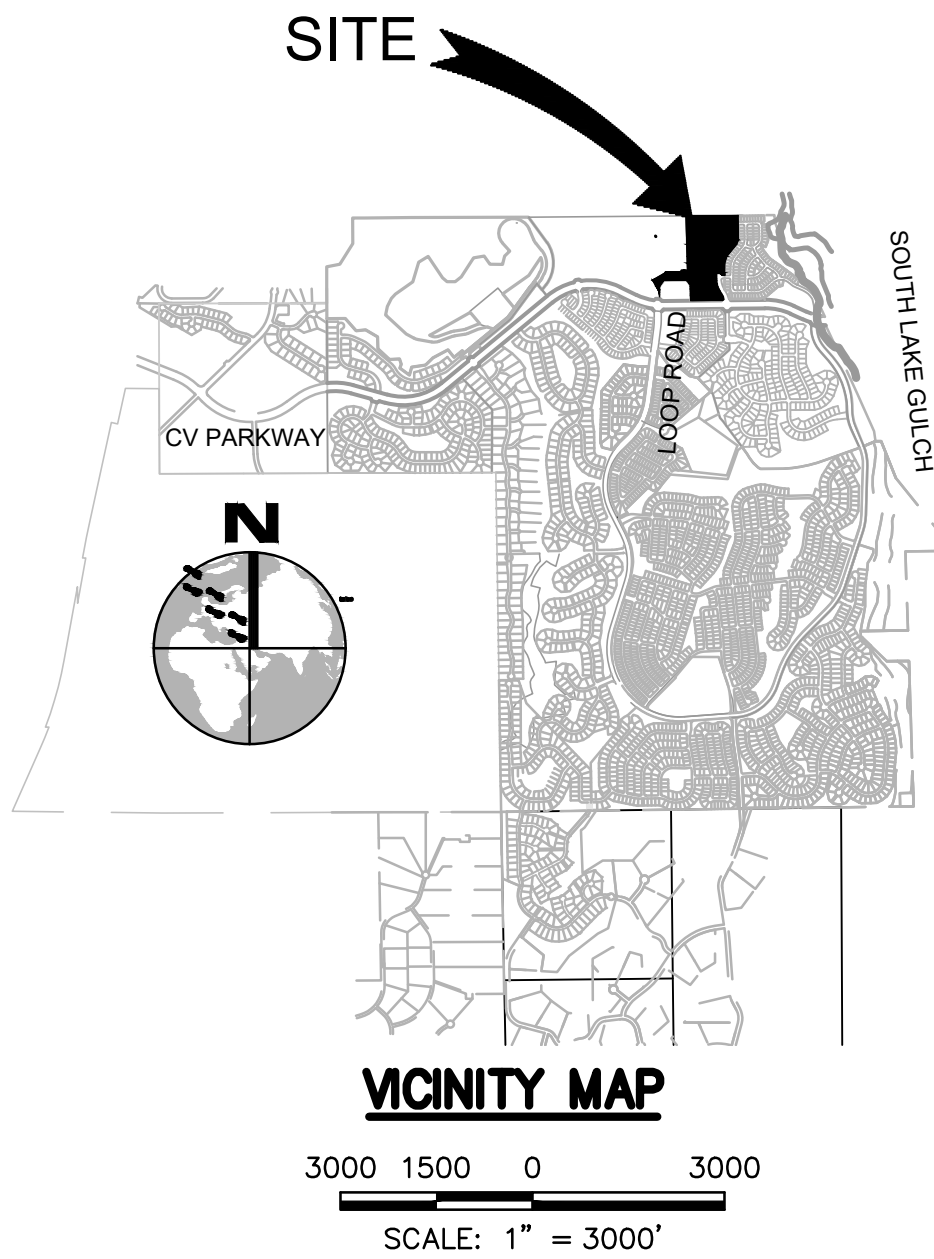


SITE DEVELOPMENT PLAN

CRYSTAL VALLEY RANCH FILING NO. 14, AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP26-0005



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT 1 BLOCK 2 OF CRYSTAL VALLEY RANCH FILING NO. 14, RECORDED ON FEBRUARY 6, 2015, AT RECEPTION NO. 2015007384;

TOGETHER WITH:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON A LINE FROM THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 2, MONUMENTED BY A 1.375-INCH YELLOW PLASTIC CAP ON A NO.5 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "RMC, 9329", AND THE NORTHWEST CORNER OF TRACT C OF CRYSTAL VALLEY RANCH FILING NO. 18, RECORDED ON FEBRUARY 13, 2020, AT RECEPTION NO. 2020010779, MONUMENTED BY A 1.5-INCH ALUMINUM CAP ON A NO.5 REBAR, FLUSH WITH GROUND SURFACE, STAMPED "EMK, LS 29040", ASSUMED TO BEAR SOUTH 15°09'28" WEST, A DISTANCE OF 1514.61 FEET;

BEGINNING AT SAID NORTHWEST CORNER OF LOT 1 BLOCK 2;

THENCE SOUTH 01°38'19" EAST ALONG THE WEST LINE OF SAID LOT 1 BLOCK 2, A DISTANCE OF 885.68 FEET;

THENCE SOUTH 89°22'14" WEST ALONG A NORTHERLY LINE OF SAID LOT 1 BLOCK 2, A DISTANCE OF 45.01 FEET, TO A LINE PARALLEL WITH AND 45.00 FEET WESTERLY, AT RIGHT ANGLES, TO SAID WEST LINE;

THENCE NORTH 01°38'19" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 885.77 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, WHENCE THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER BEARS SOUTH 89°29'08" WEST, A DISTANCE OF 349.65 FEET;

THENCE NORTH 89°29'08" EAST ALONG SAID NORTH LINE, A DISTANCE OF 45.01 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A TOTAL OF 918,523 SQUARE FEET (21.086 ACRES), MORE OR LESS.

PURPOSE:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A SINGLE FAMILY, TRADITIONAL STYLE SITE PLAN WITH 112 SINGLE FAMILY LOTS.

PROJECT BENCHMARKS (NAVD 88):

BM "A" (TBM 950), CHISELED "X" ON TOP OF INLET; EAST SIDE OF LOOP ROAD @ CL STATION 37+75 (APPROX.)
EL = 6569.94 FEET

BM "B" (TBM 951), CHISELED "X" ON TOP OF CURB; EAST SIDE OF LOOP ROAD @ CL STATION 91+12 (APPROX.)
EL = 6533.10 FEET

FLOODPLAIN:

NO PART OF THE PROPERTY IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN.

VARIANCES:

TCV26-0026 - ENTRY ROAD CL RADII OF 150'
(APPROVED 07/24/26)

DEVELOPER:

CVR PA3A LLC
8031 S. HOMESTEADER DRIVE
MORRISON, CO 80465
CONTACT: GREGORY W. BROWN
PHONE: (303) 870-6300

ENGINEER

LEGACY CONSULTING ENGINEERS
1453 E FREMONT CIR N
CENTENNIAL, CO 80122
CONTACT: JAMES J. MILL
PHONE: (720) 316-8862

PLANNER

HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 446-2368

SURVEYOR

EMK CONSULTANTS
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, CO 80112 2019
CONTACT: STEVE HARDING
PHONE: (303) 694-1520

LANDSCAPE ARCHITECT:

HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 446-2368

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

CVR PA3A L.L.C.

A MINNESOTA LIMITED PARTNERSHIP.

BY:

GREGORY W BROWN, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 202_ BY GREGORY W. BROWN AS MANAGER OF CVR PA3A L.L.C. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

NOTARY PUBLIC

TOWN OF CASTLE ROCK
A MUNICIPAL CORPORATION

BY:

MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF ____, 202_.

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____, 202_ BY ____ AS MAYOR AND BY ____ AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES ____

SURVEYOR'S CERTIFICATE:

I, SAM GALLUCCI, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

SAM GALLUCCI DATE
COLORADO P.L.S. NO. ____
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

CIVIL ENGINEER'S STATEMENT:

I, JAMES J. MILL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN SUBSTANTIAL CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS, EXCEPT WHERE VARIANCES HAVE BEEN ALLOWED OR IMPLIED, OR WHERE STANDARDS CONFLICT.

JAMES J. MILL, PROFESSIONAL ENGINEER DATE
COLORADO P.E. NO. 29265
FOR AND ON BEHALF OF LEGACY CONSULTING ENGINEERS, INC.

TITLE CERTIFICATION:

I, ____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS ____ DAY OF ____, 201_.

AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____, 201_ BY ____ AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ADDRESS

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF ____, 2026.

CHAIR DATE

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF ____, 2026.

MAYOR DATE

ATTEST:

TOWN CLERK DATE

SITE DEVELOPMENT PLAN GENERAL NOTES

- APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL. THERE MAY BE SUBSEQUENT AMENDMENTS.
- THIS SITE IS ZONED PD
- THIS PROPERTY IS LOCATED WITHIN ZONE X AS PER FLOOD INSURANCE RATE MAP (FIRM) 08035C0304G PANEL 080050 WITH EFFECTIVE DATE MARCH 16, 2016..
- THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THIS SITE DEVELOPMENT PLAN.
- LOTS 18, 19, 62-64 OF THIS DEVELOPMENT ARE IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, AND RETAINING WALLS, REGARDLESS OF HEIGHT, WHICH RETAIN A SURCHARGE OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND REQUIRE A BUILDING PERMIT.
- RETAINING WALLS IN COMMON AREAS OR THAT SPAN MULTIPLE LOTS REGARDLESS OF SIZE/HEIGHT MUST BE LOCATED IN A TRACT. THE RETAINING WALLS MUST BE MAINTAINED BY THE HOA.
- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, METRO-DISTRICT, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. STREETScape LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY AND THAT WHICH IS INSTALLED OUTSIDE OF RIGHT-OF-WAY, ARE TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. SHOULD STREETScape OR OTHER SDP APPROVED LANDSCAPING BE INSTALLED ON TOWN OWNED LANDS, THE METRO-DISTRICT, HOA, OR PRIVATE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING. 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.
- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS SITE DEVELOPMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLANS SHALL REQUIRE AN SDP AMENDMENT.
- THE NUMBER OF PARKING SPACES ARE BASED ON THE PROPOSED USES ON THIS SITE DEVELOPMENT PLAN. A CHANGE OF USE TO A MORE PARKING INTENSIVE USE AS IDENTIFIED IN CHAPTER 17.54 OF THE CASTLE ROCK MUNICIPAL CODE OR APPLICABLE PLANNED DEVELOPMENT ZONING WILL REQUIRE AN AMENDMENT TO THIS SITE DEVELOPMENT PLAN.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK ZONING 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 OR APPLICABLE PLANNED DEVELOPMENT ZONING REGULATIONS.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOW LINE 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.
- ALL PROPOSED UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL AND SHALL BE ESTABLISHED WITH A PLAT OR SEPARATE DOCUMENT.
- 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, WATER METERS, FIRE HYDRANTS AND CURB BOXES AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES. ANY VARIATION FROM THIS REQUIRES AN APPROVED TECHNICAL CRITERIA VARIANCE.
- ALL SUBDIVISIONS SHALL INCLUDE ADEQUATE EASEMENTS TO ACCOMMODATE THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ALL PUBLIC ACCESS, SIDEWALKS, TRAILS, WATER SUPPLY SYSTEM, WASTEWATER SYSTEMS, STORM WATER MANAGEMENT SYSTEM AND EROSION CONTROL FACILITIES, TELECOMMUNICATIONS AND OTHER UTILITIES REQUIRED TO PROVIDE EACH UTILITY TO EACH OCCUPIED STRUCTURE IN THE SUBDIVISION.
- NO STRUCTURE SHALL BE CONSTRUCTED OVER ANY PORTIONS OF A RECORDED TOWN EASEMENT UNLESS A REVOCABLE LICENSE IS APPROVED BY THE TOWN AND THE STRUCTURE WILL NOT INTERFERE WITH THE INTENDED USE OF THE EASEMENT.
- ANY STRUCTURES PLACED IN THE EASEMENT INCLUDING BUT NOT LIMITED TO PAVING, FENCING, RETAINING WALLS AND LANDSCAPING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF THE UTILITIES DEPARTMENT OR PRIVATE UTILITY COMPANY SO THAT MAINTENANCE MAY BE PERFORMED. THE OWNER OF THE LAND SHALL AGREE TO HOLD THE TOWN AND/OR PRIVATE UTILITY COMPANY HARMLESS FOR ANY LOSS OF PROPERTY OR LANDSCAPING AND IRRIGATION REMOVED FROM THE EASEMENT OR DAMAGED DUE TO MAINTENANCE ACTIVITIES AND ALL ASSOCIATED COSTS.
- GRADING SHOWN HEREON THAT EXTENDS ONTO TOWN PLD AND/OR OPEN SPACE IS SUBJECT TO TOWN APPROVAL AT TIME OF THE CONSTRUCTION DOCUMENTS AND A DEDICATED SLOPE EASEMENT GRANTED TO THE HOA OR METRO DISTRICT. THE EASEMENT ALLOWS LIMITED LAND DISTURBANCE AND MUST COMPLY WITH THE TOWN'S TESC MANUAL. THE HOA/METRO DISTRICT IS RESPONSIBLE FOR ONGOING MAINTENANCE, EROSION CONTROL, AND REPAIRING ANY OFF-SITE IMPACTS AT THEIR EXPENSE.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN **UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET**, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN **UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES**.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 88,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- "NO PARKING FIRE LANE": SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE CASTLE ROCK FIRE DEPARTMENT. 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.
- "FIRE LANE NO PARKING" CURB MARKING: ALL DESIGNATED LANES SHALL BE ACCOMPANIED WITH CURB MARKINGS IN A WEATHER RESISTANT RED PAINT. REFLECTIVE PAINT MAY BE USED FOR HIGHER VISIBILITY. CURBING SHALL BE LABELED, "NO PARKING - FIRE LANE" IN ALL UPPER CASE LETTERS. LETTERING SHALL BE NO LESS THAN THREE (3) INCHES HIGH WITH WHITE LETTERING ON A RED BACK GROUND AND PLACED ON THE FACE AND TOP OF THE CURB. LETTERING SHALL BE LOCATED NO MORE THAN FIFTY (50') APART AND WITHIN FIVE FEET OF THE BEGINNING AND END OF ANY FIRE LANE.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE **TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) OR COMMUNITY WILDFIRE PROTECTION PLAN (CWPP)** THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	STREET SECTIONS AND DATA
3	SITE PLAN (1"=100')
4	SITE PLAN (1"=60')
5	GENERAL GRADING PLAN (1"=100')
6	GENERAL UTILITIES PLAN (1"=50')
7-11	CONCEPT LANDSCAPE PLAN

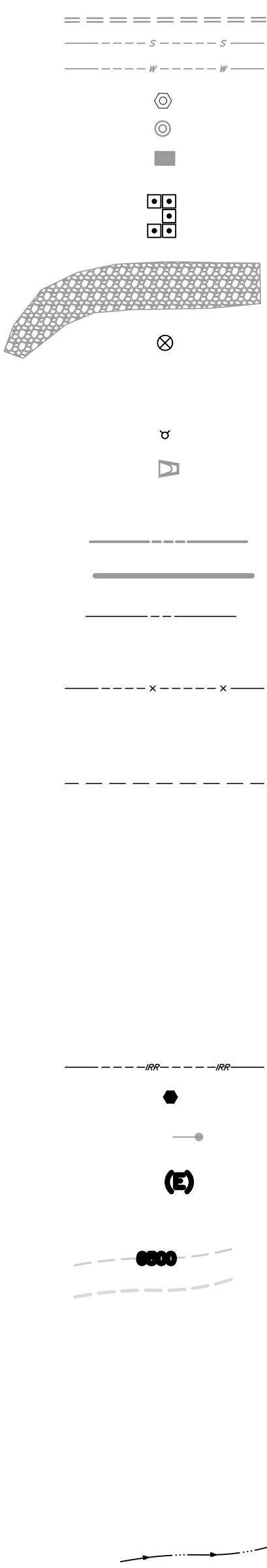
COVER SHEET
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
JUNE, 2026
SHEET 1 OF 11 (PROJ # SDP26-0005)



SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO. 14, AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0005

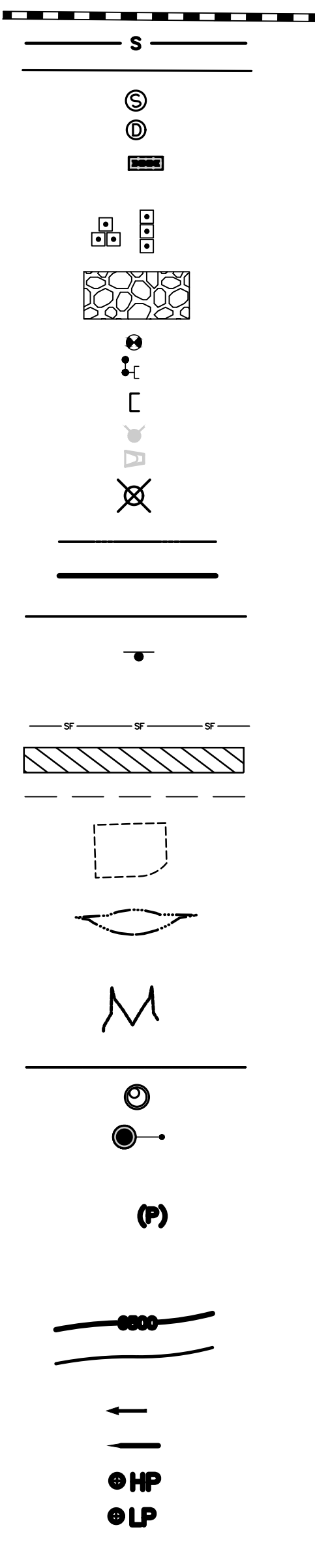
EXISTING\FUTURE



LEGEND

STORM SEWER
SANITARY SEWER
WATER MAIN
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
HAY BALES
RIP RAP
WATER VALVE
BLOWOFF
SANITARY PLUG
FIRE HYDRANT
FLARED END SECTION
STREET LIGHT
RIGHT-OF-WAY
BOUNDARY
PROPERTY LINE
SIGN
EXISTING FENCE
SILT FENCE
RETAINING WALL
EASEMENT
BLDG SETBACK
100 YR PONDING
EMGC PONDING
IRRIGATION LINE
IRRIGATION METER
AIR RELEASE VALVE
EXISTING
PROPOSED
(E) 5' GROUND CONTOUR
(E) 1' GROUND CONTOUR
(P) 5' GROUND CONTOUR
(P) 1' GROUND CONTOUR
(P) FLOW DIRECTION
STREET GRADE
HIGH POINT
LOW POINT
(E) SWALE

PROPOSED

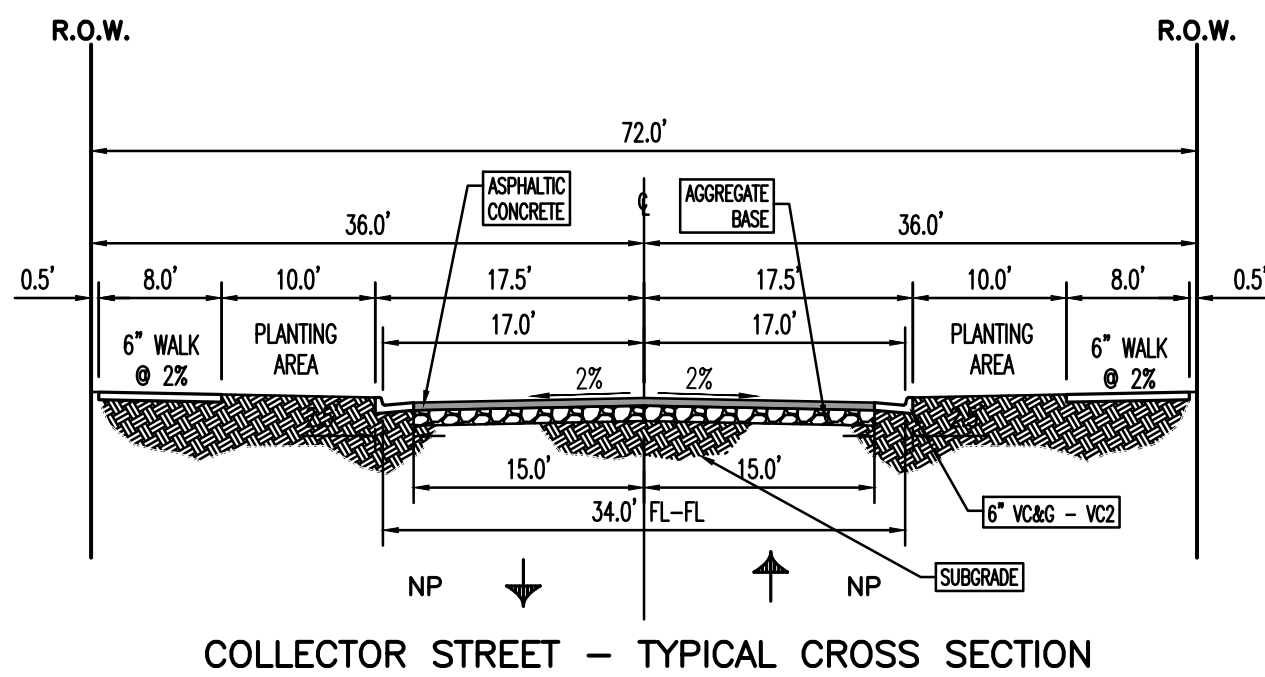
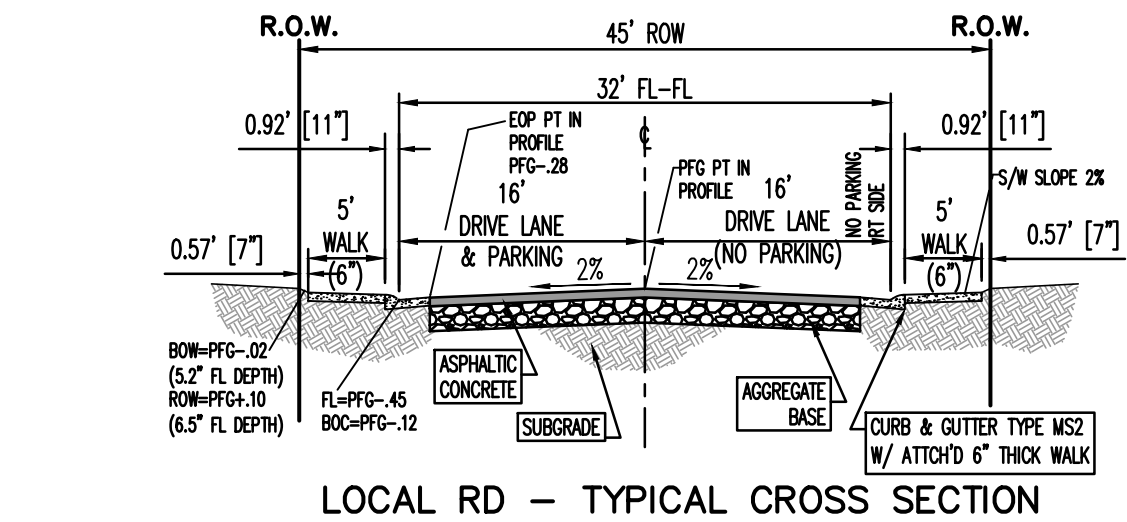


Dedication Summary Table						
	Area	Ownership	Maintenance	Description	Zoning	Usage Type
Tract A	0.159 ac	Town of Castle Rock	Town of Castle Rock	Parks Dedication North of Fabled Oak Drive	OSD	Park Land
Tract B	1.128 ac	Town of Castle Rock	Town of Castle Rock	Parks Dedication Adjacent Pond 512	OSD	Regional Pond 512
Tract C	0.586 ac	Crystal Valley Master HOA	Crystal Valley Master HOA	OSP Dedication to HOA (SE Qtr)	OSP	Open Space/Utilities/Drainage
Tract D	0.915 ac	Town of Castle Rock	Town of Castle Rock	PLD Swap to Town	PLD	Open Space/Utilities/Drainage
Tract E	1.744 ac	Crystal Valley Master HOA	Crystal Valley Master HOA	OSP Dedication to HOA adjacent at SGR entry	OSP	Open Space/Utilities/Drainage
Tract F	0.051 ac	Crystal Valley Master HOA	Crystal Valley Master HOA	OSP Dedication to HOA adjacent to PLD swap	OSP	Open Space/Utilities/Drainage
Total	4.58 ac					

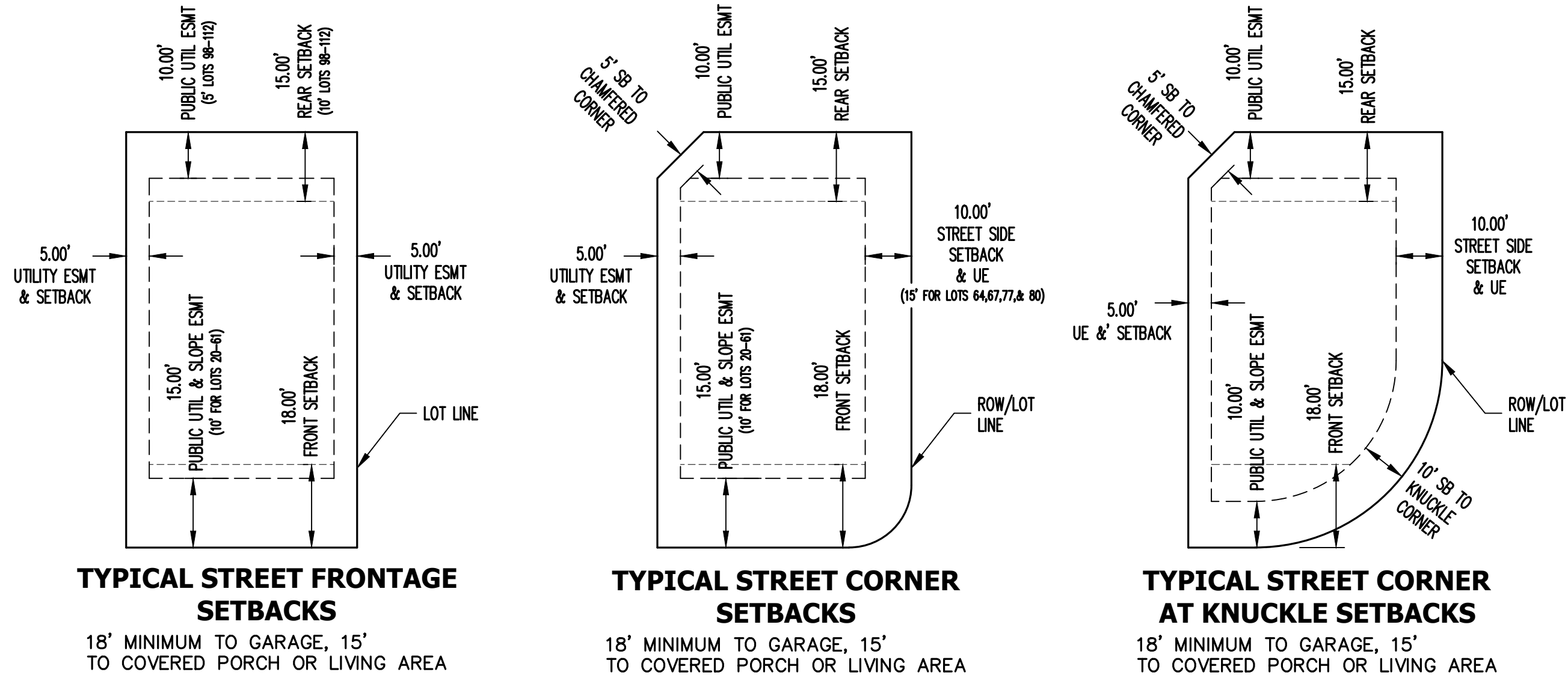
SITE UTILIZATION TABLE		
Description	Area	
OSP (Tract C, E & F)	2.38 ac	11.294%
OSD (Pond 512 - Tract A & B)	1.29 ac	6.101%
PLD Swap to Town (Tract D)	0.92 ac	4.340%
LOTS	11.46 ac	54.361%
SITE ROW	5.04 ac	23.904%
Total Land Area	21.09 ac	100.00%

ZONING COMPARISON TABLE		
	PD Standards	Proposed
Lot/unit Count - SFE's	127	112
Gross Density	6.00 du/ac	5.31 du/ac
Average Lot Area	n/a	4,458 sf
Total ROW Area	n/a	5.04 ac
Total PLD/Open Space Area	n/a	4.58 sf

Land Use	R-MF-24	R-SF-6
Min Building Separation	DET W/ SDP	10 ft
Max Building Height (R-SF-6)	35 ft	35 ft
Max Building Height (R-MF-24)	50 ft	N/A
Min Front Garage Setback		18 ft
Min Front Patio or Living Setback		15 ft
Min Rear Setback	DETERMINED WITH SDP	10 ft
Min Side Setback		5 ft
Min Side Corner Lot Setback		10 ft
Off Street Parking Req per Lot	2	2



NOTE:
"NO PARKING FIRE LANE" SIGNS MUST BE POSTED BY THE DEVELOPER ON BOTH SIDES OF SNOW GOOSE RD, PER CASTLE ROCK FIRE DEPARTMENT "NO PARKING FIRE LANE" SPECIFICATION DETAIL.



STREET SECTIONS & DATA
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
JUNE, 2026
SHEET 2 OF 11 (PROJ # SDP26-0005)



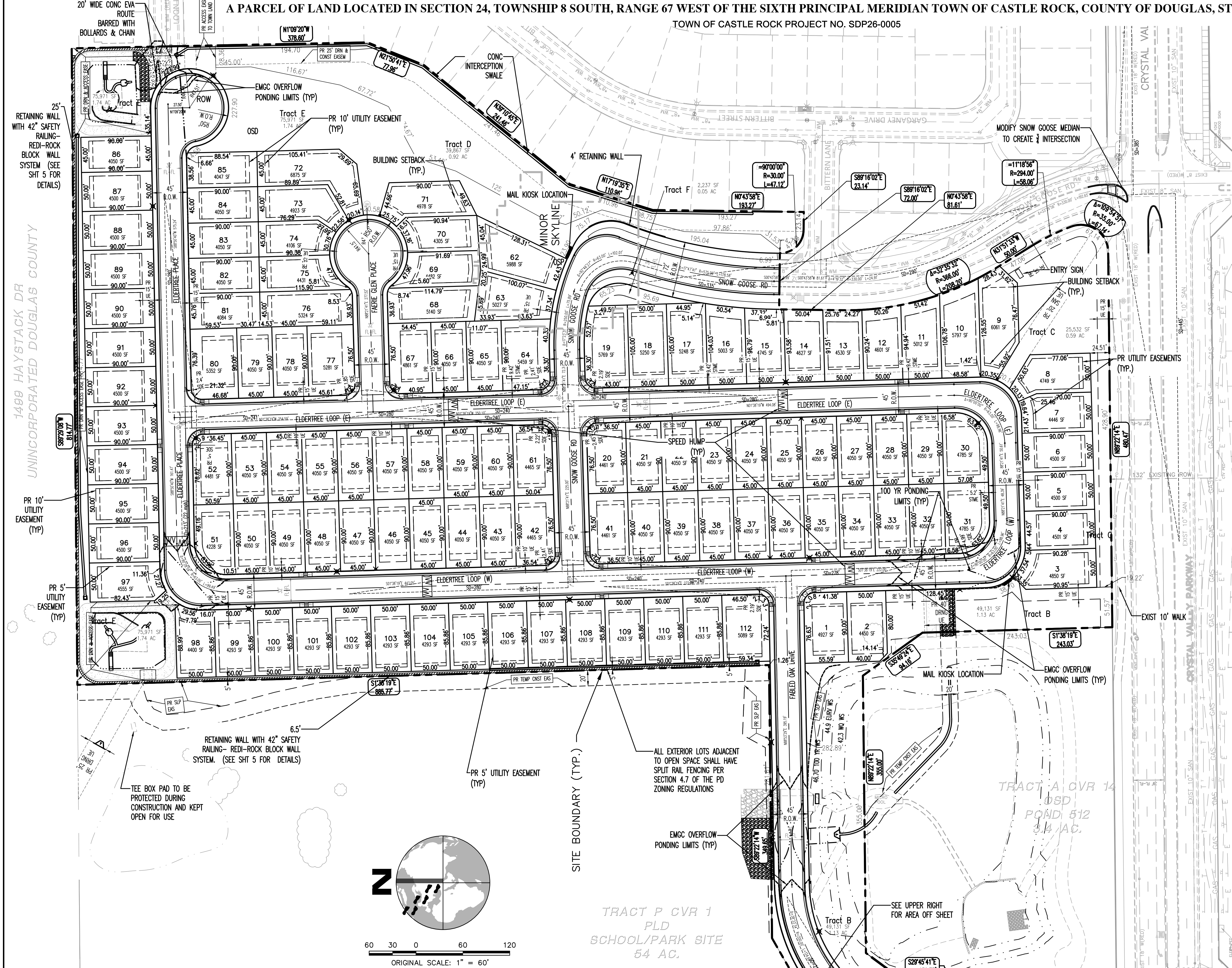
A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



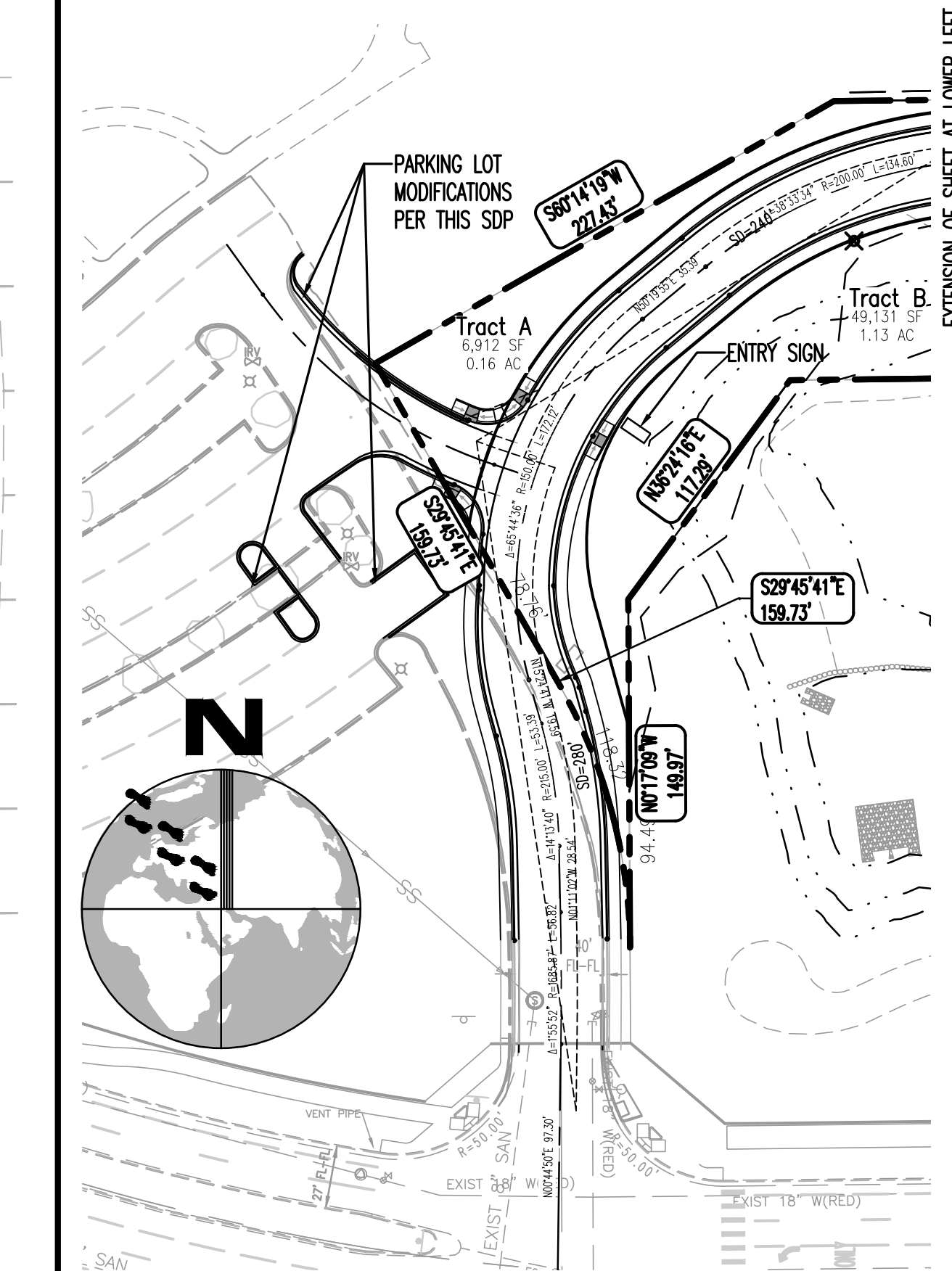
SITE DEVELOPMENT PLAN CRYSTAL VALLEY RANCH FILING NO. 14, AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP26-0005



EXISTING/FUTURE	PROPOSED
RIP RAP	
FIRE HYDRANT	
STREET LIGHT	
RIGHT-OF-WAY	
BOUNDARY	
PROPERTY LINE	
EXISTING FENCE	
EASEMENT	
BLDG SETBACK	
100 YR PONDING	
EMGC PONDING	



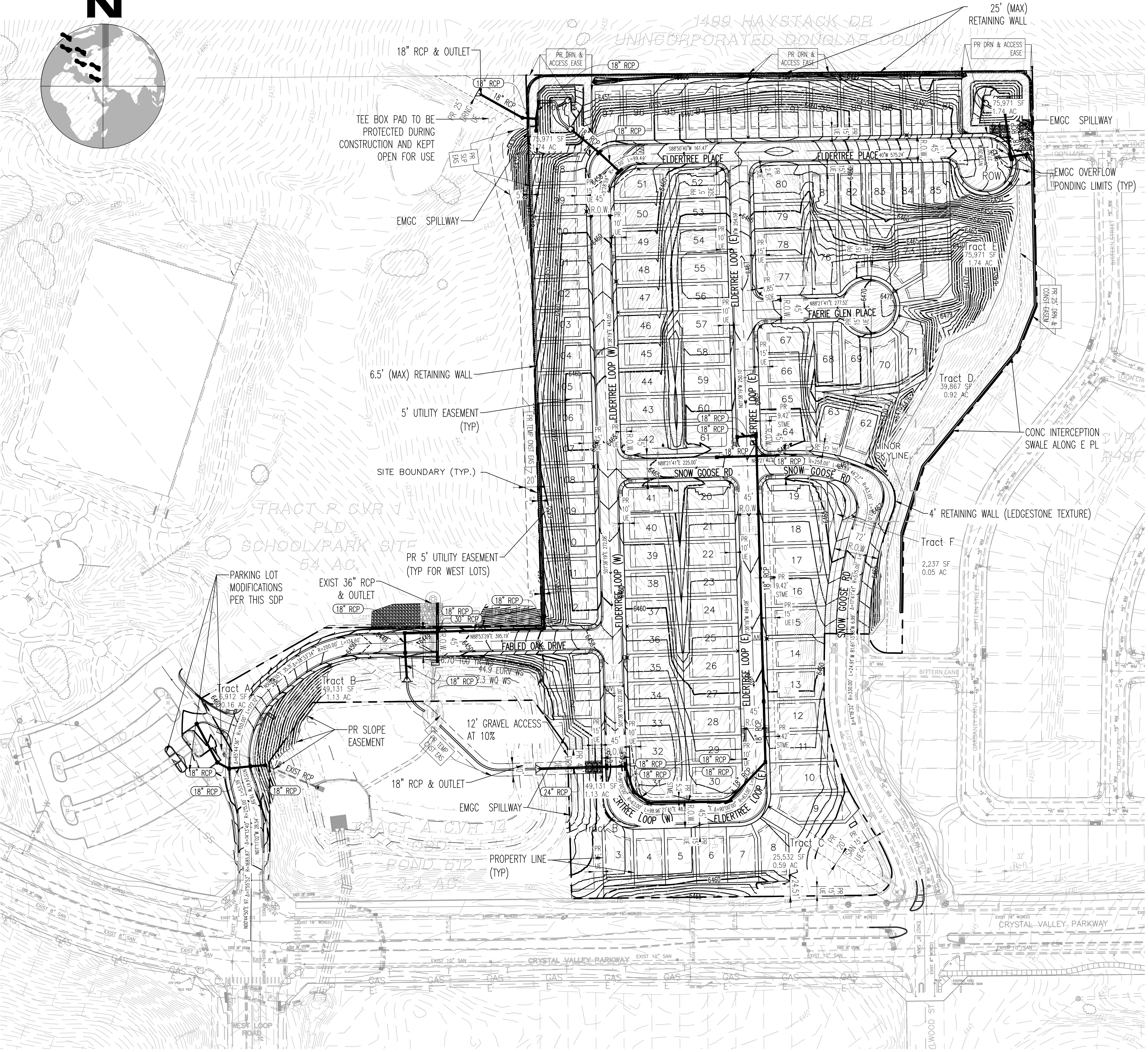
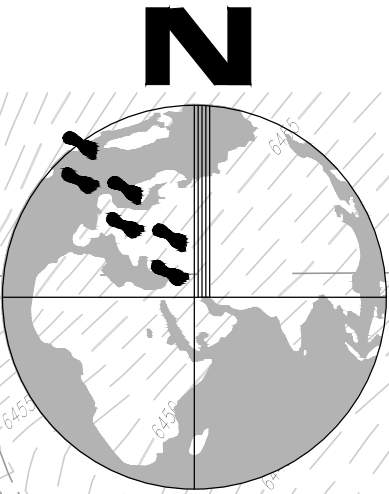
SITE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
JUNE, 2026
SHEET 4 OF 11 (PROJ # SDP26-0005)

Legacy Consulting Engineers

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO. 14, AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. SDP26-0005

100 50 0 100 200
ORIGINAL SCALE: 1" = 100'

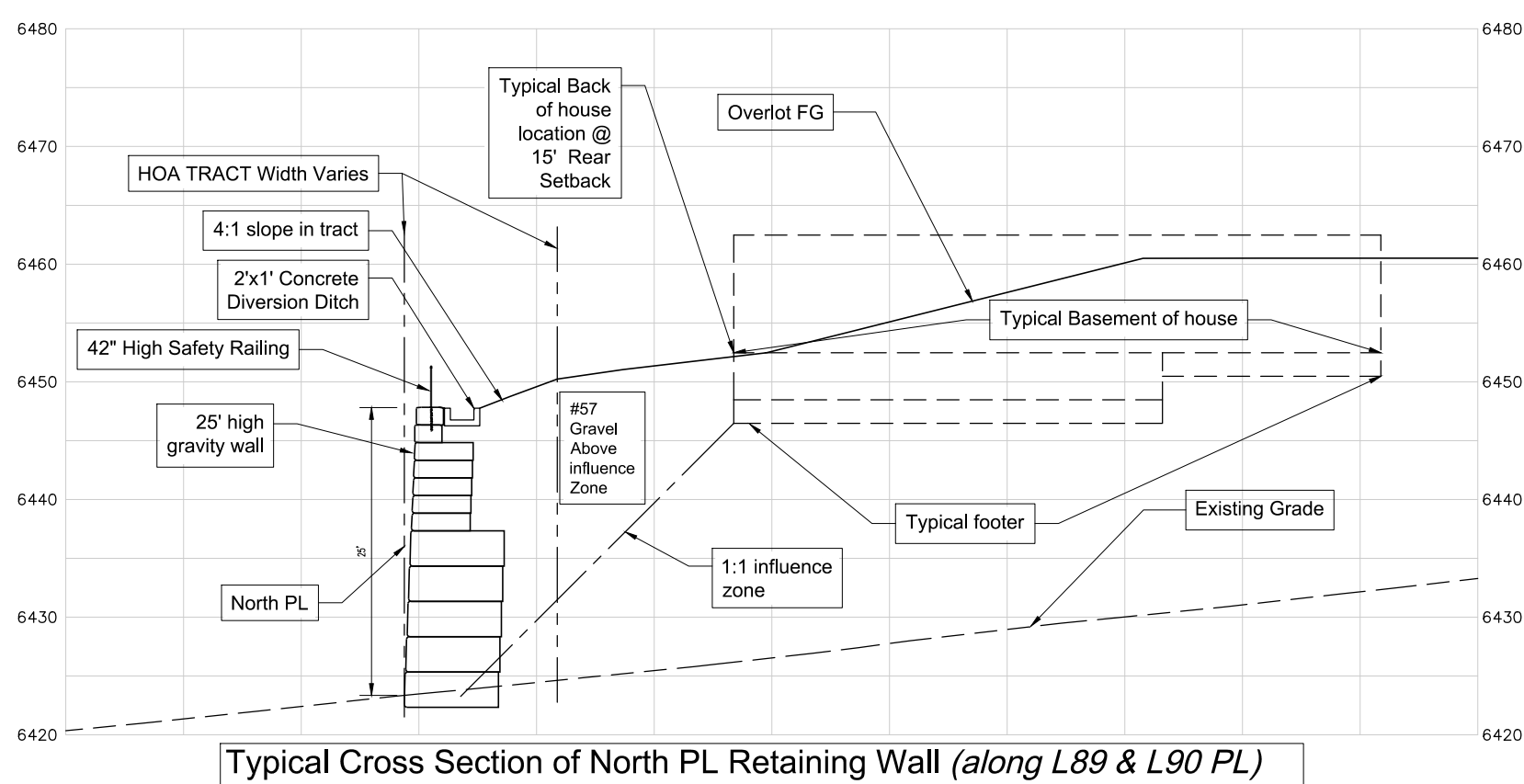
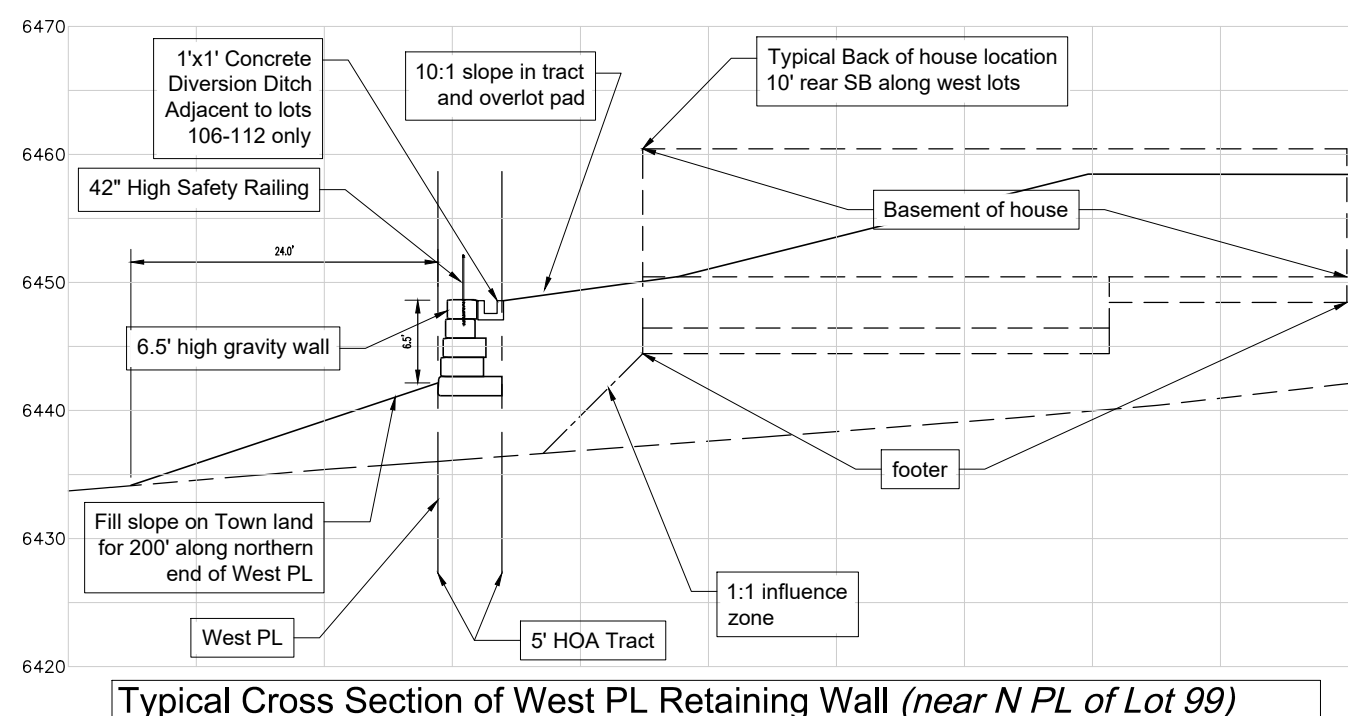
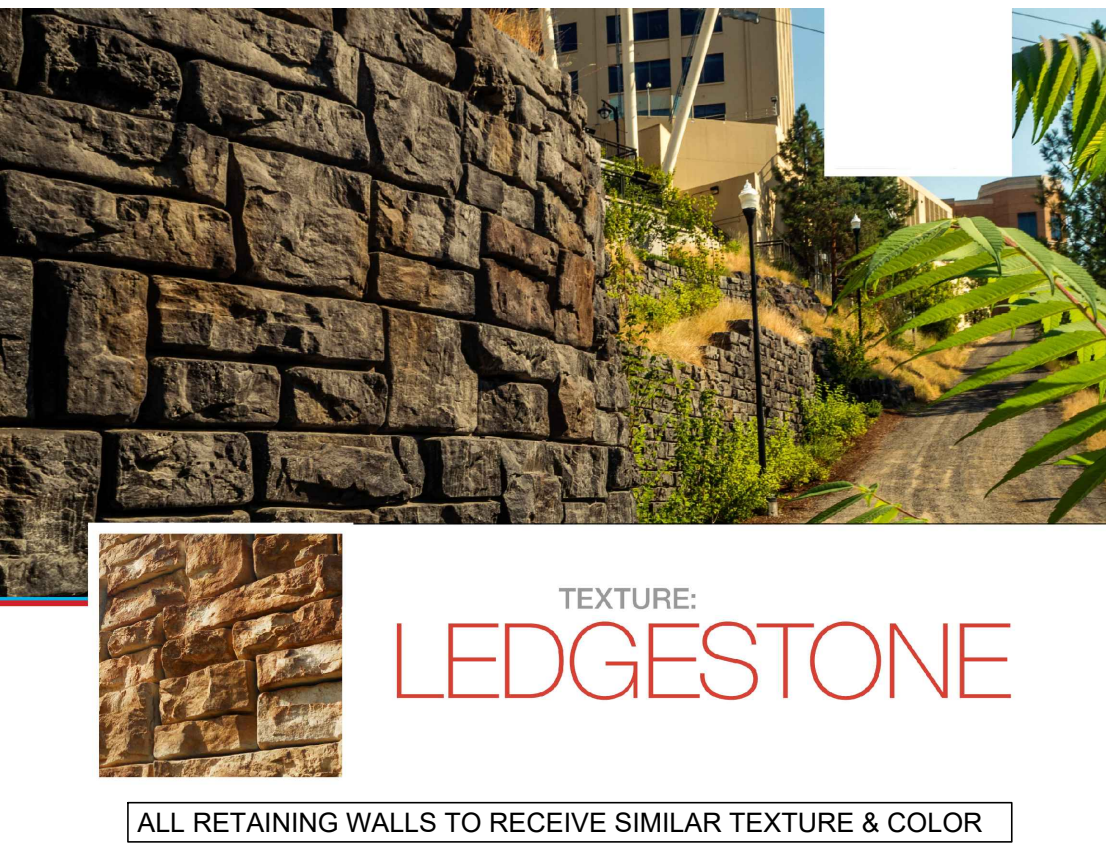
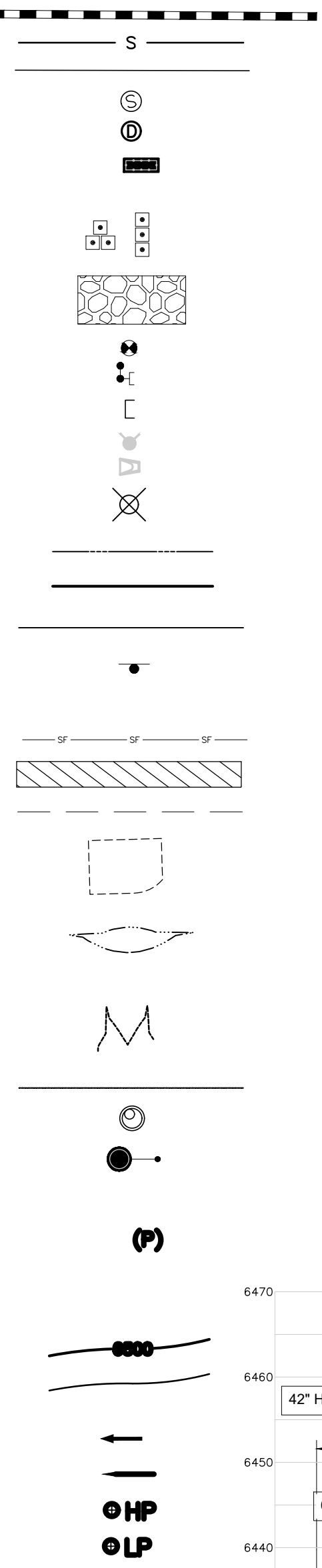


LEGEND

EXISTING/FUTURE



PROPOSED



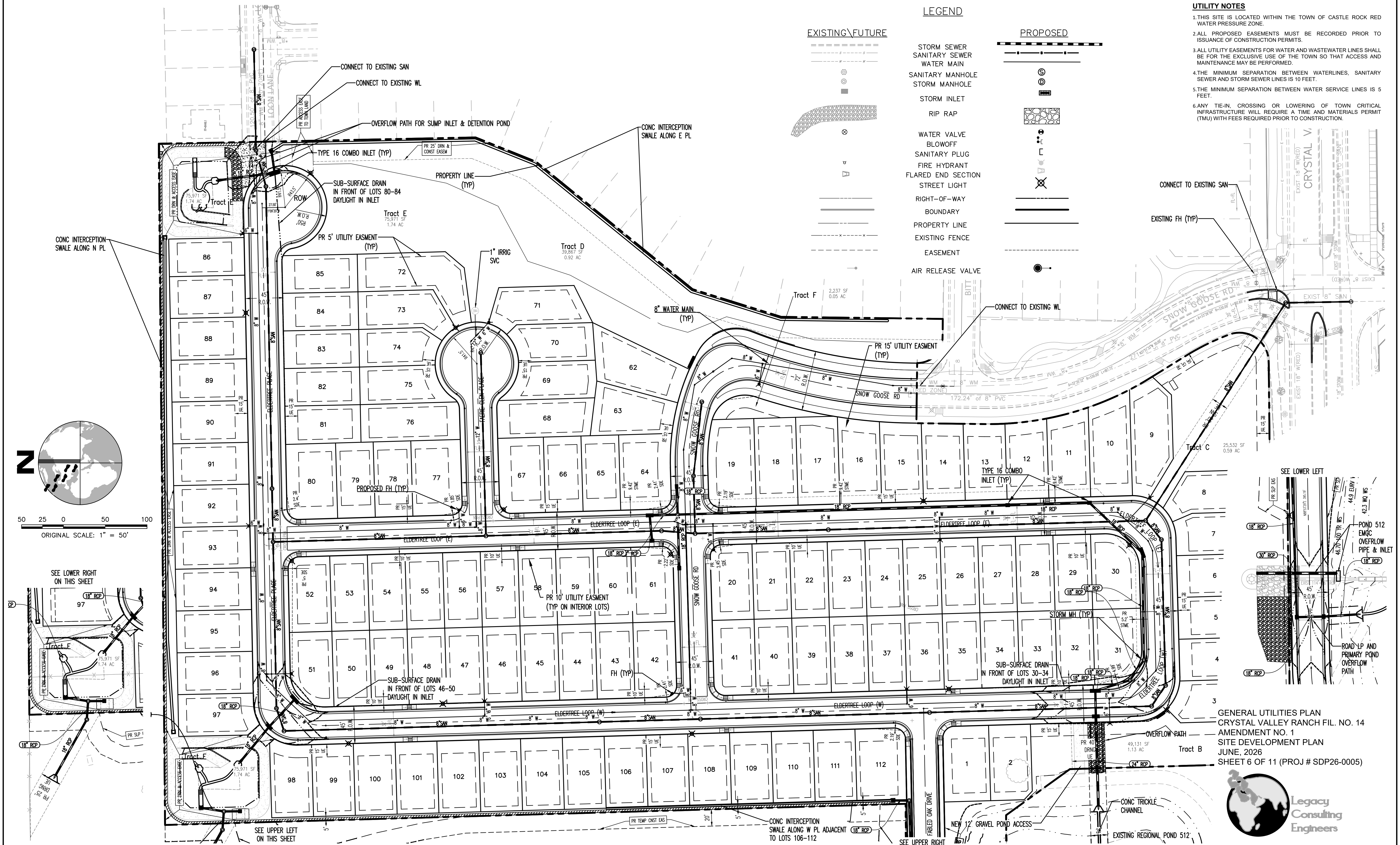
GENERAL GRADING PLAN
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
JUNE, 2026
SHEET 5 OF 11 (PROJ # SDP26-0005)



A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF CASTLE ROCK PROJECT NO. SDP26-0005

TOWN OF CASTLE ROCK PROJECT NO. SDP26-0005



UTILITY NOTES

1. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. ALL UTILITY EASEMENTS FOR WATER AND WASTEWATER LINES SHALL BE FOR THE EXCLUSIVE USE OF THE TOWN SO THAT ACCESS AND MAINTENANCE MAY BE PERFORMED.
4. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
6. ANY TIE-IN, CROSSING OR LOWERING OF TOWN CRITICAL INFRASTRUCTURE WILL REQUIRE A TIME AND MATERIALS PERMIT (TMU) WITH FEES REQUIRED PRIOR TO CONSTRUCTION.

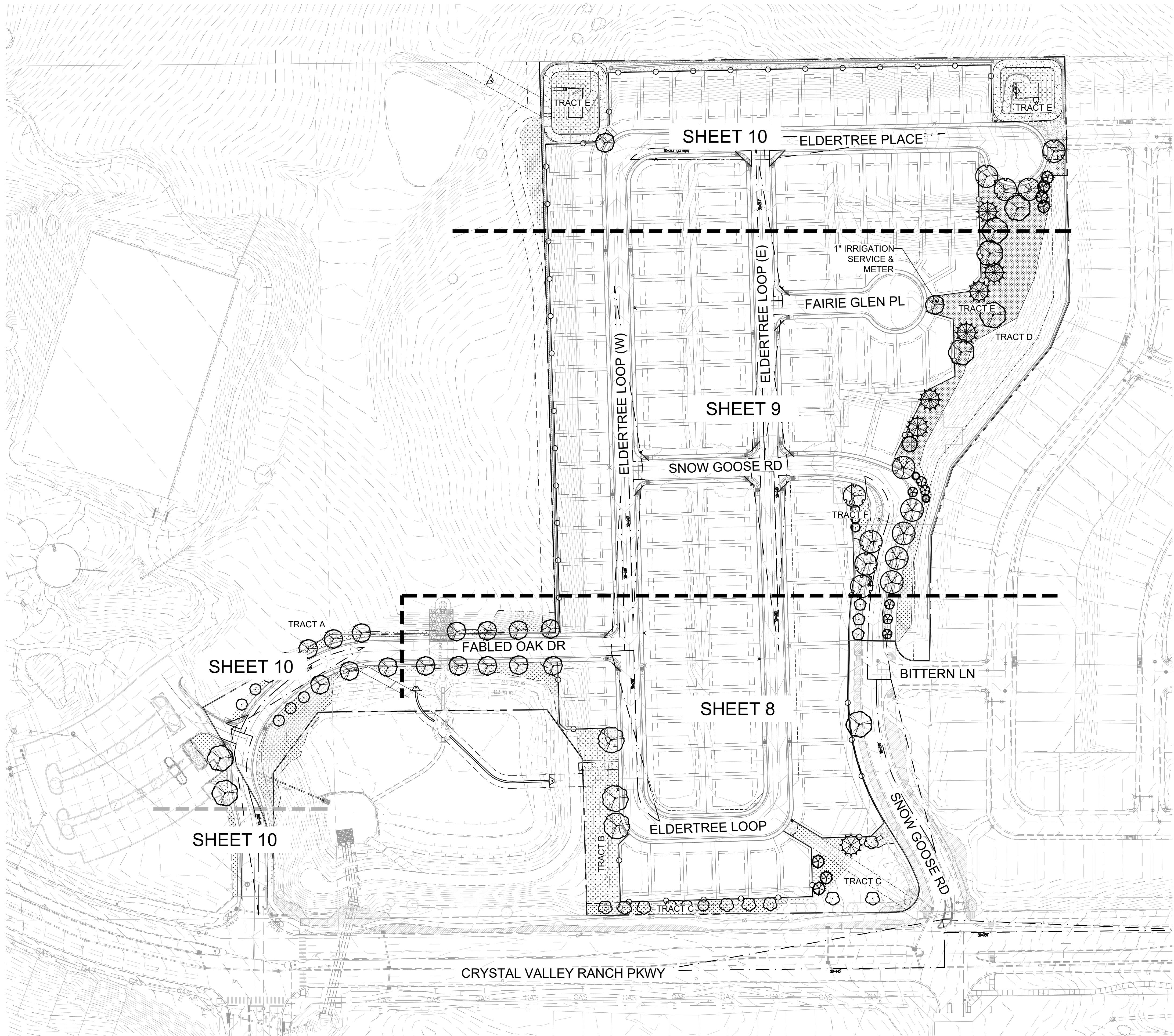
GENERAL UTILITIES PLAN
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
JUNE, 2026
SHEET 6 OF 11 (PROJ # SDP26-0005)

**Legacy
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Engineers**

CRYSTAL VALLEY RANCH FILING NO. 14, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
2. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
3. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF TEN (10) FEET.
4. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
5. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
6. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
7. ALL PLANTS ARE TO BE PROPERLY HYDRO-ZONED PER TOWN OF CASTLE ROCK PLANT LIST.
8. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES ARE 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.
10. NONLIVING LANDSCAPE MATERIAL SUCH AS ROCK, STONE, BARK CHIPS, AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY INSTALLED, SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OF TWO (2) INCHES FOR ROCK MULCH AND FOUR (4) INCHES FOR WOOD MULCH.
11. PLANTS AND VEGETATION UNDER THE TOWN OF CASTLE ROCK'S PLANT LIST SHALL BE IN LINE WITH THE ADOPTED CWPP AND FIRE RESISTIVE VEGETATION FOR THE REGION TO MEET THE ADOPTED FIRE CODES BY THE TOWN OF CASTLE ROCK.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE SUBMITTAL OF THE CONSTRUCTION DOCUMENTS.
13. 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.
14. WHERE SIDEWALK IS ATTACHED, ONE TREE PER LOT NEEDS TO BE PROVIDED IN FRONT YARD TO MEET STREET TREE REQUIREMENTS.
15. METHODS FOR EXISTING NATIVE VEGETATION TO BE PROTECTED IN PLACE WILL BE DETAILED IN THE CONSTRUCTION DOCUMENTS.
16. THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK ACCEPTED TESC PLAN AND THE TOWN OF CASTLE ROCK TESC MANUAL.

LANDSCAPE LEGEND

- LARGE DECIDUOUS TREE (DRIP IRRIGATION)
 - 3" DECIDUOUS TREE (DRIP IRRIGATION)
 - ORNAMENTAL TREE (DRIP IRRIGATION)
 - 2.5" ORNAMENTAL TREE (DRIP IRRIGATION)
 - EVERGREEN TREE (DRIP IRRIGATION)
 - 8'-10' EVERGREEN TREE (DRIP IRRIGATION)
 - 1/2" RIVER ROCK MULCH (LOW HYDROZONE/DRIP IRRIGATION)
 - SEEDING PER TESC PLAN (NO IRRIGATION)
 - NATIVE SEED (TEMPORARY SPRAY IRRIGATION TO BE DISCONNECTED AFTER ESTABLISHMENT)
 - EXISTING TREE TO REMAIN
- NOTE: ALL DRIP IRRIGATION TO BE PERMANENT WITH DRIP EMITTERS

LANDSCAPE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
FEBRUARY, 2026
SHEET 7 OF 11 (PROJ # SDP26-0005)

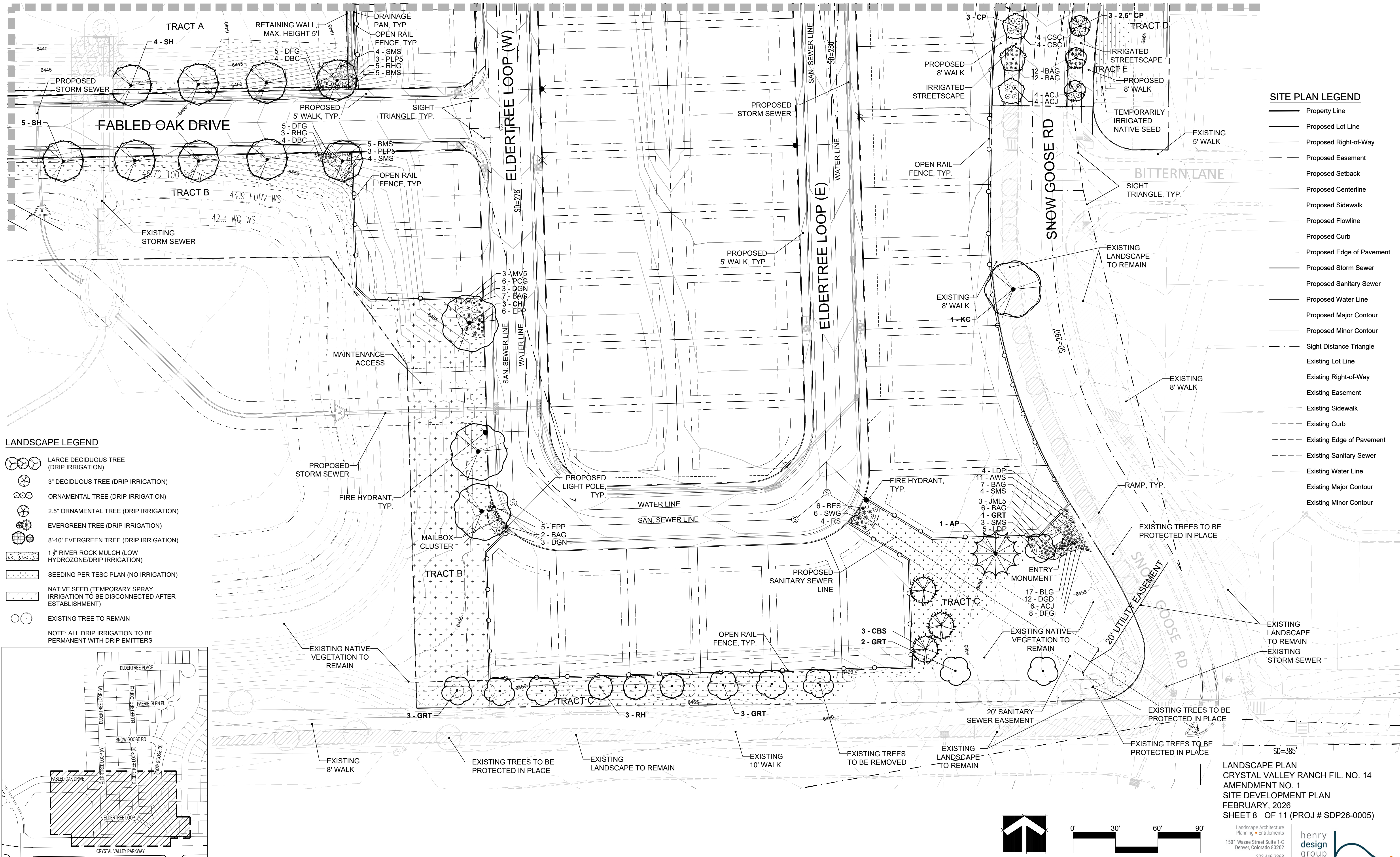
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Denver, Colorado 80202
303.446.2368
henrydesigngroup.com



CRYSTAL VALLEY RANCH FILING NO. 14, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

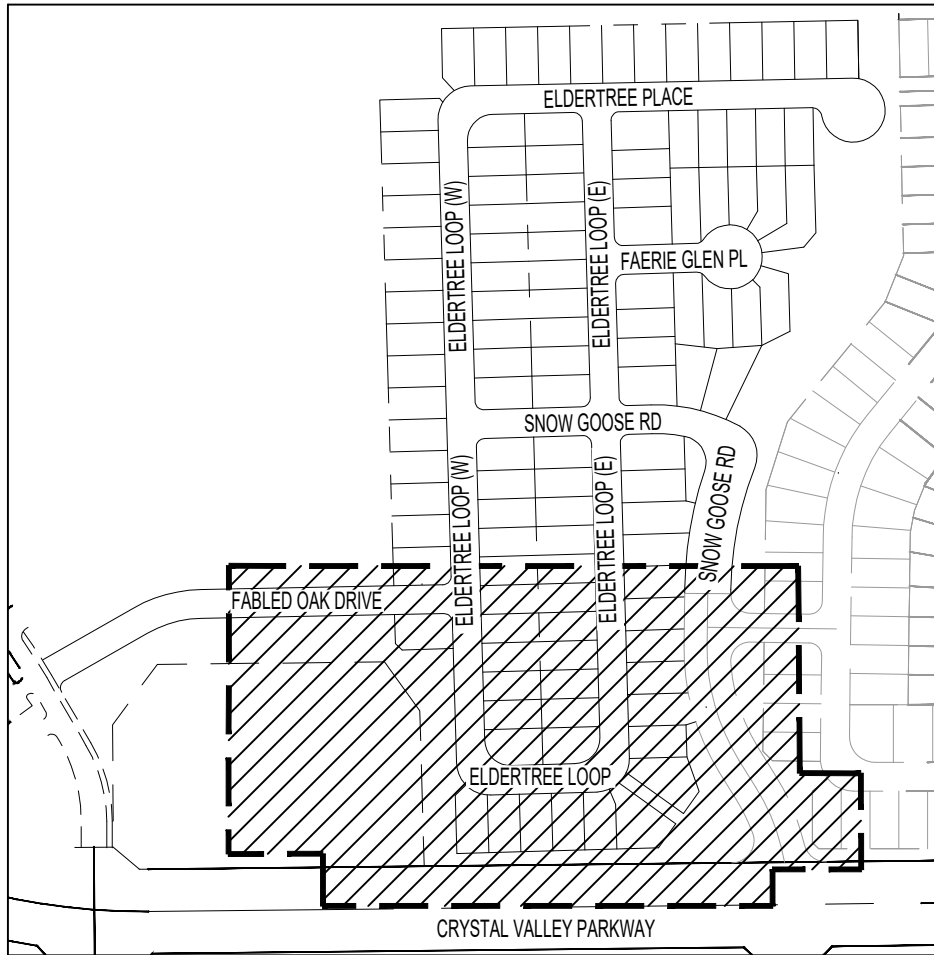


LANDSCAPE LEGEND

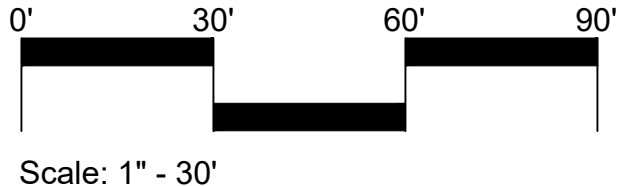
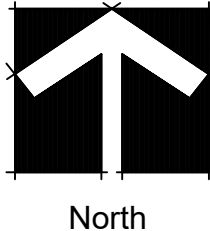
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 - EXISTING TREE TO REMAIN
- NOTE: ALL DRIP IRRIGATION TO BE PERMANENT WITH DRIP EMITTERS

SITE PLAN LEGEND

- Property Line
- Proposed Lot Line
- Proposed Right-of-Way
- Proposed Easement
- Proposed Setback
- Proposed Centerline
- Proposed Sidewalk
- Proposed Flowline
- Proposed Curb
- Proposed Edge of Pavement
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Line
- Proposed Major Contour
- Proposed Minor Contour
- Sight Distance Triangle
- Existing Lot Line
- Existing Right-of-Way
- Existing Easement
- Existing Sidewalk
- Existing Curb
- Existing Edge of Pavement
- Existing Sanitary Sewer
- Existing Water Line
- Existing Major Contour
- Existing Minor Contour



LANDSCAPE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
FEBRUARY, 2026
SHEET 8 OF 11 (PROJ # SDP26-0005)

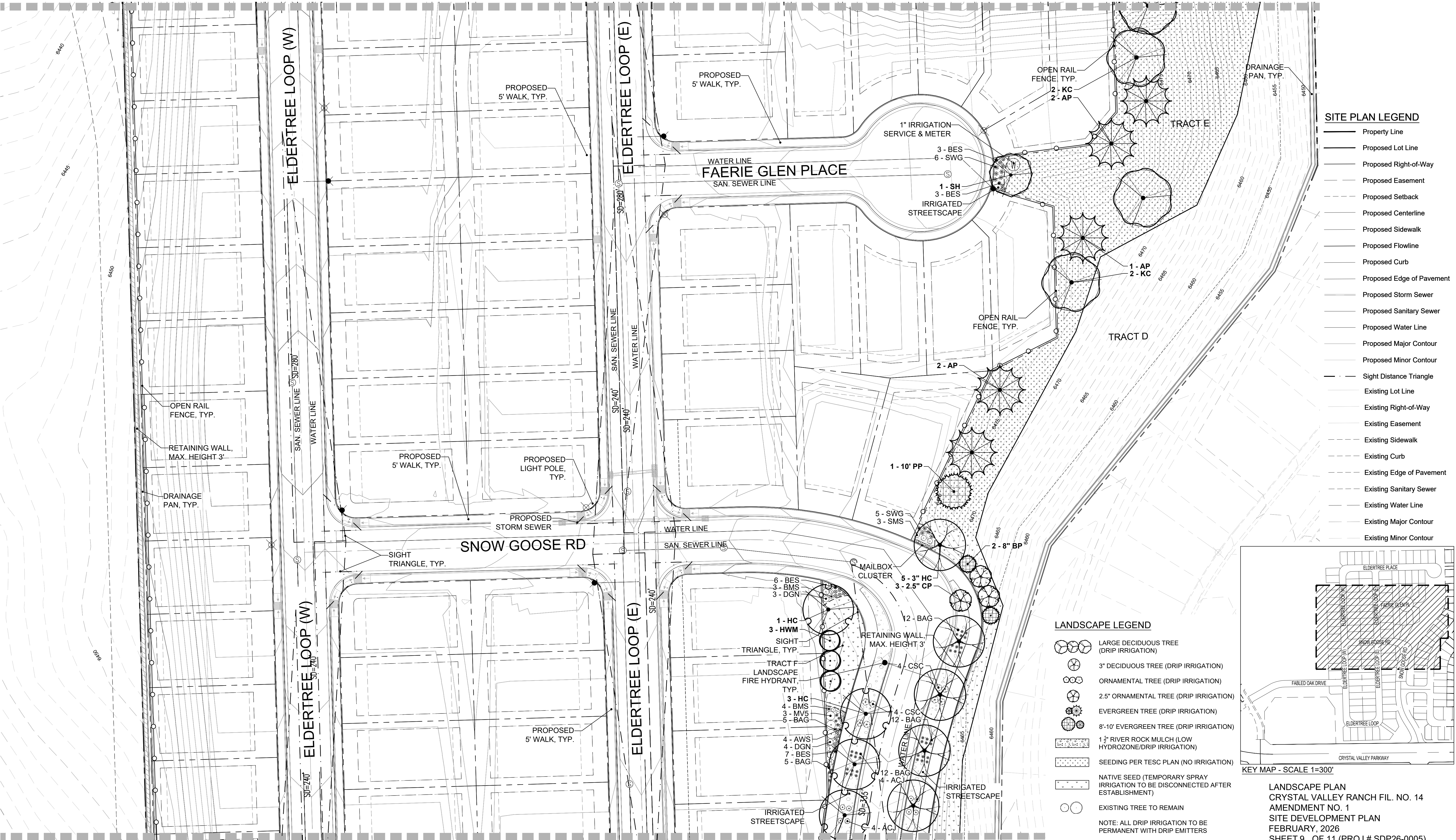


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CRYSTAL VALLEY RANCH FILING NO. 14, AMENDMENT NO. 1

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

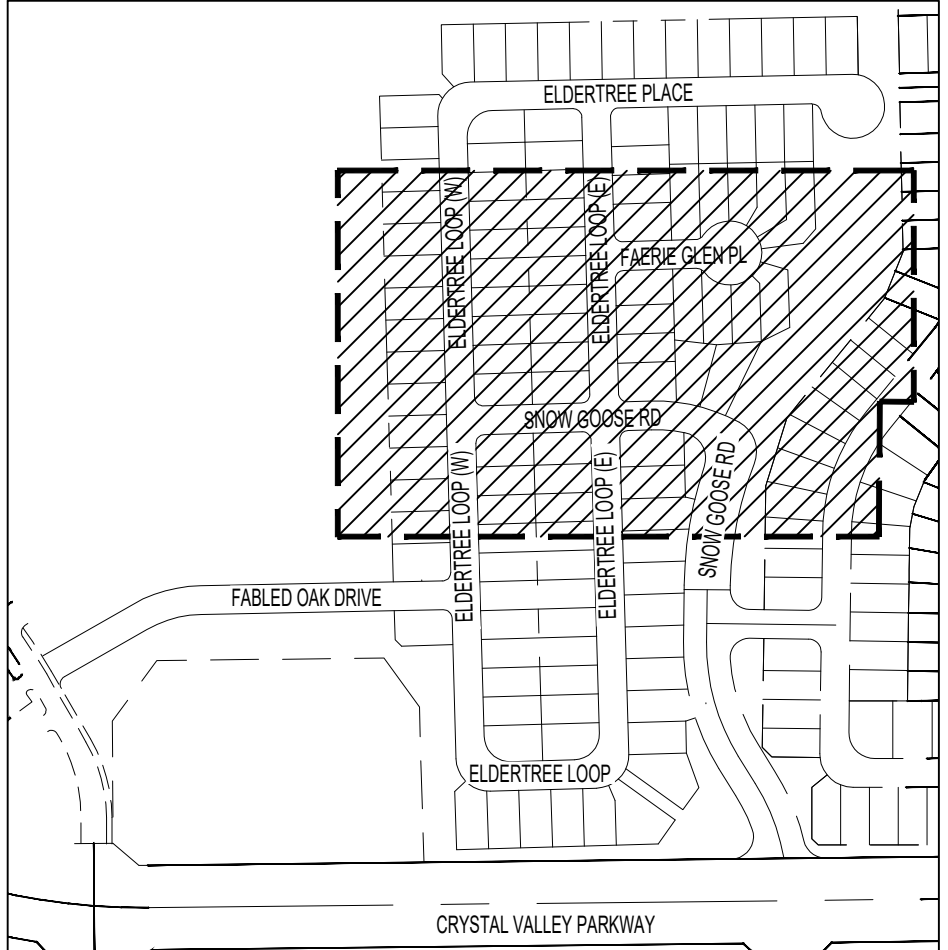


SITE PLAN LEGEND

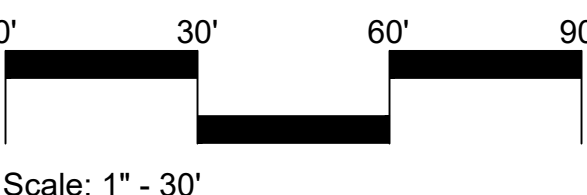
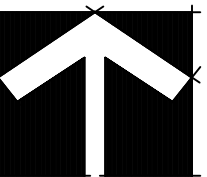
- Property Line
- Proposed Lot Line
- Proposed Right-of-Way
- Proposed Easement
- Proposed Setback
- Proposed Centerline
- Proposed Sidewalk
- Proposed Flowline
- Proposed Curb
- Proposed Edge of Pavement
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- Proposed Sanitary Sewer
- Proposed Water Line
- Proposed Major Contour
- Proposed Minor Contour
- Sight Distance Triangle
- Existing Lot Line
- Existing Right-of-Way
- Existing Easement
- Existing Sidewalk
- Existing Curb
- Existing Edge of Pavement
- Existing Sanitary Sewer
- Existing Water Line
- Existing Major Contour
- Existing Minor Contour

LANDSCAPE LEGEND

- LARGE DECIDUOUS TREE (DRIP IRRIGATION)
 - 3" DECIDUOUS TREE (DRIP IRRIGATION)
 - ORNAMENTAL TREE (DRIP IRRIGATION)
 - 2.5" ORNAMENTAL TREE (DRIP IRRIGATION)
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 - EXISTING TREE TO REMAIN
- NOTE: ALL DRIP IRRIGATION TO BE PERMANENT WITH DRIP EMITTERS



LANDSCAPE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
FEBRUARY, 2026
SHEET 9 OF 11 (PROJ # SDP26-0005)

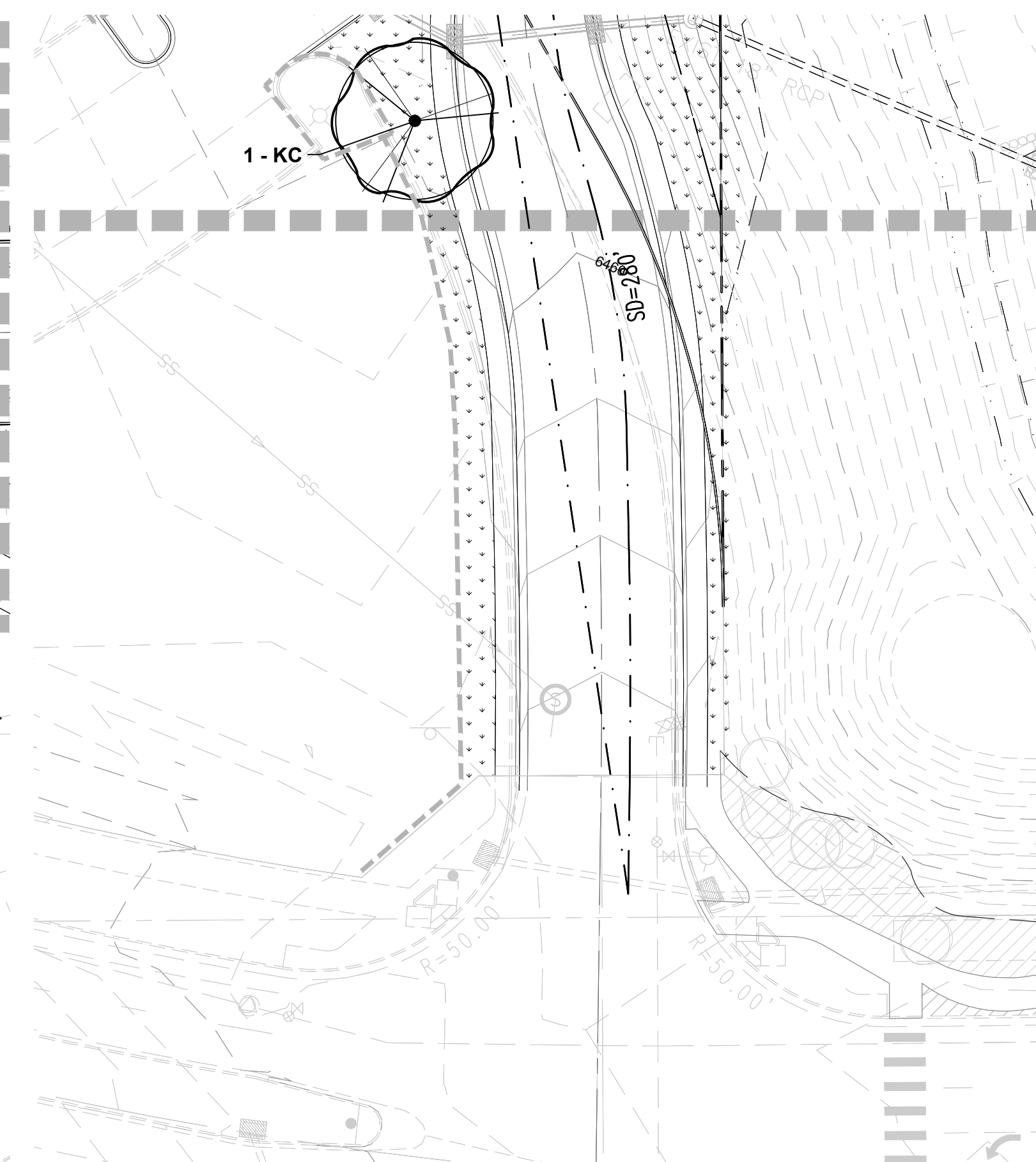
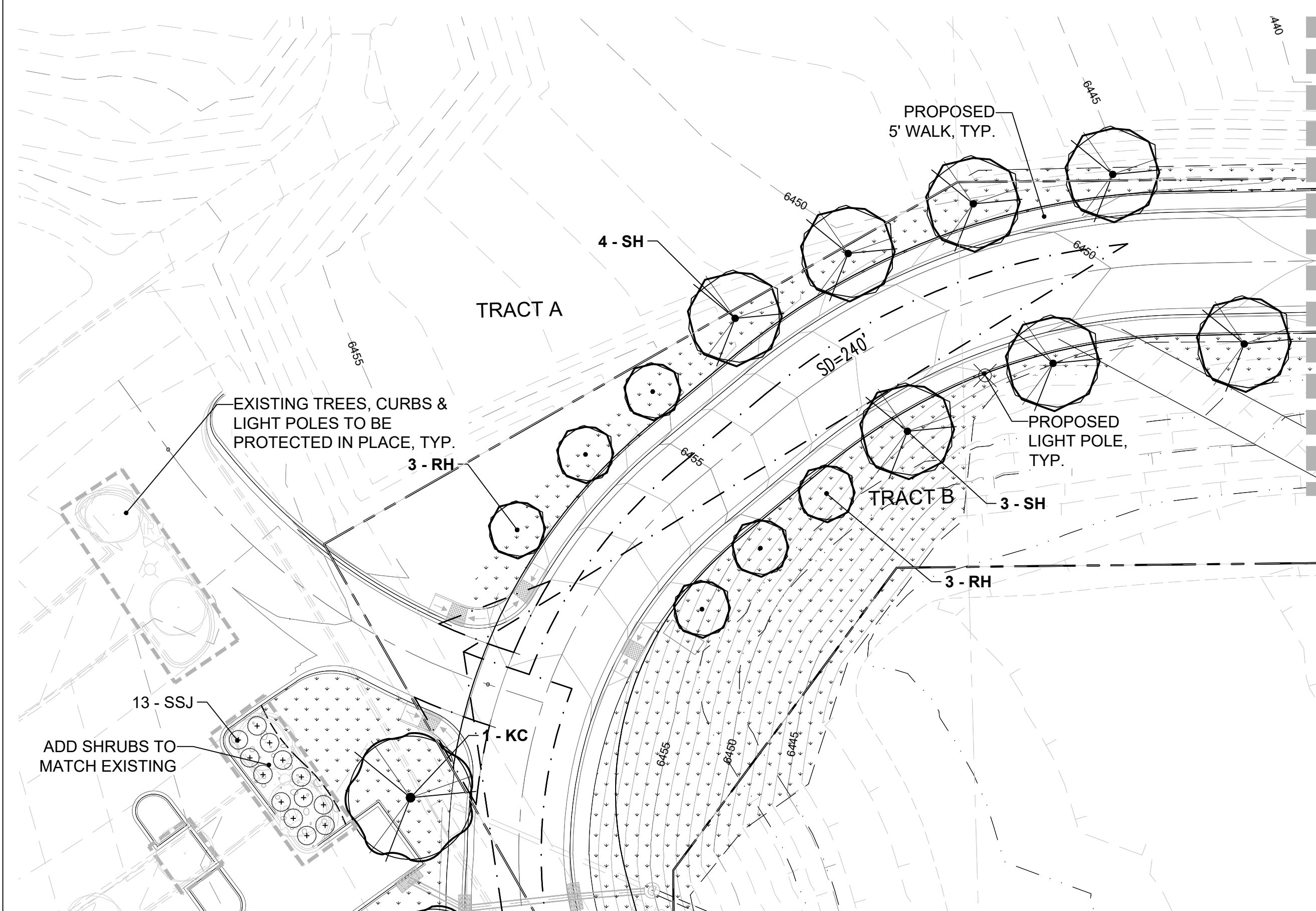


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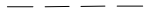
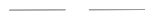


SITE DEVELOPMENT PLAN

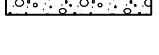
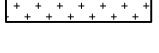
A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



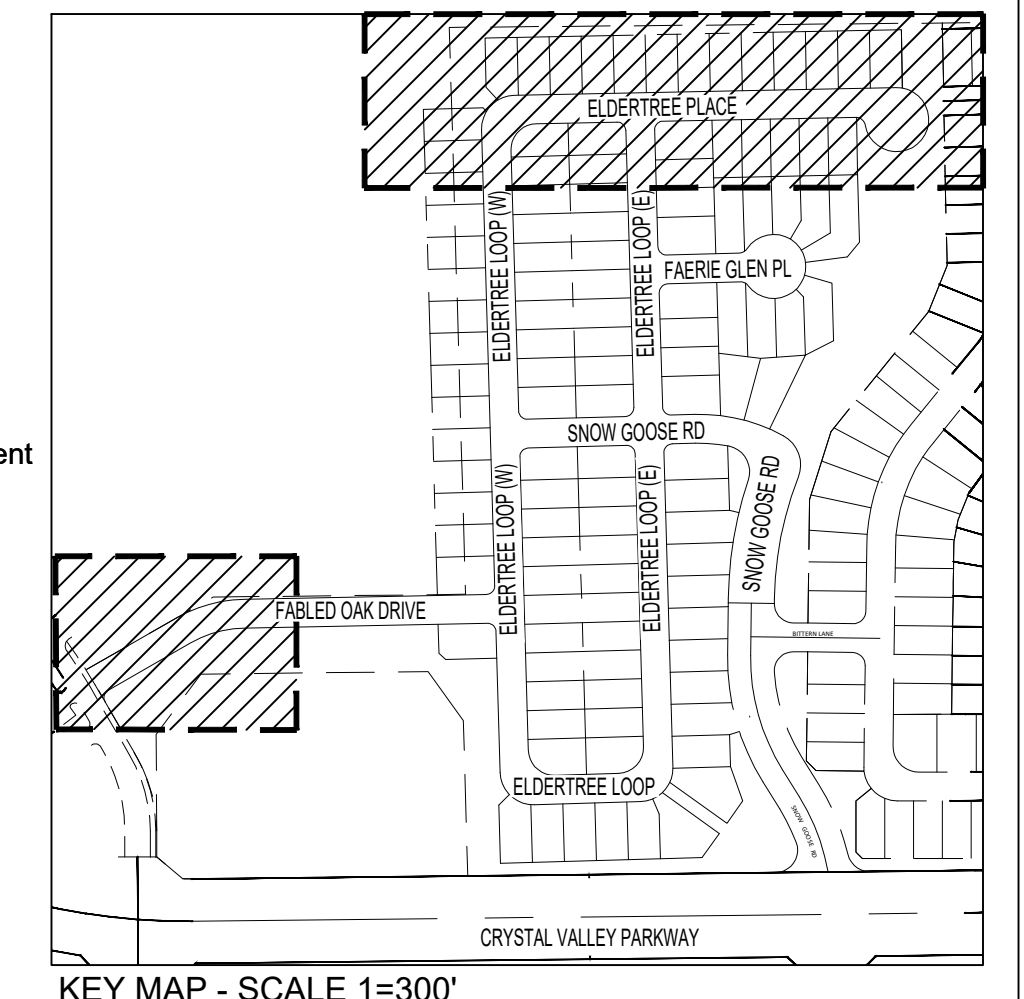
SITE PLAN LEGEND

	Property Line		Existing Lot Line
	Proposed Lot Line		Existing Right-of-Way
	Proposed Right-of-Way		Existing Easement
	Proposed Easement		Existing Sidewalk
	Proposed Setback		Existing Curb
	Proposed Centerline		Existing Edge of Pavement
	Proposed Sidewalk		Existing Sanitary Sewer
	Proposed Flowline		Existing Water Line
	Proposed Curb		Existing Major Contour
	Proposed Edge of Pavement		Existing Minor Contour
	Proposed Storm Sewer		
	Proposed Sanitary Sewer		
	Proposed Water Line		
	Proposed Major Contour		
	Proposed Minor Contour		
	Sight Distance Triangle		

LANDSCAPE LEGEND

	LARGE DECIDUOUS TREE (DRIP IRRIGATION)
	3" DECIDUOUS TREE (DRIP IRRIGATION)
	ORNAMENTAL TREE (DRIP IRRIGATION)
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	SEEDING PER TESC PLAN (NO IRRIGATION)
	NATIVE SEED (TEMPORARY SPRAY IRRIGATION TO BE DISCONNECTED AFTER ESTABLISHMENT)
	EXISTING TREE TO REMAIN

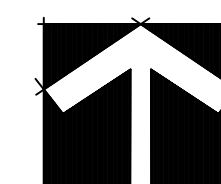
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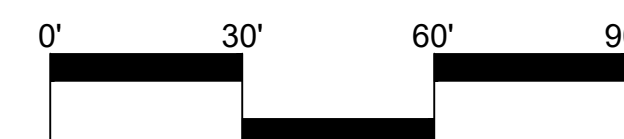
LANDSCAPE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
FEBRUARY, 2026
SHEET 10 OF 11 (PROJ # SDP26-0005)

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North



Scale: 1" = 30'

SITE DEVELOPMENT PLAN

PLAN

SIGN PANEL LAYOUT

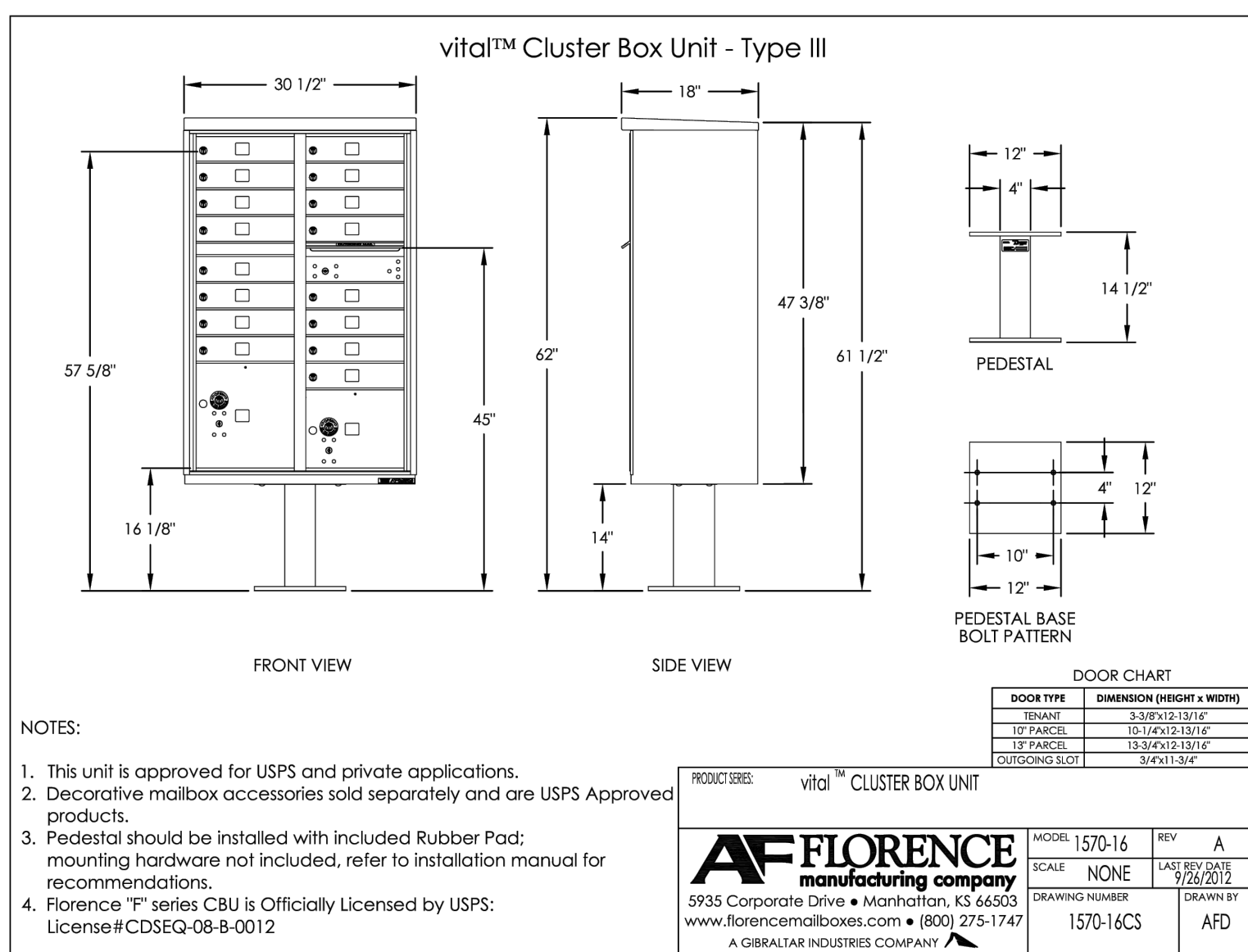
FRONT ELEVATION

SIDE ELEVATION

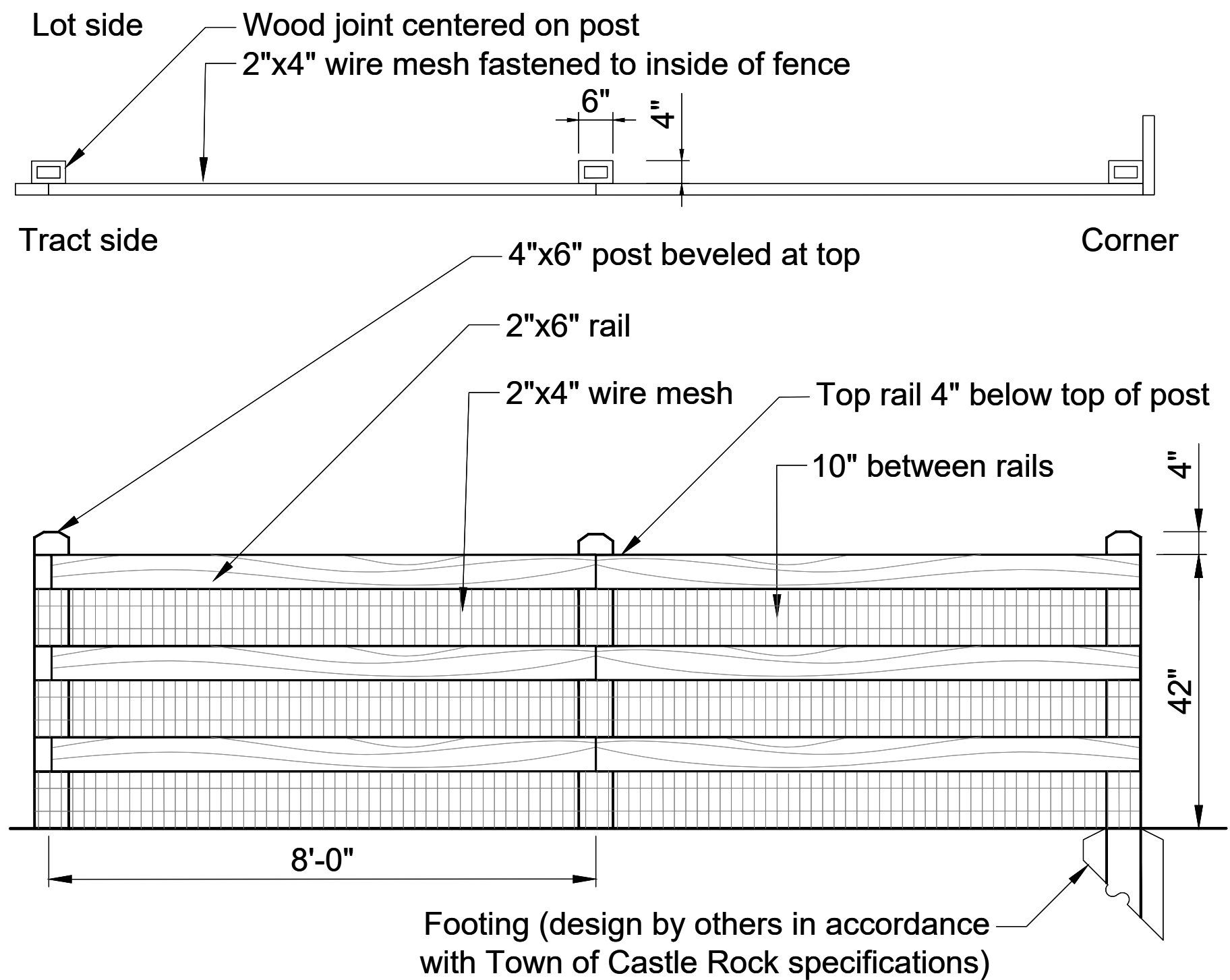
DETAIL ENLARGEMENTS

- 1 SMALL BOULDER; APPROX. SIZE 8" X 12" X 12"
- 2 MEDIUM BOULDER; APPROX. SIZE 18" X 14" W X 14" L
- 3 LARGE BOULDER; APPROX. SIZE 32" H X 24" W X 24" L
- FOUNDATION DETAIL BY CONTRACTOR PER STRUCTURAL ENGINEER RECOMMENDATIONS; SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL
- 6"x6" TREATED CEDAR BEAM ANCHORED INTO CAIRN; APPLY A ROUGH HEWN OR HAMMERED FINISH TO WOOD
- 6" THICK METAL SIGN CABINET WITH WHITE PIN MOUNTED REVERSE CHANNEL LETTERS WHICH ARE BACKLIT; SIGN FINISH: SLATE TEXTURE, COLOR: BLACK; SIGN FABRICATOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL
- (4) 3/4" BLACK HEX HEAD CARRIAGE BOLTS
- (2) 2"x6" TREATED CEDAR POSTS ANCHORED INTO CONCRETE FOOTER WITHIN BOULDER CAIRN; RE: DETAIL 3/L-9
- 24" WD. SIGN PANEL LEDGE WALL CONSTRUCTED WITH SMALL & MEDIUM BOULDERS TO MATCH CAIRN
- 10" LETTERING; REQUEST VECTOR LINEWORK
- 3" LETTERING; MATCH EXISTING FONT
- CUSTOM METAL POST ANCHOR; RE: DETAIL 3/L-9

N.T.S.

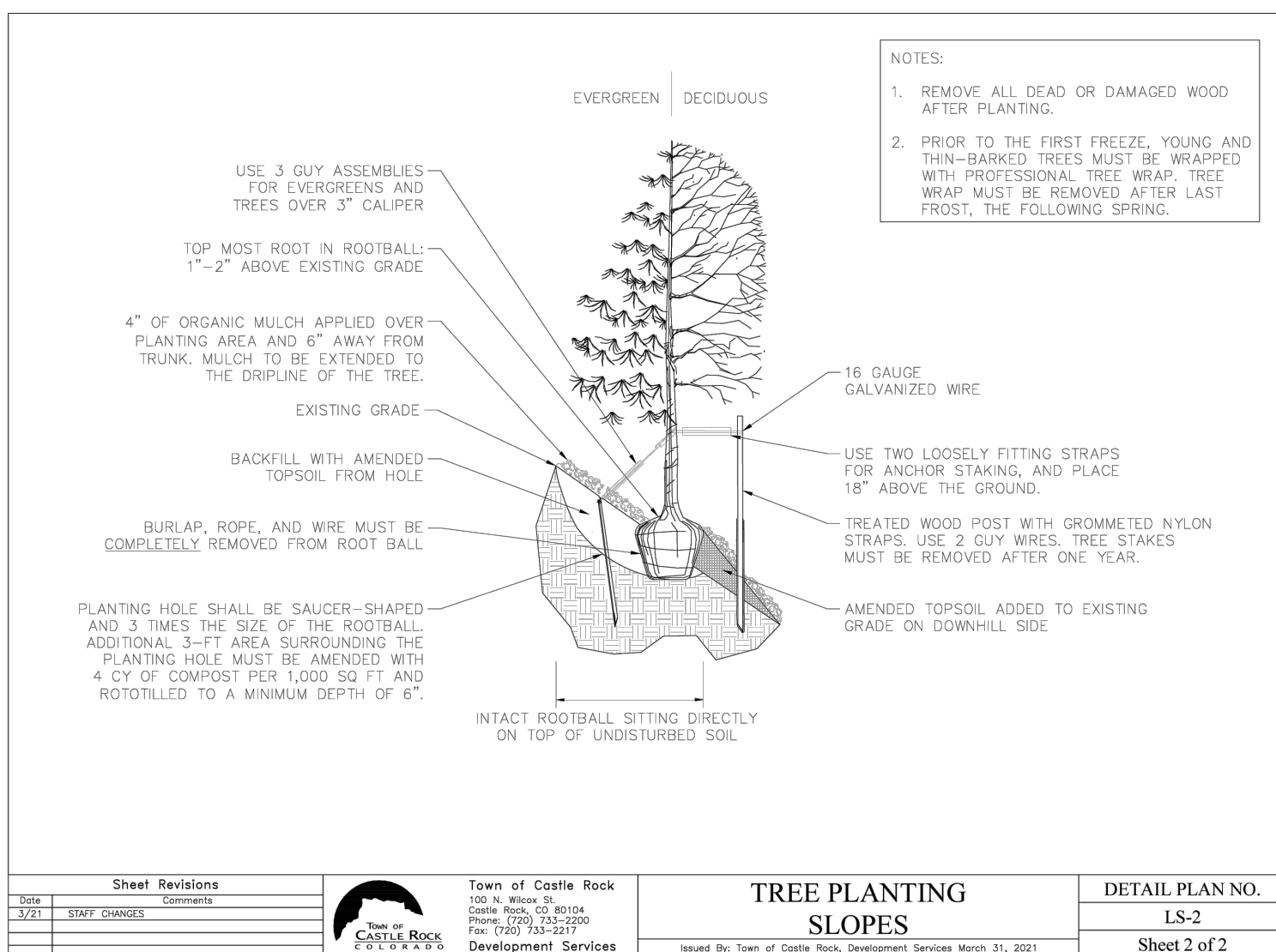


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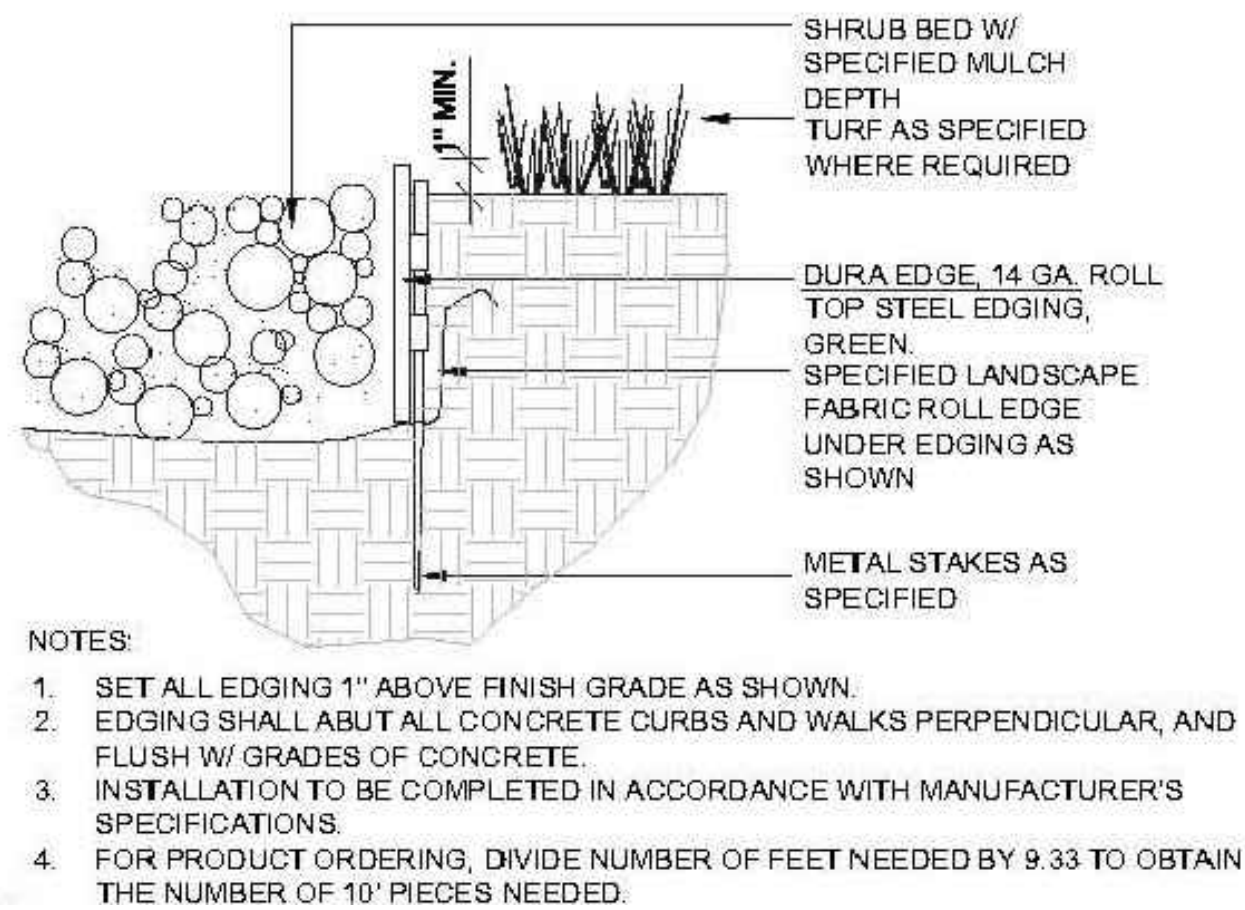
Optional Wire Mesh: Galvanized 14 gauge installed between post and rail.

N.T.S.

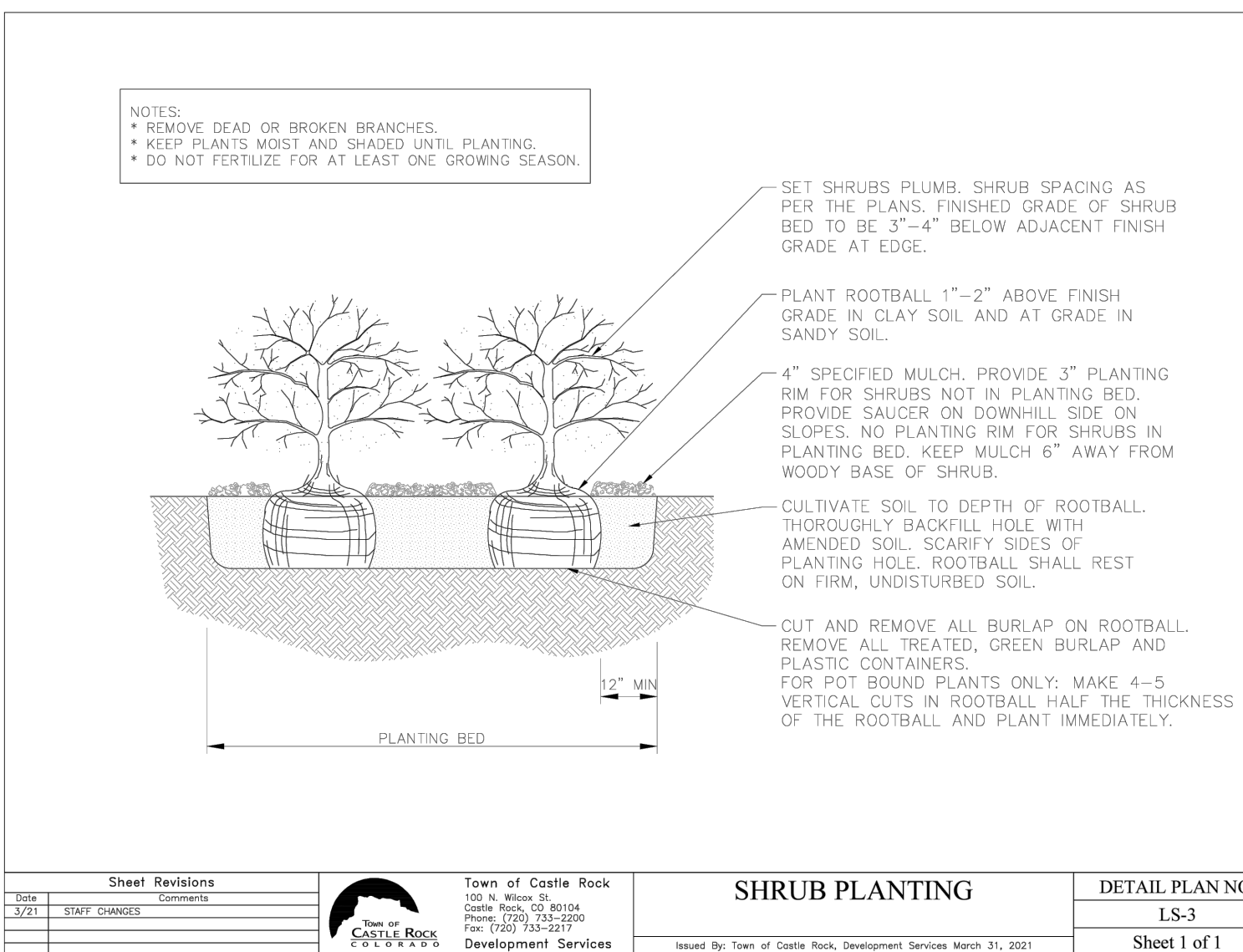


TOWN OF CASTLE ROCK

N.T.S.

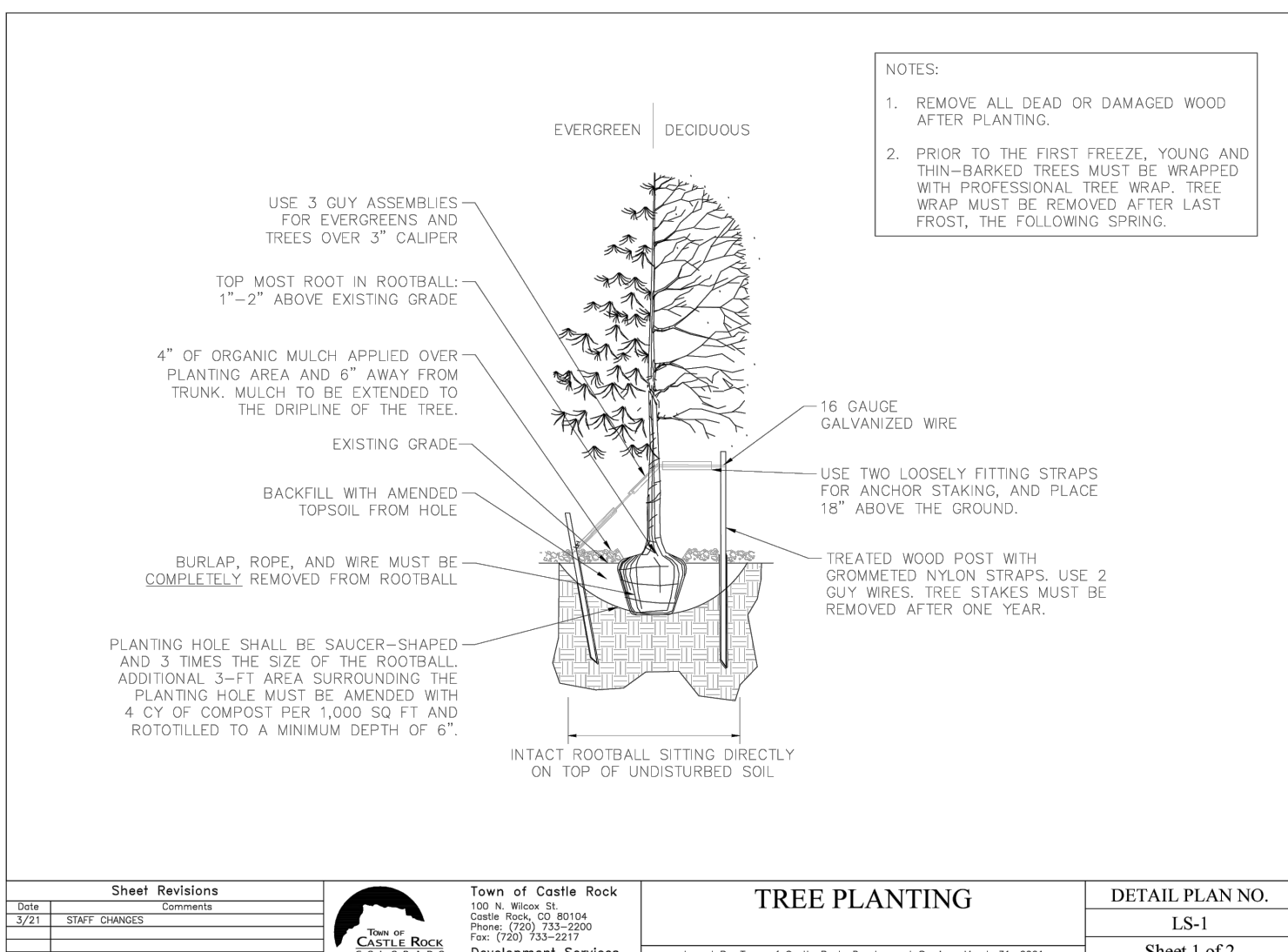


N.T.S.



TOWN OF CASTLE ROCK

N.T.S.



TOWN OF CASTLE ROCK

N.T.S.

LANDSCAPE REQUIREMENT CHART:

STREETSCAPE REQUIREMENT					
DESCRIPTION	LINEAR FEET	REQUIRED TREES (1 TREE PER 40 LF)	PROVIDED TREES	REQUIRED SHRUBS (4 SHRUBS PER REQUIRED TREE)	PROVIDED SHRUBS
FABLED OAK DRIVE	978	24	24	76	78
ELDERTREE LOOP EAST	1479	37	37	148	148
ELDERTREE LOOP WEST	1734	43	43	172	172
ELDERTREE PLACE	976	24	24	96	96
SNOW GOOSE ROAD	572	14	14	56	58
FAERIE GLEN PLACE	486	12	12	48	48
TOTAL	6,225	154	154	596	600

NOTES:

- A PORTION OF THE REQUIRED TREES HAS BEEN UTILIZED FOR SCREENING ALONG THE EAST PROPERTY LINE.
- PER TOWN LANDSCAPE AND IRRIGATION CRITERIA MANUAL - SEC. 9.2.1 3. b. 3. ONE (1) ADDITIONAL TREE MAY BE SUBSTITUTED FOR FOUR (4) SHRUBS
- TREES IN FRONT YARDS OF RESIDENTIAL LOTS WILL BE COUNTED TOWARDS TREE REQUIREMENT, IF PLANTED WITHIN 12 FEET OF THE BACK OF WALK. THE CHART REFLECTS 1 TREE PER 40 LF PROVIDED.

CLWUR CHART:

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
DRIP/SPRAY	TREES & SHRUBS/IRRIGATED NATIVE SEED	2.5	LOW	100.0%	43,918	1.5	43,918	1.5
TOTAL				100.0%	43,918			1.5

PLANT SCHEDULE				
SYMBOL	HYDROZONE	SIZE	CONT.	QUANTITY
DECIDUOUS SHADE TREES				
	LOW	2" CAL.	B&B	37
UPSIZED SHADE TREES				
	LOW	3" CAL.	B&B	5
ORNAMENTAL TREES				
	LOW	1.5" CAL.	B&B	24
UPSIZED ORNAMENTAL TREES				
	LOW	2.5" CAL.	B&B	6
EVERGREEN TREES				
	LOW	6' HT.	B&B	14
UPSIZED EVERGREEN TREES				
	LOW	8' HT.	B&B	2
	LOW	10' HT.	B&B	1

SHRUBS				
	LOW		5 GALLON	185
EVERGREEN SHRUBS				
	LOW		5 GALLON	35
ORNAMENTAL GRASSES				
	LOW		5 GALLON	N/A
PERENNIALS				
	LOW		1 GALLON	N/A

LANDSCAPE DETAILS
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
FEBRUARY, 2026
SHEET 11 OF 11 (PROJ # SDP26-0005)