

CRYSTAL VALLEY RANCH FILING NO. 17

SITE DEVELOPMENT PLAN

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

LEGAL DESCRIPTION

AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24 AND IN THE NORTH HALF OF SECTION 25, 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 SAID SECTION 25 BEARS S00°54'16"E; THENCE S69°40'21"E, 2,047.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS RECORDED AT RECEPTION NOS. 2008062017 AND 2020297027 OF THE DOUGLAS COUNTY RECORDS, AND THE POINT OF BEGINNING;

1. N26°44'49"W, 140.49 FEET TO A POINT ON A CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 845.00 FEET AND A CENTRAL ANGLE OF 71°51'38" (THE CHORD OF WHICH BEARS N09°10'43"E, 991.69 FEET), 1,059.80 FEET;
3. N45°08'32"E, 166.04 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,055.00 FEET AND A CENTRAL ANGLE OF 15°09'30", 279.11 FEET TO A POINT ON A CURVE ON THE SOUTHERLY LINE OF CRYSTAL VALLEY RANCH-FILING NO. 3 AS RECORDED AT RECEPTION NO. 2004126947;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 85°09'00", 44.58 FEET TO A POINT OF REVERSE CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 2,030.00 FEET AND A CENTRAL ANGLE OF 05°51'14", 207.40 FEET TO A POINT OF REVERSE CURVE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 55°27'39", 24.20 FEET TO A POINT OF REVERSE CURVE;
4. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 06°46'01", 8.86 FEET TO A POINT OF REVERSE CURVE;
5. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 50°17'46", 21.95 FEET;
6. S28°14'11"W, 42.34 FEET;
7. S61°06'55"E, 262.97 FEET;

THENCE S61°06'55"E, 167.71 FEET;
THENCE S22°57'05"E, 389.90 FEET;
THENCE N83°51'24"W, 270.07 FEET TO THE WESTERLY LINE OF SAID CRYSTAL VALLEY RANCH-FILING NO. 3;
THENCE ALONG SAID SOUTHERLY LINE S11°12'58"E, 80.52 FEET;
THENCE N85°21'25"W, 81.65 FEET;
THENCE S39°42'19"W, 200.25 FEET;
THENCE S35°05'20"W, 155.66 FEET;
THENCE N59°27'11"W, 150.84 FEET;
THENCE S45°36'32"W, 496.36 FEET;
THENCE S31°38'57"E, 75.52 FEET;
THENCE S63°14'54"W, 152.05 FEET;
THENCE N67°52'32"W, 7.68 FEET TO THE POINT OF BEGINNING,
CONTAINING 947,373 SQUARE FEET OR 21.749 ACRES, MORE OR LESS.

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, 2017.
MA Grook CHAIR DATE 7/20/17
B. New DATE

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 13TH DAY OF August, 2017.
Amundson MAYOR DATE 11-14-17
ATTEST: Swafford TOWN CLERK DATE 11-14-17

DEVELOPER:
CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, COLORADO 80104
CONTACT: GREGORY W. BROWN
PHONE: (303) 814-6882

ENGINEER
LEGACY ENGINEERING
1626 THATCH CIR.
CASTLE ROCK, CO 80109-3513
CONTACT: JAMES J. MILL
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
7006 SOUTH ALTON WAY, BLDG F
CENTENNIAL, CO 80112-2019
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. TCY17-0031: SIGHT DISTANCE EASEMENT ENCROACHMENT GREATER THAN 5' INTO LOT 3 (APPROVED 7-25-17)

PURPOSE:
THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A TRADITIONAL STYLE, SINGLE FAMILY, SITE PLAN WITH 120 SINGLE FAMILY LOTS.

OWNERSHIP CERTIFICATION:

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

MAPLE GROVE LAND LIMITED PARTNERSHIP,
A MINNESOTA LIMITED PARTNERSHIP.

JAMES DEVELOPMENT COMPANY,
A MINNESOTA CORPORATION, GENERAL PARTNER
BY: James L. Ostenson
JAMES L. OSTENSON, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS 8TH DAY OF August, 2017,
BY JAMES L. OSTENSON AS PRESIDENT OF JAMES DEVELOPMENT COMPANY
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018
Nancy Scheuch
NOTARY PUBLIC

WAYNE E. BROWN FAMILY, L.L.C.,
A MINNESOTA LIMITED LIABILITY COMPANY
BY: Gregory W. Brown
GREGORY W. BROWN, CHIEF MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 8TH DAY OF August, 2017,
BY GREGORY W. BROWN AS CHIEF MANAGER OF WAYNE E. BROWN FAMILY, L.L.C.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018
Nancy Scheuch
NOTARY PUBLIC

PUTNAM CVR, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY
BY: Richard A. Putnam
RICHARD A. PUTNAM

SUBSCRIBED AND SWORN BEFORE ME THIS 8TH DAY OF August, 2017,
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2018
Nancy Scheuch
NOTARY PUBLIC

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 LIENS CREATED BY THE INSTRUMENTS RECORDED ON DEC 24TH, 2015 AT RECEPTION NO. 2015091483, AND AUGUST 29, 2016 AT RECEPTION NOS. 2016058724 AND 2016058884, DOUGLAS COUNTY, COLORADO, SUBORDINATE TO THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.
Northstar Bank of Colorado

NORTHSTAR BANK OF COLORADO
SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF August, 2017
BY Patricia AVO
OF NORTHSTAR BANK OF COLORADO
WITNESS MY HAND AND OFFICIAL SEAL.
Patricia AVO
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-23-2020

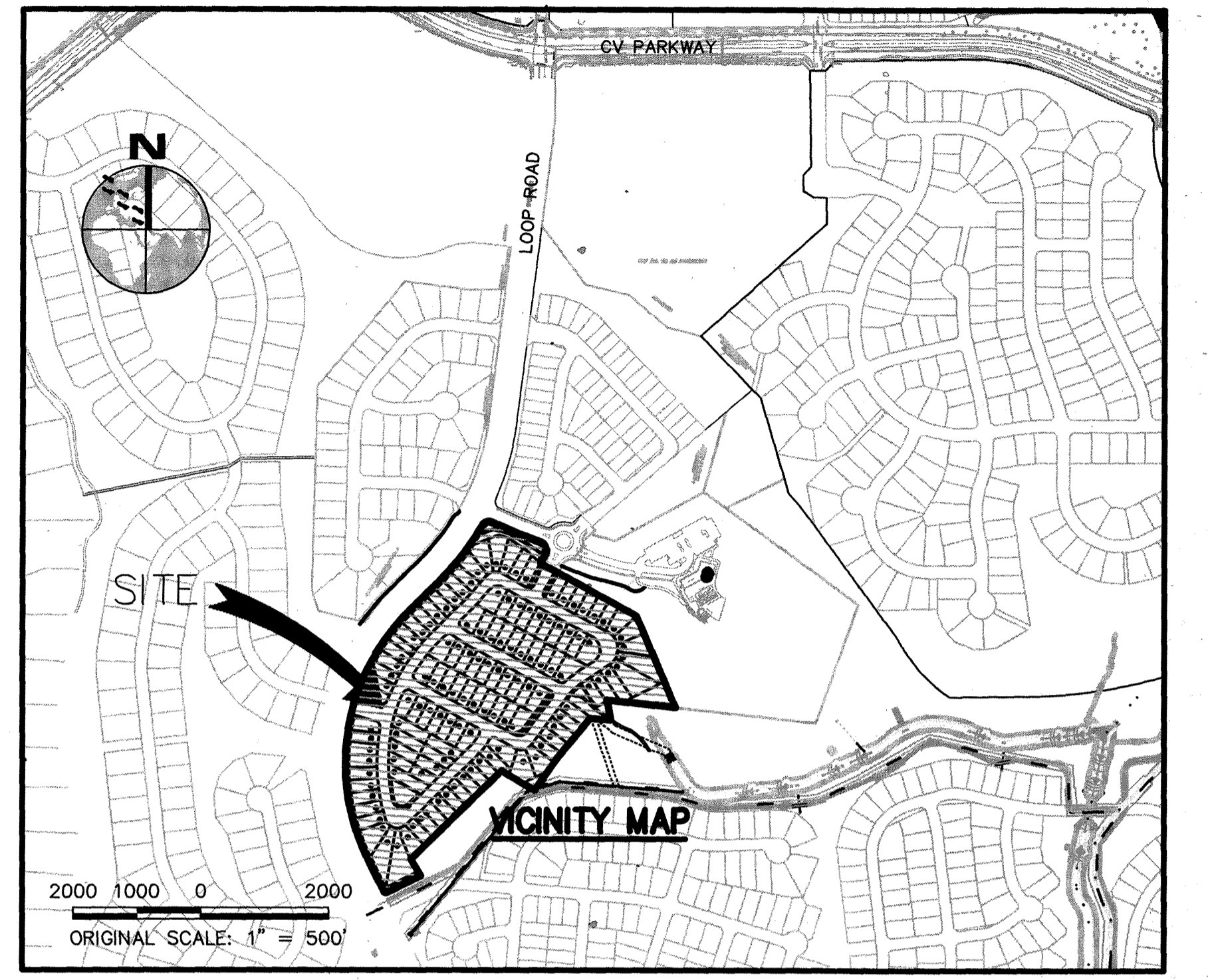
TITLE CERTIFICATION:

I, William Brandenwile, 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, MORTGAGES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE AND IN ORDER 70493625

SIGNED THIS 9TH DAY OF August, 2017
William Brandenwile
AUTHORIZED REPRESENTATIVE
Commercial Title Officer
LAND TITLE GUARANTEE COMPANY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF August, 2017, BY William Brandenwile AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.
WITNESS MY HAND AND SEAL.
Sandra Peterson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/10/2021
Jordan Peterson
ADDRESSARY PUBLIC
STATE OF COLORADO
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/10/2021



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.
DATE 8/08/17

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
DATE 8/09/17
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): CHISEL "X" ON TOP OF INLET; EAST SIDE OF LOOP ROAD
● CL STATION 37+75 (APPROX.)
EL = 6569.94 FEET
BM "B" (TBM 951): CHISEL "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

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 11:02 AM ON THE 15TH DAY OF November, 2017 AT RECEPTION NO. 2017077671
BY: Sandra Peterson
DEPUTY
DOUGLAS COUNTY CLERK AND RECORDER
DEPUTY

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 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.
- ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 08035C03046, DATED MARCH 16, 2017, NO PORTION OF THE SITE LIES WITHIN A FLOOD DESIGNATED 100-YR FLOODPLAIN.
- ANY STREET SIGNS, TRIPPING, 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 PLAN.
- 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 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
1	COVER SHEET
2	STREET SECTIONS AND DATA
3	SITE PLAN (1"=100')
4	SITE PLAN (1"=60')
5	GENERAL GRADING PLAN
6	GENERAL UTILITIES PLAN
7-8	CONCEPT LANDSCAPE PLAN

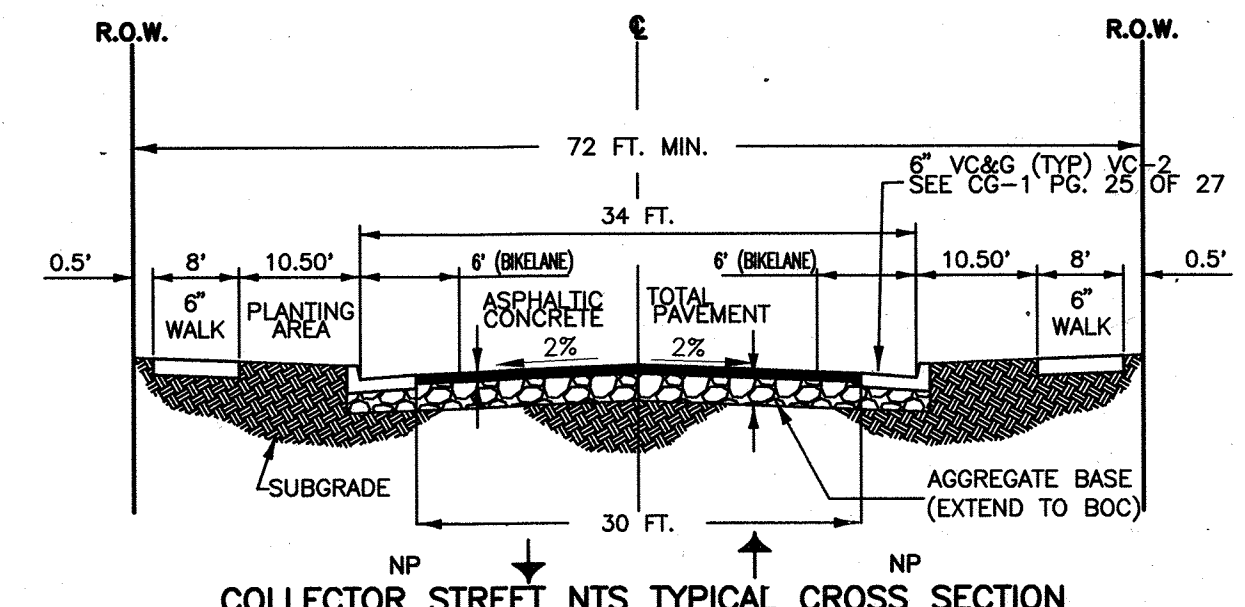
COVER SHEET
CRYSTAL VALLEY RANCH FIL. NO. 17
SITE DEVELOPMENT PLAN
JOB. NO. CVR17 FEB, 2017
SHEET 1 OF 8 (PROJ # SDP17-0003)

Legacy Engineering Inc.
1626 Thatch Circle
Castle Rock, CO 80109
720.200.4577
www.legacyengineering.com
720.222.1888

CRYSTAL VALLEY RANCH FILING NO. 17

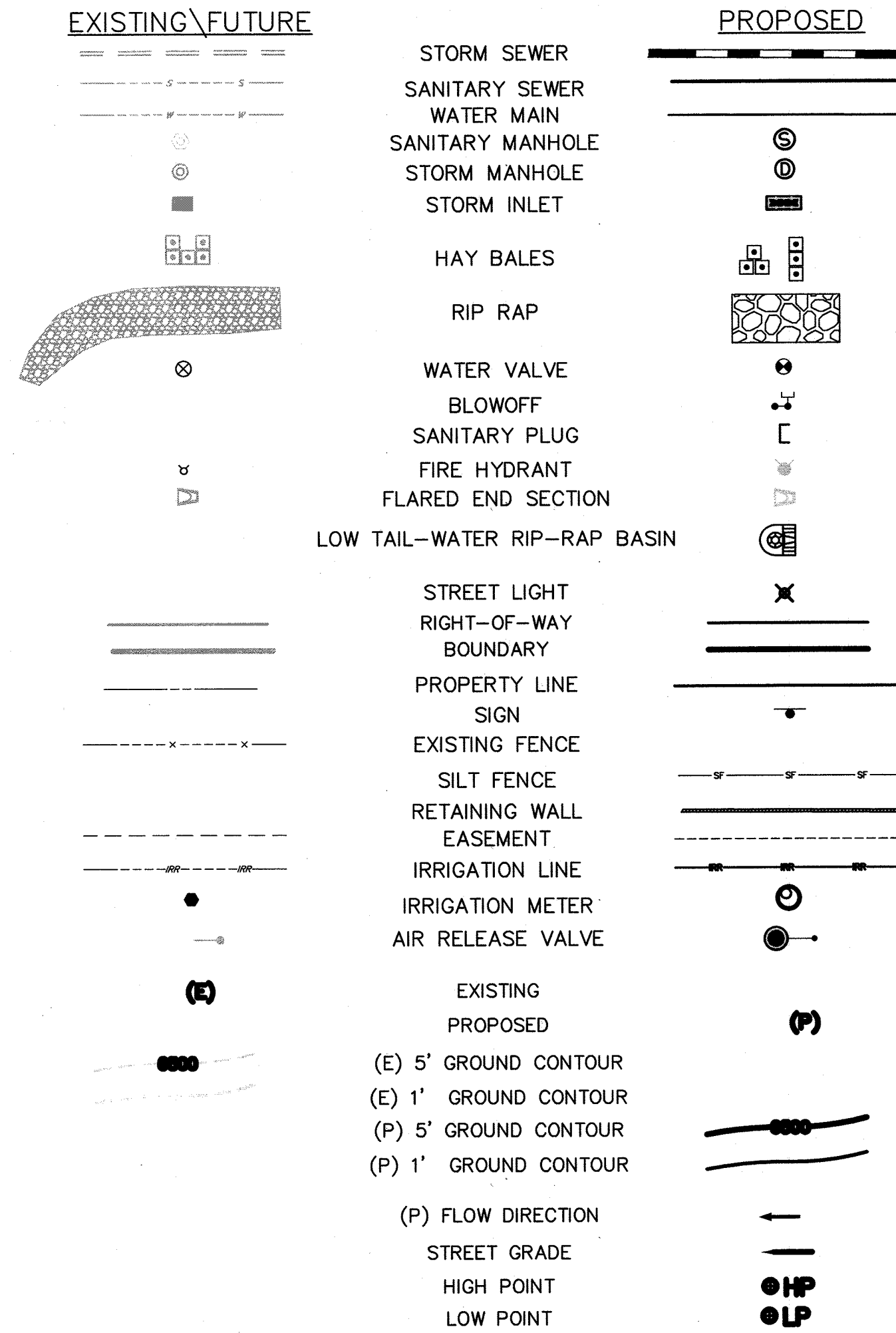
SITE DEVELOPMENT PLAN

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

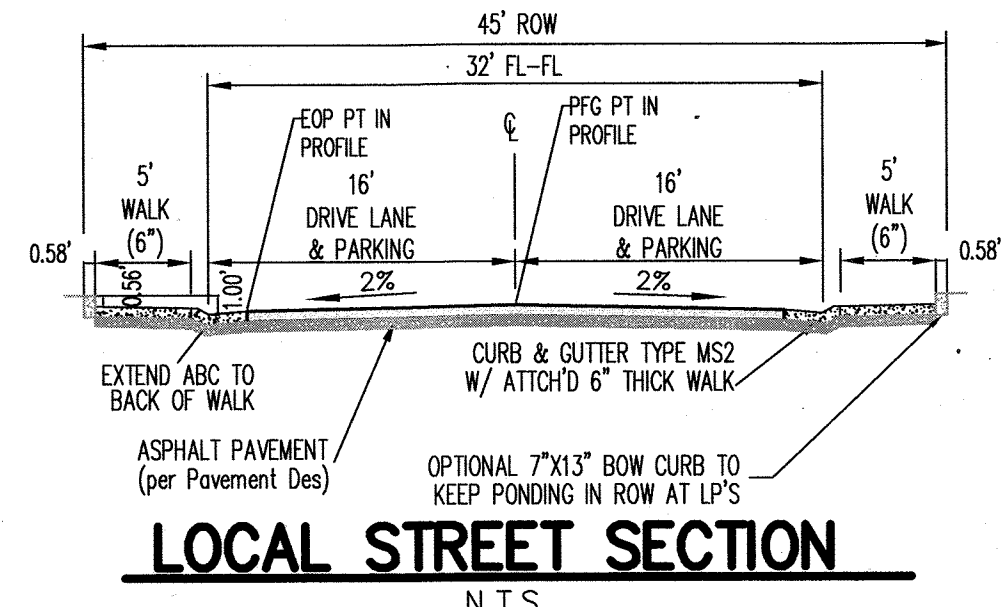
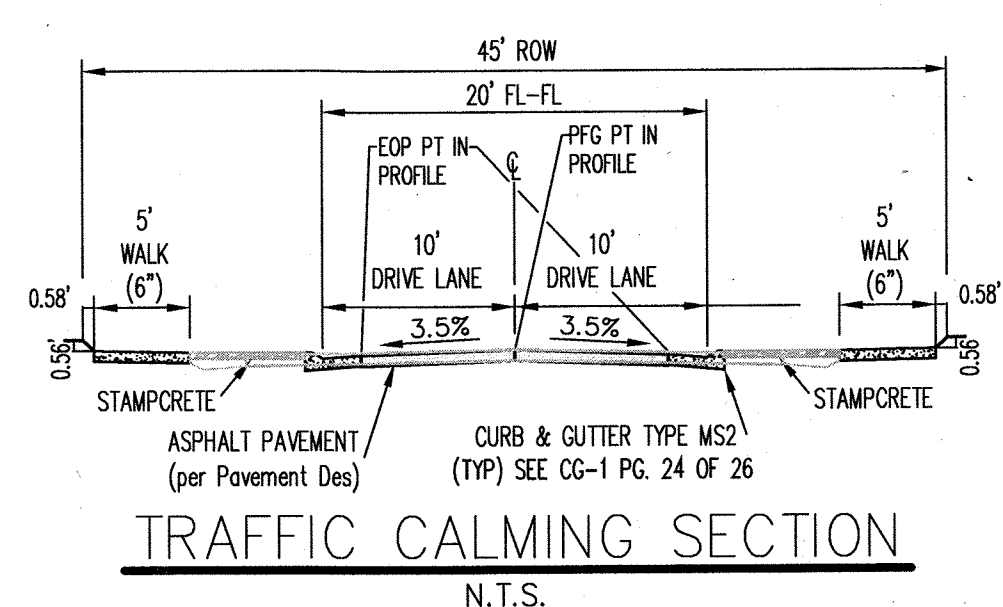


NOTE: "NO PARKING FIRE LANE" SIGNS MUST BE POSTED BY THE DEVELOPER ON BOTH SIDES OF SAGUARO AVE. PER CASTLE ROCK FIRE DEPARTMENT "NO PARKING FIRE LANE" SPECIFICATION DETAIL.

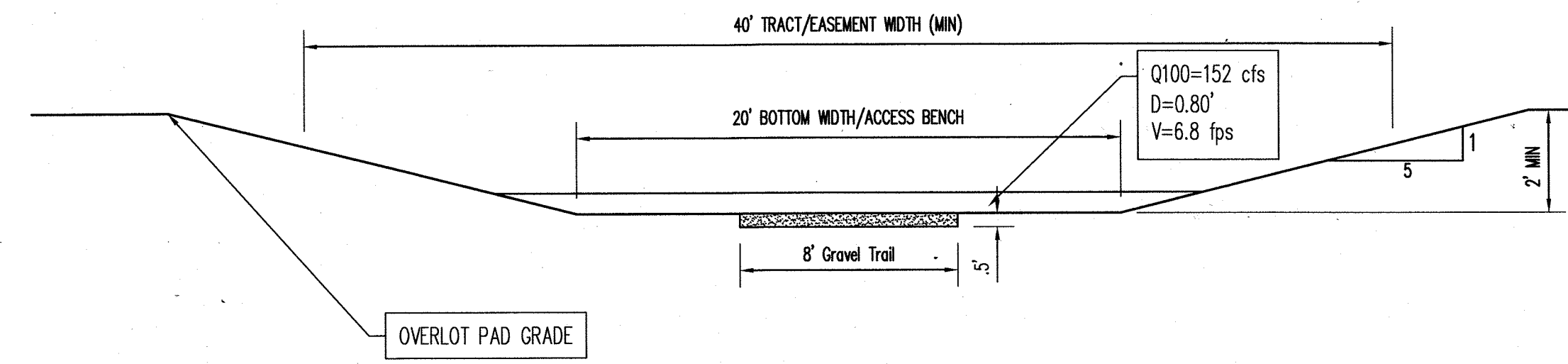
LEGEND



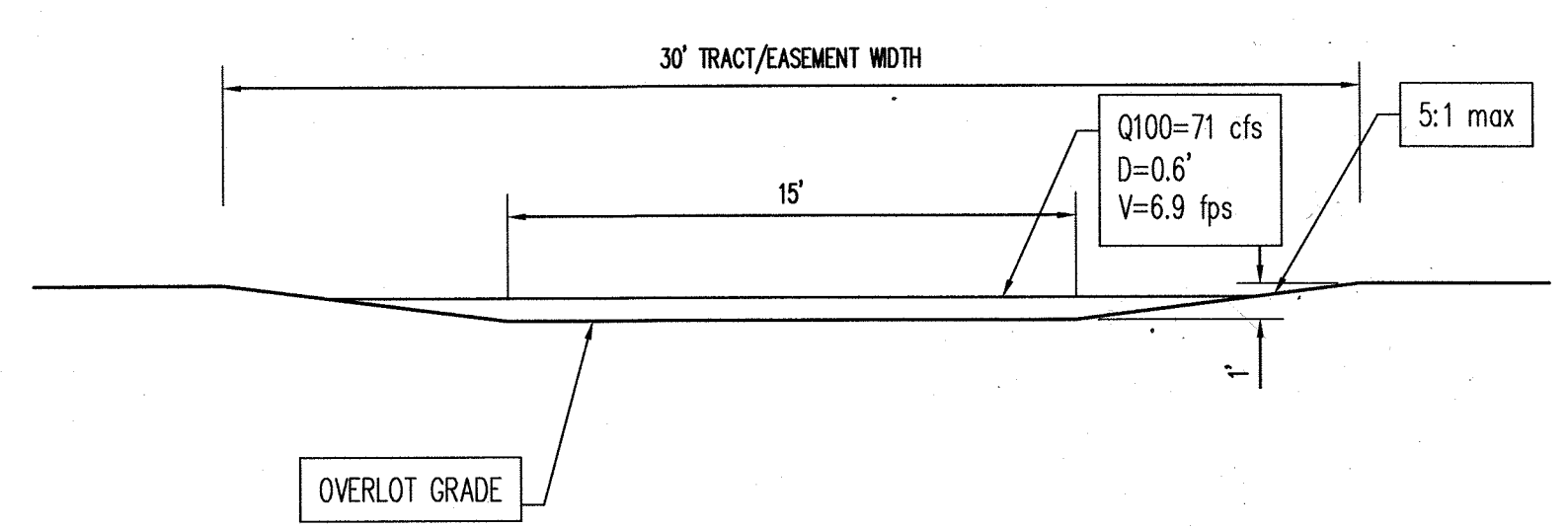
Filing 17 Detailed Site Data		
Description	Area	
OSP (Tract A-M)	1.89 ac	8.69%
LOTS	15.63 ac	71.86%
SITE ROW	4.23 ac	19.45%
Total Land Area	21.749 ac	100.00%
	Proposed	PD Permitted
Lot/unit Count - SFE's	120	130
Landscape SFE's for irrigation	1	n/a
P.A. 17 Gross Density	5.52 du/ac	6.00 du/ac
Lots + Site-ROW	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	



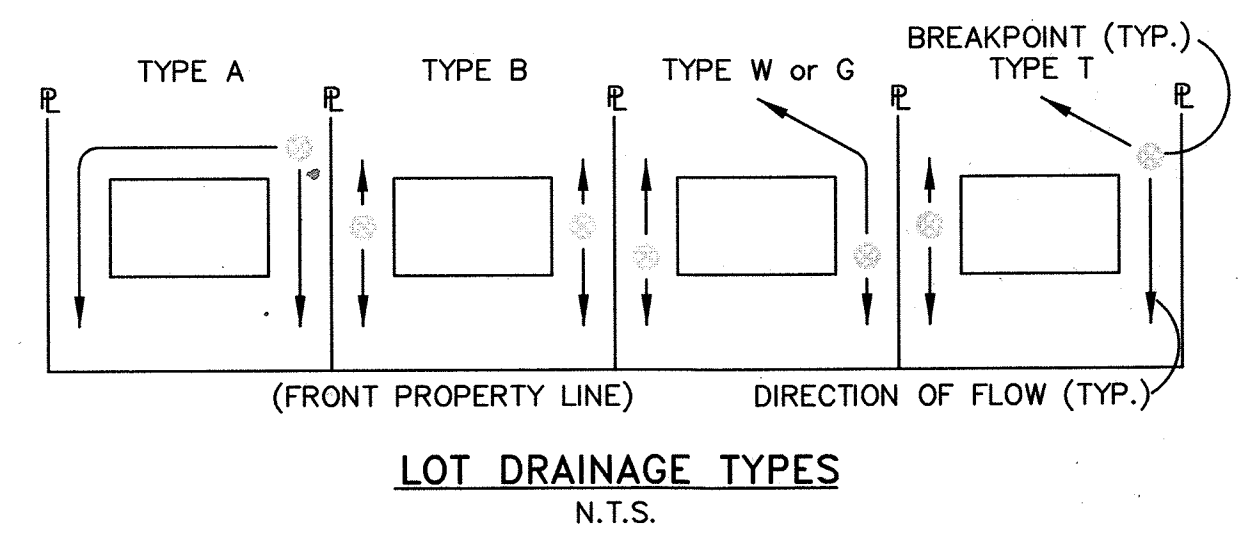
Dedication Summary Table					
Name	Area	Ownership/Maintenance	Description	Zoning	Usage Type
Tract A	0.67 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Landscape Buffer
Tract B	0.04 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Landscape Buffer
Tract C	0.04 ac	Crystal Valley Ranch Master 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				



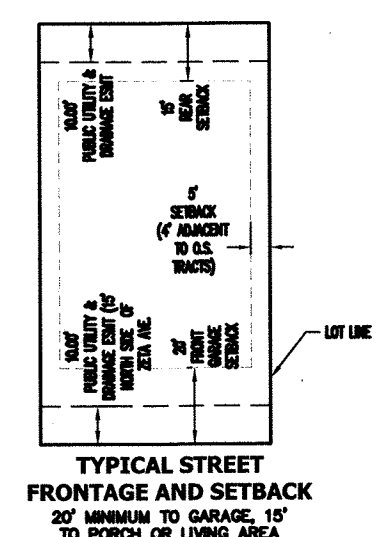
(A) Emergency Overflow Section at Outfall



(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.



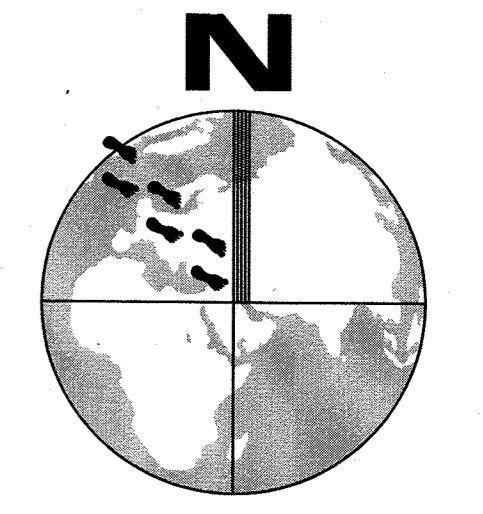
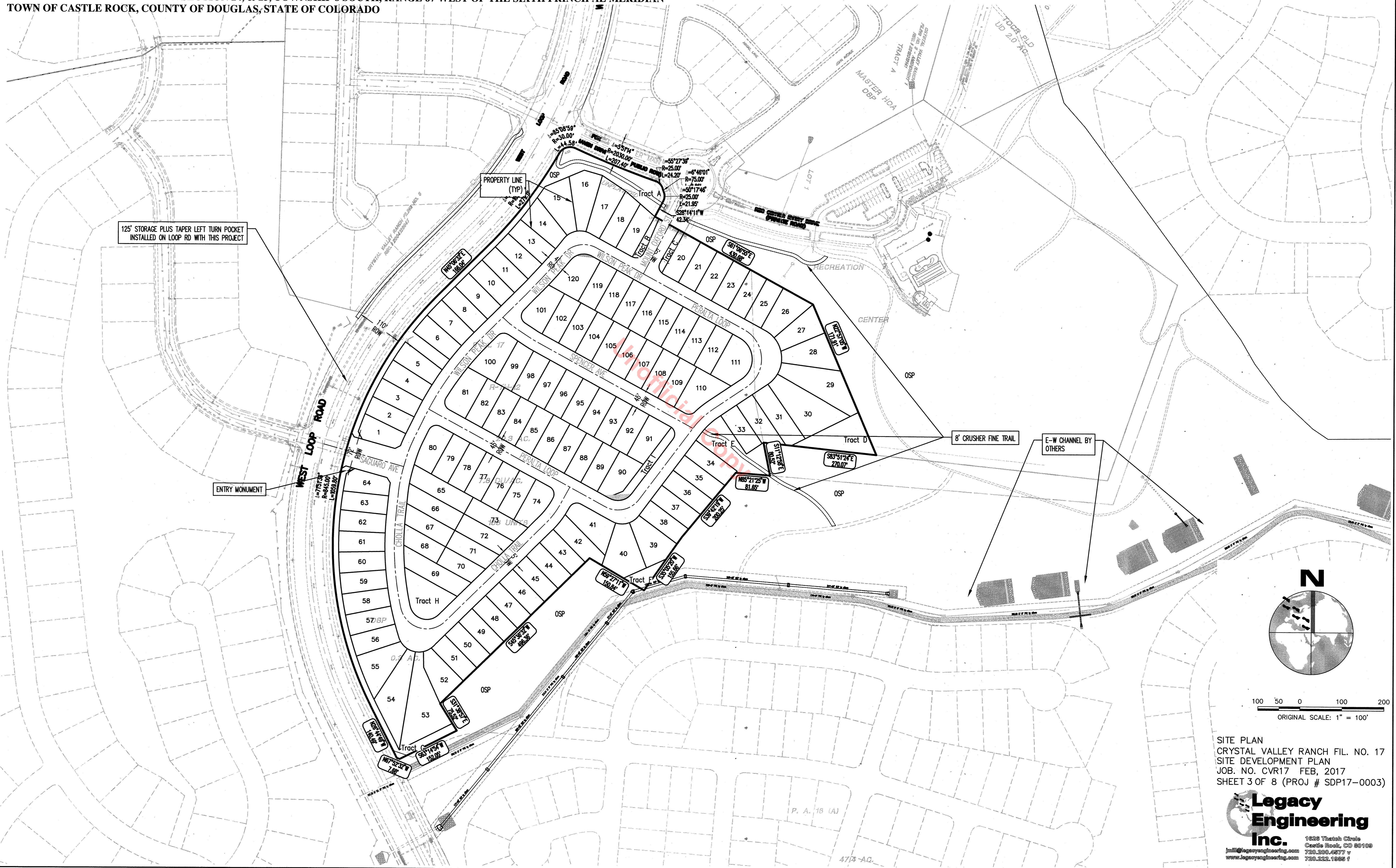
STREET SECTION AND DATA
CRYSTAL VALLEY RANCH FIL. NO. 17
SITE DEVELOPMENT PLAN
JOB. NO. CVR17 FEB, 2017
SHEET 2 OF 8 (PROJ # SDP17-0003)

Legacy Engineering Inc.
1433 Thrush Circle
Castle Rock, CO 80108
720.222.1067
www.legacyengineering.com

CRYSTAL VALLEY RANCH FILING NO. 17

SITE DEVELOPMENT PLAN

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



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

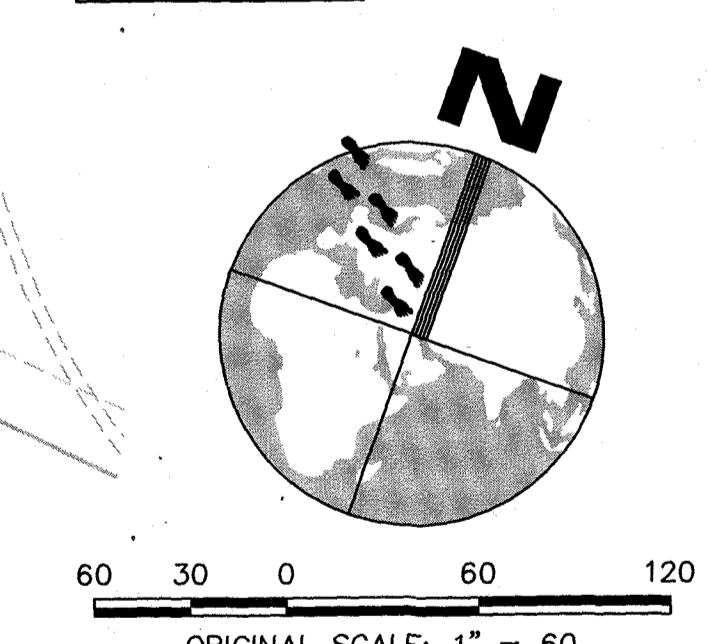
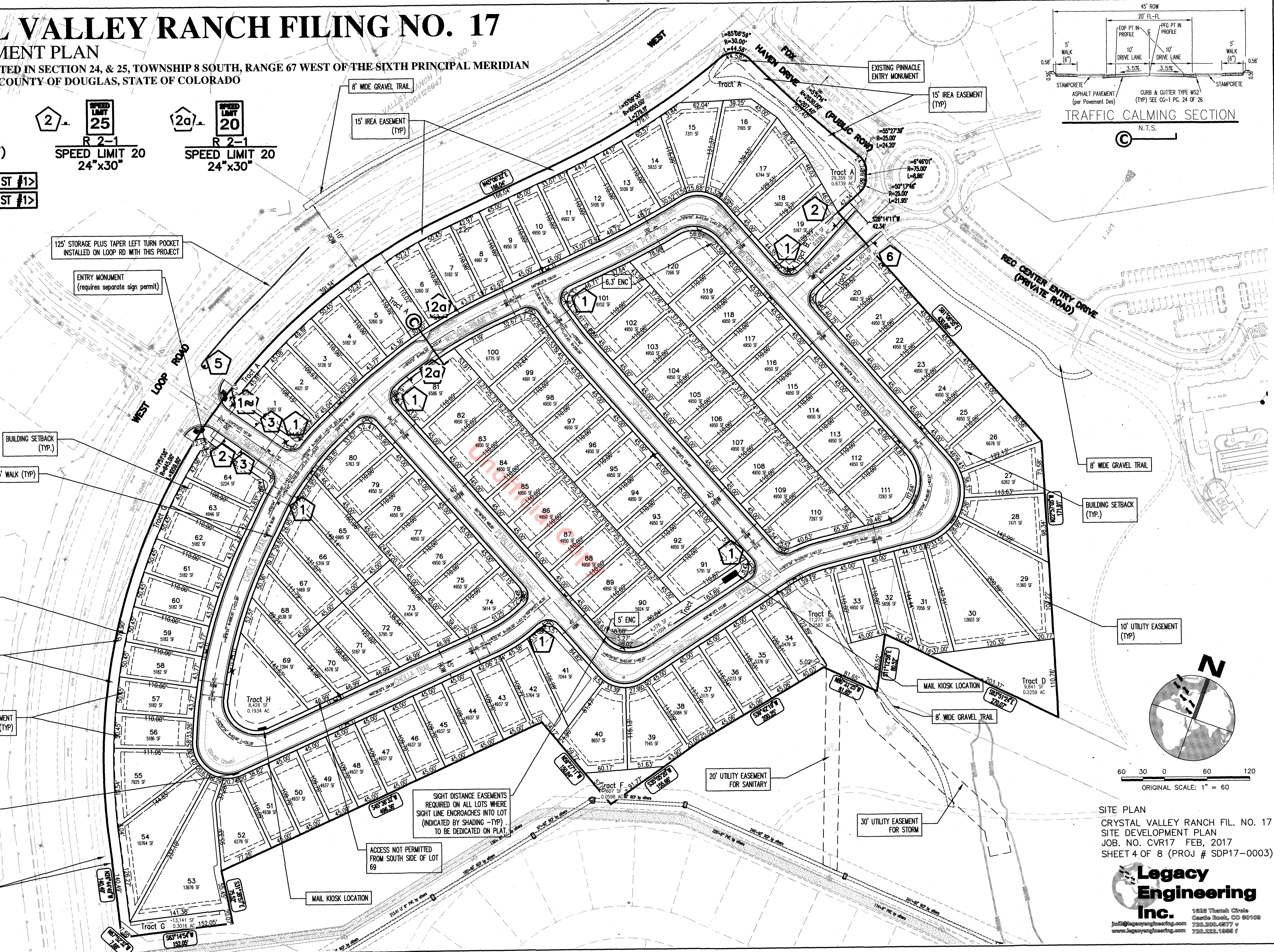
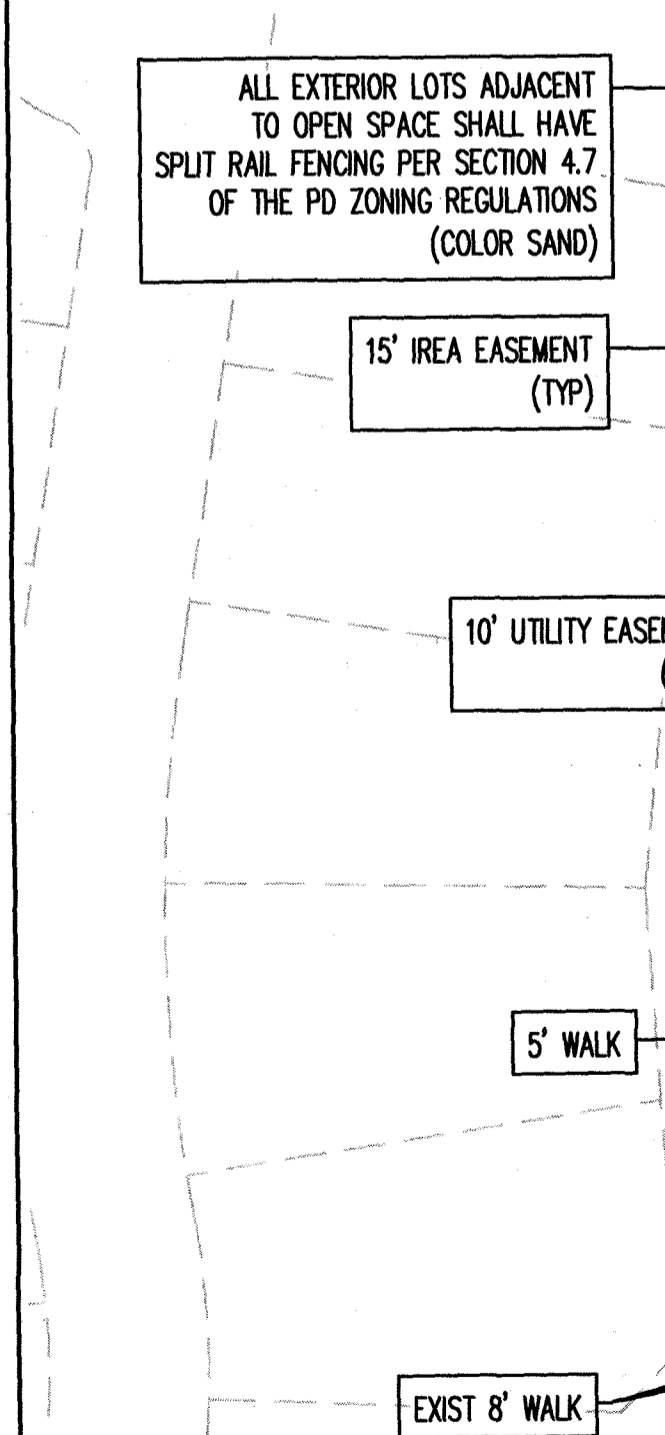
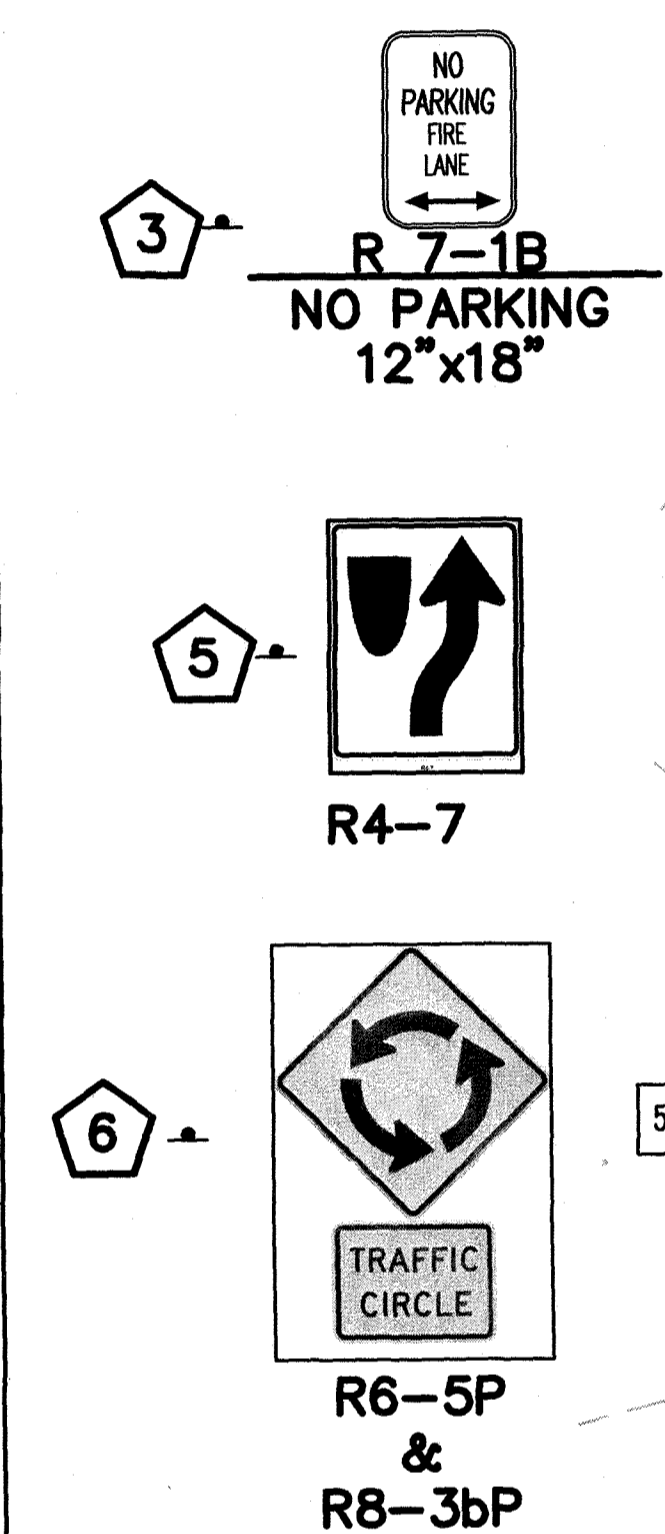
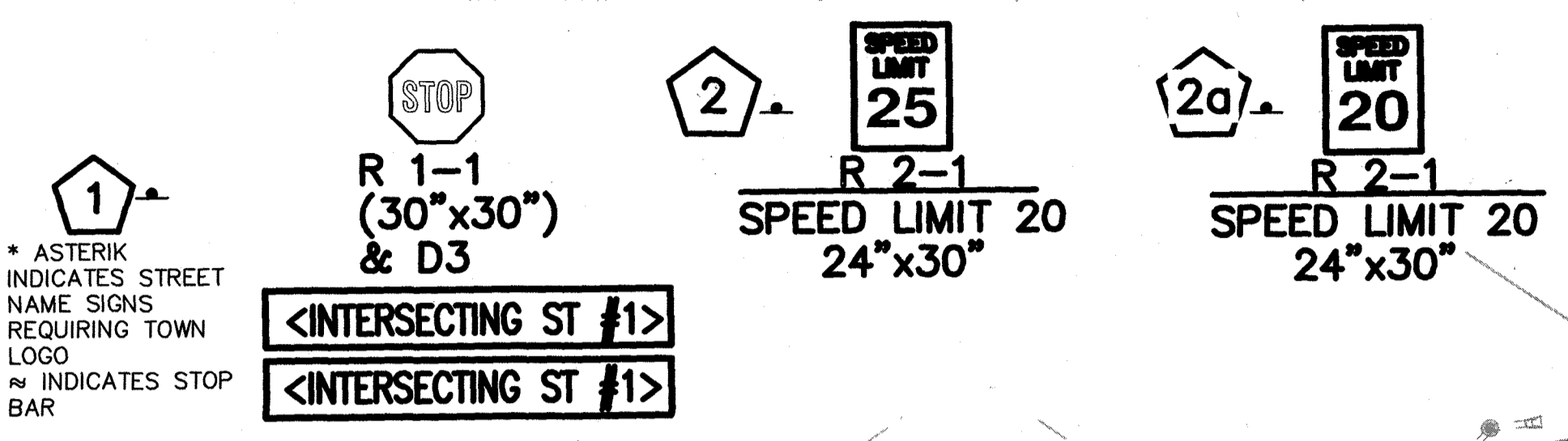
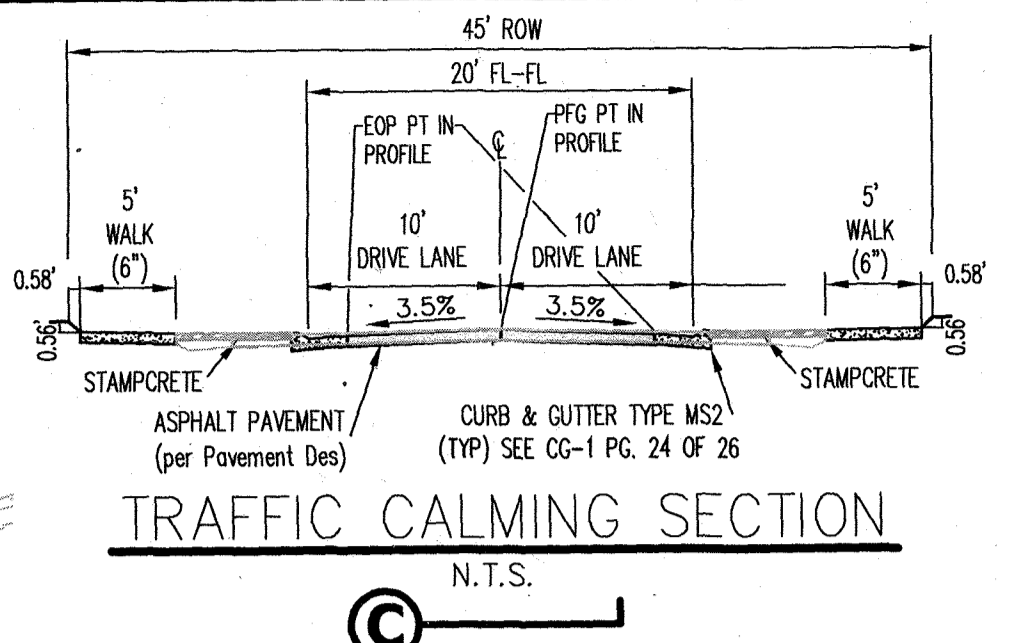
SITE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 17
SITE DEVELOPMENT PLAN
JOB NO. CVR17 FEB, 2017
SHEET 3 OF 8 (PROJ # SDP17-0003)

Legacy Engineering Inc.
1626 Thornah Circle
Castle Rock, CO 80108
jml@legacyengineering.com 720.200.4577 v
www.legacyengineering.com 720.222.1685 f

CRYSTAL VALLEY RANCH FILING NO. 17

SITE DEVELOPMENT PLAN

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



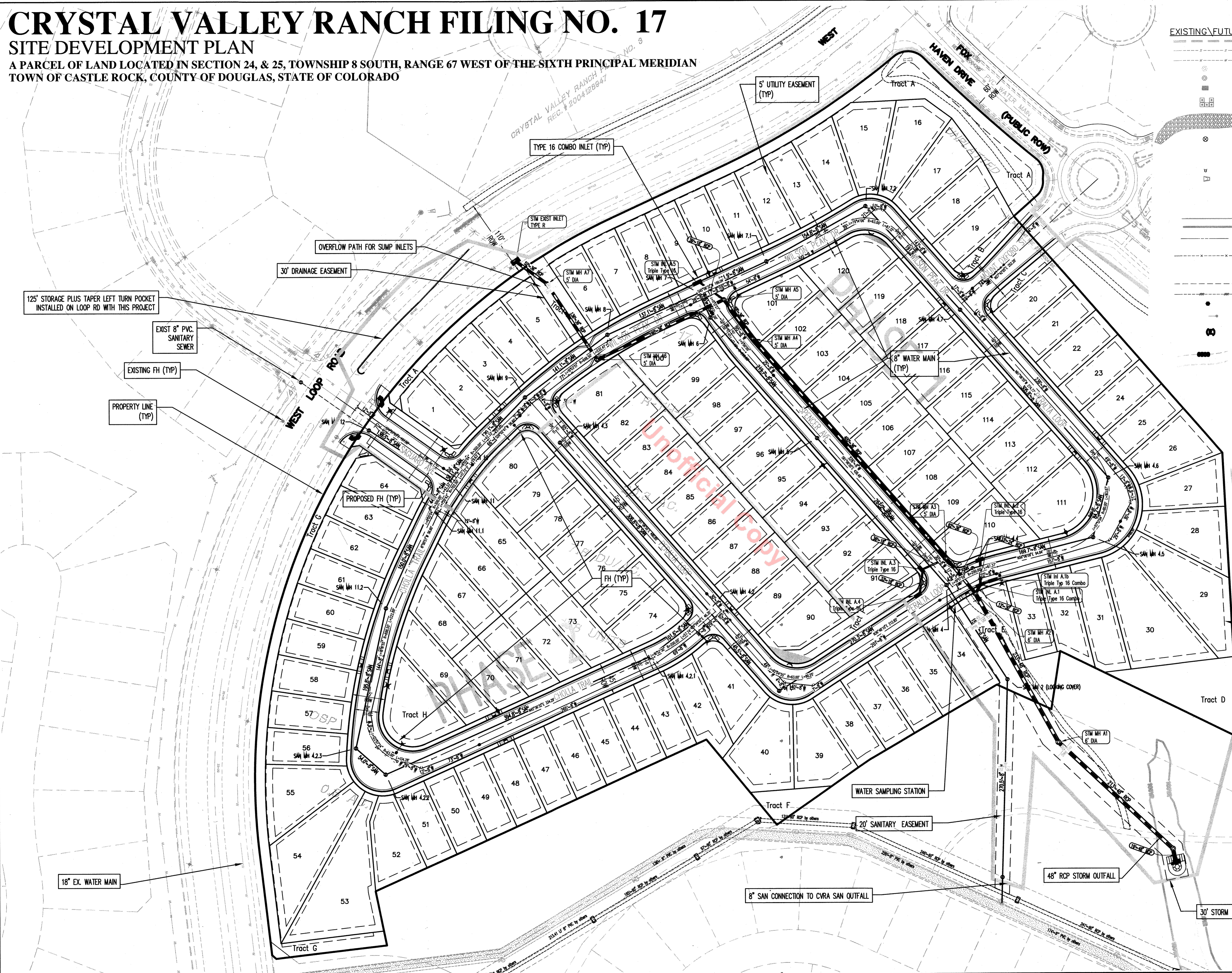
SITE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 17
SITE DEVELOPMENT PLAN
JOB. NO. CVR17 FEB, 2017
SHEET 4 OF 8 (PROJ # SDP17-0003)

Legacy Engineering Inc.
1638 Thrush Circle
Castle Rock, CO 80108
jull@legacyengineering.com
726.222.1888

CRYSTAL VALLEY RANCH FILING NO. 17

SITE DEVELOPMENT PLAN

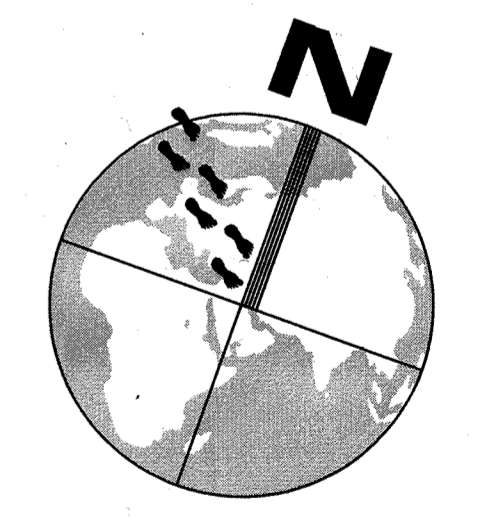
A PARCEL OF LAND LOCATED IN SECTION 24, & 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



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
JOB. NO. CVR17 FEB, 2017
SHEET 6 OF 8 (PROJ # SDP17-0003)

Legacy Engineering Inc.
1028 Thorndike Circle
Castle Rock, CO 80108
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www.legacyengineering.com 720.332.1866 f

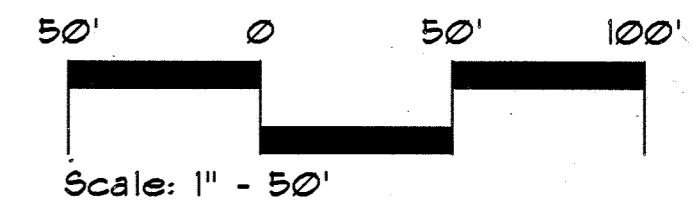
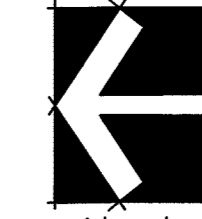
CRYSTAL VALLEY RANCH FILING NO. 17

SITE DEVELOPMENT PLAN

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

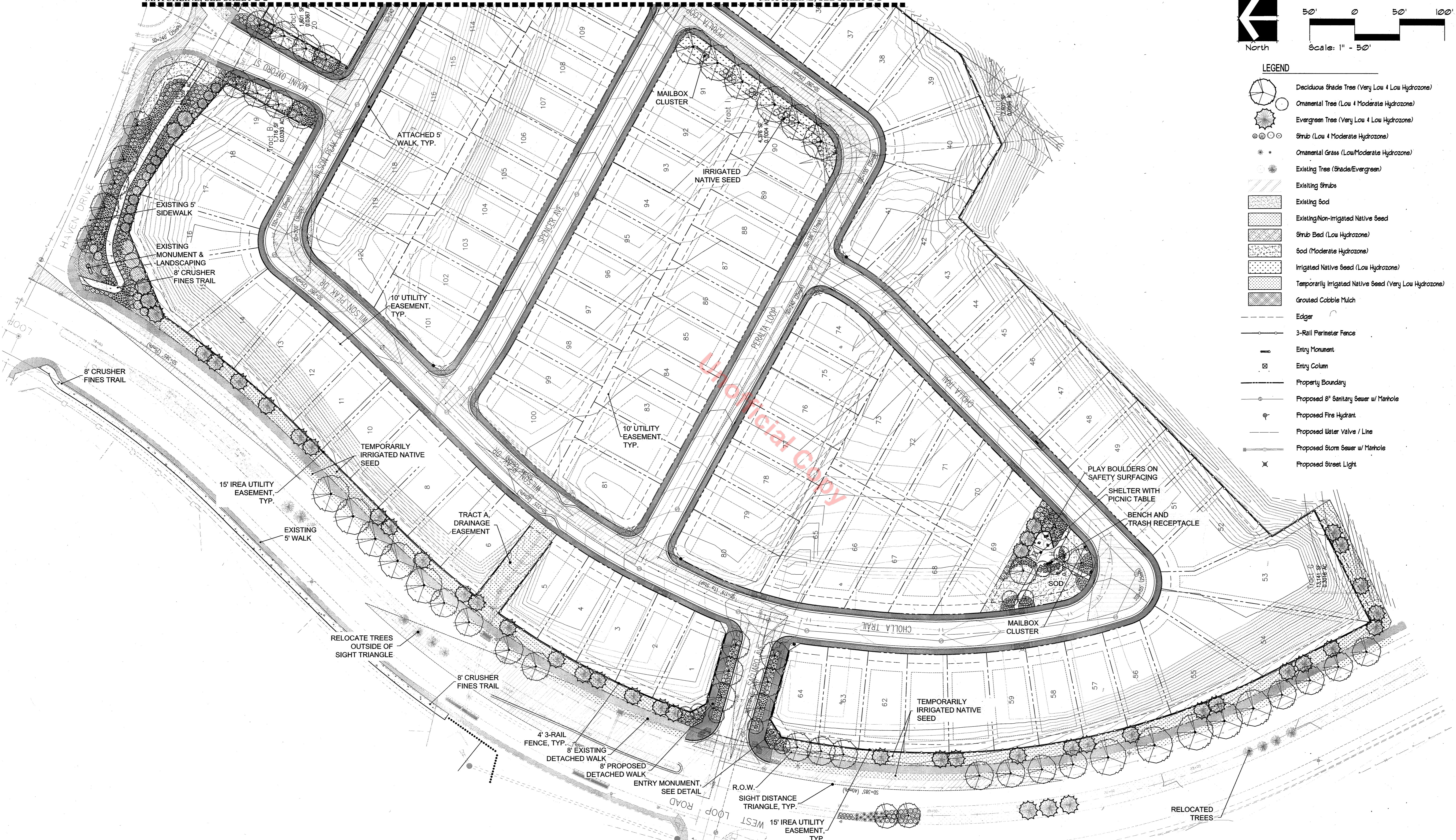
MATCHLINE, SEE SHEET L-2

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



INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS:
 These plans have been reviewed by the Town Of Castle Rock for concept only. The review does not imply responsibility by the reviewing department, the Town Engineer, or the Town of Castle Rock for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed for any reason as acceptance of financial responsibility by the Town for additional quantities of items shown that may be required during the construction phase.
 All work shall be constructed in accordance with the Town Of Castle Rock Municipal Code, Technical Manuals and/or other Town-approved applicable standards.

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
 LANDSCAPE ARCHITECTURE DESIGN
 150 WAZEE STREET, SUITE 100, DENVER, COLORADO 80202
 PHONE: 303-446-1346 FAX: 303-446-9938

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

DRAWN BY: MK
 CHECK BY: KH
 ISSUE DATE: 02-03-17
 REVISIONS: 04-20-17
 06-20-17

STAMPED:
 REVISIONS:

 Karen Zain
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO
 License No. 12012008
 Original Date of Licensure 06/16/16

SHEET TITLE
LANDSCAPE PLAN
 SHEET NUMBER
SHEET 7 OF 8

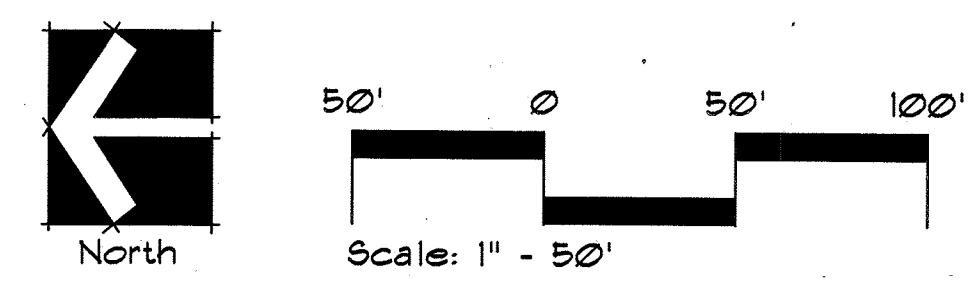
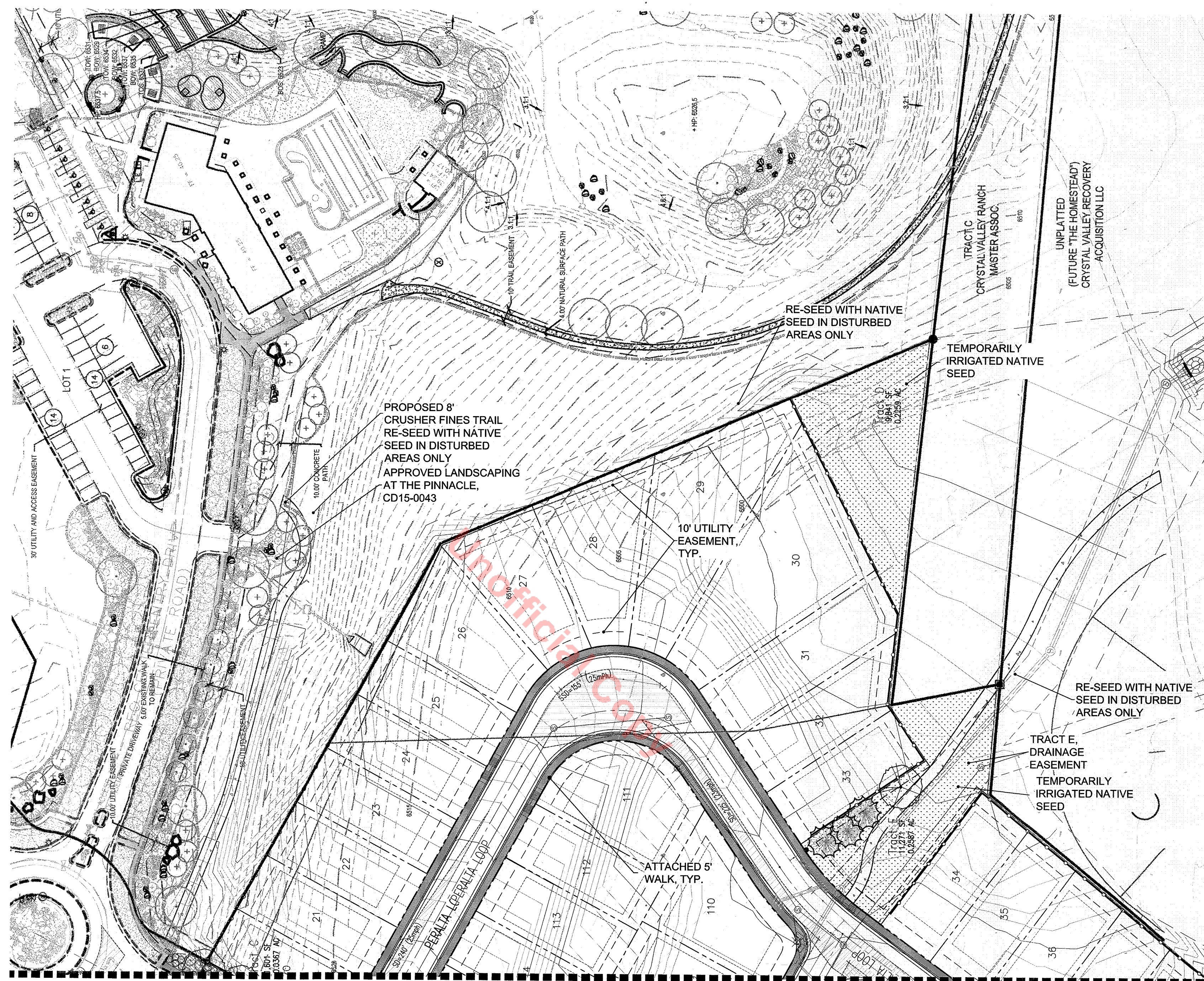
CRYSTAL VALLEY RANCH FILING NO. 17

SITE DEVELOPMENT PLAN

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

LANDSCAPE NOTES:

- All landscape and irrigation improvements shall be installed by a Town of Castle Rock registered landscape contract professional.
- All disturbed areas to be re-seeded with native seed and temporarily irrigated with above ground, removable systems.
- Temporary irrigated native seed areas shall be installed using the Town of Castle Rock Grading Erosion and Sediment Control Manual (GESC) standard detail #17.
- No slopes greater than 3:1 are permitted.
- A soil analysis shall be conducted and the soil amended as recommended. Organic material shall be a minimum of 4 cubic yards per 1,000 square feet at a depth of 6 inches or more. Soil inspection is required before sod installation and should be scheduled online at www.crgov.com.
- Top soil, if disturbed shall be stock piled and reused on the site.
- No solid object exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to, buildings, utility cabinets, walls, fences, trees, landscape plantings, crops, cut slopes and berms, shall be placed in a sight distance easement as shown on these Landscape Documents.
- No trees or permanent structures are allowed in Utility and Drainage Easements.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- All sod areas shall be **Turf Master EnviroTurf™** mix.
- For Tree Planting, form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 4" depth of cedar fiber mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
- Staking and guying of trees is to be completed per Town of Castle Rock planting detail. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
- All shrub beds are to be contained by 4" x 14 gauge galvanized edger, Ryerson or equal. Edger is to be capped or rolled per Town requirements. Edger is not required where bed is adjacent to curbs, walls or walks, or around tree pits.
- All shrub beds shall be mulched with cobble mulch to a depth of 4".
- 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.
- All plants are to be properly hydrozoned per Town of Castle Rock plant list.
- No individual plant may have supplemental water demand greater than 15" per growing season.
- Trails shall meet the requirements of the Americans with Disabilities Act.
- All fencing shall be as indicated on the landscape plans and details.
- The developer, his successors or assigns / HOA is responsible for the installation, replacement of dead plant materials and the maintenance of all streetscape and tract area landscaping and irrigation indicated on the Landscape Plan including landscaping within the right-of-way of public streets.



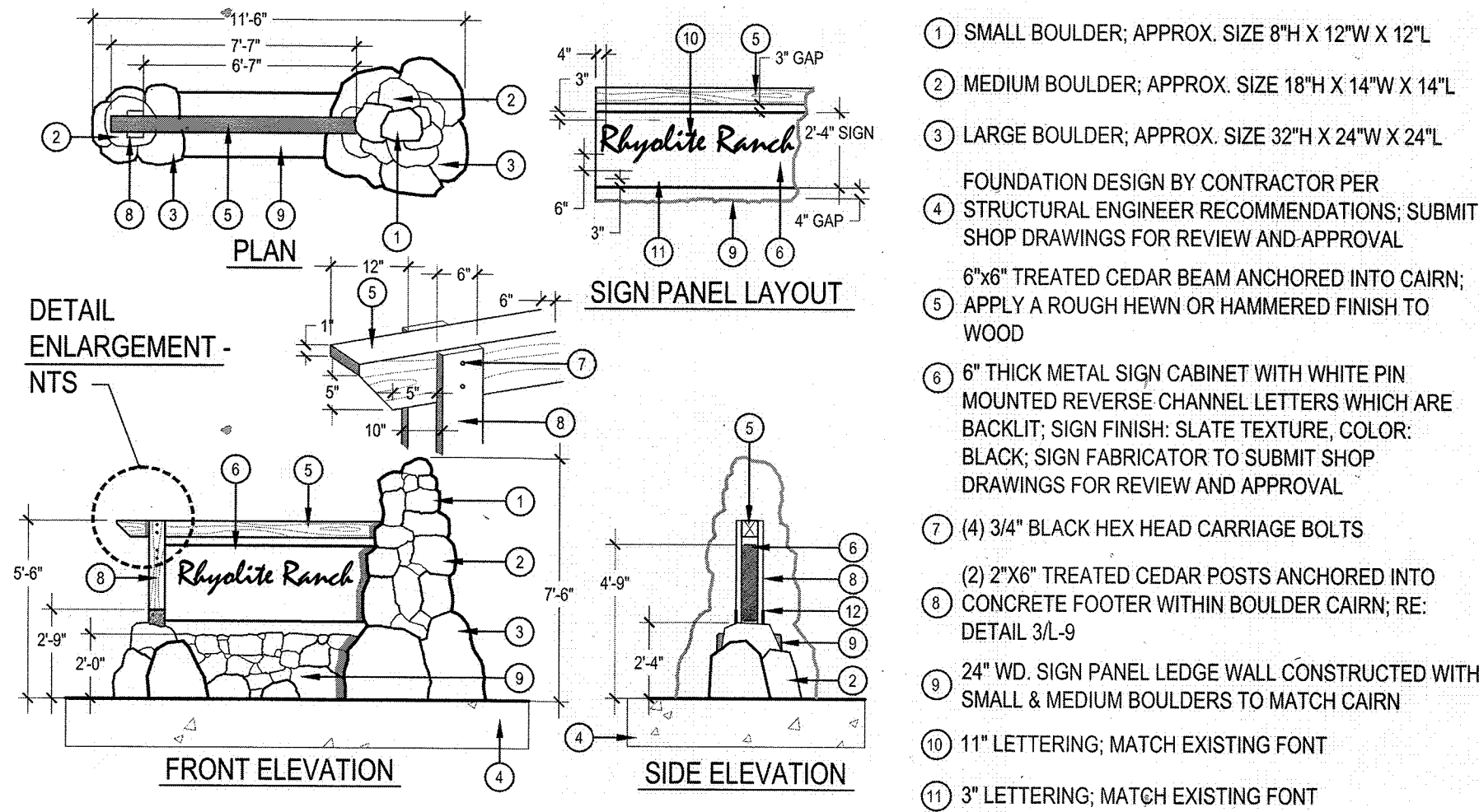
- ### LEGEND
- Deciduous Shade Tree (Very Low 4 Low Hydrozone)
 - Ornamental Tree (Low 4 Moderate Hydrozone)
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 - Grouted Cobble Mulch
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 - Entry Monument
 - Entry Column
 - Property Boundary
 - Proposed 8" Sanitary Sewer w/ Manhole
 - Proposed Fire Hydrant
 - Proposed Water Valve / Line
 - Proposed Storm Sewer w/ Manhole

* Allows for Sight Distance Triangles
 Note: Trees planted within the front yard of a residential lot may be counted towards required street trees if tree is within 16 feet of back of curb

LANDSCAPE SUMMARY CHART

TRACT/ROAD	AREA/LENGTH	USE	TURF AREA	NATIVE SEED	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
W LOOP RD (TRACT A)	668 LF	STREETSCAPE/OS	0	0	17	23	67	67
W LOOP RD (TREE LAWN)	1645 LF	STREETSCAPE	0	0	18	18	0	0
FOX HAVEN DR (TRACT A)	272 LF	STREETSCAPE	2,445 SF	0	7	10	27	62
SAGUARO AVE (TREE LAWN)	240 LF	STREETSCAPE	0	0	7	8	0	47
MOUNT OXFORD ST (TRACT B)	167 LF	STREETSCAPE	876 SF	0	4	4	17	34
MOUNT OXFORD ST (TRACT C)	167 LF	STREETSCAPE	814 SF	0	4	4	17	28
TRACT D	9,841 SF	OPEN SPACE	0	9,841 SF	N/A	N/A	N/A	N/A
TRACT E	11,271 SF	OPEN SPACE	0	11,271 SF	N/A	N/A	N/A	N/A
TRACT F	2,607 SF	OPEN SPACE	0	2,607 SF	N/A	N/A	N/A	N/A
W LOOP RD (TRACT G)	1495 LF	STREETSCAPE/OS	0	0	12	17	50	44
W LOOP RD (TREE LAWN)	1495 LF	STREETSCAPE	0	0	14	16	0	0
PARK (TRACT H)	8,426 SF	PARK	3,929 SF	0	N/A	12	N/A	135
TRACT I	237 LF	STREETSCAPE/OS	0	4,376 SF	6	6	24	24
TOTAL			8,064 SF	4,376 SF	89	118	202	441

MATCHLINE, SEE SHEET L-1



APPLICANT:
 Crystal Valley Ranch Development Co. LLC
 1175 Crystal Valley Parkway
 Castle Rock, Colorado 80104
 303.814.6862

OWNER:
 (Blank)

CONSULTANTS:
 Legacy Engineering
 1626 Thatch Cir.
 Castle Rock, CO 80109
 720.200.4577

CONSULTANTS:
 THE HENRY DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 1505 W. 10TH AVE. SUITE 100
 CASTLE ROCK, CO 80104
 PHONE: 303-440-5318 FAX: 303-440-9378

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

DRAWN BY: MK
 CHECK BY: KJL
 ISSUE DATE: 02-23-17
 REVISIONS: 04-28-17
 06-20-17

STAMPED:
 REVISION:

SHEET TITLE
 LANDSCAPE PLAN
 SHEET NUMBER
 SHEET 8 OF 8