

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

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

NORRIS DESIGN
www.norris-design.com

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

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PURPOSE STATEMENT

SDP16-0005: THE PURPOSE OF THIS AMENDMENT IS TO RAISE CATTLE CROSS ROAD AND CATTLE CROSS TRAIL BY APPROXIMATELY 4 FEET TO REDUCE THE AMOUNT OF EXPORT. THIS WILL REDUCE THE IMPACT TO THE TOWN'S ROADS, THE ENVIRONMENT AND TO THE RESIDENTS IN THE AREA. TWO WALLS TOTALING APPROXIMATELY 700 FEET IN LENGTH WITH A MAXIMUM HEIGHT OF 7 FEET WERE ADDED NORTH OF THE SITE. LANDSCAPE CHANGES LIMITED TO (LESS THAN 10') SMALL TREE SHIFTS AROUND ADDITIONAL PROPOSED WALL. DUE TO THESE MINOR TREE SHIFTS AND NO CHANGES IN IRRIGATED NATIVE SEED, IRRIGATION PLANS WILL NOT BE UPDATED.

LEGAL DESCRIPTION

TRACT Q AND TRACT S, CRYSTAL VALLEY RANCH FILING NO. 15 PLAT RECORDED UNDER RECEPTION NO. 2018034458 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

TOGETHER WITH:

ALL OF CRYSTAL VALLEY RANCH FILING NO. 15 PLAT, AMENDMENT NO. 5 RECORDED UNDER RECEPTION NO. 2019036926 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER.

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

SHEET INDEX

1	COVER SHEET
2 to 3	RETAINING WALL PLAN
4 to 5	GENERAL UTILITY PLAN
6 to 10	LANDSCAPE PLAN

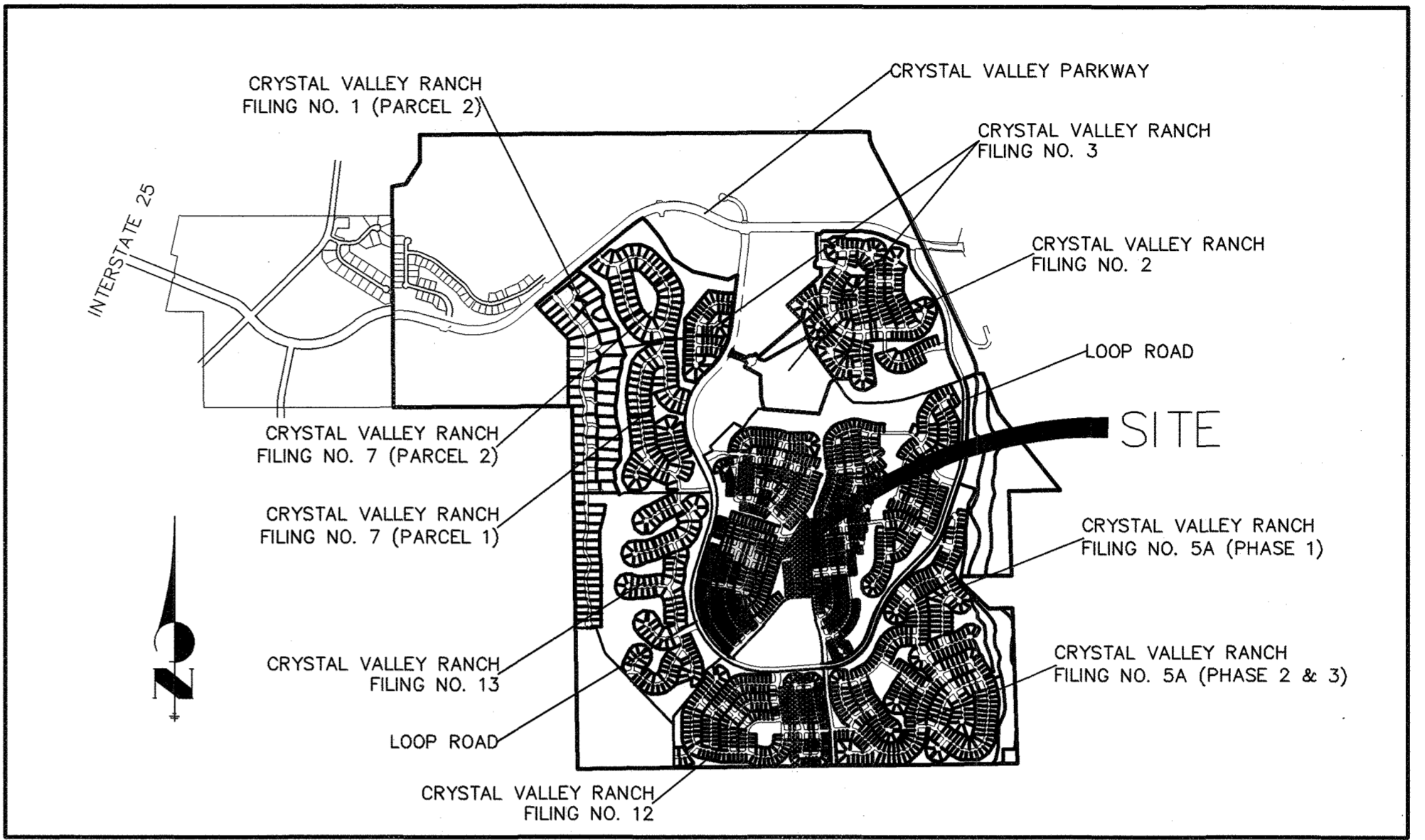
APPROVED VARIANCES

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.

LIMITED SOD PERMITTED AT ENTRANCES PER APPROVED VARIANCE TCV19-0026.

ALLOW A WALL TO CROSS A DRAINAGE EASEMENT AND STORM SEWER PER APPROVED VARIANCE TCV20-0070 APPROVED 12/14/2020.



VICINITY MAP

CASTLE ROCK SPECIFIC LANDSCAPE NOTES:

- FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE 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.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
- NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
- NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
- AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
- LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OR A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
- SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

GRADING NOTES

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2% MAXIMUM SLOPE SHALL BE (3:1).
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL SLOPES EQUAL TO 3:1 ARE TO BE CALLED OUT ON THE LANDSCAPE SHEETS.

CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL TURF AREAS 10' OR WIDER MAY BE IRRIGATED WITH OVERHEAD IRRIGATION.
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS.
- NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS UNLESS OTHERWISE NOTED.
- TURF AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP IRRIGATION.

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.

Jerry B Richmond AS AUTHORIZED SIGNATORY OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY SIGNED THIS 20th DAY OF May, 2021.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF May, 2021 BY Jerry B Richmond AS AUTHORIZED SIGNATORY OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Carrie L Konezal
NOTARY PUBLIC
MY COMMISSION EXPIRES: Jan 5, 2024



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.

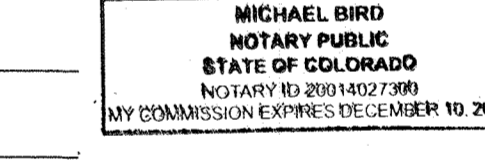
William Carlisle AS AUTHORIZED SIGNATORY OF MELODY HOMES INC., A DELAWARE CORPORATION SIGNED THIS 19th DAY OF May, 2021.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF May, 2021 BY William Carlisle AS VP OF MELODY HOMES INC., A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

Michael Bird
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12-10-2021



OWNERSHIP CERTIFICATION

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION

BY Jason Gray MAYOR

ATTEST: Lisa Anderson
TOWN CLERK

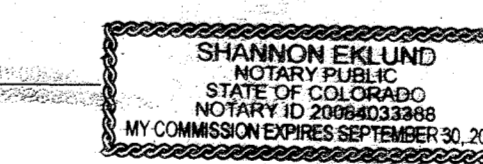


NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th DAY OF JULY, 2021 BY JASON GRAY AS MAYOR AND BY LISA ANDERSON AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

Shannon Eklund
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/2024



STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE DAY OF 8th, 2021, July.

John M. Birkey
DIRECTOR OF DEVELOPMENT SERVICES

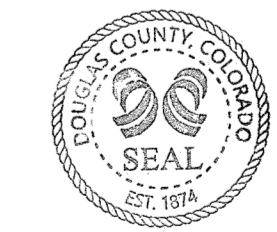
DATE: 7-8-2021

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 4:38 PM, ON THE 8th DAY OF July, 2021 AT RECEPTION NO. 2021083944.

DOUGLAS COUNTY CLERK AND RECORDER

BY: Daniel Wood DEPUTY



Zoning/Use Area	Zoning Comparison			
	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 - Approved SDP17-0045	Filing No. 15 SDP Amd No. 2 - Proposed SDP19-0001*
Acreage	1087.7 ac.	252.2	252.2	252.2
Gross DU/Ac.	2889	3.57	3.60	3.60
Maximum Units/Lots	2889	900	907	907
Min. Front Setback	At SDP	20'	20' ^{1, 2}	20' ^{1, 2}
Min. Rear Setback	At SDP	20'	20' ¹	20' ¹
Min. Side Setback	At SDP	5'	5' ¹	5' ¹
Min. Side to Street Setback	At SDP	15'	15' ¹	15' ¹
Max. Building Height	35'	35'	35'	35'
Min. Building Separation	At SDP	10'	10'	10'
Min. Lot Area	At SDP	4,000 SF	4,000 SF	4,000 SF
Max. Lot Area	At SDP	16,156 SF	16,156 SF	16,156 SF
Avg. Lot Area	At SDP	6,662 SF	6,662 SF	6,662 SF

Site Utilization	Site Utilization		
	At SDP	5,996,061 SF	5,996,061 SF
Lot Coverage	At SDP	5,996,061 SF	5,996,061 SF
Street Coverage	3,066,624 SF	1,957,560 SF	1,957,560 SF
Open Space/Landscaped Area	At SDP	3,034,250 SF	3,034,250 SF
Total Land Area	47,380,212 SF	10,987,871 SF	10,987,871 SF

¹ 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.

² 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 15'.

*Filing No. 15 SDP Amd No. 2 is to landscape only.

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.

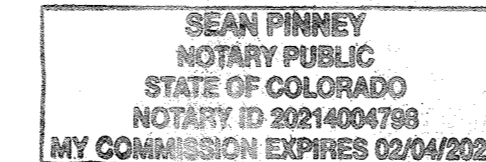
Mark Turner AS AUTHORIZED SIGNATORY OF CRYSTAL VALLEY RANCH MASTER ASSOCIATION INC. SIGNED THIS 30th DAY OF June, 2021.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF June, 2021 BY Mark Turner AS President OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Sean Pinney
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/14/25



TITLE CERTIFICATION

Carl Anderson 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.

AUTHORIZED REPRESENTATIVE

Carl Anderson AS AUTHORIZED REPRESENTATIVE OF First American Title Co.

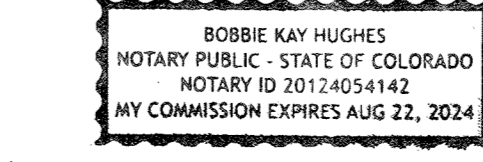
SIGNED THIS 19th DAY OF June, 2021

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th DAY OF June, 2021 BY Carl Anderson AS AUTHORIZED REPRESENTATIVE OF First American Title Co.

WITNESS MY HAND AND OFFICIAL SEAL.

Robbie Kay Hughes
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/30/2024



NOT FOR CONSTRUCTION

PREPARED FOR:
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:
JOHN M. BIRKEY, RLA, ASLA AM CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER IS 655.

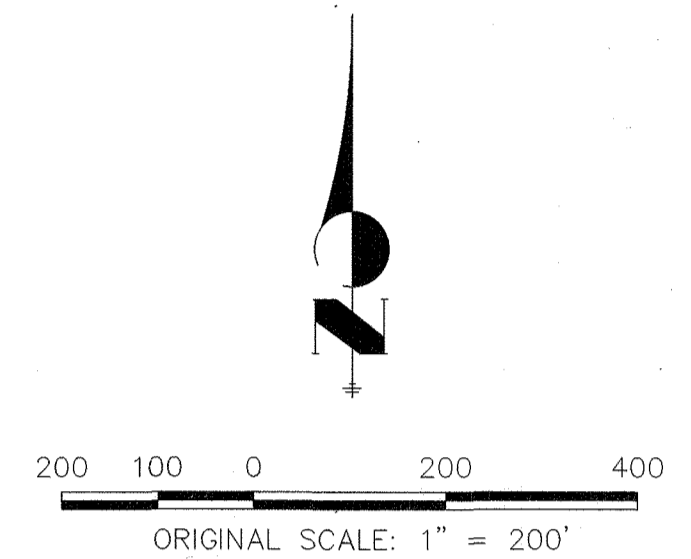
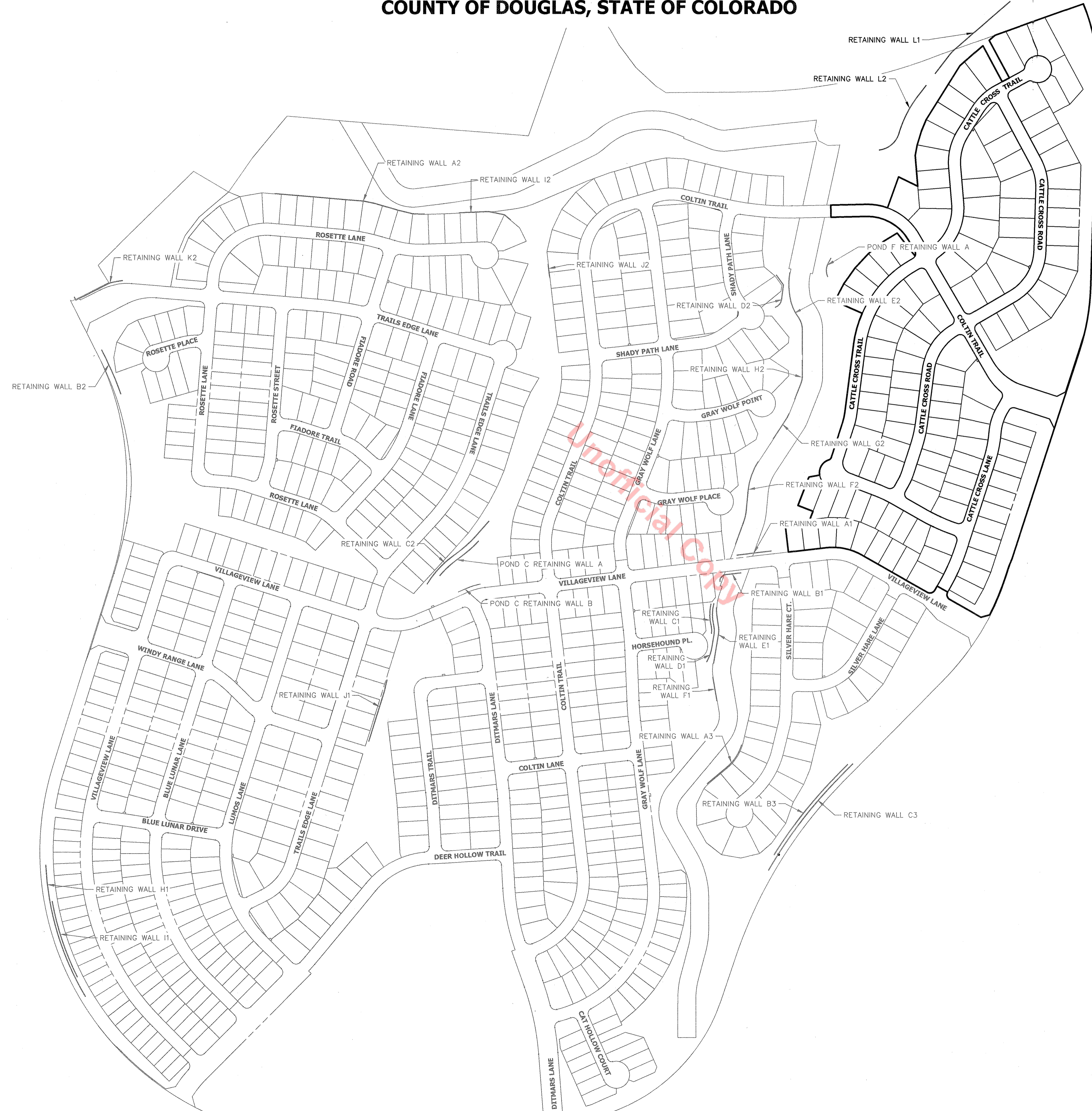
DATE:
1st SDP AMD 3 -
12/10/2020

SHEET TITLE:
COVER SHEET

L-0
SHEET 1 OF 10

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

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



PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

DATE:
1st SDP Amd 3 -
12/10/2020

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CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 3

PROJECT NO. SDP20-0045

SHEET TITLE:
RETAINING
WALL PLAN

C-1

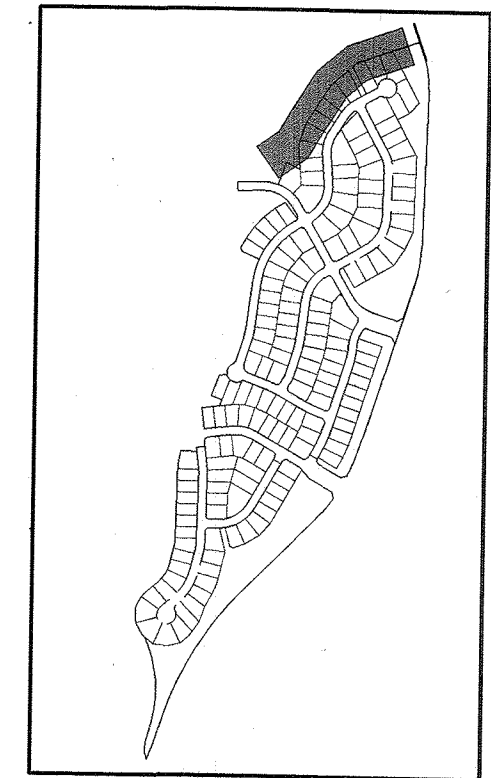
SHEET 2 OF 10

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

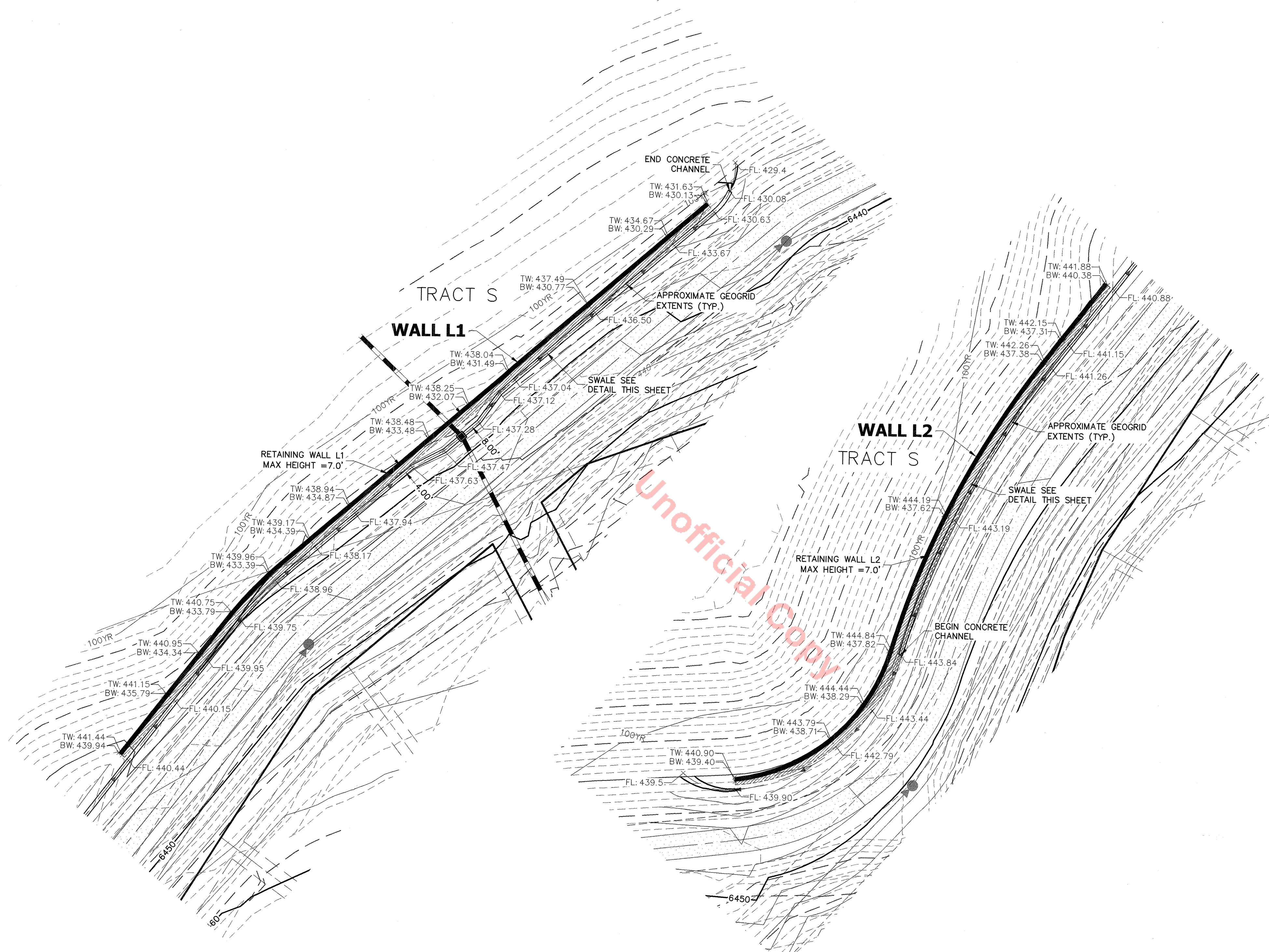
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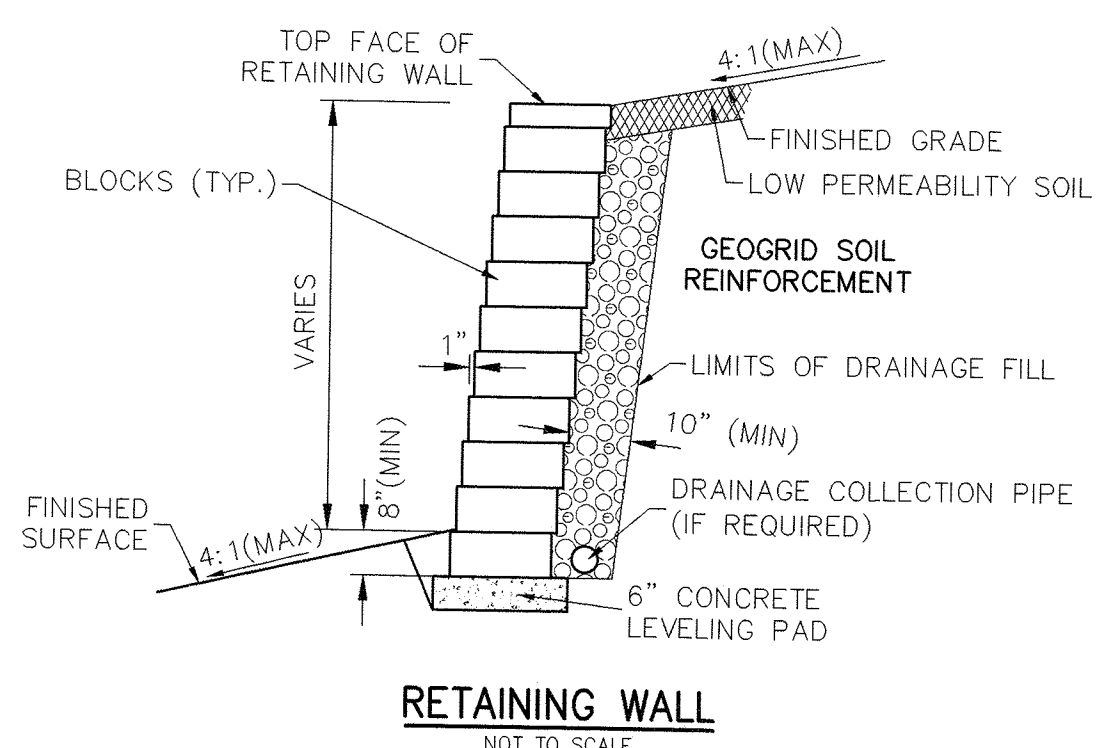


KEY MAP
SCALE 1"=1000'



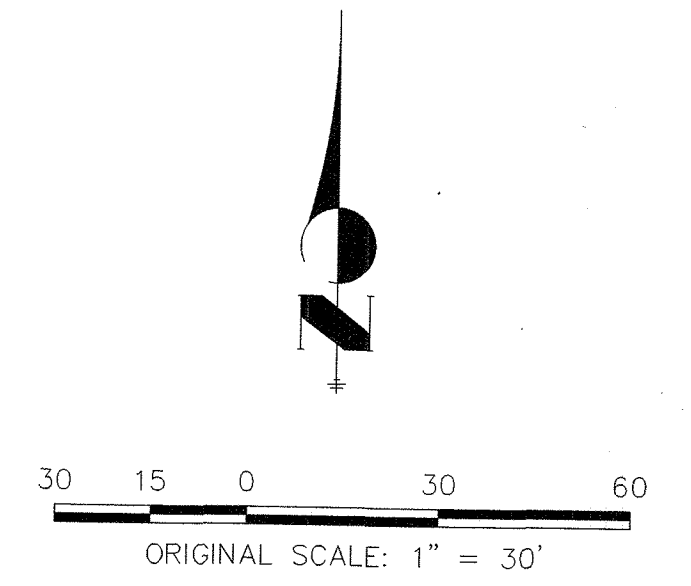
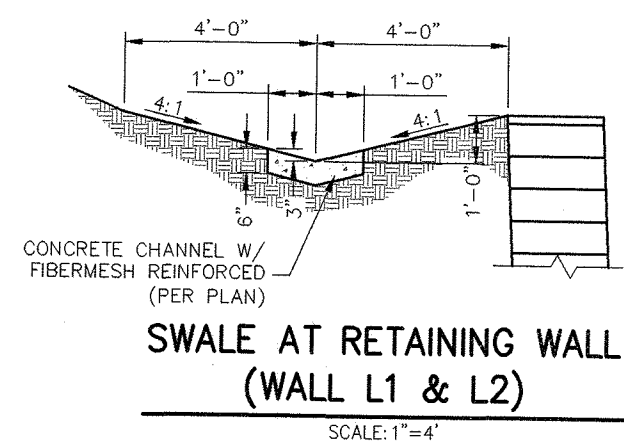
WALL L1

WALL L2



NOTES:

1. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
2. RETAINING WALLS WILL REQUIRE 3RD PARTY INSPECTION.
3. BW INDICATES BOTTOM OF WALL. FINISHED GRADE SHALL BE 1.0' ABOVE BW.
4. PER WALL MANUFACTURER'S SPECIFICATIONS AND DETAILS, PLANTINGS, INCLUDING TREES, ARE ALLOWED WITHIN GEO-GRID AREAS OF MODULAR BLOCK RETAINING WALLS. PLANTINGS ARE NOT TO EXCEED OR DEVIATE FROM MANUFACTURER'S SPECIFICATIONS AND DETAILS.
5. RETAINING WALLS SHALL BE ANCHOR DIAMOND PRO MSE BLOCK, COLOR SOUTH FORK OR APPROVED EQUAL.
6. B.W.=1.0' BELOW FINISHED GRADE



CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 3
PROJECT NO. SDP20-0045



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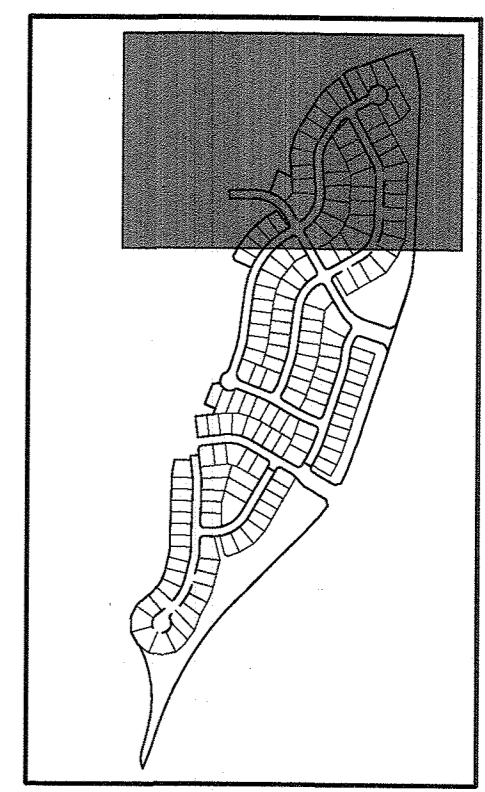
SHEET TITLE:
RETAINING
WALL PLAN

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

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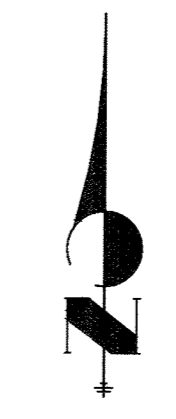
LEGEND

	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

PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
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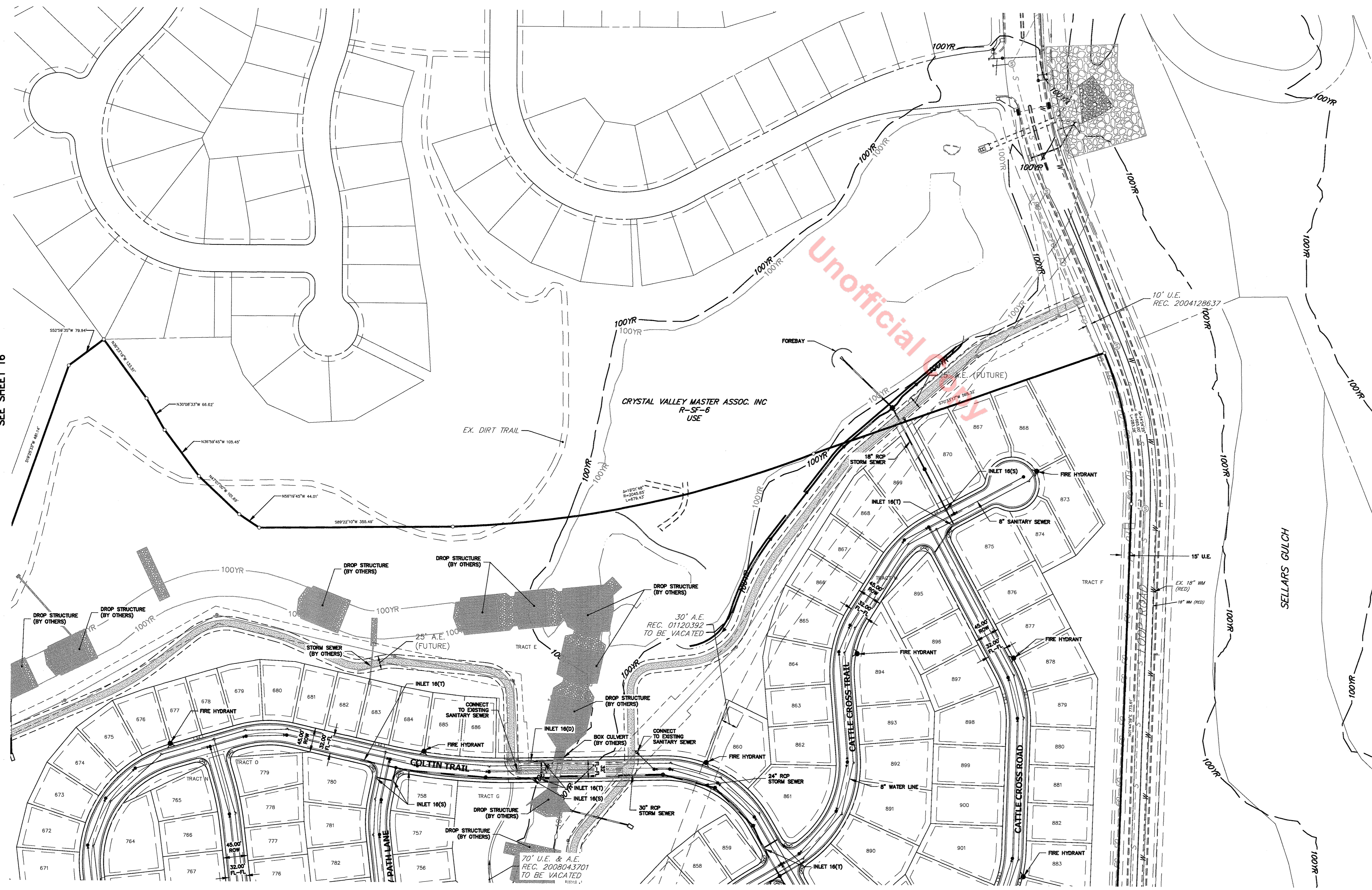
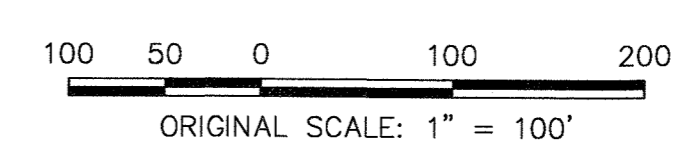
UTILITY NOTES

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.



CRYSTAL VALLEY RANCH FILING NO. 15
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PROJECT NO. SDP20-0045



SEE SHEET 16

SEE SHEET 19

NOT FOR CONSTRUCTION

DATE:
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12/10/2020

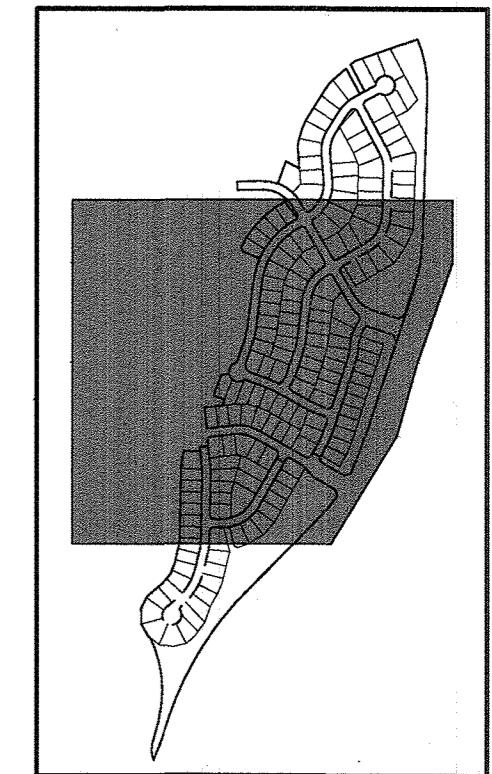
SHEET TITLE:
GENERAL
UTILITY PLAN

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

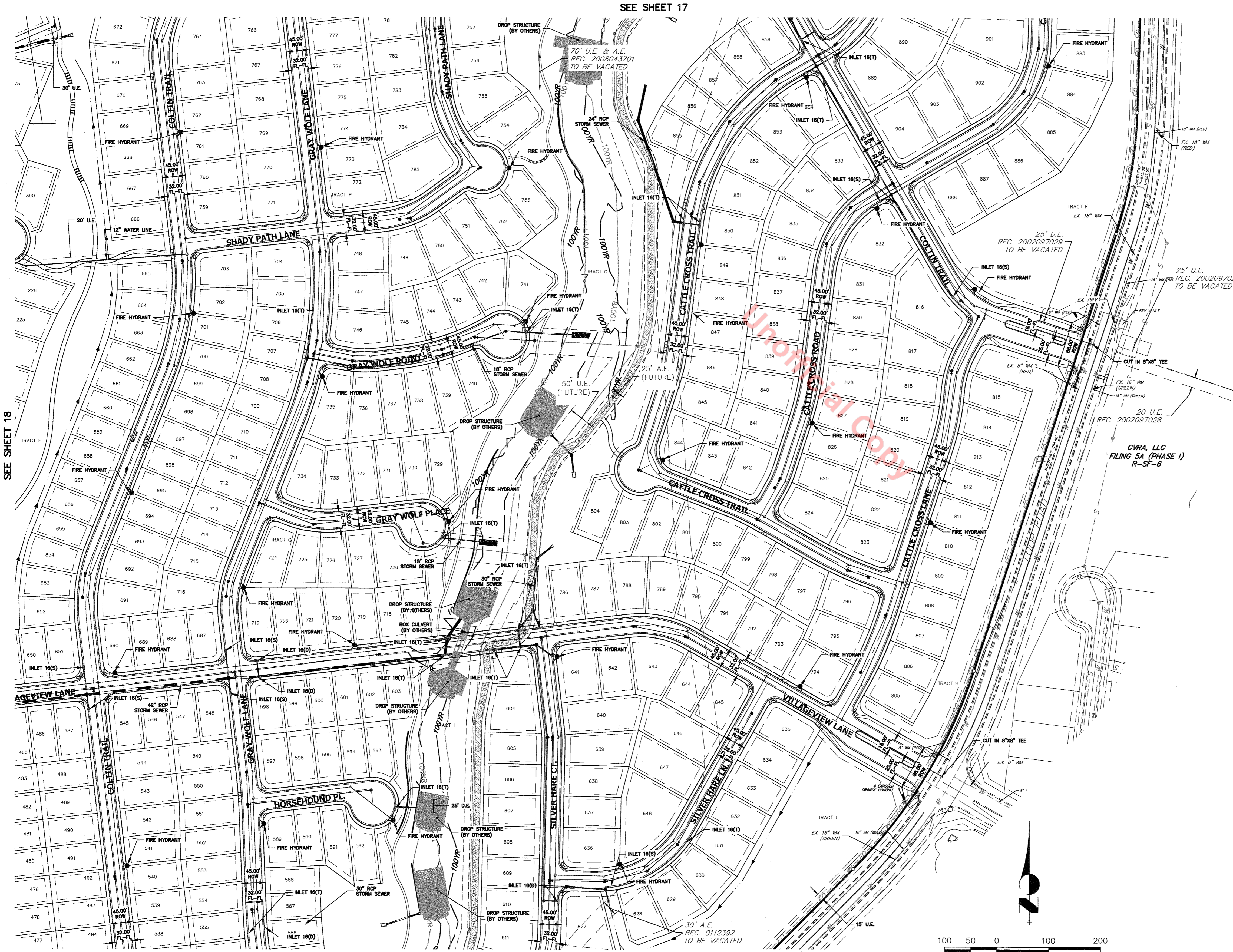
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KEY MAP
SCALE 1"=1000'



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
- EXISTING STORM SEWER W/ MANHOLE
- PROPOSED INLET
- U.E. INDICATES UTILITY EASEMENT

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SITE DEVELOPMENT PLAN AMENDMENT NO. 3

PROJECT NO. SDP20-0045

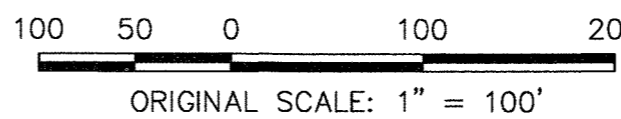
PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

DATE:
1st SDP Amd 3 -
12/10/2020

SHEET TITLE:
GENERAL
UTILITY PLAN

C-4
SHEET 5 OF 10

CHECKED BY:
DRAWN BY:



SEE SHEET 21

SEE SHEET 17

SEE SHEET 18

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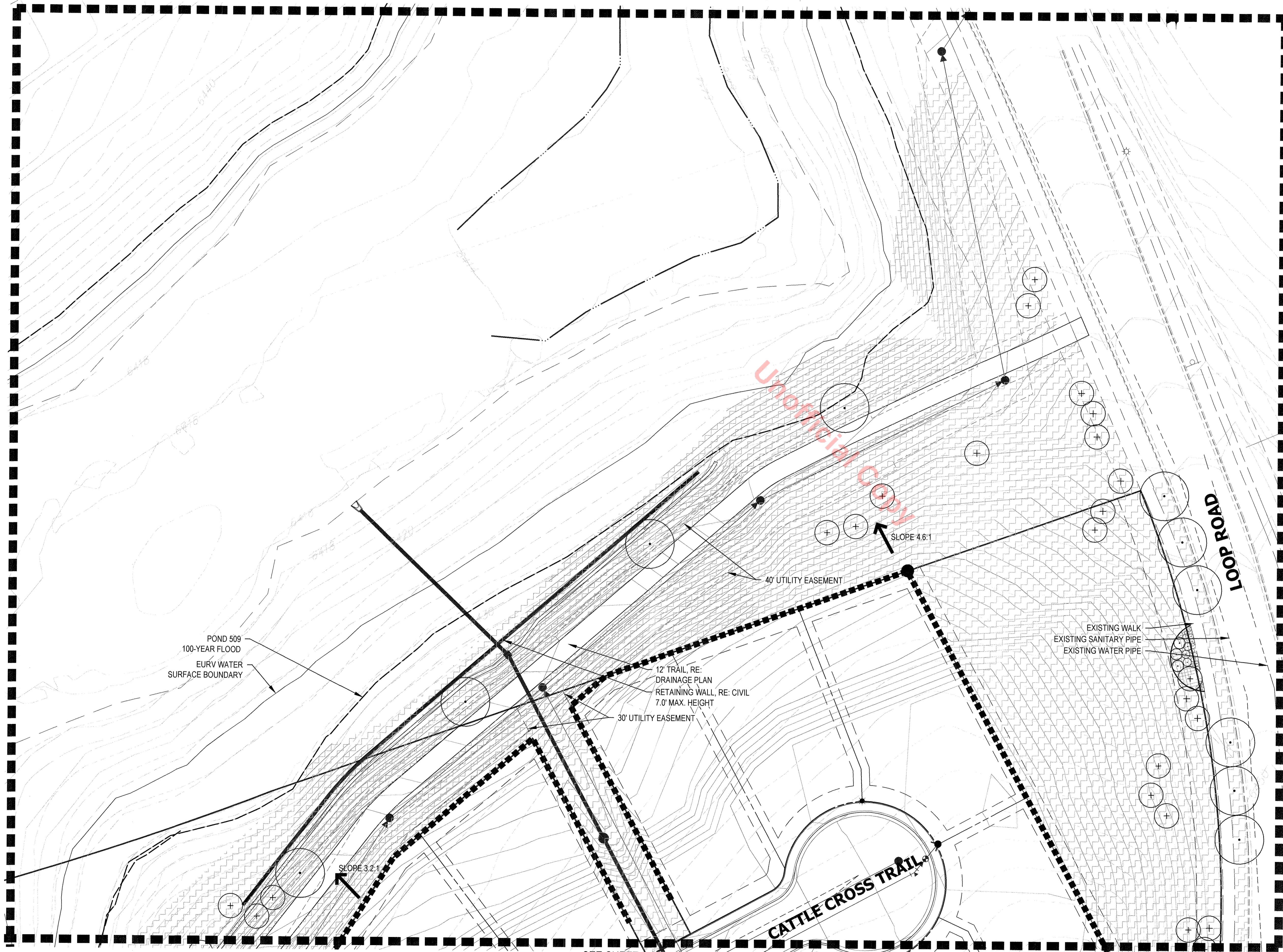
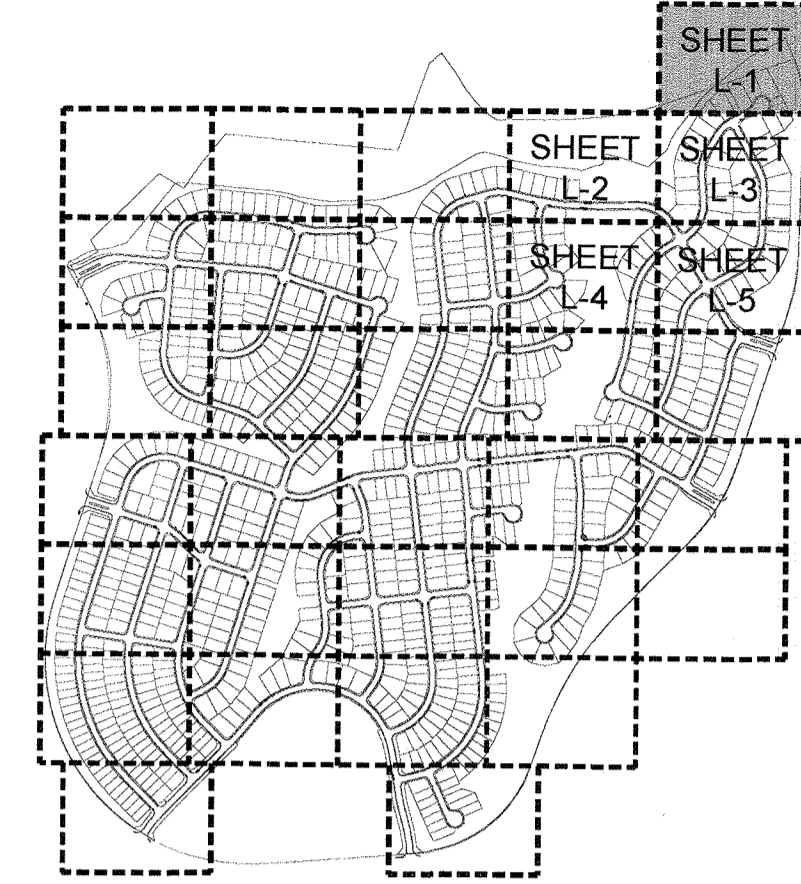
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

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
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- HIGH HYDROZONE IRRIGATED THERMAL BLUE TEXAS HYBRID SOD
- MODERATE HYDROZONE IRRIGATED NATURE'S PRAIRIE SOD
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- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- SAMPLING STATION, RE: CIVIL
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

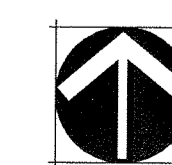
PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE
CERTIFICATION:
JOHN M. BRIDY, R.L.A. AS LA AM CERTIFIED
WITH THE TOWN OF CASTLE ROCK AS LA
LANDSCAPE DESIGNER, COLORADO LICENSE
NUMBER IS 855.

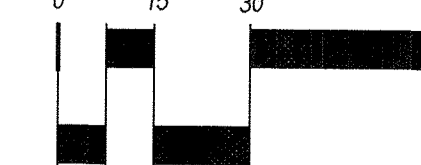
DATE:
1st SDP AMD 3 -
12/10/2020

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 3

PROJECT NO. SDP20-0045



NORTH



SCALE 1"=30'



Know what's below.
Call before you dig.

SHEET TITLE:
LANDSCAPE
PLAN

L-1

SHEET 6 OF 10

NOT FOR CONSTRUCTION

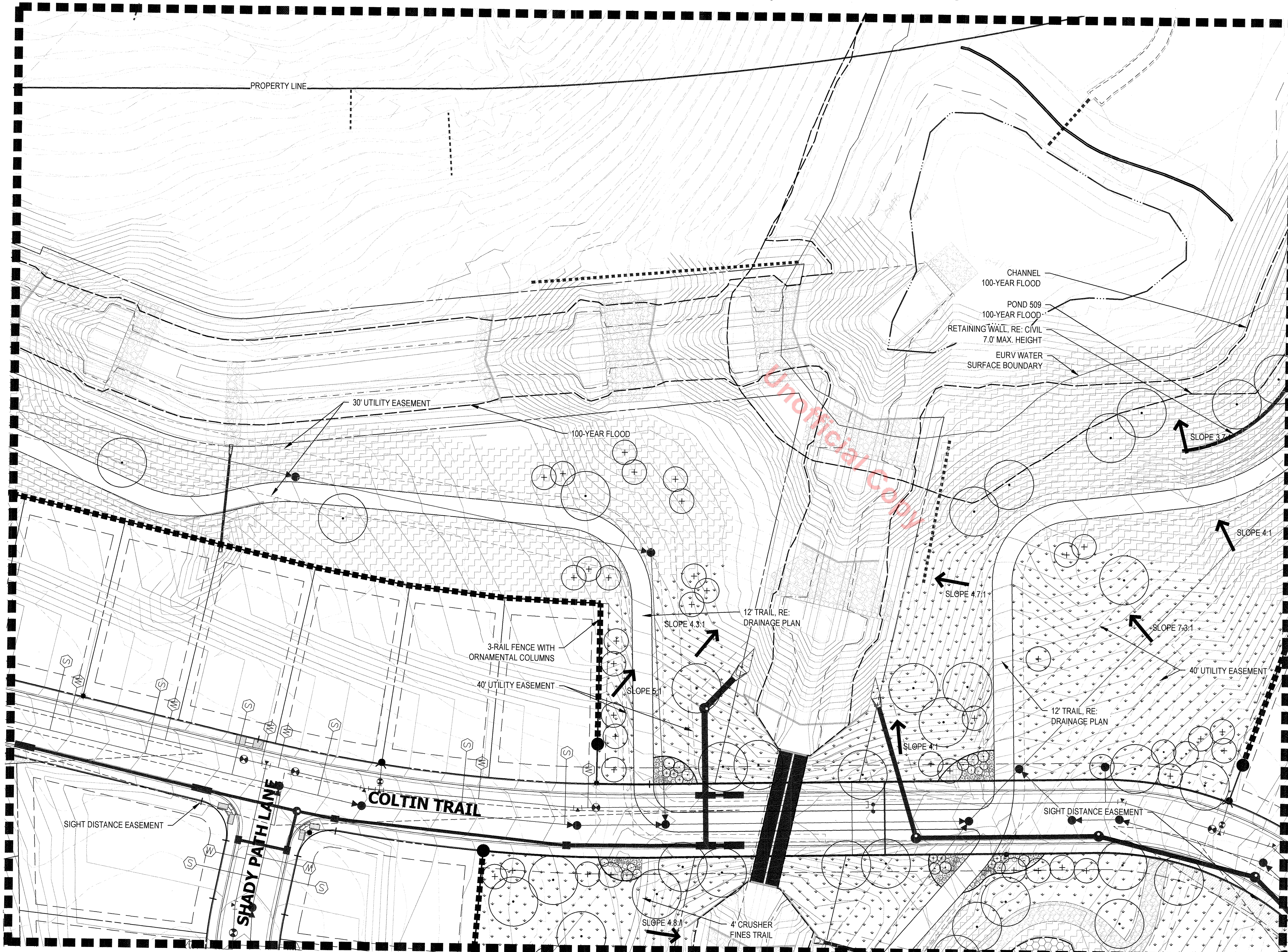
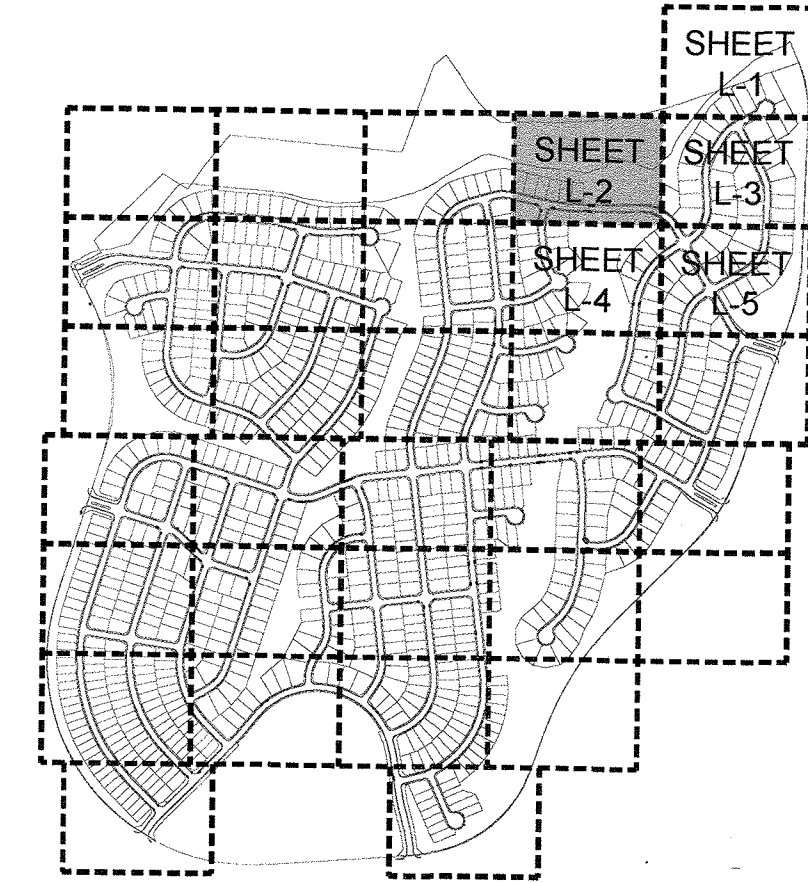
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

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

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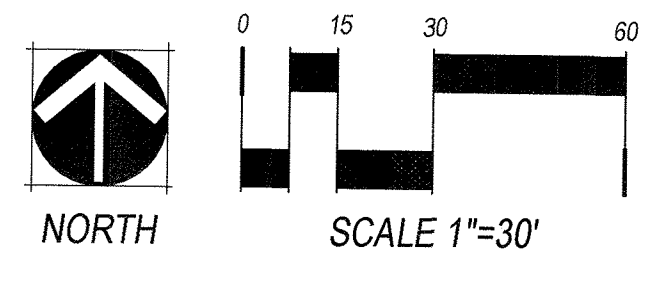
PREPARED FOR:
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:
JOHN W. BRIDY, A.S.A. AND A.L.A. ARE CERTIFIED WITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 6166.

DATE:
1st SDP AMD 3 -
12/10/2020

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 3

PROJECT NO. SDP20-0045



SHEET TITLE:
LANDSCAPE PLAN

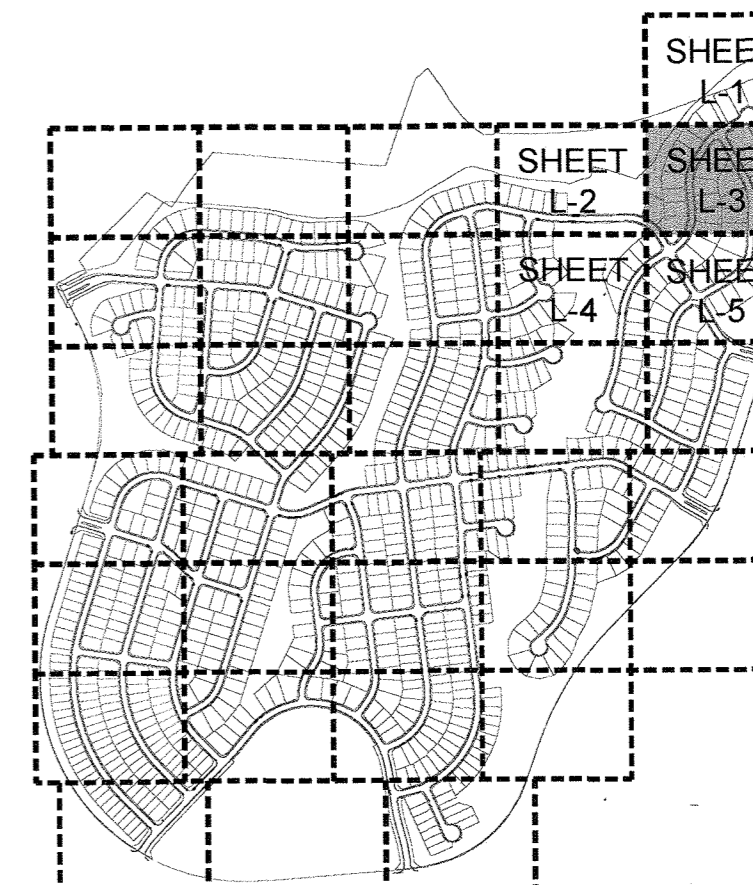
L-2
SHEET 7 OF 10

NOT FOR CONSTRUCTION

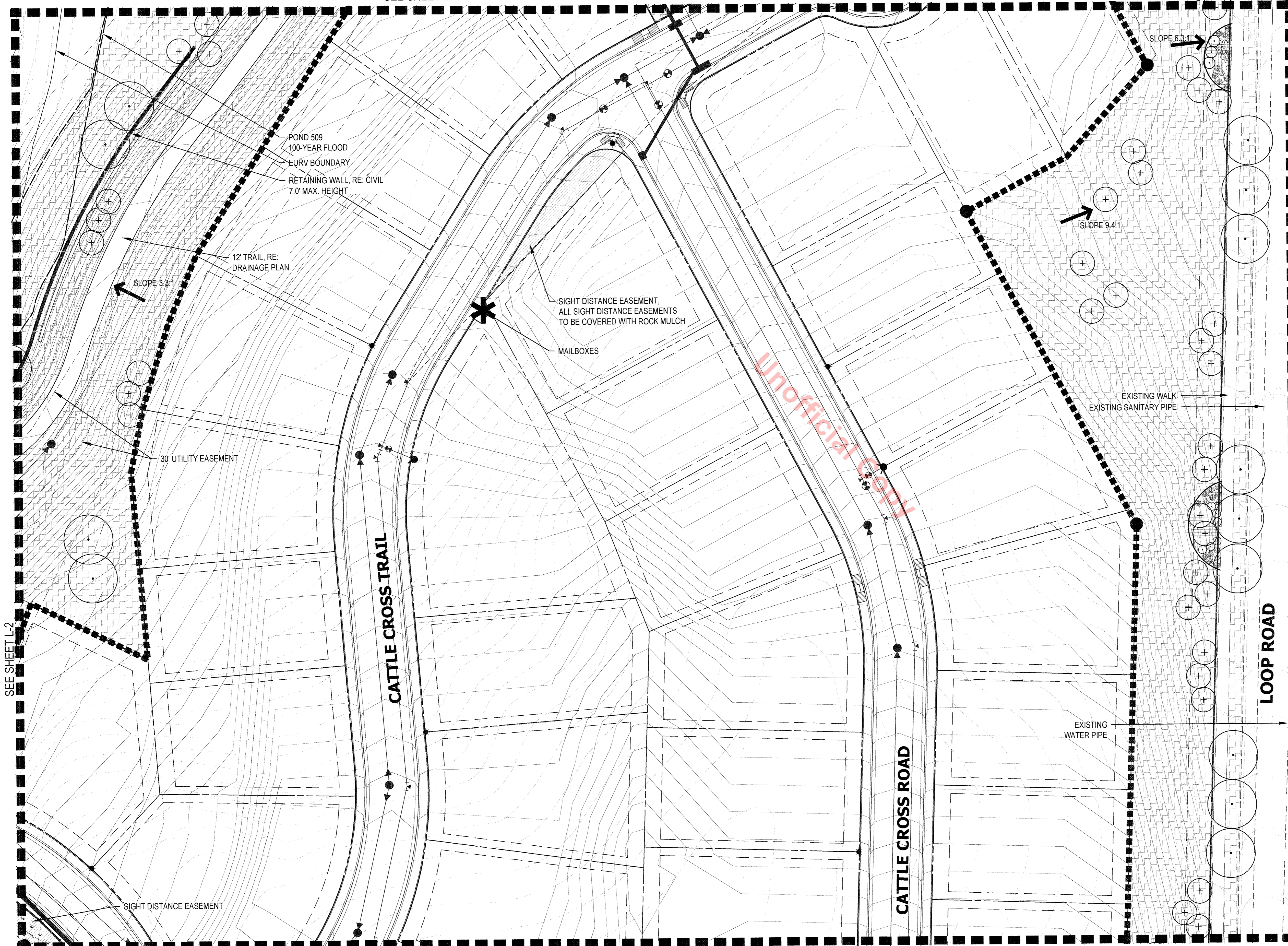
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

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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



SEE SHEET L-1



LEGEND

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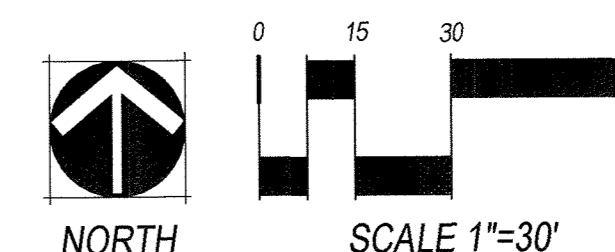
PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE
CERTIFICATION:
JOHN M. BIRNEY, ISA, ASLA AM CERTIFIED
WITH THE TOWN OF CASTLE ROCK AS A
LANDSCAPE DESIGNER, COLORADO LICENSE
NUMBER 01466

DATE:
1st SDP AMD 3 -
12/10/2020

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 3

PROJECT NO. SDP20-0045



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SHEET TITLE:
LANDSCAPE
PLAN

L-3

SHEET 8 OF 10

SEE SHEET L-5

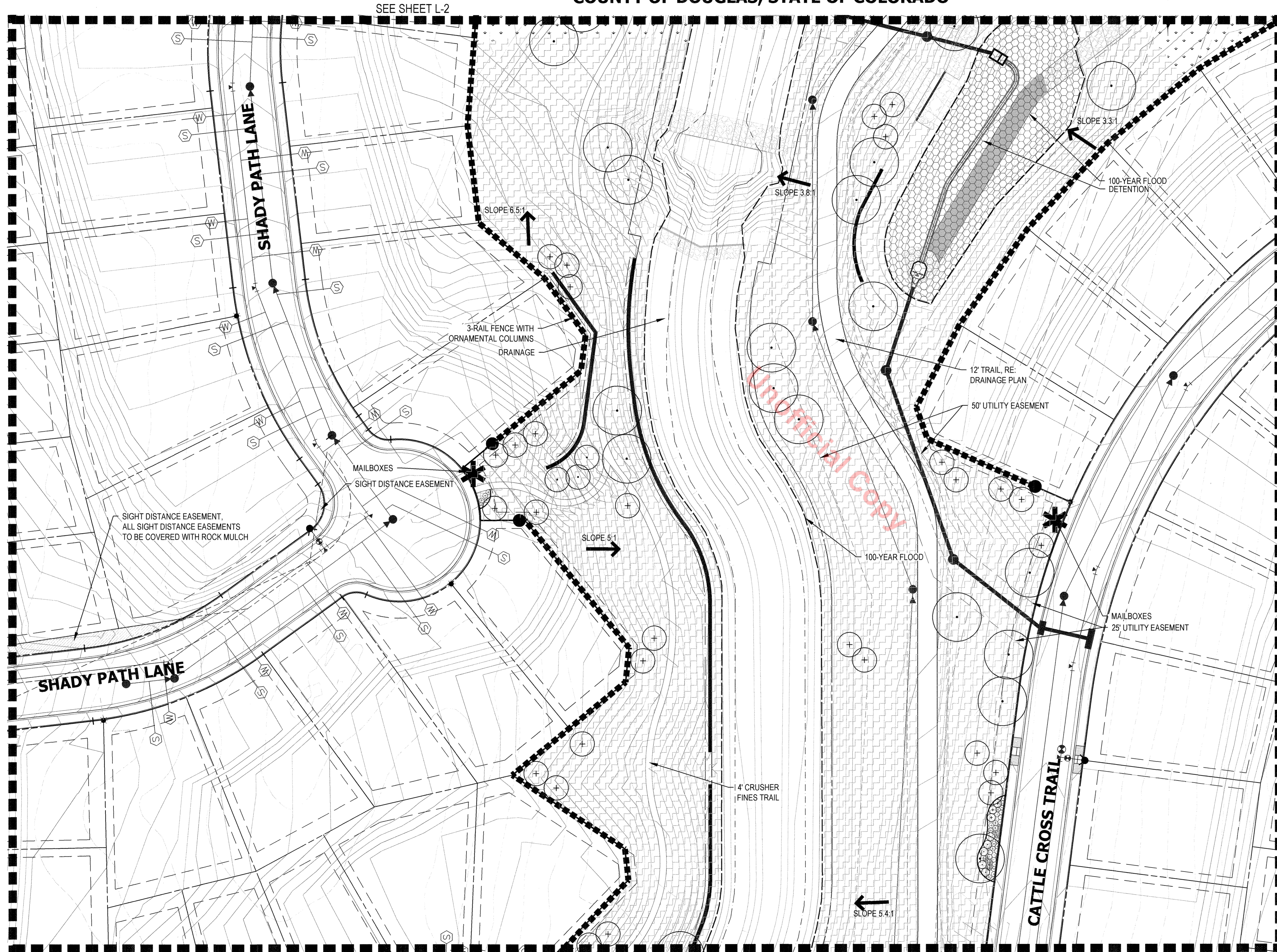
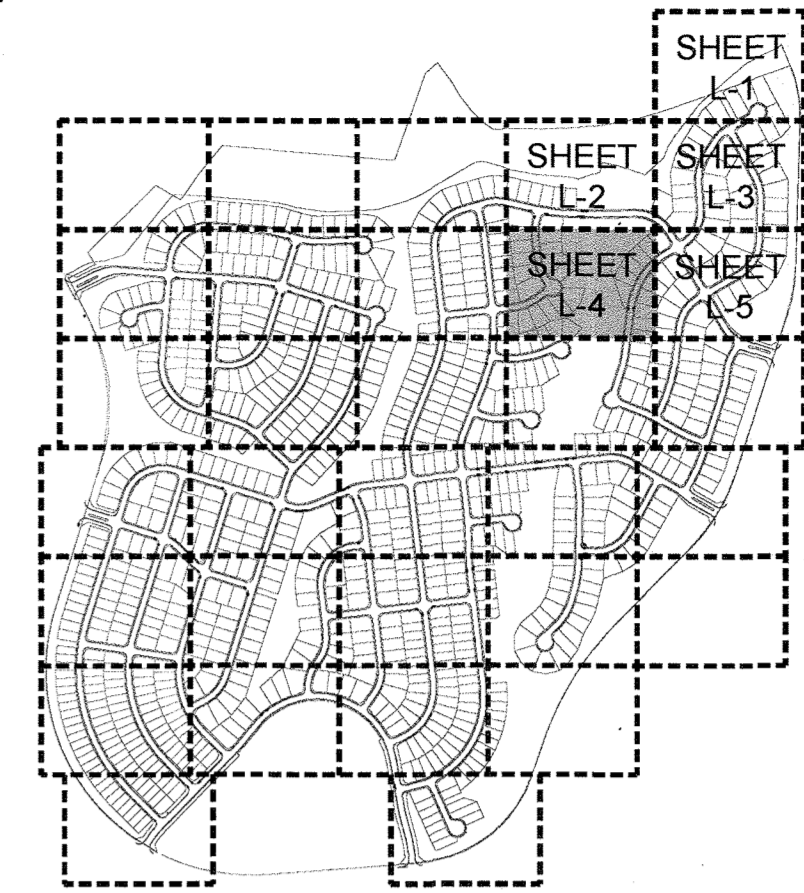
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 3

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
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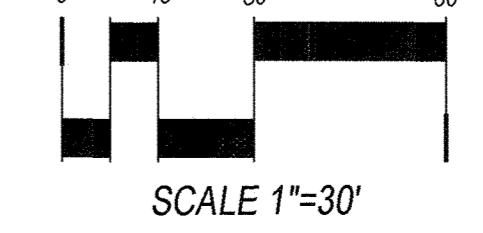
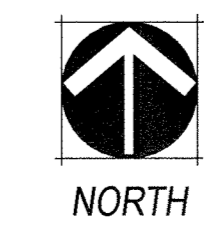
PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE
CERTIFICATION:
JOHN M. BRISKEY, R.L.A., A.S.L.A. AM CERTIFIED
WITH THE TOWN OF CABLE ROCK, A.S.A.
LANDSCAPE DESIGNER, COLORADO LICENSE
NUMBER 6595

DATE:
1st SDP AMD 3 -
12/10/2020

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 3

PROJECT NO. SDP20-0045



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SHEET TITLE:
LANDSCAPE
PLAN

L-4
SHEET 9 OF 10

CHECKED BY: DD, EN
DRAWN BY:

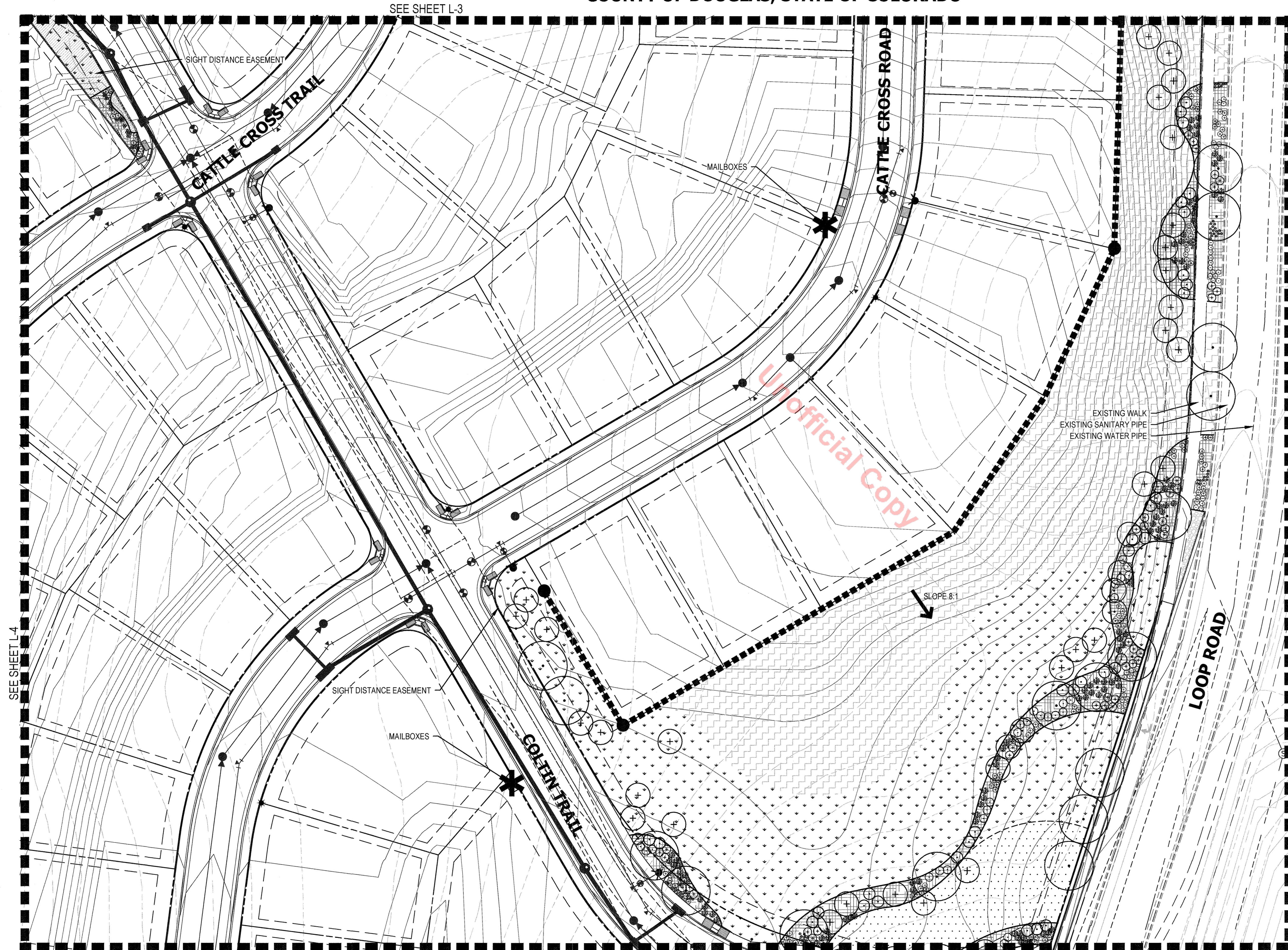
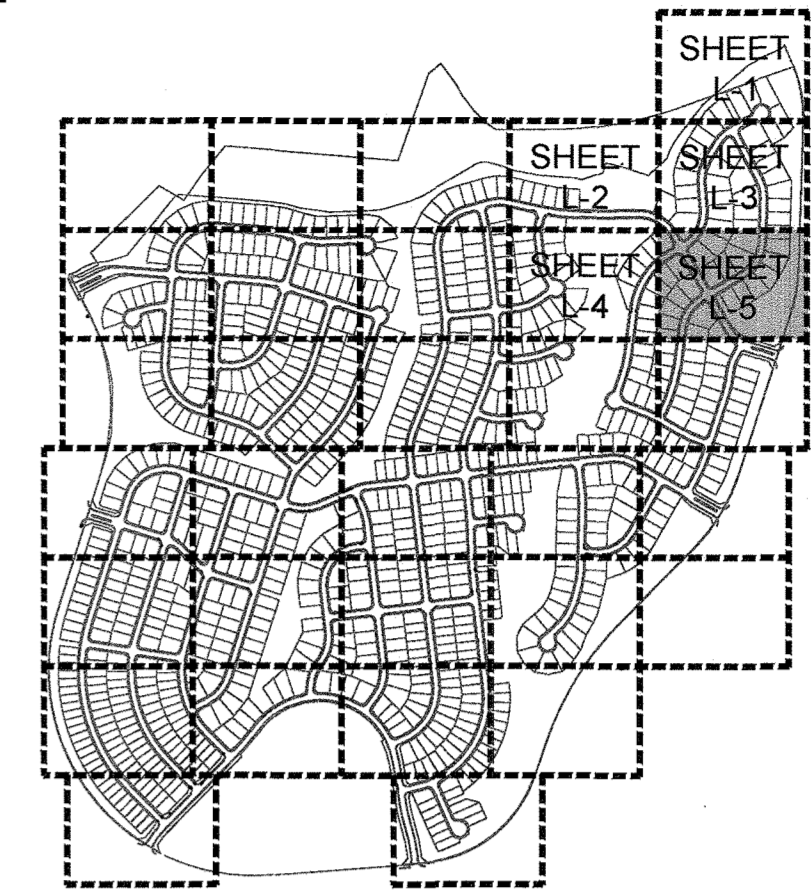
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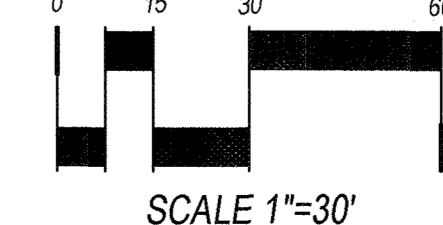
PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE
CERTIFICATION:
JOHN W. BRINLEY, S.A., A.S.L.A.™ CERTIFIED
WITH THE TOWN OF CASTLE ROCK AS A
LANDSCAPE DESIGNER, COLORADO LICENSE
NUMBER IS 656

DATE:
1st SDP AMD 3 -
12/10/2020

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 3

PROJECT NO. SDP20-0045



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SHEET TITLE:
LANDSCAPE
PLAN

L-5

SHEET 10 OF 10

CHECKED BY:
DRAWN BY:
JB
DD, EN