

SITE DEVELOPMENT PLAN - AMENDMENT NO. 2

FOUNDERS VILLAGE FILING 24 - PHASE 2

A PARCEL OF LAND BEING A PORTION OF SECTIONS 8,
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PURPOSE OF AMENDMENT

THIS SECOND AMENDMENT TO FOUNDERS VILLAGE FILING NO. 24 AMENDS PHASE H OF THE PREVIOUSLY APPROVED SDP. PHASE TWO (2) HAS REPLACED PHASE H OF THE SITE. THIS AMENDMENT MODIFIES THE LOT LAYOUT FOR LOTS 69-79 OF BLOCK 1. THE LOCATION OF THE DETENTION POND HAS BEEN RELOCATED TO THE NORTHERN PORTION OF THE SITE DUE TO THE LOT REALIGNMENT.

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION.

TOWN OF CASTLE ROCK OWNERSHIP

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 20 DAY OF November, 2019.

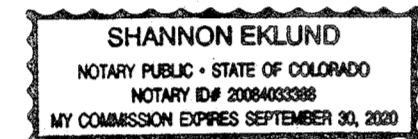
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF NOVEMBER, 2019.

BY JASON GRAY, MAYOR, and ROBBIE SCHUMER, ASST. TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 9/30/2020

TITLE CERTIFICATION

I, LARA RIEDEL, AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE COMPANY, 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 AND MORTGAGEES OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP CERTIFICATE.

SIGNED THIS 11th DAY OF November, 2019.

[Signature]
AUTHORIZED REPRESENTATIVE

Stewart Title Company
TITLE COMPANY

COUNTY OF DOUGLAS)
STATE OF COLORADO)

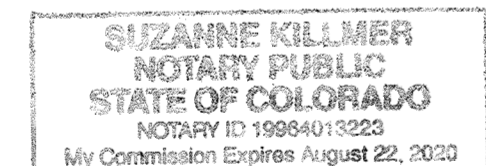
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SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF November, 2019.

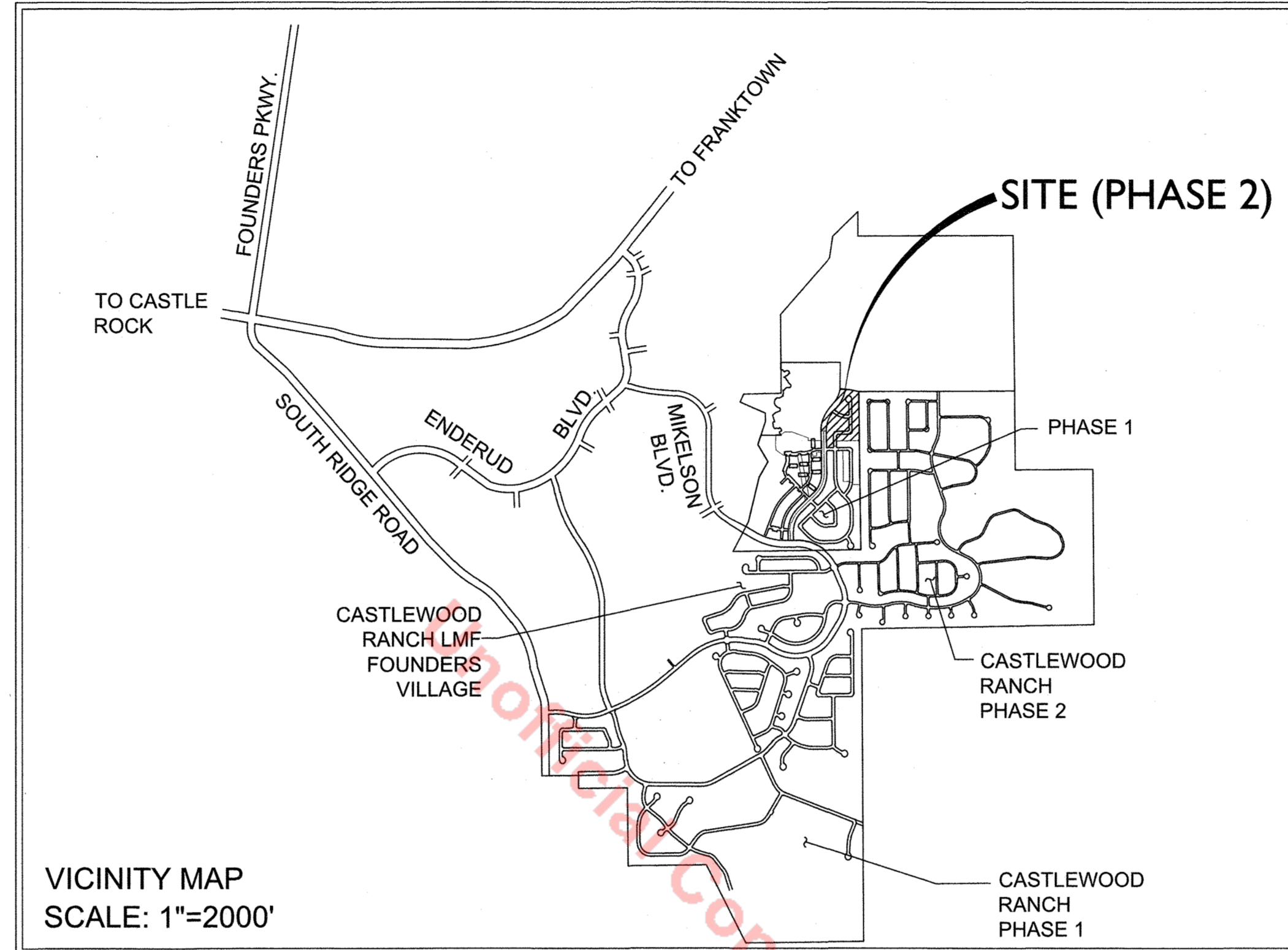
BY Laura Riedel, Authorized Representative of Stewart Title Company

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 8-22-2020

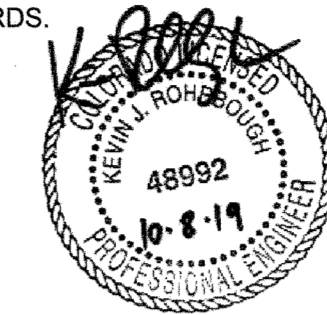


SHEET INDEX

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- 13 - OVERALL LANDSCAPE PLAN
- 14 - OVERALL FENCING PLAN
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CIVIL ENGINEER'S STATEMENT

I, BLAKE CALVERT, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.



KEVIN ROHRBOUGH, PE #48992

DATE

SURVEYOR'S STATEMENT

I, THOMAS M. 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 SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.



THOMAS M. GIRARD
PROFESSIONAL LAND SURVEYOR COLORADO PLS NO. 38151
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.

DATE

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 11th DAY OF November, 2019.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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], VP

FOURTH INVESTMENT USA LLC, A COLORADO LIMITED LIABILITY COMPANY

SIGNED THIS 1st DAY OF November, 2019

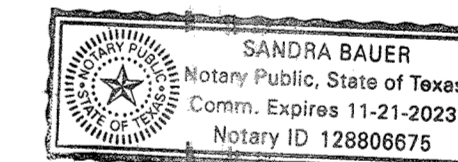
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF November, 2019 BY Chris Hymas, Vice President OF FOURTH INVESTMENT USA LLC, A COLORADO LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-23



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 1:45pm ON THE 20th DAY OF November, 2019, AT RECEPTION NO. 2019079489

DOUGLAS COUNTY CLERK AND RECORDER

BY: [Signature]
DEPUTY



BENCHMARK

THE NORTH 1/16 CORNER FOR SECTIONS 8 & 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656"

PROJECT BENCHMARK ELEVATION = 6561.16 FEET NAVD 88

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR S 00°43'02" E, FROM THE NORTH SIXTEENTH CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2.5-INCH ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST QUARTER CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2.5 INCH ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

CONTACTS

APPLICANT
 RICHMOND AMERICAN HOMES
 4350 S. MONACO ST
 DENVER, CO 80237
 CONTACT: ERIC KUBLY
 PHONE: 720-977-3862

ENGINEER
 CORE CONSULTANTS, INC.
 1950 W. LITTLETON BLVD., SUITE 109
 LITTLETON, CO 80120
 PHONE: (303) 703-4444
 CONTACT: KEVIN ROHRBOUGH
 ROHRBOUGH@CORECIVIL.COM

PLANNER/LANDSCAPE ARCHITECT
 NORRIS DESIGN
 1101 BANNOCK ST
 DENVER, CO 80204
 PHONE: (303) 892-1166
 CONTACT: KELSEY STEWARD

TOWN OF CASTLE ROCK
 TOWN OF CASTLE ROCK
 DEVELOPMENT SERVICES DEPARTMENT
 100 NORTH WILCOX STREET
 CASTLE ROCK, CO 80104
 PHONE (303) 472-0826
 FAX (720) 733-2217
 CONTACT: SEAN DAVIN
 SDAVIN@CRGOV.COM

SURVEYOR
 CORE CONSULTANTS, INC.
 1950 W. LITTLETON BLVD., SUITE 109
 LITTLETON, CO 80120
 PHONE (303) 703-4444 EXT 119
 CONTACT: TOM GIRARD
 GIRARD@CORECIVIL.COM

ZONING COMPARISON TABLE				
	FOUNDER'S VILLAGE PD September 2, 1994 Reception No. DC9446139 *PD TO REMAIN	FOUNDER'S VILLAGE PD SITE PLAN June 15, 2005 Reception No. 2005053830	SDP MINOR AMENDMENT SDP18-0041 Reception No. 2019006314	SDP 2ND MINOR AMENDMENT SDP19-0021
SETBACKS		20' FRONT	20' FRONT	20' FRONT
		20' REAR	20' REAR	20' REAR
		5' SIDE INTERIOR STREET	5' SIDE INTERIOR STREET	5' SIDE INTERIOR STREET
		15' SIDE TO STREETS	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	5' ACCESSORY BUILDING SETBACK FROM THE REAR AND SIDE PROPERTY LINES
MAX. BUILDING COVERAGE	NO MAXIMUM BUILDING COVERAGE	40%	NO MAXIMUM BUILDING COVERAGE	NO MAXIMUM BUILDING COVERAGE
MAX. BUILDING HEIGHTS	35' (RESIDENTIAL)	35' (RESIDENTIAL)	35' (RESIDENTIAL)	35' (RESIDENTIAL)
# OF LOTS	192 (SINGE FAMILY RESIDENTIAL)	194 (SINGE FAMILY RESIDENTIAL)	194 (SINGE FAMILY RESIDENTIAL)	190 (SINGE FAMILY RESIDENTIAL)

SITE UTILIZATION TABLE			
	FOUNDER'S VILLAGE PD SITE PLAN June 15, 2005 Reception No. 2005053830	PROPOSED WITH SDP MINOR AMENDMENT SDP18-0041	PROPOSED WITH SDP MINOR AMENDMENT SDP19-0021
MIN. LOT SIZE	4,812 SF	4,812 SF	4,812 SF
MAX LOT SIZE	14,242 SF	12,267 SF	12,267 SF
SINGLE FAMILY EQUIVALENT UNITS (SFE'S)	41	40	40
ACREAGE	28.95	28.95	28.95

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 NATURAL RESOURCES CONSULTING
 LAND SURVEYING
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120

CORE CONSULTANTS



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDESIGNATED PUBLIC UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY THE CONTRACTOR TO FIELD VERIFY THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE BY
1	1ST TOR SDP SUBMITTAL	05/27/19 KR
2	2ND TOR SDP SUBMITTAL	06/07/19 KR
3	3RD TOR SDP SUBMITTAL	08/06/19 KR
4	4TH TOR SDP SUBMITTAL	09/27/19 KR

FOUNDERS VILLAGE FILING 24-PH2
TOWN OF CASTLE ROCK, DOUGLAS COUNTY
SITE DEVELOPMENT PLAN
COVER

DESIGNED BY: JF
 DRAWN BY: MJG
 CHECKED BY: KR

JOB NO.
18-007
SHEET
1 OF 25

SITE 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, CHULVERTS, 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 4.3 AND 8.2.3 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 ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AN SDP AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. THE PROPERTY IS LOCATED WITHIN UNSHADED ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08035C0306G, DATED MARCH 16, 2016.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. FOUNDERS VILLAGE PLANNED DEVELOPMENT, RECEPTION NO. DC9446139 SEPTEMBER 2, 1994.
12. 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.
13. 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 THE TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.
14. THE NUMBER OF PARKING SPACES HAS BEEN SET BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN AND CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.

UTILITY NOTES

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

FIRE NOTES

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

TRACT AREA SUMMARY* table with columns: TRACT, AREA (SF), OWNER, MAINTENANCE, LAND USE. Rows include Tract A, B, E, and a Total row.

* ALL TRACT INFORMATION NOT AMENDED WITH THIS SDP CAN BE REFERENCED ON THE APPROVED FOUNDERS VILLAGE FILING 24 SDP AMENDMENT NO. 1, RECEPTION NO. 2019008314 OR FOUNDERS VILLAGE FILING 24 PD SITE PLAN, RECEPTION NO. 2005053830. ** DR = DRAINAGE / OSP = OPEN SPACE PRIVATE / UT = UTILITY

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF FOUNDERS VILLAGE FILING NO. 24, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2006064806, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 00°43'02" E, FROM THE NORTH SIXTEENTH CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2.5-INCH ALUMINUM CAP STAMPED "PLS 28656", TO THE EAST QUARTER CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2.5-INCH ALUMINUM CAP STAMPED "PLS 28656" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH SIXTEENTH CORNER BETWEEN SAID SECTIONS 8 & 9, THENCE S 00°43'02" E, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALSO BEING THE EAST LINE OF SAID FOUNDERS VILLAGE FILING NO. 24, A DISTANCE OF 830.09 FEET TO THE SOUTHEAST CORNER OF LOT 58, BLOCK 1 FOUNDERS VILLAGE FILING NO. 24;

THENCE S 89°16'58" W, ALONG THE SOUTH LINES OF LOTS 53 THROUGH 58, BLOCK 1, FOUNDERS VILLAGE FILING NO. 24 A DISTANCE OF 390.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 53, BLOCK 1 AND THE EAST LINE OF THE EDGE CLIFF STREET RIGHT-OF WAY, SAID FOUNDERS VILLAGE FILING NO. 24;

THENCE S 00°43'02" E, ALONG SAID EAST LINE OF THE EDGE CLIFF STREET RIGHT-OF WAY, 104.32 FEET TO THE SOUTHWEST CORNER OF LOT 52, BLOCK 1, SAID FOUNDERS VILLAGE FILING NO. 24;

THENCE S 89°16'58" W, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID EDGE CLIFF STREET RIGHT-OF-WAY AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, SAID FOUNDERS VILLAGE FILING NO. 24;

THENCE ALONG THE SOUTHEAST AND SOUTH LINES OF SAID LOT 1, BLOCK 5, THE FOLLOWING TWO (2) COURSES:

- 1. S 44°16'58" W, A DISTANCE OF 16.77 FEET;
2. S 89°16'58" W, A DISTANCE OF 99.61 FEET;

THENCE N 45°43'02" W, A DISTANCE OF 15.60 FEET TO THE EAST LINE OF THE MITCHELL STREET RIGHT-OF-WAY, SAID FOUNDERS VILLAGE FILING NO. 24;

THENCE ALONG THE EAST LINE OF SAID MITCHELL STREET RIGHT-OF-WAY, THE FOLLOWING FOUR (4) COURSES:

- 1. N 00°43'02" W, A DISTANCE OF 277.74 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 462.50 FEET, A CENTRAL ANGLE OF 39°32'08" AND AN ARC LENGTH OF 319.14 FEET;
3. N 38°49'06" E, A DISTANCE OF 7.78 FEET;
4. N 83°52'11" E, A DISTANCE OF 15.62 FEET TO THE SOUTH LINE OF THE EDGE CLIFF AVENUE RIGHT-OF-WAY, SAID FOUNDERS VILLAGE FILING NO. 24;

THENCE N38°48'38" E, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID EDGE CLIFF AVENUE RIGHT-OF-WAY AND THE EAST LINE OF THE MITCHELL STREET RIGHT-OF-WAY, SAID FOUNDERS VILLAGE FILING NO. 24;

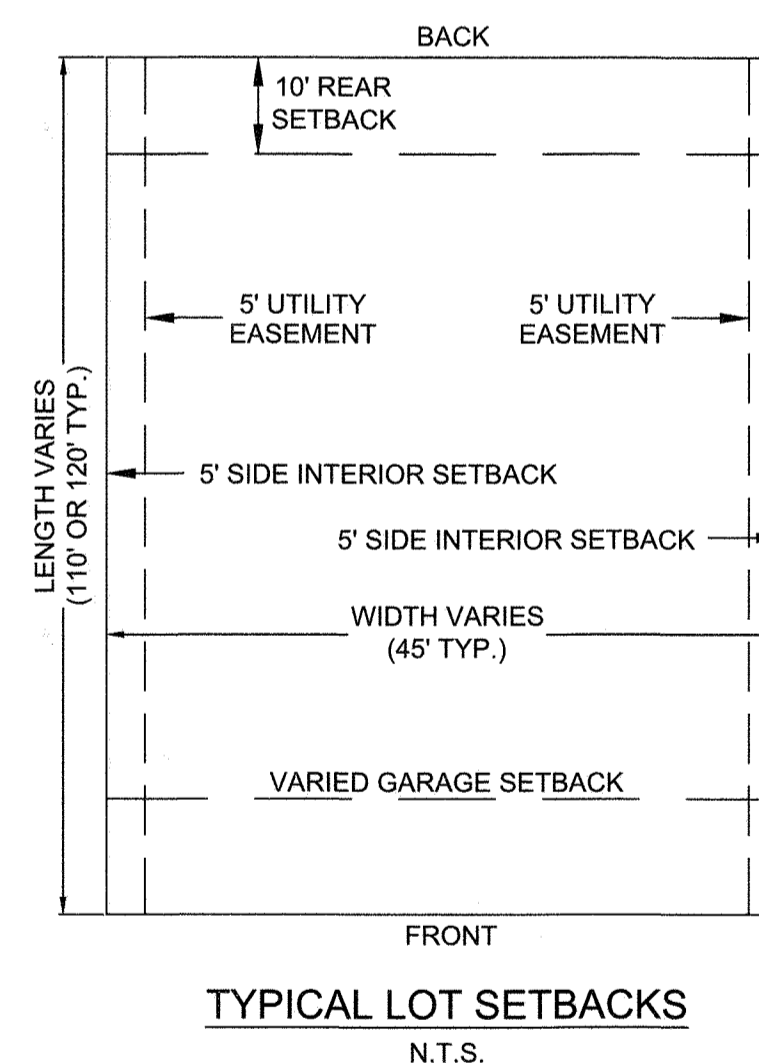
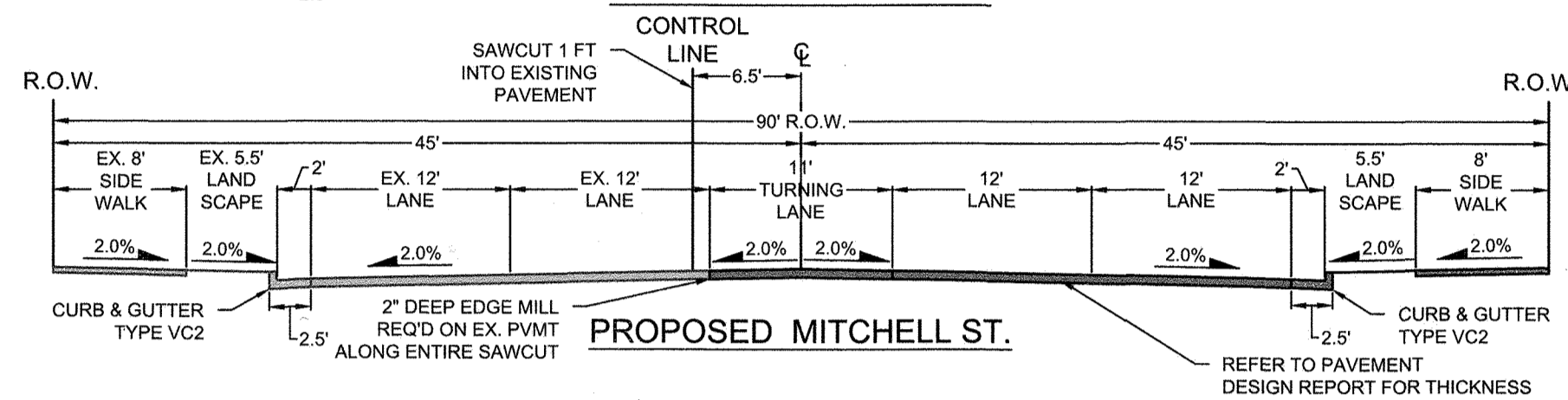
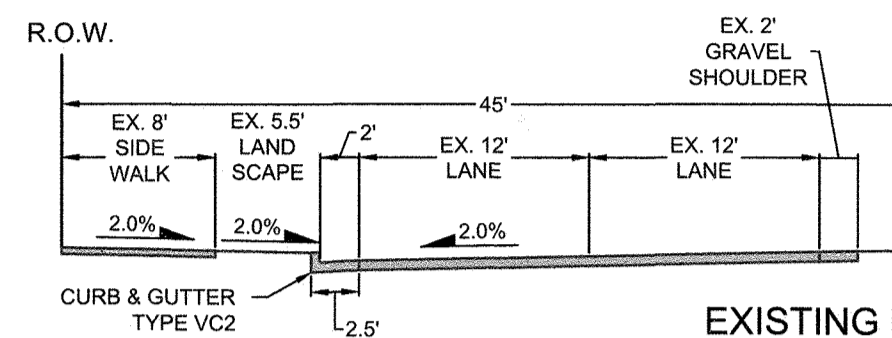
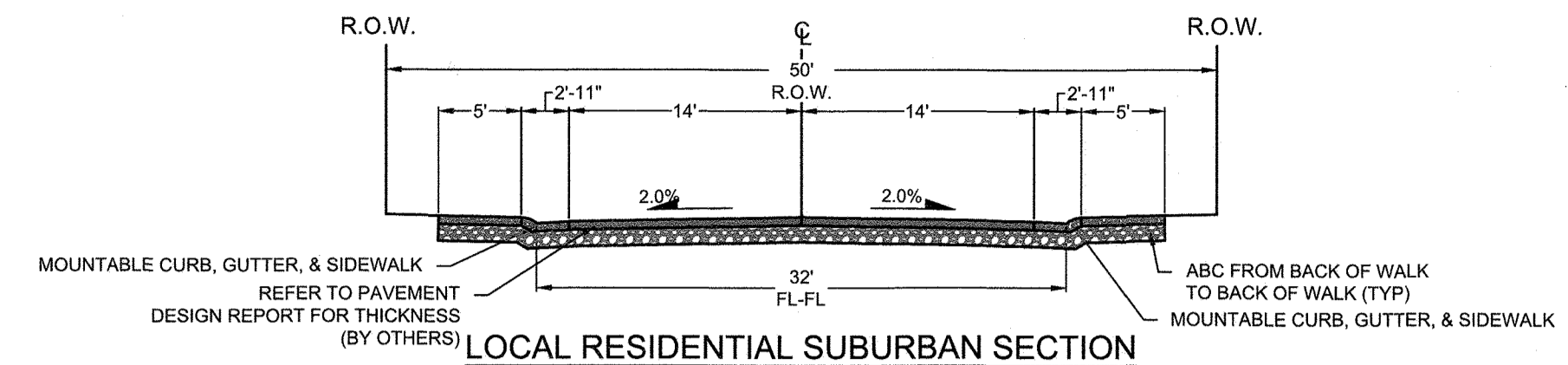
THENCE ALONG THE EAST LINE OF SAID MITCHELL STREET RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

- 1. N 06°10'54" W, A DISTANCE OF 15.62 FEET;
2. N 38°49'06" E, A DISTANCE OF 94.35 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 31°35'08" AND AN ARC LENGTH OF 300.45 FEET TO A POINT ON THE NORTH LINE OF SAID FOUNDERS VILLAGE FILING NO. 24;

THENCE ALONG THE NORTH LINE OF SAID FOUNDERS VILLAGE FILING NO. 24, THE FOLLOWING TWO (2) COURSES:

- 1. S 82°59'25" E, A DISTANCE OF 90.71 FEET;
2. S 78°04'28" E, A DISTANCE OF 139.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 394,680 SQUARE FEET OR 9.061 ACRES, MORE OR LESS.



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CALL US BEFORE YOU START ANY EXCAVATION OR DRILLING TO DETERMINE THE LOCATION OF ALL UTILITIES. CALL BEFORE YOU DIG. 811

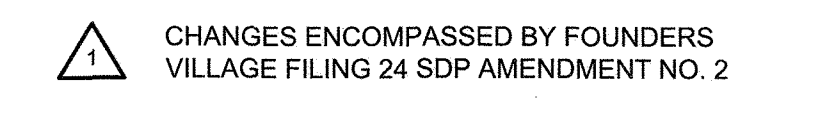
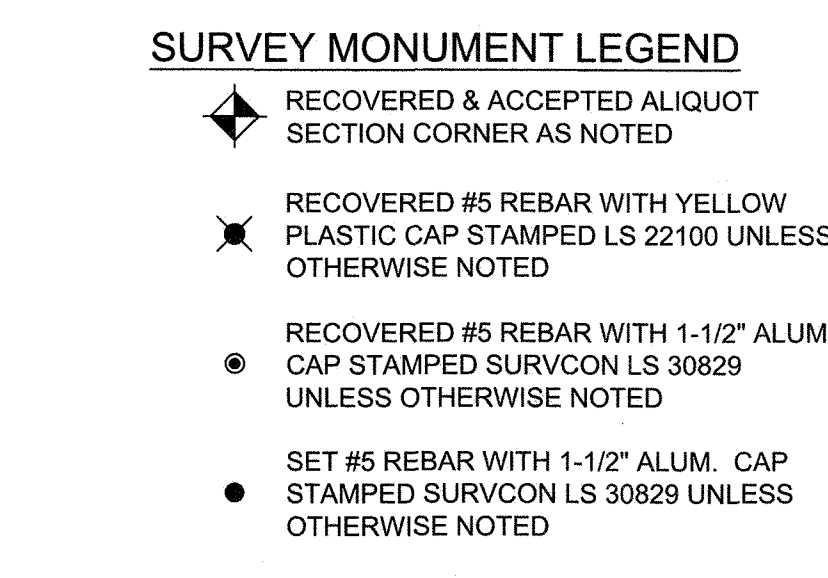
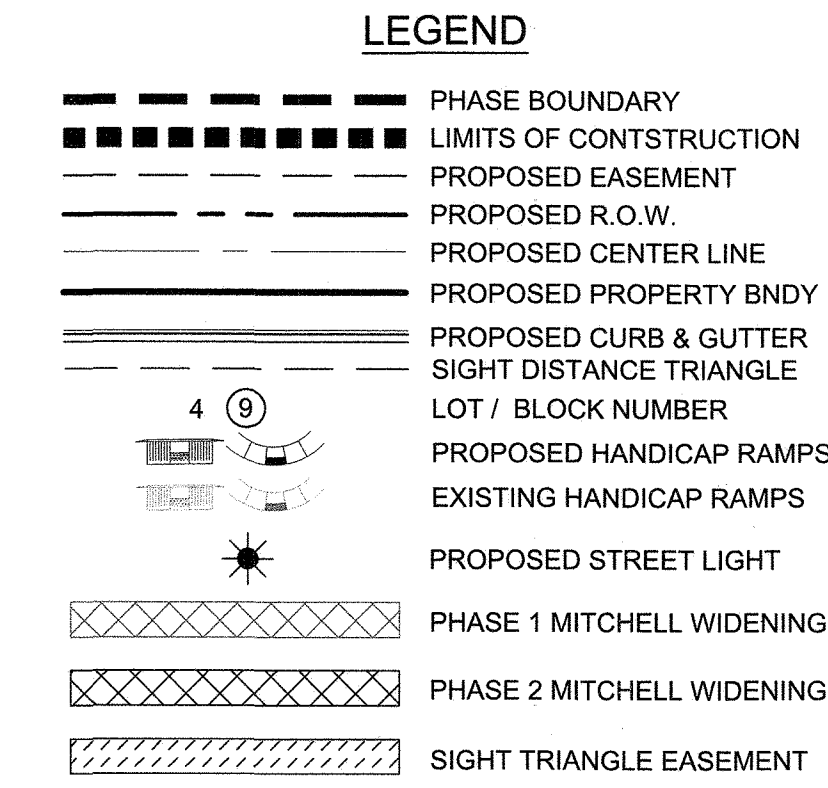
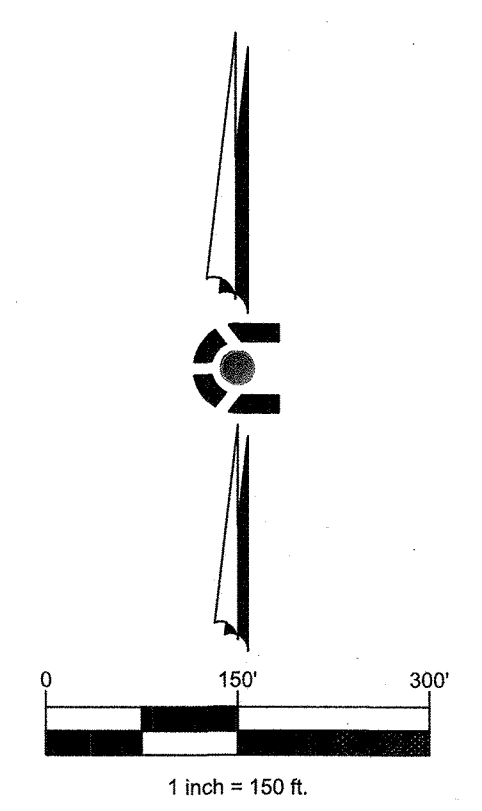
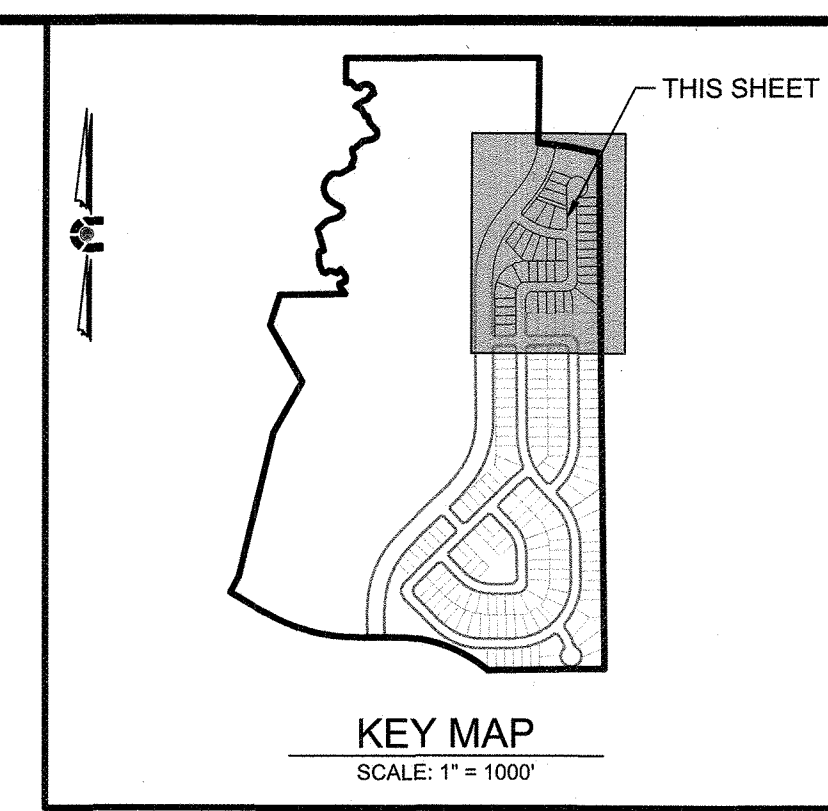
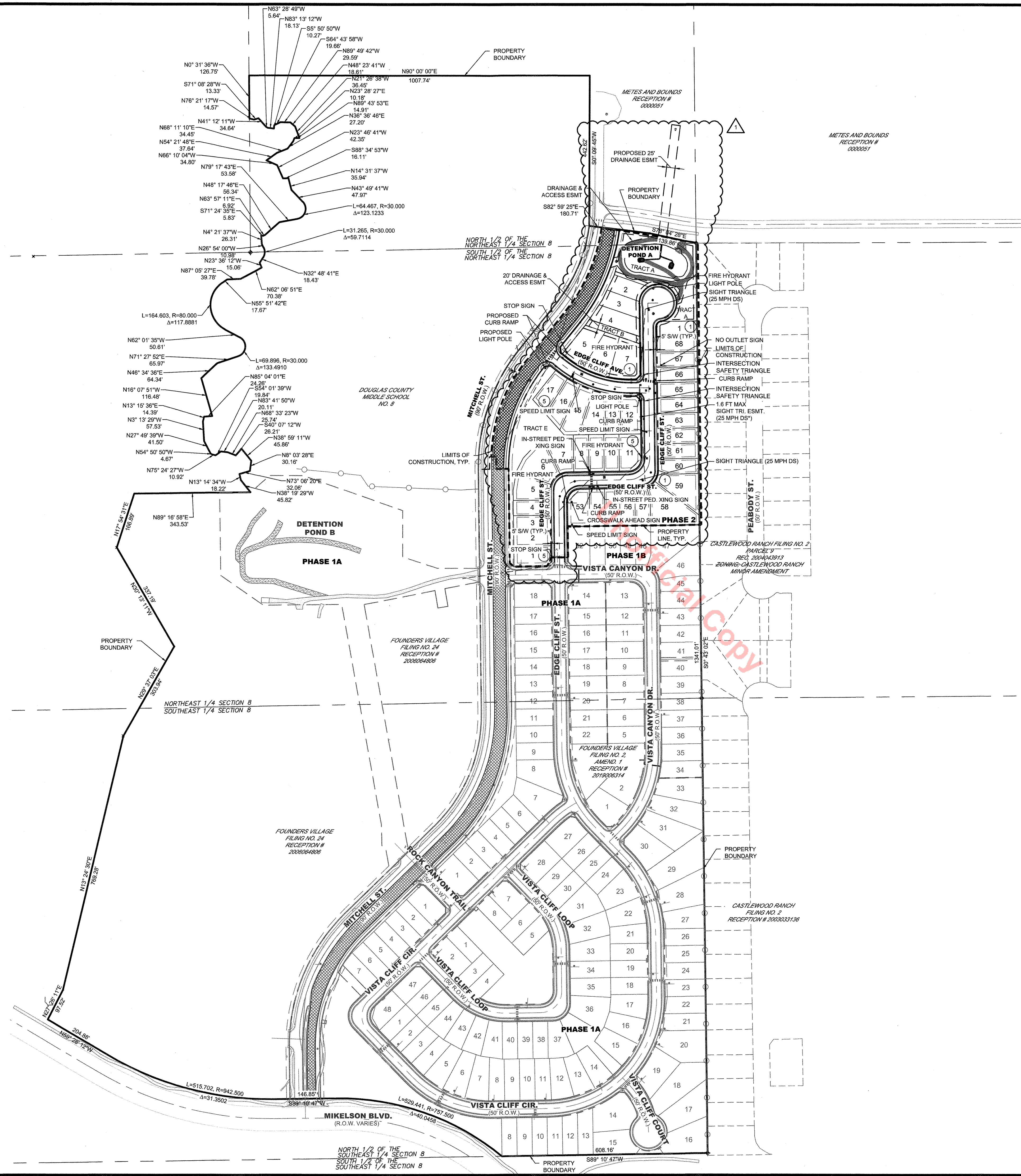
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FOUNDERS VILLAGE FILING 24-PH2 TOWN OF CASTLE ROCK, DOUGLAS COUNTY SITE DEVELOPMENT PLAN GENERAL NOTES

DESIGNED BY: JF DRAWN BY: M/JG CHECKED BY: KR

JOB NO. 18-007 SHEET 2 OF 25

X:\18-007 FOUNDERS FILING 24\DC\SDP\GENERAL NOTES.DWG



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CORE CONSULTANTS

CALL & SERVICE DATE IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

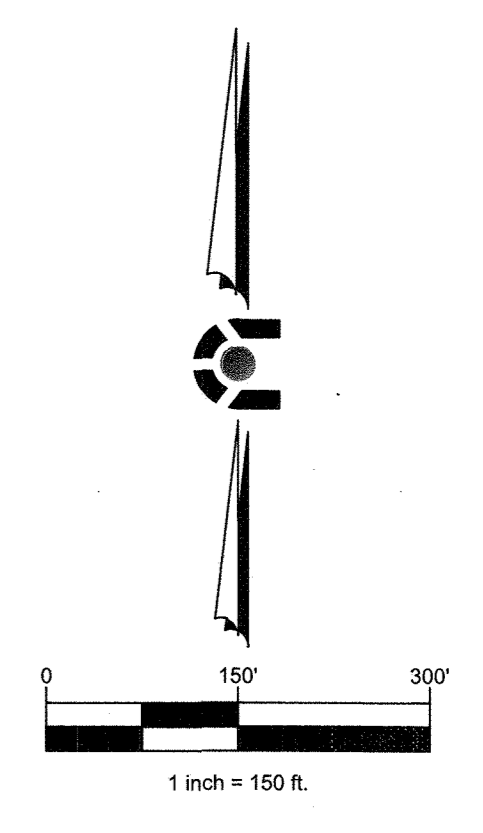
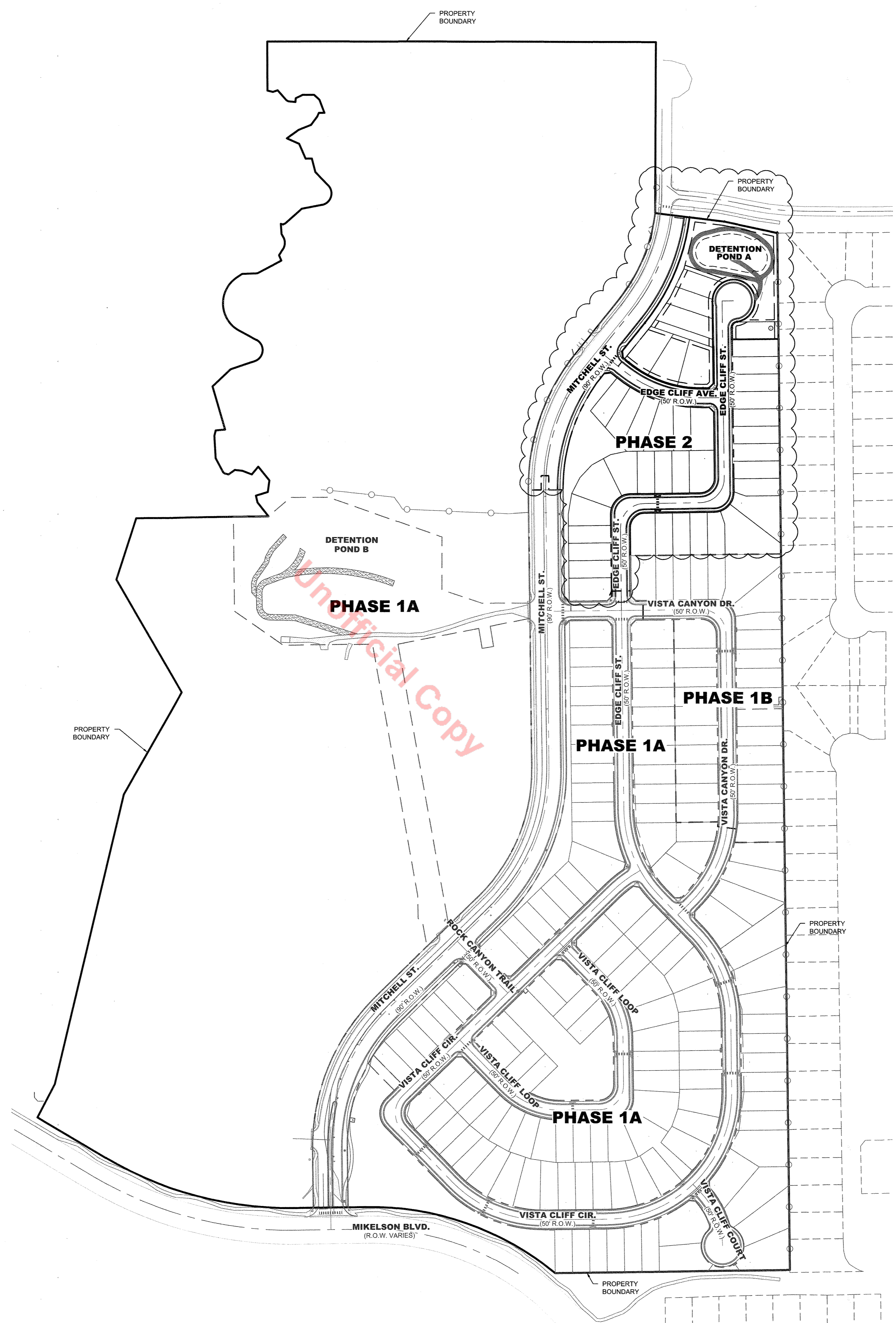
DATE	BY	REVISION DESCRIPTION
05/17/19	KR	1. 1ST TCR SDP SUBMITTAL
08/07/19	KR	2. 2ND TCR SDP SUBMITTAL
09/06/19	KR	3. 3RD TCR SDP SUBMITTAL

FOUNDERS VILLAGE FILING 24-PH2
TOWN OF CASTLE ROCK, DOUGLAS COUNTY
SITE DEVELOPMENT PLAN
SITE PLAN

DESIGNED BY: JF
 DRAWN BY: M.JG
 CHECKED BY: KR

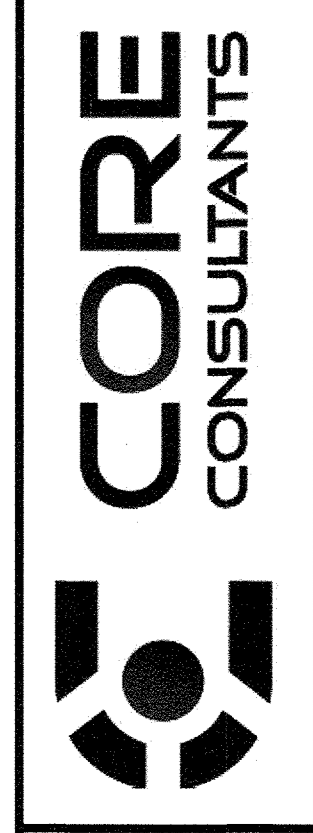
JOB NO. 18-007
SHEET 3 OF 25

PROJECT #: SDP19-0021
 SITE DEVELOPMENT PLAN- AMENDMENT NO.2
 FOUNDERS VILLAGE FILING NO. 24



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CALL A BUSINESS DAY IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CALL BEFORE YOU DIG
811
Know what's below.
Call before you dig.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS OR DEPTHS. CONTRACTORS AND OWNERS SHALL BE RESPONSIBLE
FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST TOR SPP SUBMITTAL	05/17/19	KR
2	2ND TOR SPP SUBMITTAL	08/01/19	KR
3	3RD TOR SPP SUBMITTAL	09/06/19	KR

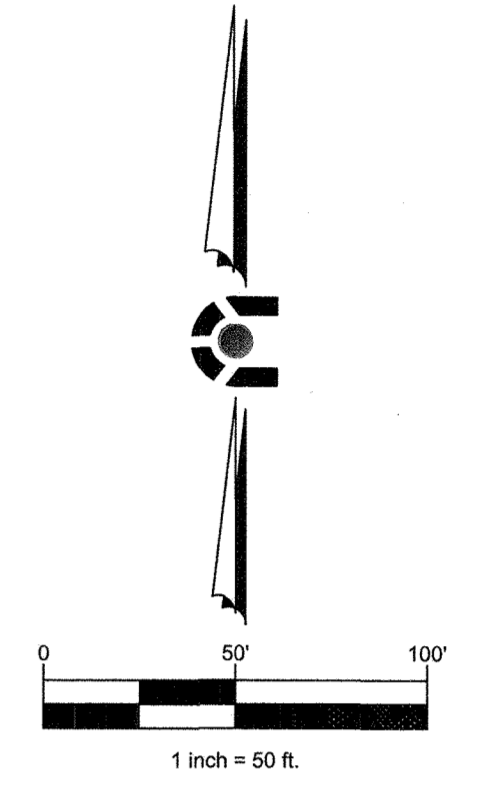
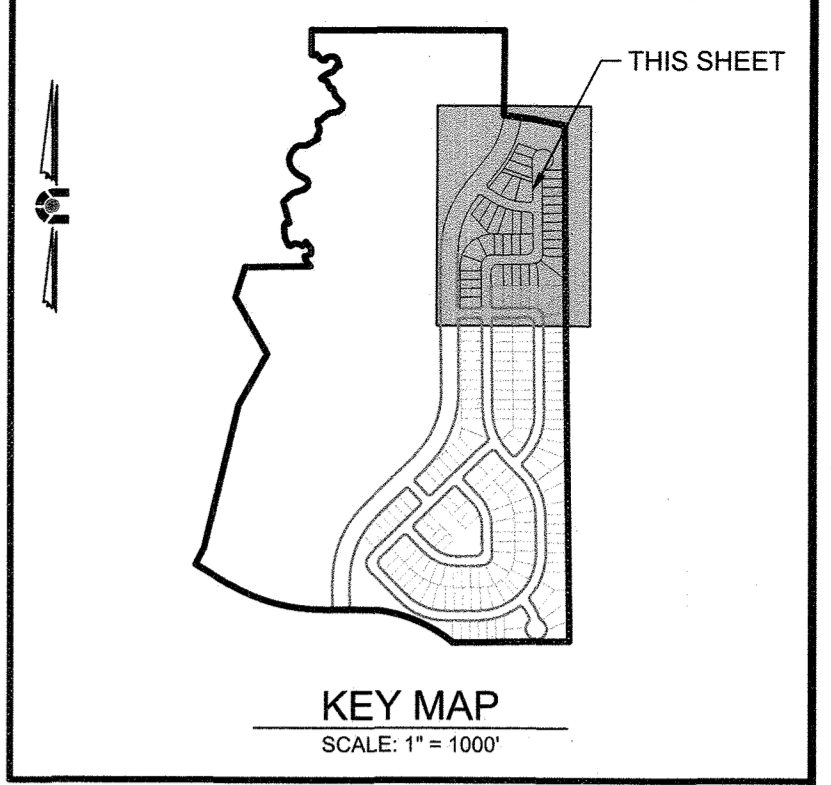
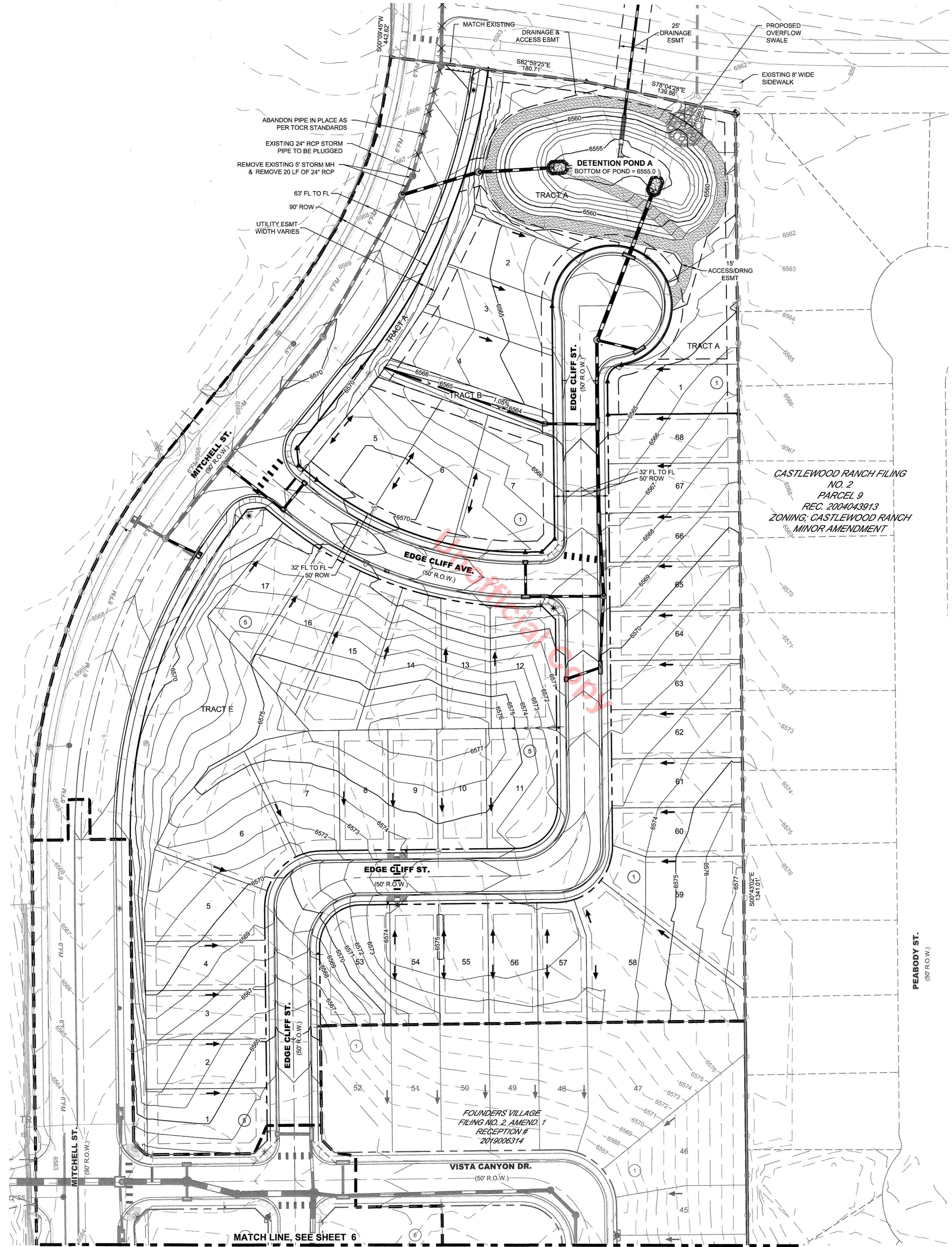
FOUNDERS VILLAGE FILING 24-PH2
TOWN OF CASTLE ROCK, DOUGLAS COUNTY
SITE DEVELOPMENT PLAN
OVERALL PHASING PLAN

DESIGNED BY: JF
DRAWN BY: M.JG
CHECKED BY: KR

JOB NO.
18-007
SHEET
4 OF 25

PROJECT #: SDP19-0021
SITE DEVELOPMENT PLAN- AMENDMENT NO.2
FOUNDERS VILLAGE FILING NO. 24

08/20/19 1:00 PM, X:\18-007-FOUNDERS FILING 24-CADD\CIVIL\PH2-CDS\GRADING-PL2.DWG



LEGEND

	PHASE BOUNDARY
	PROPOSED MAJOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED EASEMENT
	PROPOSED R.O.W.
	PROPOSED CENTER LINE
	PROPOSED PROPERTY BNDY
	PROPOSED CURB & GUTTER
	LOT / BLOCK NUMBER
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING STORM SEWER TO BE ABANDONED
	EXISTING SWALE
	PROPOSED SWALE
	FLOW ARROW

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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIE, GAZE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND UTILITY LINES.
CALL BEFORE YOU DIG.

#	REVISION DESCRIPTION	DATE	BY
1	1ST TCR SSP SUBMITTAL	05/17/19	KR
2	2ND TCR SSP SUBMITTAL	08/07/19	KR
3	3RD TCR SSP SUBMITTAL	09/26/19	KR

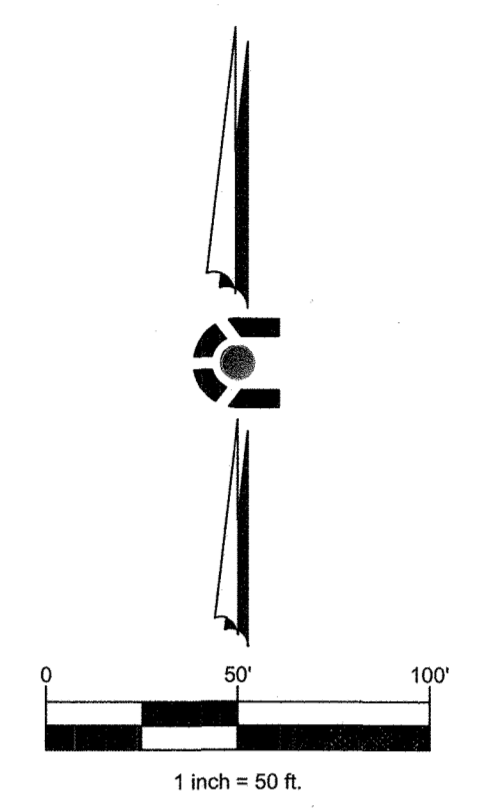
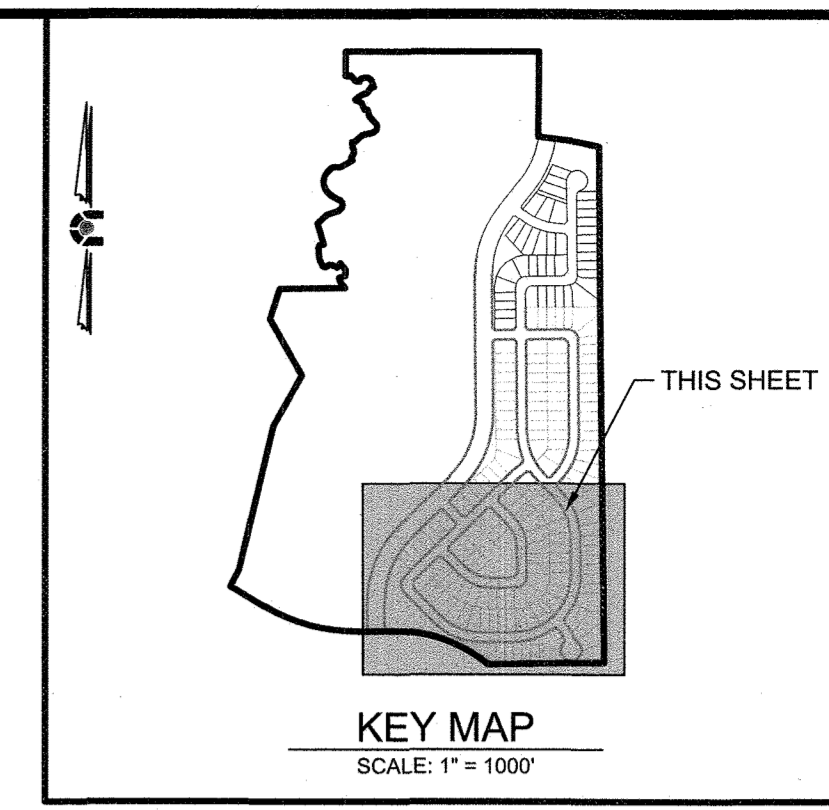
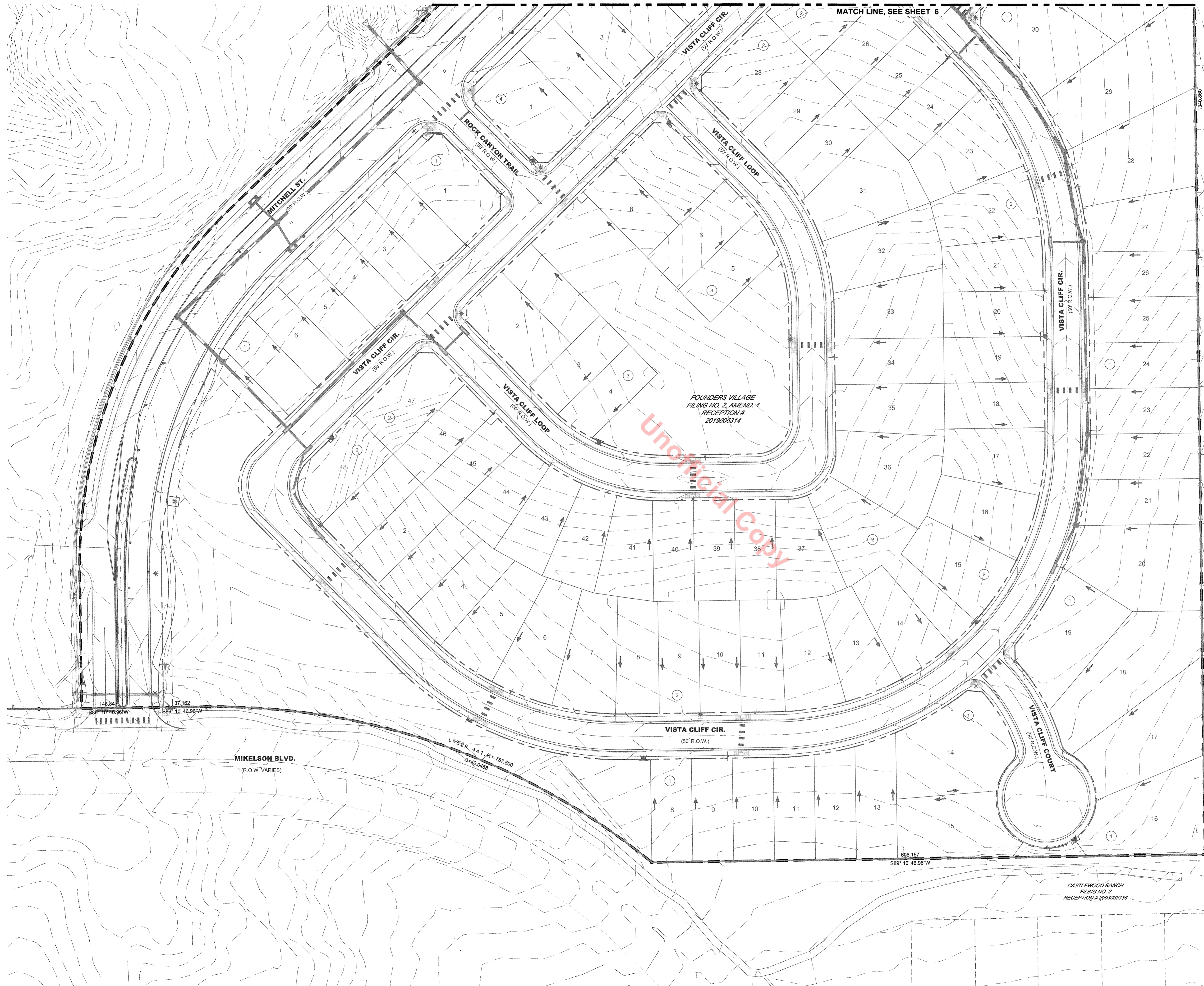
FOUNDERS VILLAGE FILING 24-PH2
TOWN OF CASTLE ROCK, DOUGLAS COUNTY
SITE DEVELOPMENT PLAN
GRADING PLAN

DESIGNED BY: JF
DRAWN BY: M.J.G
CHECKED BY: KR

JOB NO.
18-007
SHEET
5 OF 25

PROJECT #: SDP19-0021
SITE DEVELOPMENT PLAN- AMENDMENT NO.2
FOUNDERS VILLAGE FILING NO. 24

MATCH LINE, SEE SHEET 6



- LEGEND**
- PHASE BOUNDARY
 - 5280 PROPOSED MAJOR CONTOUR
 - 5280 PROPOSED MINOR CONTOUR
 - 5280 EXISTING MAJOR CONTOUR
 - 5280 EXISTING MINOR CONTOUR
 - PROPOSED EASEMENT
 - PROPOSED R.O.W.
 - PROPOSED CENTER LINE
 - PROPOSED PROPERTY BNDY
 - PROPOSED CURB & GUTTER
 - LOT / BLOCK NUMBER
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - EXISTING STORM SEWER TO BE ABANDONED
 - EXISTING SWALE
 - PROPOSED SWALE
 - FLOW ARROW

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CORE
CONSULTANTS

FOUNDERS VILLAGE FILING 24-PH2
TOWN OF CASTLE ROCK, DOUGLAS COUNTY
SITE DEVELOPMENT PLAN
GRADING PLAN

#	REVISION DESCRIPTION	DATE	BY
1	1ST TOP SOP SUBMITTAL	05/17/19	KR
2	2ND TOP SOP SUBMITTAL	08/07/19	KR
3	3RD TOP SOP SUBMITTAL	09/26/19	KR

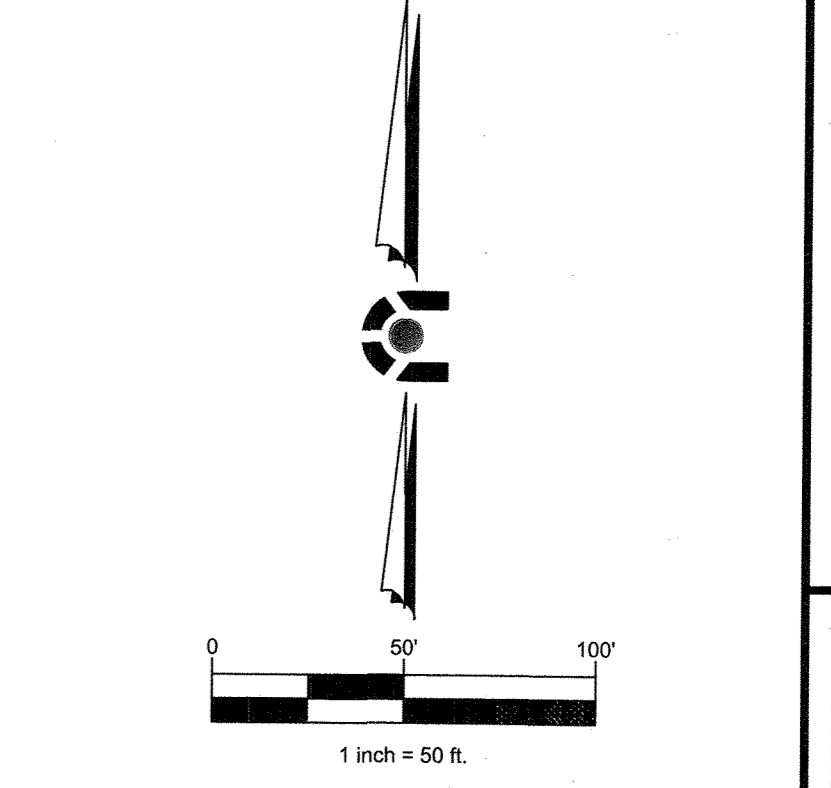
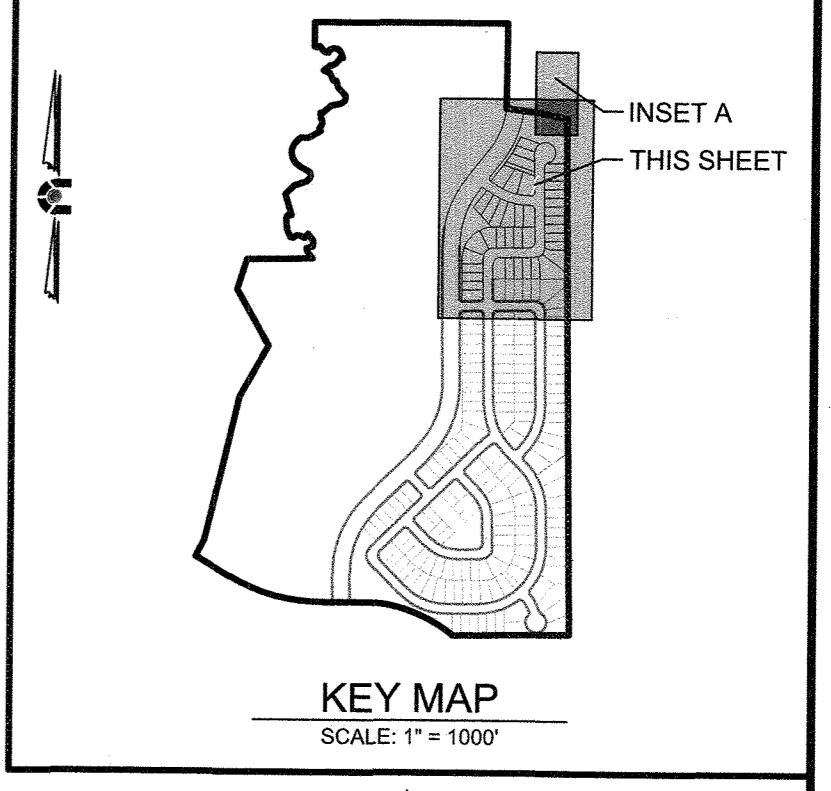
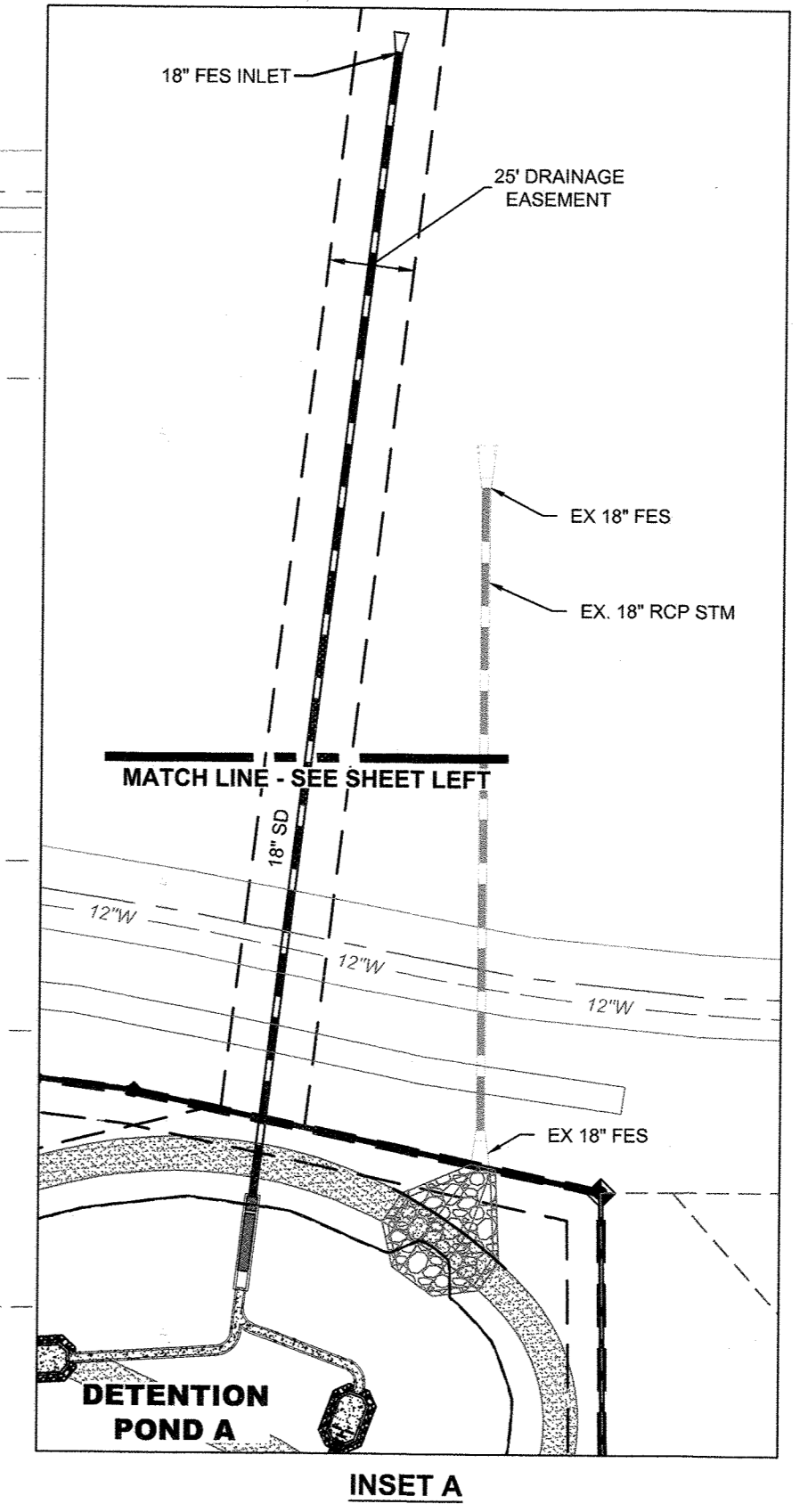
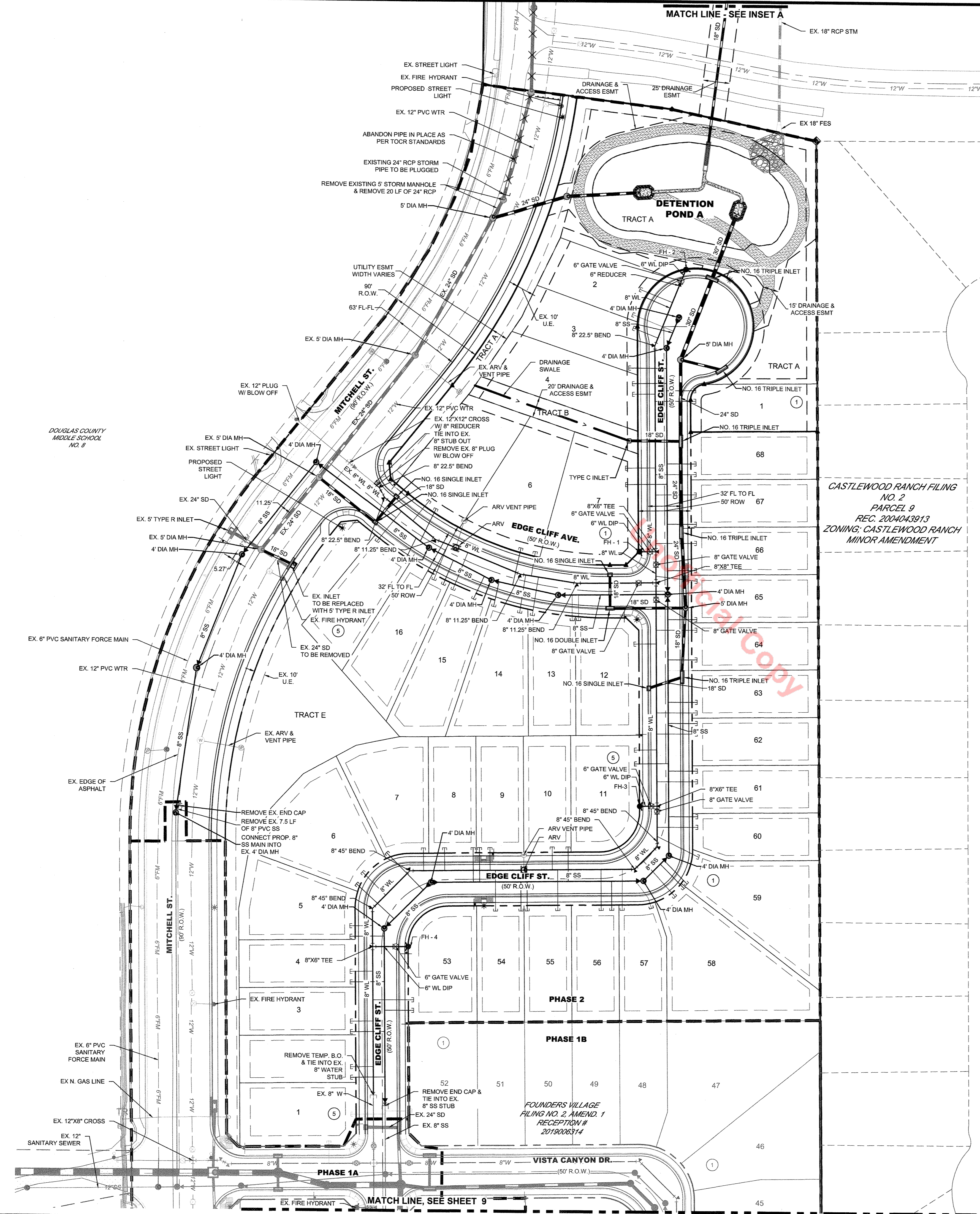
DESIGNED BY: JF
DRAWN BY: MJC
CHECKED BY: KR

PROJECT #: SDP19-002.1
SITE DEVELOPMENT PLAN- AMENDMENT NO.2
FOUNDERS VILLAGE FILING NO. 24

JOB NO.
18-007

SHEET
7 OF 25

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- LEGEND**
- PHASE BOUNDARY
 - - - UTILITY EASEMENT
 - - - RIGHT OF WAY
 - - - PROPOSED PROPERTY BNDY
 - - - PROPOSED GRAVITY SEWER
 - - - SANITARY/WATER SERVICE
 - - - TRANSMISSION MAIN
 - - - EX/PR WATER MAIN
 - - - FIRE HYDRANT ASSEMBLY
 - - - WATERLINE REDUCER
 - - - BEND AND THRUST BLOCK
 - - - EX. PLUG W/ BLOW-OFF ASSEMBLY
 - - - AIR RELEASE VALVE (ARV)
 - - - VAULT AND VENT
 - - - EXIST. AIR/VACUUM RELEASE VALVE & VAULT AND VENT
 - - - PIPE WITH PLUG & B.O.
 - - - PROPOSED MANHOLE & PIPE
 - - - PROPOSED INLETS
 - - - PROPOSED FLARED END SECTION
 - - - EXISTING MANHOLE AND PIPE
 - - - EXISTING INLETS
 - - - EXISTING FLARED END SECTION
 - - - EXISTING STORM SEWER TO BE ABANDONED
 - - - PROPOSED DRAINAGE SWALE
 - - - PROPOSED STREET LIGHT
- NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICES LINES IS 5 FEET.
 - THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY THE CONTRACTOR TO BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



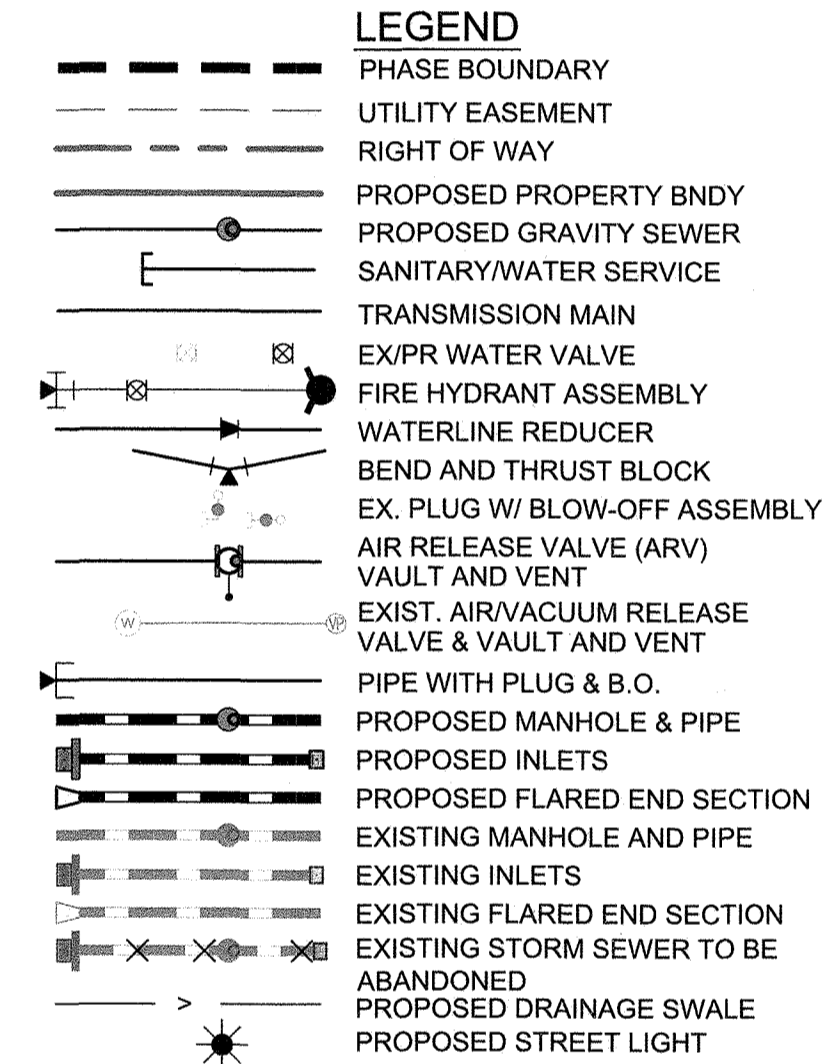
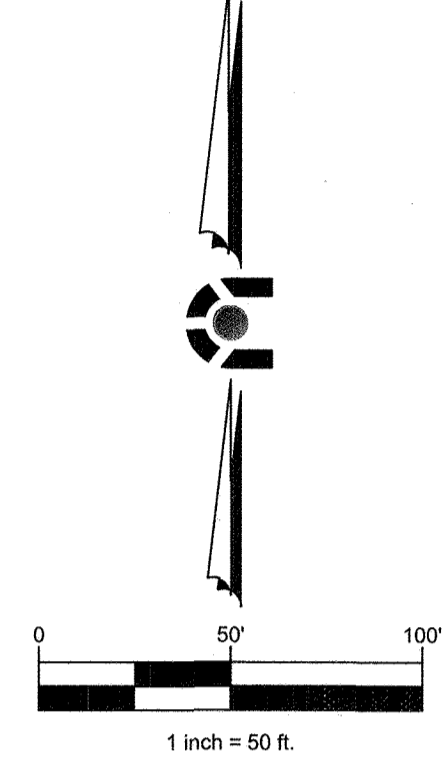
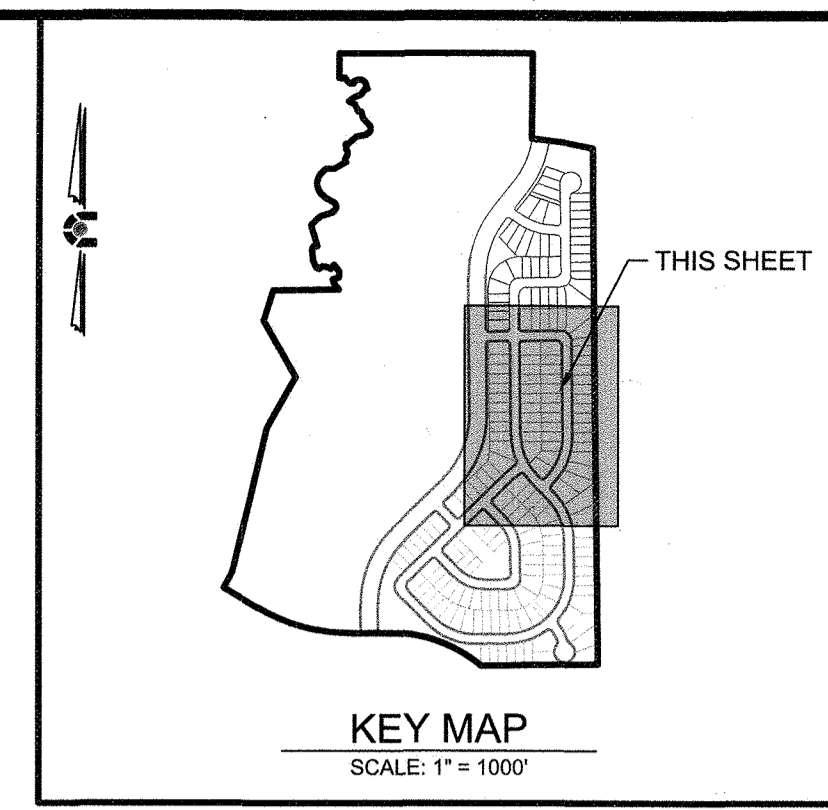
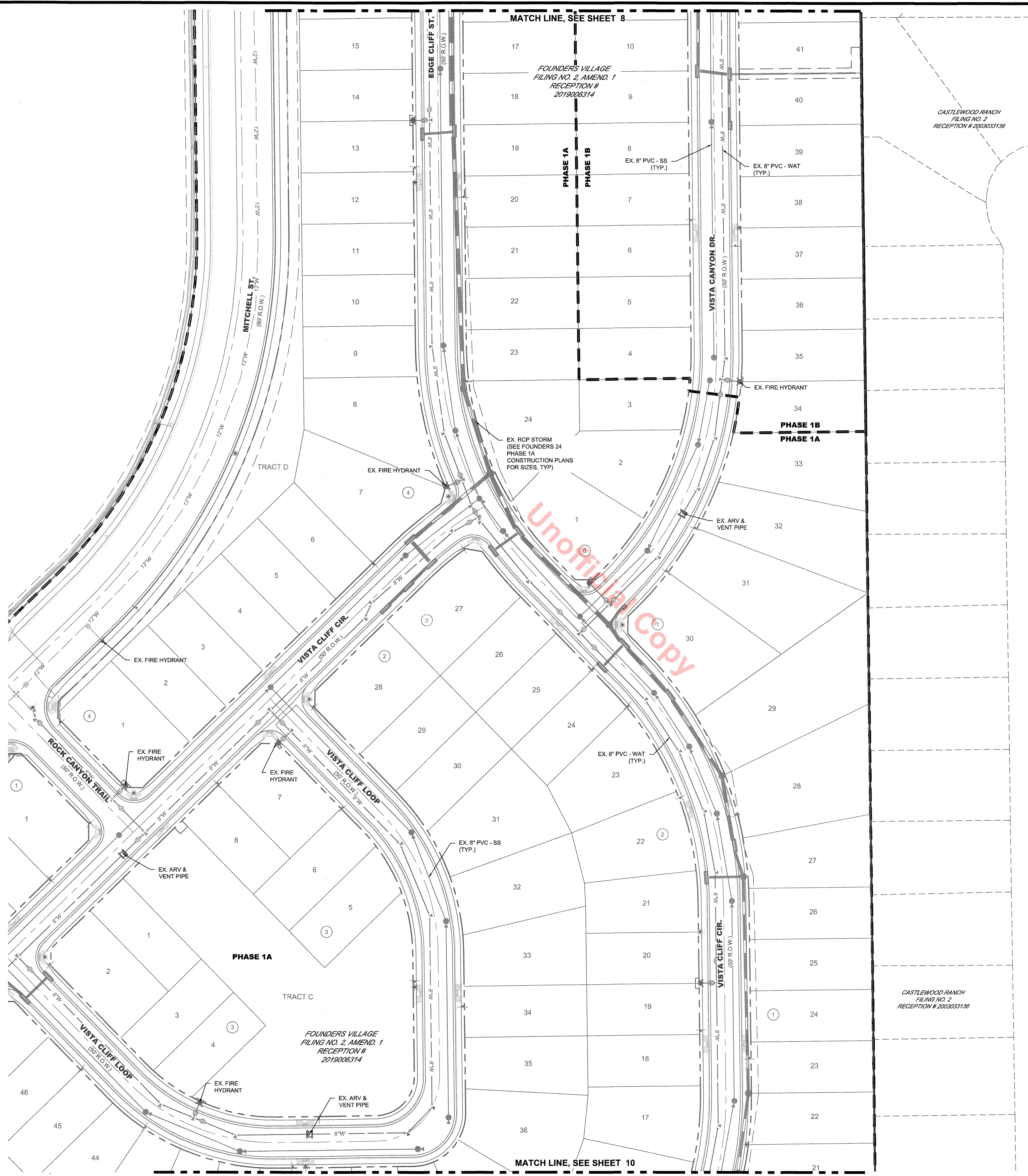
#	REVISION DESCRIPTION	DATE BY
1	1ST TOR SSP SUBMITTAL	05/17/19 KR
2	2ND TOR SSP SUBMITTAL	08/09/19 KR
3	3RD TOR SSP SUBMITTAL	08/06/19 KR

FOUNDERS VILLAGE FILING 24-PH2
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY
 SITE DEVELOPMENT PLAN
 UTILITY PLAN

DESIGNED BY: JF
 DRAWN BY: MJG
 CHECKED BY: KR

JOB NO. 18-007
 SHEET 8 OF 25

PROJECT #: SDP19-0021
 SITE DEVELOPMENT PLAN- AMENDMENT NO.2
 FOUNDERS VILLAGE FILING NO. 24



- NOTES:**
- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 - THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 - THE MINIMUM SEPARATION BETWEEN WATER SERVICES LINES IS 5 FEET.
 - THIS SITE IS WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.

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Littleton, CO 80120

CORE CONSULTANTS

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY THE CONTRACTOR TO THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST TOP. SPP SUBMITTAL	05/17/19	KR
2	2ND TOP. SPP SUBMITTAL	08/07/19	KR
3	3RD TOP. SPP SUBMITTAL	08/06/19	KR

FOUNDERS VILLAGE FILING 24-PH2
TOWN OF CASTLE ROCK, DOUGLAS COUNTY
SITE DEVELOPMENT PLAN
UTILITY PLAN

DESIGNED BY: JF
DRAWN BY: M/JG
CHECKED BY: KR

PROJECT #: SDP19-0021
SITE DEVELOPMENT PLAN- AMENDMENT NO.2
FOUNDERS VILLAGE FILING NO.24

JOB NO. 18-007
SHEET 9 OF 25

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

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 OF 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.
- ON-LOT STREET TREES SHALL BE INSTALLED BY HOMEBUILDER. HOMEBUILDER TO CONFIRM TREE AND LARGE SHRUB LOCATIONS ARE GREATER THAN 10' FROM ALL WET UTILITY LINES.

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 ROTORS
- 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:

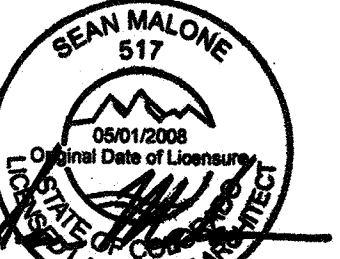
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING 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 ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL 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 (GES) 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:
I, SEAN MALONE, IS A LICENSED LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER IS 517.

NOT FOR
CONSTRUCTION

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE
NOTES

L-1
SHEET 11 OF 25



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

PHASE 2 - PLANT SCHEDULE

Table with columns: LEGEND ABBREV., QTY., PLANT NAME (COMMON), PLANT NAME (SCIENTIFIC), SIZE & CONDITION, WATER USE (HYDROZONE #). Includes sections for Deciduous Canopy Trees, Evergreen Trees, Deciduous Ornamental Trees, Deciduous Shrubs, Evergreen Shrubs, and Ornamental Grasses.

PHASE 2 - FESCUE SEED MIX

Table with columns: COMMON NAME, MIX (%), PLS/LB. Includes SR3000 HARD FESCUE, CHEWINGS FESCUE, CREEPING RED FESCUE, SR4000 PERENNIAL RYEGRASS.

PHASE 2 - IRRIGATED TALL NATIVE SEED MIX

Table with columns: COMMON NAME, MIX (%), PLS/LB. Includes ARRIBA WESTERN WHEATGRASS, LODORM GREEN NEEDLEGRASS, LOVINGTON BLUE GRAMA, PASTURA LITTLE BLUESTEM, VAUGHN SIDEOATS GRAMA, SHARPS BUFFALOGRASS, PRAIRIE DROPSOED.

PHASE 2 - RIPARIAN SEED MIX - NON-IRRIGATED

Table with columns: COMMON NAME, BOTANICAL NAME, PLS/LB. Includes NEBRASKA SEDGE, CLUSTERED FIELD SEDGE, THICKSPIKE WHEATGRASS, BALTIC RUSH, TORREY'S RUSH, SWITCHGRASS, WESTERN WHEATGRASS, THREESQUARE BULRUSH, SHOWY MILKWEED, CANADA GOLDENROD, BLUE VERVAIN.

PHASE 2 - COMPOSITE LANDSCAPE WATER USE RATING CHART

Table with columns: 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. Includes rows for DRIP, SPRAY ROTORS, and TOTALS.

Table with columns: LANDSCAPE ZONE, LWU RATING RANGE. Includes rows for VERY LOW WATER USE, LOW WATER USE, MODERATE WATER USE, HIGH WATER USE.

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

PHASE 2 - LANDSCAPE SUMMARY TABLE

Table with columns: LANDSCAPE TYPE, AREA (SQ FT), PERCENTAGE. Includes rows for IRRIGATED TREES*, IRRIGATED BED, IRRIGATED TALL NATIVE SEED MIX, RIPARIAN SEED MIX, FESCUE SEED MIX, TOTAL AREA LANDSCAPE.

* TREES IN NATIVE SEED AREAS REQUIRING DRIP IRRIGATION

PHASE 2 - STREETSCAPE REQUIREMENT TABLE

Table with columns: Street, Linear Feet*, Trees Required 1 Tree/40 LF, Large Canopy Trees Provided (Min. 75% of Trees Required), Other Trees Provided, Total Trees Provided, Shrubs Required (4 shrubs /1 Required Tree), Shrubs provided. Includes rows for N Mitchell Street and Edge Cliff Street.

*Linear Feet values are street lengths abutting tracts and do not account for street lengths abutting residential lots. For street lengths abutting residential lots, see Residential Lot Streetscape Requirement.

RESIDENTIAL LOT STREETSCAPE REQUIREMENT (INSTALLED BY BUILDER)

Each residential lot must have one large canopy tree (planted so as not to exceed 16-feet from back of curb) and 4 shrubs in the front yard.

PHASE 1 - PLANT SCHEDULE

Table with columns: LEGEND ABBREV., QTY., PLANT NAME (COMMON), PLANT NAME (SCIENTIFIC), SIZE & CONDITION, WATER USE (HYDROZONE #). Includes sections for Deciduous Canopy Trees, Evergreen Trees, Deciduous Ornamental Trees, Deciduous Shrubs, Evergreen Shrubs, Ornamental Grasses, and Perennials.

PHASE 1 - SOD

Table with columns: THERMAL BLUE TEXAS HYBRID (GREEN VALLEY TURF), 14,866 SQ FT, HIGH (4.5)

PHASE 1 - TURF SEED MIX

Table with columns: COMMON NAME, MIX (%), PLS/LB. Includes SR3000 HARD FESCUE, CHEWINGS FESCUE, CREEPING RED FESCUE, SR4000 PERENNIAL RYEGRASS.

PHASE 1 - IRRIGATED TALL NATIVE SEED MIX

Table with columns: COMMON NAME, MIX (%), PLS/LB. Includes ARRIBA WESTERN WHEATGRASS, LODORM GREEN NEEDLEGRASS, LOVINGTON BLUE GRAMA, PASTURA LITTLE BLUESTEM, VAUGHN SIDEOATS GRAMA, SHARPS BUFFALOGRASS, PRAIRIE DROPSOED.

PHASE 1 - COMPOSITE LANDSCAPE WATER USE RATING CHART

Table with columns: 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. Includes rows for DRIP, SPRAY ROTORS, and TOTALS.

Table with columns: LANDSCAPE ZONE, LWU RATING RANGE. Includes rows for VERY LOW WATER USE, LOW WATER USE, MODERATE WATER USE, HIGH WATER USE.

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

PHASE 1 - LANDSCAPE SUMMARY TABLE

Table with columns: LANDSCAPE TYPE, AREA (SQ FT), PERCENTAGE. Includes rows for IRRIGATED TREES*, IRRIGATED BED, IRRIGATED NATIVE SEED MIX, FESCUTE TURF SEED MIX, TURF: TEXAS HYBRID BLUEGRASS, TOTAL AREA LANDSCAPE.

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

PHASE 1 - STREETSCAPE REQUIREMENT TABLE

Table with columns: Street, Linear Feet*, Trees Required 1 Tree/40 LF, Large Canopy Trees Provided (Min. 75% of Trees Required), Other Trees Provided, Total Trees Provided, Shrubs Required (4 shrubs /1 Required Tree), Shrubs provided. Includes rows for Mikelson Blvd, N Mitchell Street, Vista Cliff Circle, Vista Cliff Court, Vista Cliff Loop, Vista Canyon Drive, Edge Cliff Street, Rock Canyon Trail.

*Linear Feet values are street lengths abutting tracts and do not account for street lengths abutting residential lots. For street lengths abutting residential lots, see Residential Lot Streetscape Requirement.

CHECKED BY: XX DRAWN BY: XX

FOUNDERS VILLAGE FILING 24 CASTLE ROCK, CO

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



NOT FOR CONSTRUCTION

DATE: 09/06/2019

SHEET TITLE: LANDSCAPE NOTES & PLANT LIST

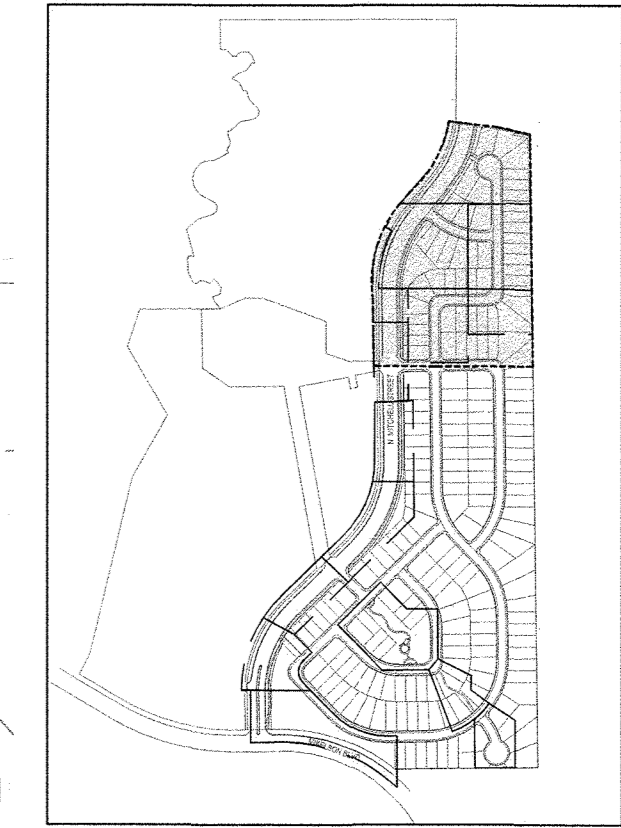


SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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:



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.L.C. IS A REGISTERED FIRM WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.

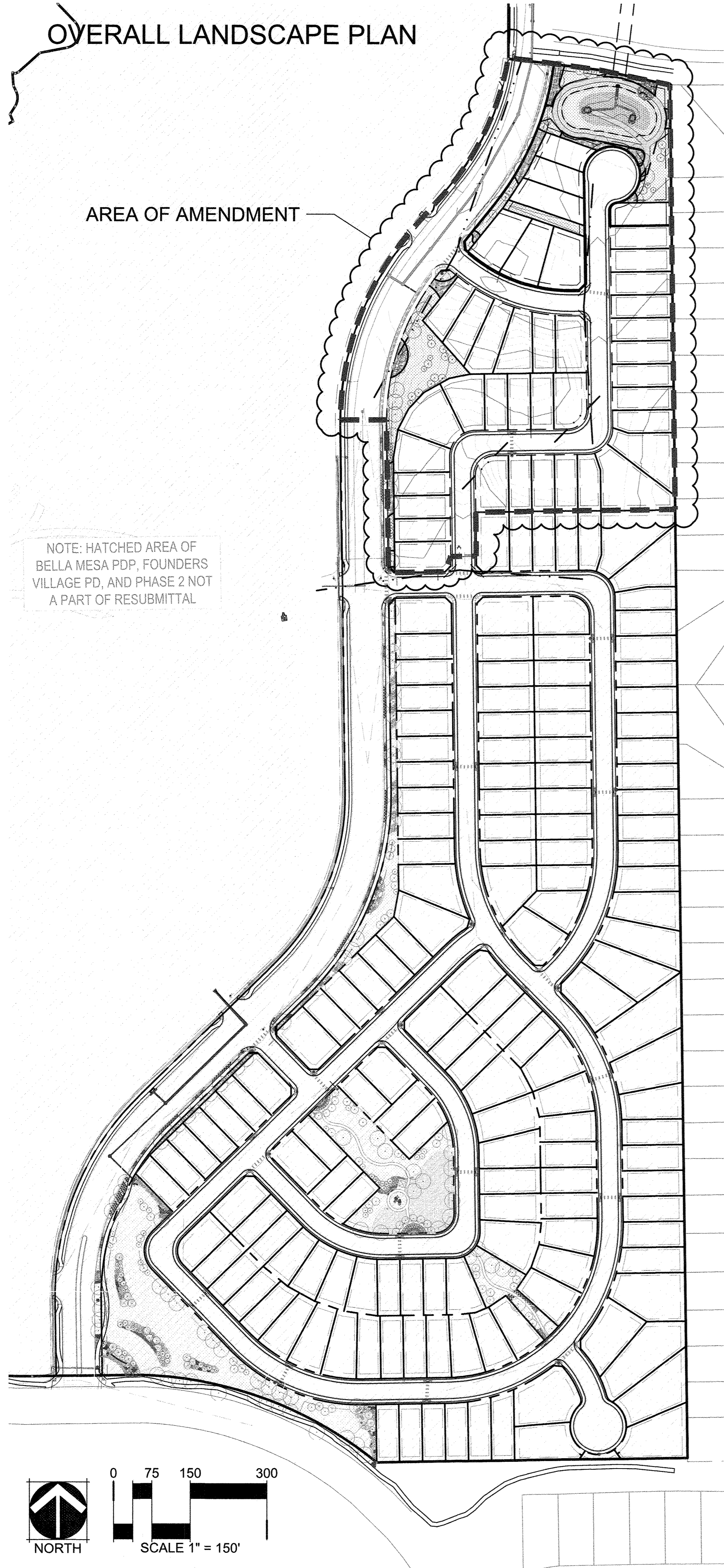
NOT FOR
CONSTRUCTION

DATE:
09/06/2019

SHEET TITLE:
OVERALL LANDSCAPE
PLAN

L-3
SHEET 13 OF 25

OVERALL LANDSCAPE PLAN



AREA OF AMENDMENT

NOTE: HATCHED AREA OF BELLA MESA PDP, FOUNDERS VILLAGE PD, AND PHASE 2 NOT A PART OF RESUBMITTAL

AREA OF AMENDMENT OVERALL LANDSCAPE PLAN

LEGEND:

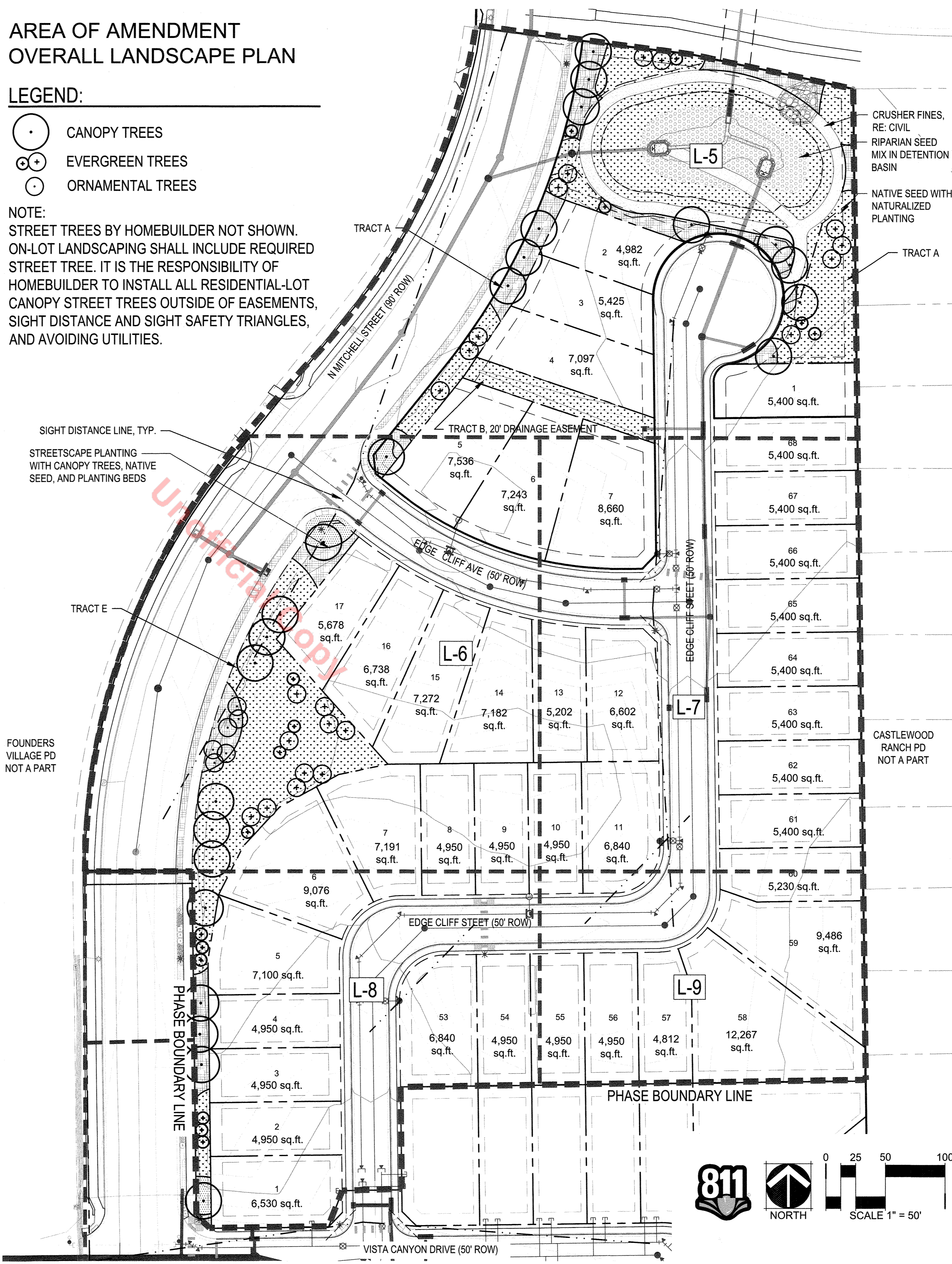
- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES

NOTE:

STREET TREES BY HOMEBUILDER NOT SHOWN. ON-LOT LANDSCAPING SHALL INCLUDE REQUIRED STREET TREE. IT IS THE RESPONSIBILITY OF HOMEBUILDER TO INSTALL ALL RESIDENTIAL-LOT CANOPY STREET TREES OUTSIDE OF EASEMENTS, SIGHT DISTANCE AND SIGHT SAFETY TRIANGLES, AND AVOIDING UTILITIES.

SIGHT DISTANCE LINE, TYP.
STREETSCAPE PLANTING WITH CANOPY TREES, NATIVE SEED, AND PLANTING BEDS

FOUNDERS VILLAGE PD NOT A PART



CRUSHER FINES, RE: CIVIL
RIPARIAN SEED MIX IN DETENTION BASIN
NATIVE SEED WITH NATURALIZED PLANTING

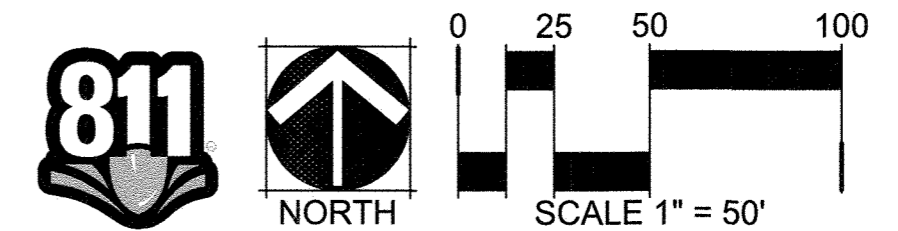
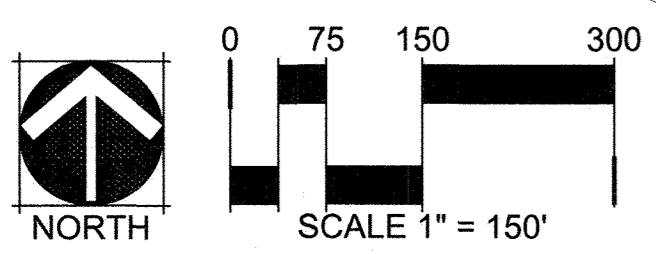
TRACT A

TRACT A

TRACT B, 20' DRAINAGE EASEMENT

TRACT E

CASTLEWOOD RANCH PD NOT A PART



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

CHECKED BY: XX
DRAWN BY: XX

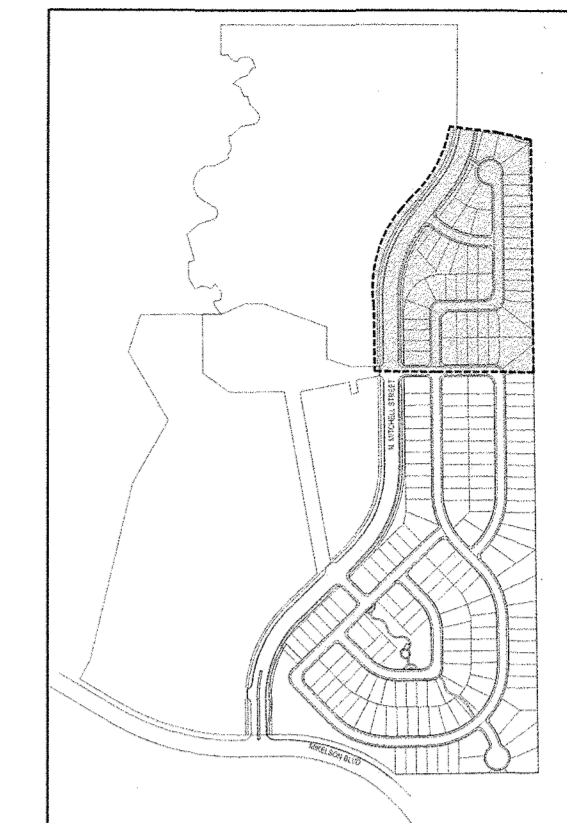
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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

AREA OF AMENDMENT OVERALL FENCING PLAN

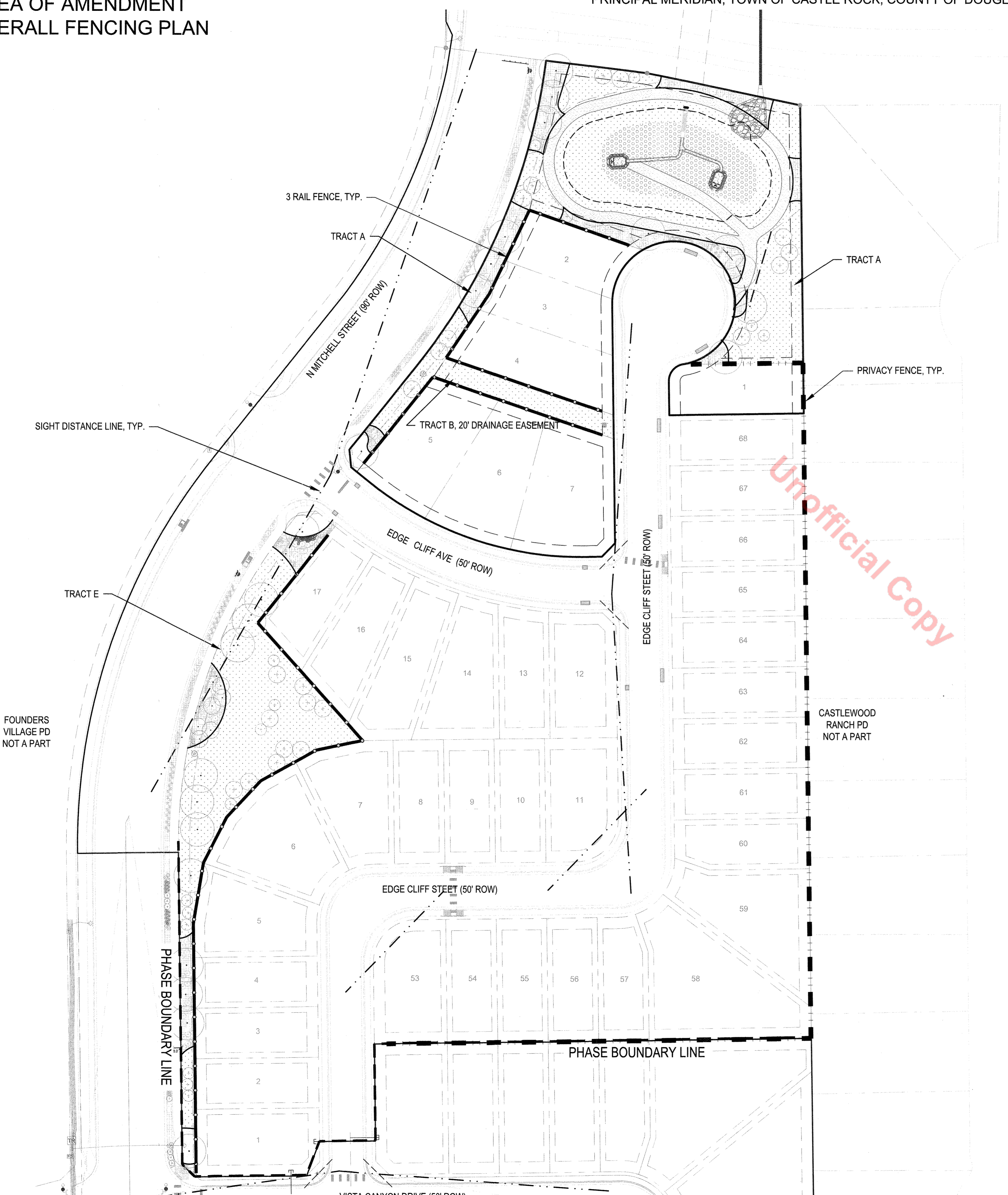
KEY MAP:



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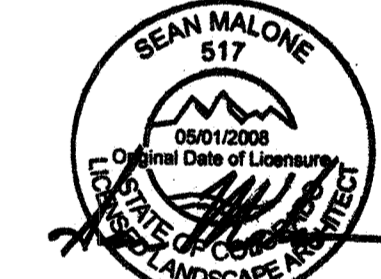
LEGEND:

- 3 RAIL FENCE
- PRIVACY FENCE



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 AN CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.

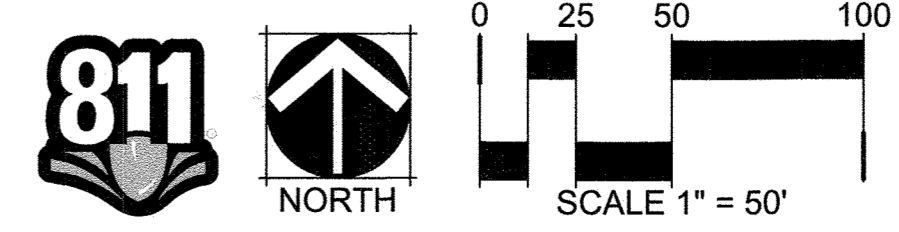
NOT FOR
CONSTRUCTION

DATE:
09/06/2019

SHEET TITLE:
OVERALL
FENCING PLAN

L-4
SHEET 14 OF 25

CHECKED BY: XX
DRAWN BY: XX



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

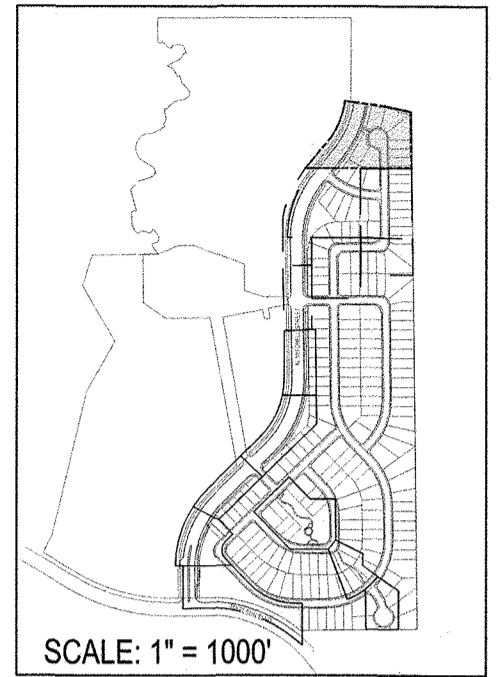
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

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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

LANDSCAPE PLAN

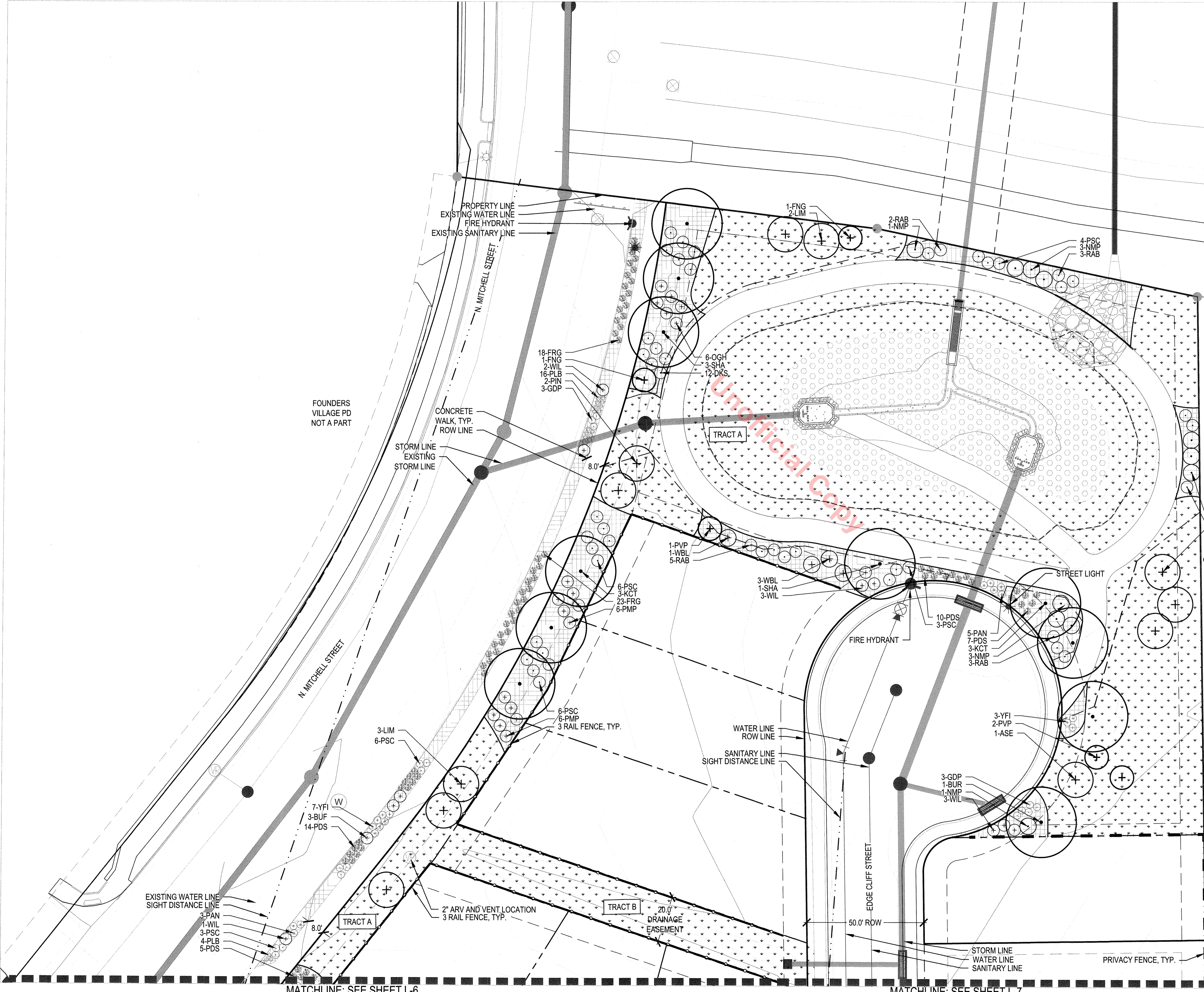
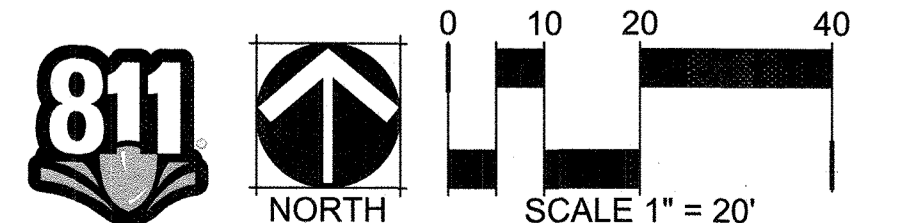
KEY MAP:



LEGEND:

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- FESCUE SEED MIX - LOW HYDROZONE
- LANDSCAPE BED - LOW HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- RIPARIAN SEED MIX (NON-IRRIGATED)
- CRUSHER FINES RE: CIVIL
- PAVING
- METAL EDGER
- 3 RAIL FENCE
- PRIVACY FENCE
- PROPERTY LINE
- SIGHT DISTANCE LINE

NOTE:
STREET TREES BY HOMEBUILDER NOT SHOWN. ON-LOT LANDSCAPING SHALL INCLUDE REQUIRED STREET TREE. IT IS THE RESPONSIBILITY OF HOMEBUILDER TO INSTALL ALL RESIDENTIAL LOT CANOPY STREET TREES OUTSIDE OF EASEMENTS, SIGHT DISTANCE AND SIGHT SAFETY TRIANGLES, AND AVOIDING UTILITIES.



CHECKED BY: XX
DRAWN BY: XX

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

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

SEAN MALONE 517
LANDSCAPE ARCHITECT
CERTIFICATION:
SEAN MALONE IS A LICENSED AND CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.

NOT FOR CONSTRUCTION

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE
PLANTING PLAN

L-5
SHEET 15 OF 25

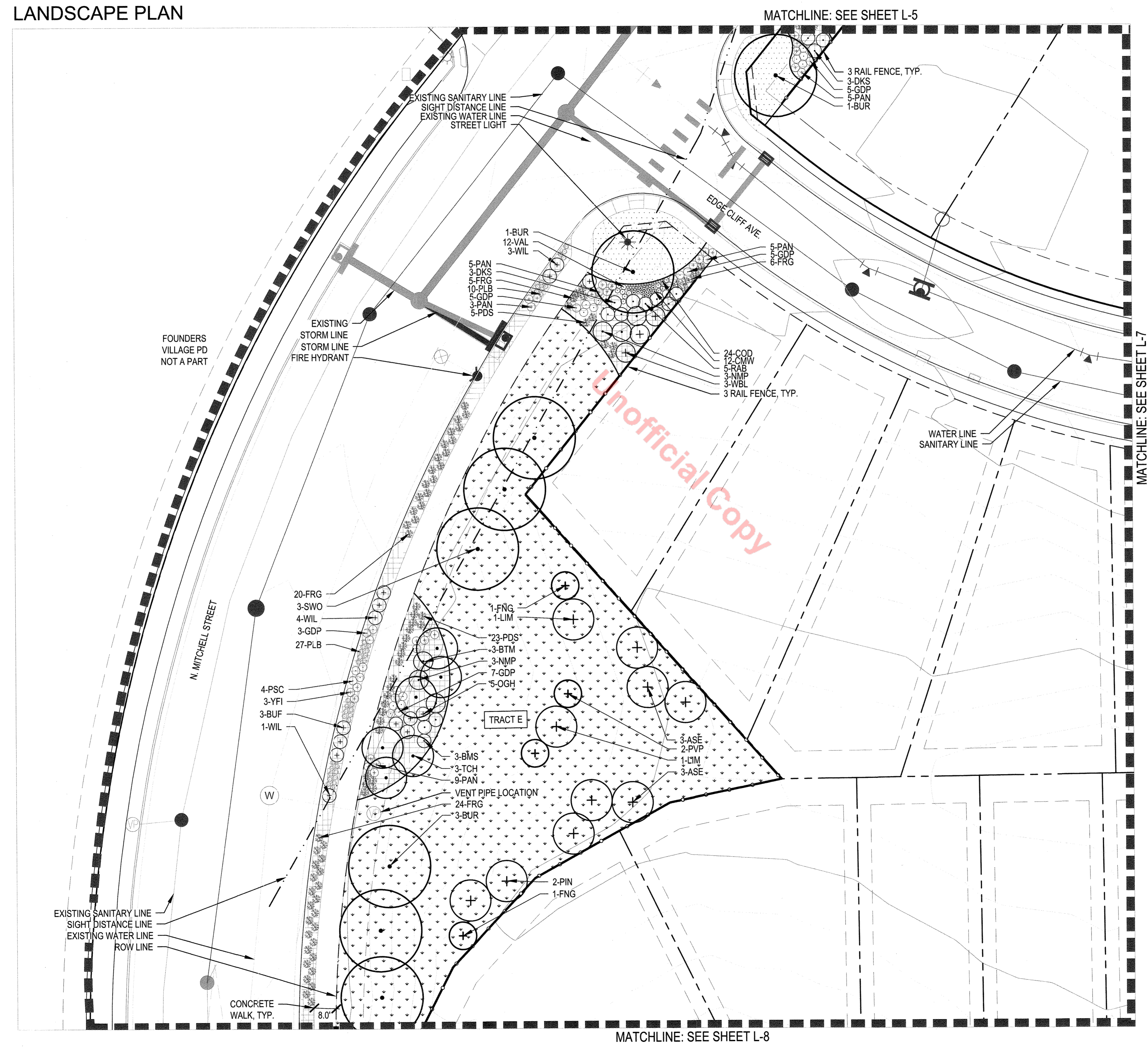
PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

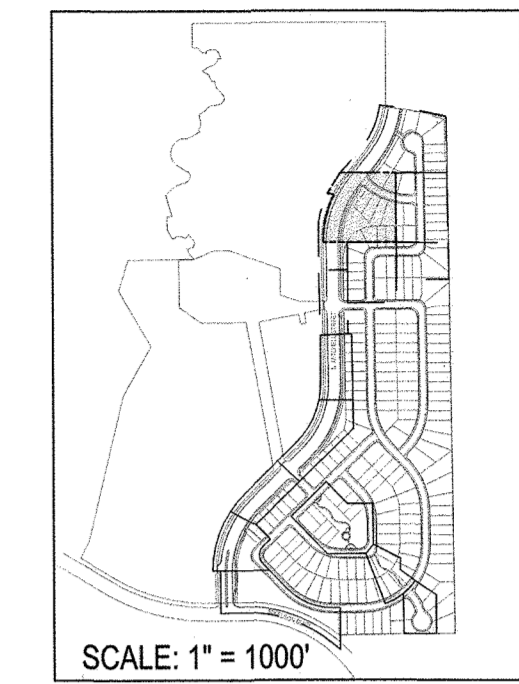
FOUNDERS VILLAGE FILING NO. 24

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

LANDSCAPE PLAN



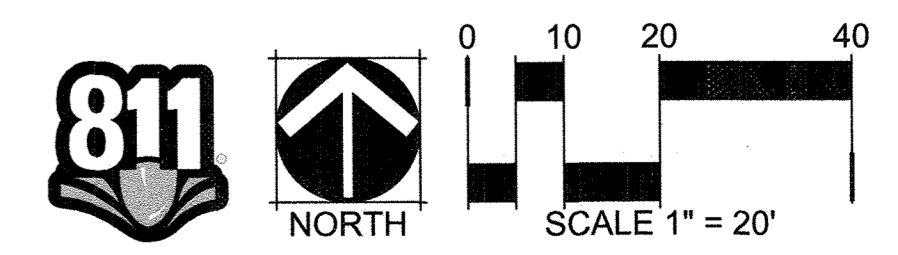
KEY MAP:



LEGEND:

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
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- FESCUE SEED MIX - LOW HYDROZONE
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- SIGHT DISTANCE LINE

NOTE:
STREET TREES BY HOMEBUILDER NOT SHOWN. ON-LOT LANDSCAPING SHALL INCLUDE REQUIRED STREET TREE. IT IS THE RESPONSIBILITY OF HOMEBUILDER TO INSTALL ALL RESIDENTIAL-LOT CANOPY STREET TREES OUTSIDE OF EASEMENTS, SIGHT DISTANCE AND SIGHT SAFETY TRIANGLES, AND AVOIDING UTILITIES.



FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

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

SEAN MALONE 517
LANDSCAPE ARCHITECT
05/01/2008
Original Date of Licensure
THE TOWN OF CASTLE ROCK AND LANDSCAPE DESIGNER, COLORADO STATE LICENSE NUMBER IS 517

NOT FOR CONSTRUCTION

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE PLANTING PLAN

L-6
SHEET 16 OF 25

CHECKED BY: XX
DRAWN BY: XX

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

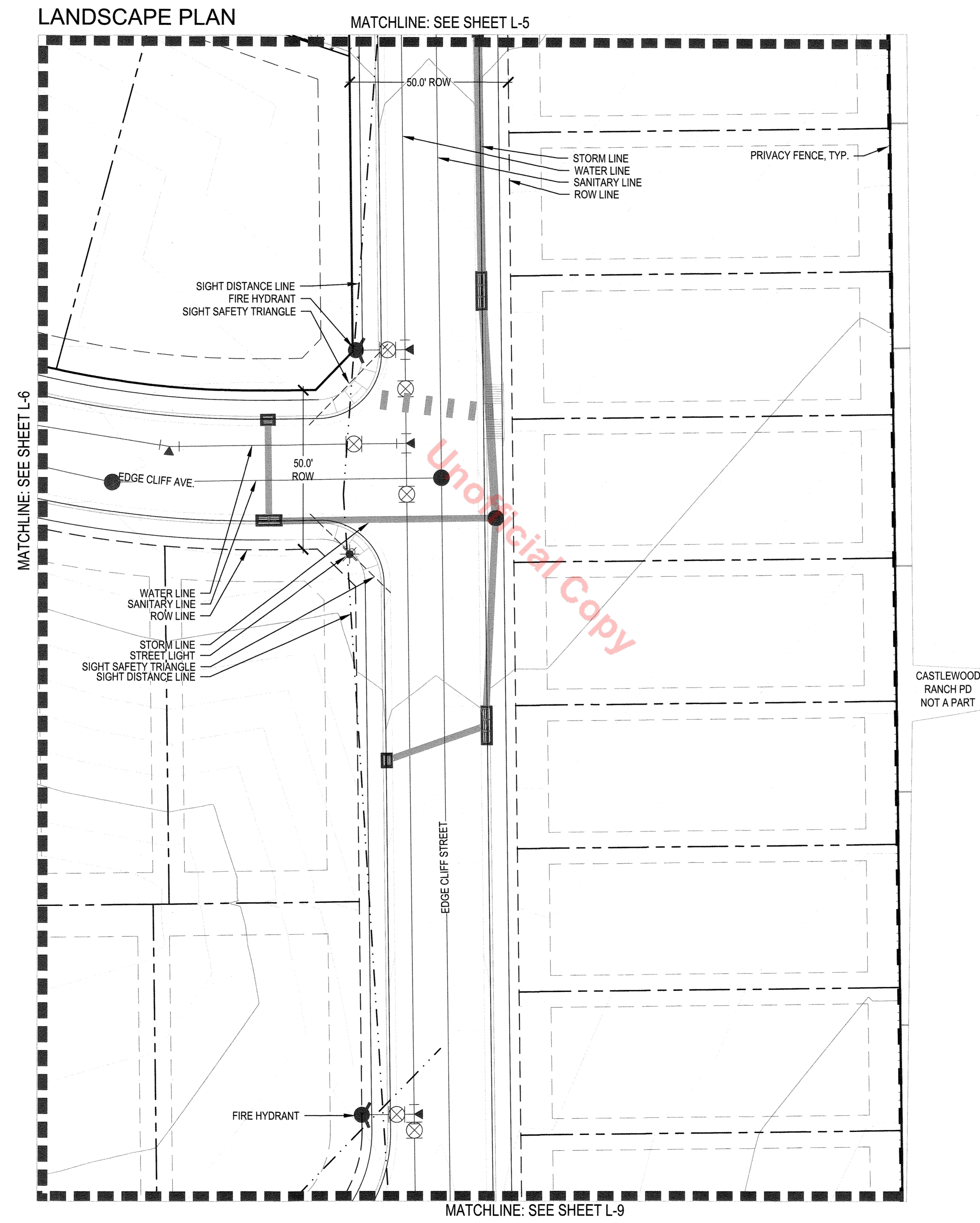
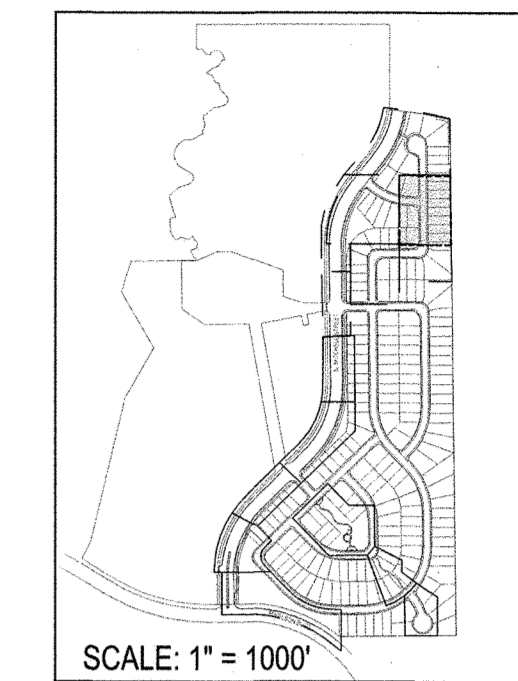
FOUNDERS VILLAGE FILING NO. 24

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

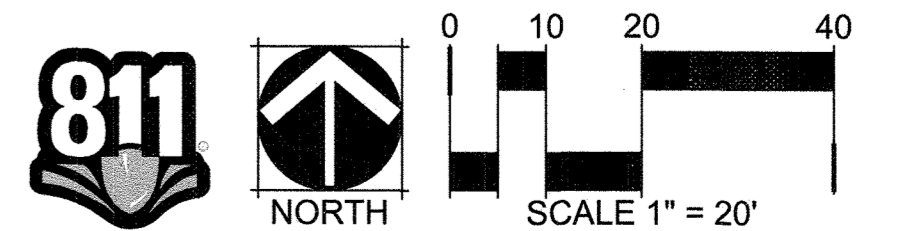
KEY MAP:



LEGEND:

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- FESCUE SEED MIX - LOW HYDROZONE
- LANDSCAPE BED - LOW HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- RIPARIAN SEED MIX (NON-IRRIGATED)
- CRUSHER FINES RE: CIVIL
- PAVING
- METAL EDGER
- 3 RAIL FENCE
- PRIVACY FENCE
- PROPERTY LINE
- SIGHT DISTANCE LINE

NOTE:
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FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

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

SEAN MALONE 517
 LANDSCAPE DESIGNER
 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF COLORADO
 EXPIRES 12/31/2023

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

NOT FOR CONSTRUCTION

DATE: 09/06/2019

SHEET TITLE: LANDSCAPE PLANTING PLAN

L-7 SHEET 17 OF 25

CHECKED BY: XX
DRAWN BY: XX

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

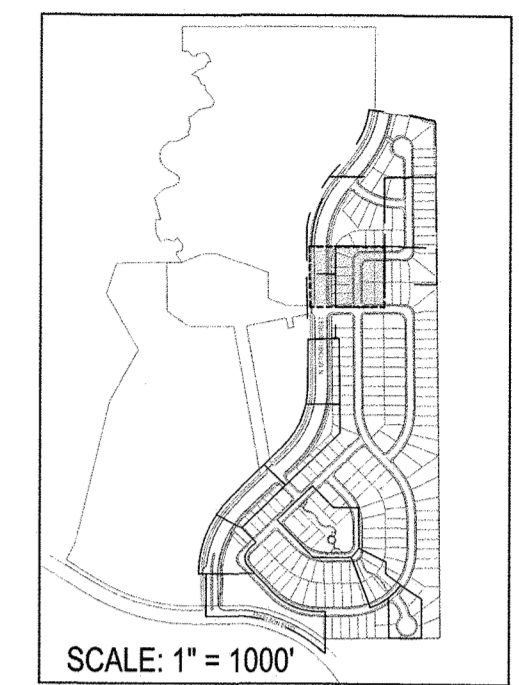
FOUNDERS VILLAGE FILING NO. 24

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

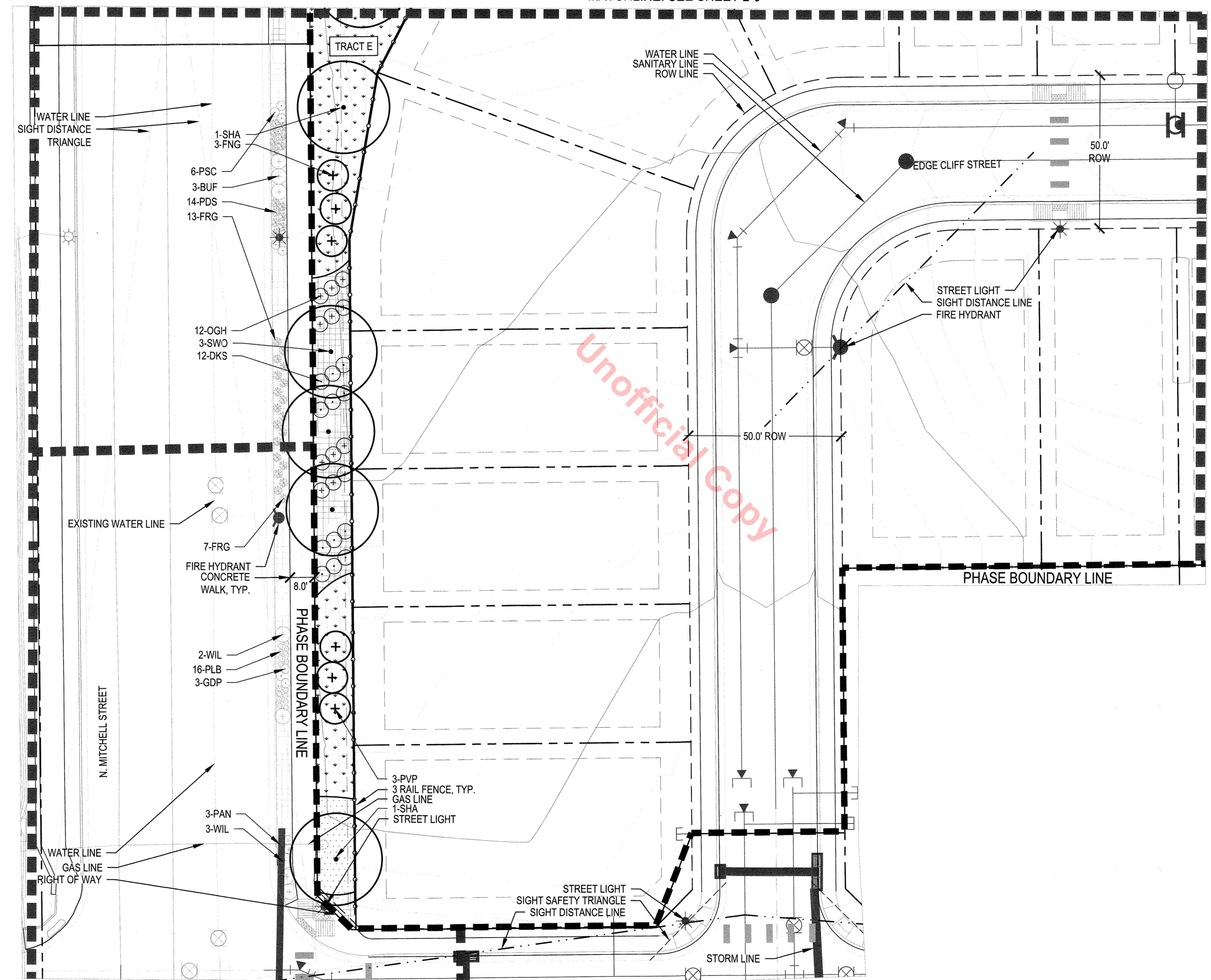
A PORTION OF THE EAST ONE-HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH

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

KEY MAP:



LANDSCAPE PLAN



Unofficial Copy

LEGEND:

- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- FESCUE SEED MIX - LOW HYDROZONE
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- NATIVE SEED - LOW HYDROZONE
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FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

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



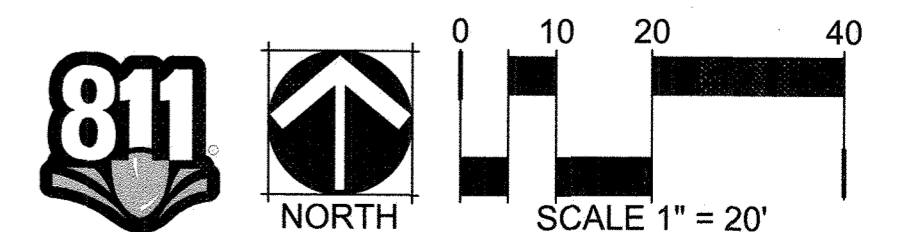
LANDSCAPE
CERTIFICATION:
SEAN MALONE, P.L.A. AS A LANDSCAPE DESIGNER, COLORADO STATE LICENSE NUMBER IS 517.

NOT FOR CONSTRUCTION

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE
PLANTING PLAN

L-8
SHEET 18 OF 25



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

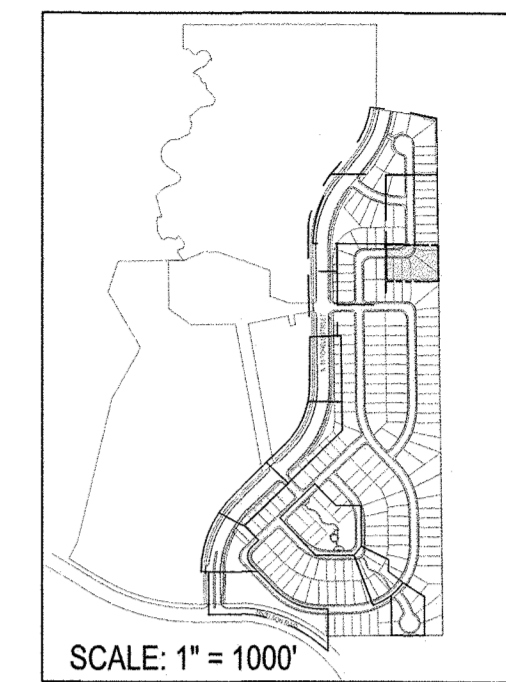
CHECKED BY: XX
DRAWN BY: XX

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

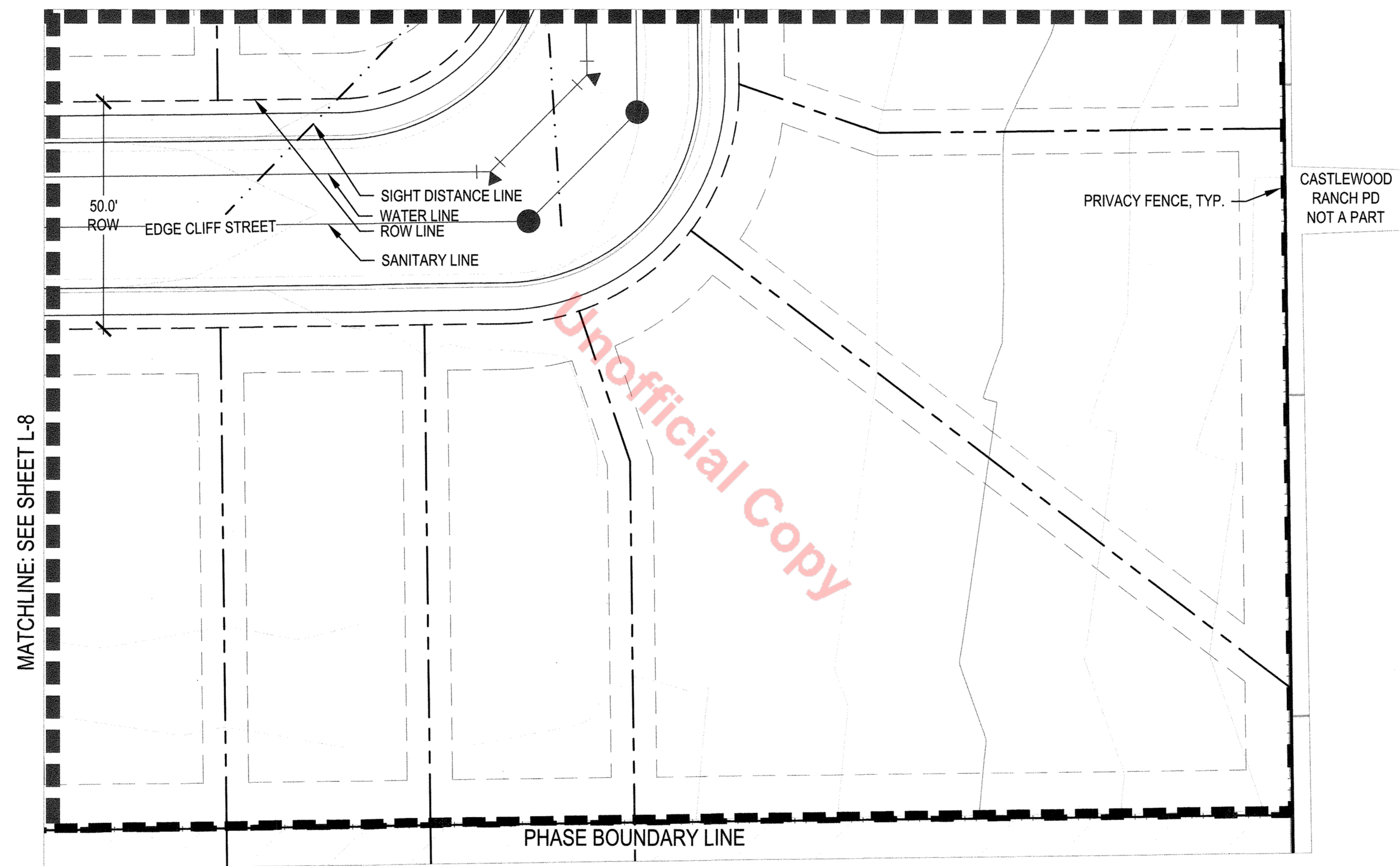
THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN
A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP:



LANDSCAPE PLAN

MATCHLINE: SEE SHEET L-7



MATCHLINE: SEE SHEET L-8

LEGEND:

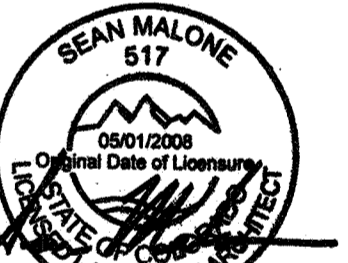
- CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- FESCUE SEED MIX - LOW HYDROZONE
- LANDSCAPE BED - LOW HYDROZONE
- NATIVE SEED - LOW HYDROZONE
- RIPARIAN SEED MIX (NON-IRRIGATED)
- CRUSHER FINES RE: CIVIL
- PAVING
- METAL EDGER
- 3 RAIL FENCE
- PRIVACY FENCE
- PROPERTY LINE
- SIGHT DISTANCE LINE

NOTE:
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FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES

4320 SOUTH MONACO STREET
DENVER, CO 80237



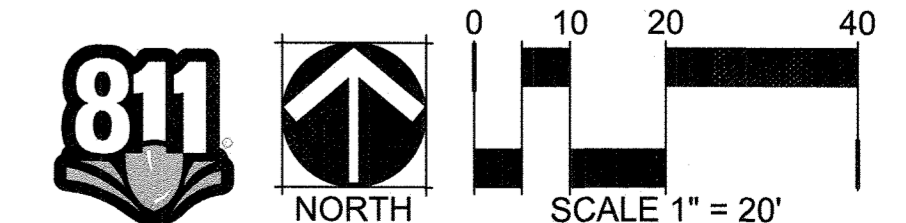
CERTIFICATION:
I, SEAN MALONE, S.A., A.S.A. AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSE NUMBER IS 517.

NOT FOR CONSTRUCTION

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE
PLANTING PLAN

L-9
SHEET 19 OF 25



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

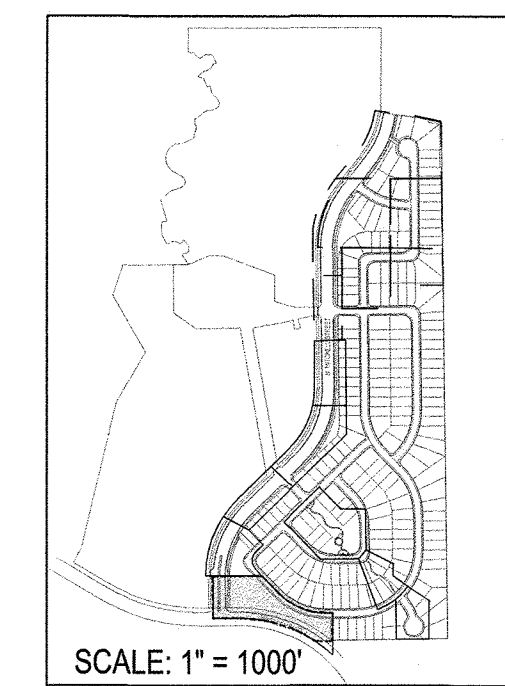
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DRAWN BY: XX

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 NORTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

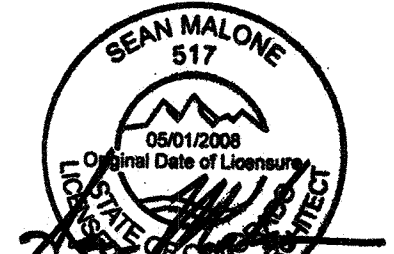
KEY MAP:



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, S.L.A., IS AN CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSING NUMBER IS 517.

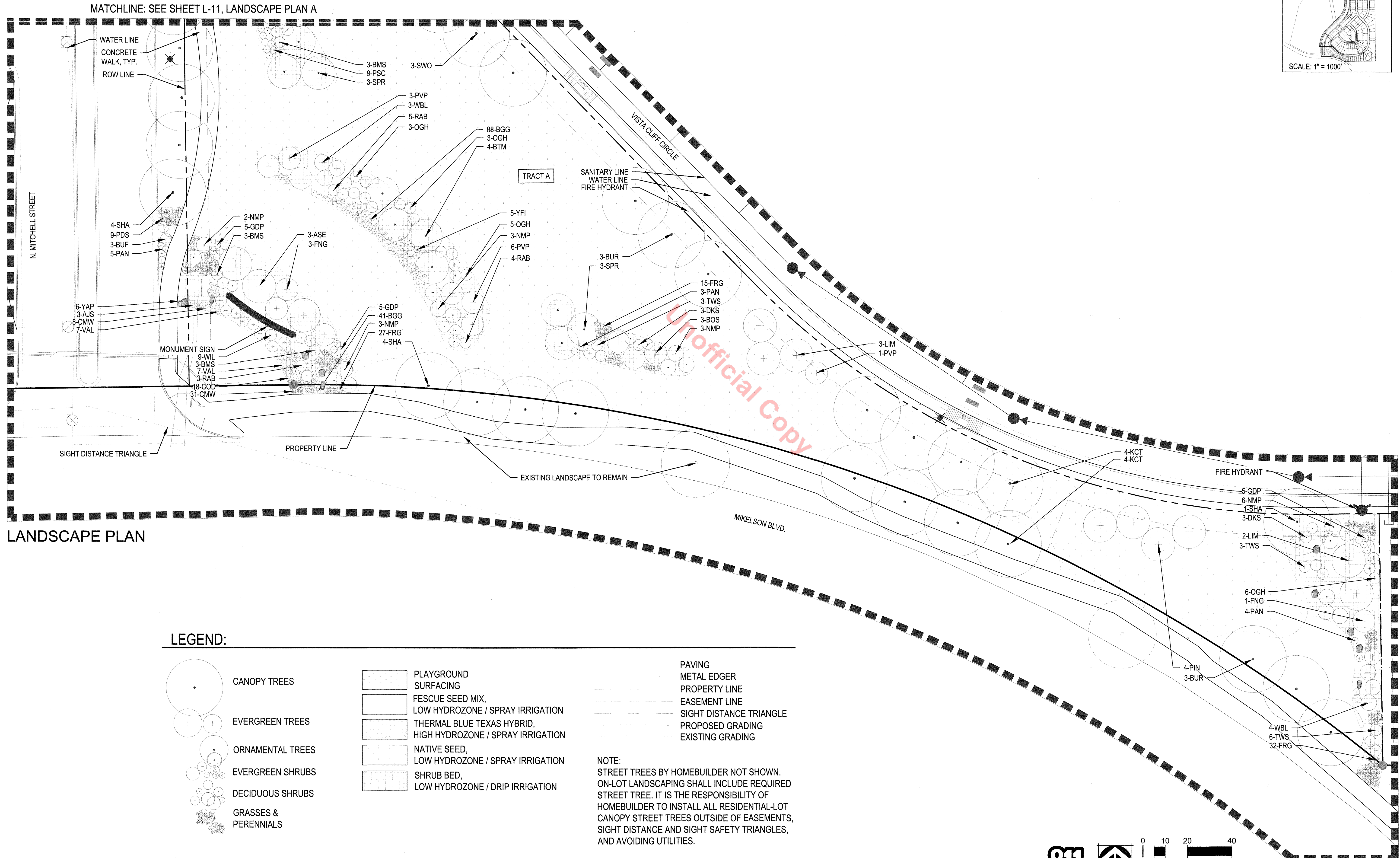
NOT FOR CONSTRUCTION

AS APPROVED BY
SDP18-0041

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE
PLANTING PLAN

L-10
SHEET 20 OF 25



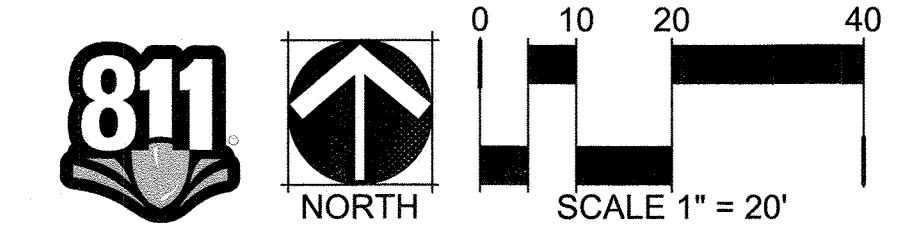
MATCHLINE: SEE SHEET L-11, LANDSCAPE PLAN A

LANDSCAPE PLAN

LEGEND:

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

NOTE:
STREET TREES BY HOMEOWNER NOT SHOWN. ON-LOT LANDSCAPING SHALL INCLUDE REQUIRED STREET TREE. IT IS THE RESPONSIBILITY OF HOMEOWNER TO INSTALL ALL RESIDENTIAL-LOT CANOPY STREET TREES OUTSIDE OF EASEMENTS, SIGHT DISTANCE AND SIGHT SAFETY TRIANGLES, AND AVOIDING UTILITIES.



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

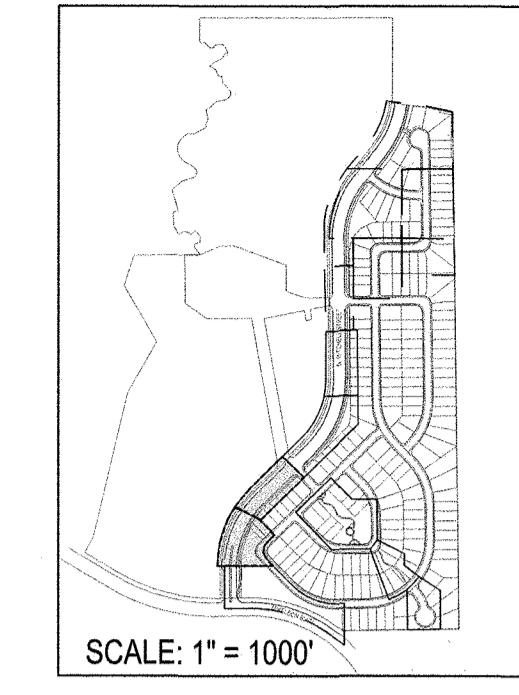
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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:

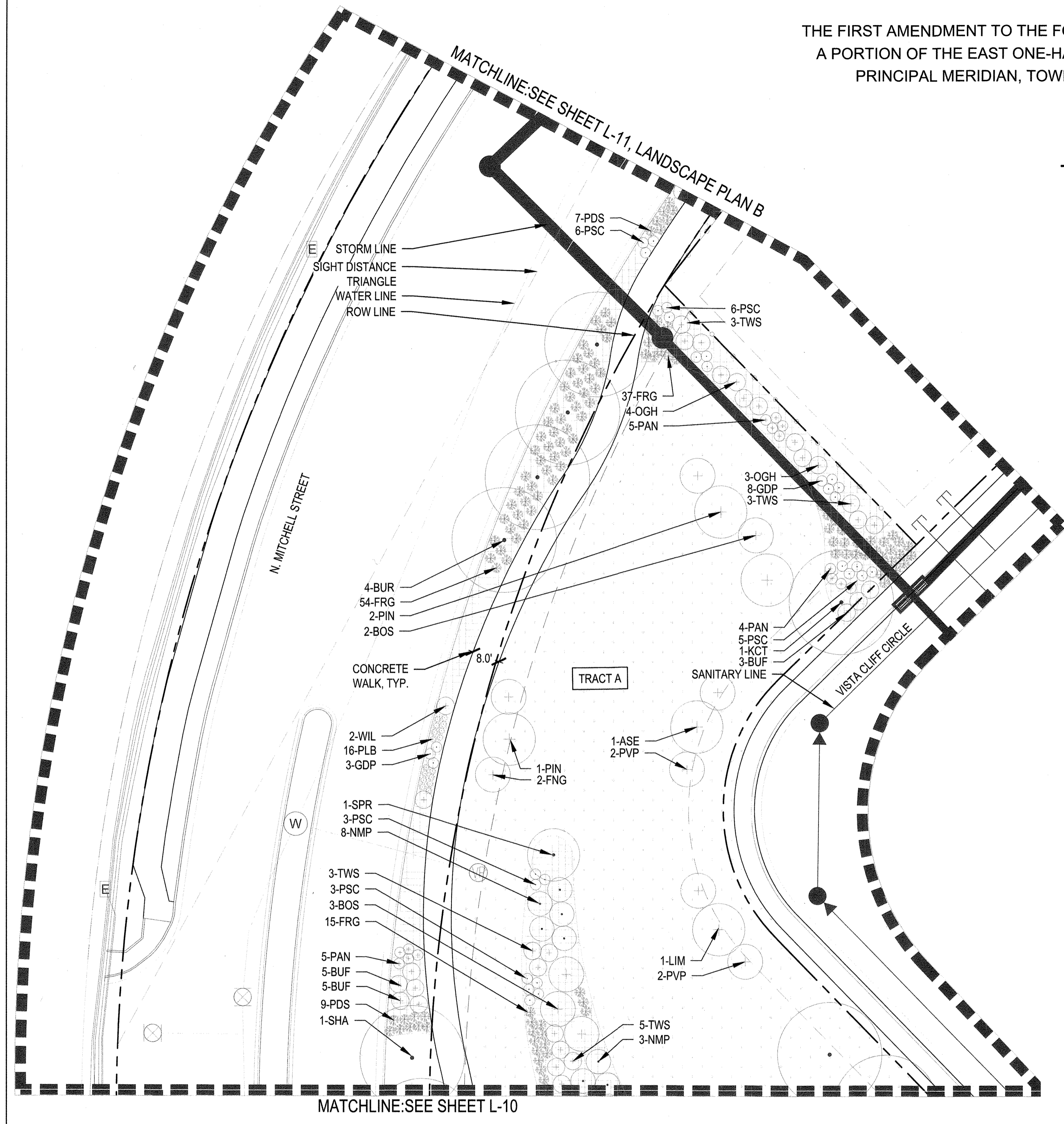


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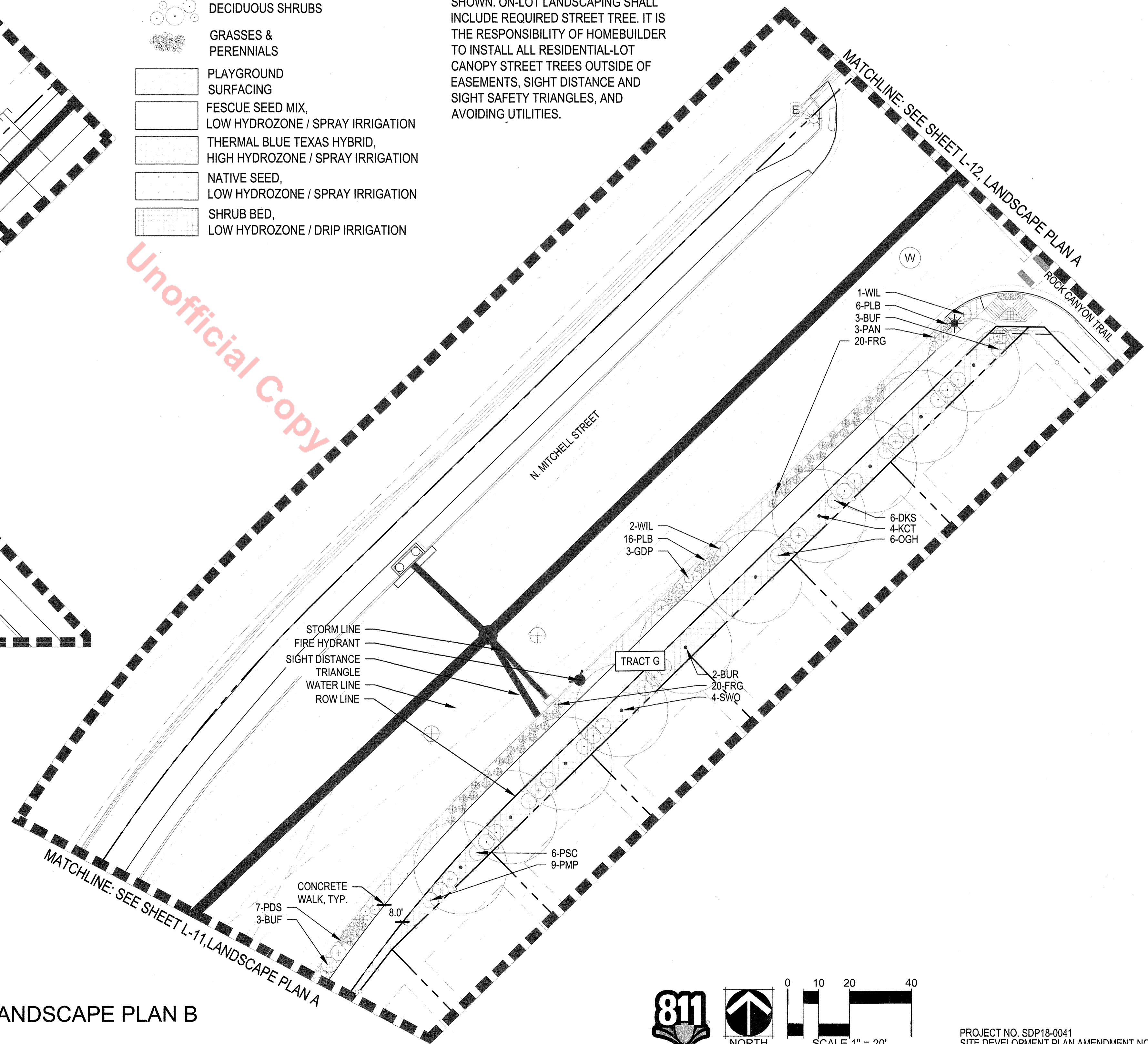
LEGEND:

- CANOPY TREES
- 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

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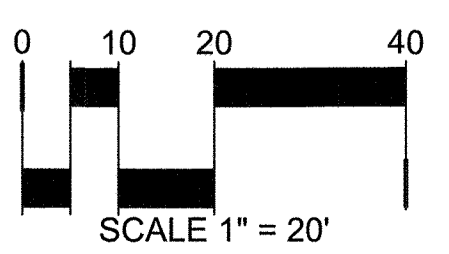
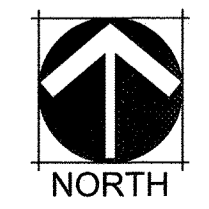


LANDSCAPE PLAN A



LANDSCAPE PLAN B

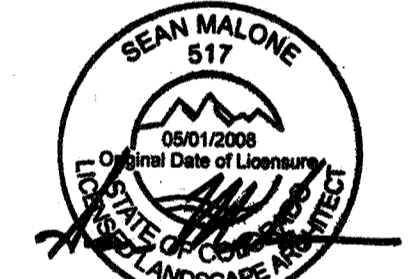
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PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

FOUNDERS VILLAGE FILING 24
CASTLE ROCK, CO

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



LANDSCAPE CERTIFICATION:
SEAN MALONE IS AN ANNUALLY CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSE NUMBER IS 517.

NOT FOR CONSTRUCTION

AS APPROVED BY
SDP18-0041

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE PLANTING PLAN

L-11
SHEET 21 OF 25

CHECKED BY:
DRAWN BY:

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

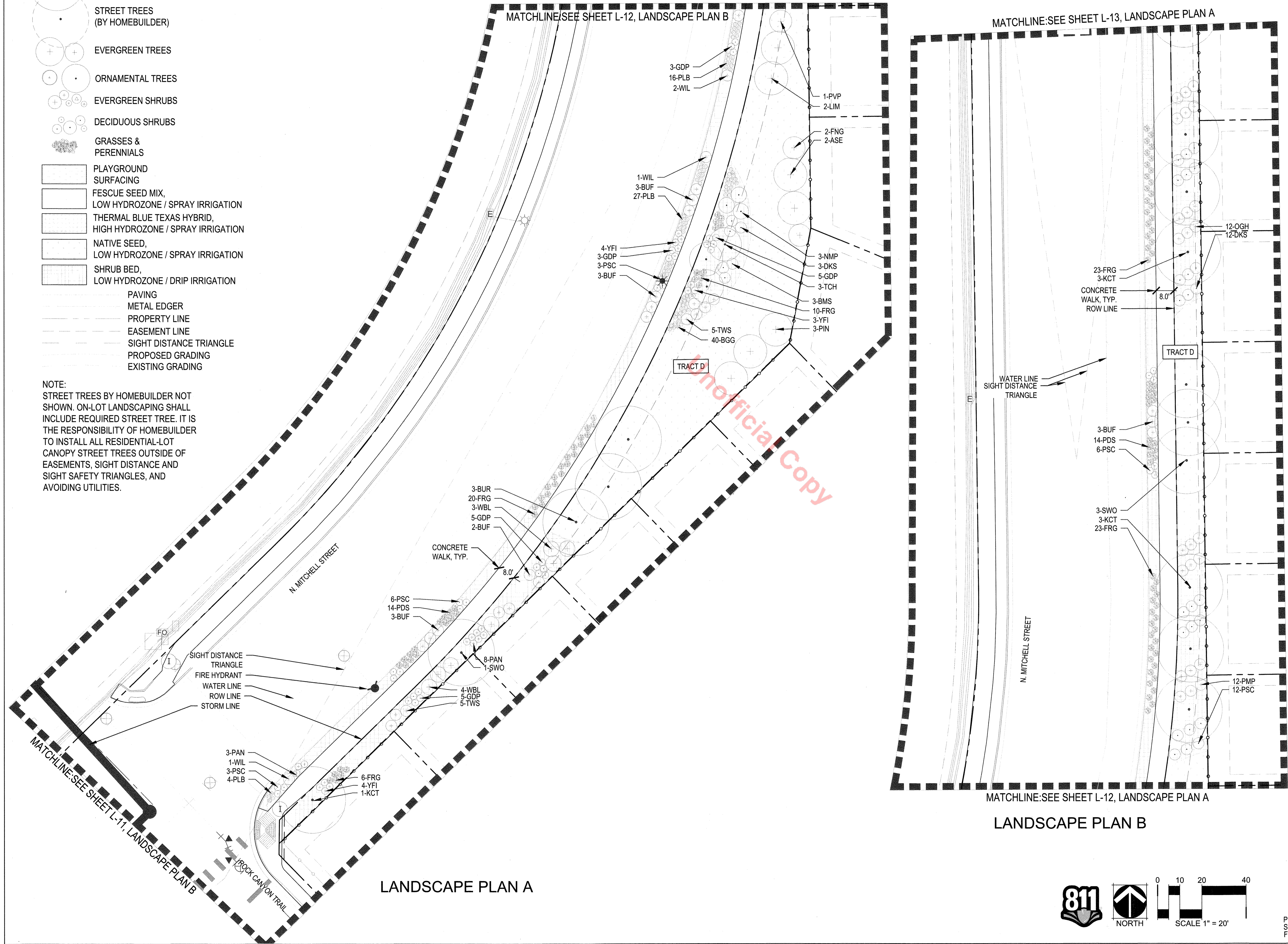
THE FIRST AMENDMENT TO THE FOUNDERS VILLAGE FILING NO. 24 PRELIMINARY PLAT/FINAL PD SITE PLAN

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

LEGEND:

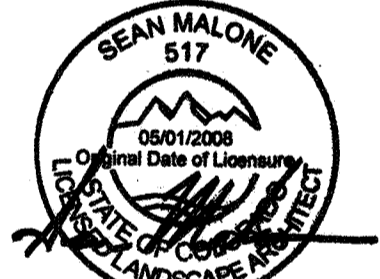
- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- GRASSES & PERENNIALS
- PLAYGROUND SURFACING
- FESCUE SEED MIX, LOW HYDROZONE / SPRAY IRRIGATION
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- NATIVE SEED, LOW HYDROZONE / SPRAY IRRIGATION
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- EXISTING GRADING

NOTE:
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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., AS A LANDSCAPE DESIGNER, CERTIFY THAT I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO AND I AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSE NUMBER IS 517.

NOT FOR CONSTRUCTION

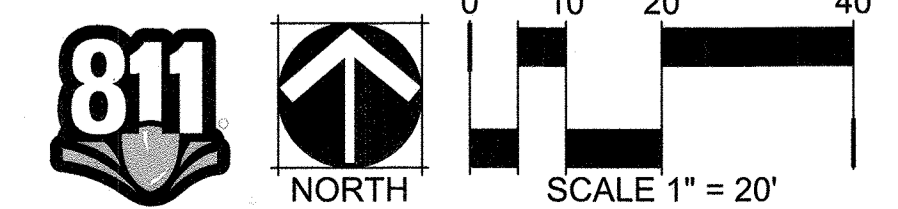
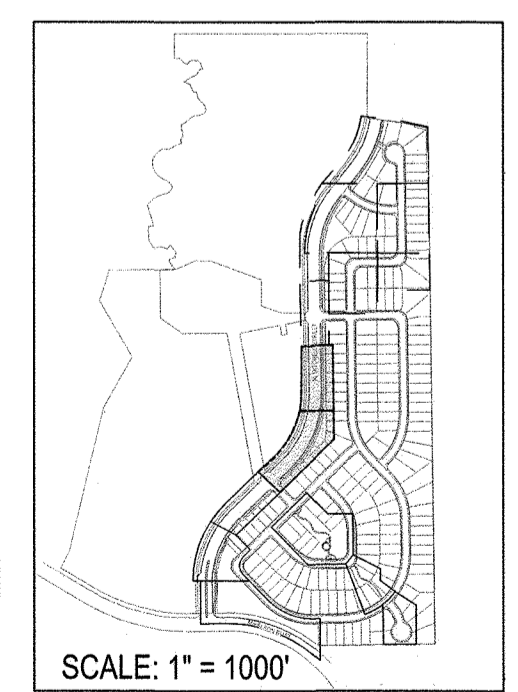
AS APPROVED BY
SDP18-0041

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE PLANTING PLAN

L-12
SHEET 22 OF 25

KEY MAP:



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

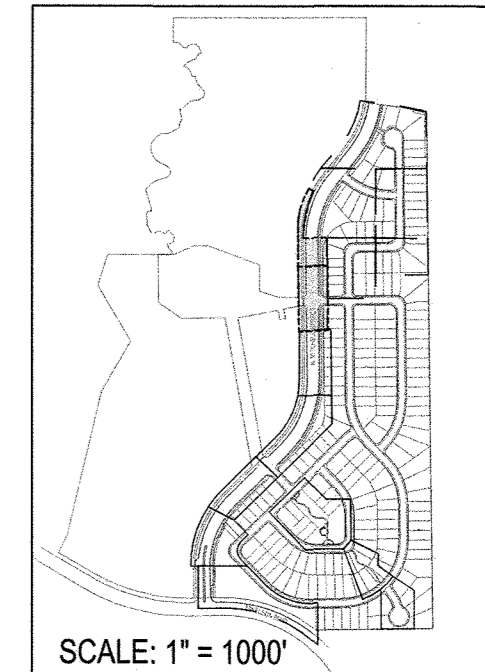
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SITE DEVELOPMENT PLAN AMENDMENT NO. 1

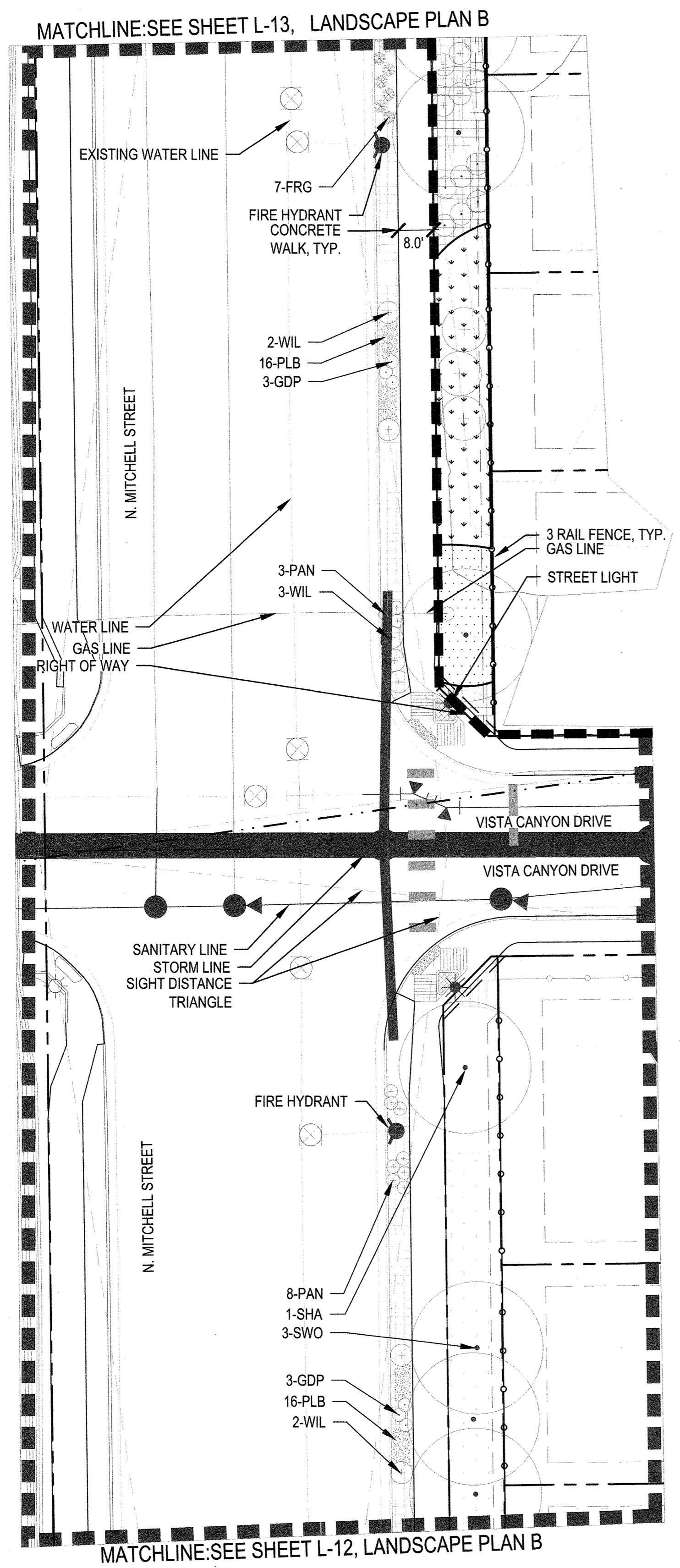
FOUNDERS VILLAGE FILING NO. 24

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

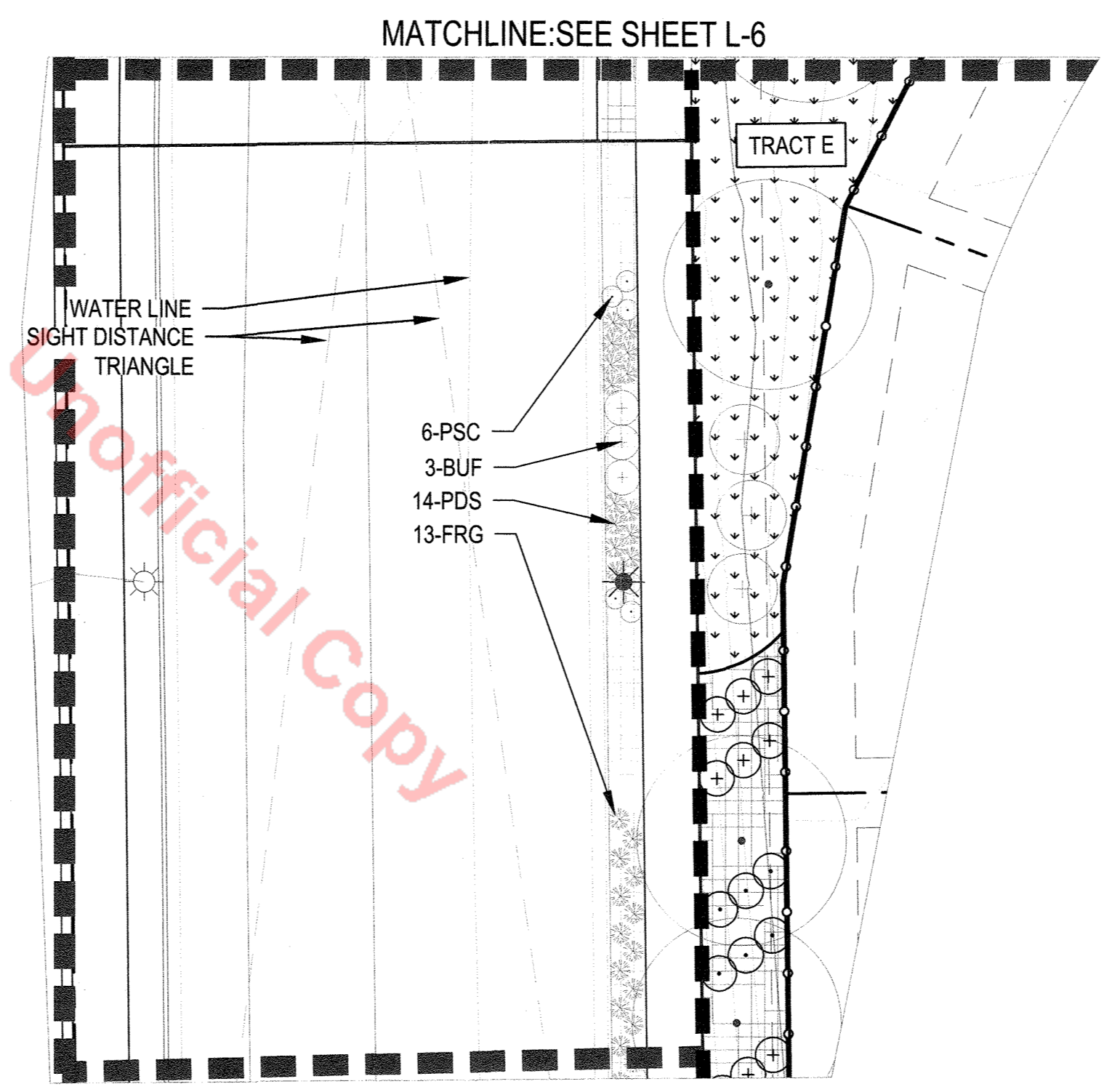
KEY MAP:



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



LANDSCAPE PLAN A



LANDSCAPE PLAN B

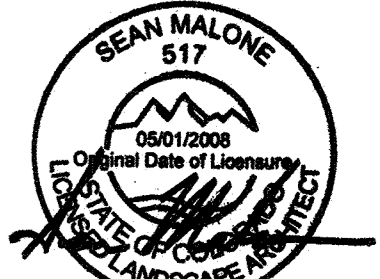
LEGEND:

- CANOPY TREES
- STREET TREES (BY HOMEBUILDER)
- EVERGREEN TREES
- ORNAMENTAL TREES
- EVERGREEN SHRUBS
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- FESCUE SEED MIX, LOW HYDROZONE / SPRAY IRRIGATION
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- SHRUB BED, LOW HYDROZONE / DRIP IRRIGATION
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- PROPERTY LINE
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- EXISTING GRADING

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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

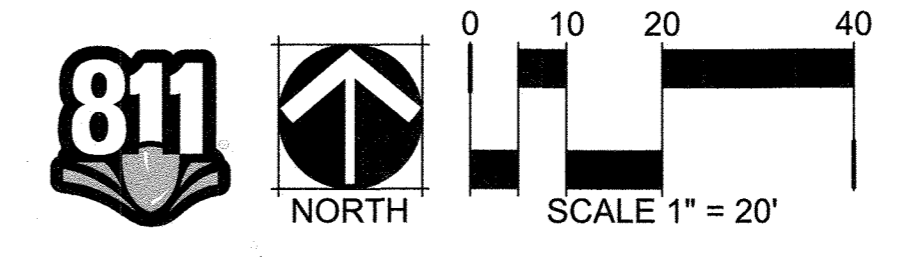
AS APPROVED BY
SDP18-0041

DATE:
09/06/2019

SHEET TITLE:
LANDSCAPE PLANTING PLAN

L-13
SHEET 23 OF 25

CHECKED BY:
DRAWN BY:



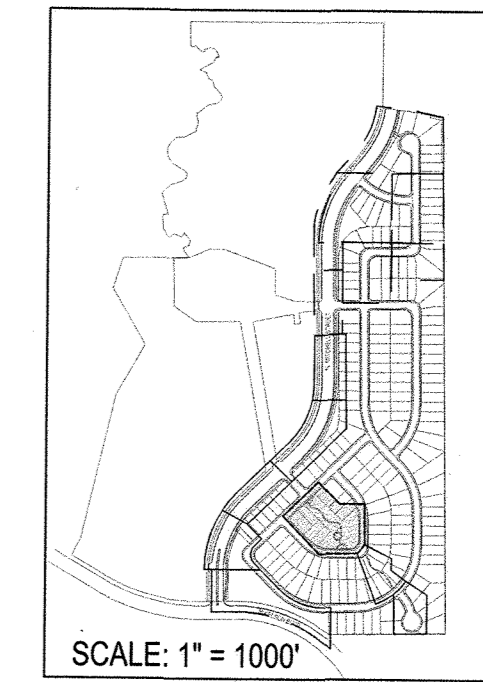
PROJECT NO. SDP18-0041
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
FOUNDERS VILLAGE FILING NO. 24

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

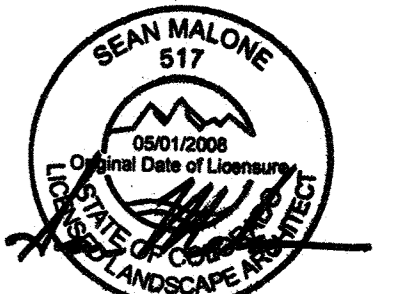
KEY MAP:



FOUNDERS VILLAGE FILING 24 CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES

4320 SOUTH MONACO STREET
DENVER, CO 80237



LANDSCAPE CERTIFICATION:
I, SEAN MALONE, RLA, IS/A AN CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.

NOT FOR CONSTRUCTION

AS APPROVED BY
SDP18-0041

DATE:
09/06/2019

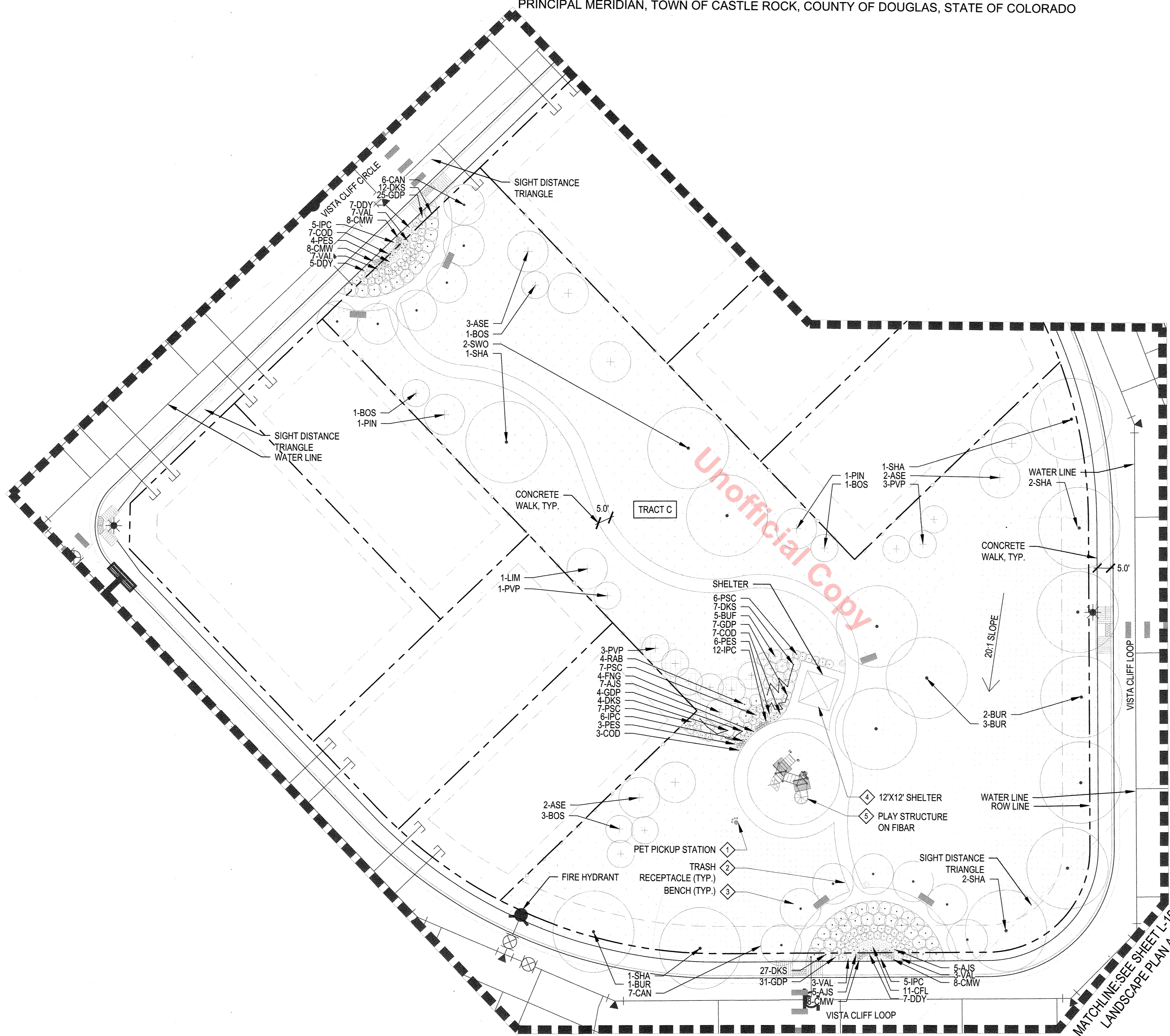
SHEET TITLE:
LANDSCAPE
PLANTING PLAN

L-12
SHEET 24 OF 25

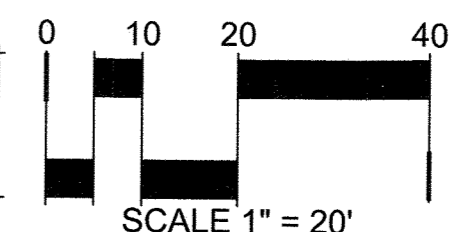
LEGEND:

- 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

NOTE:
STREET TREES BY HOMEBUILDER NOT SHOWN. ON-LOT LANDSCAPING SHALL INCLUDE REQUIRED STREET TREE. IT IS THE RESPONSIBILITY OF HOMEBUILDER TO INSTALL ALL RESIDENTIAL LOT CANOPY STREET TREES OUTSIDE OF EASEMENTS, SIGHT DISTANCE AND SIGHT SAFETY TRIANGLES, AND AVOIDING UTILITIES.



LANDSCAPE PLAN



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

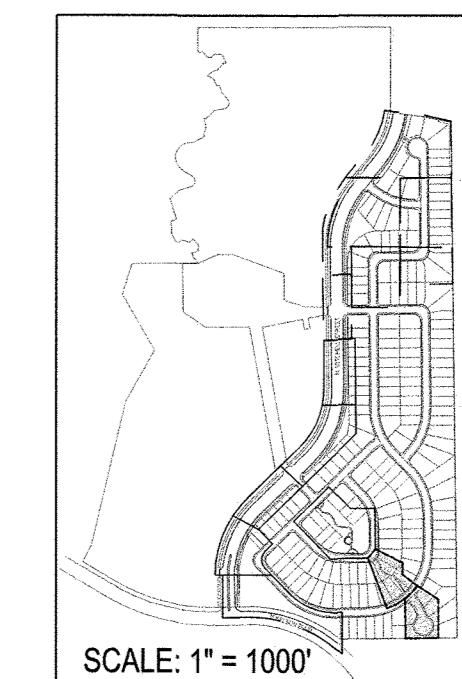
CHECKED BY: XX
DRAWN BY: XX

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

FOUNDERS VILLAGE FILING NO. 24

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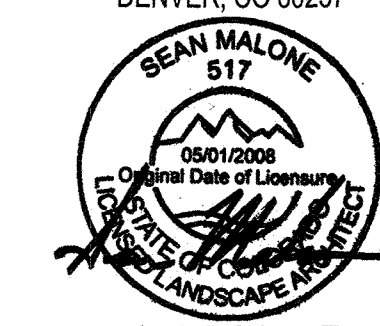
KEY MAP:



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, S.E.A., ASIA ANI CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.

**NOT FOR
CONSTRUCTION**

AS APPROVED BY
SDP18-0041

DATE:
09/06/2019

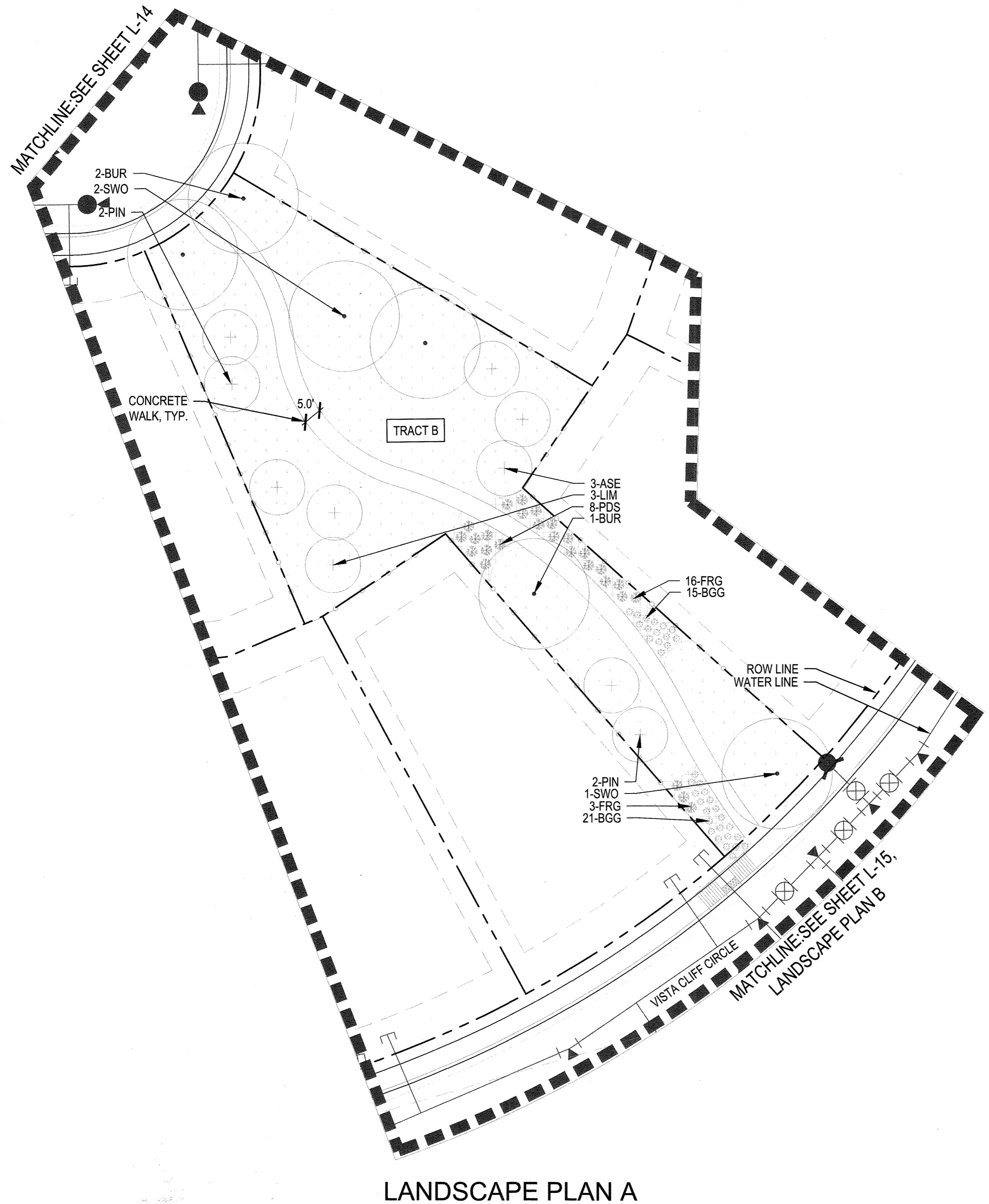
SHEET TITLE:
LANDSCAPE
PLANTING PLAN

L-12
SHEET 25 OF 25

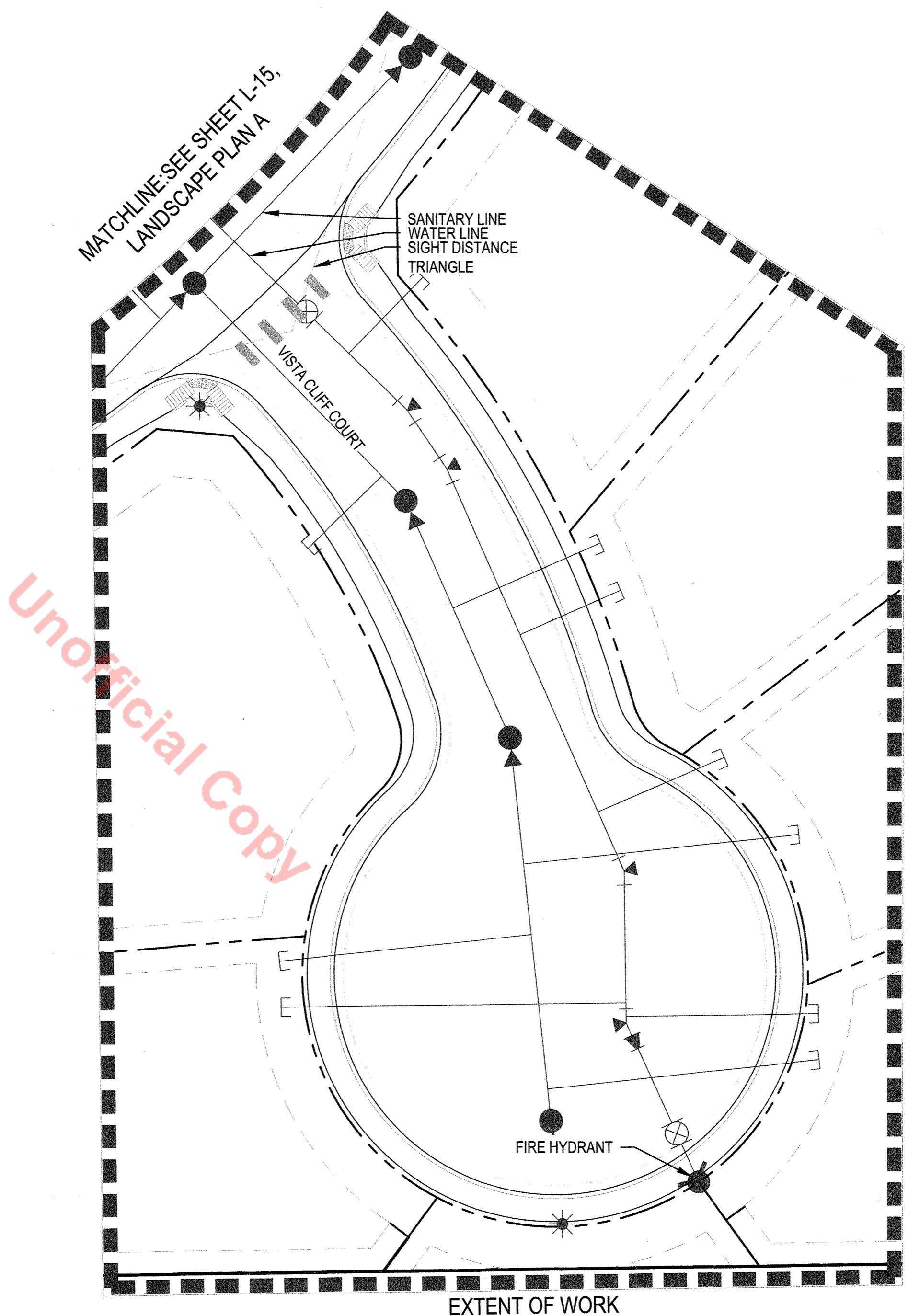
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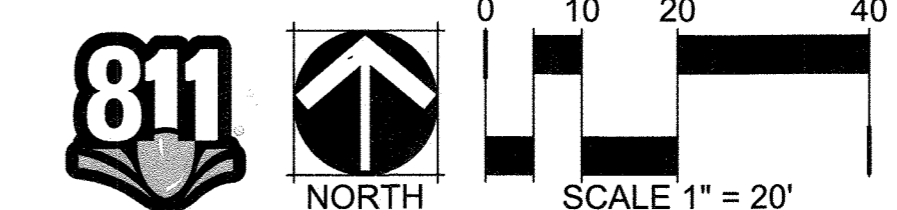
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LANDSCAPE PLAN A



LANDSCAPE PLAN B



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

CHECKED BY: XX
DRAWN BY: XX