

SITE DEVELOPMENT PLAN THE RIDGE AT CRYSTAL VALLEY NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SDP20-0048



WSB PROJECT NO.:
013343-000

SCALE: AS SHOWN
DESIGN BY: DN
PLAN BY: LW
CHECK BY: JP

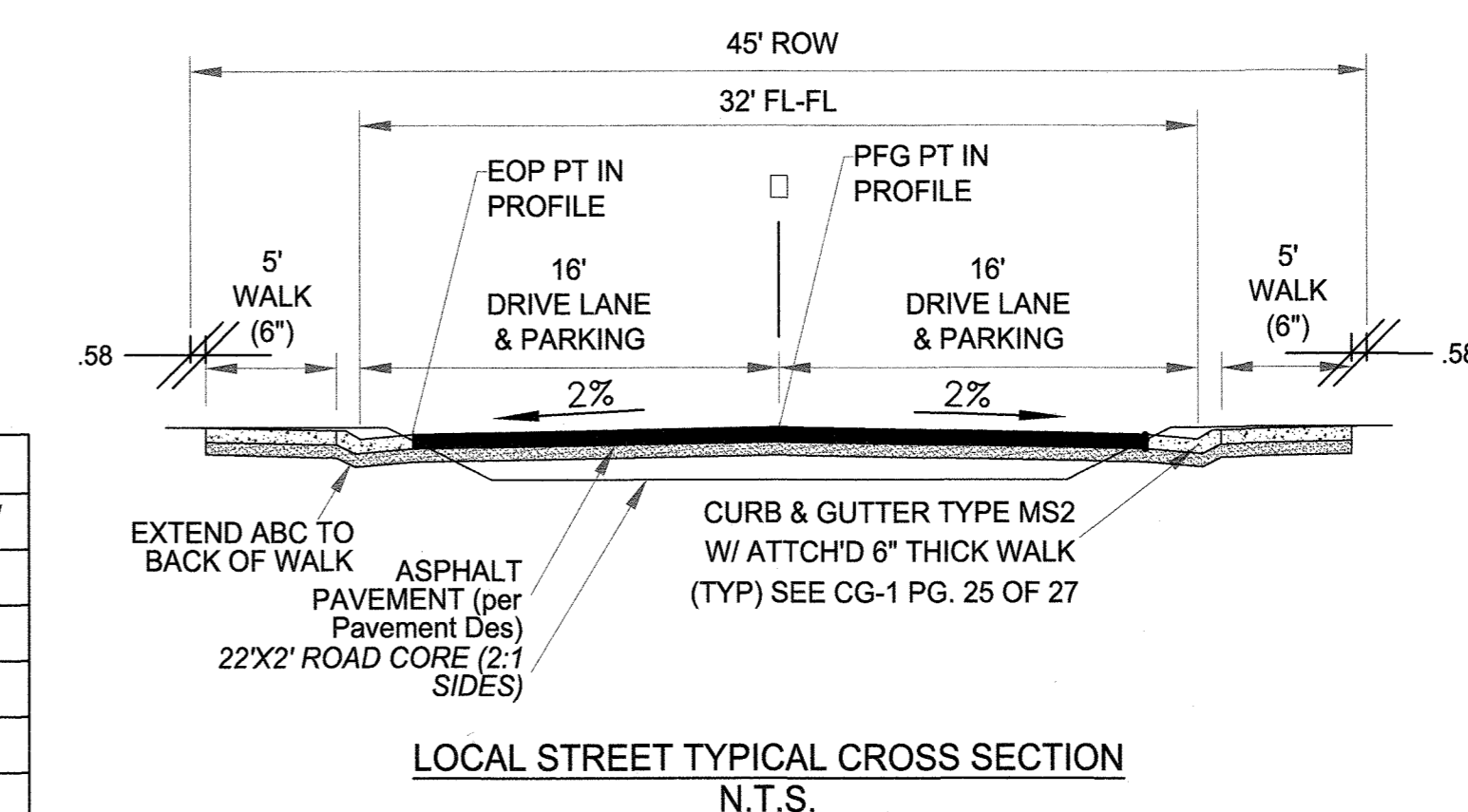
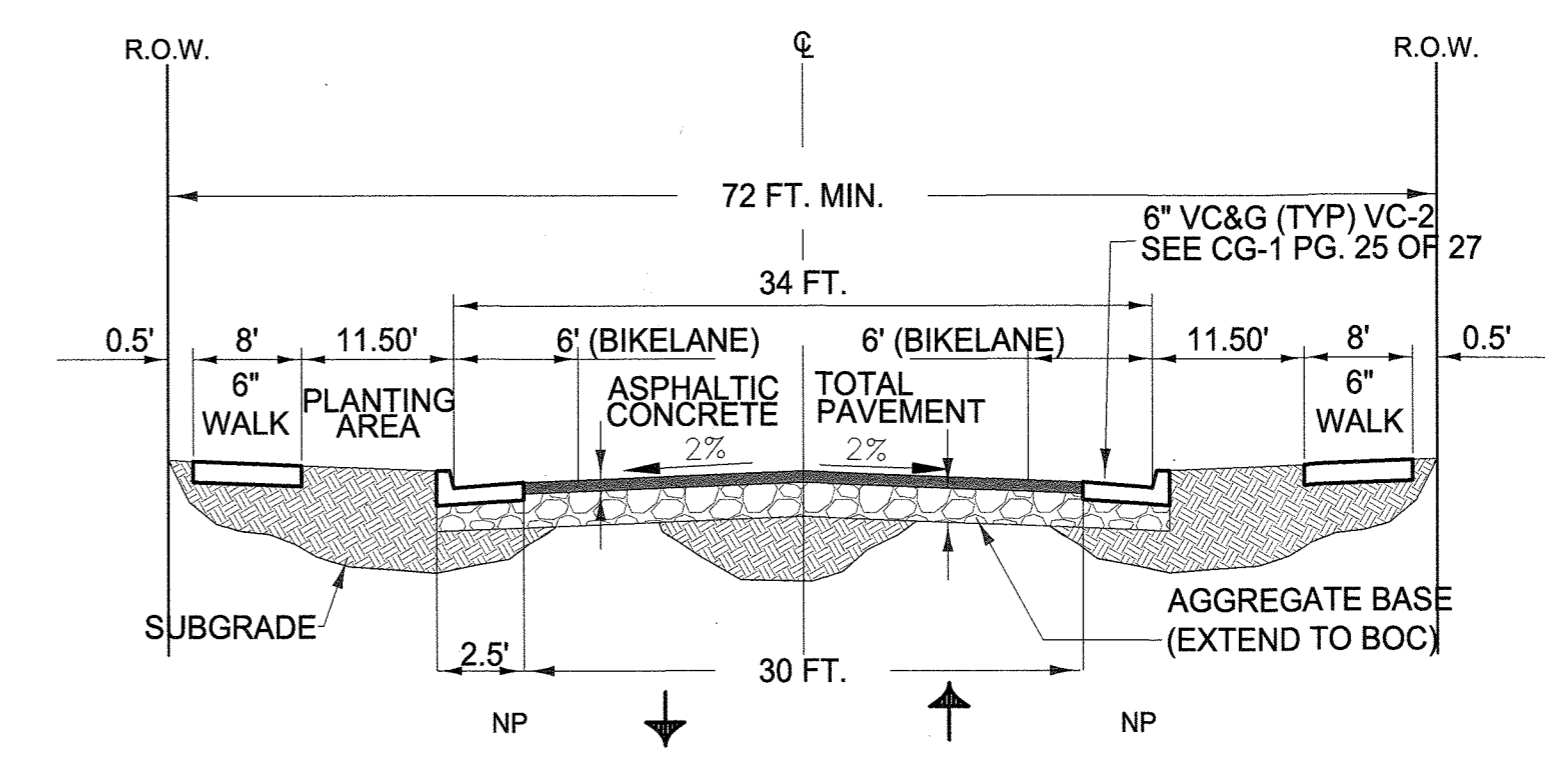
Zoning Comparison Chart																		
Zoning	Ridge Estates																	
	PA 1		PA 2		PA 3		PA 4		PA 5		PLD		OSP 1		OSP 2		OSP 3	
Planning Area (PA)	7.8		7		7.8		11		18.2		3.3		12.2		0.6		2.1	
Acreage	7.8		7		7.8		11		18.2		3.3		12.2		0.6		2.1	
Use Area	PA 1		PA 2		PA 3		PA 4		PA 5		PL-1		Open Space		Open Space		Open Space	
	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)
Permitted Uses	Detached Single Family Dwelling Units	11 Detached Single Family Dwelling Units	Detached Single Family Dwelling Units	12 Detached Single Family Dwelling Units	Detached Single Family Dwelling Units	12 Detached Single Family Dwelling Units	Detached Single Family Dwelling Units	10 Detached Single Family Dwelling Units	Detached Single Family Dwelling Units	7 Detached Single Family Dwelling Units	All municipal and/or quasi-municipal facilities or utilities	Open Space, Water Wells	Pedestrian trails; shelters; grading and drainage; public utilities and structures; parks and playgrounds; irrigation, water storage, distribution and	Pocket Park, Trail, Open Space	Pedestrian trails; shelters; grading and drainage; public utilities and structures; parks and playgrounds; irrigation, water storage, distribution and	Open Space	Pedestrian trails; shelters; grading and drainage; public utilities and structures; parks and playgrounds; irrigation, water storage, distribution and	Open Space
Maximum Dwelling Units/Gross Acre	1.4 du/ac	1.4 du/ac	1.7 du/ac	1.7 du/ac	1.5 du/ac	1.5 du/ac	0.9 du/ac	0.9 du/ac	0.4 du/ac	0.4 du/ac	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Building Height	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	50 ft	N/A	20 ft	N/A	20 ft	N/A	20 ft	N/A
Minimum Standard Lot Area (sq. ft.)	12,000	19,602	10,400	14,810	10,400	15,246	10,400	20,037	12,000	71,003	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width (feet)	75	88	55	73	55	70	55	115	75	168	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Setbacks (feet)	cul-de-sac: 35		cul-de-sac: N/A		cul-de-sac: 25		cul-de-sac: 43		cul-de-sac: 25		cul-de-sac: N/A		cul-de-sac: 25		cul-de-sac: 34		cul-de-sac: 35	
Front to Garage	25 ft	25 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	25 ft	25 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front to Side Garage	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front to Living Area	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear	50 ft	50 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft	100 ft	100 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Interior Lot	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side to Street	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front to Unenclosed Porch	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Parking	2 spaces per single-family	11 2-car garages	2 spaces per single-family	12 2-car garages	2 spaces per single-family	12 2-car garages	2 spaces per single-family	10 2-car garages	2 spaces per single-family	2-car garages	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Zoning Comparison Chart						
Zoning	CVR					
	PA 15 E		PA 15 SW		OSD	
Planning Area (PA)	34.5		6		5.5	
Acreage	34.5		6		5.5	
Use Area	R-SF-6		R-SF-6		Open Space	
	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)	PD Requirement	Provided (SDP)
Permitted Uses	Attached or Detached Dwelling Units	81 Detached Dwelling Units	Attached or Detached Dwelling Units	9 Detached Dwelling Units	Passive Open Space; Utility and Drainage facilities	Trail, Open Space; Utility and Drainage facilities
Maximum Dwelling Units/Gross Acre	2.3 du/ac	2.3 du/ac	1.5 du/ac	1.5 du/ac	N/A	N/A
Maximum Building Height	35 ft *	35 ft	35 ft *	35 ft	N/A	N/A
Minimum Standard Lot Area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width (feet)	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Setbacks (feet)	20 ft		20 ft		N/A	
Front to Garage	20 ft	20 ft	20 ft	20 ft	N/A	N/A
Front to Side Garage	25 ft	25 ft	25 ft	25 ft	N/A	N/A
Front to Living Area	20 ft	20 ft	20 ft	20 ft	N/A	N/A
Rear	20 ft	20 ft	20 ft	20 ft	N/A	N/A
Side Interior Lot	5 ft	5 ft	5 ft	5 ft	N/A	N/A
Side to Street	10 ft	10 ft	10 ft	10 ft	N/A	N/A
Front to Unenclosed Porch	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Parking	2-car garage for each Single-family detached & single-family attached	81 2-car garages	2-car garage for each Single-family detached & single-family attached	9 2-car garages	N/A	N/A

MAXIMUM PERMITTED HEIGHT OF 35-FEET FOR LOTS LOCATED WITHIN THE MODERATE SKYLINE AREA (LOTS 1-13 AND LOTS 79-90) APPROVED BY THE PLANNING COMMISSION VIA SKY21-0001

TRCV1 Tract Summary Table				
	Area	Ownership	Maintenance	Usage Type
TRACT A	0.41 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Landscape Tract
TRACT B	1.72 ac	Town of Castle Rock	Crystal Valley Ranch Master HOA	Open Space (OSD)
TRACT C	1.14 ac	Ridge Estates HOA	Ridge Estates HOA	Drainage/Landscape Tract
TRACT D	0.81 ac	Ridge Estates HOA	Ridge Estates HOA	Open Space
TRACT E	3.30 ac	Town of Castle Rock	Ridge Estates HOA	Future Water Utility (PLD)
TRACT F	9.61 ac	Ridge Estates HOA	Ridge Estates HOA	Open Space/Neighborhood Park
TRACT G	1.51 ac	Town of Castle Rock	Town of Castle Rock	Future Water Utility (PLD)
TRACT H	0.43 ac	Town of Castle Rock	Town of Castle Rock	Pump Station (UD)
TRACT I	0.10 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Open Space
TRACT J	4.70 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Pond/Open Space
TRACT K	0.89 ac	Ridge Estates HOA	Ridge Estates HOA	Open Space
TRACT L	4.43 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract
TRACT M	3.94 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Pond/Open Space
TRACT N	0.69 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Drainage Tract
TRACT O	4.70 ac	Town of Castle Rock	Crystal Valley Ranch Master HOA	Drainage/Landscape Tract
TRACT P	0.19 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Open Space
TRACT Q	0.05 ac	Crystal Valley Ranch Master HOA	Crystal Valley Ranch Master HOA	Retaining Walls/Landscape
	38.63 ac			

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Site Utilization Chart		
Use Area	Acre	% of Total
Residential	65.84	56.83%
Open Space Private (OSP)	26.96	23.27%
Open Space Dedication (OSD)	6.42	5.54%
Public Land Dedication (PLD)	4.82	4.16%
Open Space Total	38.20	32.97%
Utility Dedication (UD)	0.43	0.37%
ROW Dedication	11.39	9.83%
Total	115.86	100.00%

FOR AND ON BEHALF OF WSB

SITE DEVELOPMENT PLAN
 THE RIDGE AT CRYSTAL VALLEY NO. 1
 CASTLE ROCK, CO

GENERAL NOTES

SHEET
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OF
24

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SITE DEVELOPMENT PLAN THE RIDGE AT CRYSTAL VALLEY NO. 1

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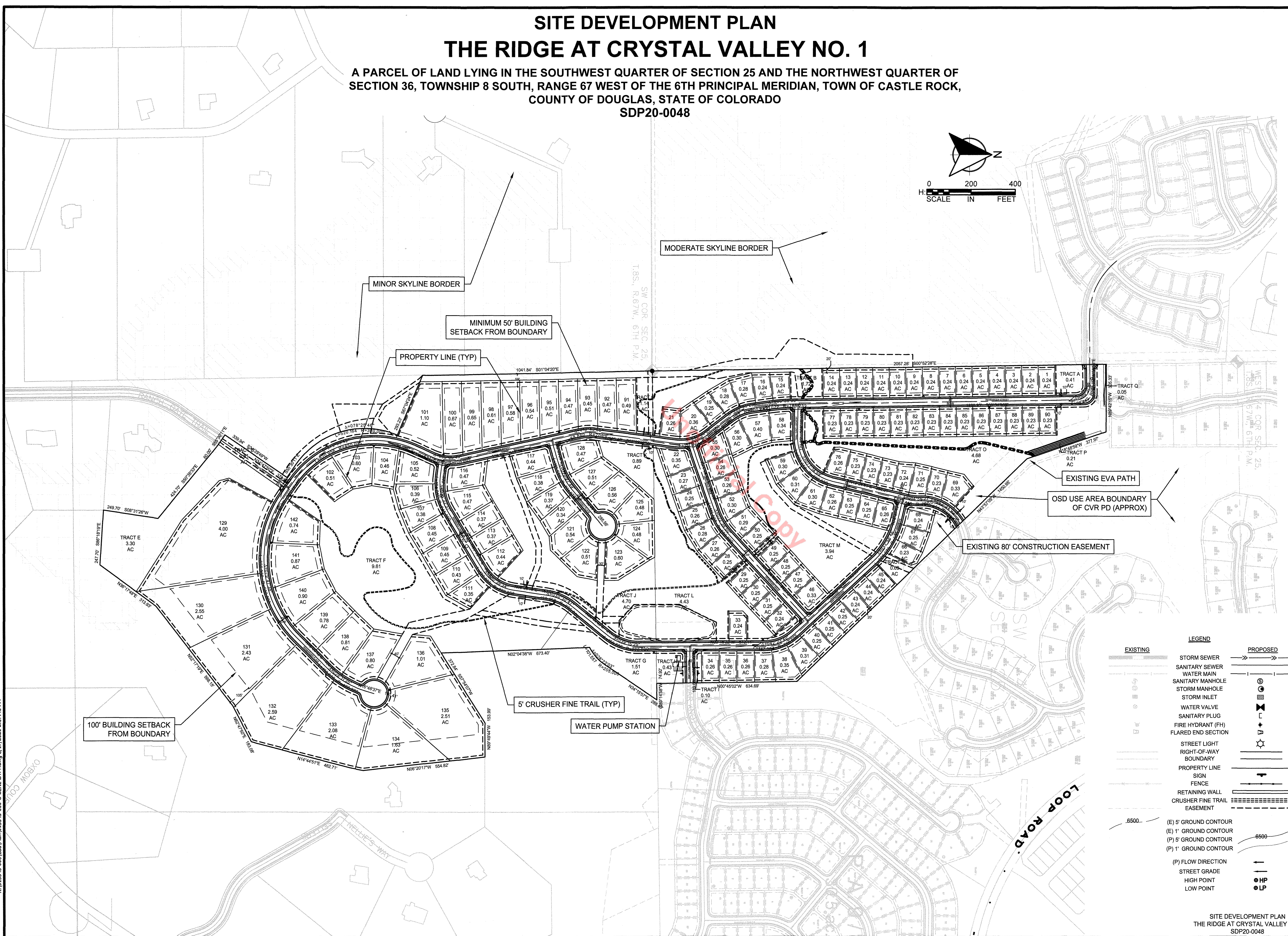
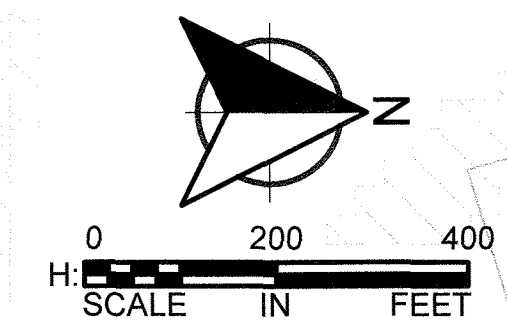
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FOR AND ON BEHALF OF WSB

SITE DEVELOPMENT PLAN
THE RIDGE AT CRYSTAL VALLEY NO. 1
CASTLE ROCK, CO

OVERALL
SITE PLAN

SHEET
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OF
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EXISTING	PROPOSED

SITE DEVELOPMENT PLAN
THE RIDGE AT CRYSTAL VALLEY NO. 1
SDP20-0048

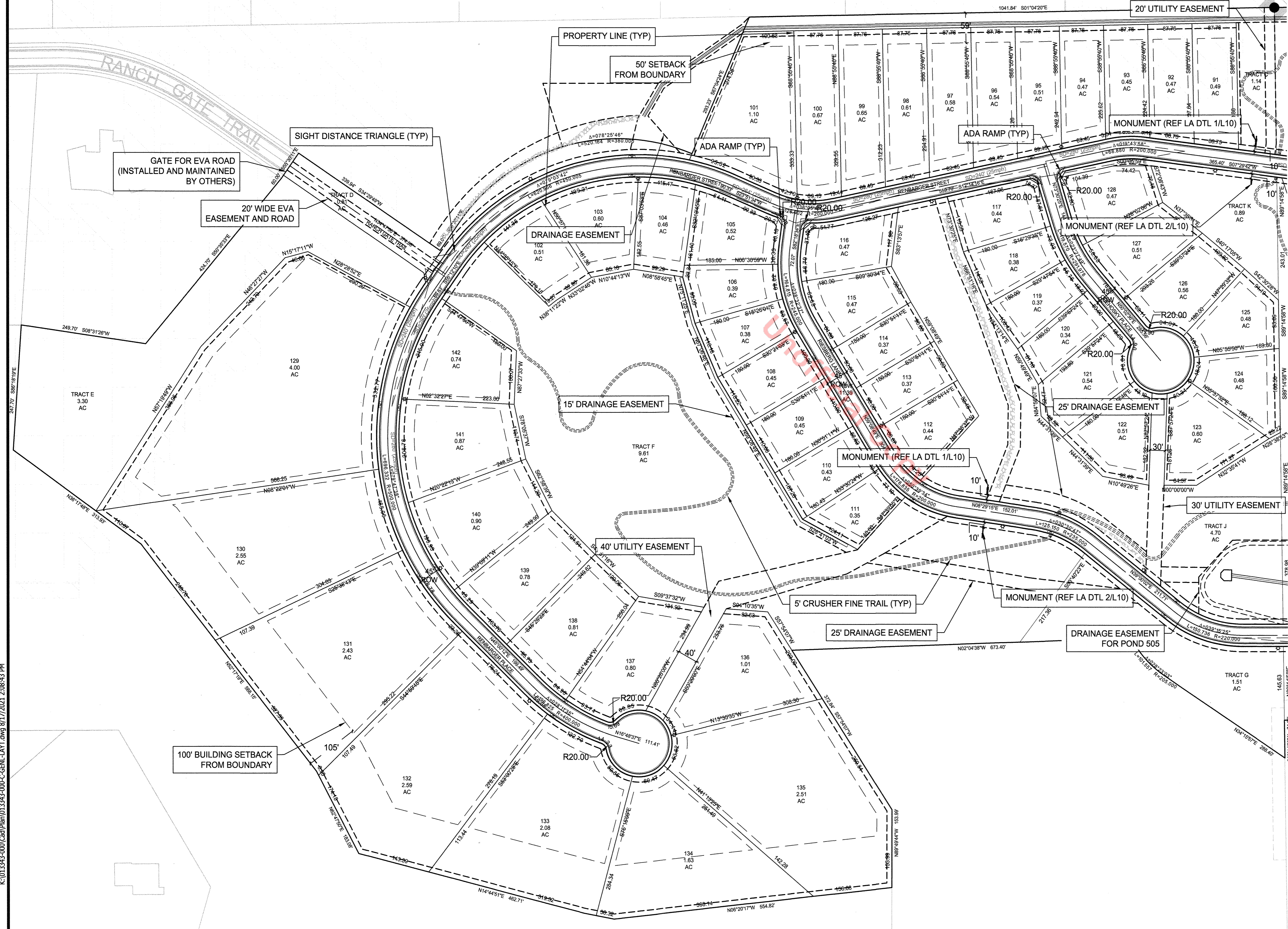
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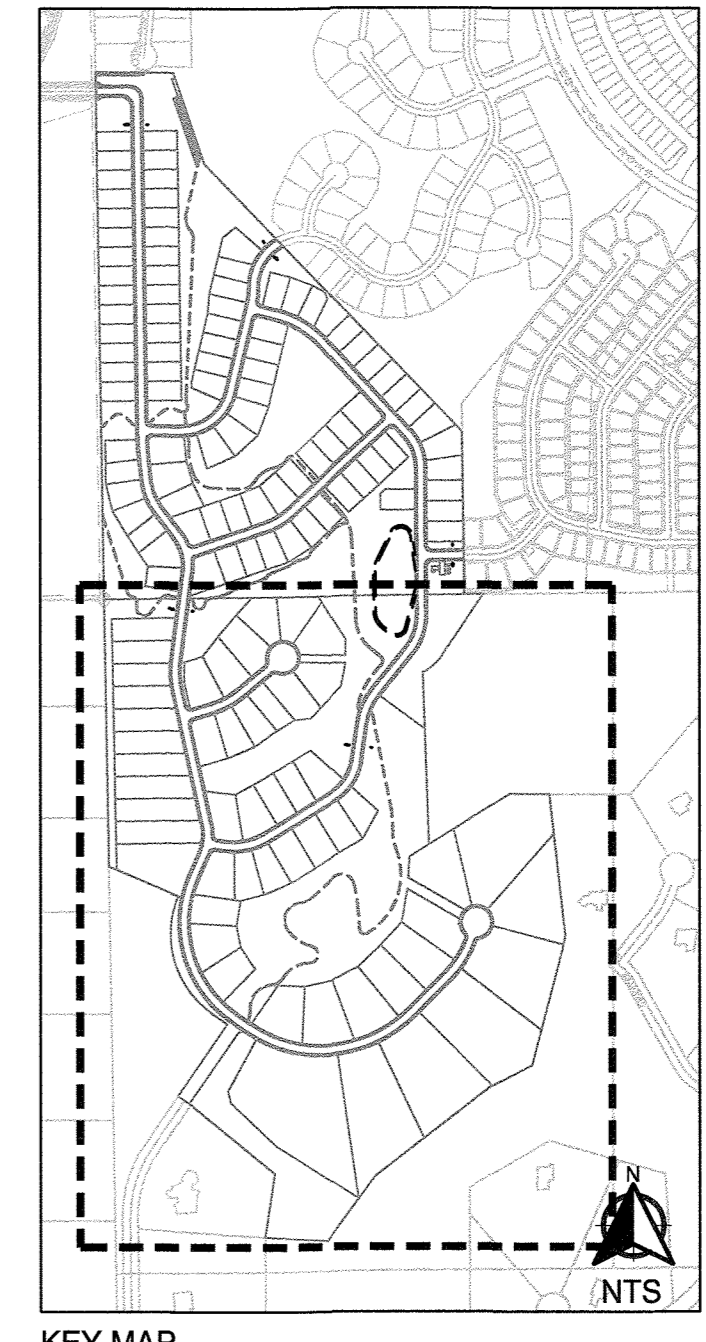


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REVISIONS

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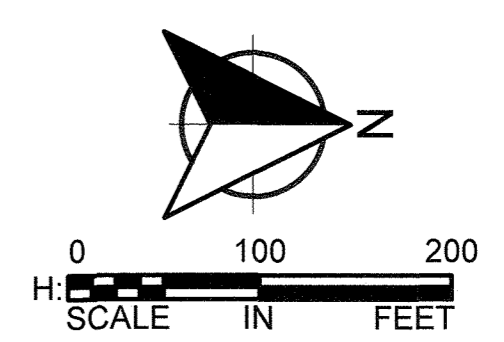


FOR AND ON BEHALF OF WSB

SITE DEVELOPMENT PLAN
THE RIDGE AT CRYSTAL VALLEY NO.1
CASTLE ROCK, CO

SITE PLAN - SOUTH

SHEET
7
OF
24



SITE DEVELOPMENT PLAN
THE RIDGE AT CRYSTAL VALLEY NO.1
SDP20-0048

SITE DEVELOPMENT PLAN THE RIDGE AT CRYSTAL VALLEY NO. 1

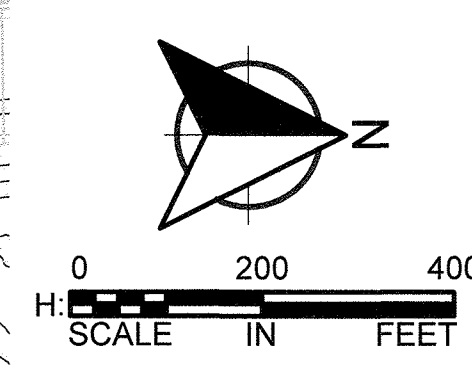
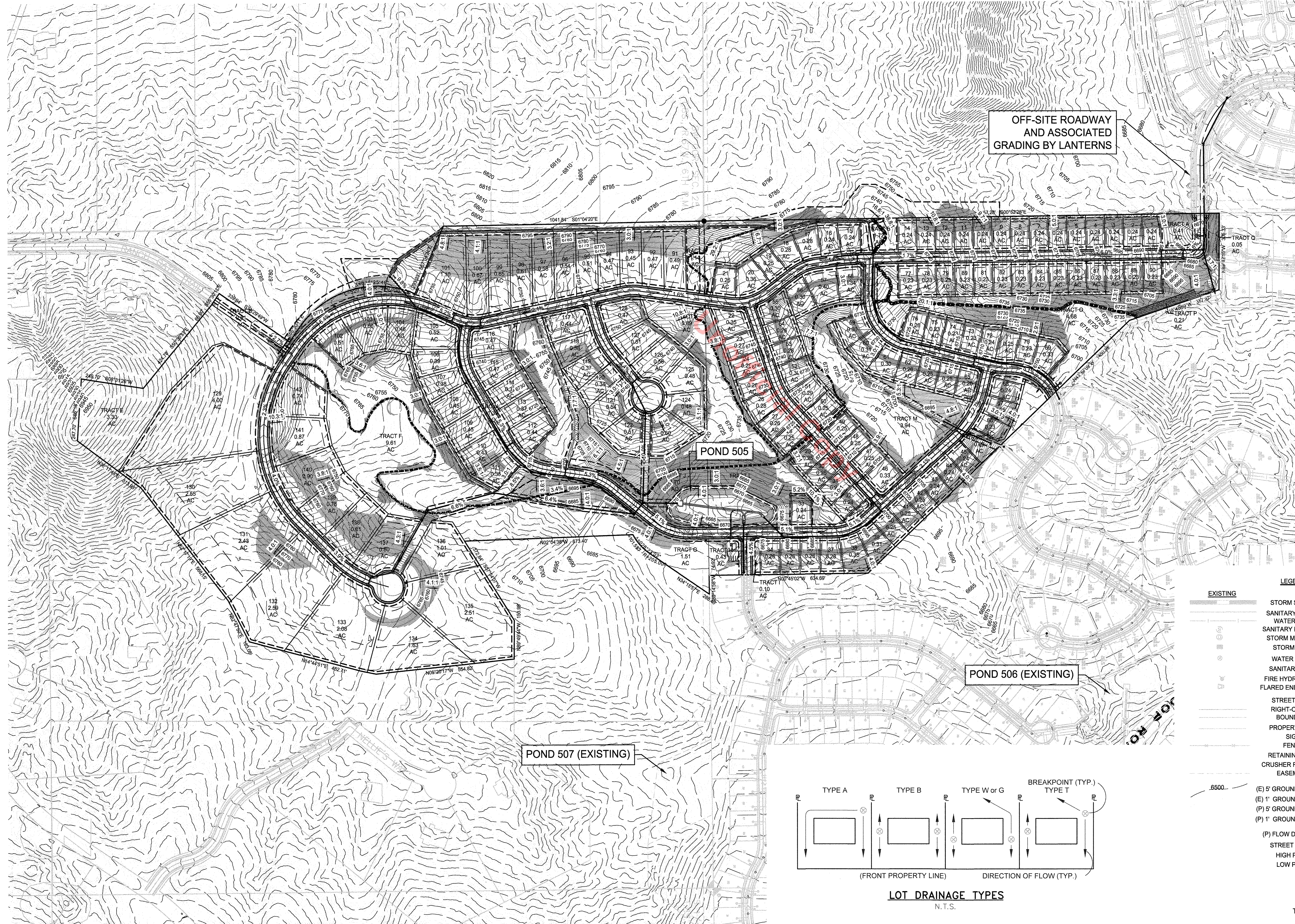
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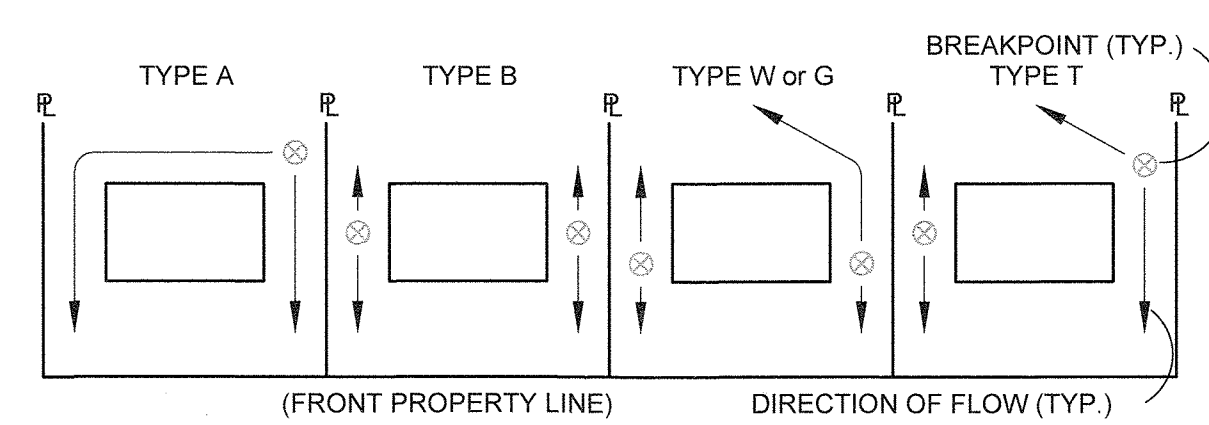
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FOR AND ON BEHALF OF WSB

SITE DEVELOPMENT PLAN
THE RIDGE AT CRYSTAL VALLEY NO.1
CASTLE ROCK, CO

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LOT DRAINAGE TYPES
N.T.S.

OVERALL GRADING PLAN

SITE DEVELOPMENT PLAN THE RIDGE AT CRYSTAL VALLEY NO. 1

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SDP20-0048

SEC. 25,
6TH P.M.

LEGEND

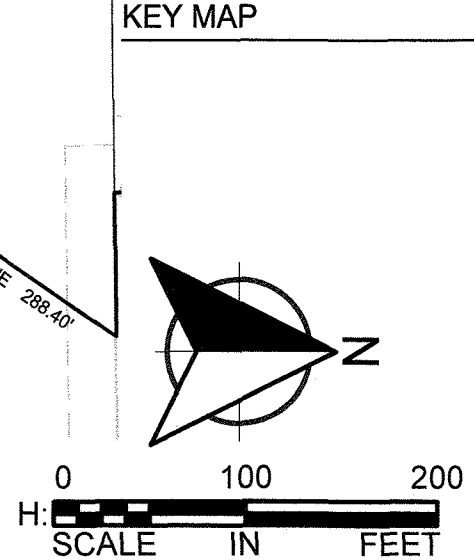
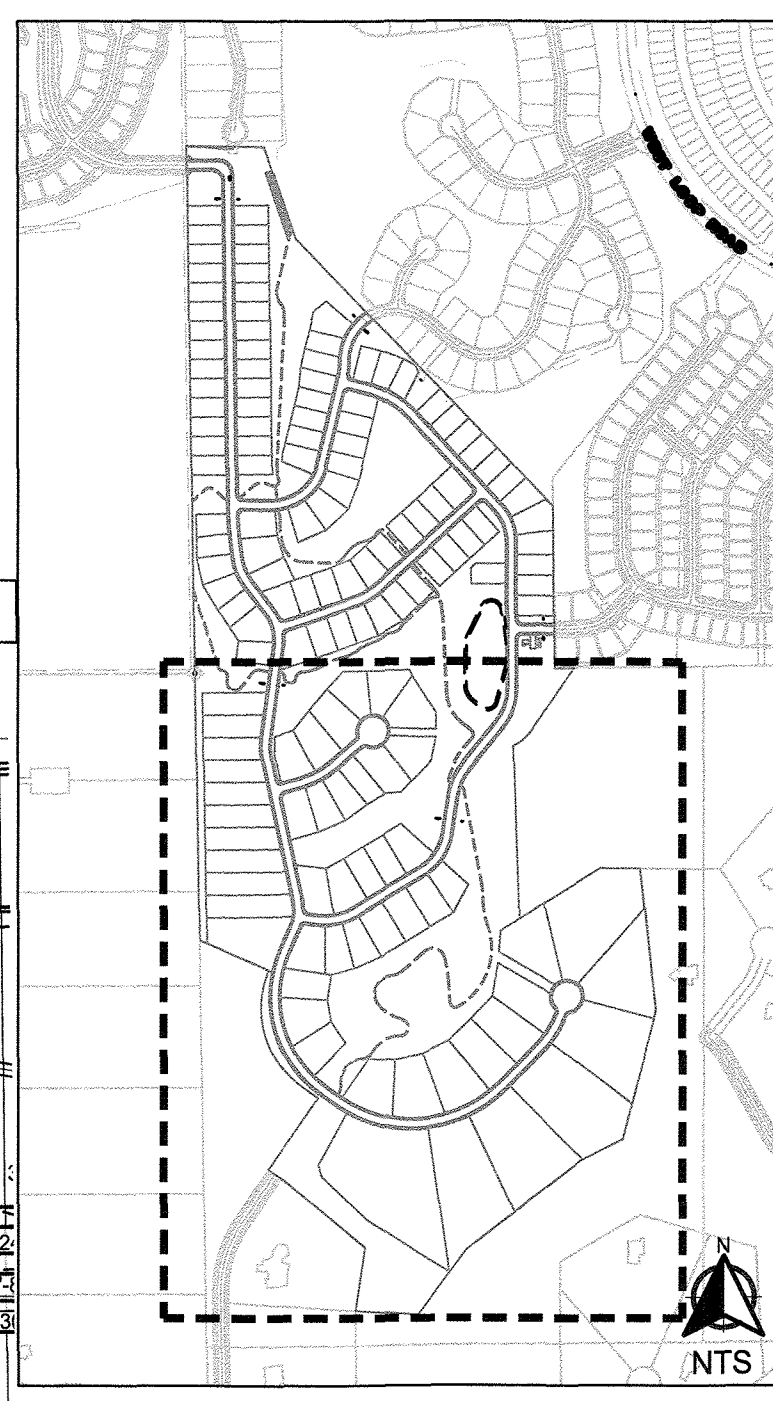
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REVISIONS

NO.	DATE	DESCRIPTION



- 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 TAN WATER PRESSURE ZONE.

FOR AND ON BEHALF OF WSB

SITE DEVELOPMENT PLAN
THE RIDGE AT CRYSTAL VALLEY NO.1
CASTLE ROCK, CO

UTILITY PLAN - SOUTH

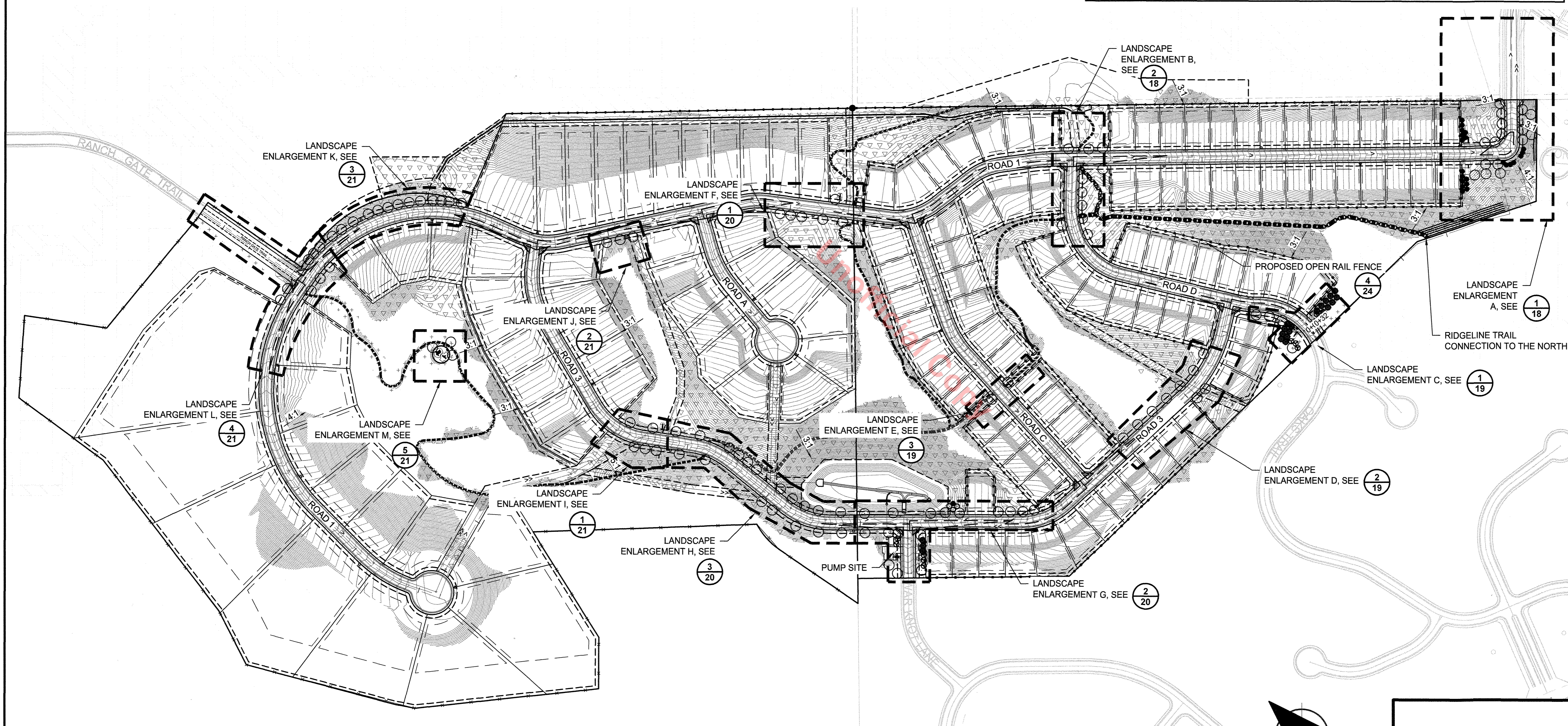
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OF
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SITE DEVELOPMENT PLAN
THE RIDGE AT CRYSTAL VALLEY NO.1
SDP20-0048

THE RIDGE AT CRYSTAL VALLEY NO. 1 SITE DEVELOPMENT PLAN (SDP20-0048)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND	
	EXISTING DECIDUOUS TREE
	PROPOSED DECIDUOUS CANOPY TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED DECIDUOUS SHRUB- LOW HYDROZONE
	PROPOSED EVERGREEN SHRUB-LOW HYDROZONE
	PROPOSED EVERGREEN SHRUB-VERY LOW HYDROZONE
	ENTRY MONUMENT
	6485 EXISTING CONTOUR
	6485 PROPOSED CONTOUR
	PROPERTY BOUNDARY
	UNDISTURBED AREA
	IRRIGATED NATIVE SEED (LOW HYDROZONE)
	TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	SHRUB BED HARDWOOD MULCH (LOW HYDROZONE)
	NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	PROPOSED SANITARY SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	EXISTING WIRE FENCE
	PROPOSED WIRE FENCE
	PROPOSED OPEN RAIL FENCE
	EDGER



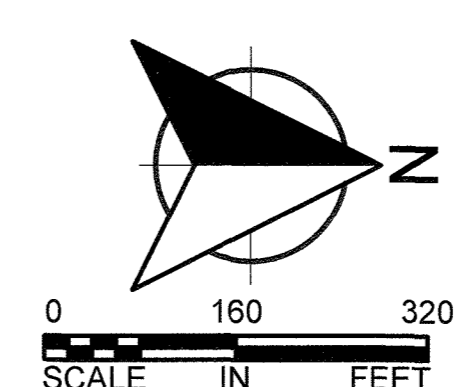
REVISIONS	
NO.	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

ROBERT A SLIPKA III, RLA
LIC. NO.: #1260
DATE: _____

CVR - RIDGE ESTATES & PA15SW
TOWN OF CASTLE ROCK

1 OVERALL LANDSCAPE PLAN
14



LANDSCAPE ARCHITECT:
ROBERT A SLIPKA III #1260

OVERALL LANDSCAPE PLAN

SHEET
14
OF
24

THE RIDGE AT CRYSTAL VALLEY NO. 1

SITE DEVELOPMENT PLAN (SDP20-0048)

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WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF
DOUGLAS, STATE OF COLORADO



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SCALE: DESIGN BY:

PLAN BY: CHECK BY:

LANDSCAPE NOTES

1. FINAL LANDSCAPE AREA, COVERAGE AND PLANT QUANTITIES, SHALL MEET OR EXCEED QUANTITIES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. LOCATION OF PLANT MATERIALS ARE APPROXIMATED AND MAY CHANGE SLIGHTLY DUE TO UNFORESEEN FIELD CONSTRAINTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO WET UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. 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.
9. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, OR SIMILAR FEATURES EXISTING ON SITE, BUT NOT SHOWN ON THE SITE DEVELOPMENT PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DETERMINED DURING THE SITE INSPECTION. INSTALLATION WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION AND THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS APPLICABLE.
10. NO SOLID OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING, BUT NOT LIMITED TO BUILDING, UTILITY CABINETS, WALLS, FENCES, TREES, LANDSCAPE PLANTINGS, CUT SLOPES AND BERMS SHALL BE PLACED IN SIGHT DISTANCE TRIANGLES OR EASEMENTS AS SHOWN ON THE PLAN.
11. NO TREES, LARGE SHRUBS, OR PERMANENT STRUCTURES ARE ALLOWED IN WET UTILITY AND DRAINAGE EASEMENTS.
12. AN IRRIGATION PLAN IS REQUIRED WITH THE FIRST SUBMITTAL OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.2B AND 4.2.3 OF THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA MANUAL FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS. CHANGES TO THE LANDSCAPE PLAN MAY BE NECESSARY DUE TO CONSTRUCTION DOCUMENTS IRRIGATION PLAN REVIEW COMMENTS.
13. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
14. DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE(45) DAYS OR SOONER IN THE EVENT OF A CONTAGIOUS DISEASE OR INVASIVE INSECT SPECIES. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR PLANT REPLACEMENTS.
15. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.

Streetscape Requirement Table (To be Installed by Developer)							
Street Name	Frontage Linear Feet (LF)	Trees				Shrubs	
		Required trees	Canopy shade trees (Min. 75% of Total Provided)	Non-canopy shade trees provided	Provided trees total	Required shrubs	Provided shrubs
Road 1	1,869	47	46	1	47	192	192
Road D (Oaks Trail)	406	11	9	2	11	44	44
Road C	50	2	2	0	2	8	8
Road A	0	N/A	N/A	N/A	N/A	N/A	N/A
Road 3	1,696	43	43	0	43	172	172
War Knot Lane	167	5	5	8	13	20	20

Total

*Linear feet values are street lengths abutting tracts and do not account for street lengths abutting residential lots. For street lengths abutting residential lots see RESIDENTIAL LOT STREETScape REQUIREMENT

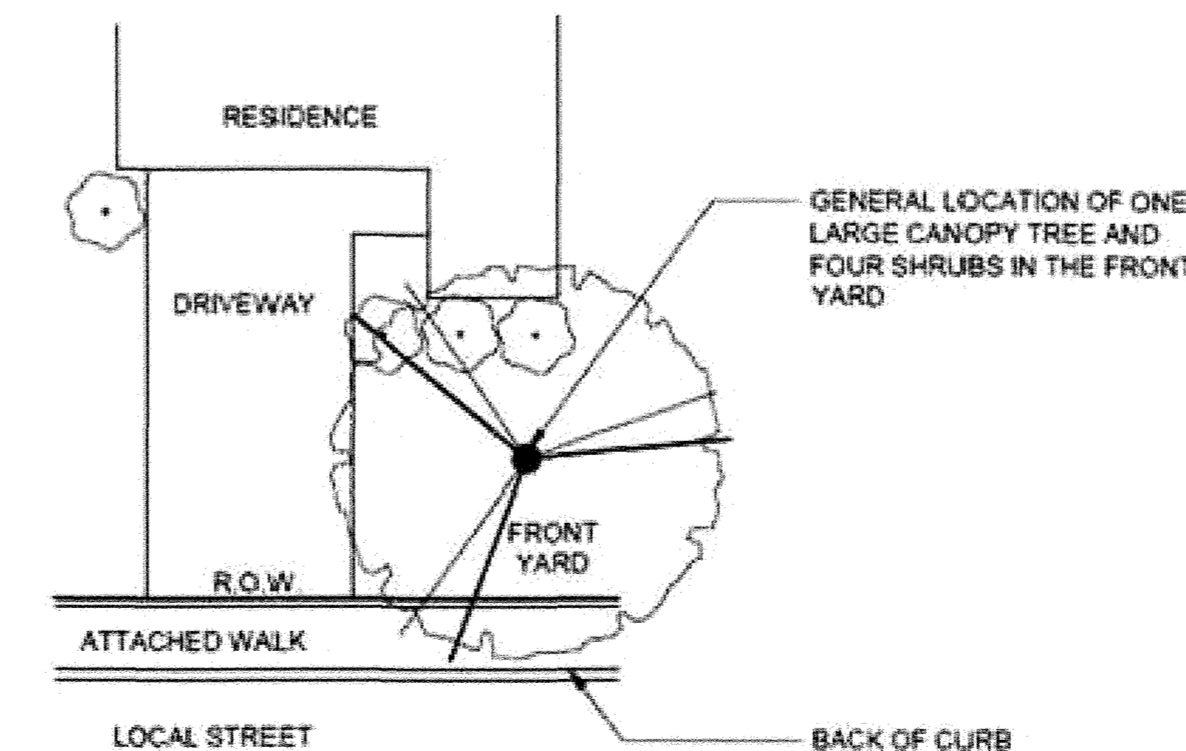
Residential Lot Streetscape Requirement Table (To be Installed by Builder)	
Tree	Each residential lot must have one large canopy tree in the front yard. The required tree must not exceed 16-feet from the back of the street curb.
Shrubs	Each residential lot must have four shrubs in the front yard.

NOTES:
1. A TREE MUST BE PLANTED WITHIN 16 FEET OF BACK OF CURB TO BE COUNTED AS A STREET TREE.

CLWUR CHART								
Irrigation Zone	Plant Type	App. Rate	Hydro Zone	% of Total Landscape Area	IA (Irrigated Area in Sq Ft)	LWUR (Landscape Water Use Rating)	TA (Total Area sf)	CLWUR**
DRIP IRRIGATION	Trees & Shrubs in Planting Beds	5-10	Low	11%	18,912 sf	2	171,170	0.22
DRIP/SPRAY	Trees & Shrubs with Irrigation in Native Seed	5-10	Low	89%	152,258 sf	2	171,170	1.78
TOTAL				100%	171,170 sf			2.00

**CLWUR = (LWURxIA) / TA

LEGEND	EST. QTY
PROPOSED DECIDUOUS CANOPY TREE	117
PROPOSED EVERGREEN TREE	43
PROPOSED ORNAMENTAL TREE	14
SHRUB - VERY LOW HYDROZONE	92
SHRUB - LOW HYDROZONE	576
IRRIGATED NATIVE SEED (LOW HYDROZONE)	
TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)	
SHRUB BED HARDWOOD MULCH (LOW HDYROZONE)	
NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)	



1 TYPICAL FRONT YARD LANDSCAPE DIAGRAM
1" = 20' P-RE-TER-51

LANDSCAPE ARCHITECT:
ROBERT A SLIPKA III #1260

REVISIONS	
NO.	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

ROBERT A SLIPKA III, RLA
LIC. NO. #1260
DATE: _____

CVR - RIDGE ESTATES & PA15SW

TOWN OF CASTLE ROCK

NOTES

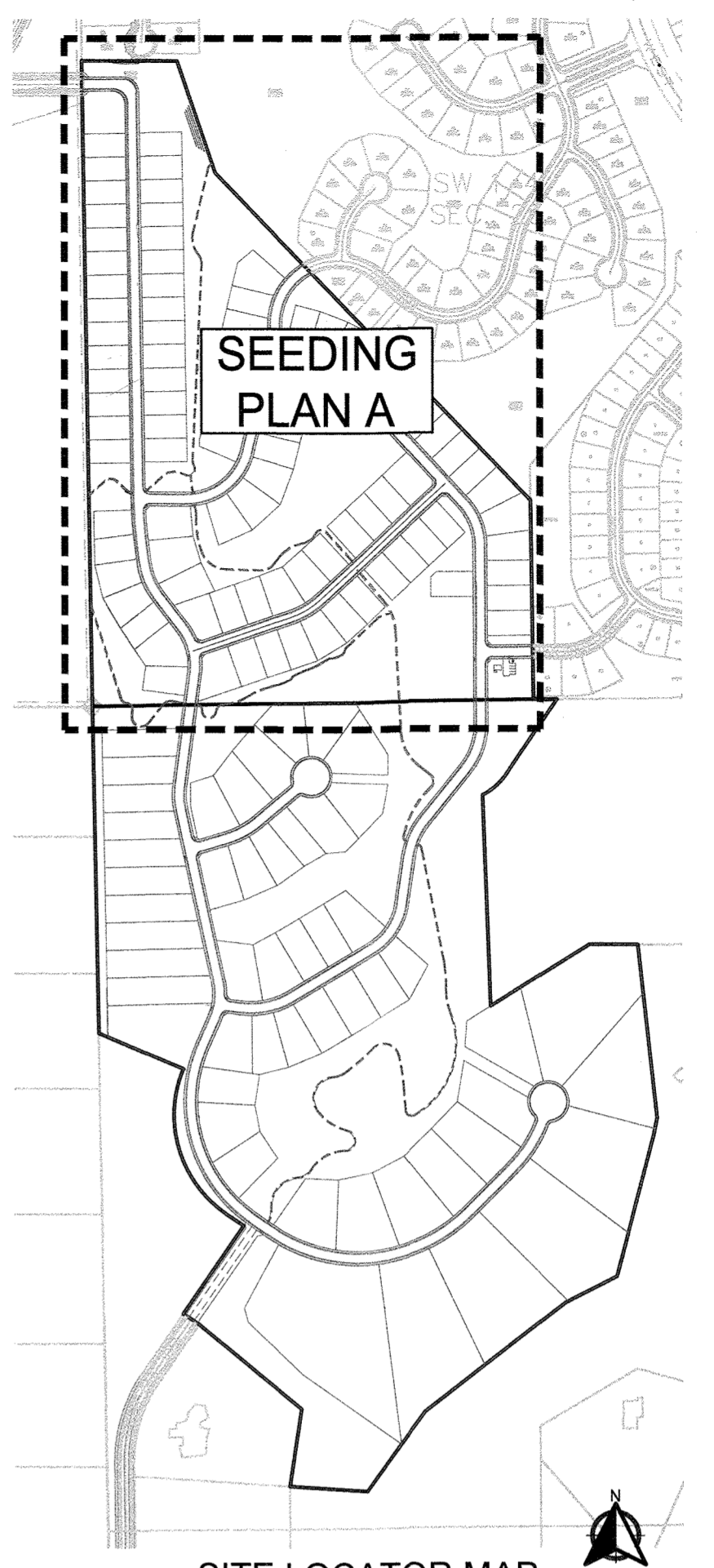
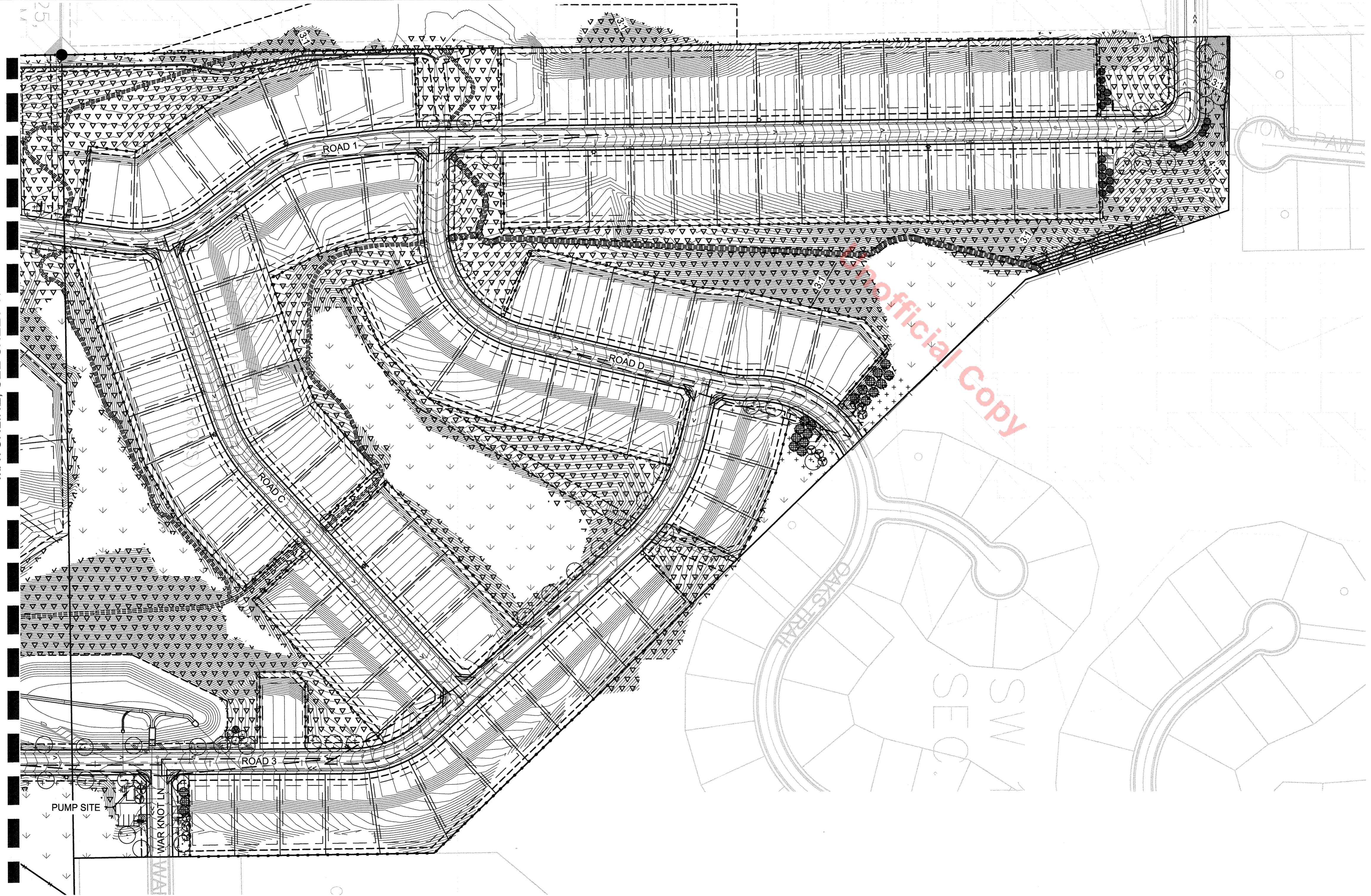
SHEET
15
OF
24

THE RIDGE AT CRYSTAL VALLEY NO. 1

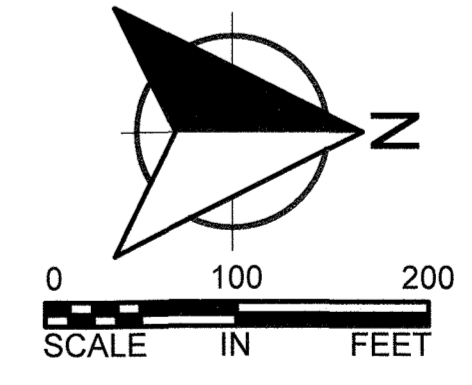
SITE DEVELOPMENT PLAN (SDP20-0048)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND	
	EXISTING DECIDUOUS TREE
	PROPOSED DECIDUOUS CANOPY TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED DECIDUOUS SHRUB - LOW HYDROZONE
	PROPOSED EVERGREEN SHRUB - LOW HYDROZONE
	PROPOSED EVERGREEN SHRUB - VERY LOW HYDROZONE
	ENTRY MONUMENT
	6485 - EXISTING CONTOUR
	6485 - PROPOSED CONTOUR
	PROPERTY BOUNDARY
	UNDISTURBED AREA
	IRRIGATED NATIVE SEED (LOW HYDROZONE)
	TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	SHRUB BED HARDWOOD MULCH (LOW HYDROZONE)
	NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	PROPOSED SANITARY SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	EXISTING WIRE FENCE
	PROPOSED WIRE FENCE
	PROPOSED OPEN RAIL FENCE
	EDGER



NOTES:
 1. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERTOPS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS
 2. ALL SLOPES ARE EQUAL TO OR LESS THAN 3:1



LANDSCAPE ARCHITECT:
 ROBERT A SLIPKA III #1260

wsb
 WSB PROJECT NO.:
 013343-000

SCALE: _____ DESIGN BY: _____
 PLAN BY: _____ CHECK BY: _____

REVISIONS	
NO.	DATE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR INSTRUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

ROBERT A SLIPKA III, RLA
 LIC. NO. #1260
 DATE: _____

CVR - RIDGE ESTATES & PA15SW
 TOWN OF CASTLE ROCK

SEEDING PLAN A

SHEET
 16
 OF
 24

MATCHLINE, SEE SHEET 17

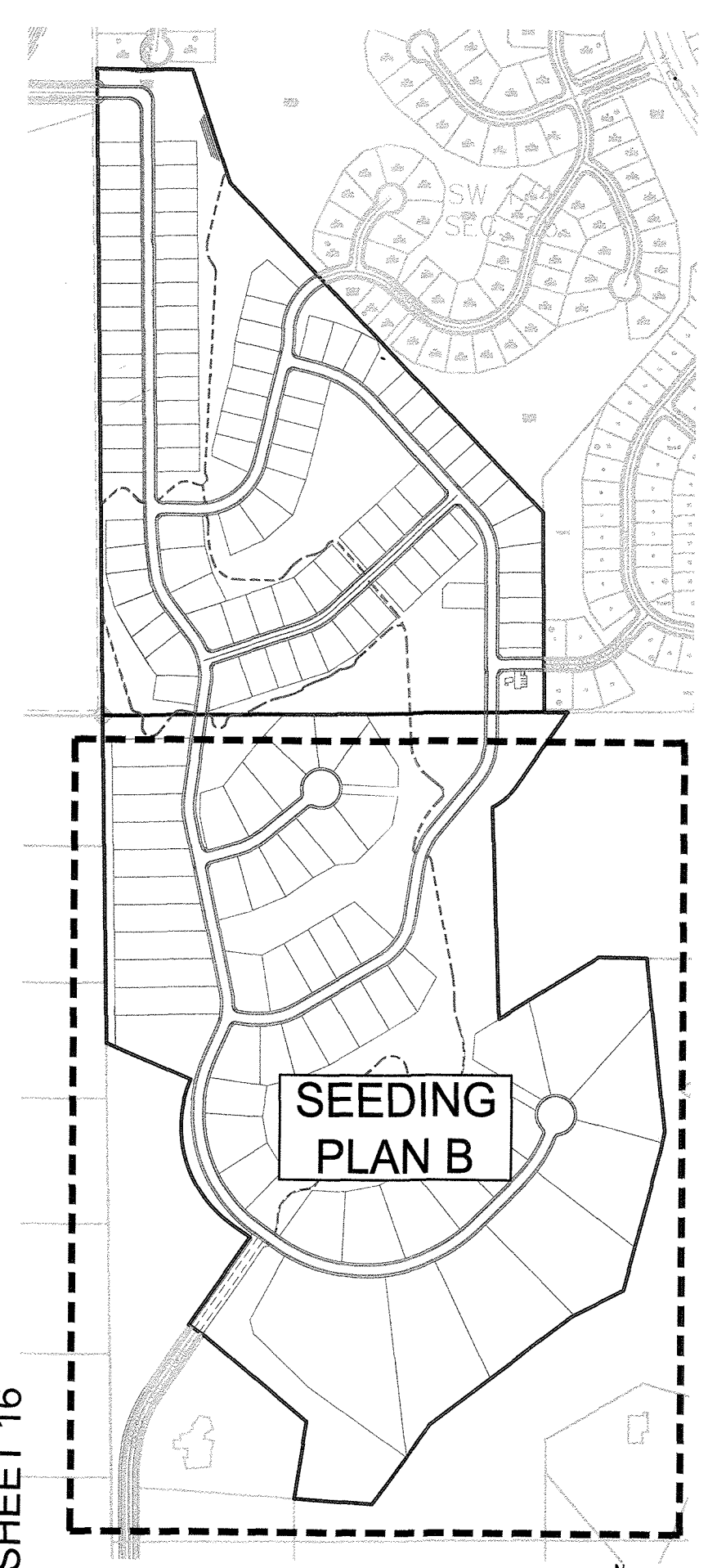
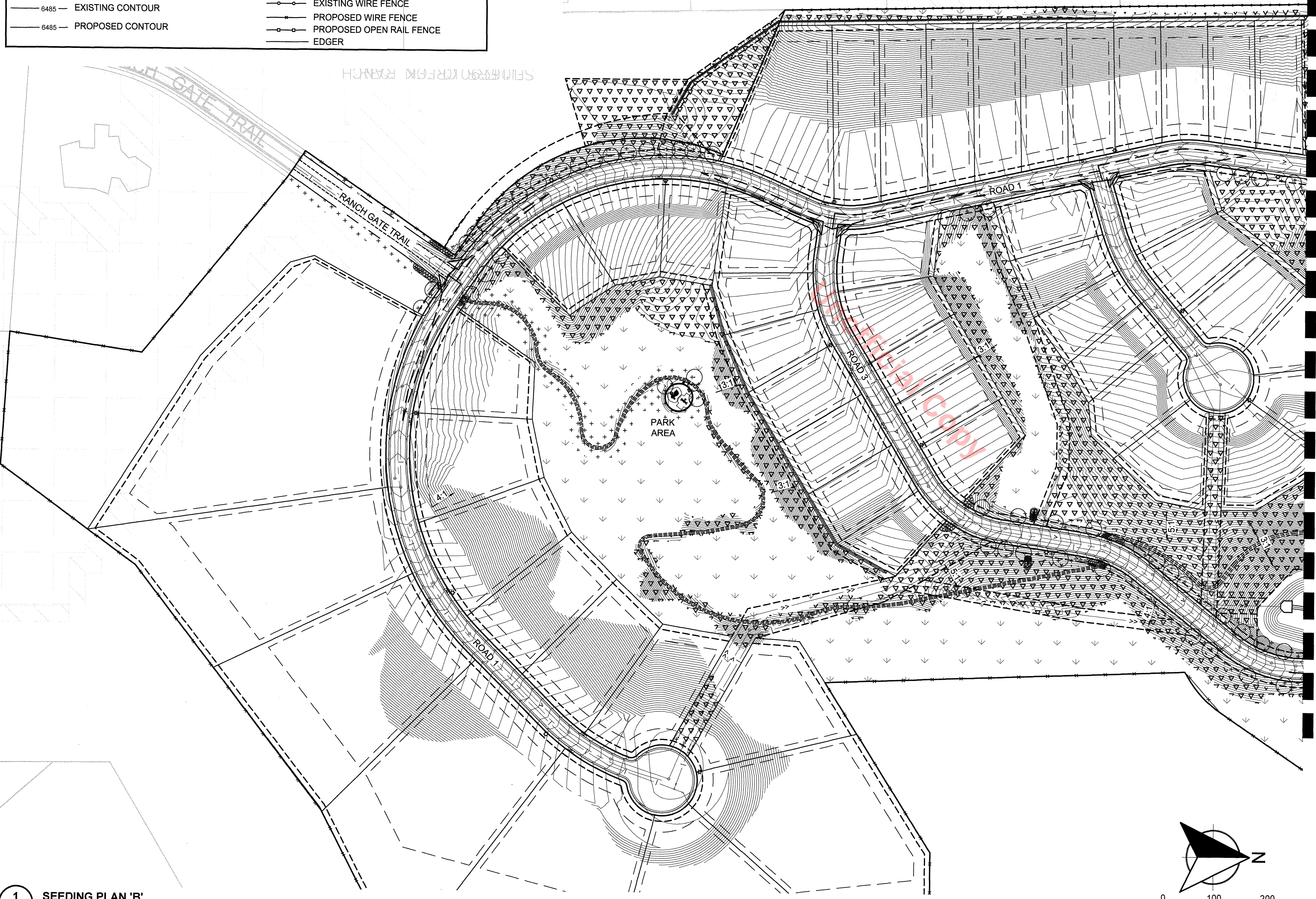
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THE RIDGE AT CRYSTAL VALLEY NO. 1

SITE DEVELOPMENT PLAN (SDP20-0048)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

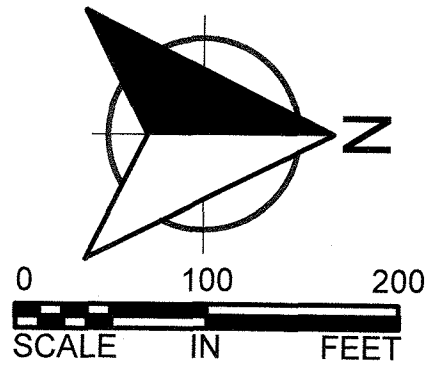
LEGEND	
	EXISTING DECIDUOUS TREE
	PROPOSED DECIDUOUS CANOPY TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED DECIDUOUS SHRUB- LOW HYDROZONE
	PROPOSED EVERGREEN SHRUB-LOW HYDROZONE
	PROPOSED EVERGREEN SHRUB-VERY LOW HYDROZONE
	ENTRY MONUMENT
	6485 - EXISTING CONTOUR
	6485 - PROPOSED CONTOUR
	PROPERTY BOUNDARY
	UNDISTURBED AREA
	IRRIGATED NATIVE SEED (LOW HYDROZONE)
	TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	SHRUB BED HARDWOOD MULCH (LOW HYDROZONE)
	NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	PROPOSED SANITARY SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	EXISTING WIRE FENCE
	PROPOSED WIRE FENCE
	PROPOSED OPEN RAIL FENCE
	EDGER



SITE LOCATOR MAP SCALE: NTS

MATCHLINE, SEE SHEET 16

NOTES:
 1. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAININGWALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS
 2. ALL SLOPES ARE EQUAL TO OR LESS THAN 3:1



WSB PROJECT NO.: 013343-000

SCALE: DESIGN BY:

PLAN BY: CHECK BY:

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, DIRECT SUPPLEMENTS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION ARE MY OWN ORIGINAL WORK AS A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

ROBERT A SLIPKA III, RLA
 L.C. NO. #1260
 DATE: _____

CVR - RIDGE ESTATES & PA15SW

TOWN OF CASTLE ROCK

SEEDING PLAN B

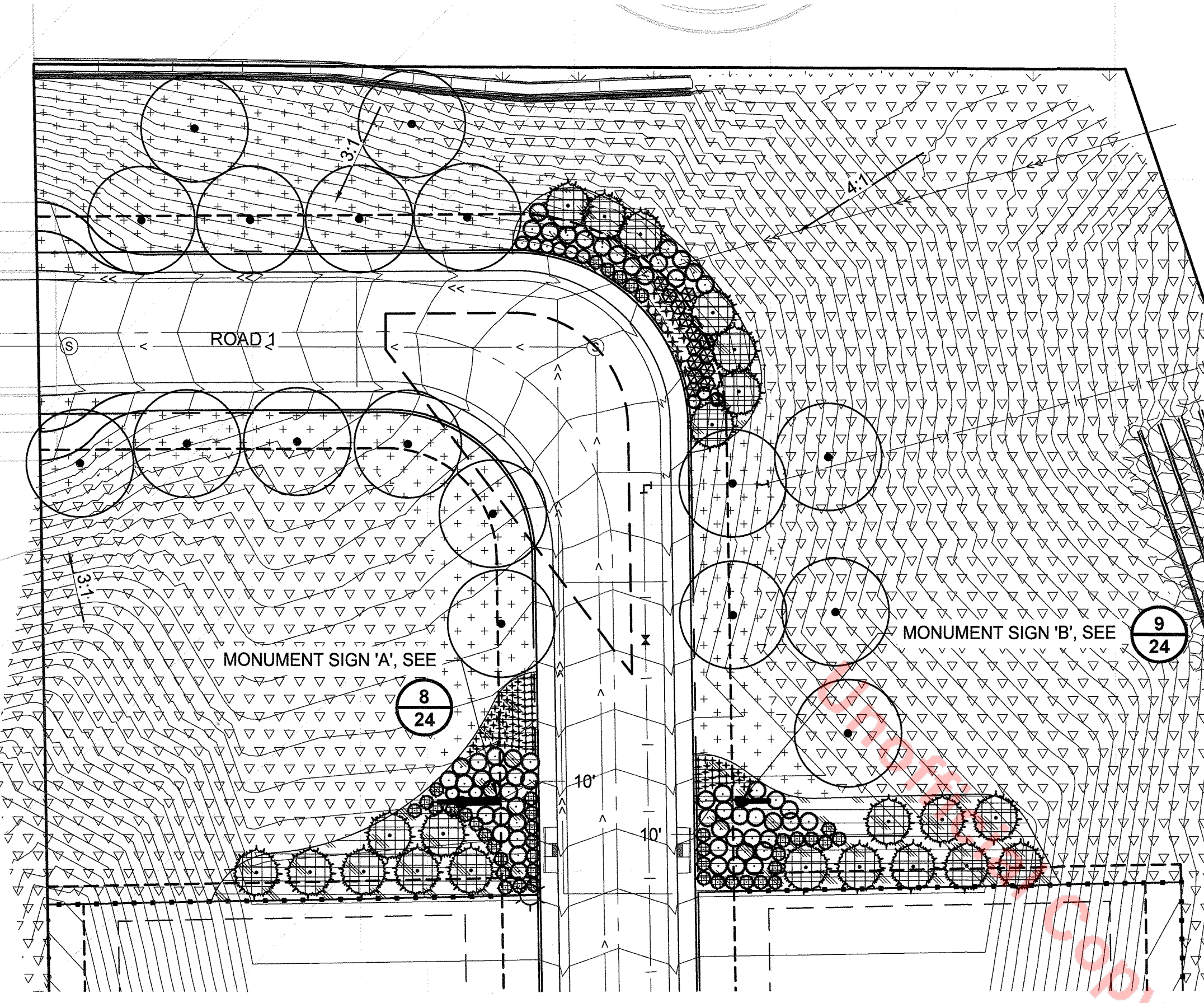
LANDSCAPE ARCHITECT:
ROBERT A SLIPKA III #1260

SHEET
17
OF
24

THE RIDGE AT CRYSTAL VALLEY NO. 1 SITE DEVELOPMENT PLAN (SDP20-0048)

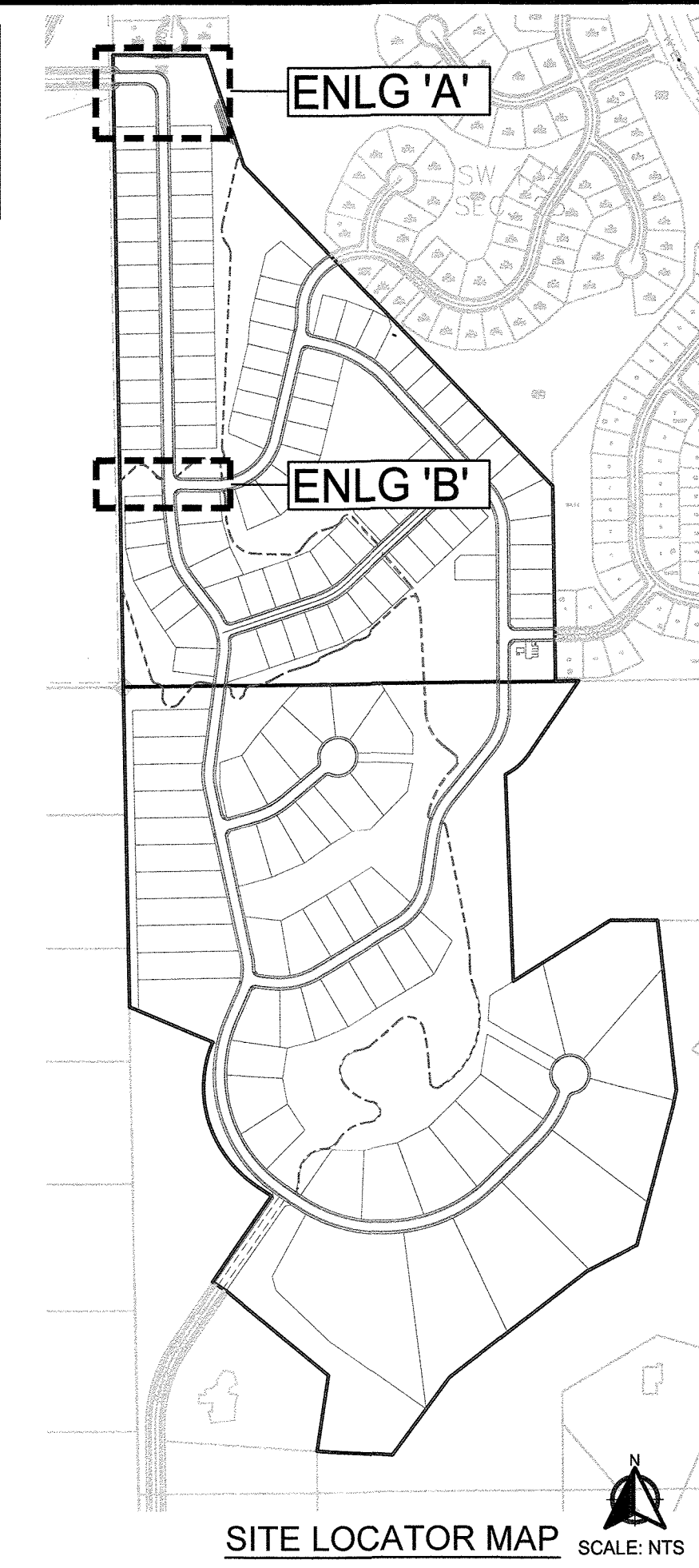
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTES:
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2. ALL SLOPES ARE EQUAL TO OR LESS THAN 3:1



LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- IRRIGATED NATIVE SEED (LOW HYDROZONE)
- TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
- SHRUB BED (LOW HDYROZONE) HARDWOOD MULCH
- NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
- UNDISTURBED AREA
- ENTRY MONUMENT
- PROPERTY BOUNDARY
- 6485 EXISTING CONTOUR
- 6485 PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- EXISTING WIRE FENCE
- PROPOSED WIRE FENCE
- PROPOSED OPEN RAIL FENCE
- EDGER



wsb
WSB PROJECT NO.:
013343-000

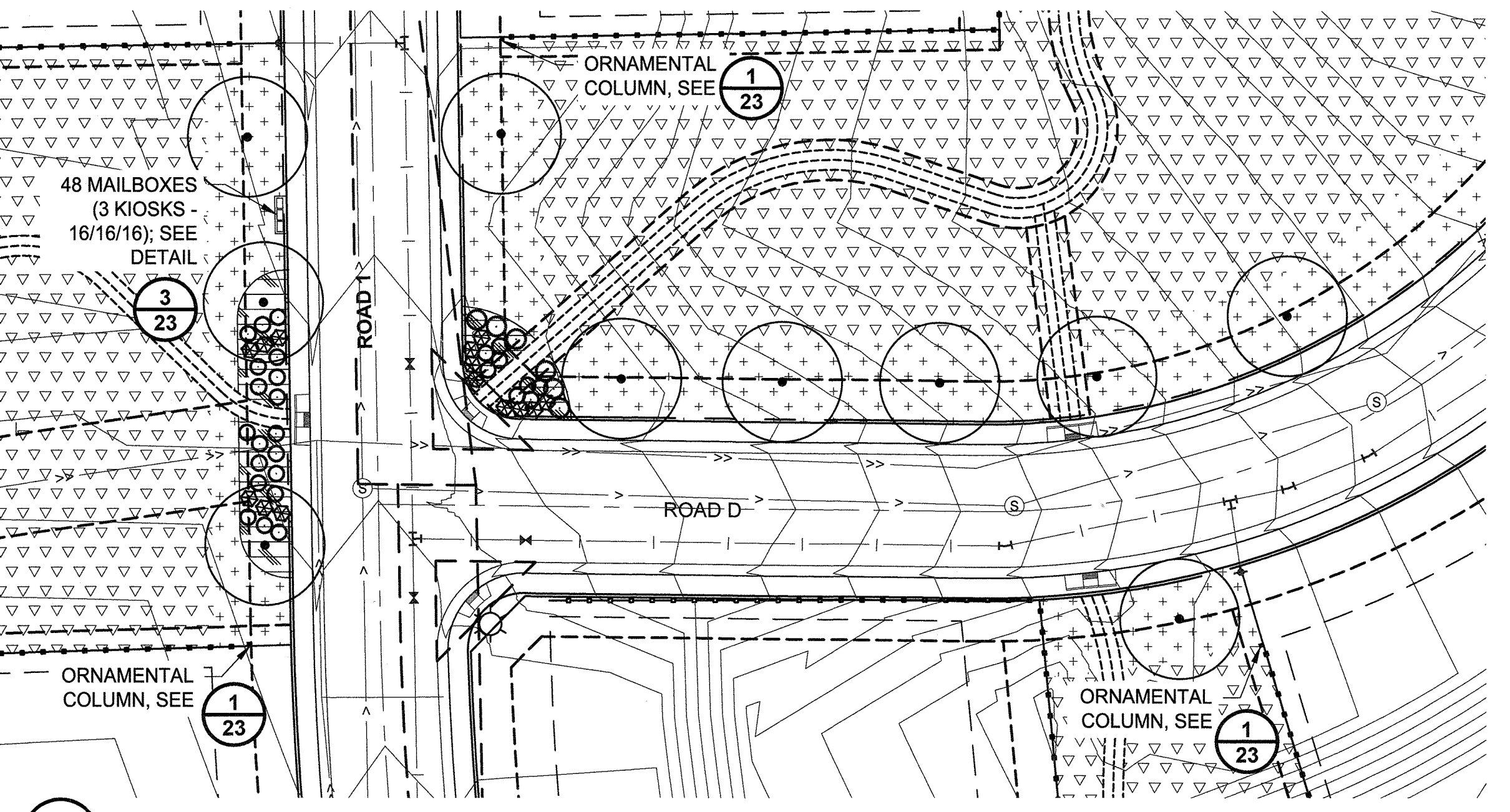
SCALE: DESIGN BY:
PLAN BY: CHECK BY:

REVISIONS	
NO.	DESCRIPTION

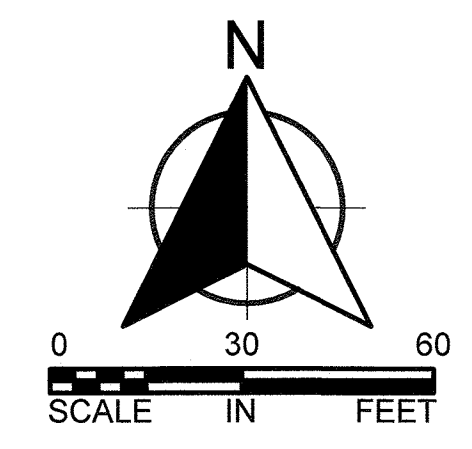
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

ROBERT A. SLIPKA III, RLA
LIC. NO. #1260
DATE: _____

1
18 LANDSCAPE ENLARGEMENT A



2
18 LANDSCAPE ENLARGEMENT 'B'



LANDSCAPE ARCHITECT:
ROBERT A. SLIPKA III #1260

CVR - RIDGE ESTATES & PA15SW
TOWN OF CASTLE ROCK
LANDSCAPE PLAN

SHEET
18
OF
24

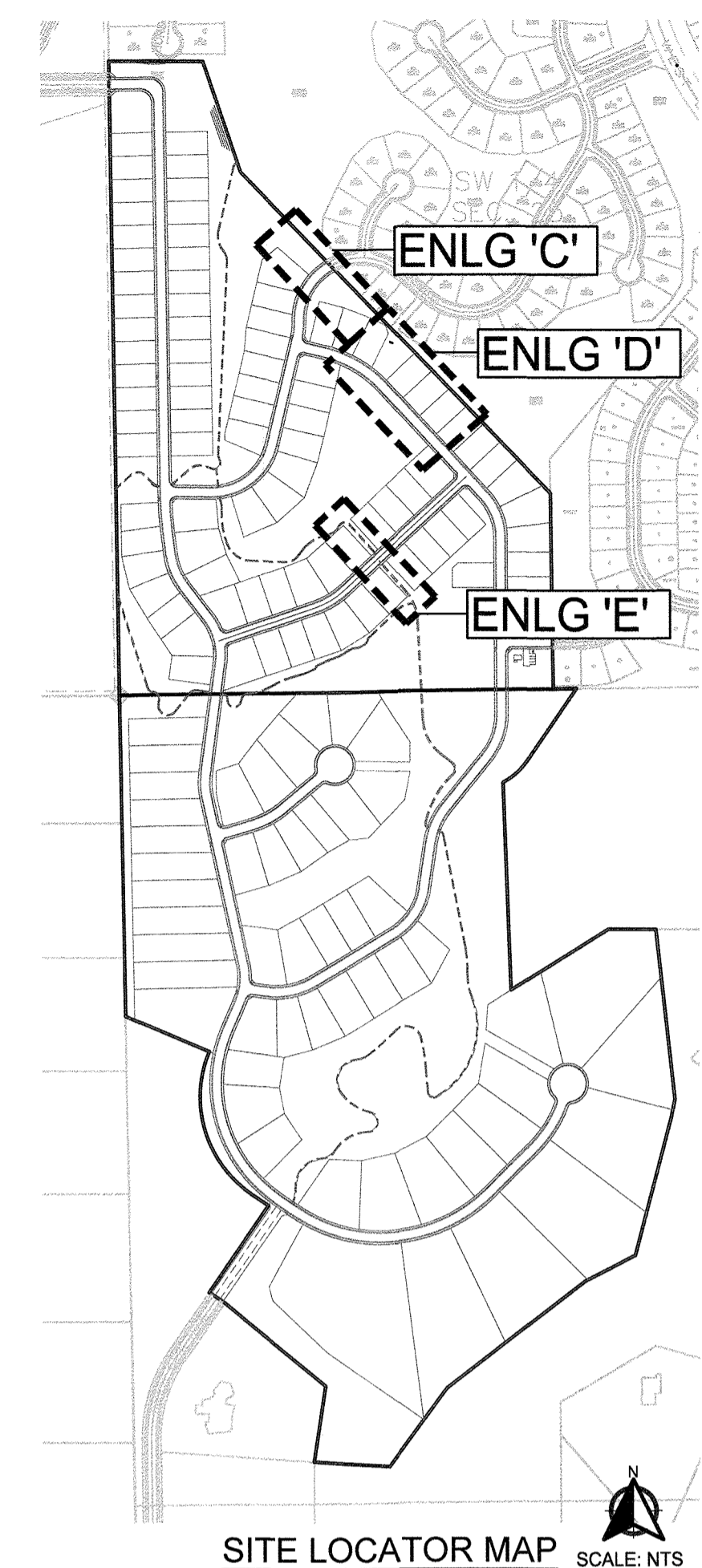
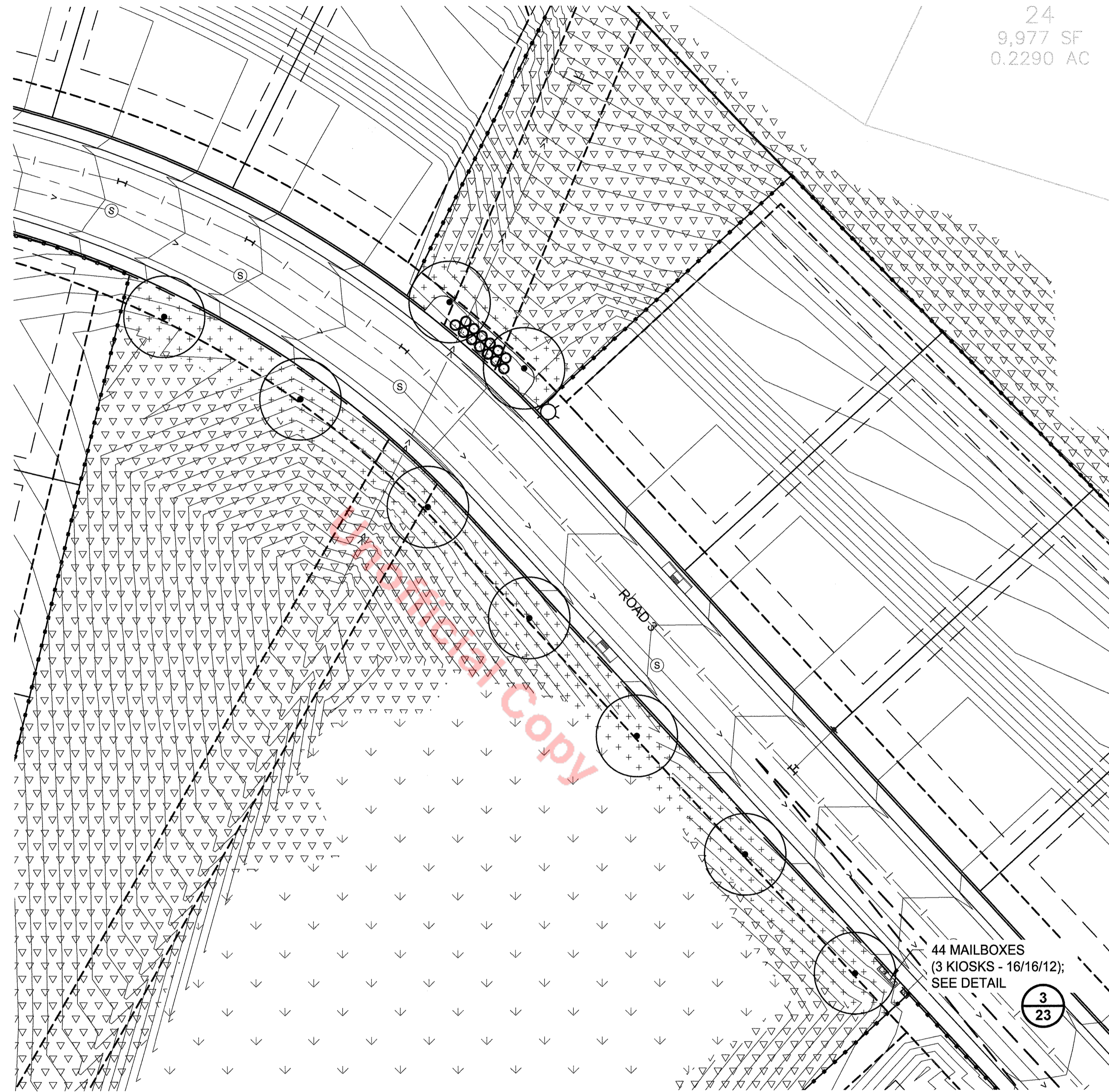
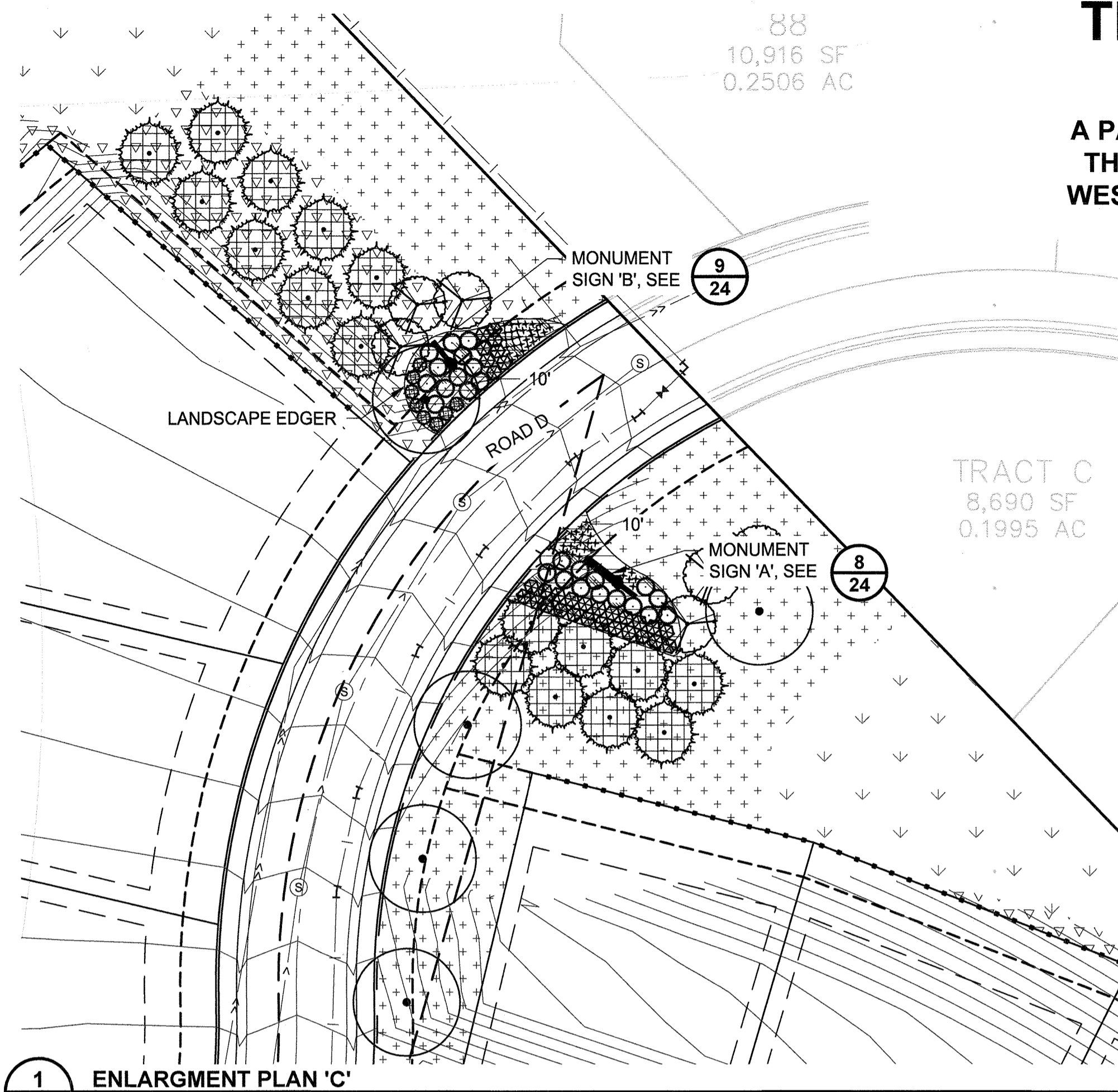
THE RIDGE AT CRYSTAL VALLEY NO. 1 SITE DEVELOPMENT PLAN (SDP20-0048)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

88
10,916 SF
0.2506 AC

TRACT C
8,690 SF
0.1995 AC

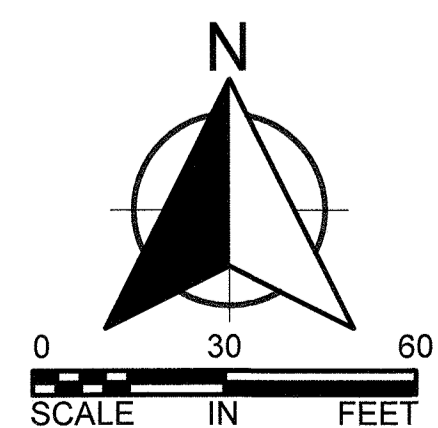
24
9,977 SF
0.2290 AC



NOTES:
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2. ALL SLOPES ARE EQUAL TO OR LESS THAN 3:1



LEGEND	
	EXISTING DECIDUOUS TREE
	PROPOSED DECIDUOUS CANOPY TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED DECIDUOUS SHRUB-LOW HYDROZONE
	PROPOSED EVERGREEN SHRUB-LOW HYDROZONE
	PROPOSED EVERGREEN SHRUB-VERY LOW HYDROZONE
	ENTRY MONUMENT
	6485 - EXISTING CONTOUR
	6485 - PROPOSED CONTOUR
	PROPERTY BOUNDARY
	UNDISTURBED AREA
	IRRIGATED NATIVE SEED (LOW HYDROZONE)
	TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	SHRUB BED HARDWOOD MULCH (LOW HYDROZONE)
	NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	PROPOSED SANITARY SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	EXISTING WIRE FENCE
	PROPOSED WIRE FENCE
	PROPOSED OPEN RAIL FENCE
	EDGER



LANDSCAPE ARCHITECT:
ROBERT A. SLIPKA III #1260



WSB PROJECT NO.:
013343-000

SCALE: DESIGN BY:

PLAN BY: CHECK BY:

REVISIONS	
NO.	DESCRIPTION

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ROBERT A. SLIPKA III, RLA

LIC. NO. #1260

DATE:

CVR - RIDGE ESTATES & PA15SW

TOWN OF CASTLE ROCK

LANDSCAPE PLAN

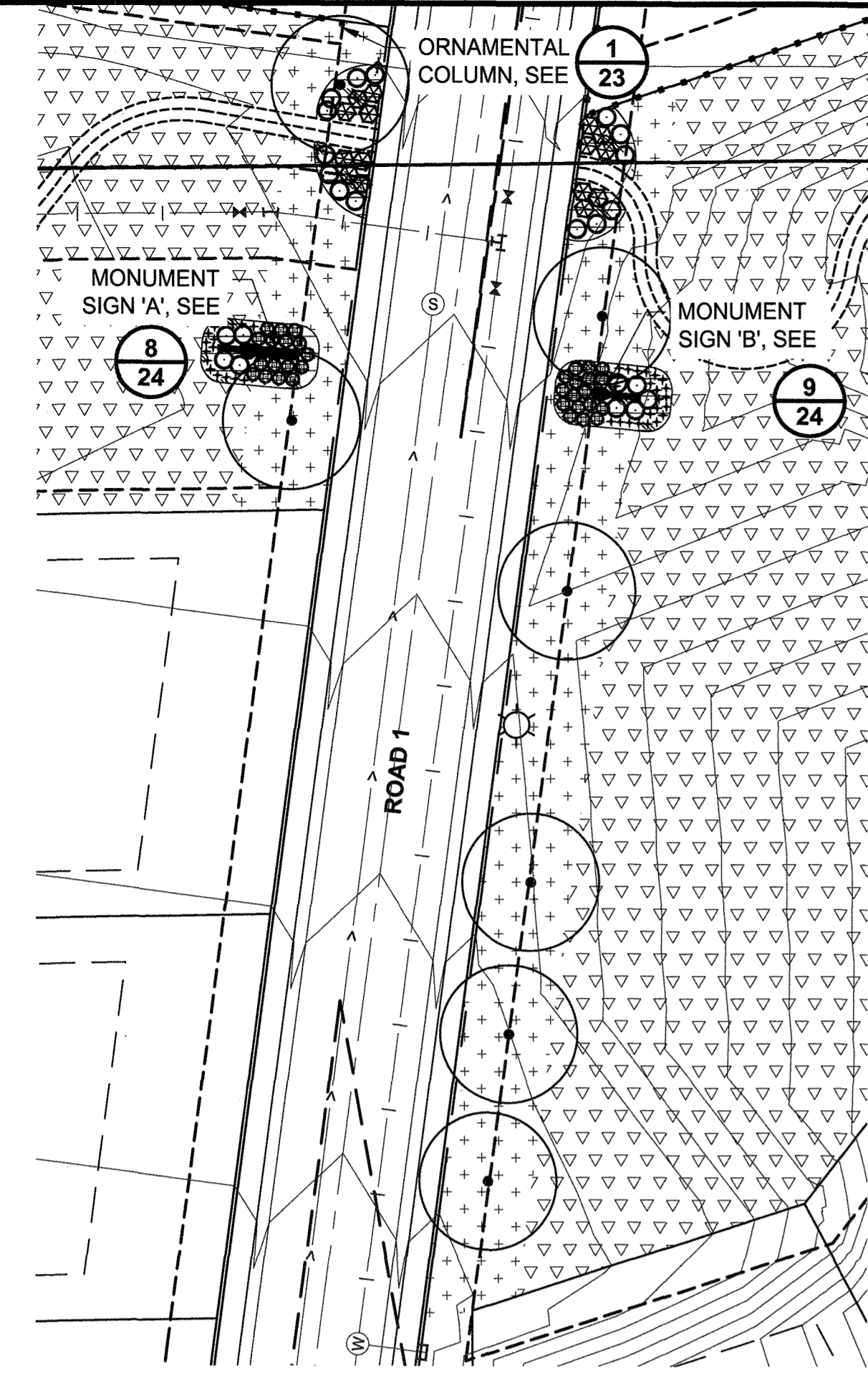
SHEET
19
OF
24

THE RIDGE AT CRYSTAL VALLEY NO. 1 SITE DEVELOPMENT PLAN (SDP20-0048)

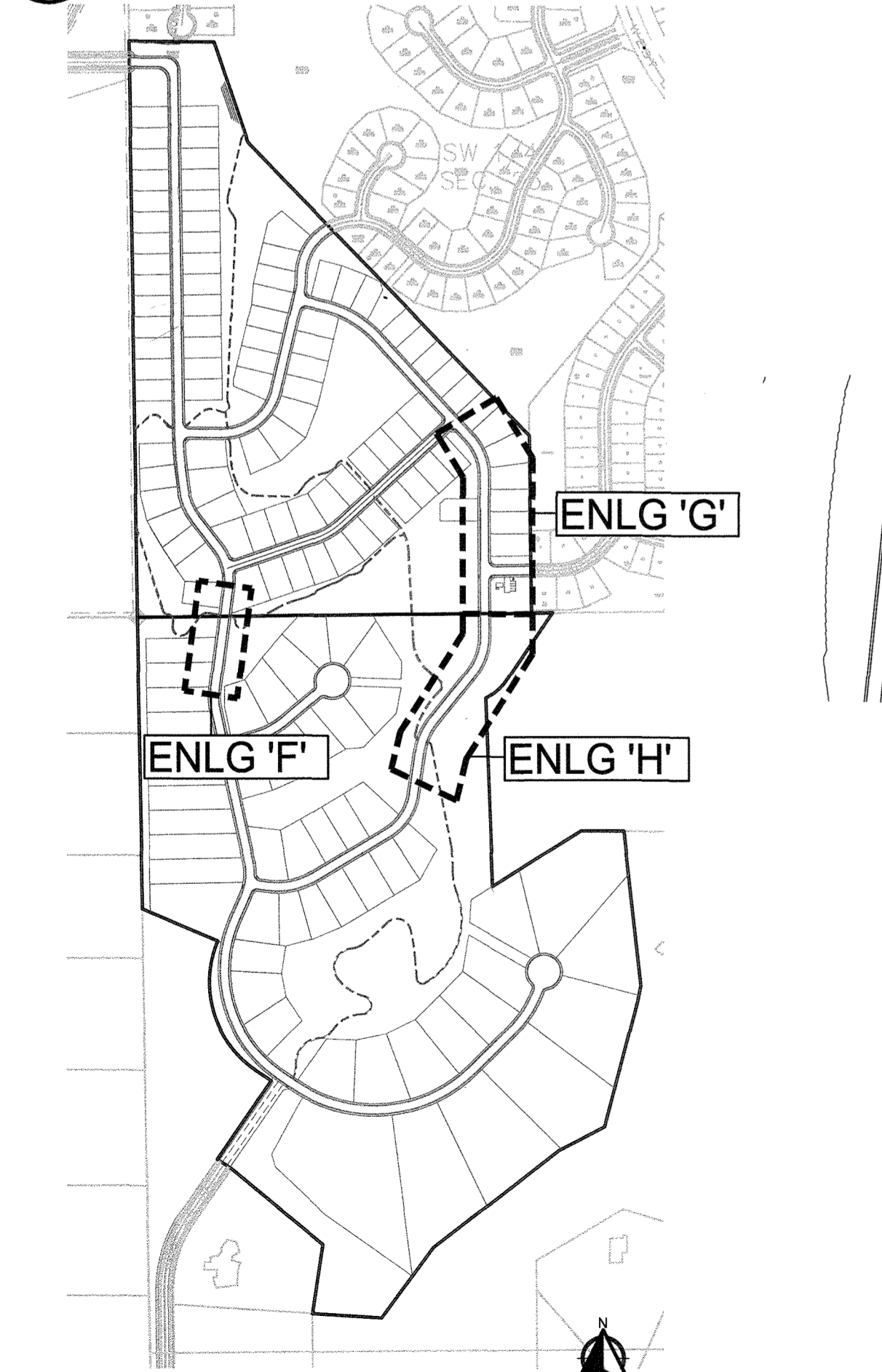
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTES:
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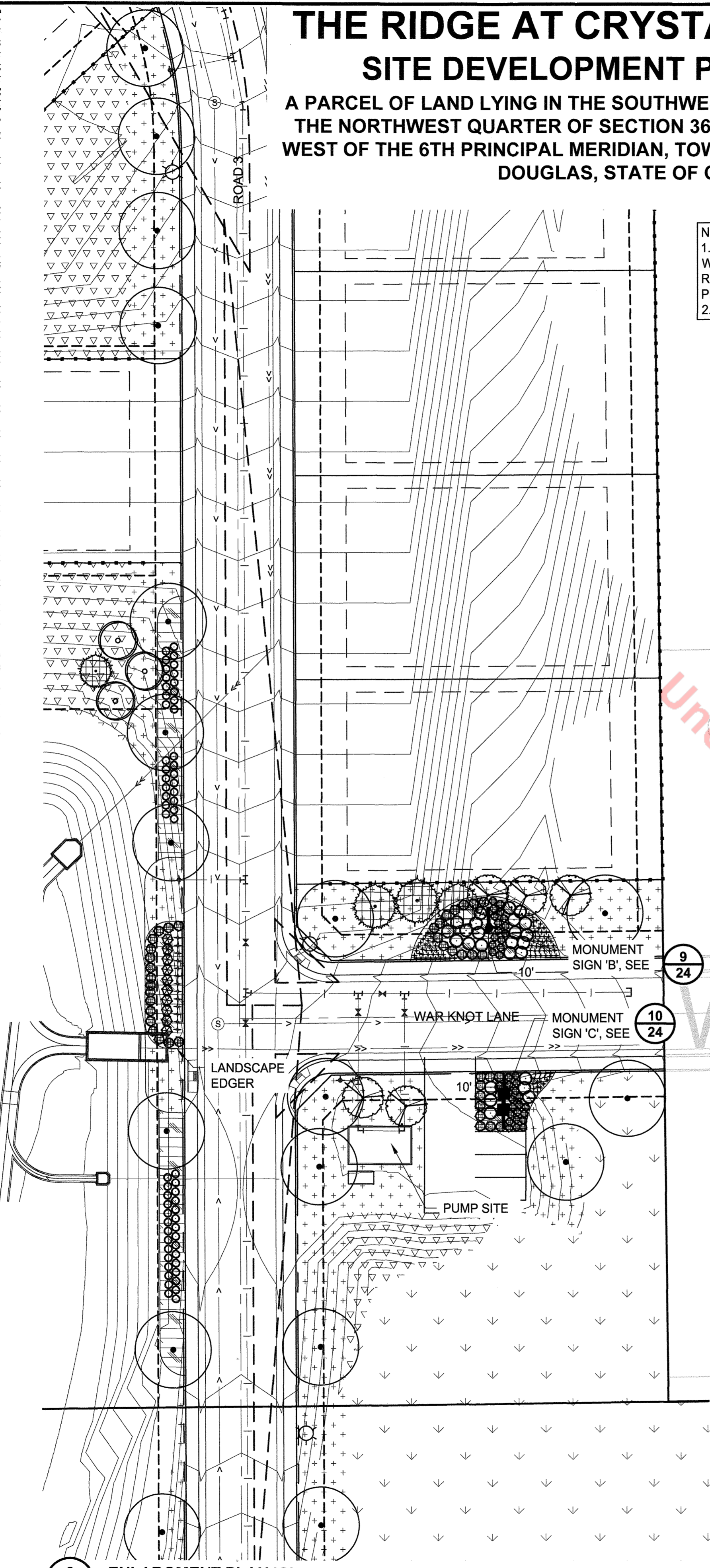
LEGEND		PROPERTY BOUNDARY	
	EXISTING DECIDUOUS TREE		UNDISTURBED AREA
	PROPOSED DECIDUOUS CANOPY TREE		IRRIGATED NATIVE SEED (LOW HYDROZONE)
	PROPOSED EVERGREEN TREE		TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	PROPOSED ORNAMENTAL TREE		SHRUB BED HARDWOOD MULCH (LOW HYDROZONE)
	PROPOSED DECIDUOUS SHRUB - LOW HYDROZONE		NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	PROPOSED EVERGREEN SHRUB - LOW HYDROZONE		PROPOSED SANITARY SEWER
	PROPOSED EVERGREEN SHRUB - VERY LOW HYDROZONE		PROPOSED FIRE HYDRANT
	ENTRY MONUMENT		PROPOSED WATER LINE
	6485 - EXISTING CONTOUR		PROPOSED STORM SEWER
	6485 - PROPOSED CONTOUR		EXISTING WIRE FENCE
			PROPOSED WIRE FENCE
			PROPOSED OPEN RAIL FENCE
			EDGER



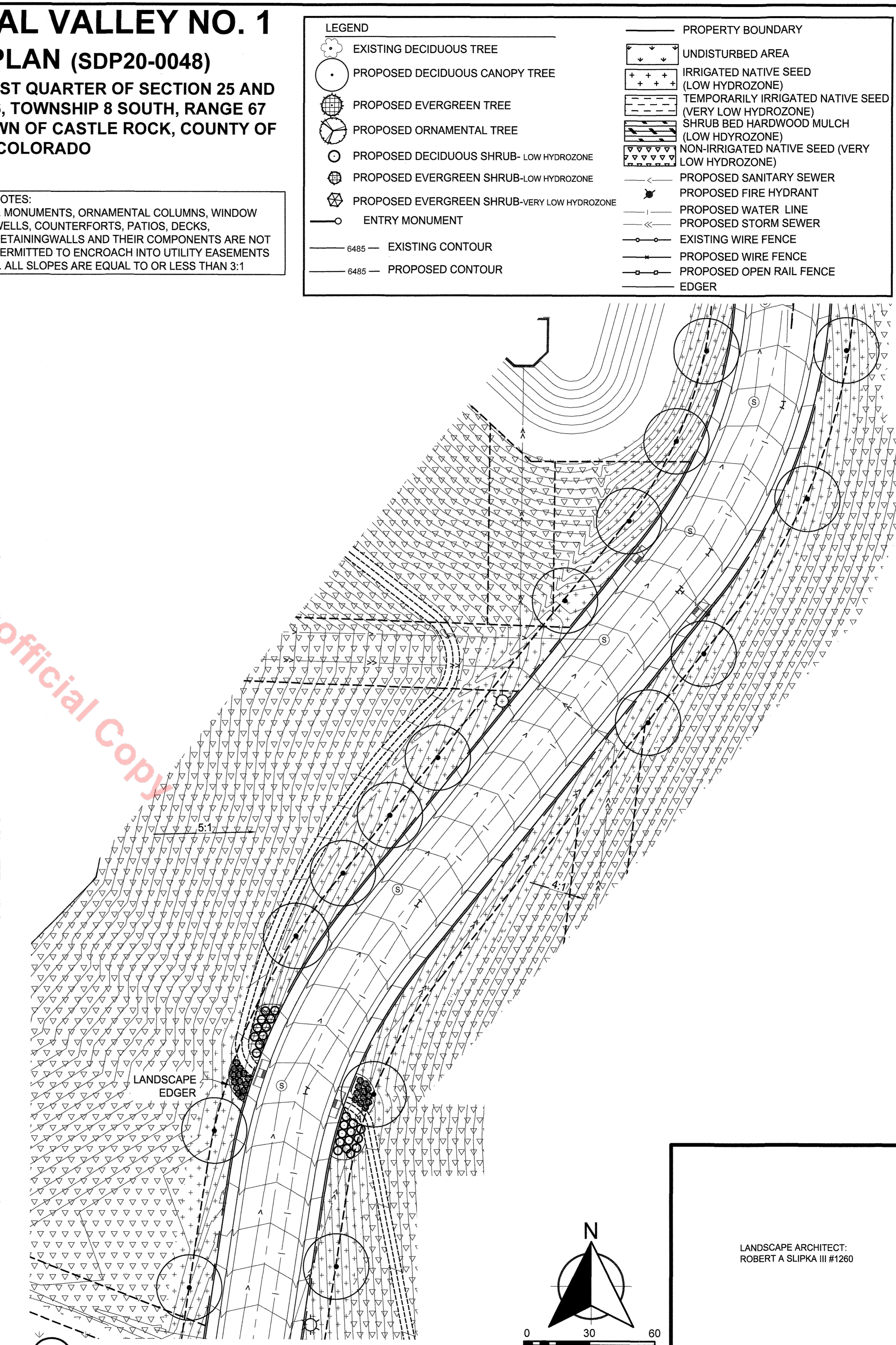
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20 ENLARGMENT PLAN 'F'



SITE LOCATOR MAP SCALE: NTS



2
20 ENLARGMENT PLAN 'G'



3
20 ENLARGMENT PLAN 'H'

Unofficial Copy



WSB PROJECT NO.:
013343-000

SCALE: DESIGN BY:
PLAN BY: CHECK BY:

REVISIONS	
NO.	DESCRIPTION

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ROBERT A. SLIPKA III, RLA
LIC. NO. #1260
DATE: _____

CVR - RIDGE ESTATES & PA15SW
TOWN OF CASTLE ROCK

LANDSCAPE PLAN

LANDSCAPE ARCHITECT:
ROBERT A. SLIPKA III #1260

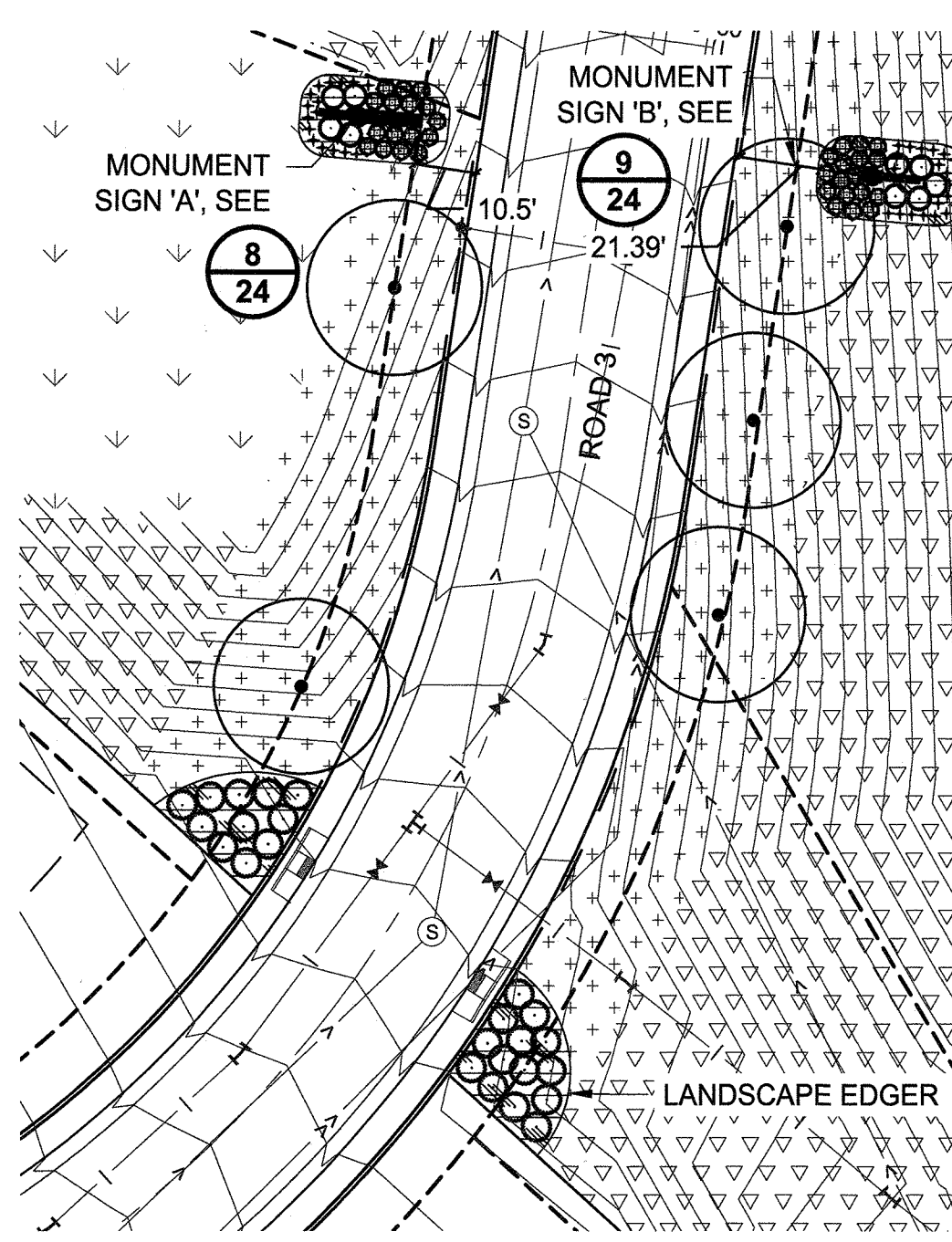
SHEET
20
OF
24

THE RIDGE AT CRYSTAL VALLEY NO. 1 SITE DEVELOPMENT PLAN (SDP20-0048)

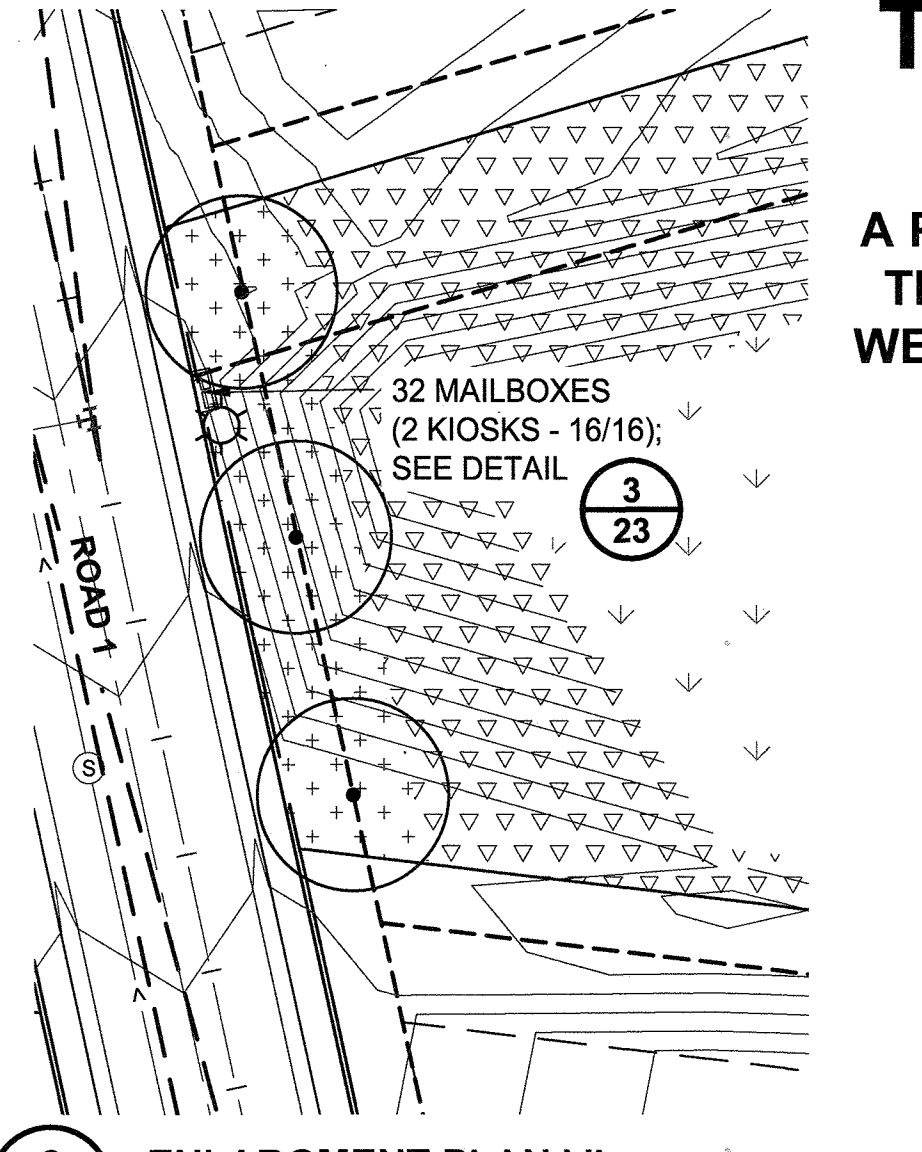
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTES:
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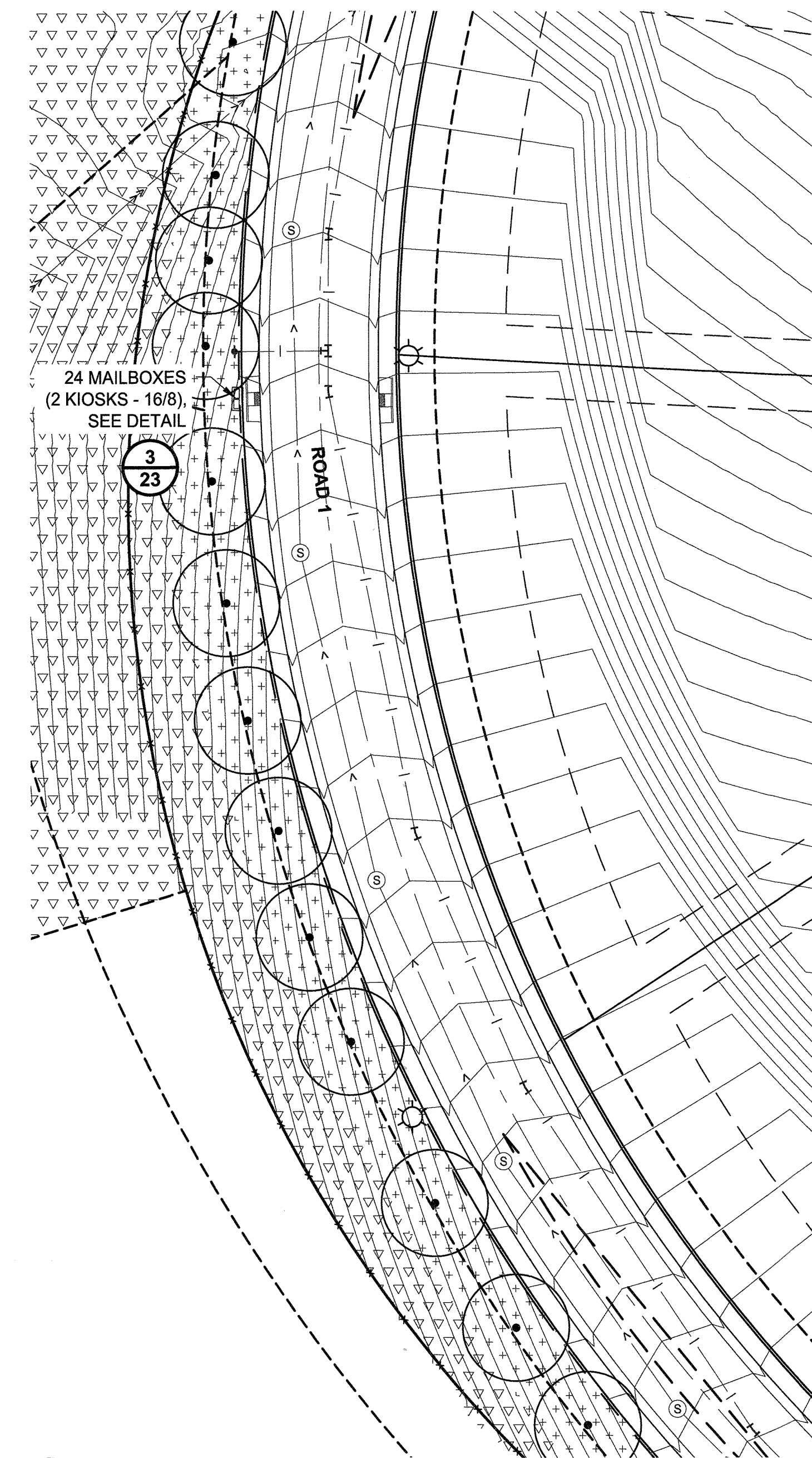
LEGEND		PROPERTY BOUNDARY	
	EXISTING DECIDUOUS TREE		UNDISTURBED AREA
	PROPOSED DECIDUOUS CANOPY TREE		IRRIGATED NATIVE SEED (LOW HYDROZONE)
	PROPOSED EVERGREEN TREE		TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	PROPOSED ORNAMENTAL TREE		SHRUB BED HARDWOOD MULCH (LOW HYDROZONE)
	PROPOSED DECIDUOUS SHRUB - LOW HYDROZONE		NON-IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
	PROPOSED EVERGREEN SHRUB - LOW HYDROZONE		PROPOSED SANITARY SEWER
	PROPOSED EVERGREEN SHRUB - VERY LOW HYDROZONE		PROPOSED FIRE HYDRANT
	ENTRY MONUMENT		PROPOSED WATER LINE
	6485 - EXISTING CONTOUR		PROPOSED STORM SEWER
	6485 - PROPOSED CONTOUR		EXISTING WIRE FENCE
			PROPOSED WIRE FENCE
			PROPOSED OPEN RAIL FENCE
			EDGER



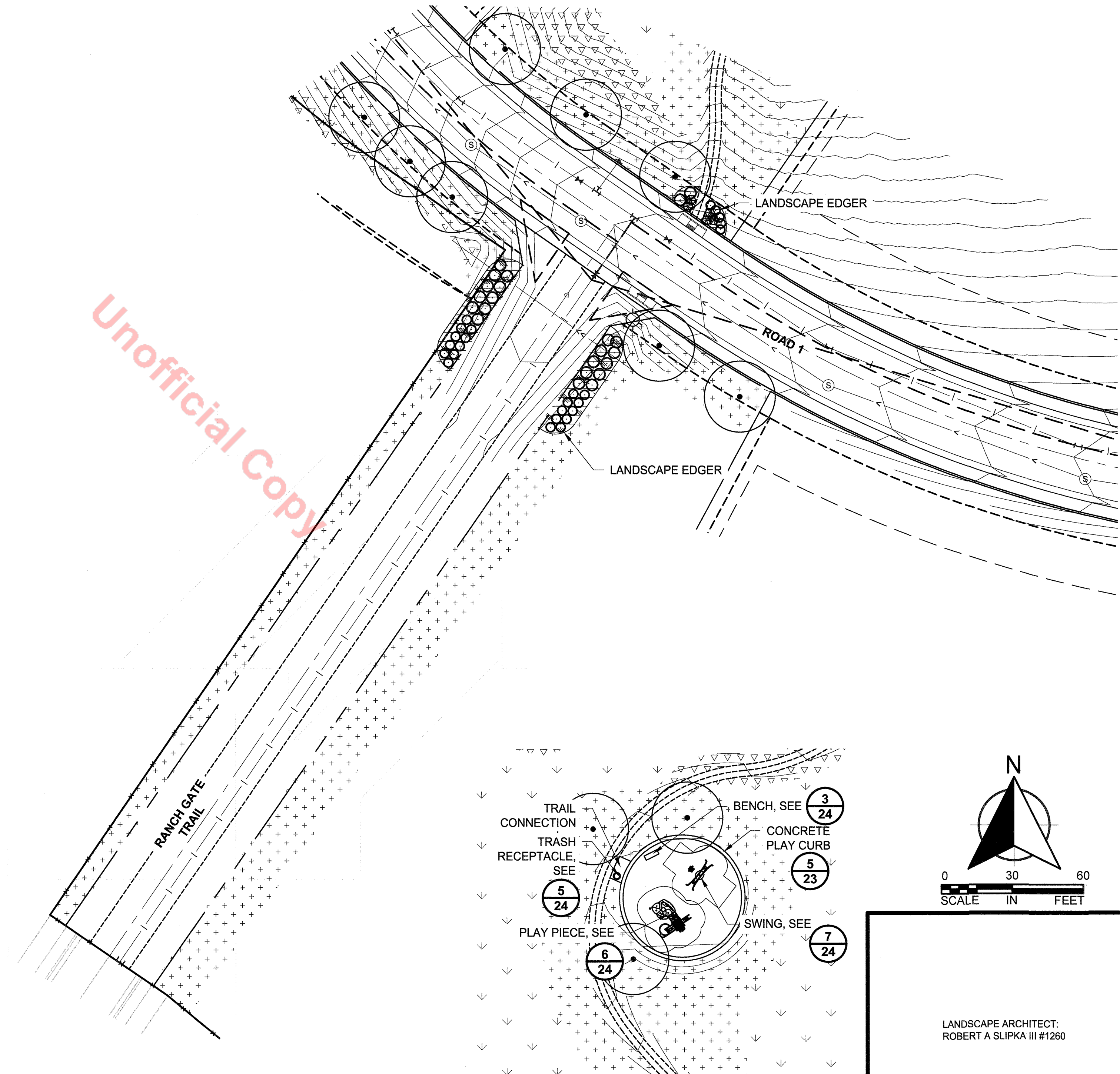
1 ENLARGMENT PLAN 'I'
21



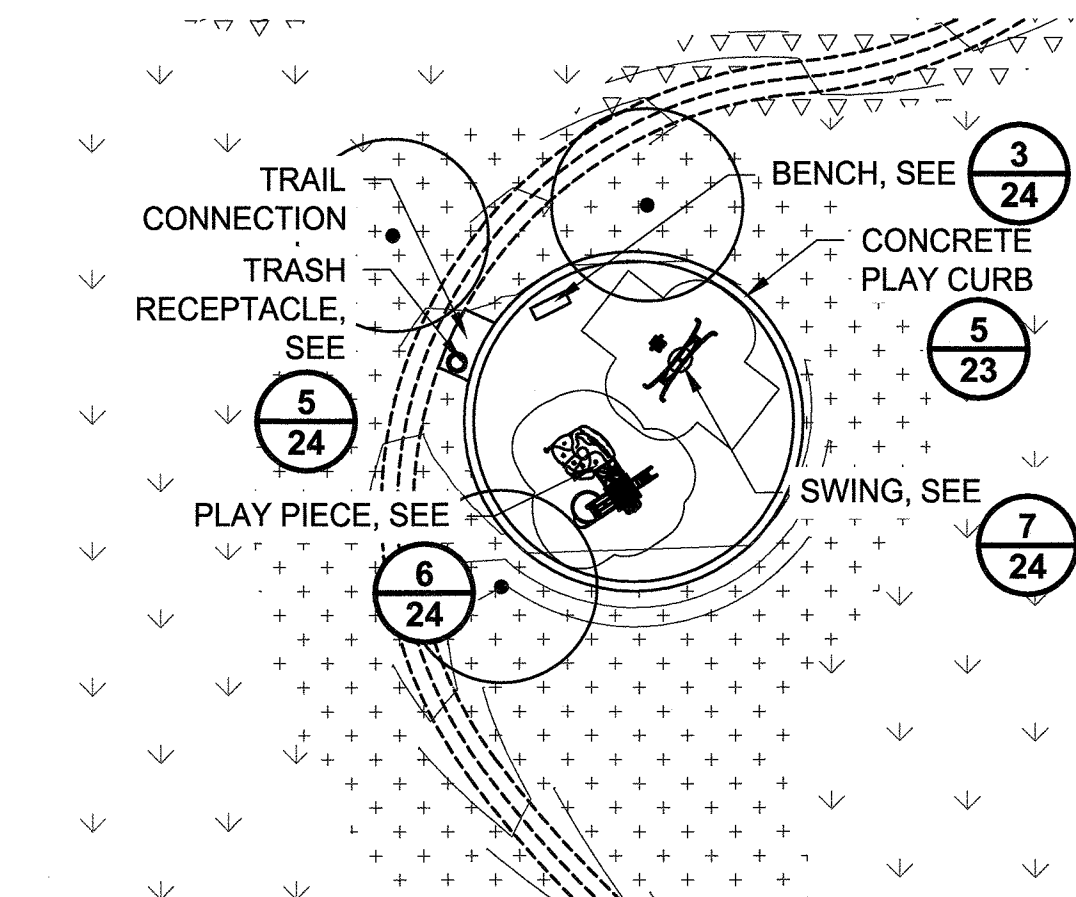
2 ENLARGMENT PLAN 'J'
21



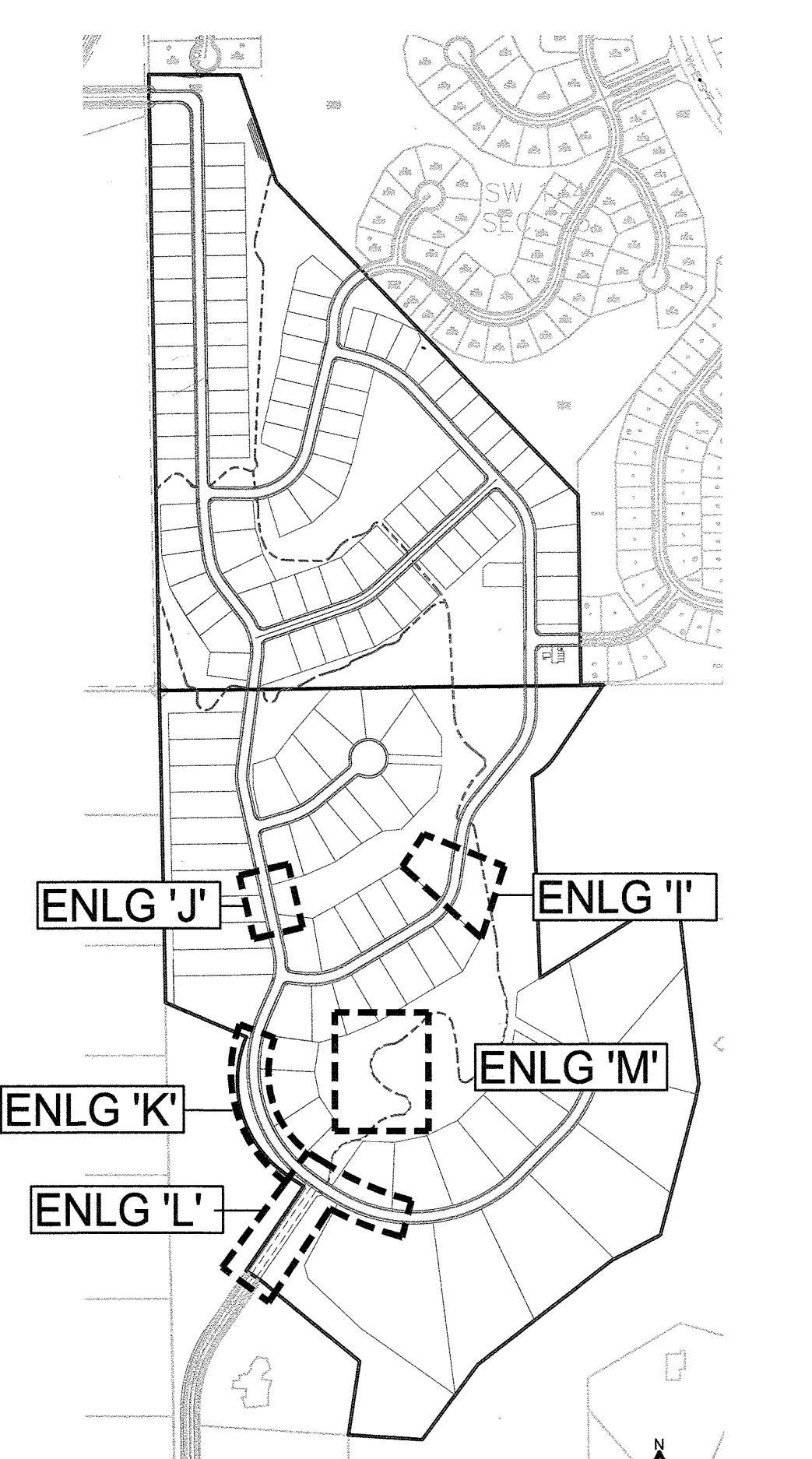
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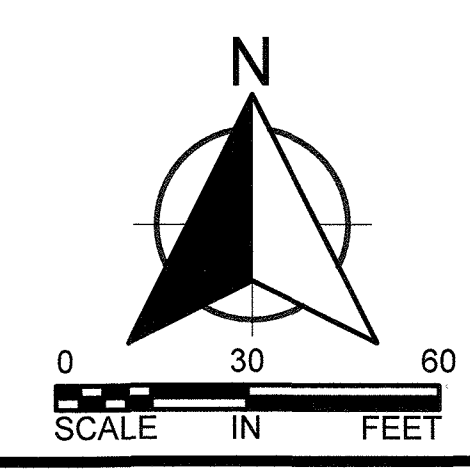
4 ENLARGMENT PLAN 'L'
21



5 ENLARGMENT PLAN 'M'
21



SITE LOCATOR MAP SCALE: NTS



LANDSCAPE ARCHITECT:
ROBERT A SLIPKA III #1260

SCALE: DESIGN BY:
PLAN BY: CHECK BY:

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

ROBERT A. SLIPKA III, R.L.A.
LIC. NO. #1260
DATE: _____

CVR - RIDGE ESTATES & PA15SW
TOWN OF CASTLE ROCK

LANDSCAPE PLAN

THE RIDGE AT CRYSTAL VALLEY NO. 1 SITE DEVELOPMENT PLAN (SDP20-0048)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND
THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67
WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF
DOUGLAS, STATE OF COLORADO

ADDITIONAL NOTES:
1. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCR OACH INTO UTILITY EASEMENTS



WSB PROJECT NO.:
013343-000

SCALE: DESIGN BY:

PLAN BY: CHECK BY:

REVISIONS	
NO.	DESCRIPTION

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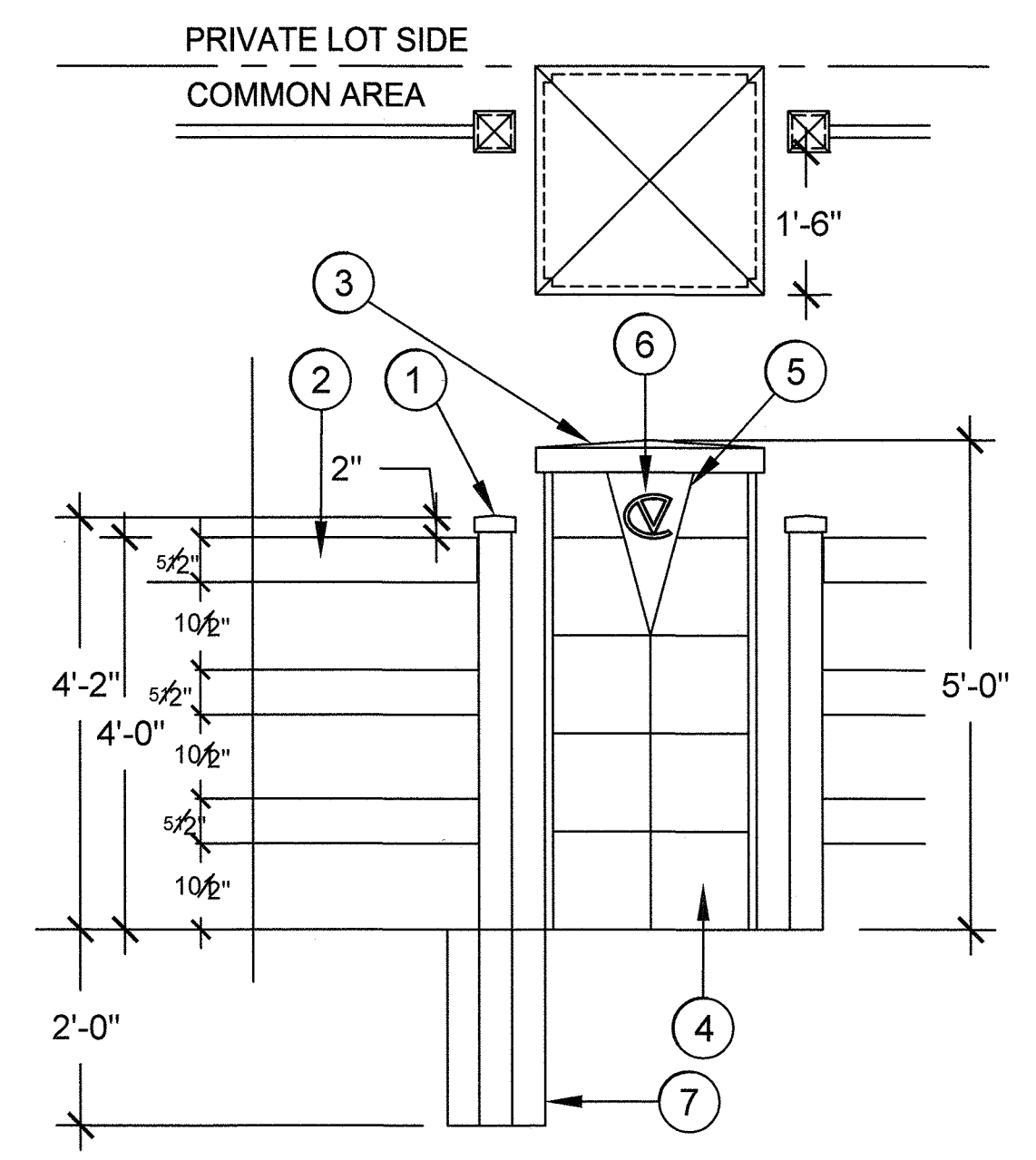
ROBERT A. SLIPKA III, RLA
#1260
LIC. NO. #1260
DATE: _____

CVR - RIDGE ESTATES & PA15SW
TOWN OF CASTLE ROCK

LANDSCAPE
DETAILS

LANDSCAPE ARCHITECT:
ROBERT A. SLIPKA III #1260

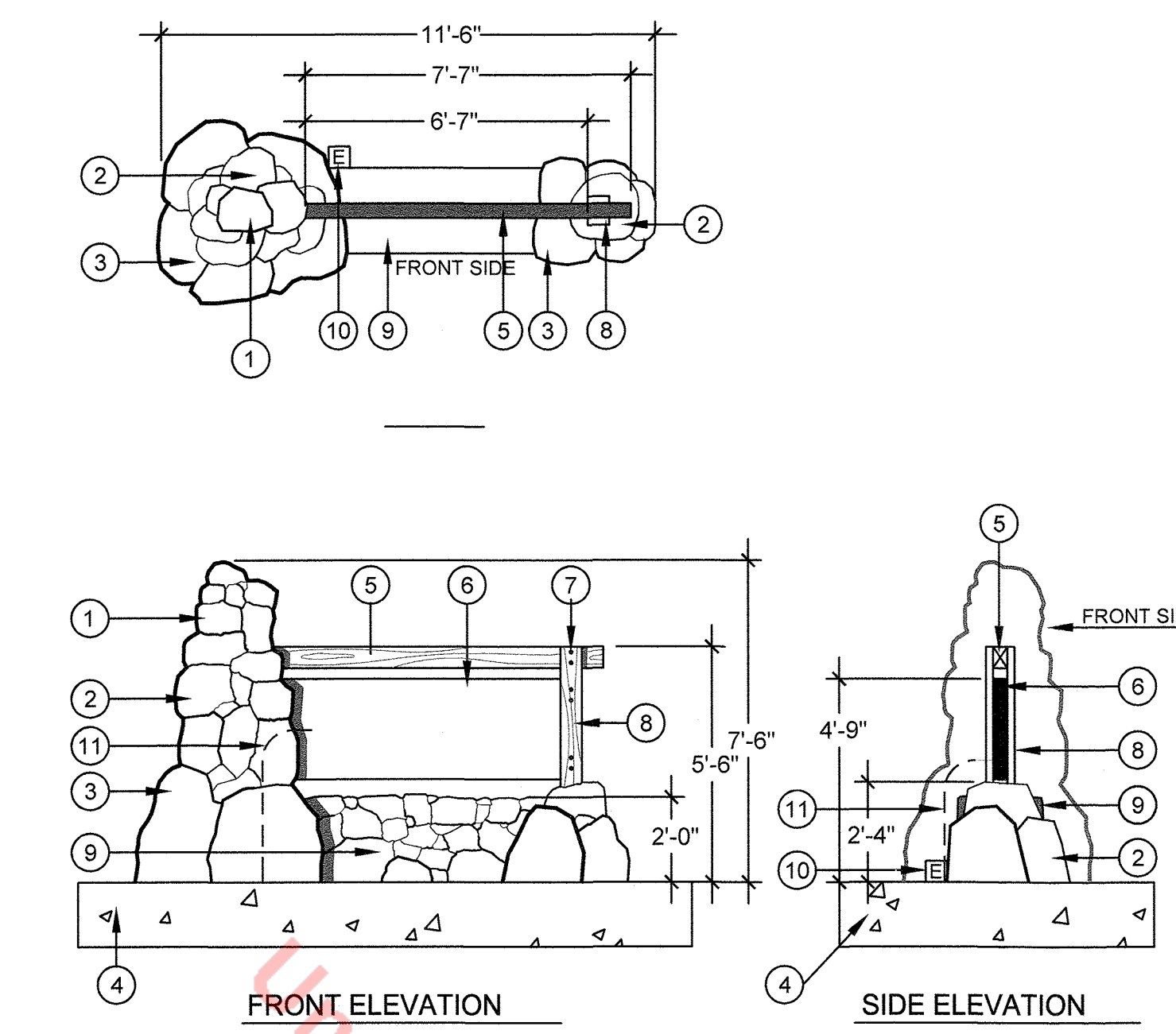
SHEET
23
OF
24



- ① 5" X 5" X 84" CAPPED PVC POSTS @ 8' O.C.
- ② 5-1/2" X 1-1/2" X 16' PVC RAILS
- ③ PRECAST CONCRETE CAP TO MATCH EXISTING ON SITE
- ④ SANDSTONE VENEER TO MATCH EXISTING ON SITE
- ⑤ ACCENT V SHALL BE LYONS RED SANDSTONE DARKER THAN OTHER STONE PIECES FOR CONTRAST
- ⑥ SANDBLASTED CRYSTAL VALLEY LOGO AT OWNERS DISCRETION IN KEY VISIBLE AREAS
- ⑦ CONCRETE FOOTER BY OTHERS

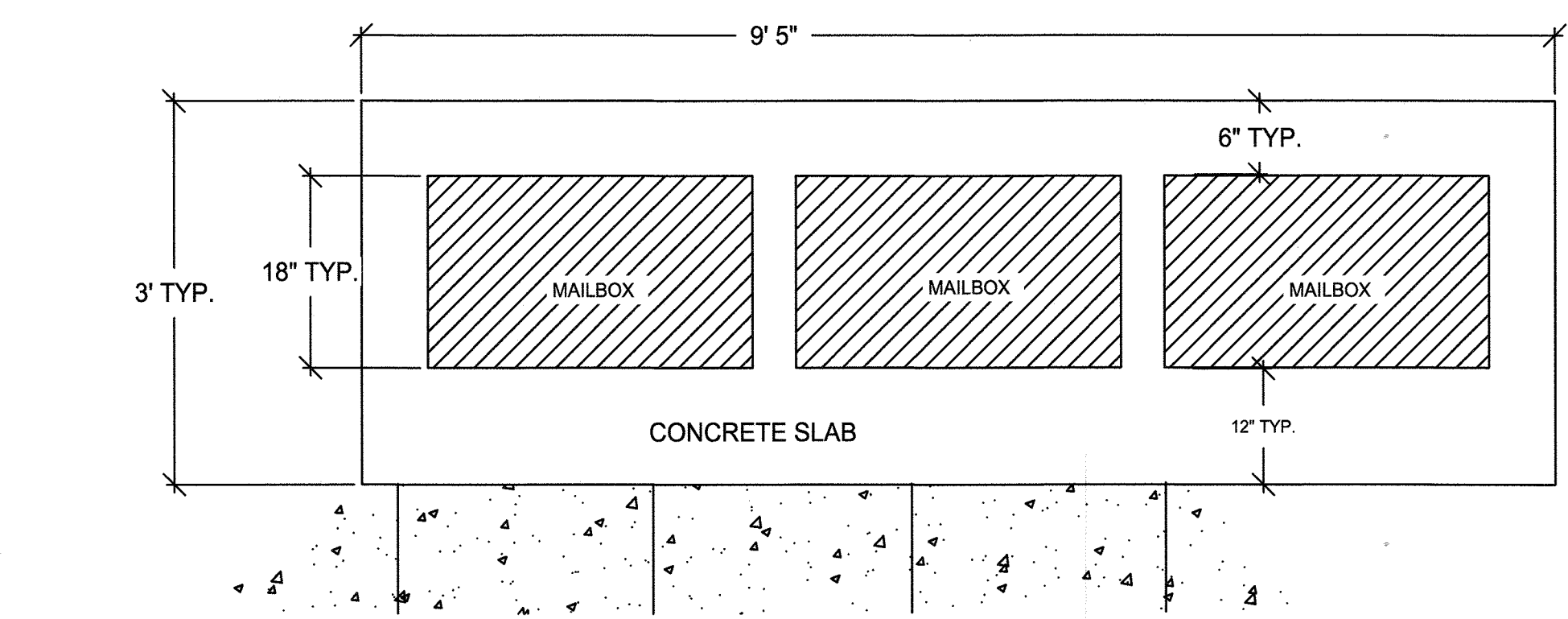
NOTES:
1. MATCH ALL EXISTING DIMENSIONS IN FIELD
2. FENCE MUST MATCH EXISTING LOCATED ON FILING NO. 1.

1 ORNAMENTAL COLUMN / POST FENCE
SCALE: 1/2" = 1'

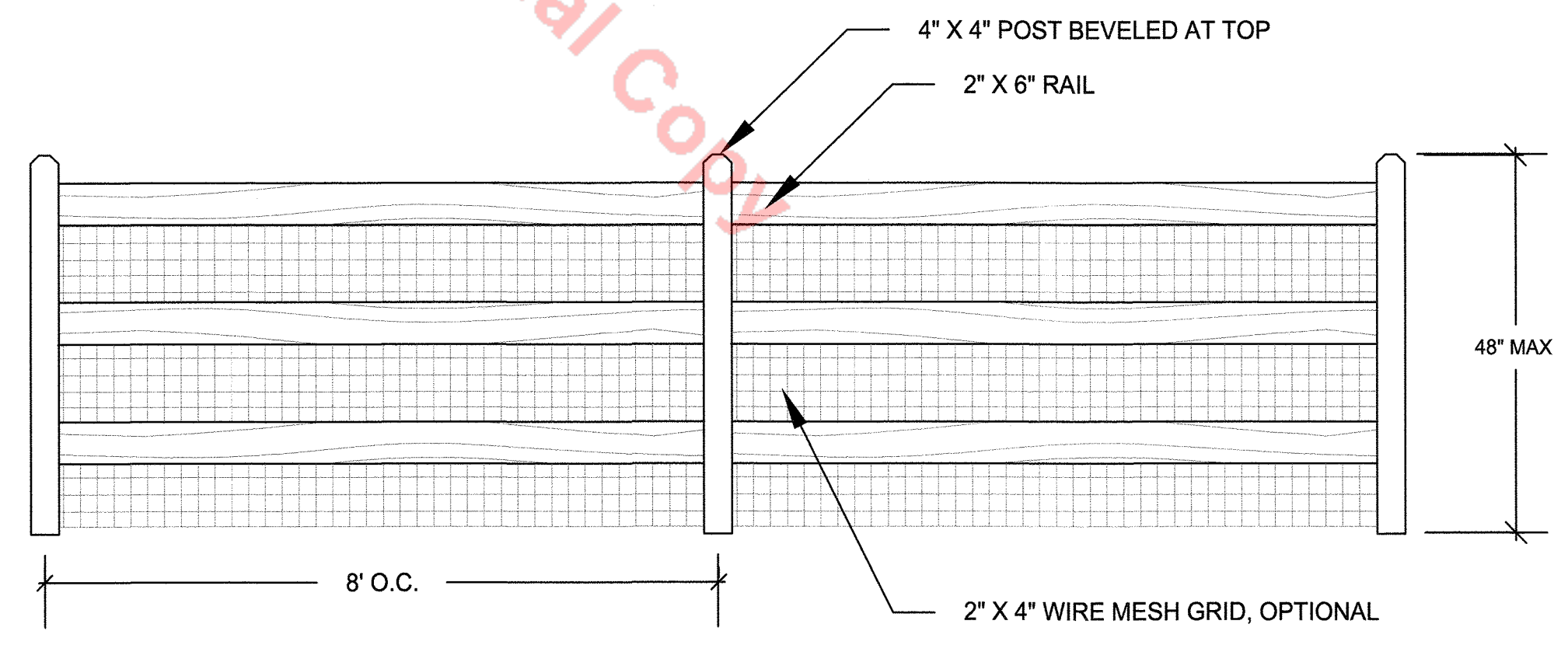


- ① SMALL BOULDER; APPROX. SIZE 8" HT. X 12" WD. X 12" LG.
- ② MEDIUM BOULDER; APPROX. SIZE 18" HT. X 14" WD. X 14" LG.
- ③ LARGE BOULDER; APPROX. SIZE 32" HT. X 24" WD. X 24" LG.
- ④ FOUNDATION DESIGN BY CONTRACTOR PER STRUCTURAL ENGINEER RECOMMENDATIONS; SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL
- ⑤ 4"x6" TREATED CEDAR POST ANCHORED INTO CAIRN
- ⑥ SIGN CABINET WITH PUSH THROUGH ACRYLIC LETTERING.
- ⑦ (6) 3/4" GALVANIZED ANCHOR BOLTS; COUNTERSUNK
- ⑧ (2) 2"x6" TREATED CEDAR POSTS ANCHORED INTO CONCRETE FOOTER WITHIN BOULDER CAIRN
- ⑨ 24" WD. SIGN PANEL LEDGE WALL CONSTRUCTED WITH SMALL & MEDIUM BOULDERS TO MATCH CAIRN
- ⑩ GFI QUAD BOX, WEATHER PROOFED
- ⑪ PROVIDE ELECTRIC SERVICE FOR INTERNALLY LIT CABINET

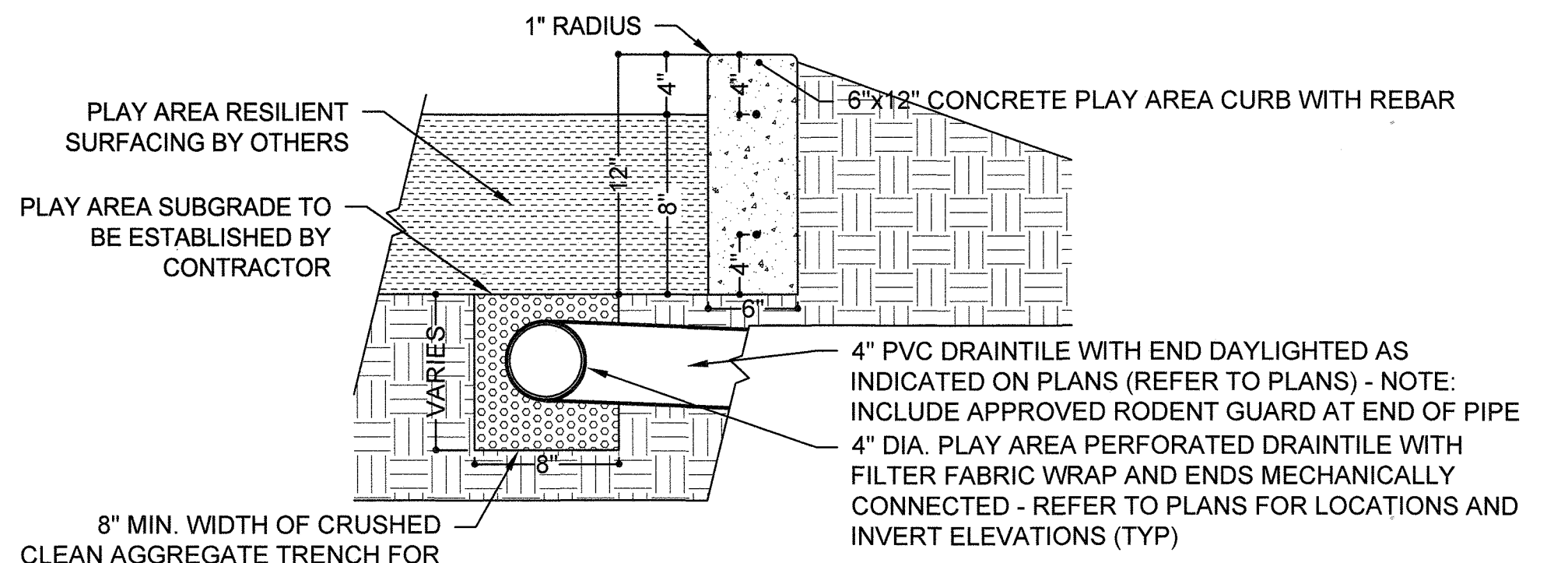
2 ENTRY MONUMENT DETAIL
SCALE: 1/4" = 1'



3 MAIL BOX KIOSK
SCALE:



4 OPEN RAIL FENCE - 3- RAIL FENCE TO BE ALMOND COLORED PVC
NTS

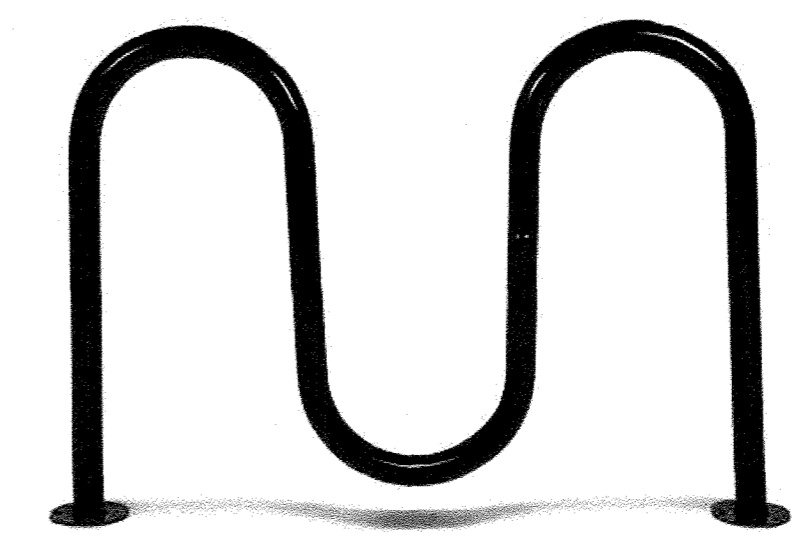
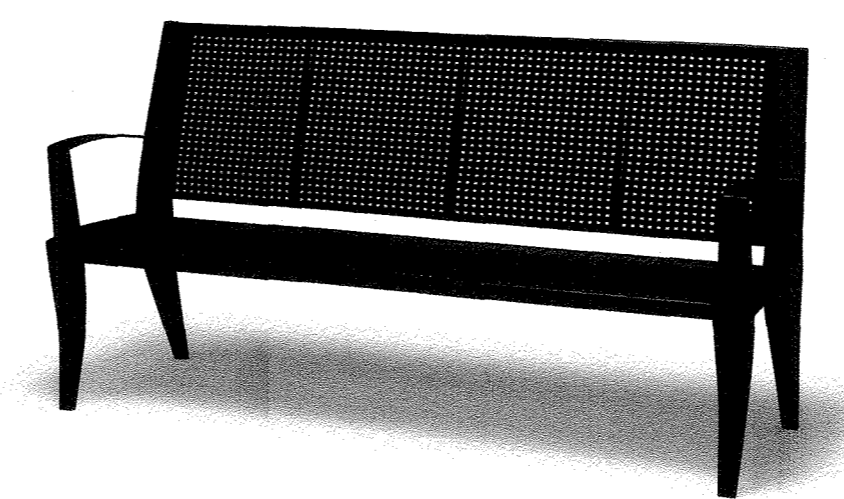
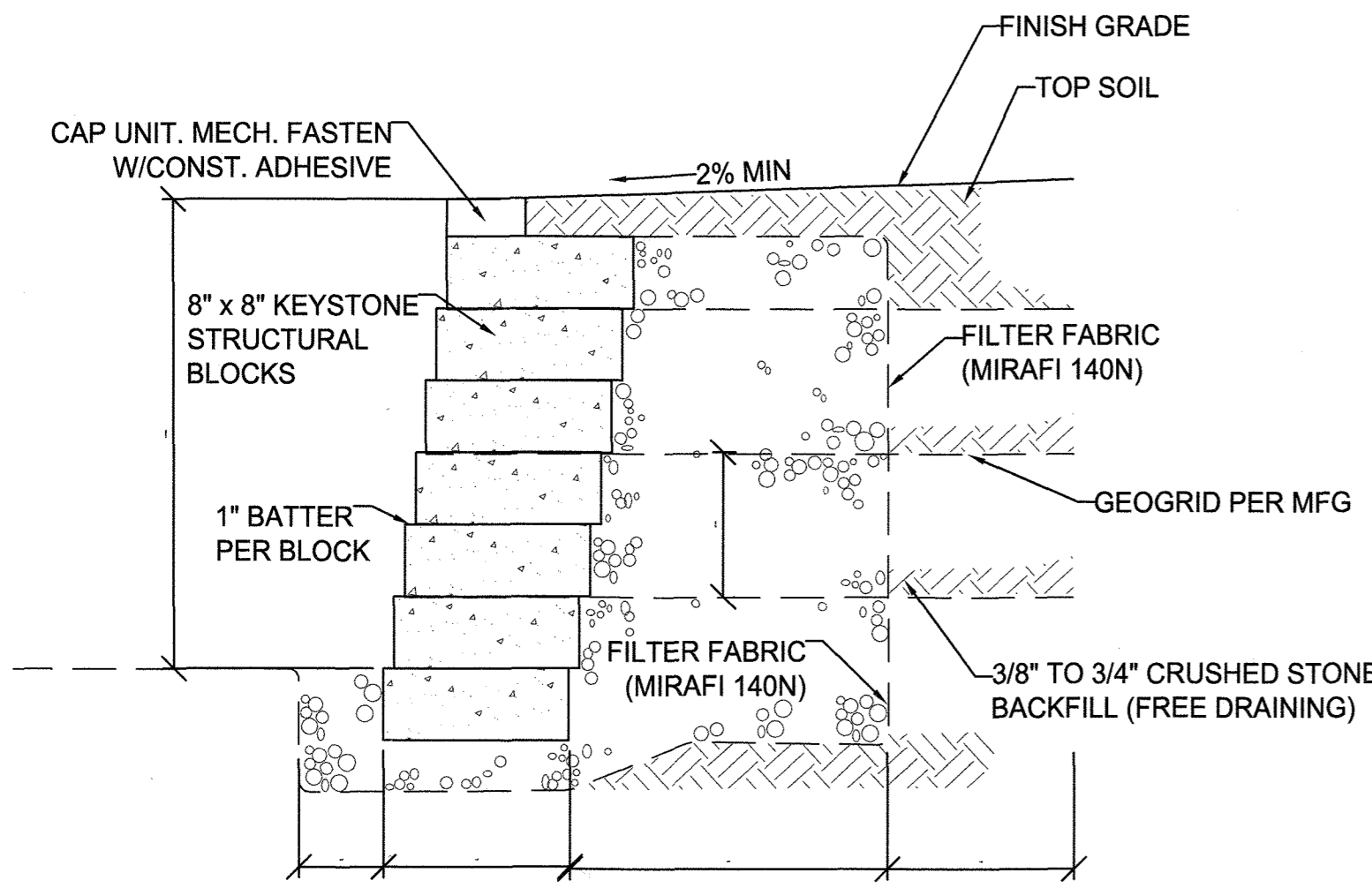


5 CONCRETE PLAY CURB
SCALE:

THE RIDGE AT CRYSTAL VALLEY NO. 1

SITE DEVELOPMENT PLAN (SDP20-0048)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

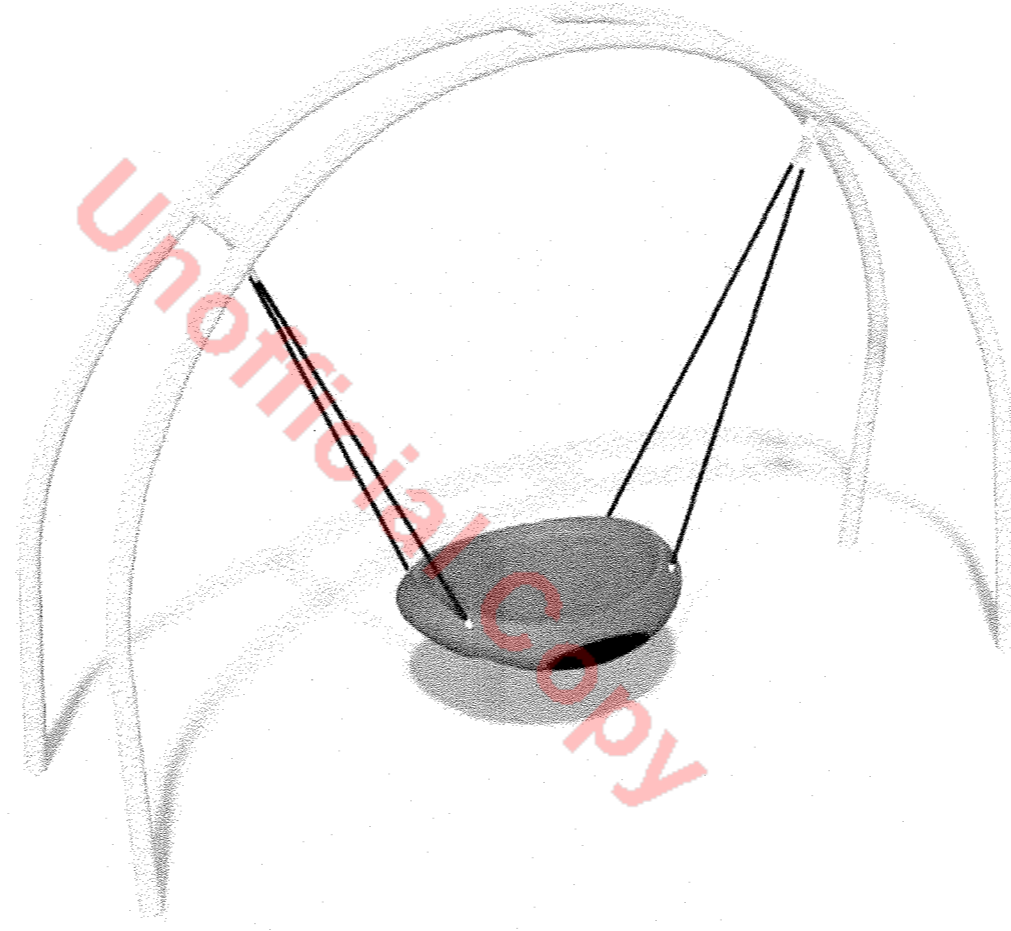
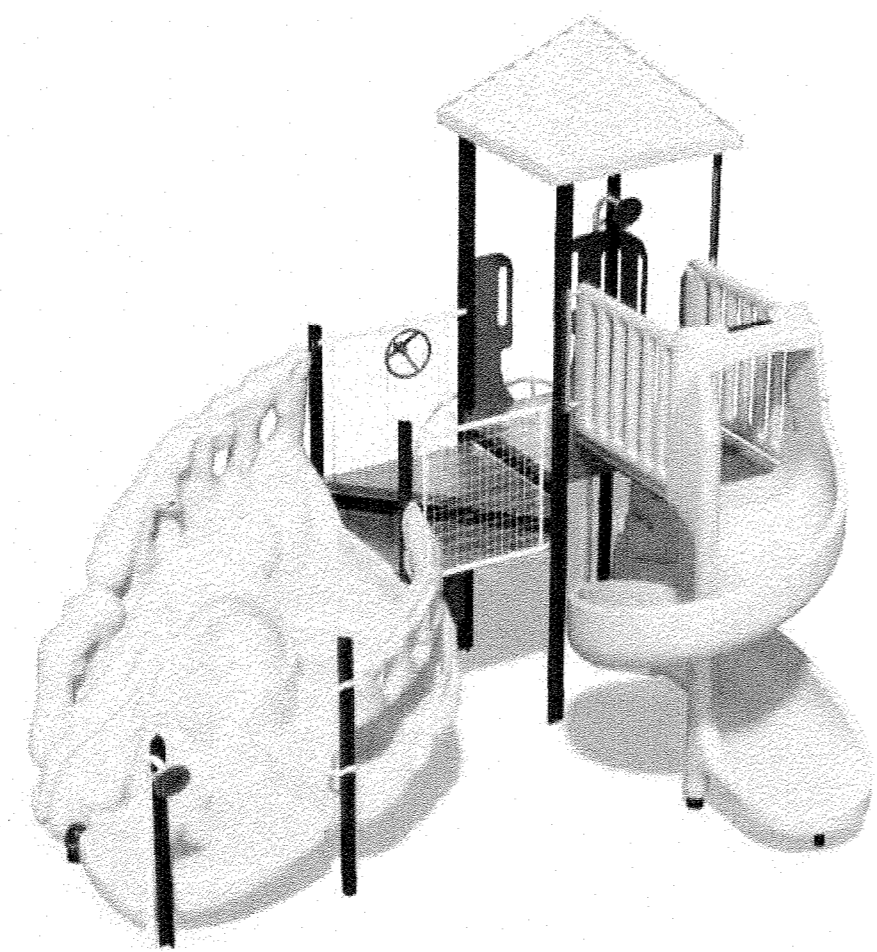


1
24 **RETAINING WALL**
NTS

COLOR: RUST RED
2
24 **PICNIC TABLE**
NTS

COLOR: RUST RED
3
24 **BENCH**
NTS

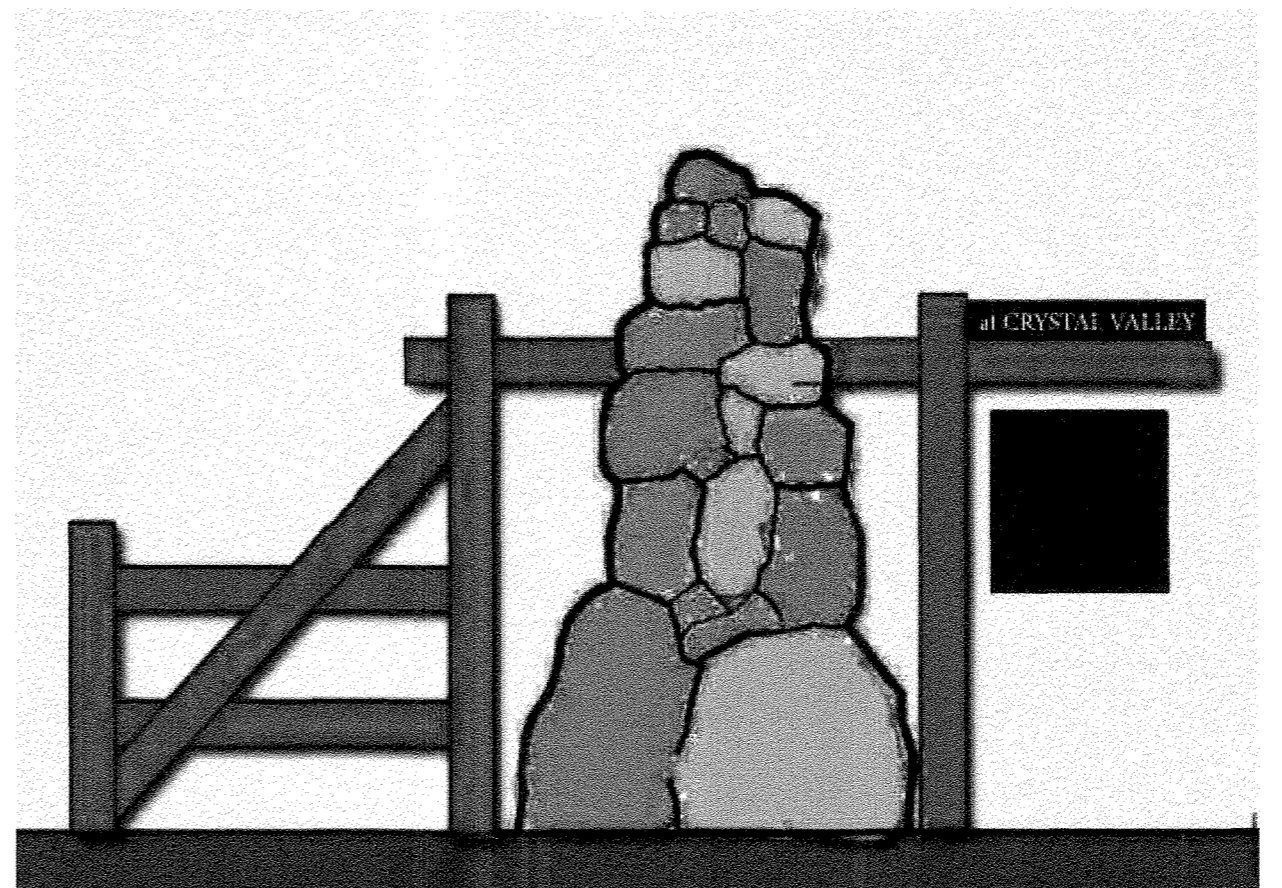
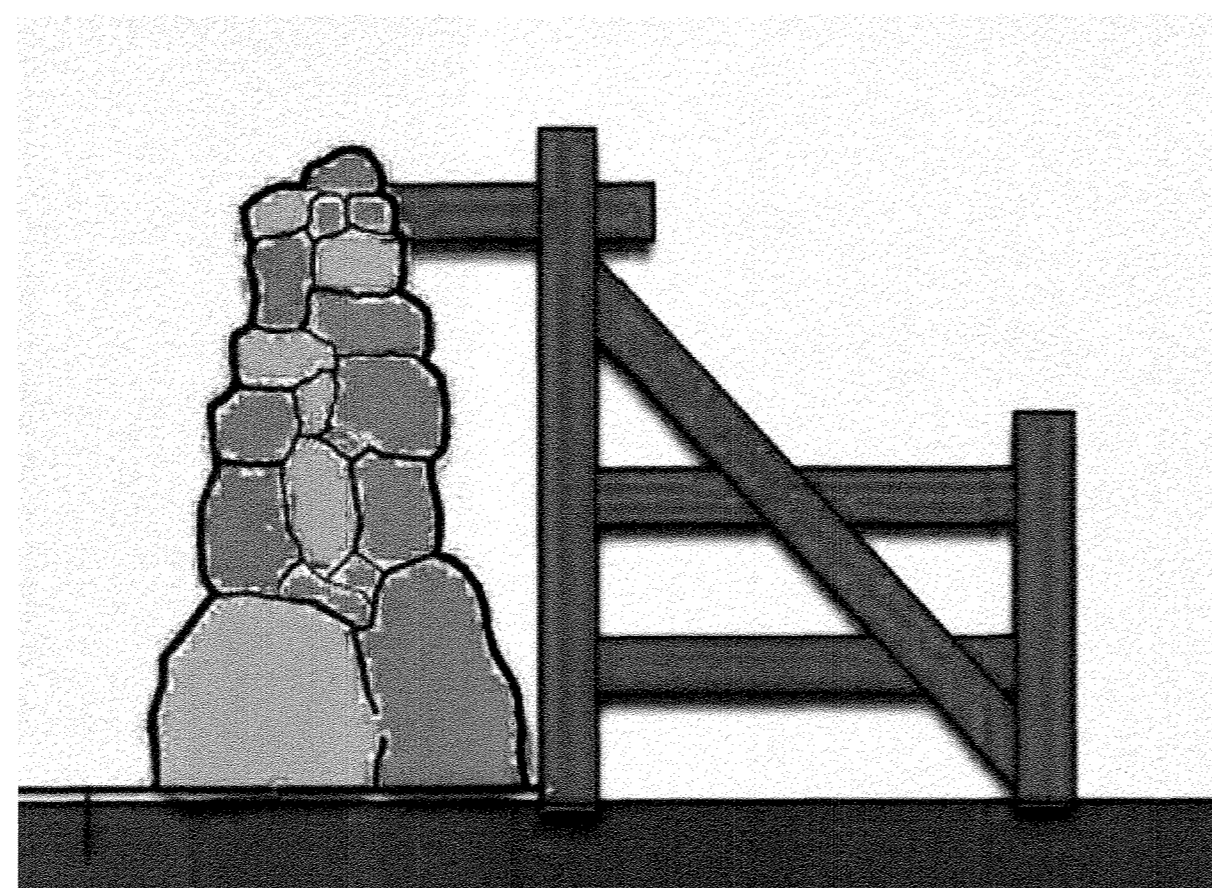
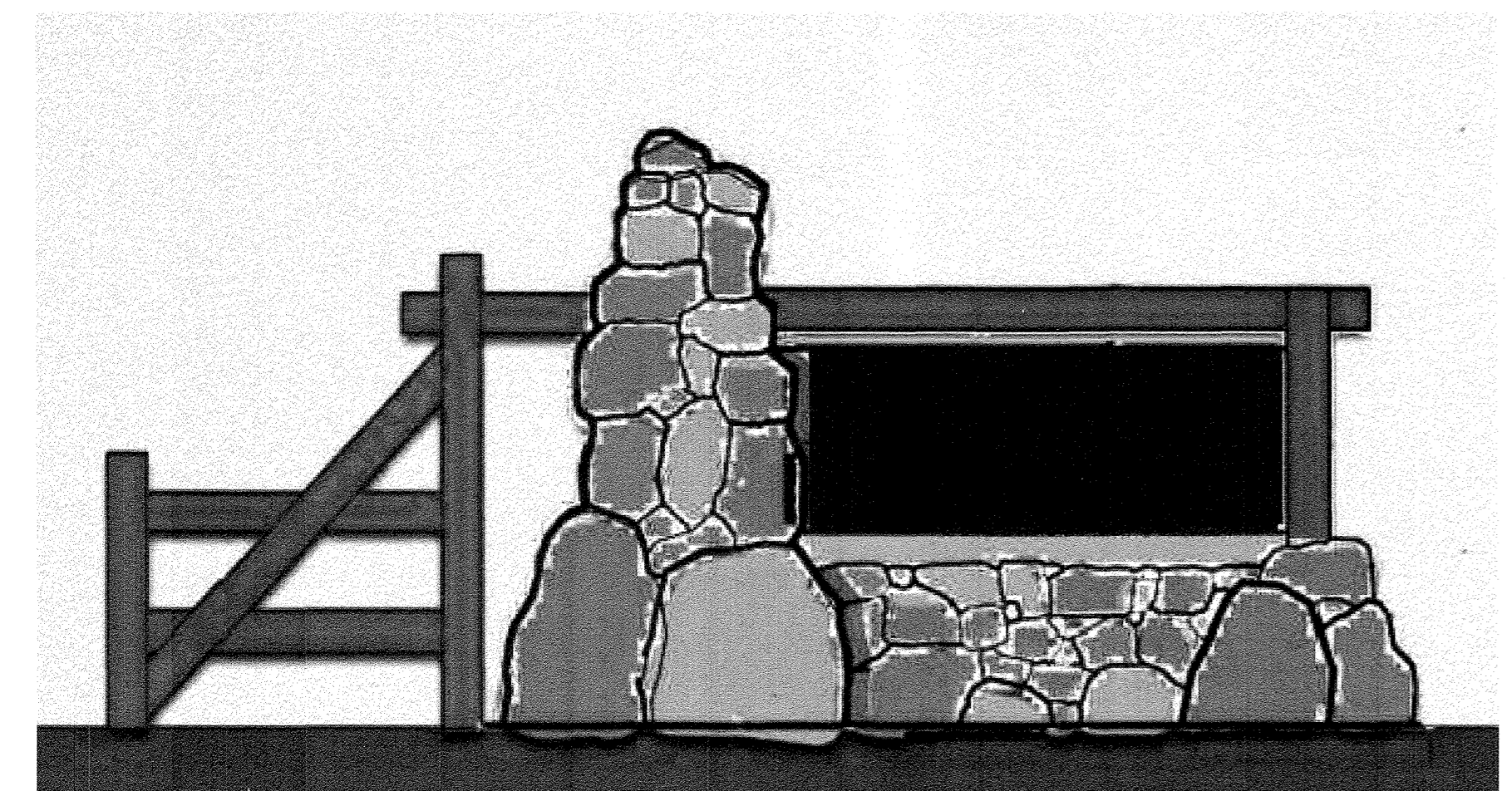
COLOR: RUST RED
4
24 **BIKE RACK**
NTS



COLOR: RUST RED
5
24 **TRASH RECEPTACLE**
NTS

6
24 **PLAY PIECE**
NTS

7
24 **SWING**
NTS



8
24 **MONUMENT SIGN 'A'**

9
24 **MONUMENT SIGN 'B'**

10
24 **MONUMENT SIGN 'C'**

LANDSCAPE ARCHITECT:
ROBERT A SLIPKA III #1260



WSB PROJECT NO.:
013343-000

SCALE: DESIGN BY:

PLAN BY: CHECK BY:

REVISIONS	
NO.	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

ROBERT A SLIPKA III, RLA
LIC. NO. #1260
DATE: _____

CVR - RIDGE ESTATES & PA15SW

TOWN OF CASTLE ROCK

LANDSCAPE DETAILS

SHEET
24
OF
24