

GENERAL 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, SUCCESSORS AND HEIRS, SUCCESSORS AND HEIRS, 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, THE OWNER SHALL 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, SUCCESSOR OWNERS, HEIRS, SUCCESSORS AND HEIRS, THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 15% FEE.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUCCESSOR OWNERS, HEIRS, SUCCESSORS AND HEIRS, 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, MOORING, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON 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 CASE NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THERE ARE NO MAJOR DRAINAGEWAYS OR WETLANDS LOCATED WITHIN THE SITE. THE ENTIRE SITE IS LOCATED WITHIN AND ADJACENT TO ZONE X, AS DETERMINED BY THE FIRM PANELS 080530030F AND 080530030F, DATED SEPTEMBER 30, 2005.
- ANY STREET SIGNS, STOPPING, STREET LIGHTS AND CURB RAMP 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.
- 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.
- APPROVAL OF THIS CONCEPTUAL 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.
- 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 BERM SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- ALL TRACTS WILL BE DEDICATED WITH THE PLAT.
- ALL UTILITY, DRAINAGE, SIGHT DISTANCE, EMERGENCY ACCESS AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THE MAJOR AMENDMENT NO. 4 TO THE CRYSTAL VALLEY RANCH PPD WAS RECORDED FEBRUARY 24, 2012 AT REC. NO. 2012013105. THIS SITE IS ZONED R-SF-6.
- ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- 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, 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.
- RETNAINING 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 ARE TO BE CONSTRUCTED OF GREY GRANITE (OR EQUAL), MATCHING THE EXISTING WALLS LOCATED THROUGH CRYSTAL VALLEY RANCH.
- THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RODGE LINE PROTECTION REGULATIONS. SKYLINE/RODGE LINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.
- 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.
- HOMEOWNERS MUST FOLLOW THE APPROVED CRYSTAL VALLEY BUILDER DESIGN GUIDELINES INCLUDING AS PART OF THIS SITE DEVELOPMENT PLAN SUBMITTAL. THESE DESIGN GUIDELINES HAVE BEEN APPROVED BY THE CRYSTAL VALLEY RANCH MASTER HOMEOWNERS' ASSOCIATION.
- THE DEVELOPER OF CRYSTAL VALLEY RANCH FILING 13 IS RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A FUTURE TRAFFIC CALMING FEATURE AT LIONS PAW STREET AND DESERT ROSE PER THE FILING 13 SIA.
- BENCHMARK:
DOUGLAS COUNTY CONTROL POINT 30404010 NAVD 88 ELEVATION = 6589.35' SOUTH 3.5° ALUMINUM CAP ON STEEL ROD MARKED "0003 30404010" LOCATED 38.28' FOUNDMENT OF THE SOUTHEAST CORNER OF SEC. 23, T8S, R6W.
- BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 8TH P.M., SAID LINE BEING MONUMENTED AT BOTH ENDS BY 2-1/2" ALUMINUM CAPS STAMPED "LS 6935", WITH THE LINE CONSIDERED TO BEAR S89°14'28"W ACCORDING TO THE PLAT FOR CRYSTAL VALLEY RANCH FILING NO. 5A (Phase 1) AS RECORDED AT RECEPTION NO. 2006048476.

FIRE NOTES

- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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.
- 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 FIRE 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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LINES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

CRYSTAL VALLEY RANCH FILING NO. 13

A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-HALF OF SECTION 25

TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN

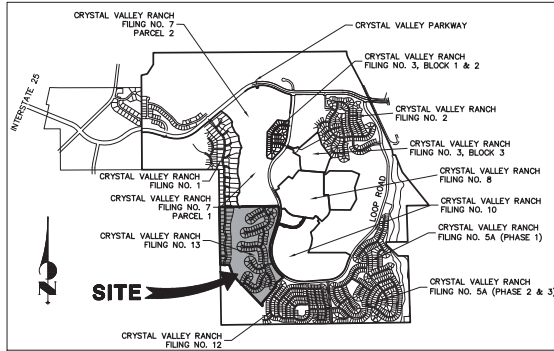
CONTACTS

OWNER
CRYSTAL VALLEY
RECOVERY ACQUISITION, LLC
7200 S. ALTON WAY
SUITE C400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND

LAND PLANNER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: MITCH BLACK

ENGINEER/PLAN PREPARER
JF ENGINEERING
7200 S. ALTON WAY
SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS

LAND SURVEYOR
JF ENGINEERING
7200 S. ALTON WAY
SUITE C400
CENTENNIAL, CO 80112
CONTACT: KEN BAKER



VICINITY MAP

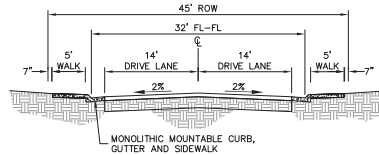
1"=200'

SHEET INDEX

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| 6-7 | GENERAL UTILITY PLAN |
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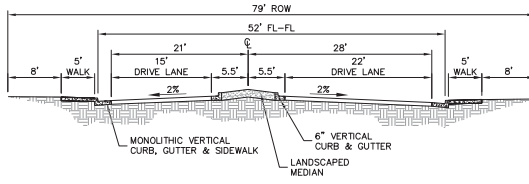
APPROVED VARIANCES

ENCRAGEMENT OF SIGHT LINES MORE THAN 5 INTO LOTS 5B AND 59 OF BLOCK 3 PER TECHNICAL CRITERIA VARIANCE TC015-0022 APPROVED ON 4-17-15.



LOCAL RESIDENTIAL STREET

LIONS PAW STREET, ROAD A, ROAD B, ROAD C, ROAD D, ROAD E, ROAD F, ROAD G, HICKORY OAKS STREET
SCALE: 1"=10'



ENTRY STREET

ROAD A
SCALE: 1"=10'

LEGAL DESCRIPTION

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

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 25;

THENCE ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, N00°54'17"N, A DISTANCE OF 1375.85 FEET TO THE SOUTHERLY LINE OF CRYSTAL VALLEY RANCH - FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 2002087870 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID CRYSTAL VALLEY RANCH - FILING NO. 1, N89°05'44"E, A DISTANCE OF 663.34 FEET TO THE SOUTHEAST CORNER OF LOT 38, BLOCK 9, SAID CRYSTAL VALLEY RANCH - FILING NO. 1;

THENCE DEPARTING THE SOUTHERLY LINE OF SAID CRYSTAL VALLEY RANCH - FILING NO. 1, S22°23'27"E, A DISTANCE OF 281.7 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 2002097028 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING 4 (FOUR) COURSES:

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N11°35'23"W, HAVING A RADIUS OF 168.00 FEET, A CENTRAL ANGLE OF 4°24'07" AND AN ARC LENGTH OF 12.68 FEET;
- 2) N74°00'30"E, A DISTANCE OF 56.36 FEET;
- 3) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 19°56'14" AND AN ARC LENGTH OF 35.55 FEET;
- 4) N89°05'44"E, A DISTANCE OF 737.66 FEET;
- THENCE DEPARTING THE SOUTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT, THE FOLLOWING 5 (FIVE) COURSES:
- 1) S00°54'16"E, A DISTANCE OF 15.00 FEET;
- 2) N89°05'44"E, A DISTANCE OF 366.84 FEET;
- 3) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 543.00 FEET, A CENTRAL ANGLE OF 9°34'35" AND AN ARC LENGTH OF 90.76 FEET;
- 4) N79°31'09"E, A DISTANCE OF 8.36 FEET;
- 5) ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 88°28'06" AND AN ARC LENGTH OF 54.04 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS DEDICATED TO THE TOWN OF CASTLE ROCK, BY SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 2002097027 AND 2008062016 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 4 (FOUR) COURSES:

- 1) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S79°49'57"W, HAVING A RADIUS OF 966.00 FEET, A CENTRAL ANGLE OF 1°03'23" AND AN ARC LENGTH OF 179.10 FEET;
- 2) ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N87°07'01"W, HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 14°32'04" AND AN ARC LENGTH OF 244.80 FEET;
- 3) S17°25'03"W, A DISTANCE OF 748.07 FEET TO A POINT OF CURVE;
- 4) ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 7°09'04" AND AN ARC LENGTH OF 1408.16 FEET;
- THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING 10 (TEN) COURSES:
- 1) S47°42'51"W, A DISTANCE OF 188.04 FEET;
- 2) S63°39'14"W, A DISTANCE OF 53.59 FEET;
- 3) S51°13'46"W, A DISTANCE OF 74.48 FEET;
- 4) S02°56'56"W, A DISTANCE OF 118.14 FEET;
- 5) S39°48'00"W, A DISTANCE OF 721.16 FEET;
- 6) S00°45'02"E, A DISTANCE OF 111.24 FEET;
- 7) N43°7'09"W, A DISTANCE OF 1450.95 FEET;
- 8) N18°48'59"W, A DISTANCE OF 377.97 FEET;
- 9) N89°42'15"W, A DISTANCE OF 305.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25;
- 10) ON THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER N00°52'28"W, A DISTANCE OF 943.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,061,354 SQUARE FEET OR 116.193 ACRES.

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION.

BY: MAYOR

ATTEST:

TOWN CLERK

SIGNED THIS ____ DAY OF ____, 20__.

NOTARY BLOCK

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

20__ BY ____ AS MAYOR AND BY ____ AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, 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 LENDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE _____

TITLE COMPANY _____

SIGNED THIS ____ DAY OF ____, 20__.

NOTARY BLOCK

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

20__ BY ____ AS AUTHORIZED REPRESENTATIVE

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR _____

DATE _____

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER _____

DATE _____

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 ____, 20__.

CHAIR _____

DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____

DATE _____

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF ____, 20__.

MAYOR _____

DATE _____

ATTEST:

TOWN CLERK _____

DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT ____ ON THE ____ DAY OF ____, 20__ AT RECEPTION NO. ____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: DEPUTY

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

BY: _____ AS _____

OR CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SIGNED THIS ____ DAY OF ____, 20__.

NOTARY BLOCK

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

20__ BY ____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO. 13
JOB NO. 15635.30
4/6/15
SHEET 1 OF 10



















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Fort Collins 970-499-9888 • www.jrengineering.com

PROJECT NO. SDP14-0014

**A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-HALF OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO**

SITE DEVELOPMENT PLAN



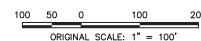
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	SIGHT EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	INDICATES UTILITY EASEMENT
	MAILBOX KIOSK
	MODERATE SKYLINE
	MINOR SKYLINE

** AN EMERGENCY ACCESS EASEMENT SHALL BE GRANTED TO THE TOWN OVER TRACT F ON THE FINAL PLAT.

** AN EMERGENCY ACCESS EASEMENT SHALL BE GRANTED TO THE TOWN OVER TRACT F ON THE FINAL PLAT.



LOTS DENOTED WITH "*" INCLUDE A SIGHT DISTANCE EASEMENT (SDE). NO LANDSCAPING OR STRUCTURES TALLER THAN 30" IN THE SDE, AND TREES MUST BE LIMBED UP TO 8' ABOVE ADJACENT FLOWLINE.



PROJECT NO. SDP14-0014

PREPARED FOR
CVRA, LLC
7200 SOUTH ALTON WAY
SUITE C 400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND
(303) 267-6195

J.R. ENGINEERING
A Weather Company

Central 303-740-3333 • Colorado Springs 719-559-2593
Fort Collins 970-491-9888 • www.jrengineering.com

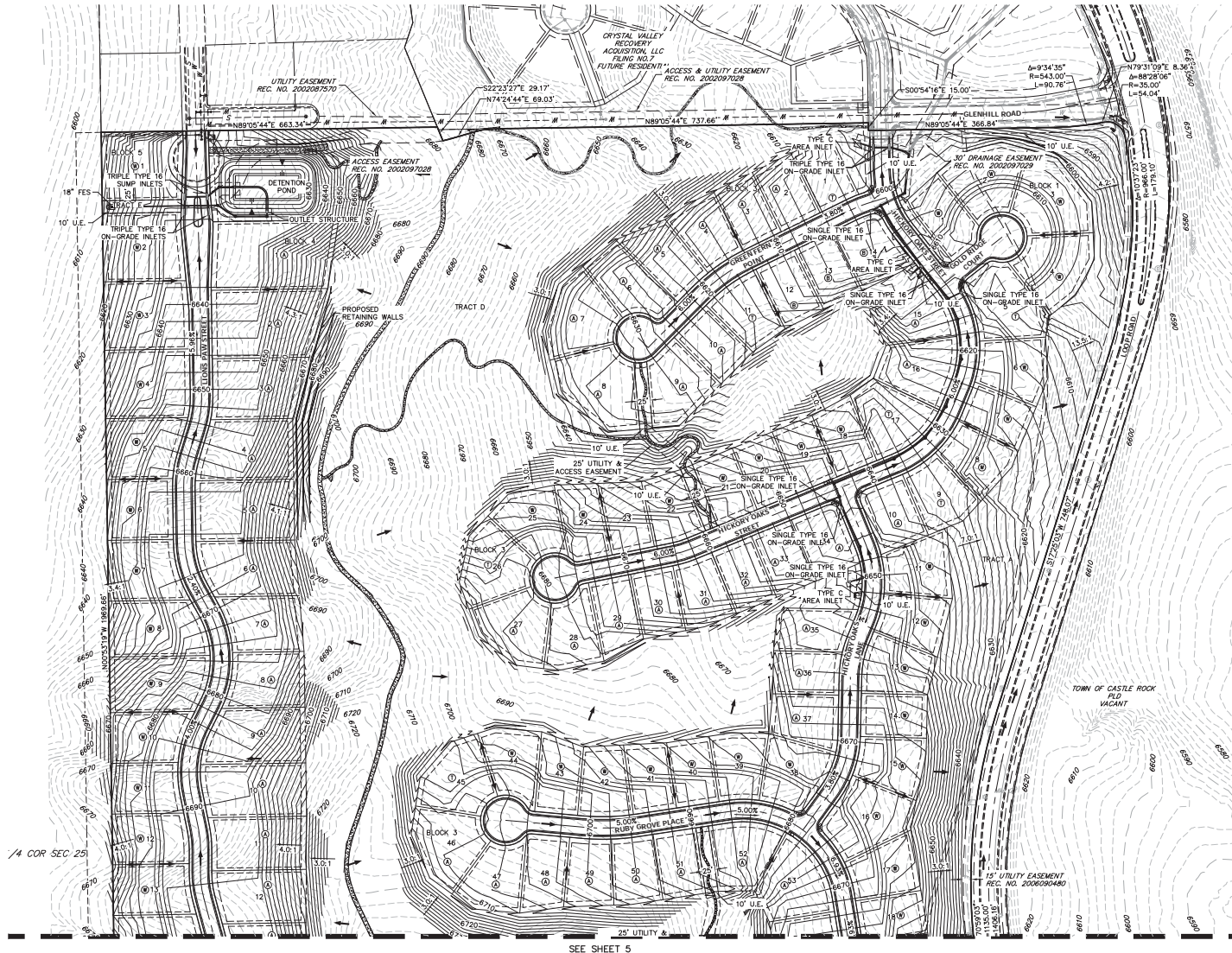
H-SCALE	1"=100'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	4/6/15				
DESIGNED BY					
DRAWN BY	JMF				
CHECKED BY					

CRYSTAL VALLEY RANCH
FILING NO. 13
SITE PLAN

SHEET	2	OF	10
JOB NO.	15635.30		

CRYSTAL VALLEY RANCH FILING NO. 13

A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-HALF OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN



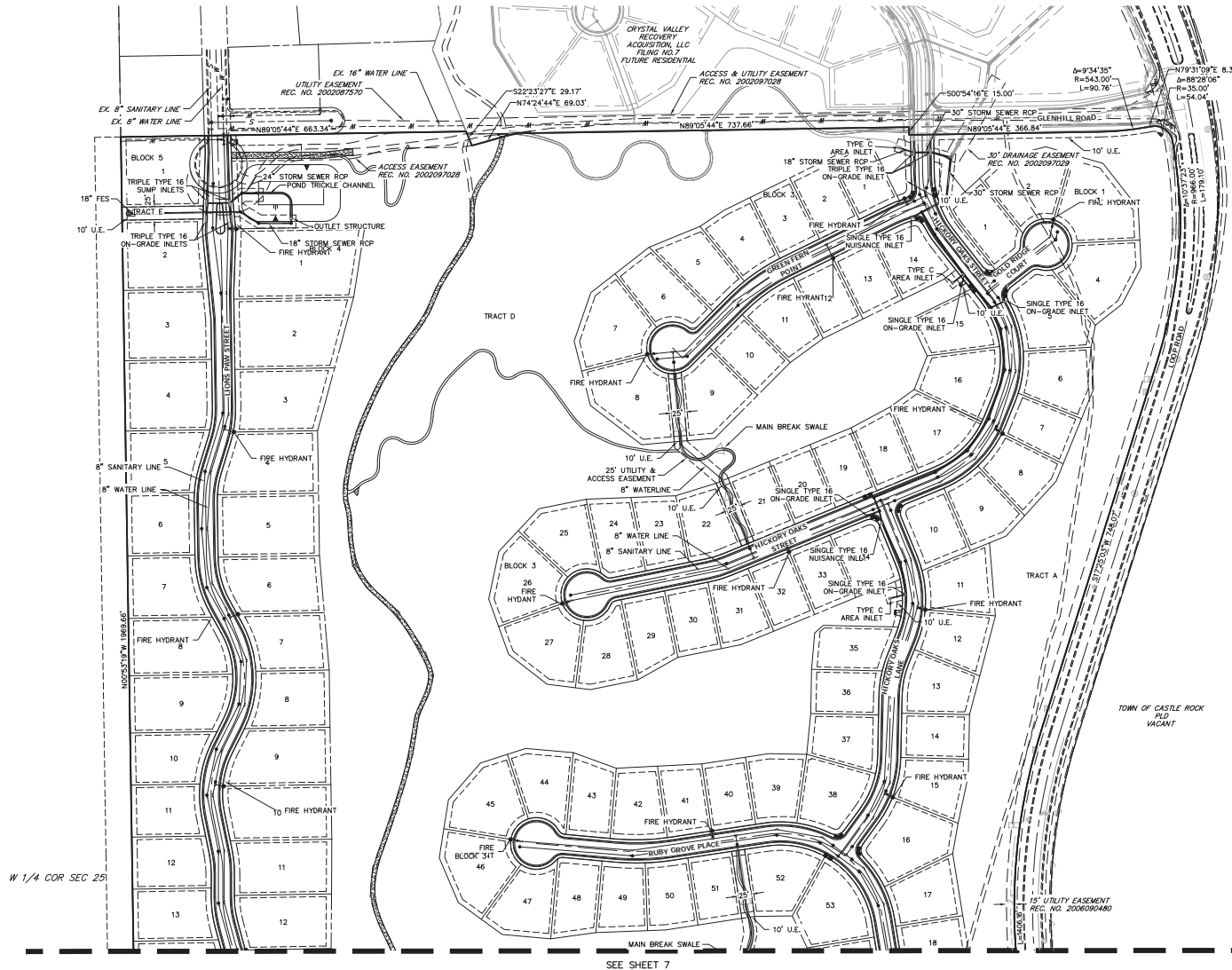
LEGEND	
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
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CRYSTAL VALLEY RANCH FILING NO. 13 GENERAL GRADING PLAN		SHEET 4 OF 10	JOB NO. 15635.30		DESIGNED BY DATE 4/6/15		DRAWN BY JMF		CHECKED BY		No. 1" = 100'		H-SCALE V-SCALE N/A		DATE 4/6/15		BY		DATE		No. 1" = 100'		H-SCALE V-SCALE N/A		DATE 4/6/15		BY		DATE		

CRYSTAL VALLEY RANCH FILING NO. 13

A PARCEL OF LAND BEING A PORTION OF THE WEST ONE-HALF OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE DEVELOPMENT PLAN

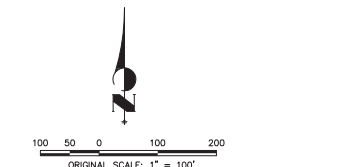
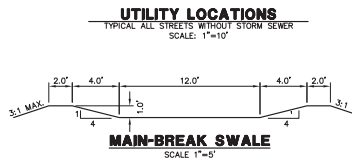
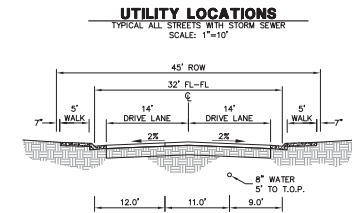
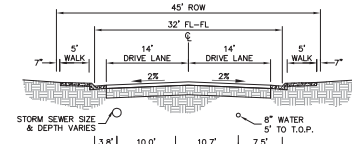


LEGEND

	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER LINE W/ GATE VALVE
	EXISTING WATER LINE W/ GATE VALVE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
	PROPOSED INLET
	EXISTING INLET
	INDICATES UTILITY EASEMENT
	MAIN BREAK SWALE

UTILITY NOTES

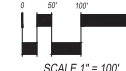
1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK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



PREPARED FOR CORA LLC 7200 SOUTH ALTON WAY SUITE 200 CENTRAL CO 80112 CONTACT: JERRY RICHMOND (303) 257-6195	
J.R. ENGINEERING A Wharton Company Central 303-740-8888 • Colorado Springs 719-595-2555 For Cities 970-491-8888 • www.jrengineering.com	
DATE	BY
REVISION	NO.
1"=100'	1"=100'
H-SCALE	V-SCALE
DATE	DATE
DESIGNED BY	DRAWN BY
CHECKED BY	CHECKED BY
CRYSTAL VALLEY RANCH FILING NO. 13 GENERAL UTILITY PLAN	
SHEET 6	OF 10
PROJECT NO. SDP14-0014 JOB NO. 15635.30	

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 8
SHEET 9



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PREPARED FOR
CVRA, LLC
7200 SOUTH ALTON WAY
SUITE C 400
CENTENNIAL, CO 80112
CONTACT: JERRY RICHMOND
(303) 267-6195

J.R. ENGINEERING



Centennial 303-740-9393 Colorado Springs
719-593-2593 Fort Collins 970-491-9888
www.tenengineering.com

BY	DATE
AM	12-23-2014
AM	01-23-2015
AM	03-02-2015
AM	03-30-2015
AM	04-06-2015

VIEW
INSTRUCTION

ITTTAL

ITTTAL

ITTTAL

ITTTAL - SPECIAL RE

ITTTAL

FOR CON

No.	REVISION
1	SDP SUBM
2	SDP SUBM
3	SDP SUBM
4	SDP SUBM
5	SDP SUBM
	NOT

SCALE	1"=100'
SCALE	N/A
DATE	7/11/2015
DRAWN BY	JF, AM
CHECKED BY	JB

CH	H-1
	V-5
PLAN	D
	DESIGN
	DRAW
	CHECK

ALLEY RAN
NO. 13

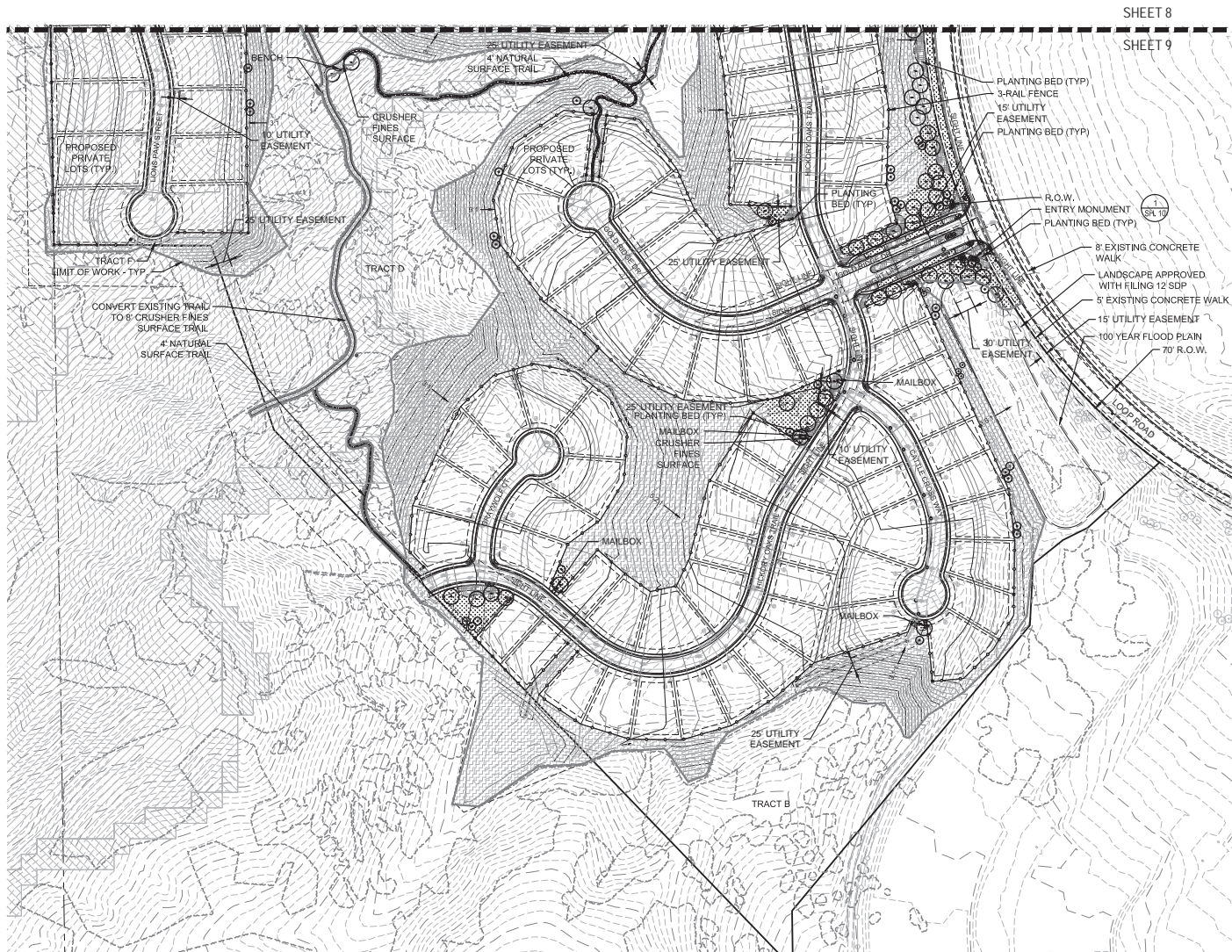
CRYSTAL VAPOR
FILING
LANDSCAPE C

SHEET 8 OF 10

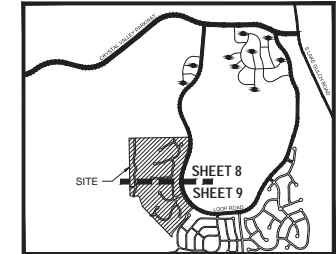
JOB NO. 15635.30

CRYSTAL VALLEY RANCH FILING NO. 13

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 25
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE DEVELOPMENT PLAN



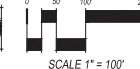
KEY MAP



SCALE: N.T.S.

LEGEND

- RETAINING WALL
- STEEL EDGER
- SPADE CUT EDGE
- CONCRETE TRAIL
- LIMIT OF WORK
- MATCHLINE
- 3-RAIL FENCE WITH PILLAR
- LOW/MODERATE HYDROZONE
- DRIP IRRIGATED SHRUB BED
- VERY LOW HYDROZONE
- IRRIGATED GRASS SEED MIX
- NON-IRRIGATED GRASS SEED MIX
- CRUSHER FINES SURFACE
- LOCAL RIVER COBBLE, 2-4" DIA.
- NATURAL SURFACE TRAIL
- EXISTING TREE COVER TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED MAILBOX KIOSKS
- PROPOSED BENCH
- MODERATE SKYLINE
- MINOR SKYLINE



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<p>BY DATE</p>		<p>DATE</p>	
AM	12-23-2014	AM	12-23-2014
AM	01-29-2015	AM	01-29-2015
AM	03-02-2015	AM	03-02-2015
AM	03-30-2015	AM	03-30-2015
AM	04-06-2015	AM	04-06-2015
<p>NOT FOR CONSTRUCTION</p>		<p>NOT FOR CONSTRUCTION</p>	
<p>CRYSTAL VALLEY RANCH FILING NO. 13</p>		<p>LANDSCAPE CONCEPTUAL PLAN</p>	
<p>SHEET 9 OF 10</p>		<p>JOB NO. 15635.30</p>	

