

PLAT IDENTIFICATION SHEET

OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$151.00
15 PGS

2003088747
06/13/2003 04:07 PM



UNOFFICIAL COPY

GRANTOR:
(owner/signer)

Maple Grove Land
Limited Partnership
Richard A Putman
Wayne E Brown Family LLC

GRANTEE:
(subdivision name or name of plat)

Crystal Valley Ranch #2

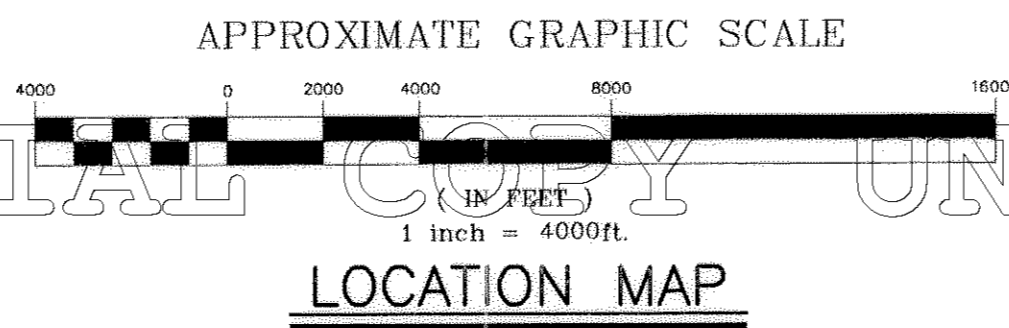
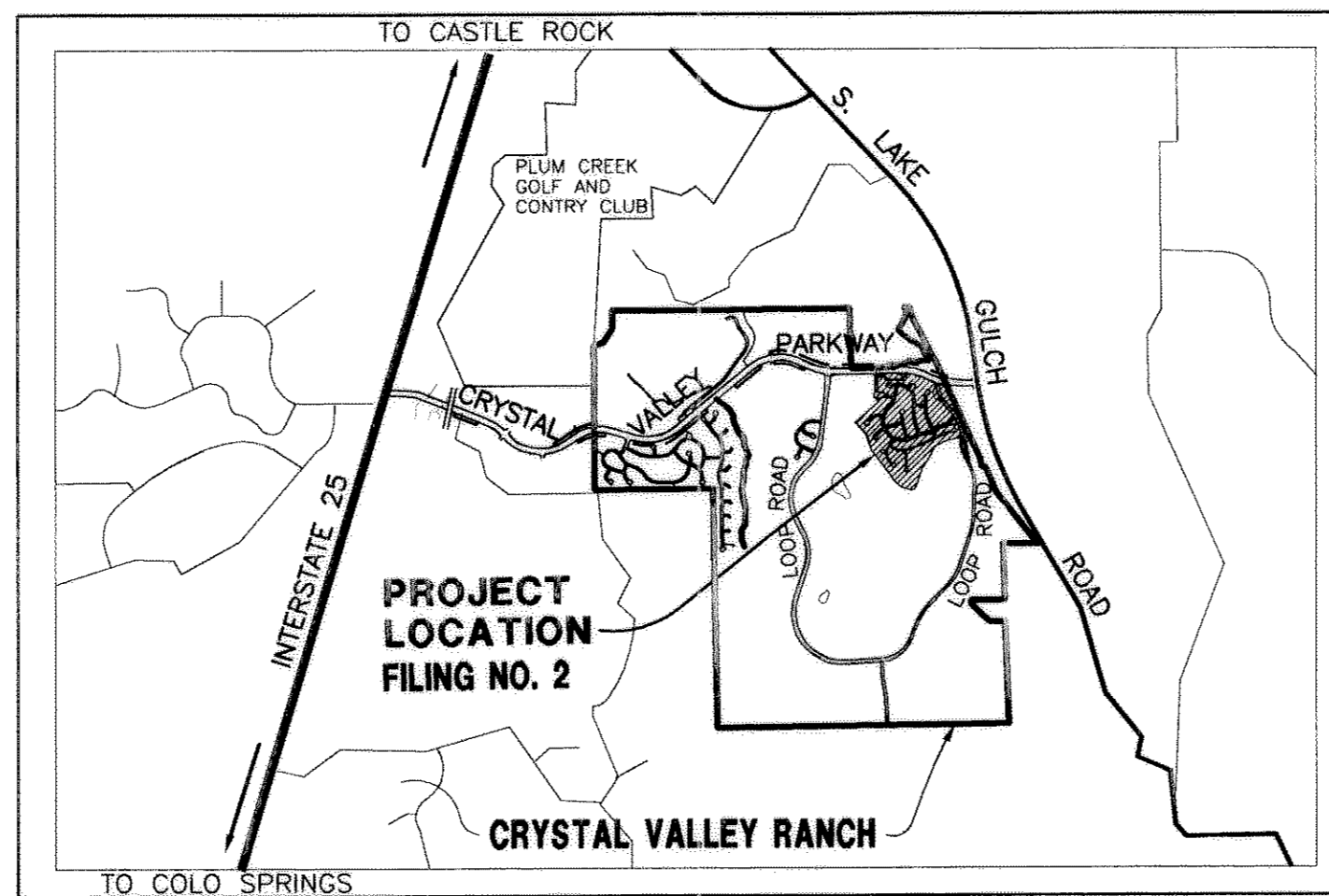
LEGAL:
(section-township-range)

25-8-67
19-8-66

CRYSTAL VALLEY RANCH - FILING NO. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 PART OF THE SOUTHWEST QUARTER OF SECTION 19
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
 STATE OF COLORADO.

PRELIMINARY PLAT / FINAL PD SITE PLAN



INDEX OF SHEETS

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TRACT "S" PROPERTY DESCRIPTION

THAT PORTION OF THE EAST ONE HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND A PORTION OF THE WEST ONE HALF OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID EAST ONE HALF OF SECTION 24 WHICH IS ASSUMED TO BEAR N89°22'10"E.

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 24, THENCE N54°49'17"E A DISTANCE OF 729.24 FEET TO THE POINT OF BEGINNING;

THENCE N36°59'45"W, A DISTANCE OF 105.45 FEET;
 THENCE N30°08'33"W, A DISTANCE OF 66.62 FEET;
 THENCE N36°23'19"W, A DISTANCE OF 627.97 FEET;
 THENCE N41°13'50"W, A DISTANCE OF 77.09 FEET;
 THENCE N18°30'23"W, A DISTANCE OF 391.54 FEET;
 THENCE N43°43'38"W, A DISTANCE OF 339.36 FEET;
 THENCE N48°13'52"E, A DISTANCE OF 660.63 FEET;
 THENCE N00°37'43"W, A DISTANCE OF 103.91 FEET;
 THENCE N90°00'00"W, A DISTANCE OF 51.47 FEET;
 THENCE N58°26'04"W, A DISTANCE OF 46.36 FEET;
 THENCE S00°00'13"W, A DISTANCE OF 64.51 FEET;
 THENCE N44°17'43"E, A DISTANCE OF 42.48 FEET;
 THENCE N00°37'43"W, A DISTANCE OF 390.19 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF CRYSTAL VALLEY PARKWAY AS RECORDED UNDER RECEPTION NUMBER 02037509;
 THENCE EAST ALONG SAID SOUTH RIGHT OF WAY N89°13'08"E, A DISTANCE OF 60.00 FEET;
 THENCE CONTINUING EAST ALONG SAID SOUTH RIGHT OF WAY N44°25'56"E, A DISTANCE OF 55.10 FEET;
 THENCE CONTINUING EAST ALONG SAID SOUTH RIGHT OF WAY N89°22'14"E, A DISTANCE OF 522.56 FEET, TO A POINT OF CURVATURE;
 THENCE CONTINUING EAST ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°11'50", A RADIUS OF 934.00 FEET, AN ARC LENGTH OF 410.75 FEET, WHOSE CHORD BEARS S78°01'51"E, A DISTANCE OF 407.45 FEET TO A POINT OF TANGENCY;
 THENCE CONTINUING EAST ALONG SAID SOUTH RIGHT OF WAY S85°25'56"E, A DISTANCE OF 215.16 FEET TO A POINT OF CURVATURE;
 THENCE CONTINUING EAST ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°34'46", A RADIUS OF 1,066.00 FEET, AN ARC LENGTH OF 122.41 FEET, WHOSE CHORD BEARS S88°43'19"E, A DISTANCE OF 122.34 FEET TO A POINT OF TANGENCY;
 THENCE CONTINUING EAST ALONG SAID SOUTH RIGHT OF WAY S31°11'19"E, A DISTANCE OF 35.11 FEET, TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°51'13", A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 8.12 FEET, WHOSE CHORD BEARS S05°38'05"E, A DISTANCE OF 8.12 FEET TO A POINT ON THE WEST RIGHT OF WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027;
 THENCE SOUTH ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 46°28'52", A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 442.13 FEET, WHOSE CHORD BEARS S18°01'58"E, A DISTANCE OF 430.11 FEET TO A POINT OF TANGENCY;
 THENCE CONTINUING SOUTH ALONG SAID SOUTH RIGHT OF WAY S41°16'24"E, A DISTANCE OF 203.15 FEET TO A POINT OF CURVATURE;
 THENCE CONTINUING SOUTH ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°16'02", A RADIUS OF 1155.00 FEET, AN ARC LENGTH OF 408.56 FEET, WHOSE CHORD BEARS S31°08'23"E, A DISTANCE OF 406.43 FEET TO A POINT OF TANGENCY;
 THENCE LEAVING SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°17'03", A RADIUS OF 1155.00 FEET, AN ARC LENGTH OF 429.06 FEET, WHOSE CHORD BEARS S10°21'51"E, A DISTANCE OF 426.60 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25°03'14", A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 306.09 FEET, WHOSE CHORD BEARS S12°14'56"E, A DISTANCE OF 303.66 FEET TO A POINT OF TANGENCY;
 THENCE S24°46'33"E, A DISTANCE OF 317.59 FEET TO A POINT OF CURVATURE, ALSO BEING A POINT ON THE WEST RIGHT OF WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027;
 THENCE SOUTH ALONG SAID SOUTH RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°45'22", A RADIUS OF 685.00 FEET, AN ARC LENGTH OF 8.78 FEET, WHOSE CHORD BEARS S23°02'14"E, A DISTANCE OF 8.78 FEET;
 THENCE LEAVING SAID RIGHT OF WAY S70°33'17"W, A DISTANCE OF 565.32 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°01'48", A RADIUS OF 2,045.65 FEET, AN ARC LENGTH OF 679.43 FEET, WHOSE CHORD BEARS S78°14'21"W, A DISTANCE OF 676.32 FEET TO A POINT OF TANGENCY;
 THENCE S89°22'10"W, A DISTANCE OF 355.49 FEET;
 THENCE N56°19'45"W, A DISTANCE OF 44.01 FEET;
 THENCE N47°07'00"W, A DISTANCE OF 101.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 4,196,881 SQUARE FEET OR 96.35 ACRES.

TRACT "T" PROPERTY DESCRIPTION

THAT PORTION OF THE EAST ONE HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND A PORTION OF THE WEST ONE HALF OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID EAST ONE HALF OF SECTION 24 WHICH IS ASSUMED TO BEAR N89°22'10"E.

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 24, THENCE N54°49'17"E A DISTANCE OF 729.24 FEET TO THE POINT OF BEGINNING;

THENCE N08°28'28"W A DISTANCE OF 156.98 FEET;
 THENCE N23°58'34"W A DISTANCE OF 638.23 FEET;
 THENCE N24°46'44"W A DISTANCE OF 1178.42 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF CRYSTAL VALLEY PARKWAY AS RECORDED UNDER RECEPTION NUMBER 02037509;
 THENCE WEST ALONG SAID SOUTH RIGHT OF WAY N84°57'40"W A DISTANCE OF 8.18 FEET;
 THENCE CONTINUING WEST ALONG SAID SOUTH RIGHT OF WAY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1066.00 FEET, A CENTRAL ANGLE OF 05°23'28" AND AN ARC LENGTH OF 100.30 FEET, THE CHORD OF WHICH BEARS N 82°15'56" W, A DISTANCE OF 100.26 FEET;
 THENCE CONTINUING WEST ALONG SAID SOUTH RIGHT OF WAY S81°59'06"W A DISTANCE OF 33.48 FEET;
 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 01°23'28" AND AN ARC LENGTH OF 11.05 FEET, THE CHORD OF WHICH BEARS S04°00'53"W, A DISTANCE OF 11.05 FEET TO A POINT ON THE EAST RIGHT OF WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027;
 THENCE SOUTH ALONG SAID EAST RIGHT OF WAY ALONG THE ARC OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 44°35'33" AND AN ARC LENGTH OF 354.12 FEET, THE CHORD OF WHICH BEARS S18°58'37"E, A DISTANCE OF 345.25 FEET;
 THENCE CONTINUING SOUTH ALONG SAID EAST RIGHT OF WAY S41°16'24"E A DISTANCE OF 203.15 FEET; THENCE CONTINUING SOUTH ALONG SAID EAST RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1245.00 FEET, A CENTRAL ANGLE OF 20°16'02" AND AN ARC LENGTH OF 440.39 FEET, THE CHORD OF WHICH BEARS S31°08'23"E, A DISTANCE OF 438.10 FEET;
 THENCE LEAVING SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1245.00 FEET, A CENTRAL ANGLE OF 21°36'08" AND AN ARC LENGTH OF 469.40 FEET, THE CHORD OF WHICH BEARS S10°12'18"E, A DISTANCE OF 466.63 FEET;
 THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 812.50 FEET, A CENTRAL ANGLE OF 22°38'50" AND AN ARC LENGTH OF 242.10 FEET, THE CHORD OF WHICH BEARS S10°43'39"E, A DISTANCE OF 240.53 FEET;
 THENCE S22°03'04"E A DISTANCE OF 338.39 FEET TO A POINT ON THE EAST RIGHT OF WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027;
 THENCE CONTINUING SOUTH ALONG SAID RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 735.00 FEET, A CENTRAL ANGLE OF 00°45'16" AND AN ARC LENGTH OF 9.68 FEET, THE CHORD OF WHICH BEARS S23°02'11"E, A DISTANCE OF 9.68 FEET;
 THENCE LEAVING SAID RIGHT OF WAY N67°20'27"E A DISTANCE OF 198.42 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 288,923 SQUARE FEET OR 6.63 ACRES MORE OR LESS.

TRACT "T" PROPERTY DESCRIPTION

THAT PORTION OF THE EAST ONE HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID EAST ONE HALF OF SECTION 24 WHICH IS ASSUMED TO BEAR N89°22'10"E.

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 24, THENCE N43°06'36"E A DISTANCE OF 3304.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF CRYSTAL VALLEY PARKWAY, ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT OF WAY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 42°06'03", AN ARC LENGTH OF 84.50 FEET AND A CHORD OF WHICH BEARS N20°04'36"W A DISTANCE OF 82.61 FEET;
 THENCE N41°07'37"W A DISTANCE OF 221.97 FEET;
 THENCE N43°25'15"W A DISTANCE OF 157.00 FEET;
 THENCE N81°13'20"E A DISTANCE OF 30.03 FEET;
 THENCE N24°39'30"W, A DISTANCE OF 286.79 FEET;
 THENCE N27°20'11"W, A DISTANCE OF 111.49 FEET;
 THENCE N66°21'58"W, A DISTANCE OF 80.24 FEET;
 THENCE N63°55'43"W, A DISTANCE OF 107.42 FEET;
 THENCE N58°11'36"W, A DISTANCE OF 103.22 FEET;
 THENCE N57°00'32"W, A DISTANCE OF 95.70 FEET;
 THENCE N42°03'08"W, A DISTANCE OF 105.57 FEET;
 THENCE N41°29'04"W, A DISTANCE OF 139.38 FEET;
 THENCE N36°32'53"E, A DISTANCE OF 125.91 FEET;
 THENCE N27°03'36"E, A DISTANCE OF 99.91 FEET;
 THENCE N29°05'49"E, A DISTANCE OF 99.92 FEET;
 THENCE N03°22'05"E, A DISTANCE OF 97.19 FEET;
 THENCE N18°15'17"W, A DISTANCE OF 104.90 FEET;
 THENCE N89°30'45"E, A DISTANCE OF 125.20 FEET;
 THENCE S05°33'33"E, A DISTANCE OF 114.57 FEET;
 THENCE S20°33'52"E, A DISTANCE OF 113.99 FEET;
 THENCE S27°51'12"E, A DISTANCE OF 922.34 FEET;
 THENCE S26°12'54"E, A DISTANCE OF 152.60 FEET;
 THENCE S24°46'44"E, A DISTANCE OF 450.96 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF CRYSTAL VALLEY PARKWAY;
 THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET, A CENTRAL ANGLE OF 04°33'39", AN ARC LENGTH OF 74.35 FEET AND A CHORD OF WHICH BEARS N78°26'54"W A DISTANCE OF 74.33 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 318,546 SQUARE FEET OR 7.31 ACRES MORE OR LESS.

DEVELOPER CRYSTAL VALLEY RANCH DEVELOPMENT CO. 823 SOUTH PERRY STREET, SUITE 210 CASTLE ROCK, COLORADO 80104 CONTACT: BYRON GLENN PHONE: (303) 814-6862	LAND PLANNER MANHARD CONSULTING LTD. 8232 EAST PARK MEADOWS DRIVE LITTLETON, COLORADO 80124 CONTACT: TIM NELSON PHONE: (303) 708-0500	LANDSCAPE ARCHITECT ROCKNE CORTY DESIGN POST OFFICE BOX 3354 CENTENNIAL CO 80161 CONTACT: DOUG ROCKNE PHONE: (303) 770-6746	CIVIL ENGINEER / SURVEYOR MANHARD CONSULTING LTD. 8232 EAST PARK MEADOWS DRIVE LITTLETON, COLORADO 80124 CONTACT: GUY BRITT, P.E. PHONE: (303) 708-0500
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OWNERSHIP CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH PHASE 1, FILING 2 PD IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT 9 AND BY RECORDED ON 11-12-02 IN BOOK 3331 AT PAGE 1043 DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MAPLE GROVE LAND LIMITED PARTNERSHIP, A MINNESOTA LIMITED PARTNERSHIP, 7808 CREEKEDGE CIRCLE, BLOOMINGTON, MN 55439

BY: CRAIG C. AVERY COMPANY, MINNESOTA CORPORATION, GENERAL PARTNER

BY: CRAIG C. AVERY, RESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF June 2003. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 31, 2005

NOTARY PUBLIC



RICHARD A. PUTNAM
2765 CASCO POINT ROAD, WAYZATA, MN 55391

BY: Richard A. Putnam
RICHARD A. PUTNAM

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF June 2003. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 24, 2005

NOTARY PUBLIC



WAYNE E. BROWN FAMILY, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY, 10200 WILD DUCK PASS, EDEN PRAIRIE, MN 55347

BY: Wayne E. Brown, Manager
WAYNE E. BROWN, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 DAY OF June 2003. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 24, 2005

NOTARY PUBLIC



LIENHOLDER CERTIFICATE

FIRST NATIONAL BANK OF STRASBURG, CASTLE ROCK BRANCH, 120 SOUTH WILCOX STREET, CASTLE ROCK 80104.

BY: Mark Franklin
MARK FRANKLIN, VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF June 2003. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 10/21/05

NOTARY PUBLIC



WELLS FARGO BANK, N.A., 425 EAST HENNEPIN AVENUE, MINNEAPOLIS, MN 55414

BY: Debra Lee Stage
DEBRA LEE STAGE, VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF JUNE 2003. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 06-27-06

NOTARY PUBLIC



TITLE CERTIFICATION

I, Erik Stearns, AN AUTHORIZED REPRESENTATIVE OF Land Title Guarantors, 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.

SIGNED THIS 12th DAY OF June 2003. My Commission Expires March 13, 2009

AUTHORIZED REPRESENTATIVE, (NOTARIZED SIGNATURE)

DEB REPUBLIC TITLE COMPANY Witness my hand and official seal

TOWN CERTIFICATION

A. PLANNING COMMISSION RECOMMENDATION:

THE CRYSTAL VALLEY RANCH - FILING NO. 2 SUBDIVISION WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON the 22nd day of June, 2003

B. TOWN COUNCIL APPROVAL

THE FINAL PD SITE PLAN AND PRELIMINARY PLAT FOR THE CRYSTAL VALLEY RANCH - FILING NO. 2 WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON the 21st day of June, 2003

PLANNING COMMISSION CHAIR

DATE: 6/12/03

TOWN COUNCIL APPROVAL

DATE: 6-13-03

MAYOR

DATE: 6-13-03

TOWN CLERK

DATE: 6-13-03

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT LITTLETON, COLORADO, ON the 22nd DAY OF June 2003. BOOK PAGE MAP RECEPTION NO. DOUGLAS COUNTY CLERK AND RECORDER 200308847

BY: Christine Davis
CHRISTINE DAVIS, DEPUTY

DATE: 6-13-03



MANHARD CONSULTING LTD.
ENGINEERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS
8232 E. Park Meadows Dr. Littleton, Colorado 80124
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CRYSTAL VALLEY RANCH - FILING NO. 2
PRELIMINARY PLAT/FINAL PD SITE PLAN
TITLE SHEET

PROJ. NO.	J.E.H.
PROJ. ENG.	R.I.T.
DRAWN BY	D.L.L.
CHECKED BY	B.L.G.
DATE	07-02-02
SCALE	N.T.S.
SHEET	1 OF 15
CVCRB	C203

CRYSTAL VALLEY RANCH - FILING NO. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PART OF THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.

PRELIMINARY PLAT / FINAL PD SITE PLAN

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	150.00	26.74	107.251	S 85.3034° E	26.71
C2	350.00	71.66	114.350	N 12.9555° W	71.53
C3	350.00	43.17	70.500	N 03.9300° E	43.14
C4	350.00	32.74	52.137	N 10.6405° W	32.73
C5	30.00	47.20	90.9908	S 49.4217° E	42.48
C6	325.00	31.00	57.254	N 87.5303° E	30.99
C7	55.00	39.94	41.3840	S 65.4209° W	39.07
C8	55.00	8.31	8.3919	N 89.0948° W	8.30
C9	20.00	6.89	19.0137	S 79.9444° W	6.88
C10	55.00	18.98	19.4622	N 80.0538° E	18.89
C11	55.00	30.09	31.2170	S 2.70934° W	29.72
C12	55.00	33.18	34.5322	N 68.9305° E	32.98
C13	20.00	13.37	38.1845	S 71.2737° E	13.13
C14	55.00	33.97	35.2330	N 6.70822° W	33.44
C15	20.00	28.83	77.0859	N 83.7810° E	28.84
C16	20.00	27.14	77.4418	S 08.0140° W	25.10
C17	325.00	3.39	0.9591	N 00.2708° W	3.39
C18	20.00	31.42	90.0000	S 43.0081° E	28.28
C19	20.00	31.42	90.0000	N 44.5050° E	28.28
C20	175.00	19.72	62.2728	S 10.0012° W	19.71
C21	20.00	5.10	14.9395	N 12.0459° E	5.08
C22	55.00	8.31	9.4144	N 44.3540° W	9.30
C23	125.00	41.33	18.9643	S 09.9111° W	41.14
C24	20.00	15.03	43.9804	S 40.7938° E	14.89
C25	55.00	27.25	28.2325	N 47.3935° E	26.97
C26	275.00	6.31	1.1854	S 00.4838° E	6.31
C27	55.00	29.48	34.7214	S 2.7441° E	29.48
C28	55.00	27.22	34.4334	S 49.0296° E	29.19
C29	55.00	20.11	20.9790	N 27.2721° W	20.00
C30	20.00	30.49	90.0000	N 24.1444° E	28.30
C31	55.00	29.50	35.5141	S 30.9902° E	42.86
C32	55.00	28.32	29.3019	N 80.0159° E	28.01
C33	20.00	17.30	48.1313	S 20.0211° W	16.76
C34	20.00	31.42	90.0000	S 44.5050° W	28.28
C35	20.00	31.42	90.0000	N 43.0081° E	28.28
C36	20.00	31.42	90.0000	S 44.5050° W	28.28
C37	20.00	32.36	82.4212	N 43.3854° E	28.94
C38	20.00	26.92	77.0799	S 51.2627° E	24.93
C39	325.00	38.22	5.8474	N 05.2911° W	38.20
C40	475.00	10.08	11.258	S 00.4540° E	10.08
C41	325.00	11.44	2.9058	N 174.7211° W	11.44
C42	20.00	32.27	106.4657	N 36.3634° E	32.11
C43	525.00	30.12	5.9301	S 83.4054° W	30.12
C44	20.00	31.42	90.0000	S 43.0146° E	28.28
C45	325.00	30.12	4.3633	N 02.7232° W	30.15
C46	525.00	4.92	0.9238	S 13.2553° E	4.92
C47	55.00	9.44	9.6010	N 00.2833° W	9.43
C48	20.00	31.42	90.0000	N 43.0081° E	28.28
C49	20.00	31.42	90.0000	S 44.2300° W	28.28
C50	275.00	41.46	9.0318	N 86.0521° W	43.41
C51	475.00	19.43	2.2016	N 07.3420° E	19.43
C52	20.00	33.88	9.7054	N 89.4039° E	29.98
C53	20.00	30.02	85.5958	N 34.2311° E	27.28
C54	20.00	33.73	96.3820	S 44.5835° E	29.82
C55	241.12	8.92	2.0546	N 75.5814° W	8.92
C56	575.00	11.01	1.0549	S 26.5015° W	11.01
C57	20.00	31.13	88.0157	N 80.0122° W	28.08
C58	325.00	4.33	0.2458	N 13.0259° W	4.33
C59	348.00	26.08	4.1736	N 10.1623° W	26.07
C60	20.00	32.26	92.2807	N 80.0944° E	28.89
C61	451.60	75.36	92.2807	N 80.0944° E	75.22
C62	20.00	33.89	97.0518	N 31.1532° W	29.98
C63	425.00	22.73	3.0352	N 18.5047° E	22.73
C64	375.00	27.24	3.0352	S 16.3343° W	27.25
C65	20.00	29.87	85.3447	N 87.5921° E	27.17
C66	300.00	6.07	1.0611	S 4.91721° E	6.07
C67	350.00	15.79	1.4559	S 4.22126° W	15.79
C68	20.00	2.82	7.3047	N 49.1551° E	2.82
C69	55.00	10.38	10.9499	S 43.4141° W	10.37
C70	20.00	19.07	44.9198	S 18.2356° W	18.15
C71	275.00	26.53	5.3142	S 6.34942° W	26.52
C72	20.00	30.89	88.2153	N 30.0700° E	27.88
C73	20.00	29.80	84.9211	N 24.2221° E	26.90
C74	20.00	16.51	2.2153	S 13.4101° W	16.51
C75	20.00	4.89	14.0007	N 43.2132° E	4.88
C76	55.00	34.93	3.9830	S 88.3363° W	34.93
C77	20.00	14.31	40.5935	S 15.1433° W	14.01
C78	225.00	5.66	1.2832	S 38.2737° W	5.66
C79	225.00	39.88	9.0819	N 30.0126° W	35.84
C80	20.00	29.50	84.3021	N 71.9817° W	26.90
C81	20.00	29.50	84.3023	N 72.756° W	26.90
C82	20.00	29.80	84.9203	S 86.3723° W	26.90
C83	20.00	32.32	82.3814	N 49.3850° W	28.92
C84	20.00	30.13	86.1823	S 38.8131° W	27.58
C85	20.00	31.42	90.0000	N 45.0000° W	28.28
C86	325.00	43.87	7.4405	N 28.1416° E	43.84
C87	250.00	28.24	6.2821	S 78.8649° W	28.23
C88	20.00	32.87	84.9599	N 73.4738° E	29.29
C89	55.00	34.54	35.5907	N 77.956° W	33.98
C90	20.00	32.87	84.9599	N 50.4534° W	28.28
C91	20.00	31.42	90.0000	N 45.0000° W	28.28
C92	20.00	18.50	53.0748	N 28.3354° E	17.89
C93	825.00	24.04	2.1212	S 0.15171° E	24.03
C94	20.00	18.50	53.0748	S 28.3354° W	17.89
C95	375.00	3.50	0.3233	N 00.1818° W	3.50
C96	375.00	29.39	4.2927	N 12.6716° W	29.39
C97	375.00	26.88	4.7824	N 18.0721° E	26.87
C98	375.00	30.42	4.3852	N 13.4745° E	30.41
C99	475.00	37.85	4.3440	S 84.3304° W	37.84
C100	475.00	28.86	2.7236	S 89.5151° W	28.86
C101	20.00	9.23	28.7715	N 13.2248° W	9.15
C102	20.00	7.53	21.9412	N 37.2331° W	7.48
C103	45.00	30.88	31.9812	N 28.0011° W	30.80
C104	55.00	17.48	18.1226	N 09.1356° W	17.40
C105	20.00	31.42	90.0000	N 45.0000° W	28.28
C106	55.00	17.48	18.1226	N 09.1356° W	17.40
C107	375.00	33.78	3.0947	N 28.7005° E	33.77
C108	20.00	33.88	86.5922	S 18.1709° W	29.98
C109	455.00	11.05	1.2128	S 04.9050° W	11.05
C110	545.00	8.17	0.9114	S 09.3807° W	8.17
C111	1528.00	6.78	0.7241	N 23.0214° W	6.78
C112	275.00	6.80	1.7228	N 00.4525° W	6.80
C113	450.00	20.00	2.1348	S 46.4094° E	20.00
C114	375.00	25.32	3.5209	N 41.3024° E	25.32
C115	200.00	11.76	3.2205	S 88.1857° E	11.76
C116	325.00	4.88	0.9122	N 14.4420° E	4.88
C117	325.00	30.86	5.2626	N 17.3022° E	30.85
C118	55.00	27.68	28.4900	S 38.4318° W	27.37
C119	55.00	20.11	20.9790	N 28.3374° E	20.00
C120	275.00	9.83	2.0253	S 24.1200° E	9.83
C121	375.00	28.09	4.7229	N 23.0442° W	28.08

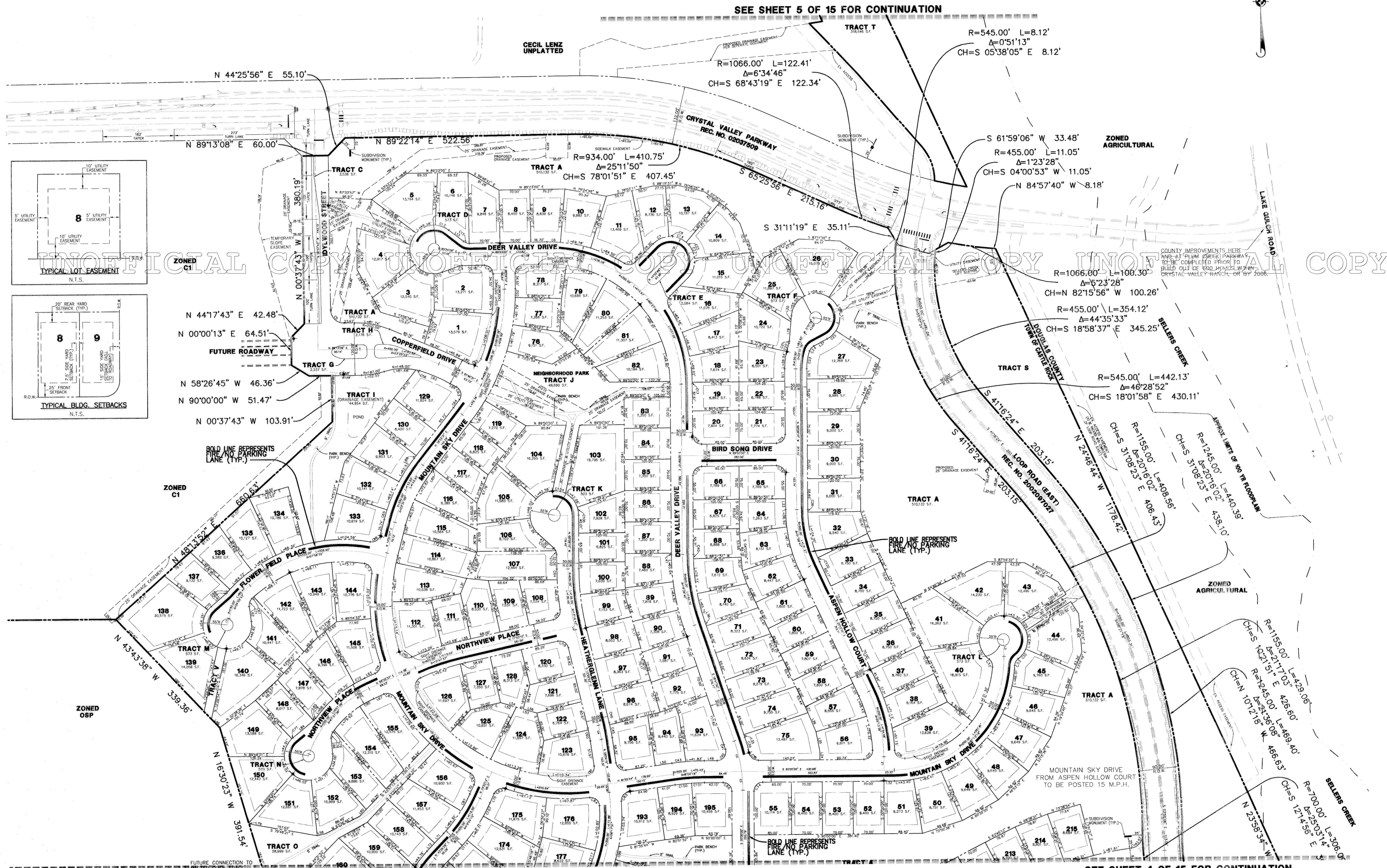
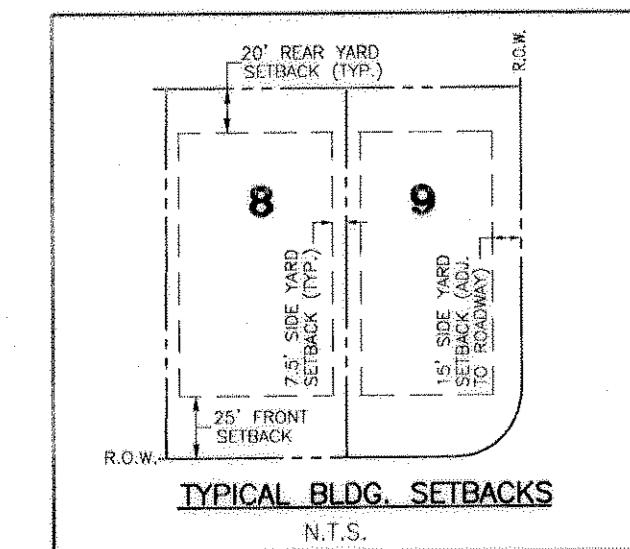
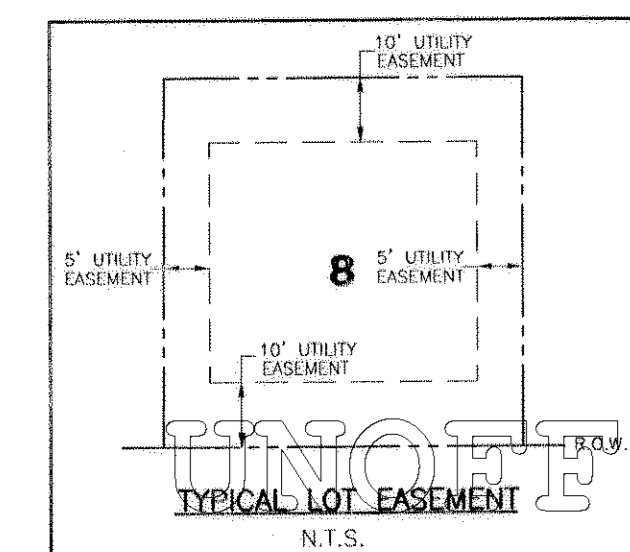
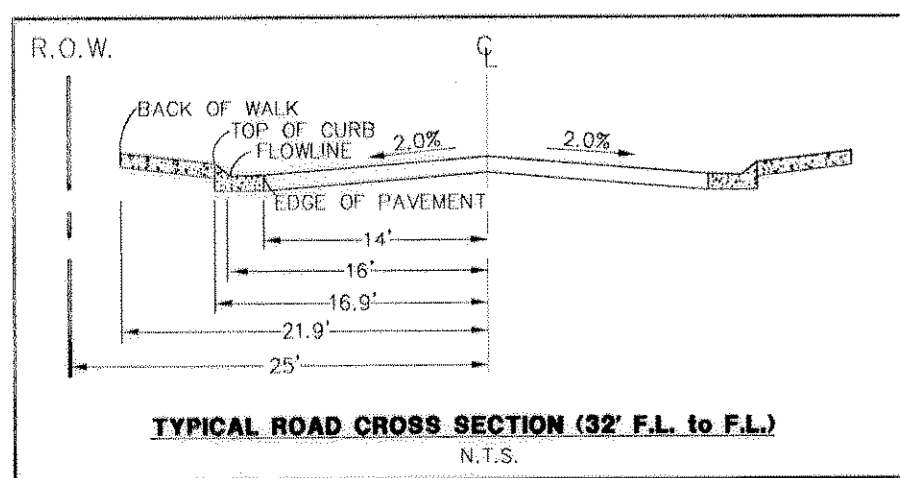
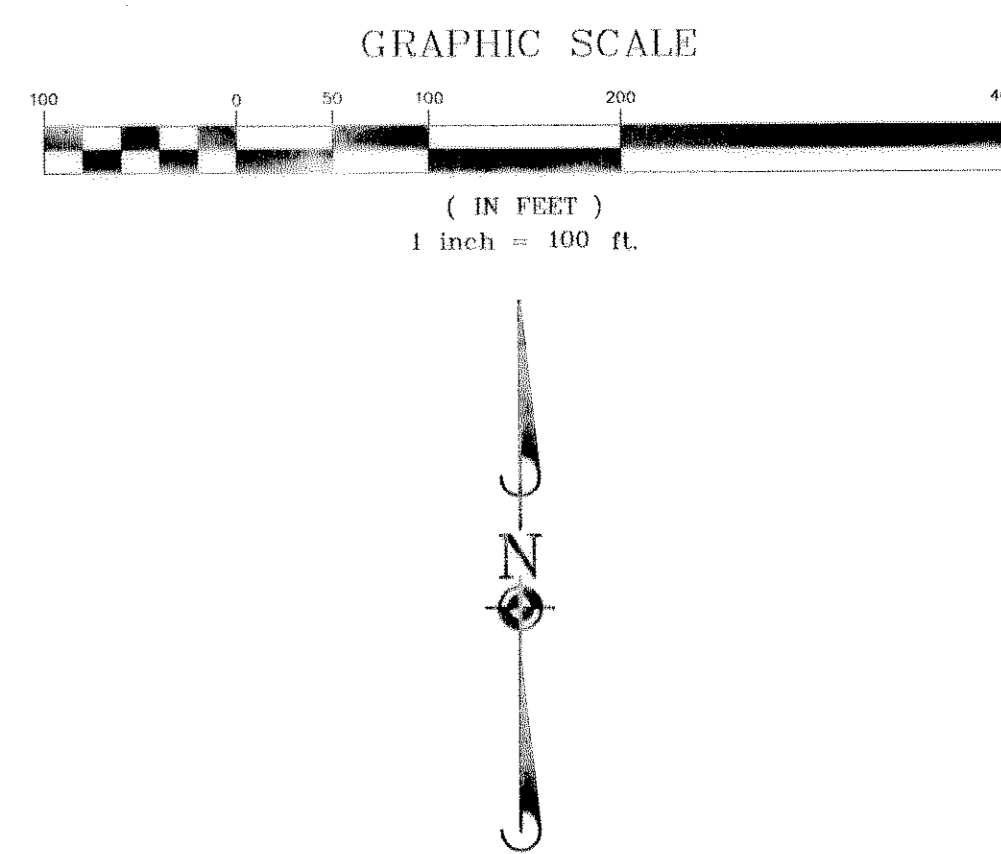
LINE	BEARING	LENGTH
L1	N 15.3800° E	15.42
L2	S 00.0000° E	6.61
L3	S 01.7018° E	37.99
L4	S 13.0122° E	8.56
L5	S 38.4445° E	44.84
L6	S 46.5428° E	37.45
L7	N 31.5050° E	17.84
L8	N 31.5050° E	35.33
L9	N 31.5050° E	12.76
L10	N 00.0000° E	25.41
L11	S 06.0000° E	8.81
L12	N 70.7227° E	40.65
L13	S 52.1814° E	42.48
L14	N 43.9330° W	12.11
L15	N 22.0338° E	2.99
L16	S 44.5349° W	20.60
L17	S 44.5349° W	31.86
L18	S 00.0000° E	28.41
L19	N 04.4702° E	44.21
L20	N 04.4702° E	13.20
L21	S 00.0000° E	6.30
L22	S 32.2121° E	33.34
L23	S 32.2121° E	33.34
L24	N 00.0000° E	20.00
L25	N 10.5318° W	45.29
L26	N 22.7202° E	48.80
L27	N 25.1326° W	15.09
L28	S 18.9496° E	39.47
L29	S 00.0000° E	20.00
L30	S 00.0000° E	20.00
L31	N 22.0338° E	32.51
L32	S 00.0000° E	23.74
L33	S 29.3266° E	20.51
L34	S 18.9496° E	6.47
L35	S 18.4750° E	10.30
L36	N 61.5137° E	34.47
L37	N 62.0104° E	12.11
L38	S 62.1840° W	15.93
L39	S 62.1840° W	15.93
L40	S 62.1840° W	32.23
L41	S 00.0000° E	18.89
L42	S 00.0000° E	20.56
L43	S 18.4750° E	23.94
L44	S 18.4750° E	48.80
L45	N 77.2310° E	11.28
L46	S 43.4338° E	27.04
L47	S 00.0000° E	3.11
L48	S 18.4750° E	19.15
L49	N 00.0000° E	29.16
L50	S 81.5044° W	27.90
L51	S 43.5847° E	19.84
L52	S 73.9915° E	36.87
L53	S 73.9915° E	48.74
L54	S 73.9915° E	53.30
L55	N 77.2310° E	25.30
L56	S 73.9915° E	32.25
L57	S 19.2930° E	41.32
L58	N 29.1606° E	9.97
L59	N 77.3134° E	18.19
L60	N 43.5713° E	21.09
L61	N 48.5914° E	44.43
L62	S 07.9543° E	34.51
L63	N 66.3533° E	25.69
L64	N 50.2116° E	60.74
L65	N 50.2116° E	1.89
L66	S 05.0514° E	35.74
L67	N 66.3533° E	25.69
L68	N 88.3044° E	1.00
L69	N 00.0000° E	11.25
L70	N 24.2221° E	23.37
L71	N 43.7628° E	29.80
L72	S 43.5828° W	25.48
L73	S 00.0000° E	22.84
L74	S 19.2930° E	11.56
L75	S 24.2221° E	23.37
L76	S 00.0000° E	7.21
L77	S 19.2930° E	29.75
L78	S 09.0012° E	51.00
L79	S 16.3023° E	2.14
L80	S 00.0000° E	22.71
L81	S 00.0000° E	16.35
L82	S 61.4631° E	15.61
L83	N 23.0211° W	9.68
L84	S 61.4631° E	15.61
L85	N 67.2148° W	85.16
L86	N 00.0000° E	10.22
L87	S 38.2231° E	5.14
L88	N 38.2231° E	7.57
L89	N 38.2231° E	9.14
L90	N 14.5157° E	18.53
L91	S 00.0000° E	14.41
L92	N 4.92828° E	15.68

SITE DATA	
TOTAL SITE	
TOTAL LAND AREA OF PRELIMINARY PLAT (FILING 2)	110.29 AC.
NUMBER OF LOTS	215
GROSS DENSITY	1.95 DU/AC.
LAND USE	SINGLE-FAMILY RESIDENTIAL, OPEN SPACE
BUILDING TYPE	I-II

CRYSTAL VALLEY RANCH - FILING NO. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PART OF THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.

PRELIMINARY PLAT / FINAL PD SITE PLAN

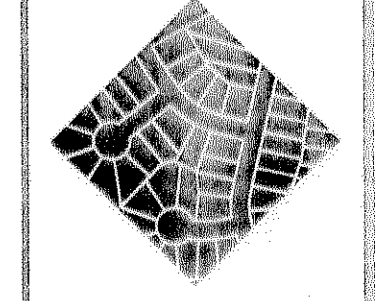


Apr 07, 2003 - 11:49 Dwg Name: P:\Cres8\4\3\Eng\Preliminary Drawings\03-Preliminary Plat North.dwg Updated By: kchasey

SEE SHEET 4 OF 15 FOR CONTINUATION

SEE SHEET 4 OF 15 FOR CONTINUATION

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CRYSTAL VALLEY RANCH - FILING NO. 2
PRELIMINARY PLAT/FINAL PD SITE PLAN
PRELIMINARY PLAT - NORTH

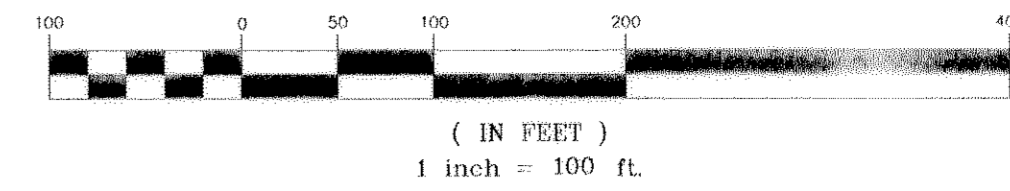
PROJ. MGR.	B.J.G.
PROJ. ENGR.	R.L.T.
DRAWN BY	D.L.L.
CHECKED BY	J.A.B.
DATE	07/02/02
SCALE	1"=100'
SHEET	3 OF 15
CVRRC8	C203

CRYSTAL VALLEY RANCH - FILING NO. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 PART OF THE SOUTHWEST QUARTER OF SECTION 19
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
 STATE OF COLORADO.

PRELIMINARY PLAT / FINAL PD SITE PLAN

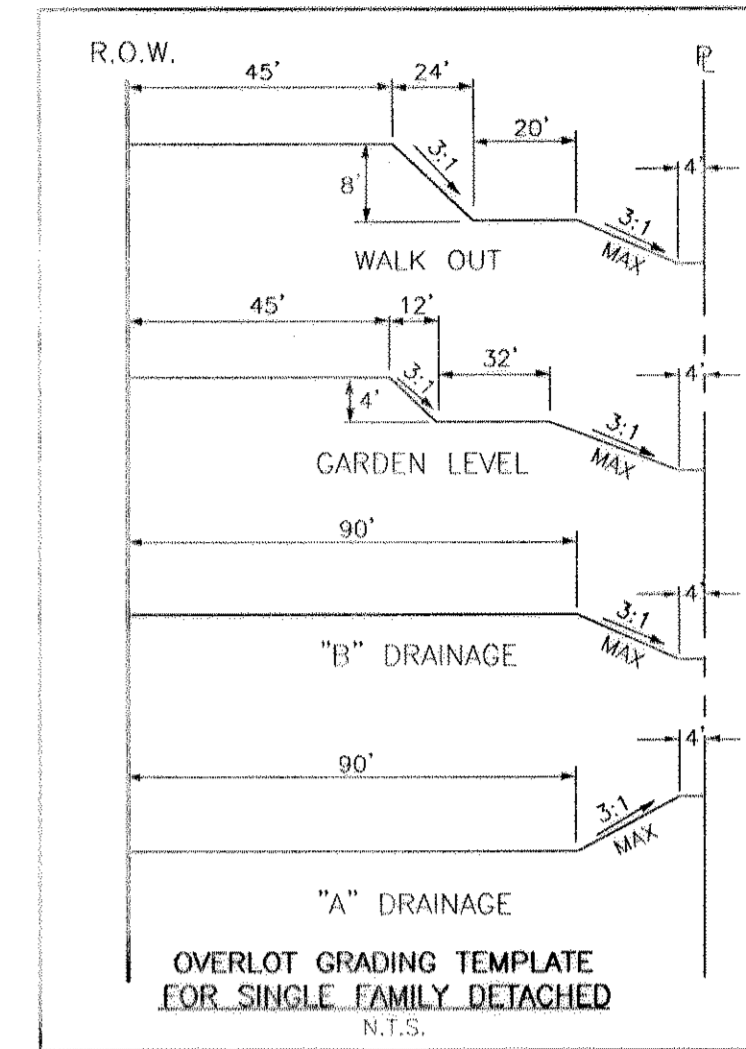
GRAPHIC SCALE



LEGEND	
EXISTING	PROPOSED

SEE SHEET 8 OF 15 FOR CONTINUATION

CRYSTAL VALLEY RANCH DEVELOPMENT
 REGIONAL STORMWATER QUALITY AND
 DETENTION POND DEDICATED PER
 SEPARATE DOCUMENT.

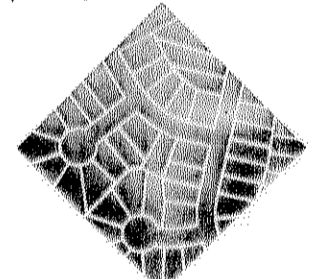


SEE SHEET 7 OF 15 FOR CONTINUATION

SEE SHEET 7 OF 15 FOR CONTINUATION

DATE	DESCRIPTION
6/9/03	REVISED PER TOWN COMMENTS
2/8/03	REVISED PER TOWN COMMENTS
11/17/02	REVISED PER CLIENT
07/25/02	REVISED PER TOWN COMMENTS

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CRYSTAL VALLEY RANCH - FILING 2
 PRELIMINARY PLAT/FINAL PD SITE PLAN
 OVERLOT GRADING PLAN - NORTH

PROJ. MGR.	B.J.G.
PROJ. ENG.	R.L.T.
DRAWN BY	D.L.L.
CHECKED BY	J.A.B.
DATE	10/17/01
SCALE	1"=100'
SHEET	6 OF 15
CVCR8	C203

CRYSTAL VALLEY RANCH - FILING NO. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
PART OF THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.

PRELIMINARY PLAT / FINAL PD SITE PLAN

SEE SHEET 11 OF 15 FOR CONTINUATION

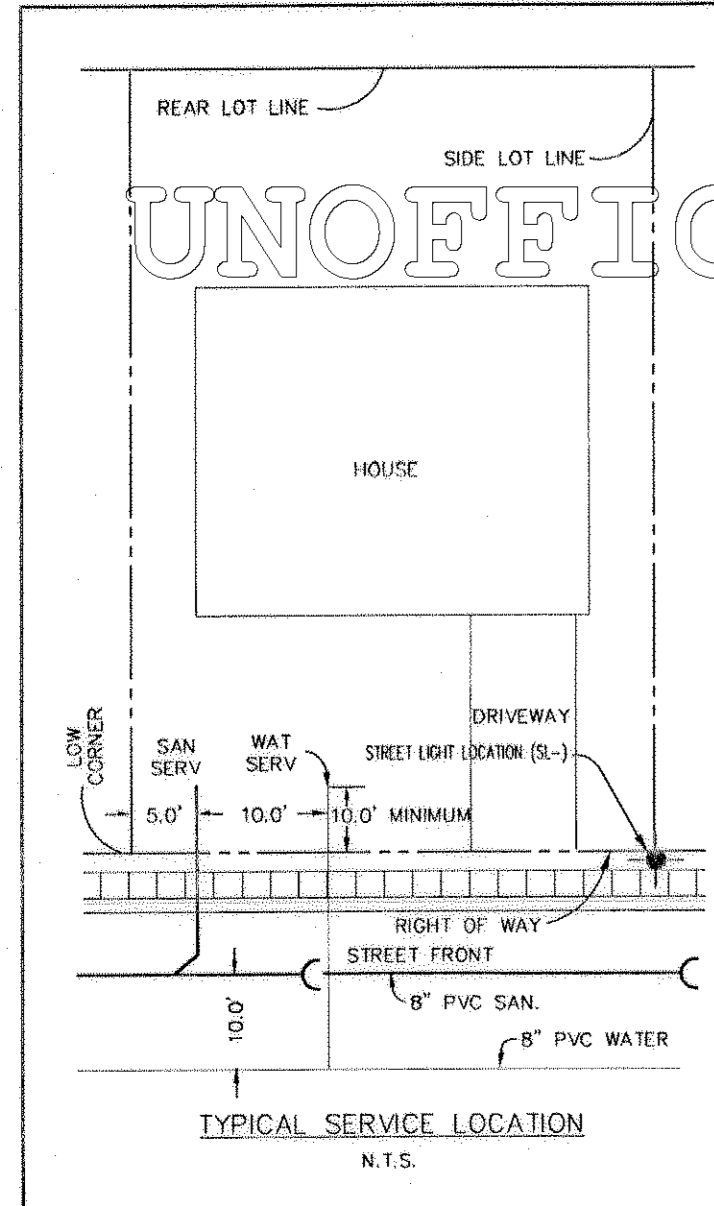
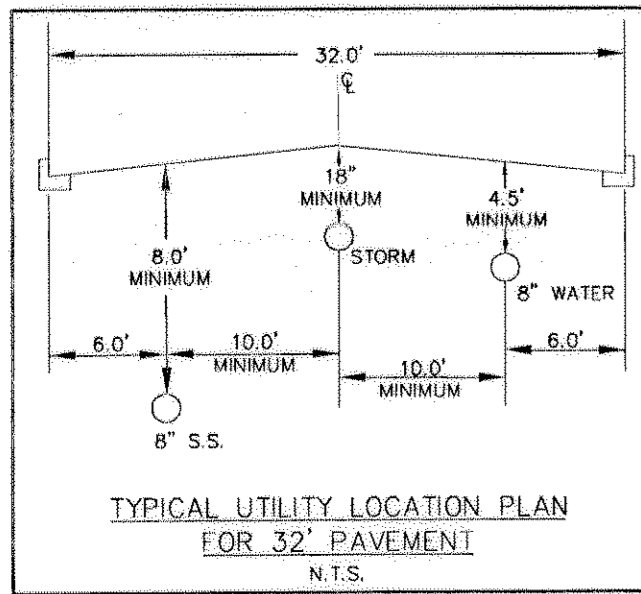
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

EXISTING	PROPOSED

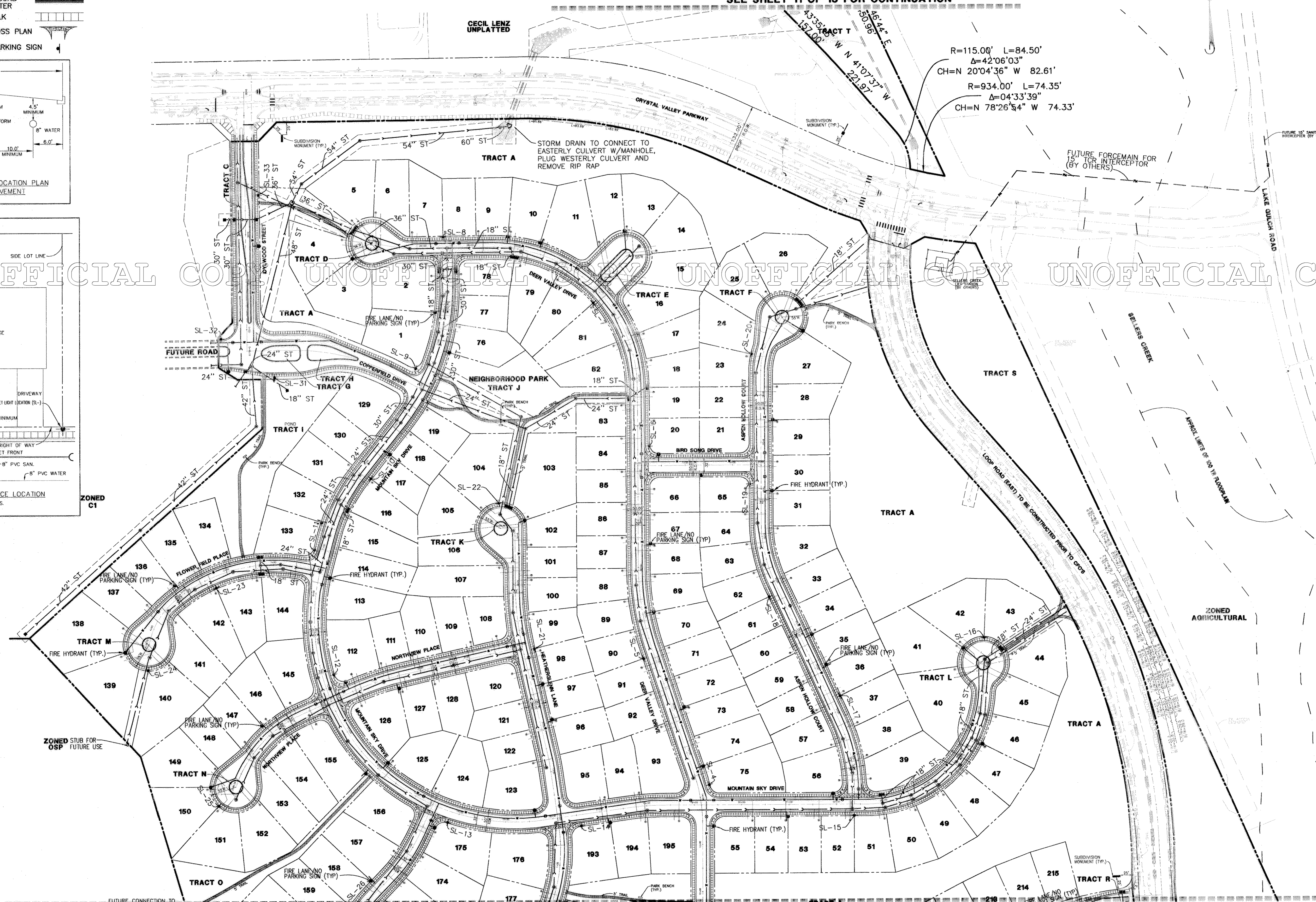
FIRE LANE/NO PARKING SIGN



ZONED C1

ZONED STUB FOR FUTURE USE

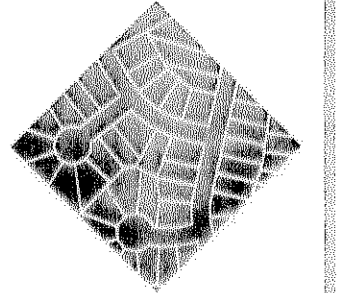
ZONED AGRICULTURAL



SEE SHEET 10 OF 15 FOR CONTINUATION

SEE SHEET 10 OF 15 FOR CONTINUATION

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CRYSTAL VALLEY RANCH - FILING 2
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN - NORTH

PROJ. WDR.	B.J.G.
PROJ. ENG.	R.L.T.
DRAWN BY	D.L.L.
CHECKED BY	J.A.B.
DATE	10/12/01
SCALE	1"=100'

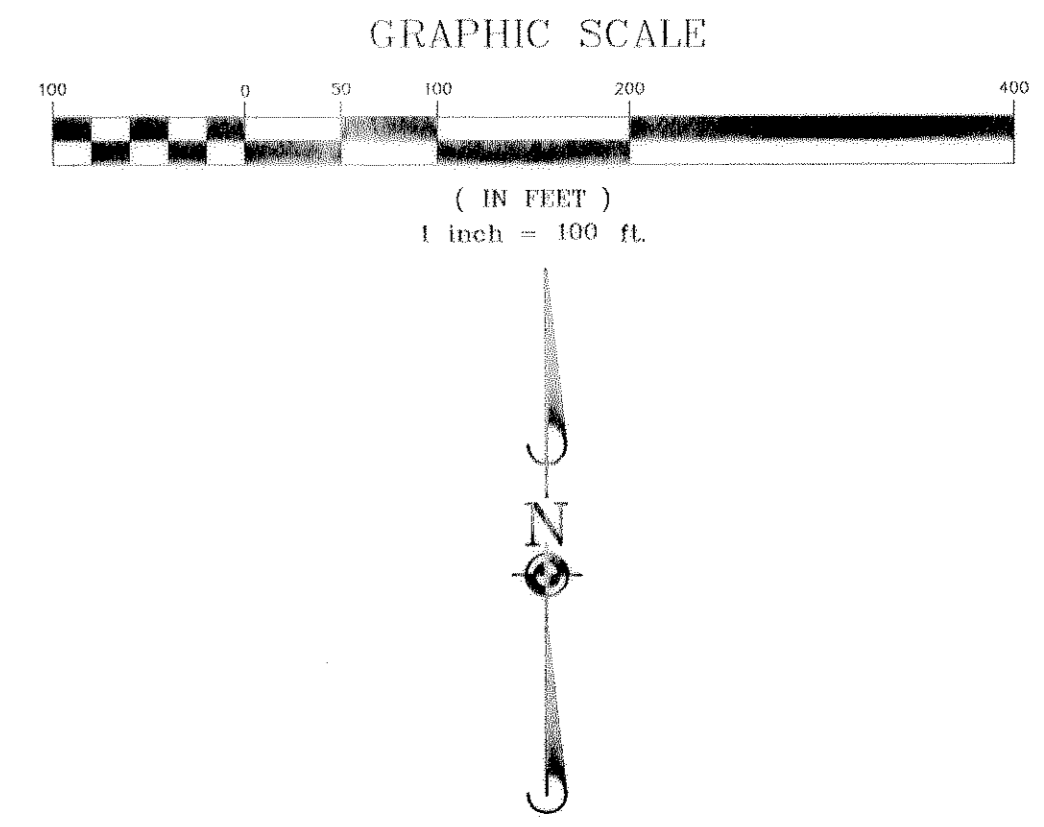
SHEET
9 OF **15**
CVCRCB C203

CRYSTAL VALLEY RANCH - FILING NO. 2

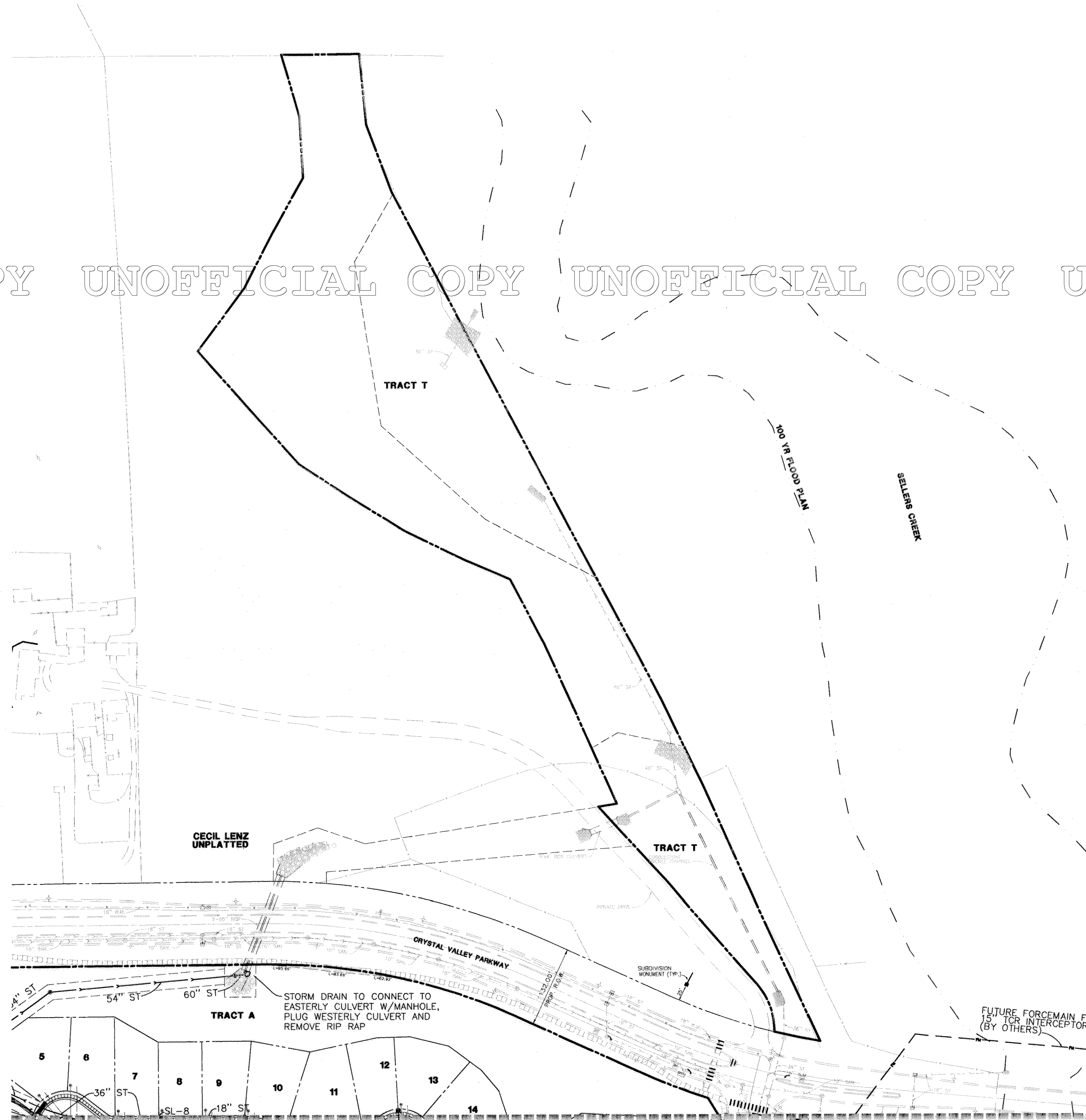
PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND PART OF THE NORTHEAST QUARTER OF SECTION 25
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 PART OF THE SOUTHWEST QUARTER OF SECTION 19
 TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
 STATE OF COLORADO.

PRELIMINARY PLAT / FINAL PD SITE PLAN

EXISTING	PROPOSED

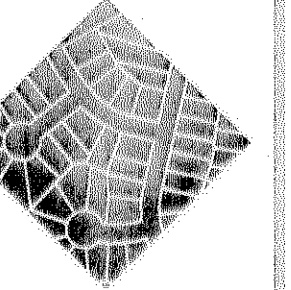


UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY UNOFFICIAL COPY



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CRYSTAL VALLEY RANCH - FILING NO. 2
PRELIMINARY PLAT/FINAL PD SITE PLAN
UTILITY PLAN - TRACT T

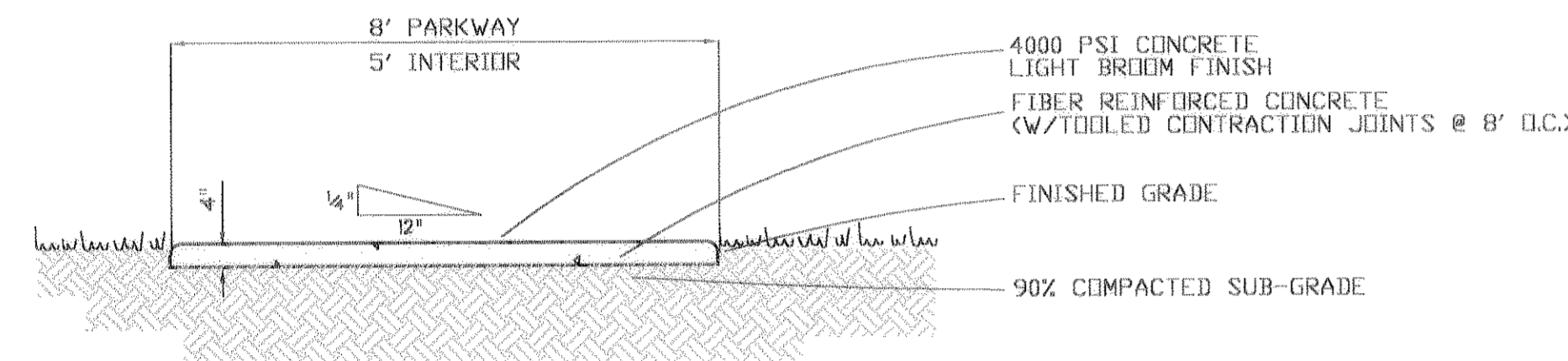
PROJ. MGR. B.J.G.
 PROJ. ENG. R.L.T.
 DRAWN BY D.L.L.
 CHECKED BY J.A.B.
 DATE 07/02/02
 SCALE 1"=100'

SHEET
11 OF **15**
 CVCRC8 C203

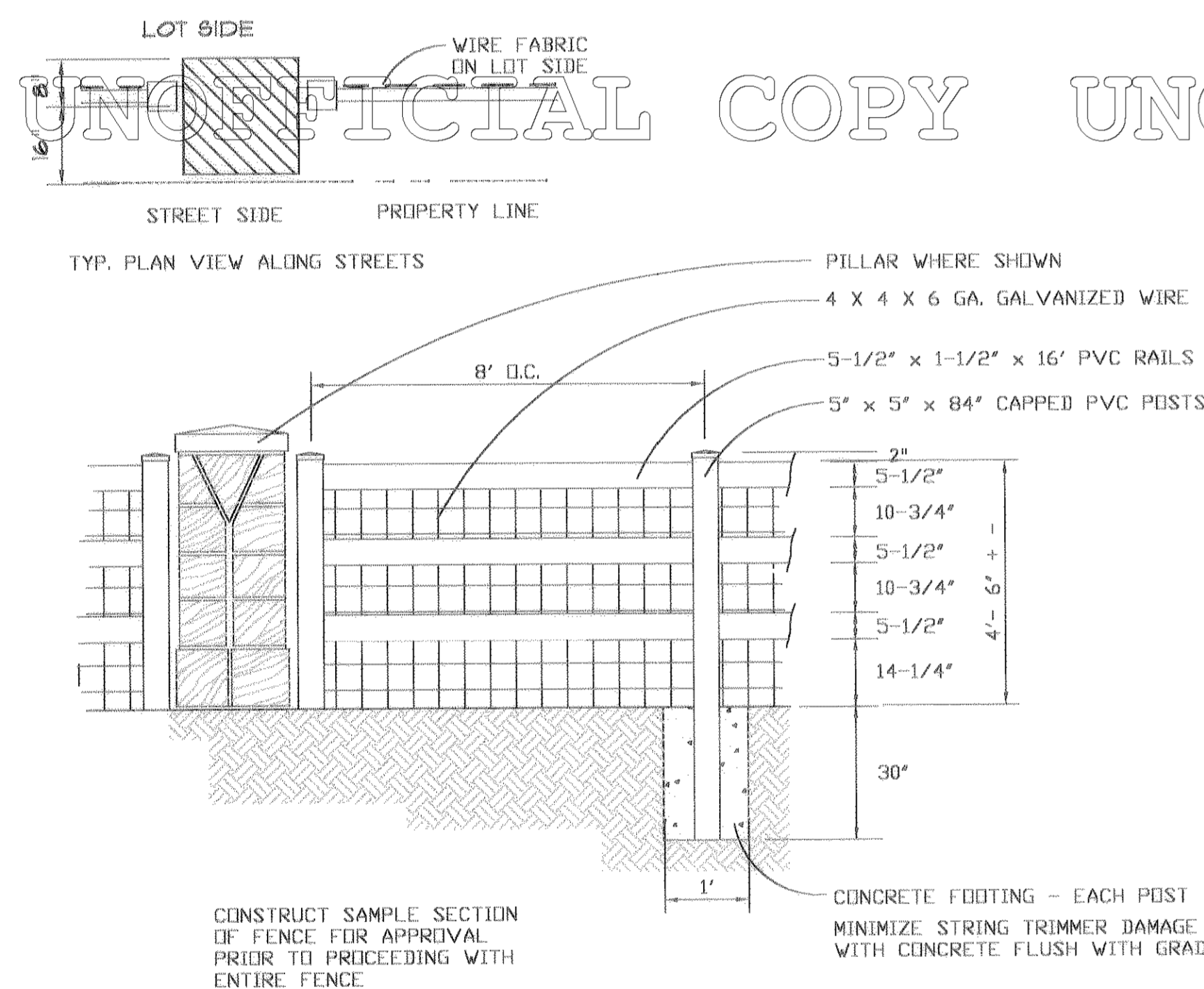
CRYSTAL VALLEY RANCH FILING NO. 2

BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.

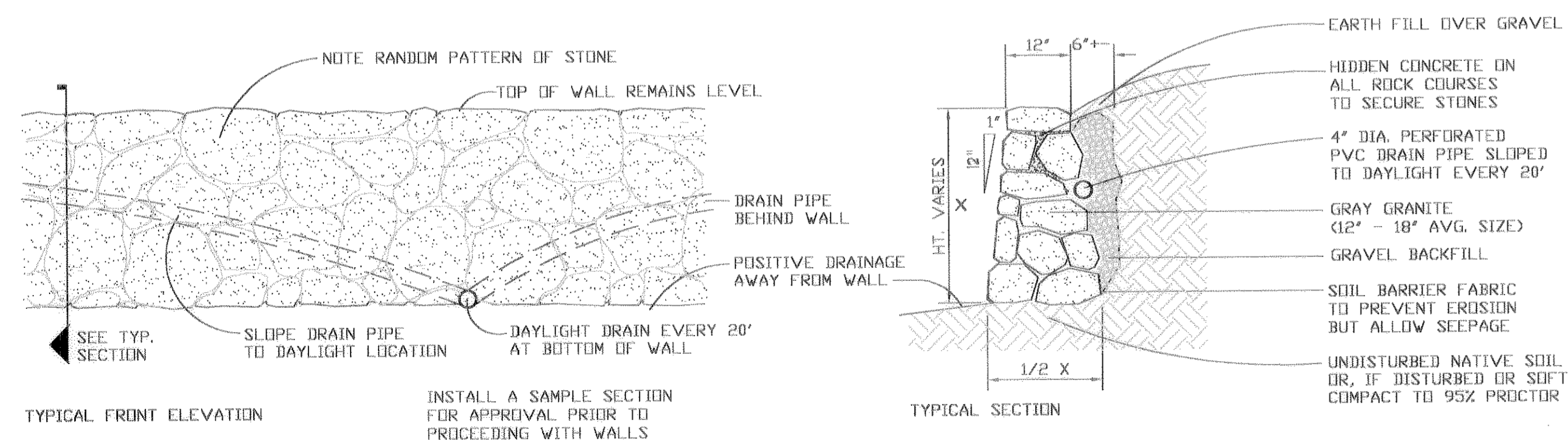
PRELIMINARY PLAT / FINAL PD SITE PLAN



CONCRETE TRAIL SECTION



3-RAIL TAN COLORED PVC FENCE (MFG. BY TIMBERLINE FENCE AND DECK)



STONE RETAINING WALL

LANDSCAPE NOTES:

- SOIL PREPARATION SHALL BE AS REQUIRED BY THE TOWN OF CASTLE ROCK LANDSCAPE GUIDELINES.
- CONTRACTOR SHALL SEED ALL AREAS WITHIN OPEN SPACE TRACTS WHICH ARE DISTURBED BY GRADING WITH THE NATIVE GRASS MIX.
- ALL SHRUB BEDS ARE TO BE COVERED WITH MIN. 3" DEPTH OF SHREDDED CEDAR MULCH. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 2" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
- EDGER IS NOT REQUIRED WHERE SHRUBS ARE PLANTED IN NATIVE GRASS AREAS.
- ALL NATIVE GRASS AND LANDSCAPED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS OTHER THAN STEEP SIDE SLOPES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF IRRIGATION TRENCH SETTLEMENT GREATER THAN 1".
- DO NOT DISTURB THE PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXIST ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- CALL BLUE STAKES FOR UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF TWO YEARS.
- ALL TREE PITS ARE TO RECEIVE 2-1/2" DEPTH OF CHIPPER CHIP MULCH. WEED CONTROL FABRIC IS REQUIRED.
- NO PRIVACY FENCES ARE ALLOWED. ALL FENCING WILL BE PER THE DETAIL SHOWN ON THIS DRAWING.
- LINE OF SIGHT TRIANGLES WILL BE MAINTAINED AT ALL STREET INTERSECTIONS AS SHOWN ON THE PRELIMINARY PLAT. PLANTS EXCEEDING 3' IN HEIGHT WILL BE REMOVED OR TRIMMED.

PLANT LIST

SYM.	QTY.	CODE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS SHADE TREES					
19	PCW		PRARIE CASCADE WILLOW	SALIX "PRARIE CASCADE"	2-1/2" CAL.
31	CWD		NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	2-1/2" CAL.
46	DAK		SWAMP WHITE OAK	QUERCUS BICOLOR	2-1/2" CAL.
24	AUT		AUTUMN BLAZE MAPLE	ACER FREEMANII	2-1/2" CAL.
21	LIN		GREENSPIRE LINDEN	TILIA CORDATA	2-1/2" CAL.
10	ASH		AUTUMN PURPLE ASH	FRAXINUS PENN. AUTUMN PURPLE	2-1/2" CAL.
EVERGREEN TREES					
101	AUS		AUSTRIAN PINE	PINUS NIGRA	6' -10' HT.
DECIDUOUS ORNAMENTAL TREES					
5	HAW		COCKSPUR HAWTHORNE	CRATAEGUS CRUSGALLI	1-1/2" CAL.
36	GRT		GOLDEN RAIN TREE	KOELBUTERIA PANICULATA	1-1/2" CAL.
24	CRB		CRABAPPLE	MALUS INDIAN MAJIE	1-1/2" CAL.
22	MAP		FLAME KING MAPLE	ACER REGINALE	1-1/2" CAL.
DECIDUOUS SHRUBS					
190	GAM		GAMBLE OAK	QUERCUS GAMBELII	5 GAL. CONT.
26	SER		SERVICEBERRY "AULT. BRILLIANCE"	AMELANCHIER GRANDIFLORA	5 GAL. CONT.
40	SUM		SUMAC, THREE LEAF	RHUS TRILOBATA	5 GAL. CONT.
120	RAB		RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL. CONT.
91	MBR		MOONLIGHT BROOM	CYTISUS SCOPARIUS	5 GAL. CONT.
149	RDS		REISE	ROSA SPECIES	5 GAL. CONT.
80	BKS		BLUE MIST SPIREA	CARYOPTERIS CLANDONENSIS "DARK KNIGHT"	5 GAL. CONT.
BROADLEAF EVERGREEN					
60	YUK		BRIGHT EDGE YUCCA	YUCCA FILAMILANTOSA	5 GAL. CONT.
ORNAMENTAL GRASSES					
64	MIS		MISCANTHUS GRASS	MISCANTHUS SINENSIS SPECIES	5 GAL. CONT.
100	AVN		BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL. CONT.

LANDSCAPE LEGEND

	5' CONCRETE INTERIOR TRAIL		TODDLER PLAYGROUND WITH FALL SURFACE
	8' CONCRETE PARKWAY TRAIL		SLT SIGHT LINE TRIANGLE
	3 RAIL FENCE / PILLAR		

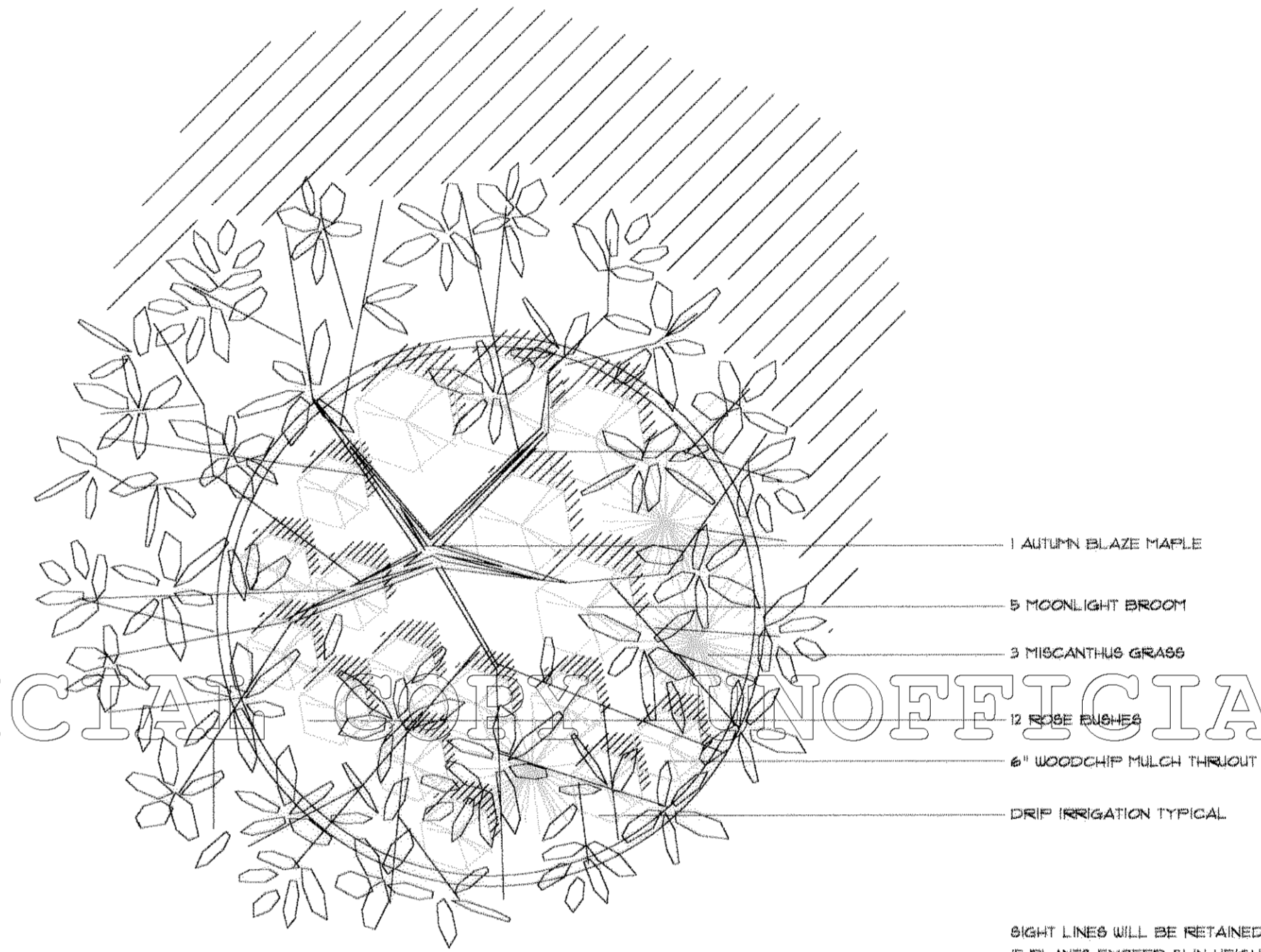
	PARKWAY SEED MIX (DRILLED) (SEASONALLY IRRIGATED AND OCCASIONALLY MOWED) (ARKANSAS VALLEY "LOW GROW MIX")		CENTER ISLANDS SEED MIX (DRILLED) (SEASONALLY IRRIGATED AND OCCASIONALLY MOWED) (ARKANSAS VALLEY "MULTI-COLOR HIGH ALTITUDE MIX")																																													
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CRYSTAL VALLEY RANCH FILING NO. 2

BEING A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 24,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO.

PRELIMINARY PLAT / FINAL PD SITE PLAN

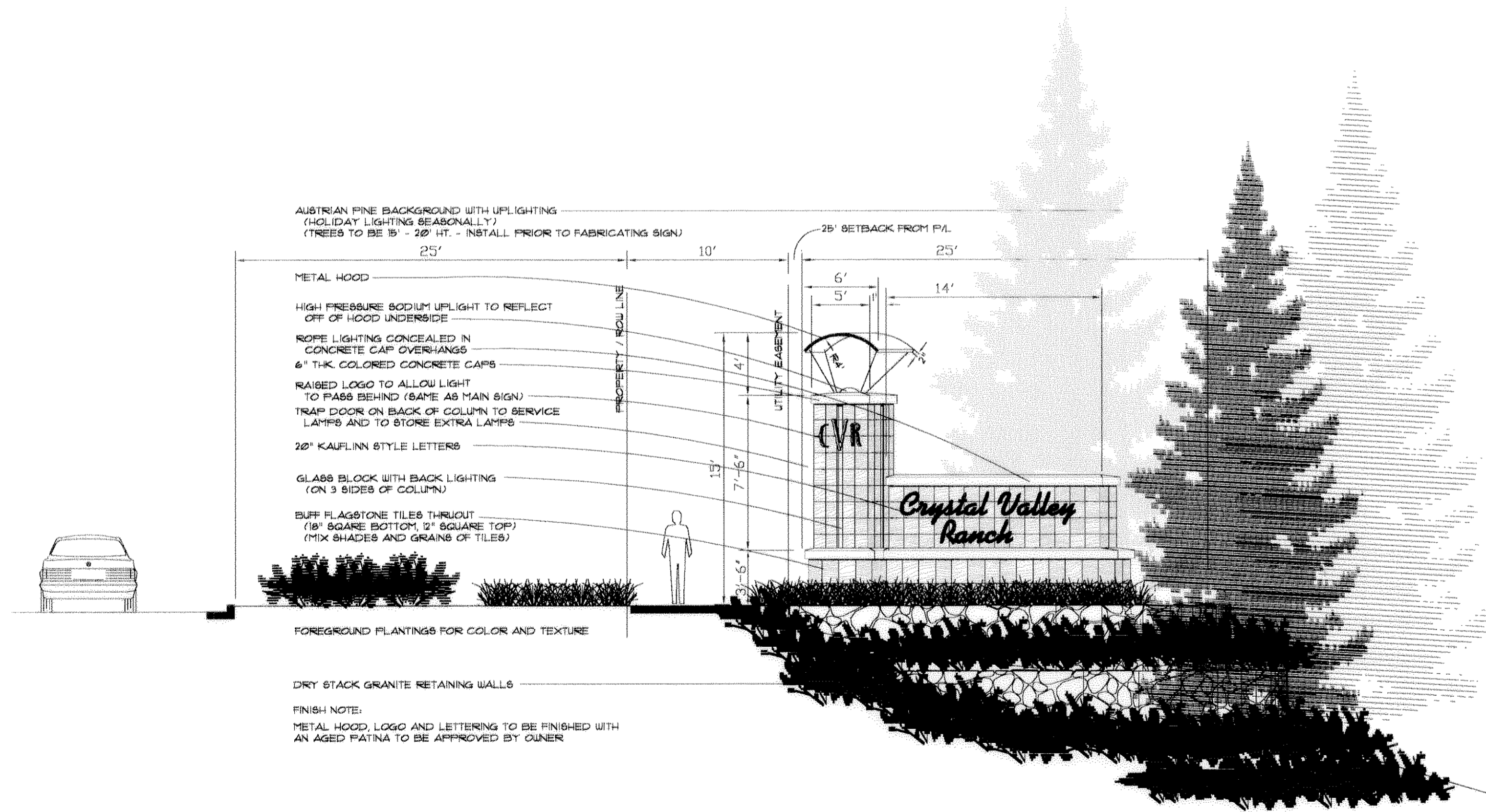
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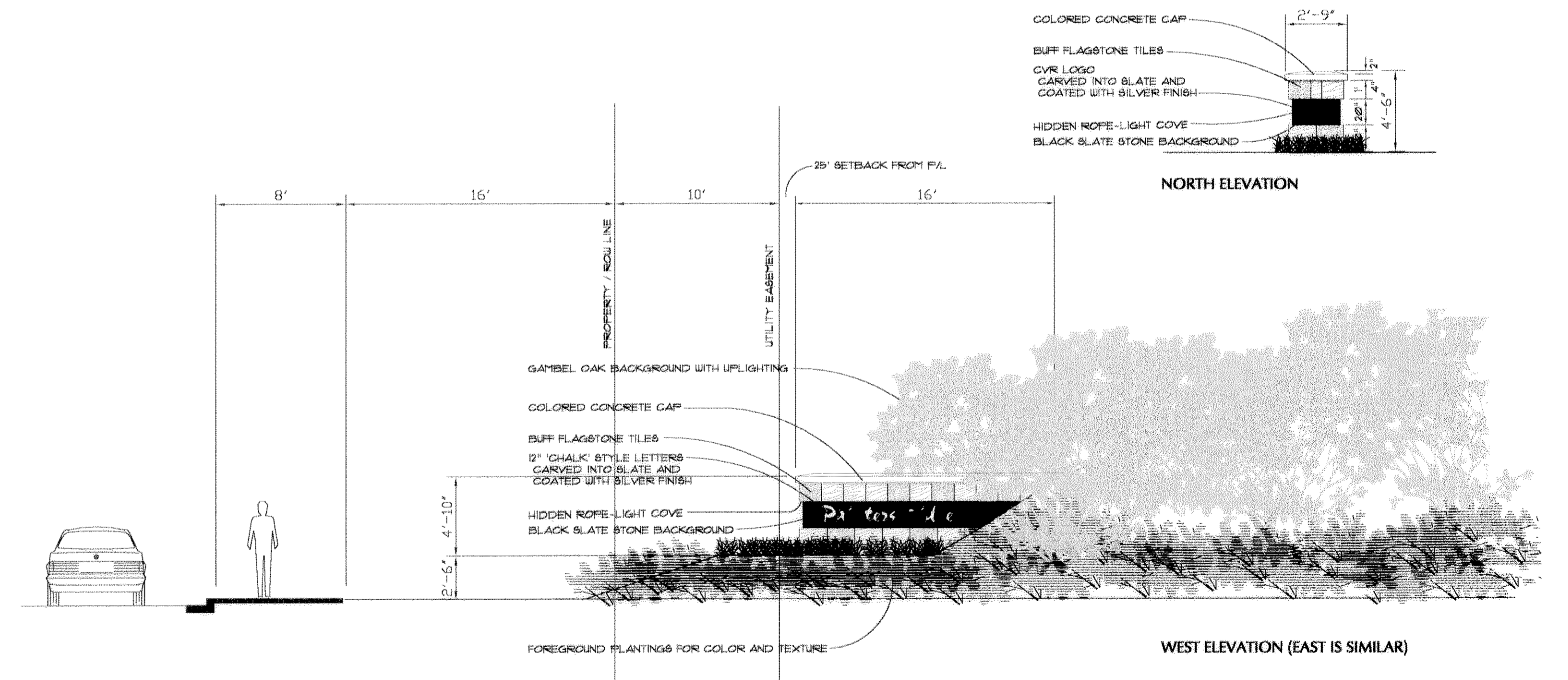
SIGHT LINES WILL BE RETAINED BY PRUNING AND TRIMMING
IF PLANTS EXCEED 3' IN HEIGHT

TYPICAL CUL DE SAC ISLAND LANDSCAPING

NO SCALE



EAST ENTRY MONUMENT



SUBDIVISION ENTRY SIGN - (TYP. 2 LOCATIONS)

