

CRYSTAL VALLEY RANCH FILING NO. 11

SITE DEVELOPMENT PLAN

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

LEGAL DESCRIPTION

AN IRREGULAR PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE N02°12'07"E, 1560.71 FEET TO THE NORTH CORNER OF CRYSTAL VALLEY RANCH FILING NO. 1 AS RECORDED AT RECEPTION NO. 200009700, AS SO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CRYSTAL VALLEY PARKWAY AS RECORDED AT RECEPTION NO. 200007070 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE N80°29'57"E, 1,028.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES:

1. N02°29'57"E, 19.71 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET AND A CENTRAL ANGLE OF 24°59'54", 406.68 FEET;
3. S57°40'07"E, 41.38 FEET;
4. S10°50'10"E, 45.04 FEET;
5. THENCE N79°07'34"E, 69.00 FEET;
6. N10°50'10"E, 45.04 FEET;
7. N02°31'34"E, 41.40 FEET TO A POINT ON A CURVE;
8. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 934.00 FEET AND A CENTRAL ANGLE OF 33°02'27", THE CHORD OF WHICH BEARS S80°38'43", 531.44 FEET, 508.89 FEET TO A POINT OF TANGENT;
9. ALONG SAID TANGENT S84°07'05"W, 278.00 FEET TO A POINT OF CURVE;
10. ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1,066.00 FEET AND A CENTRAL ANGLE OF 17°03'57", 373.51 FEET;
11. S41°08'41"E, 45.80 FEET;
12. S88°02'44"E, 6.01 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF LOOP ROAD AS RECORDED AT RECEPTION NO. 200007020 OF THE DOUGLAS COUNTY RECORDS; THE FOLLOWING THREE (3) COURSES:

1. S00°17'41"E, 159.26 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 945.00 FEET AND A CENTRAL ANGLE OF 07°30'51", 162.93 FEET TO A POINT OF TANGENT;
3. ALONG SAID TANGENT S07°13'58"W, 443.59 FEET;

THENCE N82°46'24"W, 115.00 FEET;

THENCE N82°24'49"W, 47.64 FEET;

THENCE S82°58'29"W, 47.25 FEET;

THENCE S71°12'29"W, 48.15 FEET;

THENCE S88°25'22"W, 55.65 FEET;

THENCE S78°55'54"W, 63.43 FEET;

THENCE S88°27'57"W, 63.43 FEET;

THENCE N89°00'01"W, 63.43 FEET;

THENCE N77°27'58"W, 63.43 FEET;

THENCE N89°55'56"W, 63.43 FEET;

THENCE N82°23'23"W, 63.43 FEET;

THENCE N01°51'51"W, 63.43 FEET;

THENCE N03°19'48"W, 63.43 FEET;

THENCE S54°47'49"W, 35.14 FEET;

THENCE N54°49'14"W, 35.14 FEET;

THENCE N45°05'56"W, 62.30 FEET;

THENCE N49°35'38"W, 67.82 FEET TO THE POINT OF BEGINNING, CONTAINING 1,092.041 SQUARE FEET OR 51.07 ACRES, MORE OR LESS.

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF 2017.

CHAIR

____ DATE ____

ATTEND:

DIRECTOR OF DEVELOPMENT SERVICES

____ DATE ____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF 2017.

MAYOR

____ DATE ____

ATTEND:

TOWN CLERK

____ DATE ____

DEVELOPER:

CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, COLORADO 80104
CONTACT: GREGORY W. BROWN
PHONE: (303) 814-6862

ENGINEER:

LEGACY ENGINEERING
1626 THATCH CIR.
CASTLE ROCK, CO 80109-3513
CONTACT: JAMES J. MILL
PHONE: (720) 200-4577

LANDSCAPE ARCHITECT:

HENRY DESIGN GROUP
1501 WAZEE STREET SUITE 1-10
DENVER, CO 80202
CONTACT: KAREN HENRY
PHONE: (303) 446-2368

PURPOSE:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A TRADITIONAL STYLE, SINGLE FAMILY, SITE PLAN WITH 140 SINGLE FAMILY LOTS.

OWNERSHIP CERTIFICATION:

THE UNDERSIGNED ARE ALL THE OWNERS OF THE PROPERTY DESCRIBED HEREON IN THE TOWN OF CASTLE ROCK.

MAPLE GROVE LAND LIMITED PARTNERSHIP,

A MINNESOTA LIMITED PARTNERSHIP,

BY: JAMES DEVELOPMENT COMPANY,

A MINNESOTA CORPORATION, GENERAL PARTNER

BY:

JAMES L. OSTENSON, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____ 201__

BY JAMES L. OSTENSON AS PRESIDENT OF JAMES DEVELOPMENT COMPANY,

GENERAL PARTNER OF MAPLE GROVE LAND LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

WAYNE E. BROWN FAMILY, L.L.C.,

A MINNESOTA LIMITED LIABILITY COMPANY

BY:

GREGORY W. BROWN, CHIEF MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____ 201__

BY GREGORY W. BROWN AS CHIEF MANAGER OF WAYNE E. BROWN FAMILY, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PUTNAM CVR, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY

BY:

RICHARD A. PUTNAM, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____ 2017

BY RICHARD A. PUTNAM AS MANAGER OF PUTNAM CVR, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON, THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENT RECORDED ON DEC. 24TH, 2016 AT RECEPTION NO. 2016091483 AND AUGUST 29, 2016 AT RECEPTION NUMBERS 2016058724 AND 2016028884, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

NORTSTAR BANK OF COLORADO

SIGNED THIS ____ DAY OF ____ 2017.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF ____ 2017

AS NORTSTAR BANK OF COLORADO.

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

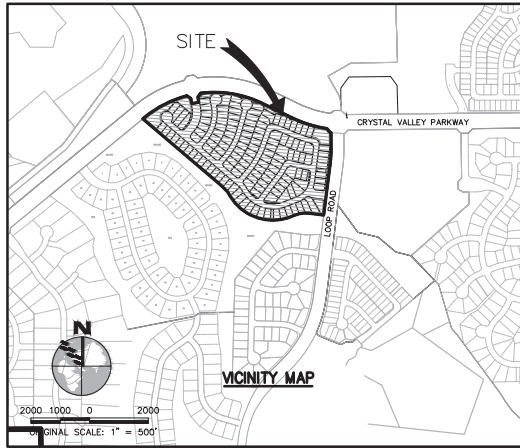
NOTARY PUBLIC

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

BY: _____



SURVEYOR'S CERTIFICATE:

I, STEPHEN H. HARDING, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WERE MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

STEPHEN H. HARDING

DATE _____

FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

CIVIL ENGINEER'S STATEMENT:

I, JAMES J. MILL, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT PROPOSED GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE PLAN HAVE BEEN DESIGNED 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.

JAMES J. MILL, PROFESSIONAL ENGINEER

DATE _____

FOR AND ON BEHALF OF LEGACY ENGINEERING, INC.

PROJECT BENCHMARKS (NAVD 88):

BM "A" (TM 950): CHISELED "X" ON TOP OF INLET, EAST SIDE OF LOOP ROAD
EL = 6569.94 FEET
CL STATION 37+75 (APPROX.)

BM "B" (TM 951): CHISELED "X" ON TOP OF CURB, EAST SIDE OF LOOP ROAD
EL = 6533.10 FEET
CL STATION 91+12 (APPROX.)

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24E, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN - ASSUMED TO BEAR S00°54'16"E.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDERS OF DOUGLAS COUNTY AT _____ ON THE ____ DAY OF ____ 2017 AT RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

DATE _____

DEPUTY

SITE DEVELOPMENT PLAN - GENERAL NOTES

1. 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, COLLECTORS, 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 OPERATION 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 20% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UNLESS WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 0830503046, DATED MARCH 16, 2016, NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY", AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE-USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS IS SHOWN ON SHEET 2 OF 7.
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAVEL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED PD PER THE CRYSTAL VALLEY RANCH PD, 4TH AMENDMENT.
12. 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 5-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 STREET LIGHTS, SIGNS, 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.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS 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 THE PUBLIC WORKS PERMIT. ALL RETAINING WALLS ADJACENT TO PUBLIC STREET RIGHT OF WAY AND VISIBLE SHALL BE CONSTRUCTED OF GREY GRANITE (OR EQUIV.), MATCHING THE EXISTING WALLS LOCATED THROUGHOUT CRYSTAL VALLEY RANCH. ALL MATERIALS SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICABLE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.
7. NO PARKING FIRE LANE SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF THE ACCESS ROADWAYS PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL SECTIONS AND DATA
3	SITE PLAN (1"=100')
4	SITE PLAN (1"=60')
5	GENERAL GRADING PLAN
6	GENERAL UTILITIES PLAN
7-8	CONCEPT LANDSCAPE PLAN

COVER SHEET
CRYSTAL VALLEY RANCH FL. NO. 11
SITE DEVELOPMENT PLAN
JOB: NO. CVR11 MARCH, 2017
SHEET 1 OF 8 (PROJ # SDDP1)

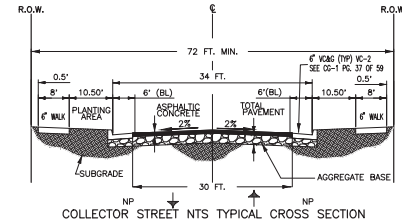
Legacy Engineer Inc.
1626 Thatch Cir
Castle Rock, CO 80109
303.446.2368
www.legacyengineering.com
720.200.4877
www.legacyengineering.com
720.200.1088

EXHIBIT 1

CRYSTAL VALLEY RANCH FILING NO. 11

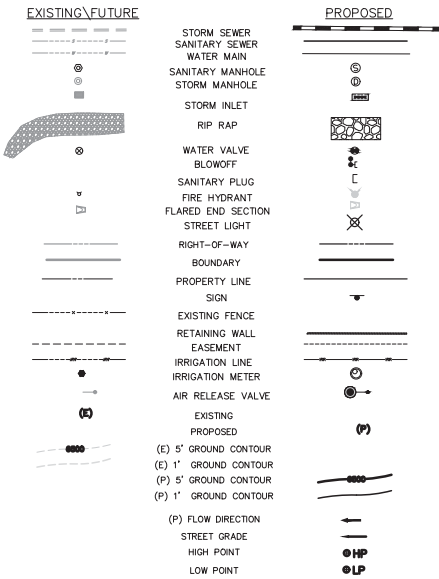
SITE DEVELOPMENT PLAN

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



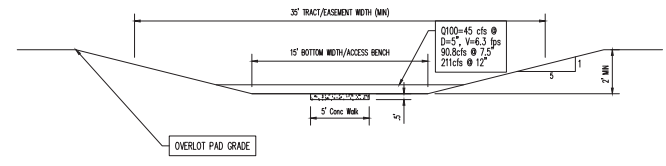
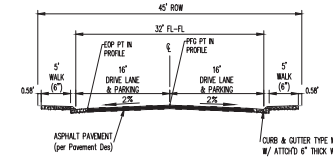
NOTE: "NO PARKING FIRE LANE" SIGNS MUST BE POSTED BY THE DEVELOPER ON BOTH SIDES OF DOUGLAS LANE, PER CASTLE ROCK FIRE DEPARTMENT "NO PARKING FIRE LANE" SPECIFICATION DETAIL.

LEGEND

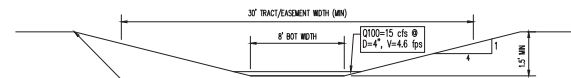


Area	Ownership/Maintenance	Description	Zoning	Usage Type
Tract A	1.22 ac Crystal Valley Ranch Master HOA	Open Space Drng/Util Tract	OSP	Open Space/Utilities/Drainage Easement
Tract B	0.87 ac Crystal Valley Ranch Master HOA	Open Space	OSP	Landscape Buffer
Tract C	0.21 ac Crystal Valley Ranch Master HOA	Open Space	OSP	Landscape Buffer
Tract D	0.05 ac Crystal Valley Ranch Master HOA	Drainage Tract	OSP	Landscape Buffer
Tract E	0.02 ac Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Sight Triangle
Tract F	0.04 ac Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Sight Triangle
Tract G	0.05 ac Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Sight Triangle
2.46 ac				

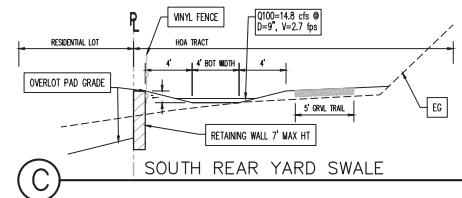
Description	Area	
OSP (Tract A-I)	2.46 ac	9.83%
LOTS	16.75 ac	66.82%
SITE ROW	5.86 ac	23.36%
Total Land Area	25.070 ac	100.00%
	Proposed	PD Permitted
Lot/unit Count - SFE's	140	150
Landscape SFE's for irrigation	12	n/a
P.A. 11 Gross Density	5.6 du/ac	6.0 du/ac
Lots + Site-ROW	22.61 ac	n/a
Minimum Lot Area	4,577 sf	n/a
Maximum Lot Area	9,948 sf	n/a
Average Lot Area	5,212 sf	n/a
Total ROW Area	5.86 ac	n/a
Total Landscape Area	60,000 sf	n/a
Land Use	R-SF-6	R-SF-6
Min Building Separation	10 ft	
Max Building Height (R-SF-6)	35 ft	
Min Front Garage Setback	18 ft	
Min Patio or Living Setback	13 ft	
Min Rear Setback	10 ft	
Min Side Setback	5 ft	
Min Side Corner Lot Setback	10 ft	
Off Street Parking Req per Lot	2	



(A) Emergency Overflow Section at Outfall



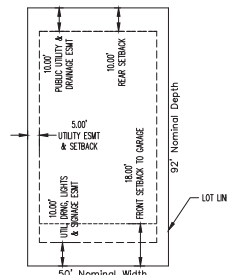
(B) WEST SWALE



(C) SOUTH REAR YARD SWALE

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 HAS 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.



TYPICAL STREET FRONTAGE AND SETBACK
18' MINIMUM TO GARAGE, 13' TO PORCH OR LIVING AREA

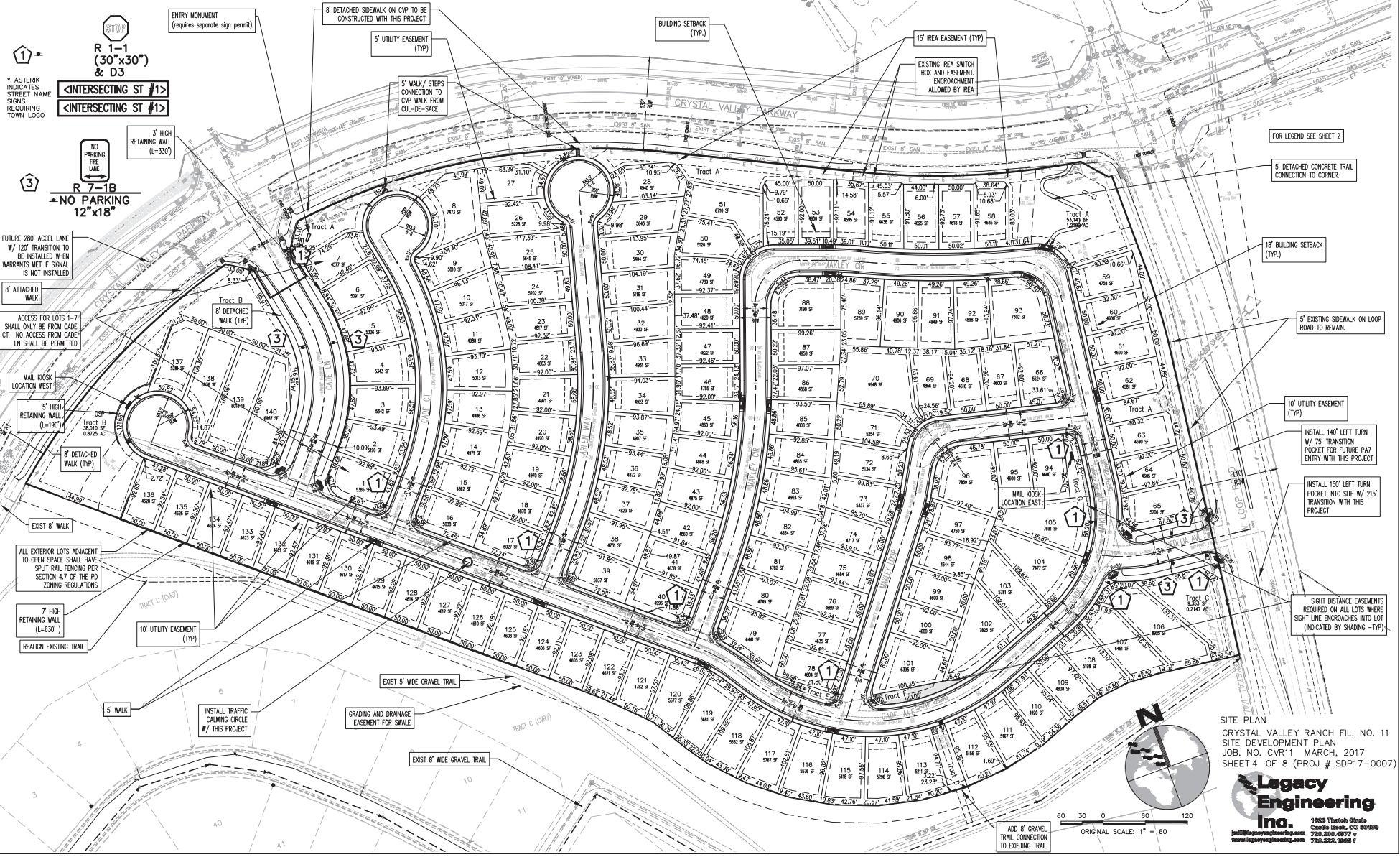
STREET SECTION AND DATA
CRYSTAL VALLEY RANCH FIL. NO. 11
SITE DEVELOPMENT PLAN
JOB. NO. CVR11 - MARCH, 2017
SHEET 2 OF 8 (PROJ # SDP17-0007)

Legacy Engineering Inc.
1630 Thruway Circle
Castle Rock, CO 80108
info@legacyengineering.com 720.320.6277
www.legacyengineering.com 720.320.1088

CRYSTAL VALLEY RANCH FILING NO. 11

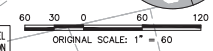
SITE DEVELOPMENT PLAN

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



SITE PLAN
CRYSTAL VALLEY RANCH FIL. NO. 11
SITE DEVELOPMENT PLAN
JOB. NO. CVR11 MARCH, 2017
SHEET 4 OF 8 (PROJ # SDP11-0007)

Legacy Engineering Inc.
1833 Third Circle
Castle Rock, CO 80108
303.226.4877
www.legacyengineering.com



- 1-1 (30"x30") & D3
- INTERSECTING ST #1
- INTERSECTING ST #1
- NO PARKING FIRE LANE
- R 7-1B
- NO PARKING 12'x18'
- FUTURE 280' ACCEL LANE W/ 120' TRANSITION TO BE INSTALLED WHEN WARRANTS MET IF SIGNAL IS NOT INSTALLED
- ACCESS FOR LOTS 1-7 SHALL ONLY BE FROM CADE CT. NO ACCESS FROM CADE LN SHALL BE PERMITTED
- MAIL KIOSK LOCATION WEST
- 5' HIGH RETAINING WALL (L=190')
- 8' DETACHED WALK (TYP)
- EXIST 8' WALK
- ALL EXTERIOR LOTS ADJACENT TO OPEN SPACE SHALL HAVE SPLIT RAIL FENCING PER SECTION 4.7 OF THE PD ZONING REGULATIONS
- 7' HIGH RETAINING WALL (L=630')
- REALIGN EXISTING TRAIL
- 10' UTILITY EASEMENT (TYP)
- 5' WALK
- INSTALL TRAFFIC CALMING CIRCLE W/ THIS PROJECT
- GRADING AND DRAINAGE EASEMENT FOR SWALE
- EXIST 8' WIDE GRAVEL TRAIL

- ENTRY MONUMENT (requires separate sign permit)
- 8' DETACHED SIDEWALK ON CVP TO BE CONSTRUCTED WITH THIS PROJECT.
- 5' UTILITY EASEMENT (TYP)
- BUILDING SETBACK (TYP)
- 15' AREA EASEMENT (TYP)
- EXISTING AREA SWITCH BOX AND EASEMENT. ENCROACHMENT ALLOWED BY AREA
- FOR LEGEND SEE SHEET 2
- 5' DETACHED CONCRETE TRAIL CONNECTION TO CORNER.
- 18' BUILDING SETBACK (TYP)
- 5' EXISTING SIDEWALK ON LOOP ROAD TO REMAIN.
- 10' UTILITY EASEMENT (TYP)
- INSTALL 140' LEFT TURN W/ 75' TRANSITION POCKET FOR FUTURE PA7 ENTRY WITH THIS PROJECT
- INSTALL 150' LEFT TURN POCKET INTO SITE W/ 215' TRANSITION WITH THIS PROJECT
- SIGHT DISTANCE EASEMENTS REQUIRED ON ALL LOTS WHERE SIGHT LINE ENDOACHES INTO LOT (INDICATED BY SHADING -TYP)

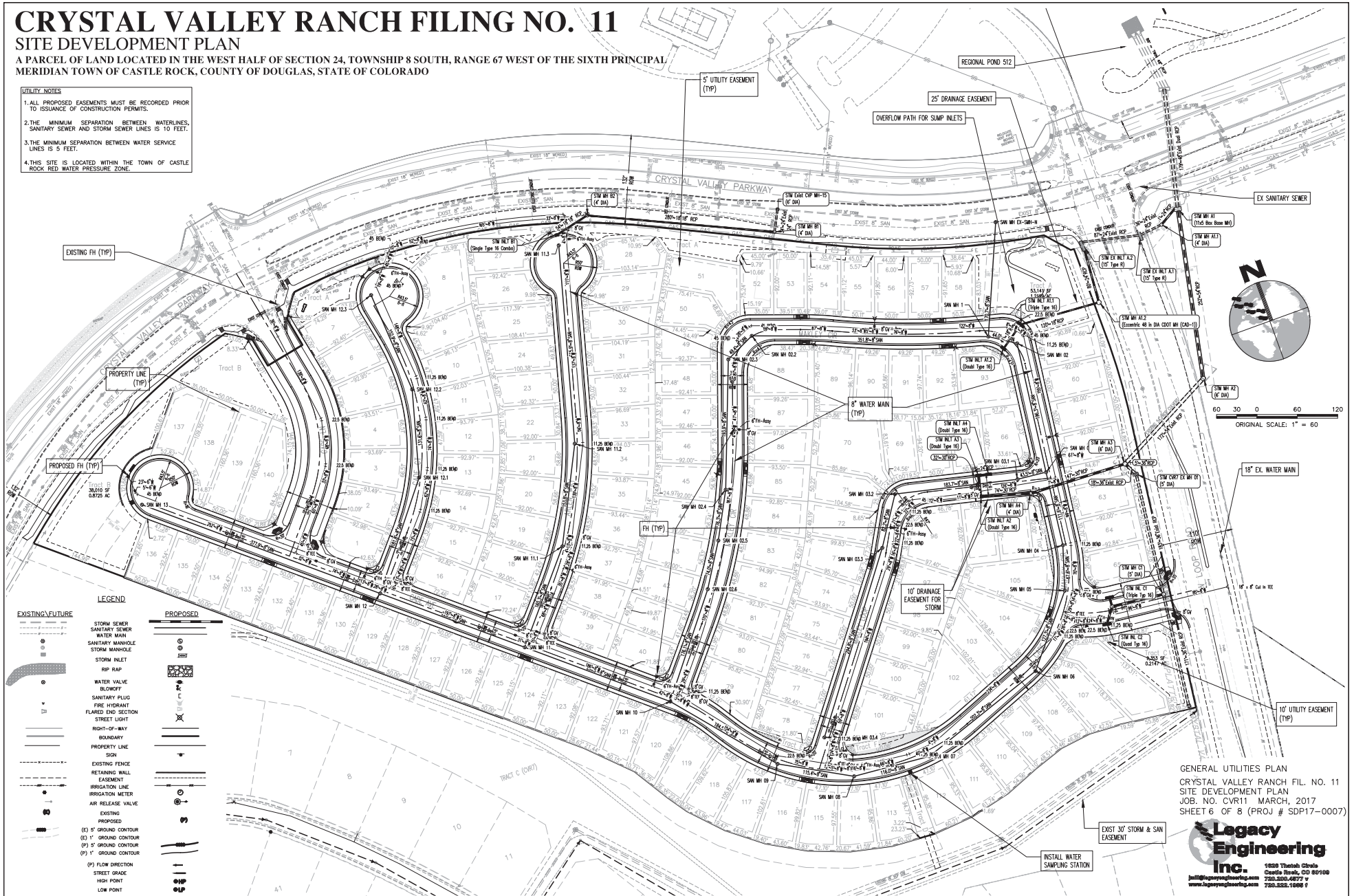
© 2017 LEGACY ENGINEERING INC. ALL RIGHTS RESERVED. FILED IN CASTLE ROCK, CO.

CRYSTAL VALLEY RANCH FILING NO. 11

SITE DEVELOPMENT PLAN

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

- 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 RED WATER PRESSURE ZONE.



EXISTING/FUTURE	PROPOSED
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
STORM INLET	STORM INLET
RIP RAP	RIP RAP
WATER VALVE	WATER VALVE
BUMPOFF	BUMPOFF
SANITARY PLUG	SANITARY PLUG
FIRE HYDRANT	FIRE HYDRANT
FLARED END SECTION	FLARED END SECTION
STREET LIGHT	STREET LIGHT
RIGHT-OF-WAY	RIGHT-OF-WAY
BOUNDARY	BOUNDARY
PROPERTY LINE	PROPERTY LINE
SON	SON
EXISTING FENCE	EXISTING FENCE
RETAINING WALL	RETAINING WALL
EASEMENT	EASEMENT
IRRIGATION LINE	IRRIGATION LINE
IRRIGATION METER	IRRIGATION METER
AIR RELEASE VALVE	AIR RELEASE VALVE
EXISTING PROPOSED	EXISTING PROPOSED
(E) 5' GROUND CONTOUR	(E) 5' GROUND CONTOUR
(1) 1' GROUND CONTOUR	(1) 1' GROUND CONTOUR
(P) 5' GROUND CONTOUR	(P) 5' GROUND CONTOUR
(P) 1' GROUND CONTOUR	(P) 1' GROUND CONTOUR
(D) FLOW DIRECTION	(D) FLOW DIRECTION
STREET GRADE	STREET GRADE
HIGH POINT	HIGH POINT
LOW POINT	LOW POINT

GENERAL UTILITIES PLAN
 CRYSTAL VALLEY RANCH FIL. NO. 11
 SITE DEVELOPMENT PLAN
 JOB. NO. CVR11 MARCH, 2017
 SHEET 6 OF 8 (PROJ # SDP11-0007)

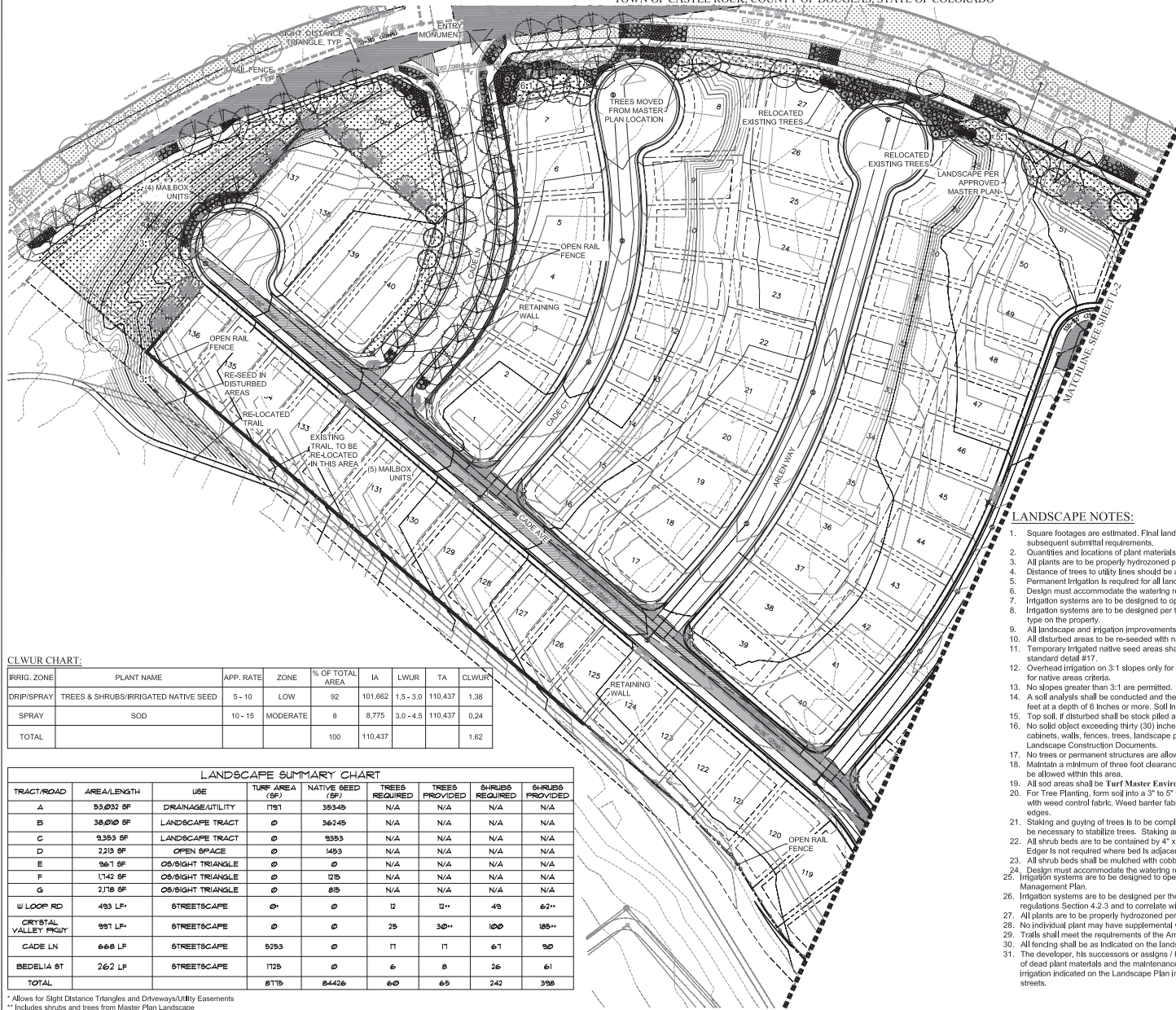
Legacy Engineering Inc.
 1833 Third Street
 Castle Rock, CO 80108
 720.330.4877
 www.legacyengineering.com

E:\Projects\2017\11\Crystal Valley Ranch\11_SDP11-0007\11_SDP11-0007.dwg

CRYSTAL VALLEY RANCH FILING NO. 11

SITE DEVELOPMENT PLAN

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



- LEGEND**
- Deciduous Shade Tree (Very Low 4 Low Hydrozone)
 - Ornamental Tree (Low 4 Moderate Hydrozone)
 - Evergreen Tree (Very Low 4 Low Hydrozone)
 - Shrub (Low 4 Moderate Hydrozone)
 - Ornamental Grass (Low/Moderate Hydrozone)
 - Existing Tree (Shade/Evergreen)
 - Existing Shrub/Ornamental Grass
 - Existing/Non-irrigated Native Seed
 - Shrub Bed (Low Hydrozone)
 - Sod (Moderate Hydrozone)
 - Irrigated Native Seed (Low Hydrozone)
 - Temporarily-irrigated Native Seed (Very Low Hydrozone)
 - Grouted Cobble Mulch
 - Edger
 - 3-Rail Perimeter Fence
 - Entry Monument
 - Fence Column
 - Property Boundary
 -
 - Proposed Fire Hydrant
 - Proposed Water Valve / Line
 - Proposed Storm Sewer w/ Manhole
 - Proposed Street Light

LANDSCAPE NOTES:

1. Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
2. Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on construction documents.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to 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 resistances 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. All landscape and irrigation improvements shall be installed by a Town of Castle Rock registered landscape contract professional.
10. All disturbed areas to be re-seeded with native seed and temporarily irrigated with above ground, removable systems.
11. Temporary irrigated native seed areas shall be installed using the Town of Castle Rock Grading Erosion and Sediment Control Manual (GESC) standard detail #17.
12. Overhead irrigation on 3:1 slopes only for native seed areas will be requested by variance. Installation per Town of Castle Rock Temporary Irrigation for native areas criteria.
13. No slopes greater than 3:1 are permitted.
14. A soil analysis shall be conducted and the soil amended as recommended. Organic material shall be a minimum of 4 cubic yards per 1,000 square feet at a depth of 6 inches or more. Soil Inspection is required before sod installation and should be scheduled at the pre-construction meeting.
15. Top soil, if disturbed shall be stock piled and reused on the site.
16. No solid object exceeding thirty (30) inches in height above the flowline elevation of the adjacent street, including but not limited to, buildings, utility cabinets, walls, fences, trees, landscape plantings, crops, cut slopes and berms, shall be placed in a sight distance easement as shown on these Landscape Construction Documents.
17. No trees or permanent structures are allowed in Utility and Drainage Easements.
18. Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
19. All sod areas shall be Turf Master EnviroTurf™ mix.
20. For Tree Planting, form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 4" depth of cedar fiber mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polypropylene geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
21. Staking and guying of trees is to be completed per Town of Castle Rock planting detail. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
22. All shrub beds are to be contained by 4" x 14 gauge galvanized edger, Ryerson or equal. Edger is to be capped or rolled per Town requirements. Edger is not required where bed is adjacent to curbs, walls or walks, or around tree pits.
23. All shrub beds shall be mulched with cobble mulch to a depth of 4".
24. Design must accommodate the watering resistances as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
25. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
26. 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.
27. All plants are to be properly hydrozoned per Town of Castle Rock plant list.
28. No individual plant may have supplemental water demand greater than 15" per growing season.
29. Trails shall meet the requirements of the Americans with Disabilities Act.
30. All fencing shall be as indicated on the landscape plans and details.
31. The developer, his successors or assigns / HOA is responsible for the installation, replacement of dead plant materials and the maintenance of all streetscape and tract area landscaping and irrigation indicated on the Landscape Plan including landscaping within the right-of-way of public streets.

CLWUR CHART:

IRRIG. ZONE	PLANT NAME	APP. RATE	ZONE	% OF TOTAL AREA	IA	LWUR	TA	CLWUR
DRIP/SPRAY	TREES & SHRUBS/IRRIGATED NATIVE SEED	5 - 10	LOW	92	101,662	1.5 - 3.0	110,437	1.38
SPRAY	SOD	10 - 15	MODERATE	8	8,775	3.0 - 4.5	110,437	0.24
TOTAL				100	110,437			1.62

LANDSCAPE SUMMARY CHART

TRACT/ROAD	AREA/LENGTH	USE	TURF AREA (SF)	NATIVE SEED (SF)	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	53,032 SF	DRAINAGE/UTILITY	1191	35345	N/A	N/A	N/A	N/A
B	38,010 SF	LANDSCAPE TRACT	0	36245	N/A	N/A	N/A	N/A
C	9,353 SF	LANDSCAPE TRACT	0	9353	N/A	N/A	N/A	N/A
D	2,213 SF	OPEN SPACE	0	1493	N/A	N/A	N/A	N/A
E	961 SF	OB/OBIGHT TRIANGLE	0	0	N/A	N/A	N/A	N/A
F	1,742 SF	OB/OBIGHT TRIANGLE	0	1215	N/A	N/A	N/A	N/A
G	2,178 SF	OB/OBIGHT TRIANGLE	0	815	N/A	N/A	N/A	N/A
W LOOP RD	493 LF	STREETSCAPE	0	0	12	12**	49	62**
CRYSTAL VALLEY PKWY	991 LF	STREETSCAPE	0	0	25	30**	100	185**
CADE LN	668 LF	STREETSCAPE	5253	0	11	11	61	90
BEDELIA ST	262 LF	STREETSCAPE	1125	0	6	6	26	61
TOTAL			8715	84426	60	65	242	398

** Allows for Sight Distance Triangles and Driveways/Utility Easements
** Includes shrubs and trees from Master Plan Landscape

APPLICANT:
Crystal Valley Ranch Development Co. LLC
1175 Crystal Valley Parkway
Castle Rock, Colorado 80104
303.814.6862

OWNER:
Legacy Engineering
1625 Thack Ct
Castle Rock, CO 80109
720.200.4577

CONSULTANTS:
THE HENRY DESIGN GROUP
1400 W. UNIVERSITY AVENUE, SUITE 100
CASTLE ROCK, CO 80109
PHONE: 303-942-2244 FAX: 303-942-4999

CRYSTAL VALLEY RANCH FILING 11
Castle Rock, Colorado
Site Development Plan

DRAWN BY: JMC
CHECKED BY: JMC
ISSUE DATE: 06-29-17
REVISIONS: 01-29-17
07-24-17
08-04-17

STARTED:
REVISED:

MEETINGS: LANDSCAPE ARCHITECTURE BLOCK

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
7

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
METRO COVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

CRYSTAL VALLEY RANCH FILING NO. 11

SITE DEVELOPMENT PLAN

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

APPLICANT:
Crystal Valley Ranch
Development Co. LLC
1175 Crystal Valley Parkway
Castle Rock, Colorado 80104
303.814.6862

OWNER:

CONSULTANTS:

Legacy Engineering
1626 Thack Ct
Castle Rock, CO 80109
720.200.4577

CONSULTANTS:

H THE HENRY DESIGN GROUP
ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE
PHOTO: BOB LANGRISH • 2014

CRYSTAL VALLEY RANCH FILING 11
Castle Rock, Colorado
Site Development Plan

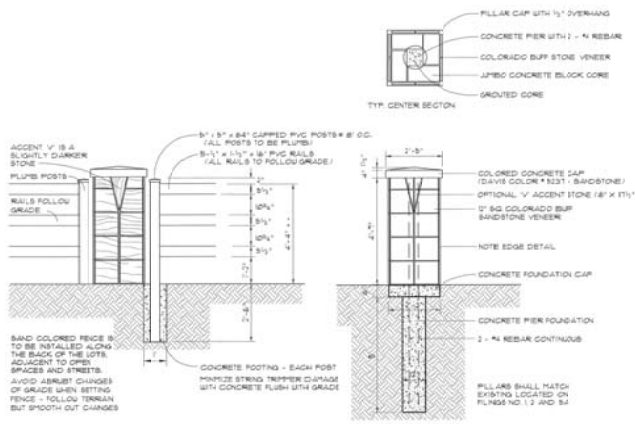
DRAWN BY: JMC
CHECKED BY: JMC
ISSUE DATE: 09-29-17
REVISIONS: 06-29-17
07-24-17
08-04-17

STARTED:
REVISED:

NOTED: LANDSCAPE ARCHITECTURE BLOCK

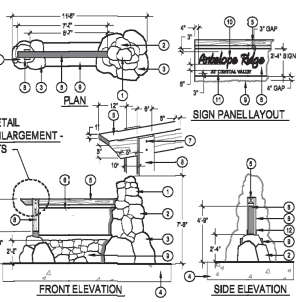
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
8

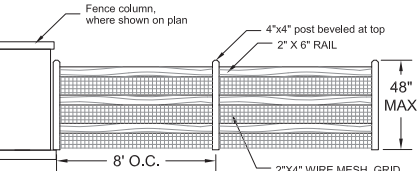


3-RAIL ALMOND COLORED PVC FENCE AND PILLAR DETAIL
FENCE IS AVAILABLE FROM SPLIT RAIL FENCE - LITLTON

FENCE COLUMN - TO MATCH FILING 16
N.T.S.

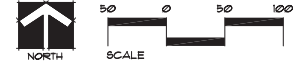
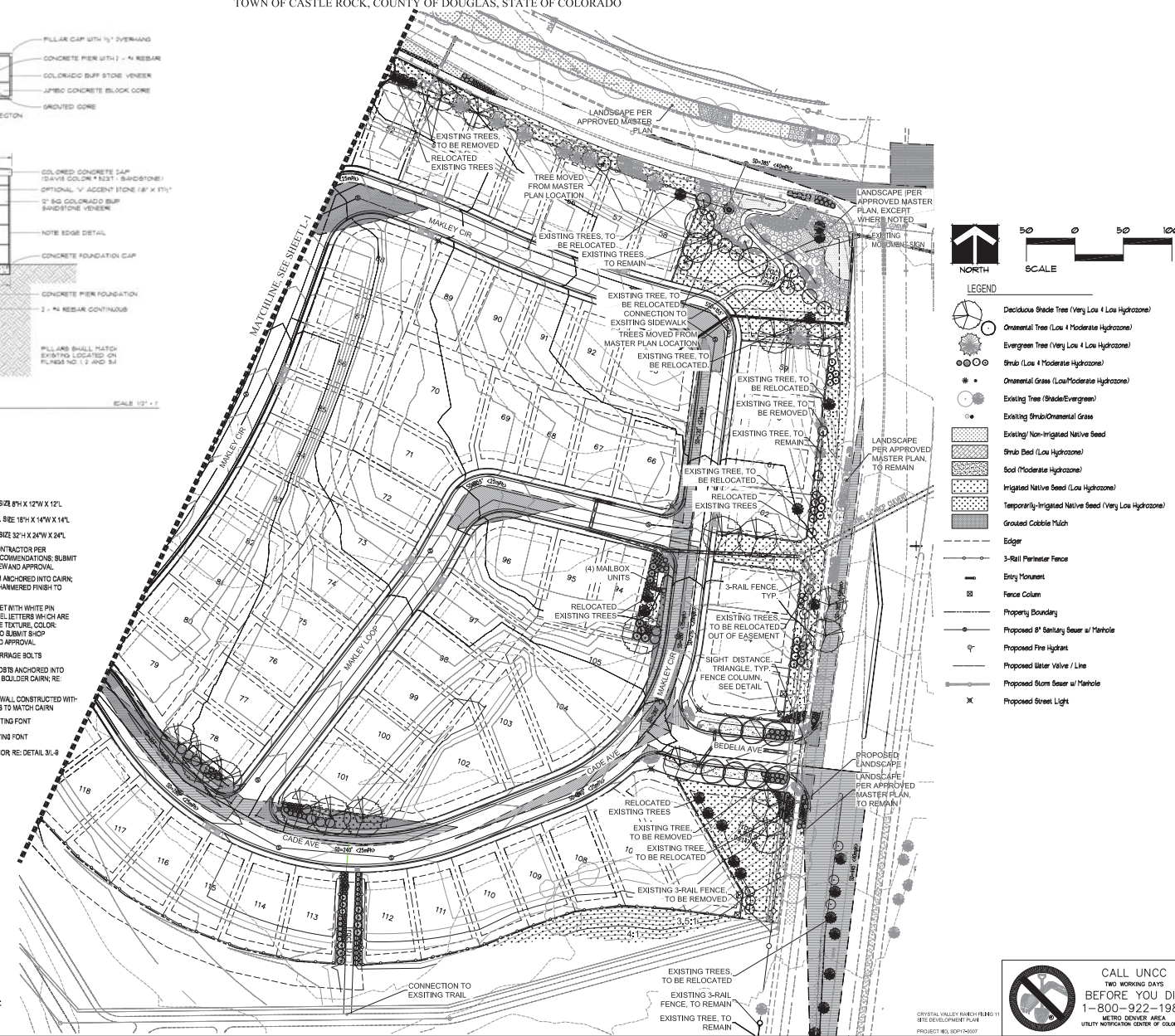


NEIGHBORHOOD SIGN AT ENTRY
N.T.S.



OPEN RAIL FENCE
3-RAIL FENCE TO BE ALMOND COLORED PVC
N.T.S.

- 1) SMALL BOULDER: APPROX. SIZE 8\"/>
- 2) MEDIUM BOULDER: APPROX. SIZE 18\"/>
- 3) LARGE BOULDER: APPROX. SIZE 32\"/>
- FOUNDATION DESIGN BY CONTRACTOR PER STRUCTURAL ENGINEER RECOMMENDATIONS. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- 4) 1\"/>
- 5) 1\"/>
- 6) 3\"/>
- 7) 2\"/>
- 8) 2\"/>
- 9) 1\"/>
- 10) 1\"/>
- 11) 1\"/>
- 12) 1\"/>
- 13) 1\"/>
- 14) 1\"/>
- 15) 1\"/>
- 16) 1\"/>
- 17) 1\"/>
- 18) 1\"/>
- 19) 1\"/>
- 20) 1\"/>
- 21) 1\"/>
- 22) 1\"/>
- 23) 1\"/>
- 24) 1\"/>
- 25) 1\"/>
- 26) 1\"/>
- 27) 1\"/>
- 28) 1\"/>
- 29) 1\"/>
- 30) 1\"/>
- 31) 1\"/>
- 32) 1\"/>
- 33) 1\"/>
- 34) 1\"/>
- 35) 1\"/>
- 36) 1\"/>
- 37) 1\"/>
- 38) 1\"/>
- 39) 1\"/>
- 40) 1\"/>
- 41) 1\"/>
- 42) 1\"/>
- 43) 1\"/>
- 44) 1\"/>
- 45) 1\"/>
- 46) 1\"/>
- 47) 1\"/>
- 48) 1\"/>
- 49) 1\"/>
- 50) 1\"/>
- 51) 1\"/>
- 52) 1\"/>
- 53) 1\"/>
- 54) 1\"/>
- 55) 1\"/>
- 56) 1\"/>
- 57) 1\"/>
- 58) 1\"/>
- 59) 1\"/>
- 60) 1\"/>
- 61) 1\"/>
- 62) 1\"/>
- 63) 1\"/>
- 64) 1\"/>
- 65) 1\"/>
- 66) 1\"/>
- 67) 1\"/>
- 68) 1\"/>
- 69) 1\"/>
- 70) 1\"/>
- 71) 1\"/>
- 72) 1\"/>
- 73) 1\"/>
- 74) 1\"/>
- 75) 1\"/>
- 76) 1\"/>
- 77) 1\"/>
- 78) 1\"/>
- 79) 1\"/>
- 80) 1\"/>
- 81) 1\"/>
- 82) 1\"/>
- 83) 1\"/>
- 84) 1\"/>
- 85) 1\"/>
- 86) 1\"/>
- 87) 1\"/>
- 88) 1\"/>
- 89) 1\"/>
- 90) 1\"/>
- 91) 1\"/>
- 92) 1\"/>
- 93) 1\"/>
- 94) 1\"/>
- 95) 1\"/>
- 96) 1\"/>
- 97) 1\"/>
- 98) 1\"/>
- 99) 1\"/>
- 100) 1\"/>
- 101) 1\"/>
- 102) 1\"/>
- 103) 1\"/>
- 104) 1\"/>
- 105) 1\"/>
- 106) 1\"/>
- 107) 1\"/>
- 108) 1\"/>
- 109) 1\"/>
- 110) 1\"/>
- 111) 1\"/>
- 112) 1\"/>
- 113) 1\"/>
- 114) 1\"/>
- 115) 1\"/>
- 116) 1\"/>
- 117) 1\"/>
- 118) 1\"/>



- LEGEND
- Deciduous Shade Tree (Very Low / Low Hydrozone)
 - Ornamental Tree (Low / Moderate Hydrozone)
 - Evergreen Tree (Very Low / Low Hydrozone)
 - Shrub (Low / Moderate Hydrozone)
 - Ornamental Grass (Low/Moderate Hydrozone)
 - Existing Tree (Shade/Evergreen)
 - Existing Shrub/Ornamental Grass
 - Existing Non-irrigated Native Seed
 - Shrub Bed (Low Hydrozone)
 - Sod (Moderate Hydrozone)
 - Irrigated Native Seed (Low Hydrozone)
 - Temporarily-Irrigated Native Seed (Very Low Hydrozone)
 - Grooved Cobble Mulch
 - Edger
 - 3-Rail Perimeter Fence
 - Entry Monument
 - Fence Column
 - Property Boundary
 - Proposed 8\"/>
 - Proposed Fire Hydrant
 - Proposed Water Valve / Line
 - Proposed Storm Sewer w/ Manhole
 - Proposed Street Light

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
CRYSTAL VALLEY RANCH FILING 11
SITE DEVELOPMENT PLAN
PROJECT NO. 1607400007