

CRYSTAL VALLEY RANCH FILING NO. 11

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE WEST 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

LEGAL DESCRIPTION

AN IRREGULAR PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH-WEST CORNER OF SAID SECTION 24; THENCE N02°12'07"E, 1,990.71 FEET TO THE NORTH CORNER OF CRYSTAL VALLEY RANCH FILING NO. 1 AS RECORDED AT RECEPTION NO. 2002087570, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRYSTAL VALLEY PARKWAY AS RECORDED AT RECEPTION NO. 2002037509 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE N50°29'59"E, 1,029.16 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES:
1. N50°29'59"E, 19.71 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET AND A CENTRAL ANGLE OF 24°56'54", 406.69 FEET;
3. S57°14'05"E, 41.38 FEET;
4. S10°50'15"E, 45.04 FEET;
5. THENCE N79°07'34"E, 60.00 FEET;
6. N10°50'15"W, 45.04 FEET;
7. N58°31'34"E, 41.40 FEET TO A POINT ON A CURVE;
8. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET AND A CENTRAL ANGLE OF 33°03'27" (THE CHORD OF WHICH BEARS S80°39'40"E, 531.44 FEET), 538.88 FEET TO A POINT OF TANGENT;
9. ALONG SAID TANGENT S64°07'56"E, 278.06 FEET TO A POINT OF CURVE;
10. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,066.00 FEET AND A CENTRAL ANGLE OF 17°03'55", 317.51 FEET;
11. S41°08'44"E, 45.39 FEET;
12. S86°02'44"E, 5.01 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF LOOP ROAD AS RECORDED AT RECEPTION NO. 2002097027 OF THE DOUGLAS COUNTY RECORDS THE FOLLOWING THREE (3) COURSES:

1. S00°17'14"E, 139.06 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 945.00 FEET AND A CENTRAL ANGLE OF 07°30'51", 123.93 FEET TO A POINT OF TANGENT;
3. ALONG SAID TANGENT S07°13'36"W, 443.59 FEET;
THENCE N82°46'24"W, 115.00 FEET;
THENCE N86°22'49"W, 47.64 FEET;
THENCE S82°56'25"W, 47.25 FEET;
THENCE S71°21'20"W, 48.51 FEET;
THENCE S68°23'52"W, 55.65 FEET;
THENCE S76°55'54"W, 63.43 FEET;
THENCE S85°27'57"W, 63.43 FEET;
THENCE N86°00'01"W, 63.43 FEET;
THENCE N77°27'58"W, 63.43 FEET;
THENCE N68°55'56"W, 63.43 FEET;
THENCE N60°23'53"W, 63.43 FEET;
THENCE N51°51'51"W, 63.43 FEET;
THENCE N43°19'48"W, 63.43 FEET;
THENCE N34°47'46"W, 35.14 FEET;
THENCE N31°46'41"W, 63.10 FEET;
THENCE N45°08'56"W, 82.30 FEET;
THENCE N49°36'38"W, 873.62 FEET TO THE POINT OF BEGINNING, CONTAINING 1,092,041 SQUARE FEET OR 25.070 ACRES, MORE OR LESS.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 24th DAY OF August 2017.
Max Baake 8 Nov 2017
CHAIR DATE
ATTEST: *[Signature]* 11/8/17
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 5th DAY OF Sept, 2017.
Dennis Johnson 11-14-17
MAYOR DATE
ATTEST: *[Signature]* 11-14-17
TOWN CLERK DATE

DEVELOPER:

CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, COLORADO 80104
CONTACT: GREGORY W. BROWN
PHONE: (303) 814-6862

ENGINEER

LEGACY ENGINEERING
1626 THATCH CIR.
CASTLE ROCK, CO 80109-3513
CONTACT: JAMES J. MILL
PHONE: (720) 200-4577

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

PLANNER

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

PURPOSE:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A TRADITIONAL STYLE, SINGLE FAMILY, SITE PLAN WITH 140 SINGLE FAMILY LOTS.

OWNERSHIP CERTIFICATION:

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

MAPLE GROVE LAND LIMITED PARTNERSHIP,
A MINNESOTA LIMITED PARTNERSHIP,
BY JAMES DEVELOPMENT COMPANY,
A MINNESOTA CORPORATION, GENERAL PARTNER
BY: *[Signature]*
JAMES L. OSTENSON, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS 9 DAY OF October, 2017

BY JAMES L. OSTENSON AS PRESIDENT OF JAMES DEVELOPMENT COMPANY, GENERAL PARTNER OF MAPLE GROVE LAND LIMITED PARTNERSHIP WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018

[Signature]
NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 1, 2018

WAYNE E. BROWN FAMILY, L.L.C.,
A MINNESOTA LIMITED LIABILITY COMPANY
BY: *[Signature]*
GREGORY W. BROWN, CHIEF MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF October, 2017
BY GREGORY W. BROWN AS CHIEF MANAGER OF WAYNE E. BROWN FAMILY, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018

[Signature]
NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 1, 2018

PUTNAM CVR, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY
BY: *[Signature]*
RICHARD A. PUTNAM, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 9 DAY OF October 2017
BY RICHARD A. PUTNAM AS MANAGER OF PUTNAM CVR, L.L.C. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018

[Signature]
NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 1, 2018

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENT RECORDED ON DEC 24TH, 2015 AT RECEPTION NO. 2015091483 AND AUGUST 29, 2016 AT RECEPTION NUMBERS 2016058724 AND 2016058884, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
[Signature]
NORTHSTAR BANK OF COLORADO

SIGNED THIS 12th DAY OF October, 2017.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF October, 2017 AS NORTHSTAR BANK OF COLORADO.

BY: *[Signature]*
Ron Thwaites

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC

JADE MCTAGGART
Notary Public
State of Colorado
Notary ID 20114652172
My Commission Expires Aug 17, 2019

MY COMMISSION EXPIRES: Aug 17 2019

TITLE CERTIFICATION:

I, *William Brendemuhl*, 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 13th DAY OF October, 2017

[Signature]
William Brendemuhl, Comm Title Officer
AUTHORIZED REPRESENTATIVE

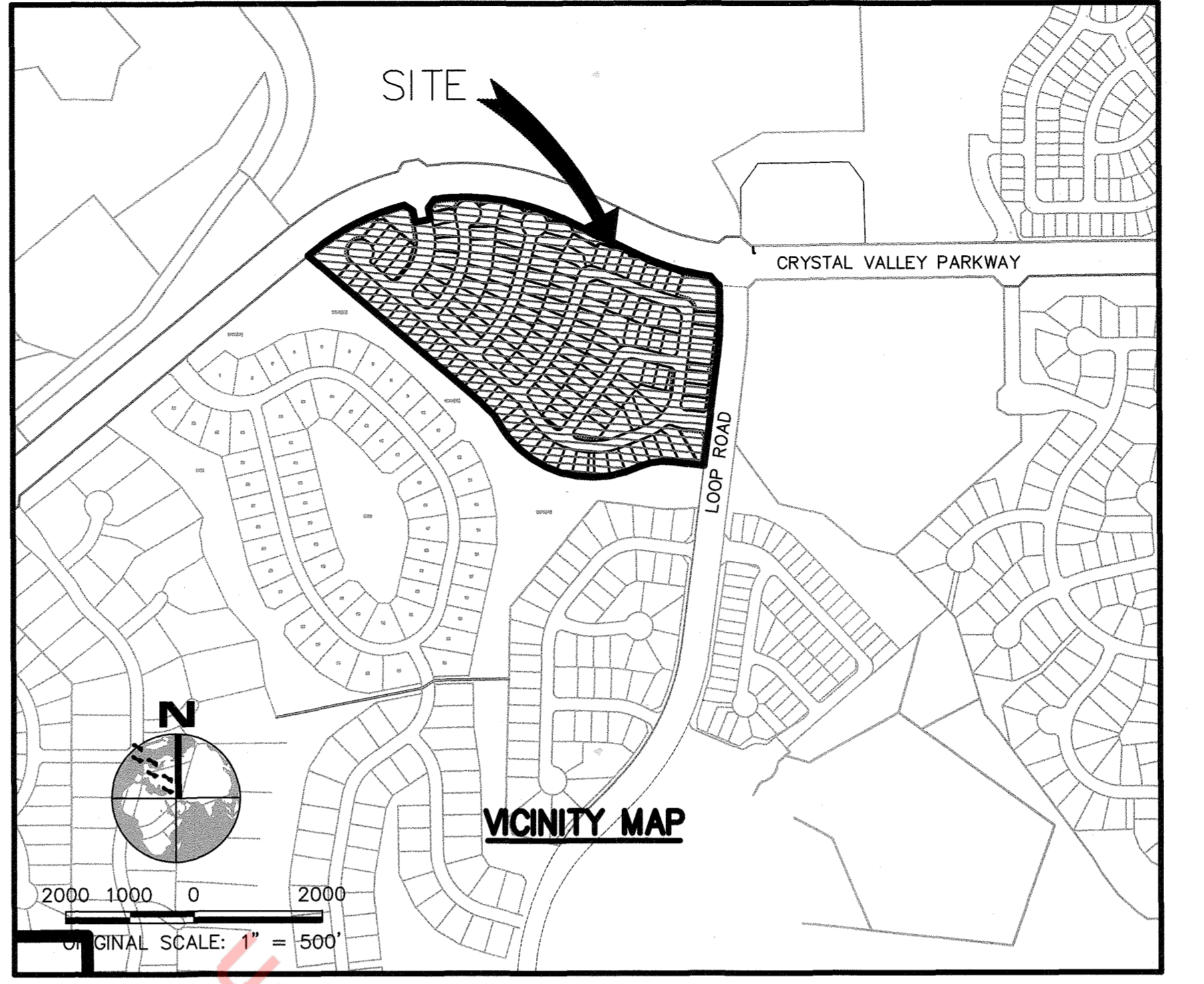
[Signature]
William Brendemuhl
LAND TITLE GUARANTEE COMPANY

JORDAN PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054022960
My Commission Expires July 10, 2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF OCTOBER, 2017, BY *William Brendemuhl*, COMM. AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL.
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5975 Greenwood Plaza Blvd
ADDRESS
Greenwood Village, CO 80111
11/10/2017



SURVEYOR'S CERTIFICATE:

I, STEPHEN H. HARDING, 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.

[Signature] 10/16/17
STEPHEN H. HARDING
COLORADO P.L.S. NO. 29040
FOR AND ON BEHALF OF EMK CONSULTANTS

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.

[Signature] 10/17/17
JAMES J. MILL, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 29285
FOR AND ON BEHALF OF LEGACY ENGINEERING, INC.

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

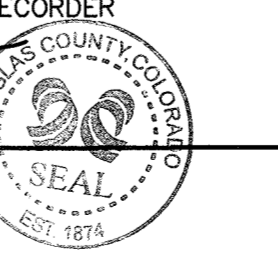
BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION S25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN - ASSUMED TO BEAR S00°54'16"E.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:53 AM ON THE 15th DAY OF November, 2017 AT RECEPTION NO. 2017057467

DOUGLAS COUNTY CLERK AND RECORDER
BY: *[Signature]*
DEPUTY



SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 08035C03046, DATED MARCH 16, 2016, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
- THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY, AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
- APPROVAL OF THIS 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.
- NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS IS SHOWN ON SHEET 2 OF 7.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PD PER THE CRYSTAL VALLEY RANCH PD, 4TH AMENDMENT.
- 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, STREET SIGNS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. ALL RETAINING WALLS ADJACENT TO PUBLIC STREET RIGHT OF WAY AND VISIBLE SHALL BE CONSTRUCTED OF GREY GRANITE (OR EQUAL), MATCHING THE EXISTING WALLS LOCATED THROUGHOUT CRYSTAL VALLEY RANCH. ALL MATERIALS TO BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
- A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
- 'NO PARKING FIRE LANE' SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

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
6	GENERAL UTILITIES PLAN
7-8	CONCEPT LANDSCAPE PLAN

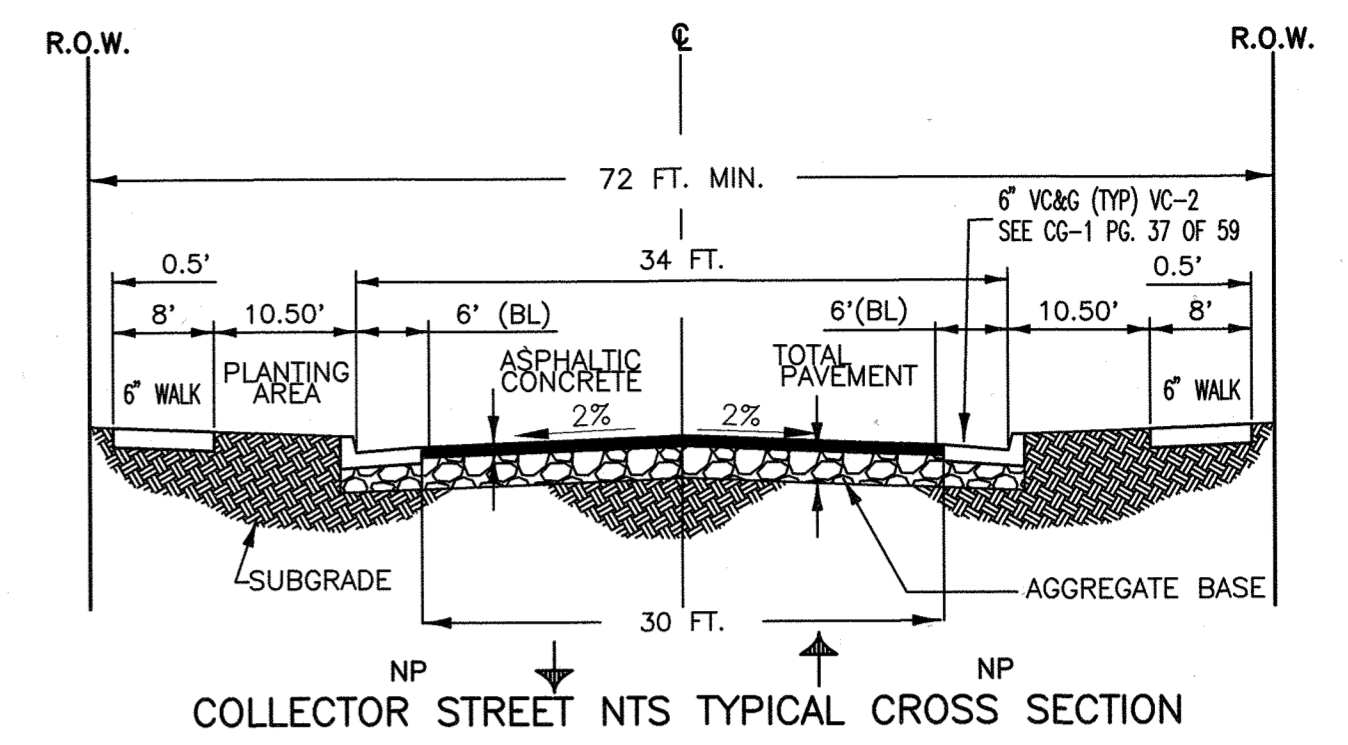
COVER SHEET
CRYSTAL VALLEY RANCH FIL. NO. 11
SITE DEVELOPMENT PLAN
JOB. NO. CVR11 MARCH, 2017
SHEET 1 OF 8 (PROJ # SDP17-0007)



CRYSTAL VALLEY RANCH FILING NO. 11

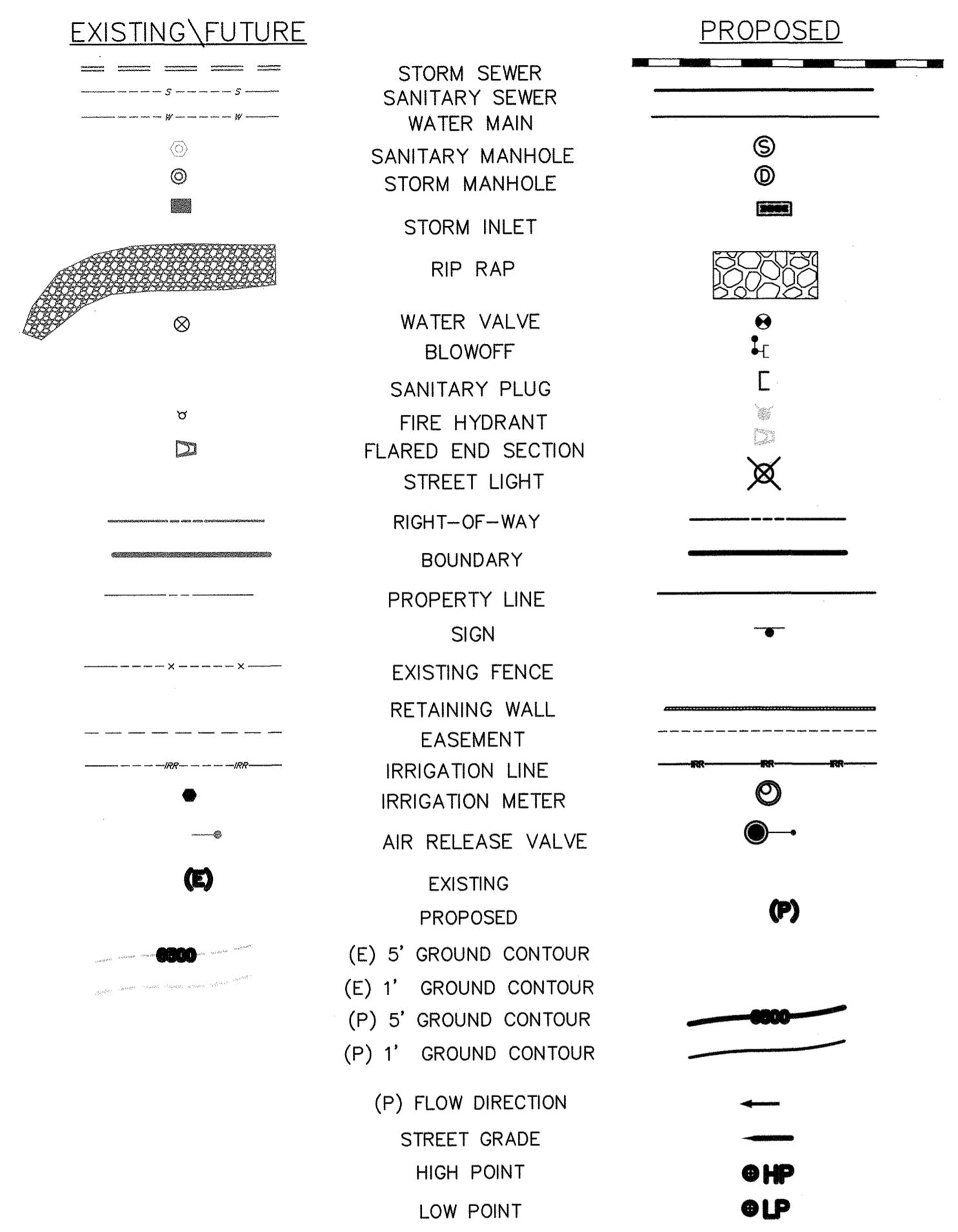
SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE WEST 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



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

LEGEND

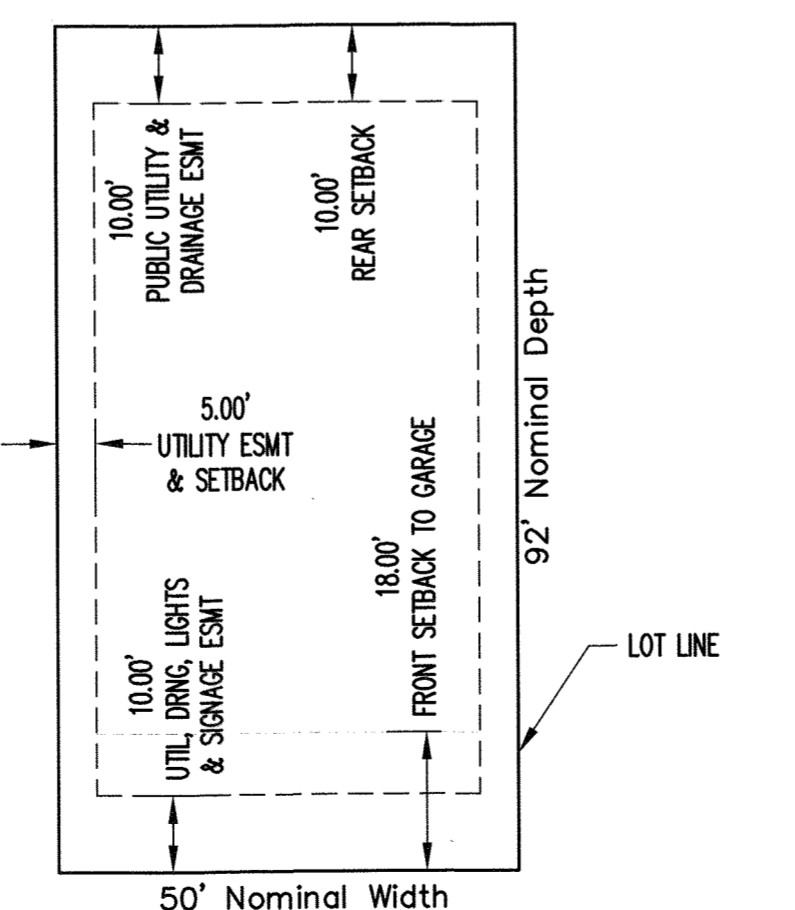
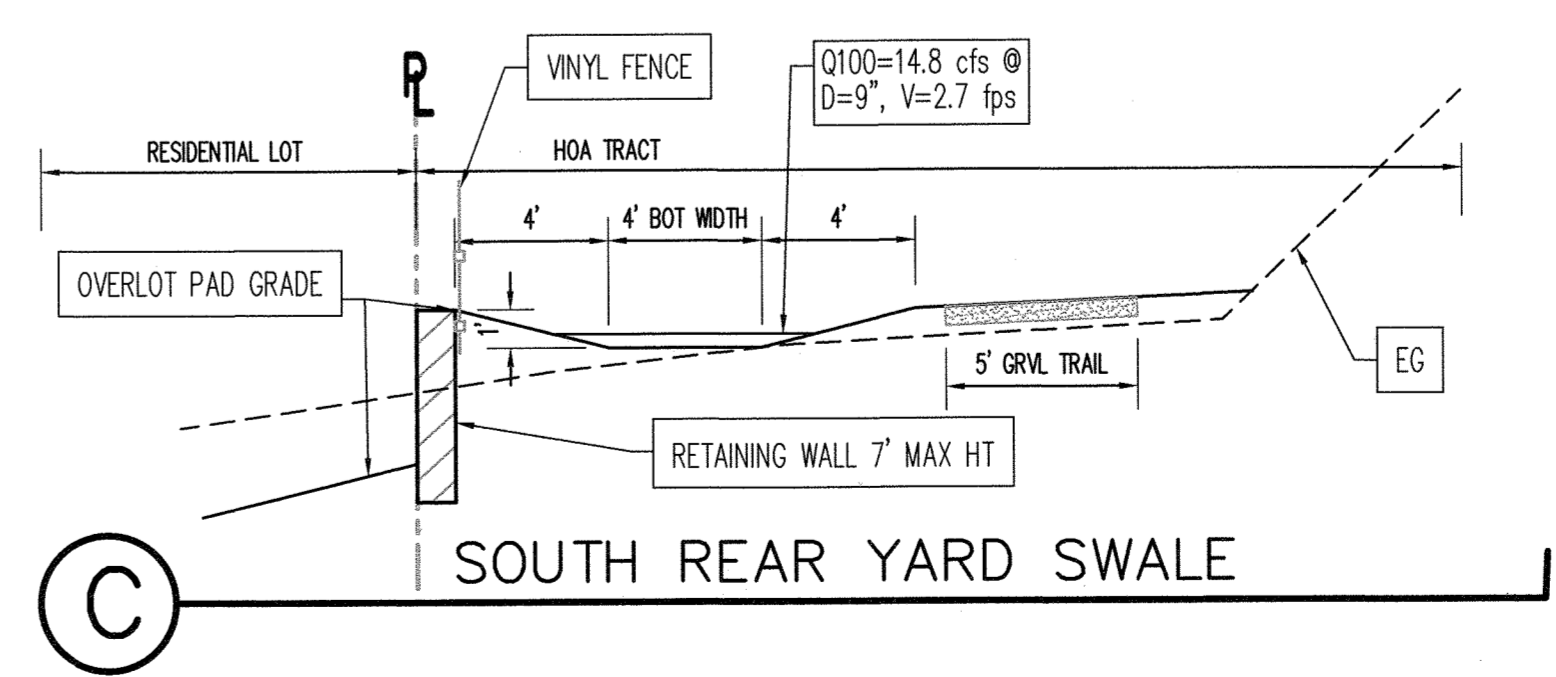
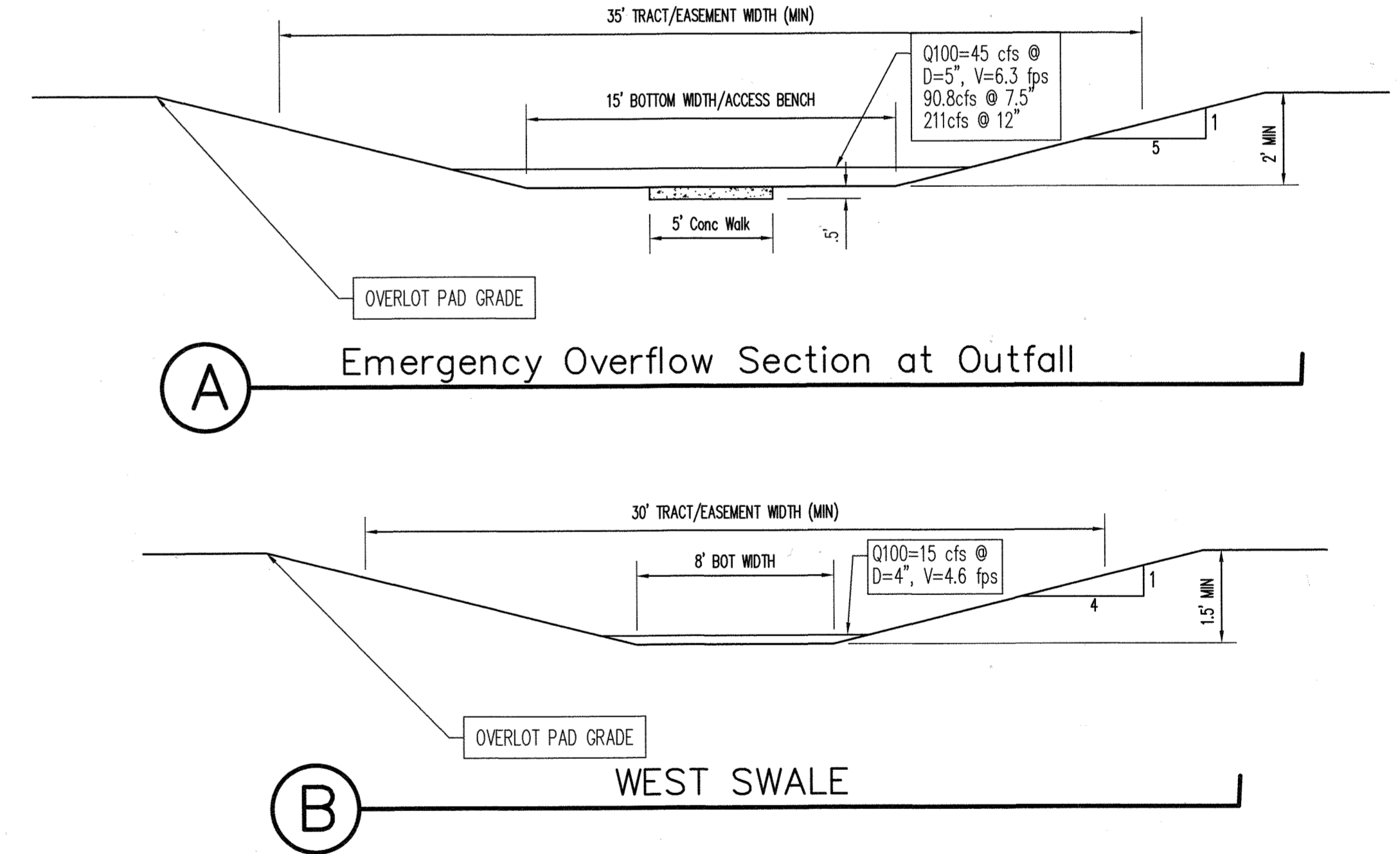
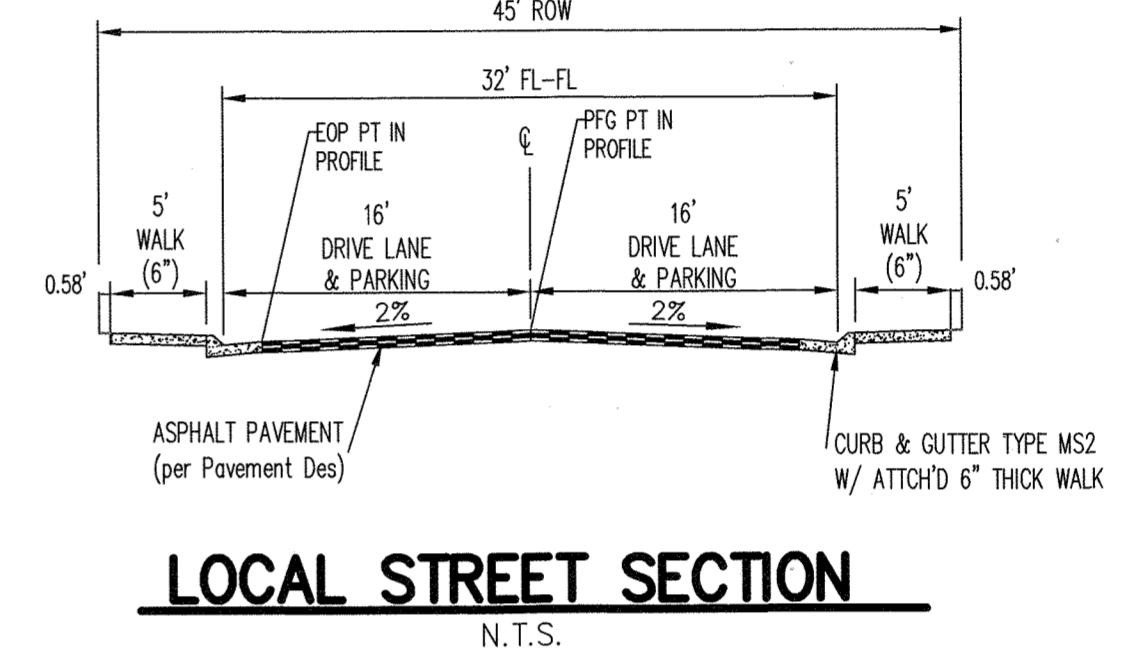


	Area	Ownership/Maintenance	Description	Zoning	Usage Type
Tract A	1.22 ac	Crystal Valley Ranch Master HOA	Open Space Drng/Util Tract	OSP	Open Space/Utilities/Drainage Easement
Tract B	0.87 ac	Crystal Valley Ranch Master HOA	Open Space	OSP	Landscape Buffer
Tract C	0.21 ac	Crystal Valley Ranch Master HOA	Open Space	OSP	Landscape Buffer
Tract D	0.05 ac	Crystal Valley Ranch Master HOA	Drainage Tract	OSP	Landscape Buffer
Tract E	0.02 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Sight Triangle
Tract F	0.04 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Sight Triangle
Tract G	0.05 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Sight Triangle
	2.46 ac				

Description	Area	
OSP (Tract A-I)	2.46 ac	9.83%
LOTS	16.75 ac	66.82%
SITE ROW	5.86 ac	23.36%
Total Land Area	25.070 ac	100.00%

	Proposed	PD Permitted
Lot/unit Count - SFE's	140	150
Landscape SFE's for irrigation	12	n/a
P.A. 11 Gross Density	5.6 du/ac	6.0 du/ac
Lots + Site-ROW	22.61 ac	n/a
Minimum Lot Area	4,577 sf	n/a
Maximum Lot Area	9,948 sf	n/a
Average Lot Area	5,212 sf	n/a
Total ROW Area	5.86 ac	n/a
Total Landscape Area	60,000 sf	n/a

Land Use	R-SF-6	R-SF-6
Min Building Separation	10 ft	
Max Building Height (R-SF-6)	35 ft	
Min Front Garage Setback	18 ft	
Min Patio or Living Setback	13 ft	
Min Rear Setback	10 ft	
Min Side Setback	5 ft	
Min Side Corner Lot Setback	10 ft	
Off Street Parking Req per Lot	2	



- NOTES:
- SURFACED ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
 - ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
 - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
 - ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANES".
 - COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.

STREET SECTION AND DATA
CRYSTAL VALLEY RANCH FIL. NO. 11
SITE DEVELOPMENT PLAN
JOB. NO. CVR11 MARCH, 2017
SHEET 2 OF 8 (PROJ # SDP11-0007)

Legacy Engineering Inc.
1438 Tenth Circle
Castle Rock, CO 80109
720.300.4677
www.legacyengineering.com

CRYSTAL VALLEY RANCH FILING NO. 11

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE WEST 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

R-MF-24

20.8 AC.

(PROBABLY

SCHOOL

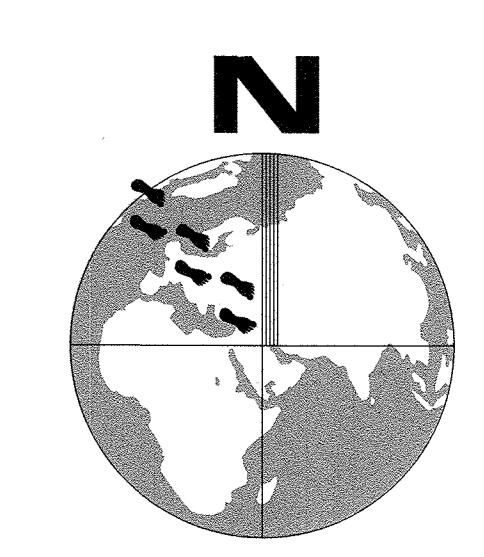
SITE)



OSD
2 AC.
PLD
UD
4.1
AC.

UNOFFICIAL COPY

P. A. 7
C-1
21.4 AC.
18.0 DU/AC.
171 UNITS
+10.7 AC. TO BE DEL
AS RESIDENTIAL (R-
10.7 AC. TO BE DEL
AS COMMERCIAL



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

SITE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 11
SITE DEVELOPMENT PLAN
JOB. NO. CVR11 MARCH, 2017
SHEET 3 OF 8 (PROJ # SDP17-0007)

Legacy Engineering Inc.
10325 Tenth Circle
Castle Rock, CO 80108
jull@legacyengineering.com 720.200.4577 v
www.legacyengineering.com 720.222.1866 f

P. A. 5
R. SF-8
1/2 AC.

CRYSTAL VALLEY RANCH FILING NO. 11

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE WEST 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

- UTILITY NOTES**
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK RED WATER PRESSURE ZONE.



LEGEND

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

GENERAL UTILITIES PLAN
 CRYSTAL VALLEY RANCH FIL. NO. 11
 SITE DEVELOPMENT PLAN
 JOB. NO. CVR11 MARCH, 2017
 SHEET 6 OF 8 (PROJ # SDP17-0007)

Legacy Engineering Inc.
 1026 Thatch Circle
 Castle Rock, CO 80108
 720.300.4577 v
 www.legacyengineering.com 720.322.1038 f

CRYSTAL VALLEY RANCH FILING NO. 11

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

APPLICANT:

Crystal Valley Ranch
Development Co. LLC

1175 Crystal Valley Parkway
Castle Rock, Colorado 80104
303.814.6862

OWNER:

CONSULTANTS:

Legacy Engineering

1626 Thatch Cir.
Castle Rock, CO 80109
720.200.4577

CONSULTANTS:

THE HENRY DESIGN GROUP
LANDSCAPE ARCHITECTS & DESIGNERS
150 WATERS STREET SUITE 100 DENVER, COLORADO 80202
Phone: 303-446-1388 Fax: 303-446-9958

CRYSTAL VALLEY RANCH FILING 11
Castle Rock, Colorado
Site Development Plan

DRAWN BY: MK

CHECK BY: KH

ISSUE DATE: 02-28-11

REVISIONS: 06-29-11

01-24-11

08-24-11

STAMPED:

REVISED:

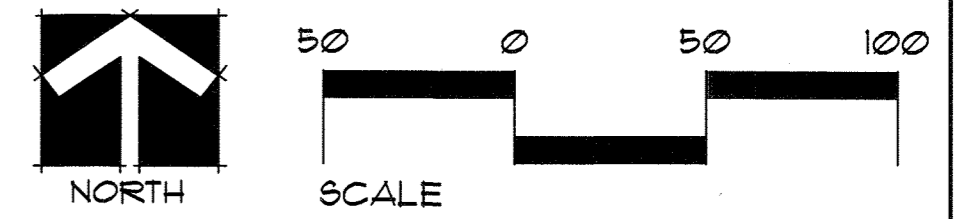
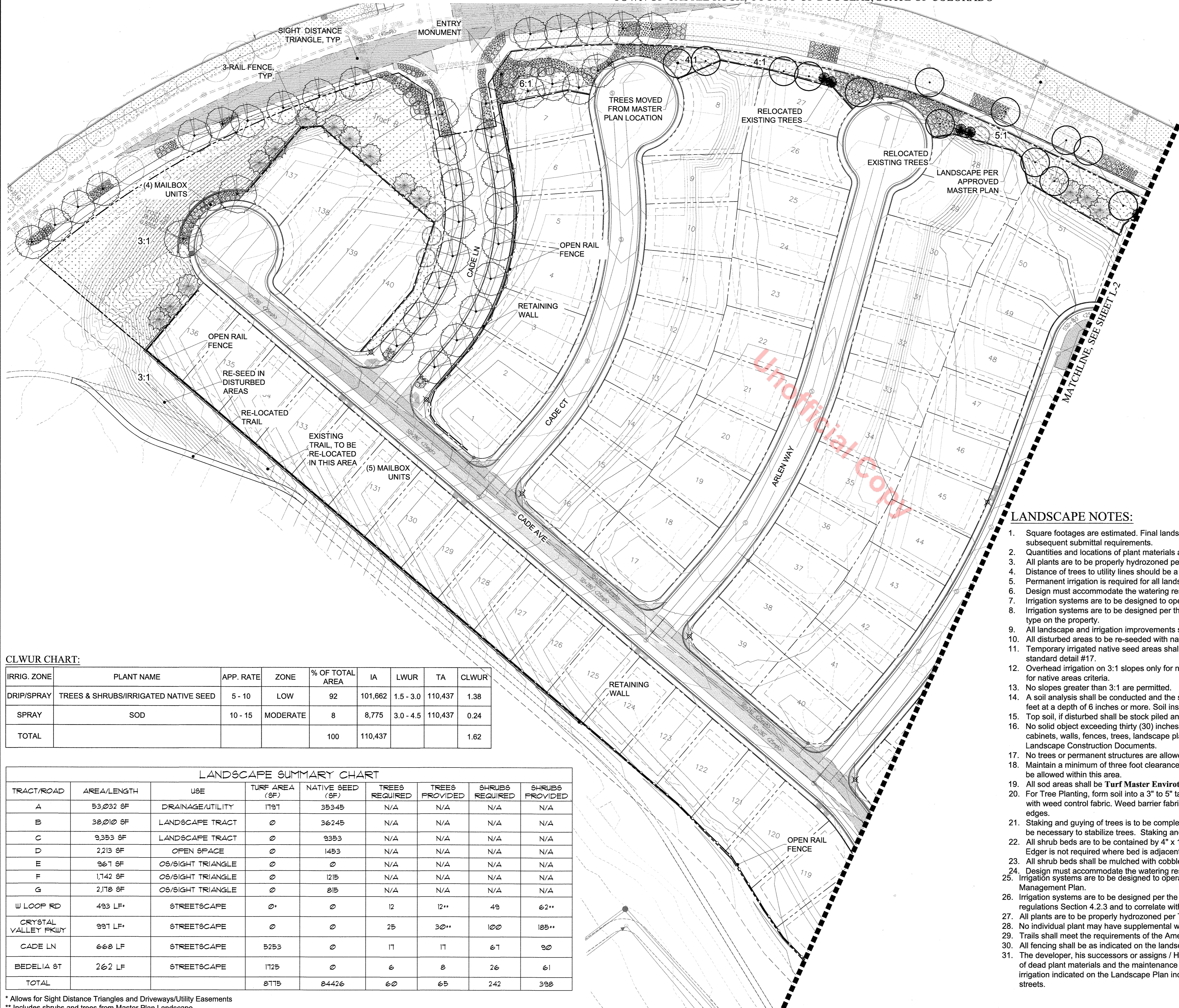
LICENSED LANDSCAPE ARCHITECT SIGNATURE BLOCK

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

7



LEGEND

	Deciduous Shade Tree (Very Low & Low Hydrozone)
	Ornamental Tree (Low & Moderate Hydrozone)
	Evergreen Tree (Very Low & Low Hydrozone)
	Shrub (Low & Moderate Hydrozone)
	Ornamental Grass (Low/Moderate Hydrozone)
	Existing Tree (Shade/Evergreen)
	Existing Shrub/Ornamental Grass
	Existing/ Non-Irrigated Native Seed
	Shrub Bed (Low Hydrozone)
	Sod (Moderate Hydrozone)
	Irrigated Native Seed (Low Hydrozone)
	Temporarily-Irrigated Native Seed (Very Low Hydrozone)
	Grouted Cobble Mulch
	Edger
	3-Rail Perimeter Fence
	Entry Monument
	Fence Column
	Property Boundary
	Proposed 8" Sanitary Sewer w/ Manhole
	Proposed Fire Hydrant
	Proposed Water Valve / Line
	Proposed Storm Sewer w/ Manhole
	Proposed Street Light

LANDSCAPE NOTES:

- Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
- Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on construction documents.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
- Distance of trees to utility lines should be a minimum of 10 feet.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
- Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
- All landscape and irrigation improvements shall be installed by a Town of Castle Rock registered landscape contract professional.
- All disturbed areas to be re-seeded with native seed and temporarily irrigated with above ground, removable systems.
- Temporary irrigated native seed areas shall be installed using the Town of Castle Rock Grading Erosion and Sediment Control Manual (GESC) standard detail #17.
- Overhead irrigation on 3:1 slopes only for native seed areas will be requested by variance. Installation per Town of Castle Rock Temporary Irrigation for native areas criteria.
- No slopes greater than 3:1 are permitted.
- A soil analysis shall be conducted and the soil amended as recommended. Organic material shall be a minimum of 4 cubic yards per 1,000 square feet at a depth of 6 inches or more. Soil inspection is required before sod installation and should be scheduled at the pre-construction meeting.
- Top soil, if disturbed shall be stock piled and reused on the site.
- No solid object exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to, buildings, utility cabinets, walls, fences, trees, landscape plantings, crops, cut slopes and berms, shall be placed in a sight distance easement as shown on these Landscape Construction Documents.
- No trees or permanent structures are allowed in Utility and Fire Easements.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- All sod areas shall be Turf Master EnviroTurf™ mix.
- For Tree Planting, form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 4" depth of cedar fiber mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
- Staking and guying of trees is to be completed per Town of Castle Rock planting detail. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
- All shrub beds are to be contained by 4" x 14 gauge galvanized edger, Ryerson or equal. Edger is to be capped or rolled per Town requirements. Edger is not required where bed is adjacent to curbs, walls or walks, or around tree pits.
- All shrub beds shall be mulched with cobble mulch to a depth of 4".
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
- Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
- All plants are to be properly hydrozoned per Town of Castle Rock plant list.
- No individual plant may have supplemental water demand greater than 15" per growing season.
- Trails shall meet the requirements of the Americans with Disabilities Act.
- All fencing shall be as indicated on the landscape plans and details.
- The developer, his successors or assigns / HOA is responsible for the installation, replacement of dead plant materials and the maintenance of all streetscape and tract area landscaping and irrigation indicated on the Landscape Plan including landscaping within the right-of-way of public streets.

CLWUR CHART:

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
DRIP/SPRAY	TREES & SHRUBS/IRRIGATED NATIVE SEED	5 - 10	LOW	92	101,662	1.5 - 3.0	110,437	1.38
SPRAY	SOD	10 - 15	MODERATE	8	8,775	3.0 - 4.5	110,437	0.24
TOTAL				100	110,437			1.62

LANDSCAPE SUMMARY CHART

TRACT/ROAD	AREA/LENGTH	USE	TURF AREA (SF)	NATIVE SEED (SF)	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	53,032 SF	DRAINAGE/UTILITY	1191	35345	N/A	N/A	N/A	N/A
B	38,010 SF	LANDSCAPE TRACT	0	36245	N/A	N/A	N/A	N/A
C	9,353 SF	LANDSCAPE TRACT	0	9353	N/A	N/A	N/A	N/A
D	2,213 SF	OPEN SPACE	0	1453	N/A	N/A	N/A	N/A
E	967 SF	OS/SIGHT TRIANGLE	0	0	N/A	N/A	N/A	N/A
F	1,742 SF	OS/SIGHT TRIANGLE	0	1215	N/A	N/A	N/A	N/A
G	2,178 SF	OS/SIGHT TRIANGLE	0	815	N/A	N/A	N/A	N/A
W LOOP RD	493 LF	STREETSCAPE	0	0	12	12**	49	62**
CRYSTAL VALLEY FWY	991 LF	STREETSCAPE	0	0	25	30**	100	185**
CADE LN	668 LF	STREETSCAPE	5253	0	17	17	67	90
BEDELIA ST	262 LF	STREETSCAPE	1725	0	6	8	26	61
TOTAL			8775	84426	60	65	242	398

* Allows for Sight Distance Triangles and Driveways/Utility Easements
** Includes shrubs and trees from Master Plan Landscape

CRYSTAL VALLEY RANCH FILING 11
SITE DEVELOPMENT PLAN
PROJECT NO. SDP17-0007



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1-800-922-1987
METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

CRYSTAL VALLEY RANCH FILING NO. 11

SITE DEVELOPMENT PLAN

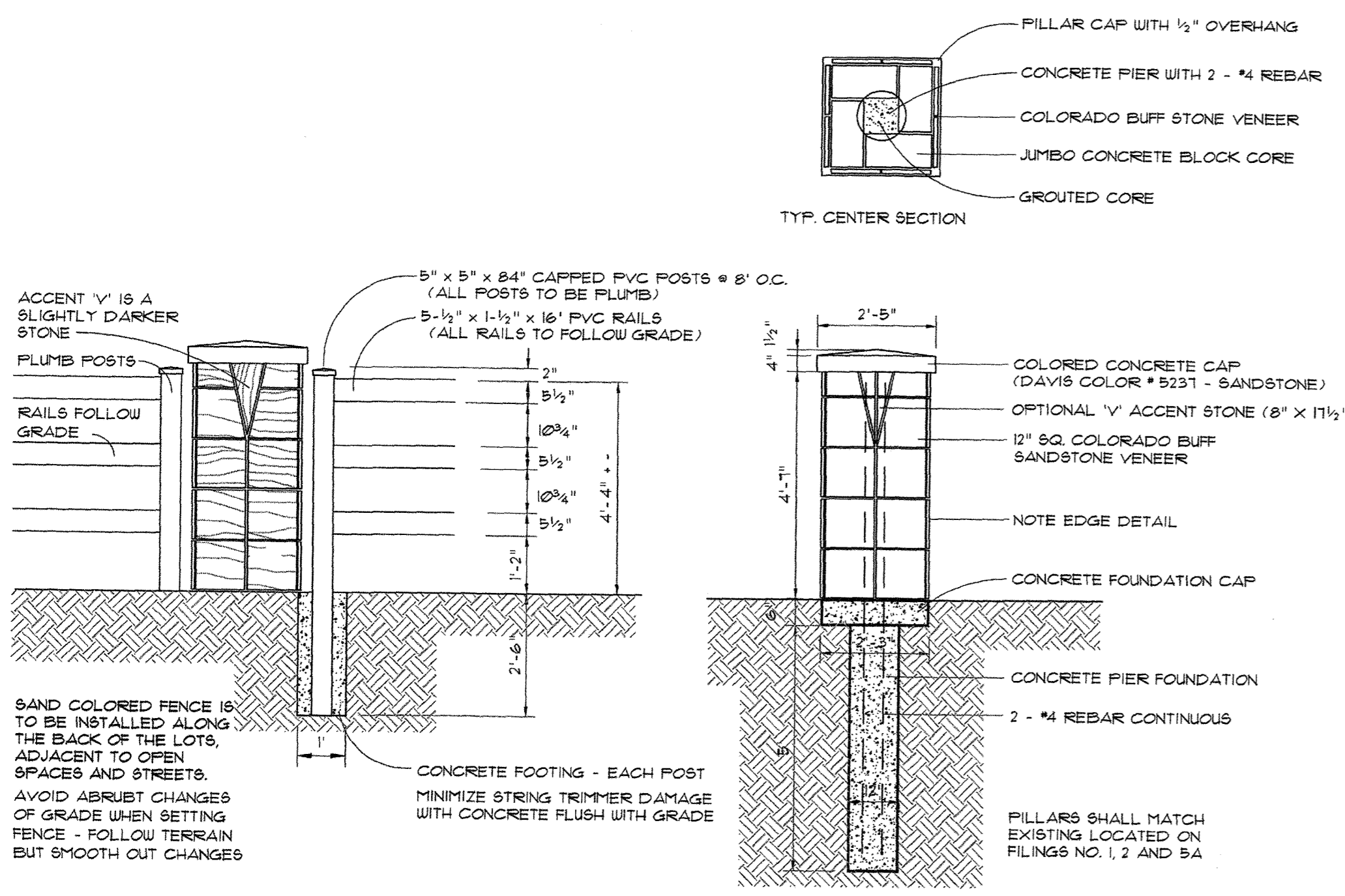
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1175 Crystal Valley Parkway
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303.814.6862

OWNER:
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Castle Rock, CO 80109
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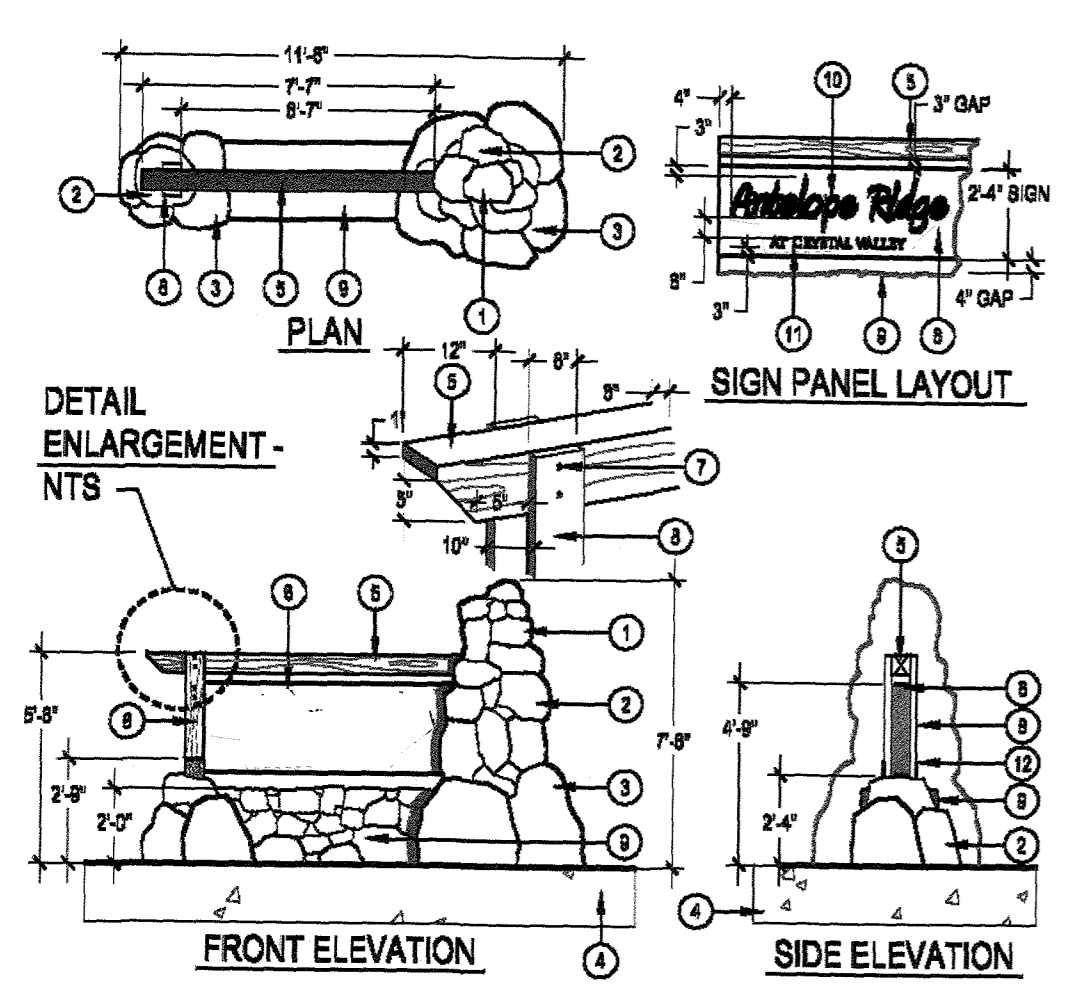
CONSULTANTS:
THE HENRY DESIGN GROUP
LAND PLANNING, LANDSCAPE ARCHITECTURE, DESIGN
1501 WINDLE STREET, SUITE 100, DENVER, COLORADO 80202
Phone: 303-446-2388 Fax: 303-446-8958

CONSULTANTS:
CRYSTAL VALLEY RANCH FILING 11
Castle Rock, Colorado
Site Development Plan



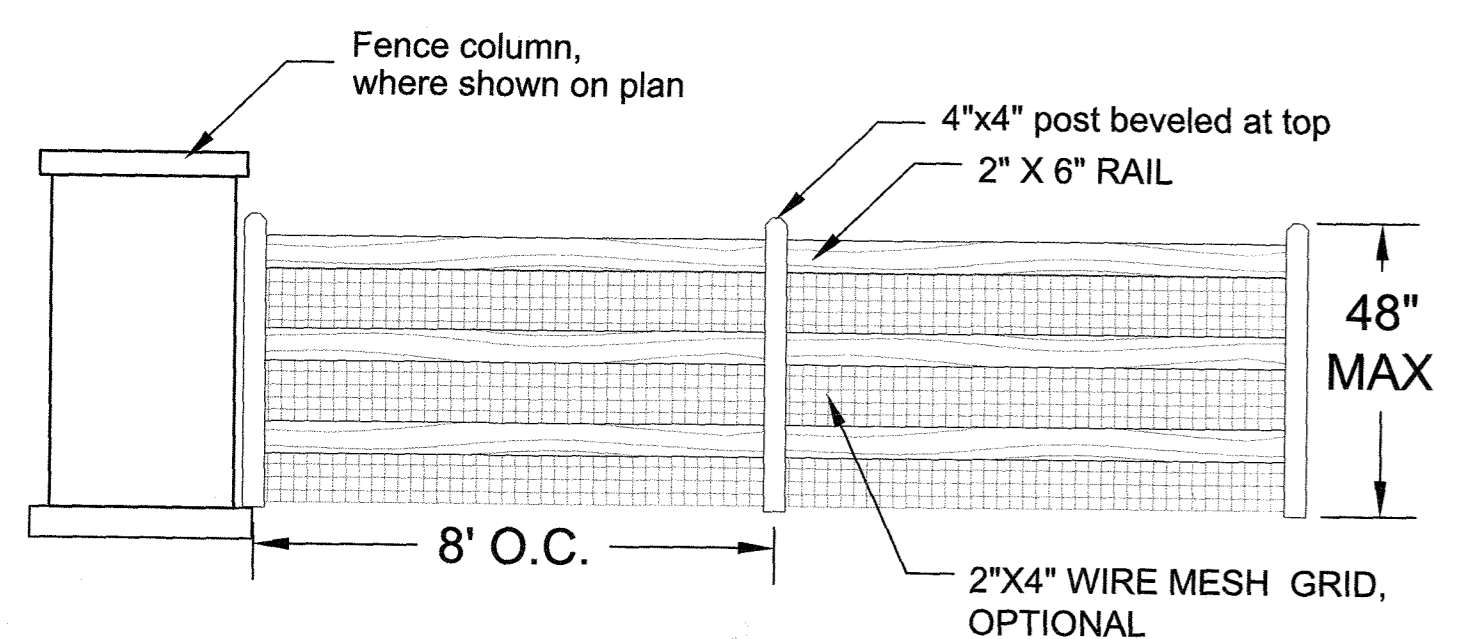
3-RAIL ALMOND COLORED PVC FENCE AND PILLAR DETAIL
(FENCE IS AVAILABLE FROM 96" RAIL FENCE - LITTLETON)
SCALE 1/2" = 1'

FENCE COLUMN - TO MATCH FILING 16
N.T.S.

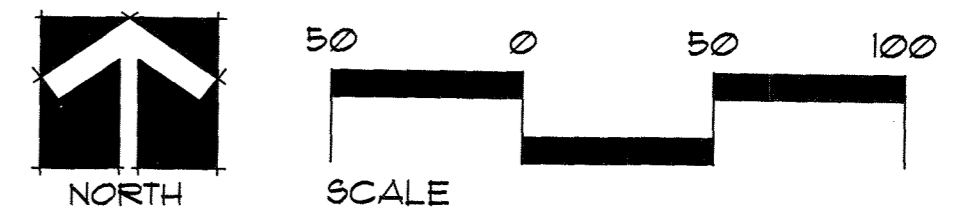
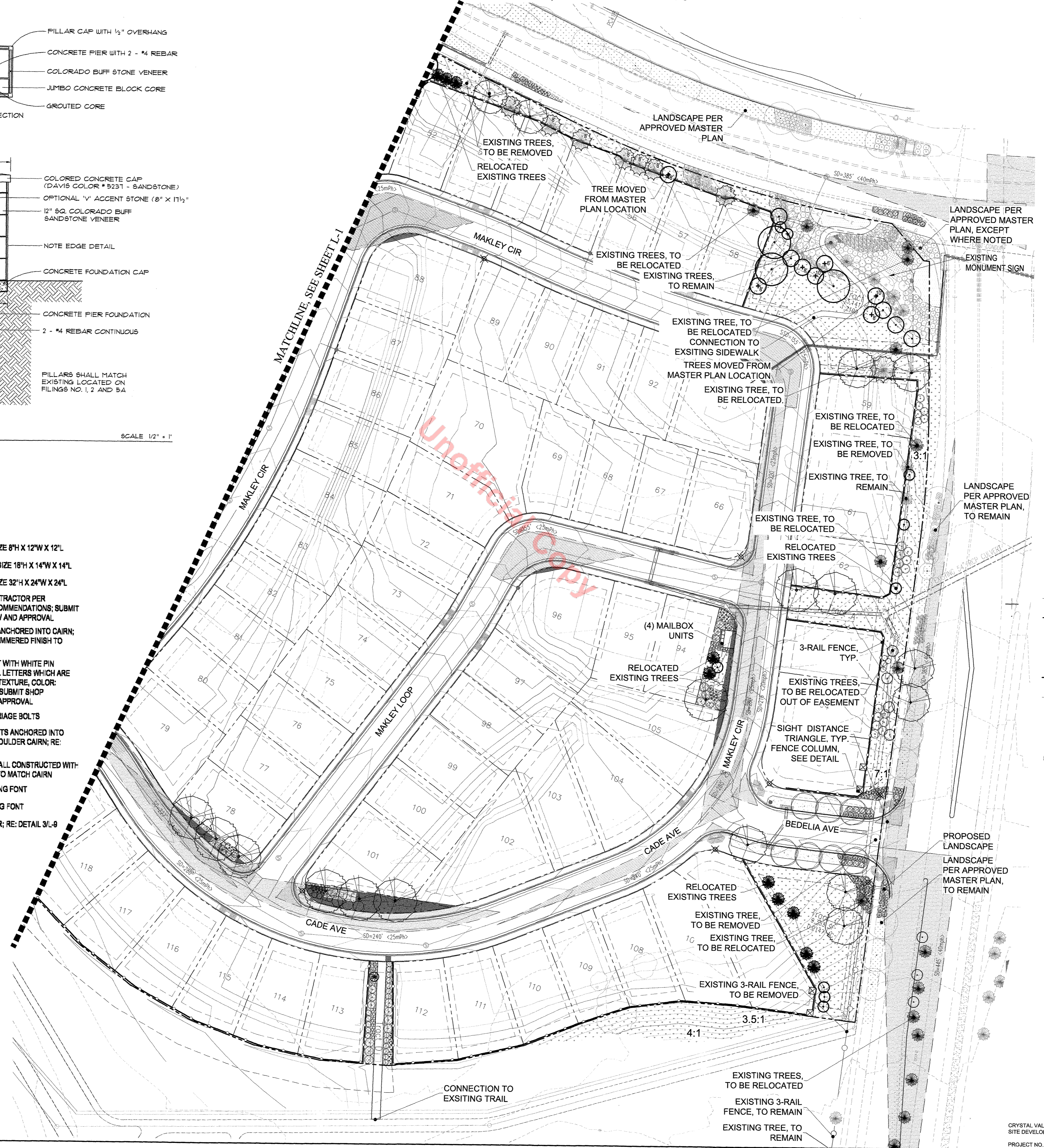


- 1 SMALL BOULDER; APPROX. SIZE 8"H X 12"W X 12"L
- 2 MEDIUM BOULDER; APPROX. SIZE 18"H X 14"W X 14"L
- 3 LARGE BOULDER; APPROX. SIZE 32"H X 24"W X 24"L
- FOUNDATION DESIGN BY CONTRACTOR PER STRUCTURAL ENGINEER RECOMMENDATIONS; SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL
- 6"X6" TREATED CEDAR BEAM ANCHORED TO 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 WITH IN BOULDER CAIRN; RE: DETAIL 3/L-9
- 24" WD. SIGN PANEL LEDGE WALL CONSTRUCTED WITH SMALL & MEDIUM BOULDERS TO MATCH CAIRN
- 13" LETTERING; MATCH EXISTING FONT
- 3" LETTERING; MATCH EXISTING FONT
- CUSTOM METAL POST ANCHOR; RE: DETAIL 3/L-9

NEIGHBORHOOD SIGN AT ENTRY
N.T.S.



OPEN RAIL FENCE
3-RAIL FENCE TO BE ALMOND COLORED PVC
N.T.S.



- LEGEND
- Deciduous Shade Tree (Very Low & Low Hydrozone)
 - Ornamental Tree (Low & Moderate Hydrozone)
 - Evergreen Tree (Very Low & Low Hydrozone)
 - Shrub (Low & Moderate Hydrozone)
 - Ornamental Grass (Shade/Evergreen)
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