

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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.
- THERE ARE NO MAJOR DRAINAGEWAYS OR WETLANDS LOCATED WITHIN THE SITE. THE ENTIRE SITE IS LOCATED WITHIN AND ADJACENT TO ZONE X, AS DETERMINED BY THE FIRM PANELS 08035C0303F AND 08035C0304F, DATED SEPTEMBER 30, 2005.
- ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMP 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 CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
- 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.
- ALL TRACTS WILL BE DEDICATED WITH THE PLAT.
- ALL UTILITY, DRAINAGE, SIGHT DISTANCE, EMERGENCY ACCESS AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THE MAJOR AMENDMENT NO. 4 TO THE CRYSTAL VALLEY RANCH PPD WAS RECORDED FEBRUARY 24, 2012 AT REC. NO. 2012013155. THIS SITE IS ZONED R-SF-6.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- 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.
- PRIVATE GATES FROM RESIDENTIAL LOTS TO TRACT C, E OR THE CONSERVATION EASEMENT ALONG THE SOUTH BOUNDARY ARE PROHIBITED.
- BENCHMARK:**
DOUGLAS COUNTY CONTROL POINT 3040010 NAVD 88 ELEVATION = 6589.35' FOUND 3.5" ALUMINUM CAP ON STEEL ROD MARKED "DCGIS 3040010" LACATED 38.28' SOUTHWEST OF THE SOUTHEAST CORNER OF SEC. 23, T8S, R67W.
- BASIS OF BEARINGS:**
THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., SAID LINE BEING MONUMENTED AT BOTH ENDS BY 2-1/2" ALUMINUM CAPS STAMPED "LS 6935", WITH THE LINE CONSIDERED TO BEAR S89°14'28"W ACCORDING TO THE PLAT FOR CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1) AS RECORDED AT RECEPTION NO. 2006046476.

**A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

OWNERSHIP CERTIFICATION

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

[Signature] AS AUTHORIZED SIGNATORY OF
CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY
SIGNED THIS 15 DAY OF August, 2018

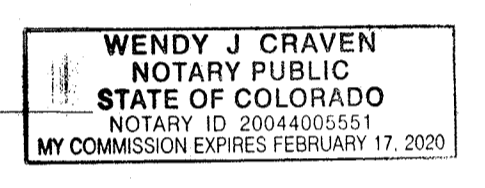
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF August
2018 BY Jonathan Shumaker AS AUTHORIZED SIGNATORY OF
CRYSTAL VALLEY RECOVERY ACQUISITION, LLC.
Notary Public State of New York
Terri L. Mullan
No. 01160522419
Appointment Expires March 29, 2019
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC *[Signature]*
MY COMMISSION EXPIRES: March 29, 2019

TITLE CERTIFICATION

[Signature] AN AUTHORIZED REPRESENTATIVE OF
First American Title, A TITLE INSURANCE COMPANY LICENSED TO DO
BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC
RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE
PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION
CERTIFICATE.

[Signature] AUTHORIZED REPRESENTATIVE
First American Title
TITLE COMPANY
SIGNED THIS 20th DAY OF August, 2018

NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF August
2018 BY Beverly M. Carlson AS AUTHORIZED REPRESENTATIVE
OF **First American Title**
WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/20



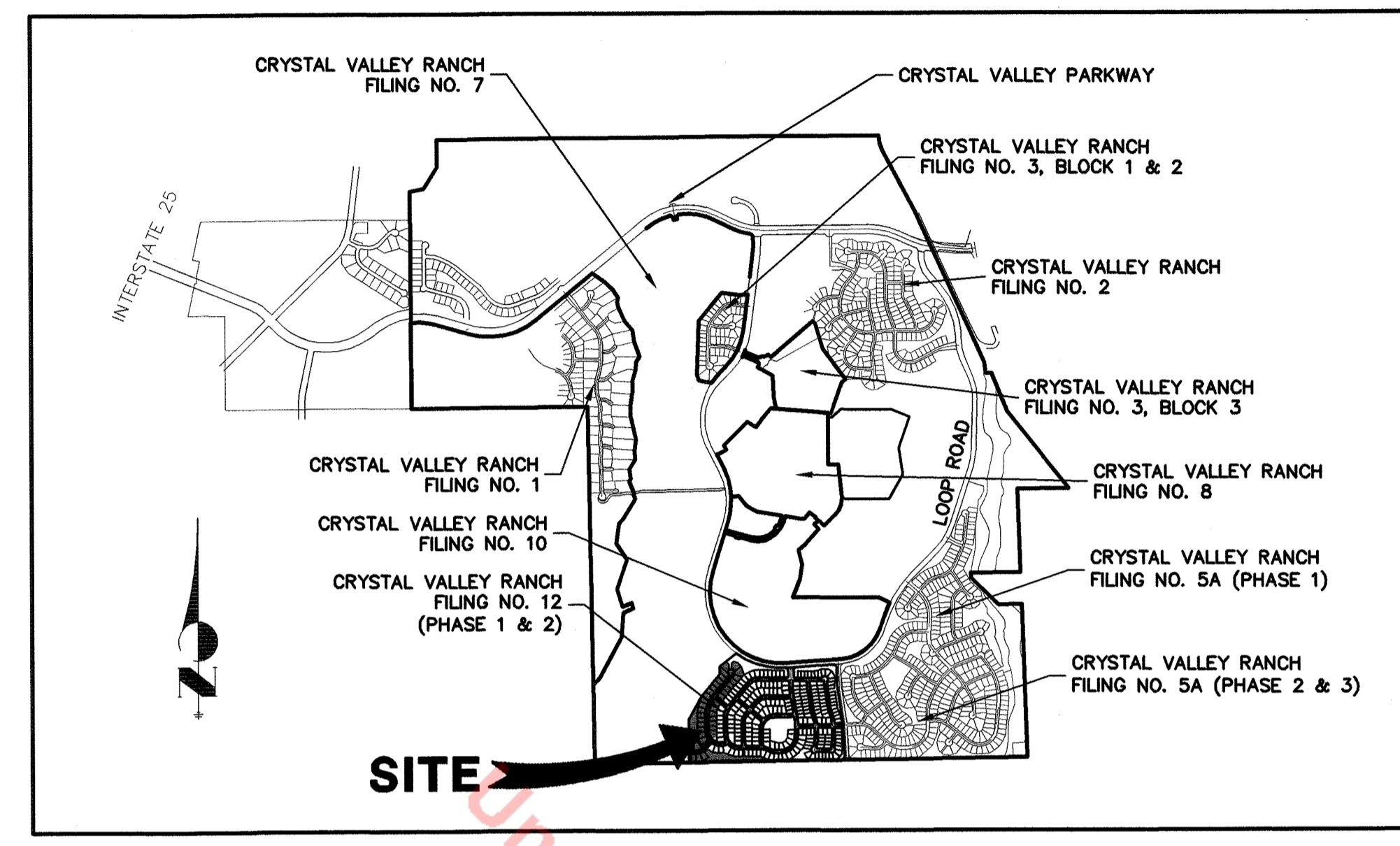
CONTACTS

OWNER
CRYSTAL VALLEY RECOVERY ACQUISITION, LLC
7200 S. ALTON WAY
SUITE C400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND

LAND PLANNER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: MITCH BLACK

ENGINEER/PLAN PREPARER
JR ENGINEERING
7200 S. ALTON WAY
SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS

LAND SURVEYOR
JR ENGINEERING
7200 S. ALTON WAY
SUITE C400
CENTENNIAL, CO 80112
CONTACT: KEN BAKER



SHEET INDEX

1	COVER SHEET
2-3	SITE PLAN
4-5	GENERAL GRADING PLAN
6-7	GENERAL UTILITY PLAN
8	CONCEPTUAL LANDSCAPE PLAN
9	LANDSCAPE WATER USE CHARTS

PURPOSE STATEMENT
MINOR CHANGES WERE MADE TO THE LOTS FAR WEST, ALONG PLAINS END COURT. ADJUSTMENTS WERE MADE TO THE LOT SIZE MIX ADDING 5 LOTS TO BETTER ADDRESS MARKET / BUYER DEMAND. THE APPROVED SDP WAS FOR 271 LOTS. THE AMENDED SDP HAS 276 LOTS. THIS RESULTS IN A 1% INCREASE IN THE TOTAL NUMBER OF LOTS AND A NEGLIGIBLE INCREASE IN GROSS DENSITY FROM 3.86 DU/AC TO 3.93 DU/AC.

VICINITY MAP

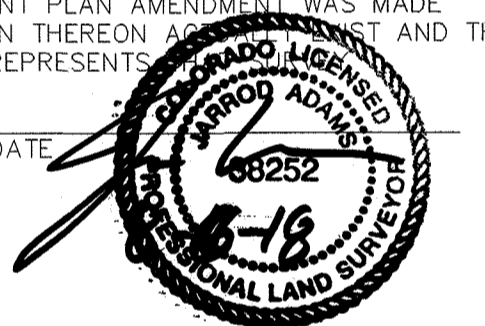
STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ON THE 29 DAY OF August, 2018
[Signature] Asst. Director of Development Services

SURVEYOR'S CERTIFICATE

I, Saeed Adams, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACCURATE AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THE SAME.

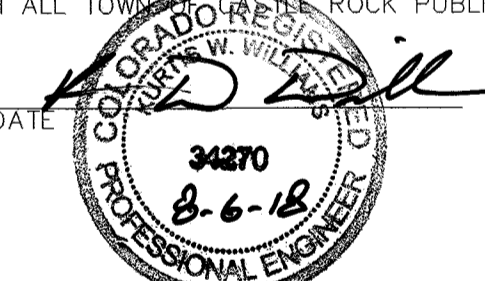
REGISTERED LAND SURVEYOR _____ DATE _____
[Signature]
Asst. Director of Development Services



CIVIL ENGINEER'S STATEMENT

I, Kurtis D. Williams, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

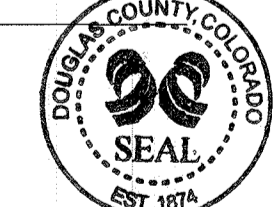
REGISTERED PROFESSIONAL ENGINEER _____ DATE _____
[Signature]



DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:58 AM ON THE DAY OF August, 30th, 2018 AT RECEPTION NO. 2018052967

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



CRYSTAL VALLEY RANCH FILING NO. 12
SITE DEVELOPMENT PLAN AMD NO. 1
COVER SHEET
JOB NO. 15635.20
DATE: 2/18/15; REV #1: 8/2/18
SHEET 1 OF 9

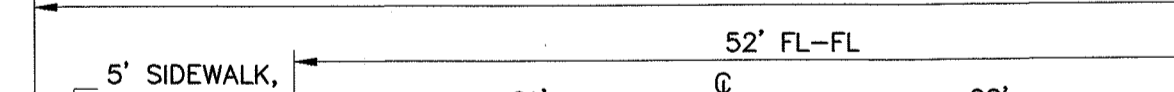


Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

LOCAL RESIDENTIAL STREET



ENTRY STREET



SUMMARY TABLE

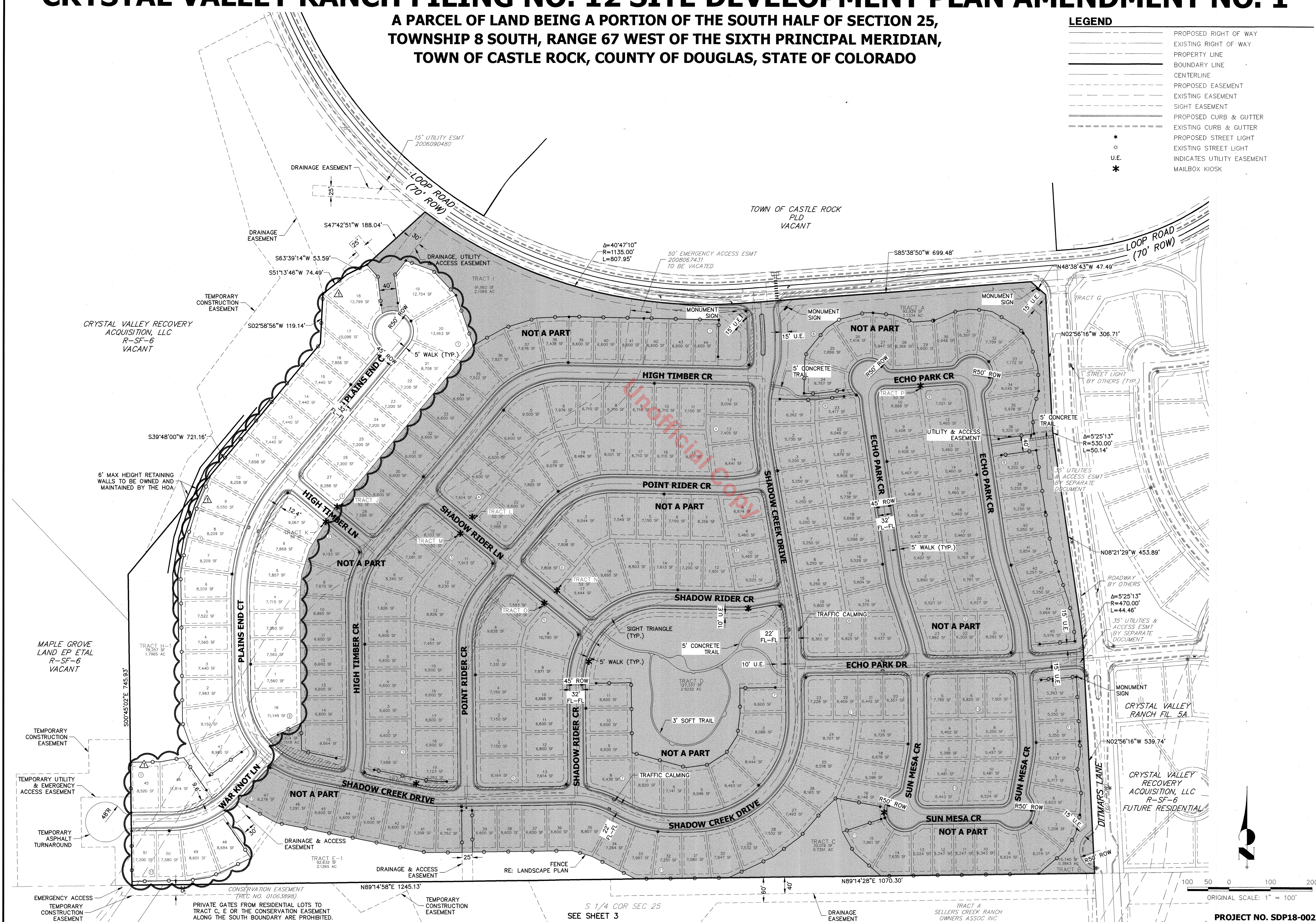
	APPROVED (PER SDP13-0029)	PROPOSED (PER SDP18-0027)
MAXIMUM GROSS FLOOR AREA	N/A	N/A
BUILDING SETBACKS	20' FRONT, 20' REAR, 5' SIDE, 10' SIDE ALONG ALL PUBLIC ROW	20' FRONT, 20' REAR, 5' SIDE, 10' SIDE ALONG ALL PUBLIC ROW
MAX BUILDING HEIGHT	35'-0"	35'-0"
SITE UTILIZATION	LOT COVERAGE: 1,960,475 SF	LOT COVERAGE: 1,960,666 SF
	STREET COVERAGE: 552,875 SF	STREET COVERAGE: 553,680 SF
	OPEN SPACE/LANDSCAPED AREA: 542,323 SF	OPEN SPACE/LANDSCAPED AREA: 541,242 SF
	TOTAL AREA: 3,055,673 SF	TOTAL AREA: 3,055,588 SF
SINGLE FAMILY DETACHED LOTS	271	276
SINGLE FAMILY EQUIVALENT UNITS	271 SFE's	276 SFE's

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

LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SIGHT EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- INDICATES UTILITY EASEMENT
- MAILBOX KIOSK



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERS, THEIR USE APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CVRA, LLC
7200 SOUTH ALTON WAY
SUITE C 400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND
(303) 267-6195

J.R. ENGINEERING
A Western Company
Central 305-740-0383 • Colorado Springs 719-589-2583
Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	DATE
1	REVISED LOTS IN PHASE 3	8/2/18

H-SCALE: 1"=100'
V-SCALE: N/A
DATE: 2/18/15
DESIGNED BY: MJJ
DRAWN BY: MJJ
CHECKED BY:

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO. 1
SITE PLAN

SHEET 2 OF 9
JOB NO. 15635.20

PROJECT NO. SDP18-0027

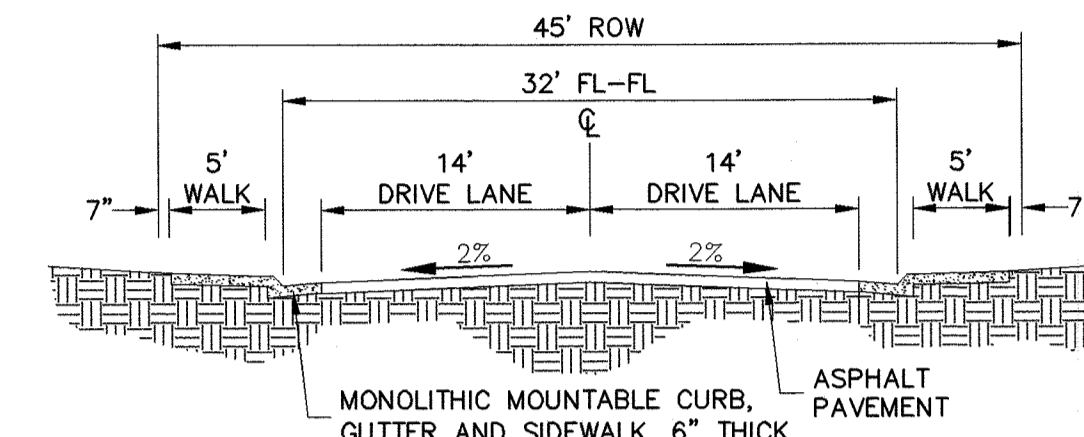
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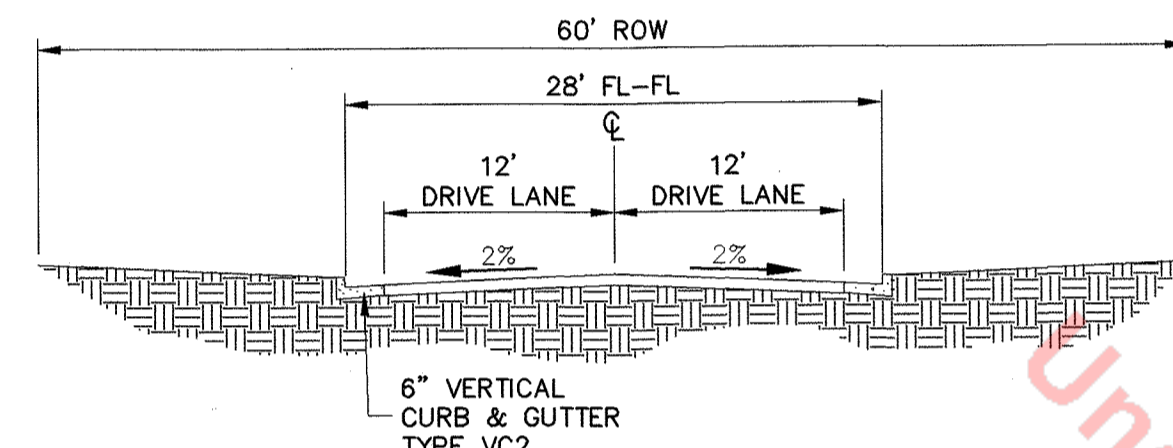
LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SIGHT EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- INDICATES UTILITY EASEMENT
- MAILBOX KIOSK

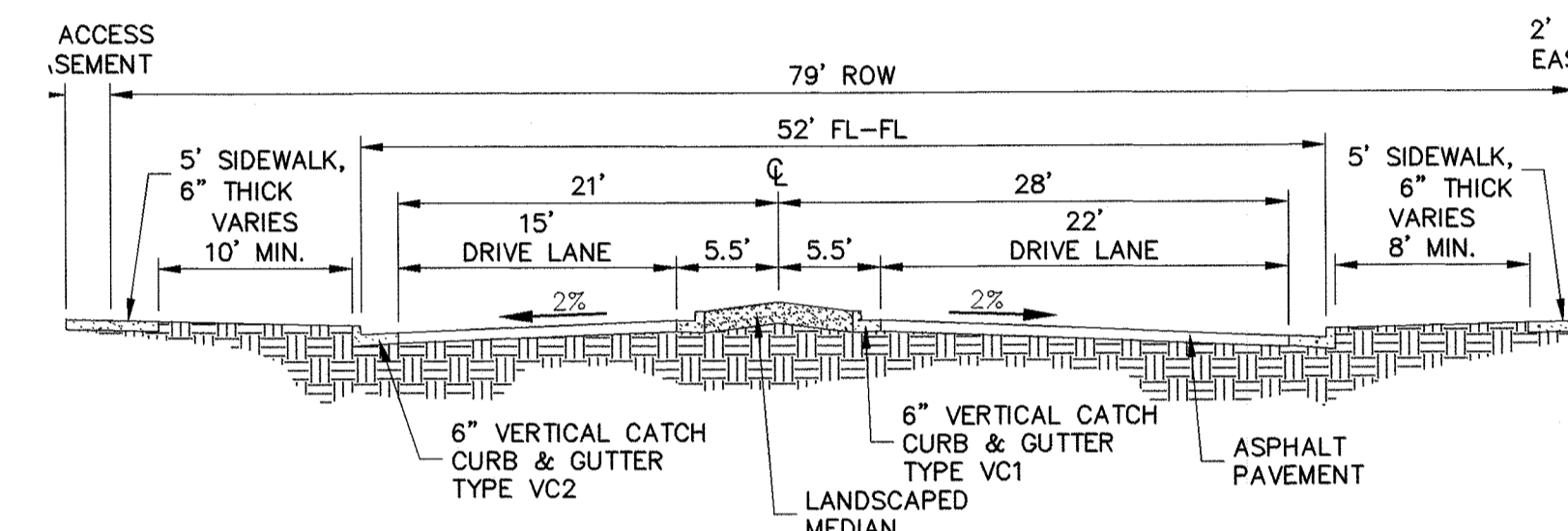
TRACT TABLE		
TRACT	USE	OWNERSHIP
A	OPEN SPACE & DRAINAGE	HOA
B	OPEN SPACE & DRAINAGE	HOA
C	OPEN SPACE & DRAINAGE	HOA
D	OPEN SPACE & DRAINAGE	HOA
E-1	OPEN SPACE & DRAINAGE	HOA
F	OPEN SPACE & DRAINAGE	HOA
G	OPEN SPACE & DRAINAGE	HOA
H-1	OPEN SPACE & DRAINAGE	HOA
I	OPEN SPACE & DRAINAGE	HOA
J	MAILBOX KIOSK	HOA
K	MAILBOX KIOSK	HOA
L	MAILBOX KIOSK	HOA
M	MAILBOX KIOSK	HOA
N	MAILBOX KIOSK	HOA
O	MAILBOX KIOSK	HOA
P	MAILBOX KIOSK	HOA



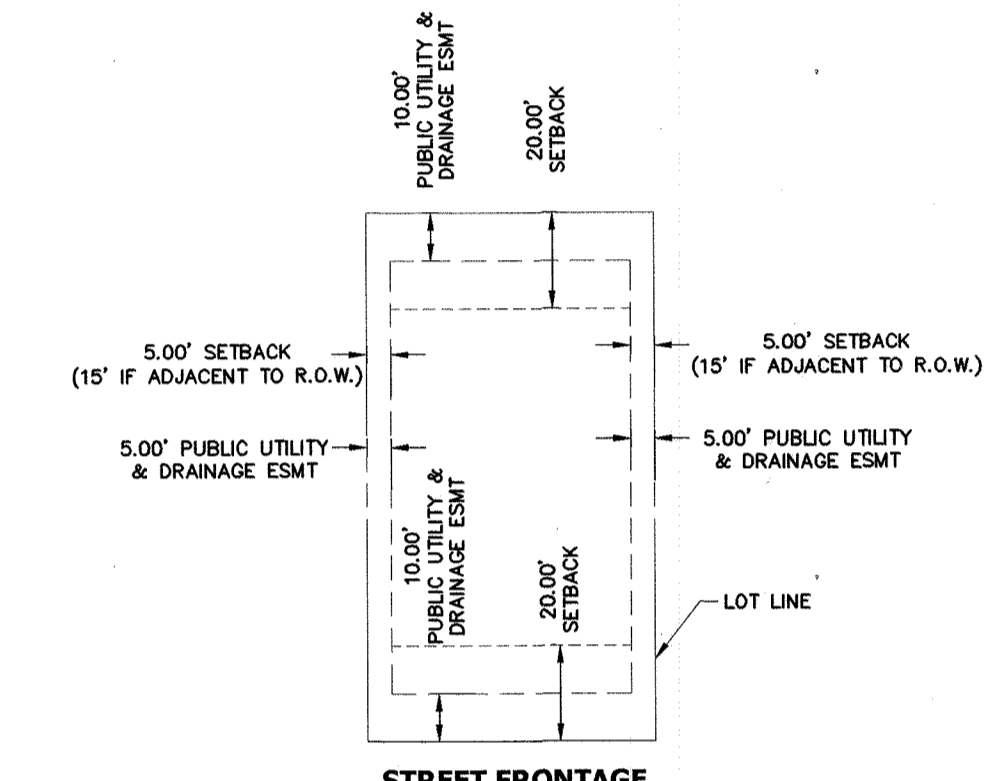
LOCAL RESIDENTIAL STREET
SCALE: 1"=10'



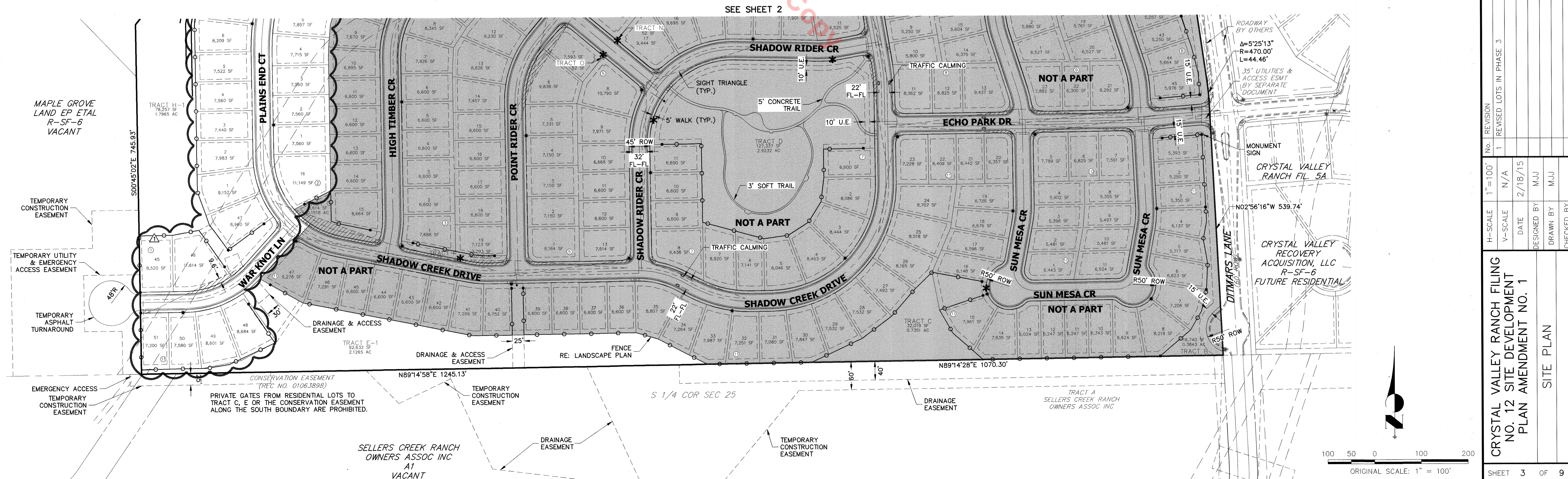
DITMARS LANE
SOUTH OF ECHO PARK DRIVE
VARIANCE: TCV14-0022
SCALE: 1"=10'



ENTRY STREET
SCALE: 1"=10'



SETBACKS & EASEMENTS



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, OR ENGINEERS APPROVE THEIR USE ONLY FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CVRA, LLC
7200 SOUTH ALTON WAY
SUITE C 400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND
(303) 267-6195

JR ENGINEERING
A Western Company
Central 303-740-0888 • Colorado Springs 719-583-2583
Fort Collins 970-491-8888 • www.jrengineering.com

NO.	REVISION	DATE
1	REVISED LOTS IN PHASE 3	8/2/18

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

DESIGNED BY: MJJ
DRAWN BY: MJJ
CHECKED BY:

SITE PLAN

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

LEGEND	
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
	PROPOSED INLET
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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7200 SOUTH ALTON WAY
SUITE C 400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND
(303) 267-6195

J.R. ENGINEERING
A Westfran Company
Centennial 303-740-6883 • Colorado Springs 719-589-2683
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
	8/2/18

No.	REVISION	1"=100'	N/A	2/18/15	M/JJ	M/JJ	CHECKED BY
1	REVISED LOTS IN PHASE 3						

CRYSTAL VALLEY RANCH FILING
NO. 12 SITE DEVELOPMENT
PLAN AMENDMENT NO. 1
GENERAL GRADING PLAN

SHEET 4 OF 9
JOB NO. 15635.20



SCALE: 1" = 100'

PROJECT NO. SDP18-0027

SEE SHEET 5

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

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- PROPOSED INLET
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR

GRADING NOTES

THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

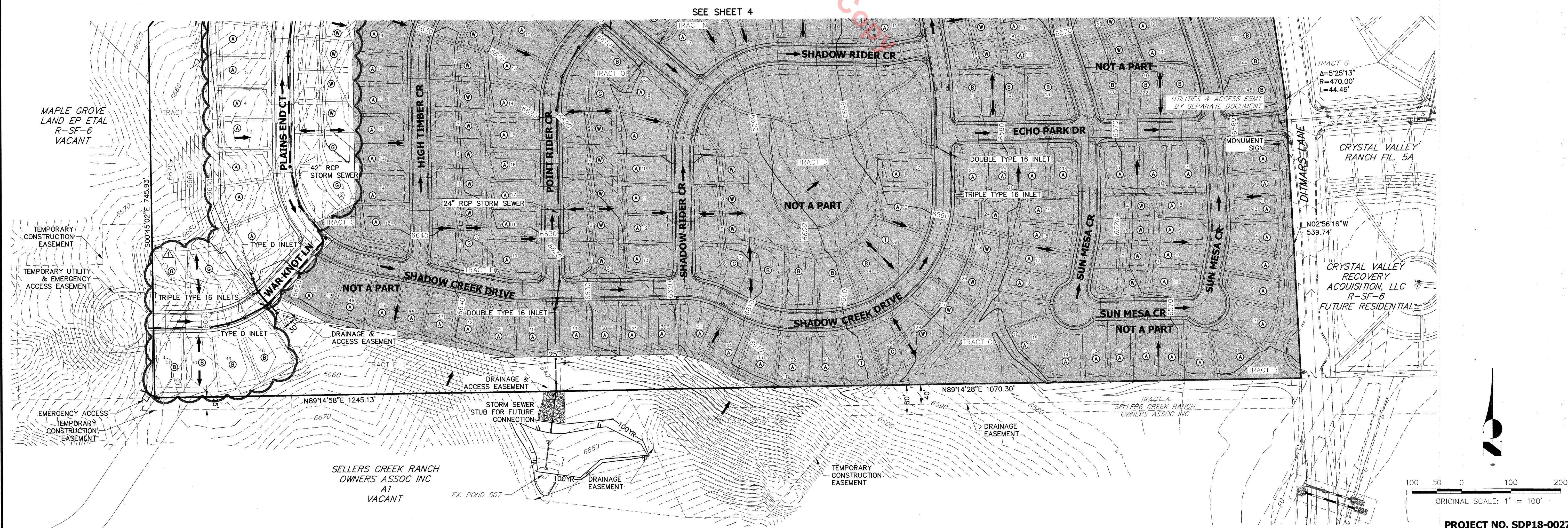
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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7200 SOUTH ALTON WAY
SUITE C 400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND
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NO.	REVISION	DATE
1	REVISED LOTS IN PHASE 3	8/2/18

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	2/18/15	MJJ	MJJ	MJJ



SEE SHEET 4

Unofficial Copy

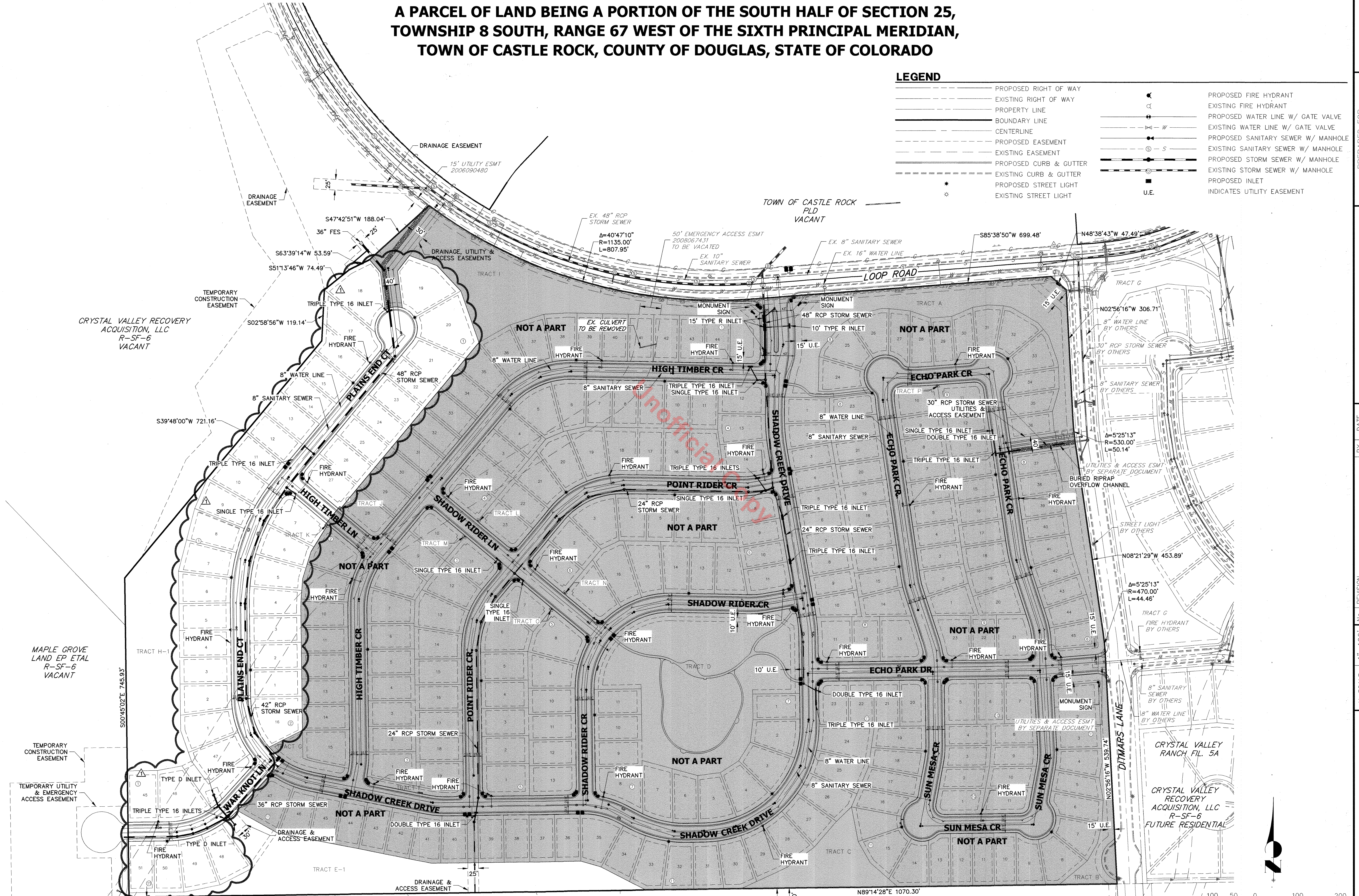
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LEGEND

- | | | | |
|-----|------------------------|---|------------------------------------|
| --- | PROPOSED RIGHT OF WAY | ⊙ | PROPOSED FIRE HYDRANT |
| --- | EXISTING RIGHT OF WAY | ⊙ | EXISTING FIRE HYDRANT |
| --- | PROPERTY LINE | ⊙ | PROPOSED WATER LINE W/ GATE VALVE |
| --- | BOUNDARY LINE | ⊙ | EXISTING WATER LINE W/ GATE VALVE |
| --- | CENTERLINE | ⊙ | PROPOSED SANITARY SEWER W/ MANHOLE |
| --- | PROPOSED EASEMENT | ⊙ | EXISTING SANITARY SEWER W/ MANHOLE |
| --- | EXISTING EASEMENT | ⊙ | PROPOSED STORM SEWER W/ MANHOLE |
| --- | PROPOSED CURB & GUTTER | ⊙ | EXISTING STORM SEWER W/ MANHOLE |
| --- | EXISTING CURB & GUTTER | ⊙ | PROPOSED INLET |
| --- | PROPOSED STREET LIGHT | ⊙ | EXISTING STREET LIGHT |
| --- | EXISTING STREET LIGHT | ⊙ | INDICATES UTILITY EASEMENT |



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CVRA, LLC
7200 SOUTH ALTON WAY
SUITE C 400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND
(303) 267-6195

J.R. ENGINEERING
A Westman Company
Central 305-740-0383 • Colorado Springs 719-589-2583
Fort Collins 970-491-8888 • www.jrengineering.com

NO.	REVISION	DATE
1	REVISED LOTS IN PHASE 3	8/2/18

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO. 1
GENERAL UTILITY PLAN

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

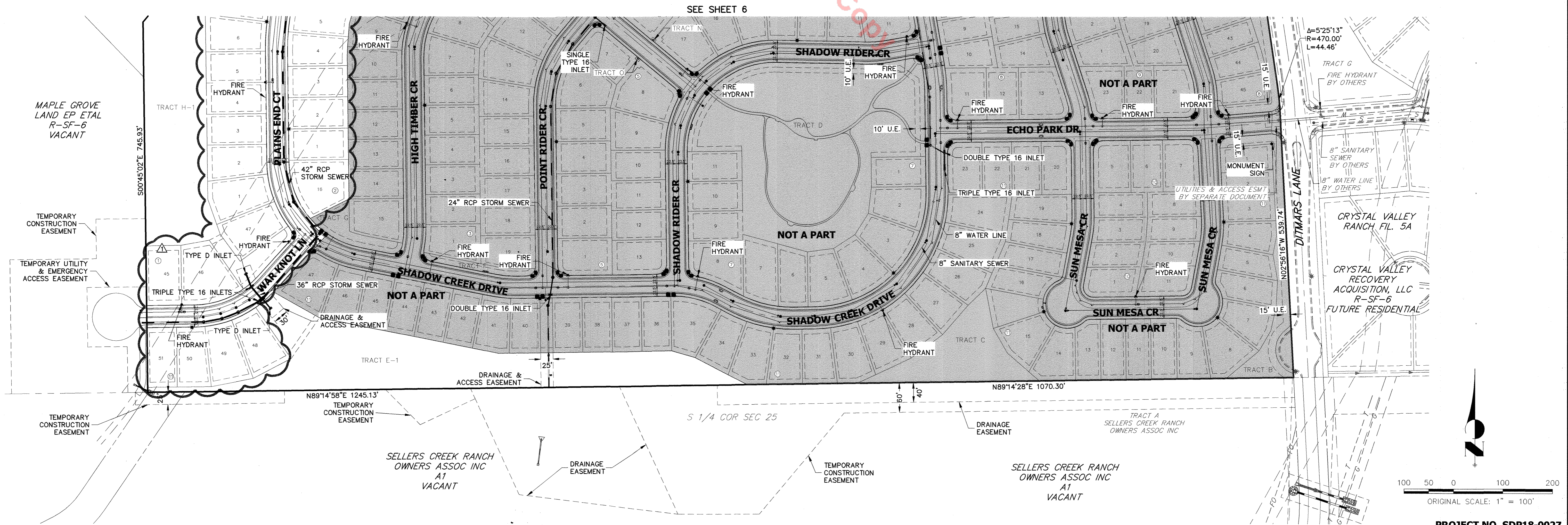
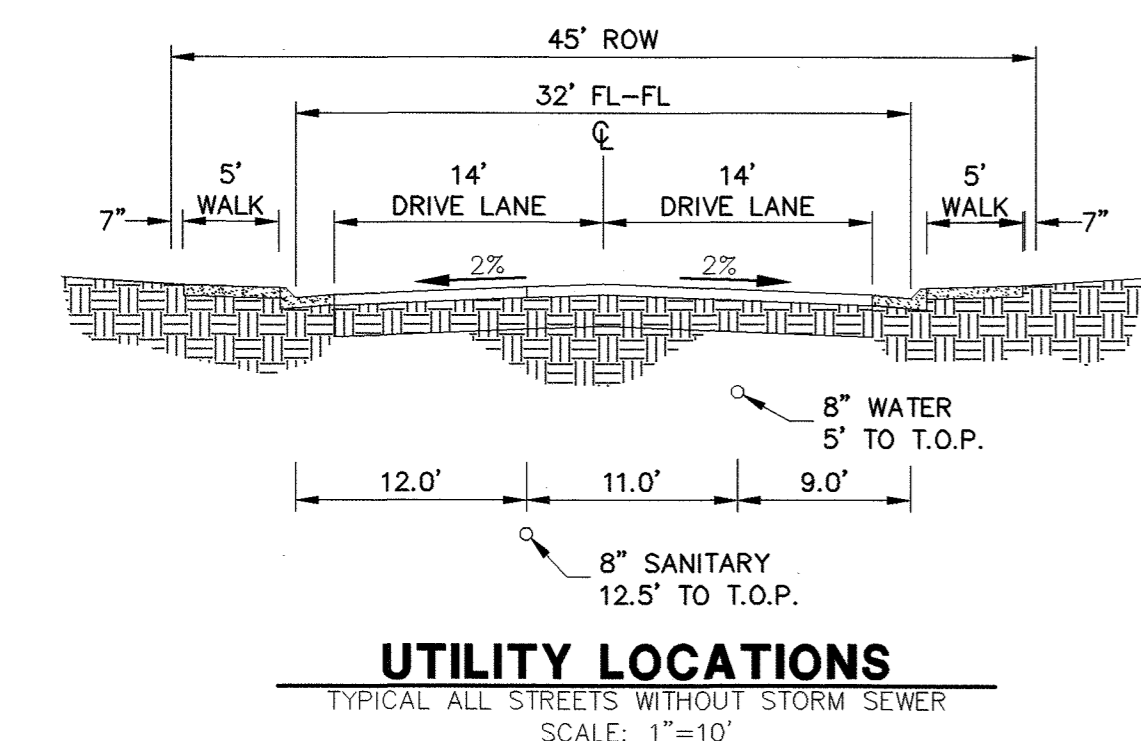
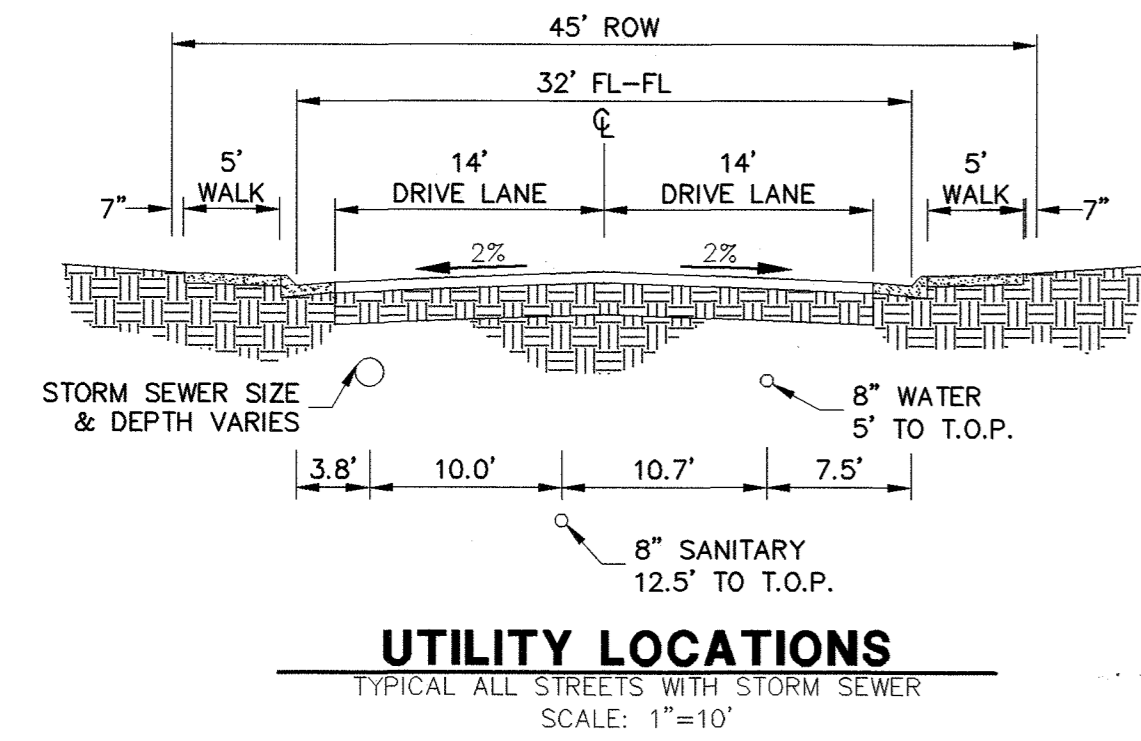
A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE W/ GATE VALVE
	EXISTING WATER LINE W/ GATE VALVE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
	PROPOSED INLET
	INDICATES UTILITY EASEMENT

UTILITY NOTES

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



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No.	REVISION	DATE
1	REVISED LOTS IN PHASE 3	8/2/18

CRYSTAL VALLEY RANCH FILING
NO. 12 SITE DEVELOPMENT
PLAN AMENDMENT NO. 1

GENERAL UTILITY PLAN

SHEET 7 OF 9

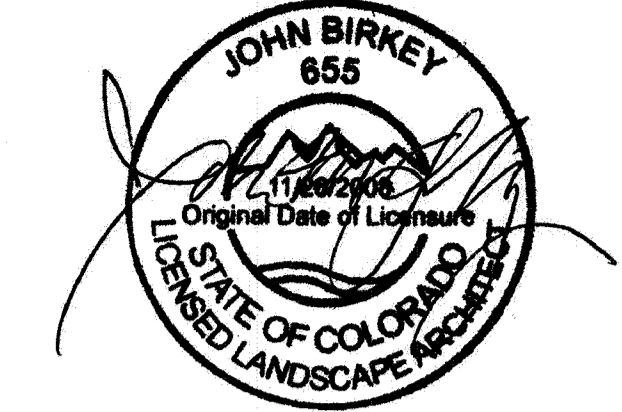
PROJECT NO. SDP18-0027

JOB NO. 15635.20

CRYSTAL VALLEY RANCH FILING NO. 12

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN



COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER USE	+4.5

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

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	IRRIGATED TEXAS REVELLE	4.5 in./mo.	HIGH	9.3%	28,545	4.5	306,130	0.42
SPRAY	IRRIGATED TURF (ENVIROTURF)	3.0 in./mo.	MODERATE	0.9%	2,766	3.0	306,130	0.03
DRIP	TREES IN NATIVE *	2.0 in./mo.	LOW	27.3%	83,700	2.0	306,130	0.55
DRIP	SHRUB BED	2.0 in./mo.	LOW	14.4%	44,046	2.0	306,130	0.29
SPRAY ROTORS	IRRIGATED DRYLAND GRASS	1.5 in./mo.	VERY LOW	48.0%	147,073	1.5	306,130	0.72
TOTALS					100		306,130	2

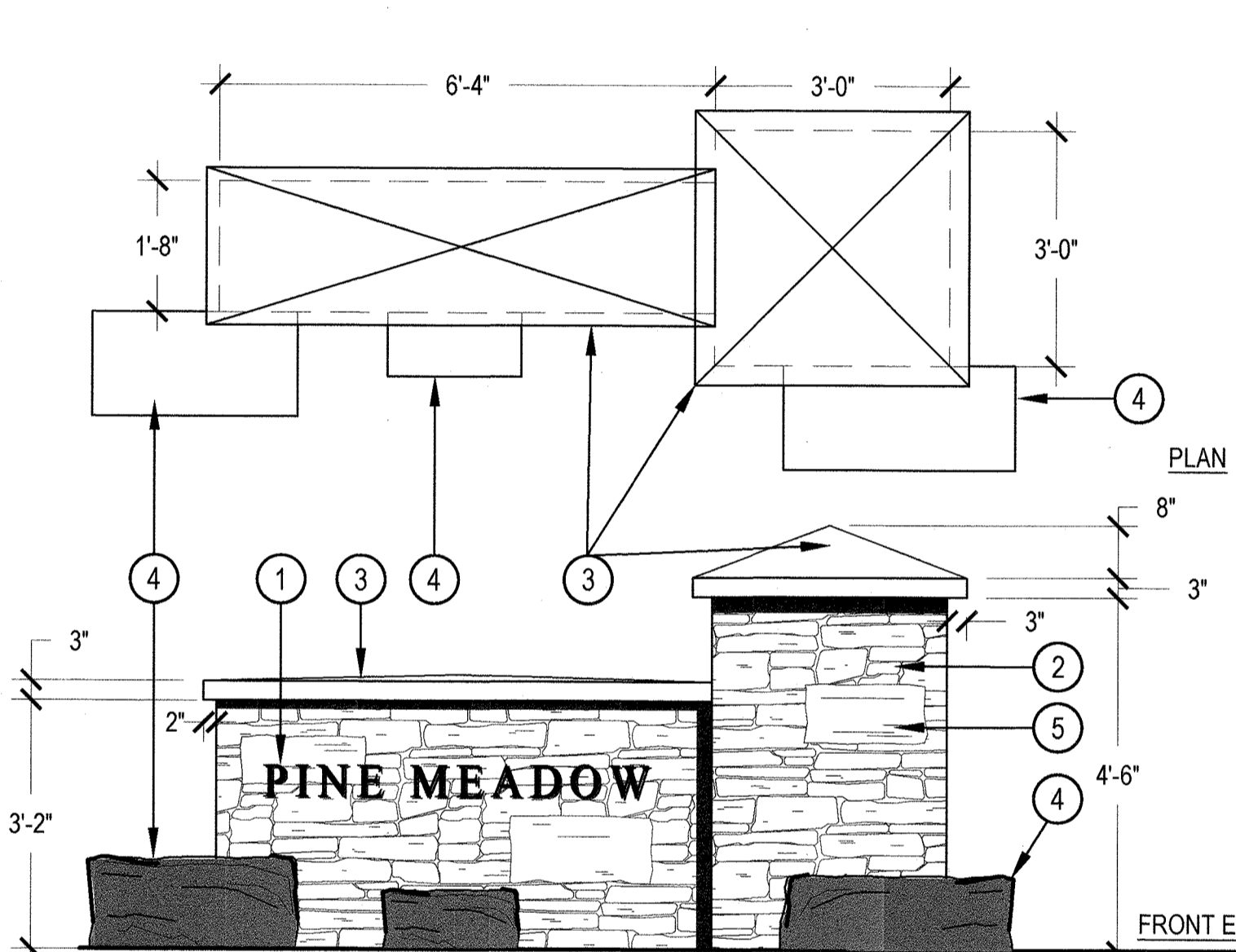
TOTAL OF THE CLWUR 1.8

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

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	31,314	3.6%
IRRIGATED DRYLAND GRASS	147,073	17.0%
NON-IRRIGATED DRYLAND GRASS	560,381	64.7%
IRRIGATED TREES	83,700	9.7%
IRRIGATED BED	44,046	5.1%
TOTAL AREA LANDSCAPE	866,511	100%

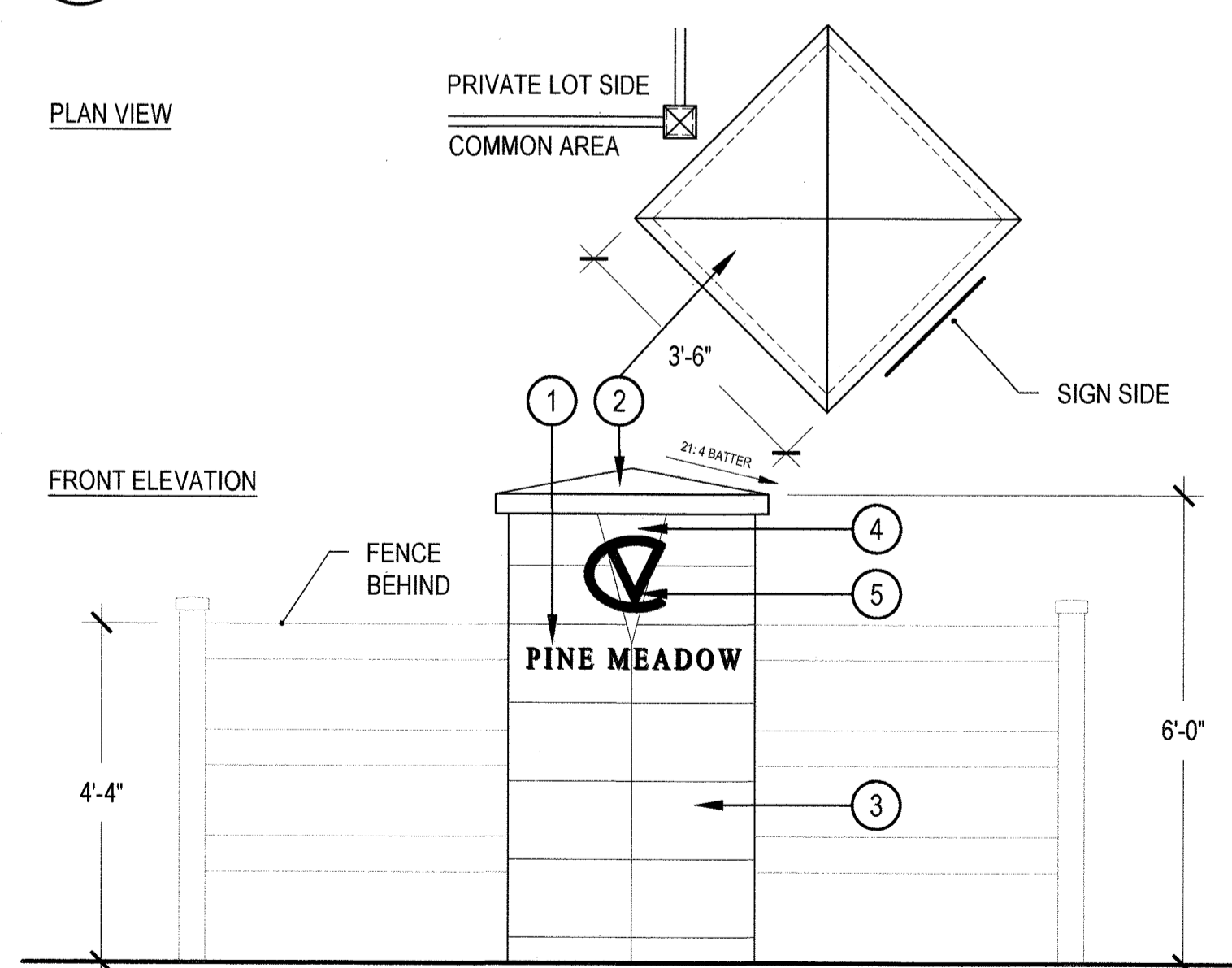
NON-DISTURBED AREAS: N/A
 REQUIRED STREETScape TREES/SHRUBS: 130 TREES / 500 SHRUBS
 PROVIDED STREETScape TREES/SHRUBS: 130 TREES / 522 SHRUBS
 TOTAL TREES/SHRUBS/GRASSES PROVIDED: 302/785/809



- ① METAL PIN MOUNTED LETTERS - PAINT WITH AUTOMOTIVE QUALITY PAINT GLOSSY BLACK
 - ② BULLSET SANDSTONE VENEER
 - ③ PRECAST CONCRETE CAPSTONE
 - ④ BOULDER - SIZE VARIES
 - ⑤ LARGE STONE INSET - 12" X 22" MAX. 8" X 20" MIN. 3 PER FRONT AND BACK SIDE OF MONUMENT, 1 PER NARROW SIDE
- NOTES:
 1. SIGN ILLUMINATED WITH (1) BULLET LIGHT FROM RAB LIGHTING MODEL# LFLED5A, COLOR BRONZE OR SIMILAR MODEL. ILLUMINATION PER COE 19.04.045. FIELD VERIFY LOCATION.

1 MAIN MONUMENT

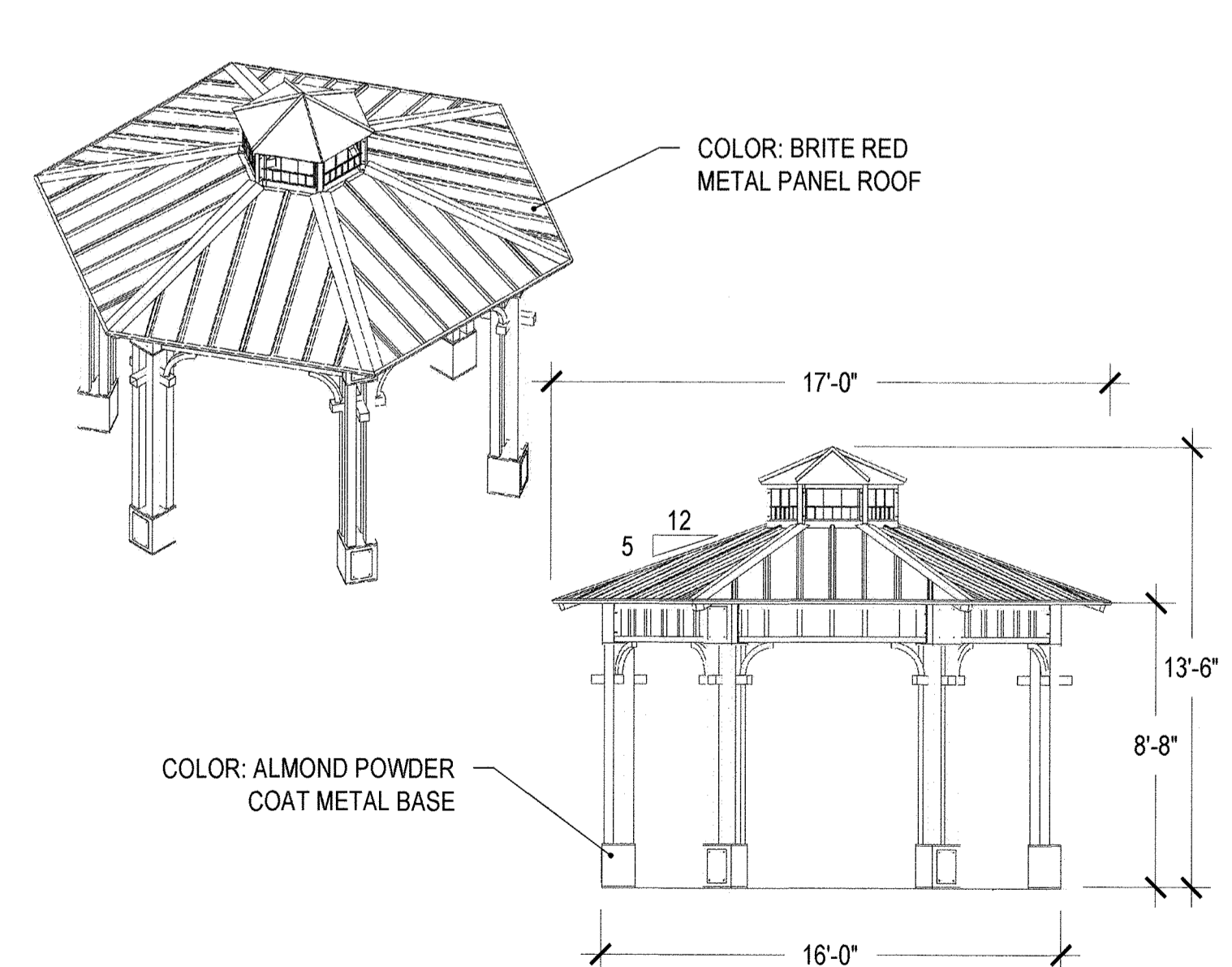
SCALE: 1/2" = 1'-0"



- ① METAL PIN MOUNTED LETTERS - PAINT WITH AUTOMOTIVE QUALITY PAINT GLOSSY BLACK
- ② PRECAST CONCRETE CAP TO MATCH EXISTING ON SITE - 21" TO 4" BATTER
- ③ SANDSTONE VENEER TO MATCH EXISTING ON SITE
- ④ ACCENT V SHALL BE DARKER THAN OTHER STONE PIECES FOR CONTRAST
- ⑤ PIN MOUNTED CRYSTAL VALLEY LOGO

2 COLUMN MONUMENT

SCALE: 1/2" = 1'-0"



3 16' DIAMETER SHADE SHELTER

SCALE: NTS

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGE SHALL MEET OR EXCEED COVERAGE REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.1B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.
- IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO THE FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.
- TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS

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 CONTACT: JERRY RICHMOND
 (303) 267-6195



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 Denver, Colorado 80204
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LANDSCAPE CERTIFICATION:
 JOHN M. BIRKEY, RLA, ASLA, AIA, CEM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 5123. THIS IS VALID THROUGH FEBRUARY 1, 2019. COLORADO LICENSE NUMBER IS 655

John M. Birkey

DATE	BY	REVISION
12.20.13	JF	NOT FOR CONSTRUCTION
03.14.14	JF	
05.09.14	JF	
10.07.14	AM	
02.18.15	AM	
06.20.18	AM	
07.19.18	EN	

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO.1
 LANDSCAPE WATER USE CHARTS



Know what's below.
 Call before you dig.