

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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 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 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 "DCG 3040010" LOCATED 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.

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 EXTERIOR OF THE BUILDING OR FACILITY.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 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.

CONTACTS

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

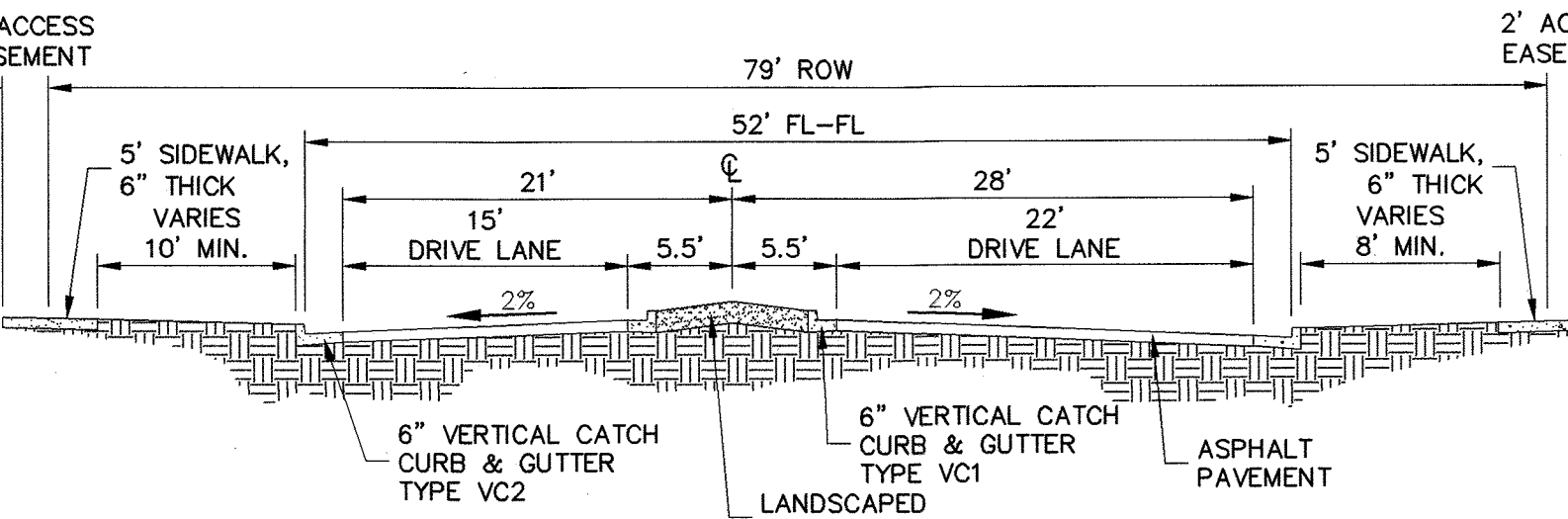
LAND PLANNER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: MITCH BLACK

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

LOCAL RESIDENTIAL STREET

SCALE: 1"=10'

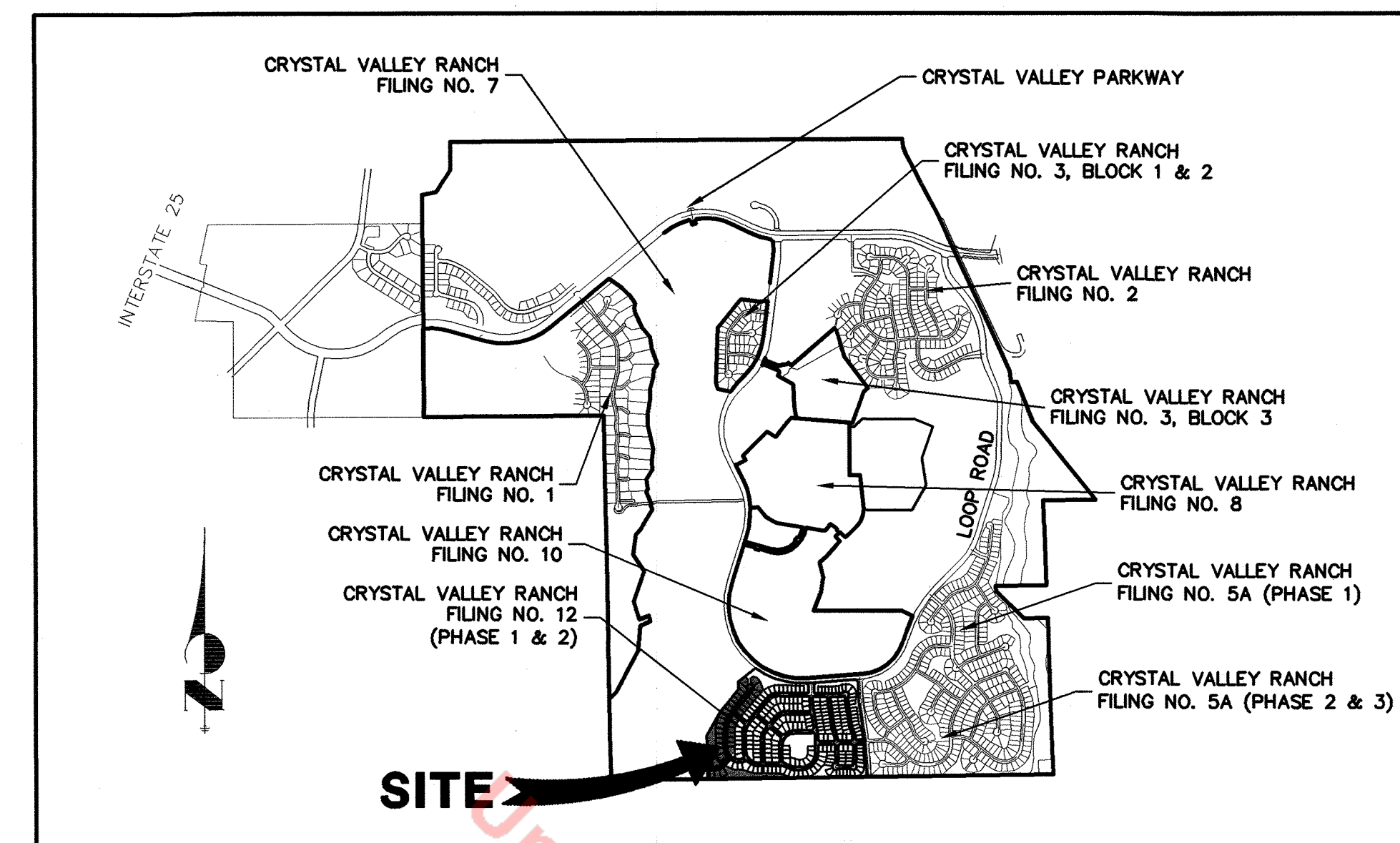


ENTRY STREET

SCALE: 1"=10'

VICINITY MAP

1"=2000'



SHEET INDEX

- COVER SHEET
- GENERAL GRADING PLAN

PURPOSE STATEMENT

AMENDMENT 1
MINOR CHANGES WERE MADE TO THE LOTS FAR WEST, ALONG PLAINS END CURB. 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.

AMENDMENT 2
SHOW RETAINING WALLS ON LOTS 33-36, BLOCK 1.

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 30 DAY OF February, 2019.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

LEGAL DESCRIPTION

LOTS 33 THROUGH 36, BLOCK 1

CRYSTAL VALLEY RANCH FILING NO. 12A PLAT, RECORDED UNDER RECEPTION NO. 2016036852 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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

OWNERSHIP CERTIFICATION

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

[Signature] AS AUTHORIZED SIGNATORY OF
MELODY HOMES, INC., A DELAWARE CORPORATION
SIGNED THIS 1st DAY OF February, 2019.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF February, 2019 BY Gregory S. Barbuti AS AUTHORIZED SIGNATORY OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC. MELODY HOMES, INC., A DELAWARE CORPORATION
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 26, 2022

KELLY FRANKLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184018154
MY COMMISSION EXPIRES APRIL 26, 2022

TITLE CERTIFICATION

I, Cindy Norlen, AN AUTHORIZED REPRESENTATIVE OF Heritage Title Company, 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
Heritage Title Company
TITLE COMPANY
SIGNED THIS 18 DAY OF FEBRUARY, 2019.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF FEBRUARY, 2019 BY CINDY NORLEN AS AUTHORIZED REPRESENTATIVE OF HERITAGE TITLE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-23-20

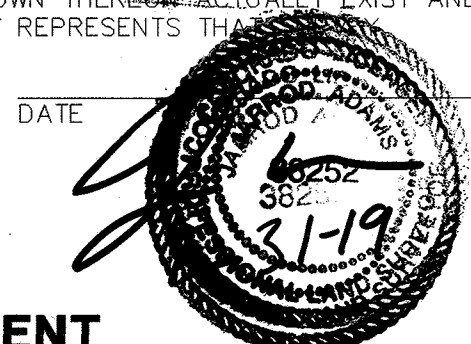
Elizabeth L. Avedis
Notary Public
State of Colorado
My Commission Expires January 23, 2020
LIC# 1591400795

SURVEYOR'S CERTIFICATE

I, Jacob 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 ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR

DATE

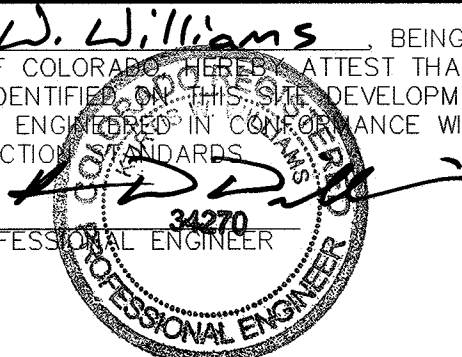


CIVIL ENGINEER'S STATEMENT

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

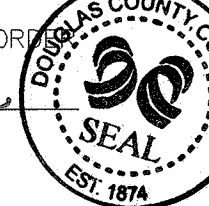
DATE



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 12:39 pm ON THE 30 DAY OF February, 2019 AT RECEPTION NO. 2019006313.

DOUGLAS COUNTY CLERK AND RECORDER
BY: Deane Slegers
DEPUTY



CRYSTAL VALLEY RANCH FILING NO. 12
SITE DEVELOPMENT PLAN AMD NO. 2
COVER SHEET
JOB NO. 15635.20
DATE: 2/18/15; REV #2: 01/04/19
SHEET 1 OF 2



PROJECT NO. SDP18-0056

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Fort Collins 970-491-9888 • www.jrengineering.com

X:\156352\Drawings\Sheet\Drawings\Site Development Plan\SDP18-0056.dwg, CRED: 1/17/2019 12:03:13 PM, MWA/C

CRYSTAL VALLEY RANCH FILING NO. 12 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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 STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
	PROPOSED INLET
	PROPOSED INLET CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR

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

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

J.R. ENGINEERING
A Wetan Company

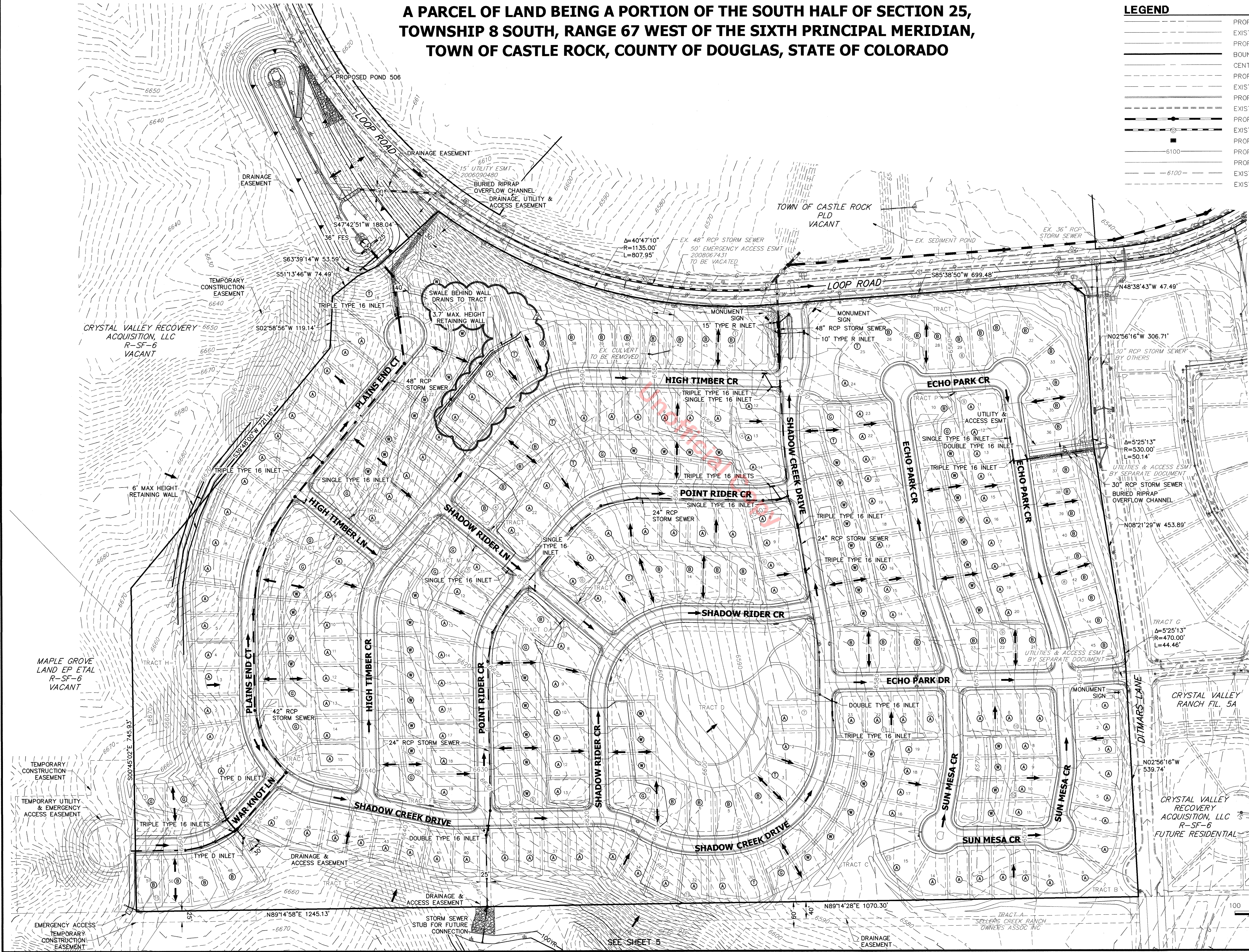
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NO.	REVISION	DATE	BY
1	REVISED LOTS IN PHASE 3	8/2/18	
2	SHOW WALLS ON LOTS 33-36, BLOCK 1	01/04/19	

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

CRYSTAL VALLEY RANCH FILING
NO. 12 SITE DEVELOPMENT
PLAN AMENDMENT NO. 2
GENERAL GRADING PLAN

SHEET 2 OF 2
JOB NO. 15635.20



ORIGINAL SCALE: 1" = 100'

PROJECT NO. SDP18-0056