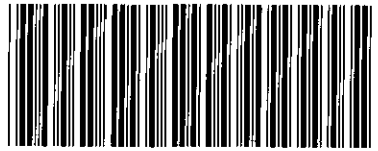


14
141

OFFICIAL RECORDS
DOUGLAS COUNTY CO
JACK ARROWSMITH
CLERK & RECORDER
RECORDING FEE: \$141.00
15 PGS

2008051988
07/24/2008 10:59 AM



PLAT IDENTIFICATION SHEET

Maple Grove Land Limited Partnership
Richard A. Putnam
Wayne E. Brown Family, LLC

Grantor (owner)

Grantor (owner)

Crystal Valley Ranch 7 Preliminary Plat/Final PD Site Plan

UNOFFICIAL COPY

Grantee (name of plat or condo)

Grantee (name of plat or condo)

Subdivision Info: Crystal Valley Ranch Filing: 7

Condo Info: Phase _____ Bldg _____ Unit _____

25

8

67

Section

Township

Range

Cross Reference numbers: (reception #s or book and page)

2004040355

2004104297

PRELIMINARY PLAT & FINAL PD SITE PLAN
CRYSTAL VALLEY RANCH FILING NO. 7
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 AND THE NORTHWEST 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
 (05-009)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THE EAST TERMINUS BEING THE SOUTHEAST CORNER OF SAID SECTION 23 AND MONUMENTED BY A FOUND 3 1/4" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6935". THE WEST TERMINUS BEING THE SOUTH QUARTER CORNER OF SAID SECTION 23 AND MONUMENTED BY A FOUND 2 1/2" ALUMINUM CAP STAMPED "ARCHER AND ASSOC LS 6935". THE BEARING BEING S89°47'24"W PER ALTA/ACSM LAND TITLE SURVEY DEPOSITED WITH THE OFFICE OF THE RECORDER, COUNTY OF DOUGLAS AT RECEPTION NUMBER LSP-2682, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24; THENCE N02°12'07"E A DISTANCE OF 1990.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CRYSTAL VALLEY PARKWAY AS RECORDED UNDER RECEPTION NO. 02037509, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY OF CRYSTAL VALLEY PARKWAY N50°29'59"E, A DISTANCE OF 1048.87 FEET;
 THENCE LEAVING SAID RIGHT-OF-WAY S47°21'22"E, A DISTANCE OF 334.50 FEET;
 THENCE S49°09'16"E, A DISTANCE OF 612.53 FEET;
 THENCE S23°24'10"E, A DISTANCE OF 286.05 FEET;
 THENCE N88°03'18"E, A DISTANCE OF 442.78 FEET;
 THENCE N62°55'52"E, A DISTANCE OF 306.45 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF LOOP ROAD AS RECORDED UNDER RECEPTION NO. 2002097027 RECORDS OF DOUGLAS COUNTY;
 THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY S07°13'36"W, A DISTANCE OF 264.45 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF CRYSTAL VALLEY RANCH FILING NO. 3 AS RECORDED UNDER RECEPTION NO. 2004126947, RECORDS OF DOUGLAS COUNTY;

THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES:
 1) S88°21'37"W, A DISTANCE OF 134.23 FEET;
 2) N82°46'24"W, A DISTANCE OF 261.84 FEET TO A POINT ON THE WESTERLY BOUNDARY OF CRYSTAL VALLEY RANCH FILING NO. 3;
 3) S39°43'47"W, A DISTANCE OF 534.85 FEET;
 4) S01°30'48"W, A DISTANCE OF 802.34 FEET;
 5) S17°57'06"E, A DISTANCE OF 87.42 FEET;
 6) S78°23'01"E, A DISTANCE OF 177.71 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF LOOP ROAD;
 THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

1) ON THE ARC OF CURVE TO THE LEFT, WHOSE CENTER BEARS S54°28'52"E, HAVING A RADIUS OF 955.00 FEET, A DELTA OF 62°16'14", A DISTANCE OF 1037.92 FEET TO A POINT OF TANGENT;
 2) S26°45'06"E A DISTANCE OF 392.69 FEET TO A POINT ON CURVE;
 3) THENCE ON THE ARC OF CURVE TO THE RIGHT, WHOSE CENTER BEARS S61°08'32"W, HAVING A RADIUS OF 966.00 FEET, A DELTA OF 18°45'35", A DISTANCE OF 316.29 FEET TO A POINT ON CURVE;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S79°54'07"W, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 90°22'59", A DISTANCE OF 55.21 FEET TO A POINT OF TANGENT;
 THENCE S79°31'09"W, A DISTANCE OF 8.36 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 543.00 FEET, A DELTA OF 09°34'35", A DISTANCE OF 90.76 FEET TO A POINT OF TANGENT;
 THENCE S89°05'44"W, A DISTANCE OF 366.84 FEET;
 THENCE N00°54'16"W, A DISTANCE OF 15.00 FEET;
 THENCE S89°05'44"W, A DISTANCE OF 737.64 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF THE CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, A DELTA OF 15°05'14", A DISTANCE OF 35.55 FEET TO A POINT OF TANGENT;
 THENCE S74°00'30"W, A DISTANCE OF 56.32 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, A DELTA OF 09°59'57", A DISTANCE OF 28.80 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CRYSTAL VALLEY RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2002087570, DOUGLAS COUNTY RECORDS;

THENCE NORTHERLY ALONG SAID BOUNDARY THE FOLLOWING TWENTY-SIX (26) COURSES:
 1) N76°01'25"E, A DISTANCE OF 16.08 FEET;
 2) N22°41'21"W, A DISTANCE OF 54.61 FEET;
 3) N22°23'27"W, A DISTANCE OF 142.96 FEET;
 4) N18°33'36"E, A DISTANCE OF 51.51 FEET;
 5) N08°21'07"W, A DISTANCE OF 134.78 FEET;
 6) N32°40'36"E, A DISTANCE OF 167.79 FEET;
 7) N02°25'53"W, A DISTANCE OF 137.94 FEET;
 8) N05°41'55"E, A DISTANCE OF 185.60 FEET;
 9) N11°17'05"W, A DISTANCE OF 183.74 FEET;
 10) N16°20'37"W, A DISTANCE OF 113.42 FEET;
 11) N08°42'36"W, A DISTANCE OF 58.22 FEET;
 12) N02°37'44"W, A DISTANCE OF 132.05 FEET;
 13) N08°47'03"E, A DISTANCE OF 241.35 FEET;
 14) N00°54'06"E, A DISTANCE OF 152.27 FEET;
 15) N15°38'22"E, A DISTANCE OF 173.67 FEET;
 16) N02°37'34"E, A DISTANCE OF 113.14 FEET;
 17) N33°40'27"E, A DISTANCE OF 96.19 FEET;
 18) N20°24'50"W, A DISTANCE OF 235.33 FEET;
 19) N08°27'22"W, A DISTANCE OF 176.89 FEET;
 20) N41°22'06"W, A DISTANCE OF 174.42 FEET;
 21) N25°15'38"W, A DISTANCE OF 234.66 FEET;
 22) N07°51'31"W, A DISTANCE OF 77.70 FEET;
 23) N12°08'04"E, A DISTANCE OF 64.95 FEET;
 24) N35°04'10"W, A DISTANCE OF 144.33 FEET;
 25) N46°54'20"W, A DISTANCE OF 167.20 FEET;
 26) N54°31'52"W, A DISTANCE OF 219.50 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 98.0402 ACRES.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH FILING NO. 7 IN THE TOWN OF CASTLE ROCK.

MAPLE GROVE LAND LIMITED PARTNERSHIP,
 A MINNESOTA LIMITED PARTNERSHIP,
 7808 CREEKCRIDGE CIRCLE, BLOOMINGTON, MN. 55439
 JAMES DEVELOPMENT COMPANY,
 A MINNESOTA CORPORATION, GENERAL PARTNER
 BY: James L. Ostenson
 JAMES L. OSTENSON, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF February, 2008
 JAMES L. OSTENSON AS PRESIDENT OF JAMES DEVELOPMENT COMPANY
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2010
Nancy Schuel
 NOTARY PUBLIC

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

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF February, 2008
 RICHARD A. PUTNAM AS AN INDIVIDUAL
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2010
Nancy Schuel
 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
 GREGORY W. BROWN, CHIEF MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF February, 2008
 GREGORY W. BROWN AS CHIEF MANAGER OF WAYNE E. BROWN FAMILY, L.L.C.
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 6-1-2010
Nancy Schuel
 NOTARY PUBLIC

LIEN HOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE CRYSTAL VALLEY RANCH FILING NO. 7 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. Scheonecker
 SUBSCRIBED AND SWORN BEFORE ME THIS 22nd DAY OF February, 2008, Edward J. Scheonecker AS Vice President of Wells Fargo Bank National Association
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: January 31, 2010
Christ D. Understern
 NOTARY PUBLIC

TITLE CERTIFICATION:

I, Sandra M. Newberry, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIEN HOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS 16th DAY OF April, 2008
Sandra M. Newberry
 AUTHORIZED REPRESENTATIVE

LAND TITLE GUARANTEE COMPANY
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF April, 2008, BY Sandra M. Newberry OF LAND TITLE GUARANTEE COMPANY.

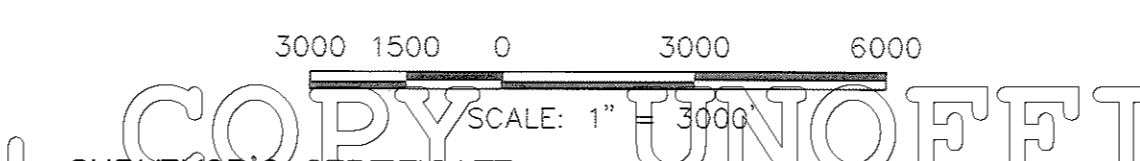
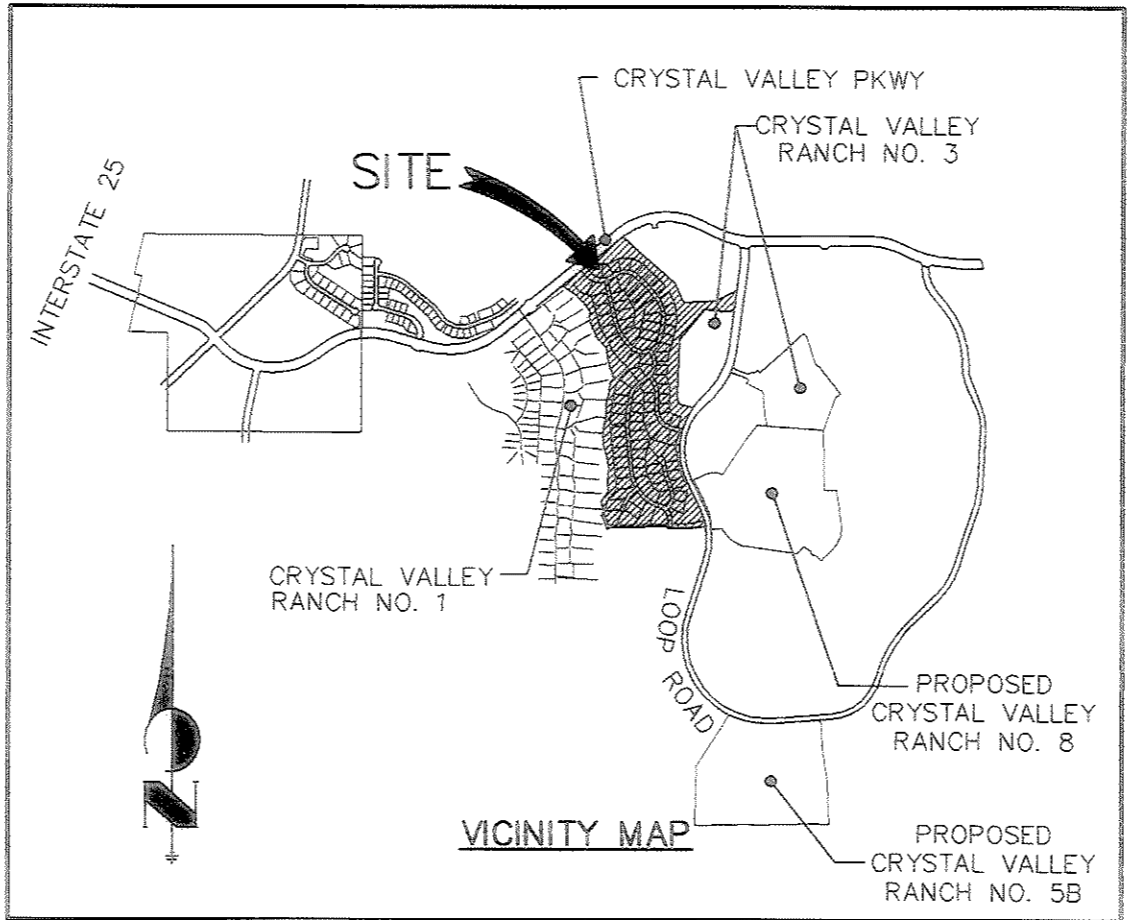
WITNESS MY HAND AND SEAL
 LINDA STAFFORD
 NOTARY PUBLIC
 STATE OF COLORADO
 MY COMMISSION EXPIRES: 11-27-2010
Linda Stafford
 NOTARY PUBLIC

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

ENGINEER/SURVEYOR:
 JR ENGINEERING
 4310 ARROWSWEST
 COLORADO SPRINGS, COLORADO 80907
 CONTACT: STEVE CRANE
 PHONE: (719) 593-2593

LAND PLANNER:
 JR ENGINEERING
 4310 ARROWSWEST
 COLORADO SPRINGS, COLORADO 80907
 CONTACT: STEVE CRANE
 PHONE: (719) 593-2593

LANDSCAPE ARCHITECT:
 ROCKNE CORTY DESIGN
 POST OFFICE BOX 3354
 CENTENNIAL, COLORADO 80151
 CONTACT: DOUG ROCKNE
 PHONE: (303) 770-6746



SURVEYOR'S CERTIFICATE:

I, CORY L. SHARP, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE CRYSTAL VALLEY RANCH FILING NO. 7 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THE SAME.

CORY L. SHARP, 3282 S. 10th Ave, Suite 100, Aurora, CO 80014
 COLORADO P.E. NO. 3282
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: February 15, 2008

STATEMENT FOR CIVIL ENGINEER:

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

Steve Rossoll
 STEVE ROSSOLL, PROFESSIONAL ENGINEER
 COLORADO P.E. NO. 34655
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE: 2/15/08

PROJECT BENCHMARKS:

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

FLOODPLAIN:

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0303F AND 08035C0304F, EFFECTIVE SEPTEMBER 30, 2005.

TOWN CERTIFICATION:

A. PLANNING COMMISSION RECOMMENDATION:
 THE PRELIMINARY PLAT AND FINAL PD SITE PLAN FOR CRYSTAL VALLEY RANCH FILING NO. 7 WERE RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 28th DAY OF February, 2008
Deborah A. West
 CHAIRMAN DATE: Jan 9, 2008
 ATTEST: Jan 1, 2008
 DIRECTOR OF DEVELOPMENT SERVICES DATE: Jan 1, 2008

B. TOWN COUNCIL APPROVAL:
 THE PRELIMINARY PLAT AND FINAL PD SITE PLAN AND ZONING REGULATIONS FOR CRYSTAL VALLEY RANCH FILING NO. 7 WERE APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 28th DAY OF February, 2008
John E. Loeff
 MAYOR DATE: 2-10-08
 ATTEST: Sally New
 TOWN CLERK DATE: 2-10-08

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF DOUGLAS } SS
 I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THE 28th DAY OF February, 2008 AT 10:51 O'CLOCK A.M. AND WAS RECORDED NUMBER 2008051988
 DOUGLAS COUNTY CLERK AND RECORDER
 BY: Nancy Schuel
 DEPUTY

NOTES:

- THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THIS PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- NO SOLID OBJECT EXCEEDING 36" IN HEIGHT ABOVE THE FINISH 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S CURRENT WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY.
- 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.
- 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.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS.
- UNLESS OTHERWISE NOTED, A 10-FOOT DRY UTILITY EASEMENT SHALL BE LOCATED ALONG ALL PUBLIC RIGHTS-OF-WAY.
- ALL EASEMENTS SHALL BE DEDICATED WITH FINAL PLATS.
- APPROVAL OF THE PRELIMINARY PLAT/FINAL PD 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.
- TRACT A WILL BE OWNED AND MAINTAINED BY THE CRYSTAL VALLEY RANCH FILING NO. 7 MASTER HOMEOWNERS ASSOCIATION FOR OPEN SPACE, PEDESTRIAN TRAIL.
- TRACT B WILL BE OWNED AND MAINTAINED BY THE CRYSTAL VALLEY RANCH FILING NO. 7 HOMEOWNERS ASSOCIATION FOR OPEN SPACE, PUBLIC UTILITIES, AND DRAINAGE.
- TRACT C WILL BE OWNED AND MAINTAINED BY THE CRYSTAL VALLEY RANCH FILING NO. 7 MASTER HOMEOWNERS ASSOCIATION FOR OPEN SPACE, AND PUBLIC UTILITIES, DRAINAGE AND LANDSCAPING.
- TRACT D WILL BE OWNED AND MAINTAINED BY THE CRYSTAL VALLEY RANCH FILING NO. 7 HOMEOWNERS ASSOCIATION FOR OPEN SPACE, AND PUBLIC UTILITIES, DRAINAGE AND LANDSCAPING.
- THE FOLLOWING LOTS ARE PARTIALLY LOCATED IN THE MINOR SKYLINE AREA (SKYLINE AREAS WHERE 25 FOOT STRUCTURES WOULD NOT BE VISIBLE, BUT 35 FOOT STRUCTURES WOULD BE VISIBLE FROM SEVERAL POINTS ALONG VIEWING PLATFORMS AND LANDSCAPING):
 BLOCK 2 - LOTS 21 THROUGH 23
 BLOCK 3 - LOTS 1 THROUGH 12, 17 THROUGH 37
 BLOCK 4 - LOTS 14 THROUGH 16
- THE FOLLOWING LOTS ARE PARTIALLY LOCATED IN THE MODERATE SKYLINE AREA (SKYLINE AREAS WHERE 25 FOOT STRUCTURES WOULD BE VISIBLE FROM SEVERAL POINTS ALONG THE VIEWING PLATFORMS):
 BLOCK 3 - LOTS 1 THROUGH 11, 18 THROUGH 35
- UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE FIVE-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

INDEX OF SHEETS

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COVER SHEET
 CRYSTAL VALLEY RANCH FIL. NO. 7
 JOB NO. 29897.11
 JANUARY 11, 2005
 SHEET 1 OF 14



4310 ArrowsWest Drive • Colorado Springs, CO 80907
 719-593-2593 • Fax: 719-528-6610 • www.jrengineering.com

PRELIMINARY PLAT & FINAL PD SITE PLAN
CRYSTAL VALLEY RANCH FILING NO. 7
 AN PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 AND THE NORTHWEST 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

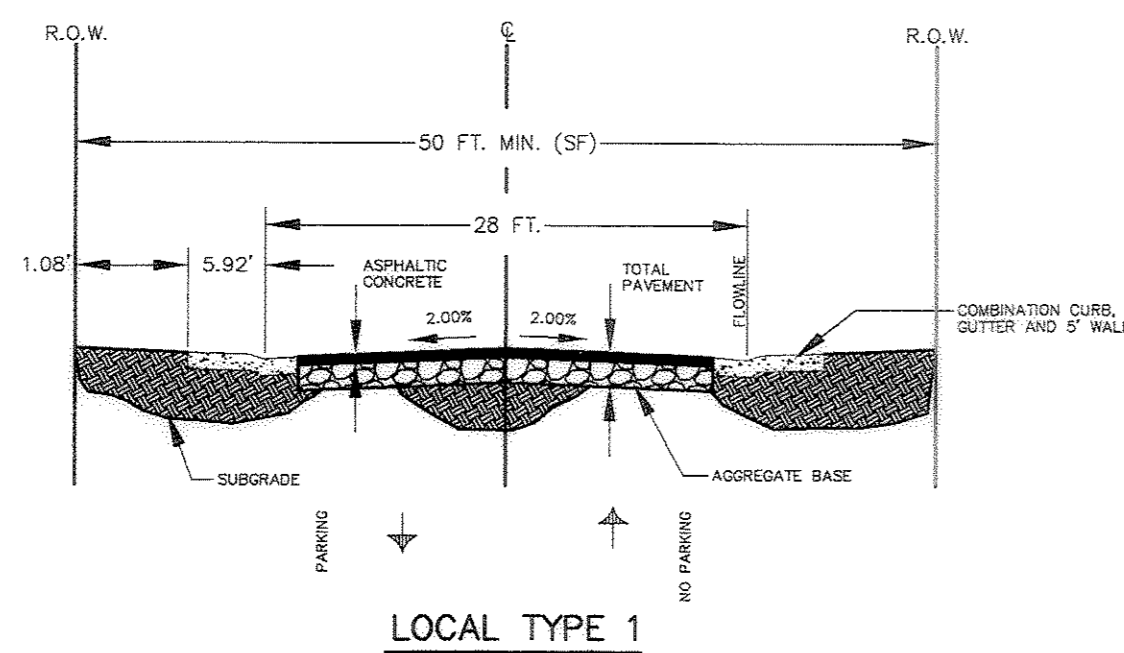
SUMMARY TABLE (PA-15E)

TRACT	ACREAGE	OWNERSHIP / MAINTENANCE	USAGE	ZONING	USAGE TYPE
Tract "A"	14.94	THE CRYSTAL VALLEY RANCH FIL. NO. 7 HOMEOWNERS ASSOCIATION	PRIVATE		OPEN SPACE/PEDESTRIAN TRAIL
Tract "B"	3.96	THE CRYSTAL VALLEY RANCH FIL. NO. 7 HOMEOWNERS ASSOCIATION	PRIVATE		LANDSCAPING/UTILITIES/DRAINAGE
Tract "C"	12.84	THE CRYSTAL VALLEY RANCH FIL. NO. 7 MASTER HOA	PUBLIC	OSP	OPEN SPACE/UTILITIES/DRAINAGE/LANDSCAPING
Tract "D"	5.61	THE CRYSTAL VALLEY RANCH FIL. NO. 7 HOMEOWNERS ASSOCIATION	PRIVATE		LANDSCAPING/UTILITIES/DRAINAGE
TOTAL	37.35				

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

UNOFFICIAL COPY UNOFFICIAL COPY **SITE DATA** UNOFFICIAL COPY UNOFFICIAL COPY

LAND AREA	98.04
NO. OF LOTS	146
NO. OF UNITS	146 S.F. DETACHED
S.F.E.'S	146
GROSS DENSITY (UNITS/AC.)	1.49 DU/AC
LAND USE	SINGLE FAMILY RESIDENTIAL/OPEN SPACE
BUILDING TYPE	II-N
ROADWAY AREA	10.27 AC
NET DENSITY	2.90 DU/AC
MINIMUM LOT AREA	10,880 S.F.
MAXIMUM LOT AREA	23,971 S.F.
AVERAGE LOT AREA	15,050 S.F.
MINIMUM BUILDING SEPARATION	15'
MAXIMUM BUILDING HEIGHT (IN MODERATE SKYLINE AREA)	35' (25')
MINIMUM BUILDING SETBACKS	
FRONT	25'
REAR	20'
SIDE	5'
SIDE ADJACENT TO RIGHT-OF-WAY (CORNER LOTS)	15'
BUILDING SEPARATION	15' MIN



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:

- SURFACED ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
- ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
- ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANES".
- COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.

FILING NO. 7

ZONE DISTRICT	PA-15E
RSF-6	
S.F. LOTS	50.42 AC.
ROW	10.27 AC.
OPEN SPACE LANDSCAPING	24.51 AC.
OSP	12.84 AC.
TOTAL	98.04 AC.

LEGEND

- (E) EXISTING
- (P) PROPOSED
- 6500--- (E) 10' GROUND CONTOUR
- 6500--- (E) 2' GROUND CONTOUR
- 6500--- (P) 10' GROUND CONTOUR
- 6500--- (P) 2' GROUND CONTOUR
- BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- (P) RETAINING WALL
- (P) FLOW DIRECTION
- STREET GRADE
- ⊕ HP HIGH POINT
- ⊕ LP LOW POINT
- (E) SWALE
- (P) STORM SEWER

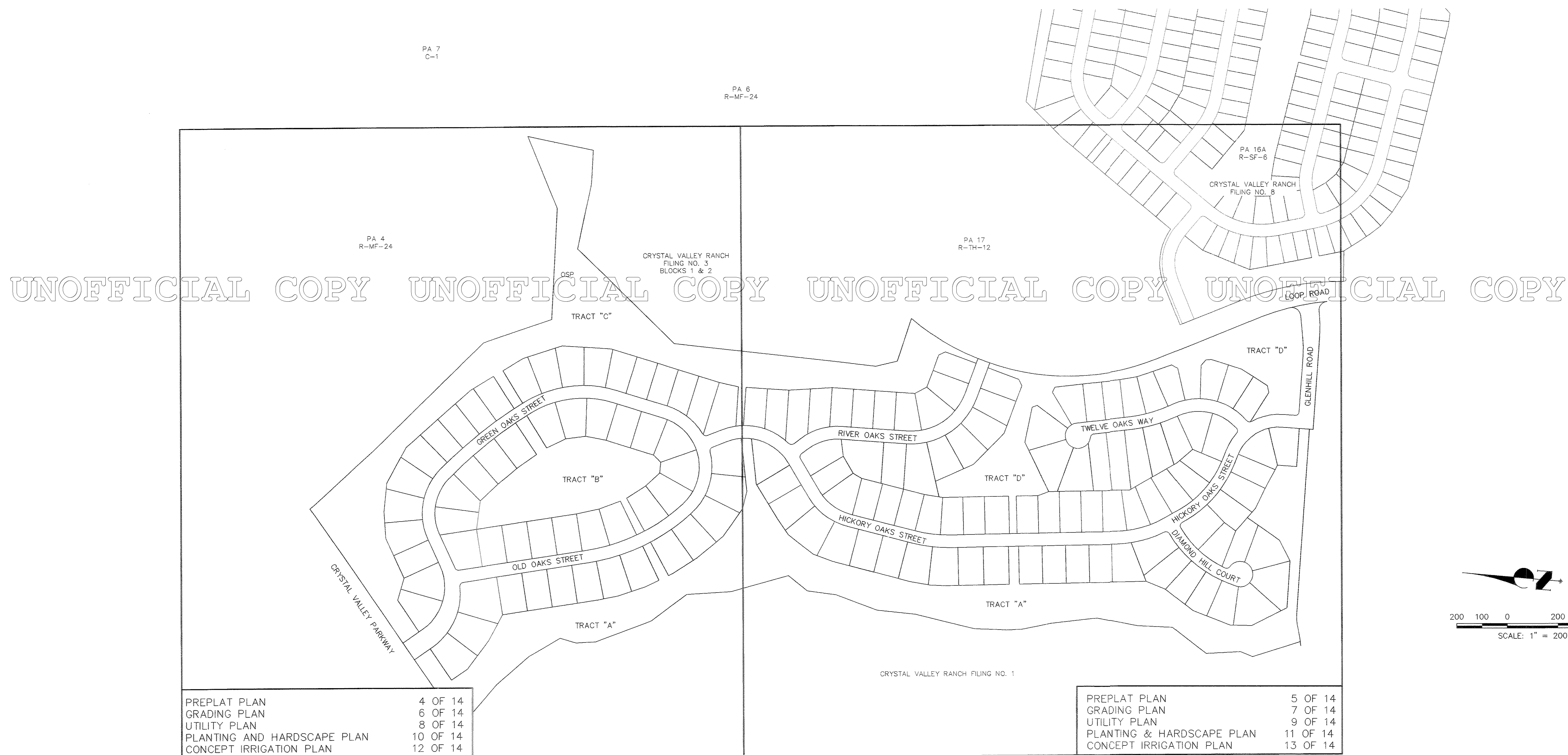
STREET SECTION AND SITE DATA
 CRYSTAL VALLEY RANCH FILING NO. 7
 JOB NO. 29897.11
 JANUARY 11, 2005
 SHEET 2 OF 14



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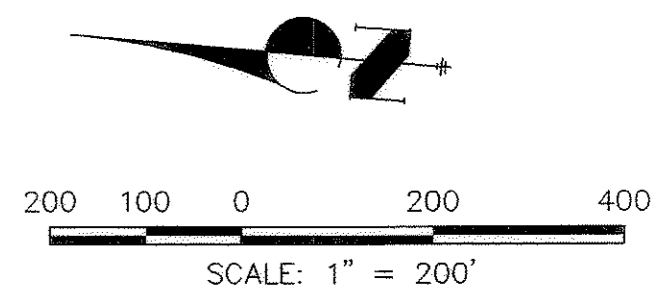
PRELIMINARY PLAT & FINAL PD SITE PLAN
CRYSTAL VALLEY RANCH FILING NO.7

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 AND THE NORTHWEST 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



PREPLAT PLAN	4 OF 14
GRADING PLAN	6 OF 14
UTILITY PLAN	8 OF 14
PLANTING AND HARDSCAPE PLAN	10 OF 14
CONCEPT IRRIGATION PLAN	12 OF 14

PREPLAT PLAN	5 OF 14
GRADING PLAN	7 OF 14
UTILITY PLAN	9 OF 14
PLANTING & HARDSCAPE PLAN	11 OF 14
CONCEPT IRRIGATION PLAN	13 OF 14



SHEET INDEX
 CRYSTAL VALLEY RANCH FILING NO. 7
 JOB NO. 29897.11
 JANUARY 11, 2005
 SHEET 3 OF 14



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PRELIMINARY PLAT & FINAL PD SITE PLAN
CRYSTAL VALLEY RANCH FILING NO. 7
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 AND THE NORTHWEST 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

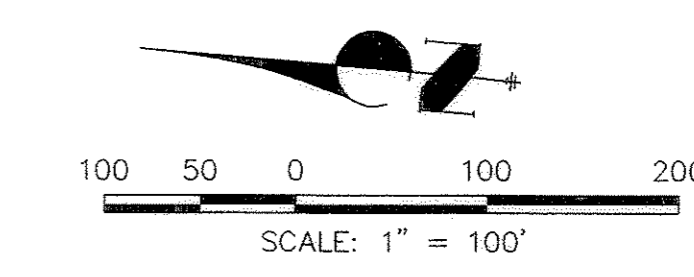
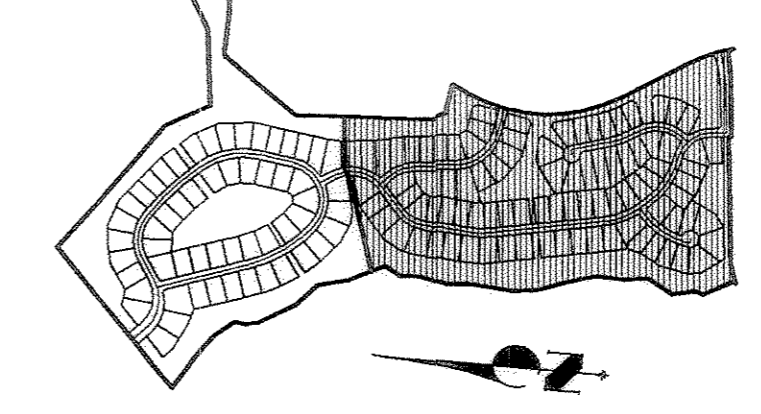
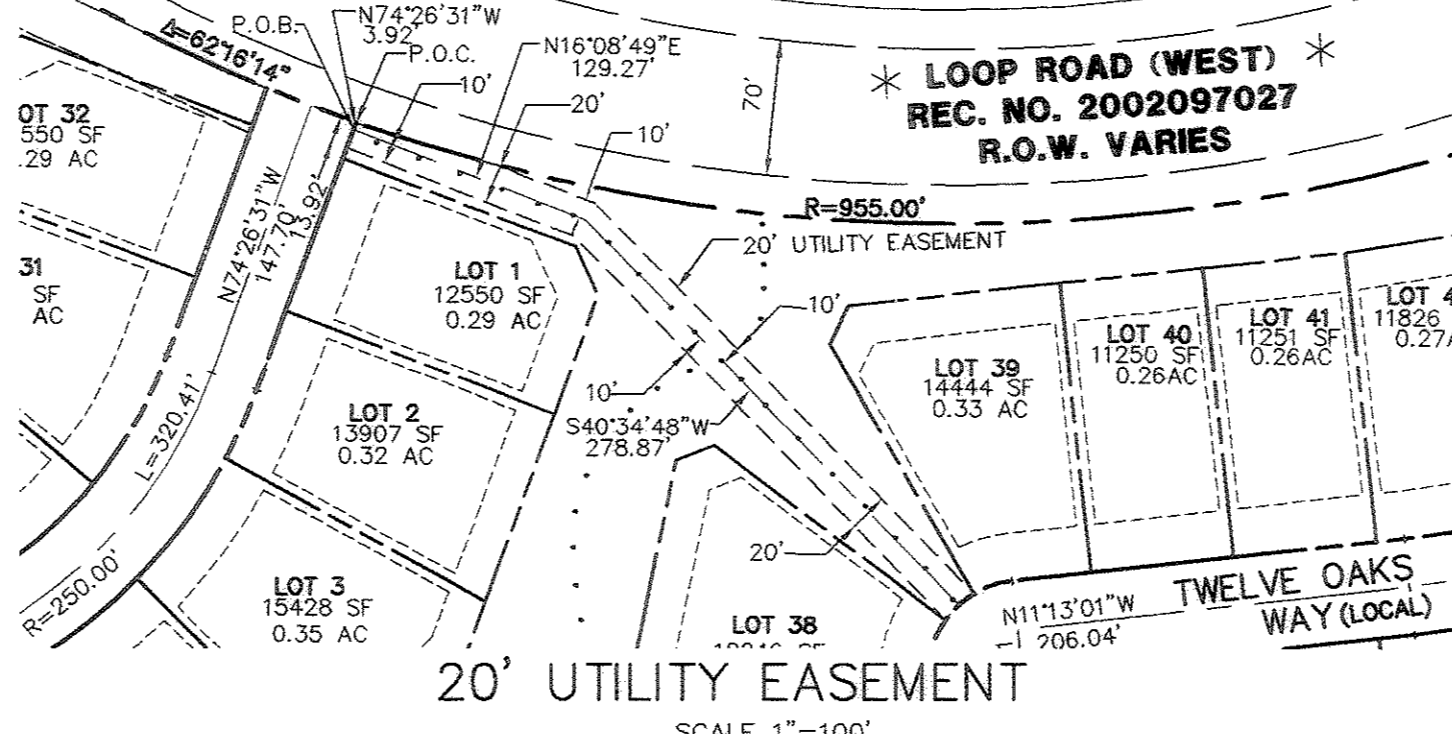
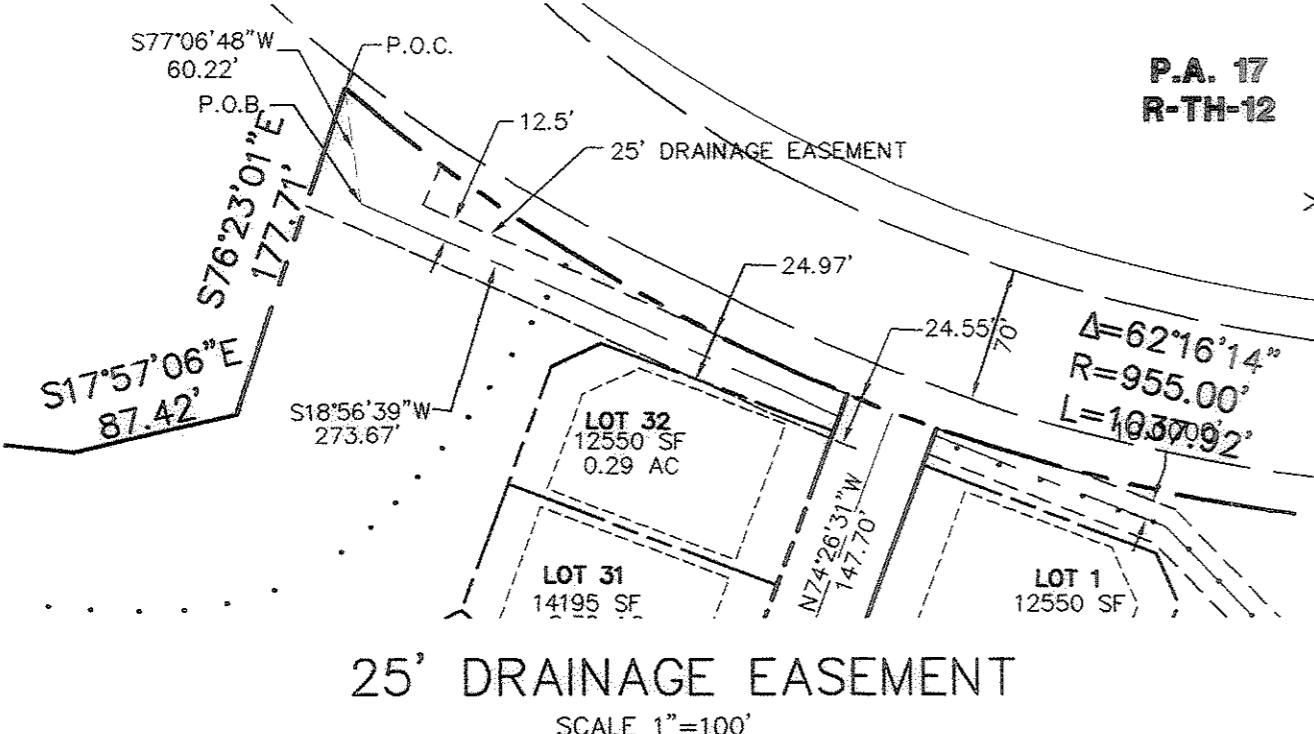
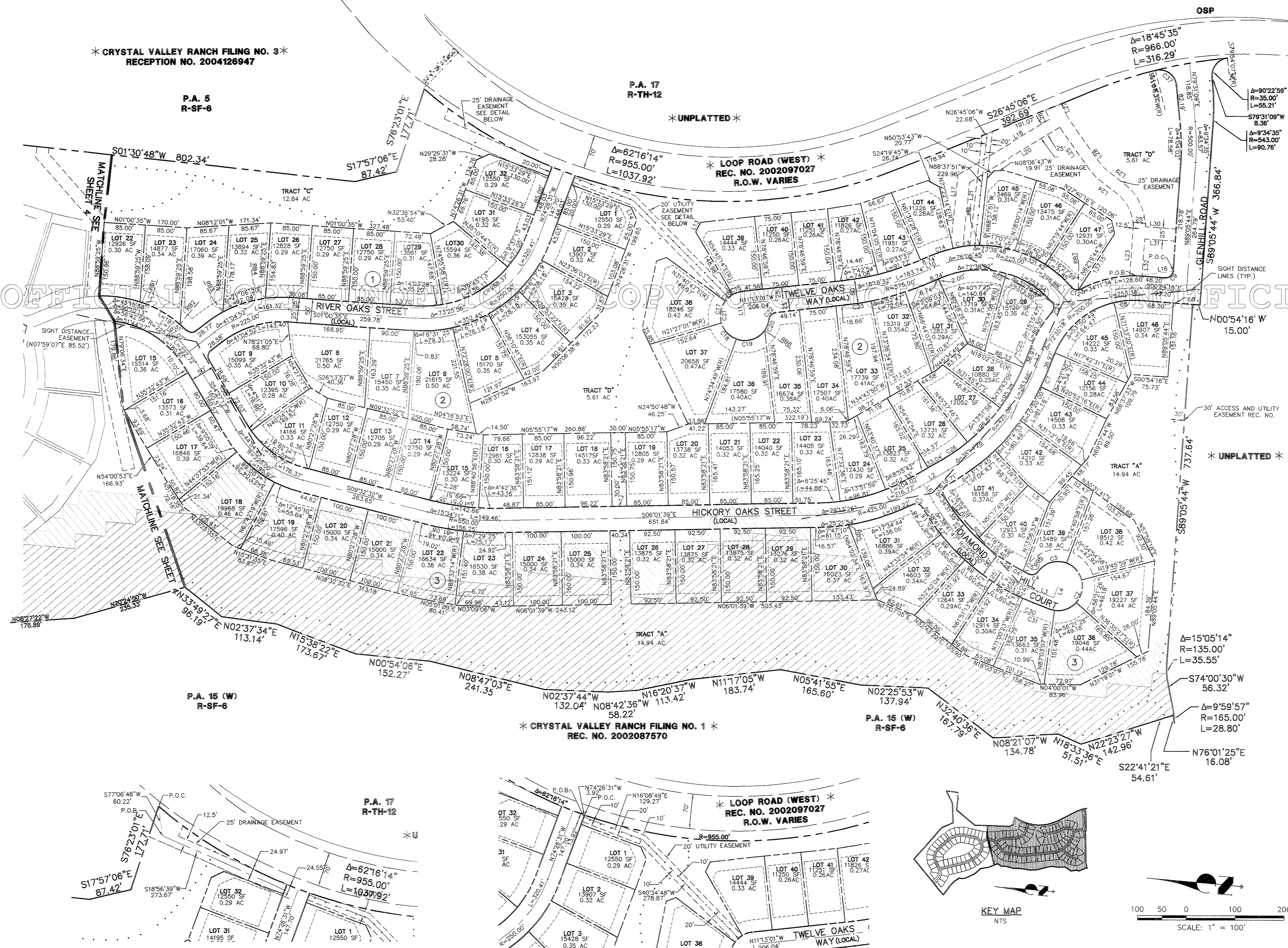
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	82°08'28"	15.0'	22.55'
C2	255°43'57"	50.0'	223.17'
C3	74°59'52"	50.0'	65.45'
C4	79°54'09"	15.0'	20.92'
C5	01°57'07"	15.0'	13.63'
C6	90°00'00"	15.0'	23.56'
C7	04°21'50"	450.0'	34.27'
C8	173°22'24"	175.0'	53.57'
C9	90°00'00"	15.0'	23.56'
C10	2019'36"	15.0'	5.32'
C11	57°41'20"	15.0'	15.10'
C12	78°00'56"	15.0'	20.42'
C13	135°7'02"	250.0'	80.87'
C14	115°3'47"	250.0'	51.97'
C15	240°1'45"	50.0'	20.97'
C16	23°04'26"	50.0'	20.14'
C17	53°07'48"	50.0'	46.36'
C18	53°07'48"	50.0'	46.36'
C19	75°01'28"	50.0'	65.47'
C20	281°61'11"	50.0'	24.67'
C21	256°39'27"	50.0'	223.98'
C22	76°39'27"	15.0'	20.07'
C23	05°10'05"	600.0'	54.12'
C24	83°48'07"	15.0'	21.94'
C25	01°32'11"	400.0'	10.73'
C26	09°07'08"	400.0'	63.66'
C27	04°51'30"	200.0'	16.96'
C28	83°27'17"	15.0'	21.85'
C29	81°19'06"	15.0'	21.29'
C30	02°56'30"	50.0'	23.10'
C31	13°06'15"	450.0'	11.44'
C32	111°7'01"	250.0'	49.23'
C33	08°41'31"	250.0'	37.93'
C34	035°4'50"	250.0'	17.08'
C35	214°2'26"	250.0'	94.72'
C36	19°38'42"	250.0'	85.72'
C37	98°30'37"	35.0'	60.18'

LINE TABLE			
LINE	BEARING	LENGTH	NOTE
L1	N42°05'26"W	65.73'	
L2	S35°15'26"E	97.41'	
L3	S16°03'07"W	35.00'	
L4	S73°56'53"E	25.00'	
L5	S32°30'56"E	55.82'	
L6	S54°44'54"W	40.61'	
L7	S73°29'34"E	36.97'	
L8	S00°54'16"E	10.00'	
L9	N46°35'12"E	25.36'	
L10	N29°31'33"W	8.74'	
L11	S78°46'59"W	25.00'	
L12	N25°37'18"W	21.61'	
L13	N68°13'54"W	21.78'	
L14	N60°33'29"E	28.28'	
L15	N72°40'16"E	28.28'	
L16	N12°26'20"W	76.95'	
L17	S89°08'13"E	53.52'	
L18	S36°08'13"E	22.02'	
L19	S53°51'47"W	25.00'	
L20	N36°08'13"W	30.88'	
L21	N89°08'13"W	32.02'	
L22	S45°28'04"E	51.83'	
L23	N89°08'50"E	60.47'	
L24	N32°47'10"E	54.73'	
L25	N49°43'27"E	38.14'	
L26	N60°35'15"E	20.45'	
L27	S60°35'15"W	8.57'	
L28	S49°43'27"W	16.29'	
L29	S32°47'10"W	52.89'	
L30	N00°54'16"W	62.89'	
L31	S00°54'16"E	32.89'	
L32	N89°05'44"E	76.23'	

RADIAL BEARING TABLE		
LINE	BEARING	LENGTH
RB1	S76°23'36"E	1.00'
RB2	S54°41'10"E	1.00'
RB3	S56°36'05"W	1.00'
RB4	N77°42'24"E	1.00'
RB5	N76°11'10"E	1.00'
RB6	N67°48'34"E	1.00'
RB7	N76°28'55"E	1.00'
RB8	N30°23'43"E	1.00'
RB9	S84°52'19"W	1.00'

SIGHT DISTANCE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SD1	S43°44'33"W	136.68'
SD2	S43°44'33"W	136.68'

- LEGEND**
- ① BLOCK DESIGNATION
 - * AREA NOT PART OF THIS SUBDIVISION
 - SF SQUARE FEET
 - △ DELTA (CENTRAL ANGLE)
 - (P) TRAIL
 - MINOR SKYLINE—SKYLINE AREAS WHERE 25 FOOT STRUCTURES WOULD NOT BE VISIBLE, BUT 35 FOOT STRUCTURES WOULD BE VISIBLE FROM SEVERAL POINTS ALONG VIEWING PLATFORMS.
 - MODERATE SKYLINE—SKYLINE AREAS WHERE 25 FOOT STRUCTURES WOULD BE VISIBLE FROM SEVERAL POINTS ALONG THE VIEWING PLATFORMS.
 - SIGHT DISTANCE EASEMENT

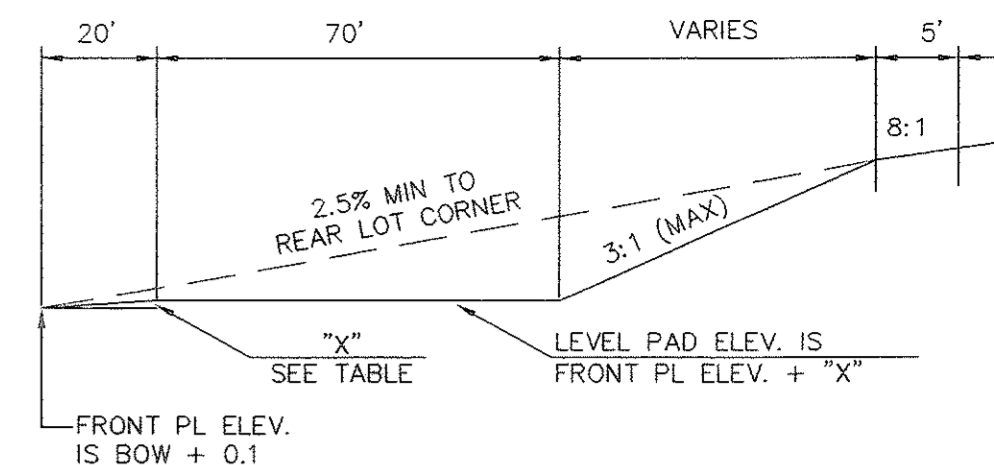
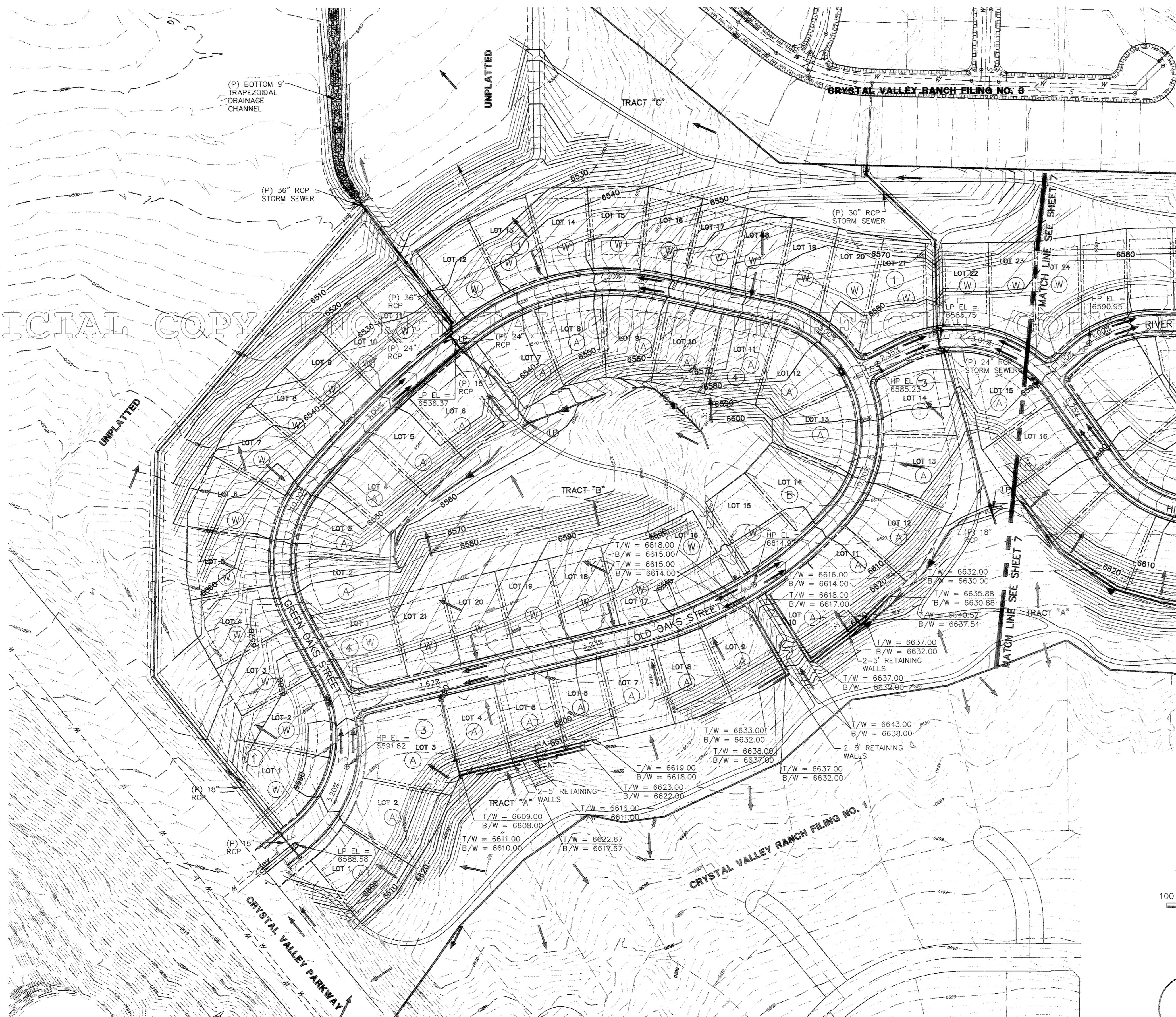
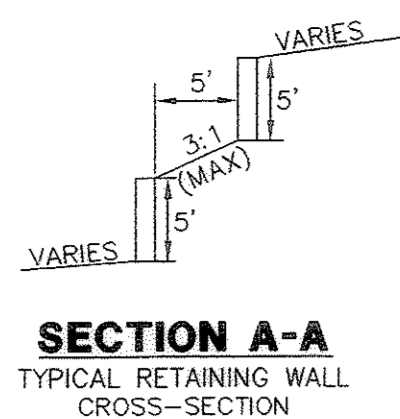


PRELIM. PLAT/ FINAL PD SITE PLAN
 CRYSTAL VALLEY RANCH FIL. NO. 7
 JOB NO. 29897.11
 JANUARY, 11 2005
 SHEET 5 OF 14

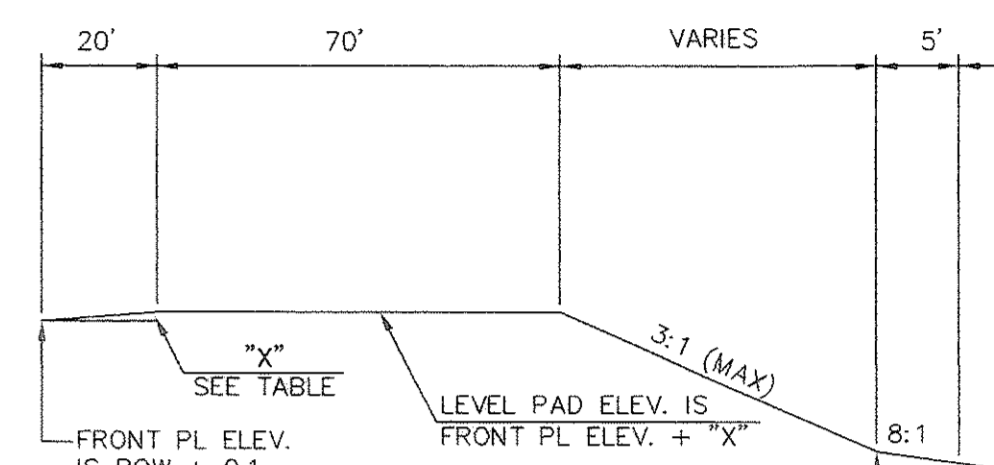
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PRELIMINARY PLAT & FINAL PD SITE PLAN CRYSTAL VALLEY RANCH FILING NO. 7

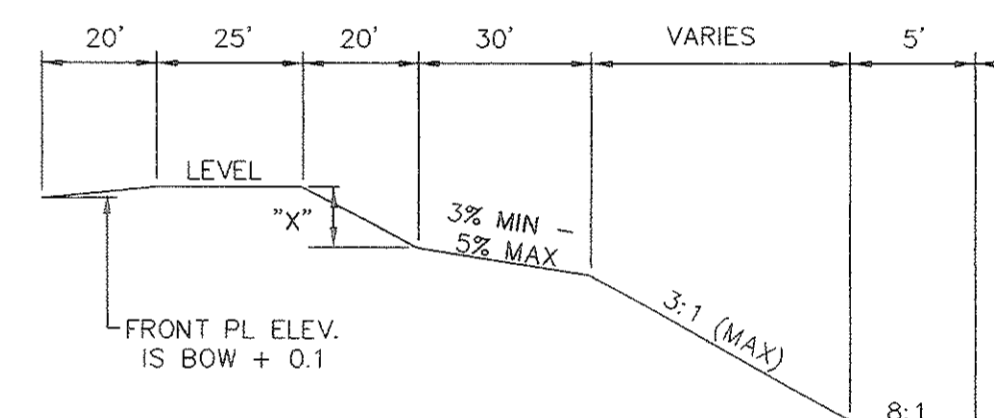
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
AND THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



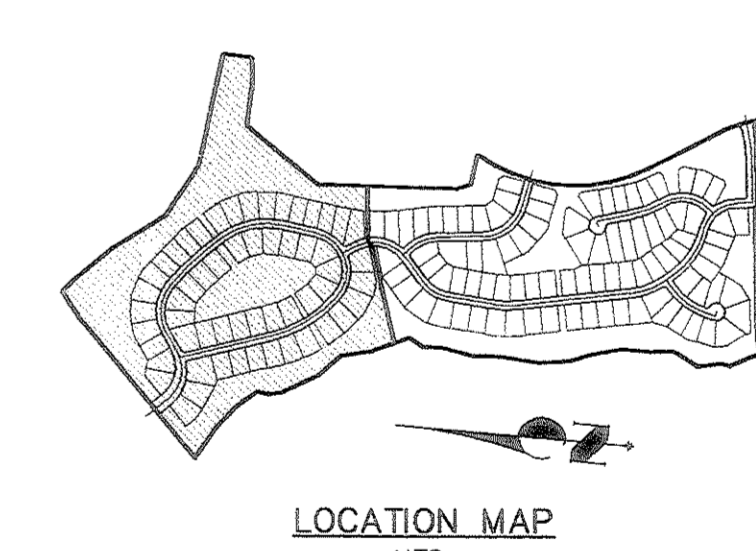
STREET GRADE	"X"
1.0% - 3.5%	0.0
3.5% - 6.5%	0.3
OVER 6.6%	0.5



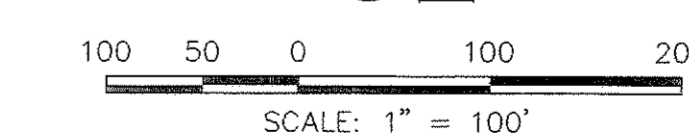
STREET GRADE	"X"
1.0% - 3.5%	0.0
3.6% - 4.5%	0.3
4.6% - 5.5%	0.5
5.6% - 6.5%	0.7
OVER 6.6%	0.9



STREET GRADE	"X"
1.0% - 4.9%	7'
5.0% - 5.9%	6'
OVER 6.0%	5'



- LEGEND**
- (E) EXISTING
 - (P) PROPOSED
 - (E) 10' GROUND C. INTOUR
 - (E) 2' GROUND C. INTOUR
 - (P) 10' GROUND C. INTOUR
 - (P) 2' GROUND C. INTOUR
 - BOUNDARY
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - (P) RETAINING WALL
 - (P) FLOW DIRECTION
 - STREET GRADE
 - ⊕ HP HIGH POINT
 - ⊕ LP LOW POINT
 - (E) SWALE
 - (P) STORM SEWER



**PRELIMINARY
NOT FOR
CONSTRUCTION**

PRELIMINARY GRADING PLAN
CRYSTAL VALLEY RANCH FILING NO. 7
JOB NO. 29897.11
NOVEMBER 02, 2004
SHEET 6 OF 14

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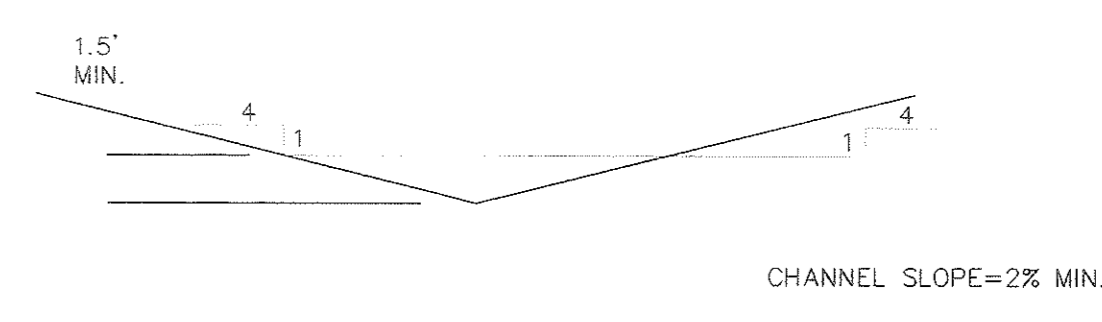
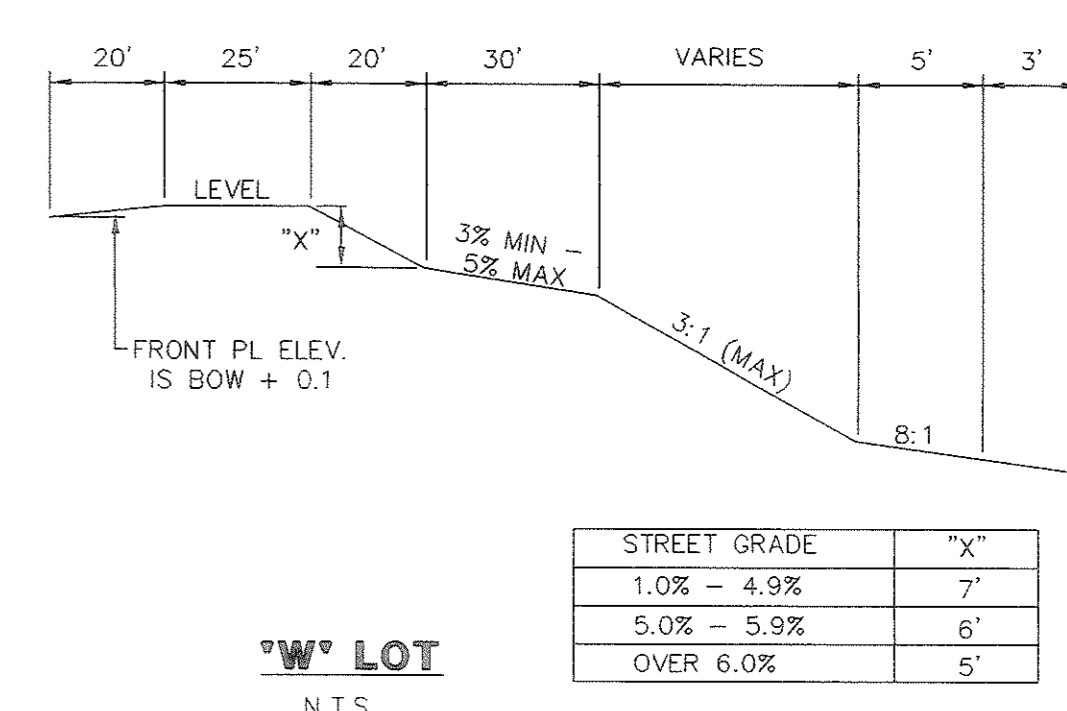
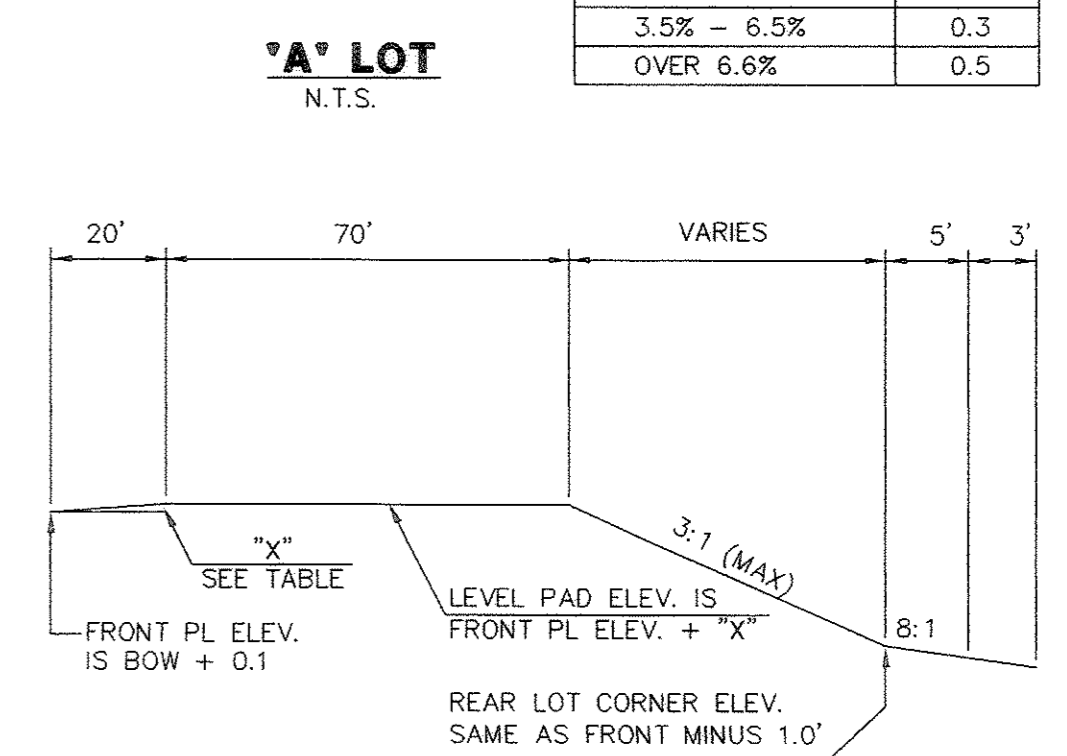
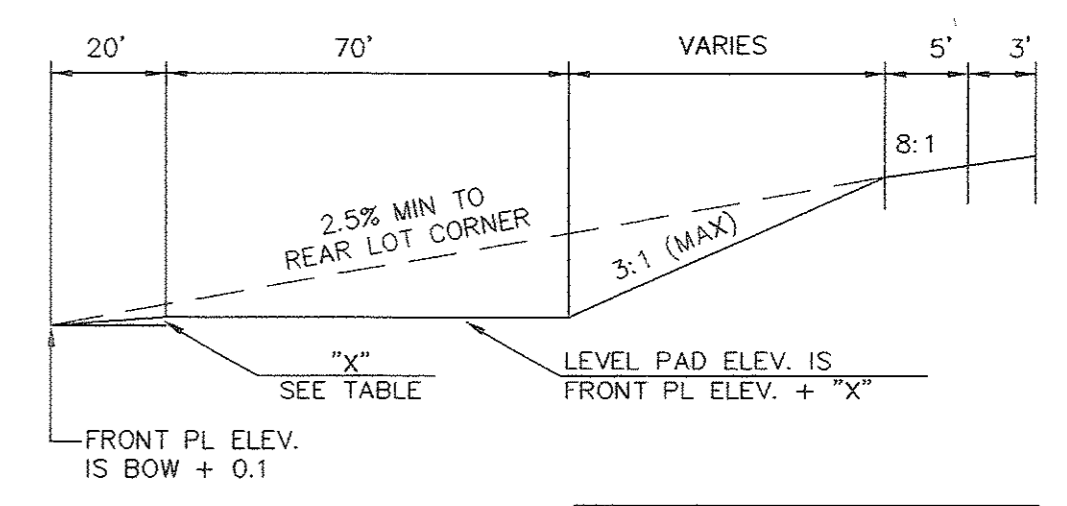
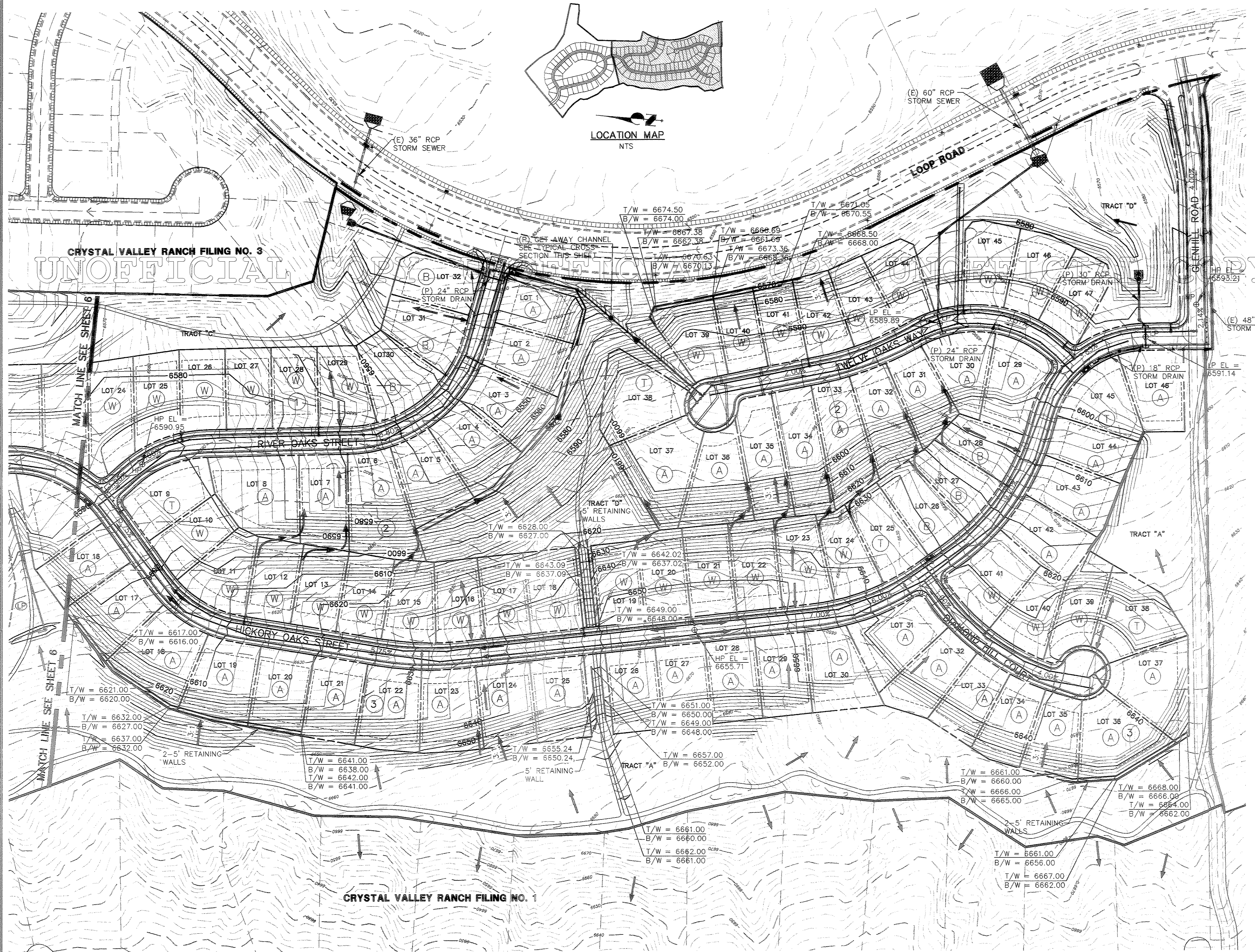
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RETAINING WALLS OVER 4' MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF A PUBLIC WORKS PERMIT. RETAINING WALLS OVER 4' MUST BE STEPPED BACK IN 4' (MIN.) INCREMENTS TO ALLOW FOR LANDSCAPING.

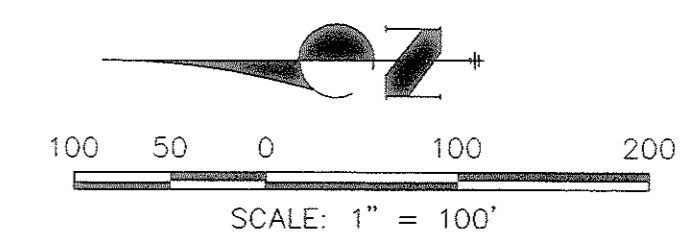
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PRELIMINARY PLAT & FINAL PD SITE PLAN CRYSTAL VALLEY RANCH FILING NO. 7

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
AND THE NORTHWEST 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
PRELIMINARY PLAT & FINAL PD SITE PLAN



GET-AWAY CHANNEL TYPICAL CROSS-SECTION
(BURST CONVEYANCE CHANNEL)
N.T.S.



- LEGEND**
- (E) EXISTING
 - (P) PROPOSED
 - 6500 (E) 10' GROUND CONTOUR
 - 6500 (E) 2' GROUND CONTOUR
 - 6500 (P) 10' GROUND CONTOUR
 - 6500 (P) 2' GROUND CONTOUR
 - BOUNDARY
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - (P) RETAINING WALL
 - (P) FLOW DIRECTION
 - STREET GRADE
 - HP HIGH POINT
 - LP LOW POINT
 - (E) SWALE
 - (P) STORM SEWER

PRELIMINARY GRADING PLAN
CRYSTAL VALLEY RANCH FILING NO. 7
JOB NO. 29897.11
NOVEMBER 02, 2004
SHEET 7 OF 14

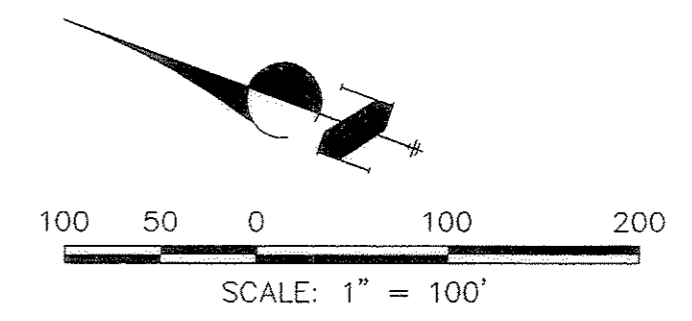
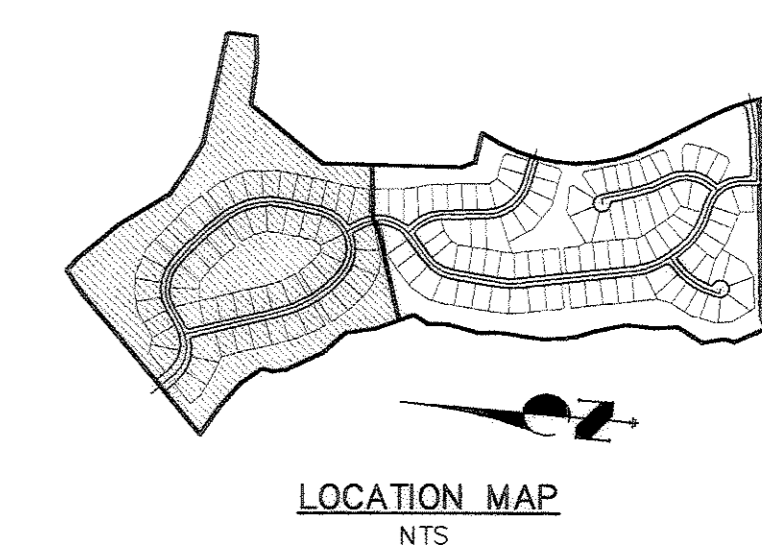
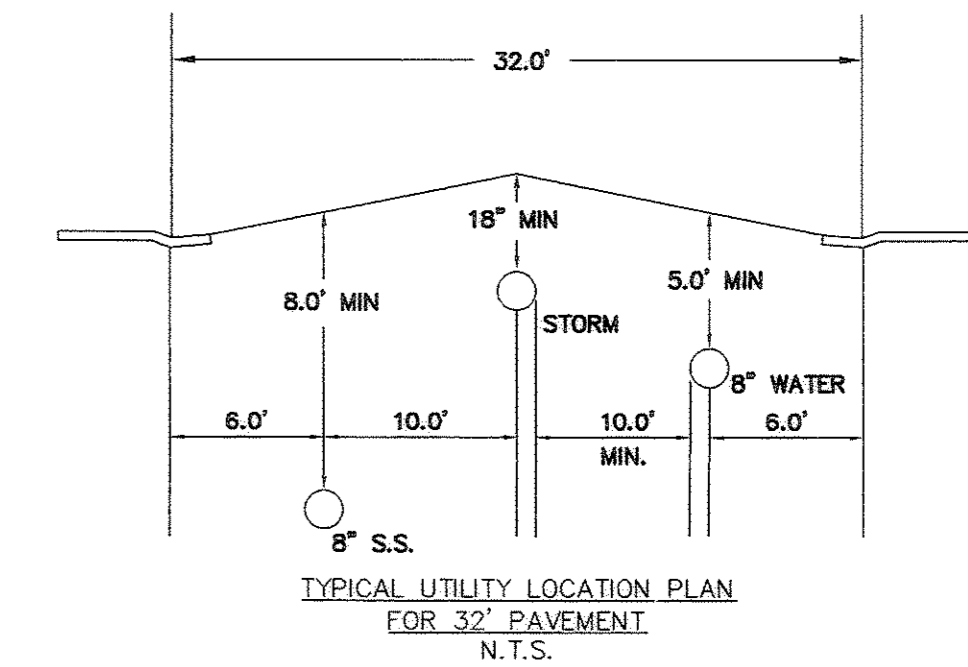
PRELIMINARY
NOT FOR
CONSTRUCTION

RETAINING WALLS OVER 4' MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE INSUANCE OF A PUBLIC WORKS PERMIT. RETAINING WALLS OVER 4' MUST BE STEPPED BACK IN 4' (MIN.) INCREMENTS TO ALLOW FOR LANDSCAPING.

PRELIMINARY PLAT & FINAL PD SITE PLAN
CRYSTAL VALLEY RANCH FILING NO. 7
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
 AND THE NORTHWEST 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

LEGEND

①	BLOCK DESIGNATION
*	AREA NOT PART OF THIS SUBDIVISION
(E)	EXISTING
(P)	PROPOSED
* (P)	STREET LIGHT (SL-#)
---	(E) SANITARY SEWER
---●---	(P) SANITARY SEWER, MH
---	(E) WATER MAIN
---●---	(P) WATER MAIN, TEE, VALVE, FH
---	(P) ARV WITH VENT PIPE
---	(E) STORM SEWER
---	(P) STORM SEWER, MH

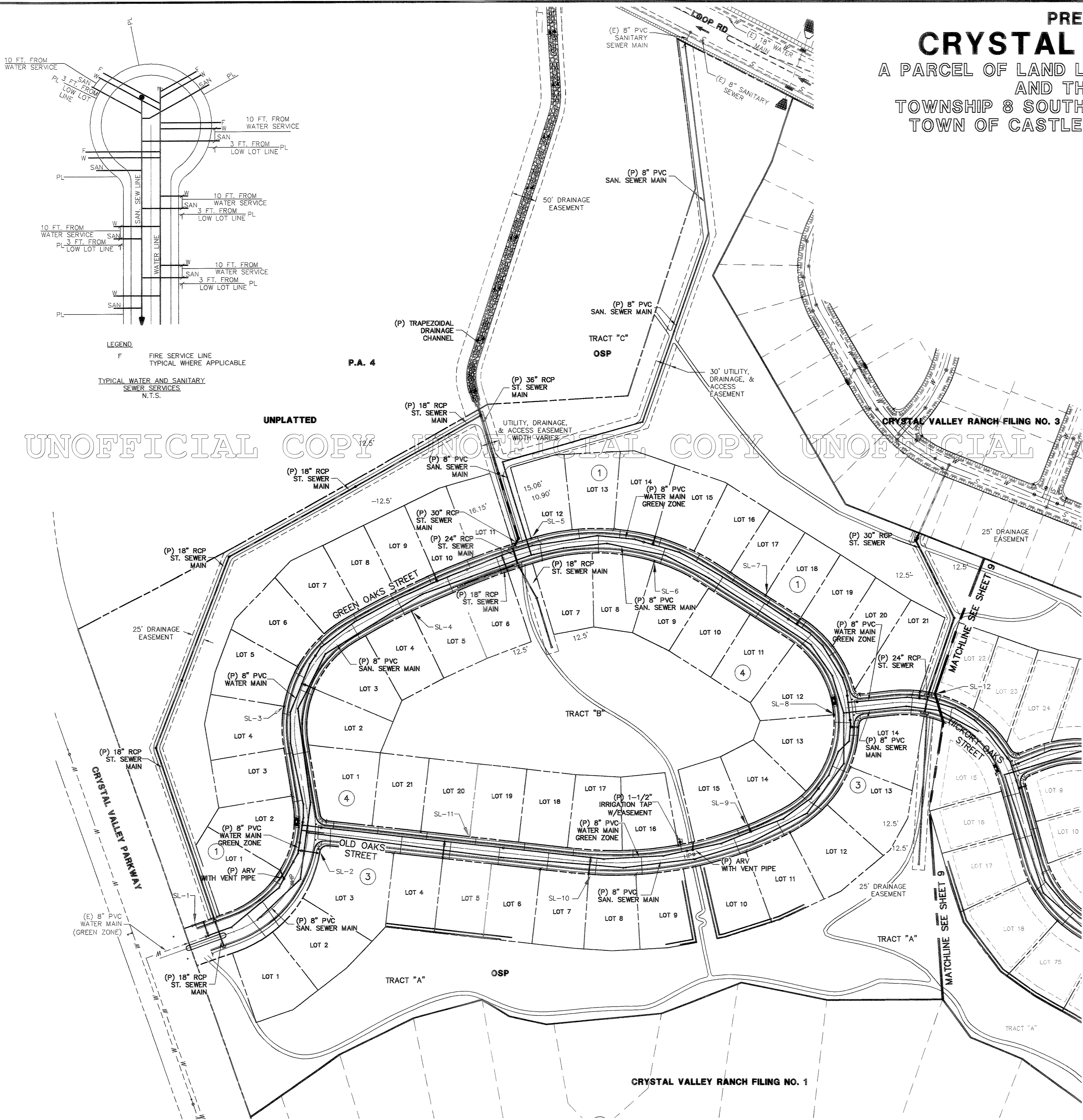


**PRELIMINARY
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CONSTRUCTION**

PRELIM. UTILITY PLAN
 CRYSTAL VALLEY RANCH FIL. NO. 7
 JOB NO. 29897.11
 DECEMBER 13, 2004
 SHEET 8 OF 14

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LEGEND
 F FIRE SERVICE LINE
 TYPICAL WHERE APPLICABLE
 TYPICAL WATER AND SANITARY SEWER SERVICES N.T.S.

P.A. 4

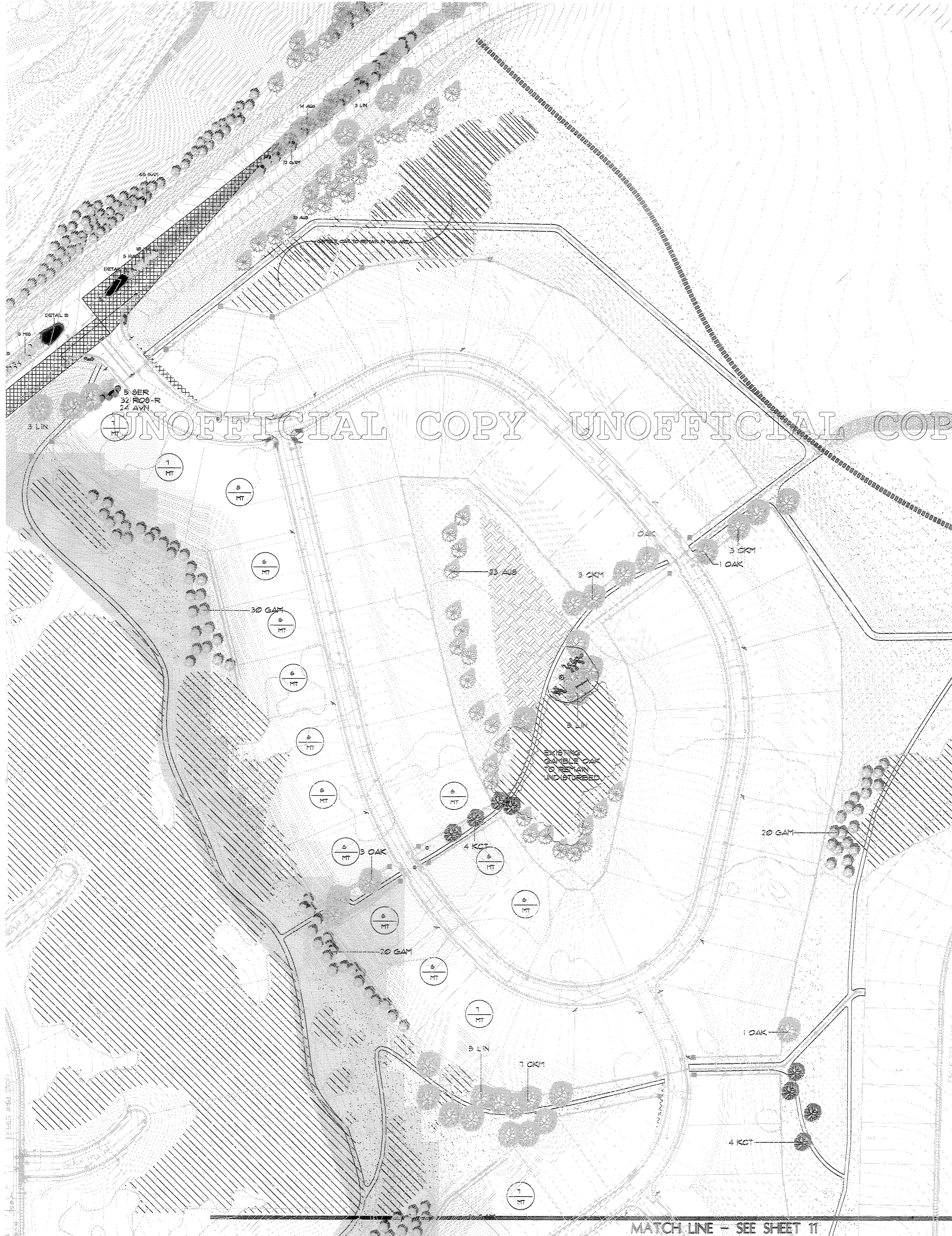
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CRYSTAL VALLEY RANCH FILING NO. 1

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CRYSTAL VALLEY RANCH FILING NO. 7
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 AND THE NORTHWEST 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
 PRELIMINARY PLAT & FINAL PD SITE PLAN



LEGEND

- GAMBEL OAK TO REMAIN UNDISTURBED
- UNDISTURBED NATIVE GRASSES AND PLANTS
- BLUEGRASS TURF
- NON-IRRIGATED SHORTGRASS NATIVE SEED MIX

SEEDING RATE: 29.4 FLBS LBS/ACRE
 INSTALL WITH A BRILLON OR EQUIVALENT GRASS SEED DRILL IN TWO DIRECTIONS 90° TO EACH OTHER

COMMON NAME	BOTANIC NAME	VARIETY	FLBS LBS/AC	OZ/AC
GRASSES				
BUFFALOGRASS	BUCHLOE DACTYLOIDES	SHARPS	6	
SIDE-OATS GRAMA	BOULDOURIA CURTIPENDULA	BUTTE	1	
BLUE GRAMA	CHONDROSUM GRACILE	HACHITA	9	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARIBA	4	
SAND DROPSSEED	SPOROBOLUS CRYPTANDRUS	NATIVE	2	
WILDOFLOWERS				
BLANKET FLOWER	GAILLARDIA ARISTATA		5	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA		6	
GAYFEATHER	LIATRIS PUNCTATA		3	
FLAX	LINUM LEWISII		3	
SIDEBELL'S FENSTEMON	FENSTEMON SECUNDIFLORUS		3	
			28	23

IRRIGATED DROUGHT TOLERANT GRASS SEED MIX - 'NATURE'S CHOICE'
 AYS - ARKANSAS VALLEY SEED 303-665-6642

SEEDING RATE: 1.5 LB FLBS PER 1000 SF
 INSTALL WITH A BRILLON OR EQUIVALENT GRASS SEED DRILL IN TWO DIRECTIONS 90° TO EACH OTHER

COMMON NAME	BOTANIC NAME	VARIETY	FLBS LBS/AC
CRESTED WHEATGRASS	AGROPYRON CRISTATUM	EPHRAIM	10
HARD FESCUE	FESTUCA LONGIFOLIA		15
PERENNIAL RYEGRASS	BOULDOURIA CURTIPENDULA		10
KENTUCKY BLUEGRASS	LPOA PRATENSIS		5

HIGH PLAINS WETLAND MIX
 UNS - WESTERN NATIVE SEED 718-942-3938

SEEDING RATE: 15 LBS/ACRE BROADCAST, HARROW, HYDROMULCH	% MIX		% MIX
BECKMANNIA SYZIGACHNE	12	PANICUM VIRGATUM	12
CAREX LANUGINOSA	25	SCIRPUS ACUTUS	10
CAREX NEBRASCENSIS	4	SCIRPUS AMERICANUS	4
ELEOCHARIS PALUSTRIS	10	SCIRPUS FALLIDUS	1
ELYPHUS CANADENSIS	15	SCIRPUS PALUDOSUS	10
JUNCUS BALTICUS/ARCTICUS	1	SCIRPUS VALIDUS	10
JUNCUS TORREYI	1	SCIRPUS PECTINATA	5
GLYCERIA STRIATA	25		

- TODDLER PLAYGROUND
- FENCE PILLARS - 30 TOTAL
- ENTRY SIGNS - 2 TOTAL
- GRANITE RETAINING WALLS
- SIGHT DISTANCE EASEMENT
- EXISTING GRAVEL TRAILS
- 8' WIDE GRAVEL FINES TRAIL
- 3 RAIL FENCE - 10,334 LF
- LIMITS OF THIS PHASE (APPROX. 98 ACRES TOTAL)
- INDICATES NUMBER OF MITIGATION TREES REQUIRED ON EACH LOT
- FALLING UNDER SKYLINE/RIDGELINE PROTECTION AREAS
- MODERATE SKYLINE PROTECTED AREA
- MINOR SKYLINE PROTECTED AREA

PLANT LIST

SYM.	QTY.	CODE	SIZE & COND.	COMMON NAME	BOTANICAL NAME
DECIDUOUS SHADE TREES					
	18	KCT	2-1/2" CAL	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS
	15	CUD	2-1/2" CAL	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA
	17	LIN	2-1/2" CAL	GREENSPIRE LINDEN	TILIA CORDATA
	10	OAK	2-1/2" CAL	BUR OAK	QUERCUS MACROCARPA
	21	CKM	2-1/2" CAL	CRIMSON KING MAPLE	ACER PLATANOIDES
EVERGREEN TREES					
	48	AUS	6' - 8' HT.	AUSTRIAN PINE	PINUS NIGRA
DECIDUOUS ORNAMENTAL TREES					
	4	HAW	1-1/2" CAL	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUGGALLI INERMIS
	9	IMC	1-1/2" CAL	INDIAN MAGIC CRAB	MALUS 'INDIAN MAGIC'
	6	FER	1-1/2" CAL	CHANTICLEER PEAR	PYRUS CALLERYANA
DECIDUOUS SHRUBS					
	17	SER	5' - 6' CLUMP	SERVICEBERRY 'AUT. BRILLIANCE'	AMELANCHIER GRANDIFLORA
	176	GAM	# 5 CONT.	GAMBEL OAK	QUERCUS GAMBELII
	53	ROS-R	# 5 CONT.	RED ROSE	ROSA 'MIDLAND RED'
	17	NIN	# 5 CONT.	DIABLO NINEBARK	PHYSCARPUS OPULIFOLIUS
	18	CUR	# 5 CONT.	GOLDEN CURRANT	RIBES AUREUM
ORNAMENTAL GRASSES					
	6	AVN	# 5 CONT.	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS

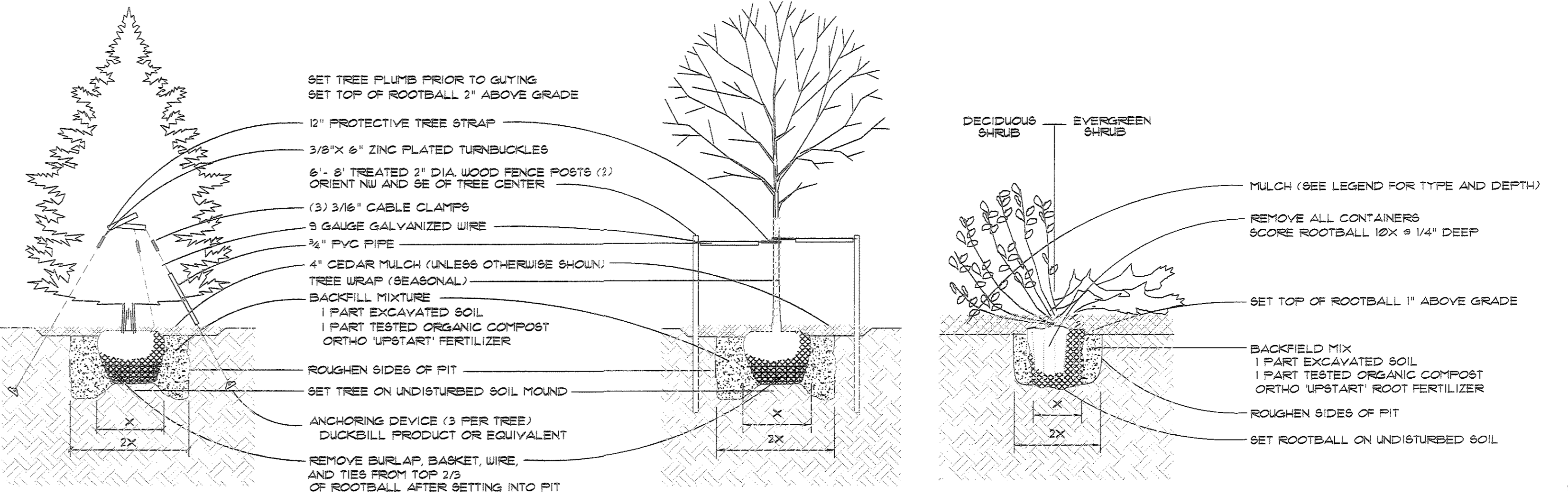
LANDSCAPE NOTES

- THE INTENT OF THE PLANT SELECTIONS, INCLUDING SEEDED GRASSES, IS TO RESEMBLE THE EXISTING ENVIRONMENT OF CRYSTAL VALLEY RANCH IN ORDER TO BLEND THE BUILT COMMUNITY INTO THE NATURAL SETTING. GAMBEL OAK WILL BE PLANTED IN AREAS PREVIOUSLY OCCUPIED BY GAMBEL OAK IN APPROXIMATELY THE SAME DENSITY TO PROVIDE A NON-DISTURBED EFFECT.
- 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 BE A COMBINATION OF DRIP IRRIGATION FOR INDIVIDUAL TREES AND SHRUBS, AND POP-UP SPRAY IRRIGATION FOR PERENNIALS AND DENSELY PLANTED SHRUBS AROUND THE ENTRANCE SIGNS. TURF AREAS WILL BE IRRIGATED WITH ROTOR HEADS.
- SEED INSTALLED ON 3:1 SLOPES OR STEEPER SHALL BE COVERED WITH EROSION NETTING TO OPTIMIZE SEED GERMINATION. WHERE POSSIBLE, SEED WILL OCCASIONALLY BE WATERED BY TRUCK. NO IRRIGATION OR TURF WILL BE INSTALLED ON 3:1 OR STEEPER SLOPES.
- ALL TURF AREAS AND SHRUB BEDS SHALL BE TESTED FOR SOIL ORGANIC CONTENT PRIOR TO SOIL PREPARATION. REVIEW TEST RESULTS WITH LANDSCAPE ARCHITECT AND TOWN OF CASTLE ROCK AND COMPLY WITH TEST RECOMMENDATIONS.
- AREAS LESS THAN 10' WIDE SHALL NOT BE COMPOSED OF TURF.
- MITIGATION REQUIREMENTS FOR SKYLINE / RIDGELINE PROTECTION ARE OUTLINED IN SECTION 17.14 OF THE CASTLE ROCK ZONING ORDINANCE.

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.

ONE AREA WITHIN FILING NO. 7 IS DESIGNATED AS AN ACTIVE PARK WITH AN INFORMAL PLAYFIELD AND A PLAYGROUND. THIS AREA WILL BE SOODED WITH BLUEGRASS TURF TO ALLOW FOR SAFE PLAYING CONDITIONS. THE MAJORITY OF LANDSCAPED AREAS WITHIN THIS FILING WILL BE EITHER DRIP IRRIGATED OR SEEDED AND OCCASIONALLY WATERED BY TRUCK.



B & B EVERGREEN
PLANTING DETAILS

B & B DECIDUOUS

CONTAINER SHRUBS

PLANTING & HARDSCAPE PLAN

THIS PLAN IS NOT INTENDED FOR BID COLLECTION OR CONSTRUCTION

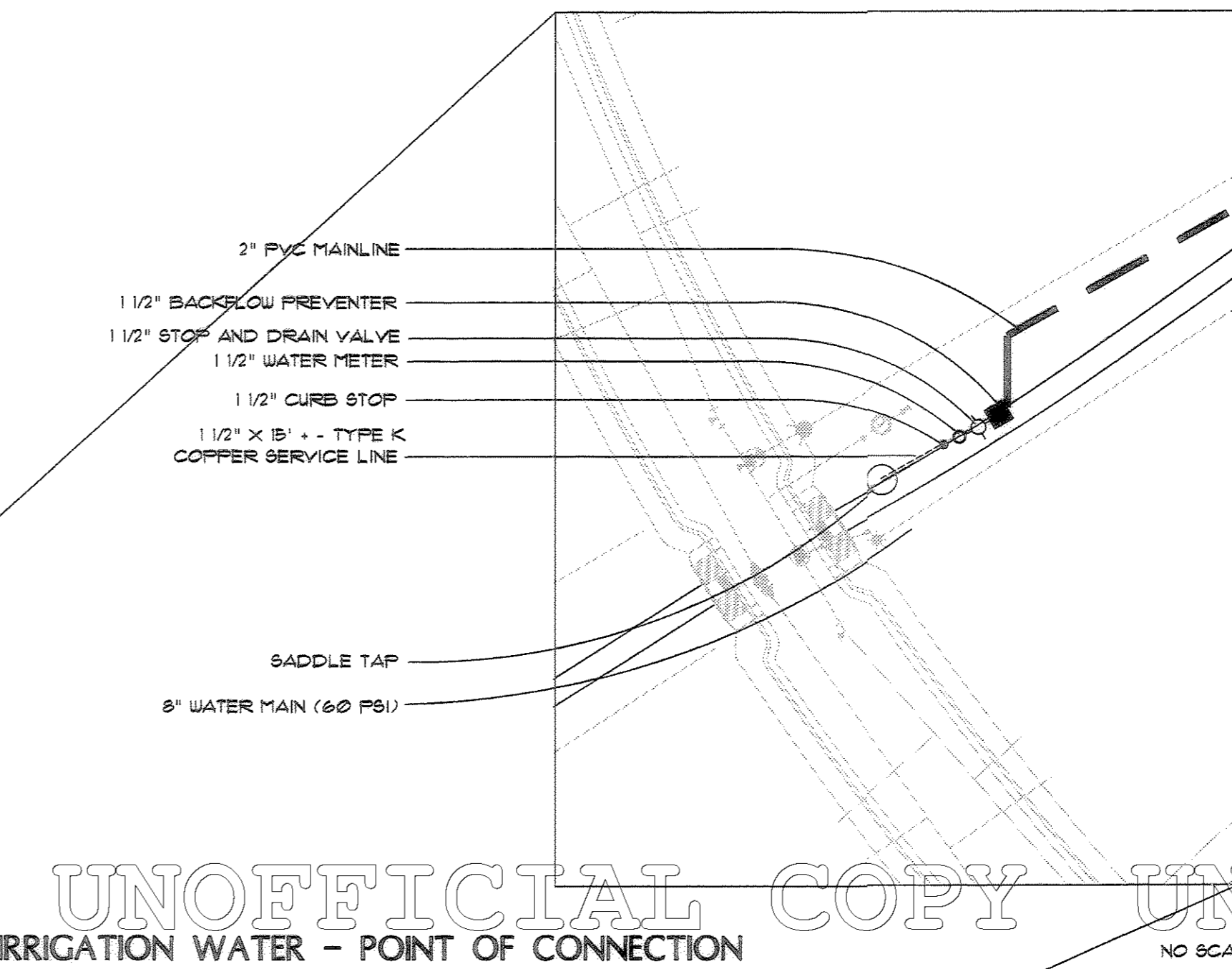
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CASTLE ROCK
 REG. NO. 5154

JANUARY 10, 2007
 CRYSTAL VALLEY RANCH
 FILING NO. 7
 SHEET 10 OF 14

MATCH LINE - SEE SHEET 11

CRYSTAL VALLEY RANCH FILING NO. 7
 A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 AND THE NORTHWEST 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
 PRELIMINARY PLAT & FINAL PD SITE PLAN



IRRIGATION SPECIFICATIONS

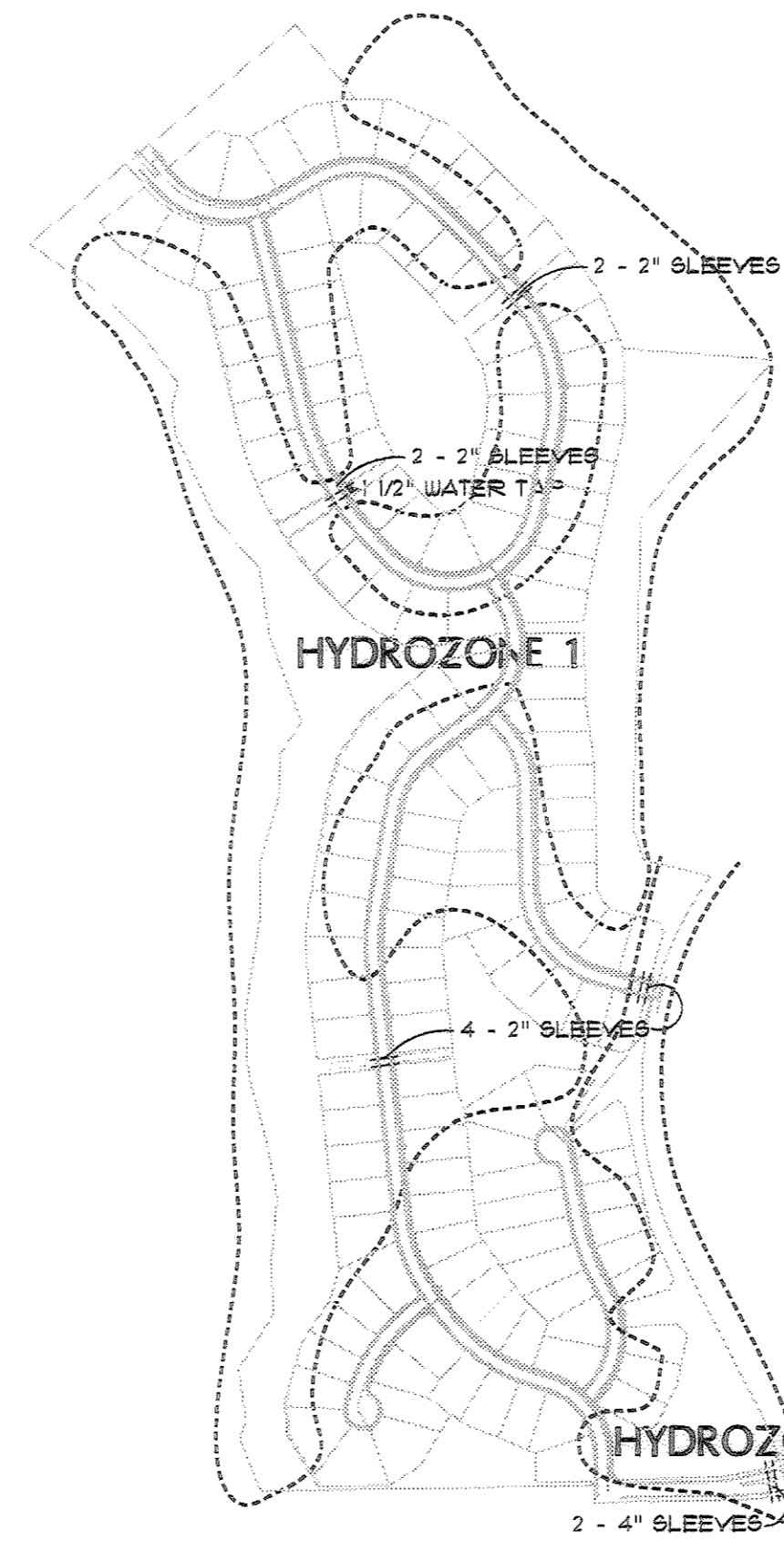
- PART 1 GENERAL**
- 1.01 WORK INCLUDED**
- A. Work includes all labor, material and equipment necessary to furnish and install an automatic underground irrigation system as specified and indicated on the Drawings and in conformance with Town of Castle Rock Rules and Regulations.
- 1.02 QUALITY ASSURANCE**
- A. Installer 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-Builts: 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 tunnel 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-cutting 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 retighten 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.

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IRRIGATION NOTES

- THIS IS A CONCEPTUAL DESIGN INTENDED TO ILLUSTRATE LAYOUT, METHODS OF PLANT WATERING AND SCHEDULING.
- A DETAILED IRRIGATION DESIGN WILL BE PREPARED UPON APPROVAL OF THE FILING NO. 7 LANDSCAPE PLAN.
- ALL IRRIGATION SYSTEMS SHALL HAVE BACKFLOW ASSEMBLIES APPROVED BY THE TOWN OF CASTLE ROCK.
- 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.

DIAGONAL HATCH INDICATES SCOPE OF DRIP IRRIGATION TO INDIVIDUAL TREES AND SHRUBS - SEE PLANTING PLAN FOR PLANT LAYOUT



WATER USE ANALYSIS

HYDROZONE	TURFGRASS OVERHEAD IRR SF	TREES DRIP IRR 10 SF EA
1	38,671	710
2	0	780
TOTAL	38,671	1,490
IWR	25"/YEAR	12"/YEAR
LUU	5	2.4

CLLWR 2.5

HYDROZONE SUMMARY

HYDROZONE	WATER TAP SIZE	AREA SERVED
1	1-1/2"	FLG. NO. 1
2	1"	LOOP ROAD WEST

* TAP IS OFF-SITE AND IS EXISTING

HYDROZONES

NO SCALE

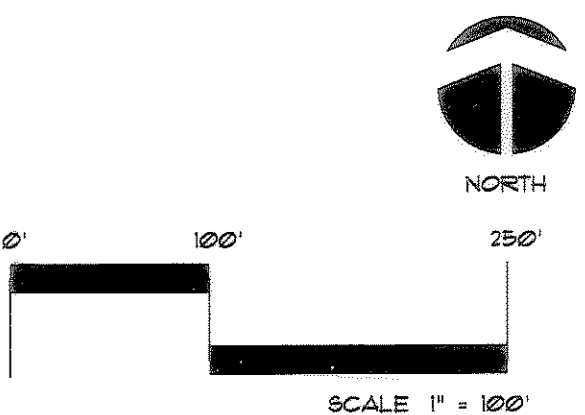
CONCEPT IRRIGATION PLAN

THIS PLAN IS NOT INTENDED FOR BID COLLECTION OR CONSTRUCTION

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 CRYSTAL VALLEY RANCH
 FILING NO. 7
 SHEET 12 OF 14

MATCH LINE - SEE SHEET 13

