AS AUTHORIZED REPRESENTATIVE

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

GENERAL NOTES

- THE FORM OF CASTLE FROM REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STOWN DRAINGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE CONTINUOUS OF THE CONTINU
- FOURWART AND MATERIALS AND A 258 FEE.

 PRISUANT TO SECTION 4.28. AND B.2.3. OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSCIPCT OWNERS, HERS, SUCCESSORS AND ASSOCIATION, BE RESPONSIBLE FOR THE PROPERT WANTENANCE OF THE AREA SUBJECT ASSOCIATION, AS PROPERTY OWNER OR THE HOMEOWERF PROPERTY OWNER OR THE HOMEOWERF PROPERTY OWNER ASSOCIATION, AS PRICURAL LANDSCAPING SHALL BE HOMEOWERF OR THE HOMEOWERF PROPERTY OWNER ASSOCIATION, AS PRICURAL LANDSCAPING SHALL BE WITTEN ASSOCIATION, AS PRICURAL LANDSCAPING SHALL BE WITTEN ASSOCIATION, AS PRICURAL LANDSCAPE OF THE TOWN, HE OWNER WILL HAVE 45 DAYS TO LOW DEPART OF THE OWNER WILL HAVE 45 DAYS TO LOW DEPART OWNER WILL HAVE 45 DAYS TO LOW OF SEASONAL MATERIAL BY THE OWNER WILL HAVE 45 DAYS TO LOW OF SEASONAL MATERIAL BY THE OWNER WILL HAVE 45 DAYS TO LOW OF SEASONAL MATERIAL BY THE OWNER WILL HAVE 50 DAYS TO LOW OF SEASONAL MERICATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER REPORTATION.
- THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- 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 ROCKS 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
- APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVATIONS 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 FLOWINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABRINGS UT HOT VAININE TO BUILDINGS, UTILITY CABRINGS WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BETWIS SHALL BE PLACED WITHIN SIGHT DISTANCE EASDEMITS.
- ALL TRACTS WILL BE DEDICATED WITH THE PLAT. SEE TRACT TABLE ON SHEET 4.
- D. 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. 2012013155. 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 METROPULTAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.
- , UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTLITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RICHTS—"HAY AND SHALL THE RESEARCH AND ALL PUBLIC RICHTS—"HAY AND SHALL THE RESEARCH AND THE RESEARCH AND SHALL THE RESEARCH AND ALL PUBLIC OF UTILITIES AND DEPARTMENT OF THE RESEARCH AND REPARED AND ALL PUBLIC RESEARCH AND THE RESEARCH LINES, AND LINES, AND LINES AND TELEPHOR LINES, AND LINES, AND FOR THE LINES AND TELEPHOR LINES, AND LINES AND LINES AND TELEPHOR LINES, AND LI
- 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 CASTILE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.
- 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 MUNICIPACODE.
- . BENCHMARK:.
 DOUGLAS COUNTY CONTROL POINT 3040010 NAVO 88 ELEVATION = 6589,35° FOUND 3.5°
 ALUMINUM CAP ON STEEL ROD MARKED "DOORS 3040010" LOCATED 38,28° SOUTHWEST OF
 THE SOUTHEAST CORNER OF SEC. 23, T8S, R67W.
- BASIS OF BEARINGS:
 THE MEST LINE OF THE NORTHWEST IS OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF
 THE GITH PA. BEROM MONUMENTED BY A 3-1/4' ALUMINUM CAP STAMPED LS 69.25' AT THE
 NORTHWEST CORNER AND A 3-1/4' ALUMINUM CAP STAMPED LS 124.05' AT THE WEST IS CORNER,
 BEROM ASSUMED TO BEAR MOOSY AS IN

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, BULDING OR PORTION OF A BULDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE BULDING OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WILLS OF THE FREST STORY OF THE BULDING OR SMEASURED BY AN APPROVED ROUTE AROUND THE EXTERNOR OF THE BULDING 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 MEDISMIG AT LEAST 75,000 POUNDS, AND SHALL BE SUPPORTED AND THE PROPERTY OF THE PR
- NO PARAMO FIRE LAME SIGNS ARE REQUIRED IN APACS THAT MEET THE FOLLOWING PROPERTY OF THE PROPER
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

MAXIMUM GROSS FLOOR AREA	N/A
BUILDING SETBACKS	20' FRONT, 20' REAR, 5' SIDE, 15' SIDE ALONG ALL PUBLIC ROW
MAX BUILDING HEIGHT	35'-0"
	LOT COVERAGE: 5,996,061 SF
SITE UTILIZATION	STREET COVERAGE: 1,957,560 SF
	OPEN SPACE/LANDSCAPED AREA: 3,034,250 SF
SINGLE FAMILY DETACHED LOTS	900
SINGLE FAMILY EQUIVALENT UNITS	900 (+ IRRIGATION)
TOTAL LAND AREA	10,987,871 SF
GROSS DENSITY	3.57 DU/AC
NET DENSITY	4.34 DU/AC
MINIMUM LOT AREA	4,000 SF
MAXIMUM LOT AREA	16,156 SF
AVERAGE LOT AREA	6,662 SF
MINIMUM BUILDING SEPERATION	10"

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOW,

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHMEST IS OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.W. BEING MONUMENTED BY A 3-1/4" ALLUMINUM CAP STAMPED 1.8 893" AT THE NORTHWEST CORNER, BEING ASSUMED TO

THENCE \$89*40'22"E, 2,047.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NO. 2002097027 AND 2008082016 N THE RECORDER, SAID POINT BERNG THE POINT OF EGENNING.

8.585'21'25'E A DISTANCE OF 81.65 FEET, TO THE SOUTHWESTERLY CORNER OF CR'STAL VALLEY RANCH FILING NO. 3 — AMENDMENT 1 RECORDED UNDER RECEPTION NO. 2012013141;

THENCE ON THE SOUTHERLY LINE OF SAID CRYSTAL VALLEY RANCH FILING NO. 3 - AMENDMENT 1, THE FOLLOWING THREE (3) COURSES:

6.N89'22'10"E A DISTANCE OF 355.49 FEET, TO A POINT OF NON-TANGENT CURVE;

7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS NO2"4"45"W, HAVING A RADIUS OF 2045.85 FEET, A CENTRAL ANGLE OF 19"01"48" AND AN ARC LENGTH OF 679-43 FEET, TO A POINT OF NON-TANGENT;

8.N70'33'17"E A DISTANCE OF 565.32 FEET, TO A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD;

ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$67'20'34"W, HANING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 24'24"25" AND AN ARC LENGTH OF 283.28 FEET, TO A POINT OF TANCENTY.

5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 26'43'38" AND AN ARC LENGTH OF 450.15 FEET, TO A POINT OF TRUCKING

THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES:

2.S01'44'59'W A DISTANCE OF 773.61 FEET, TO A POINT OF CURVE;

4.S18'02'46"W A DISTANCE OF 884.40 FEET, TO A POINT OF CURVE:

6.S44'46'24"W A DISTANCE OF 527.38 FEET, TO A POINT OF CURVE:

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING EIGHT (8) COURSES:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25;

THENCE THE FOLLOWING FIGHT (8) COURSES:

1, S67'40'58"E A DISTANCE OF 7.68 FEET:

2 NESTA'SA"E A DISTANCE OF 152 OS FEET-

3.N31'38'57"W A DISTANCE OF 75.52 FFFT:

4.N45'36'32"E A DISTANCE OF 496.36 FEET:

5.559'27'11"E A DISTANCE OF 150.84 FEET;

6.N35'05'20"E A DISTANCE OF 155.66 FEET;

7.N39'42'19"E A DISTANCE OF 200.25 FEET:

1. S85°21'31"F A DISTANCE OF 819.37 FFFT: 2.N19'25'33"E A DISTANCE OF 481.14 FEET;

1. \$36"23"19"E A DISTANCE OF 133.51 FEET:

2,530'06'33"E A DISTANCE OF 66.62 FEET:

3 S36/59/45/F A DISTANCE OF 105 45 FEET-

4.S47'07'00"E A DISTANCE OF 101.69 FEET;

CRYSTAL VALLEY PARKWAY CRYSTAL VALLEY RANCH FILING NO. 3 CRYSTAL VALLEY RANCH -SITE CRYSTAL VALLEY RANCH FILING NO. 5A (PHASE 2 & 3) CRYSTAL VALLEY RANCH FILING NO. 13 CRYSTAL VALLEY RANCH _/ FILING NO. 12

7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1685.00 FEET, A CENTRAL MOLE OF 25'59'11" AND AN ARC LENGTH OF 764.23 FEET. TO A POINT OF TANGENT.

9.ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 68'S1'37" AND AN ARC LENGTH OF 776.01 FEET, TO A POINT OF TANGENT-

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES (3) COURSES:

3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF

THENCE ON SAID EASTERLY LINE, N18'03'46"W A DISTANCE OF 167.48 FEET:

THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

2.N70'31'32"E A DISTANCE OF 1.56 FEET, TO A POINT ON THE EASTERLY LINE OF SAID TOWN OF CASTLE ROCK PROPERTY;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID TOWN OF CASTLE ROCK PROPERTY, THE FOLLOWING TWO (2) COURSES:

2.N89'47'26"W A DISTANCE OF 414.66 FEET, TO A POINT OF NON-TANGENT

8.S18'47'13"W A DISTANCE OF 178.42 FEET, TO A POINT OF CURVE;

10. S85'38'50"W A DISTANCE OF 109.37 FEET:

1.N40'38'50"E A DISTANCE OF 42.43 FEET; 2.NO4'21'10'W DISTANCE OF 228.08 FEET, TO A POINT OF CURVE:

1. N19'28'28"W A DISTANCE OF 63,13 FEET:

1.N18'03'46"W A DISTANCE OF 251.77 FEET;

CONTACTS

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

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

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

LAND SURVEYOR JR ENGINEERING 7200 S. ALTON WAY SUITE C400 CENTENNIAL, CO 80112 CONTACT: JARROD ADAMS

SHEET INDEX

1	COVER SHEET
2	TYPICAL SECTIONS
3	PHASING PLAN
4 to 9	SITE PLAN
10 to 15	GENERAL GRADING PLAN
16 to 21	GENERAL UTILITY PLAN
22	LANDSCAPE NOTES
23	OVERALL PLAN
24 to 55	LANDSCAPE PLAN
56	LANDSCADE DETAILS

NAME OF CASE OF THE TOWN OF CASE OF BOOK

APPROVED VARIANCES:

ALLOW THE PLANTING OF TREES IN TREE LAWNS SMALLER THAN 10' FOR A COLLECTOR AND ARTERIAL STREETS PER VARIANCE TCV16-0044 APPROVED

SIGHT LINE ENCROACHMENT GREATER THAN 5' INTO RESIDENTIAL LOTS PER VARIANCE TCV16-0024 APPROVED 08-26-2016.

OWNERSHIP CERTIFICATION

CRYSTAL	VALLEY	RECOVERY	ACQUISITION.	LLC. A	DELAWARE	AS AUTHORIZED SIGNATORY OF LIMITED LIABILITY COMPANY
SIGNED 1	HIS	DAY OF			2	.0

THENCE DEPARTING SAID TOWN OF CASTLE ROCK PROPERTY, THE FOLLOWING SEVEN (7) COURSES: 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$45'17'08"E, HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 4'56'58" AND AN ARC LENGTH OF 23.97 FEET, TO A POINT OF TANGENT; 2.S39'45'54"W A DISTANCE OF 353.71 FEET, TO A POINT OF TANGENT:

3.ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 422.50 FEET, A CENTRAL ANGLE OF 04"29"54" AND AN ARC LENGTH OF 33.17 FEET, TO A POINT OF NON-TANGENT: 4.S45'44'12"E A DISTANCE OF 13.53 FEET:

5.S44'54'52"W A DISTANCE OF 556.11 FEET, TO A POINT OF CURVE;

6.ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 364.00 FEET, A CENTRAL ANGLE OF 12"37"12" AND AN ARC LENGTH OF 80.17 FEET, TO A POINT OF NON-TANGEN

7.S15'23'14"E A DISTANCE OF 41.32 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOOP ROAD;

THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

ON ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N27'19'39"E, HAVING A RADIUS OF 1065.00 FEET, A CENTRAL ANGLE OF 80'05'24" AND AN ARC LENGTH OF 1486.69 FEET, TO A POINT OF TANGENT;

2. THENCE N17'25'03"E A DISTANCE OF 748.07 FEET, TO A POINT OF CURVE; 3.ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 14'32'04" AND AN ARC LENGTH OF 262.55 FEET, TO A POINT OF NON-TANGENT COMPOUND CURVE;

4.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS NB4'55'06"V HAVING A RADIUS OF 1037.00 FEET, A CENTRAL ANGLE OF 29"53"19" AND AN ARC LENGTH OF 540.96 FEET, TO A POINT OF NON-TANGENT;

5.N26'45'06"W A DISTANCE OF 252.21 FEET, TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 10,987,871 SQUARE FEET OR 252.2468

COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.
AS AUTHORIZED SIGNATORY OF 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
20BYAS OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES:

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK,

COUNTY OF BOOGLAS AND STATE OF COLUMNOO DESCRIBED HEREIN.
THE TOWN OF CASTLE ROCK
SIGNED THIS DAY OF, 20
NOTARY BLOCK
SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF
20BY
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC

TITLE CERTIFICATION

BUSINESS IN THE STA	, AN , A TIT ATE OF COLORADO, HAVE M THAT ALL OWNERS, MORTO ERTIFICATE OF OWNERSHIP	LE INSURANCE COMP. ADE AN EXAMINATION AGEES AND LIENHOLD	ANY LICENSED TO DO I OF THE PUBLIC DERS OF THE PROPERTY
AUTHORIZED REPRESE	NTATIVE		
TITLE COMPANY			

NOTARY BLOCK SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF ___

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVLOCATION PLAN WAS AND LINGER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVLO

REGISTERED LAND SURVEYOR DATE

CIVIL ENGINEER'S STATEMENT

I, III BEING A REGISTERED PROFESSIONAL ENGINEER IMPROVEMENTS IDENTIFIED ON THIS STEE DEVELOPMENT PAIN HAVE BEEN DESIGNATED AND ENGINEER IN CONTRIBUTION STEED DEVELOPMENT PAIN HAVE BEEN DESIGNATED AND ENGINEER IN CONTRIBUTION STRANDAMOS.

DATE

REGISTERED PROFESSIONAL ENGINEER

PLANNING COMMISS	JUN RECUMMENDATION
COMMISSION OF THE TOWN OF CASTLE	COMMENDED FOR APPROVAL BY THE PLANNING ROCK, COLORADO ON THE DAY OF
20	
CHAIR	DATE
ATTEST:	
DIRECTOR OF DEVELOPMENT SERVICES	DATE

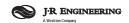
DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

	RECORD IN THE OFFICE OF	
THE COUNTY CLERK AND	AS COUNTY AT 2016 AT RECEPTION NO	Ō.

GLAS	COUNTY	CLERK	AND	RECORDER	
DEDI	ITY				

TOWN COUNCIL AI	PPROVAL
	APPROVED BY THE TOWN COUNCIL OF THE TOWN OF 2016.
MAYOR	DATE
ATTEST:	
TOWN CLERK	DATE

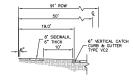
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN JOB NO. 15635.50 DATE 8/29/16 SHEET 1 OF 56



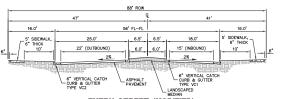
PROJECT NO. SDP16-0005

Centennial 303-740-9393 • Colorado Sorinos 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com

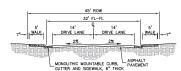
LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



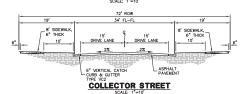
CRYSTAL VISTA DR - NORTH SIDE

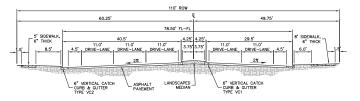


ENTRY STREET (MODIFIED)

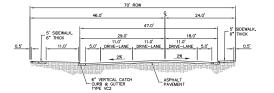


LOCAL RESIDENTIAL STREET





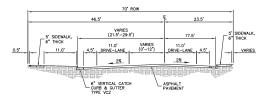
LOOP ROAD (SECTION A)



LOOP ROAD (SECTION B)

NOTE

SEE SHEETS 4 - 9 FOR SECTION LOCATIONS.



LOOP ROAD (SECTION C)



UNIT, SUCH THE AS THESE DRAWNGS ARE APROPAGE BY THE APROPAGES, AR ENDIRERIN APROVES THER USE ONLY FOR THE PUSES ONLY FOR THE PUSES ALTHORATION.

PREPARED FOR

CVRA, LLC
7200 SOUTH ALTON WAY
SUITE C 400
CENTENNIAL, CO 80112
ONTACT: JERRY RICHMOIO

J-R ENGINEERING

J-H

H-SCALE N.A. No. REVISION BY

V-SCALE N.A. RECUSION BY

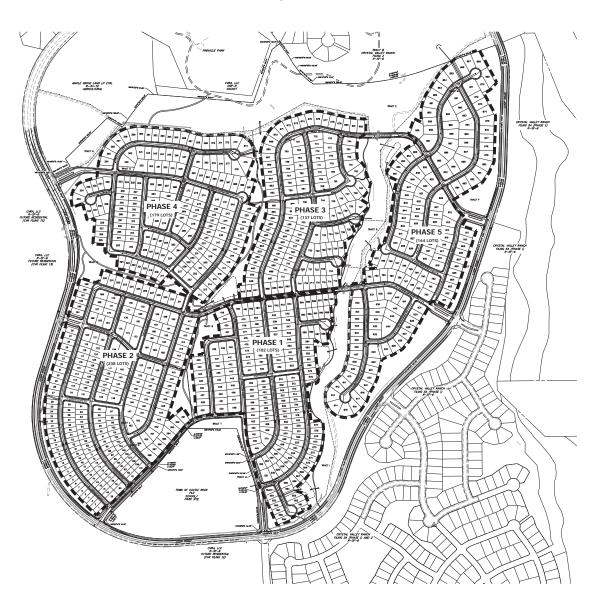
V-SCALE N.A. RECUSION BY

DESCRIPE N.A. RECUSI

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN TYPICAL SECTIONS

SHEET 2 OF 56 JOB NO. 15635.50

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



PHASE NUMBERING MAY NOT REFLECT ACTUAL PHASING SEQUENCE, EACH PHASE WILL PROVIDE ADEQUATE FIRE ACCESS AND WATER LOOPING.

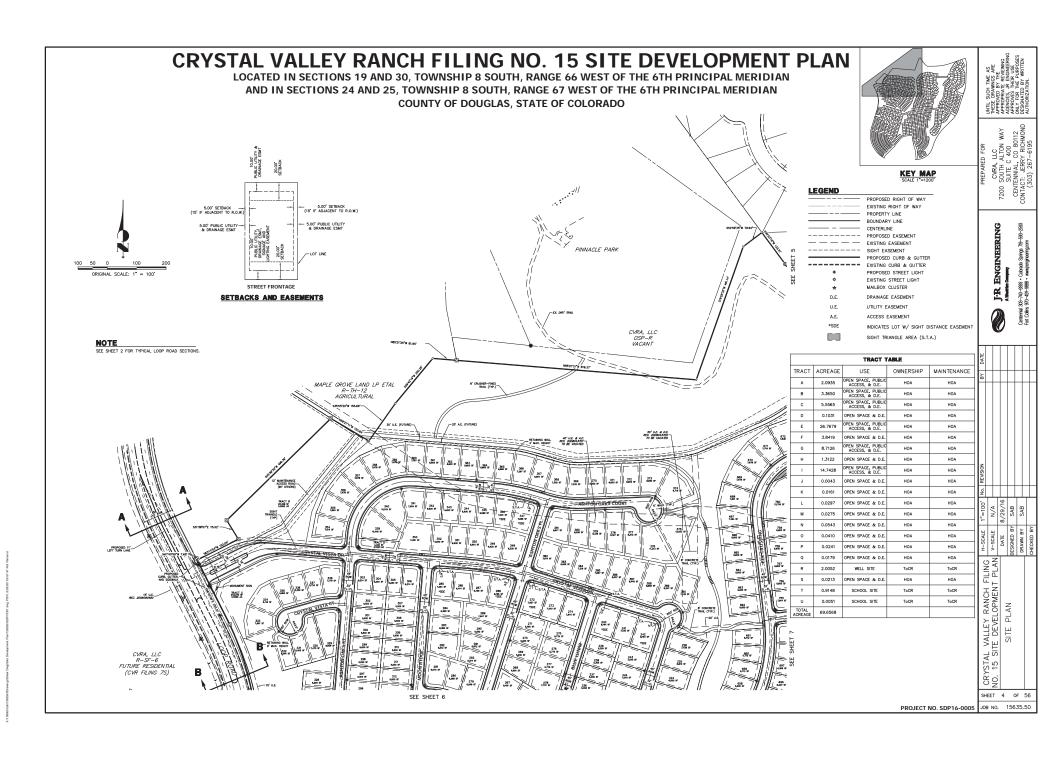


PROJECT NO. SDP16-0005 JOB NO. 15635.50

J-R ENGINEERING

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PHASING PLAN

SHEET 3 OF 56



LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

. TRACT B CRYSTAL VALLEY RANCH FILING 2 R-SF-6

859 6400 sr

858 M177 sr

894 15121 SF

895 8438 SF

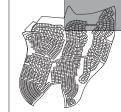
836 8436 SF

878 8400 sr

879 M76 9

-11

753 781 sr



SEE SHEET 2 FOR TYPICAL LOOP ROAD SECTIONS.

LEGEND

D.E.

U.E.

A.E.

*SDE

GULCH

CRYSTAL VALLEY RANCH

J-R ENGINEERING

INDICATES LOT W/ SIGHT DISTANCE EASEMENT

SHEET 5 OF 56

ORIGINAL SCALE: 1" = 100"

PROJECT NO. SDP16-0005 JOB NO. 15635.50

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

MAILBOX CLUSTER

UTILITY EASEMENT

ACCESS EASEMENT

SIGHT TRIANGLE AREA (S.T.A.)

DRAINAGE EASEMENT

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



J-R ENGINEERING

YSTAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN

UTILITY EASEMENT

PROJECT NO. SDP16-0005 JOB NO. 15635.50

SHEET 6 OF 56

|--|

U.E.

LEGEND 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 MAILBOX CLUSTER DRAINAGE EASEMENT

SEE SHEET 2 FOR TYPICAL LOOP ROAD SECTIONS.

A.E. *SDE INDICATES LOT W/ SIGHT DISTANCE EASEMENT SIGHT TRIANGLE AREA (S.T.A.)

ORIGINAL SCALE: 1" = 100"

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO** CVRA, LLC 7200 SOUTH ALTON WAY SUITE C 400 CENTENNIAL, CO 80112 CONTACT: LERRY RICHMOND (303) 267–6195 SEE SHEET 5 772 4400 w 759 4,600 SF 046 g -751 8,000 SF 750 -J-R ENGINEERING 045 4400 F 770 765 7,390 sr 664 6400 sr 766 7,800 sr 7,000 7,600 sr SEE SHEET 2 FOR TYPICAL LOOP ROAD SECTIONS. 643 4400 sr 767 7,814 sr TRACT F 662 660 sr 846 7,717 sr 700 7,377 sr 845 7/60 sr 699 3,763 sr 827 7,722 sr 8333 833 701 8/34 sr 844 7/90 sr 698 6307 97 000 ar 826 7,130 sr 702 4,134 sr 834 4,600 sr 843 7,990 sr 825 7,00 sr 703 434 sr 835 6922 97 824 7,460 sr 814 7,000 sr ORIGINAL SCALE: 1" = 100" 815 7,602 SF II I CRYSTAL VALLEY RANCH FILING 5A (PHASE I) R-SF-6 LEGEND PROPOSED RIGHT OF WAY EXISTING RIGHT OF WAY 500 4 BOUNDARY LINE 649 MOI 97 CENTERLINE 712 7,314 sr PROPOSED EASEMENT 548 580 S EXISTING EASEMENT SIGHT EASEMENT PROPOSED CURB & GUTTER ====== EXISTING CURB & GUTTER PROPOSED STREET LIGHT EXISTING STREET LIGHT MAILBOX CLUSTER D.E. DRAINAGE FASEMENT 636 636 UTILITY EASEMENT ACCESS EASEMENT 601 6,882 sr 635 8,436 sr YSTAL VALLEY RANCH 15 SITE DEVELOPMENT 540 4,335 SF INDICATES LOT W/ SIGHT DISTANCE FASEMENT 484 8470 sr 602 4,600 sr SIGHT TRIANGLE AREA (S.T.A.) 634 PLAN 546 432 9 539 4,100 sr 485 6470 sr 603 4,600 sr 547 6,786 SF 538 UM IF 486 6470 sr 548 4,360 SF 537 6413 sr 487 6470 sr 549 429 sr 605 660 sr 536 5775 sr 584 0,000 sr 550 e,cea sr 535 576 sr 606 6,800 sr 583 8340 F 489 M70 sr 534 576 sr SHEET 7 OF 56 SEE SHEET 9 PROJECT NO. SDP16-0005 JOB NO. 15635.50

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

61

62 9

선택 보

481.2

25 484 sr

4872 15

93 ...

,22 p

100 pr

435

434 4,600 SF

450

432 6,700 SF

431 4,600 sr

430

TRACT T 38,040 SF 0,8140 AS

444

446 4,734 SF

447 4400 SF

448 8,412 SF

460

461 4726 SF

462 4725 SF

463

165 N 60 Er

164 5,333 SF

467 UNIX SF

468 4340 SF

512 4743 sr

514 4780 pr

517 4726 sr

519 4729 y

508

507 4726 sr

506 4726 sr

504 4,726 sr

503 4726 sr

502 500 sr

501 0,450 sr

459 4377 SF

456 4,004 SF

465 8,817 SF

454 649 3F

453 6,863 sr

452 5,000 SF

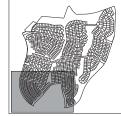
424

425 4400 sr

426 6,711 sr

427 4,133 SF

428 4,600 SF



LEGEND PROPOSED RIGHT OF WAY J-R ENGINEERING PROPERTY LINE BOUNDARY LINE CENTERLINE PROPOSED EASEMENT EXISTING EASEMENT SIGHT EASEMENT PROPOSED CURB & GUTTER EXISTING CURB & GUTTER PROPOSED STREET LIGHT EXISTING STREET LIGHT MAILBOX CLUSTER DRAINAGE EASEMENT D.E. UTILITY EASEMENT

YSTAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN

SHEET 8 OF 56

PROJECT NO. SDP16-0005 JOB NO. 15635.50

A.E. ACCESS EASEMENT INDICATES LOT W/ SIGHT DISTANCE EASEMENT SIGHT TRIANGLE AREA (S.T.A.) NOTE SEE SHEET 2 FOR TYPICAL LOOP ROAD SECTIONS.

TOWN OF CASTLE ROCK
PLD
SCHOOL/
PARK SITE
(22.2 AC) LOOP ROAD CVRA, LLC R-SF-6 FUTURE RESIDENTIAL (CVR FILING 12)

CVRA, LLC R-SF-6 FUTURE RESIDENTIAL (CVR FILING 13)

ORIGINAL SCALE: 1" = 100"

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



J-R ENGINEERING

YSTAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN

SHEET 9 OF 56

PROJECT NO. SDP16-0005 JOB NO. 15635.50

ORIGINAL SCALE: 1" = 100"

584 6,350 sr 583 639 sr 581 6,290 or 580 # 579 6490 sr 578 5/37 sr 510 Mes sr CRYSTAL VALLEY RANCH FILING 5A (PHASE I) R—SF—6 512 513 628 w 508 4723 W 462 438 W 514 w 507 4728 sr 463 506 C28 sr 464 516 517 4326 sr 504 On w 518 4732 SF 393 w 467 8,807 SF 519 4720 SF 502 5,000 sr 520 482 W 577 4664 ST 521 4,396 sr 578 4797 sr 522 5429 SF CRYSTAL VALLEY RANCH FILING 5A (PHASE I) AMD 2 R-SF-6

LEGEND

PROPOSED RIGHT OF WAY EXISTING RIGHT OF WAY PROPERTY LINE ROUNDARY LINE CENTERLINE ---- PROPOSED EASEMENT — — — EXISTING EASEMENT ---- SIGHT EASEMENT PROPOSED CURB & GUTTER * EXISTING CURB & GUTTER

PROPOSED STREET LIGHT EXISTING STREET LIGHT MAILBOX CLUSTER

> D.F. DRAINAGE EASEMENT U.E. UTILITY EASEMENT ΔF ACCESS FASEMENT

INDICATES LOT W/ SIGHT DISTANCE EASEMENT

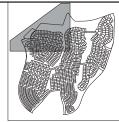
SIGHT TRIANGLE AREA (S.T.A.)

NOTE

SHEET 2 FOR TYPICAL LOOP ROAD SECTIONS

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**





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 STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
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6100	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
— — — <i>-6100</i> – — —	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED SWALE
	EXISTING 100-YEAR FEMA FLOODPLAIN
100YR	PROPOSED 100-YEAR FLOODPLAIN

J-R ENGINEERING



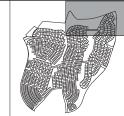


ORIGINAL SCALE: 1" = 100"

PROJECT NO. SDP16-0005 JOB NO. 15635.50

SHEET 10 OF 56

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**





PROPOSED STORM SEWER W/ MANHOLE PROPOSED 100-YEAR FLOODPLAIN





ORIGINAL SCALE: 1" = 100"

PROJECT NO. SDP16-0005 JOB NO. 15635.50



'STAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN GRADING

J-R ENGINEERING

SHEET 11 OF 56

SHEET CRYSTAL VALLEY RANICH FILMS SA (PHASE I) B-SF-B

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



PROPOSED NICHT OF WAY
EXISTING RIGHT OF WAY
EXISTING RIGHT OF WAY
PROPERTY LINE
BOUNDARY LINE
CENTERLINE
PROPOSED EASEMENT
EXISTING CASEMENT
EXISTING CASEMENT
EXISTING CASEMENT
EXISTING CORES & GUTTER
PROPOSED STORM SEWER W/ MANHOLE
PROPOSED NICHT COUR
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EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
PROPOSED SWALE
EXISTING 100-YEAR FEMA FLOODPLAIN
PROPOSED 100-YEAR FLOODPLAIN

J-R ENGINEERING
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AWARD COMPANY
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Centernial 306 Fort Colins 970

SOALE 1"=100" No. REVISION | B. ALL | REVISION | B. ALL | REVISION | B. ALL | B. ALL

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PROJECT NO. SDP16-0005 JOB NO. 15635.50

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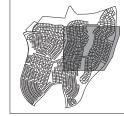
Call before you dig.



LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET 15

SEE SHEET 11



PROPOSED RIGHT OF WAY EXISTING RIGHT OF WAY BOUNDARY LINE CENTERLINE PROPOSED EASEMENT EXISTING EASEMENT PROPOSED CURB & GUTTER EXISTING CURB & GUTTER PROPOSED STORM SEWER W/ MANHOLE EXISTING STORM SEWER W/ MANHOLE PROPOSED INLET PROPOSED INDEX CONTOUR PROPOSED INTERMEDIATE CONTOUR EXISTING INDEX CONTOUR EXISTING INTERMEDIATE CONTOUR PROPOSED SWALE — -1007R- — EXISTING 100-YEAR FEMA FLOODPLAIN PROPOSED 100-YEAR FLOODPLAIN

CRYSTAL VALLEY RANCH FLING SA (PHASE I) R-SF-6

LEGEND





ORIGINAL SCALE: 1" = 100"

PROJECT NO. SDP16-0005 JOB NO. 15635.50

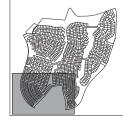
'STAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN GRADING

J-R ENGINEERING

SHEET 13 OF 56

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET 12





PROPOSED STORM SEWER W/ MANHOLE EXISTING STORM SEWER W/ MANHOLE EXISTING 100-YEAR FEMA FLOODPI AIN PROPOSED 100-YEAR FLOODPLAIN





ORIGINAL SCALE: 1" = 100"

PROJECT NO. SDP16-0005 JOB NO. 15635.50

SHEET 14 OF 56

J-R ENGINEERING

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO



PROPOSED RIGHT OF WAY EXISTING RIGHT OF WAY BOUNDARY LINE CENTERLINE PROPOSED EASEMENT EXISTING EASEMENT PROPOSED CURB & GUTTER EXISTING CURB & GUTTER EXISTING STORM SEWER W/ MANHOLE PROPOSED INLET PROPOSED INDEX CONTOUR PROPOSED INTERMEDIATE CONTOUR EXISTING INDEX CONTOUR EXISTING INTERMEDIATE CONTOUR PROPOSED SWALE -1007R- - EXISTING 100-YEAR FEMA FLOODPLAIN PROPOSED 100-YEAR FLOODPLAIN

LEGEND PROPOSED STORM SEWER W/ MANHOLE





ORIGINAL SCALE: 1" = 100"

'STAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN GRADING GENERAL

J-R ENGINEERING

SHEET 15 OF 56

PROJECT NO. SDP16-0005 JOB NO. 15635.50

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



J-R ENGINEERING

YSTAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN GENERAL UTILITY PLAN

PROPOSED RIGHT OF WAY EXISTING RIGHT OF WAY PROPERTY LINE BOUNDARY LINE CENTERLINE PROPOSED EASEMENT EXISTING EASEMENT PROPOSED CURB & GUTTER

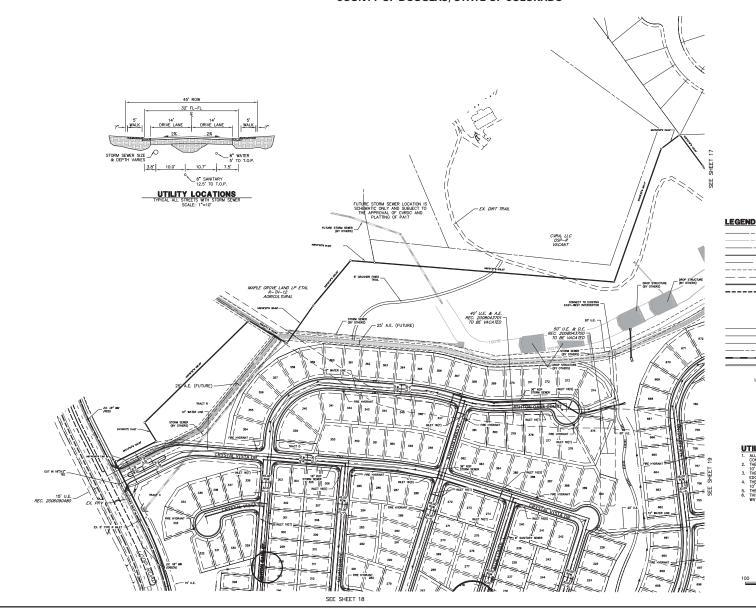
EXISTING CURB & GUTTER PROPOSED STREET LIGHT EXISTING STREET LIGHT PROPOSED FIRE HYDRANT EXISTING FIRE HYDRANT PROPOSED 8" WATER LINE W/ GATE VALVE PROPOSED 12" WATER LINE W/ GATE VALVE PROPOSED SANITARY SEWER W/ MANHOLE EXISTING SANITARY SEWER W/ MANHOLE PROPOSED STORM SEWER W/ MANHOLE EXISTING STORM SEWER W/ MANHOLE PROPOSED INLET INDICATES UTILITY EASEMENT



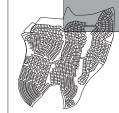
UTILITY NOTES

ORIGINAL SCALE: 1" = 100'

SHEET 16 OF 56 PROJECT NO. SDP16-0005 JOB NO. 15635.50



LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**





LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET 16



J-R ENGINEERING

LEGEND PROPOSED RIGHT OF WAY EXISTING RIGHT OF WAY PROPERTY LINE BOUNDARY LINE CENTERLINE PROPOSED FASEMENT EXISTING EASEMENT PROPOSED CURB & GUTTER EXISTING CURB & GUTTER PROPOSED STREET LIGHT EXISTING STREET LIGHT PROPOSED FIRE HYDRANT EXISTING FIRE HYDRANT PROPOSED 8" WATER LINE W/ GATE VALVE PROPOSED 12" 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 INDICATES UTILITY EASEMENT

UTILITY NOTES

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

 THE MINIMUM SEPRATION BETWEEN WATERLINES AND SANITARY SEWER IS 10° EDGE TO EDGE.

 THE MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEPRATION BETWEEN WATERLINES AND STORM SEWER IS 10° INF. MINIMUM SEWER IS

- THE MINIMUM SEPARATION BETWEEN WATERINES AND STORM SEWER IS 10' EDEC TO EDEC.

 THE MINIMUM SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER IS
 THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5'.
 THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN AND RED
 WATER PRESSURE ZOMES.





Know what's **below. Call before you dig.** PROJECT NO. SDP16-0005

JOB NO. 15635.50

YSTAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN GENERAL UTILITY PLAN

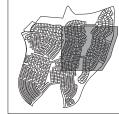
SHEET 18 OF 56

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET 21

ORIGINAL SCALE: 1" = 100"

SEE SHEET 17



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 8" WATER LINE W PROPOSED 12" WATER LINE PROPOSED SANITARY SEWER EXISTING SANITARY SEWER W PROPOSED STORM SEWER W/ EXISTING STORM SEWER W/ PROPOSED INLET INDICATES UTILITY EASEMENT

// GATE VALVE W/ GATE VALVE W/ MANHOLE / MANHOLE MANHOLE MANHOLE	
	DATE
	'n

CVRA, LLC
7200 SOUTH ALTON WAY
SUITE C, 400
CENTENNIAL, C0 80112
CONTACT: LERY RICHMOND
(303) 267-6195

J-R ENGINEERING

UTILITY NOTES

- U. H.A. PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE UP

 1. H.F. MINIOUM SEPARATION BETWEEN WATERLINES AND SANITARY SEWER IS

 10. FLORE TO EDGE. TO BEDGE.

 1. HE MINIOUM SEPARATION BETWEEN WATERLINES AND STORM SEWER IS 10.

 1. HE MINIOUM SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER IS

 1. OC. TO CL. SEPARATION BETWEEN WATER SERVICE LINES IS 5.

 1. HIS STEEL SILO CARED WHITE HE TOWN OF CASTLE ROOM GREEN AND RED

 WATER PRESSURE ZONES.



PROJECT NO. SDP16-0005 JOB NO. 15635.50

YSTAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN GENERAL UTILITY PLAN

SHEET 19 OF 56

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

> TOWN OF CASTLE ROCK SCHOOL/ PARK SITE

FLOOP ROAD

SEE SHEET 18



LEGEND

PROPOSED RIGHT OF WAY EXISTING RIGHT OF WAY PROPERTY LINE BOUNDARY LINE CENTERI INF PROPOSED EASEMENT EXISTING EASEMENT PROPOSED CURR & GUTTER EXISTING CURB & GUTTER PROPOSED STREET LIGHT EXISTING STREET LIGHT PROPOSED FIRE HYDRANT EXISTING FIRE HYDRANT PROPOSED 8" WATER LINE W/ GATE VALVE PROPOSED 12" WATER LINE W/ GATE VALVE PROPOSED SANITARY SEWER W/ MANHOLE ---®-s-EXISTING SANITARY SEWER W/ MANHOLE PROPOSED STORM SEWER W/ MANHOLE EXISTING STORM SEWER W/ MANHOLE PROPOSED INLET INDICATES UTILITY EASEMENT

J-R ENGINEERING

REVISION									
No.						L			
4-SCALE 1"=100' No. REVISION	V / W	×/×	31/00/8	01/22/0	SAB		QVD	200	
4-SCALE	1100	- SCALE	DATE	1	SIGNED BY		VO MANA		ECKED BY

YSTAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN GENERAL UTILITY PLAN

SHEET 20 OF 56

PROJECT NO. SDP16-0005 JOB NO. 15635.50



UTILITY NOTES

ORIGINAL SCALE: 1" = 100"

LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 19



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 8" WATER LINE W/ GATE VALVE PROPOSED 12" 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 INDICATES UTILITY EASEMENT

J-R ENGINEERING

UTILITY NOTES

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ORIGINAL SCALE: 1" = 100"



SHEET 21 OF 56

YSTAL VALLEY RANCH FILING 15 SITE DEVELOPMENT PLAN GENERAL UTILITY PLAN

PROJECT NO. SDP16-0005 JOB NO. 15635.50





1101 Bannock Street Denver, Colorado 80204 P 303,892,1166 F 303.892.1186

PREPARED FOR:

CRYSTAL VALLEY RECOVERY ACQUISITION

LANDSCAPE

CERTIFICATION:

DATE: 1st SDP - 01/22/2016

2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

4th SDP - 08/29/2016

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

COMPOSITE LANDSCAPE WATER USE RATING CHART

LANDSCAPE ZONE	LWU RATING RANGE
VERY LOW WATER USE	0.0 to 1.5
LOW WATER USE	+1.5 to 3.0
MODERATE WATER USE	+3.0 to 4.5
HIGH WATER LISE	+4.5

NOTES: THE LWUR RATING RANGE IS BASED ON POST ESTABLISHMENT WATERING SCHEDULES.

IRRIGATION ZONE	PLANT NAME (COMMON)	R/	CATION ATE S/MONTH)	LANDSCAPE ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATING)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	IRRIGATED TURF (ENVIROTURF)	3.0	in./mo.	MODERATE	20.30%	103,071	3.0	508,925	0.61
DRIP	SHRUB BED	2.0	in./mo.	LOW	27.90%	141,753	2.0	508,925	0.56
SPRAY ROTORS	IRRIGATED GRASS SEED MIX	1.5	in./mo.	VERY LOW	51.80%	264,101	1.5	508,925	0.78
TOTALS					100	508,925		508,925	1.94
				•			TOTAL OF THE	CLWUR	1.94

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	103,071	5.1%
IRRIGATED GRASS SEED MIX	264,101	13.1%
NON-IRRIGATED GRASS SEED MIX	1,474,754	73.4%
RIPARIAN SEED MIX	26,547	1.3%
IRRIGATED BED	141,753	7.1%
TOTAL AREA LANDSCAPE	2,010,226	100%

STREETSCAPE REQUIREMENT TABLE

STREET	LINEAR FEET	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED
LOOP ROAD	7,589 LF	189	644 (NOT INCLUDING ORNAMENTAL TREES)
ENTRY ROADS	2,245 LF	56	102 (NOT INCLUDING ORNAMENTAL TREES)

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

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

 I BRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.

 I 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
- AN IRRIGATION PLAN WILL BE REQUIRED ON THE FIRST REVIEW OF THE CONSTRUCTION DOCUMENTS. PLEASE SEE SECTIONS 3.1.1B AND 4.2.3 IN THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION PERFORMANCE STANDARDS AND CRITERIA FOR IRRIGATION SUBMITTAL AND DESIGN REQUIREMENTS.

 10. IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION
- DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE PLAN DUE TO THE FIRST DOCUMENTS, CHANGES MAY BE NECESSARY OF IN THE AUROSCAPE PLAN DUE TO THE FIRST IRRIGATION REVIEW ON THE CONSTRUCTION DOCUMENTS.

 TREES, LARGE SHRUBS AND PERMANENT STRUCTURES ARE NOT ALLOWED IN UTILITY OR DRAINAGE EASEMENTS IN THE TOWN OF CASTLE ROCK.
- 12. SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF
- CASTLE BOCK 13. ALL TREES MUST BE TRIMMED AT LEAST 8' ABOVE FINISH GRADE WITHIN THE SIGHT
- 14 NO SOLID OBJECT EXCEEDING 30° IN HEIGHT ABOVE THE FLOW LINE FLEVATION OF THE
- ADJACENT STREET SHALL BE PLACED WITHIN SIGHT DISTANCE LINES.

 A TREE PLANTED WITHIN THE FRONT YARD OF A RESIDENTIAL LOT MAY BE COUNTED TOWARDS THE REQUIRED STREET TREES AS LONG AS THE TREE IS WITHIN 16 FEET OF THE BACK OF THE CURB, FOR A RESIDENTIAL STREET WITH AN ATTACHED SIDEWALK.

CONCEPTUAL IRRIGATION STANDARD NOTES:

- ALL SOD AREAS ARE TO BE IRRIGATED WITH SPRAYS
- TREES ARE TO BE IRRIGATED USING SUBSURFACE DRIP EMITTERS
 NATIVE SEED GRASSES THAT ARE IRRIGATED ARE TO USE ROTORS
- SOD AREAS LESS THAN 10' IN WIDTH WILL BE IRRIGATED WITH SUBSURFACE DRIP

GRADING NOTES

- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE. MINIMUM SLOPE ON LANDSCAPED AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE (3:1) UNLESS OTHERWISE
- INDICATED ON THE PLANS.

 2. MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.

 3. RE: CVIUL FOR GRADING AND SLOPE PLANS.

CRYSTAL VALLEY RANCH FILING NO. 15

PROJECT NO. SDP16-0005

SITE DEVELOPMENT PLAN

SHEET TITLE: LANDSCAPE NOTES

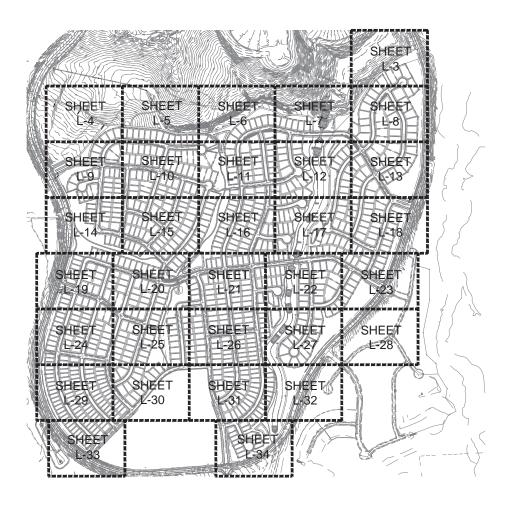
L-1 SHEET 22 OF 56



A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



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LANDSCAPE CERTIFICATION



1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: OVERALL PLAN

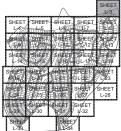
SCALE 1"=300"

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

II ITY FASEMEN



LEGEND

DECIDUOUS CANOPY TREE

+ +

EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE



LOW HYDROZONE DRIP IRRIGATED SHRUB BED



MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX



NON-IRRIGATED TALL GRASS MIX



FIRE HYDRANT



ORNAMENTAL COLUMN / POST & FENCE

SIGHT TRIANGLES RETAINING WALL

PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION LLC

NORRIS DESIGN

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LANDSCAPE CERTIFICATION



1st SDP - 01/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE PLAN

L-3 SHEET 24 OF 56

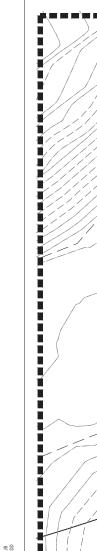
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005







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DECIDUOUS CANOPY TREE

EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX

RIPARIAN MIX FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE

SIGHT TRIANGLES RETAINING WALL

PREPARED FOR:

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LANDSCAPE CERTIFICATION

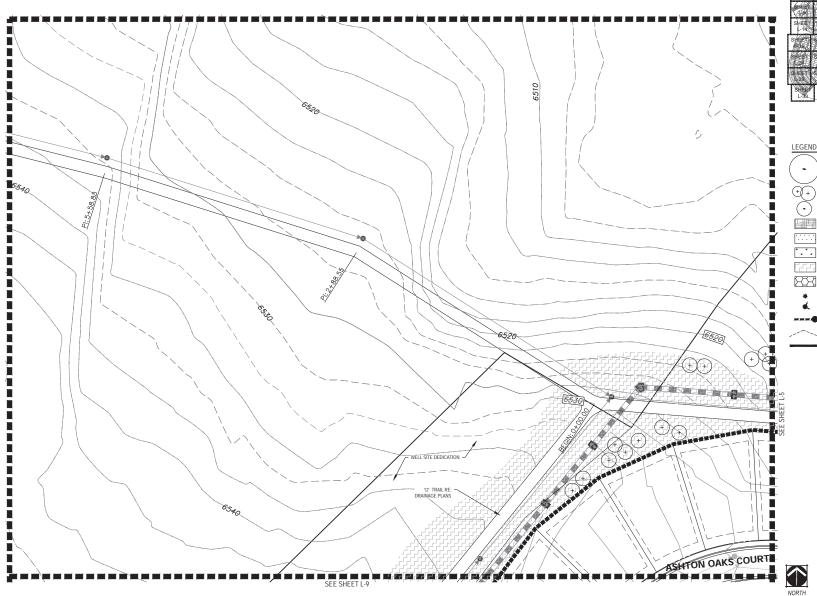
1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SITE DEVELOPMENT PLAN SHEET TITLE: LANDSCAPE

SCALE 1"=30"

CRYSTAL VALLEY RANCH FILING NO. 15

PROJECT NO. SDP16-0005 Know what's below. Call before you dig.



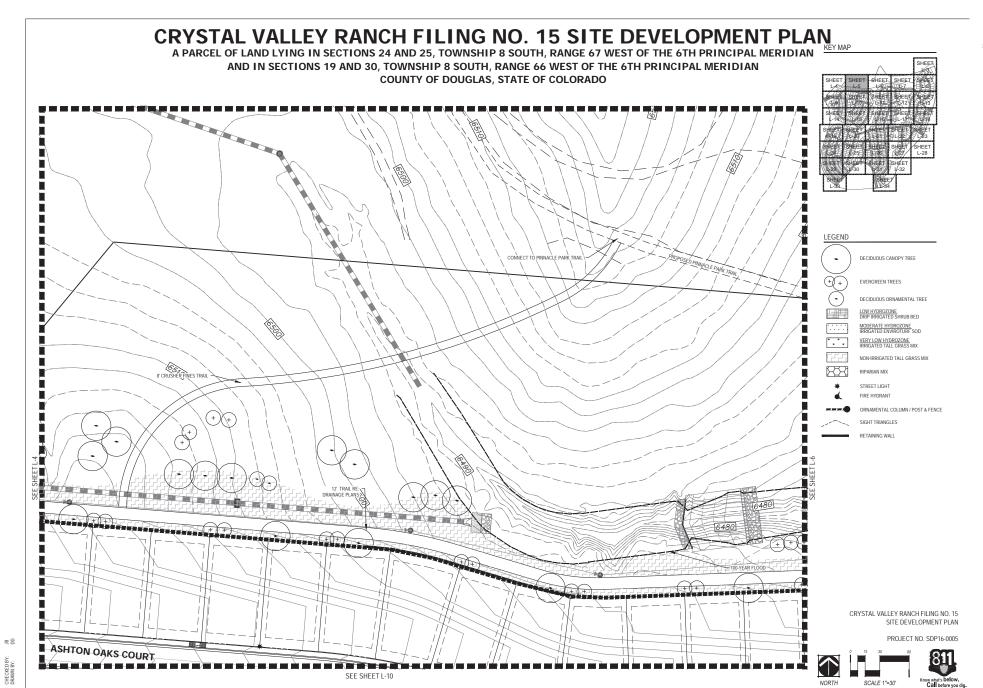
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L-4 SHEET 25 OF 56

PLAN



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CRYSTAL VALLEY
RECOVERY ACQUISITION

LANDSCAPE CERTIFICATION: UNIN BRIEVY, RIA ASIA AN CERTIFIED BINT THE TOBBLE OCASTIL ROCKES RESCUES DESIGNER COLORADO LICENCE



DATE:
1st SDP - 01/22/2016
2nd SDP - 04/22/2016
3rd SDP - 07/05/2016
4th SDP - 08/29/2016

SHEET TITLE: LANDSCAPE PLAN

L-5 SHEET 26 OF 56

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



LEGEND

DECIDUOUS CANOPY TREE

EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX RIPARIAN MIX

FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

RETAINING WALL

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LANDSCAPE CERTIFICATION

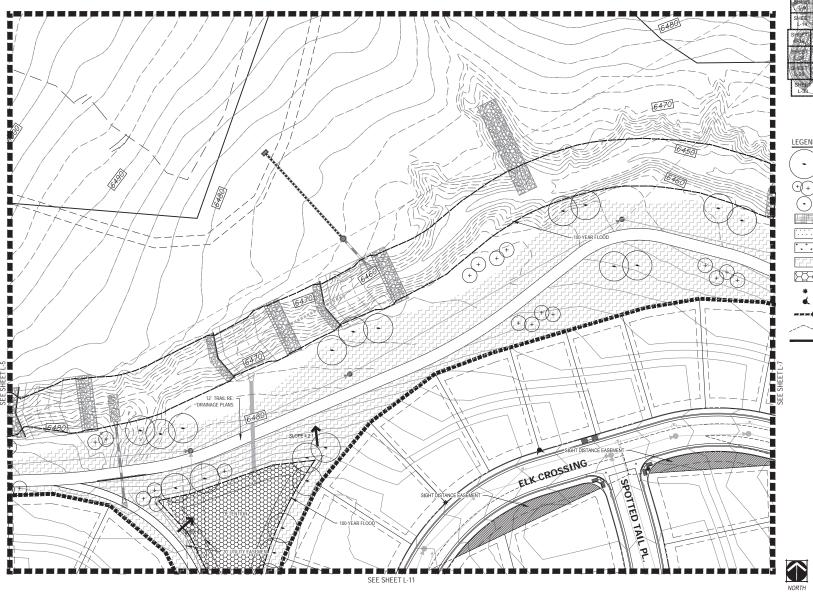


1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE

PLAN

L-6 SHEET 27 OF 56



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CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



LEGEND

DECIDUOUS CANOPY TREE

EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD

VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX NON-IRRIGATED TALL GRASS MIX

RIPARIAN MIX

FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

RETAINING WALL

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CRYSTAL VALLEY RECOVERY ACQUISITION LANDSCAPE CERTIFICATION

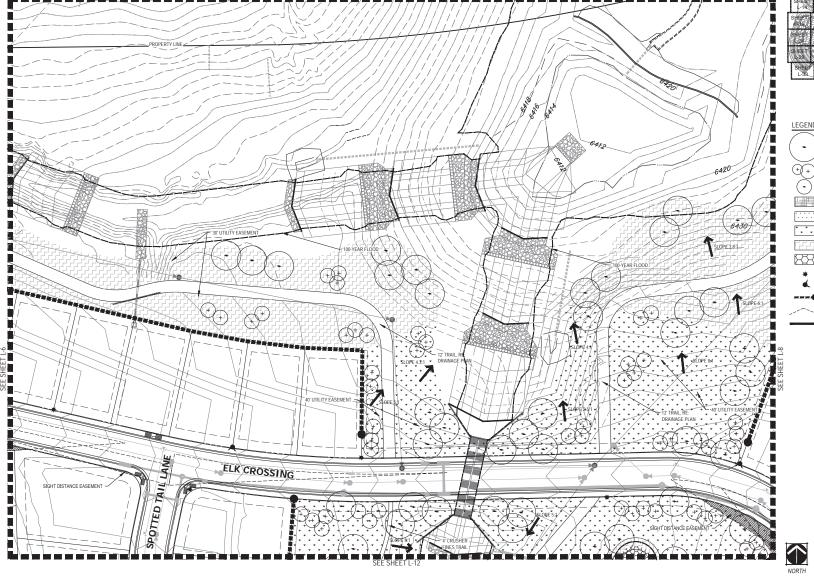
PREPARED FOR:

1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE

PLAN

L-7 SHEET 28 OF 56



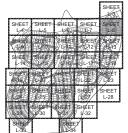
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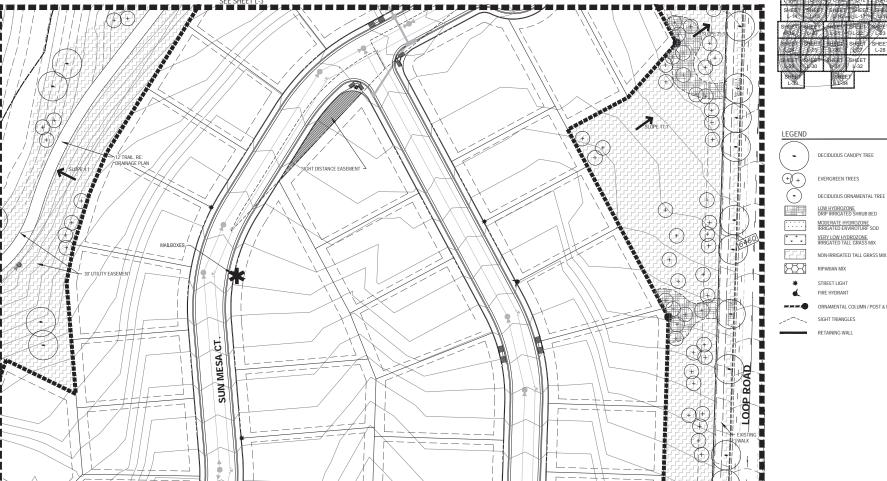
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**





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VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX

ORNAMENTAL COLUMN / POST & FENCE

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CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005





B 8

L-8 SHEET 29 OF 56

SHEET TITLE:

LANDSCAPE PLAN

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET L-4



DECIDUOUS CANOPY TREE

+ + EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX RIPARIAN MIX

FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

RETAINING WALL

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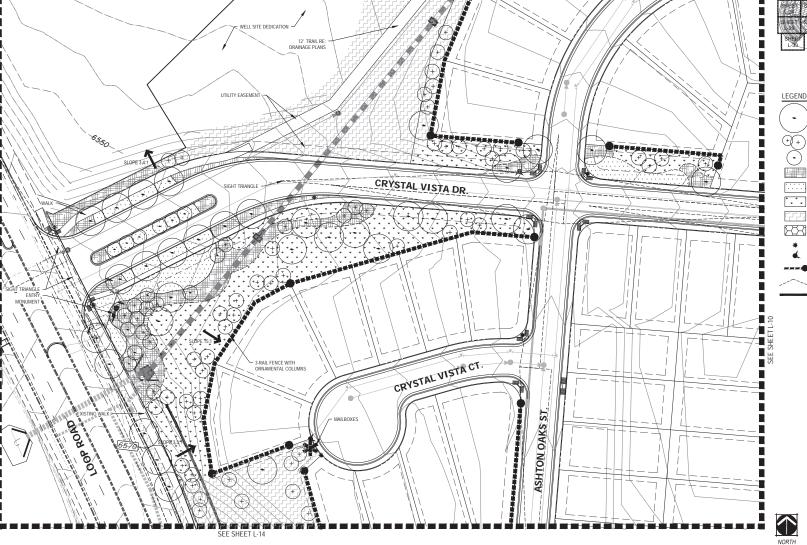
LANDSCAPE CERTIFICATION



1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE PLAN

L-9 SHEET 30 OF 56



SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005

CRYSTAL VALLEY RANCH FILING NO. 15





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE

EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX RIPARIAN MIX

STREET LIGHT

FIRE HYDRANT ORNAMENTAL COLUMN / POST & FENCE

SIGHT TRIANGLES RETAINING WALL

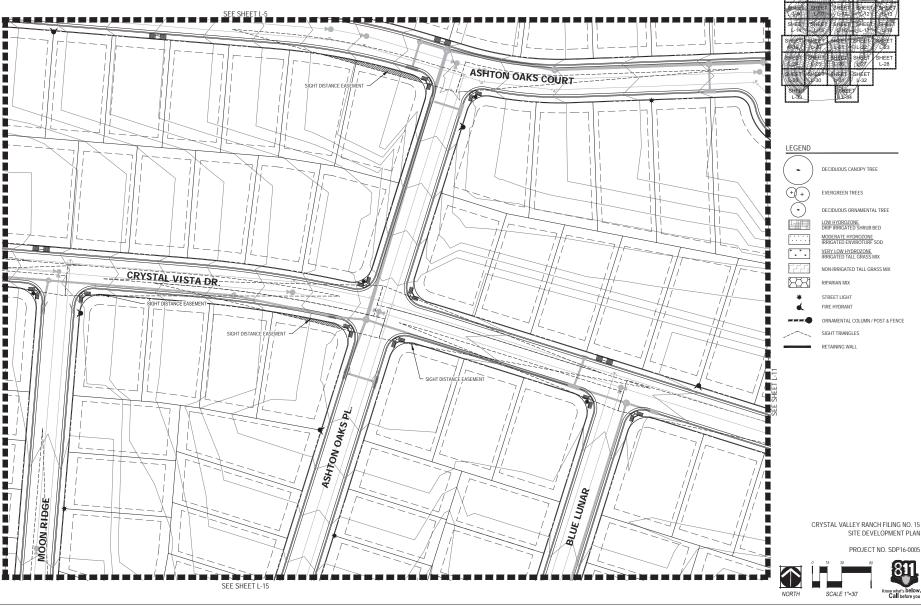
CRYSTAL VALLEY RECOVERY ACQUISITION LANDSCAPE CERTIFICATION:

PREPARED FOR:

1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016 4th SDP - 08/29/2016

> SHEET TITLE: LANDSCAPE PLAN

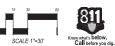
L-10 SHEET 31 OF 56



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SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET L-6

B 8



LEGEND

DECIDUOUS CANOPY TREE

EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX

RIPARIAN MIX FIRE HYDRANT

> ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

RETAINING WALL

PREPARED FOR:

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CRYSTAL VALLEY RECOVERY ACQUISITION LANDSCAPE CERTIFICATION



DATE: 1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016 4th SDP - 08/29/2016

> SHEET TITLE: LANDSCAPE PLAN

L-11 SHEET 32 OF 56



CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET L-7

SPOTTED TAIL LANE



DECIDUOUS CANOPY TREE

+ +

EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX

RIPARIAN MIX

FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

RETAINING WALL

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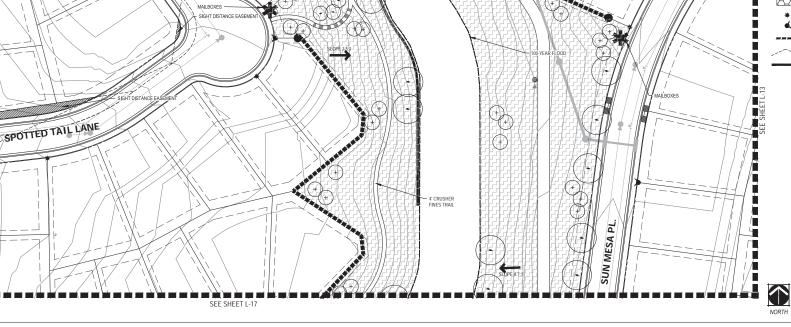
LANDSCAPE CERTIFICATION



1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE PLAN

L-12 SHEET 33 OF 56



CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**





EVERGREEN TREES

DECIDUOUS CANOPY TREE



DECIDUOUS ORNAMENTAL TREE



MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX



FIRE HYDRANT



ORNAMENTAL COLUMN / POST & FENCE

SIGHT TRIANGLES RETAINING WALL

PREPARED FOR:

CRYSTAL VALLEY RECOVERY ACQUISITION

LANDSCAPE

CERTIFICATION

NORRIS DESIGN

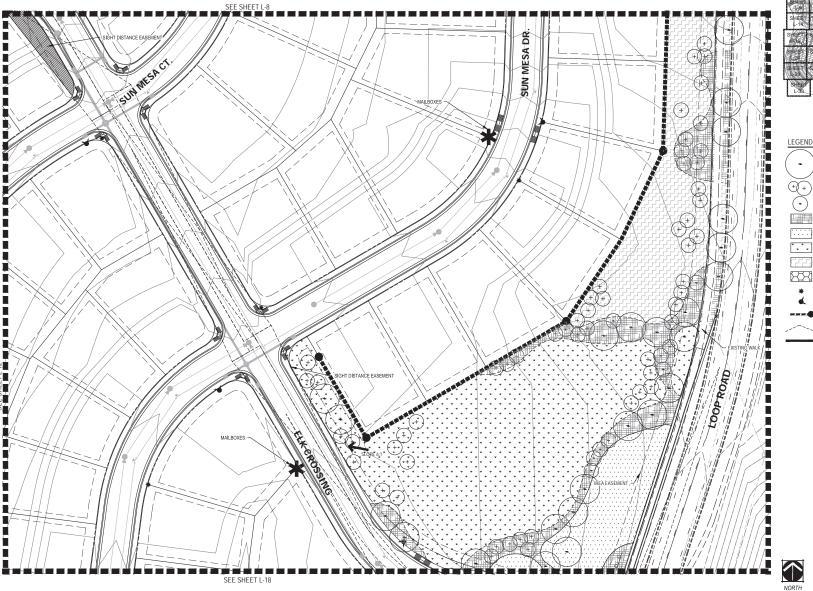
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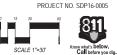
F 303.892.1186

DATE:						
1st SDP	1st SDP - 01/22/2016					
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LANDSCAPE PLAN

> L-13 SHEET 34 OF 56





CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE



DECIDUOUS ORNAMENTAL TREE



MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX





STREET LIGHT FIRE HYDRANT





LANDSCAPE CERTIFICATION

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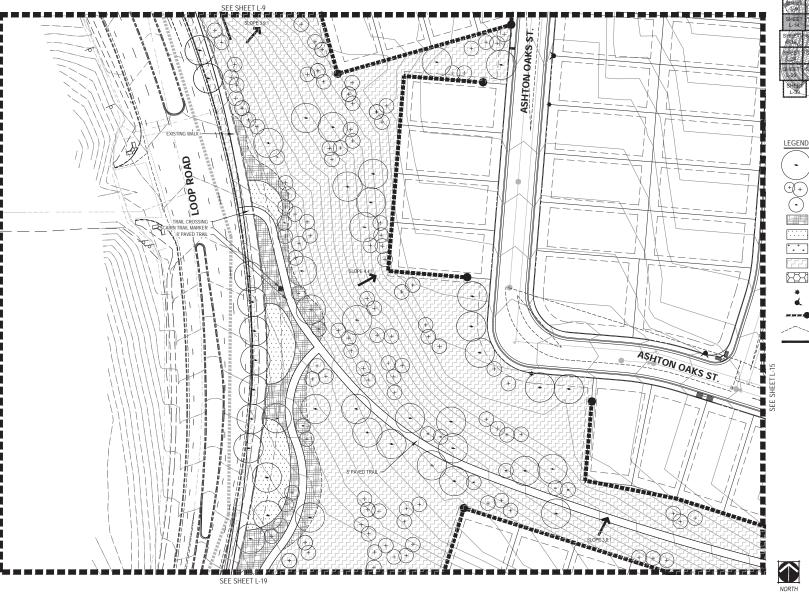
1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE

PLAN L-14

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN





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SHEET 35 OF 56

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE

EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX RIPARIAN MIX

FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005

SCALE 1"=30"

Know what's below. Call before you dig.

SIGHT TRIANGLES

RETAINING WALL

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LANDSCAPE CERTIFICATION

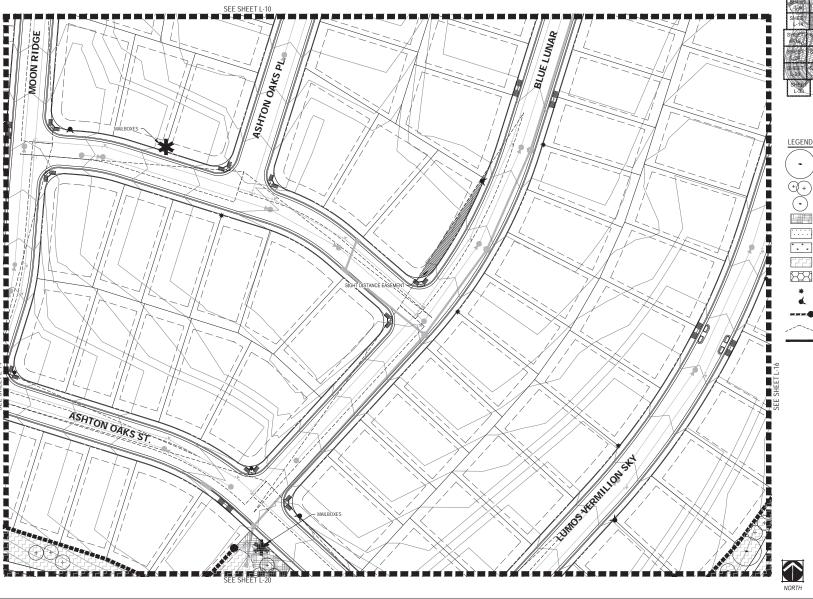


1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE

PLAN L-15

SHEET 36 OF 56





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SIGHT DISTANCE EASEME



DECIDUOUS CANOPY TREE



EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE



LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD



NON-IRRIGATED TALL GRASS MIX



SPOTTED

SPOTTED TAIL CT.

FIRE HYDRANT



RETAINING WALL

CERTIFICATION

LANDSCAPE

PREPARED FOR:

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DATE: 1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016 4th SDP - 08/29/2016

SHEET TITLE: LANDSCAPE PLAN

L-16

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005



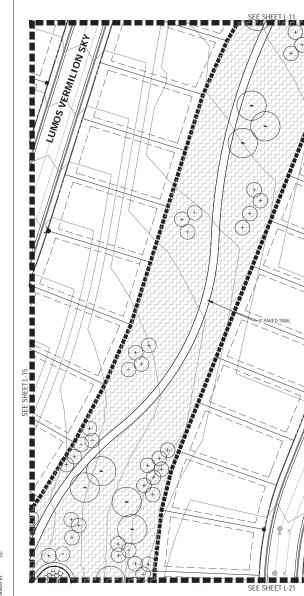
NORTH





B 8

SHEET 37 OF 56



A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE



EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE



LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD



NON-IRRIGATED TALL GRASS MIX RIPARIAN MIX



FIRE HYDRANT ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES



LANDSCAPE CERTIFICATION



PREPARED FOR:

CRYSTAL VALLEY RECOVERY ACQUISITION LLC

NORRIS DESIGN

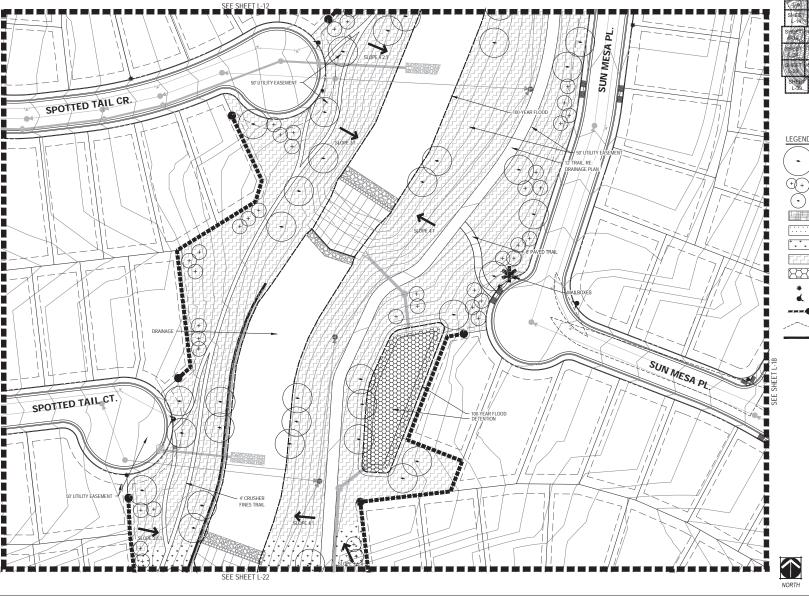
1101 Bannock Street Denver, Colorado 80204 P 303.892.1166

F 303.892.1186

1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE PLAN

L-17 SHEET 38 OF 56



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PROJECT NO. SDP16-0005



CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE

+ +

EVERGREEN TREES



LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD



VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX



FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

RETAINING WALL

LANDSCAPE

CERTIFICATION

PREPARED FOR:

CRYSTAL VALLEY RECOVERY ACQUISITION

NORRIS DESIGN

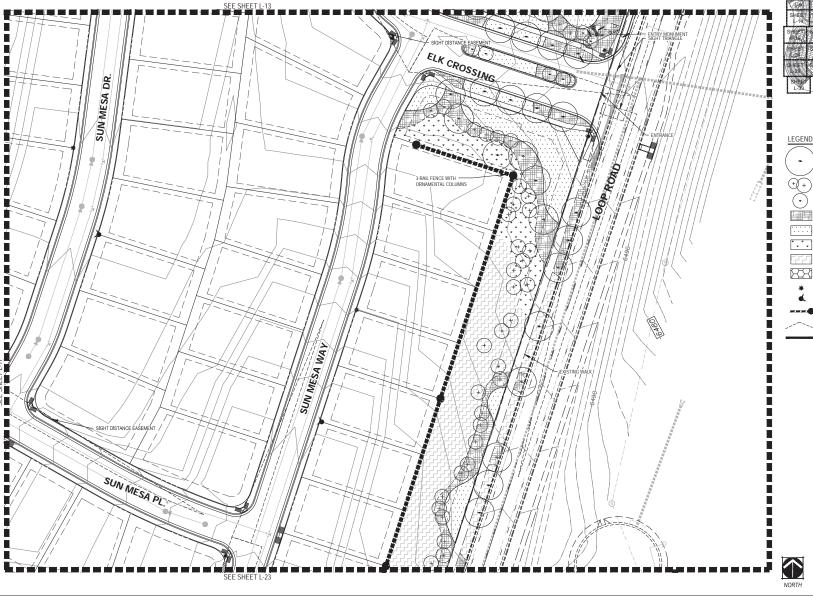
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F 303.892.1186

1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE PLAN

L-18 SHEET 39 OF 56



CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



LEGEND

DECIDUOUS CANOPY TREE

EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX

RIPARIAN MIX

FIRE HYDRANT ORNAMENTAL COLUMN / POST & FENCE

SIGHT TRIANGLES RETAINING WALL

PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION LLC

NORRIS DESIGN

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LANDSCAPE CERTIFICATION

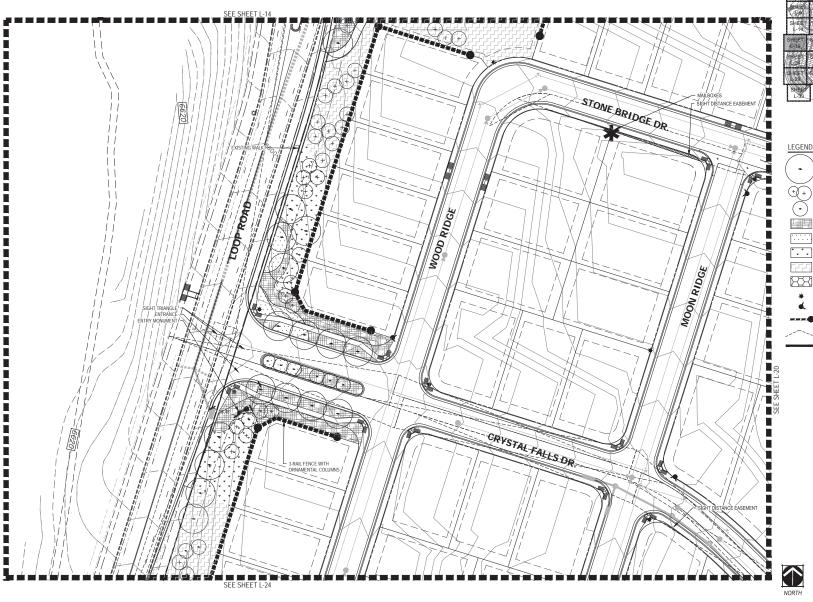


1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE:

LANDSCAPE PLAN

> L-19 SHEET 40 OF 56



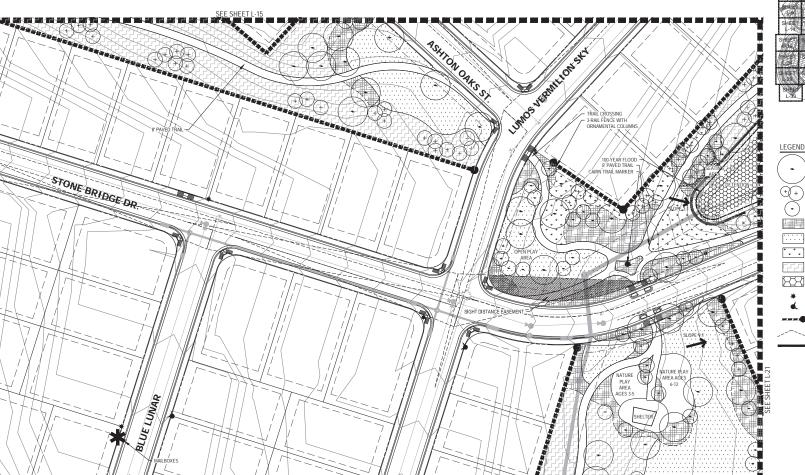
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CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**





DECIDUOUS CANOPY TREE

EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURF SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX RIPARIAN MIX

FIRE HYDRANT ORNAMENTAL COLUMN / POST & FENCE

SIGHT TRIANGLES RETAINING WALL

PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION

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LANDSCAPE CERTIFICATION



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SHEET TITLE:

LANDSCAPE PLAN

L-20 SHEET 41 OF 56

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005



BENT TREE





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE

+ + EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX

RIPARIAN MIX

FIRE HYDRANT ORNAMENTAL COLUMN / POST & FENCE

SIGHT TRIANGLES

RETAINING WALL

PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION LLC

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LANDSCAPE CERTIFICATION



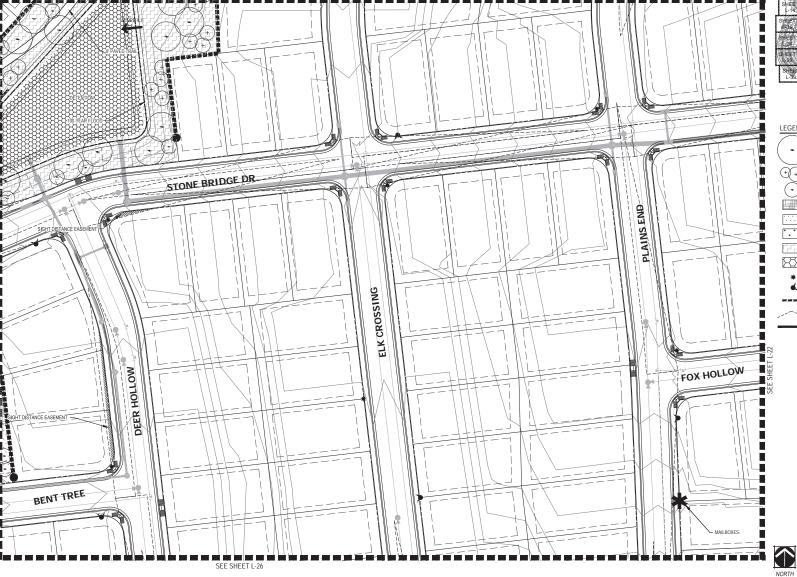
1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016 4th SDP - 08/29/2016

SHEET TITLE: LANDSCAPE PLAN

L-21 SHEET 42 OF 56

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005

Know what's below. Call before you dig. SCALE 1"=30"



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A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE



EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE



MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX





FIRE HYDRANT ORNAMENTAL COLUMN / POST & FENCE



CRYSTAL VALLEY RECOVERY ACQUISITION LLC

PREPARED FOR:

NORRIS DESIGN

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LANDSCAPE CERTIFICATION

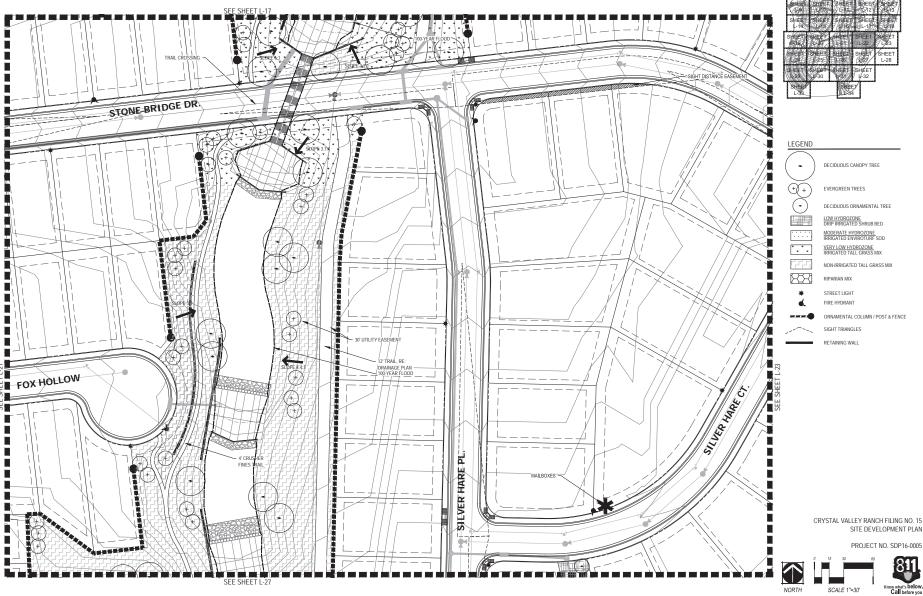


1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016 4th SDP - 08/29/2016

SHEET TITLE:

LANDSCAPE PLAN

> L-22 SHEET 45 OF 56



B 8



Know what's below. Call before you dig.

SITE DEVELOPMENT PLAN

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET L-18

B 8



ORNAMENTAL COLUMN / POST & FENCE

PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION

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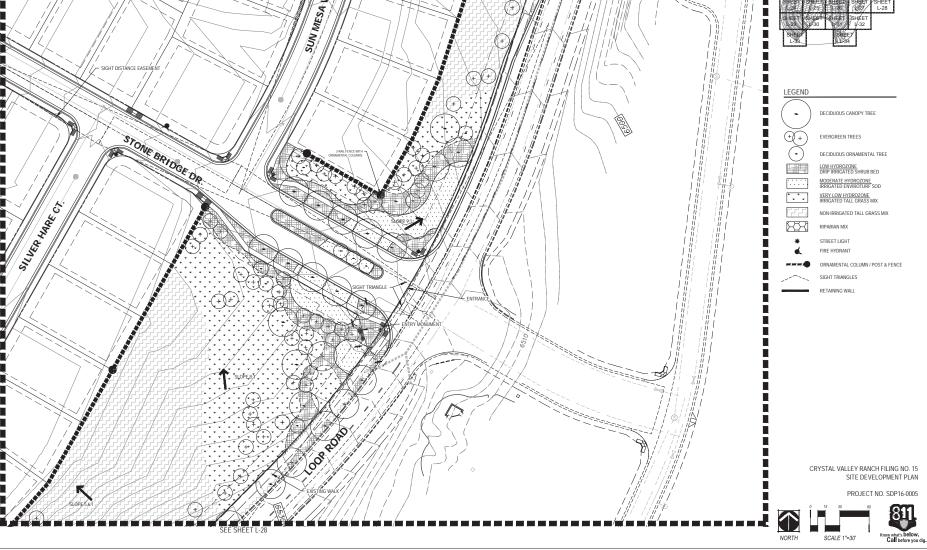
LANDSCAPE CERTIFICATION

1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE

PLAN L-23

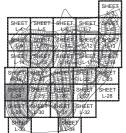
SHEET 44 OF 56



A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SEE SHEET L-19

B 8



DECIDUOUS CANOPY TREE



EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE



LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX



NON-IRRIGATED TALL GRASS MIX



FIRE HYDRANT



CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION



PREPARED FOR:

NORRIS DESIGN

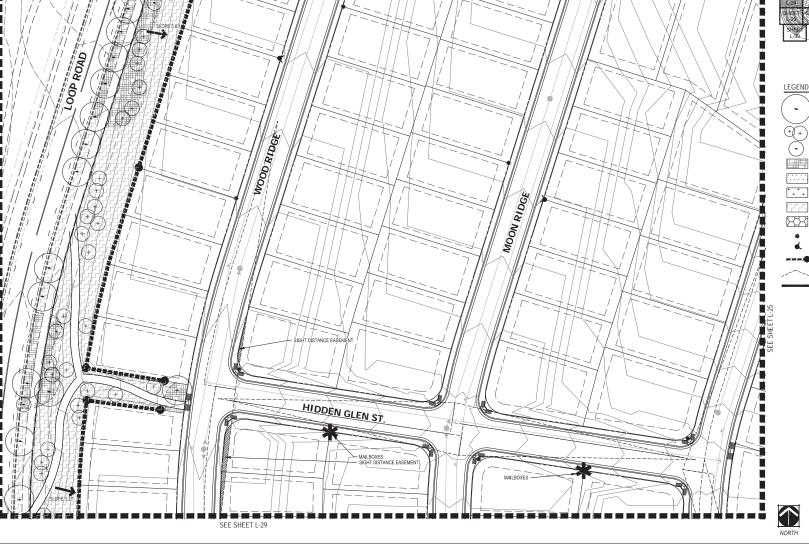
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1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE PLAN

L-24 SHEET 45 OF 56



CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005







A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS ORNAMENTAL TREE

NON-IRRIGATED TALL GRASS MIX

ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION

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LANDSCAPE CERTIFICATION

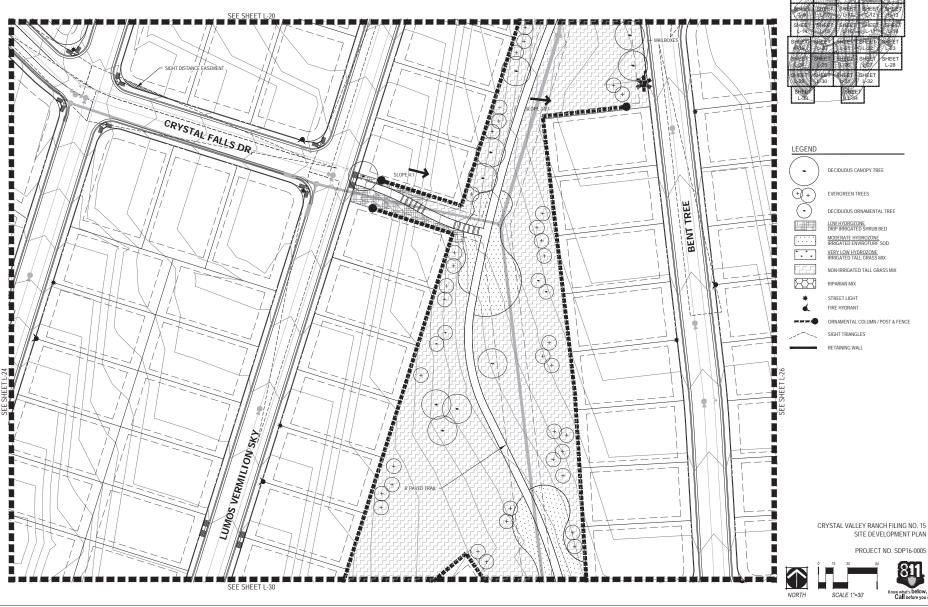


1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016 4th SDP - 08/29/2016

SHEET TITLE:

LANDSCAPE PLAN

L-25 SHEET 46 OF 56



B 8

Know what's below. Call before you dig.

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE

+ + EVERGREEN TREES

DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD

VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX NON-IRRIGATED TALL GRASS MIX

RIPARIAN MIX

FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

RETAINING WALL

PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION LLC

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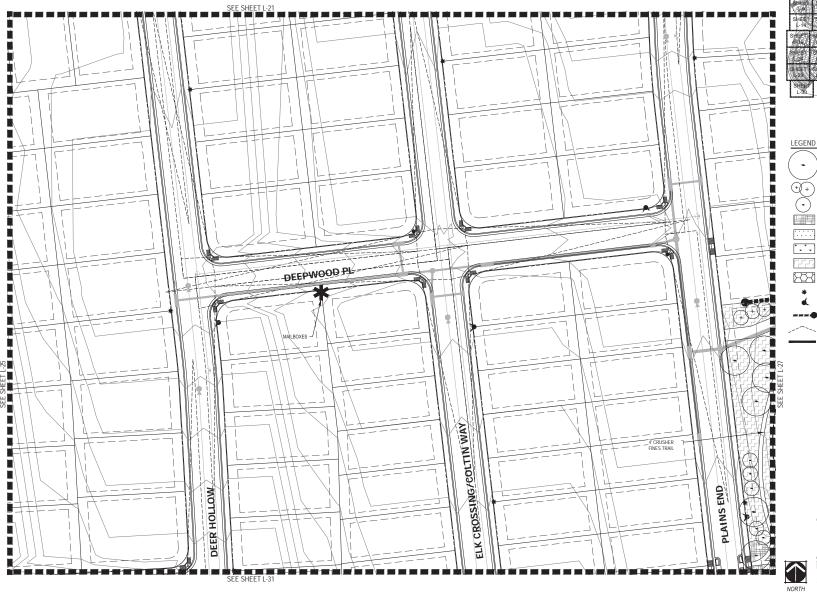
LANDSCAPE CERTIFICATION



1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE PLAN

L-26 SHEET 47 OF 56



CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005





A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

SILVER

SEE SHEET L-22

- 4' CRUSHER FINES TRAIL

- 12' TRAIL, RE: DRAINAGE PLAN



LEGEND EVERGREEN TREES

DECIDUOUS CANOPY TREE



DECIDUOUS ORNAMENTAL TREE



LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX



NON-IRRIGATED TALL GRASS MIX



PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION

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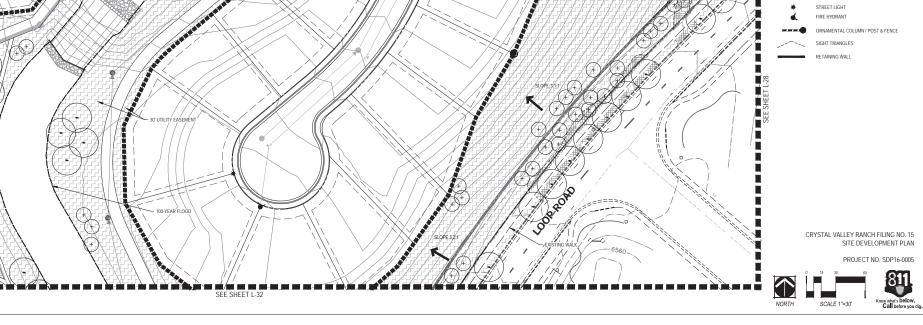
LANDSCAPE CERTIFICATION



1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE PLAN

L-27 SHEET 48 OF 56



CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



LEGEND

DECIDUOUS CANOPY TREE

+ +

EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE

LOW HYDROZONE DRIP IRRIGATED SHRUB BED

VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX

NON-IRRIGATED TALL GRASS MIX

RIPARIAN MIX

FIRE HYDRANT

ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES

RETAINING WALL

SCALE 1"=30"

PREPARED FOR:

CRYSTAL VALLEY RECOVERY ACQUISITION

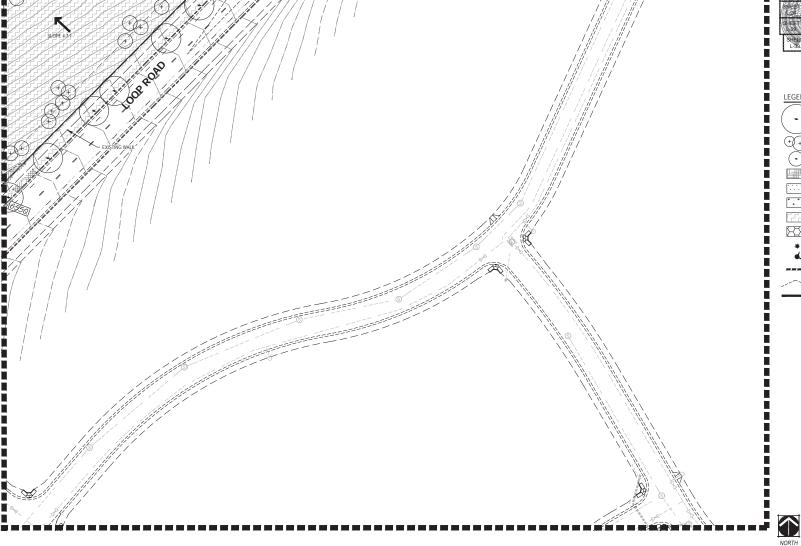
1st SDP - 01/22/2016

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005 SHEET TITLE:

LANDSCAPE

L-28 SHEET 49 OF 56

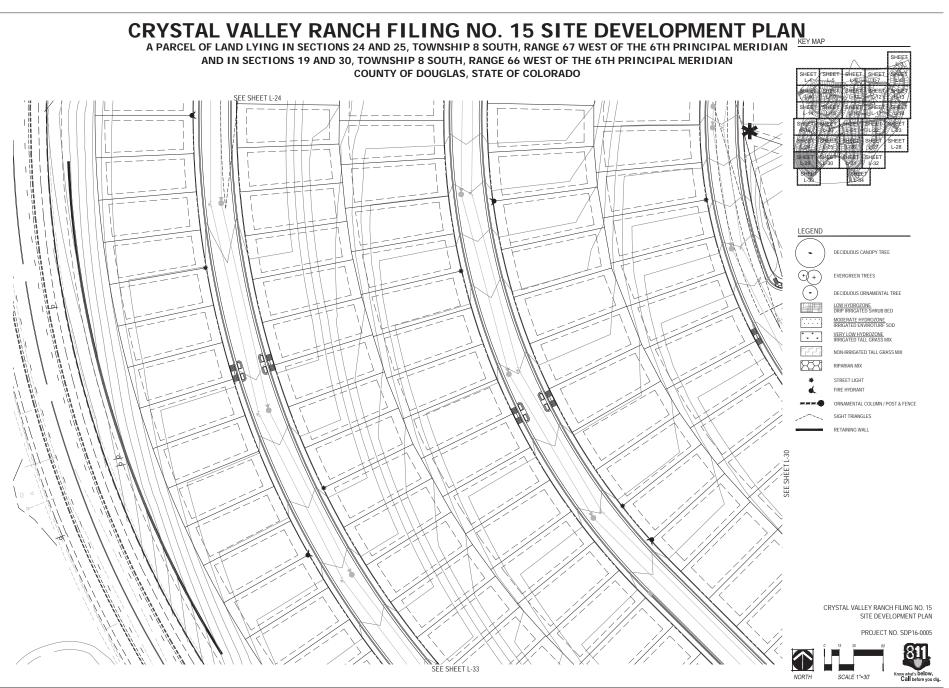
PLAN



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B 8

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B 8

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PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION LLC

> LANDSCAPE CERTIFICATION: CHINI MIRKLY RIA ASIA MI CERTIFIED INITIATE TOMOS CASTLE ROCKES A NECCAPE DESIGNER COLORADO LICENCE



DATE:

1st SDP - 01/22/2016

2nd SDP - 04/22/2016

3rd SDP - 07/05/2016

4th SDP - 08/29/2016

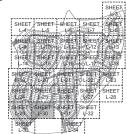
NOT FOR CONSTRUCTION

SHEET TITLE: LANDSCAPE PLAN

L-29
SHEET 50 OF 56

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**

your thou



DECIDUOUS CANOPY TREE



LEGEND

BENT TREE

DECIDUOUS ORNAMENTAL TREE



LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD



VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX







ORNAMENTAL COLUMN / POST & FENCE



SIGHT TRIANGLES

RETAINING WALL

2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

DATE: 1st SDP - 01/22/2016

PREPARED FOR:

LANDSCAPE

CERTIFICATION: LOHN U. BRISEN RIA. ASILAM CERTIFIE BITH THE TOWN OF CASTLE ROCK AS A LANDSCAPE DESIGNED, COLORADO LIETO

כנוני NORRIS DESIGN

Denver, Colorado 80204 P 303.892.1166

F 303.892.1186

LANDSCAPE PLAN

> L-30 SHEET 51 OF 56

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN PROJECT NO. SDP16-0005

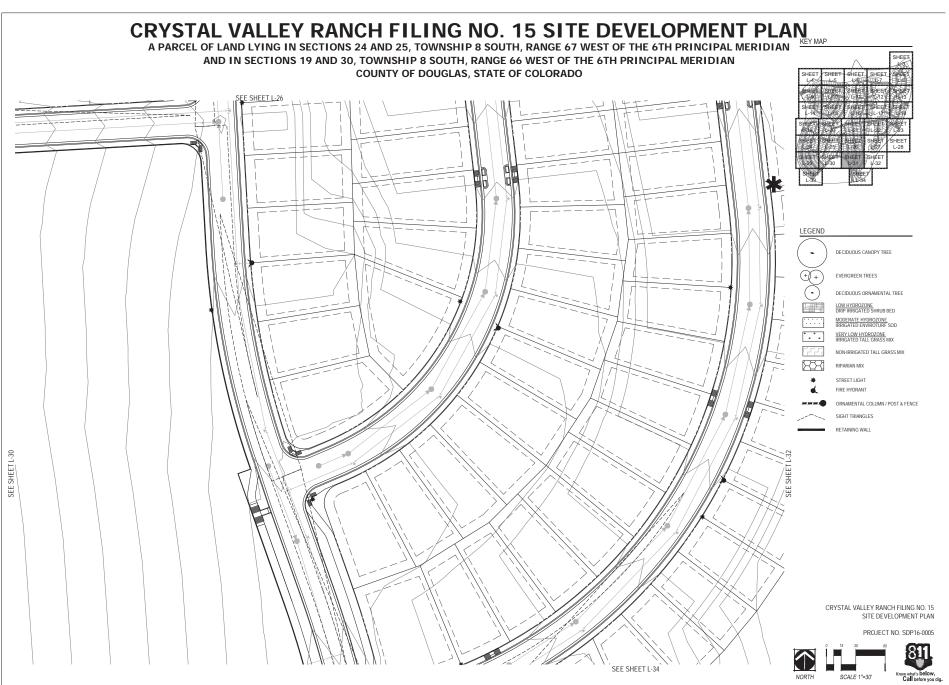






SEE SHEET L-33

LUMOS VERMILION SKY



B 8

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PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE CERTIFICATION: CHIN M. BIRKEY, RIA, ASLAAM CERTIFIED BIRT THE TOWN OF CASTLE ROCK AS A



DATE:

1st SDP - 01/22/2016

2nd SDP - 04/22/2016

3rd SDP - 07/05/2016

4th SDP - 08/29/2016

NOT FOR CONSTRUCTION

SHEET TITLE: LANDSCAPE PLAN

L-31

SHEET 52 OF 56

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



DECIDUOUS CANOPY TREE



EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE



LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD



VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX



STREET LIGHT FIRE HYDRANT



ORNAMENTAL COLUMN / POST & FENCE



SIGHT TRIANGLES



PREPARED FOR:

CRYSTAL VALLEY RECOVERY ACQUISITION

LANDSCAPE

CERTIFICATION

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1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005



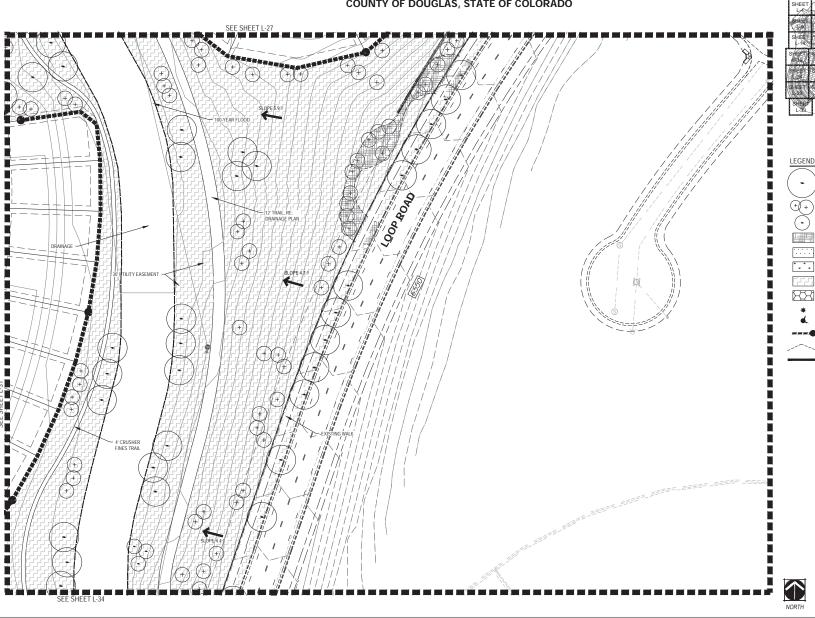


B 8

PLAN L-32 SHEET 53 OF 56

SHEET TITLE:

LANDSCAPE



A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



PREPARED FOR:

CRYSTAL VALLEY RECOVERY ACQUISITION

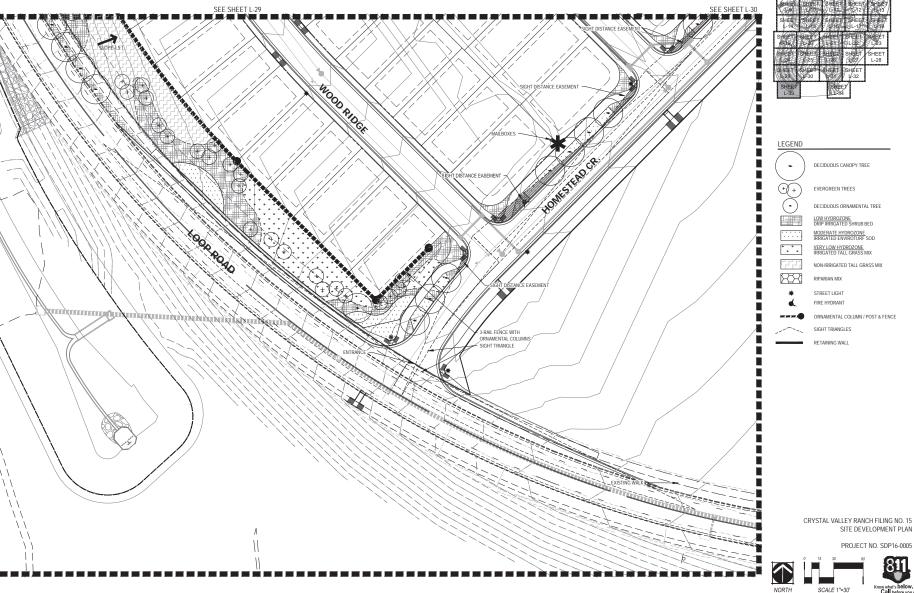
LANDSCAPE CERTIFICATION

1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE: LANDSCAPE

PLAN

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A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**



SEE SHEET L-31 SEE SHEET L-32 PLAINS END 4' CRUSHER LEGEND DECIDUOUS CANOPY TREE + + EVERGREEN TREES DECIDUOUS ORNAMENTAL TREE HOMESTEAD LOW HYDROZONE DRIP IRRIGATED SHRUB BED MODERATE HYDROZONE IRRIGATED ENVIROTURE SOD VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX NON-IRRIGATED TALL GRASS MIX S RIPARIAN MIX FIRE HYDRANT ORNAMENTAL COLUMN / POST & FENCE SIGHT TRIANGLES RETAINING WALL

PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION

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F 303.892.1186

LANDSCAPE CERTIFICATION



1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016

SHEET TITLE:

LANDSCAPE PLAN

L-34 SHEET 55 OF 56

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005



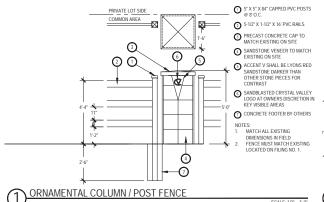


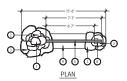




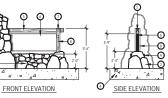
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A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF DOUGLAS, STATE OF COLORADO**





ENTRY MONUMENT DETAIL



○ SMALL BOULDER; APPROX. SIZE 8" HT. X 12" WD. X 12" LG.

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.

FOUNDATION DESIGN BY CONTRACTOR PER STRUCTURAL ENGINEER
 RECOMMENDATIONS: SUBMIT SHOP
 DRAWINGS FOR REVIEW AND APPROVAL

4"x6" TREATED CEDAR POST ANCHORED INTO CAIRN

SIGN CABINET WITH PUSH THROUGH ACRYLIC LETTERING.

(6) 3/4" GALVANIZED ANCHOR BOLTS; COUNTERSUNK

(2) 2"X6" TREATED CEDAR POSTS

(3) ANCHORED INTO CONCRETE FOOTER WITHIN BOULDER CAIRN

24" WD SIGN PANEL LEDGE WALL CONSTRUCTED WITH SMALL & MEDIUM BOULDERS TO MATCH CAIRN

SMALL BOULDER; APPROX. SIZE 8" HT. X 12" WD. X 12" LG.

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.

①FOUNDATION DESIGN BY CONTRACTOR PER STRUCTURAL ENGINEER RECOMMENDATIONS; SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL

SSLATE, EMBEDDED SIGN/LOGO FACE



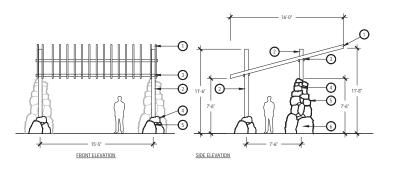


PREPARED FOR: CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:



CAIRN TRAIL MARKER



① 2" x 6" WOOD

6" x 6" WOOD POST

3 2" x 4" METAL BEAM - BLACK

MALL BOULDER; APPROX. SIZE 8" HT. X 12" WD. X 12" LG.

MEDIUM BOULDER; APPROX. SIZE 18" HT. X 14" WD. X 14" LG.

LARGE BOULDER; APPROX. SIZE
32" HT. X 24" WD. X 24" LG.

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN

PROJECT NO. SDP16-0005

1st SDP - 01/22/2016 2nd SDP - 04/22/2016 3rd SDP - 07/05/2016 4th SDP - 08/29/2016 SHEET TITLE: LANDSCAPE DETAILS

DATE:

L-35

SHEET 56 OF 56

SMALL SHELTER

SCALE: 1/4" = 1'-0"

B 8 CHECKED BY: DRAWN BY: