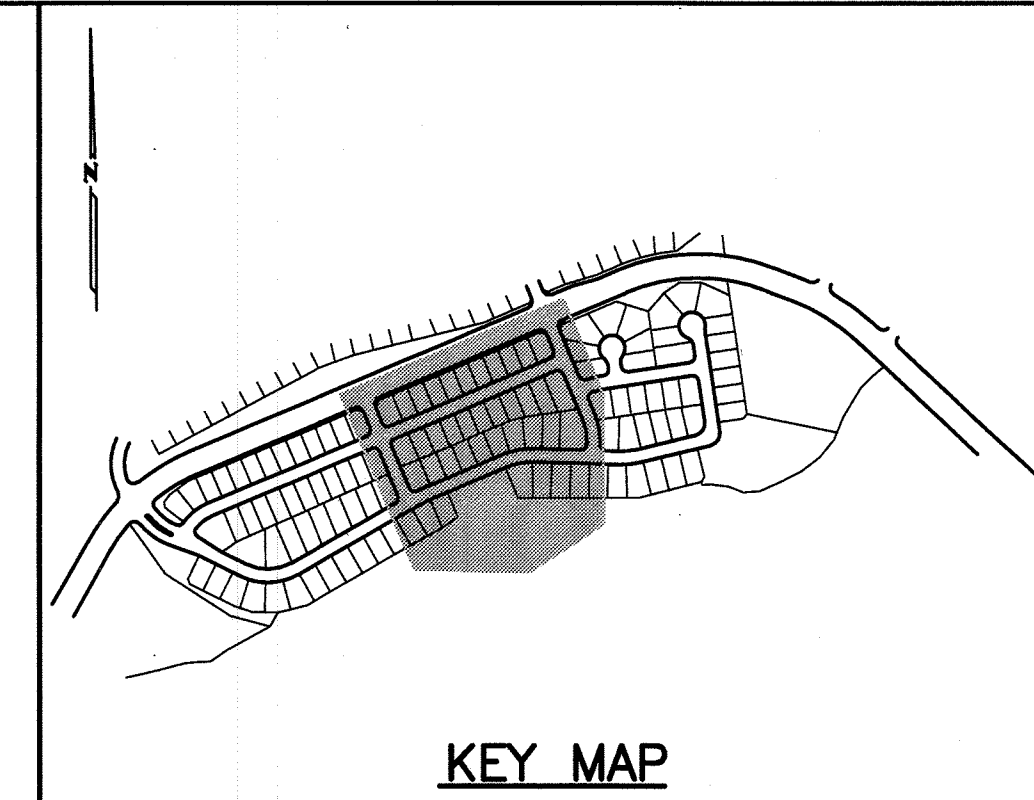
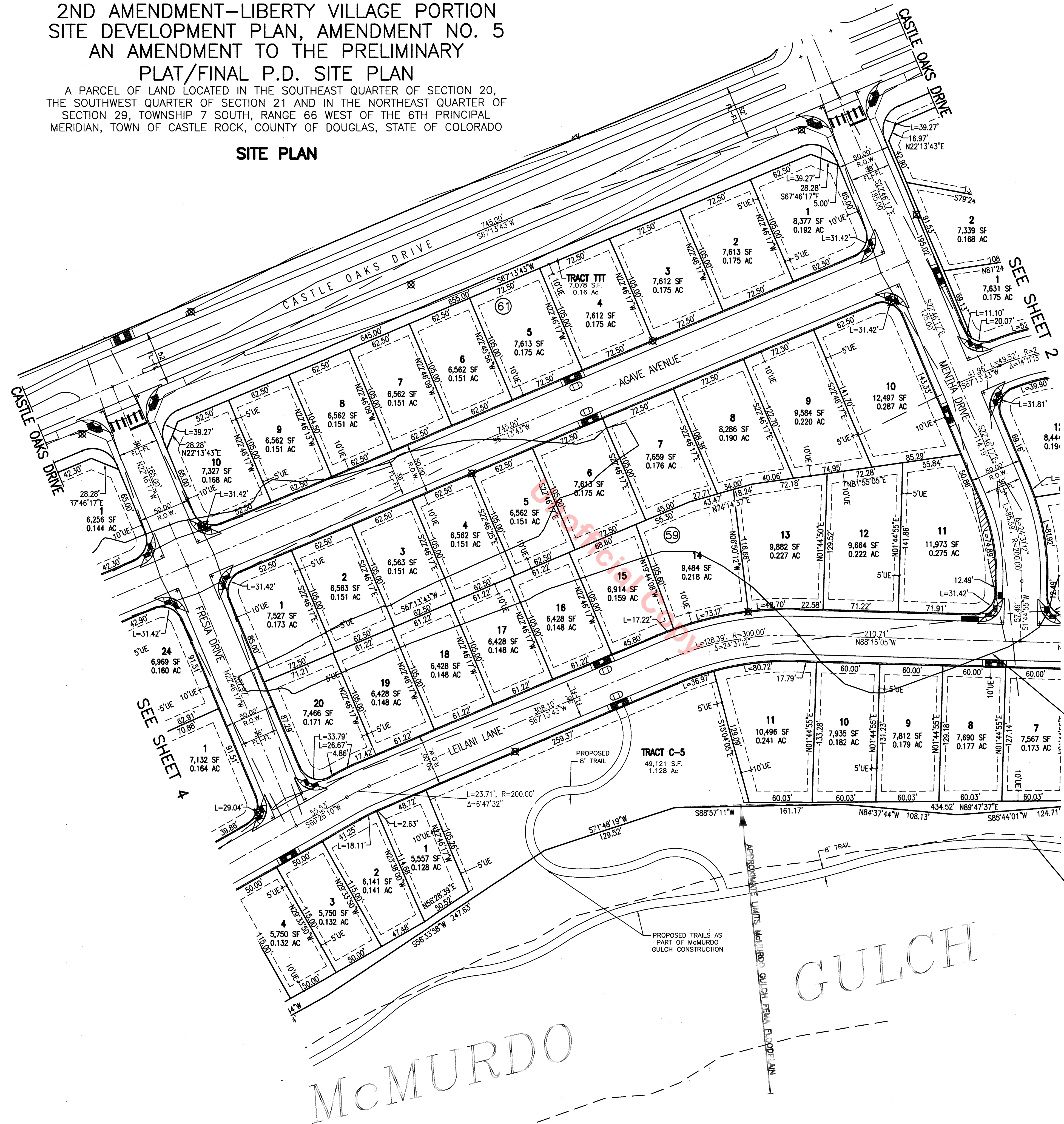


THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

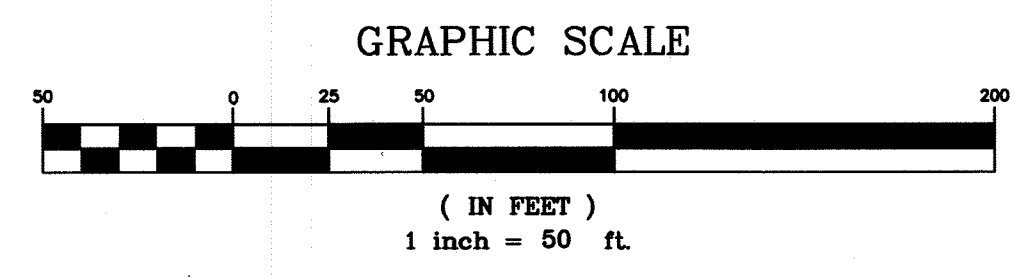
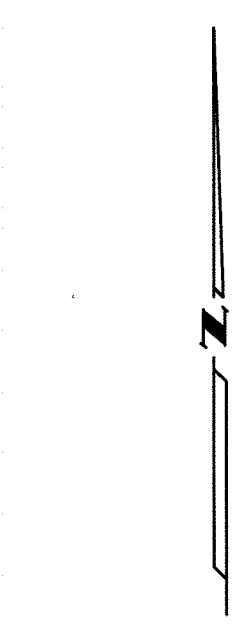
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
THE SOUTHWEST QUARTER OF SECTION 21 AND IN THE NORTHEAST QUARTER OF
SECTION 29, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL
MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN



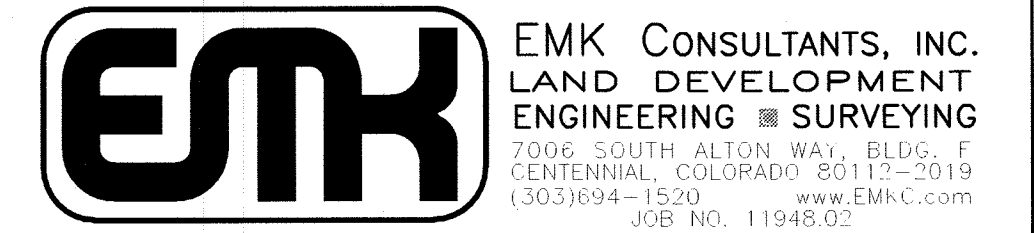
LEGEND

- 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



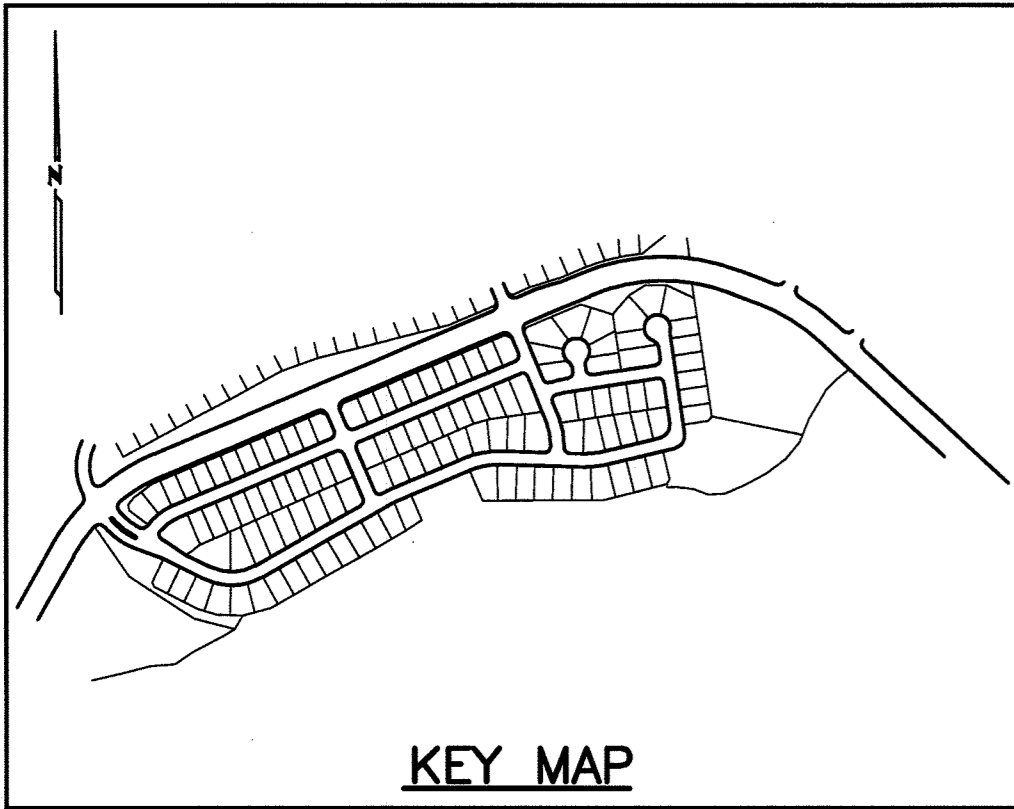
APPROXIMATE LIMITS 100-YR FLOODPLAIN ADOPTED MARCH 16, 2016.

APPROXIMATE LIMITS 100-YR FLOODPLAIN WITH McMURDO GULCH IMPROVEMENTS.



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



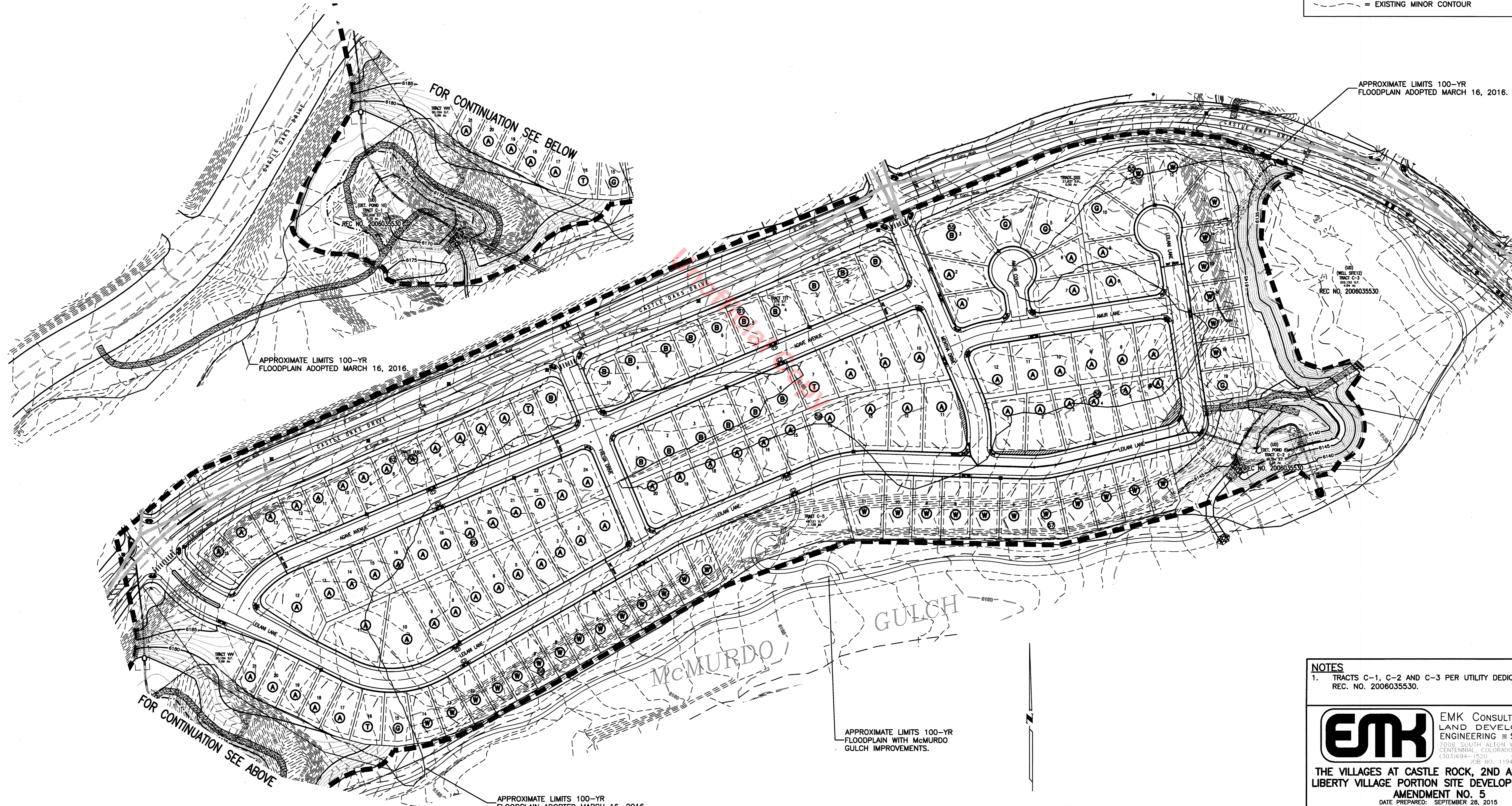
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT-LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,
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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

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

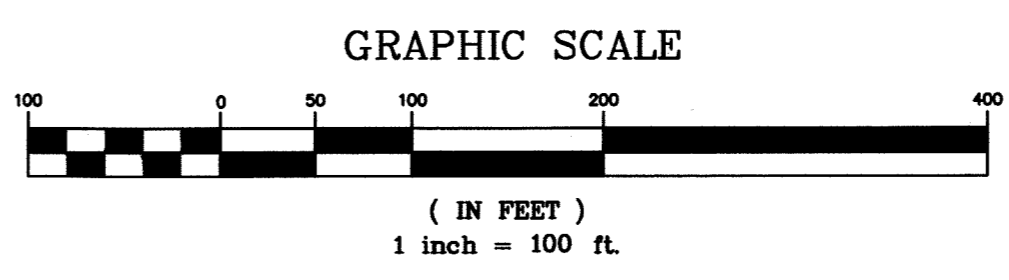


EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-5019
(303)694-1520 www.EMK-C.com
JOB NO. 11948.02

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

APPROXIMATE LIMITS 100-YR
FLOODPLAIN WITH McMURDO
GULCH IMPROVEMENTS.



A:\11184-001\Construction Drawings\Construction Drawings\Phase 7\SDP\600.dwg, 1/17/2015 12:42:55 PM, EWIS by PHT/PCB

**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



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
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

IRRIGATION DESIGNER:

HydroSystems-KDI, Inc. Irrigation Consulting
300 Union Blvd., Suite 405
Lafayette, Colorado 81228
303-960-5327
(fax) 303-960-5384

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

LANDSCAPE
CERTIFICATION:

ISAIAH MALONE, P.L.A. IS A LANDSCAPE DESIGNER, COLORADO STATE LICENSE NUMBER 1517.



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
NOTES

L-1

SHEET 7 OF 16

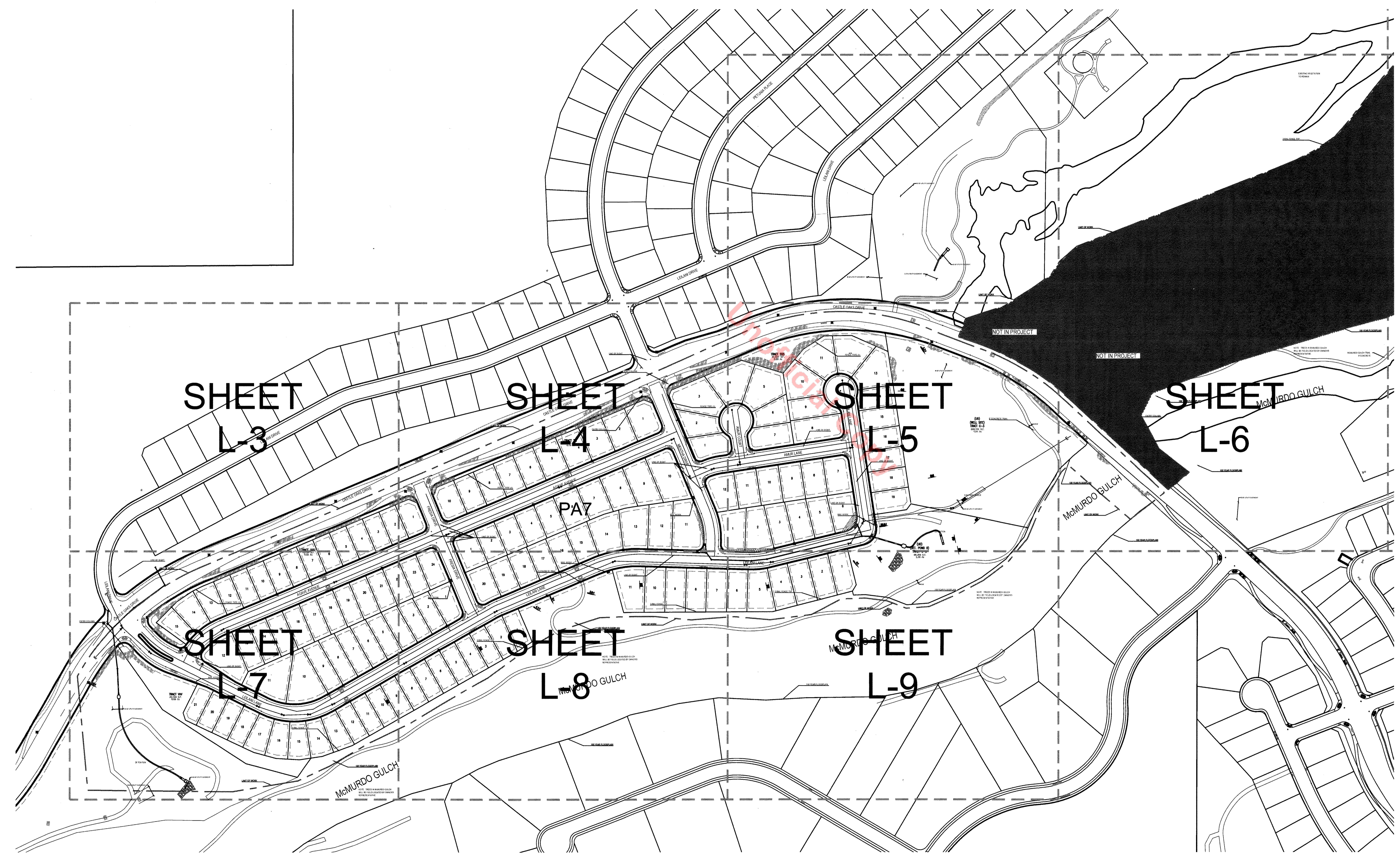
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DRAWN BY: JW

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



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, P.L.A. IS A LANDSCAPE ARCHITECT CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. COLORADO STATE LICENSE NUMBER 8237.



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:
 OVERALL
 PLAN

L-2
 SHEET 8 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

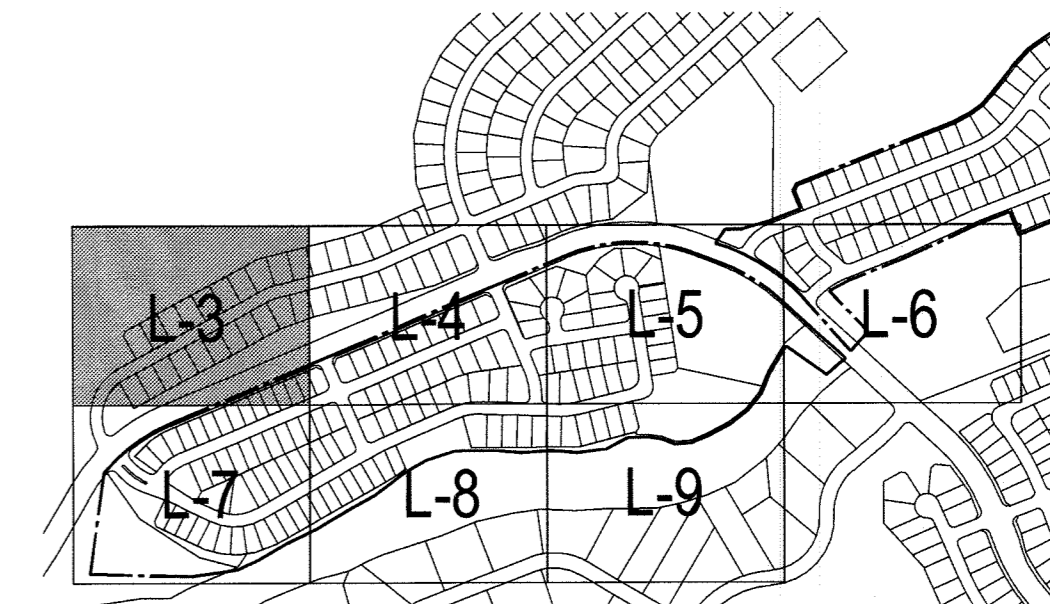
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 MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



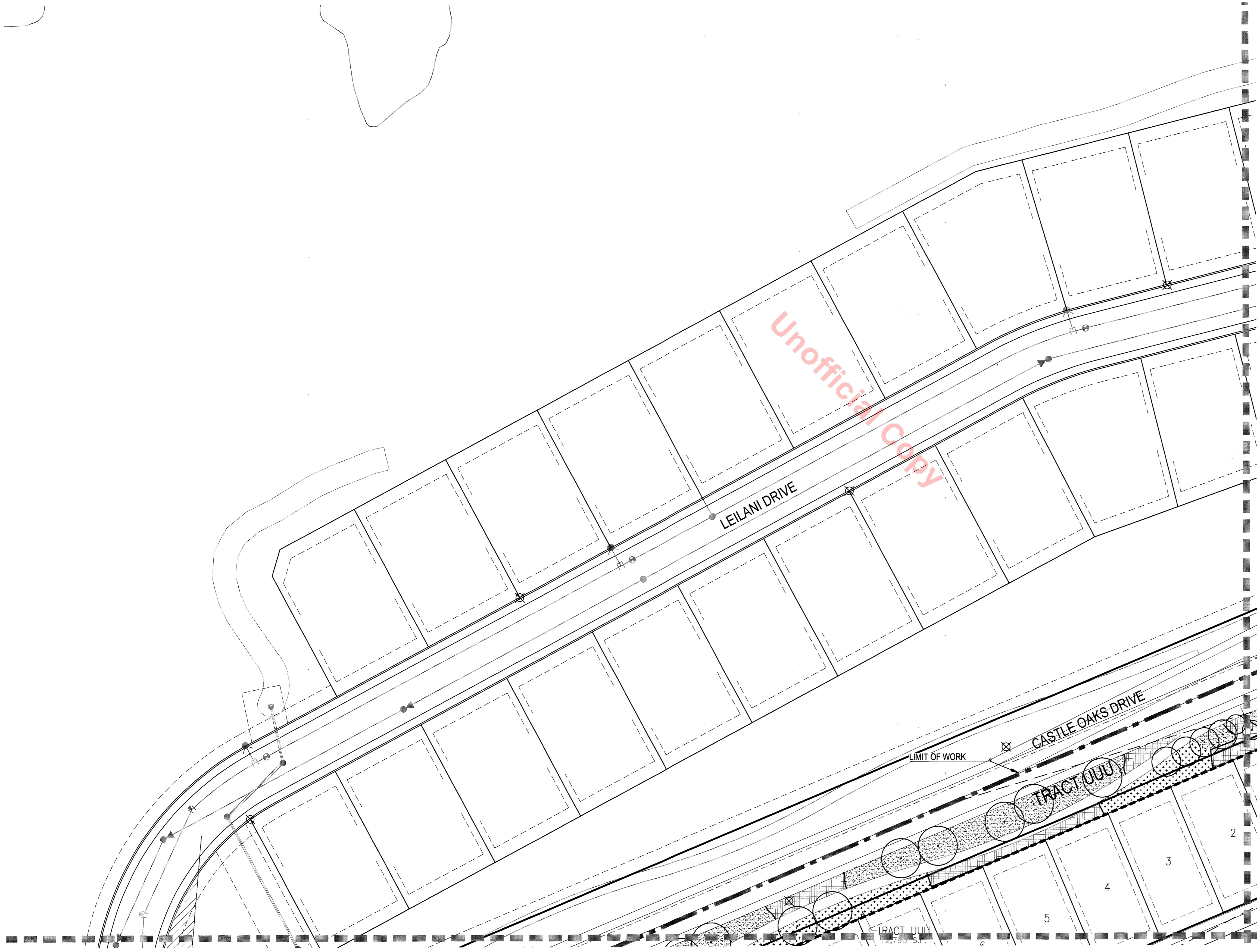
1101 Bannock Street
 Denver, Colorado 80204
 P 303.892.1166
 F 303.892.1186

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



MATCHLINE, SEE SHEET L-4

MATCHLINE, SEE SHEET L-7

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

LANDSCAPE
 CERTIFICATION:
1 SEAN MALONE, RLA, ASLA, AIA, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO STATE LICENSE NUMBER IS 311.



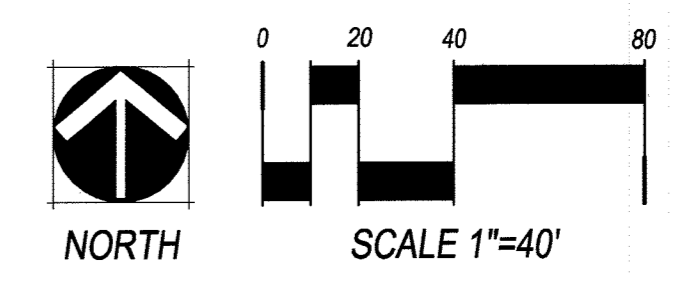
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 3rd SDP - 12/16/15
 4th SDP - 01/08/16

NOT FOR CONSTRUCTION

SHEET TITLE:
 LANDSCAPE
 PLAN

L-3

SHEET 9 OF 16



CHECKED BY: SW & UD
 DRAWN BY: JW

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

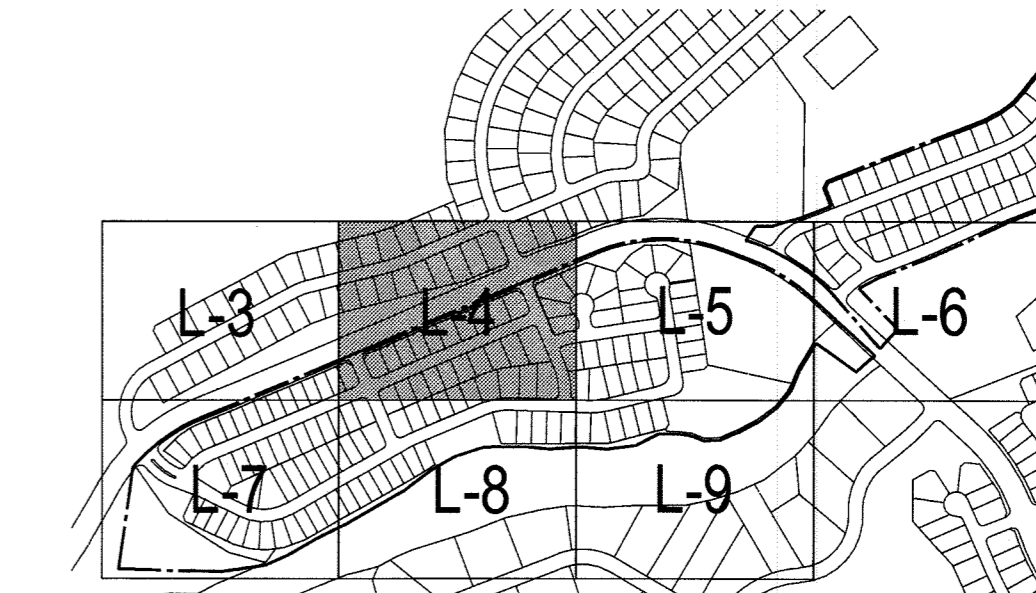
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MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



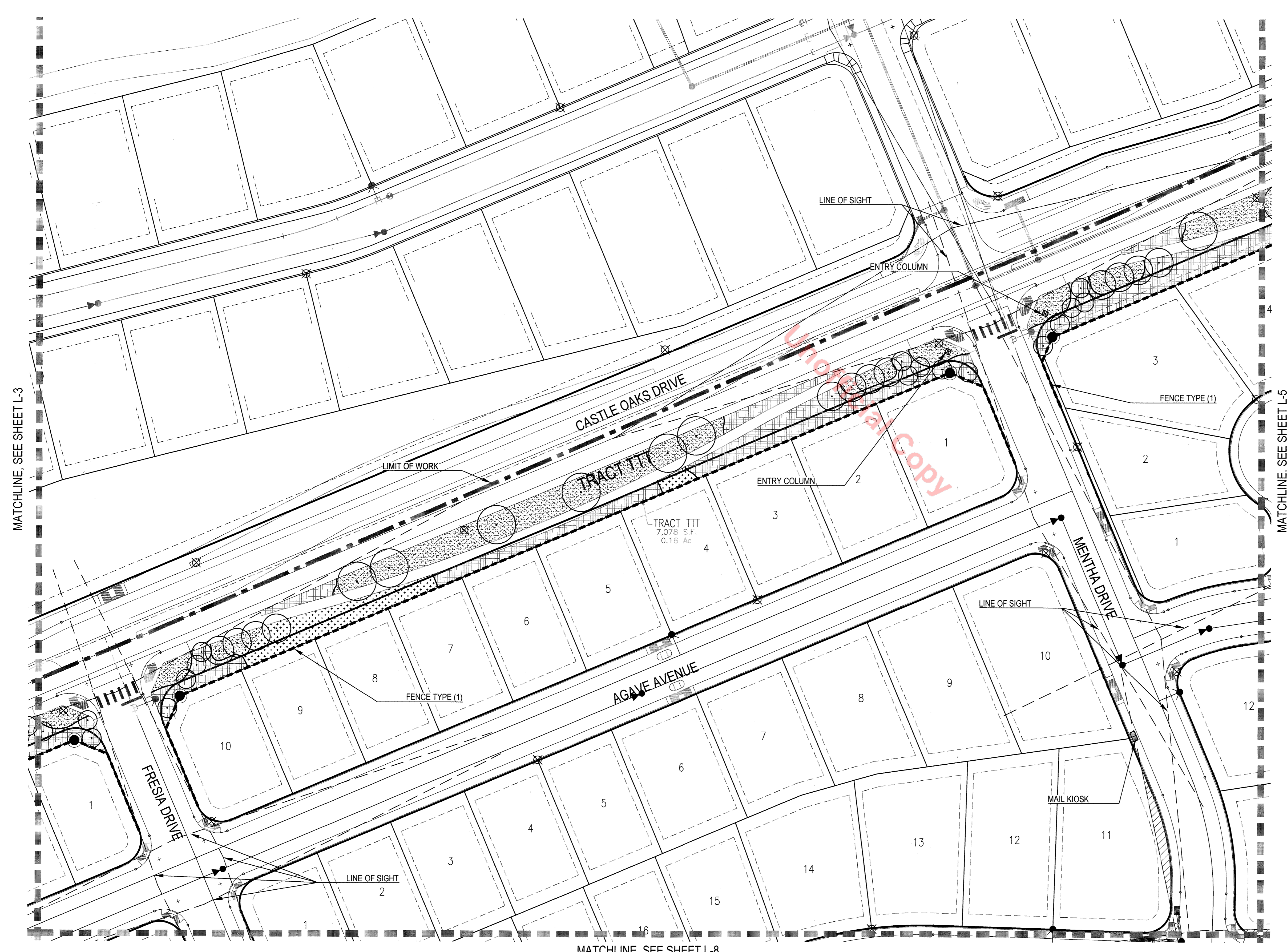
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
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- MEDIUM HYDROZONE DRIP IRRIGATED SHRUB BED
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- NON-IRRIGATED TALL GRASS MIX
- 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

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

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



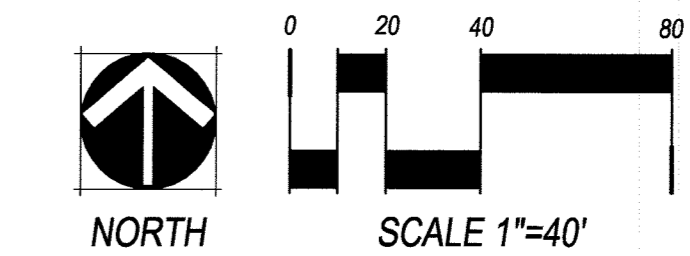
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1st SDP - 07/XX/15
2nd SDP - 10/XX/15
3rd SDP - 12/16/15
4th SDP - 01/08/16

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE
PLAN

L-4

SHEET 10 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

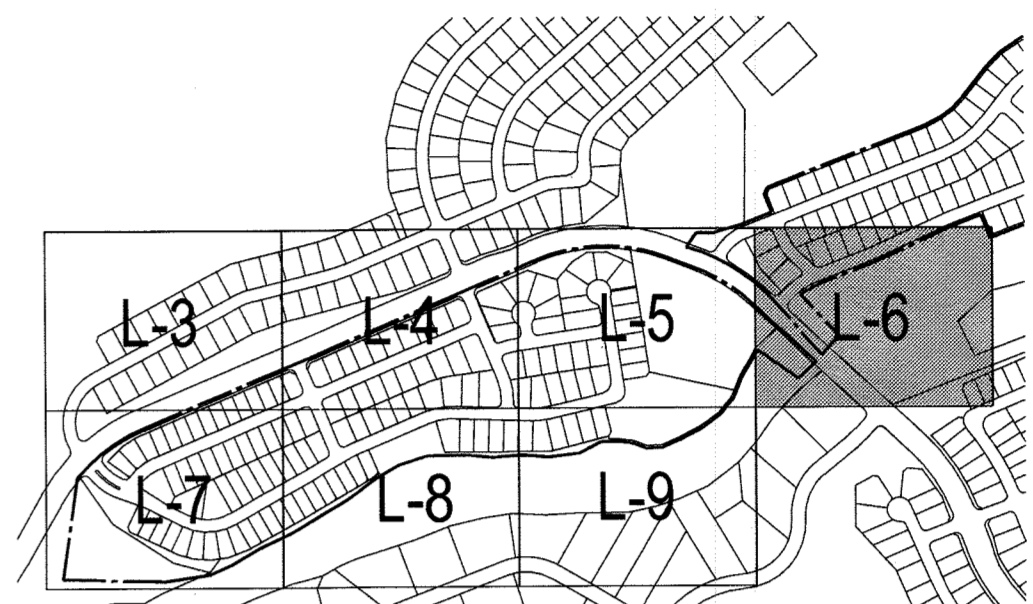
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MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



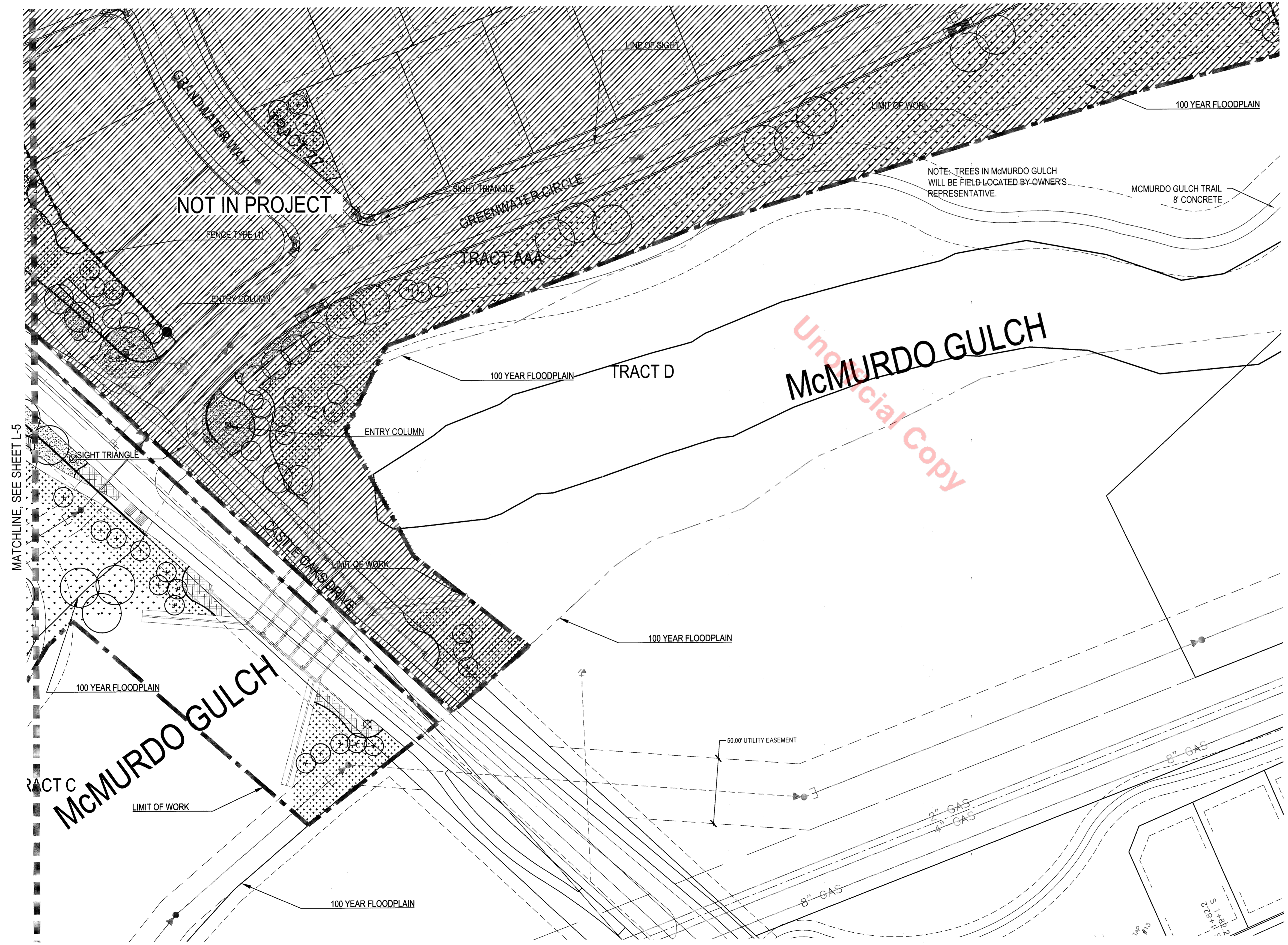
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

KEY MAP



LEGEND

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- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- MEDIUM HYDROZONE DRIP IRRIGATED SHRUB BED
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- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST
- FENCE
- 30' SIGHT TRIANGLE
- SIGHT LINES



Unofficial Copy

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

LANDSCAPE
CERTIFICATION:
SEAN MALONE, P.L.A. ASLA AM CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER 01547



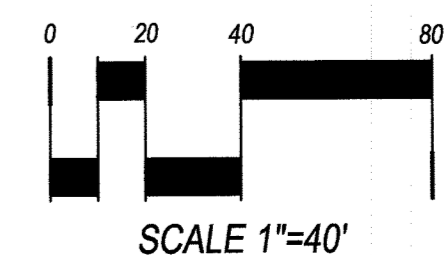
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1st SDP - 07/XX/15
2nd SDP - 10/XX/15
3rd SDP - 12/16/15
4th SDP - 01/08/16

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE
PLAN

L-6

SHEET 12 OF 16



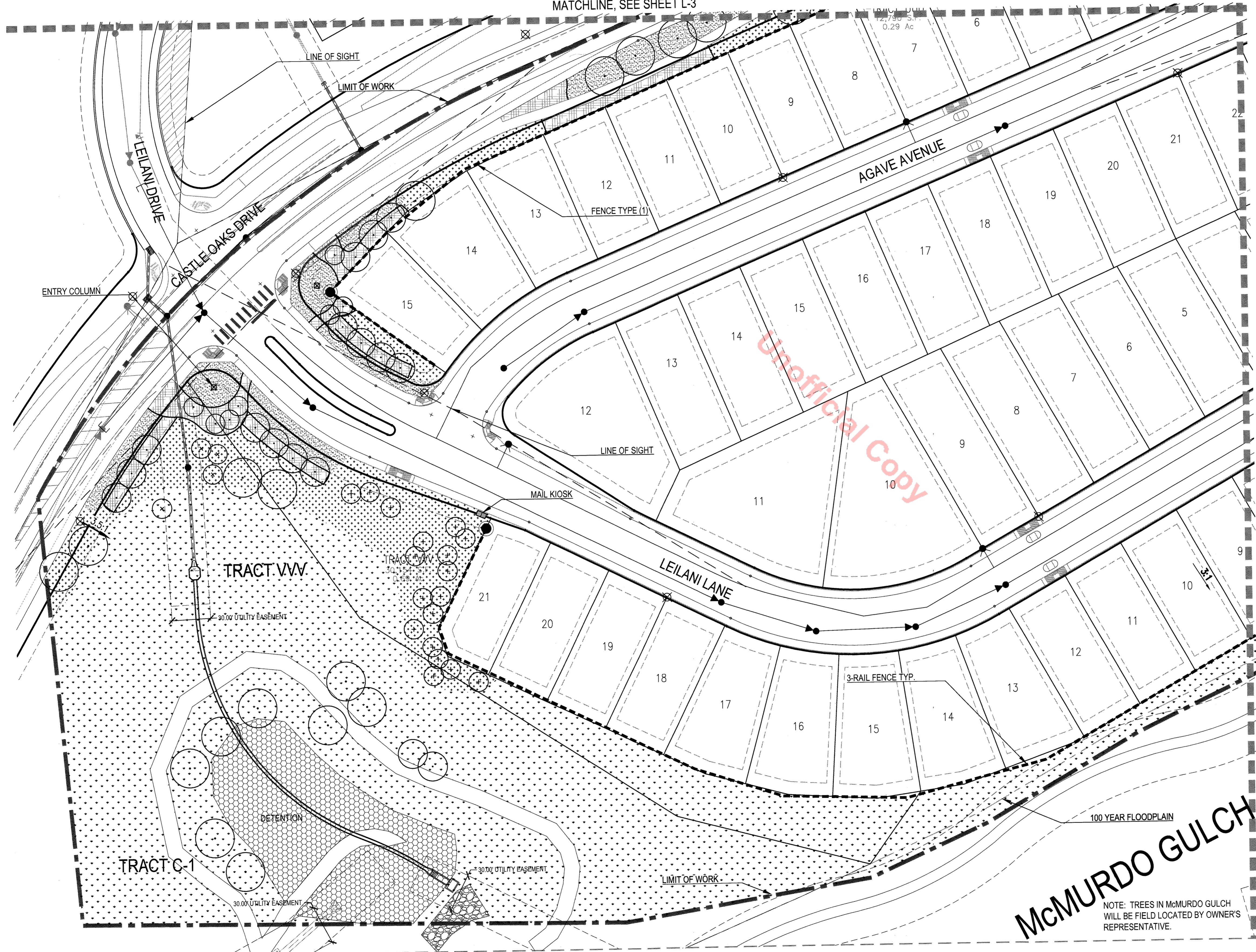
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DRAWN BY: JW

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

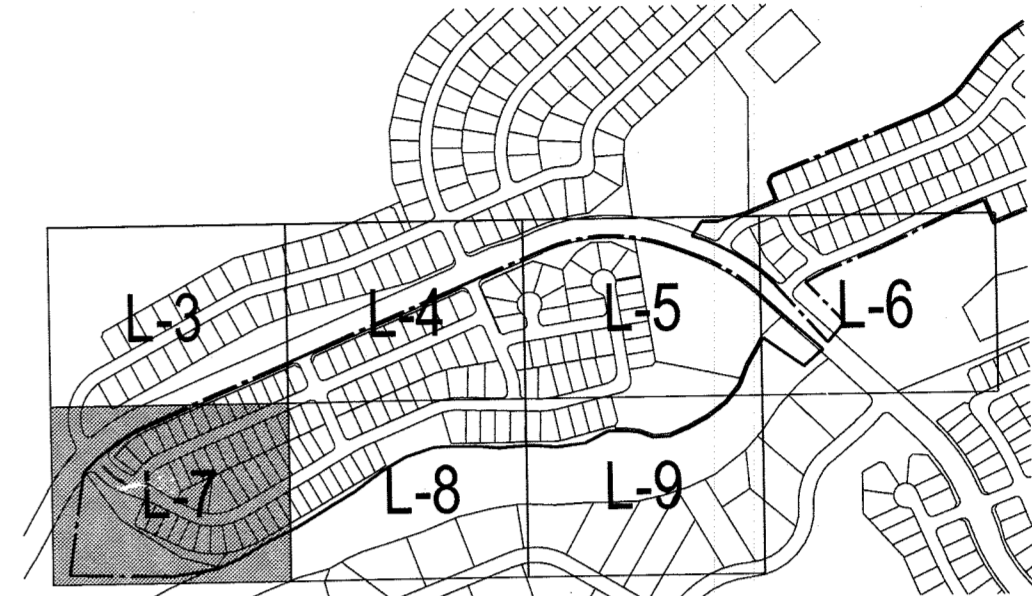
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MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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

MATCHLINE, SEE SHEET L-8

NORRIS DESIGN
www.norris-design.com
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:
I HEAN MALONE PLA ASLA AM CERTIFIED WITH
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER. COLORADO STATE LICENSE
NUMBER IS 517.



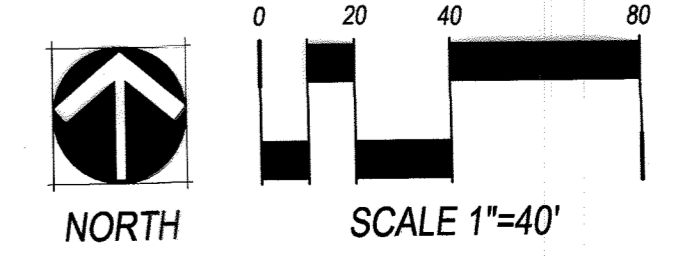
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1st SDP - 07/XX/15
2nd SDP - 10/XX/15
3rd SDP - 12/16/15
4th SDP - 01/08/16

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE
PLAN

L-7
SHEET 13 OF 16

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

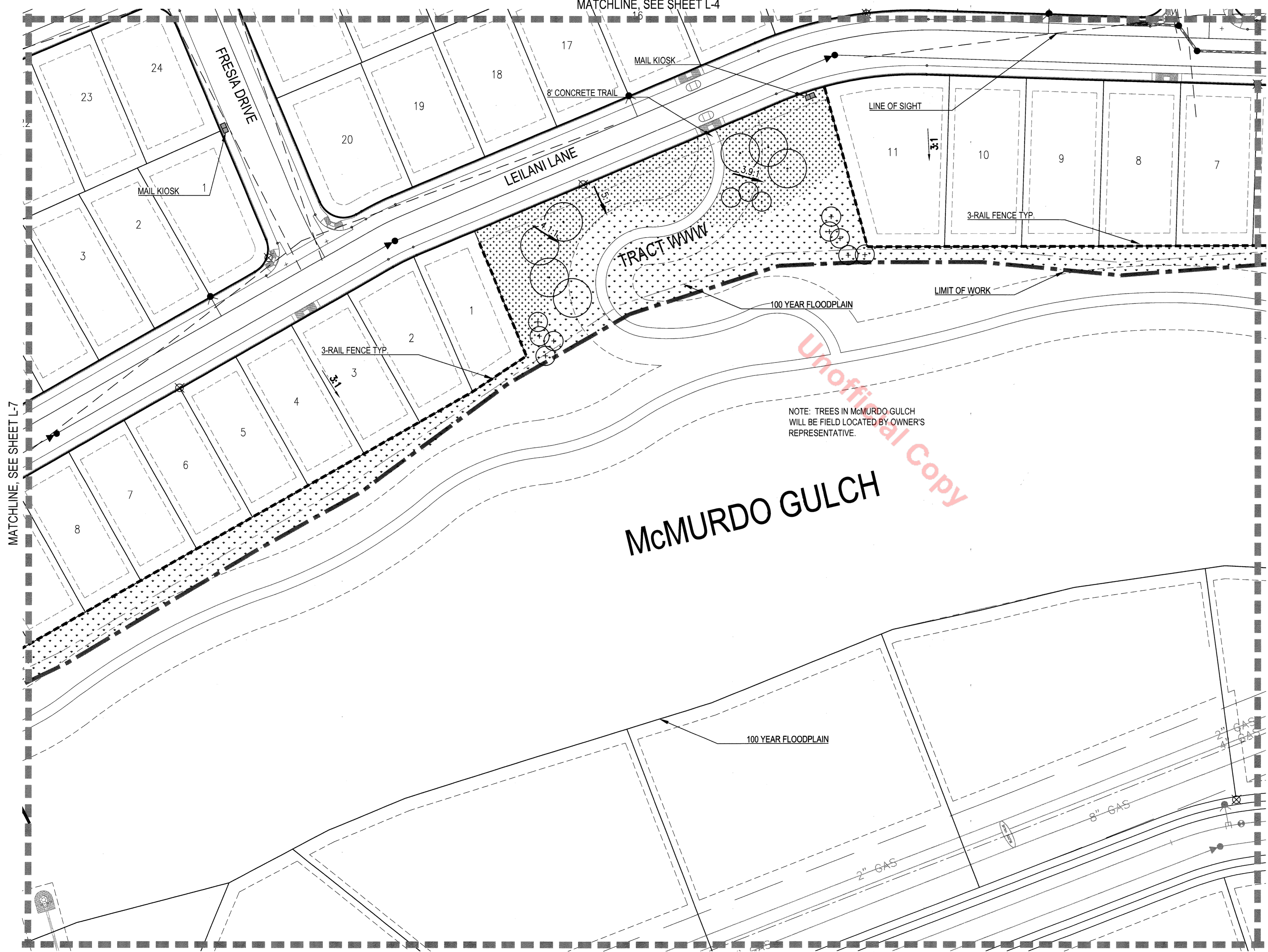


CHECKED BY: SM & DD
DRAWN BY: JW

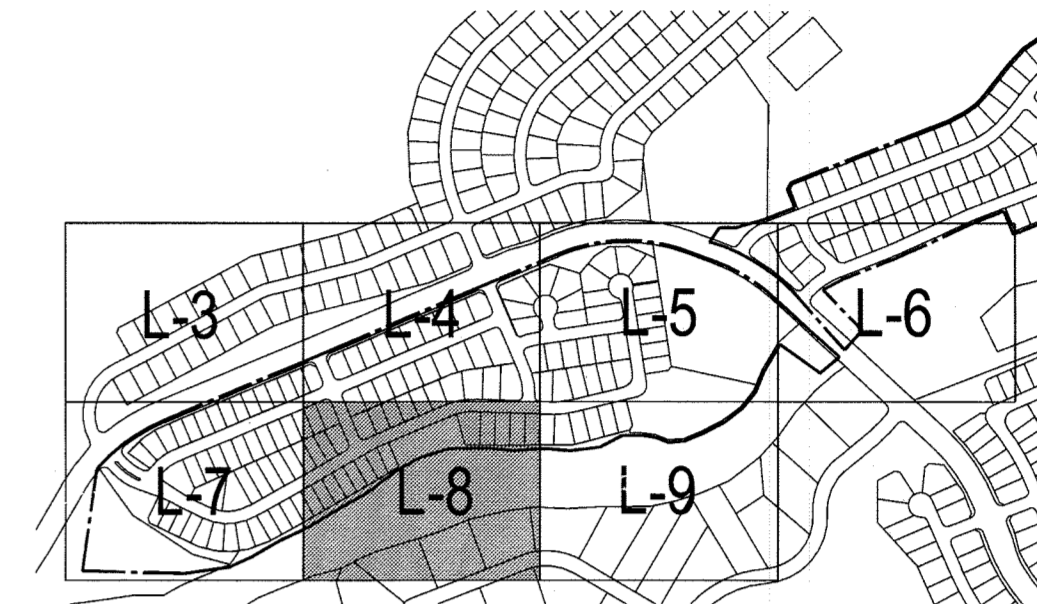
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

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-4



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

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

McMURDO GULCH

Unofficial Copy



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

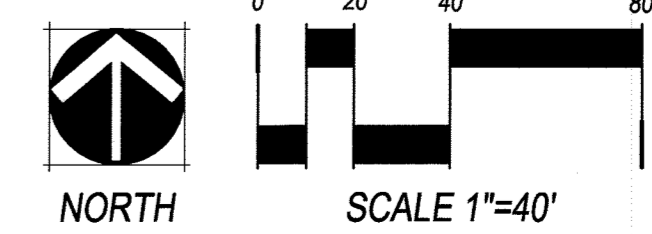


DATE:
1st SDP - 07/XX/15
2nd SDP - 10/XX/15
3rd SDP - 12/16/15
4th SDP - 01/08/16

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SHEET TITLE:
LANDSCAPE
PLAN

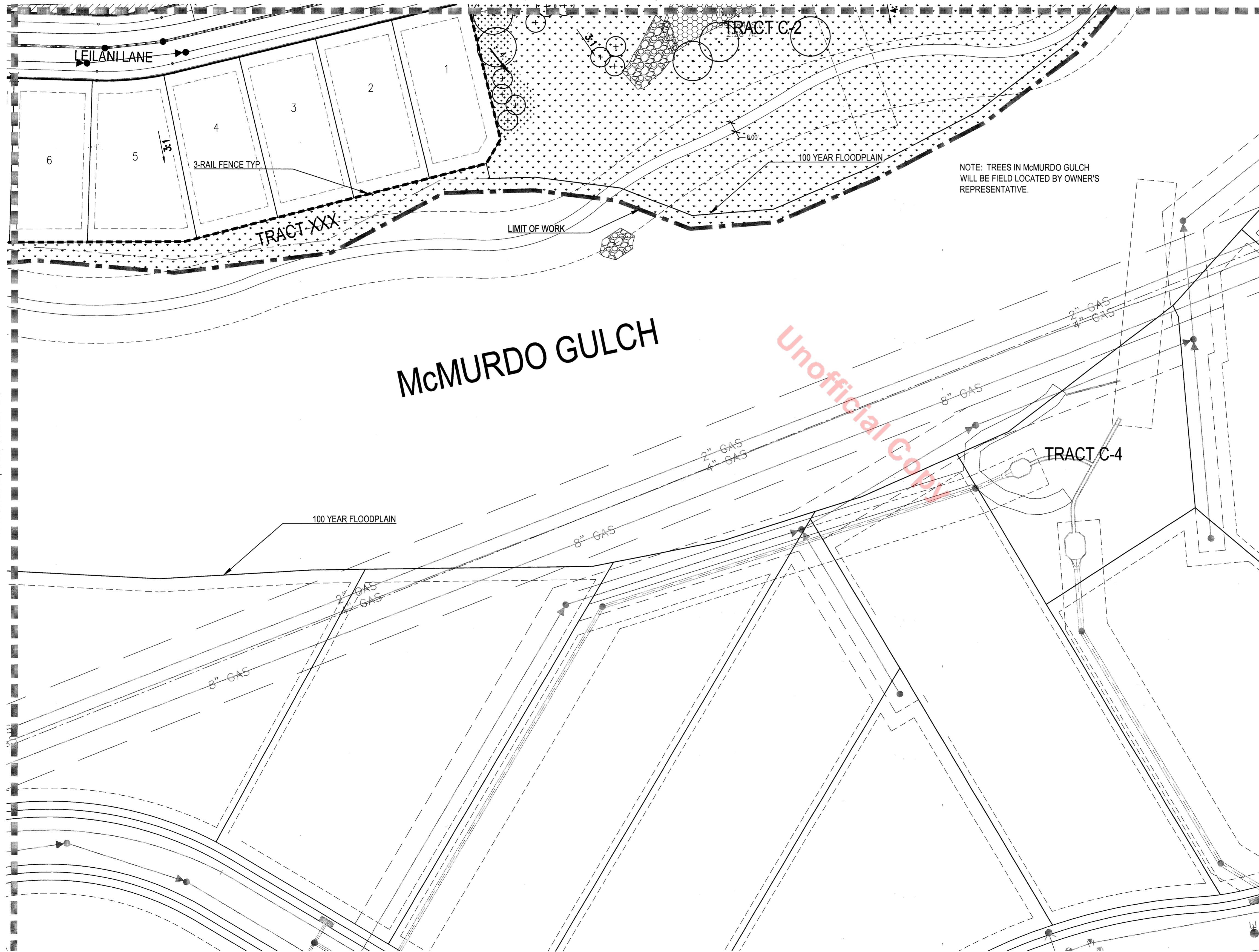
L-8
SHEET 14 OF 16



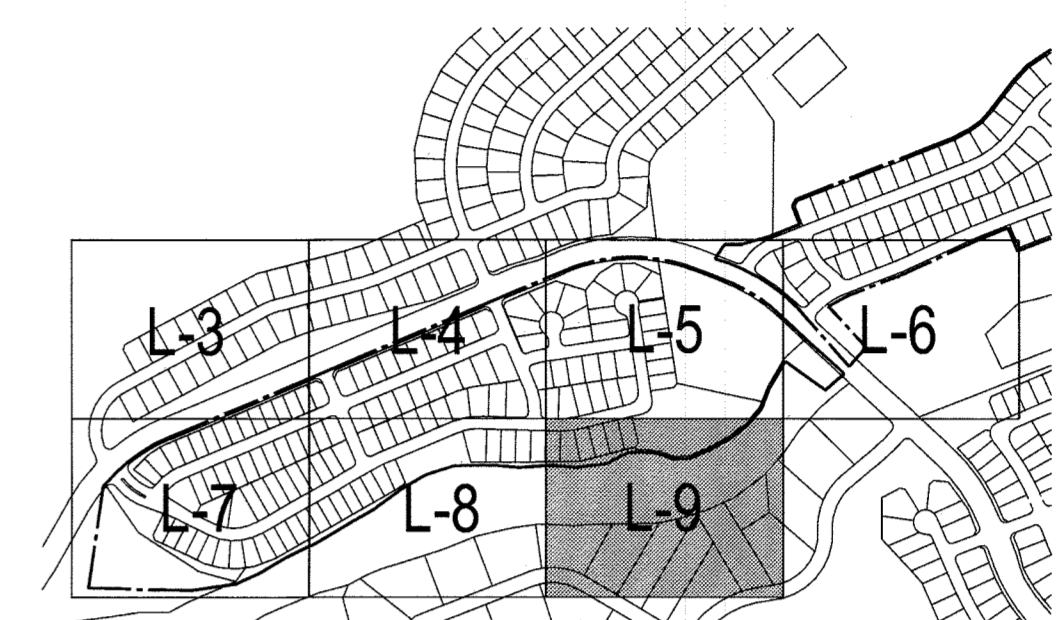
THE VILLAGES AT CASTLE ROCK, 2ND AMENDMENT - LIBERTY VILLAGE PORTION SITE DEVELOPMENT PLAN, AMENDMENT NO. 5 AN AMENDMENT TO THE PRELIMINARY PLAT/FINAL P.D. SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 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-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
- NON-IRRIGATED TALL GRASS MIX
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- 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:
SEAN MALONE, P.E., ASLA
THE TOWN OF CASTLE ROCK AS A LANDSCAPE
DESIGNER, COLORADO STATE LICENSE
NUMBER IS 917.



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1st SDP - 07/XX/15
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4th SDP - 01/08/16

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SHEET TITLE:
LANDSCAPE
PLAN

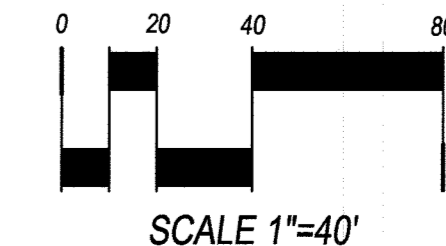
L-9

SHEET 15 OF 16

MATCHLINE, SEE SHEET L-8

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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

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 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



NORRIS DESIGN
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PROJECT NARRATIVE

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

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

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

COLLECTOR ROAD STREETSCAPE-CASTLE OAKS DRIVE

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

TRAIL CORRIDORS

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

NATURALIZED AREAS

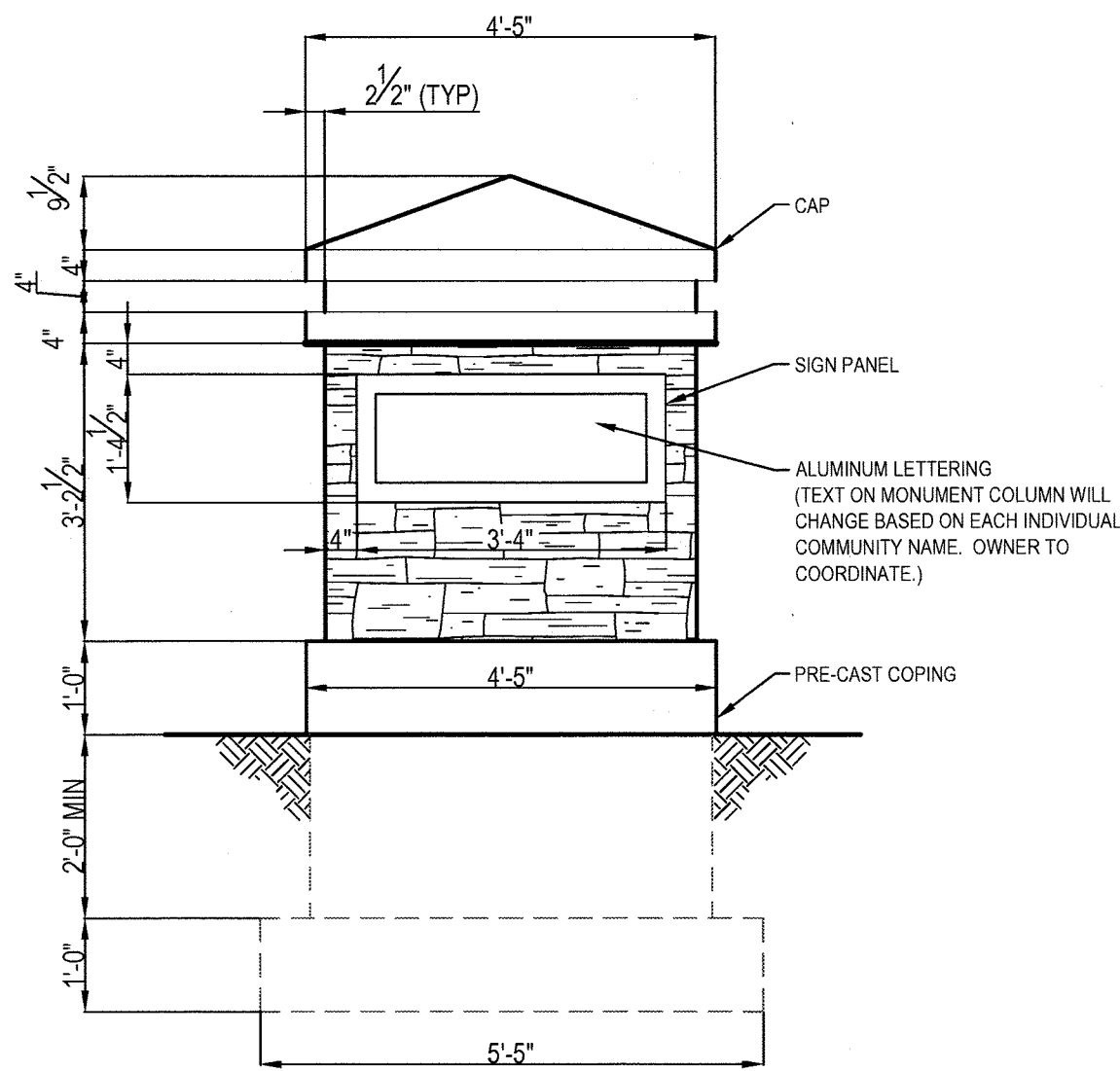
LARGE AREAS NOT ASSOCIATED WITH ROAD SYSTEMS OR IDENTIFIED AS ACTIVE PLAY AREAS WILL BE LEFT IN A NATURAL STATE OR REVEGETATED WITH NON-IRRIGATED SEED AND NATIVE TREES AND SHRUBS. TREES AND SHRUBS ARE GROUPED IN LARGE MASSES TO MIMIC THE EXISTING LANDSCAPE OF THE SITE.

DETENTION PONDS / MCMURDO GULCH

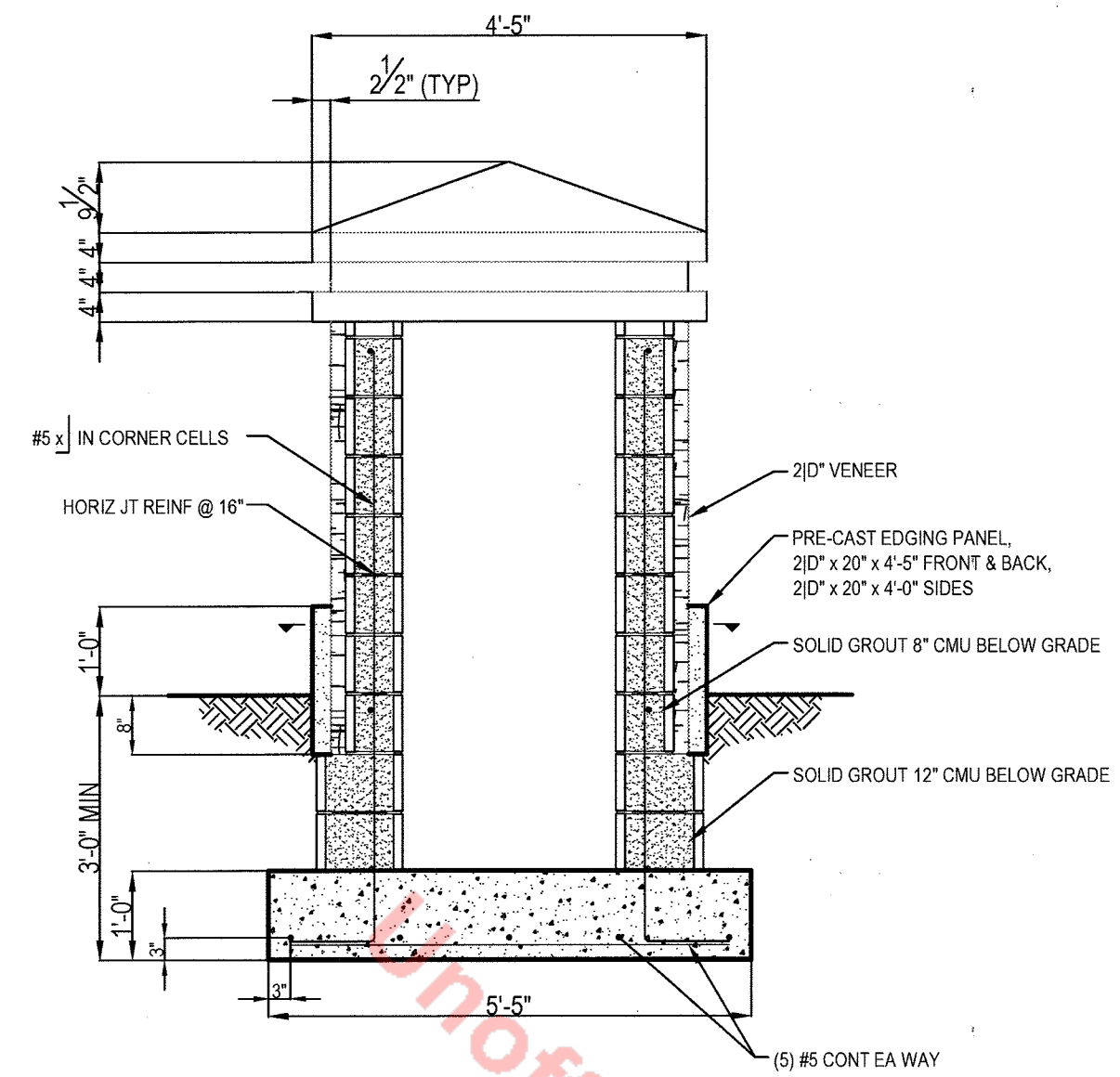
APPROPRIATE SEED MIX AND PLANT MATERIALS HAVE BEEN CHOSEN FOR THESE UNIQUE RIPARIAN AREAS.

AMENDMENT CHANGES

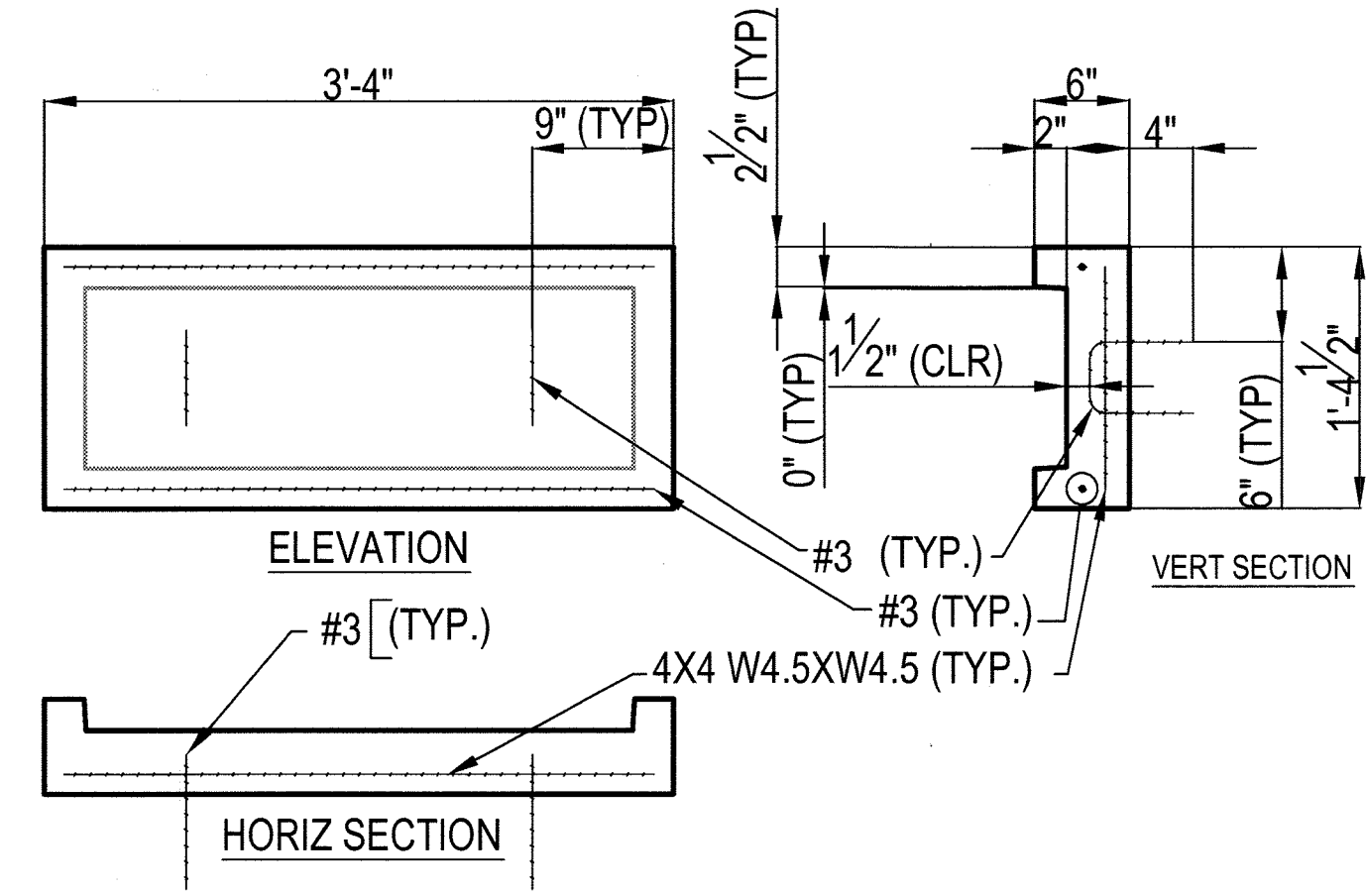
THE SUM OF CHANGES TO THIS MINOR SDP AMENDMENT INCLUDE A REALIGNMENT OF LOTS, ADDITIONAL SITE CHARACTER IMPROVEMENTS, INCLUDING LANDSCAPE AND ENTRY MONUMENTS, AND GENERALLY MODIFYING SDP TO CURRENT CASTLE ROCK DESIGN STANDARDS/REQUIREMENTS.



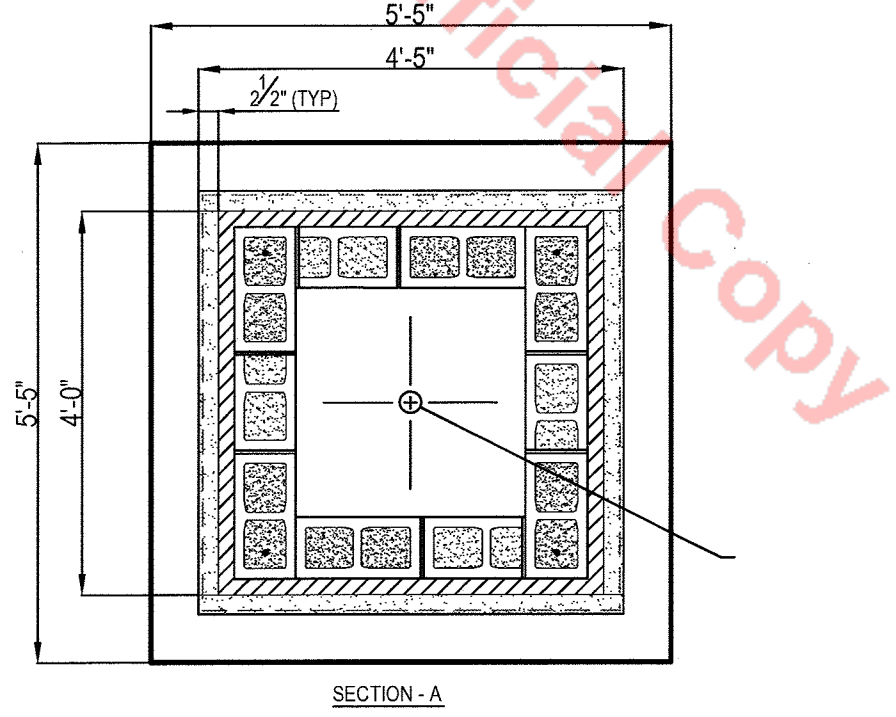
1 NEIGHBORHOOD ENTRY COLUMN NOT TO SCALE



3 MONUMENT COLUMN SECTION SCALE: 1/2" = 1'-0"



2 MONUMENT COLUMN PRE-CAST SIGN SCALE: 1" = 1'-0"



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

LANDSCAPE CERTIFICATION:
ISEAN MALONE, RLA, ASLA (M) CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO STATE LICENSE NUMBER 63191.



DATE:
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SHEET TITLE:
LANDSCAPE DETAILS

L-10
SHEET 16 OF 16

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