

# PLAT IDENTIFICATION SHEET



RECEPTION#:

DATE:

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R. MURRAY  
CLERK & RECORDER  
RECORDING FEE: \$230.00  
23 PGS

TIME:

# 2002081932  
08/16/2002 01:48 PM

FEE: \$

# UNOFFICIAL COPY

**GRANTOR:**  
(owner/signer)

Crystal Valley Ranch Dev Co LLC  
Town of Castle Rock

**GRANTEE:**  
(subdivision name or name of plat)

Crystal Valley Ranch #1

**LEGAL:**  
(section-township-range)

23, 24, 25 - 8 - 67

NEW SUBDIVISION ABBREV: \_\_\_\_\_

# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25

## TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 1 OF 23

### PROPERTY OWNER AND DEVELOPER

CRYSTAL VALLEY RANCH DEVELOPMENT CO.  
823 S. PERRY STREET  
SUITE 210  
CASTLE ROCK, COLORADO 80104  
CONTACT: AL BLOCK  
PHONE: (303) 814-6882  
FAX: (303) 814-6873

### CIVIL ENGINEER / SURVEYOR

ROCKY MOUNTAIN CONSULTANTS, INC.  
8301 E. PRENTICE AVE.  
SUITE 101  
GREENWOOD VILLAGE, COLORADO 80111  
CONTACT: PHILLIP M. BOWMAN, P.E.  
PHONE: (303) 741-6000  
FAX: (303) 741-6106

### LANDSCAPE ARCHITECT / LAND PLANNER

NORRIS DULLEA, INC.  
710 WEST COLFAX  
DENVER, COLORADO 80204  
CONTACT: MITCH A. BLACK  
PHONE: (303) 892-1186  
FAX: (303) 892-1186

### ORIGIN BENCHMARK

NGS STATION N 393  
FOUND 3.5" NGS BRASS CAP ON STEEL ROD IN CONCRETE MARKED "N 393 1983"  
NAVD 88 ELEVATION 6227.12'

THE STATION IS LOCATED IN THE TOWN OF CASTLE ROCK ON COUNTY ROAD 25, IN THE SOUTHEAST ONE-QUARTER OF SECTION 2, T8S, R67W AT INTERSTATE 25 MILEPOST 181.8. THE STATION IS IN THE CENTER OF THE EAST END OF A 10' X 15' EXPOSED AREA OF OUTCROPPING BEDROCK, 149.9' EAST OF THE NEAR RAIL, 50.9' WEST OF THE CENTERLINE OF COUNTY ROAD 25, 0.7' WEST OF THE EAST EDGE OF THE OUTCROP AND THE EXTENDED CENTER OF INTERSTATE 25 EXIT 182, 10' BELOW THE ROAD AND 1' NORTH OF A FIBERGLASS WITNESS POST.

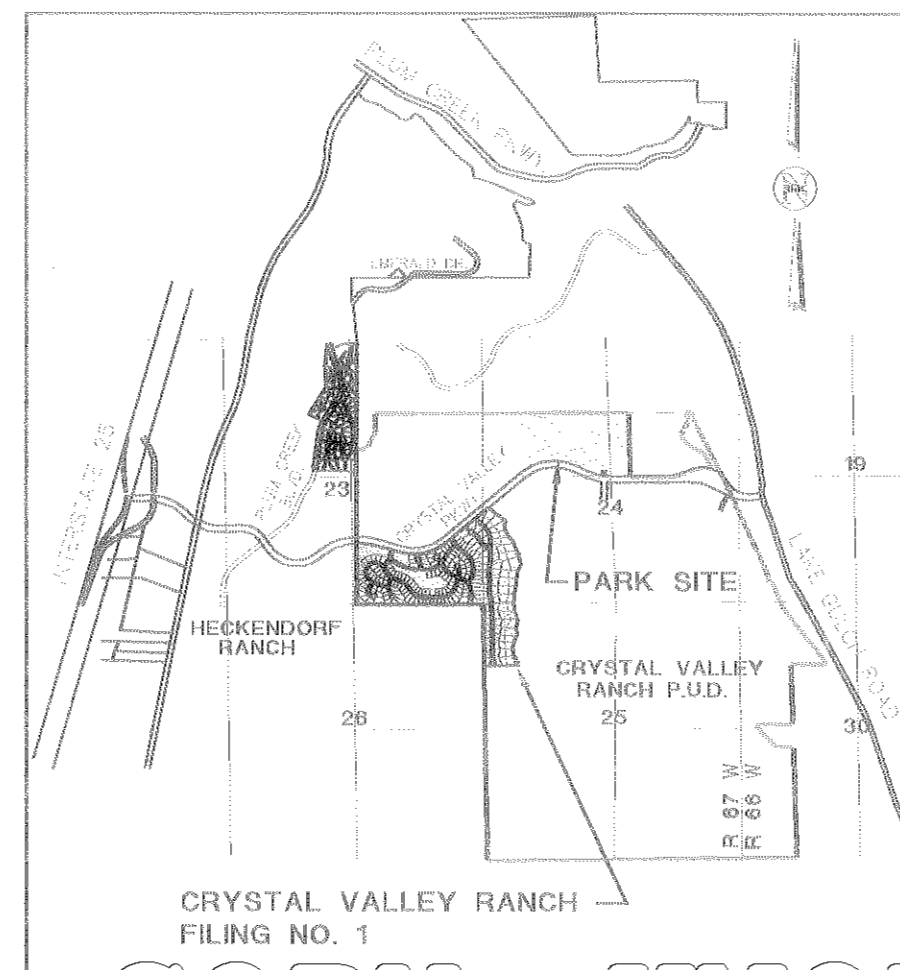
### PROJECT BENCHMARKS

CP02 NAVD 88 ELEVATION = 6538.46'  
FOUND 3.5" PVC IN CONCRETE (1.8' ABOVE GROUND) WITH A THREADED BOLT. LOCATED ON TOP OF A PROMINENT HILL ON THE EAST SIDE OF THE PROJECT. FIELD BOOK 508, PAGE 003

DOUGLAS COUNTY CONTROL POINT 3040010 NAVD 88 ELEVATION = 6589.37'  
FOUND 3.5" ALUMINUM CAP ON STEEL ROD MARKED "DCGIS 3040010"  
LOCATED 38.28' SOUTHWEST OF THE SOUTHEAST CORNER OF SEC.23, T8S, R67W. FIELD BOOK 508, PAGE 009

### APPROVED VARIANCES

V2001-42 - SIDEWALK ON ONE SIDE OF STREET ONLY  
V2001-43 - INCREASE STREET GRADES DUE TO MOUNTAINOUS TERRAIN



### OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS HEREIN KNOWN AS CRYSTAL VALLEY RANCH FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

CRYSTAL VALLEY RANCH DEVELOPMENT CO., LLC.  
A COLORADO LIMITED LIABILITY COMPANY.

BY: *James L. Ostenson*  
JAMES L. OSTENSON, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF July, 2002 (YEAR), BY JAMES L. OSTENSON AS MANAGER OF CRYSTAL VALLEY RANCH DEVELOPMENT CO., LLC.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES January 31, 2005

*Michelle M. Rice*  
NOTARY PUBLIC

BY: *Alan J. Block* *Matthew D. Gordon*  
ALAN J. BLOCK MATTHEW D. GORDON

*Paul R. Eakins* *Gregory W. Brown*  
PAUL R. EAKINS GREGORY W. BROWN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF JULY, 2002 (YEAR), BY ALAN J. BLOCK, MATTHEW D. GORDON, PAUL R. EAKINS, AND GREGORY W. BROWN.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 06-21-2004

*Debra Lee Stage*  
NOTARY PUBLIC

### OWNER'S CERTIFICATION - TOWN OF CASTLE ROCK

BY: *Michelle S. Bennett*  
MAYOR OF CASTLE ROCK

*Sally A. Murr*  
TOWN CLERK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF July, 2002, BY *Michelle S. Bennett* AS MAYOR OF CASTLE ROCK, COLORADO AND *Sally A. Murr* AS TOWN CLERK OF CASTLE ROCK, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 9-21-03

### TITLE CERTIFICATION

*Paul R. Eakins*, AN AUTHORIZED REPRESENTATIVE OF *And Title Guarantees* 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 LIENHOLDERS SUBORDINATION CERTIFICATE.

SIGNED THIS 23rd DAY OF July, 2002

### AUTHORIZED REPRESENTATIVE

*And Title Guarantees Company*  
TITLE INSURANCE COMPANY

### TOWN CERTIFICATION

#### A. PLANNING COMMISSION RECOMMENDATION:

THE CRYSTAL VALLEY RANCH FILING NO. 1 PRELIMINARY PLAT AND FINAL P.D. SITE PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 24th DAY OF December, 2001.

*Sandy Voder* 7-30-02  
CHAIRMAN DATE  
*Ronnie A. Sellman* 7-30-02  
DIRECTOR OF DEVELOPMENT SERVICES DATE

#### B. TOWN COUNCIL APPROVAL

THE CRYSTAL VALLEY RANCH FILING NO. 1 PRELIMINARY PLAT AND PD SITE PLAN WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13th DAY OF December, 2001.

*Michelle S. Bennett* 7/30/02  
MAYOR DATE  
*Sally A. Murr* 7/30/02  
TOWN CLERK DATE

### DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT (LVR) ON THE 16th DAY OF Aug, 2002 IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. 2002081932

DOUGLAS COUNTY CLERK AND RECORDER  
BY: *Seelagay Koc Deputy*  
DEPUTY

### SURVEYOR'S CERTIFICATE

I, JOHN R. WEST JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE CRYSTAL VALLEY RANCH FILING NO. 1 PRELIMINARY PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

*John R. West Jr.* 7-23-02  
JOHN R. WEST JR. DATE  
PLS NO: 25645  
FOR AND ON BEHALF OF  
ROCKY MOUNTAIN CONSULTANTS, INC.

### MORTGAGEE/LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS HEREIN KNOWN AS CRYSTAL VALLEY RANCH FILING NO. 1 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARIES OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 2/12/02 IN BOOK 2262 AT PAGE 226, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MAPLE GROVE LAND LIMITED PARTNERSHIP,  
A MINNESOTA LIMITED PARTNERSHIP.

BY: *Craig C. Avery*  
CRAIG C. AVERY COMPANY, GENERAL PARTNER

BY: *Richard A. Putnam*  
RICHARD A. PUTNAM

WAYNE E. BROWN FAMILY, L.L.C.,  
A MINNESOTA LIMITED LIABILITY COMPANY

BY: *Wayne E. Brown*  
WAYNE E. BROWN, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF July, 2002 (YEAR), BY CRAIG C. AVERY AS PRESIDENT OF CRAIG C. AVERY COMPANY, RICHARD A. PUTNAM, INDIVIDUALLY, AND WAYNE E. BROWN AS MANAGER OF WAYNE E. BROWN FAMILY, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 31, 2005

*Michelle M. Rice*  
NOTARY PUBLIC

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON 5/17/02 IN BOOK 2331 AT PAGE 1106, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

WELLS FARGO BANK, NATIONAL ASSOCIATION.

BY: *Edward J. Schwaner*

TITLE: Vice President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF July, 2002 (YEAR), BY *Edward J. Schwaner* Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 31, 2005

*Michelle M. Rice*  
NOTARY PUBLIC

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- SHEET 10 OF 23 PARK AND SCHOOL SITE
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- SHEET 15 OF 23 LANDSCAPE NOTES/LEGEND
- SHEET 16 OF 23 LANDSCAPE DETAIL
- SHEET 17-23 OF 23 LANDSCAPE PLANS

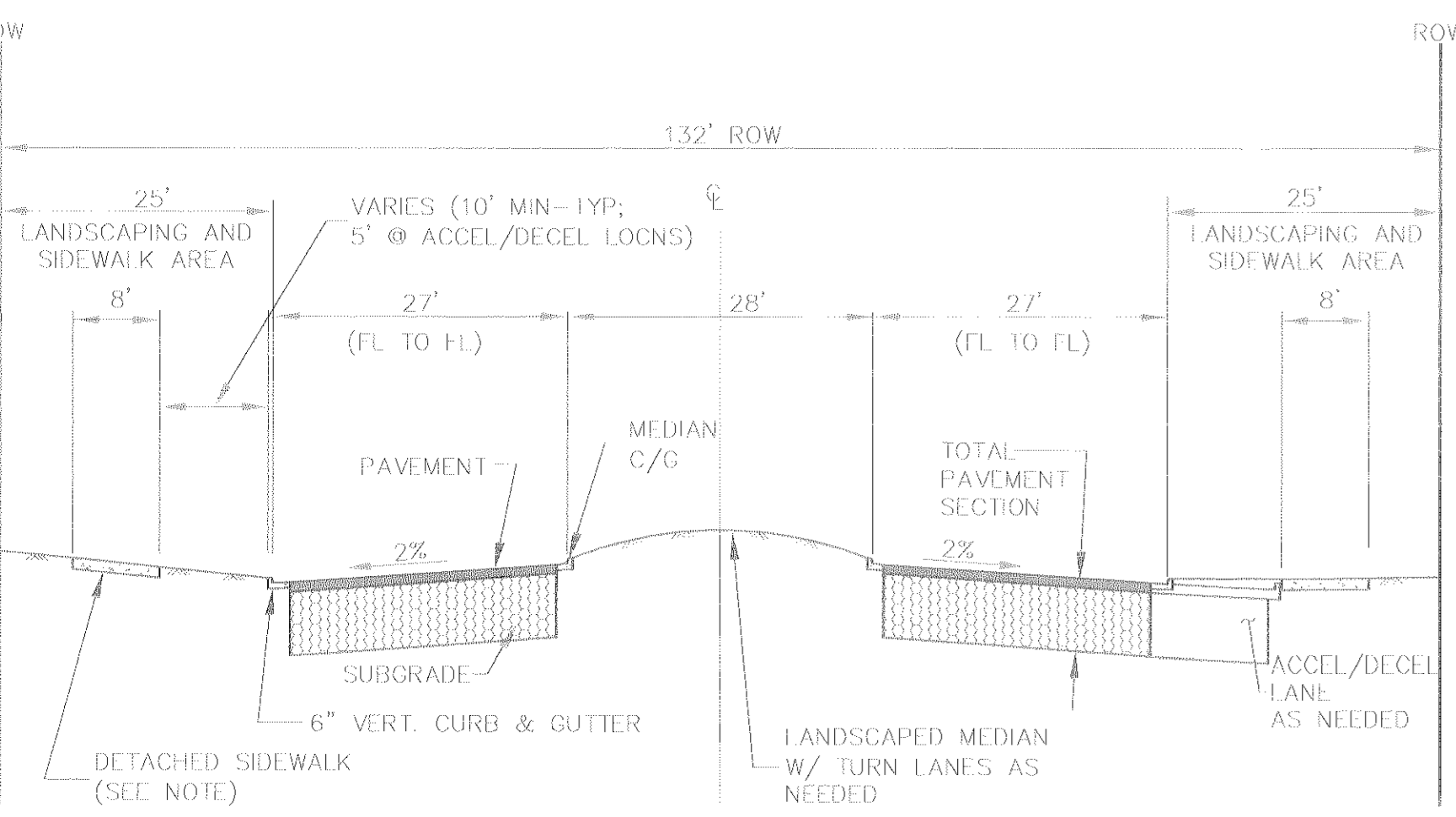
CRYSTAL VALLEY RANCH FILING NO. 1  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 1 OF 23

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TRACT	SQ.FT.	OWNERSHIP	MAINTENANCE	USAGE	USAGE TYPE
<b>CRYSTAL VALLEY RANCH FILING NO. 1 - PARCEL 1</b>					
TRACT "A"	340,555	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	DRAINAGE/OPEN SPACE
TRACT "B"	259,430	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	DRAINAGE/OPEN SPACE
TRACT "C"	17,865	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PARK/TOI LOT
TRACT "D"	114,633	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	DRAINAGE/OPEN SPACE
<b>CRYSTAL VALLEY RANCH FILING NO. 1 - PARCEL 2</b>					
TRACT "E"	32,169	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	OPEN SPACE
TRACT "F"	21,315	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "G"	12,020	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "H"	12,324	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "I"	13,029	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "J"	10,316	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "K"	9,253	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "L"	8,359	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "M"	8,061	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "N"	11,207	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	PRIVATE DRIVEWAY
TRACT "O"	16,026	THE HOMEOWNERS ASSOCIATION	THE HOMEOWNERS ASSOCIATION	PRIVATE O.S.	DRAINAGE/OPEN SPACE
<b>CRYSTAL VALLEY RANCH PUBLIC LAND DEDICATION (PLD)</b>					
TRACT "P"	2,395,810	TOWN OF CASTLE ROCK	TOWN OF CASTLE ROCK	PLD	PARK & SCHOOL

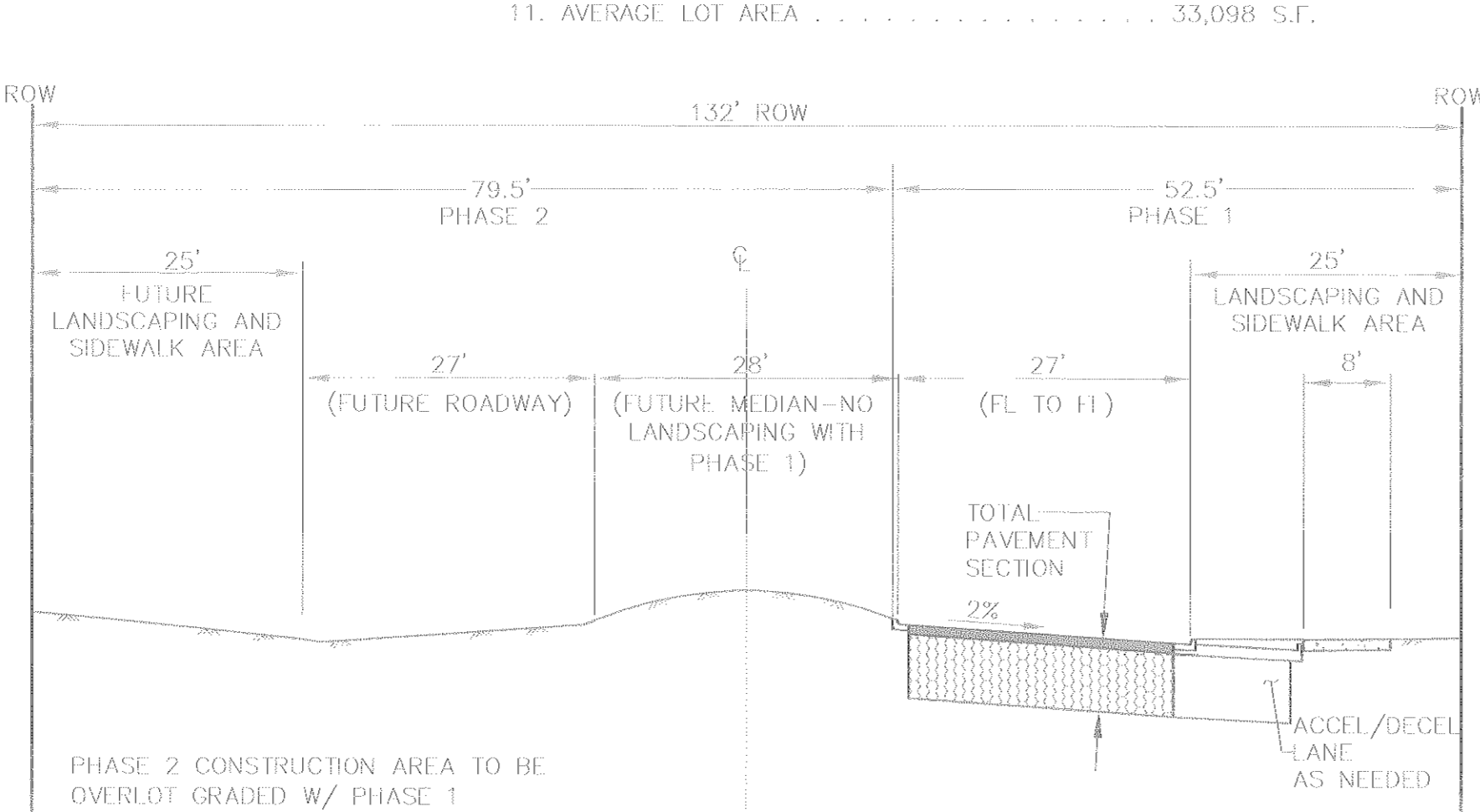
### SITE DATA

- SINGLE FAMILY DETACHED, PARCEL 1**
- NUMBER OF LOTS . . . . . 150
  - GROSS DENSITY . . . . . 2.13 LOTS/ACRE
  - LAND USE . . . . . RESIDENTIAL
  - BUILDING TYPE . . . . . SINGLE FAMILY DETACHED
  - ROADWAY AREA (LOCAL R.O.W.) . . . . . 11.25 ACRES
  - LOT AREA . . . . . 42.55 ACRES
  - PRIVATE OPEN SPACE (TRACTS A THROUGH D) . . . . . 16.81 ACRES
  - TOTAL PLAN AREA (LOTS, OPEN SPACE & ROW) . . . . . 70.59 ACRES
  - MINIMUM LOT AREA . . . . . 8,940 S.F.
  - MAXIMUM LOT AREA . . . . . 30,948 S.F.
  - AVERAGE LOT AREA . . . . . 12,311 S.F.
- SINGLE FAMILY DETACHED, PARCEL 2**
- NUMBER OF LOTS . . . . . 60
  - GROSS DENSITY . . . . . 1.13 LOTS/ACRE
  - LAND USE . . . . . RESIDENTIAL
  - BUILDING TYPE . . . . . SINGLE FAMILY DETACHED
  - ROADWAY AREA (LOCAL R.O.W.) . . . . . 4.05 ACRES
  - LOT AREA . . . . . 45.48 ACRES
  - PRIVATE OPEN SPACE (TRACTS E,F,G,H,I,J,K,L,M,N,O) . . . . . 3.54 ACRES
  - TOTAL PLAN AREA (LOTS, OPEN SPACE & ROW) . . . . . 53.07 ACRES
  - MINIMUM LOT AREA . . . . . 15,826 S.F.
  - MAXIMUM LOT AREA . . . . . 64,801 S.F.
  - AVERAGE LOT AREA . . . . . 33,098 S.F.



NOTE: SIDEWALK SHALL MEANDER WITHIN THE PROPOSED ROW, AND MAY BE PLACED OUTSIDE THE ROW ON ADJACENT OPEN SPACE. AT STREET INTERSECTIONS, SIDEWALKS WILL BE INSIDE ARTERIAL STREET ROW.

SLOPE IN LANDSCAPING/SIDEWALK AREAS  
2% MIN, 20% MAX CUT  
2% MIN, 10% MAX FILL



PHASE 2 CONSTRUCTION AREA TO BE OVERLOT GRADED W/ PHASE 1

SIDEWALK WILL MEANDER AS DESCRIBED IN "TYPICAL SECTION AT BUILD OUT"

SLOPE IN LANDSCAPING/SIDEWALK AREA  
2% MIN, 20% MAX CUT  
2% MIN, 10% MAX FILL

### CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) PHASE 1 TYPICAL SECTION

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/16/01	PHB
2	PER TOWN COMMENTS	6/10/01	PHB
3	PER TOWN COMMENTS	2/20/01	PHB
4	PER TOWN COMMENTS	10/15/01	PHB
5	PER TOWN COMMENTS	11/9/01	PHB
6	PER TOWN COMMENTS	11/29/01	PHB
7	PER LEGAL DEPT. COMMENTS	12/21/01	PHB
8	PER FINAL REVISIONS FOR YEAR	7/19/02	PHB

ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING  
8301 E. Prentice Ave. Suite 101  
Greenwood Village, CO 80111  
Engineers: (303) 741-6000  
FAX: (303) 741-6106

Date: JULY 2000 Job No. 22-3384.012.00

# CRYSTAL VALLEY RANCH FILING NO. 1

## NOTES:

- THE EXISTING TOPOGRAPHY, SHOWN ON THE PRELIMINARY PLAT, WAS PRODUCED FROM AERIAL PHOTOGRAPHY WITH CONTOUR INTERVALS OF TWO (2) FEET.
- THE PRELIMINARY DRAINAGE STUDY FOR THIS AREA WAS PREPARED BY ROCKY MOUNTAIN CONSULTANTS, INC., AND IS INCLUDED AS A PART OF THIS SUBMITAL.
- ALL LOTS SHALL HAVE UTILITY EASEMENTS ALONG THE REAR LOT LINES, SIDE LOT LINES AND ALONG LOCAL STREET RIGHT-OF-WAY AND ARE FOR EXCLUSIVE USE OF GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND POSTAL FACILITIES, AND ARE LOCATED AS FOLLOWS: FRONT LOT AT R.O.W. 8'; SIDE LOT AT 10' R.O.W.; SIDE LOT BETWEEN LOTS 5'; REAR LOT 8'. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, OTHER STRUCTURES, TREES AND SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE PERMISSIBLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED TWENTY-SIX (26) FEET IN WIDTH.
- ALL PRIVATE TRACTS WITH PROPOSED TOWN FACILITIES (I.E. STORM, SEWER, WATER) SHALL HAVE SPECIFIC EASEMENTS GRANTED TO TOWN.
- TRACTS A, B, C, D, E, AND O ARE LANDS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR CRYSTAL VALLEY RANCH FILING NO. 1 AND WILL BE USED FOR UTILITIES, DRAINAGE, OPEN SPACE, TRAILS, SIGNAGE, ENTRY FEATURES AND PARK FACILITIES.
- TRACTS F, G, H, I, J, K, L, M, AND N ARE LANDS TO BE DEDICATED TO THE HOMEOWNER ASSOCIATION. AN UTILITY EASEMENT OF THE SAME BOUNDARY AS TRACTS F, G, H, I, J, K, L, M, AND N WILL BE GRANTED TO THE TOWN OF CASTLE ROCK FOR EMERGENCY ACCESS AND MAINTENANCE OF SANITARY SEWER AND WATER FACILITIES.
- EXISTING ZONING IS PER THE APPROVED PRELIMINARY P.D. SITE PLAN RECORDED ON DECEMBER 12, 2001 RECEIPTION NUMBER 01120400.
- SIGNAGE: IDENTIFICATION SIGNS AND STREET SIGNS WILL COMPLY WITH THE TOWN OF CASTLE ROCK'S SIGN CODE.
- STREET LIGHTING WILL CONFORM TO THE TOWN REQUIREMENTS.
- UTILITY LINES REFLECT PRELIMINARY UTILITY STUDIES. ALIGNMENT AND SIZES MAY CHANGE DURING FINAL DESIGN.
- ALL INTERSECTIONS WITH SIDEWALKS WILL HAVE HANDICAP ACCESS RAMPS PER TOWN STANDARDS.
- WATER LINE SERVICES ARE GENERALLY LOCATED 5' UP FROM THE LOW SIDE LOT LINE. SANITARY SEWER SERVICE ARE GENERALLY LOCATED 5' OFF THE CENTER OF THE LOT AND TO THE LOW SIDE.
- FIRM FURNISHING SCHEDULED SERVICES SHOWS NO HAZARDOUS AREA WITHIN THE DEVELOPMENT.
- BUILDING ENVELOPES HAVE BEEN DELINEATED ON THE PA 15 WEST LOTS. ALL BUILDINGS MUST BE SUBSTANTIALLY LOCATED WITHIN THE BUILDING ENVELOPES SHOWN ON THE PLAT. THIS DELINEATION INCLUDES A MINIMUM FRONT SETBACK OF 25 FEET AND A MINIMUM SIDE SETBACK OF 15 FEET FOR ALL LOTS (LOTS 1-8 PARCEL 2 BLOCK 1; LOTS 1-14, PARCEL 2, BLOCK 2; AND LOTS 1-38, PARCEL 2, BLOCK 3). THE MINIMUM REAR SETBACK FOR ALL LOTS NOT IMMEDIATELY ADJACENT TO THE RIDGELINE IS 25 FEET (LOTS 1-8, PARCEL 2, BLOCK 1; LOTS 1-14, PARCEL 2, BLOCK 2; AND LOTS 1, 5-7, 11, 12, 15, 16, 20, 21, 24, 25, 28, 29, 32, 33, 36 AND 37). THE MINIMUM REAR SETBACK FOR THOSE LOTS IMMEDIATELY ADJACENT TO THE RIDGELINE IS DETERMINED AS 25 VERTICAL FEET BELOW THE RIDGELINE LOCATED AT THE REAR OF THESE LOTS (LOTS 2, 8, 10, 13, 14, 17-19, 22, 23, 26, 27, 30, 31, 34, 35 AND 39). LOTS 3, 4, AND 9 LOCATED IN PARCEL 2, BLOCK 3 HAVE A MINIMUM REAR SETBACK ESTABLISHED BASED ON PROVIDING AN AREA LARGE ENOUGH TO CONSTRUCT A RESIDENCE WITH ASSOCIATED IMPROVEMENTS AND BASED ON SITE SPECIFIC CONDITIONS. A HOME BUILDER MAY MODIFY THE BUILDING ENVELOPE WITH WRITTEN PERMISSION FROM THE DEVELOPER TO PERMIT HOME SITING AND DESIGN FLEXIBILITY WHILE PRESERVING EXISTING, SENSITIVE TERRAIN AND VEGETATION. PER ORDINANCE 99-15, THESE MINIMUM SETBACKS AND SUPPORTING TEXT FOR THE LOTS ADJACENT TO THE RIDGELINE ARE A MORE LIMITING RESTRICTION THAN THOSE OUTLINED IN TOWN CODE. ALL REQUIREMENTS IN ORDINANCE 99-15 SHALL APPLY TO THOSE LOTS AFFECTED WITHIN THIS FILING.
- THE OWNERS AND DEVELOPER OF CRYSTAL VALLEY RANCH AGREE TO ABIDE BY THE TERMS OF ALL PHASING PLANS, AS DOCUMENTED IN THE DEVELOPMENT AGREEMENT WITH THE TOWN, WHEN DEVELOPING FILING NO. 1.
- THE OWNERS AND DEVELOPER WILL DEDICATE THE ENTIRE 55 ACRE NORTHERN PARK/SCHOOL SITE AS SHOWN ON THE APPROVED CRYSTAL VALLEY RANCH PD SITE PLAN WITH THE FINAL PLAT FOR FILING NO. 1.
- FOR LOTS 1-38, BLOCK 3, PARCEL 2, THE BUILDER/DEVELOPER/OWNERS OF THESE LOTS MUST BUILD INDIVIDUAL DRIVEWAYS TO CERTAIN DETAILED SPECIFICATIONS PRESCRIBED BY THE HOMEOWNERS ASSOCIATION. FOR THESE LOTS, AN EASEMENT MUST BE GRANTED TO THE TOWN OF CASTLE ROCK, GIVING PERMISSION TO THE TOWN TO USE ANY PRIVATE DRIVEWAY WITHIN THE PERSCRIBED AREA AS A TURNAROUND FOR ANY EMERGENCY OR PUBLIC WORKS VEHICLE. THE OWNERS OF SAID LOTS WAIVE THEIR RIGHT TO ALL CLAIMS AGAINST THE TOWN OF CASTLE ROCK FOR ANY DAMAGE TO THEIR DRIVEWAY OR PROPERTY RESULTING FROM THE TURNAROUND ACTIVITY DESCRIBED HEREIN.

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24, THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## GENERAL NOTES & LEGAL DESCRIPTIONS

SHEET 2 OF 23

### GENERAL NOTES

#### Building Setbacks:

#### Parcel 1 (PA-18)

Min. Lot Width	65'
Min. Side Yard	
Principal bldg.	10'
Garage	5'
Accessory bldg.	2' (when located in rear 1/3 of lot)
Accessory bldg.	7' (when not located in the rear 1/3 of lot)
All bldgs. abutting street	15'
All other uses	1' for every 3' (or fraction thereof) in bldg. height
Min. front yard	22.5' (follows for location of front yard setbacks)
Min. front setback (located below adjacent residential lots)	25'
Min. side yard	5'
Principal bldg.	10'
Max. Bldg. Height	38' (Except houses located within minor ridgeline district shall be 35' maximum)
Principal bldg.	38' (Except houses located within minor ridgeline district shall be 35' maximum)
Accessory bldg.	12'
Min. Bldg. Spacing	15'

#### Parcel 2 (Phase 1 of PA-15West)


Min. Lot Width	80'
Min. Side Yard	
Principal bldg.	15'
Garage	5'
Accessory bldg.	3' (when located in rear 1/3 of lot)
Accessory bldg.	15' (when not located in the rear 1/3 of the lot)
All bldgs. where abutting street	20'
All other uses	1' for every 3' (or fraction thereof) in building height
Min. front yard	25'
Min. rear yard	
Principal bldg.	25'
Accessory bldg.	12'
Max. Bldg. Height	
Principal bldg. (non-upper tier)	38'
Principal bldg. (upper tier)	25' (OR up to 35' when not protruding above the ridgeline)
Accessory bldg.	20'
Min. Bldg. Spacing	20'

Off-street Parking: All Town standards are met with this Plat.

#### Fencing Notes:

- There are three types of fences that are permitted in Crystal Valley Ranch as follows:
  - CVR 6'ht. Privacy Fence
  - CVR 4'ht. 3 Rail Fence With Wire Mesh
  - Invisible Pet Fence System
- All areas where 6'ht. Privacy Fence is desired in Filing 1 are illustrated and labeled on the detailed landscape plans.
- The developer and Homeowner's Association reserve the right to install CVR 4'ht. 3 Rail Fence along the backs and sides of all single family lots where lot is adjacent to common open space. This 3 rail fence can be installed at any time during the life of the project, should the determination be made by the developer or the Homeowner's Association that this fence would be a desirable amenity for the community. The installation and maintenance of these fences will be by the HOA, or similar entity.
- CVR 4'ht. 3 Rail Fences are permitted to define the boundaries of individual lots. These fences are primarily side lot fences and front wing fences and are to be installed and maintained by the individual homeowners.
- All fences at Crystal Valley Ranch are to be stained with KWAL-Howells' 'Sandlewood' Rustic Stain.

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/16/02	PMJ
2	PER TOWN COMMENTS	5/16/02	PMJ
3	PER TOWN COMMENTS	7/29/01	PMJ
4	PER TOWN COMMENTS	10/15/02	PMJ
5	PER TOWN COMMENTS	11/29/02	PMJ
6	PER TOWN COMMENTS	11/29/02	PMJ
7	PER LEGAL DEPT. COMMENTS	12/2/02	PMJ
8	PER FINAL REVISIONS FOR MYLAR	2/19/02	PMJ

ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING - PLANNING		 8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-6000 FAX (303) 741-6100
Date: JULY 2000	Job No. 22-3384.012.00	

## LEGAL DESCRIPTION

### PARCEL AND SCHOOL SITE

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24, NORTH 89°29'08" EAST A DISTANCE OF 394.65 FEET; THENCE SOUTH 07°38'19" EAST A DISTANCE OF 885.68 FEET; THENCE SOUTH 89°22'14" WEST A DISTANCE OF 394.66 FEET; THENCE SOUTH 60°14'19" WEST A DISTANCE OF 227.43 FEET; THENCE SOUTH 29°45'41" EAST A DISTANCE OF 159.73 FEET TO A POINT OF CURVE; THENCE 118.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°28'27" HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING SOUTH 15°01'28" EAST A DISTANCE OF 117.02 FEET TO A POINT OF TANGENT; THENCE SOUTH 00°17'14" EAST A DISTANCE OF 74.77 FEET TO A POINT ON A NON-TANGENT CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS LANE, THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE 377.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°09'54" HAVING A RADIUS OF 934.00 FEET AND A CHORD BEARING NORTH 75°42'53" WEST A DISTANCE OF 375.05 FEET TO A POINT OF TANGENT;
- 2) THENCE NORTH 64°07'56" WEST A DISTANCE OF 278.06 FEET TO A POINT OF CURVE;
- 3) THENCE 1216.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°22'05" HAVING A RADIUS OF 1066.00 FEET AND A CHORD BEARING SOUTH 83°11'01" WEST A DISTANCE OF 1151.29 FEET TO A POINT OF TANGENT;
- 4) THENCE SOUTH 50°29'59" WEST A DISTANCE OF 3.50 FEET THENCE NORTH 39°30'01" WEST A DISTANCE OF 122.89 FEET; THENCE NORTH 38°00'15" EAST A DISTANCE OF 89.99 FEET TO A POINT OF CURVE; THENCE 737.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 74°02'56" HAVING A RADIUS OF 571.00 FEET AND A CHORD BEARING NORTH 00°58'48" EAST A DISTANCE OF 687.66 FEET TO A POINT OF TANGENT; THENCE NORTH 36°02'40" WEST A DISTANCE OF 470.21 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 24; THENCE ALONG SAID NORTH LINE NORTH 89°32'20" EAST A DISTANCE OF 2109.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2,395,810 SQUARE FEET, OR 55,000 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 24 BEARING NORTH 89°29'08" EAST.

### LEGAL DESCRIPTION

#### CRYSTAL VALLEY PARKWAY R.O.W.

A ONE-HUNDRED THIRTY-TWO (132) FOOT WIDE STRIP OF LAND LOCATED IN THE SE 1/4 OF SECTION 23 AND PART OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23, WHENCE THE CENTER CORNER OF SAID SECTION 23 BEARS NORTH 00°15'45" WEST A DISTANCE OF 2655.64 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 00°15'45" WEST ALONG THE WEST LINE OF SAID SE 1/4 A DISTANCE OF 1274.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE OF THE SE 1/4 OF SECTION 23, NORTH 00°15'45" WEST A DISTANCE OF 132.89 FEET TO A POINT ON A NON-TANGENT CURVE, WHENCE THE RADIUS POINT BEARS SOUTH 06°28'08" EAST A DISTANCE OF 1066.00 FEET; THENCE EASTERLY, 411.31 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 22°05'47" HAVING A RADIUS OF 1066.00 FEET AND A CHORD BEARING SOUTH 85°25'16" EAST A DISTANCE OF 408.56 FEET TO A POINT OF TANGENT; THENCE SOUTH 74°22'21" EAST A DISTANCE OF 549.88 FEET TO A POINT OF CURVE; THENCE 898.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55°07'40" HAVING A RADIUS OF 934.00 FEET AND A CHORD BEARING NORTH 78°03'49" EAST A DISTANCE OF 864.39 FEET TO A POINT OF TANGENT; THENCE NORTH 50°29'59" EAST A DISTANCE OF 2141.83 FEET TO A POINT OF CURVE; THENCE 1216.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65°22'05" HAVING A RADIUS OF 1066.00 FEET AND A CHORD BEARING NORTH 83°11'02" EAST A DISTANCE OF 1151.29 FEET TO A POINT OF TANGENT; THENCE SOUTH 64°07'56" EAST A DISTANCE OF 278.06 FEET TO A POINT OF CURVE; THENCE 431.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°29'50" HAVING A RADIUS OF 934.00 FEET AND A CHORD BEARING SOUTH 77°22'51" EAST A DISTANCE OF 428.10 FEET TO A POINT OF TANGENT; THENCE NORTH 89°22'14" EAST A DISTANCE OF 1589.66 FEET TO A POINT OF CURVE; THENCE 468.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°11'50" HAVING A RADIUS OF 1066.00 FEET AND A CHORD BEARING SOUTH 78°01'51" EAST A DISTANCE OF 465.03 FEET TO A POINT OF TANGENT; THENCE SOUTH 65°25'56" EAST A DISTANCE OF 202.92 FEET TO A POINT OF CURVE; THENCE 258.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°53'05" HAVING A RADIUS OF 934.00 FEET AND A CHORD BEARING SOUTH 73°22'29" EAST A DISTANCE OF 258.11 FEET; THENCE SOUTH 24°46'44" EAST A DISTANCE OF 155.02 FEET; THENCE NORTH 83°45'24" WEST A DISTANCE OF 40.14 FEET TO A POINT OF CURVE; THENCE 340.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°19'28" HAVING A RADIUS OF 1066.00 FEET AND A CHORD BEARING NORTH 74°35'40" WEST A DISTANCE OF 339.48 FEET TO A POINT OF TANGENT; THENCE NORTH 65°25'56" WEST A DISTANCE OF 202.92 FEET TO A POINT OF CURVE; THENCE 410.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25°11'50" HAVING A RADIUS OF 934.00 FEET AND A CHORD BEARING NORTH 78°01'51" WEST A DISTANCE OF 407.45 FEET TO A POINT OF TANGENT; THENCE SOUTH 89°22'14" WEST A DISTANCE OF 1589.66 FEET TO A POINT OF CURVE; THENCE 492.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°29'50" HAVING A RADIUS OF 1066.00 FEET AND A CHORD BEARING NORTH 77°22'51" WEST A DISTANCE OF 488.60 FEET TO A POINT OF TANGENT; THENCE NORTH 64°07'56" WEST A DISTANCE OF 278.06 FEET TO A POINT OF CURVE; THENCE 1065.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°22'05" HAVING A RADIUS OF 934.00 FEET AND A CHORD BEARING SOUTH 83°11'02" WEST A DISTANCE OF 1008.35 FEET TO A POINT OF TANGENT; THENCE SOUTH 50°29'59" WEST A DISTANCE OF 2141.83 FEET TO A POINT OF CURVE; THENCE 1025.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°07'40" HAVING A RADIUS OF 1066.00 FEET AND A CHORD BEARING SOUTH 78°03'49" WEST A DISTANCE OF 986.56 FEET TO A POINT OF TANGENT; THENCE NORTH 74°22'21" WEST A DISTANCE OF 549.88 FEET TO A POINT OF CURVE; THENCE 374.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°58'40" HAVING A RADIUS OF 934.00 FEET AND A CHORD BEARING NORTH 85°51'47" WEST A DISTANCE OF 372.06 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 70,586 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST, ASSUMED TO BEAR SOUTH 89°47'24" WEST.

#### PARCEL 2 (PHASE 1 -- PA-15W OF CRYSTAL VALLEY RANCH PD)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, SOUTH 89°47'24" WEST A DISTANCE OF 61.94 FEET; THENCE NORTH 00°16'38" EAST A DISTANCE OF 986.00 FEET; THENCE NORTH 43°44'06" WEST A DISTANCE OF 691.18 FEET; THENCE NORTH 50°29'59" EAST A DISTANCE OF 785.02 FEET; THENCE SOUTH 59°50'44" EAST A DISTANCE OF 77.61 FEET; THENCE SOUTH 54°31'52" EAST A DISTANCE OF 144.15 FEET; THENCE SOUTH 45°54'00" EAST A DISTANCE OF 167.20 FEET; THENCE SOUTH 35°04'10" EAST A DISTANCE OF 144.33 FEET; THENCE SOUTH 12°08'04" WEST A DISTANCE OF 64.95 FEET; THENCE SOUTH 07°51'31" EAST A DISTANCE OF 77.70 FEET; THENCE SOUTH 25°15'38" EAST A DISTANCE OF 234.66 FEET; THENCE SOUTH 41°22'06" EAST A DISTANCE OF 174.42 FEET; THENCE SOUTH 08°27'22" EAST A DISTANCE OF 176.89 FEET; THENCE SOUTH 20°24'50" EAST A DISTANCE OF 235.33 FEET; THENCE SOUTH 33°49'27" WEST A DISTANCE OF 96.19 FEET; THENCE SOUTH 02°37'34" WEST A DISTANCE OF 113.14 FEET; THENCE SOUTH 15°38'22" WEST A DISTANCE OF 173.67 FEET; THENCE SOUTH 00°54'06" WEST A DISTANCE OF 152.27 FEET; THENCE SOUTH 08°47'03" WEST A DISTANCE OF 241.35 FEET; THENCE SOUTH 02°37'44" EAST A DISTANCE OF 132.05 FEET; THENCE SOUTH 08°42'36" EAST A DISTANCE OF 58.22 FEET; THENCE SOUTH 16°20'37" EAST A DISTANCE OF 113.42 FEET; THENCE SOUTH 11°17'05" EAST A DISTANCE OF 183.74 FEET; THENCE SOUTH 05°41'55" WEST A DISTANCE OF 165.60 FEET; THENCE SOUTH 02°25'53" EAST A DISTANCE OF 137.94 FEET; THENCE SOUTH 32°40'36" WEST A DISTANCE OF 167.79 FEET; THENCE SOUTH 08°21'07" EAST A DISTANCE OF 134.78 FEET; THENCE SOUTH 18°33'36" WEST A DISTANCE OF 51.51 FEET; THENCE SOUTH 22°32'27" EAST A DISTANCE OF 169.83 FEET; THENCE SOUTH 89°05'44" WEST A DISTANCE OF 663.34 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE ALONG SAID WESTERLY LINE NORTH 00°54'16" WEST A DISTANCE OF 1274.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 53,067 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST, ASSUMED TO BEAR SOUTH 89°47'24" WEST.

CRYSTAL VALLEY RANCH FILING NO. 1  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 2 OF 23

# CRYSTAL VALLEY RANCH FILING NO. 1

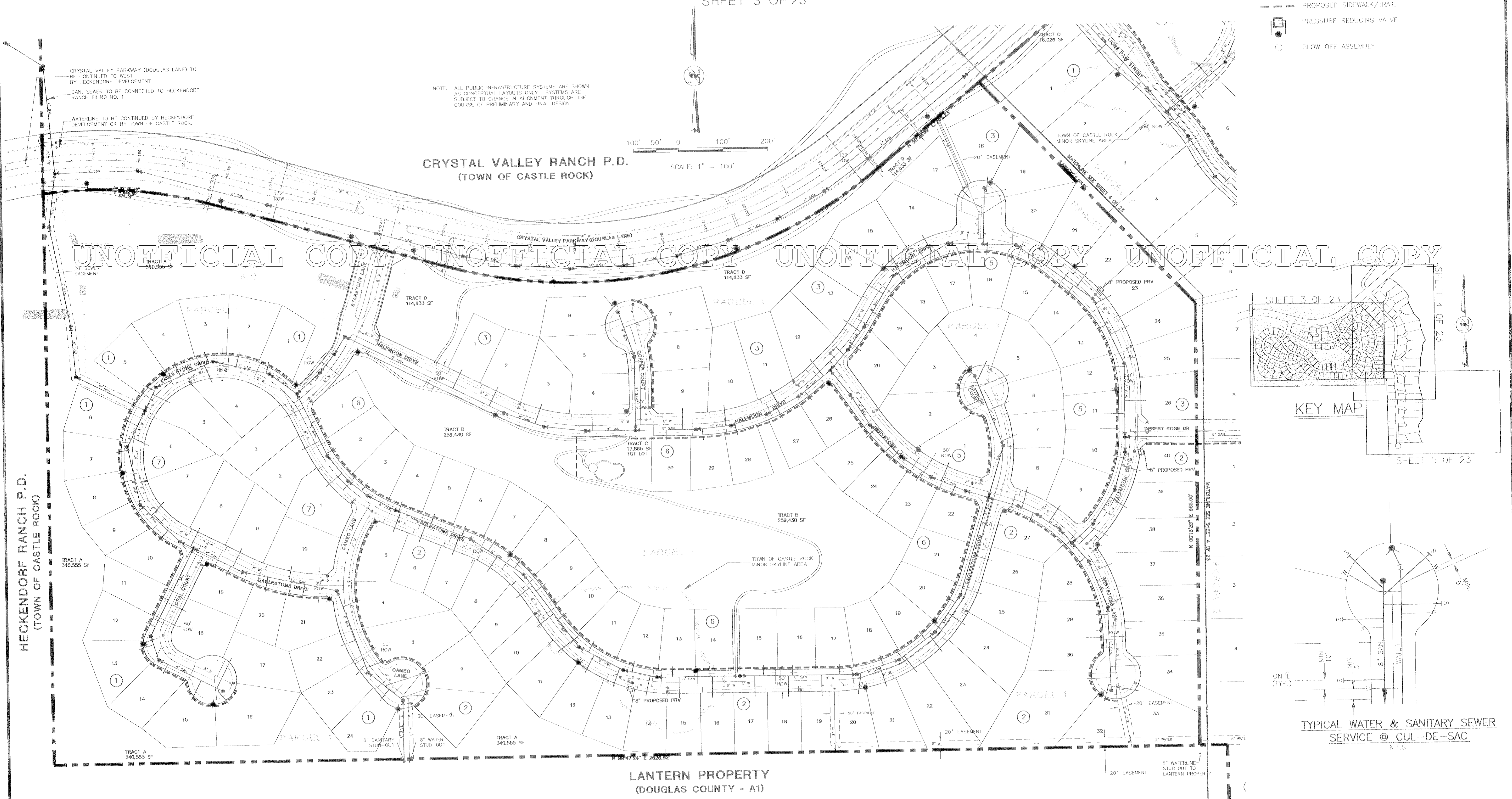
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## STREET NAMES AND UTILITY PLAN

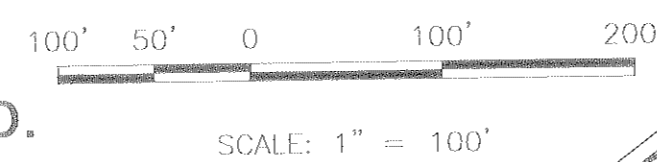
SHEET 3 OF 23

### LEGEND

- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED LIGHT POST
- ✱ MONUMENT SIGN
- PROPOSED SIDEWALK/TRAIL
- (with valve symbol) PRESSURE REDUCING VALVE
- (with circle symbol) BLOW OFF ASSEMBLY

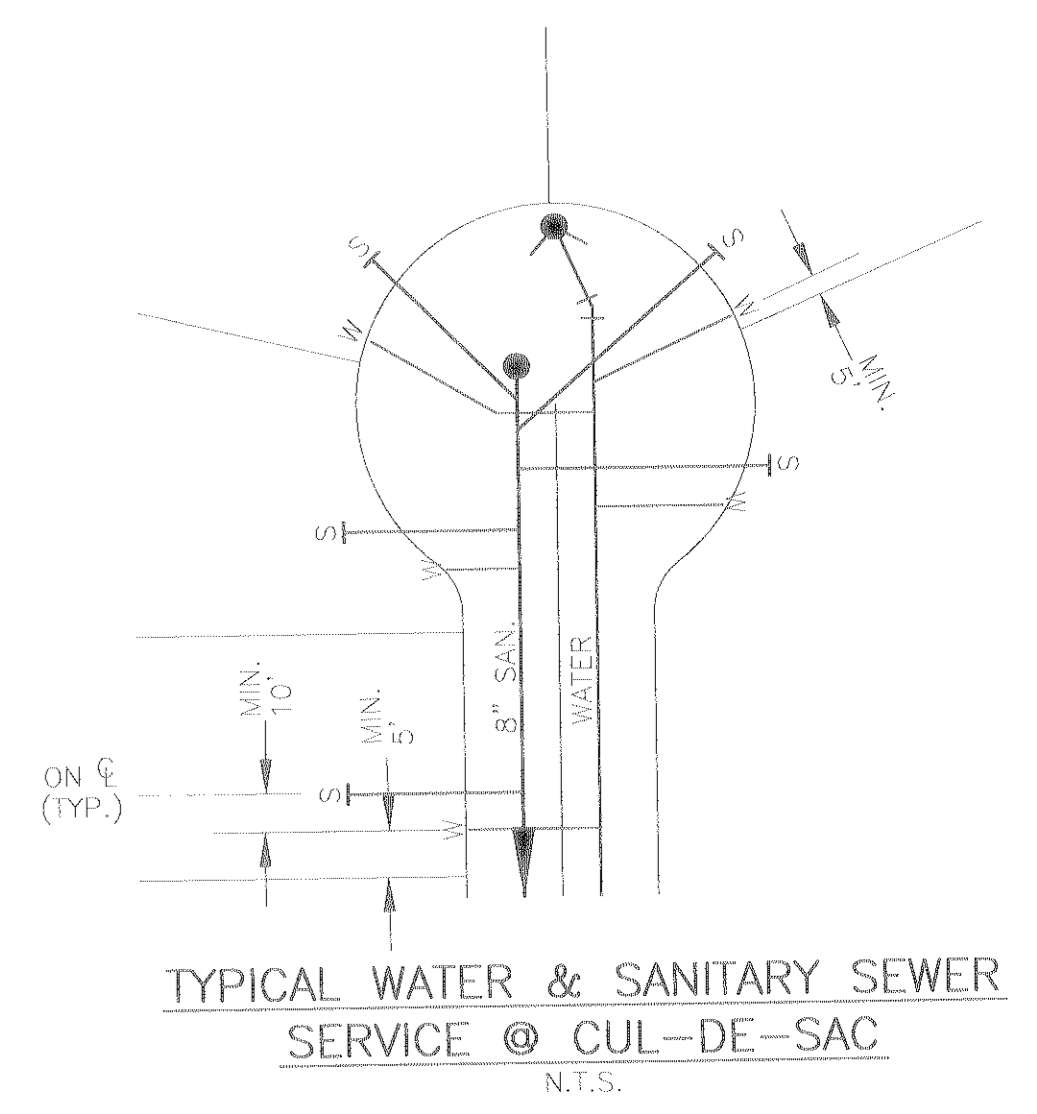


CRYSTAL VALLEY RANCH P.D.  
(TOWN OF CASTLE ROCK)



NOTE: ALL PUBLIC INFRASTRUCTURE SYSTEMS ARE SHOWN AS CONCEPTUAL LAYOUTS ONLY. SYSTEMS ARE SUBJECT TO CHANGE IN ALIGNMENT THROUGHOUT THE COURSE OF PRELIMINARY AND FINAL DESIGN.

CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) TO BE CONTINUED TO WEST BY HECKENDORF DEVELOPMENT  
SAN SEWER TO BE CONNECTED TO HECKENDORF RANCH FILING NO. 1  
WATERLINE TO BE CONTINUED BY HECKENDORF DEVELOPMENT OR BY TOWN OF CASTLE ROCK.



LANTERN PROPERTY  
(DOUGLAS COUNTY - A1)

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/15/01	PMH
2	PER TOWN COMMENTS	6/18/01	PMH
3	PER TOWN COMMENTS	7/30/01	PMH
4	PER TOWN COMMENTS	10/15/01	PMH
5	PER TOWN COMMENTS	11/29/01	PMH
6	PER TOWN COMMENTS	11/29/01	PMH
7	PER LEGAL DEPT. COMMENTS	12/3/01	PMH

**RMC**  
ROCKY MOUNTAIN CONSULTANTS, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
8301 E. Prentice Ave.  
Suite 101  
Englewood, CO 80111  
(303) 741-6000  
FAX (303) 741-6106

Date: JULY 00' Job No. 22-3384.012.00



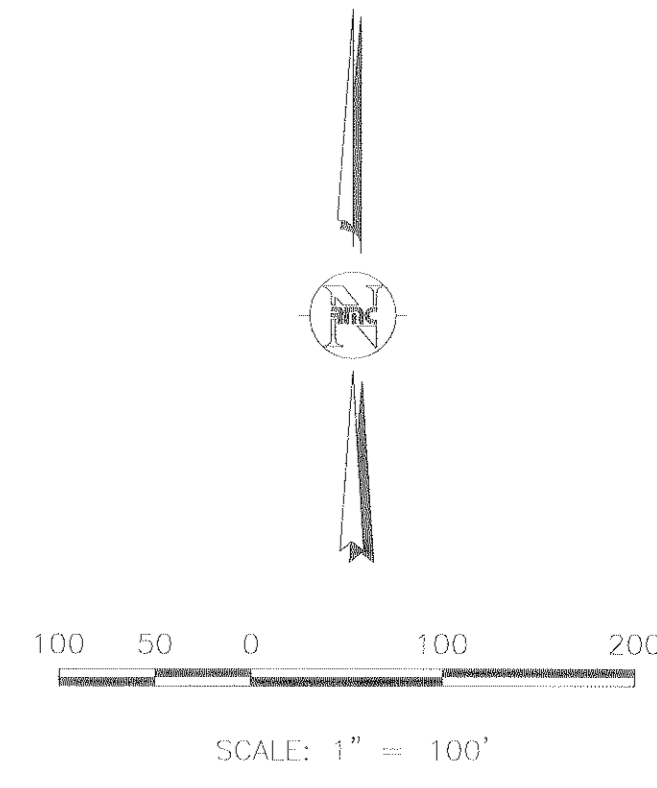
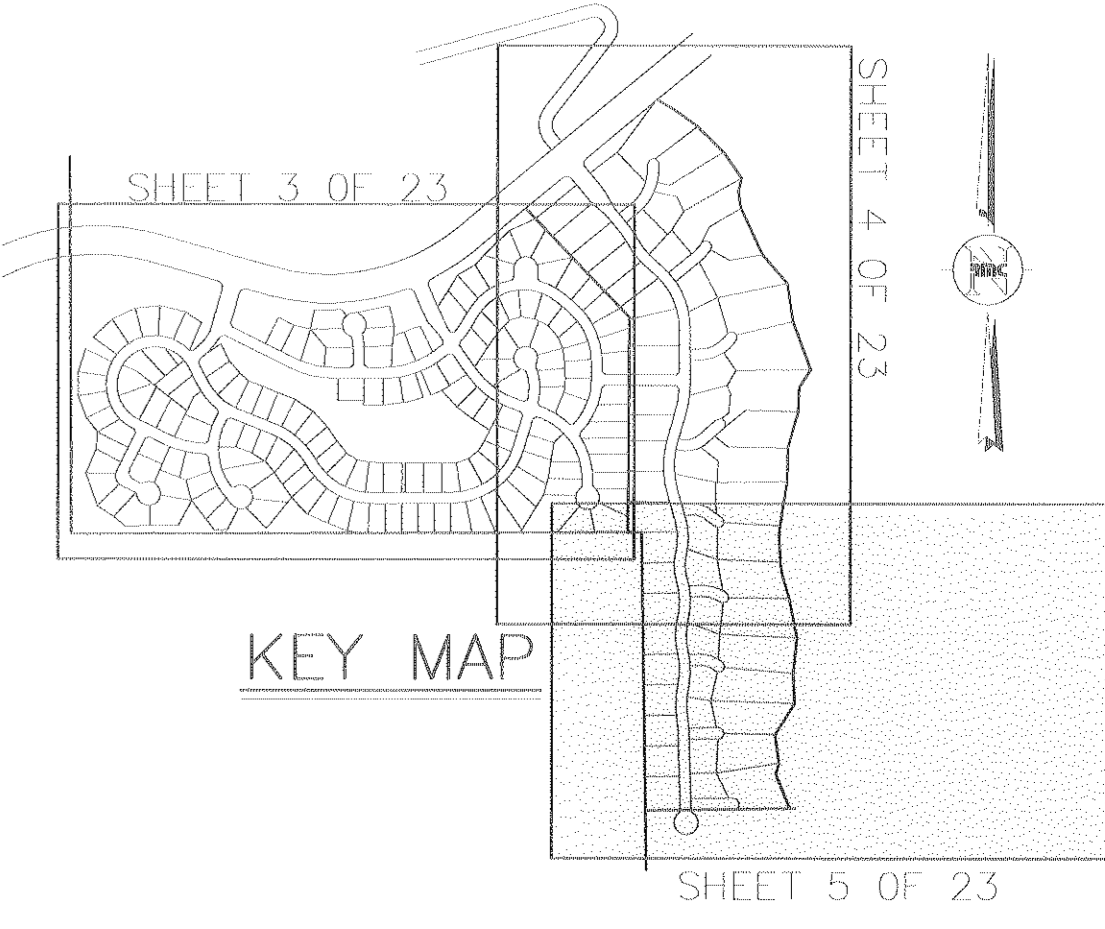
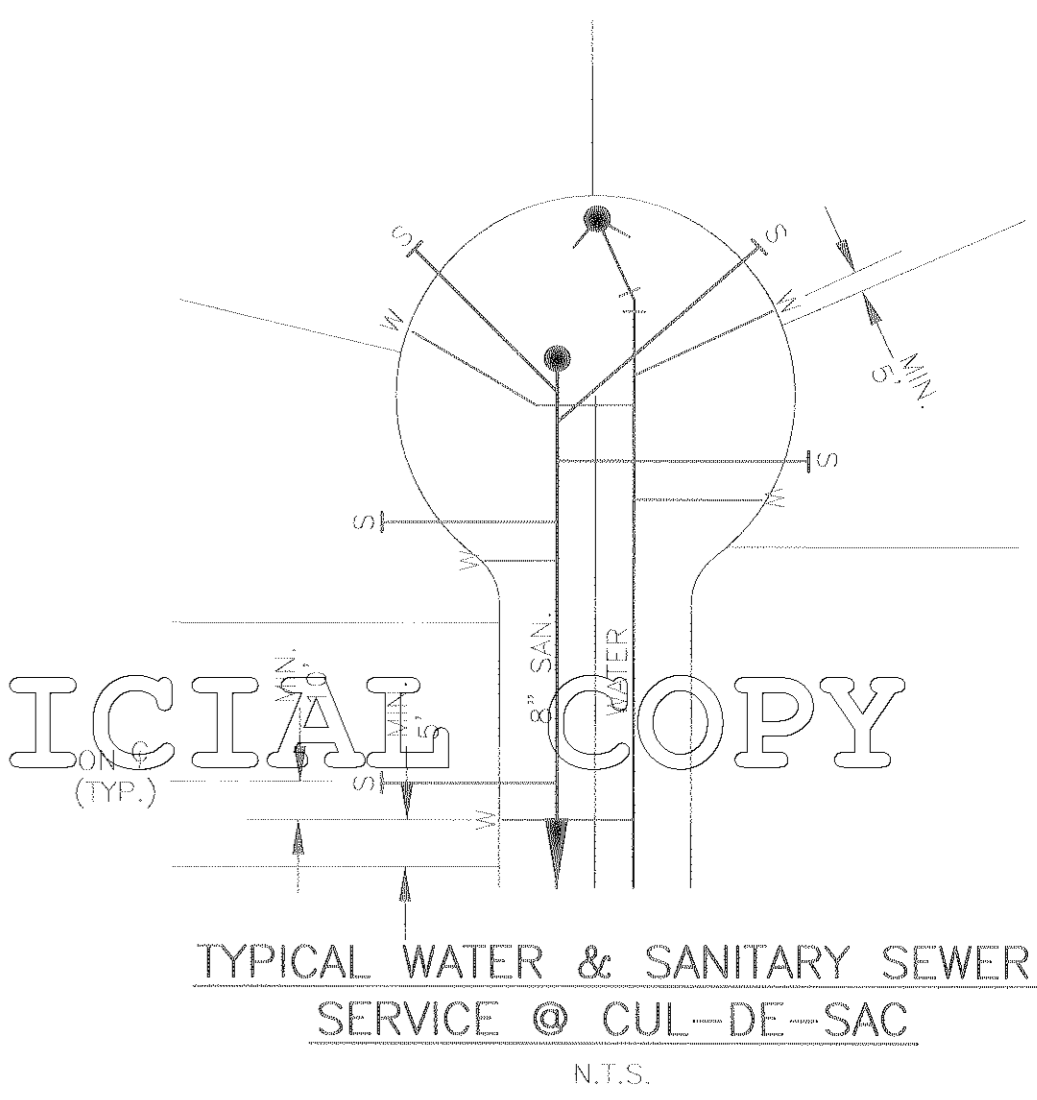
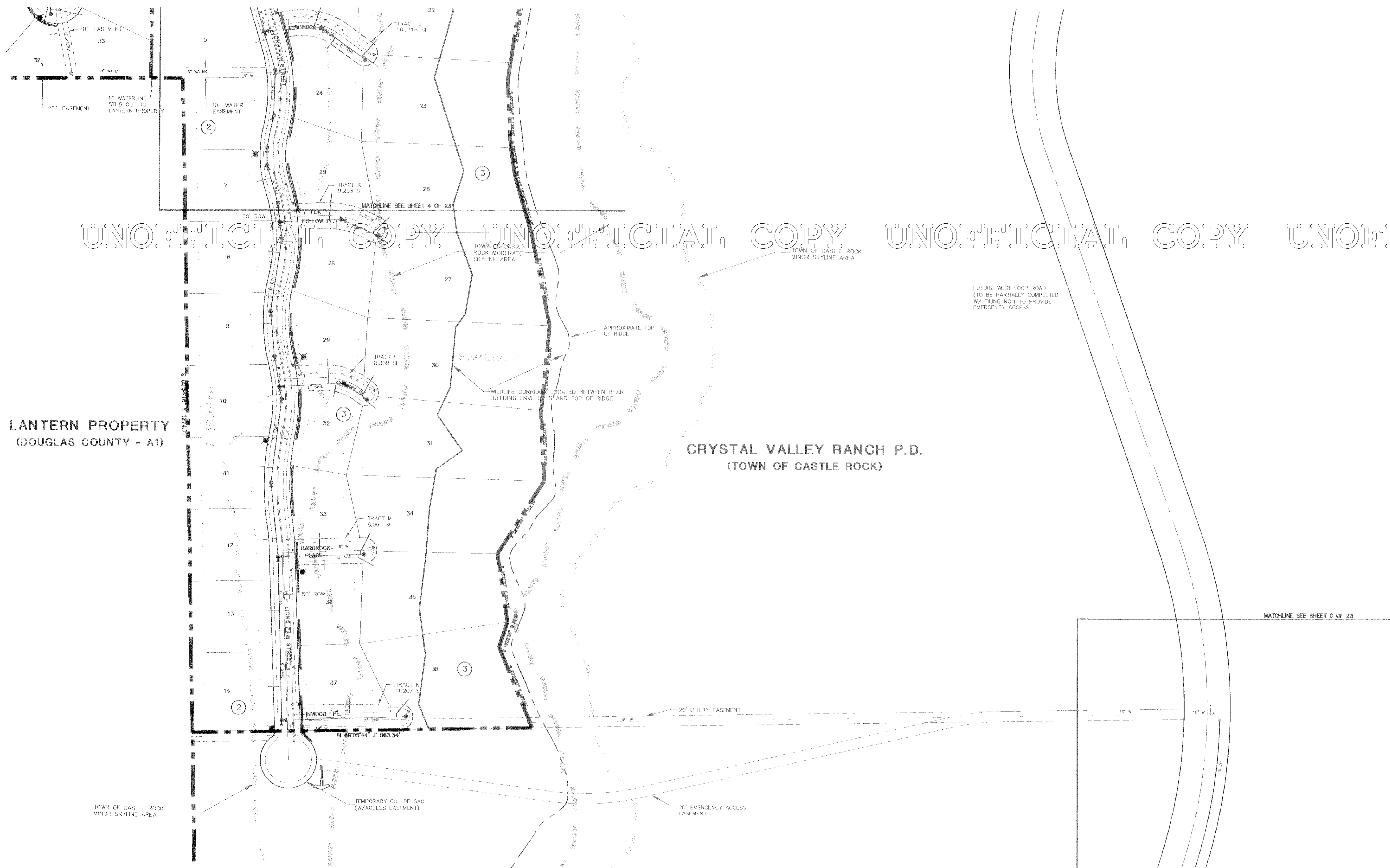
# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## STREET NAMES AND UTILITY PLAN

SHEET 5 OF 23

LEGEND	
	PROPOSED WATER w/ FIRE HYDRANT AND VALVE
	PROPOSED SANITARY w/ MANHOLE
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	PROPOSED LIGHT POST
	MONUMENT SIGN
	PROPOSED SIDEWALK/TRAIL
	PRESSURE REDUCING VALVE
	BLOW OFF ASSEMBLY



NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/16/01	PMR
2	PER TOWN COMMENTS	6/15/01	PMR
3	PER TOWN COMMENTS	7/30/01	PMR
4	PER TOWN COMMENTS	10/15/01	PMR
5	PER TOWN COMMENTS	11/9/01	PMR
6	PER TOWN COMMENTS	11/20/01	PMR
7	PER LEGAL DEPT. COMMENTS	12/3/01	PMR

**RMC**  
 ROCKY MOUNTAIN CONSULTANTS, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
 8301 E. Prentice Ave., Suite 101  
 Englewood, CO 80111  
 (303) 741-6000  
 FAX (303) 741-6106  
 Date: JULY 00' Job No. 22-3384.012.00

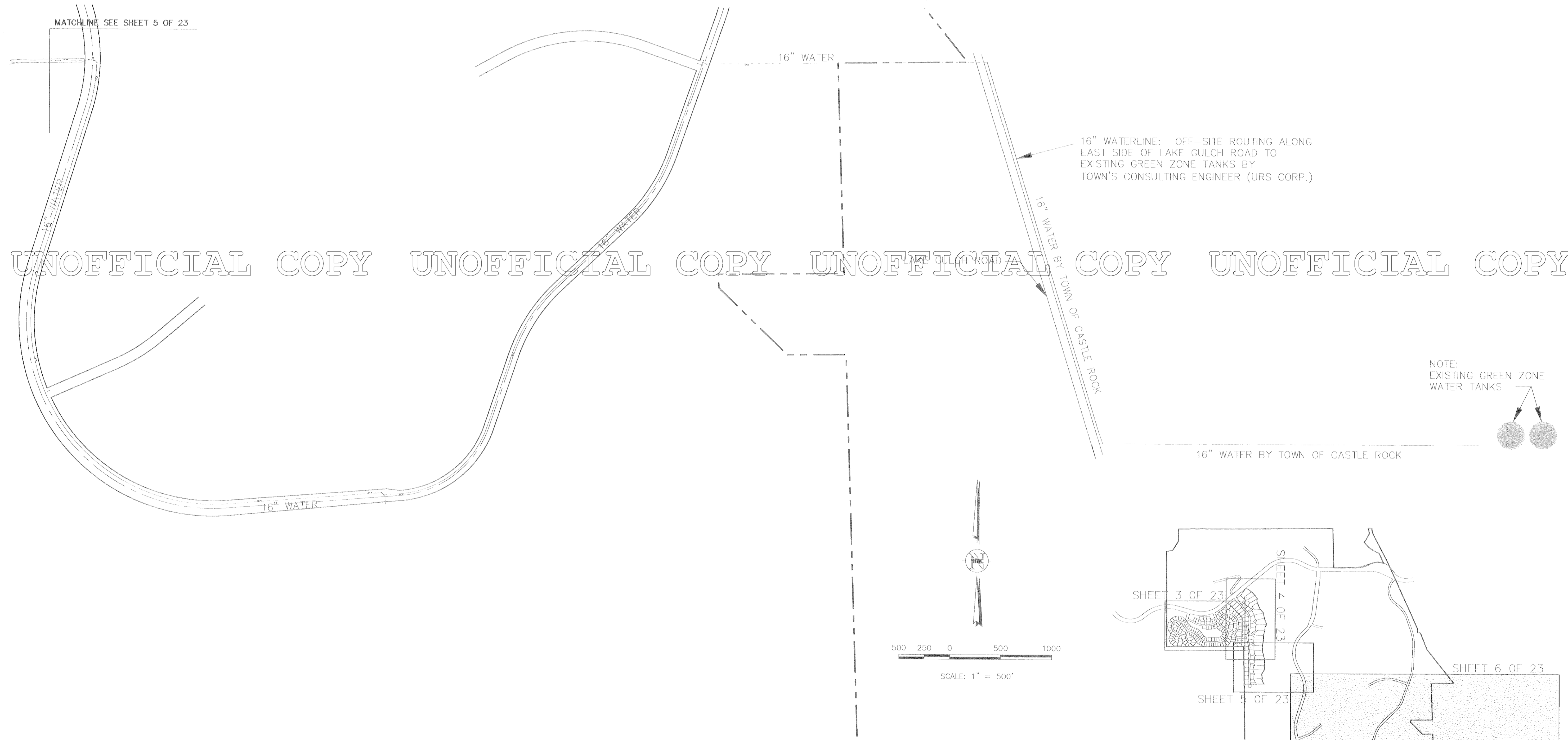
# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
 THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PRELIMINARY PLAT & FINAL PD SITE PLAN**

SHEET 6 OF 23

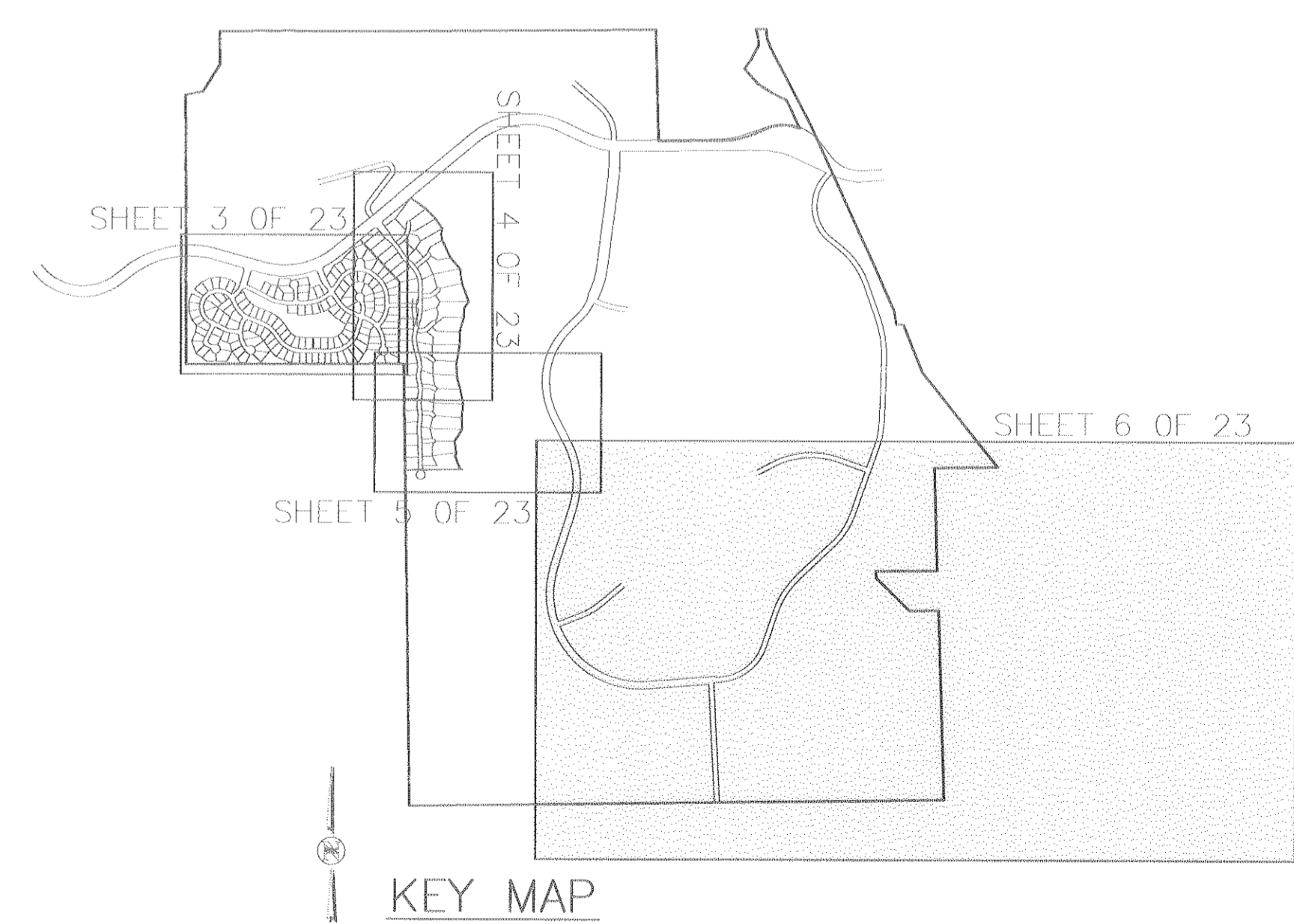
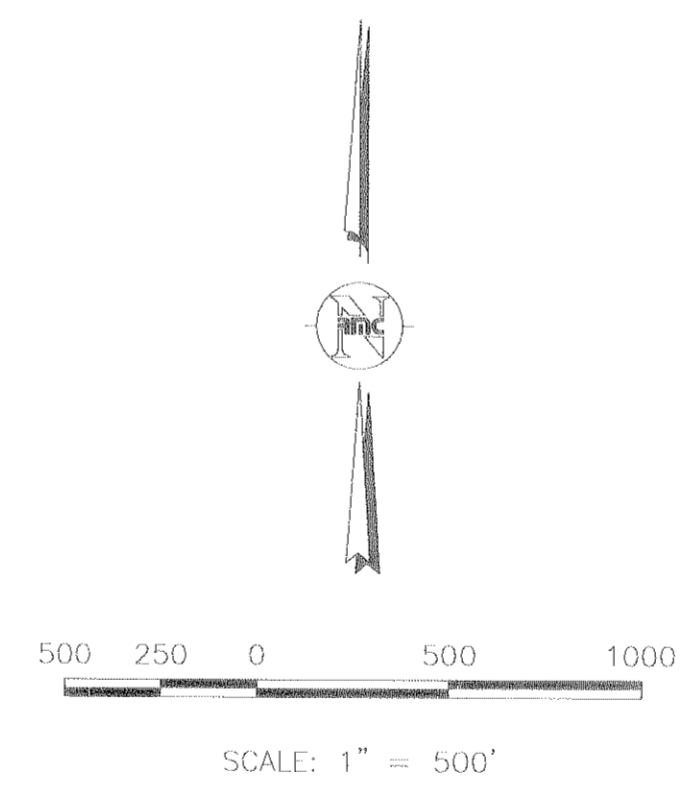
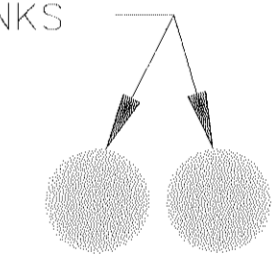
LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED WATER w/ FIRE HYDRANT AND VALVE
	PROPOSED SANITARY w/ MANHOLE
	PROPOSED STREET LIGHT
	PROPOSED CROSS PAN
	LOT LINE
	CENTER LINE OF ROAD
	EASEMENT
	BOUNDARY LINE
	RIGHT OF WAY
	FLOWLINE

GREEN ZONE WATER TRANSMISSION MAIN



16" WATERLINE: OFF-SITE ROUTING ALONG EAST SIDE OF LAKE GULCH ROAD TO EXISTING GREEN ZONE TANKS BY TOWN'S CONSULTING ENGINEER (URS CORP.)

NOTE:  
EXISTING GREEN ZONE  
WATER TANKS



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/7/01	PMB
2	PER TOWN COMMENTS	6/18/01	PMB
3	PER TOWN COMMENTS	7/30/01	PMB
4	PER TOWN COMMENTS	10/15/01	PMB
5	PER TOWN COMMENTS	11/29/01	PMB
6	PER TOWN COMMENTS	11/29/01	PMB
7	PER LEGAL DEPT. COMMENTS	12/1/01	PMB

**RMC**  
 ROCKY MOUNTAIN CONSULTANTS, INC.  
 CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
 8301 E. Prentice Ave.  
 Suite 101  
 Englewood, CO 80111  
 (303) 741-8000  
 FAX (303) 741-6106  
 Date: JULY 00' Job No. 22-3384.012.00

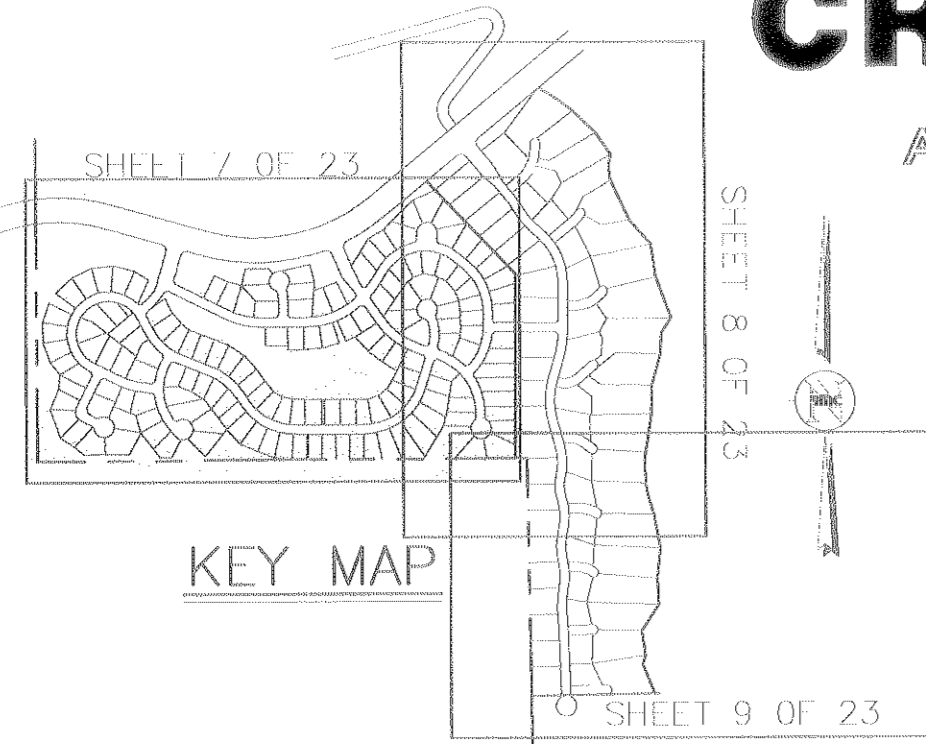
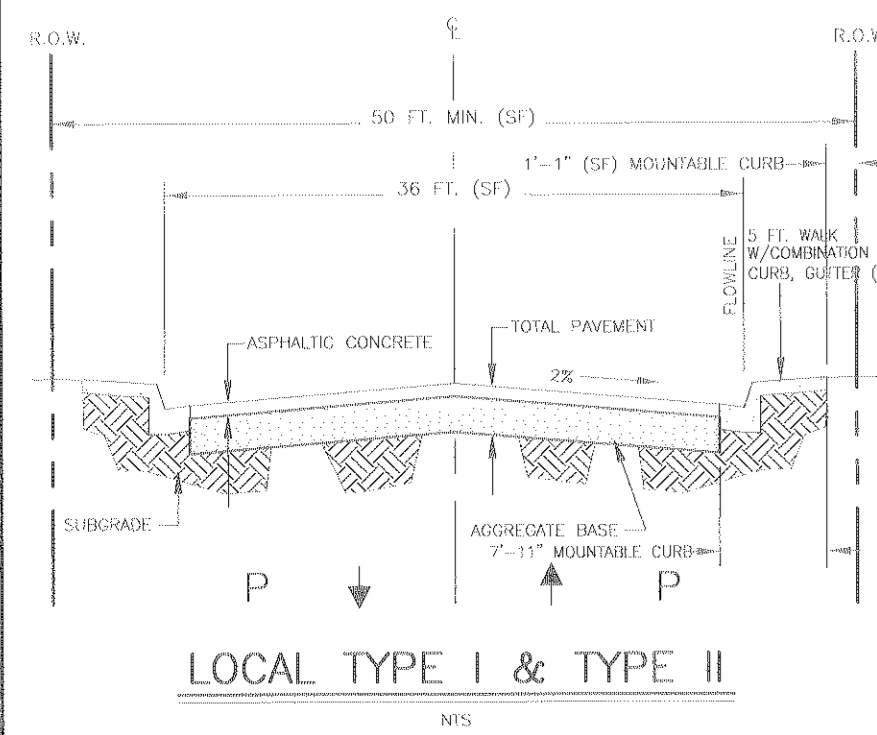
CRYSTAL VALLEY RANCH FILING NO. 1  
 PRELIMINARY PLAT & FINAL PD SITE PLAN  
 SHEET 6 OF 23

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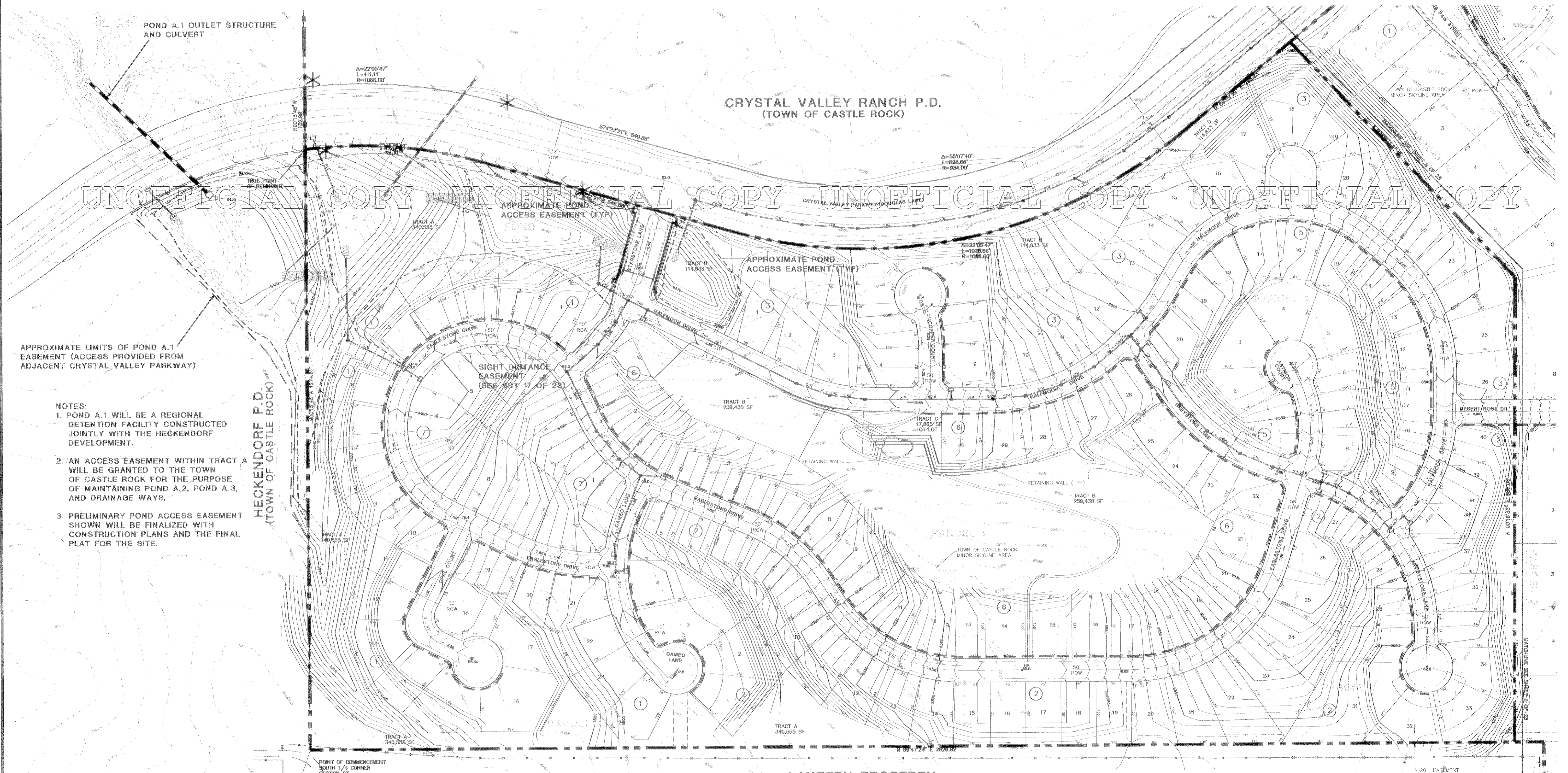
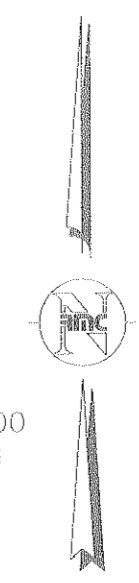
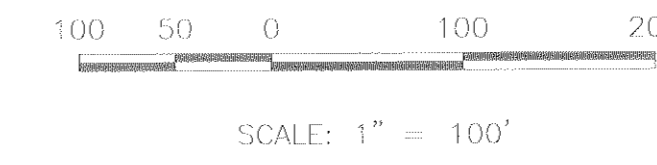
# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PRELIMINARY PLAT & FINAL PD SITE PLAN**

SHEET 7 OF 23



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED WATER w/ FIRE HYDRANT AND VALVE
	PROPOSED SANITARY w/ MANHOLE
	PROPOSED STREET LIGHT
	PROPOSED CROSS PAN
	LOT LINE
	CENTER LINE OF ROAD
	EASEMENT
	BOUNDARY LINE
	RIGHT OF WAY
	FLOWLINE
	MONUMENT SIGN
	PROPOSED SIDEWALK/TRAIL



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

APPROXIMATE LIMITS OF POND A.1  
EASEMENT (ACCESS PROVIDED FROM  
ADJACENT CRYSTAL VALLEY PARKWAY)

- NOTES:**
1. POND A.1 WILL BE A REGIONAL DETENTION FACILITY CONSTRUCTED JOINTLY WITH THE HECKENDORF DEVELOPMENT.
  2. AN ACCESS EASEMENT WITHIN TRACT A WILL BE GRANTED TO THE TOWN OF CASTLE ROCK FOR THE PURPOSE OF MAINTAINING POND A.2, POND A.3, AND DRAINAGE WAYS.
  3. PRELIMINARY POND ACCESS EASEMENT SHOWN WILL BE FINALIZED WITH CONSTRUCTION PLANS AND THE FINAL PLAT FOR THE SITE.

HECKENDORF P.D.  
(TOWN OF CASTLE ROCK)

CRYSTAL VALLEY RANCH P.D.  
(TOWN OF CASTLE ROCK)

LANTERN PROPERTY

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/16/01	PMB
2	PER TOWN COMMENTS	6/7/01	PMB
3	PER TOWN COMMENTS	7/30/01	PMB
4	PER TOWN COMMENTS	10/15/01	PMB
5	PER TOWN COMMENTS	11/29/01	PMB
6	PER TOWN COMMENTS	11/29/01	PMB
7	PER LEGAL DEPT. COMMENTS	12/3/01	PMB

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 8301 E. Prentice Ave., Suite 103  
 Englewood, CO 80111  
 (303) 741-6000  
 FAX (303) 741-6106  
 Date: JULY 00'      Job No. 22-3384.012.00

CRYSTAL VALLEY RANCH FILING NO. 1  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 7 OF 23

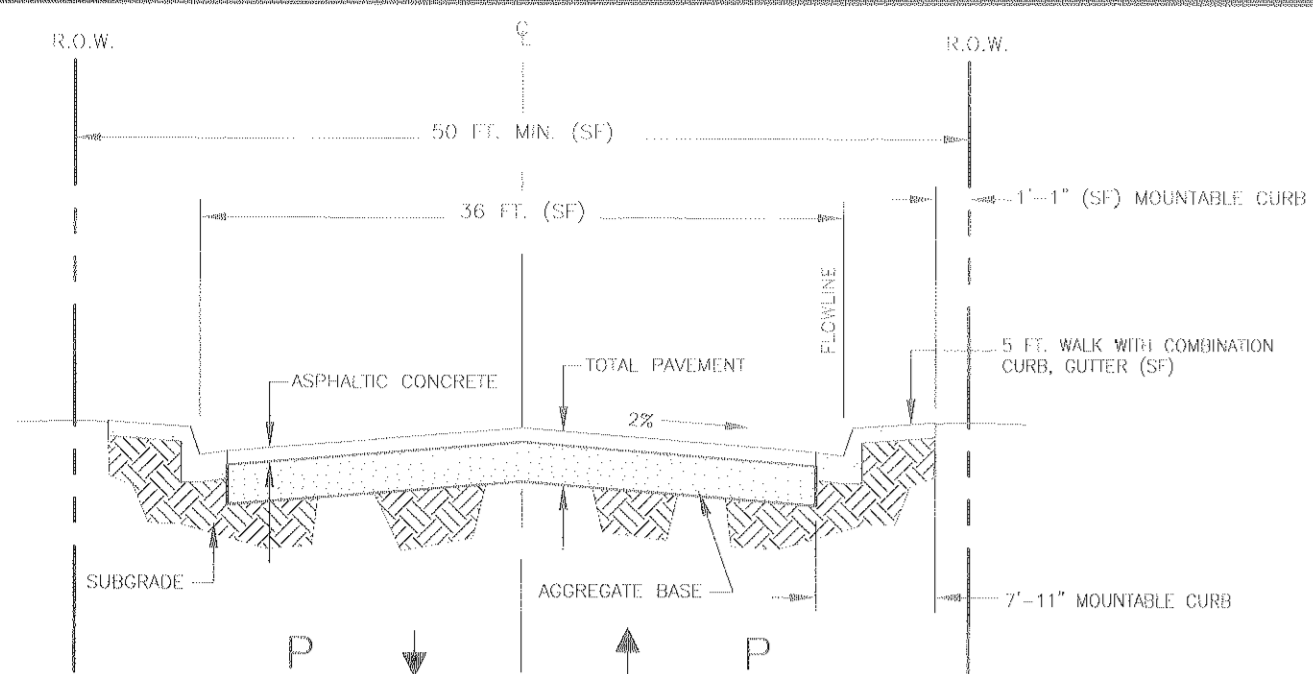
# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

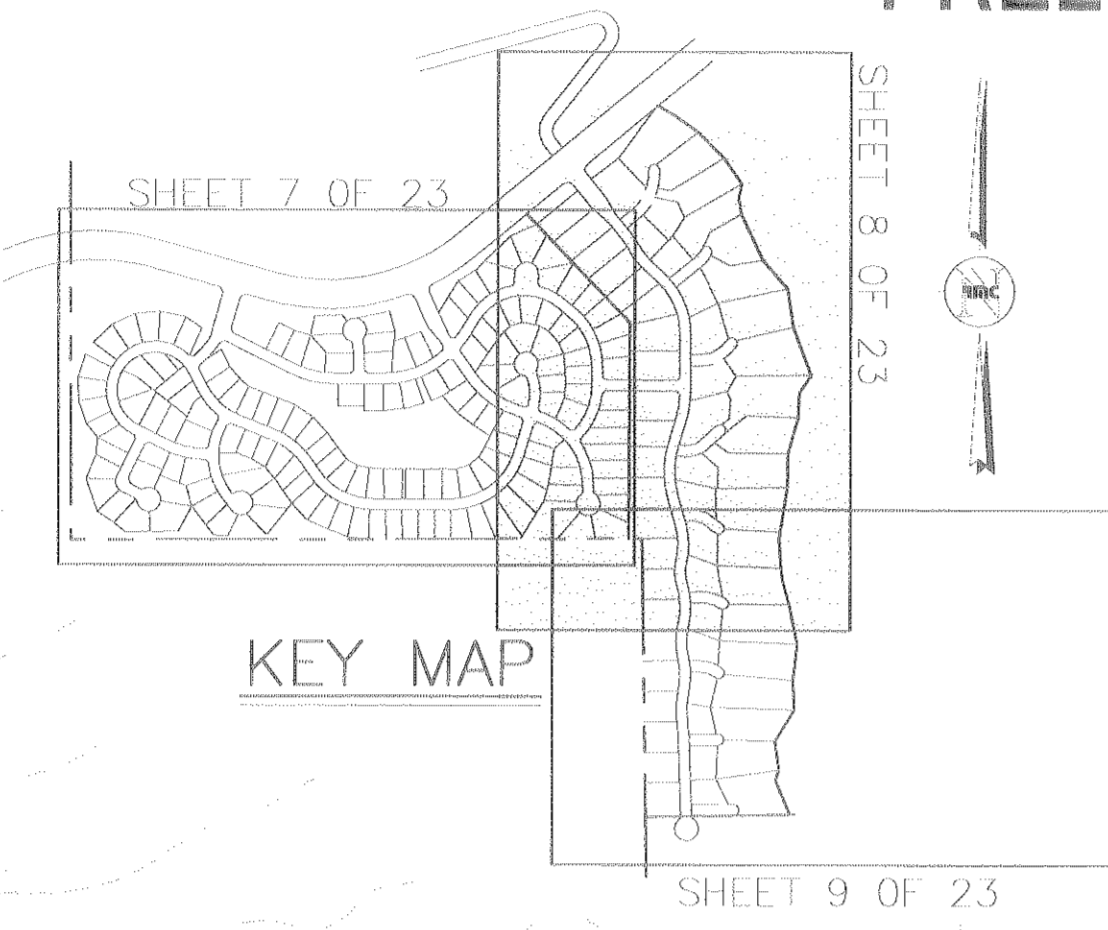
## PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 8 OF 23



LOCAL TYPE I & TYPE II

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED WATER w/ FIRE HYDRANT AND VALVE
	PROPOSED SANITARY w/ MAN-HOLE
	PROPOSED STREET LIGHT
	PROPOSED CROSS PAN
	LOT LINE
	RIDGE PROTECTION LINE
	CENTER LINE OF ROAD
	EASEMENT
	BOUNDARY LINE
	RIGHT OF WAY
	FLOWLINE
	MONUMENT SIGN
	PROPOSED SIDEWALK/TRAIL



KEY MAP



UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/16/01	PMH
2	PER TOWN COMMENTS	6/18/01	PMH
3	PER TOWN COMMENTS	7/30/01	PMH
4	PER TOWN COMMENTS	10/19/01	PMH
5	PER TOWN COMMENTS	11/9/01	PMH
6	PER TOWN COMMENTS	11/29/01	PMH
7	PER LEGAL DEPT. COMMENTS	12/3/01	PMH
8	PER FINAL REVISIONS FOR MATR	6/21/02	PMH

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Englewood, CO 80111  
(303) 741-6080  
FAX (303) 741-6106

Date: JULY 00' Job No. 22-3384.012.00

SCALE: 1" = 100'

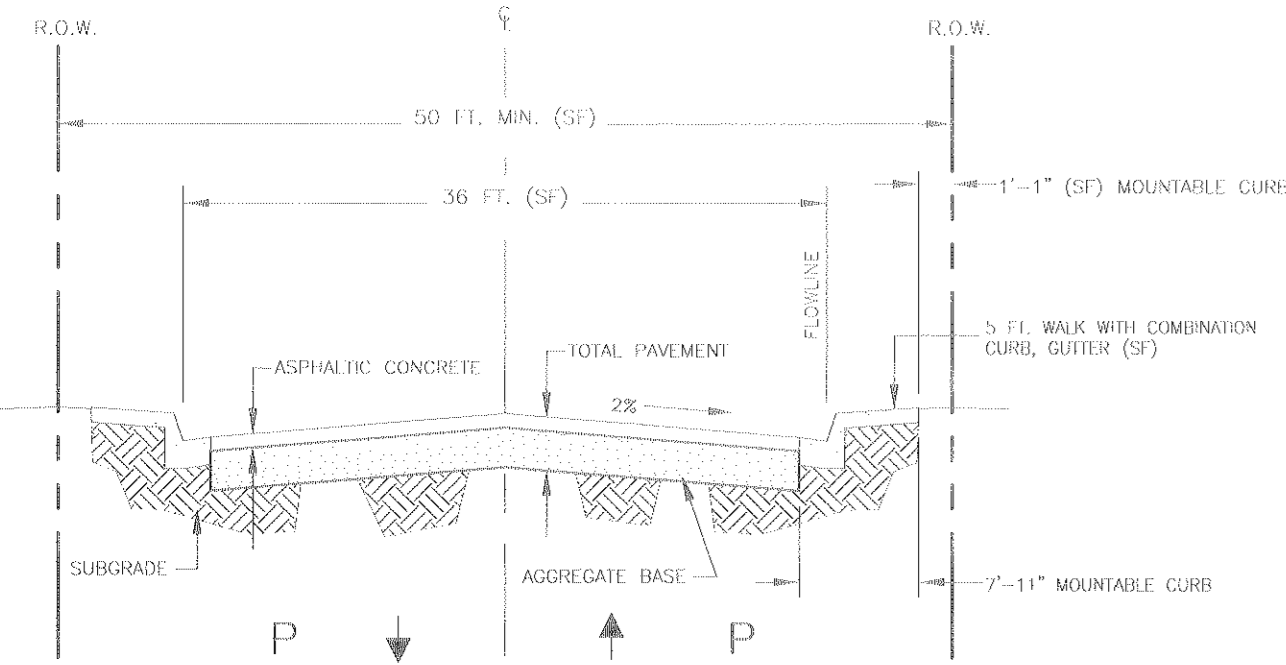
CRYSTAL VALLEY RANCH FILING NO. 1  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 8 OF 23

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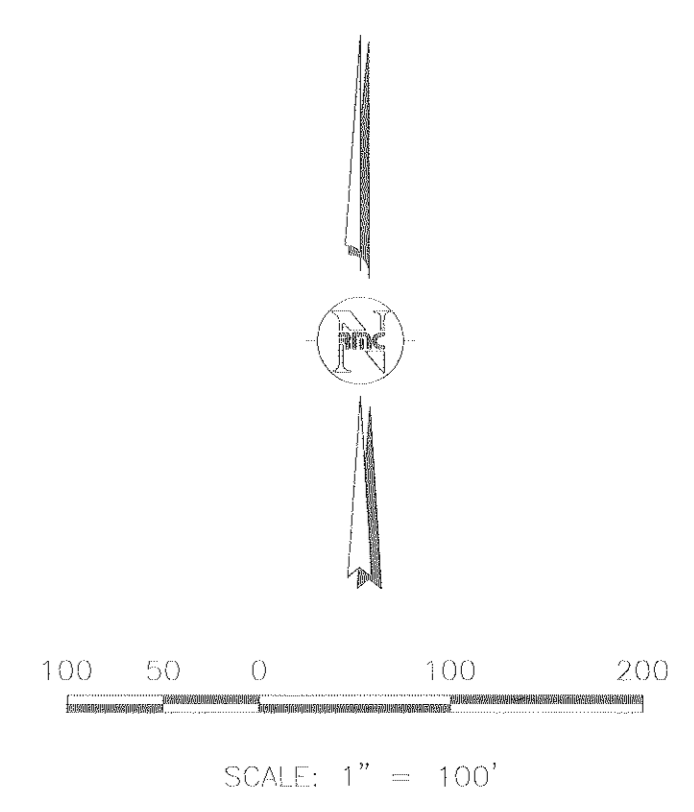
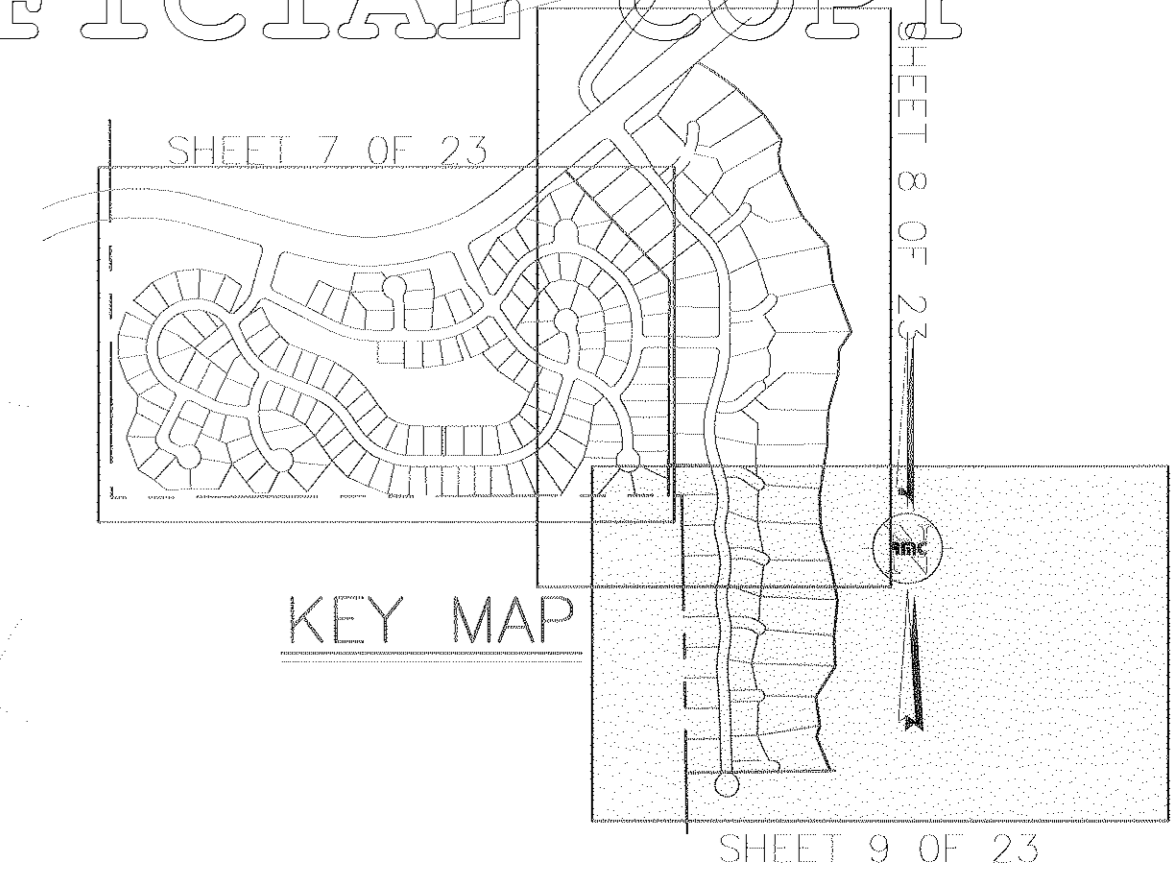
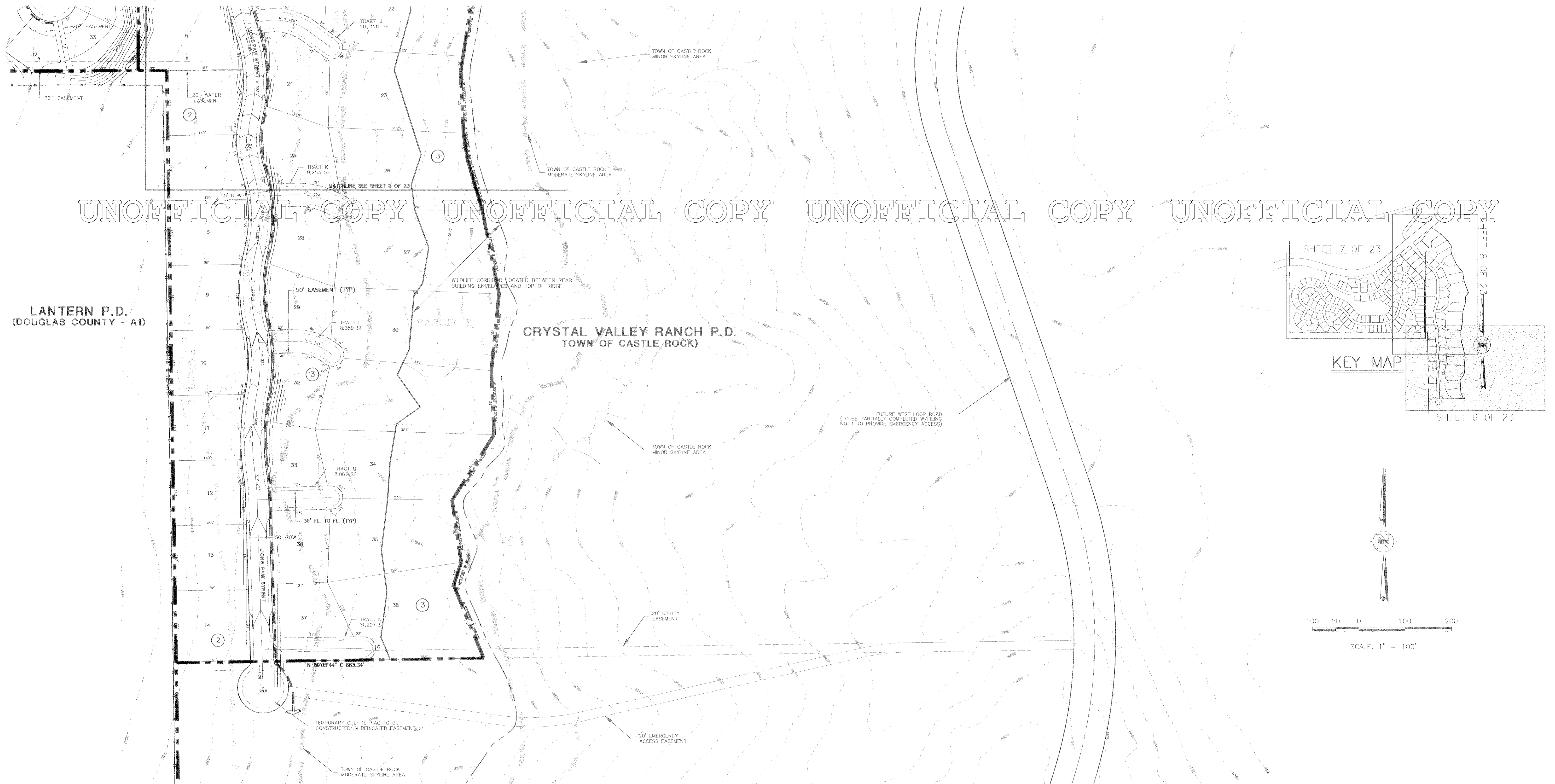
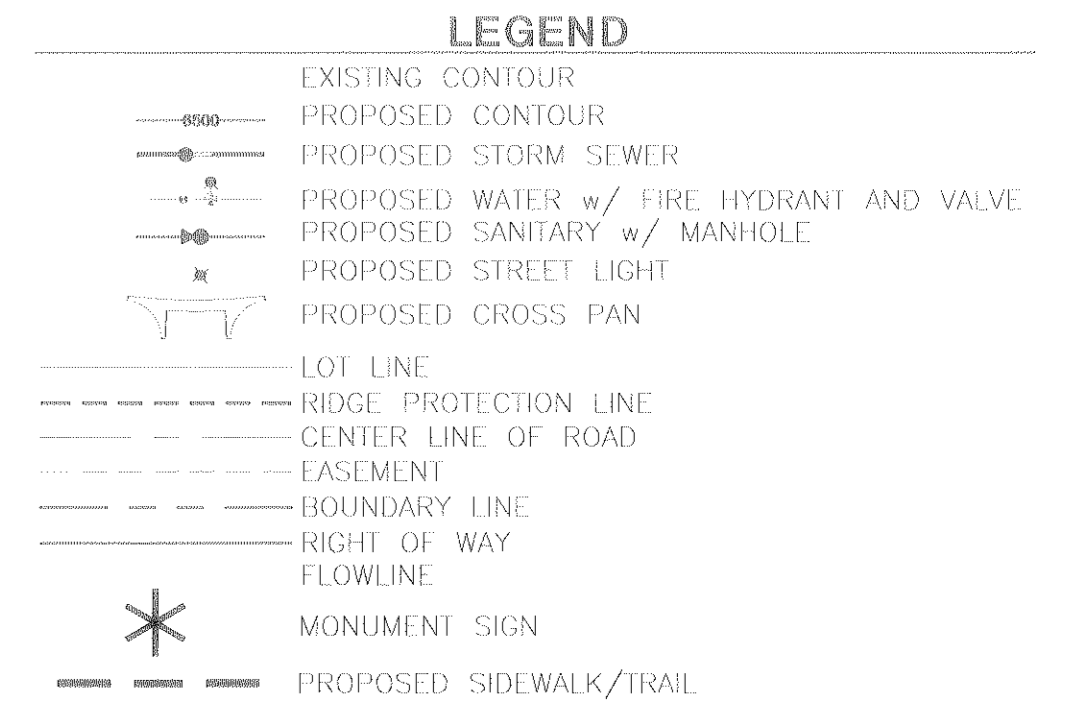
# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PRELIMINARY PLAT & FINAL PD SITE PLAN**

SHEET 9 OF 23



LOCAL TYPE I & TYPE II



NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/21/01	PMB
2	PER TOWN COMMENTS	6/14/01	PMB
3	PER TOWN COMMENTS	7/30/01	PMB
4	PER TOWN COMMENTS	10/15/01	PMB
5	PER TOWN COMMENTS	11/9/01	PMB
6	PER TOWN COMMENTS	11/20/01	PMB
7	PER LEGAL DEPT. COMMENTS	12/13/01	PMB

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 FAX (303) 741-6106  
 Date: JULY 00'      Job No. 22-5384.012.00

CRYSTAL VALLEY RANCH FILING NO. 1  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 9 OF 23

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# CRYSTAL VALLEY RANCH FILING NO. 1

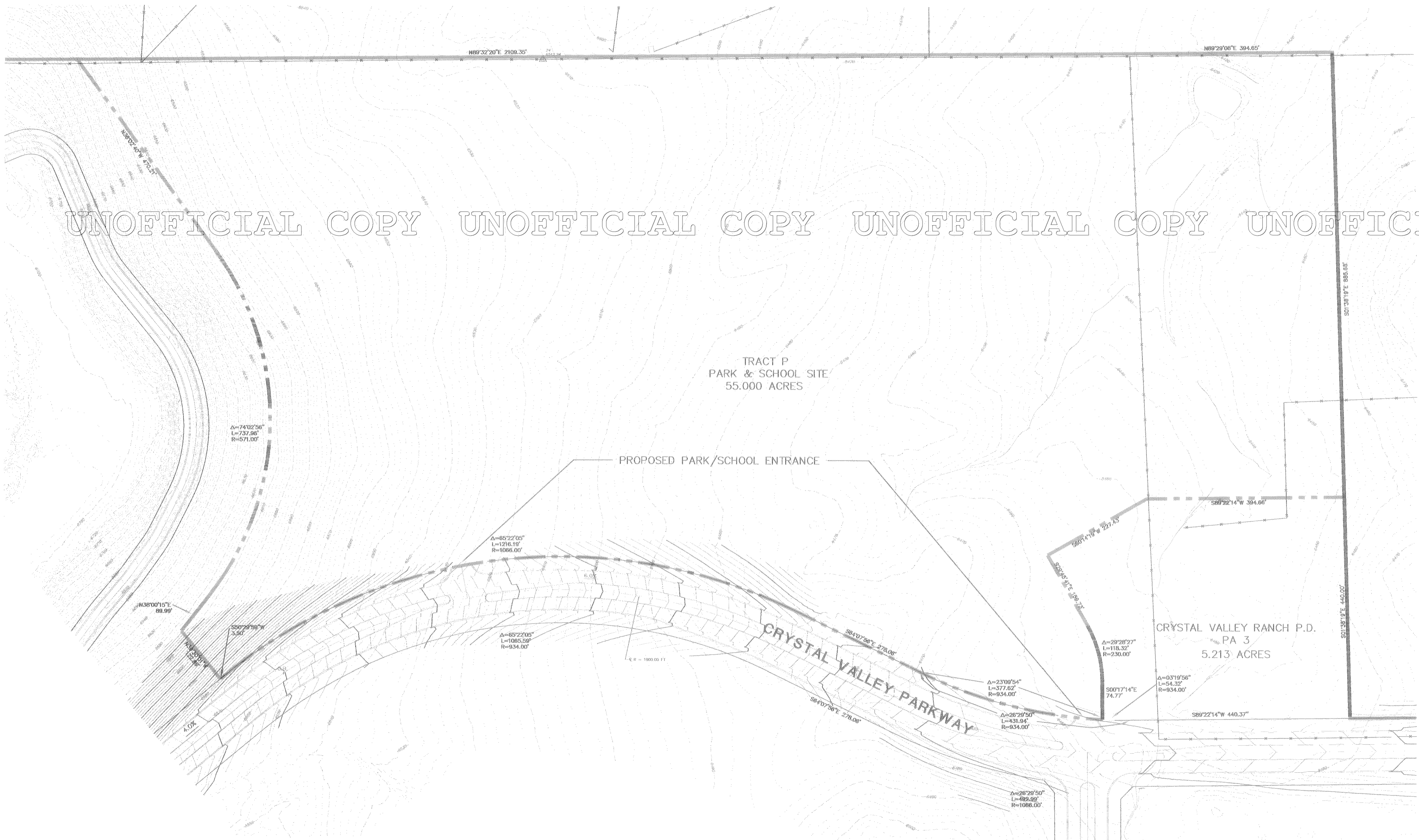
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL PD SITE PLAN

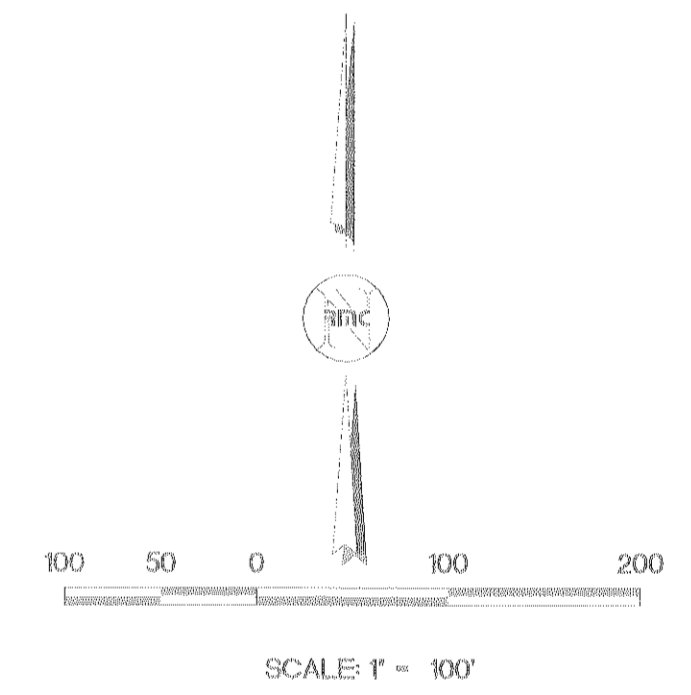
SHEET 10 OF 23  
PARK & SCHOOL SITE

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED CROSS PAN
- LOT LINE
- CENTER LINE OF ROAD
- EASEMENT
- BOUNDARY LINE
- RIGHT OF WAY FLOWLINE



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NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/16/01	PMB
2	PER TOWN COMMENTS	6/18/01	PMB
3	PER TOWN COMMENTS	7/19/01	PMB
4	PER TOWN COMMENTS	10/5/01	PMB
5	PER TOWN COMMENTS	11/20/01	PMB
6	PER TOWN COMMENTS	11/20/01	PMB
7	PER TOWN COMMENTS	12/20/01	PMB
8	PER FINAL REVISIONS FOR YEAR	7/19/02	PMB

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Englewood, CO 80111  
(303) 741-6000  
FAX (303) 741-6106

Date: JULY '00 Job No. 3384.012.00

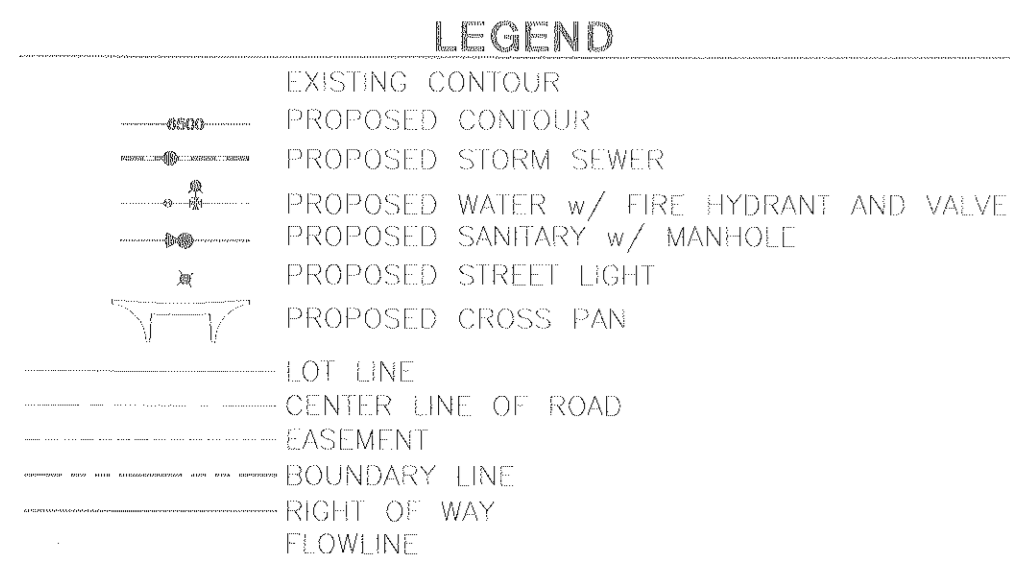
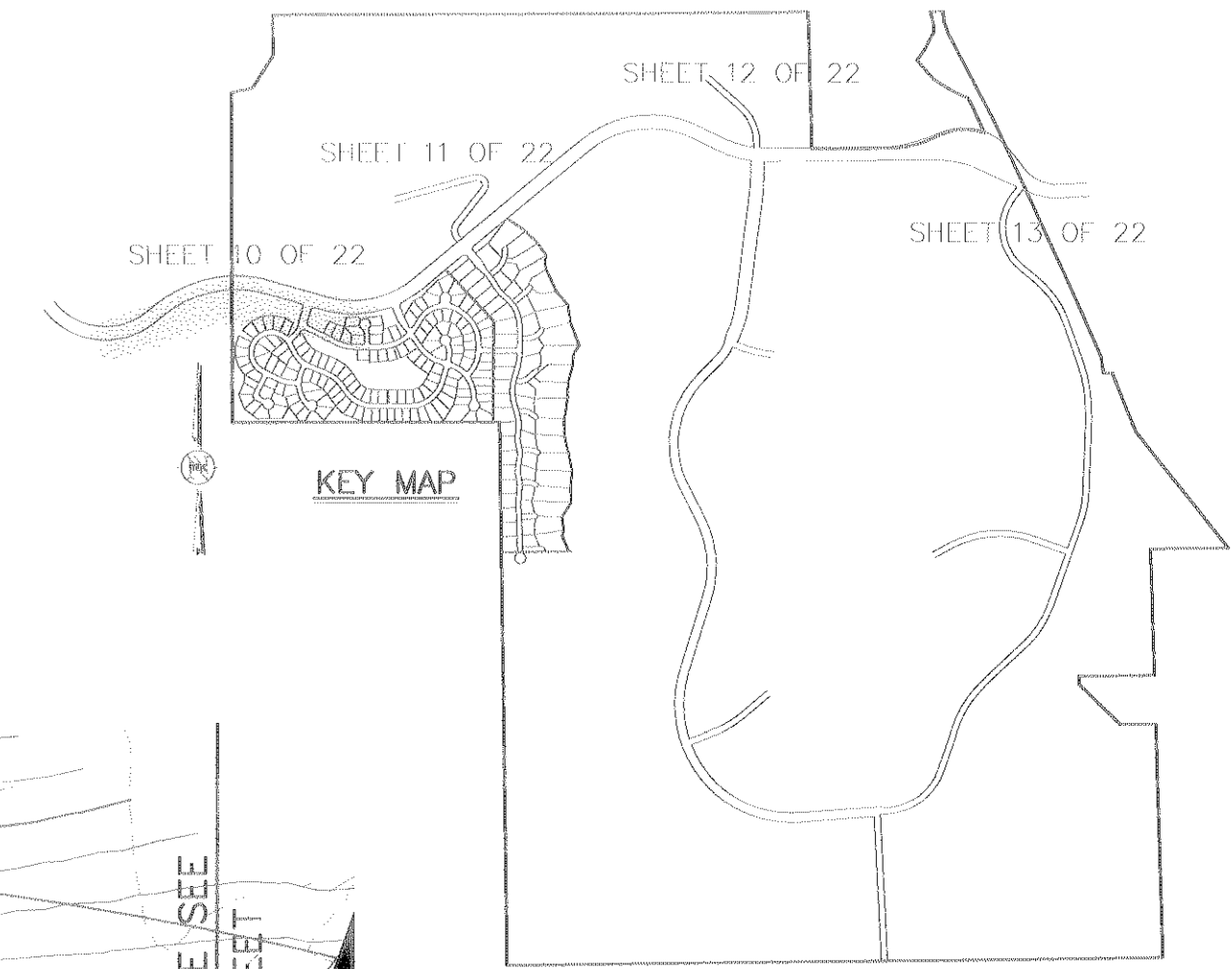
# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25

## TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 11 OF 23

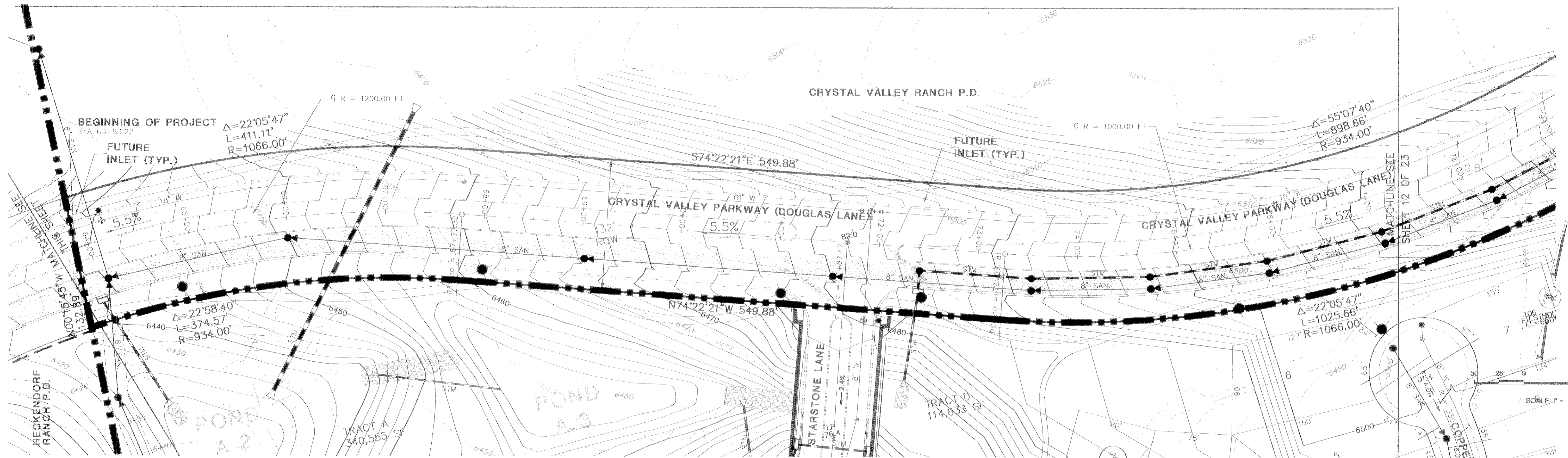
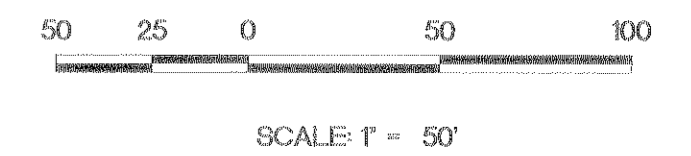
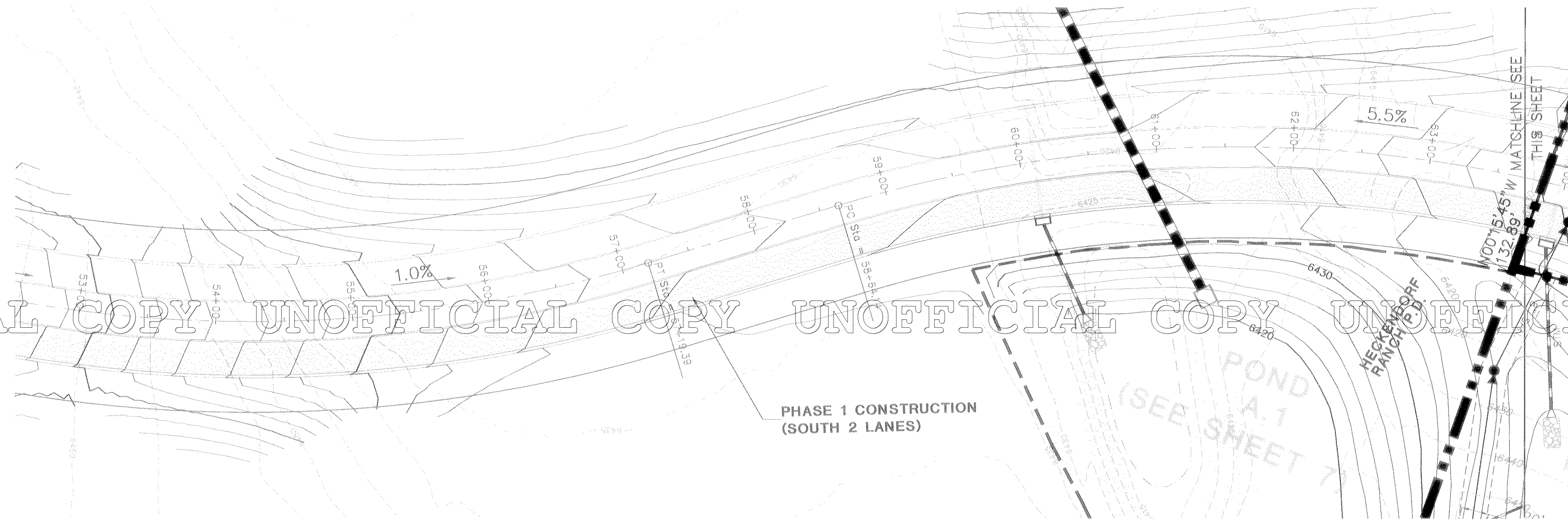
CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) PRELIMINARY DESIGN  
(CONSTRUCTION PLANS SHALL SUPERSEDE THESE CONCEPTUAL PLANS)



**NOTES:**

1. FIRE HYDRANT SPACING ALONG CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) WILL BE INCLUDED WITH FINAL CONSTRUCTION PLANS, AND WILL NOT EXCEED 1000' SPACING INTERVALS.
2. SEE SHEET 1 OF 23 FOR CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) TYPICAL SECTIONS.
3. STORM SEWER, INLETS AND REQUIRED STORMWATER DETENTION FOR PHASE 1 CONSTRUCTION OF CRYSTAL VALLEY PARKWAY WILL BE DESIGNED AND CONSTRUCTED ACCORDING TO ALL APPLICABLE TOWN OF CASTLE ROCK PUBLIC WORKS STANDARDS, AND WILL BE INCLUDED IN THE FINAL DRAINAGE REPORT TO BE SUBMITTED WITH CONSTRUCTION PLANS.
4. CONSTRUCTION PLANS AND FINAL DESIGN FOR CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) SHALL SUPERSEDE THESE CONCEPTUAL PLANS.

CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) CONSTRUCTION WILL CONTINUE THROUGH HECKENDORF PROPERTY BASED ON PHASING MATRIX APPROVED BY TOWN OF CASTLE ROCK IN SUBDIVISION AGREEMENT.



NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	12/01/01	FMB
2	PER TOWN COMMENTS	6/16/01	FMB
3	PER TOWN COMMENTS	7/30/01	FMB
4	PER TOWN COMMENTS	10/15/01	FMB
5	PER TOWN COMMENTS	11/09/01	FMB
6	PER TOWN COMMENTS	11/29/01	FMB
7	PER LEGAL DEPT. COMMENTS	12/13/01	FMB



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FAX (303) 741-6106

Date: JULY '00 Job No. 3384.012.00

CRYSTAL VALLEY RANCH FILING NO. 1  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 11 OF 23

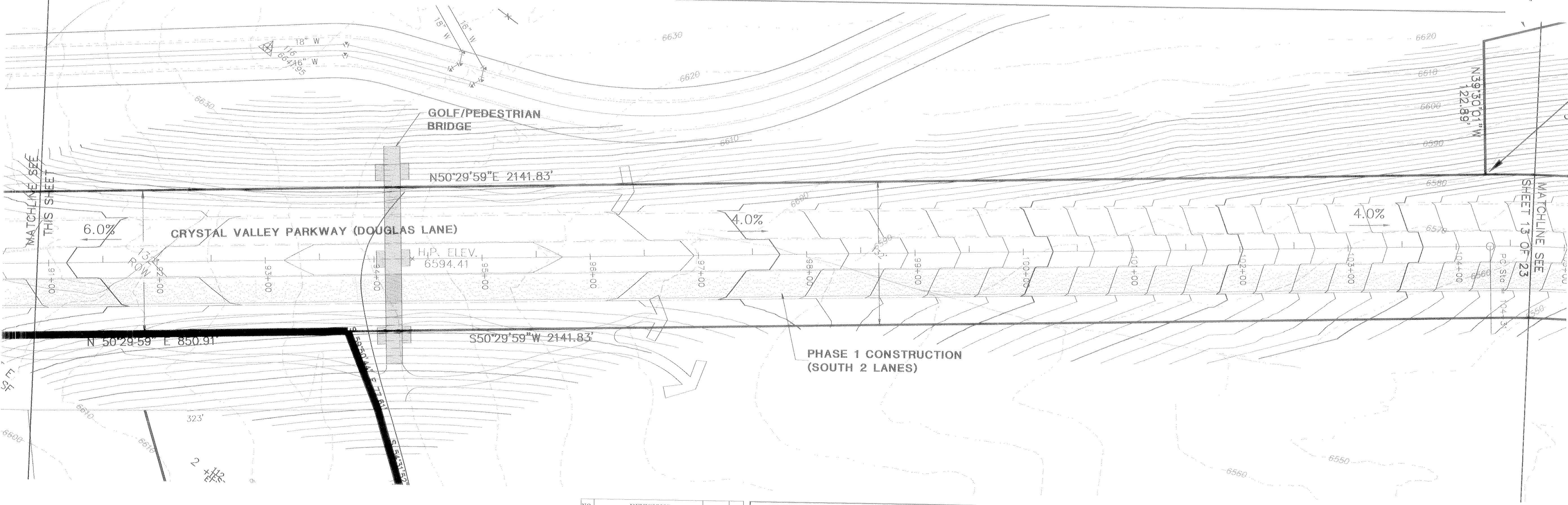
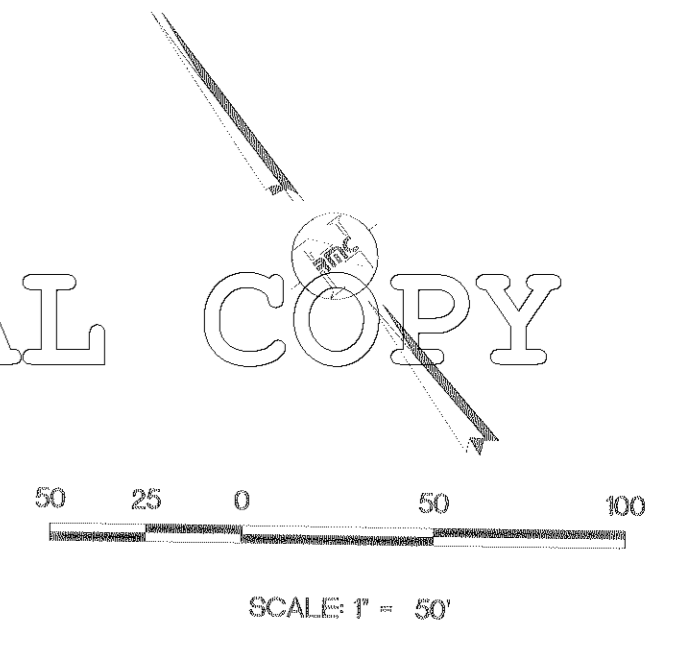
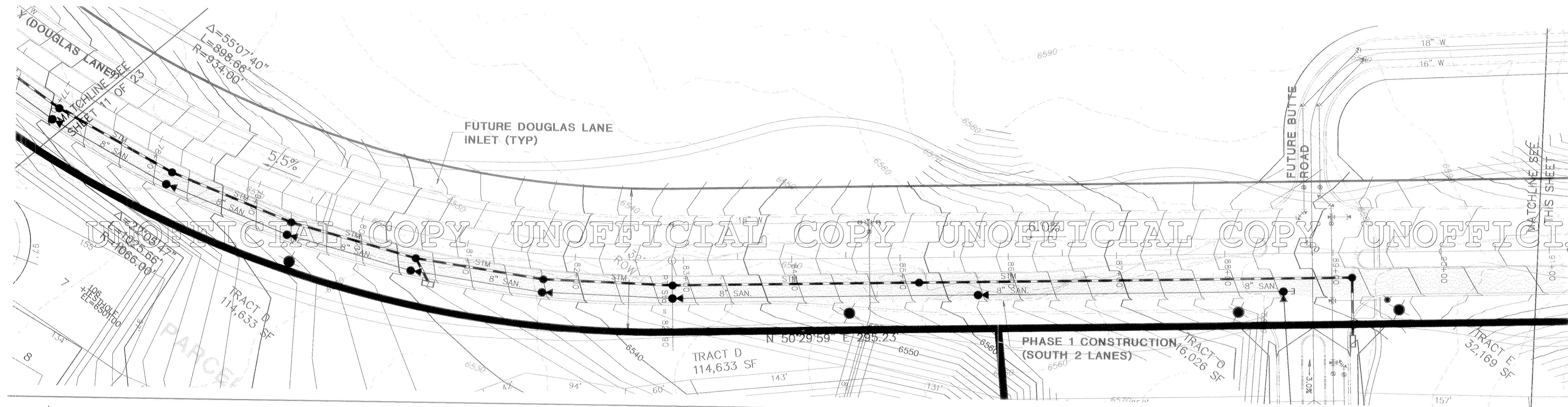
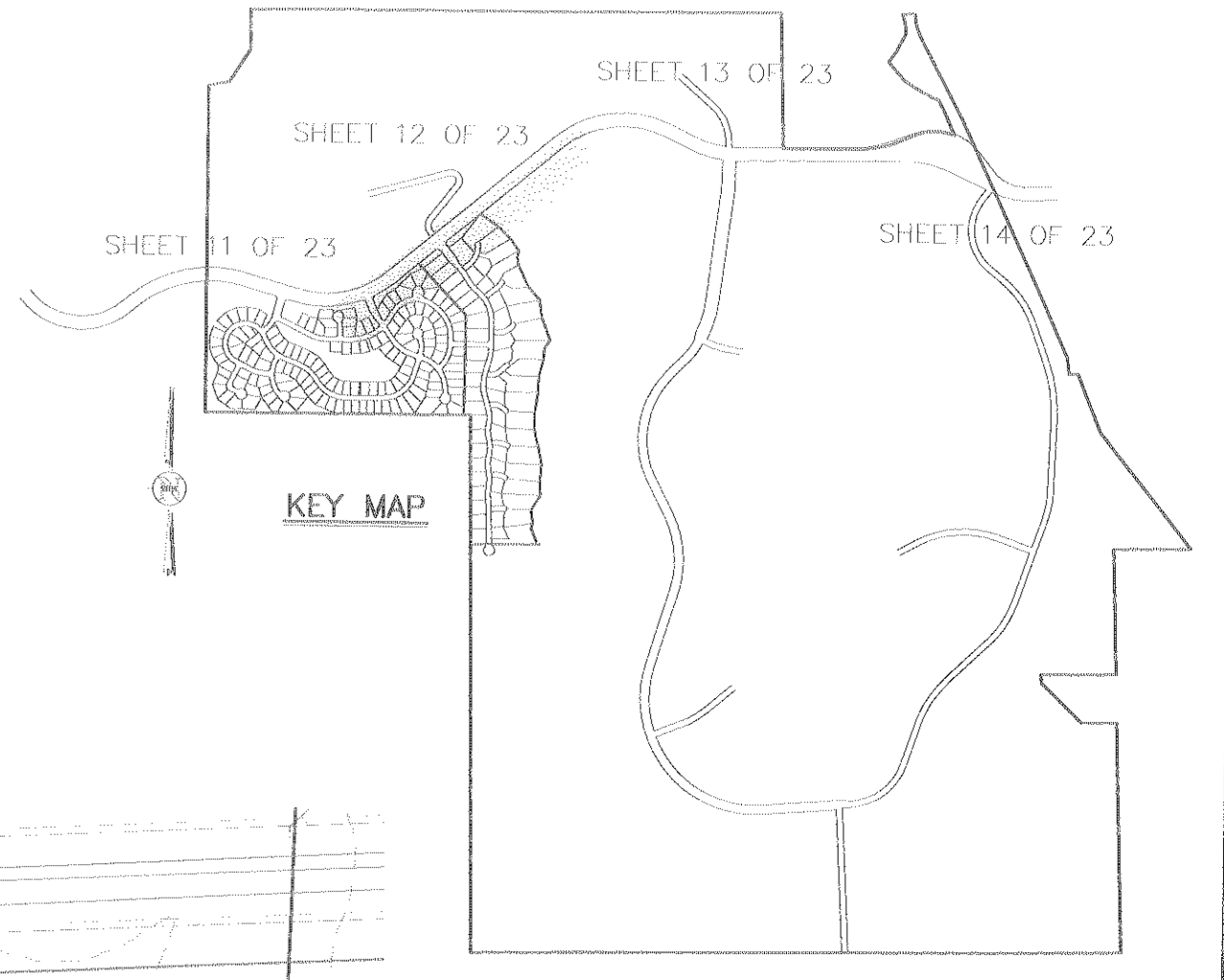
# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PRELIMINARY PLAT & FINAL PD SITE PLAN**

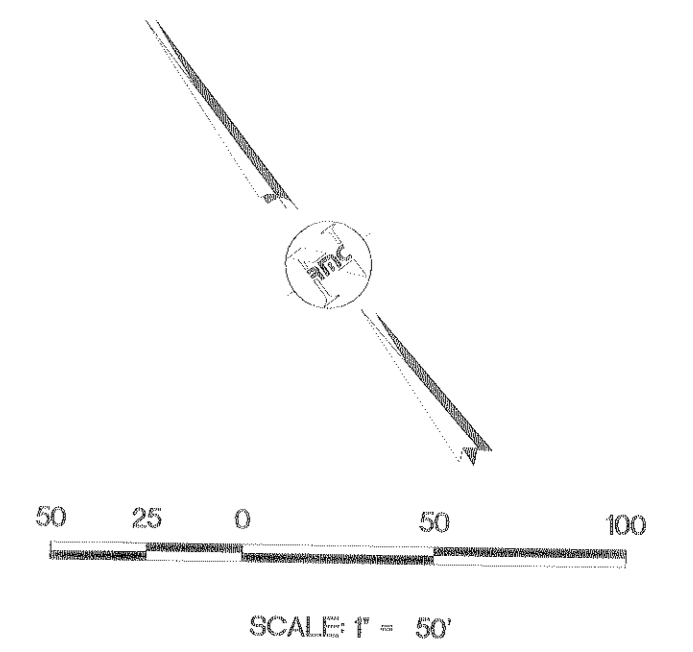
SHEET 12 OF 23

CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) PRELIMINARY DESIGN  
(CONSTRUCTION PLANS SHALL SUPERSEDE THESE CONCEPTUAL PLANS)

- NOTES:
1. FIRE HYDRANT SPACING ALONG CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) WILL BE INCLUDED WITH FINAL CONSTRUCTION PLANS, AND WILL NOT EXCEED 1000' SPACING INTERVALS.
  2. SEE SHEET 1 OF 23 FOR CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) TYPICAL SECTIONS.
  3. STORM SEWER, INLETS AND REQUIRED STORMWATER DETENTION FOR PHASE 1 CONSTRUCTION OF CRYSTAL VALLEY PARKWAY WILL BE DESIGNED AND CONSTRUCTED ACCORDING TO ALL APPLICABLE TOWN OF CASTLE ROCK PUBLIC WORKS STANDARDS, AND WILL BE INCLUDED IN THE FINAL DRAINAGE REPORT TO BE SUBMITTED WITH CONSTRUCTION PLANS.
  4. CONSTRUCTION PLANS AND FINAL DESIGN FOR CRYSTAL VALLEY PARKWAY SHALL SUPERSEDE THIS CONCEPTUAL PLAN.



- LEGEND**
- - - EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - - - PROPOSED STORM SEWER
  - - - PROPOSED WATER w/ FIRE HYDRANT AND VALVE
  - - - PROPOSED SANITARY w/ MANHOLE
  - - - PROPOSED STREET LIGHT
  - - - PROPOSED CROSS PAN
  - - - LOT LINE
  - - - CENTER LINE OF ROAD
  - - - EASEMENT
  - - - BOUNDARY LINE
  - - - RIGHT OF WAY
  - - - FLOWLINE



NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/16/01	PMI
2	PER TOWN COMMENTS	6/18/01	PMI
3	PER TOWN COMMENTS	7/26/01	PMI
4	PER TOWN COMMENTS	10/15/01	PMI
5	PER TOWN COMMENTS	11/9/01	PMI
6	PER TOWN COMMENTS	11/20/01	PMI
7	PER LEGAL DEPT. COMMENTS	12/3/01	PMI

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FAX (303) 741-6106

Date: JULY '00 Job No. 3384.012.00

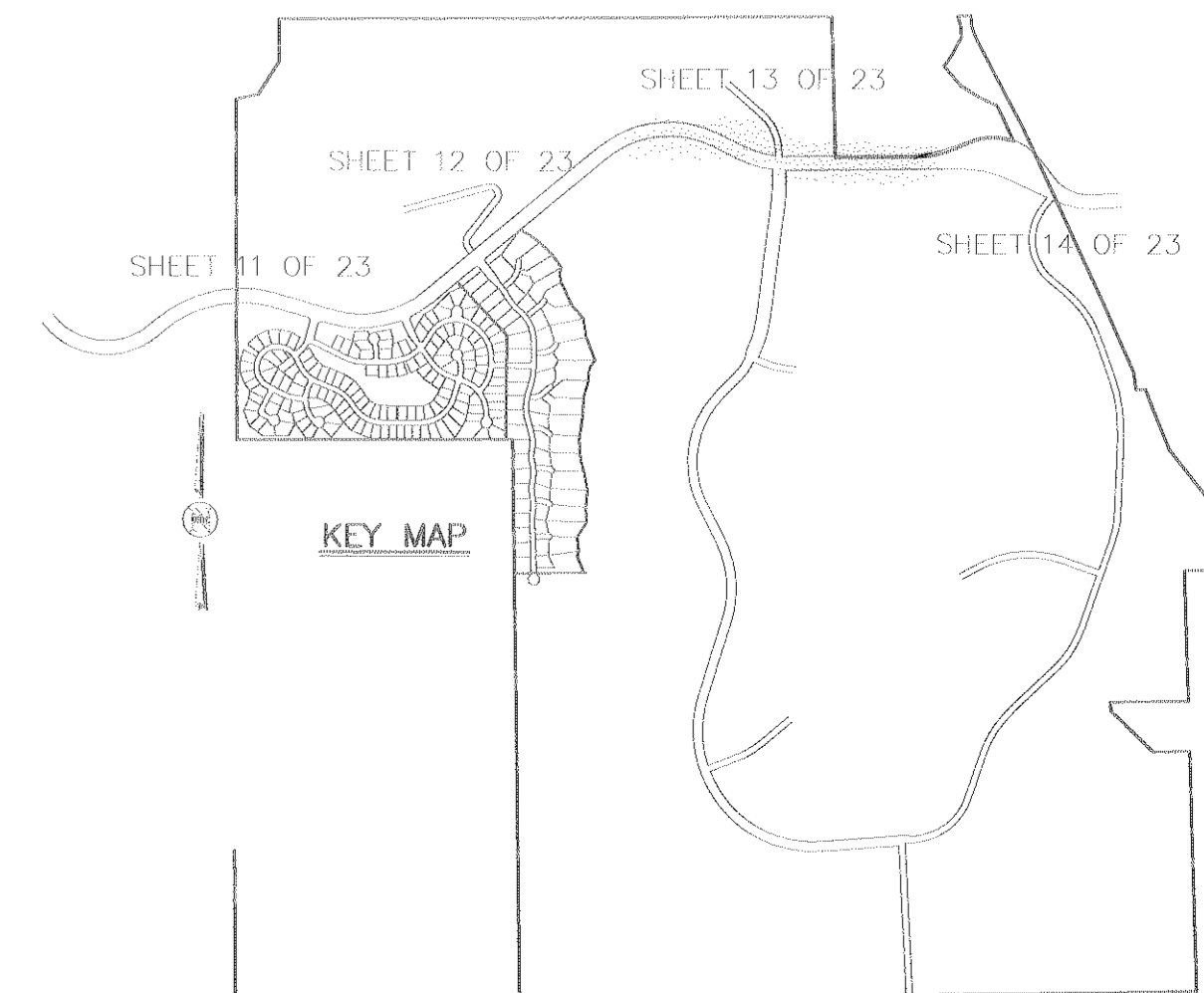
# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24, THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25

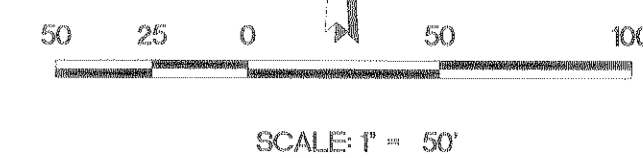
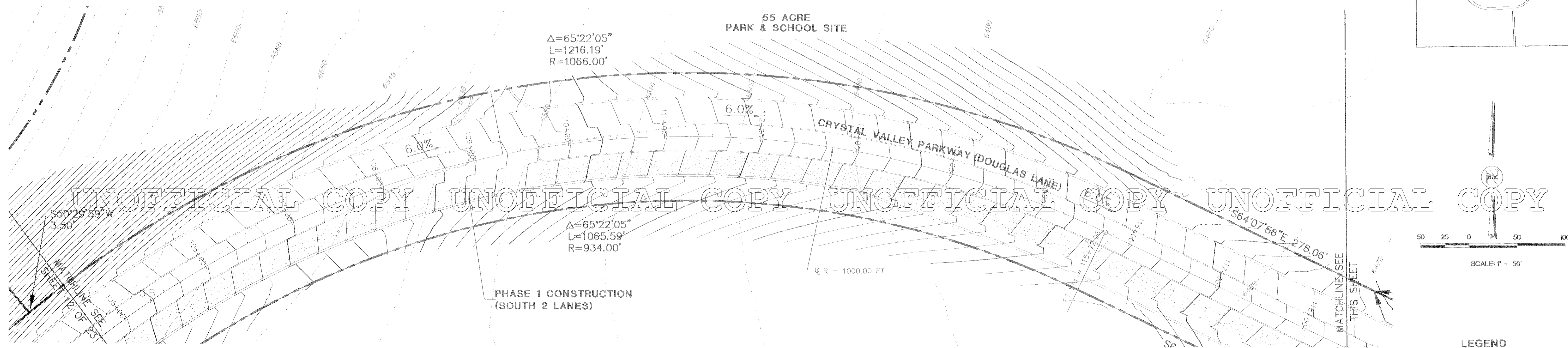
## TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO PRELIMINARY PLAT & FINAL PD SITE PLAN

SHEET 13 OF 23

CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) PRELIMINARY DESIGN  
(CONSTRUCTION PLANS SHALL SUPERSEDE THESE CONCEPTUAL PLANS)

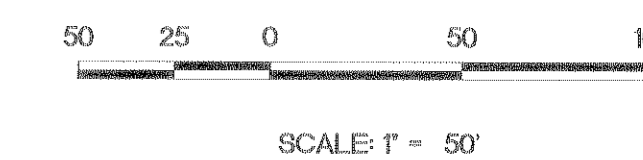
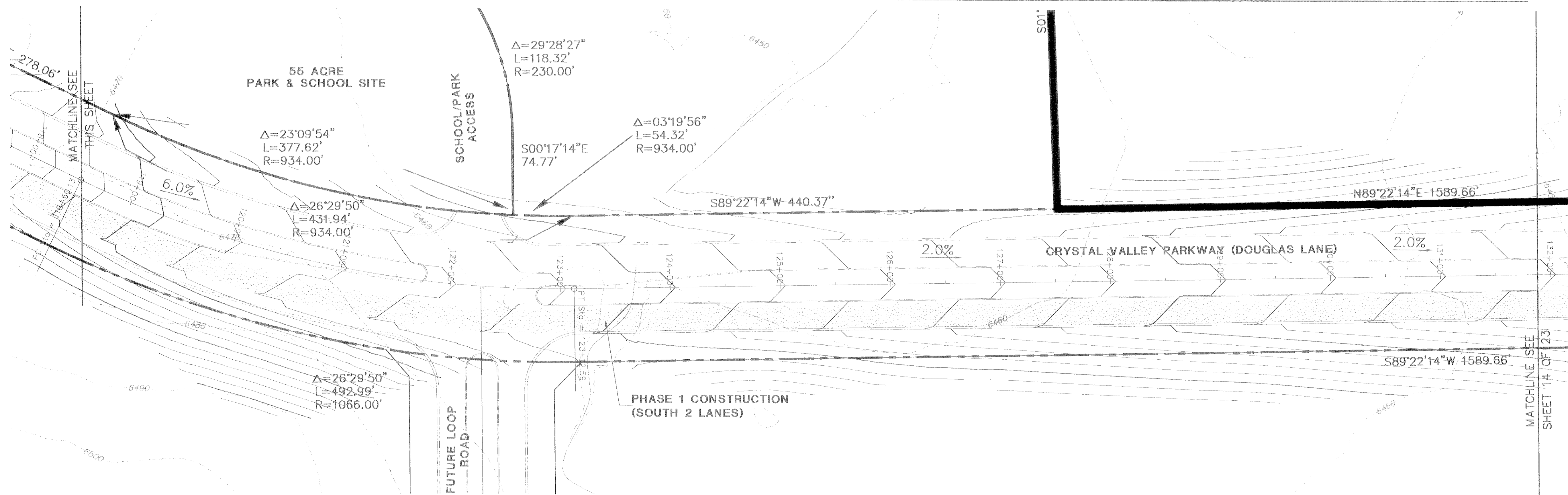


- NOTES:
1. FIRE HYDRANT SPACING ALONG CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) WILL BE INCLUDED WITH FINAL CONSTRUCTION PLANS, AND WILL NOT EXCEED 1000' SPACING INTERVALS.
  2. SEE SHEET 1 OF 23 FOR CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) TYPICAL SECTIONS.
  3. STORM SEWER, INLETS AND REQUIRED STORMWATER DETENTION FOR PHASE 1 CONSTRUCTION OF CRYSTAL VALLEY PARKWAY WILL BE DESIGNED AND CONSTRUCTED ACCORDING TO ALL APPLICABLE TOWN OF CASTLE ROCK PUBLIC WORKS STANDARDS, AND WILL BE INCLUDED IN THE FINAL DRAINAGE REPORT TO BE SUBMITTED WITH CONSTRUCTION PLANS.
  4. CONSTRUCTION PLANS AND FINAL DESIGN FOR CRYSTAL VALLEY PARKWAY SHALL SUPERSEDE THIS CONCEPTUAL PLAN.



### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED CROSS PAN
- LOT LINE
- CENTER LINE OF ROAD
- EASEMENT
- BOUNDARY LINE
- RIGHT OF WAY
- FLOWLINE



NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/16/01	PMB
2	PER TOWN COMMENTS	6/15/01	PMB
3	PER TOWN COMMENTS	7/30/01	PMB
4	PER TOWN COMMENTS	10/15/01	PMB
5	PER TOWN COMMENTS	11/9/01	PMB
6	PER TOWN COMMENTS	11/20/01	PMB
7	PER LEGAL DEPT. COMMENTS	12/5/01	PMB



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FAX (303) 741-6106

Date: JULY '00 Job No. 3384-012.00

# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24, AND THE NORTHWEST QUARTER OF SECTION 25

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLEROCK, COUNTY OF DOUGLAS, STATE OF COLORADO  
**PRELIMINARY PLAT & FINAL PD SITE PLAN**

SHEET 14 OF 23

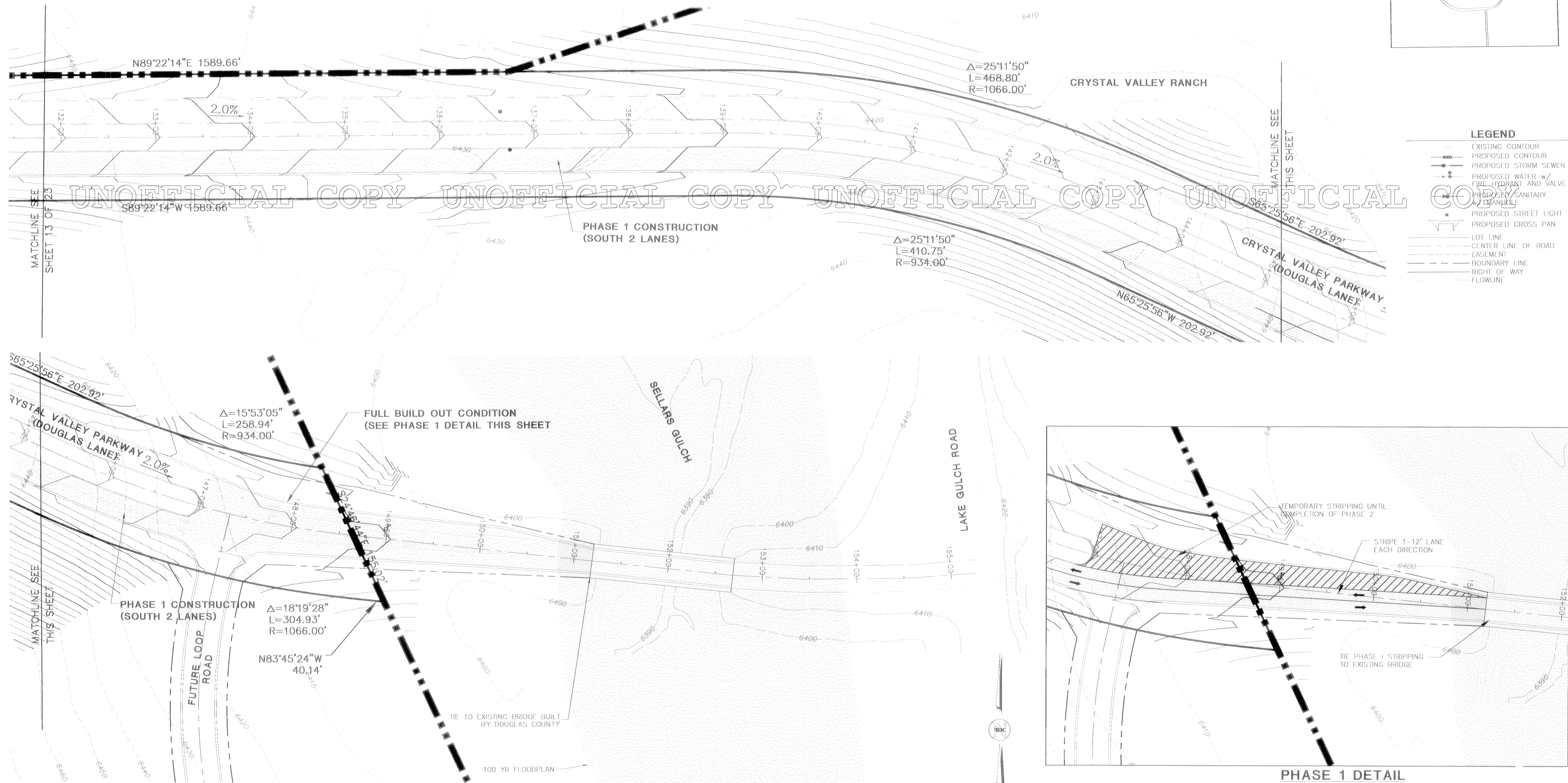
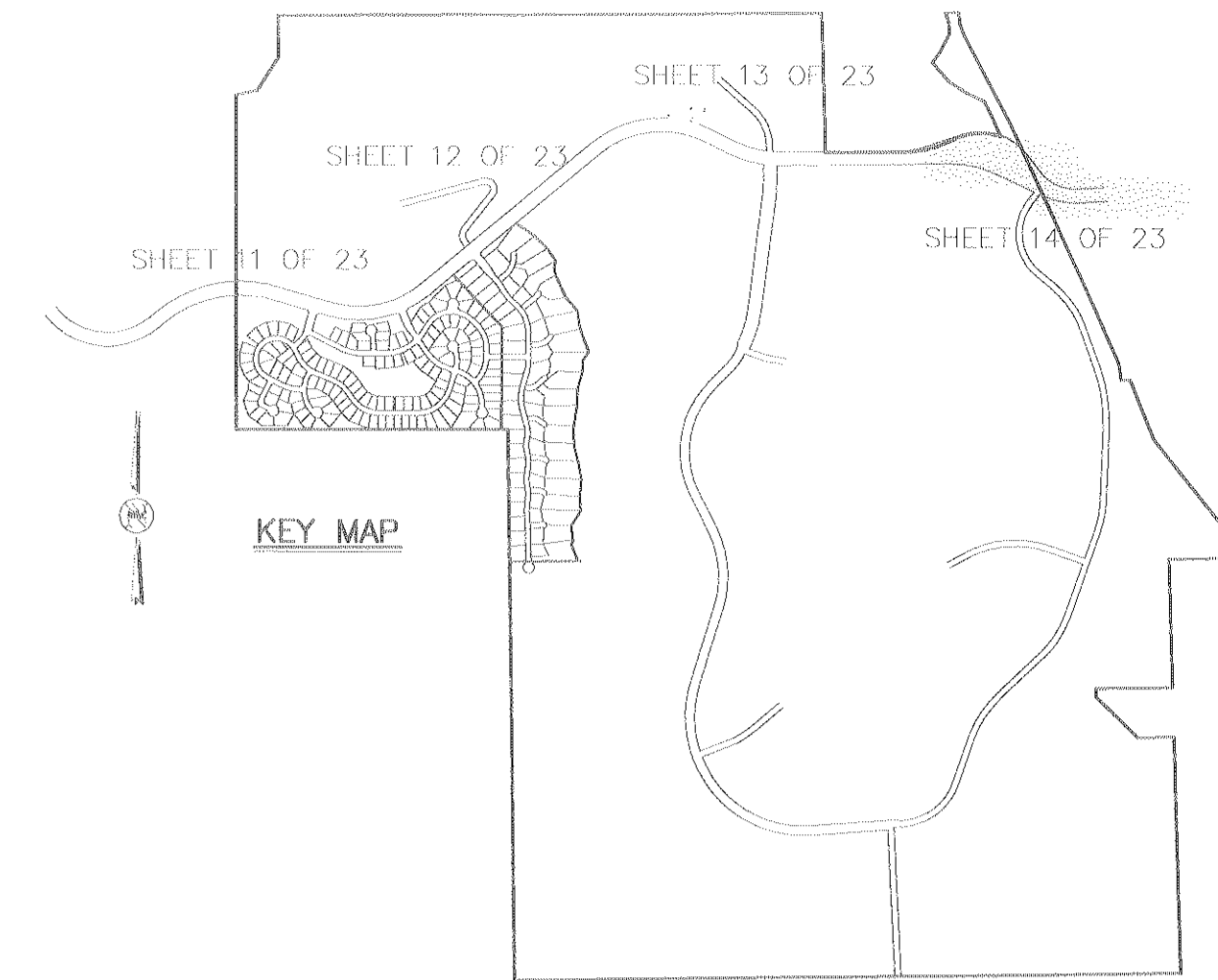
CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) PRELIMINARY DESIGN  
(CONSTRUCTION PLANS SHALL SUPERSEDE THESE CONCEPTUAL PLANS)

**NOTES:**

1. FIRE HYDRANT SPACING ALONG CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) WILL BE INCLUDED WITH FINAL CONSTRUCTION PLANS, AND WILL NOT EXCEED 1000' SPACING INTERVALS.
2. SEE SHEET 1 OF 23 FOR CRYSTAL VALLEY PARKWAY (DOUGLAS LANE) TYPICAL SECTIONS.
3. STORM SEWER, INLETS AND REQUIRED STORMWATER DETENTION FOR PHASE 1 CONSTRUCTION OF CRYSTAL VALLEY PARKWAY WILL BE DESIGNED AND CONSTRUCTED ACCORDING TO ALL APPLICABLE TOWN OF CASTLE ROCK PUBLIC WORKS STANDARDS, AND WILL BE INCLUDED IN THE FINAL DRAINAGE REPORT TO BE SUBMITTED WITH CONSTRUCTION PLANS.
4. CONSTRUCTION PLANS AND FINAL DESIGN FOR CRYSTAL VALLEY PARKWAY SHALL SUPERSEDE THIS CONCEPTUAL PLAN.



SCALE 1" = 50'



**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER w/ FIRE HYDRANT AND VALVE
- PROPOSED SANITARY w/ MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED CROSS PAN
- LOT LINE
- CENTER LINE OF ROAD
- EASEMENT
- BOUNDARY LINE
- RIGHT OF WAY
- FLOWLINE

NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	2/7/01	PMI
2	PER TOWN COMMENTS	6/19/01	PMI
3	PER TOWN COMMENTS	7/30/01	PMI
4	PER TOWN COMMENTS	10/15/01	PMI
5	PER TOWN COMMENTS	11/9/01	PMI
6	PER TOWN COMMENTS	11/29/01	PMI
7	PER LEGAL DEPT. COMMENTS	12/3/01	PMI

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Date: JULY '00 Job No. 3384.012.00



SCALE 1" = 50'

CRYSTAL VALLEY RANCH FILING NO. 1  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 14 OF 23

# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24, THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

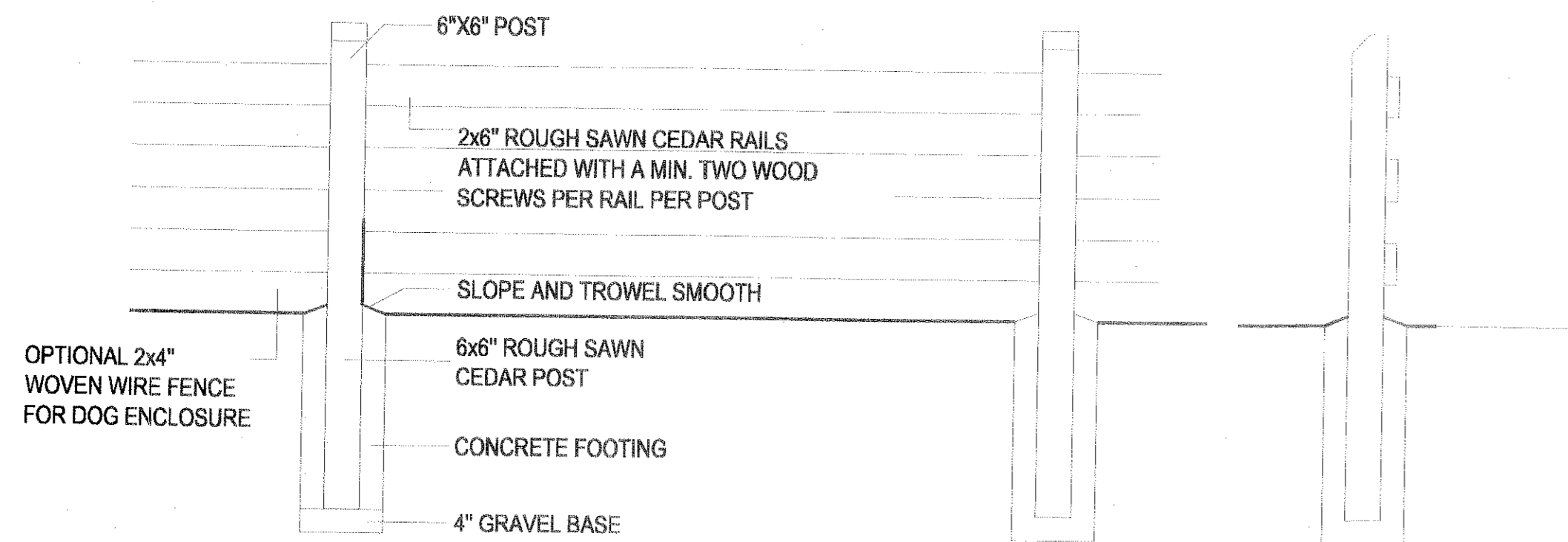
## LANDSCAPE NOTES LEGEND AND DETAILS

SHEET 15 OF 23

HOME OWNERS VIEW

OPEN SPACE/STREET VIEW

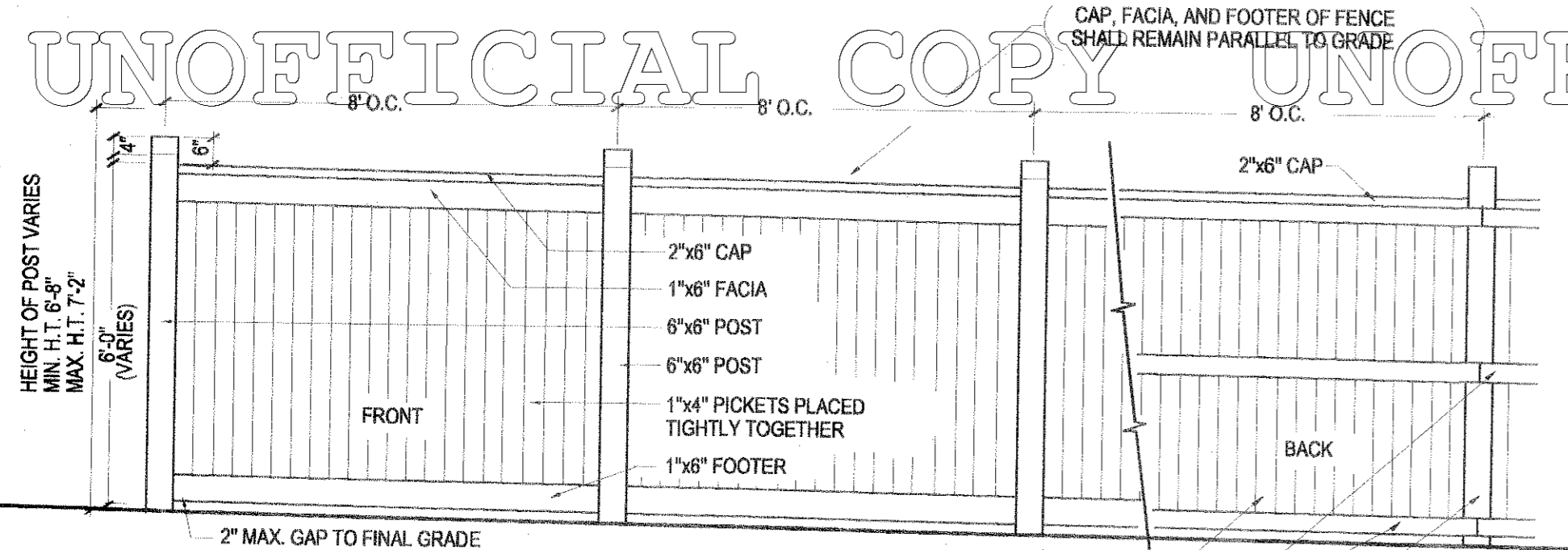
CROSS SECTION



CVR 3 RAIL FENCE

4. ALL EXPOSED LUMBER SHALL BE STAINED WITH NOTE: KWAL-HOWELLS SANDLEWOOD RUSTIC STAIN.

NO SCALE



### NOTES

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FREE FROM SAW MARKS.
2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
3. POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HOURS BEFORE BOARDS ARE NAILED.
4. ALL EXPOSED LUMBER SHALL BE STAINED WITH KWAL-HOWELLS SANDLEWOOD RUSTIC STAIN.

CVR PRIVACY FENCE

NO SCALE

### FENCE NOTES:

1. THERE ARE THREE TYPES OF FENCES THAT ARE PERMITTED IN CRYSTAL VALLEY RANCH AS FOLLOWS:
  - CVR 6' HT. PRIVACY FENCE
  - CVR 4' HT. 3 RAIL FENCE WITH WIRE MESH
  - INVISIBLE PET FENCE SYSTEMS
2. ALL AREAS WHERE 6' HT. PRIVACY FENCE IS DESIRED IN FILING 1 ARE ILLUSTRATED AND LABELED ON THE DETAILED LANDSCAPE PLANS.
3. THE DEVELOPER AND HOMEOWNER'S ASSOCIATION RESERVE THE RIGHT TO INSTALL CVR 4' HT. 3 RAIL FENCE ALONG THE BACKS AND SIDES OF ALL SINGLE FAMILY LOTS WHERE LOT IS ADJACENT TO COMMON OPEN SPACE. THIS 3 RAIL FENCE CAN BE INSTALLED AT ANY TIME DURING THE LIFE OF THE PROJECT, SHOULD THE DETERMINATION BE MADE BY THE DEVELOPER OR THE HOMEOWNER'S ASSOCIATION THAT THIS FENCE WOULD BE A DESIRABLE AMENITY FOR THE COMMUNITY. THE INSTALLATION AND MAINTENANCE OF THESE FENCES WILL BE BY THE HOA, OR SIMILAR ENTITY.
4. CVR 4' HT. 3 RAIL FENCES ARE PERMITTED TO DEFINE THE BOUNDARIES OF INDIVIDUAL LOTS. THESE FENCES ARE PRIMARILY SIDE LOT FENCES AND FRONT WING FENCES AND ARE TO BE INSTALLED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNERS.
5. ALL FENCES AT CRYSTAL VALLEY RANCH ARE TO BE STAINED WITH KWAL-HOWELLS "SANDLEWOOD" RUSTIC STAIN.

### LIGHTING LEGEND

SYMBOL	QUANTITY	TYPE
(A)	5	2-150w @ 25' HT.
(B)	14	1-100w @ 20' HT.
(C)	33	1-70w @ 12' HT.
<b>TOTAL</b>	<b>52</b>	

NOTE: LAMPS TO BE METAL HALIDE

### LANDSCAPE NOTES:

1. SOIL PREPARATION SHALL BE AS REQUIRED BY THE TOWN OF CASTLE ROCK LANDSCAPE GUIDELINES.
2. CONTRACTOR SHALL SEED ALL AREAS WITHIN OPEN SPACE TRACTS WHICH ARE DISTURBED BY GRADING WITH THE NATIVE GRASS MIX.
3. ALL SHRUB BEDS ARE TO BE COVERED WITH MIN. 3" DEPTH OF SHREDDED CEDAR MULCH. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
4. WHERE SHRUB BEDS ADJUT TURF AREAS, INSTALL 1/8"x4" INTERLOCKING STYLE COMMERCIAL GRADE, STEEL EDGER (RYERSON OR APPROVED EQUAL). EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. EDGER IS NOT REQUIRED WHEN SHRUBS ARE PLANTED IN NATIVE GRASS AREAS.
5. ALL TURF, NATIVE GRASS AND LANDSCAPED AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS OTHER THAN THE NATIVE GRASS AREAS.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
7. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
9. DO NOT DISTURB THE PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXIST ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
11. CALL BLUE STAKES FOR UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.
12. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR.
13. ALL TREE PITS ARE TO RECEIVE 2-1/2" DEPTH OF POLE-PEELING MULCH. NO WEED CONTROL FABRIC IS REQUIRED.

### PLANT LIST

SYM.	QTY.	CODE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
<b>DECIDUOUS CANOPY TREES</b>					
(Circle with dot)	9	* BD	BUR OAK	QUERCUS MACROCARPA	2" CAL. B&B
	7	* ED	ENGLISH OAK	QUERCUS ROBUR	2" CAL. B&B
	9	* SWD	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL. B&B
	17	* PA	PATMORE ASH	FRAXINUS PENNSYLVANICA	2" CAL. B&B
	24	* HL	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CAL. B&B
	6	* NWW	NIOBE WEeping WILLOW	SALIX ALBA 'TRISTIS'	2" CAL. B&B
	9	* GPC	GREAT PLAINS COTTENWOOD	POPULUS SARGENTII	2" CAL. B&B
<b>EVERGREEN TREES</b>					
(Circle with cross)	31	C * PYP	PINYON PINE	PINUS CEMBROIDES VAR. EDULIS	6' HT. CALL
	66	C * PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT. CALL
	29	* AP	AUSTRIAN PINE	PINUS NIGRA	6' HT. CALL
<b>DECIDUOUS ORNAMENTAL TREES</b>					
(Circle with cross)	22	* CH	CRACKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	1 1/2" CAL. B&B
	41	* TCH	THORNLESS CRACKSPUR	CRATAEGUS CRUS-GALLI FINEERMUS	1 1/2" CAL. B&B
	48	* AM	AMUR MAPLE	ACER GINNATA	CLUMP FORM, 10' HT.
<b>EVERGREEN SHRUBS</b>					
(Leaf shape)	20	* MP	MUGHO PINE	PINUS MUGHO MUGHUS	1 GAL. CONT.
<b>DECIDUOUS SHRUBS</b>					
	288	C * TWS	TALL WESTERN SAGEBRUSH	ARTEMESIA TRIDENTATA	5 GAL. CONT.
	56	C * ILP	INDIGOBUSH LEADPLANT	AMORPHA FRUITICOSA VAR. ANGUSTIFOLIA	30" HT. 24" CANE MIN.
	41	* BMS	BLUE MIST SPIREA	SPIREA CARYOPTERIS INCANA	20" HT. 24" CANE MIN.
	5	C * RTD	CARDINAL RT. DOGWOOD	CORNUS SERICEA 'CARDINAL'	5 GAL. CONT.
	173	C * WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI	30" HT. 24" CANE MIN.
	24	C * PD	POTENTILLA	POTENTILLA FRUITICOSA	30" HT. 24" CANE MIN.
	38	C * LP	LEADPLANT	AMORPHA CANESCENS	30" HT. 24" CANE MIN.
	59	* RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL. CONT.
	17	C * SY	SOAPWEED YUCCA	YUCCA GLAUCA	30" HT. 24" CANE MIN.
	18	AW	ARCTIC WILLOW	SALIX PURPUREA 'NANA'	30" HT. 24" CANE MIN.
	34	C * TLS	THREE LEAF SUMAC	RHUS TRILOBATA	30" HT. 24" CANE MIN.
	28	C * SB	SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	30" HT. 24" CANE MIN.
	339	C * RB	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	30" HT. 24" CANE MIN.
<b>ORNAMENTAL GRASSES</b>					
	60	* FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	1 GAL. CONT.
	124	DM	DWARF MISCANTHUS	MISCANTHUS SINENSIS 'ADAGIO'	1 GAL. CONT.
	61	* FG	FOUNTAIN GRASS	PENNISETUM ORIENTALE	1 GAL. CONT.
<b>PERENNIAL FLOWERS</b>					
	30	* TYC	TALL COMMON YARROW	ACHILLEA FILIPENDULA	1 GAL. CONT.
	20	* GF	GAYFEATHER	LIASTRIS SPICATA	1 GAL. CONT.
	20	* DDC	DWARF DOUBLE COREOPSIS	COREOPSIS GRANDIFLORA 'SUNRAY'	1 GAL. CONT.
	56	* SV	SILVER VERONICA	VERONICA SPICATA INCANA	1 GAL. CONT.
	10	PRS	PURPLE RAIN SAGE	SALVIA VERTICILLATA 'PURPLE RAIN'	1 GAL. CONT.
	16	* LC	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GAL. CONT.
	30	* PCS	POWIS CASTLE SAGE	ARTEMESIA 'POWIS CASTLE'	1 GAL. CONT.
	10	C * GR	GOLDENROD	SOLIDAGO 'CROWN OF RAYS'	1 GAL. CONT.
	50	* GC	GOLDFINK COREOPSIS	COREOPSIS LANCEOLATA 'GOLDFINK'	1 GAL. CONT.
	20	* RMP	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL. CONT.
<b>ANNUALS</b>					
	25	SS	SCARLET SAGE	SALVIA SPENDENS 'RED HUSSAR'	4" POTS
	45	PPT	PINK PETUNIAS	PETUNIA SP.	4" POTS
	20	RP	RED PETUNIAS	PETUNIA SP.	4" POTS
	70	DM	ORANGE MARGOLDS	MARGOLD SP.	4" POTS
	45	LB	BLUE LOBELIA	LOBELIA ERINUM 'BLUE'	4" POTS

\* INDICATES DROUGHT-TOLERANT PLANT  
C INDICATES PLANT NATIVE TO COLORADO

TALL FESCUE & BLUEGRASS (90/10 BLEND)  
FRESH CUT SOD

NATIVE GRASS SEED  
'LOW GRDW MIX' AND 'REGREEN' FROM  
ARKANSAS VALLEY SEED COMPANY

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**Sheet Index:**  
Sheet 15: Notes/Details  
Sheet 16: Details  
Sheet 17: Landscape Plan  
Sheet 18: Landscape Plan  
Sheet 19: Landscape Plan  
Sheet 20: Landscape Plan  
Sheet 21: Landscape Plan  
Sheet 22: Landscape Plan  
Sheet 23: Landscape Plan

# CRYSTAL VALLEY RANCH FILING NO. 1

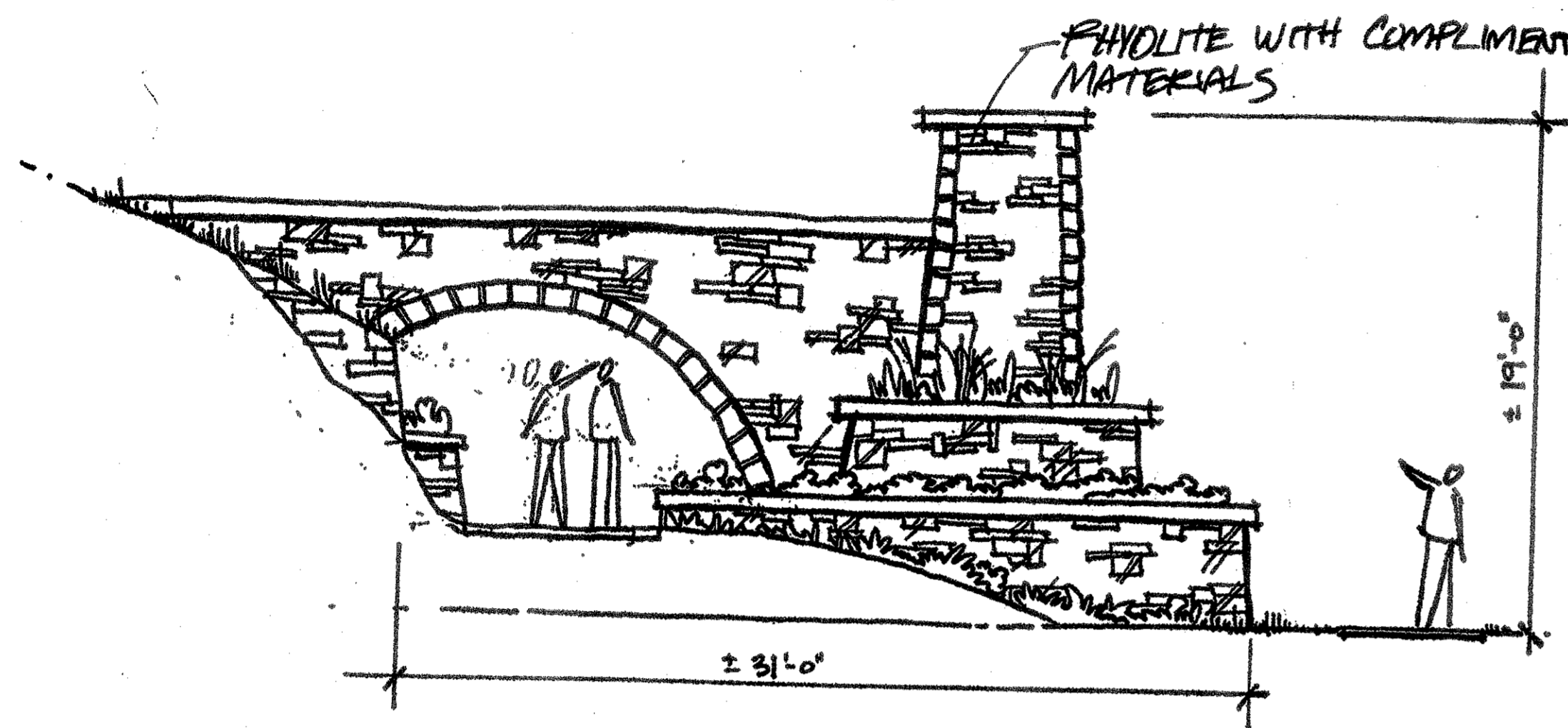
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 THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25  
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 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE DETAILS

SHEET 16 OF 23

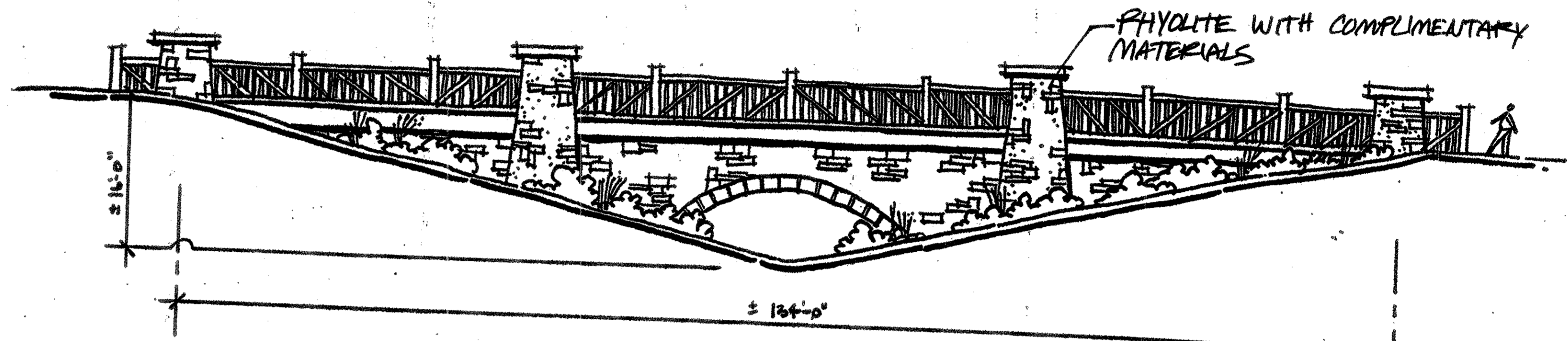


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ENTRY MONUMENT

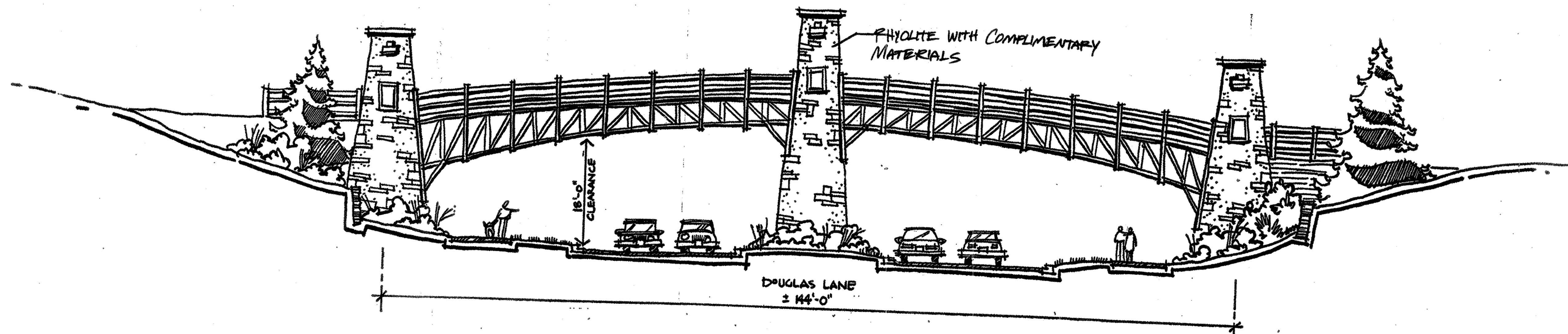
SCALE: 1" = 5'



BRIDGE TREATMENT AT WEST ENTRY

SCALE: 1" = 10'

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BRIDGE AT RIDGE  
 (FOR PEDESTRIANS, BICYCLISTS & GOLF CARTS)

SCALE: 1" = 10'

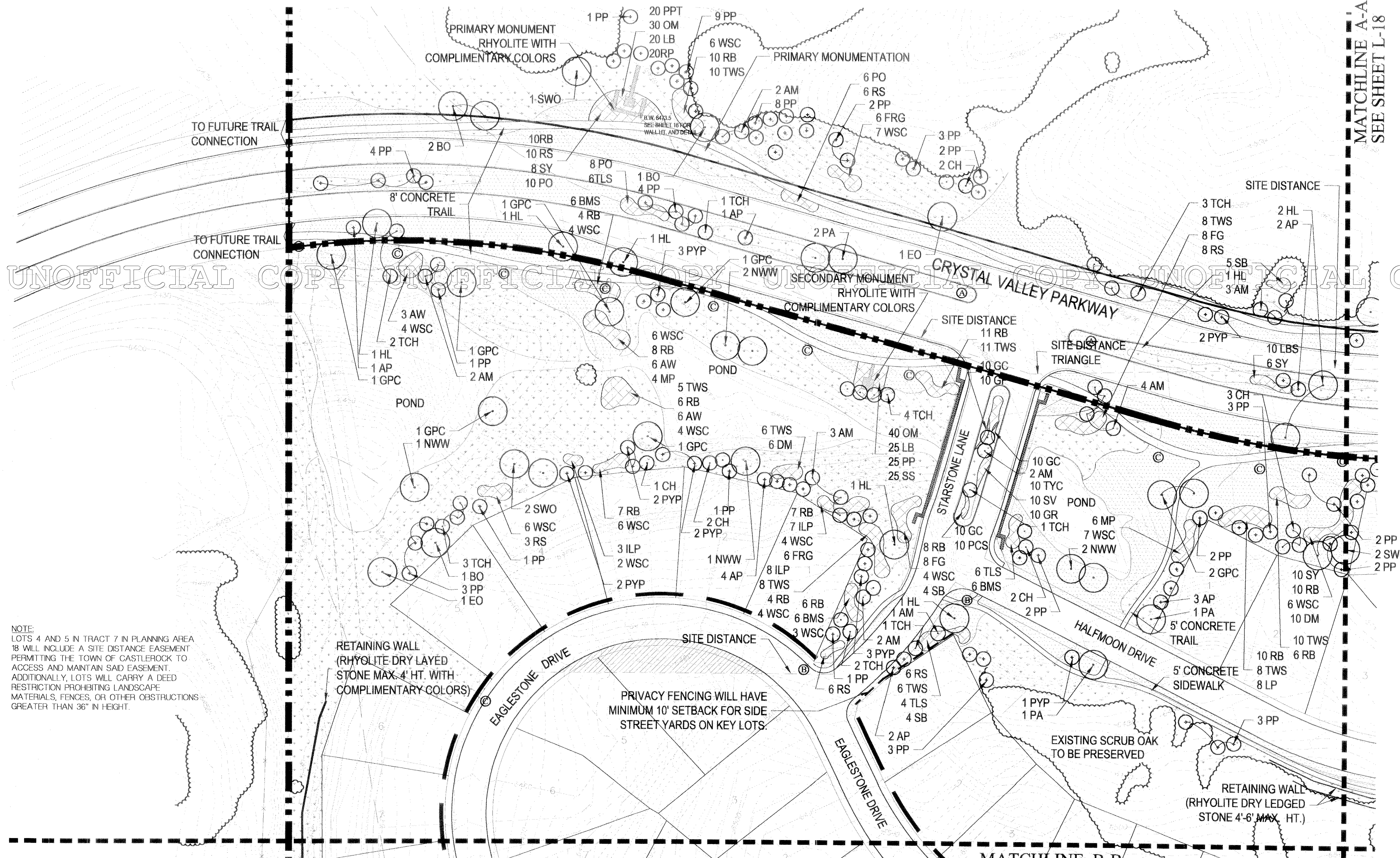
ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING + PLANNING Date: JULY 2000      Job No. 22-3384.012.00	8301 E. Prentice Ave. Suite 101 Englewood, CO 80111 (303) 741-8000 FAX (303) 741-8108
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# CRYSTAL VALLEY RANCH FILING NO. 1

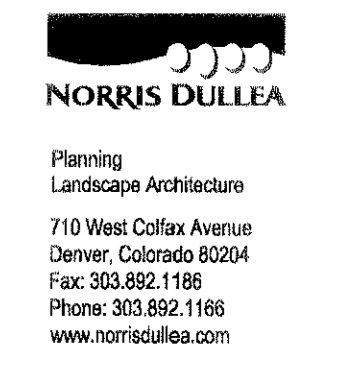
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## LANDSCAPE PLAN

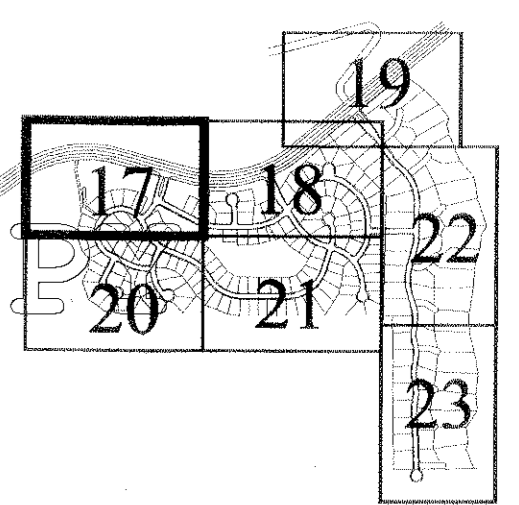
SHEET 17 OF 23



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Sheet Map:



NOTE:  
LOTS 4 AND 5 IN TRACT 7 IN PLANNING AREA 18 WILL INCLUDE A SITE DISTANCE EASEMENT PERMITTING THE TOWN OF CASTLEROCK TO ACCESS AND MAINTAIN SAID EASEMENT. ADDITIONALLY, LOTS WILL CARRY A DEED RESTRICTION PROHIBITING LANDSCAPE MATERIALS, FENCES, OR OTHER OBSTRUCTIONS GREATER THAN 36" IN HEIGHT.

RETAINING WALL (RHYOLITE DRY LAYED STONE MAX. 4' HT. WITH COMPLIMENTARY COLORS)

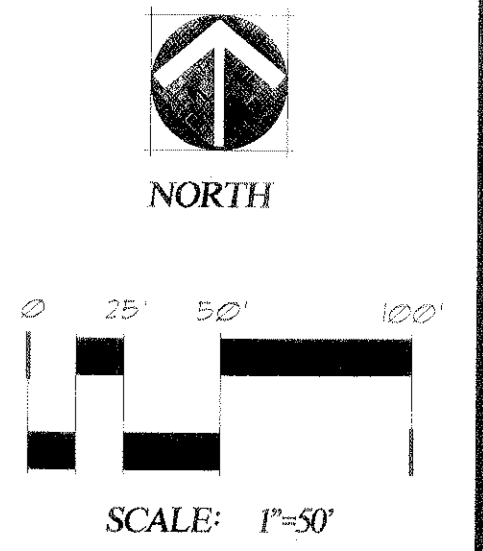
PRIVACY FENCING WILL HAVE MINIMUM 10' SETBACK FOR SIDE STREET YARDS ON KEY LOTS.

EXISTING SCRUB OAK TO BE PRESERVED

RETAINING WALL (RHYOLITE DRY LEDGED STONE 4'-6' MAX. HT.)

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MATCHLINE B-B  
SEE SHEET L-20

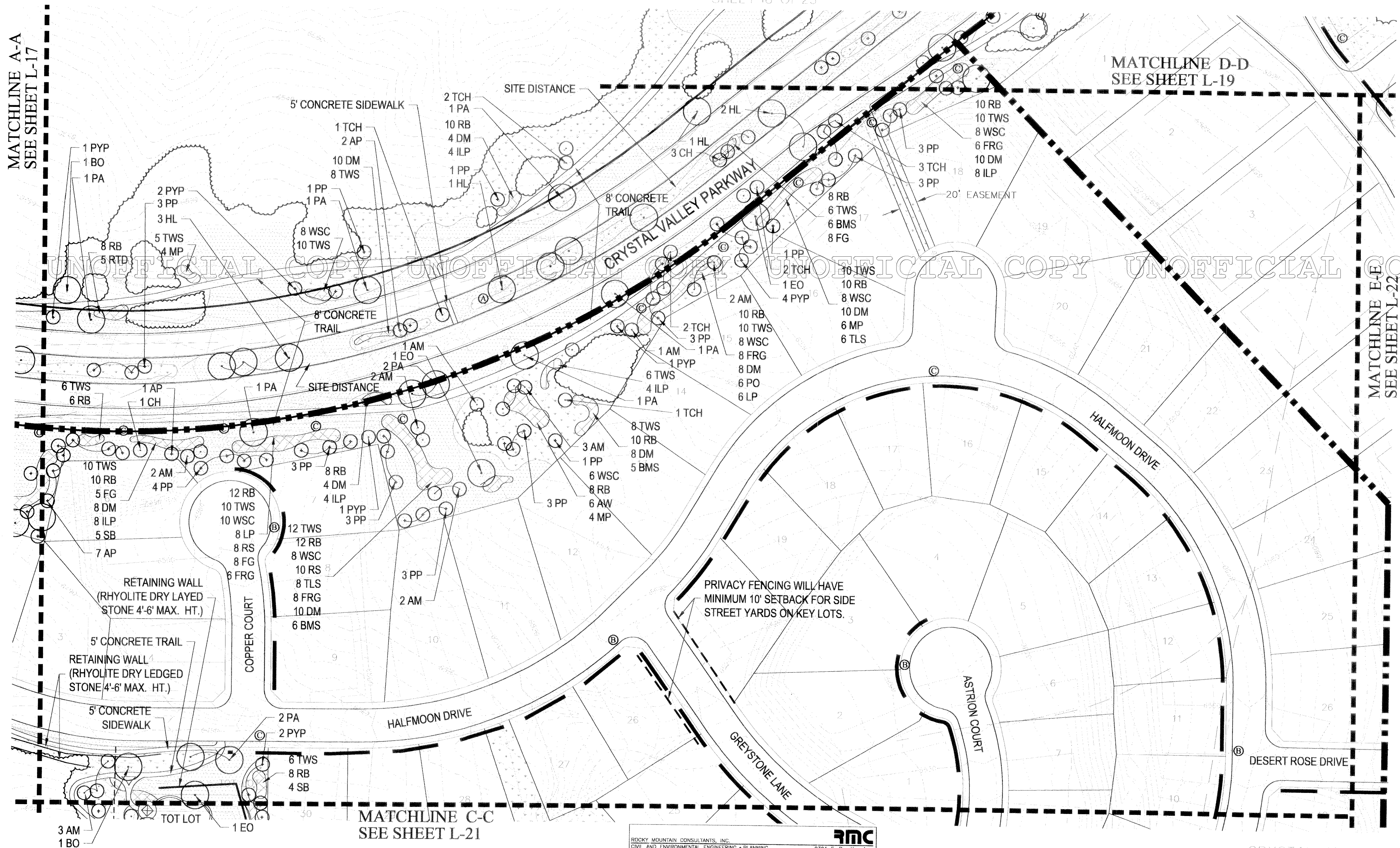


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PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 17 OF 23

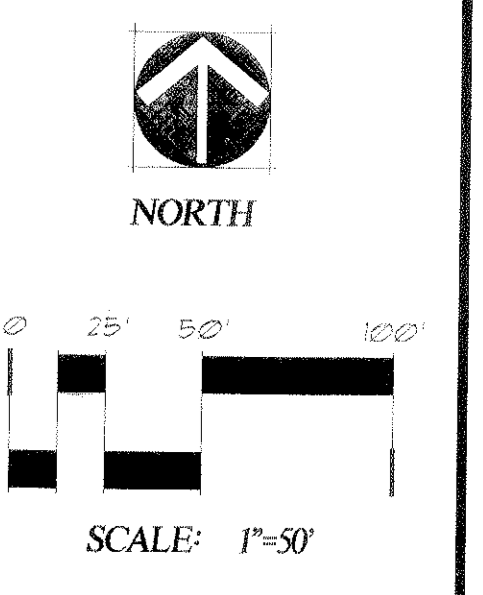
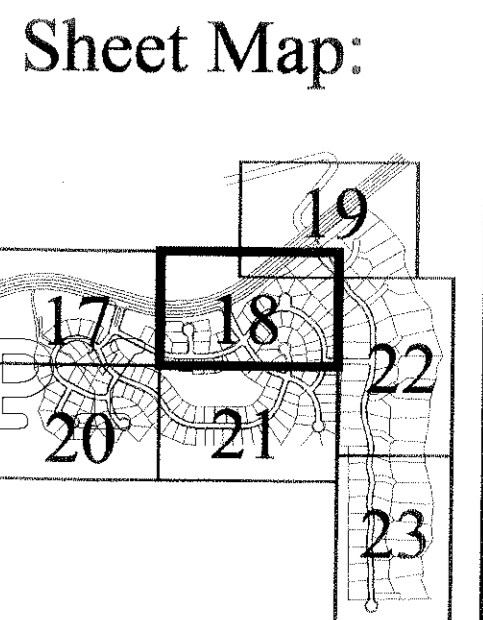
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## LANDSCAPE PLAN SHEET 18 OF 23



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SHEET 18 OF 23



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

## LANDSCAPE PLAN

SHEET 20 OF 23

MATCHLINE B-B  
 SEE SHEET L-17

RETAINING WALL  
 (RHYOLITE DRY LAYED  
 STONE MAX. 4' HT. WITH  
 COMPLIMENTARY COLORS)

NATIVE SEED

EAGLESTONE DRIVE

EAGLESTONE DRIVE

CAMEO LANE

OPAL COURT

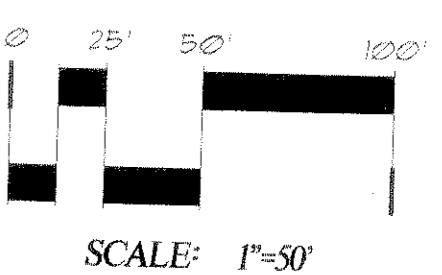
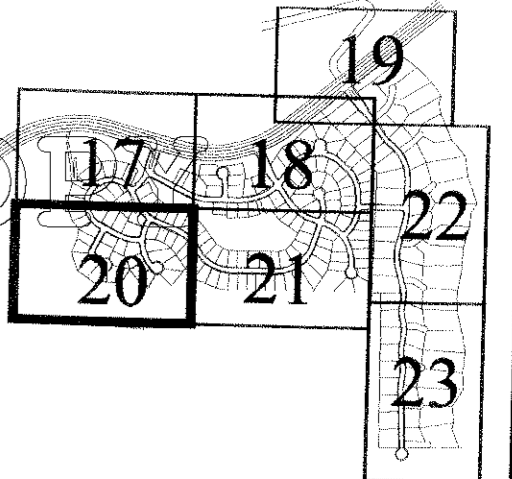
NATIVE SEED

30' EASEMENT

MATCHLINE G-G  
 SEE SHEET L-21

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Sheet Map:



SCALE: 1"=50'

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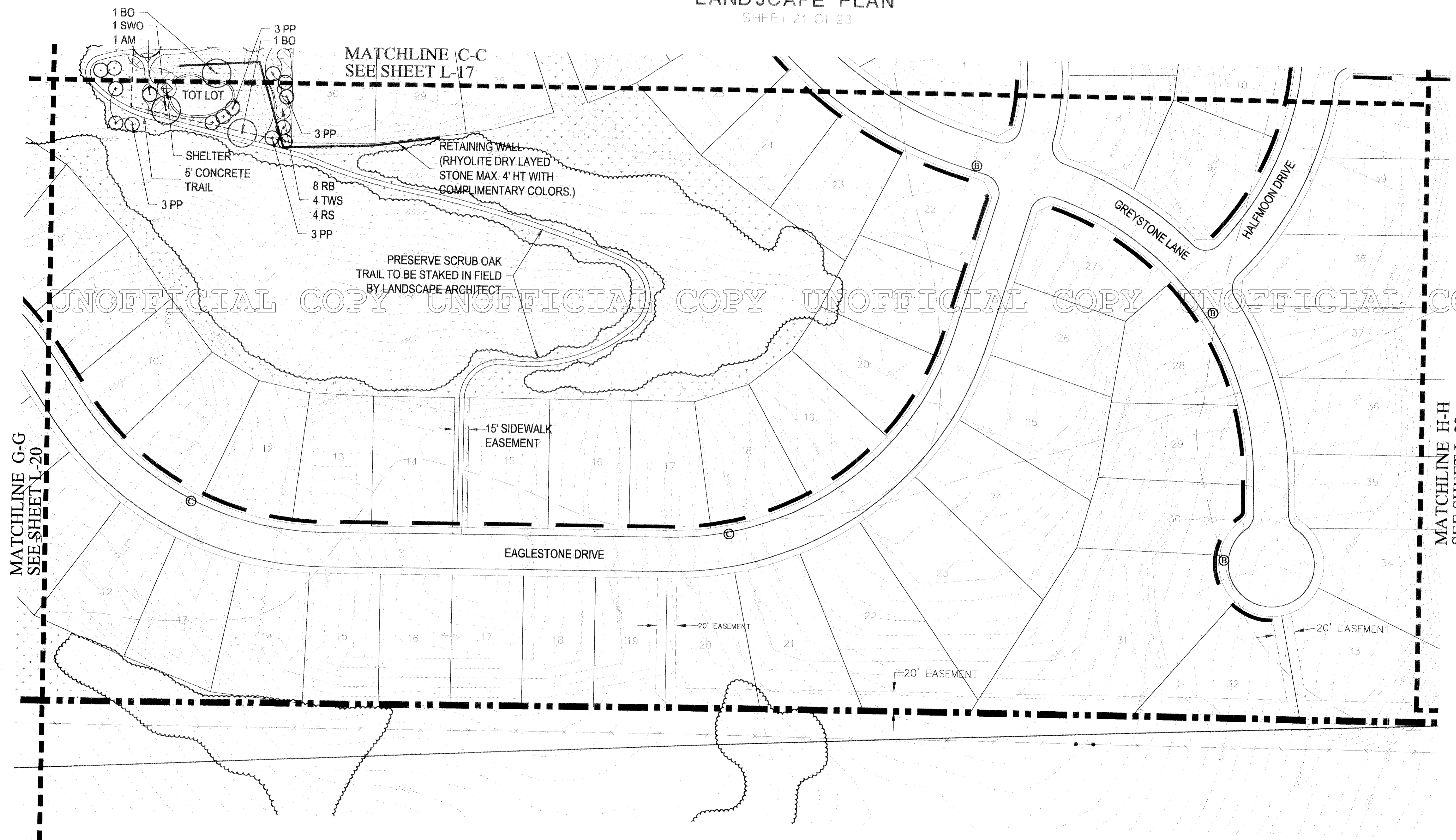
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 SHEET 20 OF 23

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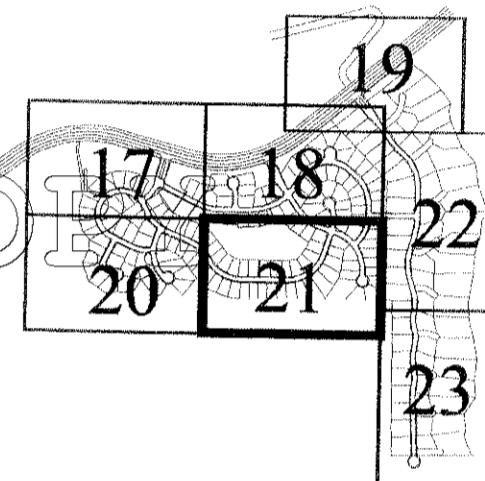
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## LANDSCAPE PLAN SHEET 21 OF 23



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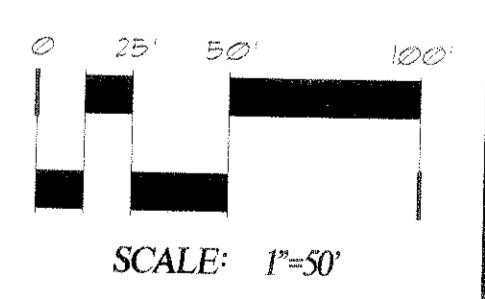
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MATCHLINE G-G  
 SEE SHEET L-20

MATCHLINE H-H  
 SEE SHEET L-22



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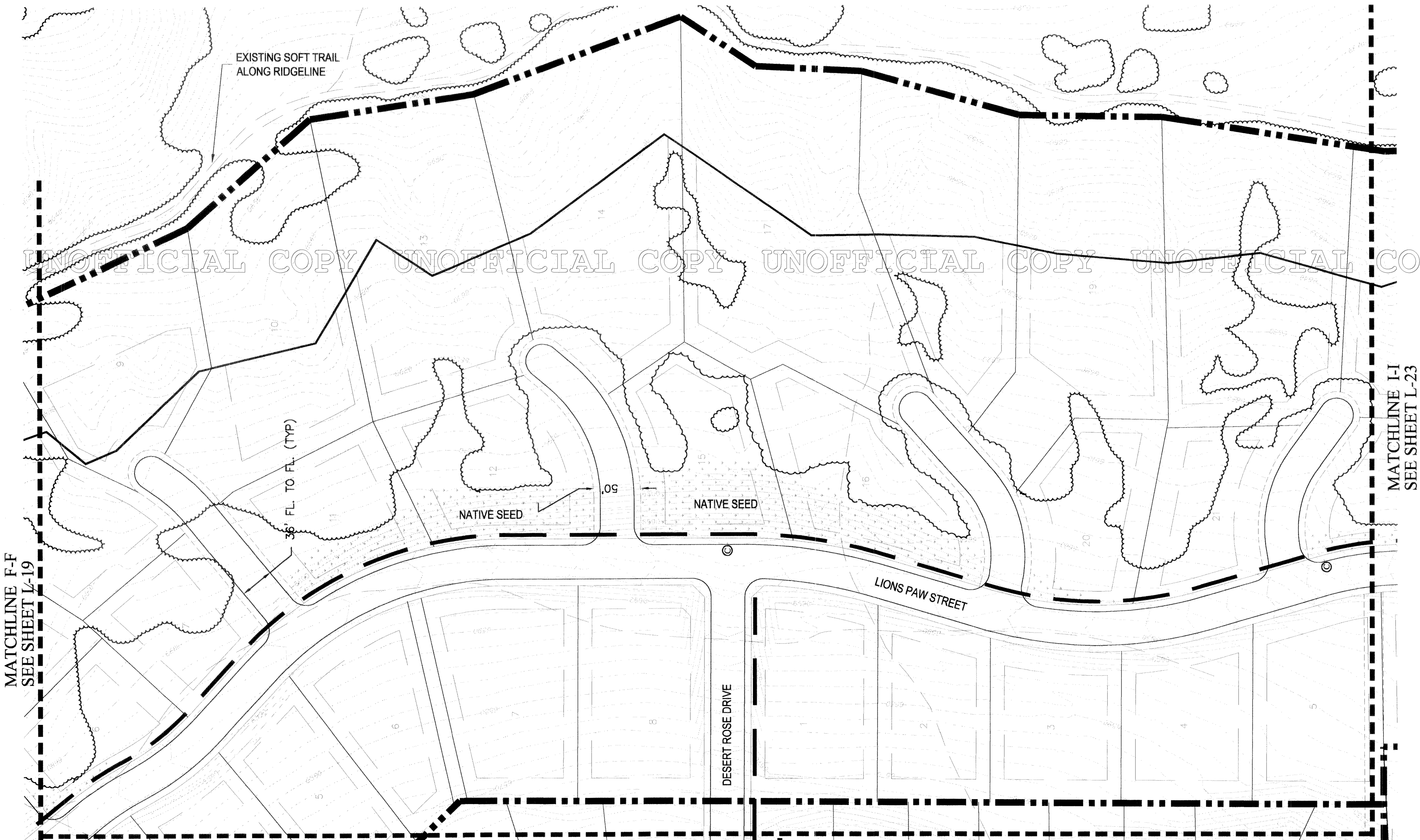
CRYSTAL VALLEY RANCH FILING NO.  
 PRELIMINARY PLAT & FINAL PD SITE PLAN  
 SHEET 21 OF 23

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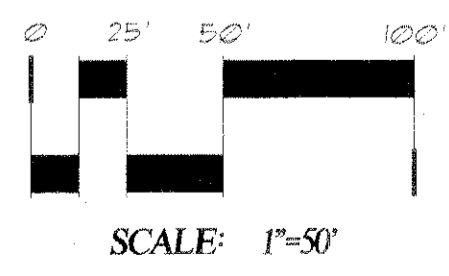
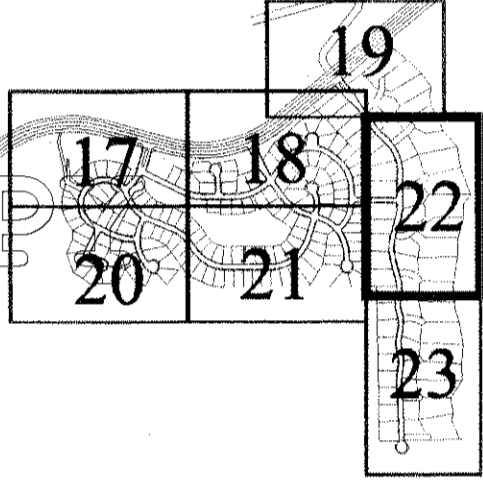
## LANDSCAPE PLAN

SHEET 22 OF 23



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MATCHLINE E-E  
SEE SHEET L-18

NO.	REVISIONS	DATE	BY
1	PER FINAL REVISIONS FOR WLAPS	8/1/02	KWN

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MATCHLINE H-H  
SEE SHEET L-21

CRYSTAL VALLEY RANCH FILING NO.  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 22 OF 23

# CRYSTAL VALLEY RANCH FILING NO. 1

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, THE NORTH HALF OF SECTION 24,  
THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE PLAN

SHEET 23 OF 23



MATCHLINE I-I  
SEE SHEET L-22

EXISTING SOFT TRAIL  
ALONG RIDGELINE

NATIVE SEED

LIONS PAW STREET

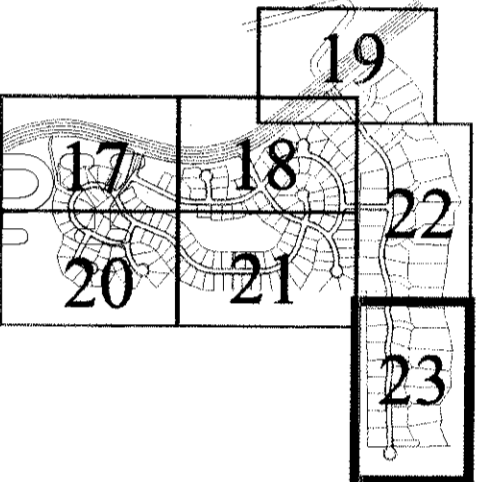
FUTURE TRAIL  
CONNECTION

UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY

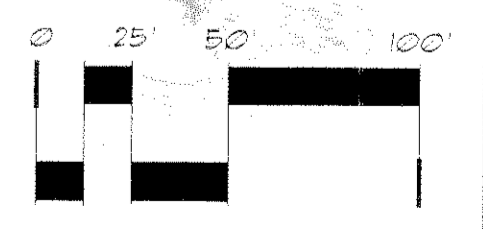


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Sheet Map:



NORTH



SCALE: 1"=50'

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CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING  
Date: JULY 2000 Job No. 22-3384.012.00

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CRYSTAL VALLEY RANCH FILING NO.  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
SHEET 23 OF 23