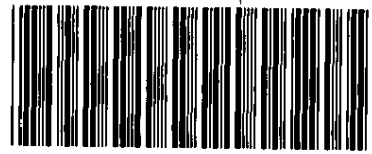


25 pg

OFFICIAL RECORDS  
DOUGLAS COUNTY CO  
CAROLE R MURRAY  
CLERK & RECORDER  
RECORDING FEE

\$251 00  
26 PGS

# 2006046475  
06/02/2006 11:14 AM



2006046475 26 PGS

# PLAT IDENTIFICATION SHEET

- ✓ Maple Grove Land Limited Partnership
- ✓ Putnam, Richard A.
- ✓ Wayne E. Brown Family, L.L.C.

- ✓ Gordon, Matthew D.
- ✓ Brown, Gregory W.
- ✓ Block, Allan J.

\_\_\_\_\_  
Grantor (owner)

\_\_\_\_\_  
Grantor (owner)

- ✓ Crystal Valley Ranch 5, Preliminary Plat/Final PD Site Plan

\_\_\_\_\_  
Grantee (name of plat or condo)

\_\_\_\_\_  
Grantee (name of plat or condo)

**Subdivision Info: Crystal Valley Ranch Filing: 5**

**Condo Info: Phase \_\_\_\_\_ Bldg \_\_\_\_\_ Unit \_\_\_\_\_**

✓ 19	8	67
✓ 30	8	67

Section	Township	Range
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**Cross Reference numbers: (reception #s or book and page)**

✓ 2003089400	2004040355	2004104297
_____	_____	_____
_____	_____	_____
_____	_____	_____

LEGAL DESCRIPTION

TWO PARTS, THE FIRST PART BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,

BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, WHICH IS ASSUMED TO BEAR S89°14'28"W;

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, THENCE N89°14'28"E A DISTANCE OF 265.34 FEET TO THE POINT OF BEGINNING; THENCE N00°39'07"E A DISTANCE OF 1,382.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF LOOP ROAD THE FOLLOWING TEN (10) COURSES:

- 1. THENCE N85°38'50"E A DISTANCE OF 745.78 FEET;
2. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET; A CENTRAL ANGLE OF 66°51'37", AN ARC LENGTH OF 857.70 FEET AND A CHORD WHICH BEARS N52°13'01"E A DISTANCE OF 809.85 FEET;
3. THENCE N18°47'13"E A DISTANCE OF 178.42 FEET;
4. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,615.00 FEET, A CENTRAL ANGLE OF 25°59'11", AN ARC LENGTH OF 732.48 FEET AND A CHORD WHICH BEARS N31°46'48"E A DISTANCE OF 726.22 FEET;
5. THENCE N44°46'24"E A DISTANCE OF 527.38 FEET;
6. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT; HAVING A RADIUS OF 1,035.00 FEET, A CENTRAL ANGLE OF 26°43'38", AN ARC LENGTH OF 482.80 FEET AND A CHORD WHICH BEARS N31°24'35"E A DISTANCE OF 478.44 FEET;
7. THENCE N18°02'46"E A DISTANCE OF 884.40 FEET;
8. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT; HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 16°17'47", AN ARC LENGTH OF 257.40 FEET AND A CHORD WHICH BEARS N09°53'35"E A DISTANCE OF 256.54 FEET;
9. THENCE N01°44'59"E A DISTANCE OF 773.61 FEET;
10. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 735.00 FEET; A CENTRAL ANGLE OF 24°24'33", AN ARC LENGTH OF 313.12 FEET AND A CHORD WHICH BEARS N10°27'17"W A DISTANCE OF 310.76 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY OF LOOP ROAD N67°20'27"E A DISTANCE OF 198.42 FEET;

- THENCE N89°36'30"E A DISTANCE OF 87.57 FEET;
THENCE S21°49'56"E A DISTANCE OF 619.17 FEET;
THENCE S38°48'38"E A DISTANCE OF 1,458.92 FEET;
THENCE S89°16'46"W A DISTANCE OF 764.19 FEET;
THENCE S01°50'39"E A DISTANCE OF 1,237.19 FEET;
THENCE S89°22'24"W A DISTANCE OF 740.07 FEET;
THENCE S01°51'46"E A DISTANCE OF 80.11 FEET;
THENCE S46°04'32"E A DISTANCE OF 564.19 FEET;
THENCE N89°25'03"E A DISTANCE OF 346.38 FEET;
THENCE S01°50'49"E A DISTANCE OF 2,270.83 FEET;
THENCE S89°06'38"W A DISTANCE OF 1,132.78 FEET;
THENCE S89°14'28"W A DISTANCE OF 2,391.47 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 9,938,030 SQUARE FEET OR 228.15 ACRES, MORE OR LESS.

THE SECOND PART BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER IS ASSUMED TO BEAR S89°14'58"W;

BEGINNING AT THE SOUTH QUARTER CORNER SECTION 25;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER S 89°14'58" W A DISTANCE OF 770.48 FEET ;
THENCE N 01°38'18" E A DISTANCE OF 808.71 FEET ;
THENCE N 32°09'49" E A DISTANCE OF 797.05 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF LOOP ROAD THE FOLLOWING TWO COURSES:

- 1) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 28°00'06" AND AN ARC LENGTH OF 554.70 FEET, THE CHORD OF WHICH BEARS S 80°21'06" E, A DISTANCE OF 549.20 FEET;
2) THENCE N 85°38'50" E A DISTANCE OF 62.79 FEET ;
THENCE S 00°39'07" W A DISTANCE OF 1,382.31 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE CONTINUING ALONG SAID SOUTH LINE S 89°14'28" W A DISTANCE OF 265.34 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,330,304 SQUARE FEET OR 30.540 ACRES MORE OR LESS.

ALL CONTAINING AN AREA OF 11,268,334 SQUARE FEET OR 258.685 ACRES MORE OR LESS.

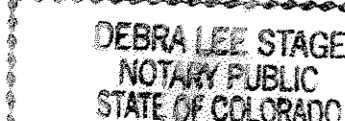
OWNERSHIP CERTIFICATIONS:

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CRYSTAL VALLEY RANCH FILING NO. 5 IN THE TOWN OF CASTLE ROCK.

ALLAN J. BLOCK
8005 S CHESTER ST STE 125, ENGLEWOOD, CO 80112
BY: Allan J. Block

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF APRIL, 2005

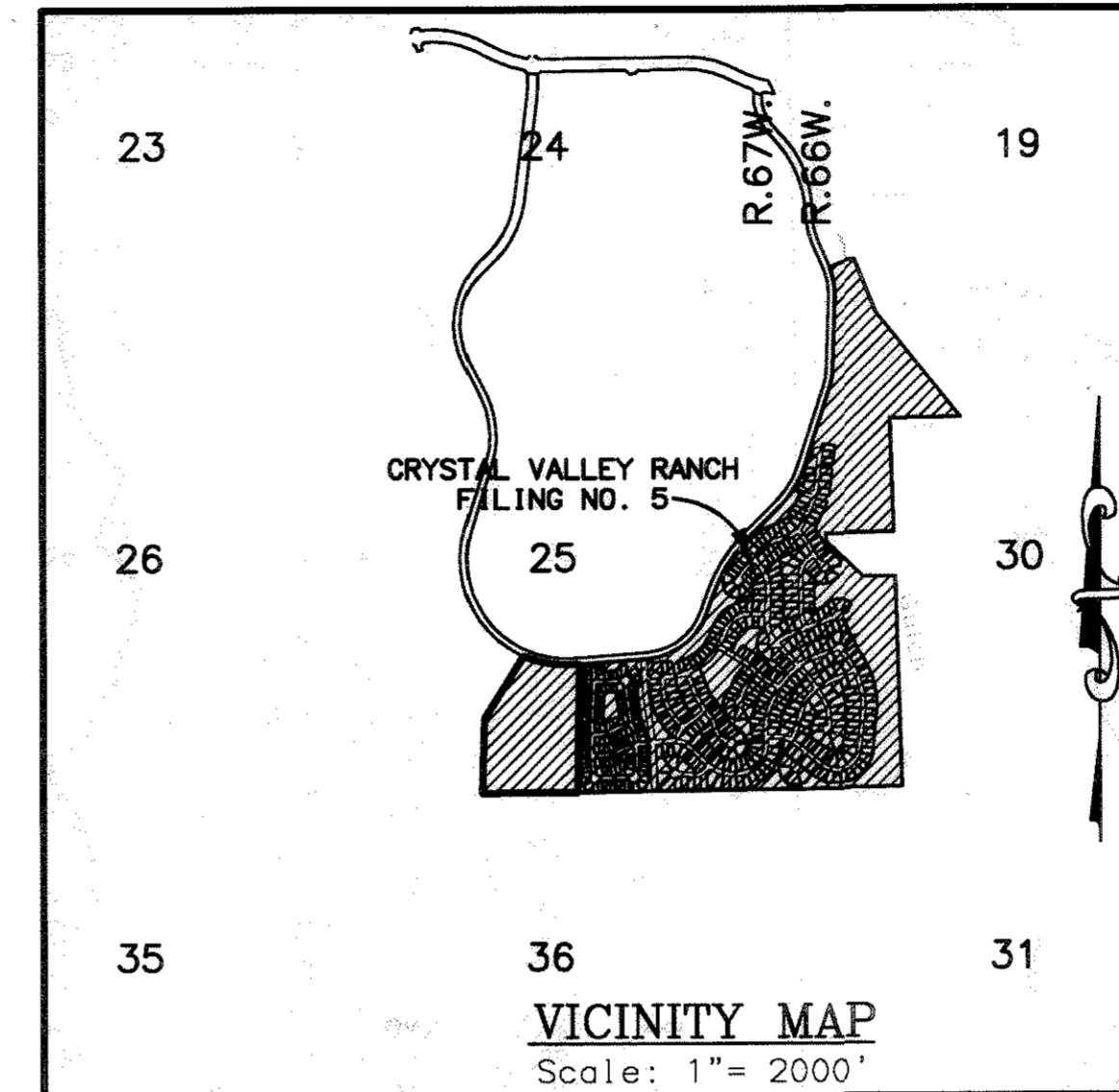
WITNESS MY HAND AND SEAL, MY COMMISSION EXPIRES: 06-27-06
DEBRA LEE STAGE
NOTARY PUBLIC



CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT & FINAL SITE PLAN
SHEET 1 OF 25

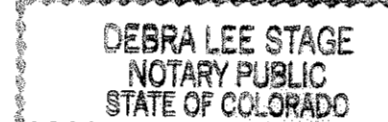


OWNERSHIP CERTIFICATIONS CONTINUED:

MATTHEW D. GORDON
8005 S CHESTER ST STE 125, ENGLEWOOD, CO 80112
BY: Matthew D. Gordon

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF APRIL, 2005
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 06-27-06

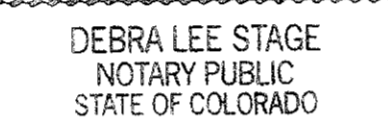
NOTARY PUBLIC



BYRON J GLENN
8005 S CHESTER ST STE 125, ENGLEWOOD, CO 80112
BY: Byron J Glenn

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF APRIL, 2005
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 06-27-06

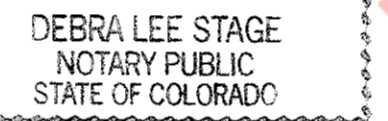
NOTARY PUBLIC



GREGORY W. BROWN
8005 S CHESTER ST STE 125, ENGLEWOOD, CO 80112
BY: Gregory W. Brown

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF APRIL, 2005
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 06-27-06

NOTARY PUBLIC

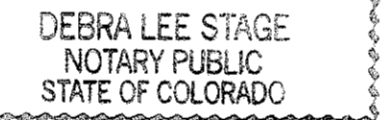


MAPLE GROVE LAND LIMITED PARTNERSHIP,
A MINNESOTA LIMITED PARTNERSHIP,
7808 CREEKRIDGE CIRCLE, BLOOMINGTON, MN. 55439

BY: CRAIG C. AVERY COMPANY,
A MINNESOTA CORPORATION, GENERAL PARTNER
BY: Craig C. Avery, President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF APRIL, 2005
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 06-27-06

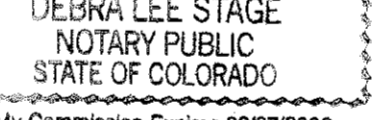
NOTARY PUBLIC



RICHARD A. PUTNAM
2765 CASCO POINT ROAD, WAYZATA, MN. 55391
BY: Richard A. Putnam

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF APRIL, 2005
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 06-27-06

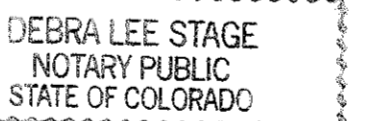
NOTARY PUBLIC



WAYNE E. BROWN FAMILY, L.L.C.
A MINNESOTA LIMITED LIABILITY COMPANY
10200 WILD DUCK PASS, EDEN PRAIRIE, MN. 55347
BY: Gregory W. Brown (Secretary Treasurer)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF APRIL, 2005
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 06-27-06

NOTARY PUBLIC



LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH FILING NO. 5 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENTS RECORDED ON APRIL 22, 2004, UNDER RECEPTION NO. 2004040355, AND ON OCTOBER 7, 2004 UNDER RECEPTION NO. 2004104297, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

WELLS FARGO BANK, N.A.
425 EAST HENNEPIN AVENUE, MINNEAPOLIS, MN. 55414
BY: Edward J. Schaefer, Vice President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF APRIL, 2005
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 1-21-2010

NOTARY PUBLIC



LIENHOLDER SUBORDINATION CERTIFICATE

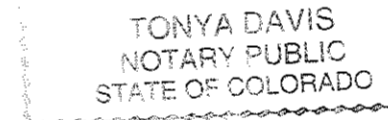
THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH FILING NO. 5 IN THE TOWN OF CASTLE ROCK.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON JUNE 16, 2003, UNDER RECEPTION NO 2003089400, DOUGLAS COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

CENTEX HOMES
9250 E COSTILLA AVE, #200, GREENWOOD VILLAGE, CO 80112

BY: Tonya Davis
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF APRIL, 2005
WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: 4-15-07

NOTARY PUBLIC



PROJECT BENCHMARK:

FOUND 3 1/2" ALUMINUM CAP DOUGLAS COUNTY GIS 3.025011. THE CAP IS LOCATED AT THE NORTHWEST CORNER OF A TYPE 'R' INLET ALONG EMERALD DRIVE, APPROXIMATELY 1/4 MILE SOUTH OF PLUM CREEK PARKWAY. NAVD 88 ELEV. = 6374.18 FEET (1942.85 METERS)

FLOODPLAIN:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 0800490304C, DATED SEPTEMBER 30, 1987, THE PROJECT SITE DOES LIE WITHIN A FEMA DESIGNATED 100-YR. FLOODPLAIN, SHOWN AS TRACTS EE (PLD), JJ, F, HH, AA, GG, AND FF (OSD) WITH THIS PRELIMINARY PLAT & FINAL SITE PLAN.

NOTE: ALL EASEMENTS SHALL BE DEDICATED WITH FINAL PLATS

\*APPROVAL OF THE PRELIMINARY PLAT/FINAL SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN STANDARDS. ALL DEVIATIONS FROM TOWN STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.\*

SHEET INDEX

Table with 4 columns: No., Revisions, Date, By. Rows include: 1 OF 25 COVER SHEET, 2 OF 25 PARCEL LEGAL DESCRIPTIONS, 3 OF 25 SITE DATA, 4 OF 25 STREET SECTIONS & BUILDING ENVELOPES, 5 OF 25 OVERALL SHEET INDEX, 6 OF 25 LINE & CURVE TABLES, 7-11 OF 25 PRELIMINARY PLAT, 12-15 OF 25 GRADING PLAN, 16-19 OF 25 UTILITY PLAN, 20-25 OF 25 LANDSCAPE PLAN. Includes prepared by: Legacy Engineering Inc. and Rockne Corty Design.

DEVELOPER:

CRYSTAL VALLEY RANCH DEVELOPMENT CO.
823 SOUTH PERRY STREET, SUITE 210
CASTLE ROCK, COLORADO 80104
CONTACT: BYRON J. GLENN
PHONE: (303) 814-6862

PLANNER:

MANHARD CONSULTING LTD.
8232 EAST PARK MEADOWS DRIVE
CITTLETON, COLORADO 80124
CONTACT: TIM NELSON
PHONE: (303) 708-0500

SURVEYOR:

EMK CONSULTANTS, INC.
7006 SOUTH ALTON WAY
BUILDING F
CENTENNIAL, COLORADO 80112
PHONE: (303) 694-1520

LANDSCAPE ARCHITECT:

ROCKNE CORTY DESIGN
POST OFFICE BOX 3354
CENTENNIAL, COLORADO 80161
CONTACT: DOUG ROCKNE
PHONE: (303) 770-6746

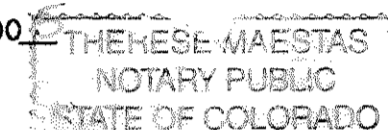
NOTES:

- 1. THE TOWN REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
2. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES, AND BERMS, SHALL BE PLACED IN A SIGHT DISTANCE EASEMENT.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
4. ALL UTILITIES, DRAINAGE ACCESS EASEMENTS AS SHOWN ON THE PRELIMINARY PLAT/FINAL PD SITE PLAN SHALL BE DEDICATED TO THE TOWN OF CASTLE ROCK WITH THE FINAL PLAT.
5. ANY STREET LIGHTS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CDS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
7. UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHTS-OF-WAY.
8. THIS PROJECT WILL DEVELOP WITHIN AN AREA OF STEEP GRADES AND MATURE EVERGREEN TREES OR GAMBEL OAK RESULTING IN THE POTENTIAL FOR FIRE AFFECTING BOTH HOMES AND FOREST. THE HOMEOWNER SHALL WORK WITH WILDLAND MITIGATION OFFICER, TO DEVELOP A SAFE AREA AROUND HOMES AND STRUCTURES.

TITLE CERTIFICATION:

I, Jackie Malmgren, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, 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 28th DAY OF April, 2005
Jackie Malmgren
NOTARY PUBLIC
STATE OF COLORADO



LAND TITLE GUARANTEE COMPANY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, A.D. 2005, BY Jackie Malmgren OF LAND TITLE GUARANTEE COMPANY.
WITNESS MY HAND AND SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-13-08
ADDRESS: Aurora, CO 80014

SURVEYOR'S STATEMENT:

I, JON S. McDANIEL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY ATTEST THAT THE GRAPHIC BOUNDARY DEPICTED ON THIS Preliminary Plat IS A TRUE AND ACCURATE REPRESENTATION OF THE OFFICIALLY RECORDED LEGAL DESCRIPTION. FURTHERMORE, I DO HEREBY ATTEST THAT THIS PRELIMINARY PLAT IS IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK AND STATE OF COLORADO LAND SUBDIVISION REGULATIONS.

JON S. McDANIEL
COLORADO P.L.S. NO. 12405
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.
DATE: 4-15-05

CIVIL ENGINEER'S STATEMENT:

I, JAMES J. MILL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS PRELIMINARY PLAT HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

JAMES J. MILL
REGISTERED PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF LEGACY ENGINEERING, INC.
DATE: 4-15-05

TOWN CERTIFICATION:

A. PLANNING COMMISSION RECOMMENDATION:
THE PRELIMINARY PLAT AND FINAL SITE PLAN FOR CRYSTAL VALLEY RANCH FILING NO. 5 WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 18th DAY OF November, 2005.

CHAIRMAN DATE: 6-24-05
ATTEST: DATE: 6-27-05
DIRECTOR OF DEVELOPMENT SERVICES DATE: 6-27-05

B. TOWN COUNCIL APPROVAL:
THE PRELIMINARY PLAT AND FINAL SITE PLAN AND ZONING REGULATIONS FOR CRYSTAL VALLEY RANCH FILING NO. 5, WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 18th DAY OF November, 2005.

MAYOR DATE: 7-7-05
ATTEST: DATE: 7-7-05
TOWN CLERK DATE: 7-7-05

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO }
COUNTY OF DOUGLAS }
I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 2nd DAY OF June 2006 AT 11:40 O'CLOCK A.M. AND WAS RECORDED NUMBER 200604695

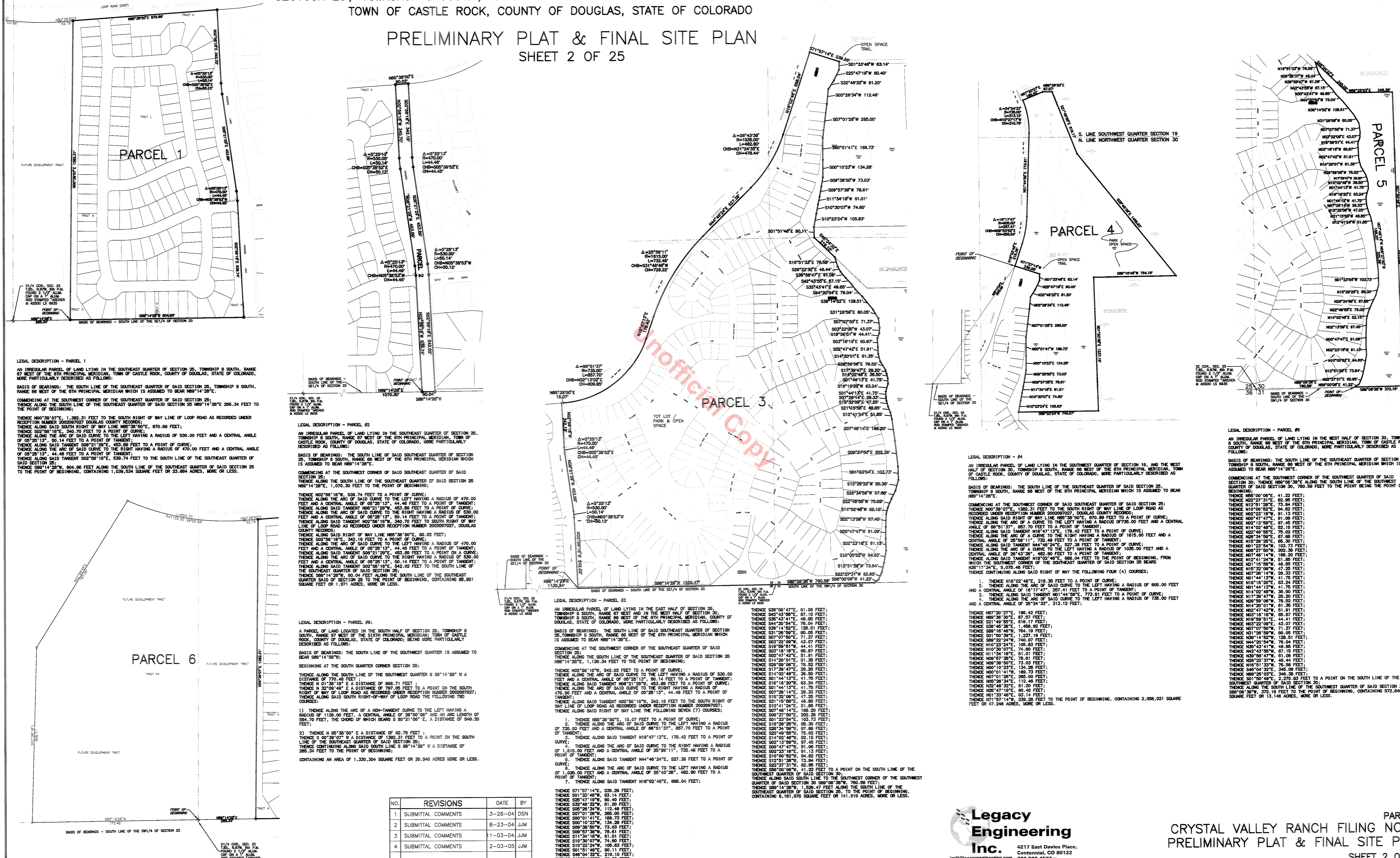
DOUGLAS COUNTY CLERK AND RECORDER
COVER SHEET
CRYSTAL VALLEY RANCH FILING NO. 5
PRELIMINARY PLAT & FINAL SITE PLAN
SHEET 1 OF 25

COVER SHEET
CRYSTAL VALLEY RANCH FILING NO. 5
PRELIMINARY PLAT & FINAL SITE PLAN
SHEET 1 OF 25

# CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 2 OF 25



**LEGAL DESCRIPTION - PARCEL 1**  
AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER 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:  
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N89°14'29"E.  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 N89°14'29"E 285.34 FEET TO THE POINT OF BEGINNING;  
THENCE N89°10'07"E 1,382.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027 DOUGLAS COUNTY RECORDS;  
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N89°30'50"E, 670.69 FEET;  
THENCE S02°58'18"E, 340.70 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT S08°21'29"E, 453.89 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT S02°58'18"E, 539.74 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE S89°14'29"E, 604.86 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, CONTAINING 1,030.034 SQUARE FEET OR 23.66 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION - PARCEL 2**  
AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER 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:  
BASIS OF BEARINGS: THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N89°14'29"E.  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 N89°14'29"E, 1,070.30 FEET TO THE POINT OF BEGINNING;  
THENCE N02°56'18"W, 638.74 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N08°21'29"W, 453.89 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N02°58'18"E, 340.70 FEET TO SOUTH RIGHT OF WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027, DOUGLAS COUNTY RECORDS;  
THENCE ALONG SAID RIGHT OF WAY LINE N89°30'50"E, 60.02 FEET;  
THENCE S02°58'18"E, 340.70 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT S08°21'29"W, 453.89 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT S02°58'18"E, 542.02 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE S89°14'29"E, 604.86 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SAID SECTION 25 TO THE POINT OF BEGINNING, CONTAINING 80,801 SQUARE FEET OR 1.871 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION - PARCEL 3**  
AN IRREGULAR PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST AND IN THE WEST HALF OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N89°14'29"E.  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 N89°14'29"E, 1,130.34 FEET TO THE POINT OF BEGINNING;  
THENCE N02°56'18"W, 542.02 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N08°21'29"W, 453.89 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N02°58'18"E, 542.02 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE ALONG SAID TANGENT N02°58'18"E, 542.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027;  
THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES:  
1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1185.00 FEET, A CENTRAL ANGLE OF 28°00'58" AND AN ARC LENGTH OF 554.70 FEET, THE CHORD OF WHICH BEARS S 80°21'06"E, A DISTANCE OF 548.20 FEET;  
2. THENCE N 85°38'50"E A DISTANCE OF 82.79 FEET;  
THENCE S 00°39'07"W A DISTANCE OF 1382.31 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE CONTINUING ALONG SAID SOUTH LINE S 89°14'29"E A DISTANCE OF 285.34 FEET TO THE POINT OF BEGINNING;  
CONTAINING AN AREA OF 1,330,304 SQUARE FEET OR 30,540 ACRES MORE OR LESS.

**LEGAL DESCRIPTION - PARCEL 4**  
AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 19, AND THE WEST HALF OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, AND THE WEST HALF OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N89°14'29"E.  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 19, AND THE WEST HALF OF SECTION 30;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, AND THE WEST HALF OF SECTION 30 N89°14'29"E 760.50 FEET TO THE POINT OF BEGINNING;  
THENCE N02°58'18"E, 1382.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027, DOUGLAS COUNTY RECORDS;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 973.00 FEET AND A CENTRAL ANGLE OF 66°51'37", 857.70 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N04°48'24"E, 482.80 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1615.00 FEET AND A CENTRAL ANGLE OF 28°00'58", 732.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N04°48'24"E, 482.80 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1035.00 FEET AND A CENTRAL ANGLE OF 04°17'47", 257.41 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N04°48'24"E, 627.38 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 735.00 FEET AND A CENTRAL ANGLE OF 25°24'33", 513.12 FEET;  
THENCE N07°20'27"E, 186.42 FEET;  
THENCE N89°30'50"E, 67.67 FEET;  
THENCE S21°48'55"E, 619.17 FEET;  
THENCE S01°50'38"E, 1,458.80 FEET;  
THENCE S89°16'48"W, 764.19 FEET;  
THENCE S01°28'59"E, 80.05 FEET;  
THENCE S07°07'50"E, 71.37 FEET;  
THENCE S02°22'09"E, 43.07 FEET;  
THENCE S18°59'51"W, 44.41 FEET;  
THENCE S01°50'38"E, 95.87 FEET;  
THENCE S02°47'42"E, 51.91 FEET;  
THENCE S28°58'08"E, 78.82 FEET;  
THENCE S17°38'47"E, 28.20 FEET;  
THENCE S14°02'48"W, 39.50 FEET;  
THENCE S01°44'13"E, 41.76 FEET;  
THENCE S18°59'51"W, 43.04 FEET;  
THENCE S01°44'13"E, 41.76 FEET;  
THENCE S10°28'18"W, 81.01 FEET;  
THENCE S10°30'07"W, 74.80 FEET;  
THENCE S10°28'18"W, 81.01 FEET;  
THENCE S01°51'48"E, 80.11 FEET;  
THENCE S46°04'33"E, 219.10 FEET;  
THENCE S28°22'37"E, 76.68 FEET;  
THENCE S28°22'37"E, 46.44 FEET;

**LEGAL DESCRIPTION - PARCEL 5**  
AN IRREGULAR PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N89°14'29"E.  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N89°14'29"E;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 N89°14'29"E 760.50 FEET TO THE POINT OF BEGINNING;  
THENCE N02°58'18"E, 1382.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027, DOUGLAS COUNTY RECORDS;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 973.00 FEET AND A CENTRAL ANGLE OF 66°51'37", 857.70 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N04°48'24"E, 482.80 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1615.00 FEET AND A CENTRAL ANGLE OF 28°00'58", 732.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N04°48'24"E, 482.80 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1035.00 FEET AND A CENTRAL ANGLE OF 04°17'47", 257.41 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT N04°48'24"E, 627.38 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 735.00 FEET AND A CENTRAL ANGLE OF 25°24'33", 513.12 FEET;  
THENCE N07°20'27"E, 186.42 FEET;  
THENCE N89°30'50"E, 67.67 FEET;  
THENCE S21°48'55"E, 619.17 FEET;  
THENCE S01°50'38"E, 1,458.80 FEET;  
THENCE S89°16'48"W, 764.19 FEET;  
THENCE S01°28'59"E, 80.05 FEET;  
THENCE S07°07'50"E, 71.37 FEET;  
THENCE S02°22'09"E, 43.07 FEET;  
THENCE S18°59'51"W, 44.41 FEET;  
THENCE S01°50'38"E, 95.87 FEET;  
THENCE S02°47'42"E, 51.91 FEET;  
THENCE S28°58'08"E, 78.82 FEET;  
THENCE S17°38'47"E, 28.20 FEET;  
THENCE S14°02'48"W, 39.50 FEET;  
THENCE S01°44'13"E, 41.76 FEET;  
THENCE S18°59'51"W, 43.04 FEET;  
THENCE S01°44'13"E, 41.76 FEET;  
THENCE S10°28'18"W, 81.01 FEET;  
THENCE S10°30'07"W, 74.80 FEET;  
THENCE S10°28'18"W, 81.01 FEET;  
THENCE S01°51'48"E, 80.11 FEET;  
THENCE S46°04'33"E, 219.10 FEET;  
THENCE S28°22'37"E, 76.68 FEET;  
THENCE S28°22'37"E, 46.44 FEET;

**LEGAL DESCRIPTION - PARCEL 6**  
AN IRREGULAR PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N89°14'29"E.  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 N89°14'29"E 285.34 FEET TO THE POINT OF BEGINNING;  
THENCE N89°10'07"E 1,382.31 FEET TO THE SOUTH RIGHT OF WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NUMBER 2002097027, DOUGLAS COUNTY RECORDS;  
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N89°30'50"E, 670.69 FEET;  
THENCE S02°58'18"E, 340.70 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT S08°21'29"E, 453.89 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 05°25'13", 44.48 FEET TO A POINT OF TANGENT;  
THENCE ALONG SAID TANGENT S02°58'18"E, 539.74 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;  
THENCE S89°14'29"E, 604.86 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, CONTAINING 80,801 SQUARE FEET OR 1.871 ACRES, MORE OR LESS.

NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JUM
3	SUBMITTAL COMMENTS	11-03-04	JUM
4	SUBMITTAL COMMENTS	2-03-05	JUM

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# CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 3 OF 25

**SUMMARY TABLE (PA-13)**

TRACT	SQ.FT.	ACRES	OWNERSHIP / MAINTENANCE	USAGE	USAGE TYPE	ZONING DESIGNATION
TRACT "AA"	990,480	22.74	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE	PLD
TRACT "BB"	14,683	0.34	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE	PLD
TRACT "CC"	13,349	0.31	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE	PLD
TRACT "DD"	5,007	0.11	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE	PLD
TRACT "EE"	629,834	14.46	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE	OSD
TRACT "FF"	495,826	11.38	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE	OSD
TRACT "GG"	437,708	10.05	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE	PLD
TRACT "HH"	159,165	3.65	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/TRAIL/UTILITIES/DRAINAGE	
TRACT "JJ"	43,782	1.01	TOWN OF CASTLE ROCK	PUBLIC	OPEN SPACE	OSD
TRACT "A"	109,197	2.51	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/TRAIL/UTILITIES/DRAINAGE	
TRACT "B"	5,025	0.12	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/UTILITIES	
TRACT "C"	64,317	1.48	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE	
TRACT "D"	52,138	1.20	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE	
TRACT "E"	193,798	4.45	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/TRAIL/UTILITIES/DRAINAGE	
TRACT "F"	242,713	5.57	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/UTILITIES/DRAINAGE	
TRACT "G"	247,559	5.68	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/TRAIL/UTILITIES	
TRACT "H"	78,636	1.81	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/TRAIL/TOT LOT/LANDSCAPING/DRAINAGE	
TRACT "J"	202,971	4.66	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/TRAIL/PASSIVE PARK	
TRACT "Q"	1,314	0.03	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/LANDSCAPING ISLAND	
TRACT "R"	918	0.02	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/LANDSCAPING ISLAND	

NOTE: PRIVATE OPEN SPACE TRACTS CAN BE USED FOR UTILITY AND DRAINAGE PURPOSES. REFER TO LANDSCAPE PLANS FOR SPECIFIC TRACT LANDSCAPING TREATMENT.

**SUMMARY TABLE (PA-14)**

TRACT	SQ.FT.	ACRES	OWNERSHIP / MAINTENANCE	USAGE	USAGE TYPE
TRACT "K"	76,027	1.75	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/TRAIL/UTILITIES/DRAINAGE
TRACT "L"	53,865	1.24	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE/TOT LOT
TRACT "M"	3,358	0.08	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE
TRACT "N"	54,008	1.24	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE
TRACT "O"	2245	0.05	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE
TRACT "P"	20,611	0.47	THE CRYSTAL VALLEY RANCH FIL. NO. 5 HOA	PRIVATE	OPEN SPACE

NOTE: PRIVATE OPEN SPACE TRACTS CAN BE USED FOR UTILITY AND DRAINAGE PURPOSES. REFER TO LANDSCAPE PLANS FOR SPECIFIC TRACT LANDSCAPING TREATMENT.

**SUMMARY TABLE (SCHOOL/PARK SITE)**

TRACT	SQ.FT.	ACRES	OWNERSHIP / MAINTENANCE	USAGE	USAGE TYPE
TRACT "KK"	1,330,305	30.54	CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY	PRIVATE	FUTURE DEVELOPMENT

### SITE DATA

	PA13	PA14	FUTURE DEV. TRACT	OTHER	TOTAL FILING NO. 5
LAND AREA	144.4 AC. (PER PRELIMINARY P.D.) 143.64* WITH THIS PRELIMINARY PLAT & FINAL SITE PLAN	23.0 AC. (PER PRELIMINARY P.D.) 23.86* WITH THIS PRELIMINARY PLAT & FINAL SITE PLAN	30.540 ACRES	1.97 AC. DITMARS LANE & 58.68 AC. ADDITIONAL OPEN SPACE AREA EAST & NORTH OF PA13	258.69 AC.
NO. OF LOTS	389	128			517 LOTS
NO. OF UNITS	389 S.F. DETACHED	128 S.F. DETACHED			517 UNITS
SINGLE FAMILY EQUIVALENTS (SFE)	389	128			517 SFE's
GROSS DENSITY (UNITS/AC.)	2.7 DU/AC	5.4 DU/AC			3.1 DU/AC (using PA13 & PA14 areas only)
LAND USE	SINGLE FAMILY RESIDENTIAL/OPEN SPACE	SINGLE FAMILY RESIDENTIAL/OPEN SPACE	FUTURE DEVELOPMENT		
BUILDING TYPE	II-N	II-N			
ROADWAY AREA	22.26 AC.	4.99 AC.		1.97 AC. DITMARS LANE	29.22 AC.
NET DENSITY	2.7 DU/AC	5.4 DU/AC			
MINIMUM LOT AREA	7,200 S.F.	4,037 S.F.			
MAXIMUM LOT AREA	22,056 S.F.	8,485 S.F.			
AVERAGE LOT AREA	9,919 S.F.	4,780 S.F.			
MINIMUM BUILDING SEPARATION	15'	15'			
MAXIMUM BUILDING HEIGHT	35'	35'			
MINIMUM BUILDING SETBACKS	FRONT 25' ** REAR 20' SIDE 5' ***	FRONT 20' REAR 20' SIDE 5' ***			
SIDE ADJACENT TO RIGHT-OF-WAY (CORNER LOTS)	15'	15'			

\* PLANNING AREA ACREAGE VARIES SLIGHTLY FROM MAJOR AMENDMENT TO PLUM CREEK SOUTH PRELIMINARY P.D. SITE PLAN DUE TO DITMARS LANE PROPOSED ALIGNMENT. (THE NORTH/SOUTH MINOR COLLECTOR BETWEEN PA13 AND PA14)

\*\* LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 OF BLOCK 4 AND LOTS 13, 14 AND 15 OF BLOCK 3 SHALL HAVE A FRONT SETBACK OF 35 FEET TO ACCOMMODATE HAMMERHEAD DRIVEWAYS (SEE DETAIL, SHEET 4)

\*\*\* MINIMUM 15' BETWEEN STRUCTURES

ZONE DISTRICT	PA13	PA14	OTHER	FILING NO. 5 TOTAL
RSF-6 S.F. LOTS	88.52 AC.	14.05 AC.		102.52 AC.
ROW	22.26 AC.	4.99 AC.	1.97 AC. DITMARS LANE	29.22 AC.
PARKS/TRAILS OPEN SPACE LANDSCAPING	31.14 AC.	4.82 AC.		36.01 AC.
FUTURE DEVELOPMENT FUTURE DEVELOPMENT TRACT KK			30.54 AC.	30.54 AC.
OSD NOTE: A) INCLUDES CVM NO. 2 DIRECTORS PARCEL				26.85 AC.
PLD TRACTS AA, BB, CC, DD, GG				33.55 AC.
<b>TOTAL</b>				<b>258.69 AC.</b>

NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	11-03-04	JJM
4	SUBMITTAL COMMENTS	2-03-05	JJM
5	SUBMITTAL COMMENTS	3-21-05	JJM

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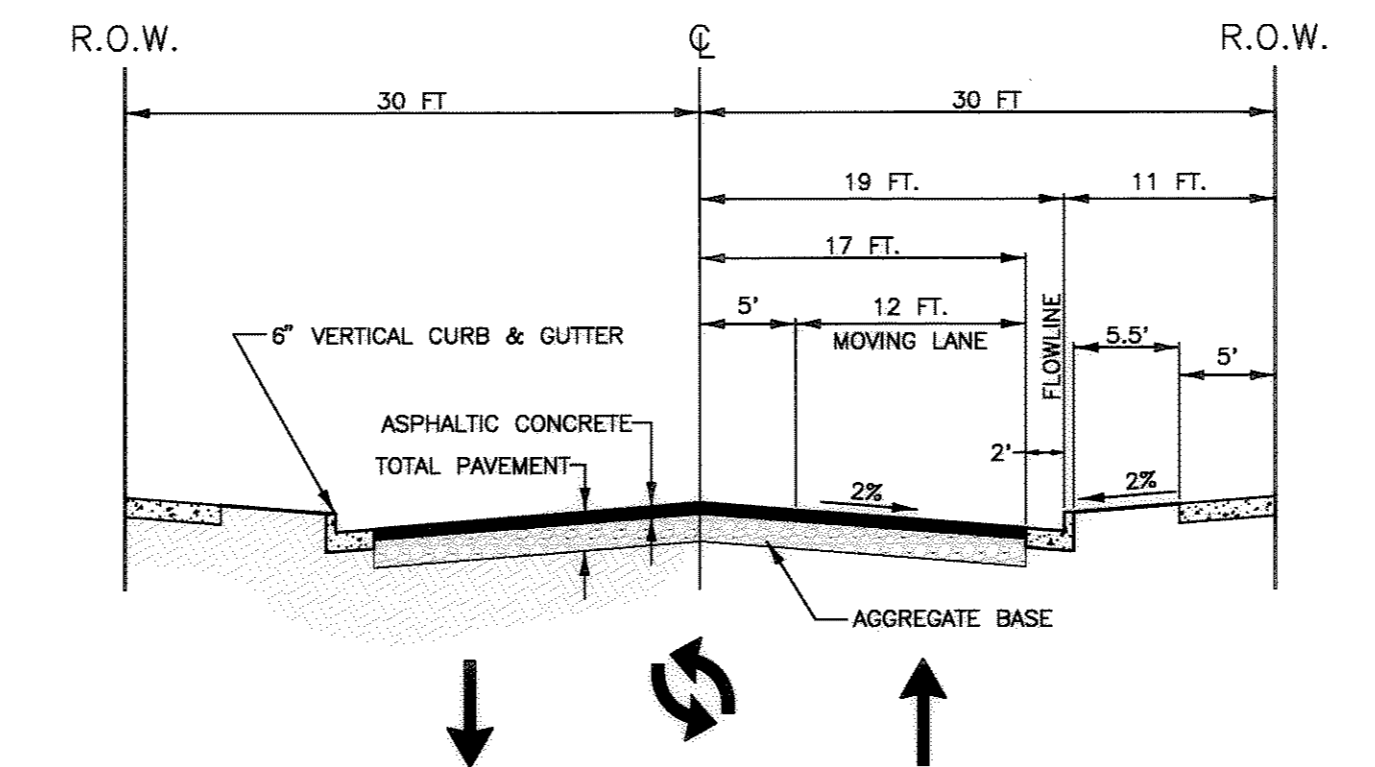
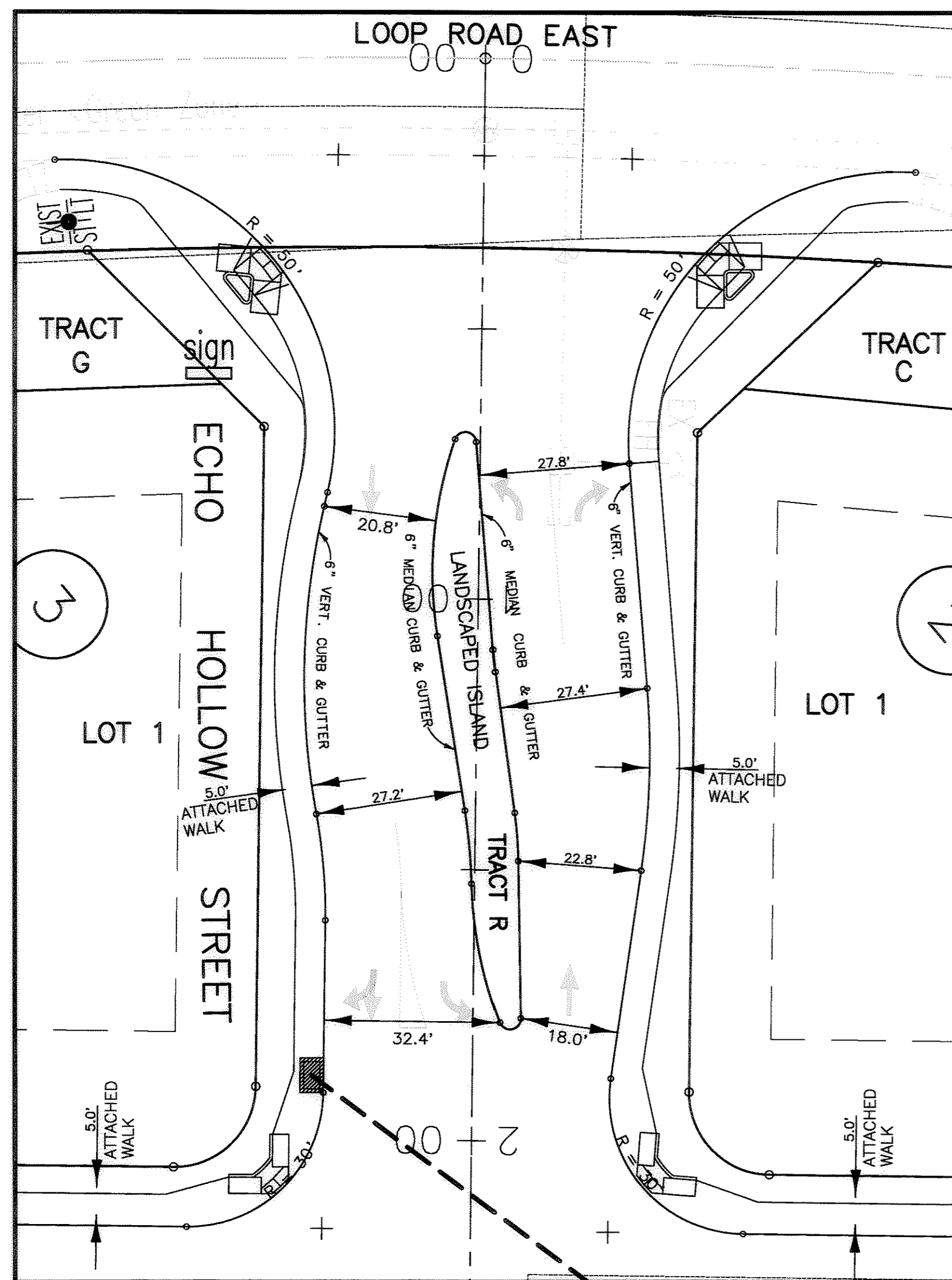
SITE DATA  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 3 OF 25

# CRYSTAL VALLEY RANCH FILING NO. 5

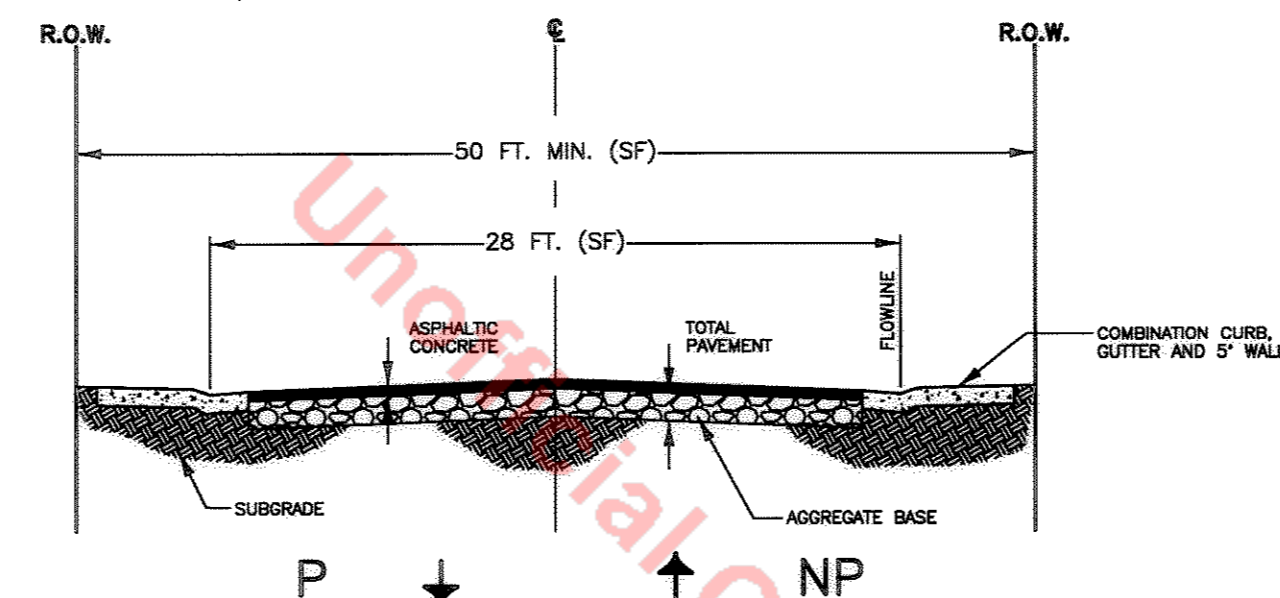
A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL SITE PLAN

SHEET 4 OF 25

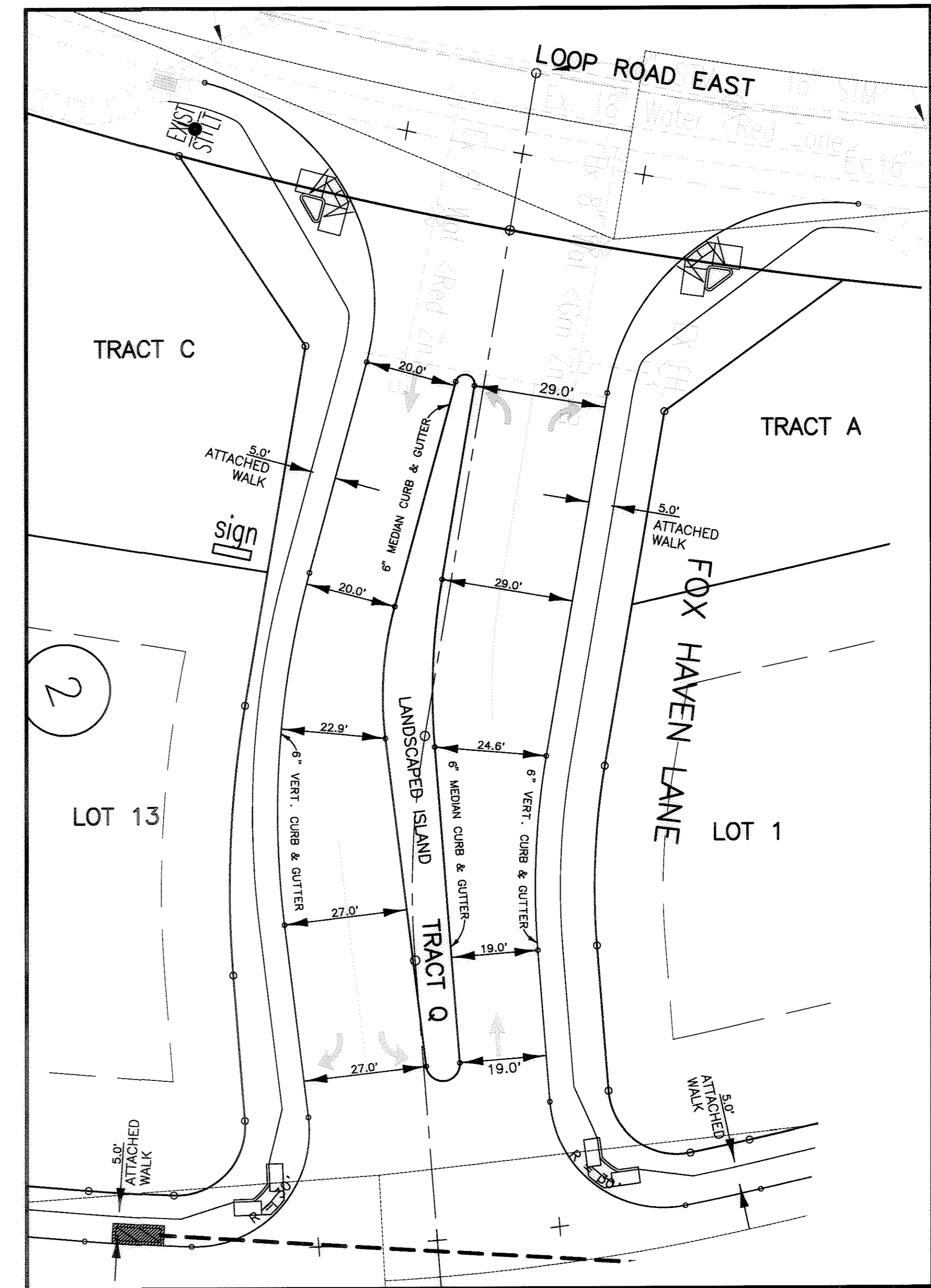


Typical Cross Section - Minor Collector  
Ditmars Lane, Echo Hollow Street 2+50 to 12+00



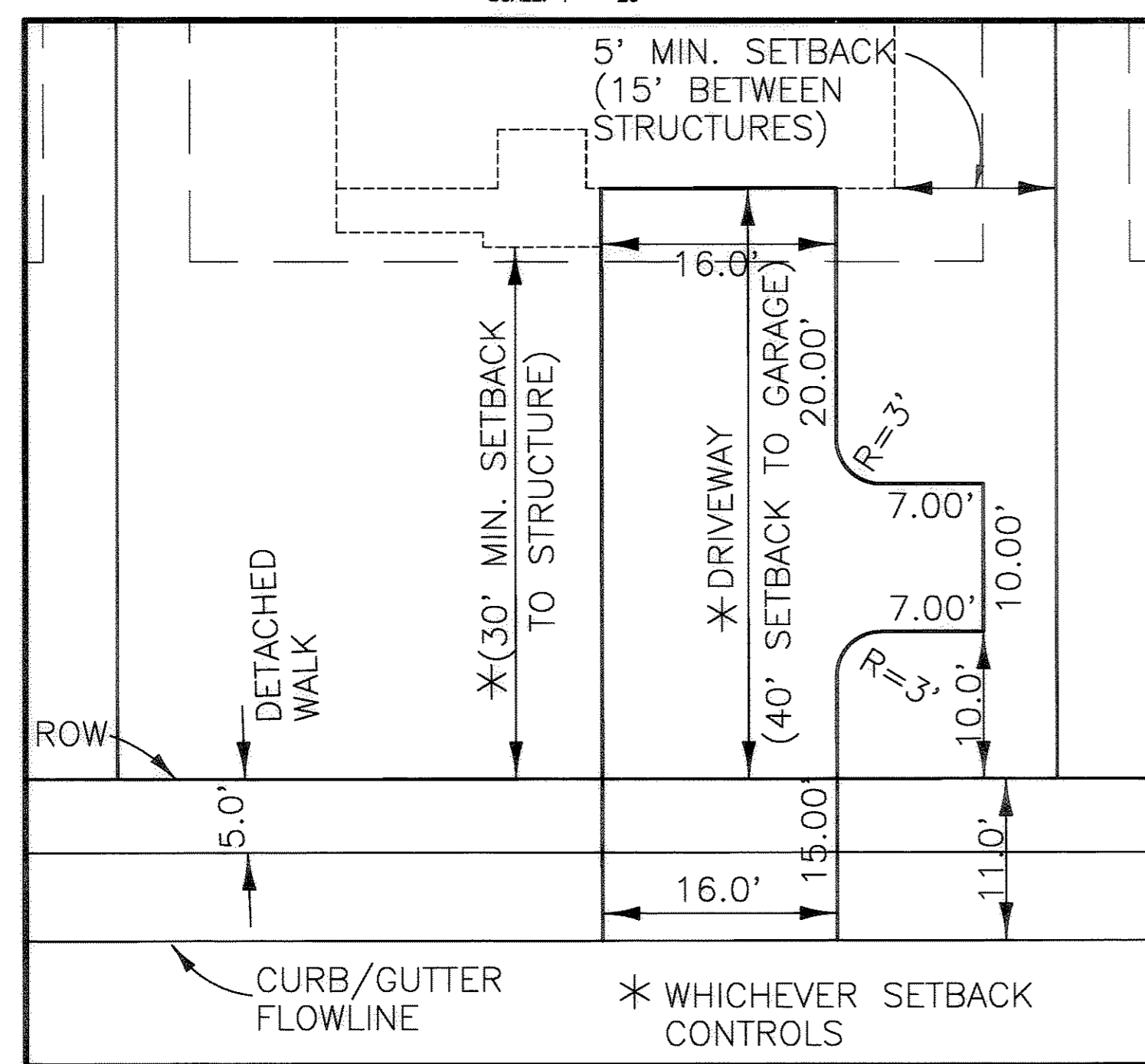
Typical Cross Section - Local

NOTE:  
"NO PARKING FIRE LANE" SIGNS MUST BE POSTED BY THE DEVELOPER ON BOTH SIDES OF ACCESS ROADWAYS LESS THAN 28 FEET WIDE AND ON ONE SIDE OF ACCESS ROADWAYS 28 FEET OR GREATER BUT LESS THAN 34 FEET WIDE, PER CASTLE ROCK FIRE DEPARTMENT "NO PARKING FIRE LANE" SPECIFICATION DETAIL.



NOTES:

1. 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.
2. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
3. 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.
4. 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".
5. 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.



HAMMERHEAD DRIVEWAY  
SCALE: 1" = 10'

NOTE: LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 OF BLOCK 12 AND LOTS 13, 14, 15 OF BLOCK 11 SHALL HAVE A FRONT SETBACK AS SHOWN ABOVE TO ACCOMMODATE HAMMERHEAD DRIVEWAYS

NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	11-03-04	JJM

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720.200.4577  
www.legacyengineering.com 720.533.1600 f

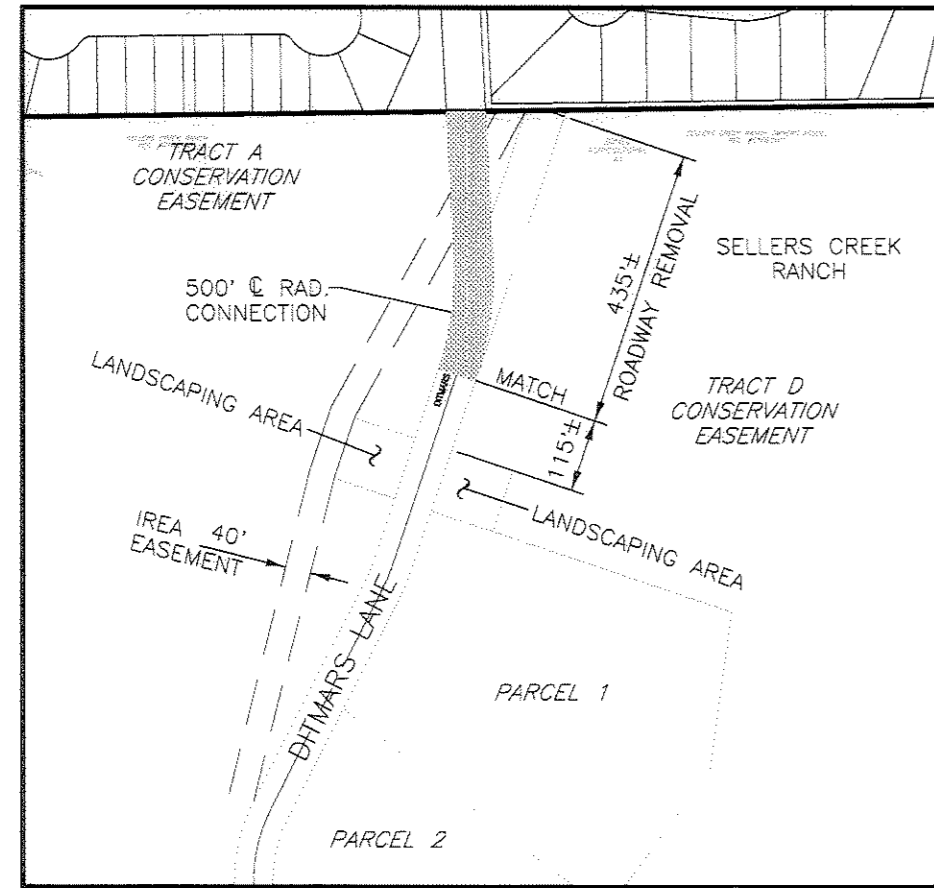
STREET SECTIONS  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 4 OF 25

# CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 5 OF 25

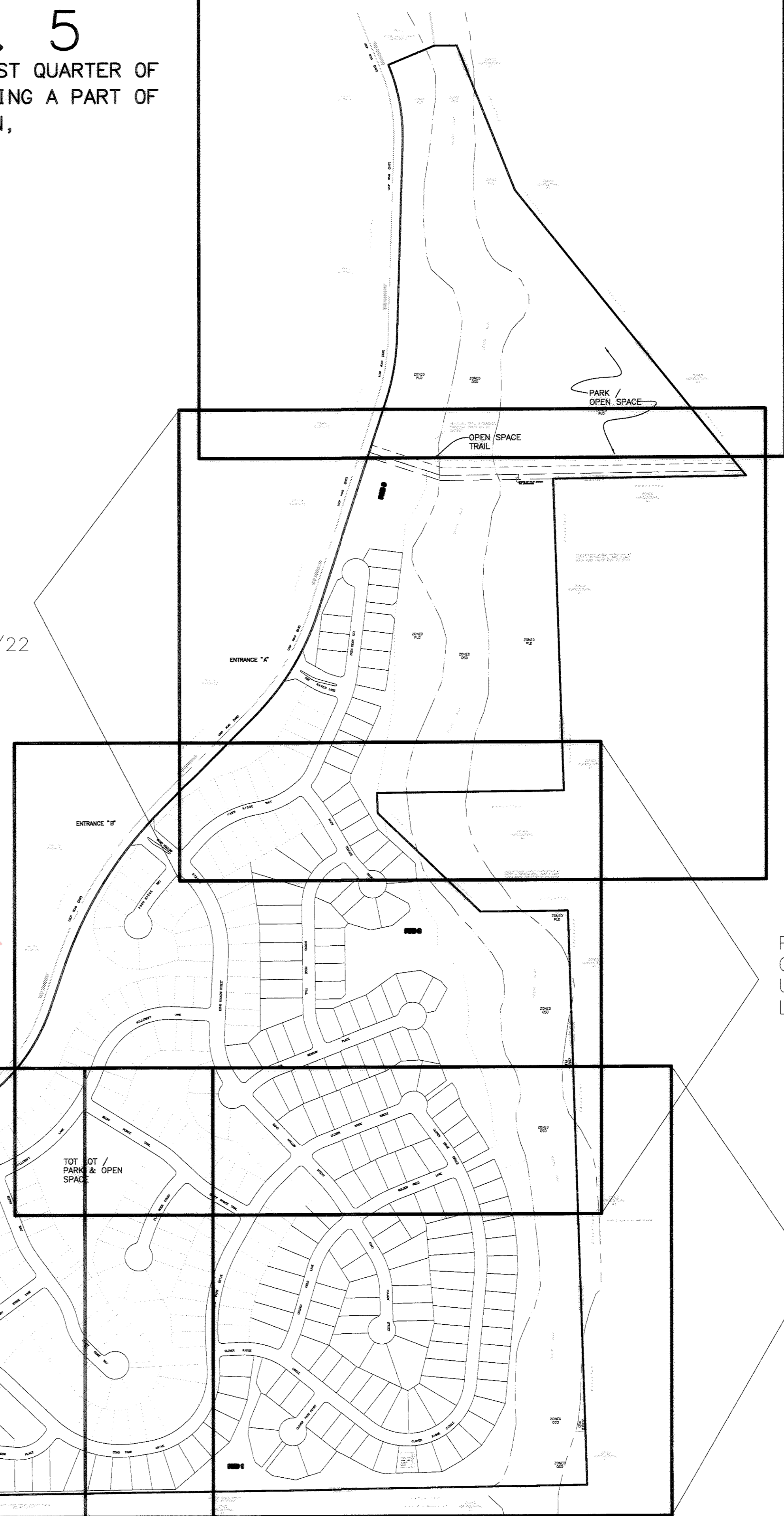
PREPLAT - SHT. 11  
LANDSCAPE - SHT. 21



**PROPOSED DITMARS LANE  
CONNECTION INTO  
SELLERS CREEK RANCH**  
(Requires Douglas County Access Permit)

PREPLAT - SHT. 10  
GRADING - SHT. 15  
UTILITY - SHT. 19  
LANDSCAPE - SHTS 21/22

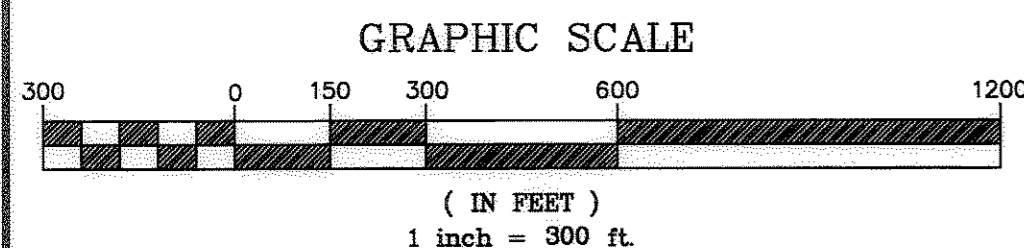
Unofficial Copy



PREPLAT - SHT. 9  
GRADING - SHT. 14  
UTILITY - SHT. 18  
LANDSCAPE - SHTS 22/23/24

PREPLAT - SHT. 7  
GRADING - SHT. 12  
UTILITY - SHT. 16  
LANDSCAPE - SHT. 23

PREPLAT - SHT. 8  
GRADING - SHT. 13  
UTILITY - SHT. 17  
LANDSCAPE - SHT. 24



SEE DETAIL,  
THIS SHEET

NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	11-03-04	JJM

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jmill@legacyengineering.com 720.200.4577 v  
www.legacyengineering.com 720.533.1600 f

OVERALL SHEET INDEX  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 5 OF 25



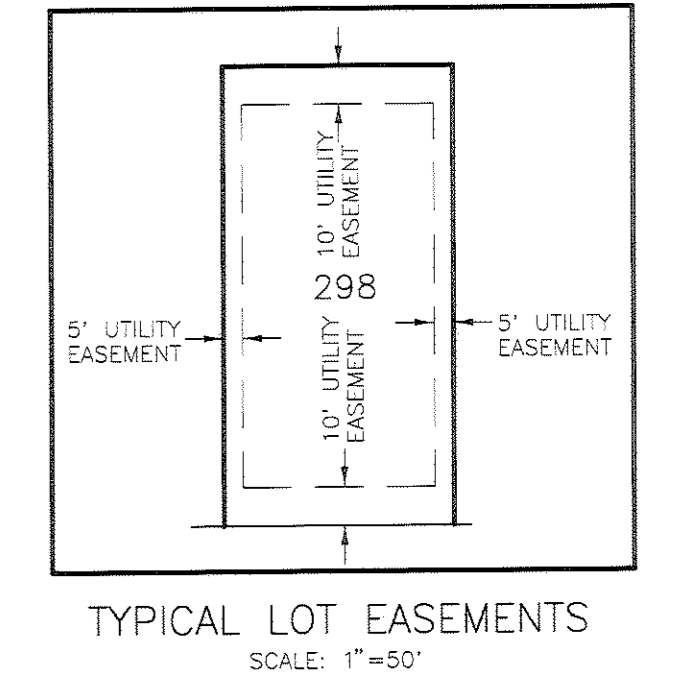
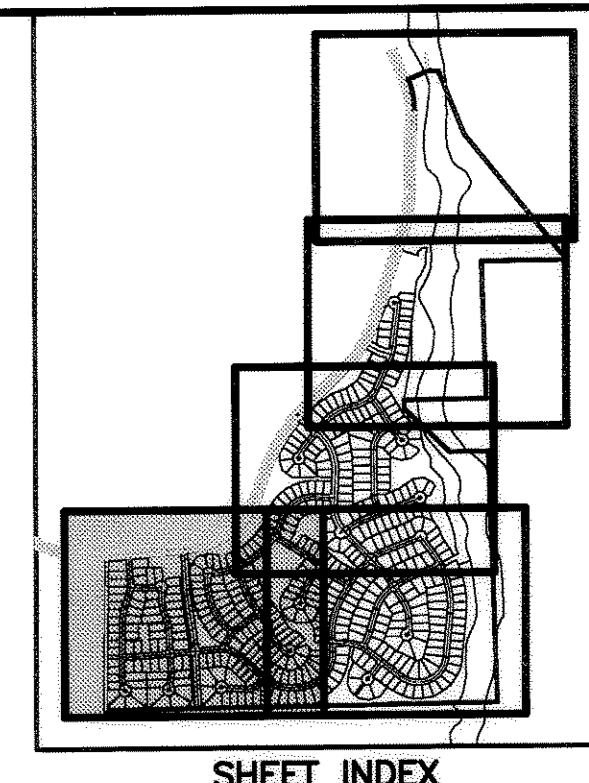
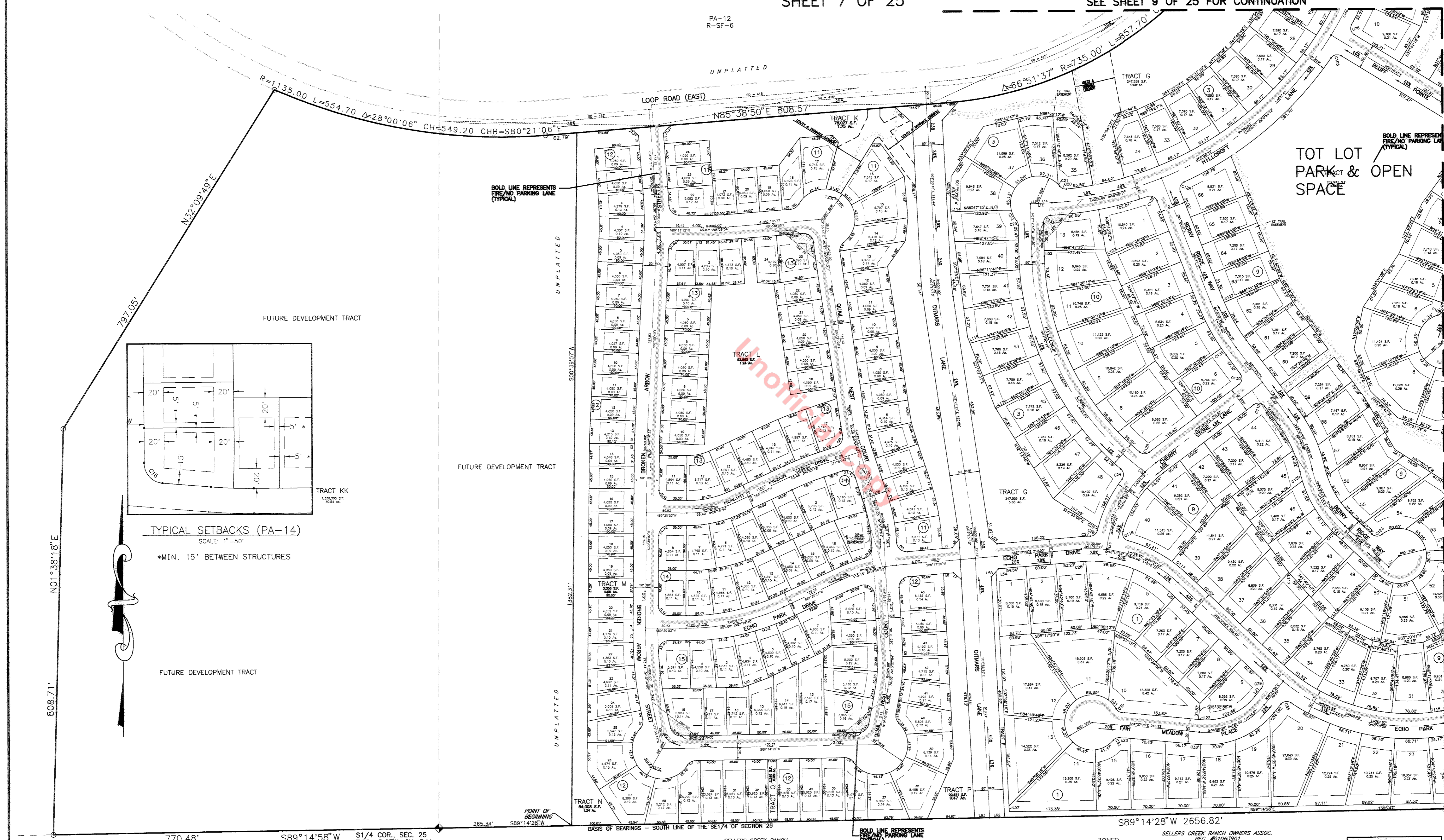
# CRYSTAL VALLEY RANCH FILING NO. 5

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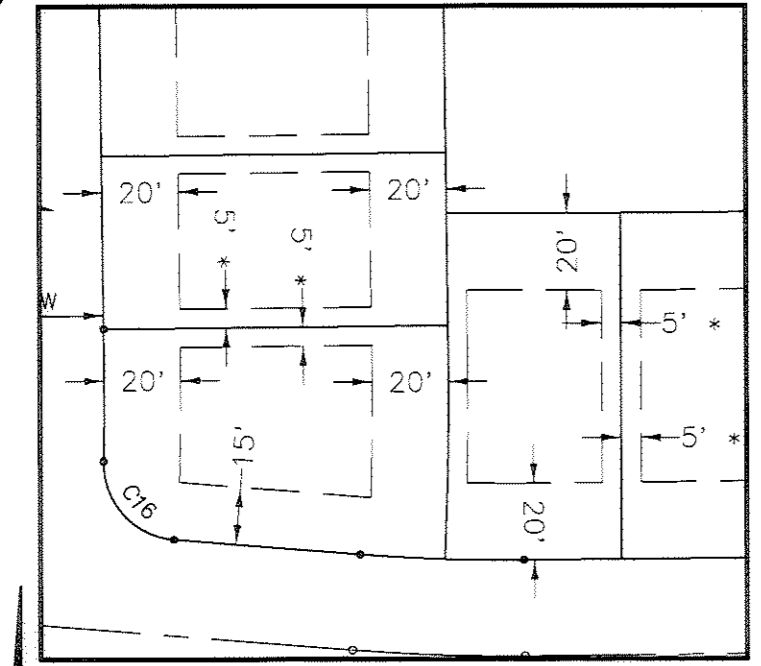
## PRELIMINARY PLAT & FINAL SITE PLAN

SHEET 7 OF 25

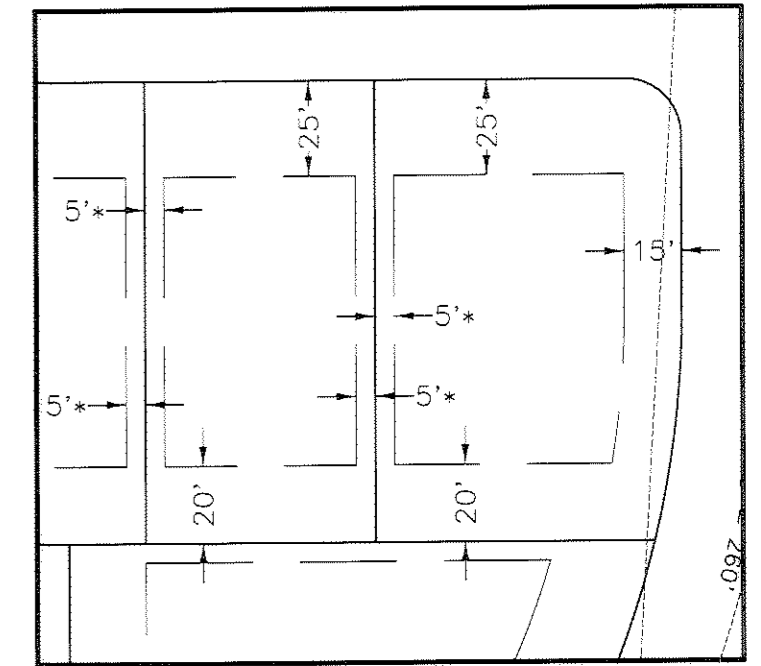
SEE SHEET 9 OF 25 FOR CONTINUATION



SEE SHEET 8 OF 25 FOR CONTINUATION

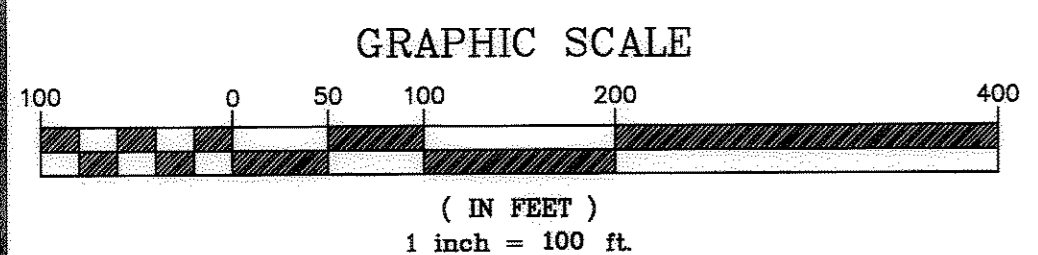


\*MIN. 15' BETWEEN STRUCTURES



NOTE: LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 OF BLOCK 4 AND LOTS 13, 14, 15 OF BLOCK 3 SHALL HAVE A FRONT SETBACK OF 35 FEET TO ACCOMMODATE HAMMERHEAD DRIVEWAYS (SEE DETAIL, SHT. 4)

\*MIN. 15' BETWEEN STRUCTURES



S1/4 COR., SEC. 25 T.8S., R.67W., 6th P.M. FOUND 2 1/2" ALUM. CAP ON A 1" ALUM. ROD STAMPED "ARCHER & ASSOC LS 6935

ZONED AGRICULTURAL A1

ZONED AGRICULTURAL A1

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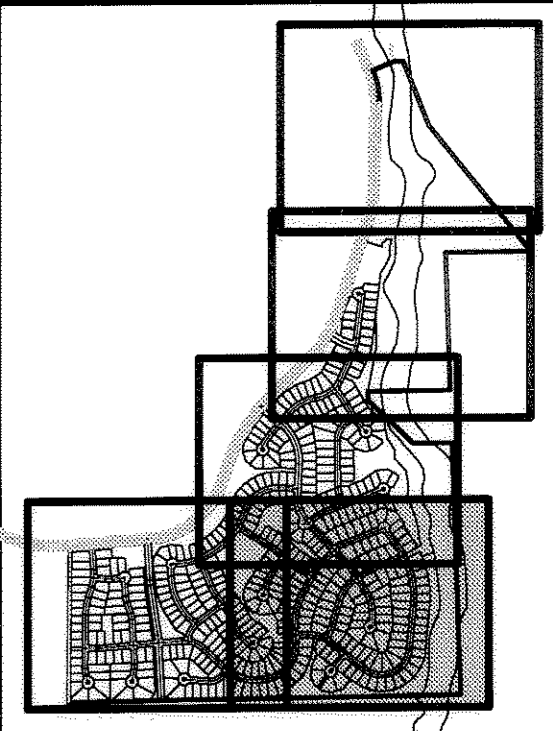
NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JUM
3	SUBMITTAL COMMENTS	11-03-04	JUM
4	SUBMITTAL COMMENTS	2-03-05	JUM

PRELIMINARY PLAT  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 7 OF 25

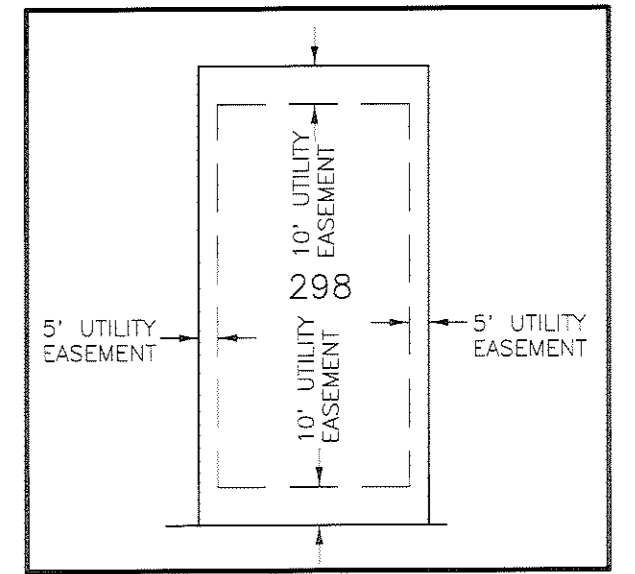
# CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 8 OF 25



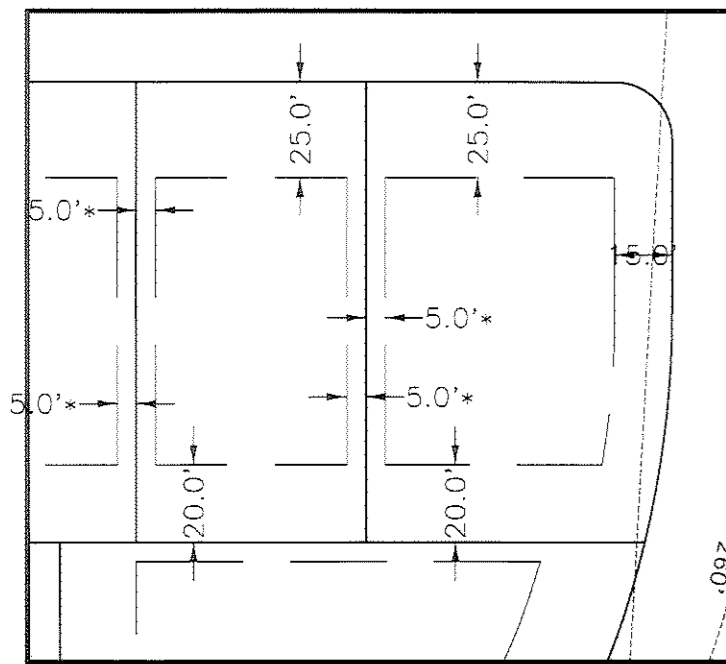
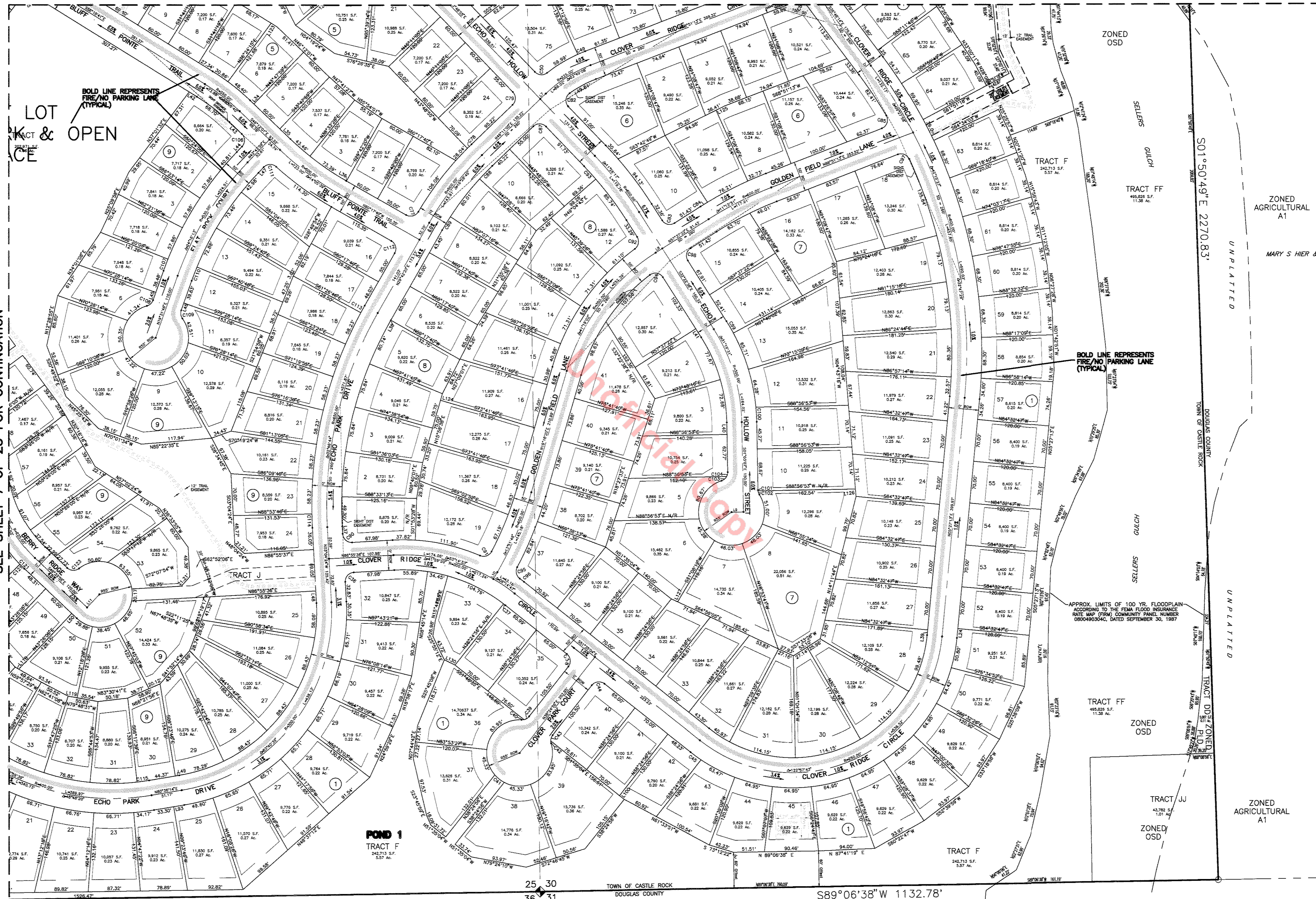
SHEET INDEX



TYPICAL LOT EASEMENTS  
SCALE: 1"=50'

SEE SHEET 9 OF 25 FOR CONTINUATION

SEE SHEET 9 OF 25 FOR CONTINUATION

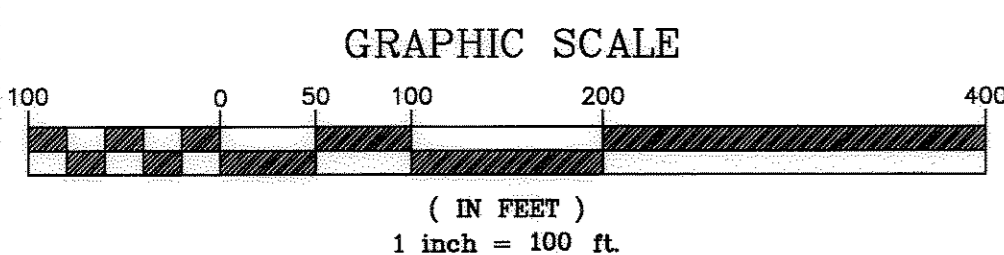
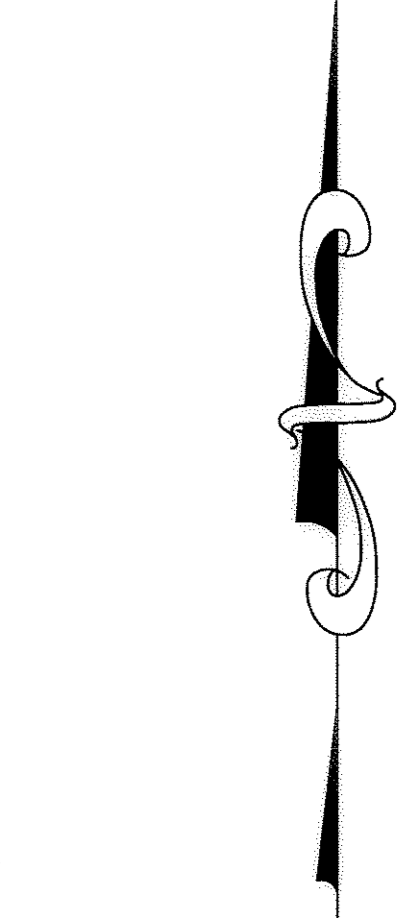


TYPICAL SETBACKS (PA-13)  
SCALE: 1"=50'

NOTE: LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 OF BLOCK 4 AND LOTS 13, 14, 15 OF BLOCK 3 SHALL HAVE A FRONT SETBACK OF 35 FEET TO ACCOMMODATE HAMMERHEAD DRIVEWAYS (SEE DETAIL, SHT. 4)  
\* MIN. 15' BETWEEN STRUCTURES

SEE SHEET 7 OF 25 FOR CONTINUATION

TRAIL LEGEND:  
6" Wide Concrete Trail



NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	1-03-04	JJM
4	SUBMITTAL COMMENTS	2-03-05	JJM

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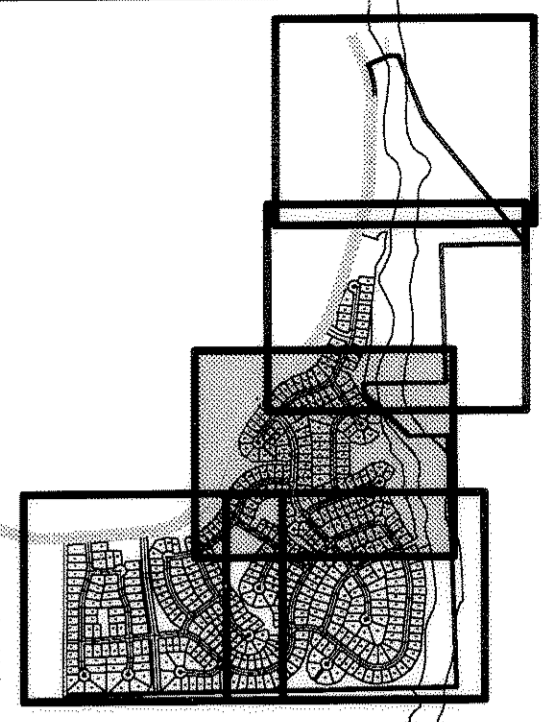
PRELIMINARY PLAT  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 8 OF 25

# CRYSTAL VALLEY RANCH FILING NO. 5

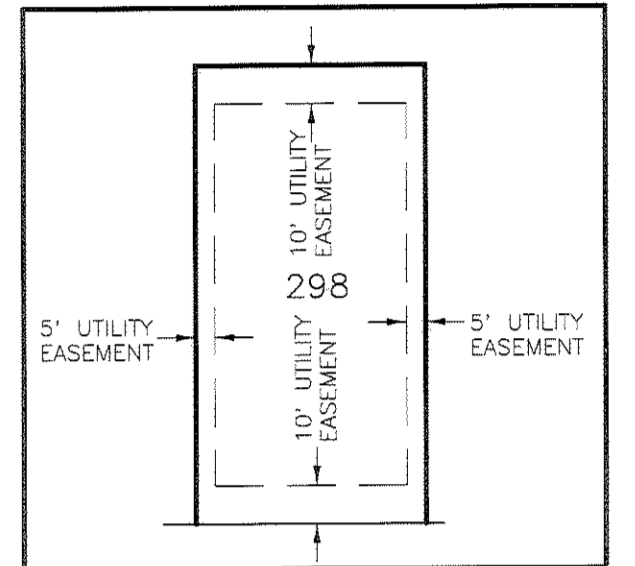
A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 9 OF 25

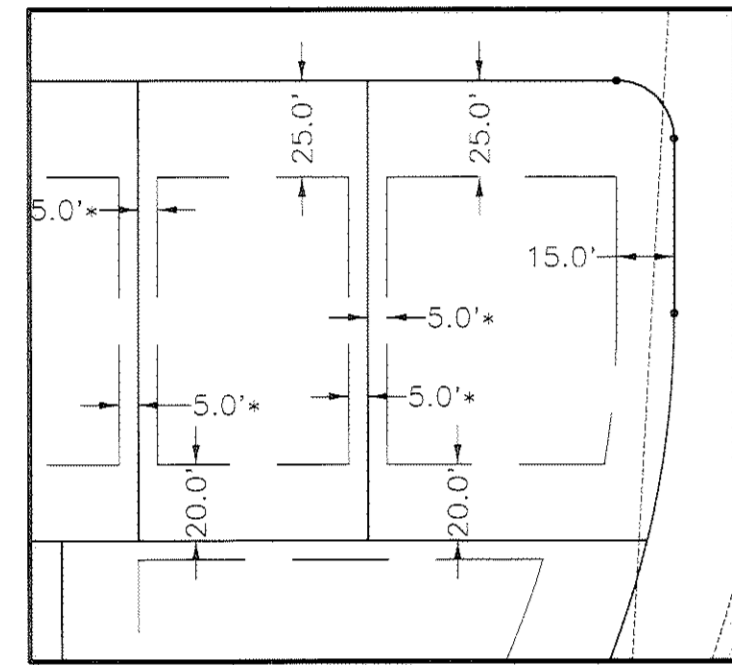
SEE SHEET 10 OF 25 FOR CONTINUATION



SHEET INDEX



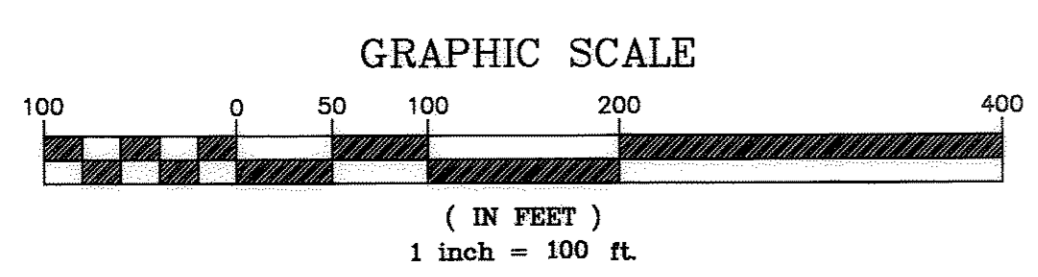
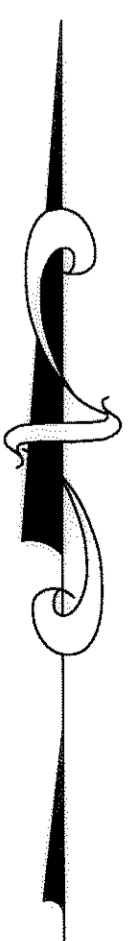
TYPICAL LOT EASEMENTS  
SCALE: 1"=50'



TYPICAL SETBACKS (PA-13)  
SCALE: 1"=50'

NOTE: LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 OF BLOCK 4 AND LOTS 13, 14, 15 OF BLOCK 3 SHALL HAVE A FRONT SETBACK OF 35 FEET TO ACCOMMODATE HAMMERHEAD DRIVEWAYS (SEE DETAIL, SHT. 4)

\* MIN. 15' BETWEEN STRUCTURES



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NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	11-03-04	JJM
4	SUBMITTAL COMMENTS	2-03-05	JJM

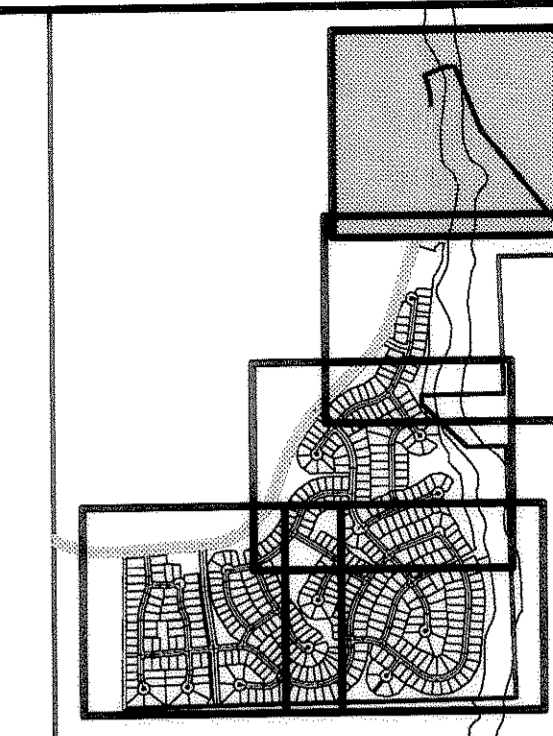
PRELIMINARY PLAT  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 9 OF 25



# CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 11 OF 25



SHEET INDEX

PA-9  $\Delta = 24^{\circ}24'33''$   
R-TH-12 R=735.00'  
L=313.12'  
CHB=N10°27'18"W  
CH=310.76'

$\Delta = 16^{\circ}17'47''$   
R=905.00'  
L=257.41'  
CHB=N09°53'52"E  
CH=256.54'

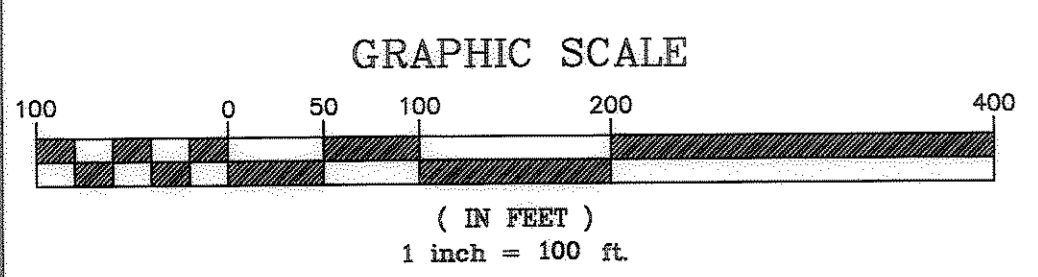
TRAIL LEGEND:  
8' Wide Concrete Trail

Unofficial Copy

PARK / OPEN SPACE

OPEN SPACE TRAIL

SEE SHEET 10 OF 25 FOR CONTINUATION



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1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	11-03-04	JJM
4	SUBMITTAL COMMENTS	2-03-05	JJM

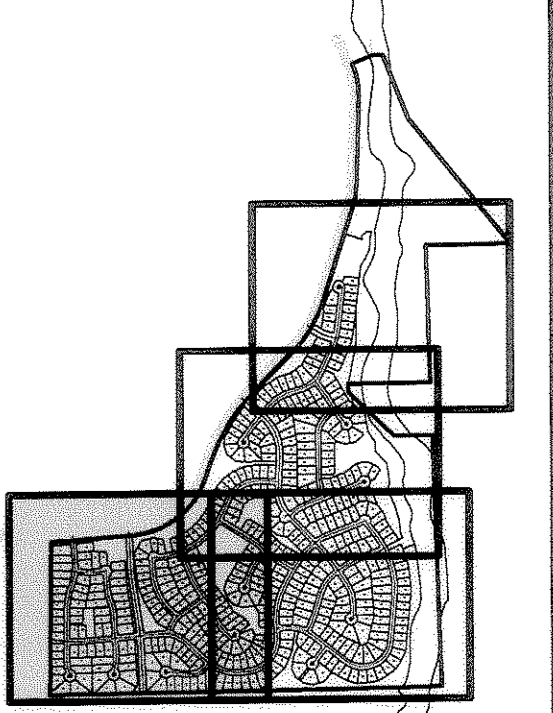
PRELIMINARY PLAT  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 11 OF 25

# CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 12 OF 25

SEE SHEET 14 OF 25 FOR CONTINUATION



SHEET INDEX



TOT LOT /  
PARK & OPEN  
SPACE

SEE SHEET 13 OF 25 FOR CONTINUATION

FUTURE DEVELOPMENT TRACT

FUTURE DEVELOPMENT TRACT

TRACT KK

FUTURE DEVELOPMENT TRACT

TEMPORARY RIP RAP CHANNELS PER MANHARD CONSULTING UNPLATTED

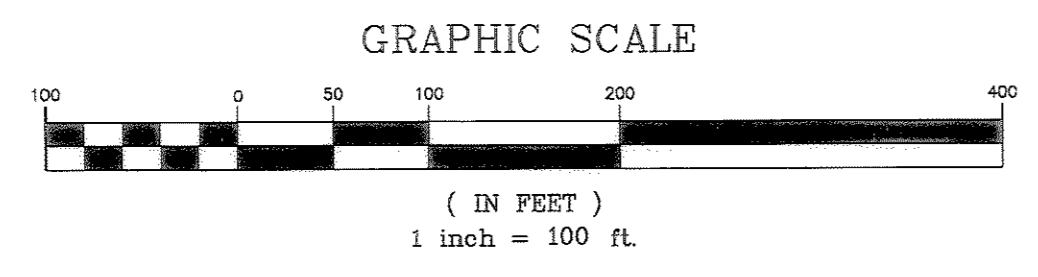
SELLERS CREEK RANCH REC. #01083901

ZONED AGRICULTURAL A1

SELLERS CREEK RANCH OWNERS ASSOC. REC. #01083901

TRAIL LEGEND:  
8' Wide Concrete Trail

Note:  
Offsite Grading will require grading easement from Seller's Creek Ranch HOA.

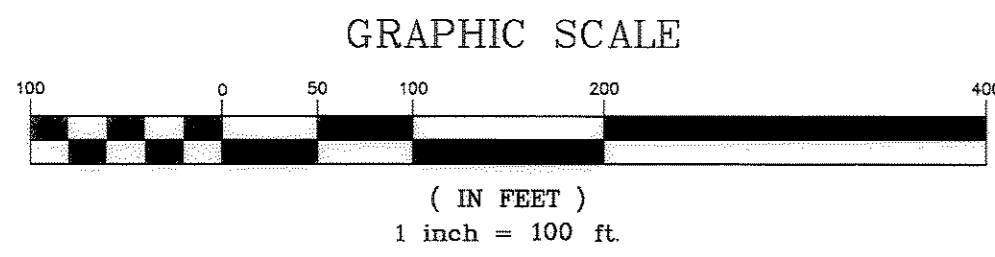


NOTE:  
SEE SHEET 13 FOR TYPICAL  
OVERLOT GRADING TEMPLATES

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jmill@legacyengineering.com 720.200.4977 v  
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NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	11-03-04	JJM
4	SUBMITTAL COMMENTS	2-03-05	JJM

GRADING PLAN  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 12 OF 25



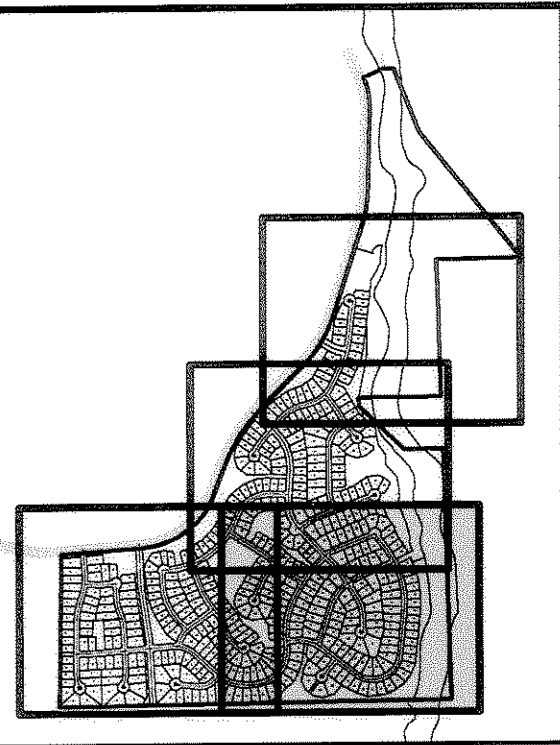
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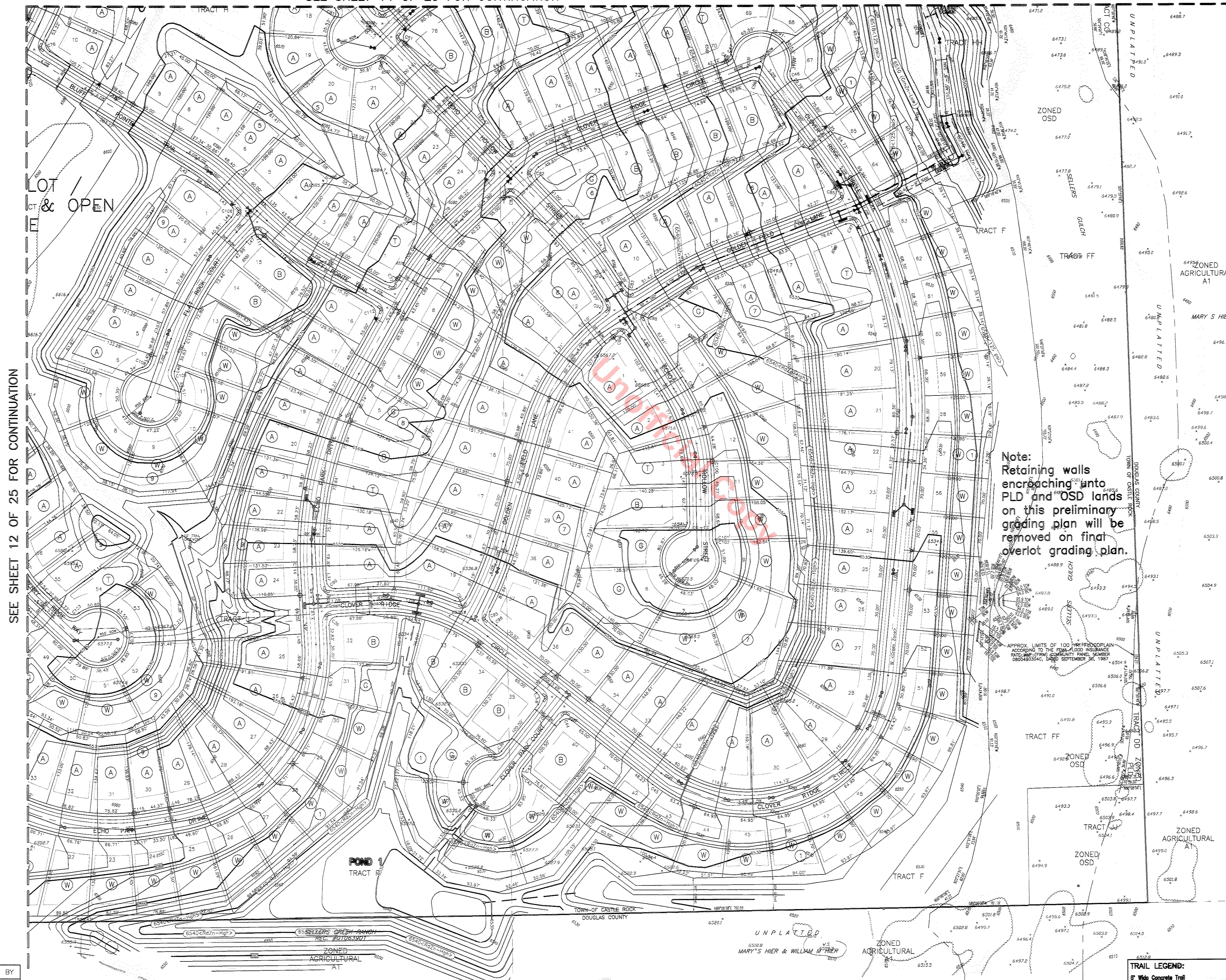
## PRELIMINARY PLAT & FINAL SITE PLAN

SEE SHEET 14 OF 25 FOR CONTINUATION

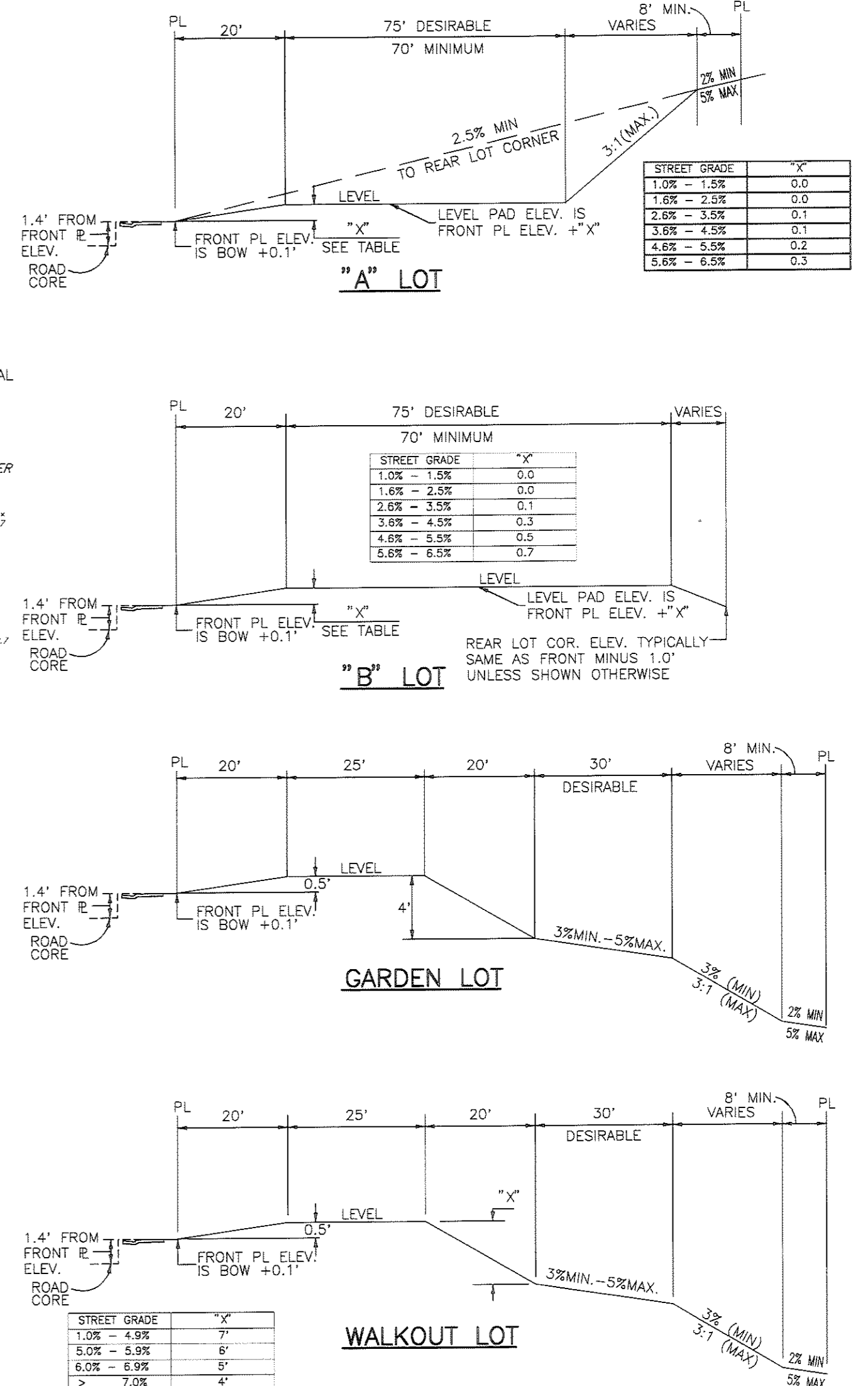
SHEET 13 OF 25



SHEET INDEX



SEE SHEET 12 OF 25 FOR CONTINUATION



OVERLOT GRADING TEMPLATES

Note: Retaining walls encroaching into PLD and OSD lands on this preliminary grading plan will be removed on final overlot grading plan.

NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	11-03-04	JJM
4	SUBMITTAL COMMENTS	2-03-05	JJM

Note: Offsite Grading will require grading easement from Seller's Creek Ranch HOA.

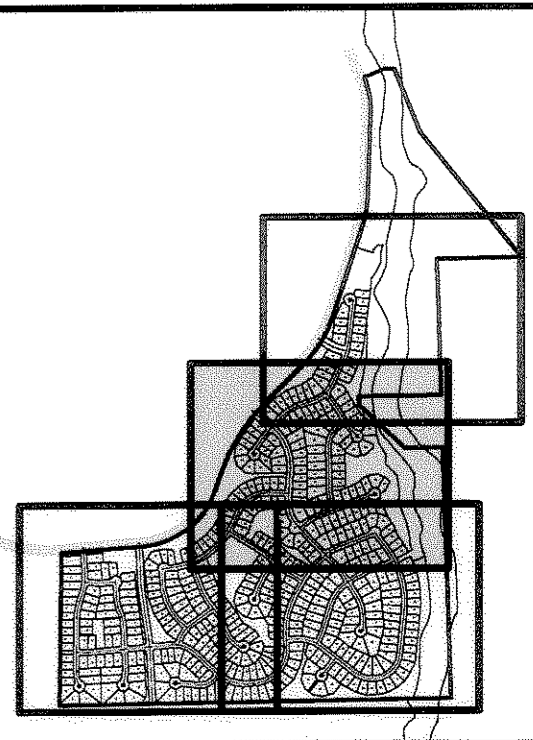
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 Centennial, CO 80122  
 720.200.6577  
 www.legacyengineering.com 720.533.1600 f

GRADING PLAN  
 CRYSTAL VALLEY RANCH FILING NO. 5  
 PRELIMINARY PLAT & FINAL SITE PLAN  
 SHEET 13 OF 25

# CRYSTAL VALLEY RANCH FILING NO. 5

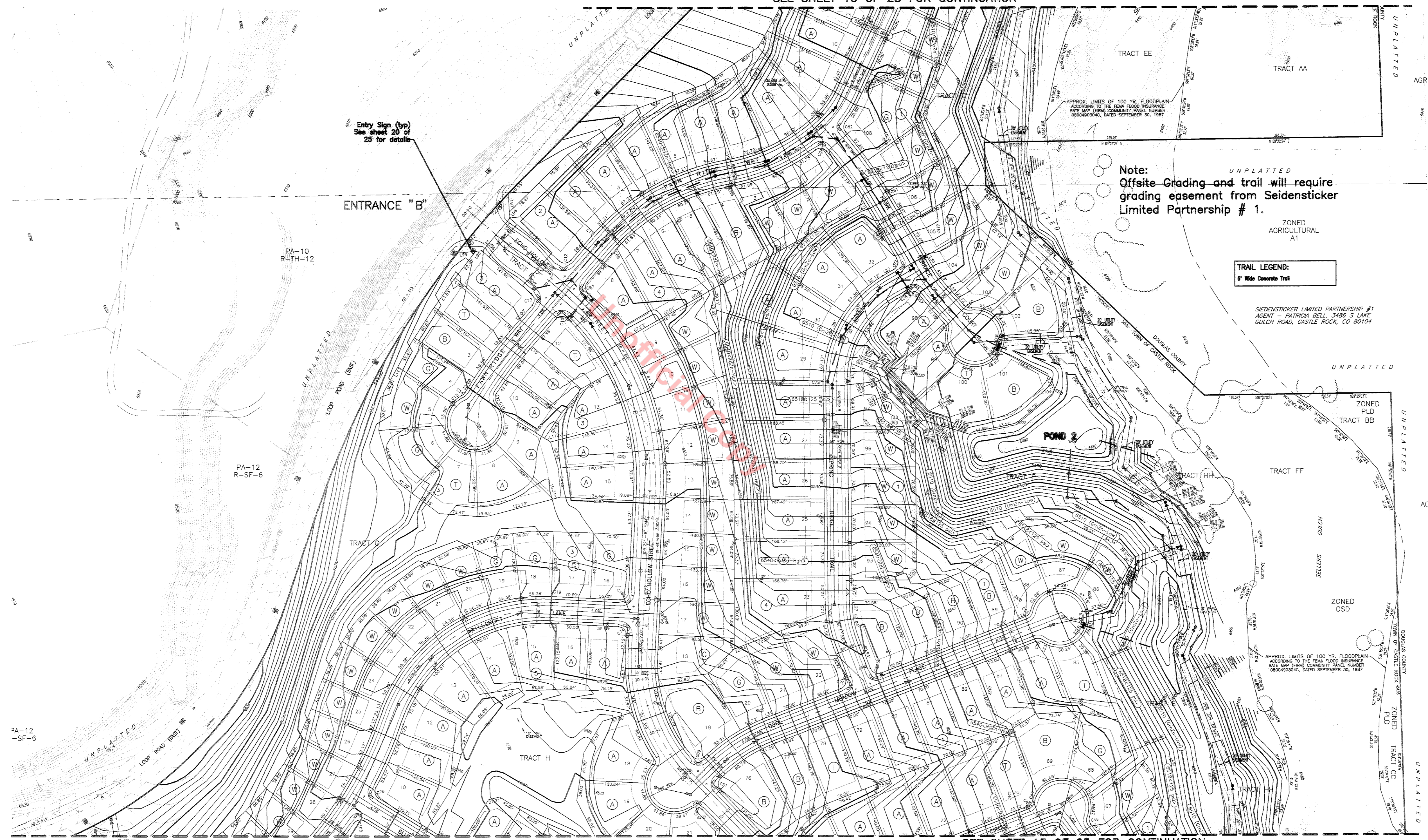
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## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 14 OF 25



SHEET INDEX

SEE SHEET 15 OF 25 FOR CONTINUATION



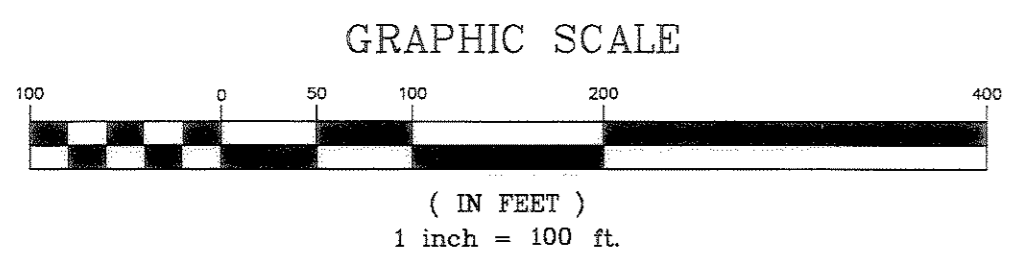
Note: Offsite Grading and trail will require grading easement from Seidensticker Limited Partnership # 1.

TRAIL LEGEND:  
6' Wide Concrete Trail

SEIDENSTICKER LIMITED PARTNERSHIP #1  
AGENT - PATRICIA BELL, 3486 S LAKE  
GULCH ROAD, CASTLE ROCK, CO 80104

SEE SHEET 12 OF 25 FOR CONTINUATION

SEE SHEET 13 OF 25 FOR CONTINUATION



NOTE:  
SEE SHEET 13 FOR TYPICAL  
OVERLOT GRADING TEMPLATES

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jmill@legacyengineering.com 720.200.4577 v  
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NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
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4	SUBMITTAL COMMENTS	2-03-05	JJM

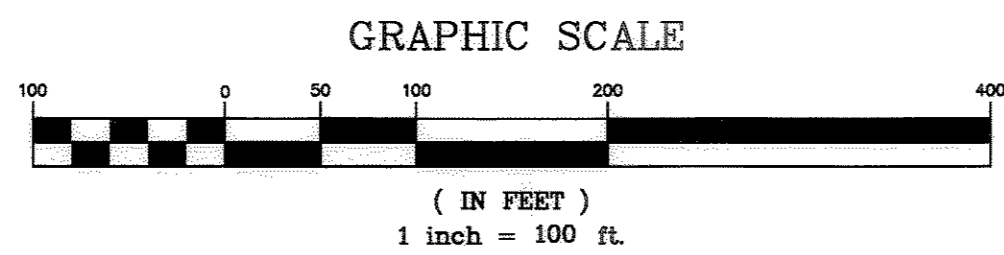
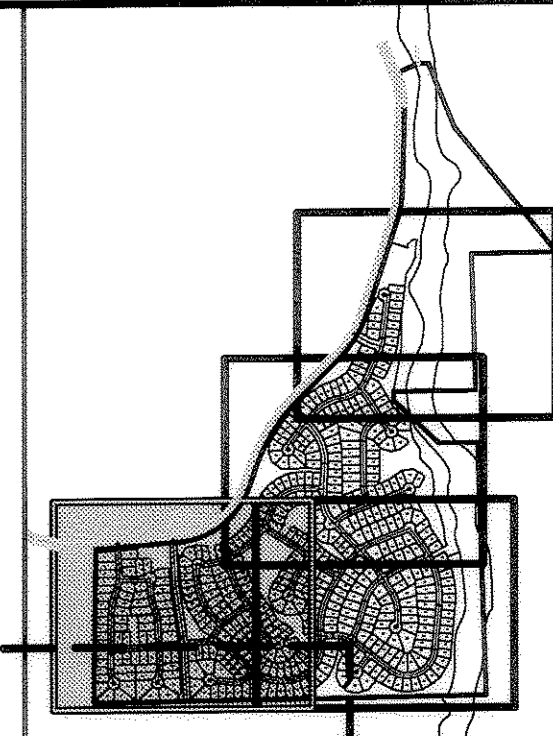
GRADING PLAN  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 14 OF 25



# CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

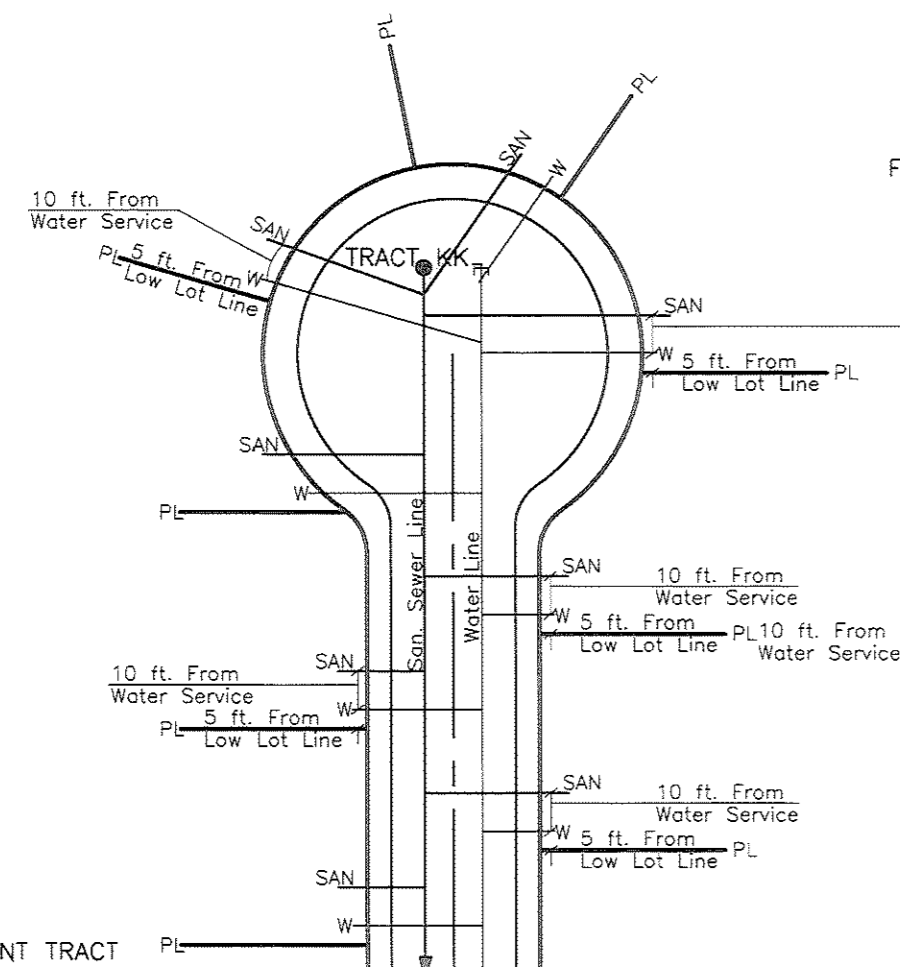
## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 16 OF 25



SEE SHEET 18 OF 25 FOR CONTINUATION

SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE & BOX
	PROPOSED VALVE & BOX
	EXISTING REDUCER
	PROPOSED REDUCER
	PROPOSED BLOWOFF
	FUTURE DEVELOPMENT-EXISTING MANHOLE & STORM SEWER
	FUTURE DEVELOPMENT-PROPOSED MANHOLE & STORM SEWER
	EXISTING INLET & STORM SEWER
	PROPOSED INLET & STORM SEWER
	PROPOSED STREET LAMP POST
	PROPOSED SIGHT DISTANCE EASEMENT

TRAIL LEGEND:  
8' Wide Concrete Trail



**TYPICAL WATER & SANITARY SEWER SERVICES**  
N.T.S.

- Notes**
- No more than two (2) 1/4 Bends shall be permitted in Sanitary Sewer Service Line.
  - Under No circumstances shall the Water Service extend beneath driveways.
  - Meter Pits shall Not be located in driveways.
  - The same type Curb Service may be in the same trench in Cul-de-Sacs with 4' Separation.
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  - All Sanitary Mains are 8" and all Water Lines are 8".



SEE SHEET 17 OF 25 FOR CONTINUATION

TOT LOT /  
PARK & OPEN  
SPACE

ZONED  
AGRICULTURAL  
A1

SELLERS CREEK RANCH  
REC. #01063901

**Legacy Engineering Inc.**  
4217 East Davies Place,  
Centennial, CO 80012  
720.200.4577 v  
720.833.1600 f

NO.	REVISIONS	DATE	BY
1	SUBMITTAL COMMENTS	3-26-04	DSN
2	SUBMITTAL COMMENTS	8-23-04	JJM
3	SUBMITTAL COMMENTS	11-03-04	JJM
4	SUBMITTAL COMMENTS	2-03-05	JJM

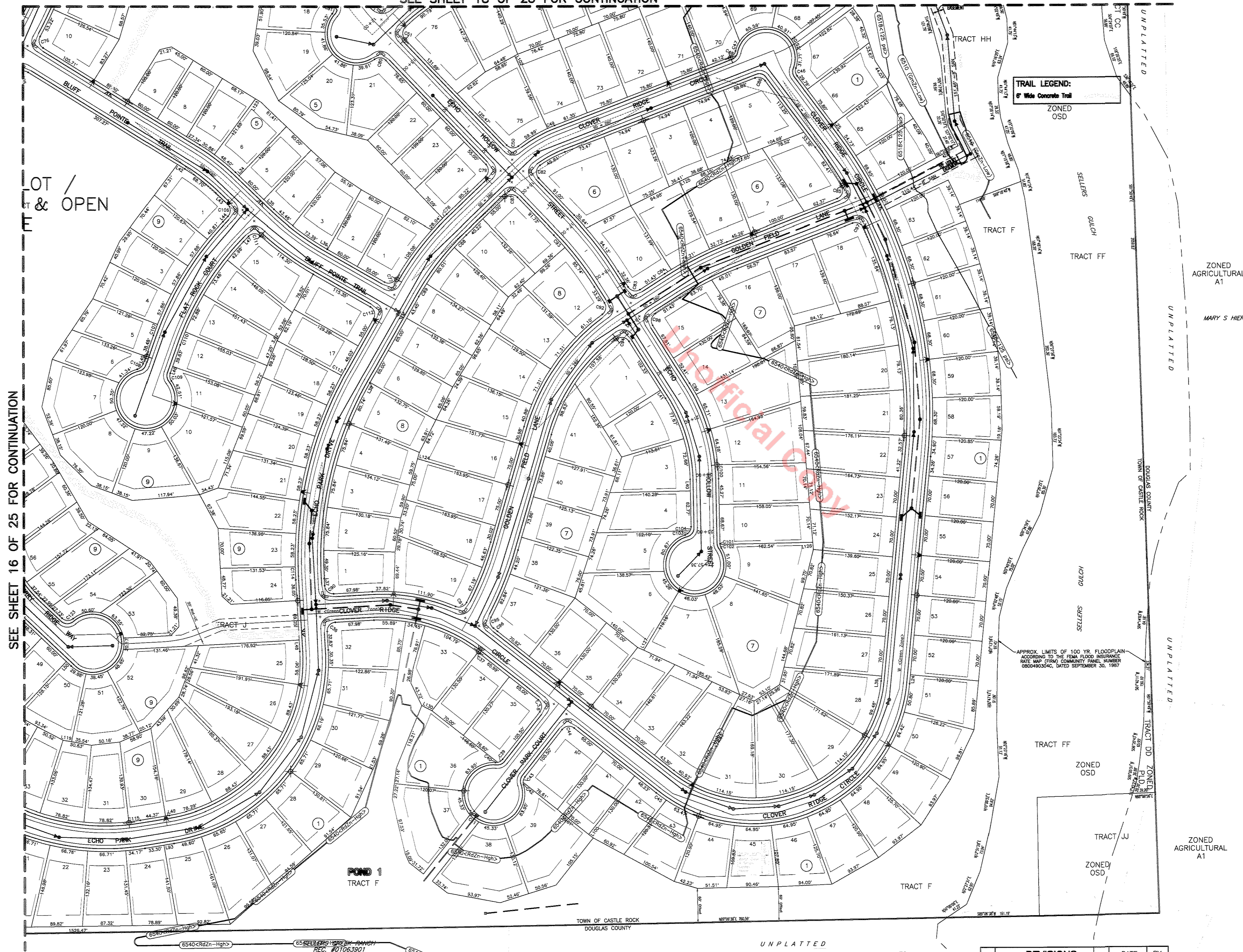
UTILITY PLAN  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 16 OF 25

# CRYSTAL VALLEY RANCH FILING NO. 5

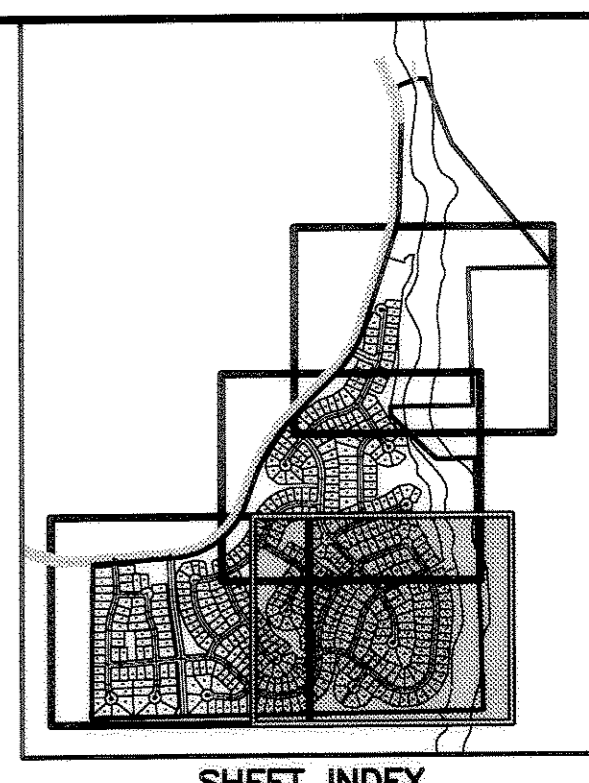
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## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 17 OF 25

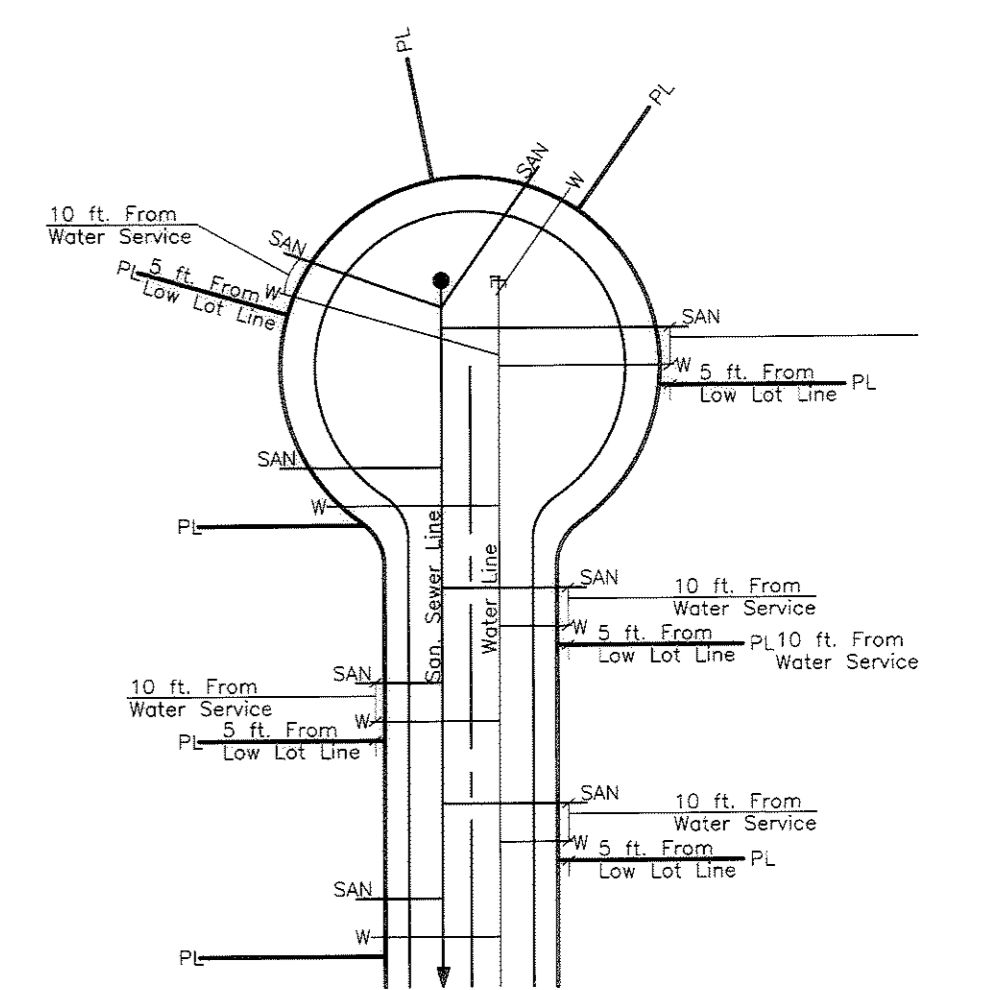
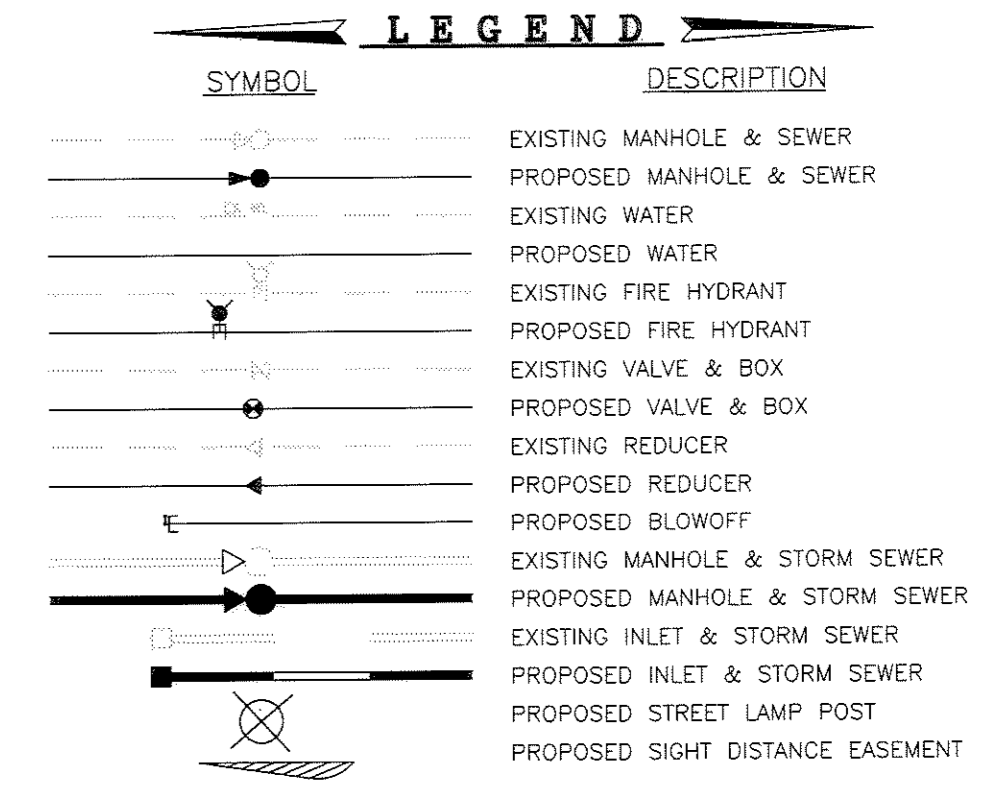
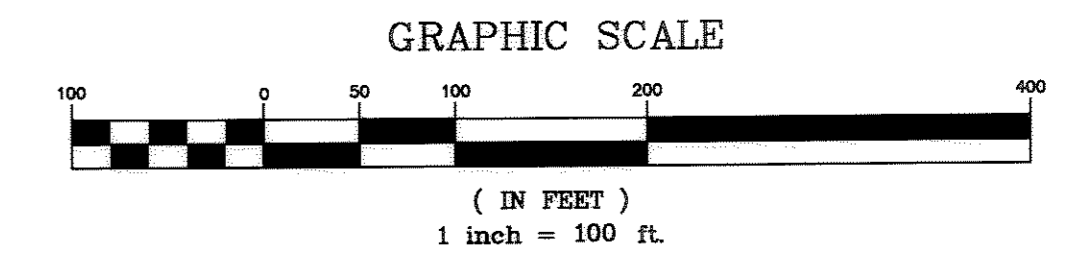
SEE SHEET 18 OF 25 FOR CONTINUATION



SEE SHEET 16 OF 25 FOR CONTINUATION



SHEET INDEX



TYPICAL WATER & SANITARY SEWER SERVICES

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2	SUBMITTAL COMMENTS	8-23-04	JJM
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4	SUBMITTAL COMMENTS	2-03-05	JJM

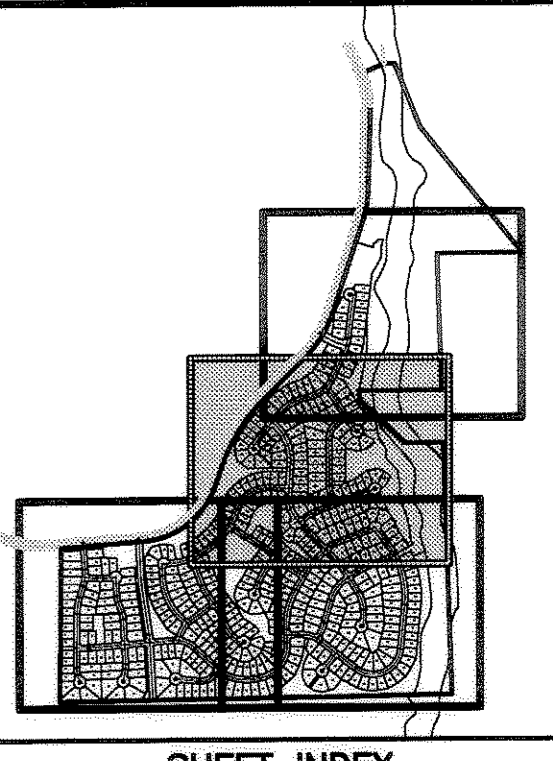
**Legacy Engineering Inc.**  
4217 East Davies Place,  
Centennial, CO 80122  
720.200.4577 v  
www.legacyengineering.com 720.533.1600 f

UTILITY PLAN  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 17 OF 25

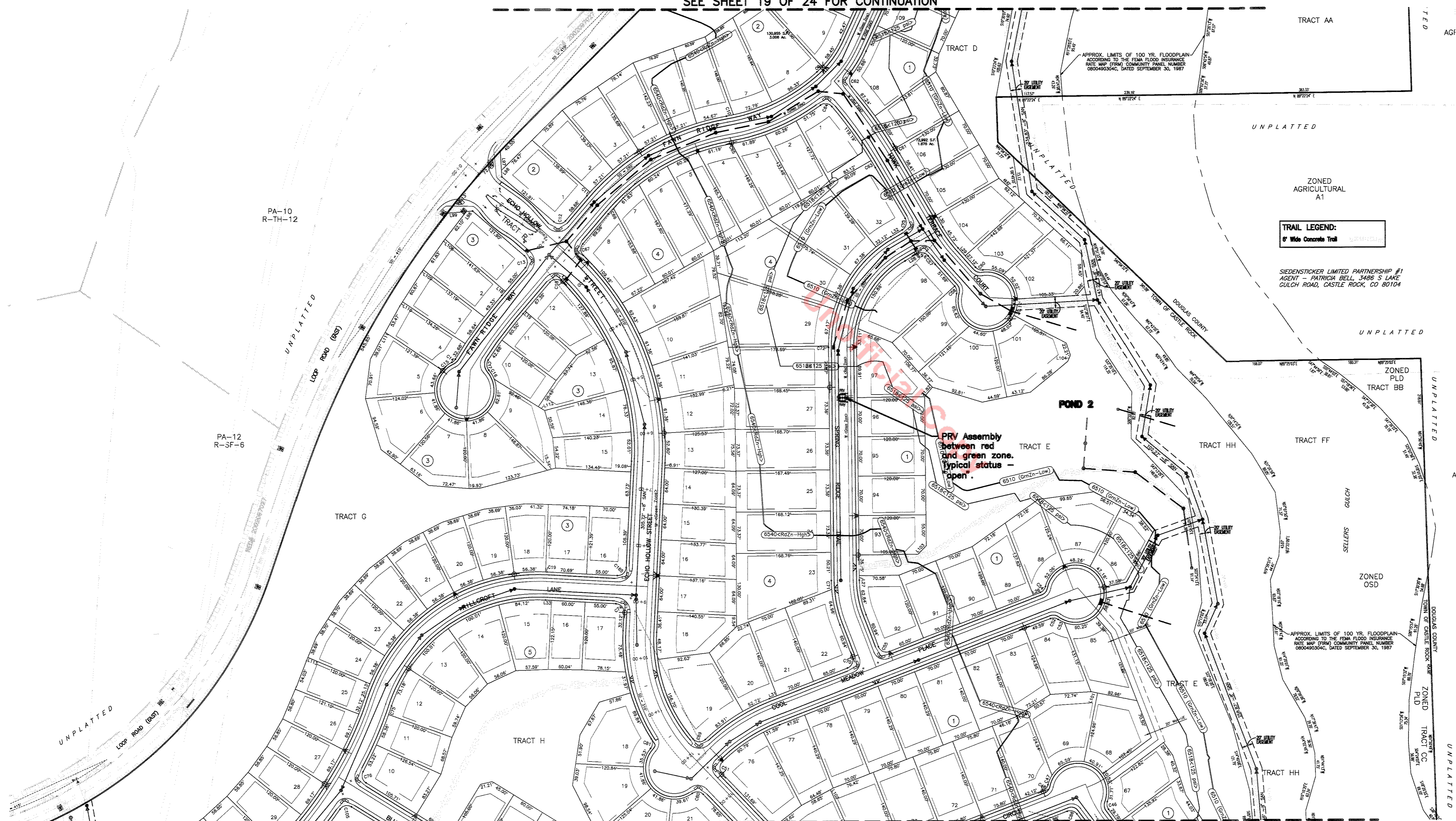
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PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 18 OF 25

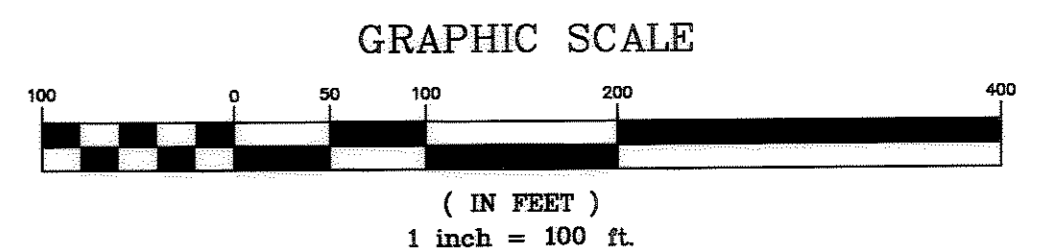


SEE SHEET 19 OF 24 FOR CONTINUATION

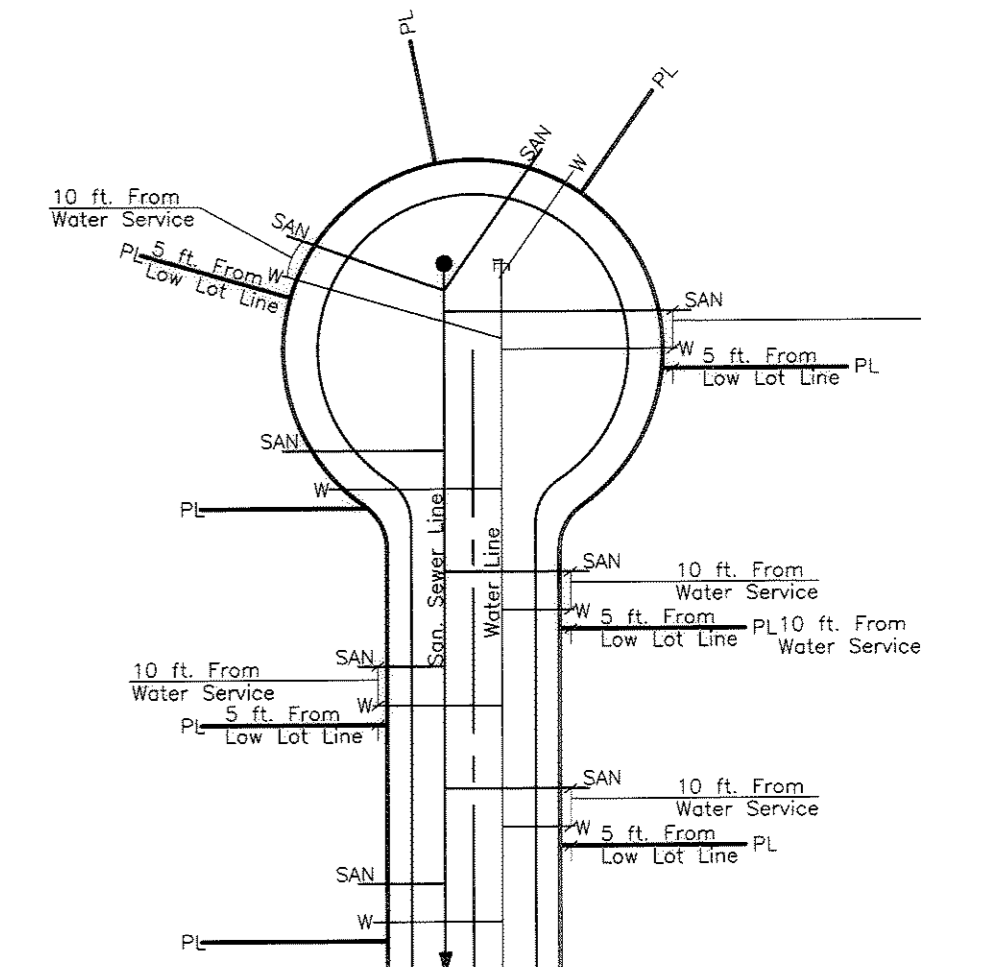


SEE SHEET 16 OF 24 FOR CONTINUATION

SEE SHEET 17 OF 24 FOR CONTINUATION



SYMBOL	DESCRIPTION
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	PROPOSED MANHOLE & SEWER
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	PROPOSED FIRE HYDRANT
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	PROPOSED REDUCER
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	EXISTING MANHOLE & STORM SEWER
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	PROPOSED INLET & STORM SEWER
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	PROPOSED SIGHT DISTANCE EASEMENT



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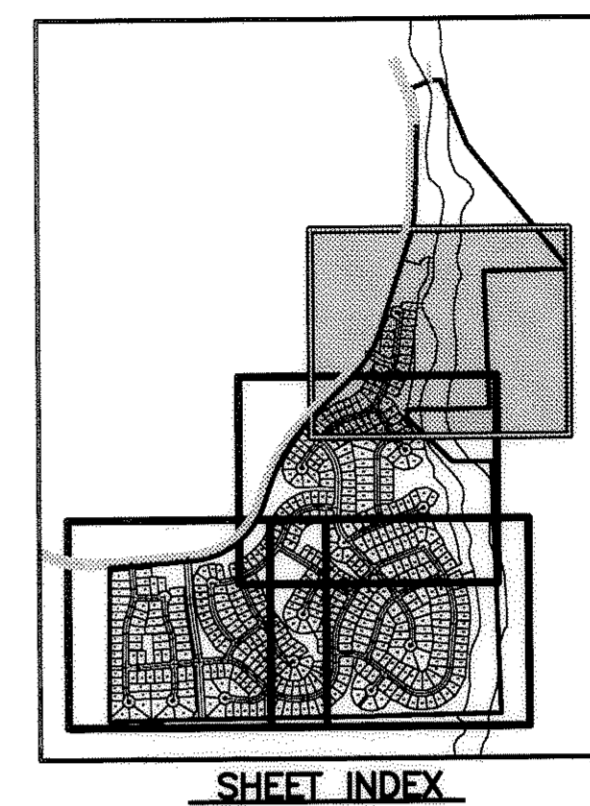
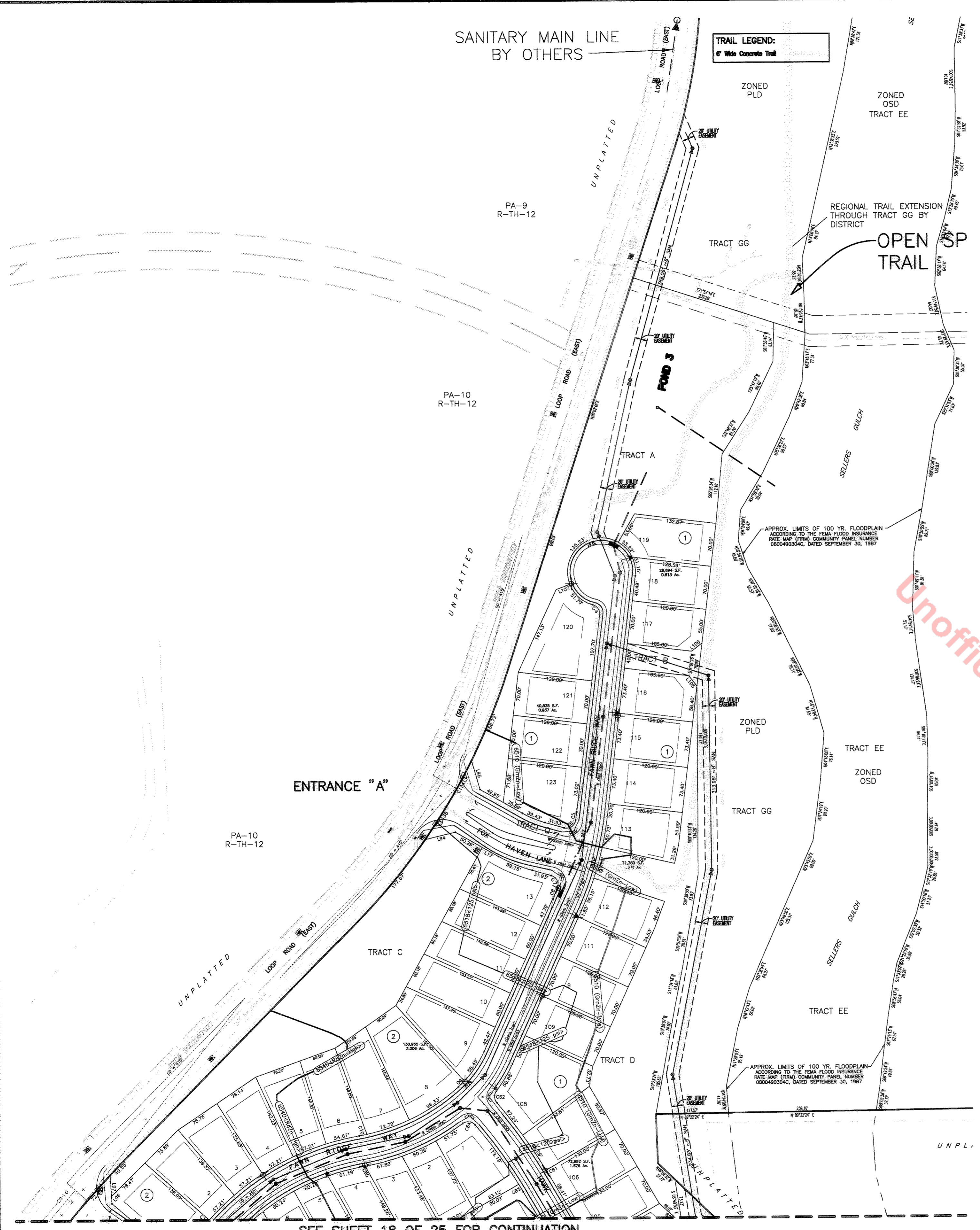
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UTILITY PLAN  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 18 OF 25

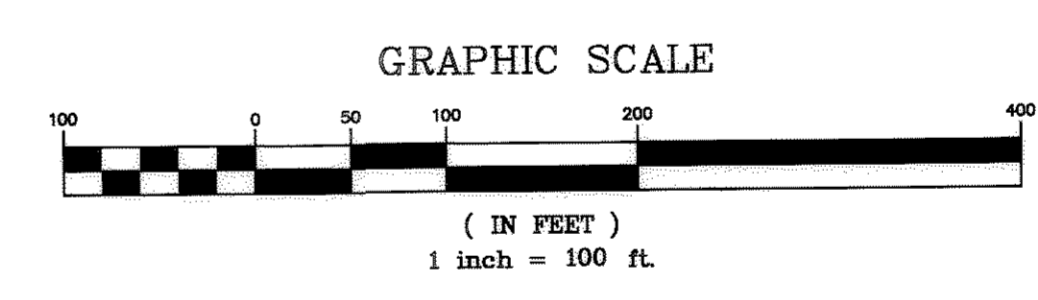
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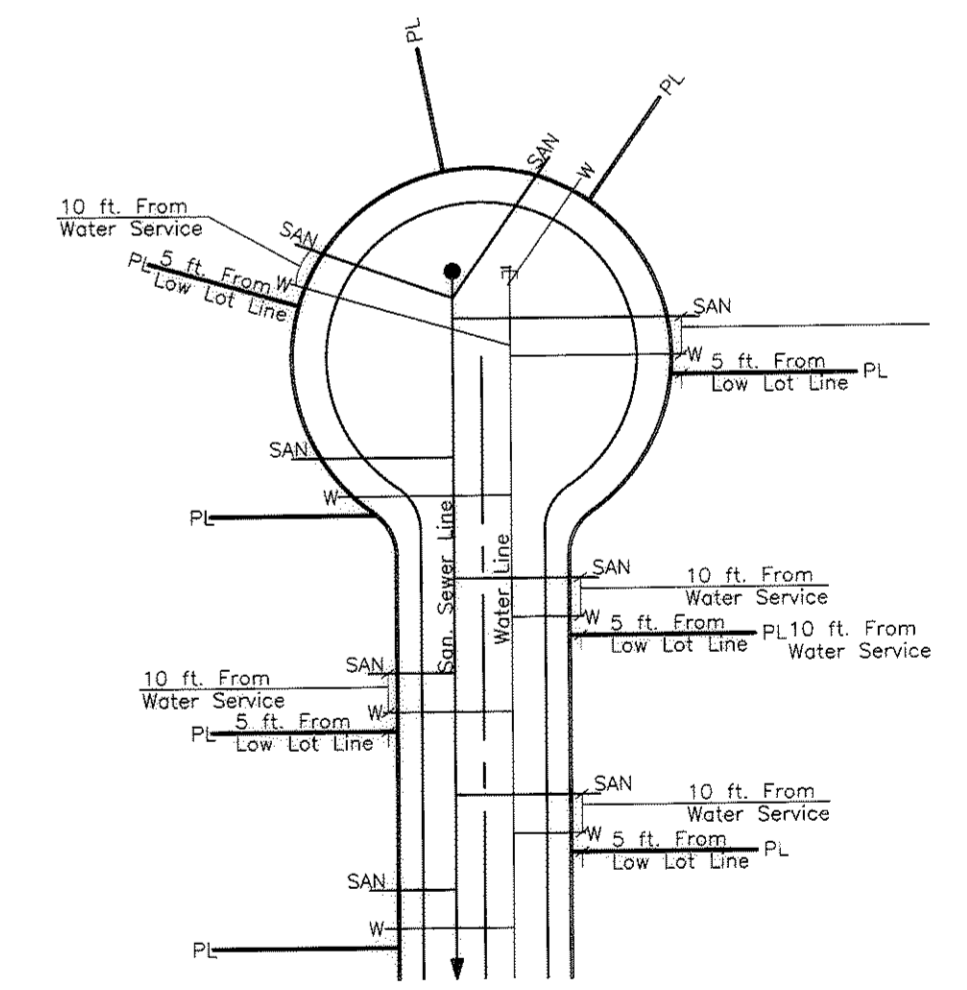
## PRELIMINARY PLAT & FINAL SITE PLAN SHEET 19 OF 25



Unofficial Copy



SYMBOL	DESCRIPTION
	EXISTING MANHOLE & SEWER
	PROPOSED MANHOLE & SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
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	PROPOSED MANHOLE & STORM SEWER
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	PROPOSED SIGHT DISTANCE EASEMENT



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SEE SHEET 18 OF 25 FOR CONTINUATION

**Legacy Engineering Inc.**  
4217 East Davies Place, Centennial, CO 80122  
jmill@legacyengineering.com 720.200.4577 v  
www.legacyengineering.com 720.533.1600 f

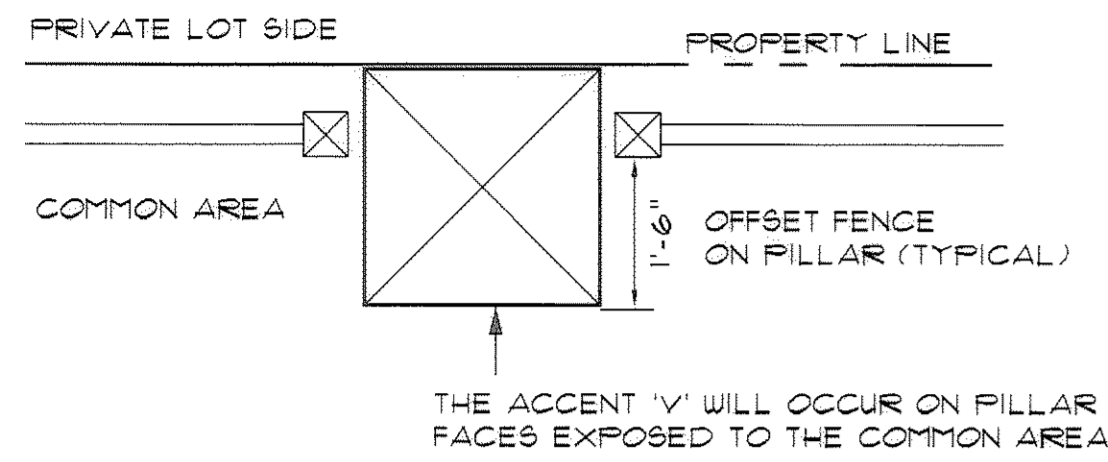
NO.	REVISIONS	DATE	BY
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2	SUBMITTAL COMMENTS	8-23-04	JUM
3	SUBMITTAL COMMENTS	11-03-04	JUM
4	SUBMITTAL COMMENTS	2-03-05	JUM

UTILITY PLAN  
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL SITE PLAN  
SHEET 19 OF 25

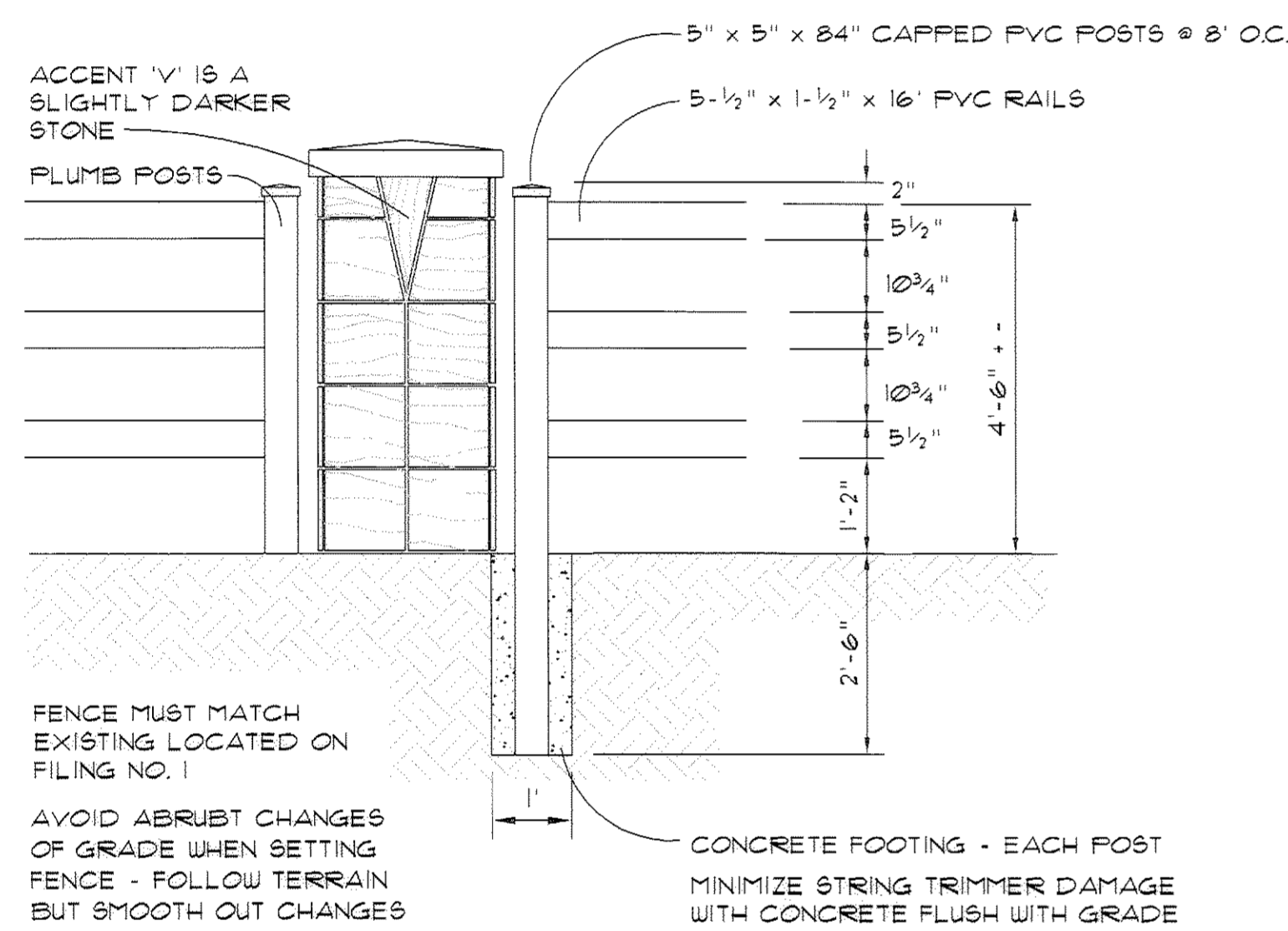
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## PRELIMINARY PLAT & FINAL PD SITE PLAN SHEET 20 OF 25

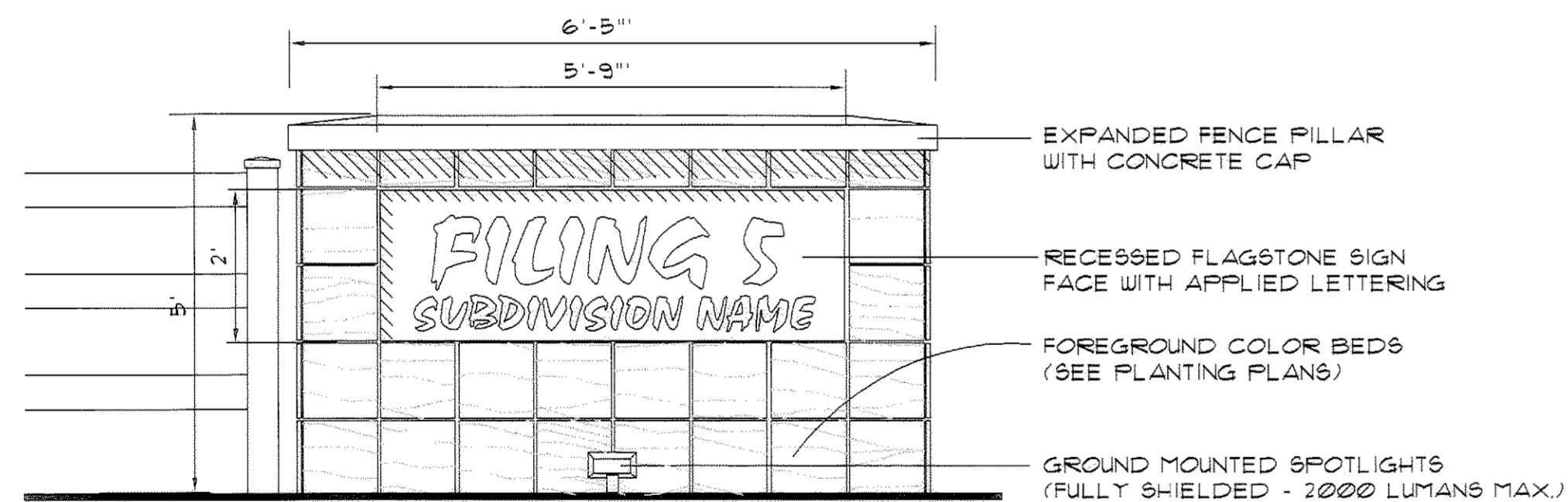


### TYPICAL PILLAR AND FENCE PLACEMENT

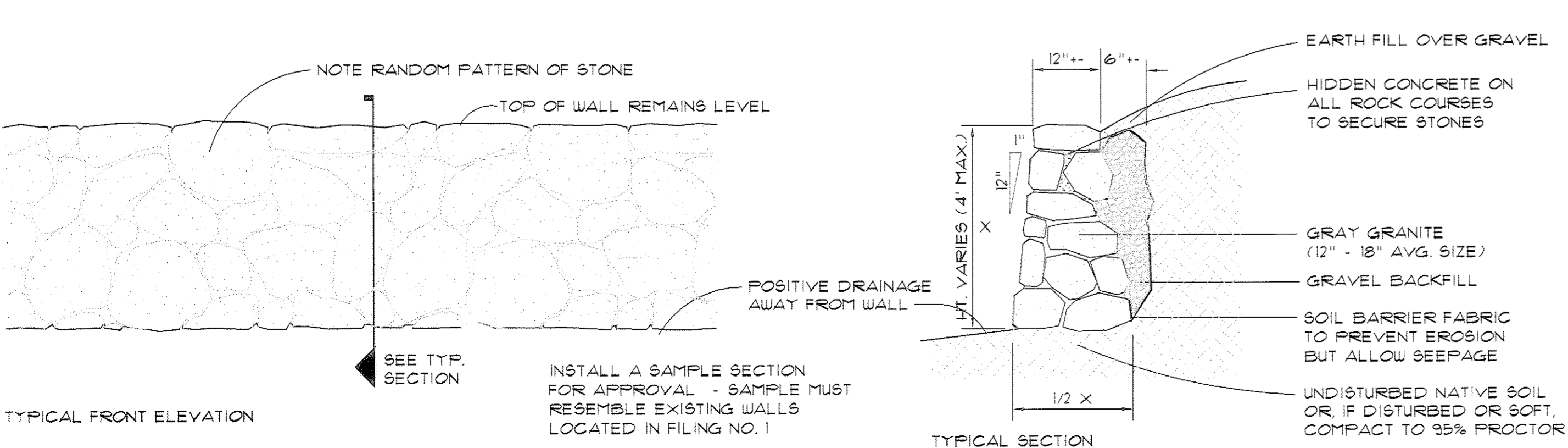


### PILLAR WITH 3-RAIL TAN COLORED PVC FENCE

(MFG. BY TIMBERLINE FENCE AND DECK)



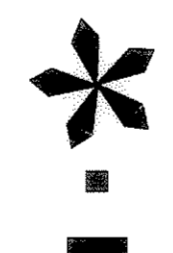
### TYPICAL ENTY SIGN (3 TOTAL) A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION



### STONE RETAINING WALL

### LEGEND

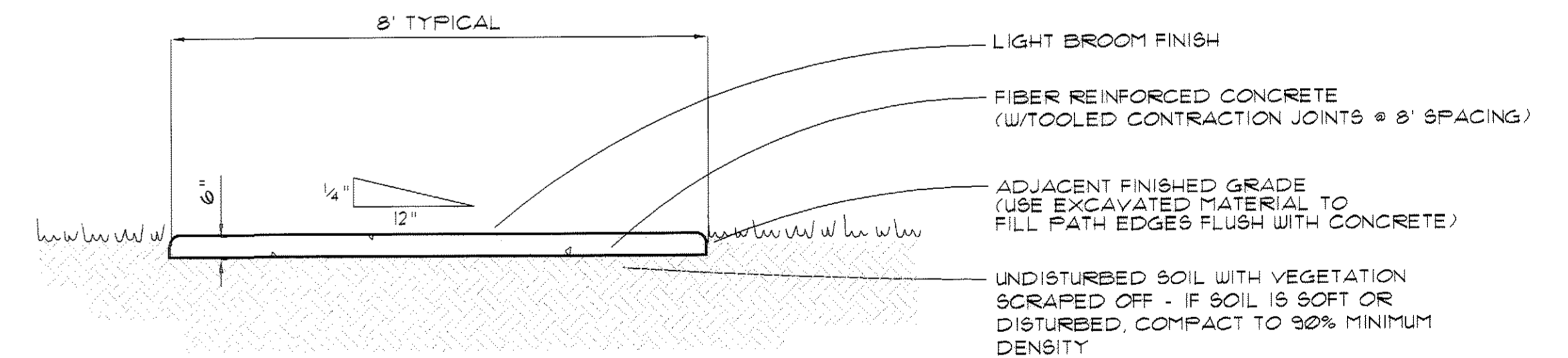
[Symbol]	UNDISTURBED NATIVE GRASSES AND PLANTS
[Symbol]	IRRIGATED TURFGRASS (SEEDED) WEAR-N-TEAR MIX (ARKANSAS VALLEY SEED CO)
THIS MIXTURE OF TOUGH, VIGOROUS VARIETIES EASILY WITHSTANDS THE ABUSE OF CONTINUOUS USE AND SUMMER HEAT STRESS WITH MINIMAL UPKEEP.	
SPECIES	% OF MIX SEEDING RATE
BONANZA II TALL FESCUE	40%
CREW CUT TALL FESCUE	40%
SR100 KENTUCKY BLUEGRASS	10%
OMNI PERENNIAL RYEGRASS	10%
6 LBS. PER 1000 SF	
[Symbol]	MULCHED COLOR BEDS AT ENTRY SIGNS
[Symbol]	NON-IRRIGATED DRYLAND SEED (DRILLED) (NON-IRRIGATED AND OCCASIONALLY MOWED) (ARKANSAS VALLEY 'COLORADO NATIVE MIX')
SPECIES	% MIX LB'S/AC
WESTERN WHEATGRASS	20%
SLENDER WHEATGRASS	20%
BLUE GRAMA	15%
BUFFALOGRASS	15%
STREAMBANK WHEATGRASS	15%
SHERMAN BIG BLUEGRASS	10%
CANADA WILDRYE	5%
TOTAL	100% 15 LBS / AC
[Symbol]	WETLANDS AND SWALES (BROADCAST AND RAKED) (NOT IRRIGATED AND NEVER MOWED) (APPLEWOOD SEED COMPANY)
'DETENTION BASIN MIX'	
AMERICAN SLOUGHGRASS	NUTTALL'S ALKALI GRASS
VIRGINIA WILDRYE	HARDSTEM BULLRUSH
AMERICAN MANNA GRASS	PALE BULLRUSH
SWITCHGRASS	SOFTSTEM BULLRUSH
APPLICATION RATE: 10 LBS / AC	
INSTALL 'GREENFIX' CFS012R DOUBLE NET STRAW COCONUT EROSION CONTROL BLANKET IN ALL SWALES AND ON HIGHLY ERODABLE SLOPES AFTER SEED IS INSTALLED. DO NOT INSTALL IN DETENTION BASINS.	



[Symbol]	CHILDREN'S PLAYGROUND	[Symbol]	TRAIL (SEE DETAIL)
[Symbol]	FENCE PILLAR (SEE DETAIL)	[Symbol]	3 RAIL FENCE (SEE DETAIL)
[Symbol]	ENTRY SIGN (SEE DETAIL)		

### PLANT LIST

SYM.	QTY.	CODE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
<b>DECIDUOUS SHADE TREES</b>					
[Symbol]	33	FCW	FRARIE CASCADE WILLOW	SALIX 'FRARIE CASCADE'	2-1/2" CAL
[Symbol]	43	CWD	NARROWLEAF COTTONWOOD	POPULUS ANGSTIFOLIA	2-1/2" CAL
[Symbol]	6	OAK	SWAMP WHITE OAK	QUERCUS BICOLOR	2-1/2" CAL
[Symbol]	6	AUT	AUTUMN BLAZE MAPLE	ACER FREEMANII	2-1/2" CAL
[Symbol]	1	LIN	GREENSPIRE LINDEN	TILIA CORDATA	2-1/2" CAL
<b>EVERGREEN TREES</b>					
[Symbol]	138	AUG	AUSTRIAN PINE	FINUS NIGRA	6' -10' HT.
<b>DECIDUOUS ORNAMENTAL TREES</b>					
[Symbol]	17	HAW	COCKSPUR HAWTHORNE	CRATAEGUS CRUGGALLI	1-1/2" CAL
[Symbol]	13	KCT	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	1-1/2" CAL
[Symbol]	17	CRB	CRABAPPLE	MALUS 'INDIAN MAGIC'	1-1/2" CAL
[Symbol]	26	MAP	FLAME GINNALA MAPLE	ACER GINNALA 'FLAME'	1-1/2" CAL
<b>DECIDUOUS SHRUBS</b>					
[Symbol]	176	GAM	GAMBLE OAK	QUERCUS GAMBELII	NO. 5 CONT.
[Symbol]	7	SER	SERVICEBERRY 'AUT. BRILLIANCE'	AMELANCHIER GRANDIFLORA	NO. 5 CONT.
[Symbol]	57	SUM	SUMAC, THREE LEAF	RHUS TRILOBATA	NO. 5 CONT.
[Symbol]	61	RAB	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	NO. 5 CONT.
[Symbol]	51	MBR	MOONLIGHT BROOM	CYTIUS SCOPARIUS	NO. 5 CONT.
[Symbol]	5	ROS	ROSE	ROSA SPECIES	NO. 5 CONT.
[Symbol]	84	ROS-P	ROSE	ROSA ROGOSEA	NO. 5 CONT.
[Symbol]	12	CUR	GOLDEN CURRANT	RIBES AUREUM	NO. 5 CONT.
[Symbol]	12	SUM	THREE LEAF SUMAC	RHUS TRILOBATA	NO. 5 CONT.
[Symbol]	24	RUS	RUSSIAN SAGE	PEROVSKIA	NO. 5 CONT.
<b>BROADLEAF EVERGREEN</b>					
[Symbol]	17	YUK	BRIGHT EDGE YUCCA	YUCCA FILAMILANTOSA	NO. 5 CONT.
<b>ORNAMENTAL GRASSES</b>					
[Symbol]	15	MIG	MISCANTHUS GRASS	MISCANTHUS SINENSIS SPECIES	NO. 5 CONT.
[Symbol]	3	FAM	PAMPAS GRASS	ERIANTHUS RAVENNAE	NO. 5 CONT.
[Symbol]	100	AVN	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	NO. 1 CONT.
<b>PERENNIALS</b>					
[Symbol]	200	PER	MIXED PERENNIALS	TO BE SELECTED BY LANDSCAPE ARCHITECT	NO. 1 CONT.



### CONCRETE TRAIL

### LANDSCAPE NOTES

- THE INTENT OF THE PLANT SELECTIONS, INCLUDING GRASSES, IS TO RESEMBLE THE EXISTING ENVIRONMENT OF CRYSTAL VALLEY RANCH IN ORDER TO BLEND THE BUILT COMMUNITY INTO THE NATURAL SETTING.
- TOPSOIL WILL BE STOCKPILED PRIOR TO CONSTRUCTION AND SPREAD OVER AREAS TO BE LANDSCAPED TO A MINIMUM DEPTH OF 12". SEEDS AND ROOTS CONTAINED IN THE TOPSOIL WILL BE ENCOURAGED TO GROW IN ORDER TO REESTABLISH NATIVE VEGETATION.
- IRRIGATION WILL CONSIST OF DRIP FOR TREES IN NATIVE AND UNDISTURBED AREAS, AND POP-UP ROTOR HEADS FOR BLUEGRASS TURF. AREAS UNDER 10' WILL NOT BE COMPOSED OF TURF AND WILL NOT BE IRRIGATED WITH SPRAY OR POP-UP HEADS.

### USE ANALYSIS

THE LANDSCAPED CHARACTER OF CRYSTAL VALLEY RANCH IS TO BLEND WITH THE EXISTING ENVIRONMENT UTILIZING MINIMAL WATER RESOURCES. THE INTENDED USE OF THE COMMON AREA IS TO PRESERVE OPEN SPACE AND TO ALLOW FOR TRAILS THROUGH THE NATURAL ENVIRONMENT. TWO AREAS WITHIN FILING NO. 5 ARE DESIGNATED AS ACTIVE ACTIVE PARKS: 1) AS A PLAYFIELD AND 2) FOR A CHILDREN'S PLAYGROUND.

THE TOTAL LANDSCAPED AREA IN THIS FILING IS 97.8 ACRES. THE MAJORITY (96.5%) OF THE SITE WILL BE NON-IRRIGATED SEED, WETLANDS, AND/OR REMAIN AS UNDISTURBED NATIVE AREA. ONLY 3.5% OF THE LANDSCAPED AREA WILL BE WATERED. ALL SHRUBS AND TREES WILL BE DRIP OR BUBBLER IRRIGATED.

### LANDSCAPE QUANTITIES

UNDISTURBED NATIVE GRASSES & PLANTS	608 AC
IRRIGATED TURFGRASS	2.3 AC
ENTRY COLOR BEDS	2 AC
NATIVE GRASS SEED	33.9 AC
WETLANDS AND SWALES	3.0 AC
TOTAL	100.2 AC

RockneCortyDesign  
A CORPORATION FOR THE PRACTICE OF  
LANDSCAPE ARCHITECTURE, PLANNING AND DESIGN  
POST OFFICE BOX 3354 • CENTENNIAL, COLORADO 80161  
303-110-6746 FAX 303-110-6743

CASTLE ROCK  
REG. NO. 332

CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
LANDSCAPE AND IRRIGATION PLAN

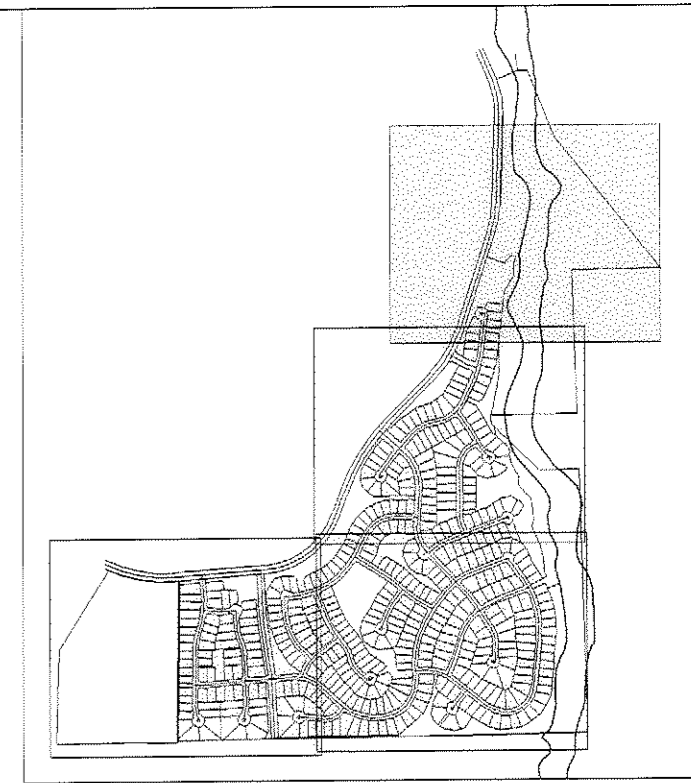
FEBRUARY 7, 2005

SHEET 20 OF 25

# CRYSTAL VALLEY RANCH FILING NO. 5

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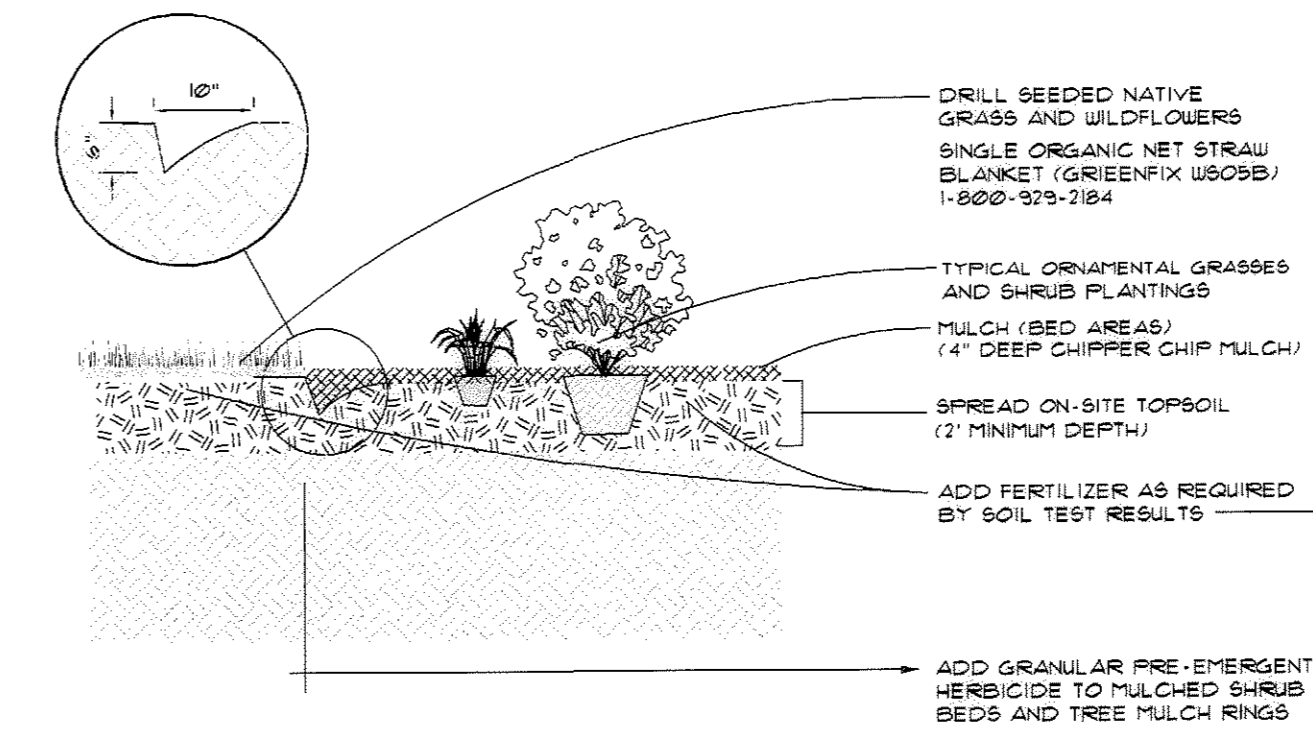
## PRELIMINARY PLAT & FINAL PD SITE PLAN SHEET 21 OF 25



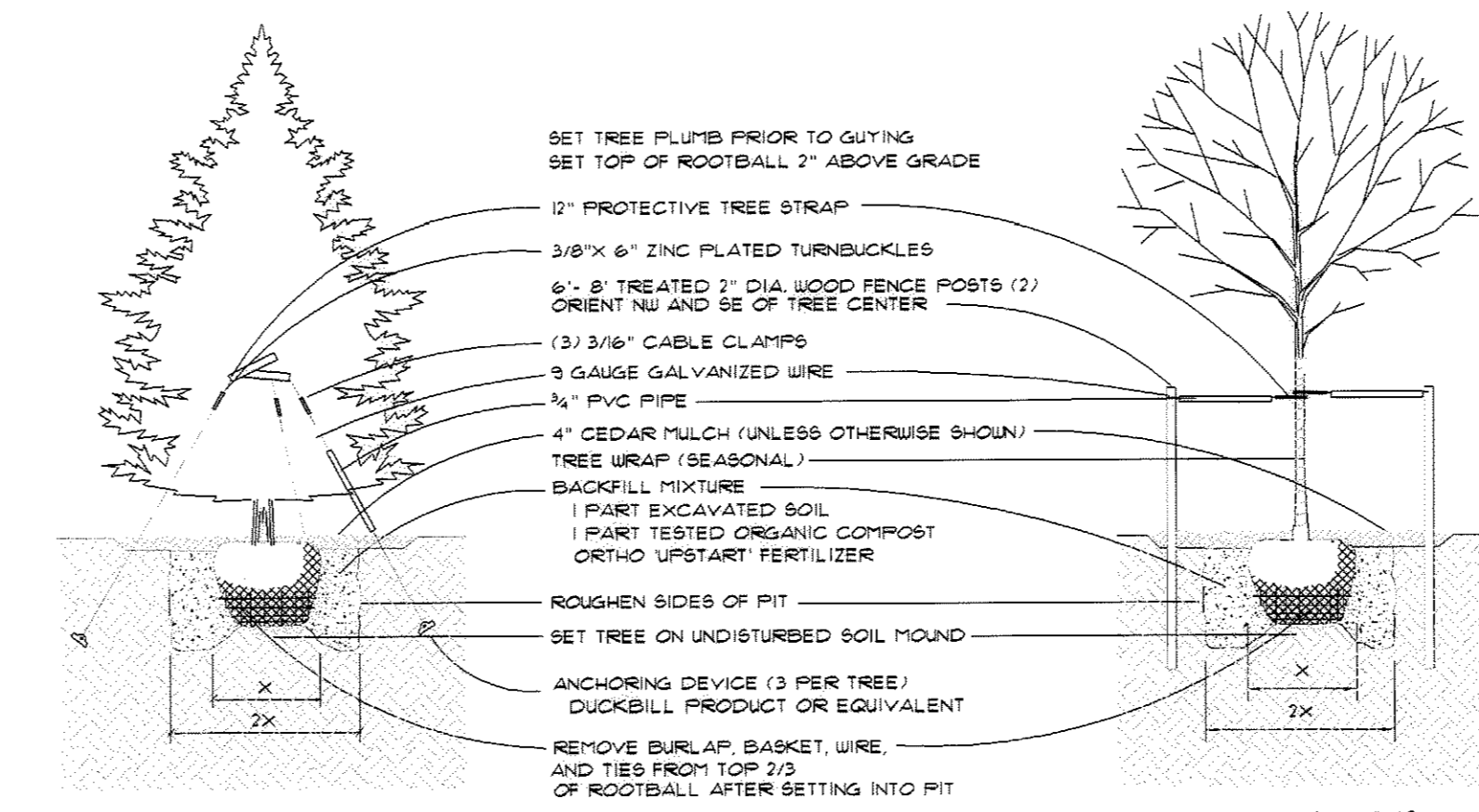
KEY MAP

Unofficial Copy

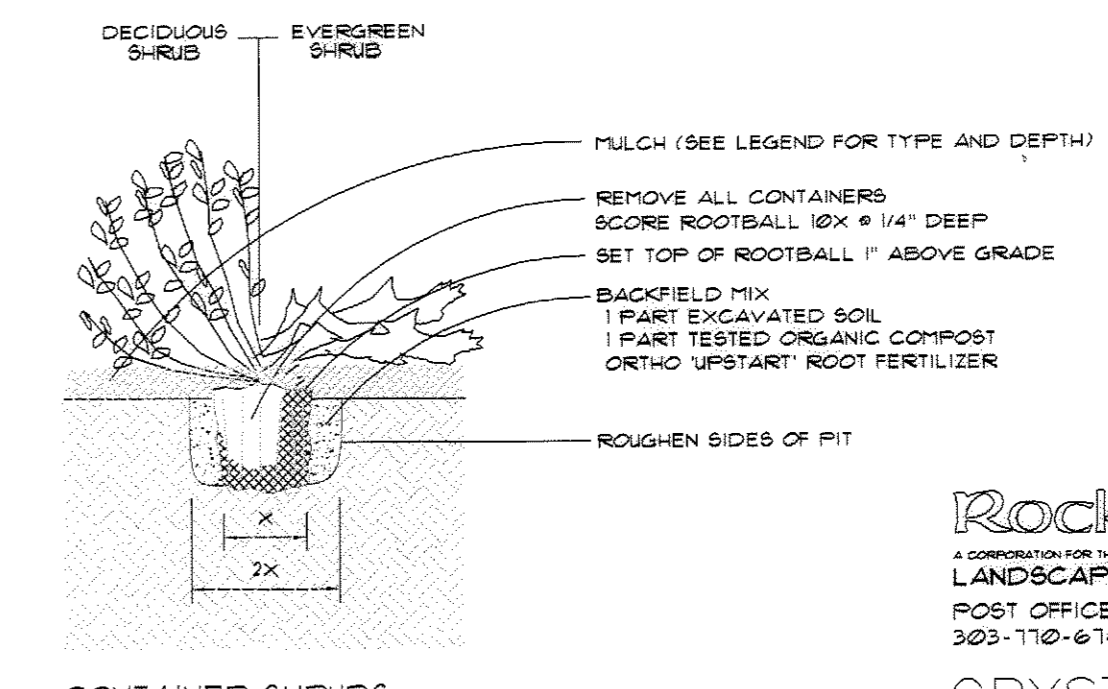
REGIONAL TRAIL EXTENSION THROUGH TRACT GG BY DISTRICT



TRENCH EDGER, SHRUB BEDS AND SOIL NUTRIENTS



PLANTING DETAILS



CONTAINER SHRUBS

### SOIL ANALYSIS FOR CRYSTAL VALLEY RANCH

**Colorado Analytical**  
LABORATORIES, INC.  
**SOIL NUTRIENT LABORATORY REPORT**

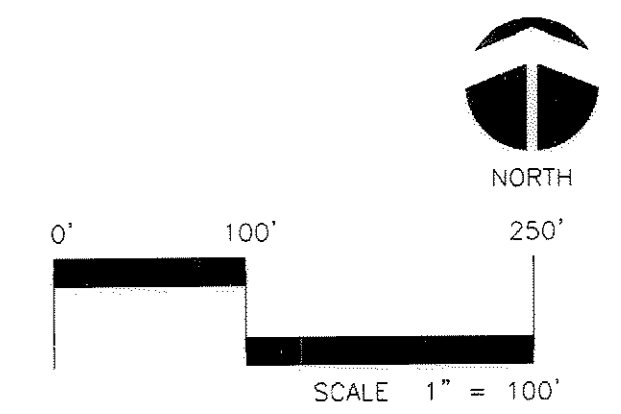
LAB NO: 1193.00 REPORT TO: CINDY CORTY BILL TO: ROCKNE CORTY DESIGN, INC.  
DATE RCVD: 12/9/02 REPORTED: 12/18/02 P.O. BOX 3354 CENTENNIAL, CO 80161

SAMPLE ID: SOIL REC 12/9/02 PROJECT:

LABORATORY RESULTS:	SAMPLE RESULT	LOW	AVE	HIGH
FIELD TEXTURE (EST)	SANDY LOAM			
pH (UNITS)	6.7	*****		
SALTS (MMHOS/CM)	1.05	*****		
CEC EST. (MEQ/100G)	8.2	*****		
LIME (QUAL.)	LOW	*****		
ORGANIC MATTER (%)	1.5	*****		
ORGANIC N (LBS/ACRE)	44.8	*****		
SODIUM (MEQ/100G SOIL)	0.31	*****		
<b>AVAILABLE NUTRIENTS (PPM)</b>				
NITRATE-N	4.6	****		
PHOSPHORUS (PPM BCARD)	16.7	*****		
POTASSIUM	189.7	*****		
CALCIUM	1946.4	*****		
MAGNESIUM	217.2	*****		
SULFUR	40.1	*****		
BORON	0.2	****		
ZINC	1.1	*****		
IRON	14.0	*****		
MANGANESE	9.3	*****		
COPPER	0.5	*****		
NOTE: AVERAGE VALUES ARE FOR COLORADO SOILS				

<b>FERTILIZER RECOMMENDATIONS</b>		
CROP	D.L. NATIVE GRASS	AVE
YIELD GOAL		
NITROGEN	20 LBS/ACRE	
PHOSPHORUS - P <sub>2</sub> O <sub>5</sub>	0 LBS/ACRE	
POTASSIUM - K <sub>2</sub> O	0 LBS/ACRE	
SULFUR - SO <sub>2</sub> S	0 LBS/ACRE	
LIME	0 LBS/ACRE	
COMMENTS: SPLIT N RECOMMENDATION 2 TO 3 TIMES THROUGHOUT THE GROWING SEASON. TO CONVERT RECOMMENDATIONS TO LBS/1000 SQ FT DIVIDE BY 40.		

240 South Main Street / Brighton, Colorado 80601-0507 / 303-659-2313  
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CASTLE ROCK REG. NO. 332

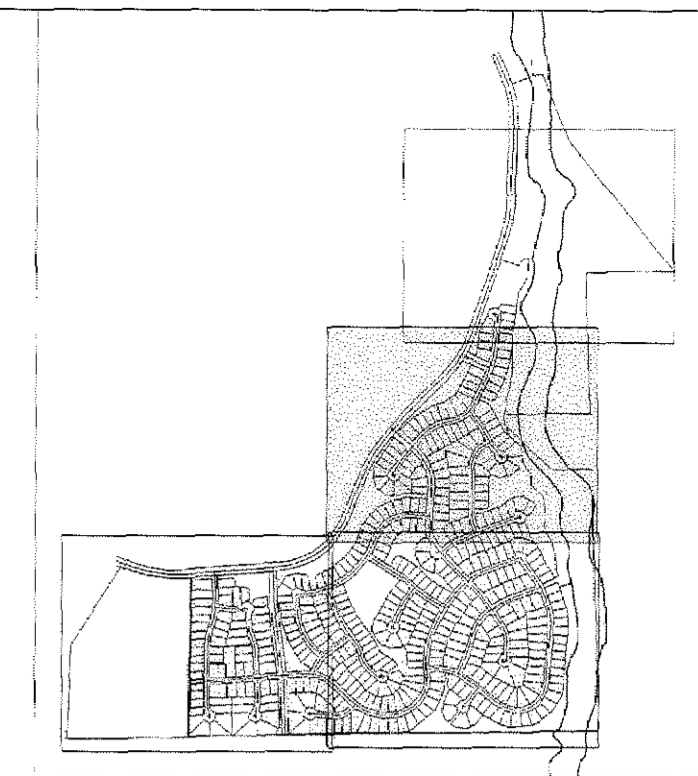
CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
LANDSCAPE AND IRRIGATION PLAN  
NOVEMBER 5, 2004 SHEET 21 OF 25

MATCHLINE - SHEET 22

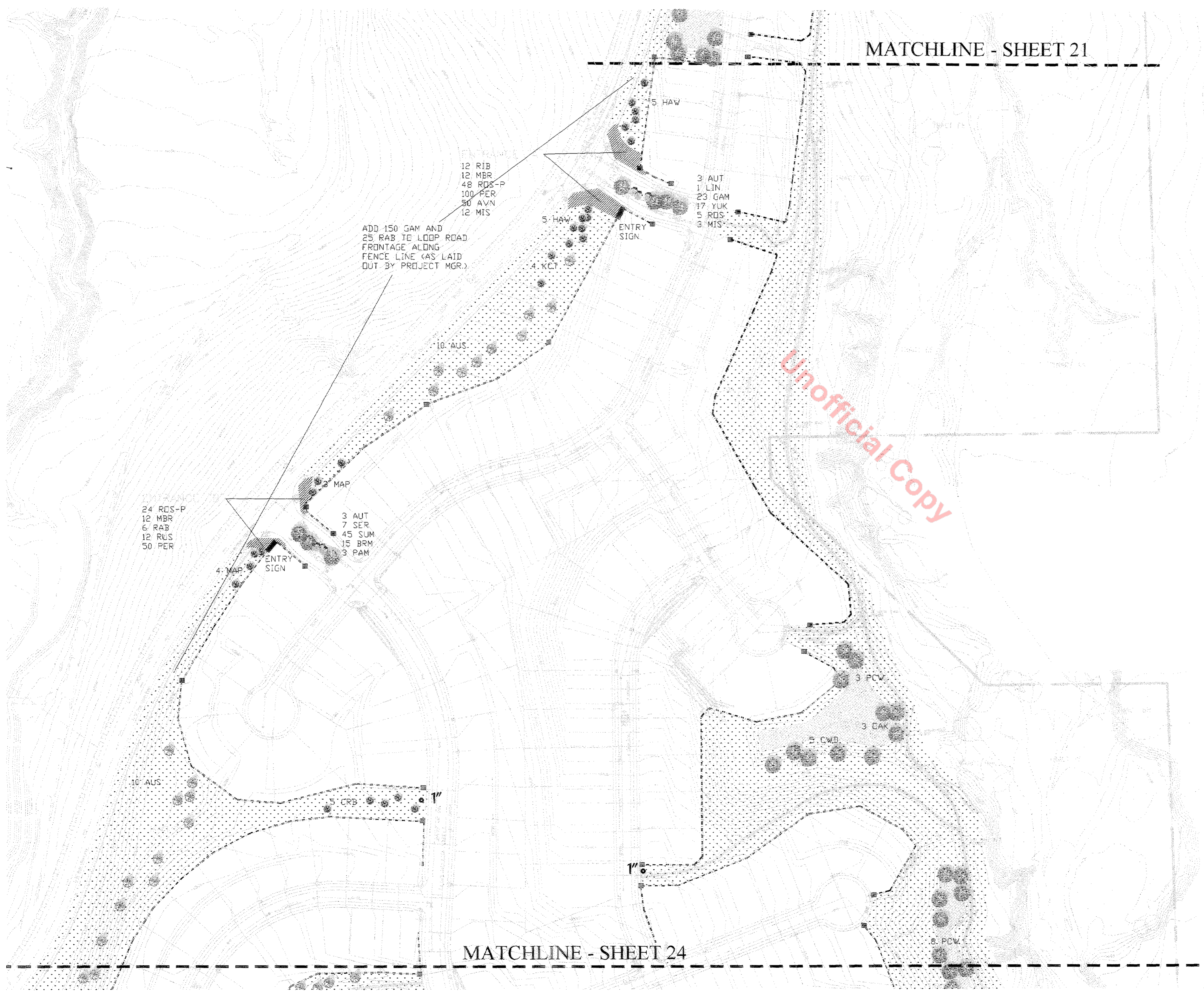
# CRYSTAL VALLEY RANCH FILING NO. 5

A PARCEL OF LAND LOCATED IN A PART OF THE WEST HALF OF SECTION 30, AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING A PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

## PRELIMINARY PLAT & FINAL PD SITE PLAN SHEET 22 OF 25



MATCHLINE - SHEET 21

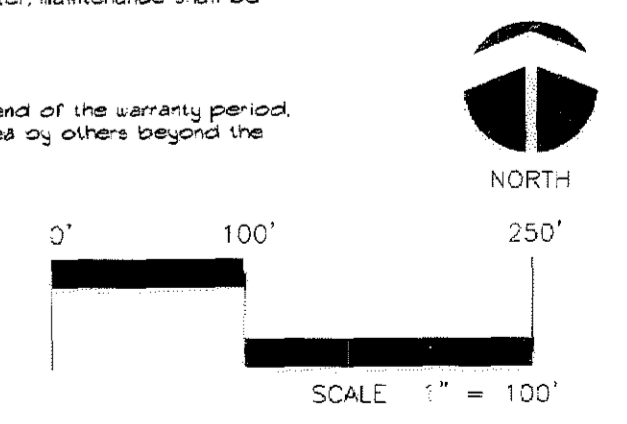


### NATIVE GRASS AND WILDFLOWER SEEDING SPECIFICATIONS

KEY MAP

- PART 1 GENERAL**
- 1.01 WORK INCLUDED**  
Work shall include all labor, materials and equipment to place topsoil and to install seed in accordance with the plan and as herein specified. The work shall comply with the requirements of all legally constituted authorities having jurisdiction.
- 1.02 QUALITY ASSURANCE**
- Requirements work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman capable of interpreting Drawings and Specifications. The Contractor shall notify the Project Manager as soon as any conditions or discrepancies are discovered.
  - Compliance. All work of the section shall comply with Douglas County Erosion Control Standards.
  - Explanation of Drawings
  - It is intended that the Drawings and Specifications specify an efficient and complete seeding installation, meeting the Project Manager's approval without further cost to the Owner.
  - All scaled drawings are approximate. Before beginning any phase of work, the Contractor shall check and verify all pertinent dimensions and scales on the Drawings and shall notify the Project Manager of any significant discrepancies.
  - All work specified on the Drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the Specifications.
  - Omissions from the Specifications or Drawings, or any misdescriptions of details or work which are absolutely necessary to carry out the intentions of the Drawings and these Specifications shall not relieve the Contractor from performing such omitted details of work, but they shall be executed as if fully set forth and described in the Specifications and Drawings at the Contractor's expense.
- 1.03 PRODUCT DELIVERY, STORAGE AND HANDLING**  
All seed shall be clearly labeled with seed tags which shall be saved and delivered to the Owner as proof of species, percentages of mix and rate of application. Storage shall be dry and well ventilated. Damaged seed shall be replaced prior to installation.
- 1.05 JOB CONDITIONS**  
The Contractor shall coordinate seeding work with other trades to avoid damages or conflicts. Before starting work, the Contractor shall inspect the site and check all grades to satisfy himself that they safely proceed. In the event of damage, the Contractor shall repair or replace seeded areas to the satisfaction of the Owner at no additional cost.
- 1.06 WARRANTY**  
The seed shall be guaranteed from the time of seeding to the date of Final Acceptance, or one growing season, whichever is longer. A growing season is defined as "May through September". If seed is installed in the fall, evidence of germination and establishment, will not be evident until the summer of the following year, which will constitute one growing season.
- 1.07 MAINTENANCE**  
The seeded area is under the control of the Contractor who shall make all adjustments and repairs until the site is under the control of the Owner. Prior to turnover, the Contractor shall correct any defects without expense to the Owner. Vandalism and Acts of God are not considered unusual, and are therefore the Contractor's risk. Any settling of disturbed earth which may occur during the warranty period, shall be repaired without expense to the Owner, including complete restoration of all damaged property.
- PART 2 PRODUCTS**
- 2.01 MATERIALS**
- Topsoil stockpiled from on-site scrapings shall be defined as having organic matter mixed with the top layer of soil. Debris including limbs, rocks greater than 2" in average size, and other materials will not be acceptable.
  - Seed shall be Arkansas Valley Seed or approved equivalent, located at 4333 Hwy. 66, Longmont, Colorado (970-535-4481).
  - Seed Mix shall be as specified on the drawings. Provide proof of seed type, quality and source to the Project Manager prior to commencing seeding operations.
  - Erosion blankets shall be Greenix 4505B, single organic net straw, or approved equivalent.
- PART 3 EXECUTION**
- 3.01 IMPLEMENTATION AND SCHEDULING**
- The seeding work shall be scheduled by the Contractor in such a way that the completed seed installation shall not be damaged by others or be unreasonable to the extent of unlikely germination during the remaining growing season. Multiple seedings may be necessary to protect open ground during the construction process. Erosion caused by open ground shall not be considered Acts of God or unusual circumstances. The Contractor has an obligation to protect the site from wind and water erosion throughout the course of construction and to deliver to the Owner semi-established vegetation. If supplemental watering is considered necessary, that shall not be considered an extra cost to the Owner due to normally dry conditions in the foothills of Colorado.
  - Topsoil spreading is critical to re-establishing native vegetation whereby the grasses and shrubs will regenerate, providing a seamless integration of plant species. Spread topsoil uniformly over all areas to be revegetated. Incorporate into the top 6" of compacted finished grades by discing, rototilling and/or harrowing. Do not layer the soil that will cause slippage.
  - Seed shall be installed by drill (Billion or equivalent) whenever possible, where conditions prohibit drilling, broadcasting and raking and/or hydroseeding may be used. Discuss methods and equipment at the pre-construction meeting.
  - Erosion blankets shall be installed over all seeded areas regardless of slope. This is to protect the seed bed from wind and water erosion and to maintain a clean finished appearance during seed germination and establishment. Install in strict conformance with manufacturer's recommendations for stapling and trenching. Failures in proper anchoring will result in replacement.
- 3.02 INSPECTIONS**  
The Contractor shall arrange a meeting with the Project Manager prior to commencing work at which time the Contractor shall be informed of the specific instructions required and the method of calling for such inspections as the individual work is completed.
- 3.03 PROTECTION AND REPAIRS**
- It shall be the responsibility of the Contractor to protect and preserve all existing and new plant materials, structures, etc. from damage during seed installation. Repair or restore damaged items to the satisfaction of the Project Manager.
  - All seeding under trees or shrubbery shall be done by hand or other methods in order to minimize damage to root systems. All drilling shall be no less than six feet (6') from the trunk of any tree, unless approved in writing by the Project Manager.
  - Lawn area damage shall be kept to a minimum. Any damage due to access or construction activity shall be repaired and paid for by the Contractor.
- 3.04 CLEAN UP**  
Perform clean up as a continuous operation throughout the duration of the work, including vehicle tracking and litter.
- 3.05 MAINTENANCE**  
It shall be the responsibility of the Contractor to maintain all seeded areas up to Final Acceptance. Thereafter, maintenance shall be the responsibility of the Owner.
- 3.06 FINAL INSPECTION AND ACCEPTANCE**  
Acceptance of the seed installation will be determined at final completion of the overall project, or at the end of the warranty period, whichever is longer. Partial acceptance will not be considered due to possible damages to the seeded area by others beyond the control of the Owner.

MATCHLINE - SHEET 24



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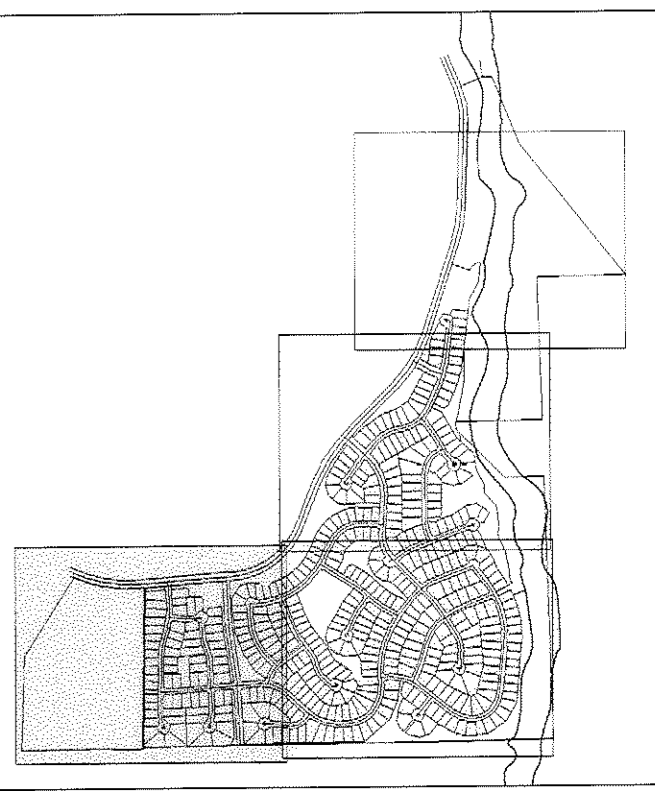
CASTLE ROCK  
REG. NO. 332

CRYSTAL VALLEY RANCH FILING NO. 5  
PRELIMINARY PLAT & FINAL PD SITE PLAN  
LANDSCAPE AND IRRIGATION PLAN  
FEBRUARY 7, 2005 SHEET 22 OF 25

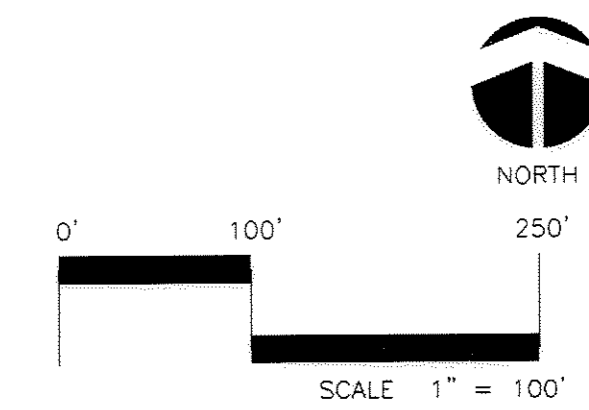
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## PRELIMINARY PLAT & FINAL PD SITE PLAN SHEET 23 OF 25



KEY MAP



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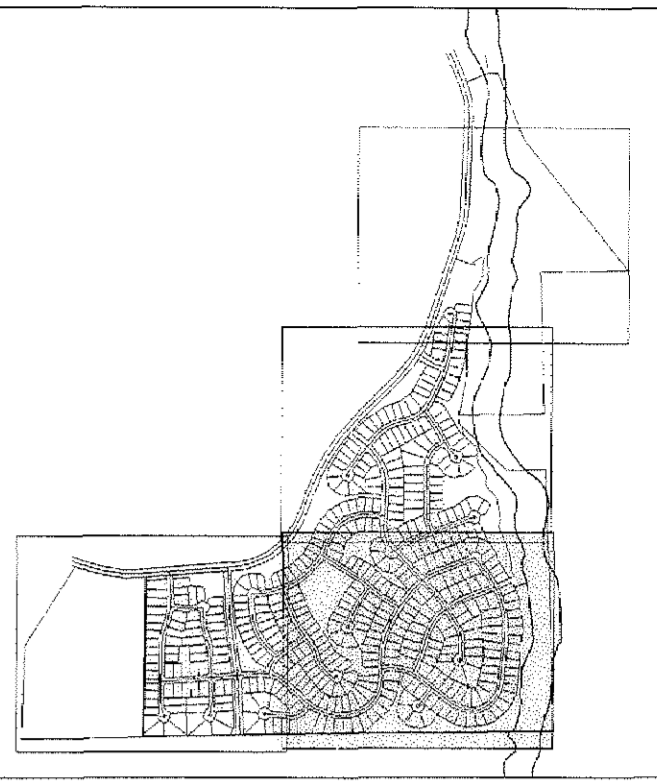
CASTLE ROCK  
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CRYSTAL VALLEY RANCH FILING NO. 5  
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 LANDSCAPE AND IRRIGATION PLAN  
 FEBRUARY 7, 2005 SHEET 23 OF 25

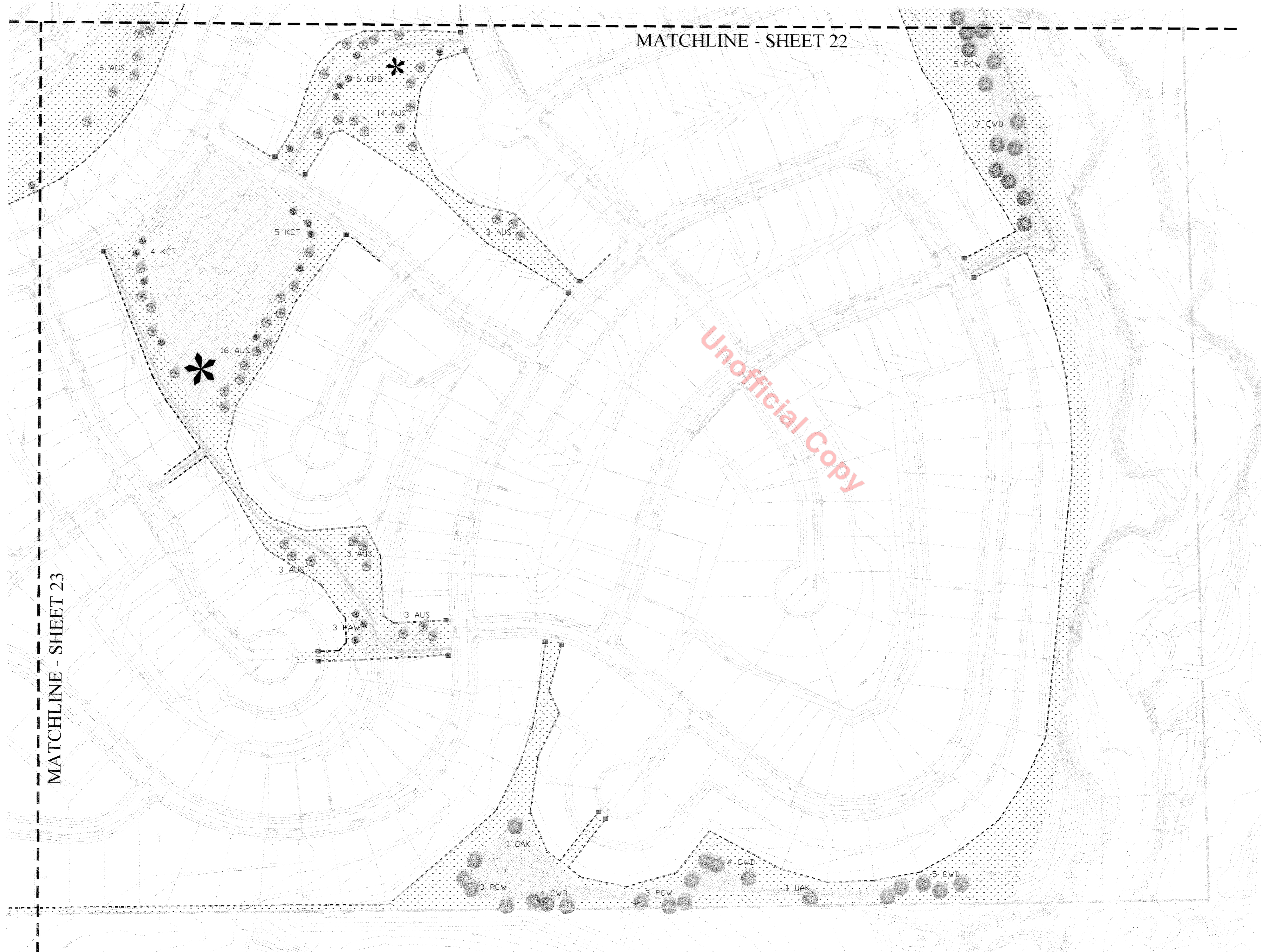
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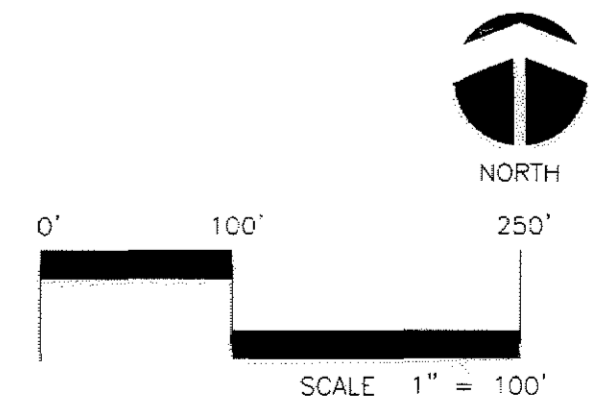
## PRELIMINARY PLAT & FINAL PD SITE PLAN SHEET 24 OF 25



KEY MAP



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## PRELIMINARY PLAT & FINAL PD SITE PLAN SHEET 25 OF 25

### IRRIGATION SPECIFICATIONS

- PART 1 GENERAL**
- 1.01 WORK INCLUDED**
- A. Work includes all labor, material and equipment necessary to furnish and install an automatic underground irrigation system as specified and indicated on the Drawings.
- 1.02 QUALITY ASSURANCE**
- A. Installers Qualifications: Minimum of five years experience installing irrigation systems of comparable size. Submit experience and references upon request.
- B. Quality Control: Obtain Landscape Architect's acceptance of installed and tested irrigation system components prior to and after installing backfill materials.
- 1.03 SUBMITTALS**
- A. Products: Use equipment as specified. If alternates are proposed, submit manufacturer's product data including installation and operation instructions for each of the system components. Reuse of used components is subject to approval. All other materials must be new and fully warranted by the manufacturer.
- B. As-Built: The Contractor shall supply the Landscape Architect with a legibly marked field drawing with all deviations from the original recorded thereon. The Landscape Architect shall make all recorded changes to the original CAD drawings which shall become a permanent record of the installed work.
- 1.04 DELIVERY, STORAGE AND HANDLING**
- A. Storage and Handling: Store and handle all irrigation equipment to prevent damage, deterioration and theft which could cause installation delays.
- 1.05 PROJECT CONDITIONS**
- A. Locate existing utilities and make connections as required for this work. Saw cut existing pavements and tunnels under concrete walks where necessary.
- 1.06 WARRANTY**
- A. Warrant all irrigation equipment and installation for one (1) calendar year following Turn Over. Warranty includes trench and head settlement greater than 1".
- PART 2 PRODUCTS**
- 2.01 MATERIALS**
- A. General: Unless existing equipment is to be used, provide only new materials without flaws or defects and of the highest quality of their specified class and kind.
- B. Brand or Product: Refer to the Irrigation Equipment List on this drawing for desired equipment. Because of similarities in competitive brands, alternate equipment will be considered if the bidder/contractor requests approval prior to the bid date. Approval, if granted, will be in the form of a written addendum so that all bidders have the same advantage in pricing. If written approval is not in hand at the time bids are submitted, the equipment shall be exactly as stated on the equipment list.
- PART 3 EXECUTION**
- 3.01 PREPARATION**
- A. Irrigation system layout is diagrammatic. Exact locations of irrigation components shall be established by the Contractor in the field at the time of installation. Layout and stake the location of each pipe run and all sprinkler heads and sprinkler valves. Obtain Landscape Architect's acceptance of significant deviations.
- 3.02 INSTALLATION**
- A. Excavating and Backfilling: All excavation shall be considered unclassified excavation and include all materials encountered. Excavate trenches of sufficient depth and width to permit proper handling and installation of pipe and fittings. Excavate to depths required to provide 2" depth of earth fill or sand bedding for piping when rock or other unsuitable bearing material is encountered. Fill to match adjacent grade elevations with approved earth fill material. Place and compact fill in layers not greater than 8" in depth.
- B. Plastic Pipe: Install plastic pipe and fittings in accordance with manufacturer's installation instructions, including recommendations on Teflon tape and pipe jointing compounds. Provide for thermal expansion and contraction. Saw cut plastic pipe using a square-in-sawing vice to ensure a square cut. Remove burrs and shavings at cut ends prior to installation. Make connections with solvent weld joints or slip seal joints. Use only solvent recommended by the pipe manufacturer. Allow joints to set at least 24 hours before pressure is applied to the system. Maintain pipe interiors free of dirt and debris. Close open ends of pipe by acceptable methods when pipe installation is not in progress.
- C. Sprinkler Heads, Fittings, Valves and Accessories: Install fittings, valves, irrigation heads, risers and accessories in accordance with the Detailed Drawings and manufacturer's recommendations, except as otherwise indicated. Set sprinkler heads perpendicular to finished grades unless otherwise indicated.
- D. Flushing, Adjustment and Testing: Flush piping and risers after installation with a full head of water prior to sprinkler head installation. Adjust all irrigation components after installation for proper and adequate distribution of the water over the coverage pattern. Test system upon completion of each section. Make necessary repairs and retest repaired sections as required.
- E. Service: Return to the site during the fall season, regardless of maintenance responsibility, and demonstrate to the Owner's representative winterization procedures by draining all water from the system. Return to the site during the subsequent spring season and demonstrate to the Owner's representative the proper procedure for system startup, operation and maintenance. Make any warranty repairs or adjustments.
- 3.03 CLEANING**
- A. Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soil, debris, and equipment. Maintain disposal route clear, clean and free of debris.

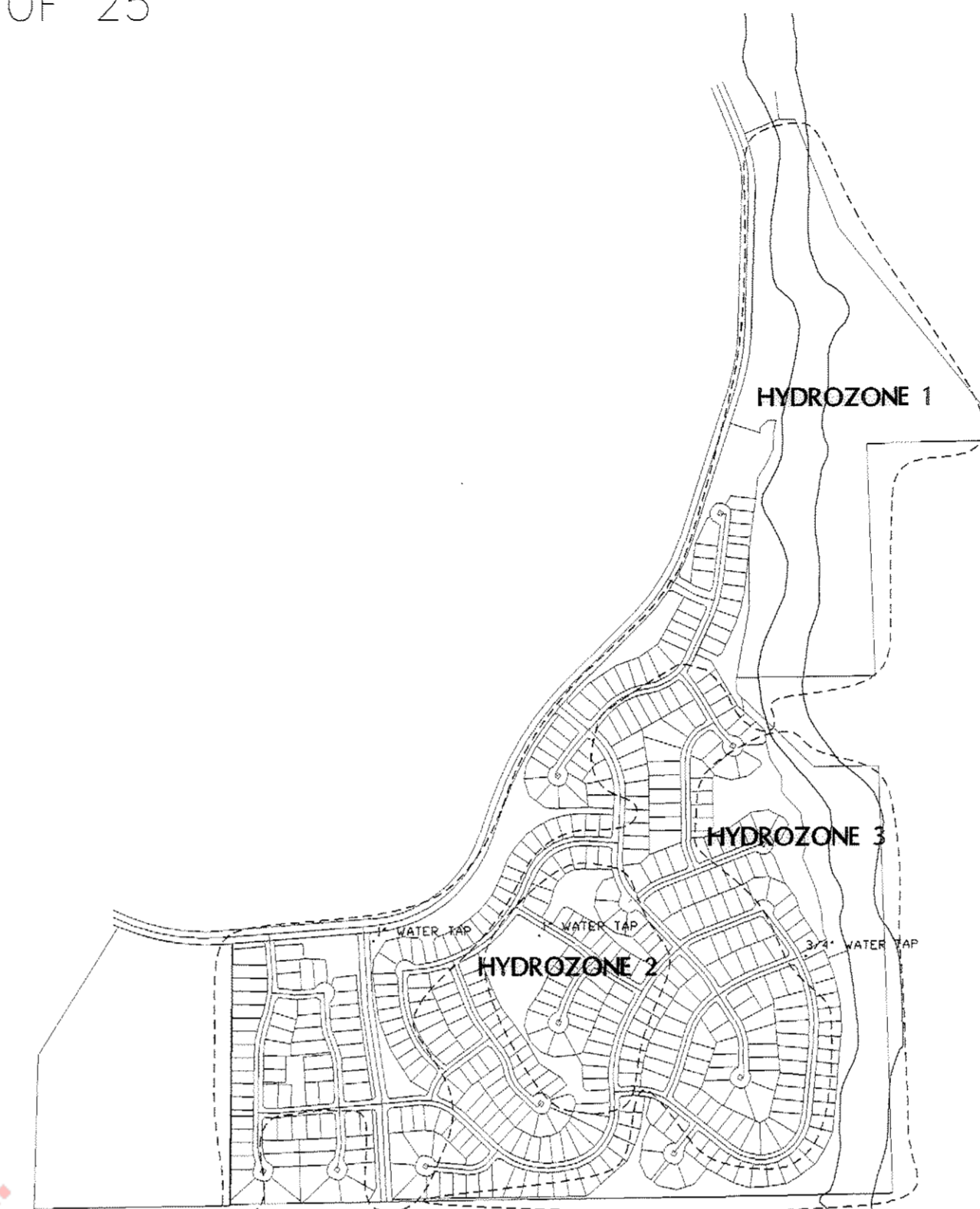
### IRRIGATION NOTES

- THIS IS A CONCEPTUAL PLAN INTENDED TO ILLUSTRATE LAYOUT METHODS OF PLANT WATERING AND SCHEDULING.
- A DETAILED IRRIGATION DESIGN WILL BE PREPARED UPON APPROVAL OF THE FILING NO. 5 LANDSCAPE PLAN.
- NATIVE GRASSES WILL NOT BE IRRIGATED. THESE GRASSES OCCUR NATURALLY AT CRYSTAL VALLEY RANCH AND WILL REESTABLISH WITHOUT SUPPLEMENTAL IRRIGATION.
- PLANTS HAVE BEEN SELECTED FOR ADAPTABILITY TO THIS ELEVATION AND CLIMATE. HOWEVER, IRRIGATION WILL BE NECESSARY FOR PLANT ESTABLISHMENT AND TO PROMOTE HEALTHY GROWTH. THEREFORE, DRIP IRRIGATION WILL BE USED FOR SHRUBS AND ORNAMENTAL GRASSES, AND BUBBLER IRRIGATION WILL BE USED FOR ORNAMENTAL AND SHADE TREES, AS WELL AS EVERGREEN TREES. ALL PLANTS WILL BE MULCHED TO CONSERVE MOISTURE.
- PLANT TYPES WILL BE ZONED ACCORDING TO WATER NEEDS. FOR EXAMPLE, EVERGREEN TREES WILL BE WATERED SEPARATELY FROM ROSES DUE TO ROOT SIZE AND OVERALL PLANT SIZE.
- ALL PLANT WATERING WILL CONFORM TO THE TOWN OF CASTLE ROCK'S THREE DAY WATERING SCHEDULE FROM 11:00 PM TO 4:00 AM.

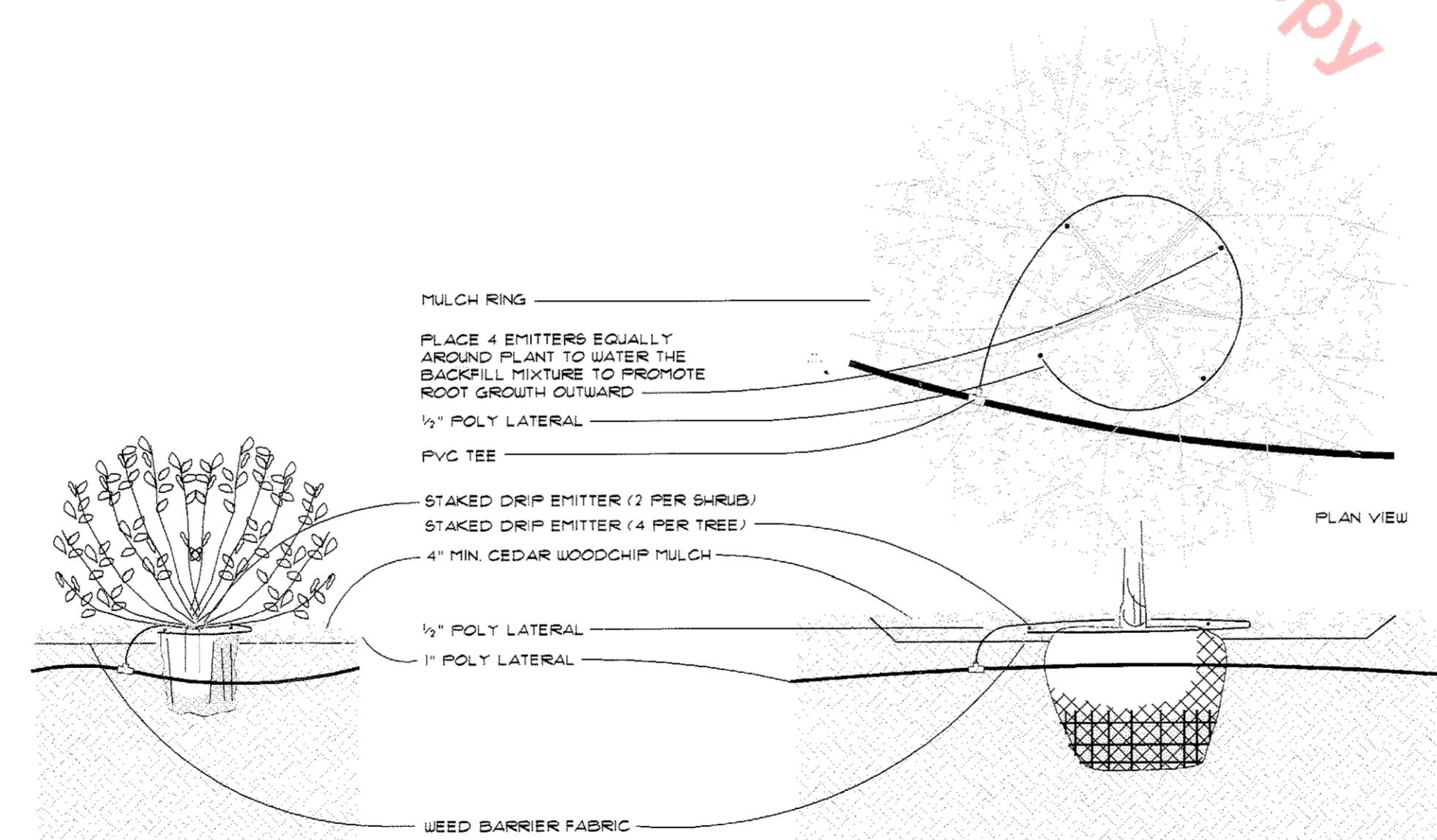
### WATER USE ANALYSIS

HYDROZONE	ENTRY BEDS	TURFGRASS	TREES
	SF	SF	EA (SF)
1	10,166	0	103
2	0	100,181	59
3	0	0	50
<b>TOTAL</b>	<b>10,166</b>	<b>100,181</b>	<b>212</b>
<b>IWR</b>	<b>15"/YEAR</b>	<b>25"/YEAR</b>	<b>13"/YEAR</b>
<b>LVUR</b>	<b>3.0</b>	<b>5.0</b>	<b>2.6</b>

CLWUR 2.2



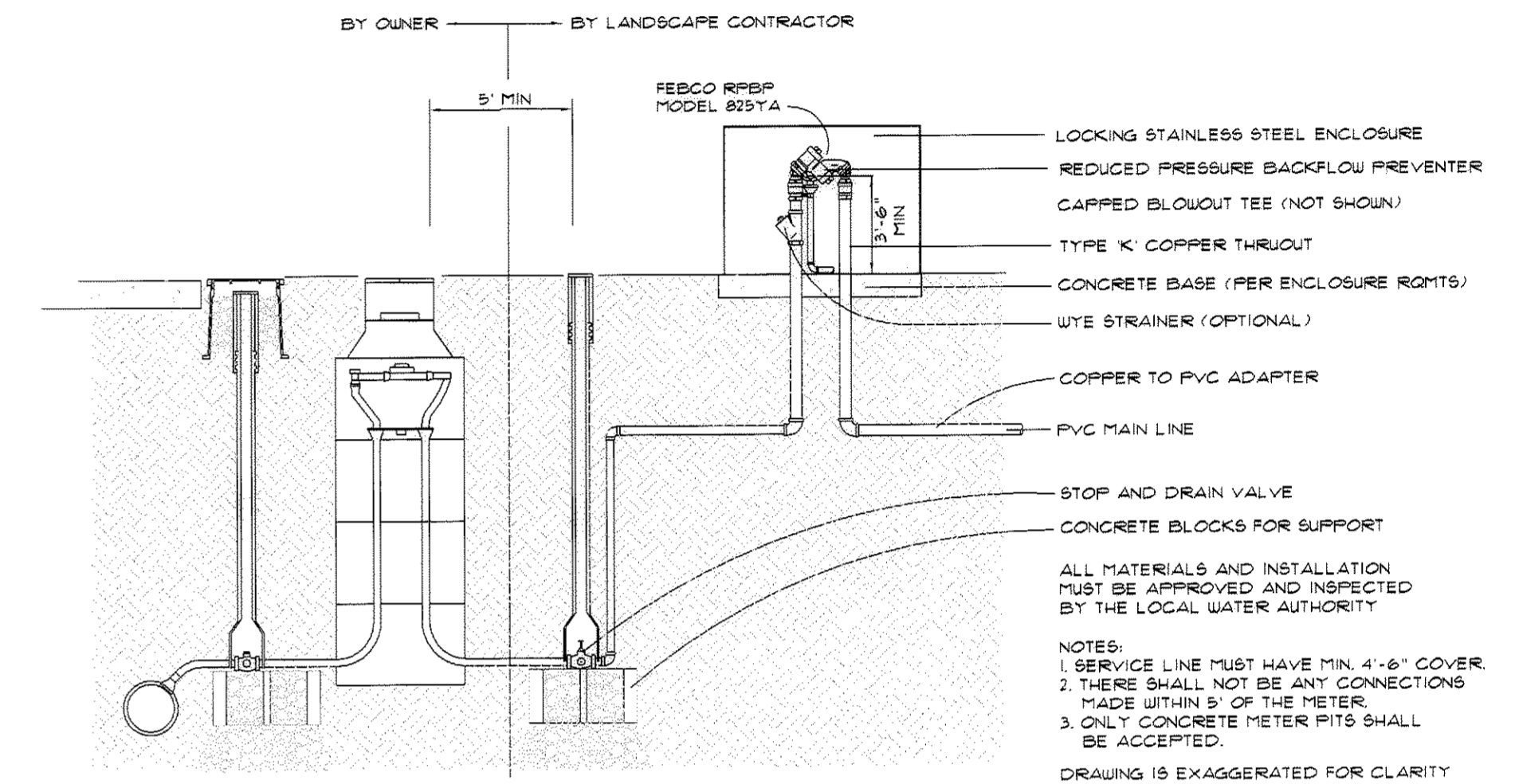
### HYDROZONES



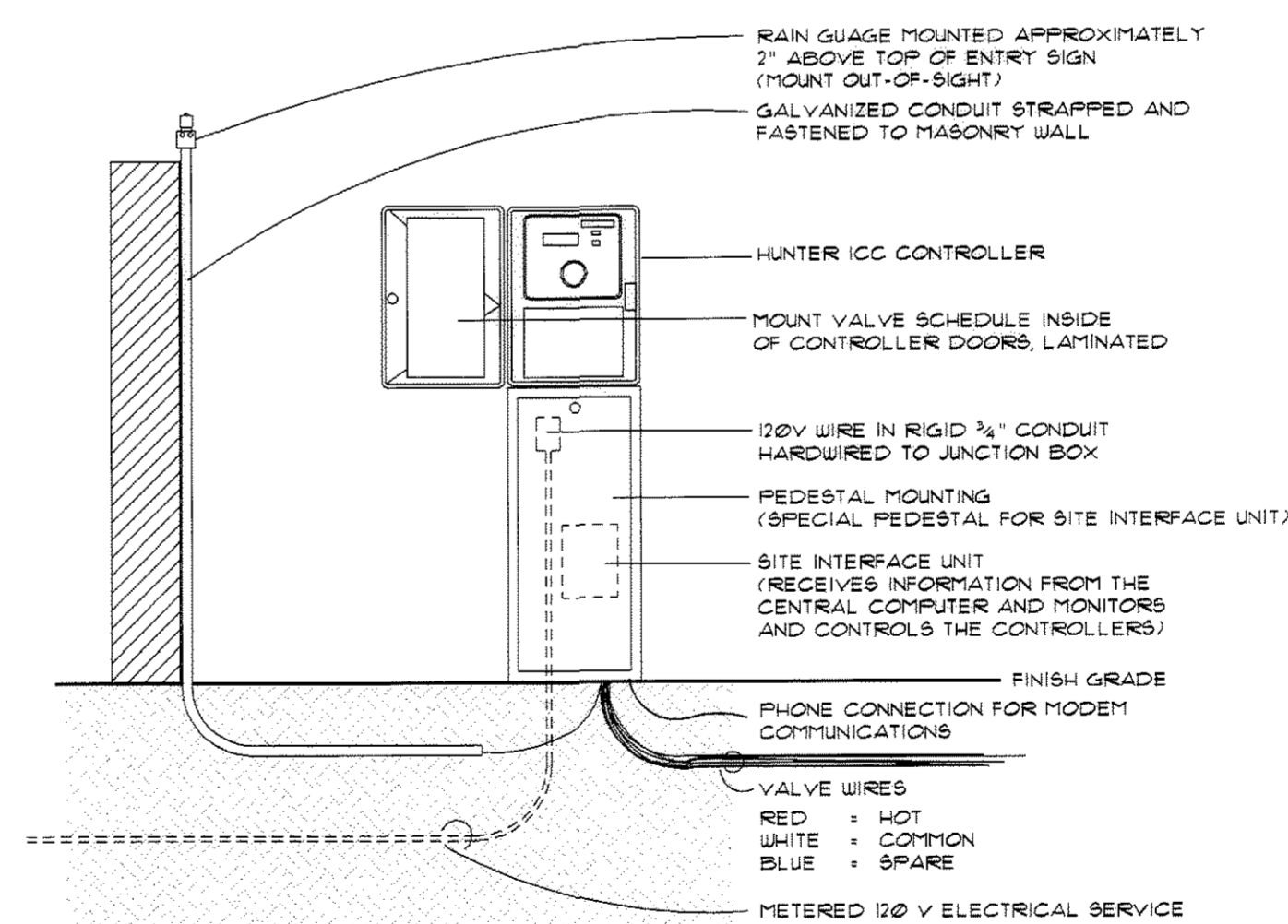
### DRIP EMITTERS FOR SHRUBS

### DRIP EMITTERS FOR TREES (EVERGREEN AND DECIDUOUS)

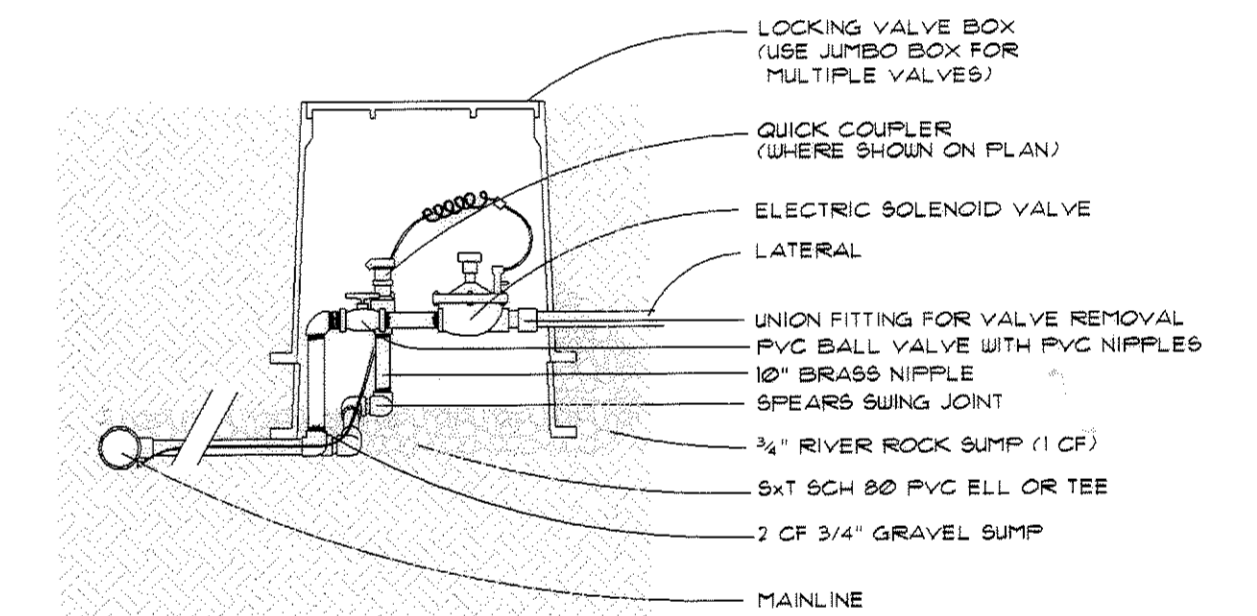
NOTE:  
DUE TO DIFFERENT WATERING REQUIREMENTS, ZONE DECIDUOUS TREES SEPARATE FROM EVERGREEN TREES



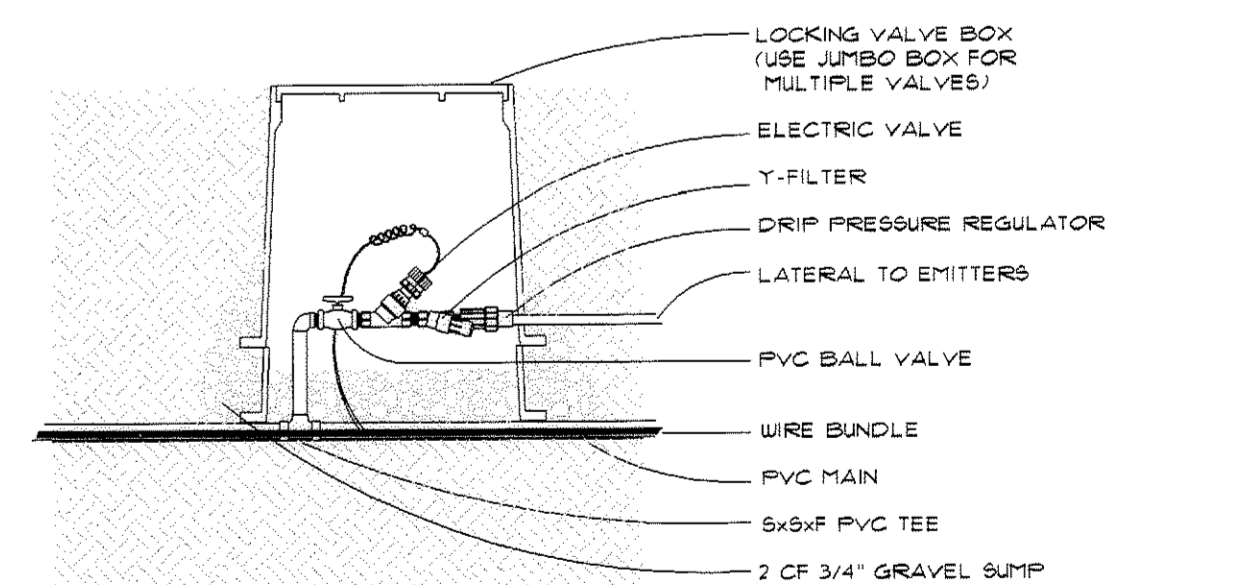
### TYPICAL WATER CONNECTION



### IRRIGATION CONTROLLER INSTALLATION



### ELECTRIC VALVE / QUICK COUPLER ASSEMBLY



### ELECTRIC DRIP VALVE ASSEMBLY

RockneCortjDesign

CONTRIBUTOR TO THE PROJECT OF  
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