



# CRYSTAL VALLEY RANCH FILING NO. 14

## 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

**PLANNING COMMISSION RECOMMENDATION**

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 13TH DAY OF NOVEMBER, 2014.

*Michael J. Franzek*  
CHAIR  
January 2, 2015  
DATE

**ATTEST:**

*G. Nambon*  
ASST. DIRECTOR OF DEVELOPMENT SERVICES  
4/8/2015  
DATE

**TOWN COUNCIL APPROVAL**

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 2ND DAY OF DECEMBER, 2014.

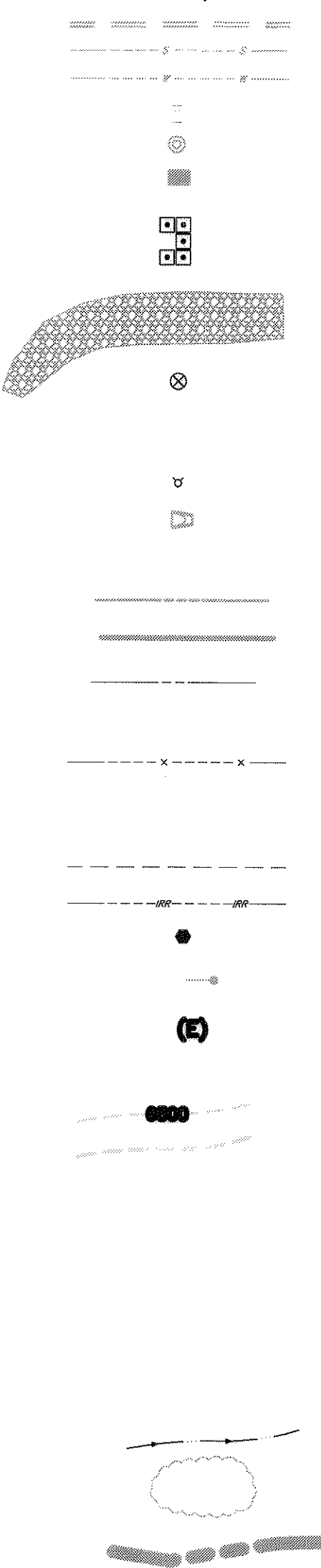
*Paul Donahue*  
MAYOR  
1/6/15  
DATE

**ATTEST:**

*Gally Min*  
TOWN CLERK  
1/6/15  
DATE



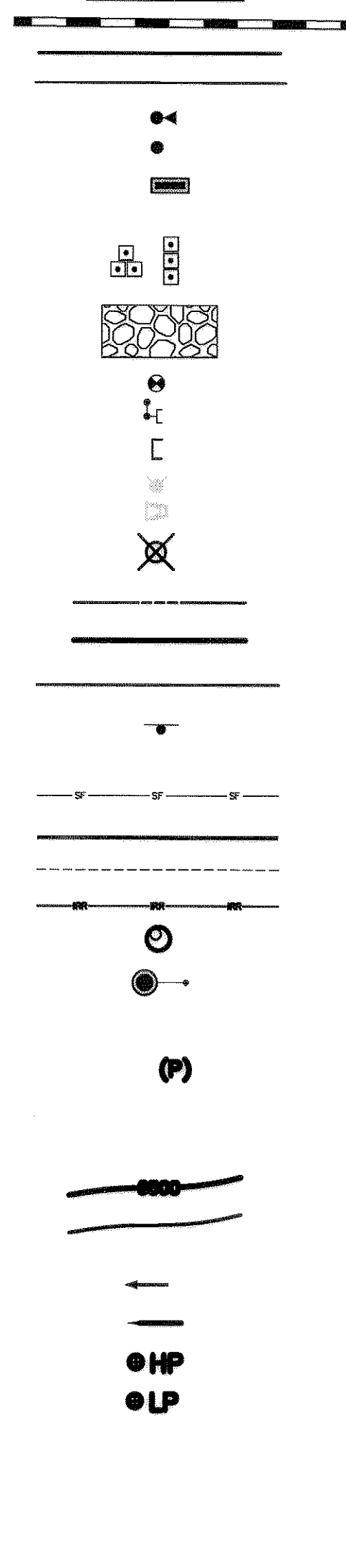
**EXISTING \ FUTURE**



**LEGEND**

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

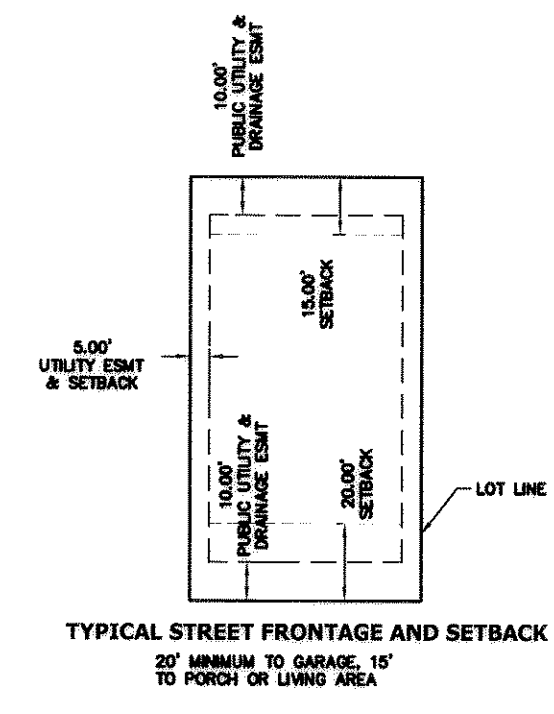
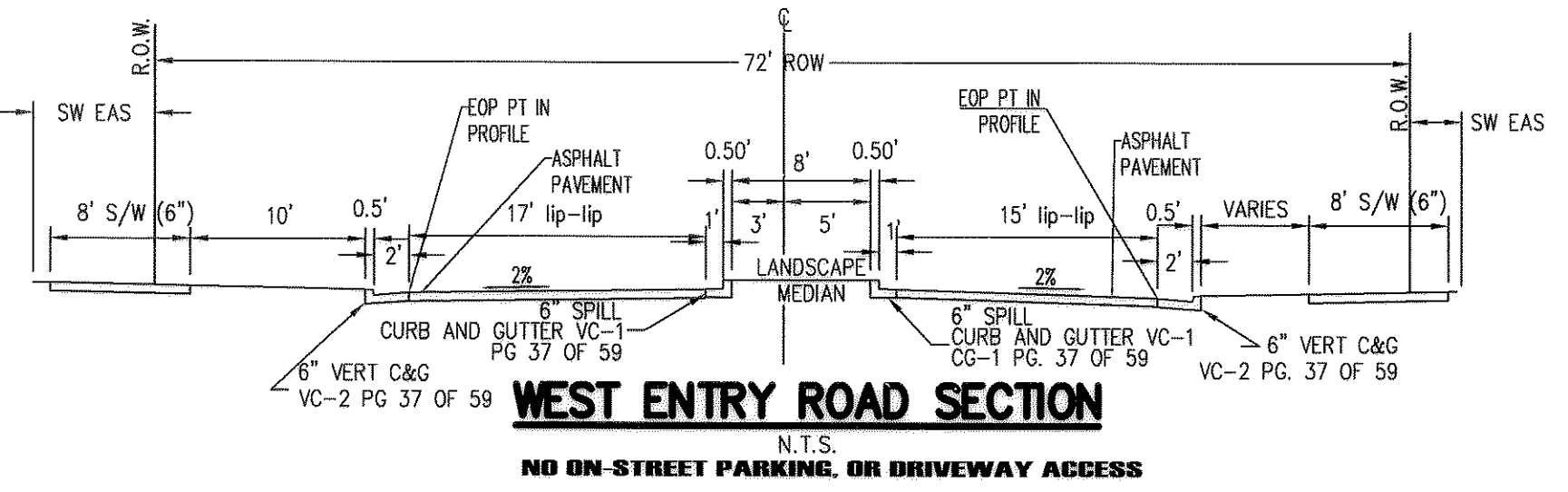
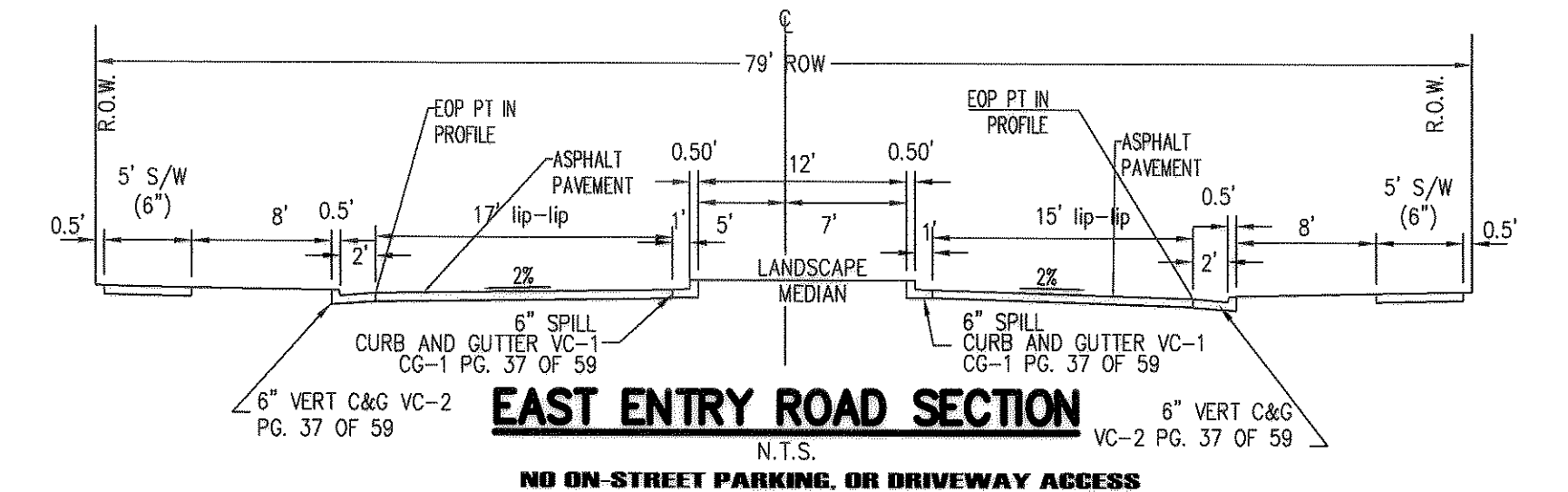
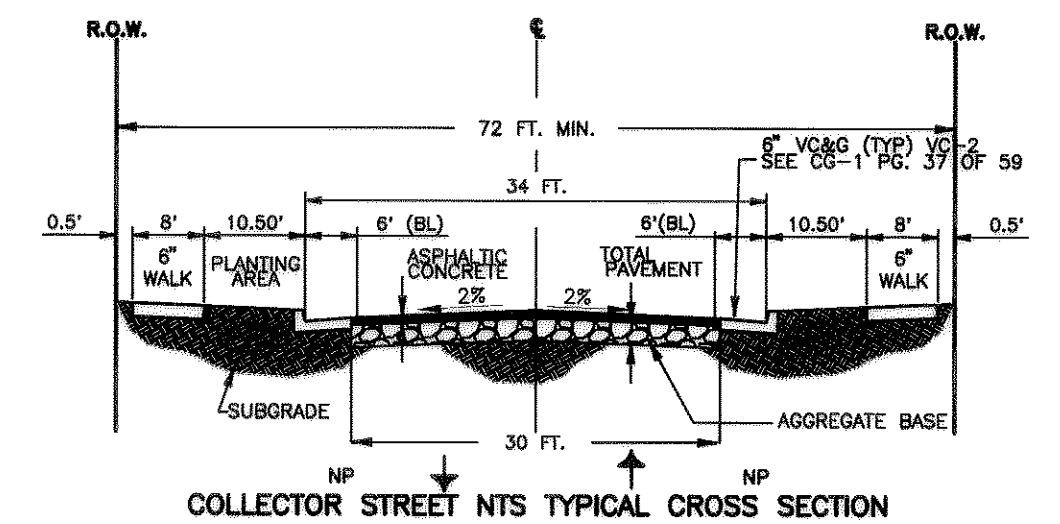
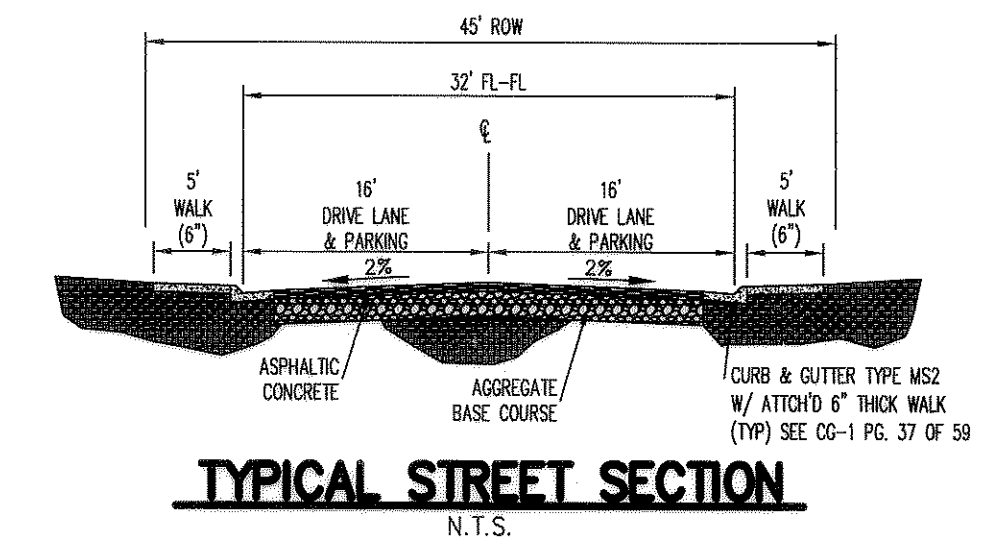
**PROPOSED**



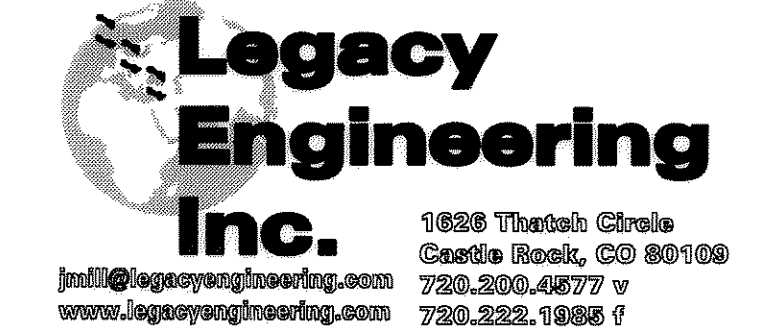
	Area	Ownership/Maintenance	Description	Zoning	Usage Type
Tract A	3.40 ac	Town of Castle Rock	Pond 512	OSD	Regional Pond
Tract B	6.37 ac	Crystal Valley Filing 14 HOA	OSP per PD	OSP	Open Space/Utilities/Drainage
Tract C	4.39 ac	Town of Castle Rock	Pond 511	OSD	Regional Pond
Tract D	0.52 ac	Crystal Valley Filing 14 HOA	Site OSP	OSP	Open Space/Utilities/Drainage
Lot 1 Block 2	20.17 ac	Town of Castle Rock	Future School Site or Fut Dev	R-MF-24	Possible School or Development
	34.86 ac				

**Filing 14 Detailed Site Data**

Description	Area	
OSP (Tract B & D)	6.89 ac	12.24%
OSD (Pond 511)	4.39 ac	7.79%
OSD (Pond 512)	3.40 ac	6.04%
PA3a - Dedicated for School	20.17 ac	35.81%
LOTS	14.89 ac	26.44%
SITE ROW	4.94 ac	8.77%
OSD-ROW	0.82 ac	1.46%
PA3a-ROW	0.82 ac	1.45%
Total Land Area	56.33 ac	100.00%
	Proposed	PD Permitted
Lot/unit Count - SFE's	142	167
Landscape SFE's for irrigation	1	n/a
P.A.3 Gross Density	3.93 du/ac	6.00 du/ac
Lots+Site-ROW+OSP+OSD+ROW	36.16 ac	34.90 ac
Lots + Site-ROW	19.83 ac	19.60 ac
OSP + OSD + OSD ROW	15.51 ac	15.30 ac
PA3a + PA3a-ROW	20.99 ac	20.90 ac
Minimum Lot Area	3,938 sf	n/a
Maximum Lot Area	7,491 sf	n/a
Average Lot Area	4,569 sf	n/a
Total ROW Area	6.58 ac	n/a
Total Landscape Area	36,080 sf	n/a
Land Use	R-SF-6	OSP/OSD
Min Building Separation	10 ft	
Max Building Height (R-SF-6)	35 ft	
Max Building Height (R-MF-24)	50 ft	
Min Front Garage Setback	20 ft	
Min Patio or Living Setback	15 ft	
Min Rear Setback	15 ft	
Min Side Setback	5 ft	
Min Side Corner Lot Setback	10 ft	
Off Street Parking Req per Lot	2	



STREET SECTION AND DATA  
CRYSTAL VALLEY RANCH FIL. NO. 14  
SITE DEVELOPMENT PLAN  
JOB. NO. CVR14 --- AUGUST, 2014  
SHEET 2 OF 7 (PROJ # SDP14-0013)



- 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.
  - LOT 9 OF FILING 14 IS SUBJECT TO THE SKYLINE/RIDGELINE PROTECTION REGULATIONS
  - DEVELOPMENT OF PA 3-A SHALL NOT INCREASE THE TOTAL NUMBER OF UNITS PERMITTED.
  - TRACT B OF FILING 14 IS IMPACTED BY THE PREBLE'S MEADOW JUMPING MOUSE PRESUMED HABITAT.

# CRYSTAL VALLEY RANCH FILING NO. 14

## SITE DEVELOPMENT PLAN

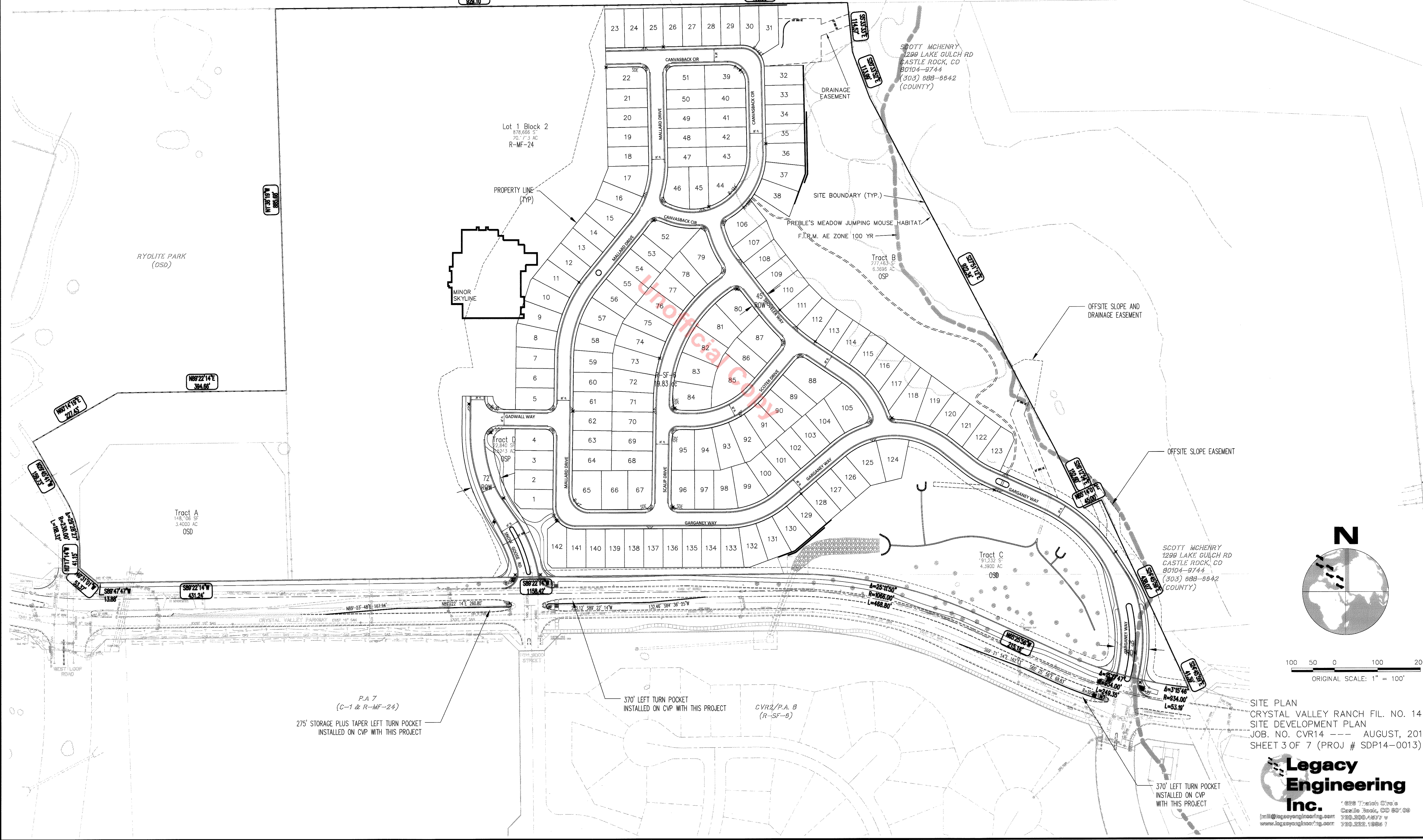
A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

KEN & LAUREL MAUPIN  
1499 HAYSTACK DR  
CASTLE ROCK, CO 80104  
(303) 688-8931  
(COUNTY)

CR CONG OF JEHOVAH'S  
WITNESSES  
1203 LAKE GULCH RD  
CASTLE ROCK, CO 80104  
(COUNTY)

N89°29'06"E  
928.10'

N89°30'45"E  
408.05'



RYOLITE PARK (OSD)

Lot 1 Block 2  
676,008 SF  
70.773 AC  
R-MF-24

PROPERTY LINE (TYP.)

SITE BOUNDARY (TYP.)

PREBLE'S MEADOW JUMPING MOUSE HABITAT  
F.P.R.M. AE ZONE 100 YR

SCOTT MCHENRY  
1299 LAKE GULCH RD  
CASTLE ROCK, CO  
80104-9744  
(303) 688-8542  
(COUNTY)

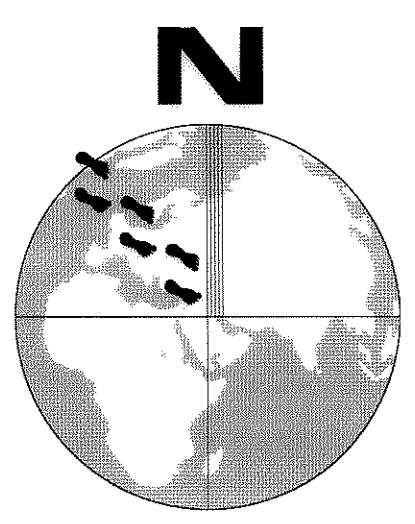
Tract B  
777,453 SF  
6.5696 AC  
OSP

Tract A  
148,06 SF  
3.4000 AC  
OSD

SCOTT MCHENRY  
1299 LAKE GULCH RD  
CASTLE ROCK, CO  
80104-9744  
(303) 688-8542  
(COUNTY)

Tract C  
91,232 SF  
4.3900 AC  
OSD

Tract D  
22,840 SF  
0.5243 AC  
OSP



P.A. 7  
(C-1 & R-MF-24)  
275' STORAGE PLUS TAPER LEFT TURN POCKET  
INSTALLED ON CVP WITH THIS PROJECT

370' LEFT TURN POCKET  
INSTALLED ON CVP WITH THIS PROJECT

CVR2/P.A. B  
(R-SF-B)

370' LEFT TURN POCKET  
INSTALLED ON CVP  
WITH THIS PROJECT

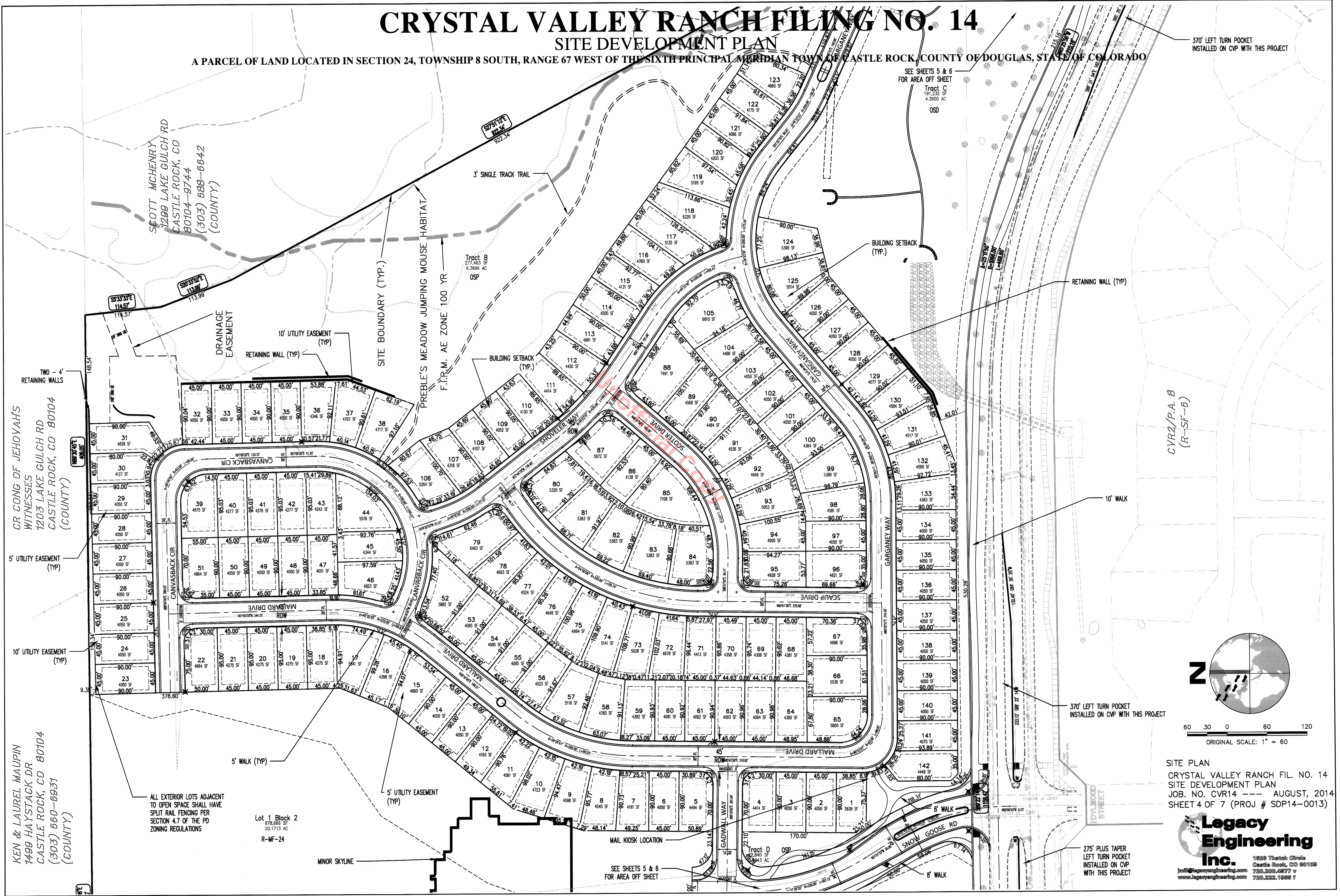
SITE PLAN  
CRYSTAL VALLEY RANCH FIL. NO. 14  
SITE DEVELOPMENT PLAN  
JOB. NO. CVR14 --- AUGUST, 2014  
SHEET 3 OF 7 (PROJ # SDP14-0013)

**Legacy Engineering Inc.**  
688 Trench Circle  
Castle Rock, CO 80108  
720.200.4677 v  
720.222.1888 f  
jrl@legacyengineering.com  
www.legacyeng.com

# CRYSTAL VALLEY RANCH FILING NO. 14

## 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



370' LEFT TURN POCKET  
INSTALLED ON CVP WITH THIS PROJECT

SEE SHEETS 5 & 6  
FOR AREA OFF SHEET

Tract C  
191,232 SF  
4.3900 AC  
OSD

3' SINGLE TRACK TRAIL

PREBLE'S MEADOW JUMPING MOUSE HABITAT  
F.I.R.M. AE ZONE 100 YR

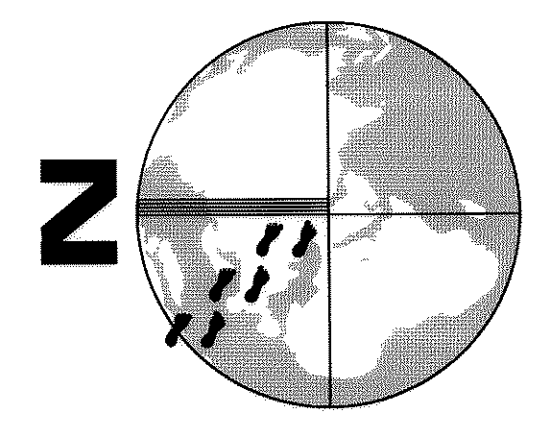
Tract B  
277,463 SF  
6.3698 AC  
OSD

BUILDING SETBACK (TYP.)

RETAINING WALL (TYP.)

CVR2/P.A. B  
(R-SF-6)

10' WALK



370' LEFT TURN POCKET  
INSTALLED ON CVP WITH THIS PROJECT

SITE PLAN  
CRYSTAL VALLEY RANCH FIL. NO. 14  
SITE DEVELOPMENT PLAN  
JOB. NO. CVR14 --- AUGUST, 2014  
SHEET 4 OF 7 (PROJ # SDP14-0013)

**Legacy Engineering Inc.**  
1688 Theban Circle  
Castle Rock, CO 80106  
720.200.4677 v  
720.222.1088 f  
jml@legacyengineering.com  
www.legacyengineering.com

ALL EXTERIOR LOTS ADJACENT  
TO OPEN SPACE SHALL HAVE  
SPLIT RAIL FENCING PER  
SECTION 4.7 OF THE PD  
ZONING REGULATIONS

Lot 1 Block 2  
878,666 SF  
20.1713 AC  
R-MF-24

MAIL KIOSK LOCATION

SEE SHEETS 5 & 6  
FOR AREA OFF SHEET

275' PLUS TAPER  
LEFT TURN POCKET  
INSTALLED ON CVP  
WITH THIS PROJECT

CR CONG OF JEHOVAHS  
WITNESSES  
1203 LAKE GULCH RD  
CASTLE ROCK, CO 80104  
(COUNTY)

KEN & LAUREL MAUPIN  
1499 HAYSTACK DR  
CASTLE ROCK, CO 80104  
(303) 660-6931  
(COUNTY)

SCOTT MCHENRY  
1299 LAKE GULCH RD  
CASTLE ROCK, CO  
80104-9744  
(303) 688-6642  
(COUNTY)

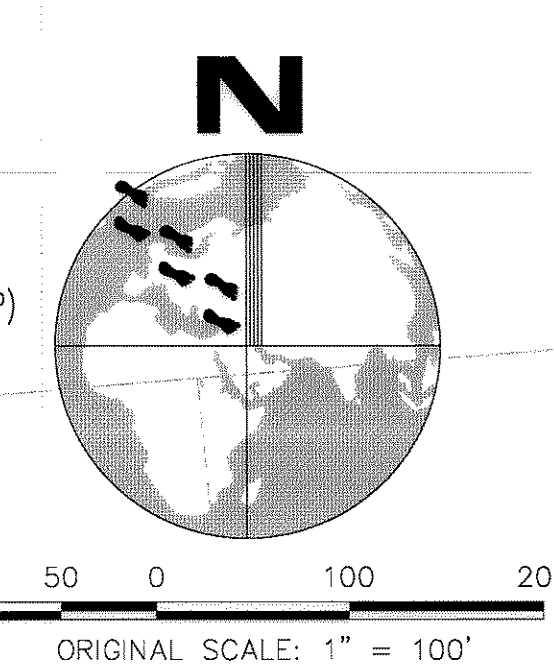
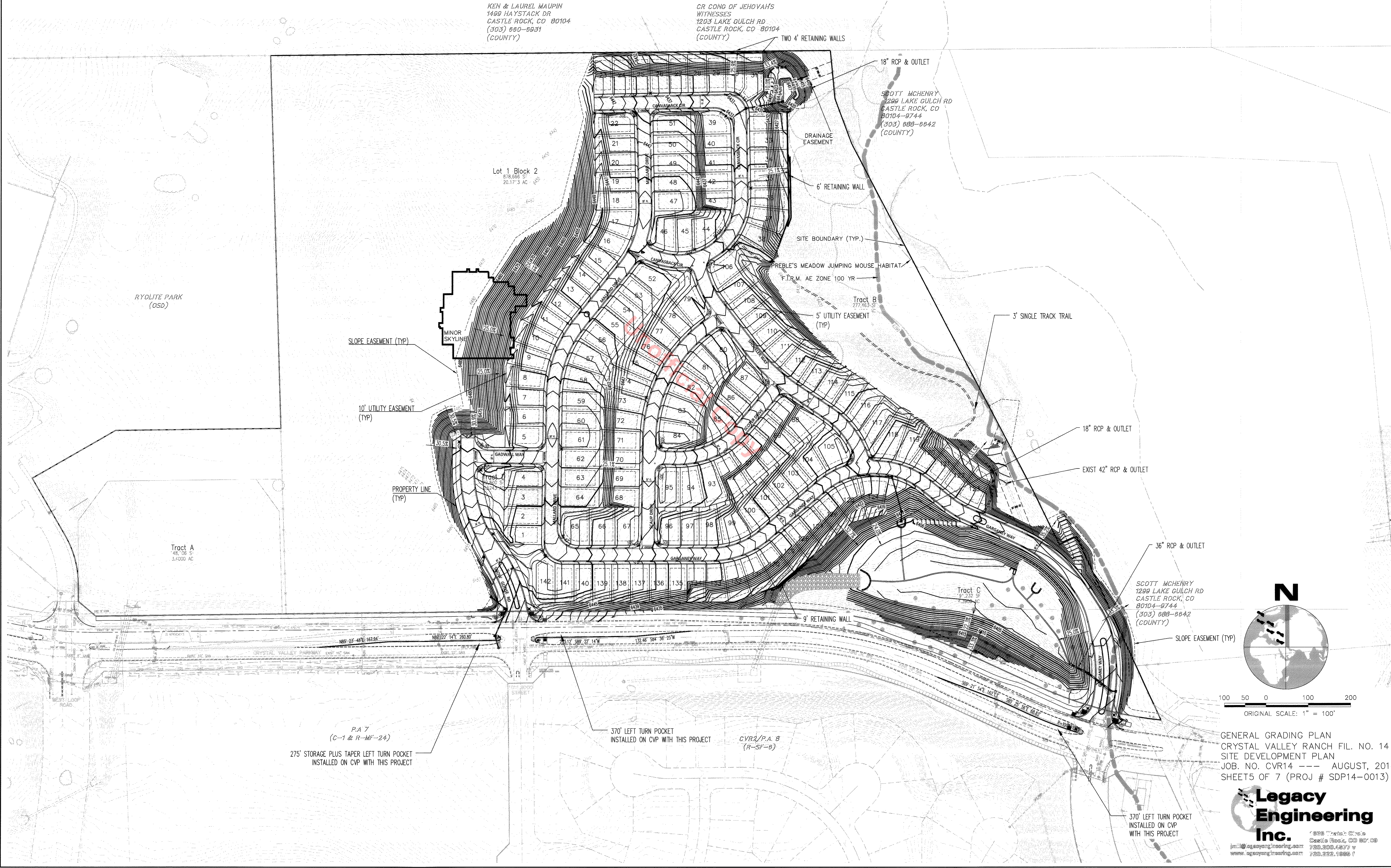
# CRYSTAL VALLEY RANCH FILING NO. 14

## 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

KEN & LAUREL MAUPIN  
1499 HAYSTACK DR  
CASTLE ROCK, CO 80104  
(303) 880-8831  
(COUNTY)

CR CONG OF JEHOVAH'S  
WITNESSES  
1203 LAKE GULCH RD  
CASTLE ROCK, CO 80104  
(COUNTY)



GENERAL GRADING PLAN  
CRYSTAL VALLEY RANCH FIL. NO. 14  
SITE DEVELOPMENT PLAN  
JOB. NO. CVR14 --- AUGUST, 2014  
SHEET 5 OF 7 (PROJ # SDP14-0013)

**Legacy Engineering Inc.**  
1838 Tri-State Circle  
Castle Rock, CO 80104  
720.300.4477  
www.legacyengineering.com 720.322.1886 f

P.A. 7  
(C-1 & R-MF-24)  
275' STORAGE PLUS TAPER LEFT TURN POCKET  
INSTALLED ON CVP WITH THIS PROJECT

370' LEFT TURN POCKET  
INSTALLED ON CVP WITH THIS PROJECT

CVR2/P.A. B  
(R-SF-B)

370' LEFT TURN POCKET  
INSTALLED ON CVP  
WITH THIS PROJECT

# CRYSTAL VALLEY RANCH FILING NO. 14 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

KEN & LAUREL MAUPIN  
1499 HAYSTACK DR  
CASTLE ROCK, CO 80104  
(303) 688-8931  
(COUNTY)

CR CONG OF JEHOVAH'S  
WITNESSES  
1203 LAKE GULCH RD  
CASTLE ROCK, CO 80104  
(COUNTY)

SCOTT MCHENRY  
1299 LAKE GULCH RD  
CASTLE ROCK, CO  
80104-9744  
(303) 688-8942  
(COUNTY)

SCOTT MCHENRY  
1299 LAKE GULCH RD  
CASTLE ROCK, CO  
80104-9744  
(303) 688-8942  
(COUNTY)

RYOLITE PARK  
(OSD)

Tract A  
48,08 S  
3,000 AC

Tract D  
22,840 SF  
0.243 AC

Tract B  
777,463 S  
6,399 AC

Tract C  
9,232 S  
7,390 AC

- 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.

ALL SAN DEAD ENDS TO BE PLUGGED AND INDICATED WITH MARKER POST (TYP)

ALL WL DEAD ENDS TO BE PLUGGED WITH B.O. ASSY (TYP)

5' UTILITY EASEMENT (TYP)  
Lot 1 Block 2  
875,696 S  
20.17 S AC

PROPERTY LINE (TYP)

WATER SYSTEM HP. TEMP B.O. TO BE INSTALLED

8" SANITARY SEWER PLUG FOR FUTURE USE

PROPOSED FH (TYP)

EX. SANITARY SEWER

P.A. 7  
(C-1 & R-MF-24)  
275' STORAGE PLUS TAPER LEFT TURN POCKET  
INSTALLED ON CVP WITH THIS PROJECT

EXISTING FH (TYP)

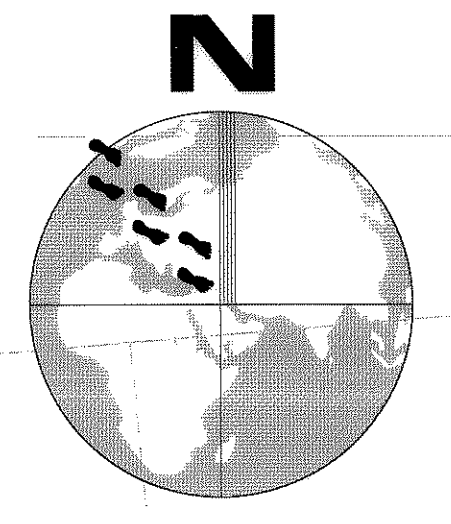
370' LEFT TURN POCKET  
INSTALLED ON CVP WITH THIS PROJECT

CVR2/P.A. 8  
(R-SF-B)

370' LEFT TURN POCKET  
INSTALLED ON CVP  
WITH THIS PROJECT

## LEGEND

EXISTING/FUTURE	PROPOSED



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

GENERAL UTILITIES PLAN  
CRYSTAL VALLEY RANCH FIL. NO. 14  
SITE DEVELOPMENT PLAN  
JOB. NO. CVR14 --- AUGUST, 2014  
SHEET 6 OF 7 (PROJ # SDP14-0013)

**Legacy Engineering Inc.**  
1828 Trench Creek  
Castle Rock, CO 80109  
720.200.4877 v  
720.222.1886 f  
www.legacyengineering.com

# CRYSTAL VALLEY RANCH FILING NO. 14

## 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

### GROUND COVERINGS LEGEND

QUANTITY	SYMBOL	DESCRIPTION	HYDROZONE
822,473 SF		UNDISTURBED NATIVE GRASSES	VERY LOW
132,044 SF		UNDISTURBED GAMBEL OAK	VERY LOW
88,210 SF		WETLAND GRASSES	VERY LOW
260,462 SF		RE-ESTABLISHED NATIVE GRASS	LOW
15,907 SF		COBBLESTONE MULCH (SHRUB AREAS)	LOW
2,034 SF		CEDAR WOODCHIP MULCH	LOW
33,000 SF		CANADIAN BLUE FESCUE SOD	MODERATE
1,354,130 SF (31.0 AC.)		TOTAL	

### LANDSCAPE LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	12	EXISTING PONDEROSA PINE TREES TO REMAIN
	3 AC	UNDISTURBED GAMBEL OAK
	90	SHADE TREES
	22	ORNAMENTAL TREES
	45	EVERGREEN TREES
	N/A	SHRUBS AND ORNAMENTAL GRASSES (NOT SHOWN)

### SITE LEGEND

SYMBOL	QUANTITY	DESCRIPTION
	4,400 LF	VINYL 3-RAIL TAN PERIMETER FENCING
	12 TOTAL	BUFF FLAGSTONE FENCE PILLARS
	1 TOTAL	NEIGHBORHOOD ENTRY SIGN
	1 TOTAL	EXISTING MONUMENT SIGN
	1,200 LF +-	6' WIDE GRAVEL NATURE TRAILS
	AS NOTED	RETAINING WALLS
	AS SHOWN	SIGHT TRIANGLES (NO PLANTINGS ALLOWED OVER 30" HIGH)

### MINIMUM PLANT REQUIREMENTS

CATEGORY	QUANTITY REQUIREMENT	PROVIDED
1 TREE / 40 LF FRONTAGE	4286 LF / 40 = 107 TREES	157
4 SHRUBS / 1 ROAD TREE	107 TREES X 4 = 428 SHRUBS	443

DUO TO THE 100 SCALE OF THIS PLAN, SHRUBS AND GRASSES WILL ONLY BE SHOWN ON THE 20 SCALE CONSTRUCTION DRAWINGS

EVERGREEN TREES ARE INTERSPERSED WITH SHADE TREES ALONG STREET FRONTAGES TO PROVIDE WINTER INTEREST. THIS WAS AN ALLOWED VARIANCE FROM THE STREET TREE REQUIREMENT DISCUSSED DURING THE SITE

### IRRIGATION NOTES

- WATER SERVICE**
- ENTRY TURF AND TREES WILL BE WATERED WITH A NEW WATER METER LOCATED AT THE WEST ENTRANCE TO THE COMMUNITY.
- WATERING METHODS**
- UNDISTURBED NATIVE GRASSES  
NO IRRIGATION NECESSARY - NATIVE SPECIES
  - UNDISTURBED GAMBEL OAK  
NO IRRIGATION NECESSARY - NATIVE SPECIES
  - IRRIGATED TURF GRASS  
OVERHEAD SPRAY IRRIGATION
  - RE-ESTABLISHED NATIVE GRASS  
TRUCK WATERING UNTIL ESTABLISHED
  - COBBLESTONE MULCH  
DRIP EMITTERS FOR EACH PLANT
  - DECIDUOUS ORNAMENTAL TREES  
DRIP TUBING OVER ROOT ZONES
  - PONDEROSA AND AUSTRIAN PINE TREES  
DRIP TUBING OVER ROOT ZONES
  - DECIDUOUS SHADE TREES  
DRIP TUBING OVER ROOT ZONES
- HYDROZONES**
- HYDROZONES ARE REFLECTED IN THE LEGEND. PLANTS WITHIN EACH HYDROZONE WILL BE WATERED SEPARATELY FROM OTHER HYDROZONES.

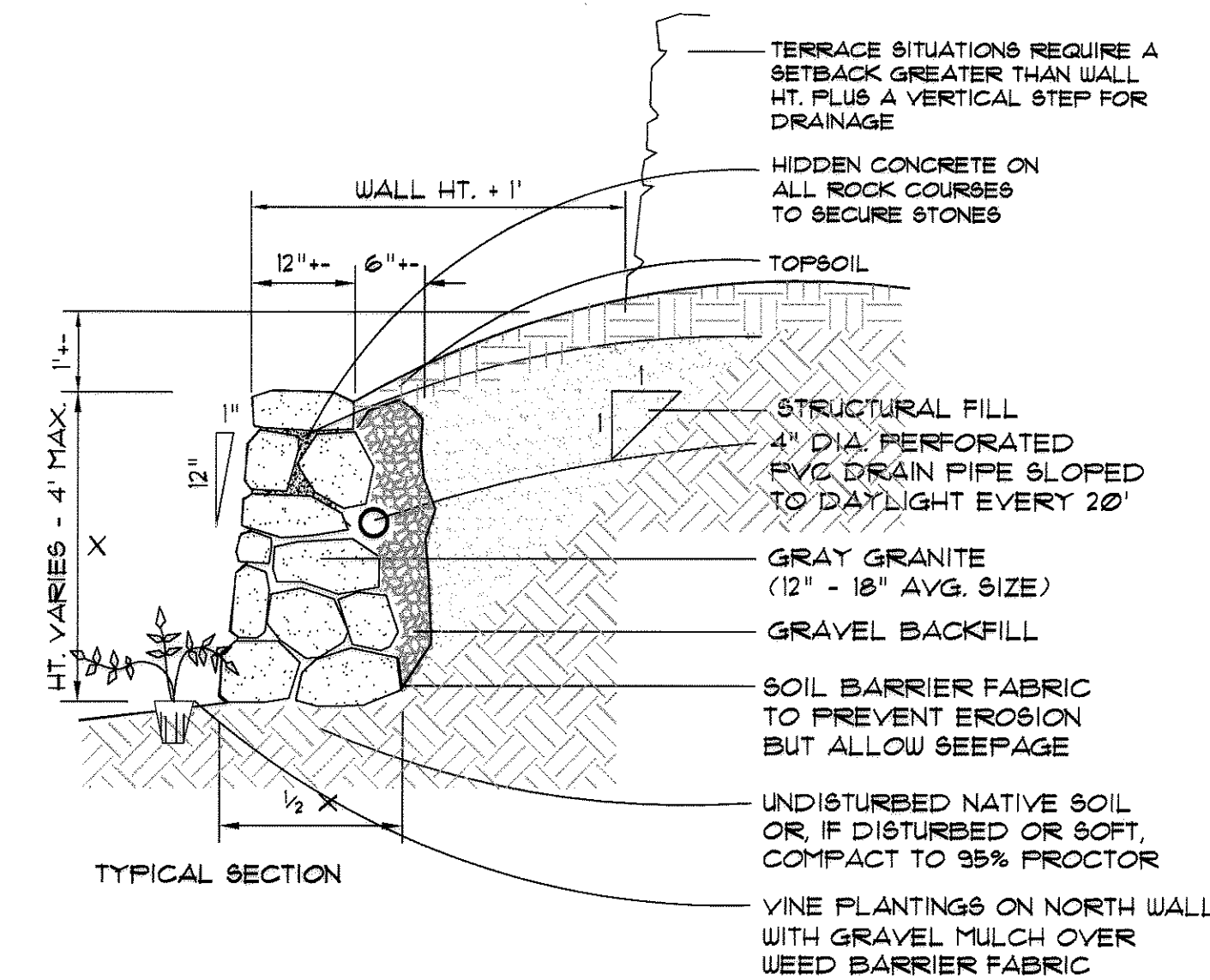
### CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES 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 WILL BE A MINIMUM OF 10 FEET. STREET TREES SHALL BE LOCATED NO CLOSER THAN 42" FROM THE FACE OF CURBS AND NO CLOSER THAN 30' FROM THE CURB FACE AT INTERSECTIONS.
- 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.
- SECTION 4.1 OF THE PD ZONING REGULATIONS STATE THAT LOTS ADJACENT TO OPEN SPACE WILL BE REQUIRED TO HAVE LOW FENCING CONSISTING OF A TRANSPARENT OPEN RAIL TYPE OF FENCE. FENCE TYPE AND LAYOUT ARE SHOWN ON THIS PLAN.

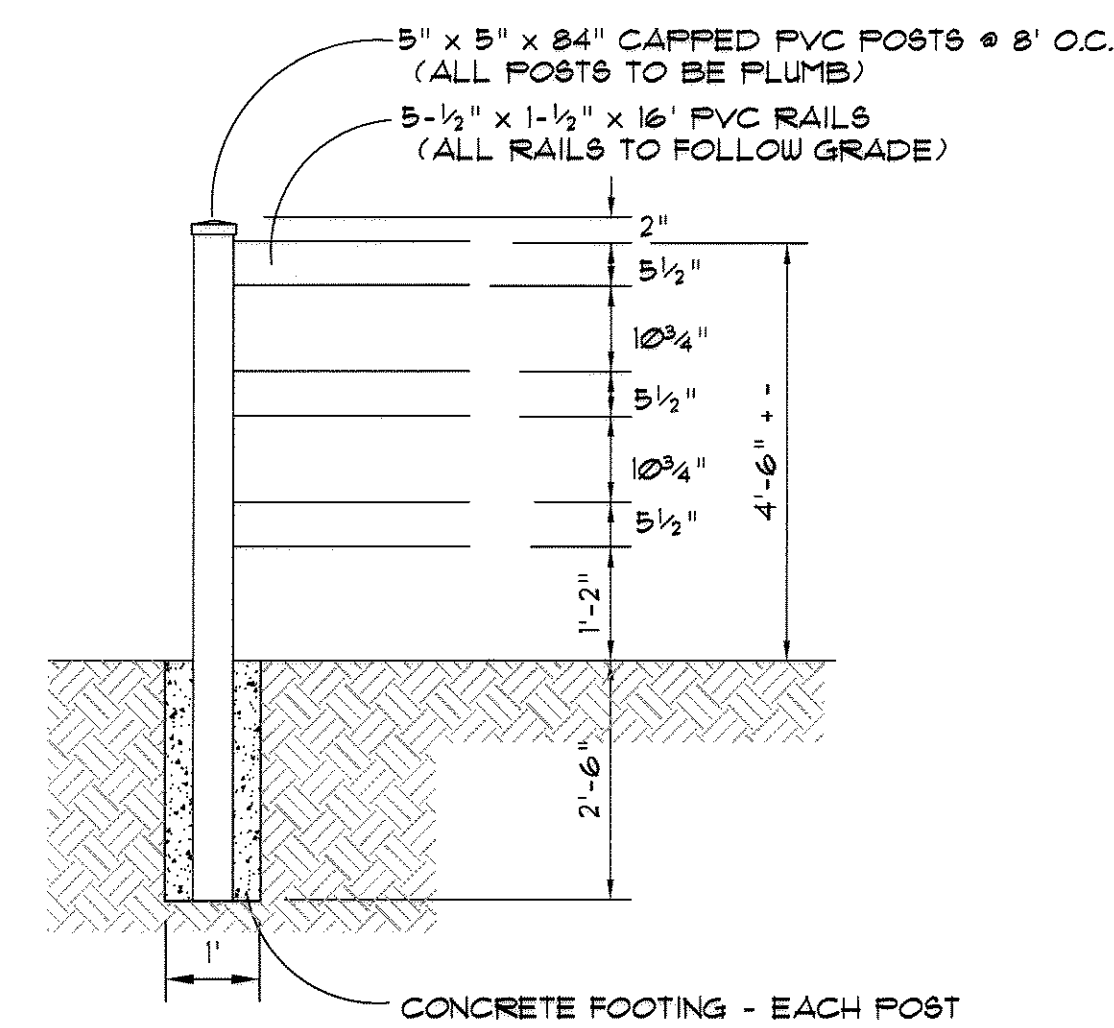
### COMPOSITE LANDSCAPE WATER USE RATING (CLWUR) CHART

IRRIG. ZONE	PLANT TYPE	APP. RATE	ZONE	% OF TA	IA	LWUR	TA	CLWUR
A ZONES	TURFGRASS	3	MODERATE	65 %	33,000	3	50,437	1.96
D ZONES	COBBLESTONE MULCH (SHRUB BEDS)	1.5	LOW	32 %	15,907	1.5	50,437	.41
D ZONES	CEDAR WOODCHIP MULCH (TREES)	1.5	LOW	3 %	1,530*	1.5	50,437	.05
				100 %	50,437			COMPOSITE 2.48

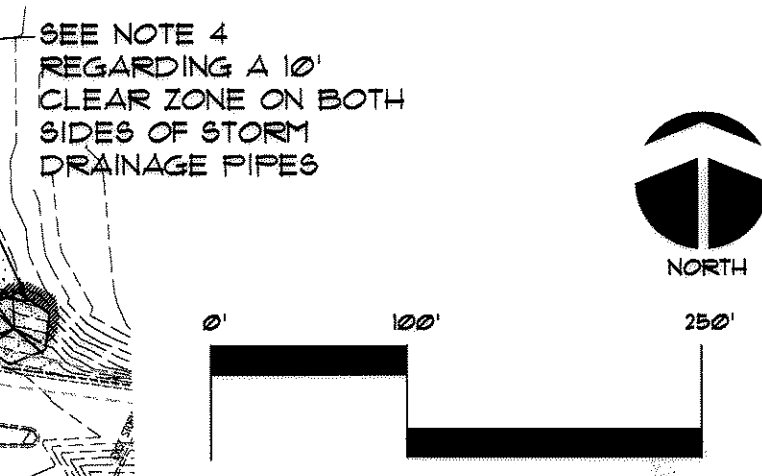
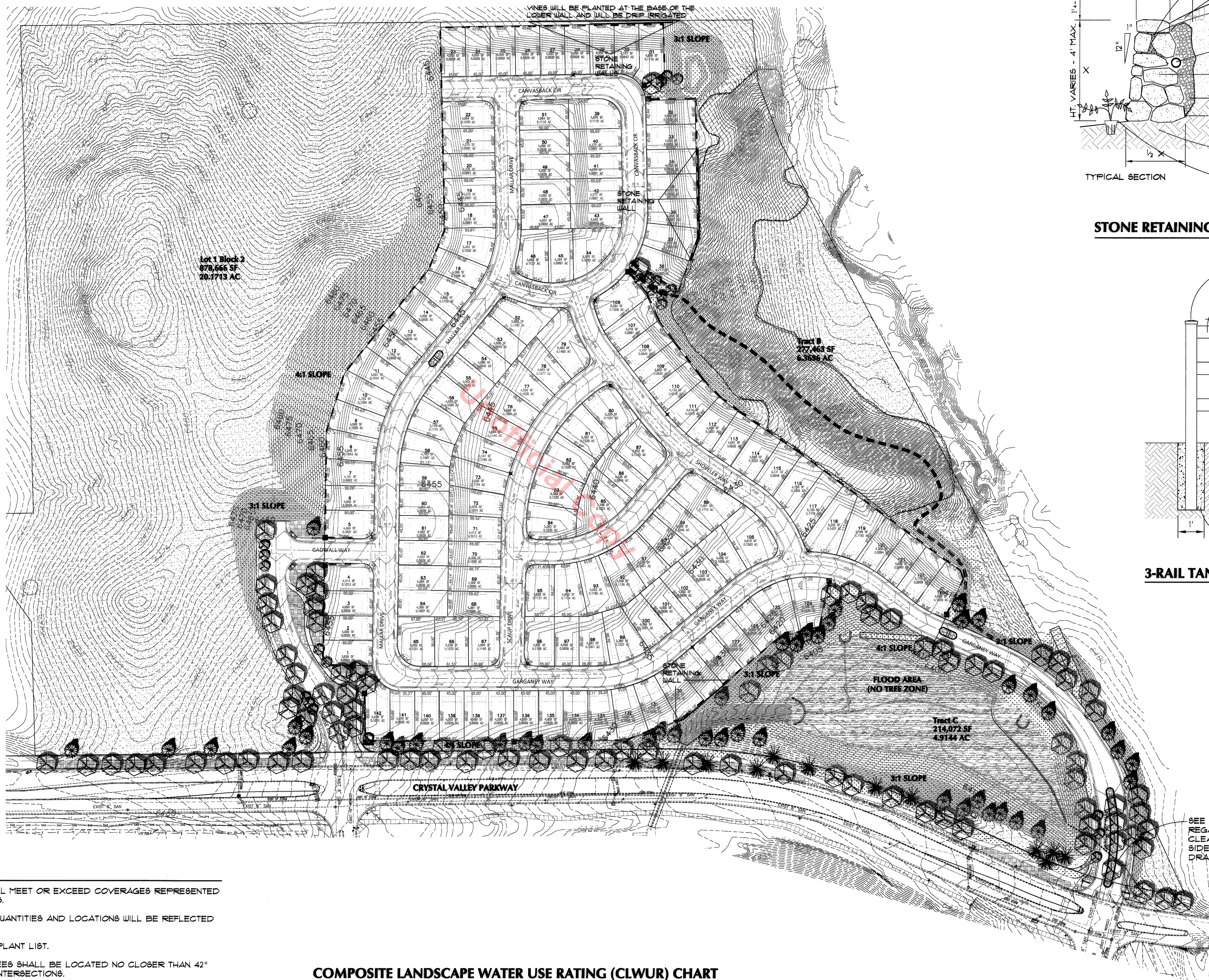
\* TREES IN NON-TURF AREAS (105 X 14.51 SF/EA = 1,530 TOTAL SF OF WATERED AREA)



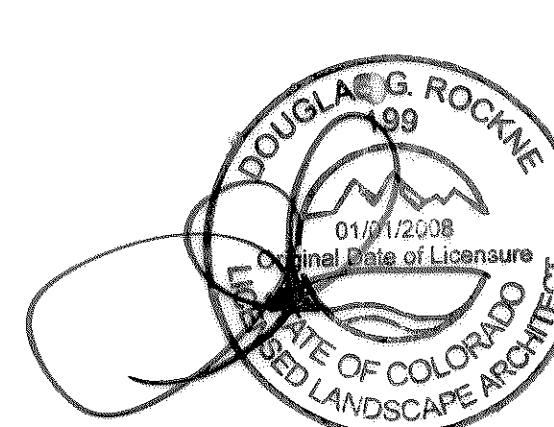
STONE RETAINING WALLS NO SCALE



3-RAIL TAN PVC FENCE NO SCALE



CONCEPT LANDSCAPE PLAN  
CRYSTAL VALLEY RANCH FIL. NO. 14  
SITE DEVELOPMENT PLAN  
JOB. NO. CVR14 - 11-24-2014  
SHEET 7 OF 7 (PROJ # SDP14-0013)



**RockneCortyDesign**  
A CORPORATION FOR THE PRACTICE OF  
LANDSCAPE ARCHITECTURE, PLANNING AND DESIGN  
POST OFFICE BOX 3354 - CENTENNIAL, COLORADO 80101  
E-MAIL: DGR@ROCKNE.COM PHONE: 303-710-6146  
T.O.C.R REGISTRATION NO. 5154