

CRYSTAL VALLEY RANCH FILING NO. 16

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

LEGAL DESCRIPTION

CVR16 BOUNDARY LEGAL DESCRIPTION
AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, FROM WHICH THE WEST QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST BEARS S00°54'16"E, THENCE N70°27'45"E, A DISTANCE OF 2,498.13 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT OF CURVE;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS RECORDED AT RECEPTION NO. 2002097027 OF THE DOUGLAS COUNTY RECORDS AND ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,055.00 FEET AND A CENTRAL ANGLE OF 16°22'51" (THE CHORD OF WHICH BEARS N15°25'02"E, 301.62 FEET);
THENCE CONTINUING ALONG SAID EASTERLY LINE N07°13'36"E, A DISTANCE OF 788.38 FEET;
THENCE S38°24'32"E, A DISTANCE OF 287.39 FEET;
THENCE S76°40'22"E, A DISTANCE OF 176.88 FEET;
THENCE S49°47'57"E, A DISTANCE OF 195.39 FEET;
THENCE S75°58'57"E, A DISTANCE OF 135.50 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF CRYSTAL VALLEY RANCH FILING NO. 2 AS RECORDED AT RECEPTION NO. 2003151873 OF THE DOUGLAS COUNTY RECORDS;
THENCE ALONG SAID WESTERLY LINE S43°43'38"E, A DISTANCE OF 292.29 FEET TO THE NORTHEASTERLY CORNER OF CRYSTAL VALLEY RANCH FILING NO. 3 AS RECORDED AT RECEPTION NO. 2004126947 OF THE DOUGLAS COUNTY RECORDS;
THENCE ALONG THE NORTHERLY LINE OF SAID FILING NO. 3 THE FOLLOWING EIGHT (8) COURSES:
S49°20'38"W, A DISTANCE OF 828.37 FEET;
N42°04'20"W, A DISTANCE OF 60.94 FEET;
S47°55'40"W, A DISTANCE OF 37.12 FEET TO A POINT ON A CURVE;
ALONG THE ARC OF SAID CURVE, TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 55°1'52" (THE CHORD OF WHICH BEARS S76°56'34"W, 23.16 FEET);
24.08 FEET TO A POINT OF REVERSE CURVE;
ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 53°05'02", 69.49 FEET TO A POINT OF REVERSE CURVE;
ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 57°51'17", 25.24 FEET TO A POINT OF COMPOUND CURVE;
ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,970.00 FEET AND A CENTRAL ANGLE OF 05°41'03", 195.44 FEET TO A POINT OF COMPOUND CURVE;
ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 88°36'40", 46.40 FEET TO THE POINT OF BEGINNING, CONTAINING 616,756 SQUARE FEET OR 14.159 ACRES, MORE OR LESS.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

CRYSTAL VALLEY RANCH DEVELOPMENT CO., LLC, A COLORADO LIMITED LIABILITY COMPANY

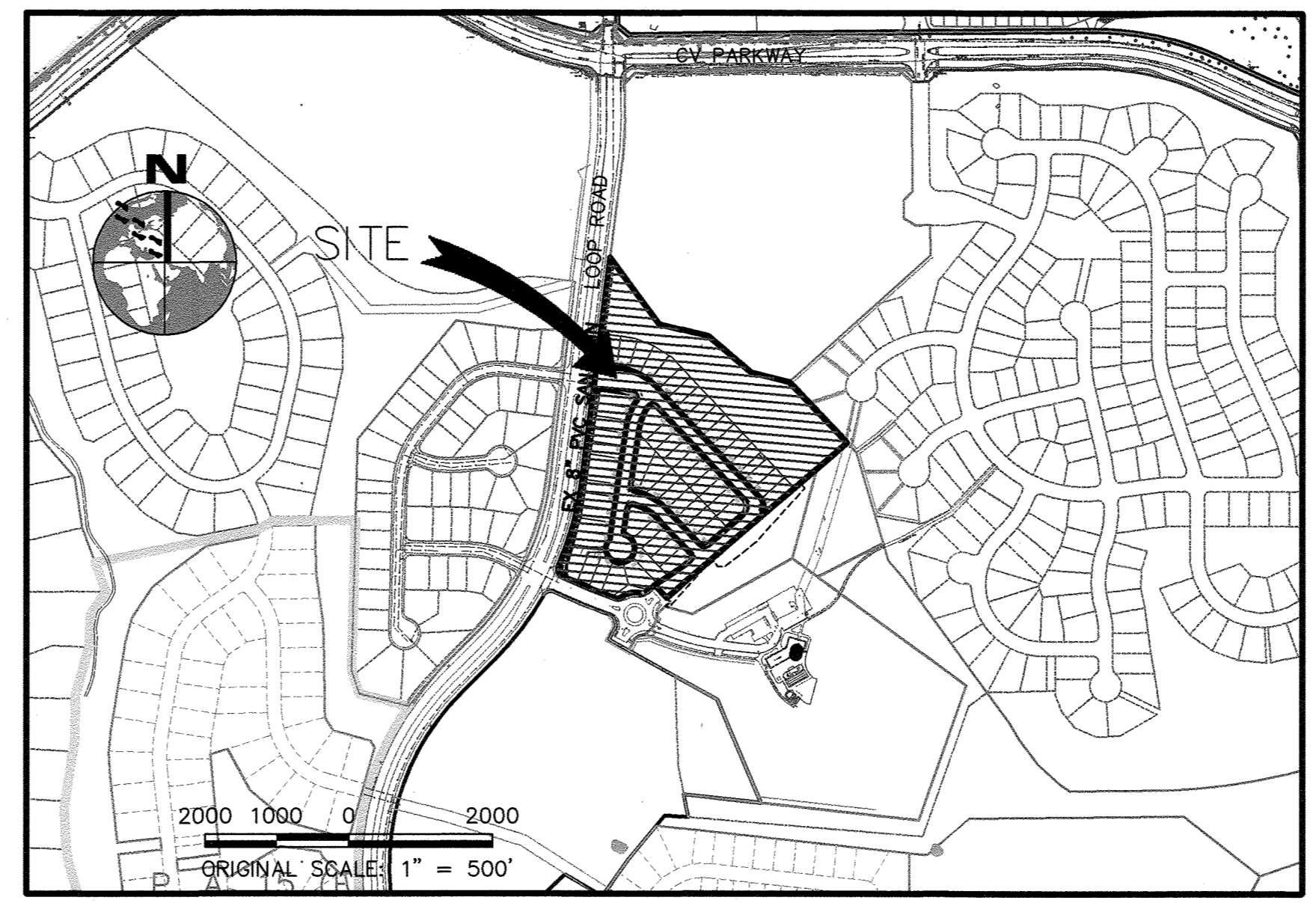
BY: Gregory W. Brown
GREGORY W. BROWN, PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF July, 2016.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 6-1-2018

Nancy Schield
NOTARY PUBLIC

NANCY SCHIELD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984015041
MY COMMISSION EXPIRES JUNE 1, 2018



VICINITY MAP

SURVEYOR'S CERTIFICATE:

I, STEPHEN H. HARDING, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

STEPHEN H. HARDING
COLORADO P.L.S. NO. 29040
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

CIVIL ENGINEER'S STATEMENT:

I, JAMES J. MILL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN SUBSTANTIAL CONFORMANCE WITH THE TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS, EXCEPT WHERE VARIANCES HAVE BEEN ALLOWED OR IMPLIED, OR WHERE STANDARDS CONFLICT.

JAMES J. MILL, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 29265
FOR AND ON BEHALF OF LEGACY ENGINEERING, INC.

PROJECT BENCHMARKS (NAVD 88):

- BM "A" (TBM 950): CHISELED "X" ON TOP OF INLET; EAST SIDE OF LOOP ROAD
● CL STATION 37+75 (APPROX.)
EL = 6569.94 FEET
- BM "B" (TBM 951): CHISELED "X" ON TOP OF CURB; EAST SIDE OF LOOP ROAD
● CL STATION 91+12 (APPROX.)
EL = 6533.10 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN - ASSUMED TO BEAR S00°54'16"E.

STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS SITE DEVELOPMENT PLAN WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAN ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER _____ DATE _____
ATTEST: _____
TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 11:14 am ON THE DAY OF August, 2016 AT RECEPTION NO. 2016053857

DOUGLAS COUNTY CLERK AND RECORDER
BY: Linda Stafford
DEPUTY

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 23rd DAY OF July, 2016.

Max Rocks 8/10/16
CHAIR DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 12th DAY OF July, 2016.

Fred Donahue 8/10/16
MAYOR DATE



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED ON DEC. 24TH, 2015 AT RECEPTION NO. 2015091483, DOUGLAS COUNTY, COLORADO, HEREBY SUBScribes TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS INSTRUMENT.

NORTHSTAR BANK
SIGNED THIS 27 DAY OF July, 2016.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF July, 2016.
BY: Randy Risner

WITNESS MY HAND AND OFFICIAL SEAL.
Luke Stahr
NOTARY PUBLIC

LUKE STAHR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164019495
MY COMMISSION EXPIRES: 03/15/20

TITLE CERTIFICATION:

I, William Brendemuhl, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 29th DAY OF July, 2016.

William Brendemuhl
AUTHORIZED REPRESENTATIVE
Comm Title Officer
LAND TITLE GUARANTEE COMPANY

LINDA STAFFORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984030516
MY COMMISSION EXPIRES 12/17/2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF July, 2016, BY William Brendemuhl AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

WITNESS MY HAND AND SEAL.
Linda Stafford
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5974 Greenwood Village, CO 80111
12-17-2018
Crystal Valley Ranch Blvd.

DEVELOPER:
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, COLORADO 80104
CONTACT: GREGORY W. BROWN
PHONE: (303) 814-6862

ENGINEER
LEGACY ENGINEERING
1626 THATCH CIR.
CASTLE ROCK, CO 80109-3513
CONTACT: JAMES HENRY
PHONE: (720) 200-4577

PLANNER
HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 446-2368

SURVEYOR
EMK CONSULTANTS
7005 SOUTH ALTON WAY, BLDG F
CENTENNIAL, CO 80112-0219
CONTACT: STEVE HARDING
PHONE: (303) 694-1520

LANDSCAPE ARCHITECT:
HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-C
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 446-2368

VARIANCES

- 1. TCV16-0018 DRIVEWAYS ON ENTRY STREET (APPROVED 05/20/16)

PURPOSE:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A TRADITIONAL STYLE SINGLE FAMILY, SITE PLAN WITH 58 SINGLE FAMILY LOTS.

SITE DEVELOPMENT PLAN GENERAL NOTES

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. 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 SECTIONS 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.
- ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 08035C0304G, DATED MARCH 16, 2016, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
- 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 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.
- THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS IS SHOWN ON SHEET 2 OF 7.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED PD PER THE CRYSTAL VALLEY RANCH PD, 4TH AMENDMENT.
- 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, STREET SIGNS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
- RETAINING WALLS, SECTIONS OF RETAINING WALLS 4- FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. ALL RETAINING WALLS ADJACENT TO PUBLIC STREET RIGHT OF WAY AND VISIBLE SHALL BE CONSTRUCTED OF GREY GRANITE (OR EQUAL), MATCHING THE EXISTING WALLS LOCATED THROUGHOUT CRYSTAL VALLEY RANCH. ALL MATERIALS TO BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
- 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.

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.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
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2	STREET SECTIONS AND DATA
3	SITE PLAN (1"=100')
4	SITE PLAN (1"=50')
5	GENERAL GRADING PLAN
6	GENERAL UTILITIES PLAN
7	CONCEPT LANDSCAPE PLAN

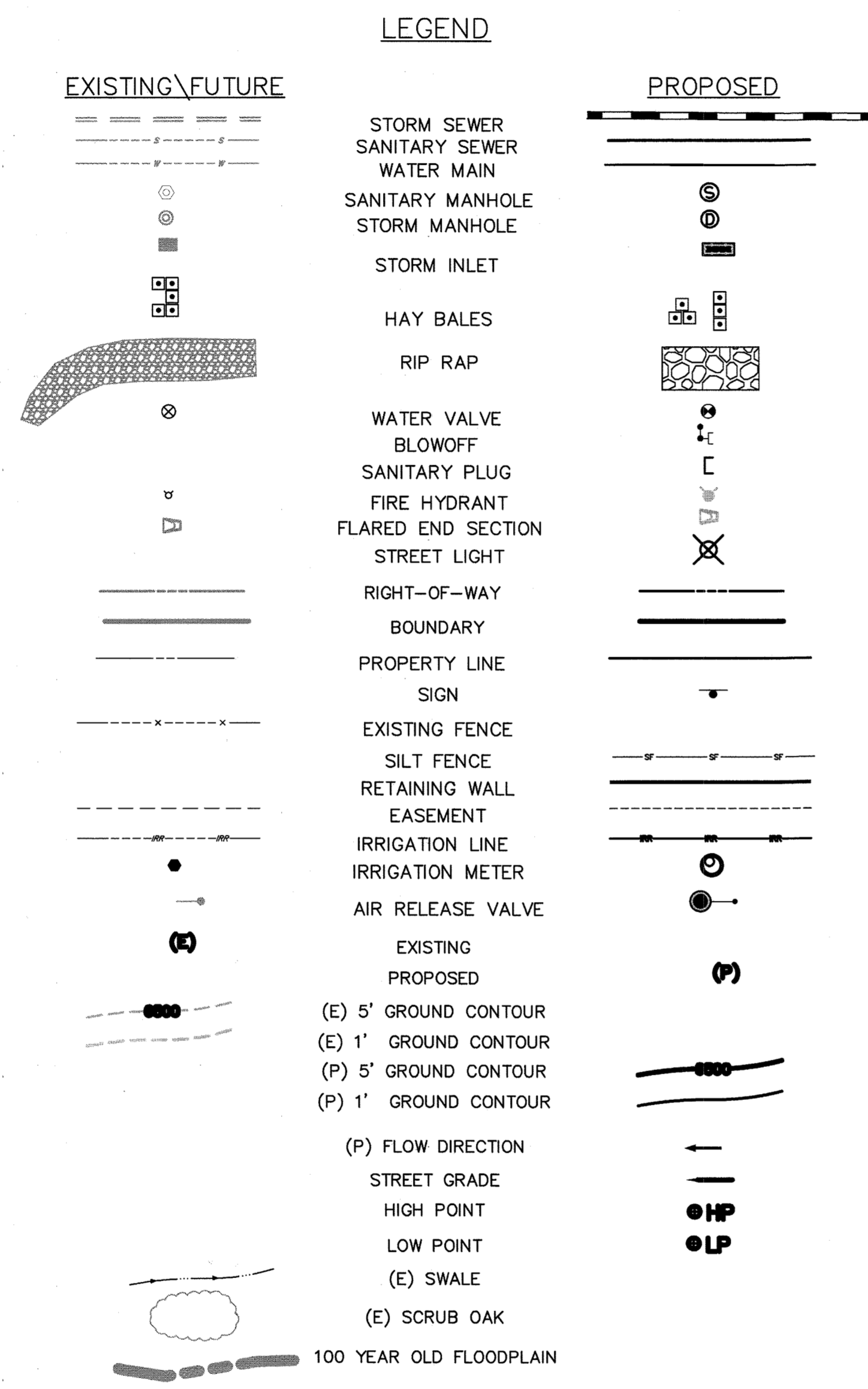
COVER SHEET
CRYSTAL VALLEY RANCH FIL. NO. 16
SITE DEVELOPMENT PLAN
JOB. NO. CVR16 PROJ # SDP16-0007
SHEET 1 OF 7 (ARCH)



CRYSTAL VALLEY RANCH FILING NO. 16

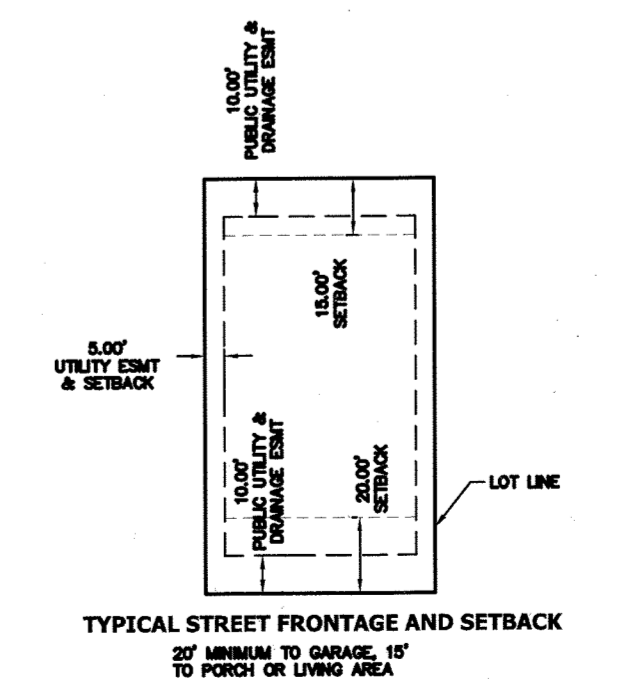
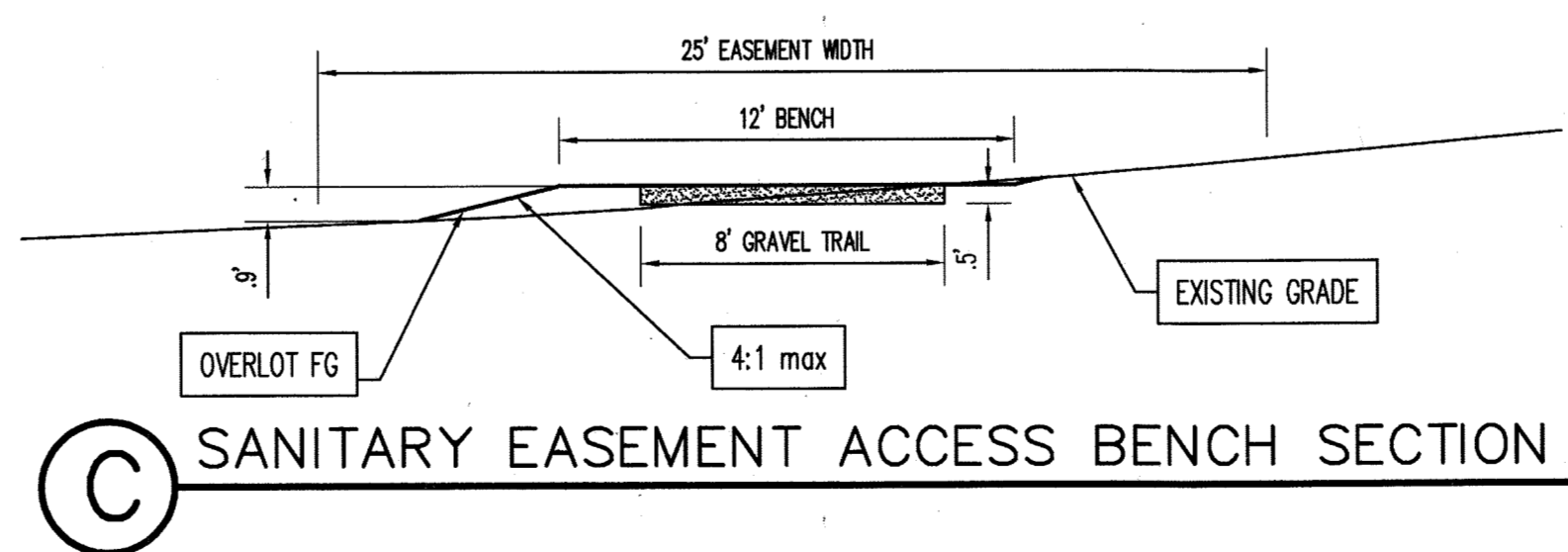
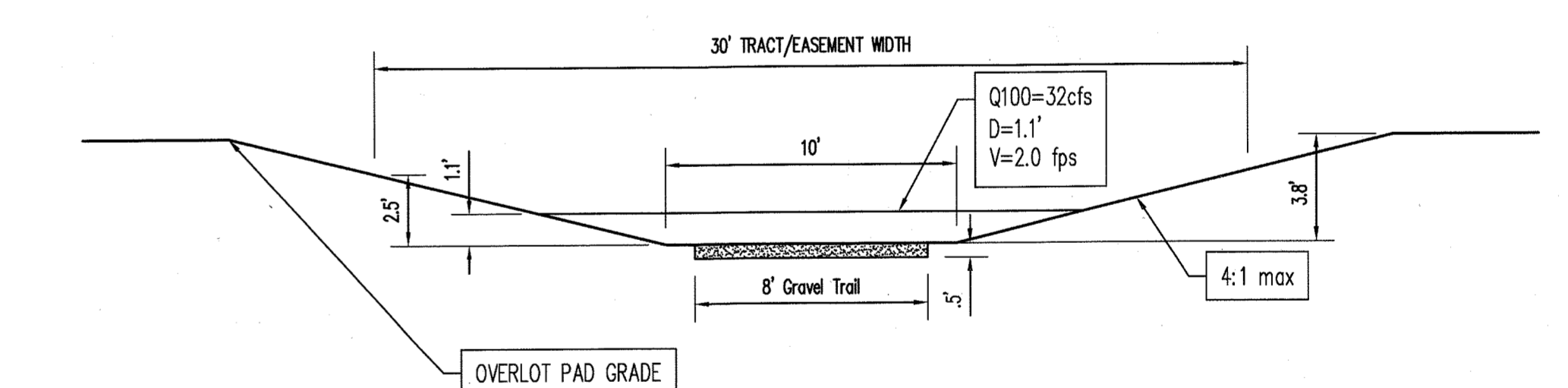
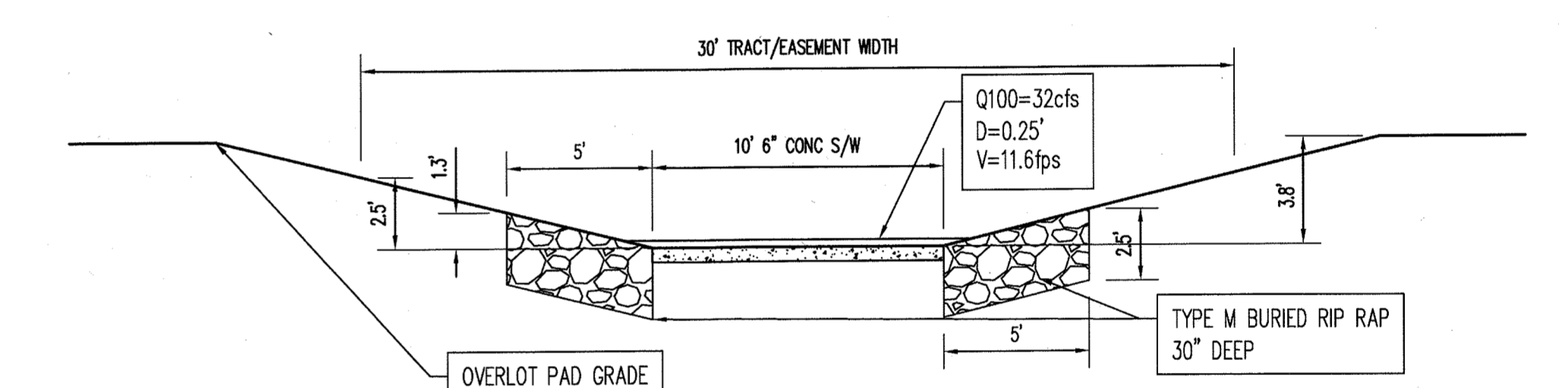
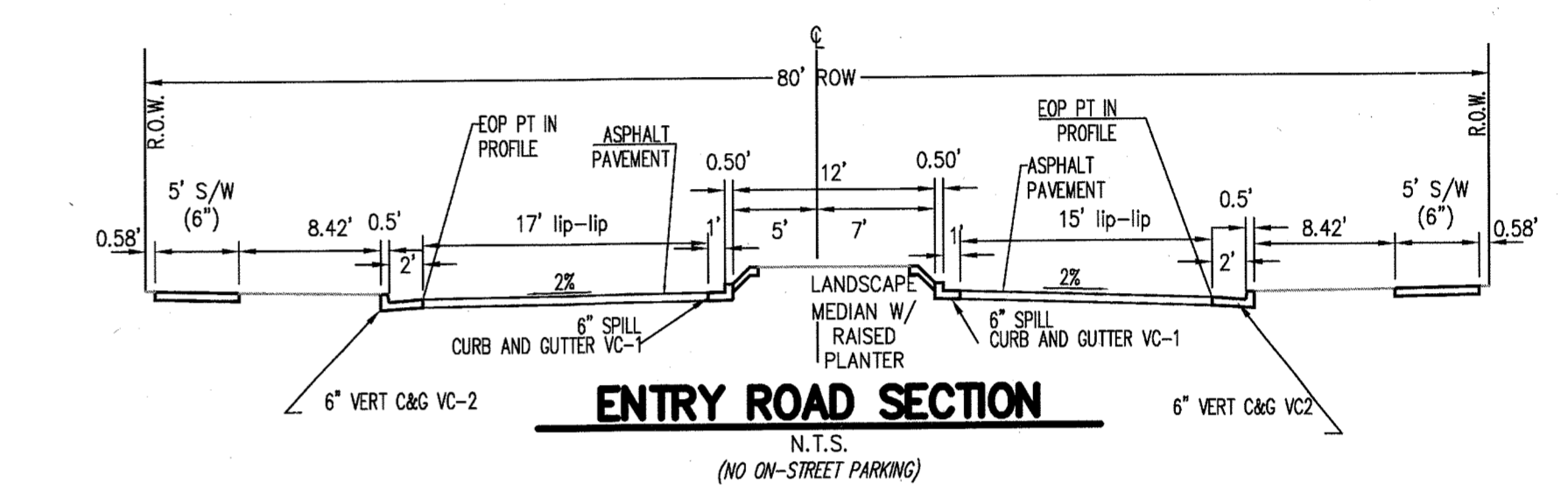
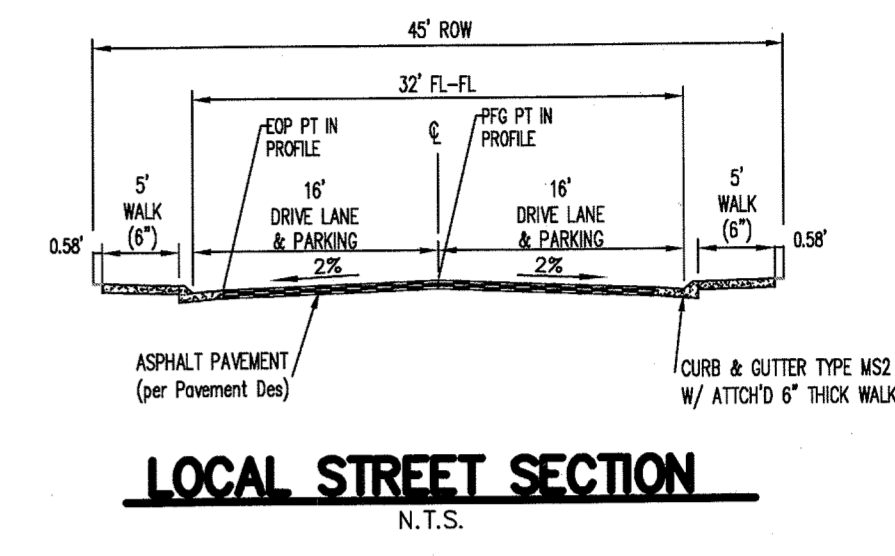
SITE DEVELOPMENT PLAN

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



	Area	Ownership/Maintenance	Description	Zoning	Usage Type
Tract A	0.42 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSD	Landscape Buffer
Tract B	4.01 ac	Crystal Valley Ranch Master HOA	OSP per PD	OSP	Open Space/Utilities/Drainage Easement
Tract C	0.04 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSD	Landscape Buffer
	4.47 ac				

Description	Area	
OSP (Tract A, B & C)	4.47 ac	32%
LOTS	7.24 ac	51%
SITE ROW	2.45 ac	17%
Total Land Area	14.159 ac	100%
	Proposed	PD Permitted
Lot/Unit Count - SFE's	58	125
Landscape SFE's for irrigation	1	n/a
P.A. 6 Gross Density	4.10 du/ac	8.83 du/ac
P.A. 6 Net Density (Less PD OSP)	5.71 ac	12.30 ac
Lots + Site-ROW	9.69 ac	n/a
PD OSP Dedication	4.01 ac	3.90 ac
Lots minus PD OSP Dedication	10.15 ac	10.20 ac
Minimum Lot Area	4,950 sf	n/a
Maximum Lot Area	8,619 sf	n/a
Average Lot Area	5,435 sf	n/a
Total ROW Area	2.45 ac	n/a
Total Landscape Area	20,000 sf	n/a
Land Use	R-SF-6	R-MF-24 (PER PD)
Min Building Separation	10 ft	
Max Building Height (R-SF-6)		35 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 at ROW	10 ft	
Off Street Parking Req per Lot	2	



STREET SECTION AND DATA
CRYSTAL VALLEY RANCH FIL. NO. 16
SITE DEVELOPMENT PLAN
JOB. NO. CVR16 MARCH, 2016
SHEET 2 OF 7 (PROJ # SDP16-0007)

Legacy Engineering Inc.
1838 Thrush Circle
Castle Rock, CO 80108
720.220.4677 v
www.legacyengineering.com 720.222.1986 f

- 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.

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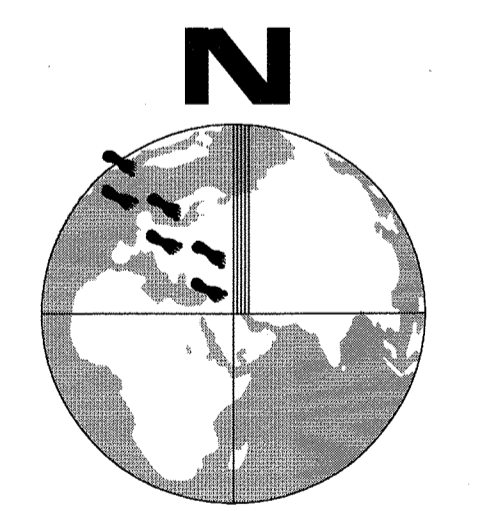
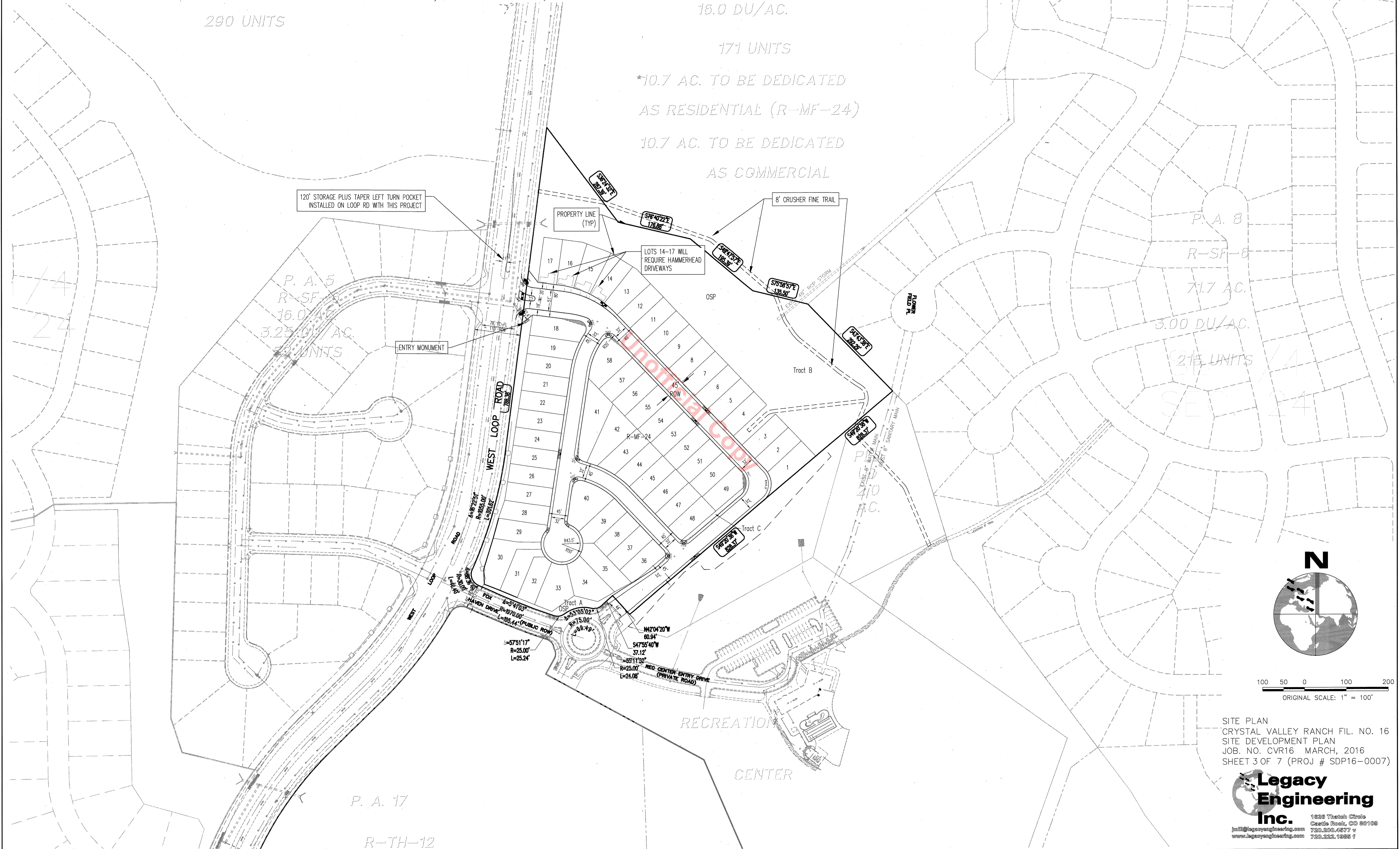
290 UNITS

16.0 DU/AC.

171 UNITS

*10.7 AC. TO BE DEDICATED
AS RESIDENTIAL (R-MF-24)

10.7 AC. TO BE DEDICATED
AS COMMERCIAL



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

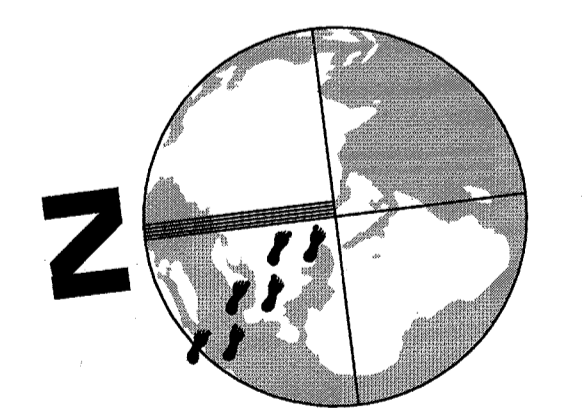
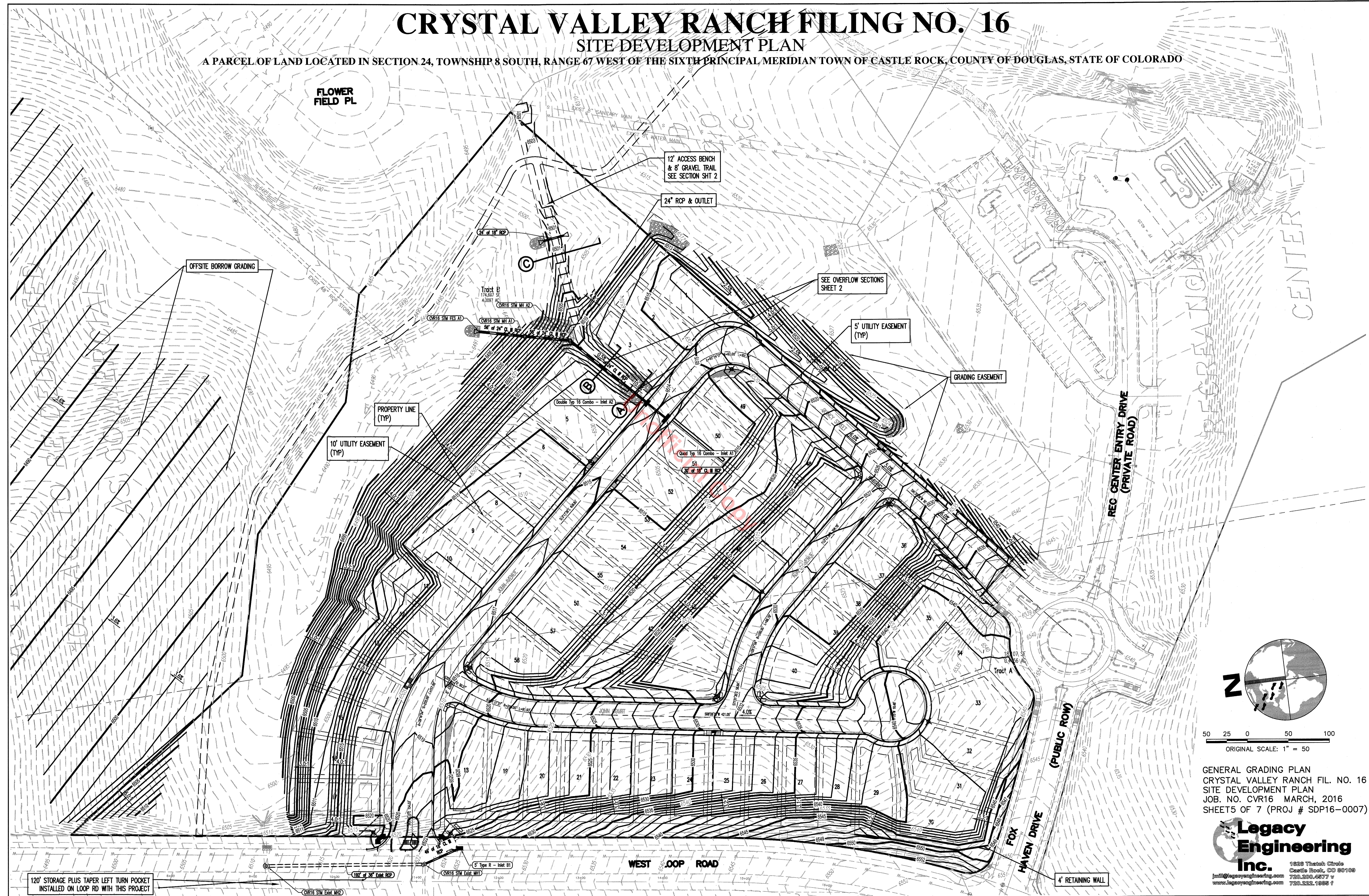
SITE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 16
SITE DEVELOPMENT PLAN
JOB. NO. CVR16 MARCH, 2016
SHEET 3 OF 7 (PROJ # SDP16-0007)

Legacy Engineering Inc.
1636 Thatch Circle
Castle Rock, CO 80109
720.200.4877 v
720.222.1886 f
info@legacyengineering.com
www.legacyengineering.com

CRYSTAL VALLEY RANCH FILING NO. 16

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



50 25 0 50 100
 ORIGINAL SCALE: 1" = 50'

GENERAL GRADING PLAN
 CRYSTAL VALLEY RANCH FIL. NO. 16
 SITE DEVELOPMENT PLAN
 JOB. NO. CVR16 MARCH, 2016
 SHEETS OF 7 (PROJ # SDP16-0007)

Legacy Engineering Inc.
 1030 Third Street
 Castle Rock, CO 80108
 720.200.6377
 www.legacyengineering.com 720.222.1888

120' STORAGE PLUS TAPER LEFT TURN POCKET
 INSTALLED ON LOOP RD WITH THIS PROJECT

CRYSTAL VALLEY RANCH FILING NO. 16

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

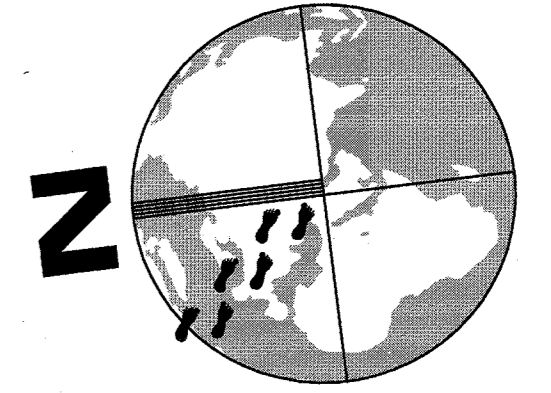
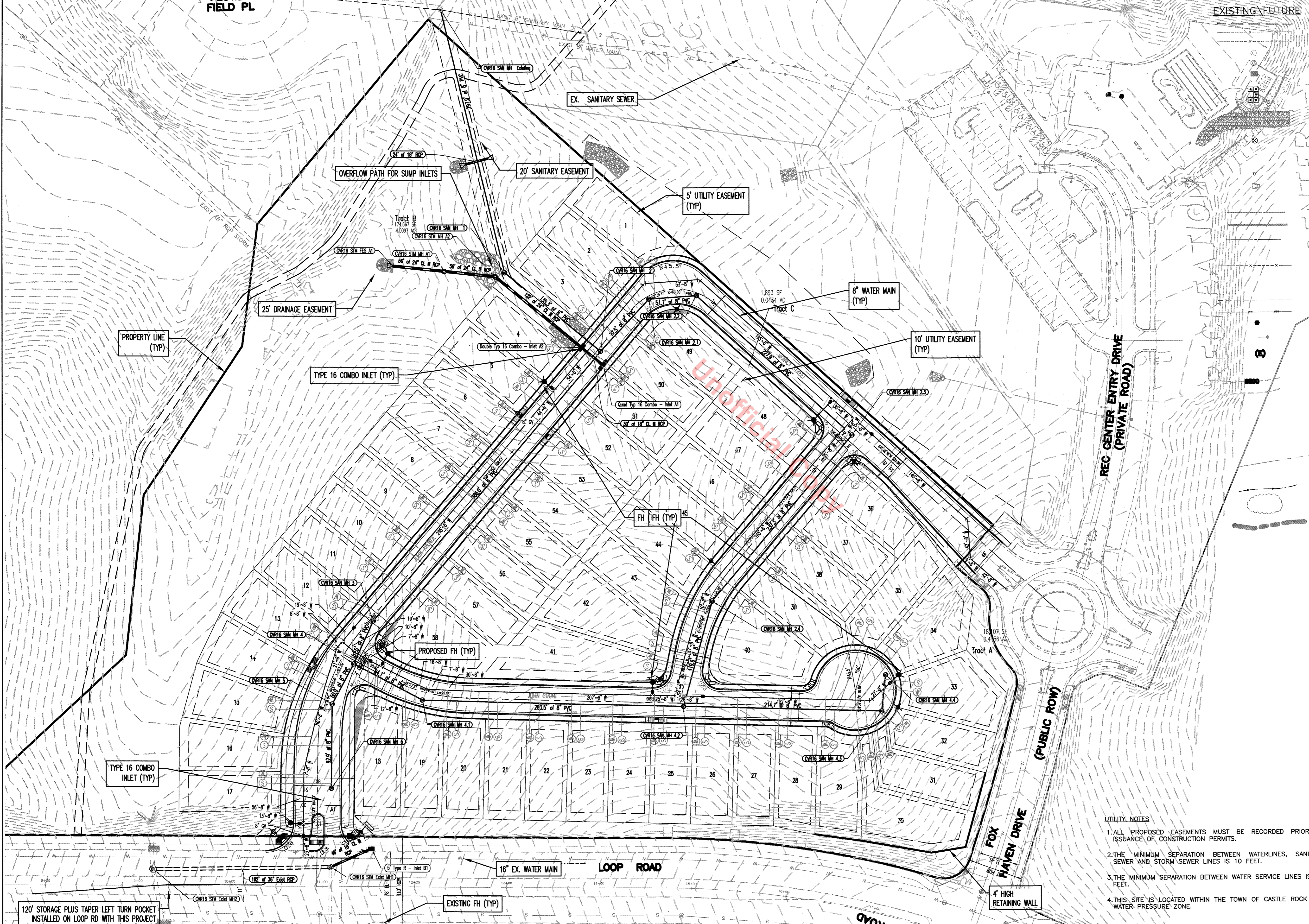
FLOWER FIELD PL

EXISTING/FUTURE

LEGEND

- | | |
|-------------------------|--|
| STORM SEWER | |
| SANITARY SEWER | |
| WATER MAIN | |
| SANITARY MANHOLE | |
| STORM MANHOLE | |
| STORM INLET | |
| HAY BALES | |
| RIP RAP | |
| WATER 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 | |
| 100 YEAR OLD FLOODPLAIN | |

PROPOSED



50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

GENERAL UTILITIES PLAN
CRYSTAL VALLEY RANCH FIL. NO. 16
SITE DEVELOPMENT PLAN
JOB. NO. CVR16 MARCH, 2016
SHEET 6 OF 7 (PROJ # SDP16-0007)

- 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.

Legacy Engineering Inc.
1628 Trench Creek
Castle Rock, CO 80108
720.590.4977
www.legacyengineering.com 720.222.1855

120' STORAGE PLUS TAPER LEFT TURN POCKET
INSTALLED ON LOOP RD WITH THIS PROJECT

