

# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

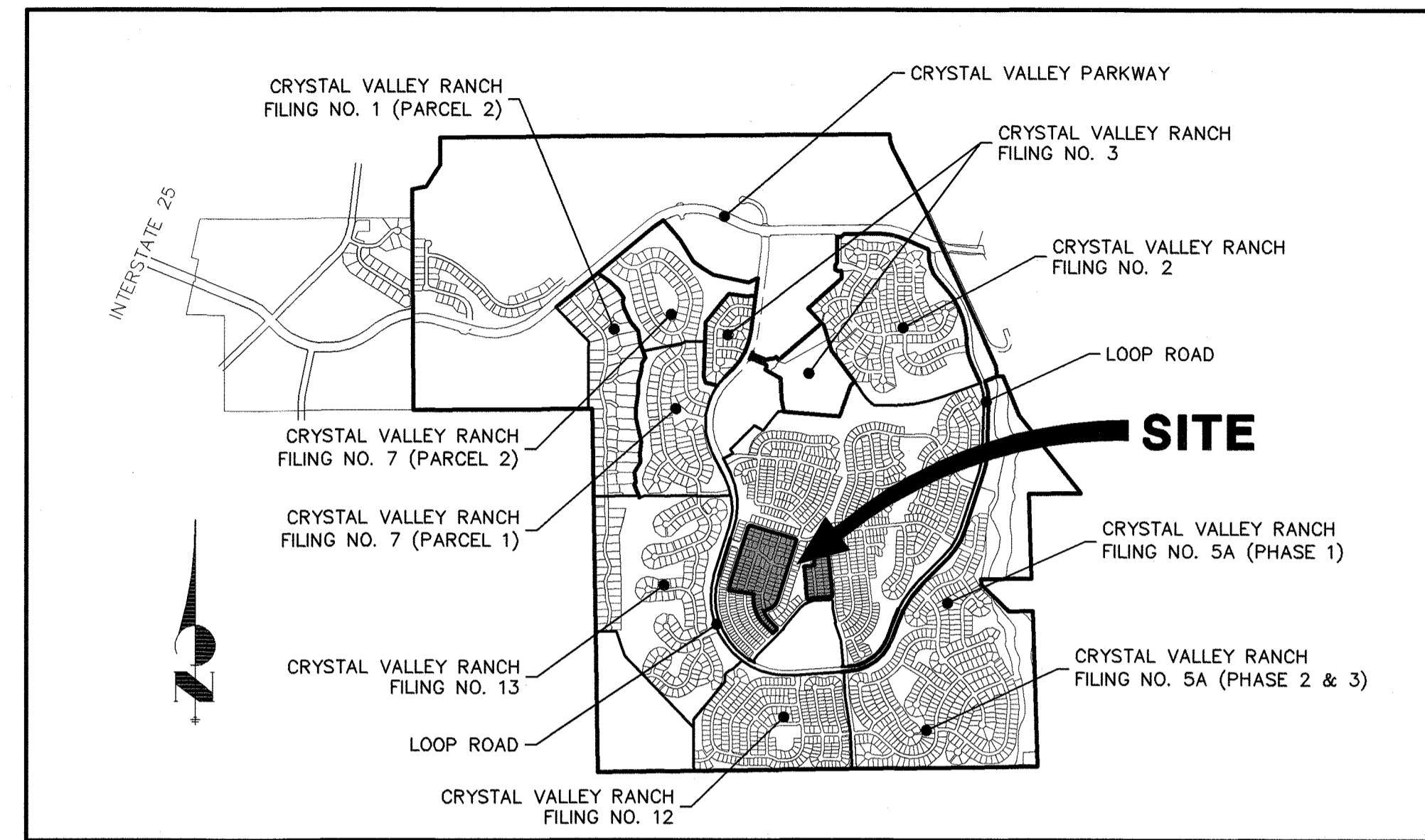
LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 1S 6935" AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED 1S 12405" AT THE WEST 1/4 CORNER, BEING ASSUMED TO BEAR N00°54'16"W.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25:  
THENCE S69°40'22"E, 2,047.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NO. 2002097027 AND 2008062016 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE THE FOLLOWING EIGHT (8) COURSES:  
1. S67°40'58"E A DISTANCE OF 7.68 FEET;  
2. N63°14'54"E A DISTANCE OF 152.05 FEET;  
3. N31°38'57"W A DISTANCE OF 75.52 FEET;  
4. N45°36'32"E A DISTANCE OF 496.36 FEET;  
5. S59°27'11"E A DISTANCE OF 150.84 FEET;  
6. N35°05'20"E A DISTANCE OF 155.66 FEET;  
7. N39°42'19"E A DISTANCE OF 200.25 FEET;  
8. S85°21'25"E A DISTANCE OF 81.65 FEET, TO THE SOUTHWESTERLY CORNER OF CRYSTAL VALLEY RANCH FILING NO. 3 - AMENDMENT 1 RECORDED UNDER RECEPTION NO. 2012013141;  
THENCE ON THE SOUTHERLY LINE OF SAID CRYSTAL VALLEY RANCH FILING NO. 3 - AMENDMENT 1, THE FOLLOWING THREE (3) COURSES:  
1. S85°21'31"E A DISTANCE OF 819.37 FEET;  
2. N19°25'33"E A DISTANCE OF 481.14 FEET;  
3. N52°59'35"E A DISTANCE OF 79.94 FEET, TO A POINT ON THE SOUTHERLY LINE OF CRYSTAL VALLEY RANCH - FILING NO. 2, 1ST ADMINISTRATIVE REPLAT AS RECORDED UNDER RECEPTION NO. 2004128637;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING EIGHT (8) COURSES:  
1. S36°23'19"E A DISTANCE OF 133.51 FEET;  
2. S30°08'33"E A DISTANCE OF 66.62 FEET;  
3. S36°59'45"E A DISTANCE OF 105.45 FEET;  
4. S47°07'00"E A DISTANCE OF 101.69 FEET;  
5. S56°19'45"E A DISTANCE OF 44.01 FEET;  
6. N89°22'10"E A DISTANCE OF 355.49 FEET, TO A POINT OF NON-TANGENT CURVE;  
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N02°14'45"W, HAVING A RADIUS OF 2045.65 FEET, A CENTRAL ANGLE OF 19°01'48" AND AN ARC LENGTH OF 679.43 FEET, TO A POINT OF NON-TANGENT;  
8. N70°33'17"E A DISTANCE OF 565.32 FEET, TO A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD;  
THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:  
1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S67°20'34"W, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 24°24'25" AND AN ARC LENGTH OF 283.28 FEET, TO A POINT OF TANGENT;  
2. S01°44'59"W A DISTANCE OF 773.61 FEET, TO A POINT OF CURVE;  
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 16°17'47" AND AN ARC LENGTH OF 237.50 FEET, TO A POINT OF TANGENT;  
4. S18°02'46"W A DISTANCE OF 884.40 FEET, TO A POINT OF CURVE;  
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 26°43'38" AND AN ARC LENGTH OF 450.15 FEET, TO A POINT OF TANGENT;  
6. S44°46'24"W A DISTANCE OF 527.38 FEET, TO A POINT OF CURVE;  
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1685.00 FEET, A CENTRAL ANGLE OF 25°59'11" AND AN ARC LENGTH OF 764.23 FEET, TO A POINT OF TANGENT;



VICINITY MAP

### 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: JARROD ADAMS

### TITLE CERTIFICATION

**Daniel Bennetts**, an authorized representative of **First American Title Insurance 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, mortgages and lienholders of the property are listed in the certificate of ownership and lienholder subordination certificate.  
AUTHORIZED REPRESENTATIVE: *[Signature]*  
TITLE COMPANY: **First American Title Insurance Co.**  
SIGNED THIS 25 DAY OF May, 2018  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF May, 2018 BY **Daniel Bennetts** AS AUTHORIZED REPRESENTATIVE OF **First American Title Insurance Co.**  
WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES: 7/10/2018  
SONYA BAILEY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20024020306  
COMMISSION EXPIRES JULY 06, 2018

### SHEET INDEX

- 1 COVER SHEET
- 2 TYPICAL SECTIONS
- 3 PHASING PLAN
- 4 to 6 SITE PLAN
- 7 to 8 GENERAL GRADING PLAN
- 9 to 10 GENERAL UTILITY PLAN
- 11 to 12 LANDSCAPE PLAN

### LEGAL DESCRIPTION (cont'd)

8. S18°47'13"W A DISTANCE OF 178.42 FEET, TO A POINT OF CURVE;  
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 66°51'37" AND AN ARC LENGTH OF 776.01 FEET, TO A POINT OF TANGENT;  
10. S85°38'50"W A DISTANCE OF 109.37 FEET;  
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES (3) COURSES:  
1. N40°38'50"E A DISTANCE OF 42.43 FEET;  
2. N04°21'10"W DISTANCE OF 228.08 FEET, TO A POINT OF CURVE;  
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 964.00 FEET, A CENTRAL ANGLE OF 9°49'07" AND AN ARC LENGTH OF 165.20 FEET, TO A POINT OF NON-TANGENT ON THE EASTERLY LINE OF THAT TOWN OF CASTLE ROCK PROPERTY DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 2007030285;  
THENCE ON SAID EASTERLY LINE, N18°03'46"W A DISTANCE OF 167.48 FEET;  
THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:  
1. N19°28'28"W A DISTANCE OF 63.13 FEET;  
2. N70°31'32"E A DISTANCE OF 1.56 FEET, TO A POINT ON THE EASTERLY LINE OF SAID TOWN OF CASTLE ROCK PROPERTY;  
THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID TOWN OF CASTLE ROCK PROPERTY, THE FOLLOWING TWO (2) COURSES:  
1. N18°03'46"W A DISTANCE OF 251.77 FEET;  
2. N89°47'26"W A DISTANCE OF 414.66 FEET, TO A POINT OF NON-TANGENT CURVE;  
THENCE DEPARTING SAID TOWN OF CASTLE ROCK PROPERTY, THE FOLLOWING SEVEN (7) COURSES:  
1. N18°47'13"W A DISTANCE OF 178.42 FEET, TO A POINT OF CURVE;  
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 66°51'37" AND AN ARC LENGTH OF 776.01 FEET, TO A POINT OF TANGENT;  
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 422.50 FEET, A CENTRAL ANGLE OF 04°29'54" AND AN ARC LENGTH OF 33.17 FEET, TO A POINT OF NON-TANGENT;  
4. S45°44'12"E A DISTANCE OF 13.53 FEET;  
5. S44°54'52"W A DISTANCE OF 556.11 FEET, TO A POINT OF CURVE;  
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 364.00 FEET, A CENTRAL ANGLE OF 12°37'12" AND AN ARC LENGTH OF 80.17 FEET, TO A POINT OF NON-TANGENT;  
7. S15°23'14"E A DISTANCE OF 41.32 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD;  
THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:  
1. ON ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N27°19'39"E, HAVING A RADIUS OF 1065.00 FEET, A CENTRAL ANGLE OF 80°05'24" AND AN ARC LENGTH OF 1488.69 FEET, TO A POINT OF TANGENT;  
2. THENCE N17°25'03"E A DISTANCE OF 748.07 FEET, TO A POINT OF CURVE;  
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 14°32'04" AND AN ARC LENGTH OF 262.55 FEET, TO A POINT OF NON-TANGENT COMPOUND CURVE;  
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N84°55'06"W, HAVING A RADIUS OF 1037.00 FEET, A CENTRAL ANGLE OF 29°53'19" AND AN ARC LENGTH OF 540.96 FEET, TO A POINT OF NON-TANGENT;  
5. N26°45'06"W A DISTANCE OF 252.21 FEET, TO THE POINT OF BEGINNING.  
CONTAINING A CALCULATED AREA OF 10,987,871 SQUARE FEET OR 252.2468 ACRES.

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°17'08"E, HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 4°56'58" AND AN ARC LENGTH OF 23.97 FEET, TO A POINT OF TANGENT;  
2. S39°45'54"W A DISTANCE OF 353.71 FEET, TO A POINT OF TANGENT;  
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 422.50 FEET, A CENTRAL ANGLE OF 04°29'54" AND AN ARC LENGTH OF 33.17 FEET, TO A POINT OF NON-TANGENT;  
4. S45°44'12"E A DISTANCE OF 13.53 FEET;  
5. S44°54'52"W A DISTANCE OF 556.11 FEET, TO A POINT OF CURVE;  
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 364.00 FEET, A CENTRAL ANGLE OF 12°37'12" AND AN ARC LENGTH OF 80.17 FEET, TO A POINT OF NON-TANGENT;  
7. S15°23'14"E A DISTANCE OF 41.32 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD;  
THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:  
1. ON ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N27°19'39"E, HAVING A RADIUS OF 1065.00 FEET, A CENTRAL ANGLE OF 80°05'24" AND AN ARC LENGTH OF 1488.69 FEET, TO A POINT OF TANGENT;  
2. THENCE N17°25'03"E A DISTANCE OF 748.07 FEET, TO A POINT OF CURVE;  
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 14°32'04" AND AN ARC LENGTH OF 262.55 FEET, TO A POINT OF NON-TANGENT COMPOUND CURVE;  
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N84°55'06"W, HAVING A RADIUS OF 1037.00 FEET, A CENTRAL ANGLE OF 29°53'19" AND AN ARC LENGTH OF 540.96 FEET, TO A POINT OF NON-TANGENT;  
5. N26°45'06"W A DISTANCE OF 252.21 FEET, TO THE POINT OF BEGINNING.  
CONTAINING A CALCULATED AREA OF 10,987,871 SQUARE FEET OR 252.2468 ACRES.

### PURPOSE STATEMENT

MINOR CHANGES WERE MADE TO THE LOTS IN THE SOUTH HALF OF CVR FILING 15. SOME OF THE END LOTS WERE TURNED 90° AND SOME MINOR ADJUSTMENTS WERE MADE TO THE LOT SIZE MIX TO BETTER ADDRESS MARKET / BUYER DEMAND. THE APPROVED SDP WAS FOR 900 TOTAL LOTS. THE AMENDED SDP HAS 907 TOTAL LOTS. THIS RESULTS LESS THAN A 1% INCREASE IN THE TOTAL NUMBER OF LOTS AND A NEGLIGIBLE INCREASE IN GROSS DENSITY FROM 3.57 DU/AC TO 3.60 DU/AC. STREET NAMES WERE CHANGED TO MATCH THE NAMES APPROVED BY DOUGLAS COUNTY. SETBACK NOTES WERE ADDED TO PROVIDE FOR SPECIFIC ENCROACHMENTS.

### APPROVED VARIANCES

ALLOW THE PLANTING OF TREES IN TREE LAWNS SMALLER THAN 10' FOR A COLLECTOR AND ARTERIAL STREETS PER VARIANCE TCV16-0044 APPROVED 08/16/2016.  
SIGHT LINE ENCROACHMENT GREATER THAN 5' INTO RESIDENTIAL LOTS PER VARIANCE TCV16-0024 APPROVED 08-26-2016.

### 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 23 DAY OF MAY, 2018

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 DAY OF MAY, 2018 BY **Jon Shumaker** AS AUTHORIZED SIGNATORY OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES: 4/17/2021  
LISA CAGNEY  
Notary Public - State of New York  
No. 01CA8357380  
Qualified in Queens County  
My Commission Expires 04/17/2021

### OWNERSHIP CERTIFICATION

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION  
BY: *[Signature]*  
MAYOR  
ATTEST: *[Signature]*  
TOWN CLERK  
NOTARY BLOCK  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5<sup>TH</sup> DAY OF June, 2018 BY **Jenni Per Green** AS MAYOR AND BY **Lisa Anderson** AS TOWN CLERK  
WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC: *[Signature]*  
MY COMMISSION EXPIRES: 9-21-2019  
JENNIFER L KING  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19984015016  
MY COMMISSION EXPIRES SEPT 21, 2019

### SURVEYOR'S CERTIFICATE

I, **JARROD 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 ACCURATELY REPRESENT THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT  
*[Signature]*  
REGISTERED LAND SURVEYOR DATE: 5-21-18

### 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 CONSTRUCTED IN ACCORDANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.  
*[Signature]*  
REGISTERED PROFESSIONAL ENGINEER DATE: 5-21-18

### 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 9:41 am ON THE 8<sup>th</sup> DAY OF June, 2018 AT RECEPTION NO. 2018034457.  
DOUGLAS COUNTY CLERK AND RECORDER  
BY: *[Signature]*  
DEPUTY

### 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 29 DAY OF May, 2018.  
*[Signature]*  
DIRECTOR OF DEVELOPMENT SERVICES DATE: 5/29/18

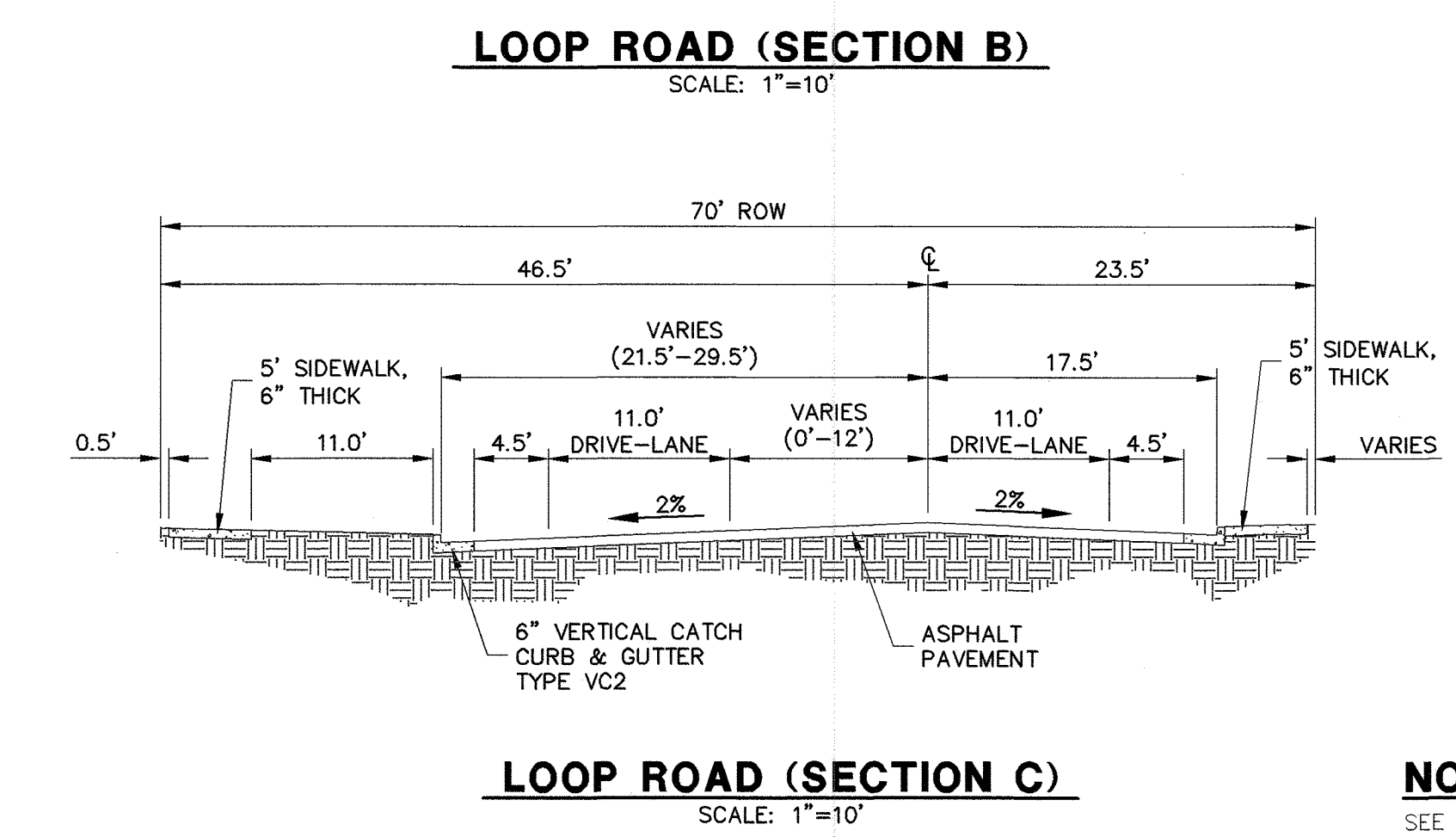
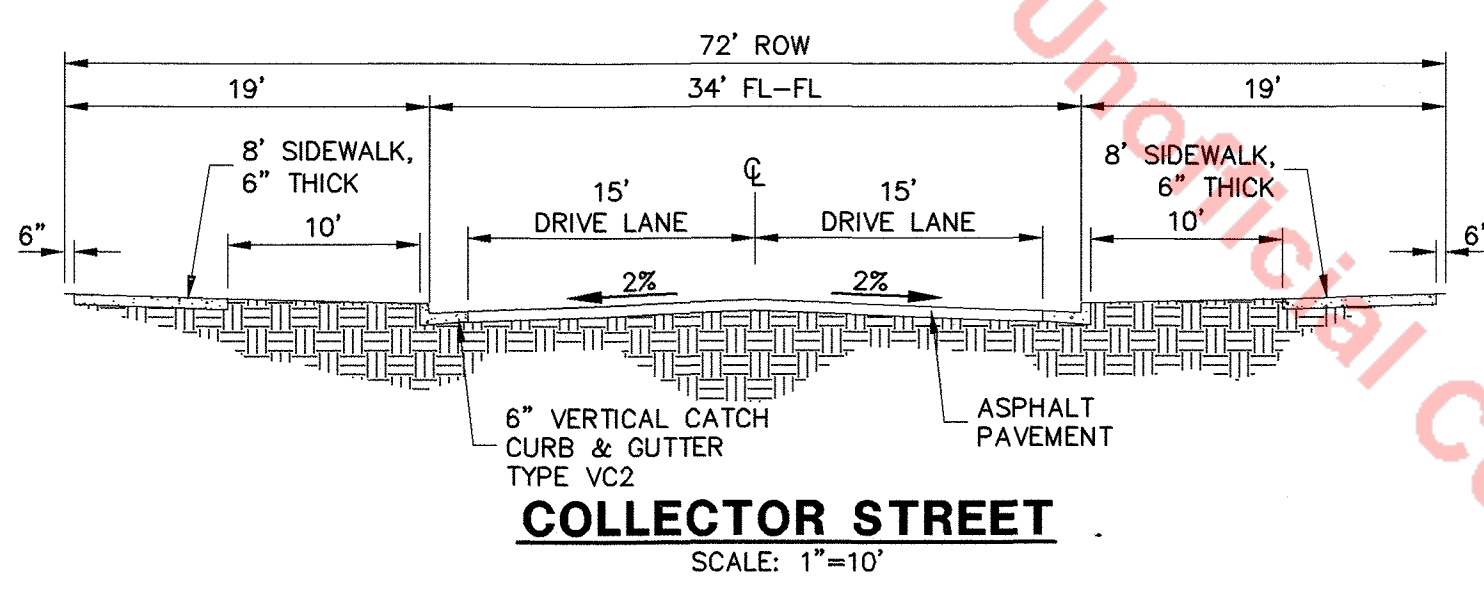
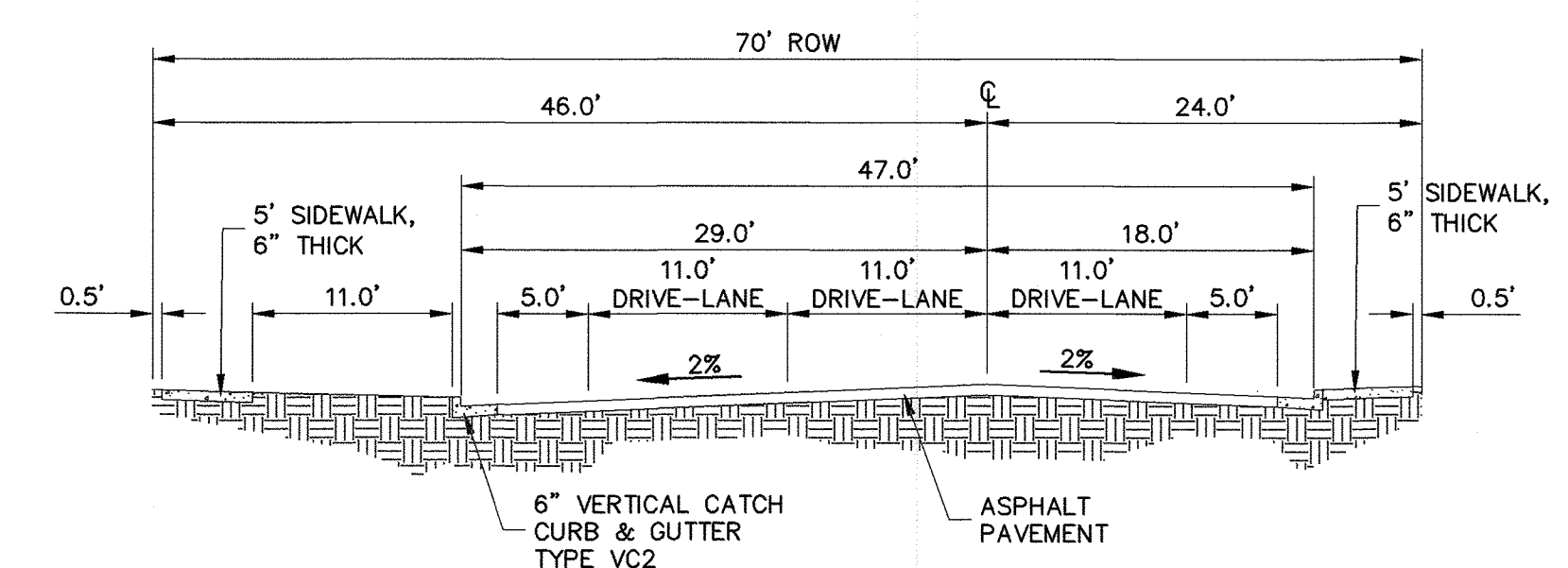
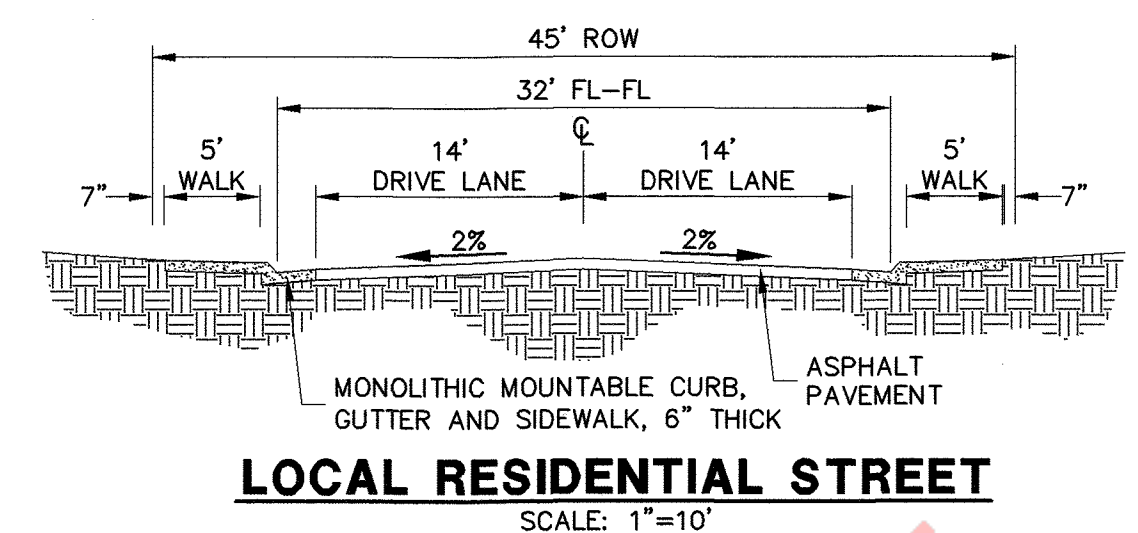
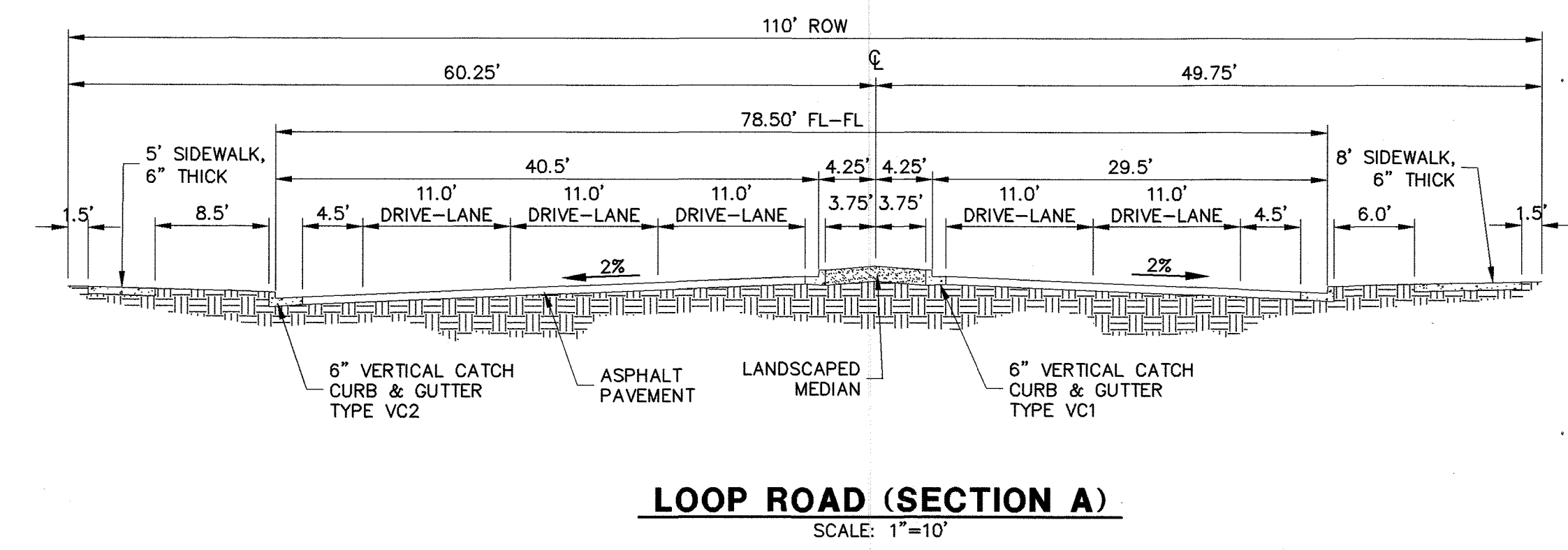
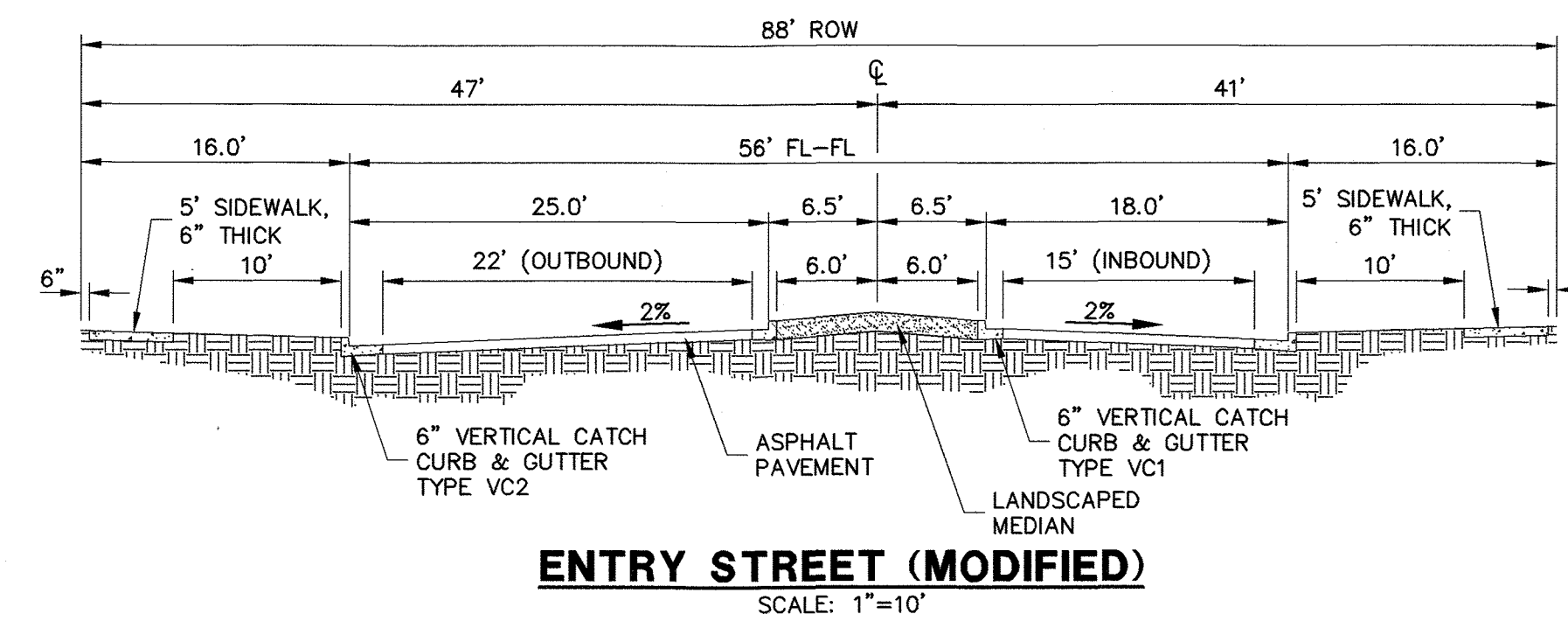
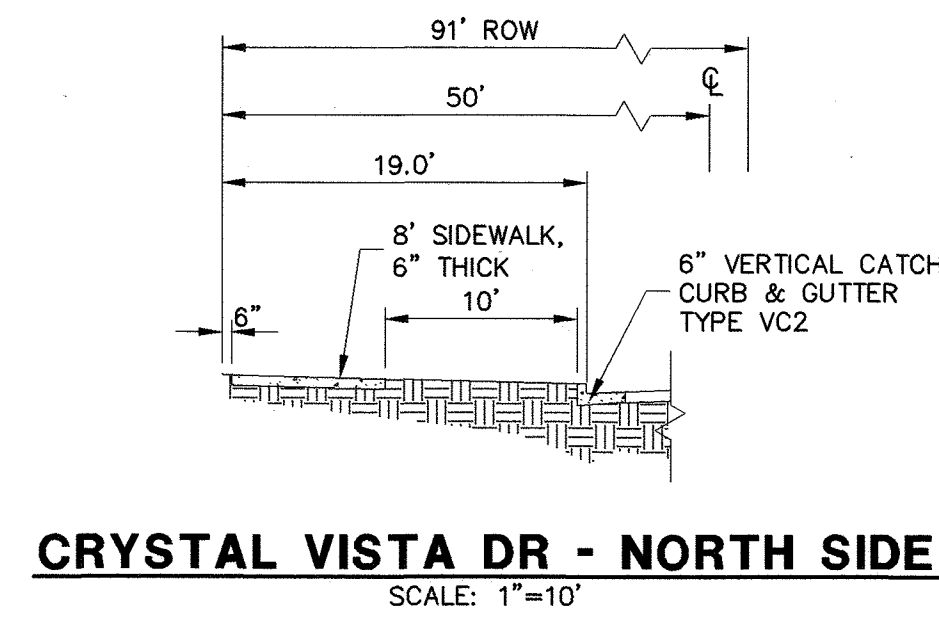
Zoning Comparison									
Zoning/Use Area	Crystal Valley Ranch Major Amendment No. 4 - Reception No. 2012013155			Filing No. 15 SDP - Approved SDP16-0005 - Rec. No. 2017005515			Filing No. 15 SDP Amd No. 1 - Proposed SDP17-0045		
	Overall PD Amd 4 Summary	P.A. 11 (B)	P.A. 11 (A)	Overall SDP Summary	Phase 1	Phase 2	Overall SDP Summary	Phase 1	Phase 2
Acreage	1087.7 ac.	R-SF-6 54.9	R-SF-6 51.9	Various Residential 252.2	R-SF-6 40.6	R-SF-6 48.3	Various Residential 252.2	R-SF-6 40.6	R-SF-6 48.3
Gross DU/AC.		4.39 anticipated/6 allowed	4.55 anticipated/6 allowed	3.57	4.48	4.93	3.60	4.58	4.93
Maximum Units/Lots	2889	241	236	900	182	238	907	186	241
Min. Front Setback	At SDP	At SDP	At SDP	20'	20'	20'	20' <sup>1, 2</sup>	20' <sup>1, 2</sup>	20' <sup>1, 2</sup>
Min. Rear Setback	At SDP	At SDP	At SDP	20'	20'	20'	20' <sup>1</sup>	20' <sup>1</sup>	20' <sup>1</sup>
Min. Side Setback	At SDP	At SDP	At SDP	5'	5'	5'	5' <sup>1</sup>	5' <sup>1</sup>	5' <sup>1</sup>
Min. Side to Street Setback	At SDP	At SDP	At SDP	15'	15'	15'	15' <sup>1</sup>	15' <sup>1</sup>	15' <sup>1</sup>
Max. Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'
Min. Building Separation	At SDP	At SDP	At SDP	10'	10'	10'	10'	10'	10'
Min. Lot Area	At SDP	At SDP	At SDP	4,000 SF	4,388 SF	4,000 SF	4,000 SF	4,388 SF	4,000 SF
Max. Lot Area	At SDP	At SDP	At SDP	16,156 SF	9,040 SF	13,299 SF	16,156 SF	8,642 SF	9,580 SF
Avg. Lot Area	At SDP	At SDP	At SDP	6,662 SF	5,806 SF	5,829 SF	6,662 SF	5,682 SF	5,755 SF
Site Utilization									
Lot Coverage	At SDP	At SDP	At SDP	5,996,061 SF	1,056,709 SF	1,387,218 SF	5,996,061 SF	1,056,739 SF	1,386,988 SF
Street Coverage	3,068,624 SF	At SDP	At SDP	1,957,560 SF	388,546 SF	475,920 SF	1,957,560 SF	388,546 SF	475,920 SF
Open Space/Landscaped Area	At SDP	At SDP	At SDP	3,034,250 SF	321,809 SF	241,481 SF	3,034,250 SF	321,779 SF	241,711 SF
Total Land Area	47,380,212 SF	2,260,764 SF	51.9 AC	10,987,871 SF	1,767,064 SF	2,104,619 SF	10,987,871 SF	1,767,064 SF	2,104,619 SF

\* Overhangs and cantilevers may encroach into the building setback a maximum of two (2) feet. Items including, but not limited to, patios (covered and uncovered) and decks (covered and uncovered), swimming pools, gazebos and garden equipment storage sheds less than 48" above ground level are permitted in the side and rear setbacks. Patios (covered and uncovered) and decks (covered and uncovered) and similar features in excess of 48" in height above ground level may encroach into the rear setback a maximum of ten (10) feet. Window wells may encroach up to three (3) feet in any building setback.  
^ Minimum 20' front setback to front-facing garage door; side turned garages may encroach into the front setback up to 12'. Minimum setback to the any living area shall be 45'.



# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



**GENERAL NOTES**

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE OPERATIONS 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 PROPER MAINTENANCE OF THE AREA 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 08035C0304G, DATED MARCH 16, 2016.
- 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. SEE TRACT TABLE ON SHEET 4.
- 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.
- 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.
- BENCHMARK:**  
DOUGLAS COUNTY CONTROL POINT 3040010 NAVD 88 ELEVATION = 6589.35' FOUND 3.5" ALUMINUM CAP ON STEEL ROD MARKED "DCCGS 3040010" LOCATED 38.28' SOUTHWEST OF THE SOUTHEAST CORNER OF SEC. 23, T8S, R67W.
- SOUTH OF BEARINGS:**  
THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 6935" AT THE NORTHWEST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 12405" AT THE WEST ¼ CORNER, BEING ASSUMED TO BEAR N00°54'16"W.

**NOTE**

SEE SHEETS 5 & 6 FOR SECTION LOCATIONS.

**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.

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, JR ENGINEERING APPROVES 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

**J-R ENGINEERING**  
A Western Company  
Centennial 303-740-0883 • Colorado Springs 719-569-2588  
Fort Collins 970-481-8888 • www.jrengineering.com

NO.	REVISION	DATE
1	REVISED LOTS PHASES 1&2 (SDP17-0045)	5/11/18

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N.A.	N.A.	10/7/16	SAB	SAB	

CRYSTAL VALLEY RANCH FILING  
NO. 15 SITE DEVELOPMENT PLAN  
AMENDMENT NO. 1  
TYPICAL SECTIONS



Know what's below.  
Call before you dig.

# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



**NOTE**  
PHASE NUMBERING MAY NOT REFLECT ACTUAL PHASING SEQUENCE; EACH PHASE WILL PROVIDE ADEQUATE FIRE ACCESS AND WATER LOOPING.

UNTIL SUCH TIME AS THE 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 Westman Company  
Central: 303-740-0880 • Colorado Springs: 719-580-2583  
Fort Collins: 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE
1	REVISED LOTS PHASES 1&2 (SDP17-0045)	5/11/18

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=250'	N/A	10/7/16		JP	

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1  
PHASING PLAN

SHEET 3 OF 18

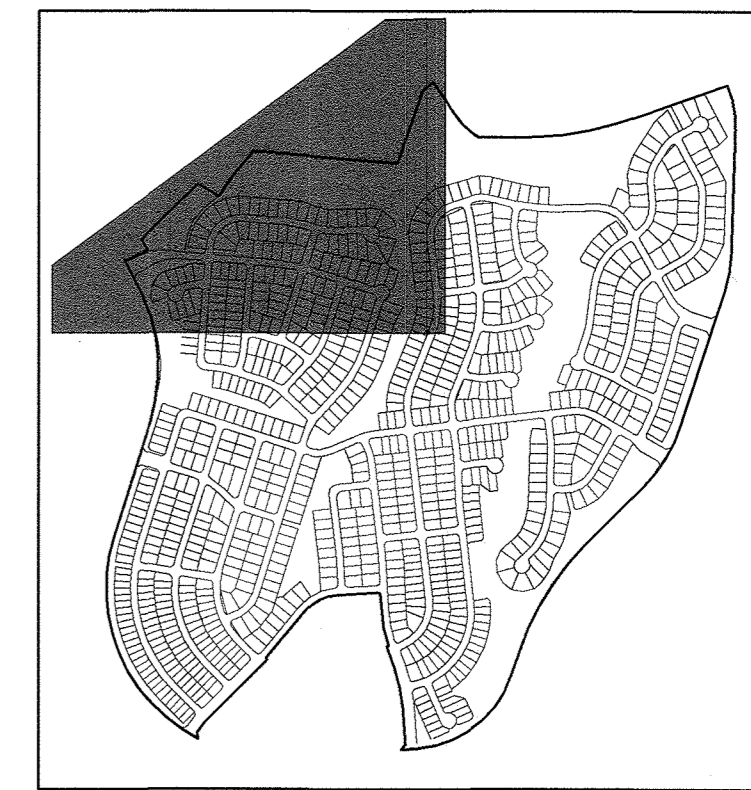
PROJECT NO. SDP17-0045

JOB NO. 15635.50

x:\1563550\Drawings\Sheet\Drawings\Site\Development\Plan\1563550SDP17-0045.dwg, PLOT\_5/15/2018 8:35:22 AM, P:\user\j

# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP  
SCALE 1"=1200'

UNTIL SUCH TIME AS THE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, J.R. 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 Westhaven Company  
Centennial 300-740-0888 • Colorado Springs 719-580-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

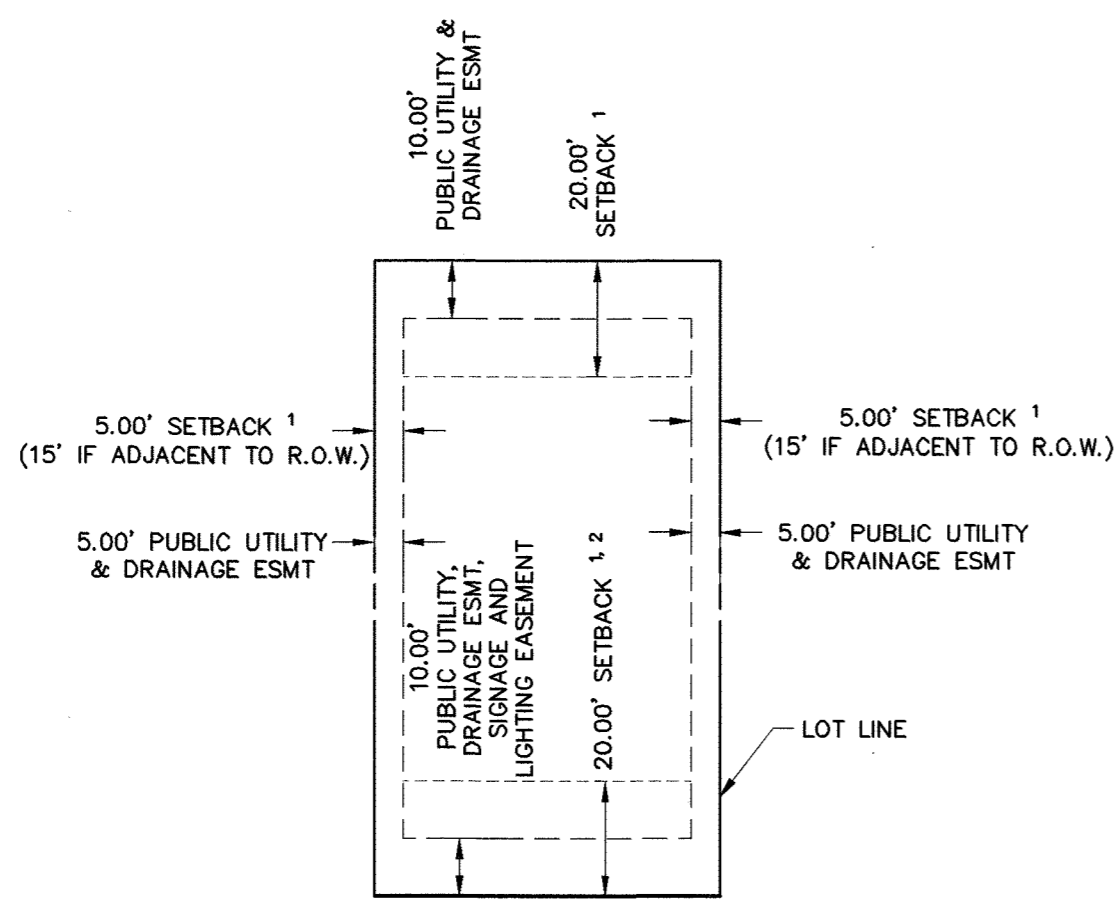
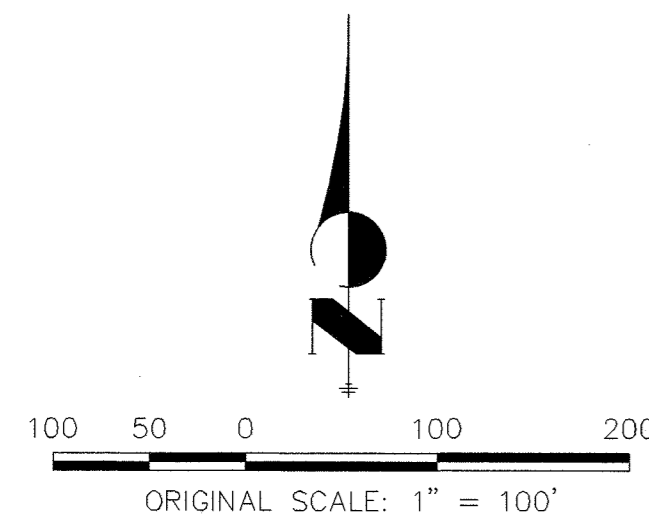
NO.	REVISION	DATE
1	REVISED LOTS PHASES 1&2 (SDP17-0045)	5/11/18

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	10/7/16	SAB	SAB	

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1	SITE PLAN
--	-----------

SHEET	OF
4	18

PROJECT NO. SDP17-0045  
JOB NO. 15635.50



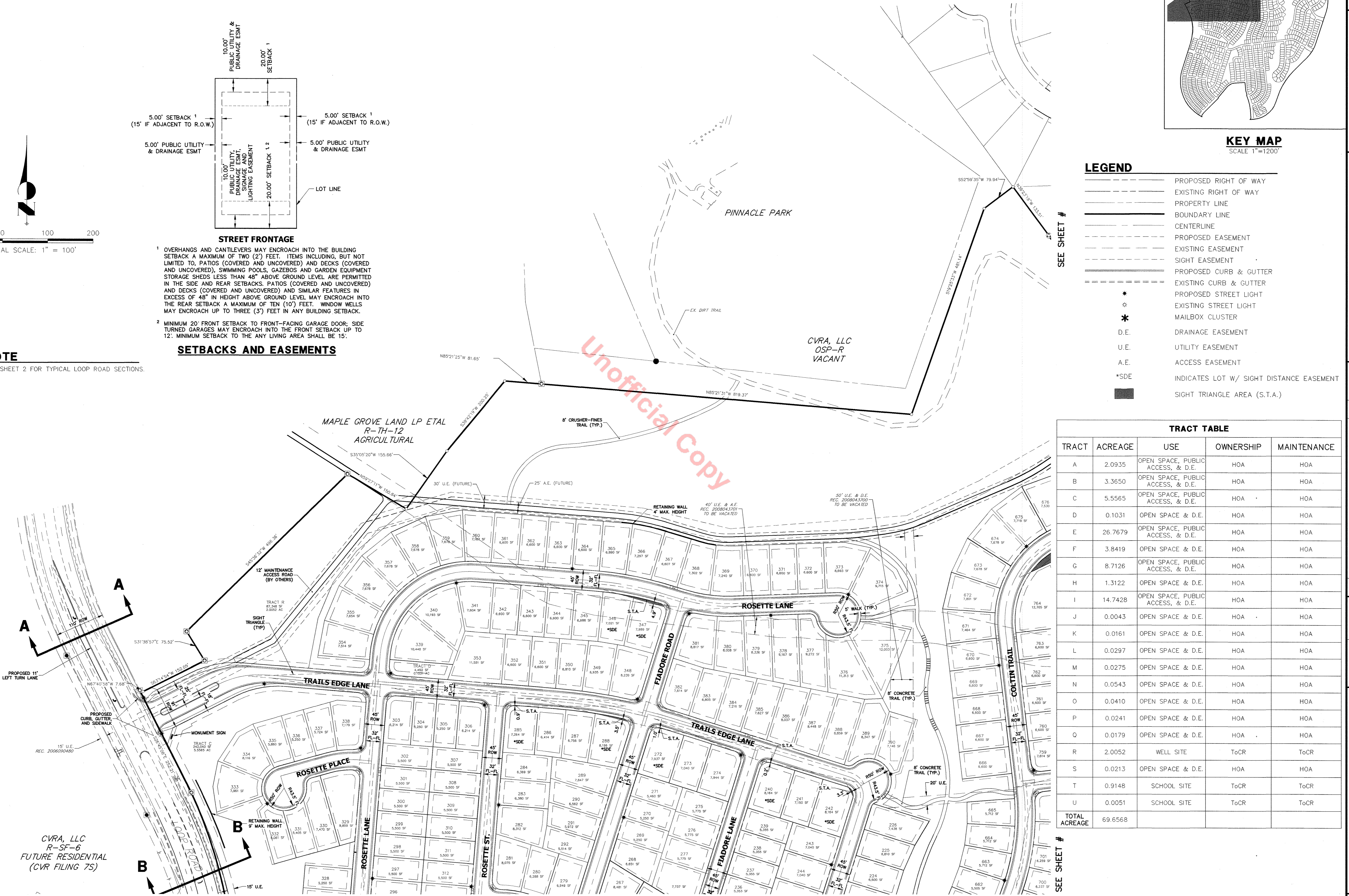
STREET FRONTAGE

- OVERHANGS AND CANTILEVERS MAY ENCR OACH INTO THE BUILDING SETBACK A MAXIMUM OF TWO (2') FEET. ITEMS INCLUDING, BUT NOT LIMITED TO, PATIOS (COVERED AND UNCOVERED) AND DECKS (COVERED AND UNCOVERED), SWIMMING POOLS, GAZEBOS AND GARDEN EQUIPMENT STORAGE SHEDS LESS THAN 48" ABOVE GROUND LEVEL ARE PERMITTED IN THE SIDE AND REAR SETBACKS. PATIOS (COVERED AND UNCOVERED) AND DECKS (COVERED AND UNCOVERED) AND SIMILAR FEATURES IN EXCESS OF 48" IN HEIGHT ABOVE GROUND LEVEL MAY ENCR OACH INTO THE REAR SETBACK A MAXIMUM OF TEN (10') FEET. WINDOW WELLS MAY ENCR OACH UP TO THREE (3') FEET IN ANY BUILDING SETBACK.
- MINIMUM 20' FRONT SETBACK TO FRONT-FACING GARAGE DOOR; SIDE TURNED GARAGES MAY ENCR OACH INTO THE FRONT SETBACK UP TO 12'. MINIMUM SETBACK TO THE ANY LIVING AREA SHALL BE 15'.

**SETBACKS AND EASEMENTS**

**NOTE**

SEE SHEET 2 FOR TYPICAL LOOP ROAD SECTIONS.



**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
- MAILBOX CLUSTER
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- \*SDE INDICATES LOT W/ SIGHT DISTANCE EASEMENT
- SIGHT TRIANGLE AREA (S.T.A.)

**TRACT TABLE**

TRACT	ACREAGE	USE	OWNERSHIP	MAINTENANCE
A	2.0935	OPEN SPACE, PUBLIC ACCESS, & D.E.	HOA	HOA
B	3.3650	OPEN SPACE, PUBLIC ACCESS, & D.E.	HOA	HOA
C	5.5565	OPEN SPACE, PUBLIC ACCESS, & D.E.	HOA	HOA
D	0.1031	OPEN SPACE & D.E.	HOA	HOA
E	26.7679	OPEN SPACE, PUBLIC ACCESS, & D.E.	HOA	HOA
F	3.8419	OPEN SPACE & D.E.	HOA	HOA
G	8.7126	OPEN SPACE, PUBLIC ACCESS, & D.E.	HOA	HOA
H	1.3122	OPEN SPACE & D.E.	HOA	HOA
I	14.7428	OPEN SPACE, PUBLIC ACCESS, & D.E.	HOA	HOA
J	0.0043	OPEN SPACE & D.E.	HOA	HOA
K	0.0161	OPEN SPACE & D.E.	HOA	HOA
L	0.0297	OPEN SPACE & D.E.	HOA	HOA
M	0.0275	OPEN SPACE & D.E.	HOA	HOA
N	0.0543	OPEN SPACE & D.E.	HOA	HOA
O	0.0410	OPEN SPACE & D.E.	HOA	HOA
P	0.0241	OPEN SPACE & D.E.	HOA	HOA
Q	0.0179	OPEN SPACE & D.E.	HOA	HOA
R	2.0052	WELL SITE	ToCR	ToCR
S	0.0213	OPEN SPACE & D.E.	HOA	HOA
T	0.9148	SCHOOL SITE	ToCR	ToCR
U	0.0051	SCHOOL SITE	ToCR	ToCR
<b>TOTAL ACREAGE</b>	<b>69.6568</b>			

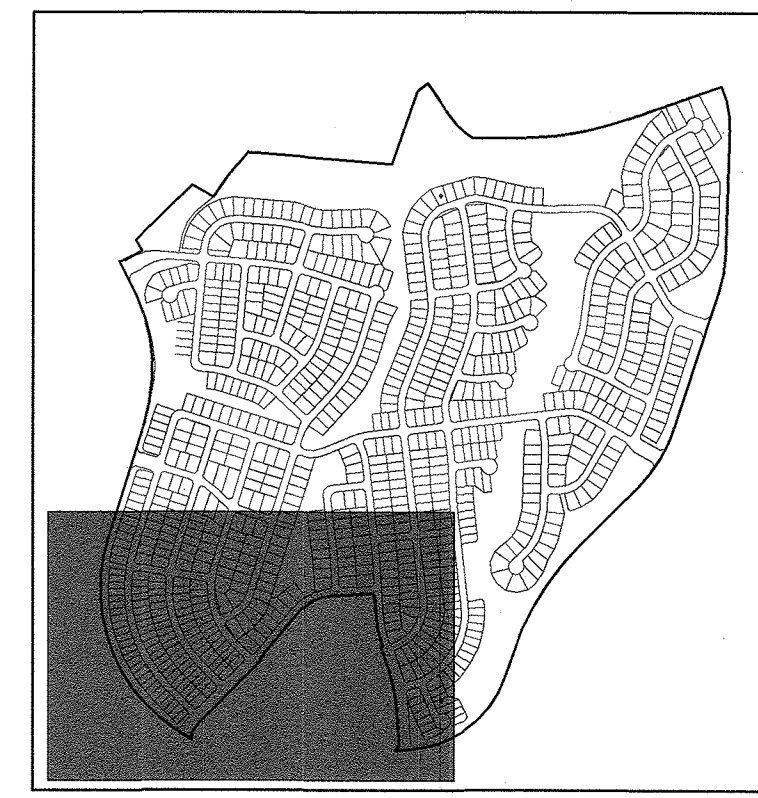
SEE SHEET 5

SEE SHEET #

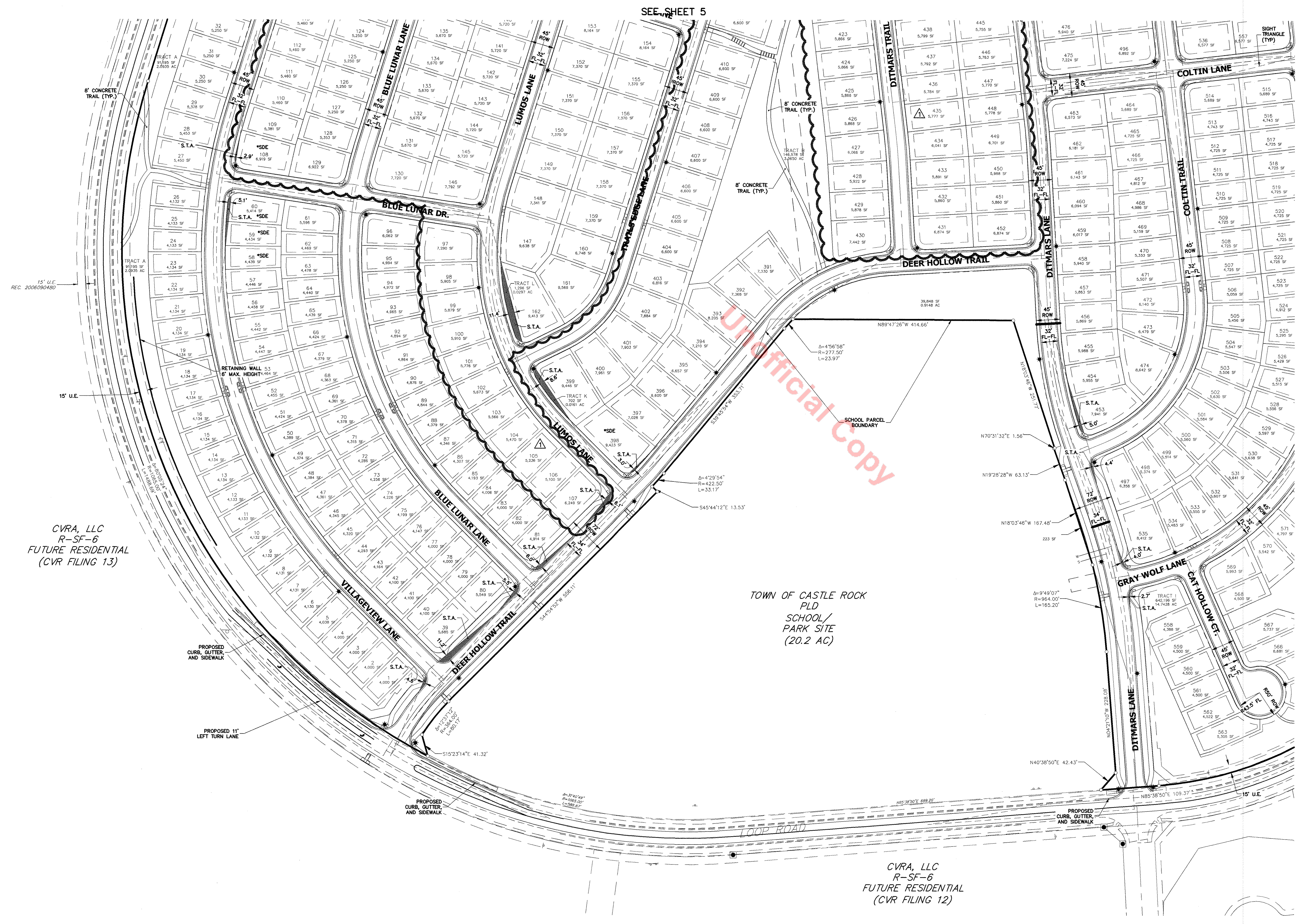


# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



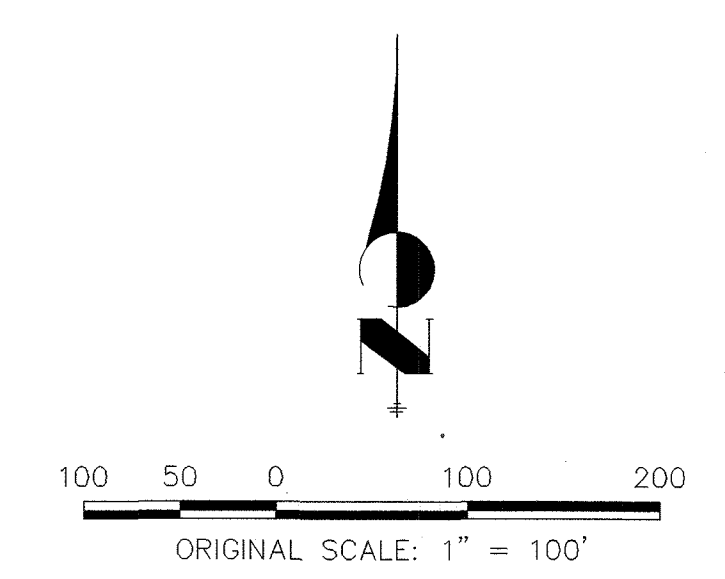
**KEY MAP**  
SCALE 1"=1200'



- 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
  - MAILBOX CLUSTER
  - DRAINAGE EASEMENT
  - UTILITY EASEMENT
  - ACCESS EASEMENT
  - \*SDE INDICATES LOT W/ SIGHT DISTANCE EASEMENT
  - SIGHT TRIANGLE AREA (S.T.A.)

SEE SHEET #

**NOTE**  
SEE SHEET 2 FOR TYPICAL LOOP ROAD SECTIONS.



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING APPROVES 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

**J.R. ENGINEERING**  
A Westcon Company  
Central 300-740-0333 • Colorado Springs 719-593-2583  
Fort Collins 970-497-8888 • www.jrengineering.com

No.	REVISION	DATE	BY	DATE
1	REVISED LOTS PHASES 1&2 (SDP17-0045)	5/11/18	JP	

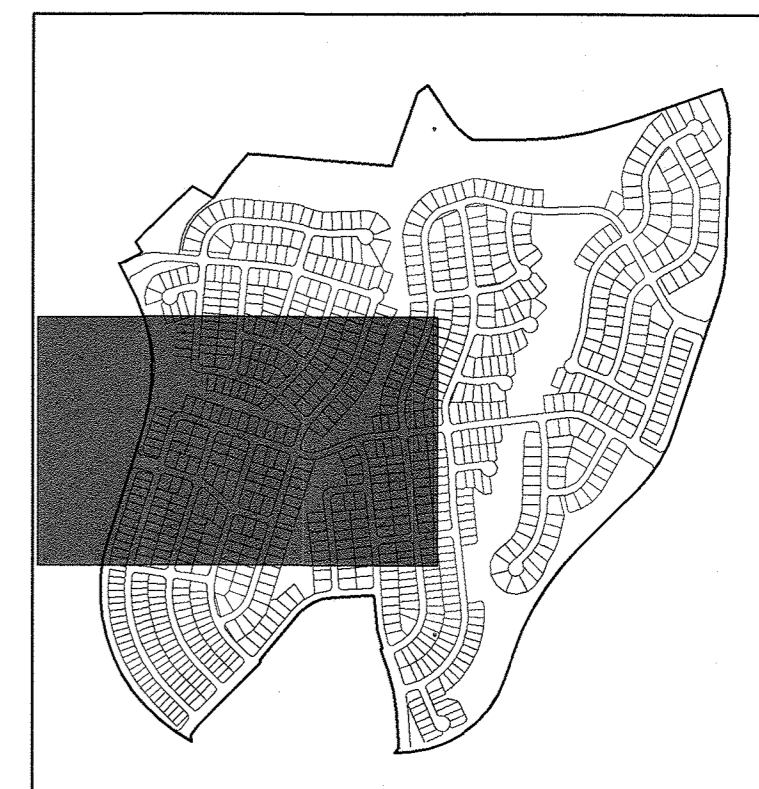
H-SCALE	1"=100'	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				10/7/16	SAB	SAB	

CRYSTAL VALLEY RANCH FILING  
NO. 15 SITE DEVELOPMENT PLAN  
AMENDMENT NO. 1  
SITE PLAN

x:\15635.50\1563550\Drawings\sheet.dwg Site Development Plan\1563550SDP P101.dwg, P101 (S), 5/15/2018 8:28:08 AM, (Plotted)

# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



**KEY MAP**  
SCALE 1"=1200'

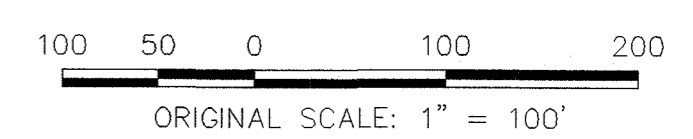
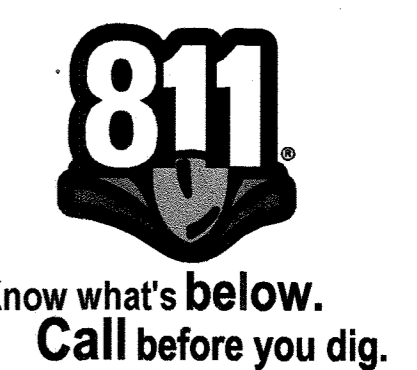
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES SPECIFICALLY AUTHORIZED BY WRITTEN AUTHORIZATION.

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



**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
	PROPOSED SWALE
	EXISTING 100-YEAR FEMA FLOODPLAIN
	PROPOSED 100-YEAR FLOODPLAIN



NO.	REVISION	DATE	BY
1	REVISED LOTS PHASES 1&2 (SDP17-0045)	5/11/18	JP

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=100'	N/A	10/7/16	SAB	SAB	SAB

CRYSTAL VALLEY RANCH FILING  
NO. 15 SITE DEVELOPMENT PLAN  
AMENDMENT NO. 1

GENERAL GRADING PLAN

SHEET 7 OF 18

PROJECT NO. SDP17-0045

JOB NO. 15635.50

**J-R ENGINEERING**  
A Western Company

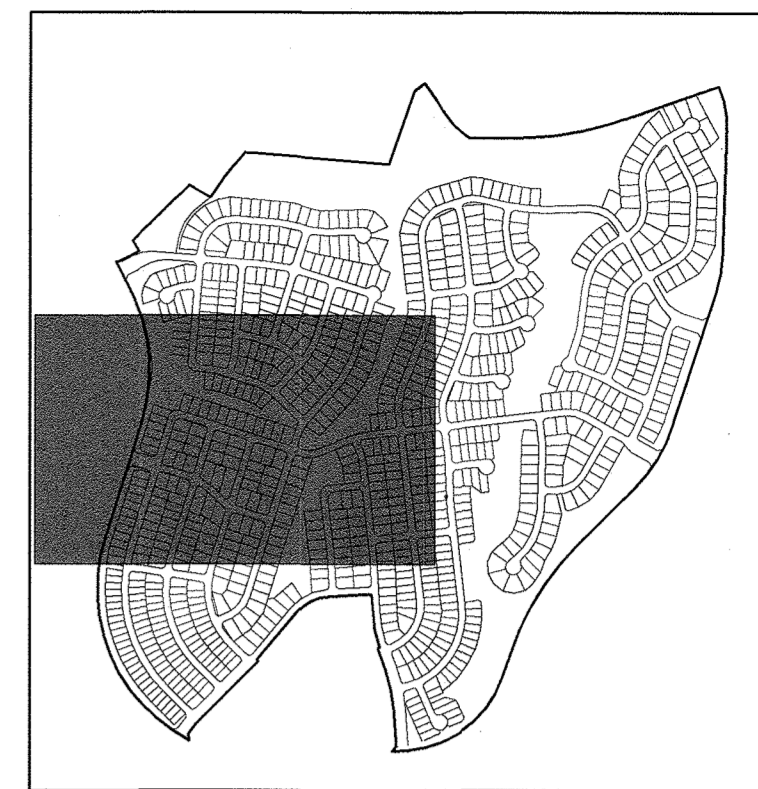
Centennial 303-740-0383 • Colorado Springs 719-559-2593  
Fort Collins 970-491-8888 • www.jrengineering.com

x:\156000\all\1563550\Drawings\shd.dwg Site Development Plan\1563550SDP GR01.dwg GR01 (3) 5/15/2018 8:26:39 AM - P:\Users\j...



# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP  
SCALE 1"=1200'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED FOR THIS 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 305-740-0383 • Colorado Springs 719-593-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISED LOTS PHASES 1&2 (SDP17-0045)	JP	5/11/18

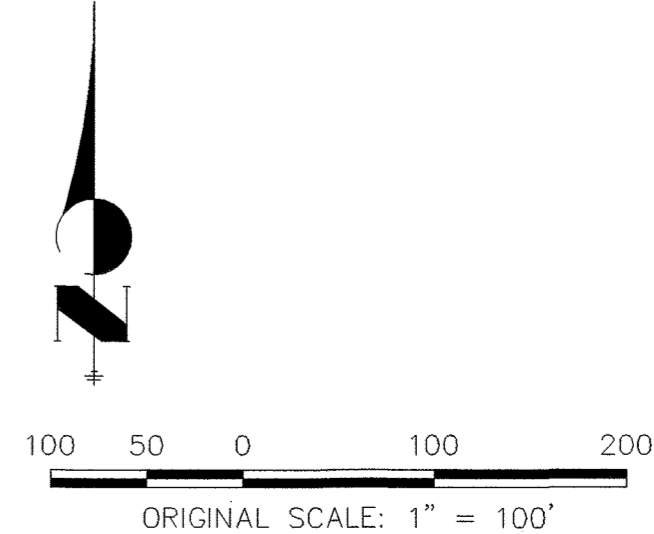
CRYSTAL VALLEY RANCH FILING  
NO. 15 SITE DEVELOPMENT PLAN  
AMENDMENT NO. 1  
GENERAL UTILITY PLAN  
SHEET 9 OF 18  
JOB NO. 15635.50

### 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 8" WATER LINE W/ GATE VALVE
- PROPOSED 12" 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 AND SANITARY SEWER IS 10' EDGE TO EDGE.
- THE MINIMUM SEPARATION BETWEEN WATERLINES AND STORM SEWER IS 10' EDGE TO EDGE.
- THE MINIMUM SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER IS 10' CL TO CL.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5'.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN AND RED WATER PRESSURE ZONES.



CVRA, LLC  
P-SF-B  
FUTURE RESIDENTIAL  
(CVR FILING 13)

15' U.E.  
REC. 2006090480

15' U.E.

EX. 16" BM  
(GREEN)

CUT IN 16"x12" TEE

10' TYPE R INLET

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

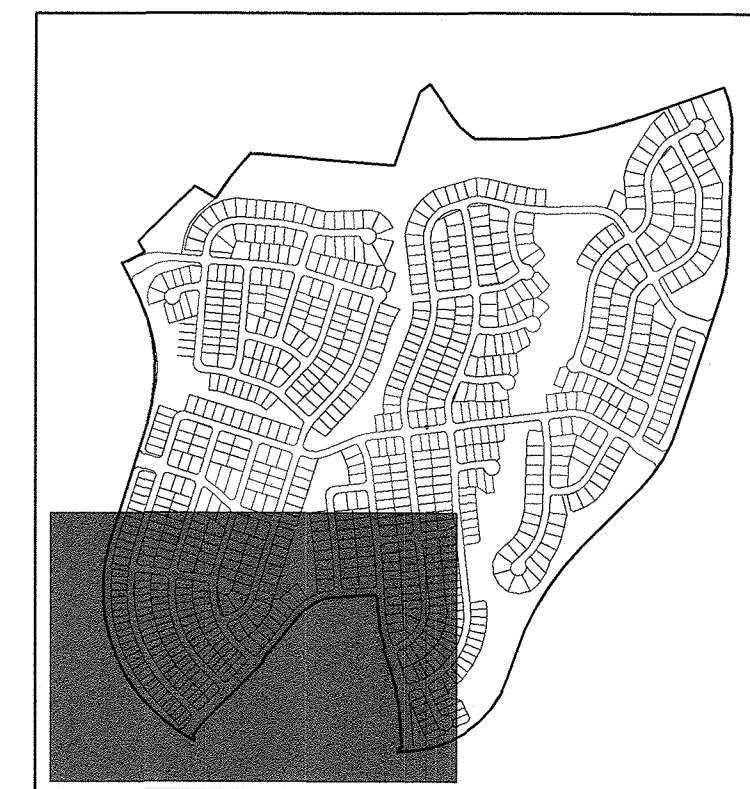
EX. 16" BM  
(GREEN)

EX. 16" BM  
(GREEN)

EX. 16"

# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 1

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



KEY MAP  
SCALE 1"=1200'

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

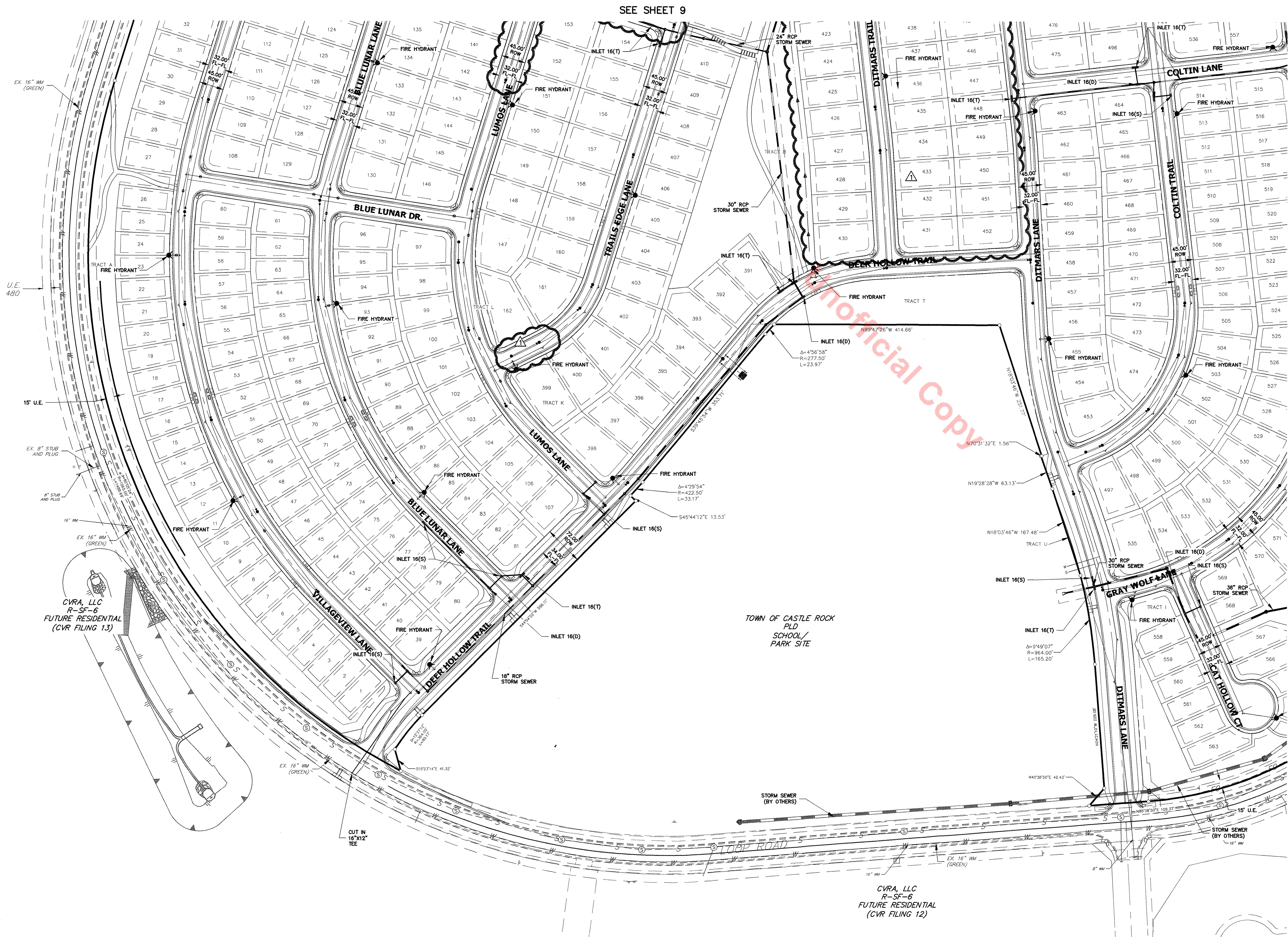
PREPARED FOR  
**CVRA, LLC**  
7200 SOUTH ALTON WAY  
SUITE C 400  
CENTENNIAL, CO 80112  
CONTACT: JERRY RICHMOND  
(303) 267-6195

**J.R. ENGINEERING**  
A Western Company  
  
Centennial 300-740-0888 • Colorado Springs 719-509-2588  
Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	DATE
1	REVISED LOTS PHASES 1&2 (SDP17-0045)	5/11/18

H-SCALE	1"=100'
V-SCALE	N/A
DATE	10/7/16
DESIGNED BY	SAB
DRAWN BY	SAB
CHECKED BY	

CRYSTAL VALLEY RANCH FILING  
NO. 15 SITE DEVELOPMENT PLAN  
AMENDMENT NO. 1  
GENERAL UTILITY 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 8" WATER LINE W/ GATE VALVE
- PROPOSED 12" 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
- U.E. INDICATES UTILITY EASEMENT

### UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES AND SANITARY SEWER IS 10' EDGE TO EDGE.
3. THE MINIMUM SEPARATION BETWEEN WATERLINES AND STORM SEWER IS 10' EDGE TO EDGE.
4. THE MINIMUM SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER IS 10' CL TO CL.
5. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5'.
6. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE-ROCK GREEN AND RED WATER PRESSURE ZONES.



ORIGINAL SCALE: 1" = 100'



Know what's below.  
Call before you dig.

PROJECT NO. SDP17-0045

Official Copy

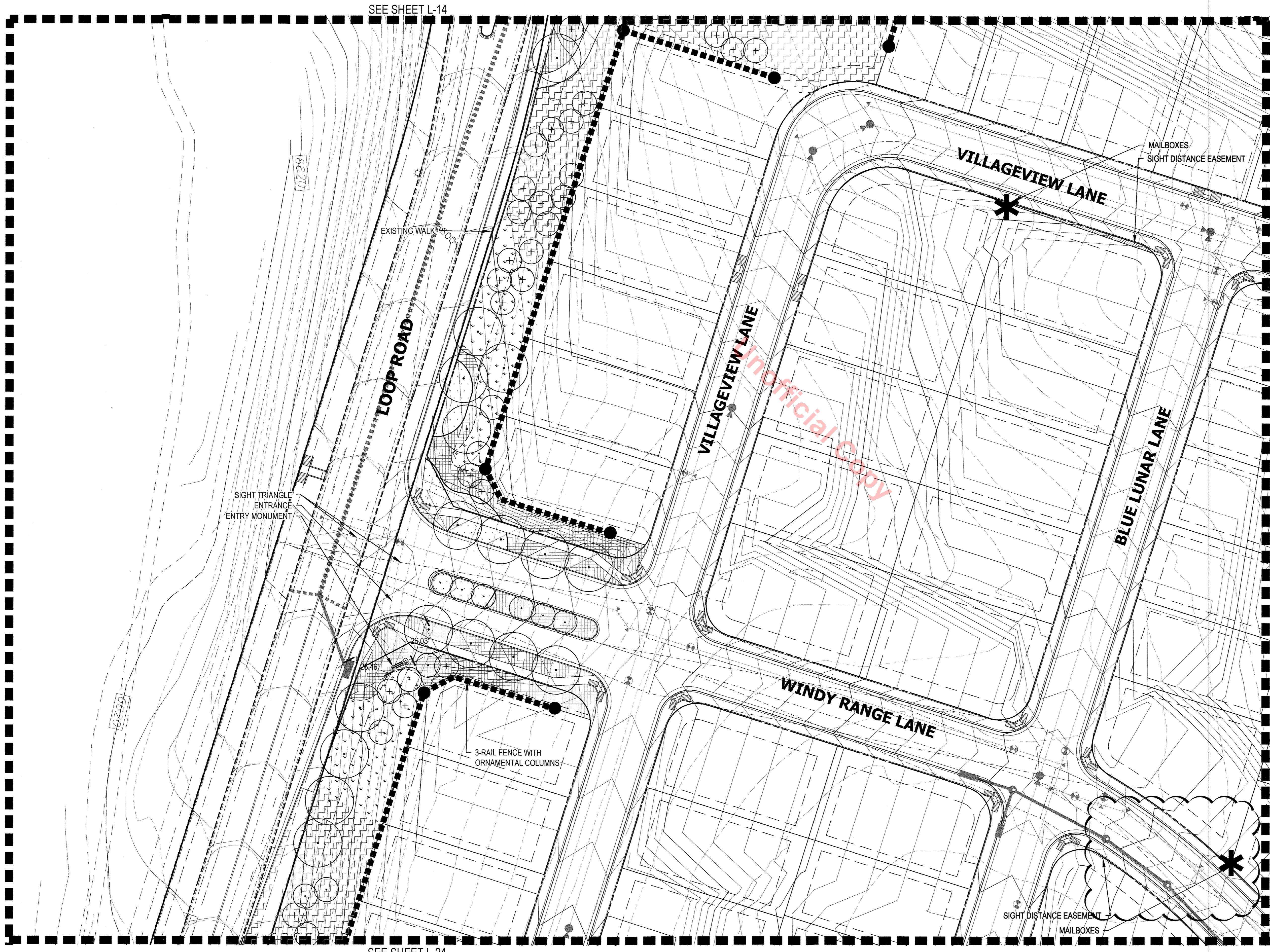
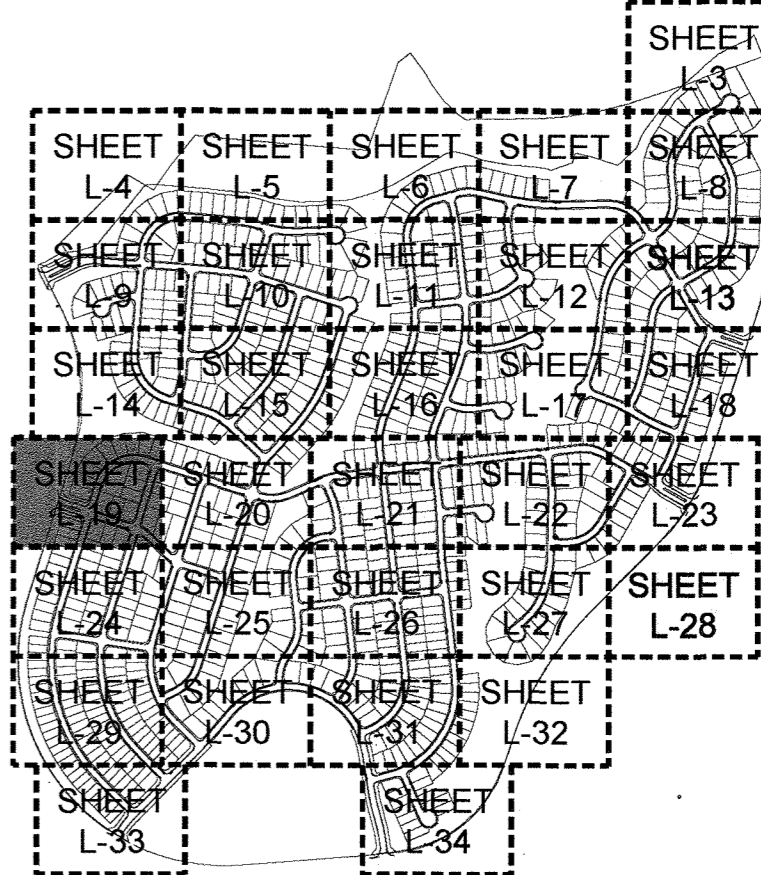
# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO.1

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

KEY MAP

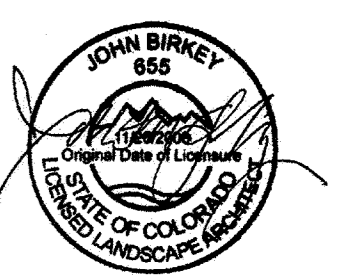


### LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- MODERATE HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

PREPARED FOR:  
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:  
I, JOHN M. BIRKEY, RLA, ASLA, AM, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 15455



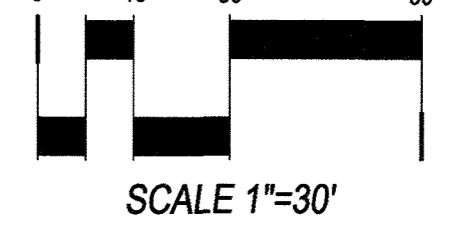
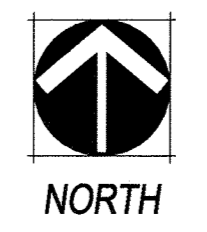
DATE:  
1st SDP - 01/22/2016  
2nd SDP - 04/22/2016  
3rd SDP - 07/05/2016  
4th SDP - 08/26/2016  
FINAL MYLAR - 10/07/2016  
REVISED LOTS IN PHASE 2 11/02/2017

AMENDMENT 1 02/27/2018  
LOT CHANGES PHASE 1 & 2 4/10/2018  
5/11/2018

NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 15  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP17-0045



L-19

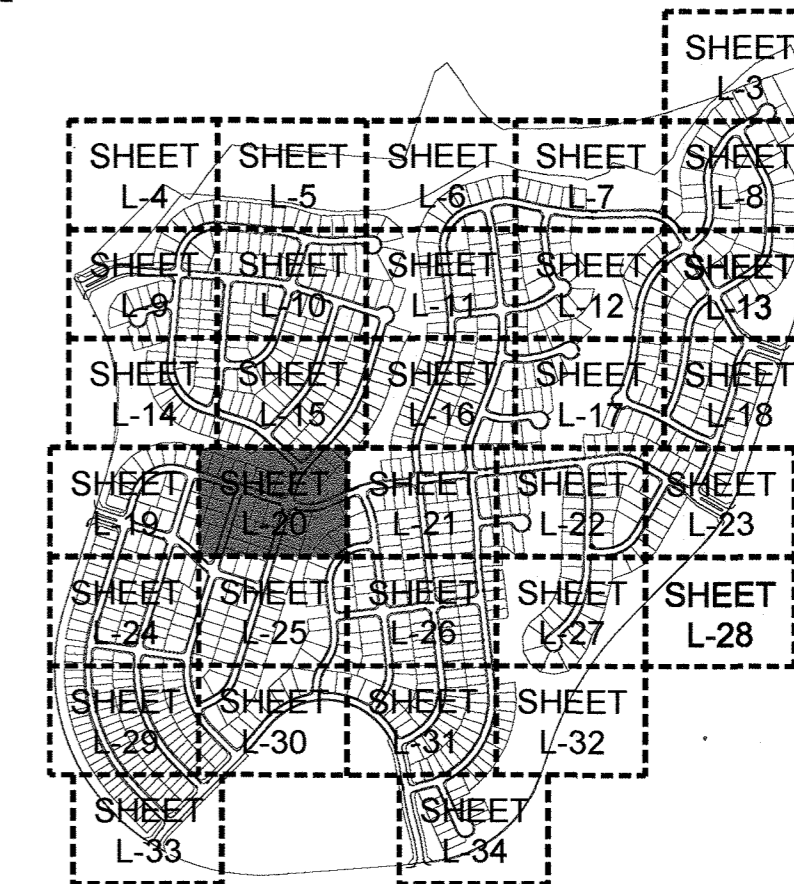
SHEET 11 OF 18

CHECKED BY: JB  
DRAWN BY: DD

# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO.1

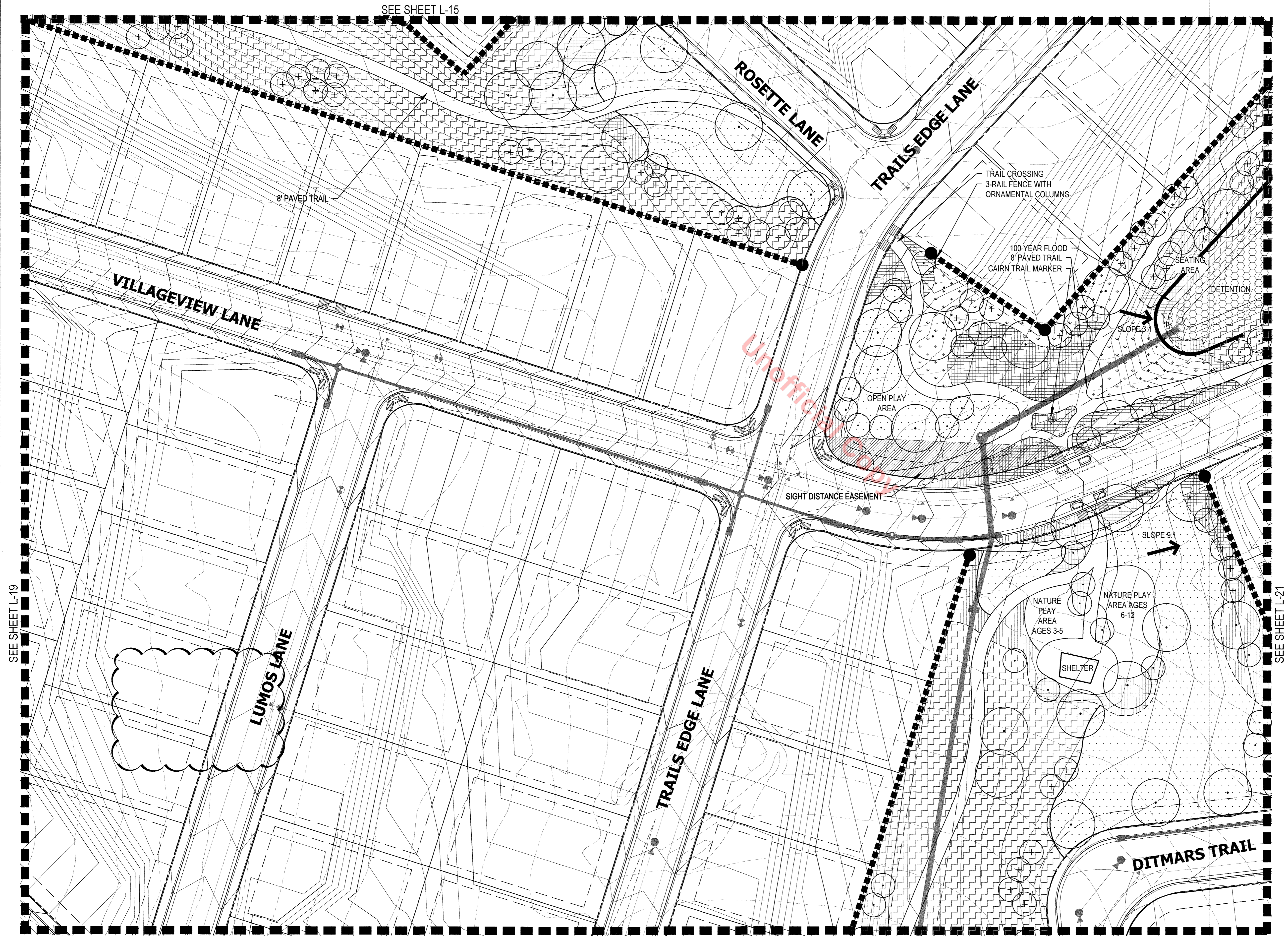
A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- MODERATE HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL



SEE SHEET L-19

SEE SHEET L-15

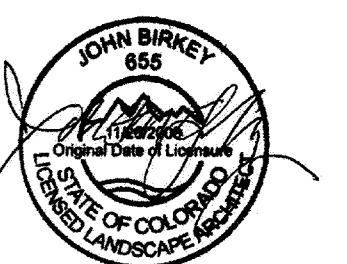
SEE SHEET L-25

SEE SHEET L-21

PREPARED FOR:  
CRYSTAL VALLEY  
RECOVERY ACQUISITION  
LLC

LANDSCAPE  
CERTIFICATION:  
JOHN M. BIRNEY, RLA, ASLA, ILM CERTIFIED  
WITH THE TOWN OF CASTLE ROCK AS A  
LANDSCAPE DESIGNER, COLORADO LICENSE  
NUMBER 05855

*John M. Birney*



DATE:  
1st SDP - 01/22/2016  
2nd SDP - 04/22/2016  
3rd SDP - 07/05/2016  
4th SDP - 08/26/2016  
FINAL MYLAR - 10/07/2016  
REVISED LOTS IN PHASE 2  
11/02/2017

AMENDMENT 1 02/27/2018  
LOT CHANGES PHASE 1 & 2  
4/10/2018  
5/11/2018

NOT FOR CONSTRUCTION

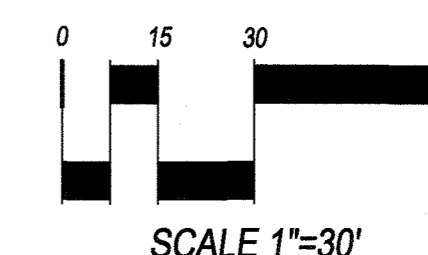
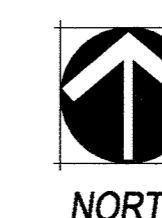
SHEET TITLE:  
LANDSCAPE  
PLAN

L-20

SHEET 12 OF 18

CRYSTAL VALLEY RANCH FILING NO. 15  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP17-0045



CHECKED BY: JB  
DRAWN BY: DD

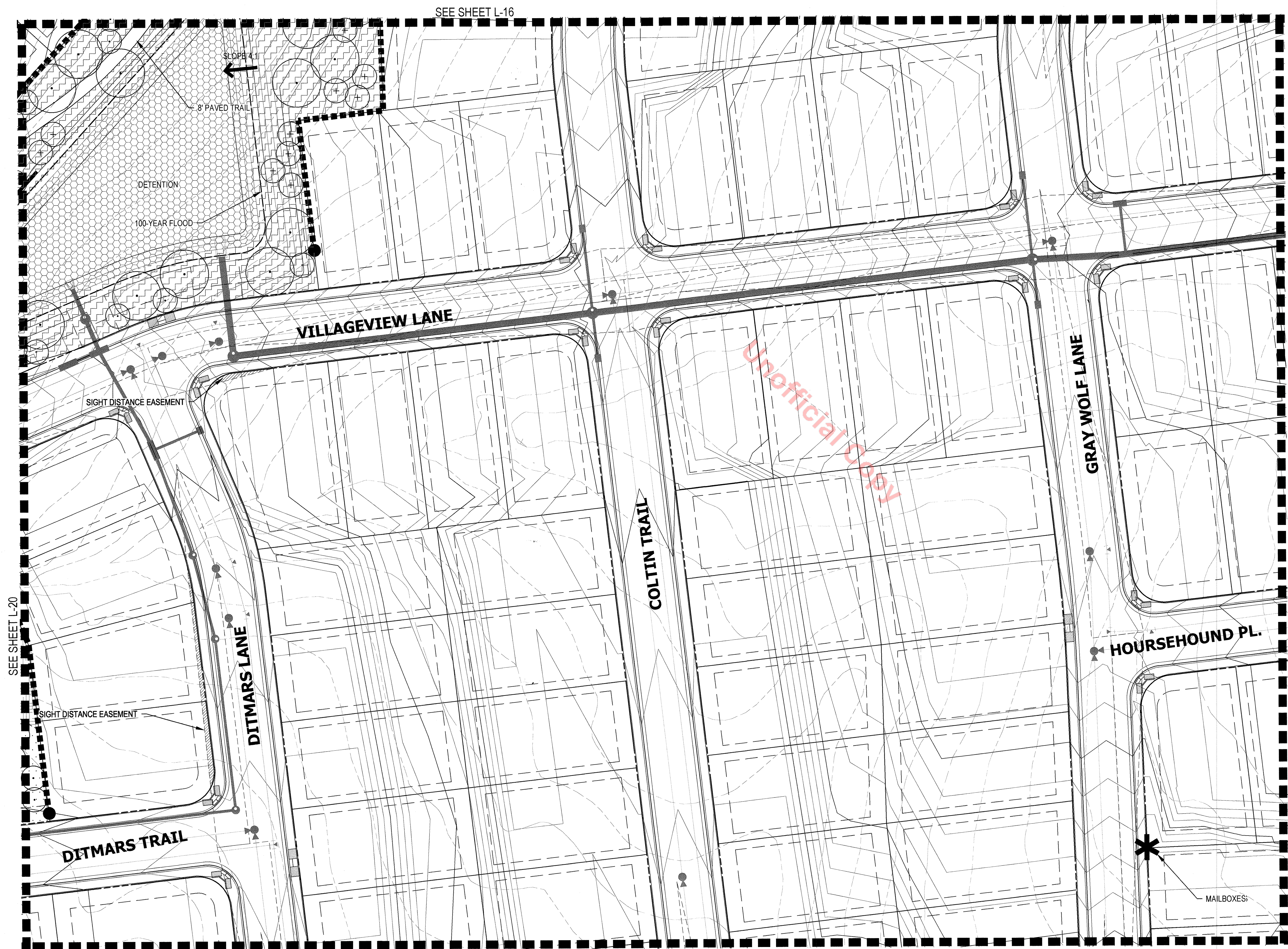
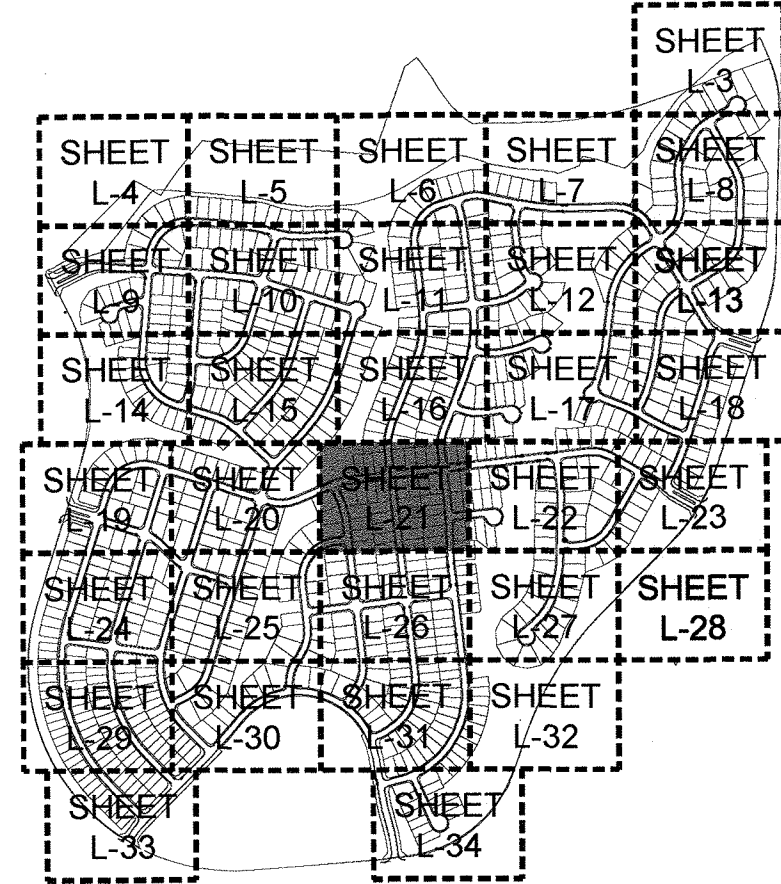
# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO.1

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

KEY MAP



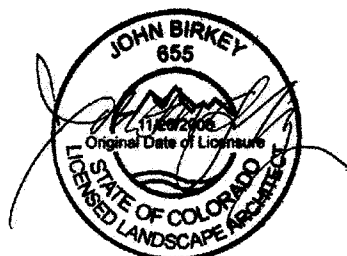
LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- MODERATE HYDROZONE IRRIGATED TURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

Unofficial Copy

PREPARED FOR:  
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:  
JOHN W. BIRNEY, NLA, ASLA, AIA, AIAA, CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 03 855



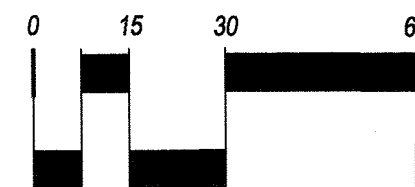
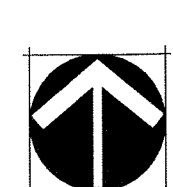
DATE:

- 1st SDP - 01/22/2016
- 2nd SDP - 04/22/2016
- 3rd SDP - 07/05/2016
- 4th SDP - 08/26/2016
- FINAL MYLAR - 10/07/2016
- REVISED LOTS IN PHASE 2 11/02/2017
- AMENDMENT 1 02/27/2018
- LOT CHANGES PHASE 1 & 2 4/10/2018
- 5/11/2018

NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 15  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP17-0045



SHEET TITLE:  
LANDSCAPE PLAN

L-21  
SHEET 13 OF 18

CHECKED BY: JB  
DRAWN BY: DD

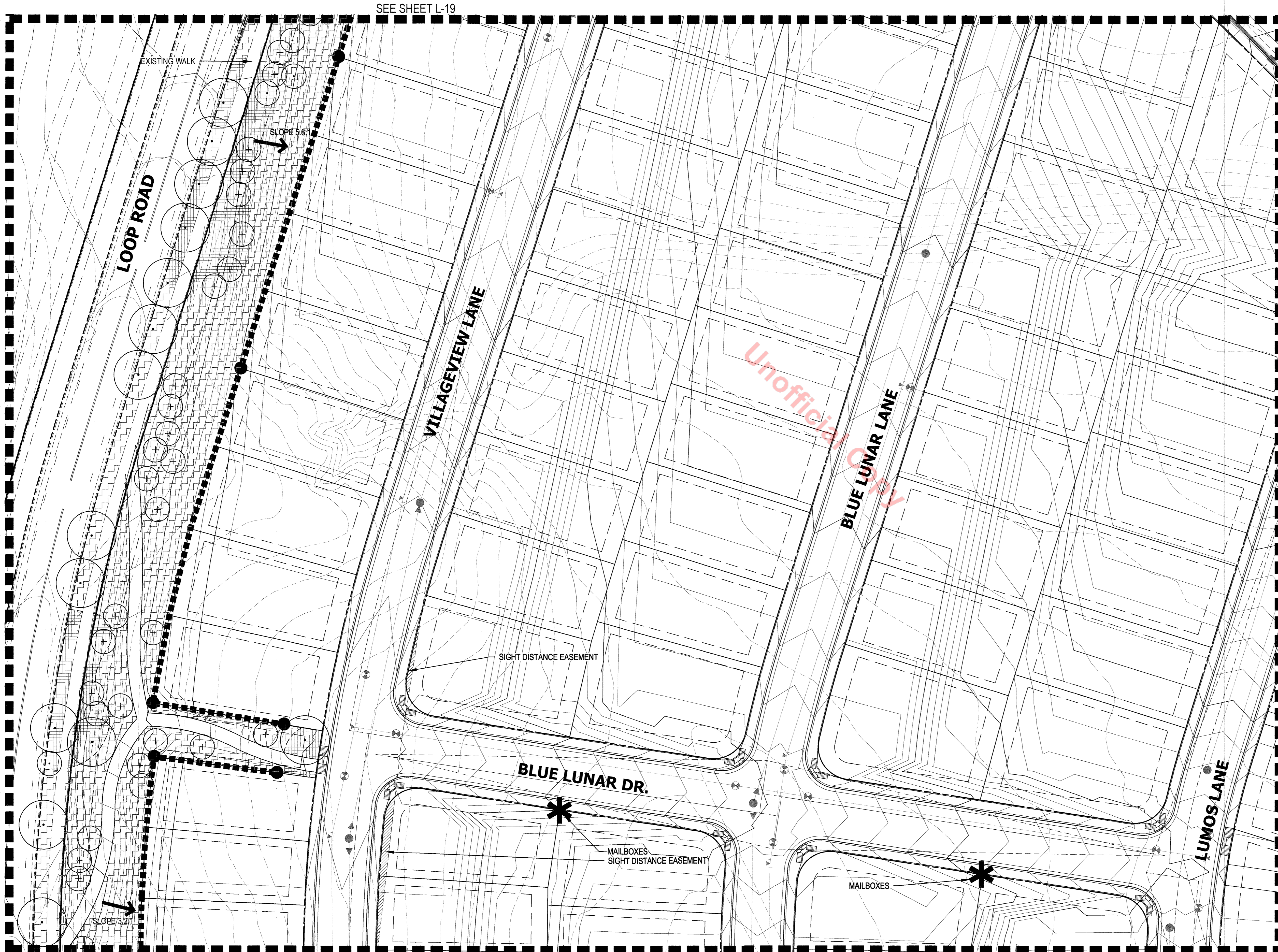
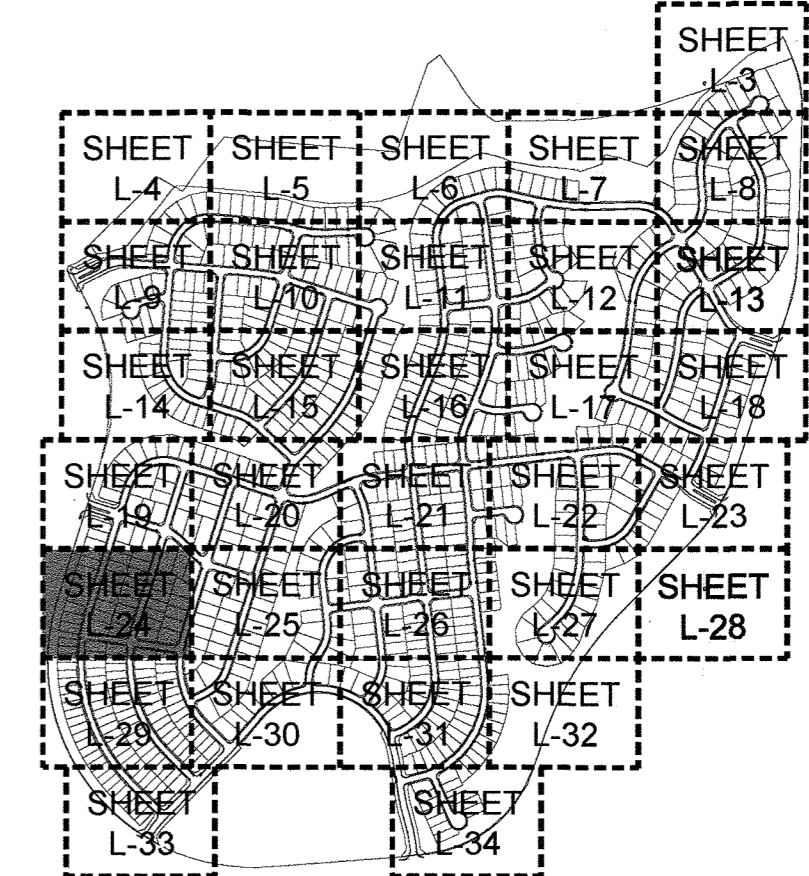
# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO.1

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

KEY MAP



### LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- MODERATE HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

PREPARED FOR:  
CRYSTAL VALLEY  
RECOVERY ACQUISITION  
LLC

LANDSCAPE  
CERTIFICATION:  
JOHN BIRNEY - RLA, AIA, LAM CERTIFIED  
WITH THE TOWN OF CASTLE ROCK AS A  
LANDSCAPE DESIGNER, COLORADO LICENSE  
NUMBER 15165



DATE:  
1st SDP - 01/22/2016  
2nd SDP - 04/22/2016  
3rd SDP - 07/05/2016  
4th SDP - 08/26/2016  
FINAL MYLAR - 10/07/2016  
REVISED LOTS IN PHASE 2  
11/02/2017

AMENDMENT 1 02/27/2018  
LOT CHANGES PHASE 1 & 2  
4/10/2018  
5/11/2018

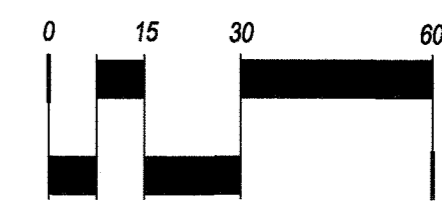
NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 15  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP17-0045



NORTH



SCALE 1"=30'



Know what's below.  
Call before you dig.

L-24

SHEET 14 OF 18

CHECKED BY: JB DD  
DRAWN BY:

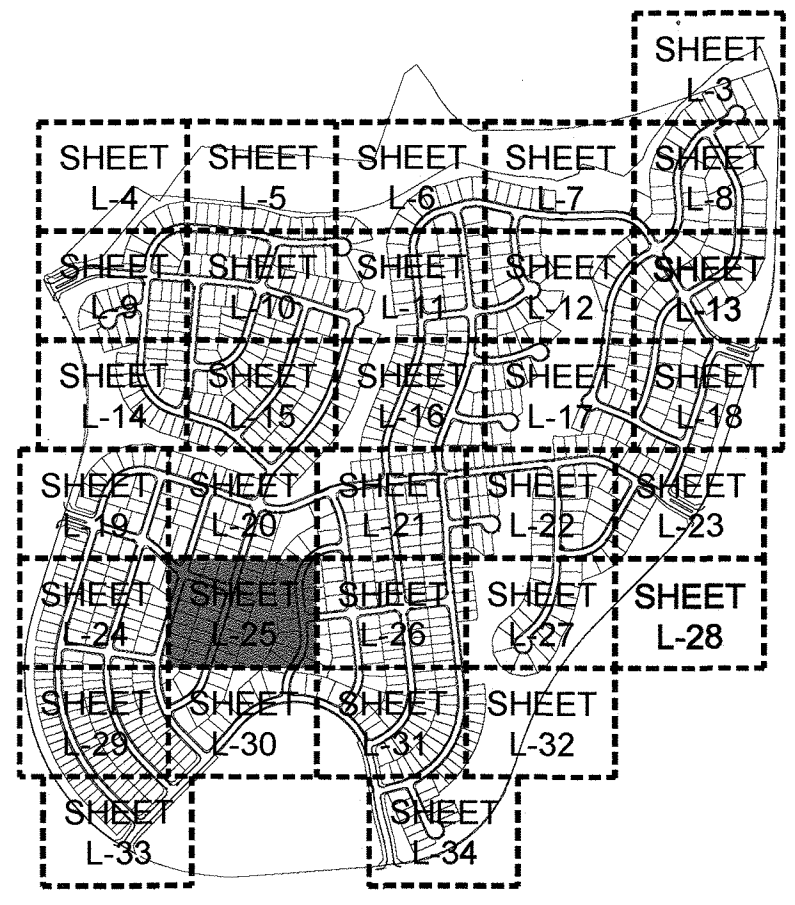
# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO.1

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



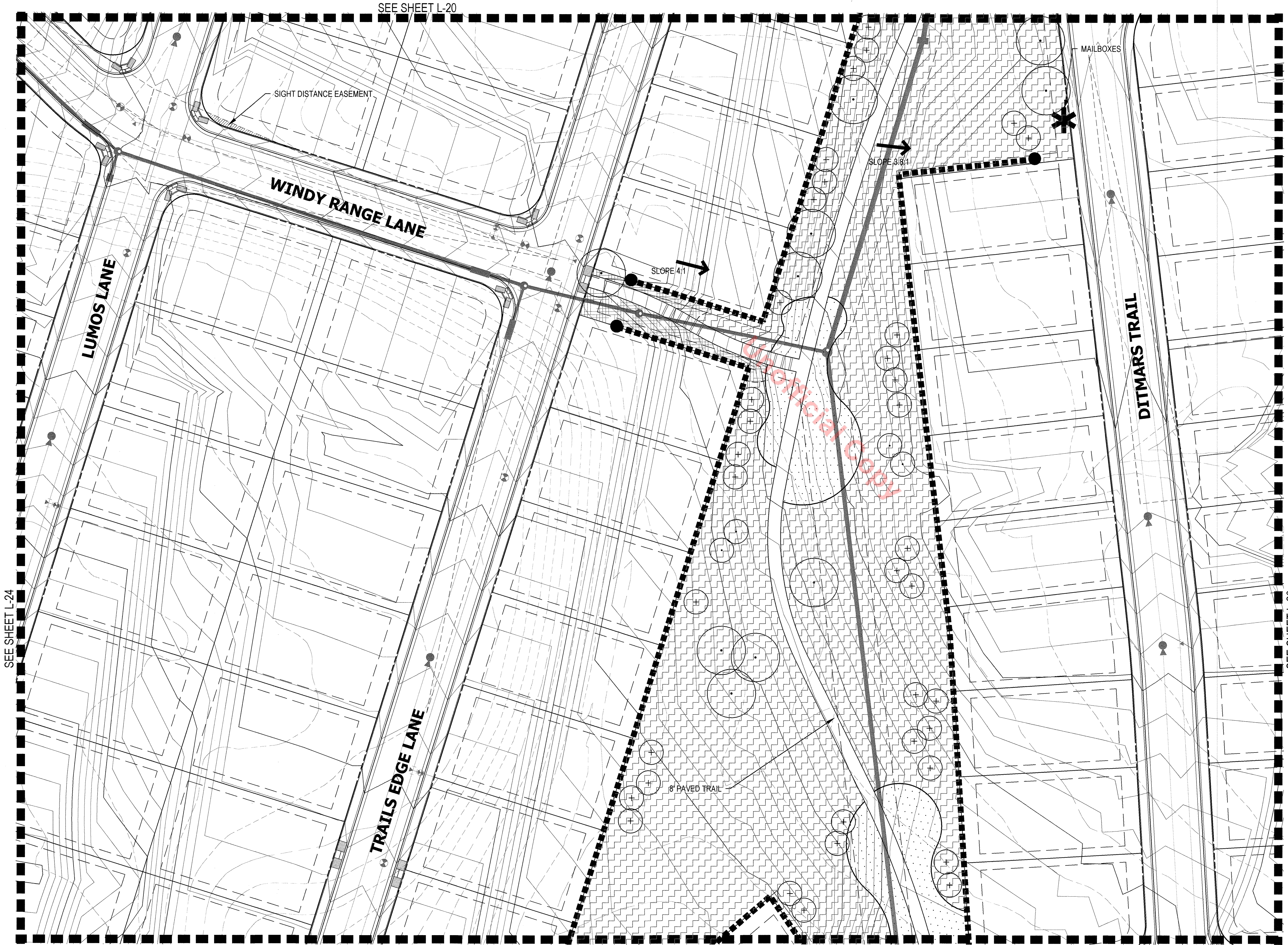
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- MODERATE HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL



SEE SHEET L-20

TRAILS EDGE LANE

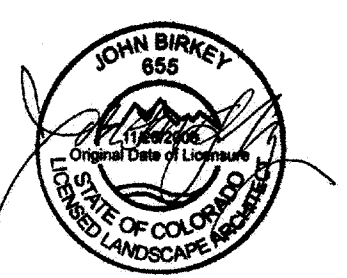
SEE SHEET L-30

SEE SHEET L-26

SEE SHEET L-24

PREPARED FOR:  
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:  
JOHN M. BIRNEY, R.L.A., A.L.A.M. CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 15 855



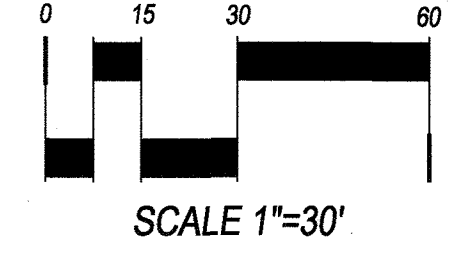
DATE:  
1st SDP - 01/22/2016  
2nd SDP - 04/22/2016  
3rd SDP - 07/05/2016  
4th SDP - 08/26/2016  
FINAL MYLAR - 10/07/2016  
REVISED LOTS IN PHASE 2 11/02/2017

AMENDMENT 1 02/27/2018  
LOT CHANGES PHASE 1 & 2 4/10/2018  
5/11/2018

NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 15  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP17-0045



SHEET TITLE:  
LANDSCAPE PLAN

L-25  
SHEET 15 OF 18

CHECKED BY: JB  
DRAWN BY: DD

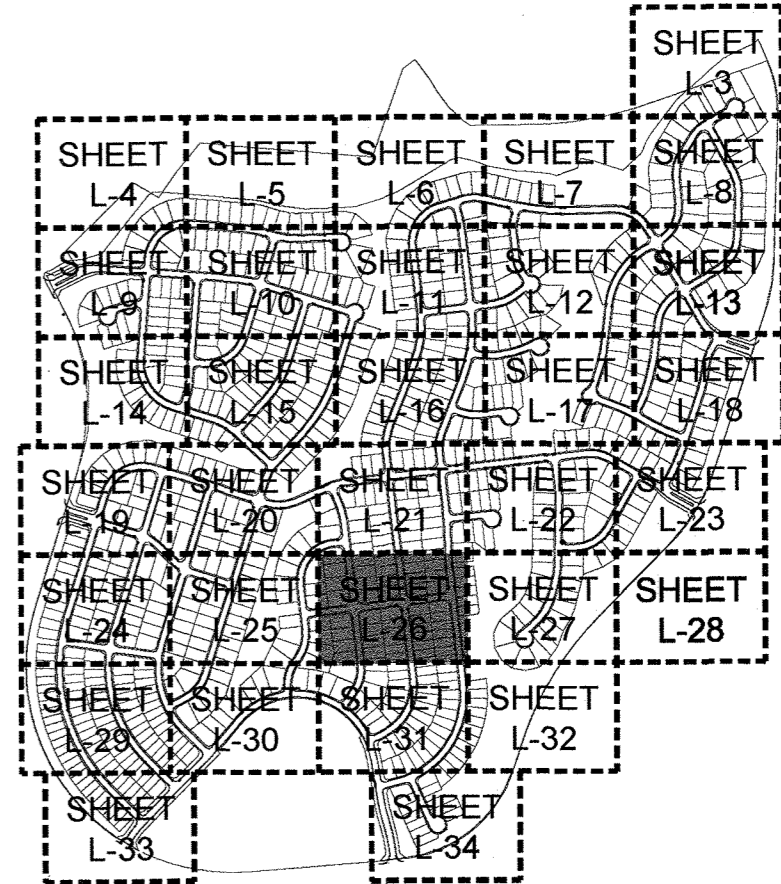
# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO.1

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



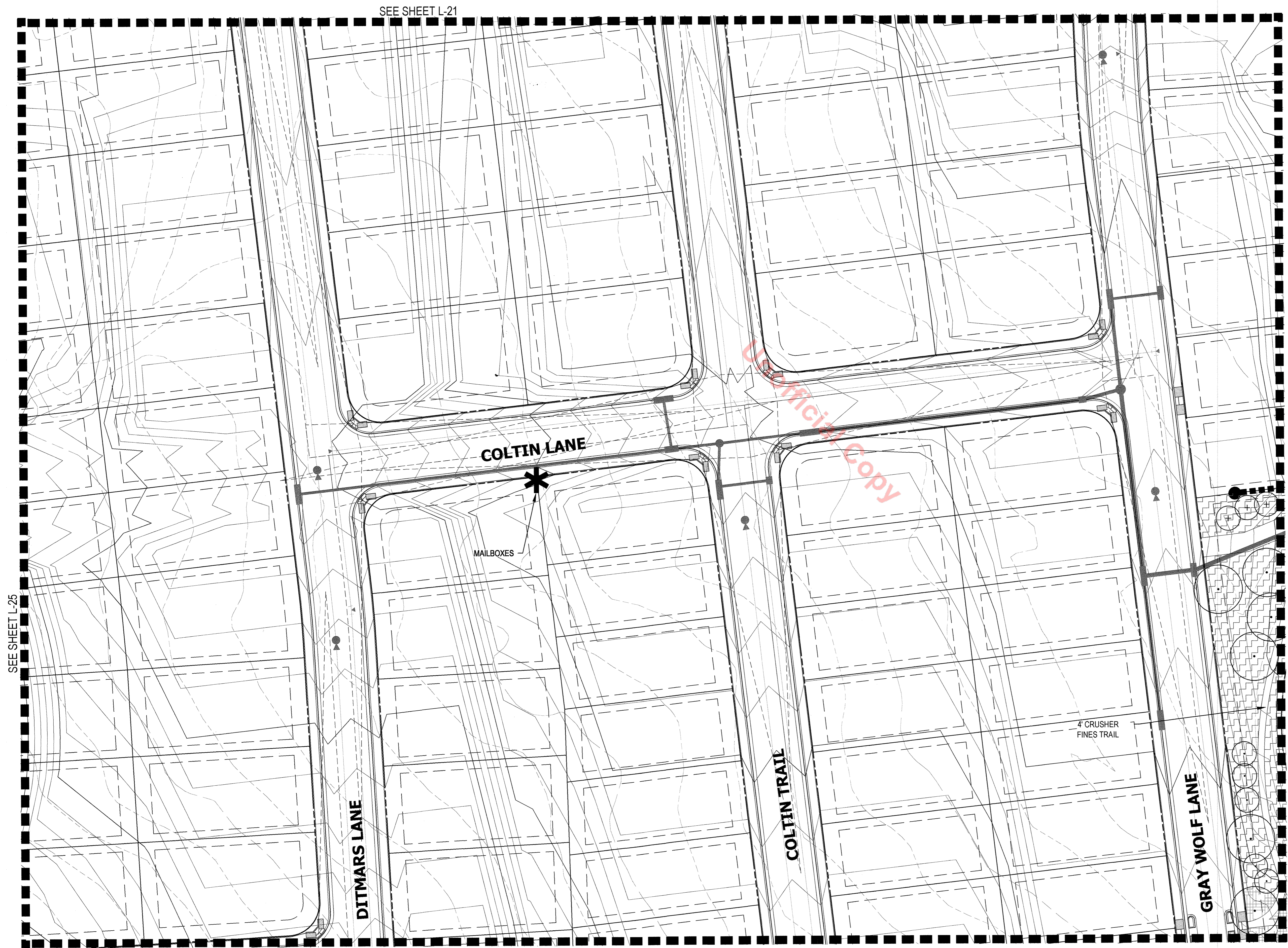
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- MODERATE HYDROZONE IRRIGATED TURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL



SEE SHEET L-21

SEE SHEET L-25

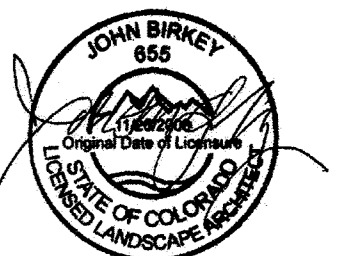
SEE SHEET L-27

SEE SHEET L-31

Unofficial Copy

PREPARED FOR:  
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:  
JOHN BIRNEY, NLA, ASLA, AIA, IS CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 15105



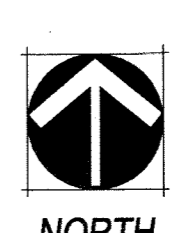
DATE:  
1st SDP - 01/22/2016  
2nd SDP - 04/22/2016  
3rd SDP - 07/05/2016  
4th SDP - 08/26/2016  
FINAL MYLAR - 10/07/2016  
REVISED LOTS IN PHASE 2  
11/02/2017

AMENDMENT 1 02/27/2018  
LOT CHANGES PHASE 1 & 2  
4/10/2018  
5/11/2018

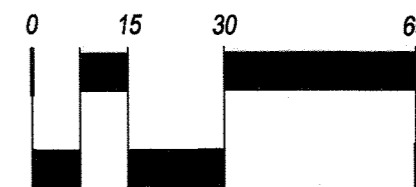
NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 15  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP17-0045



NORTH



SCALE 1"=30'



Know what's below.  
Call before you dig.

SHEET TITLE:  
LANDSCAPE PLAN

L-26

SHEET 16 OF 18

CHECKED BY: JB DD  
DRAWN BY:

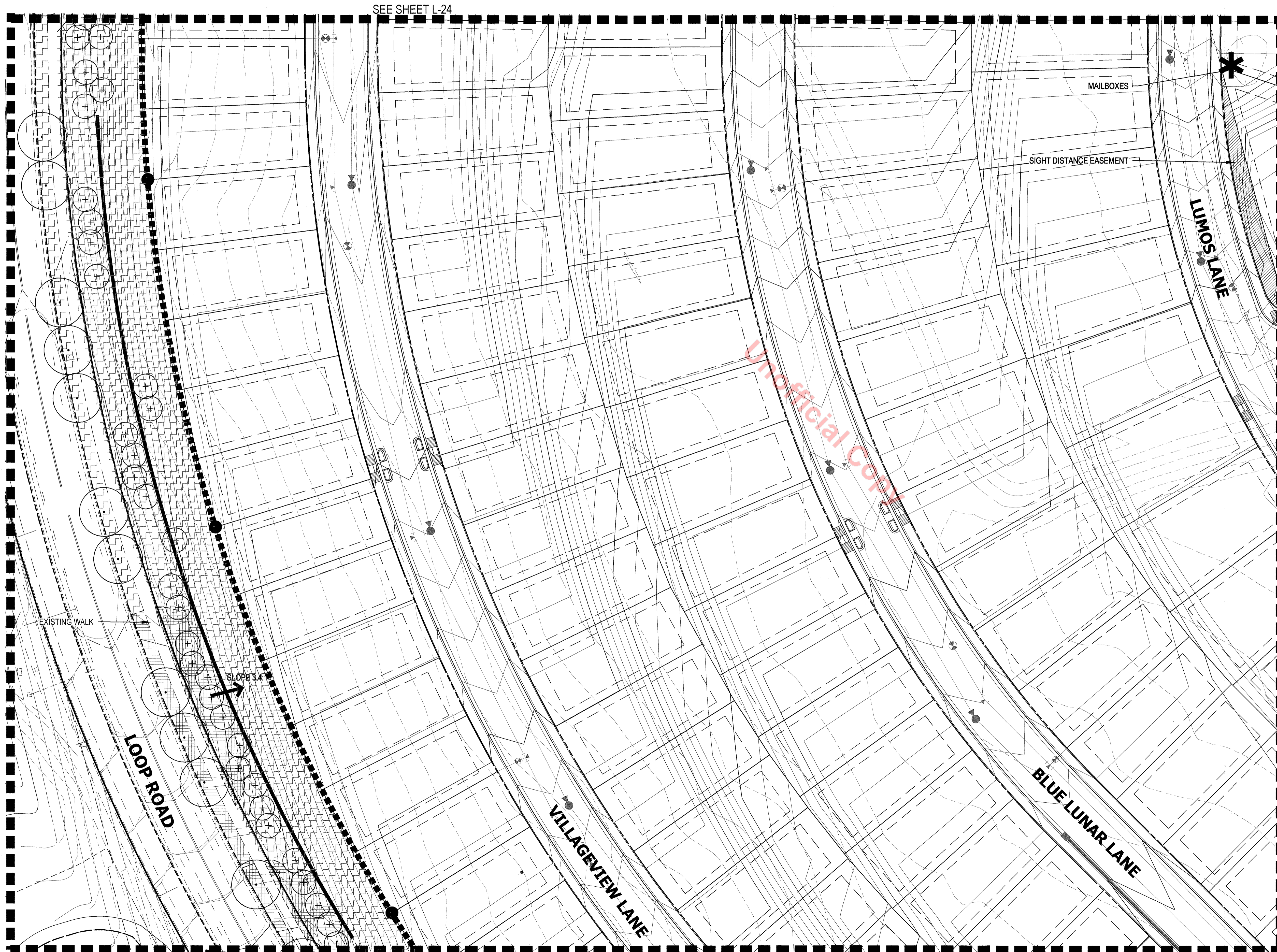
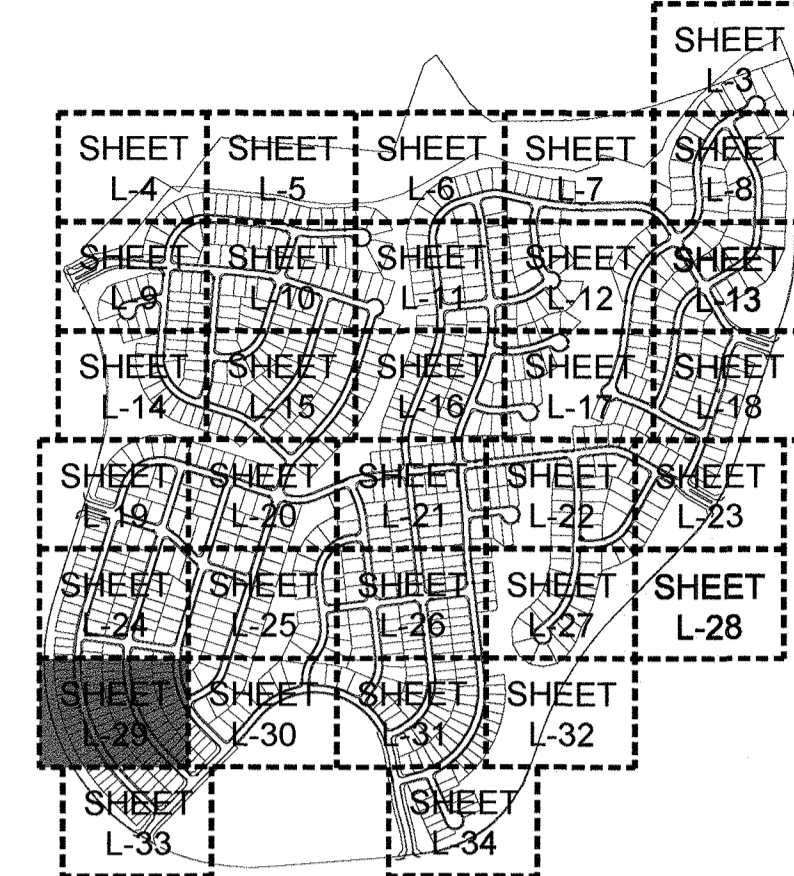
# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO.1

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186

KEY MAP

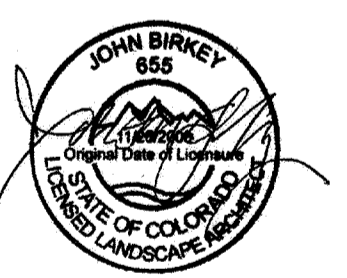


### LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- MODERATE HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

PREPARED FOR:  
CRYSTAL VALLEY  
RECOVERY ACQUISITION  
LLC

LANDSCAPE  
CERTIFICATION:  
JOHN BIRNEY, RLA, AIA, AAM CERTIFIED  
WITH THE TOWN OF CASTLE ROCK AS A  
LANDSCAPE DESIGNER, COLORADO LICENSE  
NUMBER 15455



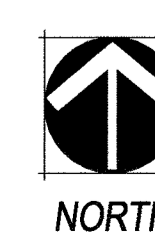
DATE:  
1st SDP - 01/22/2016  
2nd SDP - 04/22/2016  
3rd SDP - 07/05/2016  
4th SDP - 08/26/2016  
FINAL MYLAR - 10/07/2016  
REVISED LOTS IN PHASE 2  
11/02/2017

AMENDMENT 1 02/27/2018  
LOT CHANGES PHASE 1 & 2  
4/10/2018  
5/11/2018

NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 15  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP17-0045



Know what's below.  
Call before you dig.

L-29

SHEET 17 OF 18

CHECKED BY: JB  
DRAWN BY: DD

SEE SHEET L-33

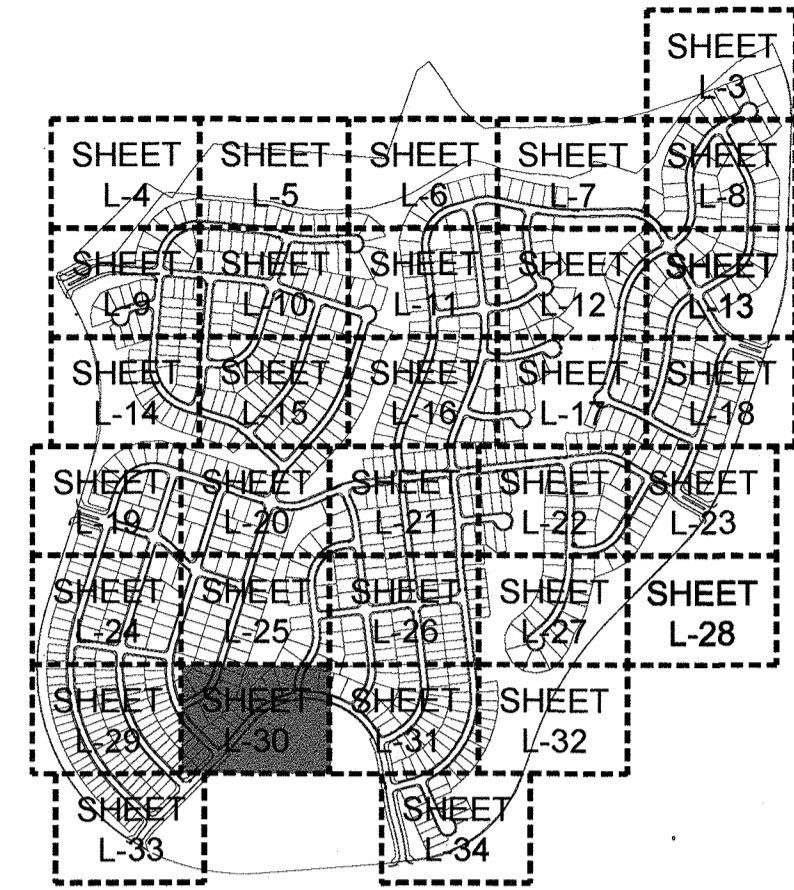
SEE SHEET L-24

SEE SHEET L-30

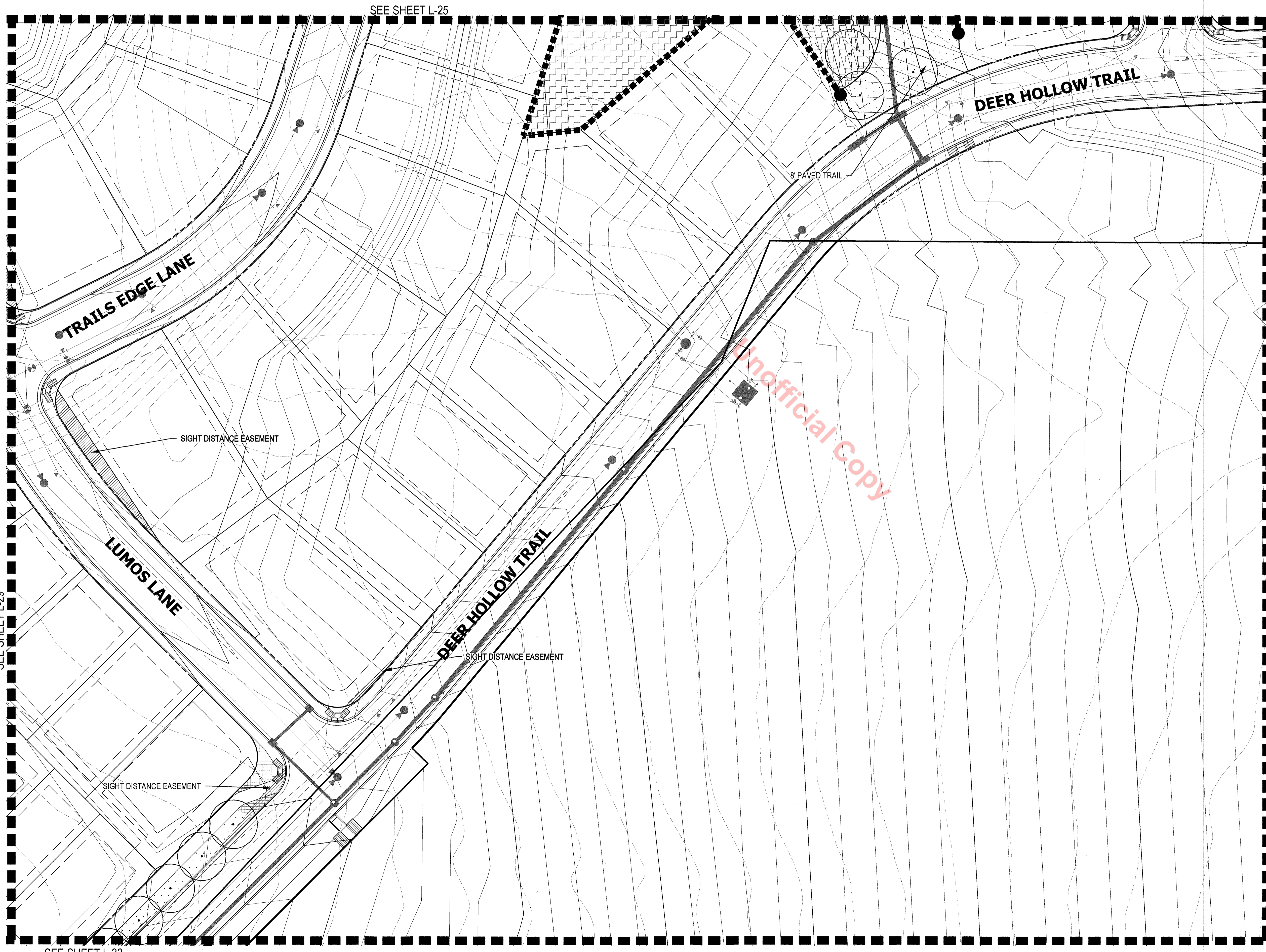
# CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO.1

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF DOUGLAS, STATE OF COLORADO

KEY MAP



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186



### LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- MODERATE HYDROZONE IRRIGATED ENVIROTURF SOD
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

PREPARED FOR:  
CRYSTAL VALLEY  
RECOVERY ACQUISITION  
LLC

LANDSCAPE  
CERTIFICATION:  
1. JOHN M. BIRKEY, RLA, ASLA AM CERTIFIED  
LANDSCAPE DESIGNER - COLORADO LICENSE  
NUMBER 15 655



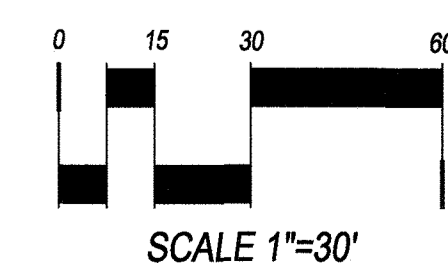
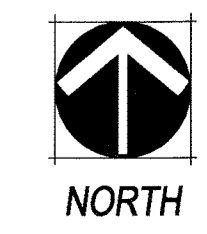
DATE:  
1st SDP - 01/22/2016  
2nd SDP - 04/22/2016  
3rd SDP - 07/05/2016  
4th SDP - 08/26/2016  
FINAL MYLAR - 10/07/2016  
REVISED LOTS IN PHASE 2  
11/02/2017

AMENDMENT 1 02/27/2018  
LOT CHANGES PHASE 1 & 2  
4/10/2018  
5/11/2018

NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 15  
SITE DEVELOPMENT PLAN AMENDMENT NO. 1

PROJECT NO. SDP17-0045



SHEET TITLE:  
LANDSCAPE  
PLAN

L-30

SHEET 18 OF 18

CHECKED BY: JB DD  
DRAWN BY:

SEE SHEET L-29

SEE SHEET L-25

SEE SHEET L-31

SEE SHEET L-33