

CRYSTAL VALLEY RANCH FIL. NO. 7 PARCEL 2

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

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

SUMMARY TABLE (PA-15E)

TRACT	ACREAGE	OWNERSHIP / MAINTENANCE	USAGE	ZONING	USAGE TYPE
Tract "A"	5.79	THE CRYSTAL VALLEY RANCH MASTER HOA	PUBLIC OSP	OSD	OPEN SPACE/PUBLIC PEDESTRIAN TRAIL
Tract "B"	4.06	THE CRYSTAL VALLEY RANCH FIL. NO. 7 HOMEOWNERS ASSOCIATION	PRIVATE OSP	OSP	OPEN SPACE/UTILITIES/DRAINAGE
Tract "C"	10.97	THE CRYSTAL VALLEY RANCH MASTER HOA	PUBLIC OSP	OSP	OPEN SPACE/UTILITIES/DRAINAGE
TOTAL	20.82				

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

SITE DATA

PA-15E

LAND AREA	44.31 acres
NO. OF LOTS	61
NO. OF UNITS	61 S.F. DETACHED
S.F.E.'S	61
GROSS DENSITY (UNITS/AC.)	1.38 DU/AC
LAND USE	SINGLE FAMILY RESIDENTIAL/OPEN SPACE
BUILDING TYPE	III-N
ROADWAY AREA	3.74 AC
NET DENSITY	2.60 DU/AC
MINIMUM LOT AREA	12,113 S.F.
MAXIMUM LOT AREA	18,725 S.F.
AVERAGE LOT AREA	14,095 S.F.
MINIMUM BUILDING SEPARATION	15'
MAXIMUM BUILDING HEIGHT (IN MODERATE SKYLINE AREA)	35' (25')
MINIMUM BUILDING SETBACKS	
FRONT	20'
REAR	20'
SIDE	5'
SIDE ADJACENT TO RIGHT-OF-WAY (CORNER LOTS)	15'
BUILDING SEPARATION	15' MIN

FILING NO. 7 PARCEL 2

ZONE DISTRICT PA-15E

RSF-6	
S.F. LOTS	19.74 AC.
ROW	3.74 AC.
OSP	20.82 AC.
TOTAL	44.31 AC.
OPEN SPACE LANDSCAPING	5.57 AC. (INCLUDED IN OSP ACREAGE)

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.

LEGEND

- (E) EXISTING
- (P) PROPOSED
- 6500 --- (E) 5' GROUND CONTOUR
- 1' --- (E) 1' GROUND CONTOUR
- 6500 --- (P) 5' GROUND CONTOUR
- 1' --- (P) 1' 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

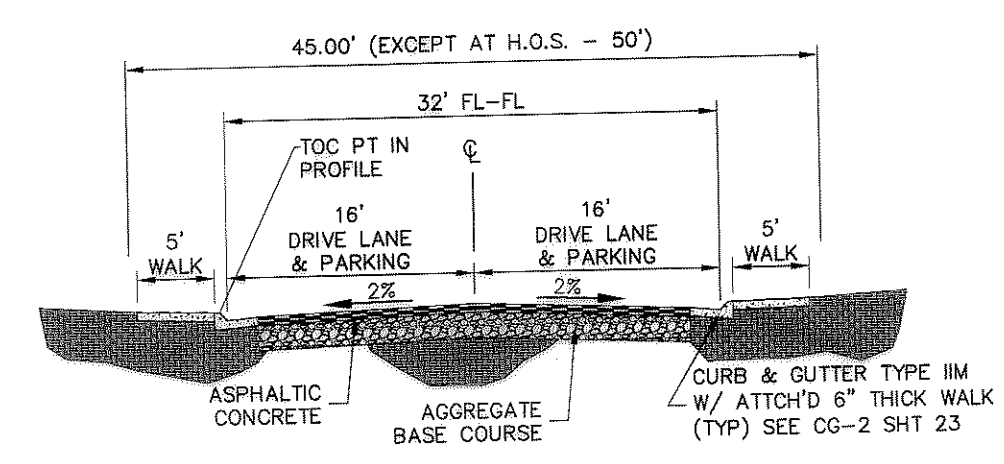
STREET SECTION AND DATA
CRYSTAL VALLEY RANCH FIL. NO. 7 PARCEL 2
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
JOB. NO. CVR7N --- MARCH, 2014
SHEET 2 OF 7 (PROJECT NO. SDP13-0027)

Legacy Engineering Inc.
1020 Tenth Circle
Castle Rock, CO 80108
720.200.4677
www.legacyengineering.com 720.222.1888 f

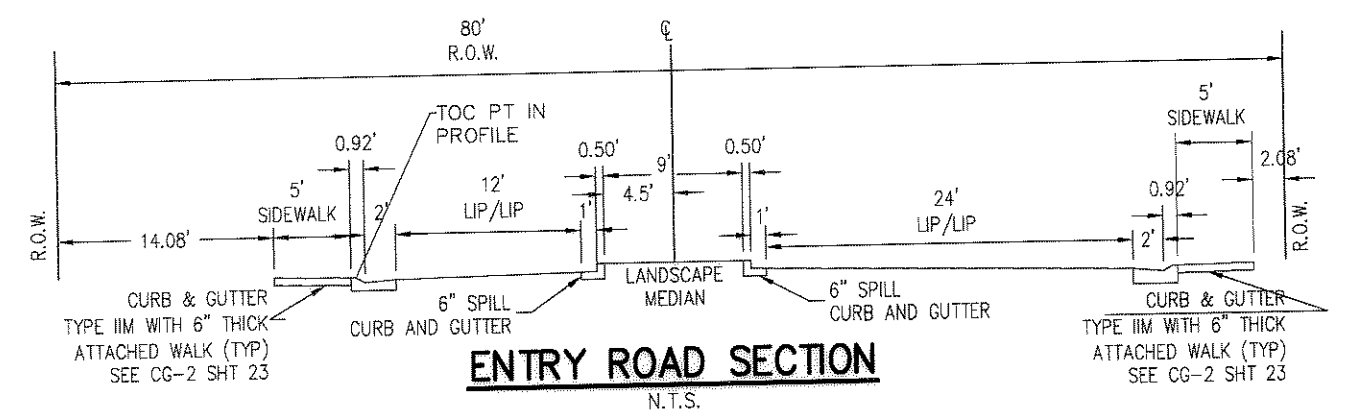
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CRYSTAL VALLEY RANCH
PARK SITE
54.9 AC.



TYPICAL STREET SECTION
N.T.S. (Mighty Oaks & Old Oaks)

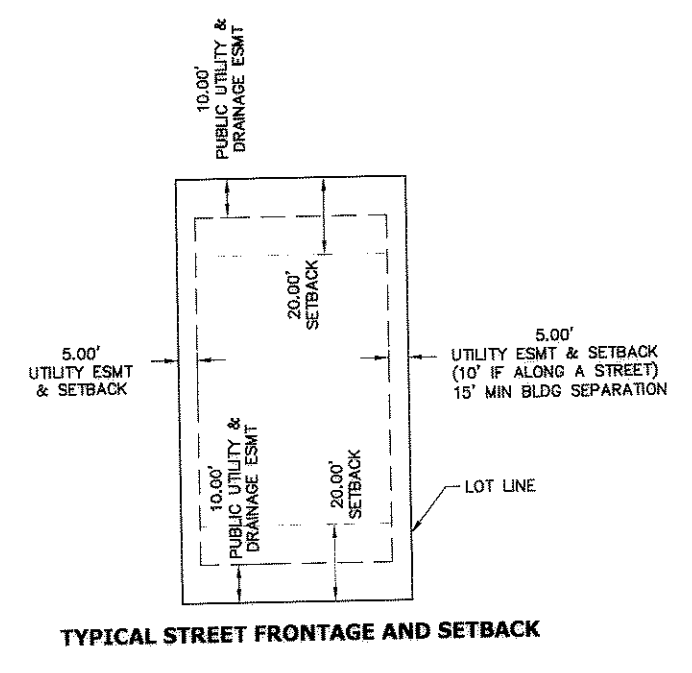


ENTRY ROAD SECTION
N.T.S.

* INDICATED LOT DRIVEWAYS MUST BE CONSTRUCTED IN A MANNER THAT ALLOWS VEHICLES TO TURN AROUND AND THEN EXIT FROM A HEAD ON POSITION.

PLD/UD
3.8 AC.

P. A. 4
R-MF-24
20 PA. 3 AC.
11.51 DU/AC.
290 UNITS



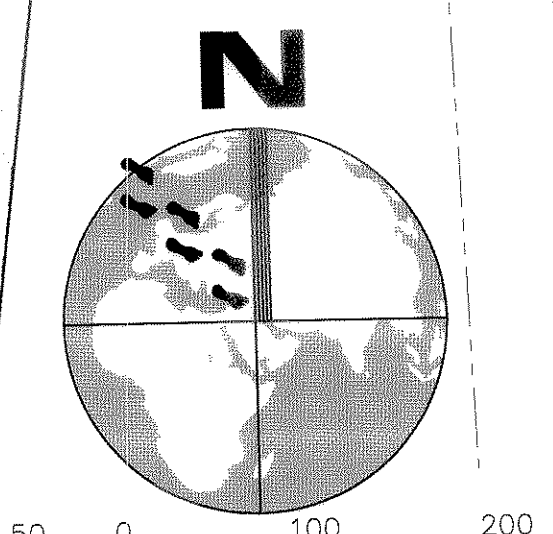
TYPICAL STREET FRONTAGE AND SETBACK

DRAINAGE EASMENT

CRYSTAL VALLEY RANCH
FILING NO. 1

P. A. 15
(NW)
R-SF-6
53.0 AC
14 DU/AC.
60 UNITS

P. A. 5
R-SF-6
10.0 AC.
3.25 DU/AC.
52 UNITS



ORIGINAL SCALE: 1" = 100'

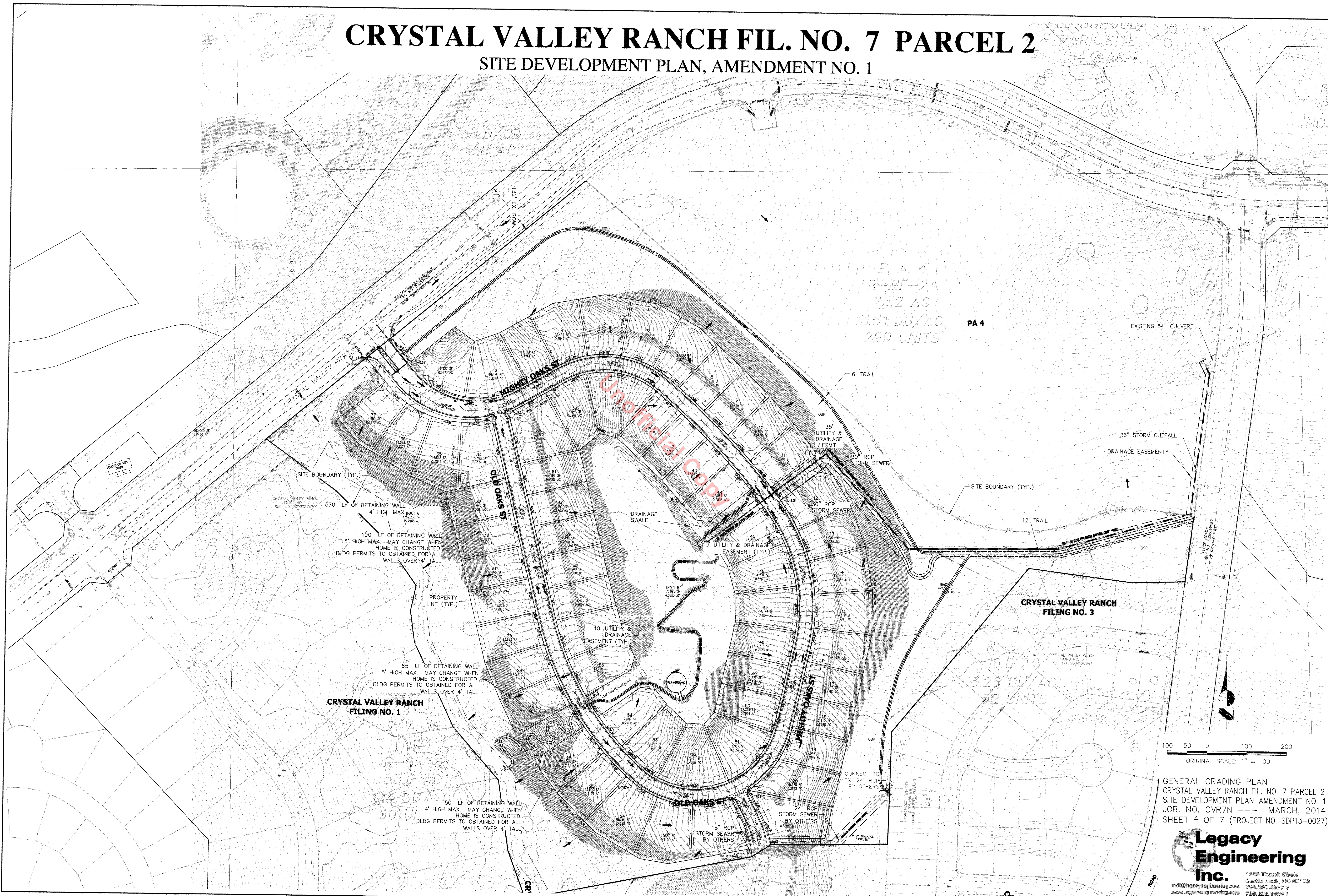
SITE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 7 PARCEL 2
SITE DEVELOPMENT PLAN AMENDMENT NO. 1
JOB. NO. CVR7N --- MARCH, 2014
SHEET 3 OF 7 (PROJECT NO. SDP13-0027)

Legacy Engineering Inc.
1628 Thatch Creek
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int@legacyengineering.com 720.200.4877
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TYPICAL LOT ESMNT & SETBACKS
SCALE: 1" = 30'

CRYSTAL VALLEY RANCH FIL. NO. 7 PARCEL 2

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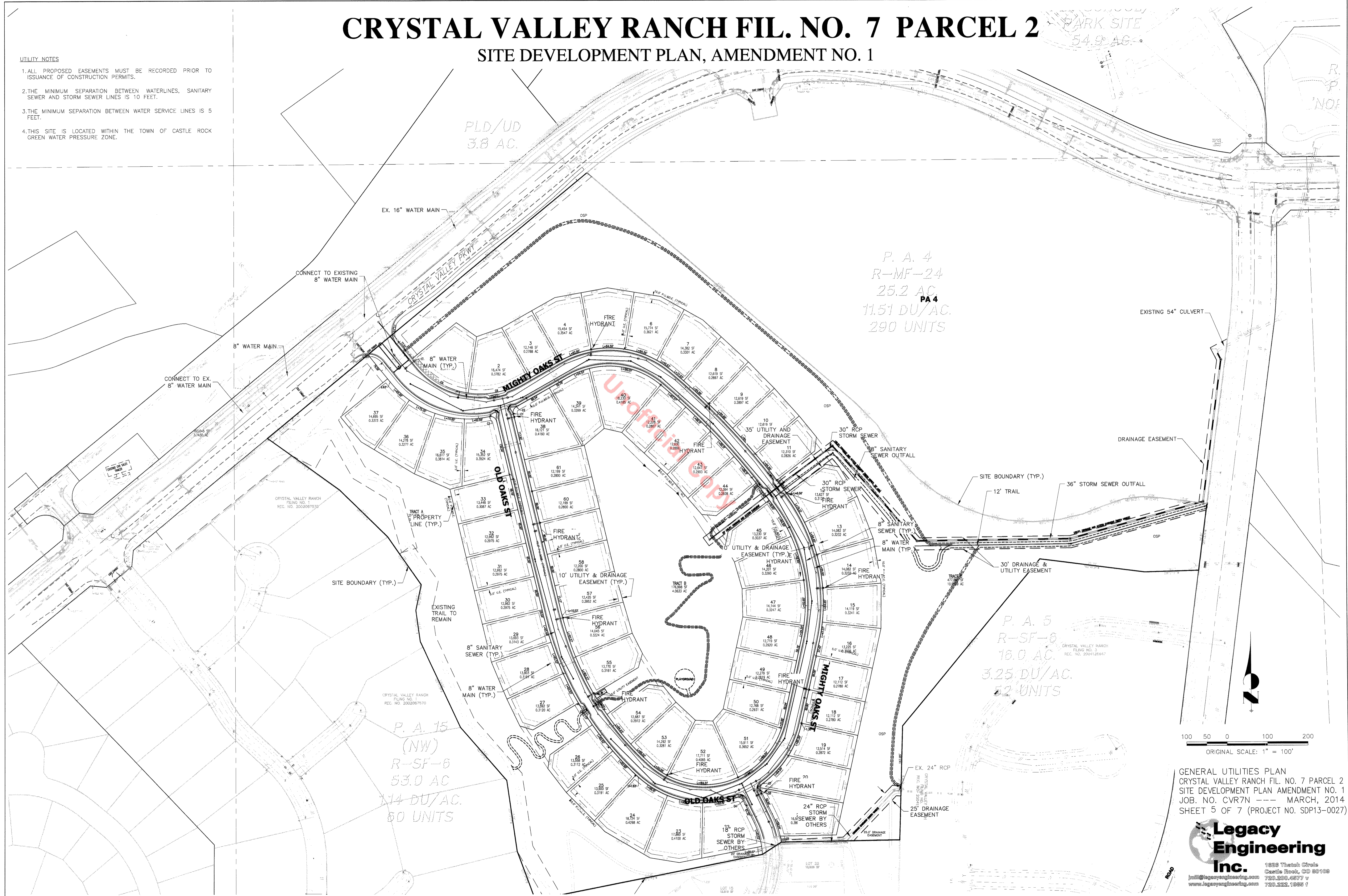


CRYSTAL VALLEY RANCH FIL. NO. 7 PARCEL 2

SITE DEVELOPMENT PLAN, AMENDMENT NO. 1

UTILITY NOTES

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.



GENERAL UTILITIES PLAN
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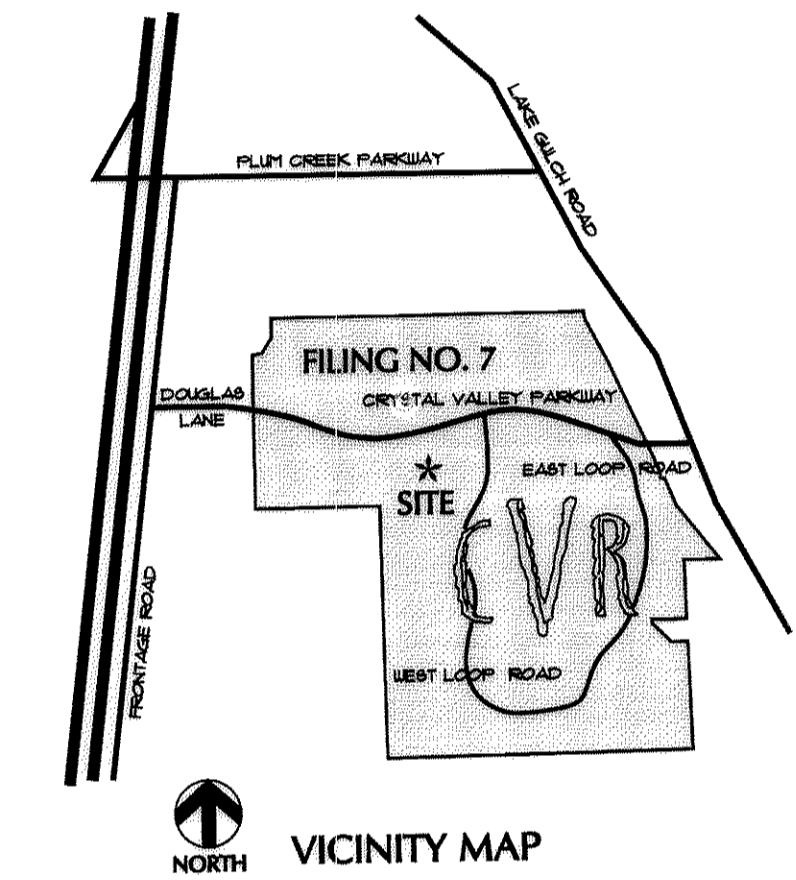
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CRYSTAL VALLEY RANCH

CASTLE ROCK, COLORADO

FILING NO. 7, PARCEL 2
LANDSCAPE IMPROVEMENTS
SITE DEVELOPMENT PLAN
AMENDMENT NO. 1

CRYSTAL VALLEY RANCH
DEVELOPMENT COMPANY
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CINDY CORTY
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Original Date of Licensure
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

ISSUE DATES:

TOCR - SDP/CD REVIEW 1	DECEMBER 31, 2013
TOCR - SDP/CD REVIEW 2	MARCH 1, 2014
REVISED PER REVIEW 2	MAY 30, 2014
REVISED PER IRRIGATION REVIEW 2	JULY 1, 2014
REVISED PER REVIEW 3	AUGUST 18, 2014

CONCEPT LANDSCAPE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 7 PARCEL 2
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SHEET 6 OF 7 (PROJECT NO. SDP13-0027)
T.O.C.R. REGISTRATION NO. 5154

IRRIGATION NOTES

- WATER SERVICE
ENTRY TURF AND TREES WILL BE WATERED WITH AN EXISTING 1 1/2" WATER METER LOCATED UNDER AND WEST OF THE PEDESTRIAN BRIDGE. IF THIS WATER SOURCE IS FOUND NOT TO BE ADEQUATE BY THE TOWN OF CASTLE ROCK, A 3/4" WATER TAP AND METER WILL BE NECESSARY.
- WATERING METHODS

UNDISTURBED NATIVE GRASSES	NO IRRIGATION NECESSARY - NATIVE SPECIES
UNDISTURBED GAMBLE OAK	NO IRRIGATION NECESSARY - NATIVE SPECIES
IRRIGATED TURF GRASS (FESCUE VAR.)	OVERHEAD SPRAY IRRIGATION
RE-ESTABLISHED NATIVE GRASS	TRUCK WATERING UNTIL ESTABLISHED
COBBLESTONE MULCH	DRIP EMITTERS FOR EACH SHRUB
DECIDUOUS ORNAMENTAL TREES	DRIP TUBING OVER ROOT ZONES
PONDEROSA AND AUSTRIAN PINE TREES	DRIP TUBING OVER ROOT ZONES
DECIDUOUS SHADE TREES	DRIP TUBING OVER ROOT ZONES
- HYDROZONES
HYDROZONES ARE REFLECTED BELOW IN THE LEGEND. PLANTS WITHIN EACH HYDROZONE WILL BE WATERED SEPARATELY FROM OTHER HYDROZONES.



PLAYGROUND FOR AGES 2-12 WITH PICNIC TABLE AND SHADE SHELTER

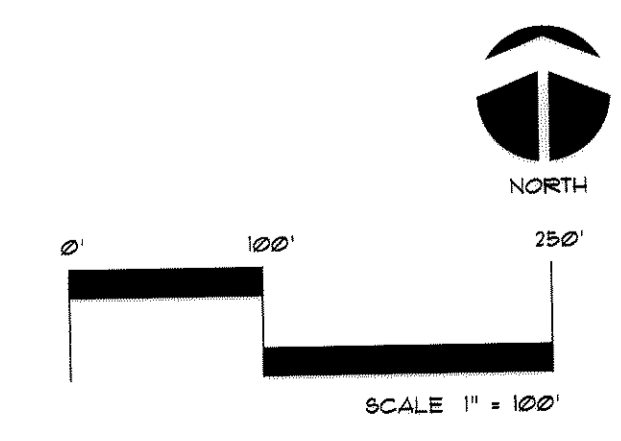
CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES

- SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
- QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
- ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
- DISTANCE OF TREES TO UTILITY LINES WILL BE A MINIMUM OF 10 FEET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.

ESTIMATED PLANT MATERIAL REQUIREMENTS

STREET TREES	REQUIRED	PROVIDED
1 SHADE TREE / 40 LF	N/A	5
ENTRANCE	REQUIRED	PROVIDED
2 TREES / 1,000 SF	N/A	15
4 SHRUBS / 1,000 SF	N/A	67

NO PROPOSED CHANGES TO PREVIOUSLY APPROVED STREETSCAPE. THE LANDSCAPE REGULATIONS IN PLACE WHEN THE PRELIMINARY PLAT/FINAL PD SITE PLAN WAS APPROVED DID NOT REQUIRE A MINIMUM NUMBER OF STREETSCAPE OR ENTRY TREES/SHRUBS



CONCEPTUAL LANDSCAPE PLAN NARRATIVE

CRYSTAL VALLEY RANCH IS LOCATED IN THE HIGH PLAINS OF COLORADO WHERE NATIVE PLANTS CONSIST OF GAMBLE OAK, PONDEROSA PINE, YUCCA AND RABBITBRUSH. NATIVE GRASSES ARE A MIX OF SPECIES DEPENDING ON SOIL, MOISTURE AND SUN ORIENTATION.

SOILS ARE MOSTLY CLAY WITH A FEW INCHES OF TOPSOIL. THE EXISTING GRASSES AND TOPSOIL WILL BE SAVED AND REBROADCAST IN LANDSCAPED AREAS. THERE WILL BE GRASS SEED AND ROOTS IN THE STOCKPILED SOIL THAT WILL REVEGETATE THEREBY MATCHING EXISTING SPECIES. SUPPLEMENTAL SEEDING WILL ALSO BE NECESSARY.

SUPPLEMENTAL IRRIGATION WILL BE MINIMIZED. EXISTING LANDSCAPING IN CRYSTAL VALLEY RANCH HAS EMPHASIZED NATIVE GRASSES INTERSPERSED WITH EVERGREEN AND DECIDUOUS TREES. BECAUSE LARGE PONDEROSA PINES CAN BE SUCCESSFULLY SPADE DUG FROM SIMILAR SOILS AND ELEVATIONS, THEY WILL BE THE PREDOMINANT TREE SPECIES USED. EVERGREEN TREES TEND TO BE RESISTANT TO DEER, DROUGHT AND MOST INSECTS.

A SIGNIFICANT DESIGN THEME HAS BEEN THE USE OF ALMOND COLORED VINYL 3-RAIL FENCING INTERSPERSED WITH 5' HIGH BUFF FLAGSTONE PILLARS. FLAGSTONE HAS ALSO BEEN USED FOR THE PEDESTRIAN BRIDGE, THE RECREATION CENTER BUILDING AND FOR MONUMENT SIGNS AT BOTH ENDS OF CRYSTAL VALLEY PARKWAY. THE USE OF THIS STYLE OF FENCE WILL BE REQUIRED OF HOMEOWNERS WHO DESIRE TO FENCE THEIR YARDS. PILLARS WILL NOT BE REQUIRED HOWEVER.

LANDSCAPE LEGEND

QUANTITY	SYMBOL	DESCRIPTION	HYDROZONE
469,418 SF	[Symbol]	UNDISTURBED NATIVE GRASSES	VERY LOW
205,500 SF	[Symbol]	UNDISTURBED GAMBLE OAK (EXCEPT WHERE TRAIL BISECTS)	VERY LOW
6,075 SF	[Symbol]	IRRIGATED TURF GRASS	MODERATE
253,134 SF	[Symbol]	RE-ESTABLISHED NATIVE GRASS	LOW
934,187 SF	[Symbol]	TOTAL OPEN SPACE	

HARDSCAPE LEGEND

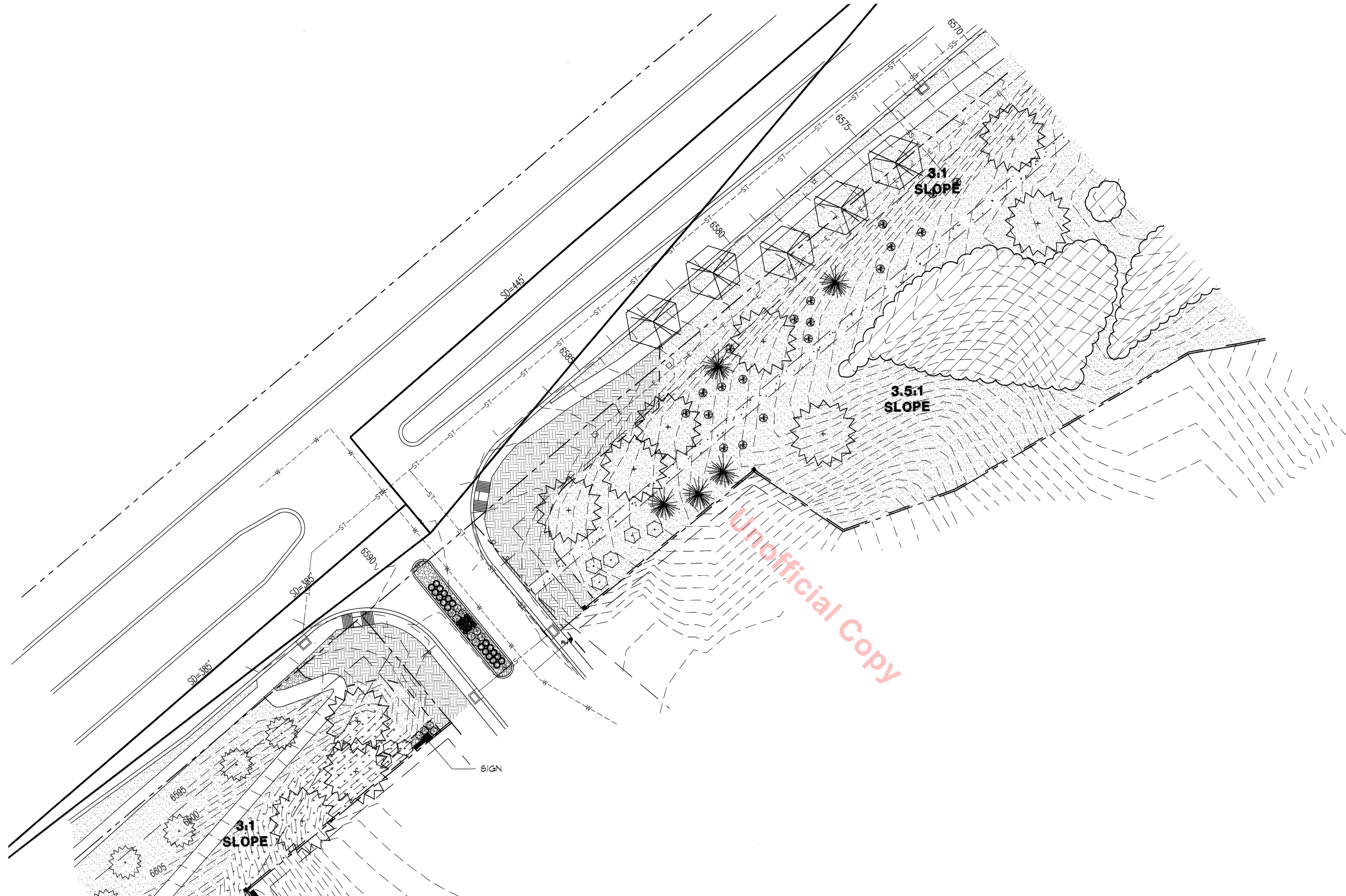
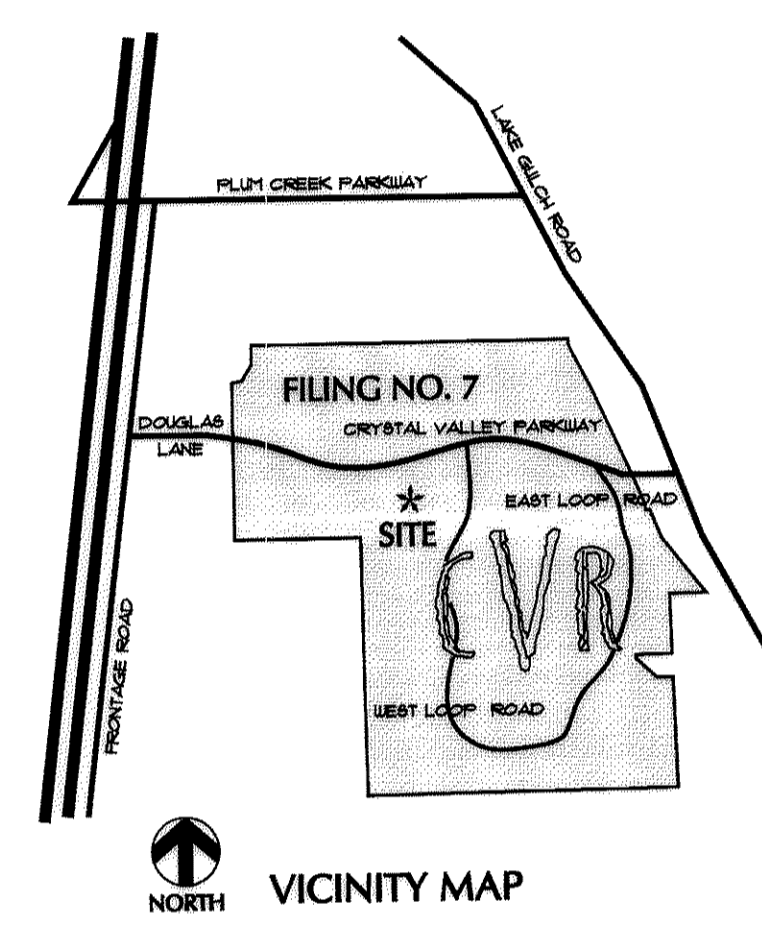
QUANTITY	SYMBOL	DESCRIPTION	DIMENSIONS
6,675 LF	[Symbol]	VINYL 3-RAIL FENCING	4'-6" HIGH
13 TOTAL	[Symbol]	BUFF FLAGSTONE PILLARS	2'-6" SQUARE, 4'-6" HIGH X 2'-6" DEEP
AS SHOWN	[Symbol]	GRAVEL TRAILS	WIDTHS VARY FROM 4' TO 12'
1 TOTAL	[Symbol]	NEIGHBORHOOD ENTRY SIGN	6'-6" HIGH, 11" WIDE X 4'-6" DEEP

CRYSTAL VALLEY RANCH

CASTLE ROCK, COLORADO

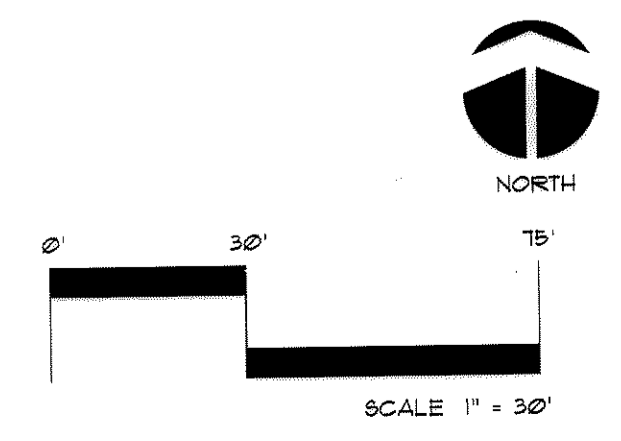
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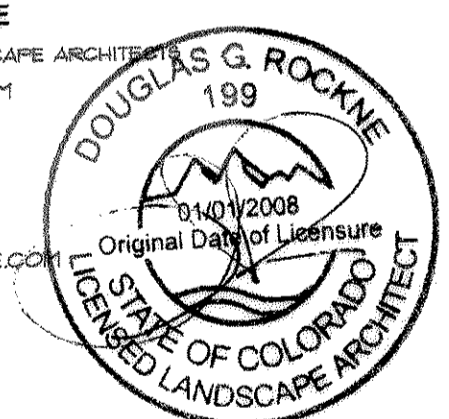
LANDSCAPE LEGEND

- UNDISTURBED NATIVE GRASS TO REMAIN
- UNDISTURBED GAMBLE OAK (EXCEPT WHERE TRAIL BISECTS)
- IRRIGATED TURF GRASS (CANADIAN BLUE FESCUE)
- RE-ESTABLISHED NATIVE GRASS (NOT IRRIGATED)
- DECIDUOUS SHADE TREES
- FINE TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES



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