

Re-recorded to include Town of Castle Rock signatures

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

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

* Clerk's Note: This Plat is being re-recorded to add missing signature from Town of Castle Rock.

Barbara 8-02-2016
Deputy



LEGAL DESCRIPTION

LOTS 8 THROUGH 18, INCLUSIVE, BLOCK 55, ALL OF BLOCKS 57, 58, 59, 61 AND 62, A PORTION OF TRACT C AND ALL OF TRACTS UUU AND VVV, THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION AND ALL OF BLOCK 60, 1ST AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21 AND IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SAID PORTION OF TRACT C MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 57, THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION;

THENCE S13°34'07"E, A DISTANCE OF 11.69 FEET;
THENCE S88°07'10"W, A DISTANCE OF 37.84 FEET;
THENCE S62°18'18"W, A DISTANCE OF 98.65 FEET;
THENCE S82°47'53"W, A DISTANCE OF 117.82 FEET;
THENCE N84°53'39"W, A DISTANCE OF 104.99 FEET;
THENCE S85°44'01"W, A DISTANCE OF 124.71 FEET;
THENCE N84°37'44"W, A DISTANCE OF 108.13 FEET;
THENCE S88°57'11"W, A DISTANCE OF 161.17 FEET;
THENCE S71°48'19"W, A DISTANCE OF 129.52 FEET;
THENCE S56°33'58"W, A DISTANCE OF 247.63 FEET;
THENCE S60°49'44"W, A DISTANCE OF 93.14 FEET;
THENCE S59°19'07"W, A DISTANCE OF 171.81 FEET;
THENCE S64°30'21"W, A DISTANCE OF 130.55 FEET;
THENCE S59°55'30"W, A DISTANCE OF 136.82 FEET;
THENCE S65°37'16"W, A DISTANCE OF 94.68 FEET TO THE SOUTHERLY CORNER OF TRACT VVV, THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C THE FOLLOWING NINE (9) COURSES:
1) N30°10'15"E, A DISTANCE OF 58.71 FEET;
2) N75°26'43"E, A DISTANCE OF 111.30 FEET;
3) N60°26'10"E, A DISTANCE OF 579.82 FEET;
4) N56°37'20"E, A DISTANCE OF 73.31 FEET;
5) N22°45'17"W, A DISTANCE OF 101.42 FEET;
6) N67°13'43"E, A DISTANCE OF 238.85 FEET;
7) S27°26'13"E, A DISTANCE OF 121.98 FEET;
8) N89°47'37"E, A DISTANCE OF 456.47 FEET;
9) N75°33'03"E, A DISTANCE OF 238.82 FEET TO THE POINT OF BEGINNING, CONTAINING 43,398 SQUARE FEET OR 0.996 ACRES, MORE OR LESS.

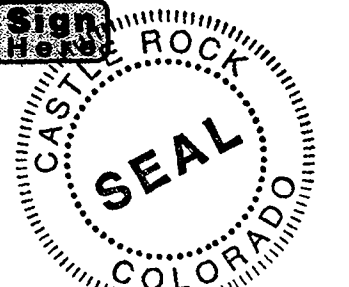
CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS 4TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION IN THE TOWN OF CASTLE ROCK.

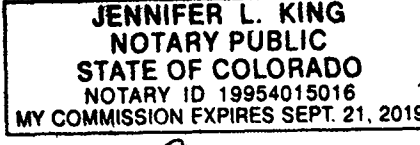
BY: *Michael Touff*
MICHAEL TOUFF, VICE PRESIDENT
MDC LAND CORPORATION, A COLORADO CORPORATION
ATTEST: *Joseph H. Fretz*
JOSEPH H. FRETZ
SECRETARY
SIGNED THIS 27th DAY OF January 2016.

STATE OF COLORADO)
COUNTY OF Denver) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January 2016, BY MICHAEL TOUFF AS VICE PRESIDENT AND JOSEPH H. FRETZ AS SECRETARY OF MDC LAND CORPORATION, A COLORADO CORPORATION.
WITNESS MY HAND AND SEAL.
Michael Touff
NOTARY PUBLIC
MY COMMISSION EXPIRES: 06/02/2017
4350 S. Monaco St, Denver Co 80237
ADDRESS

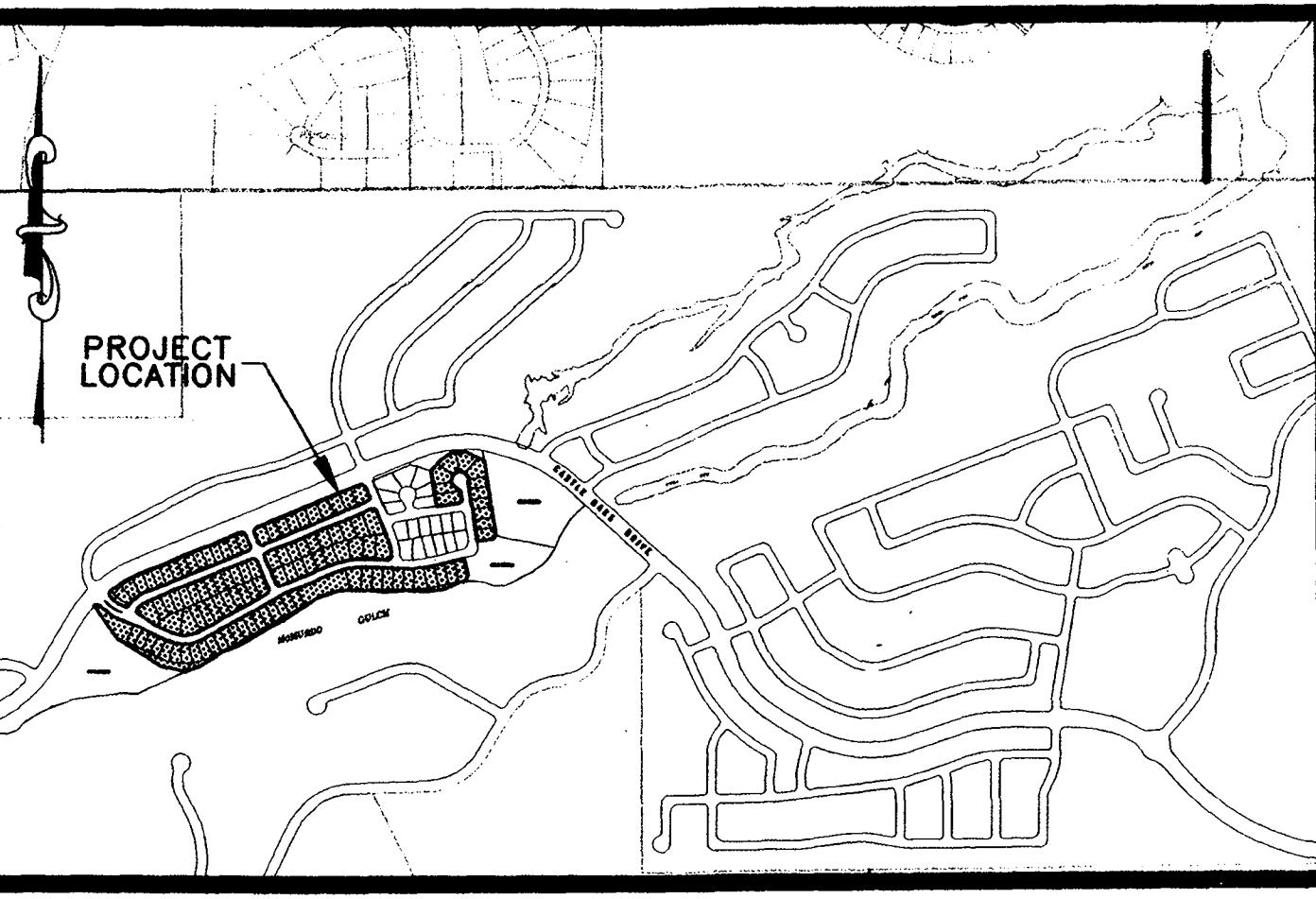
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS 4TH AMENDMENT TO THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION IN THE TOWN OF CASTLE ROCK. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July 2016.
TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION
BY: *Fred Dorasch*
MAYOR
ATTEST: *Salynn*
TOWN CLERK
SIGNED THIS 27th DAY OF July 2016



STATE OF COLORADO)
COUNTY OF Douglas) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July 2016 BY THE MAYOR AND TOWN CLERK OF THE TOWN OF CASTLE ROCK.
WITNESS MY HAND AND SEAL.
Jennifer L. King
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09-21-2019
100 N. Willow St, Castle Rock Co 80104
ADDRESS



NOTE
1. ALL PROPERTY DIRECTLY ADJACENT TO THE SUBJECT PROPERTY WAS RECORDED AS THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION AT RECEPTION NO. 2006035530.
2. AREAS ADJACENT TO THAT DESCRIBED IN THE LEGAL DESCRIPTION ARE SHOWN HEREON AT THE TOWN OF CASTLE ROCK'S DIRECTION.



VICINITY MAP
SCALE: 1"=1000'

SITE DEVELOPMENT PLAN GENERAL NOTES

- 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.
- 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.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- MCURDO GULCH FLOODPLAINS ARE AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, COLORADO, AND INCORPORATED AREAS, PANEL 192 OF 495, MAP NUMBER 08035C0192C, EFFECTIVE DATE: JULY 14, 2014. ALSO PANEL 191 OF 495, MAP NUMBER 08035C0191G, EFFECTIVE DATE: JULY 11, 2014.
- 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.
- 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.
- 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.
- PREVIOUSLY PLATTED SITE DISTANCE EASEMENTS TO REMAIN. 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.
- 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.
- ALL TRACTS LISTED ARE FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.
- 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.
- THE ZONING FOR THE PROPERTY IS THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION, PER THE PRELIMINARY PD SITE PLAN RECORDED AUGUST 17, 2004 AT RECEPTION NO. 2004085669.
- 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.
- 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.
- UTILITY EASEMENT ACKNOWLEDGEMENT: THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS (U.E.) ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, AND CABLE TELEVISION TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. TEN FOOT (10') WIDE UTILITY EASEMENTS AS SHOWN ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND STREET SIDE LOT LINES. TEN FOOT (10') WIDE UTILITY EASEMENTS AS SHOWN ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE REAR LOT LINES AND FIVE FOOT (5') WIDE UTILITY EASEMENTS AS SHOWN ON COMMON SIDE LOT LINES IN THIS SUBDIVISION. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

COVER SHEET

FIRE NOTES

- 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.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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.
- "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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

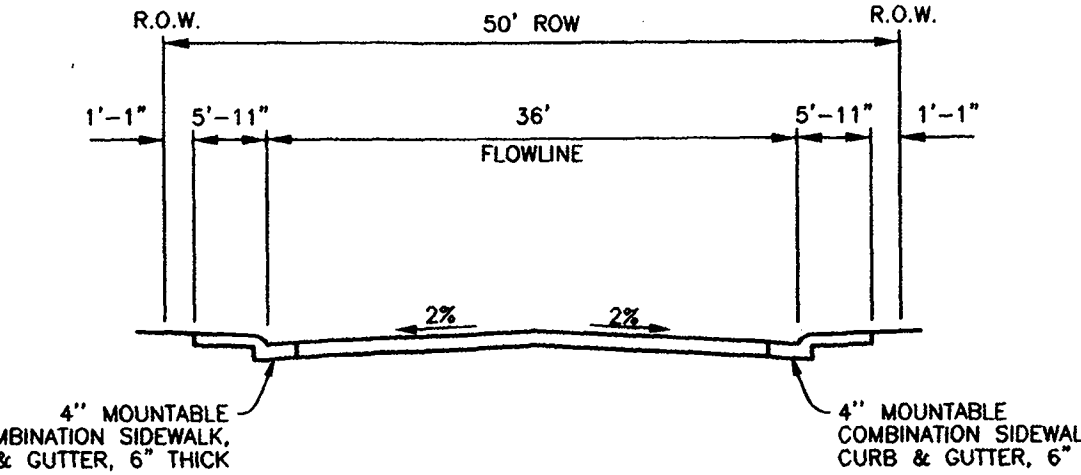
LAND USE SUMMARY

TRACT	OWNERSHIP	MAINTENANCE	AREA (ACRES)	% OF TOTAL
PRIVATE LANDSCAPE TRACTS:				
C-5	HOA	HOA	1.128	
UUU	HOA	HOA	0.294	
VVV	HOA	HOA	0.692	
TOTAL LANDSCAPE TRACTS			2.114	10.3%
SINGLE FAMILY DETACHED LOTS:				
113 LOTS (SFE's)			18.347	
TOTAL LOTS			18.347	89.7%
RIGHT-OF-WAY (N.A.P.)			0.000	0.0%
PUBLIC DEDICATION (N.A.P.)			0.000	0.0%
GRAND TOTAL			20.461	100.0%

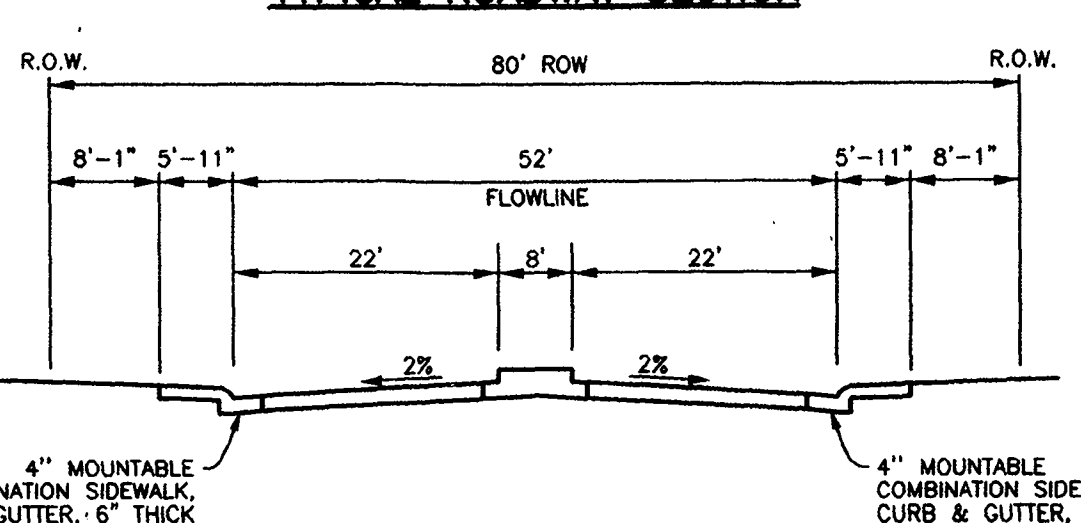
LANDSCAPE TRACTS ALLOW FOR DRAINAGE, UTILITY & PUBLIC ACCESS USE WITHIN THE TRACTS.
SFE's = SINGLE FAMILY EQUIVALENT UNITS
N.A.P. = NOT A PART

GROSS DENSITY	4.5 DU/AC
MINIMUM LOT AREA	5000 SF
LOT WIDTH	
SETBACKS:	
FRONT (BACK OF WALK)	20'
REAR	15'
INTERIOR LOT	5'
SIDE TO STREET	15'
MAXIMUM BUILDING HEIGHT	35'-NOT INCLUDING WALKOUT **
PARKING:	MINIMUM OFF STREET PARKING SHALL BE REQUIRED PURSUANT TO APPLICABLE ORDINANCE OF THE TOWN OF CASTLE ROCK.

** MAXIMUM BUILDING HEIGHT IS MEASURED AS DEFINED IN THE TOWN OF CASTLE ROCK ZONING ORDINANCE.



TYPICAL ROADWAY SECTION



TYPICAL ENTRY ROADWAY SECTION
LEILANI LANE AT CASTLE OAKS DRIVE

PROJECT BENCHMARK:

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

BASIS OF BEARINGS

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

SHEET INDEX

- 1 COVER SHEET
- 2-4 SITE PLAN
- 5 GENERAL GRADING PLAN
- 6 GENERAL UTILITIES PLAN
- 7 LANDSCAPE NOTES
- 8 OVERALL PLAN
- 9-15 LANDSCAPE PLAN
- 16 LANDSCAPE DETAILS

TITLE CERTIFICATION

I, *Laura Rittel*, AN AUTHORIZED REPRESENTATIVE OF STEWART TITLE OF DENVER, INC., A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE, SIGNED THIS 13th DAY OF July 2016.
Laura Rittel
AUTHORIZED REPRESENTATIVE

STEWART TITLE OF DENVER, INC. - *Gummy*

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF July 2016, BY *Laura Rittel* OF STEWART TITLE INSURANCE COMPANY.
Lindsay Nixon
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/15/2019
55 Madison St, Ste 400 Denver, CO 80202
ADDRESS

STATEMENT OF DEVELOPMENT SERVICES DIRECTORS APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO, THE 12th DAY OF July 2016.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

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 11:28 AM, ON THE 18th DAY OF July 2016, AT RECEPTION NO. 2016046626.

DOUGLAS COUNTY CLERK AND RECORDER
BY: *Michael Touff*
DEPUTY

SURVEYOR'S CERTIFICATE

I, STEPHEN H. HARDING, 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 DIRECT SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Stephen H. Harding
STEPHEN H. HARDING, P.L.S.
EMK CONSULTANTS, INC.

CIVIL ENGINEER'S CERTIFICATE

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

Eric R. McDaniel
ERIC R. McDANIEL, P.E. 34298
DATE: 7-26-16

OWNER/APPLICANT:

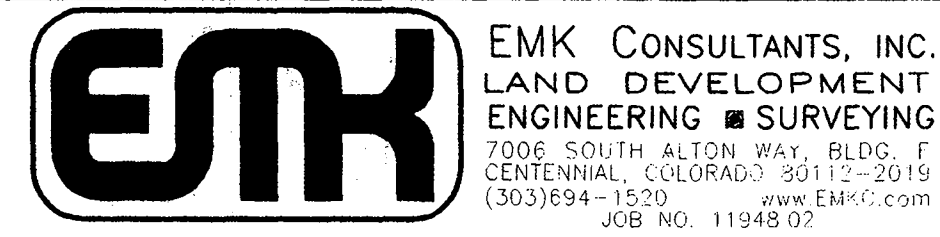
Richmond American Homes
4350 S. Monaco St.
Denver, Colorado 80237
Attn: Eric Kubly
303-804-7231

LANDSCAPE:

Norris Design
1101 Bannock St.
Denver, CO 80204
303-692-1166

ENGINEER/SURVEYOR:

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



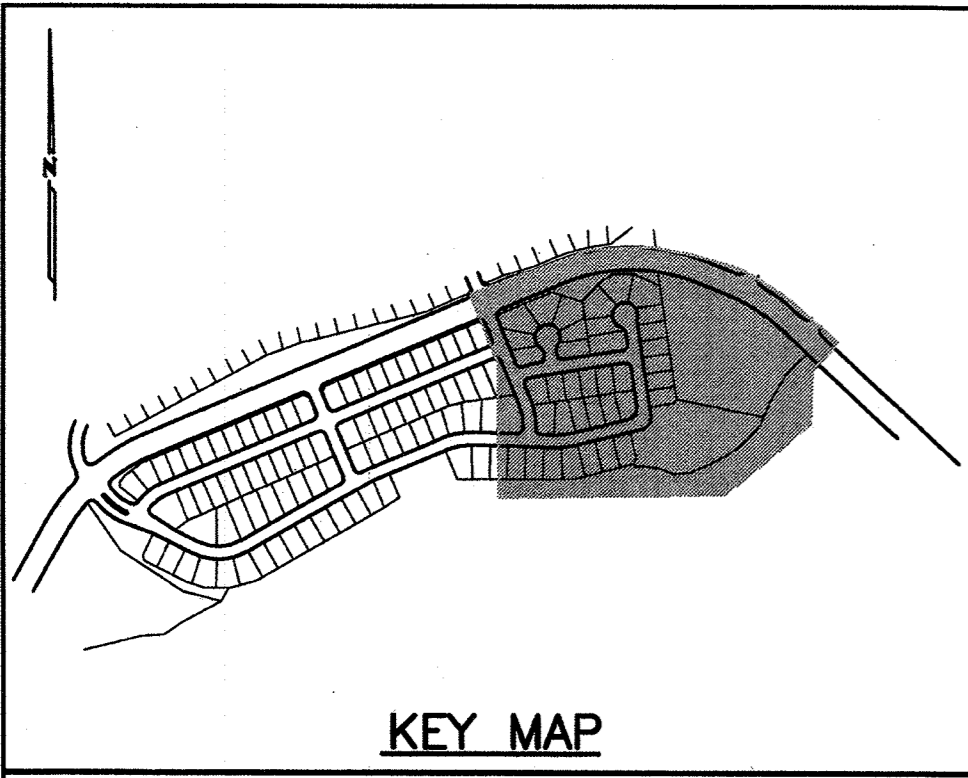
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN
AMENDMENT NO. 5
DATE PREPARED: SEPTEMBER 28, 2015

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

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
THE SOUTHWEST QUARTER OF SECTION 21 AND IN THE NORTHEAST QUARTER OF
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MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

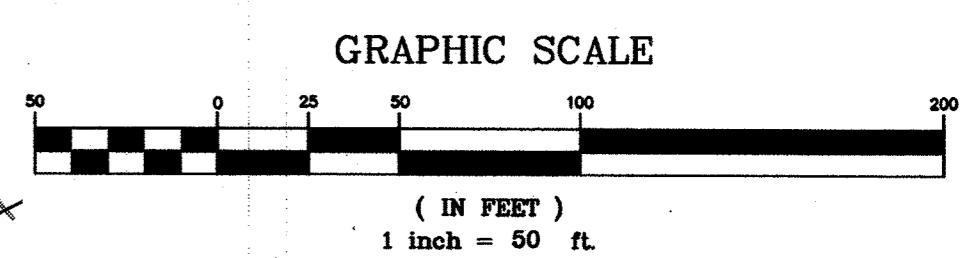
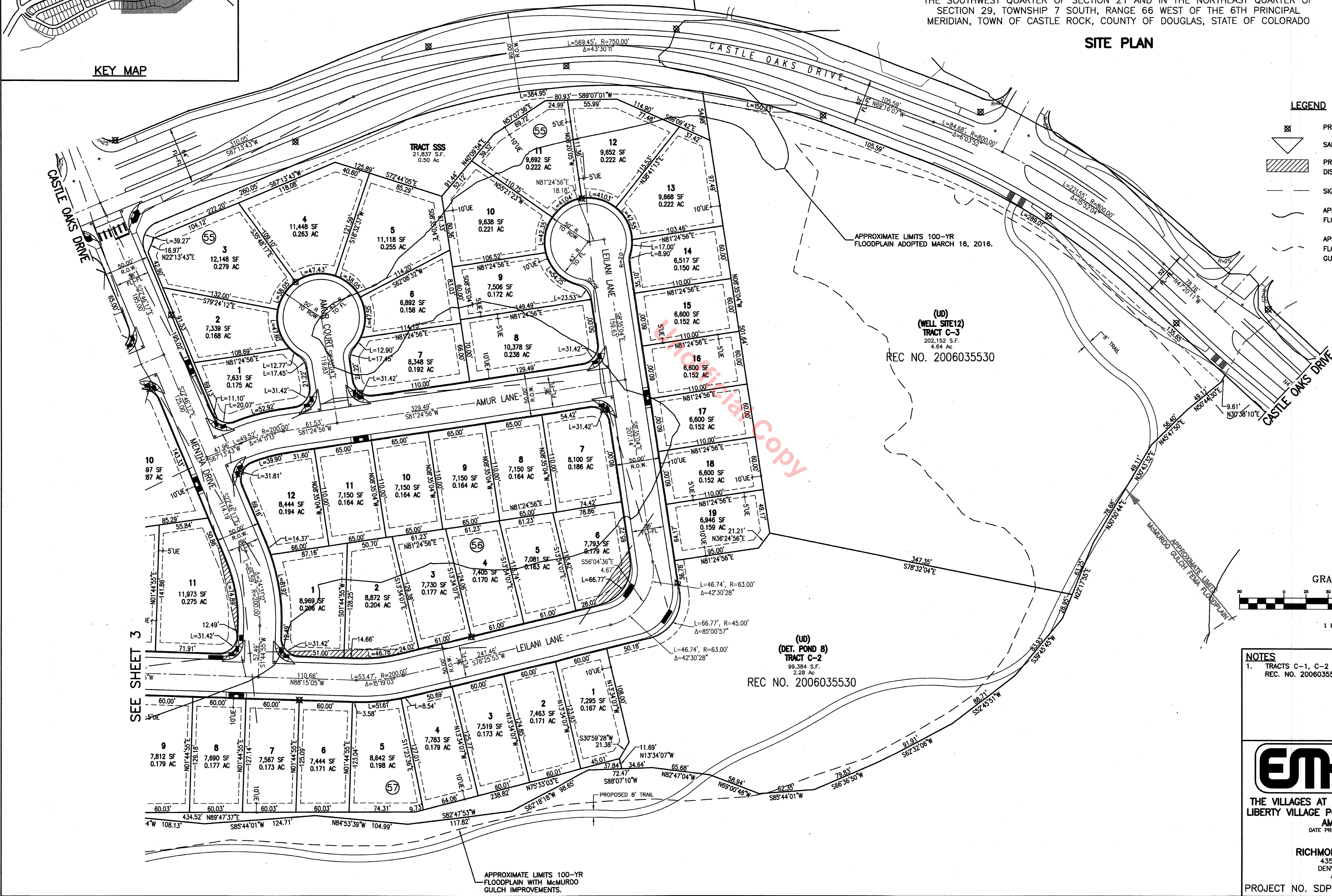
SITE PLAN



KEY MAP

LEGEND

- PROPOSED STREET LIGHT
- SAFETY TRIANGLE
- PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
- SIGHT DISTANCE TRIANGLES
- APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
- APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH McMURDO GULCH IMPROVEMENTS



- ### NOTES
- TRACTS C-1, C-2 AND C-3 PER UTILITY DEDICATION REC. NO. 2006035530.

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7010 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-3019
(303)894-1500 www.EMK.com
JOB NO. 119-43-02

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN
AMENDMENT NO. 5
DATE PREPARED: SEPTEMBER 28, 2015

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

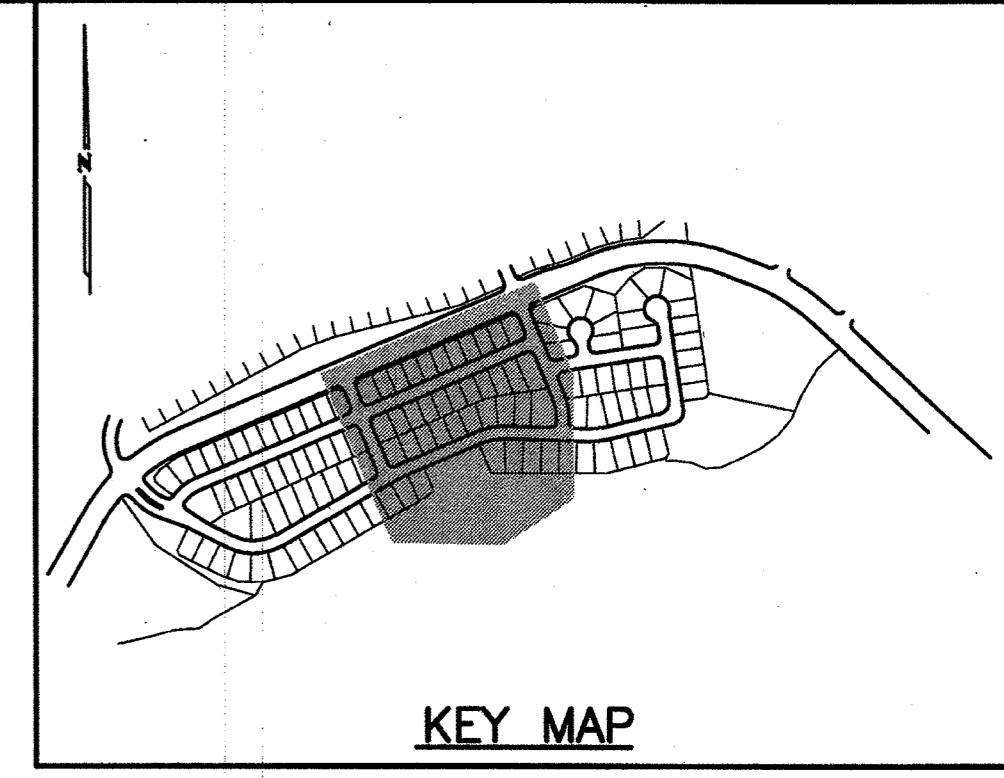
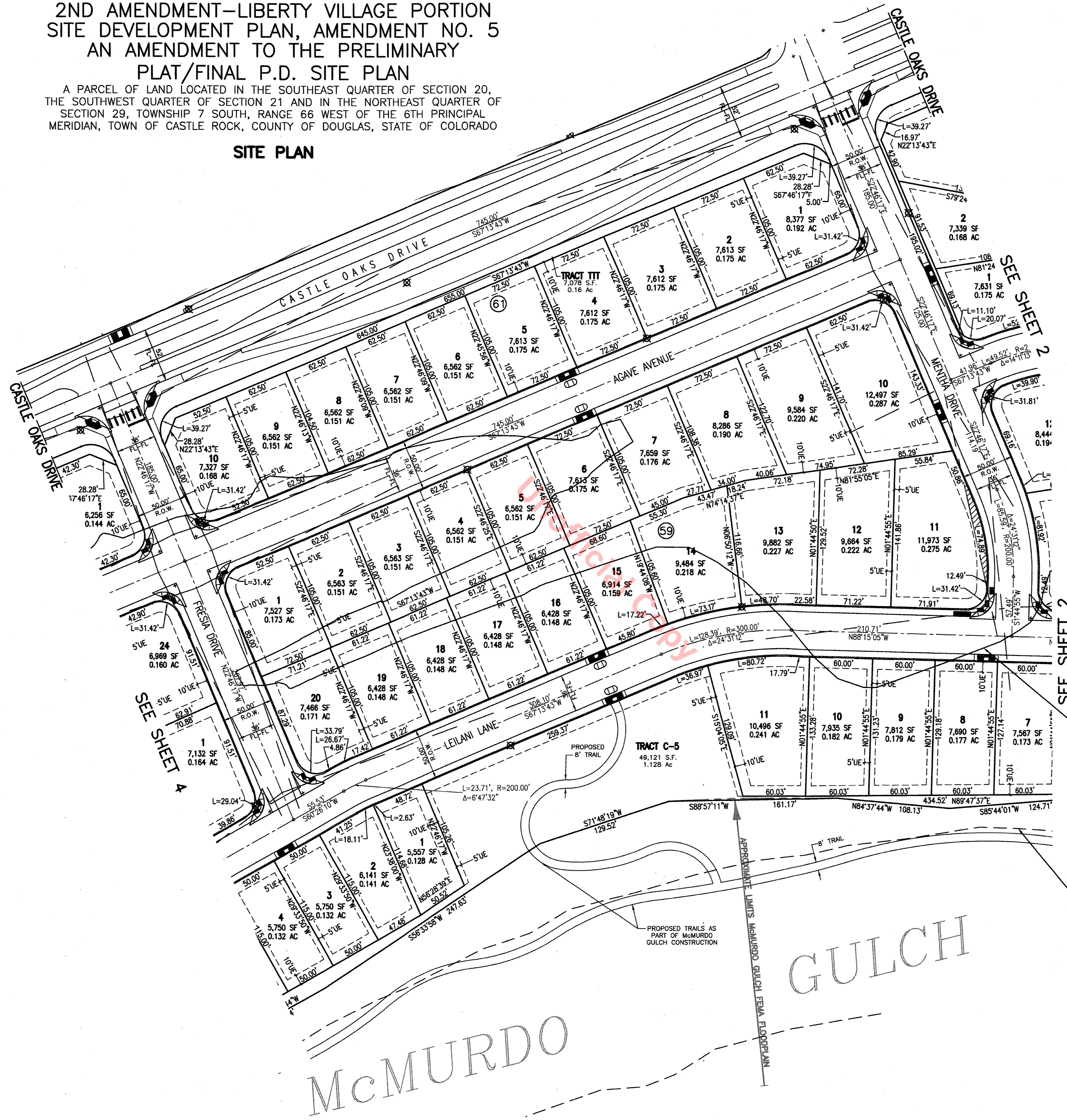
PROJECT NO. SDP15-0024 SHEET 2 OF 16

A:\11946-02\Construction Drawings\Construction Drawings\Plan\SDP15-0024-02.dwg (1:1) (11/18/15) 11/18/15 11:18 AM DWG To PDF.plt

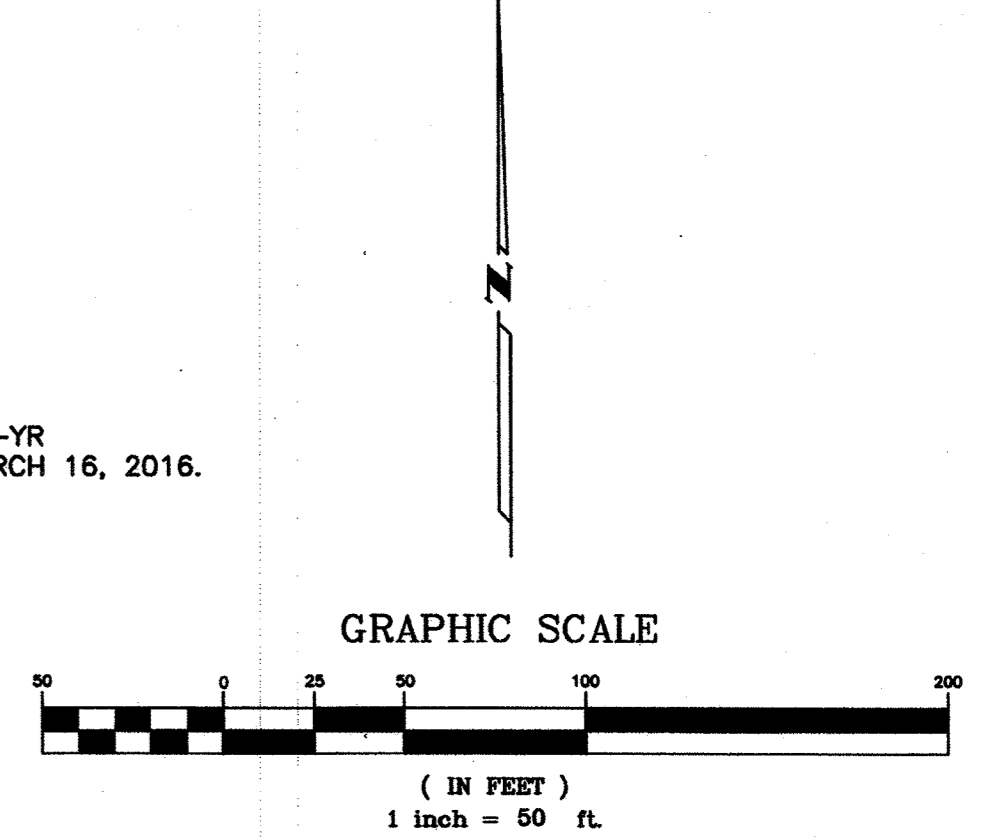
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT-LIBERTY VILLAGE PORTION
SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
AN AMENDMENT TO THE PRELIMINARY
PLAT/FINAL P.D. SITE PLAN

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

SITE PLAN



- LEGEND**
- PROPOSED STREET LIGHT
 - SAFETY TRIANGLE
 - PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
 - SIGHT DISTANCE TRIANGLES
 - APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
 - APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH McMURDO GULCH IMPROVEMENTS



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

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN
AMENDMENT NO. 5
DATE PREPARED: SEPTEMBER 28, 2015

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

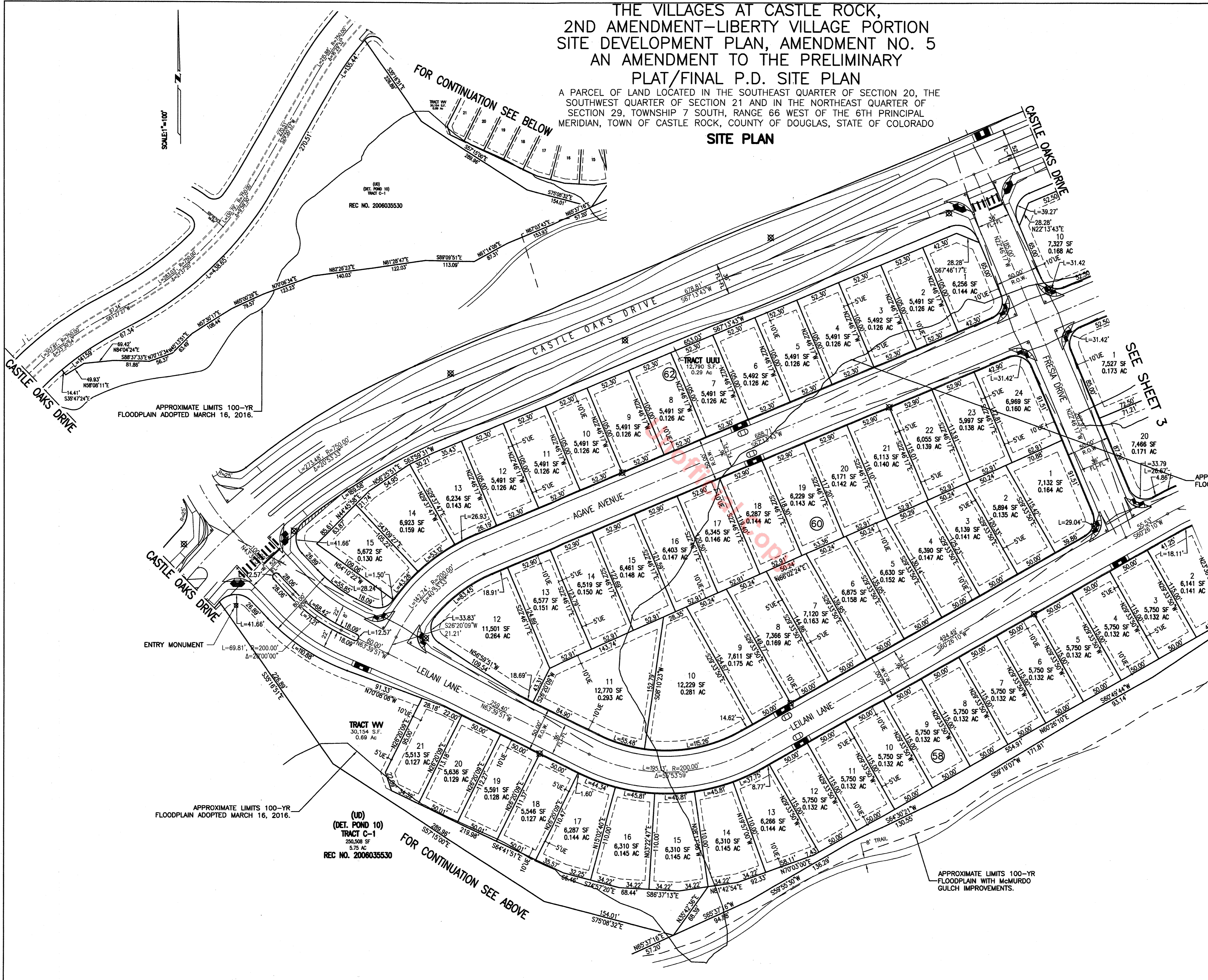
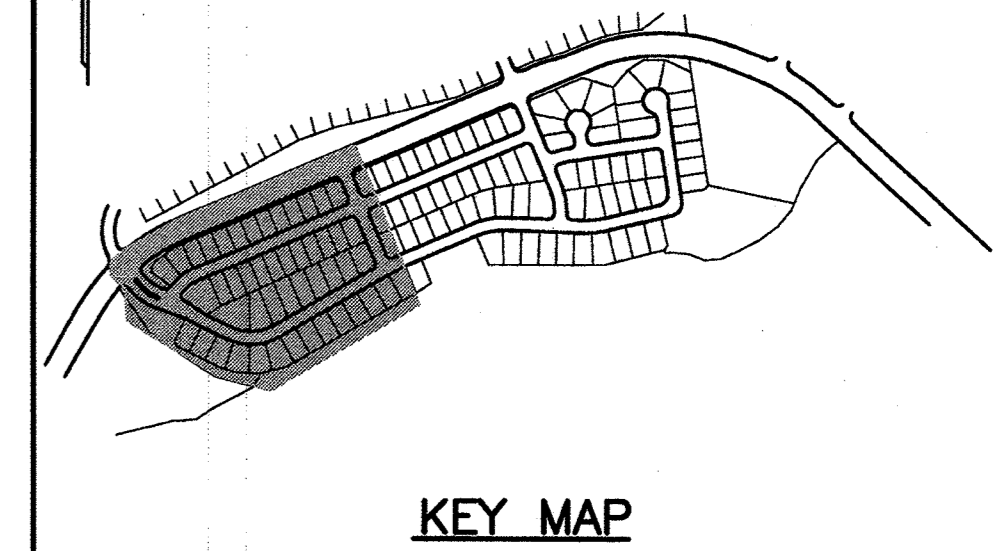
PROJECT NO. SDP15-0024 SHEET 3 OF 16

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THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

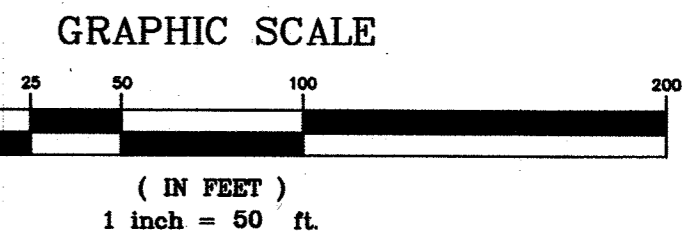
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SITE PLAN



LEGEND

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- SAFETY TRIANGLE
- PREVIOUSLY PLATTED SIGHT DISTANCE EASEMENTS TO REMAIN
- SIGHT DISTANCE TRIANGLES
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- ### NOTES
- TRACTS C-1, C-2 AND C-3 PER UTILITY DEDICATION REC. NO. 2006035530.

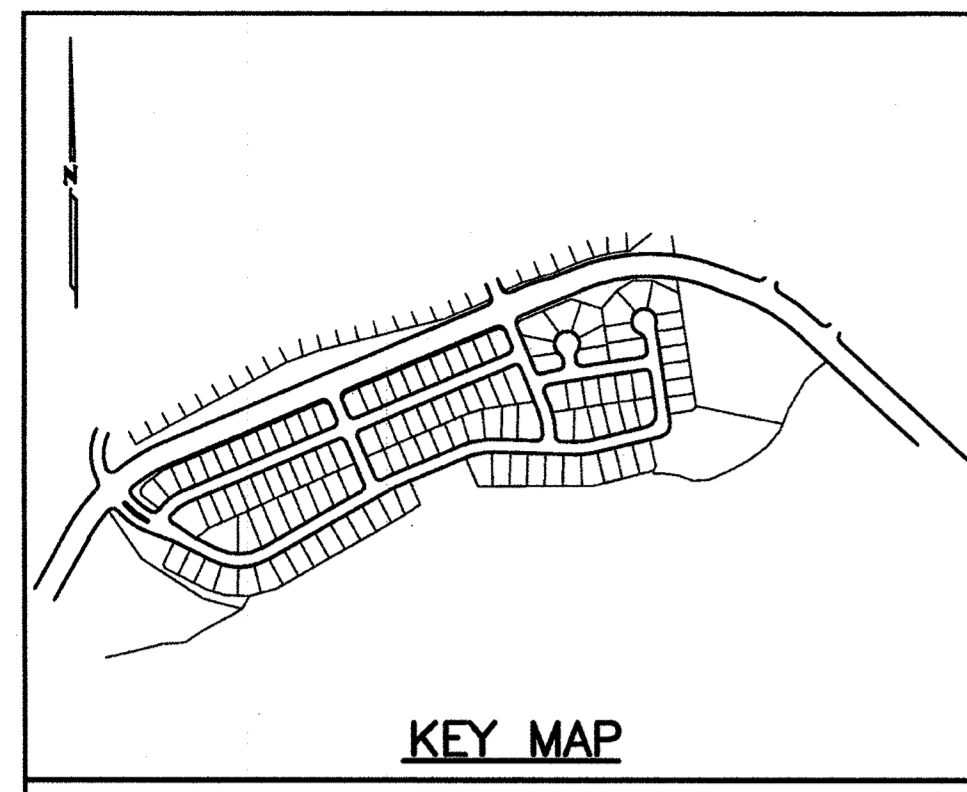
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7005 SOUTH ALTON WAY, SUITE F
CENTENNIAL, COLORADO 80113-2019
(303) 694-1520 www.EMK.com
JOB NO. 1154932

**THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN
AMENDMENT NO. 5**
DATE PREPARED: SEPTEMBER 28, 2015

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

PROJECT NO. SDP15-0024 SHEET 4 OF 16

11/13/2015 02:00 Construction/Construction/Design/Plan/2015/SDP15-0024.dwg, 13/03/2015 10:04 AM, ERIC KUBLY



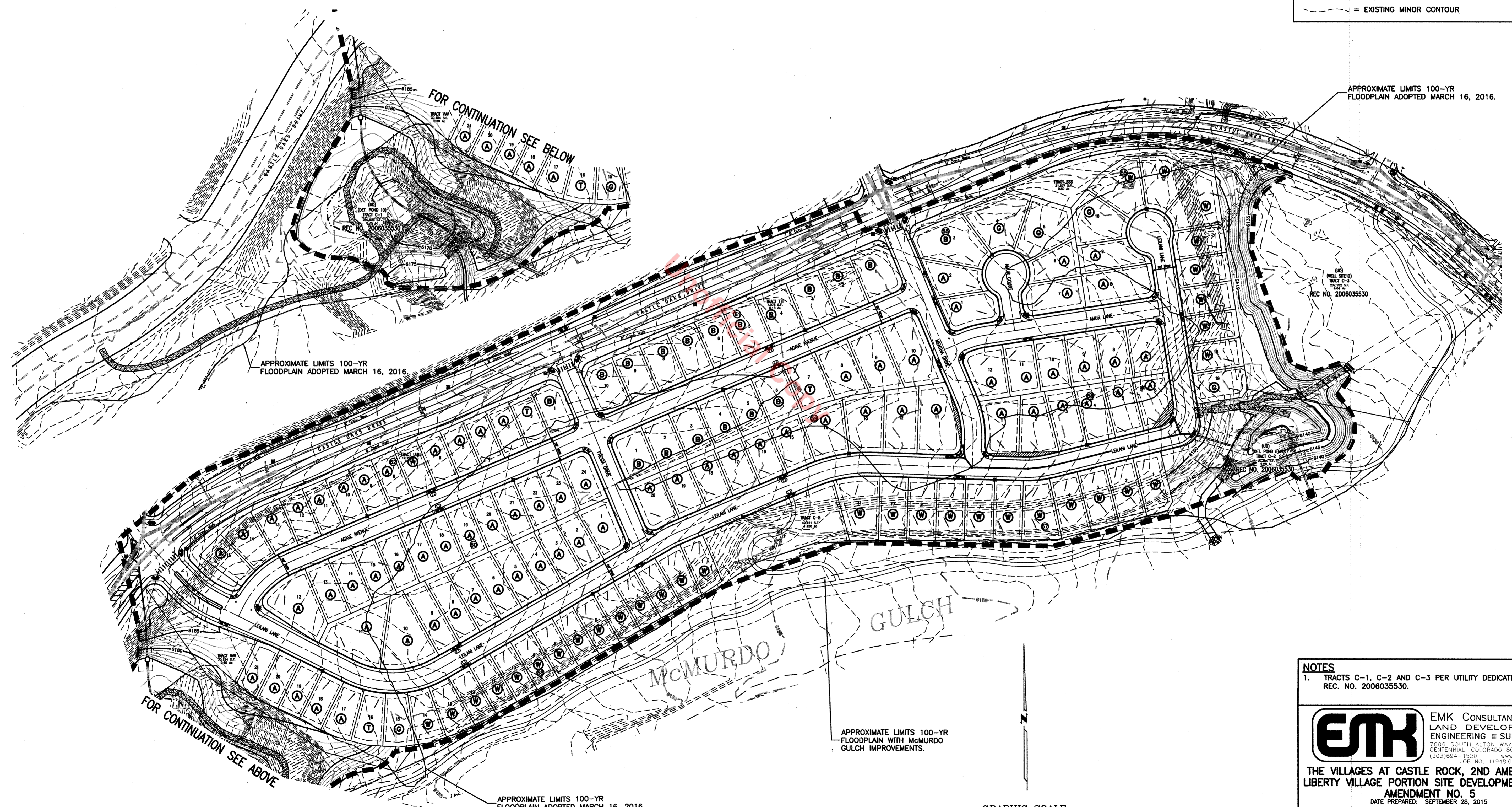
**THE VILLAGES AT CASTLE ROCK,
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SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
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MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

GENERAL GRADING PLAN

LEGEND:

- A = A DRAINING LOT
- B = B DRAINING LOT
- T = TRANSITION LOT
- G = GARDEN LEVEL LOT
- W = WALKOUT LOT
- = LIMITS OF CONSTRUCTION
- = APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.
- = APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH McMURDO GULCH IMPROVEMENTS.
- = PROPOSED MAJOR CONTOUR
- = PROPOSED MINOR CONTOUR
- = EXISTING MAJOR CONTOUR
- = EXISTING MINOR CONTOUR



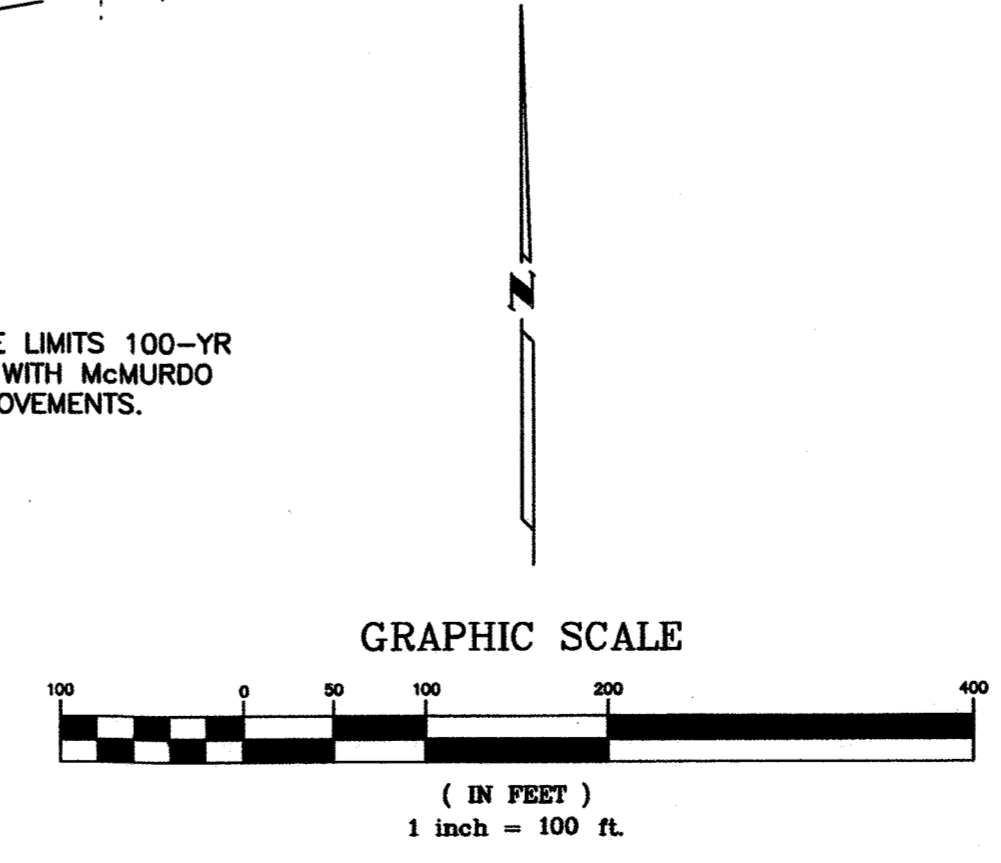
NOTES
1. TRACTS C-1, C-2 AND C-3 PER UTILITY DEDICATION REC. NO. 2006035530.

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LAND DEVELOPMENT
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7006 SOUTH ALTON WAY, BLDG. F
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JOB NO. 11948.02

**THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT
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AMENDMENT NO. 5**
DATE PREPARED: SEPTEMBER 28, 2015

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

PROJECT NO. SDP15-0024 SHEET 5 OF 16

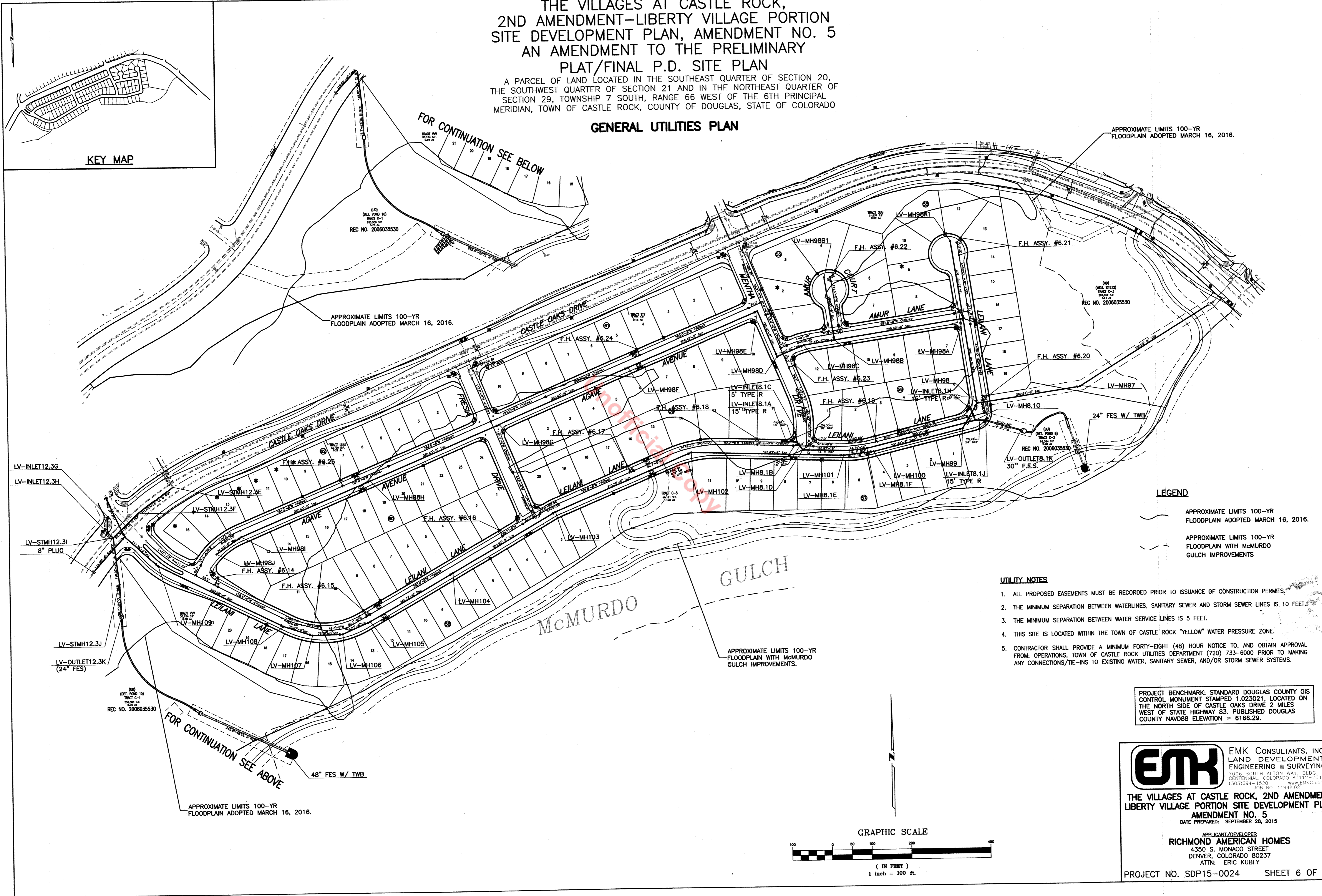


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THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

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

GENERAL UTILITIES PLAN



**THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT - LIBERTY VILLAGE PORTION
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1101 Bannock Street
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F 303.892.1186

COMPOSITE LANDSCAPE WATER USE RATING CHART

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

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

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)		LANDSCAPE 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
SPRAY	IRRIGATED TURF (ENVIROTURF)	3.0	in./mo.	MODERATE	6.57%	38,100	3.0	175,494	0.65
DRIP	SHRUB BED	2.0	in./mo.	LOW	6.10%	35,380	2.0	175,494	0.4
SPRAY ROTORS	IRRIGATED GRASS SEED MIX	1.5	in./mo.	VERY LOW	17.60%	102,014	1.5	175,494	0.87
TOTALS					30.27	175,494		175,494	1.93
								TOTAL OF THE CLWUR	2.37

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	38,100	6.6%
IRRIGATED GRASS SEED MIX	102,014	17.6%
NON-IRRIGATED GRASS SEED MIX	393,487	67.9%
RIPARIAN SEED MIX	26,547	4.6%
IRRIGATED BED	35,380	6.1%
TOTAL AREA LANDSCAPE	579,827	100%
NON-DISTURBED AREAS: N/A		
TOTAL TREES/SHRUBS/GRASSES PROVIDED: 248 / 785 / 1047		

STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	SHRUBS REQUIRED (10 SHRUBS / 40 LF)	SHRUBS PROVIDED
CASTLE OAKS DRIVE	3,146 LF	79	124 (NOT INCLUDING ORNAMENTAL TREES)	787	1833 SHRUBS OR ORN. GRASSES (NOT INCLUDING PERENNIALS)

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.
- AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.1B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
- IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO THE FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- ALL TREES MUST BE TRIMMED AT LEAST 8' ABOVE FINISH GRADE WITHIN THE SIGHT DISTANCE LINES.

CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS

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) UNLESS OTHERWISE INDICATED ON THE PLANS.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
- RE: CIVIL FOR GRADING AND SLOPE PLANS

OWNER:
RICHMOND AMERICAN HOMES
4350 S. MONACO ST
DENVER, CO 80237

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



DATE:
1st SDP - 07/XX/15
2nd SDP - 10/XX/15
3rd SDP - 12/16/15
4th SDP - 01/08/16

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SHEET TITLE:
LANDSCAPE NOTES

L-1

SHEET 7 OF 16

CHECKED BY: SM & DD
DRAWN BY: JW

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
PROJECT NO. SDP15-0024

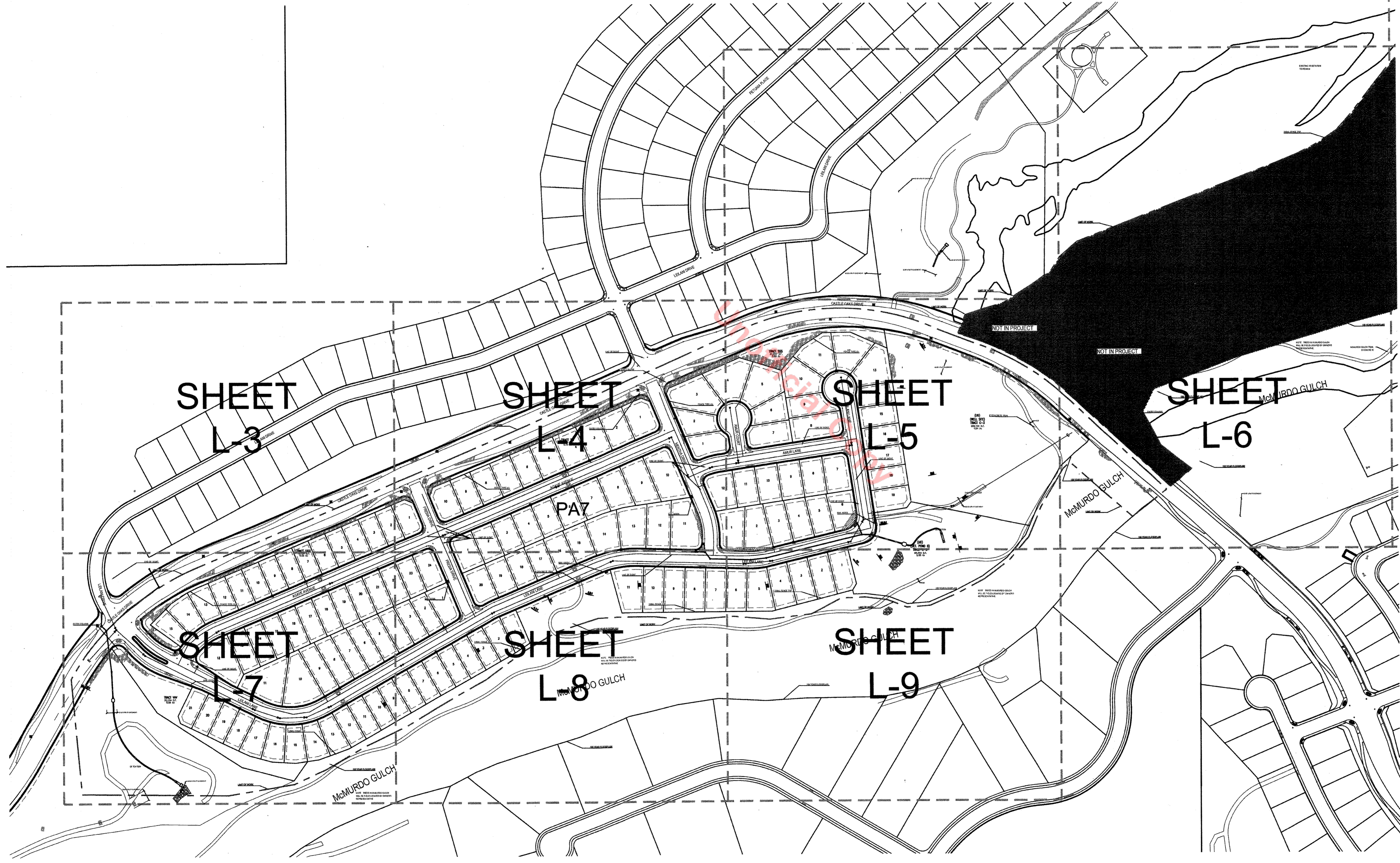
IRRIGATION DESIGNER:
HydroSystems-KDI, Inc. Irrigation Consulting
300 Union Blvd. Suite 405
Lafayette, Colorado 80226
(303) 980-5327
(fax) 303-980-5384

THE VILLAGES AT CASTLE ROCK,
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 MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186



OWNER:
 RICHMOND AMERICAN
 HOMES
 4350 S. MONACO ST
 DENVER, CO 80237

LANDSCAPE
 CERTIFICATION:
 SEAN MALONE, R.L.A. ASLA AN CERTIFIED WITH
 THE TOWN OF CASTLE ROCK AS A LANDSCAPE
 DESIGNER, COLORADO STATE LICENSE
 NUMBER B 517.



DATE:
 1st SDP - 07/XX/15
 2nd SDP - 10/XX/15
 3rd SDP - 12/16/15
 4th SDP - 01/08/16

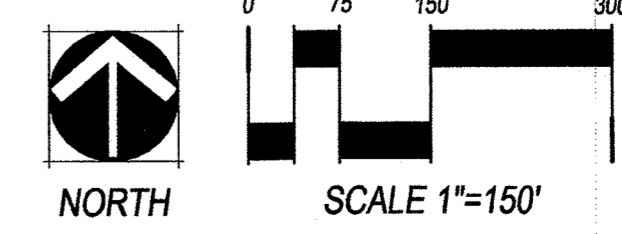
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SHEET TITLE:
 OVERALL
 PLAN

L-2
 SHEET 8 OF 16

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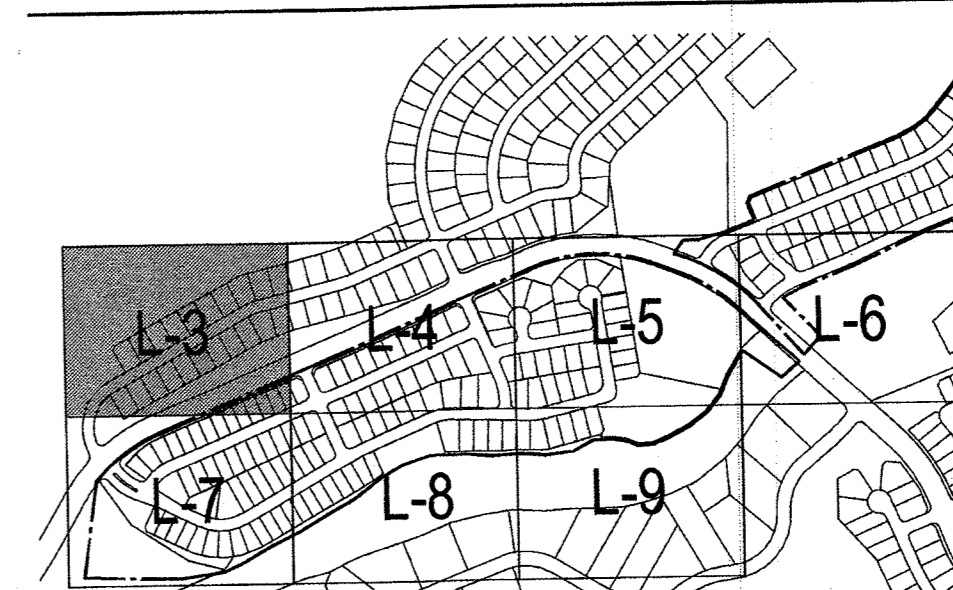
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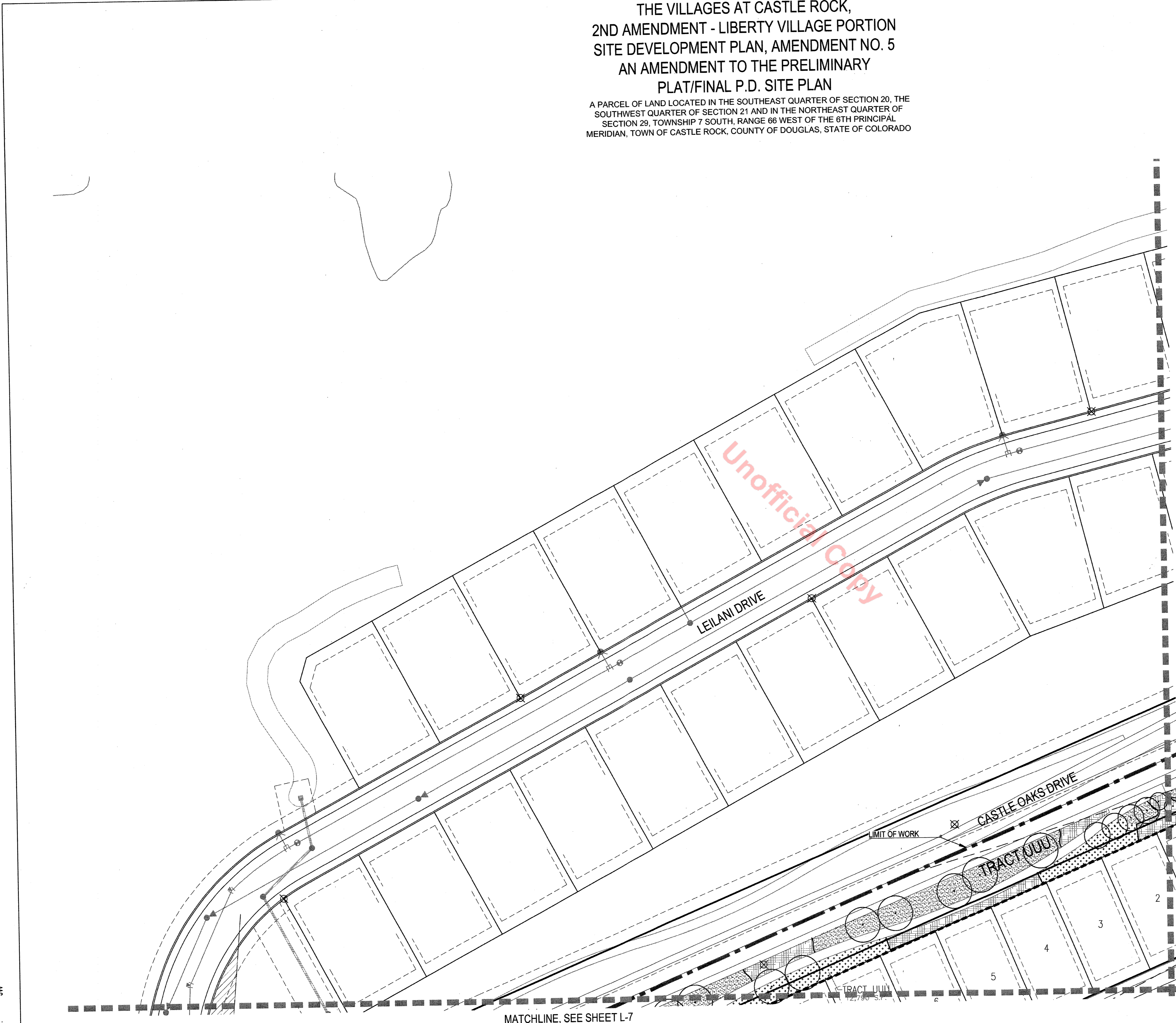
1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186

KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- MEDIUM HYDROZONE
DRIP IRRIGATED SHRUB BED
- LOW HYDROZONE
IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE
IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES



Unofficial Copy

MATCHLINE, SEE SHEET L-4

MATCHLINE, SEE SHEET L-7

OWNER:
 RICHMOND AMERICAN
 HOMES
 4350 S. MONACO ST
 DENVER, CO 80237

LANDSCAPE
 CERTIFICATION:
ISEAN MALONE, RLA, ASLA, AN CERTIFIED WITH
 THE TOWN OF CASTLE ROCK AS A LANDSCAPE
 DESIGNER, COLORADO STATE LICENSE
 NUMBER 16117



DATE:
 1st SDP - 07/XX/15
 2nd SDP - 10/XX/15
 3rd SDP - 12/16/15
 4th SDP - 01/08/16

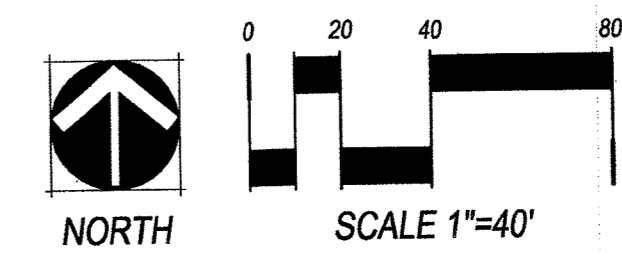
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SHEET TITLE:
 LANDSCAPE
 PLAN

L-3
 SHEET 9 OF 16

CHECKED BY: SW & LUJ
 DRAWN BY: JW

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT -
 LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 PROJECT NO. SDP15-0024



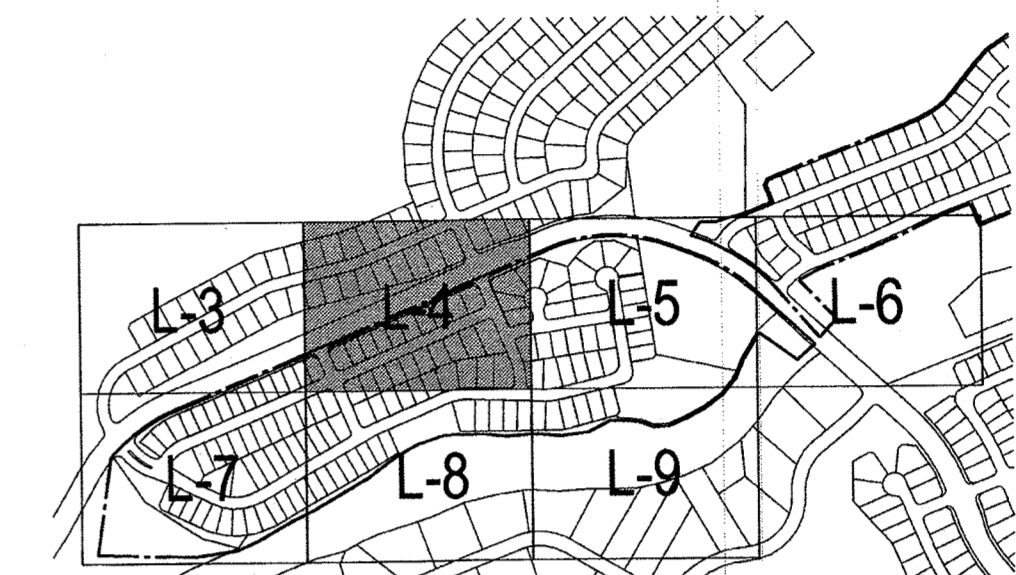
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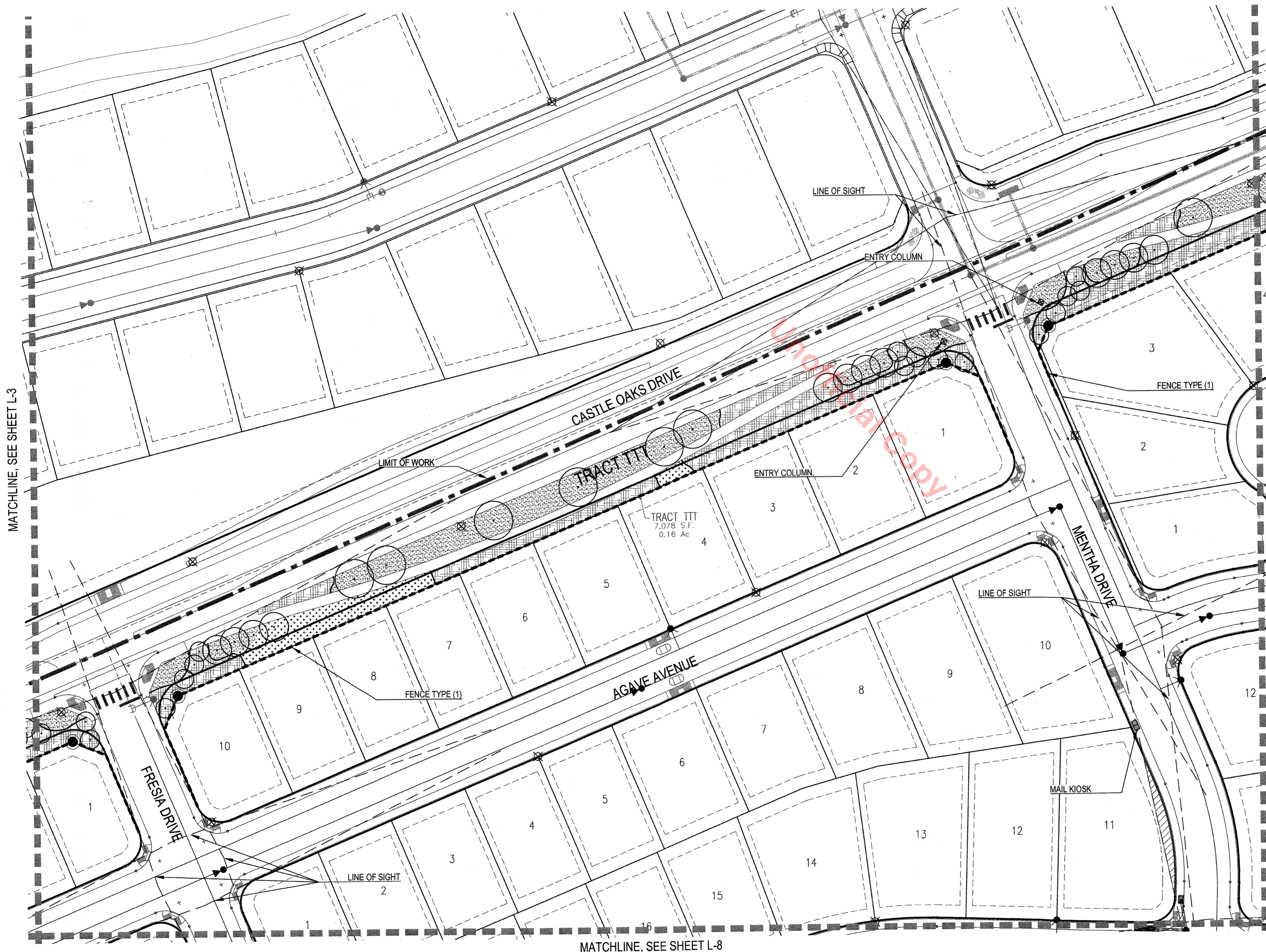
1101 Bannock Street
Denver, Colorado 80204
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F 303.892.1186

KEY MAP



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- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES



MATCHLINE, SEE SHEET L-3

MATCHLINE, SEE SHEET L-5

MATCHLINE, SEE SHEET L-8

CHECKED BY: SM & DD
DRAWN BY: JW

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT -
LIBERTY VILLAGE PORTION
SITE DEVELOPMENT PLAN, AMENDMENT NO. 5

PROJECT NO. SDP15-0024

OWNER:
RICHMOND AMERICAN
HOMES
4350 S. MONACO ST
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
ISEAN MALONE, RLA, ASLA, AIA CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER 8517.



DATE:
1st SDP - 07/XX/15
2nd SDP - 10/XX/15
3rd SDP - 12/16/15
4th SDP - 01/08/16

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SHEET TITLE:
LANDSCAPE
PLAN

L-4

SHEET 10 OF 16

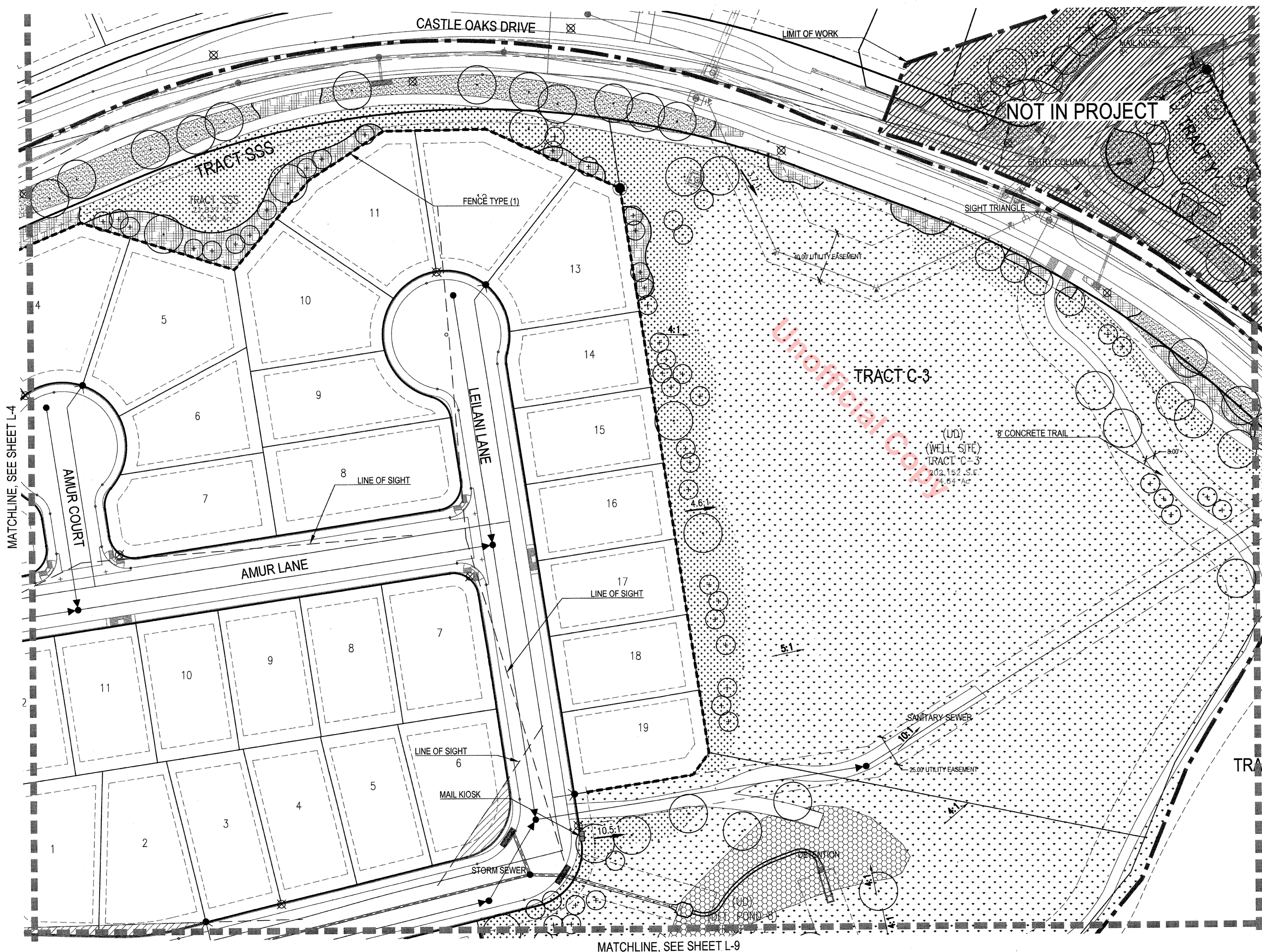


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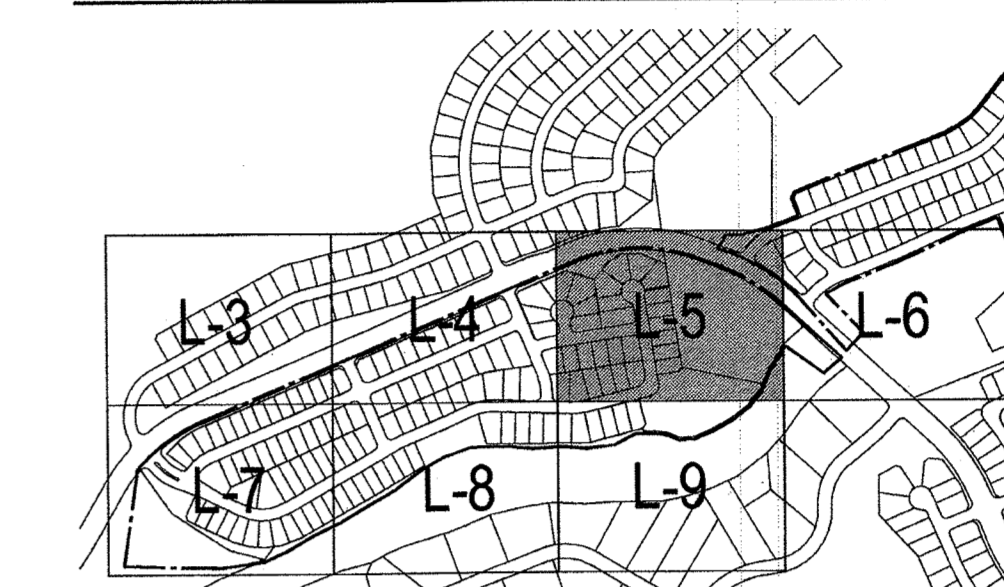
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F 303.892.1186



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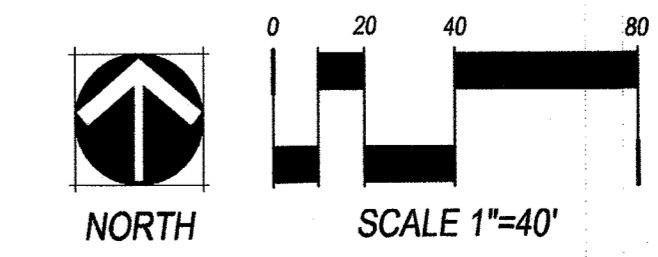
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CHECKED BY: SM & DD
DRAWN BY: JW

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OWNER:
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HOMES
4350 S. MONACO ST
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
ISEAN MALONE, P.E., ASLA CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER 0197.



DATE:
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3rd SDP - 12/16/15
4th SDP - 01/08/16

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SHEET TITLE:
LANDSCAPE
PLAN

L-5
SHEET 11 OF 16

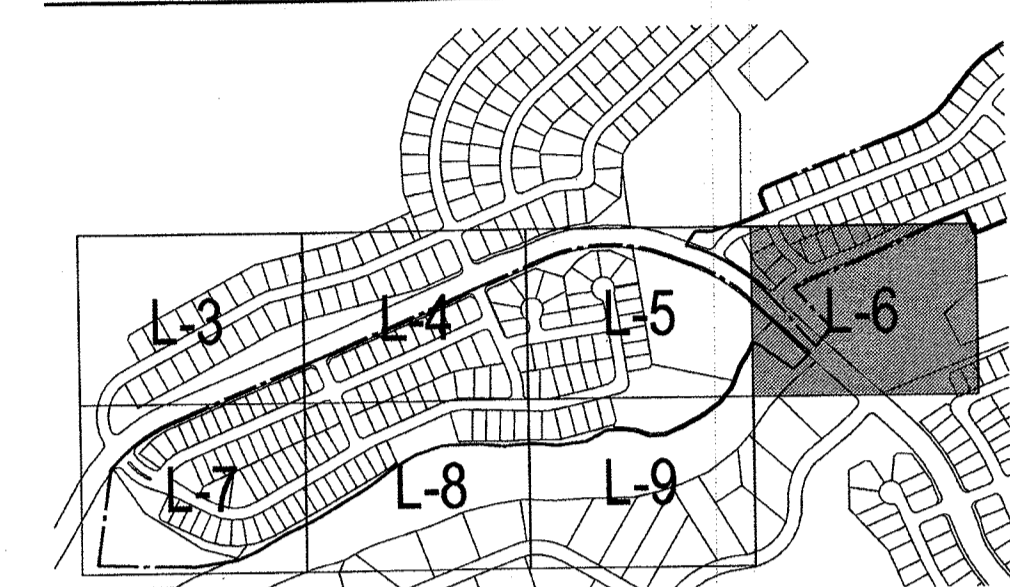
THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT - LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 AN AMENDMENT TO THE PRELIMINARY
 PLAT/FINAL P.D. SITE PLAN

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



1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186

KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- MEDIUM HYDROZONE
DRIP IRRIGATED SHRUB BED
- LOW HYDROZONE
IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE
IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES

OWNER:
 RICHMOND AMERICAN
 HOMES
 4350 S. MONACO ST
 DENVER, CO 80237

LANDSCAPE
 CERTIFICATION:
ISEAN MALONE, P.E., A.S.L.A. AND CERTIFIED WITH
 THE TOWN OF CASTLE ROCK AS A LANDSCAPE
 DESIGNER, COLORADO STATE LICENSE
 NUMBER 0117.



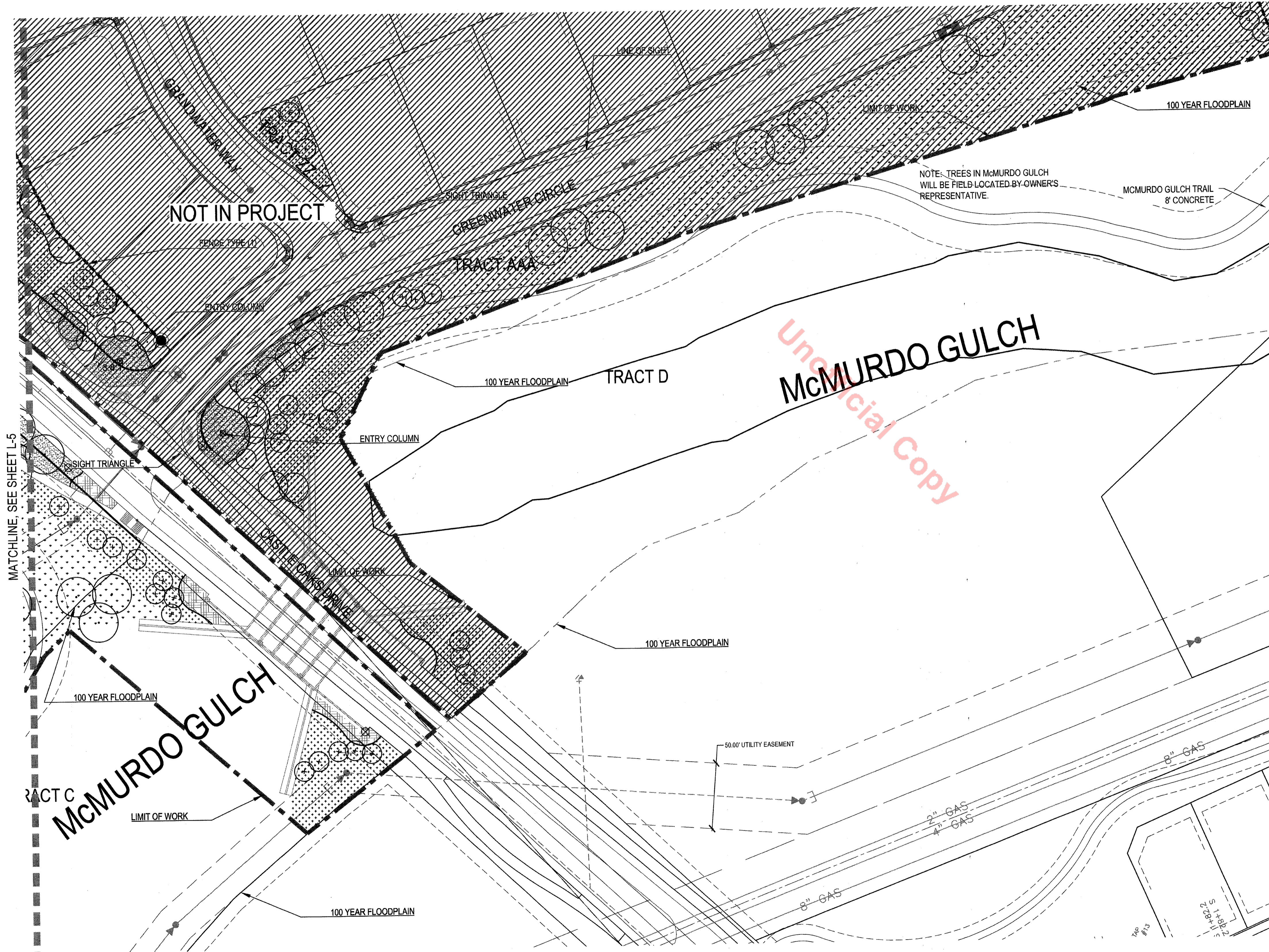
DATE:
 1st SDP - 07/XX/15
 2nd SDP - 10/XX/15
 3rd SDP - 12/16/15
 4th SDP - 01/08/16

NOT FOR CONSTRUCTION

SHEET TITLE:
 LANDSCAPE
 PLAN

L-6

SHEET 12 OF 16



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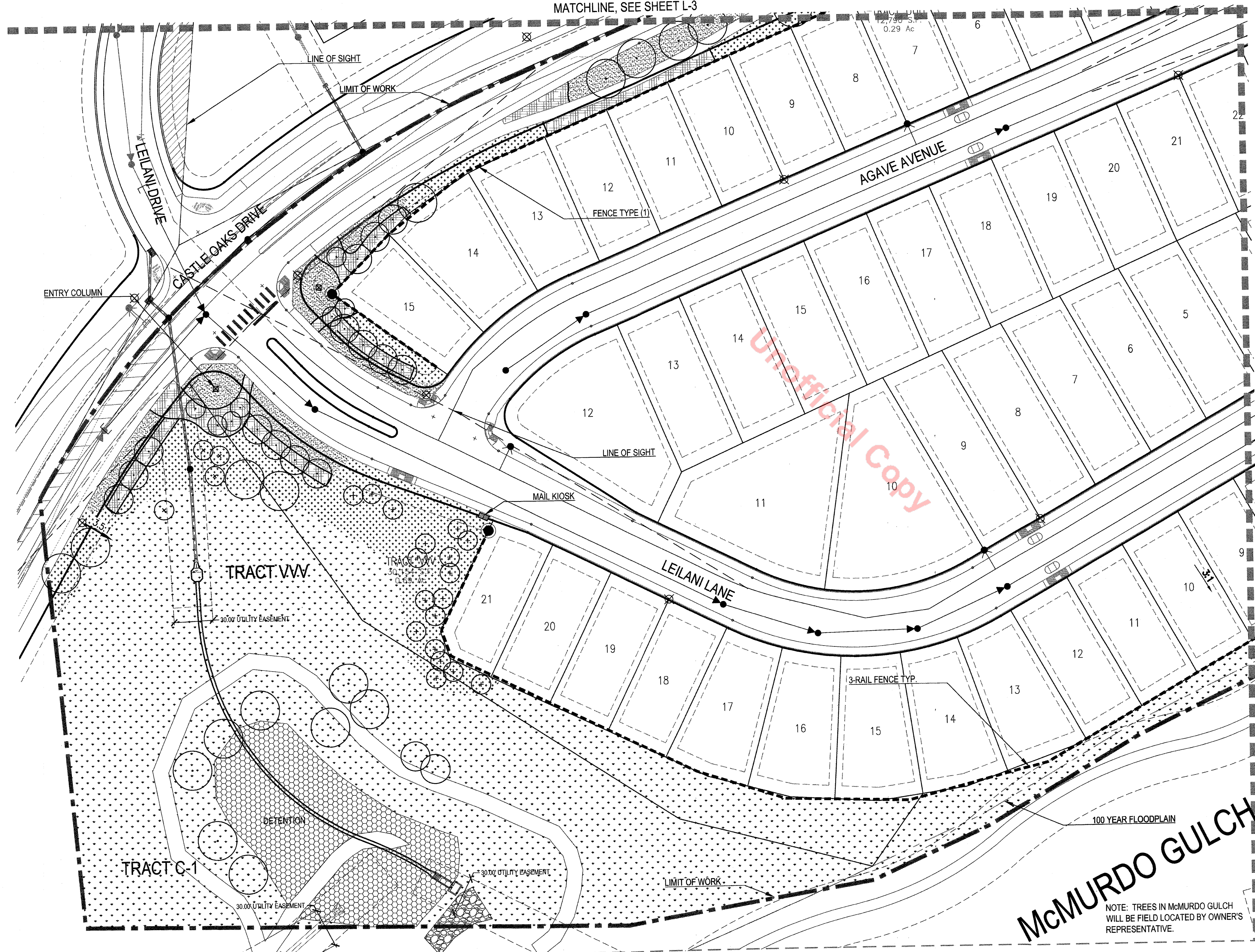
CHECKED BY: SM & DD
 DRAWN BY: JIW

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT -
 LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 PROJECT NO. SDP15-0024

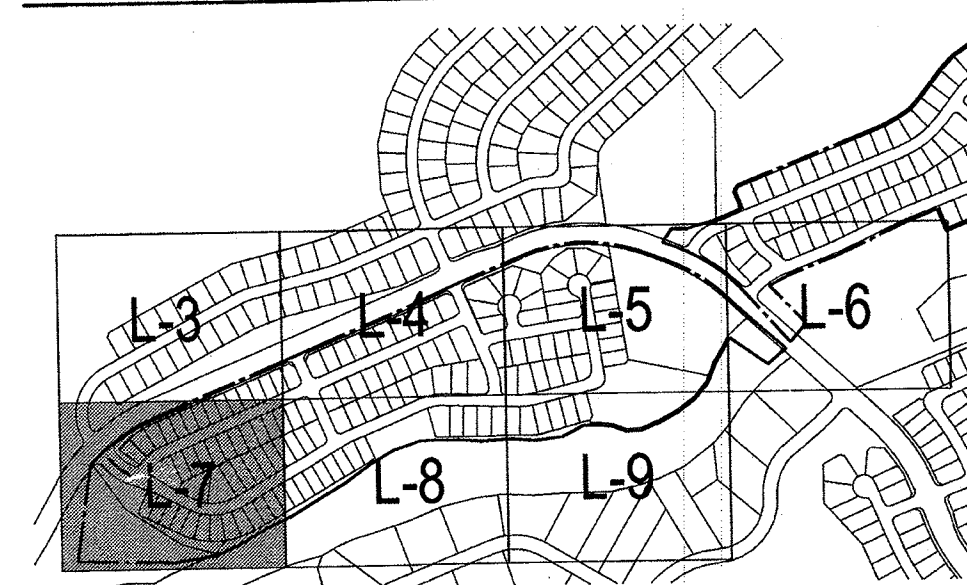
THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT - LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 AN AMENDMENT TO THE PRELIMINARY
 PLAT/FINAL P.D. SITE PLAN

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

MATCHLINE, SEE SHEET L-3



KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- MEDIUM HYDROZONE DRIP IRRIGATED SHRUB BED
- LOW HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES



1101 Bannock Street
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 F 303.892.1186

OWNER:
 RICHMOND AMERICAN
 HOMES
 4350 S. MONACO ST
 DENVER, CO 80237

LANDSCAPE
 CERTIFICATION:
LESLIE MALONE, P.L.A., A.S.L.A. IS CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSE NUMBER 8157.



DATE:
 1st SDP - 07/XX/15
 2nd SDP - 10/XX/15
 3rd SDP - 12/16/15
 4th SDP - 01/08/16

NOT FOR CONSTRUCTION

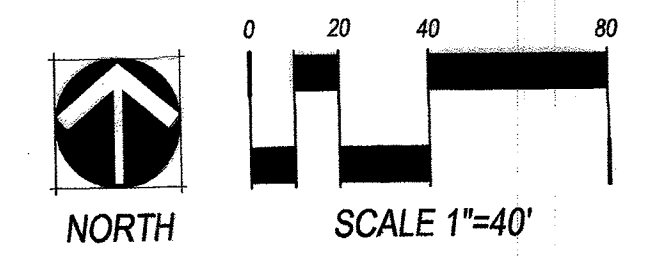
SHEET TITLE:
 LANDSCAPE
 PLAN

L-7
 SHEET 13 OF 16

CHECKED BY: SM & DD
 DRAWN BY: JW

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT -
 LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 PROJECT NO. SDP15-0024

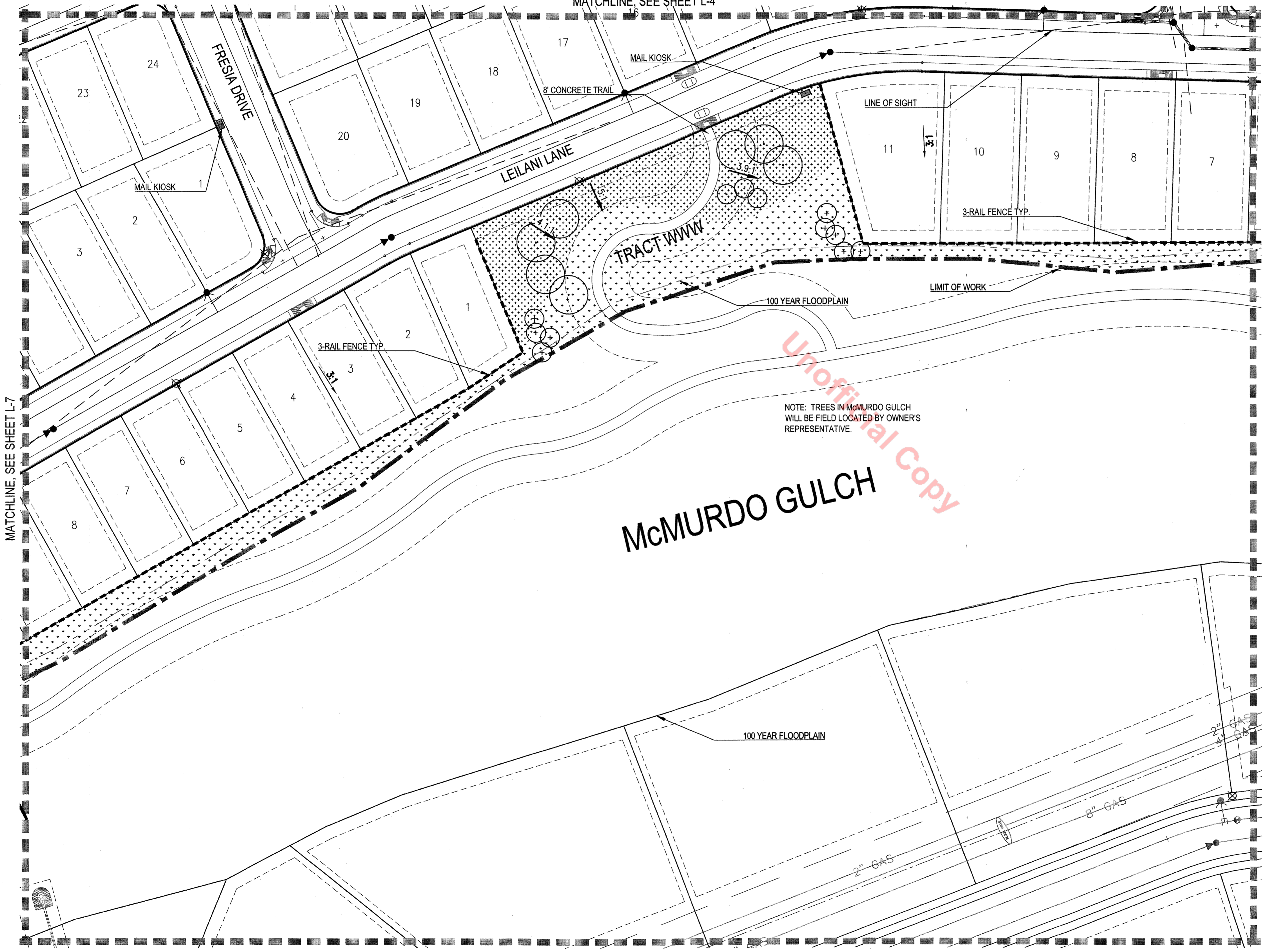
McMURDO GULCH
 NOTE: TREES IN McMURDO GULCH
 WILL BE FIELD LOCATED BY OWNER'S
 REPRESENTATIVE.



THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT - LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 AN AMENDMENT TO THE PRELIMINARY
 PLAT/FINAL P.D. SITE PLAN

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

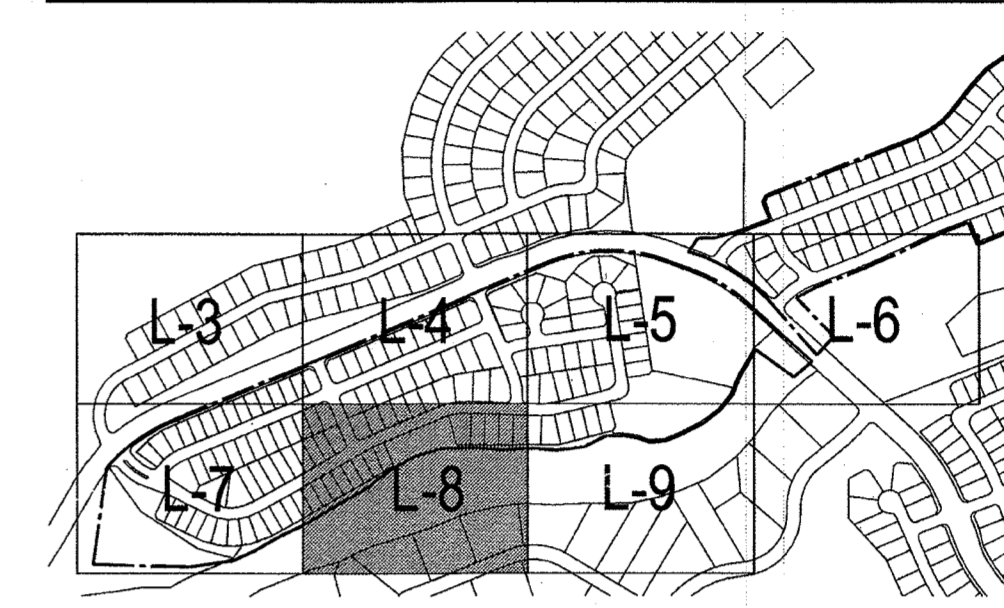
MATCHLINE, SEE SHEET L-4



Unofficial Copy

NOTE: TREES IN McMURDO GULCH
 WILL BE FIELD LOCATED BY OWNER'S
 REPRESENTATIVE.

KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- MEDIUM HYDROZONE DRIP IRRIGATED SHRUB BED
- LOW HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES



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 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186

OWNER:
 RICHMOND AMERICAN
 HOMES
 4350 S. MONACO ST
 DENVER, CO 80237

LANDSCAPE
 CERTIFICATION:
SEAN MALONE, P.L.A., A.S.L.A. IS CERTIFIED WITH
 THE TOWN OF CASTLE ROCK AS A LANDSCAPE
 DESIGNER. COLORADO STATE LICENSE
 NUMBER IS 817.



DATE:
 1st SDP - 07/XX/15
 2nd SDP - 10/XX/15
 3rd SDP - 12/16/15
 4th SDP - 01/08/16

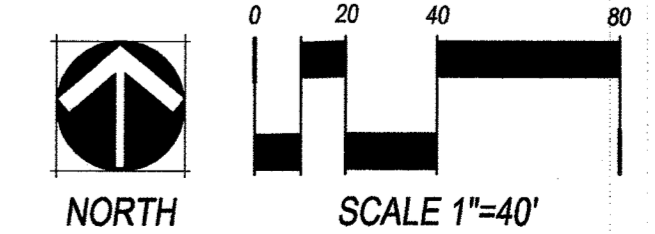
NOT FOR CONSTRUCTION

SHEET TITLE:
 LANDSCAPE
 PLAN

L-8
 SHEET 14 OF 16

DRAWN BY:
 JW

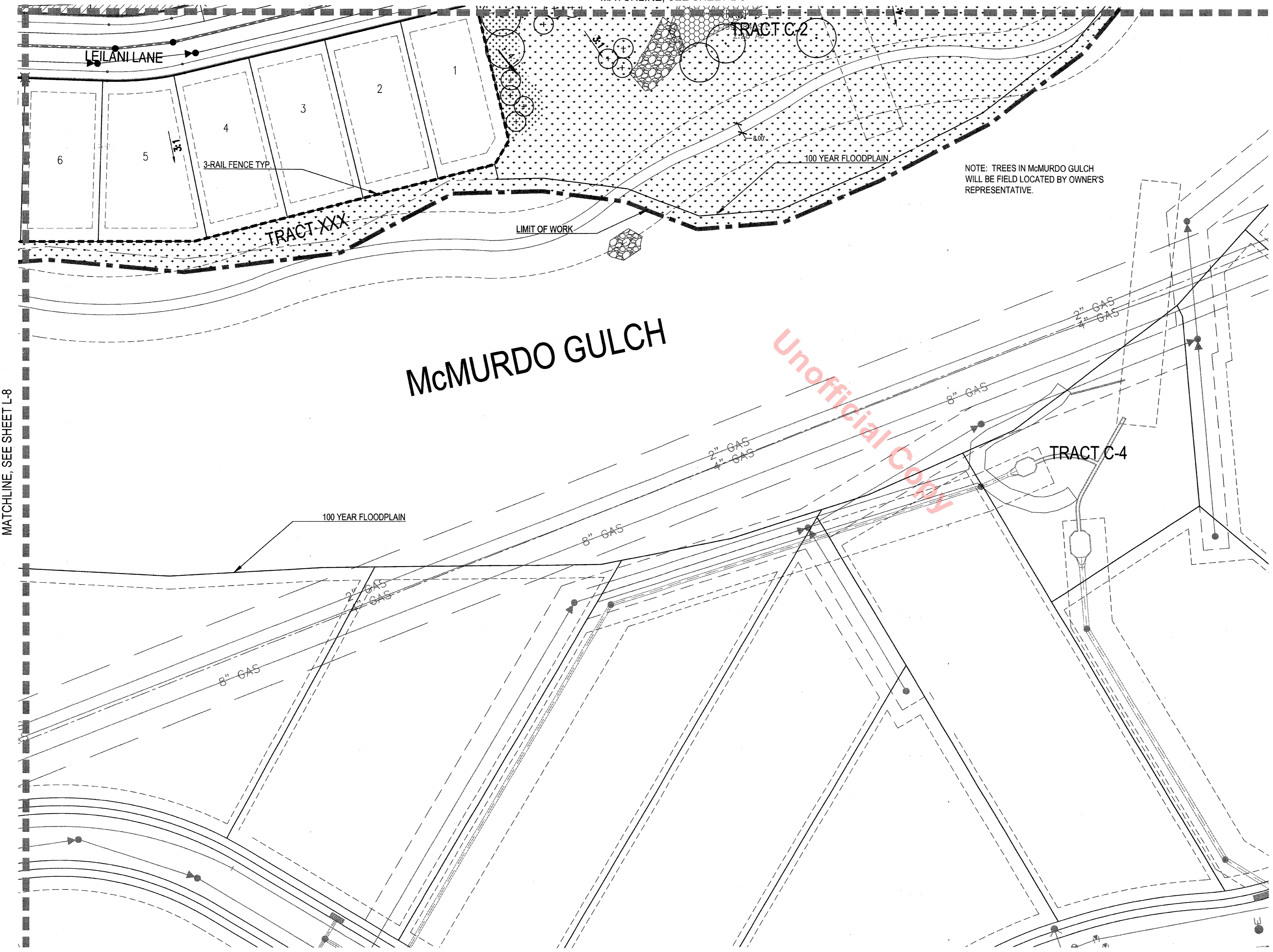
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT -
 LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 PROJECT NO. SDP15-0024



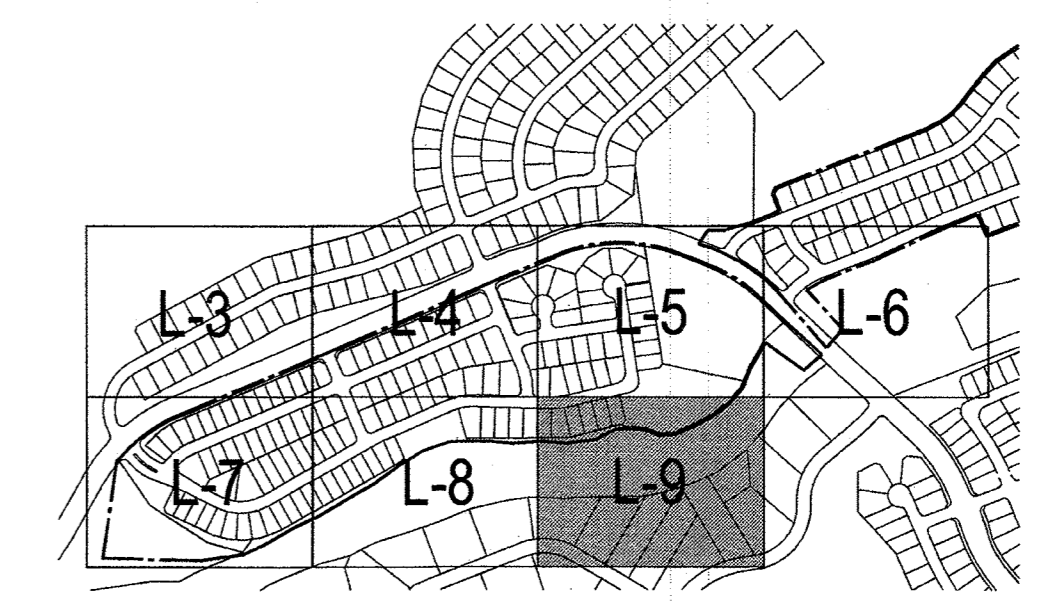
THE VILLAGES AT CASTLE ROCK,
 2ND AMENDMENT - LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 AN AMENDMENT TO THE PRELIMINARY
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 MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE, SEE SHEET L-5



KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- MEDIUM HYDROZONE DRIP IRRIGATED SHRUB BED
- LOW HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
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 F 303.892.1186

OWNER:
 RICHMOND AMERICAN
 HOMES
 4350 S. MONACO ST
 DENVER, CO 80237

LANDSCAPE
 CERTIFICATION:
ISEAN MALONE, P.L.A. IS A LICENSED LANDSCAPE ARCHITECT WITH THE STATE OF COLORADO. LICENSE NUMBER IS 517.



DATE:
 1st SDP - 07/XX/15
 2nd SDP - 10/XX/15
 3rd SDP - 12/16/15
 4th SDP - 01/08/16

NOT FOR CONSTRUCTION

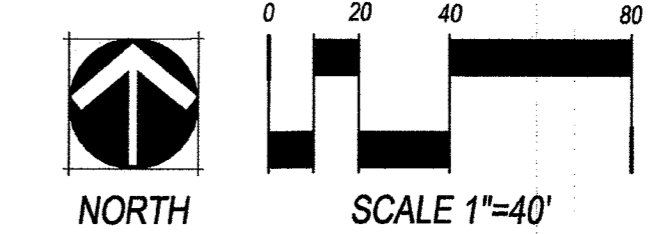
SHEET TITLE:
 LANDSCAPE
 PLAN

L-9

SHEET 15 OF 16

CHECKED BY: SM & DD
 DRAWN BY: JW

THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT -
 LIBERTY VILLAGE PORTION
 SITE DEVELOPMENT PLAN, AMENDMENT NO. 5
 PROJECT NO. SDP15-0024



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