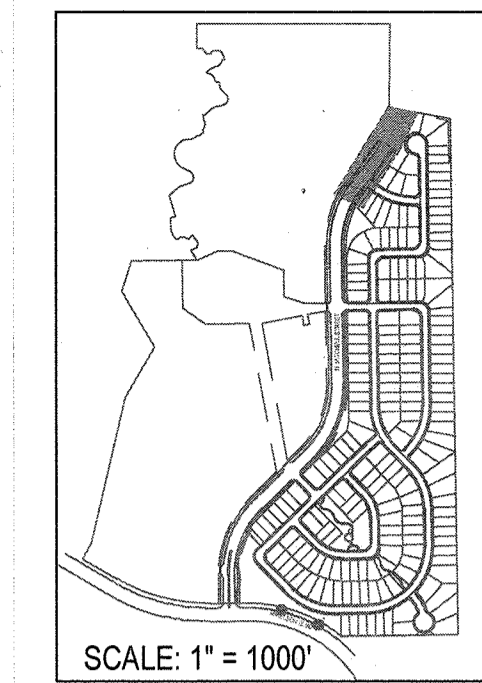


SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP:



NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
(SEAN MALONE: P.L.A. ASLA-AM CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER 011)

**NOT FOR
CONSTRUCTION**

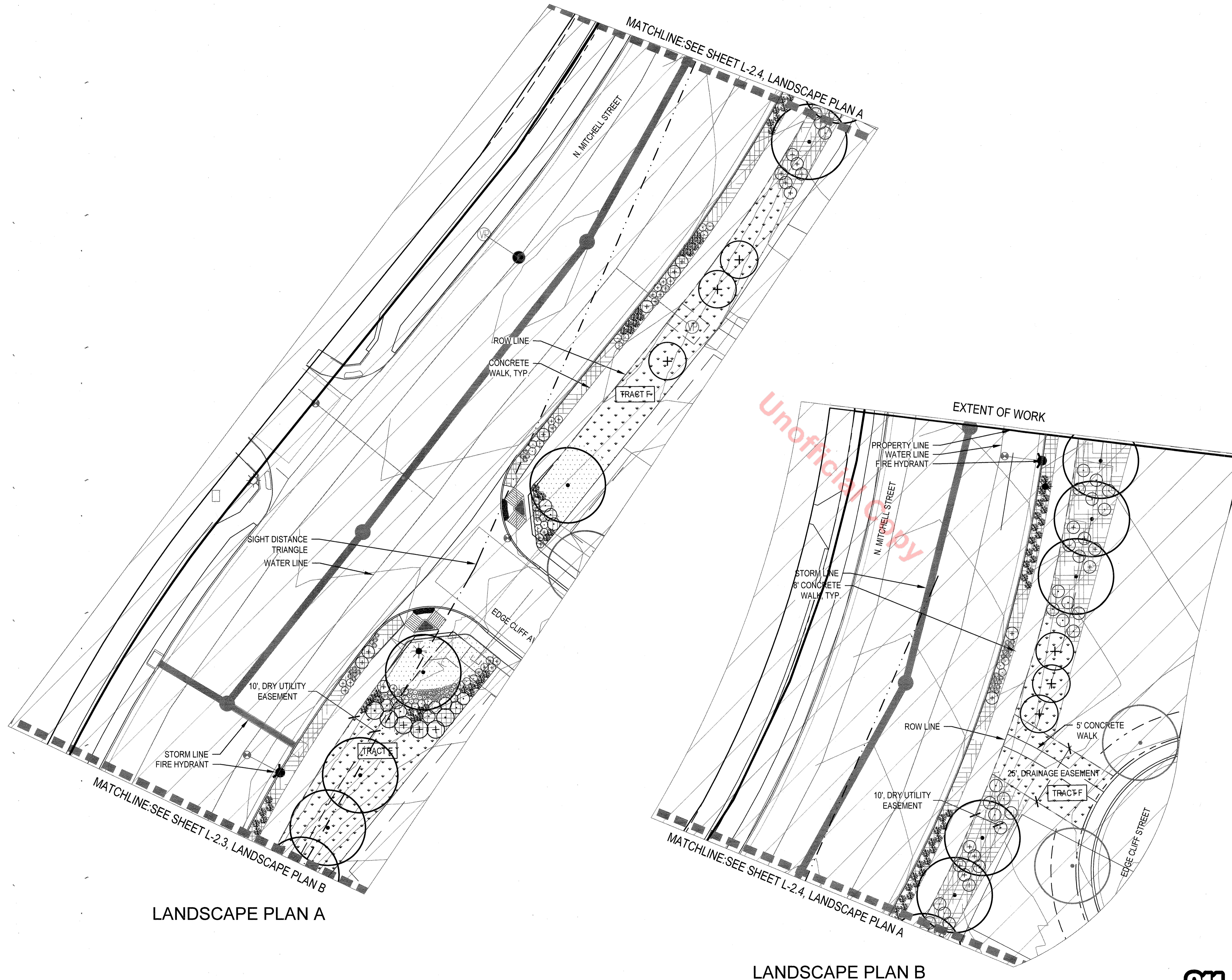
DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

SHEET TITLE:
LANDSCAPE
PLAN

L-2.4
SHEET 12 OF 14

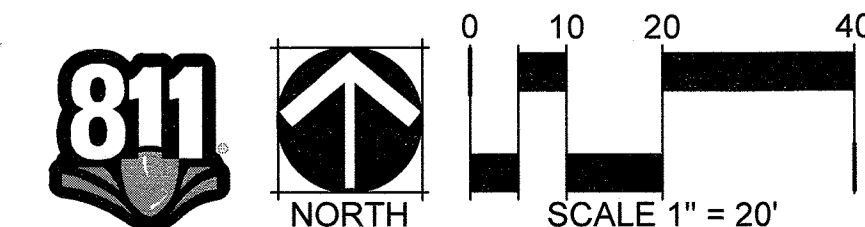
LEGEND:

- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- PLAYGROUND SURFACING
- FESCUE SEED MIX, LOW HYDROZONE / SPRAY IRRIGATION
- THERMAL BLUE TEXAS HYBRID, HIGH HYDROZONE / SPRAY IRRIGATION
- NATIVE SEED, LOW HYDROZONE / SPRAY IRRIGATION
- SHRUB BED, LOW HYDROZONE / DRIP IRRIGATION
- PAVING
- METAL EDGER
- PROPERTY LINE
- EASEMENT LINE
- SIGHT DISTANCE TRIANGLE
- PROPOSED GRADING
- EXISTING GRADING



LANDSCAPE PLAN A

LANDSCAPE PLAN B



PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

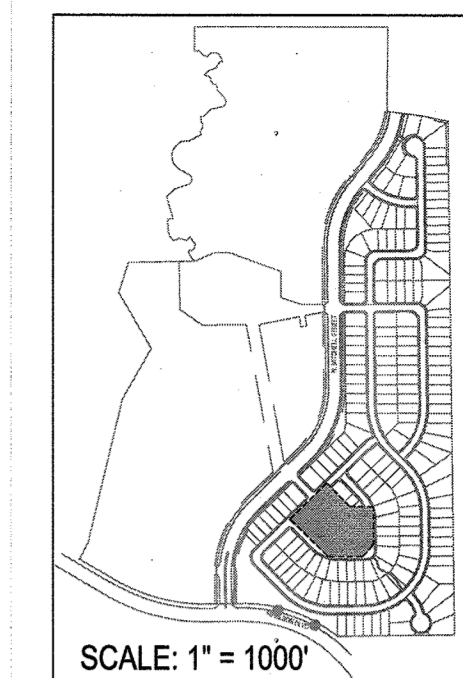
CHECKED BY:
DRAWN BY:

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST ONE FOUNDERS VILLAGE 8, TOWNSHIP 8 S, RANGE 66 W OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP:



NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

FOUNDERS VILLAGE FILING 24 CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
I, BRIAN MALONE, R.L.A. AS A AM CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER 18-07.

NOT FOR
CONSTRUCTION

DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

SHEET TITLE:
LANDSCAPE
PLAN

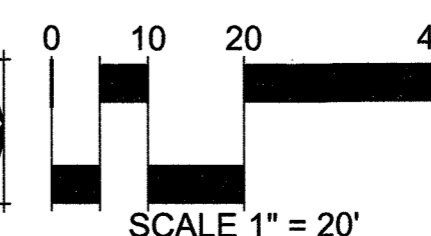
L-2.5
SHEET 13 OF 14

LEGEND:

- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- PAVING SURFACING
- FESCUE SEED MIX, LOW HYDROZONE / SPRAY IRRIGATION
- THERMAL BLUE TEXAS HYBRID, HIGH HYDROZONE / SPRAY IRRIGATION
- NATIVE SEED, LOW HYDROZONE / SPRAY IRRIGATION
- SHRUB BED, LOW HYDROZONE / DRIP IRRIGATION
- PAVING
- METAL EDGER
- PROPERTY LINE
- EASEMENT LINE
- SIGHT DISTANCE TRIANGLE
- PROPOSED GRADING
- EXISTING GRADING



LANDSCAPE PLAN



PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

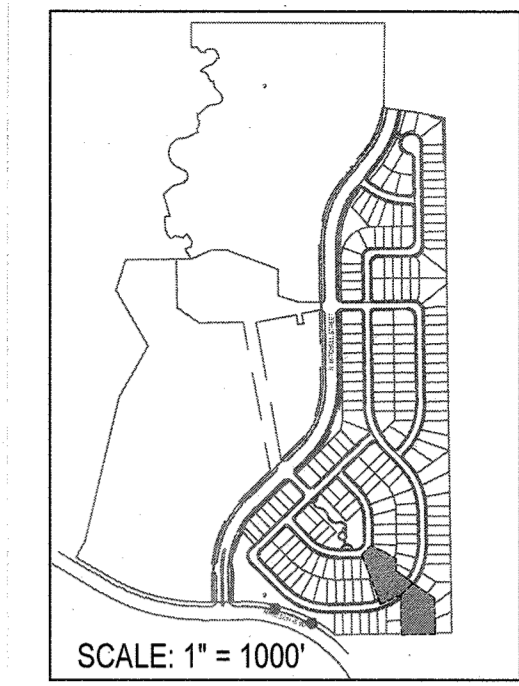
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP:



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4320 SOUTH MONACO STREET
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
I, SEAN MALONE, P.L.A., A.S.L.A. AM CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.

NOT FOR
CONSTRUCTION

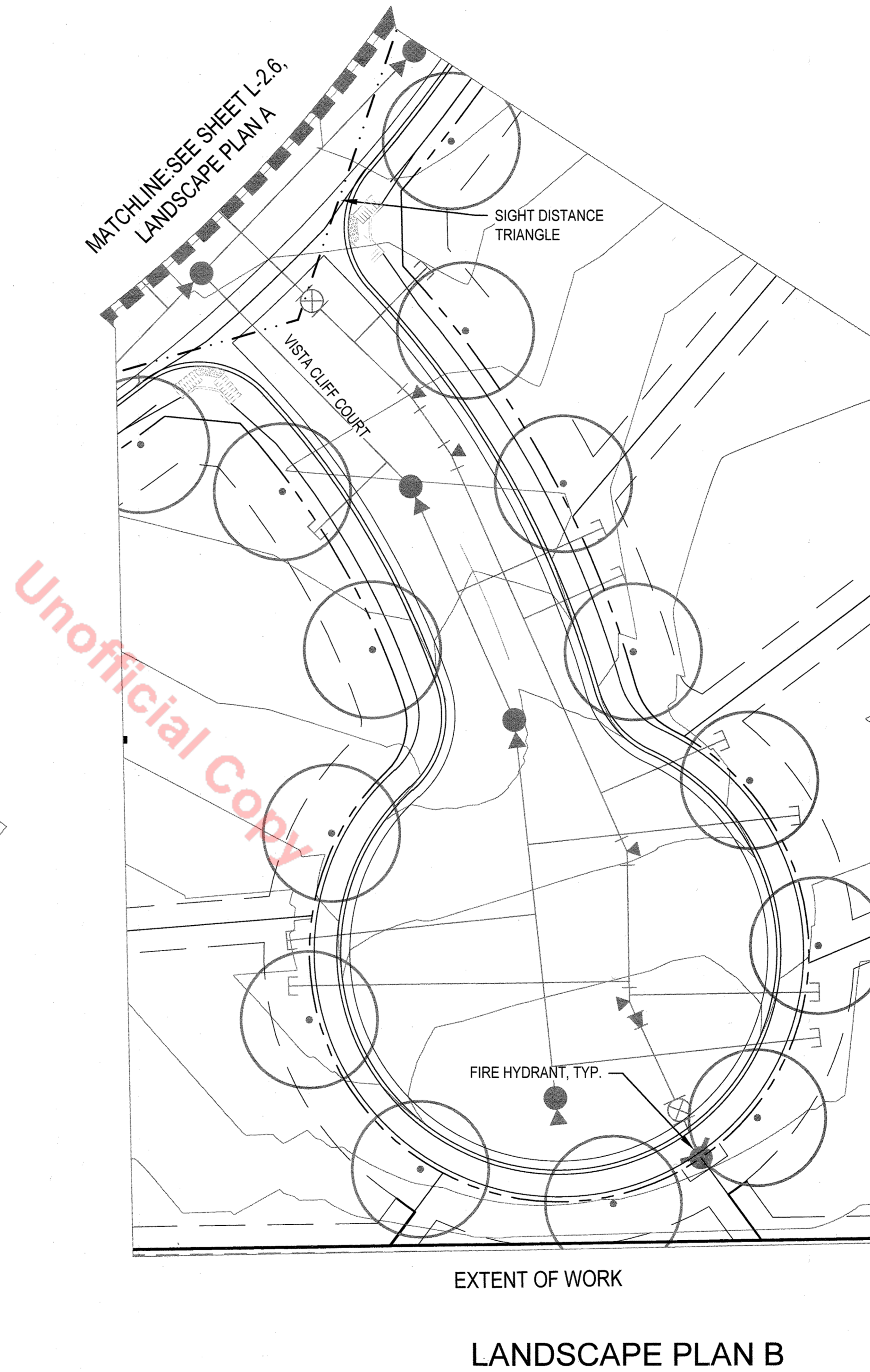
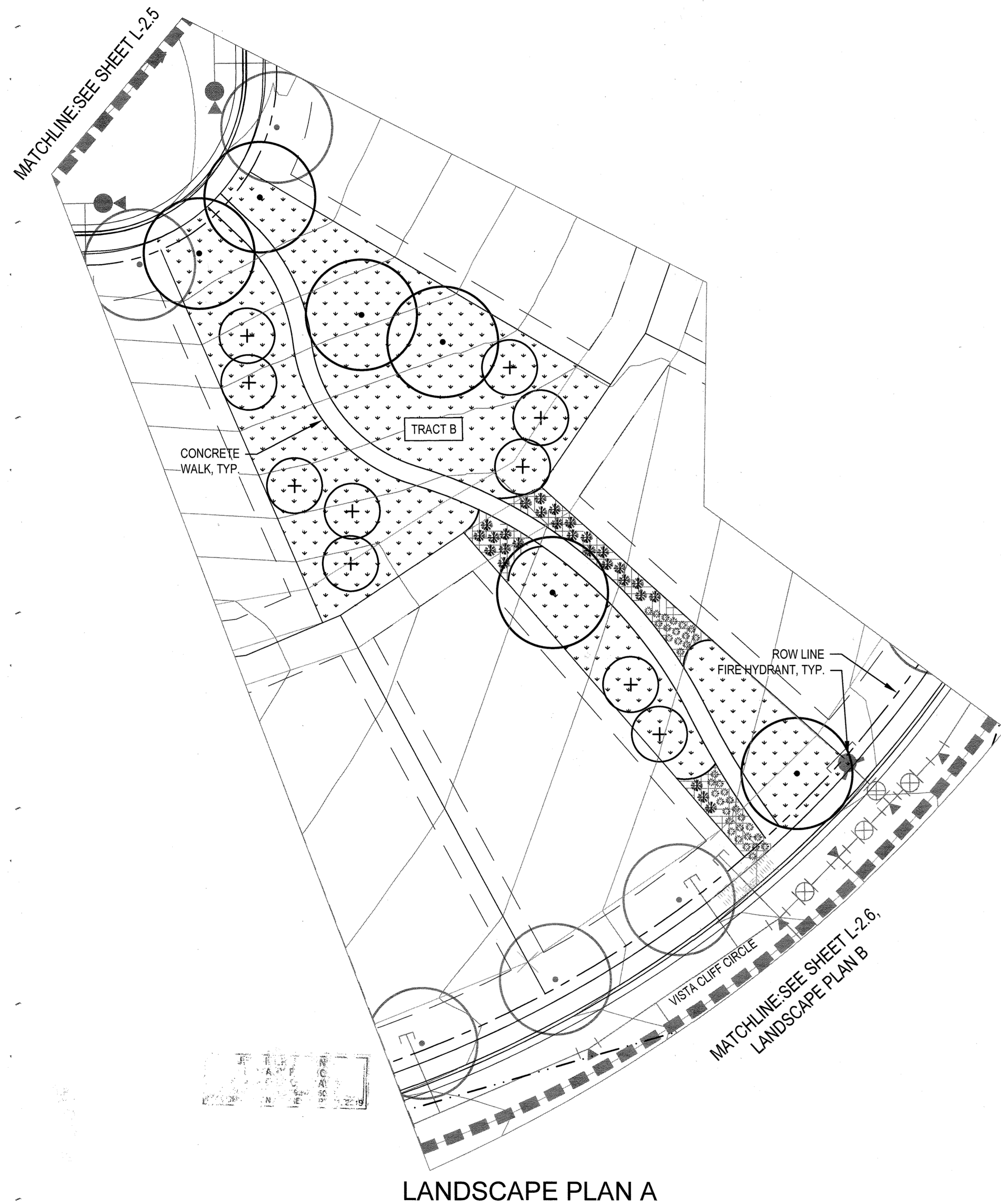
DATE:
09/19/2018
11/02/2018
12/07/2018
12/19/2018

SHEET TITLE:
LANDSCAPE
PLAN

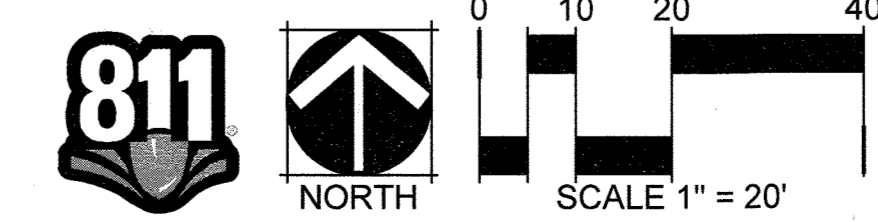
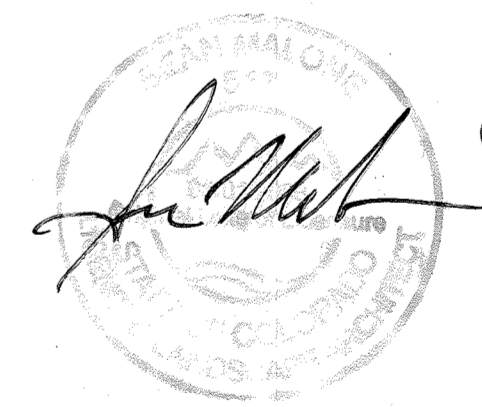
L-2.6
SHEET 14 OF 14

LEGEND:

- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
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- EASEMENT LINE
- SIGHT DISTANCE TRIANGLE
- PROPOSED GRADING
- EXISTING GRADING



Unofficial Copy



PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

CHECKED BY:
DRAWN BY: