

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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



PURPOSE STATEMENT

SDP16-0005: THIS SITE DEVELOPMENT PLAN APPLICATION IS PROPOSING 903 SINGLE-FAMILY DETACHED HOMES IN CRYSTAL VALLEY RANCH FOR THE AREA KNOWN AS THE HOMESTEAD. LOTS VARY IN SIZE, STARTING WITH 40' X 100' LOTS IN THE SOUTHWEST CORNER OF THE SITE, TRANSITIONING TO 70' X 120' LOTS IN THE NORTHEAST PORTION OF THE SITE. THIS ALLOWS FOR A GRADUAL DENSITY CHANGE, KEEPS SIMILAR SIZED LOTS LOCATED NEARER TO EACH OTHER, AND CREATES A COMPATIBLE TRANSITION TO EXISTING ADJACENT NEIGHBORHOODS. THE LANDSCAPE IS DESIGNED TO BE CONSISTENT WITH PREVIOUSLY DESIGNED AREAS THROUGHOUT CRYSTAL VALLEY AND INCLUDES A VARIETY OF LANDSCAPE TREATMENTS AND AMENITIES, INCLUDING THE EXTENSION AND AUGMENTATION OF EXISTING TRAIL NETWORKS.

SDP17-0045: MINOR CHANGES WERE MADE TO THE LOTS IN THE SOUTH HALF OF CVR FILING 15. SOME OF THE END LOTS WERE TURNED 90 DEGREES AND SOME MINOR ADJUSTMENTS WERE MADE TO THE LOT SIZE MIX TO BETTER ADDRESS MARKET / BUYER DEMAND. THE APPROVED SDP WAS FOR 900 TOTAL LOTS. THE AMENDED SDP HAS 907 TOTAL LOTS. THIS RESULTS LESS THAN A 1% INCREASE IN THE TOTAL NUMBER OF LOTS AND A NEGLIGIBLE INCREASE IN GROSS DENSITY FROM 3.57 DU/AC TO 3.60 DU/AC. STREET NAMES WERE CHANGED TO MATCH THE NAMES APPROVED BY DOUGLAS COUNTY. SETBACK NOTES WERE ADDED TO PROVIDE FOR SPECIFIC ENCROACHMENTS.

SDP19-0001: LANDSCAPE HAS REDUCED OVERALL PLANT COUNTS AND HAS CREATED A MORE NATURAL, COLORADO-ADAPTED CHARACTER TO MATCH OTHER CRYSTAL VALLEY FILINGS, AS WELL AS REDUCE OVERALL WATER USE. CHANGES INCLUDE THE FOLLOWING: LANDSCAPE BED AREAS AND ASSOCIATED SHRUBS HAVE BEEN REDUCED TO CONSERVE WATER. BED AREAS HAVE TYPICALLY BEEN CONVERTED TO NATIVE SUEDE WITH TREES. TREES HAVE BEEN RELOCATED CLOSER TO THE STREET AND NOT NEAR THE BACKS OF LOTS TO IMPROVE IMPACT TO LANDSCAPE. STREETSCAPES, LOCATIONS AND GROUPINGS OF PLANTS HAVE BEEN OPTIMIZED TO WORK WITH MORE EFFICIENT IRRIGATION SYSTEM. SMALL TREE COUNTS HAVE BEEN REDUCED AND HAVE BEEN REPLACED BY LARGER TREES. THE RESQUE SEED MIX WAS USED IN LIEU OF SOO TO REDUCE WATER USE. AN APPROXIMATE 50:50 MIX OF CANOPY TO EVERGREEN TREES ARE TO BE USED FOR REQUIRED STREET TREES.

LEGAL DESCRIPTION

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEARINGS: THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED LS 6935 AT THE NORTHWEST CORNER AND A 5-1/4" ALUMINUM CAP STAMPED LS 7405 AT THE WEST N CORNER, BEING ASSUMED TO BEAR N007°41'6"W.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25;

THENCE S89°40'22"E, 2,047.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF LOOP ROAD AS RECORDED UNDER RECEPTION NO. 20020027 AND 2000062016 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING EIGHT (8) COURSES:

1. S67°40'58"E A DISTANCE OF 7.68 FEET;
2. N63°14'54"E A DISTANCE OF 152.05 FEET;
3. N31°38'57"W A DISTANCE OF 75.52 FEET;
4. N45°36'32"E A DISTANCE OF 496.36 FEET;
5. S59°21'11"E A DISTANCE OF 150.84 FEET;
6. N35°02'05"E A DISTANCE OF 155.66 FEET;
7. N39°42'19"E A DISTANCE OF 200.25 FEET;
8. S85°21'25"E A DISTANCE OF 81.65 FEET, TO THE SOUTHWESTERLY CORNER OF CRYSTAL VALLEY RANCH FILING NO. 3 - AMENDMENT 1 RECORDED UNDER RECEPTION NO. 2019013141;

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

1. S85°21'31"E A DISTANCE OF 819.37 FEET;
2. N19°23'33"E A DISTANCE OF 481.14 FEET;
3. N52°59'25"E A DISTANCE OF 78.84 FEET, TO A POINT ON THE SOUTHERLY LINE OF CRYSTAL VALLEY RANCH FILING NO. 2, 1ST ADMINISTRATIVE REPEAT AS RECORDED UNDER RECEPTION NO. 2004128637;

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

1. S36°23'19"E A DISTANCE OF 133.51 FEET;

2. S30°08'33"E A DISTANCE OF 86.62 FEET;
3. S38°59'45"E A DISTANCE OF 105.45 FEET;
4. S47°07'00"E A DISTANCE OF 101.69 FEET;
5. S56°14'45"E A DISTANCE OF 44.01 FEET;
6. N89°22'01"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 N027°41'45"W, HAVING A RADIUS OF 2045.65 FEET, A CENTRAL ANGLE OF 197°14'48" AND AN ARC LENGTH OF 4719.43 FEET, TO A POINT OF NON-TANGENT CURVE;

8. N70°53'17"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;

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

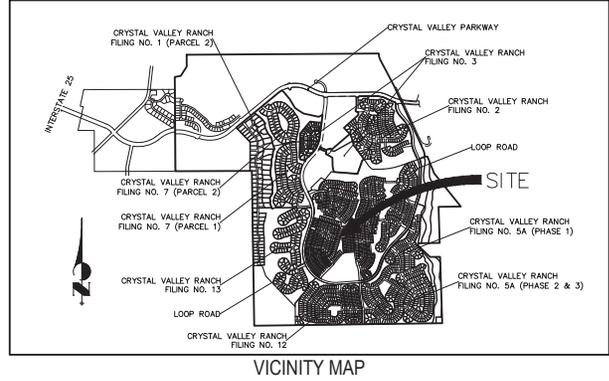
1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S87°20'34"W, HAVING A RADIUS OF 865.00 FEET, A CENTRAL ANGLE OF 34°24'25" AND AN ARC LENGTH OF 283.28 FEET, TO A POINT OF TANGENT;
 2. S01°44'59"W A DISTANCE OF 773.61 FEET, TO A POINT OF CURVE;
 3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 167°14'47" AND AN ARC LENGTH OF 237.50 FEET, TO A POINT OF TANGENT;
 4. S18°22'46"W A DISTANCE OF 884.40 FEET, TO A POINT OF CURVE;
 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 TANGENT;
 6. S44°46'24"W A DISTANCE OF 527.38 FEET, TO A POINT OF CURVE;
 7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1885.00 FEET, A CENTRAL ANGLE OF 25°59'11" AND AN ARC LENGTH OF 764.23 FEET, TO A POINT OF TANGENT;
 8. S18°47'13"W A DISTANCE OF 178.42 FEET, TO A POINT OF CURVE;
 9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 68°51'37" AND AN ARC LENGTH OF 776.01 FEET, TO A POINT OF TANGENT;
 10. S85°38'50"W A DISTANCE OF 109.37 FEET;
- THENCE DEPARTING SAID RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES (3) COURSES:
1. N40°38'50"E A DISTANCE OF 42.43 FEET;

SHEET INDEX

1	COVER SHEET
2	LANDSCAPE NOTES
3	OVERALL PLAN
4 to 35	LANDSCAPE DETAILS
36	RETAINING WALL PLAN
37 to 43	

APPROVED VARIANCES

- ALLOW THE PLANTING OF TREES IN TREE LINES SMALLER THAN 10' FOR A COLLECTOR AND ARTERIAL STREETS PER VARIANCE TCV16-0044 APPROVED 08/16/2016.
- SIGHT LINE ENCROACHMENT GREATER THAN 5' INTO RESIDENTIAL LOTS PER VARIANCE TCV16-0024 APPROVED 08-26-2016.
- LIMITED SOO PERMITTED AT ENTRANCES PER APPROVED VARIANCE TCV19-0028.



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.

CRYSTAL VALLEY RECOVERY ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS AUTHORIZED SIGNATORY OF

SIGNED THIS ____ DAY OF _____, 20__.

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF CRYSTAL VALLEY RECOVERY ACQUISITION, LLC WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNERSHIP CERTIFICATION

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION BY _____ MAYOR

ATTEST:

TOWN CLERK _____

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 LIENHOLDERS 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: _____

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__.

CHAR _____ DATE _____

ATTEST: _____

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

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

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT 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 _____

DATE: _____

1st WC SDP: _____

01/02/2019 _____

2nd WC SDP _____

04/12/2019 _____

3RD WC SDP _____

05/17/2019 _____

Zoning/Use Area	Zoning Comparison			
	Crystal Valley Ranch Major Amendment No. 4 - Reception No. 2012013155	Crystal Valley Ranch Major Filing No. 15 SDP - Approved SDP16-0005- Rec. No. 2017005515	Filing No. 15 SDP Amd No. 1 - Approved SDP17-0045 Overall SDP Summary	Filing No. 15 SDP Amd No. 2 - Proposed SDP19-0001* Overall SDP Summary
Acreage	1087.7 ac.	252.2	252.2	252.2
Gross DU/AC	3.57	3.60	3.60	3.60
Maximum Units/Lots	2889	900	907	907
Min. Front Setback	At SDP 20'	20'	20'	20'
Min. Rear Setback	At SDP 20'	20'	20'	20'
Min. Side Setback	At SDP 5'	5'	5'	5'
Min. Side to Street Setback	At SDP 15'	15'	15'	15'
Max. Building Height	At SDP 35'	35'	35'	35'
Min. Building Separation	At SDP 10'	10'	10'	10'
Min. Lot Area	At SDP 4,000 SF	4,000 SF	4,000 SF	4,000 SF
Max. Lot Area	At SDP 16,156 SF	16,156 SF	16,156 SF	16,156 SF
Avg. Lot Area	At SDP 6,662 SF	6,662 SF	6,662 SF	6,662 SF
Site Utilization				
Let Coverage	At SDP 5,996,061 SF	5,996,061 SF	5,996,061 SF	5,996,061 SF
Street Coverage	3,006,624 SF	1,957,560 SF	1,957,560 SF	1,957,560 SF
Open Space/Landscaped Area	At SDP 3,034,250 SF	3,034,250 SF	3,034,250 SF	3,034,250 SF
Total Land Area	47,380,212 SF	10,987,871 SF	10,987,871 SF	10,987,871 SF

*Overhangs and cantilevers may encroach into the building setback a maximum of two (2) feet. Items including, but not limited to, patios (covered and uncovered) and decks (covered and uncovered), swimming pools, garages and garden equipment storage sheds less than 48" above ground level are permitted in the side and rear setbacks. Patios (covered and uncovered) and decks (covered and uncovered) and similar features in excess of 48" in height above ground level may encroach into the rear setback a maximum of ten (10) feet. Window wells may encroach up to three (3) feet in any building setback.

2. Minimum 20' front setback to front-facing garage door; side turned garages may encroach into the front setback up to 12'. Minimum setback to the any living area shall be 15'.

*Filing No. 15 SDP Amd No. 2 is to landscape only.

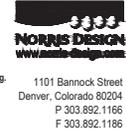
NOT FOR CONSTRUCTION

ATTACHMENT B

SHEET 1
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SHEET 1

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
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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 USE	+4.5

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

IRRIGATION ZONE	PLANT NAME (COMMON)	APPLICATION RATE (INCHES/MONTH)	LANDSCAPE ZONE	% OF TOTAL AREA	IA (IRRIGATED AREA IN SQ FT FOR EACH ZONE)	LWUR (LANDSCAPE WATER USE RATINGS)	TOTAL AREA (TA)	CLWUR (LWUR X IA)/TA
SPRAY	IRRIGATED TURF (THERMAL BLUE TEXAS HYBRID)	4.5 in./mo.	HIGH	3.60%	17,770	4.5	493,389	0.16
SPRAY	IRRIGATED TURF (NATURE'S PRAIRIE)	3.0 in./mo.	MODERATE	10.26%	50,636	3.0	493,389	0.31
SPRAY	IRRIGATED TURF (FESCUE TURF SEED MIX)	2.5 in./mo.	LOW	1.70%	8,377	2.5	493,389	0.04
DRIP	SHRUB BED	2.0 in./mo.	LOW	19.28%	95,121	2.0	493,389	0.39
SPRAY ROTORS	IRRIGATED GRASS SEED MIX	1.5 in./mo.	VERY LOW	65.16%	321,485	1.5	493,389	0.98
TOTALS				100	493,389		493,389	1.88
							TOTAL OF THE CLWUR	1.88

LANDSCAPE SUMMARY TABLE

LANDSCAPE TYPE	SQUARE FOOTAGE	PERCENTAGE
IRRIGATED TURF	76,705	3.5%
IRRIGATED GRASS SEED MIX	321,670	14.8%
NON-IRRIGATED GRASS SEED MIX	1,607,802	74.1%
RIPARIAN SEED MIX	66,597	3.1%
IRRIGATED BED	96,307	4.4%
TOTAL AREA LANDSCAPE	2,169,081	100%

STREETSCAPE REQUIREMENT TABLE

PROPOSED SDP19-0001					
STREET	LINEAR FEET	TREES REQUIRED (1 TREE / 40 LF)	DECIDUOUS TREES PROVIDED	EVERGREEN TREES PROVIDED	ORNAMENTAL TREES PROVIDED
LOOP ROAD	7,582 LF	190	112	108	3
ENTRY ROADS	2,281 LF	57	45	21	21
INTERNAL ROADS	6,311 LF	158	87	71	6

PLANTING SCHEDULE

LEGEND ABBREVI.	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE & CONDITION
DECIDUOUS CANOPY TREES			
ALM	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	2 1/2" CAL. B&B
BOA	QUERCUS MACROCARPA	BUR OAK	2 1/2" CAL. B&B
CAL	CATALPA SPECIOSA	CATALPA	2 1/2" CAL. B&B
PDO	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2 1/2" CAL. B&B
ROA	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL. B&B
SKY	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	SKYLINE LOCUST	2 1/2" CAL. B&B
SHA	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	2 1/2" CAL. B&B
DECIDUOUS ORNAMENTAL TREES			
BTM	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2" CAL. B&B
CSP	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL. B&B
RAD	MALLUS X RADIANI	RADIANT CRABAPPLE	2" CAL. B&B
RMM	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6" HT. CLUMP. B&B
TMT	ACER TATARICUM	TATARIAN MAPLE	2" CAL. B&B
TCH	CRATAEGUS CRUS-GALLI VAR. INERMIS	COCKSPUR THORNLESS HAWTHORN	2" CAL. B&B
WAS	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2" CAL. B&B
EVERGREEN TREES			
BSP	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	6" HT. B&B
PCN	PINUS PONDEROSA	PONDEROSA PINE	6-12 HT. (SEE PLANS), B&B*
AUS	PINUS NIGRA	AUSTRIAN PINE	6-12 HT. (SEE PLANS), B&B*
SNP	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6-12 HT. (SEE PLANS), B&B*
LM	PINUS FLEXILIS	LIMBER PINE	6-12 HT. (SEE PLANS), B&B*
SCO	PINUS SYLVESTRIS	SCOTCH PINE	6-12 HT. (SEE PLANS), B&B*

*HEIGHT FOR EVERGREEN TREES SHALL BE 6' UNLESS OTHERWISE NOTED ON PLAN.

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 REQUIRED FOR ALL LANDSCAPED AREAS GREATER THAN 500 SQUARE FEET. PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
- DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN (WUMP).
- IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
- IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
- 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.
- IRRIGATION SYSTEM IS TO BE REVIEWED AND APPROVED WITH CONSTRUCTION DOCUMENTS. CHANGES MAY BE NECESSARY ON THE LANDSCAPE 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. ANY STRUCTURES PLACED ON EASEMENTS, INCLUDING PAVING, WALLS, AND FENCING SHALL BE REMOVED AND REPLACED BY THE OWNER UPON THE REQUEST OF CASTLE ROCK WATER SO THAT MAINTENANCE MAY BE PERFORMED.
- SLOPES GREATER THAN 3:1 ARE NOT PERMITTED ON LANDSCAPE PLANS IN THE TOWN OF CASTLE ROCK.
- ALL TREES MUST BE TRIMMED AT LEAST 8' ABOVE FINISH GRADE WITHIN THE SIGHT DISTANCE LINES.
- NO SOILD OBJECT EXCEEDING 30" IN HEIGHT ABOVE THE FLOW LINE ELEVATION 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.

SHEET INDEX

L-1	LANDSCAPE NOTES
L-2	OVERALL PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
L-5	LANDSCAPE PLAN
L-6	LANDSCAPE PLAN
L-7	LANDSCAPE PLAN
L-8	LANDSCAPE PLAN
L-9	LANDSCAPE PLAN
L-10	LANDSCAPE PLAN
L-11	LANDSCAPE PLAN
L-12	LANDSCAPE PLAN
L-13	LANDSCAPE PLAN
L-14	LANDSCAPE PLAN
L-15	LANDSCAPE PLAN
L-16	LANDSCAPE PLAN
L-17	LANDSCAPE PLAN
L-18	LANDSCAPE PLAN
L-19	LANDSCAPE PLAN
L-20	LANDSCAPE PLAN
L-21	LANDSCAPE PLAN
L-22	LANDSCAPE PLAN
L-23	LANDSCAPE PLAN
L-24	LANDSCAPE PLAN
L-25	LANDSCAPE PLAN
L-26	LANDSCAPE PLAN
L-27	LANDSCAPE PLAN
L-28	LANDSCAPE PLAN
L-29	LANDSCAPE PLAN
L-30	LANDSCAPE PLAN
L-31	LANDSCAPE PLAN
L-32	LANDSCAPE PLAN
L-33	LANDSCAPE PLAN
L-34	LANDSCAPE PLAN
L-35	LANDSCAPE DETAILS

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 IRRIGATION

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.
- MAXIMUM ALLOWED FINAL GRADES FOR LONGITUDINAL SLOPE ON WALKS AND PAVED AREAS SHALL BE 5% UNLESS OTHERWISE INDICATED ON THE PLANS.
- RE: CIVIL FOR GRADING AND SLOPE PLANS

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

IRRIGATION DESIGNER:
HydroSystems-KDI, Inc. Irrigation Consulting
300 Union Blvd., Suite 405
Lafayette, Colorado 80226
(303) 980-5384

PROJECT NO. SDP19-0001

NOT FOR CONSTRUCTION

DATE:
1st W.C. SDP - _____
01/02/2019
2nd W.C. SDP - _____
04/12/2019
3RD W.C. SDP - _____
05/17/2019

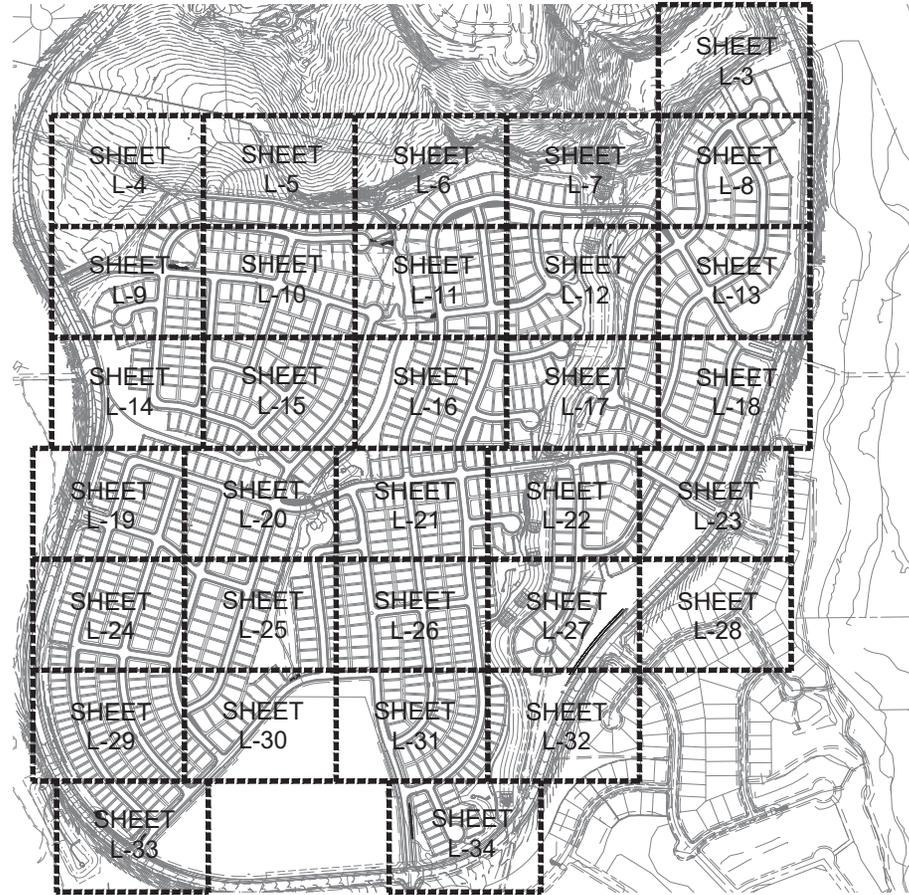
SHEET TITLE:
LANDSCAPE
NOTES

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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



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166



PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE
CERTIFICATION:
LORAN B. BERRY, P.L.A., is a landscape architect
with the State of Colorado License
Number 6882.

L. Berry

DATE:
1st WC SDP - _____
01/02/2019
2nd WC SDP - _____
04/12/2019
3RD WC SDP - _____
05/17/2019

NOT FOR CONSTRUCTION

SHEET TITLE:
OVERALL
PLAN

L-2
SHEET 3 OF 43

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001



NORTH

SCALE 1"=300'



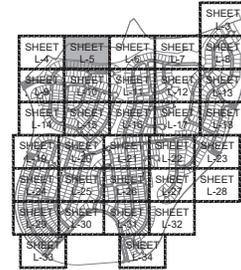
Know what's below.
Call before you dig.

CHECKED BY: JB
DRAWN BY: DD, EN

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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

KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LOW HYDROZONE DRIP IRRIGATED SHRUB BED
- HIGH HYDROZONE IRRIGATED THERMAL BLUE TEXAS HYBRID SOD
- MODERATE HYDROZONE IRRIGATED NATURE'S PRAIRIE SOD
- LOW HYDROZONE IRRIGATED FESCUE TURF SEED MIX
- VERY LOW HYDROZONE IRRIGATED TALL GRASS MIX
- NON-IRRIGATED TALL GRASS MIX
- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- SAMPLING STATION, RE. CIVIL
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166

PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE
CERTIFICATION:
LORNA B. SHREVE, P.L.A., S.D.A. AND CERTIFIED
WITH THE STATE OF COLORADO
LANDSCAPE DESIGNER, COLORADO LICENSE
NUMBER 0001
Lorna B. Shreve

DATE:
1st WC SDP -
01/02/2019
2nd WC SDP -
04/12/2019
3RD WC SDP -
05/17/2019

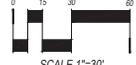
NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE
PLAN

L-5
SHEET 6 OF 43

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001



APPROVED SDP16-0005			PROPOSED SDP19-0001		
DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES	DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES
16	20	2	6	9	0

SEE SHEET L-10

CHECKED BY: B. DO, EN
DRAWN BY:

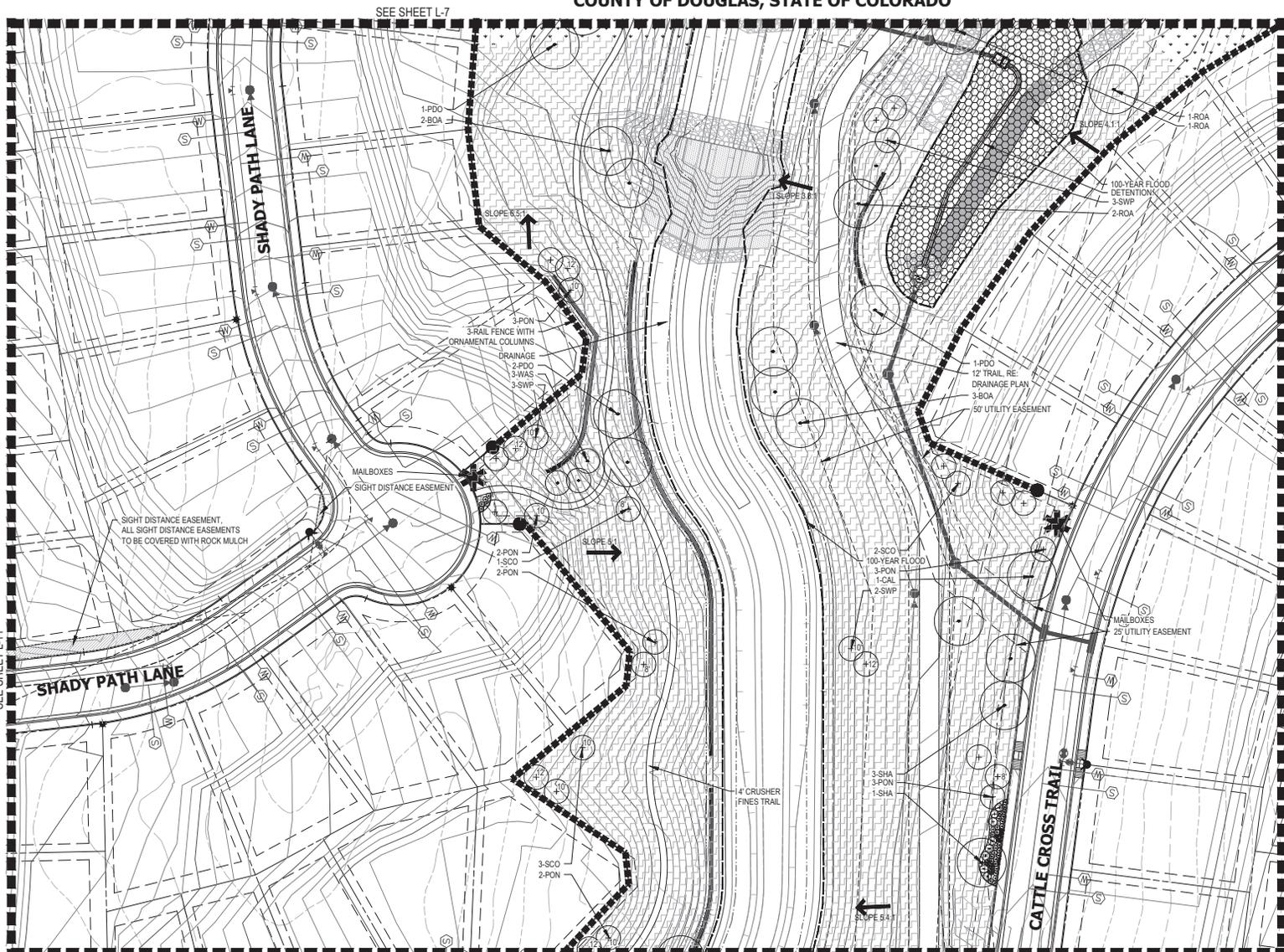
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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

KEY MAP



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- SAMPLING STATION, RE: CIVIL
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

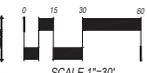
PREPARED FOR:
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:
I, JAMES SHREVE, P.L.A., A.L.S., AM CERTIFIED WITH THE STATE OF COLORADO AS A LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 6162.

DATE:
1st W.C. SDP - 01/02/2019
2nd W.C. SDP - 04/12/2019
3RD W.C. SDP - 05/17/2019

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001



NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

L-12
SHEET 13 OF 43

APPROVED SDP16-0005			PROPOSED SDP19-0001		
DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES	DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES
24	40	3	18	28	3

CHECKED BY: B. DO, EN
DRAWN BY:

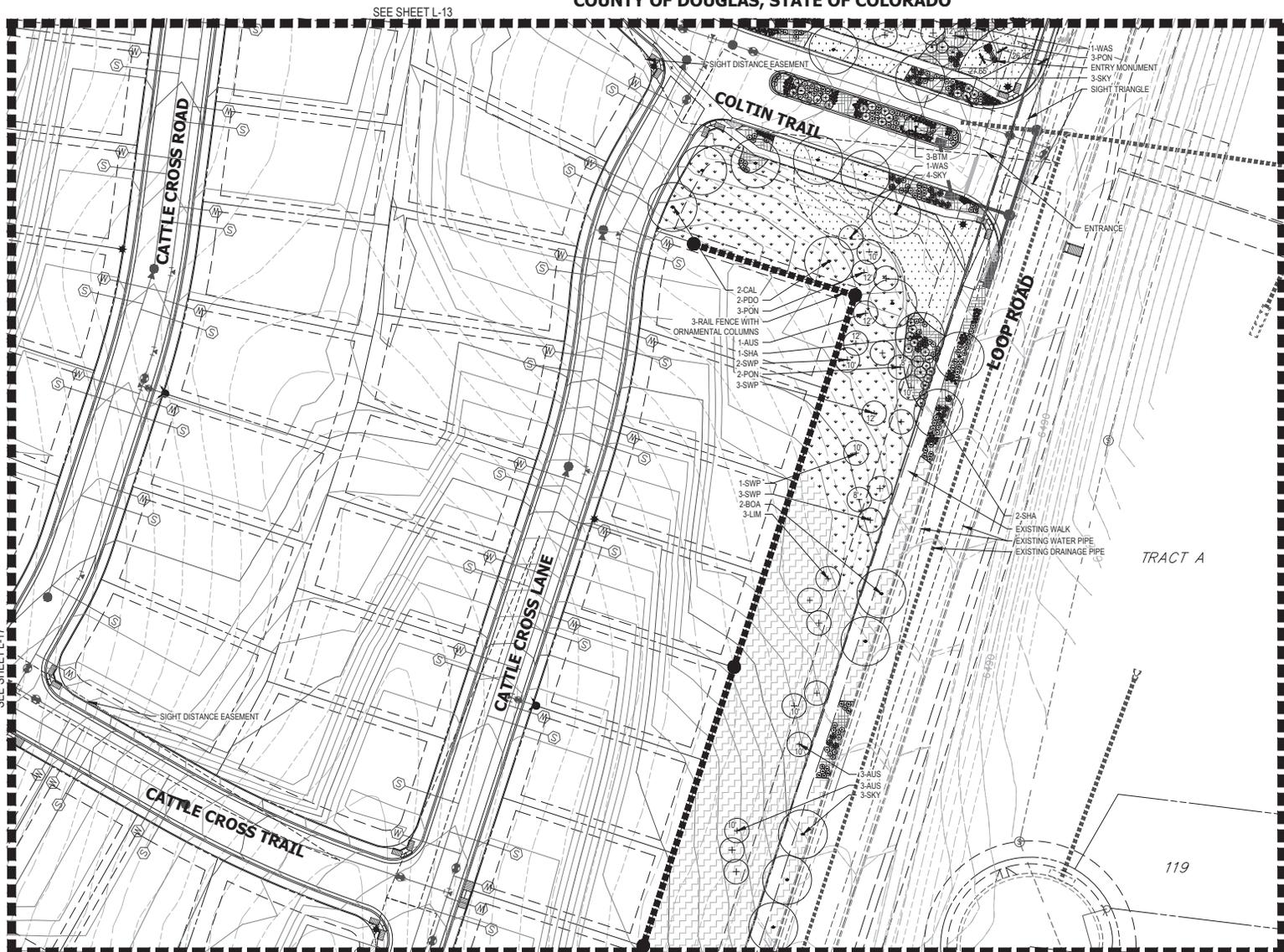
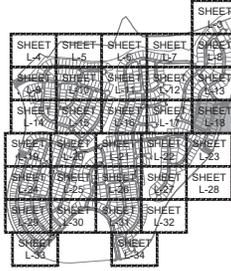
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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

KEY MAP



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
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- STREET LIGHT
- FIRE HYDRANT
- SAMPLING STATION, RE. CIVIL
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

PREPARED FOR:
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

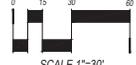
LANDSCAPE CERTIFICATION:
LORNA B. SHREVE, P.L.A., S.D.A. IS CERTIFIED WITH THE STATE OF COLORADO AS A LANDSCAPE DESIGNER. COLORADO LICENSE NUMBER 6161.
L. Shreve

DATE:
1st WC SDP - 01/02/2019
2nd WC SDP - 04/12/2019
3RD WC SDP - 05/17/2019

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

APPROVED SDP16-0005			PROPOSED SDP19-0001		
DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES	DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES
22	33	9	18	27	5



SHEET TITLE:
LANDSCAPE PLAN

L-18

SHEET 19 OF 43

CHECKED BY: B. DO, EN
DRAWN BY:

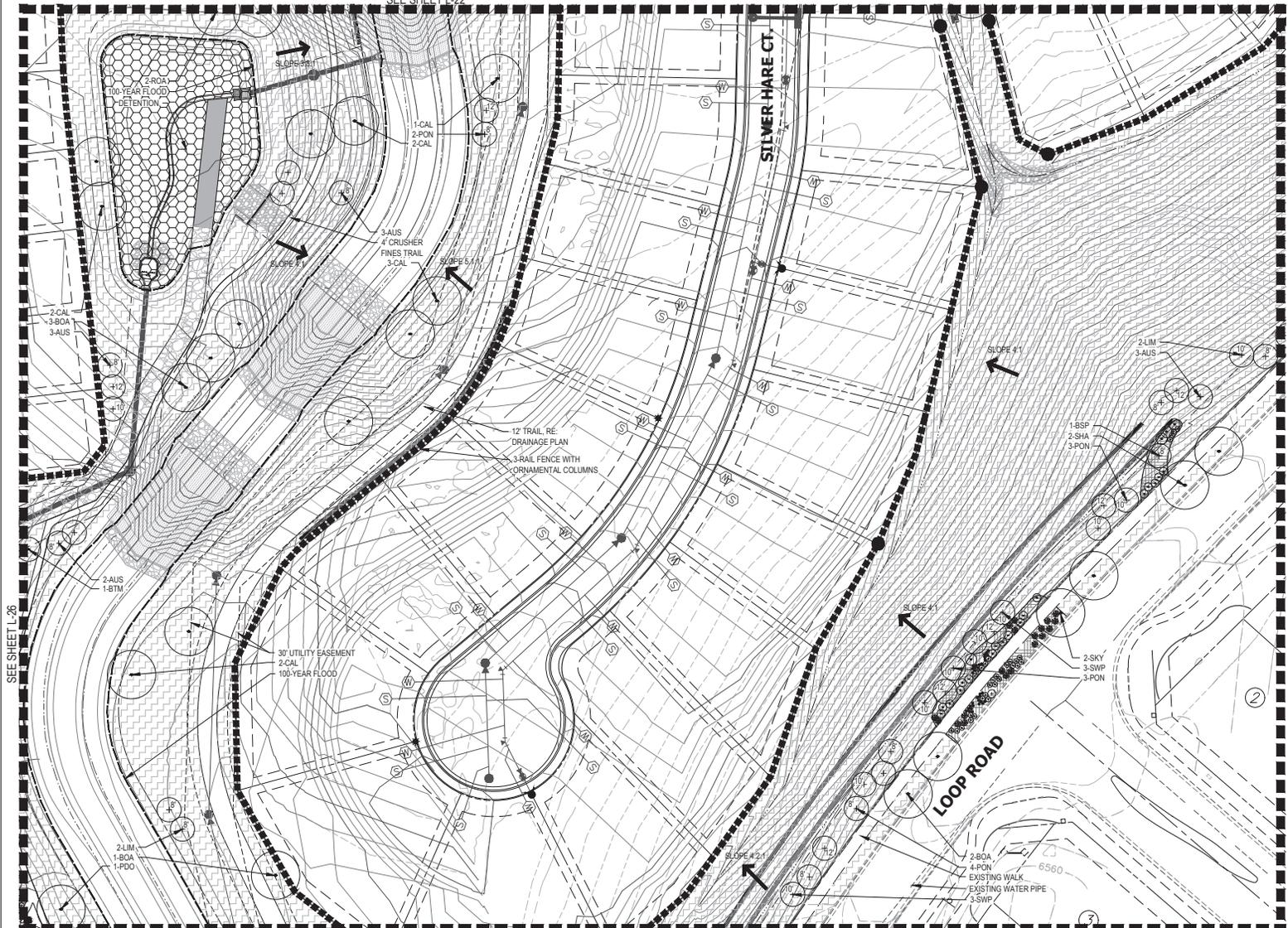
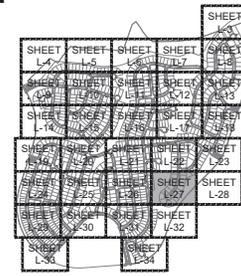
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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

KEY MAP



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166



LEGEND

- DECIDUOUS CANOPY TREE
- EVERGREEN TREES
- DECIDUOUS ORNAMENTAL TREE
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- RIPARIAN MIX
- STREET LIGHT
- FIRE HYDRANT
- SAMPLING STATION, RE. CIVIL
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

PREPARED FOR:
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

LANDSCAPE CERTIFICATION:
LORNA B. SHREVE, P.L.A., S.D.A. AND CERTIFIED WITH THE STATE OF COLORADO BOARD OF LANDSCAPE DESIGNER, COLORADO LICENSE NUMBER 6102

DATE:
1st W.C. SDP - _____
01/02/2019
2nd W.C. SDP - _____
04/12/2019
3RD W.C. SDP - _____
05/17/2019

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

APPROVED SDP16-0005			PROPOSED SDP19-0001		
DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES	DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES
27	51	0	23	34	0



SCALE 1"=30'



SHEET TITLE:
LANDSCAPE PLAN

L-27

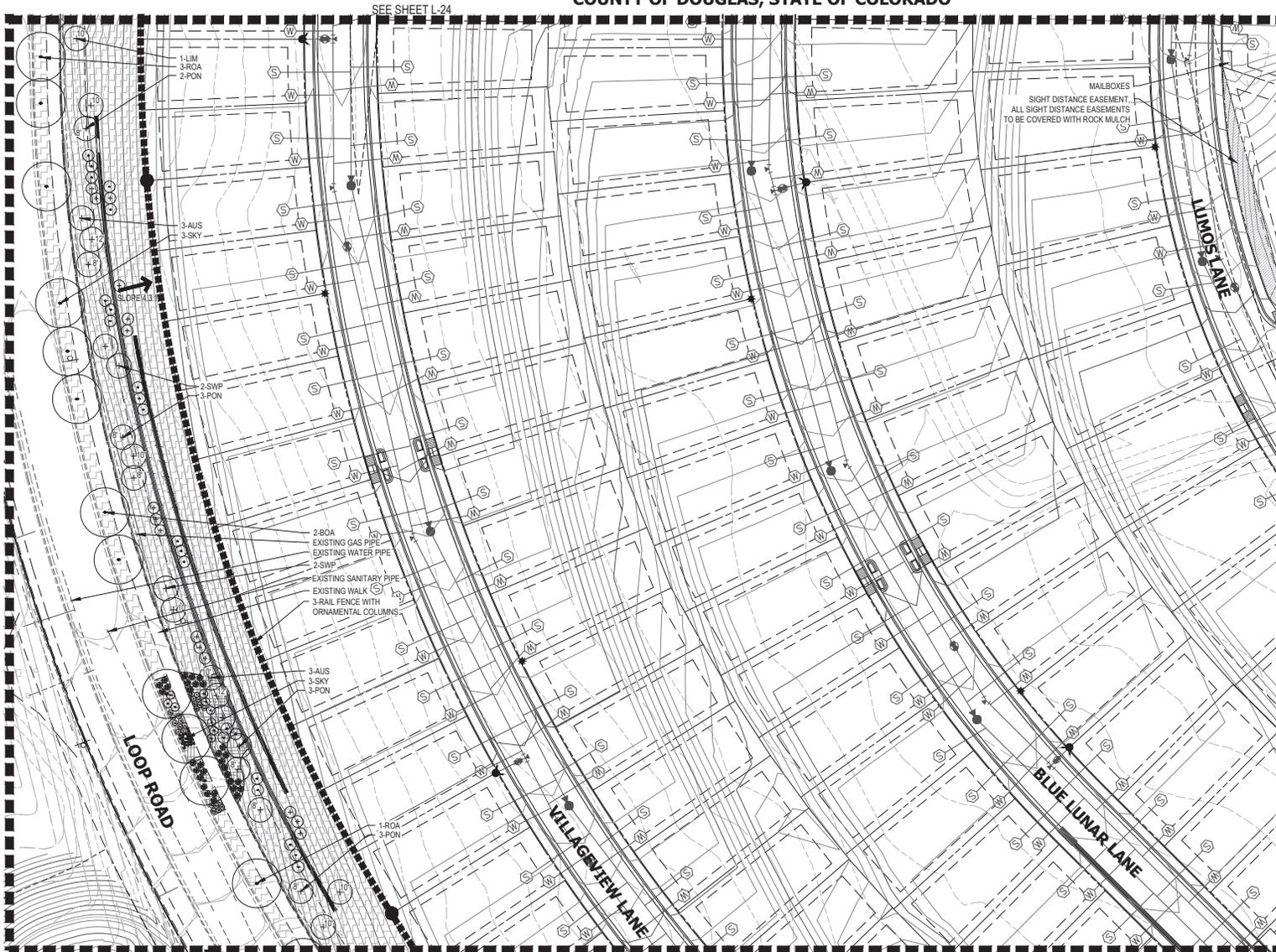
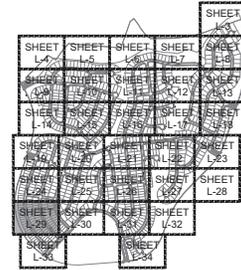
SHEET 28 OF 43

CHECKED BY: B. DO, EN
DRAWN BY: B. DO, EN

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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

KEY MAP



LEGEND

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- STREET LIGHT
- FIRE HYDRANT
- SAMPLING STATION, RE. CIVIL
- ORNAMENTAL COLUMN / POST & FENCE
- SIGHT TRIANGLES
- RETAINING WALL

SEE SHEET L-30

SEE SHEET L-24

SEE SHEET L-33

APPROVED SDP16-0005			PROPOSED SDP19-0001		
DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES	DECIDUOUS TREES	EVERGREEN TREES	ORNAMENTAL TREES
11	33	0	12	22	0



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166

PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE
CERTIFICATION:
LISA M. SHERRY, P.L.A., IS A LICENSED
LANDSCAPE DESIGNER, COLORADO LICENSE
NUMBER 0001

DATE:
1st WC SDP -
01/02/2019
2nd WC SDP -
04/12/2019
3RD WC SDP -
05/17/2019

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE
PLAN

L-29
SHEET 30 OF 43

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

811
Know what's below.
Call before you dig.

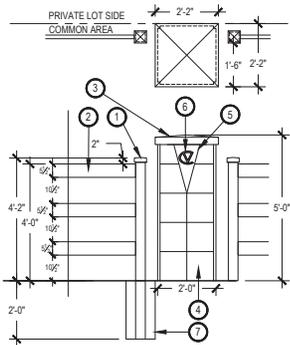
CHECKED BY: B. DO, EN
DRAWN BY:

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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



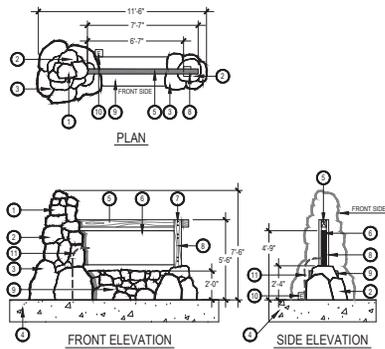
NORRIS DESIGN
www.norrisdesign.com
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1166



① ORNAMENTAL COLUMN / POST FENCE

SCALE: 1/2" = 1'-0"

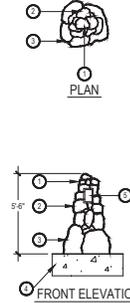
- ① 5" X 5" X 84" CAPPED PVC POSTS @ 8" O.C.
 - ② 5-1/2" X 1-1/2" X 16' PVC RAILS
 - ③ PRECAST CONCRETE CAP TO MATCH EXISTING ON SITE
 - ④ SANDSTONE VENEER TO MATCH EXISTING ON SITE
 - ⑤ ACCENT V SHALL BE LYONS RED SANDSTONE DARKER THAN OTHER STONE PIECES FOR CONTRAST
 - ⑥ SANDBLASTED CRYSTAL VALLEY LOGO AT OWNERS DISCRETION IN KEY VISIBLE AREAS
 - ⑦ CONCRETE FOOTER BY OTHERS
- NOTES:
1. MATCH ALL EXISTING DIMENSIONS IN FIELD
2. FENCE MUST MATCH EXISTING LOCATED ON FILING NO. 1.



② ENTRY MONUMENT DETAIL

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

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



③ CAIRN TRAIL MARKER

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

- ① SMALL BOULDER; APPROX. SIZE 8" HT. X 12" WD. X 12" LG.
- ② MEDIUM BOULDER; APPROX. SIZE 18" HT. X 14" WD. X 14" LG.
- ③ LARGE BOULDER; APPROX. SIZE 32" HT. X 24" WD. X 24" LG.
- ④ FOUNDATION DESIGN BY CONTRACTOR PER STRUCTURAL ENGINEER RECOMMENDATIONS; SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL
- ⑤ SLATE, EMBEDDED SIGN/LOGO FACE

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

LANDSCAPE
CERTIFICATION:
LISA H. BERRY, P.L.A., IS A LICENSED
LANDSCAPE DESIGNER, COLORADO LICENSE
NUMBER 8162.
Lisa Berry

DATE:
1st WC SDP - _____
01/02/2019
2nd WC SDP - _____
04/12/2019
3RD WC SDP - _____
05/17/2019

NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE
DETAILS

L-35
SHEET 36 OF 43

CHECKED BY: B.D.D. EN
DRAWN BY:

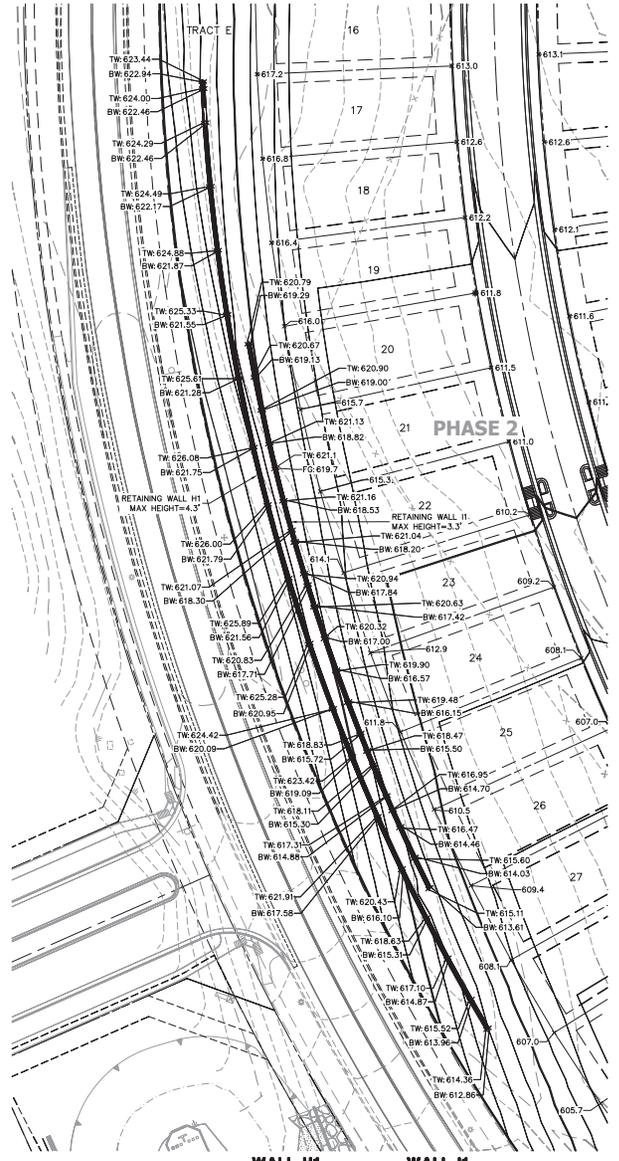
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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

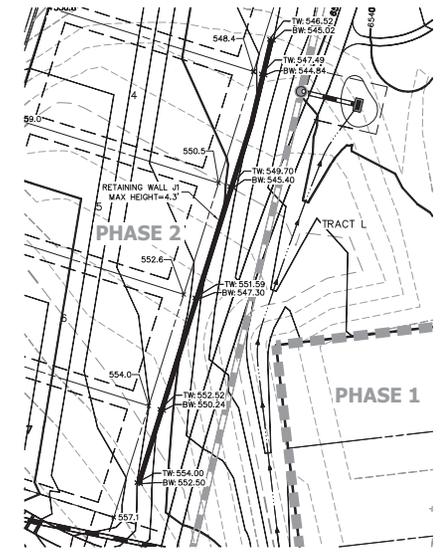
NORRIS DESIGN
www.norris-design.com
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1168



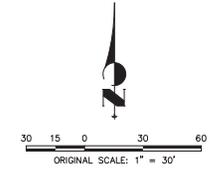
KEY MAP
SCALE 1"=1000'



WALL H1 **WALL H2**



WALL J1



- NOTES:**
1. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
 2. RETAINING WALLS WILL REQUIRE 3RD PARTY INSPECTION.
 3. FINISHED GRADE IS ONE FOOT (1.0') ABOVE B.W.

PREPARED FOR:
**CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC**

DATE:

1st WC SDP -	01/02/2019
2nd WC SDP -	04/12/2019
3rd WC SDP -	05/17/2019

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

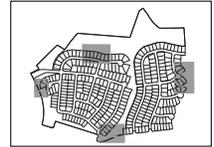
MITROCONSTRUCTION

SHEET TITLE:
**RETAINING
WALL PLAN**

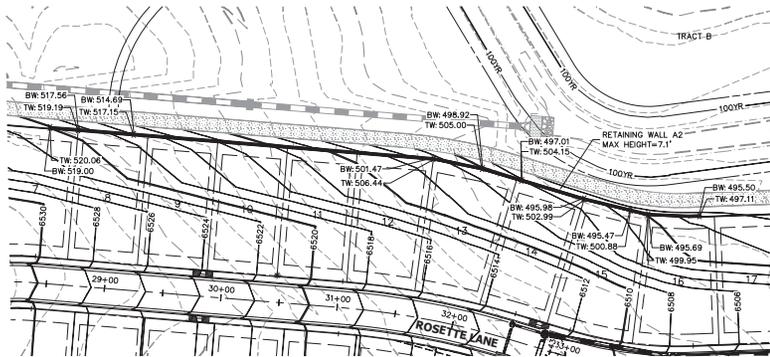
CHECKED BY: [Signature] DATE: 05/17/2019
 DRAWN BY: [Signature] DATE: 05/17/2019

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

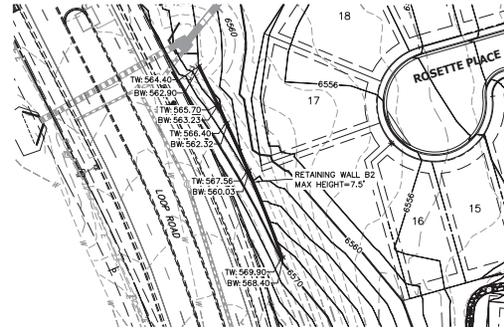
A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



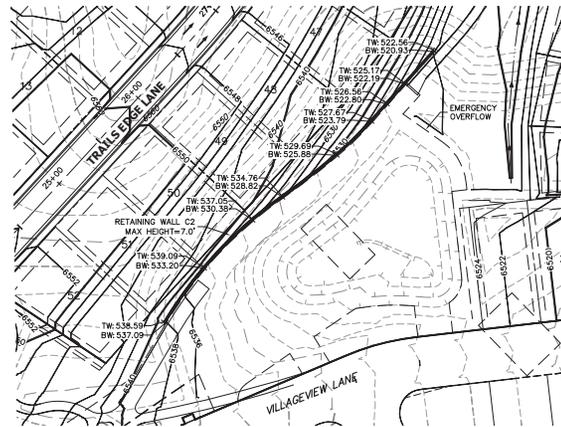
KEY MAP
SCALE 1"=1000'



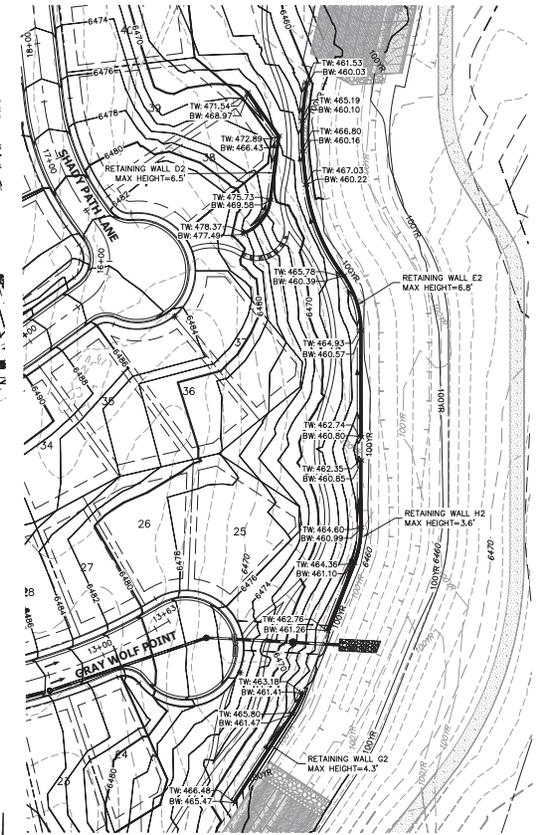
WALL A2



WALL B2



WALL C2



WALL D2 WALL E2 WALL H2 WALL G2



NOTES:

1. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
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PREPARED FOR:
**CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC**

DATE:
1st WC SDP -
01/02/2019
2nd WC SDP -
04/12/2019
3rd WC SDP -
05/17/2019

NOT FOR CONSTRUCTION

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

SHEET TITLE:
**RETAINING
WALL PLAN**

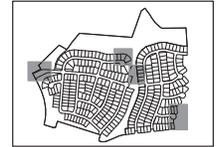
CHECKED BY: [Signature] DATE: 05/17/2019
 DRAWN BY: [Signature] DATE: 05/17/2019

CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

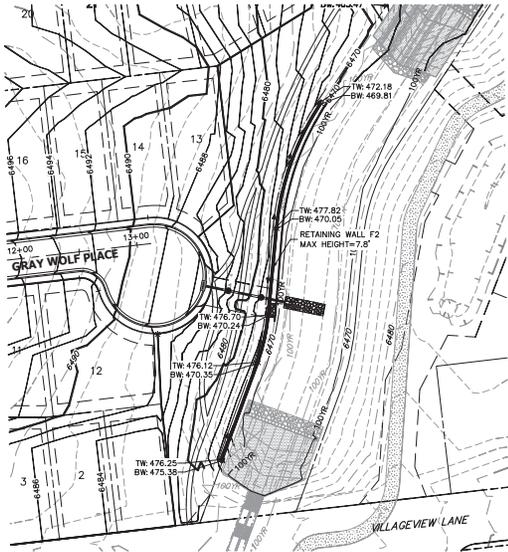
A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO

NORRIS DESIGN
www.norris-design.com

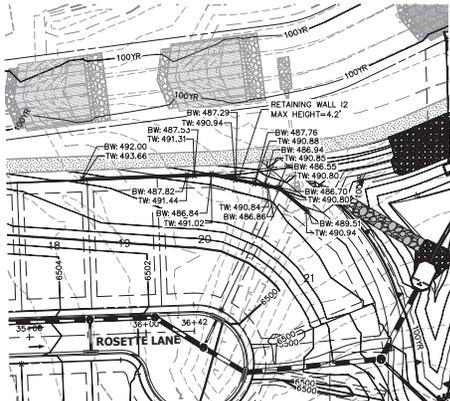
1101 Bannock Street
Denver, Colorado 80204
P 303.882.1186
F 303.882.1186



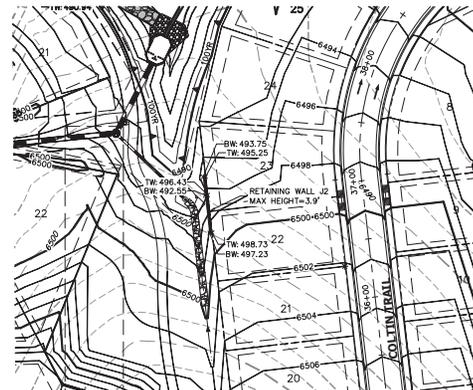
KEY MAP
SCALE: 1"=1000'



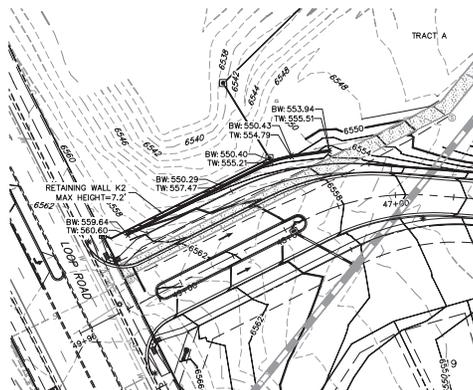
WALL F2



WALL I2



WALL J2



WALL K2



NOTES:

1. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
2. RETAINING WALLS WILL REQUIRE 3RD PARTY INSPECTION.
3. FINISHED GRADE IS ONE FOOT (1.0') ABOVE B.W.

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

PREPARED FOR:
CRYSTAL VALLEY RECOVERY ACQUISITION LLC

DATE:
1st WC SDP - 01/02/2019
2nd WC SDP - 04/12/2019
3rd WC SDP - 05/17/2019

NO PROSTRUCTION

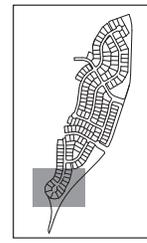
SHEET TITLE:
RETAINING WALL PLAN

CHECKED BY: [Signature] DATE: 05/17/2019
 DRAWN BY: [Signature] DATE: 05/17/2019

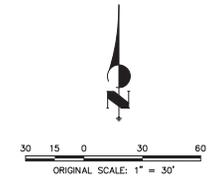
CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

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

NORRIS DESIGN
www.norris-design.com
1101 Barnock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1168



KEY MAP
SCALE 1"=1000'



- NOTES:**
1. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
 2. RETAINING WALLS WILL REQUIRE 3RD PARTY INSPECTION.
 3. FINISHED GRADE IS ONE FOOT (1.0') ABOVE B.W.

CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

PREPARED FOR:
**CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC**

DATE:

1st WC SDP -	01/02/2019
2nd WC SDP -	04/12/2019
3rd WC SDP -	05/17/2019

MITROCONSTRUCTION

SHEET TITLE:
**RETAINING
WALL PLAN**

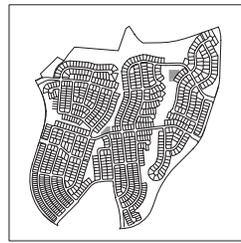
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CRYSTAL VALLEY RANCH FILING NO. 15 SITE DEVELOPMENT PLAN AMENDMENT NO. 2

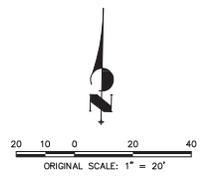
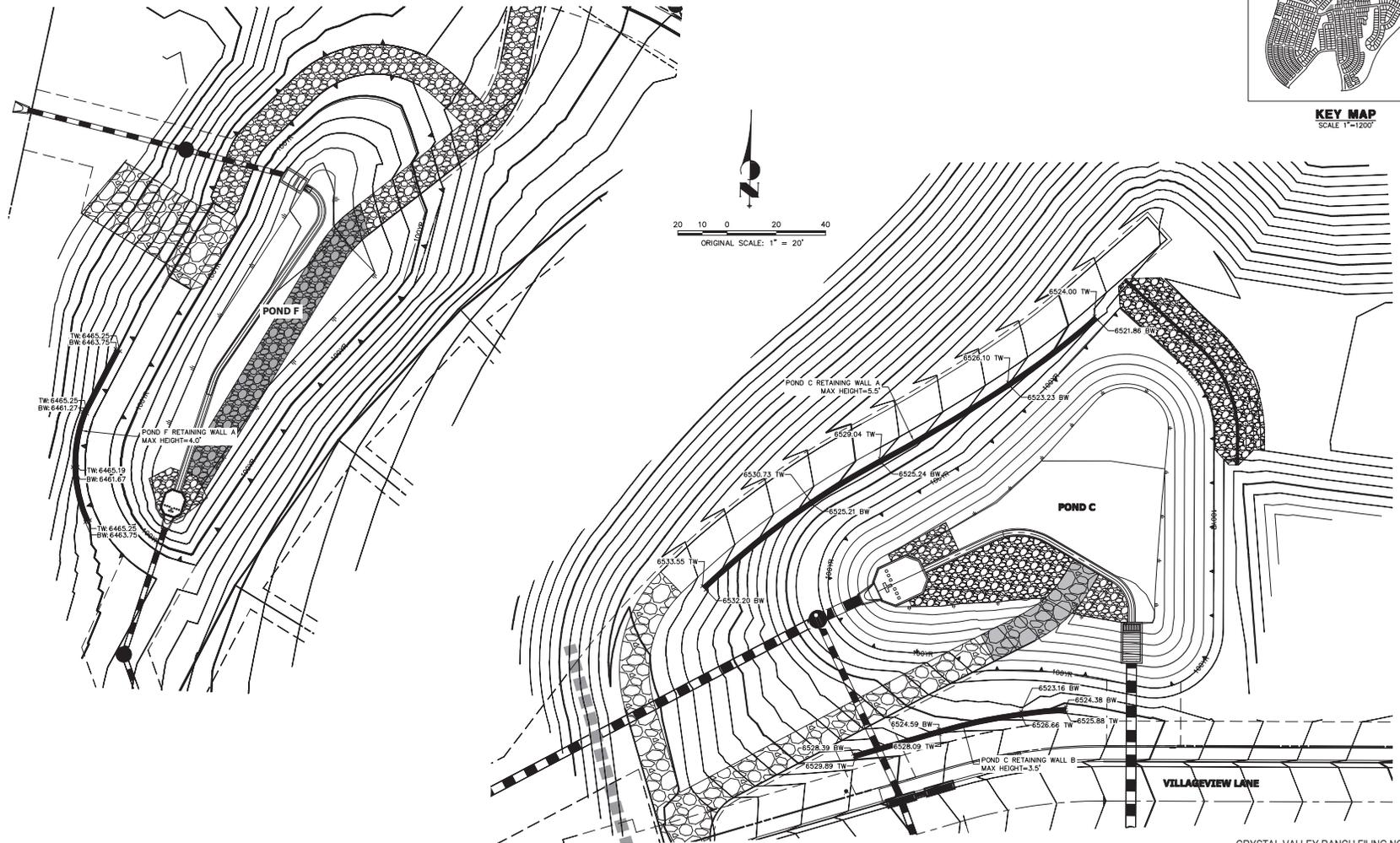
A PARCEL OF LAND LYING IN SECTIONS 24 AND 25, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
AND IN SECTIONS 19 AND 30, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1186
F 303.892.1186



KEY MAP
SCALE 1"=1200'



- NOTES:**
1. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
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CRYSTAL VALLEY RANCH FILING NO. 15
SITE DEVELOPMENT PLAN AMENDMENT NO. 2

PROJECT NO. SDP19-0001

PREPARED FOR:
CRYSTAL VALLEY
RECOVERY ACQUISITION
LLC

DATE:
1st WC SDP -
01/02/2019
2nd WC SDP -
04/12/2019
3rd WC SDP -
05/17/2019

NO FOR CONSTRUCTION

SHEET TITLE:
RETAINING
WALL PLAN

CHECKED BY: [Signature]
 DRAWN BY: [Signature]