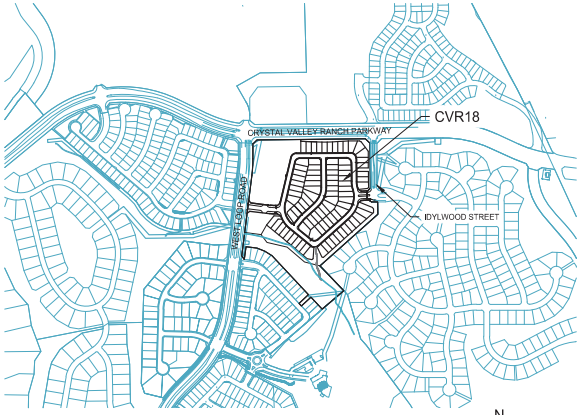
CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



N

0 500 1000
SCALE IN FEET

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 _____, 2019.

_____ __ _____
CHAIR 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 _____, 2019.

_____ _____
MAYOR DATE

ATTEST:

_____ _____
TOWN CLERK DATE

DEVELOPER:

CRYSTAL VALLEY RANCH DEVELOPMENT CO. LLC
1175 CRYSTAL VALLEY PARKWAY
CASTLE ROCK, COLORADO 80104
CONTACT: GREGORY W. BROWN
PHONE: 303.814.6862

ENGINEER

WSB & ASSOCIATES
8310 SOUTH VALLEY HIGHWAY
ENGLEWOOD, CO 80112
CONTACT: JAMES J. MILL
PHONE: 720.318.8862

PLANNER

WSB & ASSOCIATES
8310 SOUTH VALLEY HIGHWAY
ENGLEWOOD, CO 80112
CONTACT: JAMES J. MILL
PHONE: 720.318.8862

SURVEYOR

WSB & ASSOCIATES
8310 SOUTH VALLEY HIGHWAY
ENGLEWOOD, CO 80112
CONTACT: JOSEPH STICE
PHONE: 720.280.7955

LANDSCAPE ARCHITECT:

WSB & ASSOCIATES
8310 SOUTH VALLEY HIGHWAY
ENGLEWOOD, CO 80112
CONTACT: JAMIE RAMOS
LICENSE NO. 229
PHONE: 303.241.2225

OWNERSHIP CERTIFICATION:

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

CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC
A COLORADO LIMITED LIABILITY COMPANY

BY:_____
GREGORY W. BROWN, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2019
BY GREGORY W. BROWN AS PRESIDENT OF CRYSTAL VALLEY RANCH DEVELOPMENT COMPANY, LLC
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISION EXPIRES: _____

PURPOSE:

THE PURPOSE OF THIS SITE DEVELOPMENT PLAN IS TO CREATE A TRADITIONAL STYLE, SINGLE FAMILY, SITE PLAN WITH 90 SINGLE FAMILY LOTS.

OWNERSHIP CERTIFICATION:

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

PINNACLE VIEW DEVELOPMENT, LLC
A COLORADO LIMITED LIABILTY COMPANY

BY:_____
DAN KAUFFMAN, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2019
BY DAN KAUFFMAN AS PRESIDENT OF PINNACLE VIEW DEVELOPMENT, LLC
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISION EXPIRES: _____

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LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIENS CREATED BY THE INSTRUMENTS RECORDED ON APR 18, 2018 AT RECEPTION NO. 2018023518, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIENS TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
FIRSTBANK

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____,2019

BY _____ AS _____.
OF FIRSTBANK

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE, 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 LIEN HOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

SIGNED THIS _____ DAY OF _____, 2019

_____
AUTHORIZED REPRESENTATIVE

_____
LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES:

_____ _____
NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2019, BY _____ AS AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY.

SURVEYOR'S CERTIFICATE:

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

_____ _____
JOSEPH STICE DATE
COLORADO P.L.S. NO. 36072
FOR AND ON BEHALF OF WSB & ASSOCIATES

CIVIL ENGINEER'S STATEMENT:

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

_____ _____
JAMES J. MILL, PROFESSIONAL ENGINEER DATE
COLORADO P.E. NO. 29256
FOR AND ON BEHALF OF WSB & ASSOCIATES.

PROJECT BENCHMARKS (NAVD 88):

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

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

BASIS OF BEARINGS:

THE BASIS OF BEARING BEGINS AT THE WEST CORNER OF LOT 138, CRYSTAL VALLEY RANCH FILING NO. 2, AS RECORDED AT RECEPTION NO. 2003151873, DOUGLAS COUNTY RECORDS; THENCE N75°58'57"W, A DISTANCE OF 135.50 FEET.

DOUGLAS COUNTY CLERK AND RECORDERS CERTIFICATE:

THIS SITE DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE __ DAY OF _____, 2019 AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	SITE PLAN
5	GENERAL GRADING PLAN
6	GENERAL UTILITY PLAN
7	OVERALL LANDSCAPE PLAN
8	LANDSCAPE PLAN - NORTHWEST
9	LANDSCAPE PLAN - NORTHEAST
10	LANDSCAPE PLAN - SOUTHWEST
11	LANDSCAPE PLAN - SOUTHEAST
12	TRACT F ENLARGEMENT
13	LANDSCAPE PLAN - NOTES
14	PLANT DETAILS
15	MISCELLANEOUS DETAILS
16	MISCELLANEOUS DETAILS
17	REC CTR PAVILION ELEVATIONS

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, AND LYING WITHIN TRACT B, CRYSTAL VALLEY RANCH FILING 16, AS RECORDED AT RECEPTION NO. 2016053856, DOUGLAS COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 138, CRYSTAL VALLEY RANCH FILING NO. 2, AS RECORDED AT RECEPTION NO. 2003151873, DOUGLAS COUNTY RECORDS, AND COINCIDENT WITH SAID TRACT B, CRYSTAL VALLEY RANCH FILING 16, THE FOLLOWING COURSES:

THENCE S43°43'38"E, A DISTANCE OF 292.29 FEET;

THENCE S49°20'38"W, A DISTANCE OF 242.04 FEET;

THENCE N43°13'39"W, A DISTANCE OF 140.66 FEET;

THENCE S46°46'21"W, A DISTANCE OF 110.00 FEET;

THENCE N43°13'39"W, A DISTANCE OF 30.00 FEET;

THENCE N46°46'21"E, A DISTANCE OF 110.00 FEET;

THENCE N43°13'39"W, A DISTANCE OF 453.18 FEET;

THENCE N57°36'56"W, A DISTANCE OF 72.82 FEET;

THENCE N68°13'02"W, A DISTANCE OF 72.44 FEET;

THENCE N82°28'33"W, A DISTANCE OF 93.64 FEET;

THENCE S7°31'27"W, A DISTANCE OF 110.00 FEET;

THENCE N37°28'33"W, A DISTANCE OF 37.06 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOOP ROAD, RECEPTION NO. 2002097027, DOUGLAS COUNTY RECORDS;

THENCE COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N07°13'36"E, A DISTANCE OF 694.58 FEET TO A CURVE TO THE LEFT, CONCAVE WESTERLY, AND HAVING A RADIUS OF 1,055.00 FEET;
2. COINCIDENT WITH THE ARC OF SAID CURVE AN ARC DISTANCE OF 138.36 FEET, THROUGH A CENTRAL ANGLE OF 07°30'51";
3. N00°17'14"W, A DISTANCE OF 130.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CRYSTAL VALLEY PARKWAY, RECEPTION NO. 2002037509, DOUGLAS COUNTY RECORDS;

THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. S88°02'44"E, A DISTANCE OF 5.02 FEET;
2. N44°49'25"E, A DISTANCE OF 42.35 FEET;
3. N89°22'14"E, A DISTANCE OF 924.18 FEET;
4. S45°34'04"E, A DISTANCE OF 55.21 FEET TO THE WESTERLY LINE OF SAID CRYSTAL VALLEY RANCH FILING NO. 2.;

THENCE COINCIDENT WITH SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S00°37'43"E, A DISTANCE OF 380.19 FEET;
2. S44°17'43"W, A DISTANCE OF 42.48 FEET;
3. S00°00'13"W, A DISTANCE OF 64.51 FEET;
4. S58°26'45"E, A DISTANCE OF 46.36 FEET;
5. N90°00'00"E, A DISTANCE OF 51.47 FEET;
6. S00°37'43"E, A DISTANCE OF 103.91 FEET;
7. S48°13'52"W, A DISTANCE OF 660.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,106,146 SQUARE FEET OR 25.394 ACRES, MORE OR LESS.

SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.
2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN . LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.
3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
4. ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 08035C0304G, DATED MARCH 16, 2017, THE SITE SITS IN FLOODZONE X, AND NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.
6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK 'WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY', AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.
7. APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
9. THE PURPOSE/USE OF ALL TRACTS AND THE DEDICATION OF ALL TRACTS IS SHOWN ON SHEET 2 OF 16.
10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
11. THIS SITE IS ZONED PD PER THE CRYSTAL VALLEY RANCH PD, 4TH AMENDMENT.
12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, STREET SIGNS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.
13. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT. ALL RETAINING WALLS ADJACENT TO PUBLIC STREET RIGHT OF WAY AND VISIBLE SHALL BE CONSTRUCTED OF GREY GRANITE (OR EQUAL), MATCHING THE EXISTING WALLS LOCATED THROUGHOUT CRYSTAL VALLEY RANCH. ALL MATERIALS TO BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
14. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

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

wsb

WSB PROJECT NO.:
011602-000

SCALE:	DESIGN BY:
AS SHOWN	NW
PLAN BY:	CHECK BY:
NW	JM

REVISIONS

NO.	DATE	DESCRIPTION
1	06.21.2019	FOURTH SUBMITTAL
2	08.02.2019	FIFTH SUBMITTAL
3	08.29.2019	SIXTH SUBMITTAL
4	09.10.2019	SEVENTH SUBMITTAL

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

COVER SHEET

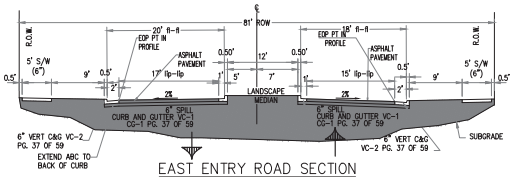
SHEET
1
of
17

EXHIBIT 1

CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

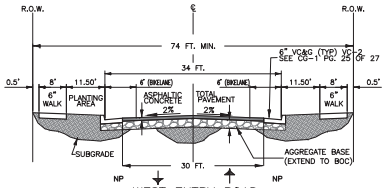
A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,



EAST ENTRY ROAD SECTION

N.T.S.

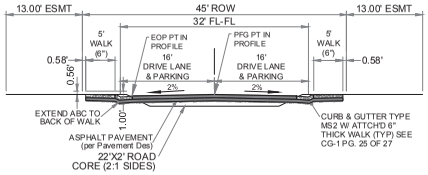
NO ON-STREET PARKING, OR DRIVEWAY ACCESS



WEST ENTRY ROAD

COLLECTOR STREET NTS TYPICAL CROSS SECTION

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



LOCAL STREET SECTION

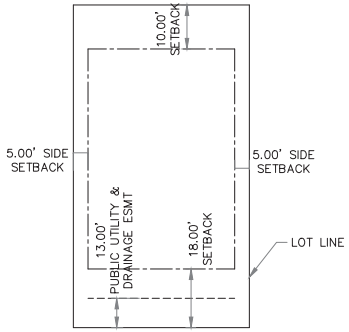
N.T.S.

Filing 18 Detailed Site Data		
Description	**Area**	
OSP (Tract A-B, D-F)	6.866 ac	*27.04%*
COMMERICAL	4.006 ac	*15.78%*
LOTS	10.819 ac	*42.61%*
SITE ROW	3.703 ac	*14.58%*
Total Land Area	**25.394 ac**	*100.00%*
	Proposed	**PD Permitted**
Lot/unit Count - SFE's	90	171
Landscape SFE's for irrigation	4.00	n/a
Gross Density	5.1 du/ac	6.0 du/ac
Lots + Site-ROW	14.52 ac	n/a
Minimum Lot Area	4,151 sf	n/a
Maximum Lot Area	8,433 sf	n/a
Average Lot Area	5,236 sf	n/a
Total ROW Area	3.70 ac	n/a
Total Landscape Area	302,246 sf	n/a
Land Use	R-SF-6	R-MF-24
Min Building Separation	10 ft	Setbacks and Parking to be determined at the SDP
Max Building Height (R-SF-6)	35 ft	
Min Front Garage/Primary Structure Setback	18 ft	
Min Patio or Living Setback	10 ft	
Side Lot Setback	5 ft	
Side Corner Lot Setback	13 ft	
Setback off Chamfered Corner ROW	0 ft	
Min Rear Setback	10 ft	
Off Street Parking Req per Lot	2	

CVR18 Dedication Summary Table					
	Area	**Ownership/Maintenance**	**Description**	**Zoning**	**Usage Type**
TRACT A	0.57 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Landscape Buffer
TRACT B	0.15 ac	Crystal Valley Ranch Master HOA	Landscape Tract	OSP	Sight Triangle
TRACT C	4.01 ac	Crystal Valley Ranch Master HOA	Future Commercial Tract	OSP	Commercial Use
TRACT D	0.80 ac	Crystal Valley Ranch Master HOA	Rec. Center	OSP	Recreation Area
TRACT E	1.57 ac	Crystal Valley Ranch Dev. Co.	Landscape Tract	OSP	Landscape Buffer
TRACT F	3.77 ac	Crystal Valley Ranch Master HOA	Open Space	OSP	Landscape Buffer
	10.87 ac				

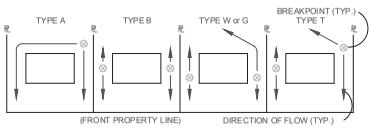
LEGEND

- X:X — SLOPE
- PROPOSED CONTOUR - 5'
- PROPOSED CONTOUR - 1'
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 1'
- FIRE HYDRANT
- DOMESTIC WATER LINE
- SIGHT DISTANCE LINE
- BUILDING ENVELOPE
- LOT BOUNDARY
- ROAD CENTERLINE
- EASEMENT LINE



TYPICAL STREET FRONTAGE AND SETBACK

18' MINIMUM TO GARAGE, 15' TO PORCH OR LIVING AREA
(10' MINIMUM CLEAR BETWEEN STRUCTURES)



LOT DRAINAGE TYPES

N.T.S.

NOTES:

1. SURFACED ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM ALL-WEATHER DRIVING CAPABILITIES HAVE BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT.
2. ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES.
4. ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT. ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANES".
5. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE TOWN OF CASTLE ROCK FIRE AND RESCUE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.

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SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
SDP18-0060

wsb

WSB PROJECT NO.: 011602-000

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REVISIONS

NO.	DATE	DESCRIPTION
1	06.21.2019	FOURTH SUBMITTAL
2	08.02.2019	FIFTH SUBMITTAL
3	08.29.2019	SIXTH SUBMITTAL
4	09.10.2019	SEVENTH SUBMITTAL

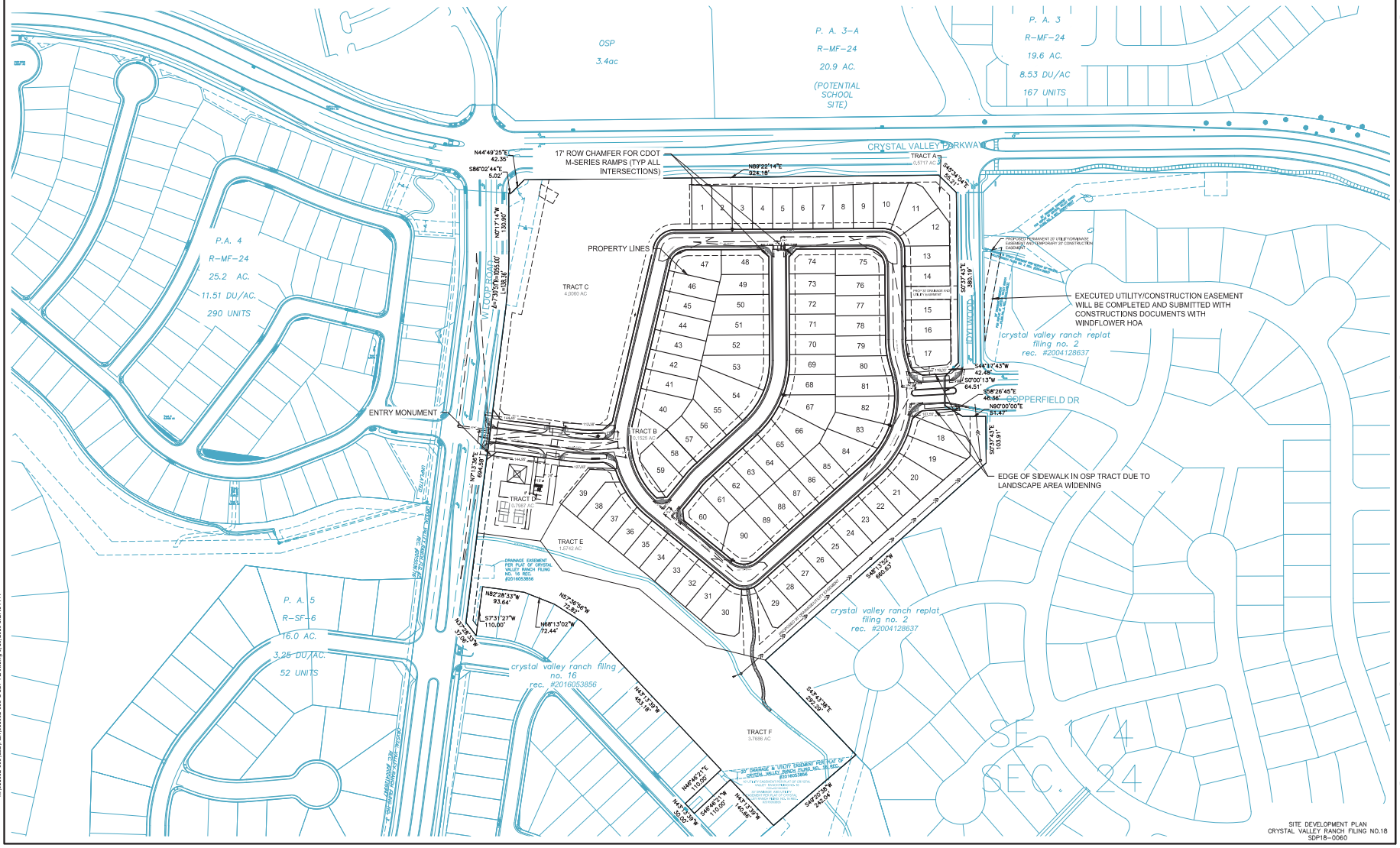
SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

GENERAL NOTES

CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,



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SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

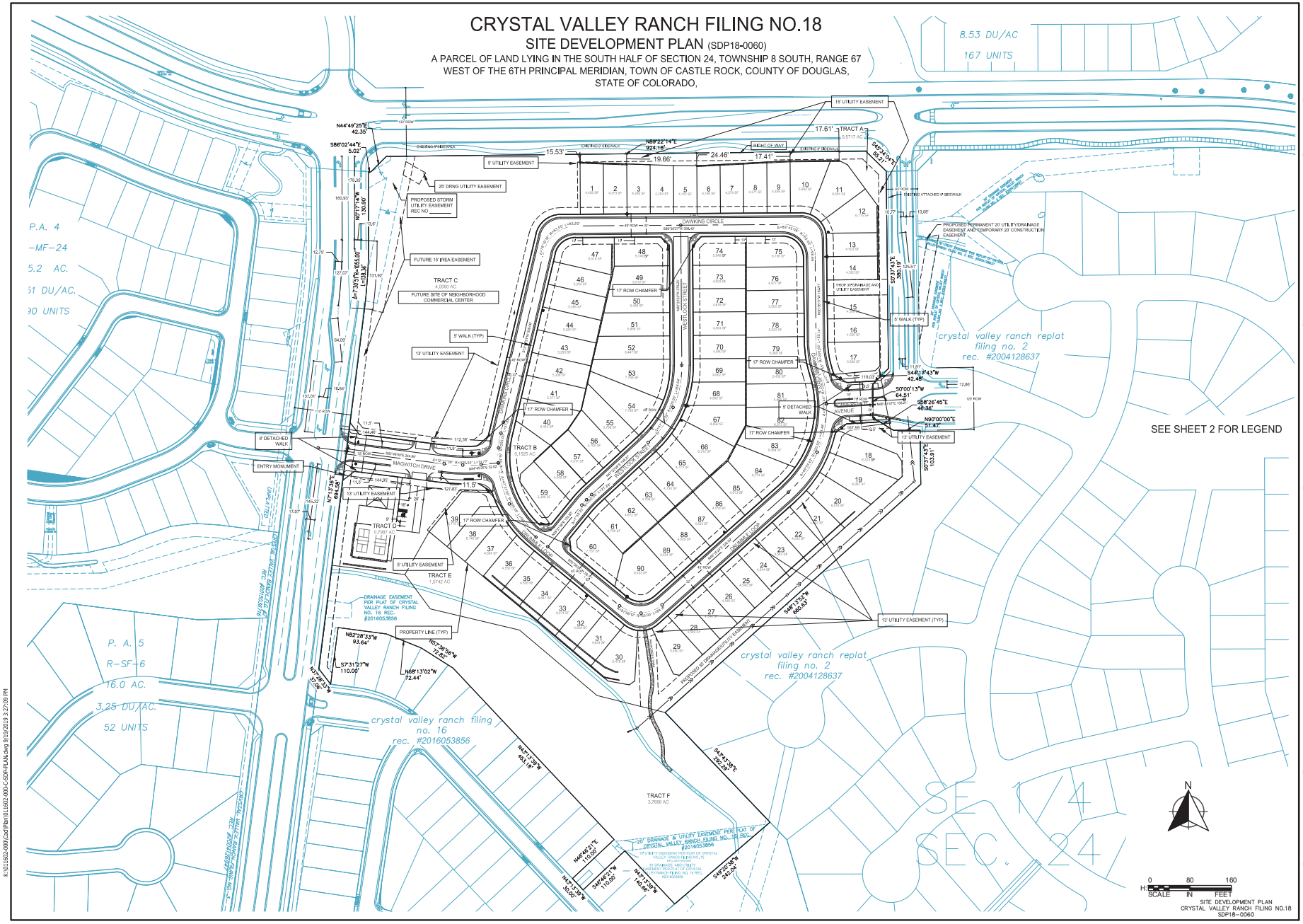
OVERALL SITE PLAN

SHEET 3 of 17

CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,



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SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

SITE PLAN

SHEET 4 of 17

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CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

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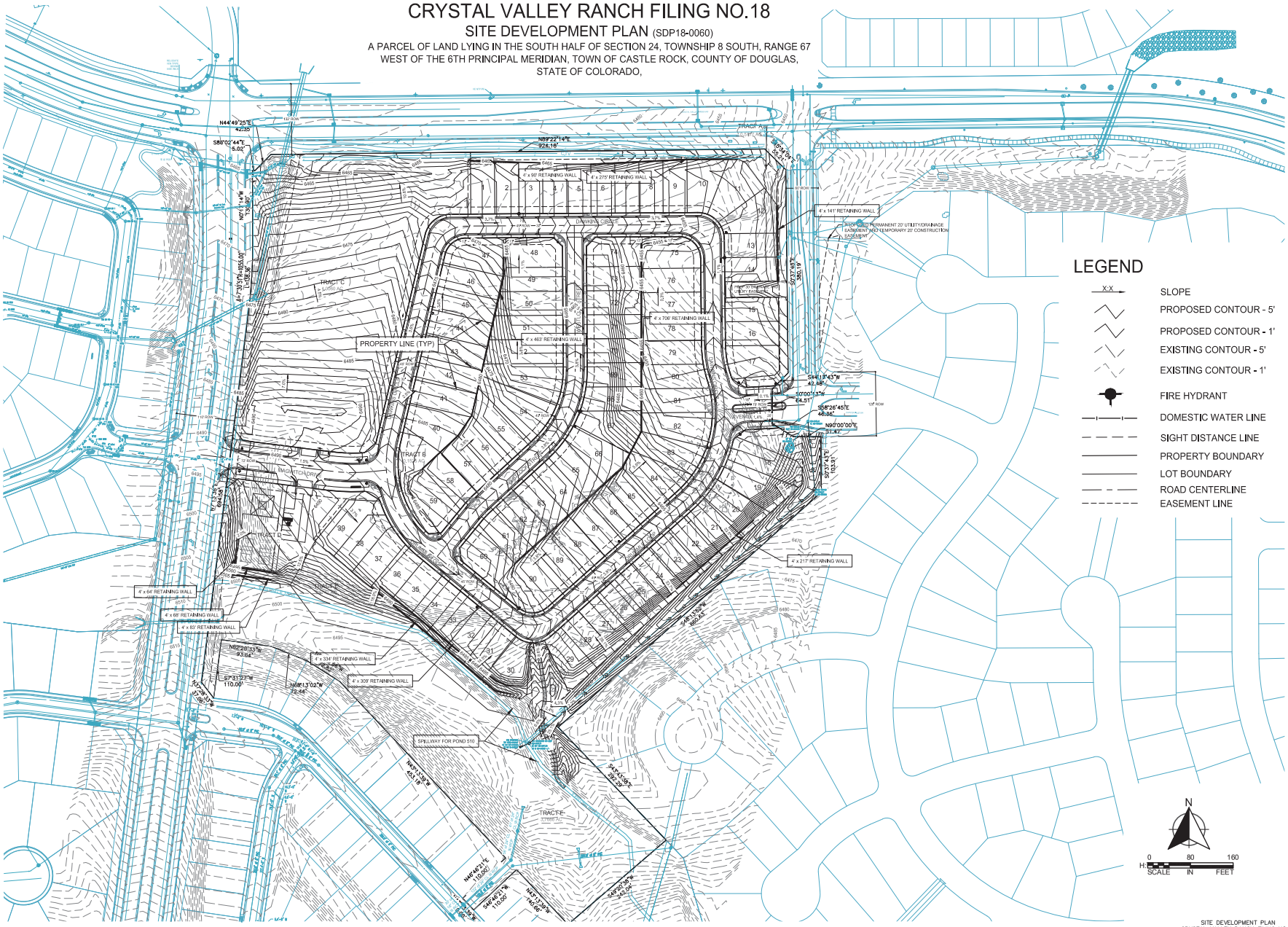

SITE DEVELOPMENT PLAN
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SDP18-0060

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SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

GENERAL GRADING PLAN

CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

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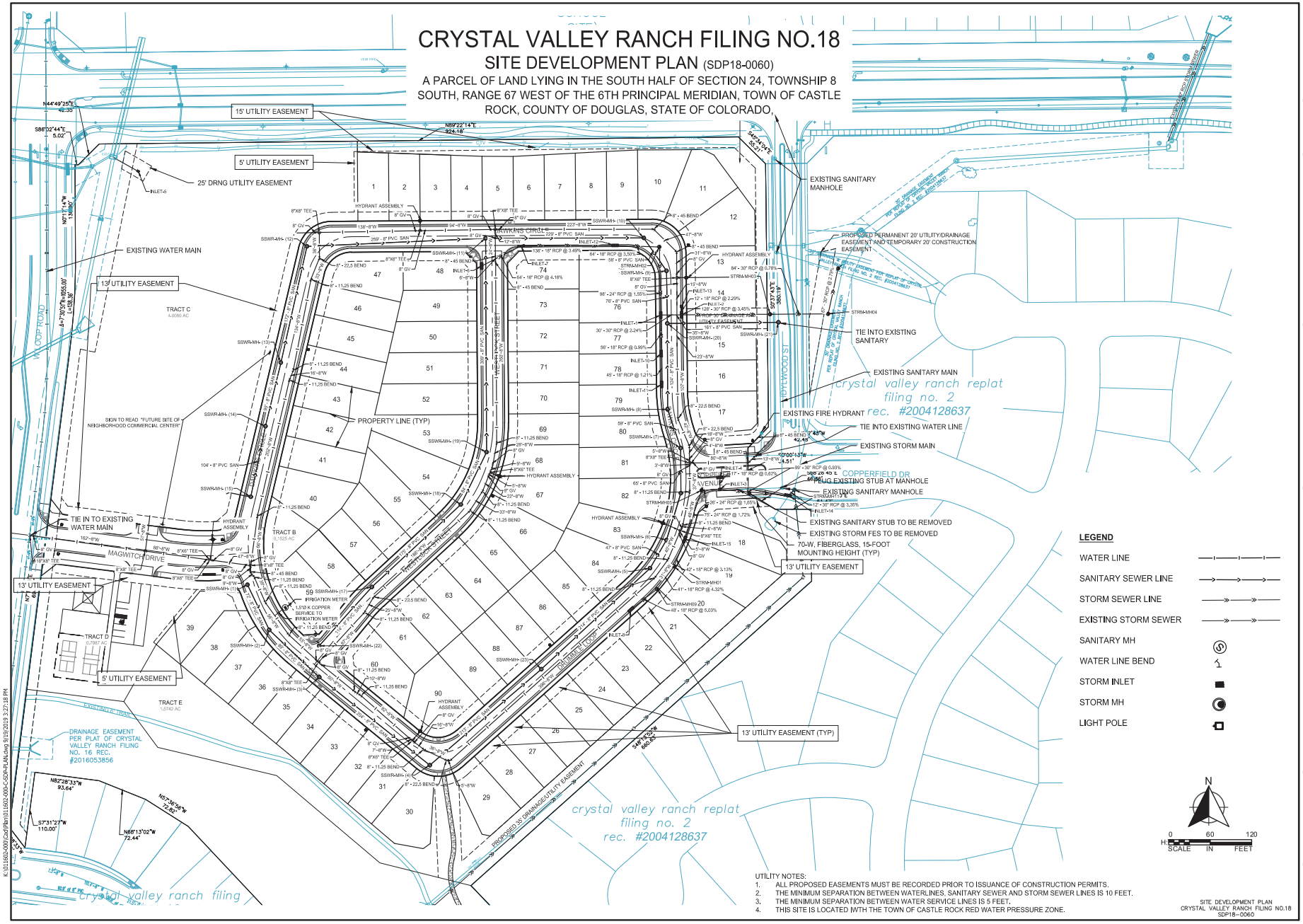

UTILITY NOTES:

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

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
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SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

GENERAL UTILITY PLAN

CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

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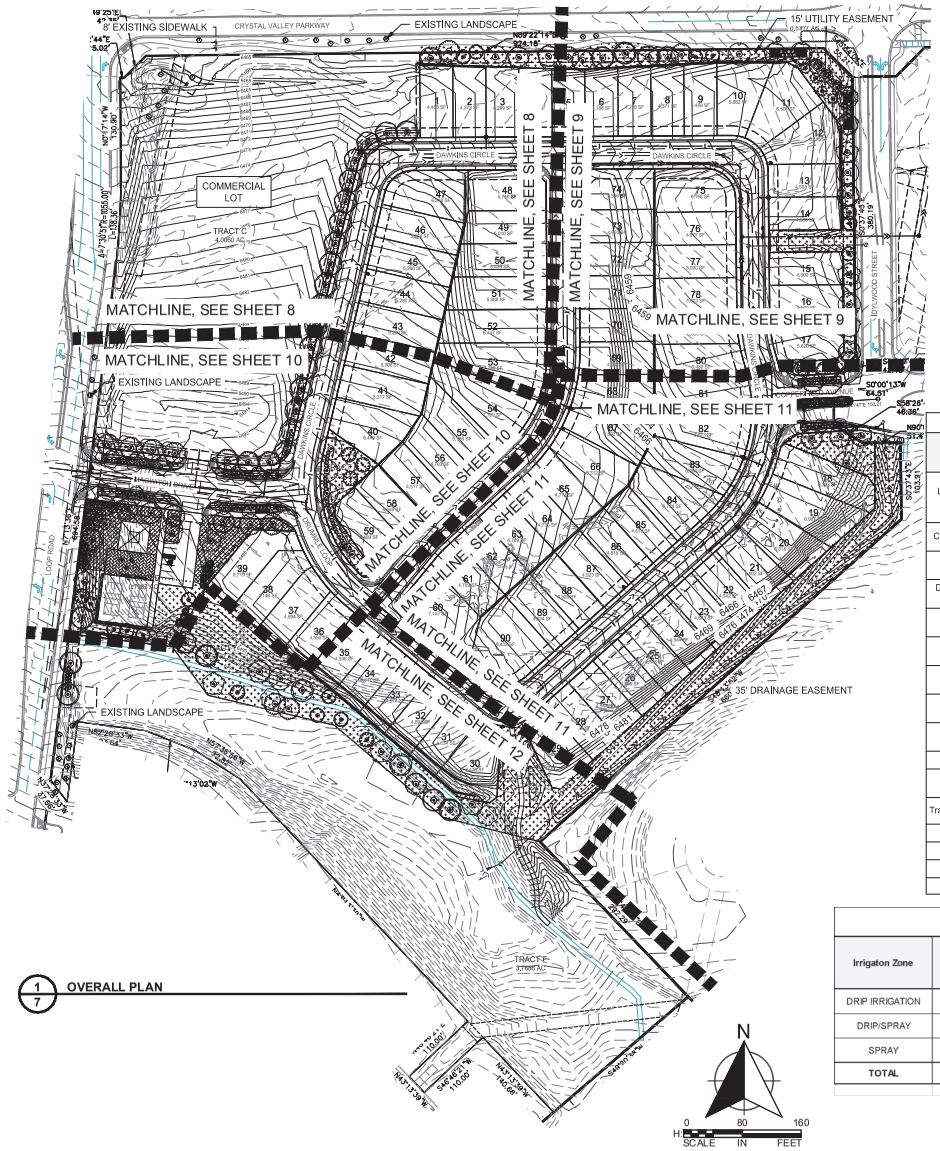

1/7 OVERALL PLAN

CONCEPTUAL LANDSCAPE PLAN STANDARD NOTES:

1. SQUARE FOOTAGES ARE ESTIMATED. FINAL LANDSCAPE AREA COVERAGES SHALL MEET OR EXCEED COVERAGES REPRESENTED IN THIS DRAWING AND SHALL CONFORM TO SUBSEQUENT SUBMITTAL REQUIREMENTS.
2. QUANTITIES AND LOCATIONS OF PLANT MATERIALS ARE APPROXIMATED. FINAL QUANTITIES AND LOCATIONS WILL BE REFLECTED ON CONSTRUCTION DOCUMENTS.
3. ALL PLANTS ARE TO BE PROPERLY HYDROZONED PER TOWN OF CASTLE ROCK PLANT LIST.
4. DISTANCE OF TREES TO UTILITY LINES SHOULD BE A MINIMUM OF 10 FEET.
5. PERMANENT IRRIGATION IS REQUIRED FOR ALL LANDSCAPED AREA GREATER THAN 500 SQUARE FEET, PER SECTION 4.2.3 OF THE LANDSCAPE AND IRRIGATION MANUAL.
6. DESIGN MUST ACCOMMODATE THE WATERING RESTRICTIONS AS OUTLINED IN THE TOWN OF CASTE ROCK WATER USE MANAGEMENT PLAN (WUMP).
7. IRRIGATION SYSTEMS ARE TO BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN.
8. IRRIGATION SYSTEMS ARE TO BE DESIGNED PER THE TOWN OF CASTLE ROCK LANDSCAPE AND IRRIGATION REGULATIONS SECTION 4.2.3 AND TO CORRELATE WITH THE USE TYPE ON THE PROPERTY.
9. BUILDER WILL ADD 1 LARGE CANOPY TREE AND 4 SHRUBS PER FRONT YARD TO MEET THE INTENT OF STREETSCAPE REQUIREMENTS ON LOCAL STREETS

LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING SHRUB BED
- TREE SIZE AT TIME OF PLANTING
- TREE SIZE AFTER 5-7 YEARS
- IRRIGATED SOD (HIGH HYDROZONE)
- IRRIGATED NATIVE SEED (LOW HYDROZONE)
- TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)
- SHRUB BED (LOW HDYROZONE) HARDWOOD MULCH
- EDGER
- ENTRY MONUMENT
- PROPERTY BOUNDARY
- 6485 EXISTING CONTOUR
- 6485 PROPOSED CONTOUR
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- PROPOSED FENCE

LANDSCAPE SUMMARY CHART

Tract/ Road	Length (lf)	Area (sf)	Area (ac)	Use	Requirements	Irrigated Drought Tolerant Turf Area (sf)	Irrigated Native Seed Area (sf)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Loop Road (South of Entry Road)	415 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	10	12 (including 5 existing trees)	40	40
Crystal Valley Parkway	550 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	14	19	56	56
Idylwood Street	425 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	11	12	44	56
Dawkins Circle (Along Commercial Lot)	550 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	14	18	56	64
Copperfield Avenue (North Side)	115 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	3	3	12	12
Copperfield Avenue (South Side)	115 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	3	3	12	12
Copperfield Avenue Median	100 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	3	3	12	38
Magwitch Drive (North Side)	260 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	7	7	28	28
Magwitch Drive (South Side)	260 lf	-	-	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	-	-	7	7	28	28
Tract A	-	24,829 sf	0.57 ac	Open Space	-	-	24,830 sf	N/A	4	N/A	20
Tract B	-	6,534 sf	0.15 ac	Streetscape	1 tree per 40 lf; 4 shrubs per 1 tree	6,534 sf	-	6	6	24	25
Tract C (Commercial Lot)	782 lf	174,676 sf	4.01 ac	Future Development Area	-	-	-	N/A	N/A	N/A	N/A
Tract D (Park)	-	34,848 sf	0.80 ac	Park	-	10,500 sf	7,610 sf	N/A	15	N/A	33
Tract E	-	68,825 sf	1.58 ac	Open Space	-	5,252 sf	63,573 sf	N/A	21	N/A	0
Tract F	-	164,160 sf	3.77 ac	Open Space	-	-	-	N/A	N/A	N/A	N/A
TOTAL	**0 lf**	**309,712 sf**	**7.11 sf**			**22,286 sf**	**96,013 sf**	**78**	**118**	**312**	**412**

CLWUR CHART

Irrigaton Zone	Plant Type	App. Rate	Hydro Zone	% of Total Landscape Area	IA (Irrigated Area in Sq Ft)	LWUR (Landscape Water Use Rating)	TA (Total Area sf)	CLWUR**
DRIP IRRIGATION	Trees & Shrubs in Planting Beds	5-10	Low	8%	10,263 sf	2	128,562	0.16
DRIP/SPRAY	Trees & Shrubs with Irrigation Native Seed	5-10	Low	85%	109,903 sf	2	128,562	1.71
SPRAY	BTF Texas Bluegrass (Sod)	15+	High	7%	8,396 sf	4.5	128,562	0.29
TOTAL				**100%**	**128,562 sf**			**2.16**

**CLWUR = (LWURxIA) / TA

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JAMES F. RAMOS

DATE: ____ LIC. NO. 229

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

LANDSCAPE & RESTORATION PLANS

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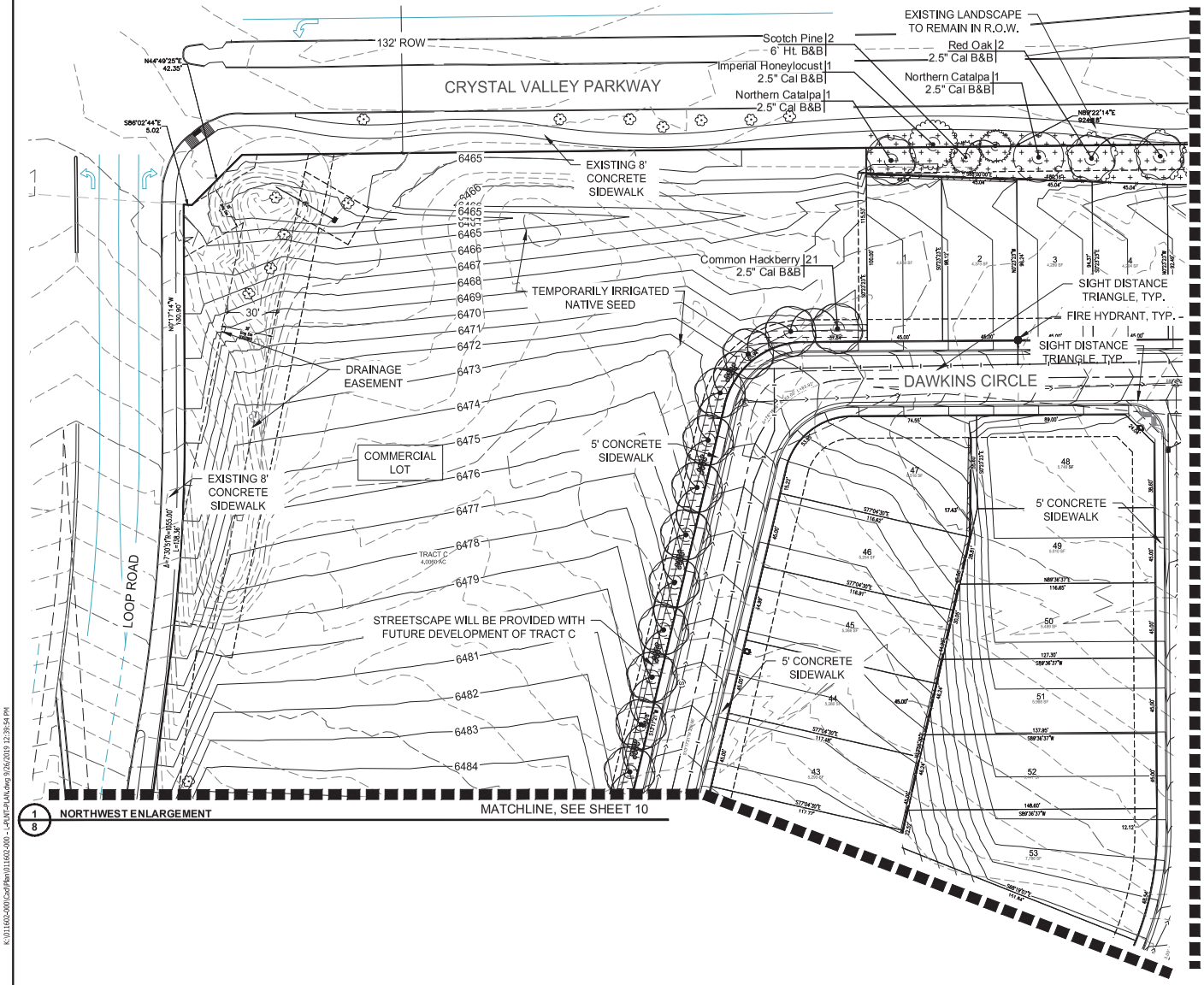

LEGEND

- EXISTING DECIDUOUS TREE
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- TREE SIZE AT TIME OF PLANTING
- TREE SIZE AFTER 5-7 YEARS
- IRRIGATED SOD (HIGH HYDROZONE)
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SITE DEVELOPMENT PLAN
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TOWN OF CASTLE ROCK

LANDSCAPE PLAN - NORTHWEST

SHEET 8 OF 17

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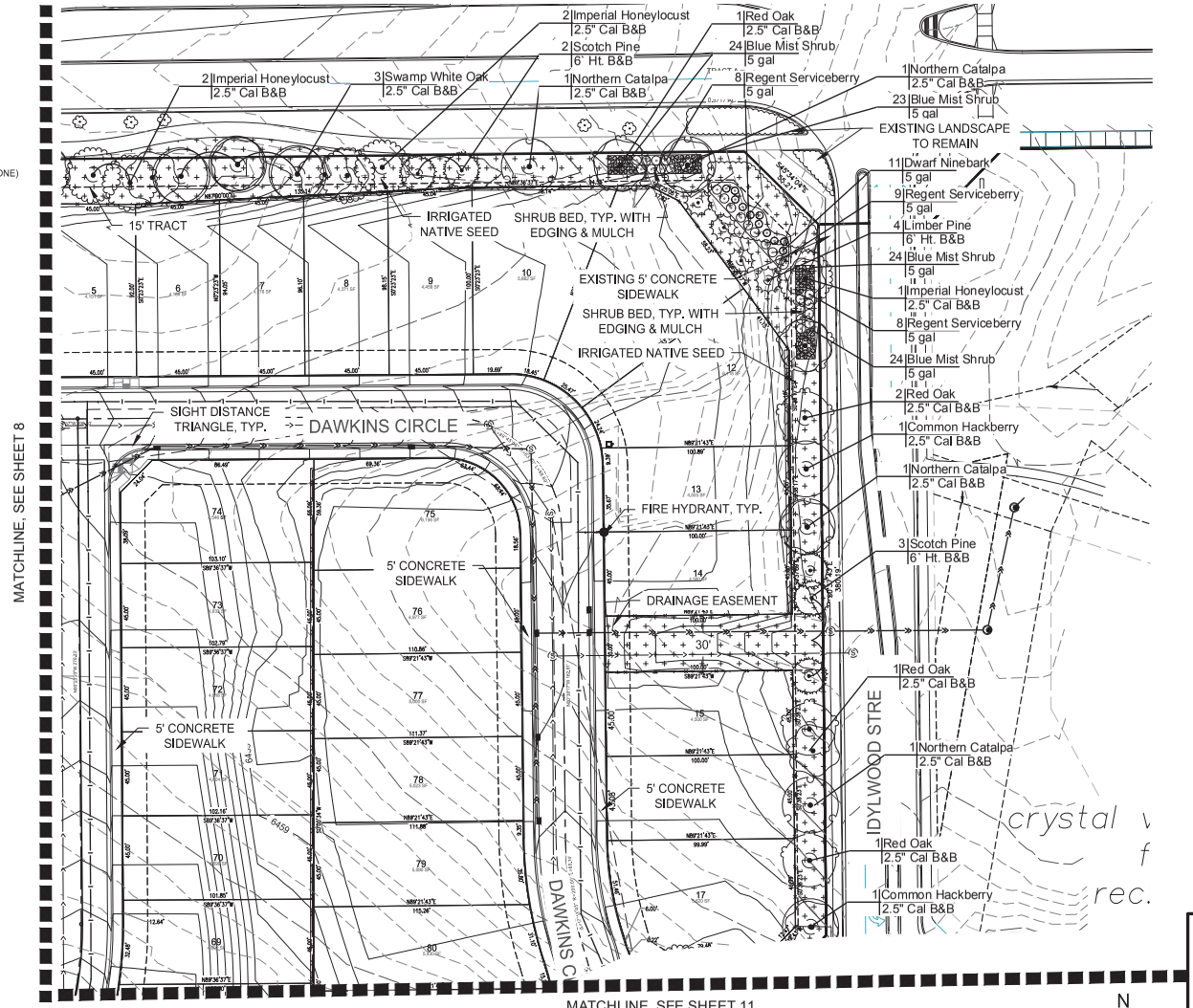

1/9 NORTHEAST ENLARGEMENT

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SITE DEVELOPMENT PLAN
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TOWN OF CASTLE ROCK

LANDSCAPE PLAN - NORTHEAST

SHEET 9 OF 17

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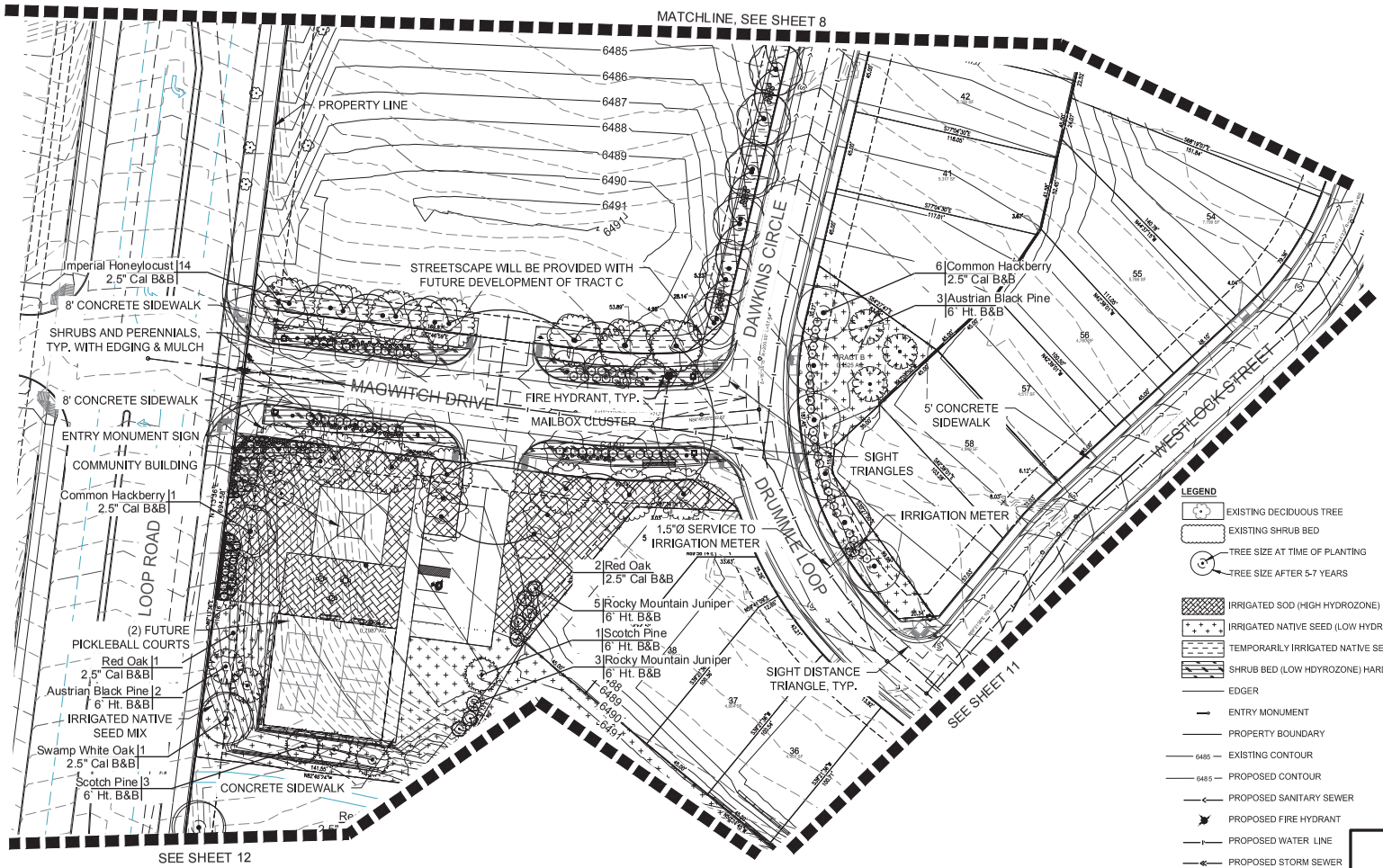

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1/10 SOUTHWEST ENLARGEMENT

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LANDSCAPE & RESTORATION PLANS

SHEET 10 OF 17

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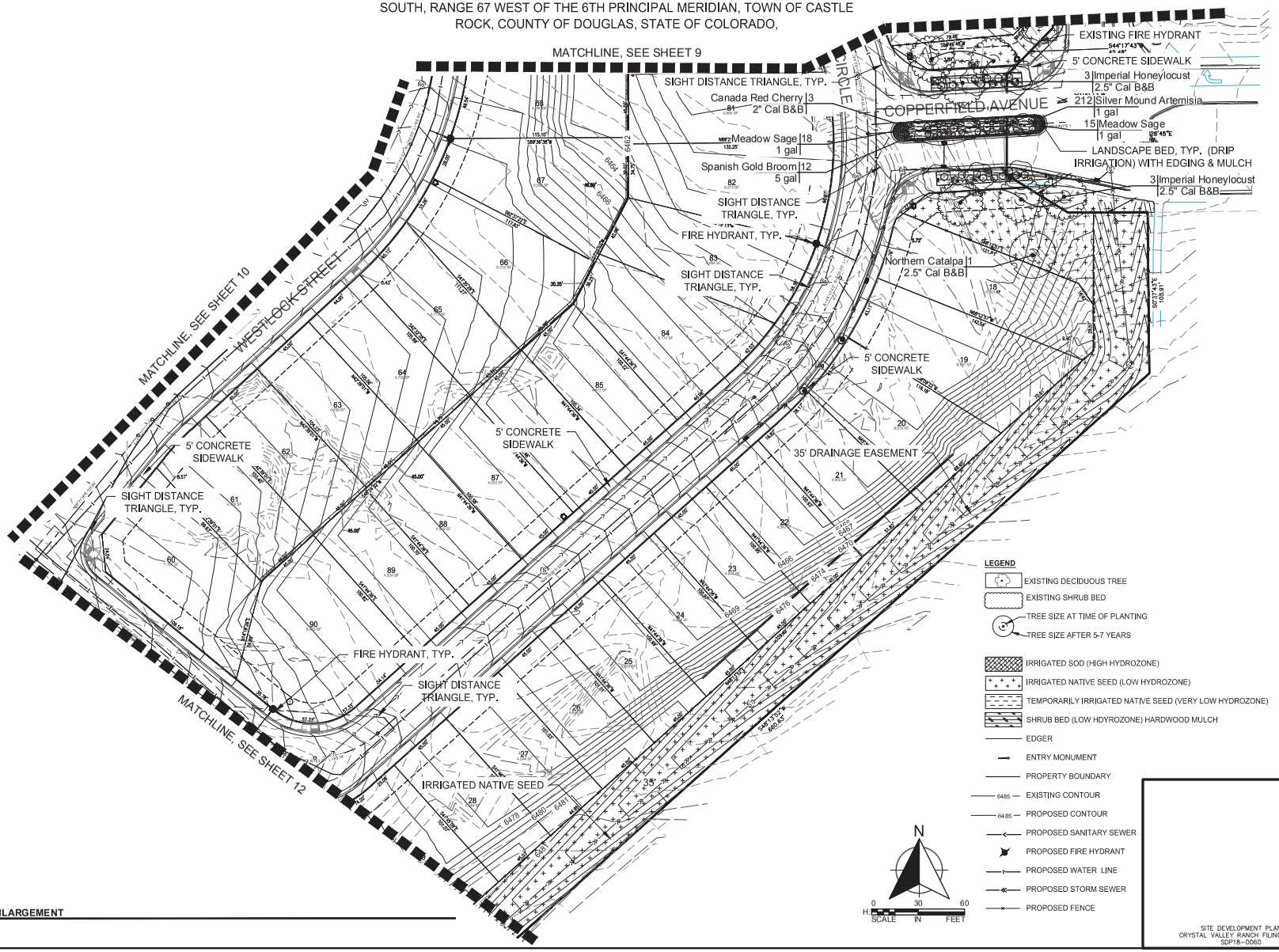

1/11 SOUTHEAST ENLARGEMENT

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SITE DEVELOPMENT PLAN
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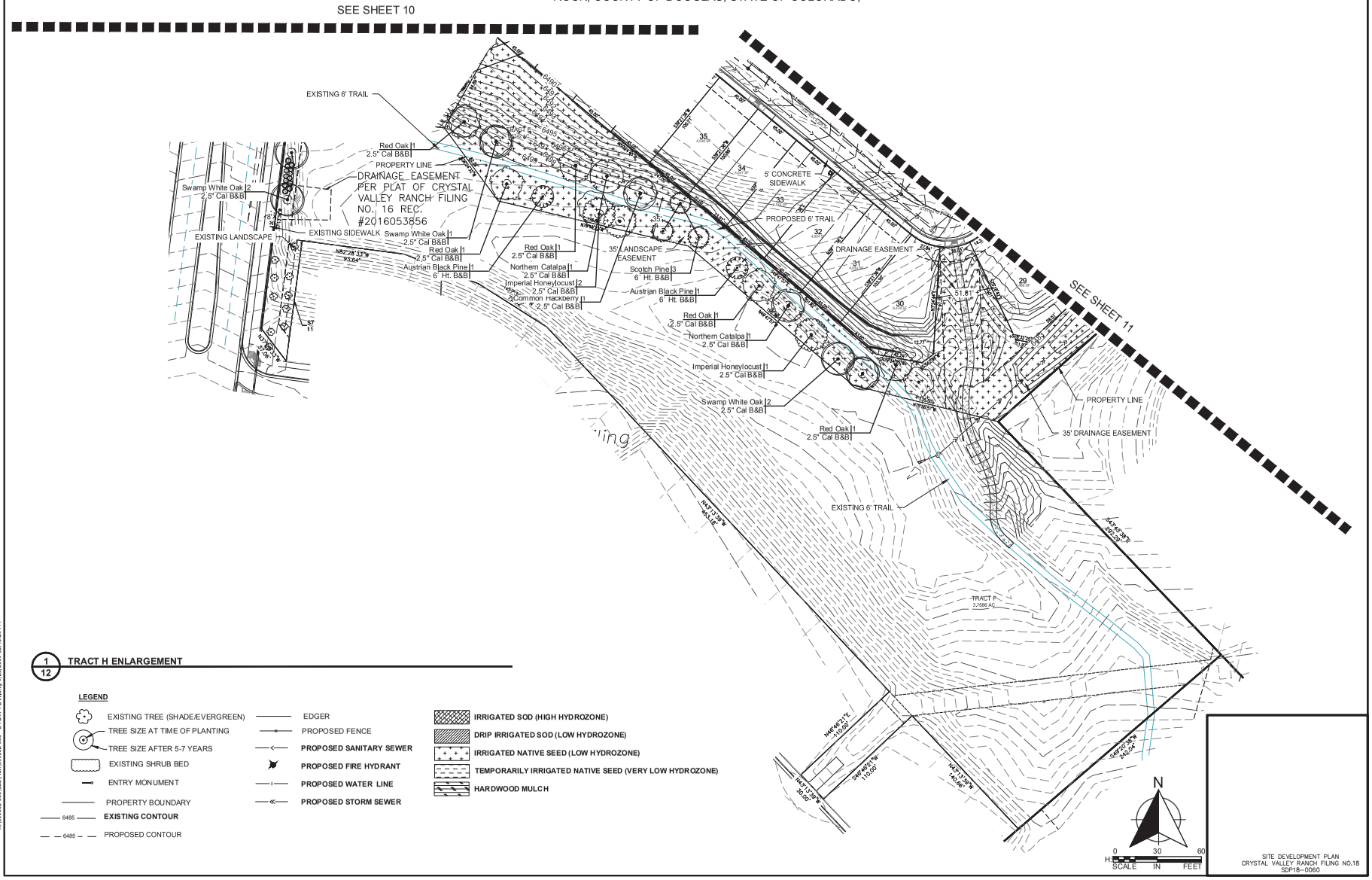
LANDSCAPE & RESTORATION PLANS

SHEET 11 OF 17

CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,



1/12 TRACT H ENLARGEMENT

LEGEND

- EXISTING TREE (SHADE/EVERGREEN)
- TREE SIZE AT TIME OF PLANTING
- TREE SIZE AFTER 5-7 YEARS
- EXISTING SHRUB BED
- ENTRY MONUMENT
- PROPERTY BOUNDARY
- 6485 **EXISTING CONTOUR**
- 6485 PROPOSED CONTOUR
- EDGER
- PROPOSED FENCE
- **PROPOSED SANITARY SEWER**
- **PROPOSED FIRE HYDRANT**
- **PROPOSED WATER LINE**
- **PROPOSED STORM SEWER**
- **IRRIGATED SOD (HIGH HYDROZONE)**
- **DRIP IRRIGATED SOD (LOW HYDROZONE)**
- **IRRIGATED NATIVE SEED (LOW HYDROZONE)**
- **TEMPORARILY IRRIGATED NATIVE SEED (VERY LOW HYDROZONE)**
- **HARDWOOD MULCH**

SITE DEVELOPMENT PLAN
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SDP18--0060

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WSB PROJECT NO.: 011602-000

SCALE:	DESIGN BY:
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NW	JM

REVISIONS

NO.	DATE	DESCRIPTION
1	06.21.2019	FOURTH SUBMITTAL
2	08.02.2019	FIFTH SUBMITTAL
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5	09.26.2019	FINAL REVISIONS

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JAMES F. RAMOS

DATE: ____ LIC. NO: 229

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

LANDSCAPE & RESTORATION PLANS

CRYSTAL VALLEY RANCH FILING NO.18

SITE DEVELOPMENT PLAN (SDP18-0060)

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO,

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	MATURE SIZE (H & W)	WATER USE
	9	Catalpa speciosa / Northern Catalpa	2.5" Cal B&B	50' X 30'	Low
	28	Celtis reticulata / Common Hackberry	2.5" Cal B&B	45' X 45'	Low
	29	Gleditsia triacanthos `Imperial` / Imperial Honeylocust	2.5" Cal B&B	45' X 40'	Low
	4	Pinus flexilis / Limber Pine	6' Ht. B&B	45' X 45'	Low
	7	Pinus nigra / Austrian Black Pine	6' Ht. B&B	50' X 30'	Low
	14	Pinus sylvestris / Scotch Pine	6' Ht. B&B	40' X 25'	Low
	6	Prunus virginiana `Shubert` / Canada Red Cherry	2" Cal B&B	25' X 20'	Very Low
	9	Quercus bicolor / Swamp White Oak	2.5" Cal B&B	50' X 45'	Low
	15	Quercus rubra / Red Oak	2.5" Cal B&B	75' X 45'	Low
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**		
	33	Amelanchier alnifolia `Regent` / Regent Serviceberry	5 gal	7' X 7'	Low
	159	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	5 gal	4' X 3'	Low
	21	Cytisus purgans `Spanish Gold` / Spanish Gold Broom	5 gal	4' X 5'	Low
	8	Juniperus scopulorum / Rocky Mountain Juniper	6' Ht. B&B	25' X 10'	Low
	26	Physocarpus opulifolius `Nanus` / Dwarf Ninebark	5 gal	6' X 6'	Low
	37	Pinus mugo `Whitebud` / Mugo Pine	5 gal	4.5' X 4.5'	Low
	108	Prunus besseyi / Sand Cherry	5 gal	2.5' X 3.5'	Low
	14	Rhus glabra `Cismontana` / Rocky Mountain Sumac	5 gal	5' X 6'	Very Low
PERENNIAL	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**		
	261	Artemisia schmidtiana `Silver Mound` / Silver Mound Artemisia	1 gal	1' X 1.5'	Very Low
	7	Bouteloua gracilis / Blue Grama	1 gal	1' X 1'	Very Low
	80	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	5' X 2'	Low
	78	Hemerocallis x `Ruby Stella` / Ruby Stella Daylily	1 gal	4' X 2.5'	Low
	76	Salvia x superba `May Night` / Meadow Sage	1 gal	3.5' X 3.5'	Low
				2' X 1.5'	Low

MARKETING SIGN TABULATION

DESCRIPTION	SIZE	QUANTITY
MARKETING SIGN	8' x 4'	1

TOWN OF CASTLE ROCK STANDARD LANDSCAPE NOTES:

1. INSTALLING CONTRACTOR SHALL CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRE-CONSTRUCTION MEETING.
3. INSTALLING CONTRACTOR IS TO PROVIDE SUBMITTAL FROM SUPPLIERS FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
4. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
5. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
6. PLANT SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
7. TREES ARE TO BE LOCATED OUT OF WET UTILITY EASEMENTS OR AT LEAST 10' OF ALL WET UTILITY LINES SUCH AS STORM WATER, SANITARY AND WATER.
8. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
9. CONSTRUCTION PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
10. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1
11. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.

TEMPORARY IRRIGATION FOR NON-IRRIGATED NATIVE SEED NOTES:

-TEMPORARY IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.

-OVERHEAD IRRIGATION ON 3:1 SLOPES ONLY FOR NATIVE SEED HAS BEEN REQUESTED BY VARIANCE. INSTALLATION PER TOWN OF CASTLE ROCK TEMPORARY IRRIGATION FOR ANTIVE AREAS CRITERIA AS FOLLOWS:

1. THE NATIVE SOIL MUST BE AMENDED WITH 2 CU. YDS. OF A CLASS I OR CLASS II COMPOST PER 1,000 SQ. FT.
2. THIS AMENDMENT MUST BE INCORPORATED VIA TRACTOR RIPPING INTO THE SOIL.
3. DRILL SEEDING IS REQUIRED ON ALL AREAS UP TO SLOPES 3:1. SLOPES STEEPER THAN 3:1 ARE NOT PERMITTED.
4. TEMPORARY IRRIGATION SYSTEMS AND IRRIGATION EXEMPTION WILL MEET THE FOLLOWING SPECIFICATIONS:
   - 4.1. THE IRRIGATION SYSTEM MUST BE ABOVE GROUND AND EASILY REMOVABLE.
   - 4.2. SPRINKLER HEADS USED FOR TEMPORARY IRRIGATION MUST HAVE AN APPLICATION RATE NOT EXCEED .75"/HOUR. TRADITIONAL SPRAY HEADS/NOZZLES ARE NOT ALLOWED.
   - 4.3. THE IRRIGATION EXEMPTION SHALL NOT EXCEED 90 DAYS
   - 4.4. THERE WILL BE AN OPTION TO EXTEND THE IRRIGATION EXEMPTION FOR ANOTHER 90 DAYS UPON RESEEDING OF THE AREA
   - 4.5. THE SEED TICKET(S) FOR AREAS TEMPORARILY IRRIGATED ARE TO BE PROVIDED TO THE TOWN INSPECTOR.
   - 4.6. THE TOWN OF CASTLE ROCK HYDRAULIC WORKSHEET (REQUIRED ON CONSTRUCTION DOCUMENTS) WILL SHOW BOTH PERMANENTLY AND TEMPORARILY IRRIGATED AREAS. THESE SHOULD BE LISTED SEPARATELY AND NOT COMBINED.
   - 4.7. TAP SIZING WILL BE DETERMINED BY THE PERMANENTLY IRRIGATED PLANT MATERIAL.
   - 4.8. MORE TIME TO IRRIGATE MAY BE ALLOWED THAN THE 10 PM TO 5 AM WATERING WINDOW IF THE NEED IS DEMONSTRATED ON THE TOWN OF CASTLE ROCK IRRIGATION CHART SUBMITTED WITH THE CONSTRUCTION DOCUMENTS.
5. A WATER PROOF SIGN MEASURING A MINIMUM OF 2 FEET BY 2 FEET SHOULD BE VISIBLE ON EACH ADJACENT ROAD TO AREAS TEMPORARILY IRRIGATED. THE SIGN SHOULD HAVE 'TEMPORARY IRRIGATION' IN BOLD AND THESE TWO WORDS SHOULD BE VISIBLE FROM THE ROAD. THE DATES OF THE TEMPORARY IRRIGATION ARE REQUIRED ON THE SIGN. ALSO REQUIRED ON THE SIGN IS THE CONTRACTOR'S CONTACT INFORMATION AND GENERAL WATER CONSERVATION PHONE NUMBER OF 720.733.6017
6. THE CONTRACTOR MUST CONTACT THE TOWN OF UTILITIES A MINIMUM OF ONE WEEK PRIOR TO THE EXPIRATION OF THE TEMPORARY IRRIGATION EXEMPTION AND EVALUATE THE LEVEL OF ESTAB LISHMENT/
7. ONCE THE ABOVE GROUND TEMPORARY IRRIGATION SYSTEM HAS BEEN REMOVED:
   - 7.1. BILLING WILL BE CONTACTED TO REDUCE THE IRRIGABLE AREA ON THE ACCOUNT'S WATER BUDGET.
   - 7.2. A *NON-RESIDENTIAL WATER BUDGET ADJUSTMENT APPLICATION* MUST BE COMPLETED AND RETURNED TO THE UTILITY BILLING DEPARTMENT.

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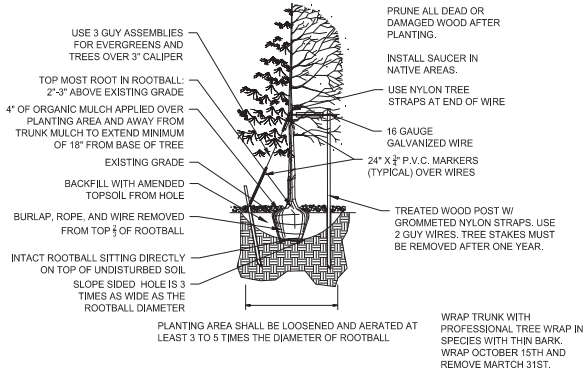
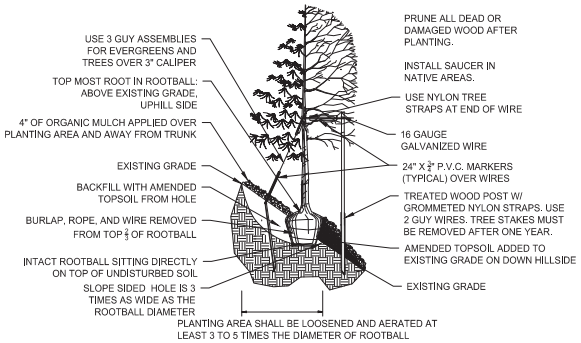
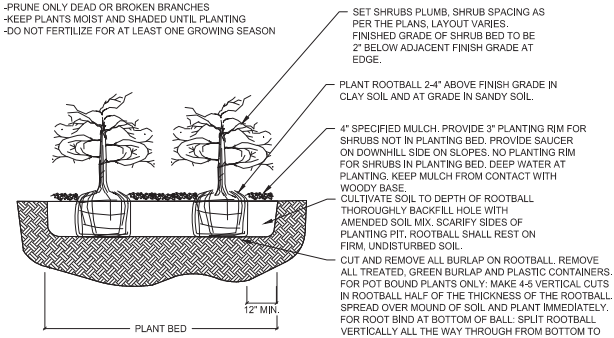


1/14 **TREE PLANTING**

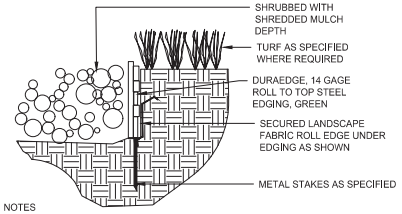


2/14 **TREE PLANTING - SLOPES**

NOTES:
-PRUNE ONLY DEAD OR BROKEN BRANCHES
-KEEP PLANTS MOIST AND SHADED UNTIL PLANTING
-DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON



3/14 **SHRUB PLANTING**



NOTES
1. SET ALL EDGING ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FOLLOW GRADES OF CONCRETE.
3. INSTALLATION OF COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

4/14 **STEEL EDGING**

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LANDSCAPE & RESTORATION PLANS

SHEET 14 OF 17

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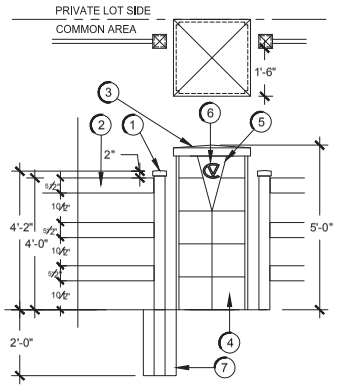
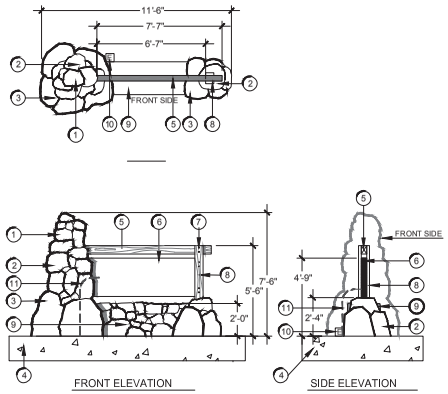


1. 5" X 5" X 84" CAPPED PVC POSTS @ 8' O.C.
2. 5-1/2" X 1-1/2" X 16' PVC RAILS
3. PRECAST CONCRETE CAP TO MATCH EXISTING ON SITE
4. SANDSTONE VENEER TO MATCH EXISTING ON SITE
5. ACCENT V SHALL BE LYONS RED SANDSTONE DARKER THAN OTHER STONE PIECES FOR CONTRAST
6. SANDBLASTED CRYSTAL VALLEY LOGO AT OWNERS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

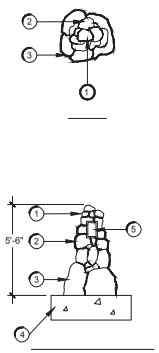
NOTES:
1. MATCH ALL EXISTING DIMENSIONS IN FIELD
2. FENCE MUST MATCH EXISTING LOCATED ON FILING NO. 1.

1/15 ORNAMENTAL COLUMN / POST FENCE
SCALE: 1/2" = 1'



1. SMALL BOULDER; APPROX. SIZE 8" HT. X 12" WD. X 12" LG.
2. MEDIUM BOULDER; APPROX. SIZE 18" HT. X 14" WD. X 14" LG.
3. LARGE BOULDER; APPROX. SIZE 32" HT. X 24" WD. X 24" LG.
4. FOUNDATION DESIGN BY CONTRACTOR PER STRUCTURAL ENGINEER RECOMMENDATIONS; SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL
5. 4"x6" TREATED CEDAR POST ANCHORED INTO CAIRN
6. SIGN CABINET WITH PUSH THROUGH ACRYLIC LETTERING.
7. (6) 3/4" GALVANIZED ANCHOR BOLTS; COUNTERSUNK
8. (2) 2"X6" TREATED CEDAR POSTS ANCHORED INTO CONCRETE FOOTER WITHIN BOULDER CAIRN
9. 24" WD. SIGN PANEL LEDGE WALL CONSTRUCTED WITH SMALL & MEDIUM BOULDERS TO MATCH CAIRN
10. GFI QUAD BOX, WEATHER PROOFED
11. PROVIDE ELECTRIC SERVICE FOR INTERNALLY LIT CABINET

2/15 ENTRY MONUMENT DETAIL
SCALE: 1/4" = 1'



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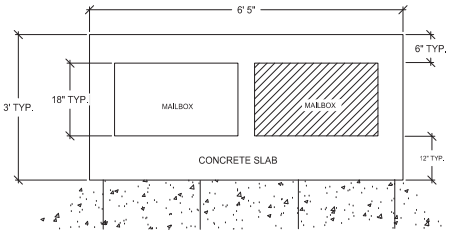
5. SLATE, EMBEDDED SIGN / LOGO FACE

3/15 CAIRN TRAIL MARKER
SCALE: 1/4" = 1'



4/15 MAIL BOX KIOSK
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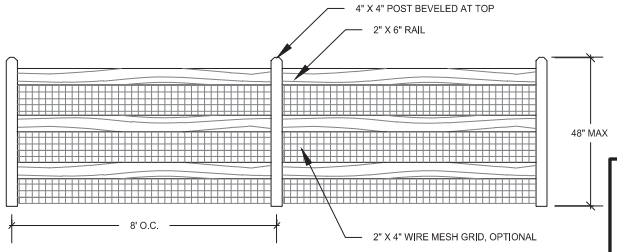

5/15 OPEN RAIL FENCE - 3- RAIL FENCE TO BE ALMOND COLORED PVC
NTS

approval stamp

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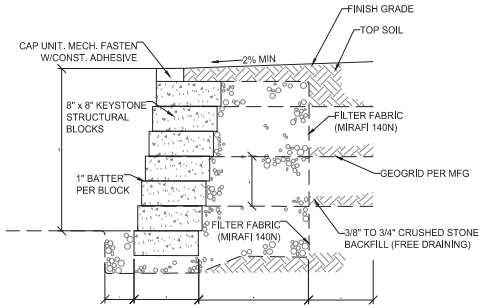
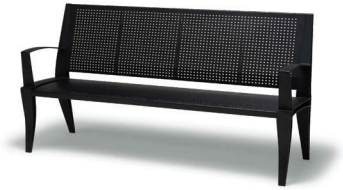


1/16 **RETAINING WALL**
NTS

COLOR: RUST RED

2/16 **PICNIC TABLE**
NTS



COLOR: RUST RED

3/16 **BENCH**
NTS

COLOR: RUST RED

4/16 **BIKE RACK**
NTS

COLOR: RUST RED

5/16 **TRASH RECEPTACLE**
NTS

approval stamp

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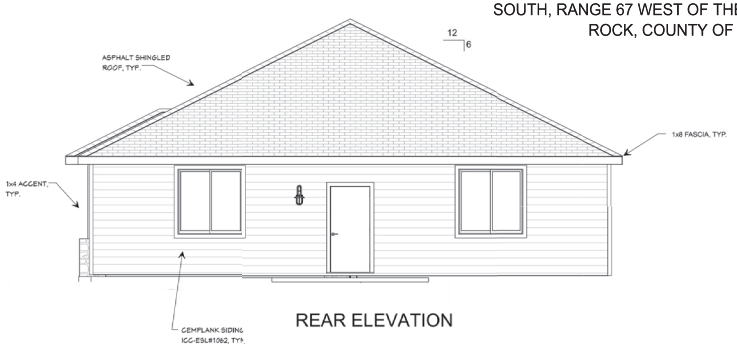
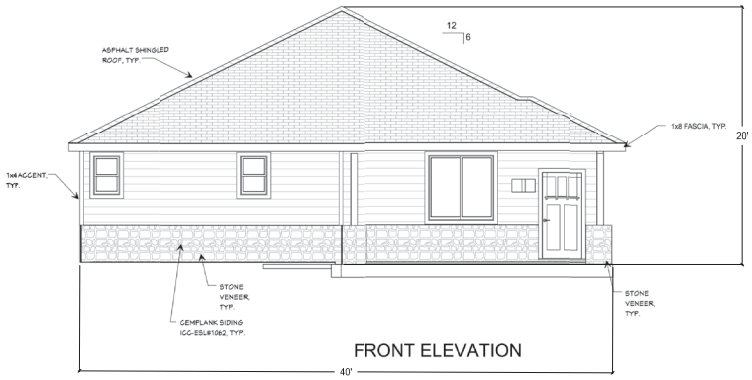
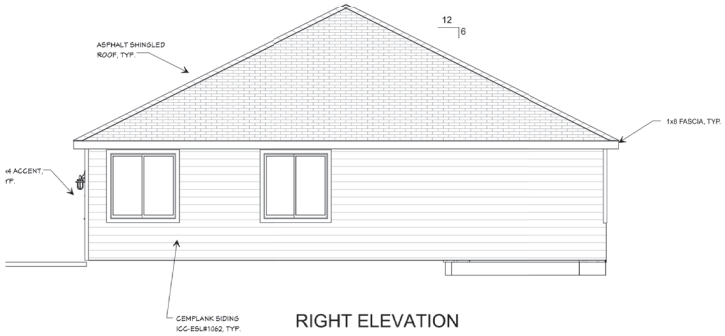


REAR ELEVATION

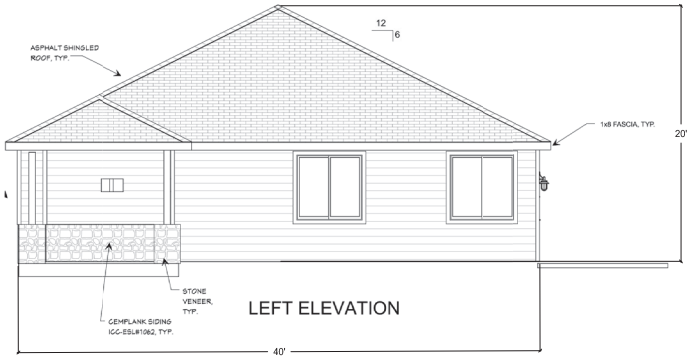
Not to Scale



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
SDP18-0060

K:\011602-000\Cad\Plan\011602-000-C-SDP-PLAN.dwg 9/25/2019 3:01:03 PM

wsb

WSB PROJECT NO.: 011602-000

SCALE:	DESIGN BY:
AS SHOWN	NW
PLAN BY:	CHECK BY:
NW	JM

REVISIONS

NO.	DATE	DESCRIPTION
1	06.21.2019	FOURTH SUBMITTAL
2	08.02.2019	FIFTH SUBMITTAL
3	08.29.2019	SIXTH SUBMITTAL
4	09.10.2019	SEVENTH SUBMITTAL
5	09.26.2019	FINAL REVISIONS

SITE DEVELOPMENT PLAN
CRYSTAL VALLEY RANCH FILING NO.18
TOWN OF CASTLE ROCK

REC CTR PAVILION ELEVATIONS