

CRYSTAL VALLEY RANCH FILING NO. 13

A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-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

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. AT 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 15% 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. 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. ALL RETAINING WALLS ADJACENT TO PUBLIC STREET ROW ARE TO BE CONSTRUCTED OF GREY GRANITE (OR EQUAL), MATCHING THE EXISTING WALLS LOCATED THROUGH CRYSTAL VALLEY RANCH.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.46 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- 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.
- HOMEBUILDERS MUST FOLLOW THE APPROVED CRYSTAL VALLEY BUILDER DESIGN GUIDELINES INCLUDED AS PART OF THIS SITE DEVELOPMENT PLAN SUBMITTAL. THESE DESIGN GUIDELINES HAVE BEEN APPROVED BY THE CRYSTAL VALLEY RANCH MASTER HOMEOWNERS' ASSOCIATION.
- THE DEVELOPER OF CRYSTAL VALLEY RANCH FILING 13 IS RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A FUTURE TRAFFIC CALMING FEATURE AT LIONS PAW STREET AND DESERT ROSE PER THE FILING 13 SIA.
- BENCHMARK:**
DOUGLAS COUNTY CONTROL POINT 3040010 NAVD 88 ELEVATION = 6589.35' FOUND 3.5" ALUMINUM CAP ON STEEL ROD MARKED "DCGIS 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.

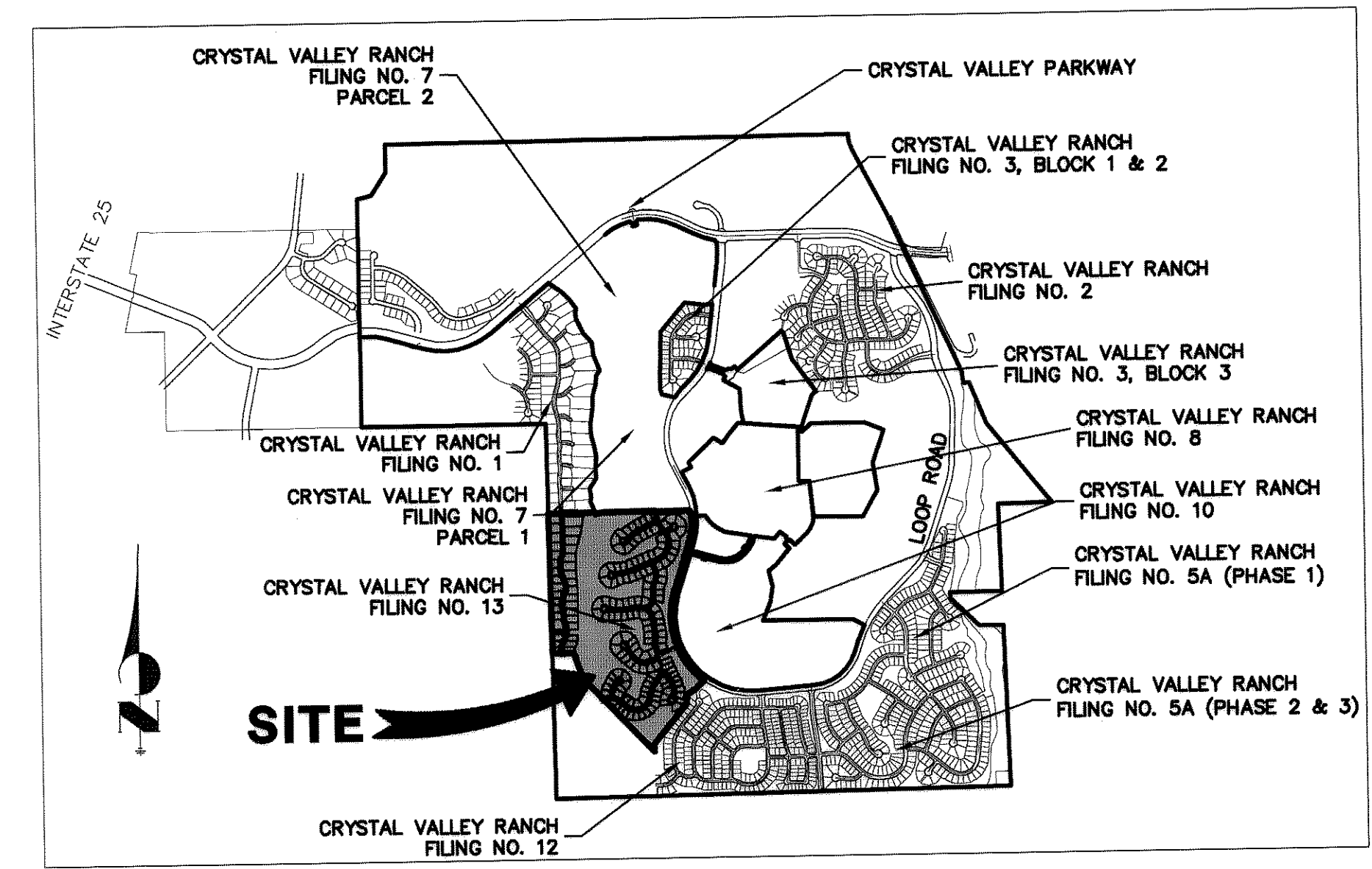
CONTACTS

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: CURTIS WILLIAMS

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



SUMMARY TABLE	
MAXIMUM GROSS FLOOR AREA	N/A
BUILDING SETBACKS *	20' FRONT, 20' REAR, 5' SIDE, 10' SIDE ALONG ALL PUBLIC ROW
MAX BUILDING HEIGHT	35'-0"
SITE UTILIZATION	LOT COVERAGE: 2,358,480 SF
	STREET COVERAGE: 466,183 SF
	OPEN SPACE/LANDSCAPED AREA: 2,236,691 SF
SINGLE FAMILY DETACHED LOTS	170
SINGLE FAMILY EQUIVALENT UNITS	170 SFE's

* THE MINIMUM BUILDING SEPARATION ON LOTS 1-27 BLOCK 1, LOTS 1-7 BLOCK 2, LOTS 48-50 BLOCK 12 SHALL BE 15'.

VICINITY MAP

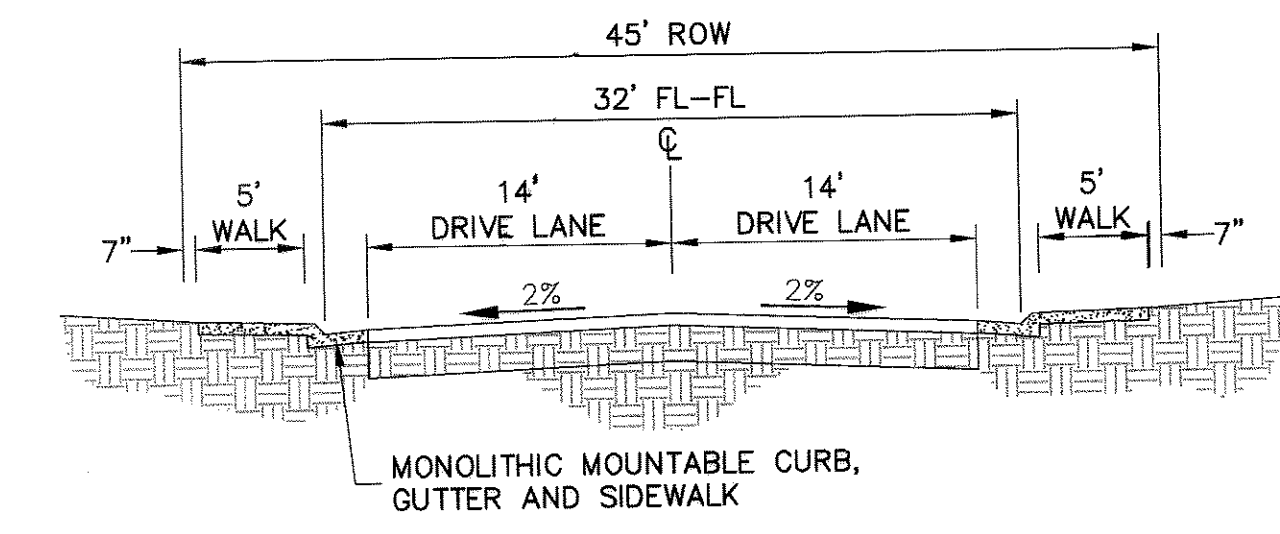
1"=2000'

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GENERAL GRADING PLAN
- GENERAL UTILITY PLAN
- CONCEPTUAL LANDSCAPE PLAN
- LANDSCAPE WATER USE CHARTS

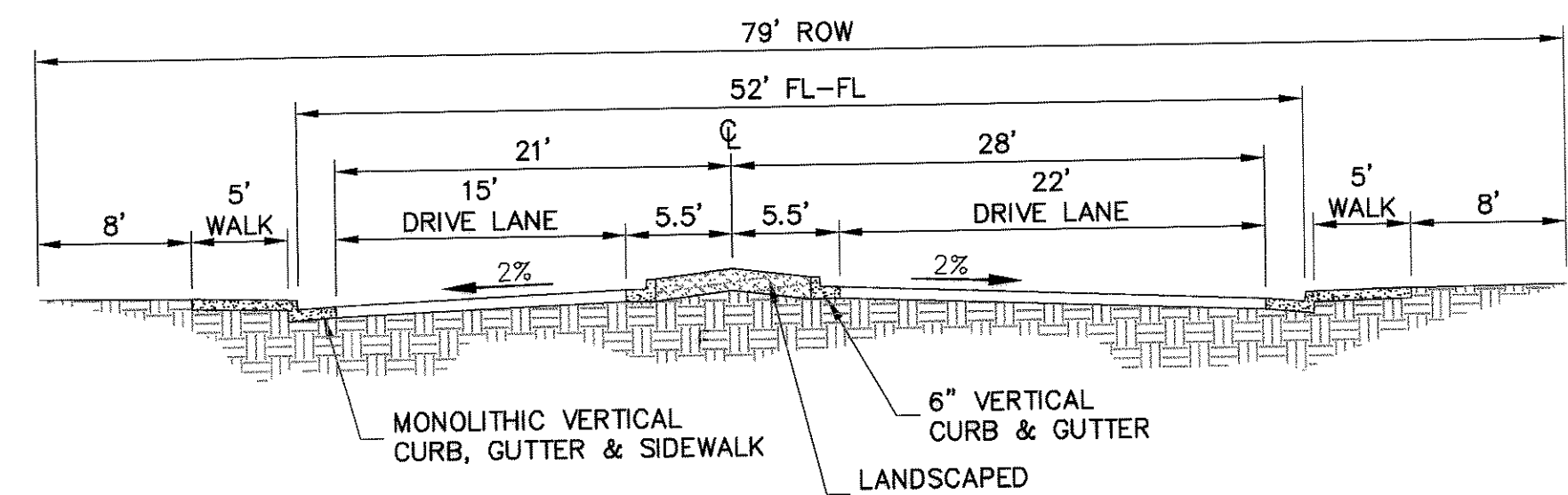
APPROVED VARIANCES:

ENCROACHMENT OF SIGHT LINES MORE THAN 5' INTO LOTS 58 AND 59 OF BLOCK 3 PER TECHNICAL CRITERIA VARIANCE TCV15-0022 APPROVED ON 4-17-15.



LOCAL RESIDENTIAL STREET

LIONS PAW STREET, ROAD A, ROAD B, ROAD C, ROAD D, ROAD E, ROAD F, ROAD G, HICKORY OAKS STREET
SCALE: 1"=10'



ENTRY STREET

ROAD A
SCALE: 1"=10'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST ONE-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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 25;
- THENCE ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, N89°05'44"E, A DISTANCE OF 663.34 FEET TO THE SOUTHERLY LINE OF CRYSTAL VALLEY RANCH - FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 2002087570 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;
- THENCE ON THE SOUTHERLY LINE OF SAID CRYSTAL VALLEY RANCH - FILING NO. 1, N89°05'44"E, A DISTANCE OF 29.17 FEET TO A POINT ON THE SOUTHEAST CORNER OF LOT 38, BLOCK 9, SAID CRYSTAL VALLEY RANCH - FILING NO. 1;
- THENCE DEPARTING THE SOUTHERLY LINE OF SAID CRYSTAL VALLEY RANCH - FILING NO. 1, S22°23'27"E, A DISTANCE OF 29.17 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 2002097028 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;
- THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING 4 (FOUR) COURSES:
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N11°35'23"W, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 42°47'01" AND AN ARC LENGTH OF 12.68 FEET;
 - N74°00'30"E, A DISTANCE OF 56.36 FEET;
 - ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 15°05'14" AND AN ARC LENGTH OF 35.55 FEET;
 - N89°05'44"E, A DISTANCE OF 737.66 FEET;
- THENCE DEPARTING THE SOUTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT, THE FOLLOWING 5 (FIVE) COURSES:
- S00°54'16"E, A DISTANCE OF 15.00 FEET;
 - N89°05'44"E, A DISTANCE OF 366.84 FEET;
 - ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 543.00 FEET, A CENTRAL ANGLE OF 9°34'35" AND AN ARC LENGTH OF 90.76 FEET;
 - N79°31'09"E, A DISTANCE OF 8.36 FEET;
 - ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 88°28'06" AND AN ARC LENGTH OF 54.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS DEDICATED TO THE TOWN OF CASTLE ROCK BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2002097027 AND 2008062016 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;
- THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 4 (FOUR) COURSES:
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S79°49'57"W, HAVING A RADIUS OF 966.00 FEET, A CENTRAL ANGLE OF 10°37'23" AND AN ARC LENGTH OF 179.10 FEET;
 - ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N87°07'01"W, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 14°32'04" AND AN ARC LENGTH OF 244.80 FEET;
 - S17°25'03"W, A DISTANCE OF 748.07 FEET TO A POINT OF CURVE;
 - ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 70°59'03" AND AN ARC LENGTH OF 1406.16 FEET;
- THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 10 (TEN) COURSES:
- S47°42'51"W, A DISTANCE OF 188.04 FEET;
 - S63°39'14"W, A DISTANCE OF 53.59 FEET;
 - S51°13'46"W, A DISTANCE OF 74.49 FEET;
 - S02°58'56"W, A DISTANCE OF 119.14 FEET;
 - S39°48'00"W, A DISTANCE OF 721.16 FEET;
 - S00°45'02"E, A DISTANCE OF 111.24 FEET;
 - N43°57'09"W, A DISTANCE OF 1450.95 FEET;
 - N18°48'59"W, A DISTANCE OF 377.97 FEET;
 - N89°42'15"W, A DISTANCE OF 305.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25;
 - ON THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER N00°52'28"W, A DISTANCE OF 593.84 FEET TO THE POINT OF BEGINNING;
- CONTAINING A CALCULATED AREA OF 5,061,354 SQUARE FEET OR 116,193 ACRES.

TITLE CERTIFICATION

I, Beverly Carlson, AN AUTHORIZED REPRESENTATIVE OF First American Title Co., 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.

Beverly Carlson
AUTHORIZED REPRESENTATIVE
First American Title Co.
TITLE COMPANY

SIGNED THIS 6th DAY OF August, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF August, 2015 BY Beverly Carlson AS AUTHORIZED REPRESENTATIVE OF First American Title Co.

WITNESS MY HAND AND OFFICIAL SEAL.
Wendy Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/1/16

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT

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

REGISTERED PROFESSIONAL ENGINEER DATE

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 14th DAY OF May, 2015

Michael J. Tronzo 9-30-2015
CHAIR DATE

ATTTEST:

Paul Donahue 10/2/15
DIRECTOR OF DEVELOPMENT SERVICES DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO ON THE 14th DAY OF July, 2015

Paul Donahue 10/2/15
MAYOR DATE

ATTTEST:

Beverly Carlson 10/2/15
TOWN CLERK DATE

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 3:29 PM ON THE 19th DAY OF OCTOBER, 2015 AT RECEPTION NO. 2015 07416

DOUGLAS COUNTY CLERK AND RECORDER

BY: Karen A. Hales
DEPUTY

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.

BY: Shumali AS Authorized Signatory
OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS 20th DAY OF July, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF July, 2015 BY Jonathan Shumaker

WITNESS MY HAND AND OFFICIAL SEAL.
Stephanie Schallman
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

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

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY: Paul Donahue
MAYOR

ATTTEST: Sally Misare
TOWN CLERK

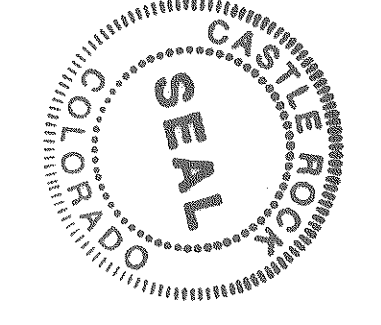
SIGNED THIS 14th DAY OF October, 2015

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF October, 2015 BY Paul Donahue AS MAYOR AND BY Sally Misare AS TOWN CLERK

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Jennifer L. King
MY COMMISSION EXPIRES: 9-28-2015



JENNIFER L. KING
NOTARY PUBLIC
STATE OF COLORADO
Notary ID: 19954015016
My Commission Expires: September 21, 2019



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PROJECT NO. SDP14-0014

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO. 13
JOB NO. 15635.30
6/29/15
SHEET 1 OF 10

CRYSTAL VALLEY RANCH FILING NO. 13

**A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-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

LEGEND

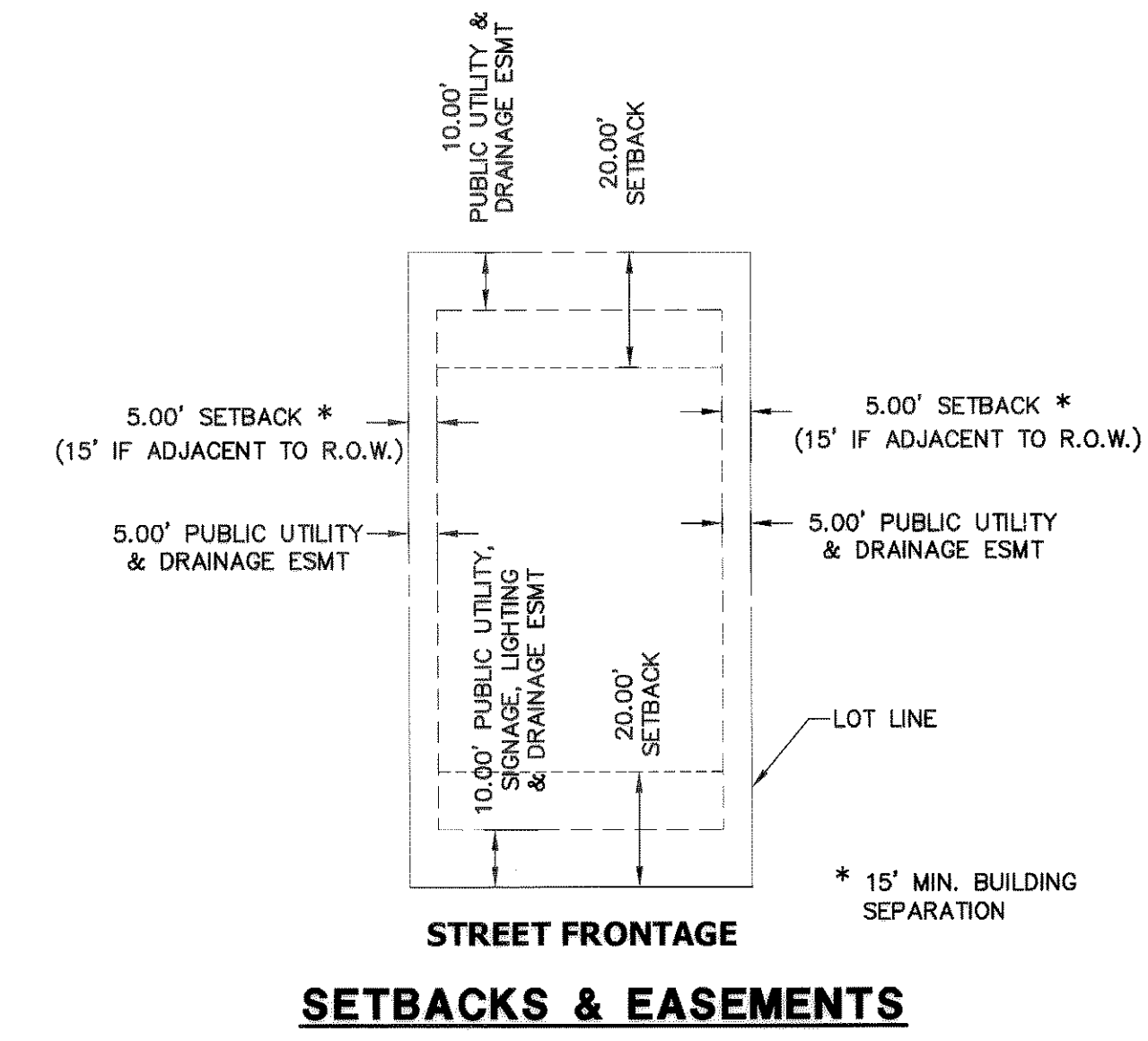
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SIGHT EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- INDICATES UTILITY EASEMENT
- MAILBOX KIOSK
- MODERATE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

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

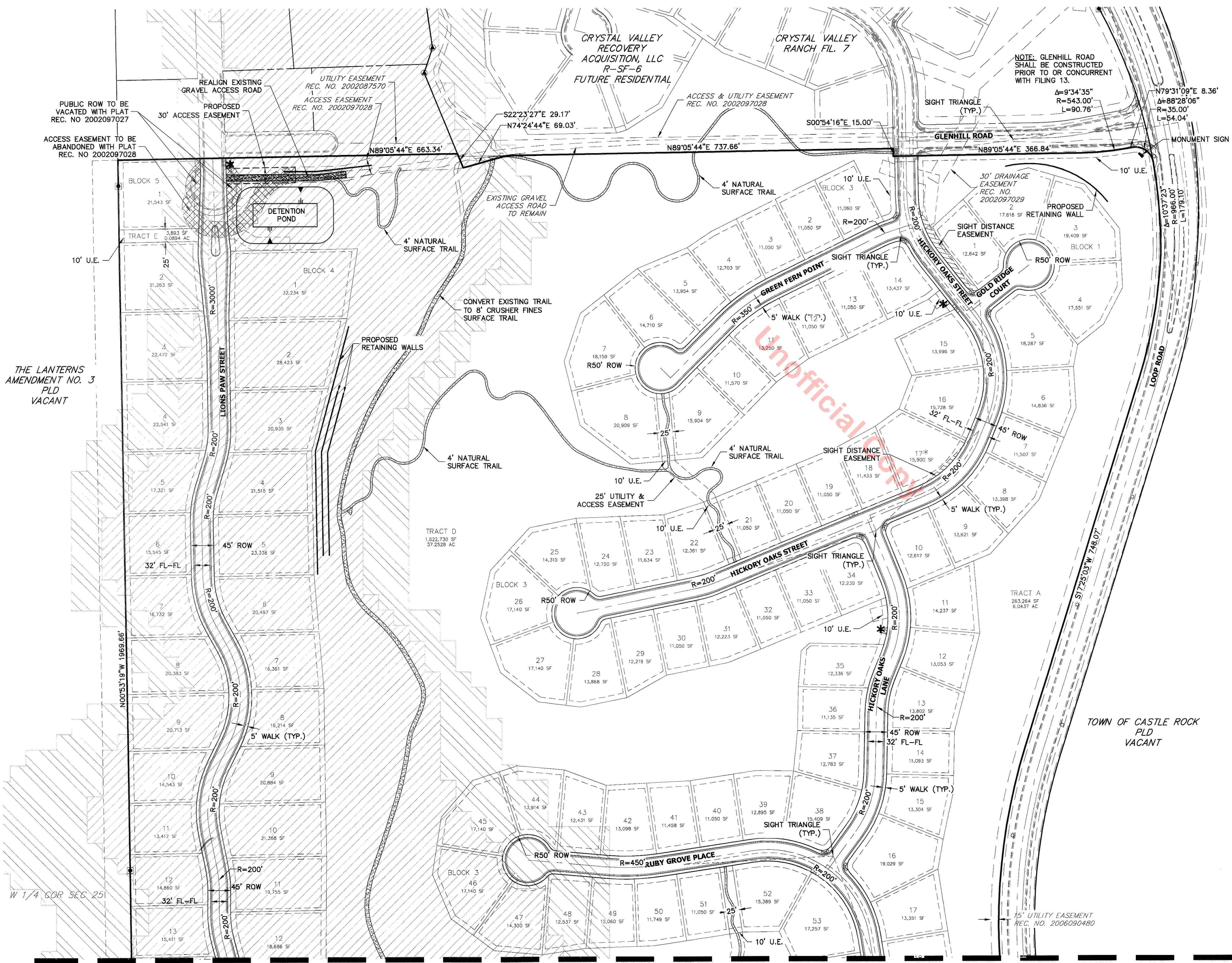
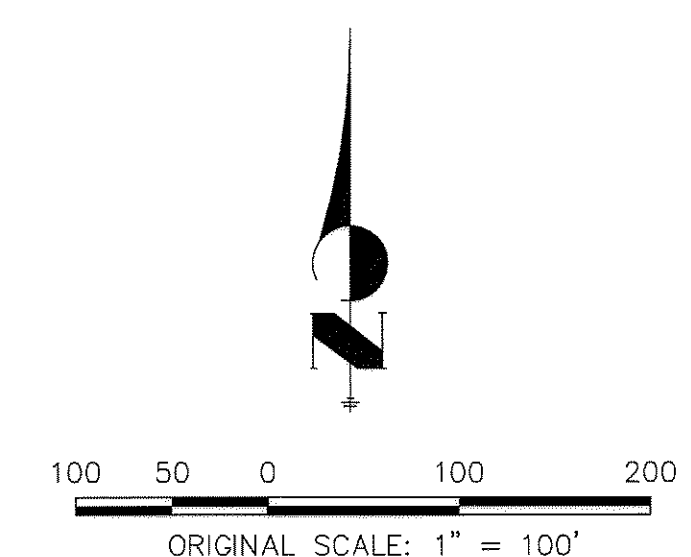
J-R ENGINEERING
 A Westcon Company
 Centennial 300-740-0883 • Colorado Springs 719-580-2590
 Fort Collins 910-491-8888 • www.jrengineering.com

TRACT TABLE			
TRACT	USE	OWNERSHIP	MAINTENANCE
A	OPEN SPACE & DRAINAGE	MASTER HOA	MASTER HOA
B	OPEN SPACE & DRAINAGE	MASTER HOA	MASTER HOA
C	OPEN SPACE & DRAINAGE	MASTER HOA	MASTER HOA
D	OPEN SPACE & DRAINAGE	MASTER HOA	MASTER HOA
E	OPEN SPACE & DRAINAGE	MASTER HOA	MASTER HOA
F	OPEN SPACE DRAINAGE & EV**	CVR METRO DISTRICT #1	MASTER HOA

** AN EMERGENCY ACCESS EASEMENT SHALL BE GRANTED TO THE TOWN OVER TRACT F ON THE FINAL PLAT.



NOTE
 LOTS DENOTED WITH "*" INCLUDE A SIGHT DISTANCE EASEMENT (SDE). NO LANDSCAPING OR STRUCTURES TALLER THAN 30' IN THE SDE, AND TREES MUST BE LIMBED UP TO 8' ABOVE ADJACENT FLOWLINE.



SEE SHEET 3

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
								N/A	6/29/15
CRYSTAL VALLEY RANCH FILING NO. 13									
SITE PLAN									
SHEET 2 OF 10									
PROJECT NO. SDP14-0014 JOB NO. 15635.30									

CRYSTAL VALLEY RANCH FILING NO. 13

**A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-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

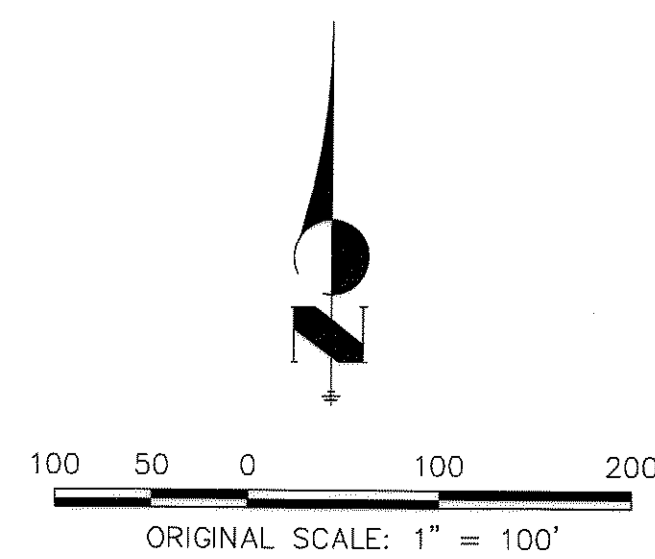
LEGEND	
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
	PROPOSED INLET
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, THEY APPLY ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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7200 SOUTH ALTON WAY
SUITE C 400
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CONTACT: JERRY RICHMOND
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NO.	REVISION	BY	DATE

CRYSTAL VALLEY RANCH FILING NO. 13	H-S-SCALE 1" = 100'	V-S-SCALE N/A	DATE 6/29/15	DESIGNED BY	DRAWN BY JMF	CHECKED BY
GENERAL GRADING PLAN						

SEE SHEET 5

X:\1563530\Drawings\Sheet\SDP14-0014.dwg, GRN, 7/8/2015 1:52:53 PM, Plotted

CRYSTAL VALLEY RANCH FILING NO. 13

A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-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

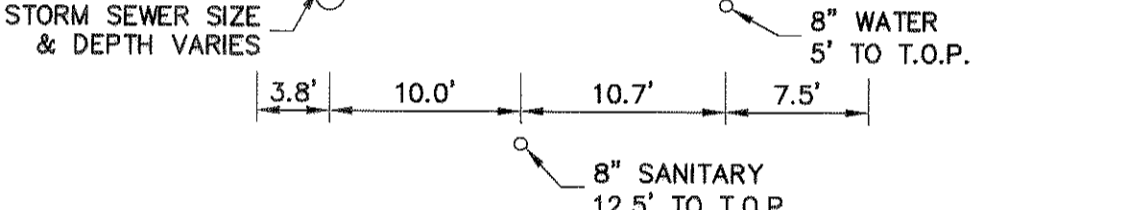
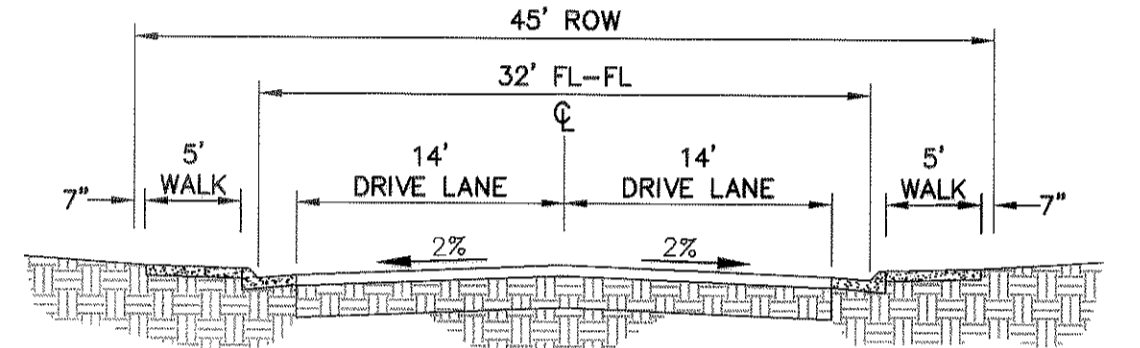
LEGEND	
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE W/ GATE 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
	MAIN BREAK SWALE

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

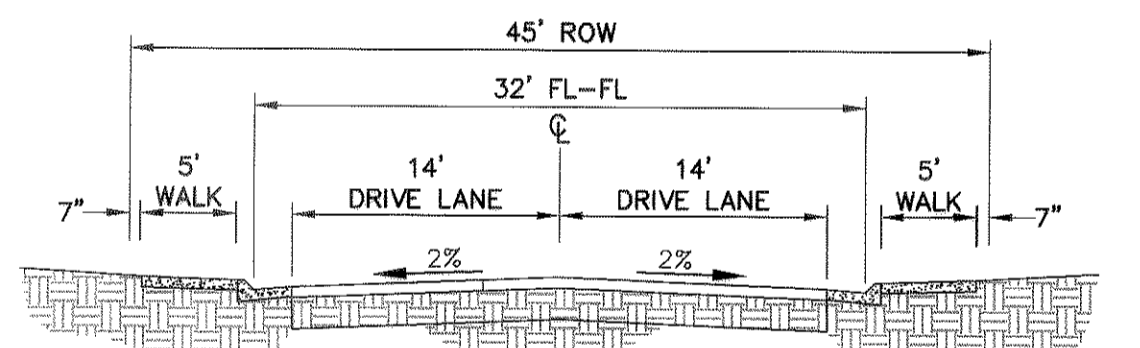
PREPARED FOR
CVRA, LLC
 7200 SOUTH ALTON WAY
 SUITE C 400
 CENTENNIAL, CO 80112
 CONTACT: JERRY RICHMOND
 (303) 287-6195

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 Fort Collins 970-491-8888 • www.jrengineering.com

- 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.

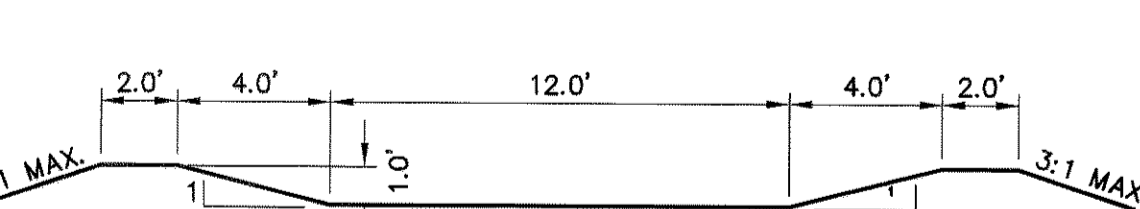


UTILITY LOCATIONS
 TYPICAL ALL STREETS WITH STORM SEWER
 SCALE: 1"=10'

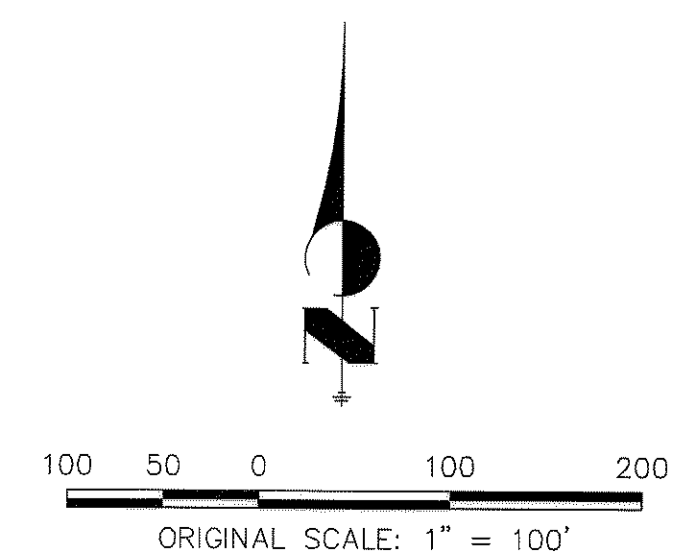


UTILITY LOCATIONS
 TYPICAL ALL STREETS WITHOUT STORM SEWER
 SCALE: 1"=10'

UTILITY LOCATIONS
 TYPICAL ALL STREETS WITHOUT STORM SEWER
 SCALE: 1"=10'



MAIN-BREAK SWALE
 SCALE 1"=5'

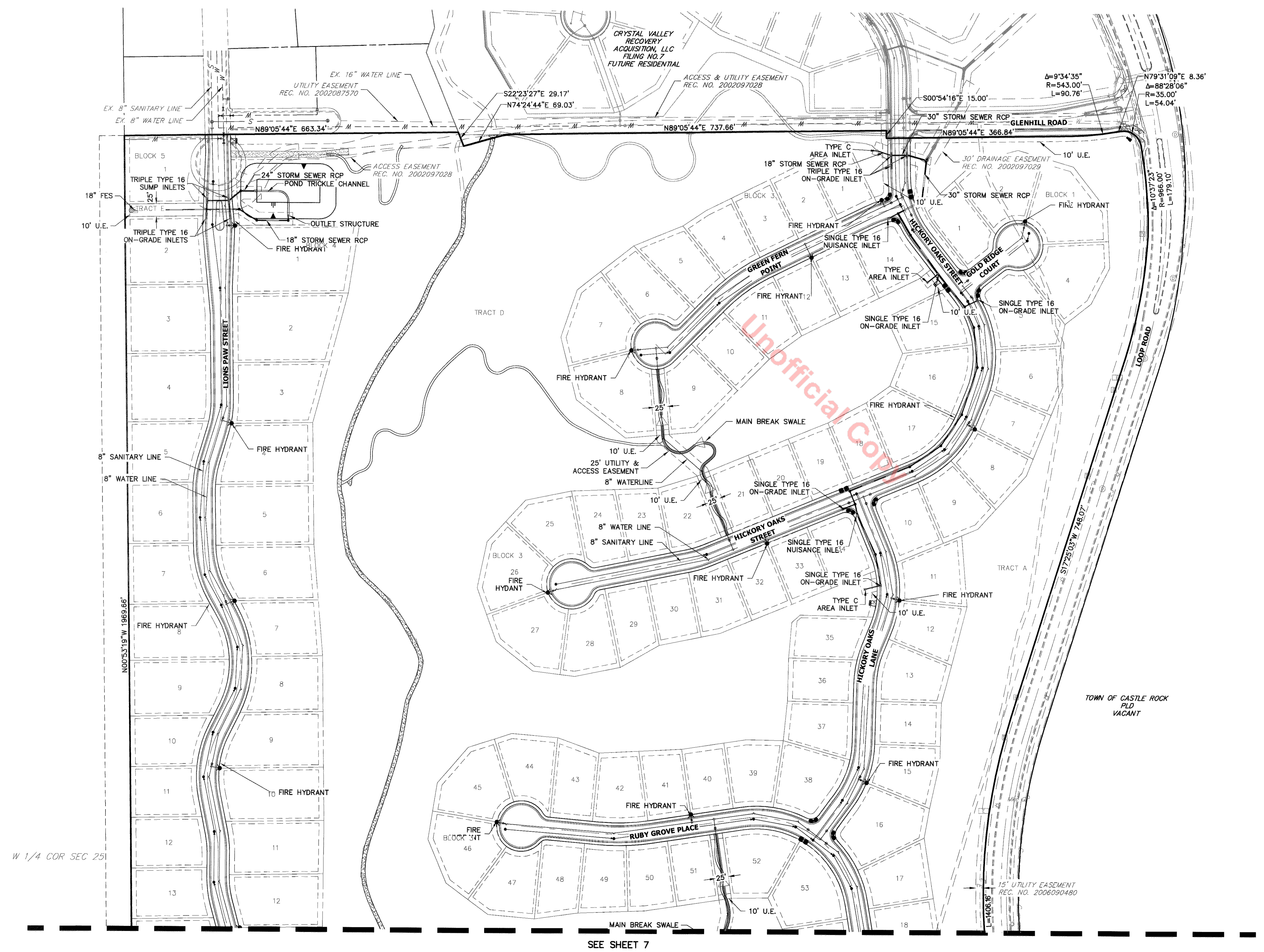


NO.	REVISION	DATE	BY

H-SCALE 1"=100'
 V-SCALE N/A
 DATE 6/29/15
 DESIGNED BY JMF
 DRAWN BY JMF
 CHECKED BY

CRYSTAL VALLEY RANCH FILING NO. 13
 GENERAL UTILITY PLAN

SHEET 6 OF 10
 PROJECT NO. SDP14-0014
 JOB NO. 15635.30



W 1/4 COR SEC 25I

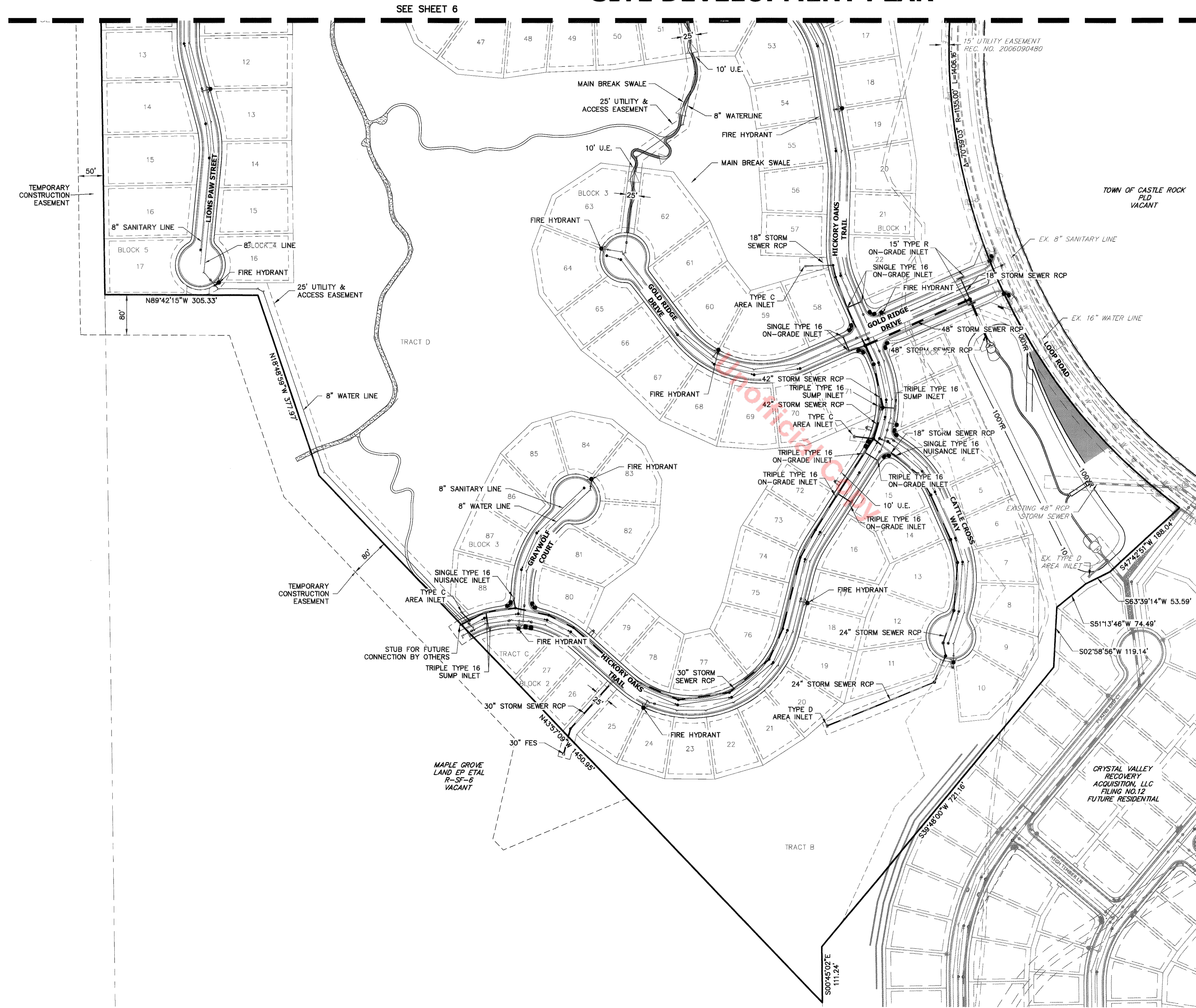
SEE SHEET 7

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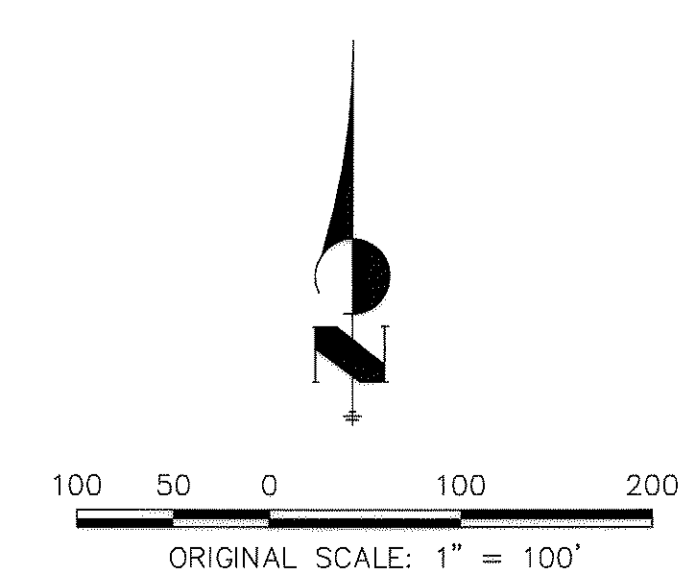
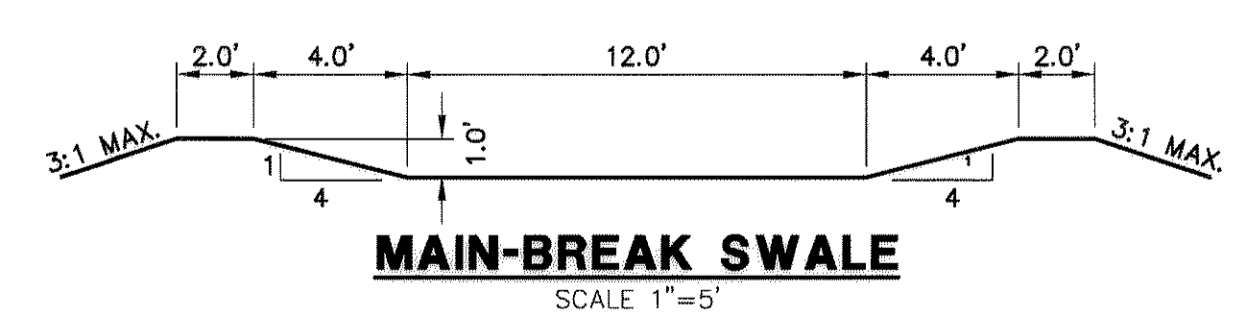
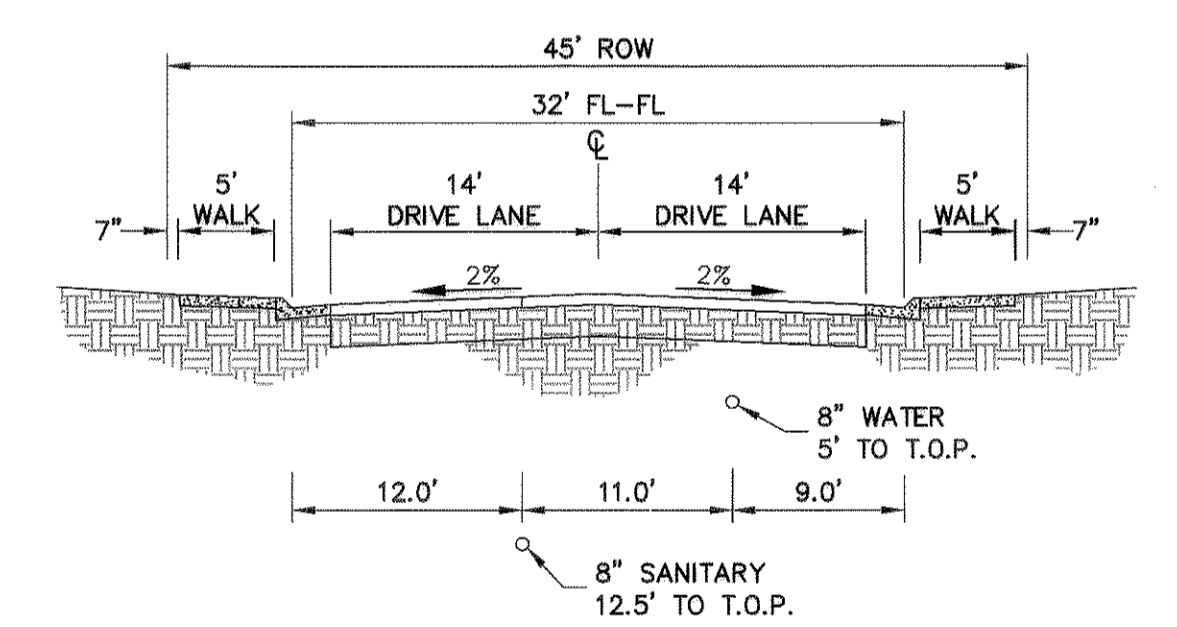
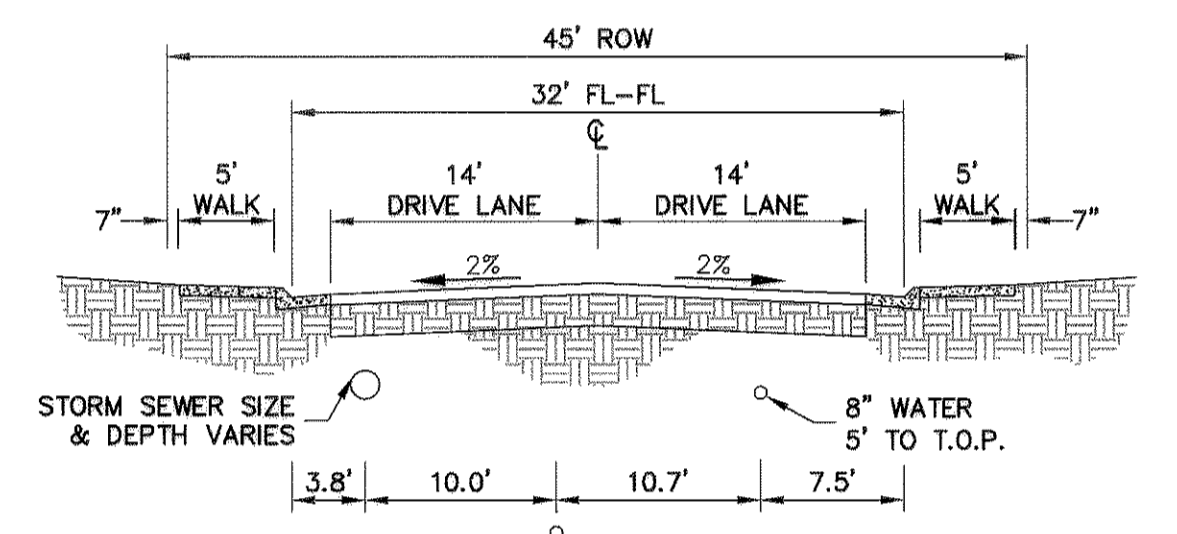
CRYSTAL VALLEY RANCH FILING NO. 13

A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-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



LEGEND	
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
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	PROPOSED INLET
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	INDICATES UTILITY EASEMENT
	MAIN BREAK SWALE



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PREPARED FOR
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 CENTENNIAL, CO 80112
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BY	DATE	REVISION	No.

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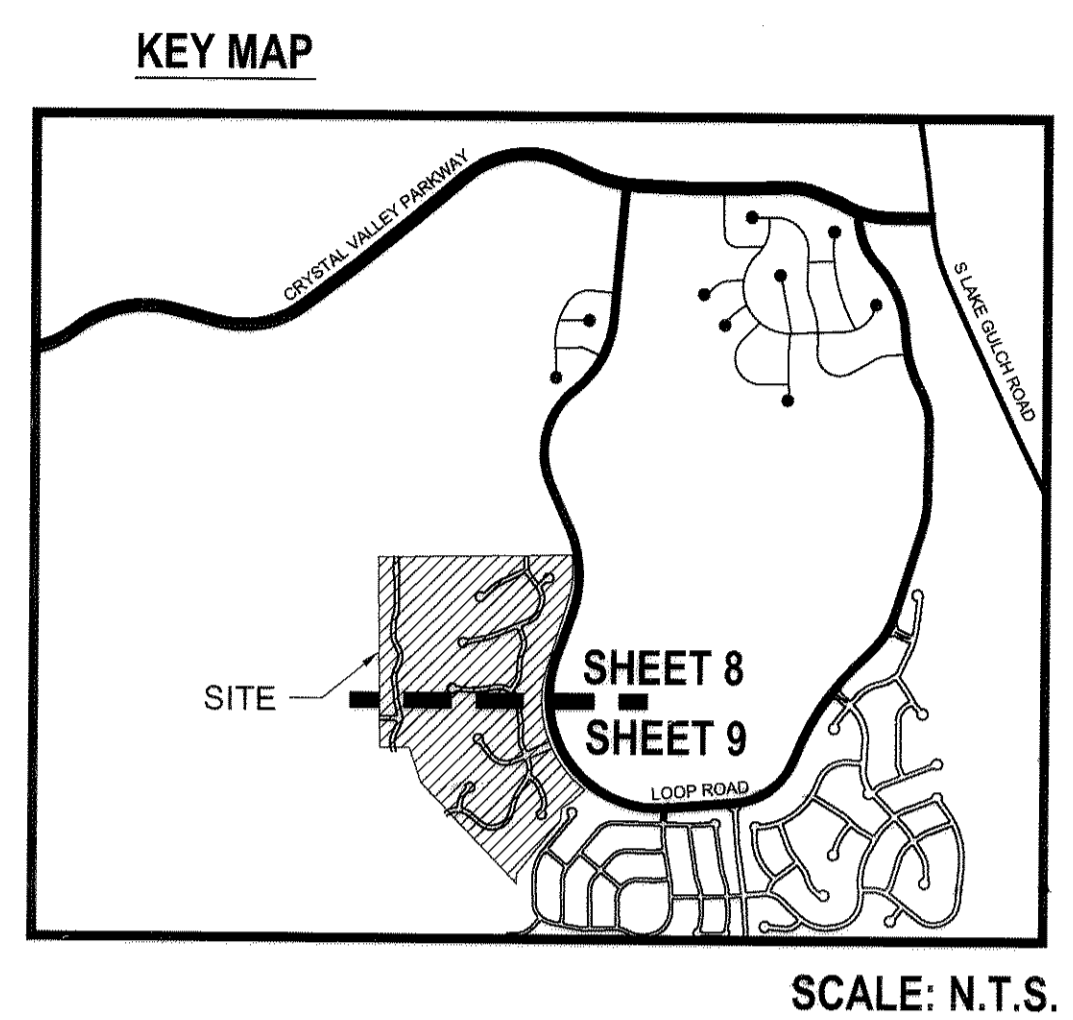
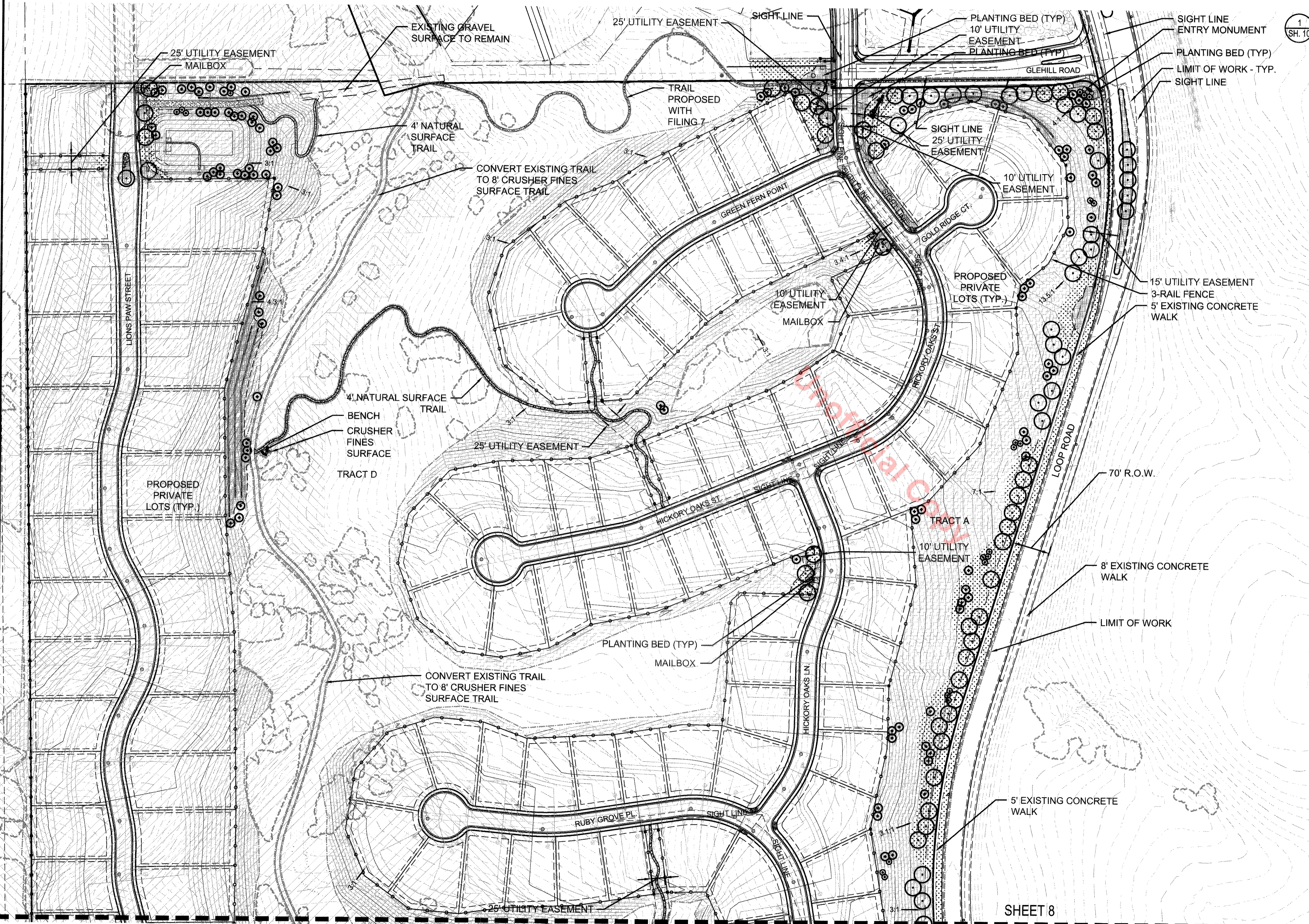
SHEET 7 OF 10
 PROJECT NO. SDP14-0014
 JOB NO. 15635.30

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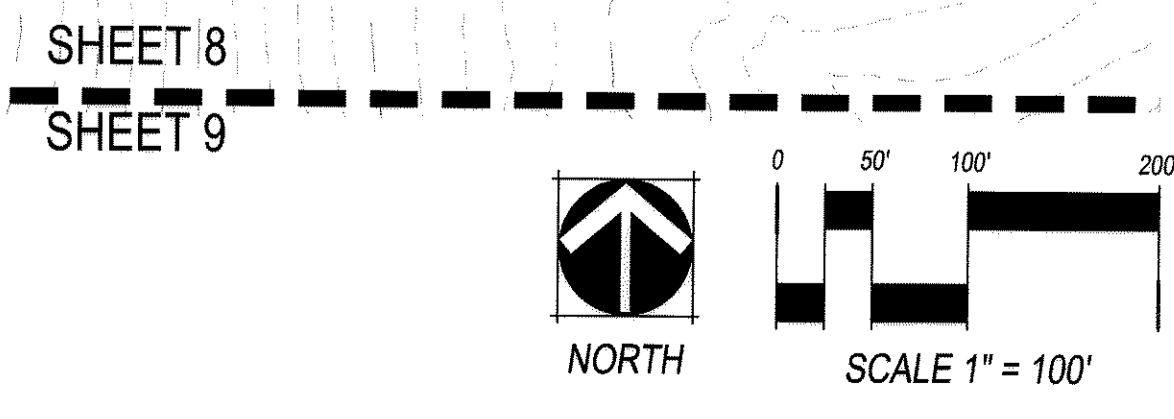
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A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN



- ### LEGEND
- RETAINING WALL
 - STEEL EDGER
 - SPADE CUT EDGE
 - CONCRETE TRAIL
 - LIMIT OF WORK
 - MATCHLINE
 - 3-RAIL FENCE WITH PILLAR
 - LOW/MODERATE HYDROZONE DRIP IRRIGATED SHRUB BED
 - VERY LOW HYDROZONE IRRIGATED GRASS SEED MIX
 - NON-IRRIGATED GRASS SEED MIX
 - CRUSHER FINES SURFACE
 -
 - NATURAL SURFACE TRAIL
 - EXISTING TREE COVER TO REMAIN
 - EXISTING DECIDUOUS TREE TO REMAIN
 - EXISTING EVERGREEN TREE TO REMAIN
 - PROPOSED CANOPY TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED MAILBOX KIOSKS
 - PROPOSED BENCH
 - MODERATE SKYLINE
 - MINOR SKYLINE



I, JOHN W. BRINLEY, R.L.A., A.M. CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 151-101. THIS IS VALID THROUGH 30/1/2016. COLORADO LICENSE NUMBER IS 935.

John W. Brinley

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<p>JR ENGINEERING A Westat Company Centennial 303-740-9393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888 www.jrengineering.com</p>																													
<p>CRYSTAL VALLEY RANCH FILING NO. 13</p>	<p>LANDSCAPE CONCEPTUAL PLAN</p>																												
<p>NOT FOR CONSTRUCTION</p>																													
<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SDP SUBMITTAL</td> <td>12-23-2014</td> <td>AM</td> </tr> <tr> <td>2</td> <td>SDP SUBMITTAL</td> <td>01-23-2015</td> <td>AM</td> </tr> <tr> <td>3</td> <td>SDP SUBMITTAL</td> <td>03-02-2015</td> <td>AM</td> </tr> <tr> <td>4</td> <td>SDP SUBMITTAL - SPECIAL REVIEW</td> <td>03-30-2015</td> <td>AM</td> </tr> <tr> <td>5</td> <td>SDP SUBMITTAL</td> <td>04-06-2015</td> <td>AM</td> </tr> <tr> <td>6</td> <td>MYLAR SUBMITTAL</td> <td>06-29-2015</td> <td>AM</td> </tr> </tbody> </table>	No.	REVISION	DATE	BY	1	SDP SUBMITTAL	12-23-2014	AM	2	SDP SUBMITTAL	01-23-2015	AM	3	SDP SUBMITTAL	03-02-2015	AM	4	SDP SUBMITTAL - SPECIAL REVIEW	03-30-2015	AM	5	SDP SUBMITTAL	04-06-2015	AM	6	MYLAR SUBMITTAL	06-29-2015	AM	<p>H-SCALE 1" = 100'</p> <p>V-SCALE N/A</p> <p>DATE 7/11/2014</p> <p>DESIGNED BY JF, AM</p> <p>DRAWN BY JF, AM</p> <p>CHECKED BY JB</p>
No.	REVISION	DATE	BY																										
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<p>SHEET 8 OF 10</p>	<p>JOB NO. 15635.30</p>																												

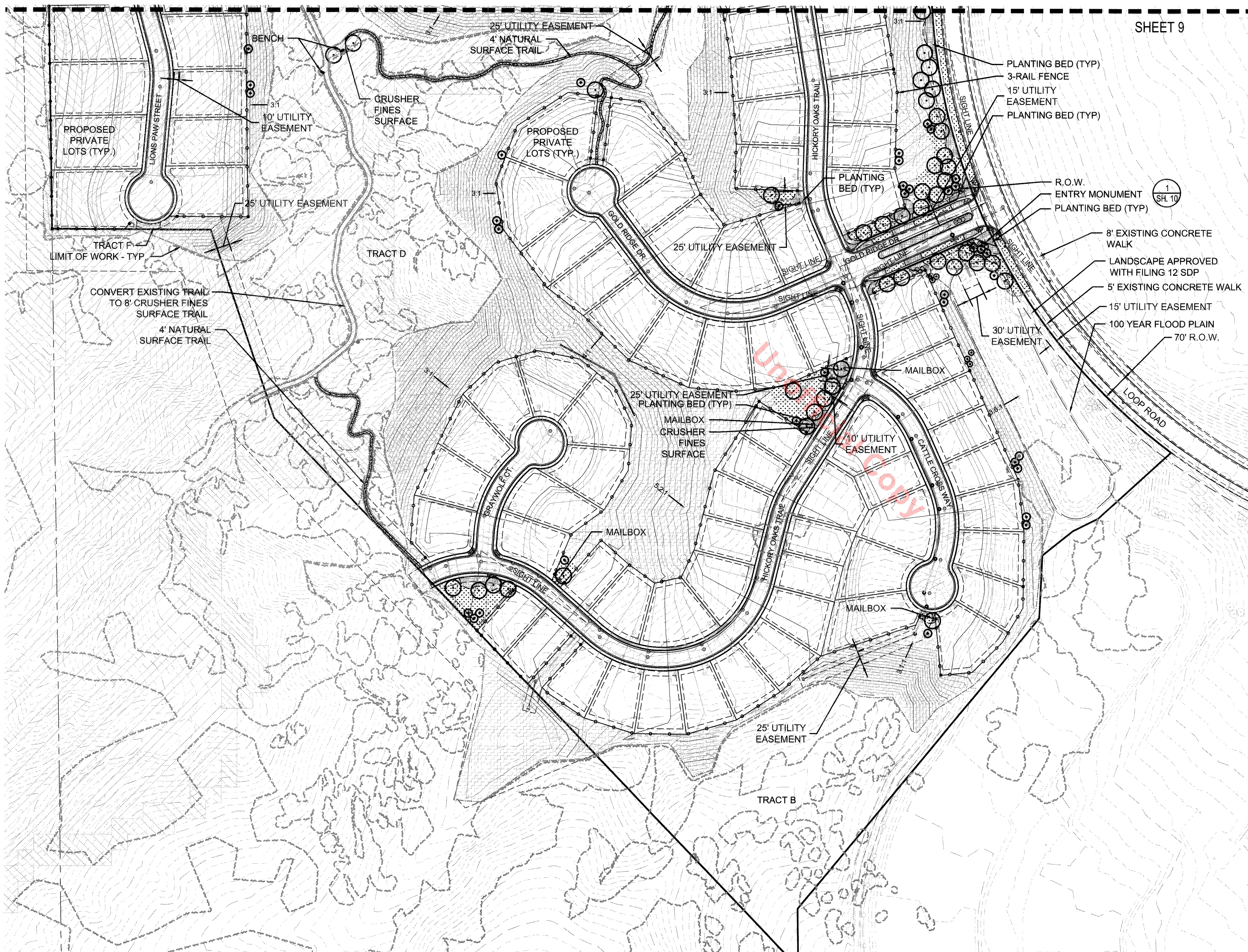
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A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

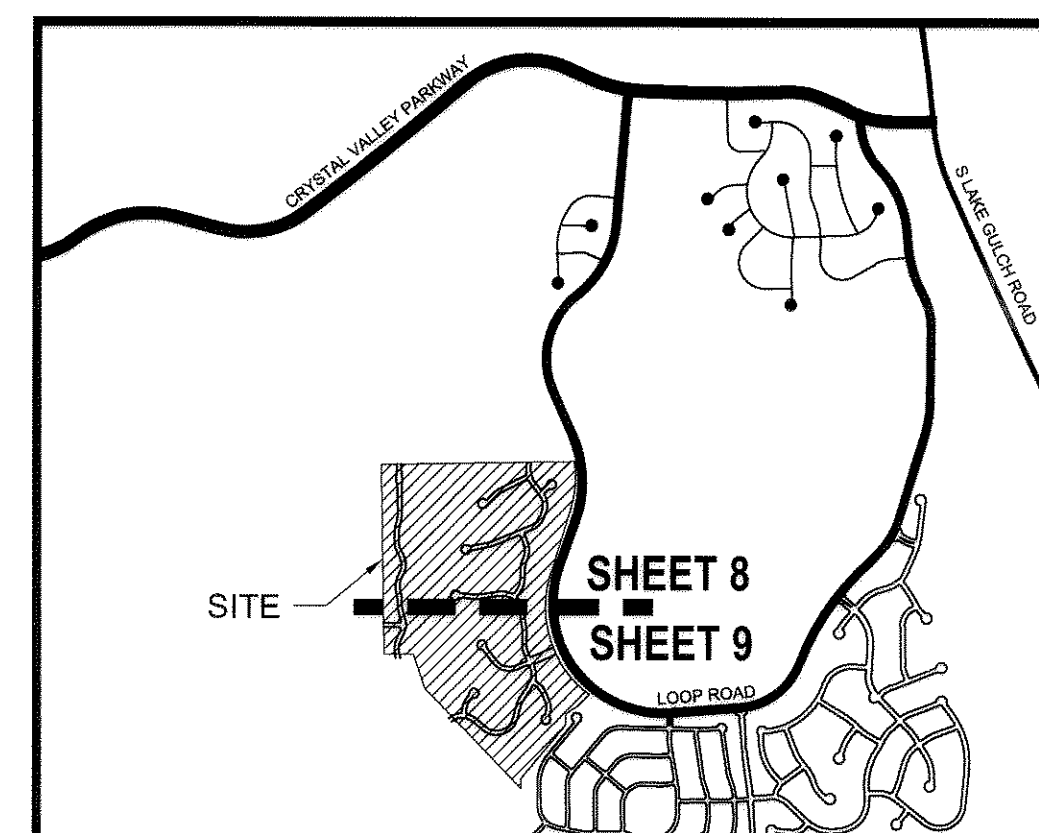
SITE DEVELOPMENT PLAN

SHEET 8

SHEET 9



KEY MAP



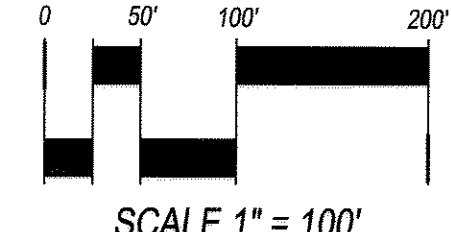
SCALE: N.T.S.

LEGEND

- RETAINING WALL
- STEEL EDGER
- SPADE CUT EDGE
- CONCRETE TRAIL
- LIMIT OF WORK
- MATCHLINE
- 3-RAIL FENCE WITH PILLAR
- LOW/MODERATE HYDROZONE
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- LOCAL RIVER COBBLE, 2-4" DIA.
- NATURAL SURFACE TRAIL
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- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED MAILBOX KIOSKS
- PROPOSED BENCH
- MODERATE SKYLINE
- MINOR SKYLINE



NORTH



SCALE 1" = 100'

JOHN M. BERKEY, RIA, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 15-128. THIS IS VALID THROUGH 31/03/2015. COLORADO LICENSE NUMBER IS 666

John M. Berkey

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SUITE C 400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND
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6	MYLAR SUBMITTAL	06-29-2015	AM

CRYSTAL VALLEY RANCH
FILING NO. 13
LANDSCAPE CONCEPTUAL PLAN
NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 13

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
DRIP	TREES IN NATIVE *	2.0	in./mo.	LOW	34.4%	106,107	2.0	308,163	0.69
DRIP	SHRUB BED	2.0	in./mo.	LOW	19.7%	60,760	2.0	308,163	0.39
SPRAY ROTORS	IRRIGATED DRYLAND GRASS	1.5	in./mo.	VERY LOW	45.9%	141,296	1.5	308,163	0.69
TOTALS					100	308,163		308,163	1.77
								TOTAL OF THE CLWUR	1.77

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

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.
- TRAILS TO BE CONSTRUCTED BY CERTIFIED TRAIL CONTRACTOR.

LANDSCAPE SUMMARY TABLE

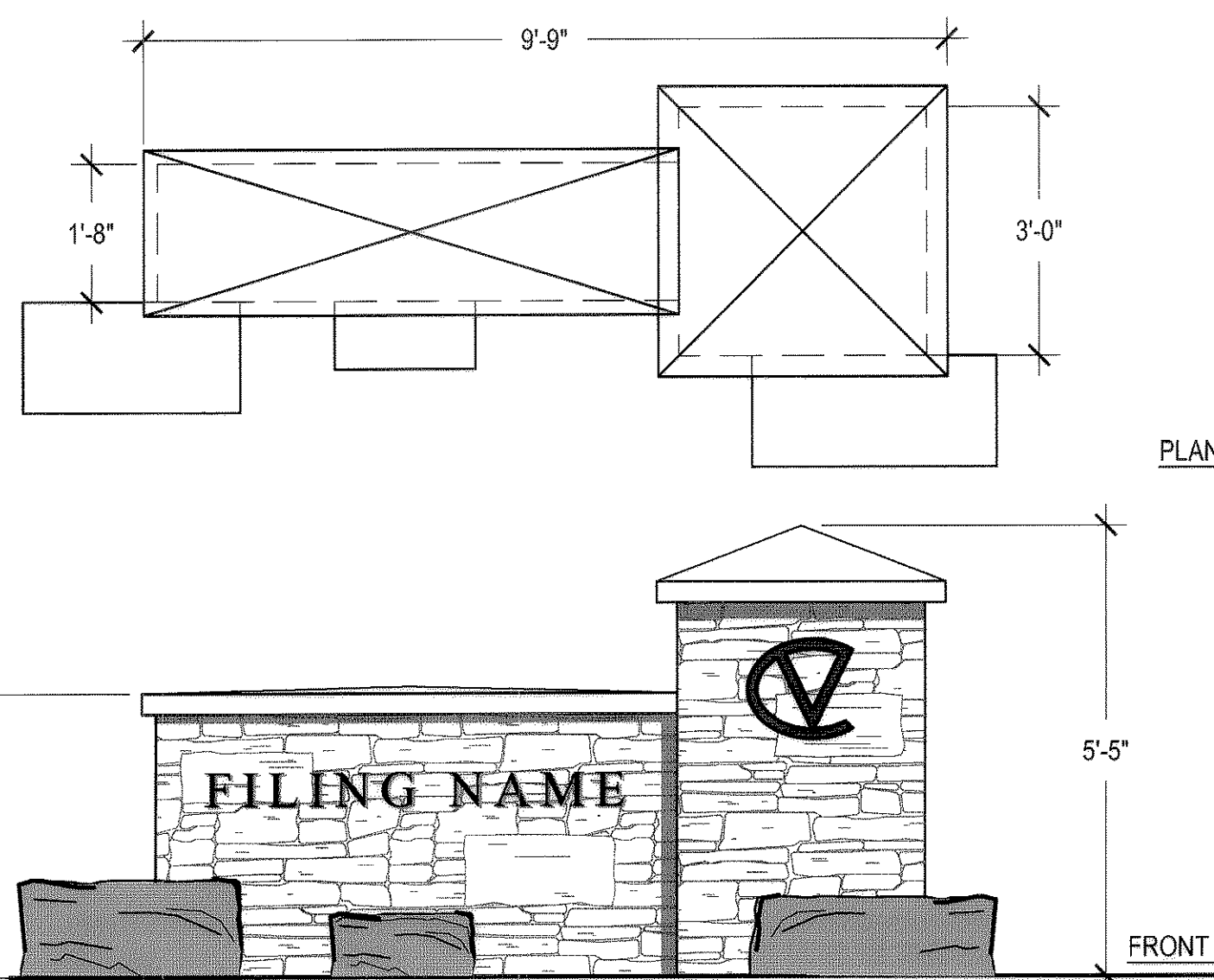
LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	0	0.0%
IRRIGATED DRYLAND GRASS	144,881	12.1%
NON-IRRIGATED DRYLAND GRASS	885,138	74.0%
IRRIGATED TREES*	106,107	8.9%
IRRIGATED BED	60,760	5.1%
TOTAL AREA LANDSCAPE	1,196,886	100%

NON-DISTURBED AREAS: N/A
REQUIRED STREETScape TREES/SHRUBS: 4885 LF STREET = 117 TREES / 468 SHRUBS
PROVIDED STREETScape TREES/SHRUBS: 117 TREES / 468 SHRUBS
TOTAL TREES/SHRUBS/GRASSES PROVIDED: 300/na/na

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

CONCEPTUAL IRRIGATION STANDARD NOTES:

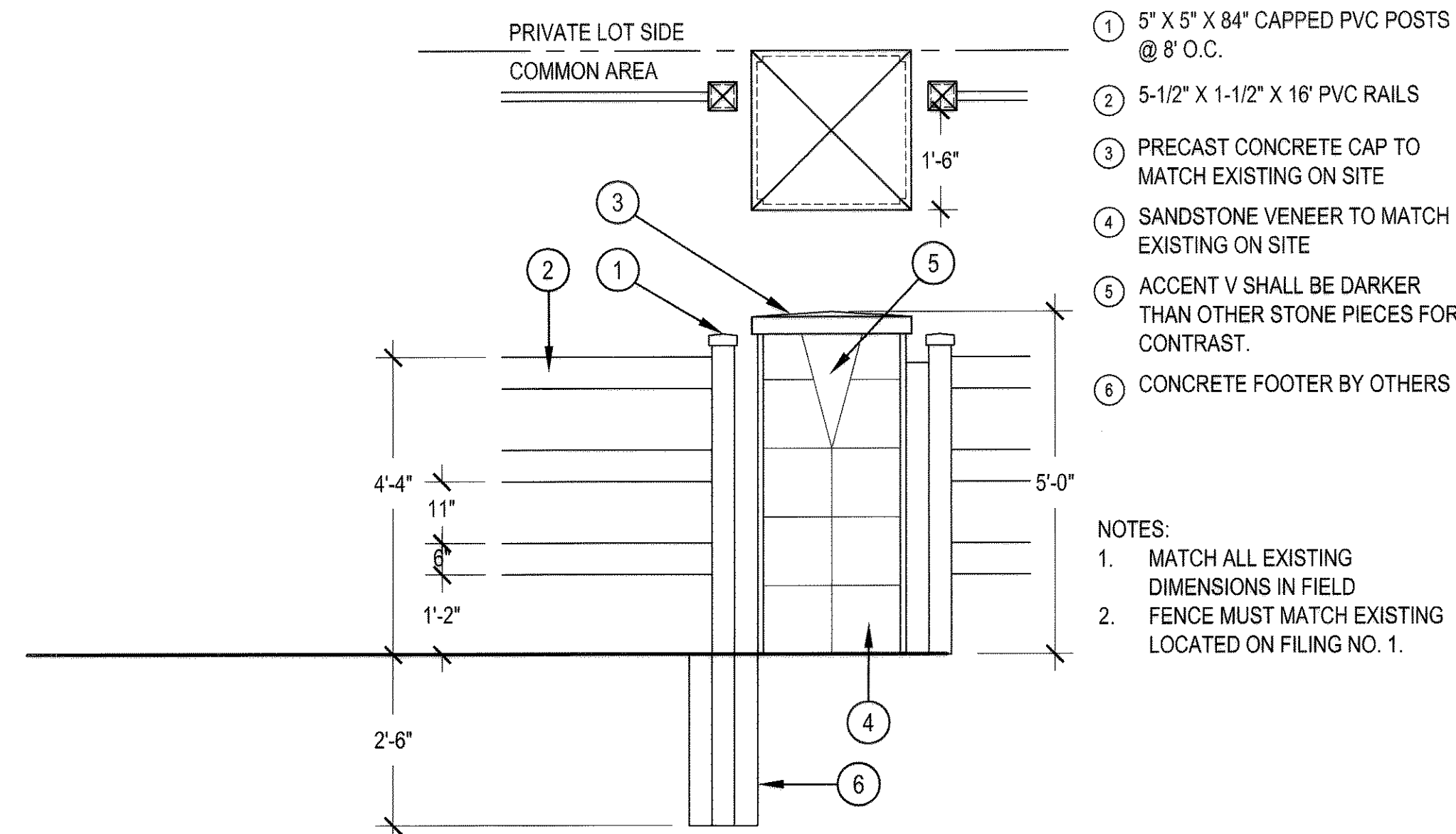
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS



NOTE: SIGN IS CONCEPTUAL AND FINAL DESIGN WILL BE DETERMINED WITH A SIGN PERMIT.

1 ENTRY MONUMENT

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



- 5" X 5" X 84" CAPPED PVC POSTS @ 8' O.C.
- 5-1/2" X 1-1/2" X 16' PVC RAILS
- PRECAST CONCRETE CAP TO MATCH EXISTING ON SITE
- SANDSTONE VENEER TO MATCH EXISTING ON SITE
- ACCENT V SHALL BE DARKER THAN OTHER STONE PIECES FOR CONTRAST.
- CONCRETE FOOTER BY OTHERS

NOTES:
1. MATCH ALL EXISTING DIMENSIONS IN FIELD
2. FENCE MUST MATCH EXISTING LOCATED ON FILING NO. 1.

2 COLUMN WITH 3-RAIL SAND COLORED PVC FENCE

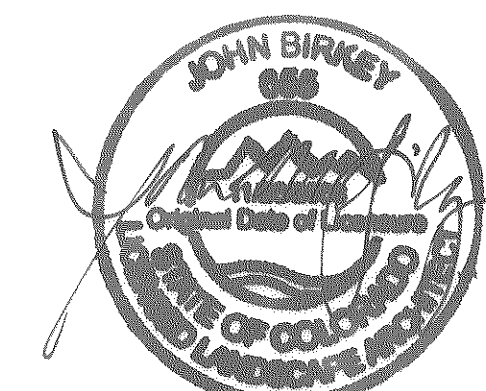
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JOHN M. BIRKEY, RIA, ASLA, AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER. TOWN OF CASTLE ROCK REGISTRATION NUMBER IS 15-1128. THIS IS VALID THROUGH 8/31/2016. COLORADO LICENSE NUMBER IS 855

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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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CRYSTAL VALLEY RANCH
FILING NO. 13
LANDSCAPE WATER USE CHARTS
NOT FOR CONSTRUCTION

SHEET 10 OF 10
JOB NO. 15635.30