

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

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
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LEGAL DESCRIPTION
LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 74, LOTS 1 THROUGH 2,
INCLUSIVE, BLOCK 75, THE VILLAGES AT CASTLE ROCK, 2ND
AMENDMENT - LIBERTY VILLAGE PORTION LOCATED IN THE SOUTH
HALF OF SECTION 20 AND SECTION 29, TOWNSHIP 7 SOUTH, RANGE
66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK,
COUNTY OF DOUGLAS, STATE OF COLORADO.

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

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.

Rebecca Givens MICHAEL TOUFF, VICE PRESIDENT
MDC LAND CORPORATION, A COLORADO CORPORATION

SIGNED THIS 11TH DAY OF October, 2021

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF
OCTOBER, 2021 BY

MELODY HOLMES

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

MY COMMISSION EXPIRES: OCTOBER 8, 2024

MELODY HOLMES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204035108
MY COMMISSION EXPIRES OCTOBER 8, 2024

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY J. E. Gray MAYOR

ATTEST: Lisa Anderson TOWN CLERK

SIGNED THIS 29TH DAY OF October, 2021

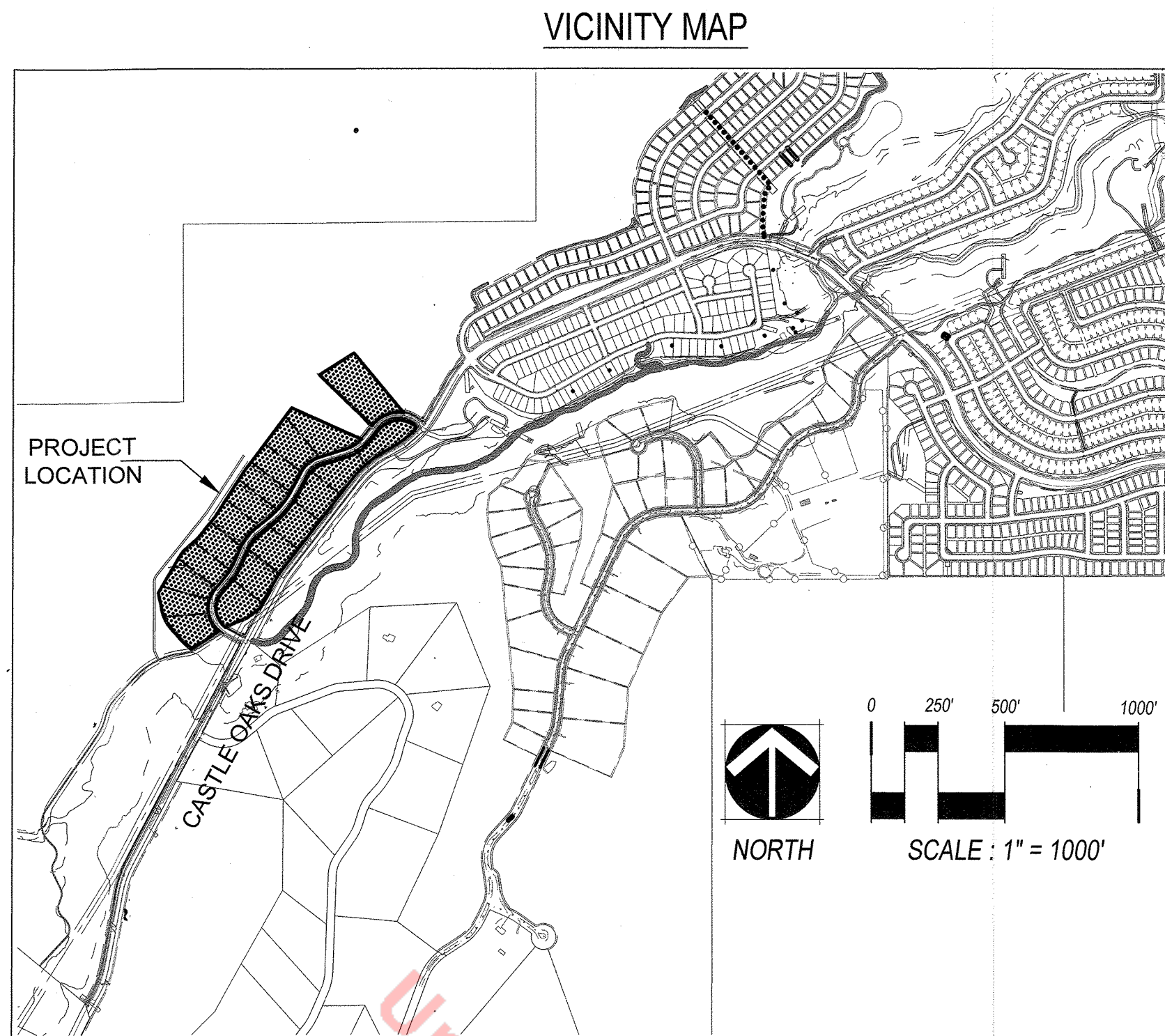
NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 DAY OF
November, 2021 BY

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

WITNESS MY HAND AND OFFICIAL SEAL.
Sharon K. Chavez NOTARY PUBLIC MY
COMMISSION EXPIRES: May 31, 2022

SHARON K. CHAVEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164022741
MY COMMISSION EXPIRES MAY 31, 2022



TITLE CERTIFICATION
I, ANDREW L. BAKER, AN AUTHORIZED
REPRESENTATIVE OF STEWART TITLE GUARANTY COMPANY, A
TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE
STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC
RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND
LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE
OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.
AUTHORIZED
REPRESENTATIVE - ANDREW L. BAKER, TITLE OFFICER
STEWART TITLE GUARANTY COMPANY, TITLE
COMPANY
SIGNED THIS 25TH DAY OF OCTOBER, 2021

PURPOSE STATEMENT
THE PURPOSE OF THIS PD SITE PLAN AMENDMENT IS TO REVISE
THE LANDSCAPE DESIGN TO MEET CURRENT TOWN STANDARDS.
THE PREVIOUSLY APPROVED PD SITE PLAN DOES NOT MEET
CURRENT STREETSCAPE LANDSCAPE REQUIREMENTS, USED
CURRENTLY PROHIBITED PLANT SPECIES, AND DID NOT MEET THE
UPDATED LANDSCAPE DESIGN GUIDELINE STANDARDS. WITH THIS,
ADDITIONAL PLANT MATERIAL HAS BEEN ADDED AND SPECIES HAVE
BEEN REVISED TO MEET CURRENT STANDARDS. LANDSCAPE
DRAWINGS HAVE BEEN UPDATED TO INCLUDED REVISED SIGHT
DISTANCE TRIANGLES PER CIVIL ENGINEER, AND ADDITIONAL FIRE
SAFETY NOTES FROM TOWN OF CASTLE ROCK FIRE DEPARTMENT.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF
OCTOBER, 2021 BY

ANIKO LOVEY AS AUTHORIZED
REPRESENTATIVE OF STEWART TITLE GUARANTY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 2, 2025

ANIKO LOVEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214030708
My Commission Expires August 2, 2025

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES
APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR
OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK,
COLORADO ON THE 27 DAY OF October
2021
Sharon K. Chavez DIRECTOR
OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE
THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE
OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS
COUNTY AT 9:20 AM ON THE 4TH DAY OF
November, 2021 AT RECEPTION NO. 2021124953
Sharon K. Chavez
DOUGLAS COUNTY CLERK AND RECORDER, Deputy



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

PLANNER/ LANDSCAPE
ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: SEAN MALONE

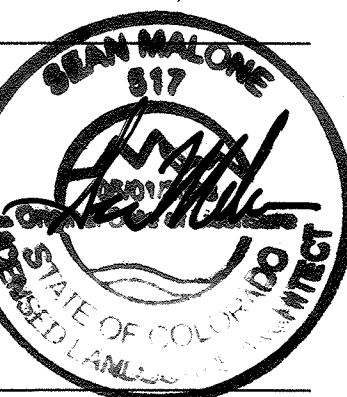
CIVIL ENGINEER
EMK CONSULTANTS, INC.
7006 S. ALTON WAY, BLDG. F
CENTENNIAL, CO 80112
CONTACT: ERIC MCDANIEL

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LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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



DATE:
SDP-05 10/8/20

SHEET TITLE:
COVER

C-01

SHEET 01 OF 25

Ref: 2021124953, Pages: 2 of 25

CHECKED BY: SM & DD
DRAWN BY: OS & JW

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NOTES

1. ALL PROPERTY DIRECTLY ADJACENT TO THE SUBJECT PROPERTY WAS RECORDED AS THE VILLAGES OF 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.

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, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. MCMURDO GULCH FLOODPLAINS ARE AS REFERENCED FROM THE FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, COLORADO, AND INCORPORATED AREAS, PANEL 192 OF 495, MAP NUMBER 08035C0192G, EFFECTIVE DATE: JULY 14, 2014. ALSO PANEL 191 OF 495, MAP NUMBER 08035C0191G, EFFECTIVE DATE: JULY 11, 2014.
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 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.
8. 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.
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 THE SITE DEVELOPMENT PLAN.
10. ALL TRACTS LISTED ARE FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND UTILITY EASEMENTS, PUBLIC ACCESS, EMERGENCY AND MAINTENANCE INGRESS AND EGRESS.
11. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON
12. THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
13. 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.

14. 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.
15. 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.
16. 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.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
9. THE INTERNATIONAL FIRE CODE (IFC) WHICH HAS BEEN ADOPTED BY THE FIRE DEPARTMENT REFERS TO *WILDLAND FIRE RISKS* WITHIN SEVERAL SECTIONS. SECTION 308.1.6 PROHIBITS THE USE OF OPEN FLAME DEVICES IN AREAS POSING A *WILDLAND FIRE RISK*. SECTION 308.2 REQUIRES PERMITS FOR ACTIVITIES INVOLVING OPEN FLAMES IN *WILDLAND FIRE RISK* AREAS.
10. SECTION 202 OF THE IFC DEFINES A WILDFIRE RISK AREA AS: LAND THAT IS COVERED WITH GRASS, GRAIN, BRUSH OR FOREST, WHETHER PRIVATELY OR PUBLICLY OWNED, WHICH IS SO SITUATED OR IS OF SUCH INACCESSIBLE LOCATION THAT A FIRE ORIGINATING UPON IT WOULD PRESENT AN ABNORMALLY DIFFICULT

- JOB OF SUPPRESSION OR WOULD RESULT IN GREAT UNUSUAL DAMAGE THROUGH FIRE OR SUCH AREAS DESIGNATED BY THE FIRE CODE OFFICIAL.
11. IFC CHAPTER 80 - REFERENCED STANDARDS, IDENTIFIES THE IWUIC, INTERNATIONAL WILDLAND-URBAN INTERFACE CODE AS BEING A STANDARD CODE GUIDELINE FOR ESTABLISHING THE MINIMUM REGULATIONS CONSISTENT WITH NATIONALLY RECOGNIZED GOOD PRACTICES FOR SAFEGUARDING OF LIFE AND PROPERTY FROM THE RISKS OF WILDFIRES.
- 11.1. ALTHOUGH CASTLE ROCK FIRE AND RESCUE DEPARTMENT HAS NOT FORMALLY ADOPTED THE IWUIC, IT HAS BEEN REFERENCED IN THE ADOPTED IFC AS NOTED ABOVE, AND IS A RECOGNIZED REFERENCE STANDARD. THEREFORE THE FIRE DEPARTMENT MAY DETERMINE TO UTILIZE THE PROVISIONS ADDRESSED WITHIN THE CODE TO ACHIEVE FIRE AND LIFE SAFETY.
- 11.2. THE FIRE DEPARTMENT WOULD REQUEST THAT THE OWNER / DEVELOPER WORK WITH THE FIRE DEPARTMENT TO MAKE THIS PROPERTY A FIRE ADAPTED COMMUNITY.

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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



DATE:
SDP-05 10/8/20

SHEET TITLE:
COVER

C-02
SHEET 02 OF 25

SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
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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) 33%.
- 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 LOOSENE 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, ¾" HORIZON LANDSCAPE ROCK MULCH. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH, GORILLA HAIR SHREDDED CEDAR WOOD MULCH. NO WEED BARRIER IS TO BE USED IN WOOD MULCH BEDS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.

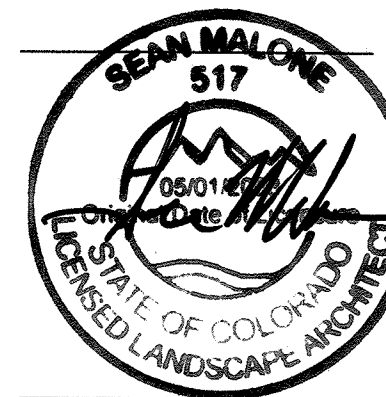
CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

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

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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



DATE:
SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE
NOTES

L-01

SHEET 03 OF 25

SDP18-0047

Ref: 2021124953, Pages: 4 of 25

SM & DD
OS & JW

CHECKED BY:
DRAWN BY:

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



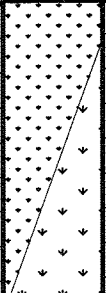
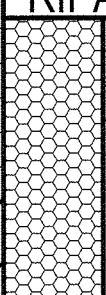
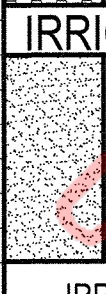
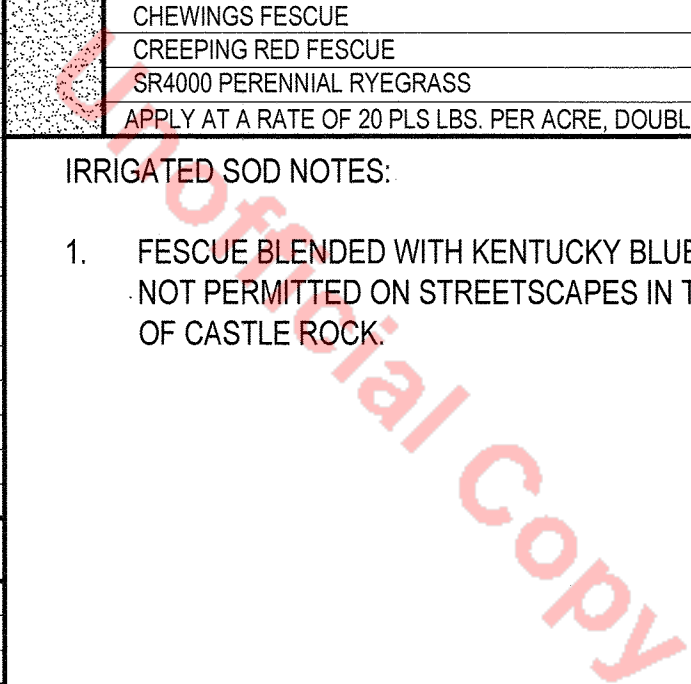
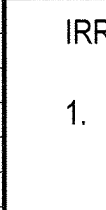
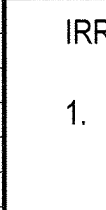
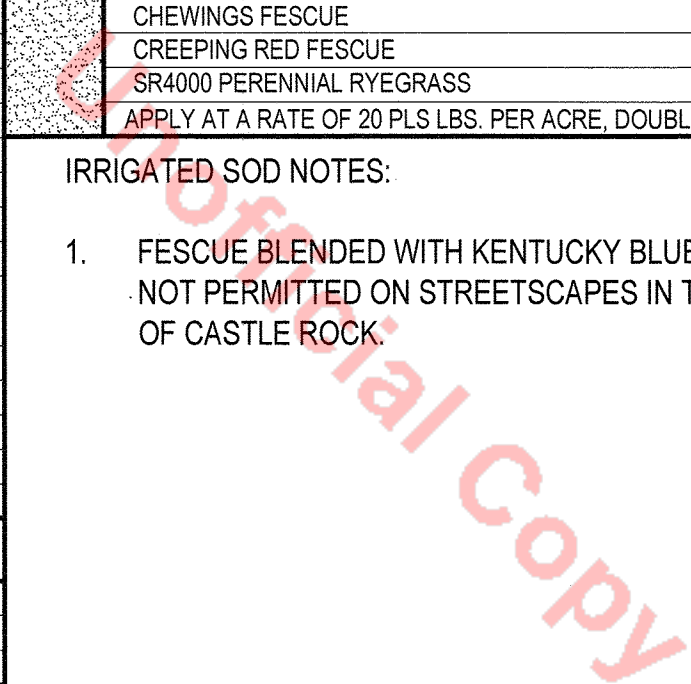
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PLANT PALETTE

IRR. ZONE	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND. (AT PLANTING)	HEIGHT (AT MATURITY - IN FEET)	WIDTH (AT MATURITY - IN FEET)	RELATIVE SIZE			HYDROZONES				QTY	SEED TYPES
							S	M	L	1	2	3	4		
DECIDUOUS CANOPY TREES															
DRIP	CAT	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B	50	30			X		X				
DRIP	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	45	45			X		X				
DRIP	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2 1/2" CAL. B&B	50	35			X		X				
DRIP	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2 1/2" CAL. B&B	45	40		X	X		X				
DRIP	ENO	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL. B&B	60	40			X		X				
DRIP	BOA	BUR OAK	QUERCUS MACROPARPA	2 1/2" CAL. B&B	70	50			X		X				
DRIP	TIL	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2 1/2" CAL. B&B	40	30		X			X				
DRIP	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL. B&B	50	45			X		X				
														TOTAL:	215
EVERGREEN TREES															
DRIP	AUS	AUSTRIAN PINE	PINUS NIGRA	PER PLAN (6" MIN.)	50	30			X	X		X			
DRIP	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	PER PLAN (6" MIN.)	35	15			X		X				
DRIP	PNP	PINON PINE	PINUS EDULIS	PER PLAN (6" MIN.)	25	20			X		X				
DRIP	PON	PONDEROSA PINE	PINUS PONDEROSA	PER PLAN (6" MIN.)	60	30				X	X				
DRIP	PBC	BRISTLECONE PINE	PINUS ARISTATA	PER PLAN (6" MIN.)	30	15				X	X				
DRIP	PSC	SCOTS PINE	PINUS SYLVESTRIS	PER PLAN (6" MIN.)	40	25			X	X		X			
														TOTAL:	170
ORNAMENTAL TREES															
DRIP	CFP	CAPITAL FLOWERING PEAR	PYRUS CALLERYANA 'CAPITAL'	2" CAL. B&B	30	30			X			X			
DRIP	CRC	CANADA RED CHOKECHERRY	P. VIRGINIANA MELANCARPA 'SHUBERT'	2" CAL. B&B	25	20		X				X			
DRIP	JTL	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2" CAL. B&B	20	20			X			X			
DRIP	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	2" CAL. B&B	15	15			X			X			
														TOTAL:	40
DECIDUOUS SHRUBS															
DRIP	DKS	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL. CONT.	4	4			X				X		
DRIP	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	5 GAL. CONT.	4	4			X				X		
DRIP	HAN	HANCOCK CHENAUULT CORALBERRY	SYMPHORICARPOS X CHENAUULTII 'HANCOCK'	5 GAL. CONT.	6	6			X				X		
DRIP	LMM	LITTLE LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS INTRICATUS	5 GAL. CONT.	15	15			X		X		X		
DRIP	MMA	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	5 GAL. CONT.	15	15			X		X		X		
DRIP	NMP	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL. CONT.	15	10			X		X		X		
DRIP	PPL	PURPLE LILAC	SYRINGA VULGARIS	5 GAL. CONT.	15	15			X		X		X		
DRIP	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA 'CISMONTANA'	5 GAL. CONT.	5	6			X		X		X		
DRIP	WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL. CONT.	2	5			X		X		X		
DRIP	SSA	SAND SAGE	ARTEMISIA FILIFOLIA	5 GAL. CONT.	5	6		X			X		X		
DRIP	SSK	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL. CONT.	15	15			X		X		X		
DRIP	TWS	TALL WESTERN SAGEBRUSH	ARTEMESIA TRIDENTATA	5 GAL. CONT.	6	5			X		X		X		
DRIP	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL. CONT.	6	8			X		X		X		
DRIP	DRB	DWARF RABBITRUSH	CHRYSOETHAMNUS, VAR.	5 GAL. CONT.	6	4		X			X		X		
DRIP	CCR	SMOKETREE	COTINUS COGGYGRIA	5 GAL. CONT.	12	12			X		X		X		
DRIP	NCH	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	5 GAL. CONT.	25	20			X		X		X		
DRIP	NAC	NANKING CHERRY	PRUNUS TOMENTOSA	5 GAL. CONT.	8	8			X		X		X		
DRIP	CPL	CISTENA PLUM	PRUNUS X CISTENA	5 GAL. CONT.	14	10			X		X		X		
DRIP	GOA	GAMBLE OAK	QUERCUS GAMBELII	5 GAL. CONT.	9	8			X		X		X		
														TOTAL:	
EVERGREEN SHRUBS															
DRIP	MAN	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	5 GAL. CONT.	1	3			X				X		
DRIP	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.	1	8			X				X		
DRIP	DMP	DWARF MUGO PINE	PINUS MUGO VAR. PUMILIO	5 GAL. CONT.	5	8			X				X		
														TOTAL:	
ORNAMENTAL GRASS															
DRIP	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'	1 GAL. CONT.	5	2			X			X			
DRIP	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPEVIRENS	1 GAL. CONT.	4	2.5			X	X		X			
														TOTAL:	
PERENNIALS															
DRIP	HYS	SUNSET HYSSOP	AGASTACHE RUPESTRIS	1 GAL. CONT.	3	2			X				X		
DRIP	WBF	WHIRLING BUTTERFLIES	GAURA LINDEHEIMERI	1 GAL. CONT.	4	2			X				X		
DRIP	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL. CONT.	3	1.5			X				X		
DRIP	YAM	MOONSHINE YARROW	ACHILLEA AGERATIFOLIA	1 GAL. CONT.	2.5	2			X				X		
DRIP	BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL. CONT.	2.5	2.5			X				X		
DRIP	CMT	CATMINT	NEPETA FAASSENII	1 GAL. CONT.	1.5	2.5			X				X		
DRIP	AJS	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	1 GAL. CONT.	2	1			X				X		
DRIP	DSD	RED VALERIAN	CENTRANTHUS RUBER	1 GAL. CONT.	3	1			X				X		
DRIP	DDY	STELLA D'ORO DWARF DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL. CONT.	1	2			X				X		
DRIP	DRS	RUSSIAN SAGE - DWARF	PEROVSKIA ARTIFICIFOLIA 'LITTLE SPIRE'	5 GAL. CONT.	2	2			X				X		
														TOTAL:	

COMPOSITE LANDSCAPE WATER USE RATING CHART

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

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)		LANDSCAPE HYDROZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
DRIP	TREES IN NATIVE *	2.0	in./mo.	LOW	3.6%	11,127	2.0	312,025	0.07
DRIP	SHRUB BED	2.0	in./mo.	LOW	12.0%	37,457	2.0	312,025	0.24
SPRAY ROTORS	IRRIGATED TALL GRASS SEED MIX	1.5	in./mo.	VERY LOW	68.9%	214,982	1.5	312,025	1.03
SPRAY ROTORS	TURF: IRRIGATED FESCUE TURF SEED MIX	2.50	in./mo.	LOW	15.5%	48,459	2.50	312,025	0.39
TOTALS					100	312,025	312,025		1.73
							TOTAL OF THE CLWUR		1.73

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED FESCUE TURF SEED MIX	42,076	5.8%
IRRIGATED TALL GRASS SEED MIX	255,958	35.4%
NON-IRRIGATED GRASS SEED MIX	375,718	52.0%
IRRIGATED TREES*	11,127	1.5%
IRRIGATED BED	37,457	5.2%
TOTAL AREA LANDSCAPE	722,336	100%
NON-DISTURBED AREAS: N/A		

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

STREETSCAPE REQUIREMENT TABLE

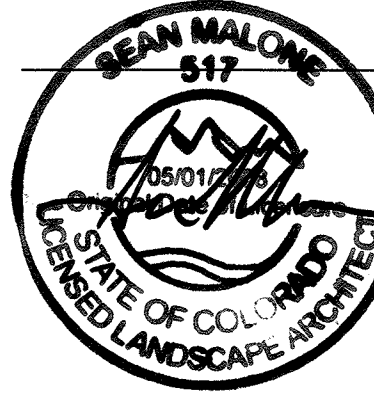
STREET	LINEAR FEET ***	TREES REQUIRED (1 TREE / 40 LF)*	TOTAL TREES PROVIDED	NUMBER OF LARGE CANOPY TREES PROVIDED	PERCENTAGE LARGE CANOPY TREES (CANOPY TREES / REQUIRED TREES)	ROW SHRUBS REQUIRED (10 SHRUBS / 40 LF)	ROW SHRUBS OR ORNAMENTAL GRASSES PROVIDED**
CASTLE OAKS DRIVE	10725 LF	268	290	200	75%	2681	2683
MISSOULA TRAIL	632 LF	16	17	15	94%	158	180

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

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN HOMES
4360 S. MONACO ST
DENVER, CO 80237

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

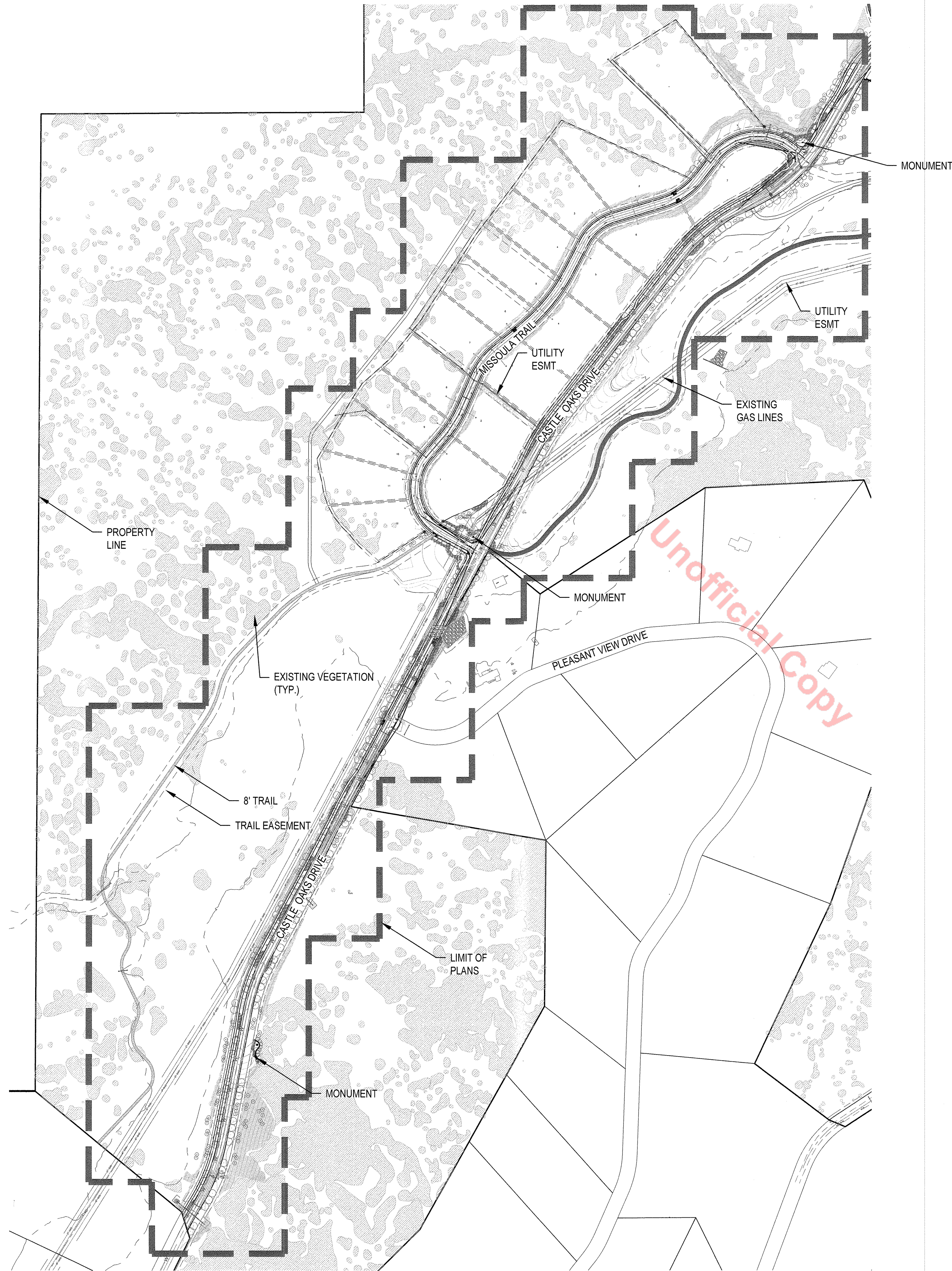


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SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE NOTES

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

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com



LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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

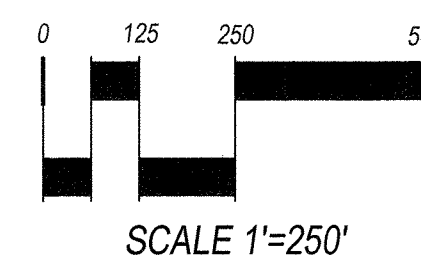


DATE:
SDP-05 10/8/20

SHEET TITLE:
SITE PLAN

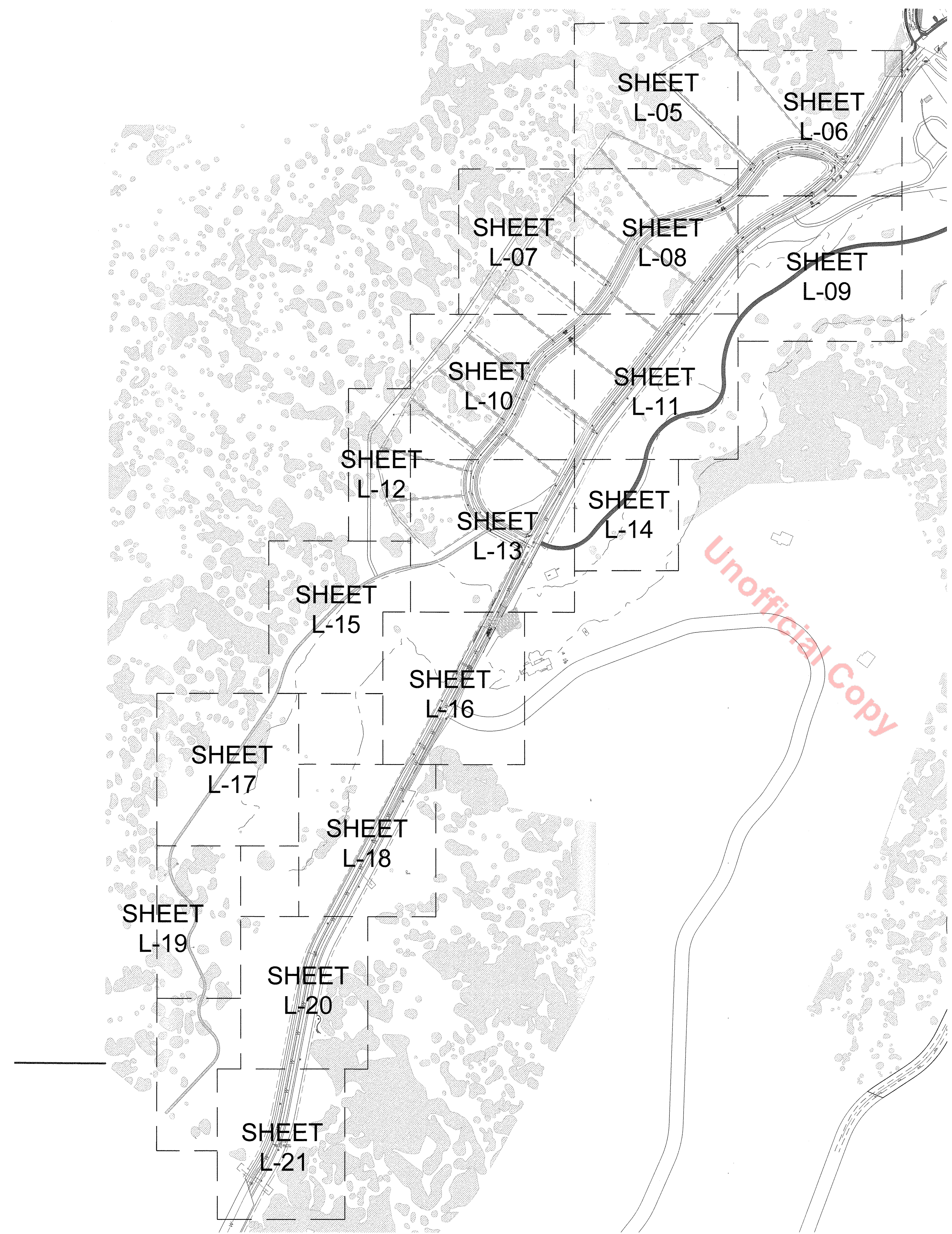
L-03

SHEET 05 OF 25



Know what's below.
Call before you dig.

SDP18-0047



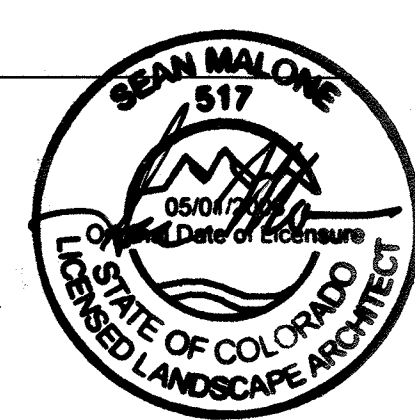
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
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2ND AMENDMENT—LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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4350 S. MONACO ST
DENVER, CO 80237

LANDSCAPE
CERTIFICATION:
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THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.

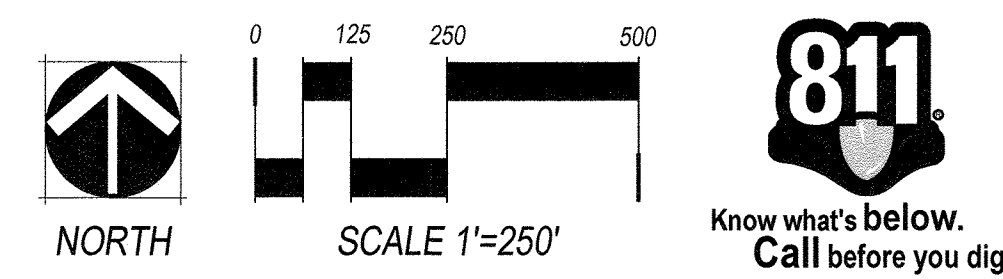


DATE:
SDP-05 10/8/20

SHEET TITLE:
OVERALL
PLAN

L-04

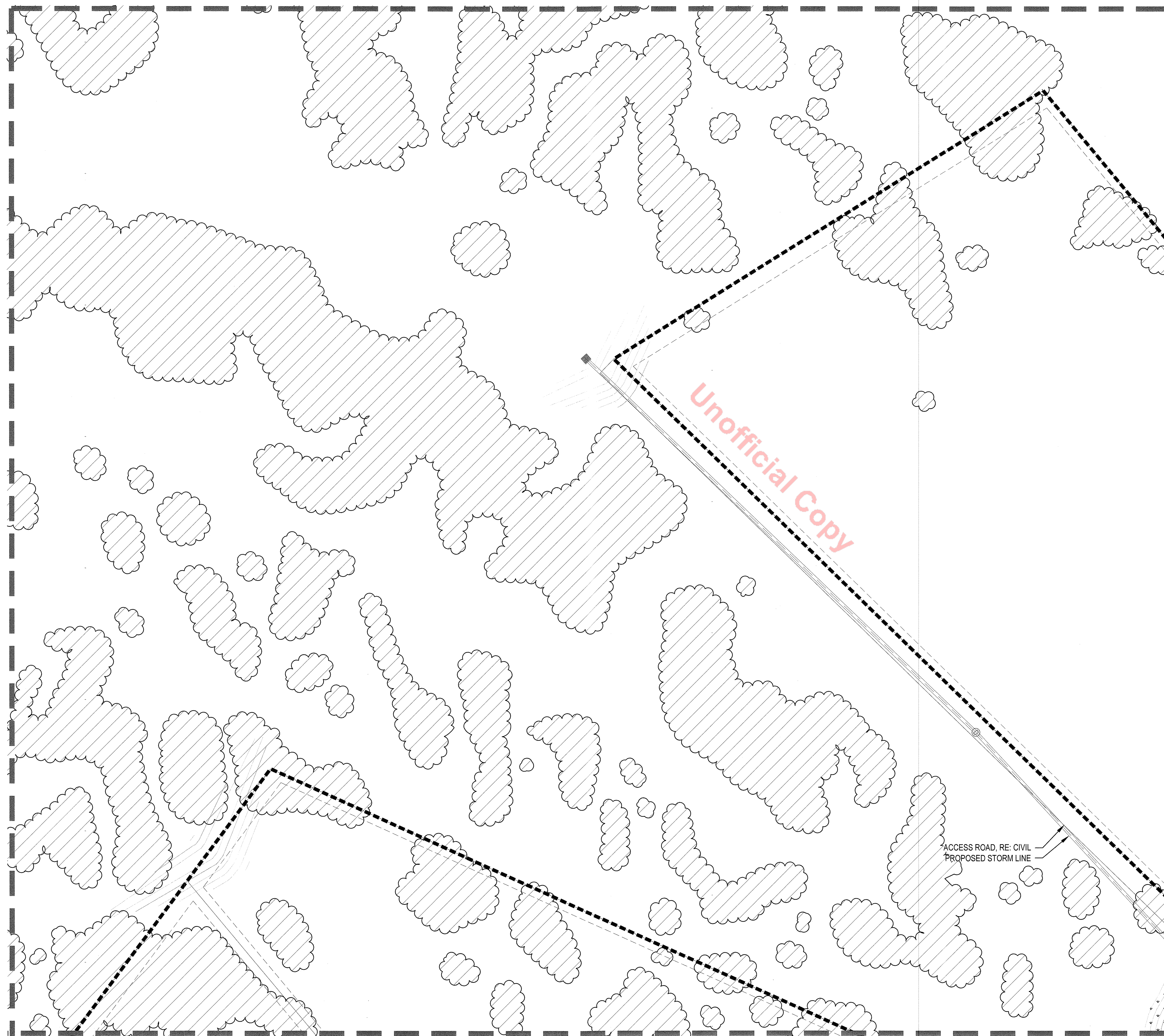
SHEET 06 OF 25



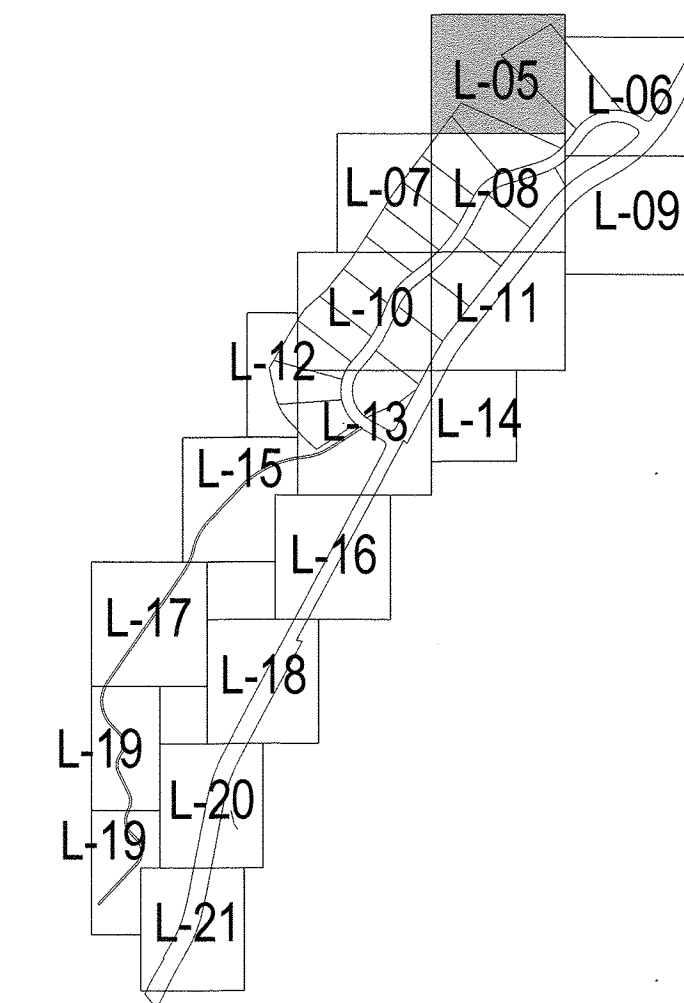
SDP18-0047

CHECKED BY: SM & DD
DRAWN BY: OS & W

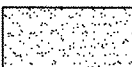
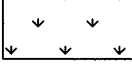
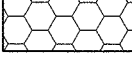
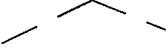
SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 20 AND SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN, TOWN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



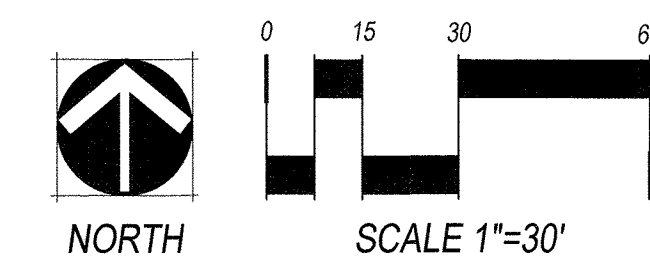
KEY MAP



LEGEND

- | | |
|---|--|
|  | IRRIGATED TURF SEED MIX - LOW HYDROZONE |
|  | IRRIGATED TALL GRASS MIX - LOW HYDROZONE |
|  | NON-IRRIGATED TALL GRASS MIX -
VERY LOW HYDROZONE |
|  | MULCH BED - LOW HYDROZONE |
|  | NON-IRRIGATED RIPARIAN MIX |
|  | STREET LIGHT |
|  | FIRE HYDRANT |
|  | ORNAMENTAL COLUMN / POST |
|  | FENCE |
|  | 30' SIGHT TRIANGLE |
|  | SIGHT LINES |
|  | STEEL EDGER |
|  | EXISTING VEGETATION |

NOTES:
1. REFER TO CIVIL PLANS FOR POND EASEMENT RECEPTION
NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.




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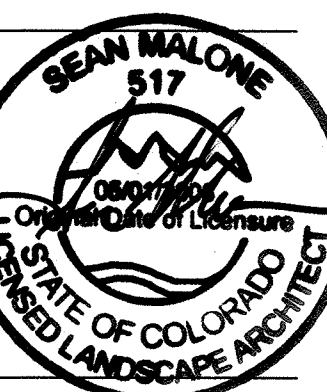
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

LANDSCAPE
CERTIFICATION:

JEAN MALONE, RLA, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE SIGNER. COLORADO STATE LICENSURE NUMBER IS 517.



DATE.
DP-05 10/8/20

SHEET TITLE:
LANDSCAPE
PLAN

-05

SHEET 07 OF 25

SDP18-0047

MATCHLINE, SEE SHEET L-08

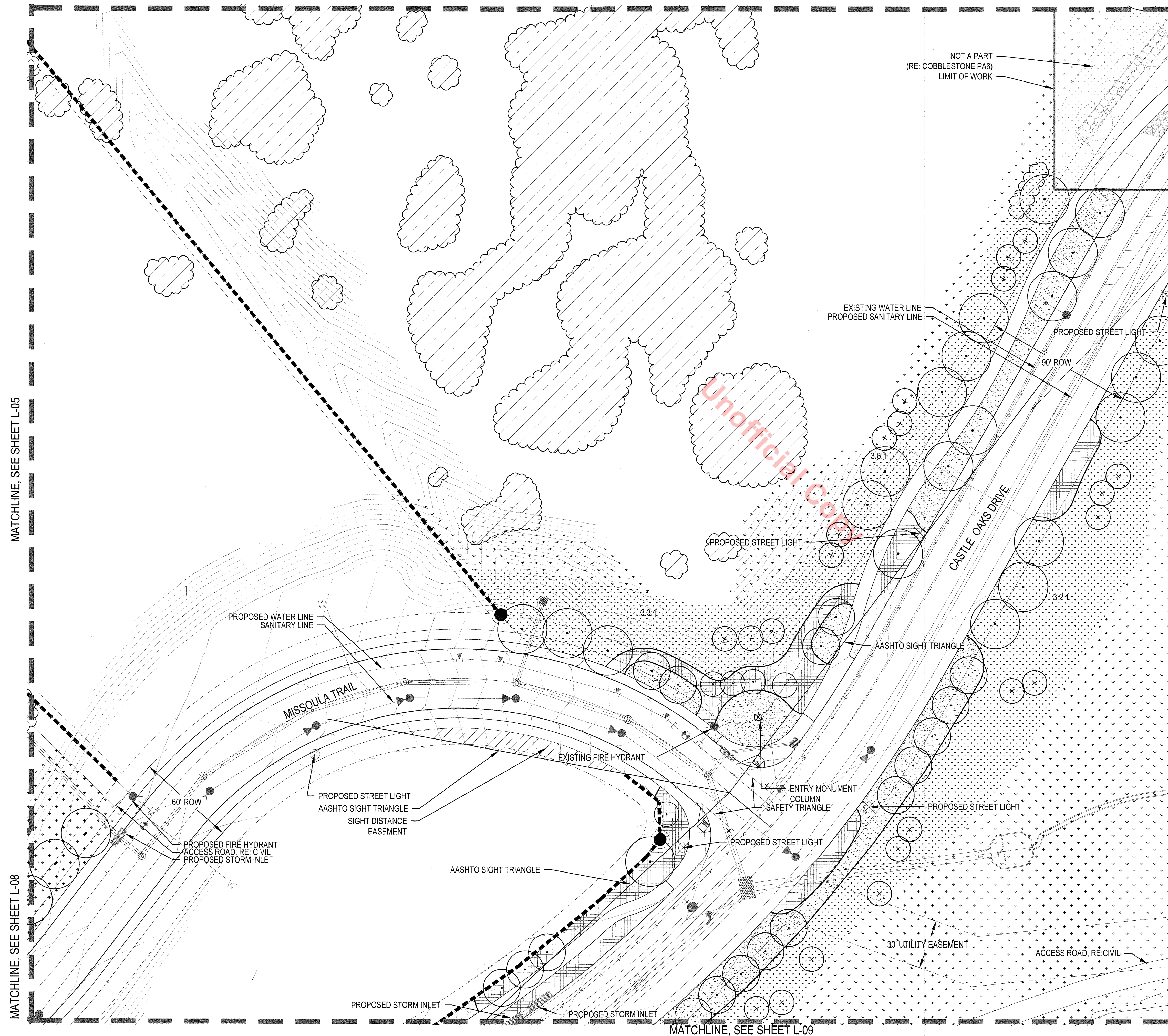
MATCHLINE, SEE SHEET L-06

Unofficial Copy

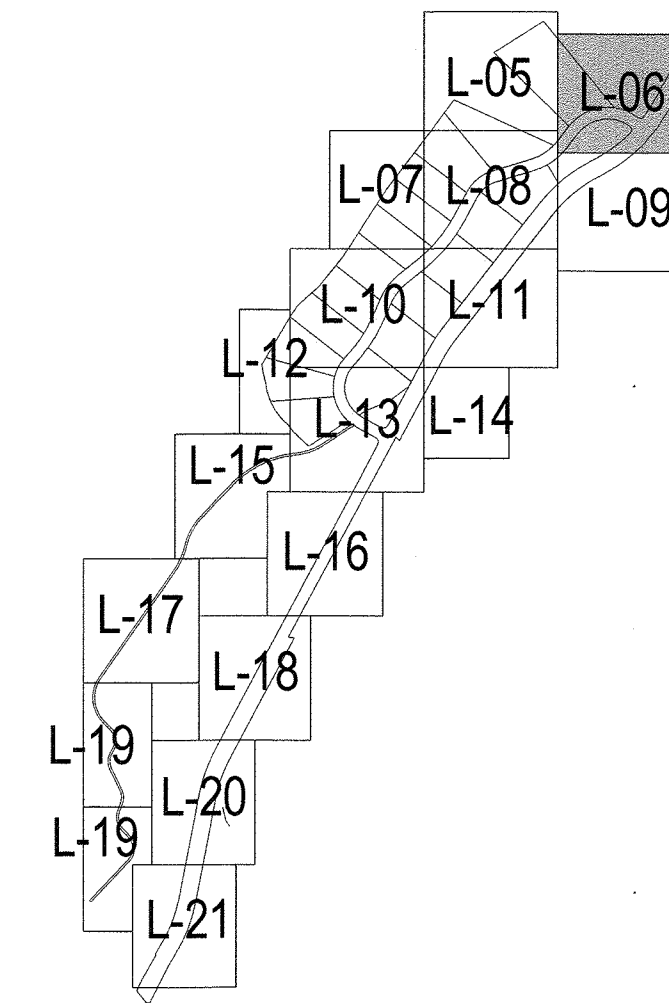
ACCESS ROAD, RE: CIVIL
PROPOSED STORM LINE

CHECKED BY: SM & DD
DRAWN BY: OS & JW

SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



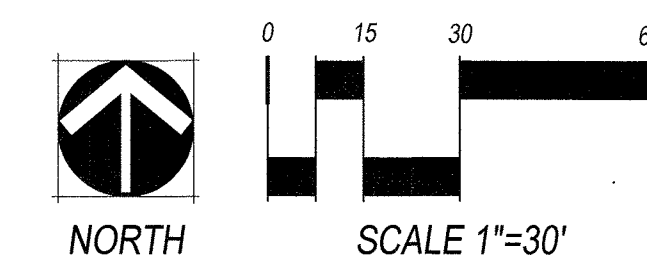
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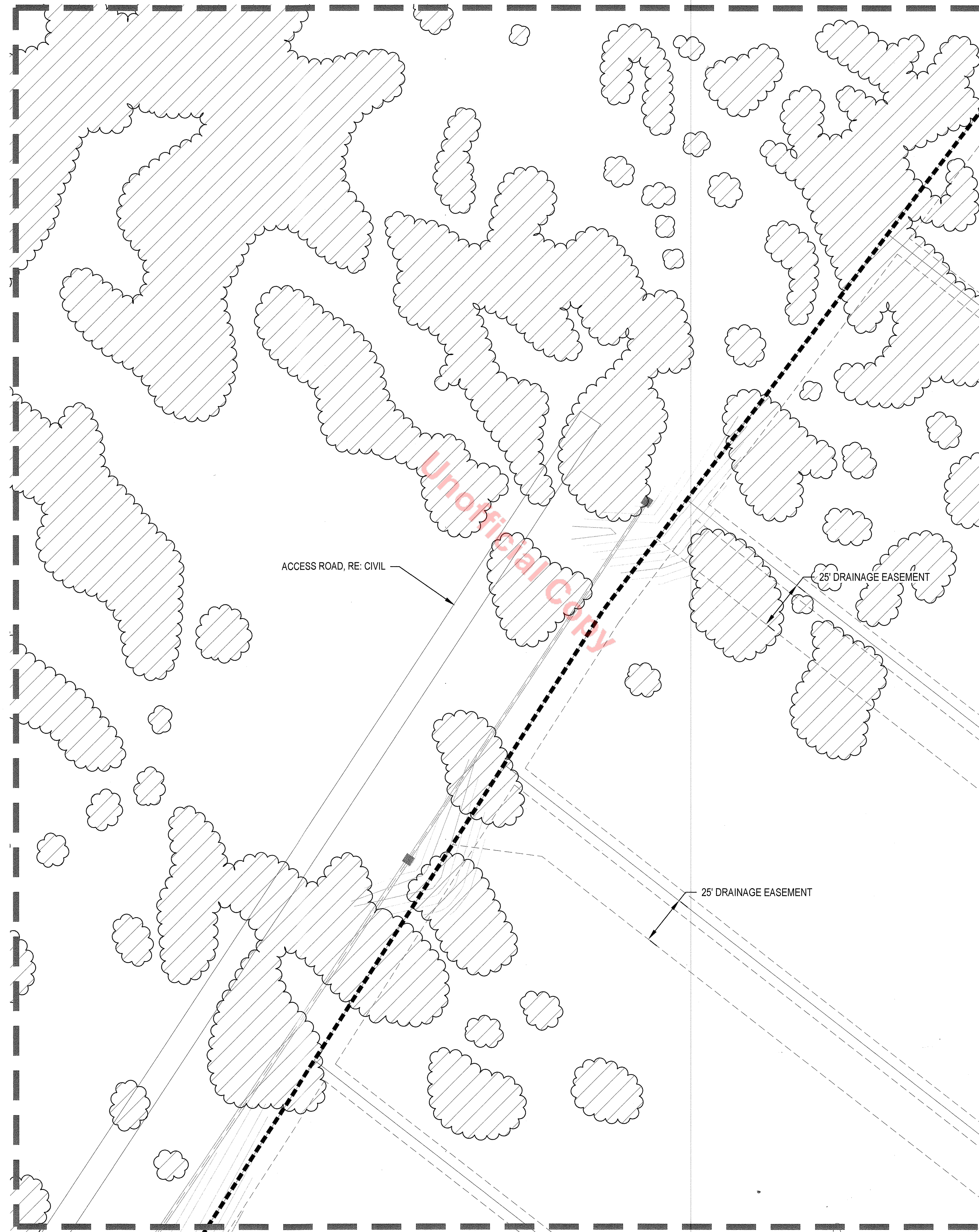
LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
- NON-IRRIGATED TALL GRASS MIX - VERY LOW HYDROZONE
- MULCH BED - LOW HYDROZONE
- NON-IRRIGATED RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES
- STEEL EDGER
- EXISTING VEGETATION

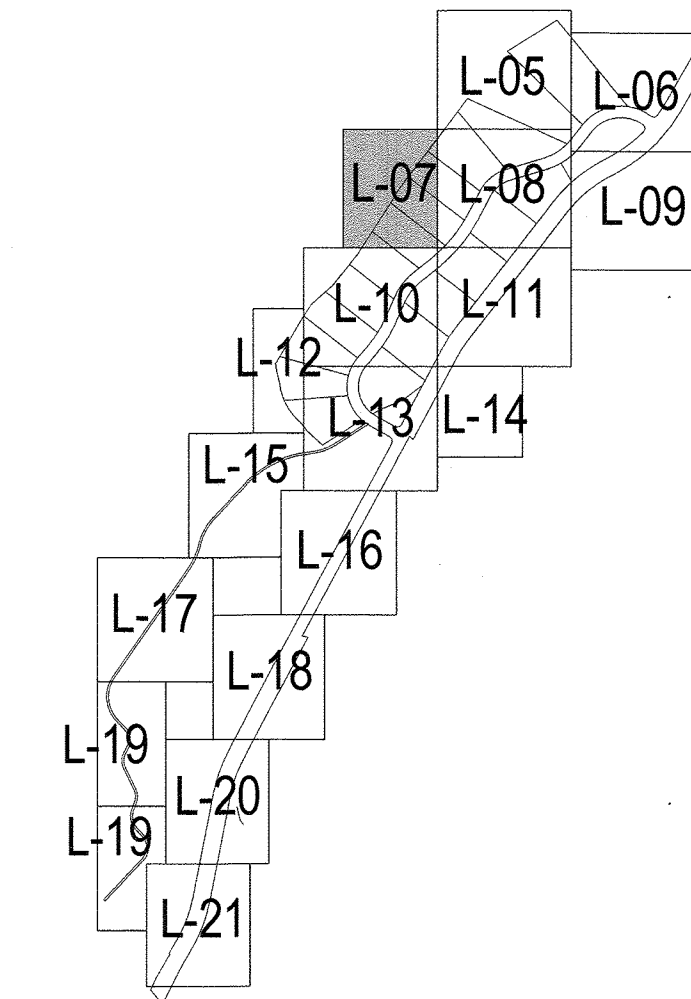
NOTES:
1. REFER TO CIVIL PLANS FOR POND EASEMENT RECEPTION NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.



SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
THE VILLAGES AT CASTLE ROCK,
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THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



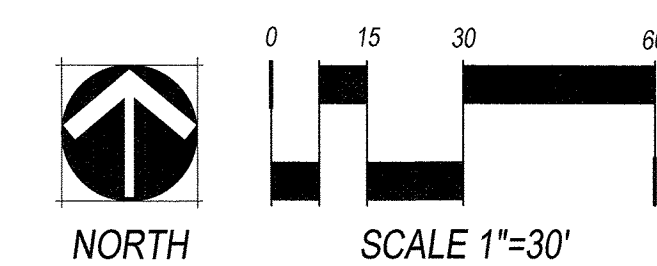
KEY MAP



LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
- NON-IRRIGATED TALL GRASS MIX - VERY LOW HYDROZONE
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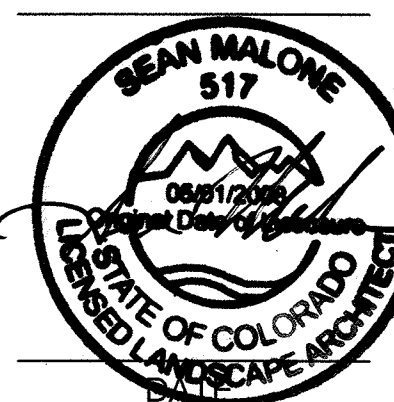


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LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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



SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE
PLAN

L-07

SHEET 09 OF 25

SDP18-0047

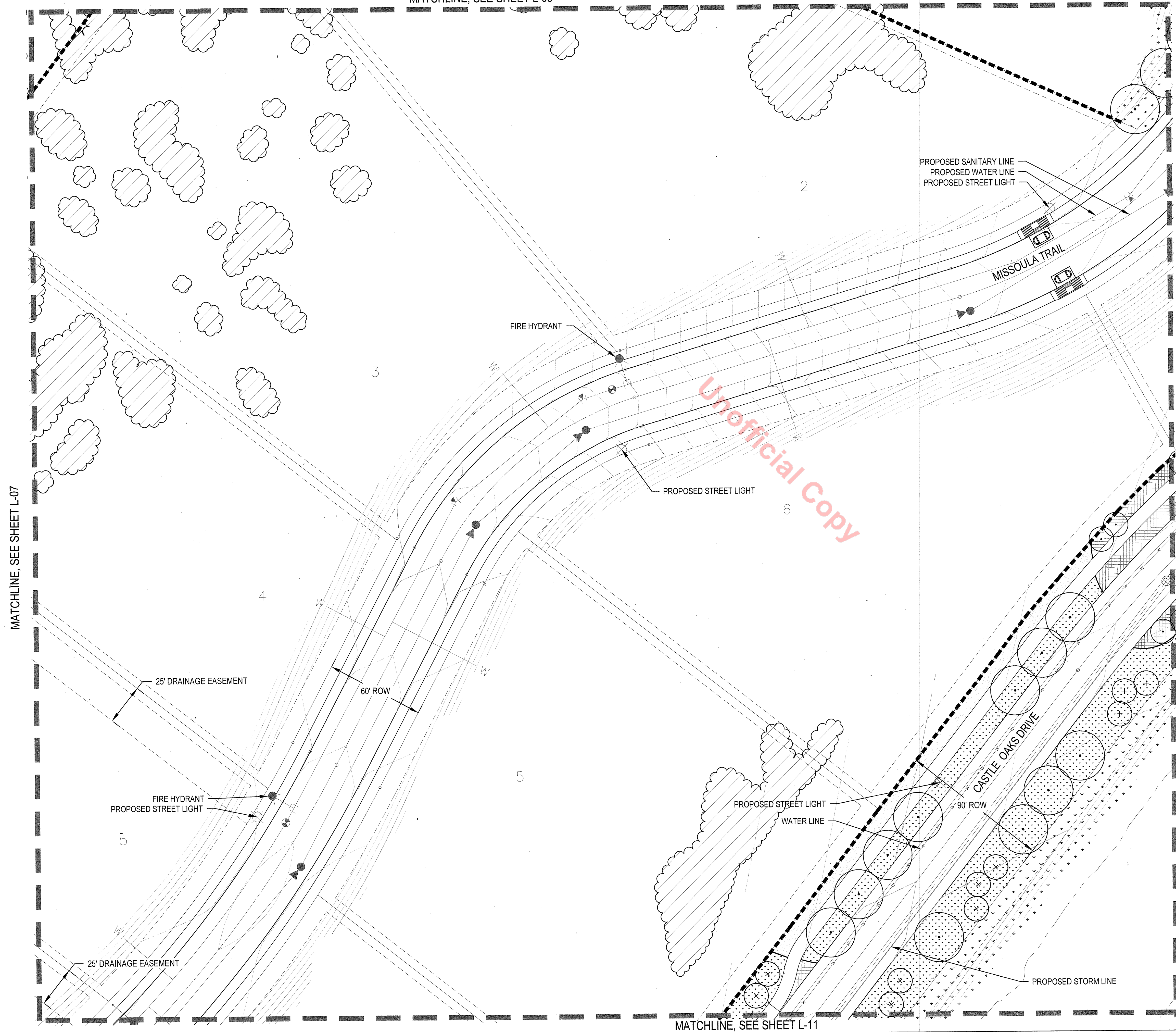
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MATCHLINE, SEE SHEET L-10

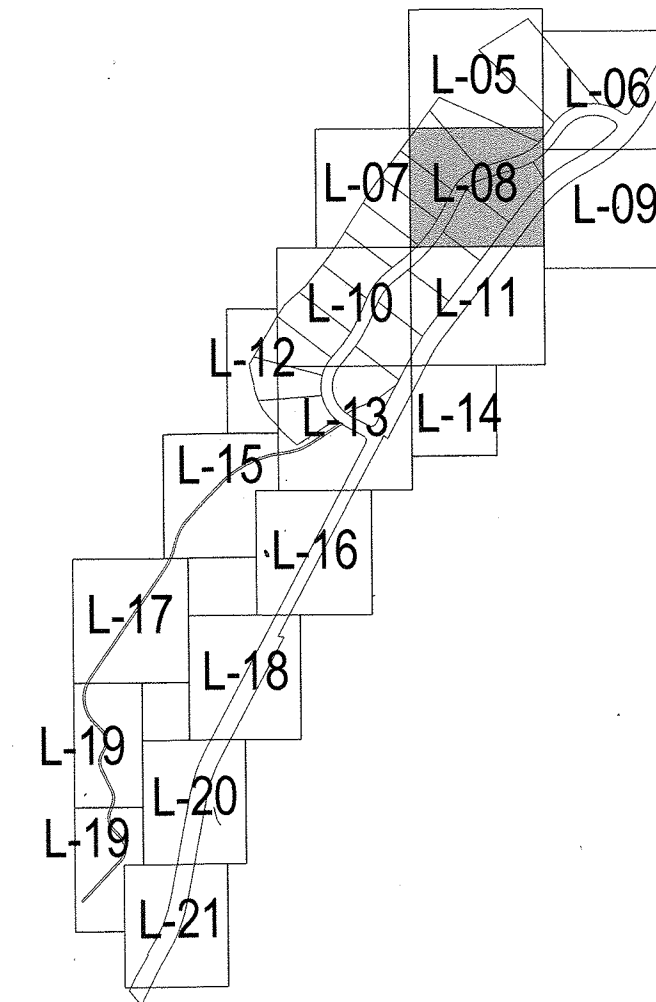
MATCHLINE, SEE SHEET L-08

SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
THE VILLAGES AT CASTLE ROCK,
2ND AMENDMENT—LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

MATCHLINE, SEE SHEET L-05



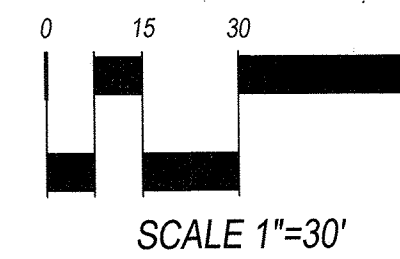
KEY MAP



LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
- NON-IRRIGATED TALL GRASS MIX - VERY LOW HYDROZONE
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- ORNAMENTAL COLUMN / POST
- FENCE
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- SIGHT LINES
- STEEL EDGER
- EXISTING VEGETATION

NOTES:
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NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.



LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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



DATE:
SDP-05 10/8/20

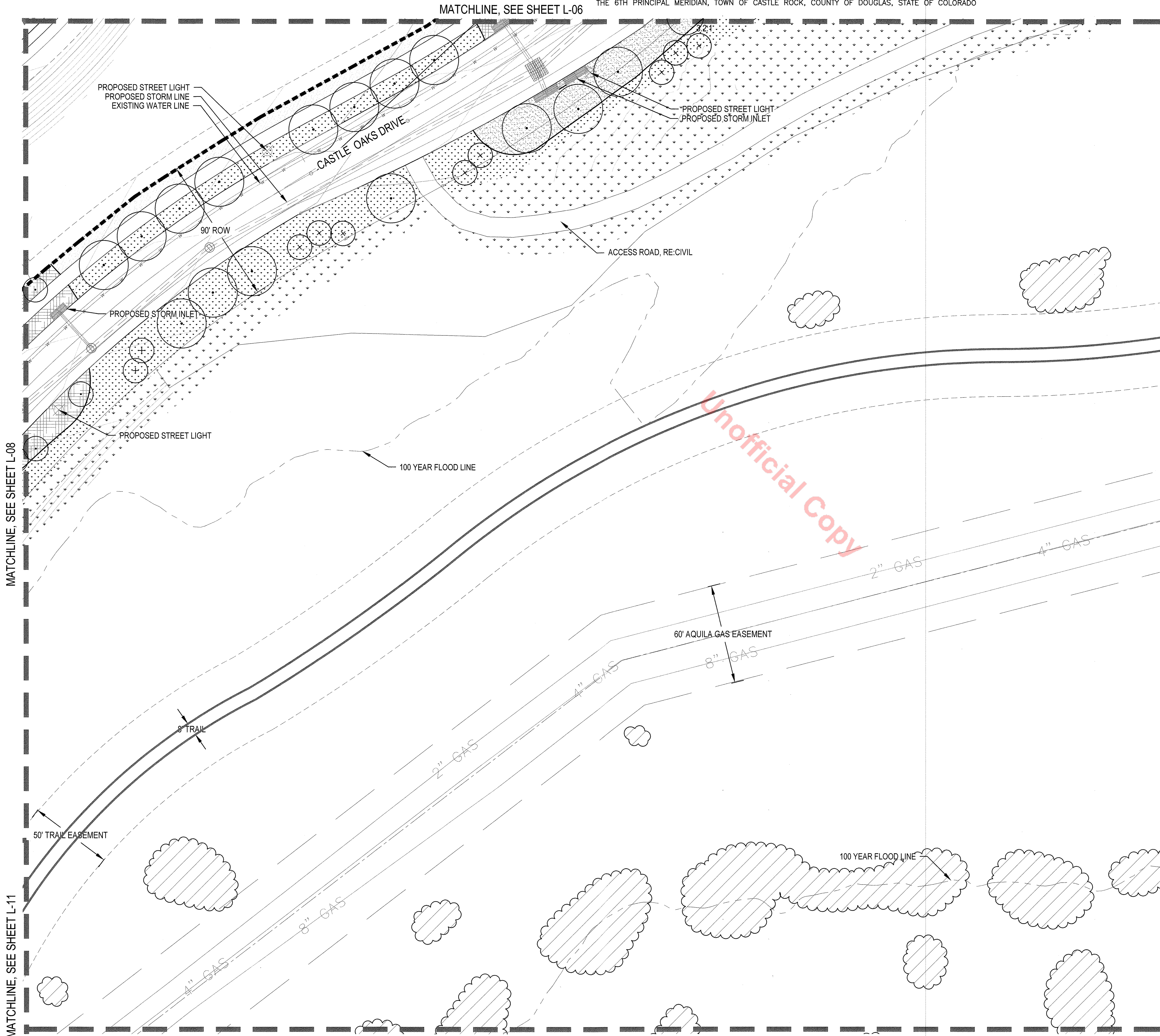
SHEET TITLE:
LANDSCAPE
PLAN

L-08

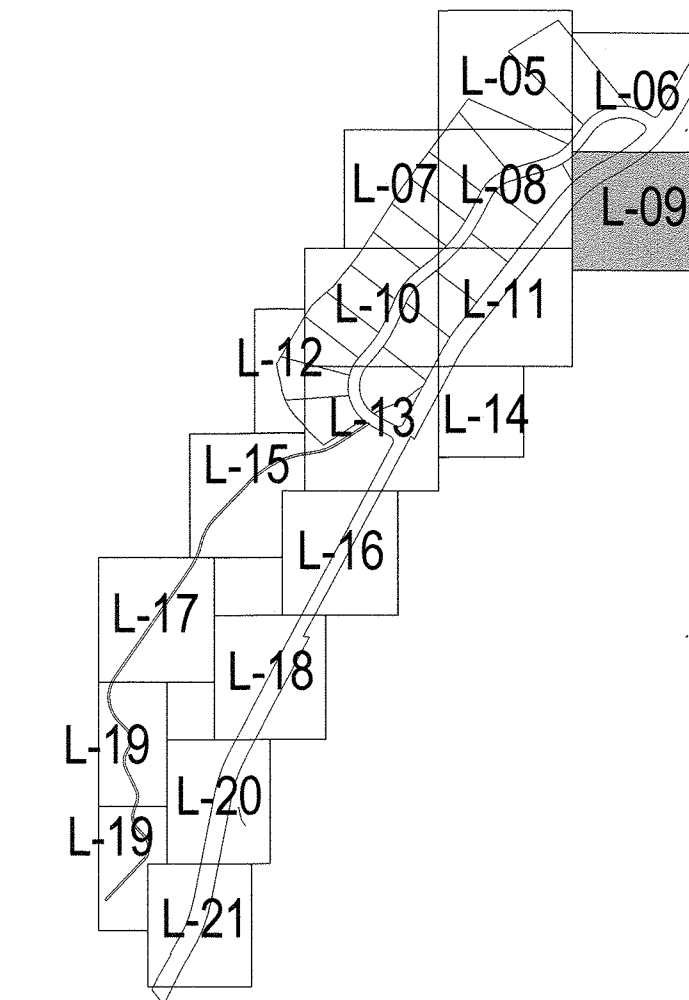
SHEET 10 OF 25

SDP18-0047

SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
THE VILLAGES AT CASTLE ROCK,
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AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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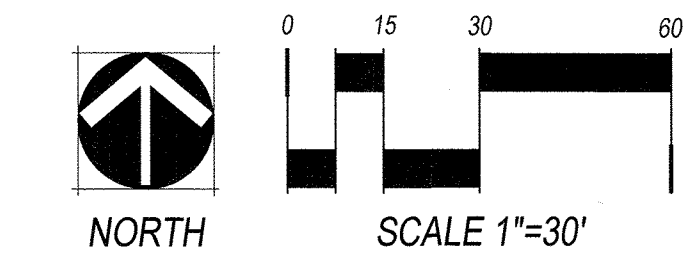
KEY MAP



LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
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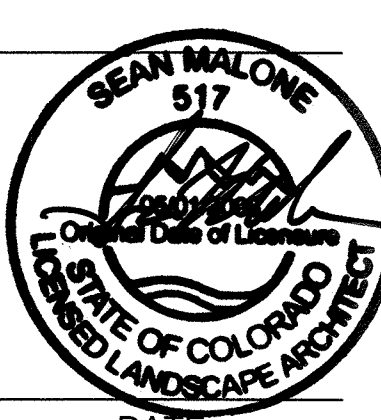


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LANDSCAPE
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DESIGNER, COLORADO STATE LICENSE
NUMBER IS 517.



DATE:
SDP-05 10/8/20

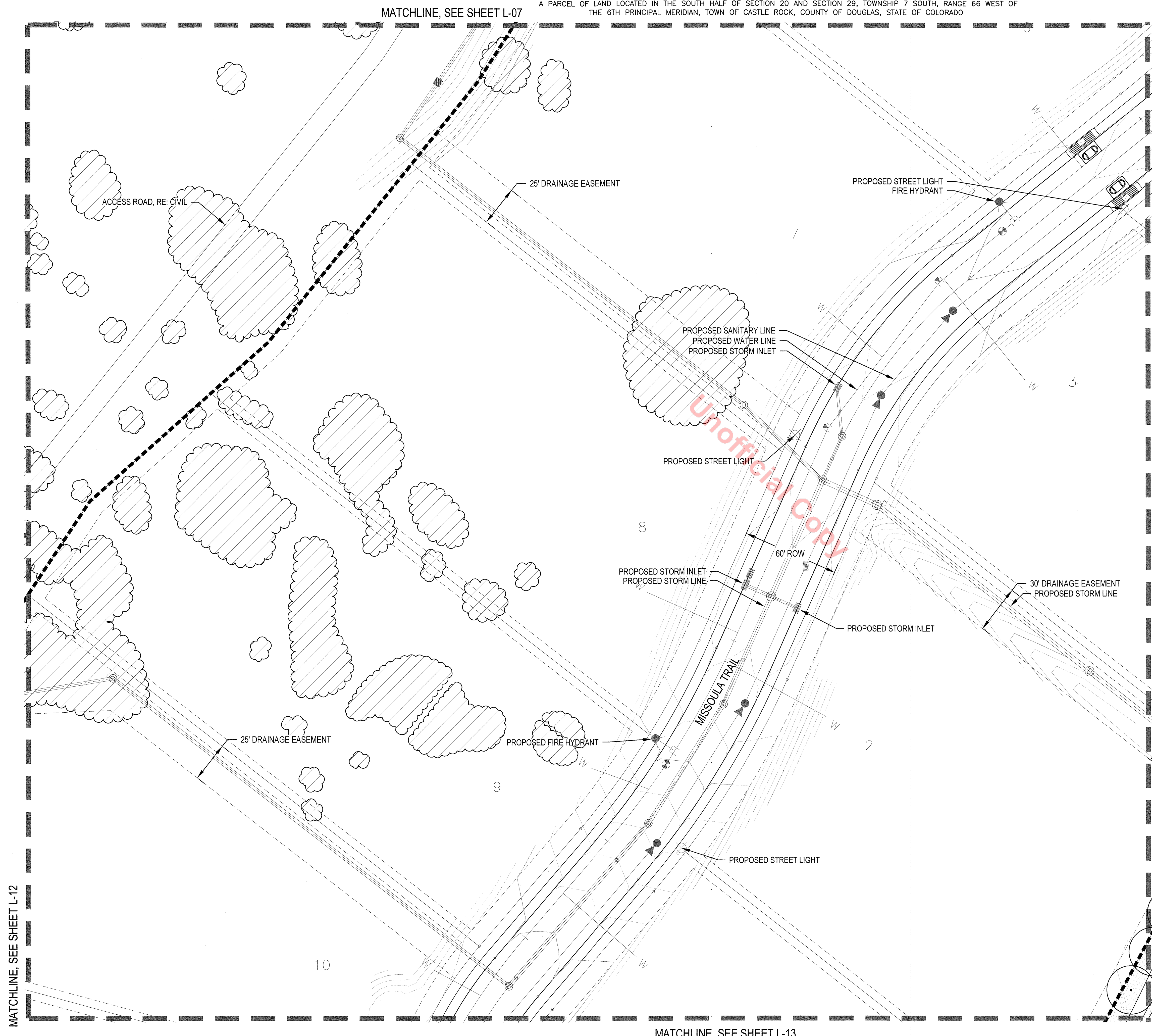
SHEET TITLE:
LANDSCAPE
PLAN

L-09
SHEET 11 OF 25

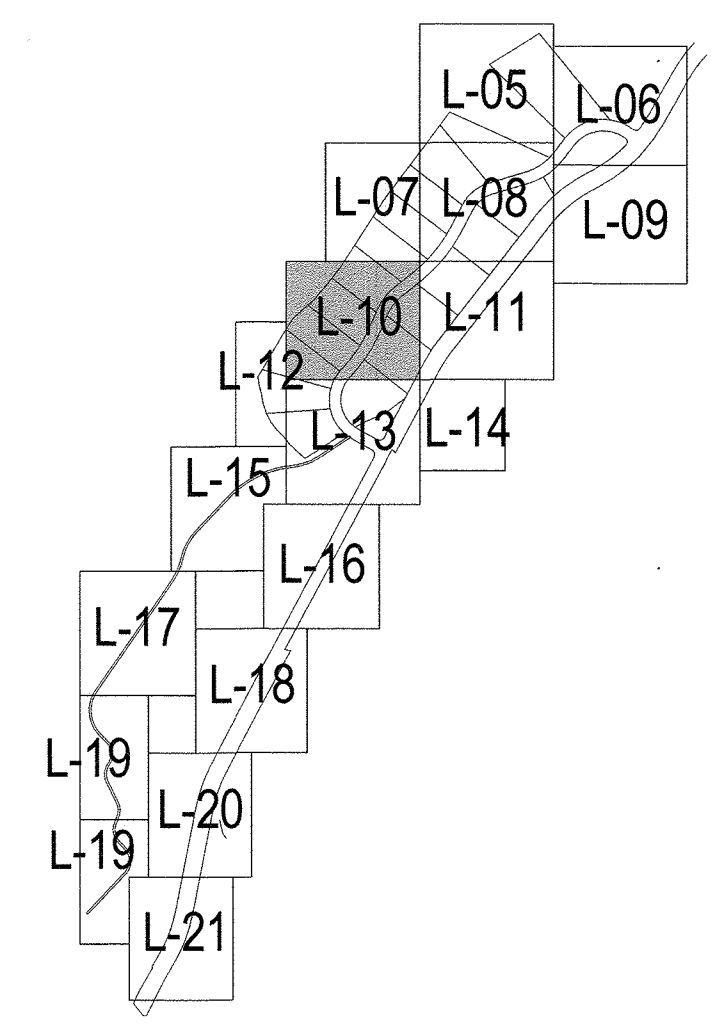
SDP18-0047

CHECKED BY: SM & DD
DRAWN BY: OS & JW

SITE DEVELOPMENT PLAN, AMENDMENT NO. 7
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2ND AMENDMENT—LIBERTY VILLAGE PORTION
AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN
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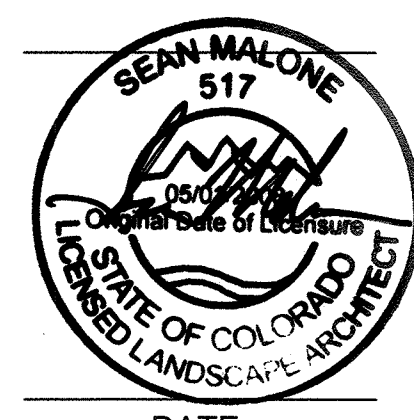
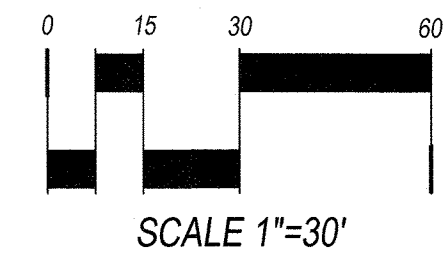
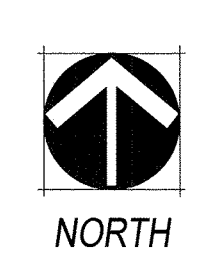
KEY MAP

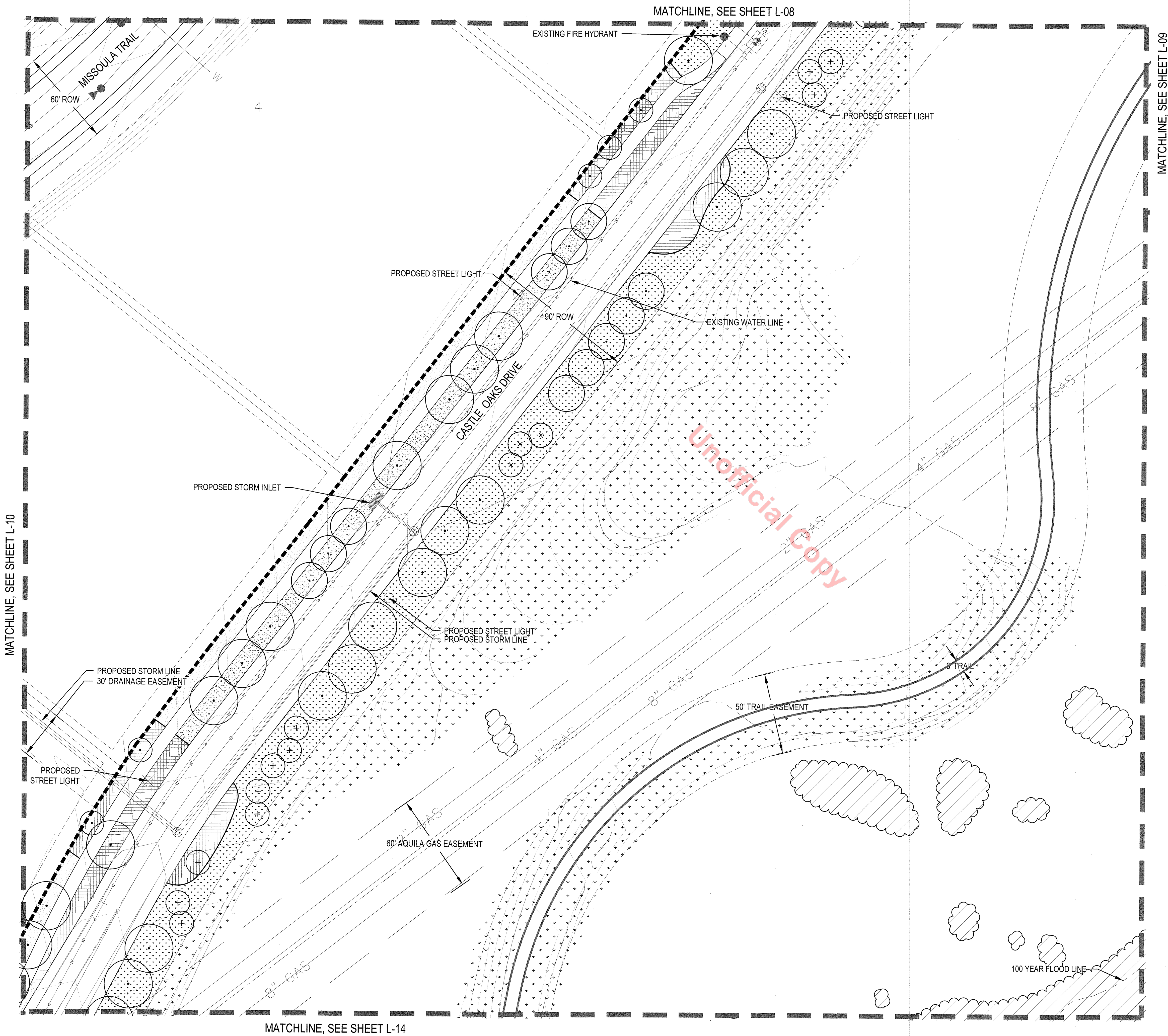


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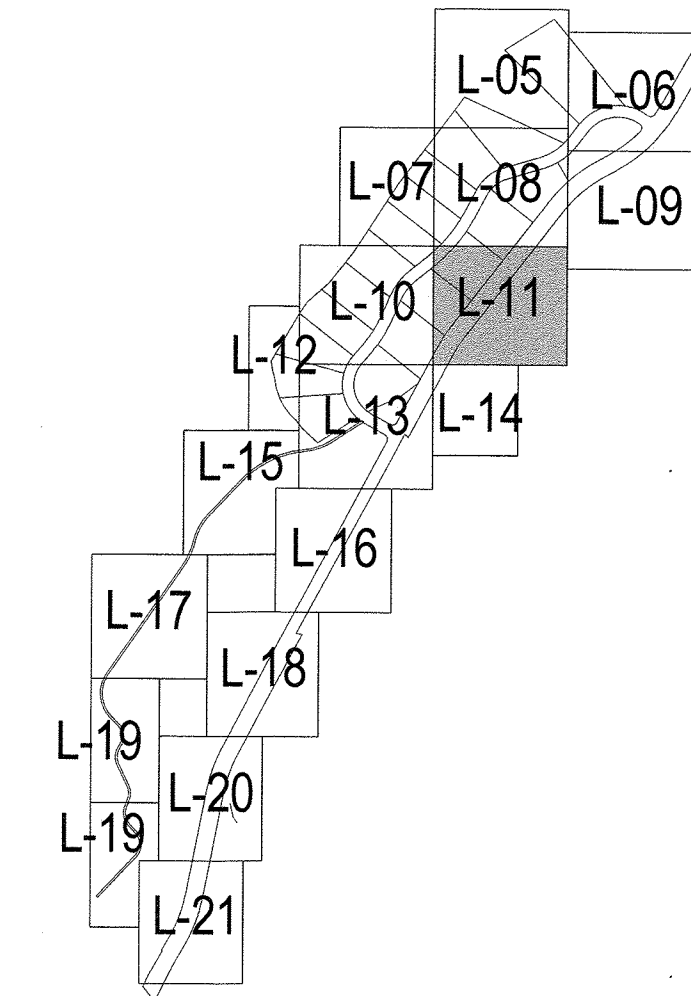
- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
- NON-IRRIGATED TALL GRASS MIX - VERY LOW HYDROZONE
- MULCH BED - LOW HYDROZONE
- NON-IRRIGATED RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES
- STEEL EDGER
- EXISTING VEGETATION

NOTES:
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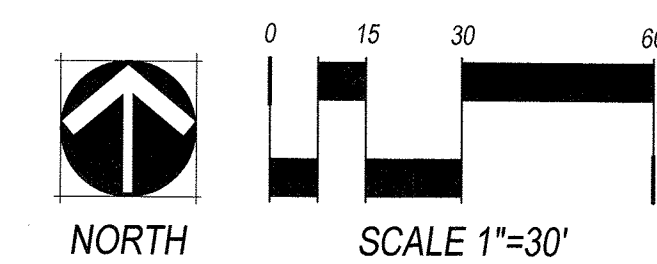
KEY MAP



LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
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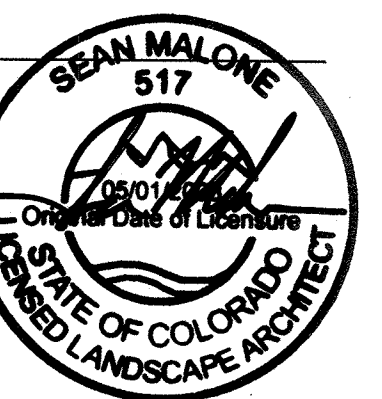
NOTES:
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LIBERTY VILLAGE PLANNING AREA 8 CASTLE ROCK, CO

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

LANDSCAPE
CERTIFICATION:
I, SEAN MALONE, P.L.A., AS A LANDSCAPE ARCHITECT, CERTIFY THAT THE TOWN OF CASTLE ROCK, AS A LANDSCAPE ARCHITECT, HAS REVIEWED AND APPROVED THE LANDSCAPE DESIGN. COLORADO STATE LICENSE NUMBER IS 517.



DATE:
SDP-05 10/8/20

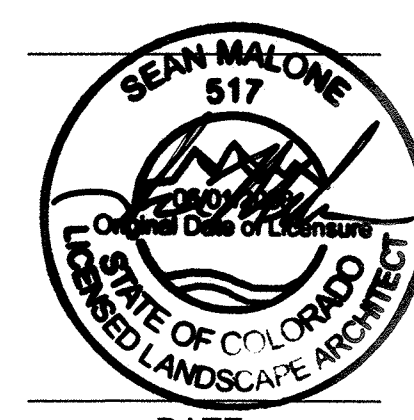
SHEET TITLE:
LANDSCAPE
PLAN

L-11

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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

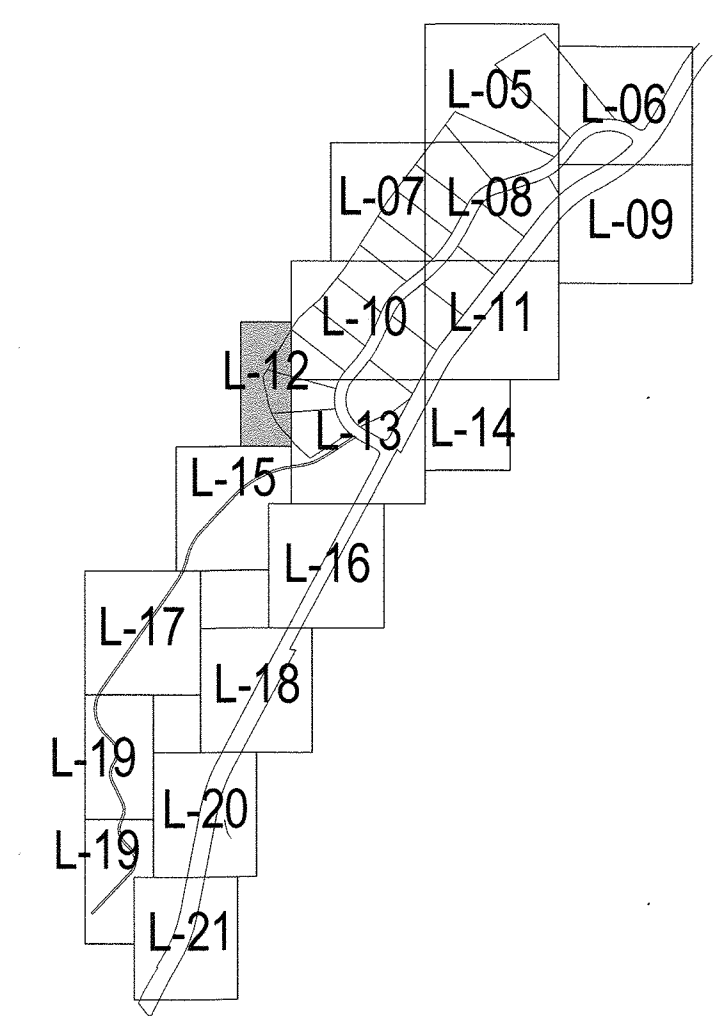


DATE:
SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE
PLAN

L-12
SHEET 14 OF 25

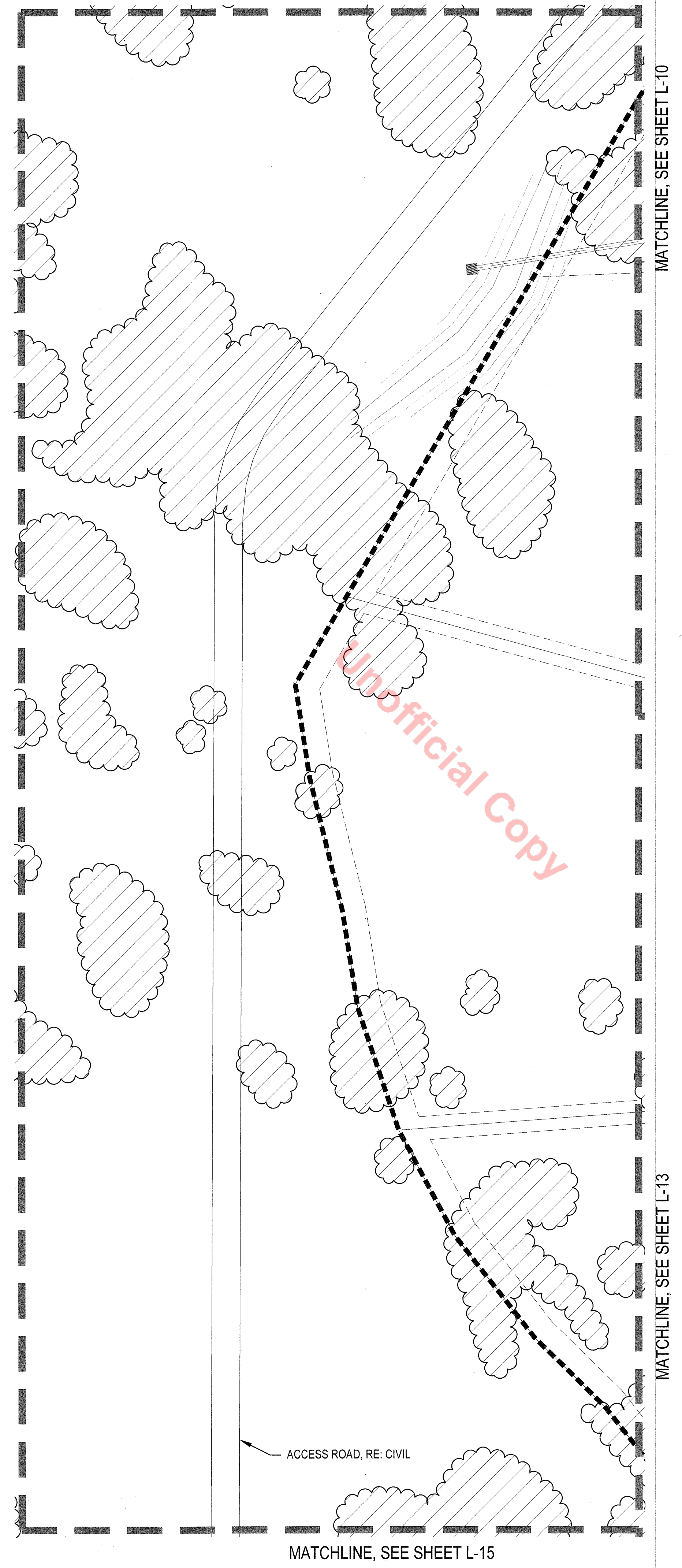
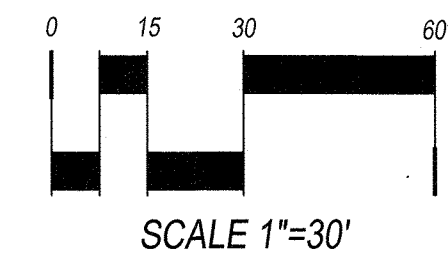
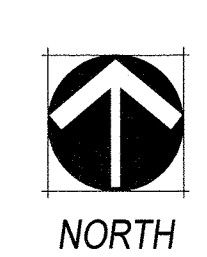
KEY MAP



LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
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NOTES:
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NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.



MATCHLINE, SEE SHEET L-15

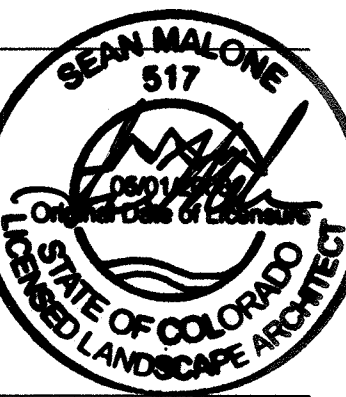
CHECKED BY:
SM & DD
DRAWN BY:
OS & JW

SDP18-0047

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

LANDSCAPE
CERTIFICATION:
1 SEAN MALONE, RLA, ASLA, AIA, AM CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER 6517

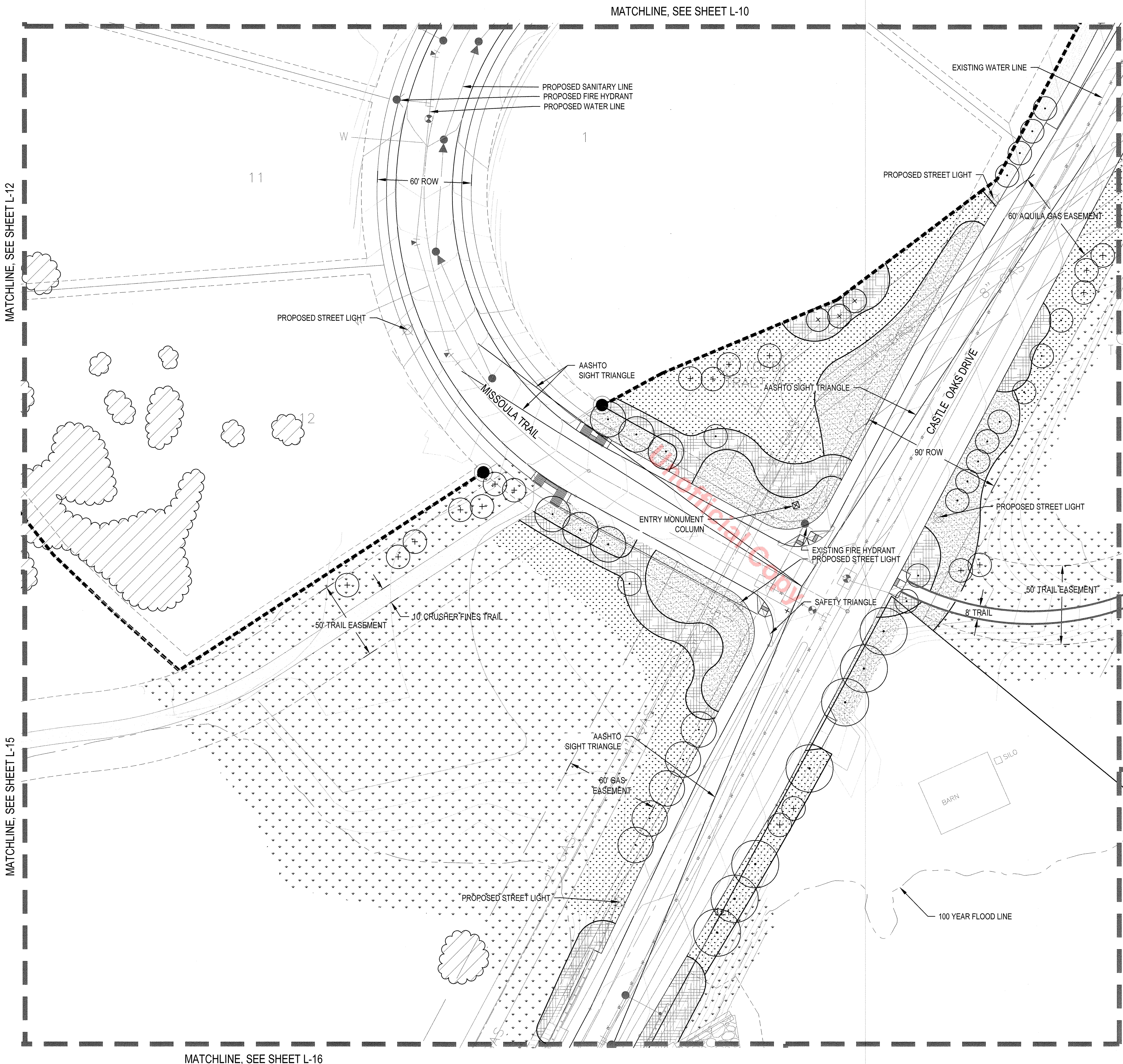


DATE:
SDP-05 10/8/20

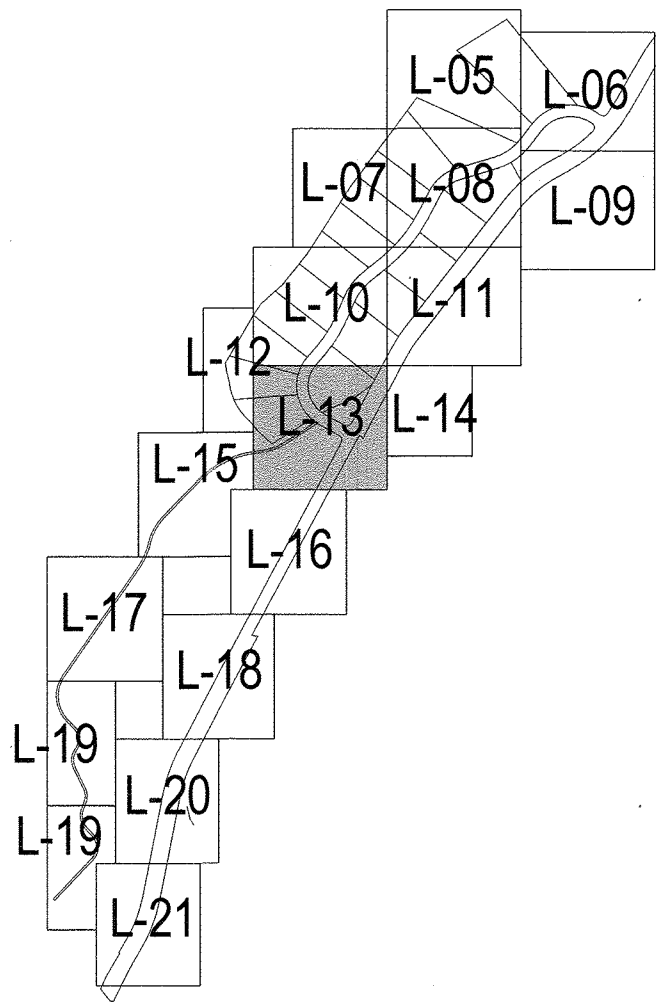
SHEET TITLE:
LANDSCAPE
PLAN

L-13

SHEET 15 OF 25



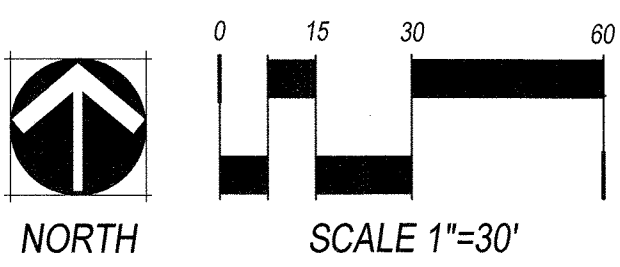
KEY MAP



LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
- NON-IRRIGATED TALL GRASS MIX - VERY LOW HYDROZONE
- MULCH BED - LOW HYDROZONE
- NON-IRRIGATED RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES
- STEEL EDGER
- EXISTING VEGETATION

NOTES:
1. REFER TO CIVIL PLANS FOR POND EASEMENT RECEPTION
NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.



CHECKED BY:
SM & DD
DRAWN BY:
OS & JW

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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

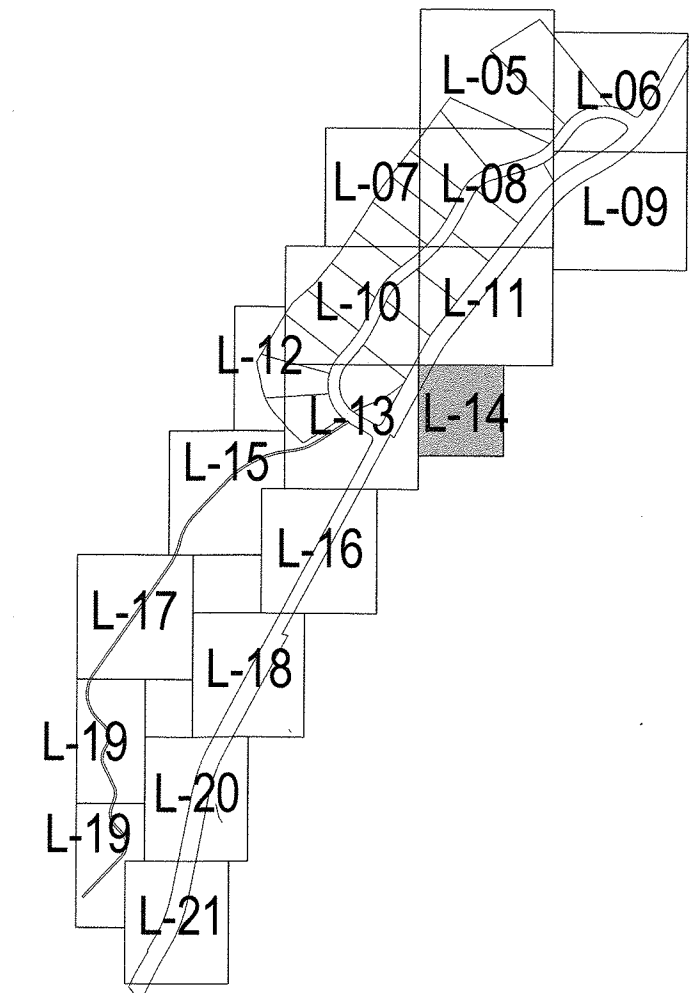


DATE:
SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE
PLAN

L-14

KEY MAP



LEGEND

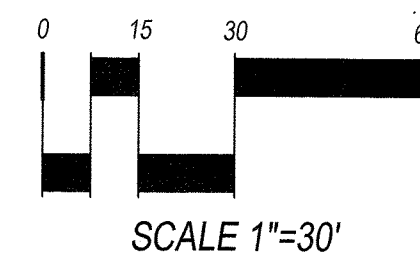
- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
- NON-IRRIGATED TALL GRASS MIX - VERY LOW HYDROZONE
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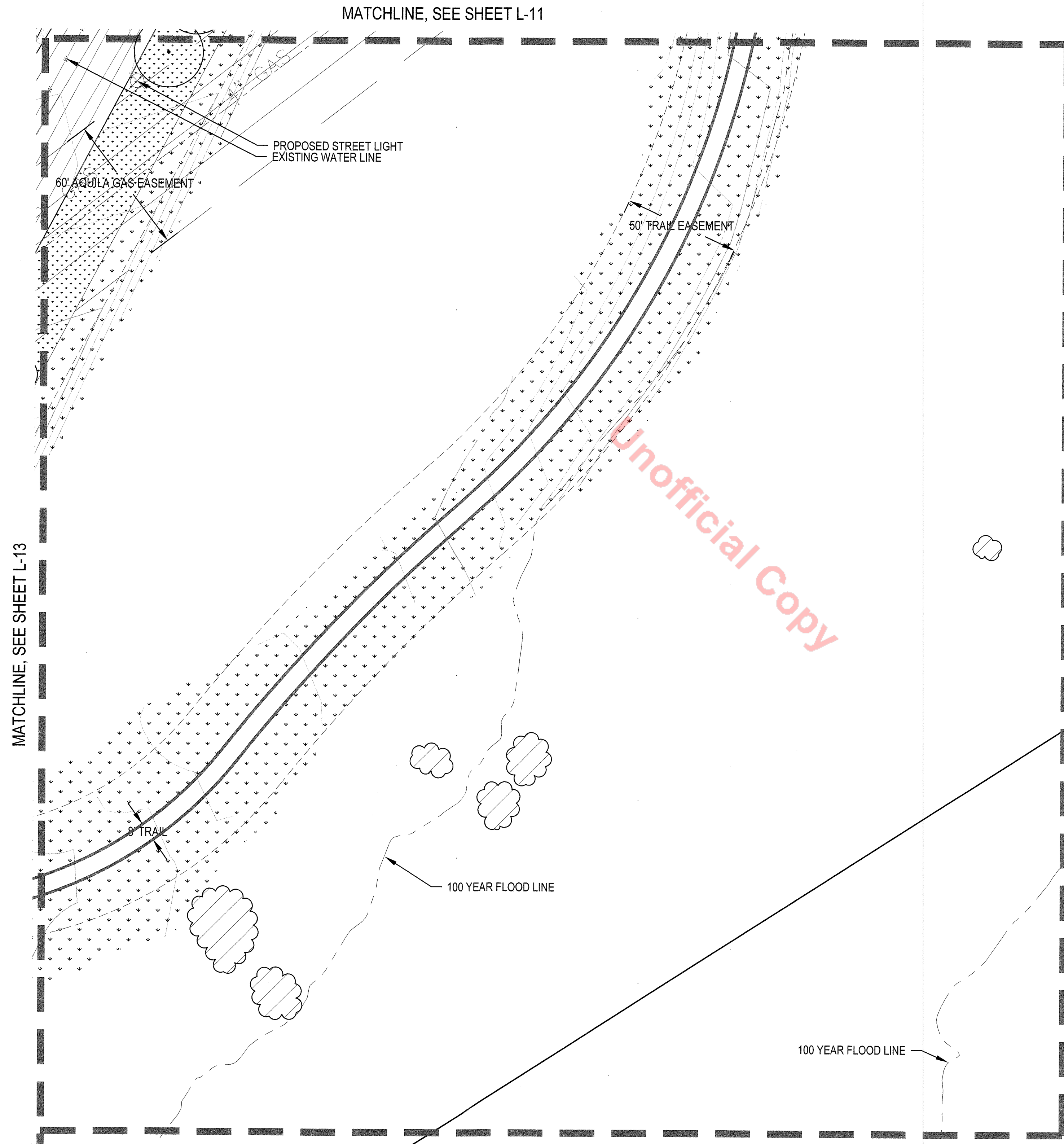
NORTH



SCALE 1"=30'



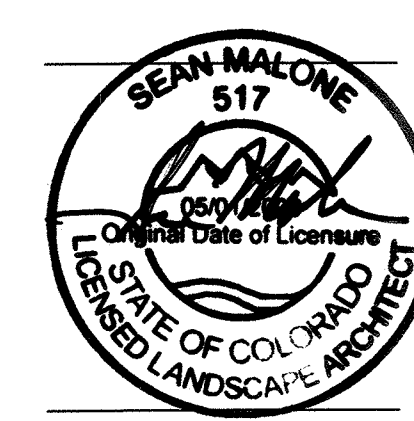
Know what's below.
Call before you dig.



LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

OWNER:
RICHMOND AMERICAN
HOMES
4360 S. MONACO ST
DENVER, CO 80237

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

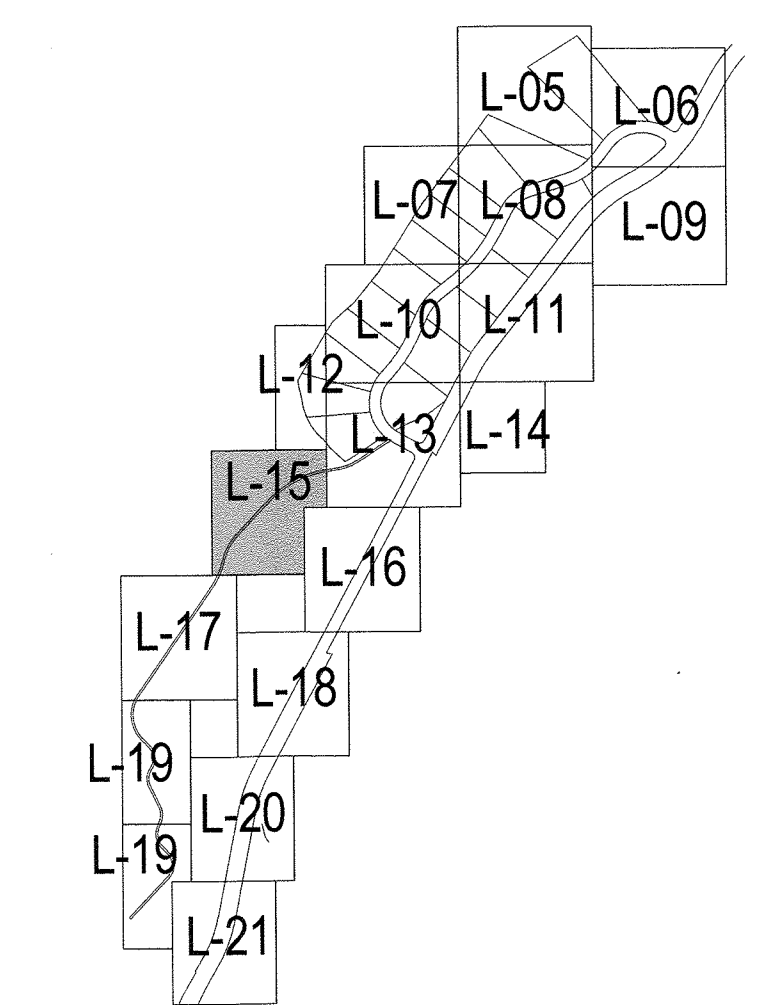


DATE:
SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE
PLAN

L-15
SHEET 17 OF 25

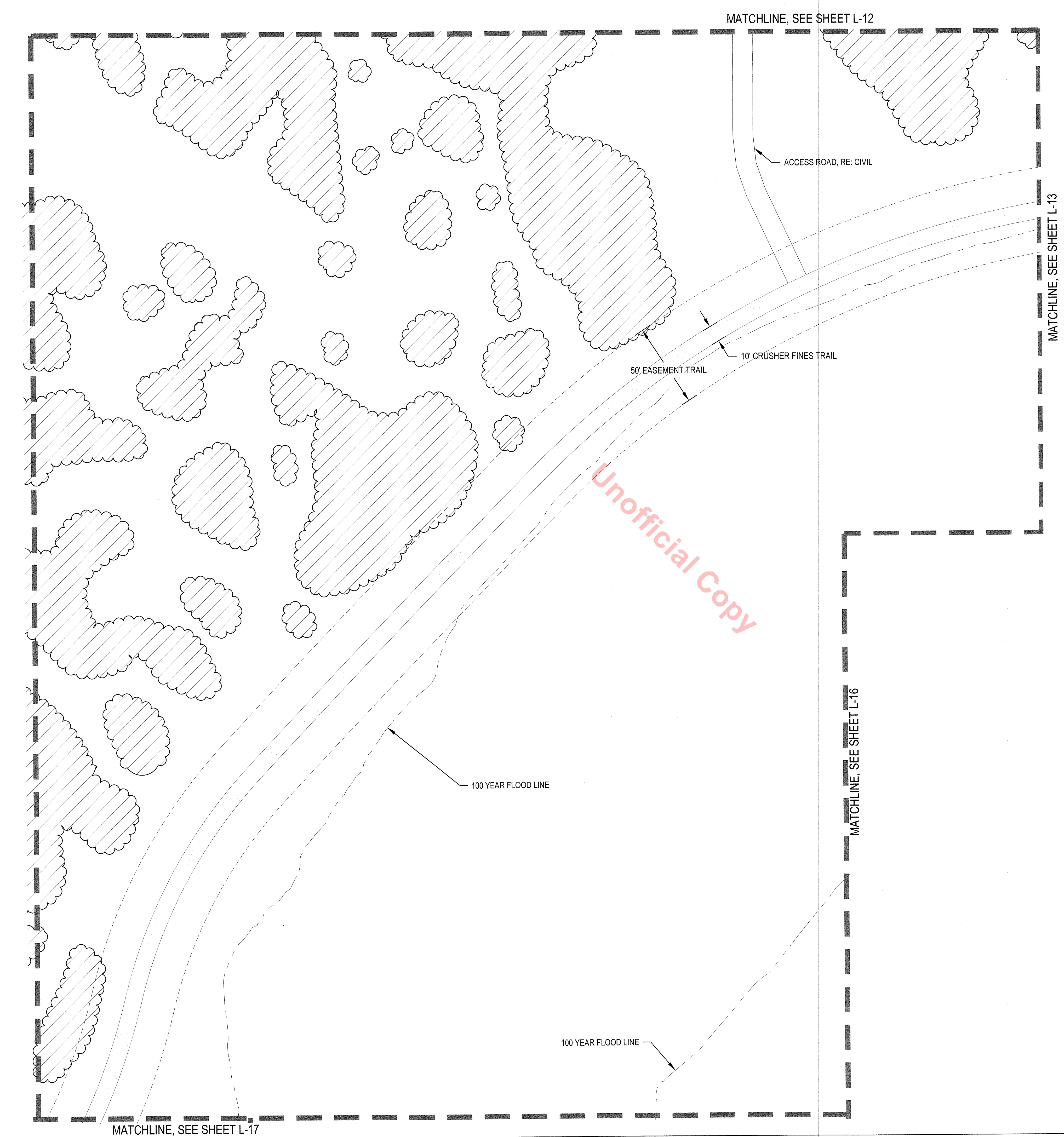
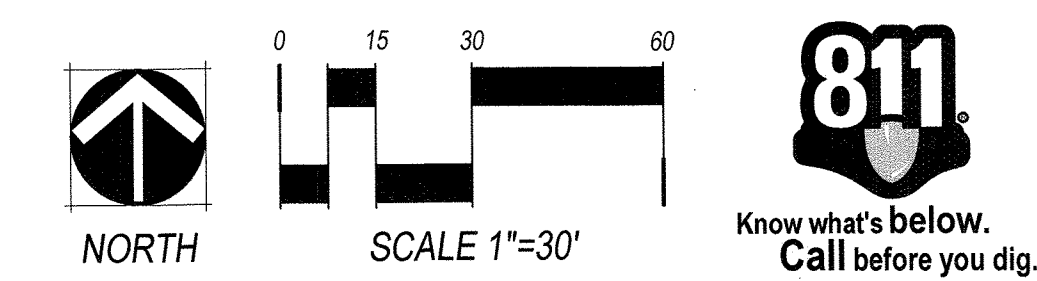
KEY MAP



LEGEND

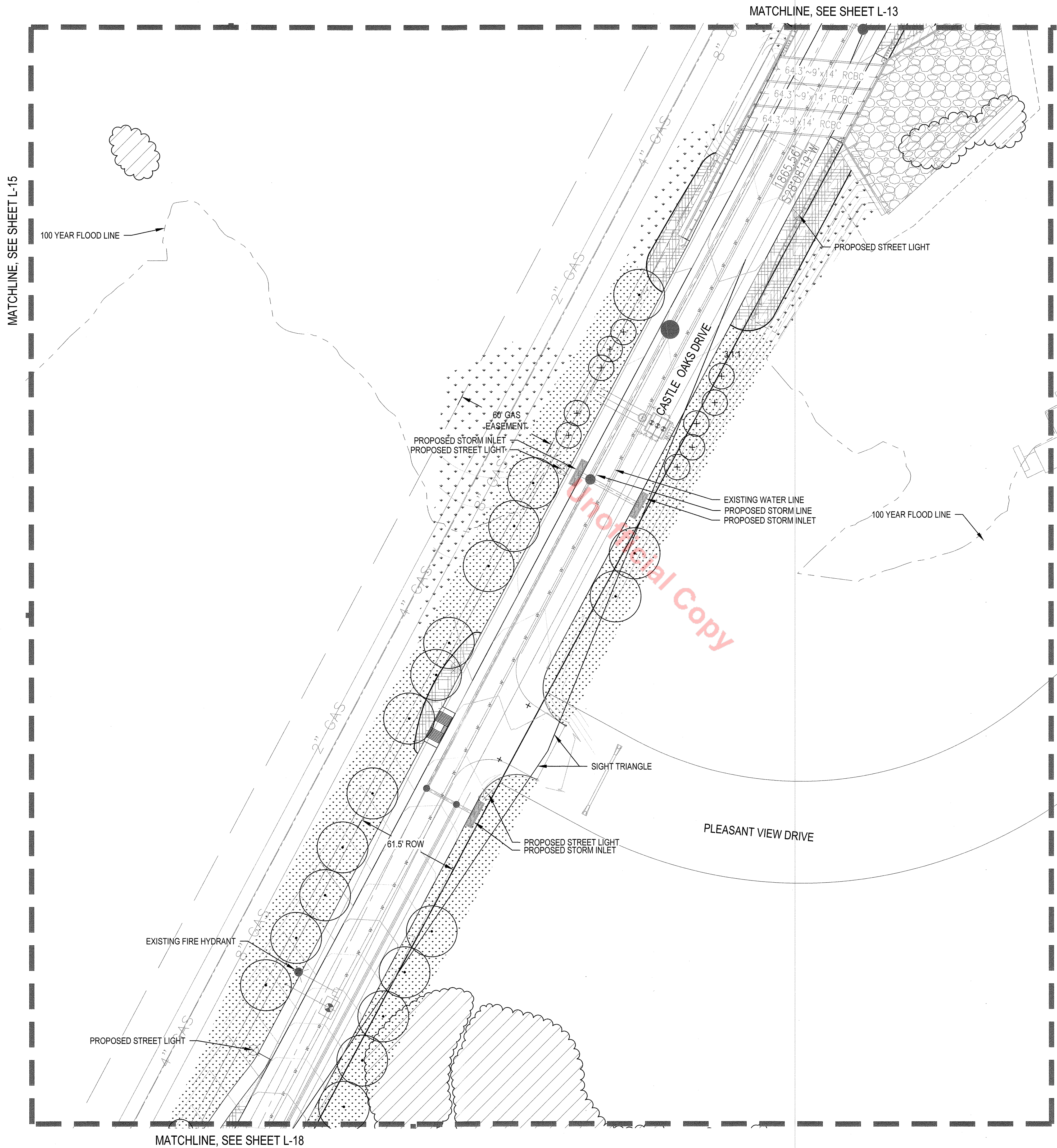
- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
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- STEEL EDGER
- EXISTING VEGETATION

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NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.

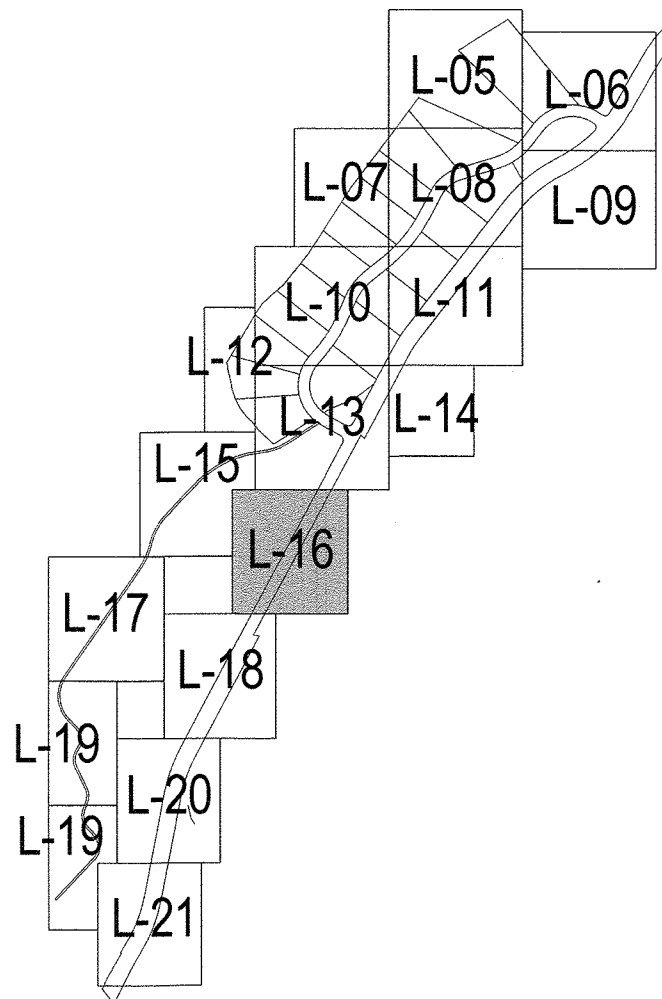


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DRAWN BY: OS & JW

SDP18-0047



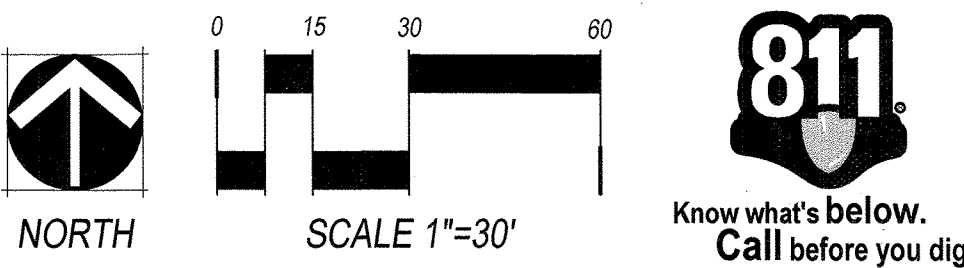
KEY MAP



LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
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LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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



DATE:
SDP-05 10/8/20

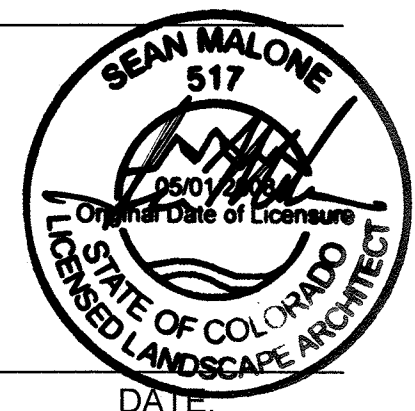
SHEET TITLE:
LANDSCAPE PLAN

L-16

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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

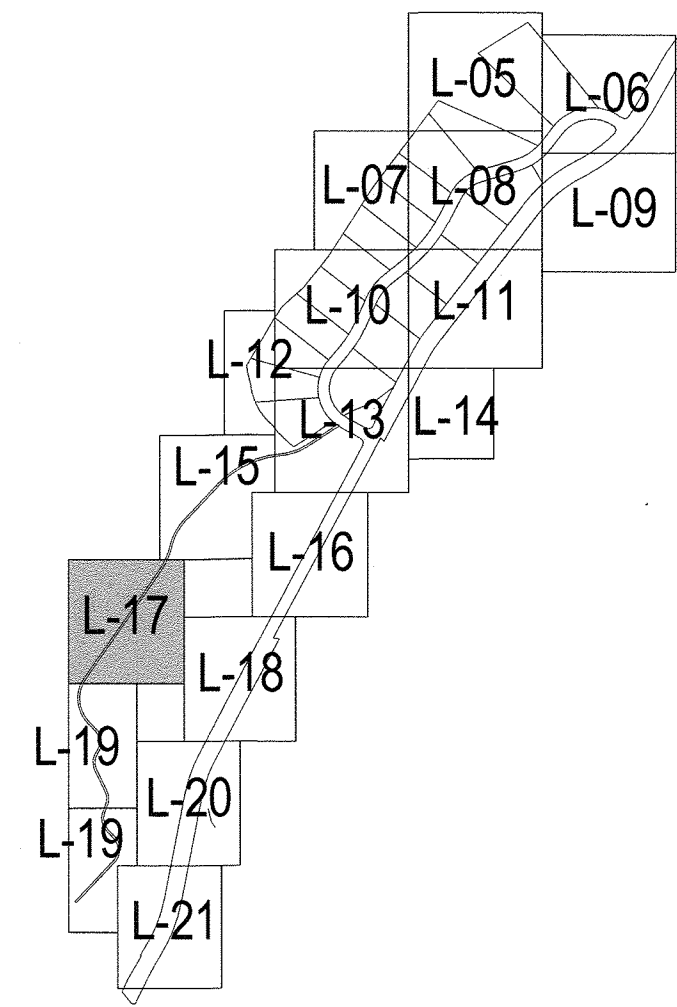


DATE:
SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE
PLAN

L-17
SHEET 19 OF 25

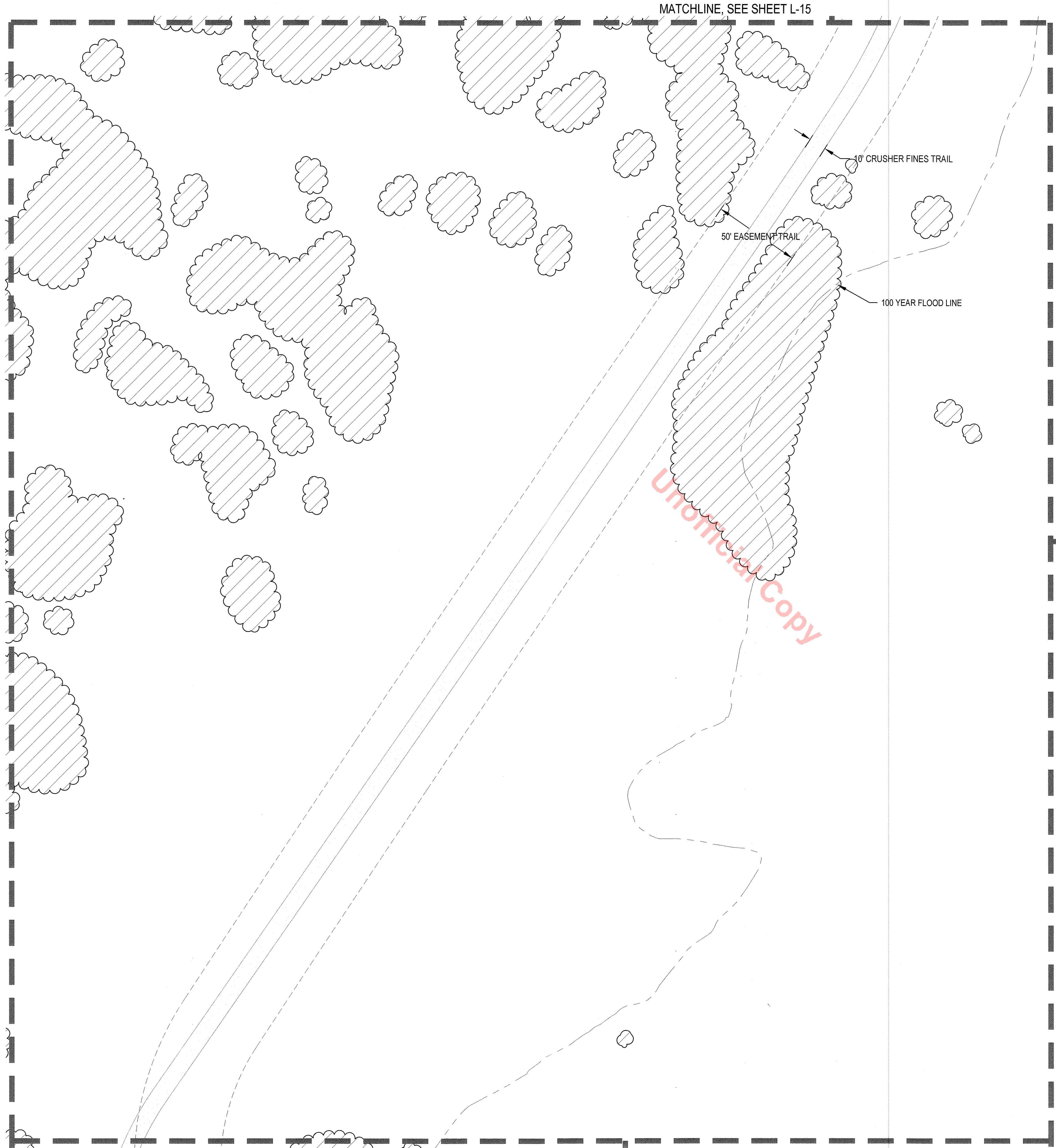
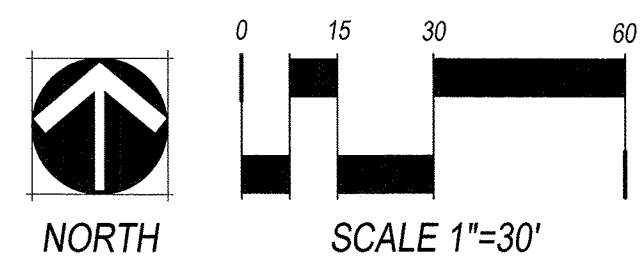
KEY MAP



LEGEND

- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
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NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.



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CASTLE ROCK, CO

OWNER:
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4350 S. MONACO ST
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LANDSCAPE
CERTIFICATION:

IAN MALONE, RLA, ASLA AM CERTIFIED WITH
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DESIGNER. COLORADO STATE LICENSURE
NUMBER IS 517



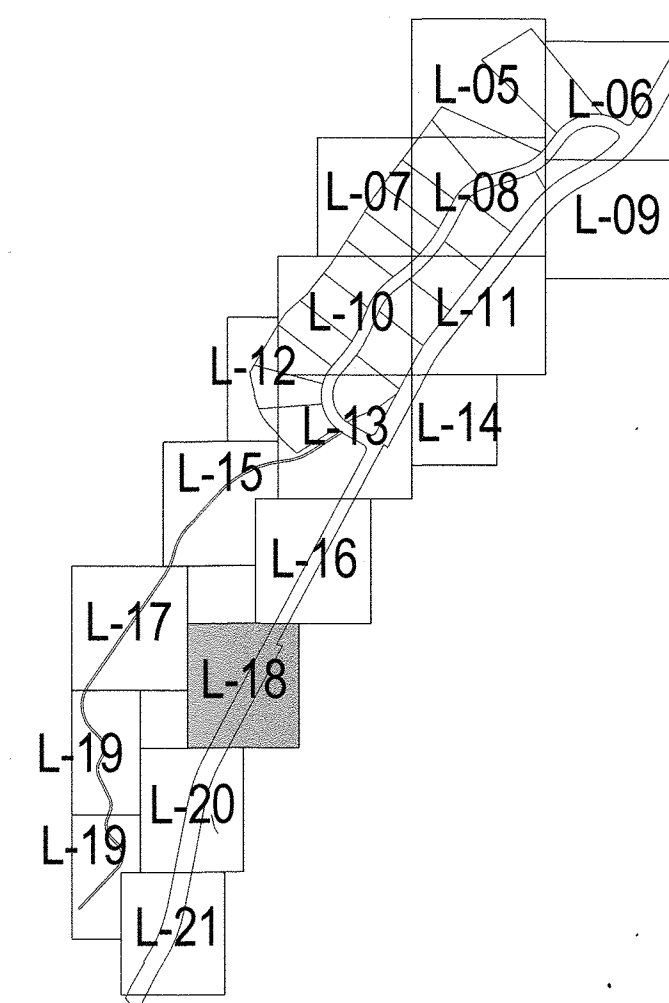
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DP-05 10/8/20

SHEET TITLE:
LANDSCAPE
PLAN

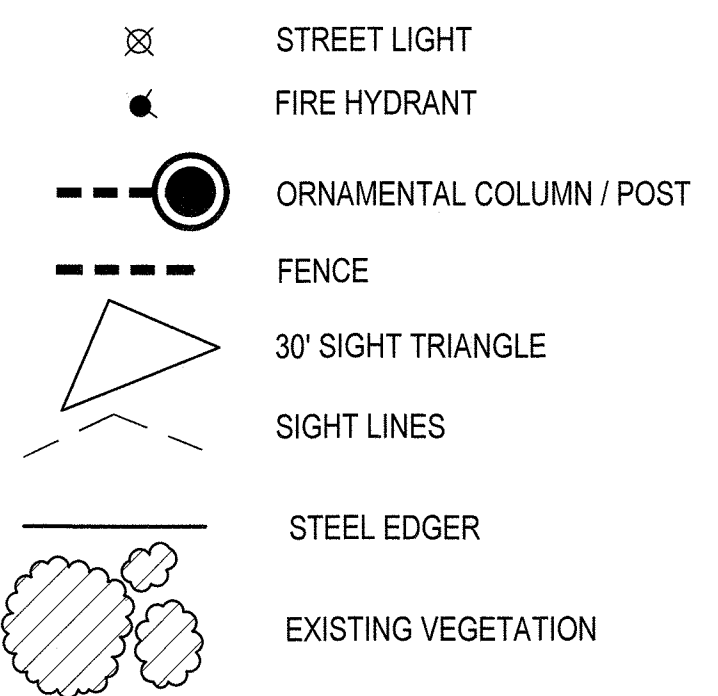
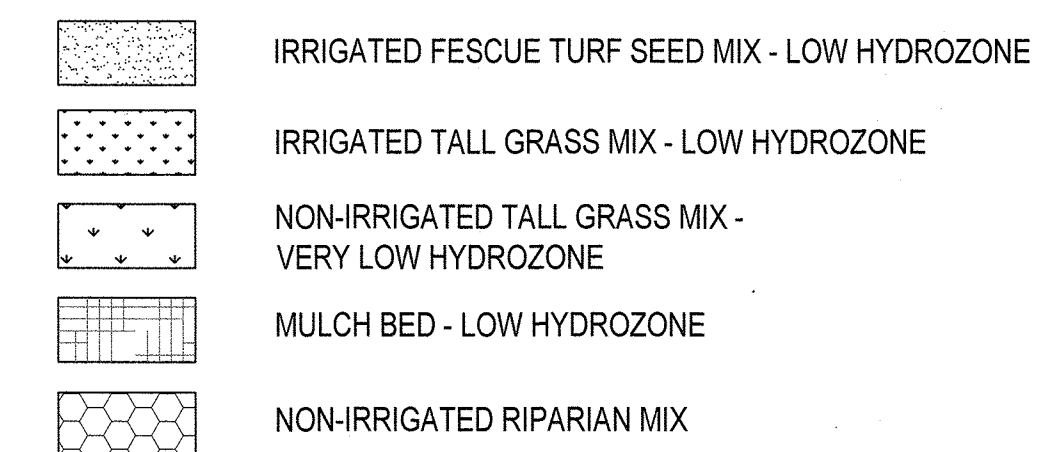
L-18

SHEET 20 OF 25

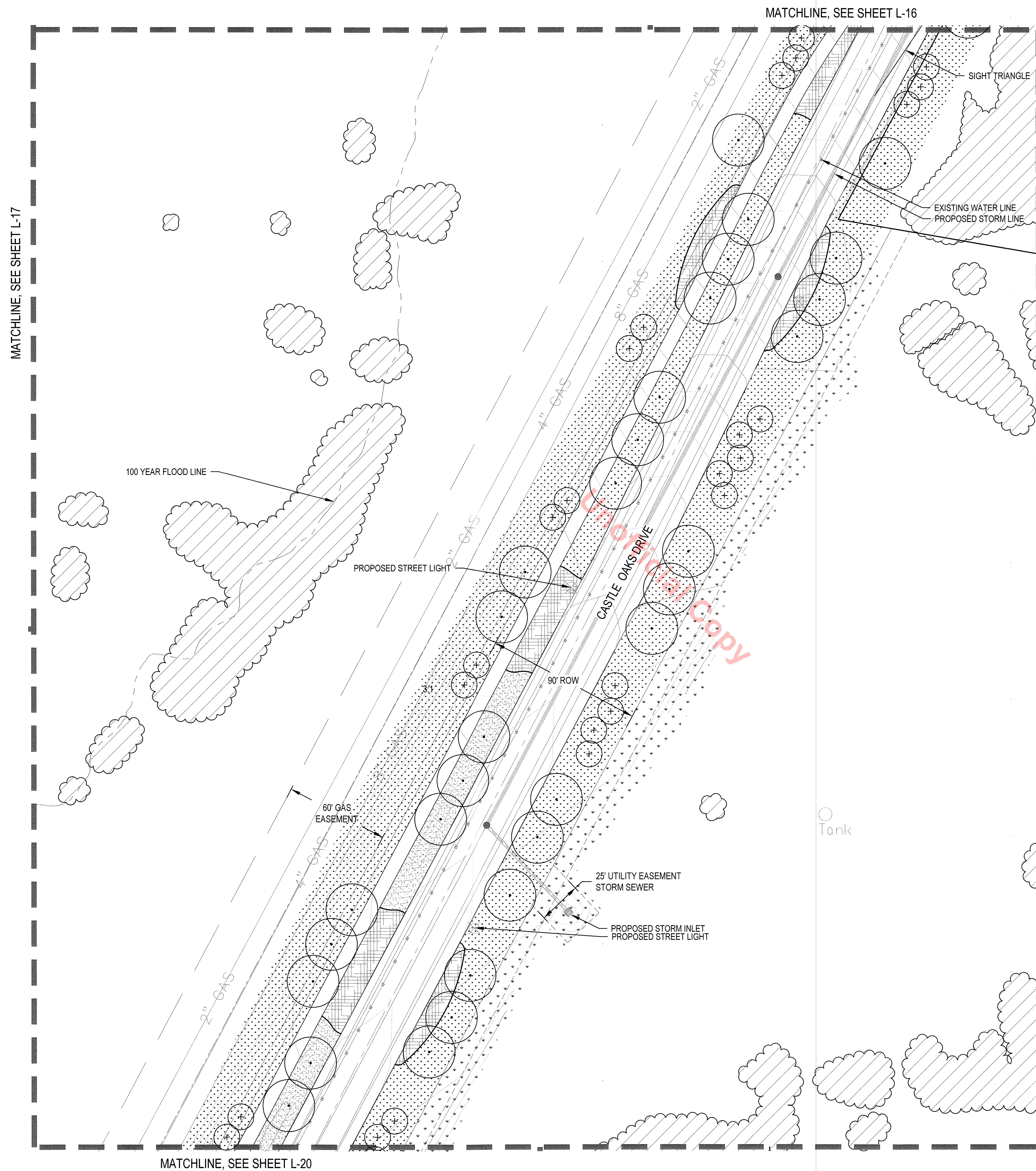
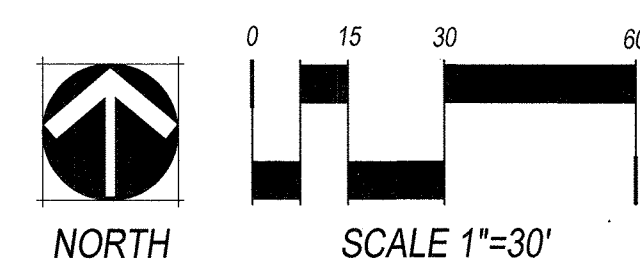
KEY MAP



LEGEND



NOTES:
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LIBERTY VILLAGE PLANNING AREA 8

CASTLE ROCK, CO

OWNER:

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

LANDSCAPE
CERTIFICATION:

SEAN MALONE, RLA, ASLA AM CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER IS 517.



DATE:

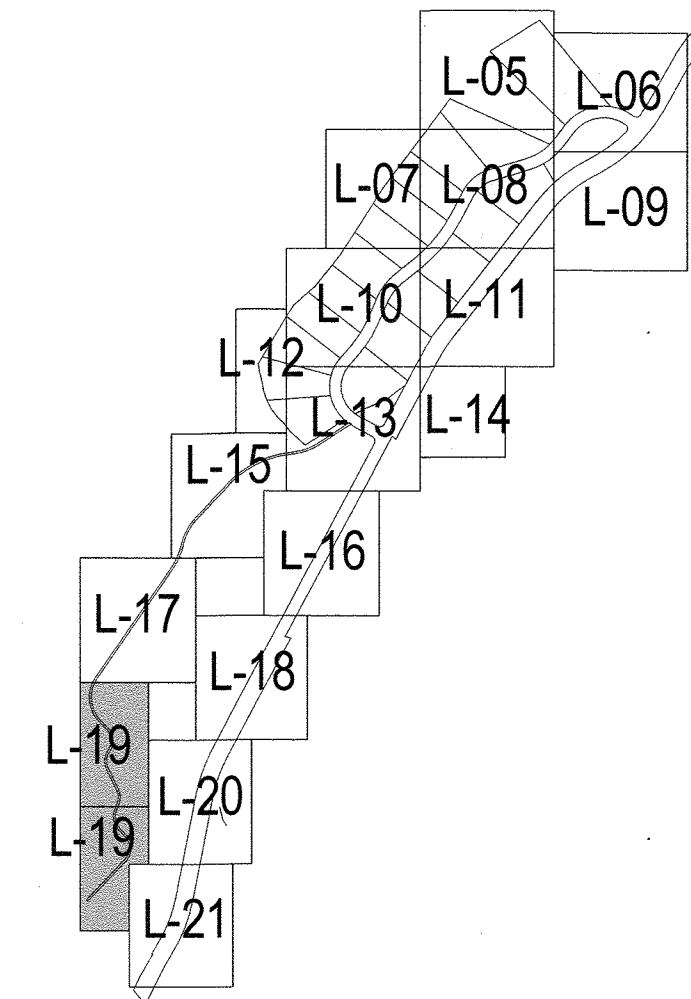
SDP-05 10/8/20

SHEET TITLE:

LANDSCAPE
PLAN

L-19

KEY MAP

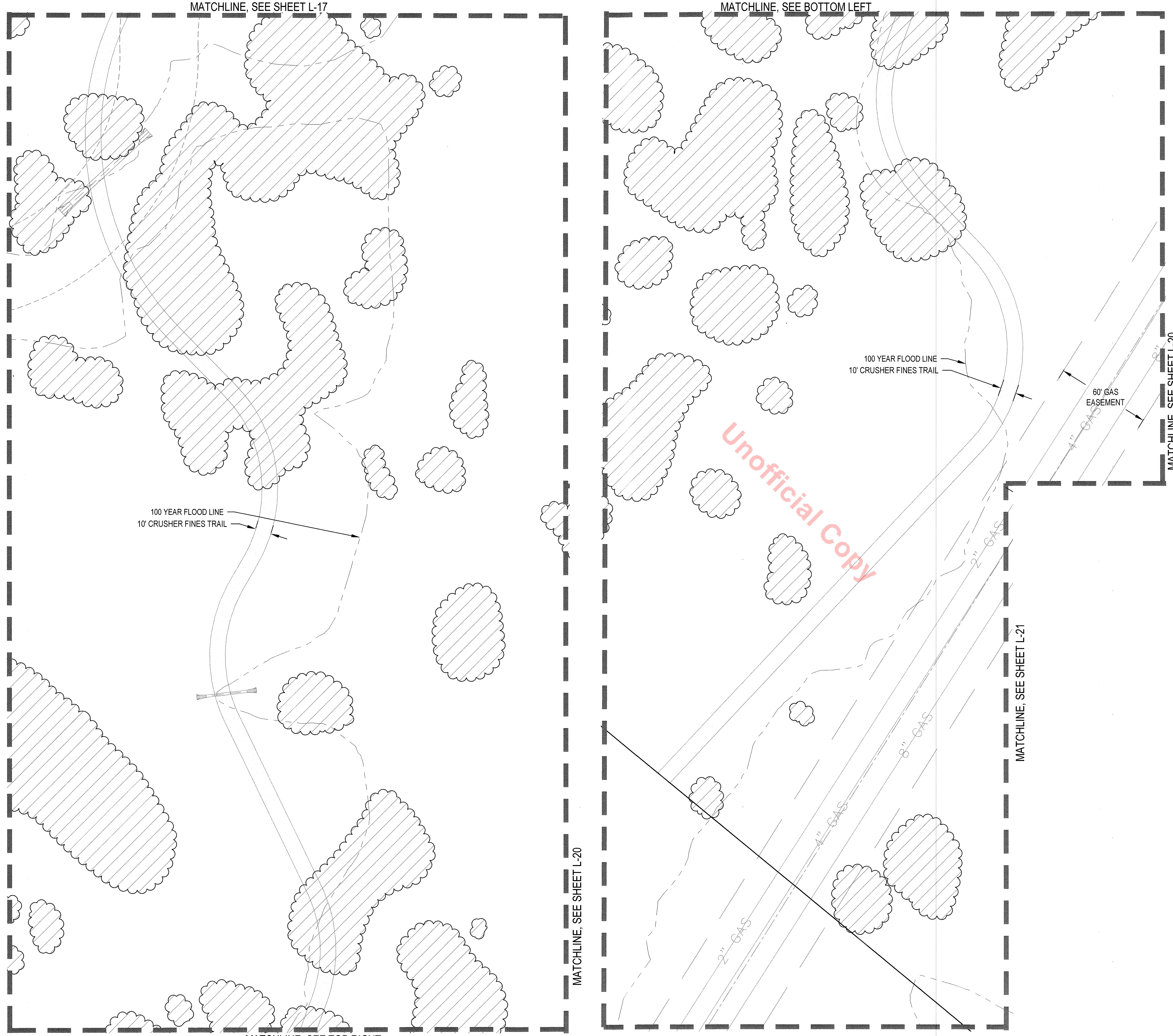
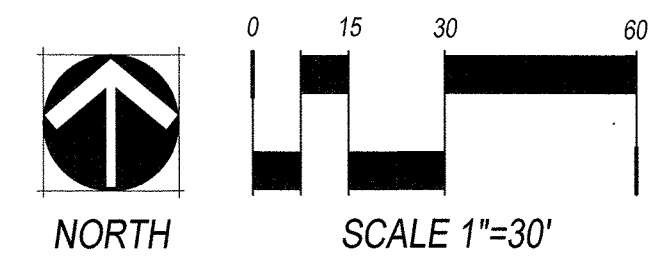


LEGEND

-
- IRRIGATED FESCUE TURF SEED MIX - LOW HYDROZONE
-
- IRRIGATED TALL GRASS MIX - LOW HYDROZONE
-
- NON-IRRIGATED TALL GRASS MIX -
VERY LOW HYDROZONE
-
- MULCH BED - LOW HYDROZONE
-
- NON-IRRIGATED RIPARIAN MIX
-
- STREET LIGHT
-
- FIRE HYDRANT
-
- ORNAMENTAL COLUMN / POST
-
- FENCE
-
- 30' SIGHT TRIANGLE
-
- SIGHT LINES
-
- STEEL EDGER
-
- EXISTING VEGETATION

NOTES:

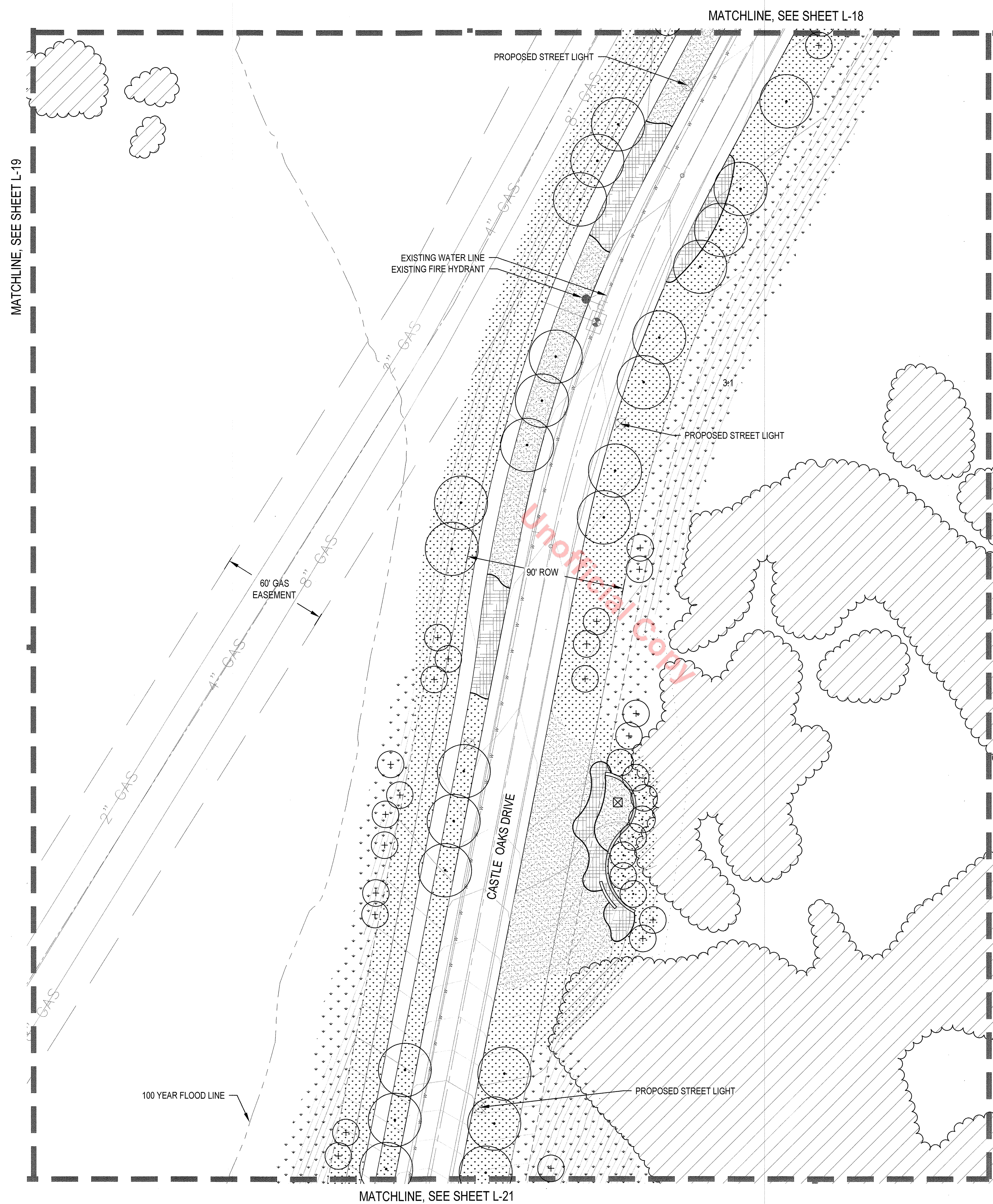
1. REFER TO CIVIL PLANS FOR POND EASEMENT
NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.



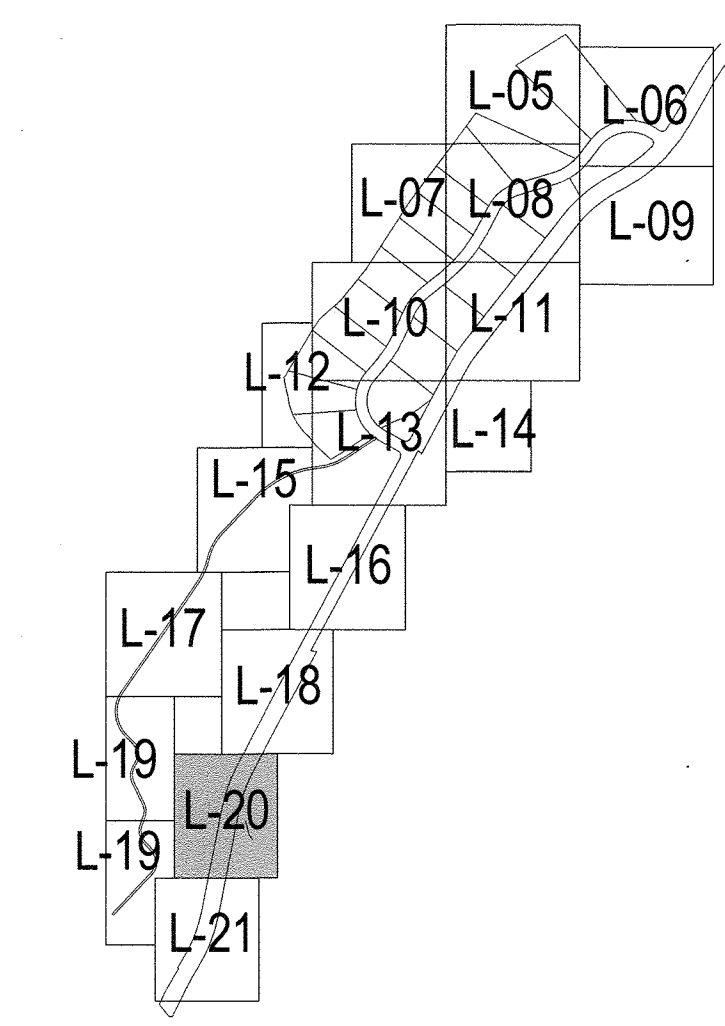
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DRAWN BY: OS & JW

CHECKED BY: SM & DD
DRAWN BY: OS & JW



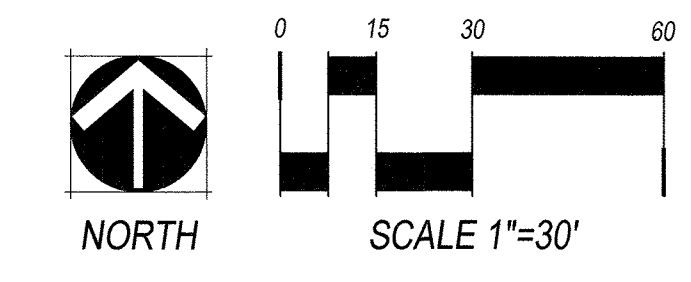
KEY MAP



LEGEND

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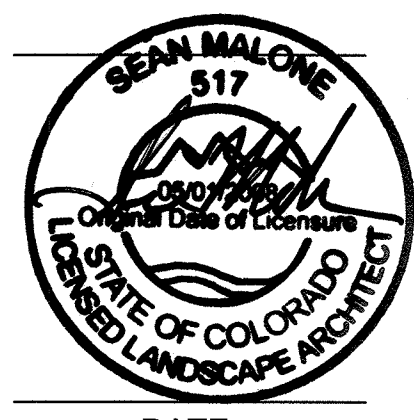


NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

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



DATE:
SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE PLAN

L-20
SHEET 22 OF 25

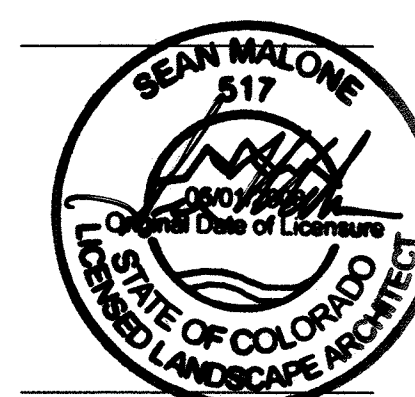
SDP18-0047

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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

LANDSCAPE
CERTIFICATION:

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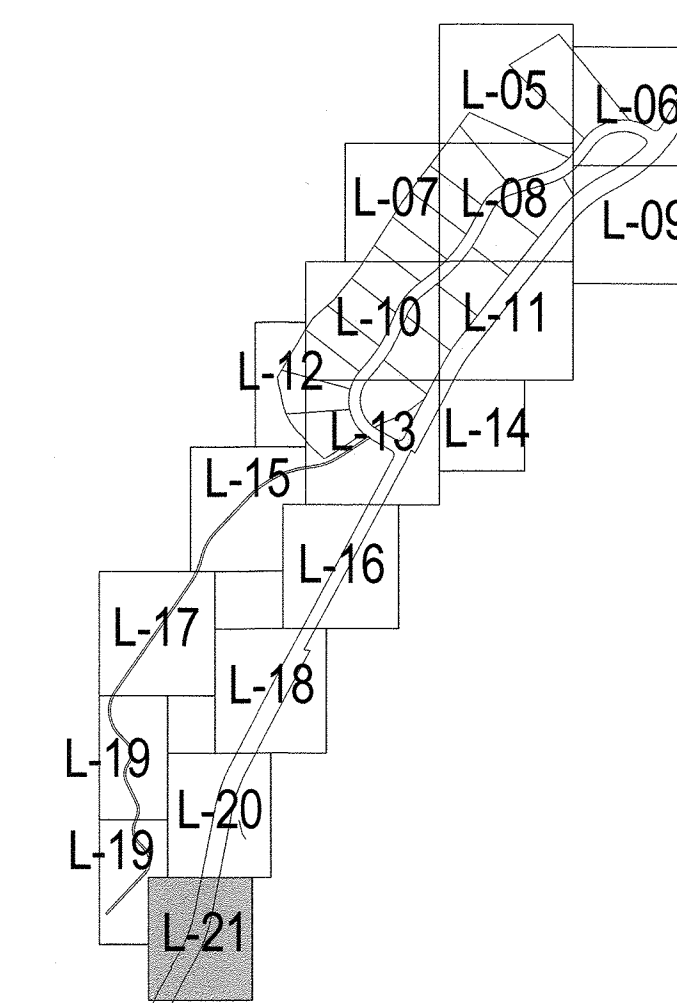
DATE:
SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE
PLAN

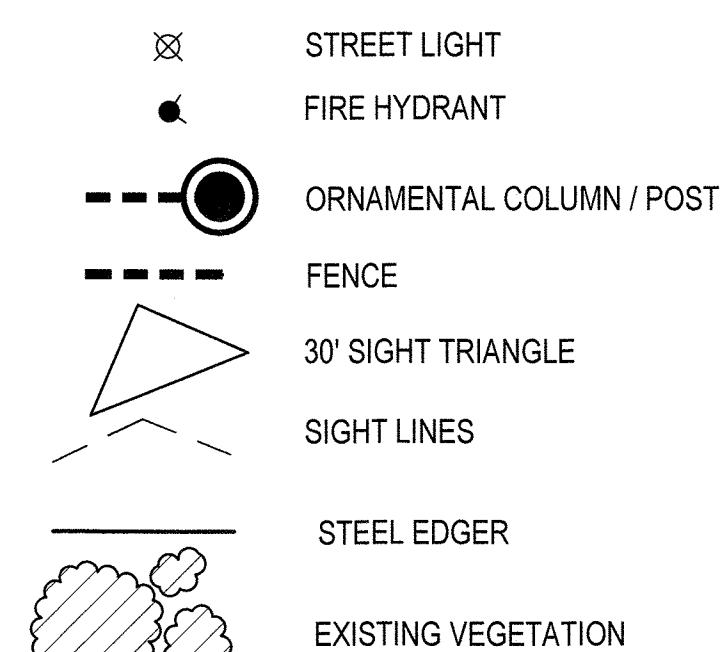
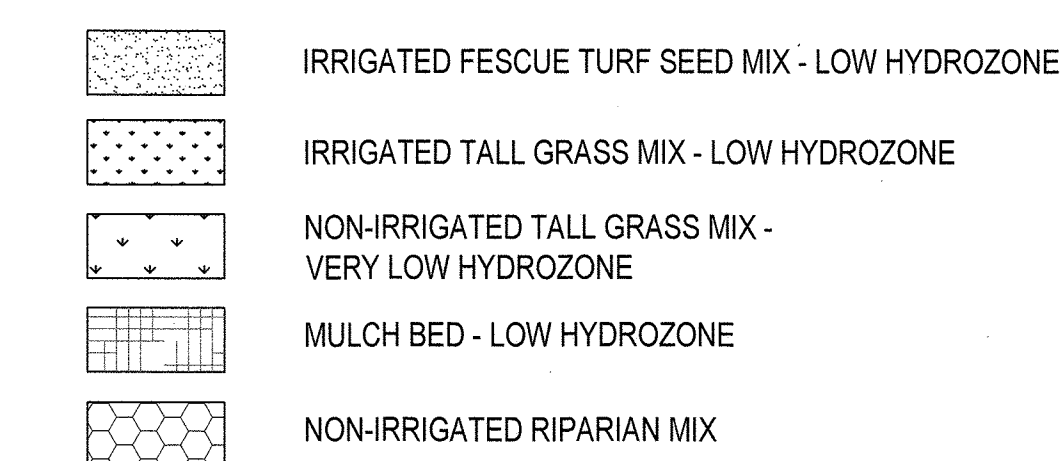
L-21

SHEET 23 OF 25

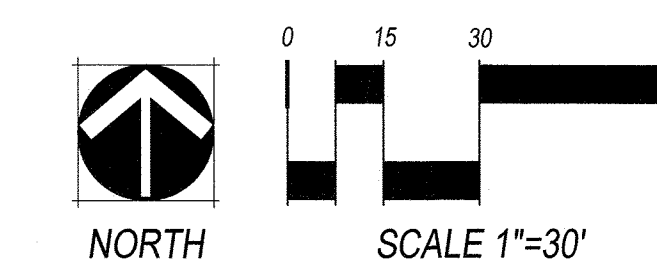
KEY MAP

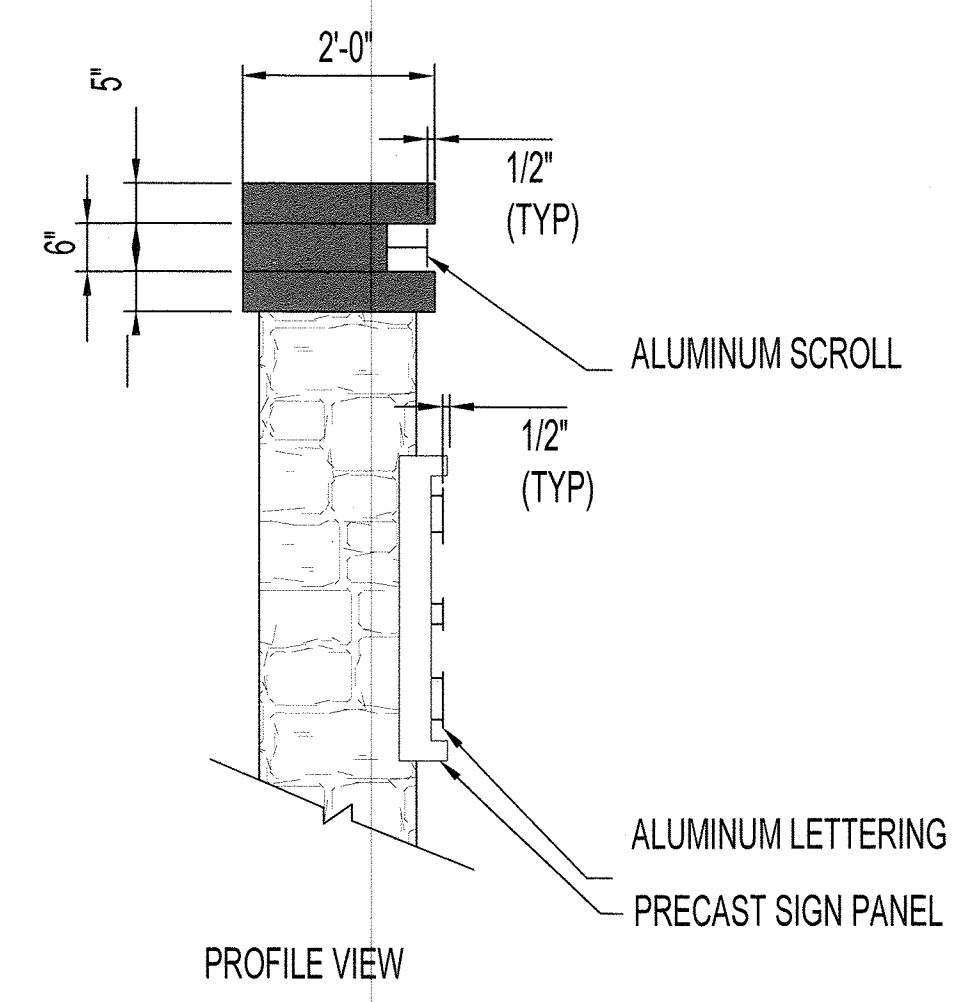
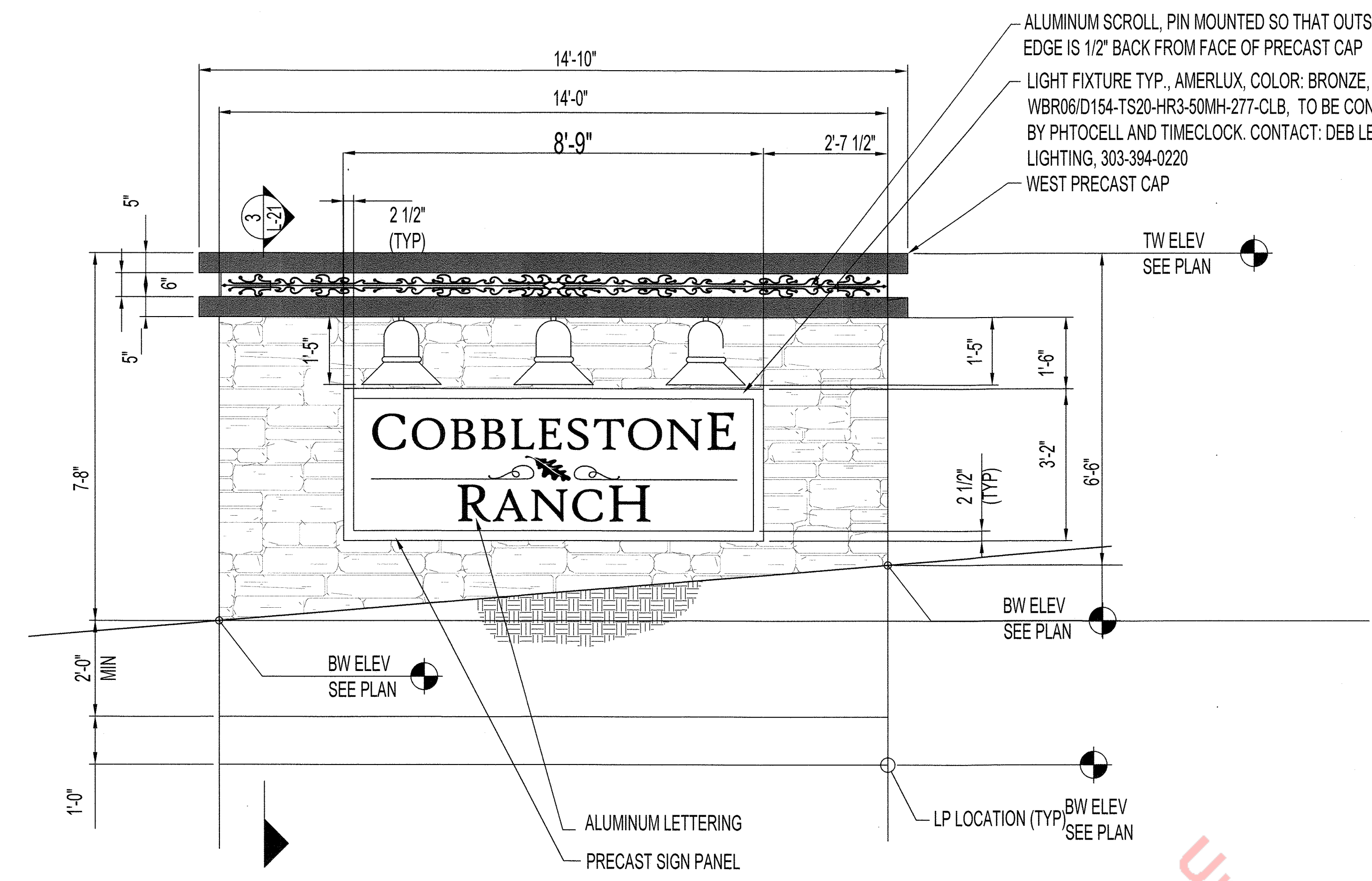


LEGEND



NOTES:
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NUMBER AND ADDITIONAL FLOODPLAIN INFORMATION.



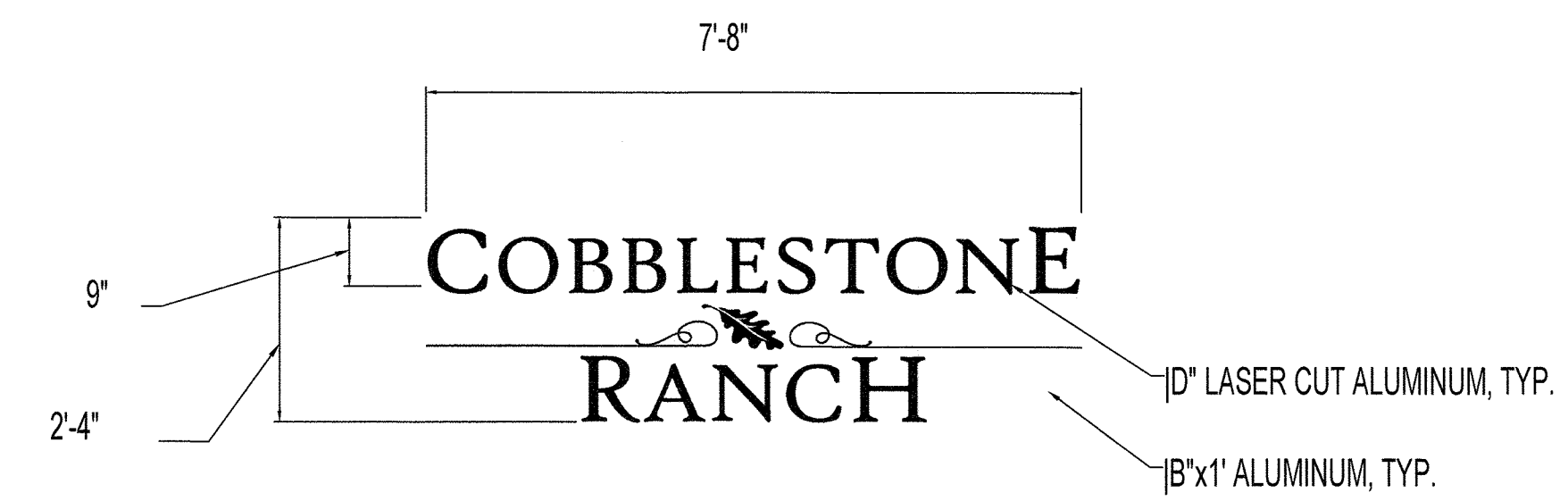


NOTE: REFER TO STRUCTURAL DRAWINGS FOR MONUMENT AND WALL DESIGN

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR APPROVAL. ELECTRICAL DESIGN BY CONTRACTOR.

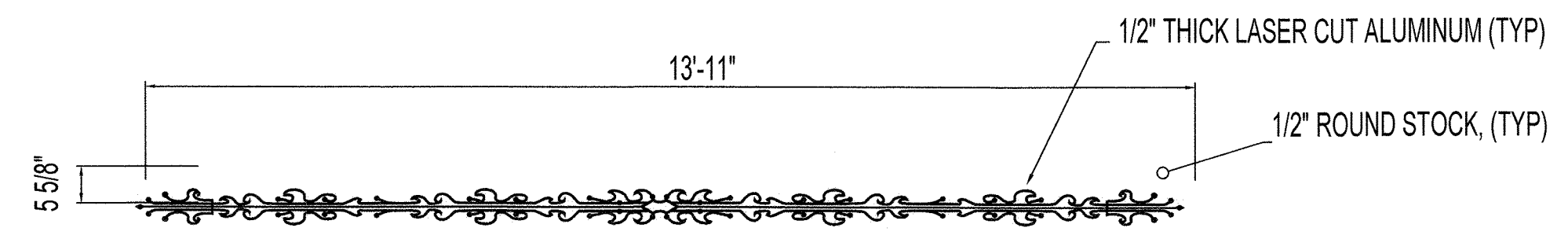
1 WEST ENTRY MONUMENT

NOT TO SCALE



2 ALUMINUM LETTERING AND LOGO DETAILS

NOT TO SCALE

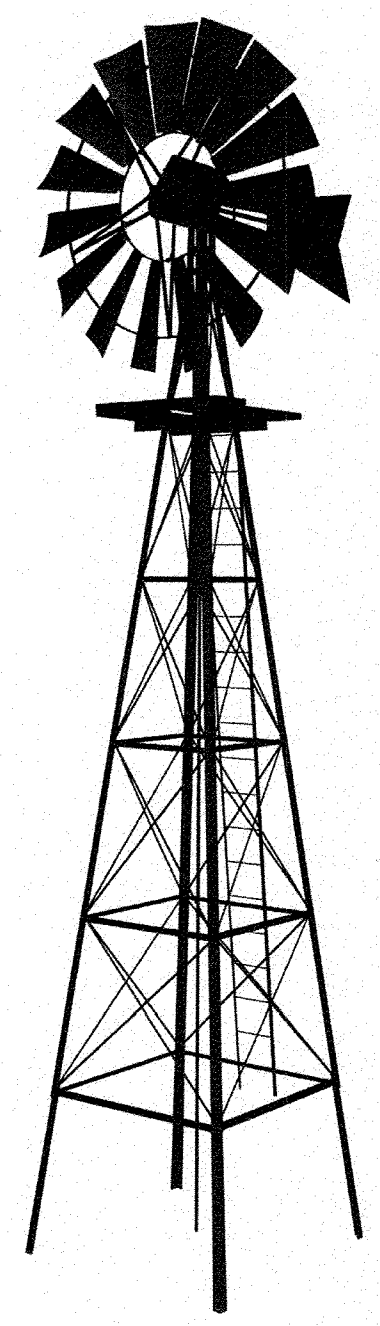


3 WEST MONUMENT ALUMINUM SCROLL DETAILS

NOT TO SCALE

4 OPTIONAL WINDMILL

NOT TO SCALE

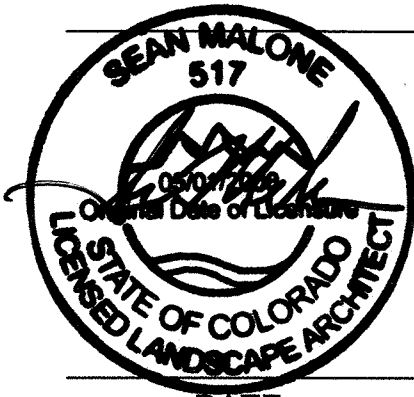


NOTE: TO BE SIMILAR TO WINDMILL AT EAST MONUMENT LOCATION. TO BE APPROVED BY OWNER AS OPTIONAL MONUMENT FEATURE

LIBERTY VILLAGE PLANNING AREA 8
CASTLE ROCK, CO

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4350 S. MONACO ST
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LANDSCAPE CERTIFICATION:
I, SEAN MALONE, RLA, ASLA, AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSE NUMBER IS 517.



DATE:
SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE DETAILS

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- AREA OF SEEDING AND MULCHING.
- TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE TOWN OF CASTLE ROCK UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE TOWN GESC INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE TOWN. THE USE OF TEMPORARY NURSERY CROP IN PERMANENT AND LOW GROW MIXES IS PROHIBITED.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. FOR PERMANANTLY IRRIGATED AREAS OR AREAS WITH INADEQUATE TOPSOIL SHALL BE AMENDED PRIOR TO SEEDING. SOIL AMENDMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS. MINIMUM SOIL AMENDMENTS SHALL BE 3 CUBIC YARDS OF ORGANIC MATTER PER 1,000 SQUARE FEET OF SEEDED AREAS, AND SHALL BE TILLED TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS SHALL BE TESTED TWO WEEKS IN ADVANCE OF ITS USE AND RESULTS SUBMITTED FOR APPROVAL BY THE TOWN GESC INSPECTOR.
10. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED. SEED BED SHALL BE FREE OF WEEDS.
11. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF WEED-FREE LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 4 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
12. IF THE PERMITTEE DEMONSTRATES TO THE TOWN THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
13. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE TOWN). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
14. ALL SEEDED AREAS SHALL BE MULCHED, CRIMPED AND TACKIFIED WITHIN 24-HOURS AFTER SEEDING.
15. TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT. THE TACKIFIER MATERIAL SHALL CONSIST OF A FREE-FLOWING, NON-CORROSIVE POWDER PRODUCED FROM THE NATURAL PLAT GUM OF PLANTAGO INSULARIS, (DESERT INDIANWHEAT), APPLIED IN A SLURRY WITH WATER AND WOOD FIBER. THE POWDER SHALL POSSESS THE FOLLOWING PROPERTIES: PROTEIN CONTENT = 1.6 +/-0.2%; ASH CONTENT = 2.7 +/-0.2%; FIBER = 4.0 +/-0.4%; PH 1% SOLUTION = 6.5 - 8.0. THE MATERIAL SHALL NOT CONTAIN ANY MINERAL FILLER, RECYCLED CELLULOSE FIBER, CLAYS, OR OTHER SUBSTANCES, WHICH MAY INHIBIT GERMINATION OR GROWTH OF PLANTS. THE WOOD FIBER AND WATER USED SHALL CONFORM TO THE COLORADO HIGHWAY SPECIFICATIONS, SUBSECTION 213.02 - PAR. 8, AND SUBSECTION 209.02, RESPECTIVELY. APPLY TACKIFIER WITH A SPRAY NOZZLE, DISPENSING A MIST THAT WILL UNIFORMLY COVER THE SURFACE.

SEEDING AND MULCHING MAINTENANCE NOTES

1. ALL SEEDED AREAS SHALL BE KEPT IN A DAMP CONDITION, FOR AT LEAST 14 DAYS AFTER SEEDING, TO AID IN GERMINATION. SOME FORM OF IRRIGATION MAY BE REQUIRED TO ACHIEVE THIS GOAL, AND IT IS THE RESPONSIBILITY OF THE GESC MANAGER TO PERFORM ANY AND ALL NECESSARY OPERATIONS TO THAT END. THE MEANS OF IRRIGATION SHALL BE APPROVED BY THE TOWN AND PROPER PERMITS OBTAINED PRIOR TO IMPLEMENTATION. DIRECT FLOWS FROM LARGE HOSES, WHICH COULD DAMAGE THE MULCH, WILL NOT BE PERMITTED.
2. SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY FOR A PERIOD OF TWO YEARS FOLLOWING INITIAL SEEDING. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST AND SECOND GROWING SEASON OR AS REQUESTED BY THE GESC INSPECTOR FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
3. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE TOWN.
4. NOXIOUS WEEDS SHALL BE CONTROLLED IN A MANNER ACCEPTABLE TO THE TOWN.
5. REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:

5.1. THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE TOWN OF CASTLE ROCK-APPROVED MIX.

5.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO- FEET BY TWO- FEET OR EQUIVALENT).

5.3. FREE OF ERODED AREAS.

5.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
6. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:

6.1. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.

6.2. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO- FEET BY TWO- FEET OR EQUIVALENT).

6.3. FREE OF ERODED AREAS.

6.4. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

DOUGLAS COUNTY AND CASTLE ROCK PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
TOTAL				9.2

DOUGLAS COUNTY AND CASTLE ROCK TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	OAHE	PICS	30	4.5
PUBESCENT WHEATGRASS	LUNA	PICS	30	4.2
ANNUAL RYEGRASS	N/A	AICB	10	0.8
TOTAL				13.4

DOUGLAS COUNTY AND CASTLE ROCK LOW-GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SIDEOATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
TOTAL				11.0



SM

SEEDING AND MULCHING

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Sheet Revisions			NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.		UTILITIES DEPARTMENT Stormwater Engineering Division	GESC GRADING, EROSION, AND SEDIMENT CONTROL	GESC PLAN STANDARD NOTES AND DETAILS	SHEET 10 OF 14
R1	3/11	GESC MANUAL UPDATES						

CHECKED BY: SM & DD
DRAWN BY: OS & JW



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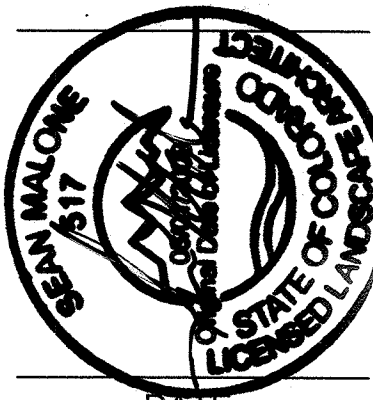
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LANDSCAPE CERTIFICATION:
I, SEAN MALONE, RLA, ASLA, AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, CALIFORNIA STATE LICENSE NUMBER IS 517.



DATE:

SDP-05 10/8/20

SHEET TITLE:
LANDSCAPE DETAILS