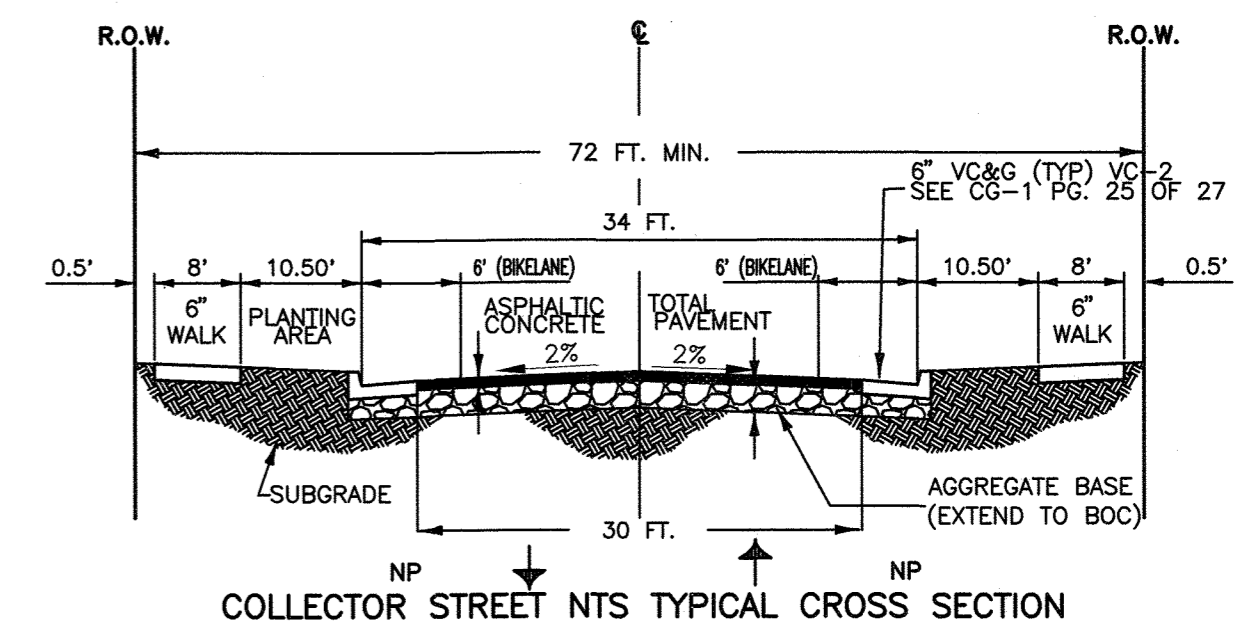


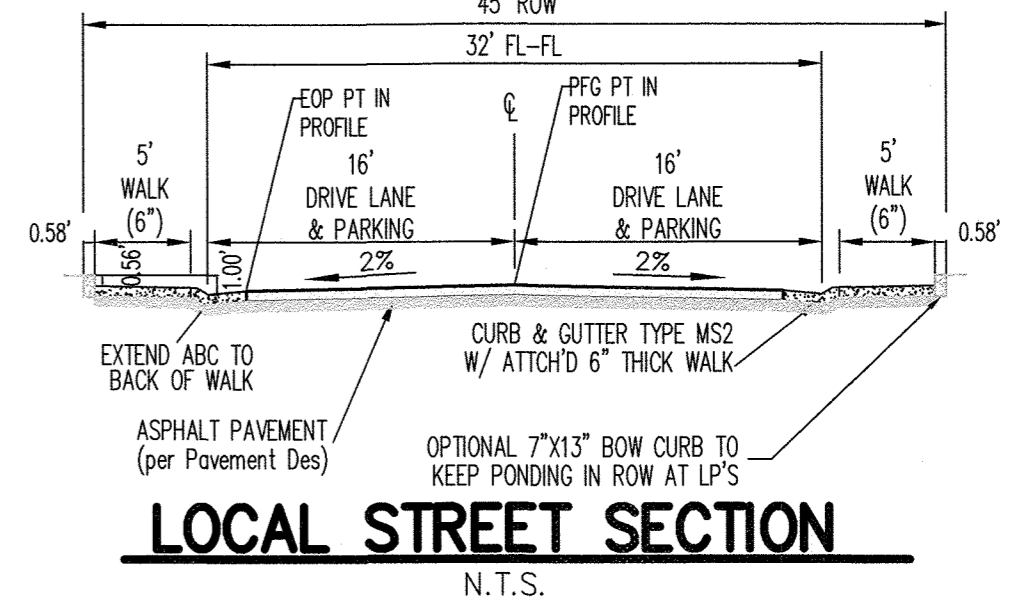
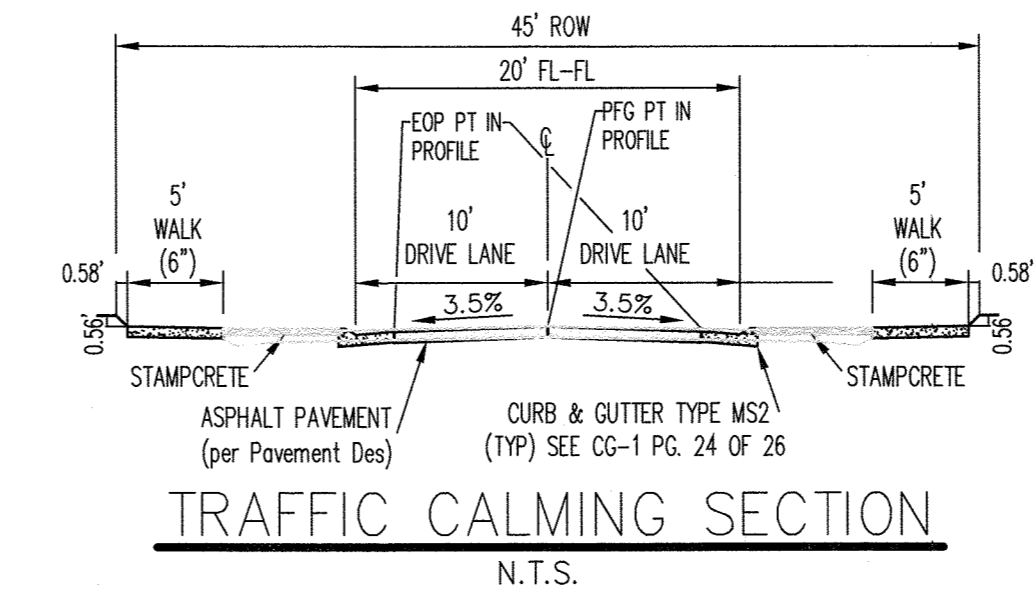
CRYSTAL VALLEY RANCH FILING NO. 17 ~~AMENDMENT NO. 1~~

SITE DEVELOPMENT PLAN ~~AMENDMENT NO. 1~~

A PARCEL OF LAND LOCATED IN SECTION 24, & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



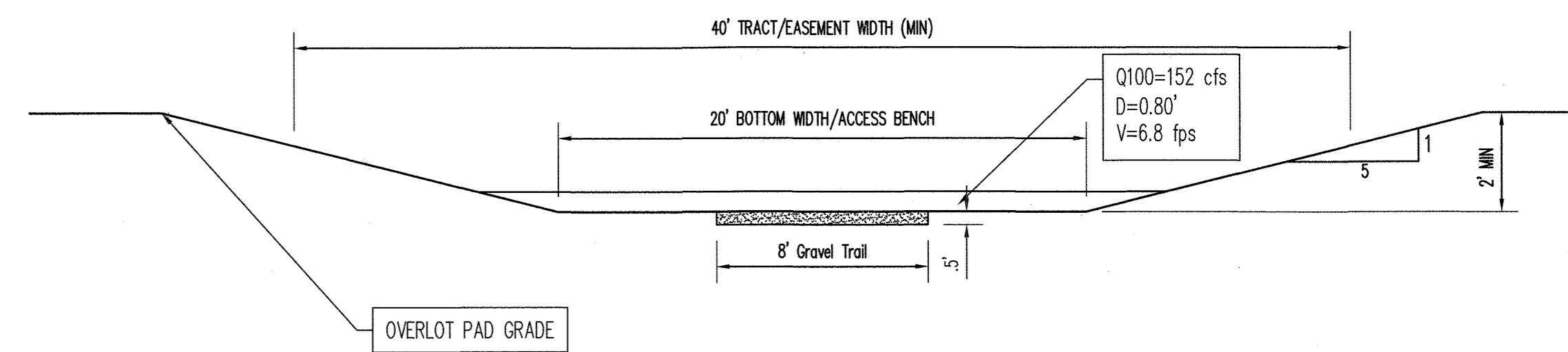
NOTE: "NO PARKING FIRE LANE" SIGNS MUST BE POSTED BY THE DEVELOPER ON BOTH SIDES OF SAGUARO AVE, PER CASTLE ROCK FIRE DEPARTMENT "NO PARKING FIRE LANE" SPECIFICATION DETAIL.



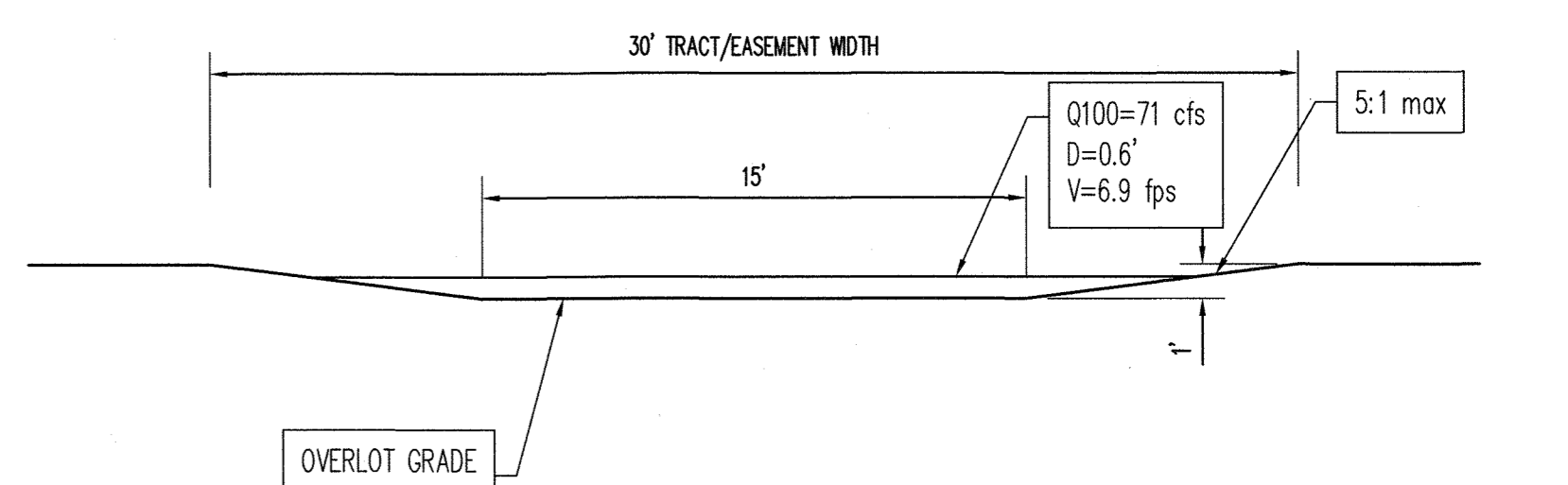
EXISTING\FUTURE	PROPOSED
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
STORM INLET	STORM INLET
HAY BALES	HAY BALES
RIP RAP	RIP RAP
WATER VALVE	WATER VALVE
BLOWOFF	BLOWOFF
SANITARY PLUG	SANITARY PLUG
FIRE HYDRANT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

Description	Area	
OSP (Tract A-M)	1.89 ac	8.69%
LOTS	15.63 ac	71.86%
SITE ROW	4.23 ac	19.45%
Total Land Area	21.749 ac	100.00%
	Proposed	PD Permitted
Lot/unit Count - SFE's	120	130
Landscape SFE's for irrigation	1	n/a
P.A. 17 Gross Density	5.52 du/ac	6.00 du/ac
Lots + Site-ROW	19.86 ac	n/a
Minimum Lot Area	4,538 sf	n/a
Maximum Lot Area	13,676 sf	n/a
Average Lot Area	5,673 sf	n/a
Total ROW Area	4.23 ac	n/a
Total Landscape Area	82,338 sf	n/a
Land Use	R-SF-6	OSP/OSD
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 Setback at OS Tract	4 ft	
Min Side Corner Lot Setback	10 ft	
Off Street Parking Req per Lot	2	

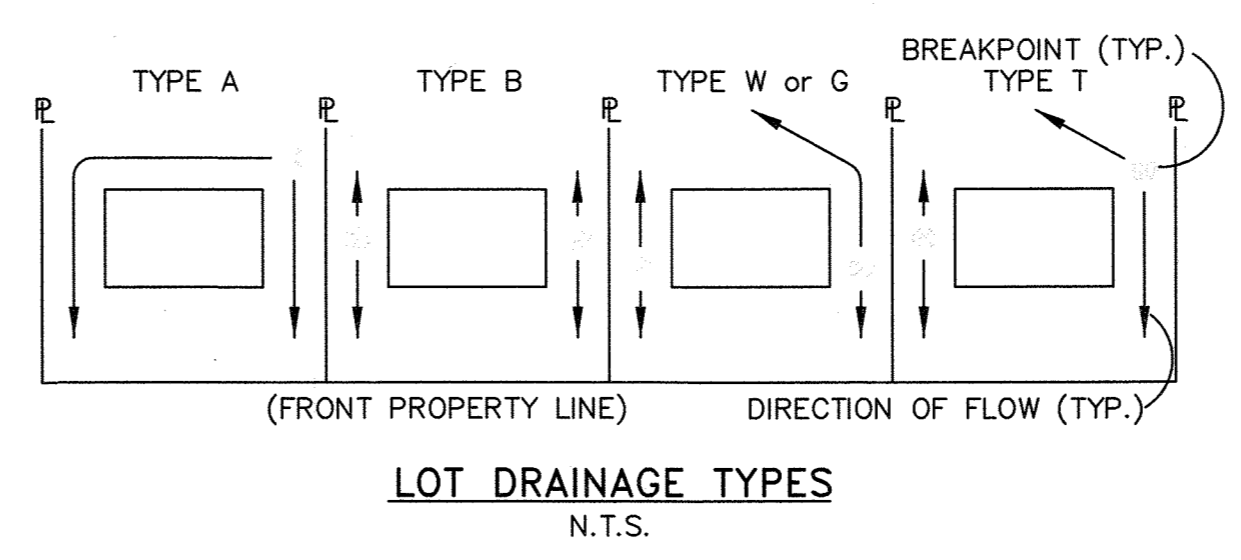
Name	Area	Ownership/Maintenance	Description	Zoning	Usage Type
Tract A	0.67 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Landscape Buffer
Tract B	0.04 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Landscape Buffer
Tract C	0.04 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Landscape Buffer
Tract D	0.23 ac	Crystal Valley Ranch Master HOA	Open Space	OSP	Open Space
Tract E	0.26 ac	Crystal Valley Ranch Master HOA	Drainage/Utility Outfall Tract	OSP	Open Space/Utilities/Drainage Easement
Tract F	0.06 ac	Crystal Valley Ranch Master HOA	Open Space	OSP	Open Space
Tract G	0.30 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Landscape Buffer
Tract H	0.19 ac	Crystal Valley Ranch Master HOA	Landscape Tract/Gazebo	OSP	Neighborhood Park
Tract I	0.10 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Landscape Buffer
	1.89 ac				



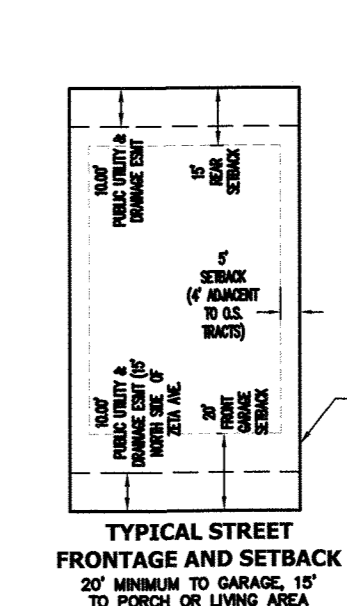
(A) Emergency Overflow Section at Outfall



(B) Emergency Overflow Section at Loop Road



- 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.



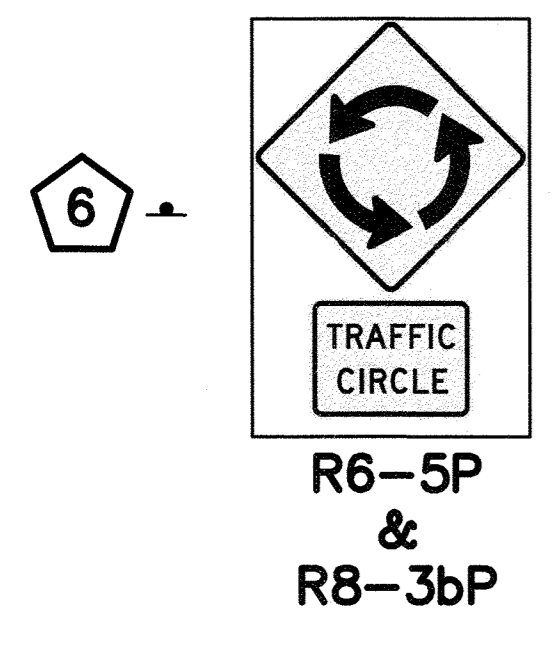
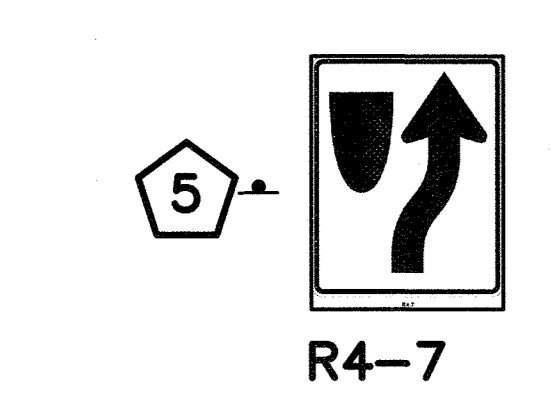
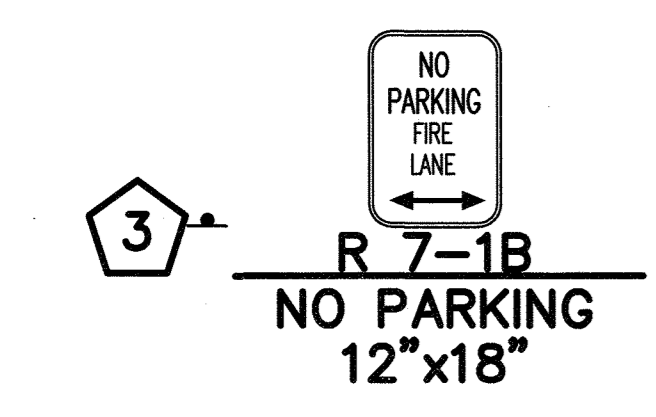
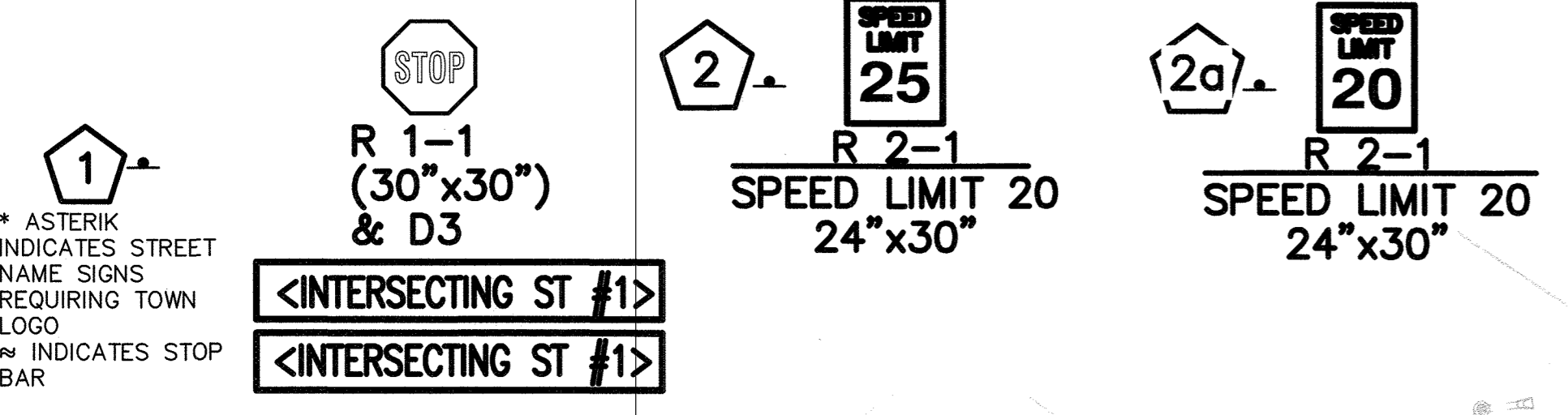
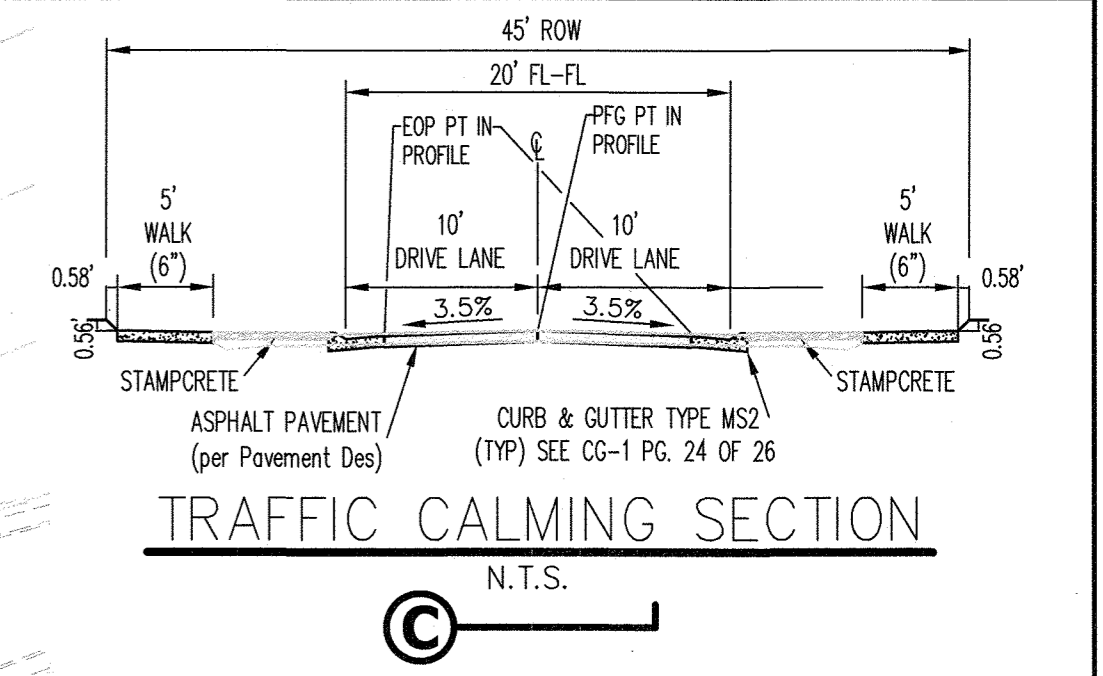
STREET SECTION AND DATA
CRYSTAL VALLEY RANCH FIL. NO. 17
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
JOB. NO. CVR17 JAN, 2020
SHEE 2 OF 8 (PROJ # SDP19-0038)



CRYSTAL VALLEY RANCH FILING NO. 17 ~~AMENDMENT NO. 1~~

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 24, & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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

15' IREA EASEMENT (TYP)

10' UTILITY EASEMENT (TYP)

5' WALK

EXIST 8' WALK

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

ENTRY MONUMENT (requires separate sign permit)

BUILDING SETBACK (TYP.)

5' WALK (TYP.)

15' IREA EASEMENT (TYP)

10' UTILITY EASEMENT (TYP)

5' WALK

EXIST 8' WALK

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

ENTRY MONUMENT (requires separate sign permit)

BUILDING SETBACK (TYP.)

5' WALK (TYP.)

15' IREA EASEMENT (TYP)

10' UTILITY EASEMENT (TYP)

5' WALK

EXIST 8' WALK

15' IREA EASEMENT (TYP)

ACCESS NOT PERMITTED FROM SOUTH SIDE OF LOT 69

SIGHT DISTANCE EASEMENTS REQUIRED ON ALL LOTS WHERE SIGHT LINE ENCLOSES INTO LOT (INDICATED BY SHADING -TYP.) TO BE DEDICATED ON PLAT.

MAIL KIOSK LOCATION

20' UTILITY EASEMENT FOR SANITARY

30' UTILITY EASEMENT FOR STORM

10' UTILITY EASEMENT (TYP)

BUILDING SETBACK (TYP.)

8' WIDE GRAVEL TRAIL

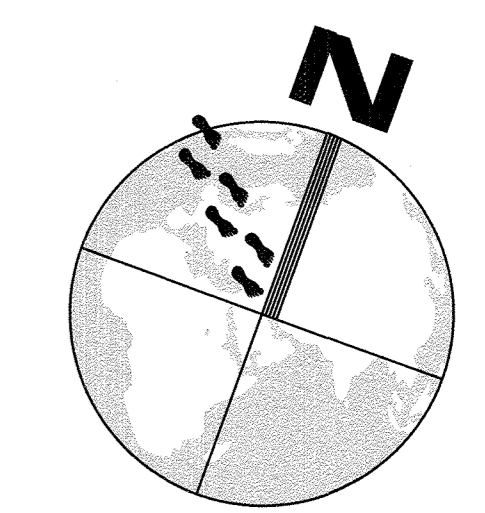
8' X 8' CONCRETE APRON

REC CENTER ENTRY DRIVE (PRIVATE ROAD)

6' X 8' CONCRETE APRON

15' IREA EASEMENT (TYP)

EXISTING PINNACLE ENTRY MONUMENT



SITE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 17
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
JOB. NO. CVR17 JAN, 2020
SHEET 4 OF 8 (PROJ # SDP19-0038)



CRYSTAL VALLEY RANCH FILING NO. 17 ~~AMENDMENT NO. 1~~

SITE DEVELOPMENT PLAN AMENDMENT NO. 1

A PARCEL OF LAND LOCATED IN SECTION 24, & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

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

PROPERTY LINE
(TYP)

WEST Loop RD

STM EXIST INLET
TYPE R

36" RCP THROUGH PIPE

STM MH A7
5' DIA

STM MH A5
5' DIA

STM MH A4
5' DIA

STM MH A6
5' DIA

6' X 8' CONCRETE
APRON

6' X 8' CONCRETE
APRON

6' X 8' CONCRETE
APRON

SEE OVERFLOW SECTION
SHEET 2

20' ACCESS BENCH
& 8' GRAVEL TRAIL
SEE SECTION SHT 2

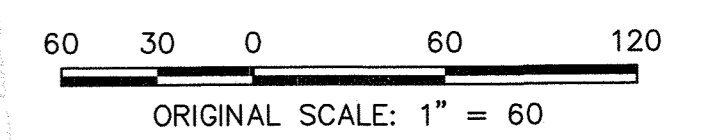
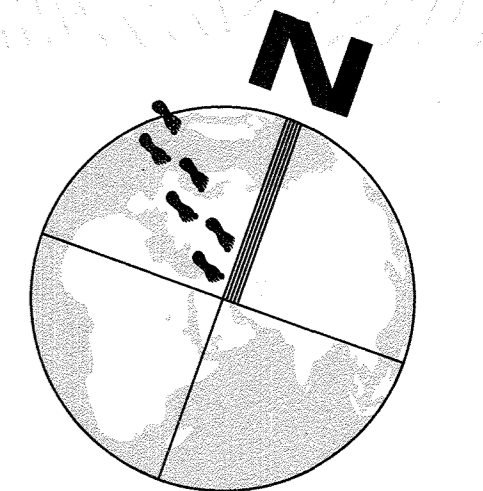
20' SANITARY EASEMENT

48" RCP STORM OUTFALL

30' STORM EASEMENT

GRADING AND DRAINAGE EASEMENT

TRIBUTARY TO E-W CHANNEL - BY OTHERS



GENERAL GRADING PLAN
CRYSTAL VALLEY RANCH FIL. NO. 17
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
JOB. NO. CVR17 JAN, 2020
SHEE 5 OF 8 (PROJ # SDP19-0038)



CRYSTAL VALLEY RANCH FILING NO. 17 ~~AMENDMENT NO. 1~~

SITE DEVELOPMENT PLAN ~~AMENDMENT No.1~~

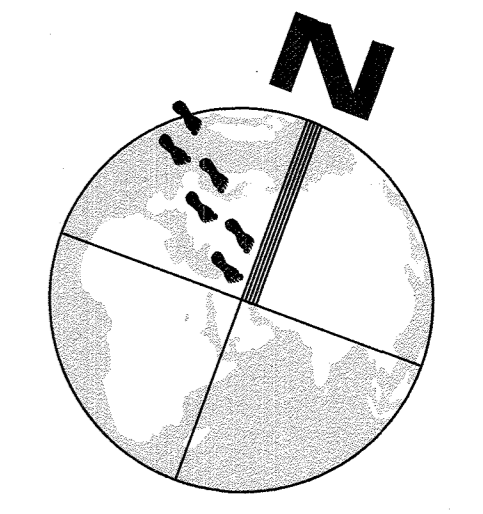
A PARCEL OF LAND LOCATED IN SECTION 24, & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

EXISTING/FUTURE	PROPOSED
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
SANITARY MANHOLE	
STORM MANHOLE	
STORM INLET	
HAY BALES	
RIP RAP	
WATER VALVE	
BLOWOFF	
SANITARY PLUG	
FIRE HYDRANT	
FLARED END SECTION	
LOW TAIL-WATER RIP-RAP BASIN	
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	

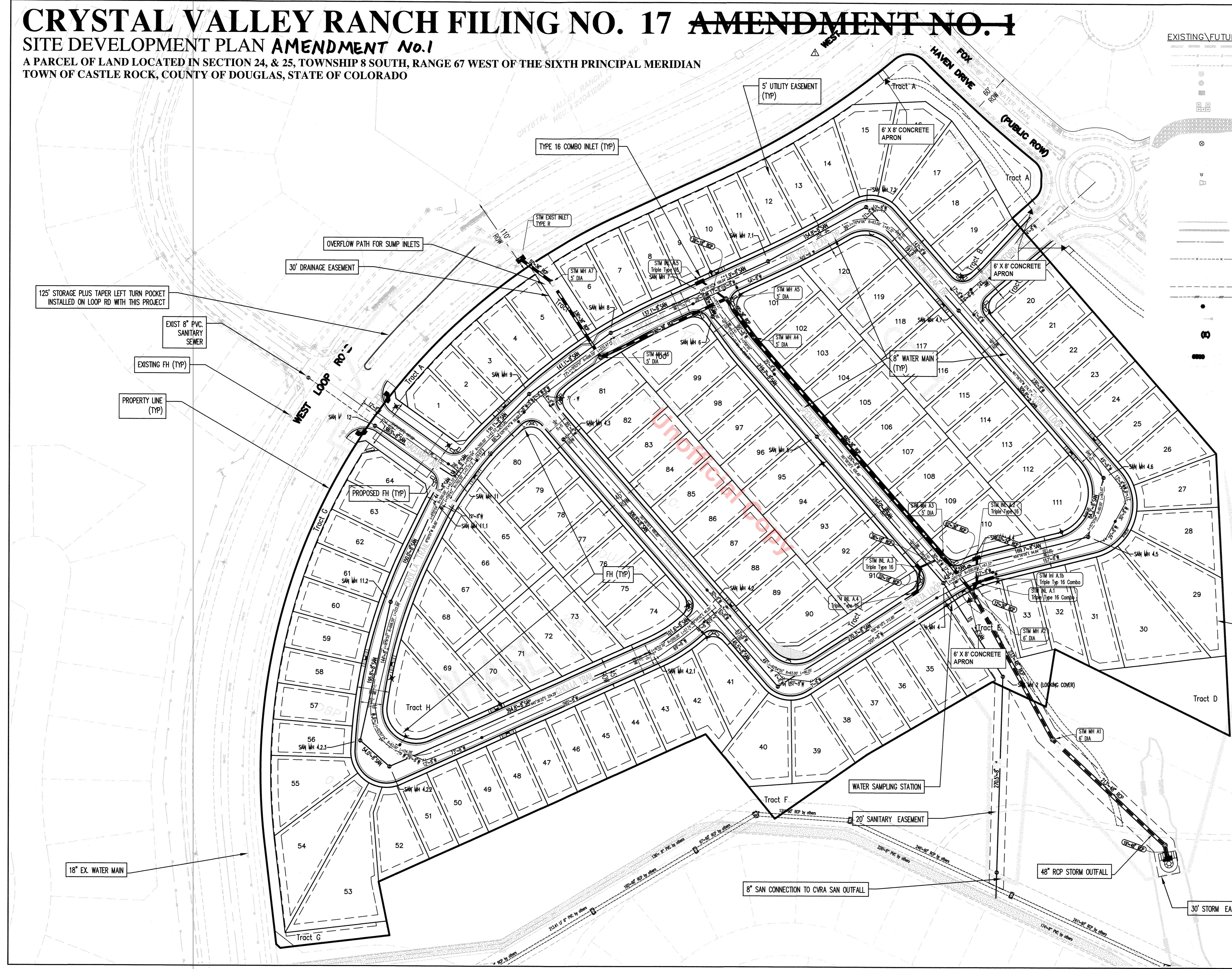
UTILITY NOTES

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.



60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

GENERAL UTILITIES PLAN
CRYSTAL VALLEY RANCH FIL. NO. 17
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
JOB. NO. CVR17 JAN, 2020
SHEE 6 OF 8 (PROJ # SDP19-0038)



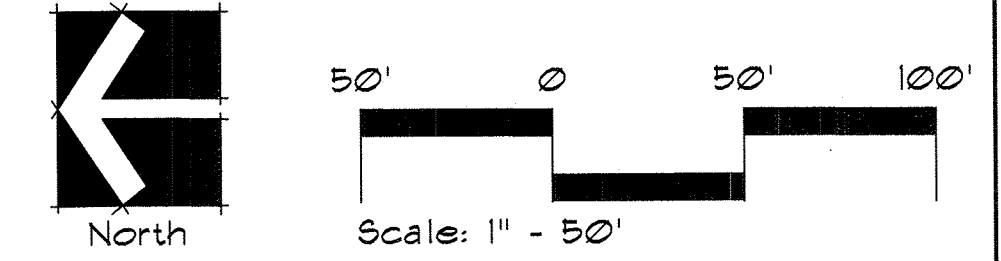
CRYSTAL VALLEY RANCH FILING NO. 17 ~~AMENDMENT NO. 1~~

SITE DEVELOPMENT PLAN ~~AMENDMENT NO. 1~~

A PARCEL OF LAND LOCATED IN SECTION 24 & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

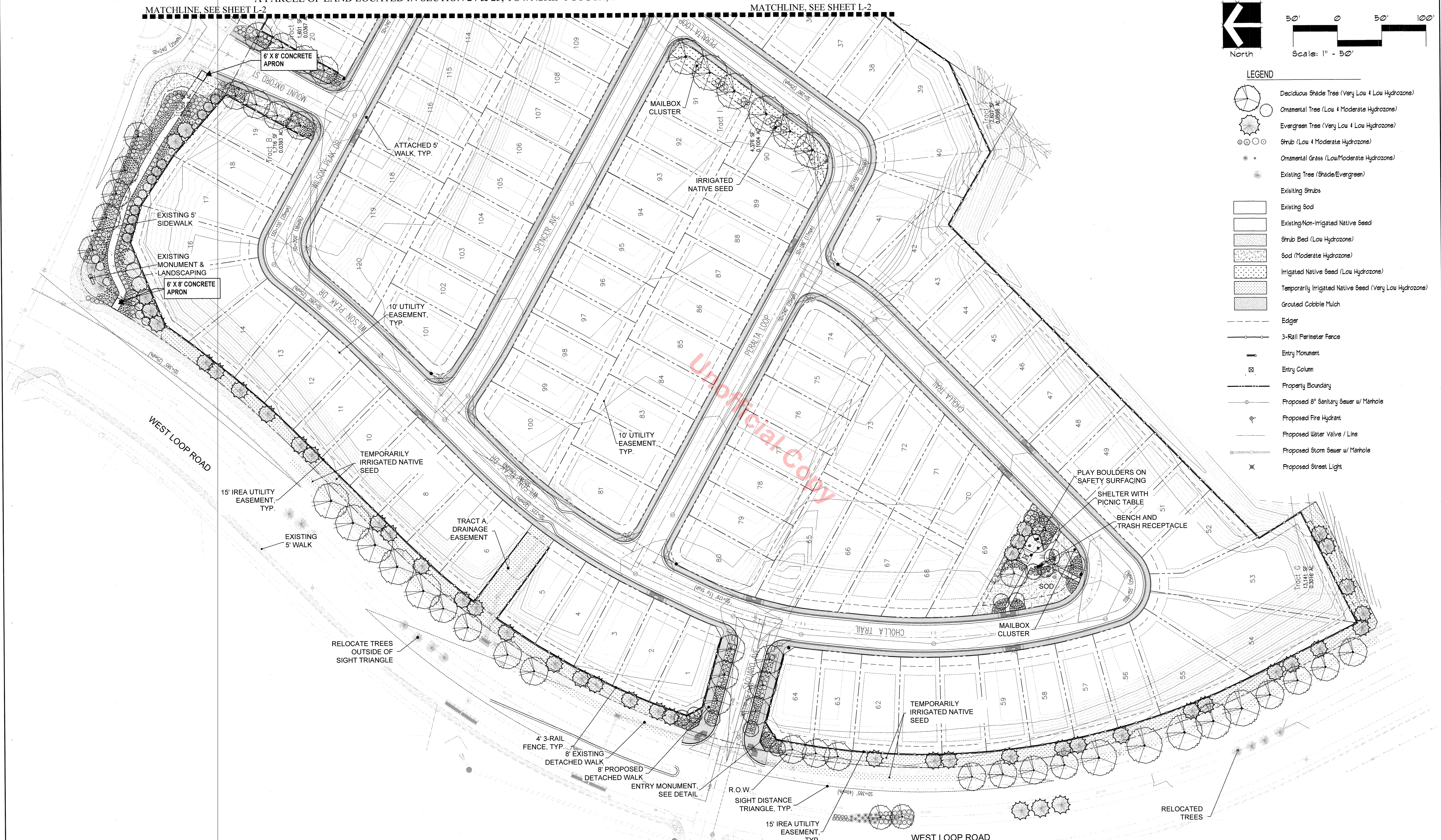
MATCHLINE, SEE SHEET L-2

MATCHLINE, SEE SHEET L-2



LEGEND

- Deciduous Shade Tree (Very Low & Low Hydrozone)
- Ornamental Tree (Low & Moderate Hydrozone)
- Evergreen Tree (Very Low & Low Hydrozone)
- Shrub (Low & Moderate Hydrozone)
- Ornamental Grass (Low/Moderate Hydrozone)
- Existing Tree (Shade/Evergreen)
- Existing Shrubs
- Existing Sod
- Existing Non-Irrigated Native Seed
- Shrub Bed (Low Hydrozone)
- Sod (Moderate Hydrozone)
- Irrigated Native Seed (Low Hydrozone)
- Temporarily Irrigated Native Seed (Very Low Hydrozone)
- Grouted Cobble Mulch
- Edger
- 3-Rail Perimeter Fence
- Entry Monument
- Entry Column
- Property Boundary
- Proposed 8" Sanitary Sewer w/ Manhole
- Proposed Fire Hydrant
- Proposed Water Valve / Line
- Proposed Storm Sewer w/ Manhole
- Proposed Street Light



CLWUR CHART:

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
DRIP/SPRAY	TREES & SHRUBS/IRRIGATED NATIVE SEED	5 - 10	LOW	76.0%	25,620	1.5 - 3.0	33,684	1.14
SPRAY	SOD	10 - 15	MODERATE	24.0%	8,064	3.0 - 4.5	33,684	0.72
TOTAL				100%	33,684			1.86

APPLICANT:

Crystal Valley Ranch Development Co. LLC

1175 Crystal Valley Parkway
Castle Rock, Colorado 80104
303.814.6862

OWNER:

CONSULTANTS:

Legacy Engineering

1626 Thatch Cir.
Castle Rock, CO 80109
720.200.4577

CONSULTANTS:

THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE DESIGN
1500 W. STREET, SUITE C-1, CASTLE ROCK, COLORADO 80104
Phone: 303-446-2518 Fax: 303-446-9519

CRYSTAL VALLEY RANCH FILING 17
Castle Rock, Colorado
Site Development Plan

DRAWN BY: MK

CHECK BY: KH

ISSUE DATE: 02-03-17

REVISIONS: 04-28-17

06-20-17

STAMPED:

REVISED:

AMENDED 12-16-19



SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

SHEET 7 OF 8

CRYSTAL VALLEY RANCH
FILING NO. 17
SITE DEVELOPMENT PL
AMENDMENT NO. 1
PROJECT NO. SDP19-0038

